

PARKING CALCULATIONS:

GROUND FLOOR: NET LEASEABLE SPACE = 5867 SF / 200 = 30 SPACES REQUIRED - SECTION 14-16-3-1, (2) I
UPPER FLOOR: NET LEASEABLE SPACE = 5967 SF / 300 = 20 SPACES REQUIRED - SECTION 14-16-3-1, (2) I
TOTAL SPACES REQUIRED = 50 PROVIDED: 51
TOTAL ACCESSIBLE SPACES REQUIRED: 3 (SECTION 14-16-3-1, (2) I, (2) I)
TOTAL ACCESSIBLE SPACES PROVIDED: 3 (2 STANDARD, 1 VAN)

BICYCLE SPACES REQUIRED
NON-RESIDENTIAL USE 1 SPACE FOR EVERY 20 PARKING SPACES: 3 SPACES REQUIRED - SECTION 14-16-3-1 (B) I
TOTAL SPACES PROVIDED: 3

PROJECT NUMBER: 1001178
APPLICATION NUMBER: 06DRB-01756 (P&F)

Is an Infrastructure List required? () Yes (X) No. If yes then a set of approved DRB plans with a work order is required for any construction within a Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	9-5-07 Date
<i>[Signature]</i> ABCWJ	6-6-08 Date
<i>[Signature]</i> Park and Recreation Department	8/5/07 Date
<i>[Signature]</i> City Engineer	9-5-07 Date
<i>[Signature]</i> Solid Waste Management	6/9/08 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6-10-08 Date

*Environmental Health Department (conditional) Date

DWL ARCHITECTS
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

OFFICE BUILDING
WHITENER LAW FIRM, PA
4110 CUTLER, NE
ALBUQUERQUE, NEW MEXICO 87110

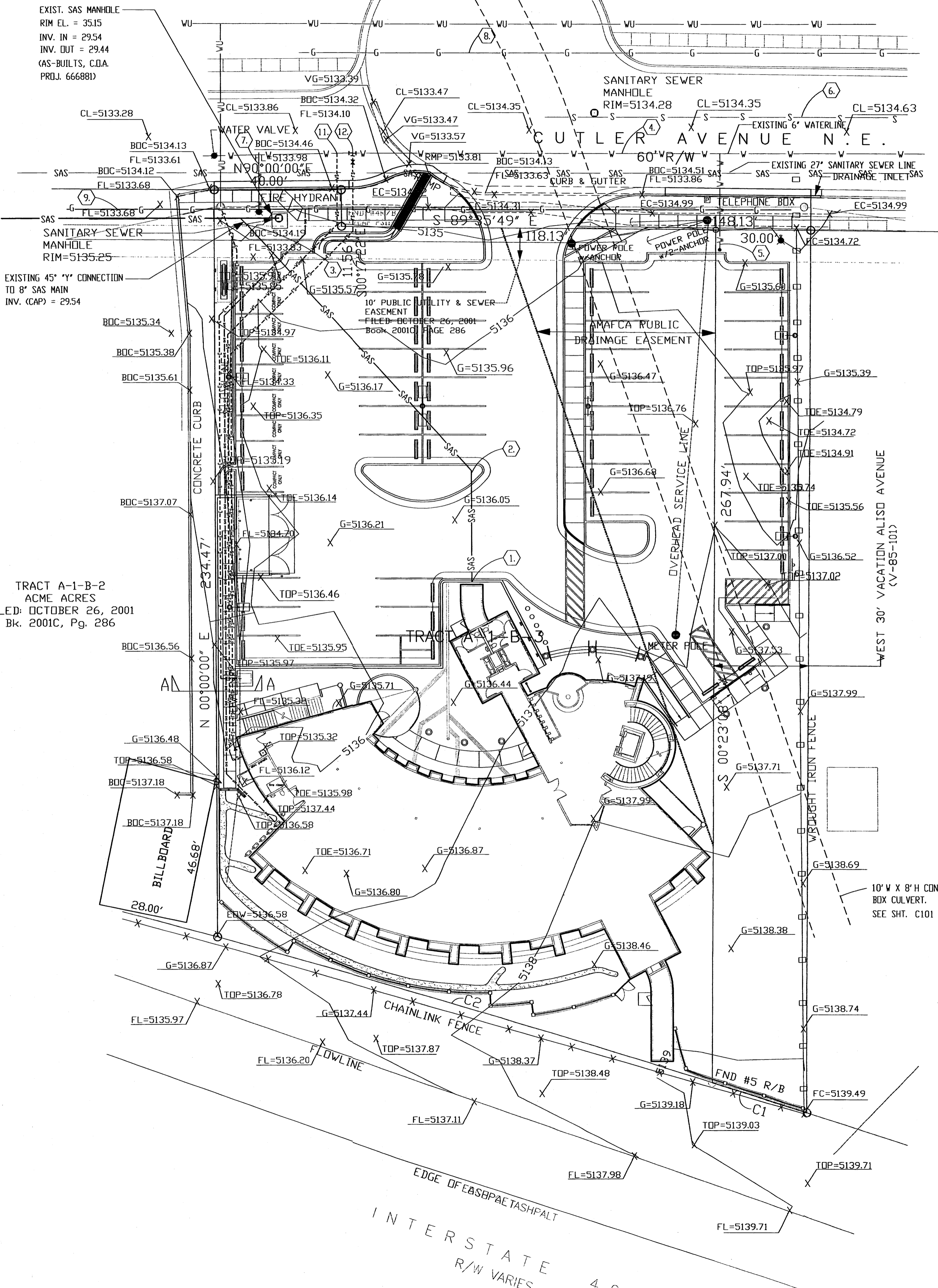
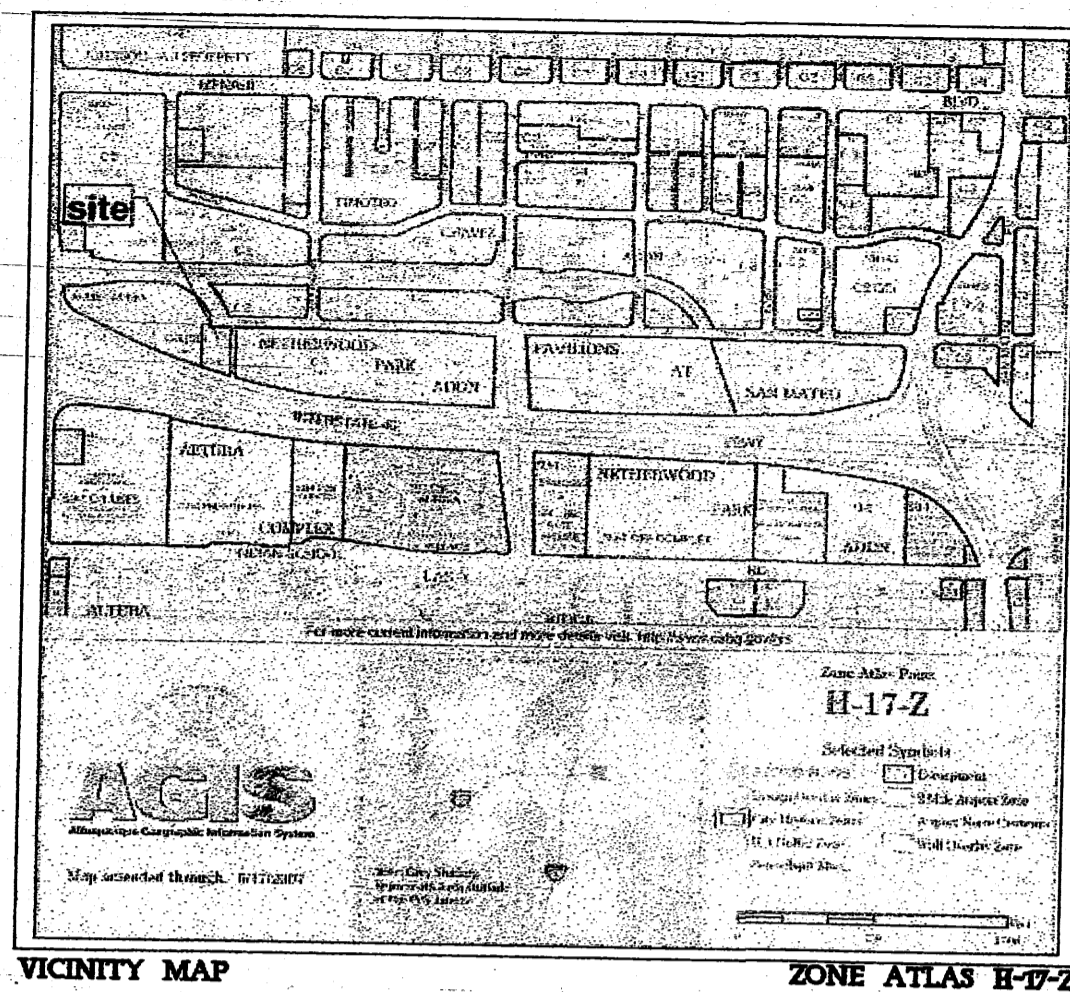
8611001

