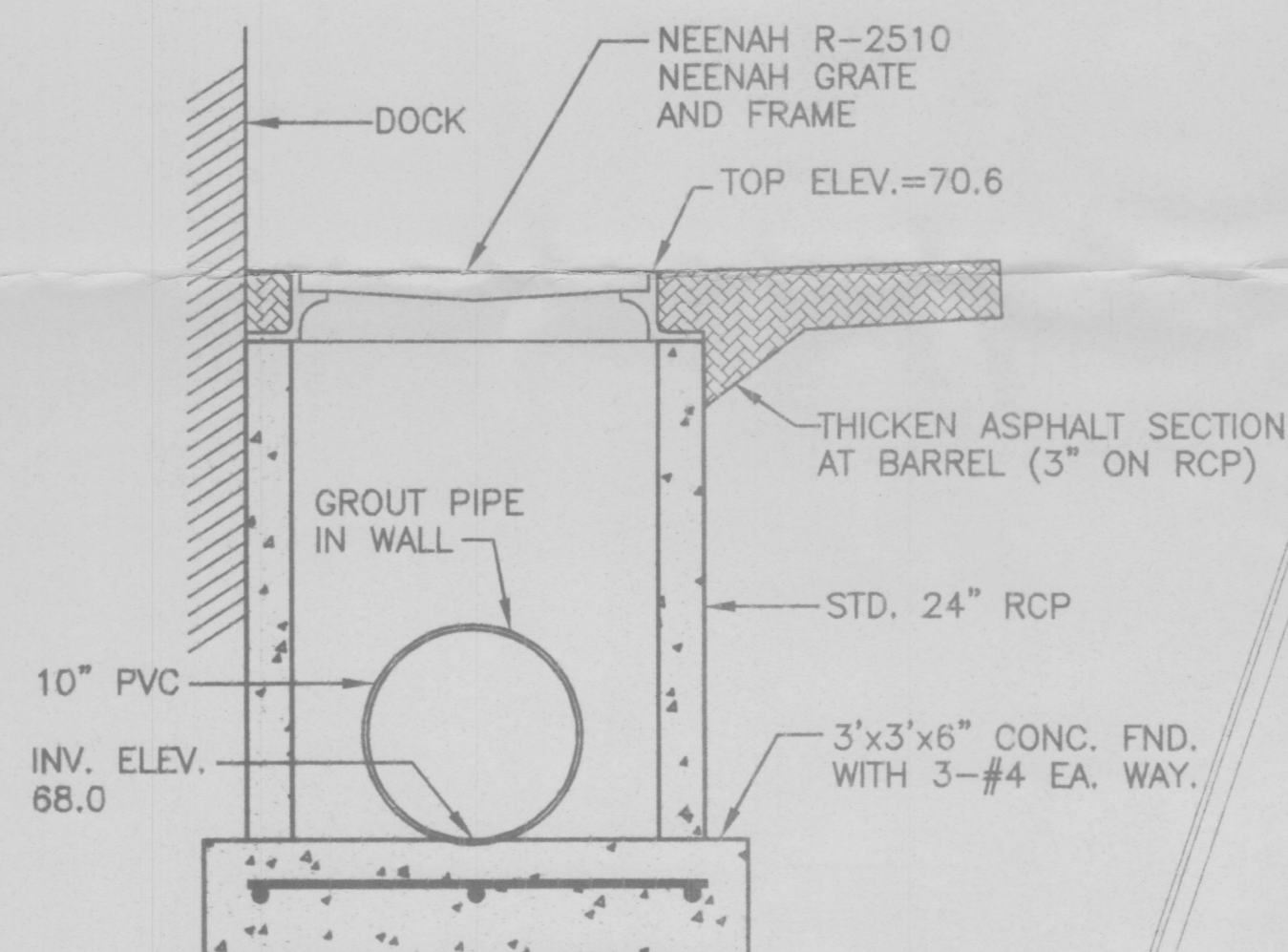
