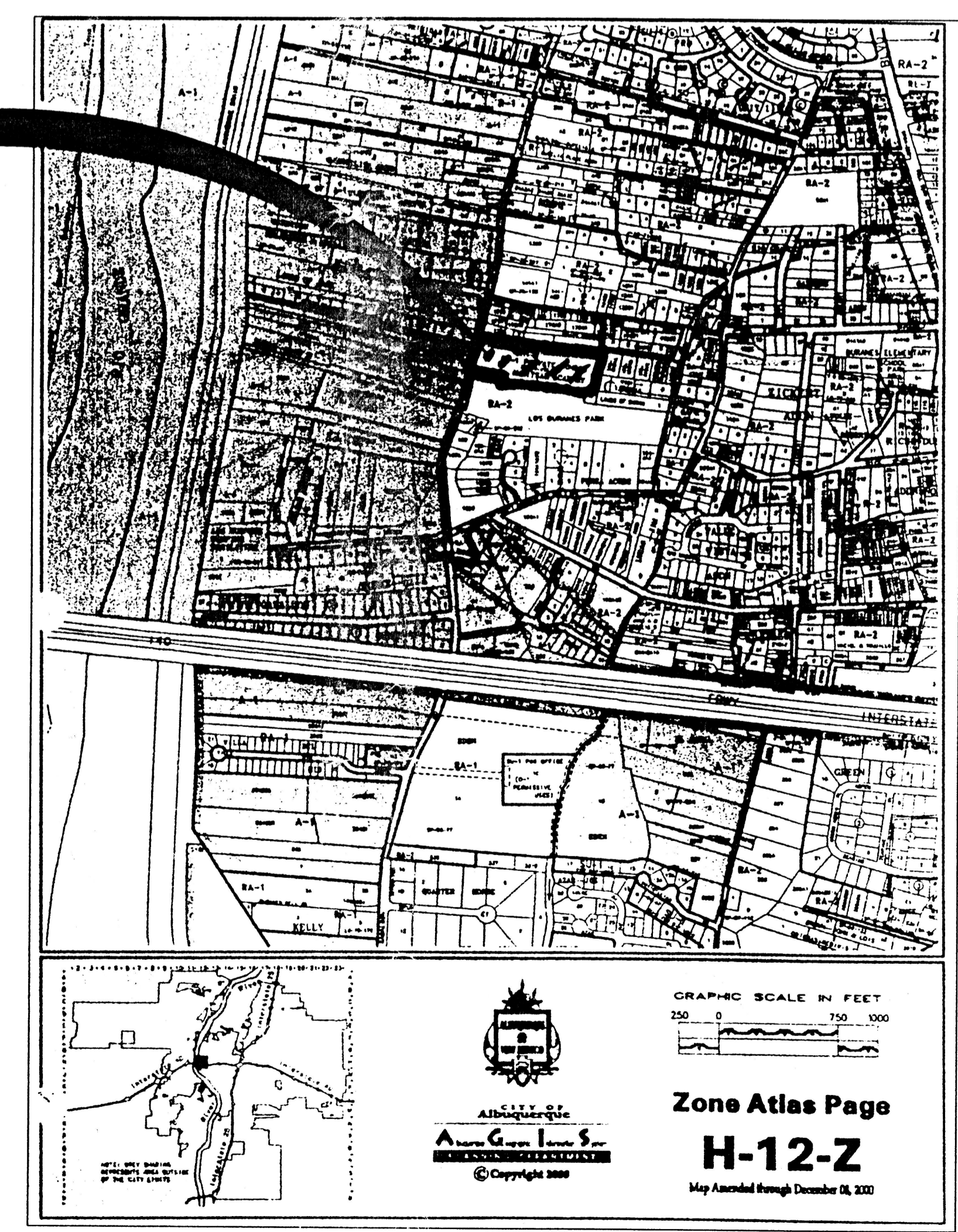


MONTESORRI OF THE RIO GRANDE

SITE LOCATION



EPC 01128-00000-00416

PROJECT NUMBER: 1001336

APPLICATION NUMBER: 01450-00006-01232

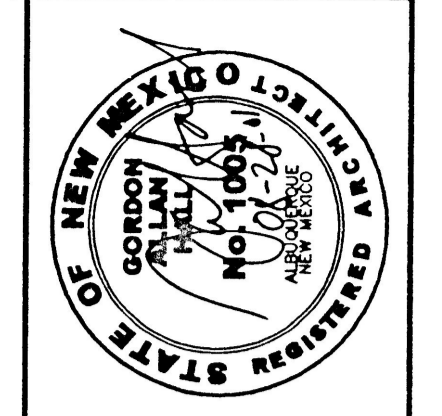
See Sheet 2 of 7

<i>[Signature]</i> FIRE MARSHAL	DATE
<i>[Signature]</i> SOLID WASTE DEPARTMENT	8-18-01 DATE
<i>[Signature]</i> City Engineer	9/5/01 DATE
<i>[Signature]</i> TRAFFIC ENGINEER, TRANSPORTATION DIVISION	9-05-01 DATE
<i>[Signature]</i> PARKS & RECREATION SERVICES DEPARTMENT	9/5/01 DATE
<i>[Signature]</i> PUBLIC WORKS, WATER UTILITIES DIVISION	9/09/01 DATE

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

[Signature] 9-5-01
CITY PLANNER, ALBUQUERQUE / BERNALILLO
CITY PLANNING DIVISION

9/6/01
DATE



GORDON ALLAN HALL
ARCHITECT
ALBUQUERQUE, NEW MEXICO

01624 905-224-3351
Home 505-858-0253
Mobile 405-4797
e-mail gahall@att.net

LEGAL DESCRIPTION

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SUBDIVISION: ANRITSAR ACADEMY

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ALBUQUERQUE, NEW MEXICO

CLASSROOM ADDITION
MONTESSORI
OF THE RIO GRANDE

SHEET CONTENTS

1. SITE PLAN

DATE
21 AUG '01

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OF
7



GORDON ALLAN HALL
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Office: 505-224-3371
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e-mail: gah@allanhall.com



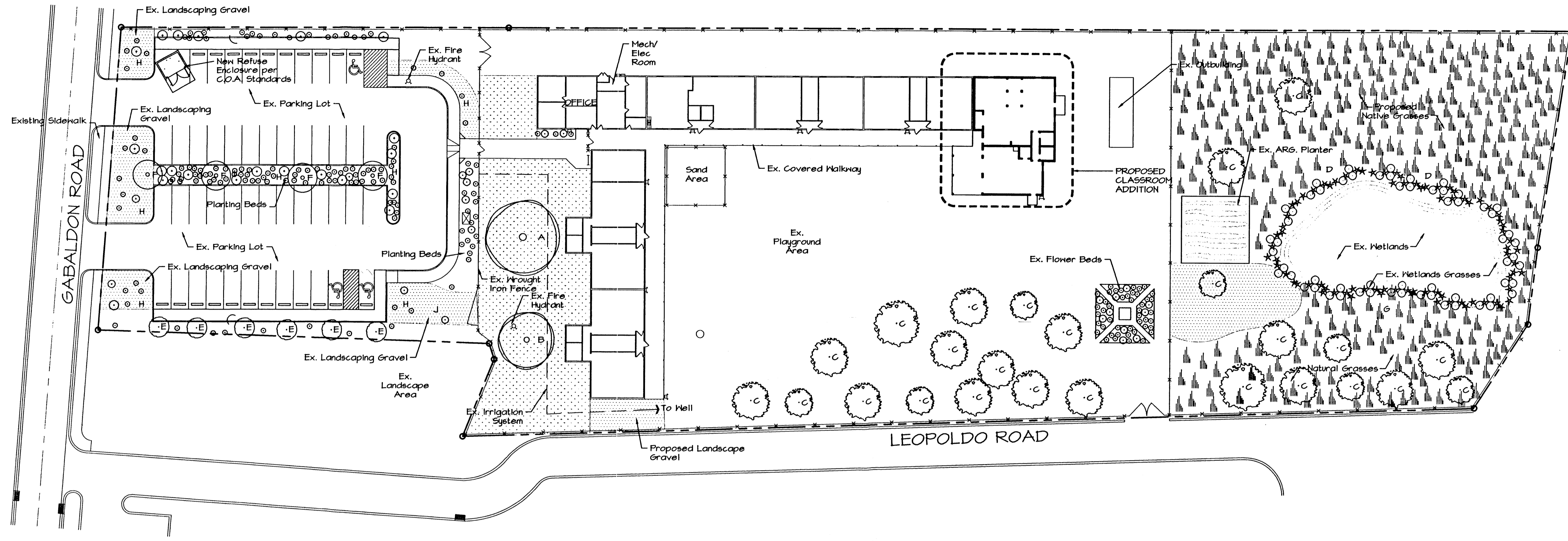
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LOT NO.: A
SUBDIVISION: AMRITSAR ACADEMY
ADDRESS:
1650 GABALDON RD. NW
ALBUQUERQUE, NEW MEXICO

