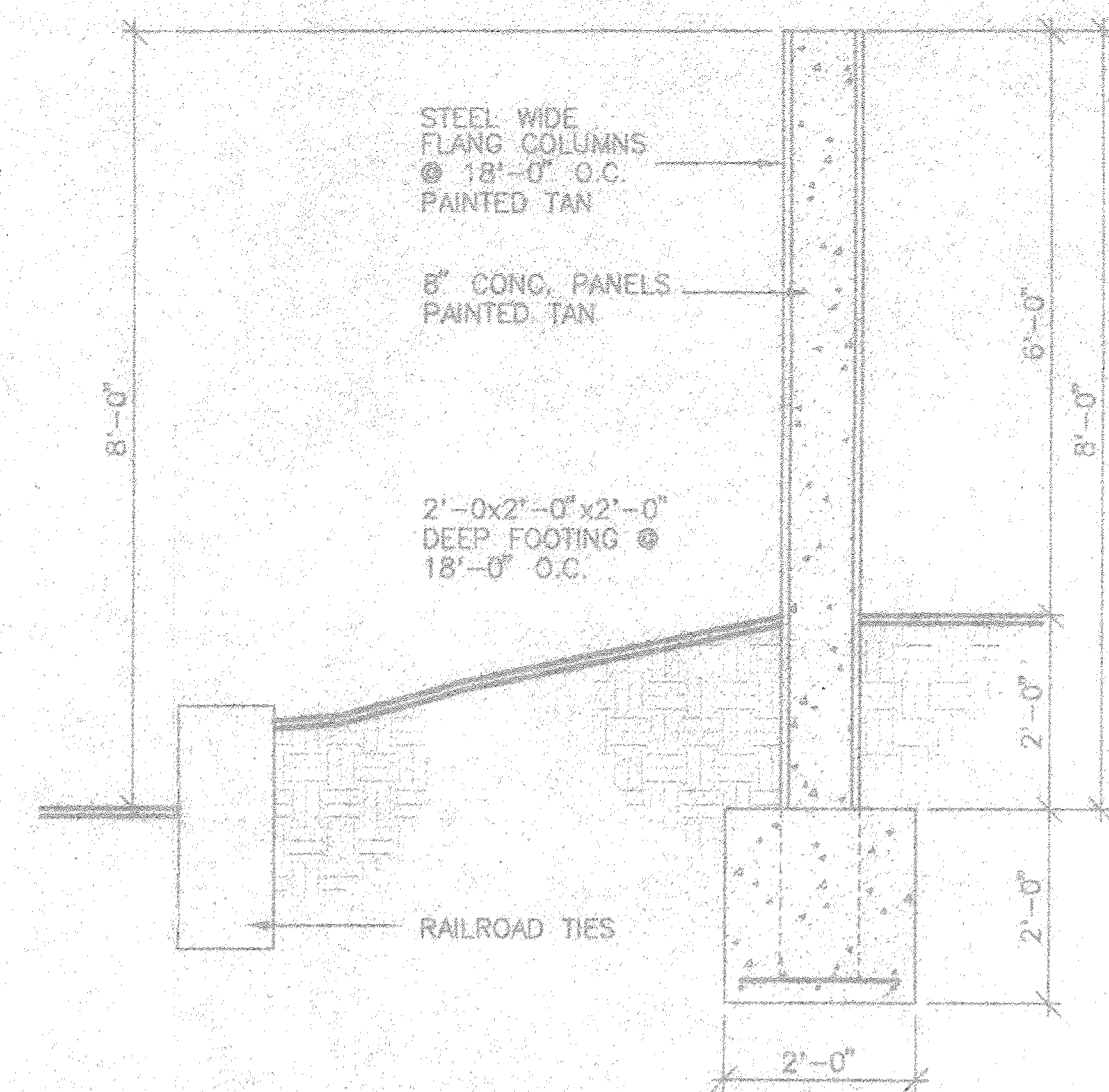
