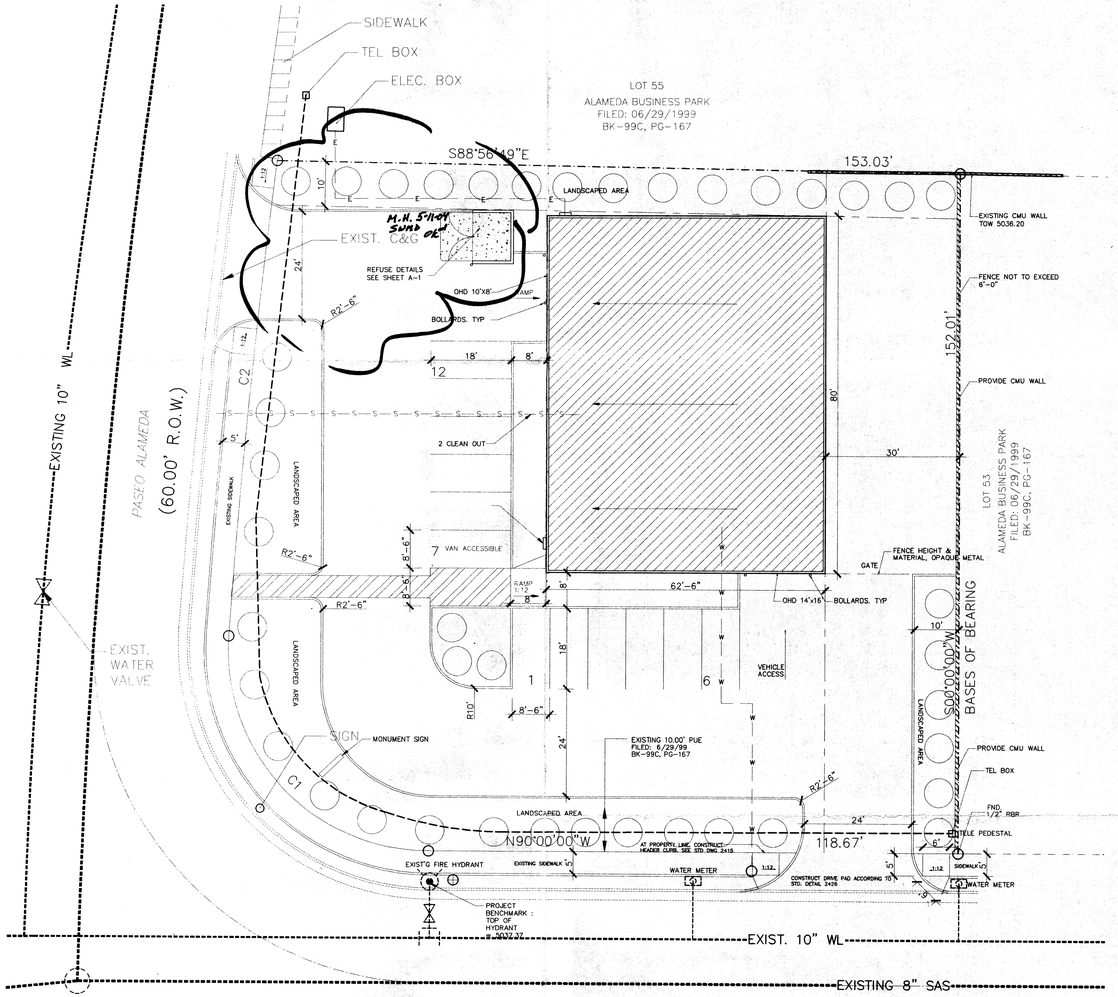
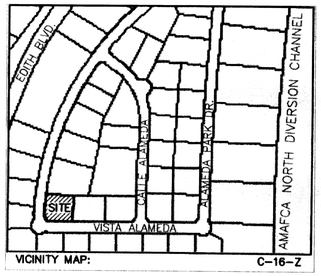
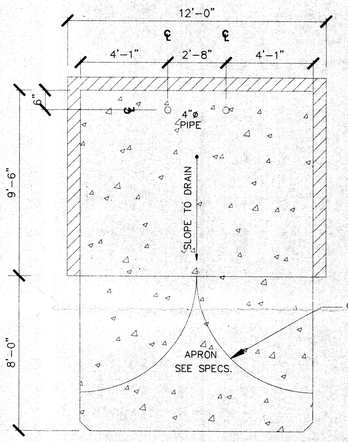


