HYDROLOGY

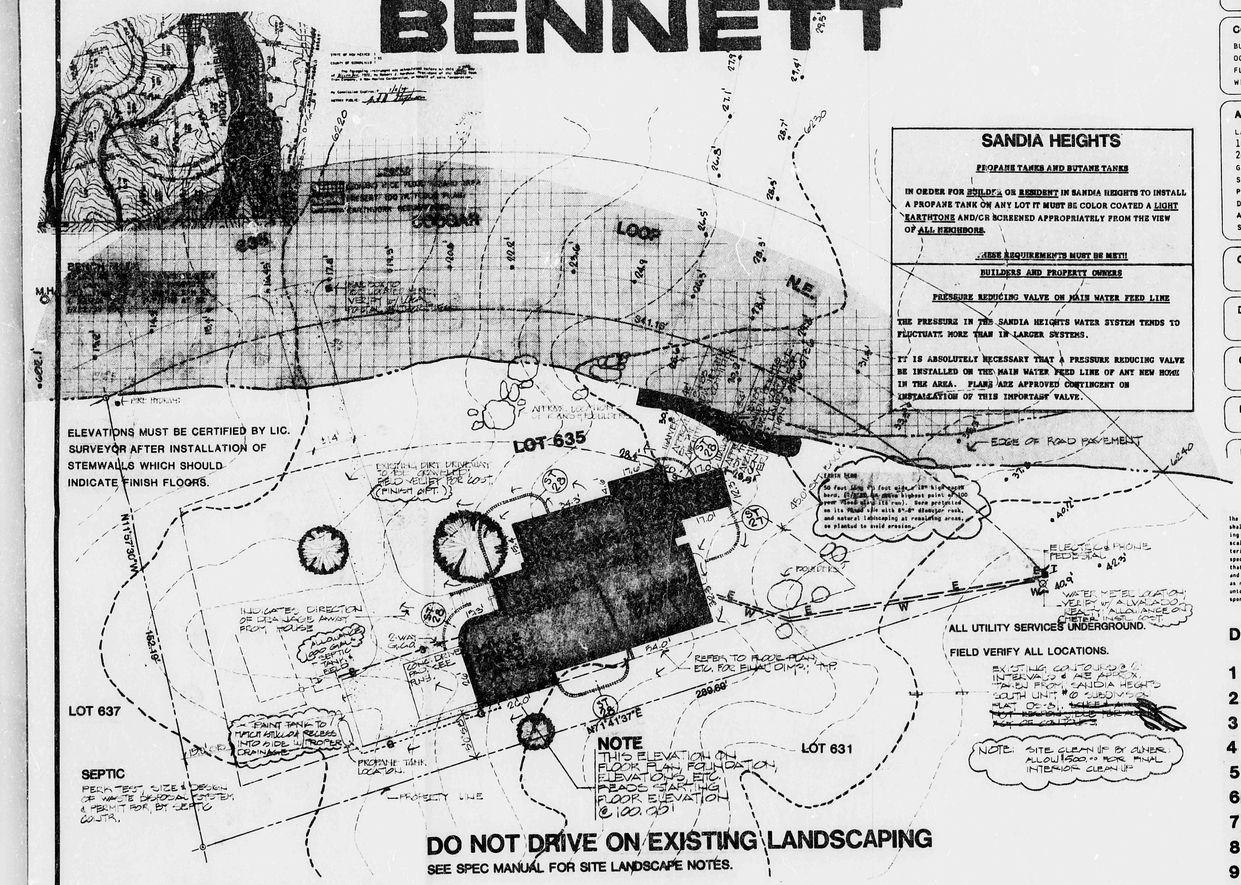
C23/D1b
2 PLANS

C23/D1B

2 PLANS

CITY OF ALBUQUERQUE

BENNETT



ELEVATIONS MUST BE CERTIFIED BY LIC. SURVEYOR AFTER INSTALLATION OF STEMWALLS WHICH SHOULD INDICATE FINISH FLOORS.

ALL UTILITY SERVICES UNDERGROUND.

FIELD VERIFY ALL LOCATIONS.

EXISTING CONTOURS AT INTERVALS OF 4 ARE APPROX. TAKEN FROM SANDIA HEIGHTS SOUTH UNIT #6 SUBDIVISION PLAT DATED [illegible]

SANDIA HEIGHTS

PROPANE TANKS AND BUTANE TANKS

IN ORDER FOR BUILDERS OR RESIDENT IN SANDIA HEIGHTS TO INSTALL A PROPANE TANK ON ANY LOT IT MUST BE COLOR COATED A LIGHT EARTHTONE AND/OR SCREENED APPROPRIATELY FROM THE VIEW OF ALL NEIGHBORS.

