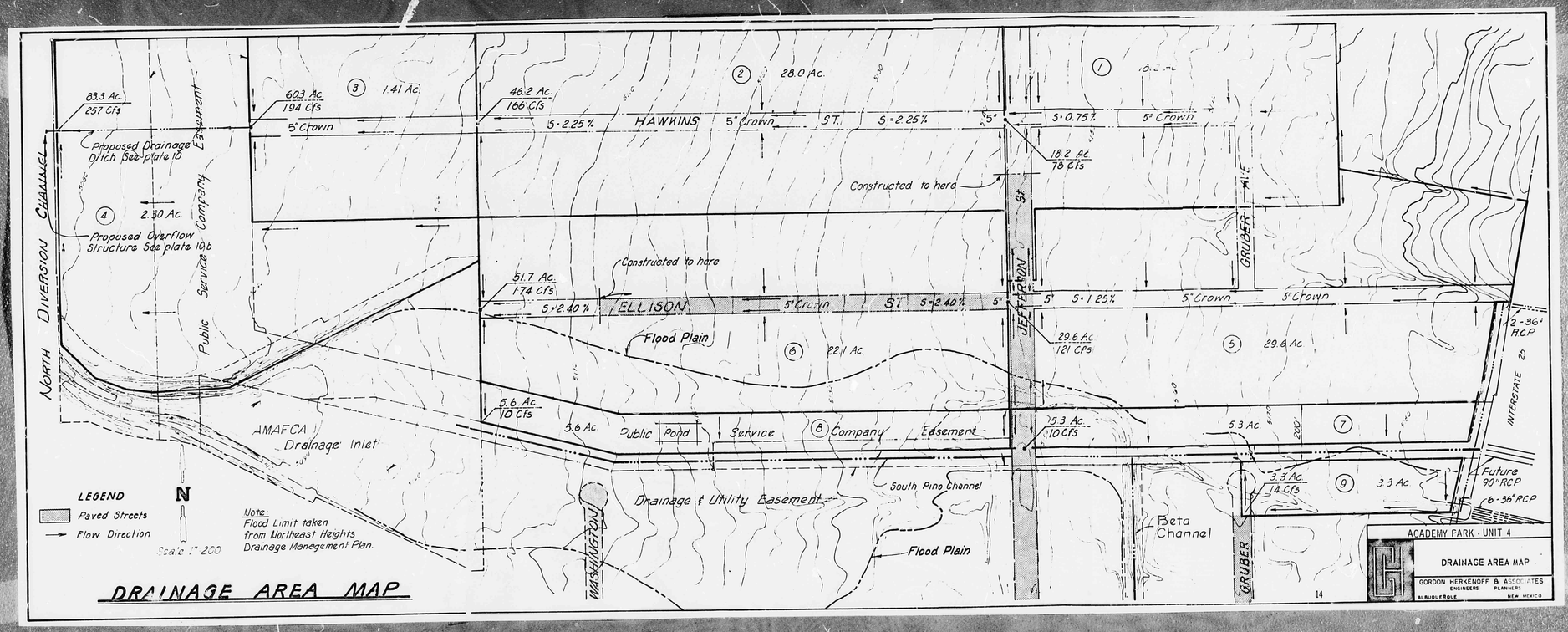
HYDROLOGY

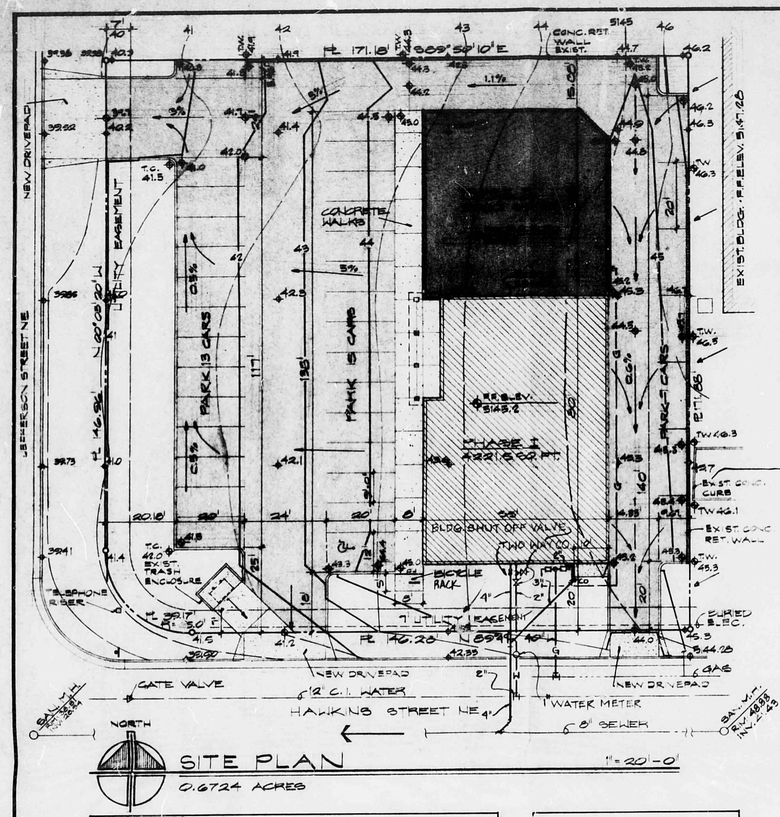
D17/D19
3 PLANS
NO DOCUMENTS

D17/D19

3 Plans

No Documents

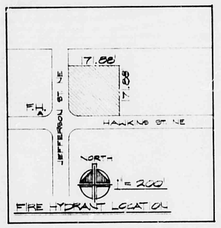

DRAINAGE AREA MAP
LEGEND
Paved Streets
Flow Direction
N
Scale 1" 200
Note:
Flood Limit taken from Northeast Heights Drainage Management Plan.
NORTH DIVERSION CHANNEL
Public Service Company Easement
83.3 Ac.
257 Cfs
Proposed Drainage Ditch See plate 10
4
2.50 Ac
Proposed Overflow Structure See plate 10b
60.3 Ac.
194 Cfs
3
1.41 Ac
5' Crown
46.2 Ac.
166 Cfs
2
28.0 Ac.
5=2.25%
HAWKINS
5' Crown
ST.
5=2.25%
5'
1
5=0.75%
5' Crown
18.2 Ac
70 Cfs
Constructed to here
JEFFERSON
ST.
GRUBER
51.7 Ac.
174 Cfs
Constructed to here
5=2.40%
ELLISON
5' Crown
ST.
5=2.40%
5'
5=1.25%
5' Crown
5' Crown
Flood Plain
6
22.1 Ac.
29.6 Ac
121 Cfs
5
29.6 Ac
2-36" RCP
INTERSTATE 25
5.6 Ac.
10 Cfs
5.6 Ac
Public
Pond
Service
8
Company
Easement
15.3 Ac.
110 Cfs
5.3 Ac
7
AMAFCA
Drainage Inlet
Drainage & Utility Easement
South Pino Channel
3.3 Ac.
14 Cfs
9
3.3 Ac
Future 90" RCP
6-36" RCP
Beta Channel
WASHINGTON
Flood Plain
GRUBER
ACADEMY PARK - UNIT 4
DRAINAGE AREA MAP
GORDON HERKENOFF & ASSOCIATES
ENGINEERS PLANNERS
ALBUQUERQUE NEW MEXICO
14



