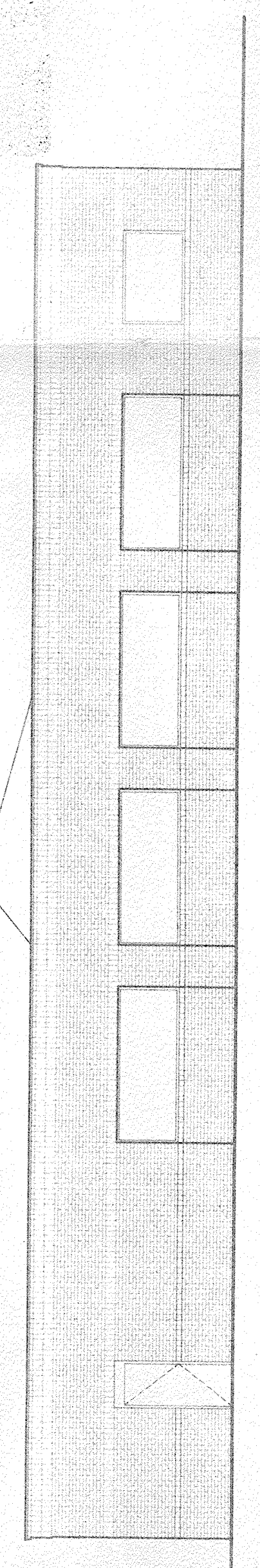
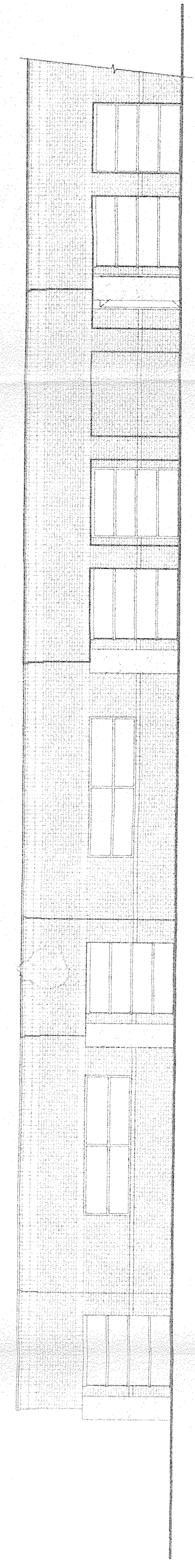
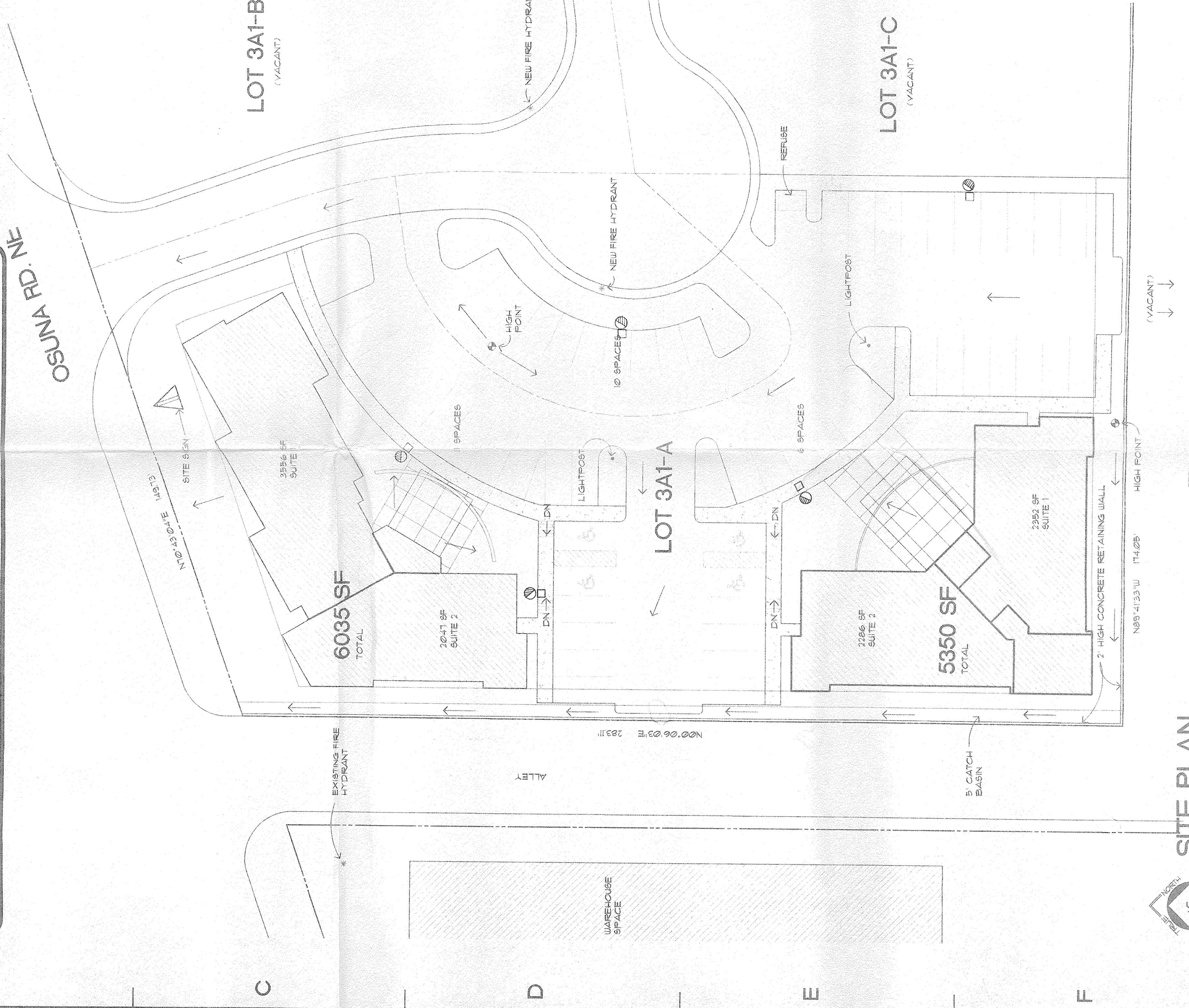
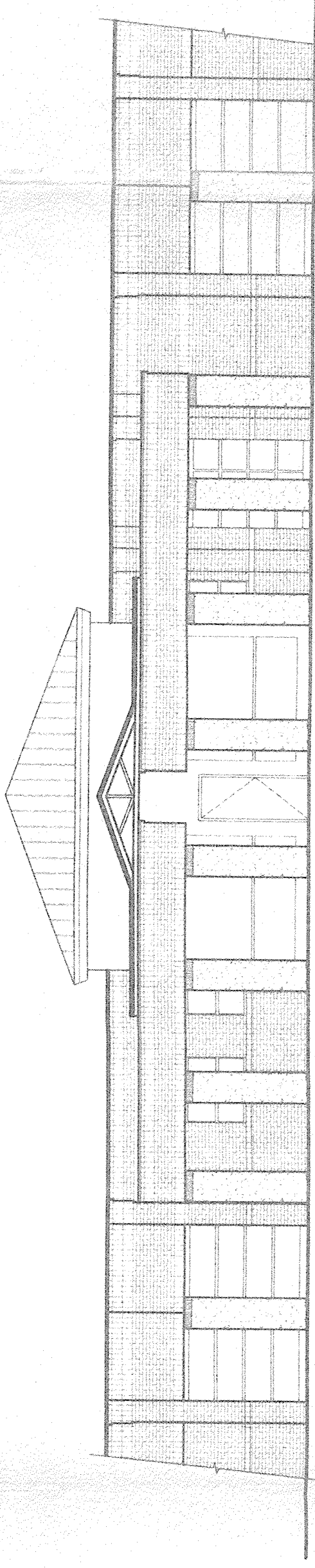
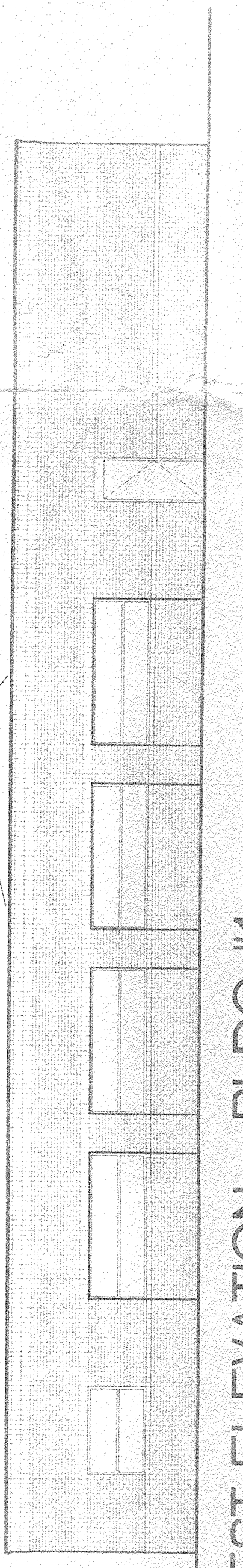


