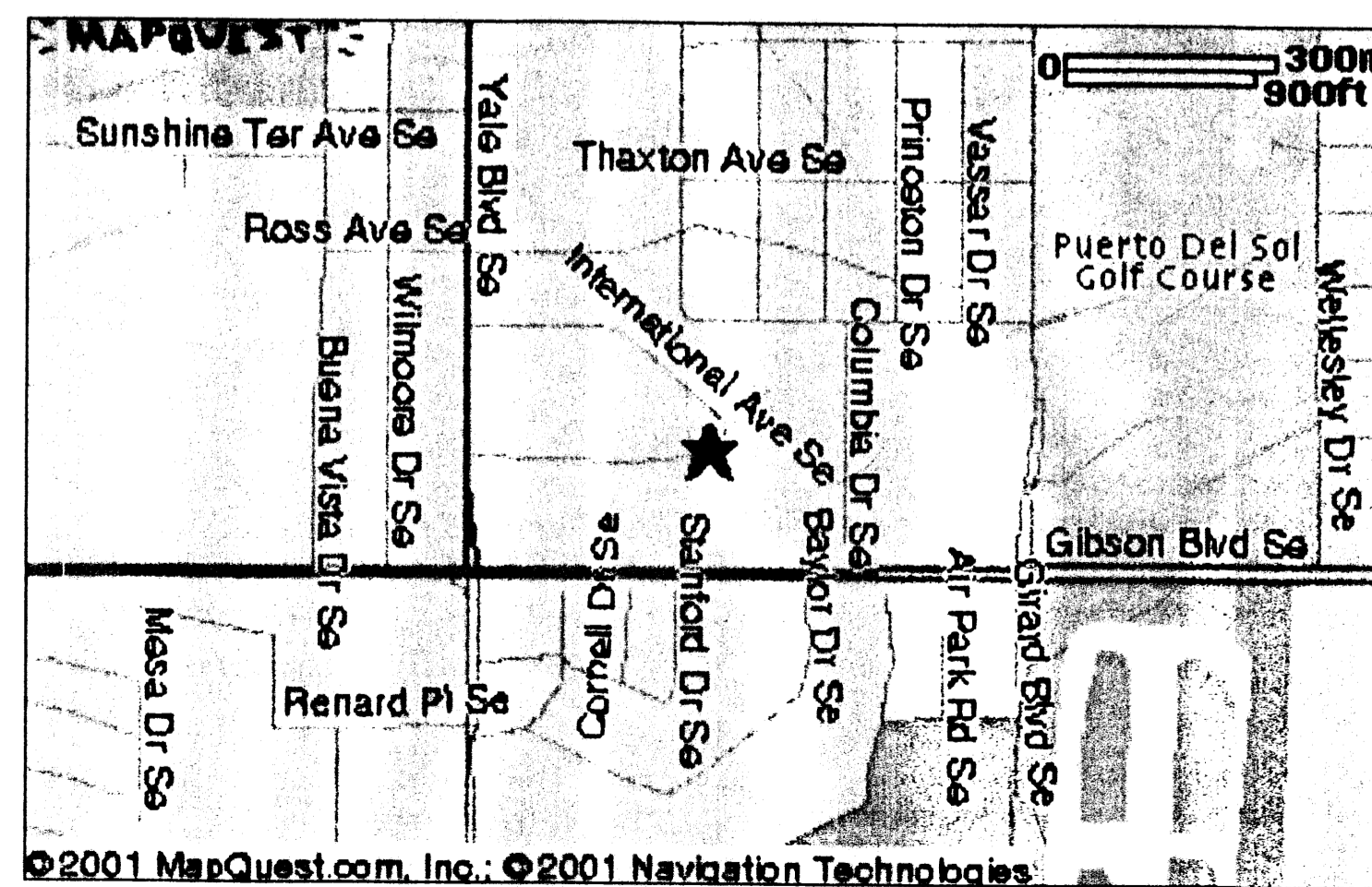


ELKS LODGE

B. P. O. E. NO. 461

ALBUQUERQUE, NEW MEXICO



LIST OF SHEETS

- G-001 COVER SHEET
- G-002 CODE ANALYSIS

- C-101 GRADING AND DRAINAGE PLAN
- C-102 SITE PLAN

- L-101 LANDSCAPE PLAN

- S1 GENERAL STRUCTURAL NOTES
- S2 FOUNDATION & FRAMING PLAN
- S3 FOUNDATION SECTIONS & DETAILS
- S4 WALL BRACING ELEVS
- S5 FRAMING SECTIONS & DETAILS
- S6 MISC. DETAILS

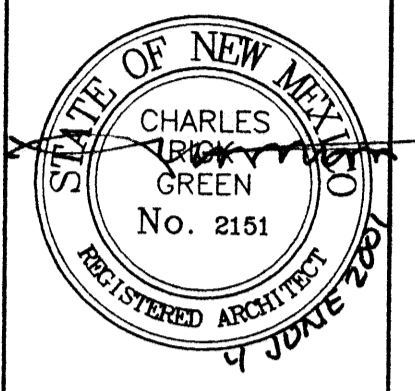
- A-101 FLOOR PLAN
- A-102 REFLECTED CEILING AND ROOF PLANS
- A-201 EXTERIOR ELEVATIONS
- A-301 BUILDING AND WALL SECTIONS
- A-401 ENLARGED PLANS AND INTERIOR ELEVATIONS
- A-601 DOOR, WINDOW AND FINISH SCHEDULES
- A-901 FURNITURE PLAN

- M-1 HVAC PLAN & SCHEDULES
- M-2 PLUMBING PLANS & RISER DIAGRAMS
- M-3 MECHANICAL SITE PLAN

- E-1 ELECTRICAL SITE PLAN
- E-2 LIGHTING PLAN
- E-3 POWER PLAN
- E-4 RISER DIAGRAMS

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CONSULTANTS

PROJECT NAME
 ELKS LODGE 461
 ALBUQUERQUE, NEW MEXICO

PR011001156

EPC 01129-00000-00427

PROJECT NUMBER: 100 1156

DRB 01450-00000-00778

MARK	DATE	DESCRIPTION
<i>J.M. Quint</i>	6-5-01	FIRE MARSHAL
<i>Shirley D. Baez</i>	6-5-01	SOLID WASTE DEPARTMENT
<i>Paul E. Weir</i>	6/13/01	ENVIRONMENTAL HEALTH DEPT CITY ENGINEER / AMFCA
<i>Michael J. Deane</i>	6-13-01	TRAFFIC ENGINEER, TRANSPORTATION DIVISION
<i>William E. Cardenas</i>	6/13/01	PARKS & GENERAL SERVICES DEPARTMENT
<i>Roger J. Deane</i>	6/28/01	PUBLIC WORKS, WATER UTILITIES DIVISION
<i>[Signature]</i>	7/9/01	CITY PLANNER / ALBUQUERQUE / BERNALILLO CITY PLANNING DIVISION

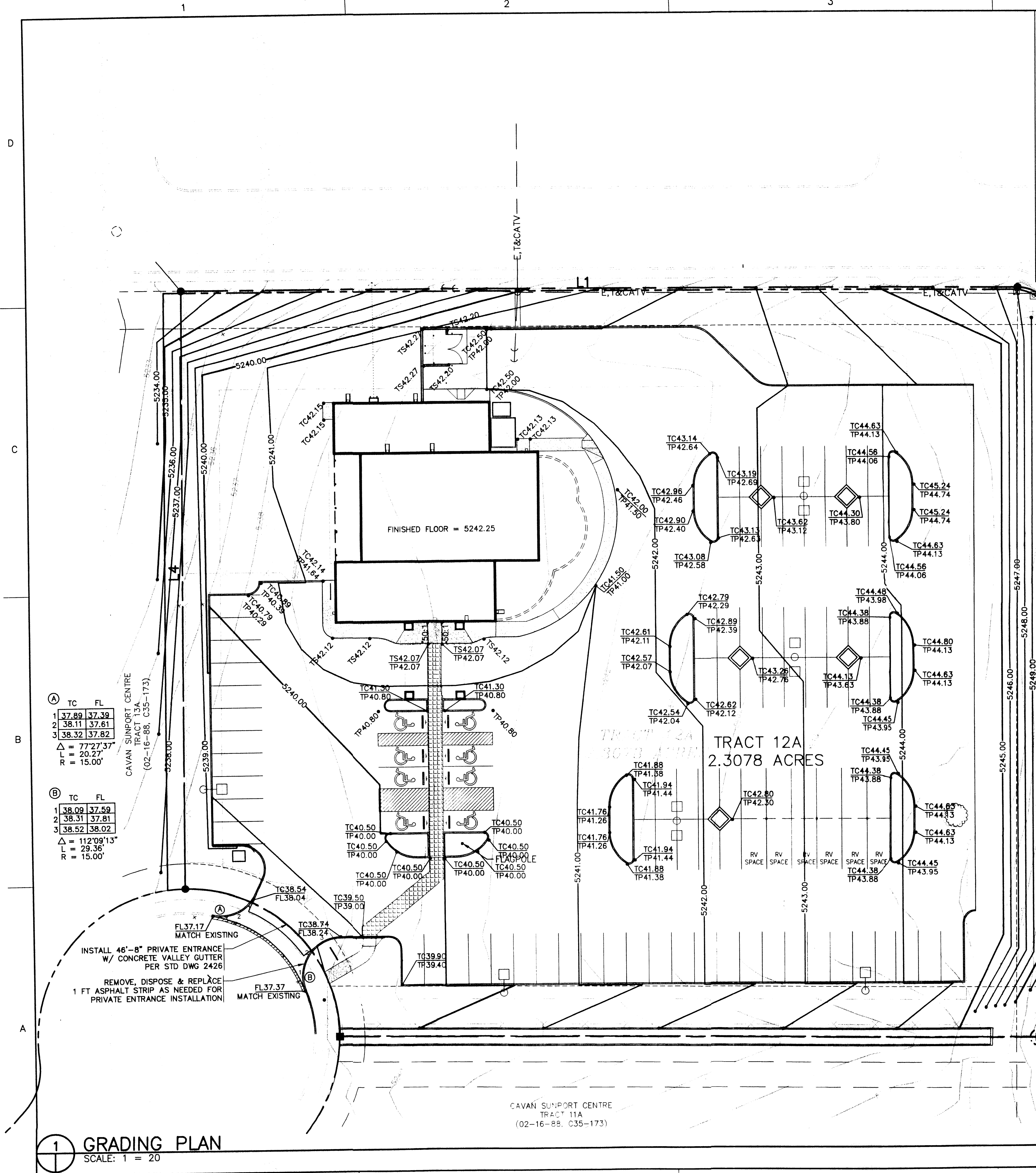
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the development process manual.