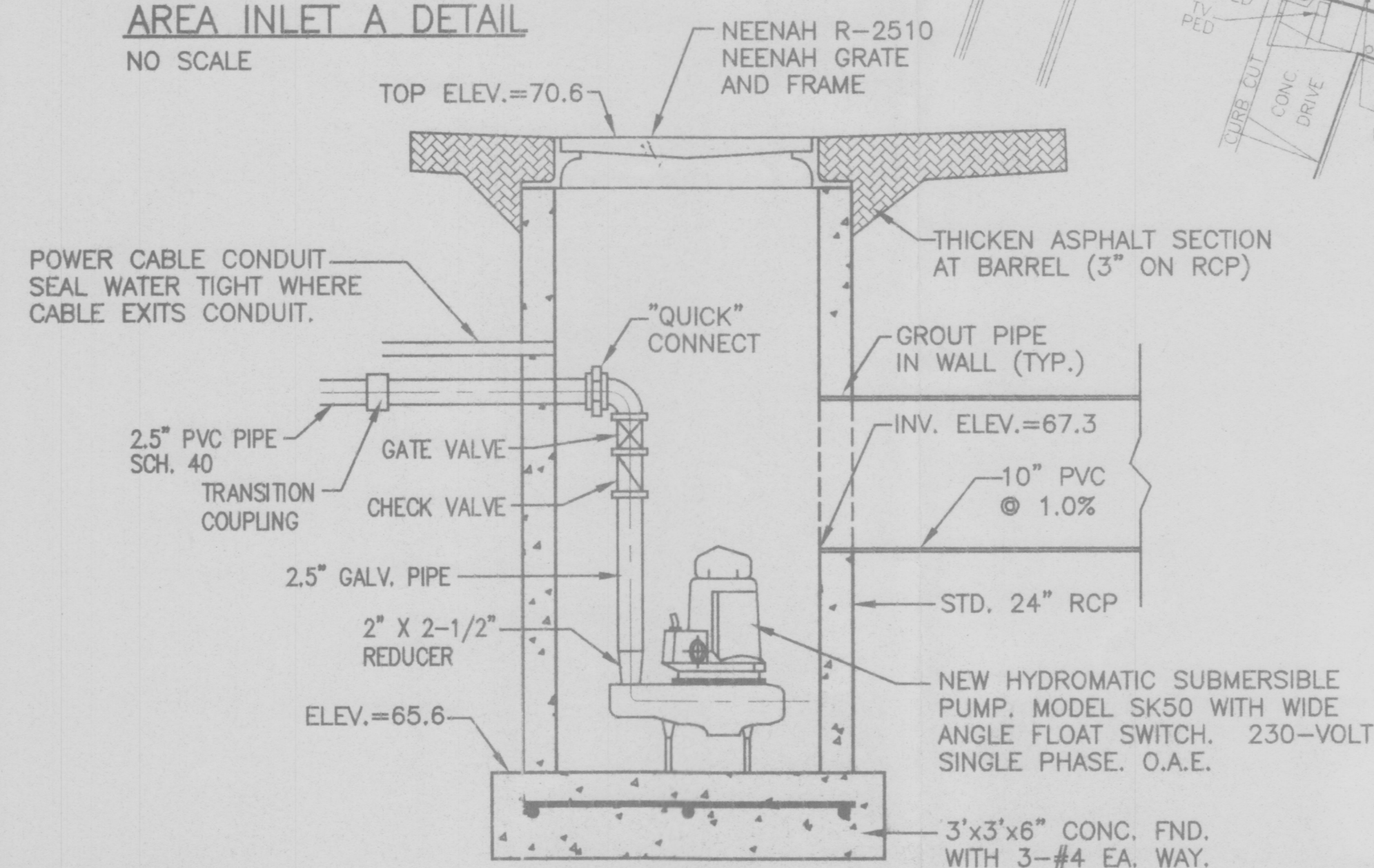


