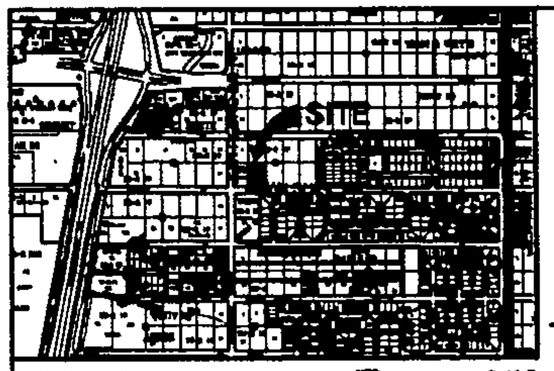
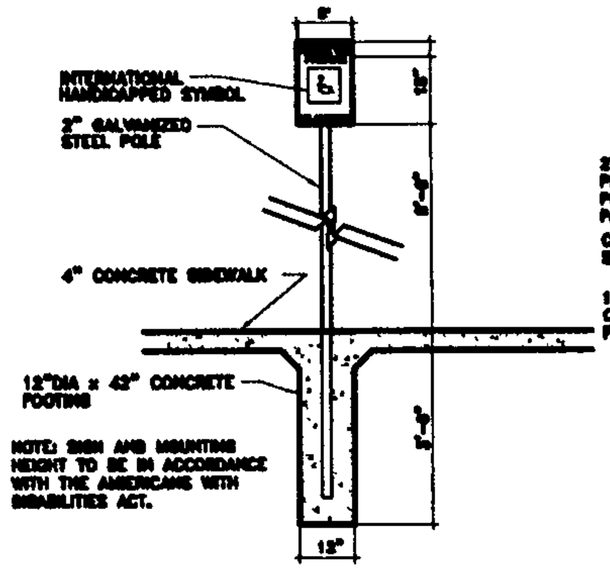
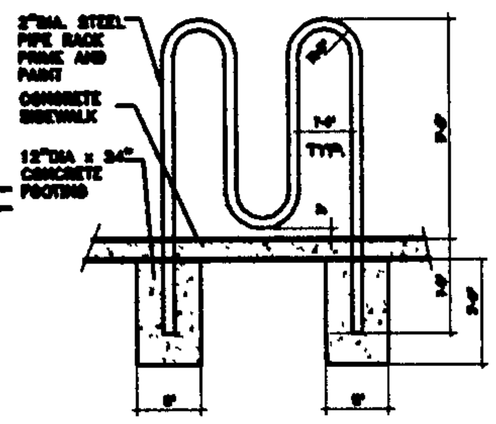