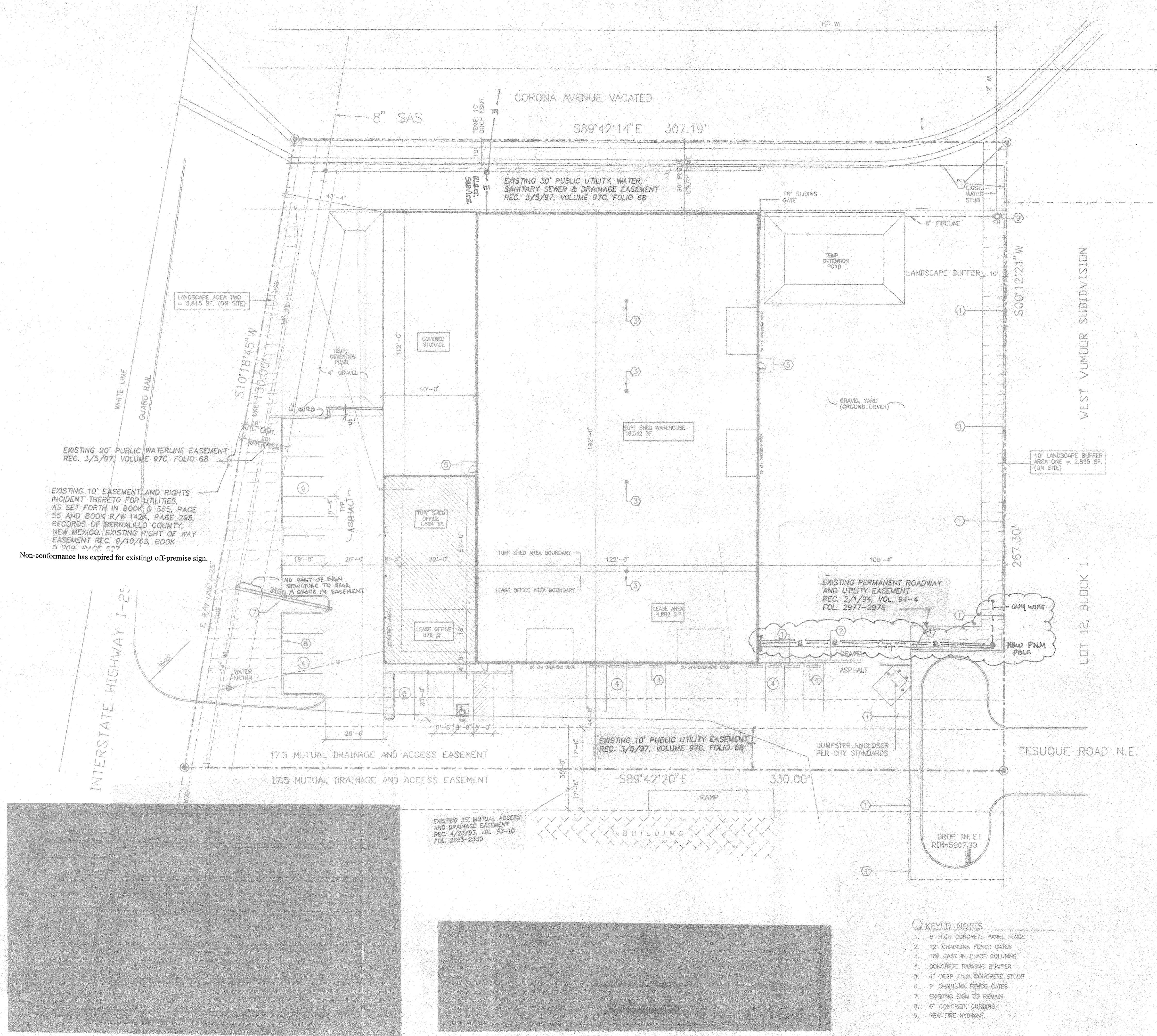


