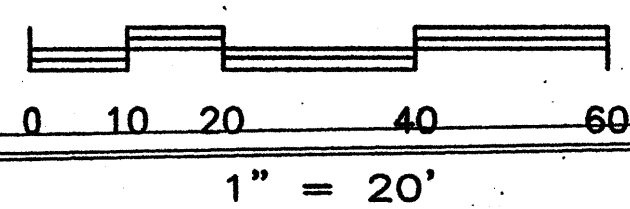


RANDOLPH RD

DRB SITE PLAN FOR BUILDING PERMIT

68' RIGHT OF WAY

SCALE: 1:20



The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may be needed to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfill and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted.

PROJECT NUMBER: 1005390
Application Number: 07 DRB 00206

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

DRB SITE PLAN FOR BUILDING PERMIT

SHEET TITLE

DATE: 20 MAY 2007

GENERAL NOTES:

LEGAL DESCRIPTION: LOT 9, 10, & 12, HZ COMMERCIAL - OFFICE SUBDIVISION CITY OF ALBUQUERQUE, NEW MEXICO COUNTY OF BERNALILLO

PROPOSED USE: STATE OF NEW MEXICO, OFFICE BUILDING SINGLE STORY, HEIGHT 16 FT 18 FT

CURRENT ZONING: IP

UTILITY ACCESS: ALL UTILITIES ARE AVAILABLE AT THE PROPERTY BOUNDARY LINES.

PARKING, REGULAR: REQUIRED PER COA CODE: 28,453/200=142 SPACES (1 Space/200 S.F.) PROVIDED: 179 SPACES (Exclude parking due to the requirement of the State of New Mexico.)

PARKING, HANDICAP: REQUIRED PER COA CODE: 4 SPACES (with 101 to 300 req. prking. spcs.) PROVIDED: 8 SPACES, 1 VAN ACCESSIBLE.

PARKING, MOTORCYCLE: REQUIRED PER COA CODE: 5 SPACES PROVIDED: 5 SPACES

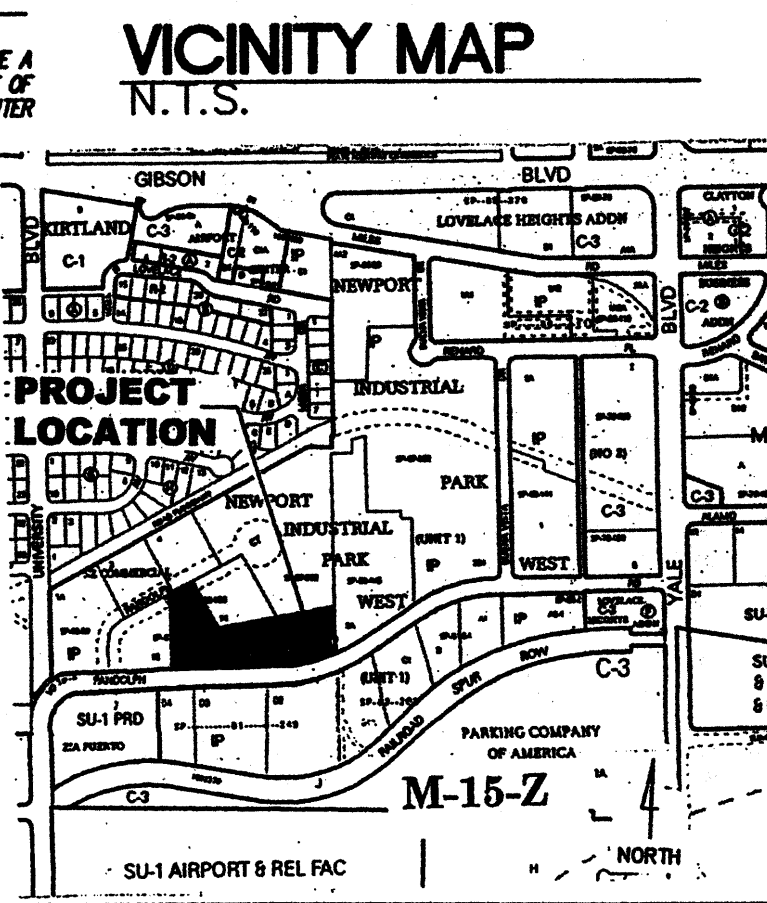
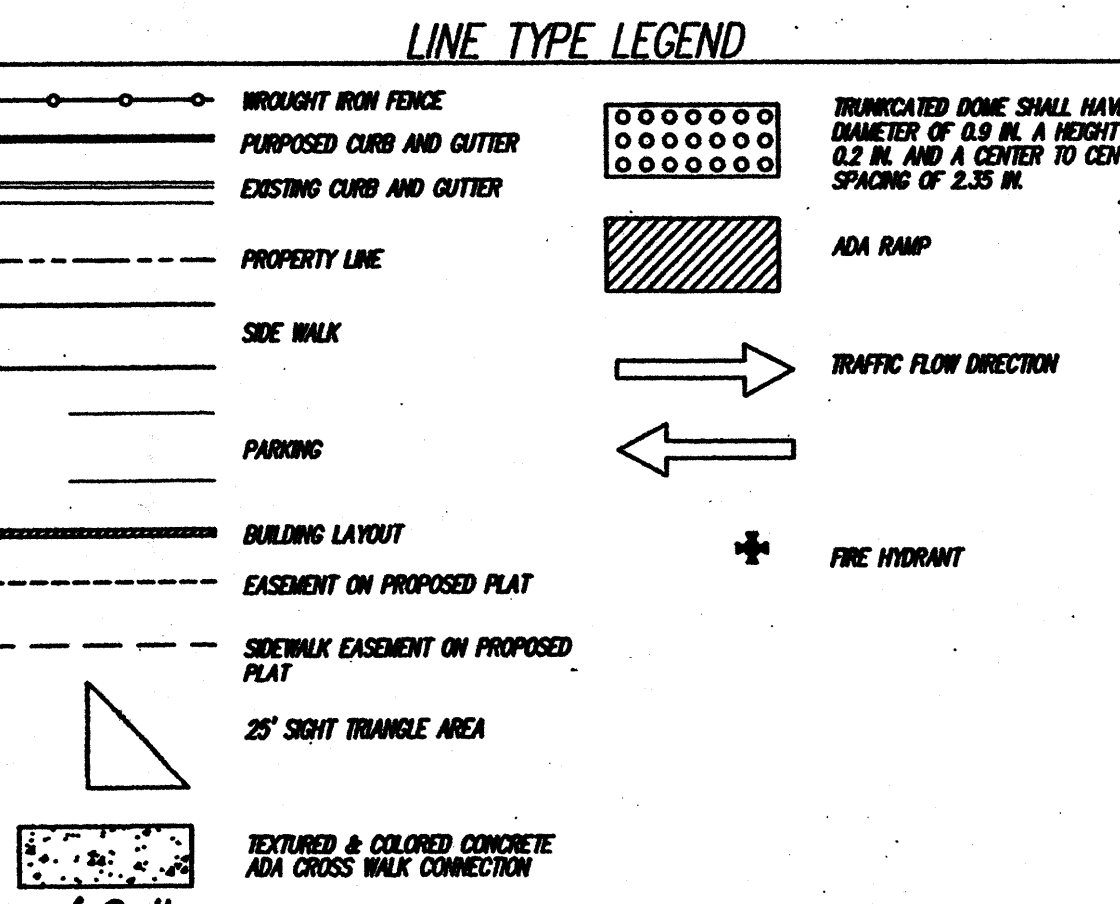
BICYCLE RACKS: REQUIRED PER COA CODE: 9 SPACES (with 180 to 180 req. prking. spcs.) PROVIDED: 9 SPACES

ADA NOTE: THERE ARE NO FIRE HYDRANTS, ELECTRIC-POLE OR OTHER OBSTRUCTIONS WHICH WHICH ARE IN ADA PATHWAYS OR WOULD IMPEDE ADA PATHWAYS.

PHASING: THERE WILL BE NO PHASING PLAN IN THIS PROJECT.

- KEYED NOTES:**
- NEW 6" SIDEWALK TO COA STANDARDS, 2415A STD DWG
 - NEW CONCRETE CURB & GUTTER
 - WROUGHT IRON FENCING
 - 6" HIGH SECURITY FENCE WITH MOTORIZED GATE / WROUGHT IRON
 - AGENCY SIGNS, DETAIL TO BE SUBMITTED TO THE CITY FOR APPROVAL, DOUBLE SIGNAGE, REQUIRE SEPARATE PERMIT
 - DROP BOX, TRASH RECEPTACLE & CIGARETTE DISPOSAL CONTAINER LOCATION TBD.
 - FLAG POLE, IF DESIRED.
 - LANDSCAPED AREA, XERISCAPE WITH IRRIGATION SYSTEM
 - SECURITY LIGHTING AT ALL ENTRANCES
 - EXTERIOR BUILDING LIGHTING PER CITY OF ALBUQUERQUE, NIGHT SKY PROTECTION ACT LIGHTING CODE, OPERATED BY PHOTO CELL.
 - DRIVEWAY PER CITY OF ALBUQUERQUE STANDARDS, 2426 STD DWG
 - DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS
 - EXISTING FIRE HYDRANTS
 - 28,731 SQ. FT., STUCCO BUILDING WITH NATURAL ROCK VENEER WITH A MAXIMUM PARAPET HEIGHT OF 16 FT. NO OUTSIDE STORAGE AND NO CHAIN LINK FENCING.

- TURNING RADIUS FOR FIRE TRUCKS.
- COVERED EMPLOYEE PARKING WITH LIGHTING
- CYPHER LOCK ON ENTRANCE
- OASIS AREA FOR EMPLOYEES
- EMPLOYEE PATIO WITH COVER, PATIO FURNITURE, TRASH RECEPTACLES & CIGARETTE DISPOSAL CONTAINER.
- NEW 8" SIDE WALK
- ASPHALT FLUSH WITH SIDEWALK, ADJACENT TO ASPHALT AND SIDEWALK SLOPE IS NOT GREATER THEN 1:50 IN ALL DIRECTIONS.
- SIDEWALK EASEMENT IN ON REPLAT SUBMISSION.
- TEXTURED & COLORED CONCRETE ADA COMPLIANT CROSS WALK CONNECTION PER COA CODE.
- TRUNCATED DOME ADA COMPLIANT 24" WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES
- ADA SIDEWALK RAMP PER COA STANDARD 2426
- BENCH SEATING, FOR FACADE = 288" OUTSIDE SEATS REQUIRED = 12 SEATS = 3 BENCHES, 8' EACH
- MOTORCYCLE PARKING WITH SIGNAGE PER COA CODE.
- BICYCLE RACK, MINIMUM 9 SPACES.
- NEW FIRE HYDRANT PER COA FIRE DEPARTMENT REQUEST.



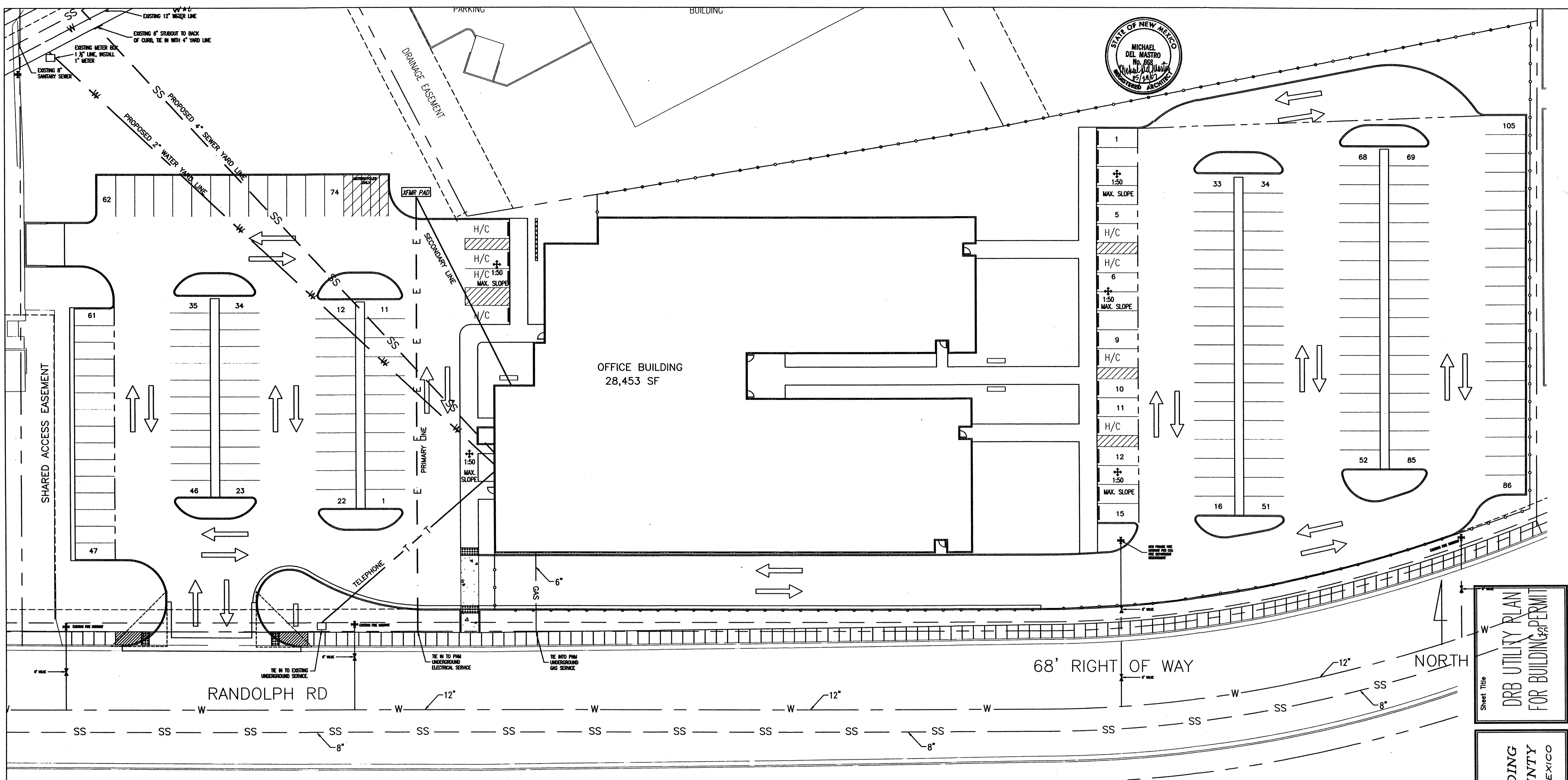
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	5-30-07 Date
<i>[Signature]</i> Utilities Development	5-30-07 Date
<i>[Signature]</i> Parks and Recreation Department	5-30-07 Date
<i>[Signature]</i> City Engineer	5-30-07 Date
<i>[Signature]</i> Environmental Health Department	5/29/07 Date
<i>[Signature]</i> Solid Waste Management	5/29/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	5/30/07 Date

Project Name
RANDOLPH BUILDING
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

SHEET NO.
DRB SP

1005390



GENERAL NOTES:

LEGAL DESCRIPTION: LOT 9, 10, & 12, N2 COMMERCIAL - OFFICE SUBDIVISION
CITY OF ALBUQUERQUE, NEW MEXICO
COUNTY OF BERNALILLO

PROPOSED USE: STATE OF NEW MEXICO, OFFICE BUILDING
SINGLE STORY

CURRENT ZONING: IP

UTILITY ACCESS: ALL UTILITIES ARE AVAILABLE AT THE PROPERTY BOUNDARY LINES.

