

LEGEND

	NEW 16' TALL POLE LIGHT W/ 50 WATT CERAMIC METAL HALIDE LAMPING (FULL CUT-OFF, SHOE BOX TYPE.)
	EXISTING FIRE HYDRANT

CURB RADIUS DATA

R1 = 1'-6"	
R2 = 2'-0"	
R3 = 3'-0"	
R5 = 5'-0"	
R8 = 8'-0"	
R10 = 10'-0"	
R15 = 15'-0"	
R20 = 20'-0"	
R25 = 25'-0"	
R50 = 50'-0"	
RADIUS MEASURED TO OUTSIDE FACE OF CURB	

ADDRESS:
8500 JEFFERSON ST., NE
ALBUQUERQUE, NM 87113

LEGAL DESCRIPTION:
LOT 14-A-2-A OF UNIT V, LOOP INDUSTRIAL DISTRICT, ALBUQUERQUE, NEW MEXICO, AS THE S.W. 1/4 OF SECTION 16, T14N, R14E, S10W, AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 3, 1997, IN PLAT BOOK 97C, FOLIO 2.

ZONING
SU-2 FOR M-1

ZONE ATLAS PAGE
C-17

LEGAL NOTES:
1. CITY OF ALBUQUERQUE UPC NO. 1-017-064-367-234-40256

2. SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X. DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PER MAP NO. 35001C02137F, EFFECTIVE DATE, NOVEMBER 19, 2003

SITE CALCULATIONS

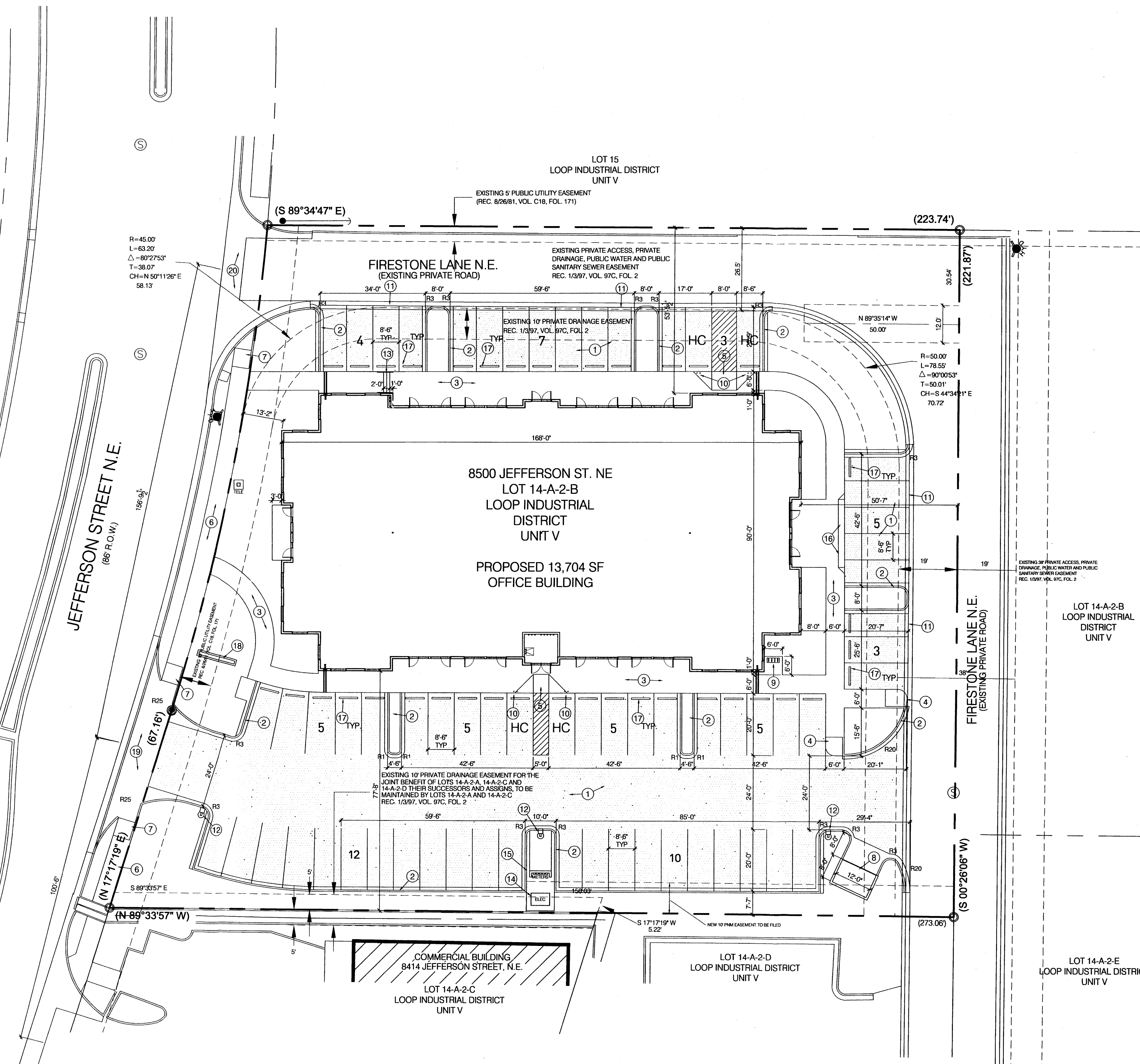
USE: OFFICE

PROPERTY AREA: 54,073 SF (1.2413 AC)
GROSS BLDG AREA: 13,704 SF (25%)
NET LEASABLE AREA: 9,736 SF
LANDSCAPE AREA: 8,623 SF (16%)
R.O.W. LANDSCAPING: 553 SF
PAVING & SIDEWALK AREA: 31,746 SF (59%)

GROSS PARKING SPACES REQUIRED: 13,704/200 = 69
(LESS 5% BUS ROUTE CREDIT) = 3
TOTAL PARKING SPACES REQUIRED = 66
HANDICAP PARKING SPACES REQUIRED: 3

PARKING SPACES PROVIDED: 62 + 4 HC (2 VAN ACCESSIBLE) = 66
BIKE RACK SPACES PROVIDED: 3

- GENERAL NOTES
(C1.1) ALL STANDARD PARKING SPACES SHALL BE 8'-6" W X 20'-0" D
- (C1.2) ALL HANDICAP PARKING SPACES SHALL BE 8'-0" W X 20'-0" D WITH ADJACENT 5' W STRIPED ACCESS AISLE (1 VAN ACCESSIBLE SPACE PER PROPERTY SHALL HAVE AN 8' WIDE ACCESS AISLE). ALL SPACES SHALL HAVE POLE SIGN AND HANDICAP SYMBOL PAVEMENT MARKINGS.
- (C1.3) ALL PARKING SPACES, HANDICAP SYMBOLS AND CROSS HATCHED ACCESS AISLES SHALL BE MARKED ON PAVEMENT WITH WHITE ALKYD STRIPING PAINT, TYP.
- (C1.4) ALL PARKING SPACES ADJUTING A SIDEWALK SHALL BE PROVIDED WITH A PRECAST CONCRETE PARKING BUMPER LOCATED 2'-0" OFF THE SIDEWALK
- KEYED NOTES
[1] ASPHALT PAVED SURFACE - SEE DETAIL 1/C1.1
[2] CONCRETE CURB & GUTTER - SEE DETAILS 2/C1.1
[3] CONCRETE SIDEWALK - SEE DETAIL 4/C1.1 - TYPICAL SIDEWALK WIDTH SHALL BE 6'-0" UNLESS NOTED OTHERWISE.
[4] SIDEWALK RAMP - SEE DETAIL 3/C1.1
[5] SIDEWALK RAMP W/ FLAIRS - SEE DETAIL 6/C1.1
[6] PUBLIC SIDEWALK PER CITY OF ALBUQUERQUE STANDARDS DRAWING 2430 "SIDEWALK DETAILS"
[7] PUBLIC SIDEWALK ADA ACCESS RAMP PER CITY OF ALBUQUERQUE STANDARDS DRAWING 2441 "CURB ACCESS RAMP"
[8] CAST IN PLACE CONCRETE DUMPSTER ENCLOSURE W/ GATES - SEE DETAIL 128/13/C1.1
[9] PRECAST CONCRETE BIKE RACK SET IN SIDEWALK - SEE DETAIL 10/C1.1
[10] HANDICAP PARKING SPACE SIGN - ONE SIGN PER HANDICAP PARKING SPACE, TYP. - SEE DETAIL 8/C1.1
[11] EXISTING CONCRETE ROLL CURB TO REMAIN
[12] 16' TALL POLE LIGHT WITH FULL CUT-OFF SHOE BOX TYPE CANOPY
[13] CONCRETE STAIR WITH HAND RAILS - SEE DETAIL 7/C1.1
[14] TRANSFORMER ON CONCRETE PAD PER PNM REQUIREMENTS
[15] CONCRETE ELEC. METER/TRANSFORMER SCREEN WALL - SEE DETAIL 9/C1.1 (SMOOTH CONCRETE FINISH ON METER MOUNTING FACE OF WALL)
[16] CONCRETE ROLL CURB - SEE DETAIL 5/C1.1
[17] PRECAST CONCRETE PARKING BUMPERS - SET 2'-0" OFF FACE OF SIDEWALK
[18] MONUMENT SIGN - SEE DETAIL 15/C1.1
[19] NEW CURB CUT PER CITY OF ALBUQUERQUE STANDARDS DRAWING 2415A "CURB & GUTTER AND CURB CUT DETAILS"
[20] EXISTING CURB CUT TO REMAIN - 24'-0" WIDE



PROJECT NUMBER: 1004326

APPLICATION NUMBER: OSORB-01147

IS AND 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:

<i>Raye Akkan</i>	7-27-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Christina Sandoval</i>	7/27/05
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley B. Bingham</i>	7/27/05
CITY ENGINEER	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Helton</i>	7/27/05
SOLID WASTE MANAGEMENT	DATE
<i>Maureen</i>	7/27/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

VICINITY MAP/AERIAL PG. C-17 1"=1000'



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ALBUQUERQUE, NM 87122

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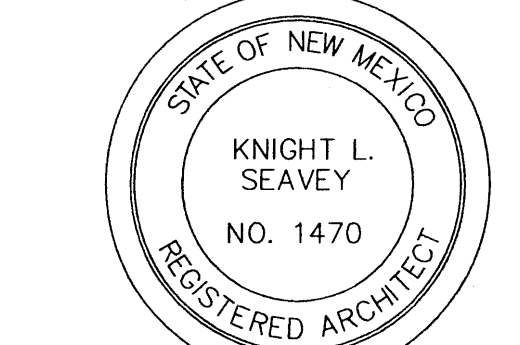
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Lot 14-A-2-A
Loop Industrial District
Unit 5

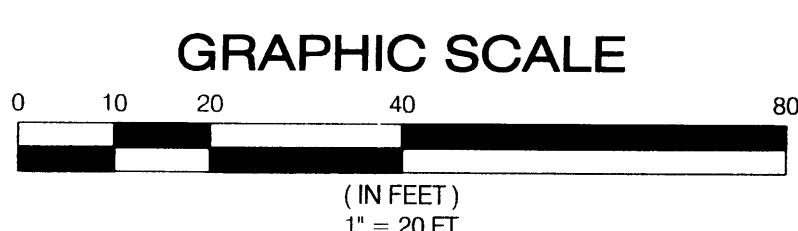
ISSUED | 7.25.05

PROJECT ID | JLM

JLM Investments
8500 Jefferson St. NE

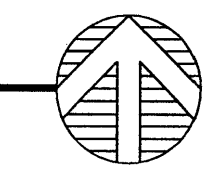


C1.0DRB



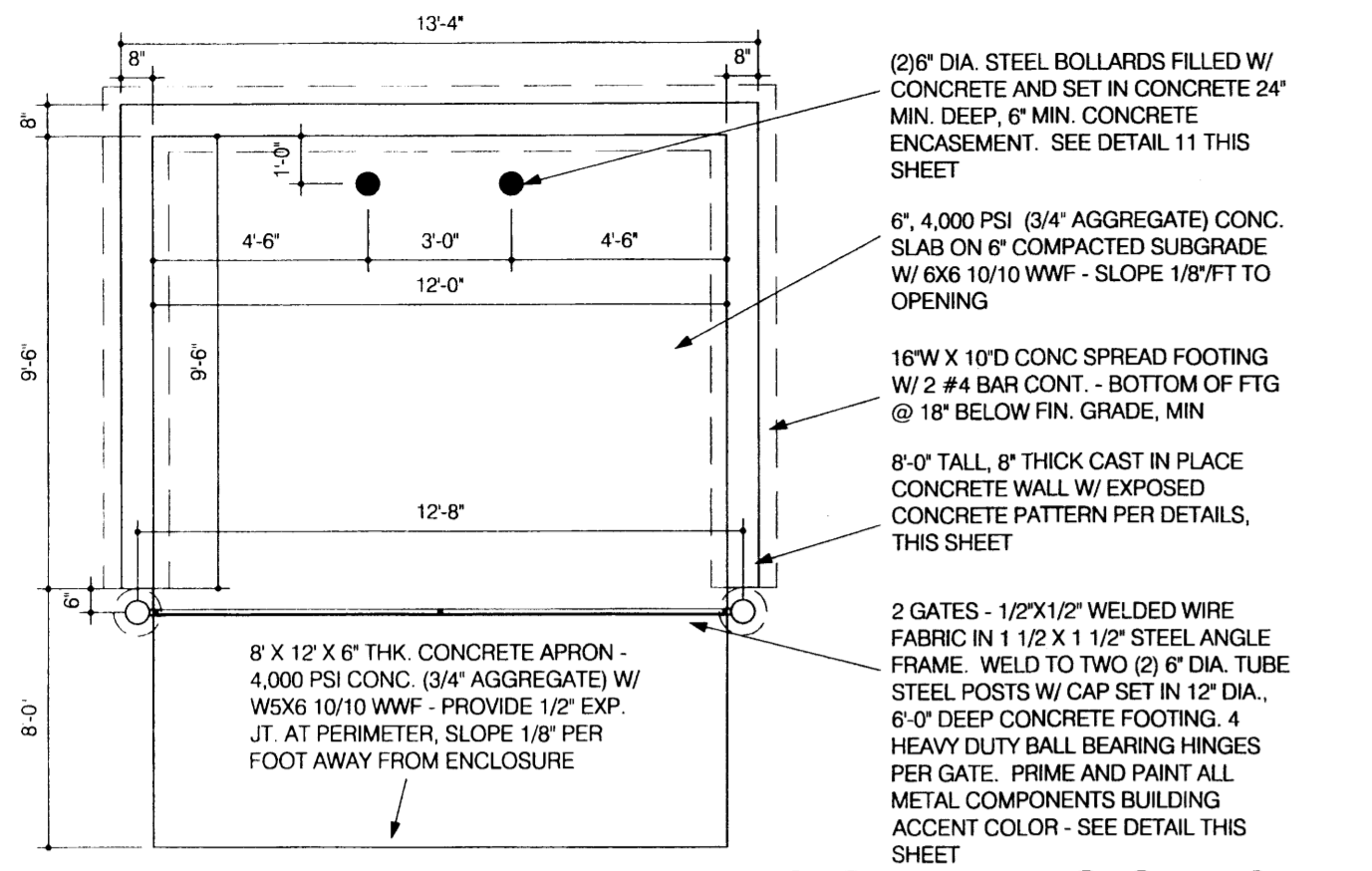
SITE PLAN

SCALE: 1"=20'