SITE PLAN 1" = 20'-0"

0.6724 ACRES

PROJECT NAME:	OFFICE-BUILDING FOR FAIR PLAZA ASSOCIATES-PH. II
PROJECT ADDRESS:	7304 Jefferson Street NE
LEGAL DESCRIPTION:	A portion of Interstate Industrial Tract located within the City of Albuquerque, New Mexico and known as Lot 1-B, Unit V as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 5, 1977.
ZONING:	M-1 (Zone Map D-17)
OCCUPANCY TYPE:	Group B - Division 2
BUILDING TYPE:	V-N
BUILDING AREA:	PHASE II: 8048 SQ.FT - OFF 5119 SQ.FT, WHSE 2529 PHASE I: OFFICE 4125 SQ.FT
PARKING SPACES:	21 spaces required PHASE I; 6 SPACES PHASE II 95 spaces provided (Including 1 Handicapped)
BICYCLE PARKING:	2 spaces



FIRE HYDRANT LOCATION

SYMBOL LEGEND

- PROPERTY LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- BITUMINOUS PAVING
- EXISTING ELEVATION
- NEW ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- DRAINAGE FLOW LINE
- CONCRETE PAVING

DRAINAGE NOTES:

Bench Mark - City of Albuquerque BM "8-D17", El. 5145.78

Drainage Criteria - Site located in Area 1 of the Academy Park Unit 4 and Beta Tract Drainage Report, Herkenhoff Engineers.

a. No Ponding, flows to adjoining Hawkins and Jefferson Streets.

b. Building Finished Floor to be held 1.5 ft. above top of curb.