ISSUE/REVISION:

01/05/08	
06/06/07	
MARK DATE DESCRIPTION	

PROJECT NUMBER: 20-0639-00
CAD DWG FILE:
DRAWN BY: P.SIEBERT
CHECKED BY: R. BURTON
SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

G102
OF 09/05/07 SHEETS



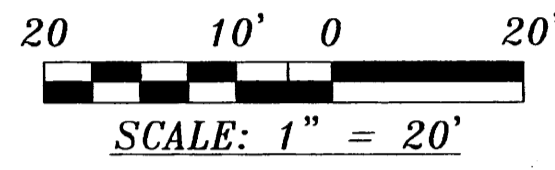
TRACT A-1-B-2
ACME ACRES
FILED: OCTOBER 26, 2001
Bk. 2001C, Pg. 286

EXIST. SAS MANHOLE
RIM EL. = 3515
INV. IN = 2954
INV. OUT = 2944
(AS-BUILTS, C.O.A.
PROJ. 666881)

EXISTING 45" Y" CONNECTION
TO 8" SAS MAIN
INV. (CAP) = 2954

BILLBOARD
28.00'

INTERSTATE
R/W VARIES
40



GENERAL NOTES

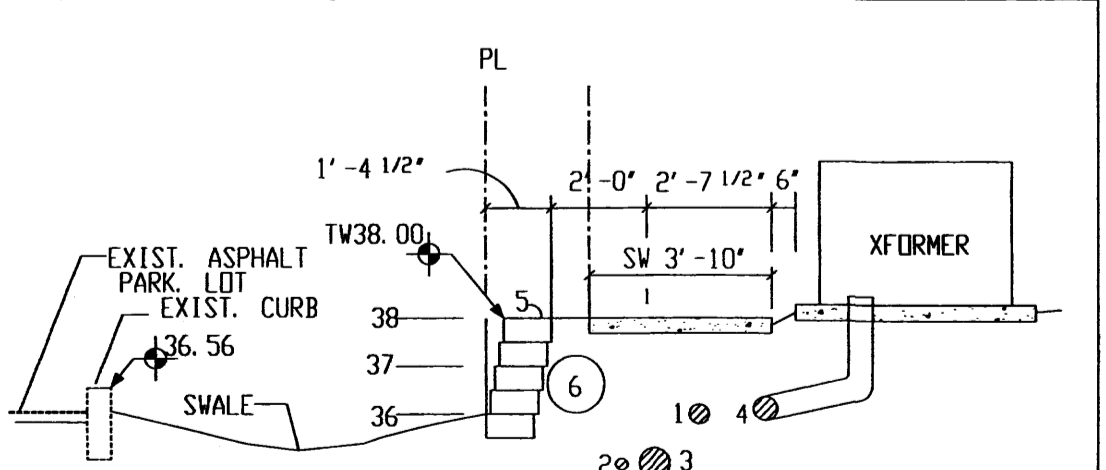
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATIONS OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF OR DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF ALL EXISTING UTILITIES.

KEYED NOTES

- CONNECT TO BUILDING SEWER. SEE PLUMBING PLAN
- PROVIDE TWO-WAY CLEANDOUT IN PARKING ISLAND.
- CONNECT TO EXISTING 45" Y" SHOWN ON C.O.A. AS-BUILT DRAWING SHEET 3 OF 5, CITY PROJECT NO. 666881. INV. ELEV. (CAP) 5129.54.
- AS-BLT. DWG. SHOWS *NEW (1972) 6" C.I. WATERLINE 10' S. CENTERLINE.
- AS-BLT. DWG. SHOWS 1-6" X 6" X 6" TEE, 1-6" GV, 1-6" CAP 25" S.
- AS-BLT. DWG. SHOWS 36" CONC. CYL. WATER SUPPLY LINE.
- AS-BLT. DWG. SHOWS 6" PVC.
- AS-BLT. DWG. SHOWS EXISTING 2" GAS LINE. PNM DRAWING DATED 2-1-2008 SHOWS 2" HP PE 1995.
- PNM DWG. DATED 2-1-08 SHOWS 2" HP PX 1999.
- AS-BLT. DWG. SHOWS WU (E / C / CTV).
- 1-1/2" METERED SERVICE LINE INSTALLATION PER C.O.A. STD. DWG. 2363.
- 1-6" X 4" TAPPING TEE, 1-4" GATE VALVE, 1-TYPE "A" VALVE BOX.

