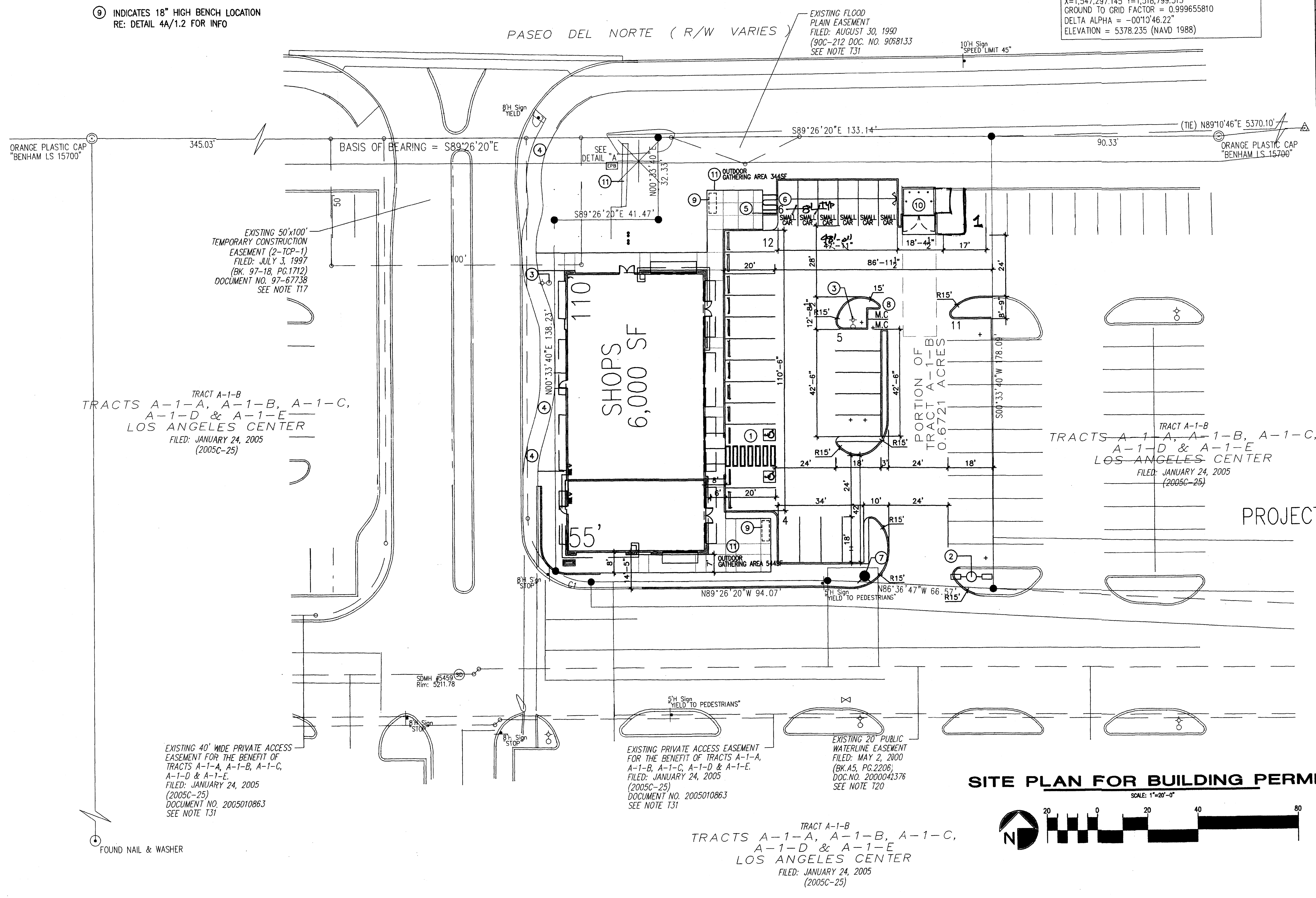


KEYED NOTE:

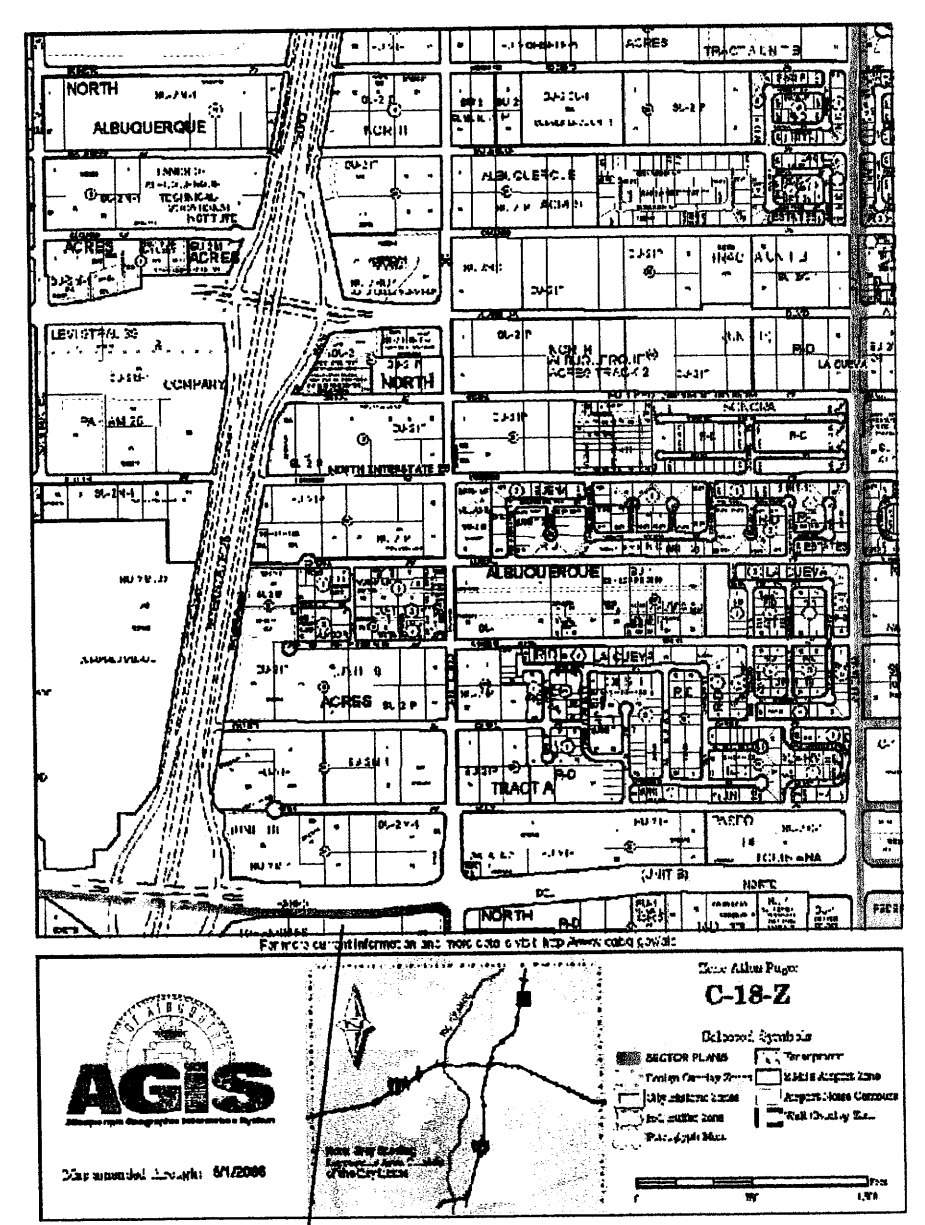
- ① PROPOSED H.C. PARKING LOCATION RE: DETAIL 9/A1.2 FOR INFORMATION
- ② PROPOSED LIGHT POLE LOCATION RE: 6/A1.2 FOR POLE DETAIL
- ③ EXISTING LIGHTPOLE TO REMAIN
- ④ EXISTING 6' SIDEWALK TO REMAIN
- ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DET 4A/A1.2
- ⑥ INDICATES SMALL CAR PARKING SPACE (7'-6" X 18'TYP.)
- ⑦ INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- ⑧ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS/ DET 3/A1.2 FOR SIGNAGE REQ.
- ⑨ INDICATES 18" HIGH BENCH LOCATION RE: DETAIL 4A/A1.2 FOR INFO
- ⑩ INDICATES DUMPSTER/COMPACTOR LOCATION WITH RECYCLE AREA RE: DETAIL 12/A1.2 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- ⑪ OUTDOOR GATHERING AREA RE: LOCATION FOR SIZE

USC&GS BRASS DISK STAMPED "HEAVEN 1969"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,547,297.145 Y=1,518,789.515
 GROUND TO GRID FACTOR = 0.999655810
 DELTA ALPHA = -00°10'46.22"
 ELEVATION = 5378.235 (NAVD 1988)



LEGAL DESCRIPTION	PORTION OF TRACT A-1-B
PROPOSED TRACT NUMBER:	A-1-B
TOTAL ACREAGE:	AREA= .6721 AC
EXISTING ZONING:	
PROPOSED ZONING:	
BUILDING SIZE:	6,000SF
FAR:	.206
PROPOSED NUMBER OF STRUCTURES:	1
PROPOSED USE:	RETAIL
TOTAL PARKING PROVIDED:	40 SPACES
TOTAL PARKING REQ. (INC. EMPLOYEE):	31 SPACES
HC PROVIDED:	2 H.C. (INC. 2 VAN ACCESSIBLE)
HC REQUIRED:	2 H.C. SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE

REV	DATE	BY	REVISION



MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

2 VICINITY MAP
 Scale: N.T.S.

PROJECT NUMBER: 1001946
 APPLICATION NUMBER: 04 DRB 70156

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission () on 05/10/09 and the findings and conditions in the Official Modification of Decision are satisfied.

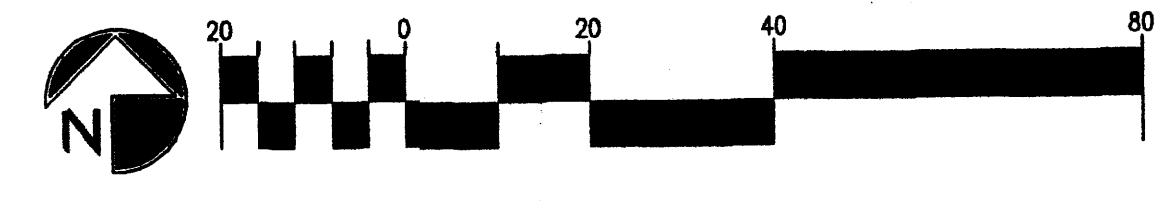
Is an Infrastructure List required? () YES NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division: *[Signature]* Date: 06/10/09
 Water Utility Department: *[Signature]* Date: 6-10-09
 Parks and Recreation Department: *[Signature]* Date: 6/10/09
 City Engineer: *[Signature]* Date: 6/10/09
 Environmental Health Department: *[Signature]* Date: 6/10/09
 Solid Waste Management: *[Signature]* Date: 6/10/09
 DRB Chairperson, Planning Department: *[Signature]* Date: 6/10/09