**CLASSROOM ADDITION
MONTESSORI
OF THE RIO GRANDE**

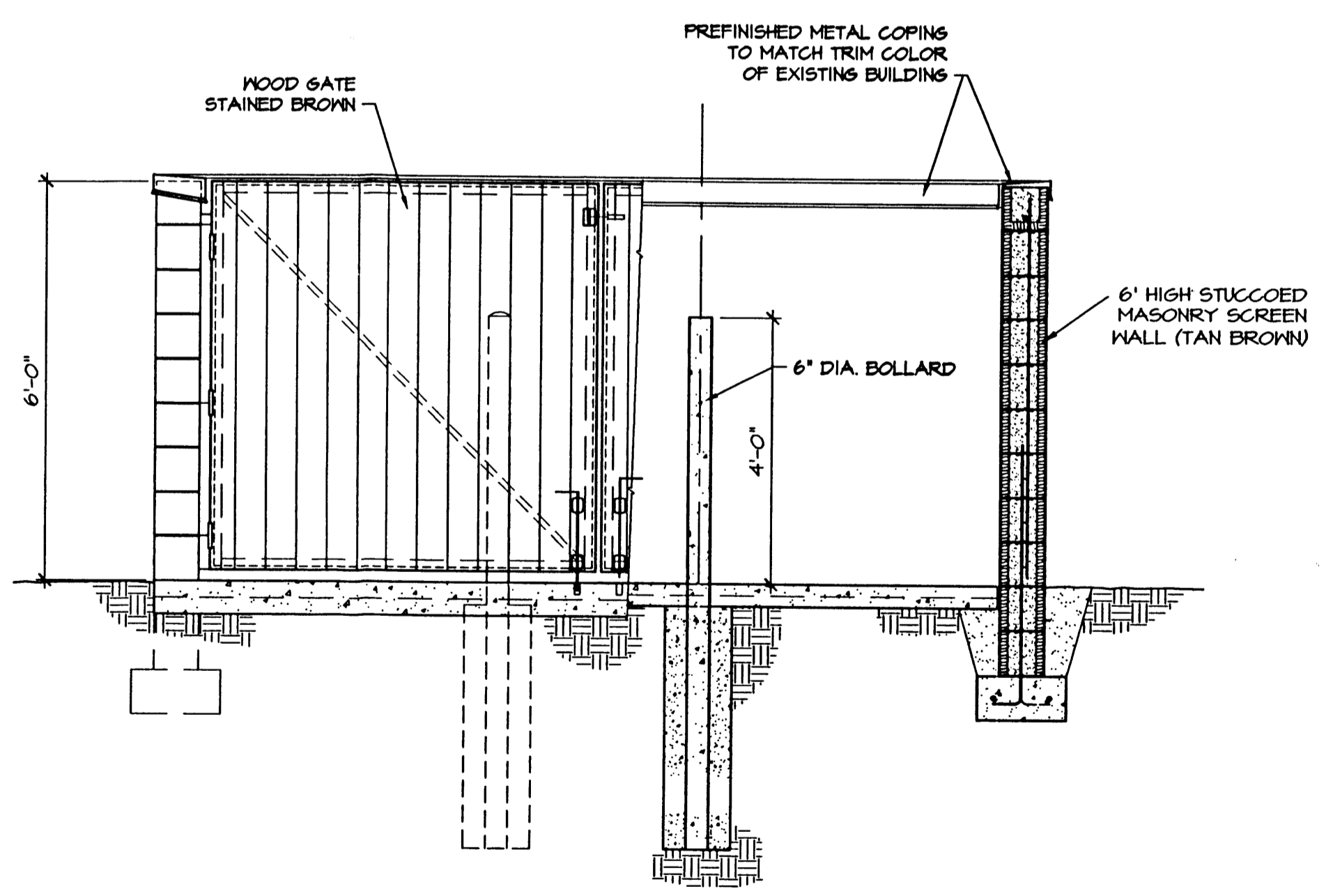
SHEET CONTENTS
I. LANDSCAPE PLAN

DATE
21 AUG '01

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OF
4



1 EXISTING LANDSCAPE PLAN
1" = 30'



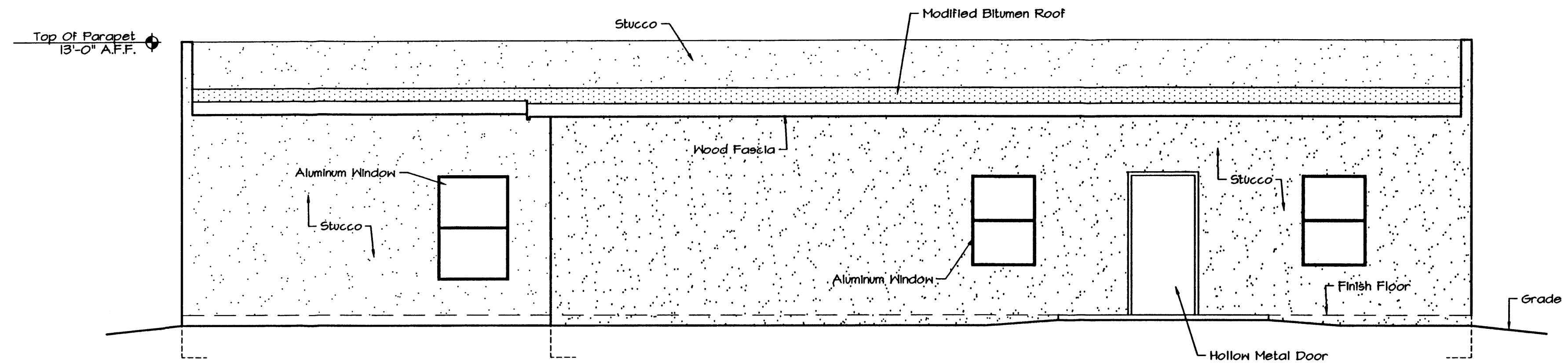
2 DUMPSTER ENCLOSURE
1/2" = 1'-0"

LANDSCAPE REQUIREMENTS:

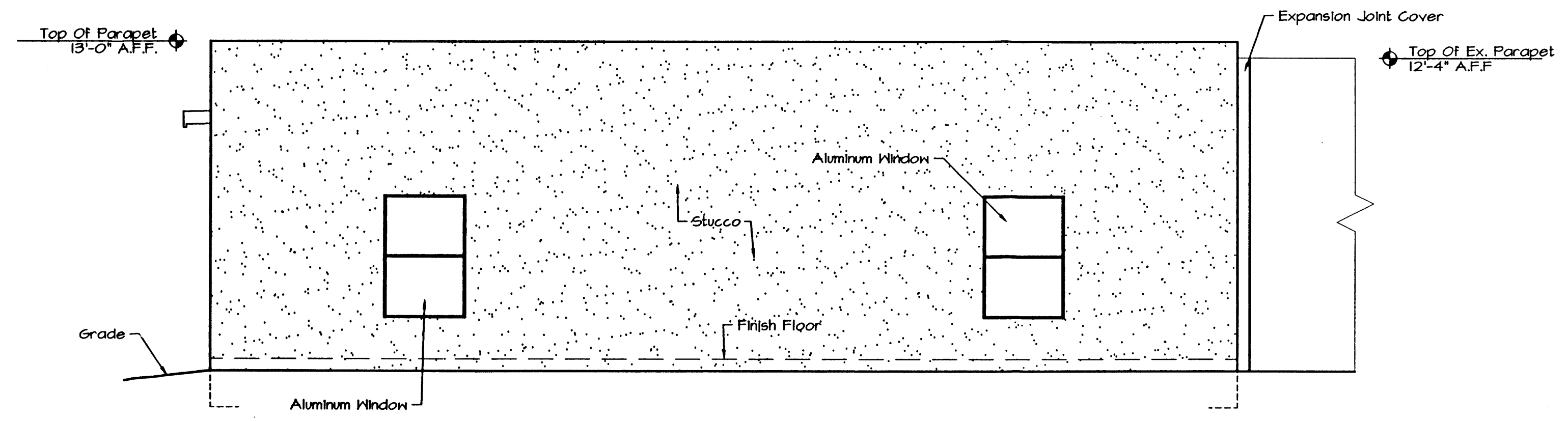
OVERALL SITE:	3.3 ACRES	=	143,748 Sq.Ft.
EXISTING BUILDINGS:		=	13,385 Sq.Ft.
PROPOSED CLASSROOM and ARTS & CRAFTS/ DAYCARE:		=	2,750 Sq.Ft.
TOTAL BUILDINGS AREA:		=	16,135 Sq.Ft.
NET LOT AREA:		=	127,613 Sq.Ft.
LANDSCAPE REQUIREMENT:	15%	=	
TOTAL LANDSCAPE REQUIREMENT:		=	19,142 Sq.Ft.
TOTAL LANDSCAPE PROVIDED:		=	48,366 Sq.Ft.

