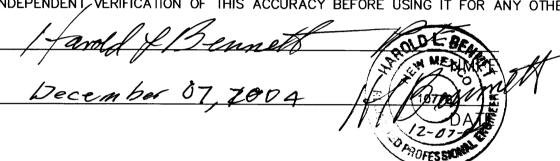


- 1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM
- 2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND
- 3. 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 THEREFORE. 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 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 RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS 4. CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK
- 1. I, HAROLD BENETTE, NMPE 10776 OF THE FIRM CJ&L ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED _______.
- THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TO THE NMPS 10466

 OF THE FIRM. RIGHT GRANDS AND HAVE DETERMINED BY VISULA AND HAVE DETERMINED BY VISULA INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRENT TO THE BEST
- THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN



I FHRTHER CERTIFY THAT THE M. MEX. LIC. SHRVEYOR REX VOGLED HAS EXMINED THE ACCURACY AND

MASTHEAD ST

RUILT GOADES . - It & Bus

VICINITY MAP (D-17) NOT TO SCALE

SITE LOCATION

PROJECT BENCHMARK OF 89.40 LOCATED ON CURB @ NORTHWEST CORNER OF PROPERTY

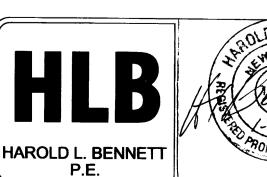
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE

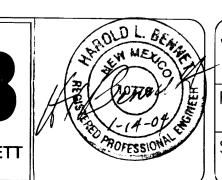
GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.

B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.60 ACRES AND IS LOCATED EAST OF BARTLETT ST. N.E. AND NORTH OF

PROJECT TO DRAIN DISCHARGE WEST TO BARTLETT ST. AND SOUTH TO RUTLEDGE RD. DISCHARGE GOES TO CITY STORM DRAINS AND

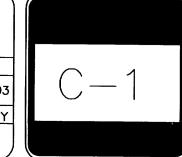




_DESIGN COLLABORATIVE THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: SECURITY CONTROL INTEGRATION 12.06.04 AU SHEET TITLE DRAWN B