* Environmental Health, if necessary

SITE PLAN FOR BUILDING PERMIT

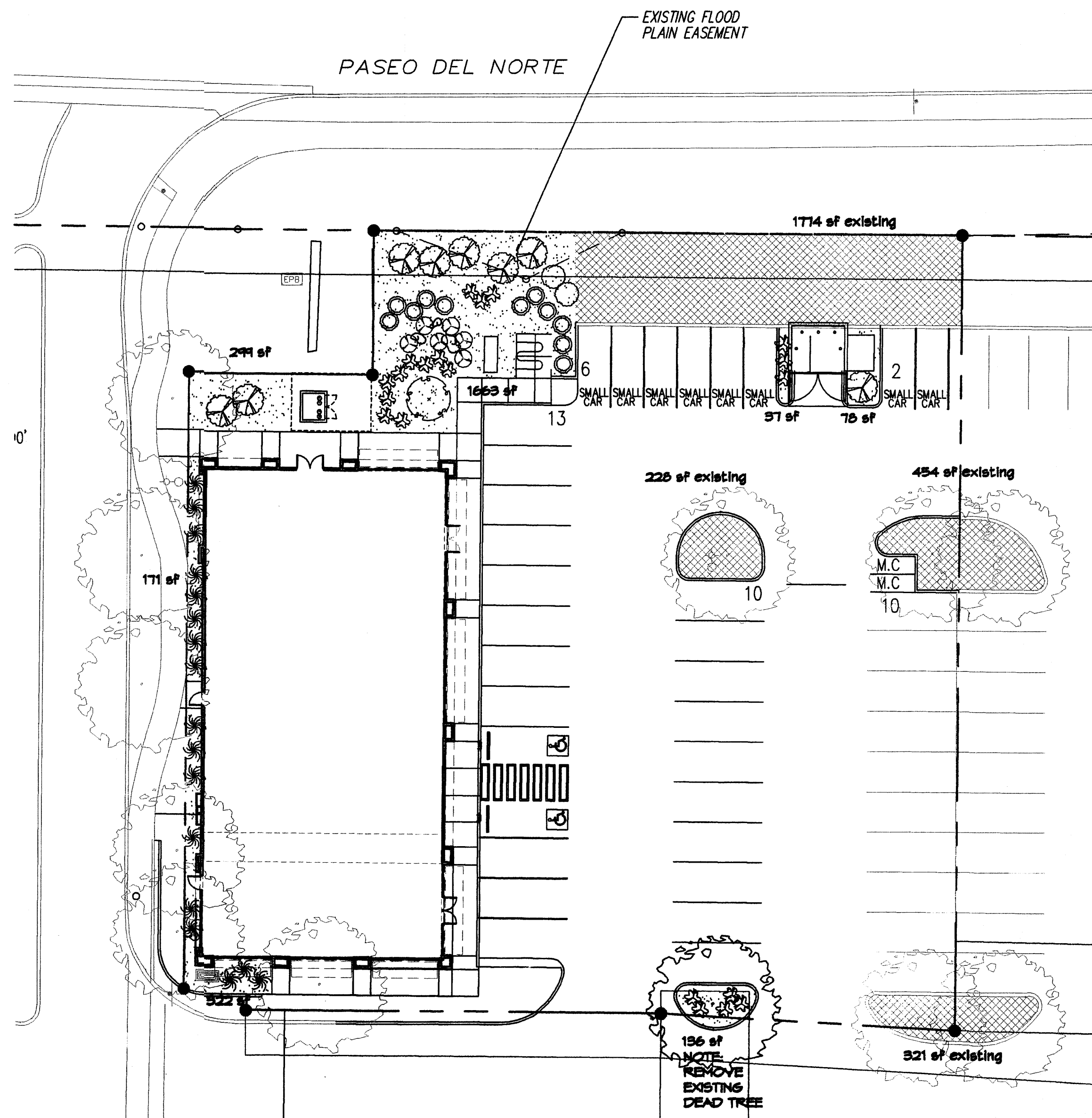


PROJECT TITLE: SHOPS-1
 S.W.C. OF PASEO AND SAN PEDRO N.E. ALBUQUERQUE, NEW MEXICO

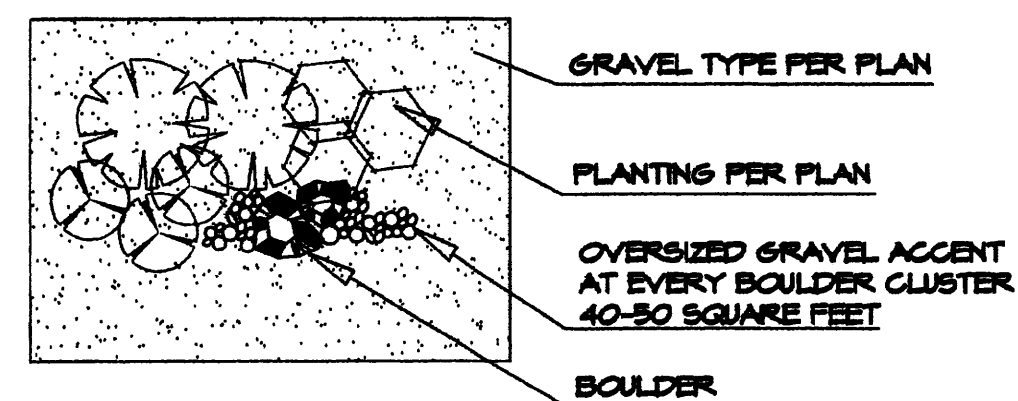
PROJECT NUMBER: 1001946
 DRAWN BY: MSW
 JOB NO.:
 SHEET TITLE: SITE PLAN FOR BLDG PERMIT

DATE: 4/12/09
 SCALE: AS NOTED
A1.0

ORIGINAL APPROVED BPC/DRB PKG.



GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	29265	square feet
TOTAL BUILDINGS AREA	6050	square feet
NET LOT AREA	23215	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3482	square feet
TOTAL EXISTING LANDSCAPE AREA	2777	square feet
TOTAL NEW BED PROVIDED	2706	square feet
LIVE GROUNDCOVER REQ.	75%	square feet
TOTAL LIVE GROUNDCOVER REQUIREMENT	2080	square feet
TOTAL NEW LIVE GROUNDCOVER PROVIDED	2055 (75%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	5483 (24%)	square feet

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required = 4 Provided = 1 NEW AND 3 EXISTING

NOTE TO CLIENT:

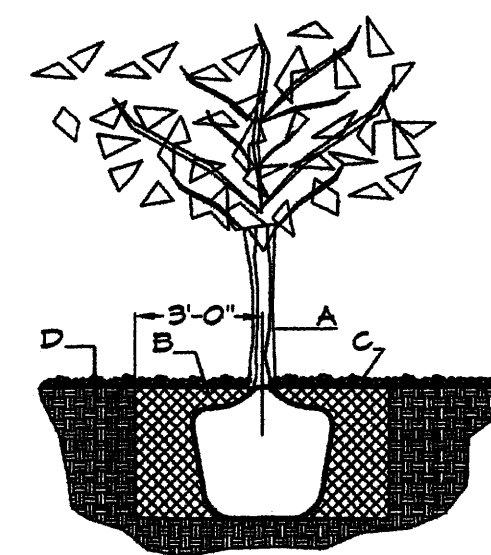
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

PLANT LEGEND

TO MATCH EXISTING LANDSCAPING

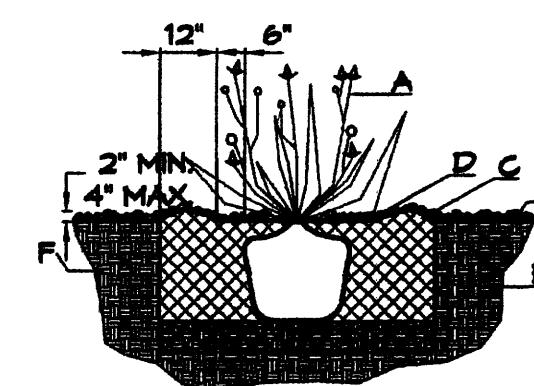
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- HONEY LOCUST 1**
Gleditsia triacanthos
2" Cal., 12'-14" inst./60" x 60" maturity
Water (M) Allergy (L) 0sf
- SHRUBS/ORNAMENTAL GRASSES**
- FIVE GAL.**
- BUTTERFLY BUSH 1**
Buddleia davidii
5 Gal., 12'-3" inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
- APACHE PLUME 2**
Fallugia paradoxa
5 Gal., 10'-5" inst./6' x 7' maturity
Water (L) Allergy (L) 4sf
- WANDGRASS 17**
Miscanthus sinensis
5 Gal., 10'-5" inst./3' x 5' maturity
Water (M) Allergy (L) 25sf
- ONE GAL.**
- TURPENTINE BUSH 11**
Ericameria laricifolia
1 Gal., 6'-15" inst./3' x 4" maturity
Water (L) Allergy (L) 16sf
- WILDFLOWER 6**
1 Gal., 5'-15" inst./varies at maturity
Water (varies) Allergy (varies) 4sf
- THREADGRASS 20**
Stipa tenuissima
1 Gal., 5'-15" inst./2' x 2' maturity
Water (L) Allergy (L) 4sf
- GROUNDCOVERS**
- HONEYSUCKLE 8**
Lonicera japonica 'Halliana'
1 Gal., 6'-15" inst./3' x 12' maturity
Water (M) Allergy (L) 14sf
Unstaked-groundcover
- HARDSCAPES**
- OVERSIZED GRAVEL**
4 4 BOULDERS
- SANTA ANA TAN GRAVEL**
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
- EXISTING LANDSCAPE**
- * DENOTES EVERGREEN PLANT MATERIAL
- EXISTING TREE - MINIMUM 2" CALIPER**



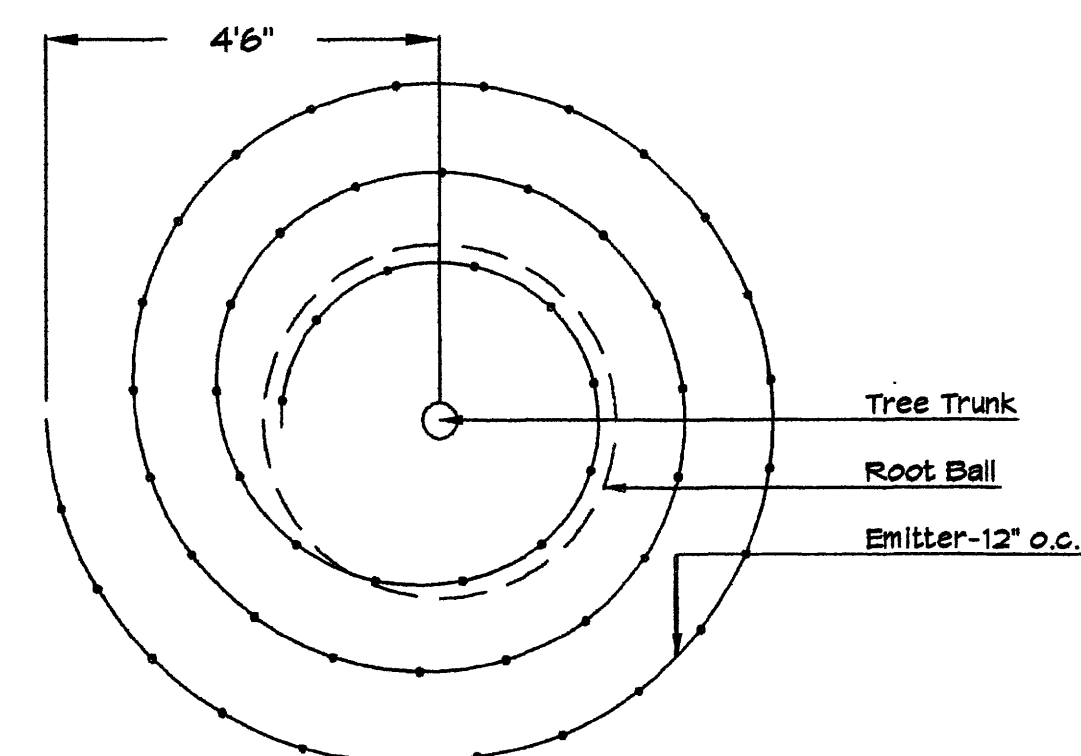
TREE PLANTING DETAIL

- NTS
GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- TREE
 - BACKFILL WITH EXISTING SOIL.
 - 3" DEPTH OF GRAVEL MULCH.
 - UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

- NTS
GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- SHRUB.
 - BACKFILL WITH EXISTING SOIL.
 - EARTH BERM AROUND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTURBED SOIL.



Netafim Spiral Detail

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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, Foliage 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 Ana Tan Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (30' length) with 5 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves.

