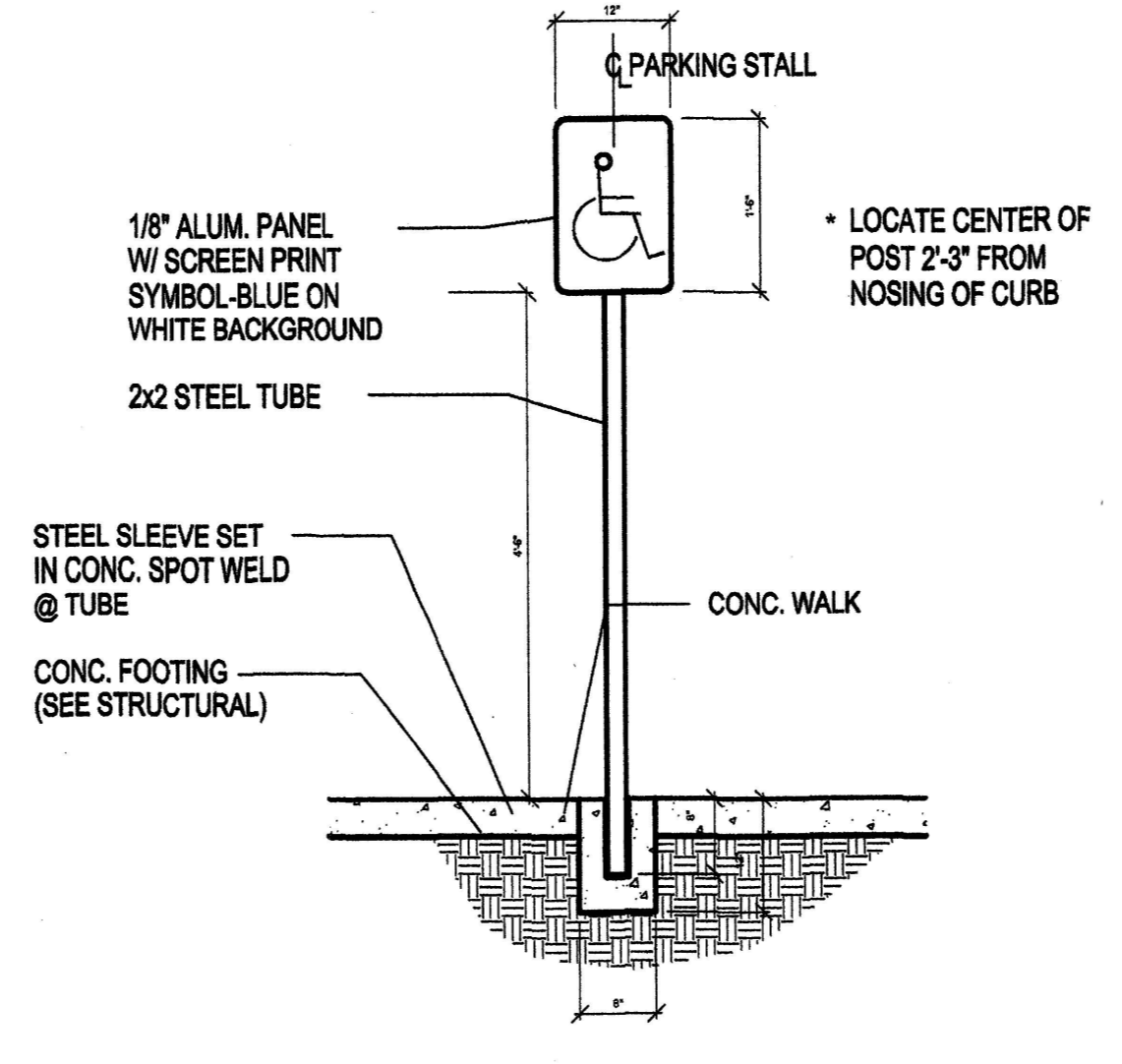
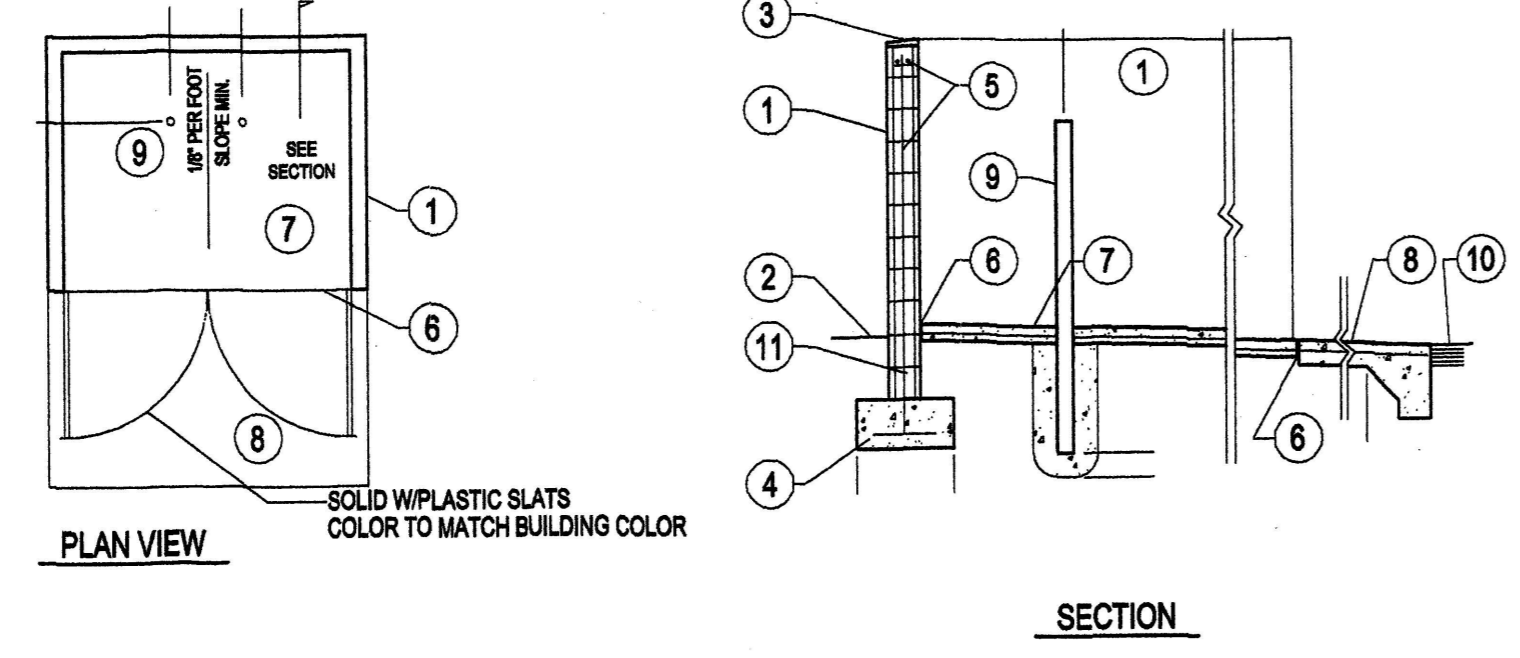
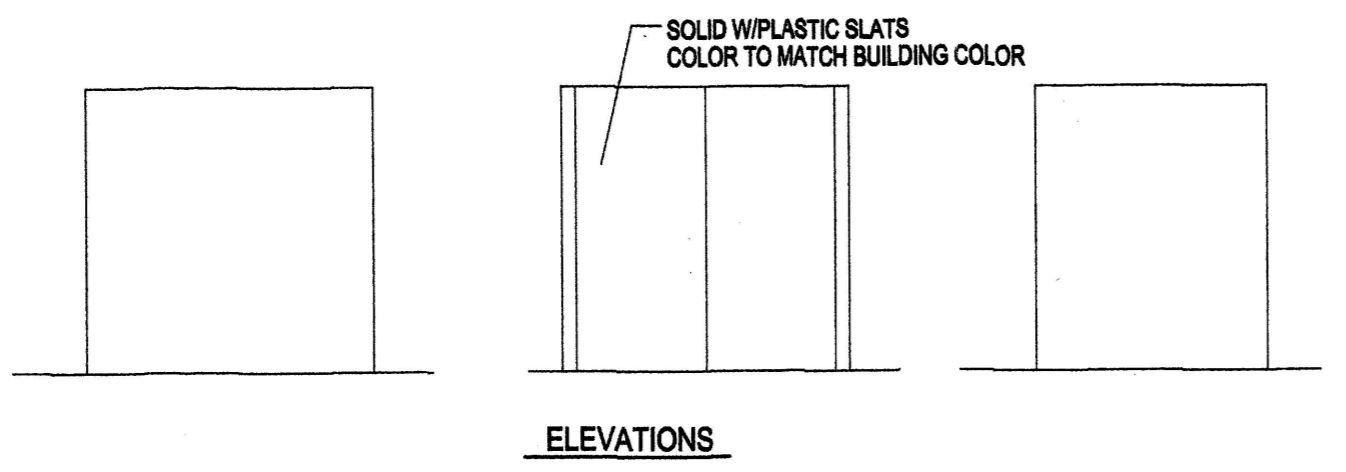


10 BIKE RACK DETAIL  
NTS



27 HC PARKING SIGN  
Scale: Not to Scale

GENERAL NOTES

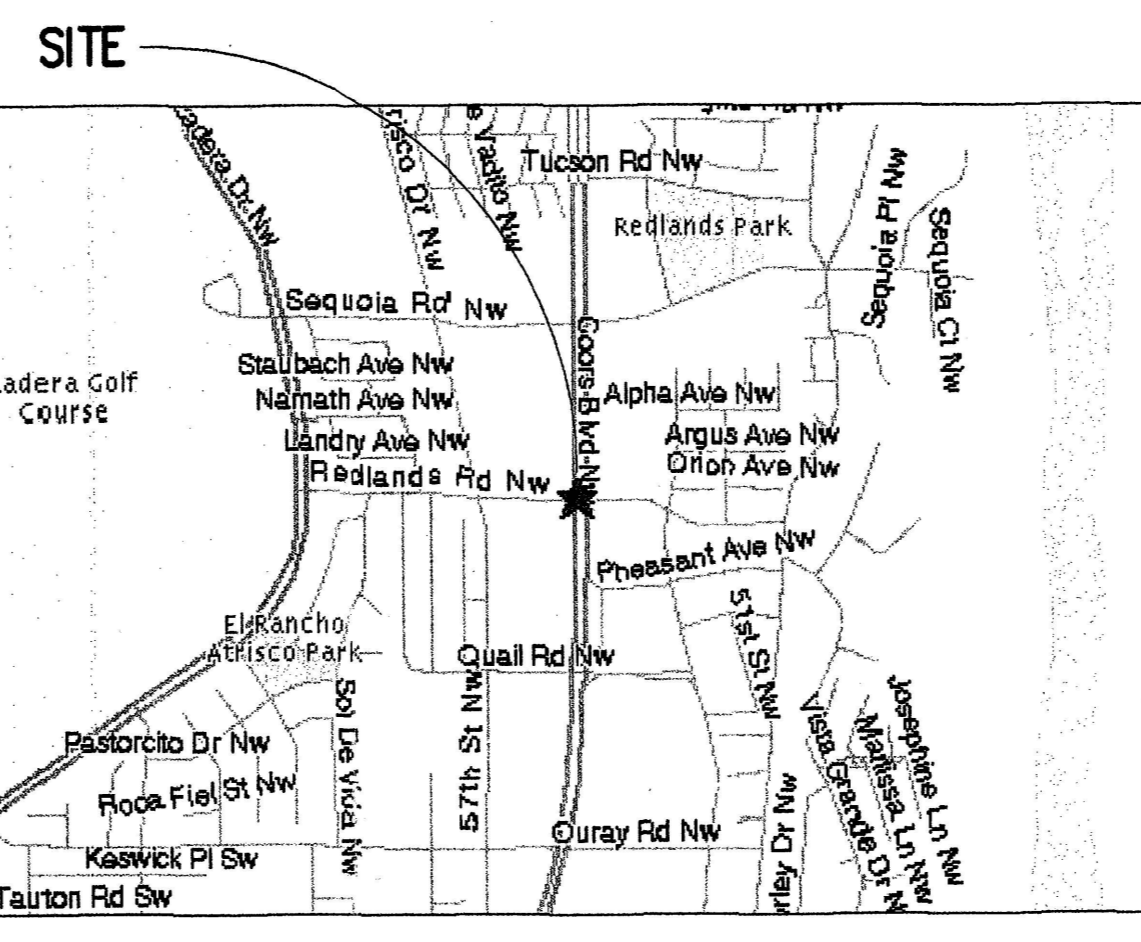
- A. BUILDING MOUNTED SIGNAGE : 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
- B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

PROJECT DATA

1. LEGAL DESCRIPTION  
TRACT A-28-B1 of the NORTHEAST UNIT, TOWN OF ATRISCO GRANT, as the same is shown and designated on the Plat for TRACT A-28-B1 AND A-28-B2 NORTHEAST UNIT, TOWN OF ATRISCO GRANT (Being a Replat of Tracts A-28 and A-29) filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 3, 1996 in Map Book 96C, Folio 181.
2. ZONING  
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: C-1 SU-1  
AUTO BODY REPAIR AND PAINTING  
AREAS  
TRACT AREA: 1.72 ACRES  
BUILDING FOOTPRINT: 11,118 SF  
F.A.R.: .15  
HEIGHT: 26 FT
4. PROPOSED USE  
CAR WASH
5. PARKING  
PARKING REQUIRED: 11,118 SF BLDG.  
EMPLOYEES PER SHIFT: 8  
120 SF OFFICE SPACE 1/200 SF: 1  
ACCESSIBLE SPACE: 1  
TOTAL PARKING PROVIDED: 18  
BICYCLE PARKING PROVIDED: 5
6. LANDSCAPE  
LANDSCAPE REQUIRED (15% NET LOT AREA): 9,135 SF  
LANDSCAPE PROVIDED: 13,299 SF
7. PARKING NOTES  
TYPICAL STANDARD SPACES: 9'-0" X 20'-0"  
TYPICAL HC SPACES: 8'-6" X 20'-0"

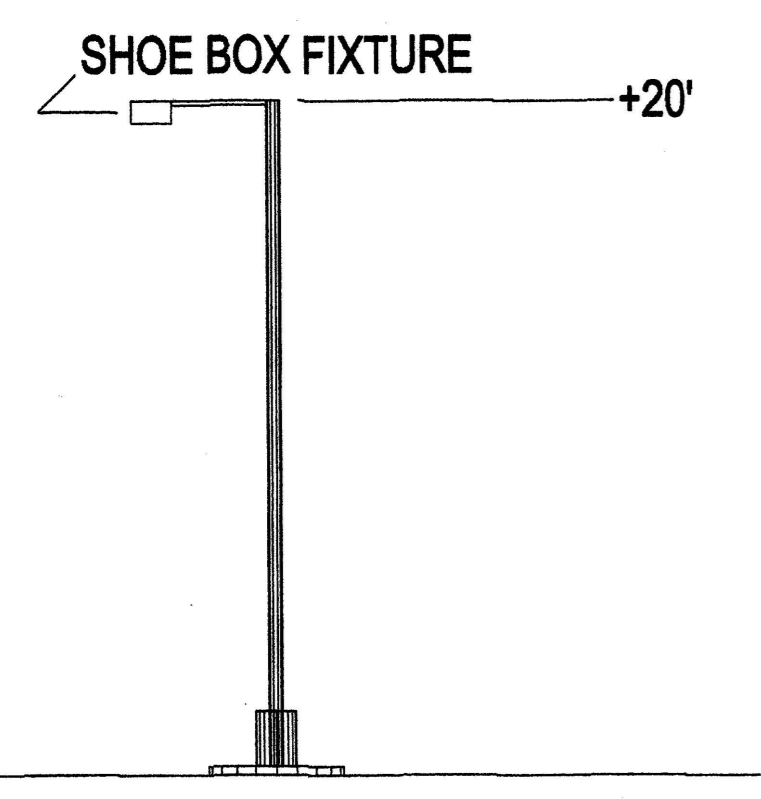
KEYED NOTES

1. 10' PUBLIC UTILITY EASEMENT
2. 50' PUBLIC UTILITY EASEMENT
3. RESTAURANT DRIVE-THRU LANE: DRIVE THROUGH SHALL BE SHADED WITH AN ARCHITECTURALLY INTEGRATED CANOPY
4. 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, STUCCOED TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL 3, PAGE 6
5. ACCESSIBLE SIDEWALK RAMP
6. 6" CONCRETE CURB AND DRIVE ENTRY PER COA STANDARDS
7. 6" CONCRETE CURB
8. 10' SET BACK
9. NEW MONUMENT SIGN, REFER DETAIL 5, SHEET A2.1 SIZE SHALL CONFORM TO THE COORS COORDINOR PLAN:
10. BICYCLE RACK, 5 SPACES. REFER DETAIL 4, PAGE 6
11. LIGHT POLE, REFER DETAIL 2, PAGE 6
12. ASPHALTIC PAVING
13. 4" WIDE PAINTED PARKING STALL STRIPING, WHITE TYPICAL
14. 6' WIDE SIDEWALK
15. 4' WIDE SIDEWALK
16. TEXTURED CONCRETE PEDESTRIAN CROSSING
17. EXISTING LIGHT POLE
18. LANDSCAPED PARKING ISLAND
19. EXISTING OFFICE BUILDING
20. EXISTING BANK
21. EXISTING RETAIL TIRE STORE
22. EXISTING PARKING AT OFFICE BUILDING
23. CONCRETE WALK, WIDTH AS NOTED ON PLAN
24. EXISTING CURB
25. EXISTING 4' WIDE SIDE WALK
26. EXISTING PROPERTY LINE
27. HANDICAP PARKING STALL SIGN
28. FIRE HYDRANT
29. PLAZA WITH TABLES AND SEATING SHADED WITH SHADE TREES IN TREE GRATES: 250 SF MINIMUM
30. 3' HIGH CMU WALLS TO SCREEN PARKING AREAS FROM THE STREET, STUCCOED TO MATCH PRIMARY BUILDING COLOR
31. 15' LANDSCAPE BUFFER ALONG COORS BLVD.
32. 12' WIDE ROW DEDICATION FOR DECELERATION LANE
33. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.
34. ANY ATM'S SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN
35. DRAIN TO SANITARY SEWER, THIS REFUSE ENCLOSURE ONLY
36. BROOMED CONCRETE
37. 16' LIGHT FIXTURE (WITHIN 100' OF RESIDENTIAL)



VICINITY MAP

Notes: "All canopies shall be maintained by the property owner in order to preserve the visual integrity of the site."  
Note: A minimum of 5 container trees should be planted in the L' buffer strip along the southern boundary of the site to screen the southern facade from the adjacent office buildings.