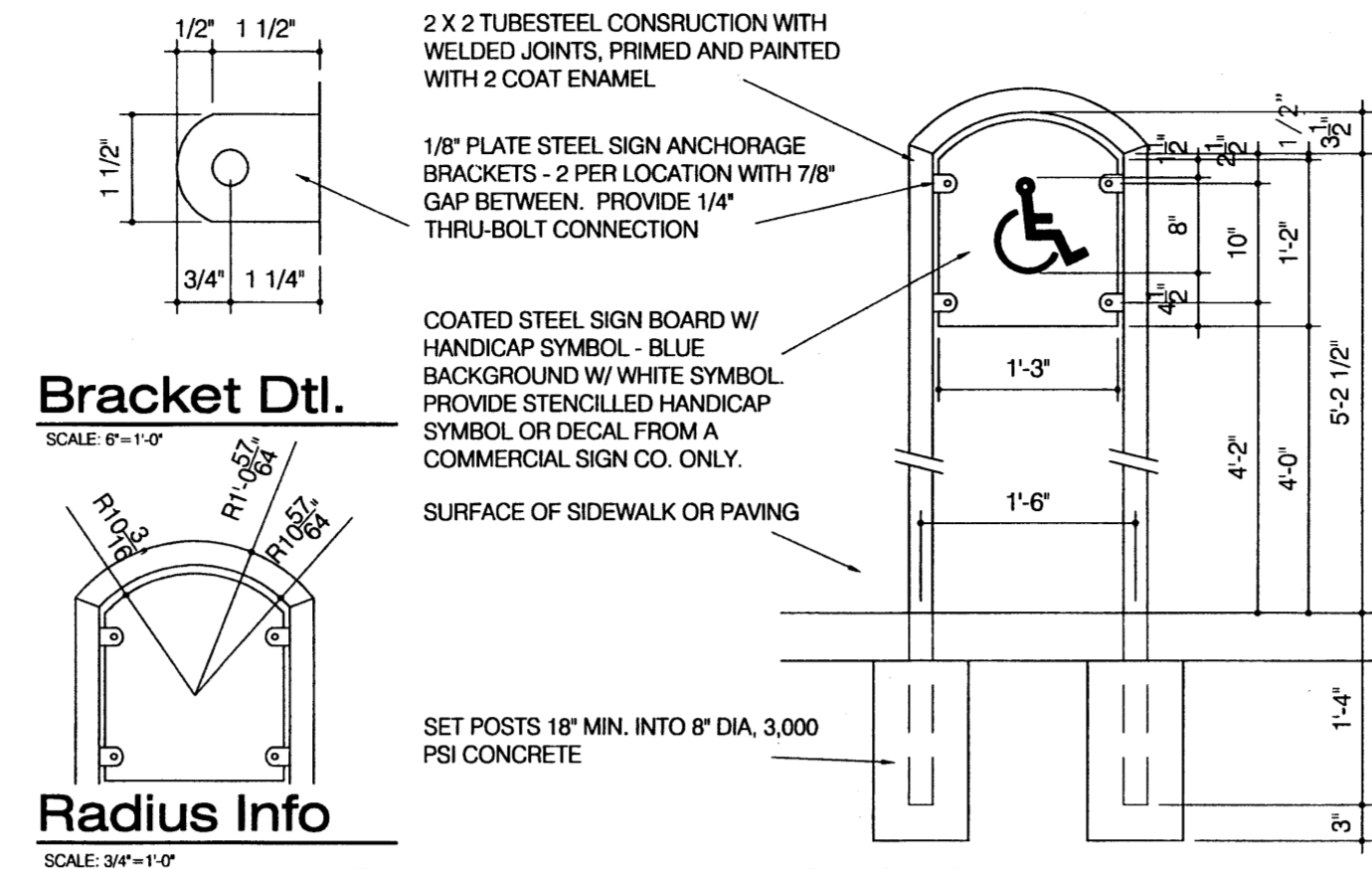


FIRE MARSHALL

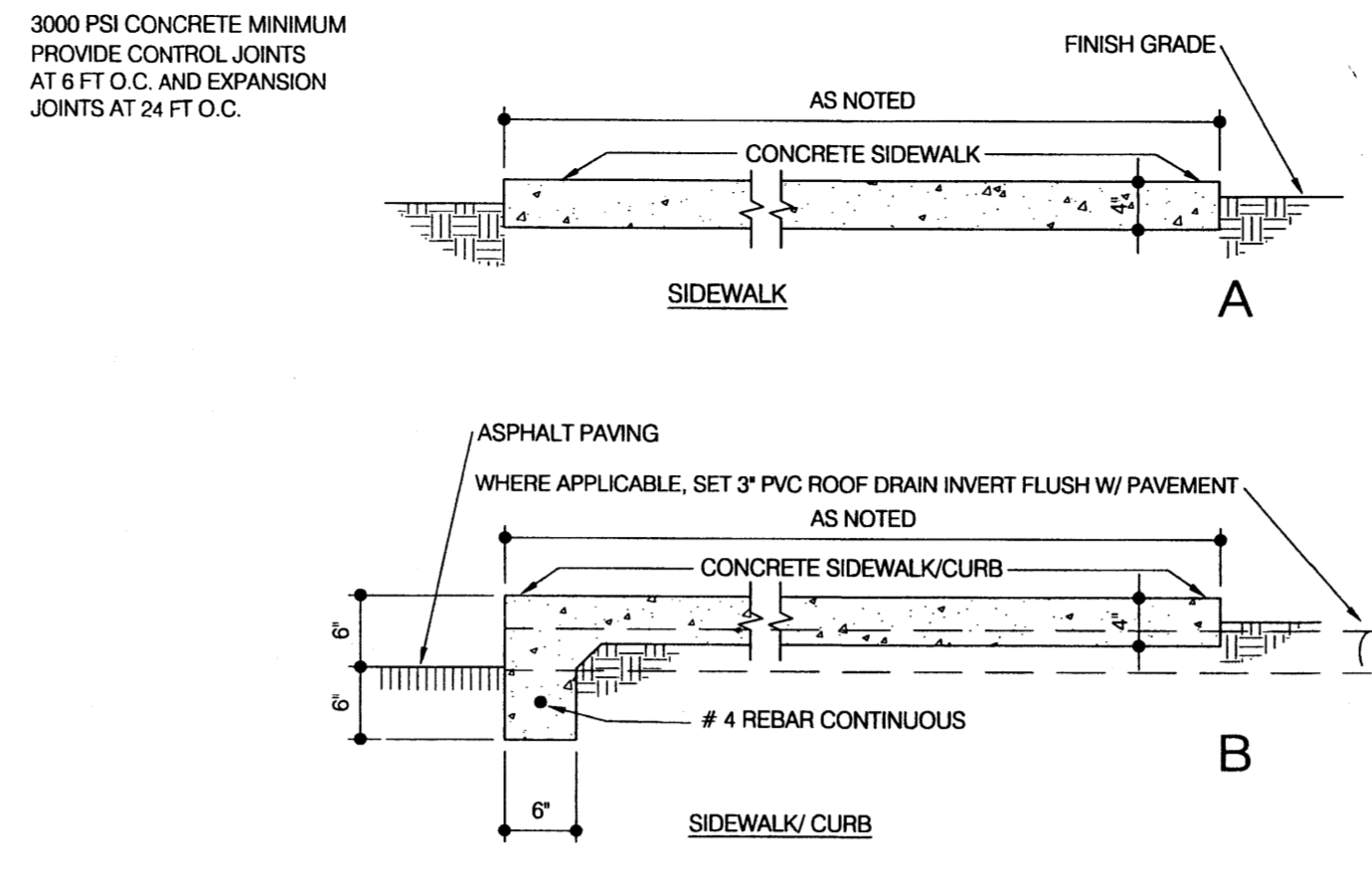
DATE



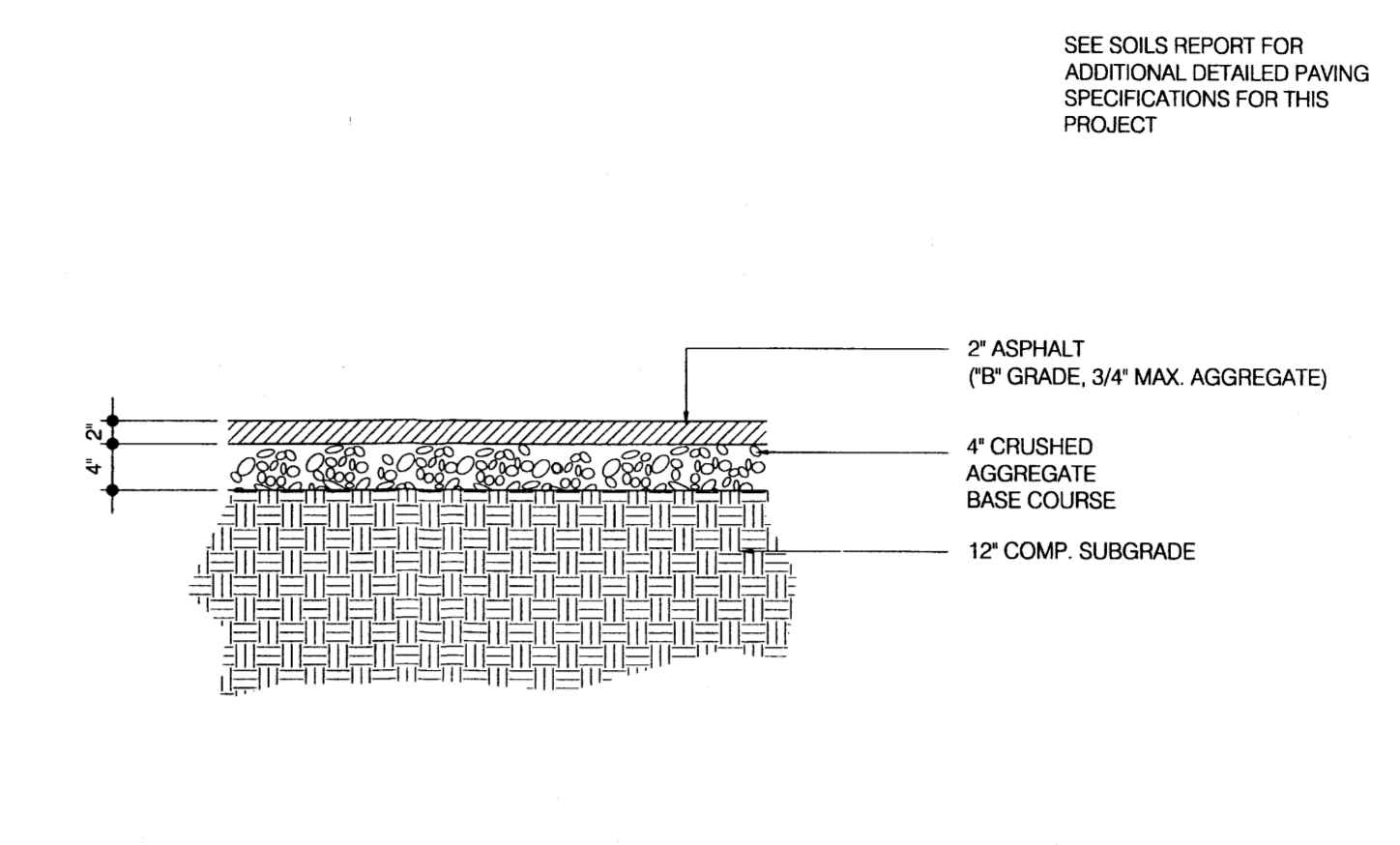
12 DUMPSTER ENCLOSURE-CONC
SCALE: 1/4"=1'-0"



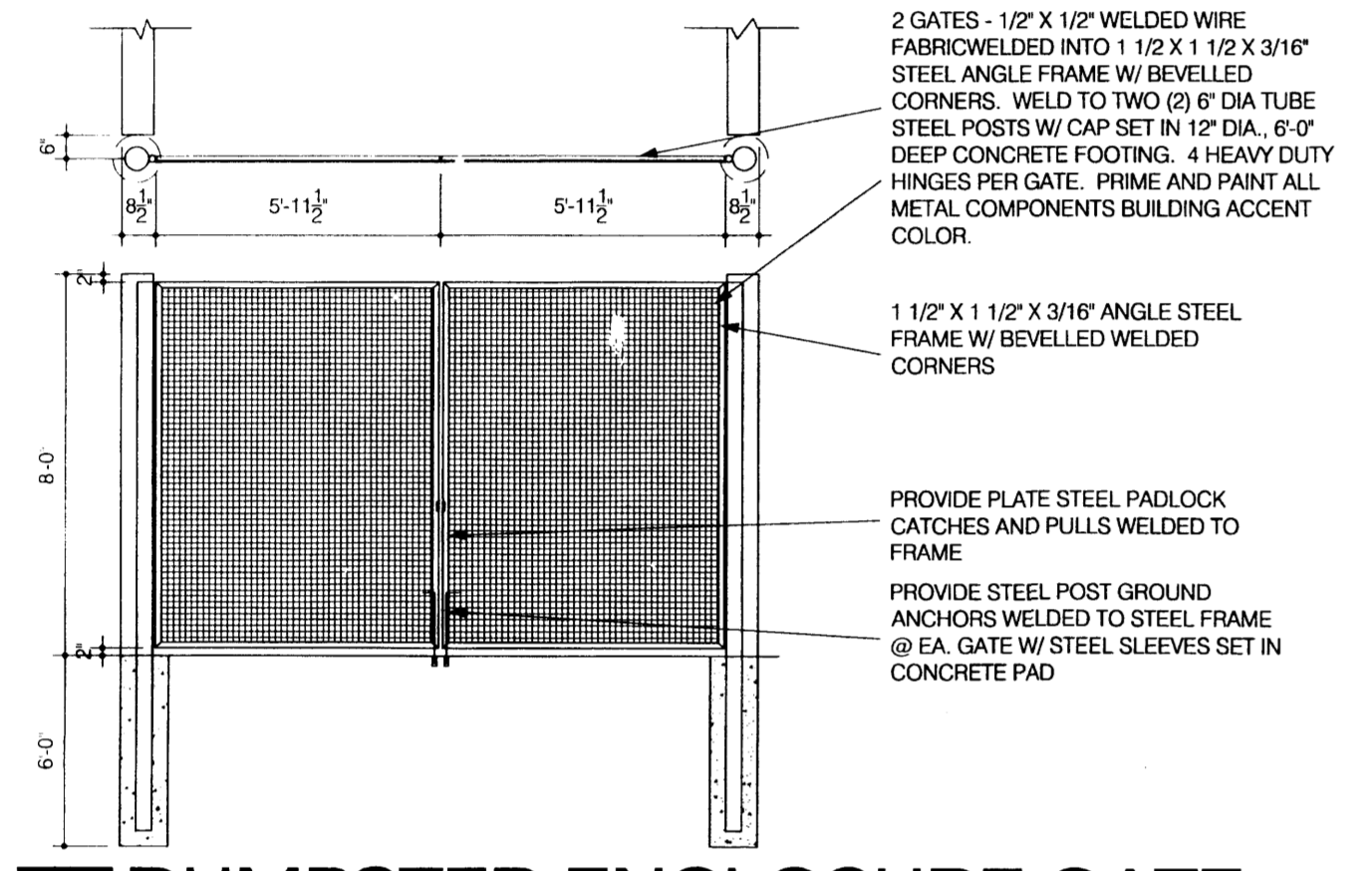
8 HANDICAP PARKING SIGN DETAIL
SCALE: 3/4"=1'-0"



