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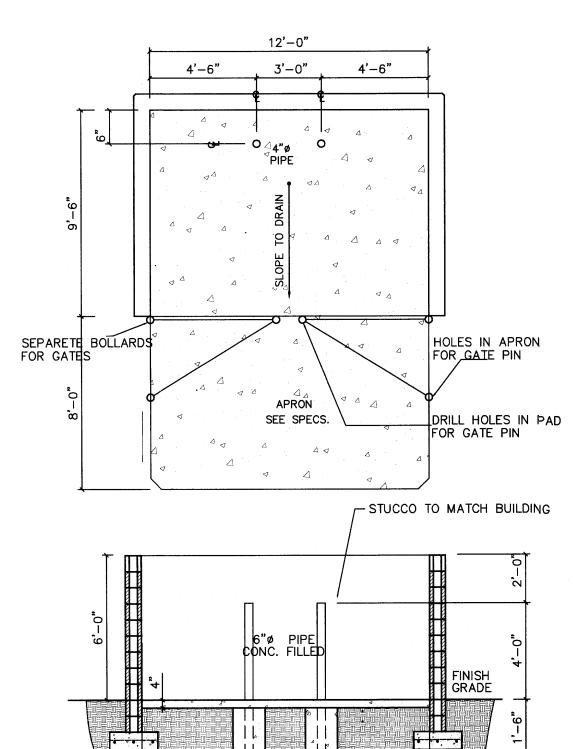
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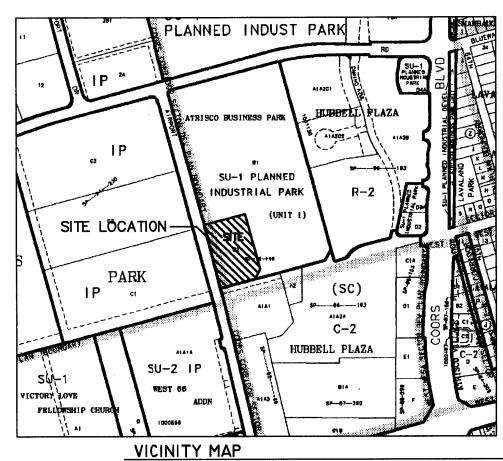
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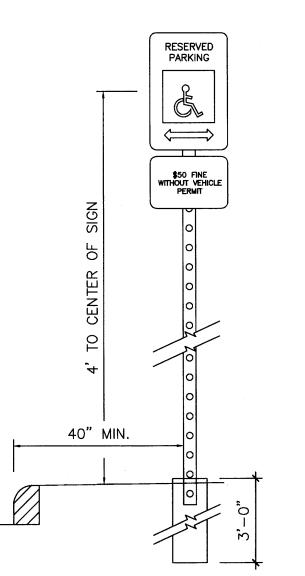


4'-6"

3'-0"

REFUSE DETAILS NOT TO SCALE





NOT TO SCALE

NOTES:

1: SIGNS SHALL CONFORM TO THE STANDARDS OF "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." 2: SIGN SHALL BE SET DIRECTLY FACING THE OF TRAVEL FOR THE VEHICLES ENTERING THE STALL (NOT < 45°). 3: SIGNS SHALL BE MOUNTED ON A STURDY POST AT A HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL.

4: EACH SPACE SHALL BE POSTED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE 5: 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER

SPECIFICATIONS

CONC SLAB: 4" THICK, 3000 PSI, 3/4" AGG. W/6X6-I0/I0WWM OR EQ., SLOPE

TO DRAIN I/8" PER FOOT.