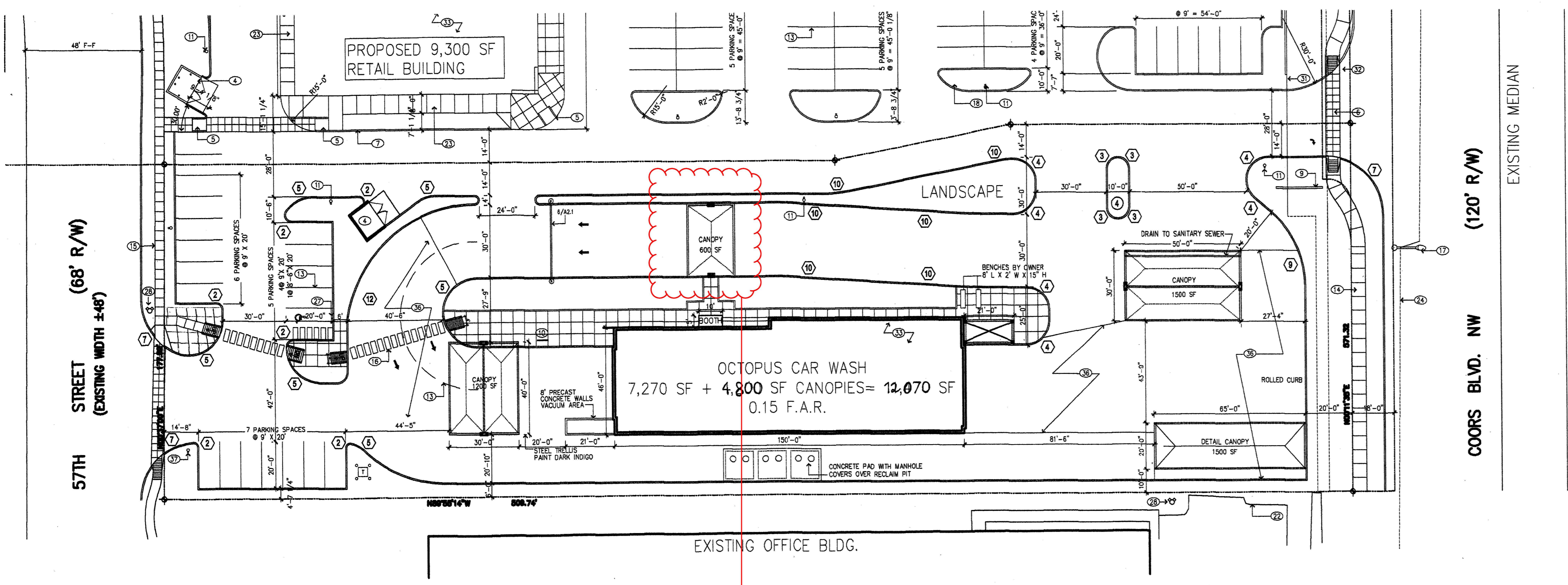


11 SITE LIGHTING DETAIL  
NTS

REFUSE CONTAINER NOTES

1. PRECAST CONCRETE WALL FINISH TO MATCH BLDG.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 18" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 18" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

4 REFUSE CONTAINER DETAILS  
NTS



AFD Plans Checking Office  
924-3611  
HYDRANTS ONLY  
Hydrants shall be installed prior to construction  
APPROVED/DISAPPROVED  
R.C. Jacob 11-23-04  
Signature & Date



SITE PLAN

SCALE: 1" = 30'-0"

RADIUS INFORMATION:

- |                   |                   |
|-------------------|-------------------|
| ① RADIUS = 2'-0"  | ⑦ RADIUS = 25'-0" |
| ② RADIUS = 3'-0"  | ⑧ RADIUS = 30'-0" |
| ③ RADIUS = 5'-0"  | ⑨ RADIUS = 40'-0" |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 50'-0" |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 60'-0" |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 48'-0" |

PROJECT NUMBER: 1002405  
APPLICATION NUMBER: 04-DRB-01797

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

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

Professional Engineer, Transportation Division	12-1-04
Public and Recreation Department	12-1-04
City Engineer, Engineering Division/AMAFCA	12-1-04
N/A	
Environmental Health Department *(conditional)	
Solid Waste Management	11-23-04
DRB Chairperson, Planning Department	1/25/05

\* Environmental Health, if necessary

REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: OCTOPUS CARWASH  
COORS BLVD. NW & REDLANDS RD. NW  
ALBUQUERQUE, NEW MEXICO

DRAWN BY: MFS  
JOB NO. N/A  
PROJECT MANAGER: MFS  
SHEET TITLE: SITE PLAN - BUILDING PERMIT

DATE: 5-21-04  
SCALE: A1.0  
AS NOTED

PROSH 1002405

**GENERAL NOTES**

- A. BUILDING MOUNTED SIGNAGE : 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
- B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

**PROJECT DATA**

1. LEGAL DESCRIPTION  
TRACT A-28-B1 of the NORTHEAST UNIT, TOWN OF ATRISCO GRANT, as the same is shown and designated on the Plat for TRACT A-28-B1 AND A-28-B2 NORTHEAST UNIT, TOWN OF ATRISCO GRANT (Being a Replat of Tracts A-28 and A-29) filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 3, 1996 in Map Book 960, Folio 181.
2. ZONING  
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: C-1 SU-1  
AUTO BODY REPAIR AND PAINTING  
AREAS  
TRACT AREA: 1.72 ACRES  
BUILDING FOOTPRINT: 11,470 SF  
F.A.R.: .15  
HEIGHT: 26 FT
4. PROPOSED USE  
CAR WASH
5. PARKING  
PARKING REQUIRED 11,470 SF BLDG.  
EMPLOYEES PER SHIFT 8  
120 SF OFFICE SPACE 1/200 SF 1  
1 ACCESSIBLE SPACE 2  
TOTAL PARKING PROVIDED 19  
BICYCLE PARKING PROVIDED 1
6. LANDSCAPE  
LANDSCAPE REQUIRED (15% NET LOT AREA) 9,135 SF  
LANDSCAPE PROVIDED 13,299 SF
7. PARKING NOTES  
TYPICAL STANDARD SPACES: 9'-0" X 20'-0"  
TYPICAL HC SPACES: 8'-6" X 20'-0"  
ALL SPACES ARE STANDARD UNLESS OTHERWISE NOTED

PROJECT NUMBER: 1002405  
 APPLICATION NUMBER: 04DRB-01797

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on [ ] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

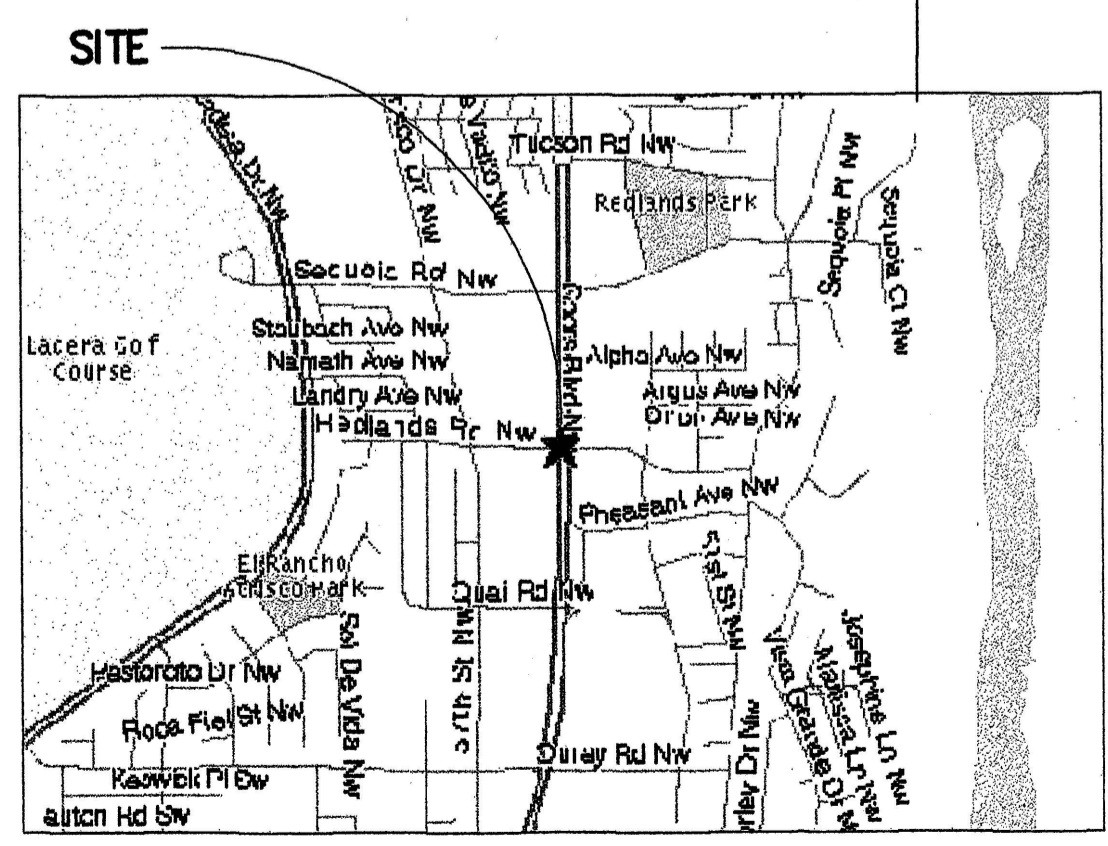
Is an Infrastructure List required? ( ) YES (X) NO

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.

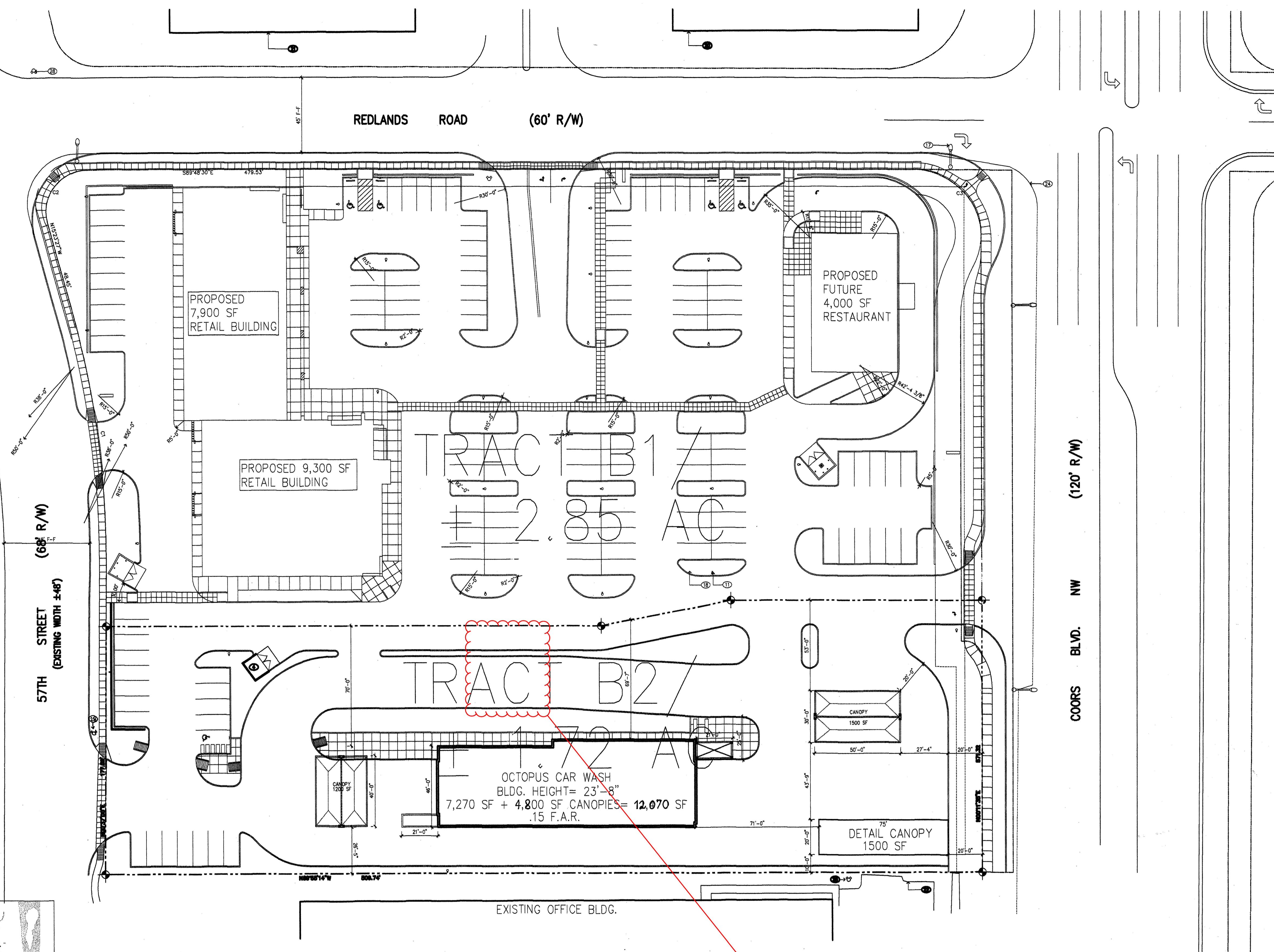
**SITE DEVELOPMENT PLAN**

<i>[Signature]</i>	12-1-04
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	12-1-04
Utilities Development	Date
<i>[Signature]</i>	12/1/04
Parks and Recreation Department	Date
<i>[Signature]</i>	12/1/04
City Engineer, Engineering Division / AMAFCA	Date
N/A	
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	11-23-04
Soils/Waste Management	Date
<i>[Signature]</i>	1/5/05
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary



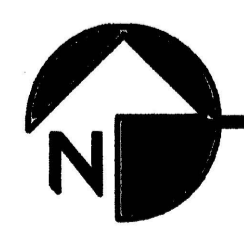
VICINITY MAP



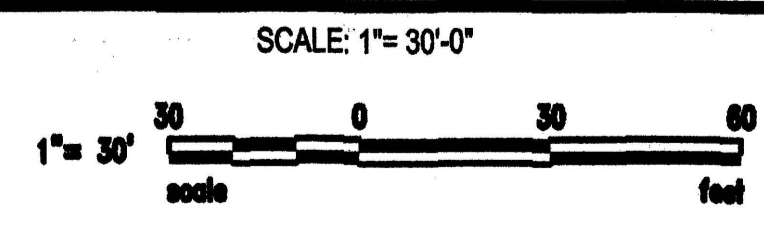
**RADIUS INFORMATION:**

① RADIUS = 2'-0"	⑦ RADIUS = 25'-0"
② RADIUS = 3'-0"	⑧ RADIUS = 30'-0"
③ RADIUS = 5'-0"	⑨ RADIUS = 40'-0"
④ RADIUS = 10'-0"	⑩ RADIUS = 50'-0"
⑤ RADIUS = 15'-0"	⑪ RADIUS = 60'-0"
⑥ RADIUS = 20'-0"	⑫ RADIUS = 100'-0"

Demolishing existing shade structure to replace with new.



**SITEPLAN**



APD Plans Checking Office  
 924-3611  
 HYDRANTS ONLY  
 Hydrants shall be installed prior to construction.

APPROVED/DISAPPROVED

*[Signature]* 11-23-04  
 Signature & Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE  
**OCTOPUS CARWASH**  
 COORS BLVD. NW & REDLANDS RD. NW  
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER  
 MIKE SAFRANY

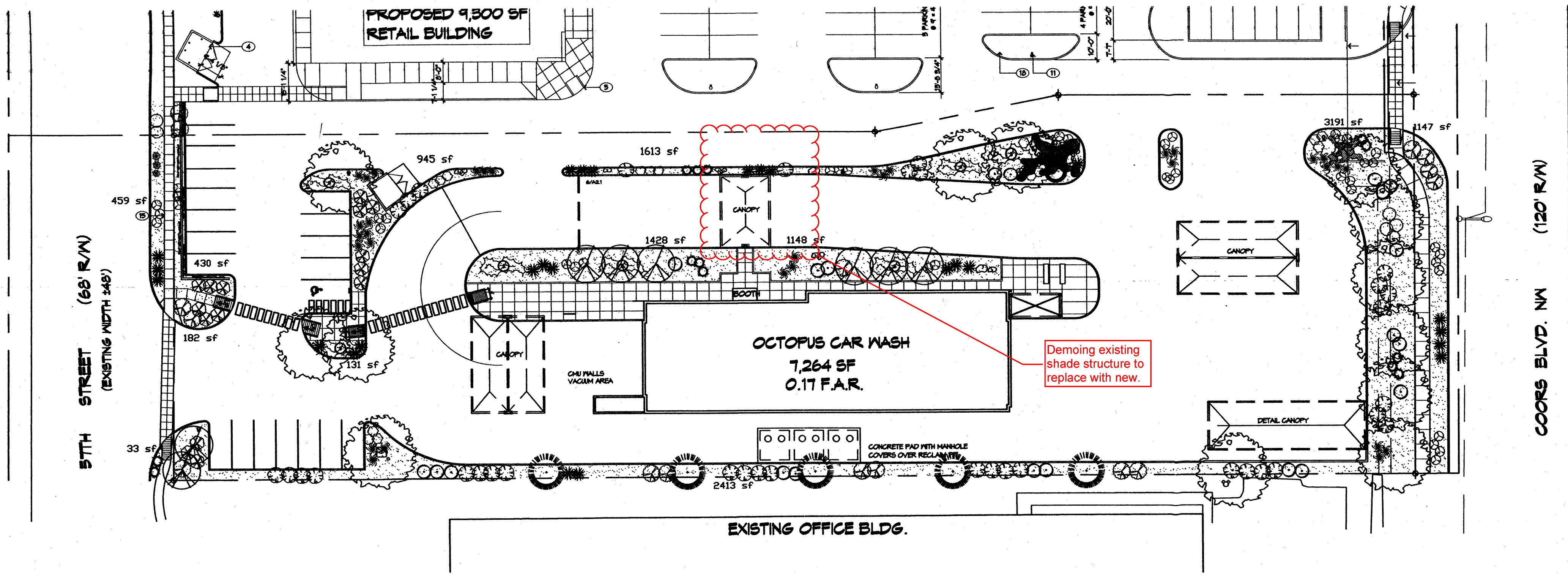
JOB NO.  
 MPS

DRAWN BY  
 MPS

SHEET TITLE  
**SITE PLAN - SUBDIVISION**

DATE: 5-21-04  
 SCALE: AS NOTED

sheet: **A1.1**  
 of:



EXISTING MEDIAN

COORS BLVD. NW (120' R/W)

PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 13  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
2" Cal.
- AUSTRIAN PINE (M) 5  
*Pinus nigra*  
6-8'
- FLOWERING PEAR (H) 8  
*Pyrus calleryana*  
2" Cal.
- MUGO PINE (M) 1  
*Pinus mugo*  
15 Gal.
- WASHINGTON HAWTHORN (H) 2  
*Crataegus phaenopyrum*  
15 Gal.
- APACHE PLUME (L) 6  
*Fallugia paradoxa*  
5 Gal. 25sf
- BLUE MIST SPIREA (M) 3  
*Caryopteris clandonensis*  
5 Gal.
- LANAS/ SCOTCH BROOM (M) 13  
*Cytisus scoparius*/  
*Genista hispanica*  
5 Gal.
- RED YUCCA (L) 25  
*Hesperaloe parviflora*  
5 Gal.
- MAIDENGRASS (M) 32  
*Miscanthus sinensis*  
5 Gal. 16sf
- INDIAN HAWTHORN (M) 15  
*Raphiolepis indica*  
5 Gal.
- RUSSIAN SAGE (M) 21  
*Perovskia atriplicifolia*  
5 Gal.
- AUTUMN SAGE (M) 18  
*Salvia greggii*  
2 Gal. 9sf
- HONEYSUCKLE (M) 16  
*Lonicera sempervirens*  
1 Gal. 200sf  
Unstaked-Groundcover
- CHAMISA (L) 35  
*Chrysothamnus nauseosus*  
1 Gal. 25sf
- WILDFLOWER 42  
1 Gal. 4sf
- CREeping ROSEMARY (M) 21  
*Rosmarinus officinalis*  
2 Gal. 36sf  
Symbol indicated 3 plants
- VINE 6  
1 Gal. 200sf
- OVERSIZED GRAVEL  
& 18 BOULDERS
- SANTA FE BROWN  
WITH FILTER FABRIC

**LANDSCAPE NOTES:**  
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 Water Waste 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.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

SFB Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH 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 day, 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.

Irrigation maintenance shall be the responsibility of the Property Owner.