VICINITY MAP NTS C-18-Z



ACCESSIBLE PARKING SIGN

NOT TO SCALE



BICYCLE RACK

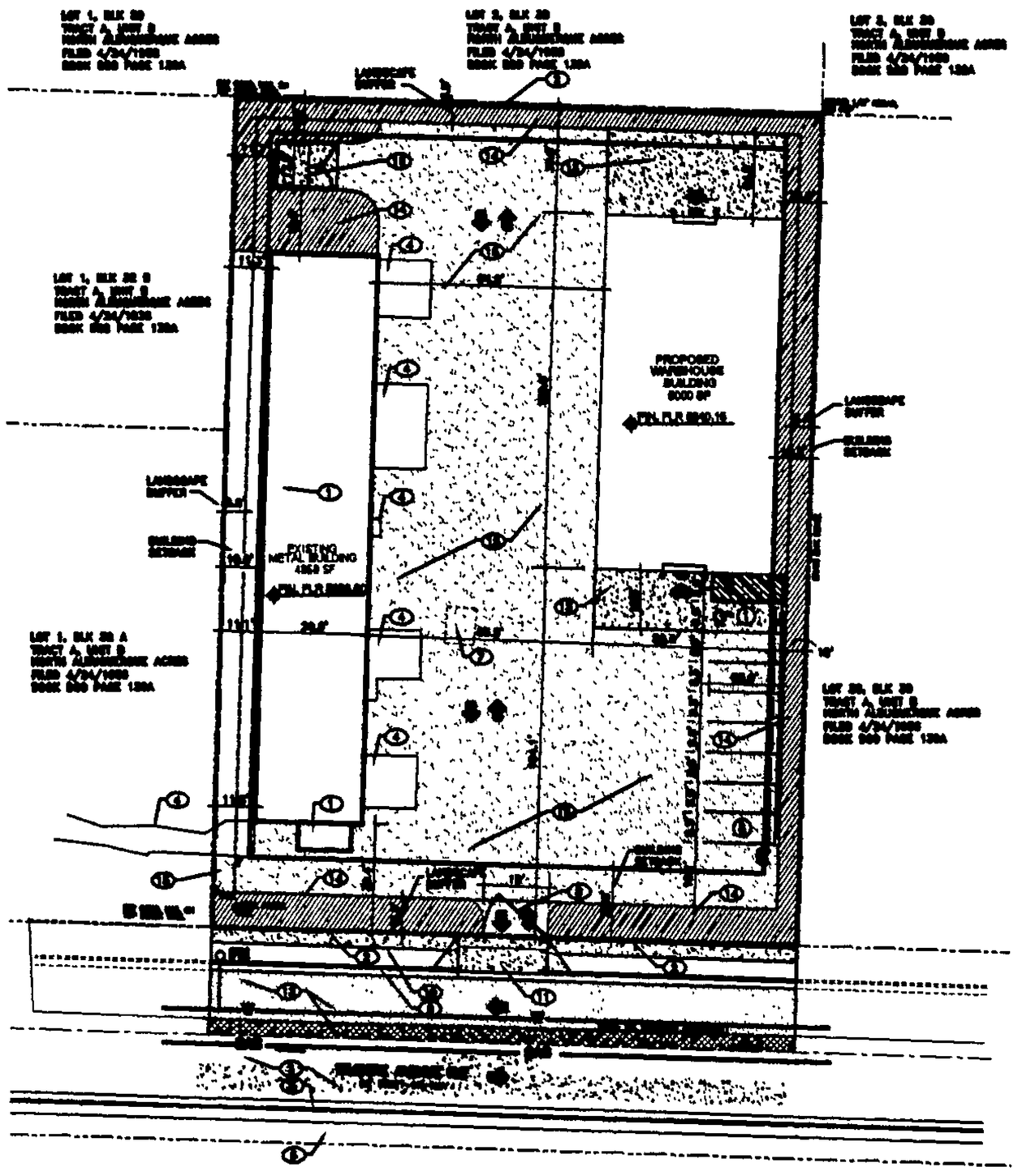
NOT TO SCALE

NOTICE TO CONTRACTOR

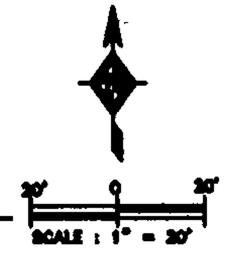
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREIN, IN ACCORDANCE WITH CITY OF ALBUQUERQUE DEPTH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONDITIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM 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.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCE ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TEMPORARY DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING SUNDRY ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT MOVES INTO EXISTING RIGHT-OF-WAY AND ADJACENT PROPERTIES AFTER CONSTRUCTION.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING TOP OF EXISTING PAVEMENT ELEVATIONS, FIN. FLOOR ELEVATION, EXACT LOCATION OF EXISTING WROUGHT IRON GATES, LOCATION OF EXISTING UTILITY LINES, ETC., PRIOR TO COMMENCING THE WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PROMPTLY.
2. VARIOUS EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY. THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION, AS AMENDED WITH UPDATE NO. 7.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXAMINE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR COMMENCING THE WORK, SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
6. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPES OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NEW MEXICO ONE CALL SYSTEM" PROCEDURES, OR OTHERWISE.



