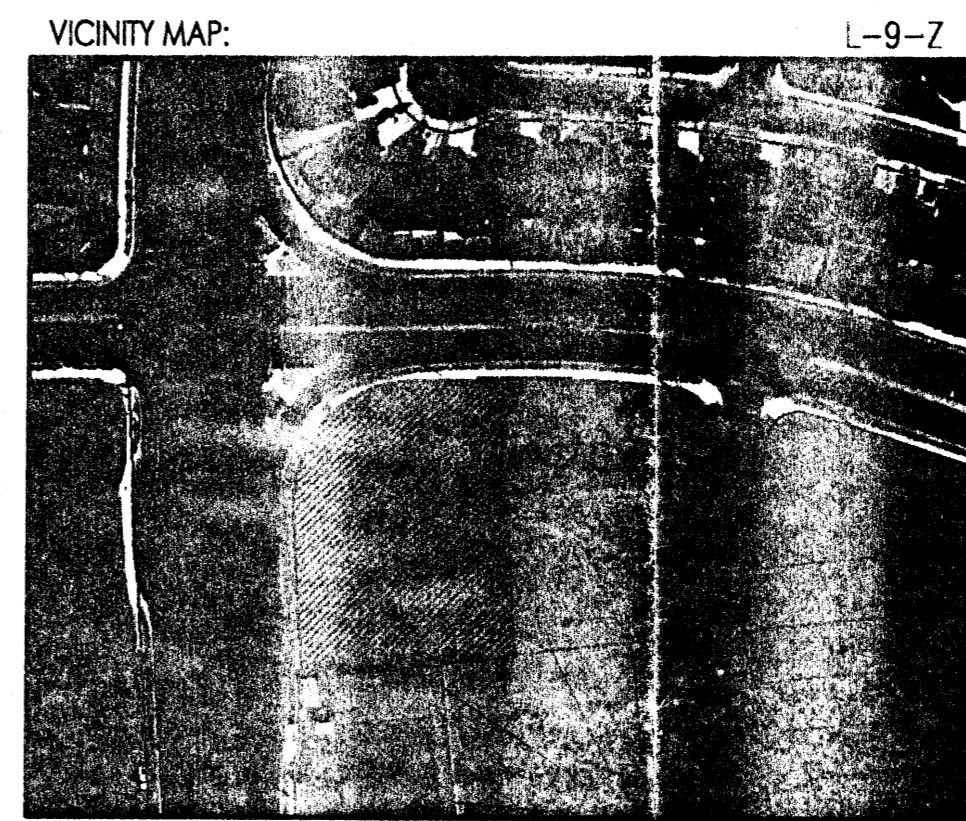


CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	100.00'	161.32'	92°25'56"	N 42°44'42" E, 144.39'
C2	940.00'	142.76'	08°42'05"	S 86°45'08" E, 142.62'
C3	25.00'	40.75'	93°23'21"	S 35°10'35" E, 36.39'
C4	425.00'	115.53'	15°34'31"	S 03°00'59" W, 115.18'



SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: TRACTS B-1-A-1 AND B-1-A-2 OF TOWER WEST SITUATE WITHIN THE TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NM.

CURRENT ZONING: SU-1 FOR C-1 & R-2 USES

ZONE ATLAS PAGE: L-9-Z

BUILDING AREA: 7,000 GROSS BUILDING SQUARE FOOTAGE

PARKING CALCULATIONS: 31 SPACES REQUIRED
30 SPACES PROVIDED
INCLUDING 2 HANDICAP SPACES

RETAIL: 7,000 SF/200 = 35 SPACES

35 SPACES REQ'D x 10% (BUS ROUTE CREDIT-ROUTE 54) = 31 SPACES REQ'D

GENERAL NOTES:

- [A] PROVIDE CONTROL JOINTS IN CONCRETE SIDEWALKS TO ALIGN WITH WINDOW FRAMES AS SHOWN ON PLAN. PROVIDE EXPANSION JOINTS AT 40' O.C. MAXIMUM.
- [B] DRIVE WAY DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- [C] ALL NEW DRIVEWAY CONSTRUCTION WILL BE TO CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS. REPLAT MUST BE A CONCURRENT DRB ACTION.
- [D] REPLAT SHALL INCLUDE CROSS ACCESS AGREEMENT.

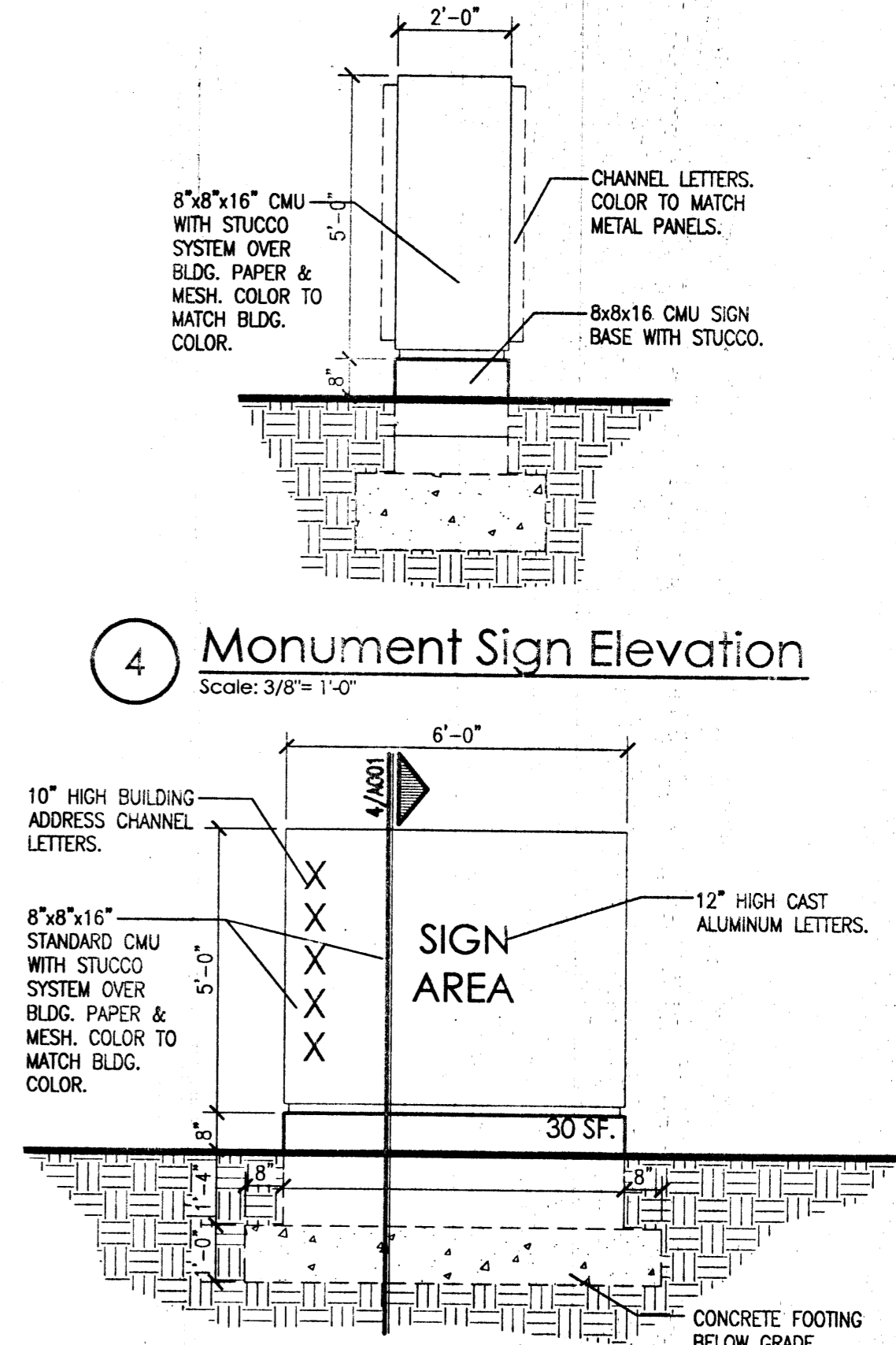
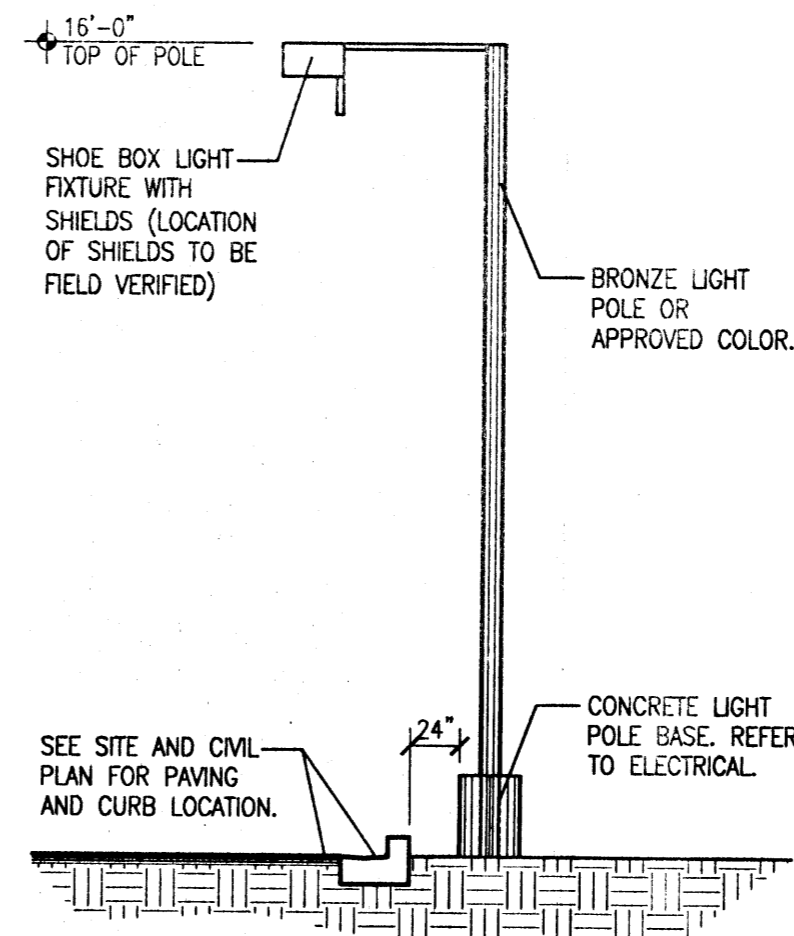
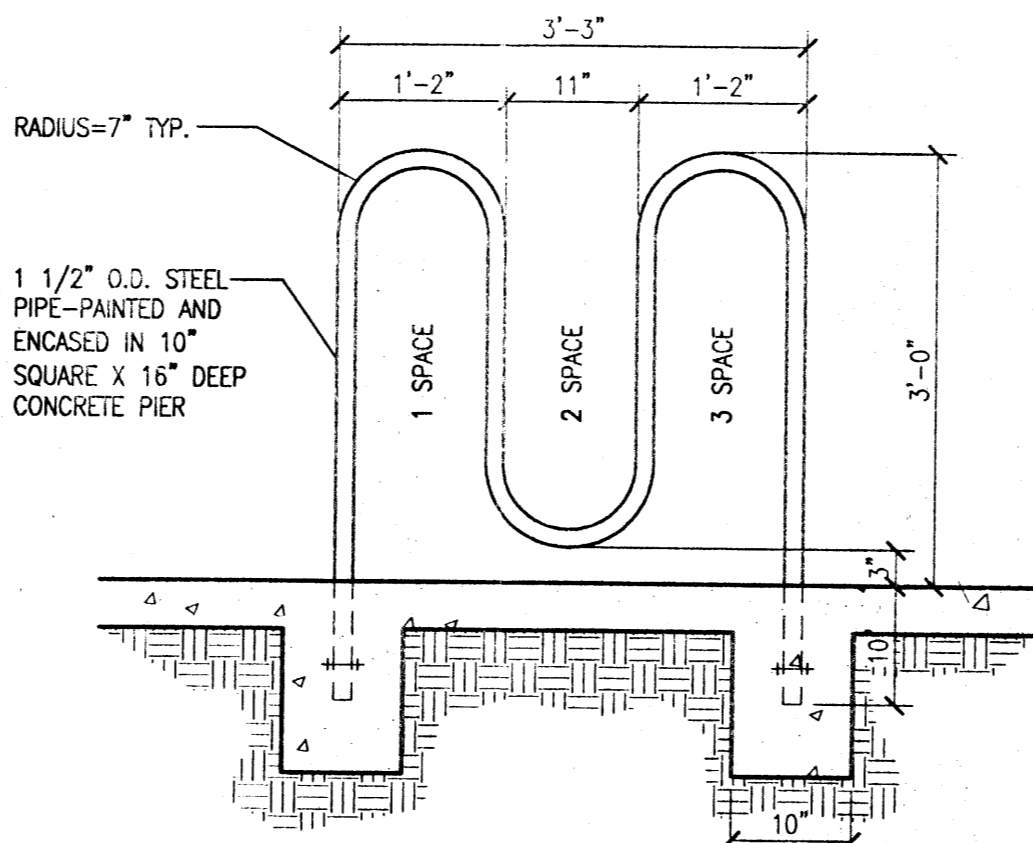
KEYED NOTES:

- [1] PROPOSED CMU DUMPSTER ENCLOSURE.
- [2] EXISTING 6' CITY SIDEWALK.
- [3] PROPOSED CONCRETE CURB CUT 24" WIDE (STD. DWG. 2420) TO BE CONSTRUCTED TO COA STANDARDS.
- [4] PROPOSED LANDSCAPING WITH DRIP IRRIGATION.
- [5] PROPOSED CONCRETE HC RAMP (STD. DWG. 2441) CONSTRUCTED TO COA STANDARDS.
- [6] PROPOSED HANDICAP PAVEMENT SIGN.
- [7] PROPOSED SCORED CONCRETE HANDICAP ACCESS AISLE AND PEDESTRIAN CONNECTION.
- [8] PROPOSED ASPHALT CONCRETE PAVING.
- [9] PROPOSED SITE LIGHT. SEE 3/A001.
- [10] PROPOSED BIKE RACK. SEE 2/A001.
- [11] PROPOSED CONCRETE SIDEWALK.
- [12] PROPOSED 6" CONCRETE PEDESTRIAN CONNECTION TO CITY SIDEWALK.
- [13] PROPOSED 6" SCORED CONCRETE PEDESTRIAN CONNECTION.
- [14] PROPOSED MONUMENT SIGN. SEE 4/5/A001.
- [15] EXISTING 7' PUBLIC UTILITY EASEMENT.
- [16] PROPOSED CONCRETE CURB AND GUTTER.
- [17] PROPOSED CONCRETE HEADER CURB.
- [18] REMOVE EXISTING CITY CURB AND GUTTER FOR NEW CURB CUT.
- [19] PROPOSED 24" GROSS ACCESS EASEMENT.
- [20] EXISTING CITY CURB TO REMAIN.
- [21] EXISTING 6" HIGH MASONRY WALL TO REMAIN.
- [22] TEMPORARY ASPHALT CURB.
- [23] PROPOSED PROPERTY LINE.
- [24] PROPOSED SURFACE LOADING AREA.
- [25] EXISTING RESIDENTIAL DEVELOPMENT TO REMAIN.
- [26] EXISTING METAL STORAGE BUILDING TO REMAIN.
- [27] EXISTING FIRE HYDRANT.
- [28] PROPOSED 6" CITY SIDEWALK TO MATCH EXISTING.
- [29] EXISTING UNIDIRECTIONAL HANDICAP RAMP TO REMAIN.
- [30] PROPOSED HANDICAP RAMP.
- [31] EXISTING UTILITY POLES TO REMAIN.
- [32] PROPOSED FIRE HYDRANT. SEE SITE UTILITY PLAN.
- [33] PROPOSED CONCRETE VALLEY GUTTER.
- [34] PROPOSED MOTORCYCLE SPACES (2 REQUIRED, 2 PROVIDED).
- [35] PROPOSED HANDICAP PARKING SIGNS, TYPICAL OF 2.
- [36] PROPOSED 4" WOOD BENCH.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 4/30/07
M.H.

Site Plan For Building Permit
Scale: 1" = 20'-0"

A&D PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
BY: [Signature]
DATE: 4/30/07



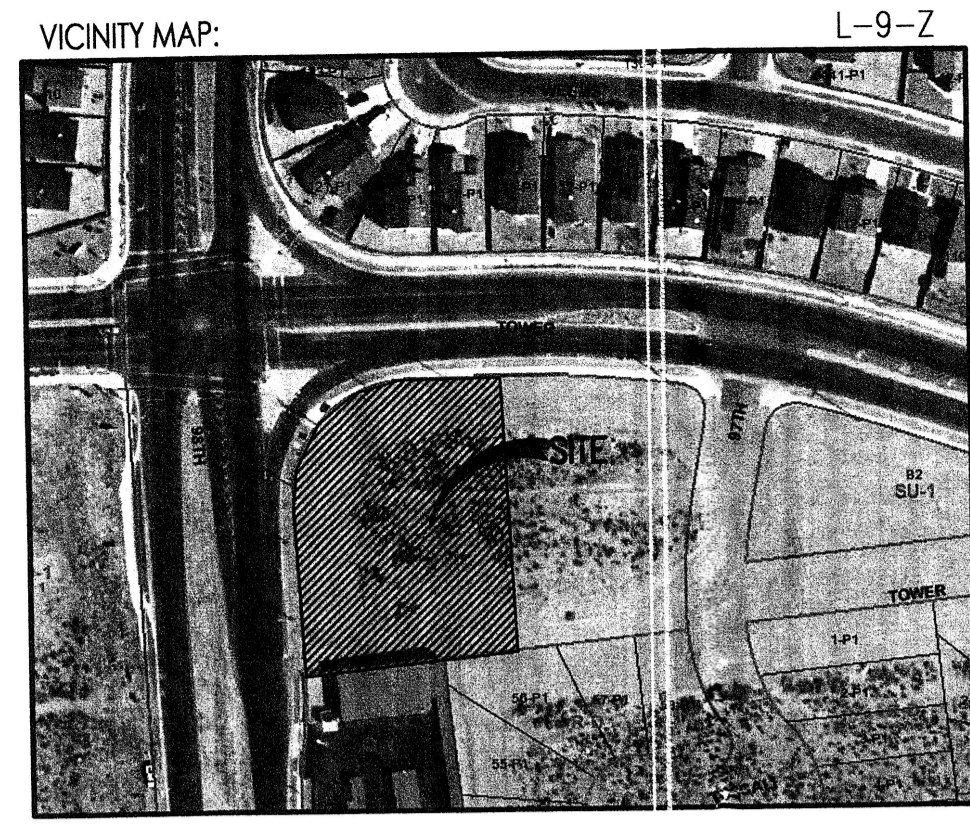
Mullen Helier Architecture P.C.
1015 Tijeras Avenue NW Suite 220
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

job number: 07-04
drawn by: mws
project manager: Douglas Helier, AIA
date: 1/31/07

Project title: Proposed Retail Building
Location: Southeast Corner of 98th Street and Tower Road
City: Albuquerque, New Mexico

sheet: A001

Site Plan For Building Permit



SITE DEVELOPMENT DATA:
 LEGAL DESCRIPTION: TRACTS B-1-A-1 AND B-1-A-2 OF TOWER WEST SITUATE WITHIN THE TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NM.
 CURRENT ZONING: SU-1 FOR C-1 & R-2 USES
 ZONE ATLAS PAGE: L-9-Z
 BUILDING AREA: 7,000 GROSS BUILDING SQUARE FOOTAGE
 PARKING CALCULATIONS: 31 SPACES REQUIRED, 30 SPACES PROVIDED INCLUDING 2 HANDICAP SPACES
 RETAIL: 7,000 SF/200= 35 SPACES
 35 SPACES REQ'D x 10% (BUS ROUTE CREDIT-ROUTE 54) = 31 SPACES REQ'D

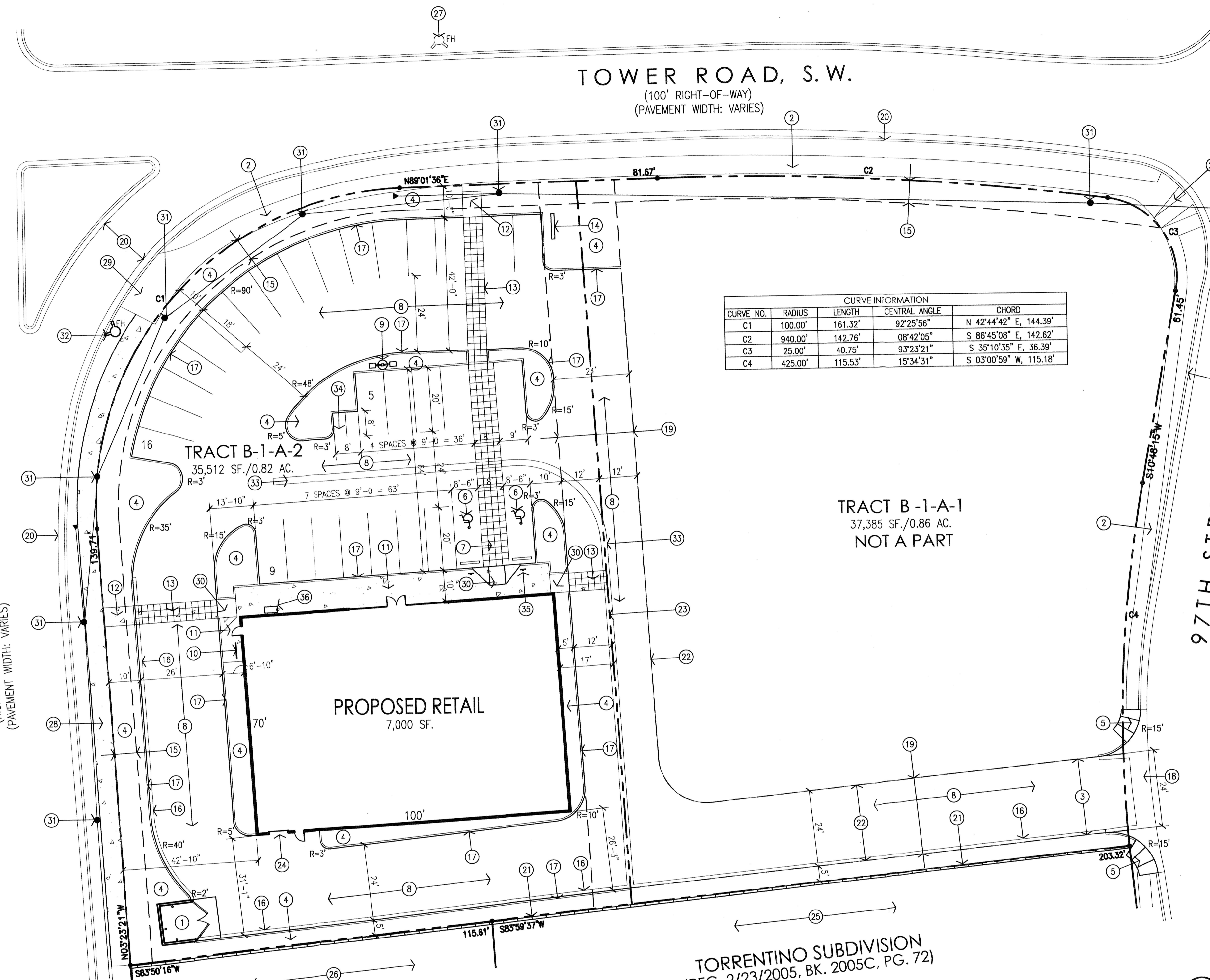
revision
by
date
REV

Mullen Heller Architecture P.C.
 1015 Tijeras Avenue NW Suite 220
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]

project number: 07-04
 drawn by: mws
 project manager: Douglas Heller, AIA
 date: 5/1/07