**NOTE:**  
See revised Site Plan, Landscape Plan, Site Grading Plan and Detail Sheet for changes addressing the Design Review Boards comments.



DRB 96-120



AFD PLANS CHECKING OFFICE  
264-1637  
APPROVED/UNAPPROVED  
SIGNATURE & DATE

NOTE: ALL CURVES IN PARKING LOT ARE 2'-0" RADII UNLESS NOTED OTHERWISE

**SITE DEVELOPMENT PLAN APPROVALS DRB CASE NUMBER DRB 96 120**

TRAFIC ENGINEER	TRANSPORTATION DIVISION	DATE
<i>Michael R. [Signature]</i>		9-28-96
CITY ENGINEER	PLANNING DIVISION	DATE
<i>Caro K. [Signature]</i>		4-29-96
CITY ENGINEER	PLANNING DIVISION	DATE
<i>Robert V. [Signature]</i>		4-2-96
CITY ENGINEER	PLANNING DIVISION	DATE
<i>Paul [Signature]</i>		4-29-96
CITY ENGINEER	PLANNING DIVISION	DATE
<i>Ken [Signature]</i>		4-26-96

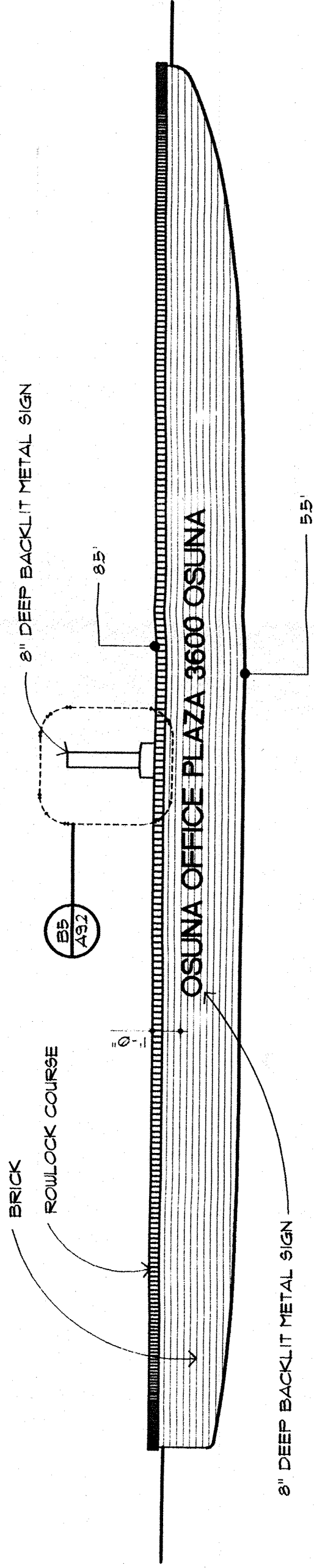
**Weller Architects P.C.**  
401 Alvarado Dr. SE, Suite D  
Albuquerque, New Mexico 87108  
Tel (505)265-8270 Fax (505)265-8830

**Weller Architects P.C.**

Drawn By: J.E. Checked By: Job Number: Date: 4-27-96

**SITE PLAN / ELEVATIONS**

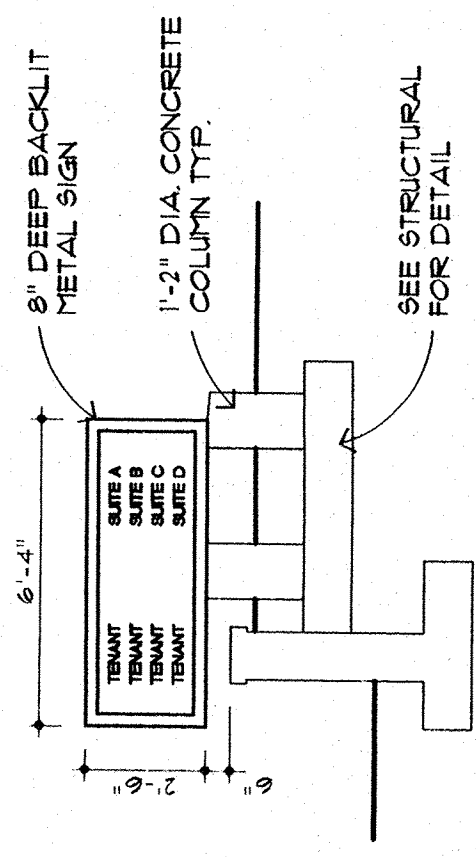
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**AS**  
A9.2

**SITE SIGN ELEVATION**

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Scale: 1/4" = 1'-0"



**BS**  
A9.2

**SITE SIGN DETAIL**

J:\9612\A9-2\5\T5\IGN2 04/25/1996 - 10:53  
Scale: 1/4" = 1'-0"

LOCATION MAP

CONSULTANTS

PROJECT DATA

DRAWING INDEX

MECHANICAL ANDERSON AIR CONDITIONING COMPANY

ELECTRICAL ELITE ELECTRIC

PLUMBING ROGERS PLUMBING AND HEATING COMPANY, INC.

NAME: OSUNA OFFICE COMPLEX

ADDRESS: LOT 3A1-A, INTERSTATE INDUSTRIAL TRACT, UNIT 11, ZONED IP (CITY) AND LOCATED ON OSUNA NE. WEST OF GILTON CT. NE. CONTAINING 1.2 ACRES.