.ABSE REQUIREMENTS MUST BE MET!!

BUILDERS AND PROPERTY OWNERS

PRESSURE REDUCING VALVE ON MAIN WATER FEED LINE

THE PRESSURE IN THE SANDIA HEIGHTS WATER SYSTEM TENDS TO FLUCTUATE MORE THAN IN LARGER SYSTEMS.

IT IS ABSOLUTELY NECESSARY THAT A PRESSURE REDUCING VALVE BE INSTALLED ON THE MAIN WATER FEED LINE OF ANY NEW HOME IN THE AREA. PLANS ARE APPROVED CONTINGENT ON INSTALLATION OF THIS IMPORTANT VALVE.

DATA

CODE CHECK

BUILDING ZONE	R1	SEISMIC ZONE	(2) UBC - 0100
OCCUPANCY GROUP	R3	CONSTRUCTION TYPE	V B
FLOOR LOAD	N/A	ROOF LOAD	40 PSF
WIND LOAD	30 MPH	SOIL BEARING CAPACITY	1000 PSF

AREAS IN SQUARE FEET, UNLESS OTHERWISE NOTED.

LAND	1.50 (0.07) ±	UNCONDITIONED	300
1ST FLOOR	2000		
2ND FLOOR	N/A		
GARAGE OR CARPORT	467		
STORAGE	77	TOTAL LIVING AREA	2000
PATIOS OR PORCHES (UNROOFED)	110	TOTAL OTHER AREAS	1109
DECKS	N/A	TOTAL AREA UNDER ROOF	2477
~~ATRIUMS~~ GREENHOUSE	440	TOTAL SITE COVERAGE (%)	± 10
SUPPORT	351		

OWNER JOHN & KAREN BENNETT, 8541 NORTH NE, ALBUQUERQUE, NEW MEXICO (505) 299-4941

DESIGNER LUCAS & ASSOCIATES, P.O. BOX 11789, ALBUQUERQUE, NEW MEXICO 87192 (505) 292-8304

CONTRACTOR GEORGE LENTON, 5424 GOOGE SUITE-E, ALBUQUERQUE, NEW MEXICO 87107 (505) 889-0075 #[illegible]

NOTE CONTRACTORS AND SUPPLIERS SHALL RETURN ALL PLANS, SPECIFICATIONS, ETC., WITH THEIR BIDS. DO NOT SCALE DRAWINGS, AND BRING ALL DISCREPANCIES TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCING WITH THE WORK. REFER TO ALL NOTES AND DETAILS, BOTH ON THE DRAWINGS AND IN THE DETAIL-SPECIFICATION MANUAL HEREWITH.

LEGAL LOT 635 SANDIA HEIGHTS SOUTH UNIT 6, ALBUQUERQUE, N.M.

The OWNER'S General Contractor, or in that case where the OWNER is acting as his/her own Contractor, shall be responsible for reviewing and coordinating all plans, specifications, documents, noted building official changes, etc. pertaining directly to this PROJECT, for verification of sizes, dimensions, scaling, zoning, setbacks, soils and soils conditions, building type and occupancy(s), materials, materials quality and grading, equipment, locations connections and connection details, special conditions, specifications, etc. All discrepancies must be reported, in writing, to the architect or designer, so that appropriate action can be under taken, by corrections, changes, alterations, etc., and documented and approved prior to commencing with PROJECT construction, or anyother related work. Failure to report, as noted herein, places all responsibilities on the Contractor(s), or party(s) directly related hereunto, and completely relieves and forever hold harmless the architect or designer of any further responsibilities pertaining directly thereof.

DRAWING INDEX

1 SITE PLAN & DATA
2 FLOOR PLAN
3 FOUNDATION PLAN
4 ELEVATIONS
5 ELEVATIONS & SECTIONS
6 FRAMING PLAN
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9 ELECTRICAL PLAN

RECEIVED MAY 31 1985 HYDROLOGY SECTION

logged in under 6/3/85

DO NOT DRIVE ON EXISTING LANDSCAPING

SEE SPEC MANUAL FOR SITE LANDSCAPE NOTES.

SEPTIC

PERK TEST SITE & DESIGN OF WASTE WATER SYSTEM & PERMIT FOR BY SEPTIC CONTR.