WATER AND SEWER STUB OUTS ARE PRESENT OFF RANDOLPH COURT TO BACK OF CURB AND METER BOX.

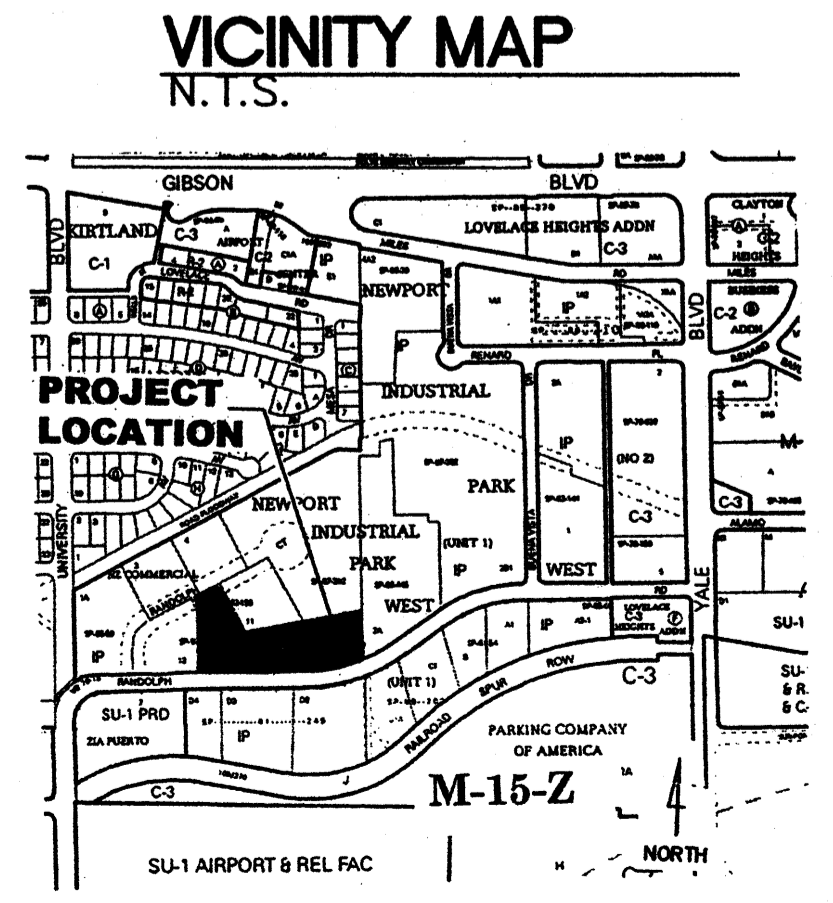
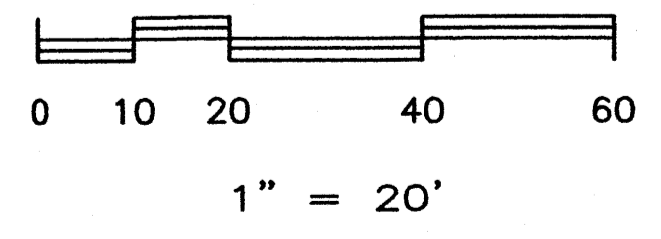
COA FIRE DEPARTMENT HAS REQUESTED AN ADDITIONAL FIRE HYDRANT BE LOCATED NEAR THE SOUTHEAST CORNER OF THE BUILDING.

LINE TYPE LEGEND

	WROUGHT IRON FENCE		SEWER YARD LINE
	PROPOSED CURB AND GUTTER		TRUNCATED DOME SHALL HAVE A DIAMETER OF 0.19 IN. A HEIGHT OF 0.2 IN. AND A CENTER TO CENTER SPACING OF 2.35 IN.
	EXISTING CURB AND GUTTER		ADA RAMP
	PROPERTY LINE		TRAFFIC FLOW DIRECTION
	SIDE WALK		EXISTING FIRE HYDRANT
	PARKING		25' SIGHT TRIANGLE AREA
	BUILDING LAYOUT		TEXTURED & COLORED CONCRETE ADA CROSS WALK CONNECTION
	EASEMENT ON PROPOSED PLAT		
	SIDEWALK EASEMENT ON PROPOSED PLAT		
	PRIMARY LINE		
	SECONDARY LINE		
	TELEPHONE		
	WATER YARD LINE		
	GAS LINE		

DRB UTILITY PLAN FOR BUILDING PERMIT

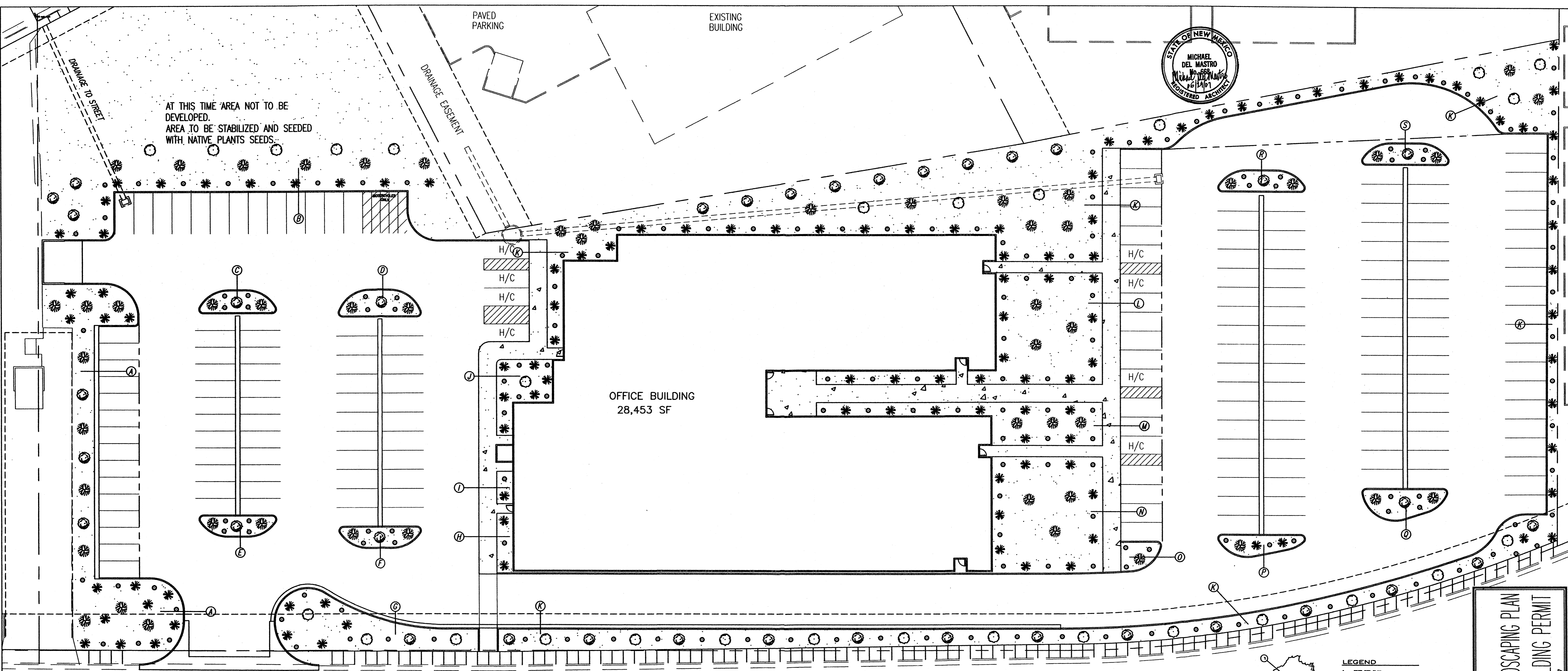
SCALE: 1:20



Sheet Title
DRB UTILITY PLAN FOR BUILDING PERMIT

Project Name
**RANDOLPH BUILDING
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO**

SHEET NO.
DRB UP



GENERAL LANDSCAPE DATA:

- TOTAL SITE AREA 163,530 S.F.
- TOTAL BUILDING AREA 28,453 S.F.
- NET LOT AREA 135,077 S.F.

LANDSCAPE REQUIREMENTS:

- NET LOT AREA 135,077 S.F.
- LANDSCAPE AREA REQUIRED
NET LOT AREA X 15 % 20,261 S.F.
- LANDSCAPE AREAS PROVIDED
 - AREA A 3,406 S.F.
 - AREA B 16,607 S.F.
 - AREA C 266 S.F.
 - AREA D 341 S.F.
 - AREA E 250 S.F.
 - AREA F 270 S.F.
 - AREA G 1,470 S.F.
 - AREA H 189 S.F.
 - AREA I 102 S.F.
 - AREA J 581 S.F.
 - AREA K 15,136 S.F.
 - AREA L 2,436 S.F.
 - AREA M 1,419 S.F.
 - AREA N 2,554 S.F.
 - AREA O 184 S.F.
 - AREA P 264 S.F.
 - AREA Q 384 S.F.
 - AREA R 289 S.F.
 - AREA S 289 S.F.

TOTAL LANDSCAPE AREA PROVIDED 46,440 S.F.

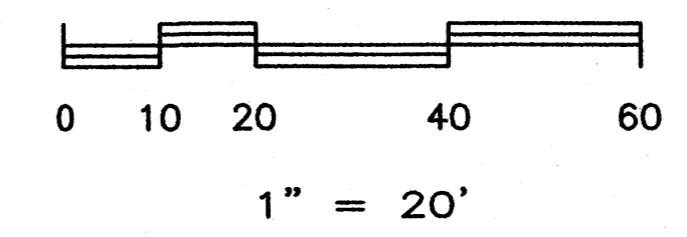
4. IRRIGATION SYSTEM LAYOUT BY LANDSCAPE CONTRACTOR
LOW FLOW DRIP SYSTEM
BUBBLIER SYSTEM

GENERAL NOTES:

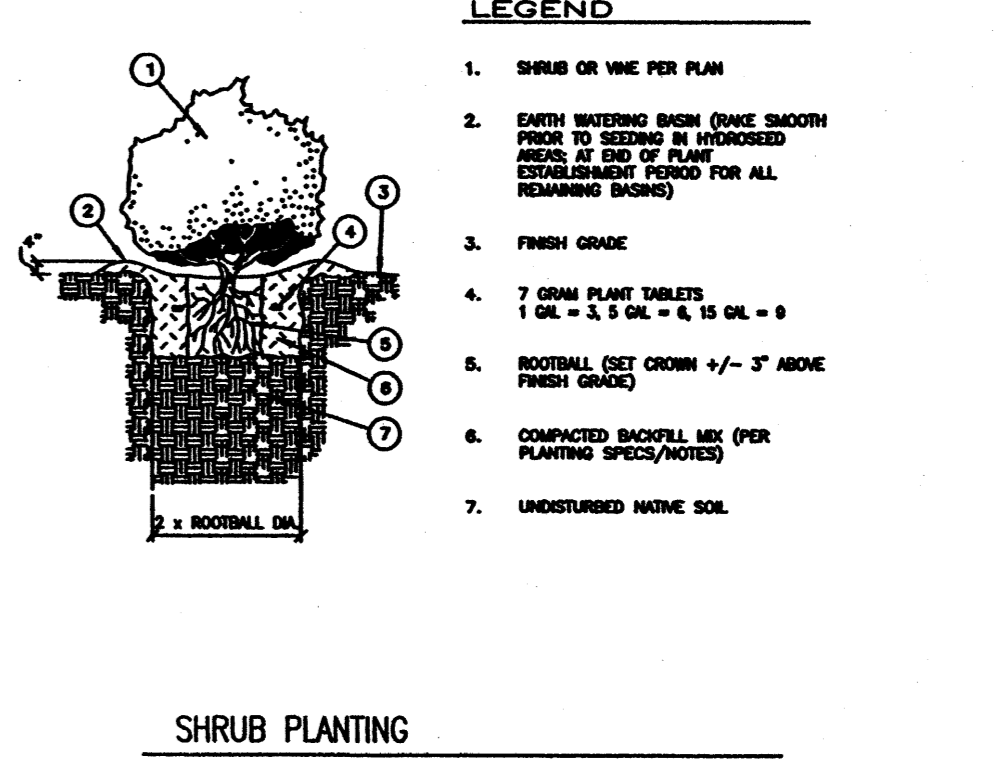
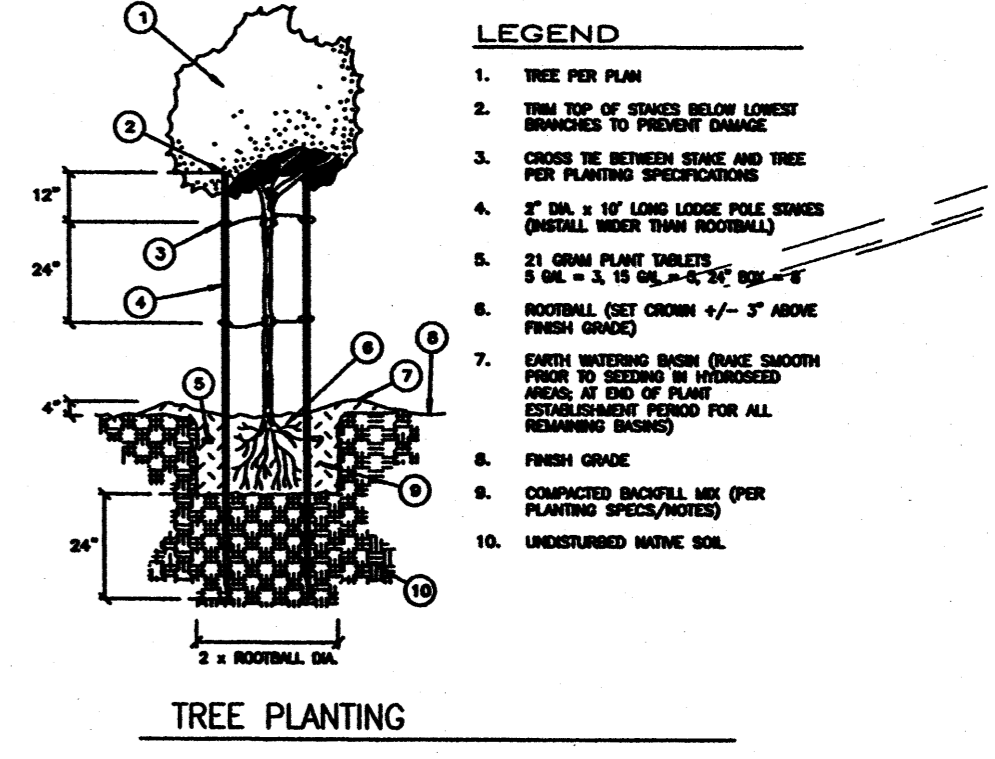
- ALL LANDSCAPING WILL BE COMPLETED WITHIN 60 DAYS OF BUILDING OCCUPANCY.
- THE LANDSCAPE CONTRACTOR SHALL DESIGN AND CONSTRUCT ANY IRRIGATION SYSTEM WHICH SHALL INCLUDE SPRINKLERS, PIPING, CONTROLS, EQUIPMENT AND LABOR NECESSARY FOR A COMPLETE SYSTEM. SYSTEM SHALL INCLUDE AUTOMATIC VALVES AND TIMER. THIS APPLIES FOR PHASE I & II IRRIGATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATIONS OF ALL ON-SITE UTILITIES, TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3 FEET FROM UTILITY LINES.
- MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEM TO BE THE RESPONSIBILITY OF THE OWNER.
- 3/4" CRUSHER GRAY GRAVEL WITH FILTER FABRIC.
- LANDSCAPING IN THOSE AREAS, 3" IN DEPTH.
- IRRIGATION SYSTEMS SHALL BE DESIGNED TO COMPLY WITH THE PROVISIONS OF THE CITY OF ALBUQUERQUE.
- DEVELOPMENT WILL COMPLY WITH THE PROVISIONS OF THE COA ORDINANCE 6-1-1-1.
- AREA K IS STREET TREE AREA. AREA TO CONFORM WITH COA 6-6-2-5. TREES WILL BE SPACED A MINIMUM OF 30 FT. APART AND WILL BE A MINIMUM OF 5 FT. FROM EDGE OF SIDEWALK.
- THERE IS NO ON SITE PONDING.
- AREA A, B, & K ARE SCREENING/BUFFER AREAS.
- ALL OTHER AREAS CONSIDERED GENERAL LANDSCAPING AREAS.
- MEDIAN AREA ON RANDOLPH COURT WILL BE LANDSCAPED AND MAINTAINED PER STANDARDS ESTABLISHED BY PVIOUS EPC/DRB REVIEWS.

DRB LANDSCAPING PLAN FOR BUILDING PERMIT

SCALE 1:20



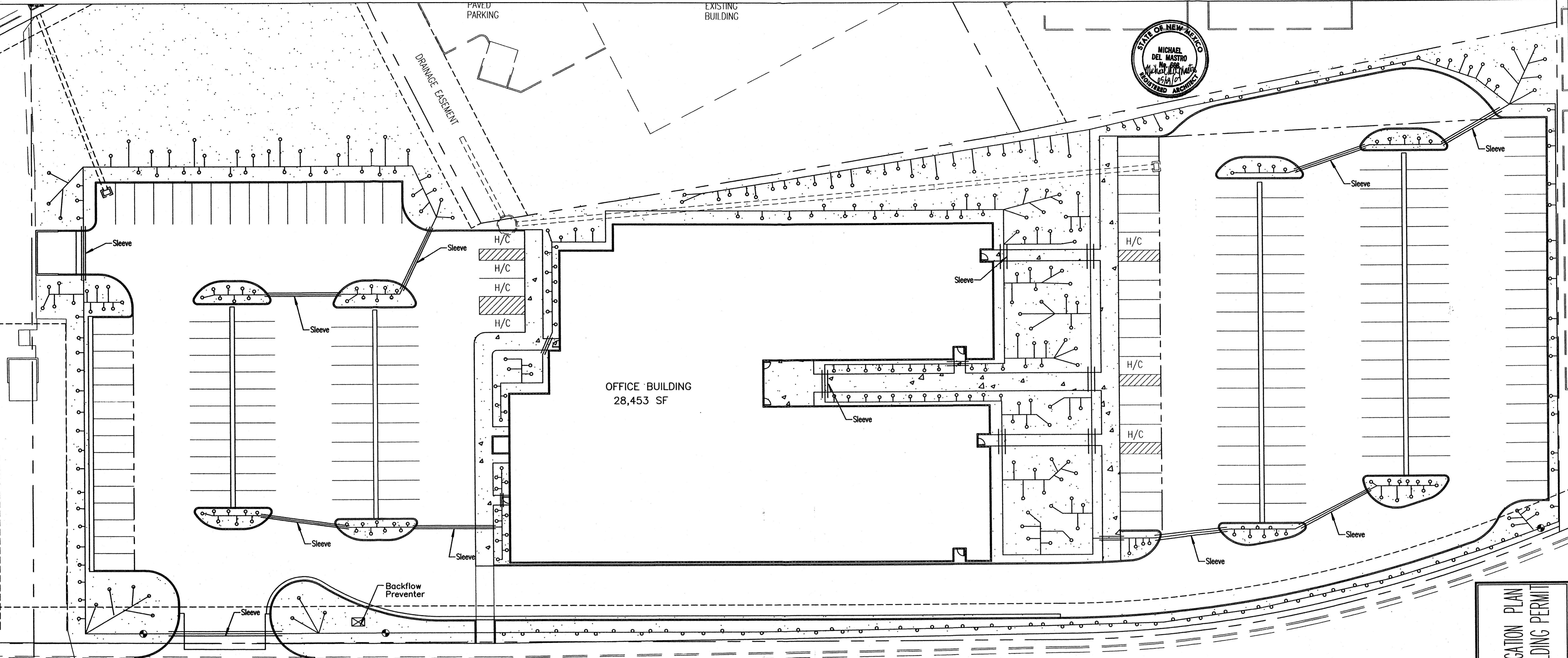
PLANTING LEGEND					
Common Name	Scientific Name	Size	Mature height and spread	Symbol	Water usage
Desert Willow (52)	Chilopsis Linearis	1.5" Caliper @ 6" above ground	20' tall 25' spread		Low
Texas Ash (28)	Fraxinus Texans	1.5" Caliper @ 6" above ground	40' tall 50' spread		Medium
Chinese Pistache (36)	Pistachia Chinsensis	1.5" Caliper @ 6" above ground	60' tall 60' spread		Medium
"ARP" Upright Rosemary (117)	Rosmarinus Officinalis "ARP"	Five gallon	6' tall 6' spread		Low
Autumn Sage (167)	Salvia Greggii	Five gallon	36" tall 36" spread		Low
Big Sage (0)	Artemisia Tridentata	Five gallon	3'-7' tall 3'-5' spread		Low



DRB LANDSCAPING PLAN
 FOR BUILDING PERMIT
 DATE: 29 MAY 2007

RANDOLPH BUILDING
 BERNALILLO COUNTY
 ALBUQUERQUE, NEW MEXICO

Project Name
 DRB LP



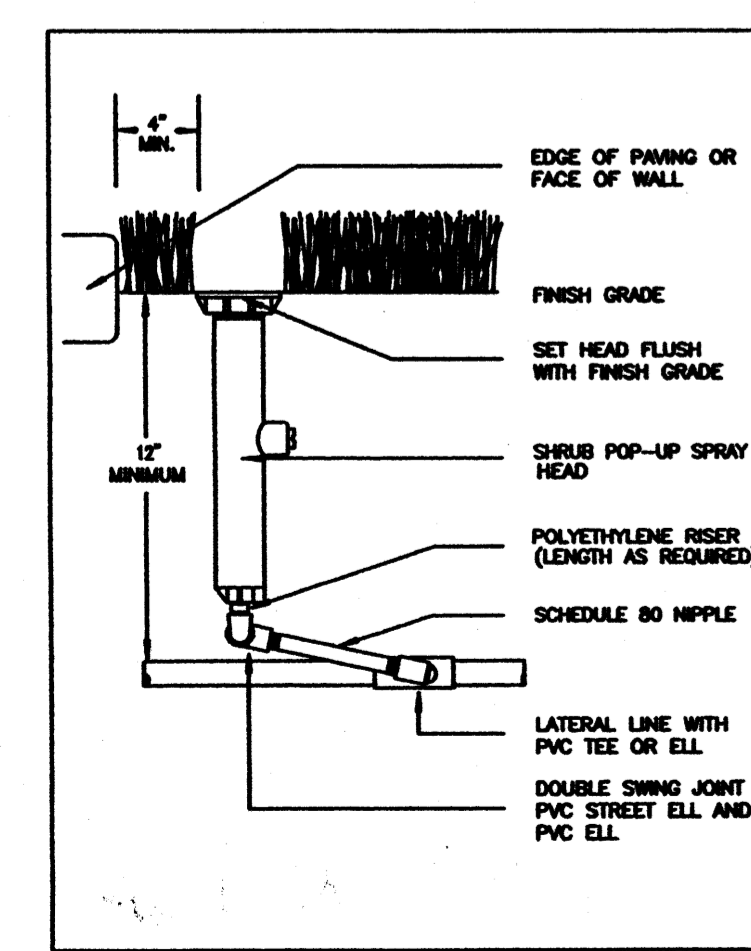
DRB IRRIGATION PLAN FOR BUILDING PERMIT

SCALE 1:20

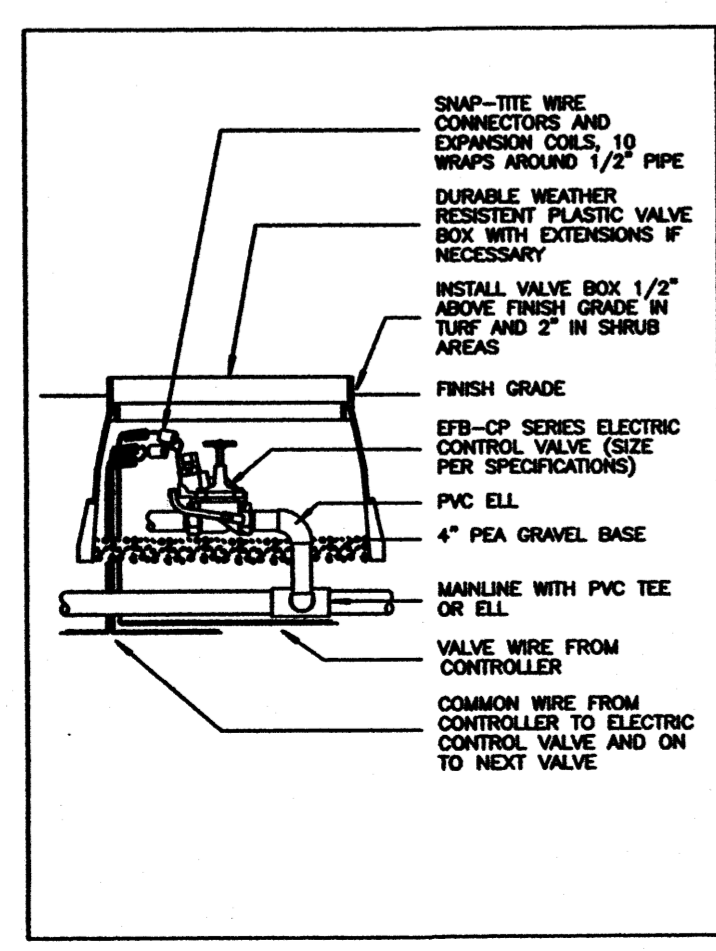
Sheet Title
DRB IRRIGATION PLAN
FOR BUILDING PERMIT

Project Name
RANDOLPH BUILDING
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

