

LEGAL DESCRIPTION

LEGAL DESCRIPTION: TRACTS L&M GATEWAY INDUSTRIAL PARK

SHEET KEYED NOTES

1. BIKE RACK
2. KNOX BOX LOCATION
3. EXISTING HANDICAP PARKING TO REMAIN
4. LANDSCAPE AREA
5. PAINTED STRIPES, NO PARKING AREA
6. LIGHT POLE
7. EXISTING 6' CMU FENCE TO REMAIN
8. PREMISE ID
9. EXISTING REFUSE ENCLOSURE
10. PROPERTY LINE
11. PEDESTRIAN WALKWAY
12. NEW ASPHALT
13. CURB CUT FOR WATER HARVESTING

PARKING REQUIRED FOR PROPOSED ADDITION (TABLE 5-5-1)

WAREHOUSE	5,892 SF	0
VOCATIONAL	4,500 SF /1000	15
		15

PARKING PROVIDED

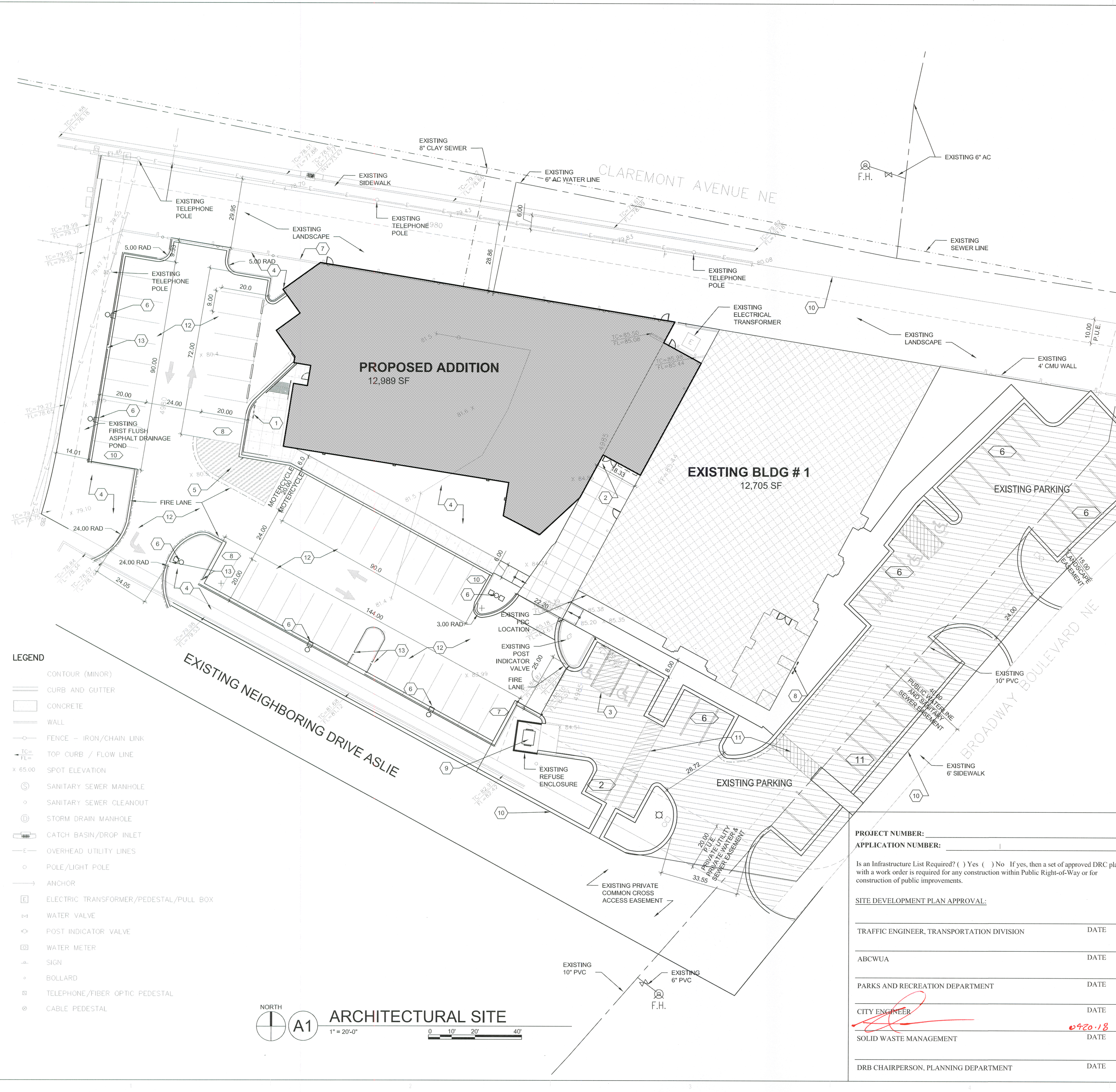
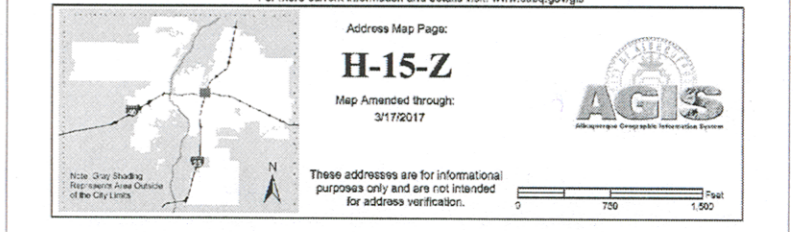
EXISTING =	37
ADDITIONAL =	43
TOTAL PARKING =	80
HANDICAP PARKING =	4
2 MOTORCYCLE PARKING =	4

NOTE: BUILDING MOUNTED SIGNAGE IS EXISTING, NO NEW SIGNAGE AS PART OF THIS PROJECT

LEGEND

- EXISTING PARKING TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- NEW BUILDING ADDITION
- NO PARKING STRIPING

KEYPLAN



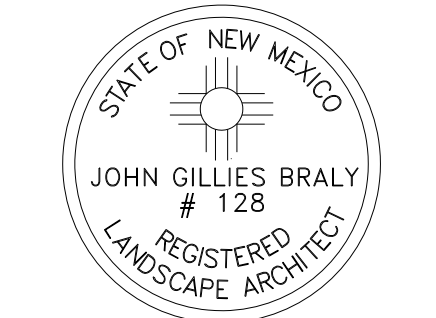
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an 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.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

ARCHITECTURAL SITE
 1" = 20'-0"
 0 10' 20' 40'



REVISIONS	DATE
△ 9.6.18	
△ 9.17.18	
△	
△	

DRAWN BY	
REVIEWED BY	
DATE	8/14/18
PROJECT NO.	18-0057.001
DRAWING NAME	

LANDSCAPE PLAN

EXISTING PLANT LEGEND

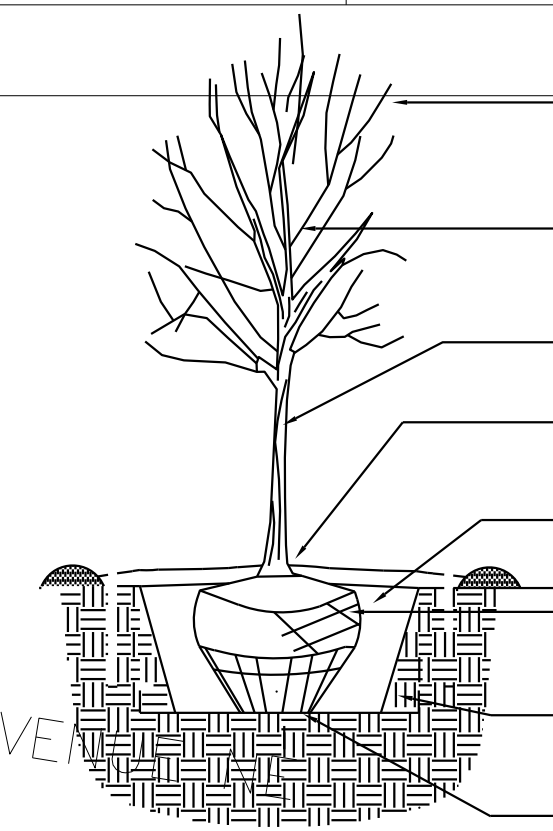
Qty.	Symbol	Tree	Landscape Coverage
30	○	Shade/Street Tree Ash, Locust	50 sf=1500 sf
6	⊗	Evergreen Tree Austrian Pine	50 sf=300 sf
187	○	Shrub Red Yucca, Maiden Grass Blue Mist, Russian Sage Lavender, Clustersberry, Dear Grass, Rosemary	30 sf=5,610 sf

SITE DATA

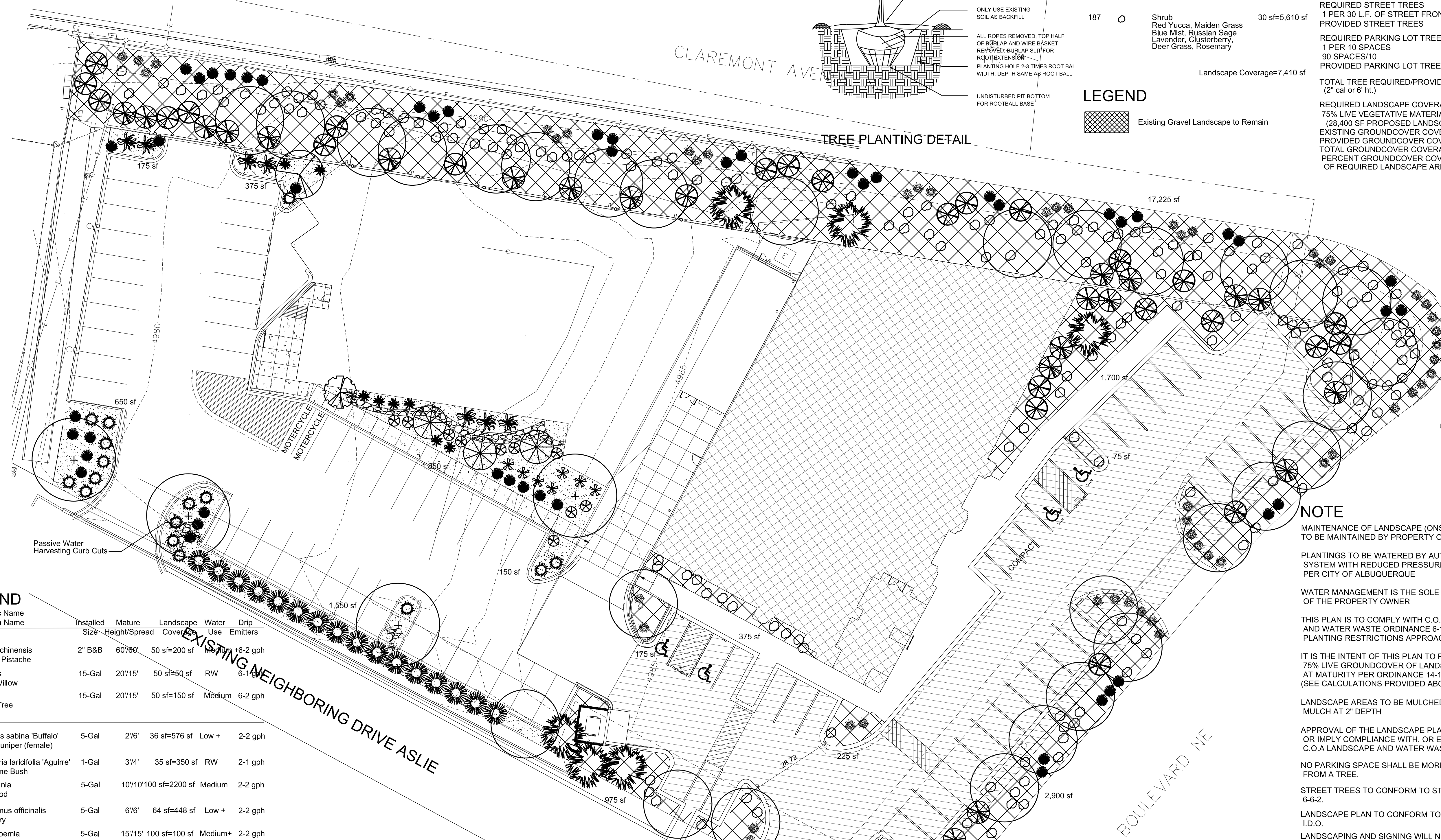
GROSS LOT AREA	90,425 SF
LESS BUILDING(S)	25,694 SF
NET LOT AREA	64,731 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	9,710 SF
PROPOSED LANDSCAPE	28,400 SF
PERCENT OF NET LOT AREA	43 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	%
REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	27
PROVIDED STREET TREES	27
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	9
90 SPACES/10	9
PROVIDED PARKING LOT TREES	9
TOTAL TREE REQUIRED/PROVIDED (2" cal or 6" ht.)	36/36
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (28,400 SF PROPOSED LANDSCAPE X 75%)	21,300 SF MIN.
EXISTING GROUND COVER COVERAGE	7,410 SF
PROVIDED GROUND COVER COVERAGE	13,916 SF
TOTAL GROUND COVER COVERAGE	21,326 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%

LEGEND

Existing Gravel Landscape to Remain



TREE PLANTING DETAIL



**growing
better
Up
Heads**
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P.O. Box 10597
Albuquerque, NM 87118
505.898.9615
505.898.2105 (fax)
design@hulc.com

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS I.D.O.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