Offsite flow from east is minimal and will be routed through site for discharge over drive-pads.

SPECIFICATIONS

EARTHWORK:

1. Site Grading: Clear and grub all areas. Grade to uniform slopes to elevations indicated on Drawings.
2. Compaction: 95% of maximum density for foundation support and 90% of maximum density for slab support.

PAVING:

1. Subgrade: 6", wet, rolled and tamped and compacted to 95% modified Proctor density.
2. Bituminous Coating: 2" thick, rolled to minimum density of 95%.

CONCRETE:

1. Reinforcing Steel: As per STRUCTURAL NOTES.
2. Welded Wire Fabric: ASTM A-135.
3. Portland Cement: Type 1 or II, ASTM C-150.
4. Aggregates: ASTM C-33.

MASONRY:

1. Brick: ASTM C-216, 3-5/8" x 2-1/4" x 7-5/8", Type FBS.
2. Mortar: ASTM C-270, Type S.

ROOFING:

1. Gravel Surface Organic Built-Up Asphalt Roofing:
   A. One layer 43 lb. base sheet.
   B. Three layers 15 lb. perforated asphalt felt.
2. Exterior Wall Insulation: Fiberglass or mineral wool Batts, R=19.0, vapor barrier one side.
3. Roof Insulation: Fiberglass or mineral wool Batts, R=30.0, vapor barrier one side.
4. Interior Wall Insulation: Fiberglass or mineral wool Batts, R=11.0, vapor barrier one side.
5. Sound Insulation: Fiberglass or mineral wool Batts, 3½", unfaced.

DOORS AND WINDOWS: (SEE DRAWINGS)

FINISHES:

1. Resilient Flooring: 12" x 12" x 1/8" vinyl Asbestos Tile.
2. Acid Resistent Flooring: DURAL 313, 2 coat with sand aggregate.
   A. First coat 20 sq. ft. per gallon.
   B. Sand layer applied while first coat wet.
   C. Second coat 40 sq. ft. per gallon.
3. Suspended Acoustical Ceiling: 24" x 48" Exposed Steel grid system with 24" x 48" x 5/8" Mineral Acoustic Panels, Fire Hazard Class 25.

SPECIALTIES:

1. Fire Extinguishers:
   A. One KIDDE 10-TAS 4A;80B:C

MECHANICAL: (SEE MECHANICAL DRAWINGS)

ELECTRICAL: (SEE ELECTRICAL DRAWINGS)

GENERAL NOTES:

1. The Contractor shall verify all dimensions of the Site Plan, Building and building location.
2. The Contractor shall verify location of all utilities with utility companies and the City of Albuquerque.
3. All trades shall coordinate and verify all openings in floors, roof, walls, etc. with the General Contractor.
4. A cross surface slope shall be provided for all concrete sidewalks in the direction of drainage. Concrete sidewalks shall be grooved transversely at 10'-0" intervals or as shown, to a depth of 1". A 1/2" expansion joint shall be spaced at 20'-0" intervals. Expansion joints shall be placed at all intersections of curb, walls, columns, etc. Sidewalks shall receive a light broom finish.

STRUCTURAL NOTES:

1. All concrete shall have a minimum compressive strength at 28 days as listed below:
   f'c = 3000 psi (Air Entrained) All exterior sidewalks, slabs, curbs and gutters.
   f'c = 2500 psi All footings, stem walls and interior slabs.
   f'c = 2500 psi All masonry wall core and bond beam fill.
2. All reinforcing steel shall be ASTM A-615, Grade 60. Where lapped splices occur, the minimum lap shall be 30 bar diameters. Concrete cover for reinforcing in footings shall be 3" from bottom and sides.
3. Roof Trusses: Prefabricated Engineered Wood Plate Type, Total design load 40 psf.
4. Headers: f_b = 1200 psi; E = 1,300,000 psi; MC = 15%
5. Beams: f_b = 1200 psi; E = 1,300,000 psi; MC = 15%
6. Studs: f_b = 550 psi; E = 900,000 psi.
7. Roof Decking: 3/4" Exterior C-D 32/16 Plywood Sheathing
8. Lateral Bracing & Sheathing: 1/2" C-D Interior Plywood, Exterior Glue.
9. Framing, Nailing & Fastening: As per UBC Chapter 25.
10. Stud Notching: No more than 25% of stud width at bearing walls and 40% of stud width at non-bearing walls.