SITE PLAN



KEYED NOTES

1. EXISTING BUILDING TO REMAIN
2. EXISTING 6' HIGH CMU WALL TO REMAIN
3. EXISTING ASPHALT PAVEMENT TO REMAIN
4. EXISTING CONCRETE STOOP/APRON TO REMAIN
5. EXISTING CONCRETE SIDEWALK TO REMAIN
6. EXISTING CONCRETE CURB AND GUTTER TO REMAIN
7. EXISTING WOOD SHED TO BE DEMOLISHED
8. EXISTING STEEL PIPE GATE TO REMAIN
9. CONSTRUCT NEW STANDARD CONCRETE CURB & GUTTER PER COA STD DWG #2415A.
10. CONSTRUCT NEW 4' WIDE CONCRETE SIDEWALK PER COA STD DWG #2430
11. CONSTRUCT NEW CONCRETE DRIVEWAY PER COA STD DWG #2426
12. REMOVE PORTION OF EXISTING ASPHALT PAVEMENT TO EXTENT SHOWN; INSTALL NEW ASPHALT PAVEMENT PER COA STD DRAWING AND SPECIFICATIONS, MATCH EXISTING PAVEMENT TYPE AND ELEVATIONS.
13. CONSTRUCT NEW 4" CONCRETE APRON
14. PROPOSED LANDSCAPING AREA
15. PROPOSED CRUSHER FINES PAVEMENT, SEE DETAIL THIS SHEET
16. CONSTRUCT NEW CMU BLOCK TRASH BIN ENCLOSURE PER COA SOLID WASTE DEPARTMENT SPECIFICATIONS

LEGEND

- NEW CONCRETE PAVEMENT AREA
- NEW ASPHALT PAVEMENT AREA
- NEW CRUSHER FINES PAVEMENT AREA
- LANDSCAPING AREA
- PORTION OF EXISTING ASPHALT PAVEMENT TO BE REMOVED
- ENTRY DOOR
- PROPOSED BIKE RACK LOCATION
- CONCRETE WHEEL STOP
- HC ACCESSIBLE SIGN, SEE DETAIL THIS SHEET.
- NEW PARKING SPACE; 4" WIDE WHITE STRIPE SPACE MARKING
- HC SYMBOL PAVEMENT MARKING
- INSTALL NEW BLDG WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL SITE PLAN FOR LOCATION(S)
- BOLLARD, 6" O.D. STEEL PIPE, CONCRETE FILLED, ENCASED IN 12" DIA CONCRETE ALL AROUND AND EMBEDDED 24"
- F.H.O. PROPOSED NEW FIRE HYDRANT
- TRAFFIC FLOW DIRECTION
- W — EXISTING WATER LINE TO REMAIN
- SAS — EXISTING SEWER LINE TO REMAIN

NOTE:

ITEMS IDENTIFIED BY KEYED NOTES #9, 10, 11 AND 12 WILL BE CONSTRUCTED UNDER "PROCEDURE B" MODIFIED, WHEN THE REMAINING UNDEVELOPED PORTION OF THE WILSMIRE AVE. NE IS IMPROVED.

OFF-STREET PARKINGS

PROPOSED DEVELOPMENT: WAREHOUSE BUILDING

PARKING REQUIREMENT:

EXISTING SHOP BUILDING (4868 SF) 4.85 PARKING SPACES
1 P.S. PER 1000 SF

PROPOSED NEW WAREHOUSE BLDG (6000 SF)
1 P. S. PER 2000 SF 2.5 PARKING SPACES
TOTAL NUMBER OF SPACES REQUIRED: 8
NUMBER OF SPACES PROVIDED: 8

NUMBER OF HC SPACES REQUIRED: 1 VAN ACCESSIBLE P.S.
1 SPACE/1-25 REQUIRED P.S.

NUMBER OF HC SPACES PROVIDED: 1, VAN ACCESSIBLE

STANDARD SPACE DIMENSIONS: 8.5 ft x 20 ft.

