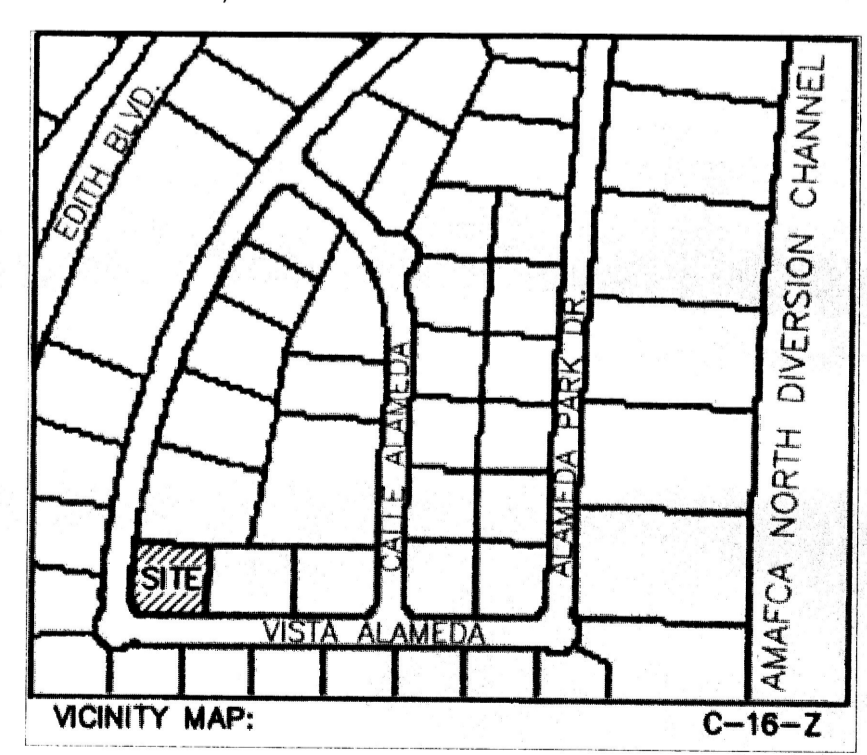
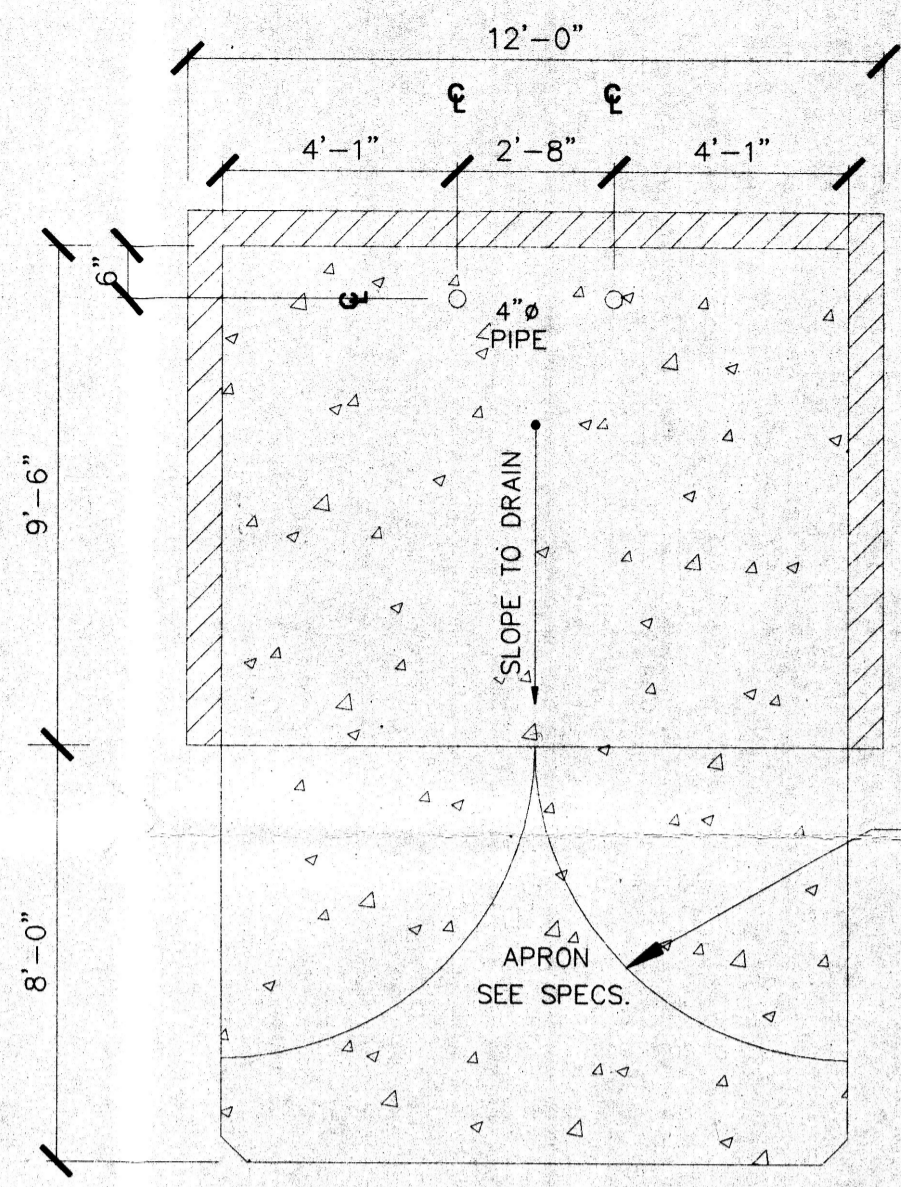


SITE PLAN
SCALE: 1/16"=1'-0"



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	
9 REQUIRED PARKING SPACES	
NET WAREHOUSE:	2800 SF
2800/2500 = 3	
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