PLANTING LEGEND

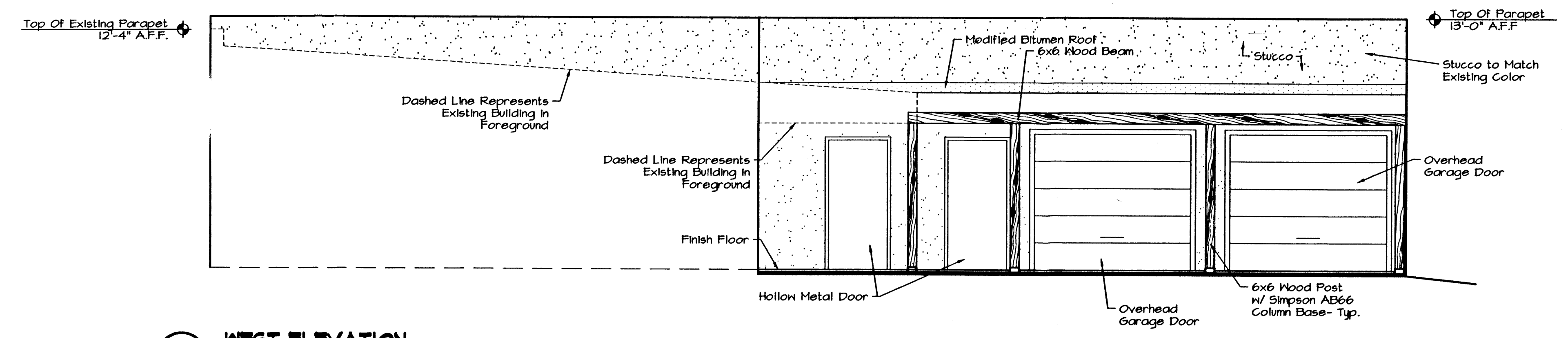
SYM	DESCRIPTION
A	100 yr. Cottonwood
B	75 yr. Cottonwood
C	Elm
D	Mix of Drought Tolerant Plants Around Wetlands
E	Chinese Pistache
F	Ash
G	Grass Ground Covering
H	Xeric/ Drought Tolerant Plants
I	Not Used
J	Decorative Gravel Ground Covering



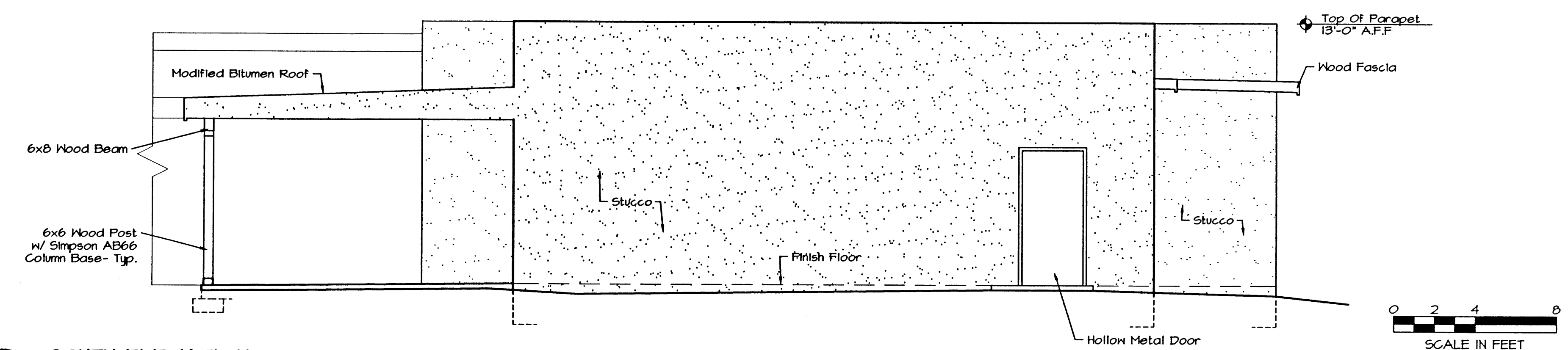
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



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LEGAL DESCRIPTION
LOT NO.: A
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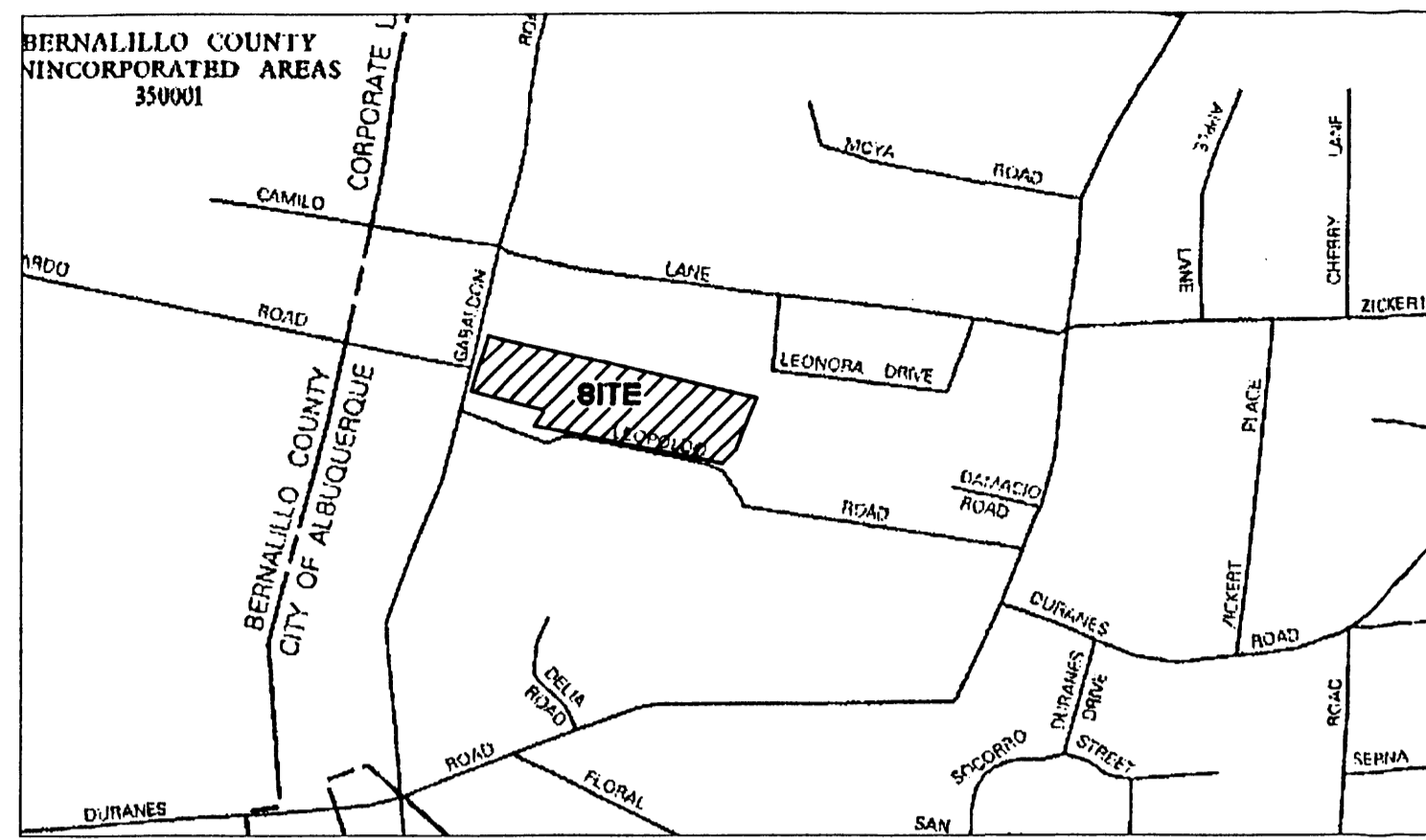
**CLASSROOM ADDITION
MONTESSORI
OF THE RIO GRANDE**