Proposed Retail Building
 Southeast Corner of 98th Street and Tower Road
 Albuquerque, New Mexico
 Site Plan For Building Permit

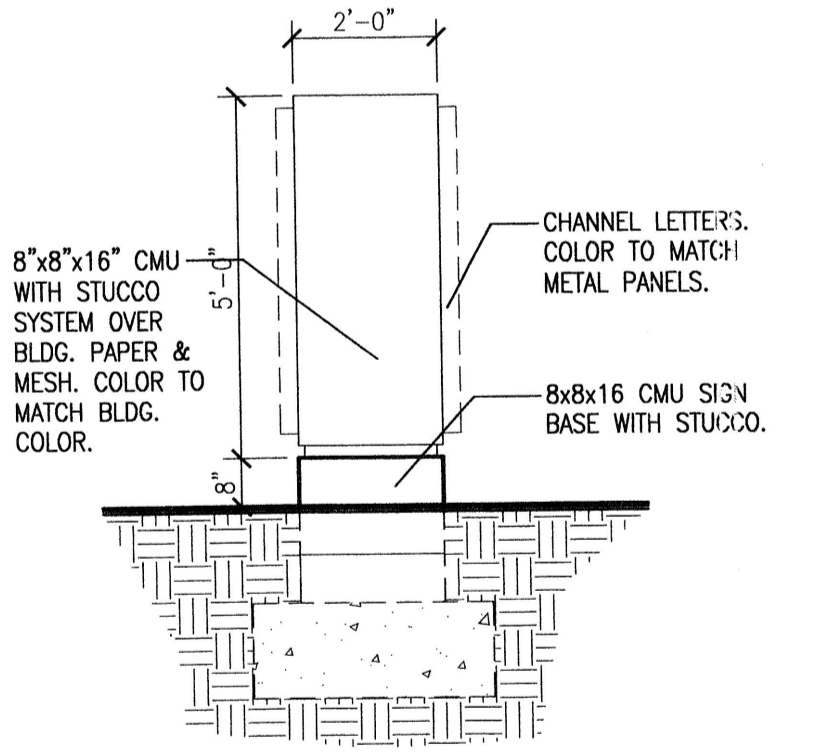
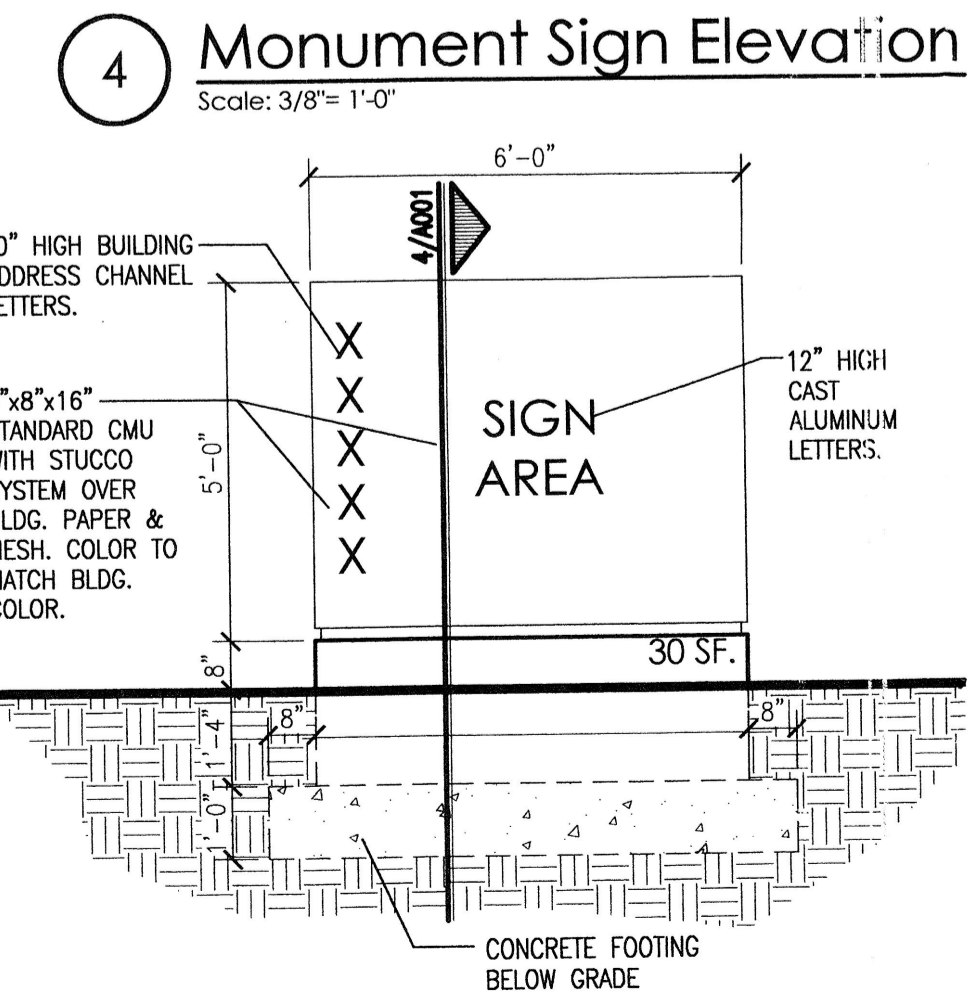
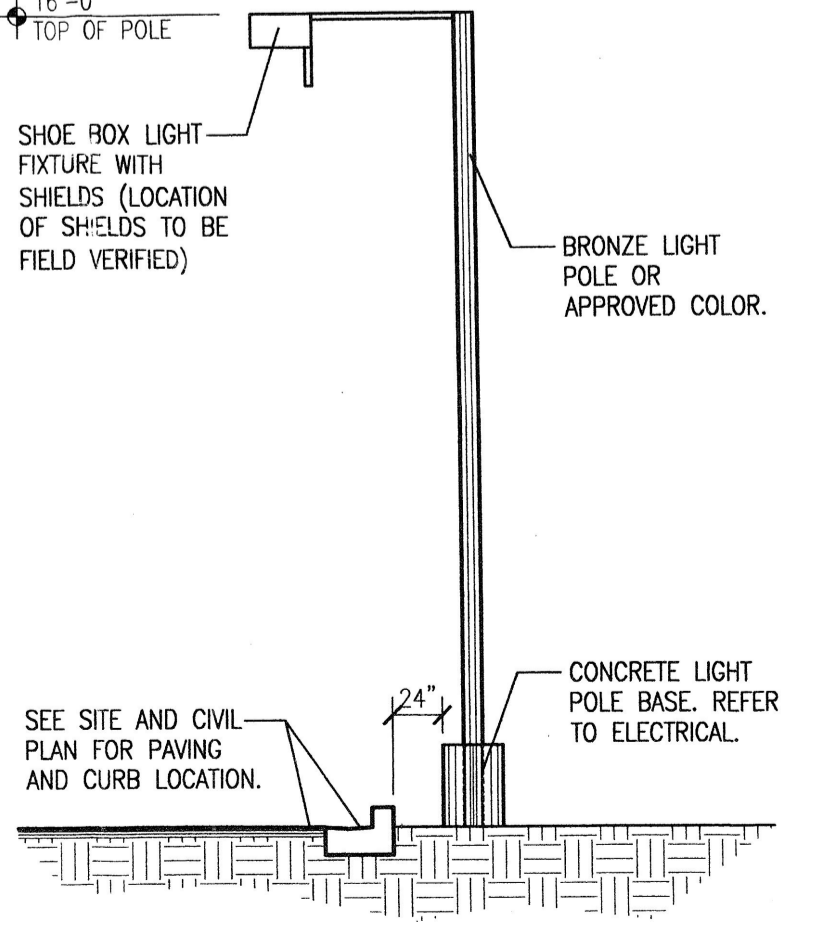
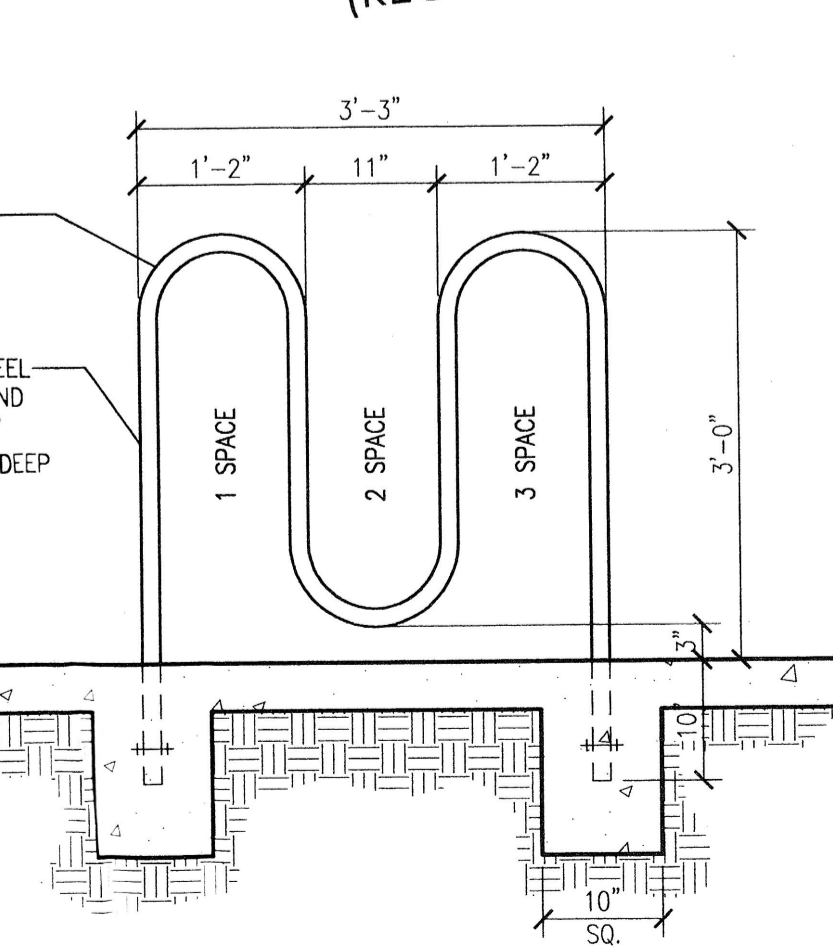
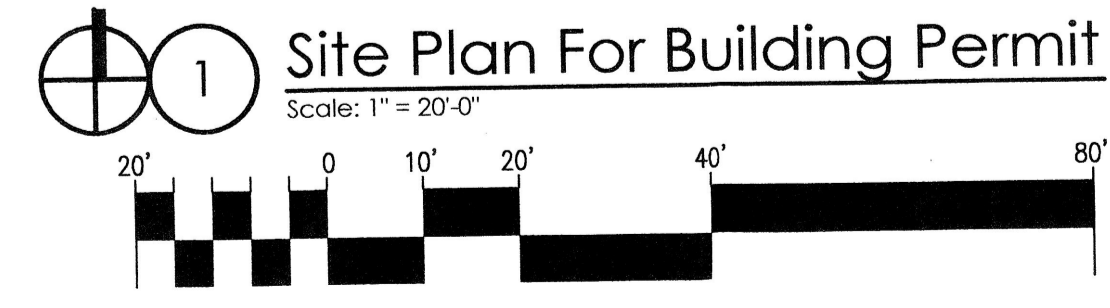
sheet: A001



CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	100.00'	161.32'	92°25'56"	N 42°44'42" E, 144.39'
C2	940.00'	142.76'	08°42'05"	S 86°45'08" E, 142.62'
C3	25.00'	40.75'	93°23'21"	S 35°10'35" E, 36.39'
C4	425.00'	115.53'	15°34'31"	S 03°00'59" W, 115.18'

- GENERAL NOTES:**
- [A] PROVIDE CONTROL JOINTS IN CONCRETE SIDEWALKS TO ALIGN WITH WINDOW FRAMES AS SHOWN ON PLAN. PROVIDE EXPANSION JOINTS AT 40' O.C. MAXIMUM.
 - [B] DRIVE WAY DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
 - [C] ALL NEW DRIVEWAY CONSTRUCTION WILL BE TO CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS. REPEAT MUST BE A CONCURRENT DRB ACTION.
 - [E] REPEAT SHALL INCLUDE CROSS ACCESS AGREEMENT.

- KEYED NOTES:**
- [1] PROPOSED CMU DUMPSTER ENCLOSURE.
 - [2] EXISTING 6' CITY SIDEWALK.
 - [3] PROPOSED CONCRETE CURB CUT 24" WIDE (STD. DWG. 2420) TO BE CONSTRUCTED TO COA STANDARDS.
 - [4] PROPOSED LANDSCAPING WITH DRIP IRRIGATION.
 - [5] PROPOSED CONCRETE HG RAMP (STD. DWG. 2441) CONSTRUCTED TO COA STANDARDS.
 - [6] PROPOSED HANDICAP PAVEMENT SIGN.
 - [7] PROPOSED CONCRETE HANDICAP ACCESS AISLE AND PEDESTRIAN CONNECTION.
 - [8] PROPOSED ASPHALT CONCRETE PAVING.
 - [9] PROPOSED SITE LIGHT. SEE 3/A001.
 - [10] PROPOSED BIKE RACK. SEE 2/A001.
 - [11] PROPOSED CONCRETE SIDEWALK.
 - [12] PROPOSED 6' CONCRETE PEDESTRIAN CONNECTION TO CITY SIDEWALK.
 - [13] PROPOSED 6' SCORED CONCRETE PEDESTRIAN CONNECTION.
 - [14] PROPOSED MONUMENT SIGN. SEE 4&5/A001.
 - [15] EXISTING 7" PUBLIC UTILITY EASEMENT.
 - [16] PROPOSED CONCRETE CURB AND GUTTER.
 - [17] PROPOSED CONCRETE HEADER CURB.
 - [18] REMOVE EXISTING CITY CURB AND GUTTER FOR NEW CURB CUT.
 - [19] PROPOSED 24" CROSS ACCESS EASEMENT.
 - [20] EXISTING CITY CURB TO REMAIN.
 - [21] EXISTING 6' HIGH MASONRY WALL TO REMAIN.
 - [22] TEMPORARY ASPHALT CURB.
 - [23] PROPOSED PROPERTY LINE.
 - [24] PROPOSED SURFACE LOADING AREA.
 - [25] EXISTING RESIDENTIAL DEVELOPMENT TO REMAIN.
 - [26] EXISTING METAL STORAGE BUILDING TO REMAIN.
 - [27] EXISTING FIRE HYDRANT.
 - [28] PROPOSED 6' CITY SIDEWALK TO MATCH EXISTING.
 - [29] EXISTING UNIDIRECTIONAL HANDICAP RAMP TO REMAIN.
 - [30] PROPOSED HANDICAP RAMP.
 - [31] EXISTING UTILITY POLES TO REMAIN.
 - [32] PROPOSED FIRE HYDRANT. SEE SITE UTILITY PLAN.
 - [33] PROPOSED CONCRETE VALLEY GUTTER.
 - [34] PROPOSED MOTORCYCLE SPACES (2 REQUIRED, 2 PROVIDED)
 - [35] PROPOSED HANDICAP PARKING SIGNS, TYPICAL OF 2.
 - [36] PROPOSED 4' WOOD BENCH.



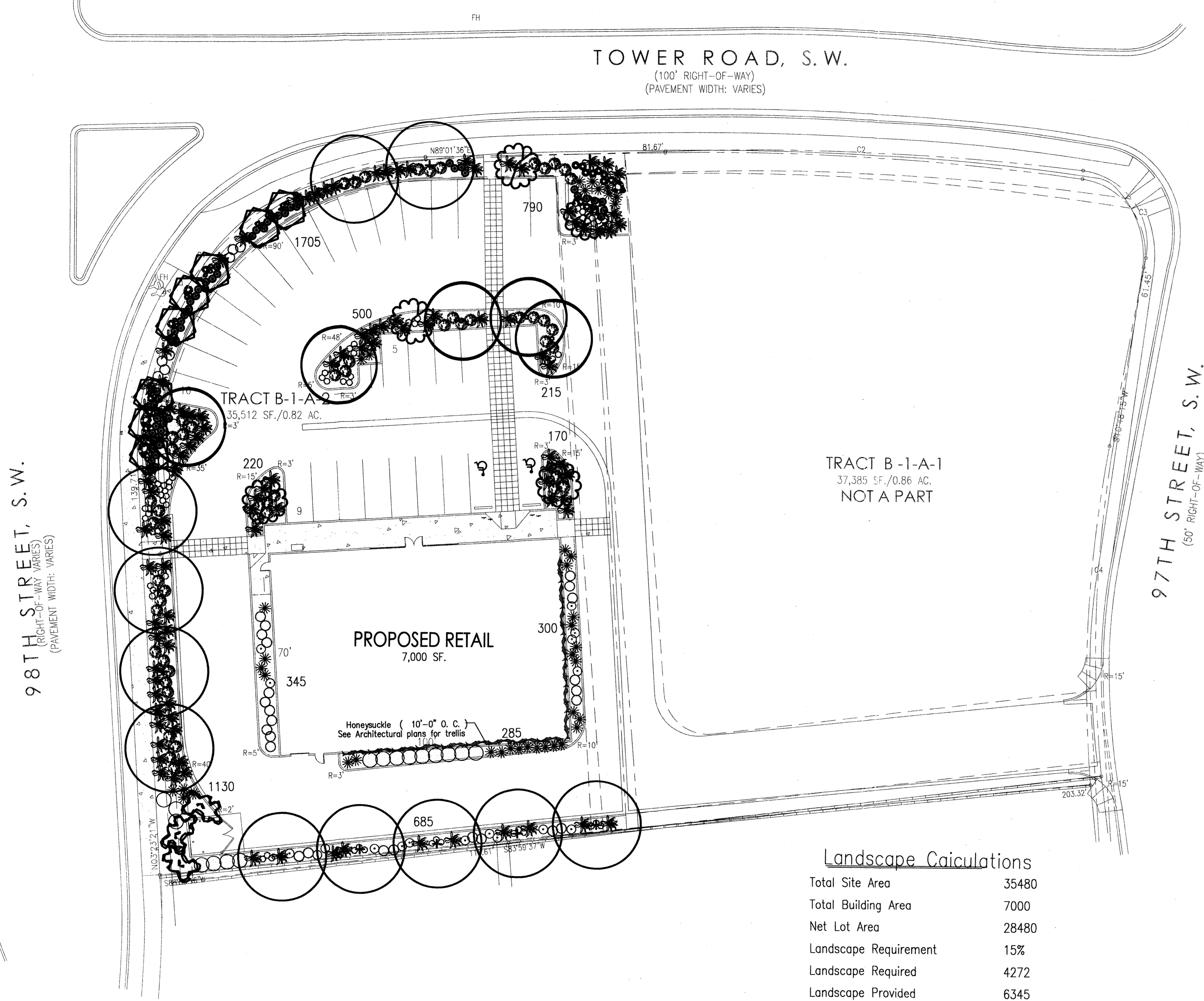
PROJECT NUMBER: 1004997 APPLICATION NUMBER:

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: MARCH 15, 2007 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

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 SIGNOFF APPROVAL:

TRAFFIC ENGINEER, 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



TOWER ROAD, S.W.
(100' RIGHT-OF-WAY)
(PAVEMENT WIDTH: VARIES)

98TH STREET, S.W.
(RIGHT-OF-WAY VARIES)
(PAVEMENT WIDTH: VARIES)

97TH STREET, S.W.
(50' RIGHT-OF-WAY)

TRACT B-1-A-1
37,385 SF./0.86 AC.
NOT A PART

TRACT B-1-A-2
35,512 SF./0.82 AC.

PROPOSED RETAIL
7,000 SF.