HC ACCESSIBLE SPACE DIMENSIONS: 8.5 ft x 20 ft with 8' x 20' diagonal aisle.

BICYCLE PARKING REQUIREMENT: 1 BICYCLE SPACE/20 REQUIRED CAR P.S.

NUMBER OF SPACES REQUIRED: 1 SPACE

NUMBER OF SPACES PROVIDED: 1 SPACE

LOT 31, BLOCK 30, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES

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CELIA B. TOMLINSON, PE

PROJECT TITLE

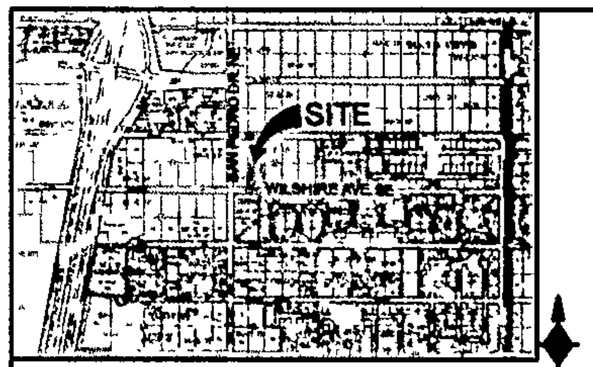
WAREHOUSE BUILDING

6385 WILSMIRE AVE. N.E. ALBUQUERQUE, NEW MEXICO

SHEET TITLE

SITE PLAN FOR BUILDING PERMIT
TRAFFIC CIRCULATION LAYOUT

DRAWN BY	CHECKED BY	FIELD WORK BY	DATE	MAP NO.	RHOMBUS JOB NO.	SHEET
RG	CT	RHOMBUS P.A. INC.	4/28/2005	C-18-Z	05-C2-10	C-1