GENERAL NOTES

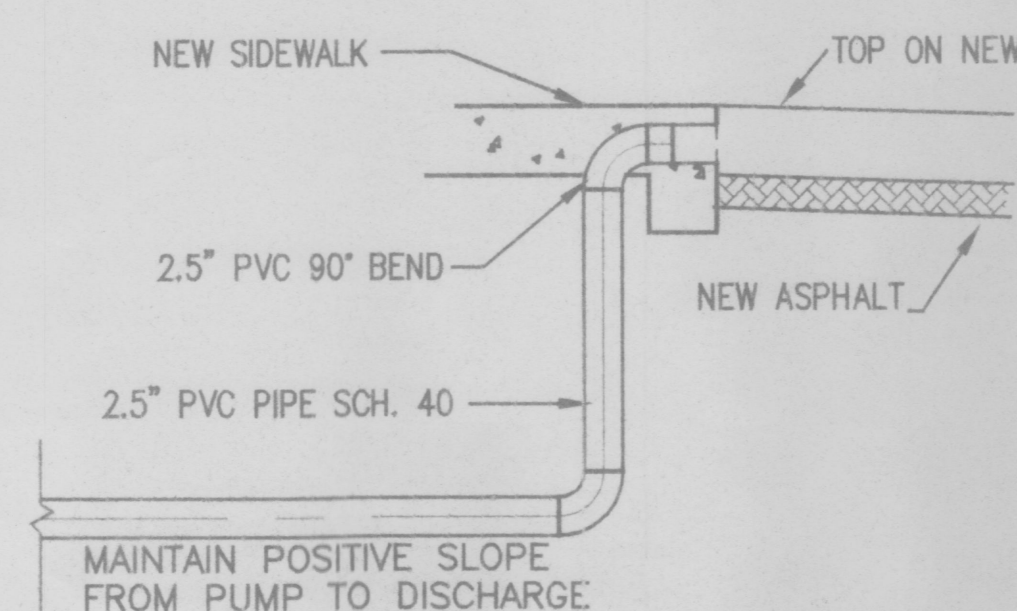
1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
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 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.
4. 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.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.



AREA INLET A DETAIL
NO SCALE



AREA INLET B DETAIL
NO SCALE



OUTLET DETAIL
NO SCALE

LEGAL DESCRIPTION

LOT C-1 OF LAND OF MEL CANCHEZ AND LATH & PLASTER SUPPLY CO., INC. TRACT 110-B-2 OF LAND OF BERNARDO J. ROMERO M.R.G.C.D. MAP NO 32.

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION "NM47-8", A NMSHTD BRASS CAP LOCATED IN THE MEDIAN OF SECOND STREET NW NORTH OF MONTANO AND SECOND ST. INTX. ELEVATION = 4974.639



ZONE MAP F-15

PROJECT LOCATION

This site is in substantial compliance with the approved grading and drainage plan with engineer's seal dated 02-19-01 (with the revisions as reflected in the record drawing elevations shown hereon). The site drainage will function as originally proposed.



SCALE: 1" = 20'

ONE-HALF FOOT CONTOUR INTERVAL
ADD 4900 FEET TO ELEVATIONS SHOWN

GENERAL LEGEND

EXISTING CONTOUR	73.5
PROPOSED CONTOUR	74
EXISTING SPOT ELEVATION	x 72.65
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 ELEVATION	86