SHEET CONTENTS
I. EXTERIOR ELEVATIONS

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FIRM PANEL 331 (1" = 500')



DRAINAGE REPORT

LOCATION & DESCRIPTION

THE SITE IS AN EXISTING 3.3 ACRE PRIVATE SCHOOL LOCATED EAST OF GABALDON ROAD, NW JUST NORTH OF LOS DURANES PARK, AS SHOWN ON THE VICINITY MAP ON THIS SHEET. IT IS CURRENTLY DEVELOPED WITH 38,290 SQUARE FEET OF BUILDINGS, PARKING LOTS, AND OTHER IMPERVIOUS AREA (TYPE 'D' LAND TREATMENT). THERE IS ALSO 13,210 SQUARE FEET OF SOD AND OTHER LANDSCAPING CLASSIFIED AS TYPE 'B' LAND TREATMENT. THE REMAINING AREA IS HARD COMPACTED DIRT PLAYGROUNDS AND OTHER AREAS CLASSIFIED AS TYPE 'C' LAND TREATMENT. ALL OF THE PROPERTY HAS BEEN DISTURBED BY DEVELOPMENT OR OTHER USE BY THE SCHOOL; THEREFORE, NONE OF THE PROPERTY IS CLASSIFIED AS TYPE 'A' LAND TREATMENT. THE SITE IS TYPICAL OF THE VALLEY AREAS WITH EXTREMELY FLAT TOPOGRAPHY. THE PROPOSED IMPROVEMENTS ARE LIMITED TO A 2,800 SQUARE FOOT CLASSROOM ADDITION THAT WILL BE ATTACHED TO THE EAST END OF THE EXISTING SCHOOL BUILDING. NO OTHER IMPROVEMENTS ARE PLANNED AT THIS TIME.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0331 D, DATED SEPTEMBER 20, 1996 IS NOT WITHIN ANY DESIGNATED 100-YEAR FLOODPLAIN. HOWEVER, IT IS WITHIN THE ZONE X 500-YEAR FLOODPLAIN AS SHOWN ON THE FIRM PANEL ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT IS ANALYZED USING THE JANUARY 1994 RELEASE OF THE AHYMO COMPUTER PROGRAM. ALL CALCULATIONS ARE IN ACCORDANCE WITH THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM IS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION ARE USED TO ESTABLISH THE 1-HOUR, 6-HOUR, AND 24-HOUR PRECIPITATION. AHYMO INPUT AND SUMMARY OUTPUT CALCULATIONS ARE INCLUDED ON THIS SHEET.

