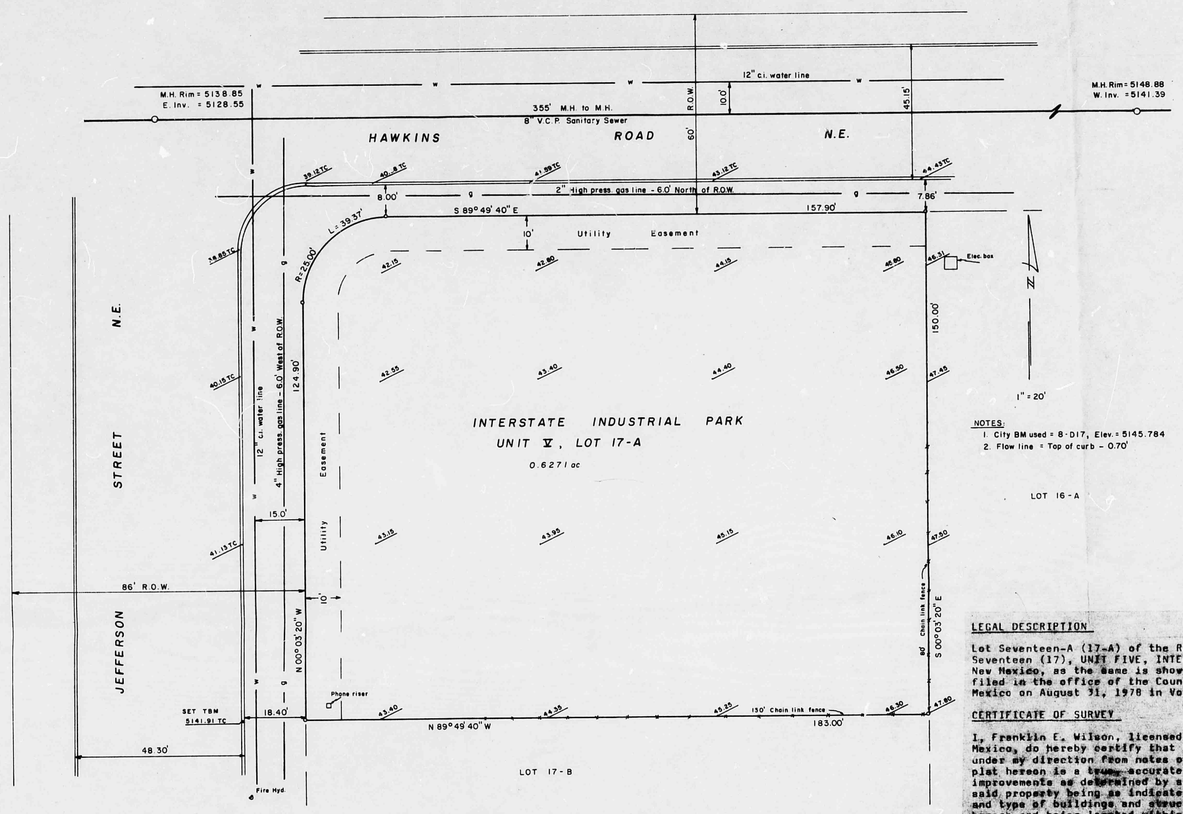
HYDROLOGY

D17/D15
2 PLANS

D17/D15

2 Plans

TOPOGRAPHIC SURVEY



NOTES:
1. City BM used = 8-D17, Elev. = 5145.784
2. Flow line = Top of curb - 0.70'

LEGAL DESCRIPTION

Lot Seventeen-A (17-A) of the Replat of Lots Sixteen (16) and Seventeen (17), UNIT FIVE, INTERSTATE INDUSTRIAL TRACT, Albuquerque, New Mexico, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 1978 in Volume B-15, folio 76.

CERTIFICATE OF SURVEY

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, that the plat hereon is a true, accurate and correct representation of the improvements as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and structures on the property being shown hereon and being located within the boundaries of the property, or set backs from property lines being the distances indicated, all based upon the plat of record and documentation provided, that there are no encroachments, easements, conflicts, or protrusions, except as shown, noted or described on this survey.