PROJECT NO:
X1-210-013
 DRAWN BY: JAM
 CHECKED BY: CRG
 ISSUE: 6-5-01

SHEET TITLE
 COVER SHEET

G-001
 SHEET 1 OF 6

EPC FILE NO: 01128 00000 00427



Drainage Report

Site Location: The proposed Elks Lodge is located in the Yale Business Park at the northeast corner of Gibson and Yale Blvd. in Albuquerque, NM. The proposed development complies with the Drainage Report prepared by Isaacson & Artman, P.A. Master Plan, dated 8-23-85.

Methodology: Section 22.2 of City of Albuquerque DMP was followed to calculate the design volume. The formulas in Part A were followed using the 100-year frequency 6-hour and 10-Day rainfall as the design storm. The site is located in Zone 2 as determined from Table A-1. The total storm volume was calculated as per A.5. Peak discharge was calculated as per A.6.

Existing Conditions: The site is part of a 13 tract business park that was graded according to the Drainage Report for Yale Business Park, prepared by Isaacson & Artman, P.A. The report justifies free discharge from this site to Centre Avenue. According to the report, the runoff from the site will flow down Centre Avenue to Yale Blvd. At Yale Blvd, the water will enter the Gibson-Kirland storm drain system at manhole No. 802. The site's peak discharge will occur in 9.7 minutes and the storm drain's peak will occur in 45.6, 36 minutes later.

Proposed Conditions: The proposed basin boundary remained the same as the existing. Volumetric runoff and peak discharge quantities are shown below:

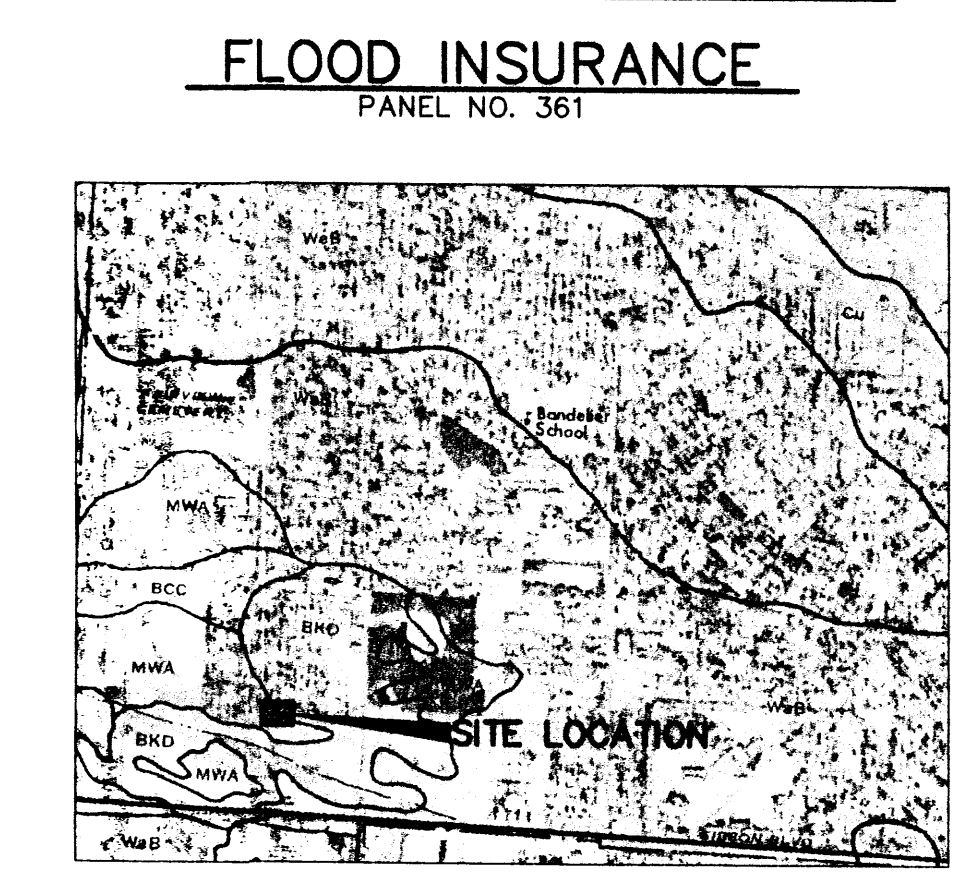
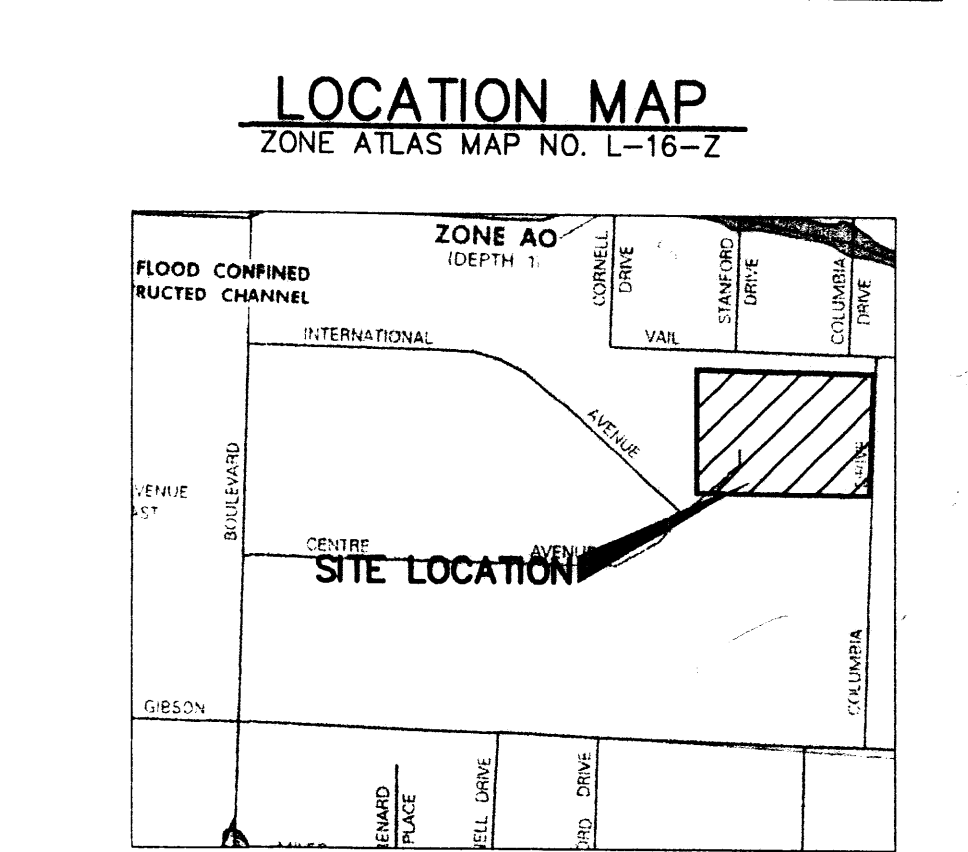
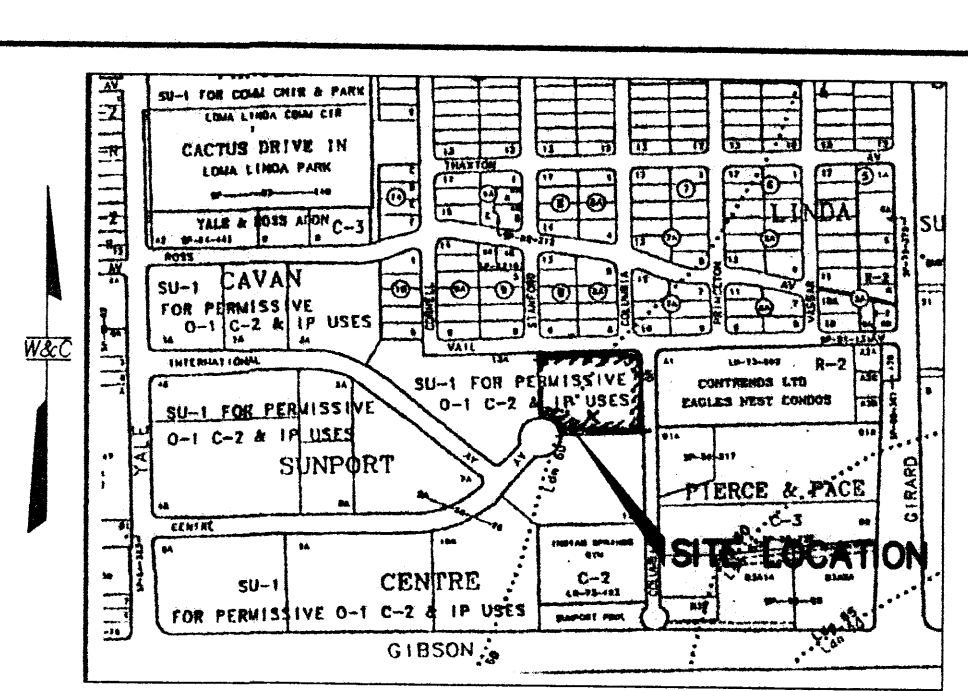
Table 1 - Proposed Conditions

Basin	Area (ac)	Treatment				V ₁₀₀ (ac-ft)	V ₁₀₀ (ac-ft)	Q _p (cfs)
		A (%)	B (%)	C (%)	D (%)			
Tract 12	2.30	0.00	32.1	0.00	67.8	0.324	0.532	9.019
Total	2.30					0.324	0.532	9.019

Table 1 provides a breakdown of proposed volumetric runoff and peak discharge of the site.

Proposed improvements to Tract 12 include the addition of an Elks Lodge recreational building. Sidewalk and patio improvements will complement the new building. These proposed improvements generate a peak discharge of 9.604 cfs. Runoff will sheet flow across the site and discharge to Centre Ave.

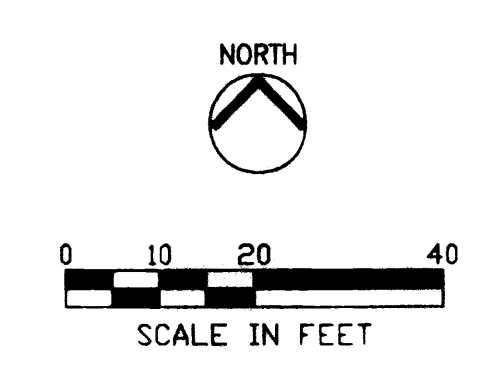
Conclusions: The proposed improvements substantially adhere to the Report approved by the City of Albuquerque; hence, free discharge from the site will be conveyed into Centre Ave, and continue to the Gibson-Kirland storm drain system and per the Drainage Report for the Yale Business Park.