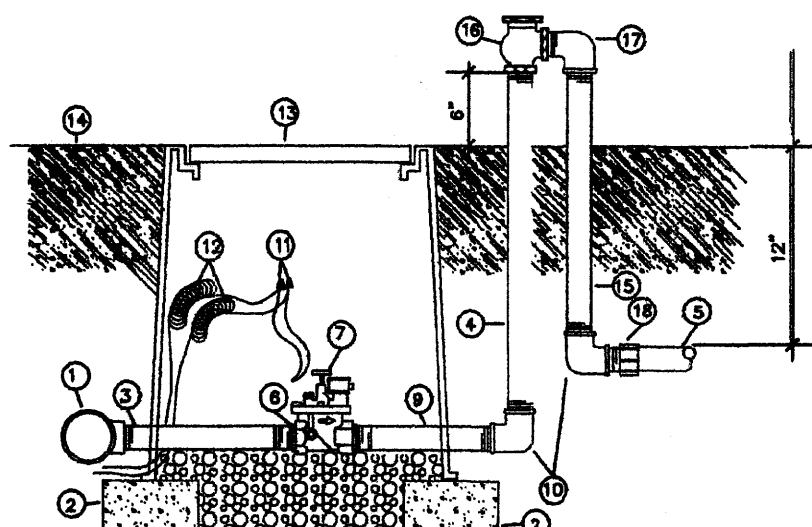
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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.

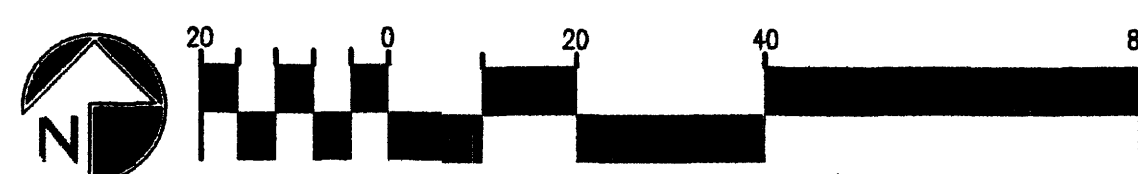
Water and Power source shall be the responsibility of the Developer/Builder.



- ① MAINLINE FITTING
- ② OMI BLOCK
- ③ GALVANIZED NIPPLE
- ④ 24" TO 36" GALVANIZED NIPPLE
- ⑤ LATERAL PIPE
- ⑥ REDUCER BUSHING
- ⑦ AUTOMATIC VALVE (SEE LEGEND)
- ⑧ GRAVEL
- ⑨ GALVANIZED NIPPLE
- ⑩ GALVANIZED ELBOW
- ⑪ WATERROOF WIRE CONNECTOR
- ⑫ WIRE EXPANSION LOOPS
- ⑬ VALVE BOX
- ⑭ FINISH GRADE
- ⑮ GALVANIZED NIPPLE - 18" TO 24" LENGTH
- ⑯ ATMOSPHERIC VACUUM BREAKER
- ⑰ GALVANIZED STREET ELL
- ⑱ TEE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

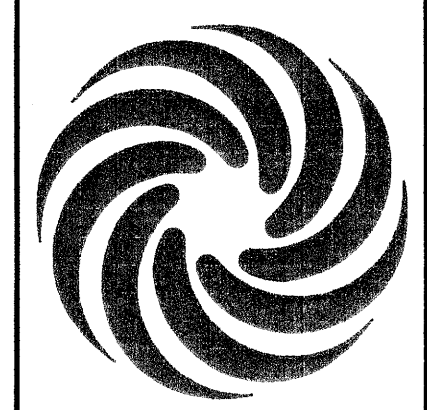
LANDSCAPE PLAN FOR BUILDING PERMIT



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

REV	DATE	BY	REVISION

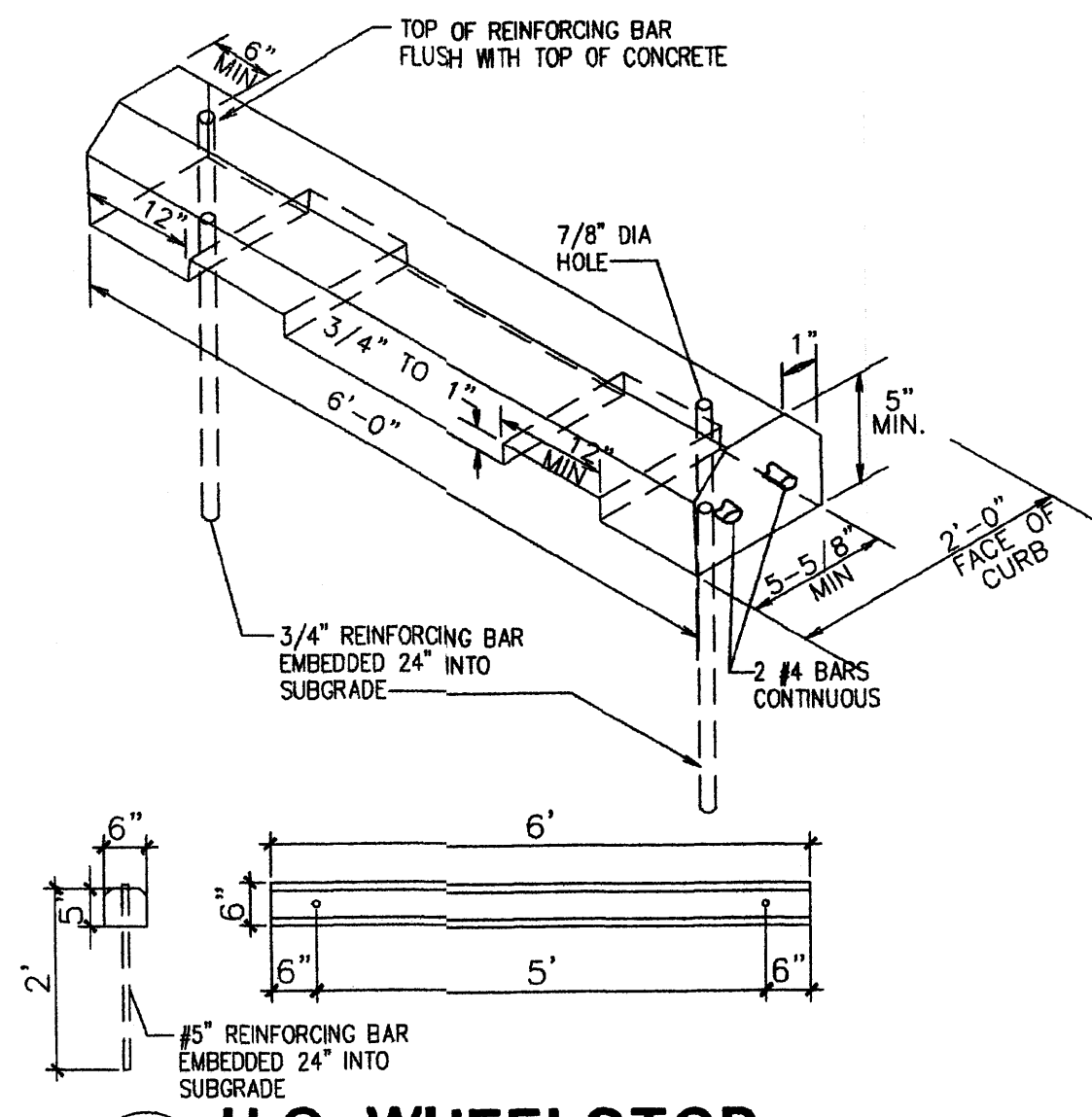
MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



DATE: 4/20/09
SCALE: AS NOTED

PROJECT TITLE: SHOPS-1 S.W.C. OF PASEO, AND SAN PEDRO N.E. ALBUQUERQUE, NEW MEXICO
PROJECT NUMBER: 009
JOB NO.:
DRAWN BY: RMC
CHECKED BY: STEPHEN DUNBAR, AIA
DATE: 4/20/09
SCALE: AS NOTED

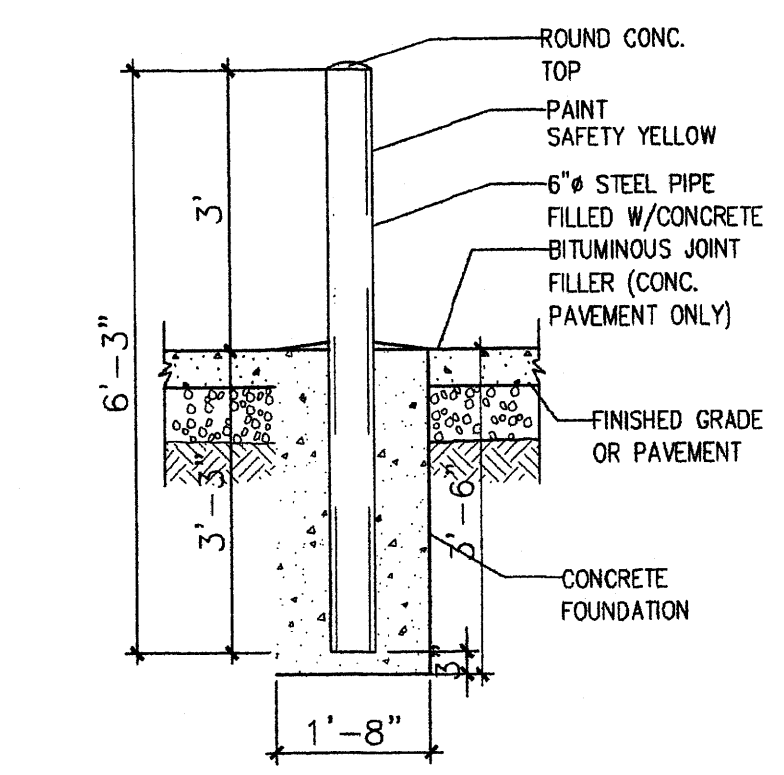
DATE: 4/20/09
SCALE: AS NOTED



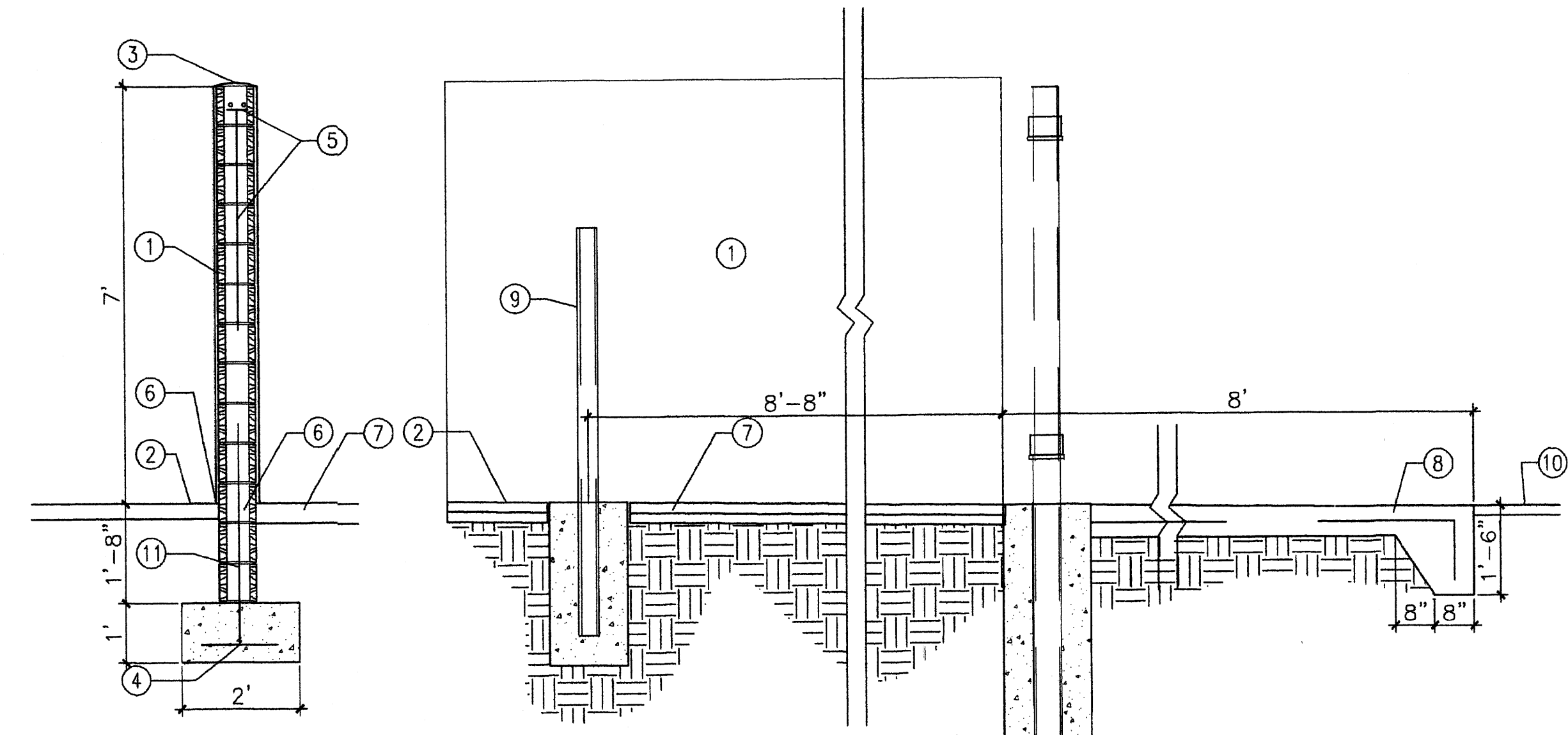
2 H.C. WHEELSTOP
Scale: 1/2"=1'-0"