**STREET TREE REQUIREMENTS**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Coors Blvd.	Required 5	Provided 6
-------------	------------	------------

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

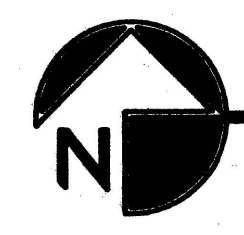
**LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA		
TOTAL LOT AREA	75156	square feet
TOTAL BUILDINGS AREA	12618	square feet
OFFSITE AREA	1639	square feet
NET LOT AREA	60899	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9135	square feet
TOTAL LANDSCAPE PROVIDED	13120	square feet
TOTAL GROUND COVER REQUIREMENT		
TOTAL GROUND COVER PROVIDED	9840	square feet
TOTAL BED PROVIDED	10165	square feet
TOTAL SOD PROVIDED	13120	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet



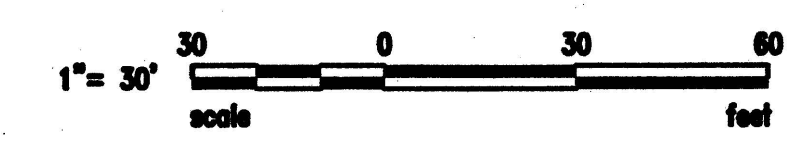
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

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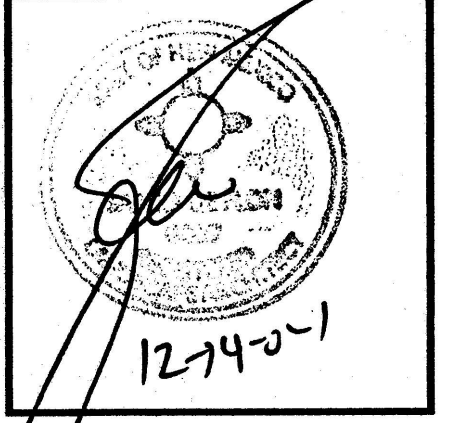
**LANDSCAPE PLAN**

SCALE: 1"= 30'-0"



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE  
**OCTOPUS CARWASH**  
COORS BLVD. NW & REDLANDS RD. NW  
ALBUQUERQUE, NEW MEXICO

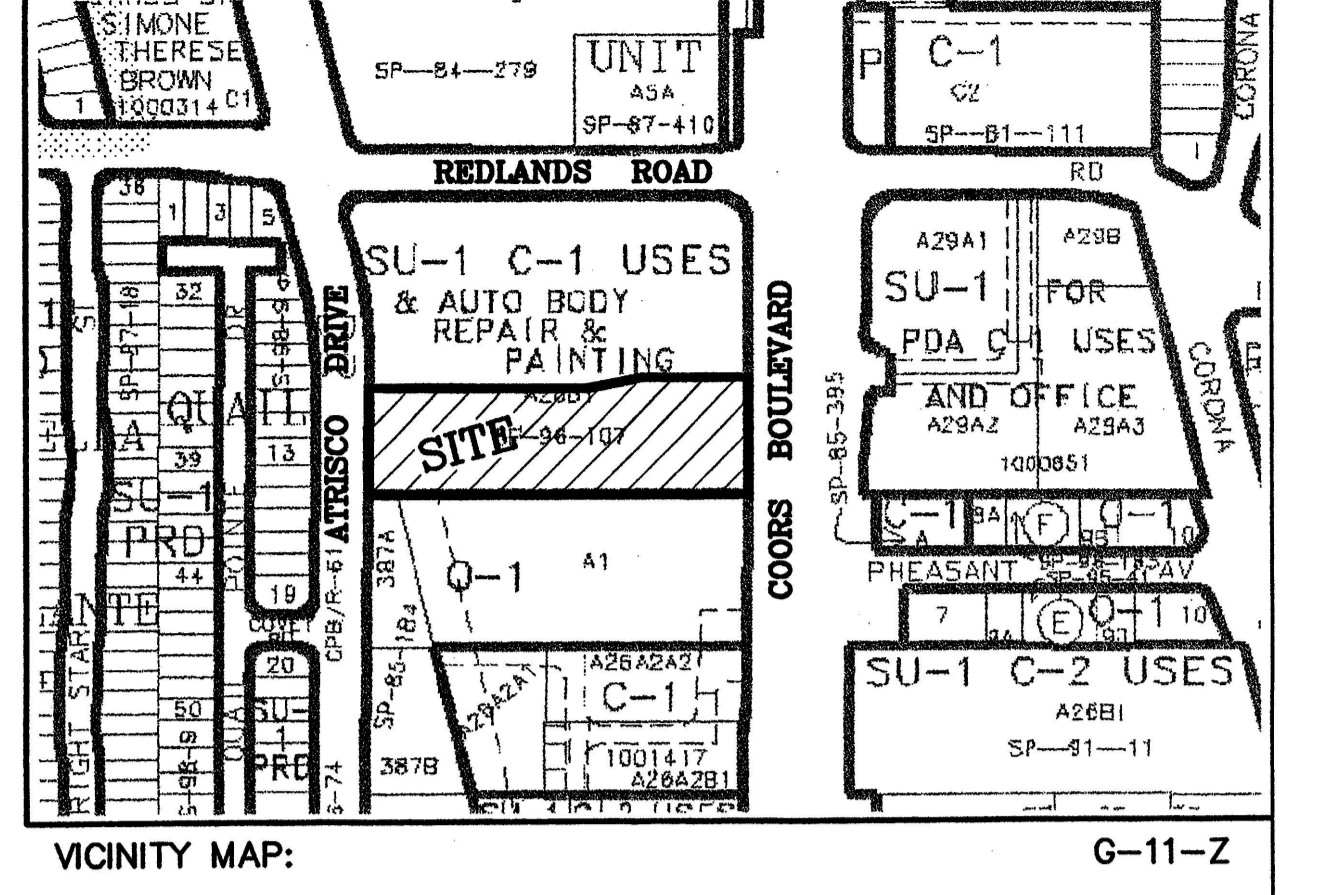
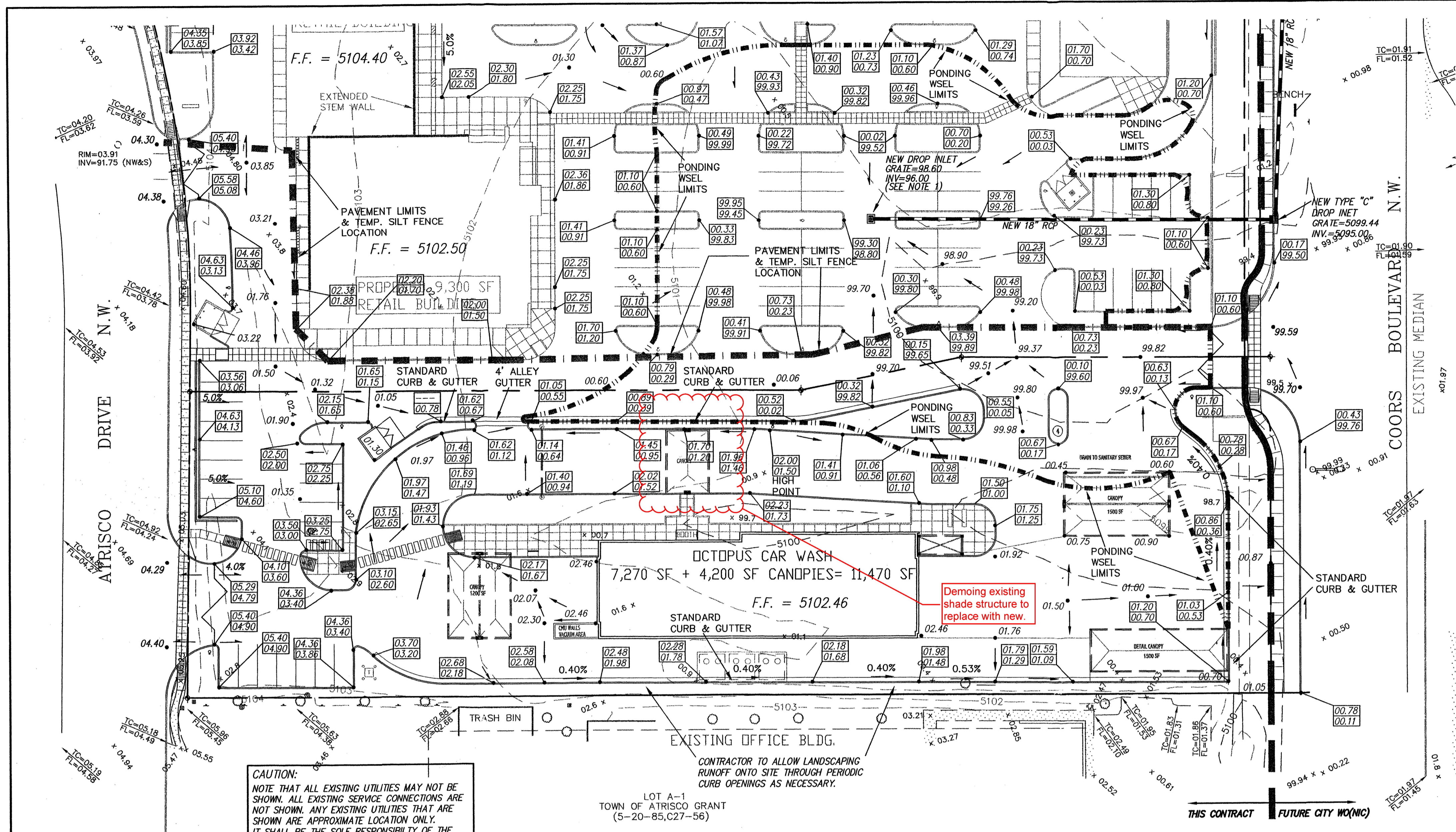
PROJECT MANAGER  
MIKE SAFRANY

JOB NO.

DRAWN BY:  
SU

SHEET TITLE  
**LANDSCAPE PLAN**

DATE:	5-26-04
SCALE:	L1.0
AS NOTED	of.



**LEGAL DESCRIPTION:**  
 TRACT 4-28-B1 AND A-28-B2, NORTHEAST UNIT, TOWN OF ATRISCO GRANT, SECTION 2 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING 8" SAS
	EXISTING 16" WL
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES
	EXISTING FENCE
	100-YR-WSEL
	100-YR-EGL
	FLOODPLAIN LIMITS FROM FEMA MAP
	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
	TOP OF RETAINING WALL
	TOP OF FOOTING
	TOP OF EXTENDED STEM WALL
	TOP OF FOOTING
	PAVEMENT LIMITS & TEMP. SILT FENCE LOCATION
	PONDING WSEL LIMITS

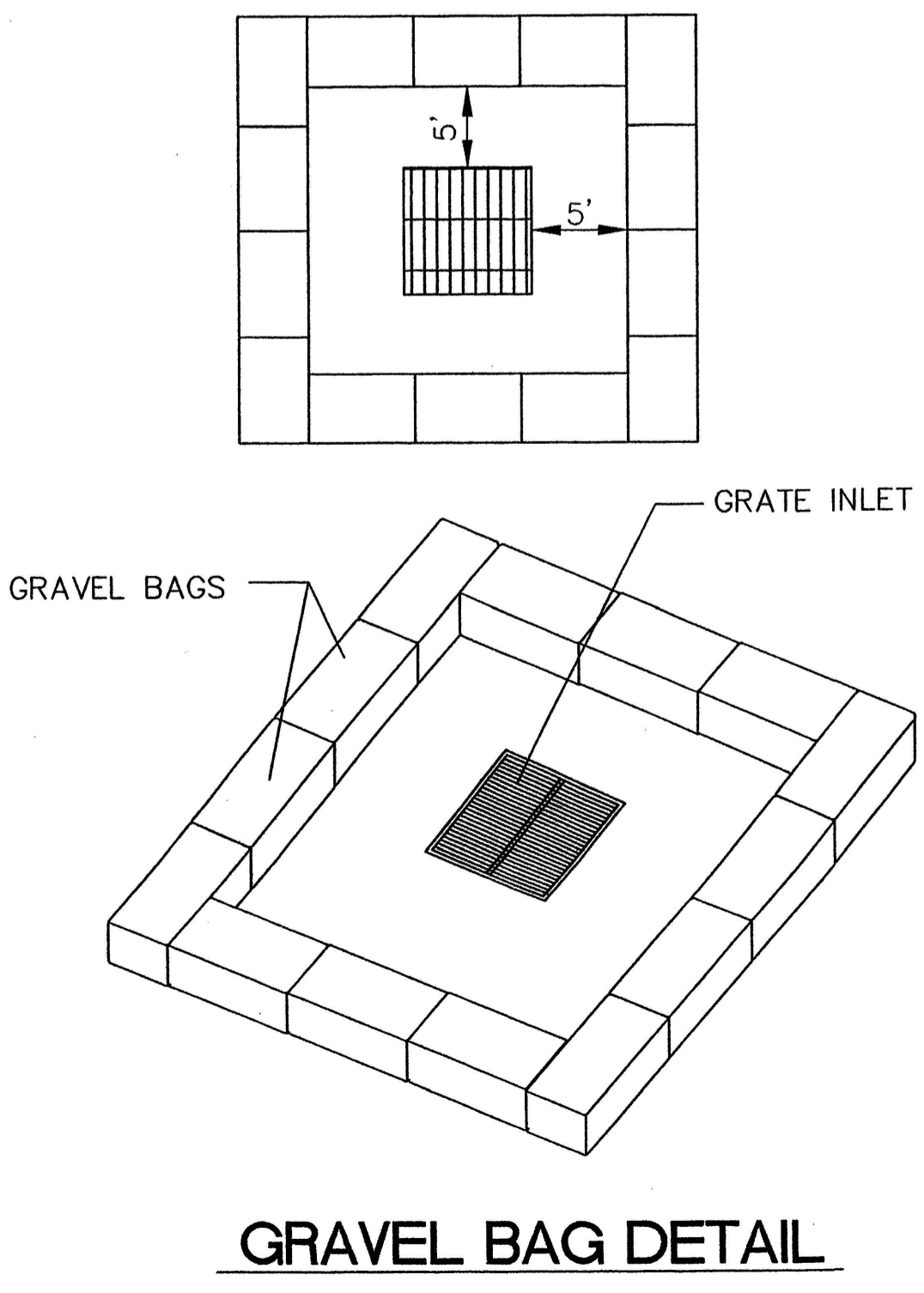
PONDING LIMITS AND ALL THE STORM SEWER STRUCTURES WILL BE BUILT WITH THE CONSTRUCTION OF THE CARWASH. TEMPORARY SILT FENCE WILL PLACED ALONG ALL THE GRADED AREAS.

**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.

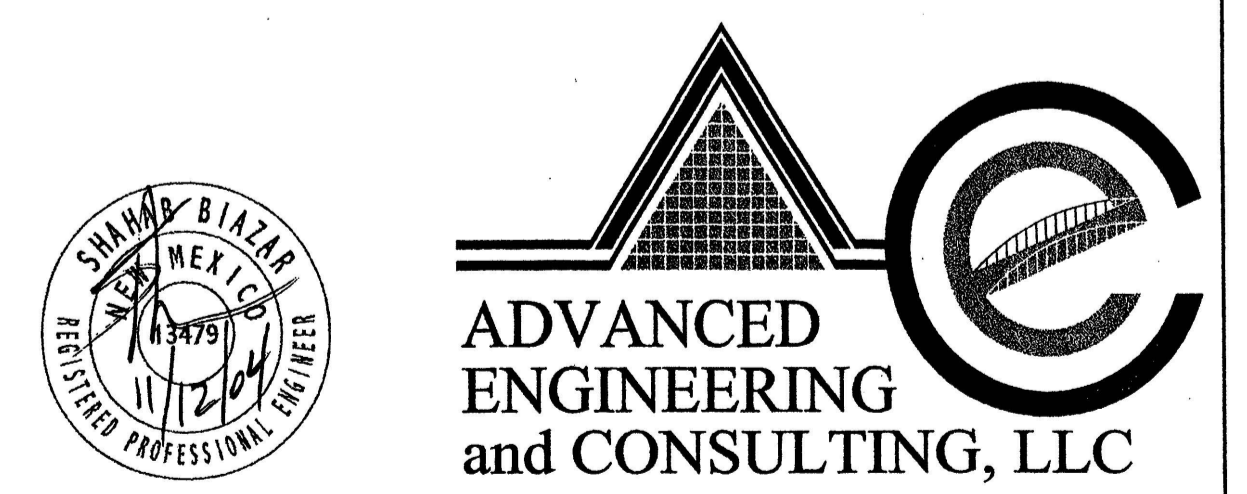
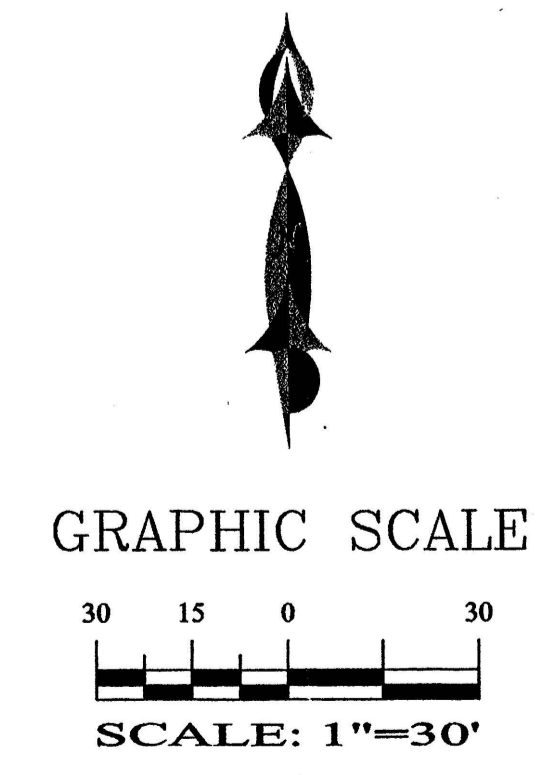
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- ADDITIONAL NOTES:**
1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
  2. CONTOUR INTERVAL IS ONE (1) FOOT.
  3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION (THE TOPOGRAPHY WAS PROVIDED BY THE ARCHITECT)
  4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
  5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
  6. SLOPES ARE AT 3:1 MAXIMUM.

- GENERAL NOTES**
1. THE OPENING FROM THE ON-SITE DROP INLET TO THE 18" RCP OUTFALL SHALL BE COVERED WITH A 1/4" THICK STAINLESS STEEL PLATE WITH A 3 1/2" DIAMETER BORING LOCATED SO THAT ITS BOTTOM MATCHES THE FLOWLINE OF THE RCP.
  2. THIS PROPERTY IS NOT LOCATED IN A FEMA FLOODPLAIN PER FIRM NO. 35001C0327.
  3. THERE ARE NO SIGNIFICANT OFFSITE FLOWS ENTERING THIS SITE. EXISTING MINOR OFF-SITE FLOWS FROM THE SOUTH WILL BE ROUTED THROUGH THE SITE.
  4. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING DRAINAGE IMPROVEMENTS ON THE PROPERTY SO THAT THEY CONTINUE TO FUNCTION PROPERLY YEAR AFTER YEAR.
  5. ELEVATIONS SHOWN HEREON ARE INTENDED TO BE FINAL GRADES. OWNER, ROUGH GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR ASSURING THAT AFTER ALL WORK IS COMPLETE, SITE'S FINAL SURFACE GRADES ARE AS SHOWN HEREON.
  6. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING REQUIREMENTS OF THE SURFACE DISTURBANCE PERMIT FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT.
  7. OWNER AND ALL ASSOCIATED CONTRACTORS WHO ENGAGE IN ALTERATION OF SITE SURFACES, SHALL FILE A NOTICE OF INTENT WITH EPA AND FOLLOW STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
  8. EXCEPT ALONG COORS BOULEVARD (CITY WO LATER), ALL NEW DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DETAILS.



- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
  3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
  4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
  6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

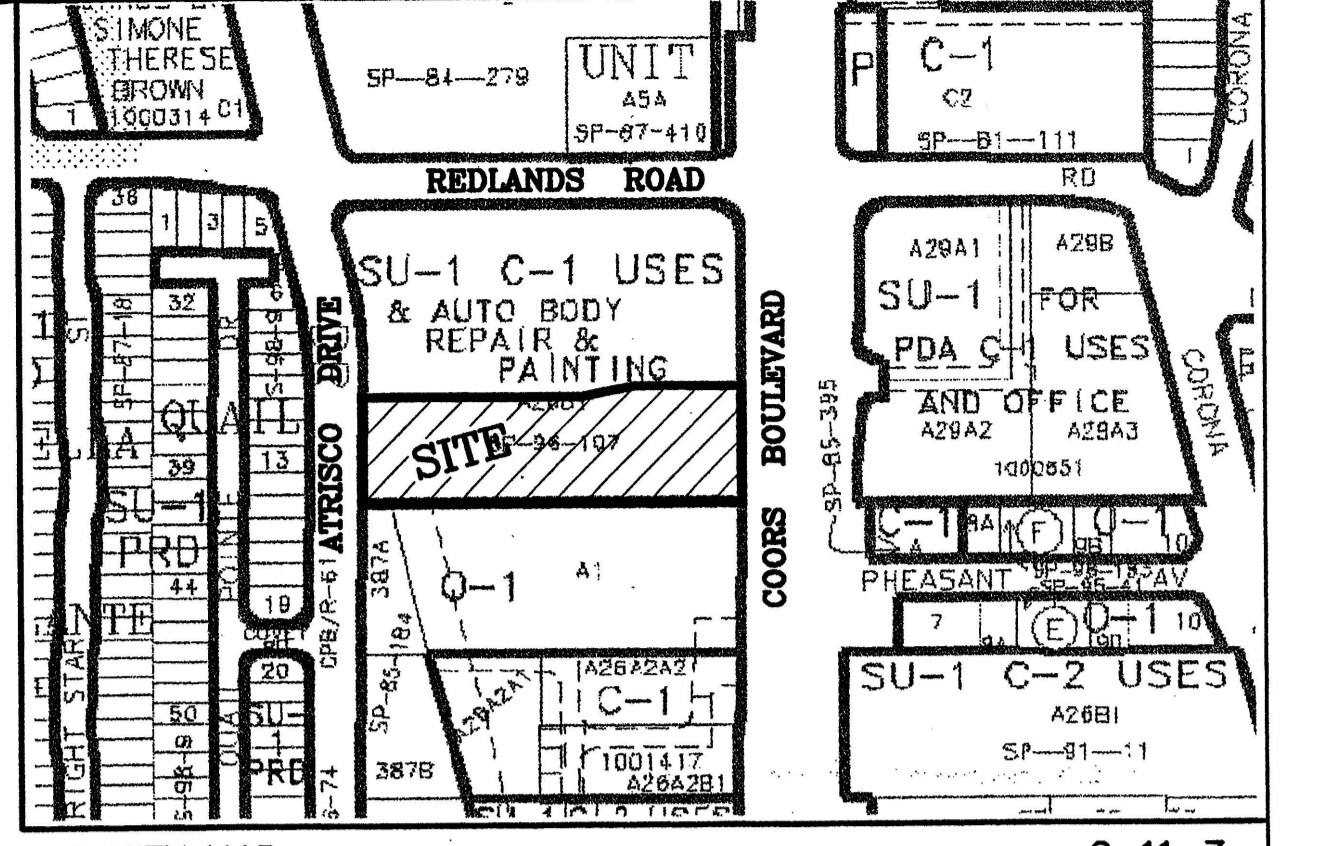
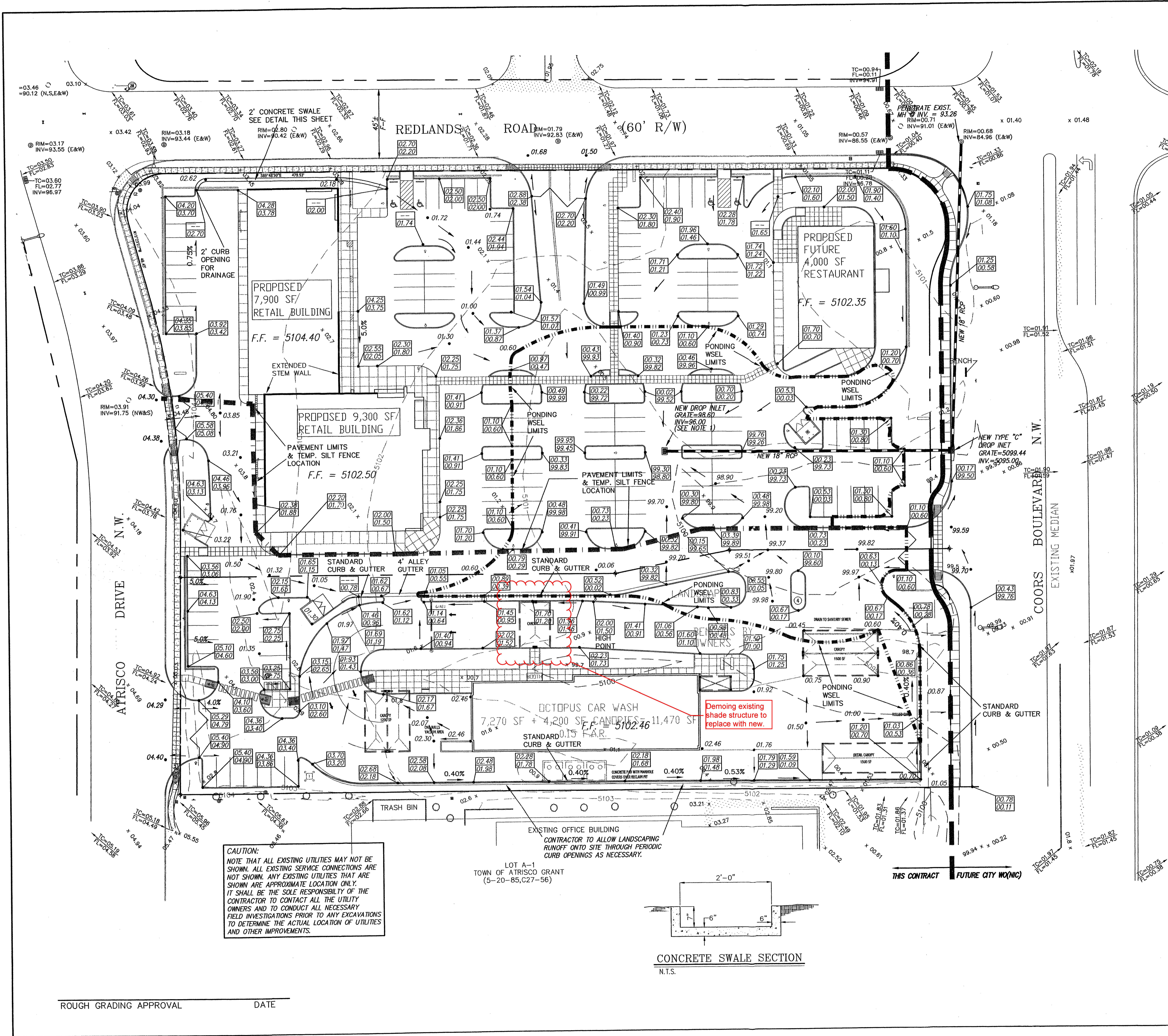


SHAHAB BIAZAR  
 P.E. #13479

4416 ANAHEIM AVE. NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570

**OCTOPUS CAR WASH GRADING AND DRAINAGE PLAN**

DRAWING: 200426-GR.DWG	DRAWN BY: SBB	DATE: 04-28-2004	SHEET # OF
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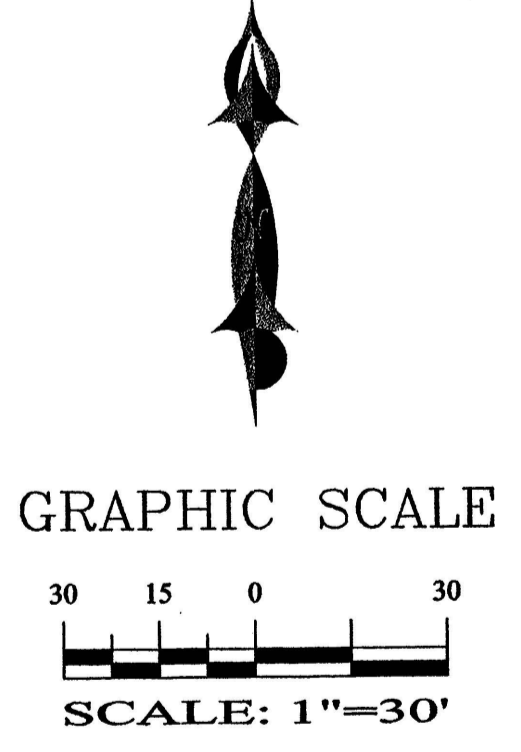


**LEGAL DESCRIPTION:**  
 TRACT 4-28-B1 AND A-28-B2, NORTHEAST UNIT, TOWN OF ATRISCO GRANT, SECTION 2 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

- GENERAL NOTES**
1. THE OPENING FROM THE ON-SITE DROP INLET TO THE 18" RCP OUTFALL SHALL BE COVERED WITH A 1/4" THICK STAINLESS STEEL PLATE WITH A 3 1/2" DIAMETER BORING LOCATED SO THAT ITS BOTTOM MATCHES THE FLOWLINE OF THE RCP.
  2. THIS PROPERTY IS NOT LOCATED IN A FEMA FLOODPLAIN PER FIRM NO. 35001C0327.
  3. THERE ARE NO SIGNIFICANT OFFSITE FLOWS ENTERING THIS SITE. EXISTING MINOR OFF-SITE FLOWS FROM THE SOUTH WILL BE ROUTED THROUGH THE SITE.
  4. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING DRAINAGE IMPROVEMENTS ON THE PROPERTY SO THAT THEY CONTINUE TO FUNCTION PROPERLY YEAR AFTER YEAR.
  5. ELEVATIONS SHOWN HEREON ARE INTENDED TO BE FINAL GRADES. OWNER, ROUGH GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR ASSURING THAT AFTER ALL WORK IS COMPLETE, SITE'S FINAL SURFACE GRADES ARE AS SHOWN HEREON.
  6. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING REQUIREMENTS OF THE SURFACE DISTURBANCE PERMIT FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT.
  7. OWNER AND ALL ASSOCIATED CONTRACTORS WHO ENGAGE IN ALTERATION OF SITE SURFACES, SHALL FILE A NOTICE OF INTENT WITH EPA AND FOLLOW STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
  8. EXCEPT ALONG COORS BOULEVARD (CITY WO LATER), ALL NEW DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DETAILS.

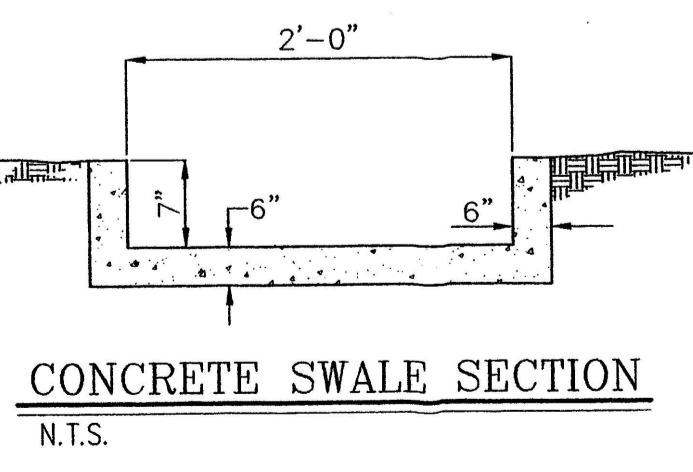
**LEGEND**

---	5100	EXISTING CONTOUR (MAJOR)
---	5102	EXISTING CONTOUR (MINOR)
---		BOUNDARY LINE
---		EASEMENT
TC	20.90	PROPOSED GRADE
FL	20.40	PROPOSED SPOT ELEVATION
X	70.28	EXISTING GRADE
*	5265.16	EXISTING GRADE
---		EXISTING POWER LINES
---		PROPOSED EXTENDED STEM WALL
TRW	38.00	TOP OF RETAINING WALL
		TOP OF FOOTING
TSW	34.00	TOP OF EXTENDED STEM WALL
TF	32.00	TOP OF FOOTING



**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.

LOT A-1  
 TOWN OF ATRISCO GRANT  
 (5-20-85,C27-56)



ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**SHAHAB BIAZAR**  
 P.E. #13479

**ADVANCED ENGINEERING and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570

**REDLANDS SHOPPING CENTER  
 OVERALL GRADING AND DRAINAGE PLAN**

DRAWING: 200426-GR-OV.DWG	DRAWN BY: SBB	DATE: 04-28-2004	SHEET #
---------------------------	---------------	------------------	---------

LAST REVISION: 11-12-2004

GAS LINE DEPTH HAS TO BE FIELD VERIFIED TO ASSURE THAT THERE WILL NOT BE ANY CONFLICT WITH THE SEWER SERVICE CROSSING. THE GAS DEPTH SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION

GAS LINE DEPTH HAS TO BE FIELD VERIFIED TO ASSURE THAT THERE WILL NOT BE ANY CONFLICT WITH THE SEWER SERVICE CROSSING. THE GAS DEPTH SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION

**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.

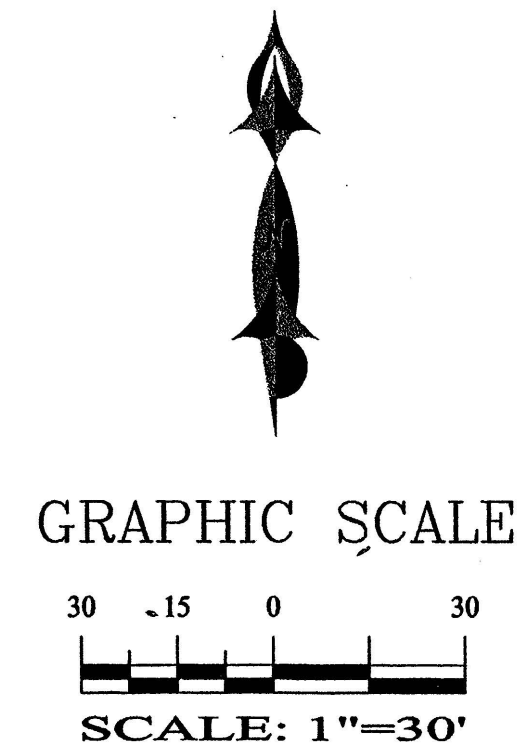
LOT A-1  
TOWN OF ATRISCO GRANT  
(5-20-85, C27-56)

ADD CONNECTIONS OF UTILITIES TO BUILDING & RECLAIM PIT  
SAS 6" BELOW GRADE? VERIFY

*Electric*  
*Isheplan*  
*each*  
**SITE UTILITY PLAN**  
*DREW - PLUMBING*  
*Bob - Electrical*  
*Lighting*

*STORM DRAIN GRADING & DRAINAGE FROM SHAHAB'S*

- LEGEND**
- EXISTING SAS MANHOLE
  - EXISTING SD MANHOLE
  - EXISTING GATE VALVE
  - EX. 54" SD
  - EX. 8" SAS
  - EX. 16" WL
  - 8" SAS
  - 10" WL
  - 18" SD
  - CLEAN OUT
  - NEW WATER SERVICE
  - NEW SAS SERVICE
  - NEW SAS MANHOLE
  - STORM SEWER MANHOLE
  - SINGLE SERVICE METER
  - DOUBLE SERVICE METER
  - NEW GATE VALVE
  - NEW FIRE HYDRANT
  - TEE
  - BEND
  - CAP (WL)
  - NEW CATCH BASIN



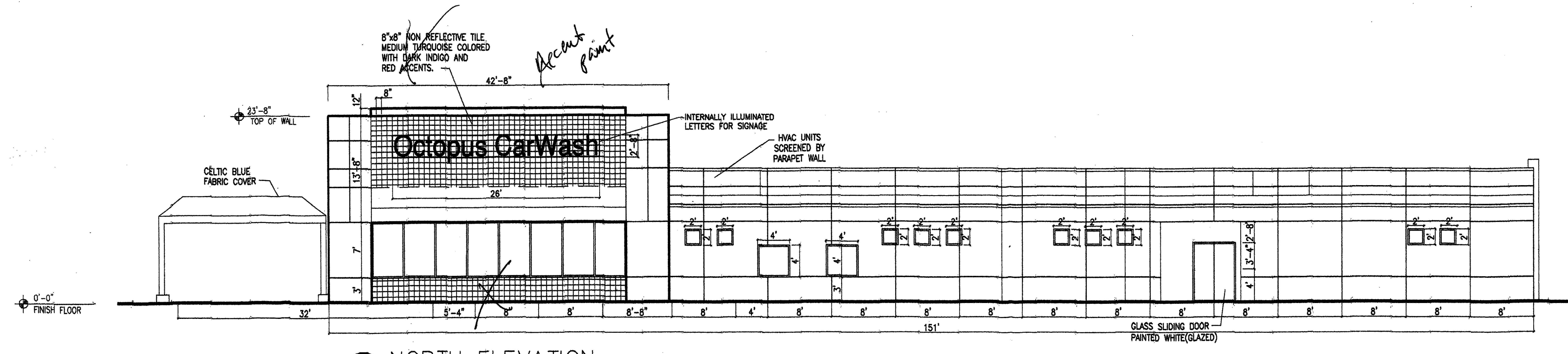
SHAHAB BLAZAR  
P.E. #13479

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

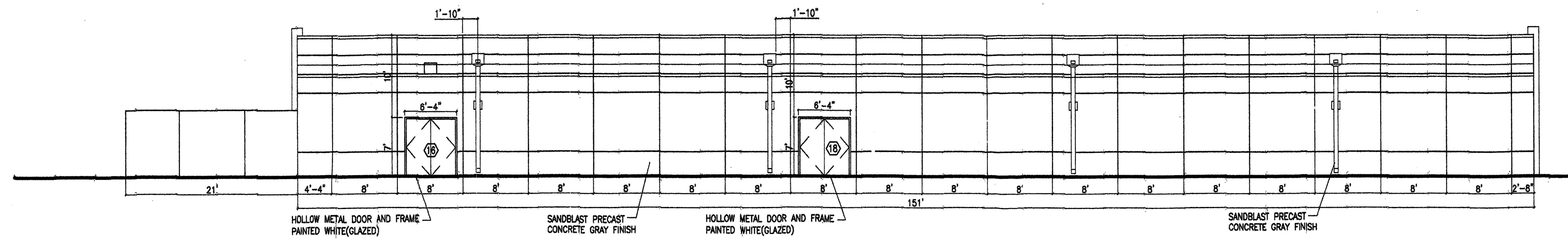
4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-3570

OCTOPUS CAR WASH UTILITY PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200426-UT.DWG	SBB	04-28-2004	OF