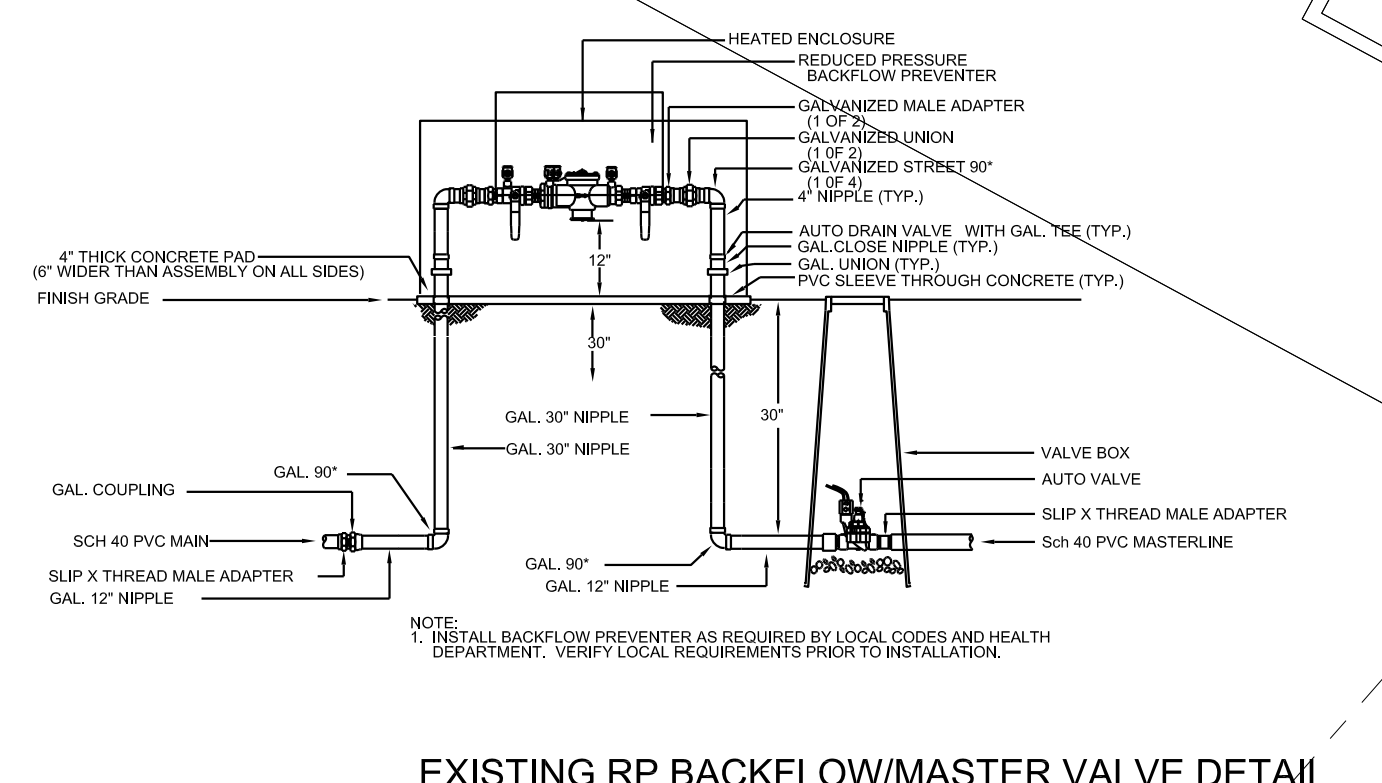
IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH



EXISTING RP BACKFLOW/MASTER VALVE DETAIL

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size-Height/Spread	Mature Size-Height/Spread	Landscape Coverage	Water Use	Drip Emitters	
4	○	<i>Pistacia chinensis</i> Chinese Pistache	2" B&B	60'/80'	50 sf=200 sf	Low	16-2 gph	
1	⊗	<i>Chilopsis</i> Desert Willow	15-Gal	20'/15'	50 sf=50 sf	RW	6-10 gph	
3	⊗	<i>Vitex</i> Chaste Tree	15-Gal	20'/15'	50 sf=150 sf	Medium	6-2 gph	
Shrubs/Groundcovers								
16	⊗	<i>Juniperus sabina</i> 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6"	36 sf=576 sf	Low +	2-2 gph	
10	⊗	<i>Ericameria laricifolia</i> 'Aguirre' Turpentine Bush	1-Gal	3'/4"	35 sf=350 sf	RW	2-1 gph	
22	⊗	<i>Vauquelinia</i> Rosewood	5-Gal	10'/10"100	sf=2200 sf	Medium	2-2 gph	
7	⊗	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	6'/6"	64 sf=448 sf	Low +	2-2 gph	
1	⊗	<i>Lagerstroemia</i> Crape Myrtle	5-Gal	15'/15'	100 sf=100 sf	Medium+	2-2 gph	
26	⊗	<i>Caesalpinia</i> Bird of Paradise	5-Gal	10'/10'	100 sf=1600 sf	RW	2-1 gph	
Grasses								
8	⊗	<i>Muhlenbergia</i> Deer Grass	1-Gal	4'/4"	36 sf=288 sf	Low+	2-2 gph	
16	⊗	<i>Miscanthus</i> Maiden Grass	5-Gal	6'/6"	64 sf=1024 sf	Medium	2-2 gph	
Desert Accents								
50	⊗	<i>Dasyliiron</i> Sotol	5-Gal	6'/4"	64 sf=3200 sf	RW	2-1 gph	
55	⊗	<i>Yucca baccata</i> Banana Yucca	5-Gal	4'/4"	64 sf=3520 sf	RW	2-1 gph	
7	⊗	<i>Hesperaloe parviflora</i> Red Yucca	5-Gal	3'/4"	30 sf=210 sf	Low	2-1 gph	

Total Landscape Coverage=13,916 sf

MATERIALS LEGEND

BROWN GRAVEL CRUSHER FINES

GENERAL SHEET NOTES

A.

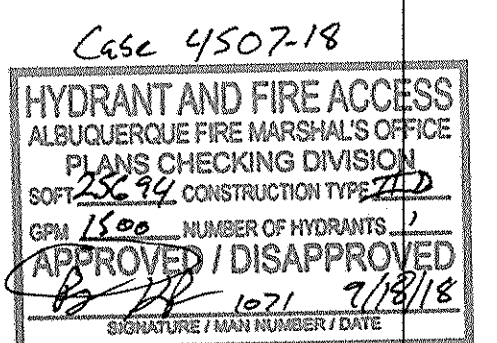
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- 12. NEW ASPHALT

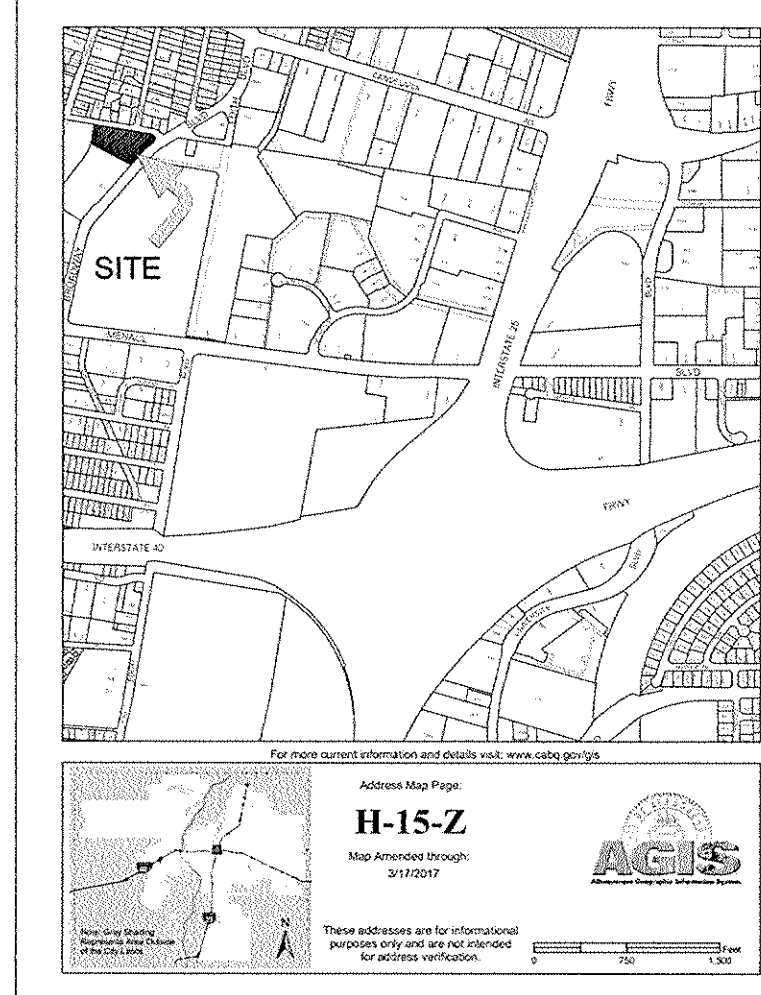
ASPHALT PAVING
 4" THICK ASPHALT WITH 12" BASE COURSE CAPABLE OF SUPPORTING A FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
 APPROPRIATE ROAD DOES NOT EXCEED 1% GRADE.
 9.18.2018

LEGEND

- EXISTING PARKING TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- NEW BUILDING ADDITION
- NO PARKING STRIPING



KEYPLAN



REVISIONS

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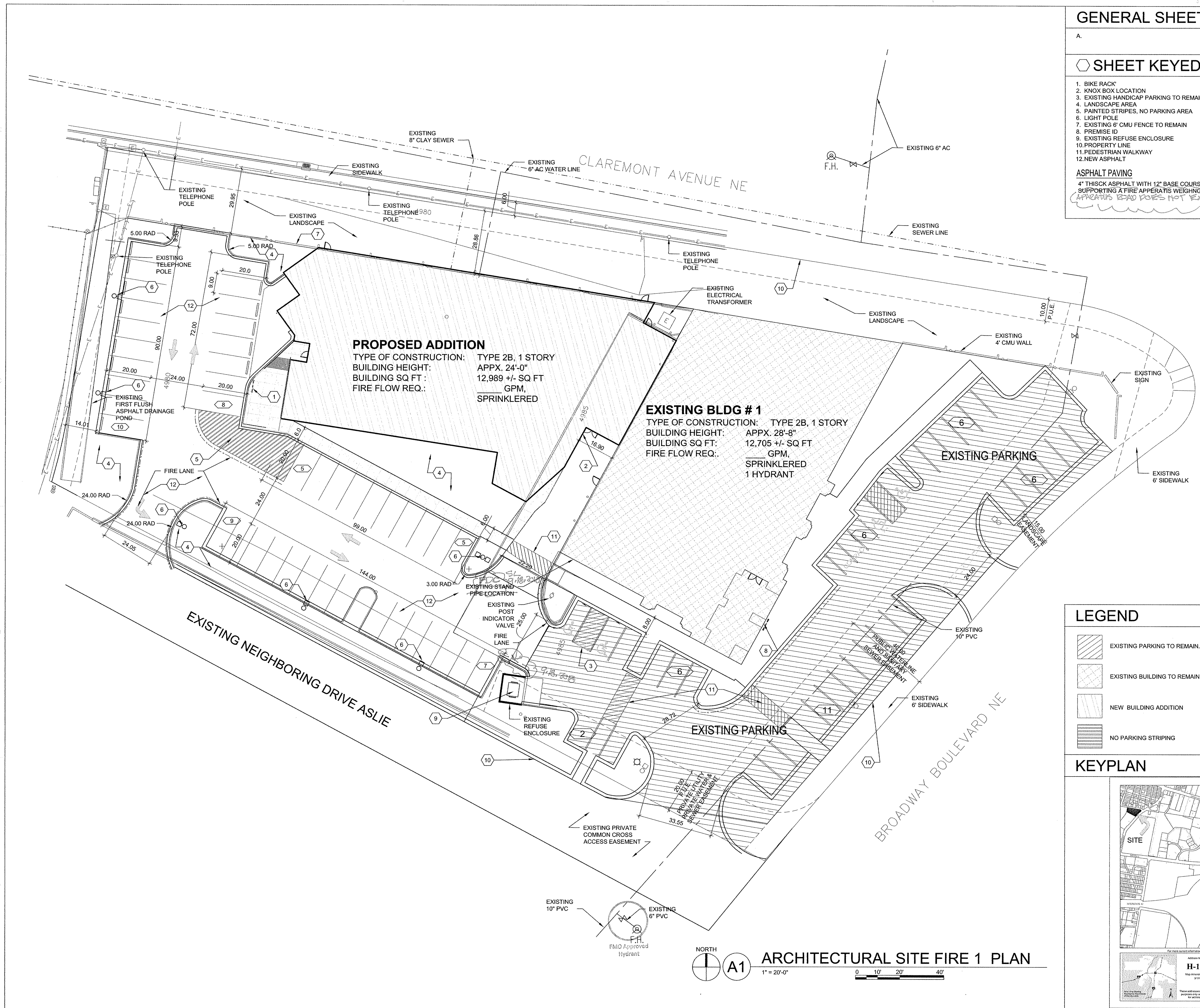
DRAWN BY	
REVIEWED BY	
DATE	9/07/2018
PROJECT NO.	18-0057.001
DRAWING NAME	

ARCHITECTURAL SITE PLAN FIRE 1

SHEET NO.

