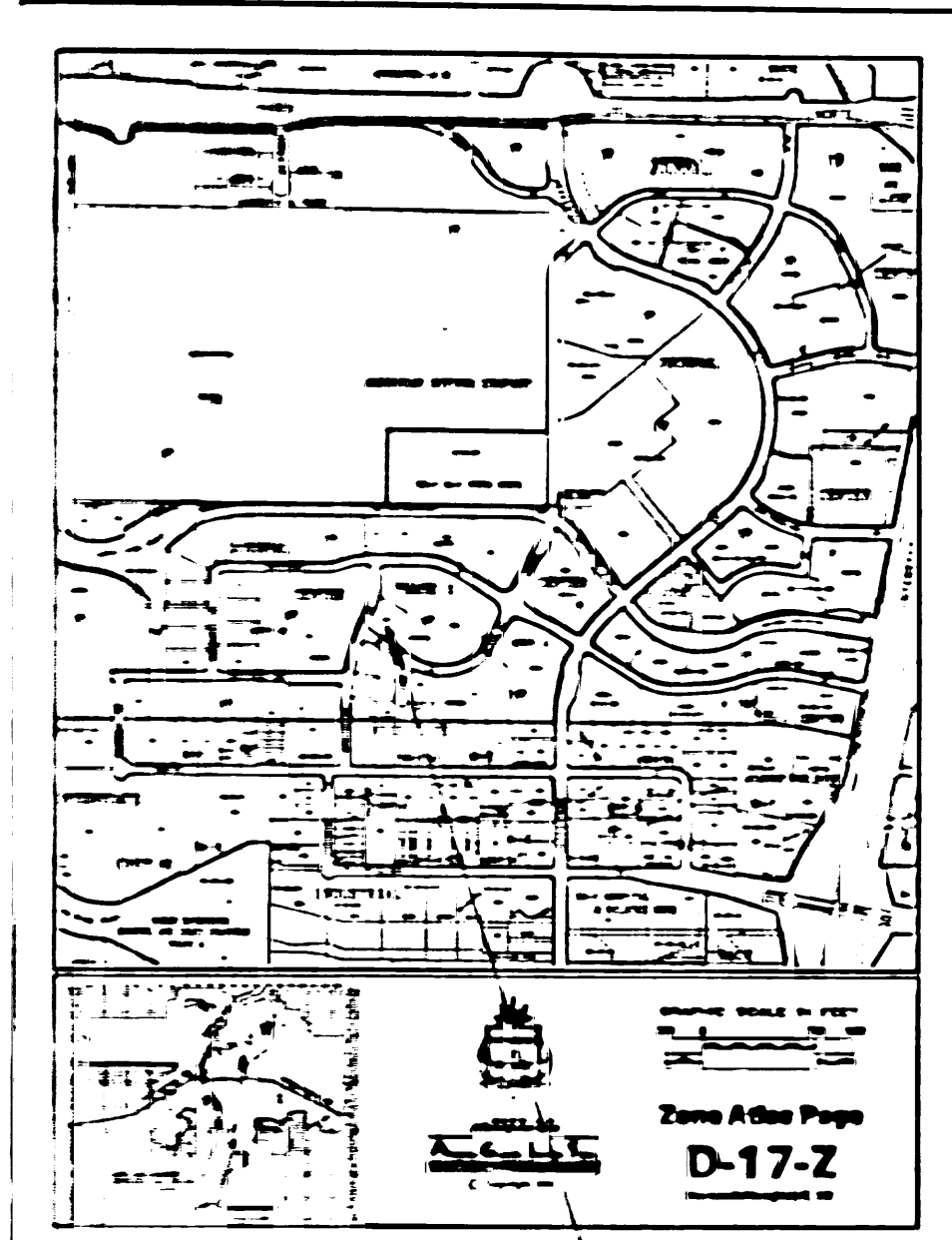




CURVE DATA

C-1
 $R=30.00'$
 $L=42.51'$
 $\Delta=81^{\circ}11'17''$
 $T=25.71'$
 $CH=N\ 18^{\circ}24'48''\ W\ 39.04'$

C-2
 $R=1638.66'$
 $L=68.57'$
 $\Delta=02^{\circ}23'52''$
 $T=34.29'$
 $CH=N\ 23^{\circ}22'46''\ E\ 68.57'$

