

ADMINISTRATIVE AMENDMENT

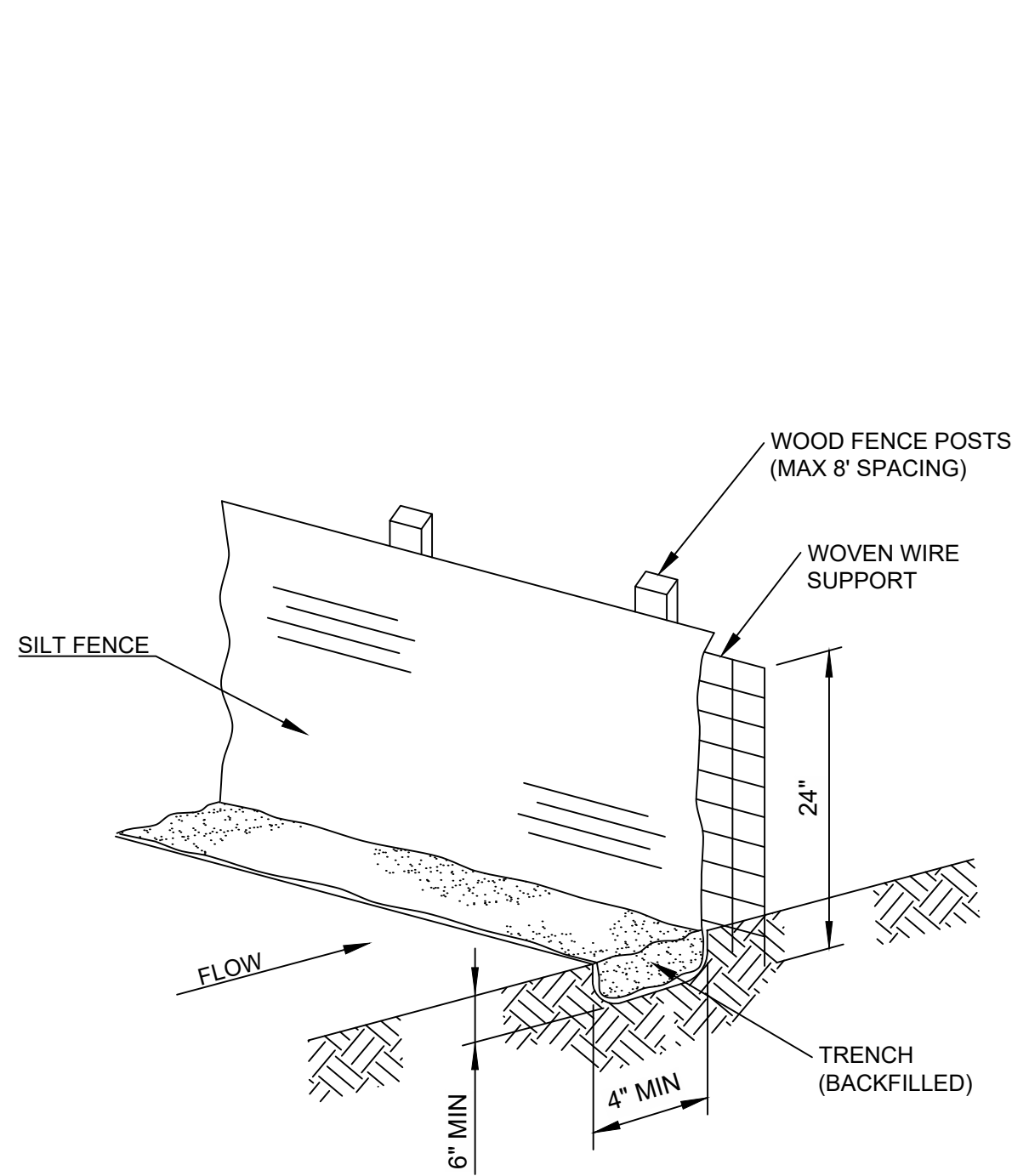
FILE #: _____ PROJECT #: _____

APPROVED BY

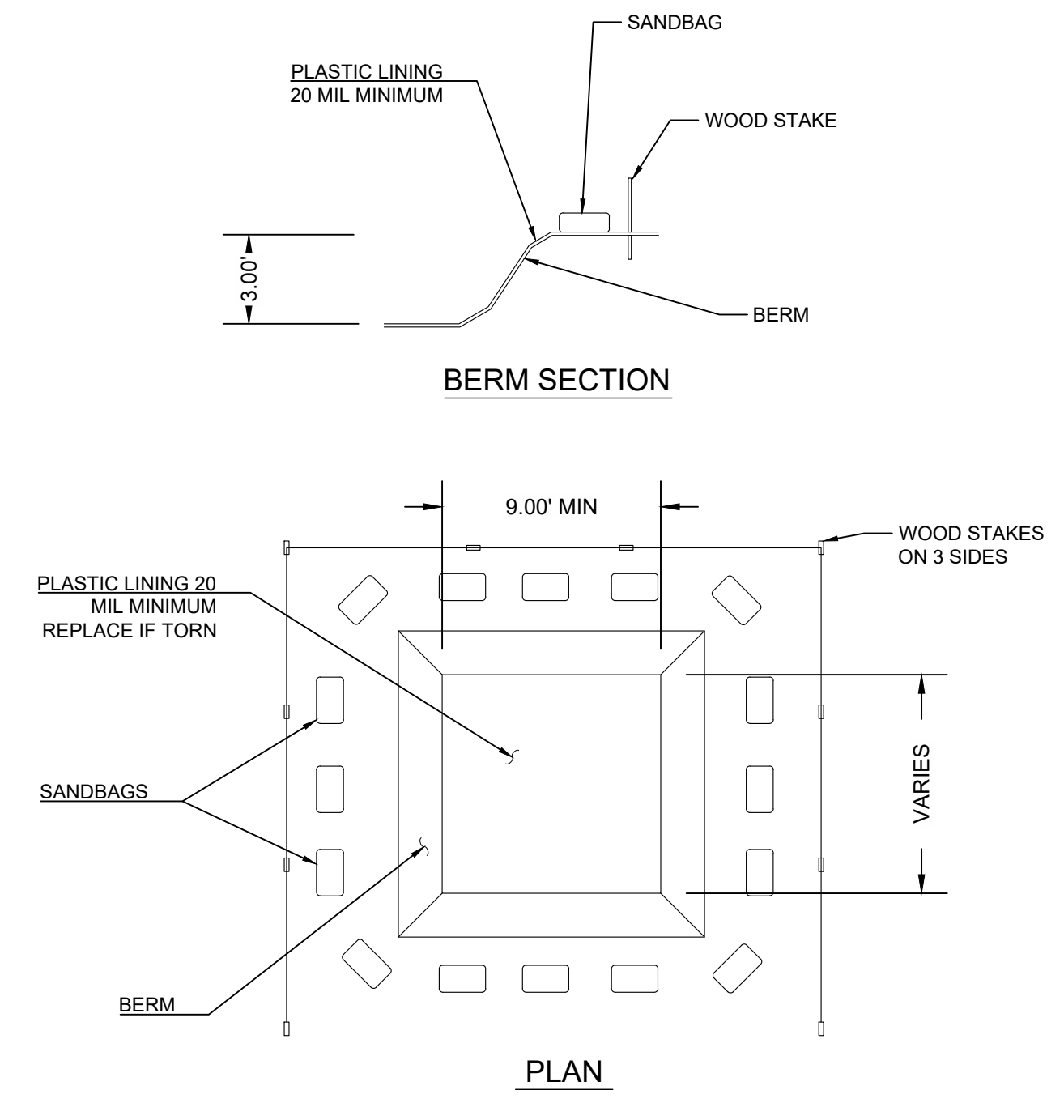
DATE

ISSUE | REVISION:

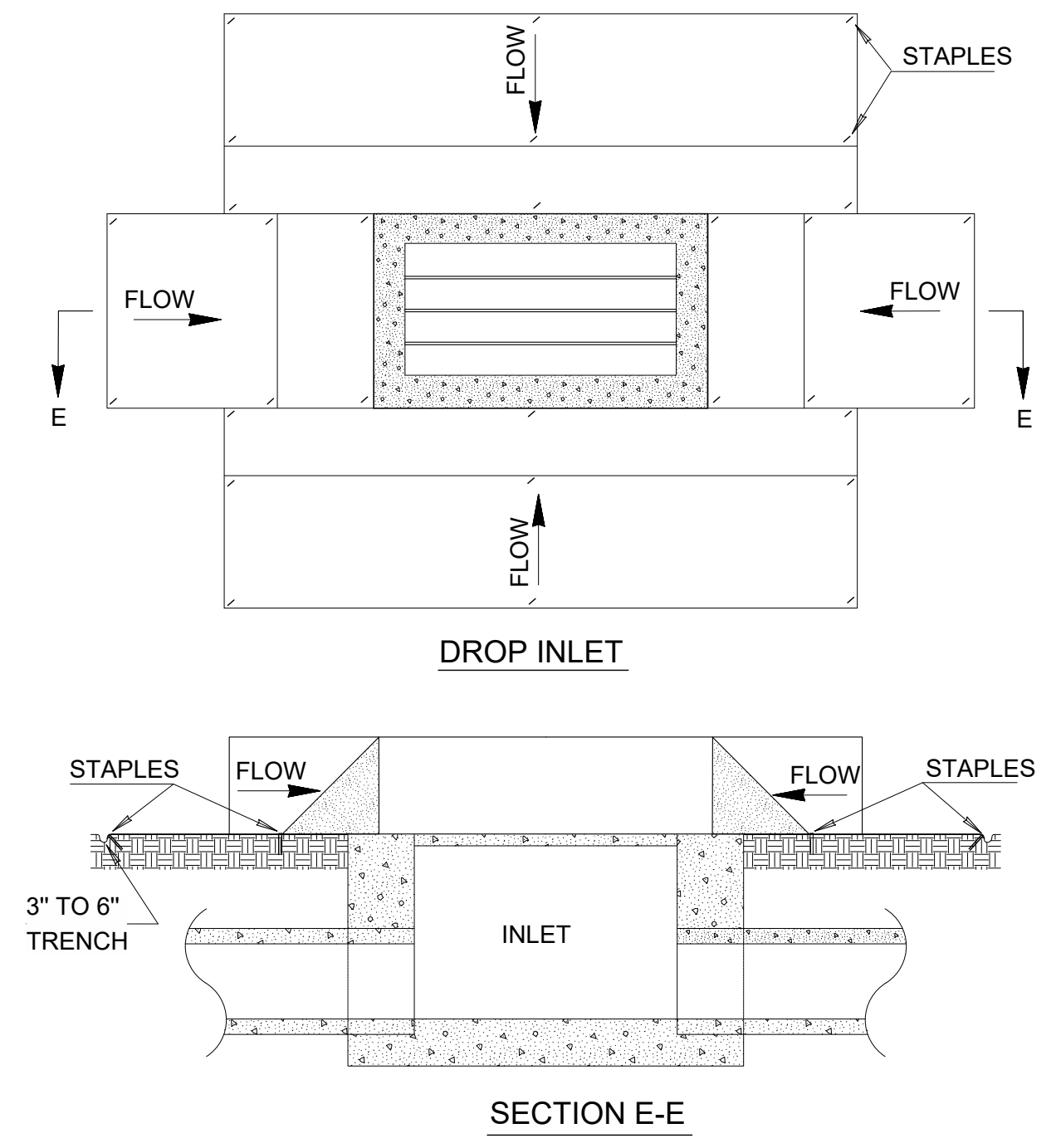
| NO. | DESCRIPTION | DATE |
|-----|--------------|----------|
| 1 | PERMIT / BID | 12/03/21 |
| 2 | ASI #1 | 12/17/21 |
| 3 | ADD#1 | 01/07/22 |
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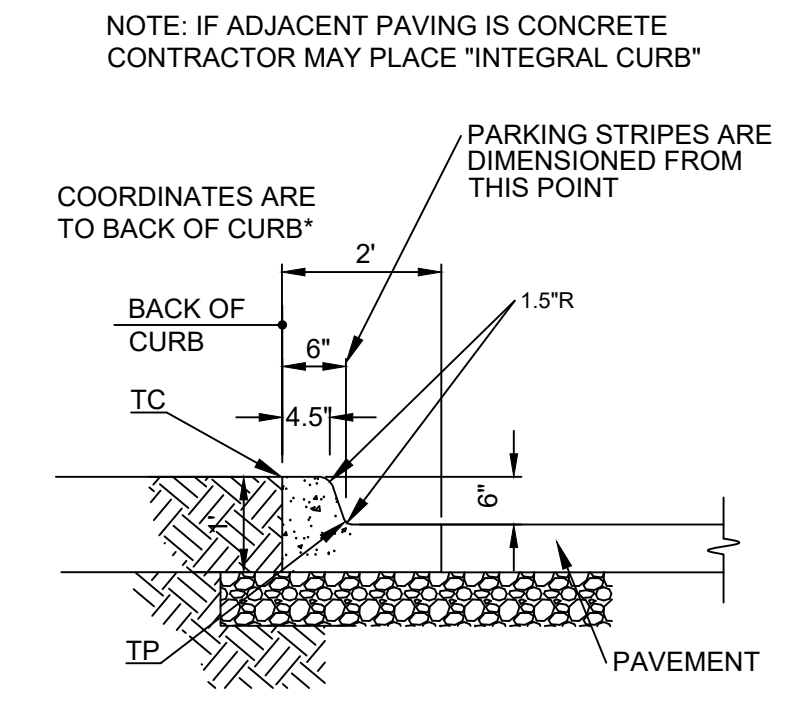
1 SILT FENCE
SCALE: NTS