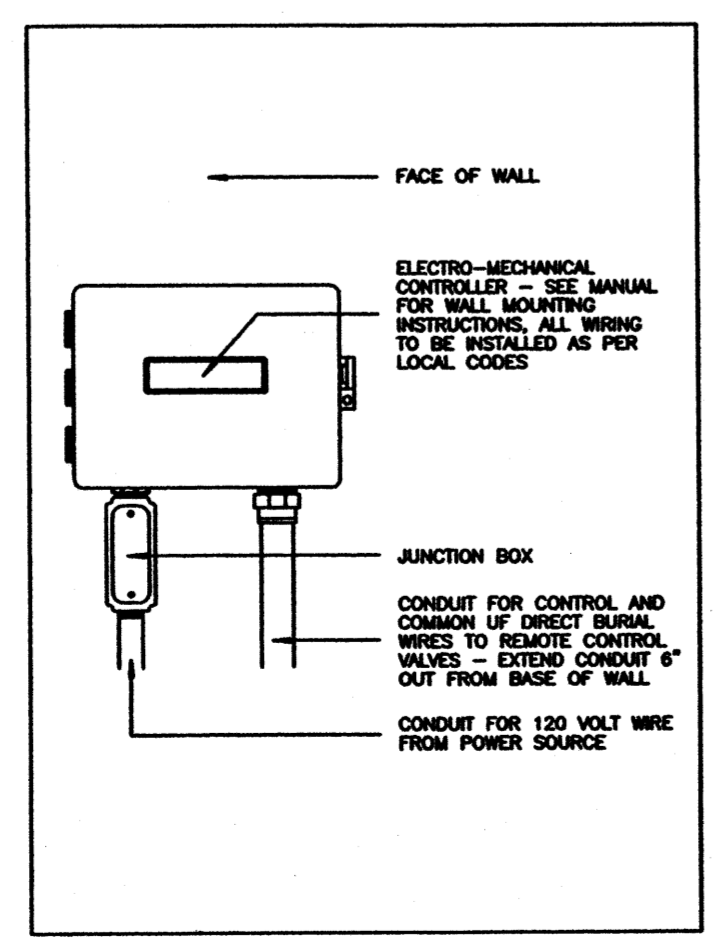
SHEET NO.
DRB LP



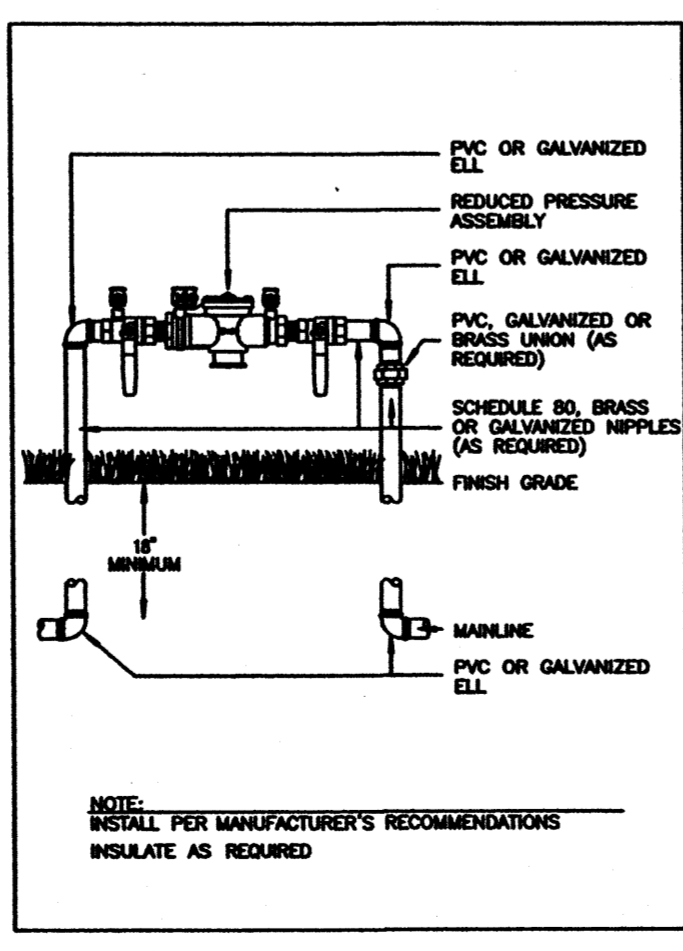
SHRUB HEAD POP-UP



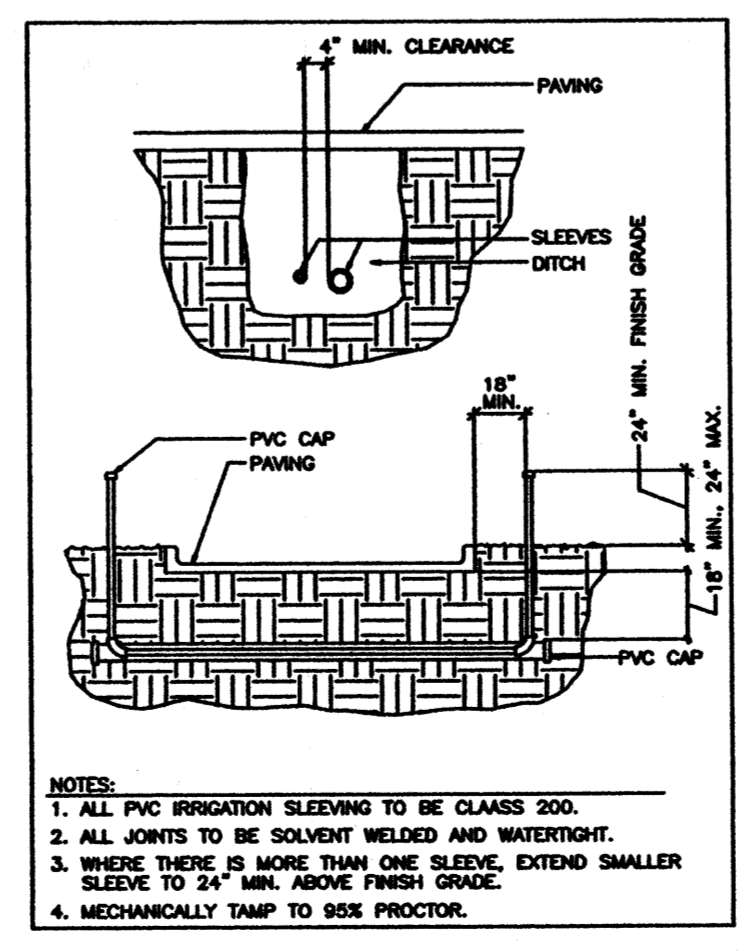
EFB-CP CONTROL VALVE



CONTROLLER - WALL MOUNT REDUCED PRESSURE & BACKFLOW PREVENTER ASSEMBLY



REDUCED PRESSURE & BACKFLOW PREVENTER ASSEMBLY

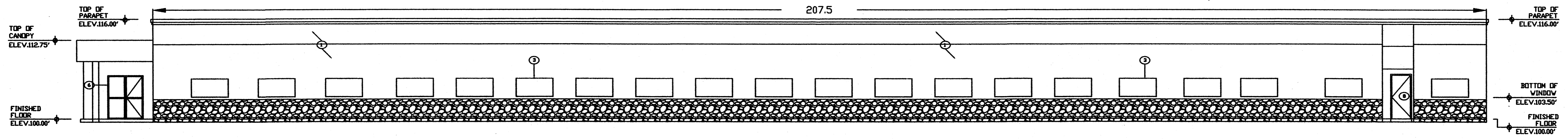


IRRIGATION SLEEVING

- LEGEND**
- Rainbird 1 1/2" PEB Series Control Valve
 - Drip Emitter, Approximate Location
 - ⊠ 1 1/2" Reduced Pressure Assembly in Hot Box
 - ▽ Rainbird Controller Wall Mount

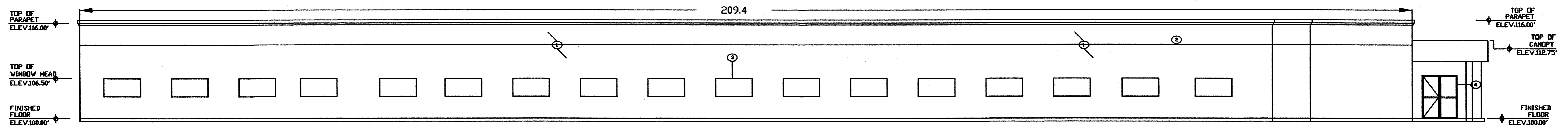
- GENERAL NOTES**
- A The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction.
 - B Locate all emitters away from low spots or areas of drainage flow.
 - C 24V Electric control wire (#14G) and Common Ground (#12G) shall be direct burial, color coded, and all splices/connections shall be waterproofed. Provide expansion coils at all valves and 200' on center Maximum.
 - D All pipe/wiring running beneath paved surfaces (drives, walks, etc.) shall be installed in Class 160 PVC sleeves. Sleeves shall be sized so that the inside diameter of the sleeve is 1" greater than the combined outer diameter of all items installed in the sleeve.
 - E The contractor shall fine tune and adjust the irrigation system so that no water will run onto the street, walks or hit any buildings, walls, etc. This shall include adjusting all emitters.

- NOTES:**
1. ALL PVC IRRIGATION SLEEVING TO BE CLASS 200.
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP TO 95% PROCTOR.



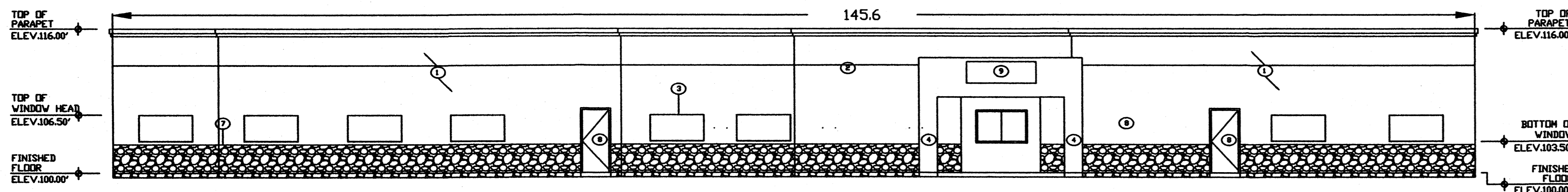
SOUTH ELEVATION

Scale 1:8



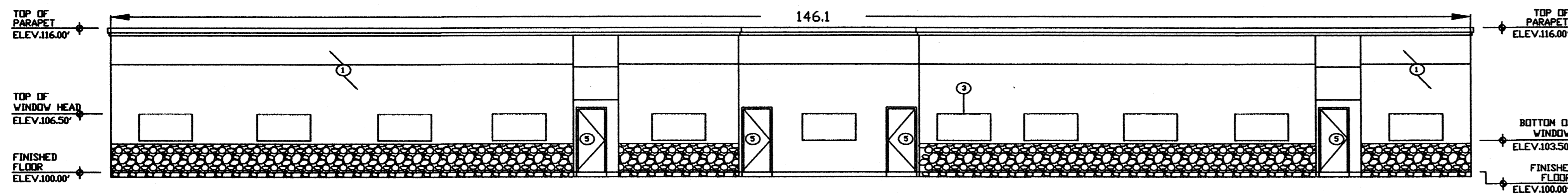
NORTH ELEVATION

Scale 1:8



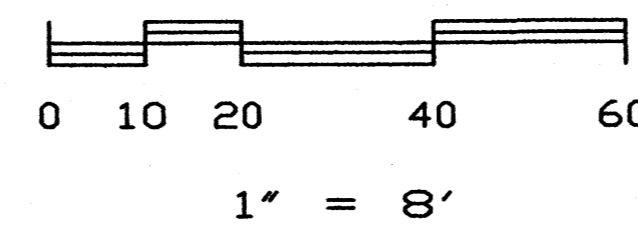
WEST ELEVATION

Scale 1:8



EAST ELEVATION

Scale 1:8

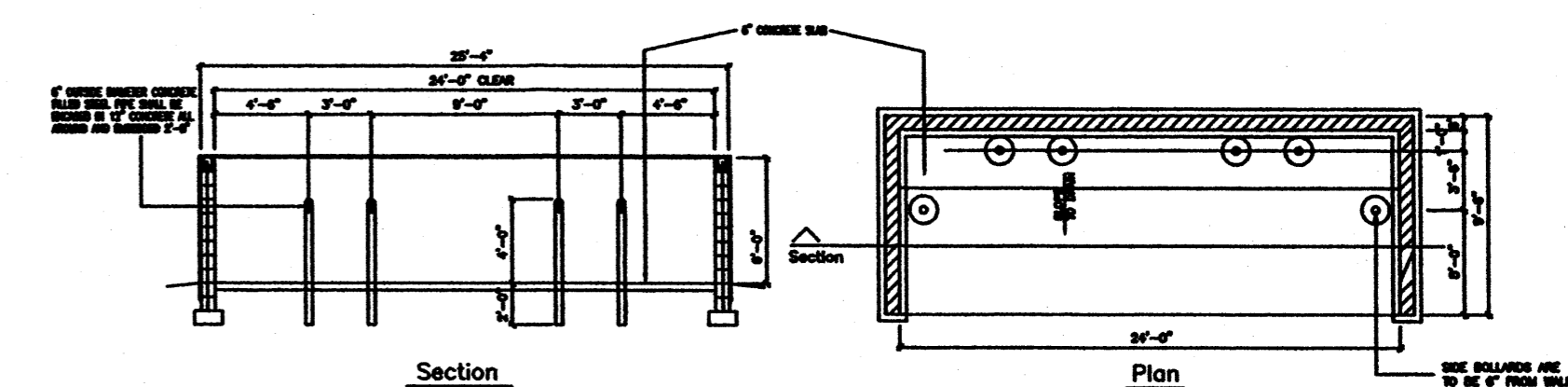
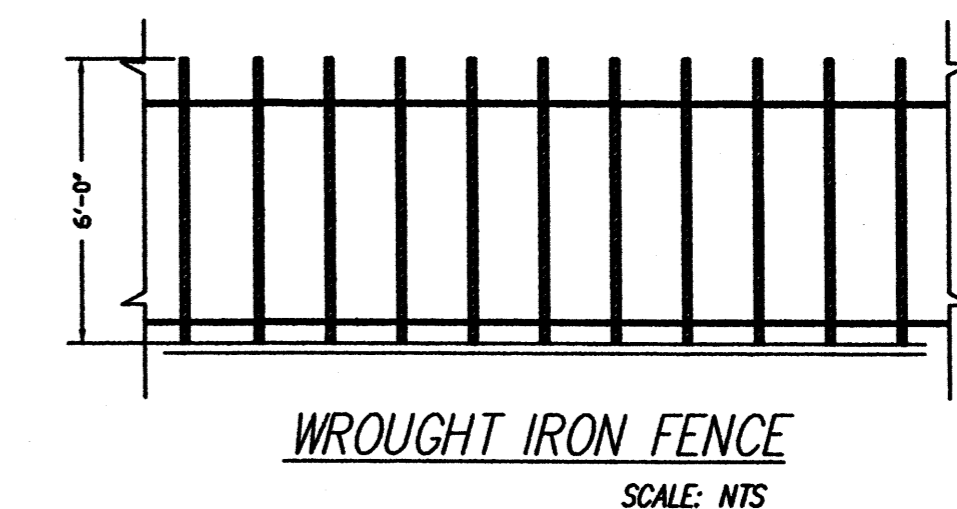


KEYED NOTES

- ① 2 COAT STUCCO SYSTEM, COYOTE BROWN
- ② EXPANSION JOINT, STUCCO THICKNESS
- ③ DOUBLE PANE GLAZING ALUMINUM FRAME WINDOW, WHITE
- ④ 2" SQ. COLUMN
- ⑤ HOLLOW METAL DOOR, GRAY
- ⑥ 3 SETS OF ALUMINUM STORE FRONT AUTOMATIC SLIDING DOOR, WHITE
- ⑦ STONE FACE, NATURAL BROWN STONE
- ⑧ SINGLE ALUMINUM STORE FRONT DOOR, WHITE
- ⑨ AGENCY SIGNAGE, NOT LIGHTING



SIGN SF = 41.4 SF



Refuse Enclosure Details

SCALE: NTS

SHEET TITLE
DRB ELEVATIONS
FOR BUILDING PERMIT
DATE: 29 MAY 2007

Project Name
RANDOLPH BUILDING
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

SHEET NO.
DRB ELEV.