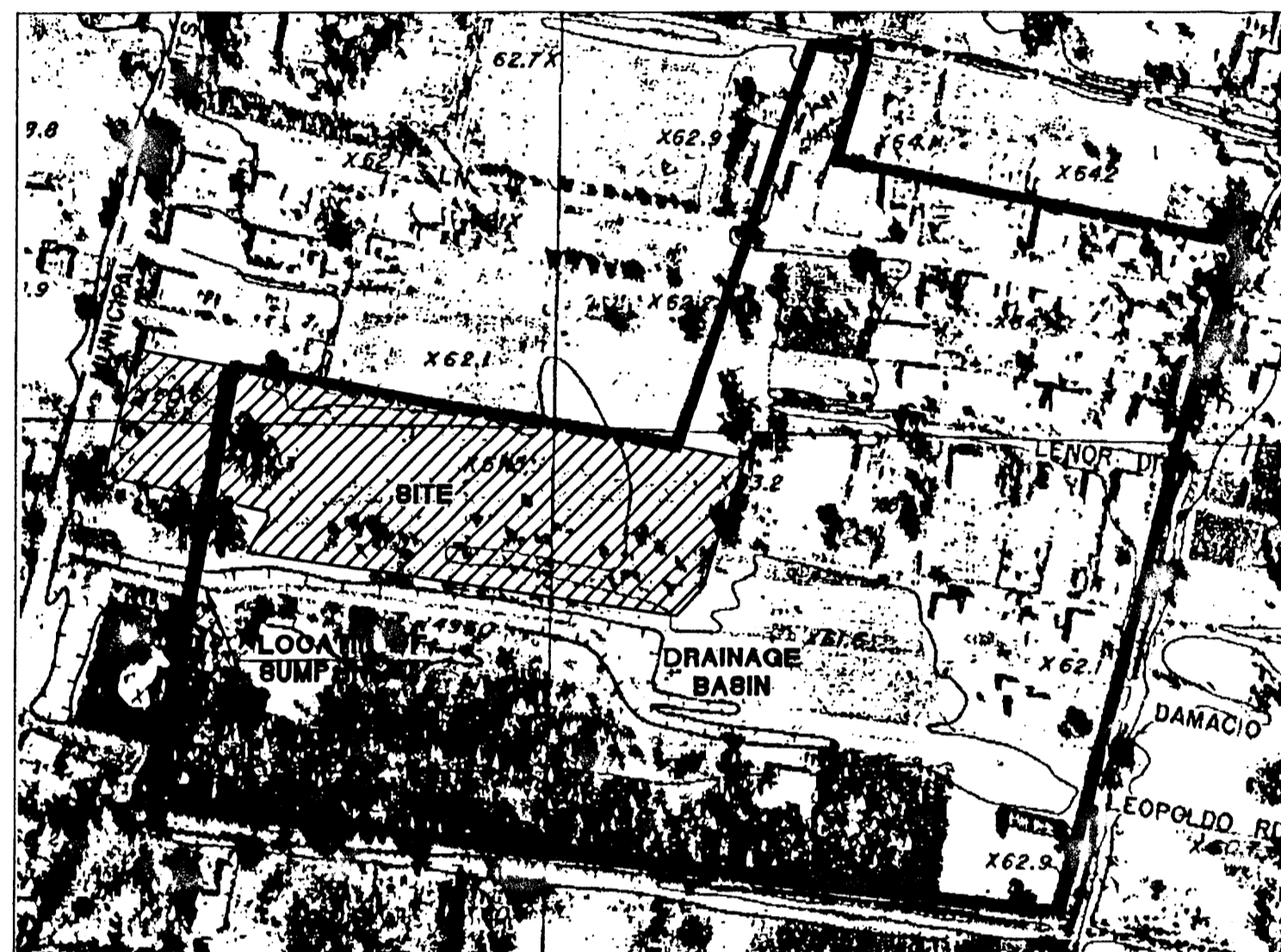
EXISTING DRAINAGE CONDITIONS

THE EXISTING SITE IS DEVELOPED AS DESCRIBED ABOVE IN "LOCATION AND DESCRIPTION". THE SITE IS DIVIDED WITH THE MAJORITY OF THE SITE SHEET FLOWING TO LEOPOLDO ROAD ON THE SOUTH EDGE OF THE PROPERTY. THE PARKING LOT AREA DRAINS TO THE WEST INTO GABALDON ROAD. THERE IS APPROXIMATELY 14,136 SQUARE FEET NEAR THE EAST END OF THE SITE THAT DRAINS INTO AN EXISTING MAN-MADE WETLANDS AND THEREFORE DOES NOT CONTRIBUTE TO THE DRAINAGE AREA. THE DRAINAGE BASIN SHOWN ON THIS SHEET IS BOUNDED BY IRRIGATION CHANNELS ON THE EAST AND SOUTH. THE NORTH AND WEST BOUNDARIES WERE DETERMINED BY DRIVING THE BASIN AND DETERMINING THE MAXIMUM AREA THAT COULD DRAIN TO THE EXISTING STREETS THAT DRAIN TO LEOPOLDO DRIVE. THIS 0.02783 SQUARE MILE DRAINAGE BASIN IS COMPRISED OF THE MONTESSORI OF THE RIO GRANDE (14.2%), LOS DURANES PARK (27.4%), LOS DURANES COMMUNITY CENTER (3.2%), AND A RESIDENTIAL AREA DEVELOPED AT 3.35 DWELLING UNITS PER ACRE (55.2%). EACH TYPE OF DEVELOPMENT WAS DIVIDED INTO RESPECTIVE LAND TREATMENTS AND THEN A COMPOSITE LAND TREATMENT WAS CALCULATED FOR THE ENTIRE BASIN. THE CONTRIBUTING PORTION OF THE EXISTING SCHOOL SITE IS 0% "A", 20.2% "B", 64.4% "C", AND 15.4% "D". THE PARK IS 0% "A", 99.9% "B", 0% "C", AND 0.1% "D". THE COMMUNITY CENTER IS 0% "A", 5% "B", 5% "C", AND 90% "D". THE RESIDENTIAL AREA IS 0% "A", 31.5% "B", 31.5% "C", AND 37% "D". THE CUMULATIVE LAND TREATMENT FOR THIS BASIN IS 0% "A", 47.8% "B", 26.7% "C", AND 25.5% "D". THERE IS APPROXIMATELY 4' OF ELEVATION CHANGE ALONG THE 1650' DRAINAGE PATH FOR THIS BASIN. USING EQUATION (b-1) FROM SECTION 22.2, THE TIME TO PEAK FOR THIS BASIN IS 0.21 HOURS. FROM THIS INFORMATION THE 100-YEAR PEAK DISCHARGE IS CALCULATED TO BE 41.80 CFS AS SEEN IN THE AHYMO SUMMARY ON THIS SHEET. THIS IS THE MAXIMUM FLOW THAT COULD REACH THE SUMP INLET IN LEOPOLDO ROAD. HOWEVER DUE TO THE FLAT NATURE OF THIS BASIN, LOCALIZED PONDING WILL OCCUR THROUGHOUT THE BASIN REDUCING THE NET FLOW TO THE INLET.

DEVELOPED DRAINAGE CONDITIONS

THE AHYMO SUMMARY TABLE, ON THIS SHEET, SUMMARIZES THE EXISTING AND PROPOSED CONDITIONS FOR THIS BASIN. THE ONLY CHANGE TO THE HYDROLOGY WILL BE DECREASING THE SCHOOL SITE LAND TREATMENT "C" BY 2,800 SQUARE FEET AND INCREASING THE SITES "D" LAND TREATMENT BY 2,800 SQUARE FEET. THIS RESULTS IN A NEW COMPOSITE LAND TREATMENT OF 0% "A", 47.8% "B", 26.3% "C", AND 25.9% "D" FOR THE DRAINAGE BASIN. THE BASIN'S INCREASED RUNOFF DUE TO THIS ADDITION IS 0.11 CFS (0.28%) AND 0.006 ACRE-FEET (0.34%). THIS IS A NEGLIGIBLE INCREASE AND WILL NOT ADVERSELY AFFECT THE DOWNSTREAM CAPACITY OF THE STORM DRAIN THAT THIS SITE NATURALLY DRAINS INTO. THEREFORE, THIS ADDITION CAN BE CONSTRUCTED UTILIZING FREE DISCHARGE LIKE THE SITE HAS ALREADY BEEN APPROVED FOR IN THE APRIL 1984 SITE DRAINAGE PLAN PREPARED BY GORDAN & ASSOCIATES.

COA TOPOGRAPHIC MAP H-12 (1" = 200')



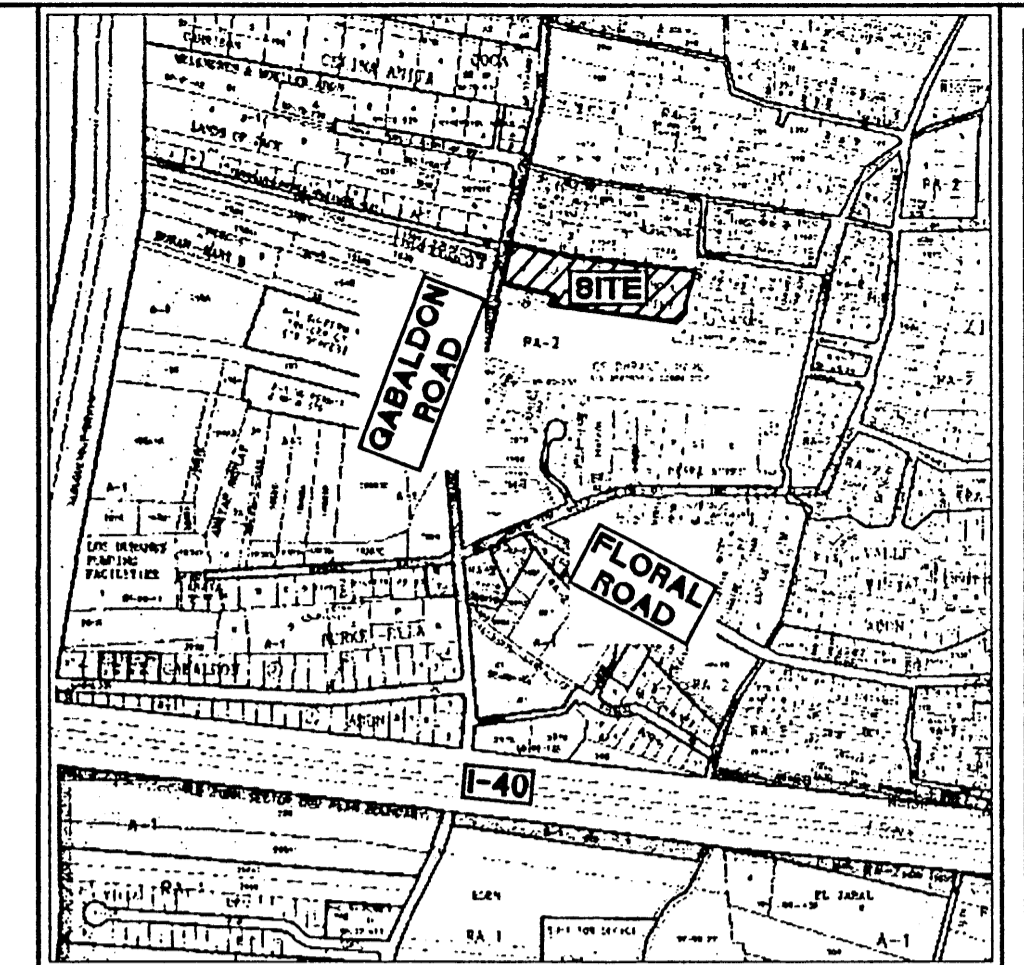
AHYMO INPUT

```
*S***** 100 YEAR, 6 HOUR STORM (Section 22.2 Hydrology)
START 0.00
RAINFALL TYPE=1 RAIN QUARTER=0.0 RAIN ONE=2.01
RAIN SIX=2.35 DAY=2.75 DT=0.03333
*S*****
EXISTING CONDITIONS *****
COMPUTE NM HYD ID=1 HYD=SITE.0 DA=0.02783 SQ MI
%A= 0.00 %B= 47.8 %C= 26.7 %D= 25.5
TP=0.21 RAINFALL=-1
ID=1 CODE=1
PRINT HYD
*S*****
DEVELOPED CONDITIONS *****
COMPUTE NM HYD ID=1 HYD=SITE.0 DA=0.02783 SQ MI
%A= 0.00 %B= 47.8 %C= 26.3 %D= 25.9
TP=0.21 RAINFALL=-1
ID=1 CODE=1
PRINT HYD
FINISH
```

AHYMO SUMMARY OUTPUT

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
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 RUN DATE (MON/DAY/YR) =08/14/2001

COMMAND	IDENTIFICATION NO.	NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE
*S*****	100 YEAR, 6 HOUR STORM (Section 22.2 Hydrology)							1
START	RAINFALL TYPE=1							
*S*****	EXISTING CONDITIONS *****							
COMPUTE NM HYD	SITE.0	1	.02783	41.80	1.784	1.20189	1.600	2.347 PER IMP= 25.50
*S*****	DEVELOPED CONDITIONS *****							
COMPUTE NM HYD	SITE.0	1	.02783	41.91	1.790	1.20595	1.600	2.353 PER IMP= 25.90
FINISH								



VICINITY MAP H-12

TOPOGRAPHIC SURVEY NOTES

THE RECORD INFORMATION SHOWN HEREON WAS PROVIDED BY THE OWNER. A BOUNDARY SURVEY WAS NOT INCLUDED TO VERIFY THESE DIMENSIONS.