Landscape Calculations

Total Site Area	35480
Total Building Area	7000
Net Lot Area	28480
Landscape Requirement	15%
Landscape Required	4272
Landscape Provided	6345

Landscape Legend

Size	Common Name	Quantity	WATER USE
2 - 2 1/2" cal	Purple Robe Locust	11	M
2 - 2 1/2" cal	Chinese Pistache	5	M
10'-0" MN	Pinon Pine	3	L
15 Gal	Red Oak	5	M
15 Gal	Desert Willow	8	L
5 Gal	Raphiolepis	52	M
5 Gal	Honeysuckle (10'-0" O. C.)	16	M
5 Gal	Dwarf Fountain Grass	52	M
5 Gal	Cherry Sage	64	M
5 Gal	Blue Mist	17	M
5 Gal	Apache Plume	32	L
5 Gal	Red Yucca	40	L
5 Gal	Chamisa	19	L
1 Gal	Moonshine Yarrow, Artemesia	7	M
1 Gal	Periwinkle	106	M
	3/4" Crushed Grey Gravel, Match existing gravel along 98th		
	2-4' Native Boulders		

Landscape Notes

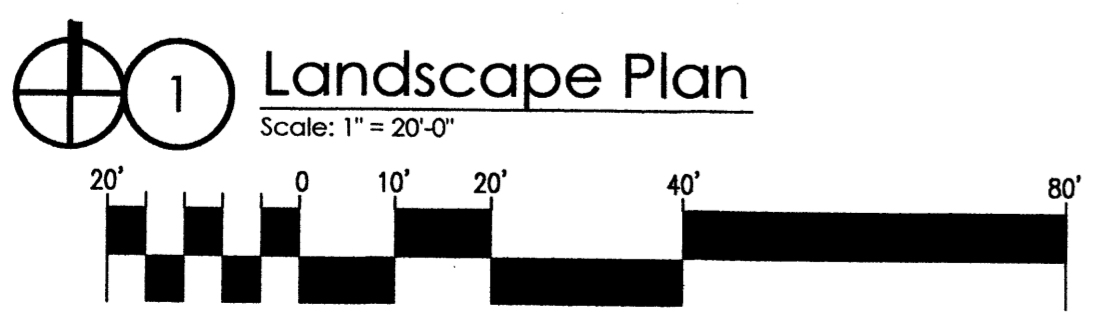
LANDSCAPE MAINTENANCE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. BUBBLERS TO TREES AND (2) DRIP EMITTERS PER SHRUB. POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION AND WASTE WATER ORDINANCE.

ALL LANDSCAPE BEDS SHALL BE PLANTED SO TO ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.



Mitchell Associates, LLC
3150 Carlisle Blvd. NE, Ste 112
Albuquerque, NM 87110
(505) 830-6096
dannym@mitchellassociatesllc.com



revision
by
date
rev

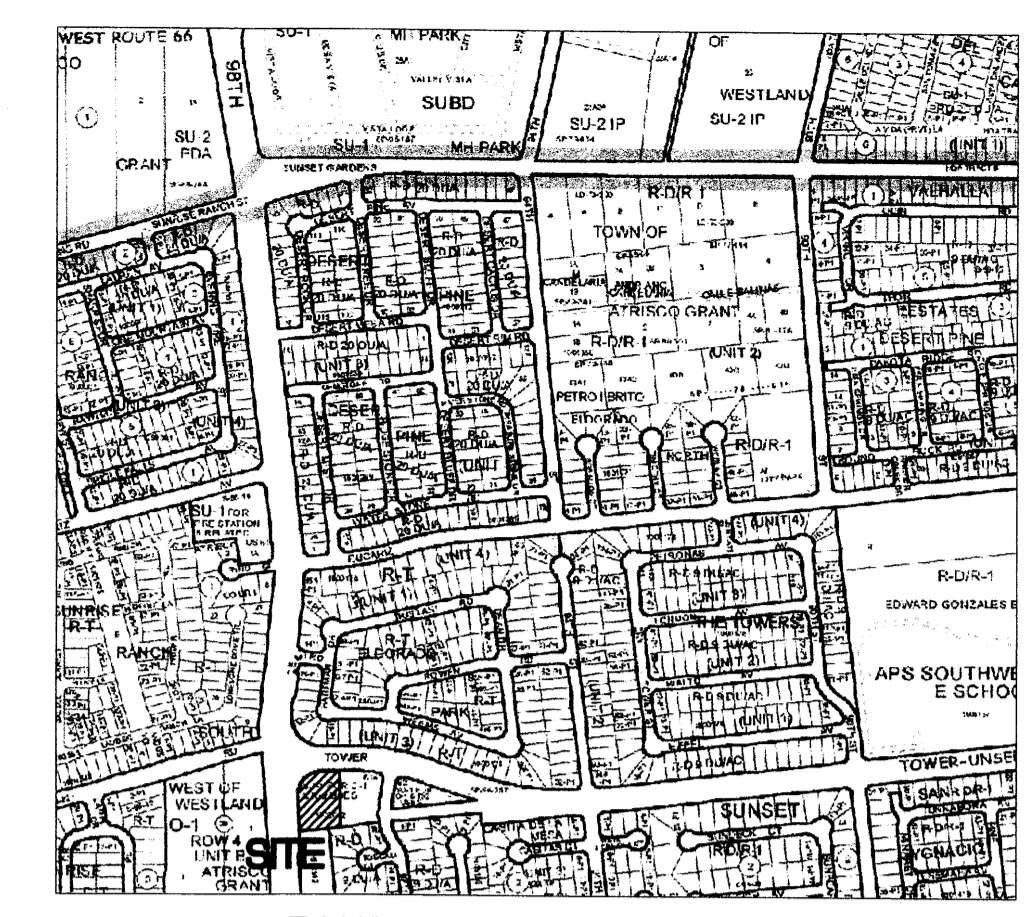
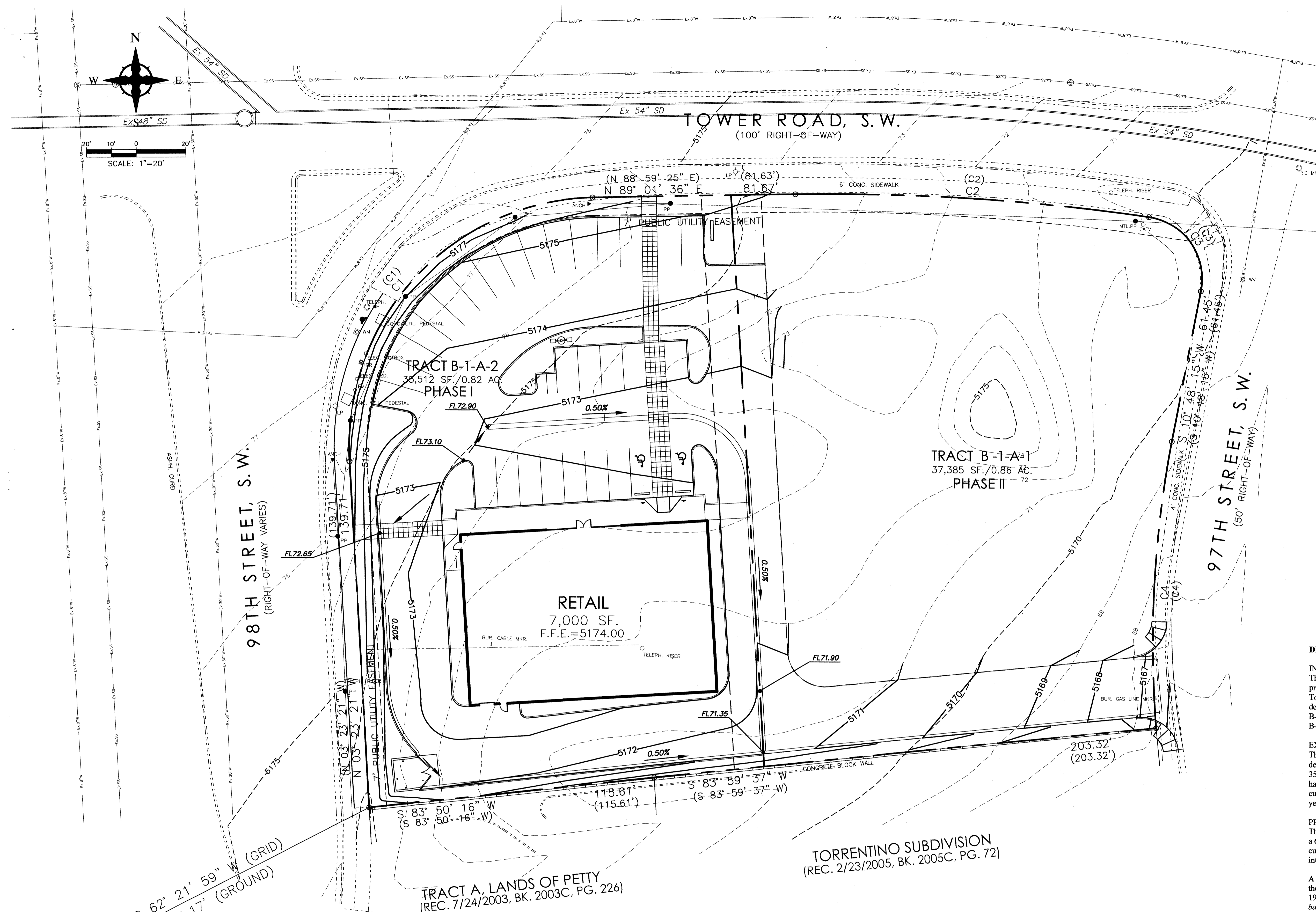
Muller Heller
Architecture P.C.
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

job number 07-04
drawn by rws
project manager Douglas Heller, AIA
date 3/12/07

Proposed Retail Building
Southeast Corner of 98th Street and Tower Road
Albuquerque, New Mexico

sheet title
Landscape Plan

sheet
L001



ZONE ATLAS PAGE L9

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
 The purpose of this submittal is to provide a final drainage management plan for the proposed Checker Auto Parts store, which is located at the southeast corner of 98th St and Tower Road in southwest Albuquerque, New Mexico. The site is currently legally described as Tract B-1-A, Tower West. The site is to be subdivided into two lots, Tract B-1-A-1 and B-1-A-2. The Checker Auto Parts store will be located on proposed Tract B-1-A-2. The proposed building is 7,000 square feet, more or less.

EXISTING HYDROLOGIC CONDITIONS
 The site is zoned SU-1 for C-1 and R-2 uses. Streets and surrounding properties are fully developed, except for the new Tract B-1-A-1. According to FEMA maps (Panel 35001C0328E, dated November 19, 2003), the site is not located in a designated flood hazard zone. The site currently drains from northwest to southeast, and outfalls over the curb/gutter at 97th Street. The calculations (see table this sheet) show the existing 100-year runoff rate to be 1.35 cfs, with a 6-hour runoff volume of 1,642 cubic feet.

PROPOSED HYDROLOGIC CONDITIONS
 The calculations for the developed site show the 100-year runoff rate to be 3.44 cfs, with a 6-hour runoff volume of 5,540 cubic feet. This is an increase of 2.09 cfs and 3,898 cubic feet, respectively. The flow will continue to drain from northwest to southeast and into 97th Street.

A drainage master plan entitled "Tower/Sage Drainage Master Plan" which encompasses the subject site was prepared by Andrews, Asbury & Robert, Inc. and dated October 1997. According to this Master Plan, "the areas within the basin (can be) developed, based on approved drainage plans without restricting runoff." It is our understanding that the necessary downstream facilities have already been constructed; therefore, we do not propose any ponding for the site.

CONCLUSION
 This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and which meets city requirements. According to the "Tower/Sage Drainage Master Plan", the site is allowed to discharge developed flows directly to 97th Street, without causing a negative impact. With this submittal, we are requesting conceptual grading and drainage plan approval for Site Plan for Building Permit.