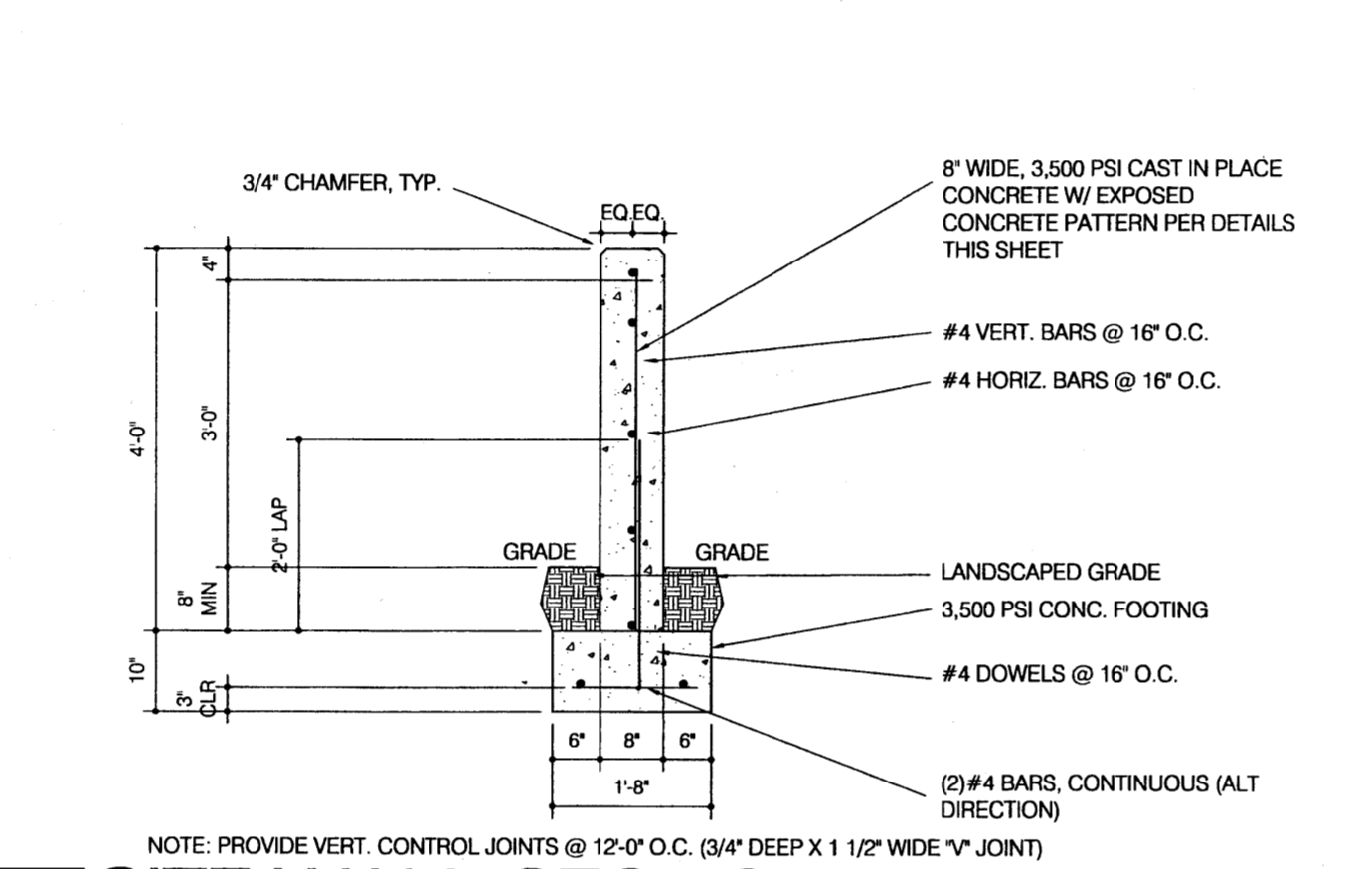
4 SIDEWALK SECTION
SCALE: 3/4"=1'-0"



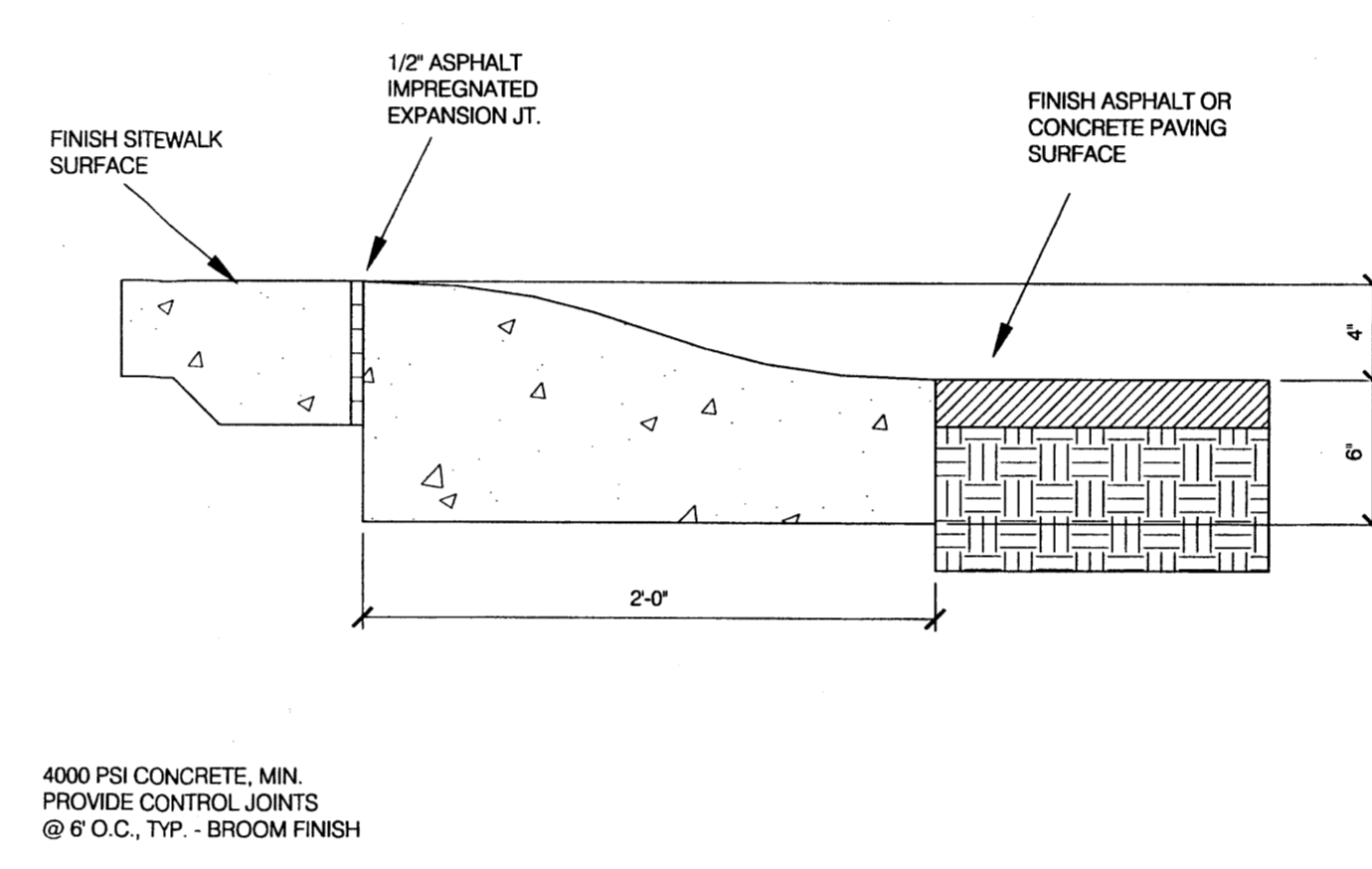
1 ASPHALT PAVING - MEDIUM
SCALE: 3/4"=1'-0"



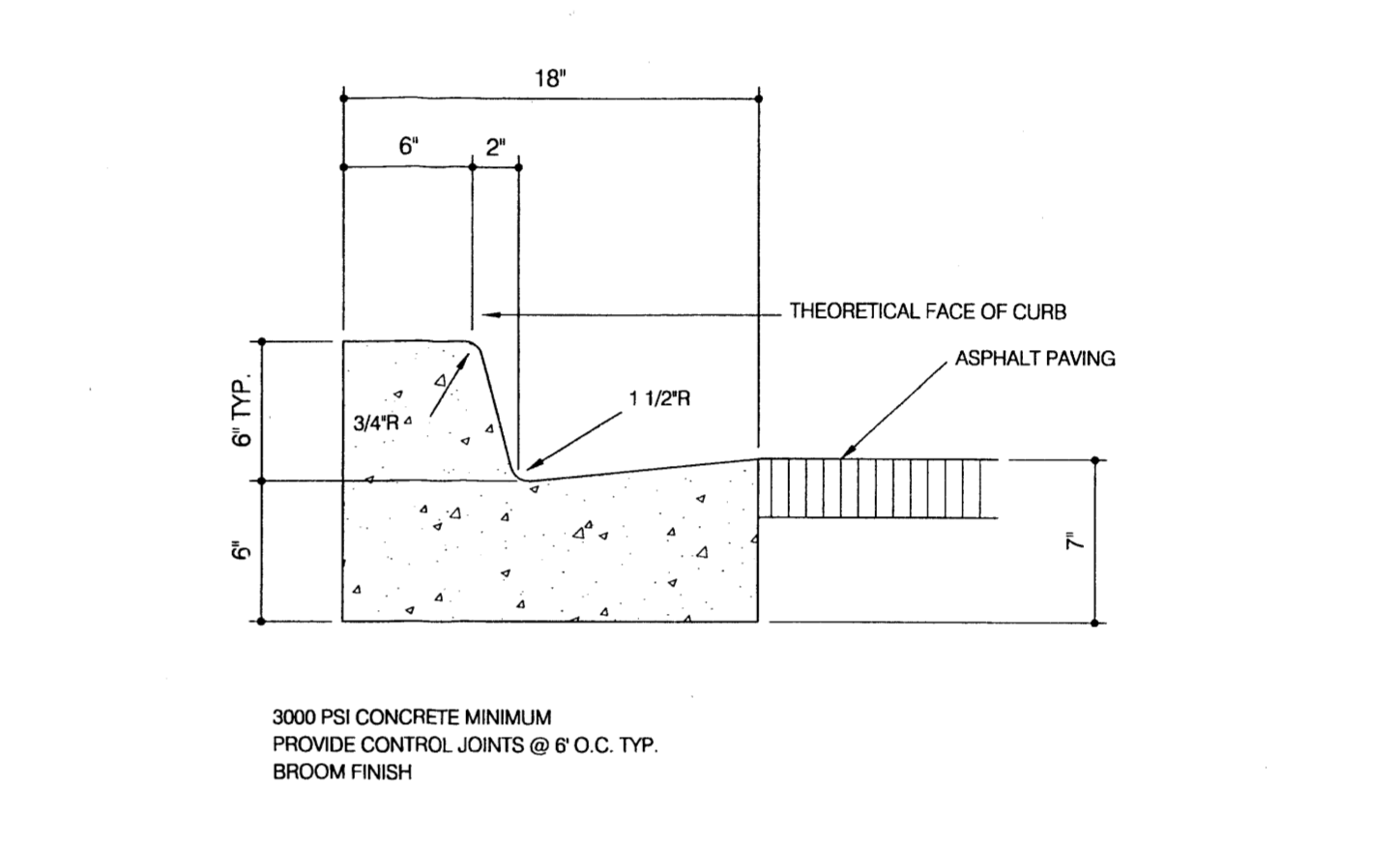
13 DUMPSTER ENCLOSURE GATE
SCALE: 1/4"=1'-0"



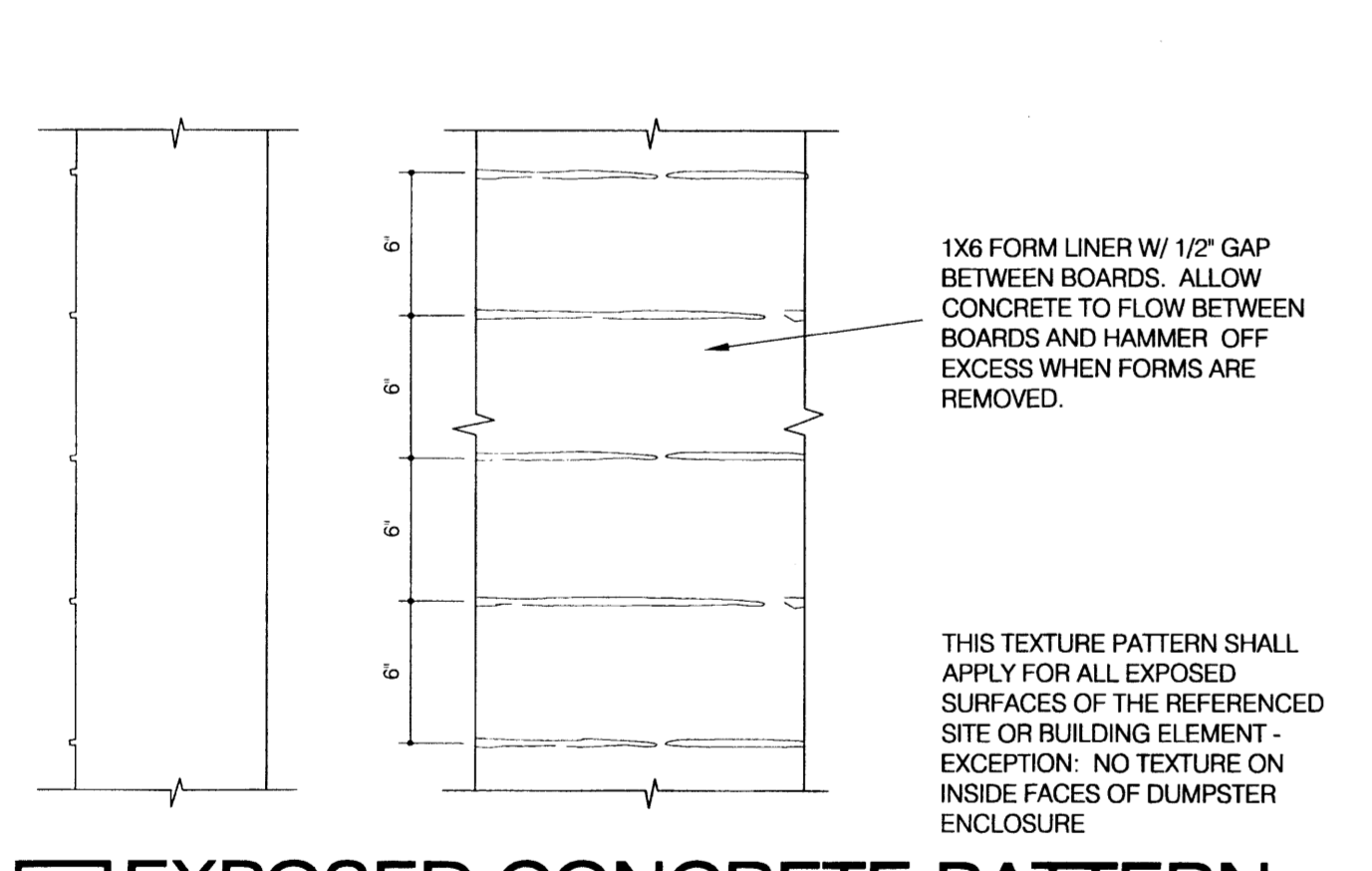
9 SITE WALL SECTION
SCALE: 1/2"=1'-0"