GRADING PLAN

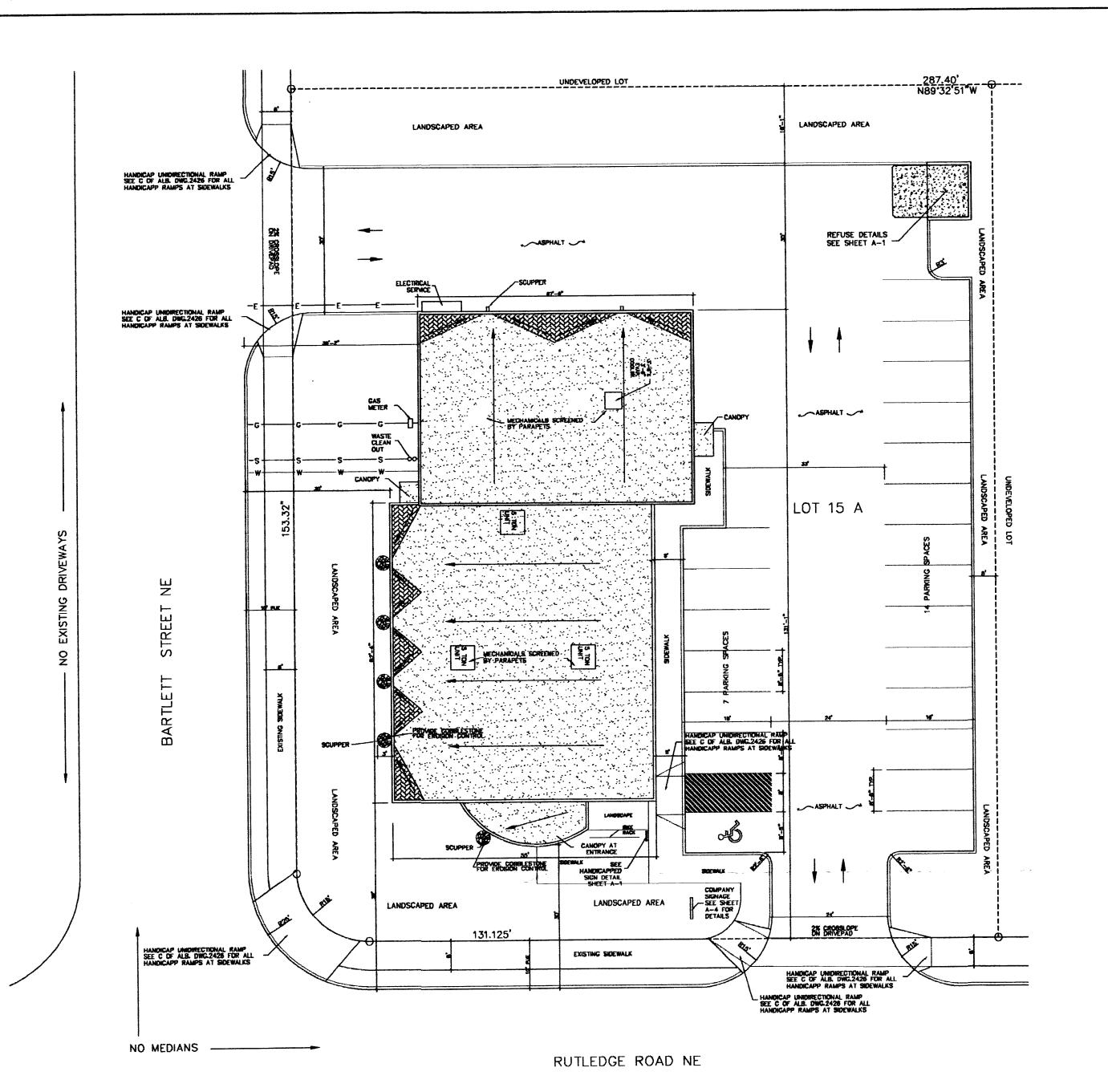


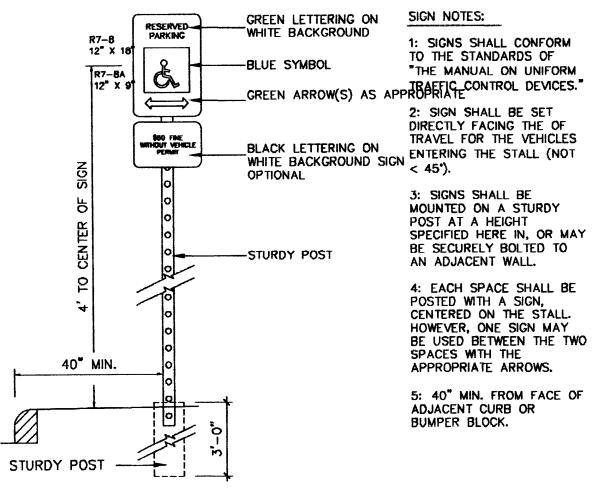
SU-1 M-1 PERM (

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HYDROLOGY SECTION

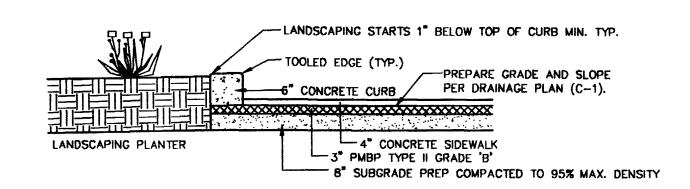




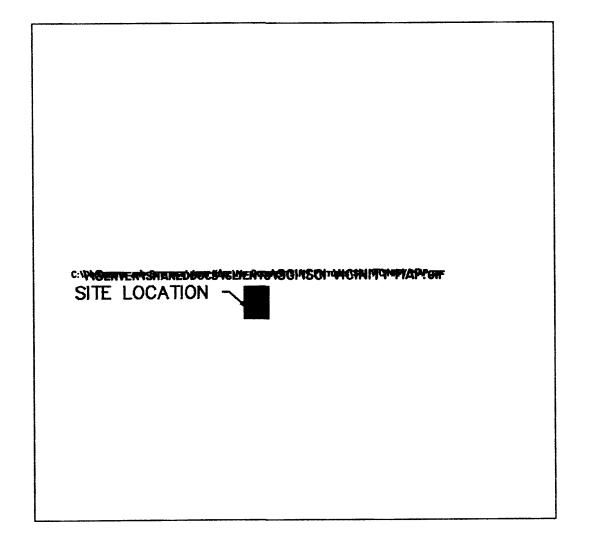


- A-1 SITE PLAN & DESIGN DATA C-1 GRADING & DRAINAGE PLAN
- L-1 LANDSCAPE PLAN S-1 FOUNDATION PLAN & DETAILS
- S-2 FOUNDATION DETAILS S-3 FRAMING PLAN & DETAILS S-4 FRAMING DETAILS
- A-2 FLOOR PLANS A-3 ROOF PLAN
- A-4 ELEVATIONS A-5.1 BUILDING SECTIONS
- A-5.2 ARCHITECTURAL DETAILS
- E-1 ELECTRICAL PLAN
- E-2 LIGHTING PLAN P-1 PLUMBING PLAN
- M-1 MECHANICAL PLAN