Franklin E. Wilson — 4/

Franklin E. Wilson, N.M.L.S. #6446 — Date

PREPARED BY:
SOUTHWEST SURVEYING CO., INC.
215 MARBLE N.W.
ALBUQUERQUE, NEW MEXICO 87102
247-4444

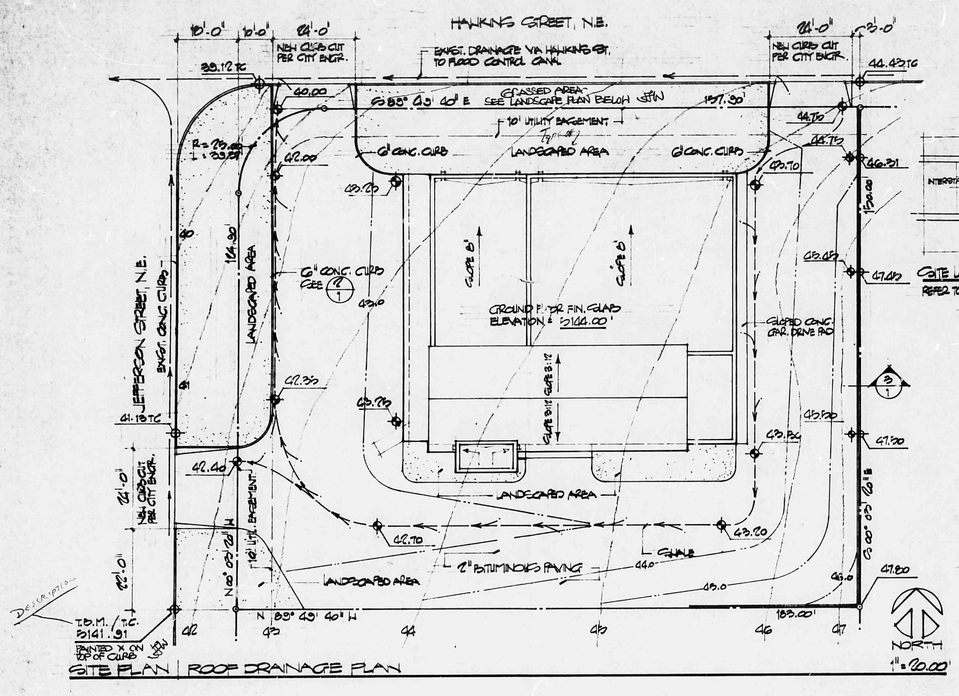
OFFICE & WAREHOUSE FACILITY WITH WATCHMAN'S QUARTERS

FOR JAMES E. TEMPLETON, CONTRACTOR

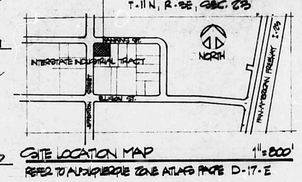
7208 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO

JAMES L. WRIGHT, ARCHITECT 7112 GUAND DRIVE, N.E. ALBUQUERQUE, NEW MEXICO

STATE OF NEW MEXICO — JAMES L. WRIGHT No. 1342 — REGISTERED ARCHITECT

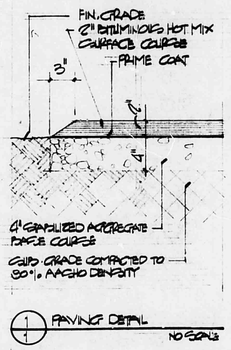


SITE PLAN | ROOF DRAINAGE PLAN

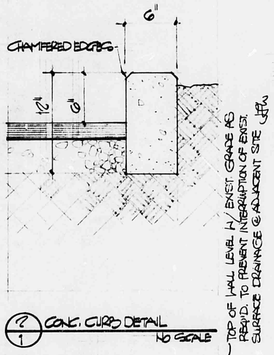


SITE LOCATION MAP

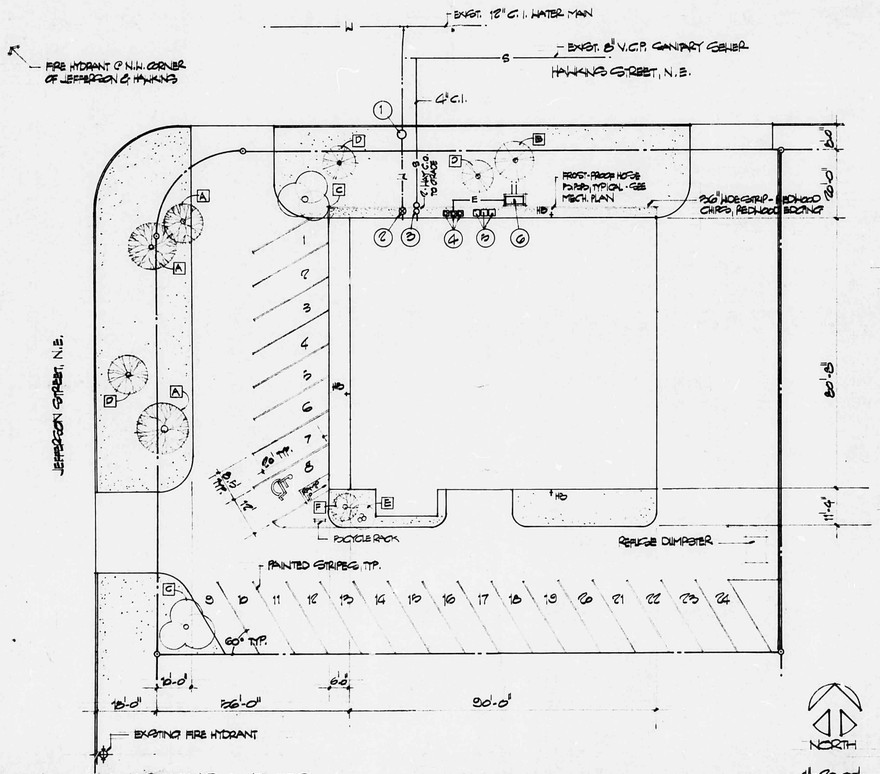
REFER TO ALBUQUERQUE ZONE ATLAS PAGE D-17-E