- KEYED NOTES**
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: BASKET BEIGE SW 6143
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS; #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURA-WALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

15 ENCLOSURE NOTES
Scale: N.T.S.

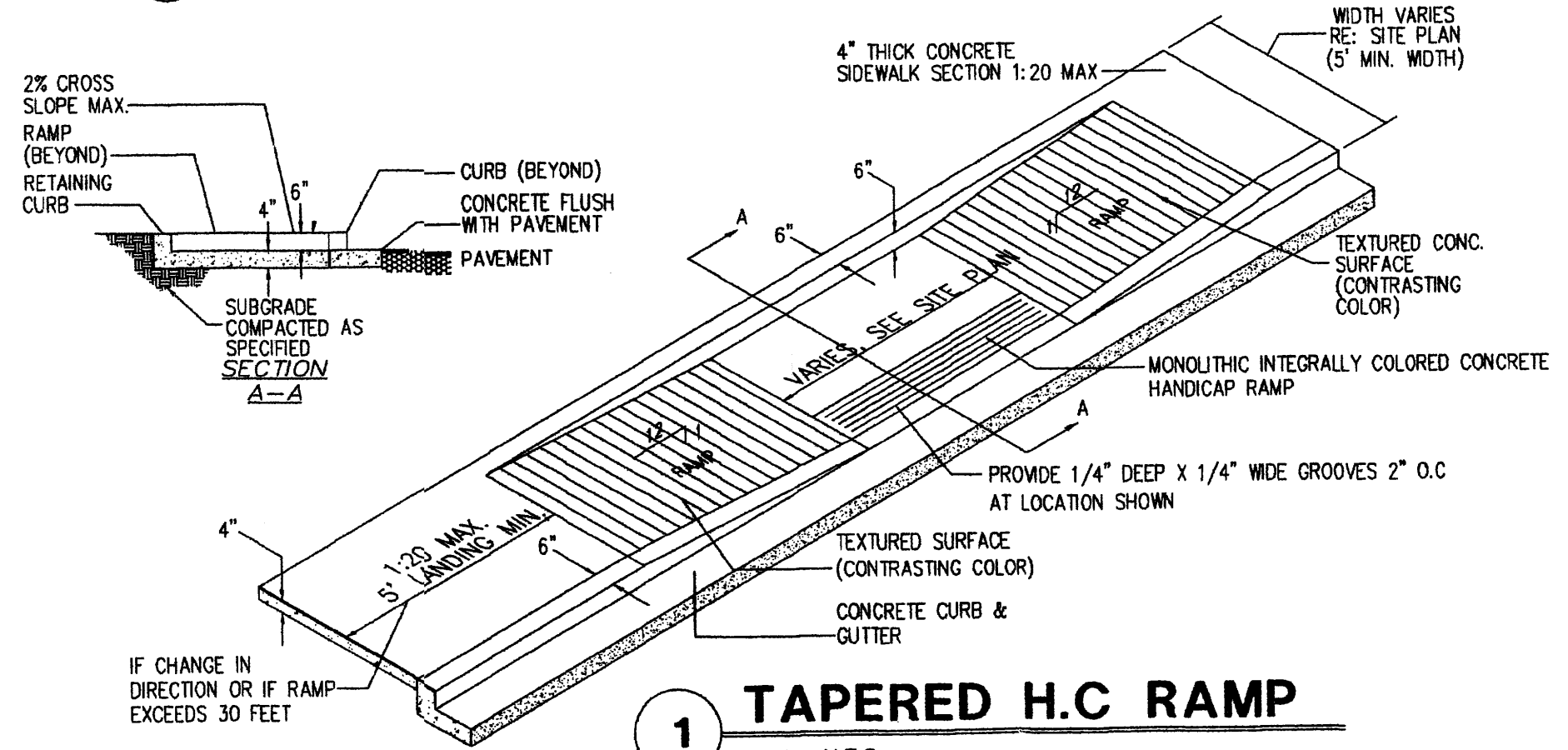


5 BOLLARD DETAIL
Scale: 1/2"=1'-0"

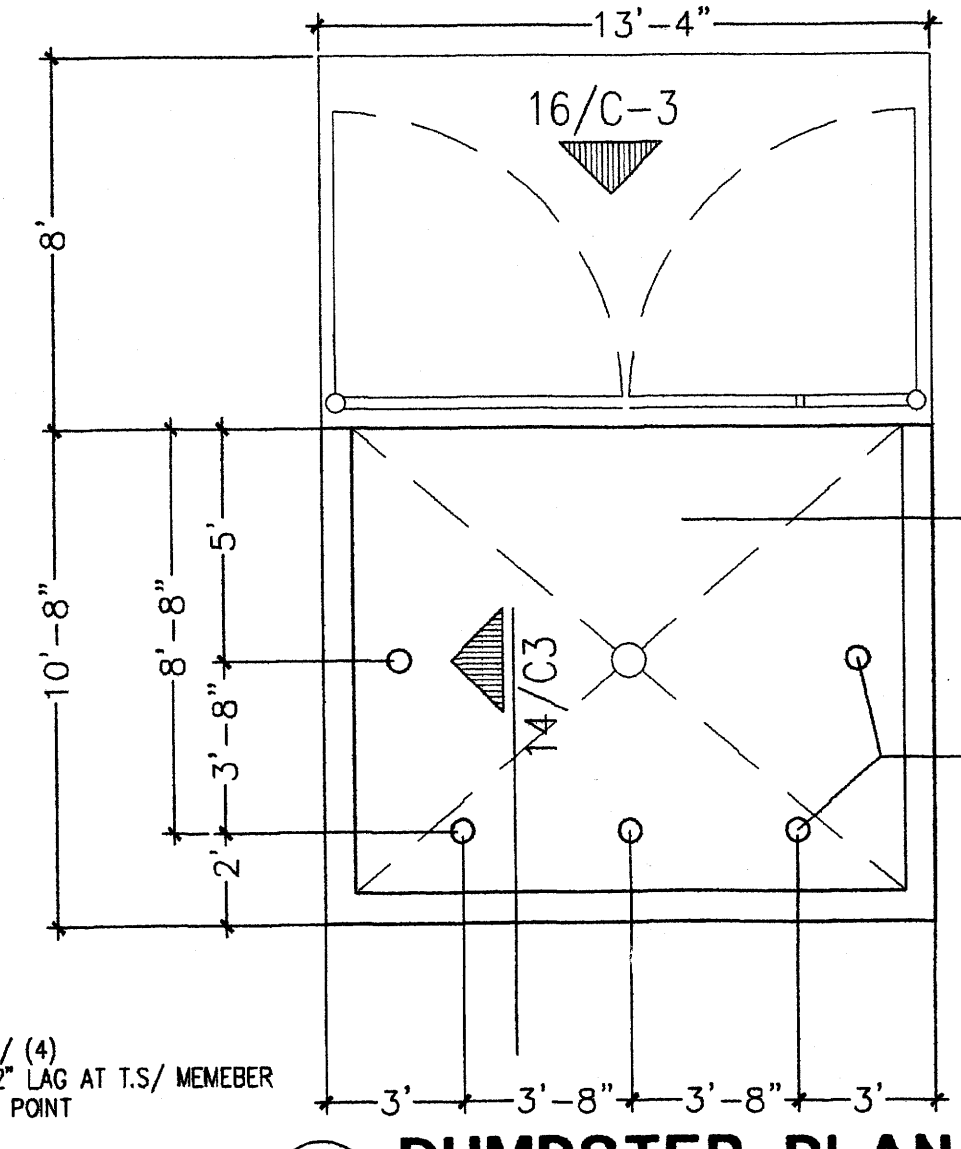


13 DUMPSTER SEC
Scale: 1/2"=1'-0"

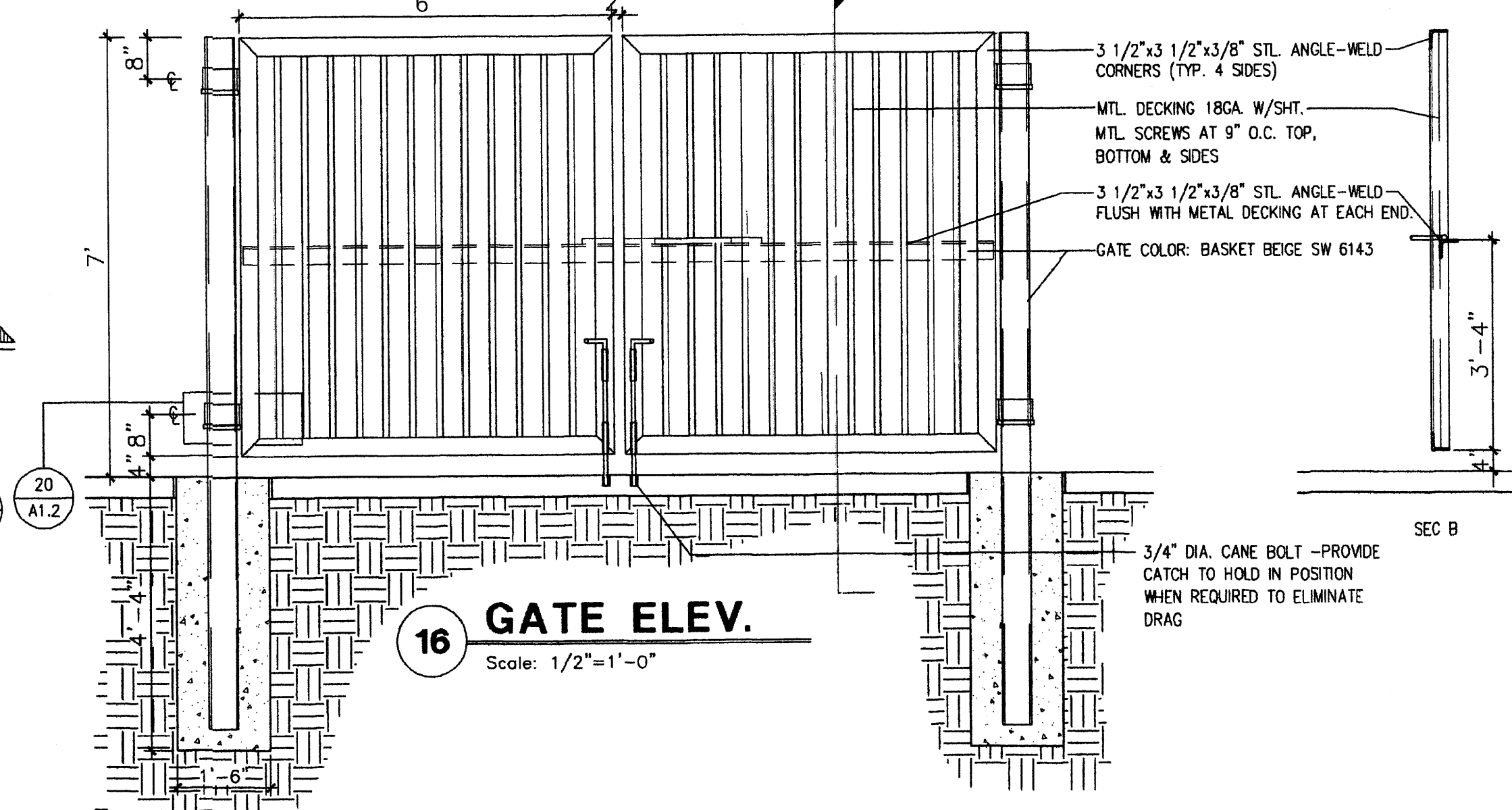
14 DUMPSTER SEC
Scale: 1/2"=1'-0"