LEGAL: E-11-Z

ZONE MAP: IP

ZONING: GROUP B, DIVISION 2

OCCUPANCY: ARCHITECTURAL

CONSTRUCTION TYPE: UBC 5-N SQUARE FOOTAGE 11,400 SF SEPARATION ON 4 SIDES (CLOSEST PL-45) 55' x 20' x 35' x 5' x 15' x 15% 1,650 SF ALLOWED 1,650 SF PROVIDED

FIRE PROTECTION: HAND HELD EXTINGUISHERS

PARKING: OFFICES 5,365 SF BUILDING 1 4,000 SF TOTAL 9,365 SF

LANDSCAPING: LOT DATA:

CIVIL CIVIL DRAWING

LANDSCAPE L0.1 LANDSCAPE/IRRIGATION PLAN

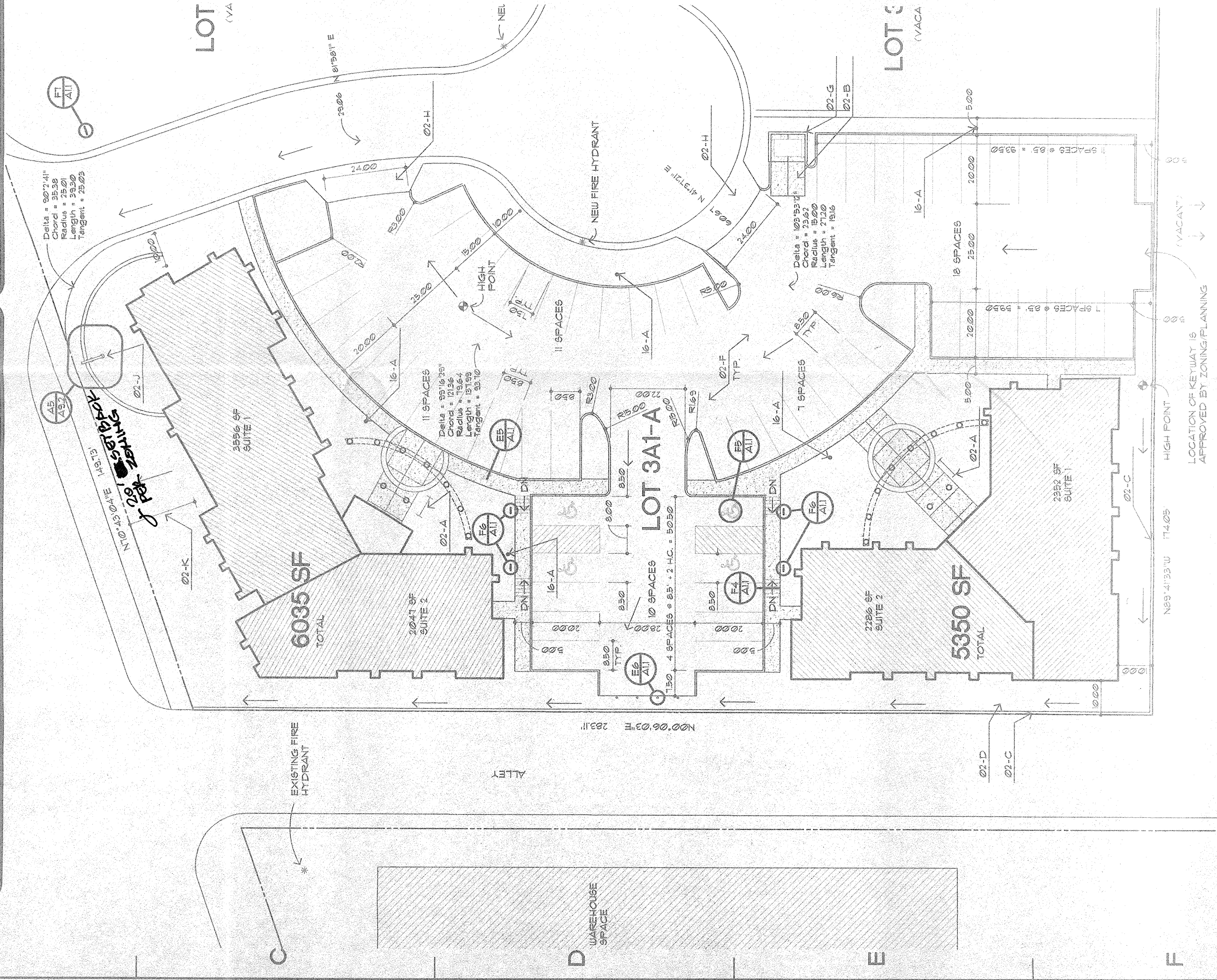
ARCHITECTURAL A1.1 SITE PLAN A2.1 FLOOR PLAN - BUILDING #1 A2.2 FLOOR PLAN - BUILDING #2 A4.1 EXTERIOR ELEVATIONS - BUILDING #1 A4.2 EXTERIOR ELEVATIONS - BUILDING #2 A6.1 REFLECTED CEILING PLANS A9.1 DETAILS A9.2 DETAILS AND SCHEDULES