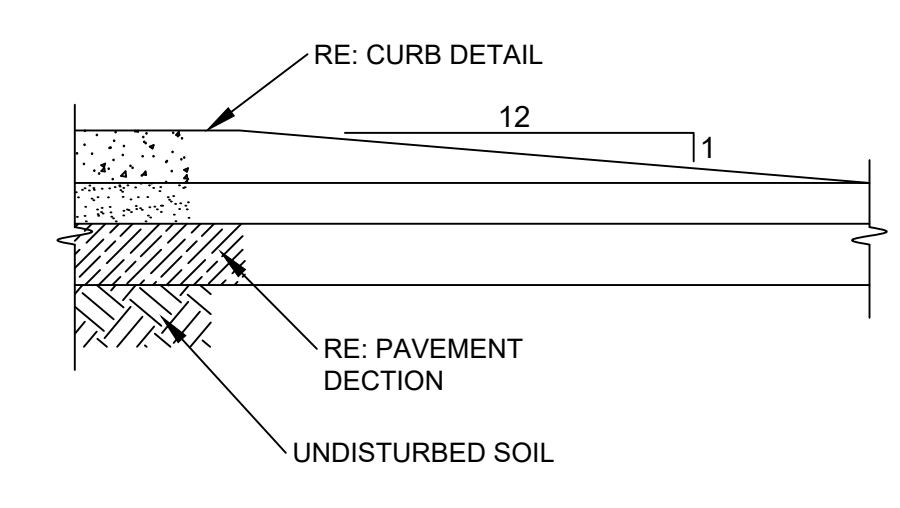
2 CONCRETE WASHOUT PIT
SCALE: NTS



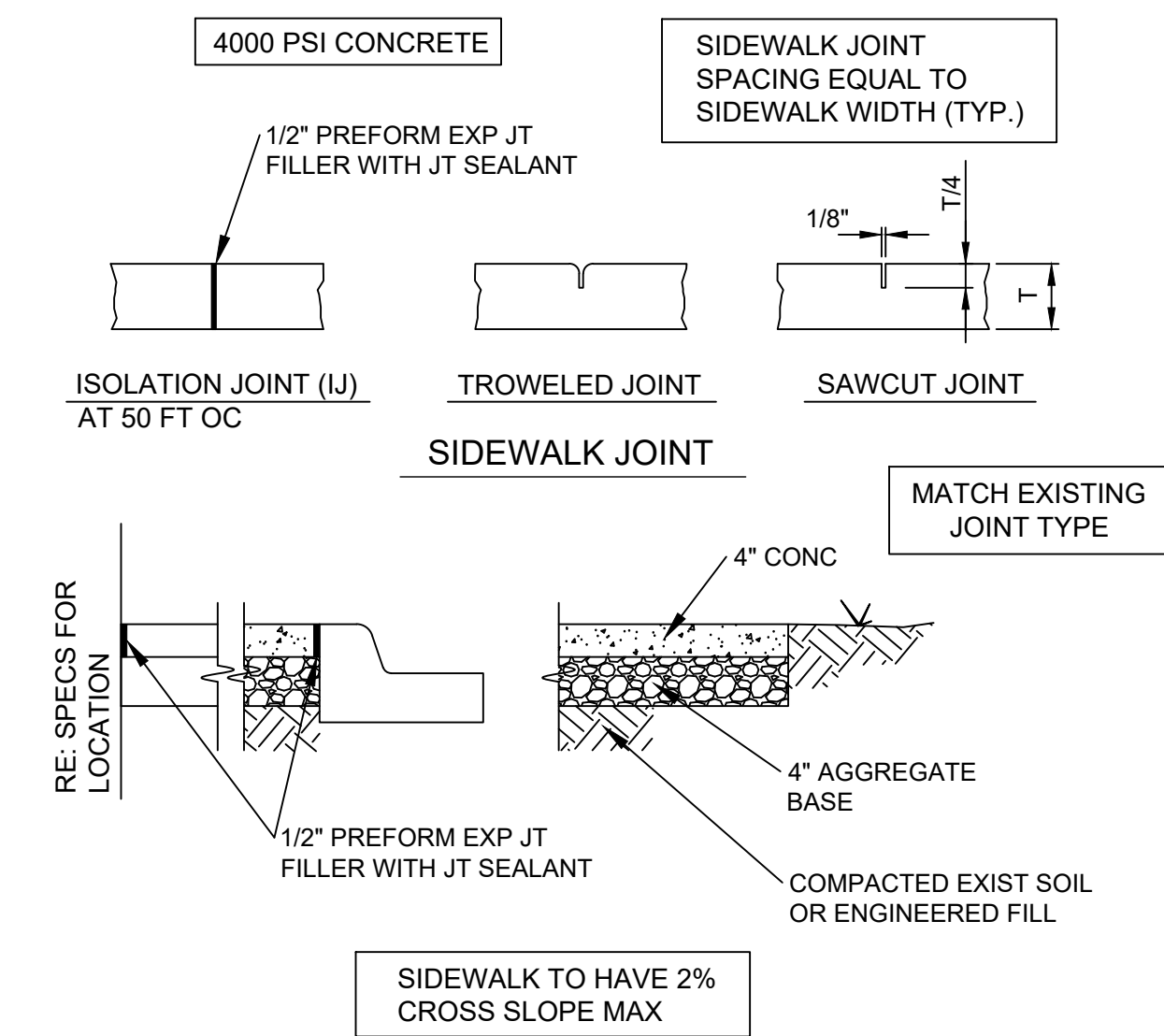
3 TEMPORARY SILT DIKE
SCALE: NTS



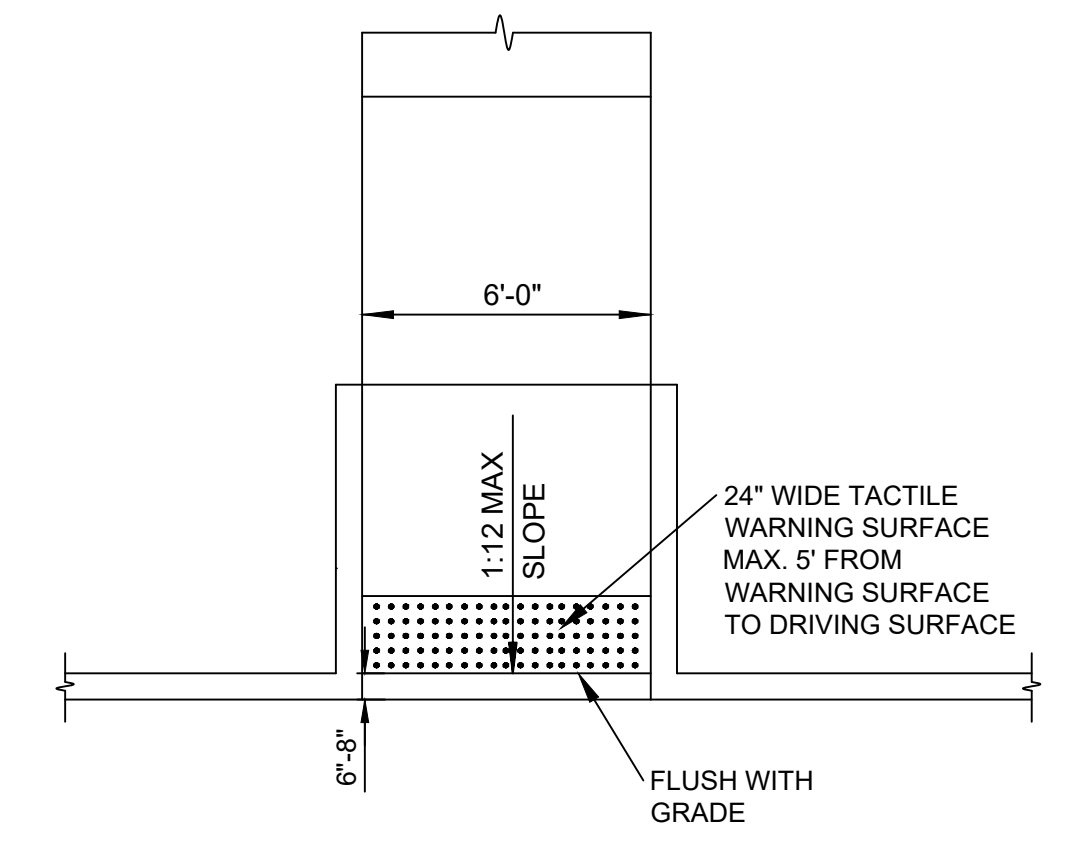
4 CURB AND GUTTER (BARRIER)
SCALE: NTS



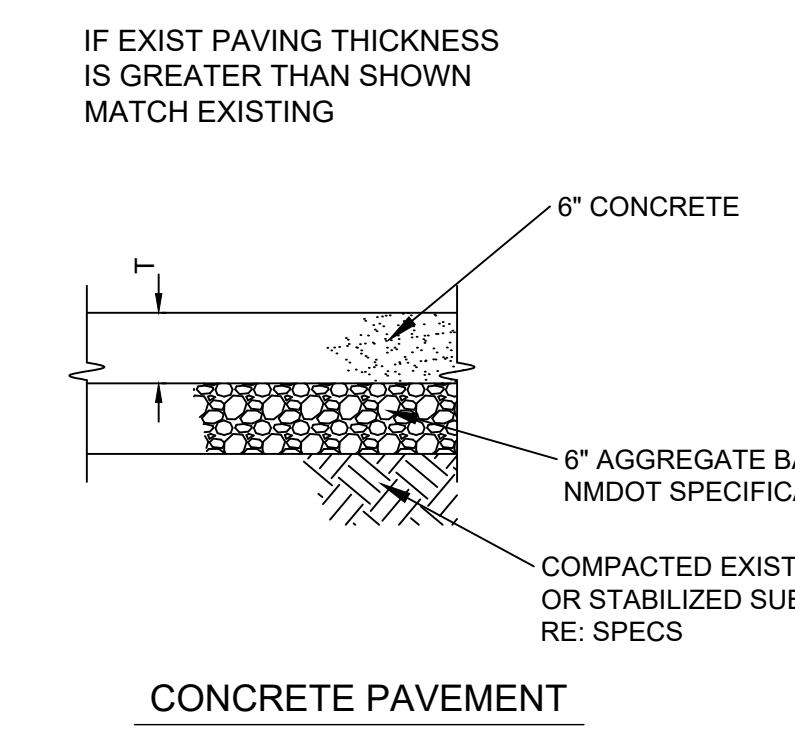
5 CURB TERMINATION
