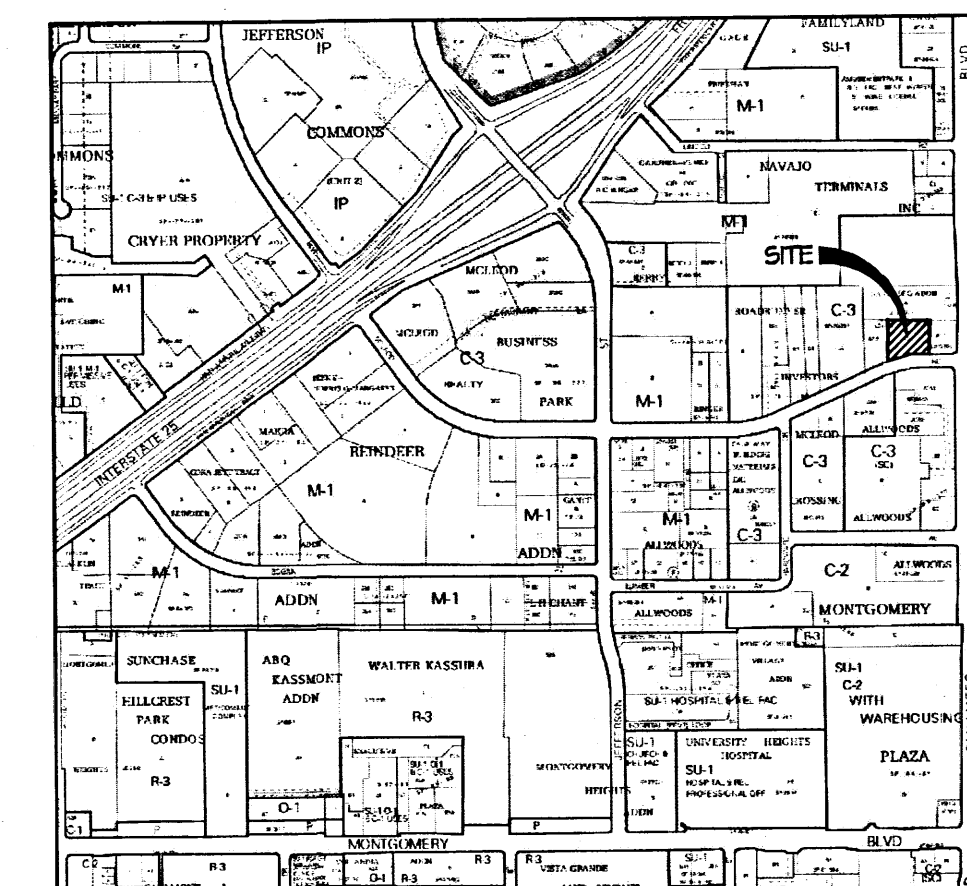
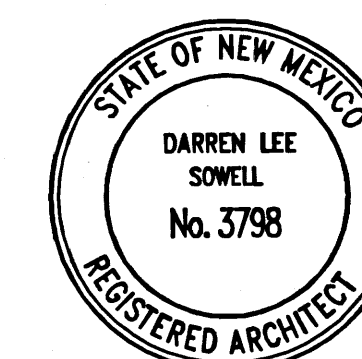