C-3
 $R=530.00'$
 $L=137.63'$
 $\Delta=14^{\circ}52'44''$
 $T=69.21'$
 $CH=S\ 17^{\circ}08'20''\ W\ 137.25'$

KEYED NOTES

- 12" WIDE SIDEWALK CULVERT (COA STD DWG 2236)
- CONCRETE RUN-DOWN
- POOF DRAINS
- PROVIDE 8" DEPRESSION (DETENTION POND)
- PROVIDE SWALE TO POND AREA
- 3" WIDE CONC VALLEY GUTTER (1.4% SLOPE)

PROPOSED
 12" SIDEWALK CULVERT
 PER C.O.A. STD 2236

PROPOSED WORK AREA

TBM CENTERLINE MONUMENT
 EL.=5115.99

CONCRETE RUN-DOWN (SEC A1-A1)

NTS

36" WIDE

CONCRETE VALLEY GUTTER (SEC B1-B1)

NTS

GRADING & DRAINAGE PLAN

STREET, N.E.

WASHINGTON

EXISTING BUILDING
 FIN FLR 5116.35 (MSL)

AS-BUILT
 FF 5116.42

WOLCOTT AVENUE N.E.

LOT 3
 JOURNAL CENTER, PHASE 2, UNIT 1
 (3/15/2001, 2001C-84)

SECTION A-A

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF TO LEAVE THE SITE AND ENTERING ADJACENT PROPERTY.
 - ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
 - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction, 1998 Edition as revised through update #7 amendment 1.
3. Two workings prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of property served.
7. Work on arterial streets shall be performed on a 24-hour basis. Owner of property served.

APPROVAL	NAME	DATE	TITLE
INSPECTOR			LITTLE/DRANTRELL OFFICE COMPLEX MAP NO. D17

LEGAL DESCRIPTION

LOT 11-A JOURNAL CENTER, PHASE 2, UNIT 1
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK LOCATION

C.O.A. "ACS 9-D17" ELEVATION: 5124.40
 T.B.M. CENTER LINE MONUMENTATION (SEE PLAN DRAWING)
 ON WASHINGTON STREET N.E. ELEVATION: 5115.99

KEYED NOTES

- 1 4" PVC DRAIN PIPE THRU SIDEWALK
- 2 ROOF DRAIN DAYLIGHTS TO PAVEMENT (SEE BUILDING PLANS)
- 3 DRAIN SIDEWALK TOWARD ASPHALT AREA
- 4 6" WIDE CONCRETE GUTTER
- 5 SLOPE CONCRETE PAD TO LANDSCAPE AREA
- 6 6" HEADER CURB
- 7 6" CUT IN BLOCK WALL TO ALLOW FLOW

SYMBOL LEGEND

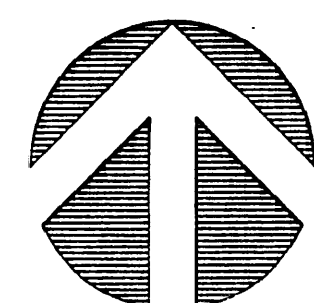
EXISTING CONTOUR	5112
EXISTING CONTOUR	16.50 TC
DESIGNED SPOT ELEVATION	
PROPERTY LINE	
EASEMENT LINE	
FLOW DIRECTION	
EXISTING SPOT ELEVATION	
DOWN SPOUT	

ABBREVIATION LEGEND

TOP OF CURB - TC
 TOP OF ASPHALT - TA
 FLOWLINE - FL

Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES	
○	FOUND AND USED MONUMENT AS DESIGNATED
□	UTILITY PEDESTAL
⊙	SANITARY SEWER MANHOLE
⊕	CENTERLINE MONUMENT
⊖	WATER METER
⊗	WATER VALVE
⊛	FIRE HYDRANT
⊙	TELEPHONE MANHOLE

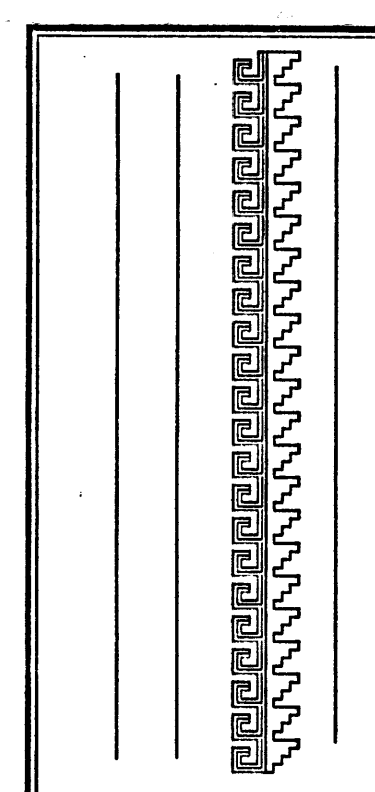


0 5' 10' 20' 40'
 SCALE: 1"=20.0'