KEYED NOTES

1. SIDEWALK. SEE DETAIL SHEET C2.
2. TURNDOWN SIDEWALK. SEE DETAIL SHEET C2.
3. HEADER CURB. SEE DETAIL SHEET C2.
4. CURB AND GUTTER. SEE DETAIL SHEET C2.
5. ASPHALT SWALE.
6. ASPHALT PAVEMENT - LIGHT DUTY. SEE DETAIL SHEET C2.
7. ASPHALT PAVEMENT - HEAVY DUTY (HATCHED AREA). SEE DETAIL SHEET C2.
8. 40 FOOT WIDE PRIVATE ENTRANCE. SEE CITY OF ALBUQUERQUE (COA) STD. DWG. 2428 WITH UNILATERAL HC RAMPS.
9. EARTH SWALE.
10. 12" SIDEWALK OPENING TO PROVIDE DRAINAGE.
11. 18" SIDEWALK OPENING TO PROVIDE DRAINAGE.
12. 2-3" PVC PIPES UNDER SIDEWALK. THICKEN SIDEWALK TO 8" INCHES AT 6 INCHES EACH SIDE OF PIPES. SET PIPES AT 9 INCHES CENTER TO CENTER. GRADE LANDSCAPE AREA TO DRAIN TO AND FROM PIPES.
13. 2- 24" WIDE SIDEWALK CULVERTS. SEE CITY OF ALBUQUERQUE STD. DWG. 2236. SLOPE 2%.
14. RETAINING WALL. TOP OF CURVED WALL 18" ABOVE WALK, REMAINDER 6" ABOVE ADJACENT HIGH GRADE.
15. REFUSE ENCLOSURE. (NOTE: REFUSE ENCLOSURE DRAINAGE SHALL BE CAPTURED AND ROUTED TO SANITARY SEWER VIA 64 SQ. IN. AREA DRAIN AND 3" PVC OUTLET PIPE)

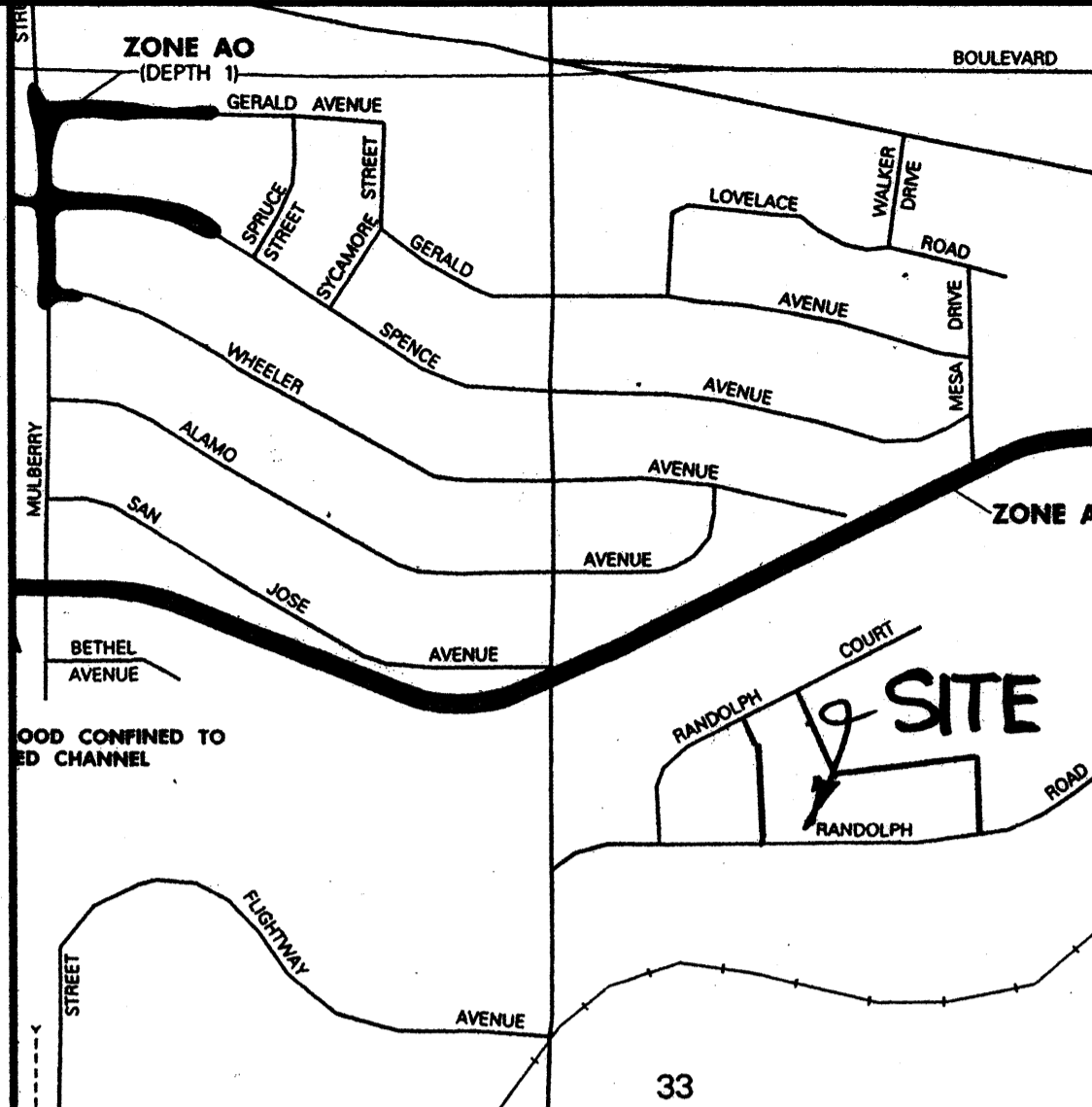
NOTE:
HAND LETTERED ELEV'S DDB
ARE AS-BUILT 05/14/07

16. TYPE 'SINGLE D' CATCH BASIN PER COA STD. DET. 2206. GRATE 61.37, INVERT 58.37
17. 18" HDPE STORM DRAIN AT APPROX. 1.46%.
18. 18" HDPE STORM DRAIN AT APPROX. 4.1% ADJUST GRADE TO MATCH EXISTING ELEVATION AT OUTLET.
19. 4' DIAM. TYPE 'E' MANHOLE PER COA STD. DET. 2102. INV. 54.6, 21M C24
20. TYPE 'SINGLE D' CATCH BASIN PER COA STD. DET. 2206. GRATE 50.75, INVERT 48.25
21. 15" HDPE STORM DRAIN AT APPROX. 9.9%
22. CONCRETE TRANSITION. SEE DETAIL SHEET C2.
23. 64 SQ. IN. AREA DRAIN WITH CONCRETE COLLAR AND 3" PVC OUTLET PIPE TO 17.
24. TYPE 'L' RIPRAP OUTLET. SEE DETAIL SHEET C2, OPTION 1 ONLY.

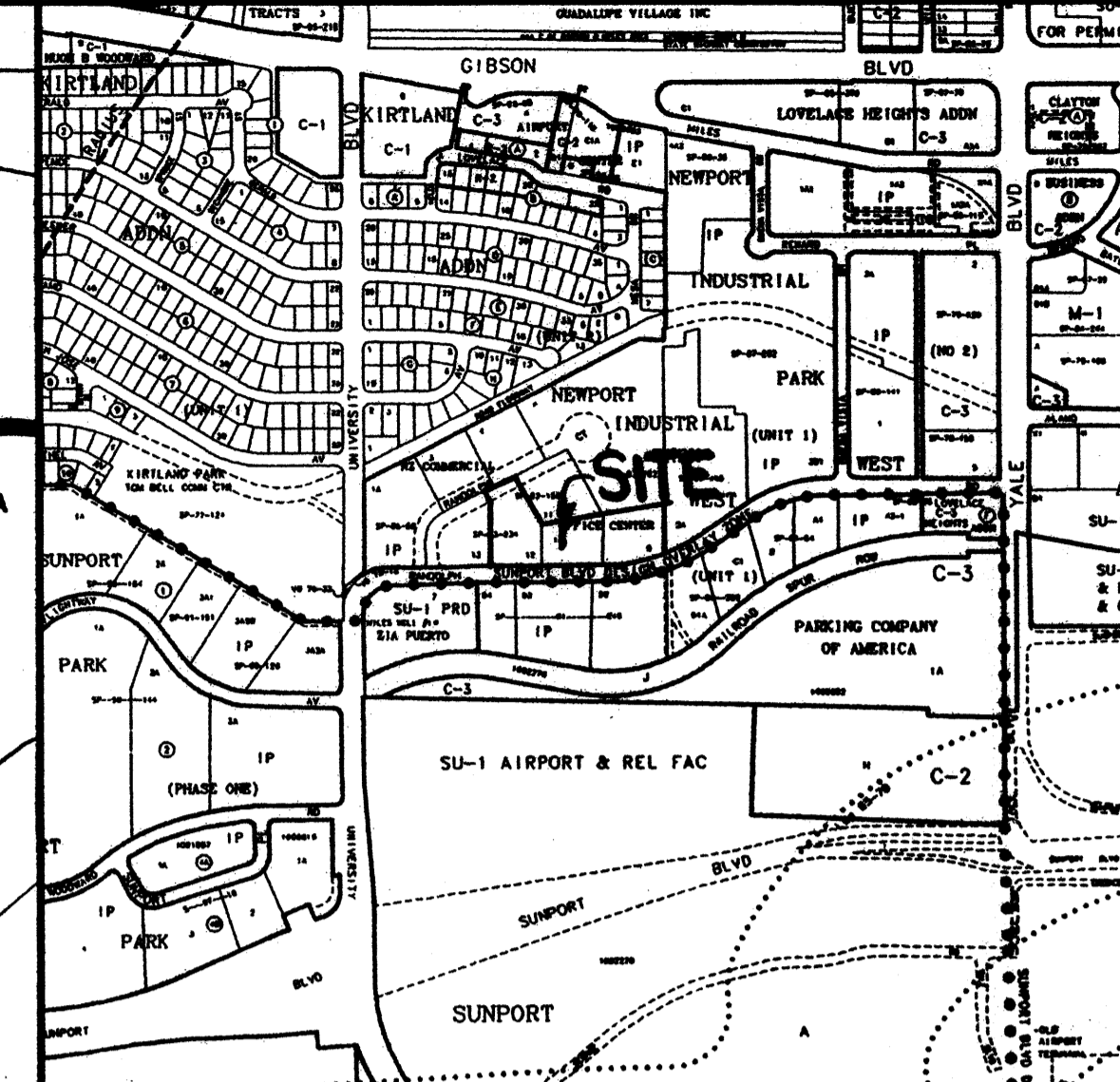
LEGEND

TBM	TEMPORARY BENCHMARK	TC	TOP OF CURB
FF	FINISH FLOOR	TP	TOP OF EARTH PAD
FG	FINISH GRADE	TS	TOP OF SIDEWALK
FL	FLOWLINE	TW	TOP OF WALL
TA	TOP OF ASPHALT	FH	FIRE HYDRANT
TCP	TOP OF CONCRETE	WM	WATER METER
G	EXISTING GROUND	WV	WATER VALVE
		MH	MANHOLE
		CB	CATCH BASIN GRATE
		PP	POWER POLE
		GW	GUY WIRE
		PED	ELEC. OR TEL. PEDESTAL
		RD	ROOF DRAINAGE POINT
			DRAINAGE BASIN BOUNDARY
			EXISTING CONTOUR
			PROPOSED CONTOUR
		XX.XX	EXISTING SPOT ELEVATION
		XX.XX	PROPOSED SPOT ELEVATION
		XX.XX	RECORD SPOT ELEVATION