6" THICK, 3000 PSI, 3/4" AGG W/6X6-I0/I0WWM OR EQ. I2'X8'X6'

WITH I/2" EXPANSION JOINT

AS REQUIRED PER DESIGN

FOOTING:

BOLLARDS:

4" O.D. CONC. FILLED PIPE SHALL BE ENCASED IN 6" CONC. ALL AROUND AND

EMBEDED 2'-0"

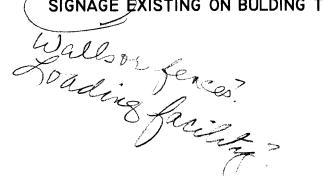
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements. DRB SITE DEVELOPMENT PLAN APPROVAL

SHEET INDEX

A-I SITE PLAN & DESIGN DATA L-I LANDSCAPE PLAN C-I GRADING PLAN

A-3 ELEVATIONS

SIGNAGE EXISTING ON BULDING TO REMAIN



BUILDING DATA

ATRISCO BUSSINESS PARK, UNIT 1 SECTION 22, T. 10 N, R.2E., N.M.P.M. 300 AIRPORT DRIVE N.M. ALBUQUERQUE, NM 87109

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS PROPERTY. INTERNATIONAL BUILDING PRE LANDER LAN APPROVED BY DRB GUIDELINES, 1998 ON 6/8/05

II. BUILDING FLOOR AREA

EXISTING OFFICE B <u>1,</u>185 SF EXISTING WAREHOUSE S-1 -8,881 SF) 11,066 SF TOTAL EX. BUILDING AREA 7,000 SF NEW WAREHOUSE S-1 18,066 SF TOTAL BUILDING AREA

III. OCCUPANCY GROUP (IBC CHAPTER 3) OFFICE

IV. EXTERIOR WALLS AND OPENINGS

WAREHOUSE S1

IBC TABLE 602 V. BUILDING HEIGHT

BUILDING 1 - ONE STORY

VI. TYPE OF CONSTRUCTION

IBC TABLE 503: OFFICE-TYPE V-B SPRINKLE WAREHOUSE- TYPE V-B SPRINKLE

VII. BASIC ALLOWABLE FLOOR AREA IBC TABLE 503: OFFICE-B-9,000 S.F.

WAREHOUSE-S1-9,000 S.F. MIXED USE OCCUPANCY W/ NON SEPARATED USE PROVISION UTILIZING THE PROVISION UNDER THE S1 OCCUPANCY

VIII. FIRE RESISTIVE REQUIREMENTS IBC TABLE 601: TYPE V-B

IX. OCCUPANT LOAD

950 S.F. / 100 = 10 WAREHOUSE: 16,500 S.F.' / 500 = 33

X. EXIT REQUIREMENTS

NUMBER OF EXITS: IBC TABLE 1014.1 EXIT REQUIREMENTS OCCUPANT LOAD LESS THAN 50

= 1 EXIT REQ. 2 PROVIDED

XI. PLUMBING REQUIREMENTS: IBC TABLE 2902.1 OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ.

1 W.C. PROVIDED OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ. 1 LAVATORY PROVIDED

WAREHOUSE: 1 PER 100 REQ. 1 W.C. & 1 LAVATORY PROVIDED

XII. SEISMIC ZONE: 2B, CATEGORY II BLDG.

XIII. WIND SPEED: 75 MPH

XIV. EXPOSURE: C

XV. SOIL BEARING CAP. XVI. ROOF LOAD(TOTAL) 1500 PSF 40 PSF

16500 SF

1 CAR

PARKING REQUIREMENTS (CALC'S)

NET OFFICE: 950 SF 1150/200 = 5

NET WAREHOUSE: 15375/2000 = 9

PARKING PROVIDED:

CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE

= 14 REQUIRED PARKING SPACES

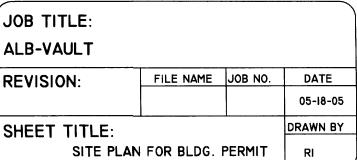
SURFACE PARKING:

HANDICAPPED REGULAR AND COMPACT

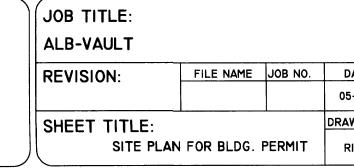
14 CARS 16 CARS TOTAL ON SITE PARKING PROVIDED 14 CARS