DRB-97-251

DRB-97-251



A CONC. PANEL FENCE
1/2" = 1'-0"

APPROVALS:

EPC CASE NUMBER
 CASE NUMBER **97-251**
 City Planner **Kevin I. Davis 11/20/97**
 City Engineer **Edward J. King 9-3-97**
 Parks and Recreation Department
 Traffic Services **9-03-97**
 Traffic Engineer, Transportation
 City Engineer, Engineering Division
 City Engineer **9-3-97**
 Albuquerque Metropolitan Flood Control
 Water Control
 New Mexico Utilities
 Refuse Division **11-02-97**

UBC CODE DESIGN DATA

OCCUPANCY GROUP	= B-2 OFFICE, B-2 WAREHOUSE
TYPE OF CONSTRUCTION	= III-N SPRINKLED
AREA OF BUILDING	= 31,104 SF.
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER: Fd = 970 MIN. = STEEL: 50,000 PSI
WIND DESIGN LOAD	= 15 PSF HORIZ. (75 MPH WIND)
ROOF DESIGN LOAD	= 15 PSF LL, 20 PSF DL

ZONING DESIGN DATA

ZONING	= SU 2, I-P
LOT AREA	= 86,746 SF., 1.99 ACRES
TOTAL BUILDING AREA	= 31,104 SF.
NET LOT AREA	= 55,645 SF.
LANDSCAPING REQUIRED	= 15% NET LOT = 8,346.75 SF.
LANDSCAPING PROVIDED	= ON SITE 8,350 SF.
PARKING REQUIRED	= 24 SPACES - OFFICE/LEASE OFFICE 2,400/200 = 12 SPACES LEASE WAREHOUSE 4,882/1000 = 5 SPACES TUFFSHED WAREHOUSE 18,542/2000 = 9 SPACES
PARKING PROVIDED	= 24 SPACES

GENERAL NOTES

PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2 1/2" THICKNESS OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.

LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
 B. SHRUB PLANTING: DIRP IRRIGATION W/ 8-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ A.M.B., PRESSURE REGULATOR, AND FILTER.

SITE PLAN
1" = 20'
SCALE: 1" = 20'
LEGAL DESCRIPTION
LOT 9 AND 10, BLOCK 15, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES

OFFICE/WAREHOUSE FOR TUFFSHED
ALBUQUERQUE, NEW MEXICO
PROJECT# 9723

REVISION DATE

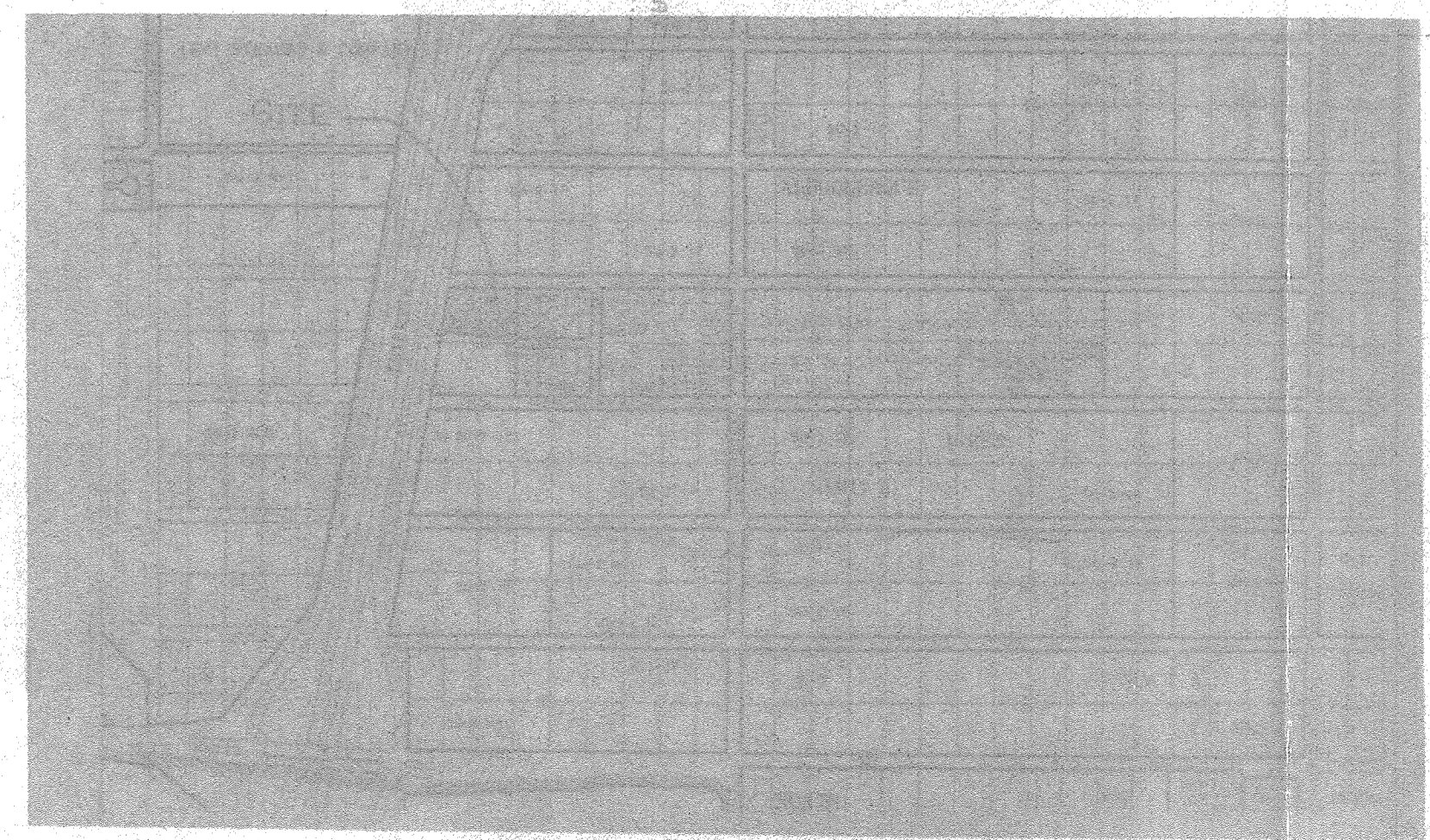
STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1246
 REGISTERED ARCHITECT

rick benett
architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1859

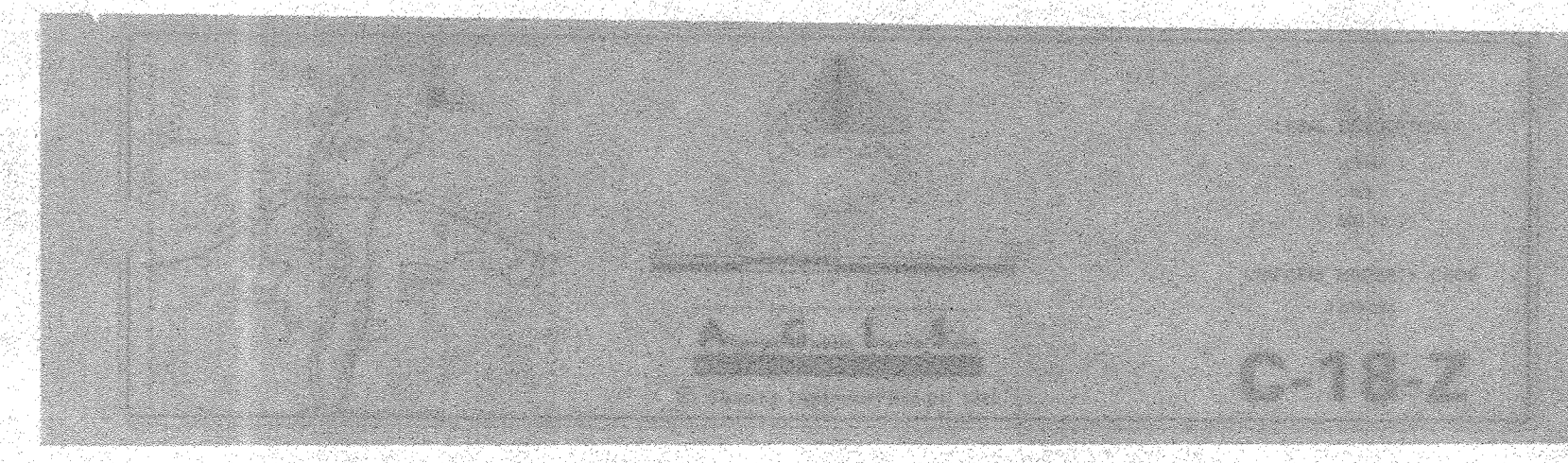
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SHEET NUMBER
C-1