VICINITY MAP — NTS — C-18-Z

KEYED NOTES

1. EXISTING BUILDING TO REMAIN
2. EXISTING 6' HIGH CMU WALL TO REMAIN
3. EXISTING ASPHALT PAVEMENT TO REMAIN
4. EXISTING CONCRETE STOOP/APRON TO REMAIN
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7. EXISTING WOOD SHED TO BE REMOVED
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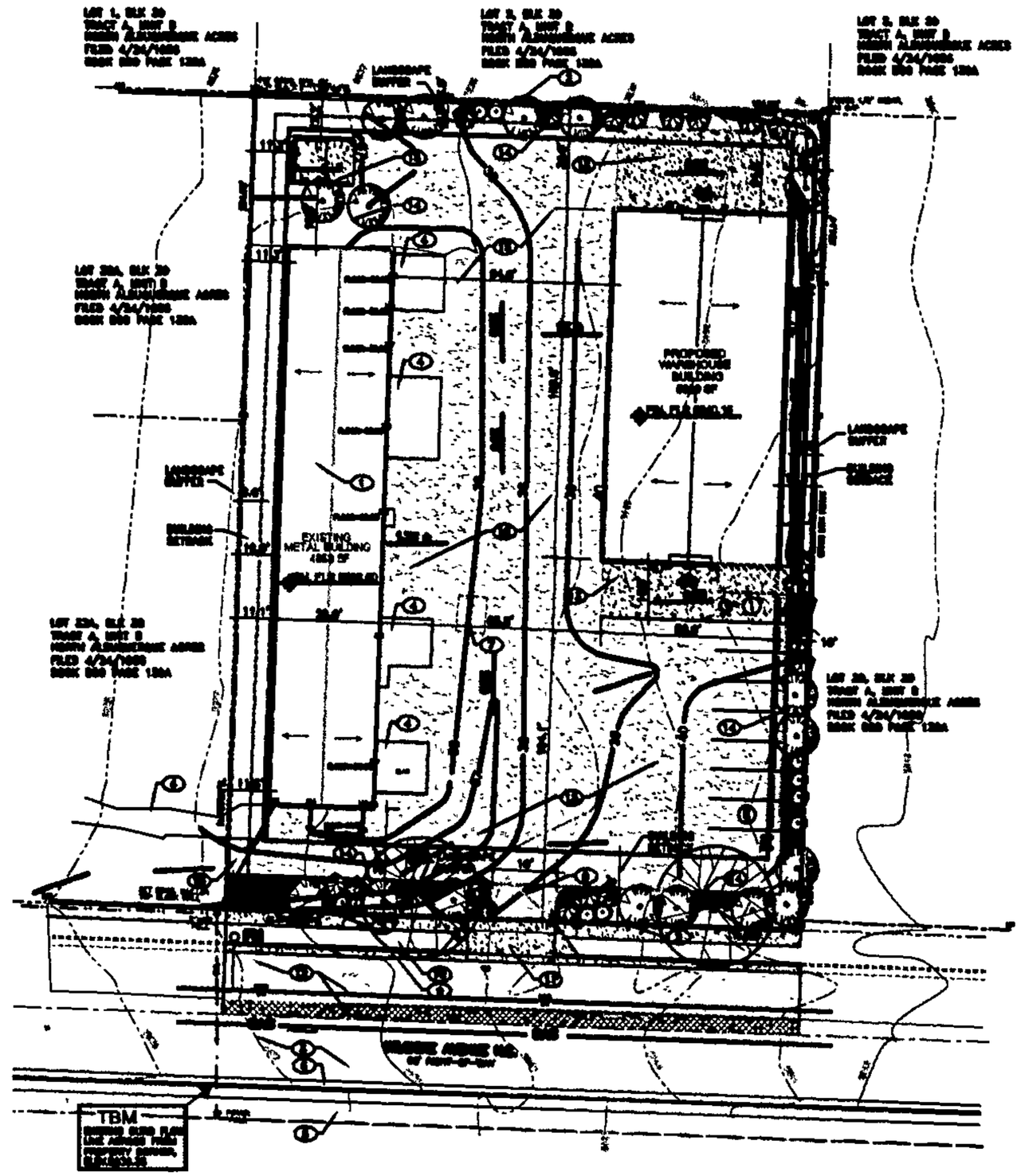
11. CONSTRUCT NEW CONCRETE DRIVEWAY PER COA STD DWG #2425.
12. REMOVE PORTION OF EXISTING ASPHALT PAVEMENT TO EXTENT SHOWN. INSTALL NEW ASPHALT PAVEMENT PER COA STD DRAWING AND SPECIFICATIONS, MATCH EXISTING PAVEMENT TYPE AND ELEVATIONS.
13. CONSTRUCT NEW 4" CONCRETE APRON
14. PROPOSED LANDSCAPING AREA
15. PROPOSED CRUSHER FINES PAVEMENT. SEE DETAIL THIS SHEET
16. CONSTRUCT NEW CMU BLOCK TRASH BIN ENCLOSURE PER COA SOLID WASTE DEPARTMENT SPECIFICATIONS

NOTE:

ITEMS IDENTIFIED BY KEYED NOTES #10, 11 12 AND 13 WILL BE CONSTRUCTED UNDER "PROCEDURE 'B' MODIFIED, WHEN THE REMAINING UNIMPROVED PORTION OF THE WILSHIRE AVE. NE WILL BE IMPROVED.