VICINITY MAP  
ZONE ATLAS: F-17-Z

**DSIA**  
Darren Sowell  
ARCHITECTS  
4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201

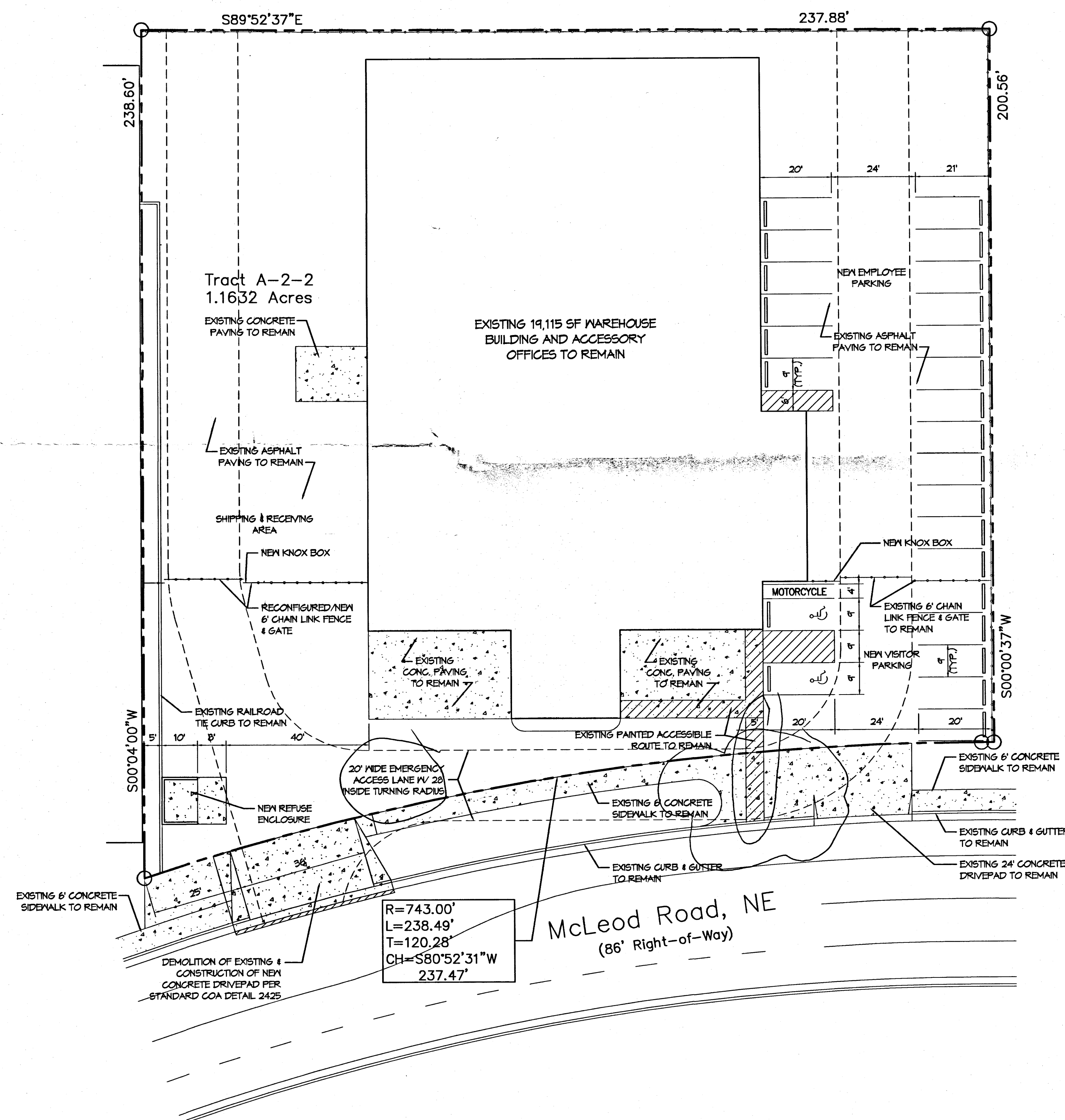


### SITE DATA:

LEGAL DESCRIPTION: TRACT A-2-2 SANBUSCO ADDITION  
ADDRESS: 5101 McLEOD ROAD, NE  
PROPERTY AREA: 1.163 ACRES  
ZONING: C-3  
BUILDING AREA:  
EXISTING BUILDING TO REMAIN: 19,115 SF

