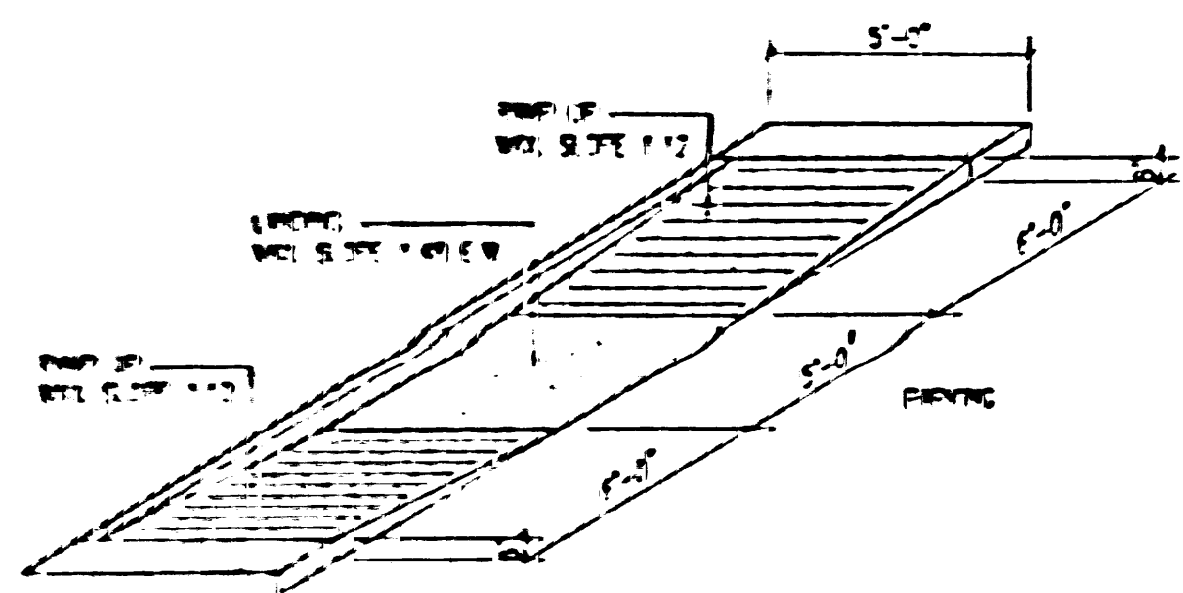
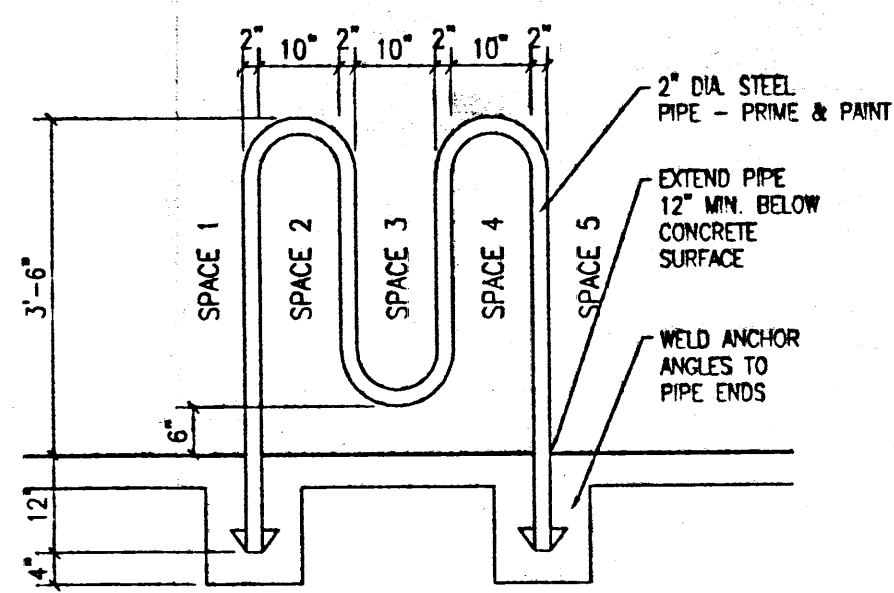
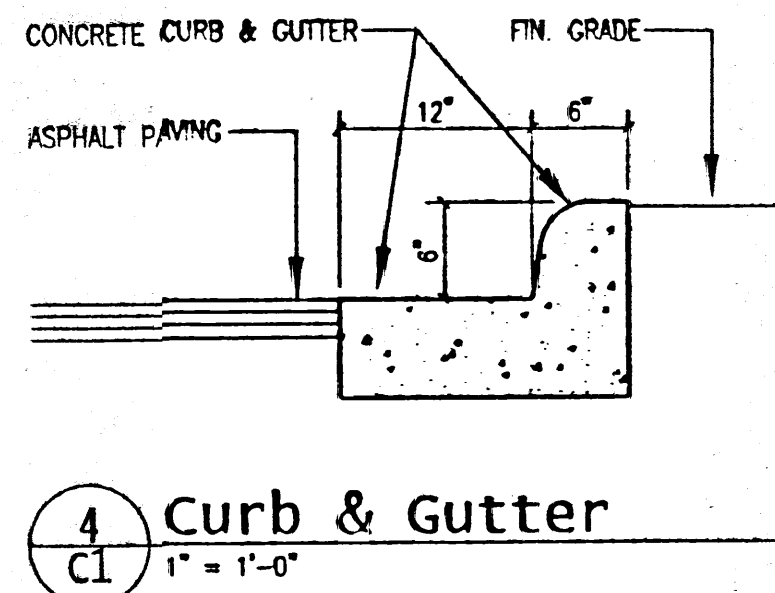