LEGEND

- PROPOSED CONCRETE PAVEMENT AREA
- PROPOSED ASPHALT PAVEMENT AREA
- PROPOSED CRUSHER FINES PAVEMENT AREA
- PORTION OF EXISTING ASPHALT PAVEMENT TO BE REMOVED
- ENTRY SIGN
- PROPOSED BIKE RACK LOCATION
- CONCRETE WHEEL STOP
- HC ACCESSIBLE SIGN, SEE DETAIL SHEET 0-1.
- NEW PARKING SPACE: 4" WIDE WHITE STRIPE SPACE MARKING
- HC SYMBOL PAVEMENT MARKING
- WALL NEW BLDG WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL SITE PLAN FOR LOCATION(S)
- BOLLARD, 6" O.D. STEEL PIPE, CONCRETE FILLED, EMBEDED IN 12" DIA CONCRETE ALL AROUND AND EMBEDDED 24"
- PROPOSED NEW FIRE HYDRANT
- EXISTING WATER LINE TO REMAIN
- EXISTING SEWER LINE TO REMAIN
- PROPOSED ELEV. CONTOUR
- EXISTING ELEV. CONTOUR TO REMAIN
- PROPOSED BUILDING FINISH FLOOR ELEV.
- FLOW DIRECTION
- ROOF FLOW DIRECTION
- (2) CHINESE PISTACHIO (PISTACIA CHINENSIS) AT MATURITY – 40'± HIGH, 30'± WIDE CANOPY
- (15) PHOTINIA (PHOTINIA FRASERI), AT MATURITY – 12'± HIGH, 12'± WIDE
- (26) HOWTHORN (RAPHIOLEPIS INDICA 'EVANS'), AT MATURITY – 4'± HIGH, 6'± WIDE
- (19) APACHE PLUM (FALLUGIA PARADOXA), AT MATURITY – 4'± HIGH, 5'± WIDE
- GROUNDCOVER –(APPROX. 70) TURKISH SPEEDWELL (VERONICA LIWANENSIS), AT MATURITY – 3'± HIGH, 3'± WIDE
- 2"–4" SANTA ANA TAN COBBLE

NOTE: ALL SHRUB PLANTING AREA SHALL BE TOP DRESSED WITH 3/4" SANTA FE BROWN ROCK MULCH

LANDSCAPING NOTES

1. LANDSCAPING SHALL BE MANUALLY WATERED BY THE OWNER.
2. APPROVAL OF THIS PLAN SHALL NOT IMPLY OR CONSTITUTE EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER WASTE AND LANDSCAPING ORDINANCES. WATER MANAGEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
3. THE OWNER SHALL PRUNE AND TRIM TREES UNDER OVERHEAD POWER LINES IN CLOSE COORDINATION AND PER UTILITY COMPANY'S REQUIREMENTS.
4. LANDSCAPING MATERIAL WHICH DIES SHALL BE REPLACED BY THE OWNER ON TERMS DEFINED IN THE CITY OF ALBUQUERQUE ZONING, PLANNING AND BUILDING CODE.
5. ALL AREAS NOT COVERED WITH LIVING, DROUGHT–RESISTANT, VEGETATIVE MATERIALS, SHALL BE COVERED WITH 3/4" SANTA FE BROWN ROCK MULCH OR CRUSHER FINES OVER A COMMERCIAL GRADE WEED BARRIER FABRIC.
6. MINIMUM ACCEPTABLE PLANT SIZES:
   - TREES: TWO INCHES IN CALIPER MEASURED SIX INCHES ABOVE GRADE, OR 10–12 FEET IN HEIGHT, W/MATURE CANOPY DIAMETER 25' MINIMUM.
   - SHRUBS AND LOW–GROWING EVERGREENS: FIVE OR ONE GALLON
   - GROUND COVER AND TURF: ADEQUATE TO PROVIDE GENERAL GROUND COVERAGE WITHIN ONE GROWING SEASON AFTER PLANTING.

LANDSCAPED SQUARE FOOTAGE

TOTAL SITE AREA:	39,992 SF
TOTAL BUILDING AREA:	9,258 SF
NET SITE AREA:	30,734 SF
REQUIRED LANDSCAPING AREA (15%):	4,310 SF
PROVIDED LANDSCAPING AREA (16.1%):	5,308 SF

LANDSCAPING PLAN

20' 0 20'
SCALE : 1" = 20'