FIRE 1

3 OF



ARCHITECTURAL SITE FIRE 1 PLAN 1" = 20'-0"



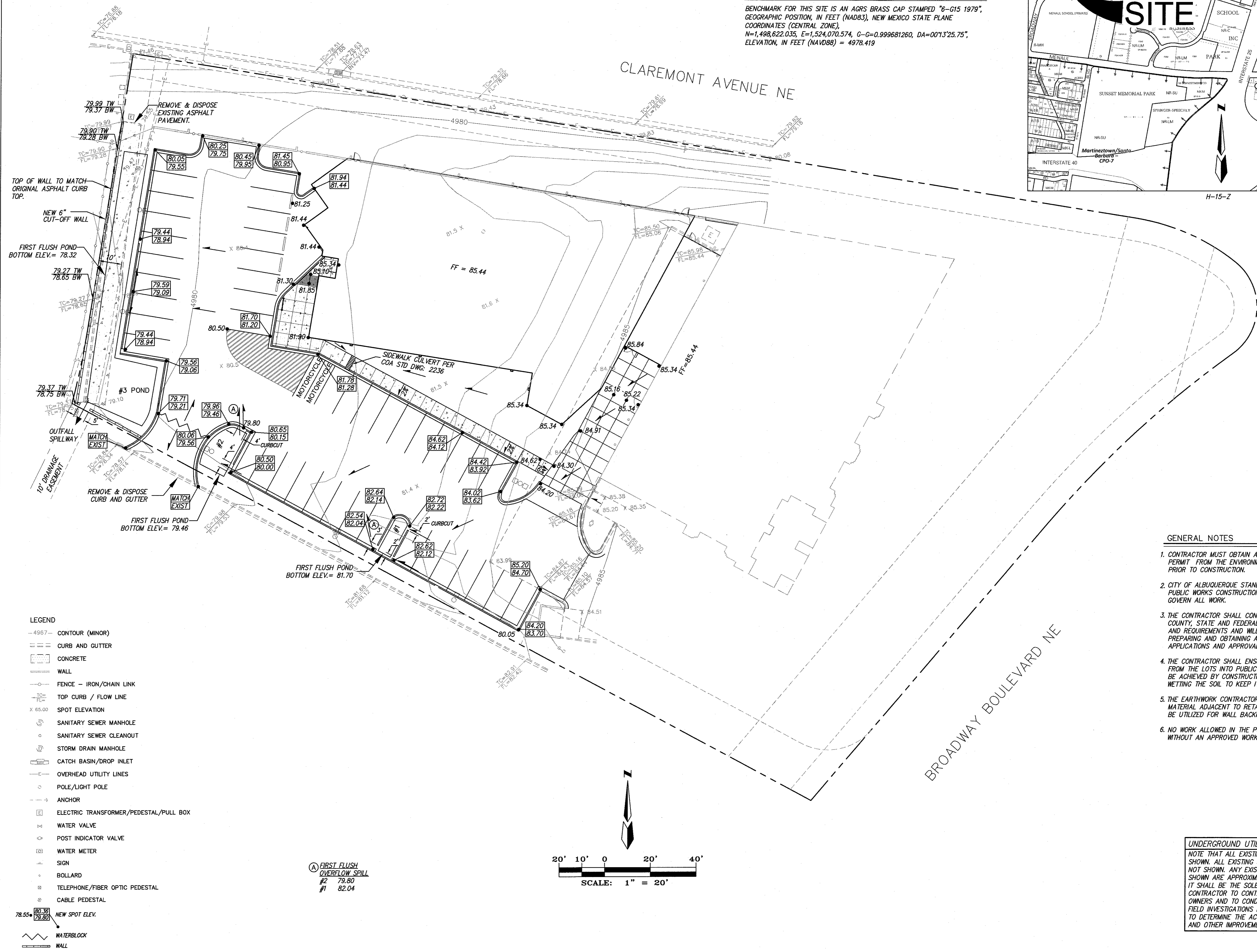
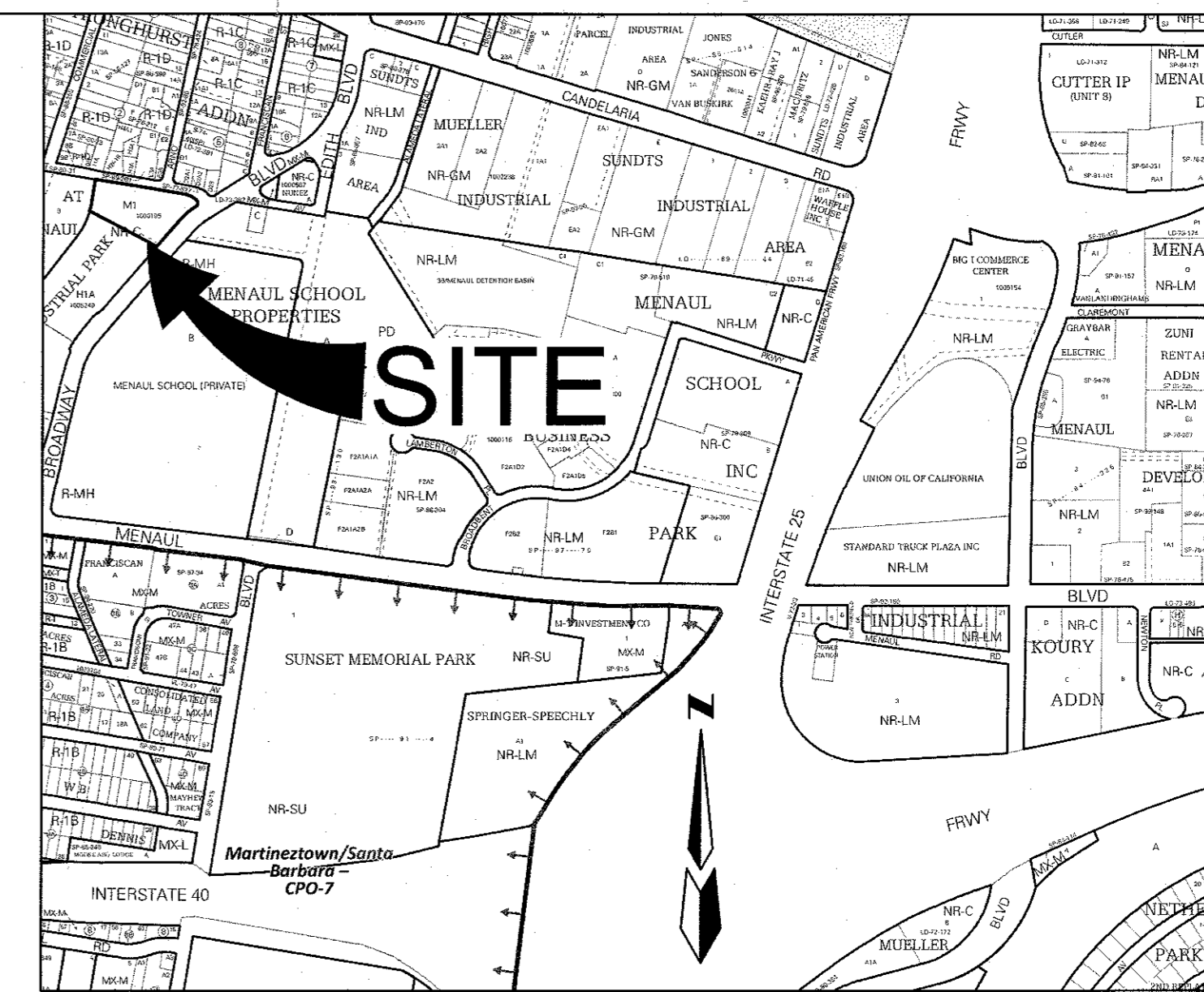
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LEGAL DESCRIPTION

TRACT M-1, GATEWAY INDUSTRIAL PARK, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "6-G15 1979", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=1,498,622.035, E=1,524,070.574, G-C=0.999681260, DA=0013'25.75", ELEVATION, IN FEET (NAVD88) = 4978.419



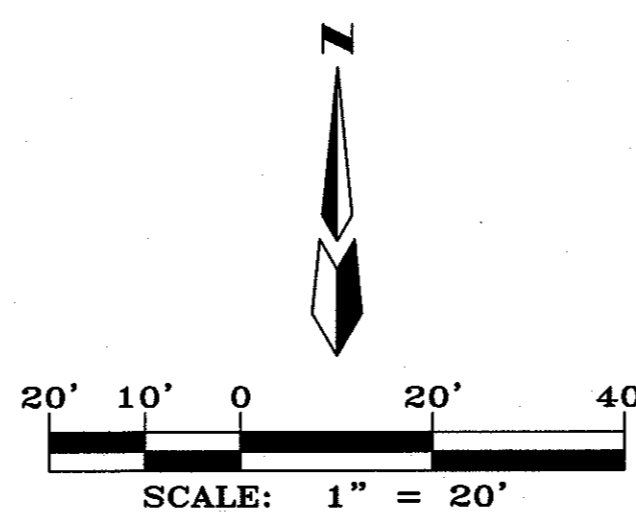
GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.

UNDERGROUND UTILITIES CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

- LEGEND**
- 4987- CONTOUR (MINOR)
 - CURB AND GUTTER
 - CONCRETE
 - WALL
 - FENCE - IRON/CHAIN LINK
 - TC= TOP CURB / FLOW LINE
 - x 65.00 SPOT ELEVATION
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - CATCH BASIN/DROP INLET
 - OVERHEAD UTILITY LINES
 - POLE/LIGHT POLE
 - ANCHOR
 - ELECTRIC TRANSFORMER/PEDESTAL/PULL BOX
 - WATER VALVE
 - POST INDICATOR VALVE
 - WATER METER
 - △ SIGN
 - BOLLARD
 - TELEPHONE/FIBER OPTIC PEDESTAL
 - CABLE PEDESTAL
 - NEW SPOT ELEV.
 - WATERBLOCK
 - WALL

○ FIRST FLUSH OVERFLOW SPILL
#2 79.80
#1 82.04





REVISIONS

- △
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- △
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DRAWN BY

REVIEWED BY

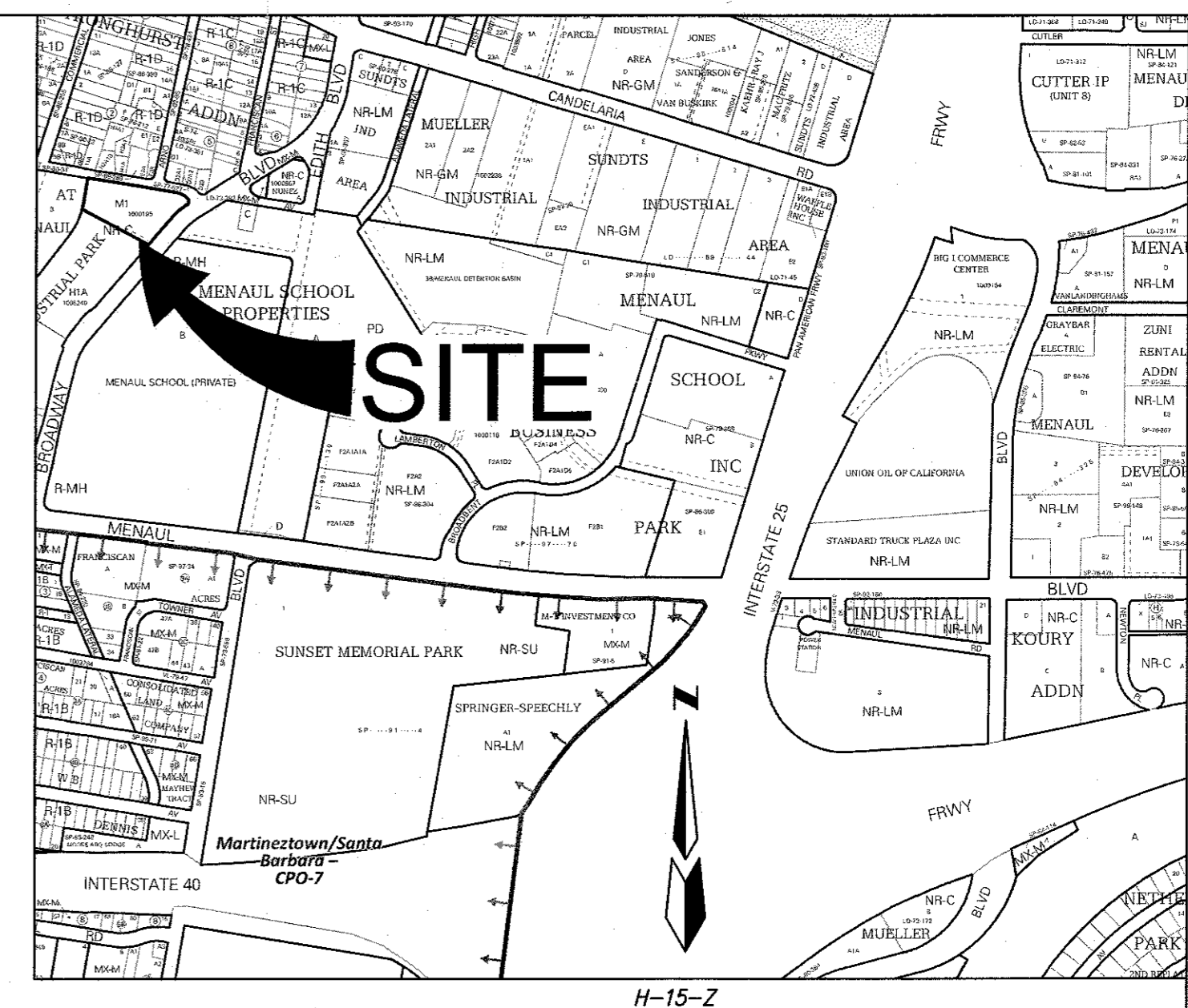
DATE 9/20/18

PROJECT NO. 18-0057.001

DRAWING NAME

DRAINAGE PLAN

SHEET NO.