JOB NO:	XXXXXX
DATE:	MAY 2004
REVISIONS	
	AUGUST 9, 2006

Sheet Title
 SO 19
 Drawn By: H Hood/BJM Checked By: ES



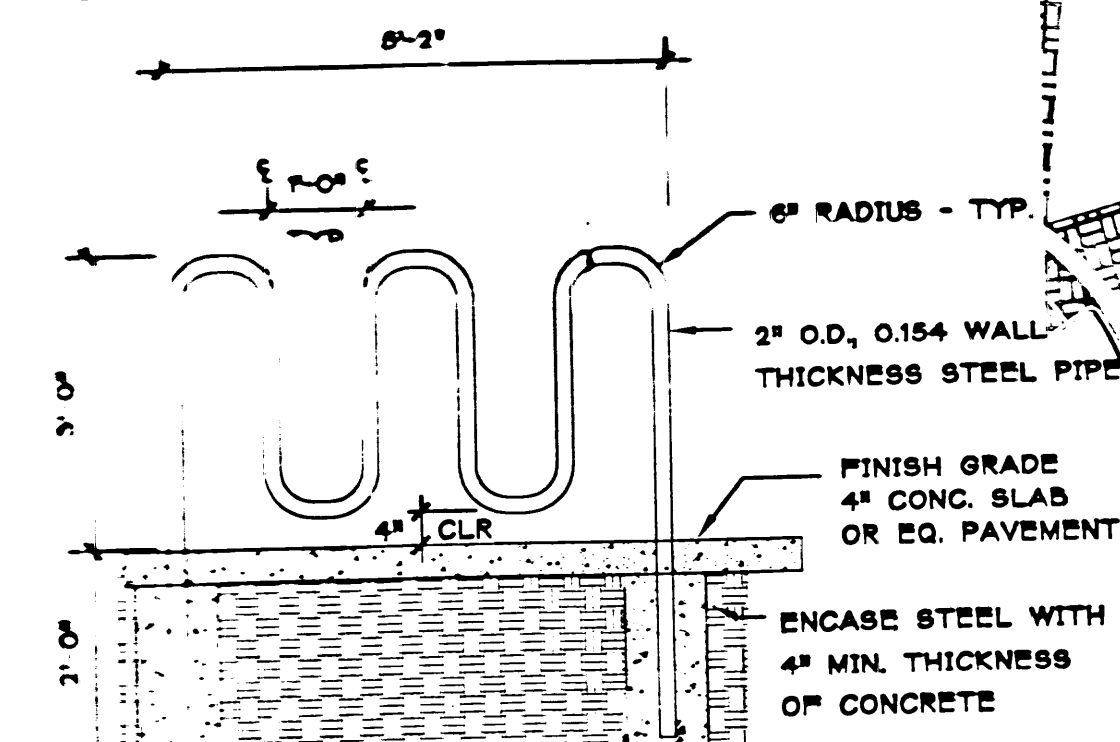
Project Name
 LITTLE/DRANTRELL
 OFFICE COMPLEX
 7430 WASHINGTON N.E.
 ALBUQUERQUE, NEW MEXICO