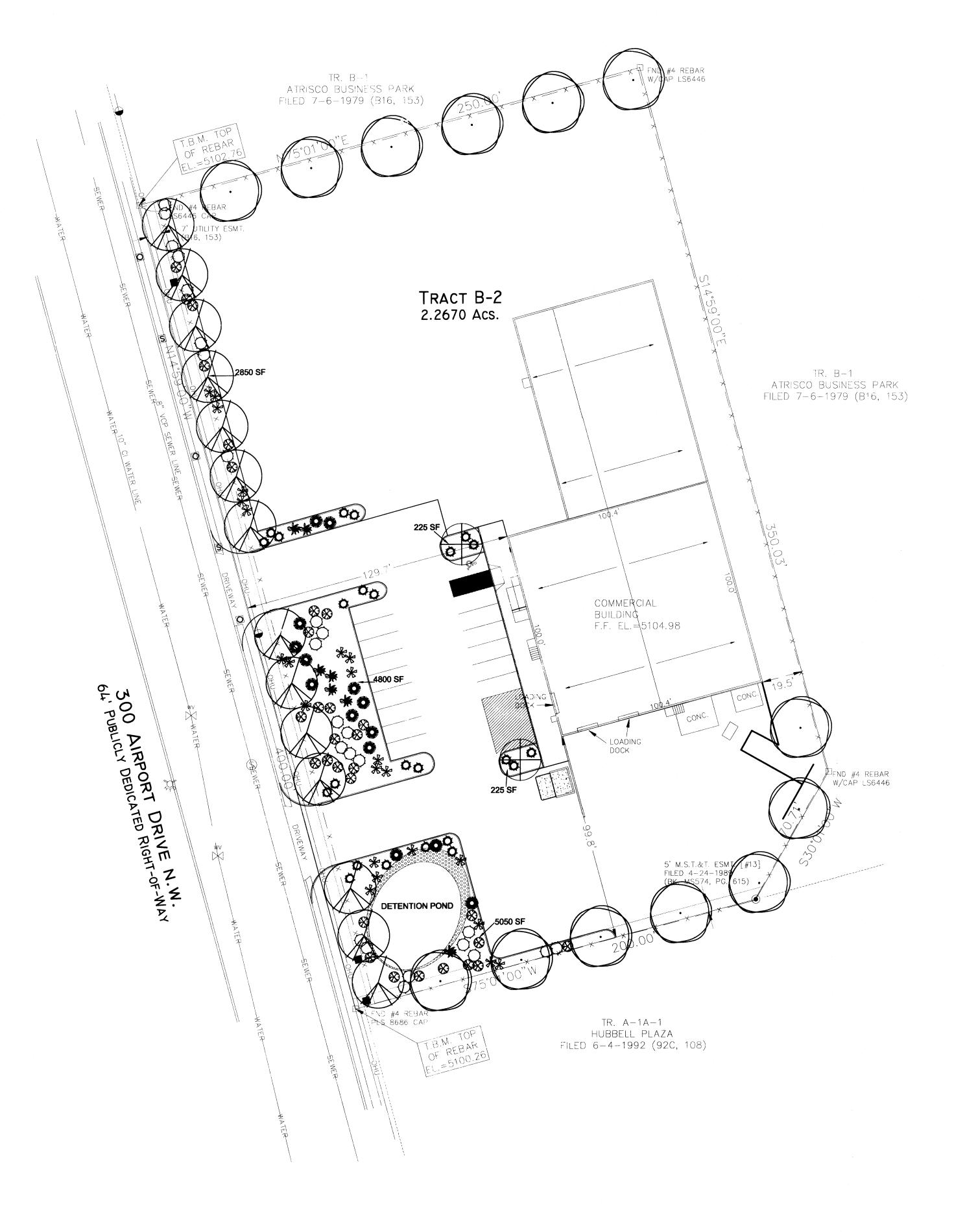
TOTAL REQUIRED PARKING:

DESIGN COLLABORATIVE THE ART AND SCIENCE OF MODERN BUILDINGS



scale 1"=30'-0"