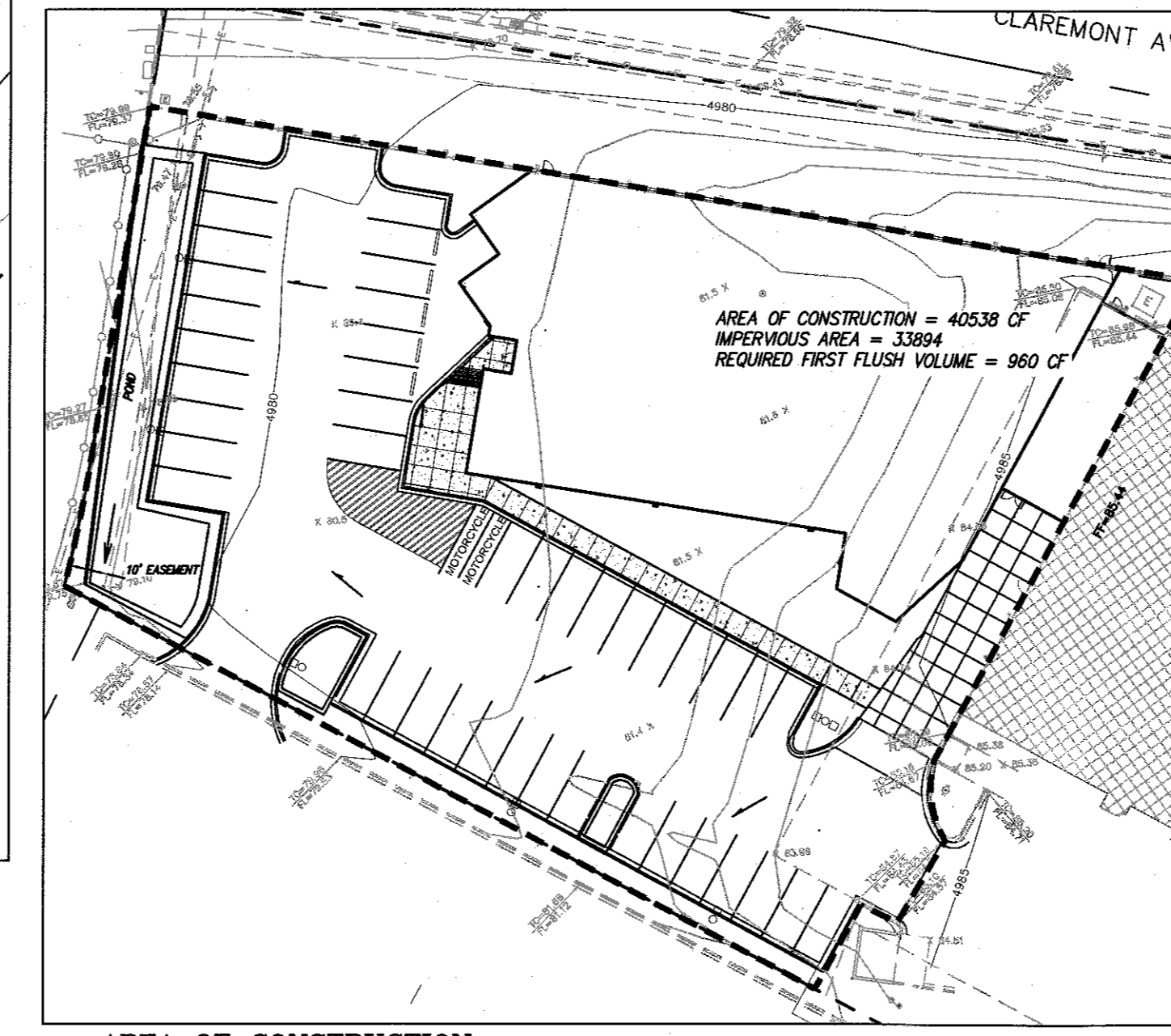


NARRATIVE DESCRIPTION

THE SITE IS LOCATED WITHIN THE GATEWAY INDUSTRIAL PARK FOR WHICH A CONCEPTUAL MASTER DRAINAGE PLAN WAS PREPARED BY MARK GOODWIN AND ASSOCIATES (YEAR 2000). TO THE NORTH OF THE SITE IS CLAREMONT AVENUE AND BROADWAY. TO THE SOUTH IS AN ADJACENT PROPERTY ALSO WITHIN THE GATEWAY INDUSTRIAL PARK THAT APPEARS TO BE MOSTLY ROOFED AND PAVED AREA. TO THE WEST OF THE SITE IS A LARGE CITY DETENTION POND.

THE SITE, WEST OF THE BUILDING TO BE EXPANDED, IS CURRENTLY UNDEVELOPED LAND WHICH SLOPES TO THE WEST TOWARDS THE DETENTION POND TO AN EXISTING ASPHALT CURB AND GUTTER WHICH CURRENTLY DIVERTS EXISTING ROOFTOP FLOW, UNDEVELOPED FLOW, AND A SMALL PORTION OF EXISTING PAVEMENT FLOW TO A LOW SPOT AT THE SOUTH END AND INTO A PRIVATE DRAINAGE EASEMENT ON THE ADJACENT PROPERTY TO THE SOUTH.

PROPOSED GRADING WILL MAINTAIN THE ORIGINAL FLOW DIRECTIONS AND WILL BE CLOSE TO EXISTING GRADES. THE GRADING WILL DIVERT FLOW TO A SERIES OF THREE FIRST FLUSH PONDS, THE LAST BEING THE WESTERN MOST, AND LARGEST FIRST FLUSH POND. A NEW CUT OFF WALL WILL BE CONSTRUCTED AT THE WEST SIDE OF THE POND, WITH TOP OF CURB ELEVATIONS CONSTRUCTED TO THE ORIGINAL ELEVATIONS OF THE ASPHALT CURB AND GUTTER TO BE REMOVED.

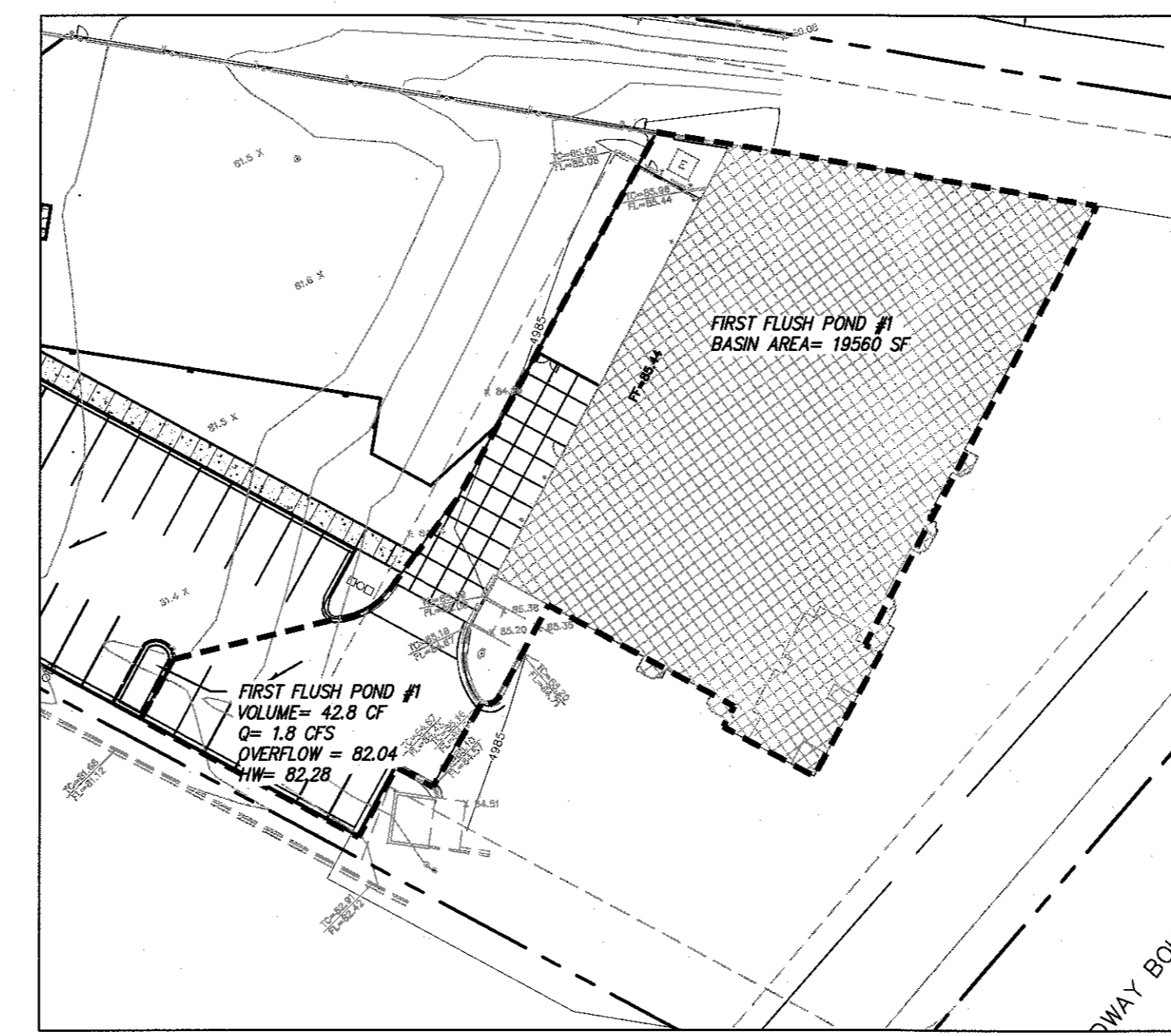


AREA OF CONSTRUCTION

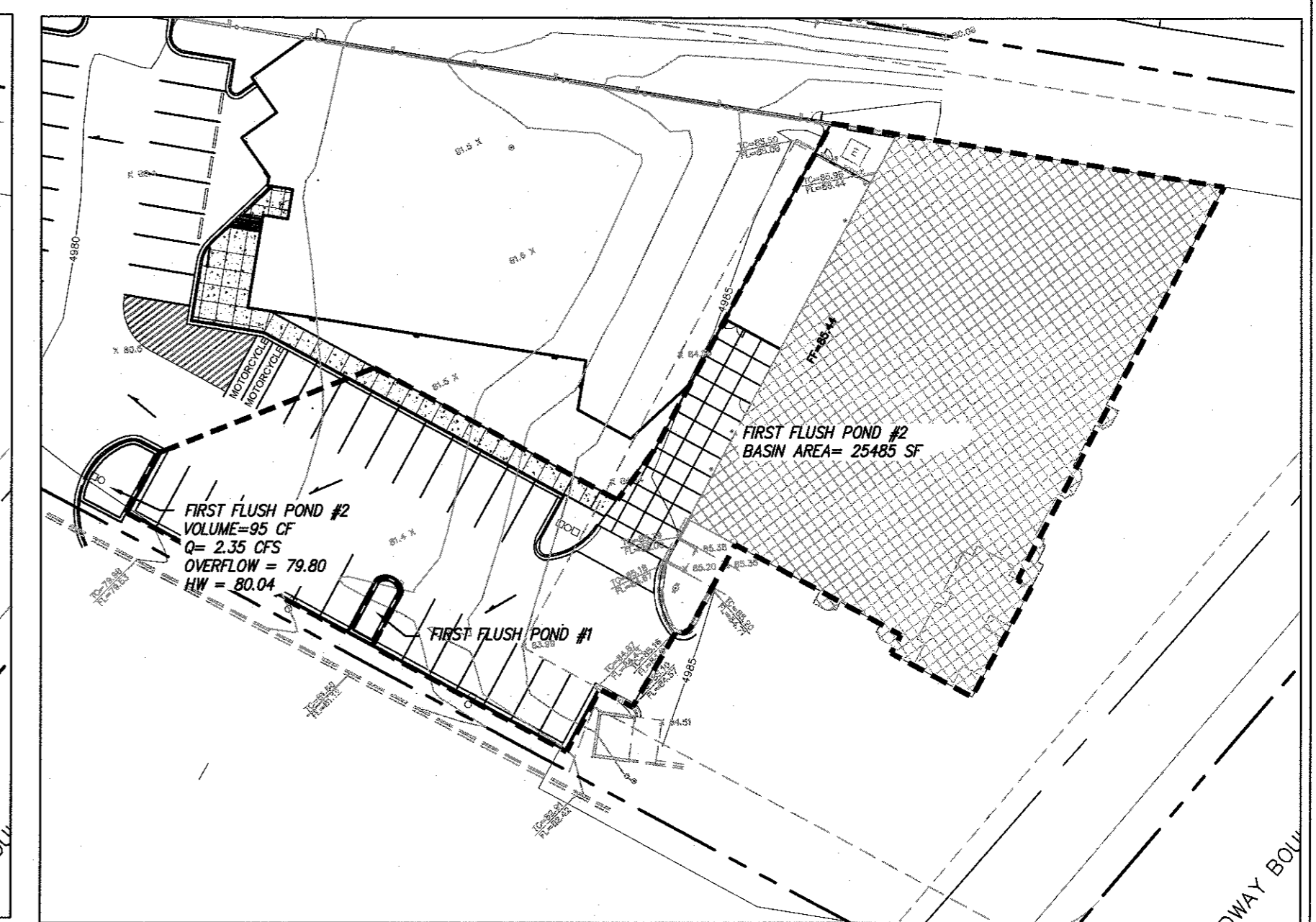
Area of Construction:	SF	AC	SQ MI
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Proposed (SF)			
Impervious	33894		
Landscape		6644	