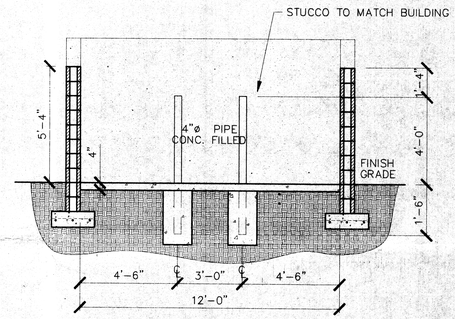
SITE PLAN
SCALE: 1/16"=1'-0"

0' 4' 16' 32' 64'



VICINITY MAP
SCALE: NTS





SPECIFICATIONS

CONC SLAB:	4" THICK, 3000 PSI, 3/4" AGG. W/6X6-10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.
APRON:	6" THICK, 3000 PSI, 3/4" AGG W/6X6-10/10WWM OR EQ. 12'X8'X6" WITH 1/2" EXPANSION JOINT
FOOTING:	AS REQUIRED PER DESIGN
BOLLARDS:	4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND EMBEDDED 2'-0"

PARKING REQUIREMENTS (CALC'S)

NET OFFICE/ SERVICE AREA: 1800 SF
1800/ 200 = 9
17/2 = 9
= 9 REQUIRED PARKING SPACES

NET WAREHOUSE: 2800 SF
2800/2000 = 1
= 3 REQUIRED PARKING SPACES

PARKING PROVIDED:
CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE
SURFACE PARKING:

HANDICAPPED	1 CAR
REGULAR AND COMPACT	11 CARS
TOTAL ON SITE PARKING PROVIDED	12 CARS
TOTAL REQUIRED PARKING:	11 CARS

BUILDING DATA

STEPHEN'S SIGN STOP

ALAMEDA BUSINESS PARK LOT #54

ALBUQUERQUE, NM 87109

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS.
UNIFORM BUILDING CODE, 1997
ANSI
GUIDELINES, 1998
NFPA, 1997/ UFC, 1997

II. BUILDING FLOOR AREA (UBC SEC. 504)

OFFICE B	2015 SF
WAREHOUSE S1	2985 SF
TOTAL BUILDING AREA	5,000 SF

III. OCCUPANCY GROUP (UBC TABLE 5A)
OFFICE B
WAREHOUSE S1

IV. EXTERIOR WALLS AND OPENINGS
UBC TABLE 5A

V. BUILDING HEIGHT
BUILDING 1 - ONE STORY 24'-0"

VI. TYPE OF CONSTRUCTION
UBC TABLE 5A: OFFICE-TYPE V-N
WAREHOUSE- TYPE V-N

VII. BASIC ALLOWABLE FLOOR AREA
UBC TABLE 5B: OFFICE-B-8,000 S.F.
WAREHOUSE-S1-8,000 S.F.

VIII. FIRE RESISTIVE REQUIREMENTS
UBC TABLE 6-A: TYPE V-N

IX. OCCUPANT LOAD
UBC TABLE 10-A

X. EXIT REQUIREMENTS
A. NUMBER OF EXITS: UBC TABLE 10-A
B. WIDTH: UBC 1003.2.3

X1. SEISMIC ZONE: 2B
X11. WIND SPEED: 75 MPH
X111. EXPOSURE: C
XIV. SOIL BEARING CAP. 1500 PSF
XV. ROOF LOAD(TOTAL) 40 PSF

BLDG. OCCUPANCY
5,000 SQ FT.