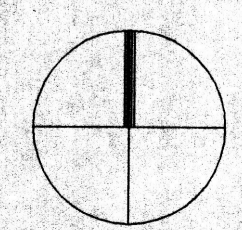
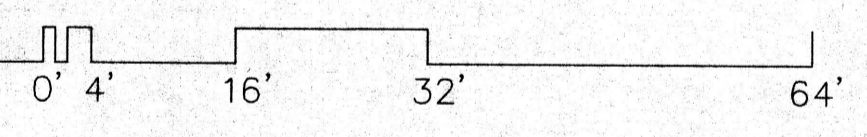
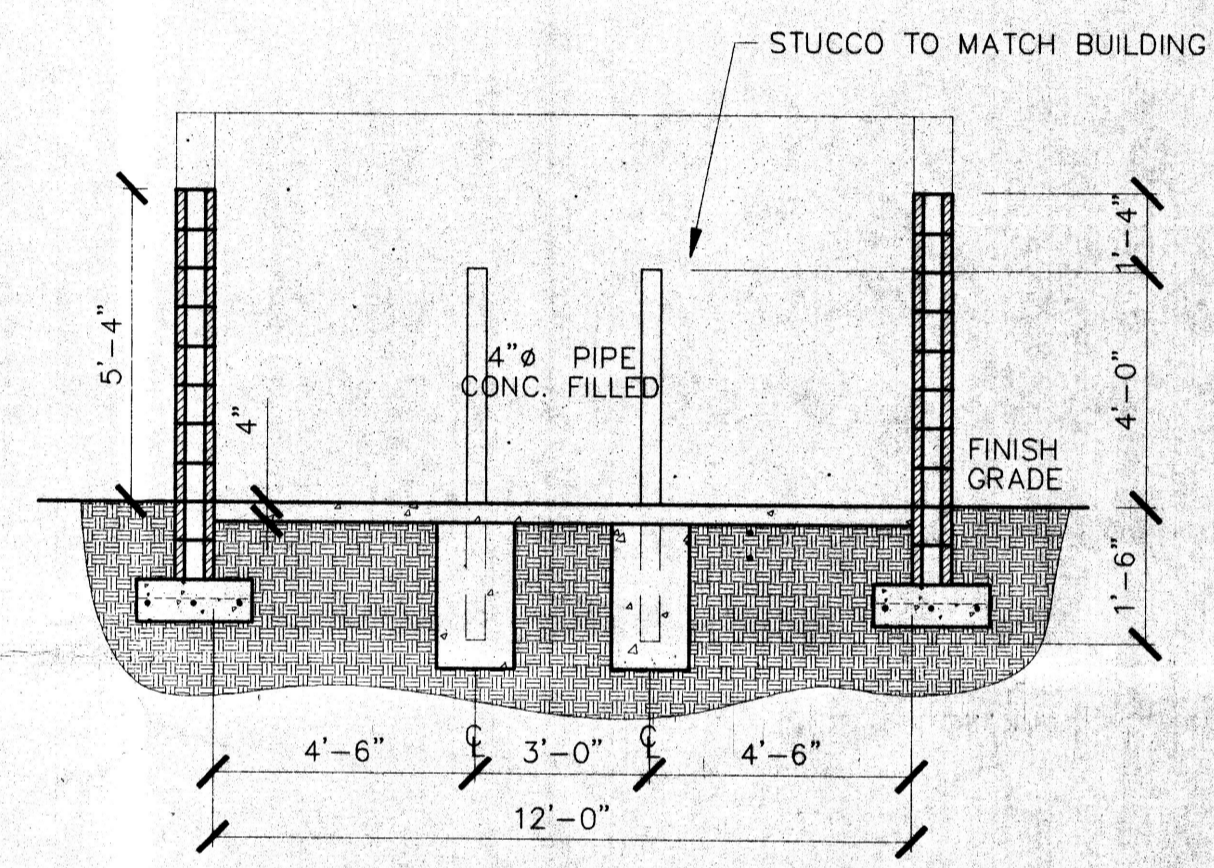
STEPHEN'S SIGN STOP
 ALAMEDA BUSINESS PARK LOT #54
 ALBUQUERQUE, NM 87109

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
 - XI. SEISMIC ZONE: 2B
 - XII. WIND SPEED: 75 MPH
 - XIII. EXPOSURE: C
 - XIV. SOIL BEARING CAP. 1500 PSF
 - XV. ROOF LOAD(TOTAL) 40 PSF
- | | | |
|------------------------|-------------|--------------|
| BLDG. OCCUPANCY | | |
| 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



HLB
 HAROLD L. BENNETT
 P.E.

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

bill.buckley
 LAS CRUCES, NM

KICC REFUSE APPEAL
 ARCHITECTS + ENGINEERS
 THE ART AND SCIENCE OF MODERN BUILDINGS

A-1

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

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
 - 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
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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	
- XI. SEISMIC ZONE: 2B
- XII. WIND SPEED: 75 MPH
- XIII. EXPOSURE: C
- XIV. SOIL BEARING CAP. 1500 PSF
- XV. ROOF LOAD(TOTAL) 40 PSF

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 = 3
= 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: 12 CARS