STRUCTURAL S1.1

MECHANICAL M1.1

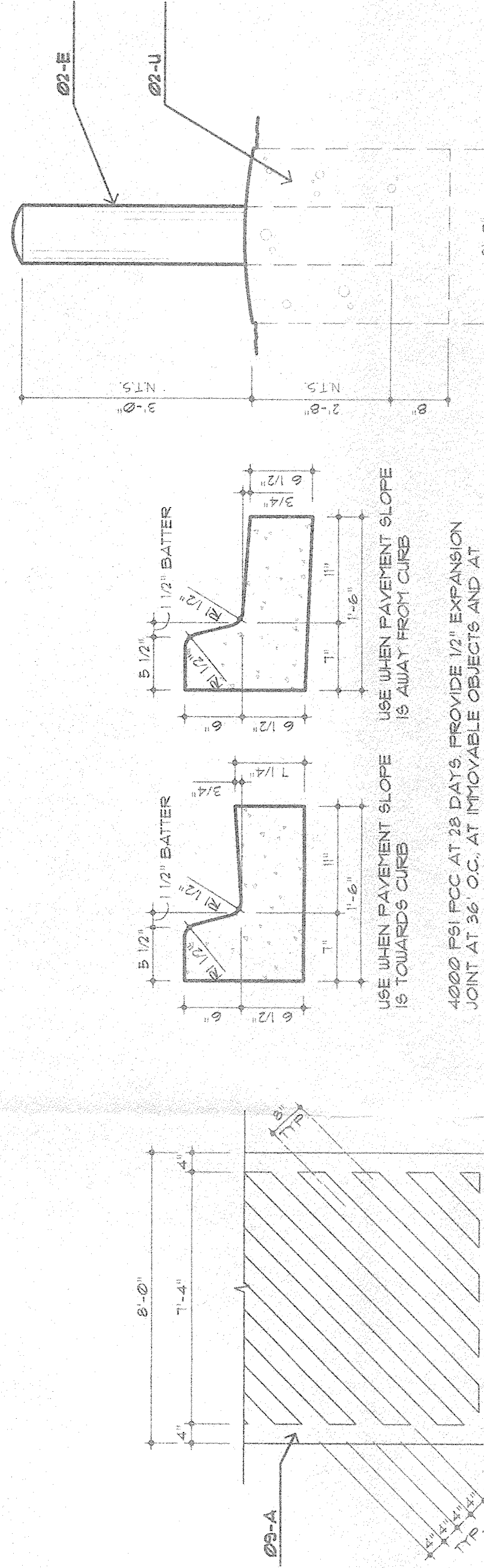
PLUMBING P1.1

ELECTRICAL E1.1

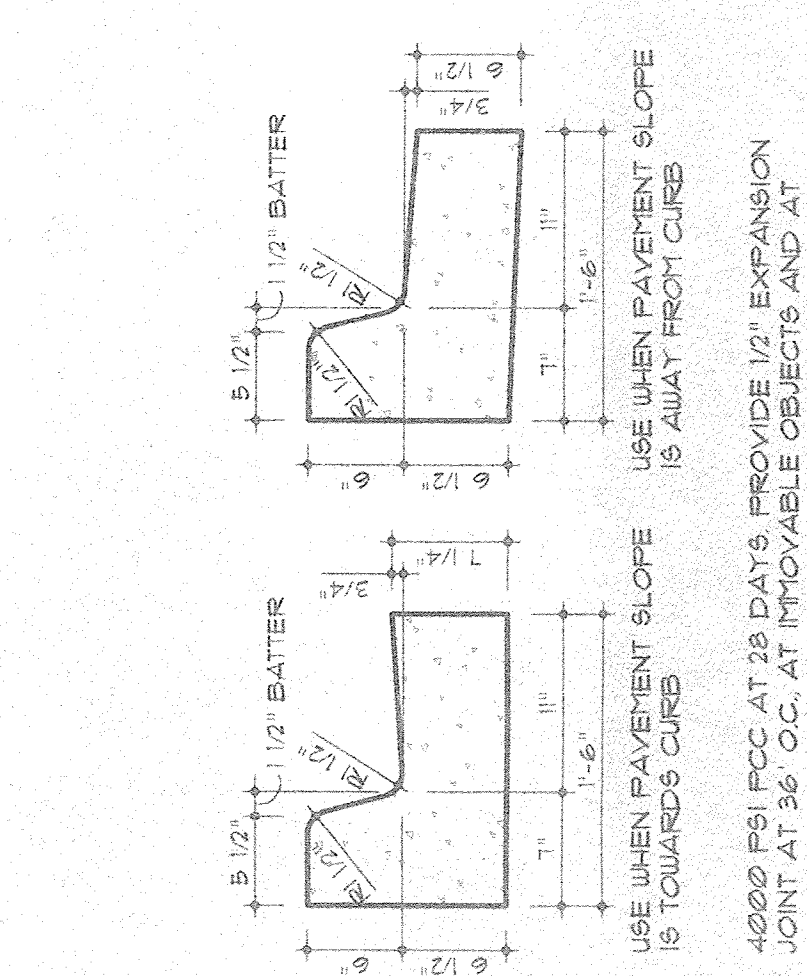


# OSUNA OFFICE COMPLEX

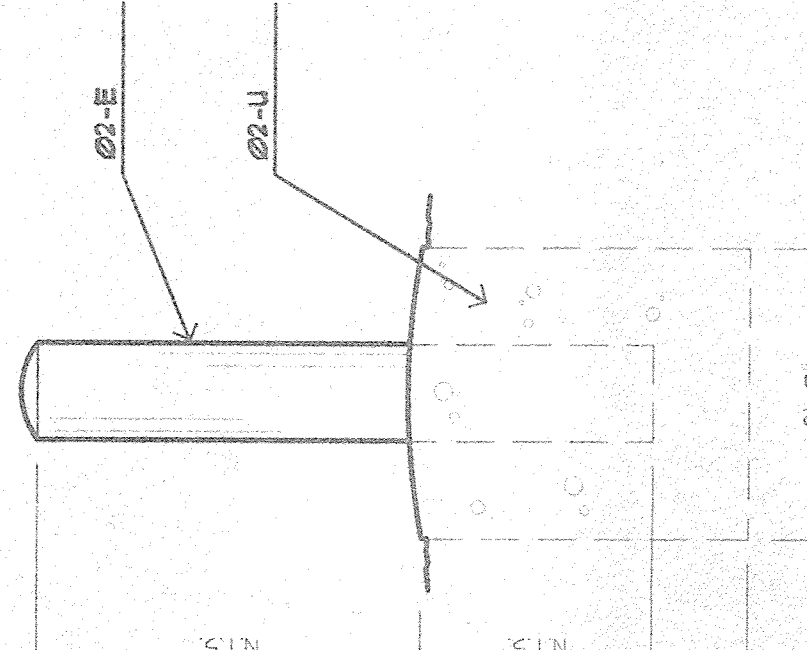
FOR FAIR PLAZA ASSOCIATES  
ALBUQUERQUE, NEW MEXICO



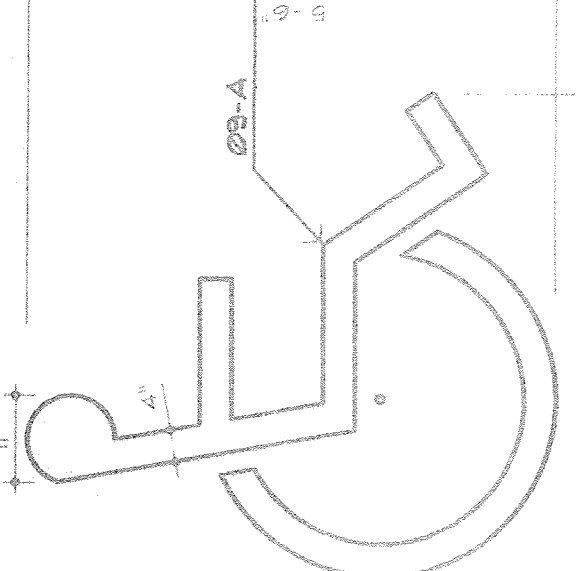
E4 STRIPING DETAIL Scale: 1/2"=1'-0"



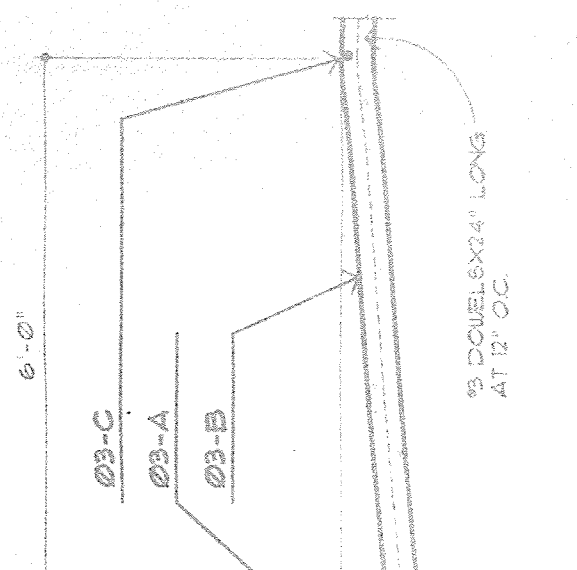
E5 6" CONC. CURB AND GUTTER Scale: 1"=1'-0"



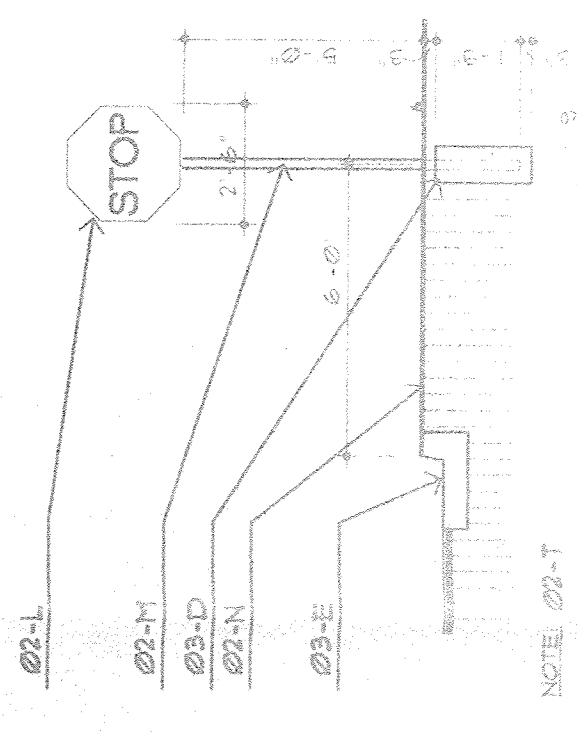
E6 BOLLARD DETAIL Scale: 3/4"=1'-0"



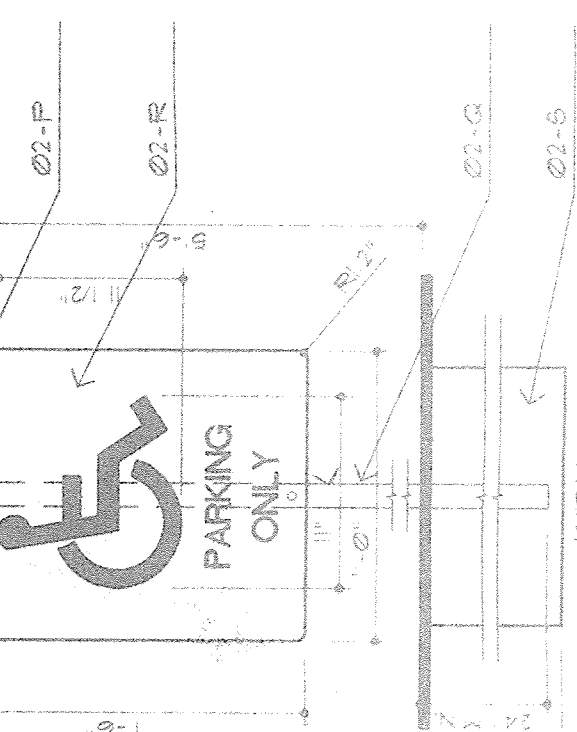
F5 HANDICAP SYMBOL Scale: 1/2"=1'-0"