OFFICE	2015 SQ FT.	2015/100= 20
WAREHOUSE	2985 SQ FT.	2985/500= 5

EXIT REQUIREMENTS 3 REQUIRED
TOILET REQUIREMENTS 3 W.C. & 3 LAVATORY

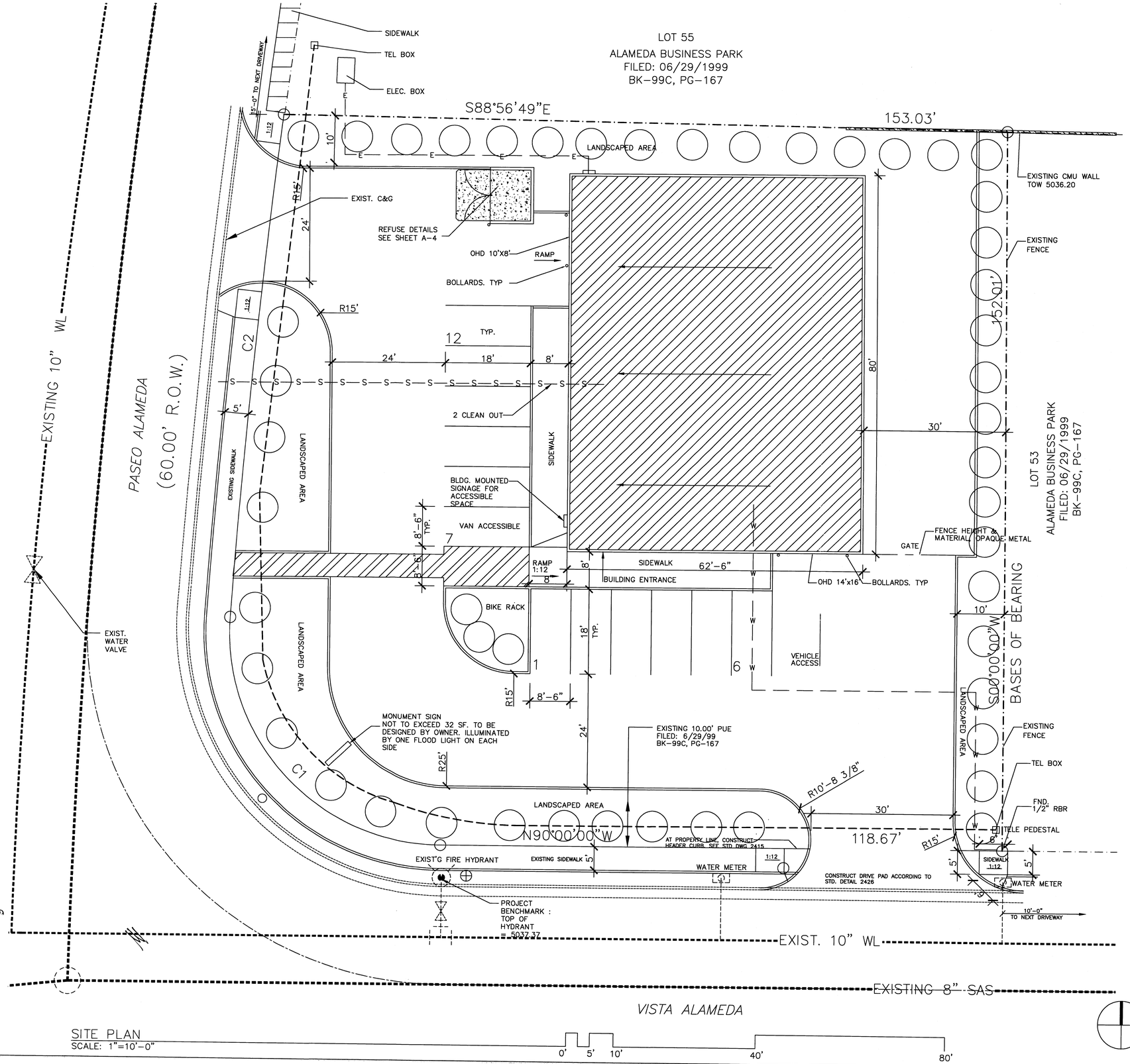
bill.buckley
LAS CRUCES, NM

KLCC DEFUSE APPRAISAL
ARCHITECTS + ENGINEERS
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT P.E.