PROJECT NUMBER: **1003428**

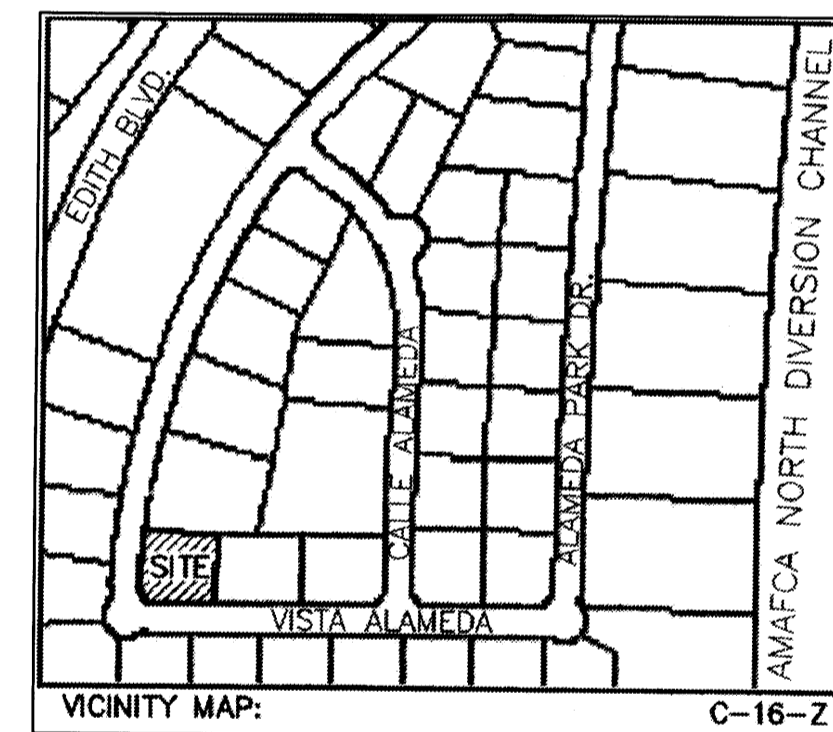
Application Number: _____
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

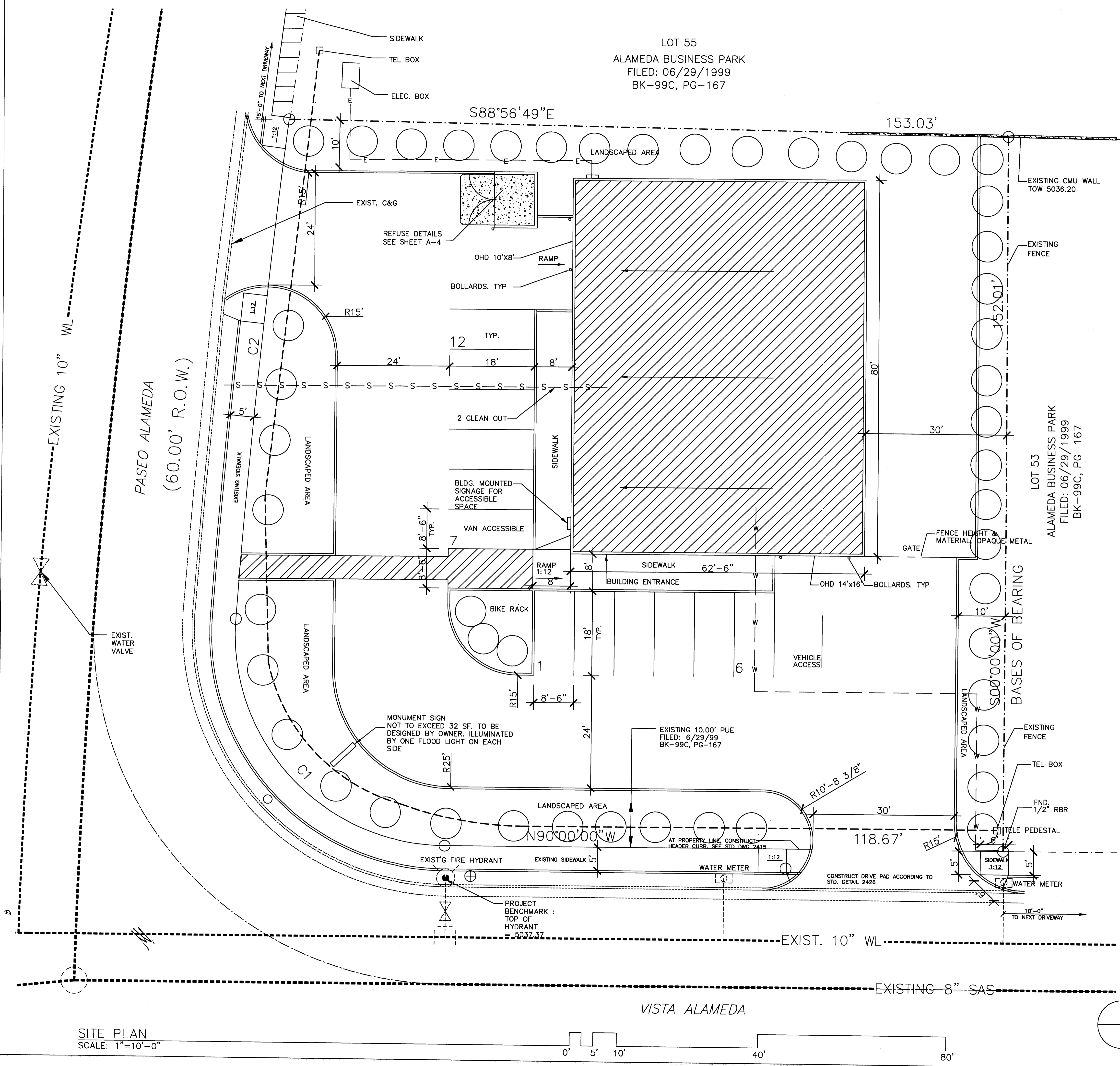
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary

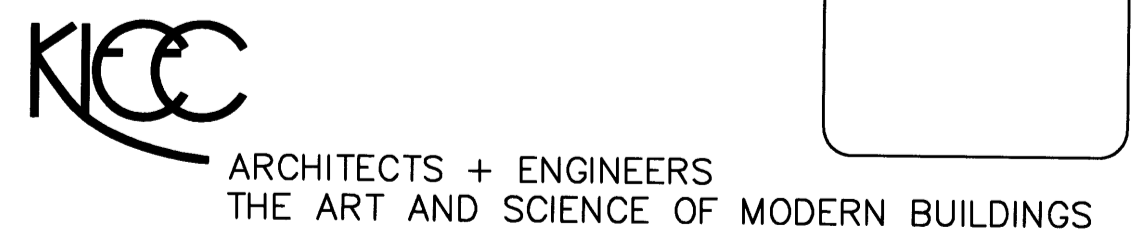
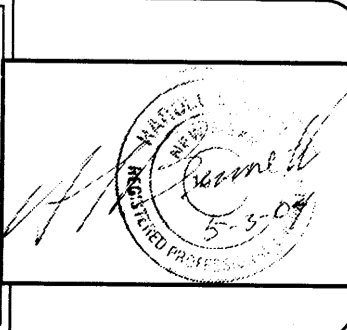
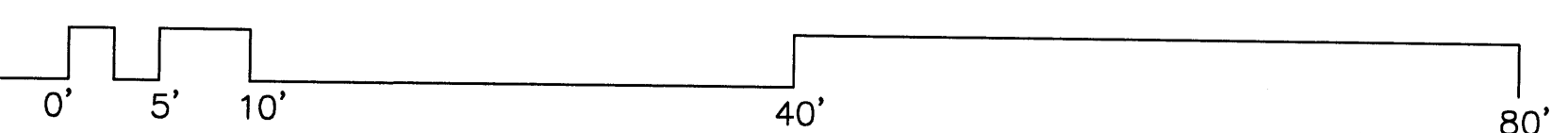
12-16-03



VICINITY MAP
SCALE: NTS



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

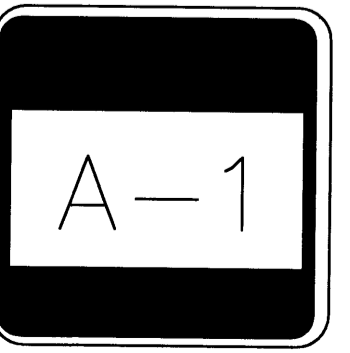
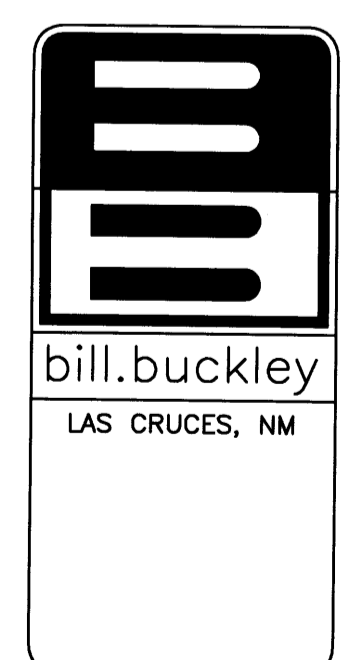