SHEET NO.
 SO 19
 AUG 15 2006
 HYDROLOGY SECTION

PROVIDE CONTROL JOINTS @ 6' O.C. TYPICAL
IN 4000 PSI CONCRETE MINIMUM

TYP. CONC. CURB

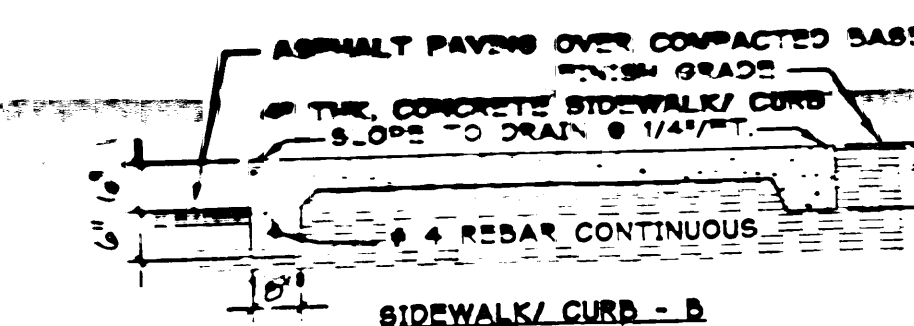
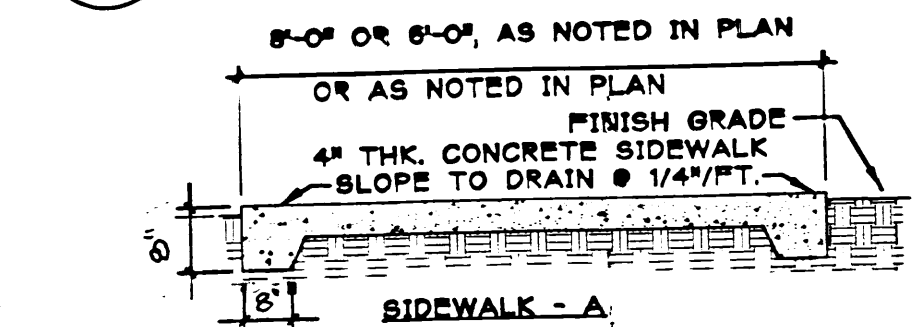
SCALE: 1/2" = 1'-0"



THIS RACK HAS A CAPACITY OF FIVE BICYCLES
FINISH ALL STEEL PIPE W/ PRIMER & 2 COATS ENAMEL
COLOR TO MATCH BUILDING

BIKE RACK

SCALE: 1/2" = 1'-0"