### PARKING CALCULATIONS:

|                                 |  |           |
|---------------------------------|--|-----------|
| <b>REQUIRED PARKING:</b>        |  |           |
| 1 SPACE PER 1,000 SF WHOLESALE: |  | 20 SPACES |
| 19,115 SF / 1,000 SF:           |  | 1 SPACE   |
| ADA SPACES                      |  | 1 SPACE   |
| MOTORCYCLE SPACES               |  | 22 SPACES |
| <b>TOTAL:</b>                   |  |           |
| <b>PROVIDED PARKING:</b>        |  |           |
| STANDARD SPACES                 |  | 23 SPACES |
| ADA SPACES                      |  | 2 SPACES  |
| MOTORCYCLE SPACES               |  | 1 SPACES  |
| <b>TOTAL:</b>                   |  | 26 SPACES |



APR 13 2011

INDUSTRY  
SECTION

AFD PLANS CHECKING OFFICE  
624-3511  
APPROVED/DISAPPROVED  
4-13-11  
SIGNATURE & DATE

Tenant Improvement for  
HME Specialists  
5101 McLeod Road, NE  
Albuquerque, New Mexico 87109

Project Number 1034  
Drawn By  
Checked  
Issue Date April 11, 2011  
TRAFFIC  
CIRCULATION  
LAYOUT  
Scale: AS SHOWN

TCL

# LEGEND:

|                  |                         |                       |                       |
|------------------|-------------------------|-----------------------|-----------------------|
| 36.8TC<br>36.3TA | EXISTING SPOT ELEVATION | FL                    | FLOW LINE             |
| 51.00            | NEW SPOT ELEVATION      | GND                   | GROUND                |
| 5003             | EXISTING CONTOUR        | INV                   | INVERT                |
| 51               | NEW CONTOUR             | TA                    | TOP OF ASPHALT        |
| 51.0             | VERIFIED ELEVATION      | TC                    | TOP OF CURB           |
| 51.0             | AS BUILT ELEVATION      | TG                    | TOP OF GRATE          |
| 51.0             | AS BUILT ELEVATION      | TS                    | TOP OF CONCRETE SLAB  |
| 51.0             | AS BUILT ELEVATION      | TW                    | TOP OF WALL           |
| 51.0             | AS BUILT ELEVATION      | TBM                   | TEMPORARY BENCH MARK  |
| 51.0             | AS BUILT ELEVATION      | GRAVEL                | GRAVEL                |
| 51.0             | AS BUILT ELEVATION      | NEW CONCRETE          | NEW CONCRETE          |
| 51.0             | AS BUILT ELEVATION      | NEW ASPHALT PAVING    | NEW ASPHALT PAVING    |
| 51.0             | AS BUILT ELEVATION      | COMPACTED BASE COURSE | COMPACTED BASE COURSE |

# KEYNOTES

1. CONSTRUCT CONCRETE VERTICAL CURB
2. NEW ASPHALT PAVING SEE SITE PLAN
3. MATCH EXISTING TOP OF ASPHALT ELEVATION
4. EXISTING RETAINING WALL TO REMAIN
5. EXISTING CURB AND GUTTER TO REMAIN
6. EXISTING CONCRETE WALK TO REMAIN
7. EXISTING CMU WALL TO REMAIN
8. ASPHALT RAMP