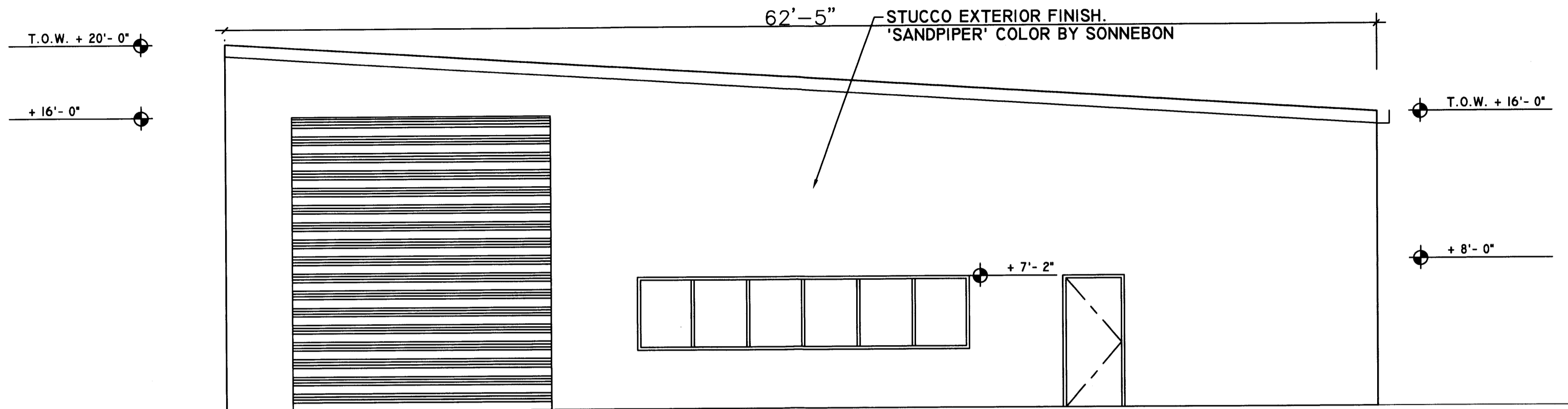
JOB TITLE: STEPHEN'S SIGN STOP

REVISION: 05-21-04	FILE NAME	JOB NO.	DATE
			03-23-04

SHEET TITLE: SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT

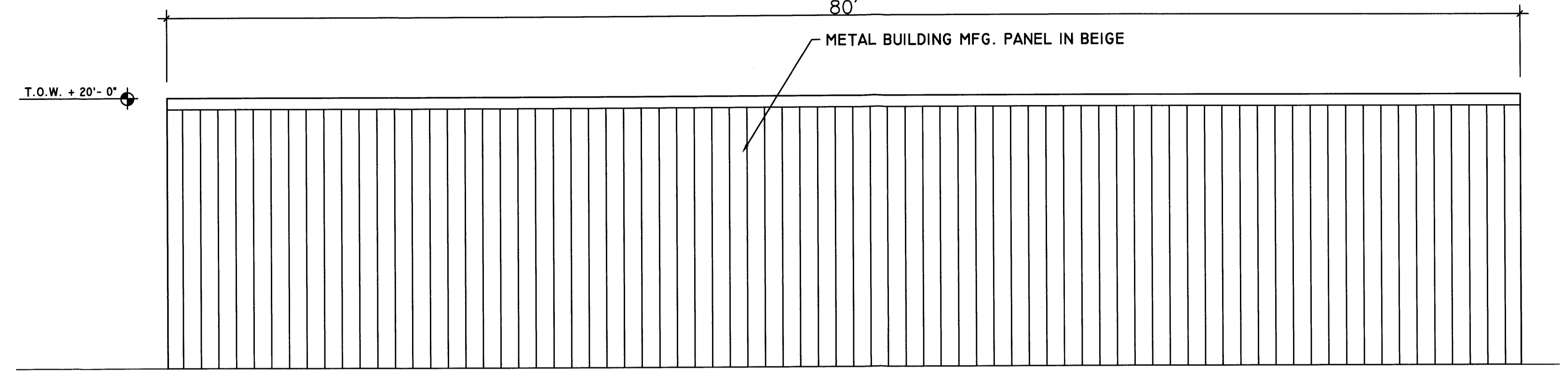
DRAWN BY: AU





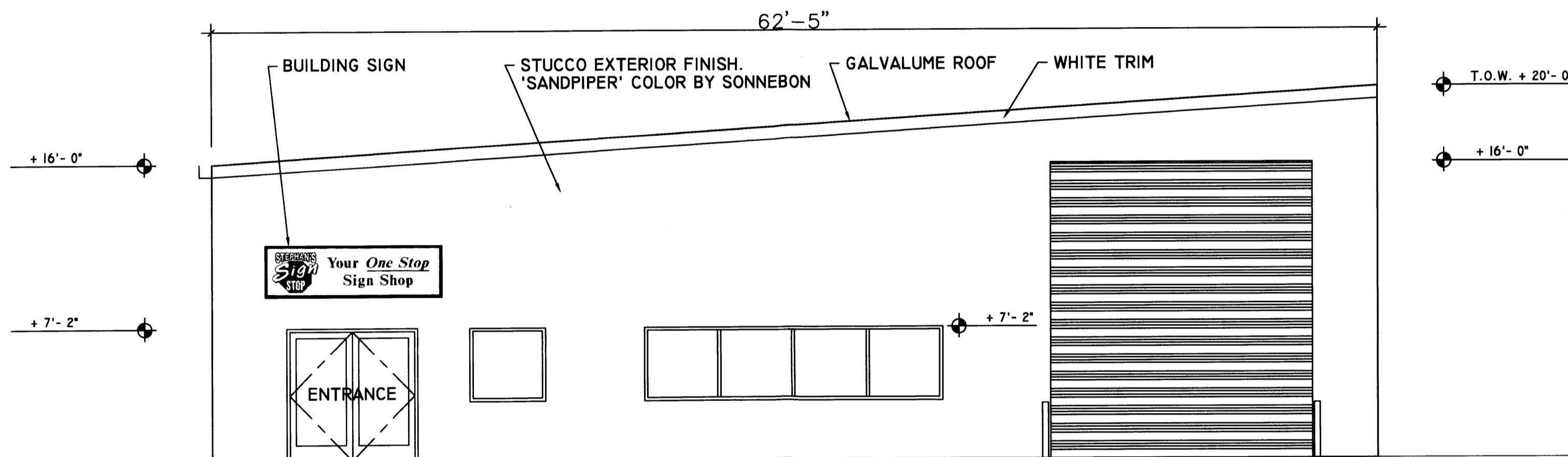
NORTH ELEVATION

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



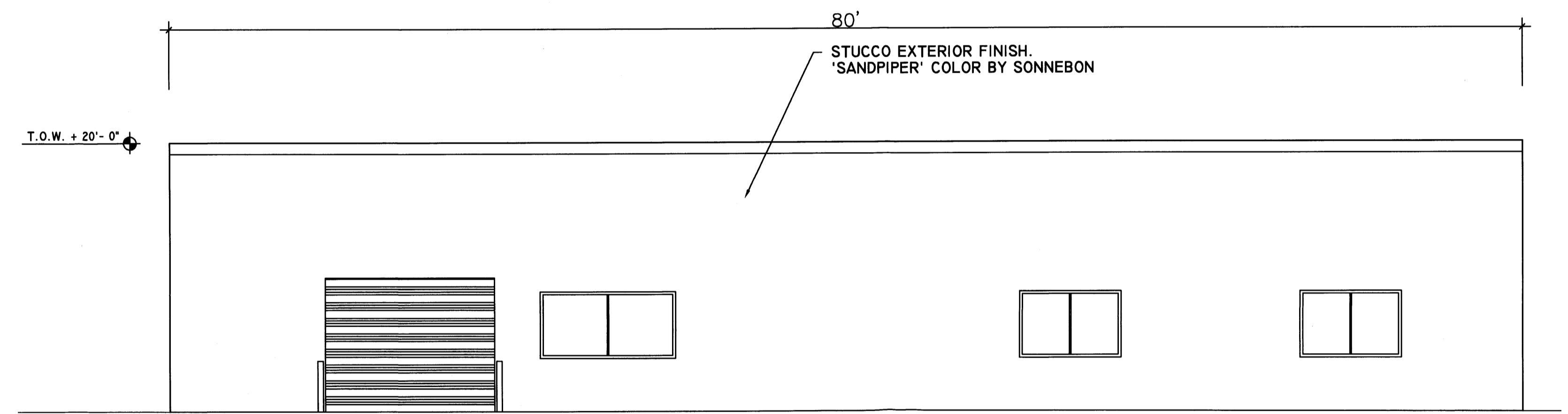
EAST ELEVATION

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



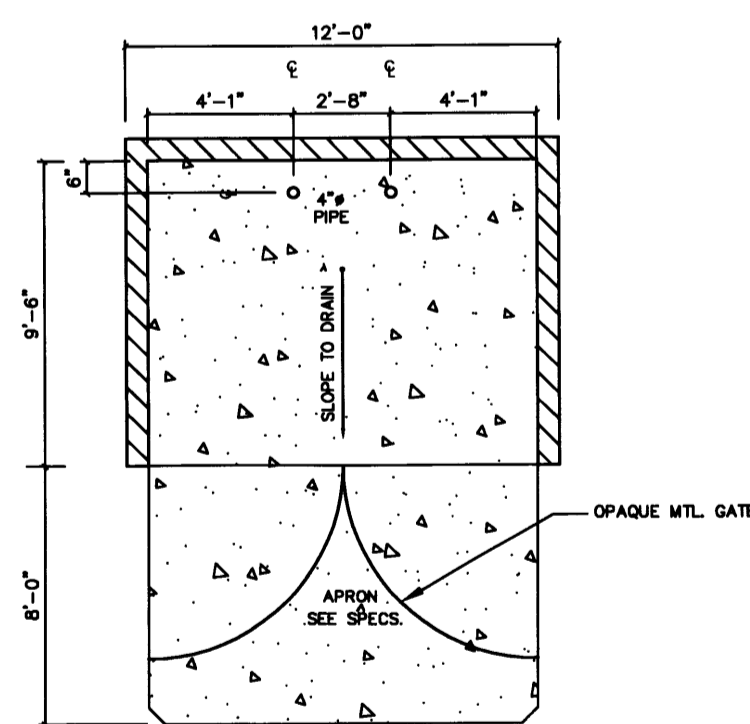
SOUTH ELEVATION

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



WEST ELEVATION

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



STD. REFUSE ENCLOSURE
SCALE: NTS



MONUMENT SIGN

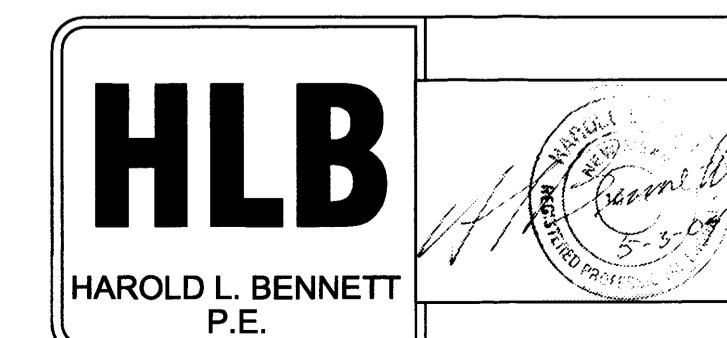
SCALE: NTS
METAL SIGN CABINET WITH STUCCO FINISH TO MATCH BUILDING COLOR. RAISED DIMENSIONAL LOGO LETTERS TO MATCH COLORS PROVIDED. CABINET WILL BE BOLTED TO BLOCK FOUNDATION
SIZE: 60" X 96", 10" DEEP CHANNEL LOCK