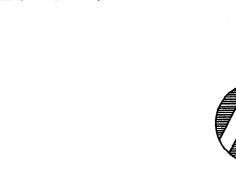
HANDICAPPED SIGN DETAIL



TYPICAL PARKING CURB DETAIL NOT TO SCALE



VICINITY MAP (D-17) NOT TO SCALE











3801 RUTLEDGE RD. JOURNAL CENTER PHASE 2 UNIT 2, LOT #15 A ALBUQUERQUË, NM 87109

DESIGN DATA

- I. APPLICABLE CODES AND REGULATIONS. UNIFORM BUILDING CODE, 1997
- ANSI GUIDELINES, 1998
- NFPA, 1997/ UFC, 1997
- II. BUILDING FLOOR AREA (UBC SEC. 504)
- 3430 SF OFFICE B WAREHOUSE S1 2308 SF TOTAL BUILDING AREA 5738 SF
- III. OCCUPANCY GROUP (UBC TABLE 5A)
- OFFICE WAREHOUSE S1
- IV. EXTERIOR WALLS AND OPENINGS
- UBC TABLE 5A
- V. BUILDING HEIGHT
 - 24'-0" BUILDING 1 - ONE STORY
- VI. TYPE OF CONSTRUCTION
 - UBC TABLE 5A: OFFICE-TYPE V-N WAREHOUSE- TYPE V-N
- VII. BASIC ALLOWABLE FLOOR AREA UBC TABLE 5B: OFFICE-B-8,000 S.F.
- WAREHOUSE-S1-8,000 S.F. 4 SIDE SEPARATION OF MIN. 60' ALLOWABLE UNLIMITED
- VIII. FIRE RESISTIVE REQUIREMENTS
- UBC TABLE 6-A: TYPE V-N
- IX. OCCUPANT LOAD UBC TABLE 10-A
- X. EXIT REQUIREMENTS
- A. NUMBER OF EXITS: UBC TABLE 10-A
- B. WIDTH: UBC 1003.2.3
- X1. SEISMIC ZONE: 2B
- X11. WIND SPEED: 75 MPH
- X111. EXPOSURE:
- 1500 PSF XIV. SOIL BEARING CAP. 40 PSF XV. ROOF LOAD(TOTAL)
- BLDG. OCCUPANCY
- 5738 SQ FT.
 - 3430/100= 34 OFFICE 3430 SQ FT. 2308/500= 5 WAREHOUSE 2308 SQ FT.
 - EXIT REQUIREMENTS 3 REQUIRED
- TOILET REQUIREMENTS 3 W.C. & 3 LAVATORY

PARKING REQUIREMENTS (CALC'S)

NET OFFICE / SERVICE AREA: 3430/200 = 17

17/2 = 9

= 9 REQUIRED PARKING SPACES

NET WAREHOUSE: 2308/2000 = 2

= 2 REQUIRED PARKING SPACES

PARKING PROVIDED:

CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE

SURFACE PARKING: HANDICAPPED

REGULAR AND COMPACT

21 CARS TOTAL ON SITE PARKING PROVIDED

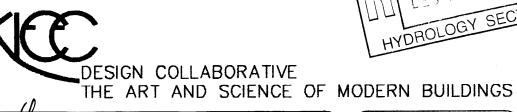
TOTAL REQUIRED PARKING:

19 CARS

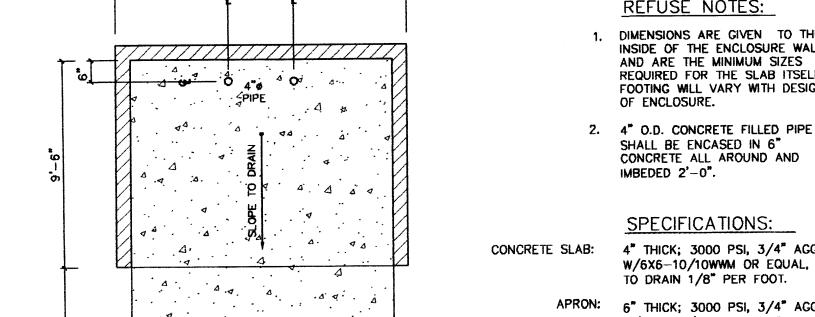
2308 SF

1 CAR

20 CARS



SECURITY CONTROL INTEGRATION FILE NAME JOB NO. DATE 06-10-03 DRAWN BY



SEE SPECS.

- NO EXISTING DRIVEWAYS ----

12'-0"

SPECIFICATIONS: CONCRETE SLAB: 4" THICK; 3000 PSI, 3/4" AGG., W/6X6-10/10WWM OR EQUAL, SLOPE

TO DRAIN 1/8" PER FOOT. APRON: 6" THICK; 3000 PSI, 3/4" AGG.,

SITE PLAN

REFUSE NOTES:

DIMENSIONS ARE GIVEN TO THE

REQUIRED FOR THE SLAB ITSELF

SHALL BE ENCASED IN 6" CONCRETE ALL AROUND AND

FOOTING WILL VARY WITH DESIGN

INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES

SCALE: 1"=16'-0"

OF ENCLOSURE.

IMBEDED 2'-0".

ENCLOSURE WALLS:

W/6X6-10/10WWM OR EQUAL 12'X8'X6" WITH 1/2" EXPANSION JOINT AS REQUIRED PER DESIGN.

5'-4" HIGH; FOR A 4 CUBIC YARD LIFT BIN; AND 6' HIGH FOR A 6 CUBIC YARD LIFT BIN; MASONARY, WOOD, SHRUBS OR CHAINLINK WITH SLOTS.

REFUSE DETAIL RFFUSF DFTAIL Mill III MIAII

- STUCCO TO MATCH BUILDING

4'-6"

3'-0"

SPLIT FACED CMU BAND