F4 HANDICAP RAMP Scale: 1/2"=1'-0"



F6 HANDICAPPED PARKING SIGN Scale: 1"=1'-0"



F7 STOP SIGN PLACEMENT Scale: 1/4"=1'-0"



SITE PLAN

Scale: 1"=20'-0"

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401 Alvarado Dr. SE Suite D  
Albuquerque, New Mexico 87108  
Tel: (505)255-8270 Fax: (505)255-8830

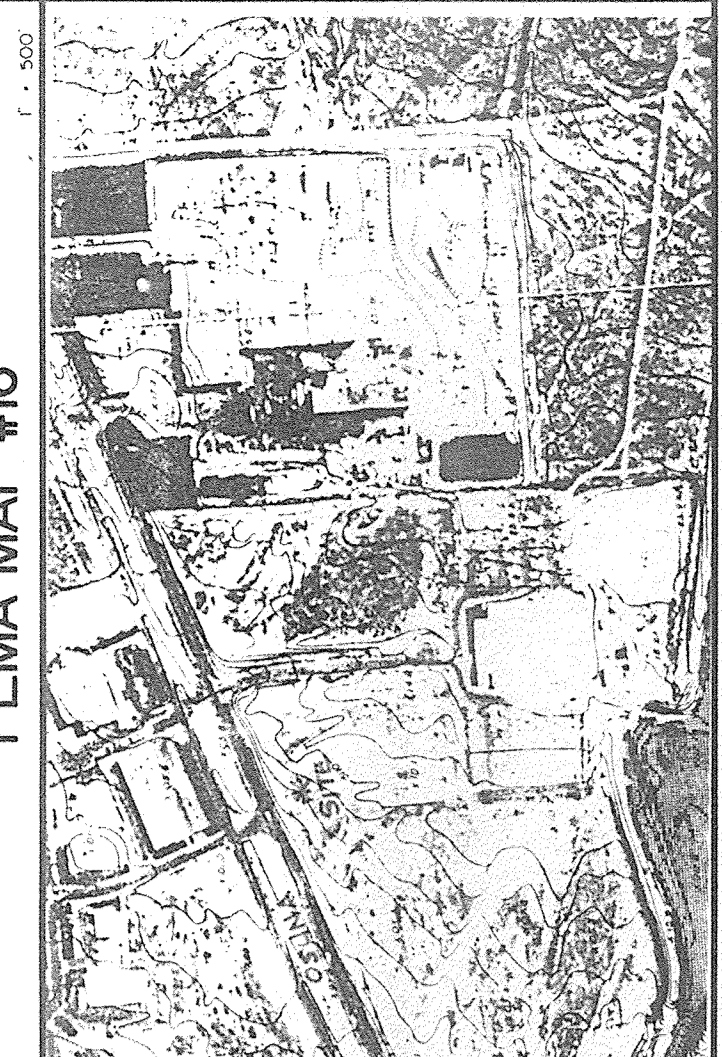
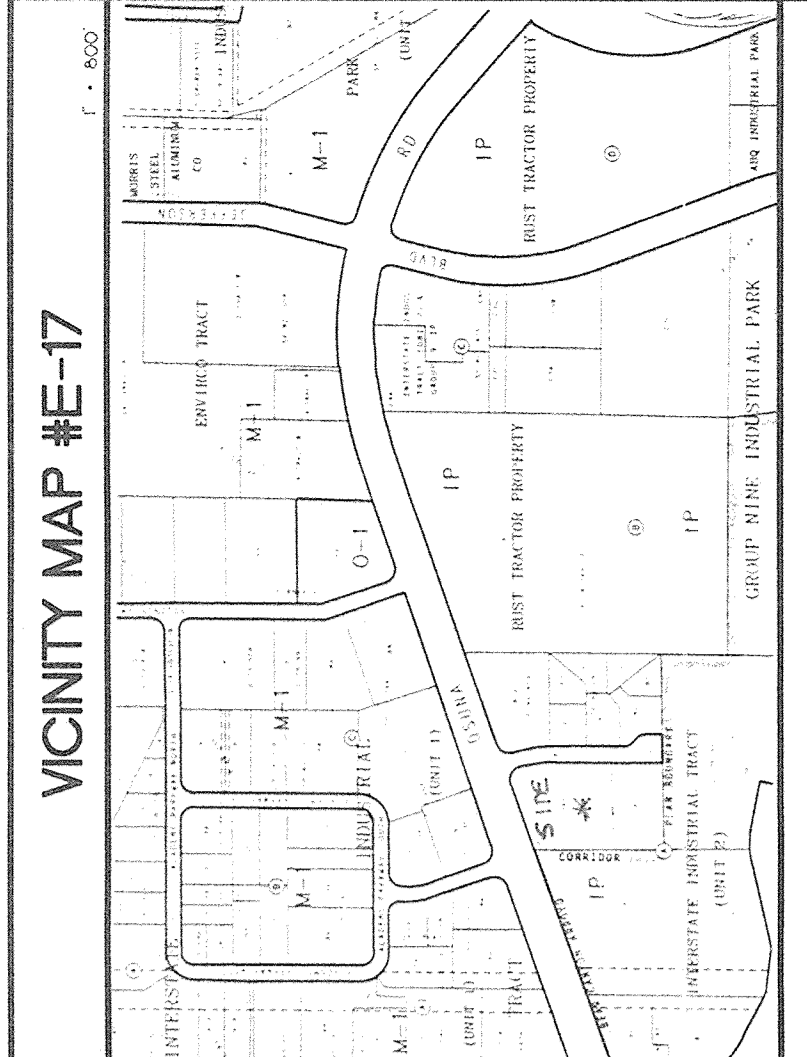
OSUNA OFFICE COMPLEX  
FOR  
HENDERSON AND BLACK  
Albuquerque, NM

Scale: 1/2"=1'-0"  
Drawn By: JJE  
Checked By: Job Number: 562  
Date: 4-26-96

SITE PLAN  
SHEET INDEX  
A1.1  
S1.1 OF

**KEYNOTES:**

- CONCRETE DRIVE PAD PROVIDE SMOOTH RISING TRANSITION 0.3% TO CARRY FLOWS
- CONSTRUCT 1" WIDE CONCRETE U-SHAPED CHANNEL BETWEEN WALK AND PARKING ISLAND TO CARRY FLOWS SOUTH
- CONSTRUCT 15" WIDE X 8" DEEP CONCRETE Y DRAINAGE SHALE THIS AREA. SEE DETAIL THIS SHEET.
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- PROVIDE A 2" WIDE OPENING IN CURB FOR DRAINAGE
- BOTH SIDES
- RETAINING WALL WHERE GRADE EXCEEDS 05 (1%)
- EXTENDED STEM WALL THIS AREA
- CUT EXISTING CURB AS REQUIRED FOR CHANNEL OUTLET.
- EXISTING 7" HIGH CONCRETE RETAINING WALL
- STREET AND CUL-DE-SAC DESIGNED TO BE CONSTRUCTED BY INDUSTRIAL TRAC OF FINISH GRADERS. SHOWING ARE FOR INFORMATION ONLY. SEE DETAIL THIS SHEET.
- PROVIDE EROSION PROTECTION AT ROOF DRAIN OUTLETS (TYPICAL)
- CONSTRUCT 7" WIDE X 8" DEEP RECTANGULAR CONCRETE DRAINAGE CHANNEL. THIS AREA SEE DETAIL THIS SHEET.