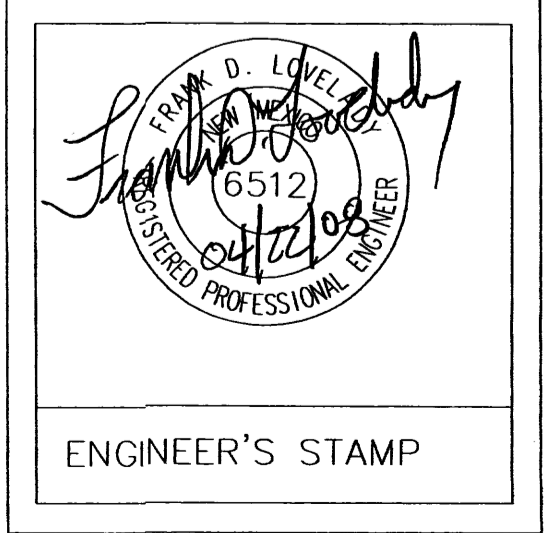
LEGEND:

---	ELECTRICAL POWER CONDUIT
---	2-1/2" GAS SERVICE LINE
---	1-1/2" WATER SERVICE LINE
---	4" FIRE SPRINKLER LINE
---	8" SANITARY SEWER SERVICE LINE



- 2-1/2" GAS LINE - MIN. 18" COVER
- 1-1/2" WATER SERVICE LINE - 2.0' MIN. COVER
- 4" FIRE SPRINKLER LINE - 2.0' MIN. COVER
- ELECTRICAL SERVICE CONDUIT - 18" MIN. COVER
- ANCHOR DIAMOND SEGMENTAL RETAINING WALL STRAIGHT FACE UNITS, 6' X 17.25' X 12'
- 12" DIA. SCH. 40 PVC DRAINAGE PIPE. INVERT AT SECTION = 76.12

SECTION A-A
NTS



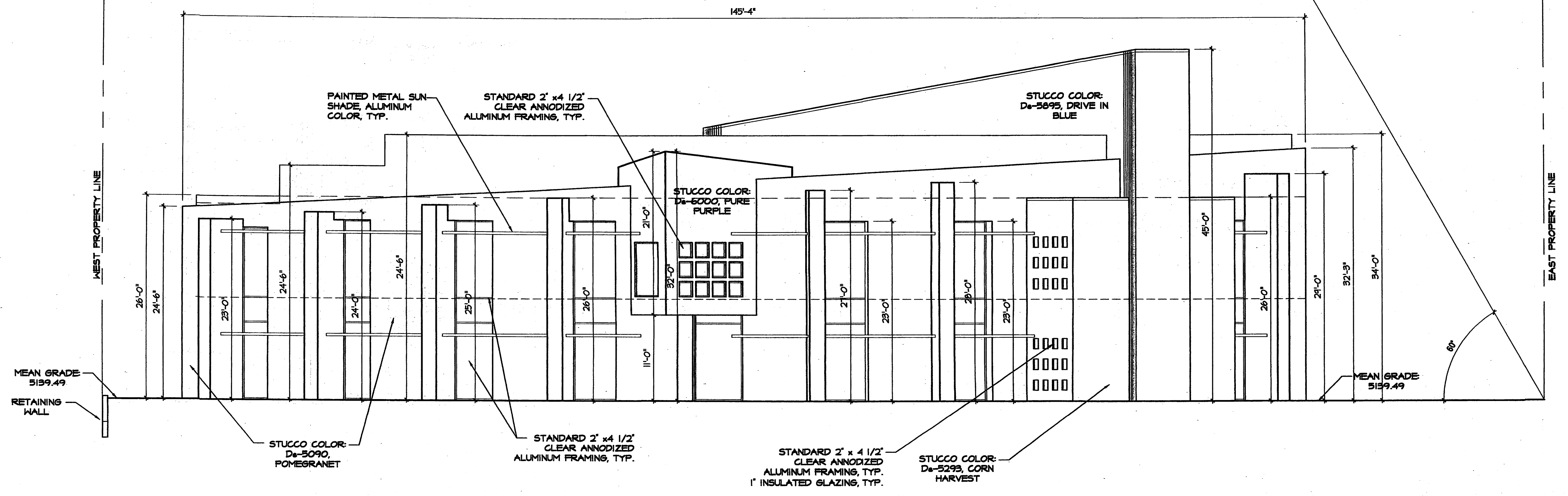
NEW CONSTRUCTION

OFFICE BUILDING
WHITENER LAW FIRM, PA
4110 CUTLER, NE
ALBUQUERQUE, NEW MEXICO 87110

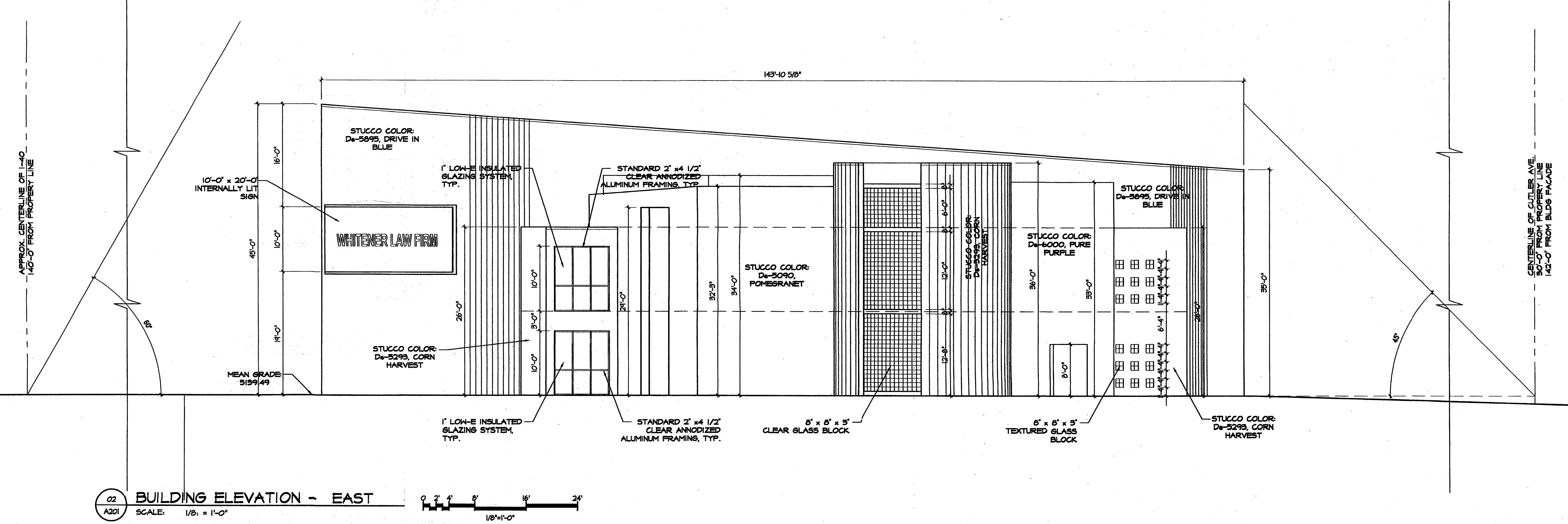
ISSUE/REVISION:

MARK:	DATE:	DESCRIPTION:
	04-22-06	

PROJECT NUMBER:
20-0639-00
CAD DWG FILE:
0639 A103
DRAWN BY:
F. LOVELADY
CHECKED BY:
R. BURTON
SHEET TITLE:
CIVIL
UTILITY PLAN



01 BUILDING ELEVATION - SOUTH
 SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16' 24'



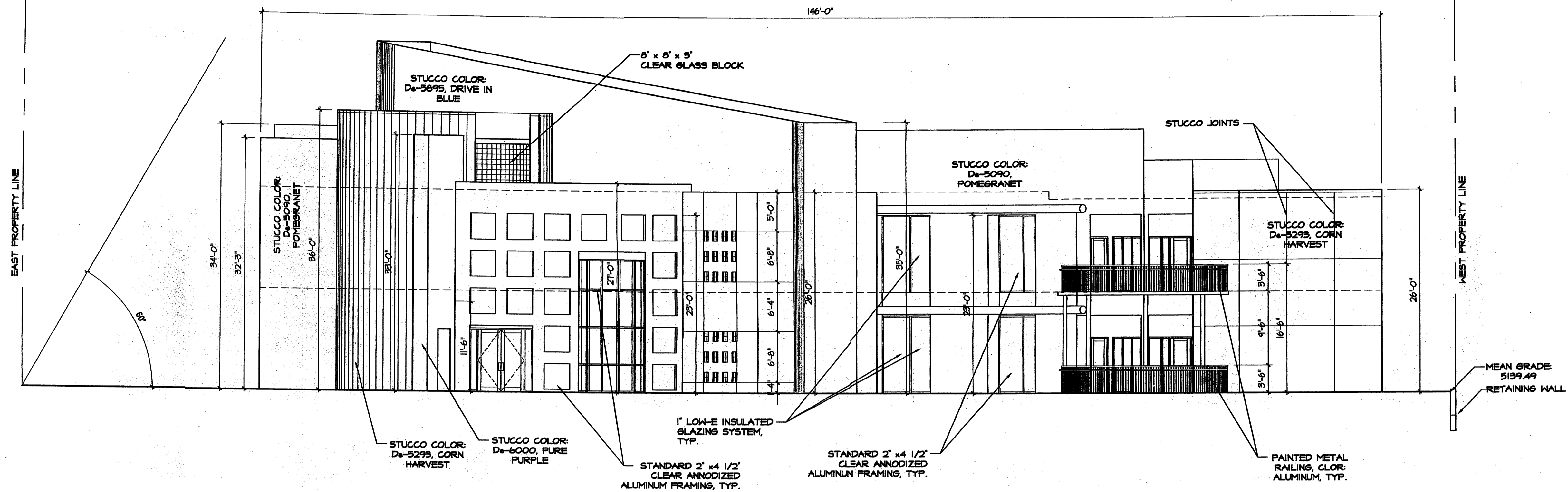
02 BUILDING ELEVATION - EAST
 SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16' 24'



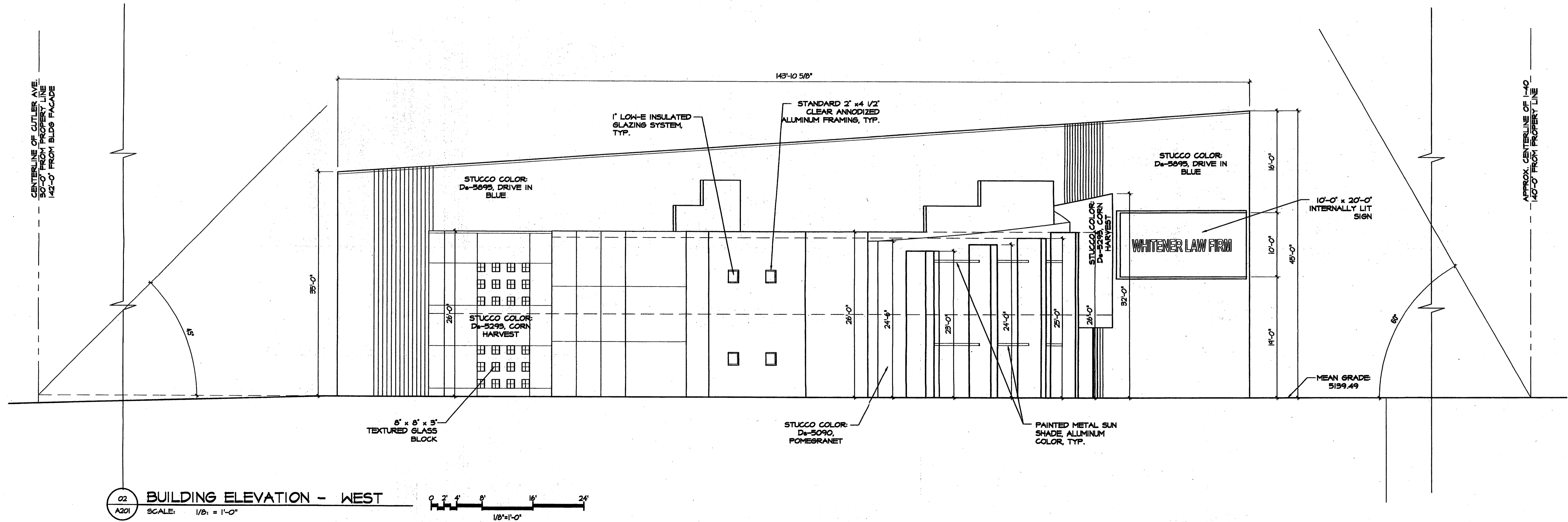
DWL ARCHITECTS & PLANNERS, INC.
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NEW CONSTRUCTION
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ISSUE/REVISION:
 DATE: 06/04/07
 MARK: DATE: DESCRIPTION:
 PROJECT NUMBER: 20-0639-00
 CAD DWG FILE:
 DRAWN BY: A. ARANDA, III
 CHECKED BY: R. BURTON
 SHEET TITLE: ARCHITECTURAL BUILDING ELEVATIONS