LEGAL DESCRIPTION
TRACT 12A, CAVAN SUNPORT CENTRE FILED FOR RECORD ED ON FEBRUARY 16, 1988 IN VOLUME C35, FOLIO 173

BENCH:
ALBUQUERQUE CONTROL STATION MONUMENT "7-L15" LOCATED NEAR THE INTERSECTION OF YALE BLVD., KATHRYN AVE. AND IS A 3/4" ALUMINUM CAP SET IN A DRILL HOLE, FLUSH WITH THE TOP OF CURB. ELEVATION = 5161.48

- LEGEND**
- CONTOUR (MAJOR)
 - CONTOUR (MINOR)
 - TOP CURB FLOWLINE
 - TOP WALL
 - SPOT ELEVATION
 - WHEELCHAIR RAMP
 - CONCRETE CURB
 - CONCRETE/SIDEWALK
 - WALL OR HEAD WALL
 - SIGN
 - SANITARY SEWER MANHOLE
 - PROPOSED CONTOUR (MAJOR)
 - PROPOSED CONTOUR (MINOR)
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - WATER MANHOLE
 - OVERHEAD ELECTRIC LINE
 - POWER POLE
 - GUY WIRE
 - ELECTRIC MANHOLE
 - STREET LIGHT/LOT LIGHT
 - TELEPHONE PEDESTAL
 - STORM SEWER MANHOLE
 - PROPOSED SPOT EL.
 - TO (TOP OF CURB)
 - TP (TOP OF PAVEMENT)



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CHRISTOPHER A. REID
NEW MEXICO
13686
L-4-01
REGISTERED PROFESSIONAL ENGINEER

SEALS

CONSULTANTS

PROJECT NAME
**ELKS LODGE 461
ALBUQUERQUE, NEW MEXICO**

MARK	DATE	DESCRIPTION

PROJECT NO:
X1-210-013

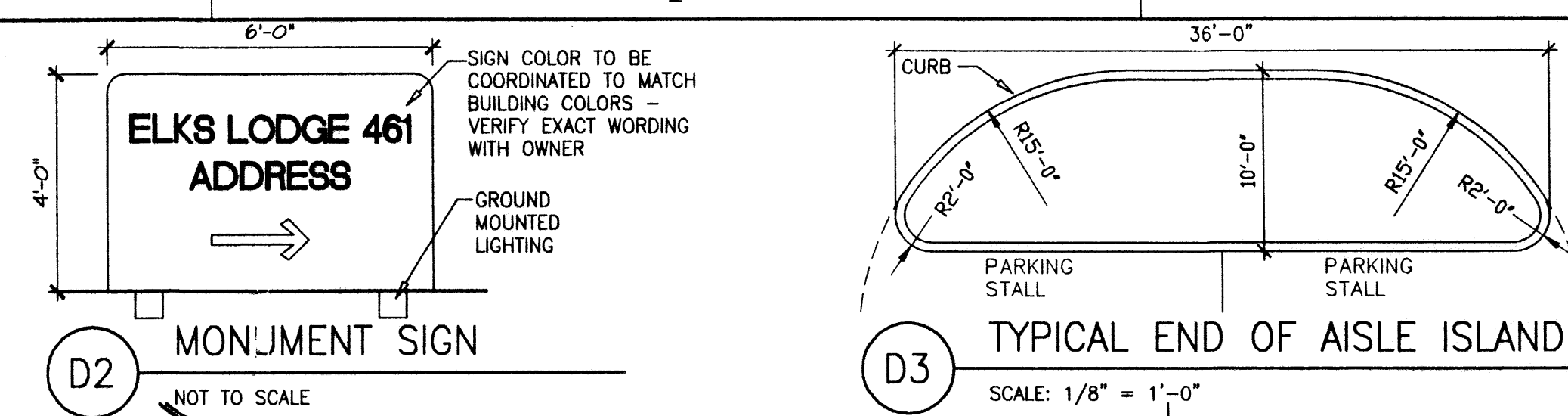
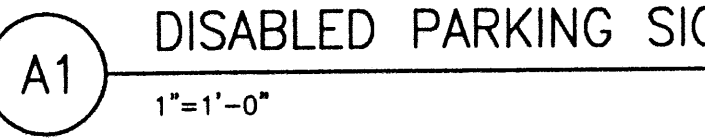
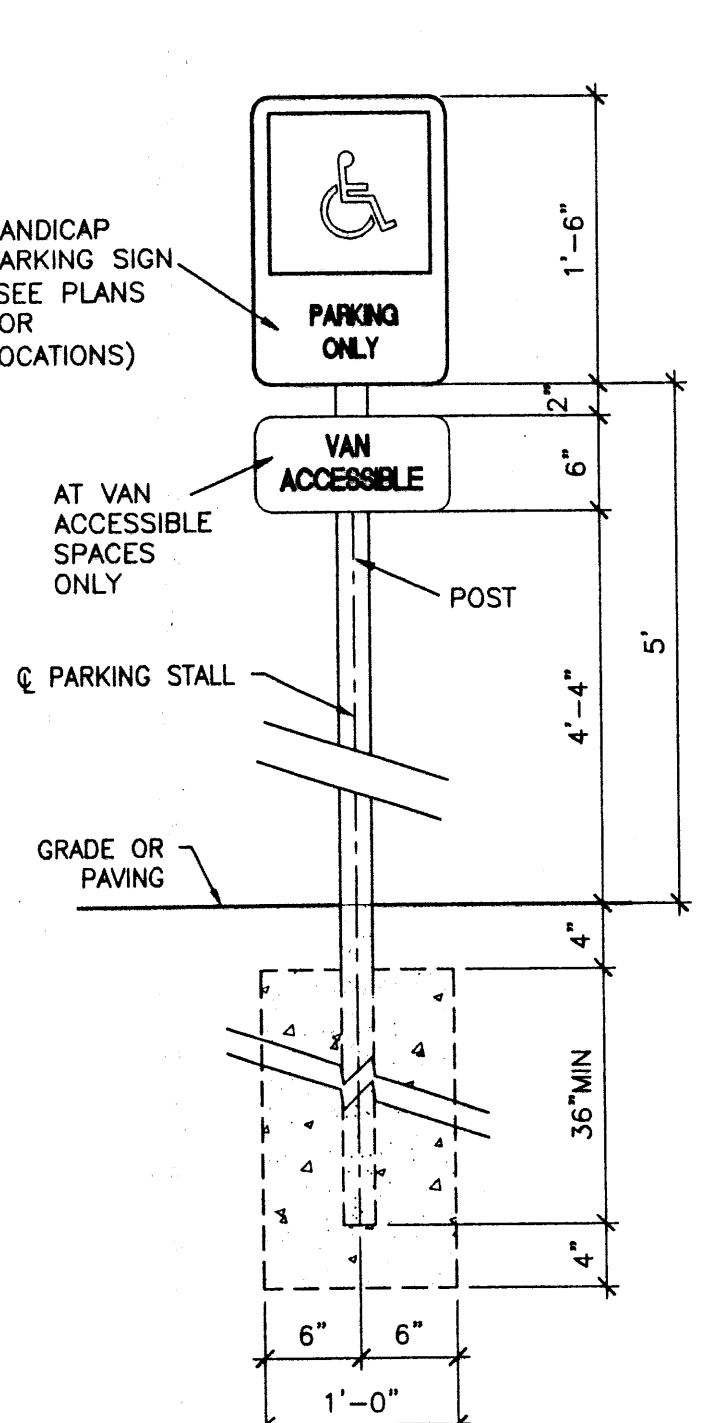
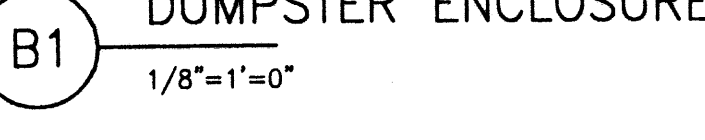
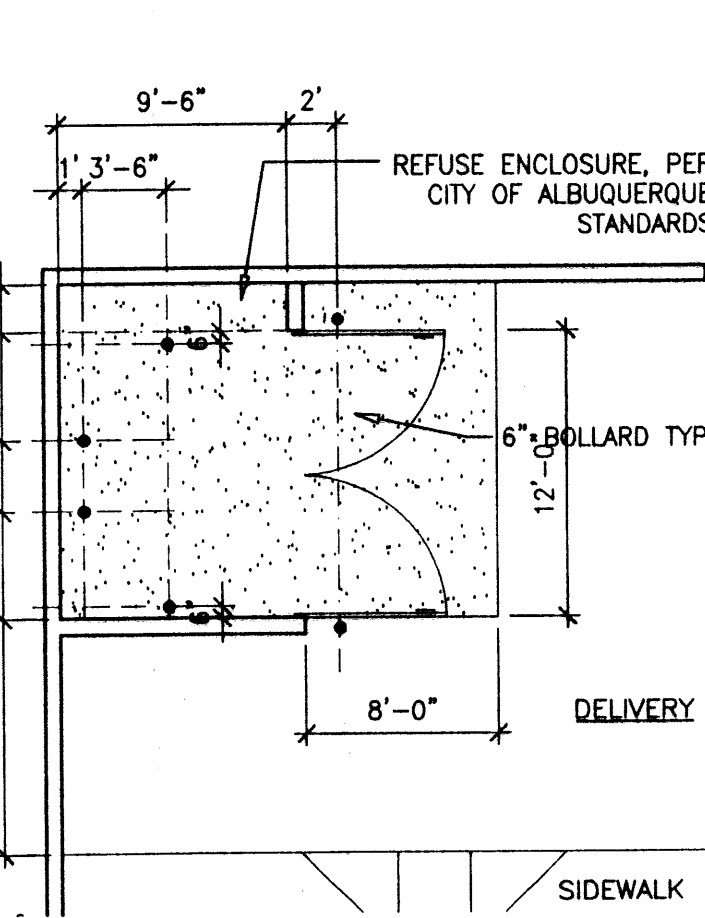
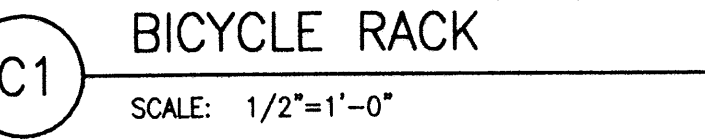
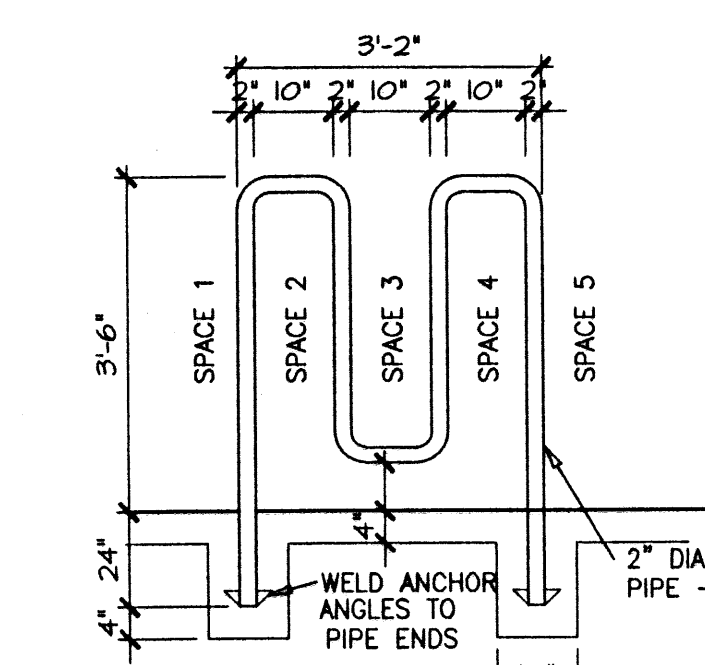
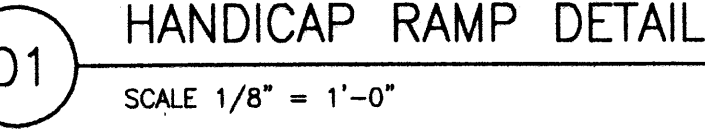
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CHECKED BY:

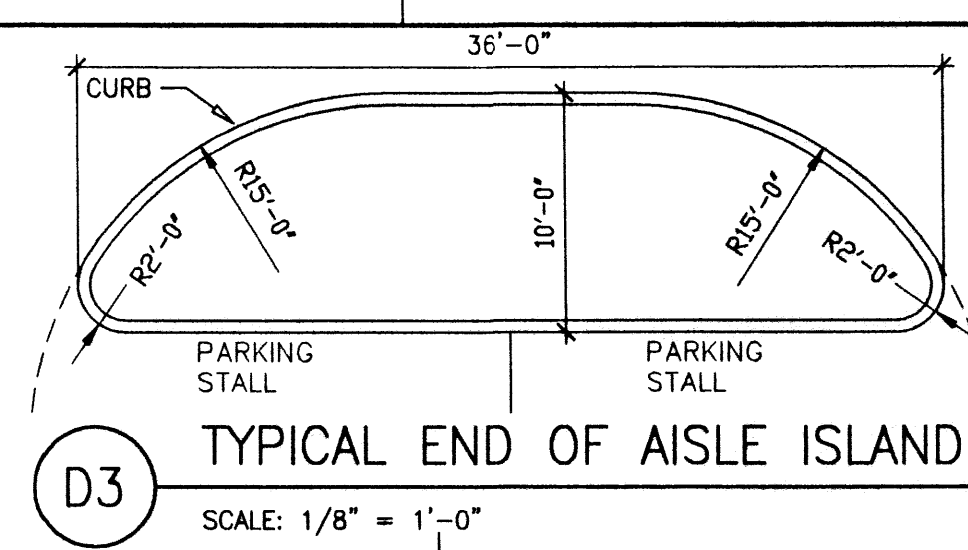
ISSUE: 6-5-01

SHEET TITLE
GRADING & DRAINAGE PLAN

C-101
SHEET 2 OF 6



D2 MONUMENT SIGN
NOT TO SCALE



D3 TYPICAL END OF AISLE ISLAND
SCALE: 1/8" = 1'-0"

BOUNDARY DATA TABLES

LINE	DIRECTION	DISTANCE	CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
L1	S89°51'15"E (N89°45'31"E)	339.16'		23.60' (23.62')	90°09'09" (90°12'22")	15.00'	15.04' (15.05')	S44°46'41"E	21.24'
L2	S00°17'53"W (S00°02'06"E)	283.66' (283.64')		101.82'	97°13'52"	60.00'	68.09'	N48°42'54"W	90.03'
L3	N89°35'21"W (S89°59'40"W)	286.25' (286.05')							
L4	N00°18'07"E (N00°14'29"W)	238.14'							

GENERAL SHEET NOTES

ZONING: SU FOR 0-1, C-2 AND IP USES
LEGAL DESCRIPTION: Tract 12A, Cavan Sunport Centre filed for record on February 16, 1988 in Volume C35, Folio 173, and a portion of Tract 13A, Cavan Sunport Centre filed for record on February 16, 1988, in Volume C35, Folio 173.

AREA: 2.3078 ACRES/102,192.7 SF
BENCHMARK: Albuquerque Control Station monument "7-L15" located near the intersection of Yale Blvd. and Kathryn Ave. and is a 3/4" aluminum cap set in a drill hole, flush with the top of curb. Elevation=5161.48

PARKING SPACES PROVIDED:
 STANDARD PARKING SPACES PROVIDED = 92
 HANDICAP PARKING SPACES PROVIDED = 8
 TOTAL PARKING SPACES PROVIDED = 100

BICYCLE PARKING:
 1 PER 20 PARKING SPACES REQUIRED = 100/20 (SECTION 14-16-3-1 (B)(3)) = 5 SPACES REQ'D 5 SPACES PROVIDED

PROPERTY CORNERS

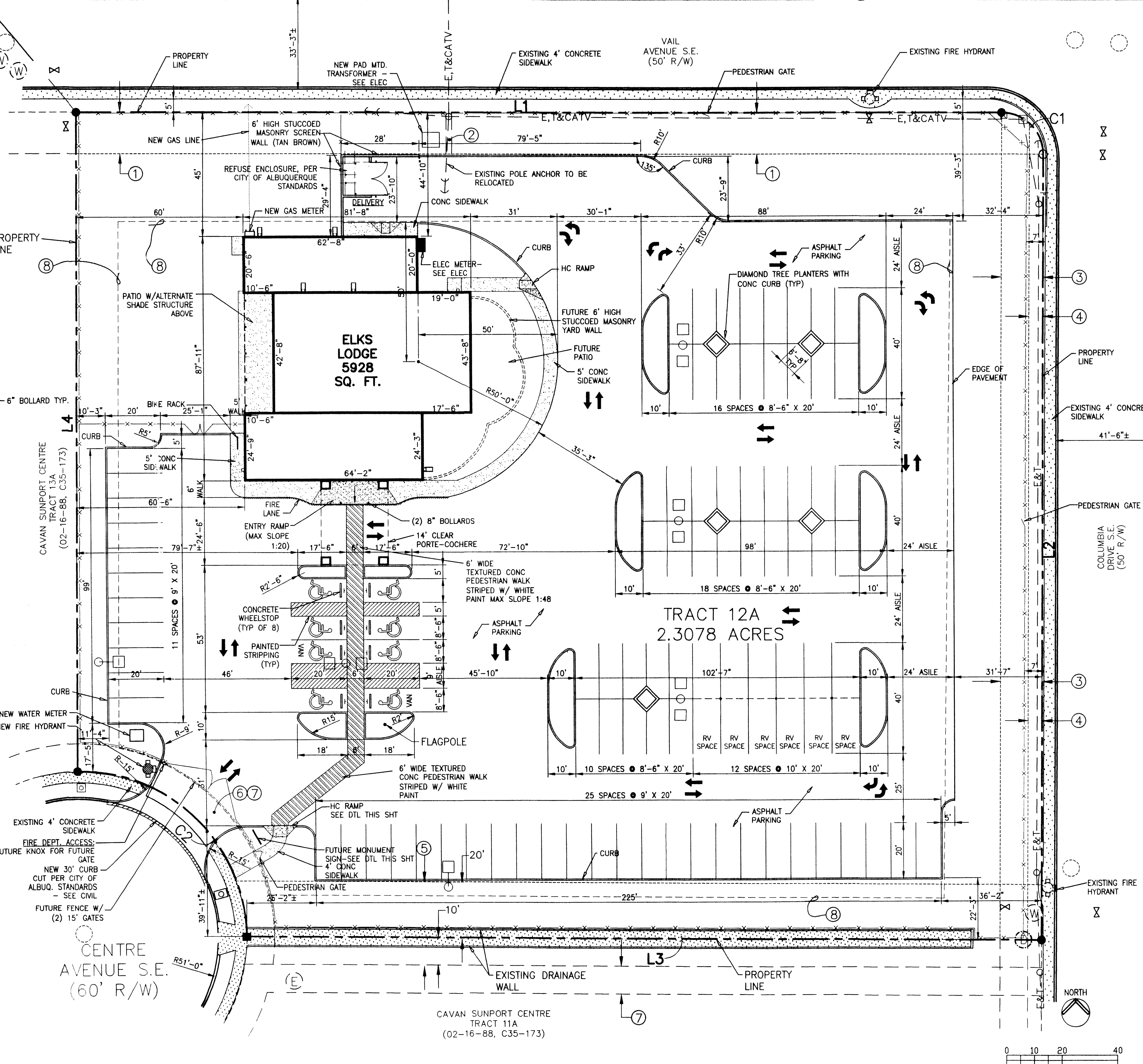
- FOUND 5/8" REBAR WITH CAP "LS 3516" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 4690"
- FOUND NAIL WITH WASHER "LS 3516"

EASEMENT INFORMATION

- 15' PUBLIC WATER LINE, SANITARY SEWER OR STORM DRAIN EASEMENT (02-16-88, C35-173)
- 2' X 15' POWER & TELEPHONE ANCHOR EASEMENT (02-16-88, C35-173)
- 15' PERIMETER LANDSCAPE & PROJECT FEATURE EASEMENT (02-16-88, C35-173)
- 5' PUBLIC UTILITY EASEMENT (02-16-88, C35-173)
- 30' PUBLIC WATER LINE, SANITARY SEWER OR STORM DRAIN EASEMENT (02-16-88, C35-173)
- 10' PERIMETER LANDSCAPE EASEMENT (02-16-88, C35-173)
- 10' PNM AND MT. BELL EASEMENT (02-16-88, C35-173)
- BUILDING SETBACK
 -35' FROM R.O.W. LINE OF INTERNAL LOOP ROAD
 -90' FROM PROPERTY LINE OF AN R-1 ZONE
 -60' FROM PROPERTY LINE OF OTHER RESIDENTIAL ZONES
 -15' FROM INTERNAL LOT LINES

LEGEND

- FUTURE 6' HIGH WROUGHT IRON FENCE WITH GATE
- EXISTING CONCRETE CURB
- NEW 6" CURB CONCRETE/SIDEWALK
- EXISTING CONC. DRAINAGE OR SIDEWALK
- HC SIGNAGE
- □ NEW 20' POLE LIGHT W/ CONC PEDESTAL, 400-WATT METAL HALIDE W/PHOTO CELL AND TIME CLOCK CONTROL.
- EXISTING SANITARY SEWER MANHOLE
- ⊗ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ NEW FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- E,T&CATV- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING STREET LIGHT/LOT LIGHT
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING STORM SEWER MANHOLE