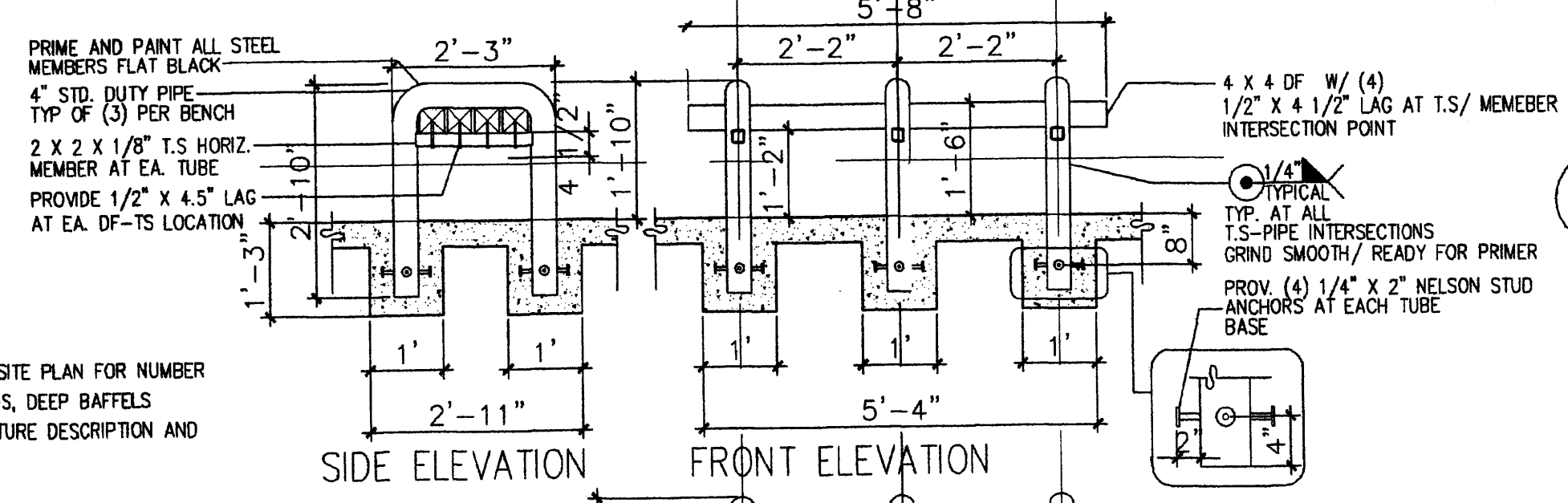
1 TAPERED H.C. RAMP
Scale: N.T.S.



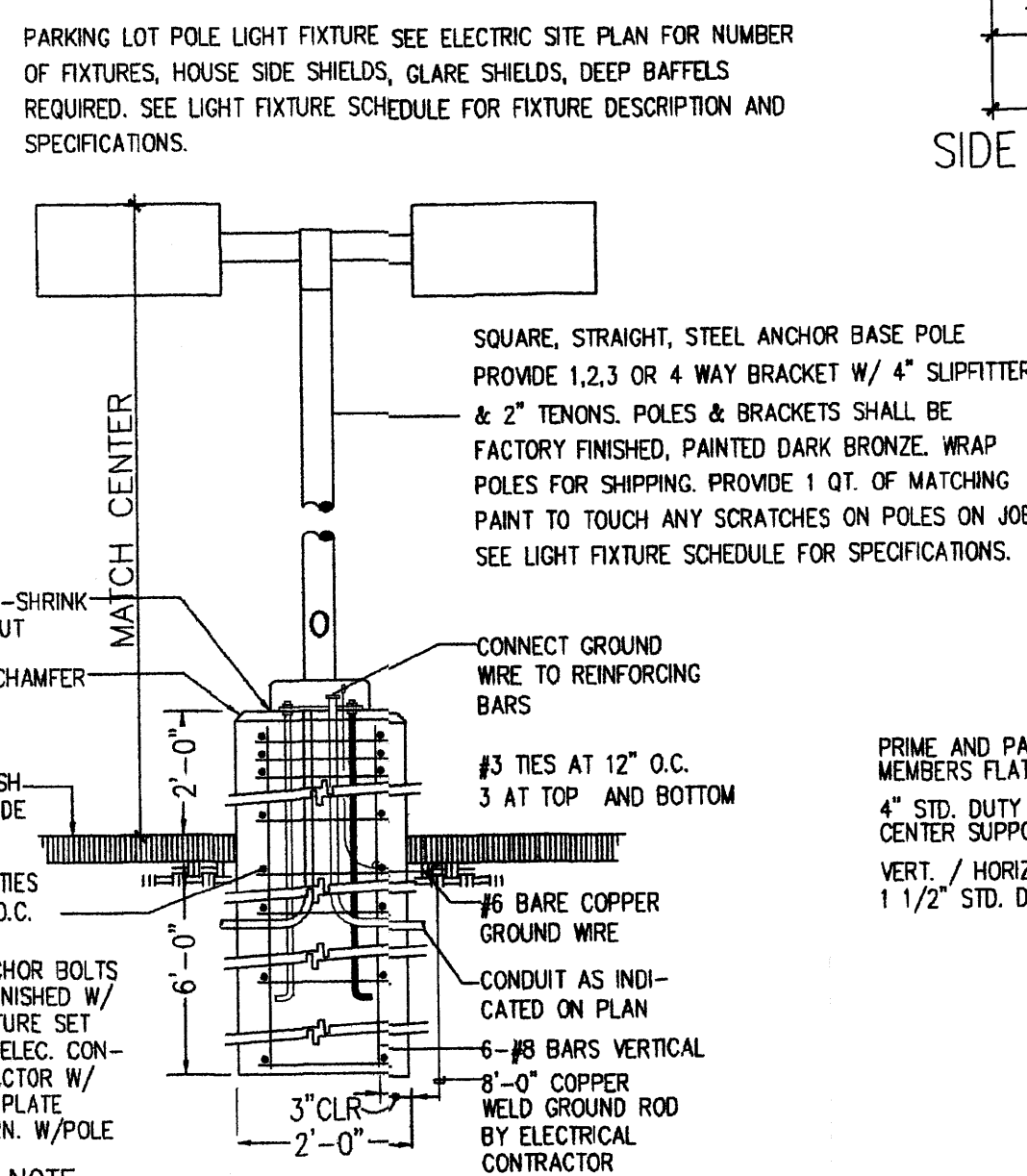
12 DUMPSTER PLAN
Scale: 1/2"=1'-0"



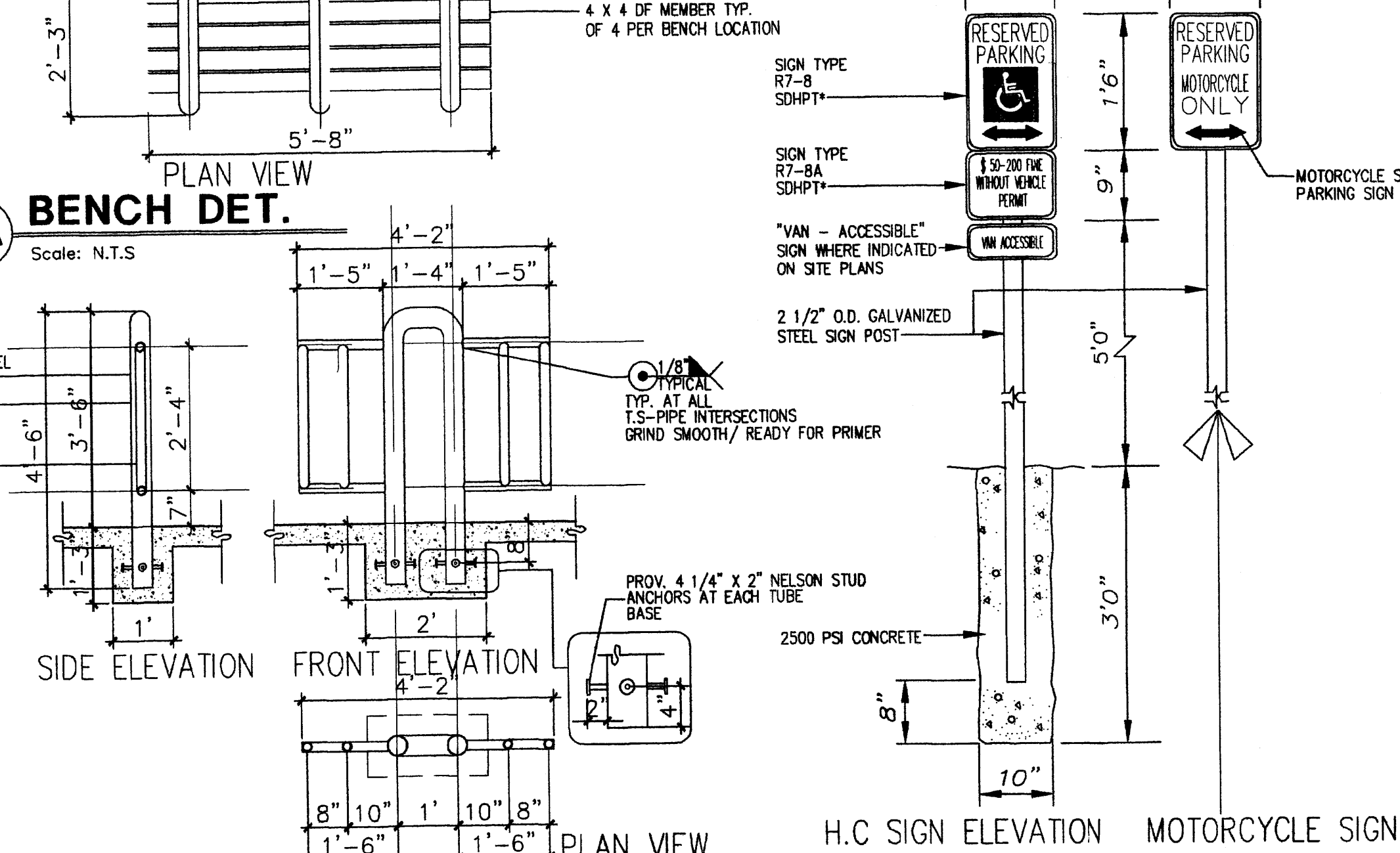
16 GATE ELEV.
Scale: 1/2"=1'-0"



4A BENCH DET.
Scale: N.T.S.