SCALE: NTS



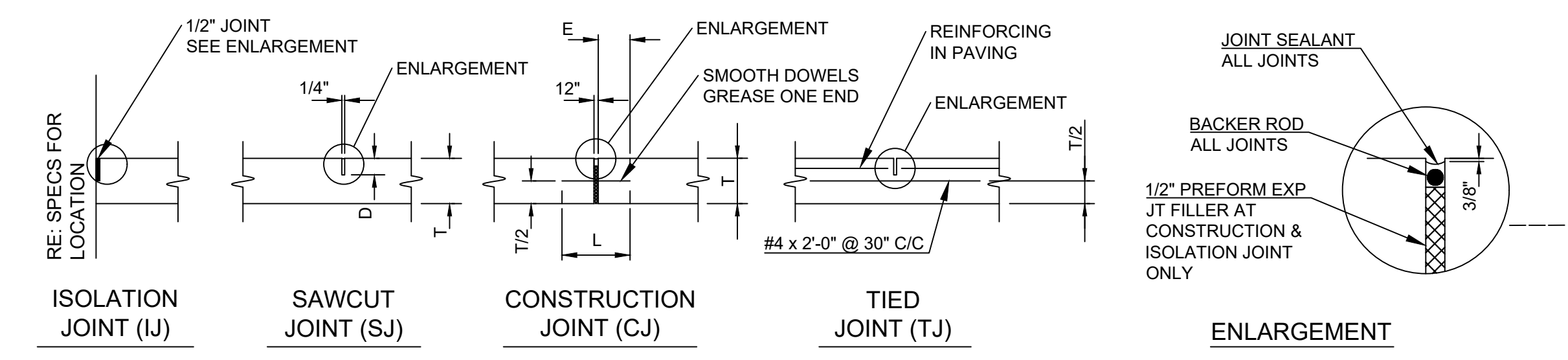
6 SIDEWALK
SCALE: NTS



7 CURB RAMPS
SCALE: NTS



8 PAVEMENT DETAIL
SCALE: NTS



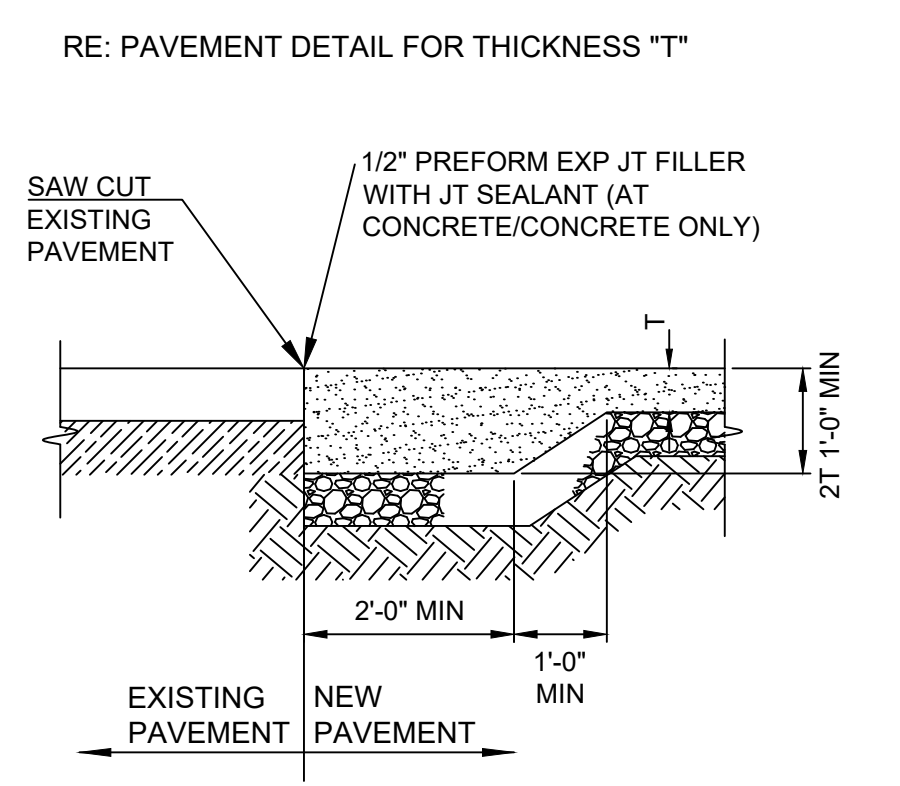
JOINTS NOT SHOWN OTHERWISE SHALL BE SAW JOINTS. SAW JOINTS SHALL BE MADE WITHIN 10 HOURS AFTER CONCRETE POUR.