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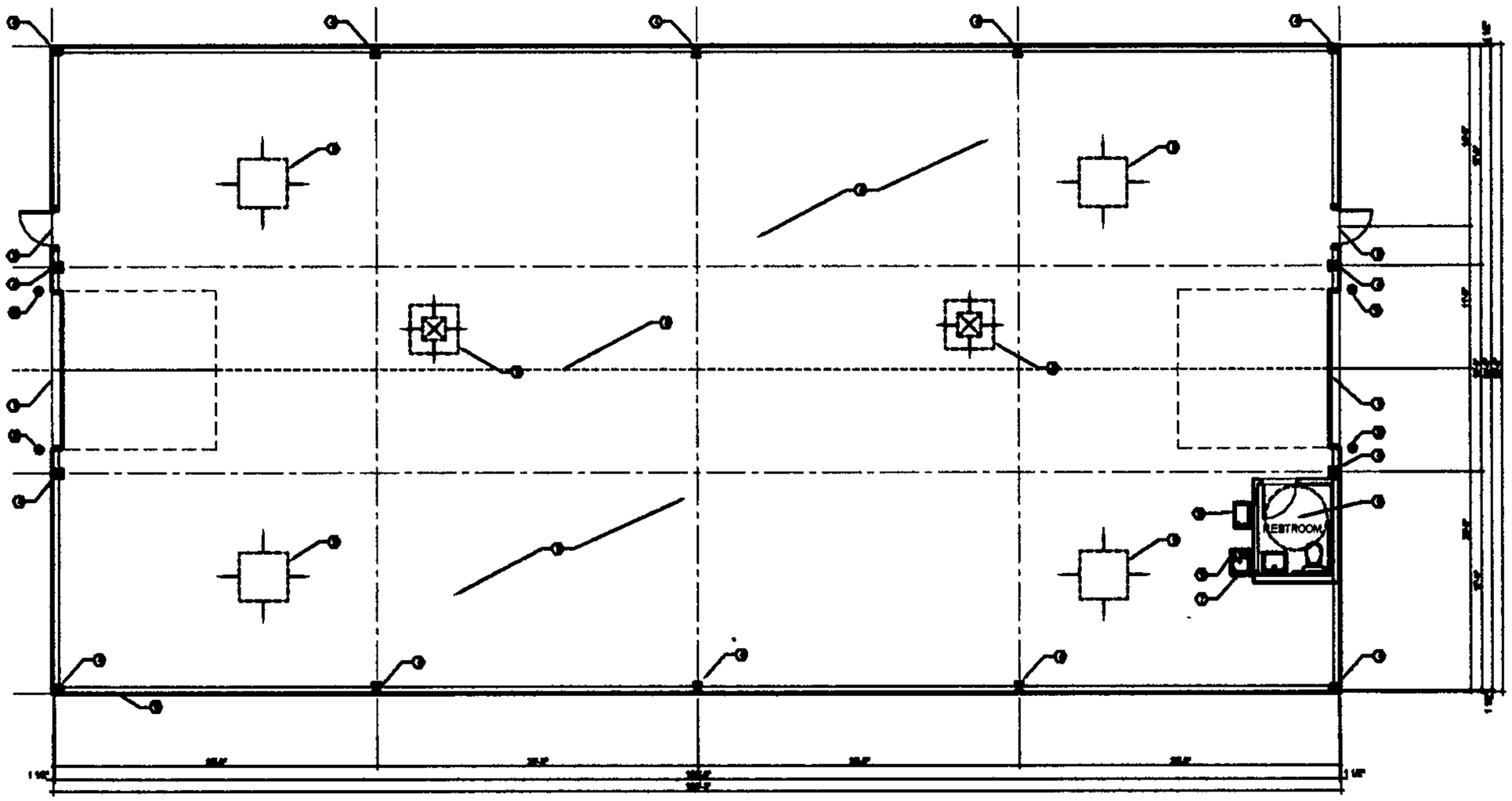
CELIA L. TOMLINSON, PE