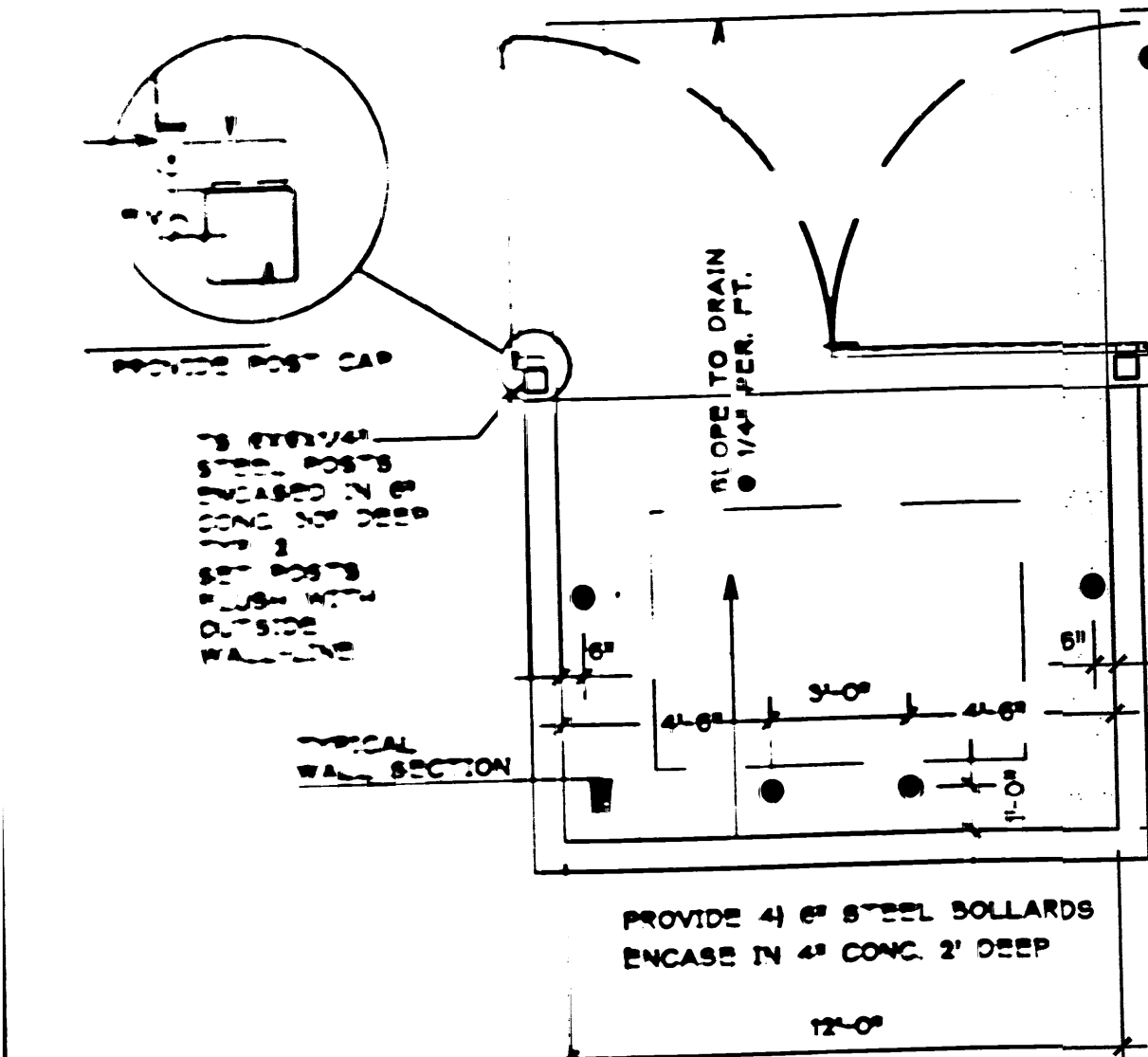


PROVIDE TROWEL CONTROL JOINTS @ 5' O.C. MIN. **
PROVIDE TROWEL EXPANSION JOINTS @ 20' O.C. MAX.
FINISH ALL EDGES 1/2" RADIUS TYP.
PROVIDE 6X6-10/10 WWM CONT. REINFORCEMENT.
PROVIDE 4000 PSI CONCRETE.
SEE SITE PLAN FOR SPECIFIC JOINT LAYOUTS @ BUILDING

SIDEWALKS

SCALE: 1/2" = 1'-0"

PROVIDE 5TH BOLLARD TO PREVENT GATE FROM SWINGING
INTO ADJACENT CAR PARKING 5' TALL
EVAL. 3X3X3/8" FIELD VERIFY LENGTH REQD TO ALLOW
DOOR TO SWING FULLY AGAINST WALL WITHOUT BINDING.



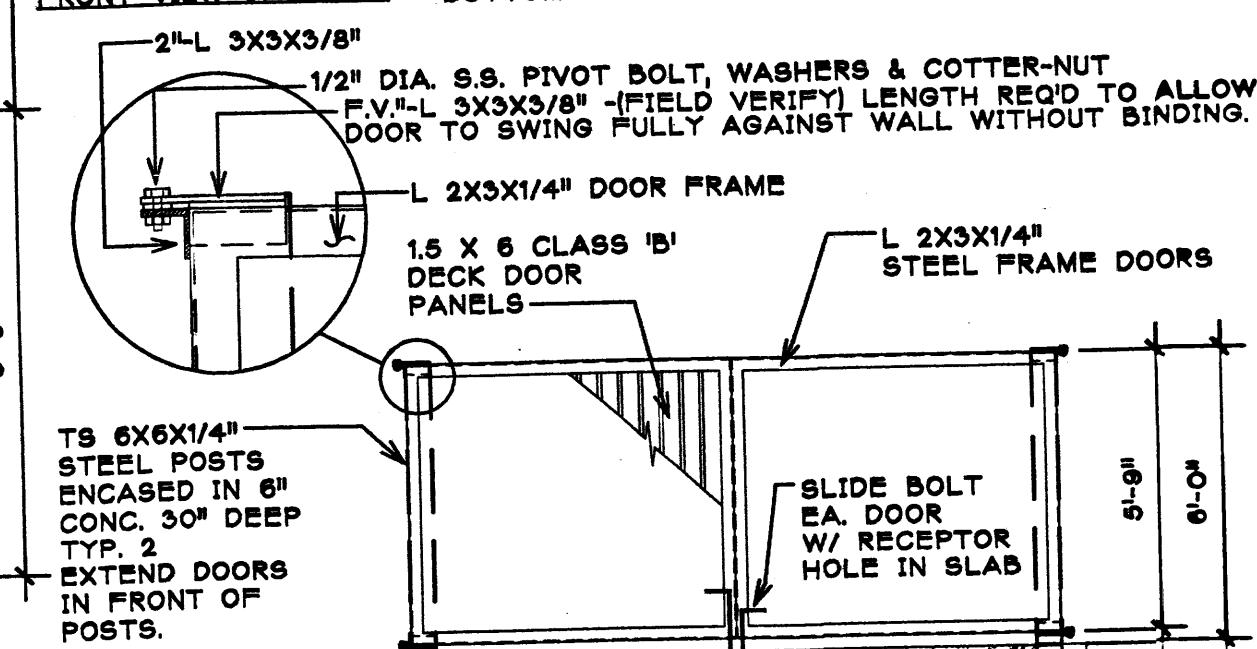
PLAN VIEW
SCALE: 1/4" = 1'-0"