CONCRETE PAVING JOINT SPACING SEE SCHEDULE

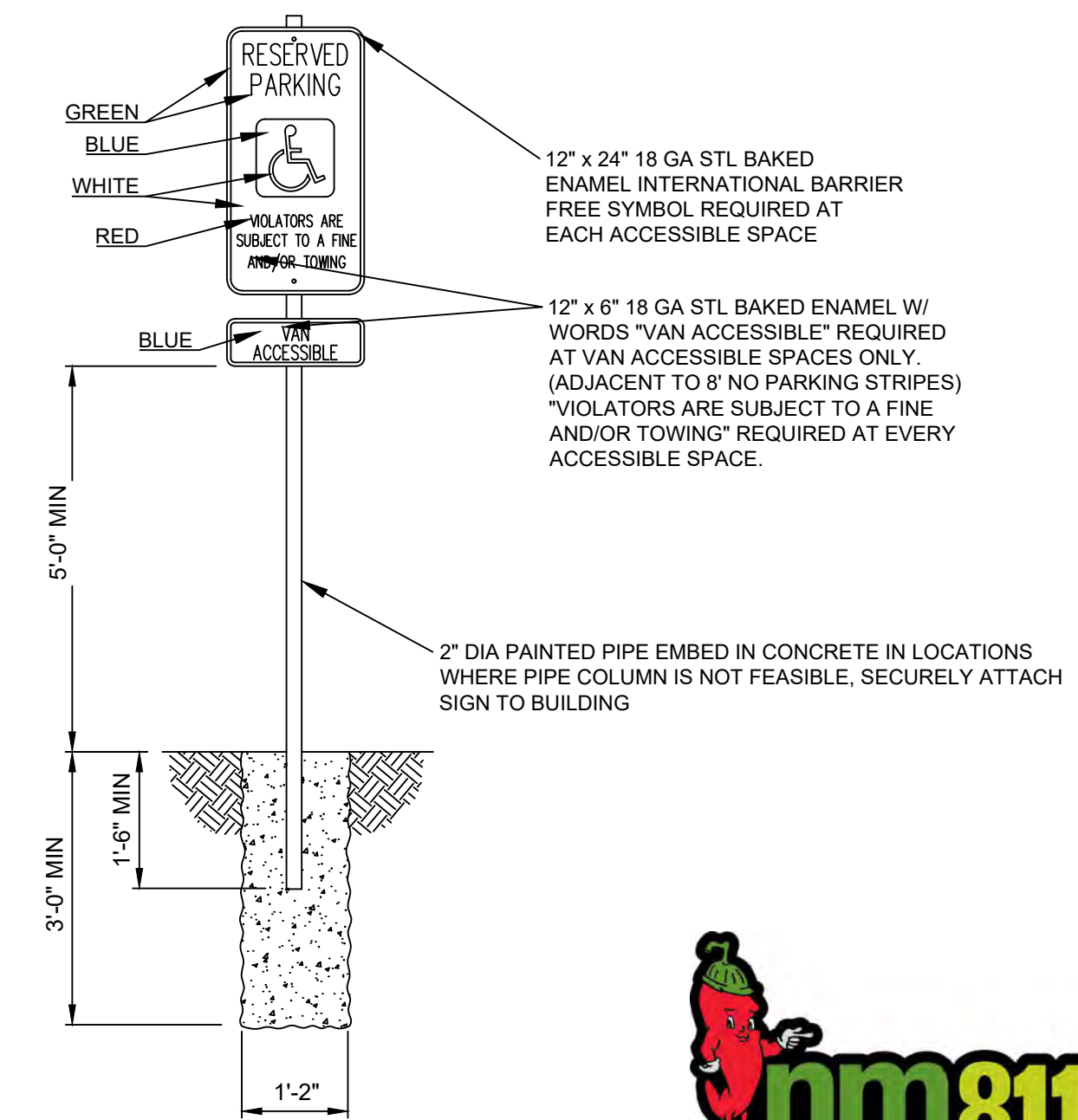
ALL DOWELS & BARS TO BE EPOXY COATED

| "T" PAVEMENT THICKNESS | DOWEL DIAMETER @ 12" C/C | "L" LENGTH | "E" EMBEDMENT | "D" SAWCUT DEPTH | MAX JOINT SPACING |
|------------------------|--------------------------|------------|---------------|------------------|-------------------|
| 5" | --- | --- | --- | 1 1/4" | 12.5' |
| 6" | 3/4" | 14" | 6" | 1 1/2" | 15' |
| 7" | 7/8" | 14" | 6" | 1 3/4" | 15' |
| 8" | 1" | 14" | 6" | 2" | 15' |

9 PAVING JOINT DETAIL
SCALE: NTS



10 CONCRETE TRANSITION
SCALE: NTS



11 ACCESSIBLE SIGNAGE
SCALE: NTS

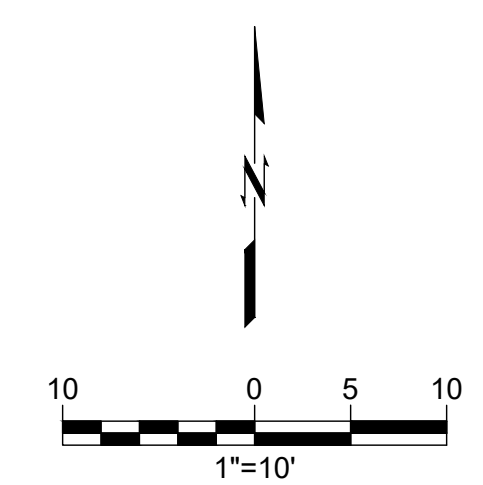


CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

Montgomery Boulevard, N.E.

(PUBLIC ROW WIDTH VARIES)



wallace
Engineering
Structural Consultants, Inc.
Structural and Civil Consultants
123 N. Martin Luther King Jr. Blvd.
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858

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6242 E. 41st STREET
TULSA, OK 74135

OWNER REPRESENTATIVE
COLIN SKIPWORTH
BOK FINANCIAL
ONE WILLIAMS CENTER
SUITE 1800
TULSA, OK 74172
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ARCHITECT
ARCHITECTS INK, LLC
8811 S. YALE AVE
SUITE 150
TULSA, OK 74137
918.417.7847

CIVIL / STRUCTURAL ENGINEER
WALLACE ENGINEERING
123 N. M.L.K. JR BLVD
TULSA, OK 74103
918.584.5858

MECHANICAL / ELECTRICAL ENGINEER
MPW ENGINEERING, LLC
110 W 7TH ST
TULSA, OK 74119
918.582.4088

LANDSCAPE ARCHITECT
ALABACK DESIGN
3202 EAST 21ST STREET, SUITE 100
TULSA, OK 74114
918.742.1463



5000 MONTGOMERY

5000 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

ISSUE | REVISION:

| NO. | DESCRIPTION | DATE |
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| 1 | PERMIT / BID | 11/24/21 |
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PROJECT NO: 21BOK068

GRADING & DRAINAGE PLAN

C-500

GENERAL GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
- CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
- ALL SIDEWALKS AND RAMPS TO HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.