JOB TITLE: STEPHEN'S SIGN STOP			
REVISION: 04-30-04	FILE NAME	JOB NO.	DATE
	SHEMATIC A		03-23-04
SHEET TITLE: DESIGN DEVELOPMENT SITE PLAN			DRAWN BY AU

A-1



SITE PLAN
SCALE: 1"=10'-0"

0' 5' 10' 40' 80'

BUILDING DATA

STEPHEN'S SIGN STOP
8500 PASEO ALAMEDA
ALAMEDA BUSINESS PARK LOT #54
ALBUQUERQUE, NM 87109

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS.
UNIFORM BUILDING CODE, 1997
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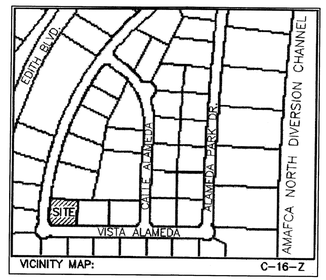
X11. WIND SPEED: 75 MPH
X111. EXPOSURE: C
XIV. SOIL BEARING CAP. 1500 PSF
XV. ROOF LOAD(TOTAL) 40 PSF

BLDG. OCCUPANCY
5,000 SQ FT.

OFFICE	2015 SQ FT.	2015/100= 20
WAREHOUSE	2985 SQ FT.	2985/500= 5

EXIT REQUIREMENTS 3 REQUIRED
TOILET REQUIREMENTS 3 W.C. & 3 LAVATORY



VICINITY MAP: C–16–Z

VICINITY MAP
SCALE: NTS

SPECIFICATIONS

CONC SLAB: 4" THICK, 3000 PSI, 3/4" AGG. W/6X6–10/10WWM OR EQ., SLOPE TO DRAIN 1/8" PER FOOT.

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FOOTING: AS REQUIRED PER DESIGN

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1800/ 200 = 9
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PARKING PROVIDED:
CITY OF ALBUQUERQUE – OFFICE/WAREHOUSE
SURFACE PARKING:

HANDICAPPED	1 CAR
REGULAR AND COMPACT	11 CARS
TOTAL ON SITE PARKING PROVIDED	12 CARS
TOTAL REQUIRED PARKING:	12 CARS

PROJECT NUMBER: 1003428

Application Number: _____

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC 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
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary

12-16-03

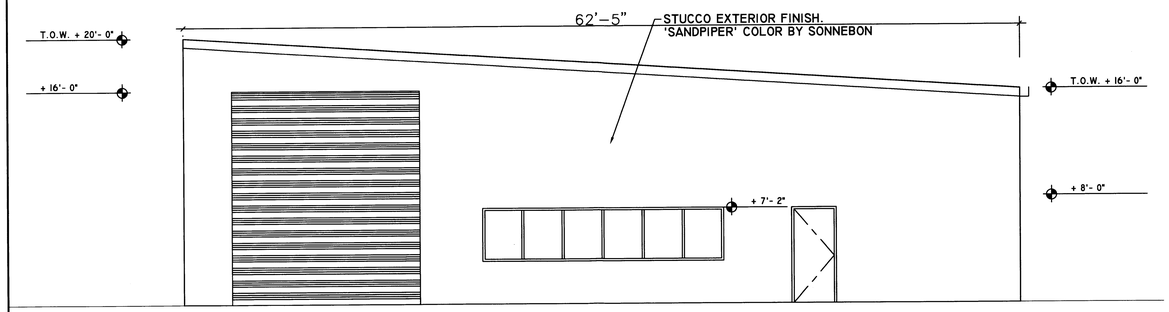
bill.buckley
LAS CRUCES, NM

KLCC
ARCHITECTS + ENGINEERS
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT
P.E.

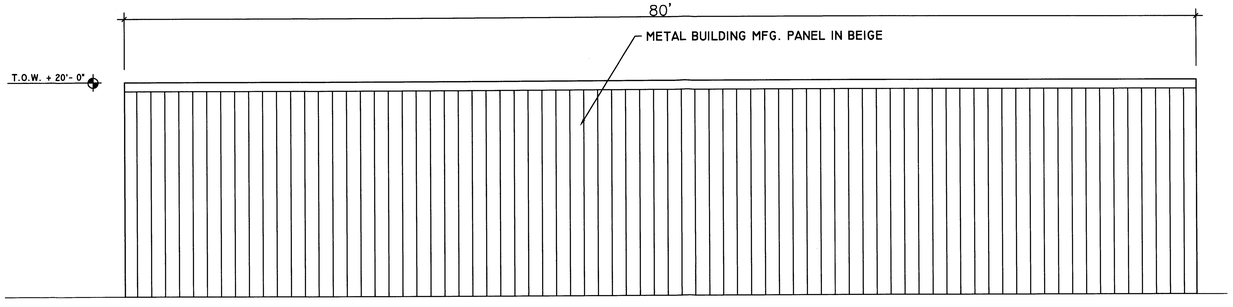
JOB TITLE:	STEPHEN'S SIGN STOP
REVISION: 05–21–04	FILE NAME / JOB NO. / DATE: 03–23–04
SHEET TITLE:	SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT
DRAWN BY	AU