01 BUILDING ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16' 24'



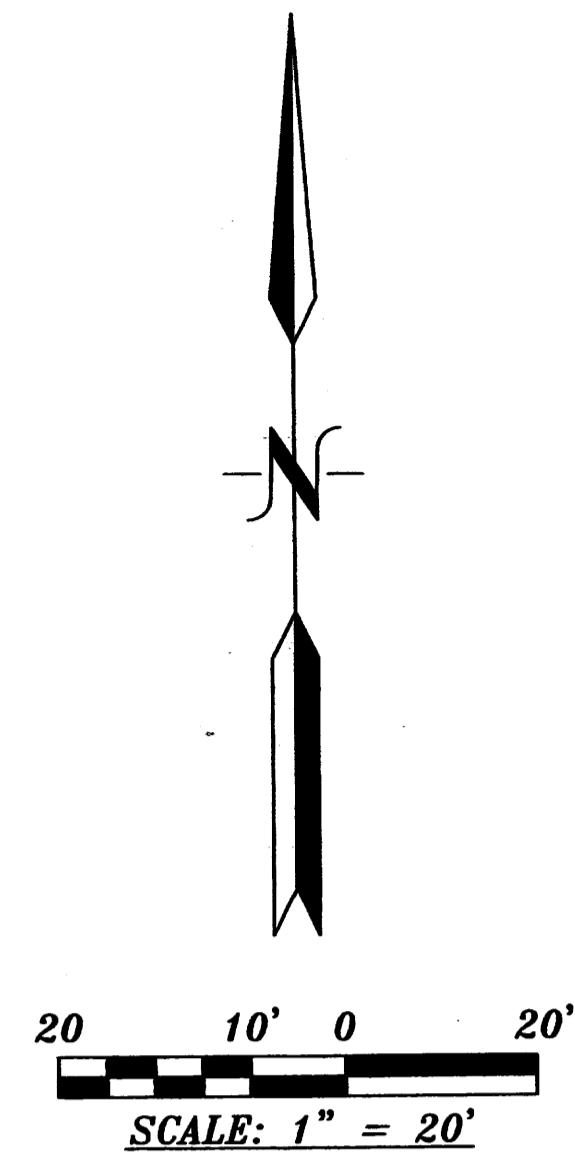
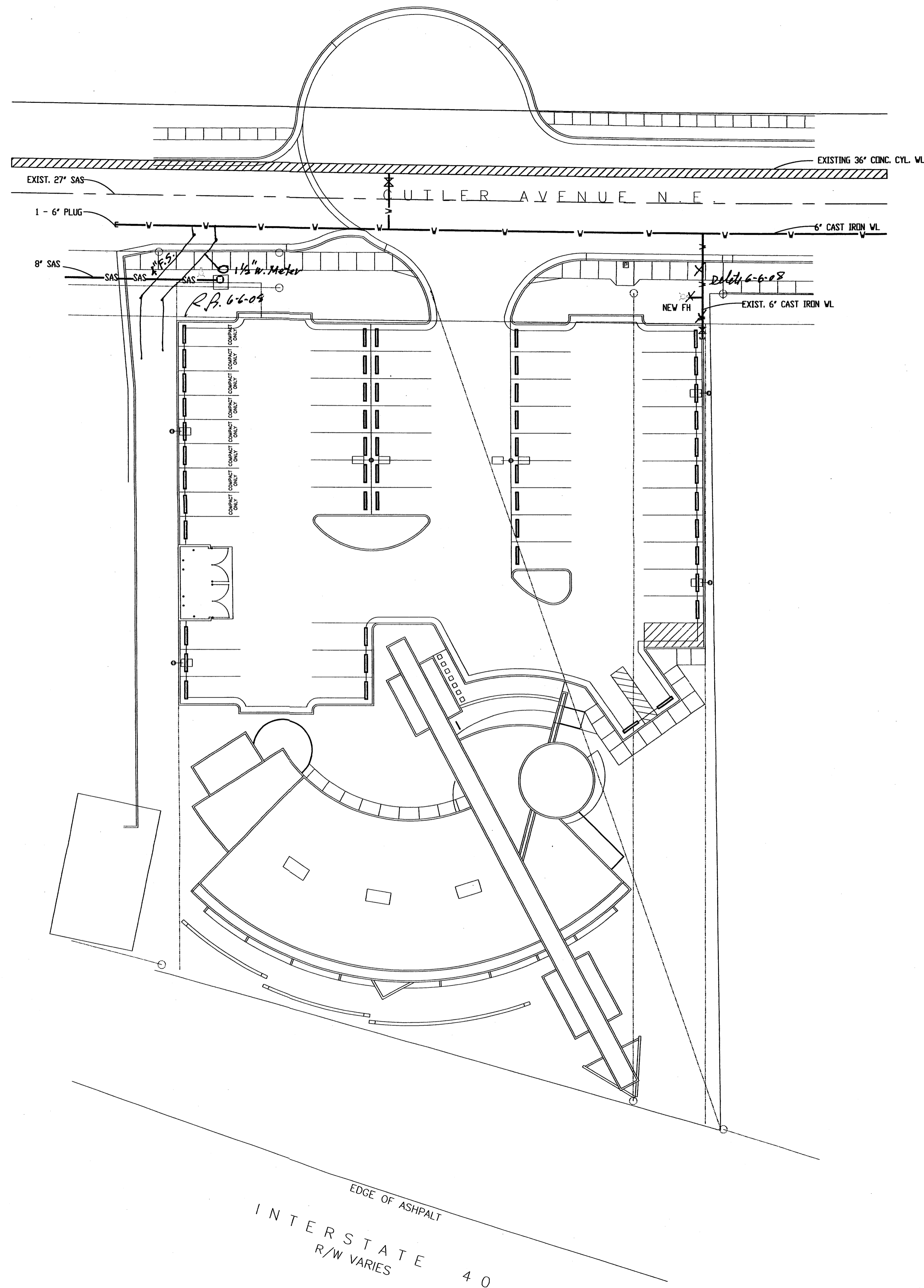
02 BUILDING ELEVATION - WEST
 SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16' 24'



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 OF NEW MEXICO
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NEW CONSTRUCTION
OFFICE BUILDING
WHITENER LAW FIRM, PA
 4110 CUTLER, NE
 ALBUQUERQUE, NEW MEXICO 87110

ISSUE/REVISION:
 MARK: DATE: DESCRIPTION:
 PROJECT NUMBER: 20-0639-00
 CAD DWG FILE:
 DRAWN BY: A. ARANDA III
 CHECKED BY: R. BURTON
 SHEET TITLE:
 ARCHITECTURAL
 BUILDING ELEVATIONS



SHEET NO. 5

CONCEPTUAL UTILITY PLAN

EDGE OF ASPHALT
 INTERSTATE 40
 R/W VARIES

DWL
 ARCHITECTS
 DWL ARCHITECTS & PLANNERS, INC.
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 WEST COAST TOWER
 ALBUQUERQUE, NEW MEXICO 87102
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 (505) 243-8203
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NEW CONSTRUCTION
OFFICE BUILDING
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 ALBUQUERQUE, NEW MEXICO 87110

ISSUE/REVISION:
 MARK: 06-07
 DATE: 06-07
 DESCRIPTION:
 PROJECT NUMBER: 20-0639-00
 CAD DWG FILE:
 DRAWN BY: F. LOVELADY
 CHECKED BY: R. BURTON
 SHEET TITLE: CONCEPTUAL UTILITY PLAN

APPROXIMATE LOCATION OF RUNDOWN INTO AMAFCA EMBUDO CHANNEL.