**NOTICE TO CONTRACTOR**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXCAVATION PERMITS FOR ALL EXCAVATION WORK.

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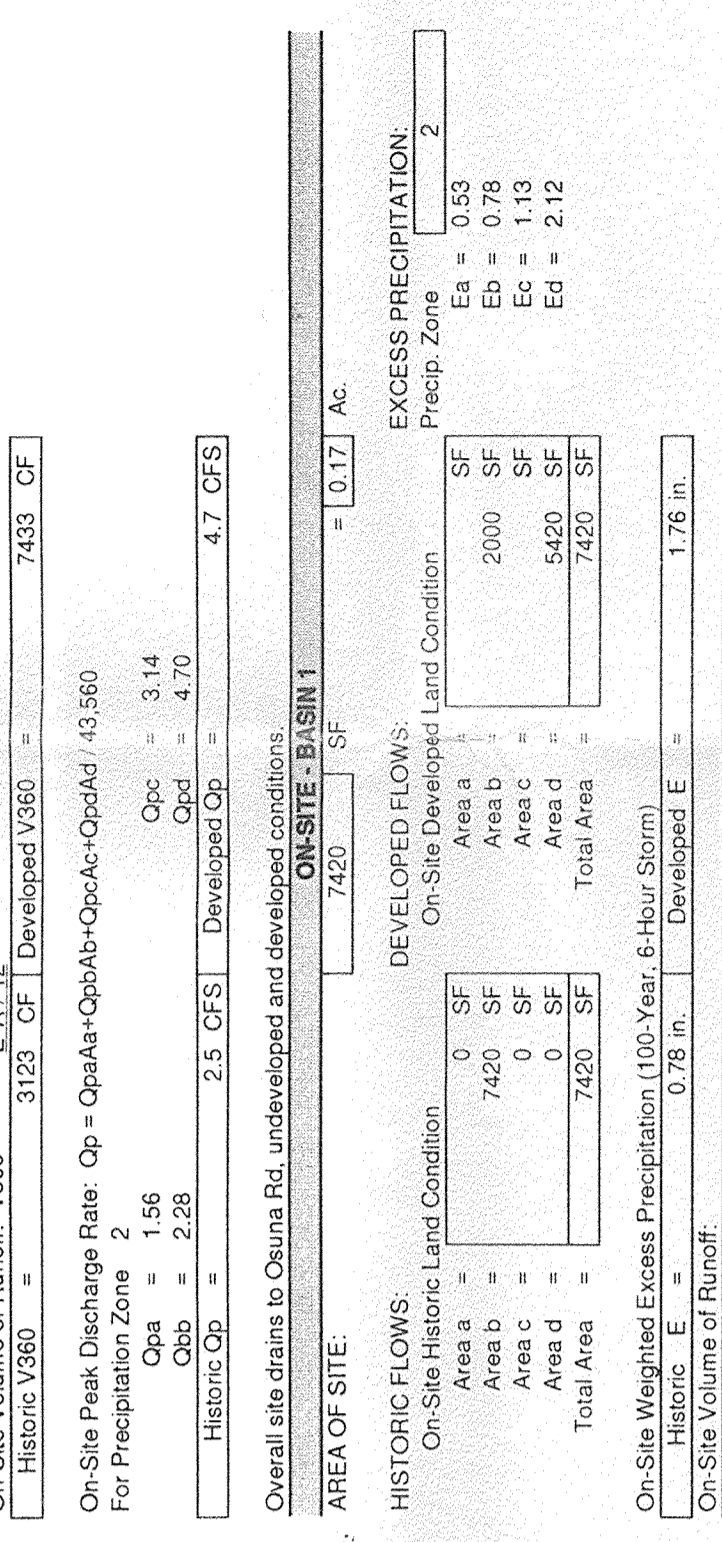
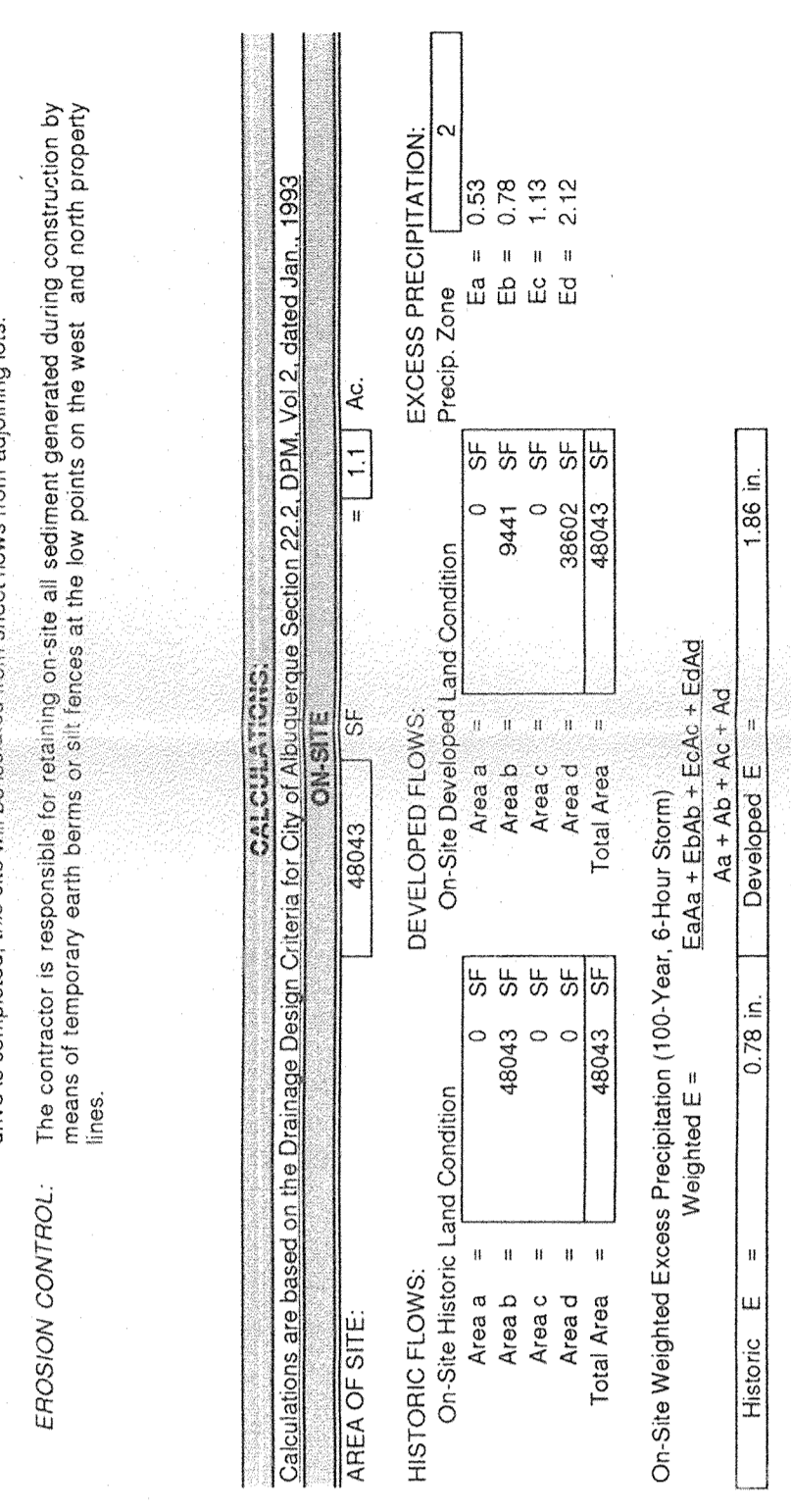
**Weller Architects P.C.**  
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 Albuquerque, New Mexico 87108  
 Tel (505)255-8270 Fax (505)255-8800