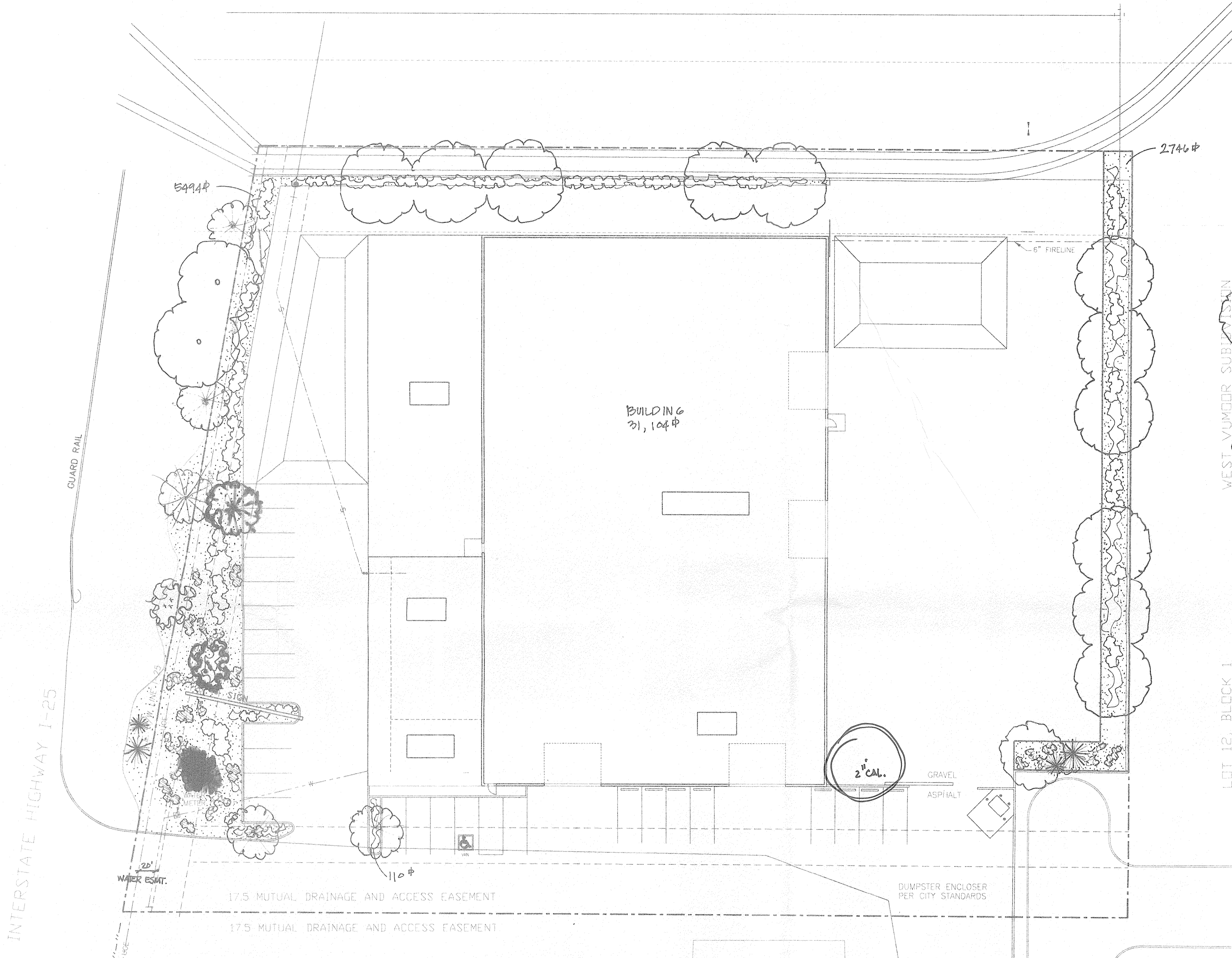
Non-conformance has expired for existing off-premise sign.