BUILDING SIGN

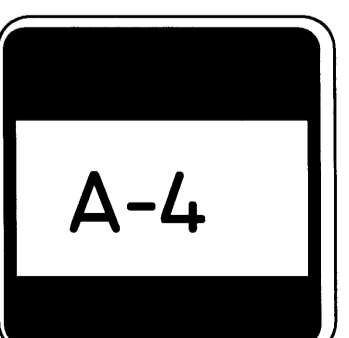
SCALE: NTS
LIGHTED SIGN CABINET WITH WHITE LEXAN PANEL 1.5" RETAINER TO HOLD LEXAN FACE.
SIZE: 48" X 160" TO GO ON BUILDING OVER ENTRANCE

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



KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: STEPHAN'S SIGN STOP		
REVISION: 5.21.04	FILE NAME	JOB NO. DATE 5.25.04
SHEET TITLE: BUILDING ELEVATIONS		DRAWN BY: AU



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

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 THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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	= 9.38 IN.
10DA	= 9.35 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 1.78) + (1.13 X 0) + (2.12 X 4.22) = 1.57 IN.
 V100 = 1.57(0.6/12) = 0.785 AC.FT.

EXISTING PEAK DISCHARGE:

Q100 = 5.05 X 6 = 30.3 CFS

PROPOSED PEAK DISCHARGE:

Q100 = 5.05 X 6 = 30.3 CFS

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.