PLANT LEGEND

		Scientific Name				
Qty.	Symbol	Common Name	Size	Water Use		
	Trees					
2		Crataegus phaenopyrum Washington Hawthorn	15 GAL	Medium+		
14		Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	Medium +		
20	\odot	Gleditsia triacanthos Honeylocust	2" B&B	Medium		
Shrubs/Groundcovers						
30	\bigcirc	Ericameria nauseosus Chamisa	1-Gal	Low		
23	*	Hesperaloe parviflora Red Yucea	1-Gal	Low+		
24		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	1-Gal	Low +		
34	(X)	Perovskia atriplicifolia Russian Sage	1-Gal	Medium		
11		Rosmarinus officinalis Rosemary	1-Gal	Low +		
Orna	mental Gra	sses				
20	3 46	Miscanthus sinensis 'Gracillimus'	1-Gal	Medium		

SITE DATA

(USS LUT AREA	90,700	_ 3_
ESS BUILDING(S)	18,066	SF
T LOT AREA	80,684	_SF
EQUIRED LANDSCAPE 5% OF NET LOT AREA	- 12,102	_ SF
ROPOSED LANDSCAPE	13,150	– 3F
ERCENT OF NET LOT AREA	16.2	- %

REQUIRED STREET TREES
PROVIDED AT 25' O.C. SPACING ALONG STREET 14
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (16 SPACES/10) 2
REQUIRED PERIMETER SCREEN TREES
PROVIDED AT 40' O.C. SPACING ALONG PERIMETER 20

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

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

NOTE ATTIENT DE LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM W/ REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

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

LANDSCAPE AREAS TO BE MULCHED WITH CRUSHER FINES MULCH AT 3" DEPTH

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.



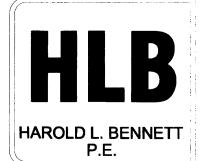


P.O.BOX 10597 Albuquerque, NM 87184 505.898.9615 505.898.2105 (fax) design@hulc.com





scale 1"=30'-0"





JOB TITLE:
ALB-VAULT

REVISION: FILE NAME JOB NO. DATE
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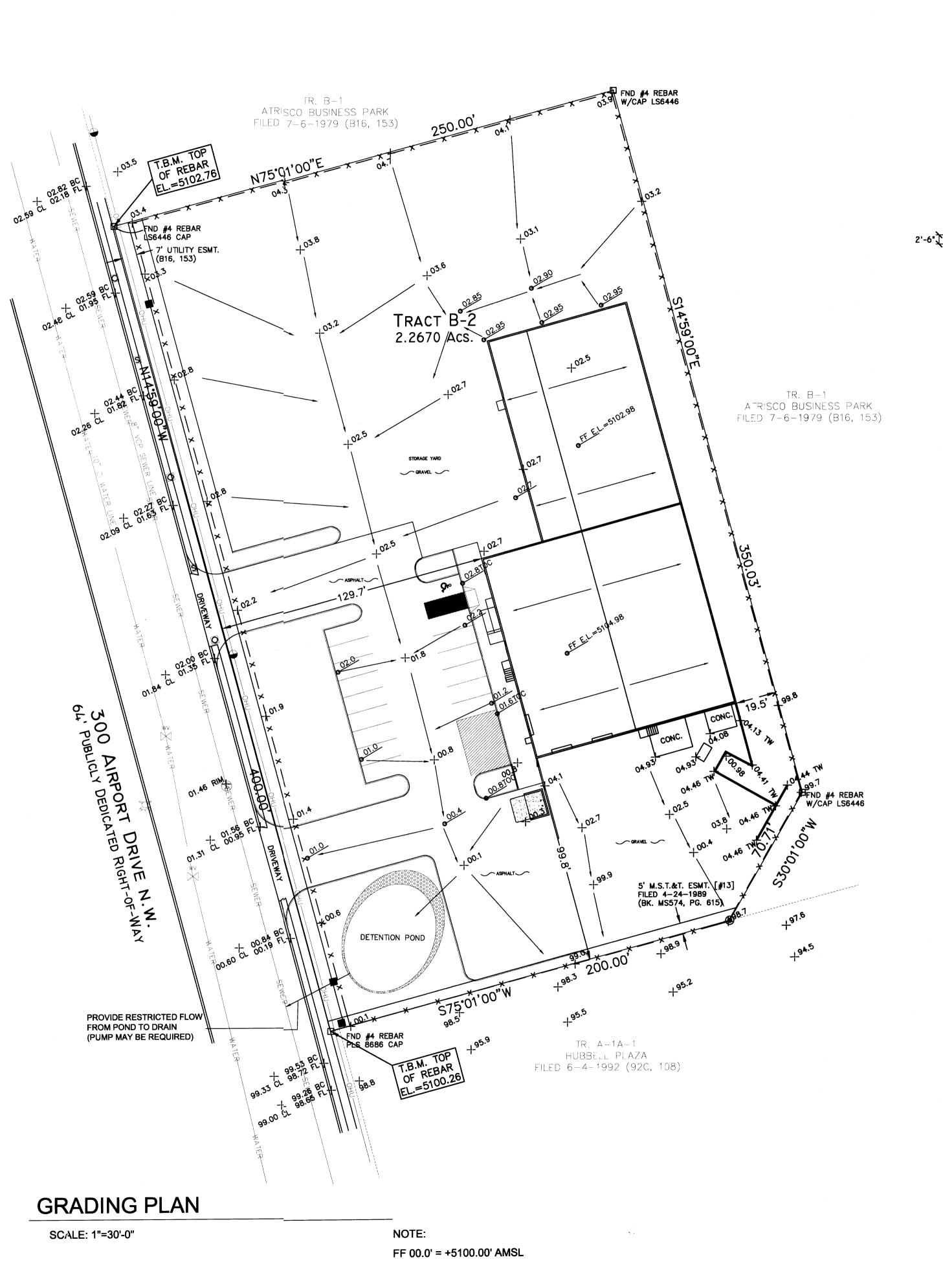
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LANDSCAPE PLAN FOR BLDG. PERMIT RI

