

PROJECT INFORMATION

PROJECT: WAREHOUSE OFFICE SHELL
OWNER: JAYNES CORPORATION
2906 BROADWAY BLDV.
ALBUQUERQUE, NEW MEXICO
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, NW, SUITE 2
ALBUQUERQUE, NEW MEXICO
LEGAL DESCRIPTION: LOT 3A2B BLOCK 1 SUNPORT PARK
ZONING ATLAS MAP: M-15
ZONING CLASSIFICATION: IP
TOTAL BUILDING AREA: 25% OFFICE = 3,874 SF
WAREHOUSE = 11,626 SF
TOTAL 15,500 SF
CONSTRUCTION TYPE: TYPE V-N
BASIC ALLOWABLE AREA = 8,000 SF
SEPERATION ON 3 SIDES 25' x 60' FT + 100% INCREASE 2' x 8,000' + 16,000 SF
OCCUPANCY GROUP: GROUP B OCCUPANCY - OFFICE
GROUP S-1 OCCUPANCY - WAREHOUSE
OCCUPANCY LOAD: OFFICE 3,874/100 = 39
WAREHOUSE 11,626/500 = 24
TOTAL 63
TOTAL LOT AREA: 91,531 SQUARE FEET (2.14 ACRES)
NET LOT AREA: 82,033 SQUARE FEET
PARKING ANALYSIS: REQUIRED PARKING
OFFICE - 3,874/200 = 19.4 SPACES
WAREHOUSE - 11,626/200 = 58.1 SPACES
TOTAL REQUIRED PARKING 77.5 SPACES
TOTAL PARKING SPACES PROVIDED = 41 PARKING SPACES
(INCLUDES 3 ACCESSIBLE PARKING SPACES)
REQUIRED BIKE SPACES 42/20 = 2.1 SPACES
1 RACK PROVIDED 5 SPACES PER RACK

SIGNATURE BLOCK

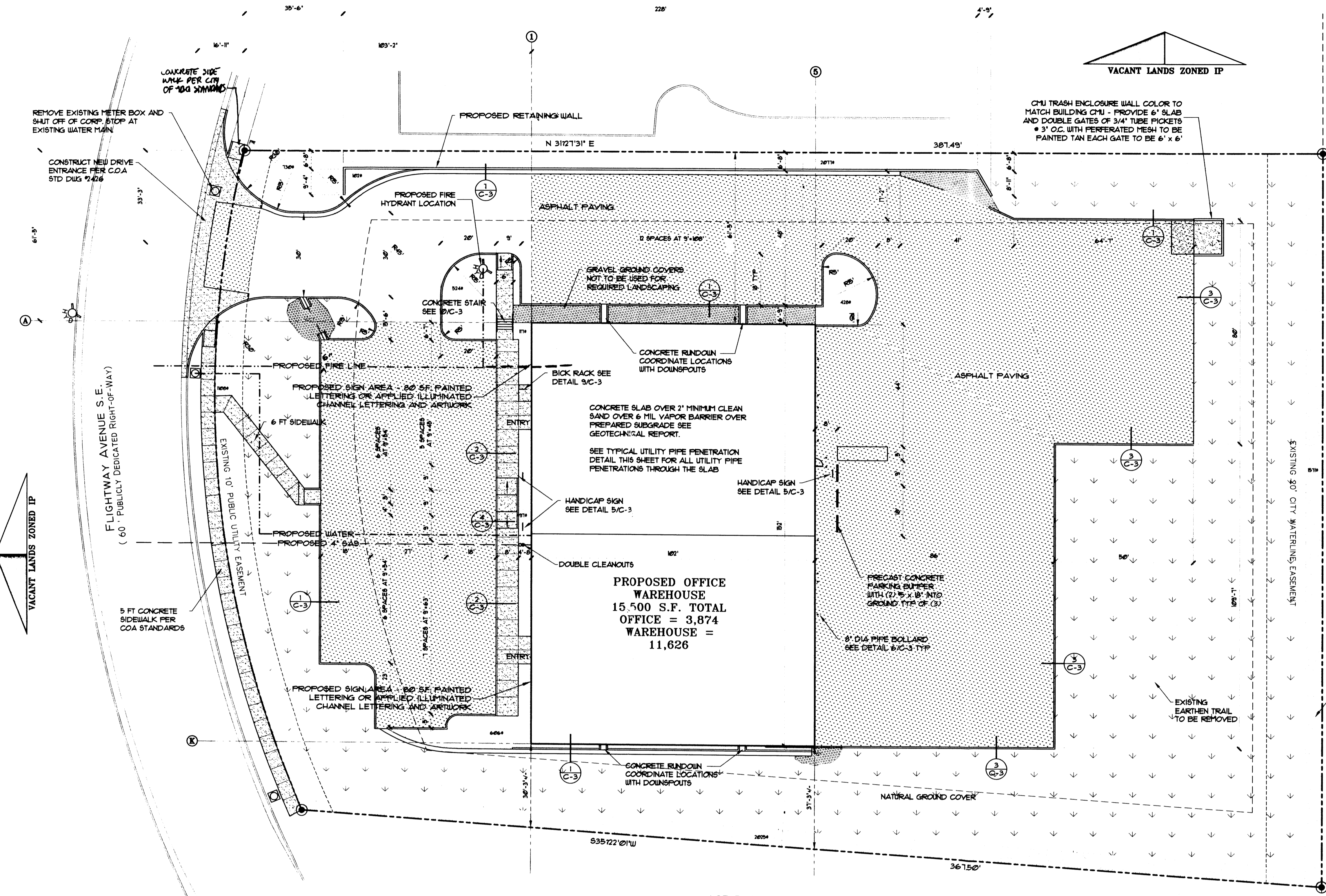
PROJECT NUMBER: 1003365
APPLICATION NUMBER: 04040-00551
04683-00991