PROPANE TANK

GC TO PROVIDE PROPANE TANK ENCLOSURE W/ NO LAB. OWNER TO CONTRACT W/ A STATE APPROVED PROPANE TANK/GAS CONTRACTOR. GAS CONTRACTOR TO INSTALL TANK & SERVICE LINE TO LOCATION ON SOUTH SIDE OF GARAGE. GAS LINE TRENCH BY G.C. (ALLOWANCE)

ACCEPTANCE FOR CONSTRUCTION

On this ____ day of ____, 19____, I, We Approve and Accept these Drawings, (Sheets 1 through 9), as legal instruments for construction and made part of the contract between those parties named hereon.

ACKNOWLEDGED AND ACCEPTED TO DATE FIRST INDICATED ABOVE

_____ hereinafter Buyer(s)

_____ hereinafter Seller(s)

DESIGN APPROVED
SIGNED ____
SHEETS 1 THRU 9
DATE ____

REVISED 3-20-85

SCALE OF DRAWINGS
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SITE PLAN
1/16" = 1'-0"

SEE DETAIL-SPECIFICATION MANUAL AS PART OF THESE DOCUMENTS

REVISIONS	BY
3-20-85	JL
FLOOD PLAN V. 3-21-85	JL
5-28-85 FLOOD	JL

L.C. Adams & Associates ARCHITECTS
Bert R. Blue PROFESSIONAL ENGINEER
Bob Sadler Realty, Inc. REALTOR
Bob Construction, Inc. CONTRACTOR
Use of these drawings without written consent is prohibited.
ASSOCIATES
P.O. Box 11789
Albuquerque, NM 87192
505.292-8304
CONSULTANT
DESIGN
LUCAS & ASSOCIATES

JOHN & KAREN BENNETT
PASSIVE SOLAR RESIDENCE
LOT 635 SANDIA HEIGHTS SOUTH UNIT 6
635 COUGAR LOOP - ABQ., NM

SOUTHWEST ENERGY CONSULTANTS

DRAWN	BY
CHECKED	
DATE	1-15-84
SCALE	AS
JOB NO.	84-L-005
SHEET	1
OF	9 SHEETS

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CITY OF ALBUQUERQUE

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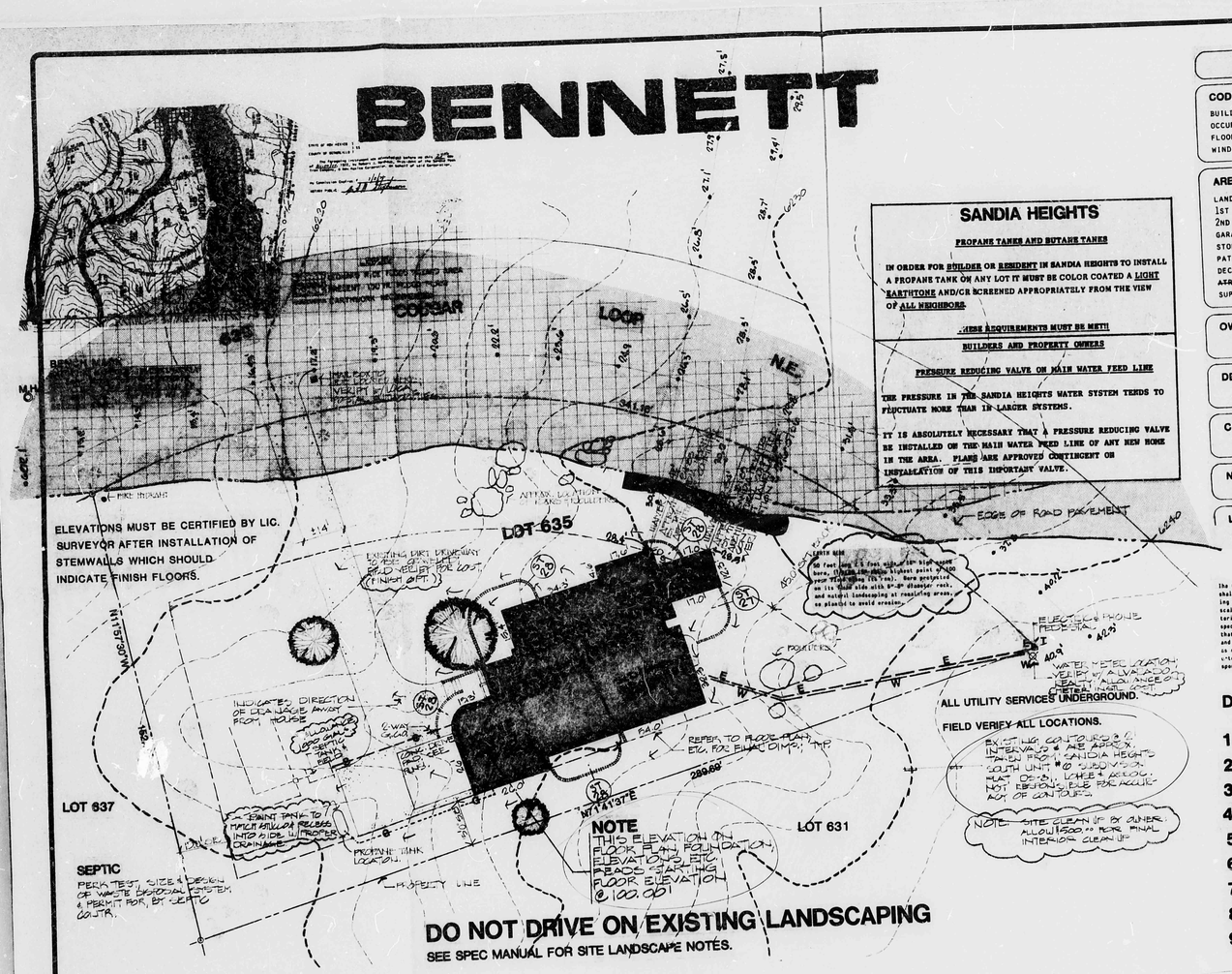
BENNETT