PROPOSED SITE IMPROVEMENTS

ARCHITECTURAL CONTRACTORS GRADING AND DRAINAGE PLAN

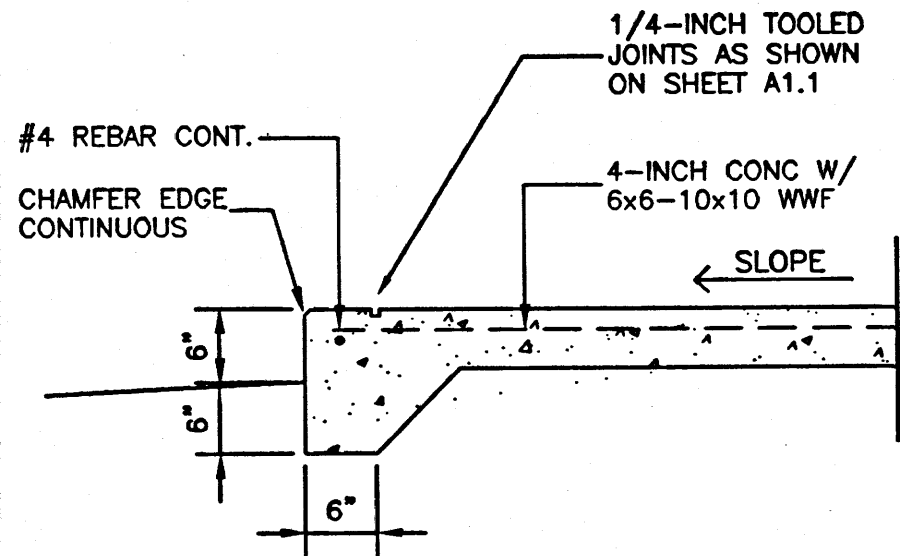
KEMPER-VAUGHAN

CONSULTING ENGINEERS

5610 SAN FRANCISCO NE • ALBUQUERQUE, NEW MEXICO 87119 • (505) 338-2352

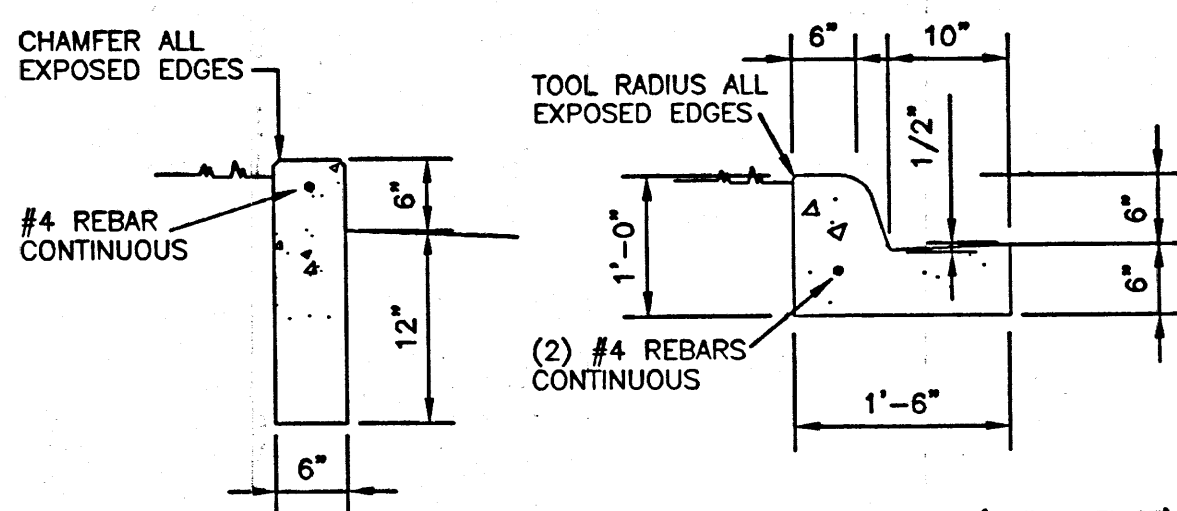
Designed KRK Drawn Checked KRK

File HAYNES\SECOND G&D Date FEBRUARY 2001

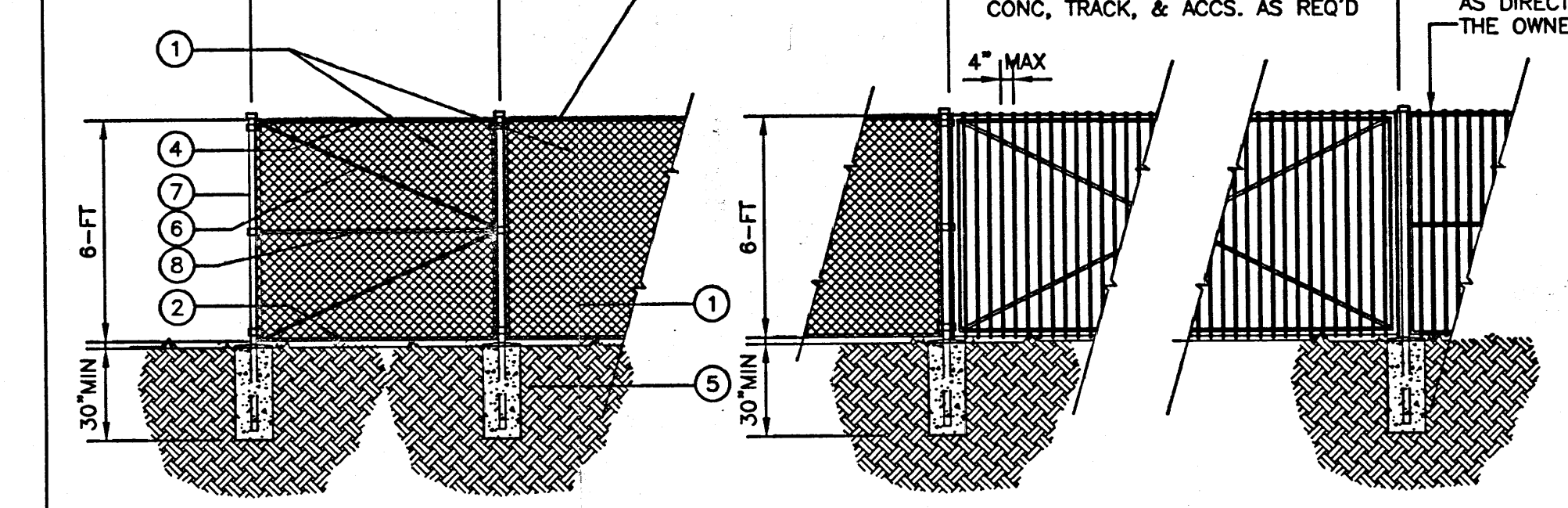


NOTE: LEAVE 6-INCH WIDE CUTS IN STAND-UP CURBING AS REQUIRED FOR SITE DRAINAGE, COORDINATE WITH SITE GRADING AND DRAINAGE PLAN.

A CURB AT WALK



B STAND-UP CURB



C CURB AND GUTTER

D YARD FENCE AND GATE DETAILS

GENERAL NOTES

- FABRIC (#4) SHALL BE TACK WELDED (2) PLACES TO EACH TENSION BAR, (3) PLACES TO EACH TOP AND BOTTOM BRACE (#6), AND (3) PLACES TO EACH GATE FRAME (#7), AT GATE ONLY.