# GENERAL NOTES

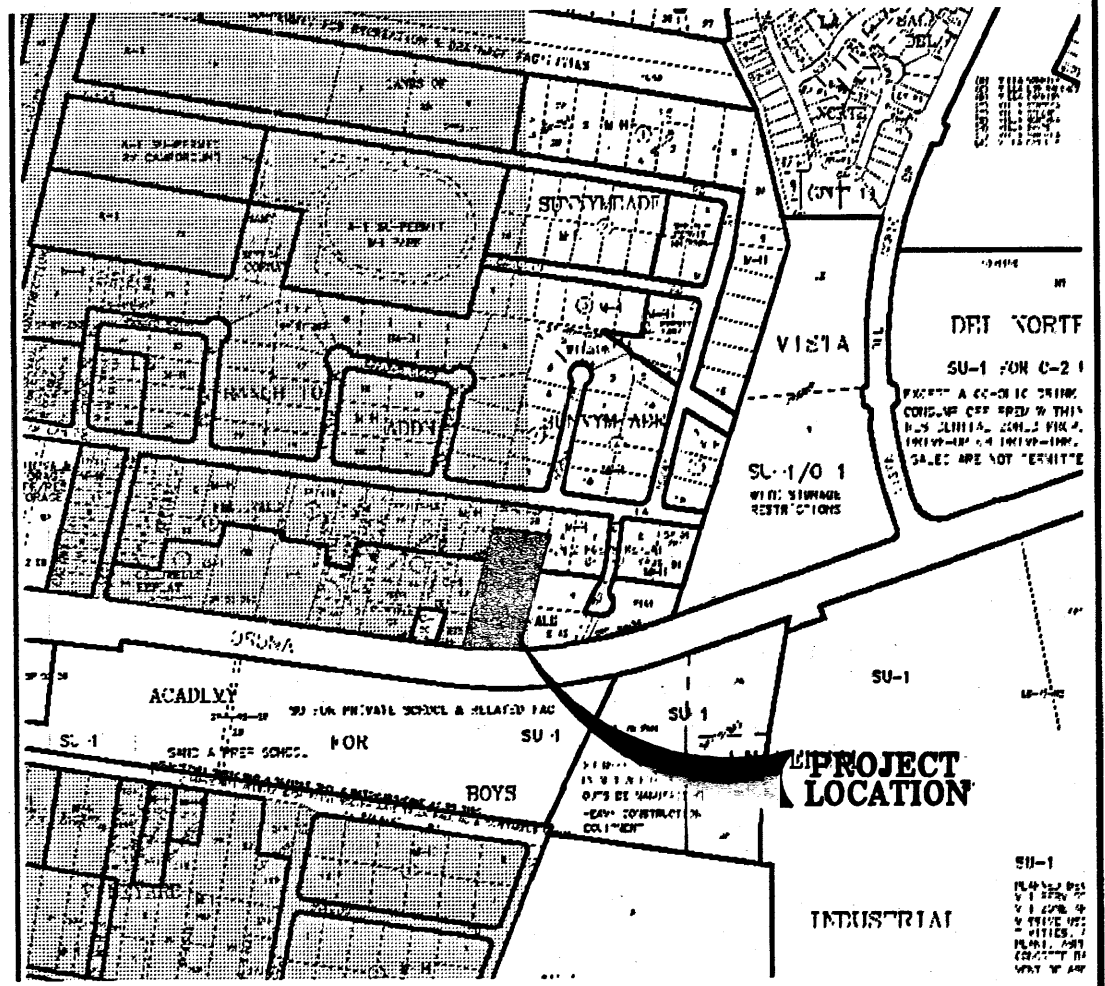
- A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE LOCAL STANDARDS AND PROCEDURES.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- E. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.) ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- F. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ANY REQUIRED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.
- H. REFER TO SITE DEMOLITION PLAN FOR EXTENT OF DEMOLITION WORK.
- J. FACILITY ACCESSIBILITY  
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-2003

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMP TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10. WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