PROPERTY DESCRIPTION

LOT: A3, BLOCK: A
SUBDIVISION: VISTA GRANDE ADDITION UNIT ONE
UPC: 101708050351711613
ZONE ATLAS PAGING: G-17-Z
LAND USE ZONING: C2 (SC)

GRADING NARRATIVE

THE 2008 JACK IN THE BOX ON MONTGOMERY BLVD GRADING PLAN BY BOHANNAN HUSTON AS WELL AS THE GRADING AND DRAINAGE PLAN FOR THE CARL'S JUNIOR CREATED EARLIER BY MARK GOODWIN & ASSOCIATES SHOWS THAT THE SUBJECT PROPERTY DISCHARGES TO THE EXISTING PARKING LOT AND ON-DOWN TO AN AREA INLET IN THE STREET AND CONVEYED TO THE PUBLIC STORM MAIN RUNNING UNDER MONTGOMERY BLVD. THE SITE WILL CONTINUE TO FLOW TO THE INLET AT A SIMILAR RATE TO THE CALCULATED IN THE PREVIOUS REPORTS, AND, THEREFORE, WILL NOT RESULT IN ANY ADDITIONAL PUBLIC DRAINAGE INFRASTRUCTURE REQUIREMENTS TO ACCOMMODATE THE FLOW FROM THE PROPOSED CONSTRUCTION.

STORM WATER QUALITY

PER DPM 6-13, STORMWATER QUALITY AND LOW-IMPACT DEVELOPMENT, REDEVELOPMENT SITE.

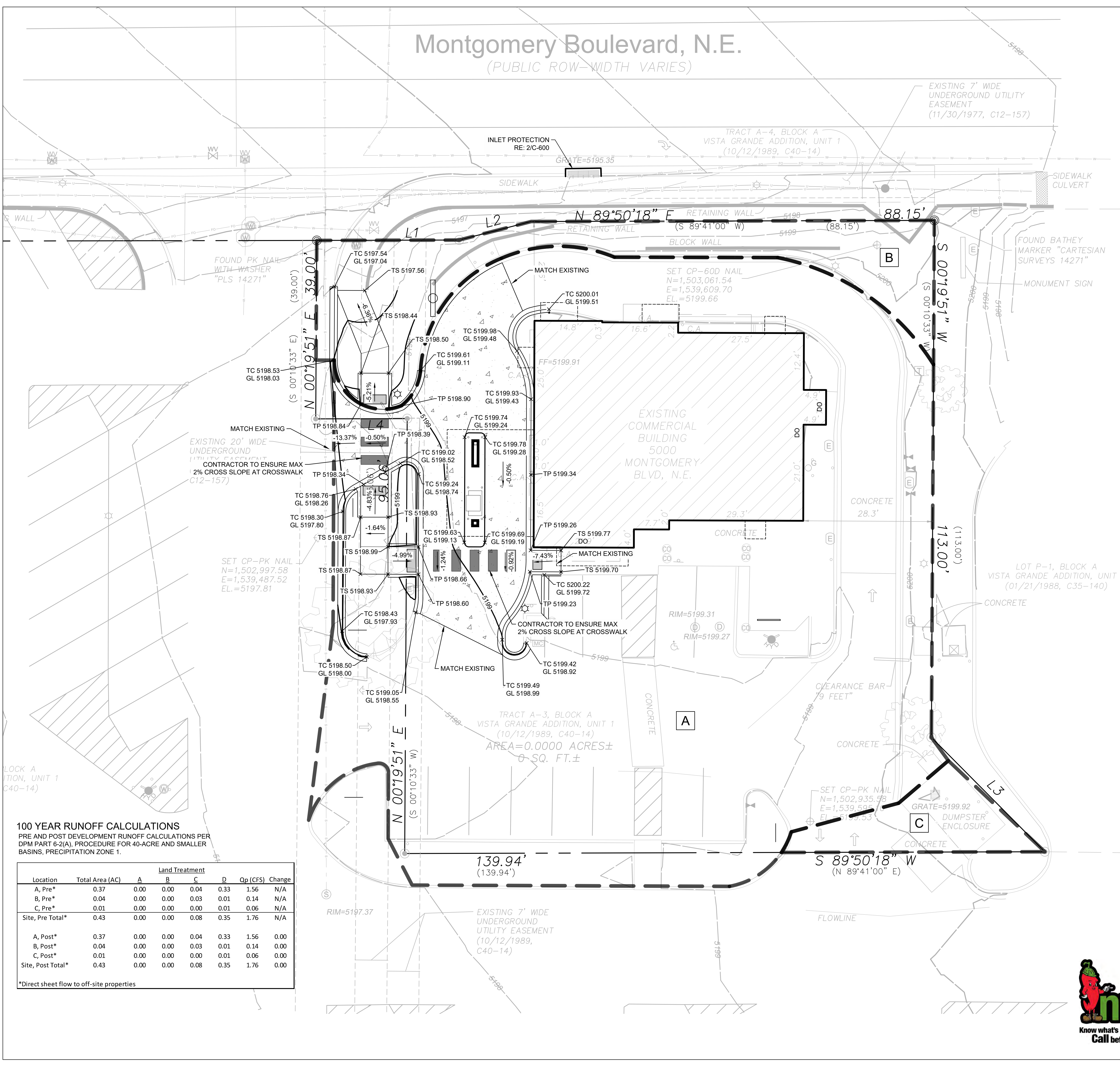
THE SITE AREA INCLUDES A TOTAL OF 16,882 SF (0.39 AC), WHICH HAS BEEN PREVIOUSLY DEVELOPED AND INCLUDES 15,292 SF (91%) OF EXISTING IMPERVIOUS COVER. THE REMAINING SITE IS GRAVEL/SAND COVER WITH NO VEGETATION OR ANY OTHER GREEN FEATURES. THE PROPOSED IMPROVEMENTS WILL ADD ZERO SF OF IMPERVIOUS COVER AND THE REMAINING 1,590 SF OF PERVIOUS AREA (9% OF THE SITE) WILL BE IMPROVED WITH NEW LANDSCAPING.

15,292 SF OF IMPERVIOUS COVER WILL DRAIN TO THE EXISTING STORM SYSTEM. FOR A REDEVELOPMENT SITE, THE WATER QUALITY VOLUME = 0.26 IN x 15,292 SF x (1 FT/12 IN) = 331.33 CF.

THE PREDEVELOPMENT PEAK FLOW RATES ARE NEARLY EQUAL TO THE POSTDEVELOPMENT PEAK FLOW RATES DISCHARGING DIRECTLY TO THE WEST OF THE SITE. NO FURTHER WATER QUALITY MEASURES ARE WARRANTED.

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100 YEAR RUNOFF CALCULATIONS

PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS PER DPM PART 6-2(A), PROCEDURE FOR 40-ACRE AND SMALLER BASINS, PRECIPITATION ZONE 1.

| Location | Total Area (AC) | Land Treatment | | | | Op (CFS) | Change |
|-------------------|-----------------|----------------|------|------|------|----------|--------|
| | | A | B | C | D | | |
| A, Pre* | 0.37 | 0.00 | 0.00 | 0.04 | 0.33 | 1.56 | N/A |
| B, Pre* | 0.04 | 0.00 | 0.00 | 0.03 | 0.01 | 0.14 | N/A |
| C, Pre* | 0.01 | 0.00 | 0.00 | 0.00 | 0.01 | 0.06 | N/A |
| Site, Pre Total* | 0.43 | 0.00 | 0.00 | 0.08 | 0.35 | 1.76 | N/A |
| A, Post* | 0.37 | 0.00 | 0.00 | 0.04 | 0.33 | 1.56 | 0.00 |
| B, Post* | 0.04 | 0.00 | 0.00 | 0.03 | 0.01 | 0.14 | 0.00 |
| C, Post* | 0.01 | 0.00 | 0.00 | 0.00 | 0.01 | 0.06 | 0.00 |
| Site, Post Total* | 0.43 | 0.00 | 0.00 | 0.08 | 0.35 | 1.76 | 0.00 |

*Direct sheet flow to off-site properties

PLOTTED BY: ... DATE: 9/13/2021 3:46:55 PM DWG NAME: \\Denver-Server\Civil\Projects\21\21041 Bank of Albuquerque\DWG\PRODUCT\21\21041 Grading Plan.dwg
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GENERAL NOTES

- ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF EXISTING AND NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO WORK BEGINNING.
- NEW OPENINGS IN BUILDING ENVELOPE ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS. CARE IS TO BE TAKEN WITH THE REMOVAL AND STORAGE OF ITEMS TO BE SALVAGED FOR REUSE.