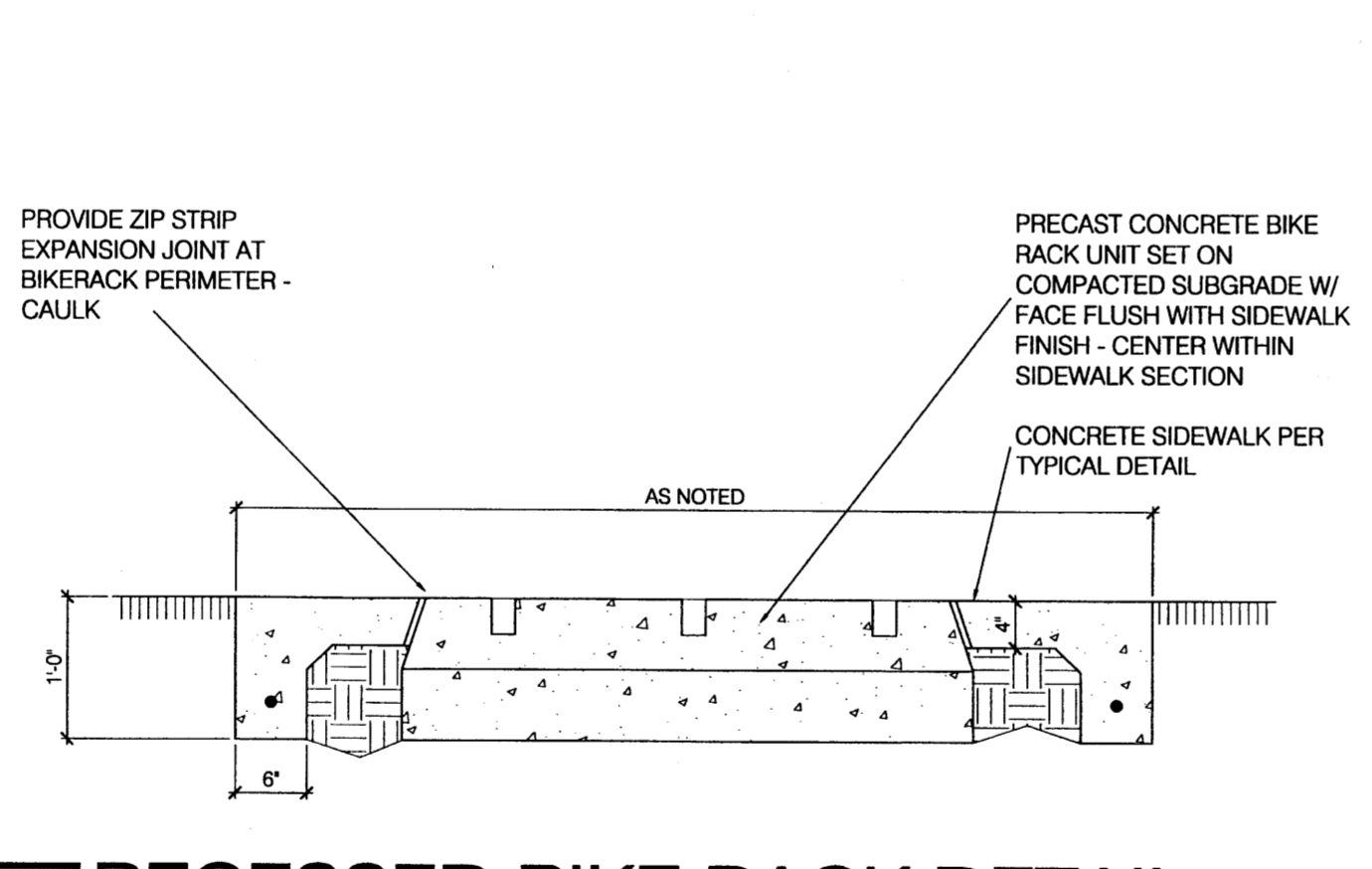
5 ROLL CURB DETAIL
SCALE: 1 1/2"=1'-0"



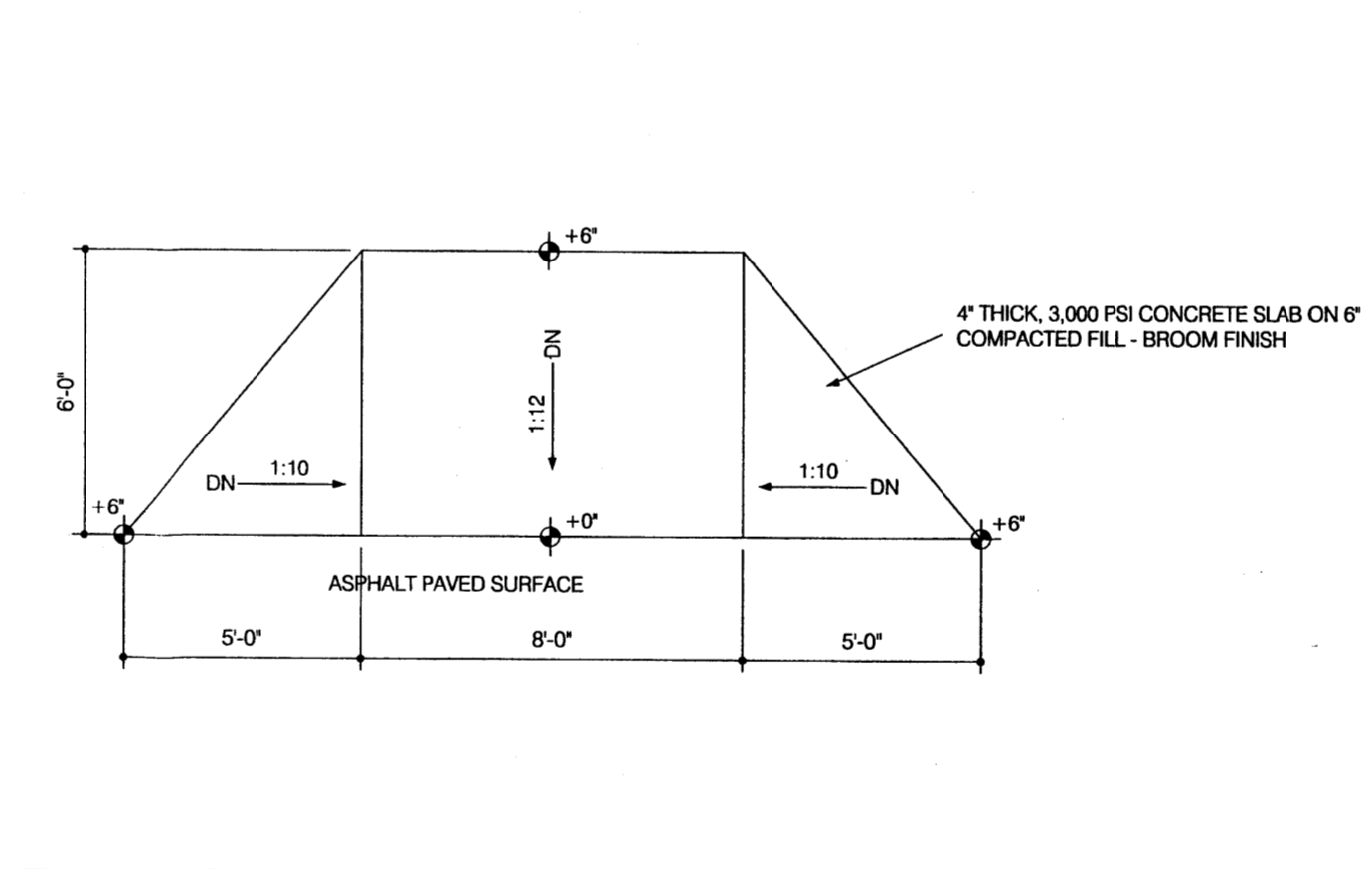
2 CURB & GUTTER SECTION
SCALE: 1 1/2"=1'-0"



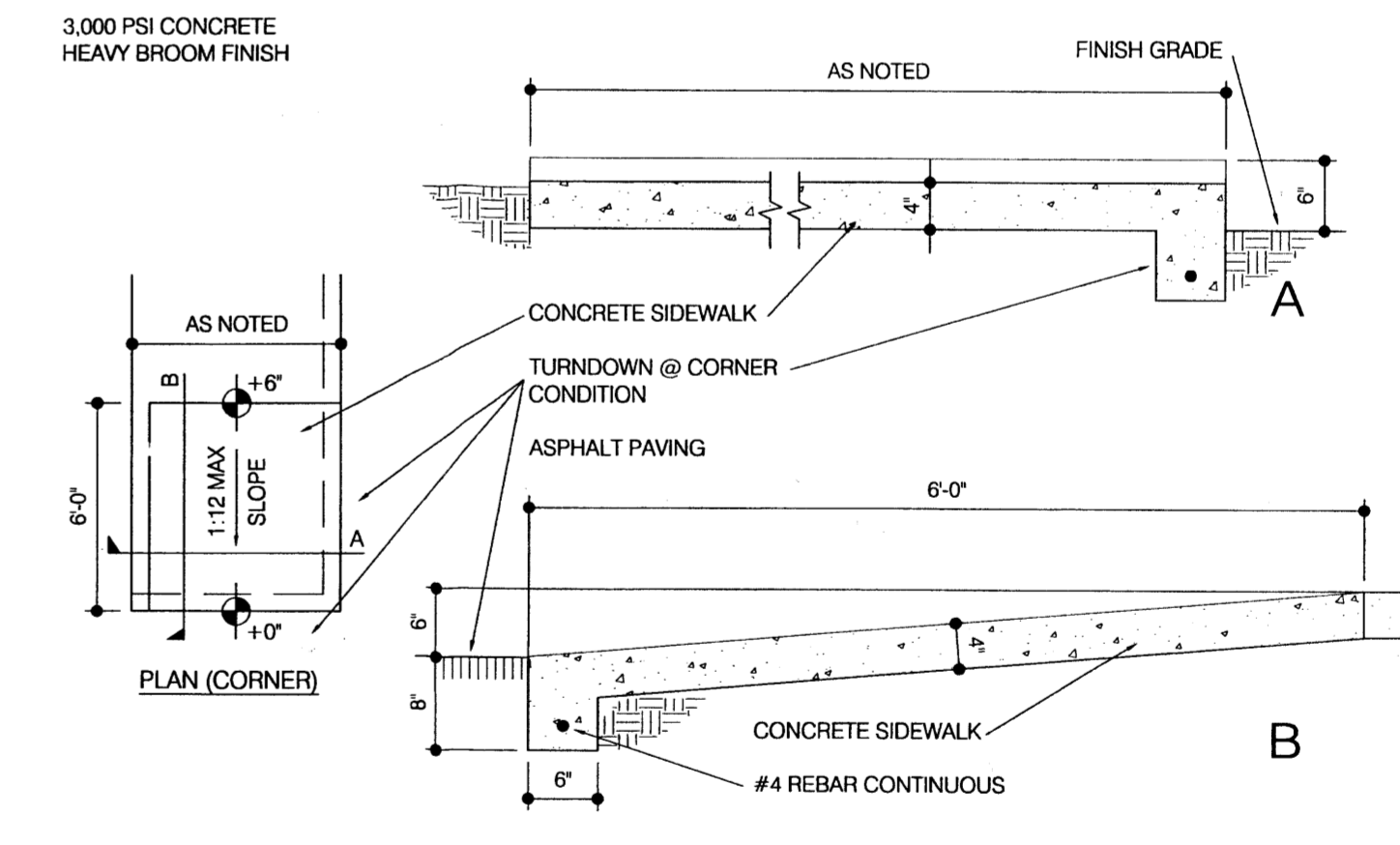
14 EXPOSED CONCRETE PATTERN
SCALE: 1 1/2"=1'-0"



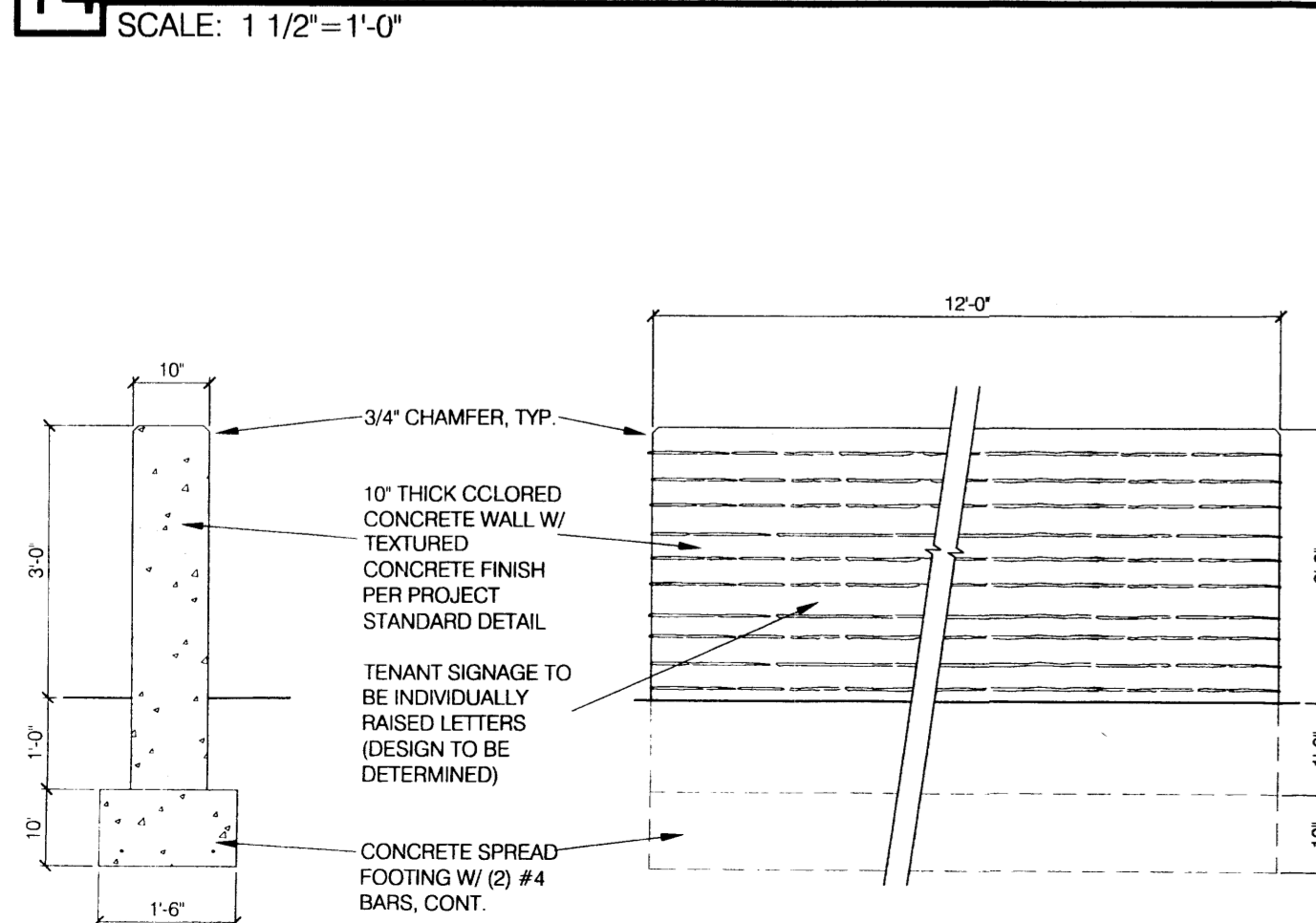
10 RECESSED BIKE RACK DETAIL
SCALE: 3/4"=1'-0"