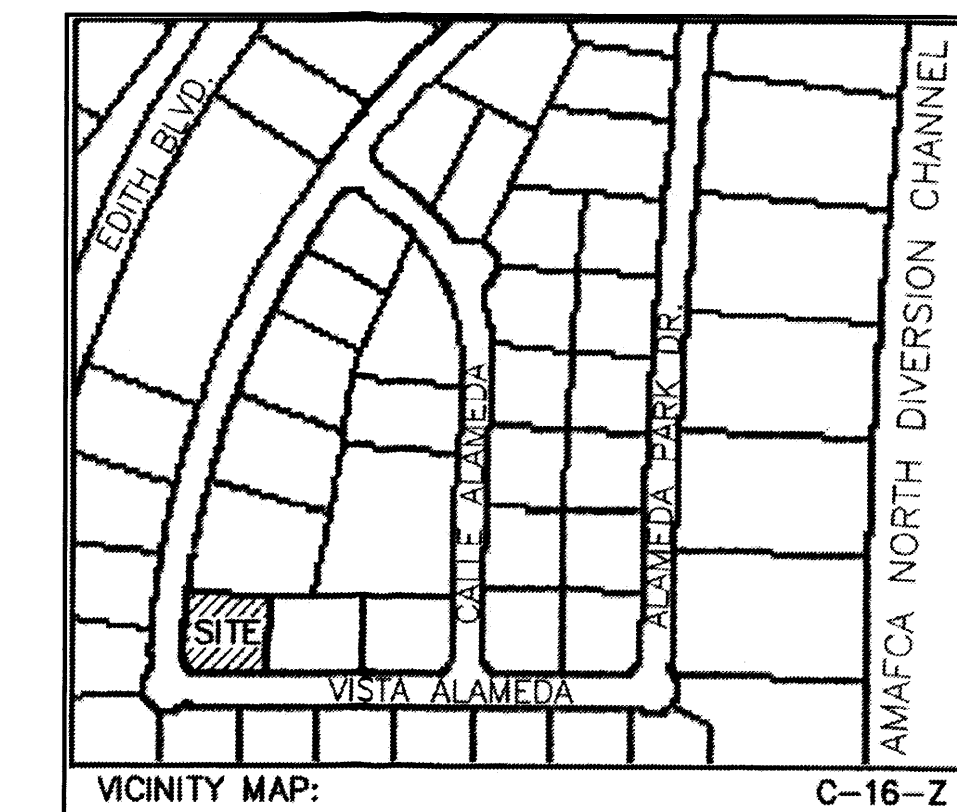
EXISTING CONDITIONS

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

PROPOSED CONDITIONS

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

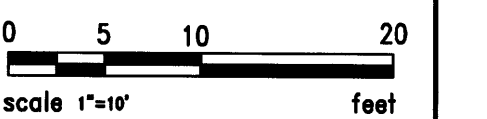
NO OFFSITE FLOWS



VICINITY MAP (D-17)
 NOT TO SCALE



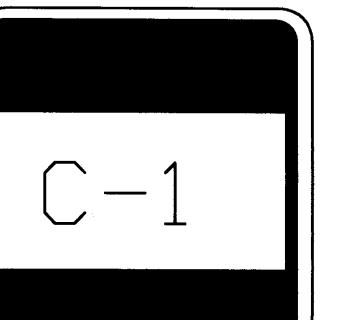
NORTH



KCC
 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

HLB
 HAROLD L. BENNETT
 P.E.

JOB TITLE: STEPHEN'S SIGN STOP		
REVISION: 5.21.04	FILE NAME C-1	JOB NO. DATE 3.23.04
SHEET TITLE: GRADING & DRAINAGE PLAN		DRAWN BY: AU

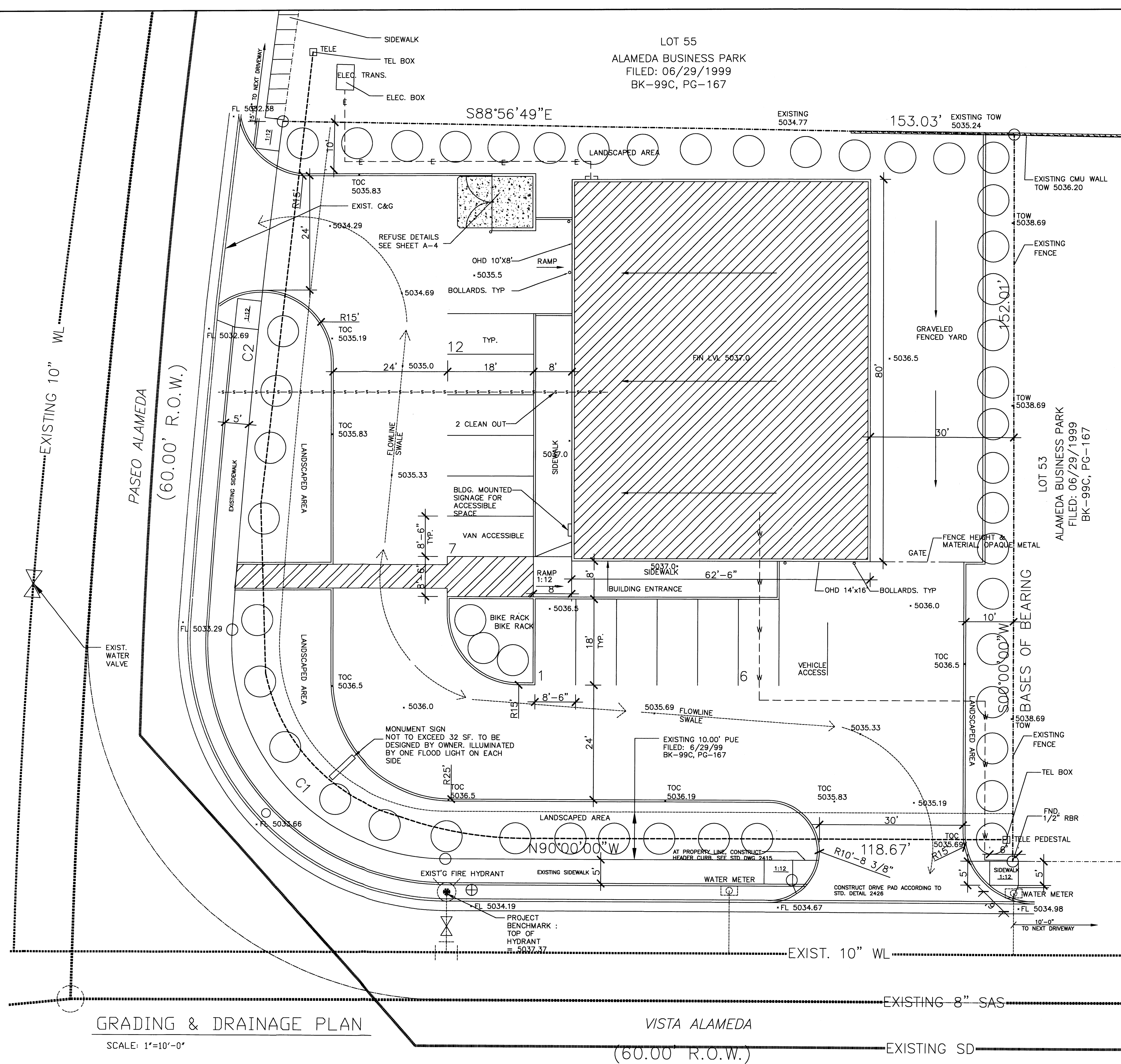


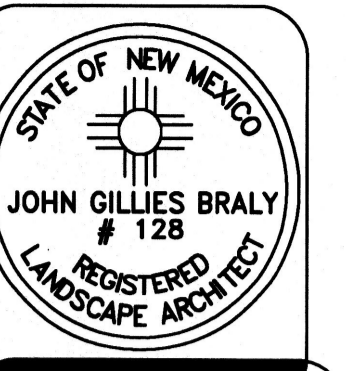
GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"