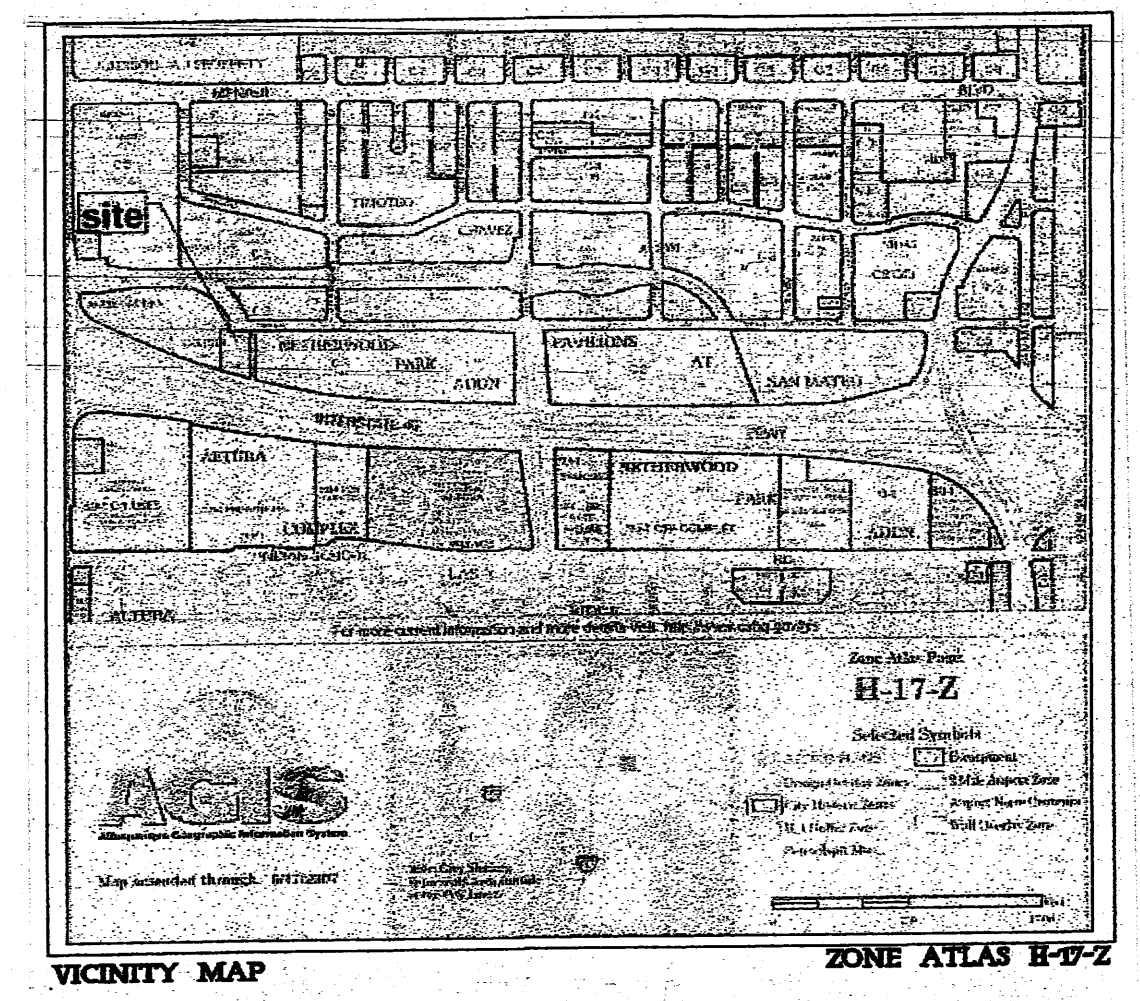
TC	FL
1	34.41 33.74
2	34.56 33.89
3	34.70 34.03

APPROXIMATE LOCATION OF 10' W X 8' H CONCRETE BOX CULVERT.