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

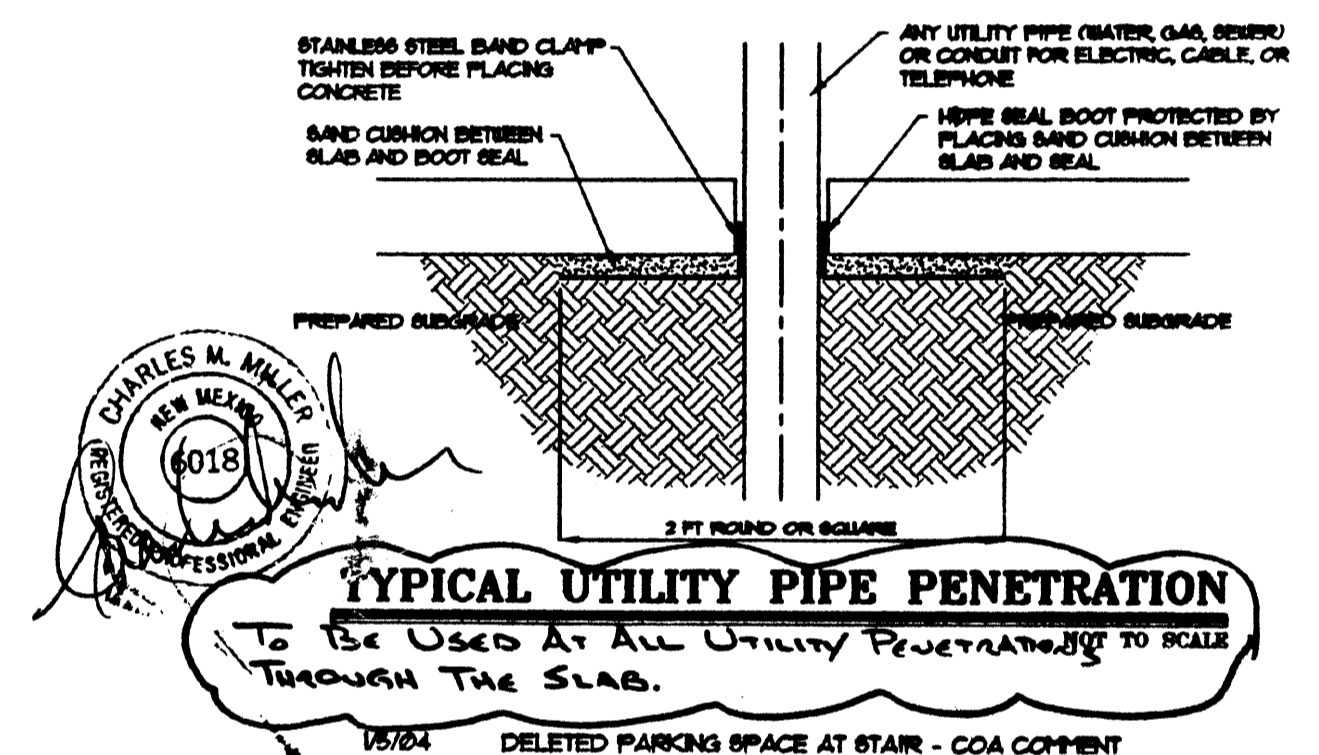
DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 4/28/04
PARKS & RECREATION DEPARTMENT	DATE 4/28/04
UTILITIES DEVELOPMENT	DATE 4/28/04
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE 4/16/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 4/28/04