STRUCTURAL DESIGN LOADS:

Location	Live Load	Dead Load
Roof	20 psf	15 psf
Wind	30 psf	

Soil Bearing Capacity - 2000 psf

Seismic - UBC Zone 2

NOTICE

ALL COMMERCIAL BUILDINGS ARE REQUIRED TO HAVE A FINAL INSPECTION BY THE FIRE DEPT. BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. THE BUILDING(S) OR SPACE(S) SHALL BE COMPLETE AND READY TO OCCUPY.
PHONE 766-7537

LANDSCAPING

I understand that the actual on site landscaping must match exactly that which has been approved on this plan. Any deletions, additions or modifications must be submitted to the zoning section & approved prior to final inspection.

Property owner or authorized representative

Date

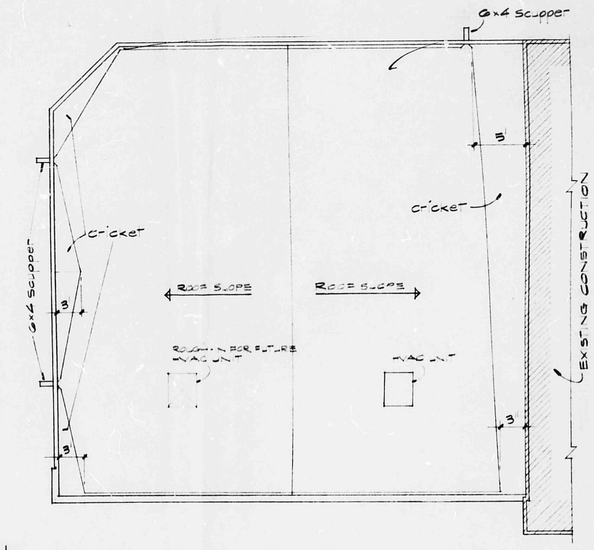
ZONING SECTION

LANDSCAPING PLANT SIZES

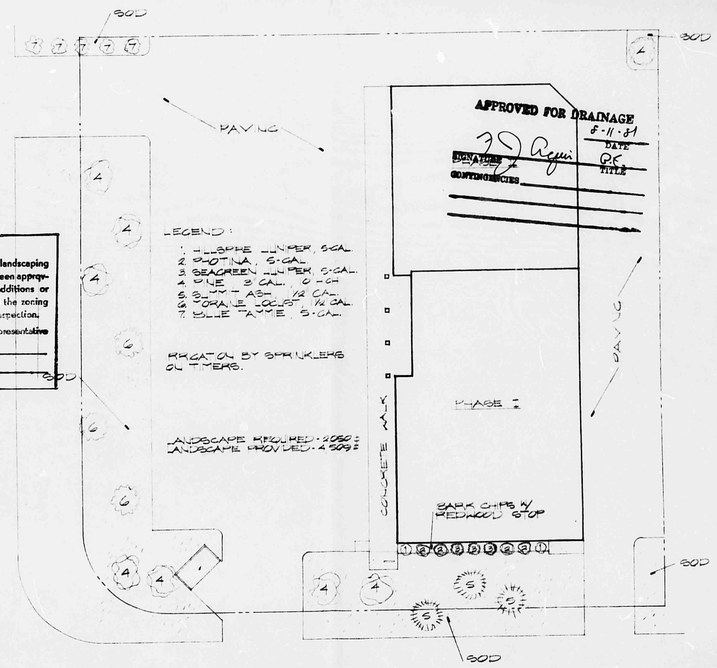
Trees: 1.5 inch in caliper or 10-12 feet in length.

Shrubs: 5 gallon minimum

ZONING DIVISION



ROOF PLAN 1/8" = 1'-0"



LANDSCAPE PLAN 1" = 20'-0"

BILL J. SHELTON & ASSOCIATES
ARCHITECTS, A.I.A.
1113 RHODE ISLAND NE ALBUQUERQUE, NEW MEXICO 87110 TELEPHONE (505) 262 2383