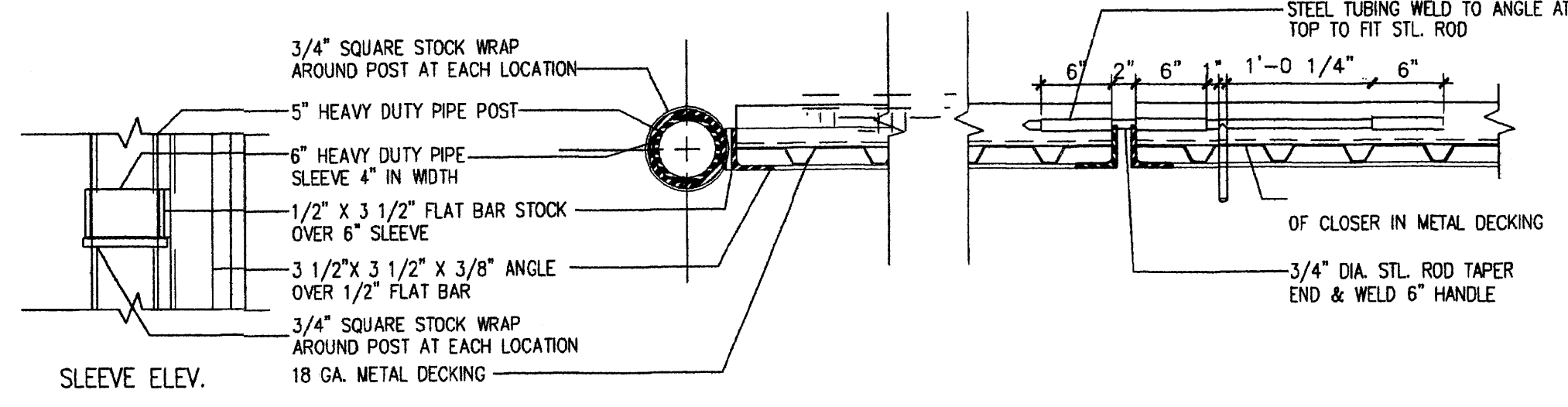


6 LIGHT POLE DETAIL
Scale: N.T.S.

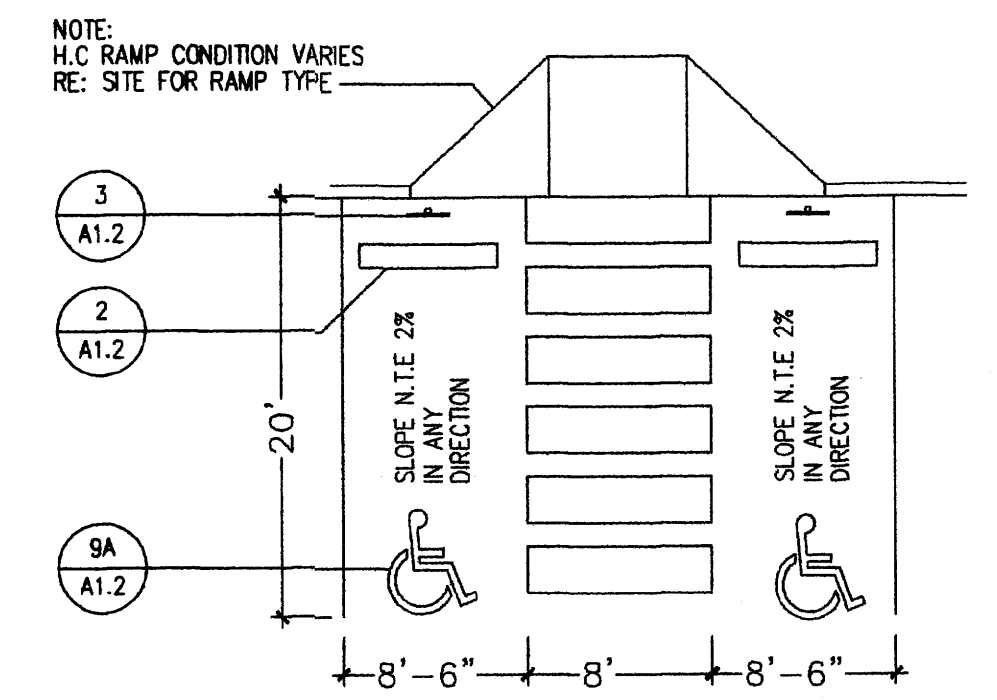


4 BIKE RACK
Scale: N.T.S.

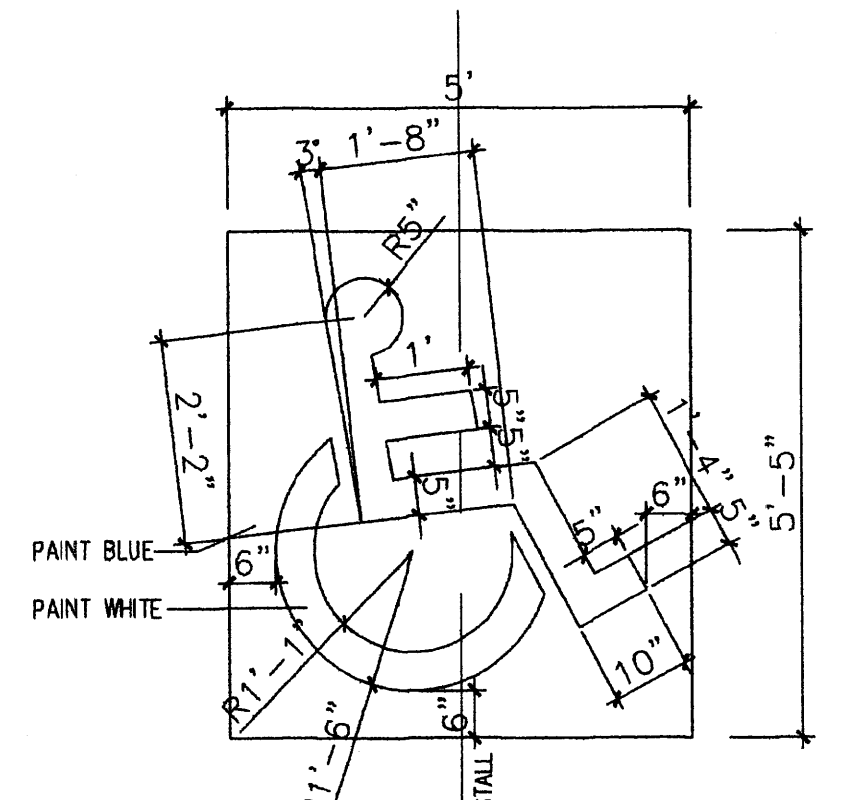
3 H.C./MOTOR CYCLE SIGN DETAIL
Scale: N.T.S.



20 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"



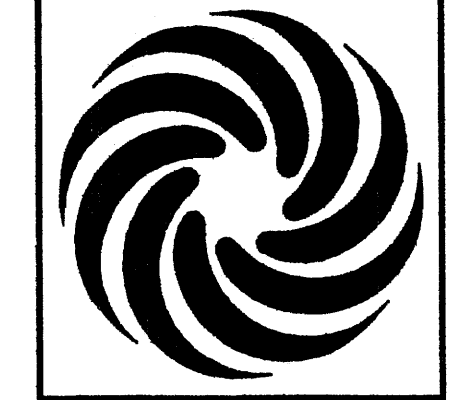
9 H.C. TYP. PARKING DET.
Scale: N.T.S.



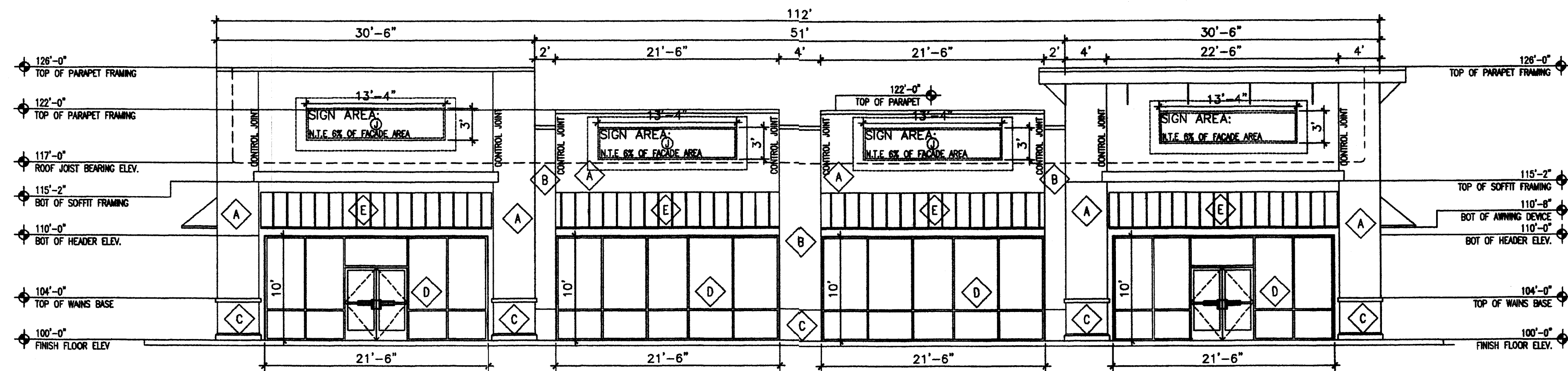
9A H.C. SIGNAGE
Scale: 1/2"=1'-0"

REV	DATE	BY	REVISION
1			
2			
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MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT TITLE	SHOPS-1
PROJECT NUMBER	S.W.C. OF PASCO AND SAN PEDRO N.E. ALBUQUERQUE, NEW MEXICO
DRAWN BY	MSW
JOB NO.	STEPHEN DUNBAR, AIA
SHEET TITLE	SITE DETAILS
DATE	4/12/09
SCALE	AS NOTED
	A1.2



1 EASTERN ELEV.

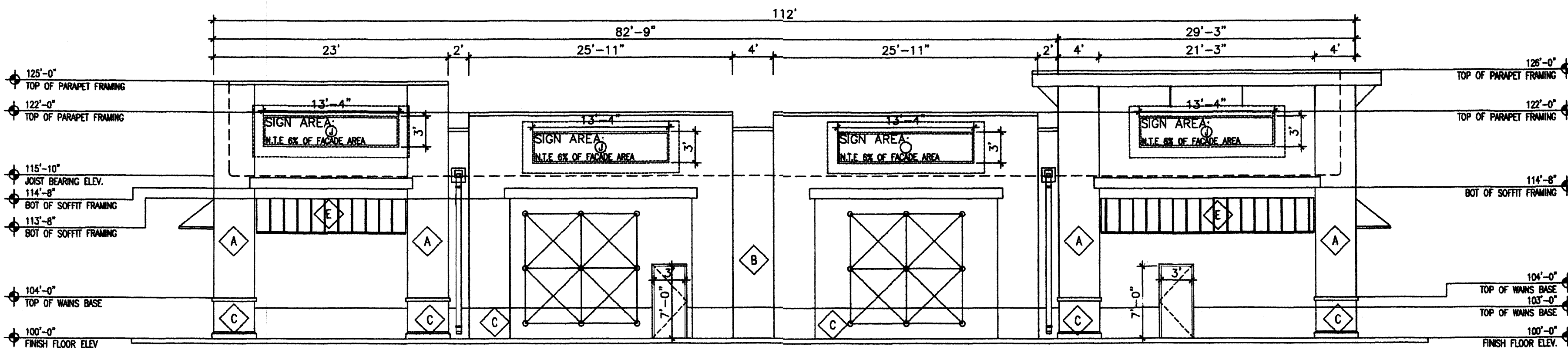
Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR

Ⓝ 1" BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE

Keyed Color / Material Schedule	
Ⓜ A	STUCCO SYSTEM SHERWIN WILLIAMS 6103 TEA CHEST GENERIC COLOR DESCRIPTION (DARK BROWN)
Ⓜ B	STUCCO SYSTEM SHERWIN WILLIAMS 6094 SENSATIONAL SAND GENERIC COLOR DESCRIPTION (MEDIUM BROWN)
Ⓜ C	STUCCO SYSTEM SHERWIN WILLIAMS 6106 KILM BEIGE GENERIC COLOR DESCRIPTION (BEIGE)
Ⓜ D	STOREFRONT SYSTEM SILVER ANODIZED ALUMINUM RE: FINISH SCHEDULE FOR MFG'S
Ⓜ E	CANOPY ROOFING MATERIAL CANOPY MATERIAL GALVALUM (SILVER STANDING SEAM)

NOTE: BUILDING MOUNTED SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA ON WHICH THEY ARE MOUNTED, AND SHALL BE CHANNEL TYPE, INTERNALLY ILLUMINATED INDIVIDUAL LETTERS WITH METAL SIDES AND PLASTIC FACES. NO BUILDING MOUNTED BOX SIGNS ARE ALLOWED EXCEPT BUSINESS LOGOS.