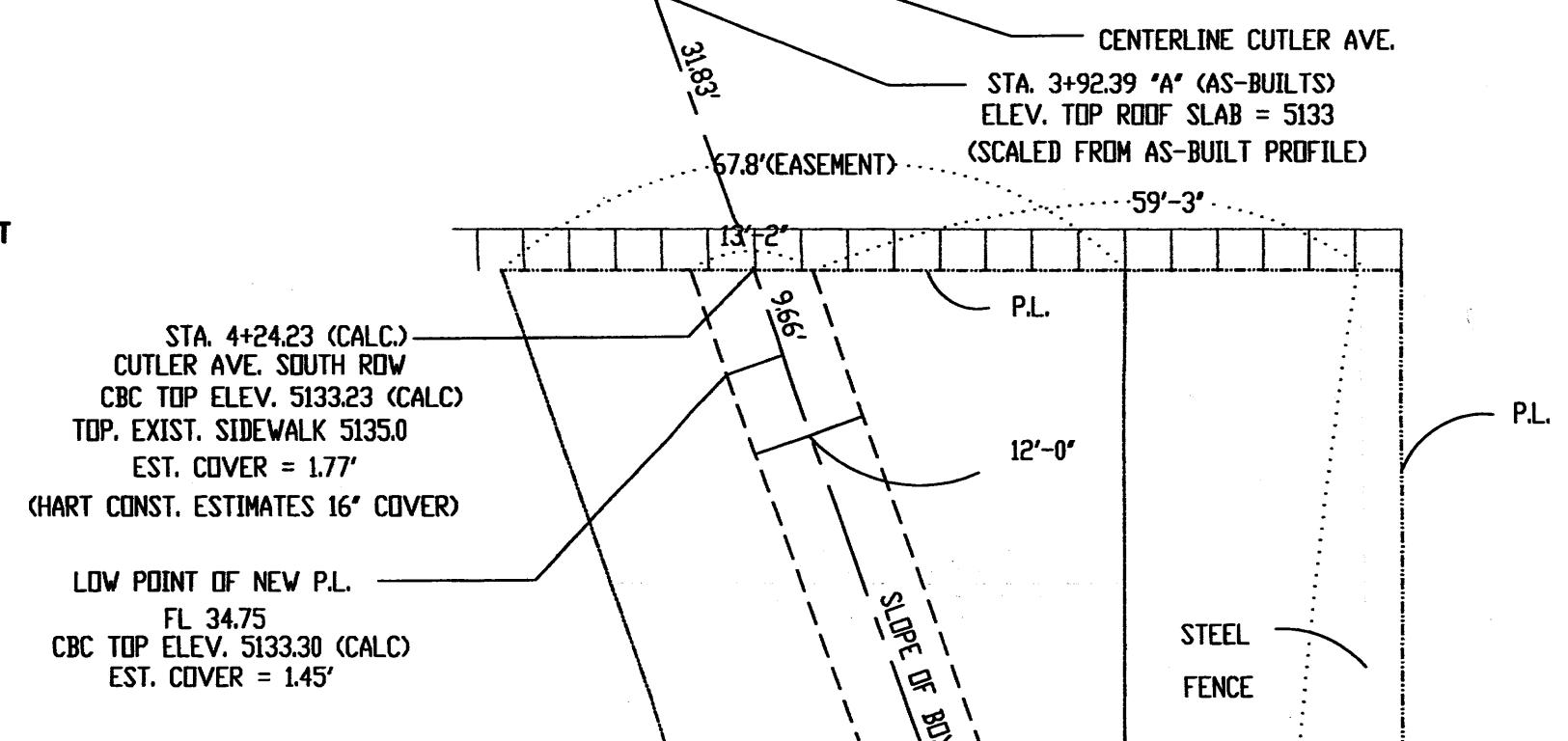
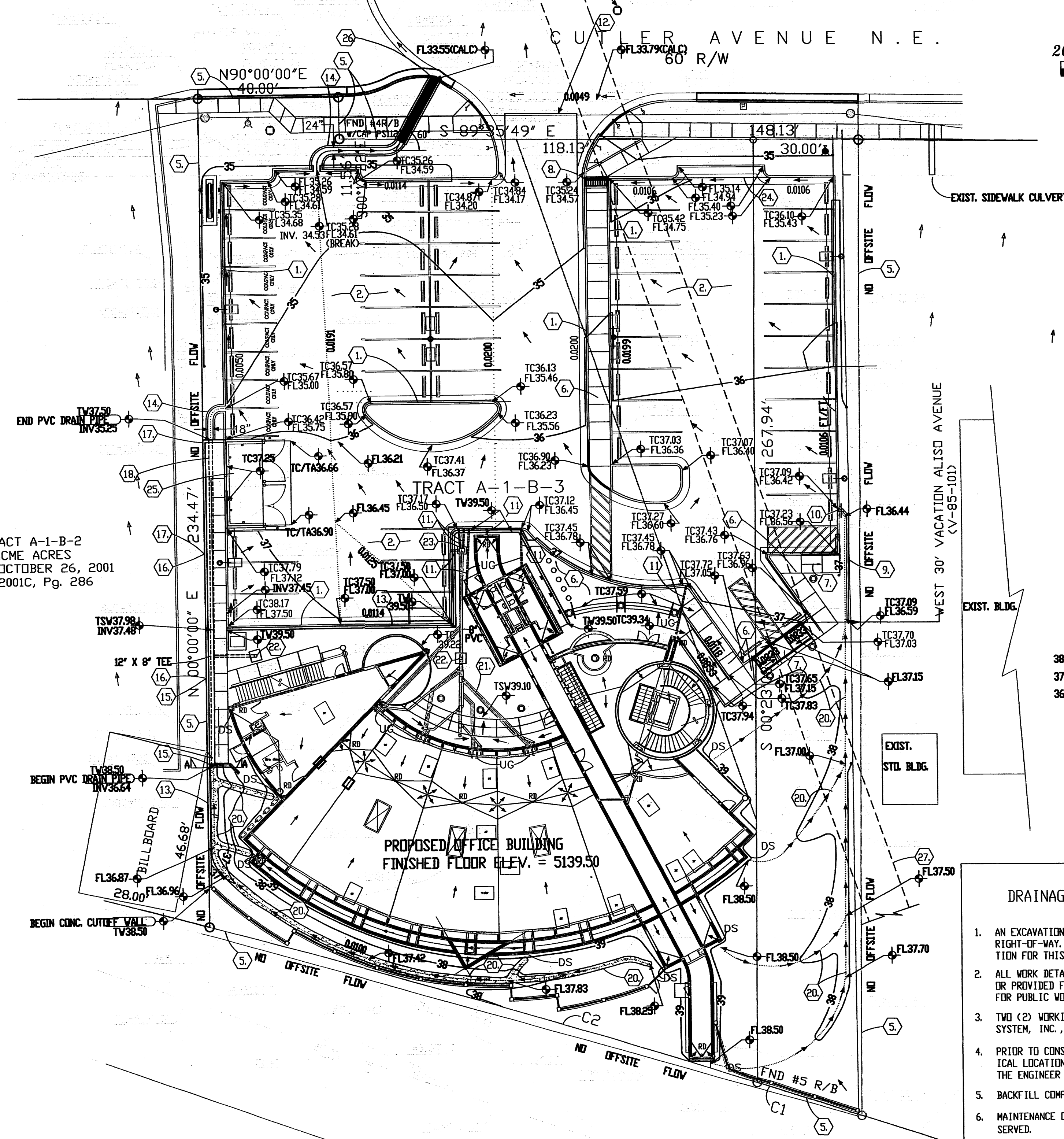
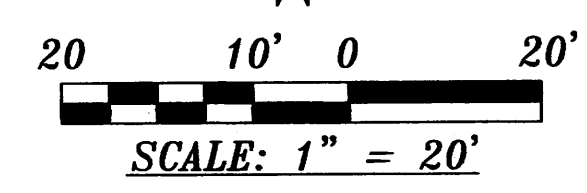
TC	FL
1	35.06 34.39
2	34.88 34.21
3	34.71 34.04

LEGAL DESCRIPTION:
TRACT A-1-B-3, ACME ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

TOPOGRAPHIC SURVEY GENERAL NOTES:
1: CONTOUR INTERVAL IS ONE (1) FOOT.
2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "14-H17", HAVING AN ELEVATION OF 5133.04
3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5: THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.



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HYDROLOGY LEGEND:

EXISTING	NEW	DESCRIPTION
84.00	84.00	CONTOUR
84.00	84.00	SPOT ELEVATION
---	---	PROPERTY LINE
---	---	SWALE
---	---	SHEET FLOW
---	---	ROOF FLOW
---	---	ROOF DRAIN
---	---	DOWNSPOUT
---	---	ROOF DRAIN DISCHARGES TO UNDERGROUND PIPE.