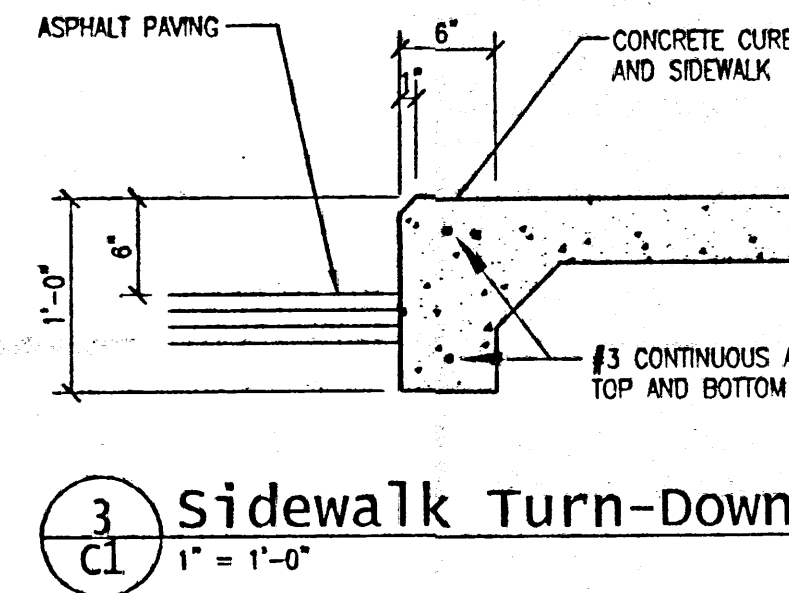
6 H.C. Ramp
1/2" = 1'-0"



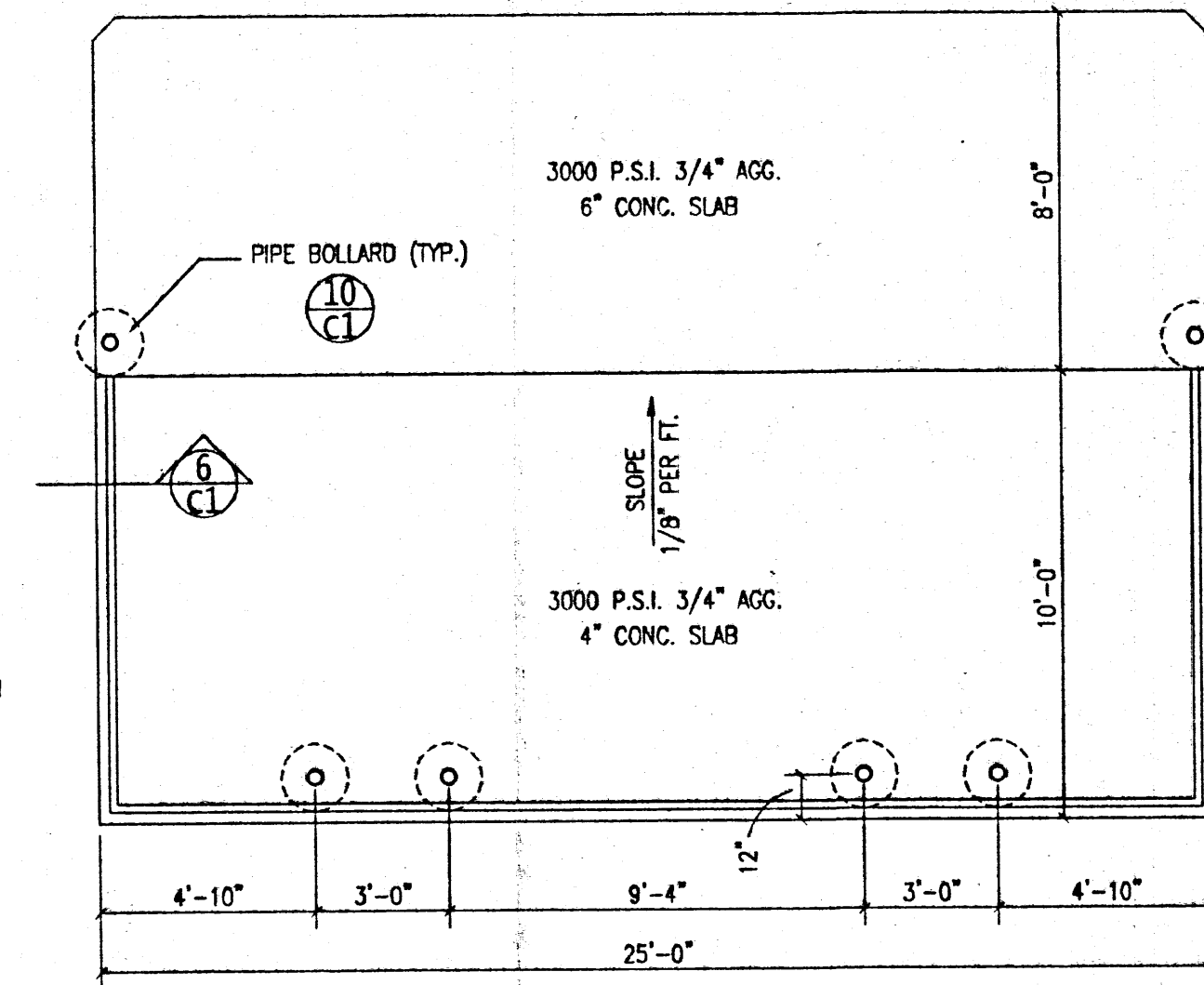
7 Bicycle Rack
1/2" = 1'-0"