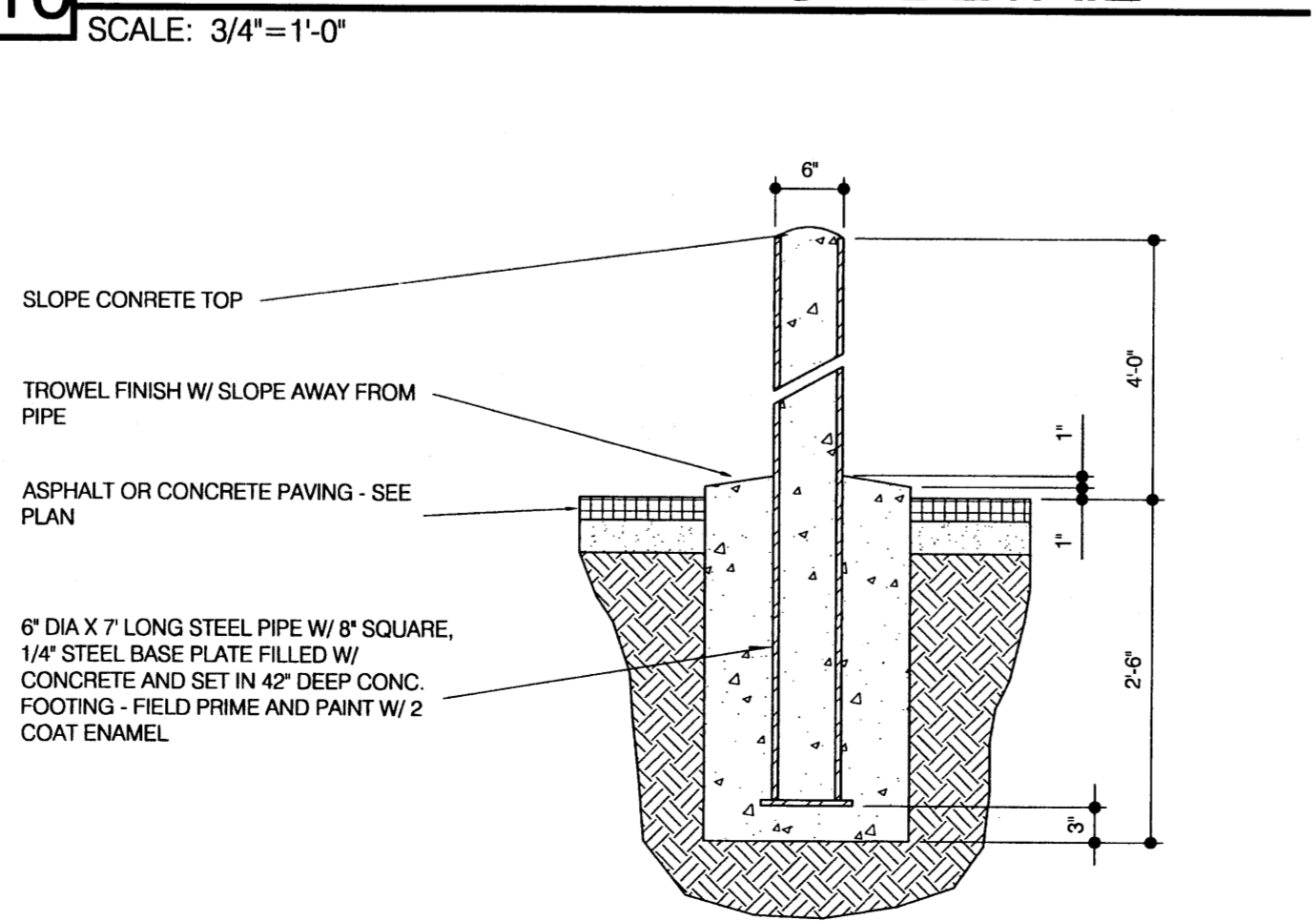
6 HC SIDEWALK RAMP
SCALE: 1/4"=1'-0"



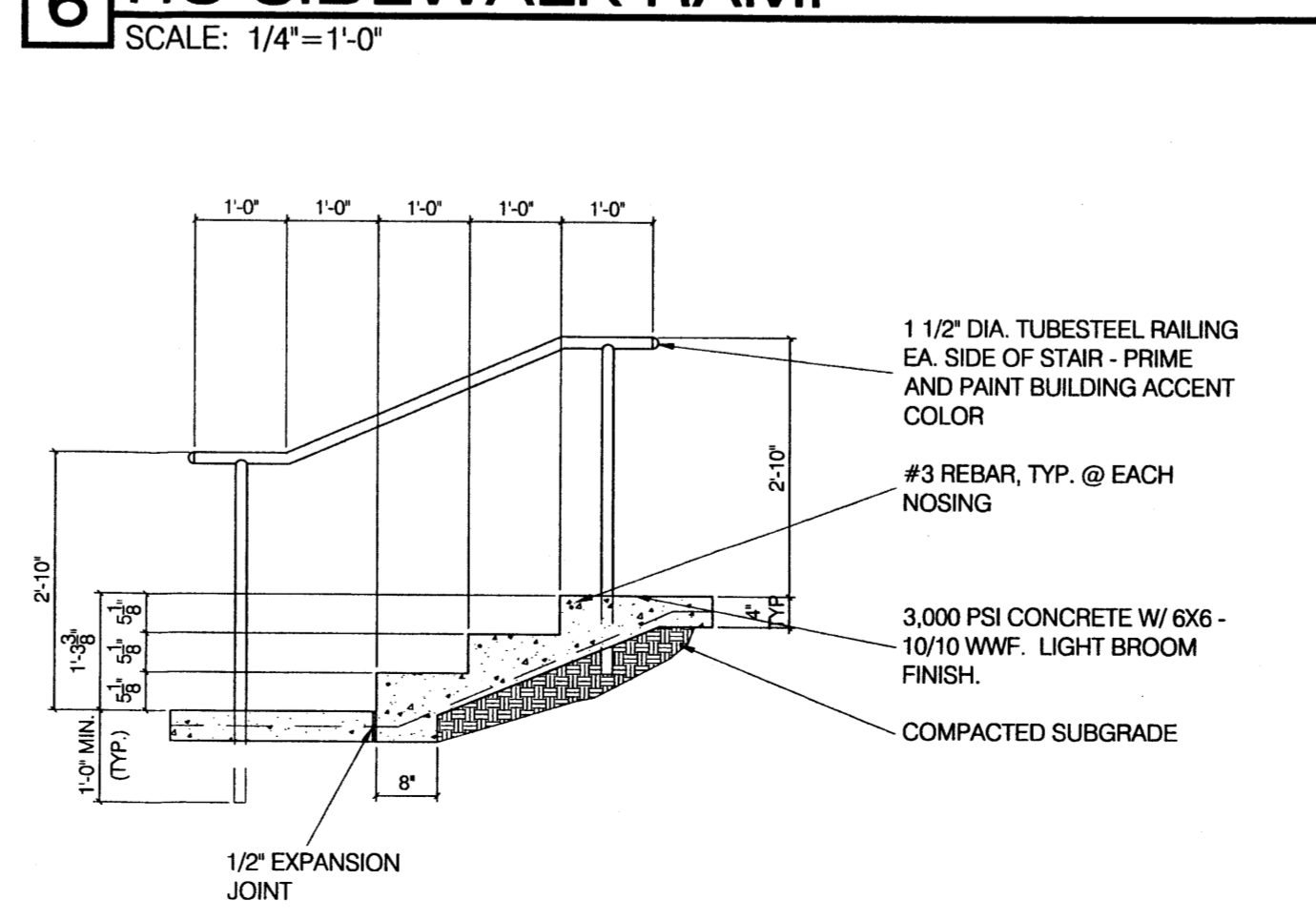
3 SIDEWALK RAMP SECTION
SCALE: 3/4"=1'-0"



15 MONUMENT SIGN ELEVATION
SCALE: 1/2"=1'-0"



11 BOLLARD DETAIL
SCALE: 3/4"=1'-0"

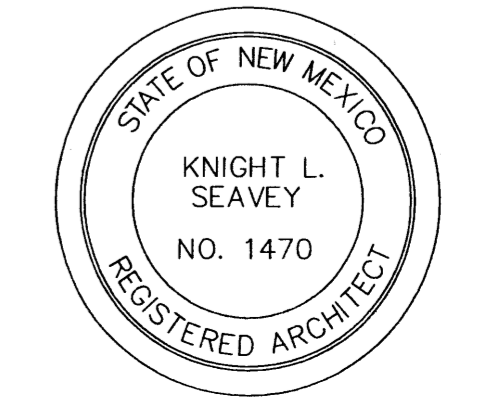


7 CONCRETE STAIR DETAIL
SCALE: 1/2"=1'-0"

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Lot 14-A-2-A
Loop Industrial District
Unit 5
ISSUED | 7.25.05
PROJECT ID | JLM
JLM Investments
8500 Jefferson St. NE



C1.1DRB

LANDSCAPE CALCULATIONS

PROPERTY AREA: 54,073 SF (1.2413 AC)
 GROSS BLDG AREA: 13,704 SF (25%)
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TREE SCHEDULE

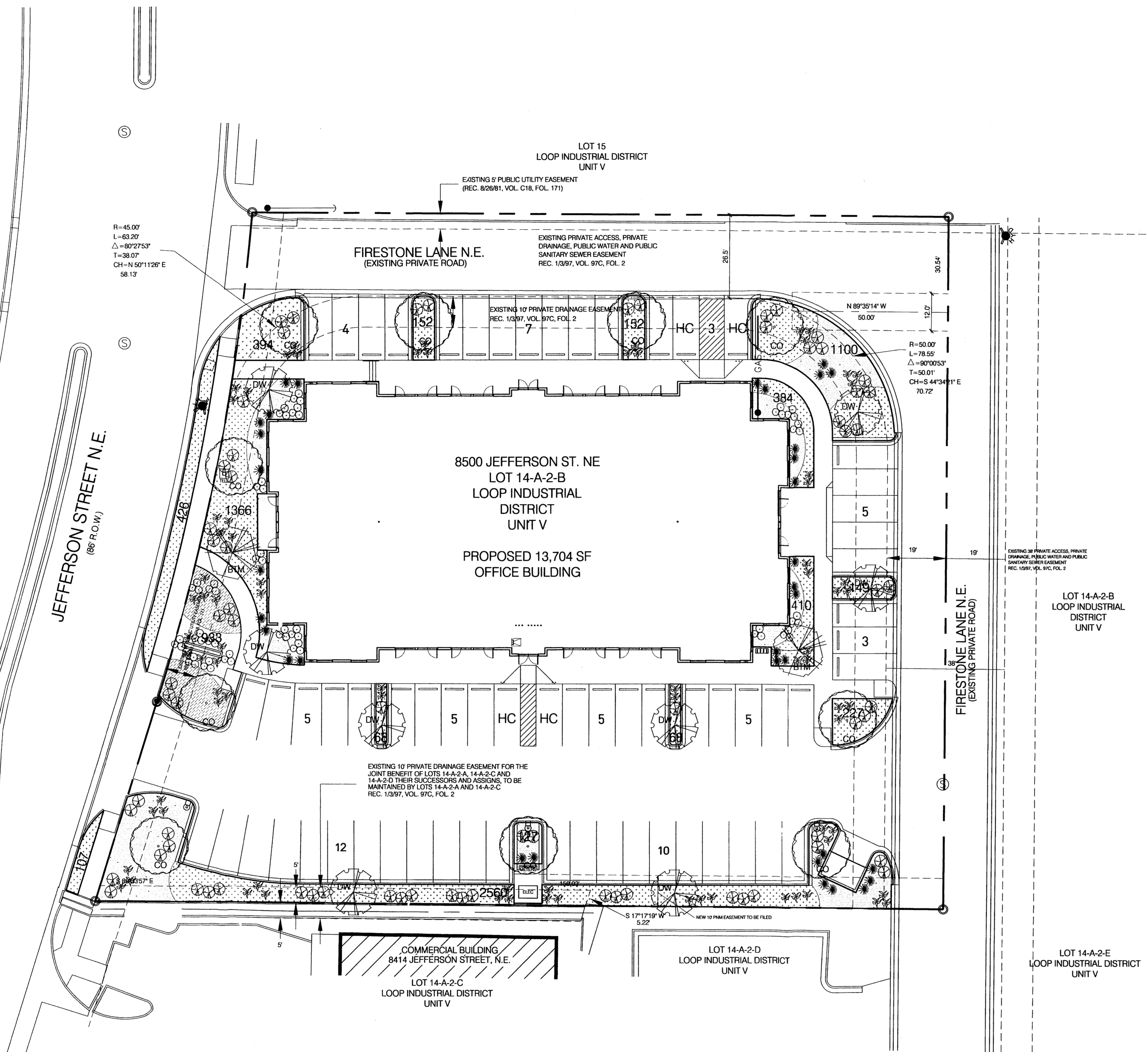
REDBUD (<i>CERCIS OCCIDENTALIS</i>) KEY: RB SIZE: 2" CALIPER REMARKS: MULTI-TRUNK	DESERT WILLOW (MIMBRE) (<i>CHILOPSIS LINEARIS</i>) KEY: DW SIZE: 2" CALIPER REMARKS: p.53 bm
CHISOS RED OAK (<i>QUERCUS GRAVESII</i>) KEY: CRO SIZE: 18" ROOT CONTROL BAG REMARKS: 35-40' AT MATURITY, FALL COLOR CRIMSON, LONG LASTING	CHINQUAPIN OAK (<i>QUERCUS MUHLBERGII</i>) KEY: CO SIZE: 18" ROOT CONTROL BAG REMARKS: 45-50' AT MATURITY, FALL COLOR ORANGE/DEEP BURGANDY.
BIGTOOTH MAPLE (<i>ACER GRANDIDENTATUM</i>) KEY: BM SIZE: 18" ROOT CONTROL BAG REMARKS: 30' AT MATURITY, FALL COLOR RED W/ YELLOW	AUSTRIAN BLACK PINE (<i>PINUS NEGRA</i>) KEY: AP SIZE: 2" CALIPER REMARKS:
	TEXAS RED OAK (<i>QUERCUS BUCKLEYI</i>) KEY: TRO SIZE: 2" CALIPER REMARKS:

SHRUB SCHEDULE

SILVER MOUND/CAT MINT (<i>ARTEMISA</i>) KEY: LAV SIZE: 1 GAL REMARKS:	LAVENDER (<i>LAURENOLIA ANGSTIFOLIA</i> 'MUNSTEAD')
SILVER SAGE (<i>ARTEMISA X 'POWIS CASTLE'</i>) KEY: SS SIZE: 1 GAL REMARKS: hcg p. 10	MAY NIGHT MEADOW SAGE (<i>SALVIA NEMEROSA</i>) KEY: SN SIZE: 1 GAL REMARKS: hcg p. 10
SUNRAY (<i>COREOPSIS GRANDIFLORA</i>) KEY: RM SIZE: 1 GAL REMARKS: hcg p. 10	REGAL MIST (<i>MULLENBERGIA CAPILLARIS</i>) KEY: RM SIZE: 1 GAL REMARKS:
VIRGINIA CREEPER (<i>PARHENOCISSUS QUINQUEFOLIA</i>) KEY: VC SIZE: 1 GAL REMARKS: PLANT 12" O.C.	KOREAN HYSSOP (<i>AGASTACHE RUGOSA</i>) KEY: KH SIZE: 1 GAL REMARKS:
SILVER BEARDGRASS (<i>ANDROPOGON SACCHAROIDES</i>) KEY: SBG SIZE: 1 GAL REMARKS: hcg p. 63	CHERRY SAGE (<i>SALVIA GREGGII</i>) KEY: CS SIZE: 1 GAL REMARKS: hcg p. 15
BLUE FESCUE (<i>FESTUCA OVINA GLAUCA</i>) KEY: B-FES SIZE: 1 GAL REMARKS: PLANT 18" O.C., hcg p. 65	CREeping ROSEMARY (<i>ROSMARINUS OFFICINALIS PROSTRATUS</i>) KEY: CR SIZE: 1 GAL REMARKS:
	BLUE CATMINT (<i>NEPETA X FAASSENII</i>) KEY: CB SIZE: 1 GAL REMARKS: hcg p. 10

GROUNDCOVER SCHEDULE

REITER CREEPING THYME (<i>THYMUS 'REITER'</i>) KEY: CT QUANTITY: 1 POUND/150 SF REMARKS:	BLUE GRAMA GRASS (<i>BOULTELLOIA GRACILIS</i>) KEY: B-GRAMA QUANTITY: 1 POUND/200 SF REMARKS:
COBBLE - SANTA ANA TAN KEY: COB SIZE: 2"-4"	EARTH BERM - BERMS ARE DESIGNATED AT STREET FRONTAGE BY FREEFORM OUTLINE AREAS - SEE GRADING/DRAINAGE PLAN FOR SPECIFIC DATA
SANTA FE BROWN GRAVEL KEY: SFBG SIZE: 3/4" OR 1/4" AS INDICATED REMARKS: ALL PLANTER BED AREAS NOT SPECIFIED OTHERWISE SHALL BE THIS MATERIAL.	CRUSHER FINES - SANTA ANA TAN KEY: CF SIZE:



NOTE: NUMBER SHOWN IN EACH PLANTER INDICATES SQUARE FOOTAGE AREA OF EACH

GENERAL LANDSCAPE NOTES

- [C2.1] MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- [C2.2] ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM - SCHEDULE 40 PIPING, TYP. MAINTENANCE OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- [C2.3] THIS LANDSCAPE PLAN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. SPECIFICALLY 75% OF ALL PLANTING BEDS SHALL BE COVERED BY LIVE VEGETATIVE COVER WHICH INCLUDES SHRUBS AND OR LIVE GROUNDCOVERS.
- [C2.4] ALL TREES SHALL BE A MINIMUM OF 2" CALIPER AT 6' ABOVE GRADE, AS REQUIRED BY THE CABO ZONING CODE.
- [C2.5] NO HIGH WATER USE TURF SHALL BE USED ON THIS PROJECT
- [C2.6] NUMBERS ADJACENT TO EACH PLANTER INDICATED THE SQUARE FOOT AREA OF EACH
- [C2.7] ALL LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING & WATER WASTE ORDINANCE.

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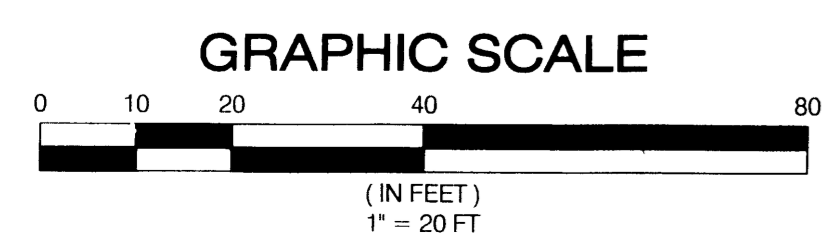
Lot 14-A-2-A
 Loop Industrial District
 Unit 5

ISSUED | 7.25.05
 PROJECT ID | JLM

JLM Investments
 8500 Jefferson St. NE

C2.0DRB

STATE OF NEW MEXICO
 KNIGHT L. SEAVEY
 NO. 1470
 REGISTERED ARCHITECT

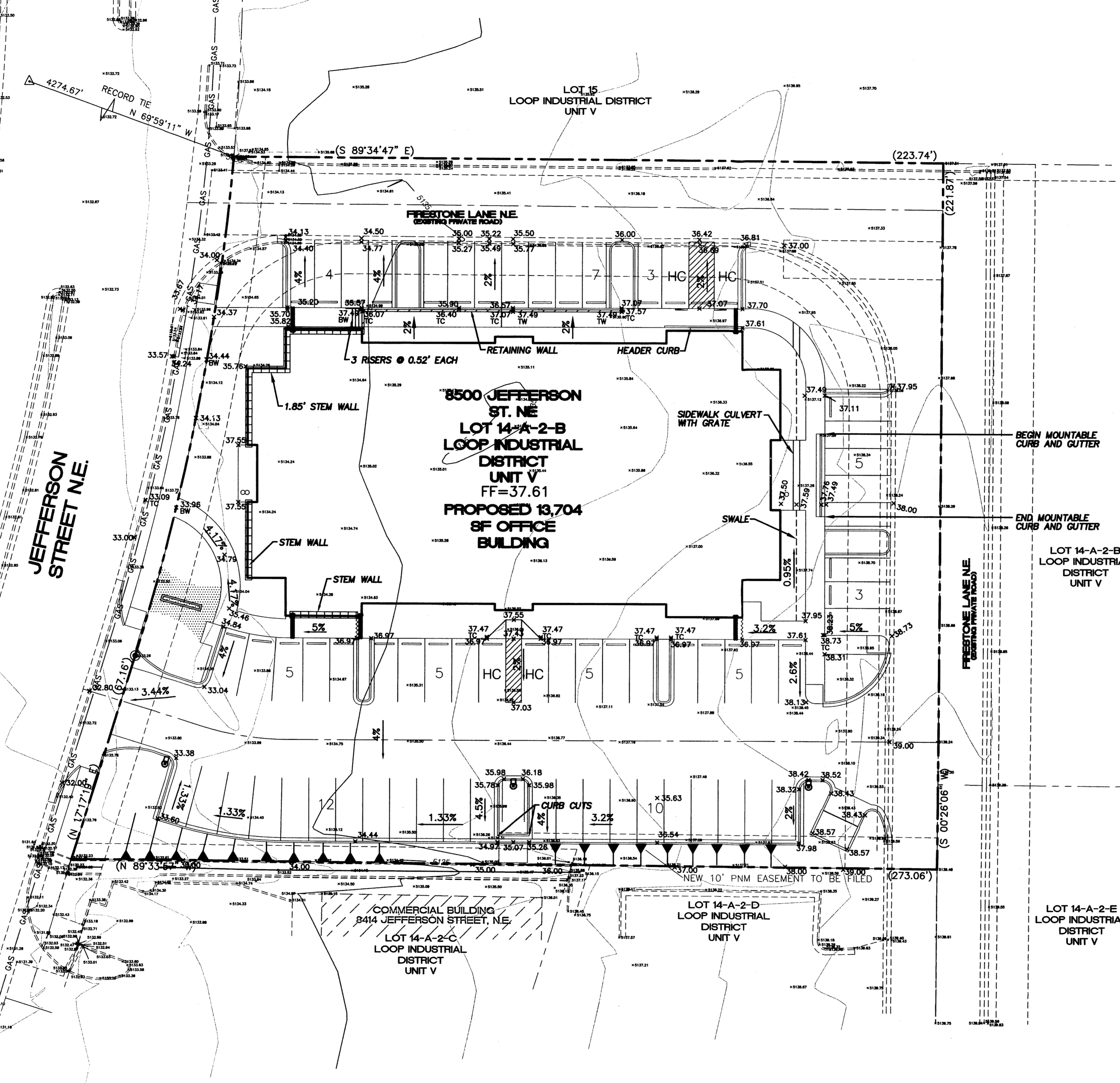
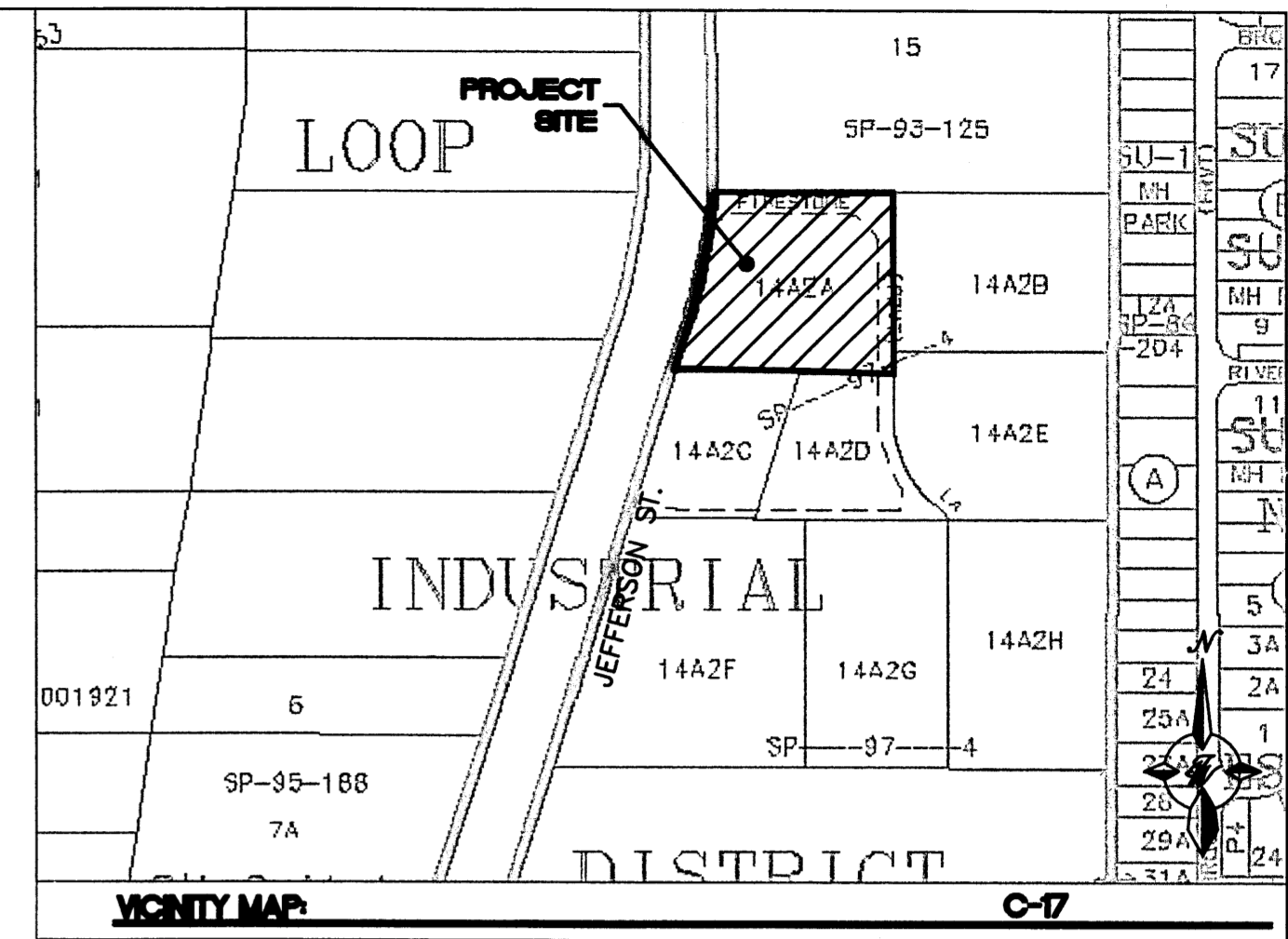


LANDSCAPE PLAN

SCALE: 1"=20'



A.C.S. MONUMENT "NDC 7"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=394,094.80
 Y=1,522,635.84
 EL=
 GROUND TO GRID FACTOR=0.99967075
 DELTA ALPHA ANGLE=-0°12'15"

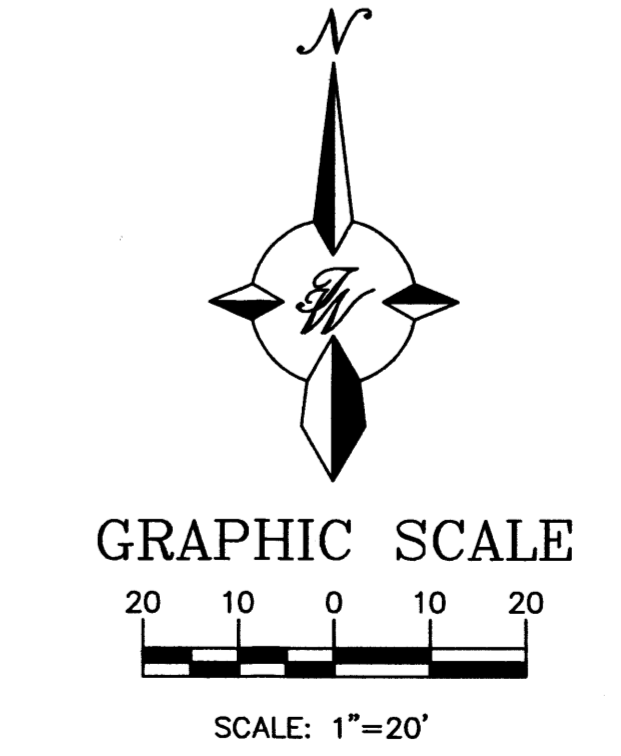


LEGEND

-----	EXISTING CURB & GUTTER
-----	PROPOSED CURB
-----	BOUNDARY LINE
-----	PROPOSED RETAINING WALL
-----	PROPOSED STEM WALL
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	FLOW ARROW
-----	SLOPE TIE
X 5148.25	PROPOSED SPOT ELEVATION
X 5148.25	EXISTING SPOT ELEVATION