A–1



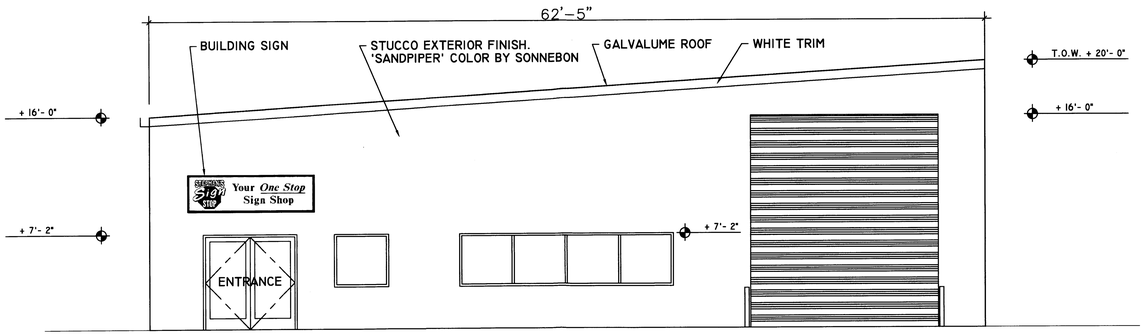
NORTH ELEVATION

SCALE: 3/16"=1'-0"



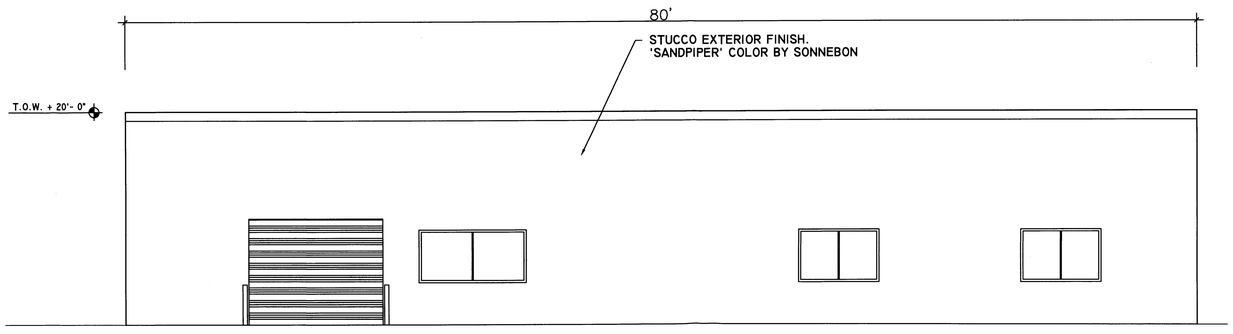
EAST ELEVATION

SCALE: 3/16"=1'-0"



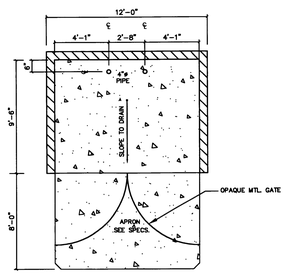
SOUTH ELEVATION

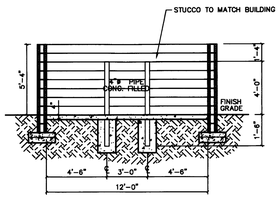
SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"





STD. REFUSE ENCLOSURE

SCALE: NTS

MONUMENT SIGN

SCALE: NTS

METAL SIGN CABINET WITH STUCCO FINISH TO MATCH BUILDING COLOR. RAISED DIMENSIONAL LOGO LETTERS TO MATCH COLORS PROVIDED. CABINET WILL BE BOLTED TO BLOCK FOUNDATION

SIZE: 60" X 96", 10" DEEP CHANNEL LOCK

BUILDING SIGN

SCALE: NTS

LIGHTED SIGN CABINET WITH WHITE LEXAN PANEL 1.5" RETAINER TO HOLD LEXAN FACE.
SIZE : 48" X 160" TO GO ON BUILDING OVER ENTRANCE

NOTE:
ALL DOORS AND WINDONWS ARE GLASS WITH WHITE FRAMES.

KLCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
HAROLD L. BENNETT
P.E.

JOB TITLE: STEPHAN'S SIGN STOP			
REVISION: 5.21.04	FILE NAME	JOB NO.	DATE 3.23.04
SHEET TITLE: BUILDING ELEVATIONS			DRAWN BY AU

A-4

LOT 55
ALAMEDA BUSINESS PARK
FILED: 06/29/1999
BK-99C, PG-167

EXISTING 10" WL

PASEO ALAMEDA (60.00' R.O.W.)

SIDEWALK
TELE
TEL BOX
ELEC. TRANS.
ELEC. BOX
15' TO NEXT DRIVEWAY
FL 5032.58
S88°56'49"E
EXISTING 5034.77
153.03' EXISTING TOW 5035.24
LANDSCAPED AREA
EXISTING CMU WALL TOW 5036.20
TOW 5038.69
EXISTING FENCE
TOC 5035.83
EXIST. C&G
5034.29
REFUSE DETAILS SEE SHEET A-4
OHD 10'X8'
RAMP
5035.5
BOLLARDS. TYP
5034.69
R15'
TOC 5035.19
FL 5032.69
C2
1:12
TYP.
12
24'
5035.0
18'
8'
FIN LVL 5037.0
GRAVELED FENCED YARD
5036.5
80'
152.01'
5'
TOC 5035.83
2 CLEAN OUT
FLOWLINE SWALE
SIDEWALK
5037.0
5035.33
30'
TOW 5038.69
LOT 53
ALAMEDA BUSINESS PARK
FILED: 06/29/1999
BK-99C, PG-167
BLDG. MOUNTED SIGNAGE FOR ACCESSIBLE SPACE
VAN ACCESSIBLE
8'-6" TYP.
7
FENCE HEIGHT & MATERIAL OPAQUE METAL
GATE
5037.0 SIDEWALK
62'-6"
RAMP 1:12
8'
BUILDING ENTRANCE
OHD 14'x16'
BOLLARDS. TYP
5036.0
BIKE RACK
BIKE RACK
5036.5
10'
S00°00'00"W BASES OF BEARING
FL 5033.29
EXIST. WATER VALVE
LANDSCAPED AREA
TOC 5036.5
18' TYP.
VEHICLE ACCESS
1
6
R15'
8'-6"
5035.69 FLOWLINE SWALE
5035.33
5038.69 TOW
EXISTING FENCE
MONUMENT SIGN NOT TO EXCEED 32 SF. TO BE DESIGNED BY OWNER. ILLUMINATED BY ONE FLOOD LIGHT ON EACH SIDE
EXISTING 10.00' PUE FILED: 6/29/99 BK-99C, PG-167
24'
R25'
C1
TOC 5036.5
TOC 5036.19
TOC 5035.83
5035.19
TEL BOX
FND. 1/2" RBR
LANDSCAPED AREA
30'
TOC 5035.69
R15'
TELE PEDESTAL
FL 5033.66
N90°00'00"W
AT PROPERTY LINE, CONSTRUCT HEADER CURB. SEE STD DWG 2415
118.67'
R10'-8 3/8"
EXIST'G FIRE HYDRANT
EXISTING SIDEWALK
1:12
WATER METER
CONSTRUCT DRIVE PAD ACCORDING TO STD. DETAIL 2426
SIDEWALK 1:12
5'
WATER METER
FL 5034.19
FL 5034.67
FL 5034.98
PROJECT BENCHMARK : TOP OF HYDRANT = 5037.37
10'-0" TO NEXT DRIVEWAY
EXIST. 10" WL
EXISTING 8" SAS
EXISTING SD
VISTA ALAMEDA (60.00' R.O.W.)

GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"

GENERAL NOTES

1. PRIOR TO ANY 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.
2. 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.
3. 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 THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND 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 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.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING STEPHEN'S SIGN STOP ARE CONTAINED HEREON:

1. VICINITY MAP
2. DRAINAGE CALCULATIONS

STEPHEN'S SIGN STOP LTD

BUILDING AREA	= 5,000 SF
LANDSCAPE AREA	= 6,902 SF
PARKING/ASPHALT AREA	= 9,863 SF
TOTAL SITE	= 0.5550 ACRES (24, 175.71 SF)

PRECIPITATION: 360 = 2.35 IN.
1440 = 2.75 IN.
10DA = 3.95 IN.

EXISTING CONDITIONS:		PROPOSED CONDITIONS:
TREATMENT A	0.06 AC.	0.115 AC.
TREATMENT B	0 AC.	0.158 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	.226 AC.

EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.53 IN.	1.56 CFS/AC.
TREATMENT B	0.78 IN.	2.28 CFS/AC.
TREATMENT C	1.13 IN.	3.14 CFS/AC.
TREATMENT D	2.12 IN.	4.07 CFS/AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53 X 0)+(.28 X .178)+(1.13 X 0)+2.12 X 4.22)=1.57IN.
V100 = 1.57(0.6/12)=.0785 AC.FT.

EXISTING PEAK DISCHARGE:

Q100 = 5.05 X .6= 3.0CFS

PROPOSED PEAK DISCHARGE

Q100 = 5.05 X .6= 3.0CFS

BENCHMARK:

PROJECT BENCHMARK OF 37.67 LOCATED ON TOP OF FIRE HYDRANT

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN

A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.

B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

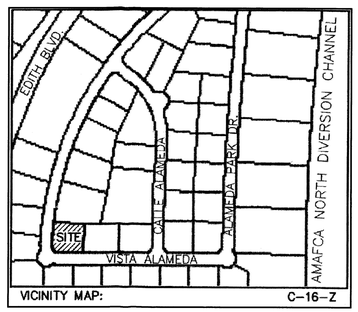
EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.60 ACRES AND IS LOCATED EAST OF BARTLETT ST. N.E. AND NORTH OF RUTLEDGE RD. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN DIRECT DISCHARGE SOUTH TO EAST VISTA ALMEDA AND NORTH WEST TO PASED ALAMEDA. DISCHARGE GOES TO EXISTING STORM WATER CATCHMENT BASIN, LOCATED NORTH WEST OF SUBJECT PROPERTY ON WEST SIDE OF PASED ALAMEDA.