- POST AND FENCE P.P.E. SIZES ARE FENCE INDUSTRY STANDARDS. ALL PIPE TO BE GALV., HOT-DIP, ASTM A-153 GRADE "A" STL. CROSS BRACE ALL POSTS EXCEPT INTERMEDIATES.
- FILL ALL CHAIN LINK WITH OPAQUE METAL SLATS PREFINISHED DARK GREEN OR AS DIRECTED BY THE OWNER.

KEYED NOTES

- 2-INCH x 9 GA. GALV. CHAIN LINK WIRE FABRIC, ASTM-392, 2.0 OZ PER SF.
- TENSION WIRE, 7 GA. GALV.
- WIRE TIES, 9 GA. GALV. STL AT 18" OC MIN. ALL AROUND.
- TOP RAIL 1-5/8" DIA.
- 12" DIA. DRILLED HOLES, FILLED WITH PORTLAND CEMENT, (MIN 2000 PSI).
- 1/4" x 3/4" GALV. STL TENSION BAR.
- ALL POSTS: 2 1/2" STANDARD PIPE (0.216" THICK) GALV.
- POST BRACE, 1-5/8" DIA. AT EACH CORNER, EACH WAY.

NOTE: WROUGHT IRON OR CHAIN LINK GATE AS DIRECTED BY THE OWNER.