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY THE OWNER. ENGINEER DOES NOT GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED BY THE OWNER AS SUCH.

ACS BENCHMARK

ACS MONUMENT "7-H13", LOCATED AT THE BASE OF A LIGHT PILE ON THE WEST SIDE OF RIO GRANDE BOULEVARD AT THE INTERSECTION OF INDIAN SCHOOL ROAD, ELEVATION = 4961.715.

BEAM ENGINEERING AND SURVEYING
 15675 13TH AVENUE NW
 ALBUQUERQUE, NM 87124
 PHONE (505) 891-4001
 FAX (505) 891-4002
 www.beameng.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 NO. 13672

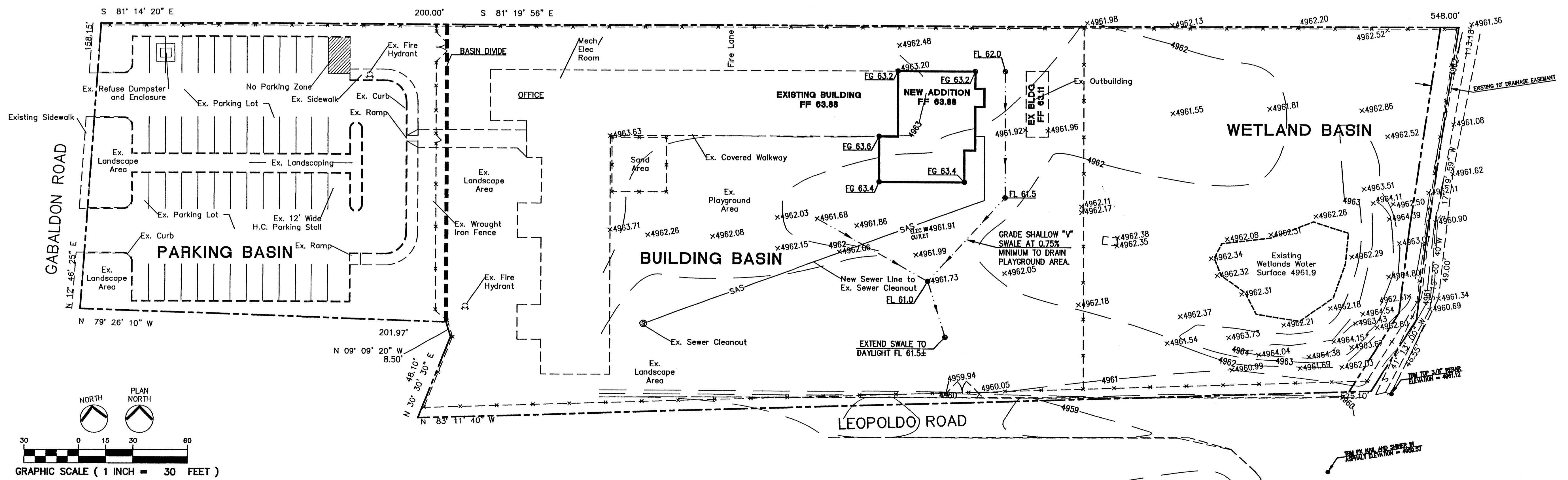
LEGAL DESCRIPTION
 LOT NO.: A
 SUBDIVISION: AMRITAR ACADEMY
 ADDRESS: 1650 GAB RD. NW
 ALBUQUERQUE, NEW MEXICO

CLASSROOM ADDITION
 MONTESSORI
 OF THE RIO GRANDE

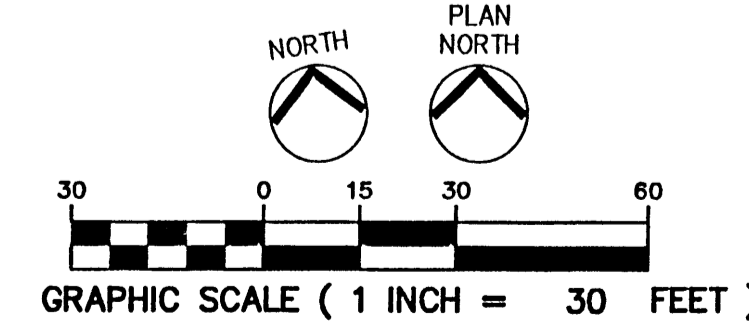
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 1. CIVIL GENERAL NOTES
 2. GRADING AND DRAINAGE PLAN
 3. TRAFFIC CIRCULATION LAYOUT

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 15 AUG. '01

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GRADING AND DRAINAGE PLAN



CIVIL GENERAL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCES MADE TO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS REFER TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THESE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER IN A TIMELY MANNER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY, INCLUDING ENGINEERING DESIGN FEES.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR DESIRES TO REMOVE FENCING TO ACCOMMODATE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE THE FENCE IS REMOVED. CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION AT THE EARLIEST OPPORTUNITY. WHILE ANY FENCING IS REMOVED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS RESTORED.

WORK WITHIN ADJACENT RIGHT-OF-WAY

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAYS OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL ASSURE THAT ALL PERMITS AND PERMISSIONS REQUIRED HAVE BEEN OBTAINED IN WRITING.

SURVEY MONUMENTS, PROPERTY CORNERS, BENCHMARKS

THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST SEVEN DAYS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT COULD DAMAGE OR DISPLACE SURVEY MONUMENTS, PROPERTY CORNERS, OR PROJECT BENCHMARKS SO THESE ITEMS MAY BE RELOCATED.

ANY SURVEY MONUMENTS, PROPERTY CORNERS, OR BENCHMARKS THAT ARE NOT IDENTIFIED FOR RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT. RELOCATION OR REPLACEMENT OF THESE ITEMS SHALL BE DONE BY THE OWNER'S SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

DIMENSIONS

ALL DIMENSIONS TO CURBS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN PERCENT UNLESS OTHERWISE NOTED.

CURB ELEVATIONS ARE SHOWN AT THE FLOW LINE UNLESS OTHERWISE NOTED. SEE THE DETAIL SHEET TO DETERMINE THE CURB HEIGHT ABOVE FLOW LINE.

SOILS

UNLESS OTHERWISE SPECIFIED, SUBGRADE, ENGINEERED FILL, AND STRUCTURAL FILL SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS OF THE ASTM D-1557 MAXIMUM DRY DENSITY.

MATERIAL / LOCATION	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95%
SUBBASE FOR SLAB SUPPORT	95%
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROADWAY PAVEMENT	95%
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90%
ROADWAY PAVEMENT SUBGRADE	95%
SIDEWALK SUBGRADE	90%
CURB AND GUTTER SUBGRADE	95%

PAVEMENT

WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE BEFORE PAVING.

WHEN SIDEWALK OR CURB AND GUTTER IS REMOVED, IT SHALL BE REMOVED TO EXISTING CONSTRUCTION JOINTS. CUTTING OR BREAKING SHALL NOT BE ALLOWED.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1, THROUGH 14-8, NMSA 1978.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2537 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATION. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CARELESS CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING VALVES SHALL ONLY BE OPERATED BY THE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY A MINIMUM OF TWO WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.

THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER AND AFFECTED UTILITY COMPANY A MINIMUM OF THREE WORKING DAYS BEFORE THE INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXISTING OR NEW, IN THEIR CORRECT LOCATION, HORIZONTAL AND VERTICAL. THIS RECORD SET OF DRAWINGS SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME DURING CONSTRUCTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PREPARE ANY DUST CONTROL OR EROSION CONTROL PERMITS REQUIRED FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITH THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY BY CONSTRUCTION OF TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR IMPERVIOUS SURFACES SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC., SHALL BE APPROPRIATELY DISPOSED OF OFFSET AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE FIRM, SLIDE RESISTANT AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

TRAFFIC CONTROL

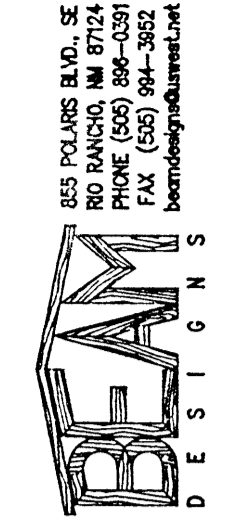
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.