NO OFFSITE FLOWS



VICINITY MAP (D-17)
NOT TO SCALE

NORTH

0 5 10 20
scale 1"=10' feet

KLCC DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

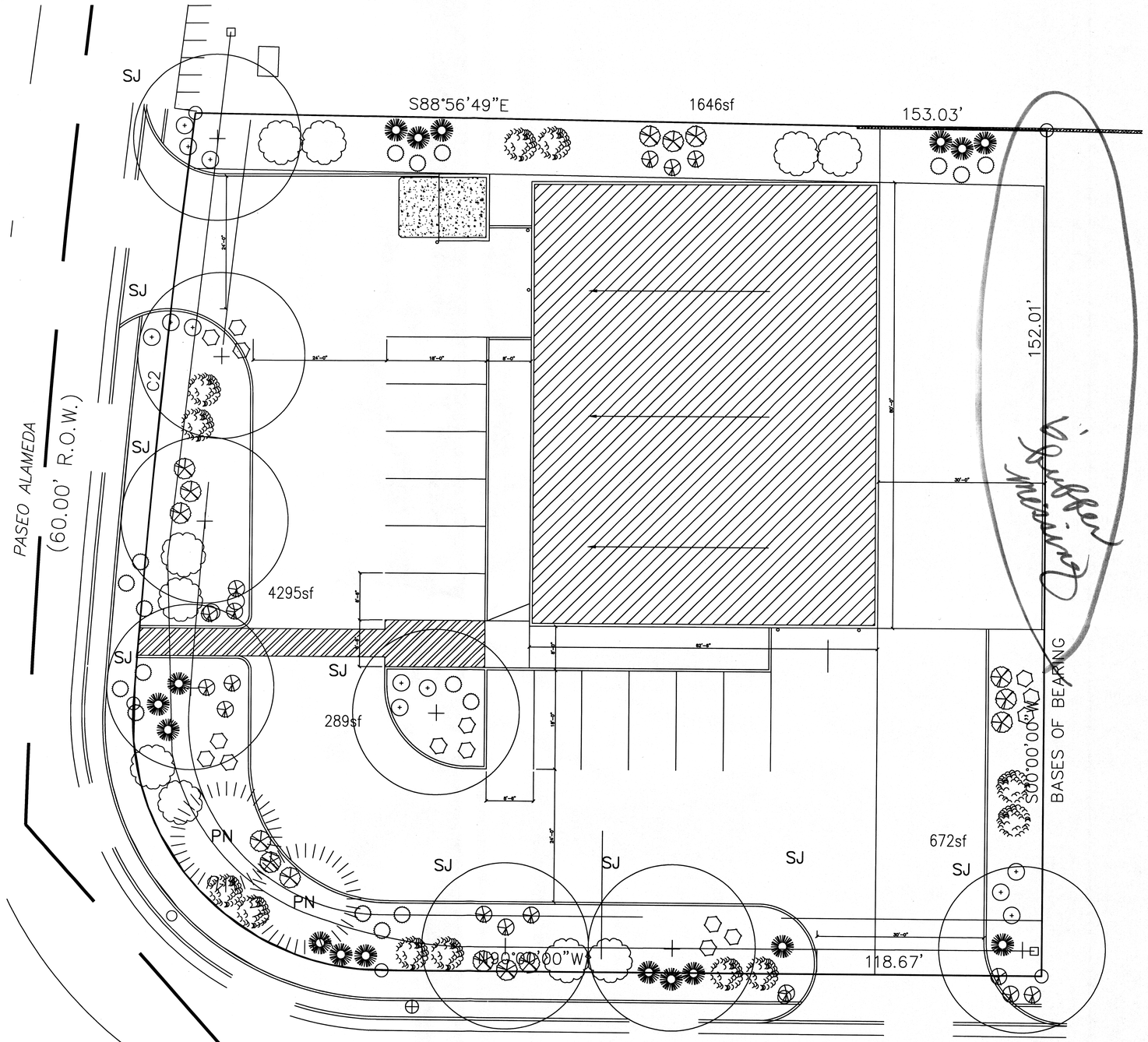
HLB
HAROLD L. BENNETT P.E.

JOB TITLE: STEPHEN'S SIGN STOP

REVISION:	FILE NAME	JOB NO.	DATE
5.21.04	c-1		3.23.04

SHEET TITLE: GRADING & DRAINAGE PLAN
DRAWN BY: AU

C-1



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SJ	9	SOPHORA JAPONICA	JAP. PAGODA TREE	2" CAL	M
PN	2	PINUS NIGRA	AUSTRIAN PINE	5'-6' HT.	M
	17	RAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL	M
	10	RHUS OVATA	SUGARBUSH		L
	11	BUDDLEIA DAVIDII	BUTTERFLY BUSH		M
	15	CYTISUS X LENA	LENA'S BROOM		M
	15	ZAUSCHNERIA	HUMMINGBIRD PLANT		M
	17	MISCANTHUS SINENSIS	MAIDEN GRASS		M
	18	ERYSIUM	BOWLES WALLFLOWER		M
	15	LAVANDULA	LAVENDER	1 GAL	M

SITE DATA

GROSS LOT AREA	24,165 SF
LESS BUILDING	5,000 SF
NET LOT AREA	19,165 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	2,874 SF
PROPOSED LANDSCAPE	6,902 SF
PERCENT OF NET LOT AREA	36%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

NORTH

0 5 10 20 30

Heads Up
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890
www.headsuplandscape.com

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

scale
1/16" =1'-0"

date
5-21-04
revisions

Heads Up
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LANDSCAPE

STEPHENS SIGN STOP
VISTA ALAMEDA PASEO ALAMEDA
ALBUQUERQUE, NM

sheet
L-1