# VICINITY MAP



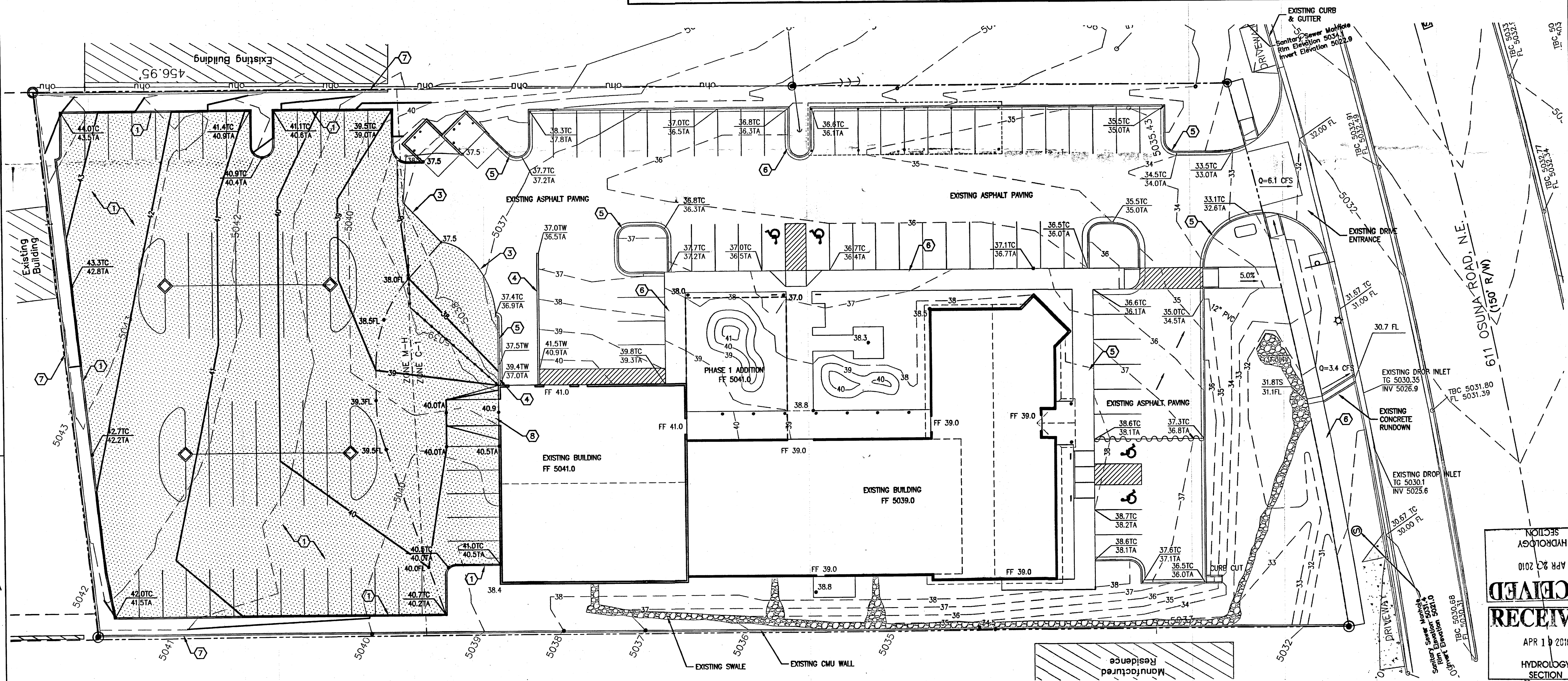
**BENCH MARK:**  
ACS MONUMENT "13-E16" HAVING AN ELEVATION OF 5052.361'

**LEGAL DESCRIPTION:**  
LOT 13-A, BLOCK 1, FRUITVALE SUBDIVISION BERNALILLO COUNTY, NEW MEXICO 611 OSUNA ROAD

**FLOOD ZONE DETERMINATION:**  
THIS PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 2% ANNUAL CHANCE FLOOD PLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP #35001C0138D

**ENGINEER'S CERTIFICATION:**  
I HAVE PERSONALLY VISITED THE SITE FOR THE WESTERN OIL ADDITION AND NO GRADING, FILL, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE SURVEY SHOWN ON THE GRADING PLAN SUBMITTED FOR APPROVAL.