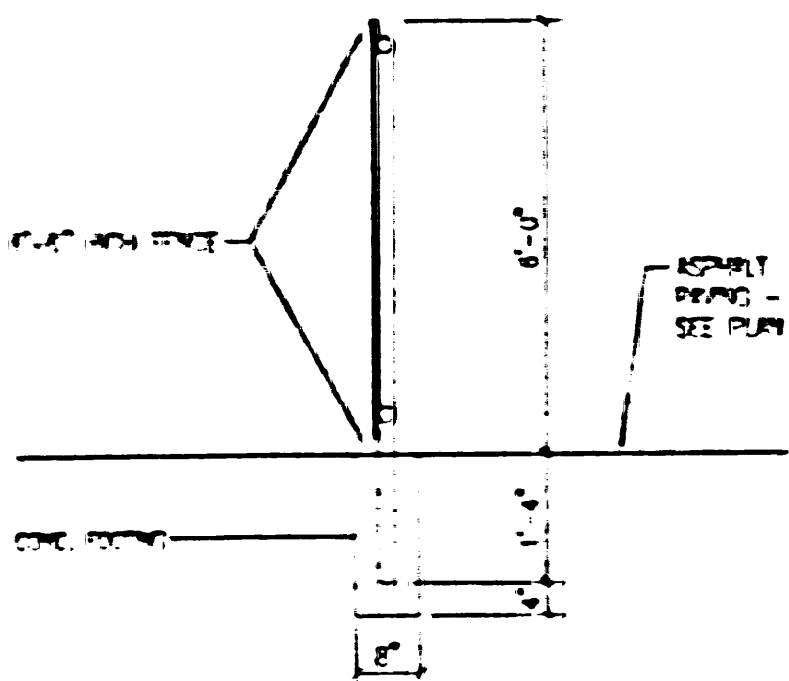
4 Curb & Gutter
1" = 1'-0"



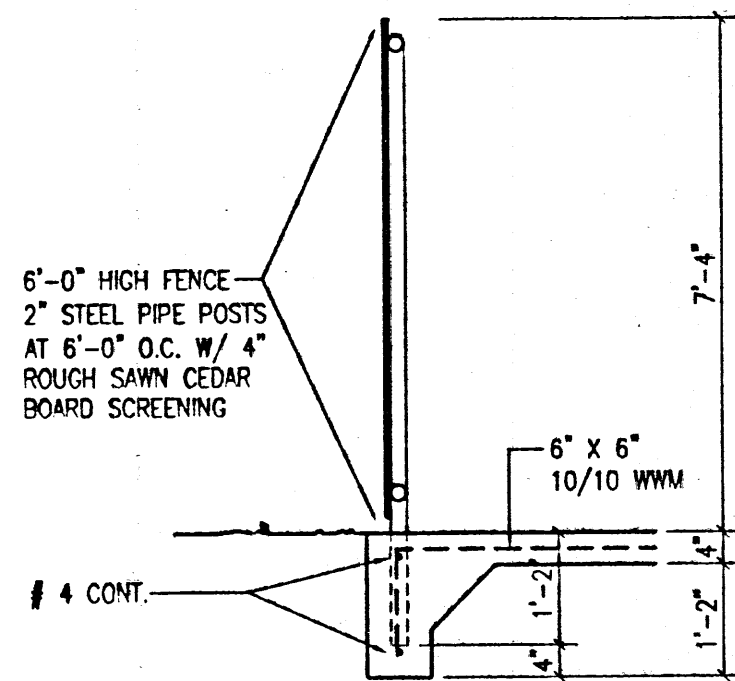
3 Sidewalk Turn-Down
1" = 1'-0"