VICINITY MAP



- KEYED NOTES**
1. 6" HIGH CONCRETE PANEL FENCE
 2. 12" CHAINLINK FENCE GATES
 3. 18" CAST IN PLACE COLUMNS
 4. CONCRETE PARKING BUMPER
 5. 4" DEEP 6"x6" CONCRETE STOOP
 6. 9" CHAINLINK FENCE GATES
 7. EXISTING SIGN TO REMAIN
 8. 6" CONCRETE CURBING
 9. NEW FIRE HYDRANT.



- LANDSCAPE LEGEND**
- 2-2 1/2" CAN. SHADE TREES
DOG-H (H), HONEYLOCUST (H)
 - 15' SW. FRAGRANT ORNAMENTAL TREES
BROADFORD PINE (H), PURPUREA PLUM (H)
 - 4-8' SPINA PINE (H)
 - 3-7' FORM TREES (L)
 - 5' CANOY SHRUBS
AZOTICUS (M), SPANIOLEPS (M), SILVERBERRY (M),
RED CLUSTERBERRY (M), CHAMISA (L), DANCHE PLUME (L),
RUSSIAN SAGE (M), BUEMIST SPREAD (M)
 - 1' CANOY PERENNIALS
MICHAM' SAGE (M), COBOPUS (M), WALLFLOWER (M),
SPRING LAVENDER (M)
 - 5' CANOY STROMBOVERS
BUFFALO WHIPPER (M), HATSUCKLE (M)
 - 1 1/2" SANTA AND TOM GRAVEL, FILTER FABRIC
 - OVERSIC COBBLE / BOULDERS

LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop Up spray heads to sod lawn. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

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.

IRRIGATION NOTES:

Trees to receive .25GPM Bubblers
Shrubs to receive 1.0 GPM Drip Emitters
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

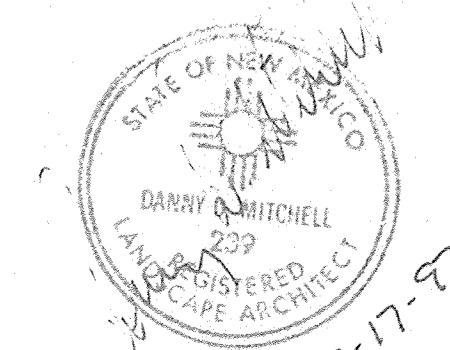
Run time per each drip valve will be approximately 15 minutes per week, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	86,799 sq ft
TOTAL BUILDING AREA	31,104 sq ft
NET LOT AREA	55,645 sq ft
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	8,346.75 sq ft
TOTAL LANDSCAPE PROVIDED	8,350 sq ft
TOTAL BED AREA	8,350 sq ft