E-16



A1 SITE GRADING PLAN  
1"=20'-0"

**CLAUDIO VIGIL ARCHITECTS**

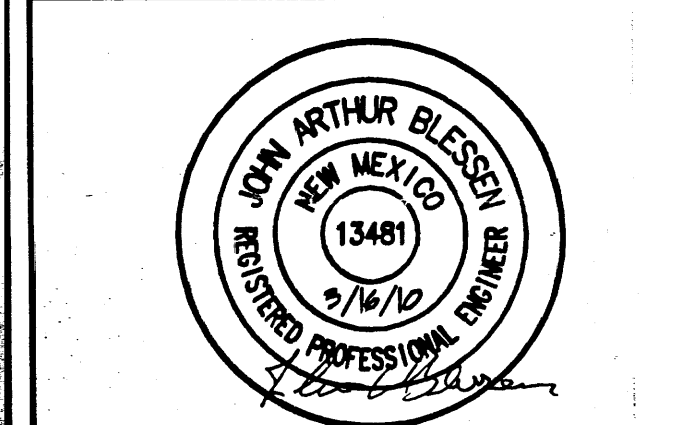
1801 Rio Grande Boulevard, N.W.  
Albuquerque, New Mexico  
Phone: (505) 842-1113  
Fax: (505) 842-1330