FEMA FIRM MAP NO. 342



VICINITY MAP NO. M-15



LEGAL DESCRIPTION

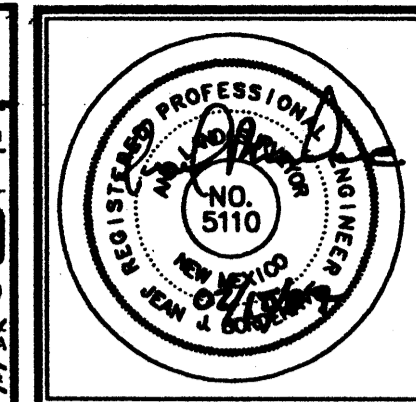
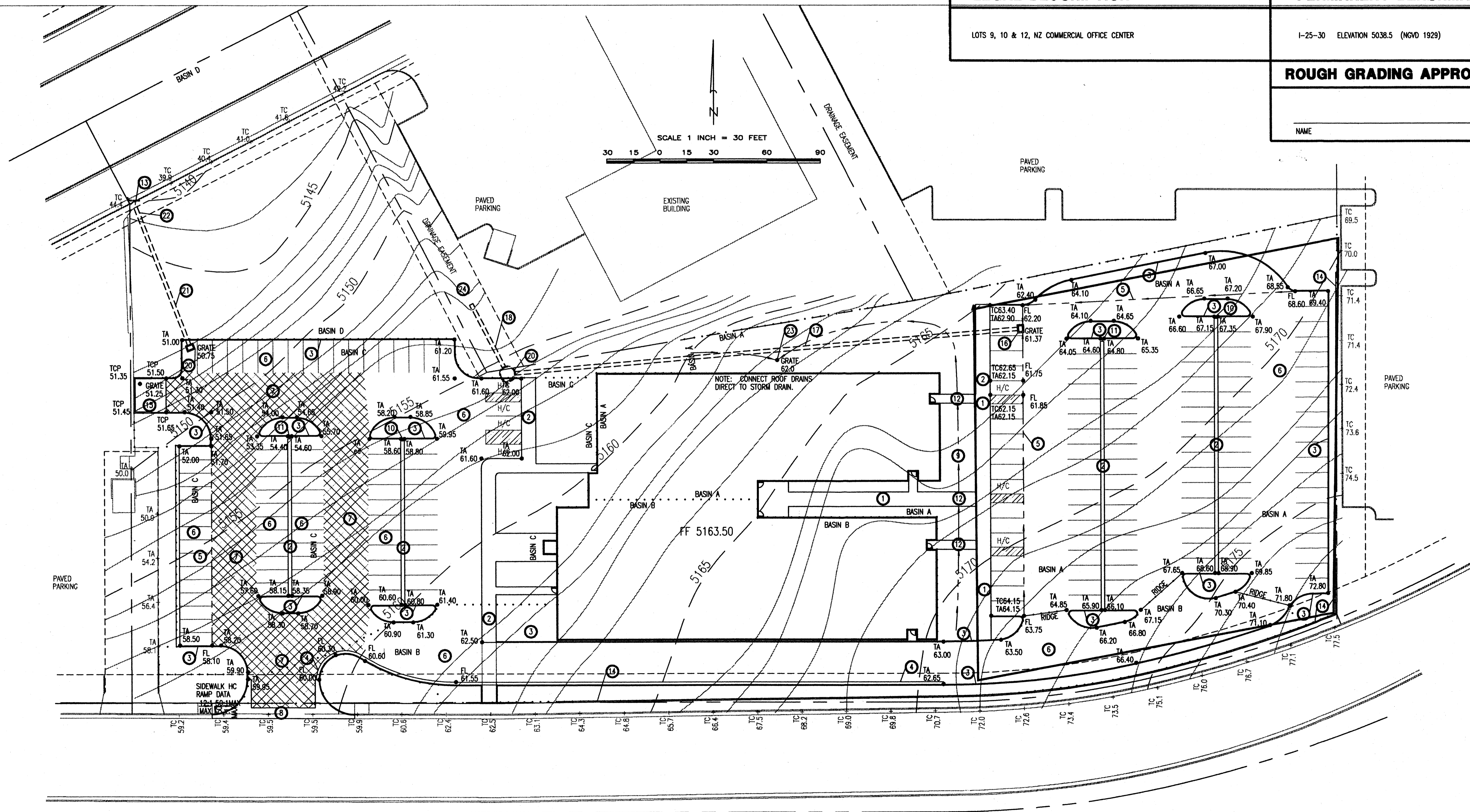
LOTS 9, 10 & 12, NZ COMMERCIAL OFFICE CENTER

PERMANENT BENCHMARK

I-25-30 ELEVATION 5038.5 (NGVD 1929)