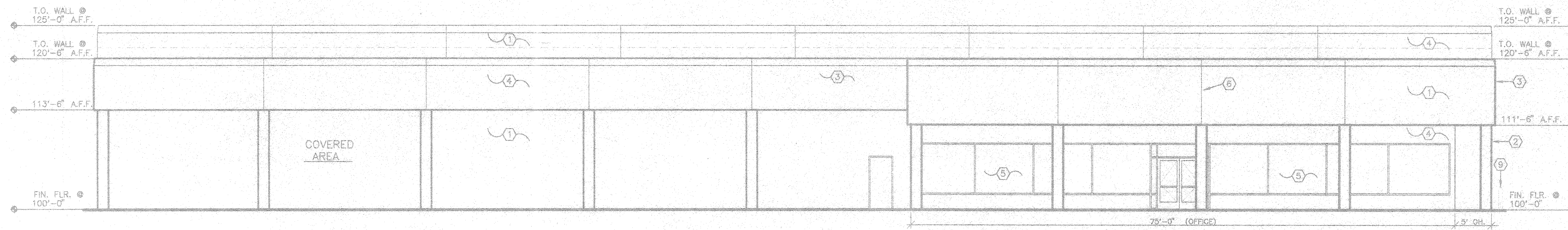
The Hilltop

7/17/97
SCALE: 1" = 20'

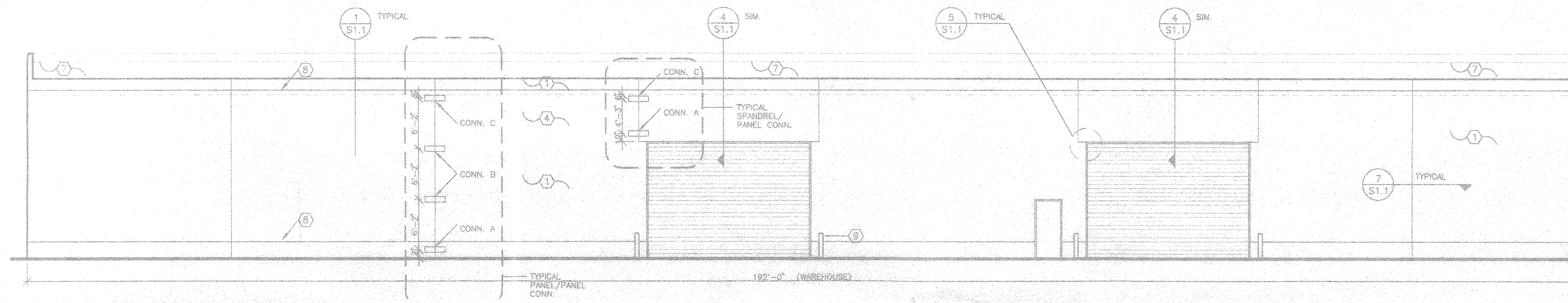
THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.

OFFICE/WAREHOUSE FOR TUFFSHED
ALBUQUERQUE, NEW MEXICO
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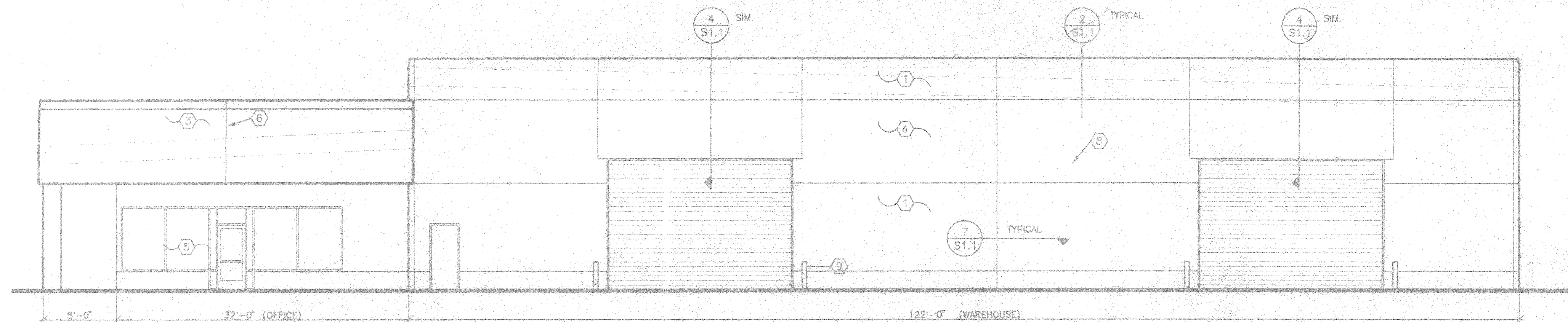
REVISION DATE	
DATE	7-18-97
SHEET NUMBER	L-1