TRASH DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"

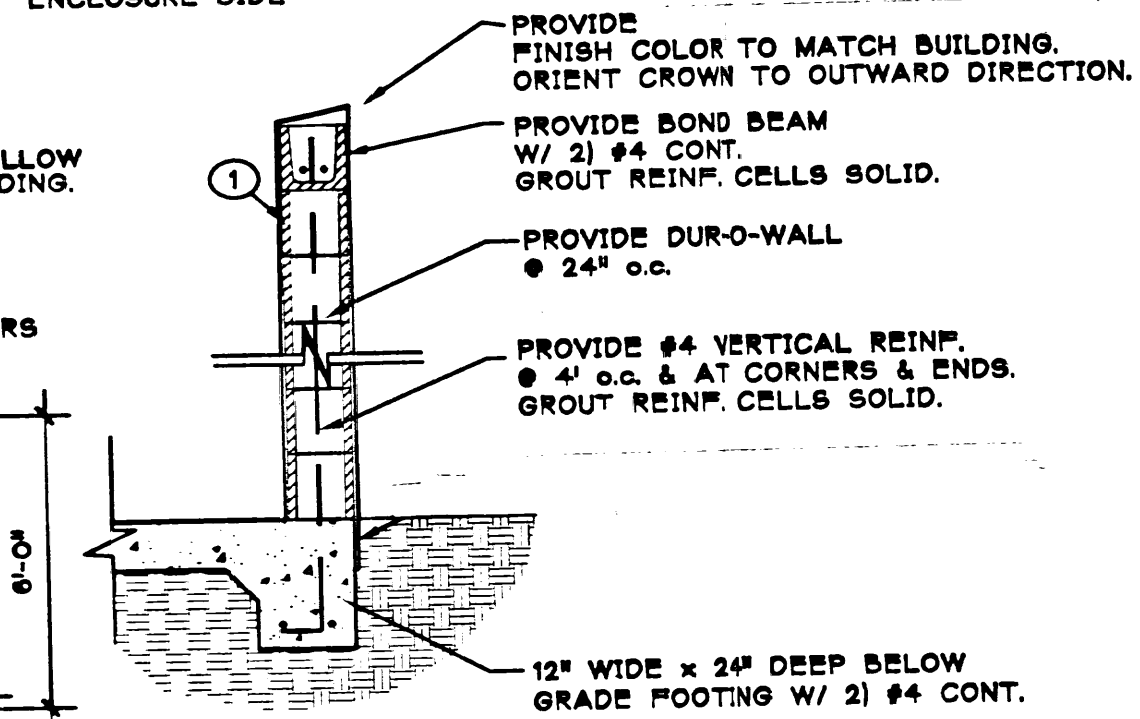
CONCRETE SLAB IN ENCLOSURE: 6" THK. 4000 PSI, 3/4" AGG.
W/ 6X6-10/10 WWM. SLOPE TO DRAIN @ 1/8" PER FT. MIN.
CONCRETE APRON SLAB: 6" THK. 12' x 8', 4000 PSI, 3/4" AGG.
W/ 6X6-10/10 WWM. SLOPE TO DRAIN @ 1/8" PER FT. MIN.
CMU WALL: SEE DUMPSTER WALL SECTION

FRONT VIEW OF PIVOT - BOTTOM PIVOT IS OPPOSITE OF TOP PIVOT



FRONT VIEW OF GATES
SCALE: 1/4" = 1'-0"