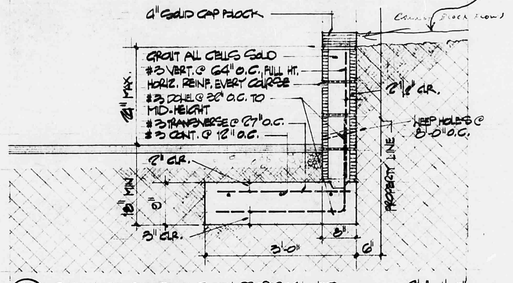
1 PAVING DETAIL — NO SCALE



2 CONC. CURB DETAIL — NO SCALE



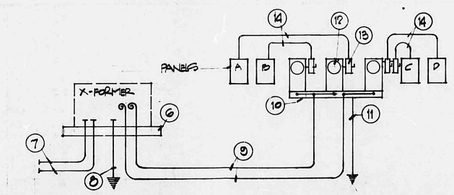
SITE PLAN: LANDSCAPING & UTILITIES



3 C.M.U. WALL @ EAST & SOUTH PROPERTY LINES — 3/4" = 1'-0"

	EXISTING GRDT ELEVATION	A	MODESTO ASH (FRAXINUS VELUTINA GUADRA)
	FINISHED GRDT ELEVATION	B	COLORADO BLUE SPRUCE (PICEA PUNGENS)
	EXISTING CONTOUR LINE	C	RUSSIAN OLIVE (ELAEAGNUS ANGUSTIFOLIA)
	FINISHED CONTOUR LINE	D	WHITE FIR (ABIES CONCOLOR)
	DRAINAGE FLOW	E	LILAC (SYRINGA)
	PROPERTY LINE & CORNER	F	HEAVENLY BAMBOO (NANDINA DOMESTICA)
			GRASSED AREA

SITE & LANDSCAPING LEGEND



POWER RISER DIAGRAM

SERVICE	120/208, 3Φ, 4W
CONNECTED LOAD	210 KVA
EST. DEMAND	175 KVA

PROJECT INFORMATION:

ADDRESS: 7208 JEFFERSON STREET, N.E.

LEGAL DESCRIPTION: LOT 17-A, UNIT V, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NEW MEXICO

PROPERTY ZONE: M-1 ZONE ATLAS PAGE: D-17-Z

BUILDING PROPERTY CLASSIFICATION:
GROUND FLOOR: B-2
SECOND FLOOR: R-3

CONSTRUCTION TYPE: V-N

BUILDING AREAS:

GROUND FLOOR OFFICE:	2184 SF
GROUND FLOOR WAREHOUSE:	4680 SF
TOTAL GROUND FLOOR:	6864 SF
SECOND FLOOR:	1690 SF
BUILDING TOTAL:	8554 SF

PARKING REQUIRED: 13 SPACES (1 HANDICAPPED)
2 BICYCLES

PARKING PROVIDED: 24 SPACES (1 HANDICAPPED)
2 BICYCLES

ON-SITE PAVED AREA: 14,762 SF

LANDSCAPED AREA REQUIRED @ 7% OF PAVING: 1033 SF

LANDSCAPED AREA PROVIDED: 4308 SF

STRUCTURAL DESIGN DATA:

ROOF LIVE LOAD: 20 PSF
GROUND FLOOR LIVE LOAD: SLAB ON GRADE
SECOND FLOOR LIVE LOAD: 40 PSF

SOIL BEARING CAPACITY: 2000 PSF (ASSUMED)
WIND LOAD: 20 PSF
SEISMIC ZONE: UBC ZONE 2

STRUCTURAL NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:
   EXTERIOR SIDEWALKS, SLABS, PADS, CURBS: f'c 3000 PSI (AIR-ENTRAINED)
   CAST-IN-PLACE CONCRETE FOR THE STRUCTURE: f'c 3000 PSI (PORTLAND CEMENT I-II)
2. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 40, HAVING A MINIMUM YIELD STRENGTH OF 40,000 PSI.
3. ALL CONCRETE AND REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI-301-72) AND THE ACI STANDARD DETAILING MANUAL (ACI-315-74).
4. PROVIDE BAR SUPPORTS AND SPACERS FOR REBAR IN ACCORDANCE WITH ACI-315-74 .
5. PROVIDE LAPPED SPLICES IN REINFORCING BARS EQUAL TO 30 BAR DIAMETERS, MINIMUM.
6. ALL HORIZONTAL REINFORCING IN CONTINUOUS FOOTINGS AND WALLS SHALL BE CONTINUOUS AROUND CORNERS.
7. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
   FOOTINGS: 3" FROM BOTTOM AND SIDES
   SLABS ON GRADE: MID-DEPTH OF SLAB
8. ALL STRUCTURAL AND MISCELLANEOUS STEEL MEMBERS, SHAPES AND CONNECTIONS SHALL BE ASTM A-36, HAVING A MINIMUM YIELD STRENGTH OF 36,000 PSI.
9. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE AWS AND AISC.
10. ALL BOLTS SHALL BE ASTM A-325N. ALL ANCHOR BOLTS SHALL BE ASTM A-307.
11. ALL STEEL JOISTS DESIGNATED ON THE DRAWINGS SHALL CONFORM TO THE SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
12. MASONRY WALL CELLS CONTAINING REBAR SHALL BE GROUTED SOLID FROM BOTTOM TO TOP OF WALLS; CLEANOUTS SHALL BE PROVIDED AT BOTTOM OF WALLS AT CELLS TO BE GROUTED.
13. PROVIDE 4" OF GRANULAR DRAINAGE FILL UNDER ALL INTERIOR SLABS ON GRADE.
14. ALL EARTH BACKFILL SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT 2 PERCENT, AND COMPACTED TO 90% OF MAXIMUM DENSITY ACCORDING TO THE LATEST AASHO MODIFIED PROCTOR METHOD.
15. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.

UTILITY NOTES:

1. WATER METER PER CITY ENGINEER'S REQUIREMENTS
2. VALVE IN VALVE BOX
3. 2-WAY CLEAN-OUT TO GRADE WITH CONCRETE COLLAR
4. ELECTRICAL SERVICE -- SEE POWER RISER DIAGRAM, THIS SHEET
5. GAS METERS AND PRESSURE REGULATORS -- METERS AND HIGH-PRESSURE PIPING BY GAS COMPANY OF NEW MEXICO
6. ELECTRICAL TRANSFORMER BY PNM AND REINFORCED CONCRETE PAD PER PNM REQUIREMENTS. SEE ELECTRICAL RISER DIAGRAM
7. CONDUIT STUBBED OUT AS DIRECTED BY PNM FOR PRIMARY U. G. CABLE
8. 3/4" x 10' C. W. GROUND ROD
9. 4-3/0 MCM AL. IN 2" C.
10. SEALABLE METER GUTTER
11. 1-#2 BARE CU GROUND IN 3/4" RIGID CONDUIT
12. METERING ENCLOSURE PER PNM DRAWING NO. DS-19-7.0
13. 100A-3P + S.N. FUSIBLE DISCONNECT SWITCH IN R. T. ENCLOSURE. FUSE AT 60 AMPS USING C. L. FUSES
14. 4-#2 THW CU IN 1½" C.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND STANDARDS OF GOVERNING AUTHORITIES, CODES, AND REGULATIONS, INCLUDING THE LATEST ISSUES OF THE ICBO "UNIFORM BUILDING CODE" AND THE NFPA "LIFE SAFETY CODE" AS ADOPTED BY THE CITY OF ALBUQUERQUE.
2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.

JAY'O WRIGHT, ARCHITECT
7112 GUAND DRIVE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87110
(505) 1.1023

SITE PLANS: DRAINAGE, UTILITIES & LANDSCAPING
PROJECT DATA, NOTES

OFFICE & WAREHOUSE FACILITY WITH WATCHMAN'S QUARTERS
FOR JAMES E. TEMPLETON, CONTRACTOR
ACADEMY PARK #5, ALBUQUERQUE, NEW MEXICO

30 APRIL 1982

JAMES L. WRIGHT — NEW MEXICO — 1342 — REGISTERED ARCHITECT

SHEET 1 OF 6