FIRST FLUSH NOTES

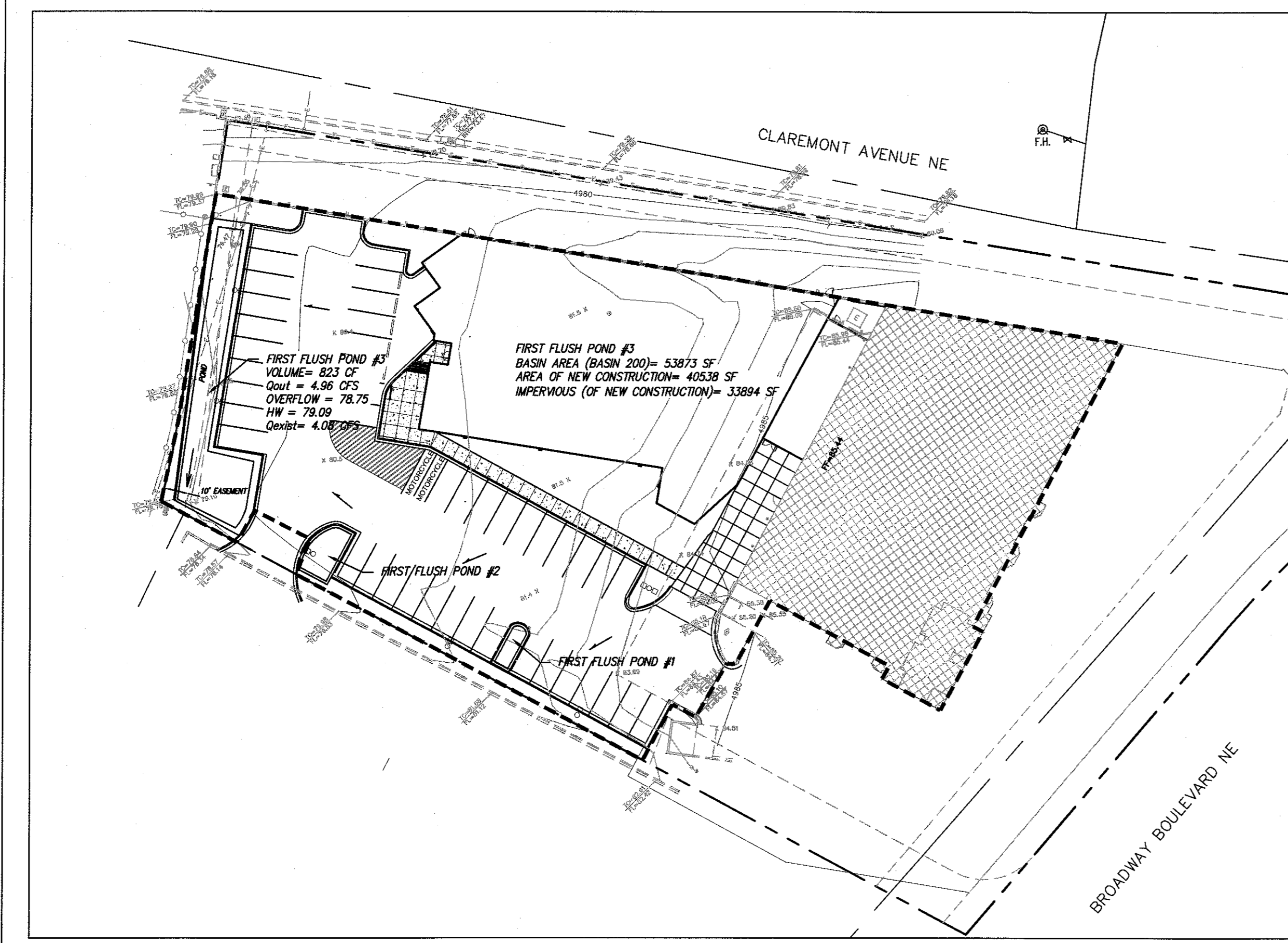
THE NEW CONSTRUCTION IS SUCH THAT FIRST FLUSH FROM EXISTING IMPERVIOUS AREA IS AVAILABLE FROM HIGHER ELEVATIONS. THOUGH NOT REQUIRED TO CAPTURE, IT IS COLLECTED AND CREDITED TOWARDS THE FIRST FLUSH CAPTURE REQUIREMENT. FIRST FLUSH IS CAPTURED THROUGH A SERIES OF FIRST FLUSH PONDS: #1, #2, AND #3. AS THE LARGEST, WESTERN MOST FIRST FLUSH POND IS LOCATED AT THE NATURAL LOW POINT AND AT THE DISCHARGE OF THE SITE, AND THERE IS ADEQUATE AREA FOR FULL CAPTURE WITH A .43' DEEP POND; THE FIRST FLUSH REQUIREMENT IS FULLY CAPTURED.



FIRST FLUSH POND #1 BASIN



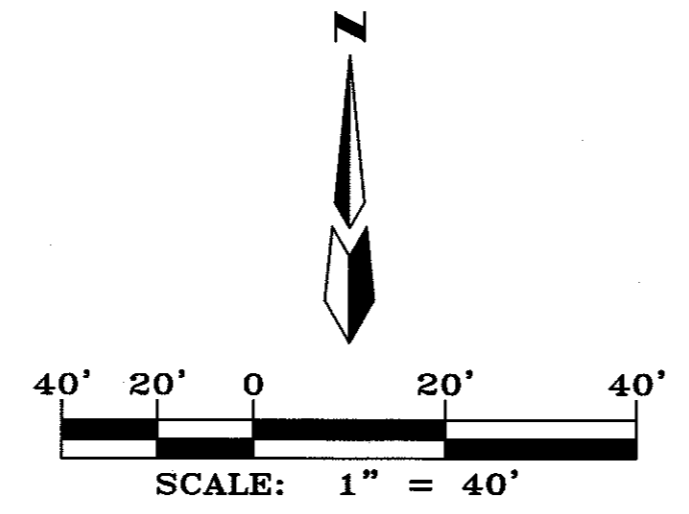
FIRST FLUSH POND #2 BASIN



SITE BASIN (BASIN 200, FIRST FLUSH POND #3 BASIN)

DRAINAGE REPORT

THE GATEWAY INDUSTRIAL PARK CONCEPTUAL MASTER DRAINAGE PLAN ALLOWED FOR UNRESTRICTED DISCHARGE INTO THE ADJACENT CITY DETENTION POND. THE DEVELOPED DISCHARGE INDICATED BY THE 2009 GRADING PLAN FOR THE SITE (JOHN ARTHUR BLESSEN, STAMP DATE APRIL 4, 2009) WAS 5.1 CFS. THE EXISTING DISCHARGE INCLUDING THE EXISTING ROOF TOP AND SMALL PORTION OF EXISTING PAVEMENT IS EVALUATED AT 4.08 CFS USING AHYMO-S4. WITH PROVISION OF FIRST FLUSH CAPTURE, RAINFALL WAS REDUCED BY THE SPREAD OF THE FIRST FLUSH CAPTURE OVER THE SITE BASIN AREA (BASIN 200). THIS YIELDED SITE DISCHARGE FROM THE PROPOSED DEVELOPMENT TO BE ESTIMATED AT 4.96 CFS. THE CALCULATIONS ARE AS FOLLOWS:



Pond #	Wier	First Flush Basin	Area (SF)	Flow (CFS)	Wier Discharge (CFS)	Width (ft)	Wier Coeff
Pond #1	Wier	Basin 101	19560 (SF)	1.80 (C Wier Depth (FT))	1.83 (CFS)	0.24	3
	Flow by Proportion		53873 (SF)				2.6
							1.83 (CFS)
Pond #2	Wier	Basin 101	25485 (SF)	2.35 (C Wier Depth (FT))	2.45 (CFS)	0.24	4
	Flow by Proportion		53873 (SF)				2.6
							2.45 (CFS)
Pond #3	Wier	Basin 101	960 (SF)	4.96 (C Wier Depth (FT))	5.15 (CFS)	0.34	5
	Flow by Proportion		53873 (SF)				2.6
							5.15 (CFS)

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 *S ONSITE PROPERTY RUNOFF FOR EXIST TO PROP COMPARISON
 *S By Cory Pierce
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 *Existing Conditions Basin 100
 SEDIMENT BULK CODE=1 BULK FACTOR = 1.18
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 A B C D 36 36 0 28
 TP=0.13333 MASSRAIN=-1
 ID=2 CODE=1
 PRINT HYD
 *Proposed Conditions Basin 200
 SEDIMENT BULK CODE=1 BULK FACTOR = 1.06
 RAINFALL TYPE=1 0.0 1.63 2.17 2.56 DT=0.01
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 ID=3 CODE=1
 PRINT HYD
 FINISH

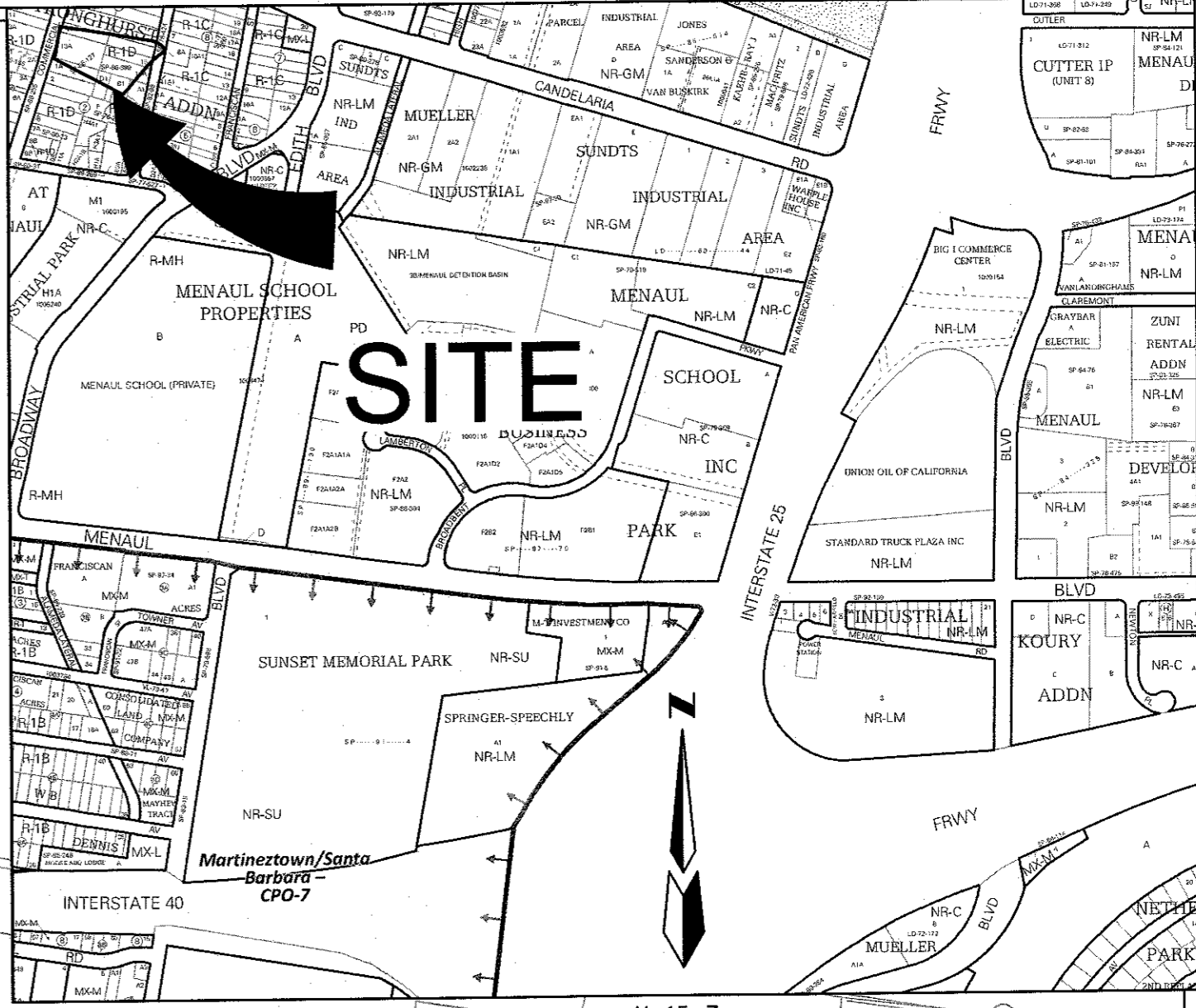
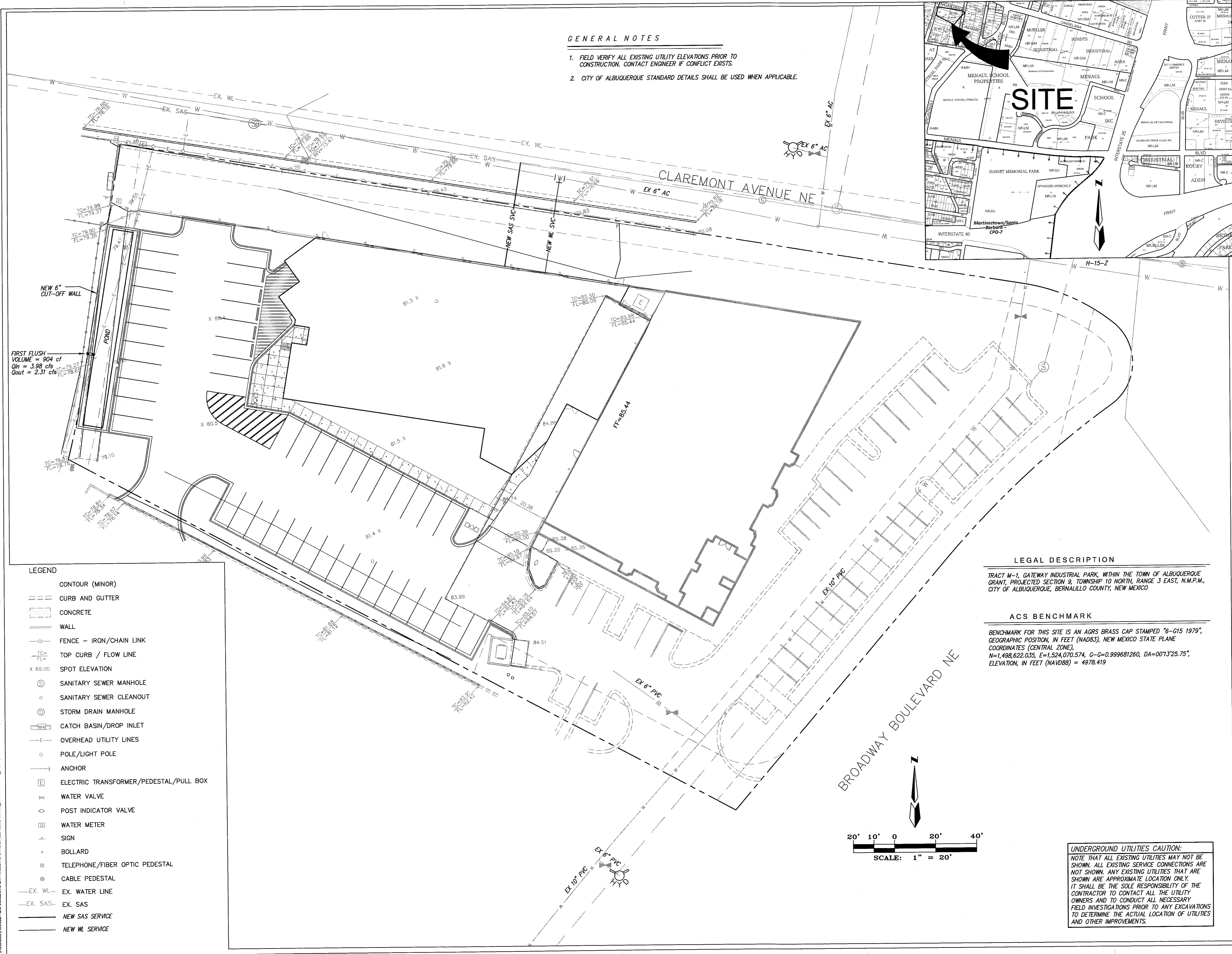
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COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
START											
LOCATION	ALBUQUERQUE										
*S ABC -18022											
*S ONSITE PROPERTY RUNOFF FOR EXIST TO PROP COMPARISON											
*S By Cory Pierce											
RAINFALL	TYPE=1	NOAA 14			RAIN6=				2.390		
SEDIMENT BULK					PK BF =				1.18		
COMPUTE NM HYD	100.00	-	2	0.00193	4.08	0.138	1.34010	1.530	3.300 PER IMP=		28.00
SEDIMENT BULK									PK BF =		1.06
RAINFALL	TYPE=1	NOAA 14			RAIN6=				2.170		
COMPUTE NM HYD	200.00	-	3	0.00193	4.96	0.194	1.88694	1.530	4.013 PER IMP=		88.00
FINISH											

(s10H)
 *BASIN 100 IS BASIN 200 IN EXISTING CONDITIONS

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICT EXISTS.
2. CITY OF ALBUQUERQUE STANDARD DETAILS SHALL BE USED WHEN APPLICABLE.