DRAWN BY	CHECKED BY	FIELD WORK BY	DATE

PROJECT TITLE: WAREHOUSE BUILDING
6305 WILSHIRE AVE. N.E. ALBUQUERQUE, NEW MEXICO

SHEET TITLE: LANDSCAPING PLAN

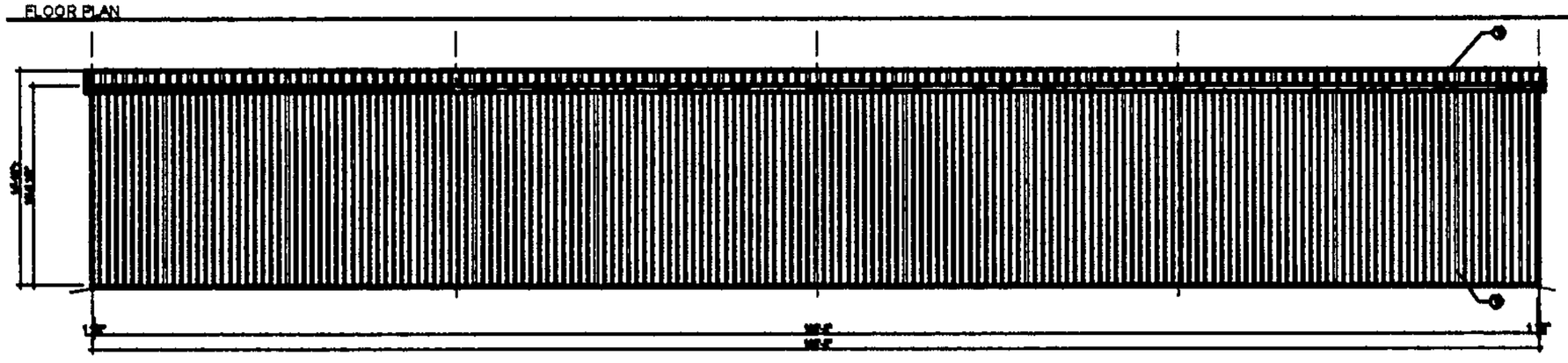
MAP NO.	RHOMBUS JOB NO.	SHEET
C-18-Z	08-C2-10	C-3



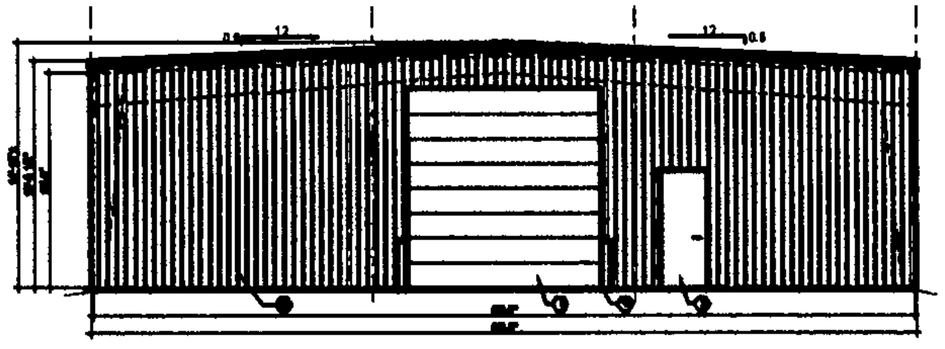
FLOOR PLAN

KEYED NOTES:

ALL TRENCH, GUTTERS AND DOWNSPOUTS WILL BE CHANNELED DRAIN, BY BUILDING MANUFACTURER.



EAST AND WEST ELEVATIONS



NORTH ELEVATION, SOUTH ELEVATION SIMILAR

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OLGA E. TOMONSON, PE

PROJECT TITLE:

WAREHOUSE BUILDING

6305 WILSHIRE AVE. N.E. ALBUQUERQUE, NEW MEXICO

SHEET TITLE

FLOOR PLAN AND ELEVATIONS

DRAWN BY	CHECKED BY	FIELD WORK BY	DATE	MAP NO:	RHOMBUS JOB NO:	SHEET
RG	CT		8/22/2008	C-18-Z	08-C2-10	A-1