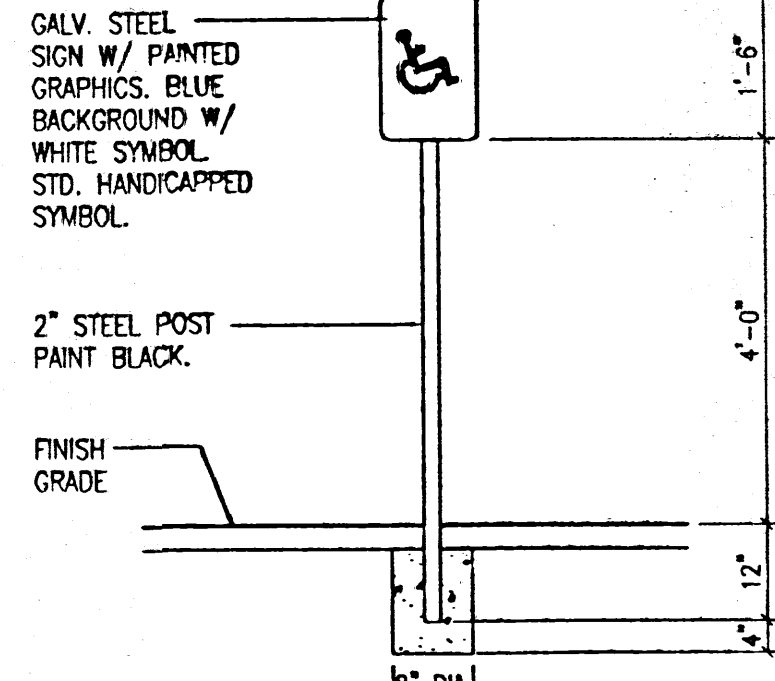
5 Dumpster Enclosure
1/4" = 1'-0"



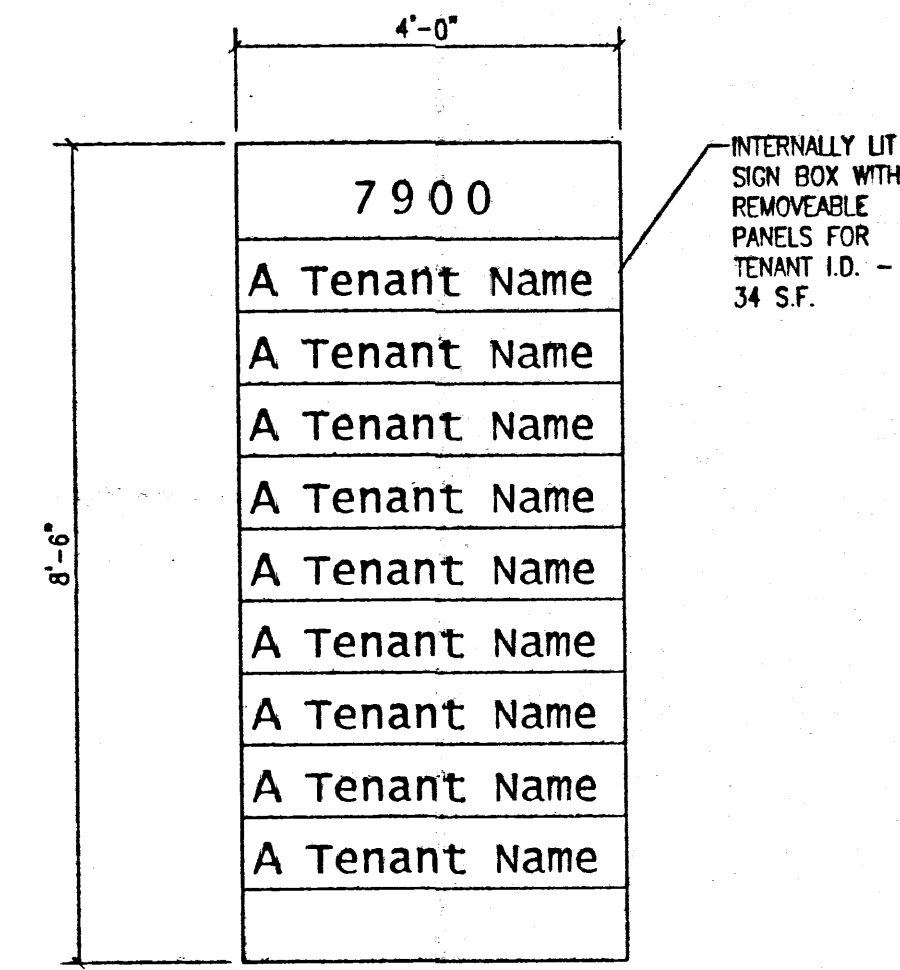
3 Fence
1/2" = 1'-0"