FIRST FLUSH
VOLUME = 904 cf
Q_{in} = 3.98 cfs
Q_{out} = 2.31 cfs

LEGEND

---○---	CONTOUR (MINOR)
---	CURB AND GUTTER
▨	CONCRETE
—	WALL
—○—	FENCE - IRON/CHAIN LINK
—TC—	TOP CURB / FLOW LINE
x 65.00	SPOT ELEVATION
⊙	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
⊕	STORM DRAIN MANHOLE
▭	CATCH BASIN/DROP INLET
—	OVERHEAD UTILITY LINES
○	POLE/LIGHT POLE
—	ANCHOR
⊞	ELECTRIC TRANSFORMER/PEDESTAL/PULL BOX
x	WATER VALVE
⊞	POST INDICATOR VALVE
⊞	WATER METER
⊞	SIGN
○	BOLLARD
⊞	TELEPHONE/FIBER OPTIC PEDESTAL
⊞	CABLE PEDESTAL
—EX. WL—	EX. WATER LINE
—EX. SAS—	EX. SAS
—	NEW SAS SERVICE
—	NEW WL SERVICE

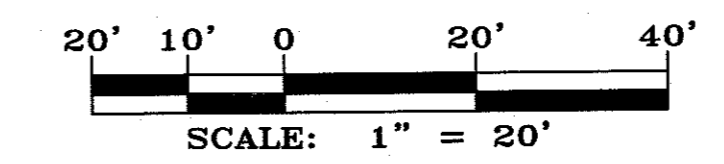
LEGAL DESCRIPTION

TRACT M-1, GATEWAY INDUSTRIAL PARK, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "6-G15 1979", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=1,498,622.035, E=1,524,070.574, C-C=0.999681260, DA=0013'25.75", ELEVATION, IN FEET (NAVD88) = 4978.419

UNDERGROUND UTILITIES CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.



P:\ALBUQUERQUE\ABC BUILDING EXPANSION\PLANS\UTILITIES\18022_MU\UTILITY.dwg, 9/20/2018 4:45:35 PM, SPS



GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

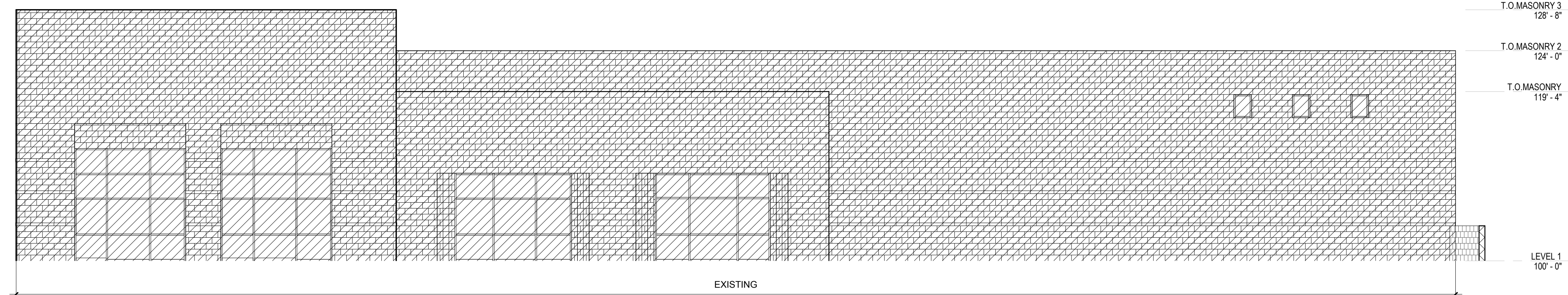
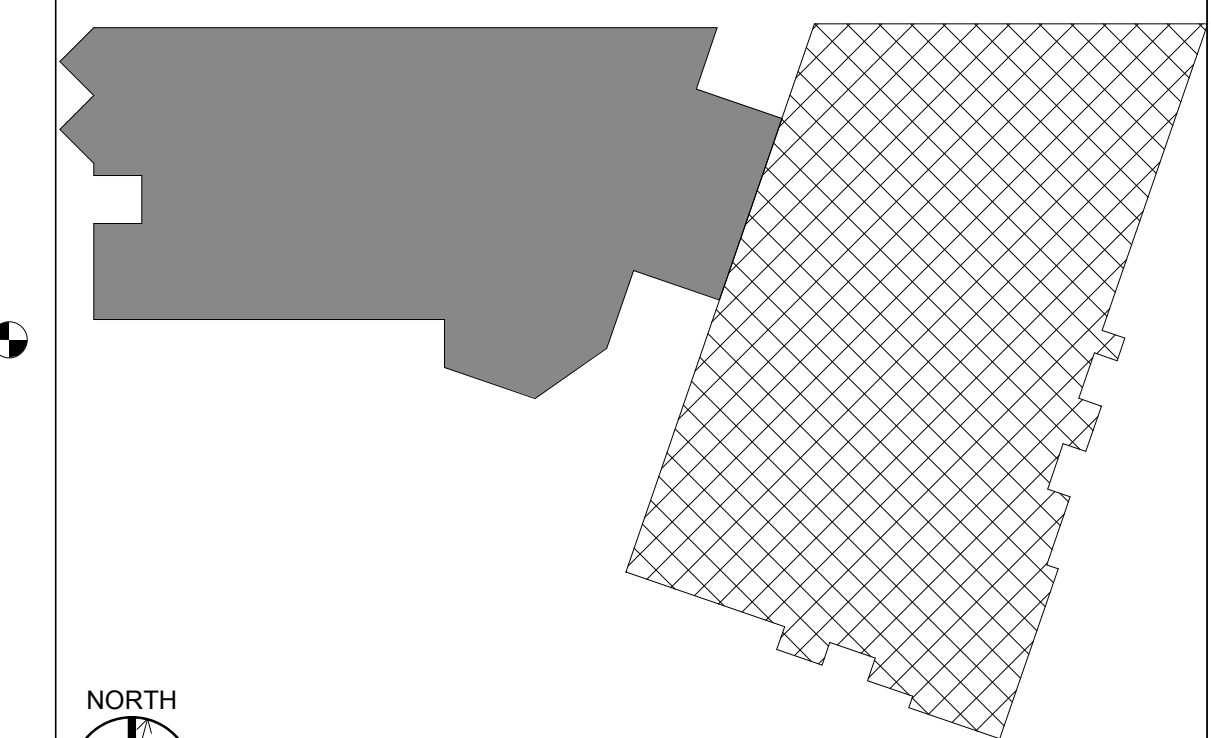
REFERENCE KEYNOTES

1. SPLITFACE CONCRETE MASONRY - COLOR RUST RED TO MATCH EXISTING
2. BURNISHED CONCRETE MASONRY ACCENT BANDS - TO MATCH EXISTING
3. STANDARD FINISH MASONRY - COLOR BUFF TAN TO MATCH EXISTING
4. CORRUGATED METAL WALL PANEL SYSTEM
5. ALUMINUM - FRAMED STROEFRONT SYSTEM
6. STEEL BEAM
7. OVERHEAD COILING DOOR
8. HOLLOW METAL DOOR AN FRAME

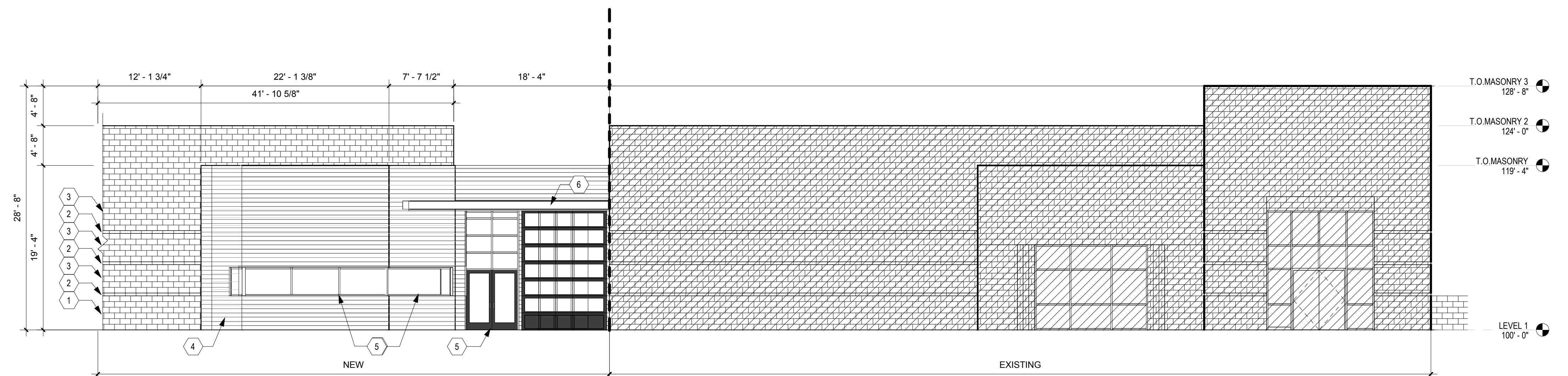
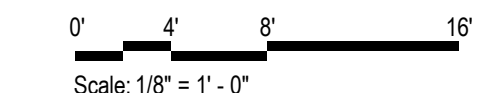
LEGEND

-  STUCCO, EARTHTONE COLOR
-  CONCRETE WALL, TAN/BROWN

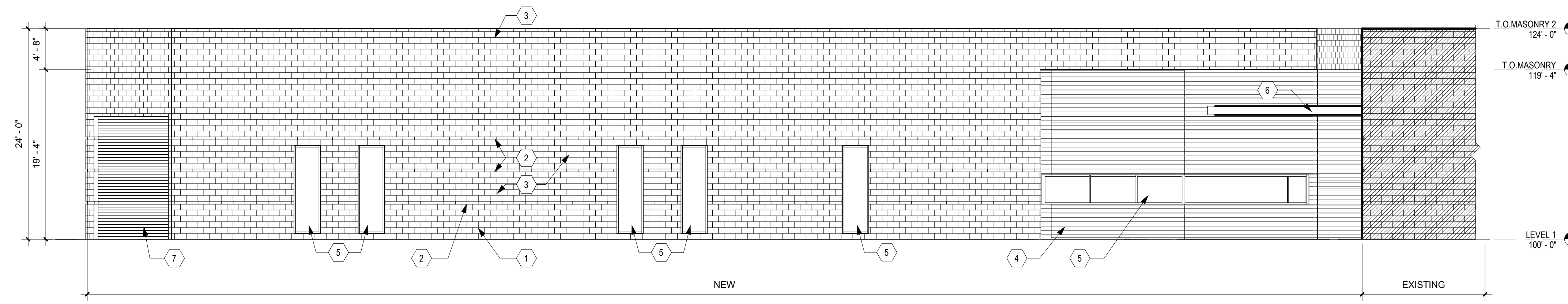
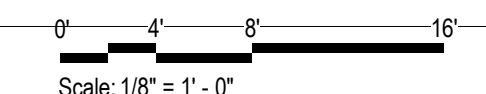
KEY PLAN



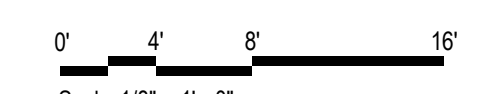
C3 EAST ELEVATION
1/8" = 1'-0"



B3 SOUTH ELEVATION
1/8" = 1'-0"



A3 SOUTH ELEVATION
1/8" = 1'-0"




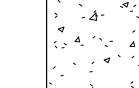
GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