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

# CONSULTANTS

**J arthur blessen engineering**  
architect engineer  
11930 Menaul Suite 109  
Albuquerque, NM 87112  
(505) 293-1477

# PROFESSIONAL SEAL



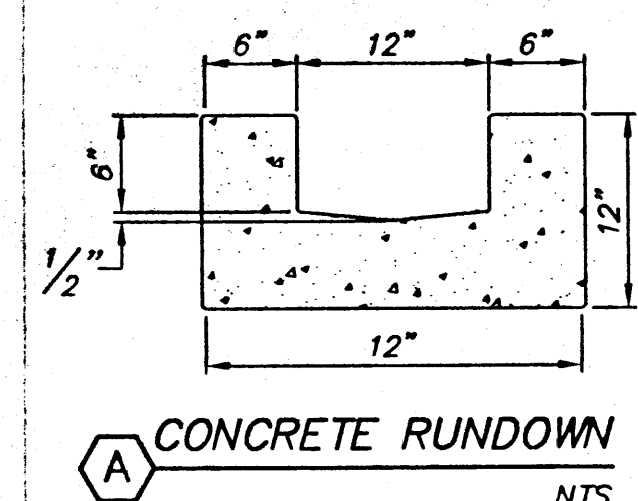
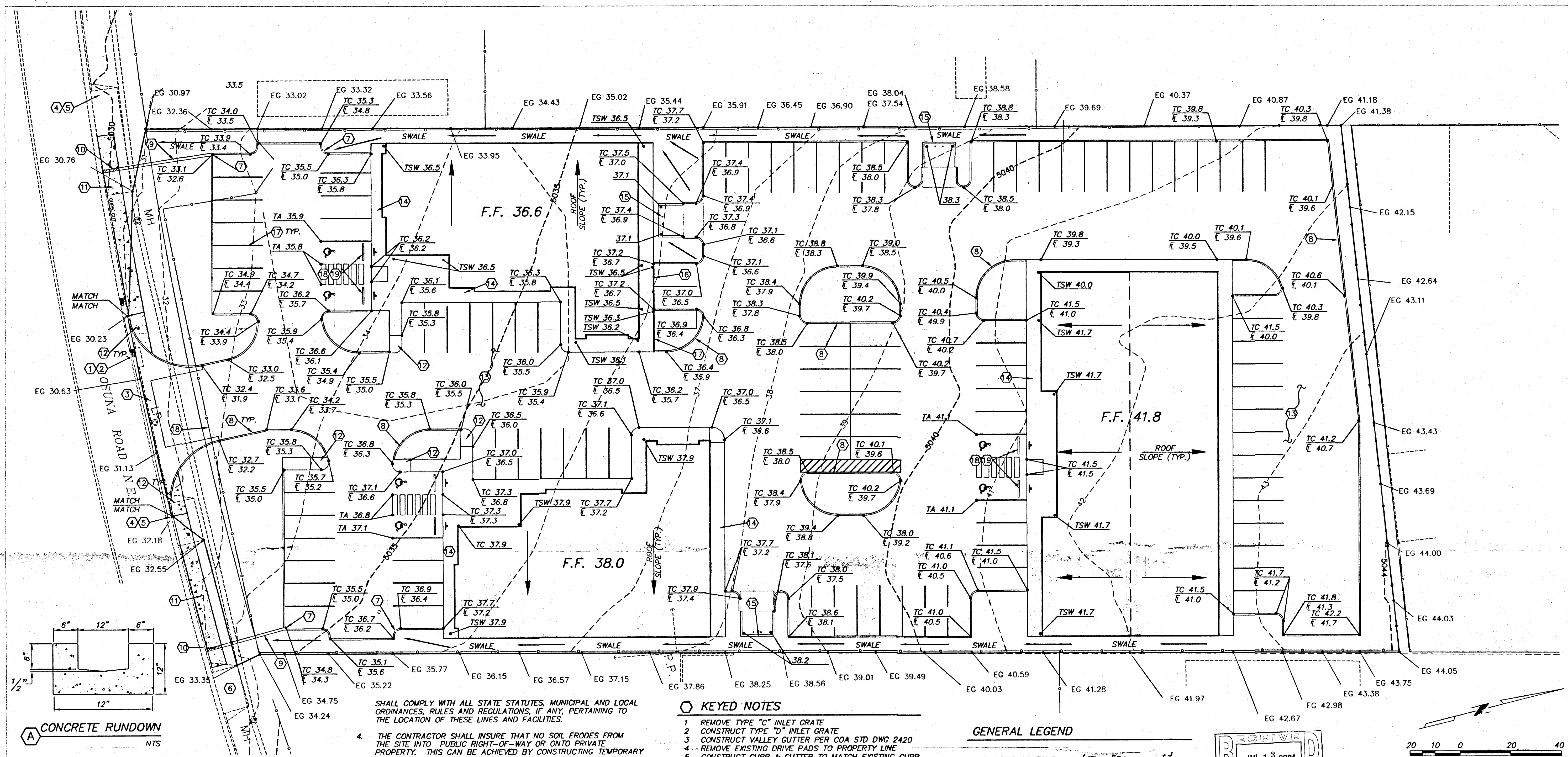
**HME SPECIALISTS**  
611 OSUNA ROAD  
ALBUQUERQUE, NEW MEXICO

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

PROJECT NUMBER: 08085  
DRAWING FILE:   
DRAWN BY: jab  
CHECK BY: jab  
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2010  
DATE: MARCH 16, 2010

SHEET TITLE  
**SITE GRADING PLAN**

SHEET NUMBER  
**C-102**



### 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 THERE TO, 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 RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS 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 ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

### S.O. 19 REQUIREMENTS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

### KEYED NOTES

- REMOVE TYPE "C" INLET GRATE
- CONSTRUCT TYPE "D" INLET GRATE
- CONSTRUCT VALLEY GUTTER PER COA STD DWG 2420
- REMOVE EXISTING DRIVE PADS TO PROPERTY LINE
- CONSTRUCT CURB & GUTTER TO MATCH EXISTING CURB
- EXISTING DRIVE PAD TO REMAIN
- PROVIDE 12" CURB CUT
- CONSTRUCT CURB AND GUTTER PER ARCH DETAIL
- CONSTRUCT 12" WIDE CONCRETE RUNDOWN PER DETAIL THIS SHEET
- CONSTRUCT 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236
- CONSTRUCT 6" WIDE CURB TYPE SIDEWALK CULVERT PER COA STD DWG 2430, ADJACENT TO PROPERTY
- CONSTRUCT HANDICAP RAMP PER ARCH DETAIL
- INSTALL ASPHALT PAVING PER DETAIL
- CONSTRUCT TURN DOWN SIDEWALK PER ARCH DETAIL
- NEW DUMPSITE
- CONSTRUCT HEADER CURB PER COA STD DETAIL DWG 2415
- TRANSITION TAPER FROM HEADER CURB TO TC ELEVATION
- REMOVE 242.90 LF OF CHAIN LINK FENCE