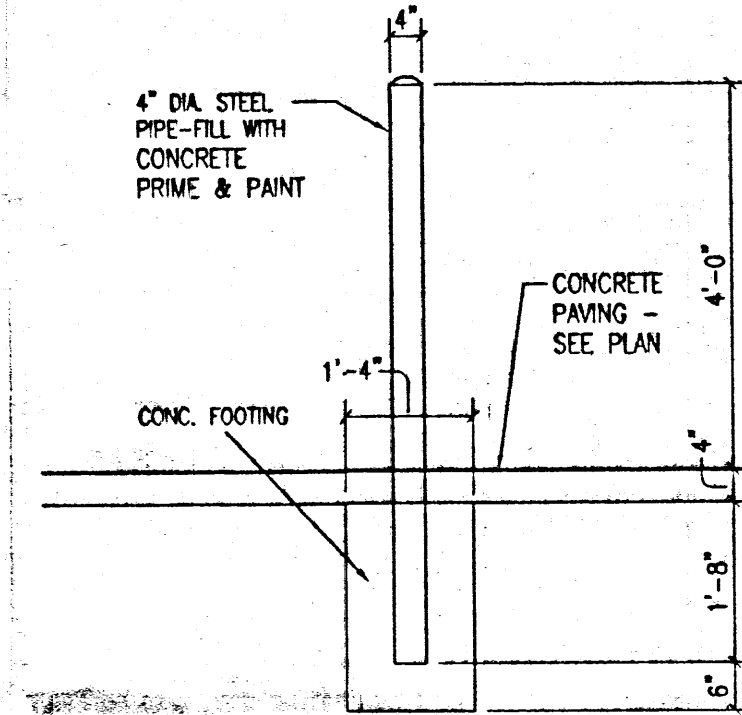
6 Dumpster Enclosure
1/2" = 1'-0"



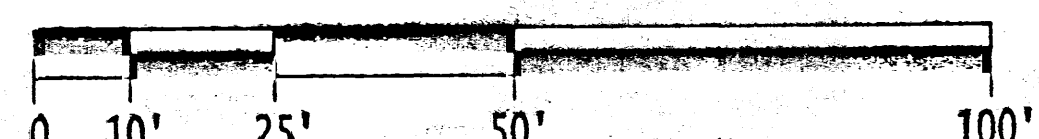
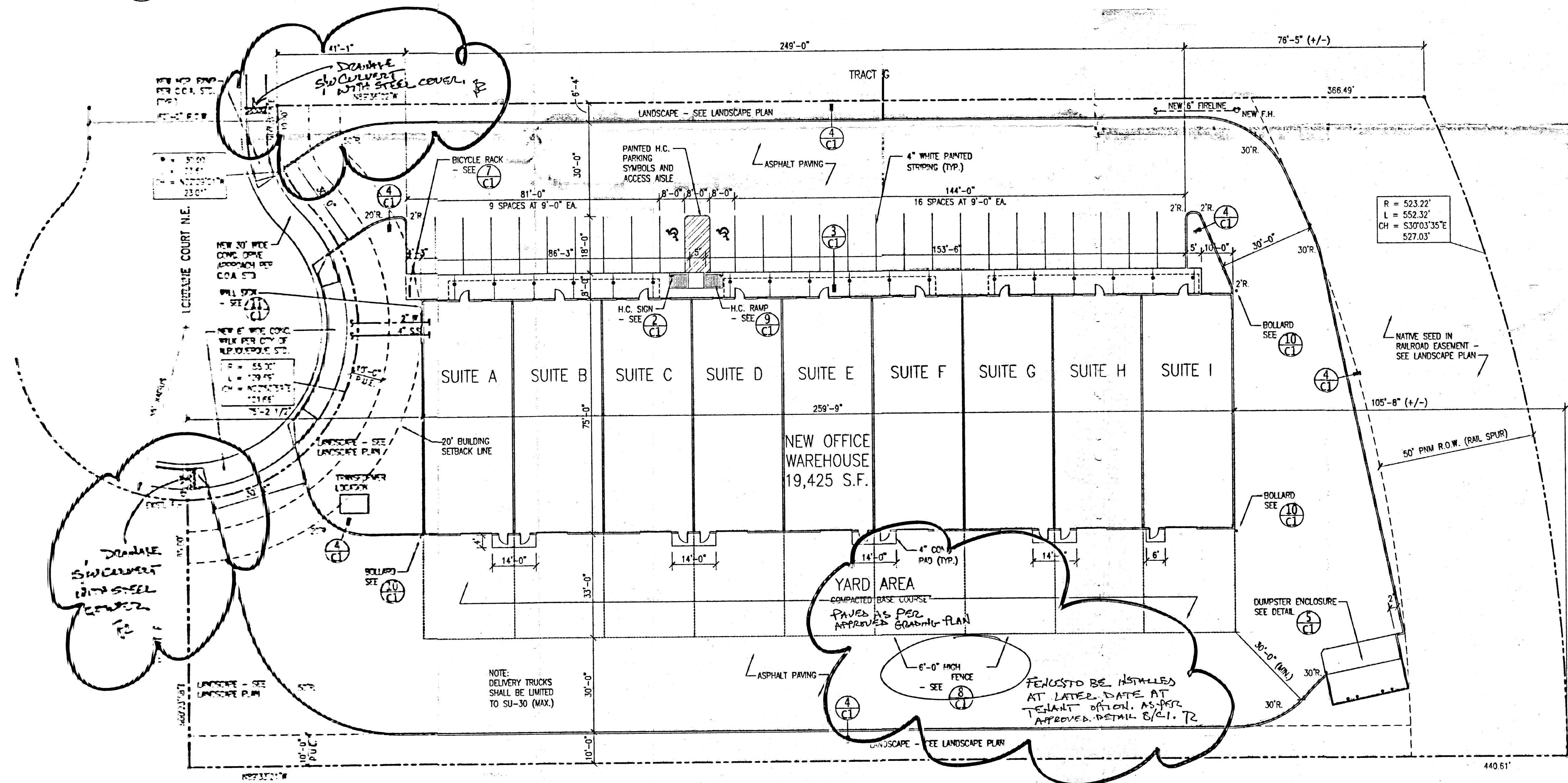
2 H.C. Parking Sign
1/2" = 1'-0"