- KEYED NOTES
- NEW STANDARD CONCRETE CURB AND GUTTER.
 - NEW ASPHALT PAVEMENT.
 - QUARTER POINT ELEVATIONS FOR S. E. CURB RETURN.
 - QUARTER POINT ELEVATIONS FOR S. W. CURB RETURN.
 - PROPERTY LINE.
 - CONCRETE SIDEWALK.
 - H. C. ACCESS RAMP.
 - 24" SW CULV. PER C. D. A. STD. DWG 2236. INVS. IN = 34.75 OUT = 34.61
 - 6" CONCRETE CURB - TO CL.VEY FLOW INTO PARKING LOT.
 - 12" WIDE CURB OPENING FOR DRAINAGE.
 - ROUTE DOWNSPOUT DISCHARGE VIA 4" PVC PIPE THROUGH RET. WALL AND DISCHARGE THROUGH CURB PER C. D. A. STD. DWG 2235.
 - CONSTRUCT PRIVATE DRIVEWAY ENTRANCE PER C. D. A. STD. DWG. 2426.
 - CONCRETE CUTOFF WALL. TOP ELEV. = 38.50 CONTIGUOUS WITH CULVERT HEADWALL AND WINGWALL (SEE PLAN). BEGIN KEYSTONE RETAINING WALL AT CULVERT INLET AND CONTINUE TO CULVERT OUTLET.
 - CONSTRUCT CONCRETE CHANNEL, PER 02 AS101, WIDTH AS NOTED.
 - KEYSTONE RETAINING WALL. TOP ELEV. = 38.5
 - KEYSTONE RETAINING WALL. TOP ELEV. = 38.00
 - KEYSTONE RETAINING WALL. TOP ELEV. = 37.50
 - 12" DIA X 92.7 LF SCH. 40 PVC PIPE. INV. IN = 36.64 INV. OUT = 35.25 SLOPE = 0.0150 FT/FT. CONC. HEADWALL AT INLET AND OUTLET.
 - KEYSTONE RETAINING WALL. TOP ELEV. = 36.50.
 - GRAVEL SWALE, 1-1/2" CRUSHED GRAVEL, MIN. 4" TH., 2.5' WIDE W/ 4" INV.
 - 4" SDR 35 PVC PIPE ROOF DRAIN AND OVERFLOW DRAIN THROUGH STEM WALL. INV. = 38.00 (TYP. OF 4). CONNECT BOTH PIPES TO 6" PVC COLLECTOR PIPE. EACH OF THE 4-6" PIPES TO BE CONNECTED TO A SINGLE 8" SDR 35 PVC PIPE TO CONVEY ROOF DRAIN TO PARKING LOT, AND SERVE AS AN AREA DRAIN FOR SUBBASIN 10-B (NOTE 22). THE 8" DIA. SDR 35 PIPE TO HAVE A SLOPE OF 0.0050 FT/FT. INSTALL CLEANOUT AT UPPER END OF 8" PVC PIPE. (INV. EL. = 36.80) TOP PIPE ELEV. = 36.80 + (8.264/12) = 37.79. GRND. ELEV. = 39.00. ALSO, INSTALL CLEANOUTS AT UPPER ENDS OF 6" PVC PIPES.
 - AREA DRAIN. INV. ELEV. = 36.75 GR. ELEV. = 37.75 8" X 8" X 8" TEE W/ RISER PIPE & NDS NO. 10, 8" ROUND GRATE. 3' X 3' X 3.5' CONC. PAD W/ 6" X 6" X 10 WVF. SLOPE TO CENTER AT 1/4" PER FOOT.
 - NDS NO. 1804 SQUARE CATCH BASIN W/ 8" INLET ON SOUTH AND 4" OUTLETS, TWO ON THE NORTH AND ONE ON THE WEST. INV. ELEV. 36.60. GRATE ELEV. = 38.10
 - CONSTRUCT "ALLEY" GUTTER ACROSS FULL WIDTH OF "NOTCHED" SECTION OF PARKING LOT CURB TO FACILITY DRAINAGE. CONSTRUCT PER C. D. A. STD. DWG. 2415
 - REFUSE ENCLOSURE. NORTH WALL TO BE RETAINING WALL.
 - 24" SIDEWALK CULVERT PER C. D. A. STD. DWG. 2236. INV. IN = 34.40 INV. OUT = 33.55
 - MEASURED LOCATION OF 10' W X 8' H CONC. BOX CULVERT. (MEASURED BY HART CONSTRUCTION) SEE EASEMENT DIAGRAM AT LEFT.

CITY OF ALBUQUERQUE
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (S. O. 19)
NOTICE TO CONTRACTORS

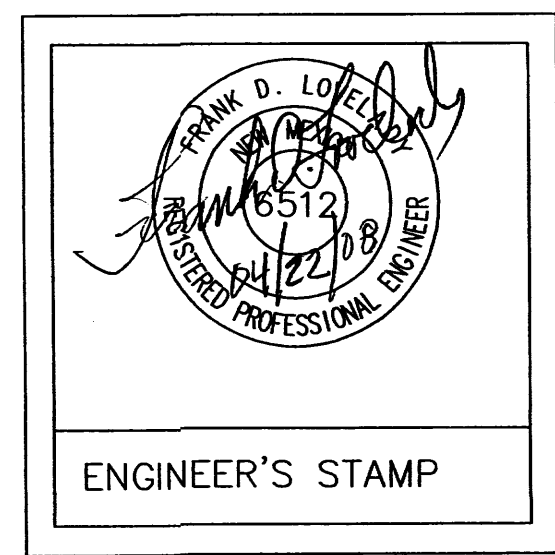
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS UPDATED THROUGH REVISION NO. 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC., 260-1990, FOR LOCATION FOR EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL FOR SW CULVERTS	NAME	DATE
INSPECTOR:		

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	00°28'18"	N 72°11'53" W	3819.72	31.44	31.44
C2	02°26'42"	N 73°39'23" W	3819.72	162.99	162.98

AMAFCA EASEMENT & MEASUREMENTS TO EXISTING 10' W X 8' H CONC. BOX CULV.



NEW CONSTRUCTION
OFFICE BUILDING
WHITENER LAW FIRM, PA
4110 CUTLER, NE
ALBUQUERQUE, NEW MEXICO 87110

ISSUE/REVISION:
DATE: 04-22-09
DESCRIPTION:
MARK:
PROJECT NUMBER: 20-0639-00
CAD DWG FILE: 0639 A103
DRAWN BY: F. LOVELADY
CHECKED BY: R. BURTON
SHEET TITLE: CIVIL - GRADING AND DRAINAGE PLAN