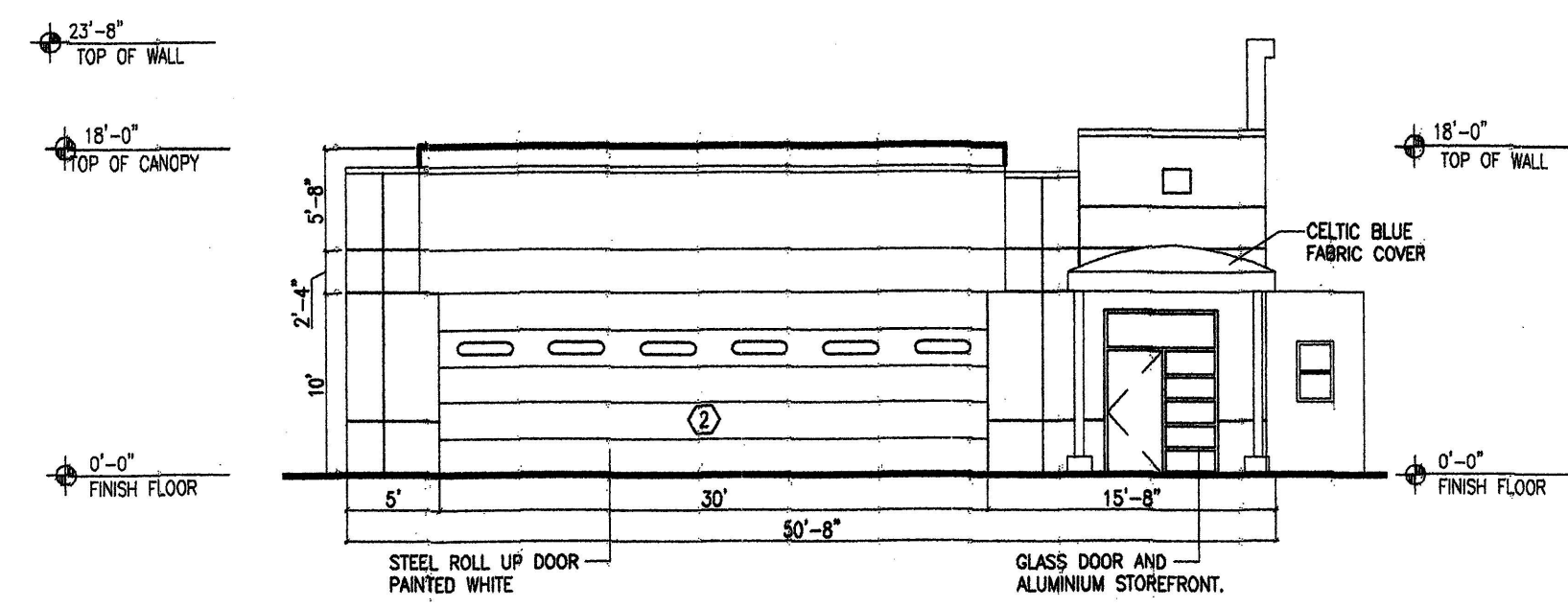
LAST REVISION: 11-13-2004



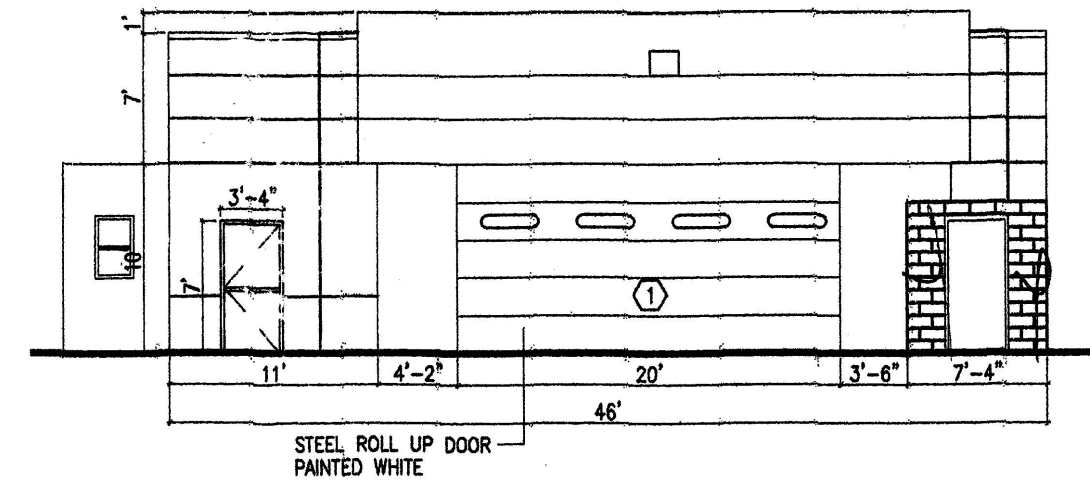
1 NORTH ELEVATION  
Scale: 1"=10'-0"



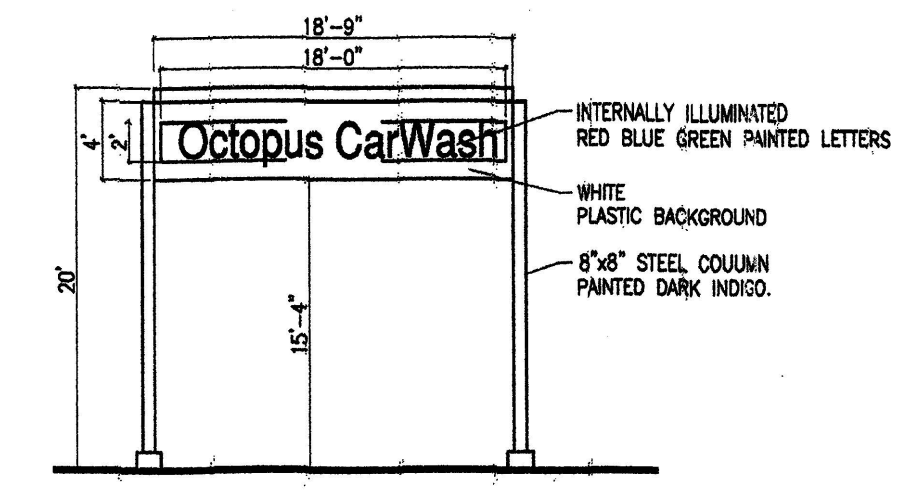
2 SOUTH ELEVATION  
Scale: 1"=10'-0"



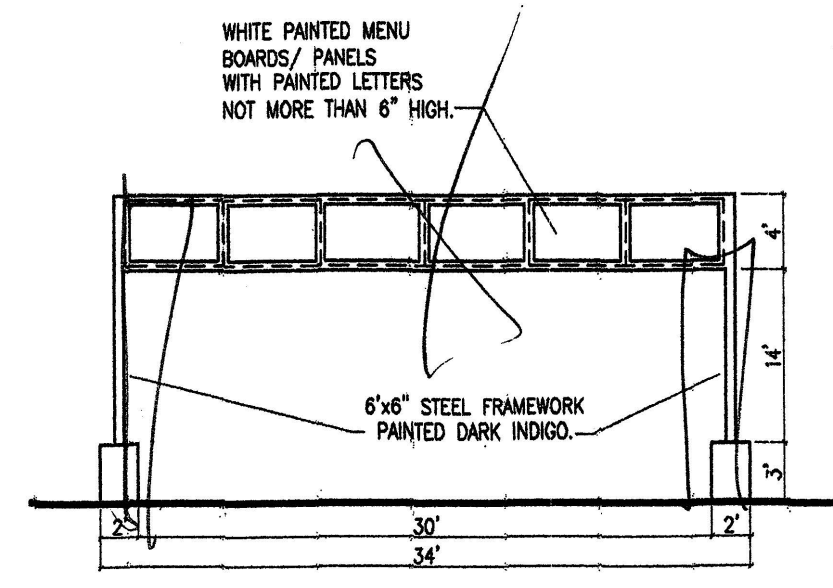
3 EAST ELEVATION  
Scale: 1"=10'-0"



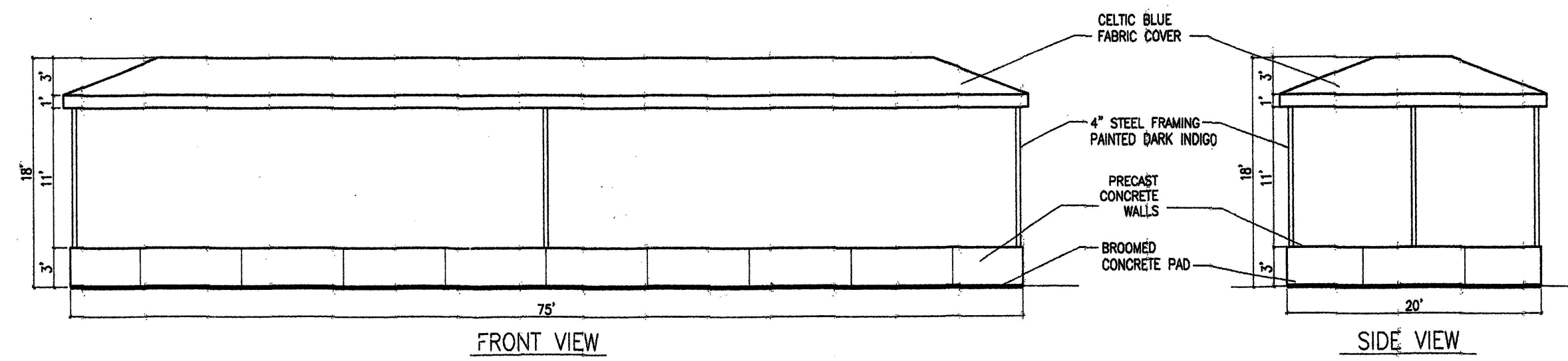
4 WEST ELEVATION  
Scale: 1"=10'-0"



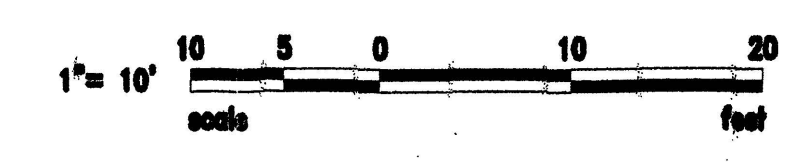
5 MONUMENT SIGN ELEVATION  
Scale: 1"=10'-0"



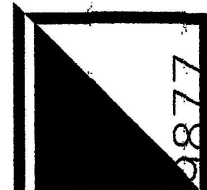
6 MENU BOARD ELEVATION  
Scale: 1"=10'-0"

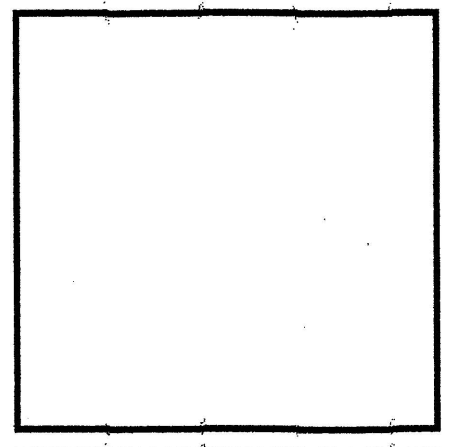


7 DETAIL CANOPY  
Scale: 1"=10'-0"



REV	DATE	BY	REVISION
A			
A			
A			
A			
A			

  
 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-1877



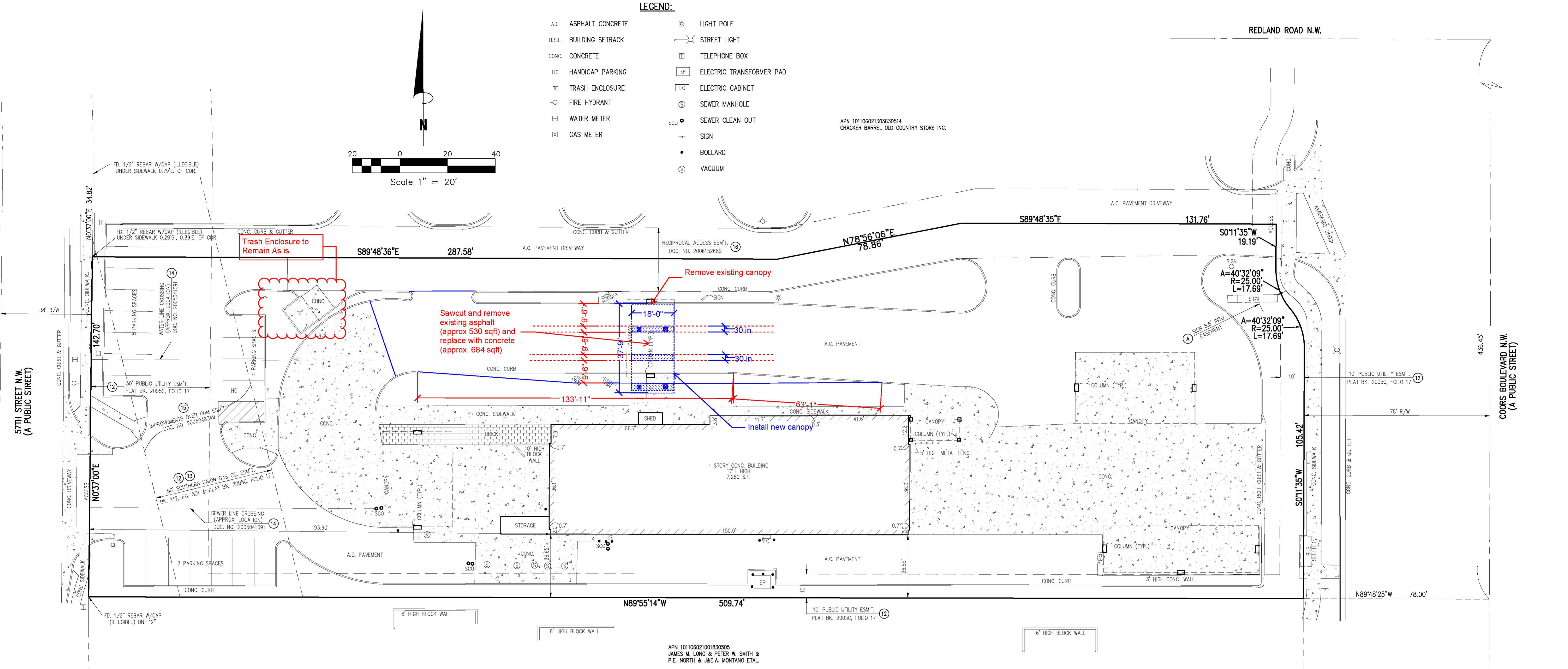
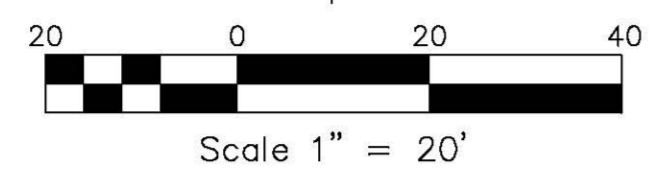
PROJECT TITLE  
**OCTOPUS CARWASH**  
 COORS BLDG. NW & REDLANDS RD. NW  
 ALBUQUERQUE, NEW MEXICO  
 PROJECT MANAGER  
 MIKE SAFRANY  
 JOB NO.  
 0418  
 DRAWN BY:  
 MPS  
 SHEET TITLE  
**ELEVATIONS**

DATE:  
 5-21-04  
 SCALE:  
 AS NOTED  
 sheet -  
**A2.1**  
 of -

**LEGEND:**

- A.C. ASPHALT CONCRETE
- B.S.L. BUILDING SETBACK
- CONC. CONCRETE
- HC HANDICAP PARKING
- TE TRASH ENCLOSURE
- FIRE HYDRANT
- WATER METER
- GAS METER
- LIGHT POLE
- STREET LIGHT
- TELEPHONE BOX
- ELECTRIC TRANSFORMER PAD
- ELECTRIC CABINET
- SEWER MANHOLE
- SEWER CLEAN OUT
- SIGN
- BOLLARD
- VACUUM

APN 101106021303630514  
CRACKER BARREL OLD COUNTRY STORE INC.



APN 101106021001930505  
JAMES M. LONG & PETER W. SMITH &  
P.E. NORTH & J&E.A. MONTANO ETAL

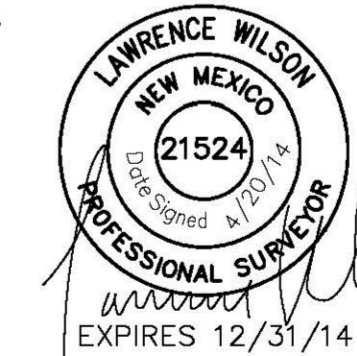
**SURVEYOR'S CERTIFICATION:**

TO: CWPS CORP., CAR WASH PARTNERS, INC., MISTER CAR WASH HOLDINGS, INC., BANK OF MONTREAL, THE BANK OF NOVA SCOTIA, SPIRIT MASTER FUNDING VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SPIRIT REALTY CAPITAL, INC., A MARYLAND CORPORATION, AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS, THE MATTHEWS COMPANY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2014.

DATE OF PLAT OR MAP: APRIL 20, 2014.

BY: LAWRENCE WILSON, P.S. 21524  
ADDRESS: 1745 E. LINDA VISTA DRIVE  
FLAGSTAFF, AZ 86004  
TELEPHONE NO. 928/853-1590  
EMAIL: LARRYW@AZCAENG.COM



THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 5011635-1917032-AL01, DATED MARCH 25, 2014.

This survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the Matthews Company, Inc. and AZCA Engineering's prior written consent. The Matthews Company, Inc. and AZCA Engineering expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and AZCA Engineering will not include the providers of any third party reports in the Surveyor's Certification.

**"ALTA / ACSM LAND TITLE SURVEY"**

PREPARED FOR:

**THE MATTHEWS COMPANY** Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708  
Tel: (714) 979-7181 Fax: (714) 641-2840  
www.themathewscpany.com

MARK	DATE	REVISION	BY	AP'D

**SPIRIT REALTY CAPITAL, INC.**

**3101 Coors Boulevard  
Albuquerque, NM  
(Mister Car Wash)**

SCALE: 1"=20'	AZCA NO.: 14-3625
DATE: 4/20/14	APPROVED: LW
DWN. BY: SN	
CHKD. BY: LW	

**LEGAL DESCRIPTION:**

TRACT A-28-B1-B, AS THE SAME IS SHOWN ON THE PLAT FOR TRACT A-28-B1-A AND A-28-B1-B, NORTHEAST UNIT, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 14, 2005, IN PLAT BOOK 2005C, PAGE 17.

**EXCEPTIONS:**

FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 5011635-1917032-AL01, DATED MARCH 25, 2014.

1 2 3 4 5 6 7 8 9 10 11 18  
ITEMS AFFECT SUBJECT PROPERTY AND HAVE NO DELINEABLE EASEMENTS.

12 UTILITY AND GAS EASEMENT(S) RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLATS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK 2005C, FOLIO 17 AND IN PLAT BOOK 96C, FOLIO 181. EASEMENTS ARE SHOWN HEREON.

13 A TWENTY-FIVE FOOT (25) EASEMENT ON EACH SIDE GRANTED TO SOUTHERN UNION GAS AFFECTING A WESTERLY PORTION OF THE INSURED PREMISES GRANTED BY DOCUMENT RECORDED IN BOOK 112, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EASEMENT IS SHOWN HEREON.

14 PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT BETWEEN JJC COORS, LLC AND PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AS DOCUMENT NO. 2005041091, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. APPROXIMATE LOCATION OF ENCROACHING UTILITY LINES ARE SHOWN HEREON.

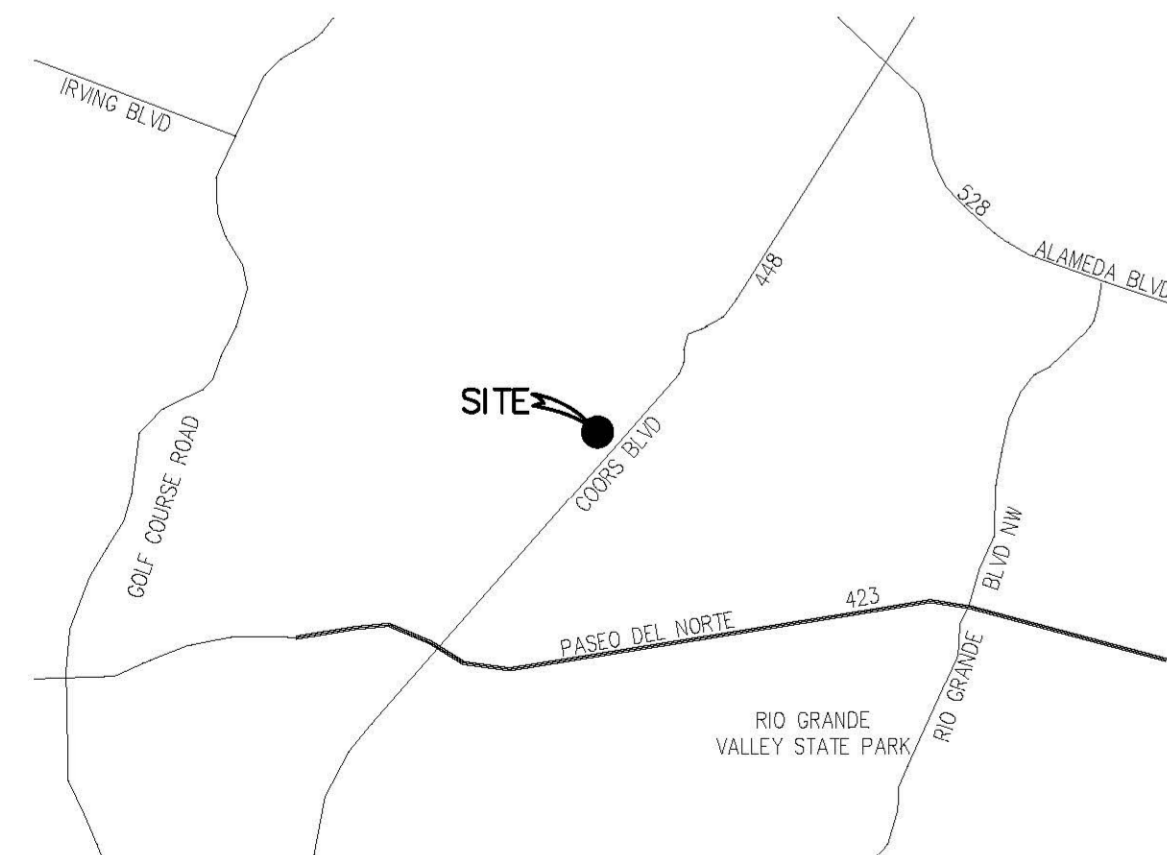
15 PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT BETWEEN JJC COORS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AND PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, FILED AS DOCUMENT NO. 2005046349, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. LOCATION OF ENCROACHING IMPROVEMENTS ARE SHOWN HEREON.