SITE PLAN KEYED NOTES

- Refuse enclosure, see detail H.
- Handicapped parking sign, see detail G.
- 3" PVC pipe under pavement for installing irrigation lines.
- Two coats traffic paint. Markings shall be 4" wide striping (yellow on conc, white on asphalt), as shown throughout the paved areas as shown.
- Asphalt paving on compacted, (95%) subgrade, see geotech report.
- Install concrete apron per City of Albuquerque standard detail dwg. #2425. Cut and remove existing curb and gutter as required.
- Unidirectional handicapped ramp at both sides all curb cuts as shown on site plan, and per City specifications.
- Handicapped parking symbol, see detail F.
- Handicap ramp, see detail E.
- All ramps shall comply with ADA requirements, 60-inch min. width, 1:12 max slope, 1:10 max slope at side flares. The full width and depth of all ramps shall be scored per ADA for detectable warning surfacing.
- Cut and remove existing curb cuts and install new curb and gutter to match existing.
- Bicycle rack.
- Unreinforced concrete walk as shown, 4-inch thick, or with optional 6 x 6 - 10 x 10 WWF if directed by the owner.
- Cut and remove existing curb and gutter as required by the new curb cuts. All work shall be per City specifications and requirements.
- Existing project sign to remain.
- Chain link or wrought iron fencing as directed by the owner, see detail D. Install gates as shown.
- 6-FT high Precast concrete panel or cmu screen wall. See precast concrete panel drawings.
- Dock with recessed pavement, see grading and drainage plan and building sections for construction.
- Existing concrete walk to remain.
- Pipe bollard, 6" dia, filled with concrete, 4-ft high, installed in 4-ft deep, 18" dia concrete base. As directed by owner.
- Chain link walk gate, 36-inch wide, with locable latch.

SITE DATA

SITE AREA: 60,070.94 SF (1.379 ACRES)

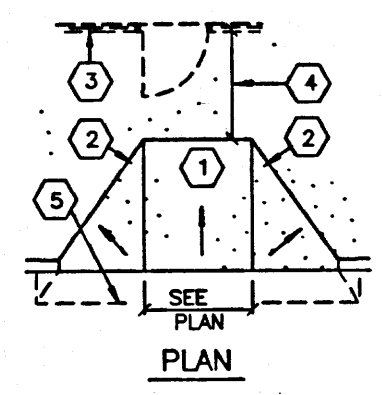
BUILDING AREA: WAREHOUSE (48' x 160') 7,700 SF
OFFICE (24' x 160') 4,300 SF
CANOPY (7' x 145') 1,015 SF
TOTAL 13,015 SF

NET LOT AREA (60,070.94 - 13,015): 47,055 SF
REQUIRED LANDSCAPING (15% OF 47,055 SF): 7,058 SF
LANDSCAPED AREA PROVIDED ON SITE: 7,268 SF
6,803 ON SITE
465 SF IN R.O.W.

REQUIRED PARKING:
OFFICE (4,300 SF/200) = 21 SPACES
WAREHOUSE (7,700 SF/2000) = 4 SPACES
TOTAL REQUIRED = 25 SPACES

PARKING PROVIDED: 30

RAMP TO COMPLY WITH ALL ADA CODES.