PROJECT NO: X1-210-013
DRAWN BY: JAM
CHECKED BY: CRG
ISSUE: 6-5-01
SHEET TITLE: SITE PLAN
C-102
 SHEET 3 OF 6

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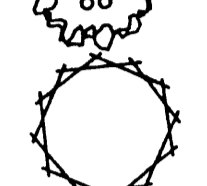
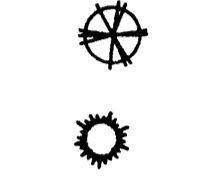
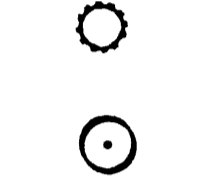
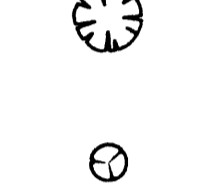

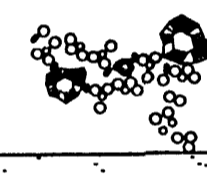
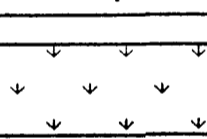

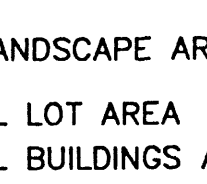
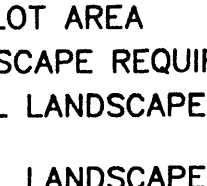
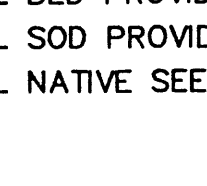


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 (505) 891-2528

STATE OF NEW MEXICO
 CHARLES RICK GREEN
 No. 2151
 REGISTERED ARCHITECT
 4 JUNE 2007

ELKS LODGE 461
 ALBUQUERQUE, NEW MEXICO

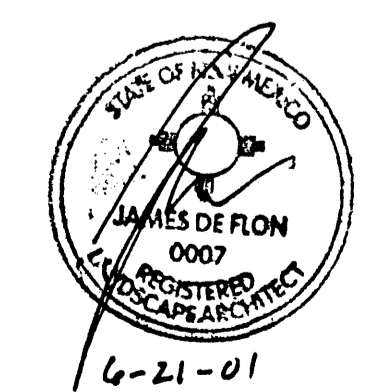
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PLANT LEGEND

-  SYCAMORE(H) OR HONEY LOCUST (H) 30
Acer spp.
Gleditsia triacanthos
2" Cal.
-  FLOWERING PEAR (H) 11
Pyrus calleryana
1 1/2" Cal
-  AUSTRIAN PINE (H) 3
Pinus nigra
15 GAL
-  WASHINGTON HAWTHORN (H) 4
Crataegus phaenopyrum
15 Gal.
-  DESERT WILLOW (L) 9
Chilopsis linearis
5 GAL
-  SILVERBERRY (M) 12
Elaeagnus pungens
5 Gal.
-  JAPANESE BARBERRY (M) 6
Berberis japonica
5 Gal.
-  DWARF MAIDEN GRASS (M) 18
Miscanthus sinensis
1 Gal.
-  RUSSIAN SAGE (M) 53
Perovskia atriplicifolia
1 GAL
-  CHAMISA / APACHE PLUME(L) 58
Chrysothamnus nauseosus
Fallugia paradoxa
1 Gal.
-  WILDFLOWER 67
1 Gal.
-  CREEPING ROSEMARY (M) 42
Rosmarinus officinalis
1 GAL
-  HONEYSUCKLE (M) 8
Lonicera japonica
1 Gal
-  OVERSIZED GRAVEL & BOULDERS
-  SANTA FE BROWN CRUSHER FINES
3" DEPTH NO FILTER FABRIC
-  CRIMP STRAW/NATIVE SEED

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	100,426 square feet
TOTAL BUILDINGS AREA	5,928 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	94,498 square feet
LANDSCAPE REQUIREMENT	15% square feet
TOTAL LANDSCAPE REQUIREMENT	14,175 square feet
TOTAL LANDSCAPE PROVIDED	34,149 square feet
TOTAL BED PROVIDED	27,847 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	6,306 square feet



The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 it@hilltoplandscaping.com

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PRELIMINARY
 NOT FOR CONSTRUCTION

CONSULTANTS

PROJECT NAME
**ELKS LODGE 461
 ALBUQUERQUE, NEW MEXICO**

MARK	DATE	DESCRIPTION

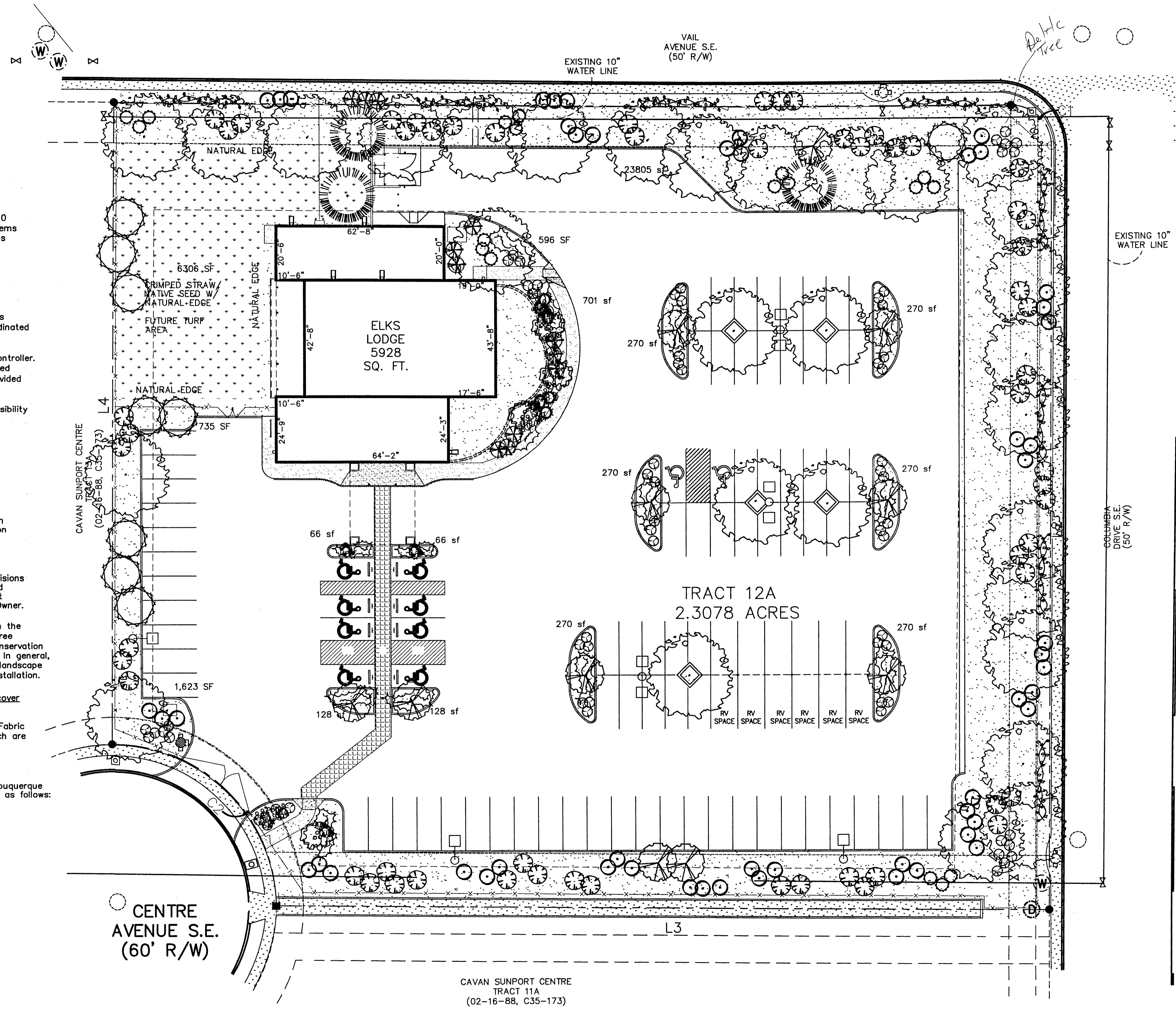
PROJECT NO:
 X01-210-013
 DRAWN BY: IRT
 CHECKED BY: JJD