LANDSCAPE PLAN

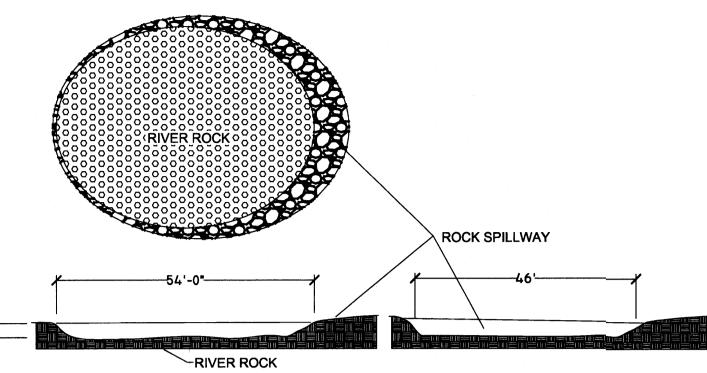
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RETENTION POND SECTIONS

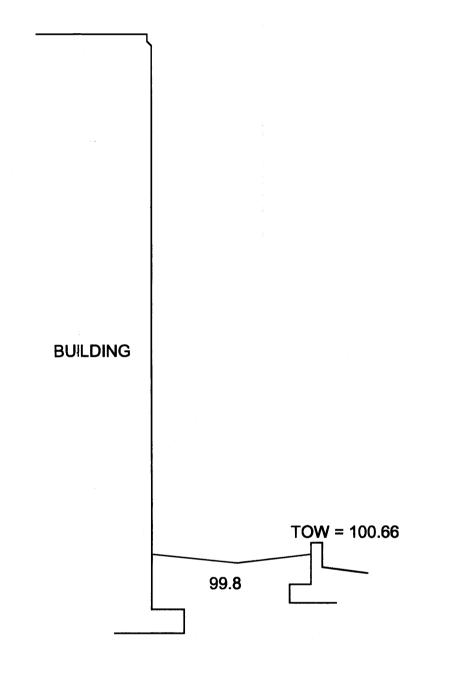
SCALE: 1" = 20' - 0"

DRAINAGE TO RETENTION POND CALCULATIONS:

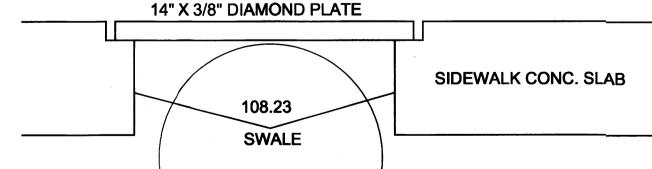
AREA OF STATE OWNED PROPERTY = 9490 SF = 0.21 ACRES
AREA IN CONSTRUCTION SITE TO DRAIN INTO RETENTION POND = 0.2507 ACRES
TOTAL AREA INTO RETENTION BASIN = 0.4686 ACRES E = 0.66 (0) - 0.92 (0) + 1.29 (.47) + 5.02 (0) = 0.6049 IN.