1 Wall Sign
1/2" = 1'-0"



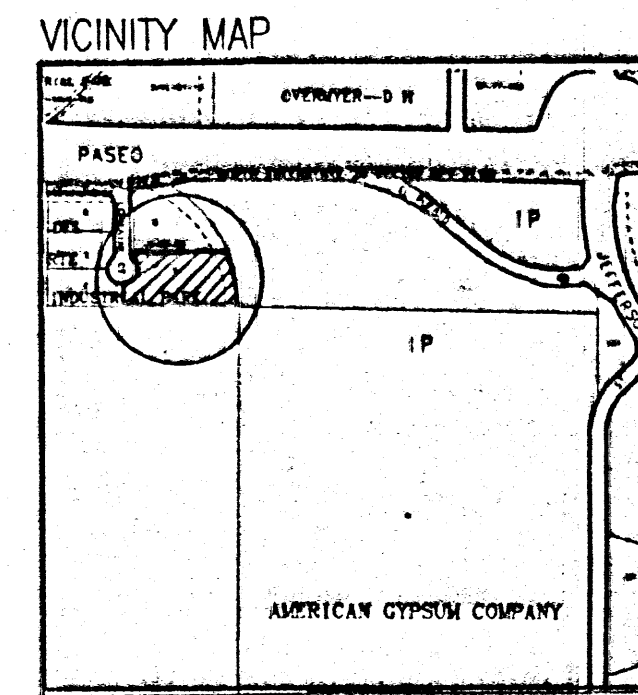
10 Pipe Bollard
1/2" = 1'-0"



1 Site Plan
1" = 20'-0"

SITE DATA	
LOCATION:	7900 LORRAINE COURT NE ALBUQUERQUE, NM
OWNER:	DIVERSIFIED REAL ESTATE SERVICES 1510 WYOMING BLVD. NE ALBUQUERQUE, NM
ARCHITECTS:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM
LEGAL DESCRIPTION:	TRACT H PASEO DEL NORTE BUSINESS PARK ALBUQUERQUE, NM
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	D-17-Z
APPLICABLE CODE:	1997 UBC
CONSTRUCTION TYPE:	V-N
SEISMIC ZONE:	2B
TOTAL LOT AREA:	(1.83 AC.) 84,343 S.F.
BUILDING AREA:	19,425 S.F.
NET LOT AREA:	64,918 S.F.
PAVED AREA:	41,495 S.F.
LANDSCAPE AREA:	23,320 S.F.
% LANDSCAPE AREA:	35.9 %
LANDSCAPE TO PAVED AREA RATIO:	1 TO 1.78
OFFICE:	339/200 = 2 X 9 = 18 SPACES
WAREHOUSE:	1,819/2000 = 1 X 9 = 9 SPACES
REQUIRED PARKING (TOTAL):	27 SPACES
PARKING PROVIDED:	28 SPACES
REQUIRED H.C. PARKING:	2 SPACES
H.C. PARKING PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES

Lorraine Court Warehouse
7900 Lorraine Court NE
Albuquerque NM



ARCHITECTS
1600 Rio Grande Boulevard NW
Albuquerque, NM 87104
phone (505) 246-0870
fax (505) 246-0437