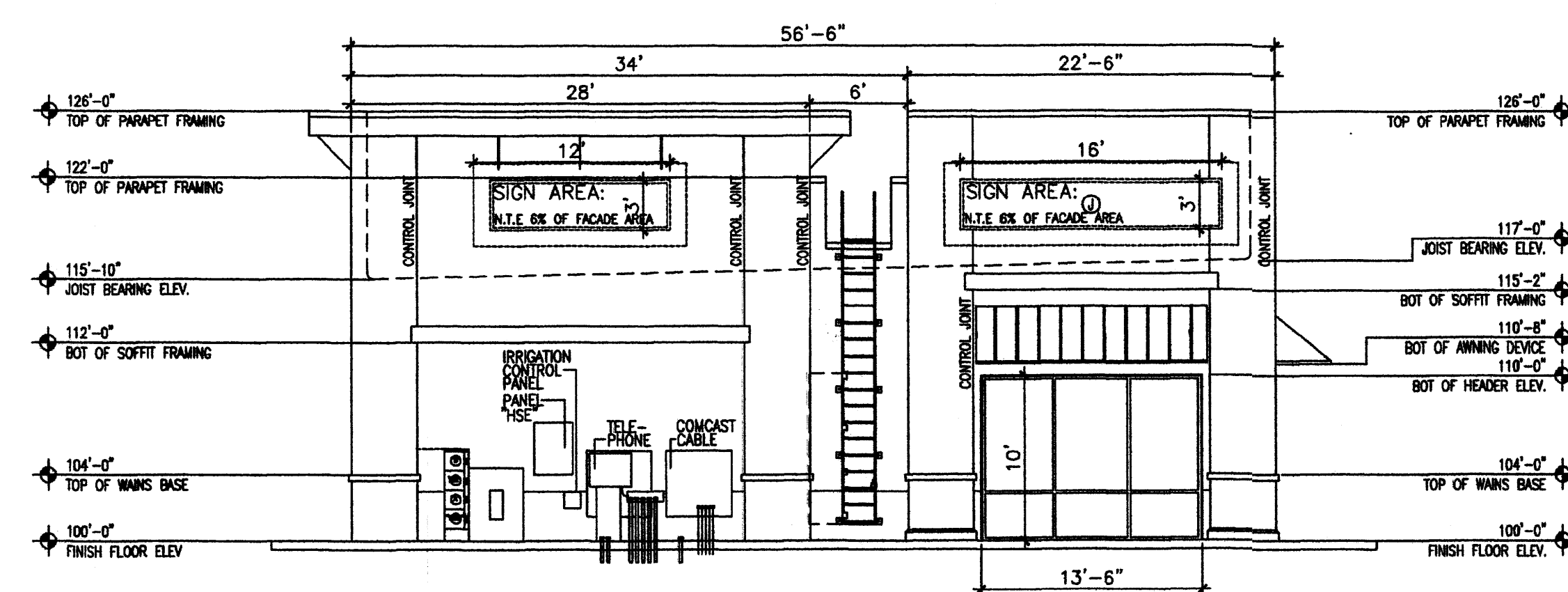


2 WESTERN ELEV.

Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR

Ⓝ 1" BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE

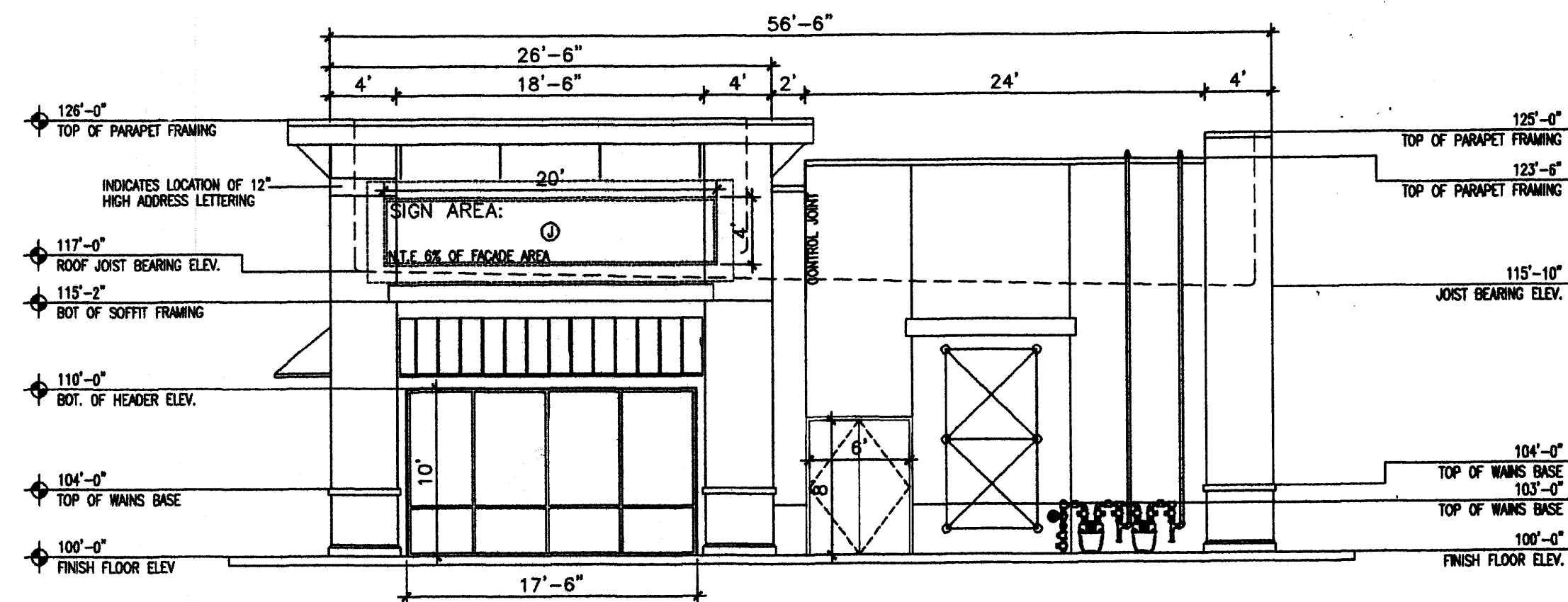


3 SOUTHERN ELEV.

Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR

Ⓝ 1" BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE



4 NORTHERN ELEV.

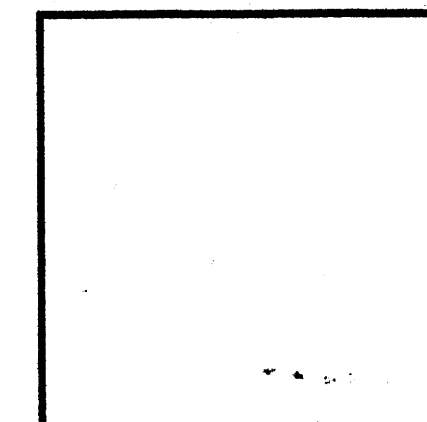
Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR

Ⓝ 1" BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE

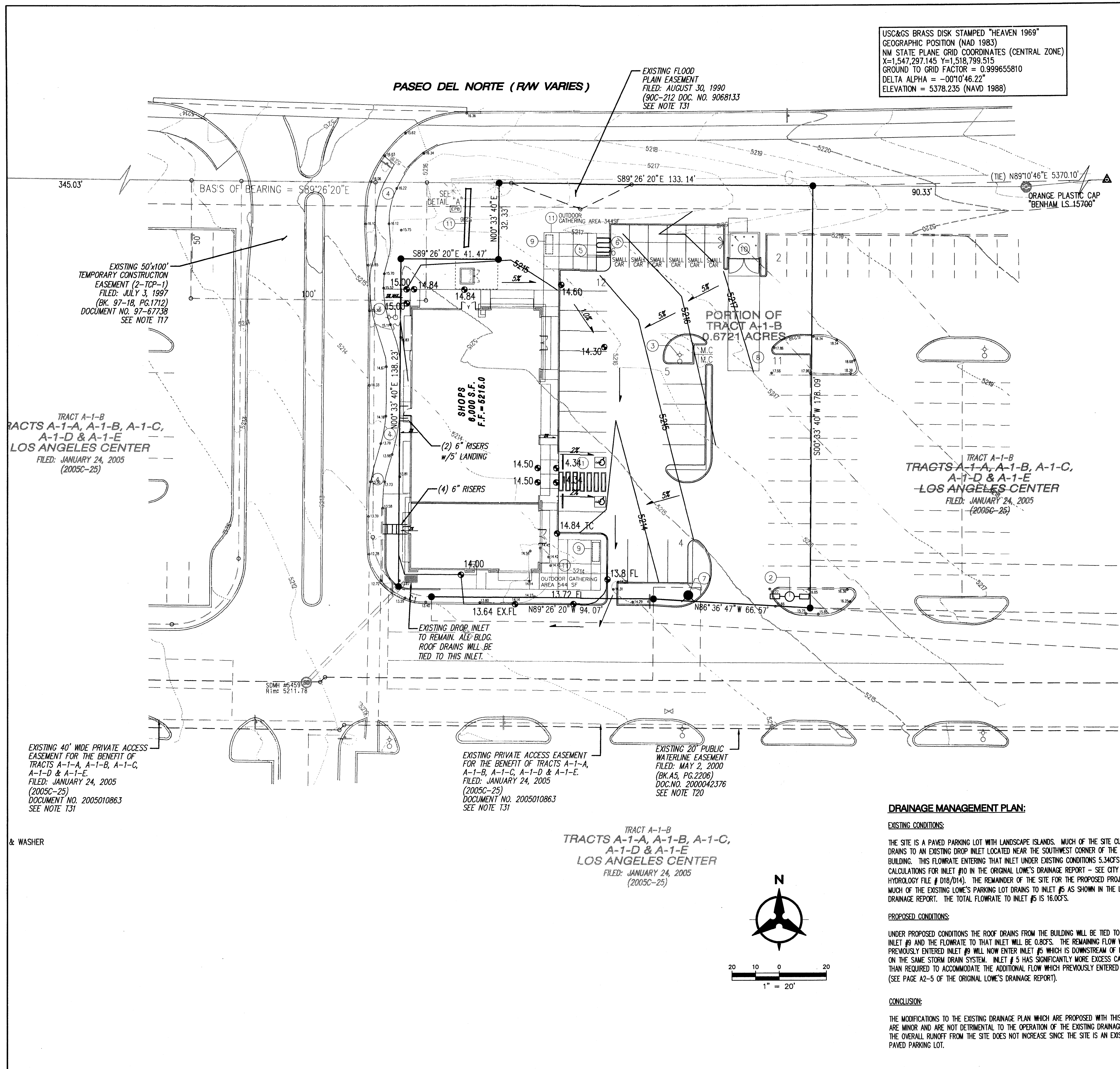
REV	DATE	BY	REVISION
1			
2			
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4			

MODULUS ARCHITECTS
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 PHONE (505) 338-1499 FAX (505) 338-1498
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PROJECT TITLE SHOPS 1 PASO DEL NORTE AND SAN PEDRO ALBUQUERQUE, NEW MEXICO	DRAWN BY: MSW
PROJECT NUMBER STEPHEN DUNBAR, AIA	JOB NO.
SHEET TITLE ELEVATIONS	

DATE 4/20/2009	sheet
SCALE AS NOTED	A2.0



USC&GS BRASS DISK STAMPED "HEAVEN 1969"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,547,297.145 Y=1,518,799.515
 GROUND TO GRID FACTOR = 0.999655810
 DELTA ALPHA = -00°10'46.22"
 ELEVATION = 5378.235 (NAVD 1988)

EXISTING FLOOD
 PLAIN EASEMENT
 FILED: AUGUST 30, 1990
 (90C-212 DOC. NO. 9068133
 SEE NOTE 131)

EXISTING 50'x100'
 TEMPORARY CONSTRUCTION
 EASEMENT (2-TCP-1)
 FILED: JULY 3, 1997
 (BK. 97-18, PG.1712)
 DOCUMENT NO. 97-67738
 SEE NOTE 117

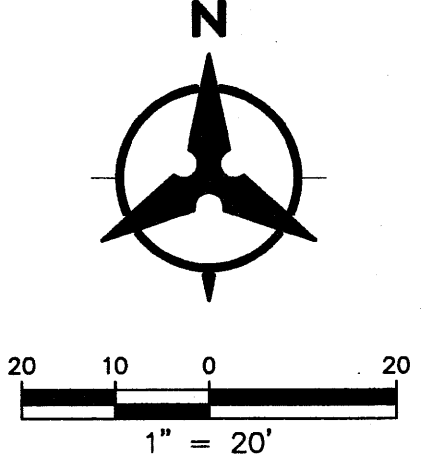
TRACT A-1-B
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E
 LOS ANGELES CENTER
 FILED: JANUARY 24, 2005
 (2005C-25)

EXISTING 40' WIDE PRIVATE ACCESS
 EASEMENT FOR THE BENEFIT OF
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E.
 FILED: JANUARY 24, 2005
 (2005C-25)
 DOCUMENT NO. 2005010863
 SEE NOTE 131

EXISTING PRIVATE ACCESS EASEMENT
 FOR THE BENEFIT OF TRACTS A-1-A,
 A-1-B, A-1-C, A-1-D & A-1-E.
 FILED: JANUARY 24, 2005
 (2005C-25)
 DOCUMENT NO. 2005010863
 SEE NOTE 131

EXISTING 20" PUBLIC
 WATERLINE EASEMENT
 FILED: MAY 2, 2000
 (BK. A5, PG. 2206)
 DOC. NO. 2000042376
 SEE NOTE 120

TRACT A-1-B
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E
 LOS ANGELES CENTER
 FILED: JANUARY 24, 2005
 (2005C-25)



GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES:

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION", AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT WILL CONSIST OF A SINGLE STORY MULTI-TENANT COMMERCIAL BUILDING OF APPROXIMATELY 6000 SQUARE FEET. THE SITE IS LOCATED NORTH ON THE EXISTING LOWE'S HOME IMPROVEMENT CENTER AT 6200 PASEO DEL NORTE NEAR THE INTERSECTION OF SAN PEDRO DRIVE. A RECENT SUBDIVISION REQUEST FOR THIS SITE, CITY PROJECT NUMBER 1001946, 0908B-70070, IS RELATED TO THIS REQUEST AS IT CREATES THE PARCEL THAT THE PROPOSED NEW BUILDING WILL BE BUILT ON.