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
 8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 10. ALL SPOT ELEVATIONS ARE TRUNCATED FROM 5100 AND REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED. (TC= TOP OF CURB) (BW= BACK OF SIDEWALK)

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



GRADING PLAN

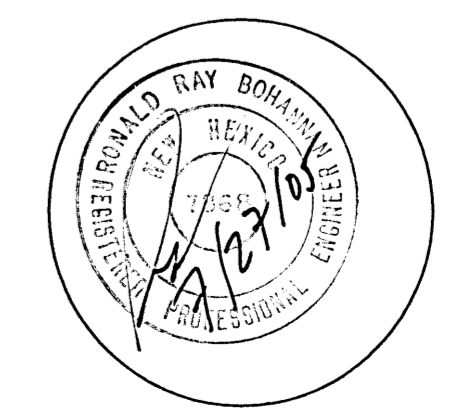
TERRA WEST, LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100
 JDB # 24049

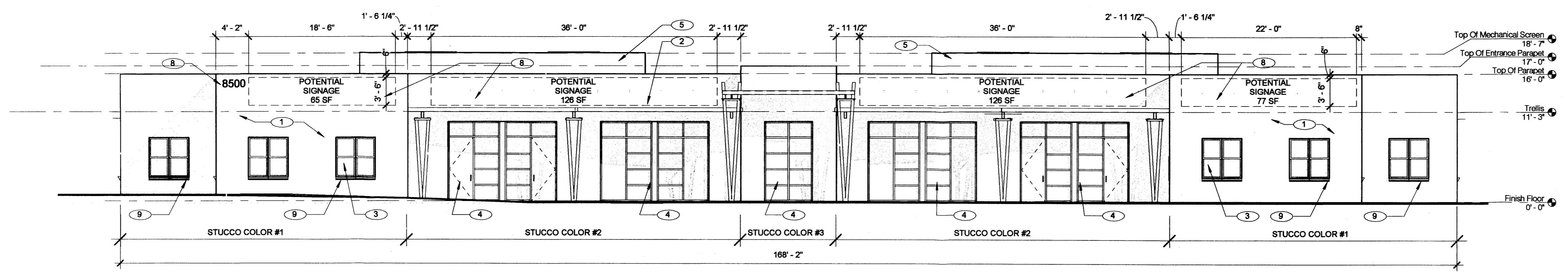
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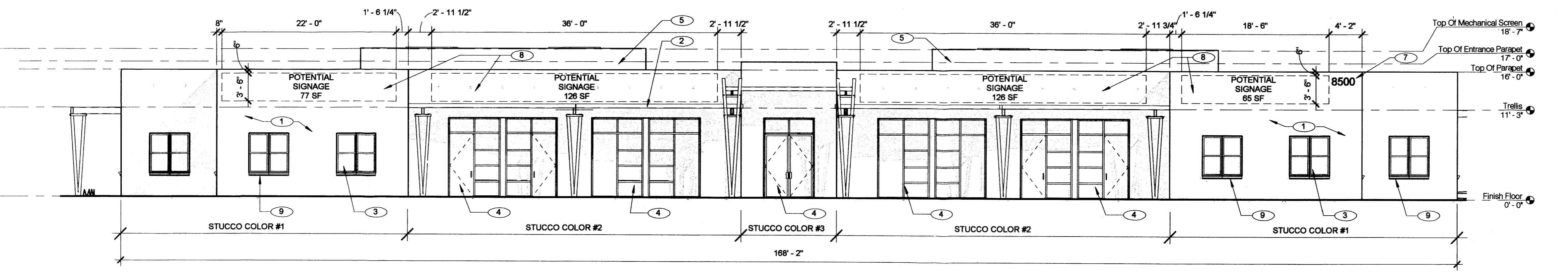
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 Loop Industrial District
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 ISSUED | 7.5.05
 PROJECT # JLM
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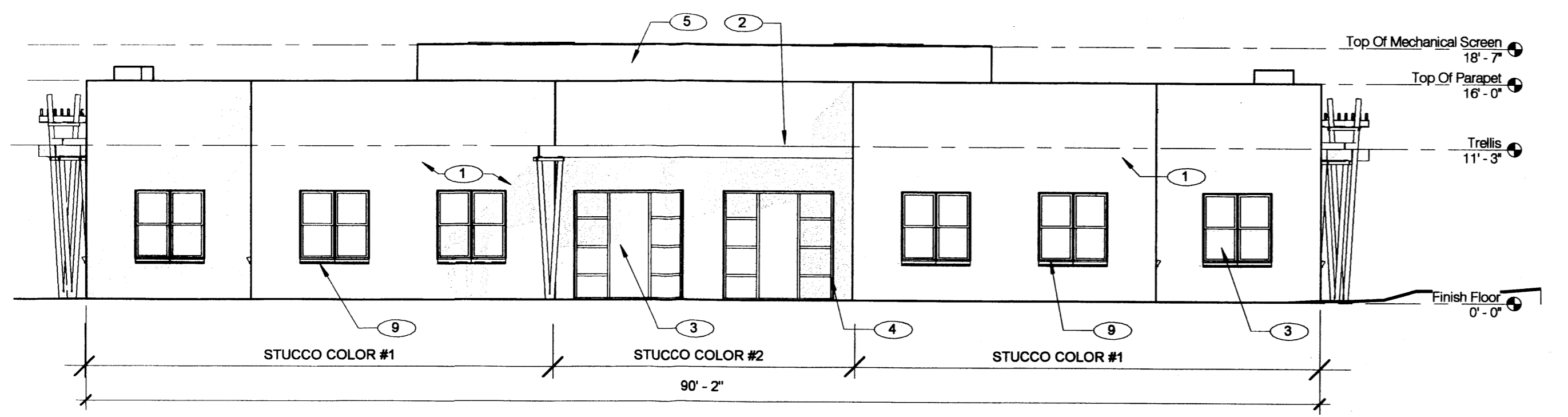
North Elevation

SCALE: 1/8" = 1'-0"



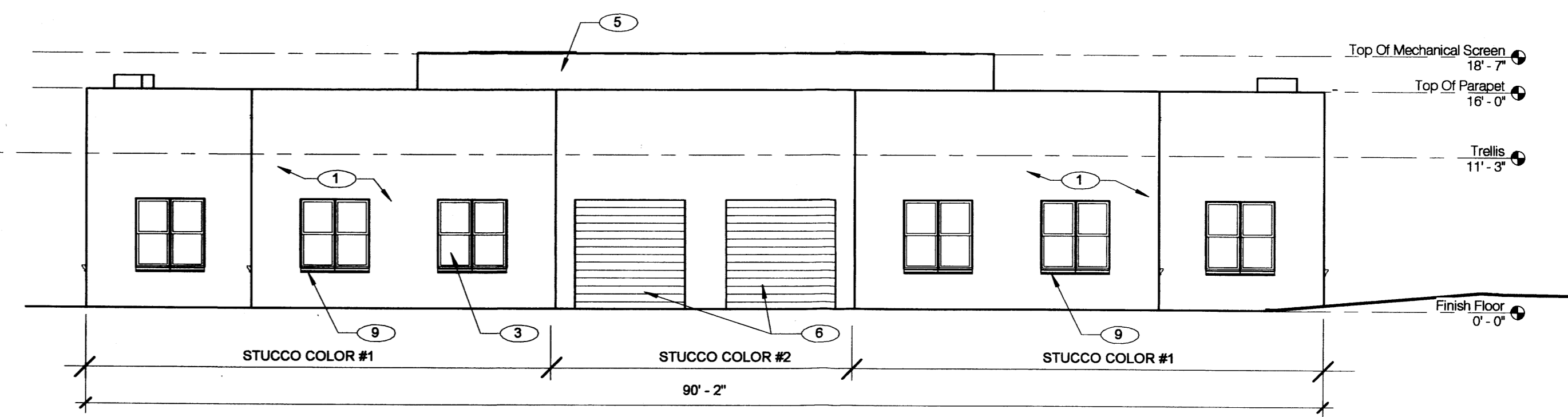
South Elevation

SCALE: 1/8" = 1'-0"



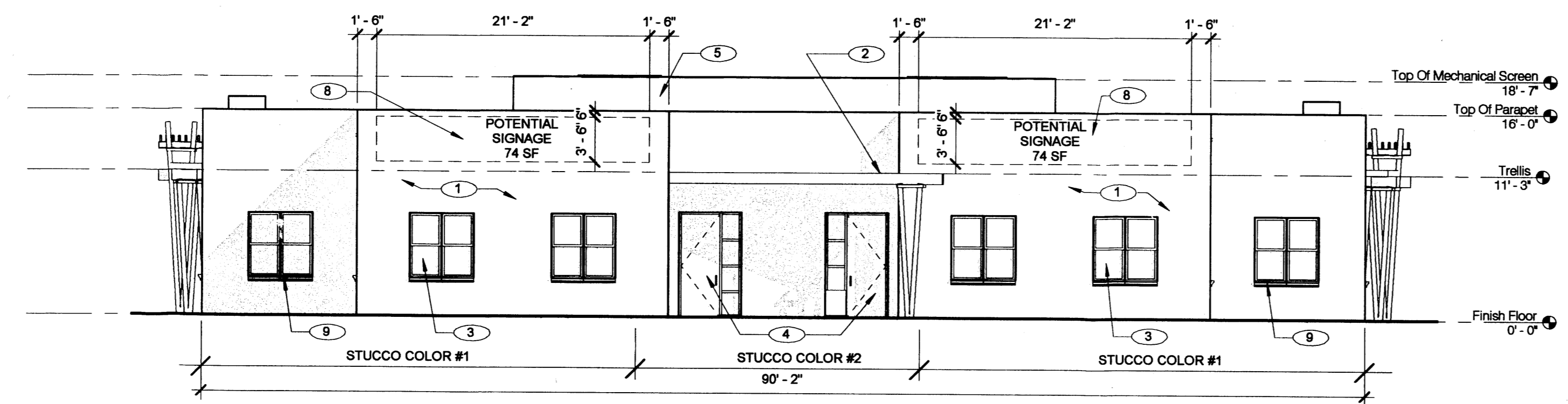
East Elevation (With Storefront)

SCALE: 1/8" = 1'-0"



East Elevation (With Overhead Doors)

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"

- KEYED NOTES**
- [1] EXTERIOR WALL ASSEMBLY:
ELASTOMERIC STUCCO FINISH ON (2) COAT CEMENTITIOUS STUCCO ON 17 GA. LATH ON 30# BUILDING FELT ON 5/8" GYP. SHEATHING ON 6" MTL STUDS @24" O.C. W/ 6" (R-19) F. BATT INSULATION BETWEEN (NO INTERIOR FINISH).
- [2] TRELLIS ASSEMBLY:
4" DIA. PIPE COLUMN CLUSTER WITH 2 1/2" X 2 1/2" X 1/4" STEEL ANGLE COLLARS SUPPORTING 4X10 TUBE STEEL BEAMS SUPPORTING 2X6 TUBE STEEL LATTICE. PRIME AND PAINT BUILDING ACCENT COLOR.
- [3] EAGLE, POZZI OR PELLA ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW UNIT W/ LOW-E GLASS. COLOR: CLEAR ANODIZED
- [4] ALUMINUM STOREFRONT WINDOW ASSEMBLY W/ 1" CLEAR INSULATED GLAZING (EXCEPT UNIT "D" SHALL HAVE FROSTED GLAZING) COLOR: CLEAR ANODIZED
- [5] MECHANICAL SCREEN ASSEMBLY: 18 GA. CORRUGATED WEATHERING STEEL PANELS (ORIENTED VERTICALLY) SCREWED TO (3) EQUALLY SPACED HORIZONTAL 2X2 TUBE STEEL RAILS WELDED TO 4X4 TUBE STEEL POSTS WELDED TO ROOF STRUCTURE. COLOR: NATURAL RUST.
- [6] OVERHEAD DOORS (ALTERNATE). BUILDING ACCENT COLOR.
- [7] BUILDING ADDRESS SIGNAGE - INDIVIDUALLY RAISED 12" HIGH LETTERS.
- [8] POTENTIAL TENANT SIGNAGE LOCATION - ACTUAL SIGNAGE TO BE DETERMINED AT TIME OF TENANT IMPROVEMENT
- [9] PRE-CAST CONCRETE WINDOW SILL

TOTAL POTENTIAL SIGNAGE AREA
394 SF = 6.9% OF TOTAL ELEVATION AREA

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394 SF = 6.9% OF TOTAL ELEVATION AREA

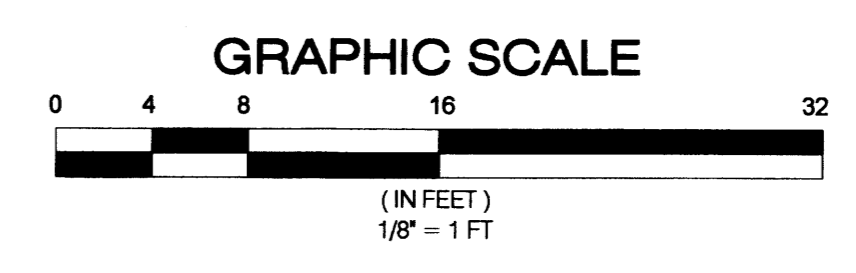
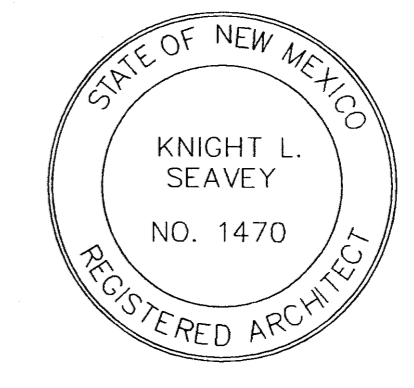
TOTAL POTENTIAL SIGNAGE AREA
148 SF = 9.75% OF TOTAL ELEVATION AREA