ABBREVIATIONS

A = AIR LINE	MH = MANHOLE
AD = AREA DRAIN	NG = NATURAL GROUND
AIP = ABANDONED IN PLACE	OE = OVERHEAD ELECTRIC LINE
BLDG = BUILDING	OT = OVERHEAD TELEPHONE LINE
BM = BENCHMARK	PB = ELECTRICAL PULL BOX
CATV = CABLE TELEVISION LINE	PCC = PORTLAND CEMENT CONCRETE
CIP = CAST IRON PIPE	PP = POWER POLE
CMP = CORRUGATED METAL PIPE	PROP = PROPOSED
CMPA = CORRUGATED METAL PIPE ARCH	PVC = POLYVINYL CHLORIDE PIPE
CO = CLEANOUT	RCP = REINFORCED CONCRETE PIPE
COA = CITY OF ALBUQUERQUE	RD = ROOF DRAIN
CONC = CONCRETE	R/W = RIGHT-OF-WAY
CL = CENTERLINE	S = SLOPE
DIA = DIAMETER	SAS = SANITARY SEWER
DIP = DUCTILE IRON PIPE	SD = STORM DRAIN
DTL = DETAIL	STA = STATION
DWG = DRAWING	STD = STANDARD
E = ELECTRIC LINE	SW = SIDEWALK
ELEC. = ELECTRIC	T = TELEPHONE
EL = ELEVATION	TA = TOP OF ASPHALT PAVEMENT
EX = EXISTING	TAC = TOP OF ASPHALT CURB
FF = FINISHED FLOOR ELEVATION	TC = TOP OF CONCRETE SLAB (PAVEMENT)
FG = FINISHED GRADE	TCC = TOP OF CONCRETE CURB
FH = FIRE HYDRANT	TG = TOP OF GRATE
FL = FLOW LINE	TS = TOP OF SIDEWALK
G = GAS PIPE	TW = TOP OF WALL
GM = GAS METER	TYP = TYPICAL
GV = GATE VALVE	TB = TELEPHONE BOX
HI PT = HIGH POINT	UE = UNDERGROUND ELECTRIC
INV = INVERT ELEVATION	UT = UNDERGROUND TELEPHONE
LF = LINEAL FEET	W = WATER
LP = LIGHT POLE	WM = WATER METER
L/S = LANDSCAPING	WV = WATER VALVE

LEGEND

PROPERTY LINE	---
EX FENCE	-x-x-
EX BUILDING	----
EX SIDEWALK/CURB	----
EX CONTOUR LINE	---5160---
PROPOSED ADDITION	=====
SWALE	-----
DRAINAGE BASIN DIVIDE	-----
EXISTING SPOT ELEVATION	EG 63.4
PROPOSED SPOT ELEVATION	x4961.86



LEGAL DESCRIPTION
LOT NO.: A
SUBDIVISION: AMRITSAR ACADEMY
ADDRESS
1650 GAB RD. NW
ALBUQUERQUE, NEW MEXICO

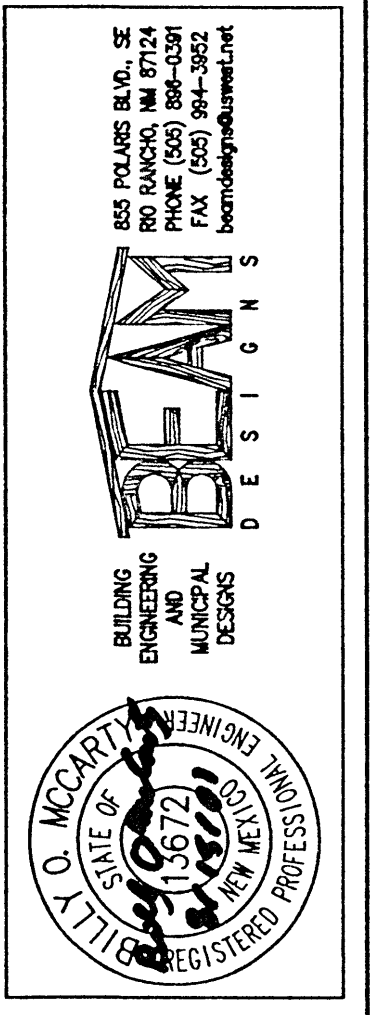
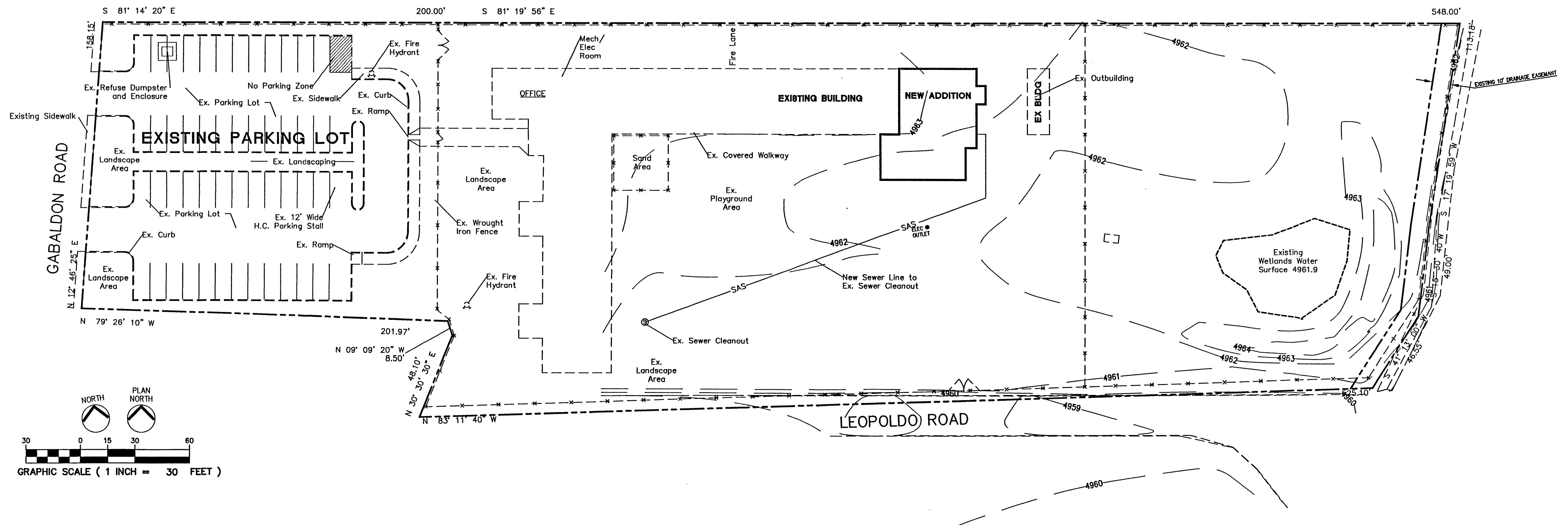
CLASSROOM ADDITION
MONTESSORI
OF THE RIO GRANDE

SHEET CONTENTS
1. CIVIL GENERAL NOTES
2. GRADING AND DRAINAGE PLAN
3. TRAFFIC CIRCULATION LAYOUT

DATE
15 AUG. '01

SHEET #
5
OF
7

THE PARKING LOT ALREADY EXISTS FOR THIS PROPERTY.
NO MODIFICATIONS TO THE TRAFFIC CIRCULATION WILL BE MADE AT THIS TIME.



LEGAL DESCRIPTION
LOT NO.: A
SUBDIVISION: ARTISAR ACADEMY
ADDRESS: 1650 GAB RD. NW
ALBUQUERQUE, NEW MEXICO

CLASSROOM ADDITION
MONTESSORI
OF THE RIO GRANDE

SHEET CONTENTS
1. CIVIL GENERAL NOTES
2. GRADING AND DRAINAGE PLAN
3. TRAFFIC CIRCULATION LAYOUT

DATE
15 AUG. '01

SHEET #
OF
A

STEVE L. WILLEMS
P.O. BOX 103
TIJERAS, N.M.