KEYNOTES

- RETAIL PNEUMATIC TUBE STATION - VERIFY DETAILS AND MOUNTING REQUIREMENTS WITH SMITH-HAMILTON REP AND COORDINATE MILLWORK AND MOUNTING. PAINT TUBE TO MATCH BASE. RE: CIVIL FOR SITE PREP DETAIL.
- 3" CONCRETE FILLED PAINTED BOLLARDS. COLOR TO BE PMS 187 RED.
- OWNER PROVIDED ATM WITH SURROUND. RE: CIVIL FOR SITE PREP DETAIL.
- OWNER PROVIDED NIGHT DROP.
- SIGNAGE TBD. SHOWN FOR REFERENCE ONLY.
- INFILL OPENING. MATCH EXISTING CONSTRUCTION.
- NEW GLAZING. MATCH EXISTING ALUMINUM STOREFRONT FINISH AND GLAZING.
- NEW METAL AWNING AND SUPPORTS CENTERED OVER WINDOW. MATCH EXISTING.
- REPURPOSED AWNINGS RELOCATED AS INDICATED. CENTER AWNINGS OVER WINDOWS AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.

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6242 E. 41st STREET
TULSA, OK 74135

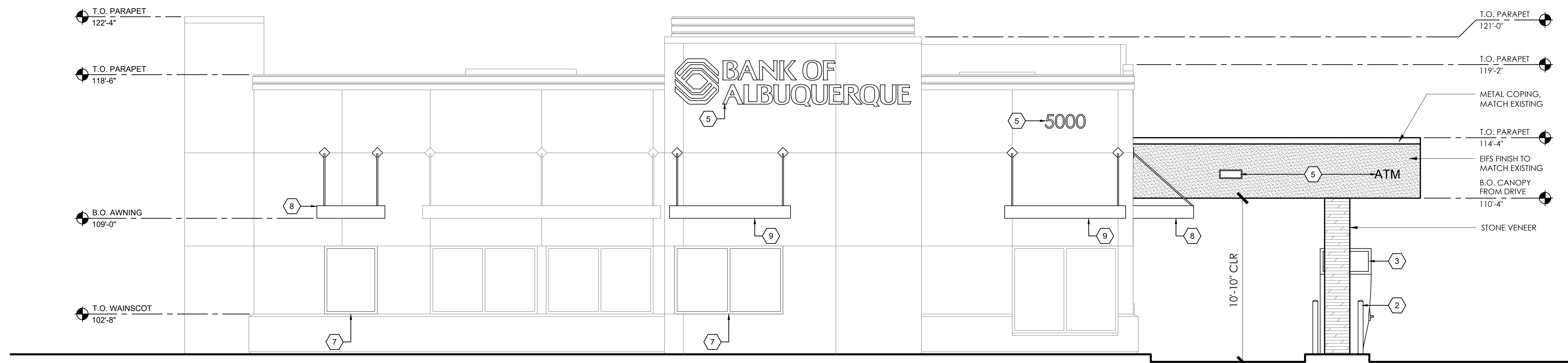
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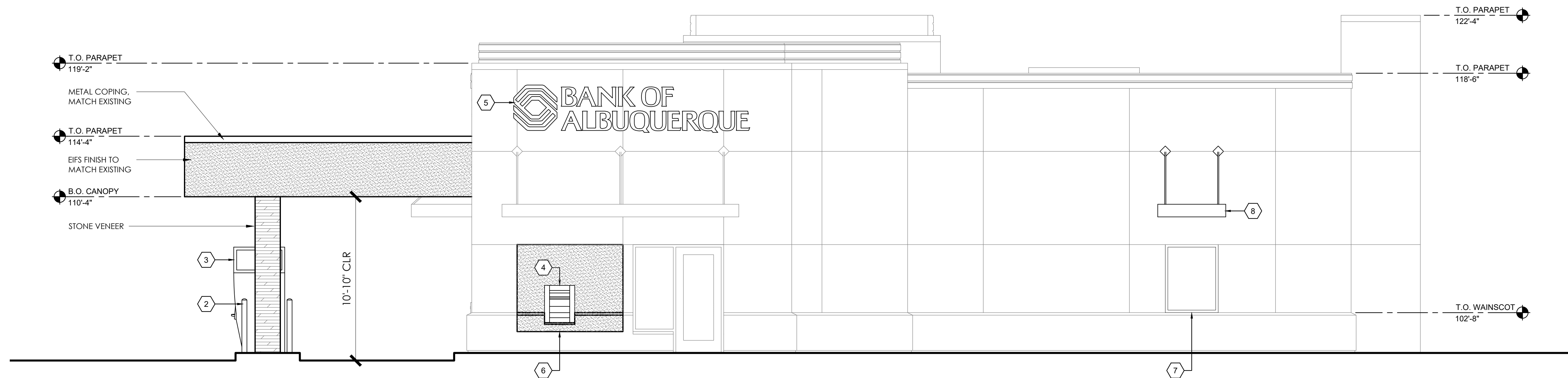
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2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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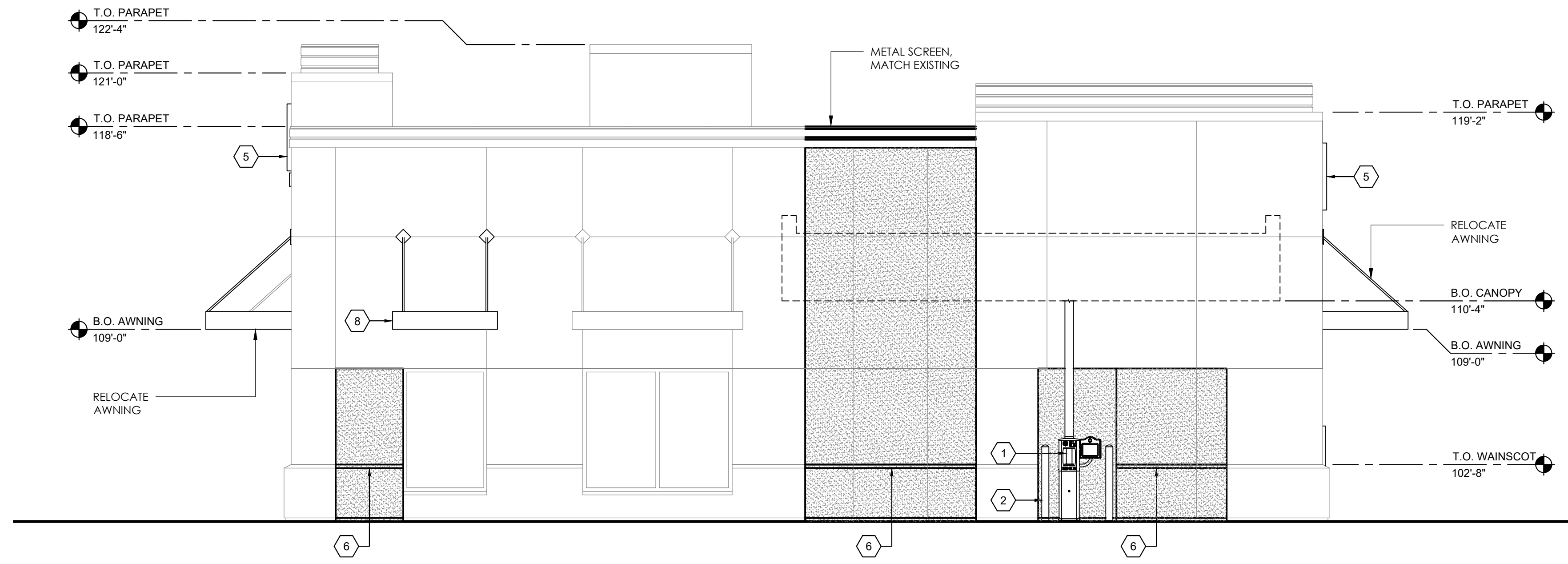
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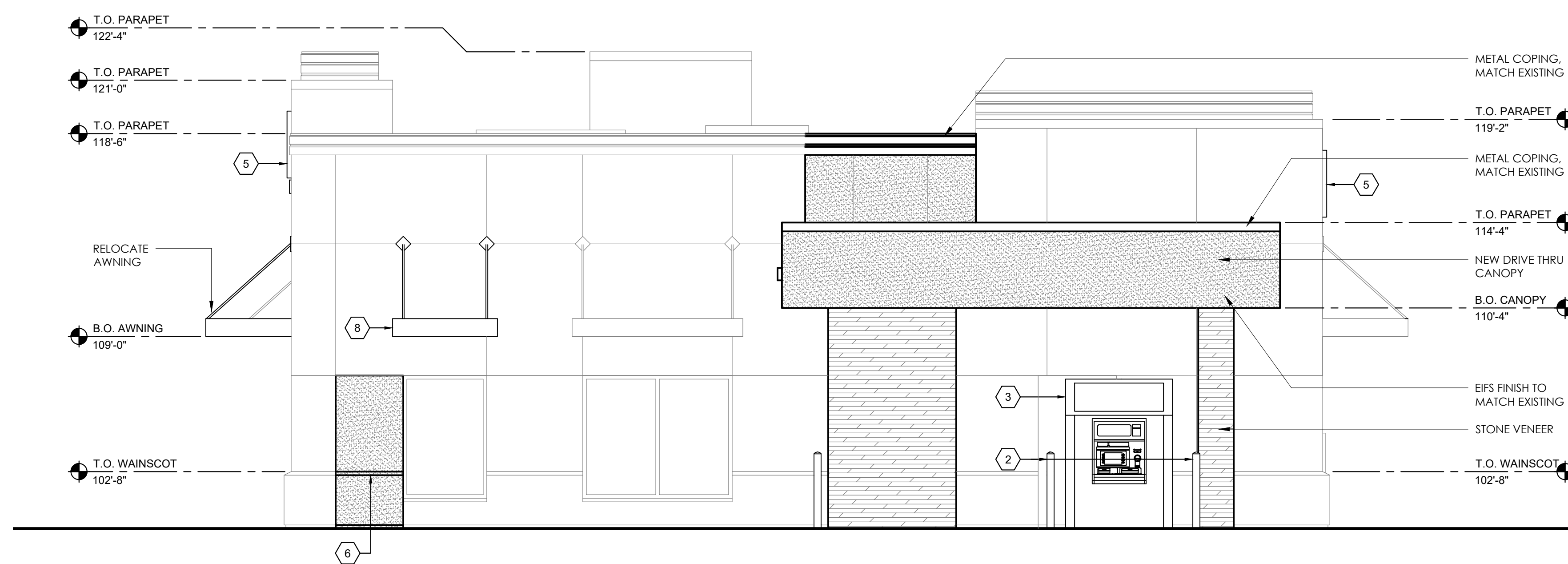
PROJECT NO: 21BOK068