**osuna office complex**

Scale: 1" = 20' Drawn By: [Name] Checked By: [Name] Date: 3/21/90  
 C11 OF 11  
 DRAINAGE AND GRADING PLAN

**KEYNOTES:**

- CONCRETE DRIVE PAD PROVIDE SMOOTH RISING TRANSITION 0.3% TO CARRY FLOWS
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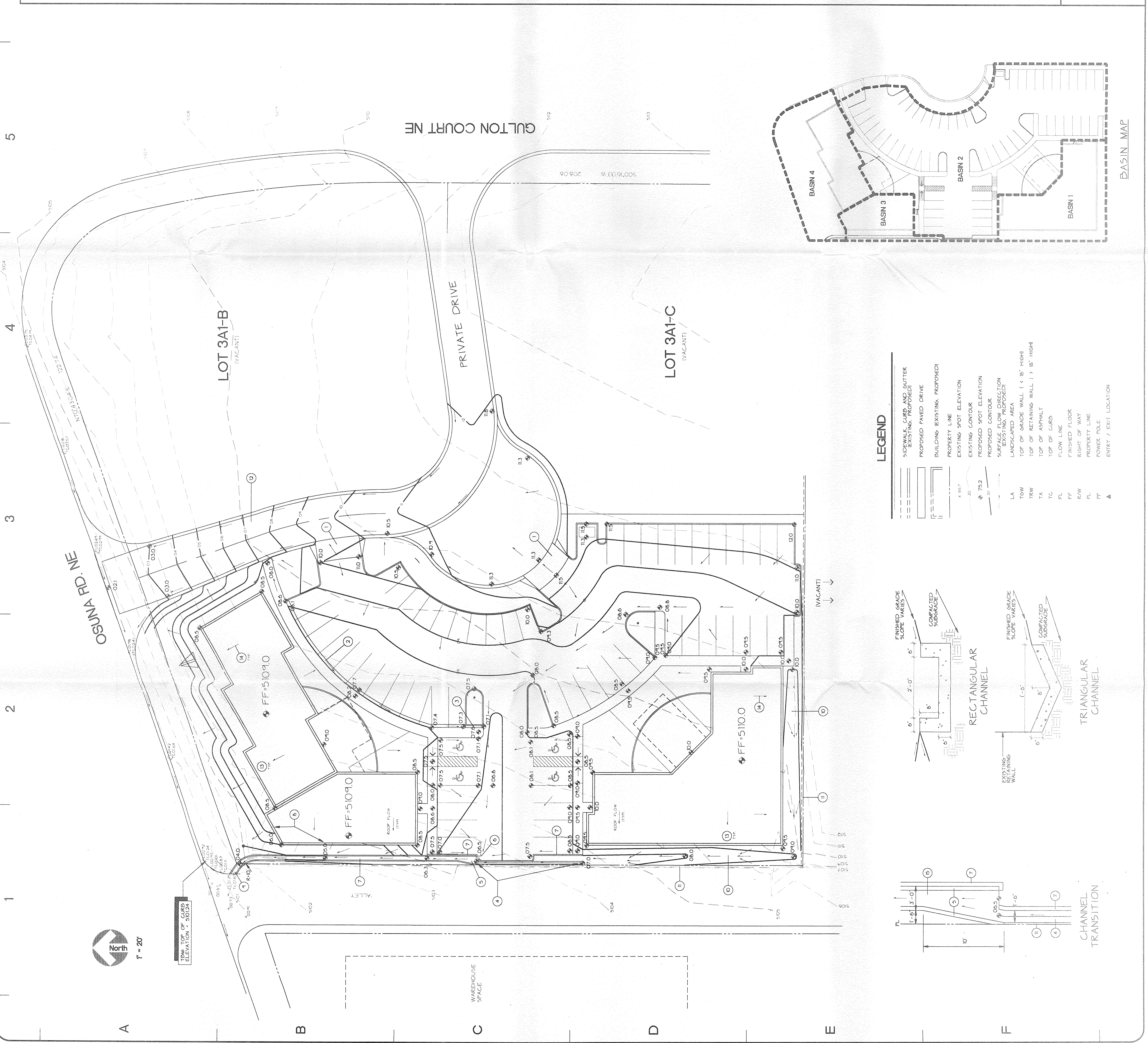
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 Albuquerque, New Mexico 87108  
 Tel (505)255-8270 Fax (505)255-8800

**osuna office complex**

Scale: 1" = 20' Drawn By: [Name] Checked By: [Name] Date: 3/21/90  
 C11 OF 11  
 DRAINAGE AND GRADING PLAN



**KEYNOTES:**

- \* ALL PIPING UNDER CONSTANT PRESSURE SHALL BE AT A MINIMUM DEPTH OF 30 INCHES. ALL LATERAL PIPING SHALL BE 18 INCHES DEEP.
- \* THE CONTRACTOR SHALL INSTALL MANUAL DRAINS ON THE MAIN LINE AND AUTO DRAINS ON THE LATERALS (1 MIN PER ZONE) COVERED WITH PLASTIC MIL. AND SURROUNDED WITH 1 CU FT OF GRAVEL.
- \* ALL VALVE BOXES FOR AUTOMATIC VALVES SHALL BE 12" FROM TURF AND SUPPORTED BY CINDER BLOCKS TO PREVENT CONTACT WITH PIPING WIRES, VALVES, ETC.
- \* 2 1/2 VOLT WIRE SHALL BE IN SAME TRENCH AS MAIN PIPING AND SLEEVED 1/4" UNDER WALKS AND DRIVES.
- \* SLEEVING FOR PIPING SHALL BE TWO SIZES LARGER THAN PIPE AND DUCT TAPE ENDS TO PREVENT DEBRIS FROM GOING INSIDE.
- \* LABEL IRRIGATION ON BREAKER PANEL TO CORRESPONDING SWITCH AND WIRE 120 VOLTS TO CONTROLLER MEETING ALL ELECTRICAL CODES.
- \* CONTRACTOR SHALL VERIFY P.O.C. AND BE RESPONSIBLE FOR TAP.

**IRRIGATION SCHEDULE:**

TREES (WEST SIDE DRIP)	15 MINUTES, 2 TIMES
1 HOUR APART, 2 DAYS	
A WEEK	
ENTRANCE COURTYARD (DRIP)	10 MINUTES, 3 TIMES
A WEEK	
SHRUBS	15 MINUTES, 3 TIMES
A WEEK	
PERENNIAL BEDS	15 MINUTES, 5 TIMES
A WEEK	
(SUMMER SCHEDULE)	