ISSUE: 5-29-2001

SHEET TITLE

LANDSCAPE PLAN

L-101
 SHEET 4 OF 6

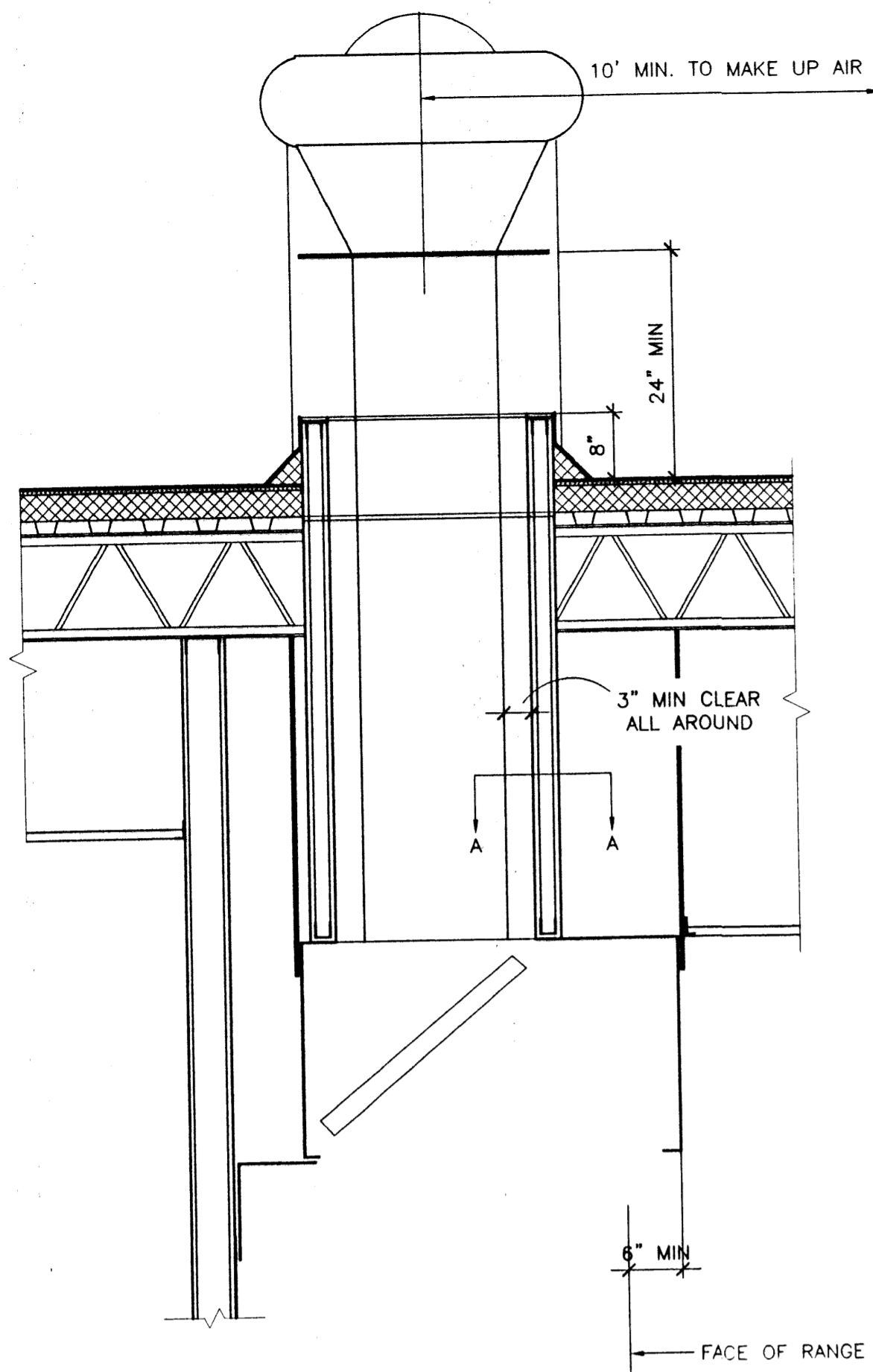


IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
 Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
 Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City Of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.
 Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
 All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
 Plant beds shall achieve 75% live ground cover at maturity.
 Santa Fe Brown Crusher Fines over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

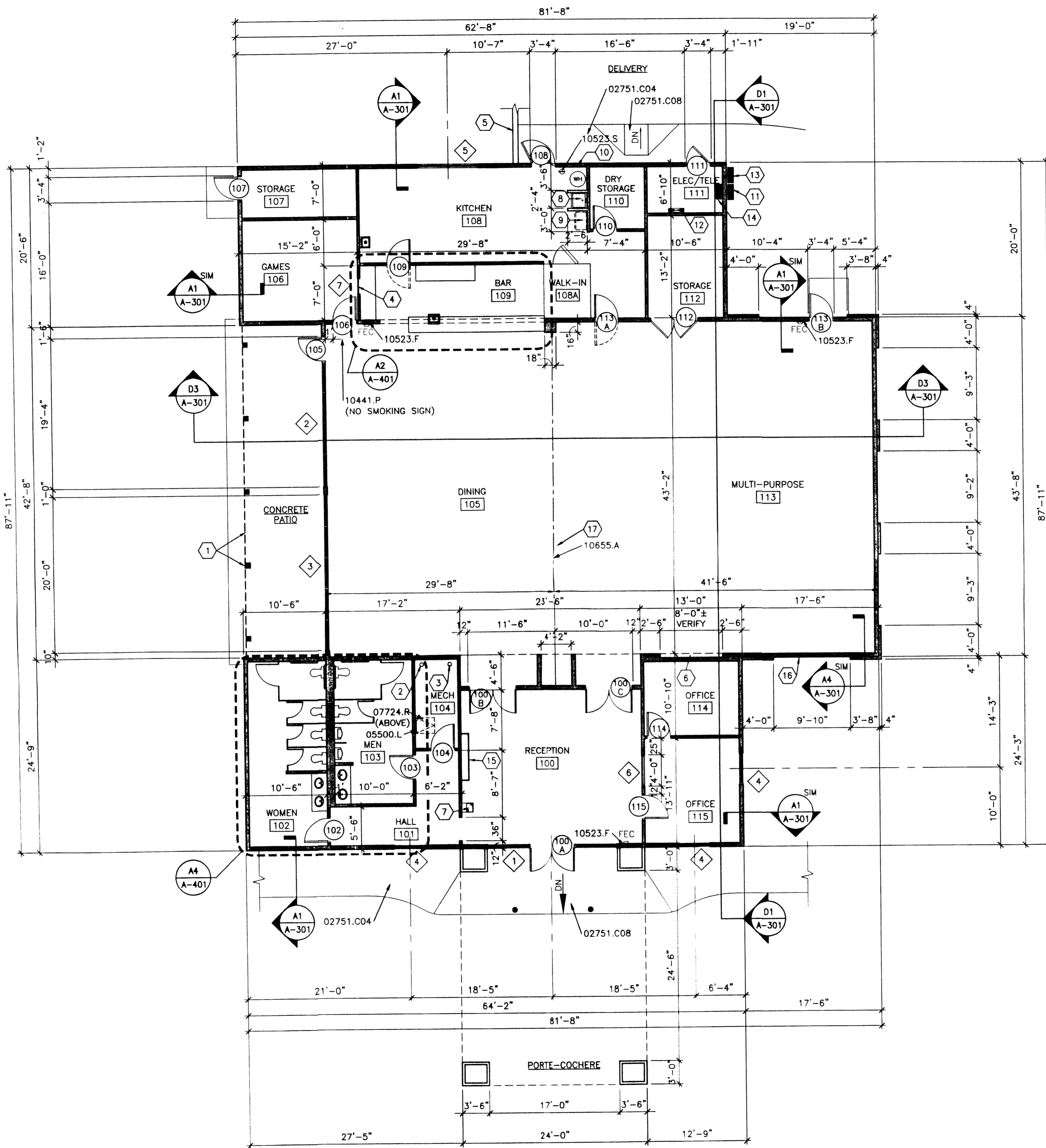
STREET TREE REQUIREMENTS
 Street trees required under the City Of Albuquerque Street Tree Ordinance spaced 30' O.C. are as follows:
 Vail Required 12 Provided 12
 Columbia Required 10 Provided 10

LANDSCAPE PLAN
 1" = 20'

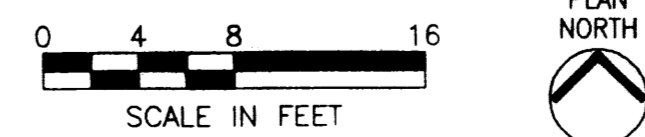


ONE LAYER 5/8" TYPE "X" GYP. WALLBOARD OR VENEER BASE APPLIED PARALLEL TO EA. SIDE OF 1 5/8" METAL STUDS @ 24" O.C. W/ 1" TYPE S SCREWS 8" O.C. TO EDGES AND 12" O.C. TO INTERMEDIATE STUDS. STAGGER JOINTS 24" O.C. ON OPPOSITE SIDES. THICKNESS = 2 7/8" LIMITING HEIGHT = 10' APPROX. WEIGHT = 6 LB/SF FIRE TEST: OSUT 3296-10/1/65

B1 VENT HOOD - RATED SHAFT DETAIL
3/4" = 1'-0"



A2 FLOOR PLAN
1/8" = 1'-0"

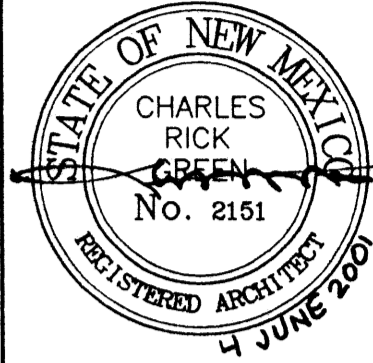


GENERAL SHEET NOTES

1. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. SEE SITE PLAN FOR CONTINUATION OF CONCRETE PAVING.
3. SEE SHEET G-002 FOR LOCATIONS AND TEXT OF SIGNAGE INDICATING MAXIMUM ROOM OCCUPANCY.

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(505) 891-2528



REFERENCE KEYNOTES

- DIVISION 2 - SITEWORK**
02751.C04 CONCRETE SIDEWALK
02751.C08 CONCRETE RAMP
- DIVISION 5 - METALS**
05500.L LADDER
- DIVISION 7 - THERMAL & MOISTURE PROTECTION**
07724.R ROOF HATCH
- DIVISION 10 - SPECIALTIES**
10441.P PLASTIC SIGN
10523.F FIRE EXTINGUISHER CABINET
10523.S SURFACE MOUNTED FIRE EXTINGUISHER
10655.A ACCORDION FOLDING PARTITION

SHEET KEYNOTES

1. ALTERNATE NO. 1 - WOOD TRELLIS.
2. FIRE RISER - REFER TO MECHANICAL.
3. BACK FLOW PREVENTER - REFER TO MECHANICAL.
4. WINDOW LOCKABLE FROM GAME ROOM SIDE.
5. MASONRY SCREEN WALL - REFER TO SITE PLAN.
6. RECESS FOR STAINED GLASS WINDOW. VERIFY ACTUAL SIZE WITH OWNER.
7. ELECTRIC WATER COOLER - REFER TO PLUMBING AND MECHANICAL PLANS.
8. MOP SINK - REFER TO PLUMBING AND MECHANICAL PLANS.
9. 2 COMPARTMENT LOCKABLE CHEMICAL STORAGE CABINET BY OWNER.
10. PROVIDE THRU WALL COMBUSTIBLE AIR INTAKE LOUVERED VENT W/ INSECT SCREEN ADJACENT TO WATER HEATER. 12 X 12 LOCATED 12" AFF & 12 X 12 LOCATED W/IN 12" OF FINISHED CEILING.
11. ELECTRIC SERVICE DISCONNECT- REFER TO ELECTRICAL.
12. TELEPHONE PANEL- REFER TO ELECTRICAL.
13. CT/METER ENCLOSURE - REFER TO ELECTRICAL.
14. ELECTRIC PANEL - REFER TO ELECTRICAL.
15. TROPHY CASE
16. PROVIDE HEADERED OPENING FOR FUTURE 6' X 7' EXTERIOR DOOR - SEE STRUCTURAL. CENTER BETWEEN BUMP-OUTS.
17. TRANSITION CARPET AND VCT TO RIGHT SIDE OF FOLDING PARTITION.