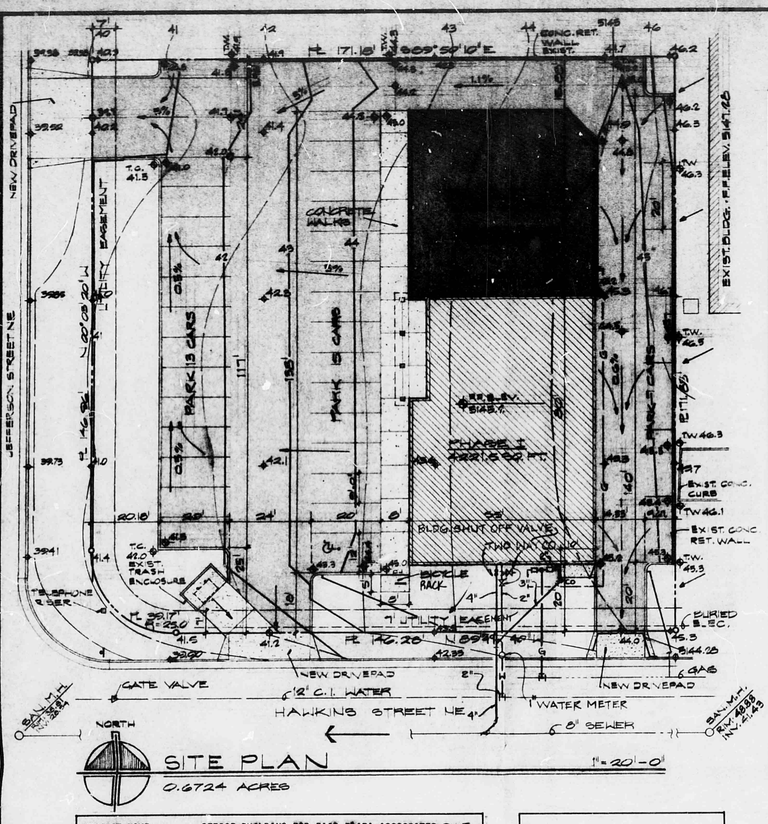
OFFICE BUILDING - PHASE II
FOR
FAIR PLAZA ASSOCIATES
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE
JULY 13, 1981

SHEET NO
1 of 4

ZONING COPY



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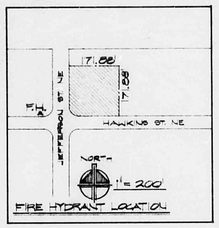

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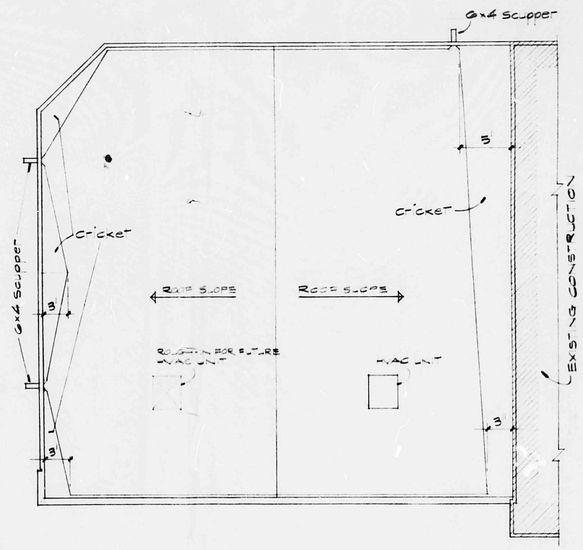

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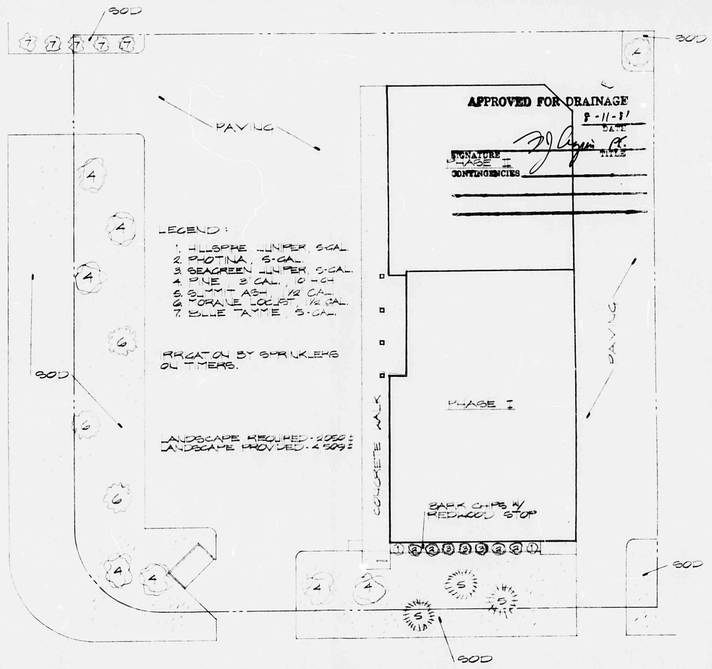

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1" = 20'-0"

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