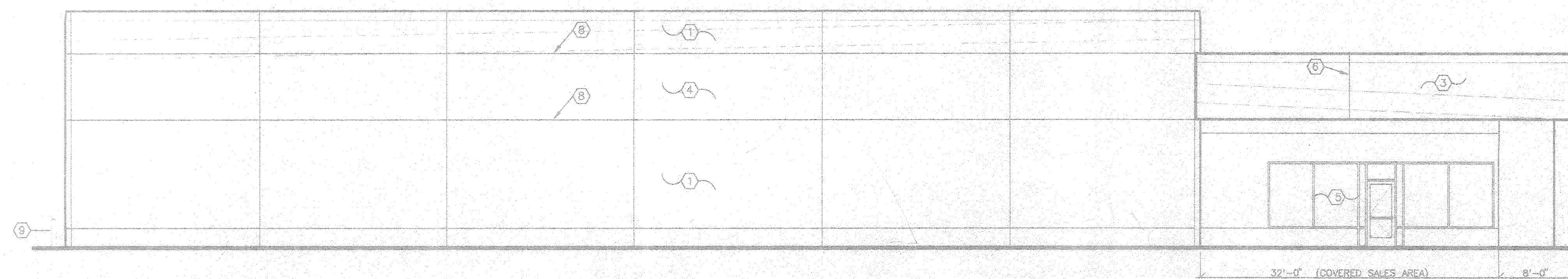
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



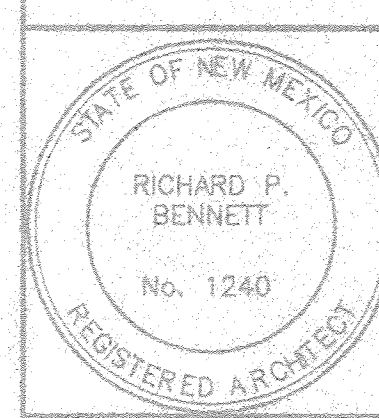
NORTH ELEVATION
1/8" = 1'-0"

KEYED NOTES

1. 7 1/2" TILT-UP CONCRETE PANELS - BUCKSKIN TAN
SEE STRUCTURAL BUILDING PLANS.
2. BOX IN COLUMNS W/ STUCCO - BUCKSKIN TAN.
3. FRAMED PARAPET (AT OFFICE AND COVERED SALES AREA)
WITH DRI-VIT STUCCO SYSTEM - BUCKSKIN TAN
4. NAVAJO WHITE
5. ALUMIN. STORE FRONT W/ TEMP. GLASS AS REQUIRED.
ALUMIN. STORE FRONT - COLOR
6. CONTROL JOINT. TYP.
7. BUILT UP ROOF ON CONCRETE ROOF TEES.
8. 1" CHAMFER @ 13'-6" A.F.F. & 20'-6" A.F.F.
9. PIPE BOLLARD, SEE ARCHITECTURAL DETAILS.

OFFICE/WAREHOUSE FOR TUFFSHED
ELEVATIONS
ALBUQUERQUE, NEW MEXICO
PROJECT # 9723

REVISION DATE



rick bennett
architect
1118 Park Avenue SW
Albuquerque, New Mexico
(505) 242-1859

DATE
10-1-97

SHEET NUMBER
A-1