Checker Auto - 98th @ Tower
Existing/Proposed Conditions Basin Data Table

BASIN ID	This table is based on the DPM Section 22.2, Zone: 1		Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	WTE (inches)	V(100) ³⁶⁰ (CF)	V(100) ¹⁴⁴⁰ (CF)
	Area (SQ. FT)	Area (AC.)	A	B	C	D					
EXISTING CONDITIONS											
Tract B-1-A-2	35512	0.82	50.0%	50.0%	0.0%	0.0%	1.66	1.35	0.56	1642	1642
PROPOSED CONDITIONS											
Tract B-1-A-2	35512	0.82	0.0%	0.0%	10.0%	90.0%	4.22	3.44	1.87	5540	6765

- LEGEND**
- ← FLOW ARROW
 - 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TC27.8 PROPOSED TOP OF CURB ELEVATIONS
 - 515--- EXISTING CONTOUR
 - 515— PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - FLOW LINE
 - RIDGE LINE

ACS MONUMENT "7-L9"
 x=352,978.14
 y=1,478,346.71
 Delta Alpha: -00°16'56"
 Ground-to-grid:
 0.99967727
 NMSF CENTRAL ZONE
 NAD 1927

revision _____ by _____

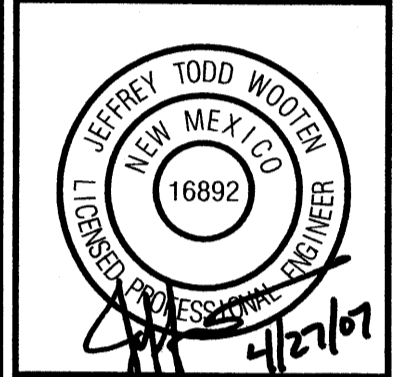
date _____

REV



Mullen Heller Architecture P.C.

1015 Tijeras Avenue NW
 Suite 220
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]



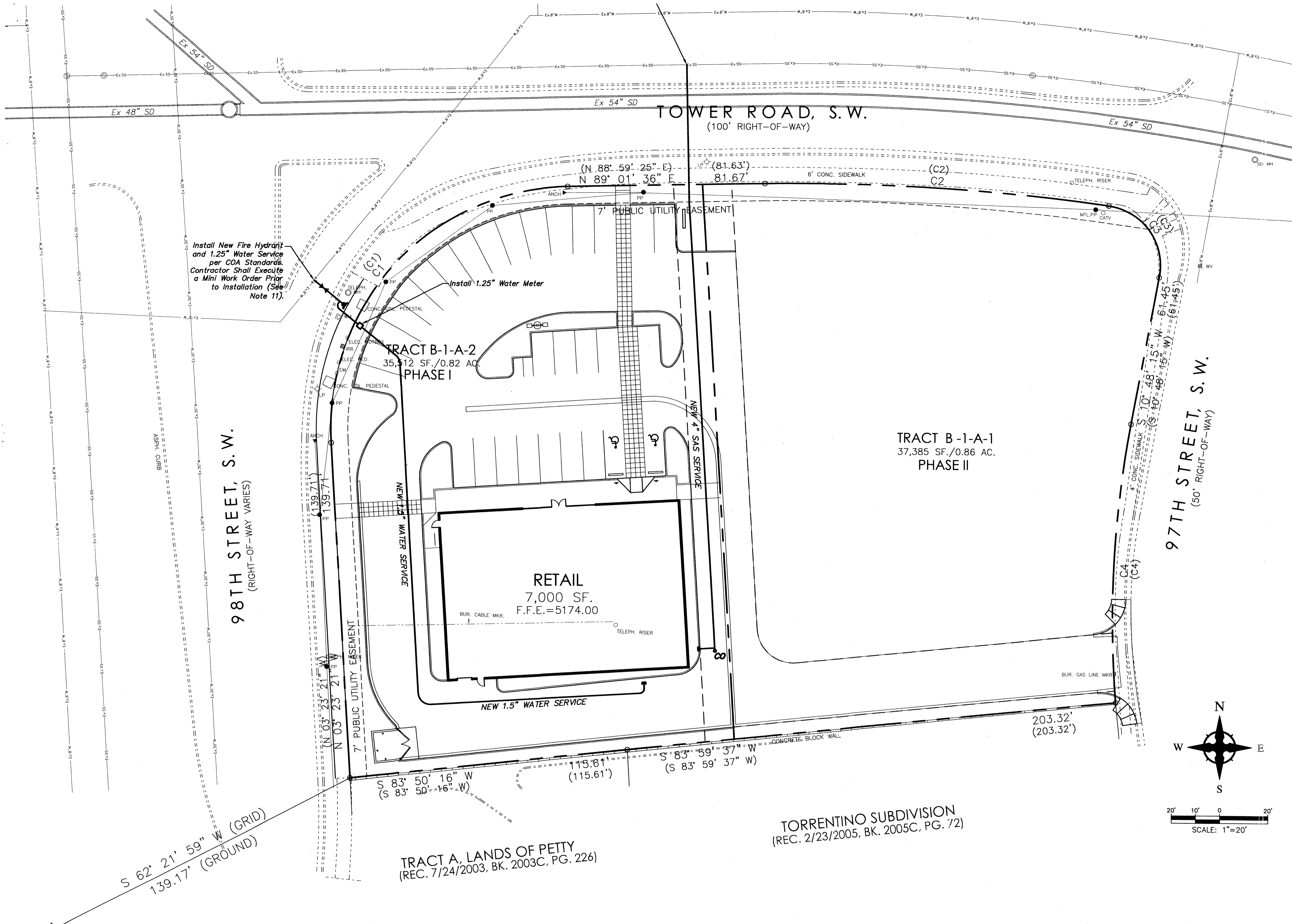
project file _____
 job number _____
 drawn by jtw
 project manager Jeffrey T. Wooten, P.E.
 date 01/29/07

project file _____
 Proposed Checker Auto Parts
 SEC 98th and Tower
 Albuquerque, New Mexico
 sheet title _____
 Conceptual Grading Plan

Wooten Engineering

5017 Sanbusco Dr NE, Rio Rancho, NM 87144
 Ph: 505.771.4200 Fax: 505.771.8905

sheet-
C001



UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PIPS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL PREPARE ALL SUBMITTAL MATERIALS & PAY APPLICABLE FEES REQUIRED TO OBTAIN THE "MINI WORK ORDER" REQUIRED FOR CONNECTION TO THE EXISTING CITY WATER MAIN AND OTHER "PUBLIC" WATER LINE CONSTRUCTION.

ACS MONUMENT "7-L9"
 x=352,978.14
 y=1,478,346.71
 Delta Alpha: -00°16'56"
 Ground-to-grid:
 0.99967727
 NMSP CENTRAL ZONE
 NAD 1927

revision	
by	
date	
rev	1 2 3 4

MH
 Mullen Heller
 Architecture P.C.
 1015 Tijeras Avenue NW
 Suite 220
 Albuquerque 87102
 505 268 4144[p]
 505 268 4244 [f]

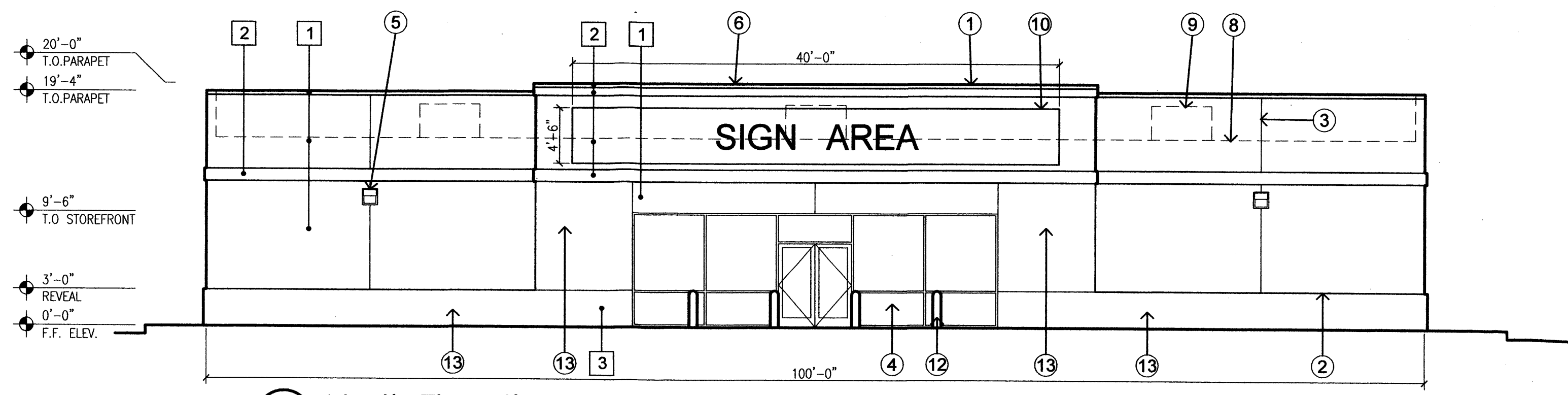
job number	
drawn by	jhw
project manager	Jeffrey T. Wooten, P.E.
date	01/29/07

project title
Proposed Checker Auto Parts
 SEC 98th and Tower
 Albuquerque, New Mexico
 sheet title
Conceptual Water/Sewer Plan