ROUGH GRADING APPROVAL

NAME _____ DATE _____



JOB NO. _____
DATE: 03 JANUARY 2006

REVISIONS

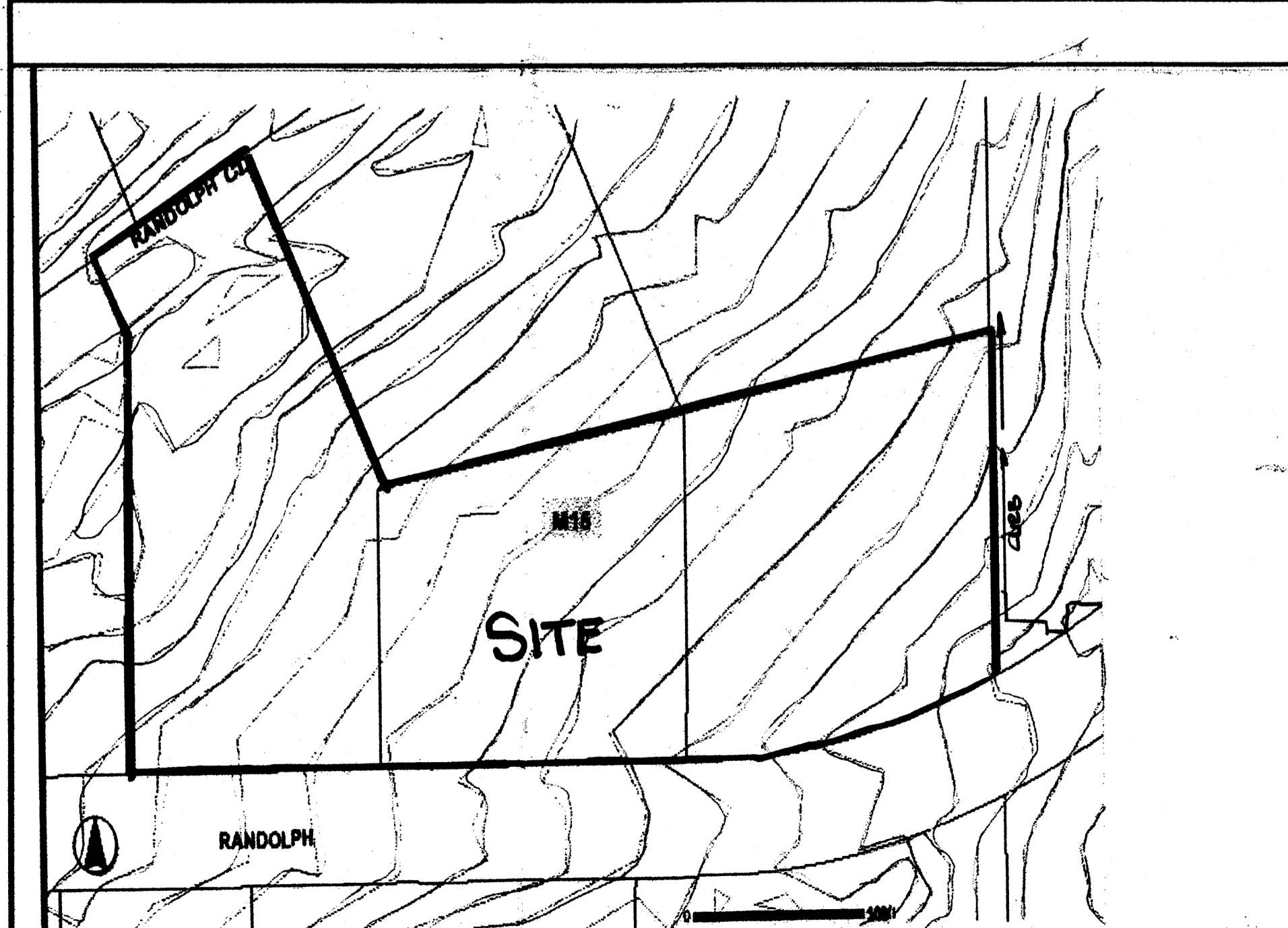
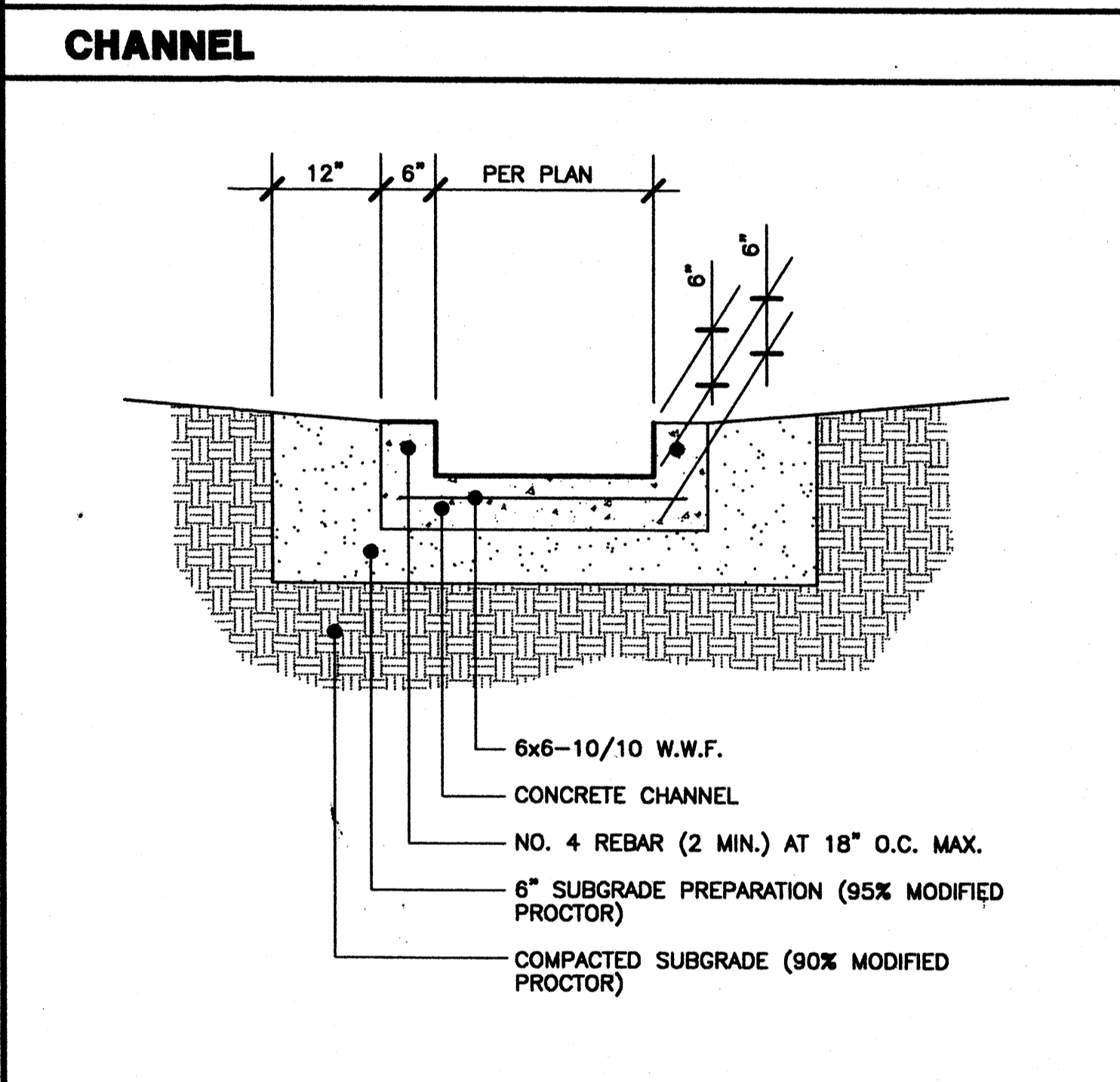
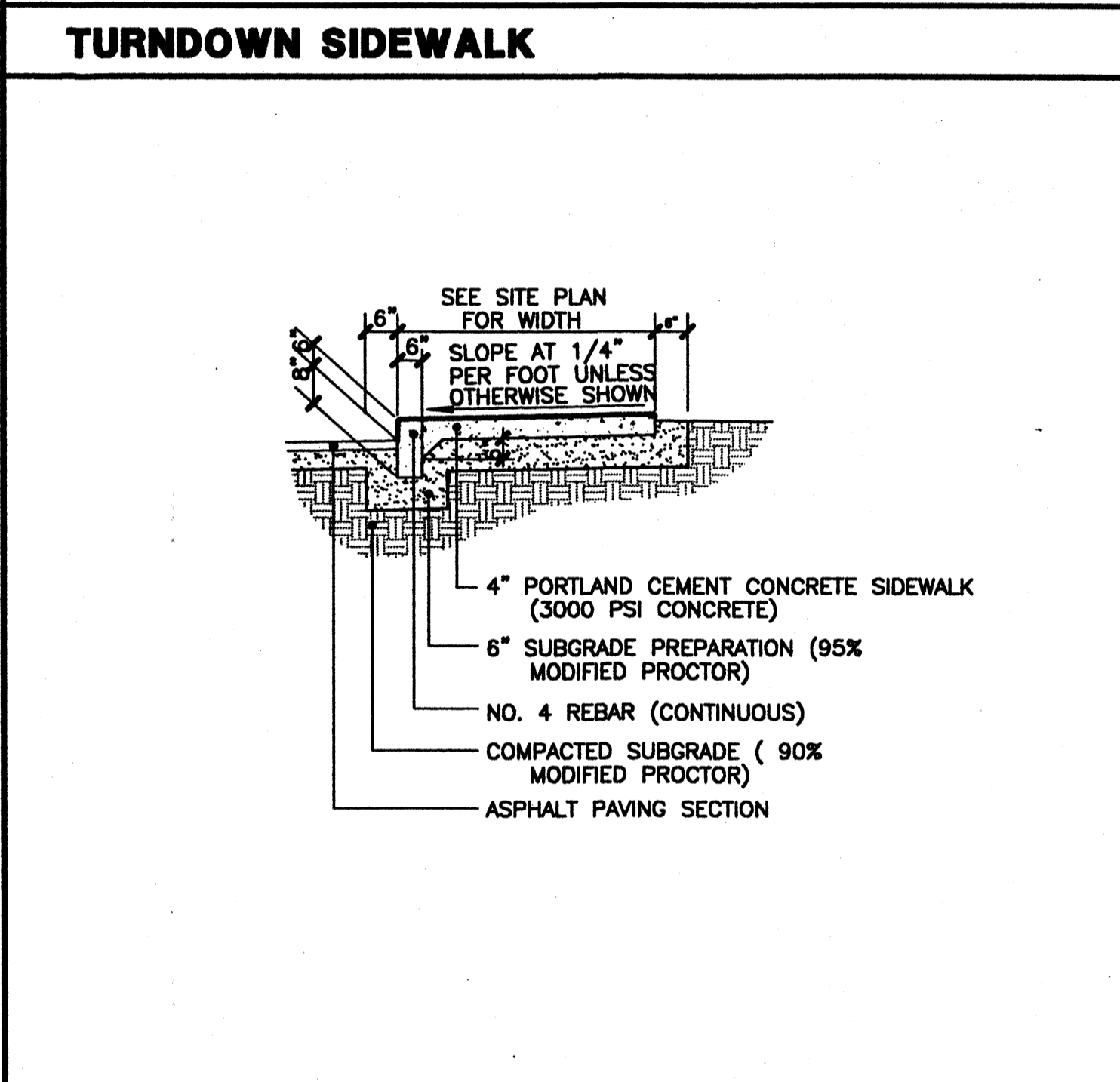
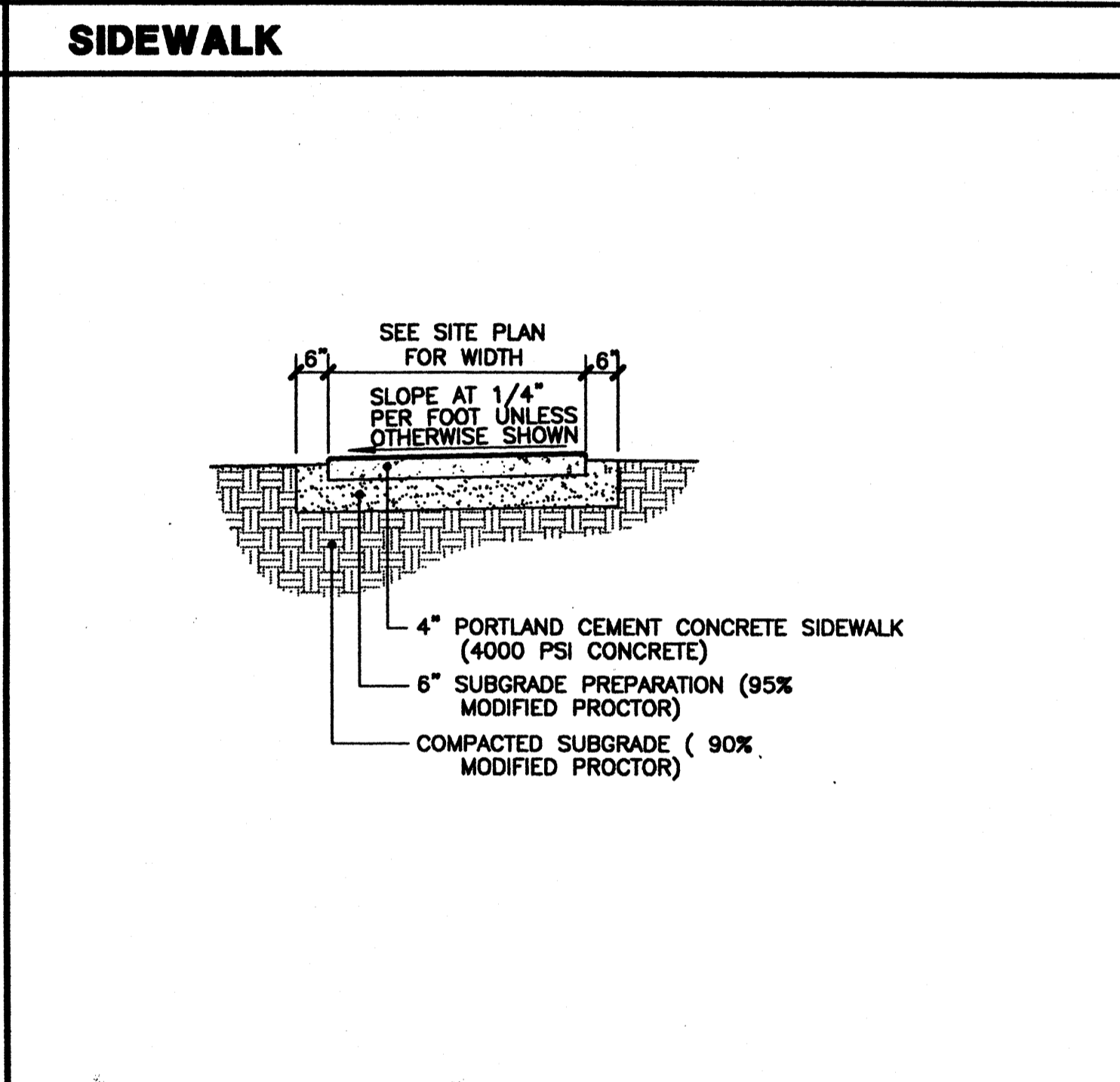
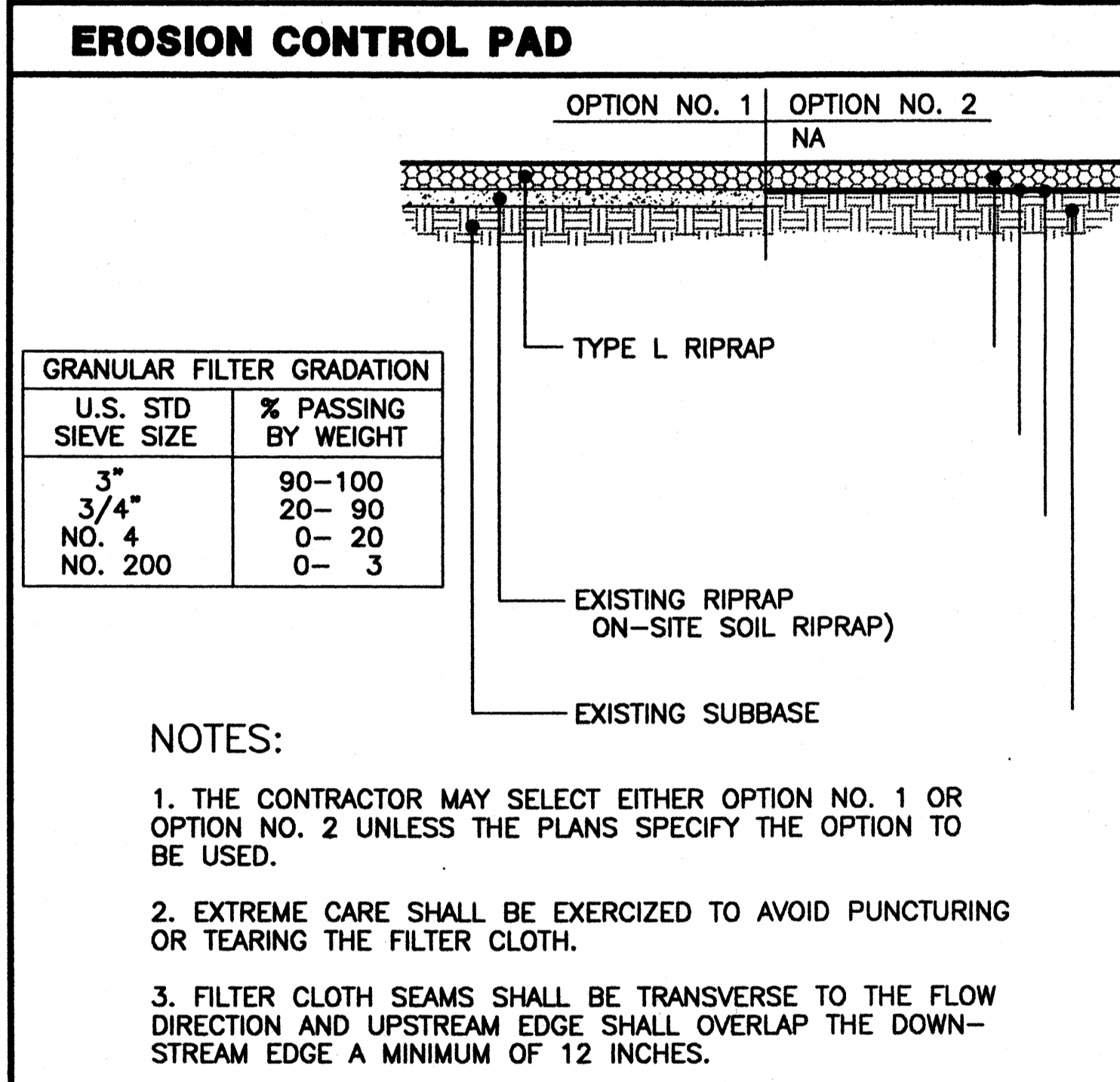
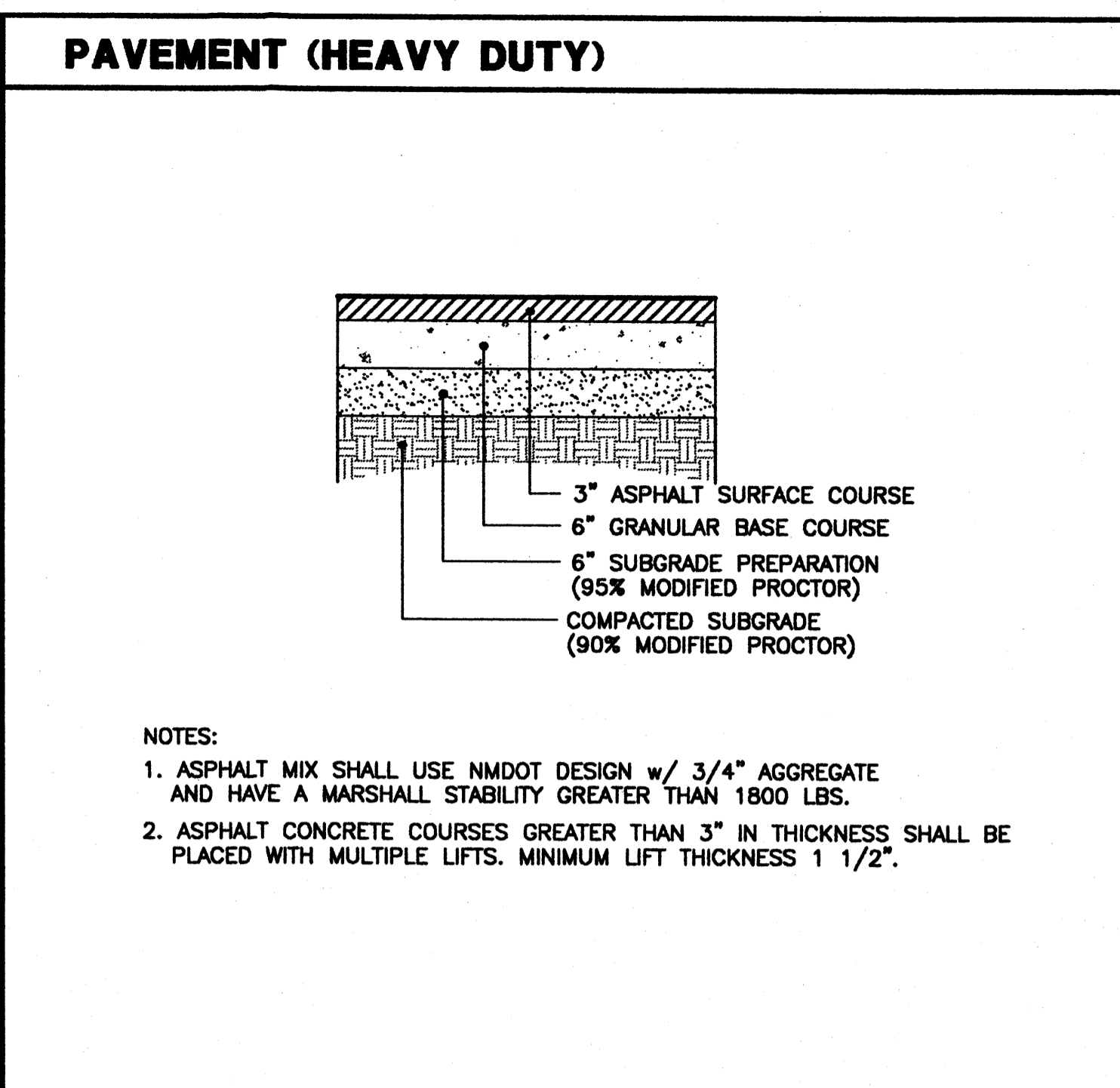
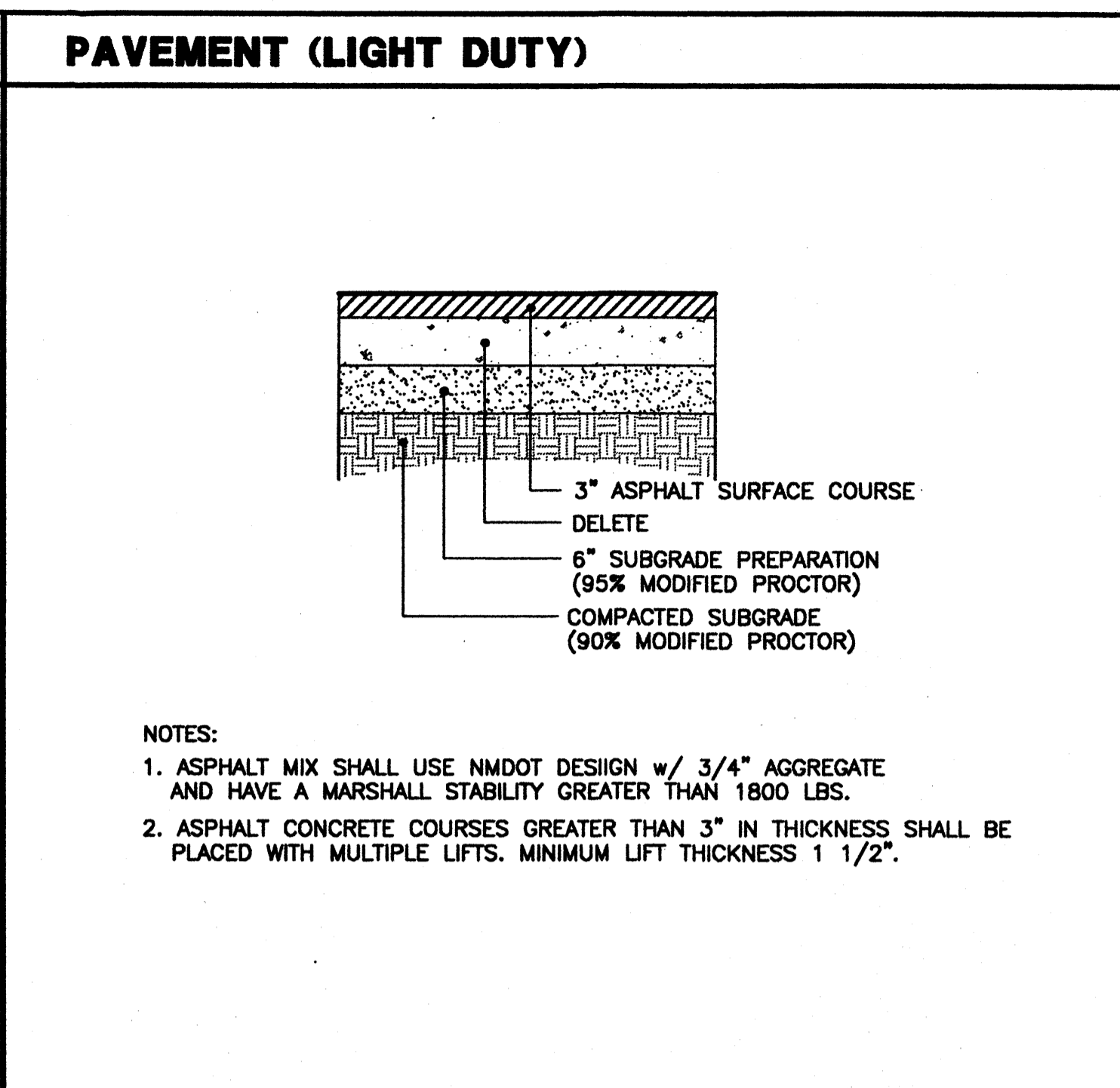
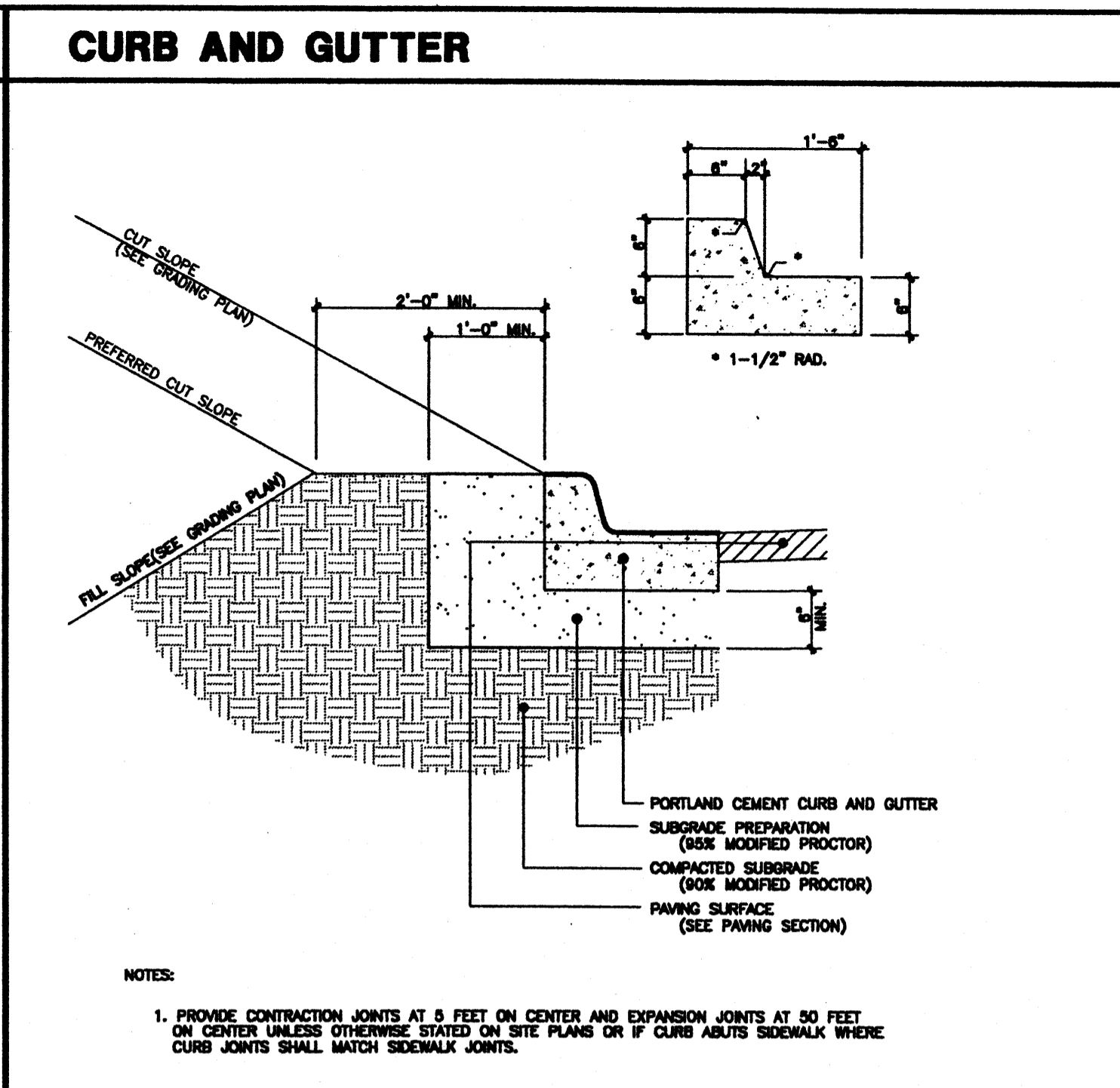
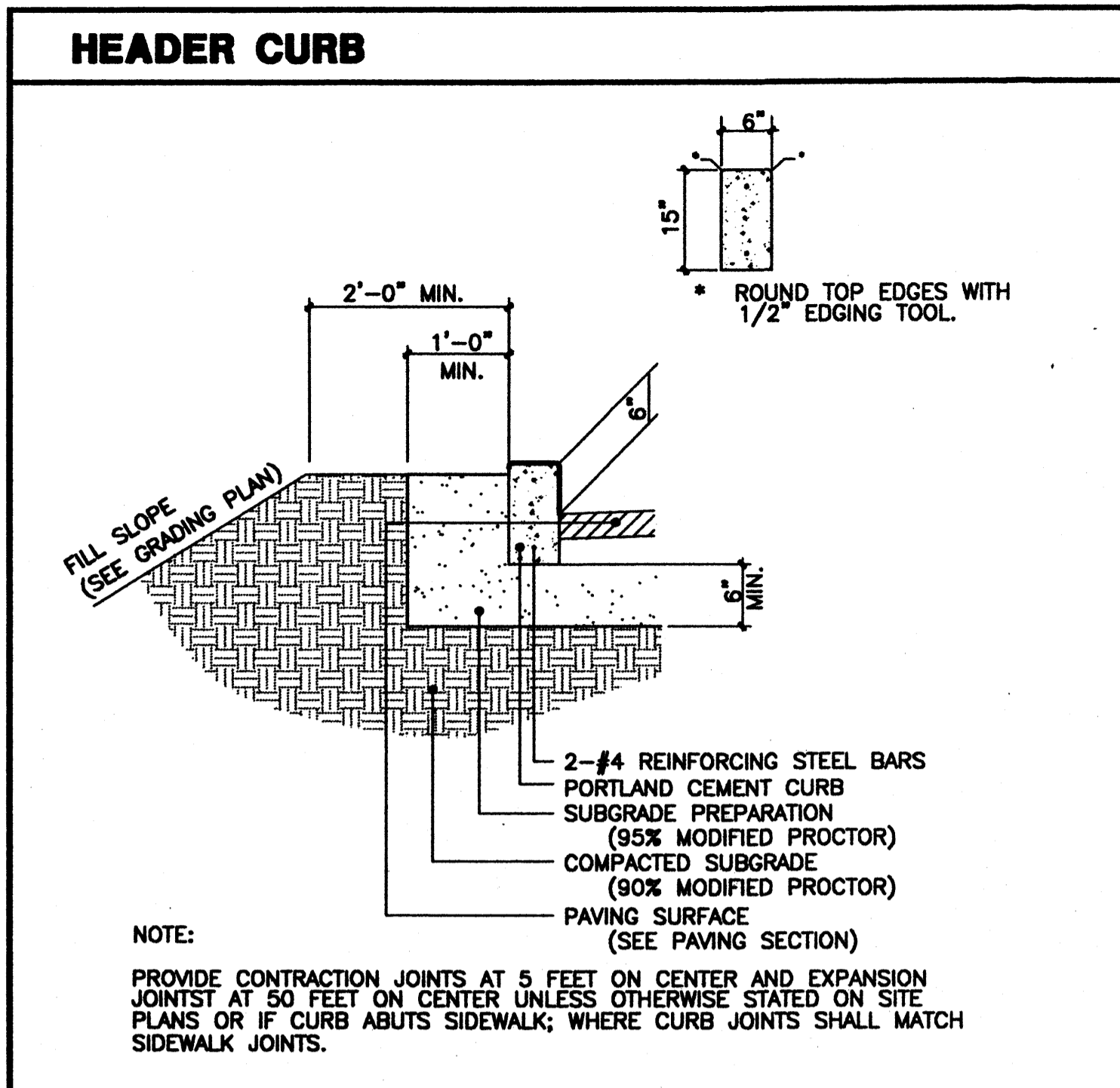
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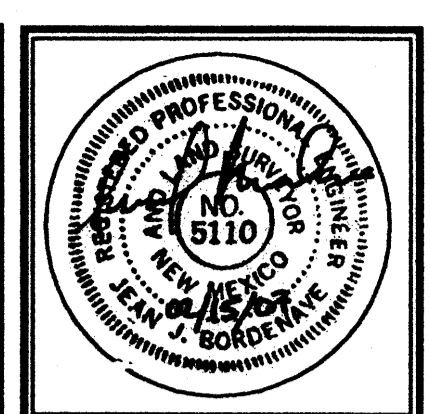
CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA (Sq. Ft.)	PRECIPITATION (Inch-D)	EXCESS PRECIPITATION (Inch-D)	PEAK RUNOFF (CFS)	RUNOFF VOLUME (Cu. Ft.)	RUNOFF RATE (CFS)
DEVELOPED	100	A	8800	0.53	1.08	0	0.00	0.00
		B	8800	0.78	2.28	800	0.48	0.48
		C	0	1.13	3.14	0	0.00	0.00
		D	81420	2.12	4.7	1000	0.56	0.56
	TOTAL	00130			4.7	8000	1.60	
B	100	A	0	0.53	1.08	0	0.00	0.00
		B	4975	0.78	2.28	323	0.20	0.20
		C	0	1.13	3.14	0	0.00	0.00
		D	20827	2.12	4.7	6446	2.32	2.32
	TOTAL	20802			4.7	6769	3.00	
C	100	A	4530	0.53	1.08	0	0.00	0.00
		B	4530	0.78	2.28	301	0.24	0.24
		C	0	1.13	3.14	0	0.00	0.00
		D	20003	2.12	4.7	5311	3.24	3.24
	TOTAL	24533			4.7	5612	3.48	
D	100	A	10365	0.53	1.08	450	0.37	0.37
		B	8250	0.78	2.28	602	0.48	0.48
		C	2220	1.13	3.14	218	0.17	0.17
		D	3465	2.12	4.7	619	0.38	0.38
	TOTAL	25400			4.7	1889	1.40	