ENCLOSURE SIDE

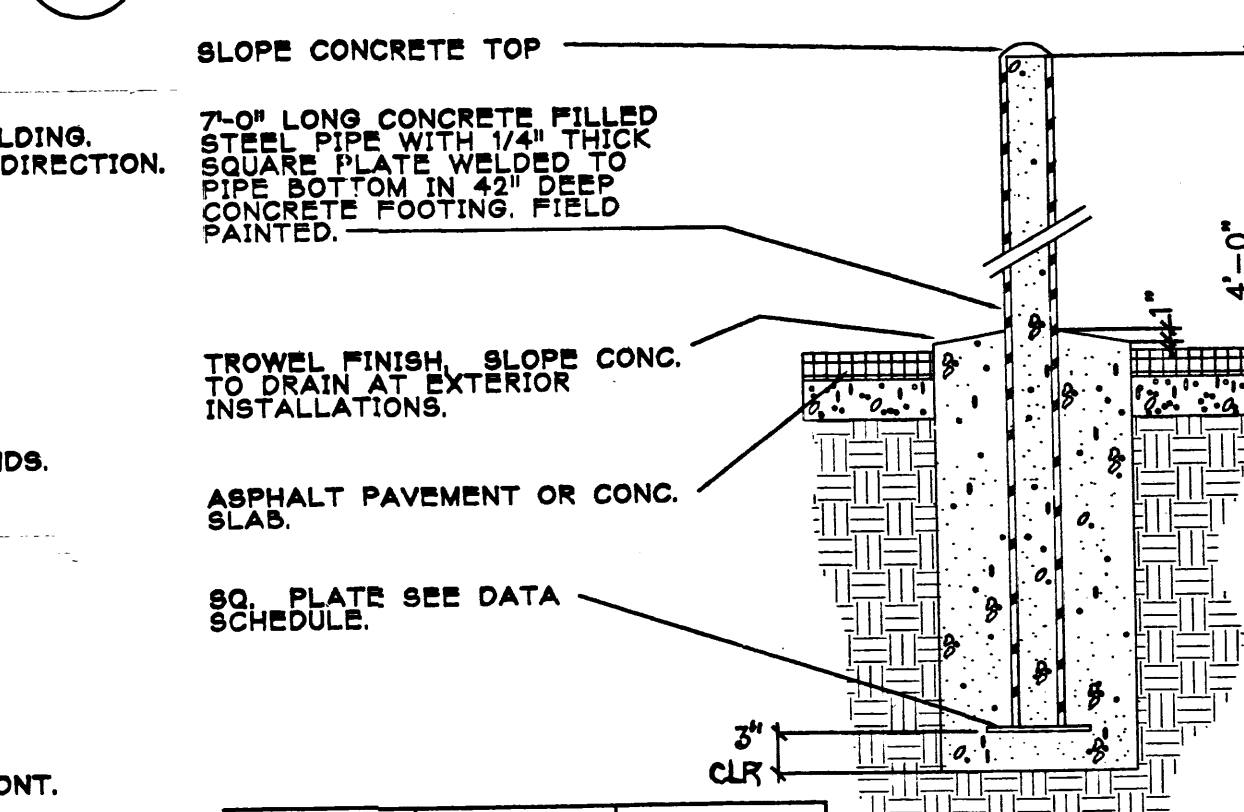


(1) PROVIDE 8" CMU WALL, 6" HIGH @ DUMPSTER,
TO MATCH BUILDING COLOR.

DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"

TYP. CMU WALL

SCALE: 1/2" = 1'-0"



PIPE DIA	FTG. DIA.	SQ. PLATE
4"	18"	6" SQ.
6"	24"	8" SQ.
8"	30"	10" SQ.

TYPICAL BOLLARDS
SCALE: N.T.S.

UTILITY LEGEND

- UTILITY PEDESTAL
- SANITARY SEWER MANHOLE
- CENTERLINE MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- POLE MOUNTED LIGHT FIXTURE
20' HIGH, "LITHONIA" OR EQUAL,
MODEL KAD, FLAT LENSED SQUARE.

PAVEMENT LEGEND

- CONCRETE
- COLOR CONCRETE
- CONCRETE
SALT TEXTURE
- ASPHALT PAVEMENT
- LANDSCAPE PLANTER
AREAS (NO HATCH)

OUTWARD SIDE

- PROVIDE "STO" FLEXYL MESH, PRIMER &
FINISH COLOR TO MATCH BUILDING.
ORIENT CROWN TO OUTWARD DIRECTION.
- PROVIDE BOND BEAM
W/ 2" #4 CONT.
GROUT REINF. CELLS SOLID.
- PROVIDE DUR-O-WALL
@ 24" O.C.
- PROVIDE #4 VERTICAL REINF.
@ 4' O.C. & AT CORNERS & ENDS.
GROUT REINF. CELLS SOLID.
- CONTINUE STUCCO FINISH TO
6" MIN. BELOW FINISHED GRADE.
- PROVIDE 16"W x 8" DEEP CONT.
CONC. FOOTING 16" BELOW
FINISHED GRADE. REINFORCE
W/ 2" #4 CONT.