16 RECIPROCAL ACCESS EASEMENT AGREEMENT BETWEEN JJC COORS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND CRACKER BARREL OLD COUNTRY STORE, INC., FILED OCTOBER 6, 2006, AS DOCUMENT NO. 2006152689, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EASEMENT IS SHOWN HEREON.

17 RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, RECORDED IN BOOK MISC. 286, PAGE 855, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT, RECORDED IN BOOK MISC. 575, PAGE 928 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EASEMENT IS INDETERMINATE IN NATURE AND DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

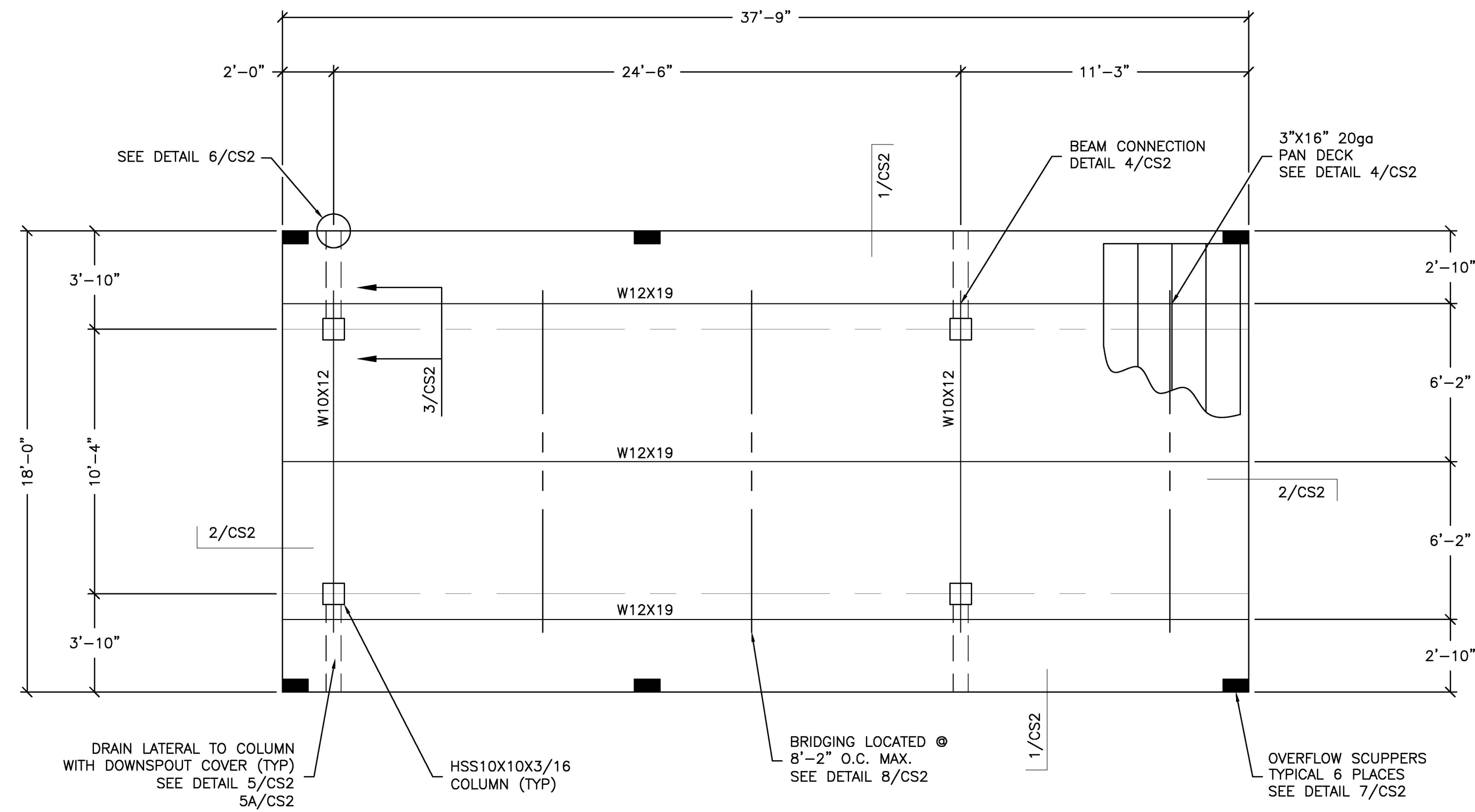
**SURVEYOR'S NOTES:**

- FLOOD ZONE DESIGNATION: COMMUNITY #: 350002; PANEL #: 35000337H; DATE OF PANEL: 8/16/12; FLOOD ZONE: X
- BUILDING RESTRICTIONS/ZONING PER CITY OF ALBUQUERQUE PLANNING DEPT.: ZONING: SU-1 (SPECIAL USE) FOR C-1 USES AND AUTO BODY REPAIR & PAINTING; SETBACKS: PER APPROVED SITE PLAN; MAXIMUM HEIGHT: 25'
- BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE NEW MEXICO STATE PLANE GRID (CENTRAL ZONE) AS SHOWN ON PLAT BOOK 2005C, FOLIO 17, FILED IN BERNALILLO COUNTY CLERK'S OFFICE, NEW MEXICO.
- ACCESS TO PROPERTY: FROM COORS BOULEVARD & 57TH STREET, BOTH PUBLIC STREETS.
- EXISTING PARKING SPACES: 19 REGULAR, 1 HANDICAP; REQUIRED PARKING SPACES: 1 SPACE PER 200 S.F. OF BUILDING AREA FOR RETAIL USE.
- AREA OF PROPERTY: 74,796 SQ. FT. = 1.72 ACRES
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, CEMETERY OR SANITARY LANDFILL.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- ENCROACHMENTS: SUBJECT PROPERTY SIGN 8.6' INTO PUBLIC UTILITY EASEMENT. (A)

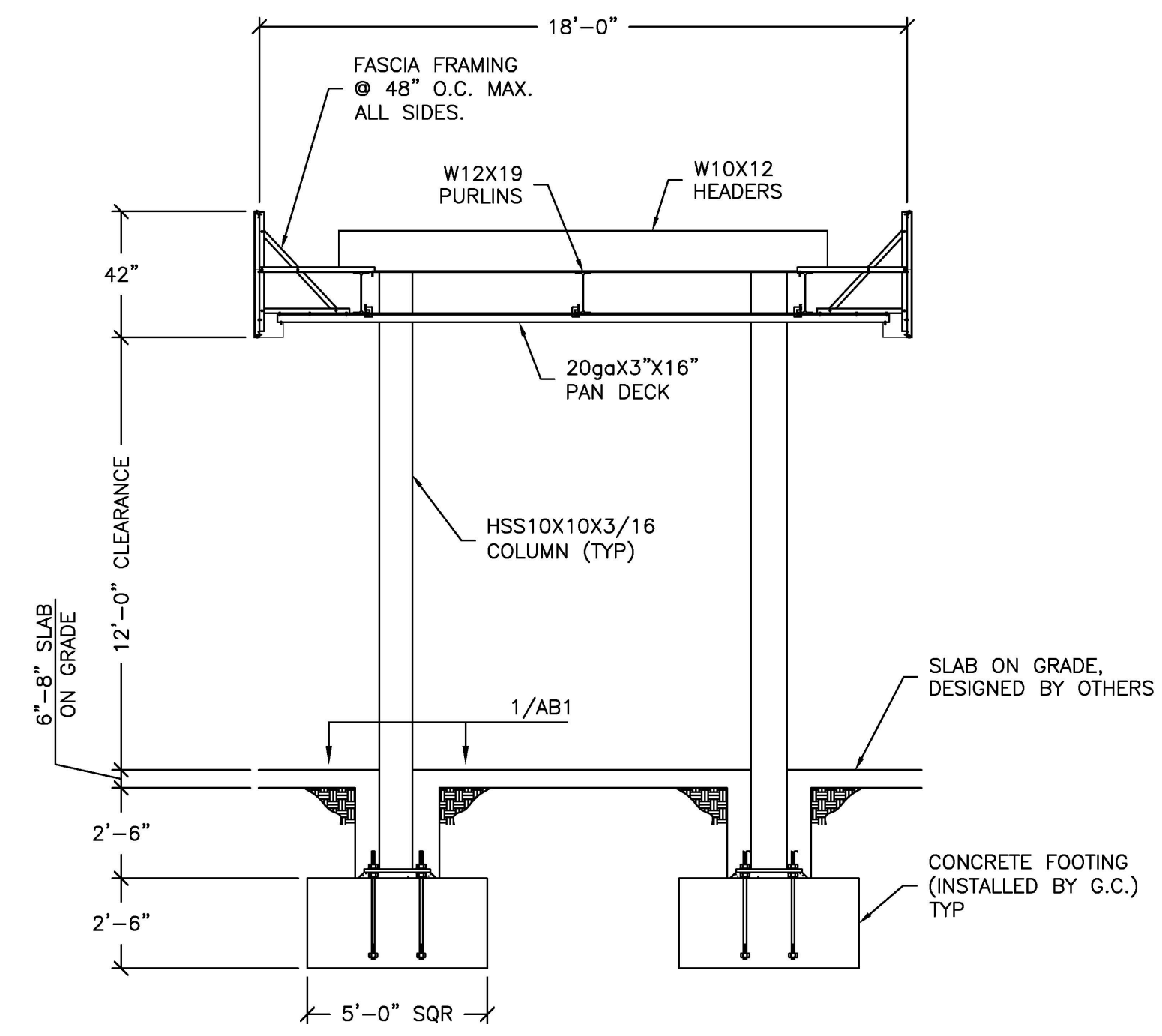


**VICINITY MAP**  
N.T.S.





FRAMING PLAN  
SCALE: 1/4"=1'-0"



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

**CANOPY NOTES**

GENERAL NOTES:  
 A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE.  
 B. OBSERVATION VISITS TO THE SITE BY THE DESIGN ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.  
 C. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN LIMITS OF DESIGN LOADS.  
 D. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.

1. BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE  
 2. USE GROUP: M, CONSTRUCTION TYPE - IIB  
 3. DESIGN LOADS:  
 A. ROOF LIVE LOAD: 20 PSF (REDUCIBLE)  
 B. CANOPY DEAD LOAD: 10.79 PSF  
 C. GROUND SNOW LOAD Pg: 10 PSF  
 FLAT ROOF SNOW LOAD Pf: 8.4 PSF  
 RAIN ON SNOW SURCHARGE: 5 PSF IF Pg<20  
 EXPOSURE FACTOR Ce: 1.0  
 IMPORTANCE FACTOR Is: 1.0  
 THERMAL FACTOR Ct: 1.2  
 D. ULTIMATE DESIGN WIND SPEED Vuult: 115 MPH  
 BUILDING RISK CATEGORY: II  
 EXPOSURE: C  
 COMPONENT & CLADDING: ASCE 7-10 CHAPTER 30  
 E. EARTHQUAKE DESIGN:  
 IMPORTANCE FACTOR: 1.0  
 Ss=0.483g Sd=0.441g  
 S1=0.139g Sd1=0.208g  
 SITE CLASS: D  
 SEISMIC DESIGN CATEGORY: D  
 SEISMIC FORCE RESISTING SYSTEM: G.2 STEEL ORDINARY CANTILEVERED COLUMN SYSTEM  
 DESIGN BASE SHEAR: 2.59k  
 SEISMIC RESPONSE COEFFICIENT: Cs = 0.35  
 RESPONSE MODIFICATION FACTOR: R=1.25  
 SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

4. FOUNDATION DESIGN:  
 ALLOWABLE BEARING PRESSURE: 1500 PSF  
 LATERAL PRESSURE: 100 PSF/FT OF DEPTH  
 NOTE GEOTECH INVESTIGATION NOT PROVIDED. VALUES ARE PRESUMPTIVE FROM THE BUILDING CODE.

5. CONCRETE AND REINFORCEMENT:  
 A. CONCRETE FOOTINGS (EXPOSURE CLASSES FO, SO, WO, CO) TYPE II CEMENT COMPRESSIVE STRENGTH OF f'c = 3000 p.s.i.  
 B. SLAB ON GRADE (BY OTHERS)  
 C. CONCRETE DESIGNED USING f'c = 2500 p.s.i. OR ABOVE SHALL HAVE SPECIAL INSPECTIONS PERFORMED, UNLESS ISOLATED SPREAD FOOTINGS ARE UTILIZED. SEE SPECIAL INSPECTIONS FOR THE CANOPY CONCRETE NOTE.  
 D. REBAR: ASTM A615 GRADE 60  
 E. STRUTS AND TIES SHALL HAVE MINIMUM 4" HOOKS.  
 F. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT: CONCRETE EXPOSED TO GROUND-----3" FORMED CONCRETE EXPOSED TO GROUND-----2" UNFORMED CONCRETE NOT EXPOSED TO GROUND-----1 1/2"  
 G. GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINK GROUT COMPLYING WITH ASTM C1107, f'c=5000p.s.i. AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.  
 H. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING TOP OF FOOTING ELEVATIONS AS REQUIRED FOR UNDERGROUND PLUMBING AND ELECTRICAL.

6. STRUCTURAL STEEL:  
 A. ALL STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATION FOR THE DESIGN OF STRUCTURAL STEEL FOR BUILDINGS" 15TH EDITION.  
 B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING SECTIONS: 4.4, 4.4.1, 4.4.2, AND 7.15.  
 C. AISC "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS".  
 D. STRUCTURAL STEEL GRADES:  
 STEEL BEAMS ASTM A992 GRADE 50 Fy = 50,000 psi  
 HSS SQUARE & RECTANGLES ASTM500 GRADE C Fy = 50,000 psi  
 HSS ROUND COLUMNS: Fy = 46,000 psi  
 PIPE ASTM A53 GRADE B Fy = 35,000 psi  
 BASE PLATES, CAP PLATES AND CAP PLATE STIFFENERS ..... Fy = 50,000 psi  
 ANGLES ASTM A36 Fy = 36,000 psi  
 E. ALL BOLTED CONNECTIONS SHALL BE ASTM A307 BOLTS UNLESS OTHERWISE SPECIFIED (NO SPECIAL INSPECTION REQUIRED).  
 F. ALL WELDED CONNECTIONS SHALL BE "SNUG-TIGHT", UNLESS NOTED OTHERWISE IN ACCORDANCE WITH RCSC.  
 G. METAL PAN DECK SHALL BE 20ga ASTM A653 GRADE 40.

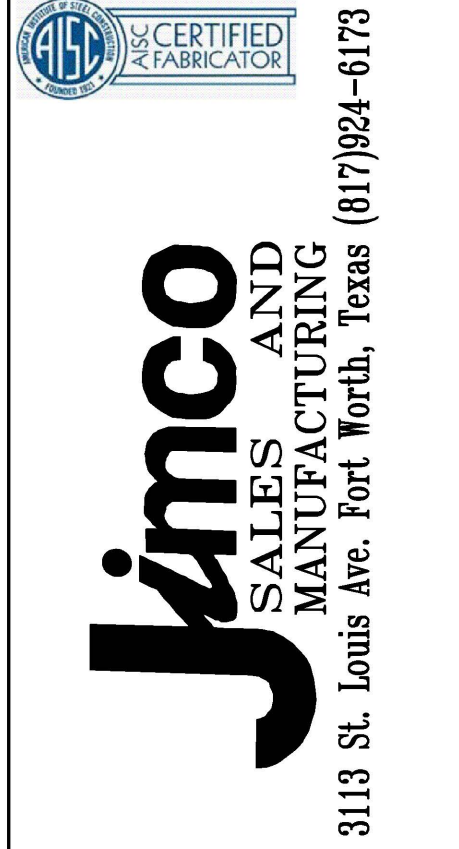
**SPECIAL INSPECTIONS FOR THE CANOPY**

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS, IF APPLICABLE, WILL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE. JIMCO SALES AND MANUFACTURING IS AN AISC APPROVED FABRICATOR (218031061-10INT).

- STRUCTURAL STEEL - SPECIAL INSPECTION REQUIRED IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360 (IBC 1705.2.1).
- WELDING - SPECIAL INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED FABRICATOR SHOP AS PER IBC 1704.2.5.1
- CONCRETE - SPECIAL INSPECTION IS NOT REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS PER IBC 1705.3 EXCEPTION 1.
- ANCHOR BOLTS - PERIODIC SPECIAL INSPECTION OF ANCHOR BOLT INSTALLATION REQUIRED PER IBC TABLE 1705.3.
- HIGH STRENGTH BOLTS - IF REQUIRED A325 BOLTS SHALL BE PRETENSIONED USING AN ACCEPTABLE METHOD SUCH AS "TURN OF NUT" AS PER RCSC SPECIFICATION SECTION 8.2. PERIODIC SPECIAL INSPECTION REQUIRED.