DRAINAGE NOTES

EXISTING CONDITIONS
THE THREE LOTS ON WHICH THE PROPOSED CONSTRUCTION IS TO TAKE PLACE ARE PRESENTLY IN A NATURAL CONDITION. THE AREA DRAINS TO THE NORTHWEST IN AN OVERLAND FLOW CONDITION. A CONCENTRATED FLOW ENTERS THE SITE, FROM RANDOLPH ROAD, NEAR THE SOUTHWEST CORNER OF THE SITE. A CONCRETE CHANNEL ON THE SOUTH SIDE OF RANDOLPH CARRIES A SIGNIFICANT FLOW FROM THE SOUTHWEST TO RANDOLPH WHERE IT CROSSES STREET, JUMPS THE CURB AND ENTERS THE SITE. DRAINAGE FROM THE SITE FLOWS TO THE PRIVATE STREET, RANDOLPH COURT, WHERE IT ENTERS THE STREET AND IS DIRECTED TO A STORM DRAIN.

PROPOSED CONDITION
THE SITE IS DIVIDED INTO FOUR BASINS IN WHICH MOST OF THE DRAINAGE WILL CONTINUE TO BE ROUTED TO RANDOLPH COURT VIA EITHER AN EXISTING DRAINAGE EASEMENT OR A NEW STORM DRAIN. A PORTION OF THE DRAINAGE WILL BE ROUTED OUT THE DRIVEWAY TO RANDOLPH ROAD. BASIN A IS COMPOSED OF THE NORTHERLY PORTION OF THE BUILDING AND MOST OF THE EASTERLY PARKING LOT. ITS DRAINAGE WILL BE ROUTED TO RANDOLPH COURT VIA A STORM DRAIN AND THE EXISTING DRAINAGE EASEMENT. BASIN B IS COMPOSED OF THE SOUTHERLY PORTION OF THE BUILDING AND THE ENTRANCE DRIVE TO THE EASTERLY PARKING LOT. DRAINAGE FROM THIS BASIN WILL BE ROUTED ON THE SURFACE TO RANDOLPH ROAD. BASIN C IS COMPOSED OF THE WESTERLY PARKING LOT AND WILL BE ROUTED TO RANDOLPH COURT VIA A STORM DRAIN AT THE SOUTH END OF THE SITE. AND LAST, BASIN D IS THE UNDEVELOPED PORTION OF THE SITE AND WHICH WILL BE DIRECTED TO RANDOLPH COURT VIA THE STORM DRAIN FOR BASIN C. BASIN B HAS A RETAINING WALL AT ITS SOUTHERLY BOUNDARY THAT PARALLELS RANDOLPH ROAD. THE RETAINING PORTION OF THE WALL WILL VARY FROM 0' TO 5' IN HEIGHT. THIS WALL WILL BE PLACED IMMEDIATELY BEHIND THE SIDEWALK. THE WALL WILL BE 1.5' ABOVE THE ADJACENT WALK FROM THE EASTERLY END OF THE WALL TO THE POINT OF CURVATURE. FROM THAT POINT TO THE WEST THE WALL WILL BE FLUSH WITH THE GROUND.

CONCLUSION
THIS DESIGN WILL PROVIDE FLOOD PROTECTION TO THE NEW SITE AND IMPROVE DRAINAGE CONDITIONS TO OTHER SITES THAT SURROUND THE NEW SITE. IN ADDITION, THE DESIGN WILL SOLVE THE EXISTING CONDITION OF THE WATER EXITING THE ROAD NEAR ITS EASTERN BOUNDARY.



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DATE 03 JANUARY 2006
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