00 - 360 = 0.6049 (.46)/ 12 = .0232 AC.-FT./ SEC. X 43560 = 1010 CU. FT.

VOLUME OF POND: $(80' \times 95')/2 (1.5) \times (0.75) = 4275 \text{ CU.FT.} > 1010 \text{ CU.FT.}$



TYP. SWALE DETAIL SCALE: 3/16" = 1'-0"



SIDEWALK SECTION W/DIAMOND PLATE

SCALE: NTS

SEE COA DRWG. # 2236

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 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 ATRISCO BUSSINESS PARK LOT 1 ARE CONTAINED HEREON:

1. VICINITY MAP 2. DRAINAGE CALCULATIONS

ATRISCO BUSSINESS PARK, UNIT 1

BUILDING AREA = 0.41 ACRES (18,066SF)
LANDSCAPE AREA = 0.30 ACRES (13,150SF)
PARKING/ASPHALT AREA = 1.55 ACRES (67.544SF)

TOTAL SITE = 2.27ACRES (98,760SF)

RECIPITATION: 360 = 2.35 IN. 1440 = 2.75 IN.

EXISTING CONDITIONS:		PROPOSED CONDITIONS:
TREATMENT A	0.06 AC.	0 AC.
TREATMENT B	0 AC.	0.31 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	1.96 AC.
EXCESS PRECIPITATION:		PEAK DISCHARGE:
TREATMENT A	0.53 IN.	CFS/AC. 1.56
TREATMENT A TREATMENT B	0.53 IN. 0.78 IN.	CFS/AC. 1.56 CFS/AC. 2.28
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT B TREATMENT C	0.78 IN. 1.13 IN.	CFS/AC. 2.28 CFS/AC. 3.14

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = $(0.53 \times 0)+(.78 \times .178)+(1.13 \times 0)+2.12 \times 4.22)=1.034$ IN. V100 = 1.04(0.6/12)=.0.517 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = 0.6(0.53) = 0.4 CFS

V100 = .4(0.6/12)=.0.05 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = 0+0.178(2.28)+ 0 + 4.22(4.7) = 2.39 CFS

PROJECT BENCHMARK OF 5100.26 LOCATED ON CURB @ SOUTHWEST CORNER OF PROPERTY

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.

VICINITY MAP (D=17)

NOT TO SCALE

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 2.67 ACRES AND IS LOCATED EAST OF AIRPORT ST THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN CONTROL FLOW DISCHARGE WEST TO AIRPORT DR. DISCHARGE GOES TO CITY STORM DRAINS AND AMAFCA STORM DRAINS, LOCATED SOUTH OF SUBJECT PROPERTY ON EAST SIDE OF AIRPORT DR.

NO OFFSITE FLOWS

NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY
- 2. ALL WORK DETAILED ON THE SE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

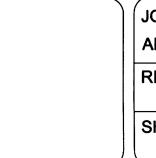
APPROVAL	NAME	DATE
INSPECTOR		

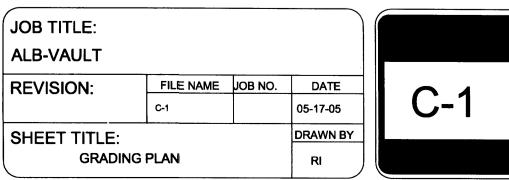


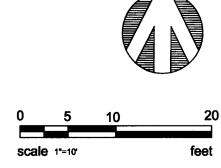
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