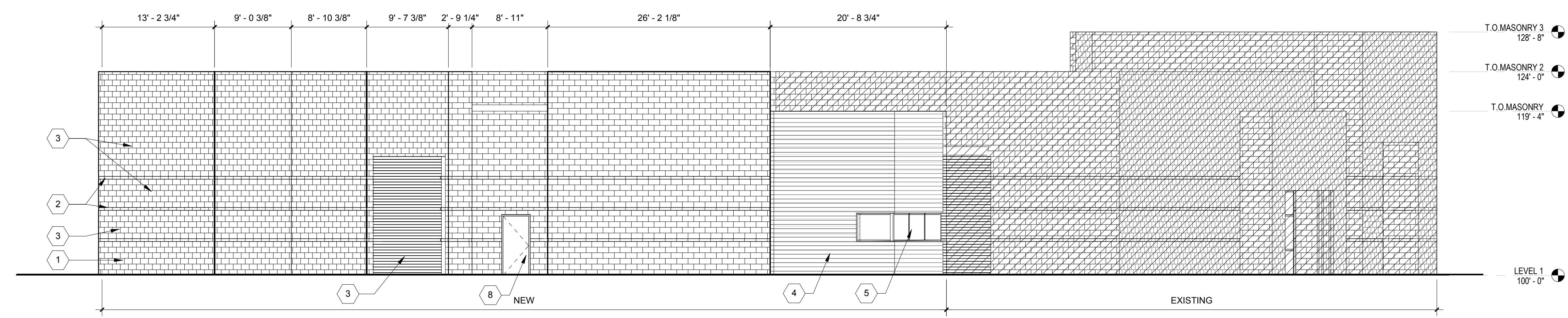
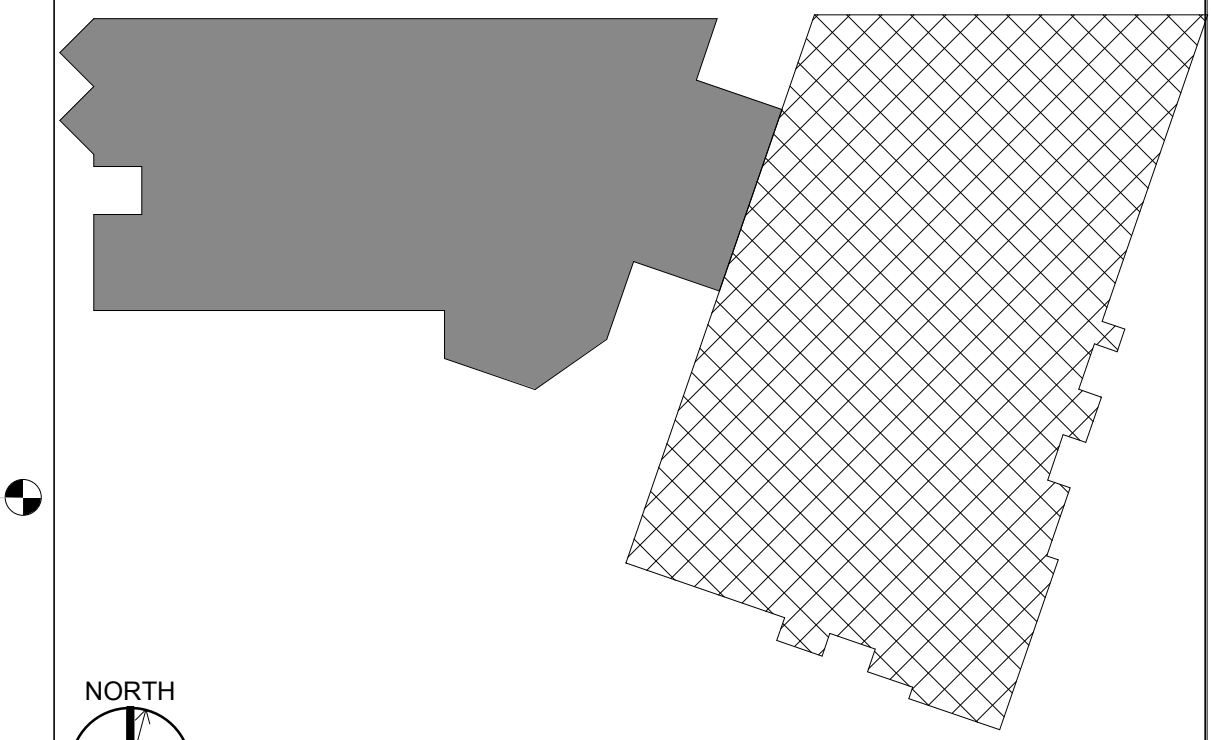
REFERENCE KEYNOTES

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2. BURNISHED CONCRETE MASONRY ACCENT BANDS - TO MATCH EXISTING
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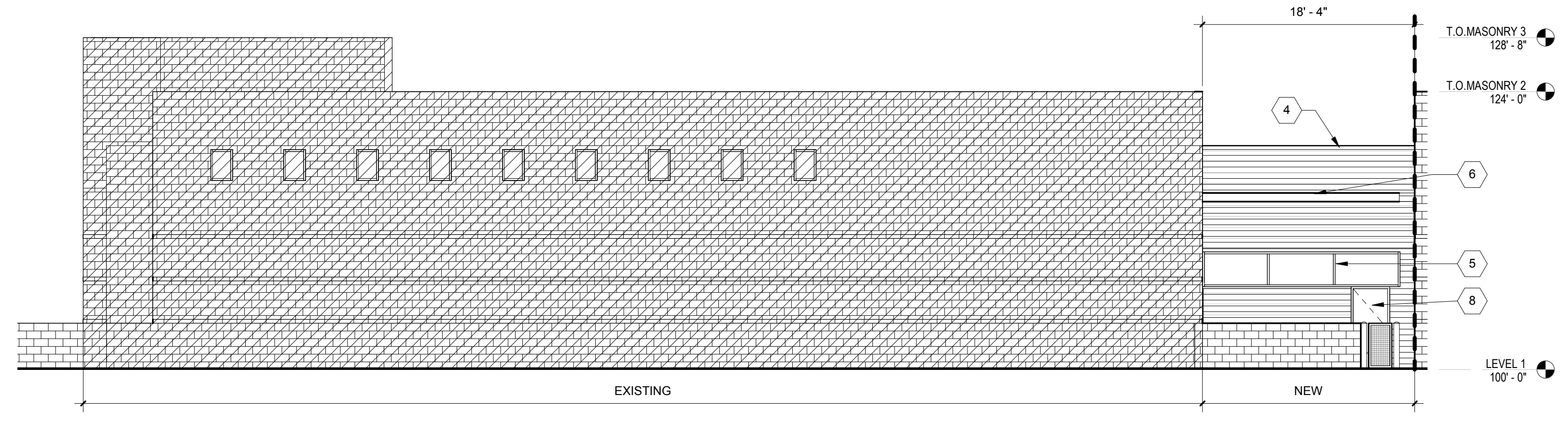
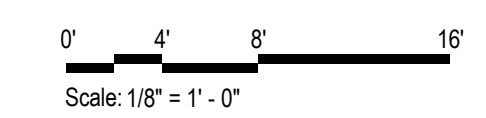
LEGEND

-  STUCCO_EARTHTONE COLOR
-  CONCRETE_WALL_TANBROWN

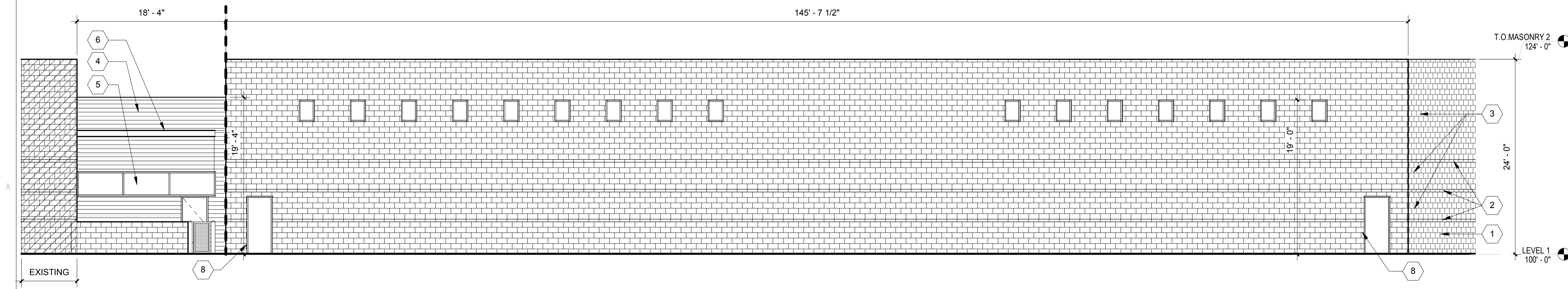
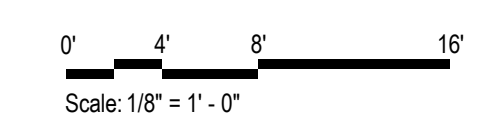
KEY PLAN



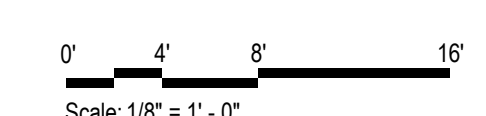
C3 WEST ELEVATION
1/8" = 1'-0"



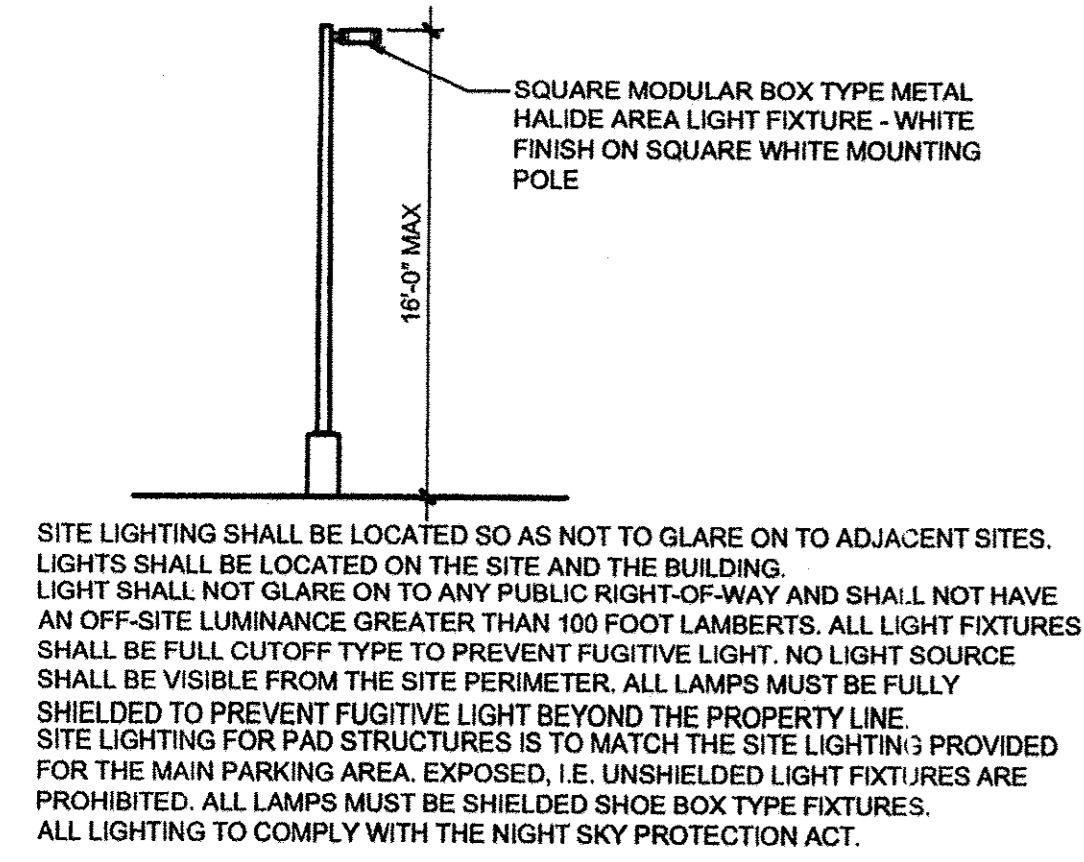
B3 NORTH ELEVATION
1/8" = 1'-0"



A3 NORTH ELEVATION
1/8" = 1'-0"

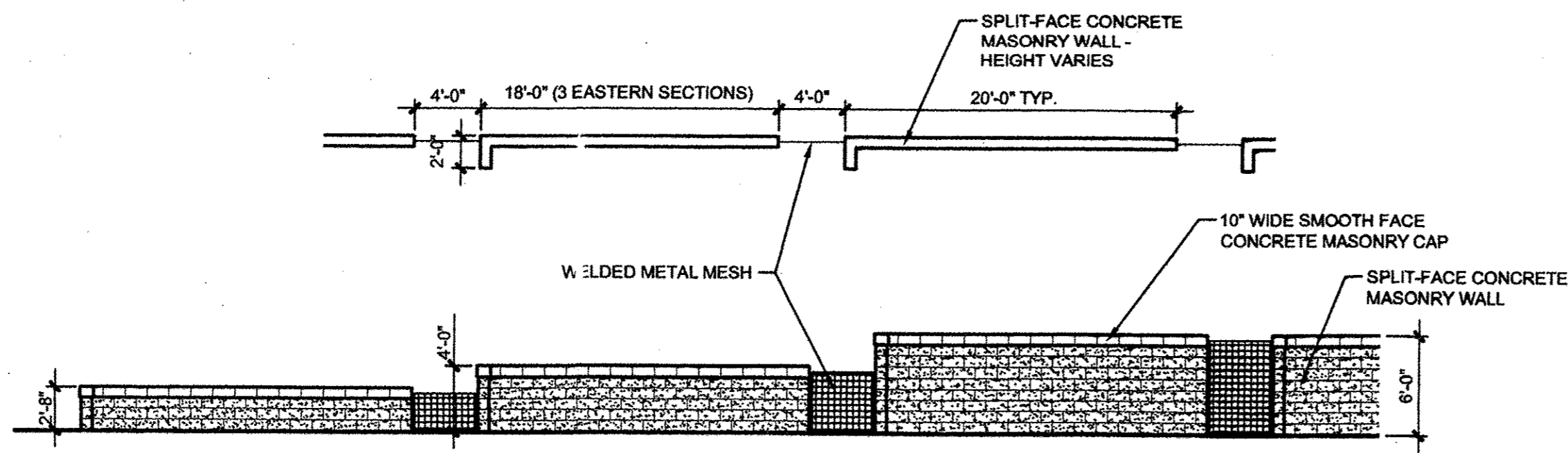


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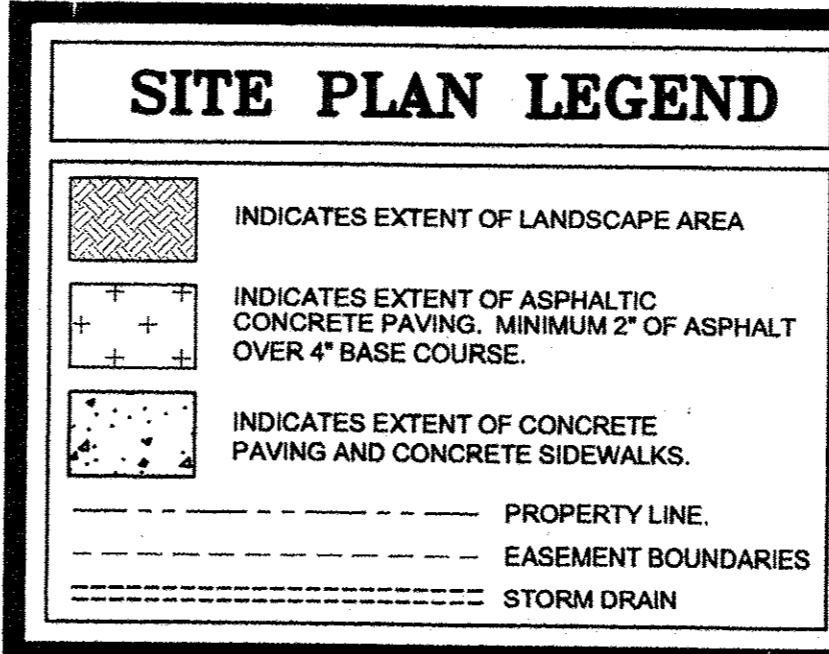
D1 SITE LIGHTING DETAIL

SCALE: N.T.S.