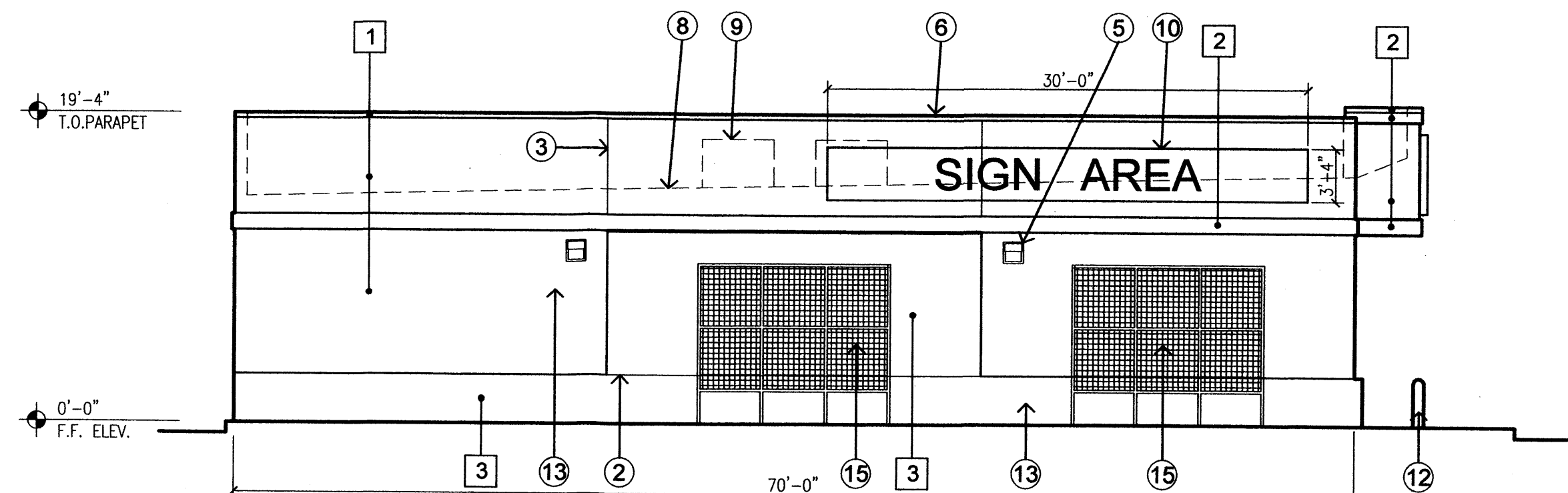
Wooten
 Engineering

5017 Sanbusco Dr NE, Rio Rancho, NM 87144
 Ph: 505.771.4200 Fax: 505.771.8905

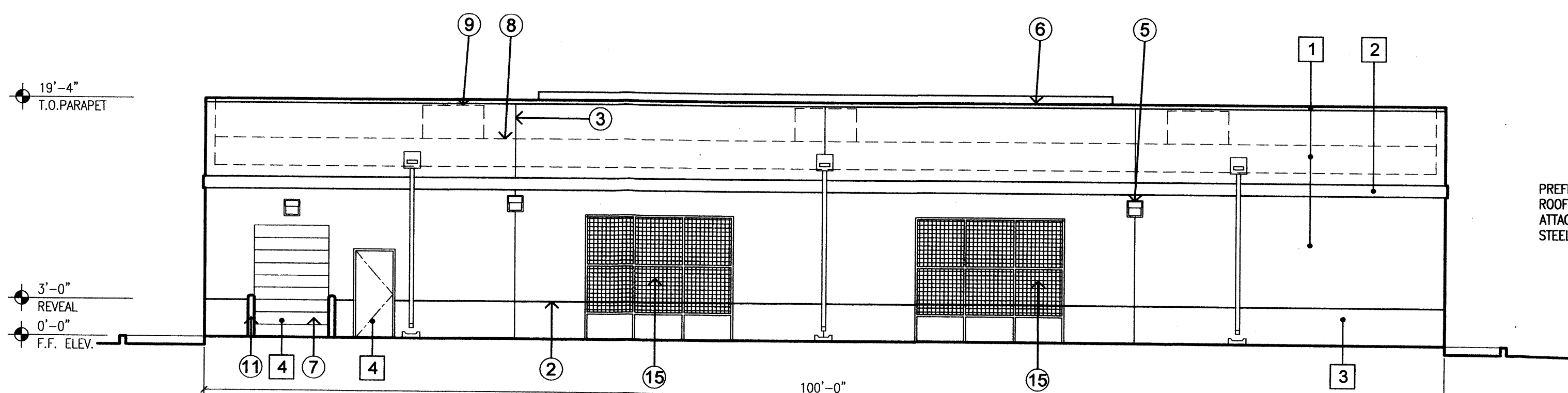
sheet-
C002



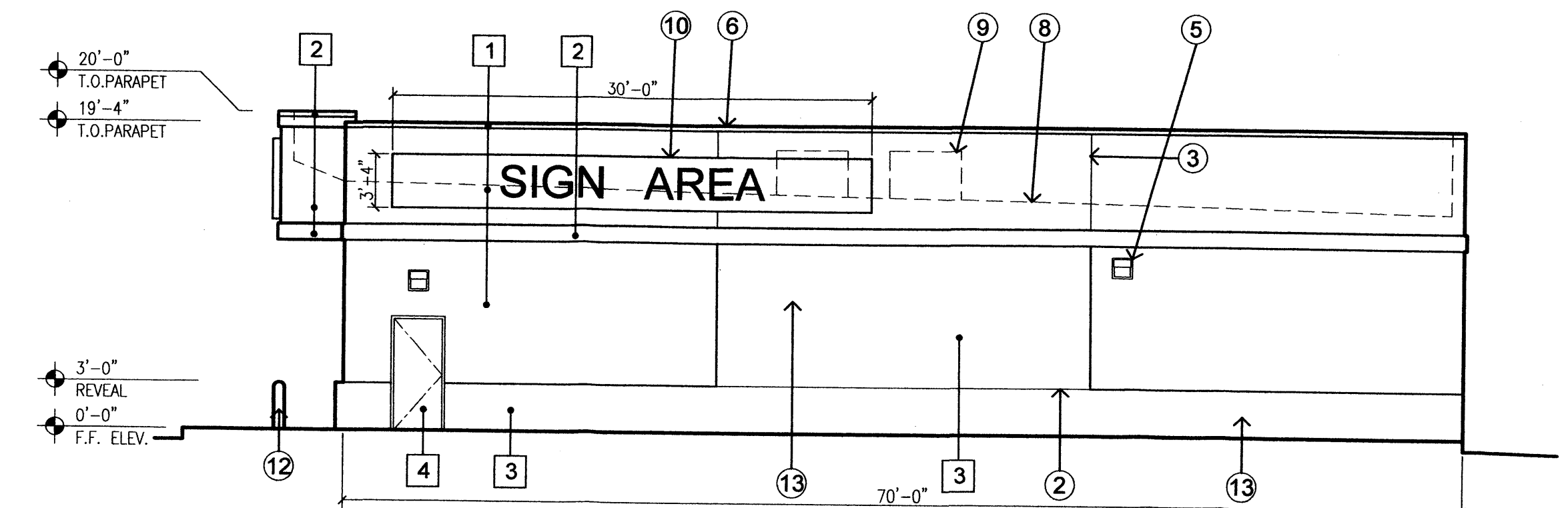
1 North Elevation
Scale: 1/8"=1'-0"



2 East Elevation
Scale: 1/8"=1'-0"



3 South Elevation
Scale: 1/8"=1'-0"



4 West Elevation
Scale: 1/8"=1'-0"

MATERIAL AND COLOR SCHEDULE

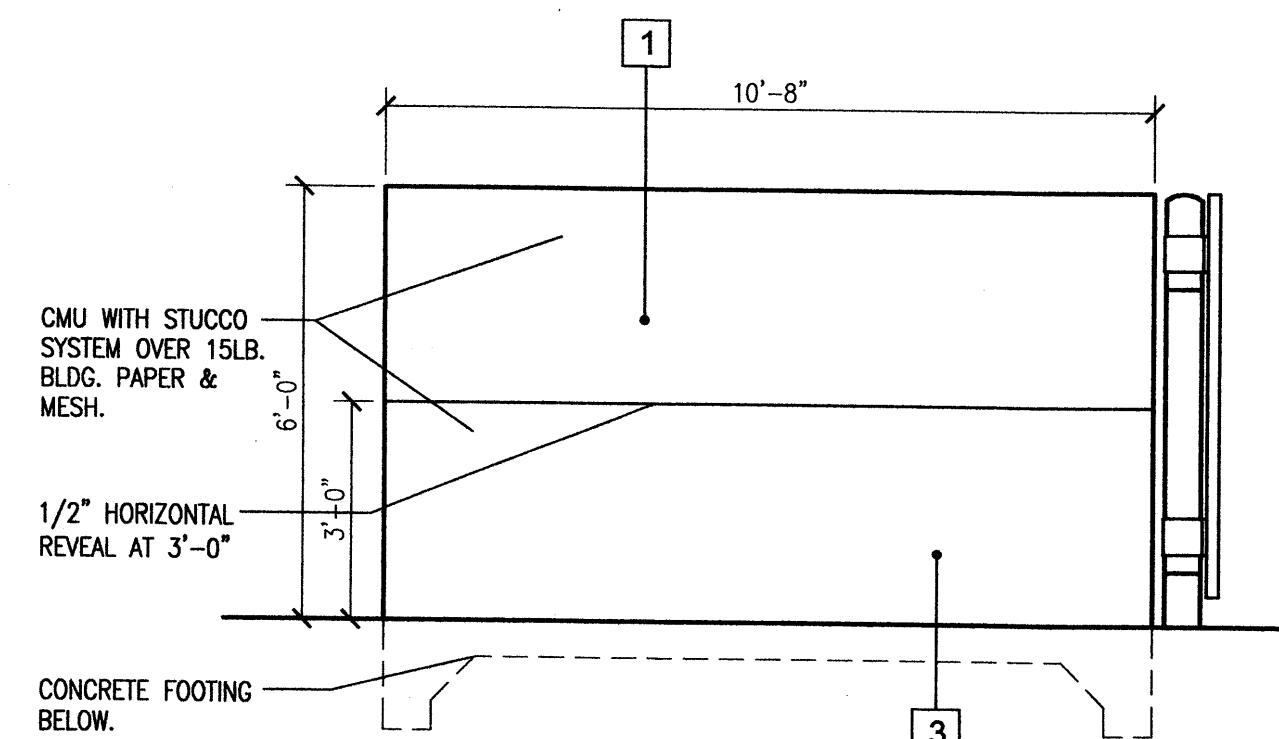
SYMBOL	MATERIAL	COLOR	COLOR NAME AND NUMBER	REMARKS
1	STUCCO	TAN	SHERWIN-WILLIAMS LIGONIER TAN TWT SW2191	
2	STUCCO	MEDIUM BROWN	SHERWIN-WILLIAMS SANDERLING TWT SW2030	
3	STUCCO	DARK BROWN	SHERWIN-WILLIAMS FOOTHILLS TWT SW2033	LOWER 3' OF BUILDING AND TRASH ENCLOSURE
4	PAINTED METAL	TAN	SHERWIN-WILLIAMS LIGONIER TAN TWT SW2191	

GENERAL NOTES

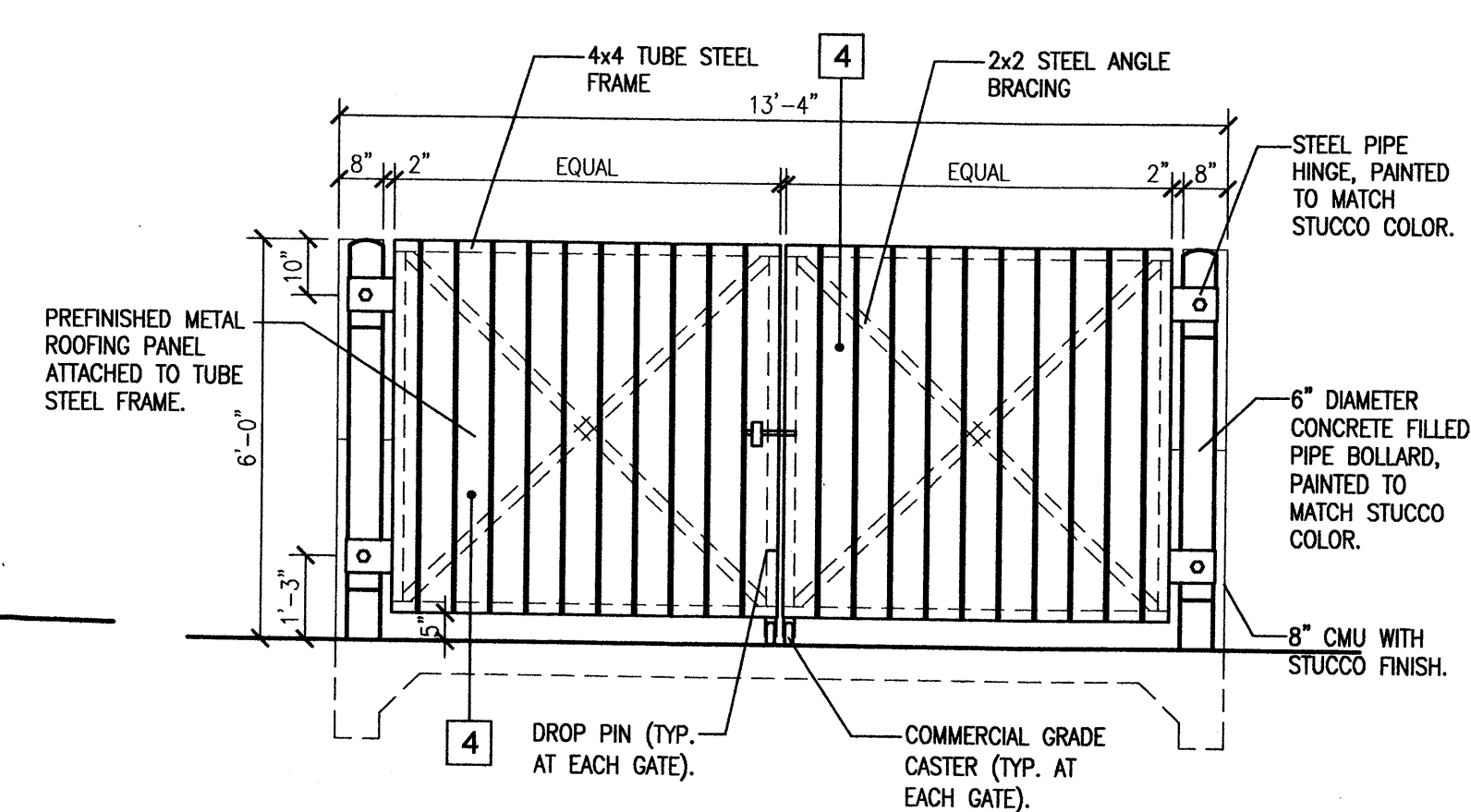
1. THE PARAPET PROVIDES ROOF SCREENING.
2. ALL FLASHING IS TO BE PAINTED TO MATCH ADJACENT STUCCO.
3. ALL UTILITY CABINETS AND EQUIPMENT ARE TO BE PAINTED TO MATCH THE ADJACENT COLOR OF THE BUILDING.
4. BUILDING MOUNTED SIGNAGE SHALL BE LIMITED TO APPROXIMATELY 7% OF THE FACADE FOR THE NORTHERN ELEVATION AND APPROXIMATELY 6% OF THE FACADE FOR THE EASTERN AND WESTERN ELEVATIONS.