**SEISMIC FORCE RESISTING SYSTEM (SFRS)**

A. REFER TO AISC 341-10 SECTION A4 AND ASCE 7-10.  
 B. DESIGNATION OF SFRS: G.2. STEEL ORDINARY CANTILEVER COLUMN SYSTEMS (ASCE 7-10 TABLE 12.2-1) SEE AISC 341-10 SECTION E3 (OCCS).  
 C. R = 1.25, CS = 0.35  
 D. ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE  
 E. MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS:  
 1. COLUMNS  
 2. COLUMN BASE CONNECTION  
 3. FOOTINGS  
 F. PROTECTED ZONES: N/A  
 G. SEE DETAILS AND NOTE FOR CONNECTION CONFIGURATIONS, MATERIALS SPECIFICATIONS AND SIZES.  
 H. WELD FILLER MATERIALS FOR WELDS PART OF THE SFRS:  
 1. YIELD STRENGTH - 58 KSI MIN  
 2. TENSILE STRENGTH - 70 KSI MIN  
 3. ELONGATION - 22% MIN  
 4. CVN TOUGHNESS - 20 FT-LB MIN @ 0° F  
 SEE DETAILS AND NOTES FOR OTHER WELDING REQUIREMENTS  
 J. DEMAND CRITICAL WELDS - N/A  
 K. LOWEST ANTICIPATED SERVICE TEMPERATURE - 0° F



DRAWING DESCRIPTION: CANOPY STRUCTURAL NOTES AND PLANS

JOB LOCATION: MISTER CARWASH #392 3101 COORS BLVD ALBUQUERQUE, NM



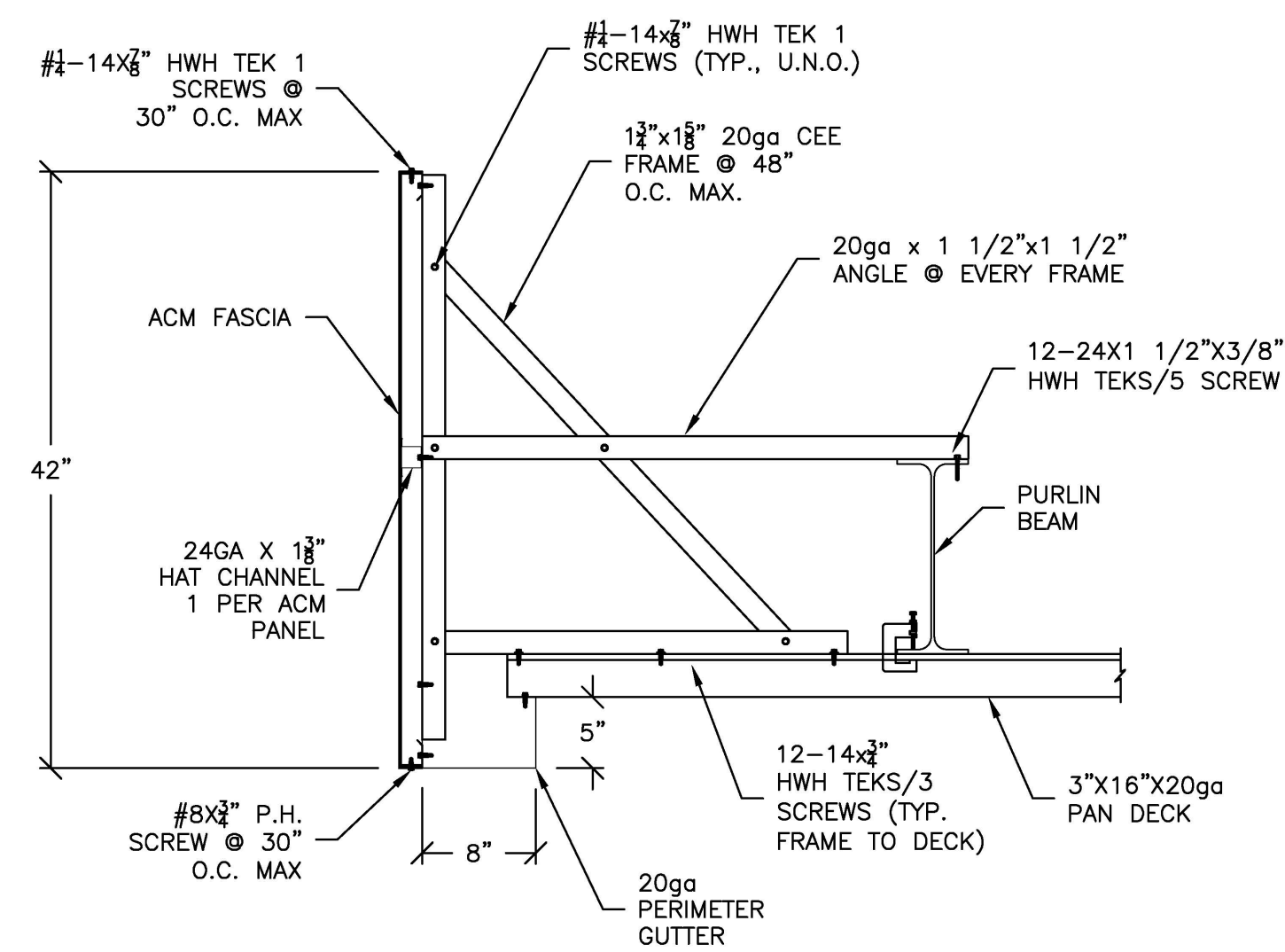
MISTER CAR WASH REVISIONS

CUSTOMER: NO. DESCRIPTION: DATE: BY:

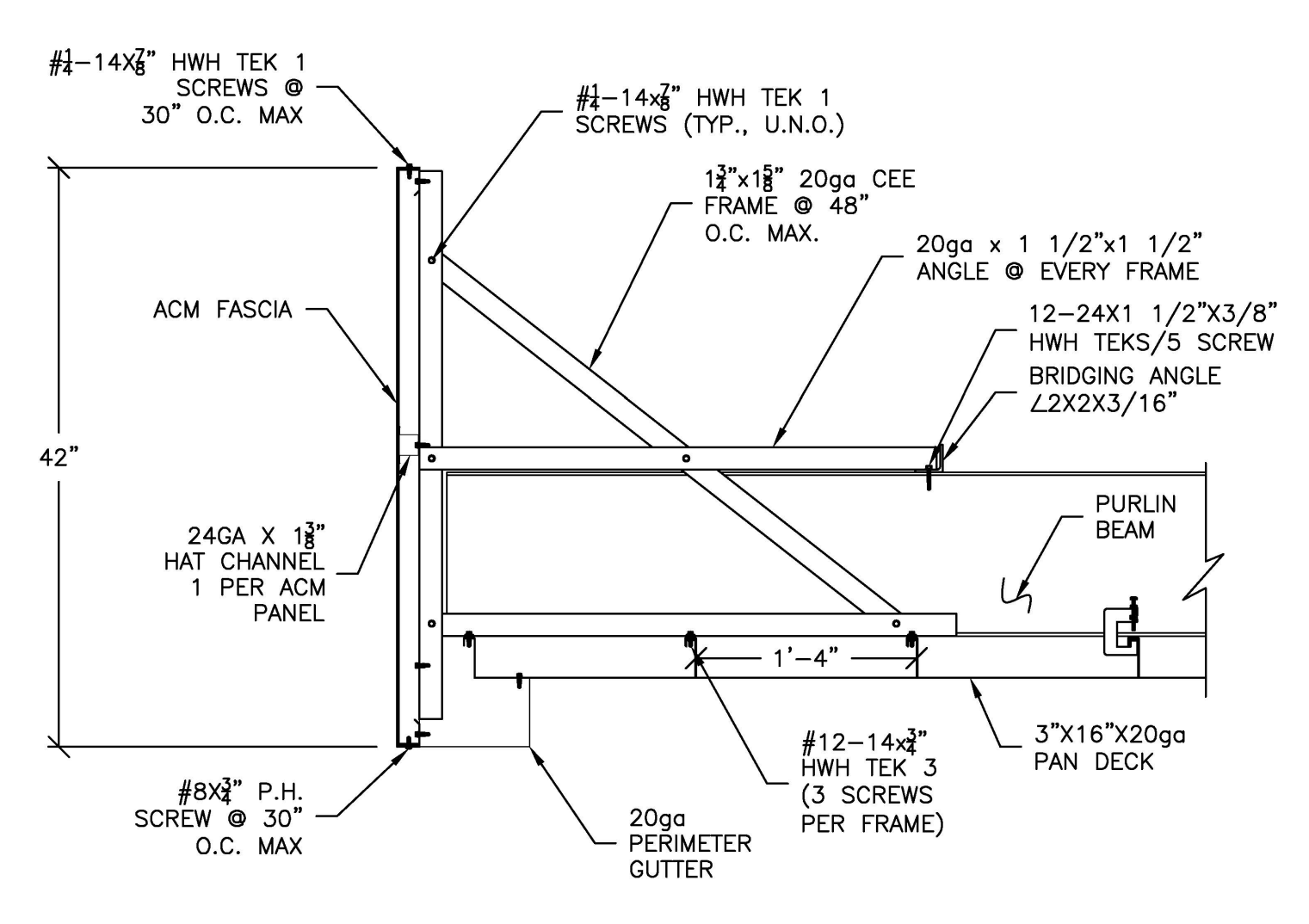
D. CYPHERS DRAWN BY: P. BRENNAN CHECKED BY: 10-14-2021 DATE:

JOB NO. 21-2965R0  
 DWG. NO. CS1  
 OF 3 SHEETS

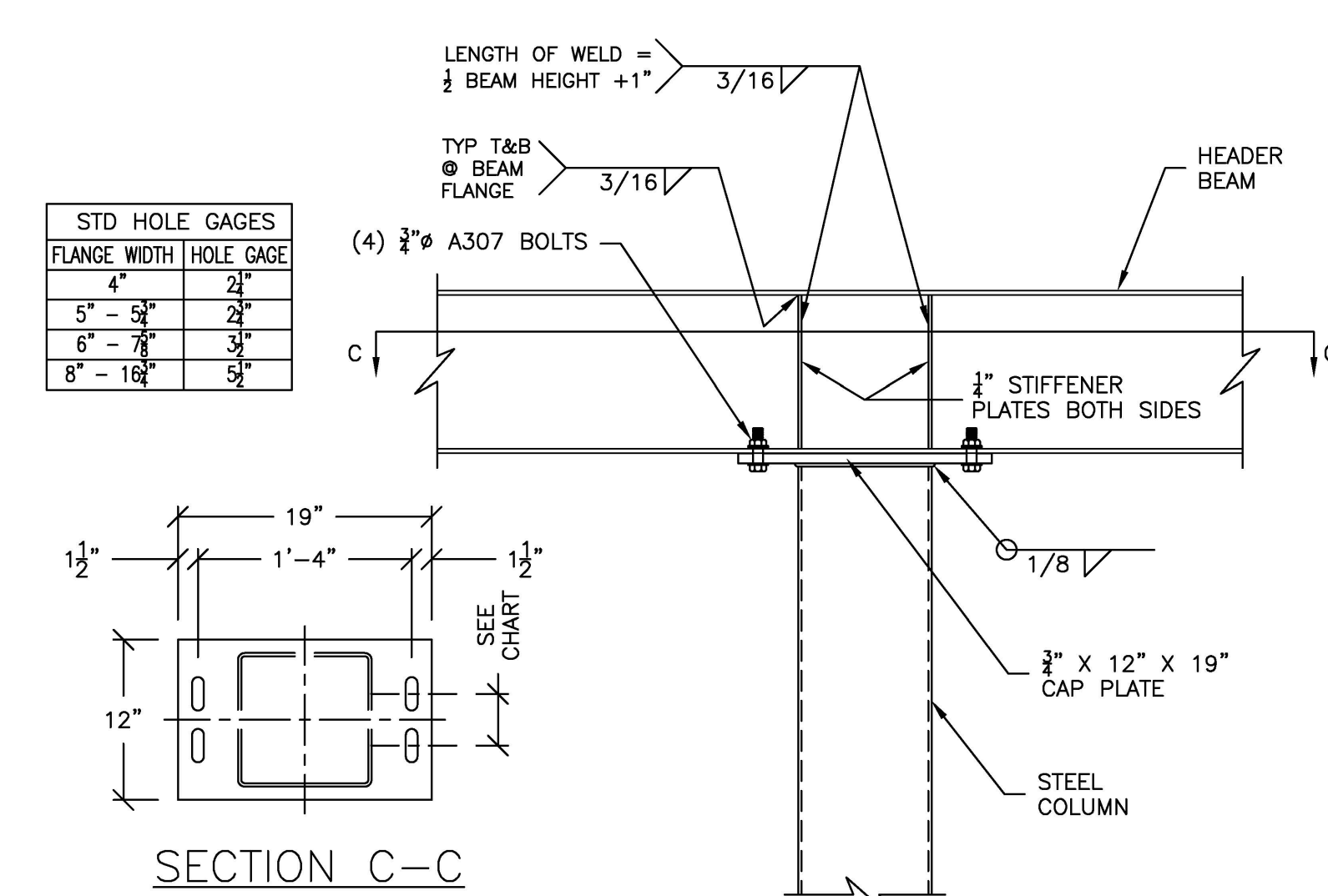
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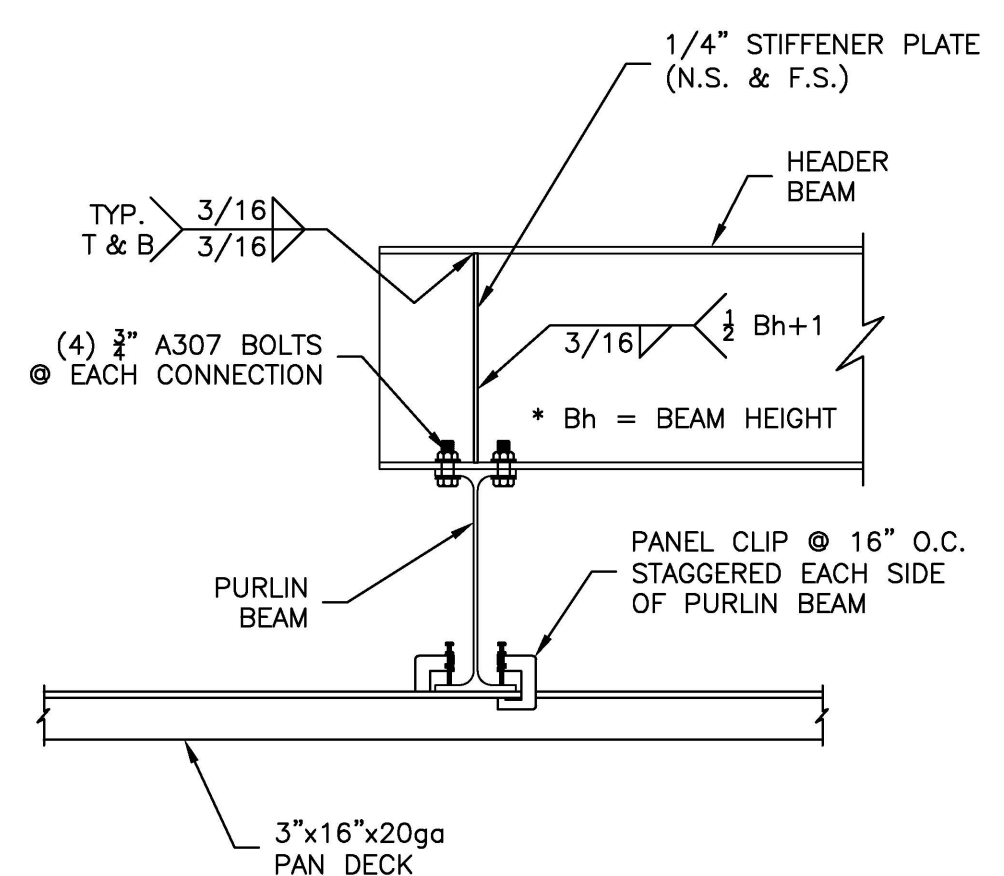
1 SIDE FASCIA DETAIL  
SCALE: 1"=1'-0"



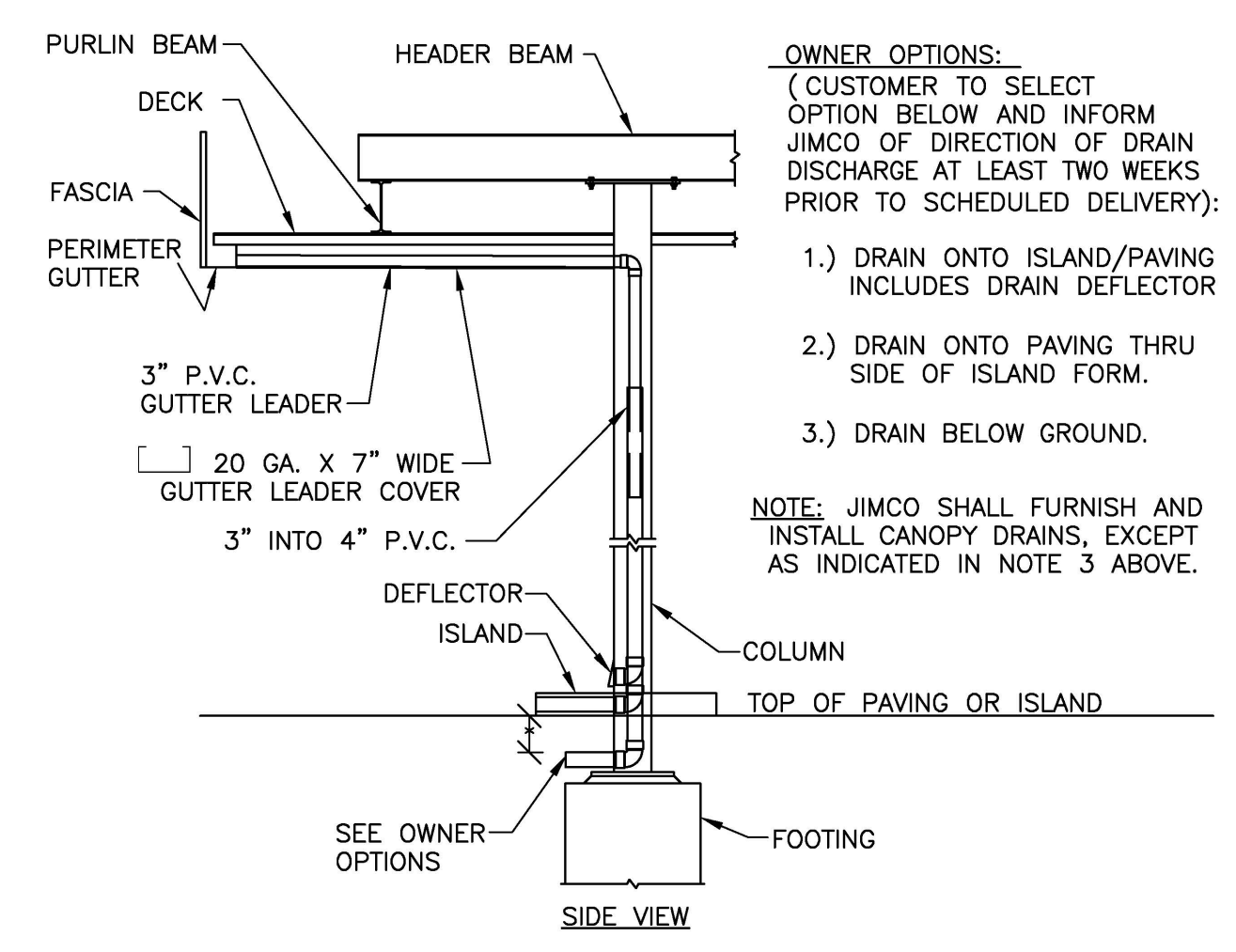
2 END FASCIA DETAIL  
SCALE: 1"=1'-0"



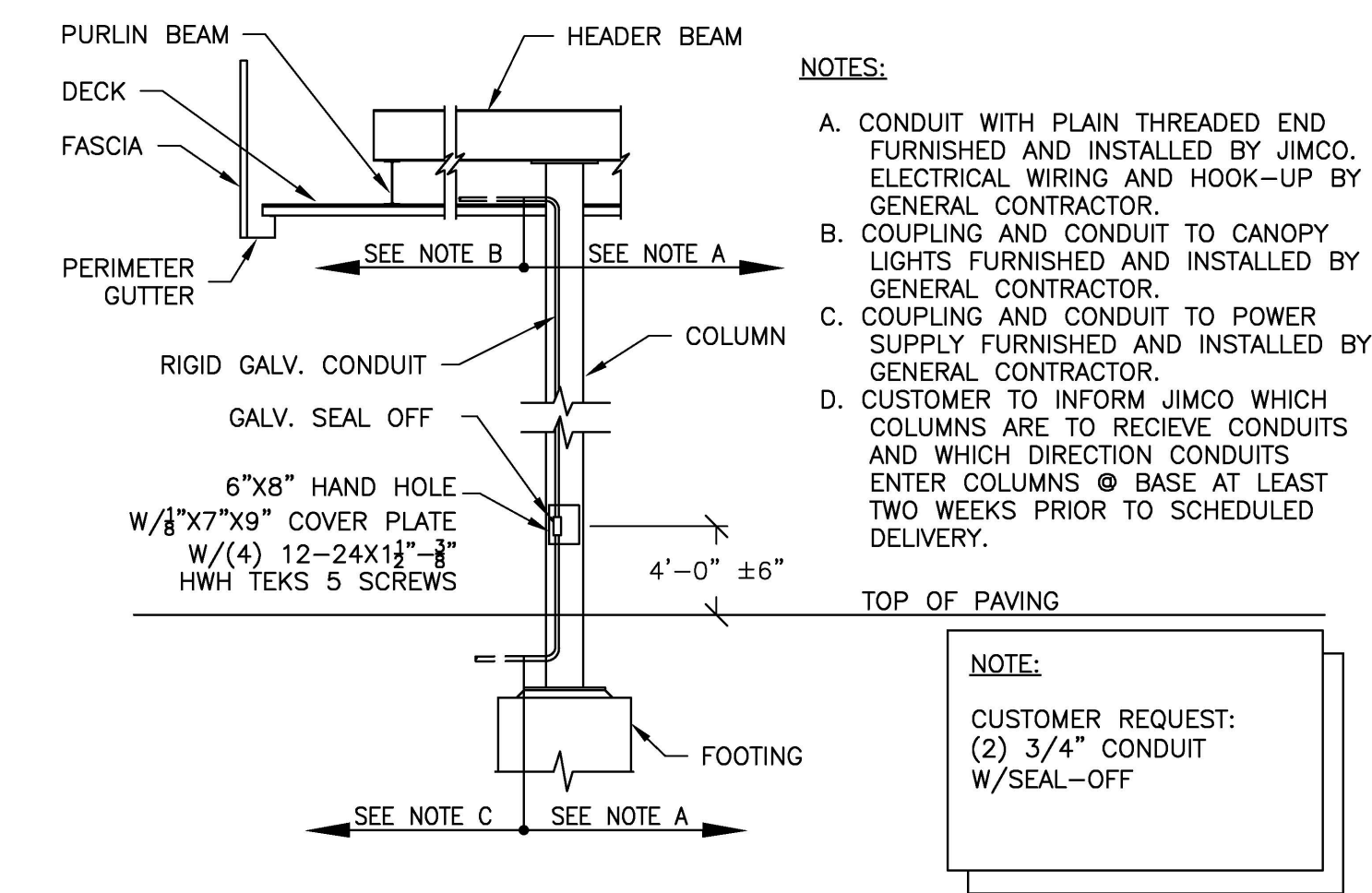
3 COLUMN/BEAM CONNECTION DETAIL  
SCALE: 1"=1'-0"