SLW
DRAFTING & DESIGN

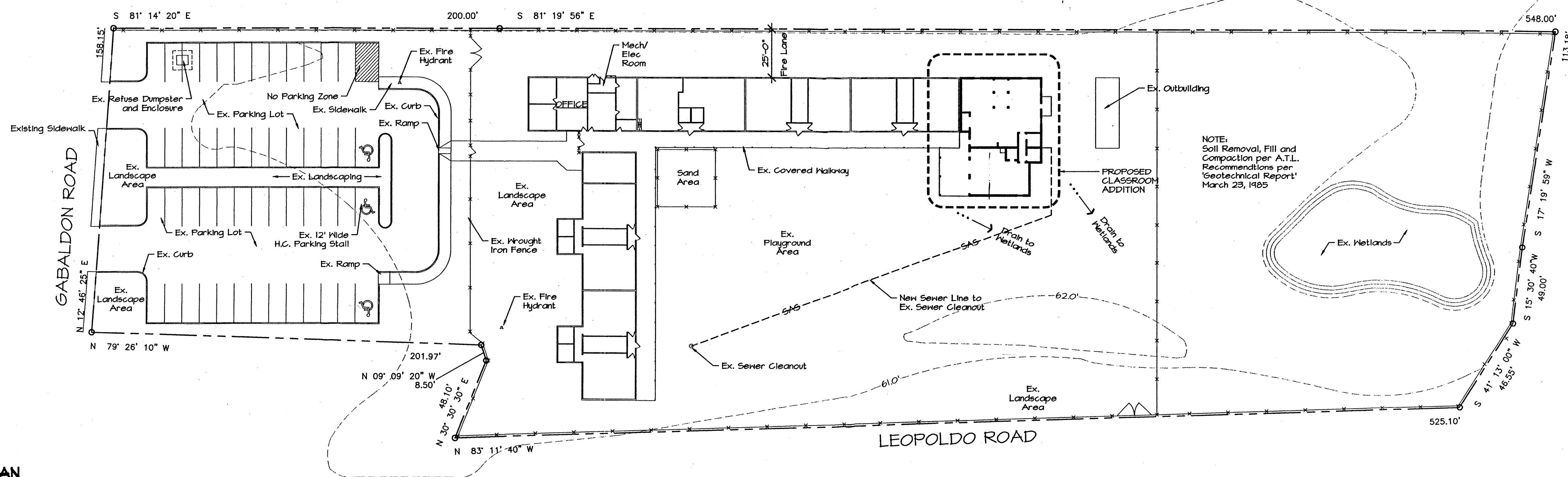
LEGAL DESCRIPTION
LOT NO.: A
SUBDIVISION: AMRITSAR ACADEMY
ADDRESS:
1650 GABALDON RD, NW
ALBUQUERQUE, NEW MEXICO

CLASSROOM ADDITION
MONTESSORI
OF THE RIO GRANDE

SHEET CONTENTS
1. SITE PLAN

DATE
13 JUNE '01

SHEET #
7
OF
7



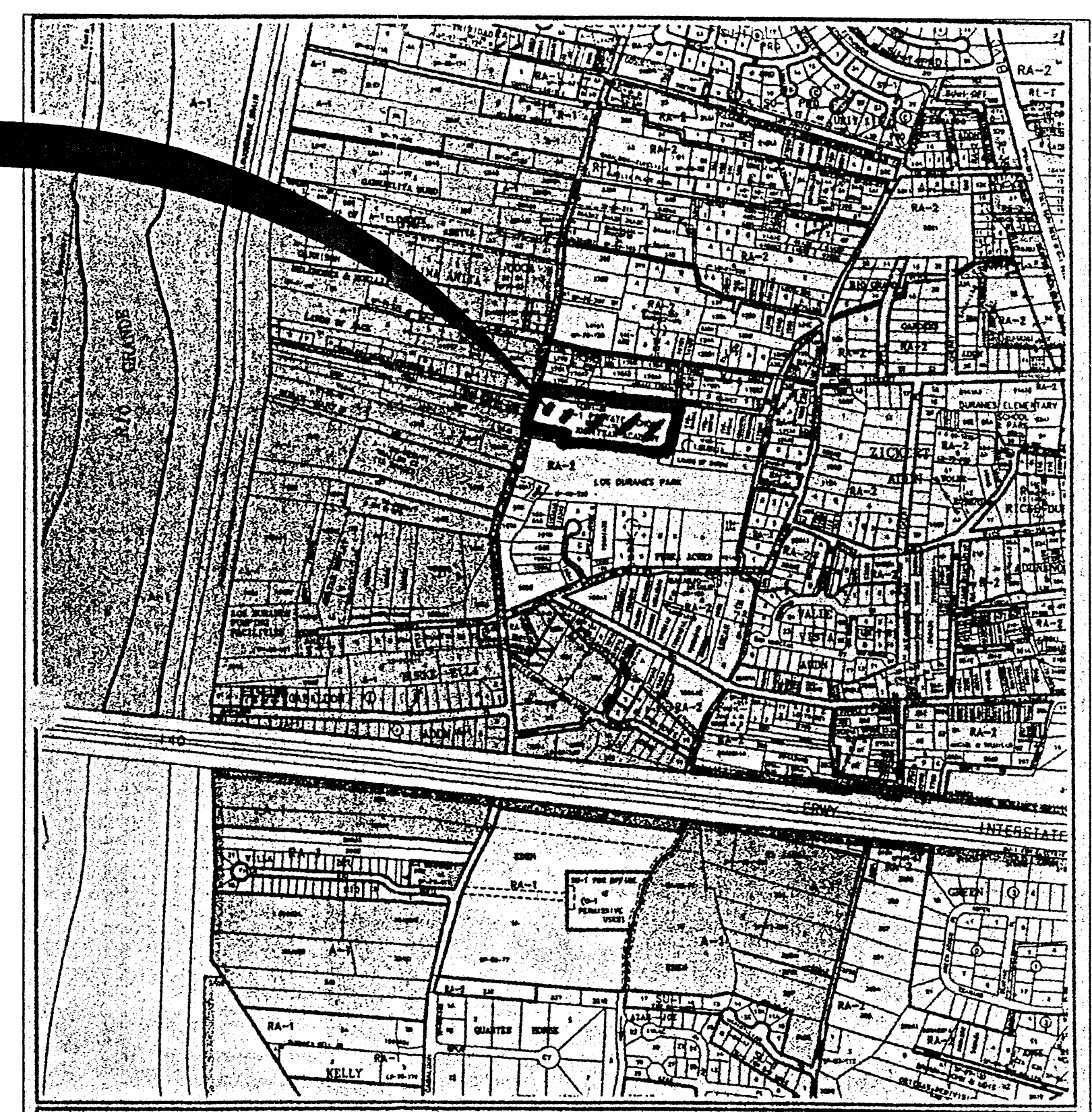
NOTE:
Soil Removal, Fill and
Compaction per A.T.L.
Recommendations per
'Geotechnical Report'
March 23, 1985

1 SITE PLAN
1" = 50'

M O N T E S S O R I OF THE R I O G R A N D E

- A. ADDRESS:
1650 GABALDON ROAD, NW
ALBUQUERQUE, NEW MEXICO
- B. ZONE ATLAS MAP:
H-12-Z
- C. SQUARE FT.:
5-6 CLASSROOM = 1,470 Sq.Ft.
ARTS & CRAFTS/ DAYCARE = 842 Sq.Ft.
TOTAL = 2,312 Sq.Ft.
- D. LANDSCAPE REQUIREMENTS:
OVERALL SITE: 3.3 ACRES = 143,748 Sq.Ft.
EXISTING BUILDINGS, SIDEWALKS AND PARKING LOT = 35,712 Sq.Ft.
PROPOSED CLASSROOM and ARTS & CRAFTS/ DAYCARE = 2,800 Sq.Ft.
TOTAL LANDSCAPED AREA = 105,176 Sq.Ft.
TOTAL LANDSCAPED AREA REQUIRED (15%) = 95,832 Sq.Ft.

SITE LOCATION



Parking for employees

E. PLUMBING FIXTURE REQUIREMENTS (SECTION 2905, UBC):
5-6 GRADE CLASSROOM:
GROUP E: 1,470 SQ FT / 50 SQ FT PER OCCUPANT = 30 OCCUPANTS

- WATER CLOSETS REQUIRED:
GROUP E: (TABLE A-29-A, UBC):
FIXTURES PER PERSON:
- WATER CLOSETS PROVIDED:
GROUP E:
FIXTURES PER PERSON:
- LAVATORIES REQUIRED:
GROUP E (TABLE A-29-A, UBC):
FIXTURES PER PERSON:
- LAVATORIES PROVIDED:
GROUP X (TABLE A-29-A, UBC):
FIXTURES PER PERSON:

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
JUL 7 2001
SIGNATURE & DATE

GRAPHIC SCALE IN FEET
0 250 500 750 1000

Zone Atlas Page
H-12-Z
Map Assembled through December 31, 2002

ALBUQUERQUE
PLANNING DEPARTMENT
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