### BENCHMARK

ACS STA. "12-E16", AN ALUM. DISK ATOP DROP INLET, SOUTH SIDE OSUNA RD., 128 EAST OF C.L. ENTRY TO SANDIA PREP. SCHOOL.

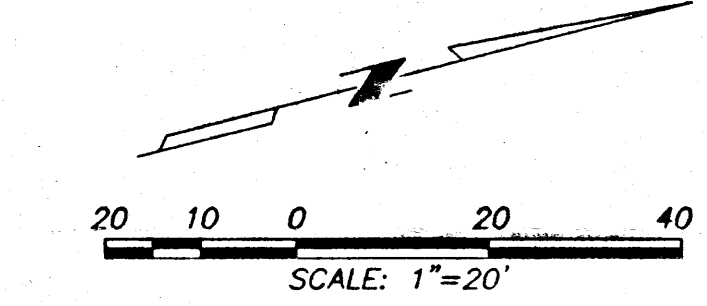
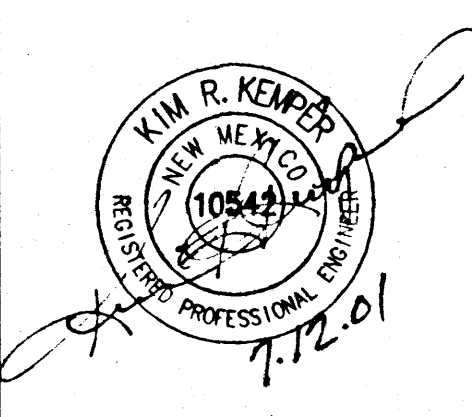
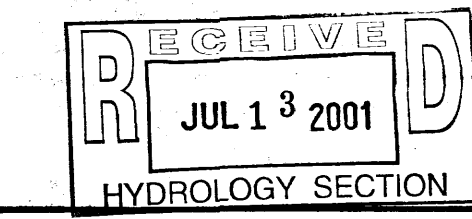
ELEV. 5023.42

### LEGAL DESCRIPTION

A TRACT OF LAND WITHIN BERNALILLO COUNTY, NEW MEXICO, LOT 13-A OF THE HUNT ZINGERS ADDITION.

### GENERAL LEGEND

|                         |      |
|-------------------------|------|
| EXISTING CONTOUR        | 5040 |
| PROPOSED SPOT ELEVATION | 36.3 |
| TOP OF ASPHALT          | TA   |
| TOP OF CONCRETE/CURB    | TC   |
| FLOWLINE ELEVATION      | FL   |
| TOP OF SIDEWALK         | TSW  |



**HUGHES & REYNOLDS**

## GRADING & DRAINAGE PLAN

| DATE | DESCRIPTION | REV. No. |
|------|-------------|----------|
|      |             |          |
|      |             |          |
|      |             |          |
|      |             |          |
|      |             |          |

**HUETT-ZOLLARS**  
Huett-Zollars Inc. Engineering / Architecture  
333 Rio Rancho Dr., Ste. 101 Rio Rancho, NM 87124  
Phone (505) 892-5141 Fax (505) 892-3259

|         |       |
|---------|-------|
| SCALE   | SHEET |
| 1"=20'  |       |
| DATE    |       |
| 7/12/01 |       |