SITE PLAN and SITE DETAILS

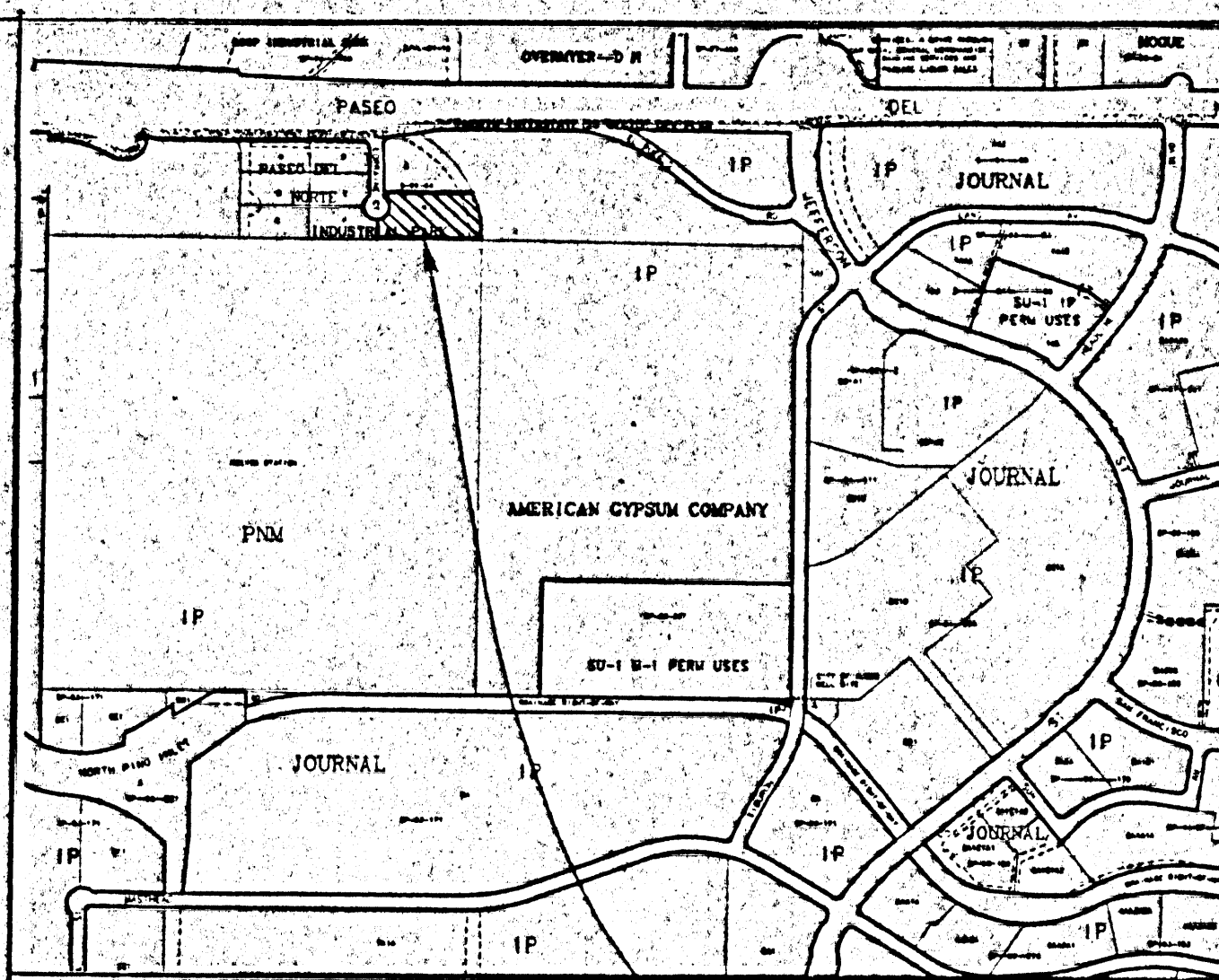
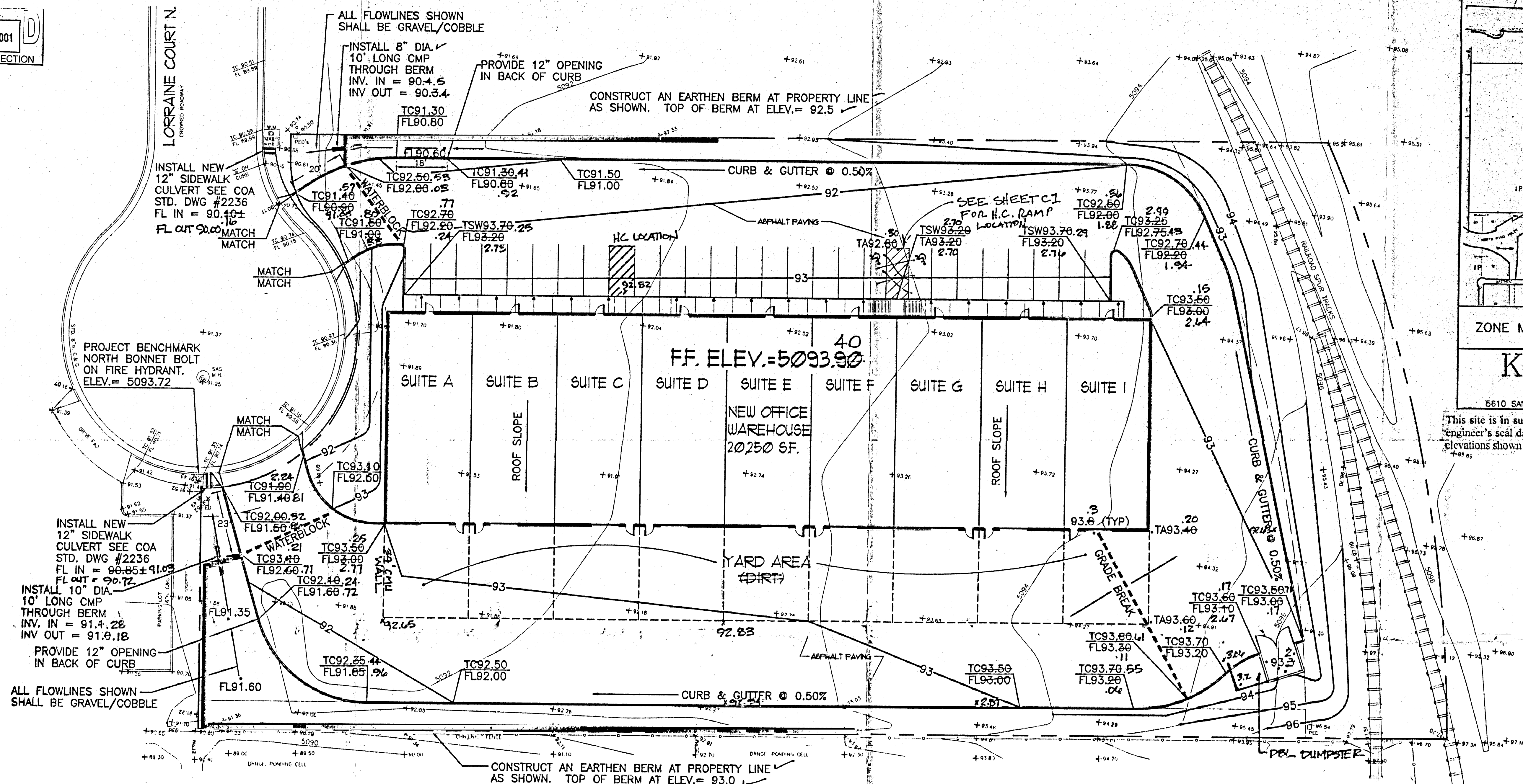
REVISIONS
NOV 19 2001
HYDROLOGY SECTION