SEALS

CONSULTANTS

PROJECT NAME

ELKS LODGE 461
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NO:
X1-210-013
DRAWN BY: JAM
CHECKED BY: CRG
ISSUE: 6-5-01

SHEET TITLE
FLOOR PLAN

A-101
SHEET 5 OF 6

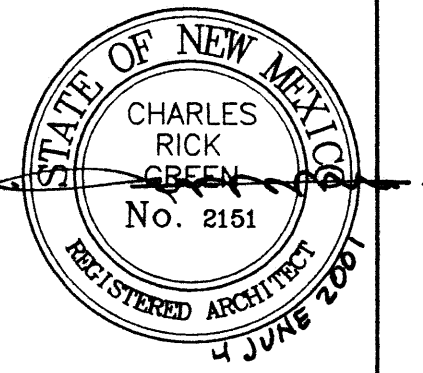
GENERAL SHEET NOTES

1. REFERENCE ELEVATIONS ARE BASED ON A FINISH FLOOR ELEVATION OF 100'-0". SEE CIVIL SHEETS FOR ACTUAL FINISH FLOOR ELEVATION.

WILSON & COMPANY

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SEALS

CONSULTANTS

PROJECT NAME

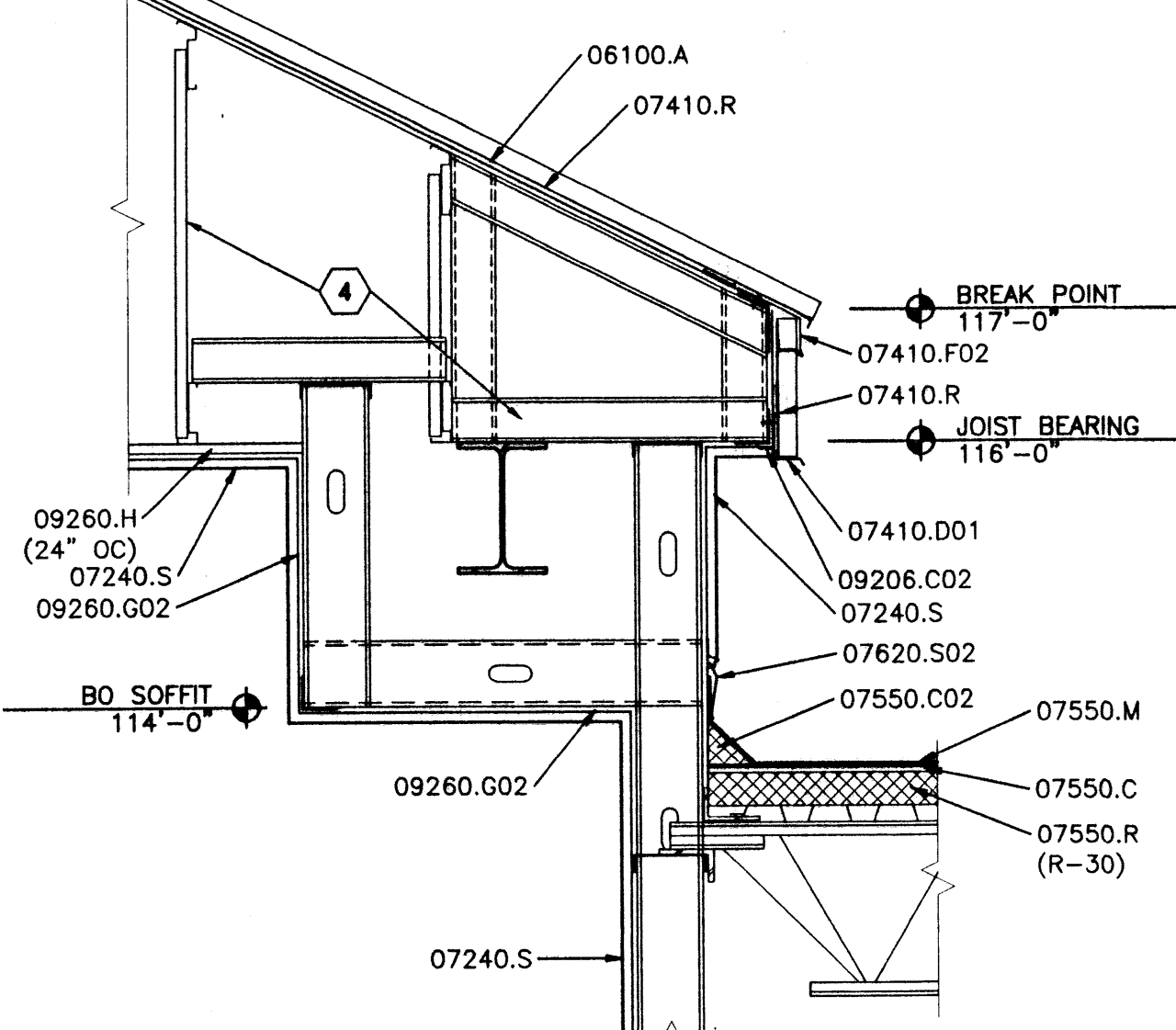
ELKS LODGE 461
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

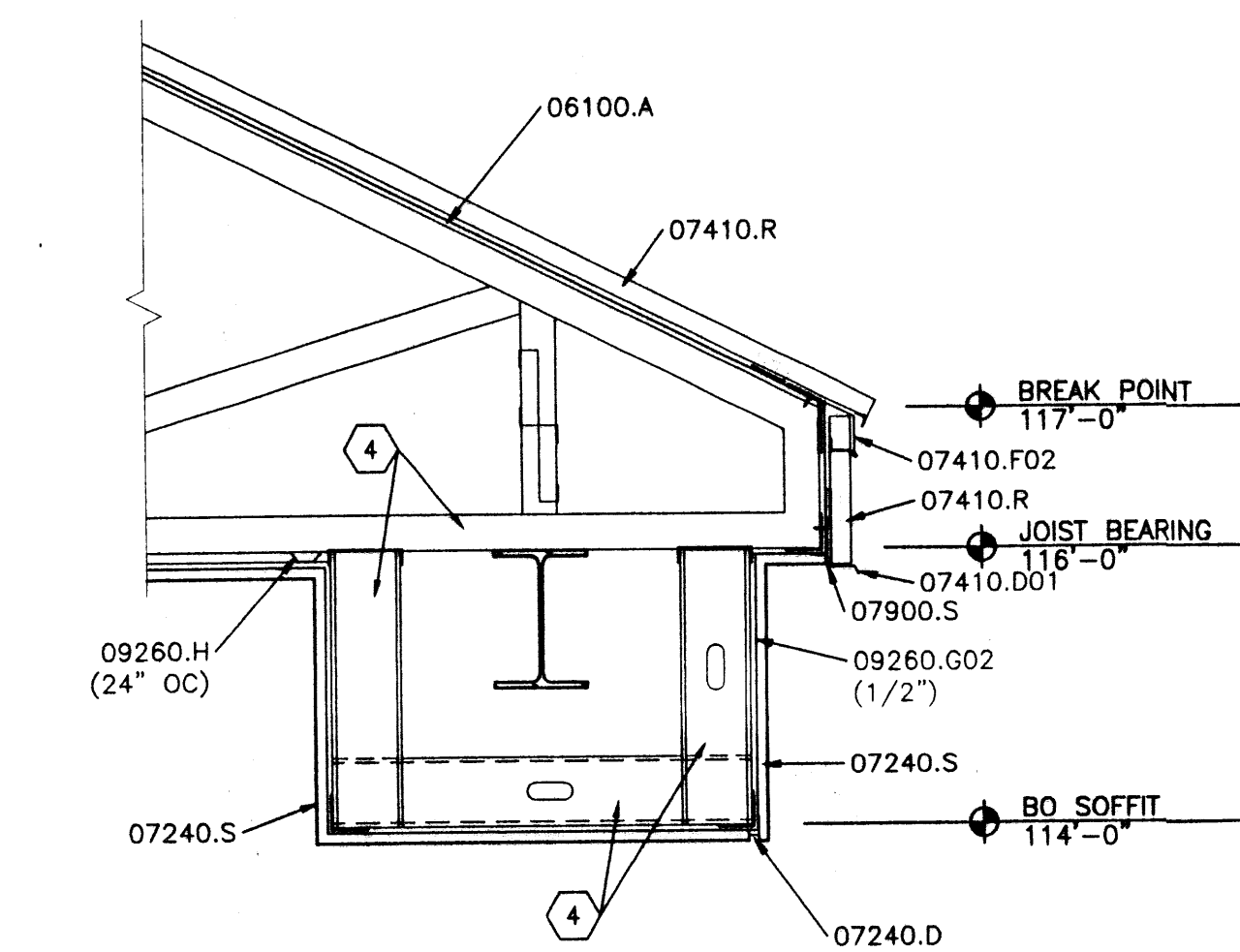
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X1-210-013
DRAWN BY: JAM
CHECKED BY: CRG
ISSUE: 6-5-01

SHEET TITLE
EXTERIOR ELEVATIONS

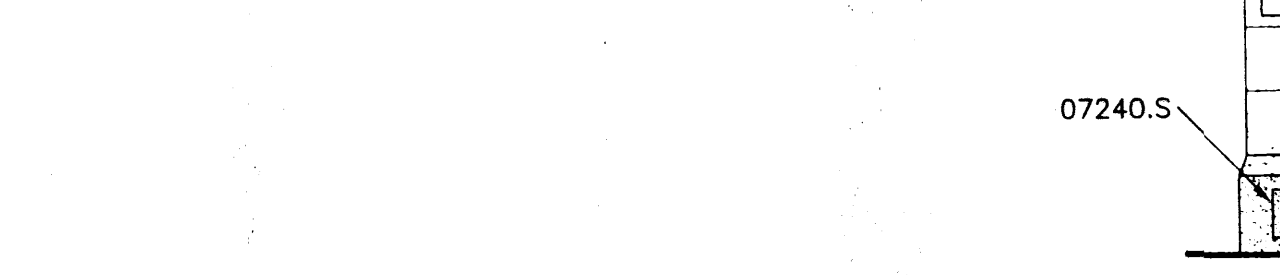
A-201
SHEET 6 OF 6



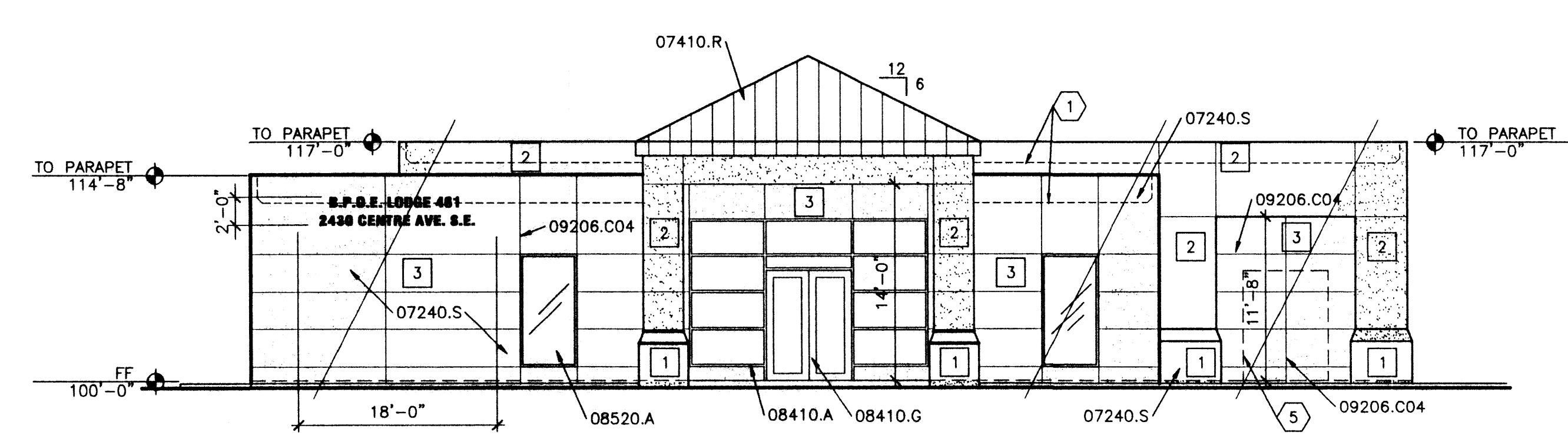
C1 EAVE DETAIL
3/4" = 1'-0"