KEY NOTES

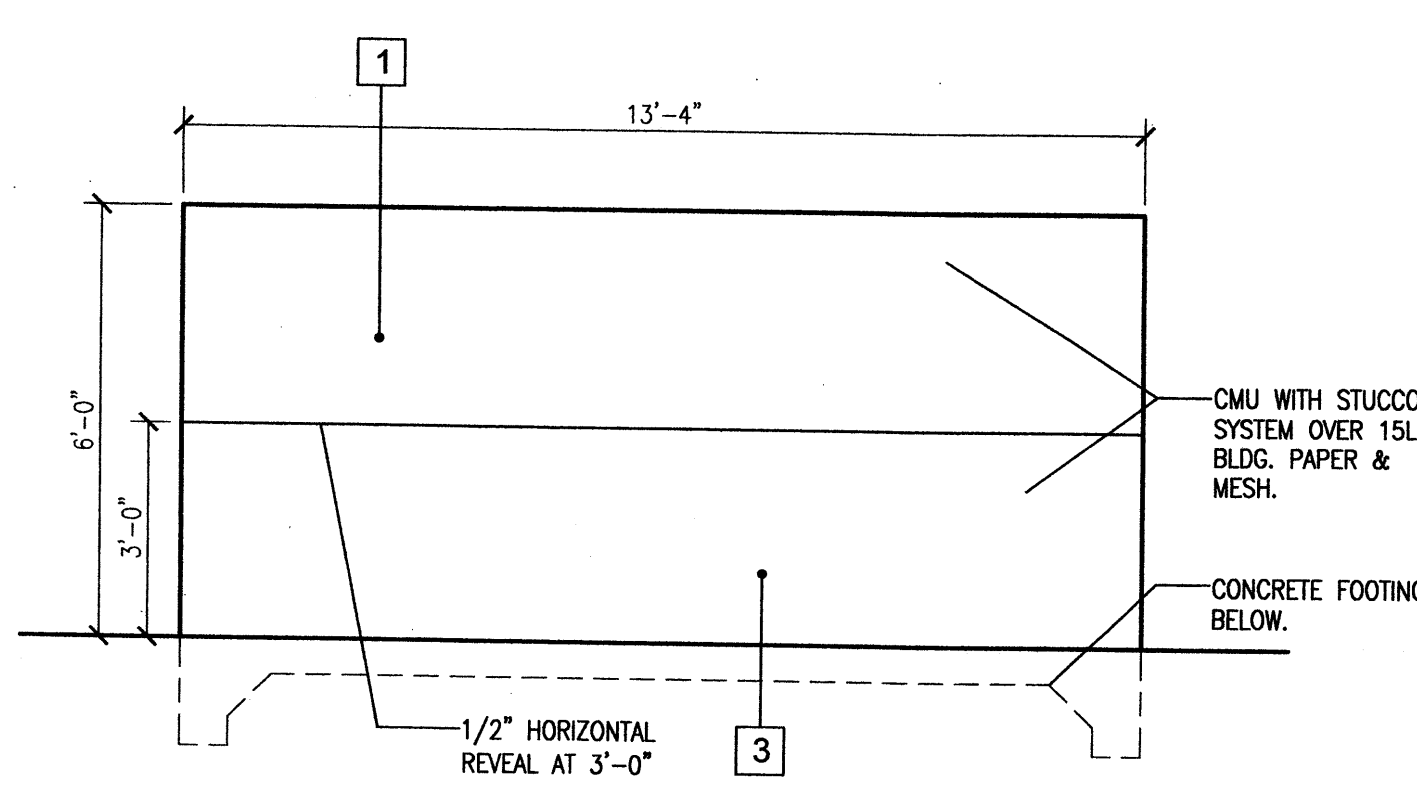
1. 3'-10" DEEP CANOPY OVERHANG
2. 1/2" HORIZONTAL REVEAL AT 3'-0" TO FOLLOW THE HORIZONTAL MULLION AT THE STOREFRONT. THE REVEAL IS TO CONTINUE AROUND THE ENTIRE BUILDING.
3. 1/2" VERTICAL REVEAL EVENLY SPACED ALONG ELEVATION
4. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLAZING.
5. SHIELDED METAL HALIDE WALL PACK LIGHT, MOUNT AT +10'-0" AFF, INSTALL DIRECTLY ON VERTICAL REVEALS OR NEAR EXIT DOORS.
6. METAL EDGE FLASHING, PAINTED.
7. INSULATED ROLL-UP DOOR.
8. LINE OF ROOF BEYOND.
9. MECHANICAL EQUIPMENT BEYOND.
10. SIGN LOCATION. INTERNALLY ILLUMINATED.
11. 5" DIA. PIPE BOLLARDS ON EACH SIDE OF ROLL-UP DOOR.
12. 8" DIA. PIPE BOLLARDS AT STOREFRONT.
13. 6" METAL STUD FURRING
14. CLEAR ANODIZED ALUMINUM STOREFRONT WITH TINTED GLAZING.
15. TUBE STEEL TRELLIS WITH WIRE MESH FOR LANDSCAPING.



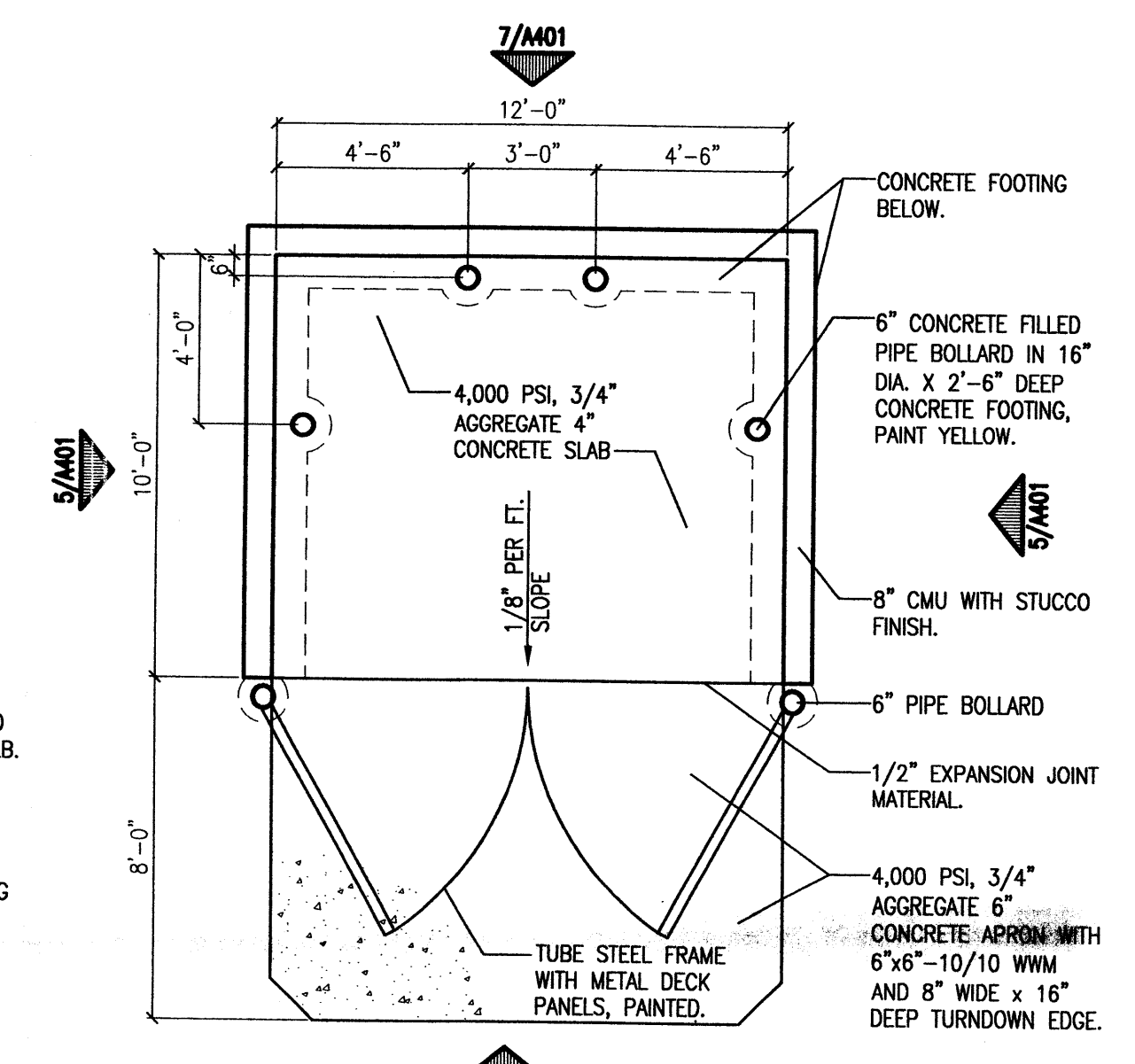
5 Dumpster Enclosure Elevation - Sides
Scale: 3/8"=1'-0"



6 Dumpster Enclosure Elevation - Front
Scale: 3/8"=1'-0"



7 Dumpster Enclosure Elevation - Rear
Scale: 3/8"=1'-0"



8 Dumpster Enclosure Plan
Scale: 1/4"=1'-0"

revision

by

date

rev

MH
Mullen Heller
Architecture P.C.

1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144(p)
505 268 4244 (f)

job number 07-04
drawn by mws
project manager Douglas Heller, AIA
date 5/1/07

project title
Proposed Retail Building
Southeast Corner of 98th Street and Tower Road
Albuquerque, New Mexico
sheet title
Exterior Elevations

sheet
A401