EXTERIOR ELEVATIONS

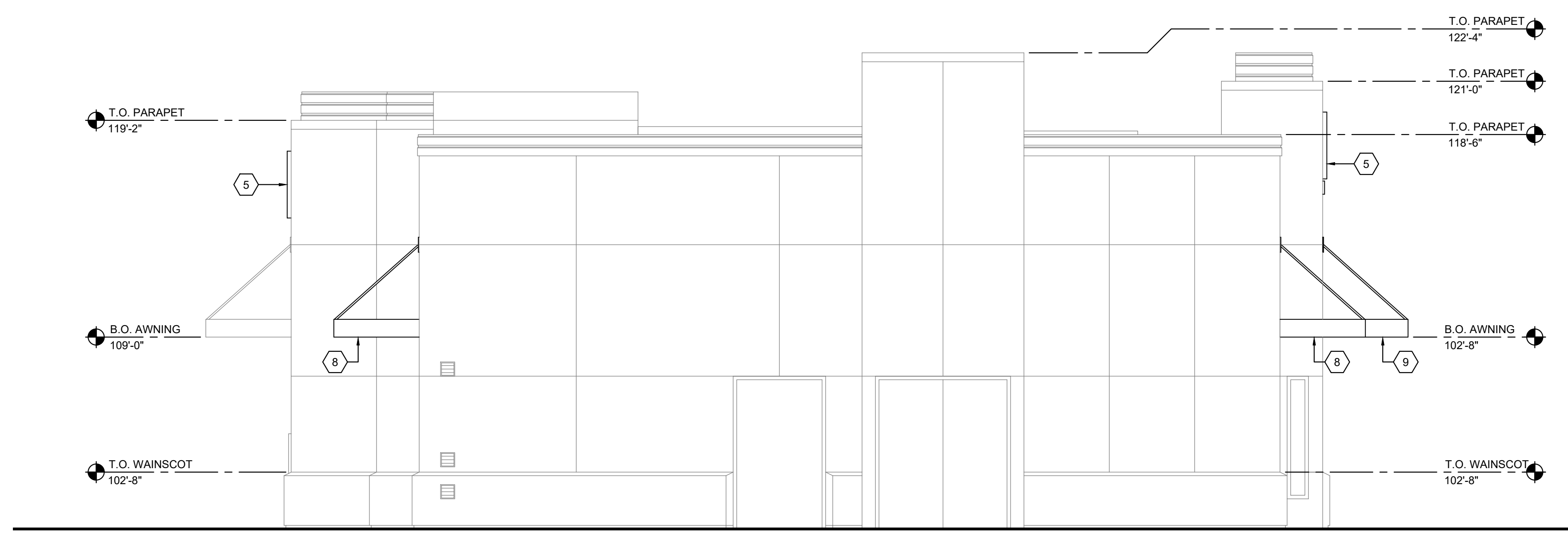
A-201



3 WEST ELEVATION (WITHOUT CANOPY)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION (WITH CANOPY)
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NO: 21BOK068

EXTERIOR ELEVATIONS

A-202

PLOTTED BY: Chuck Hohl DATE: 11/24/2021 11:45:05 AM DWG NAME: S:\Projects\BOK\New Mexico\Abu - 5000 Montgomery\Drawings\SheetA-202.dwg
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