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DATA

CODE CHECK

BUILDING ZONE R1
OCCUPANCY GROUP R3
FLOOR LOAD N/A
WIND LOAD 80 MPH
SEISMIC ZONE (2) UBC - 0 UCBI
CONSTRUCTION TYPE V B
ROOF LOAD 30 PSF
SOIL BEARING CAPACITY 1000 PSF

AREAS IN SQUARE FEET, UNLESS OTHERWISE NOTED.

LAND ± 43,000 ft²
1ST FLOOR 2000
2ND FLOOR N/A
GARAGE OR CARPORT 461
STORAGE 77
PATIOS OR PORCHES (COVERED) 115
DECKS N/A
ATRIUM (GREENHOUSE) 440
SUPPORT 55
UNCOVERED PATIOS 300
TOTAL LIVING AREA 2000
TOTAL OTHER AREAS 1,148
TOTAL AREA UNDER ROOF 2461
TOTAL SITE COVERAGE (%) ± 10

OWNER JOHN & KAREN BENNETT, 1601 MONTE NE, ALBUQUERQUE, NEW MEXICO (505) 293-4041

DESIGNER LOHSE & ASSOCIATES, P.O. BOX 11789, ALBUQUERQUE, NEW MEXICO 87192 (505) 292-8304

CONTRACTOR GEORGE LENTON, 8804 MONTE VISTA SUITE C, ALBUQUERQUE, NEW MEXICO 87107 (505) 883-0070 #119861

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DESIGN APPROVED:
SIGNED:
SHEETS: 1 THRU 9
DATE:

PROPANE TANK

GC TO PROVIDE PROPANE TANK ENCLOSURE W/ HOOKUP. OWNER TO CONTACT W/ A STATE APPROVED PROPANE TANK/GAS CONTRACTOR. GAS CONTR. TO INSTALL TANK & SERVICE LINE TO LOCATION @ SOUTH SIDE OF GARAGE. GAS LINE TRENCH BY GC (ALLOWANCE)

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SEE DETAIL-SPECIFICATION MANUAL AS PART OF THESE DOCUMENTS

REVISED 3-20-85

REVISIONS	BY
3-20-85	JD
FLOOD ELEV. 5-21-85	NL
FLOOD 5-28-85	NL

C.E. Lohse & Associates ARCHITECTS
Fred A. Kiess PROFESSIONAL ENGINEER
Norbert L. Lohse, Inc. REALTORS
Center Construction, Inc. CONTRACTORS
ASSOCIATES
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Albuquerque, NM 87192
505-292-8304

Use of these drawings without written permit, is prohibited.

DESIGN
LOHSE & ASSOCIATES

JOHN & KAREN BENNETT
PASSIVE SOLAR RESIDENCE
LOT 635 SANDIA HEIGHTS SOUTH UNIT 6
635 COUGAR LOOP - ABQ., NM

SOLAR ENERGY CO.

DRAWN BY

DESIGN
LOHSE & ASSOCIATES
CONSULTANT

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