PLN2(10706) 12/16/03



EXISTING 30' CITY WATERLINE EASEMENT
KIRTLAND PARK ADDITION
FILED: MARCH 08, 1977, VOL. C12, FOLIO 1
1-R GRAND SCANTY
6 FT LANDSCAPE BUFFER TYPICAL



TYPICAL UTILITY PIPE PENETRATION
TO BE USED AT ALL UTILITY PENETRATIONS TO SLAB THROUGH THE SLAB.
15/04 DELETED PARKING SPACE AT STAIR - COA COMMENT
NORTH
S.D.P FOR BUILDING PERMIT
APRIL 28, 2004 SCALE: 1" = 20' (U.N.O.)

SITE UTILITY NOTES

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UTILITY LINES, PIPELINES, OR OTHER UNDERGROUND UTILITY IN OR NEAR THE CONSTRUCTION SITE WITH THE OWNER AND UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED TO THE ARCHITECT/ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONAL UNDERGROUND LINES MAY EXIST THAT HAVE NOT BEEN SHOWN.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2531 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 LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONSTRUCTION SO THAT A RESOLUTION CAN BE DETERMINED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE AND BELOW THE GROUND. ANY DAMAGE TO EXISTING UTILITIES (AS DETERMINED ABOVE) BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL COORDINATE ANY INTERRUPTION IN SERVICE WITH THE OWNER AND THE UTILITY COMPANY THREE WORKING DAYS PRIOR TO INTERRUPTION.