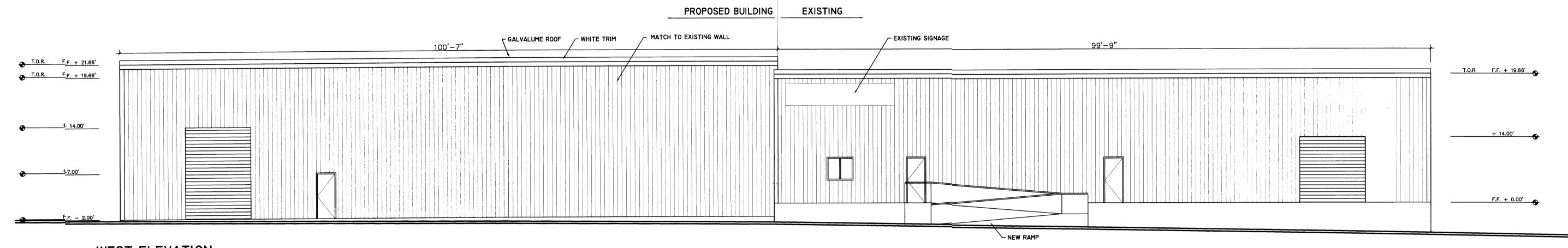
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WEST ELEVATION

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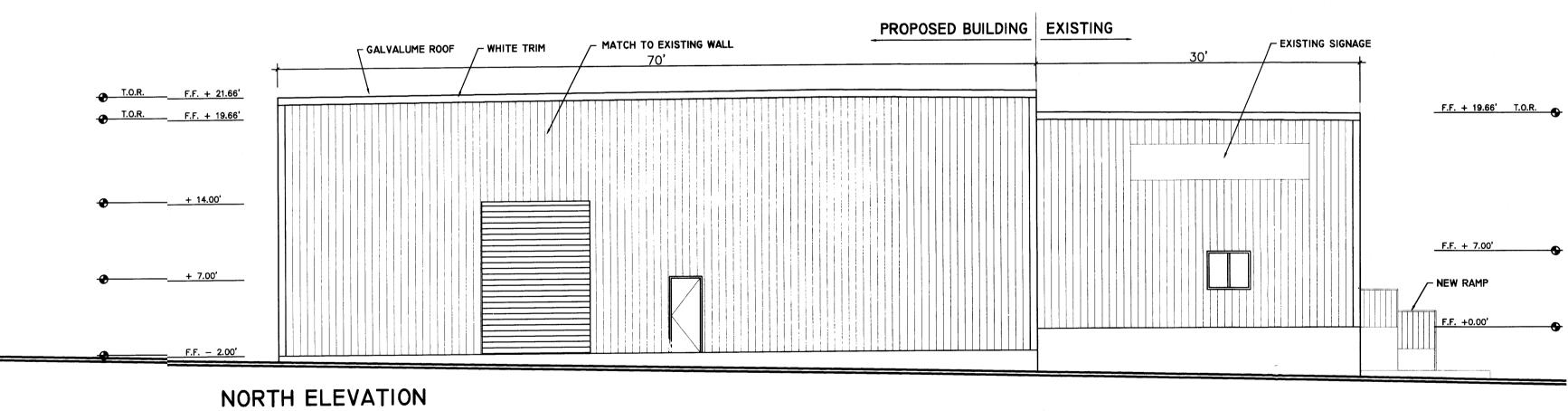
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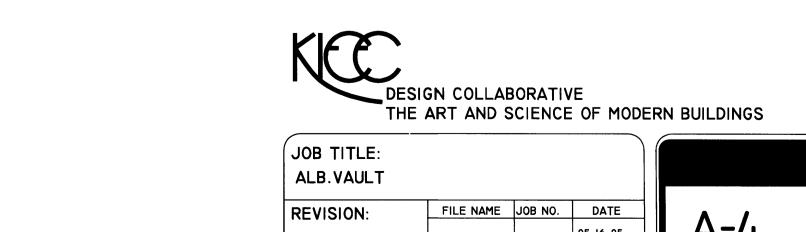
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scale 1/8"=1'-0" feet

ALB.VAULT

REVISION:

FILE NAME JOB NO. DATE

05-16-05

SHEET TITLE:

ELEVATIONS

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