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

EXISTING SD





scale
1/16" = 1'-0"

date
5-21-04
revisions

Head's Up
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890

LANDSCAPE

STEPHENS SIGN STOP
VISTA ALAMEDA PASEO ALAMEDA
ALBUQUERQUE, NM

sheet

1

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

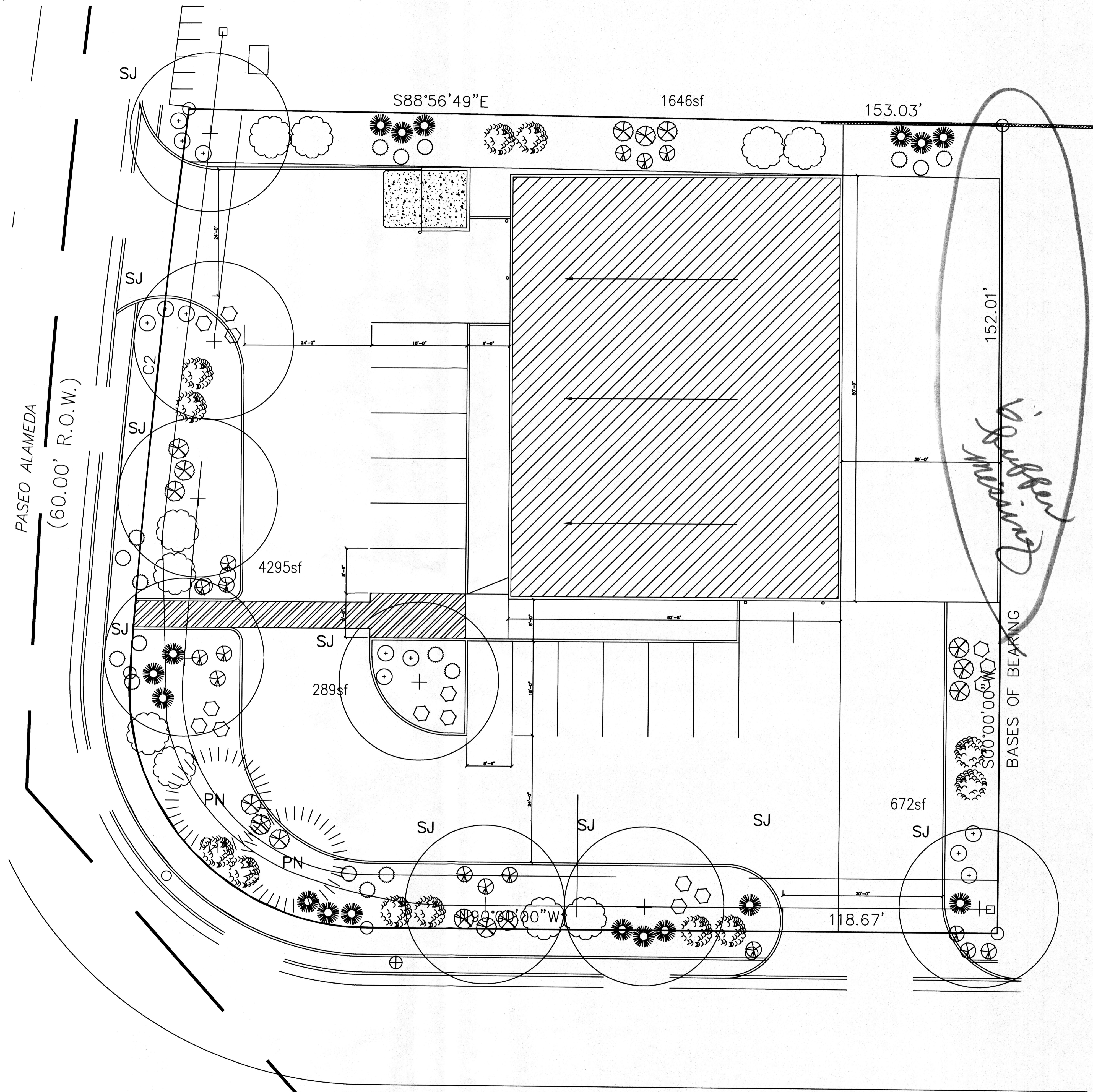
GROSS LOT AREA	24,165 SF
LESS BUILDING	5,000 SF
NET LOT AREA	19,165 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	2,874 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	6,902 SF 36%

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.

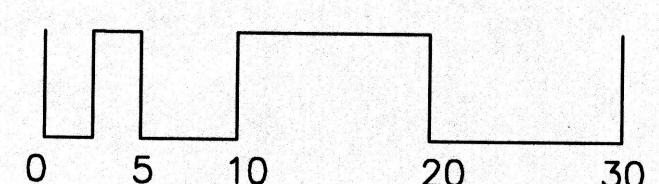


LANDSCAPE PLAN
SCALE: 1" = 10'-0"

VISTA ALAMEDA

(60.00' R.O.W.)

EXISTING SD



NORTH

Head's Up

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