\* USE 3/4" SANTA FE BROWN ROCK FOR MULCH, EXCEPT IN PERENNIAL BEDS - USE MEDIUM DECORATIVE BARK

7

6

5

4

3

2

1

A

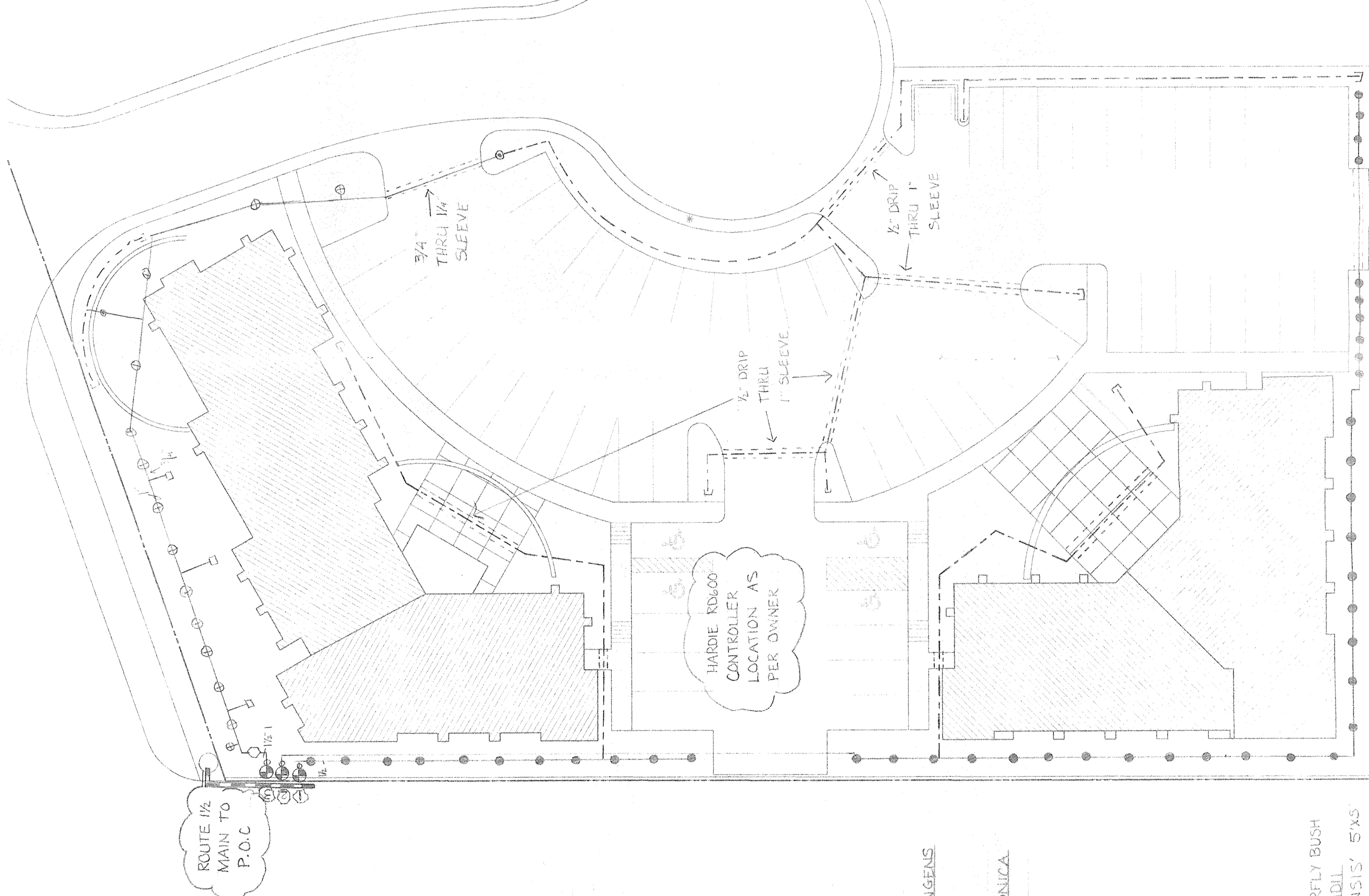
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**IRRIGATION PLAN**

Scale: 1" = 20'-0"

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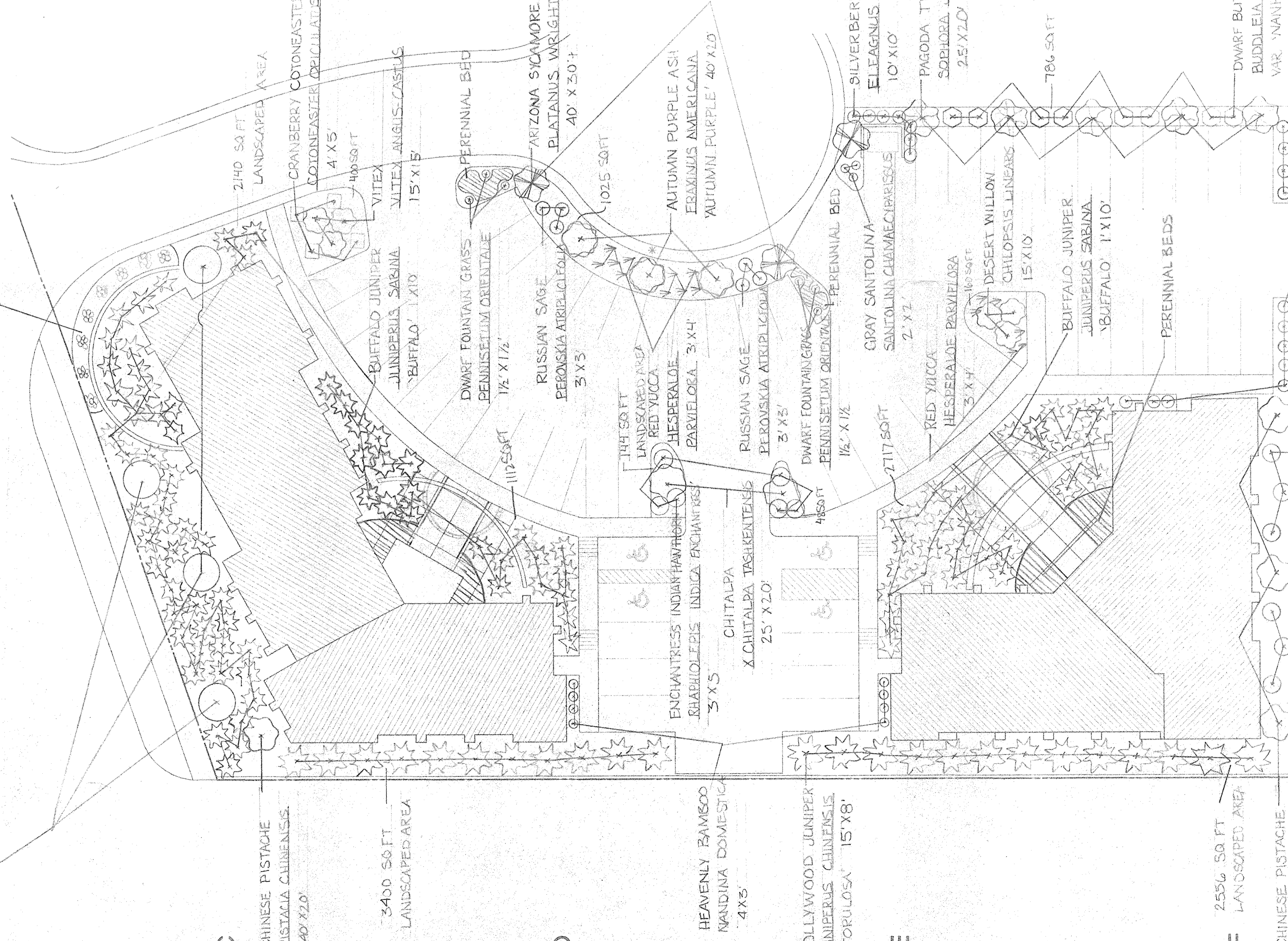
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D

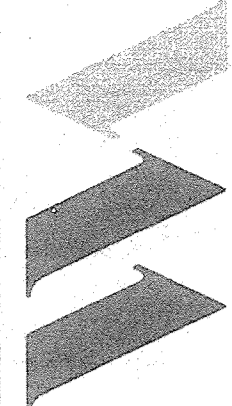
E

F



**LANDSCAPE PLAN**

Scale: 1" = 20'-0"



**Weller Architects P.C.**

401 Alvarado Dr. SE, Suite D  
Albuquerque, New Mexico 87108  
Tel (505)255-8270 Fax (505)255-8830

OSUNA OFFICE COMPLEX

FOR  
**HENDERSON AND BLACK**  
ALBUQUERQUE, NM

Scale: AS NOTED	Drawn By: Checked By: Job Number: 342	Sheet: 4	Total: 10
LANDSCAPE PLAN		IRRIGATION PLAN	
L11		SL OF	