Architect: [Signature]
Engineer: [Signature]

NOTES
VERIFY SITE UTILITY ROUTING & NEW UTILITY CONNECTIONS W/ UTILITY PROVIDERS.
CURBS DIMENSIONED TO FACE OF CURB U.N.O.
PATCH & REPAIR OR REPLACE EXISTING CURB AND GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION.
VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH C.O.A. STANDARDS
PARKING LOT DRIVE LANES
2" ASPHALT PAVING OVER 6" COMPACTED BASE COURSE
PARKING LOT PARKING AREAS
2" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE

CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O.S IS RELEASED.

date: 5-01-01 sheet: C1 of 2



ZONE MAP D-17 PROJECT LOCATION
KEMPER-VAUGHAN
CONSULTING ENGINEERS
5610 SAN FRANCISCO NE • ALBUQUERQUE, NEW MEXICO 87199 • (505) 338-2352

This site is in substantial compliance with the approved grading and drainage plan with engineer's seal dated 11-17-01 (with the revisions as reflected in the record drawing elevations shown hereon). The site drainage will function as originally proposed.

11-17-01
11-6-01

Lorraine Court Warehouse
Albuquerque NM

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.

NOTE: PAVING SECTION - 2" ASPH. OVER 4" AGG. BASE

PROPOSED SITE IMPROVEMENTS

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	93
EXISTING SPOT ELEVATION	+92.80
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	
FLOW DIRECTION ARROW	
PROPOSED CONCRETE	
TOP OF CURB ELEVATION	TC
TOP OF WALL ELEVATION	TW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
RECORD DRAWING ELEV.	x 92.65

SCALE: 1" = 20'
ONE FOOT CONTOUR INTERVAL
ADD 5000 FEET TO ELEVATIONS SHOWN

NAME	DATE
HYDROLOGY	
INSPECTOR	
A.C.E./FIELD	

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION "G-442", A S.S. ROD LOCATED BENEATH HATCH @ N.E. CORNER OF WASHINGTON AND PASEO DEL NORTE STREET. ELEVATION = 5110.186

LEGAL DESCRIPTION

TRACT H OF PASEO DEL NORTE INDUSTRIAL PARK.

ARCHITECTS

1600 Rio Grande Boulevard NE
Albuquerque, NM 87104
phone (505) 246-0810
fax (505) 246-0431

GRADING PLAN

revisions

RECEIVED
NOV 13 2001
HYDROLOGY SECTION

Architect: Engineer:

Date
01-17-01

Sheet
C2 of 2