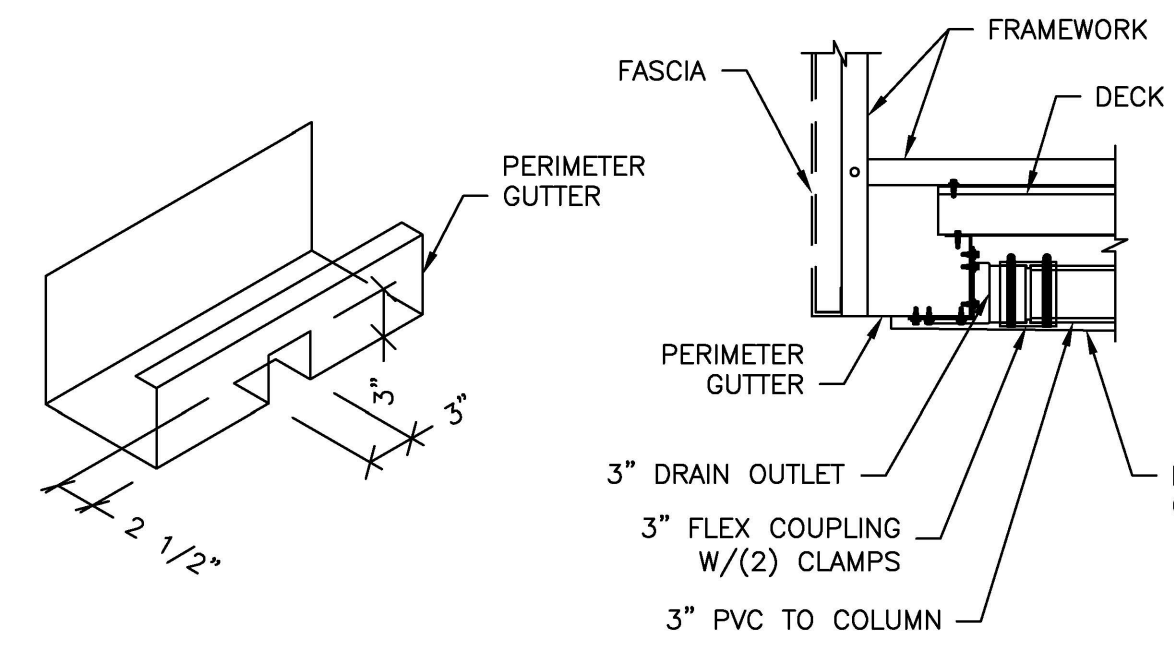
4 BEAM CONNECTION DETAIL  
SCALE: 1"=1'-0"



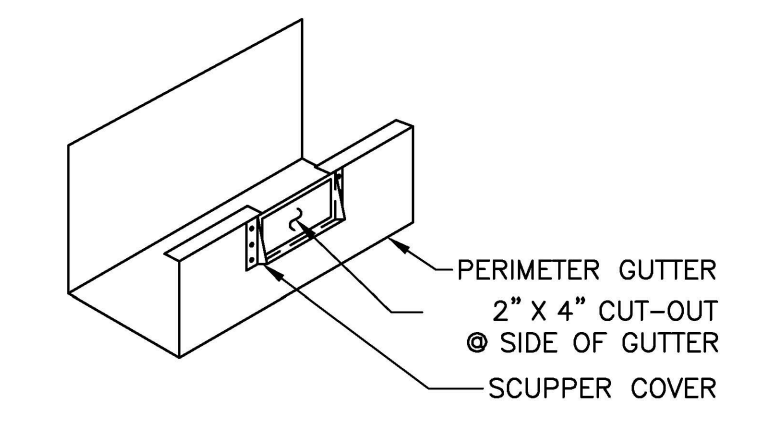
5 COLUMN DRAIN DETAIL  
SCALE: 3"=1'-0"



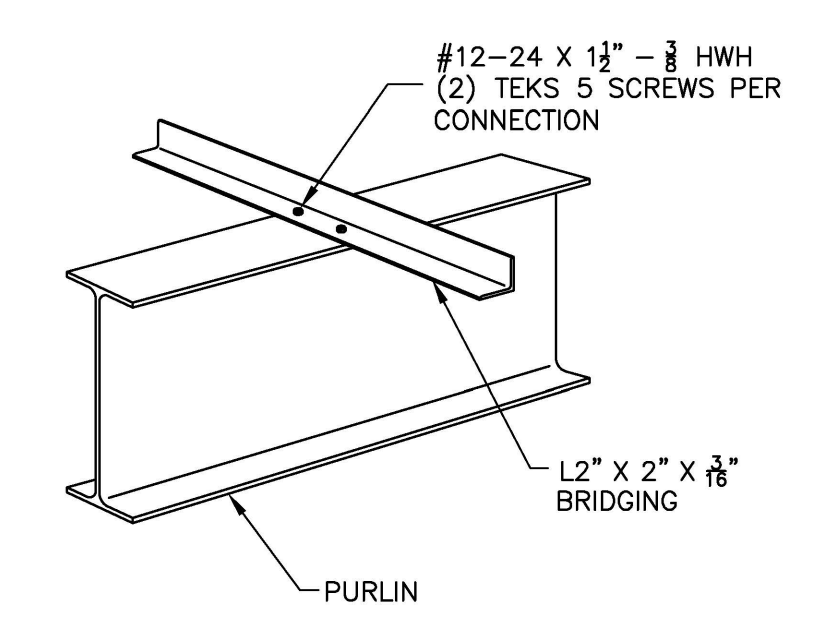
5A INTERNAL CONDUIT DETAIL  
SCALE: 3"=1'-0"



6 LEADER CONNECTION DETAIL  
SCALE: 1"=1'-0"



7 OVERFLOW SCUPPER DETAIL  
SCALE: 1"=1'-0"



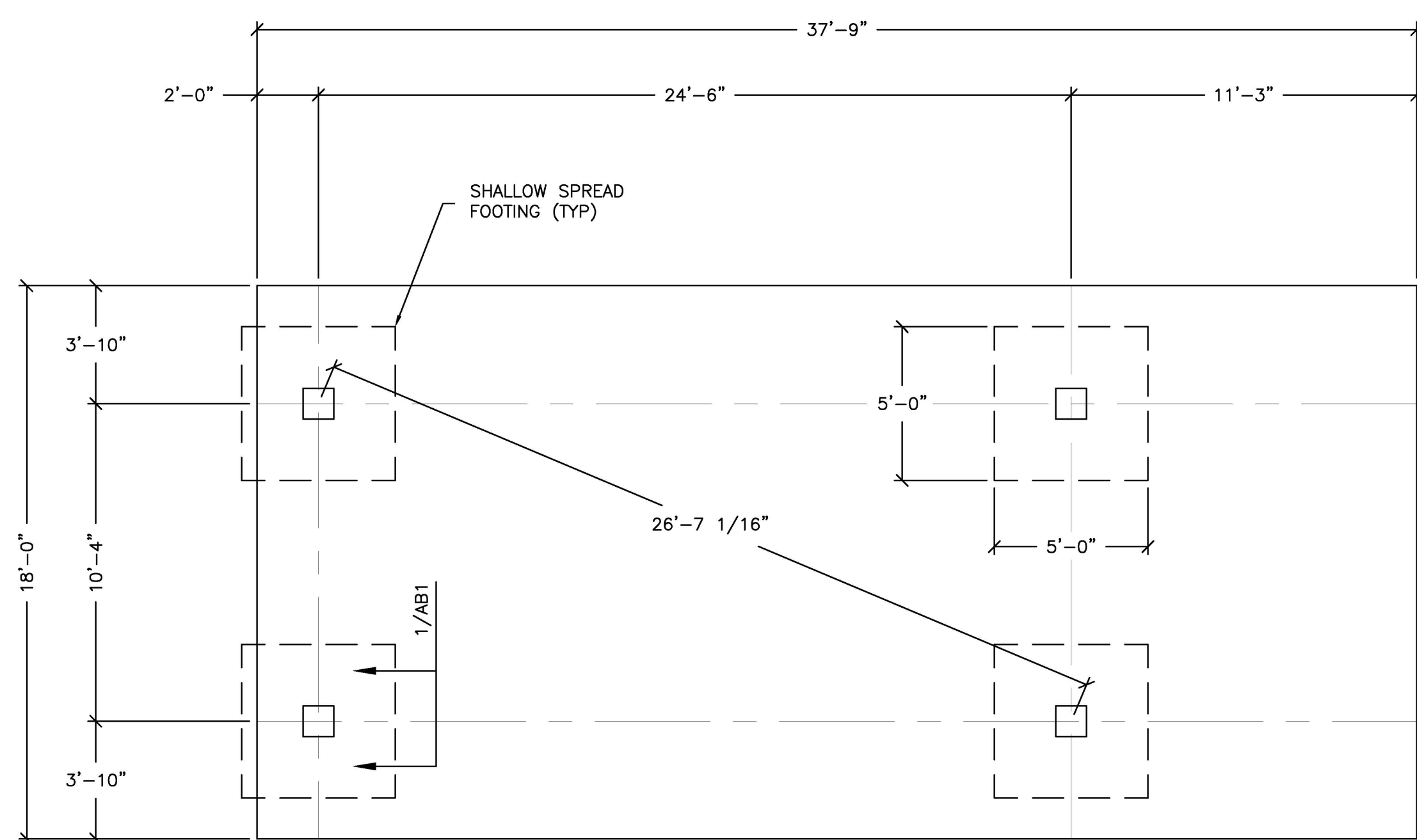
8 PURLIN BRIDGING DETAIL  
SCALE: 1"=1'-0"

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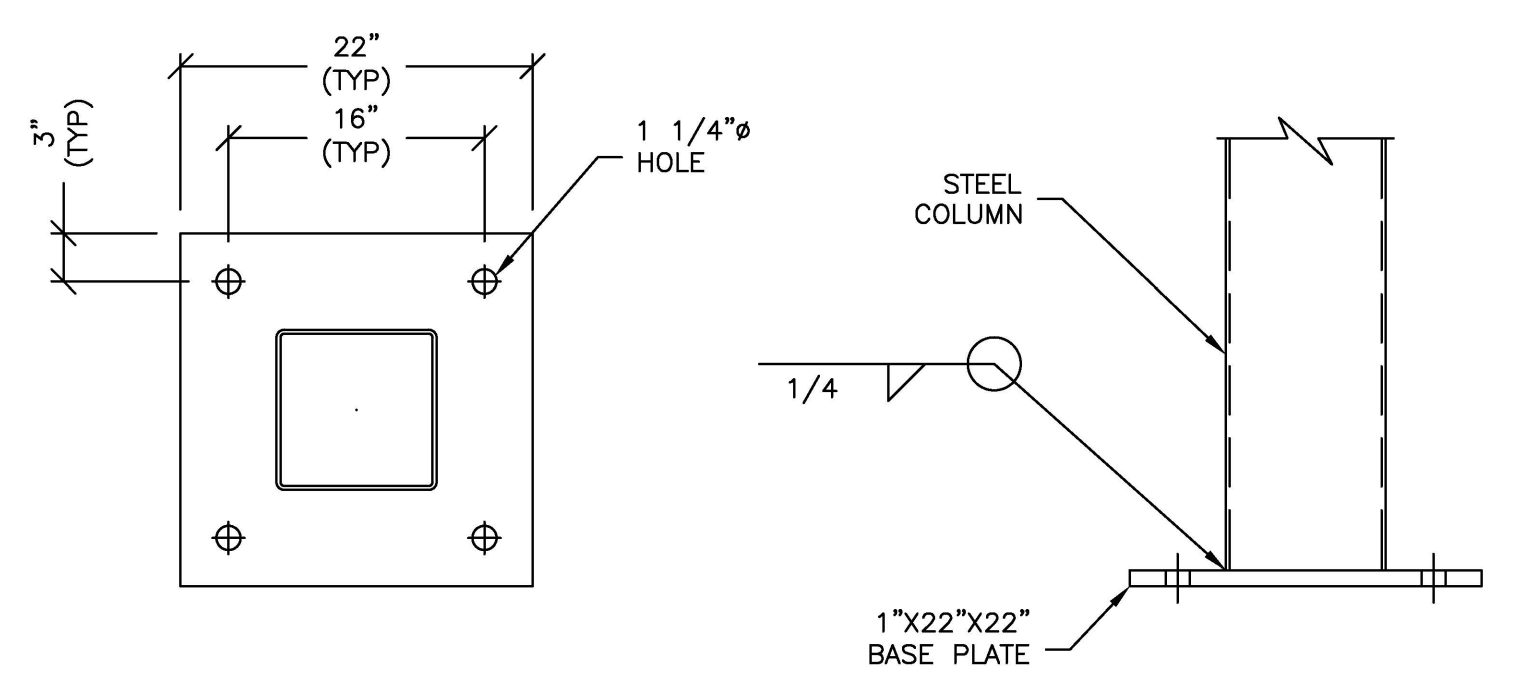
**Jimco**  
SALES AND  
MANUFACTURING

3113 St. Louis Ave. Fort Worth, Texas (817)924-6173

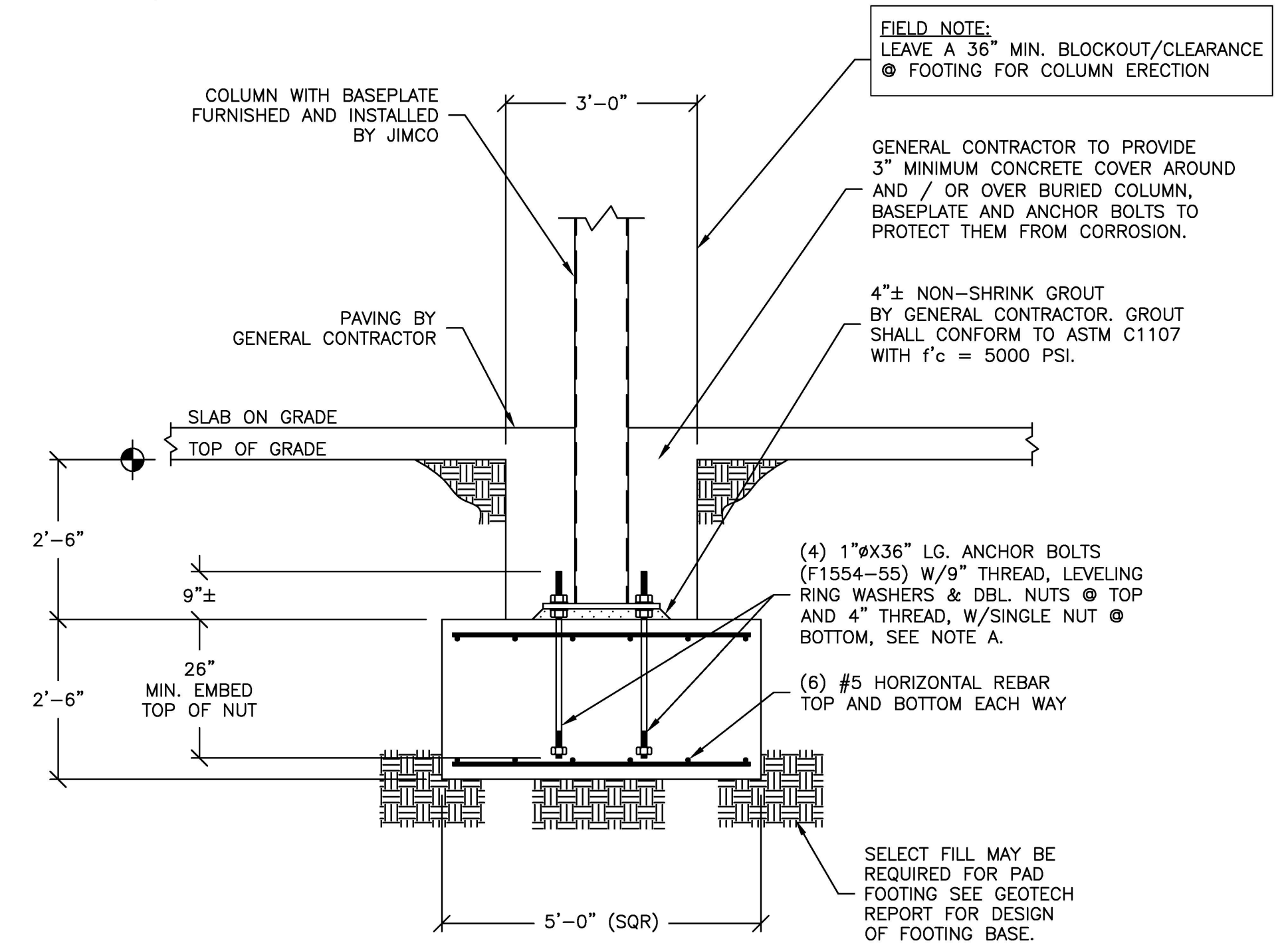


**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**NOTE:**  
A) FOOTINGS INCLUDING CONCRETE, REBAR, FORMWORK AND ASSOCIATED EARTHWORK SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR EXCEPT ANCHOR BOLTS SHALL BE FURNISHED BY JIMCO AND INSTALLED BY GENERAL CONTRACTOR.  
B) SEE FOUNDATION, CONCRETE NOTES ON DWG CS1.



**1 BASE PLATE DETAIL**  
SCALE: 1"=1'-0"



**FOOTING DETAIL**  
SCALE: 1/2"=1'-0"

**FIELD NOTE:**  
LEAVE A 36" MIN. BLOCKOUT/CLEARANCE @ FOOTING FOR COLUMN ERECTION

GENERAL CONTRACTOR TO PROVIDE 3" MINIMUM CONCRETE COVER AROUND AND / OR OVER BURIED COLUMN, BASEPLATE AND ANCHOR BOLTS TO PROTECT THEM FROM CORROSION.

4"± NON-SHRINK GROUT BY GENERAL CONTRACTOR. GROUT SHALL CONFORM TO ASTM C1107 WITH f'c = 5000 PSI.

(4) 1"ØX36" LG. ANCHOR BOLTS (F1554-55) W/9" THREAD, LEVELING RING WASHERS & DBL. NUTS @ TOP AND 4" THREAD, W/SINGLE NUT @ BOTTOM, SEE NOTE A.

(6) #5 HORIZONTAL REBAR TOP AND BOTTOM EACH WAY

SELECT FILL MAY BE REQUIRED FOR PAD FOOTING SEE GEOTECH REPORT FOR DESIGN OF FOOTING BASE.

Digitally signed by Patrick T Brennan  
DN: cn=US, o=Jimco Sales and Manufacturing, Inc  
ou=0141000000175999937000  
o=JIMCO, cn=Patrick T Brennan  
Date: 2021.10.17 18:30:14 -0500

DRAWING DESCRIPTION  
CANOPY FOUNDATION  
SECTIONS AND DETAILS

JOB LOCATION  
MISTER CARWASH #392  
3101 COORS BLVD  
ALBUQUERQUE, NM

PATRICK T. BRENNAN  
NEW MEXICO  
25559  
PROFESSIONAL ENGINEER

CUSTOMER	MISTER CAR WASH	
	NO.	DESCRIPTION:
	DATE:	BY:
	NO.	DESCRIPTION:

D. CYPHERS  
DRAWN BY:

P. BRENNAN  
CHECKED BY:

10-14-2021  
DATE:

JOB NO.  
**21-2965R0**

DWG. NO.  
**AB1**

OF 3 SHEETS

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