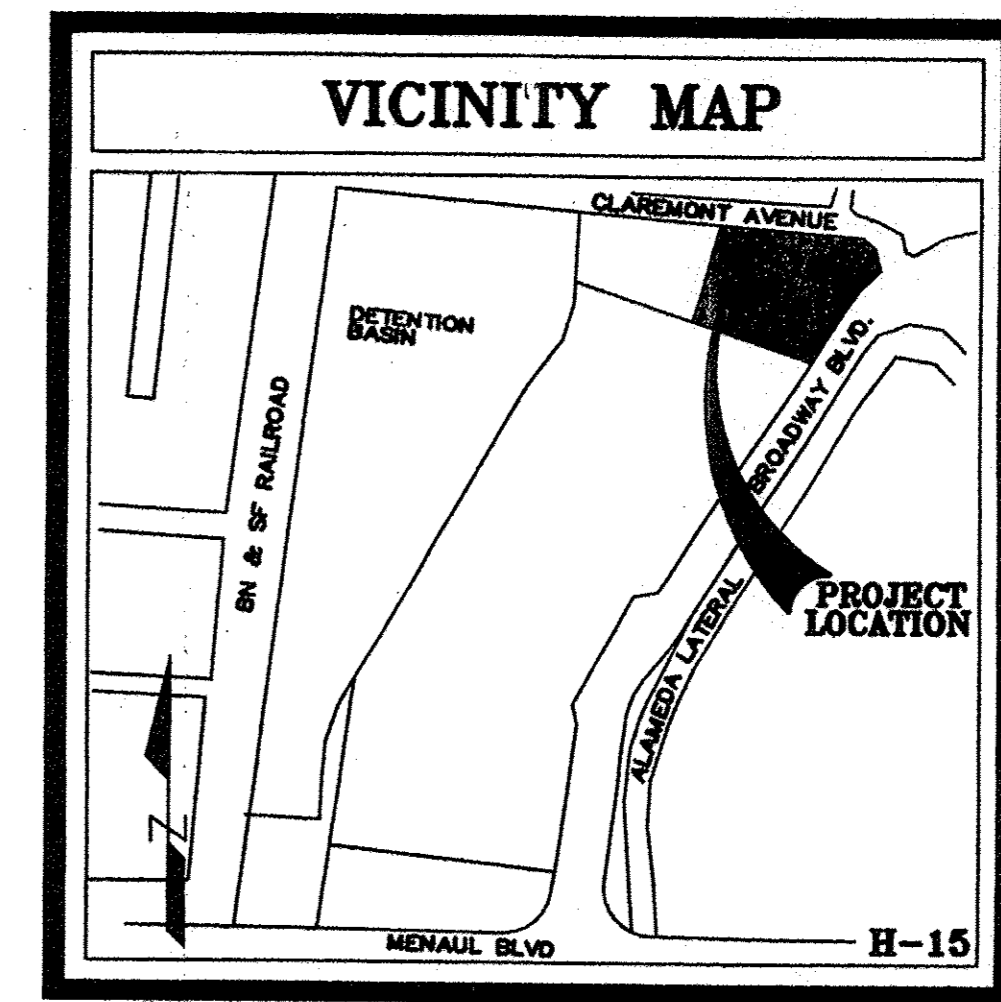


D2 CONCRETE MASONRY WALL

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



NOTE:
 1. A CROSS-ACCESS AGREEMENT IS IN PLACE BETWEEN ADJACENT PROPERTIES.
 2. NO ACCESS ALLOWED ON CLAREMONT AVE.



CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 842-1113
 Fax: (505) 842-1330

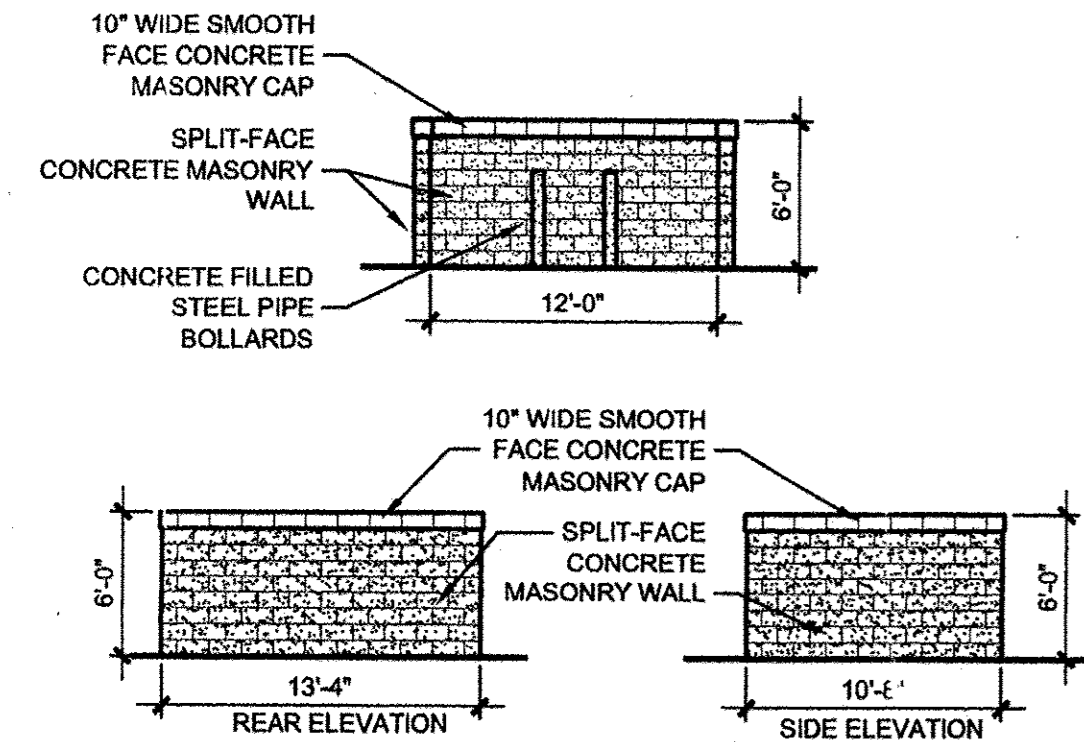
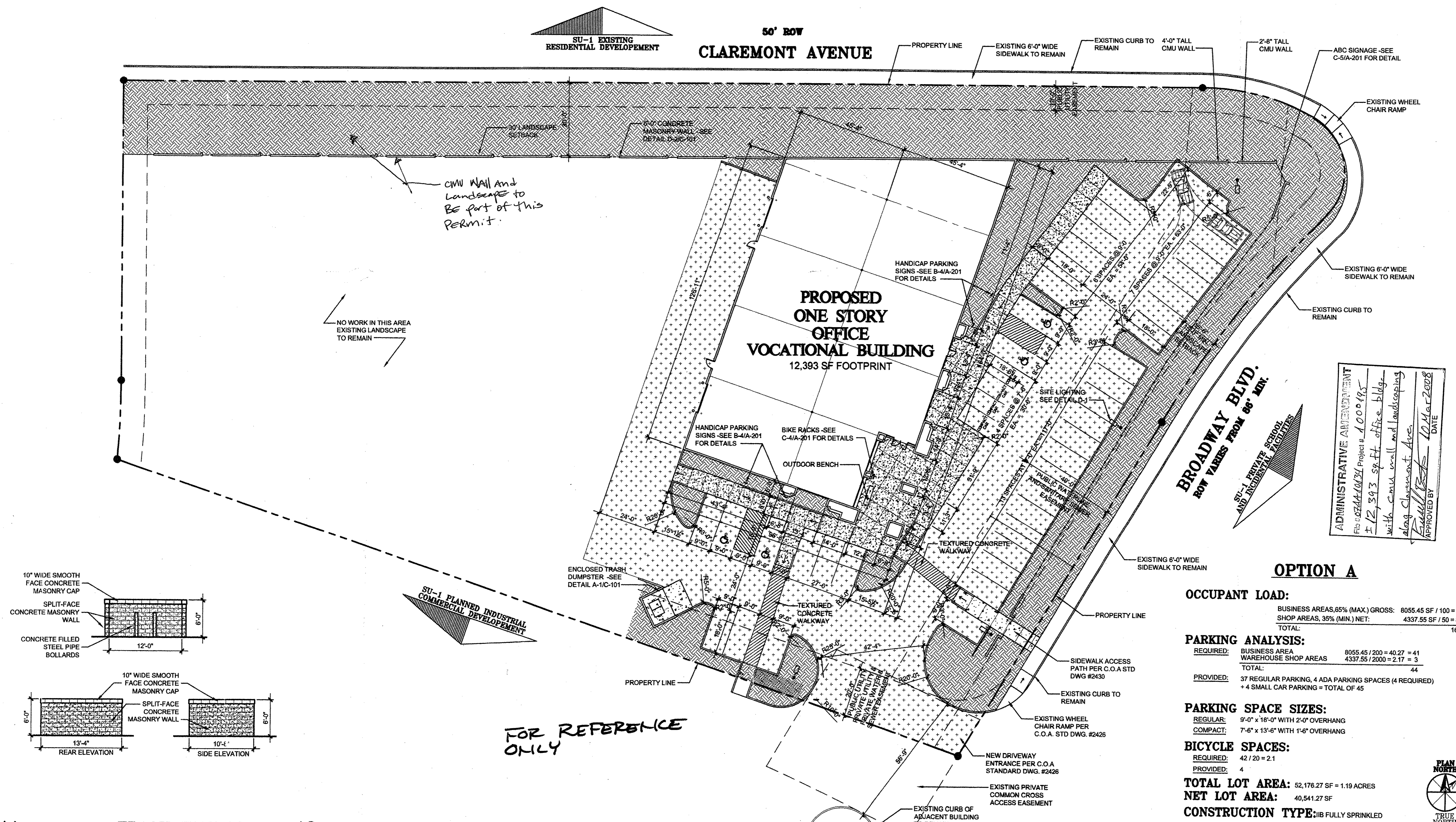
OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.E.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C. Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL

PRELIMINARY NOT FOR CONSTRUCTION

ASSOCIATED BUILDERS & CONTRACTORS
 NEW MEXICO CHAPTER
 2851 BROADWAY BLVD. NE
 ALBUQUERQUE, NEW MEXICO



A1 TRASH ENCLOSURE

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

A2

SCALE: 1" = 20'-0"

ADMINISTRATIVE AMENDMENT
 FILE # 02444-0034 Project # 1000185
 # 12,393 sq ft office bldg. with CMU wall and landscaping along Claremont Ave.
 Approved By: [Signature] DATE: 10 Mar 2008

OPTION A

OCCUPANT LOAD:
 BUSINESS AREAS, 65% (MAX.) GROSS: 8055.45 SF / 100 = 81
 SHOP AREAS, 35% (MIN.) NET: 4337.55 SF / 50 = 87
 TOTAL: 168

PARKING ANALYSIS:
 REQUIRED: BUSINESS AREA 8055.45 / 200 = 40.27 = 41
 WAREHOUSE SHOP AREAS 4337.55 / 2000 = 2.17 = 3
 TOTAL: 44
 PROVIDED: 37 REGULAR PARKING, 4 ADA PARKING SPACES (4 REQUIRED) + 4 SMALL CAR PARKING = TOTAL OF 45

PARKING SPACE SIZES:
 REGULAR: 9'-0" x 18'-0" WITH 2'-0" OVERHANG
 COMPACT: 7'-6" x 13'-6" WITH 1'-6" OVERHANG

BICYCLE SPACES:
 REQUIRED: 42 / 20 = 2.1
 PROVIDED: 4

TOTAL LOT AREA: 52,176.27 SF = 1.19 ACRES
NET LOT AREA: 40,541.27 SF
CONSTRUCTION TYPE: IIB FULLY SPRINKLED

MARK	DATE	DESCRIPTION
	3/06/2007	A.A. SUBMITTAL
	12/20/2007	A.A. SUBMITTAL

PROJECT NUMBER: 03005
DRAWING FILE: 03005-7-3C-C101-SDP
DRAWN BY: HW
CHECK BY: C
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS
DATE: DECEMBER 17

SHEET TITLE
ADMINISTRATIVE AMENDMENT SITE DEVELOPMENT FOR BUILDING PERMIT

SHEET NUMBER
C-101