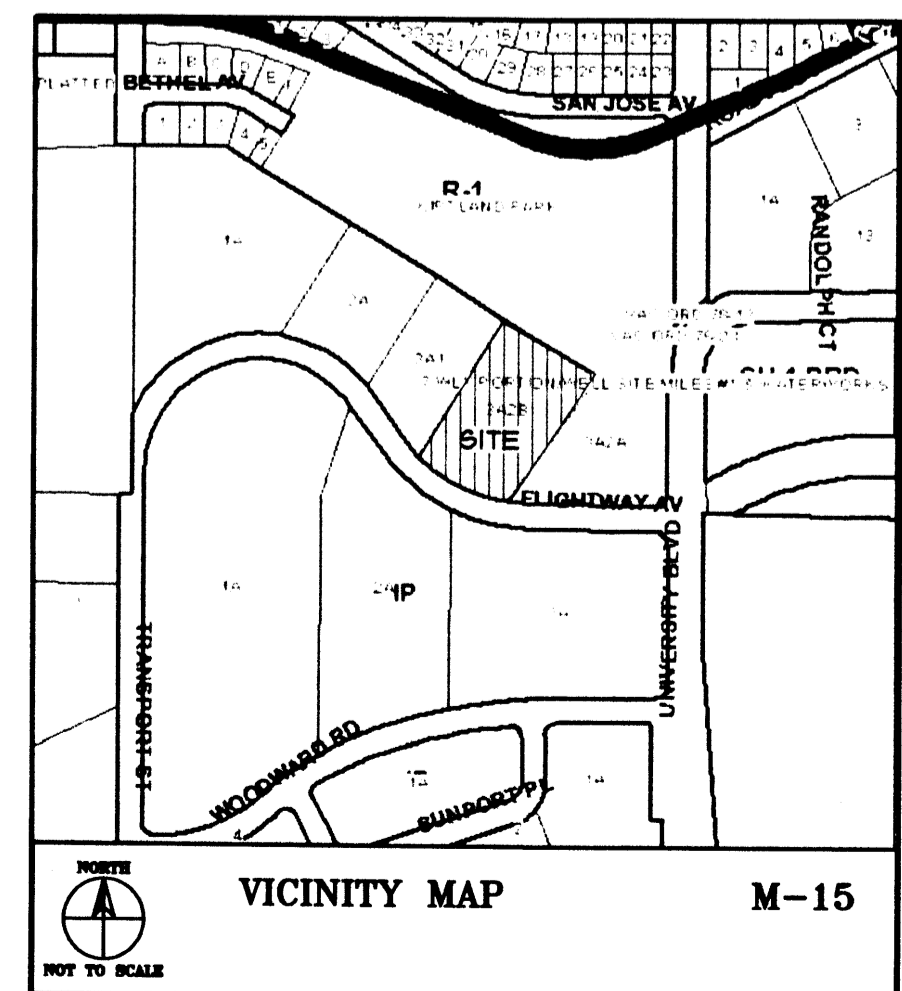
THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXISTING AND NEW, IN THEIR CORRECT LOCATIONS, VERTICAL AND HORIZONTAL, ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.

THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE PROPERTY CORNERS HAVE BEEN LOCATED BY THE OWNER

THE SUBJECT PROPERTY IS LOCATED (NEAR THE YALE AND SWARTZAMAN LANDFILLS) (EXISTING) LANDFILLS. DUE TO THE SUBJECT PROPERTY BEING (ON, NEAR), A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FT OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE. APPROVAL BY ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT REQUIRED
[Signature] 2/10/04
APPROVED BY, AEHD DATE

GENERAL NOTES

1. THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR THE METES AND BOUNDS DESCRIPTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
3. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE COA STANDARDS AND PROCEDURE.
4. THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
5. THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET. SEE THE EXTERIOR ELEVATIONS FOR LOCATION.
6. TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3'-0" FROM ANY EXISTING OR NEW UNDERGROUND UTILITY LINES.
7. ALL NEW FIRE HYDRANTS SHALL BE OPERATING PRIOR TO THE START OF CONSTRUCTION.
8. LANDSCAPE AND IRRIGATION MAINTENANCE INCLUDING THE PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, BASE COURSE, AND ASPHALT PAVING REQUIREMENTS.



SITE PLAN LEGEND

- GRAVEL
- INDICATES THE EXTENT OF ASPHALT PAVING. 2" ASPHALT OVER 4" BASE COURSE.
- INDICATES THE EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS. PROVIDE CONTROL JOINT: IN SIDEWALKS 1/4" TOOLED JOINTS AT 6 FT ON CENTER MAX. AND 1/2" EXPANSION JOINT AT 18 FT ON CENTER.
- INDICATES THE EXTENT OF LANDSCAPED AREA.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.
- FH FIRE HYDRANT
- LP LIGHT POLE

CLAUDIO VIGIL ARCHITECTS, P.C.

LOT 3A2B BLOCK 1 SUNPORT PARK BUILDING SHELL
ALBUQUERQUE, NEW MEXICO

C-1

PROJECT NUMBER 02220

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