DRAINAGE MANAGEMENT PLAN:

EXISTING CONDITIONS:

THE SITE IS A PAVED PARKING LOT WITH LANDSCAPE ISLANDS. MUCH OF THE SITE CURRENTLY DRAINS TO AN EXISTING DROP INLET LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPOSED BUILDING. THIS FLOWRATE ENTERING THAT INLET UNDER EXISTING CONDITIONS 5.34CFS (SEE CALCULATIONS FOR INLET #10 IN THE ORIGINAL LOWE'S DRAINAGE REPORT - SEE CITY HYDROLOGY FILE # D18/D14). THE REMAINDER OF THE SITE FOR THE PROPOSED PROJECT AND MUCH OF THE EXISTING LOWE'S PARKING LOT DRAINS TO INLET #5 AS SHOWN IN THE LOWE'S DRAINAGE REPORT. THE TOTAL FLOWRATE TO INLET #5 IS 16.0CFS.

PROPOSED CONDITIONS:

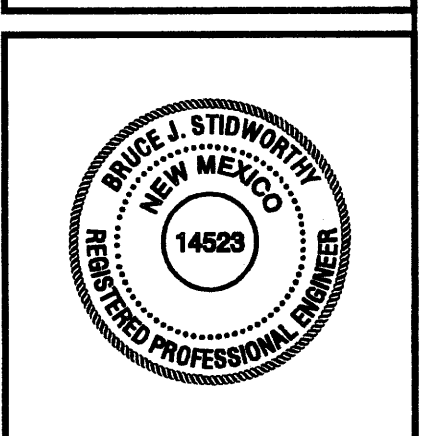
UNDER PROPOSED CONDITIONS THE ROOF DRAINS FROM THE BUILDING WILL BE TIED TO EXISTING INLET #9 AND THE FLOWRATE TO THAT INLET WILL BE 0.8CFS. THE REMAINING FLOW WHICH PREVIOUSLY ENTERED INLET #9 WILL NOW ENTER INLET #5 WHICH IS DOWNSTREAM OF INLET #9 ON THE SAME STORM DRAIN SYSTEM. INLET #5 HAS SIGNIFICANTLY MORE EXCESS CAPACITY THAN REQUIRED TO ACCOMMODATE THE ADDITIONAL FLOW WHICH PREVIOUSLY ENTERED INLET #5 (SEE PAGE A2-5 OF THE ORIGINAL LOWE'S DRAINAGE REPORT).

CONCLUSION:

THE MODIFICATIONS TO THE EXISTING DRAINAGE PLAN WHICH ARE PROPOSED WITH THIS PROJECT ARE MINOR AND ARE NOT DETRIMENTAL TO THE OPERATION OF THE EXISTING DRAINAGE SYSTEM. THE OVERALL RUNOFF FROM THE SITE DOES NOT INCREASE SINCE THE SITE IS AN EXISTING PAVED PARKING LOT.

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

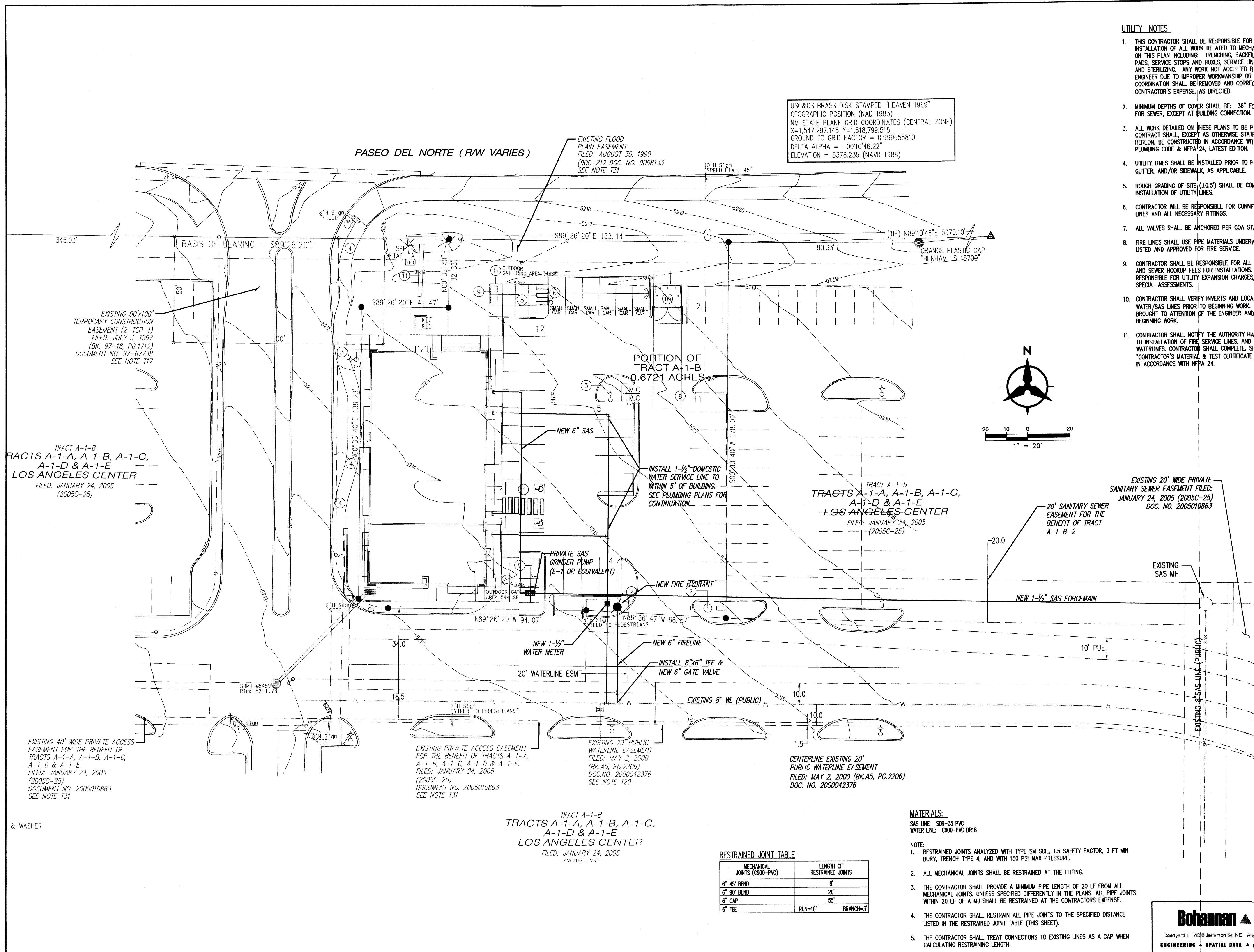


SHOPS-1
 S.W.C. OF PASEO, AND SAN PEDRO N.E.
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: BRUCE J. STIDWORTHY, P.E.
 SHEET TITLE: CONCEPTUAL GRADING PLAN

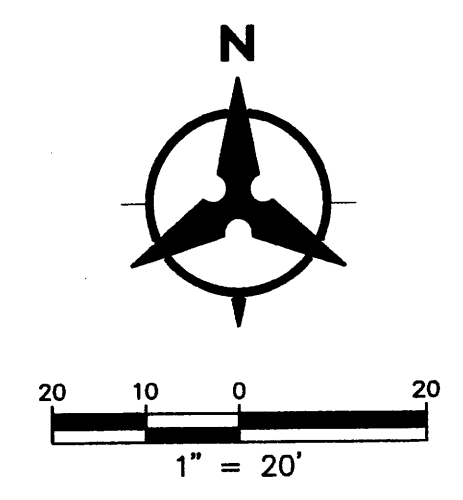
DATE: 6/3/09
 SCALE: AS NOTED

Bohannon & Huston
 17500 Jefferson St. NE Albuquerque, NM 87108-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



USC&GS BRASS DISK STAMPED "HEAVEN 1969"
 GEOGRAPHIC POSITION (NAD 1983)
 NW STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,547,297.145 Y=1,518,799.515
 GROUND TO GRID FACTOR = 0.999655810
 DELTA ALPHA = -0.010'46.22"
 ELEVATION = 5378.235 (NAVD 1988)

- UTILITY NOTES**
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
 2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
 3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
 4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
 5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
 6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
 7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
 8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
 10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
 11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.



TRACT A-1-B
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E
 LOS ANGELES CENTER
 FILED: JANUARY 24, 2005
 (2005C-25)

TRACT A-1-B
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E
 LOS ANGELES CENTER
 FILED: JANUARY 24, 2005
 (2005C-25)

EXISTING 40' WIDE PRIVATE ACCESS
 EASEMENT FOR THE BENEFIT OF
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E.
 FILED: JANUARY 24, 2005
 (2005C-25)
 DOCUMENT NO. 2005010863
 SEE NOTE 131

EXISTING PRIVATE ACCESS EASEMENT
 FOR THE BENEFIT OF TRACTS A-1-A,
 A-1-B, A-1-C, A-1-D & A-1-E.
 FILED: JANUARY 24, 2005
 (2005C-25)
 DOCUMENT NO. 2005010863
 SEE NOTE 131

TRACT A-1-B
 TRACTS A-1-A, A-1-B, A-1-C,
 A-1-D & A-1-E
 LOS ANGELES CENTER
 FILED: JANUARY 24, 2005
 (2005C-25)

CENTERLINE EXISTING 20'
 PUBLIC WATERLINE EASEMENT
 FILED: MAY 2, 2000 (BK.A5, PG.2206)
 DOC. NO. 2000042376

MATERIALS:
 SAS LINE: SDR-35 PVC
 WATER LINE: C900-PVC DR18

- NOTE:**
1. RESTRAINED JOINTS ANALYZED WITH TYPE SM SOIL, 1.5 SAFETY FACTOR, 3 FT MIN BURY, TRENCH TYPE 4, AND WITH 150 PSI MAX PRESSURE.
 2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 3. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS, UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 4. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS TO THE SPECIFIED DISTANCE LISTED IN THE RESTRAINED JOINT TABLE (THIS SHEET).
 5. THE CONTRACTOR SHALL TREAT CONNECTIONS TO EXISTING LINES AS A CAP WHEN CALCULATING RESTRAINING LENGTH.

RESTRAINED JOINT TABLE

MECHANICAL JOINTS (C900-PVC)	LENGTH OF RESTRAINED JOINTS
6" 45° BEND	8'
6" 90° BEND	20'
6" CAP	55'
6" TEE	RUN=10' BRANCH=3'

REV	DATE	BY	REVISION
1			
2			
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MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
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PROJECT TITLE: **SHOPS-1**
 S.W.C. OF PASEO AND SAN PEDRO N.E.
 ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER: BRUCE J. STIMWORTHY, P.E.
 JOB NO.: 090211
 DRAWN BY: LSM
 SHEET TITLE: **CONCEPTUAL UTILITY PLAN**

Bohannon & Huston
 Courtyard 1 7550 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

DATE: 6/3/09
 SCALE: AS NOTED
 SHEET: **UT-01**