INSITEWORKS ARCHITECTURE
SITE DESIGN DEVELOPMENT

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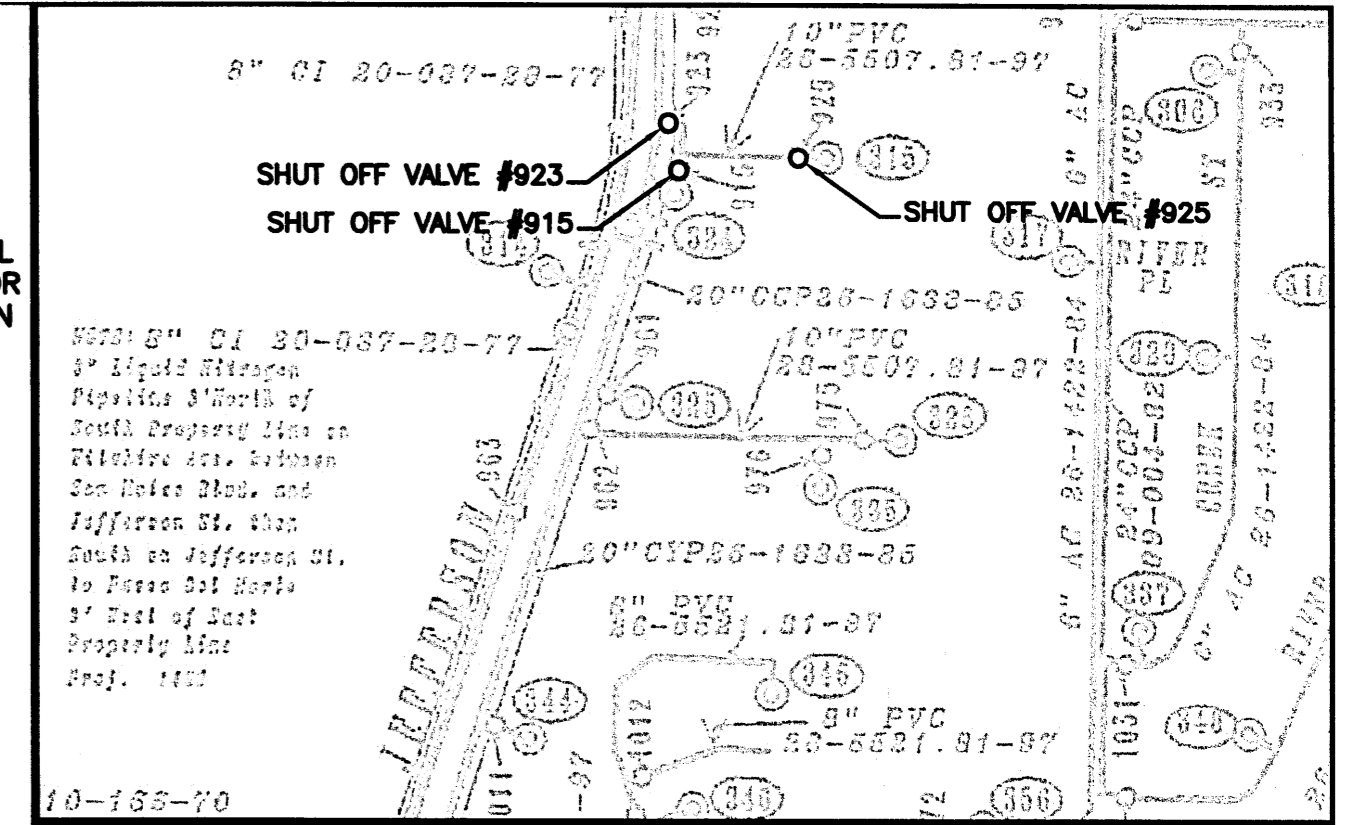


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Sheet Title	BUILDING ELEVATIONS
Sheet Number	

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A.C.S. MONUMENT "NDC 7"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1927)
X=394,094.80
Y=1,522,635.84
EL= GROUND TO GRID FACTOR=0.99967075
DELTA ALPHA ANGLE=-0°12'15"

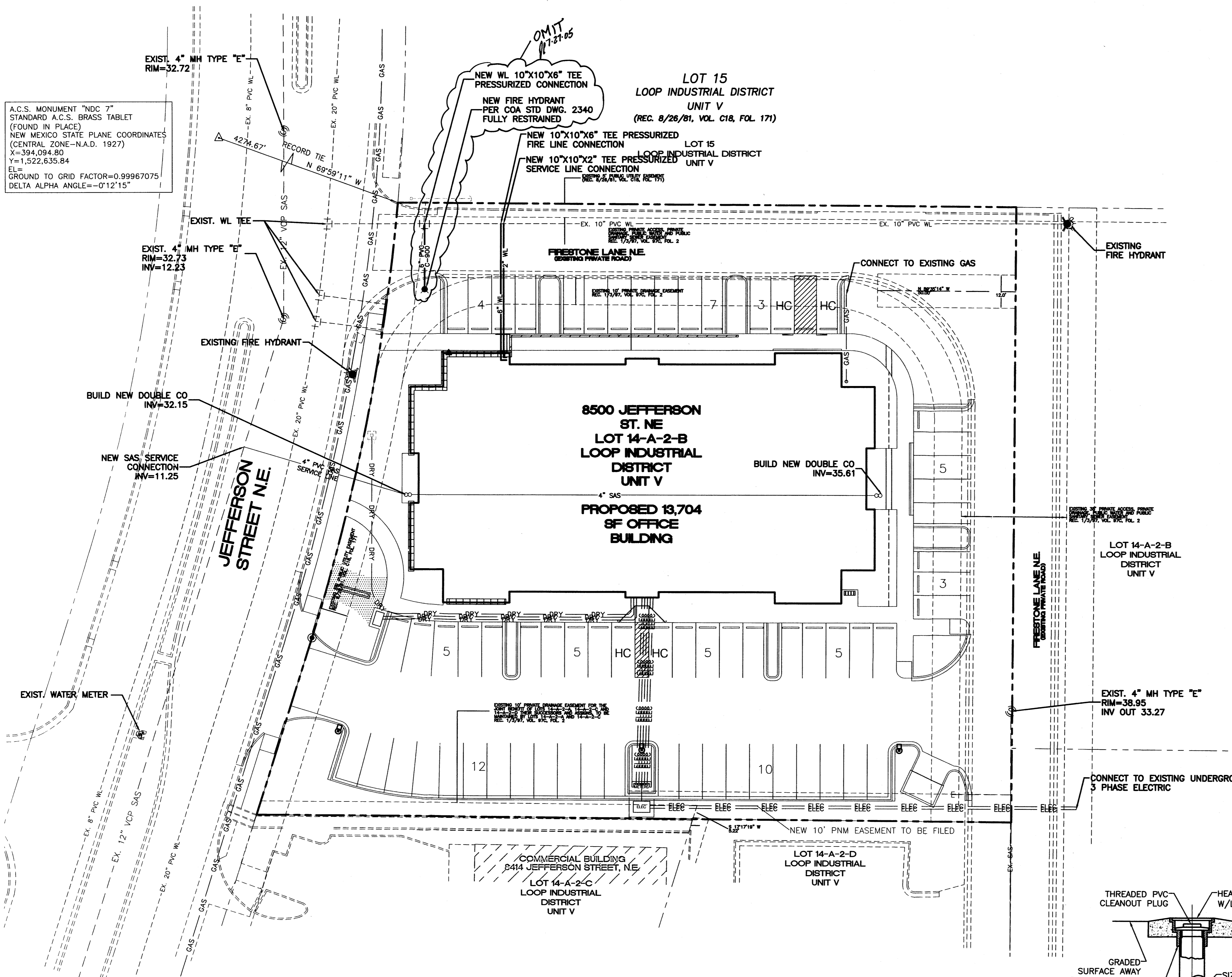
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



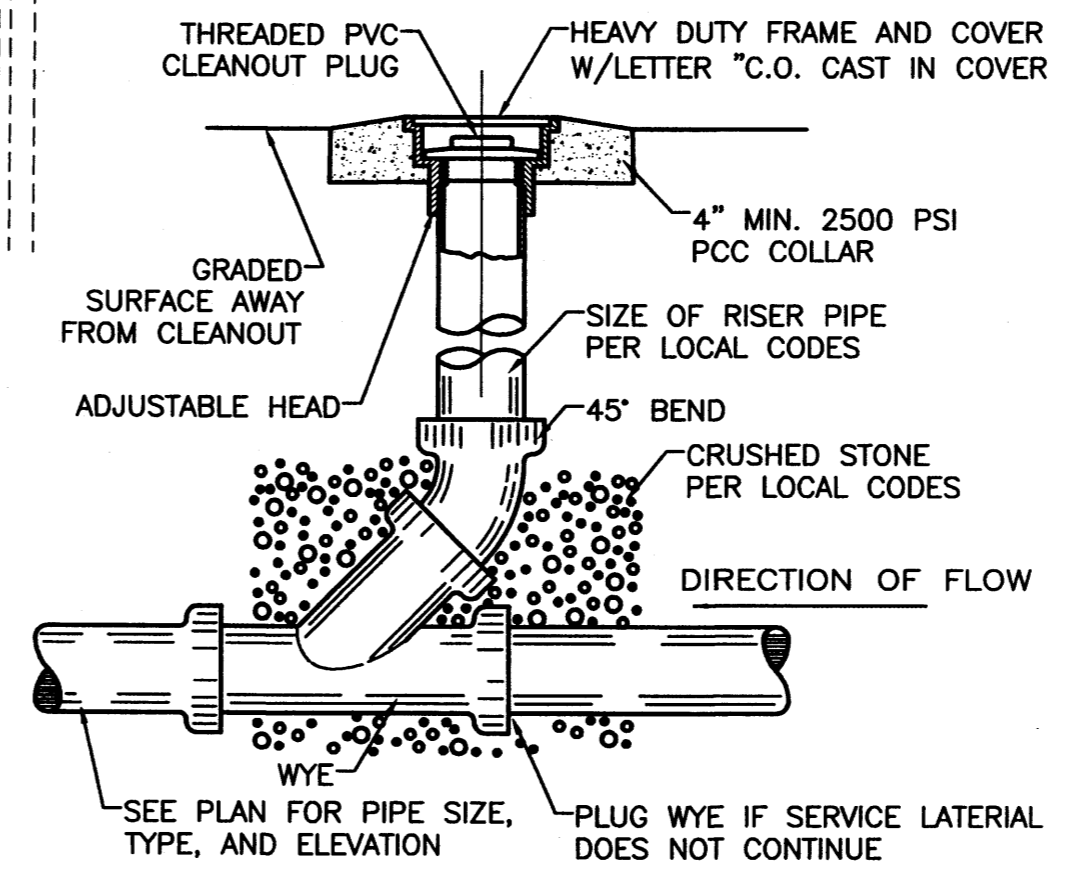
WATER SHUT OFF PLAN NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN. TO BE DONE ONLY IN EVENT OF EMERGENCY. CONNECTION TO EX. WL TO BE PRESSURIZED.

NOTICE TO CONTRACTORS:
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, 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 LOCATING 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 RESIDENTIAL 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.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

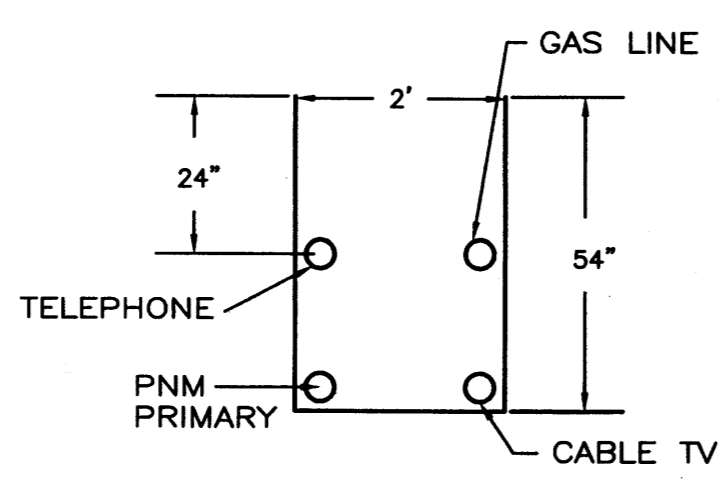
LEGEND	
○	EXISTING SAS MANHOLE
— EX. 8" SAS —	EXISTING SANITARY SEWER LINE
●	PROPOSED SAS MANHOLE
8	PROPOSED SAS CLEANOUT
▶	DIRECTION OF FLOW
— 8" SAS —	PROPOSED SANITARY SEWER LINE
— 4" SAS —	SANITARY SEWER SERVICE PIPE
⊠	EXISTING METER
⊞	EXISTING VALVE W/BOX
⊙	EXISTING FIRE HYDRANT
— EX. 16" WL —	EXISTING WATER LINE
⊞	PROPOSED METER
⊞	PROPOSED VALVE W/BOX
●	PROPOSED FIRE HYDRANT
— 8" WL —	PROPOSED WATER SERVICE LINE
— 8" WL —	PROPOSED WATER LINE
=====	EXISTING CURB & GUTTER
-----	PROPOSED CURB
-----	BOUNDARY LINE
-----	EASEMENT
-----	CENTERLINE
-----	RIGHT-OF-WAY



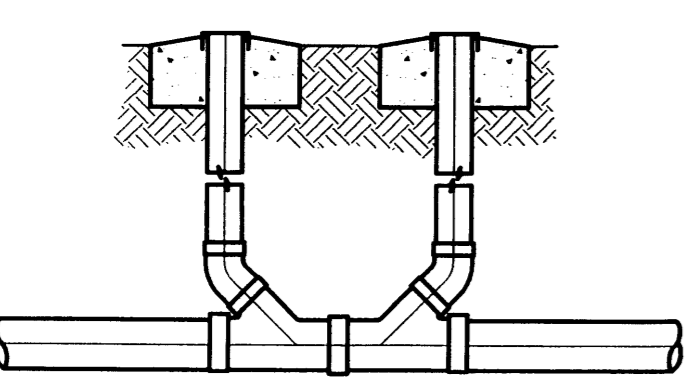
- GENERAL NOTES:**
1. ALL 8" SANITARY SEWER PIPE TO BE SDR-35.
 2. ALL 6" AND 8" WATERLINE PIPE TO BE C-900.
 3. ALL SANITARY SEWER SERVICE PIPE TO BE 4" PVC.
 4. ALL WATERLINE SERVICE PIPE TO MATCH DESIGNATED METER SIZE AND BE OF PVC MATERIAL.
 5. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 6. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 7. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 8. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 9. ALL PIPE MATERIAL TO BE USED PER UPC.



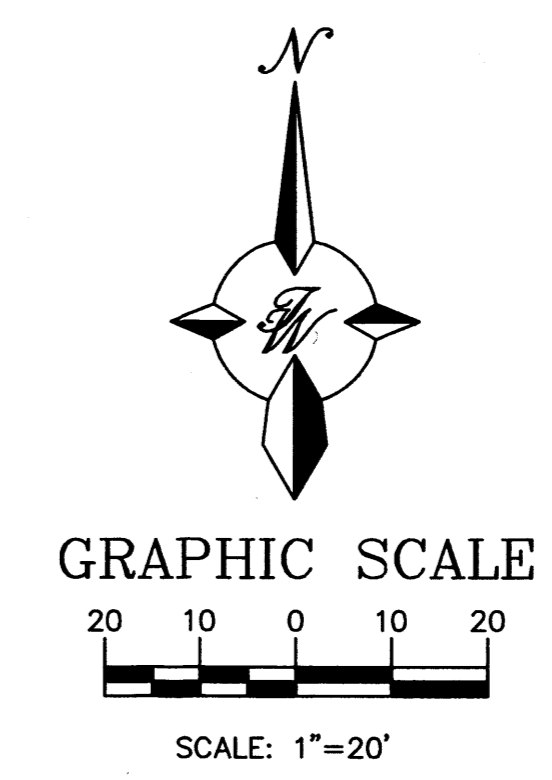
SANITARY SEWER CLEAN-OUT
NTS



UTILITY TRENCH DETAIL
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



MASTER UTILITY PLAN

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Loop Industrial District
Unit 5

ISSUED | 7.5.05
PROJECT ID | JLM

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