BUILDING SIDE

- SEE WALL THICKNESS
SCHEDULE BELOW

SITE LOCATION

1" = 1000' 0 500 1000 FEET

PROJECT DATA

LEGAL DESCRIPTION:
LOT 11A, JOURNAL CENTER 2, - UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONE ATLAS: D-17-Z
ZONE CLASSIFICATION: 1P

LAND USE DATA
LOT AREA: 1.0 AC (43,585 SQ.FT.)
BUILDING 1ST FLOOR GROSS AREA: 12,911 SQ.FT.
COURTYARD AREAS W/ 6" WALLS = 1,756 SQ.FT.
NET LOT AREA: 28,878 SQ.FT.
LANDSCAPE AREA PROVIDED = 9,005 SQ.FT. = 31% OF N.L.A.

OFFSTREET PARKING REQUIREMENTS-
NET LEASEABLE AREA = 12,004 SQ.FT.
OFFICE AREA 52 STALLS REQD @ 1:200 SQ.FT.
10,365 SQ.FT.
BASEMENT WAREHOUSE AREA 1 STALL REQD @ 1:2000 SQ.FT.
1,359 SQ.FT.

PARKING STALLS PROVIDED = 54 STALLS,
INCLUDES 1 REQ'D VAN ACCESSIBLE STALL & 3 HC STALLS

REQUIRED & PROVIDED BICYCLE PARKING = 3 SPACES

SITE LIGHTING: SHALL BE PROVIDED BY BUILDING MOUNTED WALL
FIXTURES AND ONE-TO-FIVE POLE MOUNTED PARKING LOT LIGHT
FIXTURES.

SIGNAGE: SHALL BE PROVIDED BY ONE MONUMENT SIGN AS PER
JOURNAL CENTER 2 STANDARDS AND SUITE IDENTIFICATION
SIGNAGE ON BUILDING ENTRANCE STOREFRONT GLASS.

PROJECT NO. 1003447
APPLICATION NO. 04DRB-00756

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
[] YES [X] NO. IF YES, THEN A SET OF APPROVED
DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY
CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR
CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT APPROVAL:

TRAFFIC ENGINEERING
TRANSPORTATION DIVISION
Rogers A. Hume
6-9-04
DATE: 6-9-04

UTILITY DEVELOPMENT DIVISION
PARKS RECREATION
Christina Sandoval
6/9/04
DATE: 6/9/04

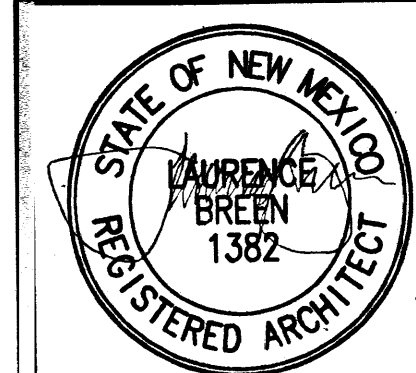
CITY ENGINEER
Bradley D. Bohn
6/9/04
DATE: 6/9/04

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:
Michael Hutton
6-9-04
DATE: 6-9-04

SOLID WASTE MANAGEMENT
Sherran Minton
8/17/04
DATE: 8/17/04

DRB CHAIRPERSON, PLANNING DEPT.

Little & Drantel Office Building
Journal Center 2, Lot 11a
7430 Washington St. NE
ALBUQUERQUE, NM 87109



SHEET TITLE:
SITE PLAN

JOB NUMBER:
0348

DATE:
11/8/04

REVISIONS:

REVISIONS	DATE
A.R.C. PHASE 1	3/28/04
A.R.C. PHASE 2	4/28/04
DRB	5/12/04
PERMIT PLAN REVIEW	7/16/04
CONSTRUCTION EDITS	10/22/04

SHEET:
C-1.1
2 OF 37

DORMAN and BREEN
LAURENCE BREEN A.I.A.
SANTA FE, NM 505-982-9196
RICHARD DORMAN F.A.I.A.
ALBUQUERQUE, NM 505-299-5940