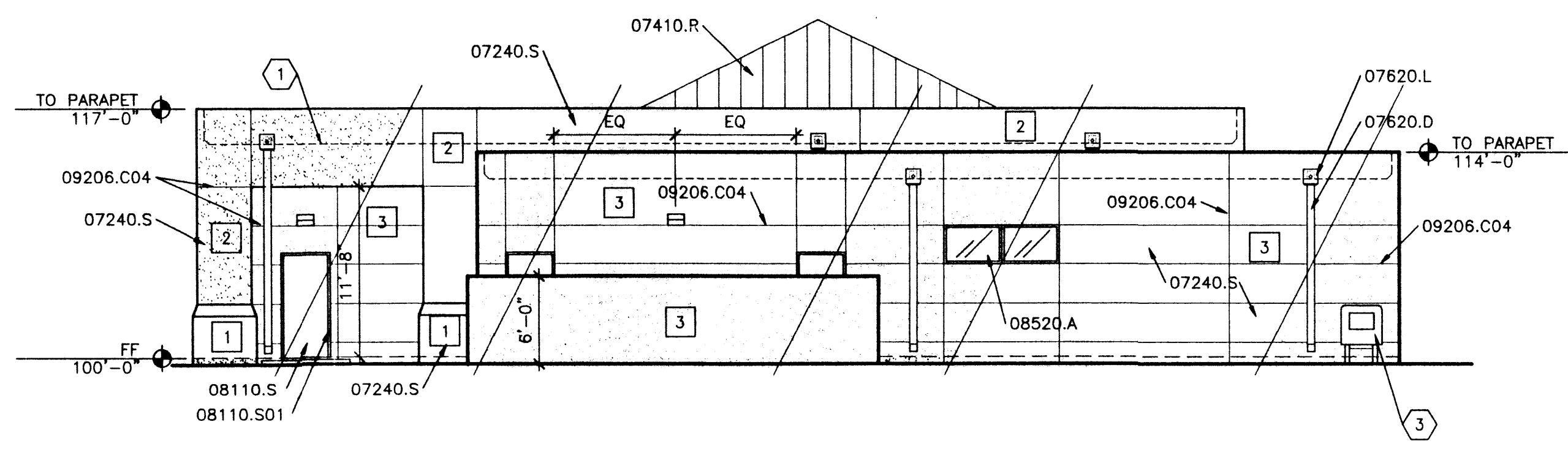
B1 EAVE DETAIL
3/4" = 1'-0"



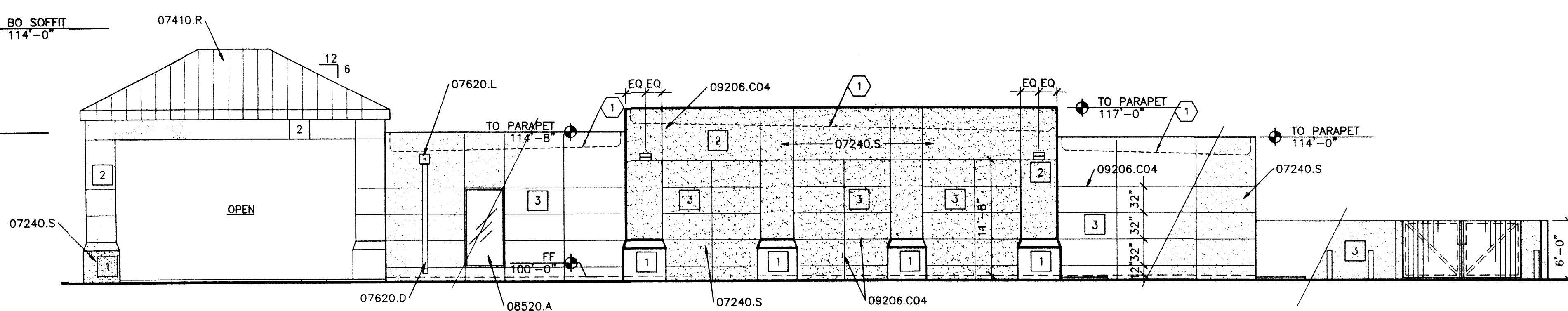
B0 EAVE DETAIL
3/4" = 1'-0"



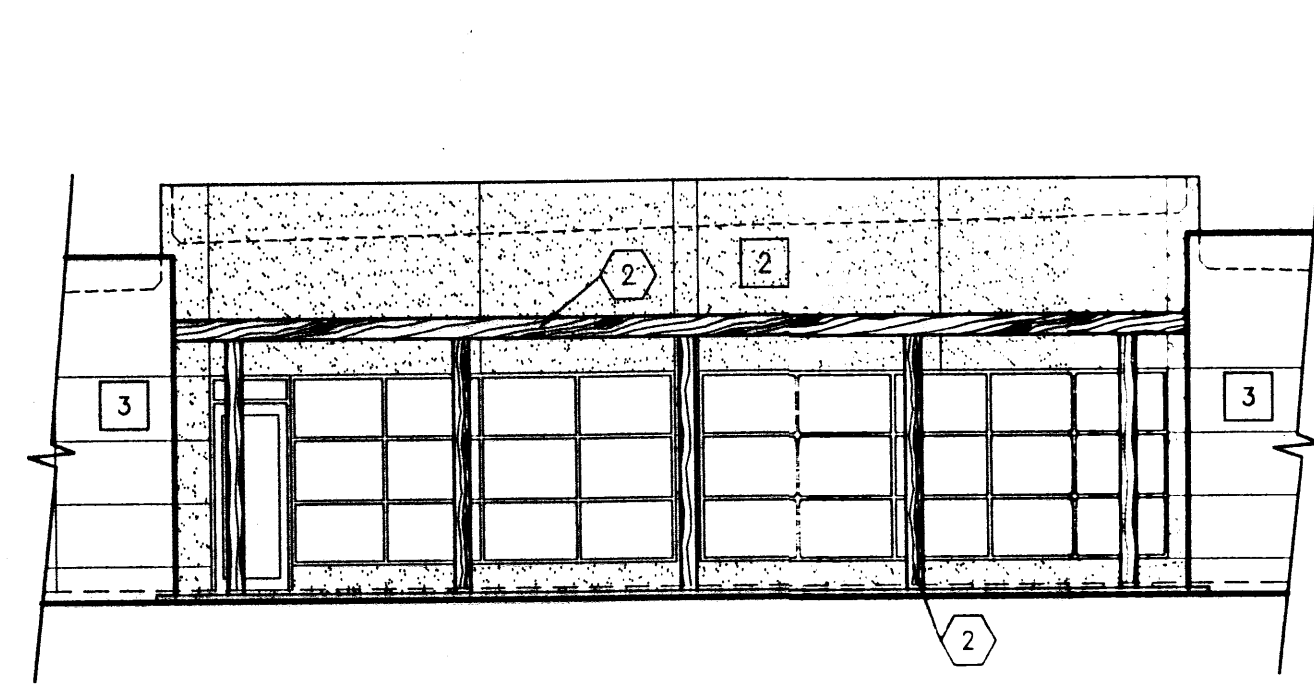
D2 FRONT ELEVATION
1/8" = 1'-0"



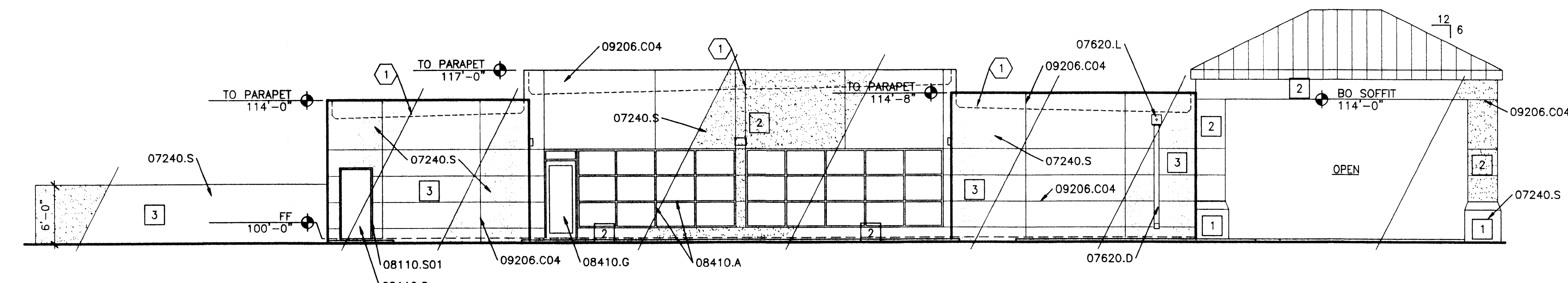
C2 NORTH ELEVATION
1/8" = 1'-0"



B2 EAST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION W/ ALT
1/8" = 1'-0"



A2 WEST ELEVATION
1/8" = 1'-0"

SHEET KEYNOTES

- LINE OF ROOF BEYOND.
- ALTERNATE NO. 1- WOOD TRELLIS.
- GAS METER.
- REFER TO STRUCTURAL FOR ROOF AND SOFFIT FRAMING.
- PROVIDE HEADERED OPENING FOR FUTURE 6' X 7' DOUBLE DOOR.

LEGEND

- 1 INDICATES DARK BROWN STUCCO COLOR
- 2 INDICATES MEDIUM BROWN STUCCO COLOR
- 3 INDICATES LIGHT TAN STUCCO COLOR