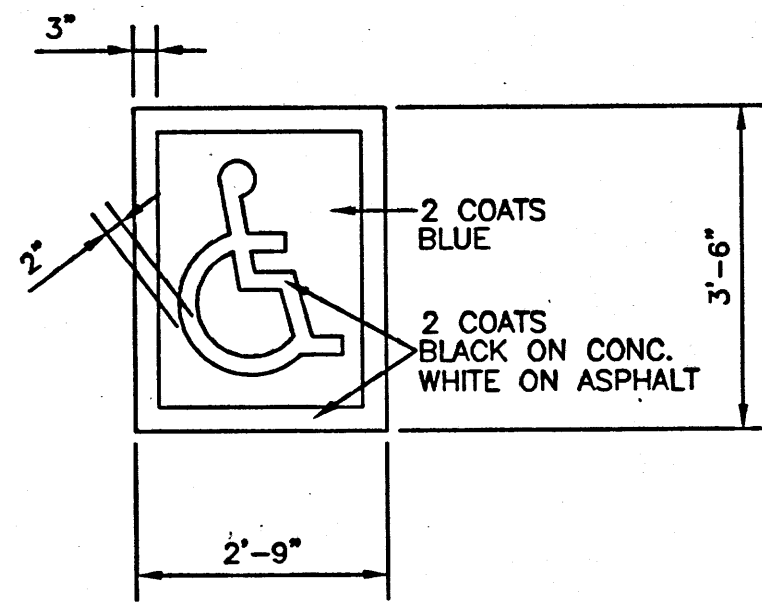


- KEYED NOTES
- CONCRETE RAMP MAX SLOPE 1:12 (8%)
 - SIDE FLARES MAX SLOPE 1:10 (10%)
 - BUILDING LINE
 - AT RAMP, OPPOSITE OUT-SWING DOORS MIN. DISTANCE TO WALL IS 5'-0" MAX. SLOPE 1:20 (5%) LEVEL PREFERRED
 - EXTEND RAMP WHEN DISTANCE TO WALL IS TOO SHORT TO ACHIEVE PROPER SLOPE
 - SCORE CONC PERPENDICULAR TO WALK (TACTILE WARNING) SCORES AT 3/4" TO 2" OC.

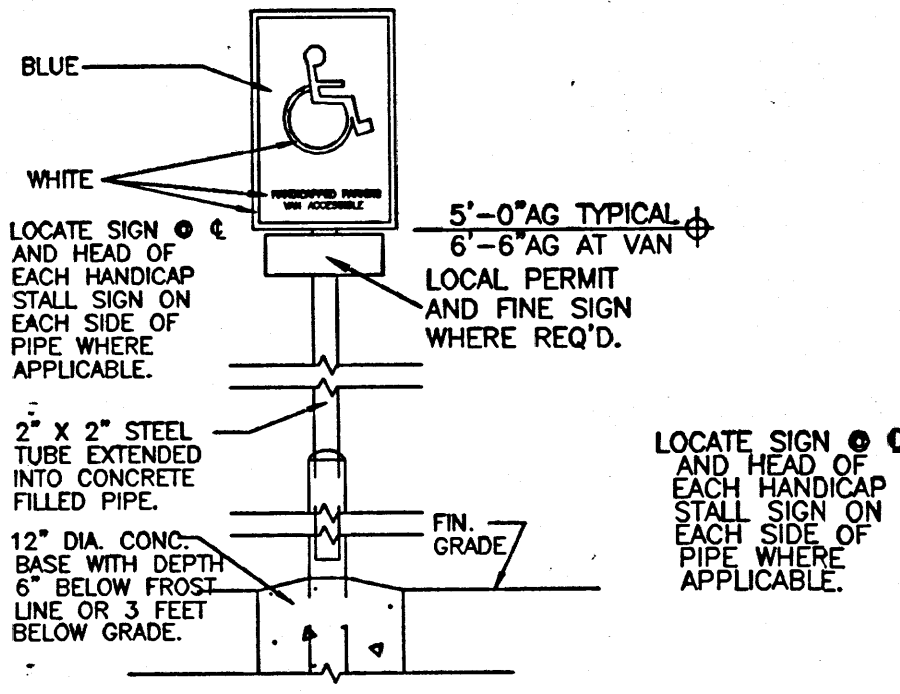
OUTWARD ELEVATION

INWARD ELEVATION

E HANDICAPPED RAMP



F HANDICAP PAINT STRIPING



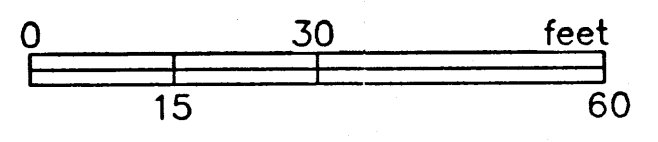
G HANDICAP PARKING SIGN

GENERAL NOTES

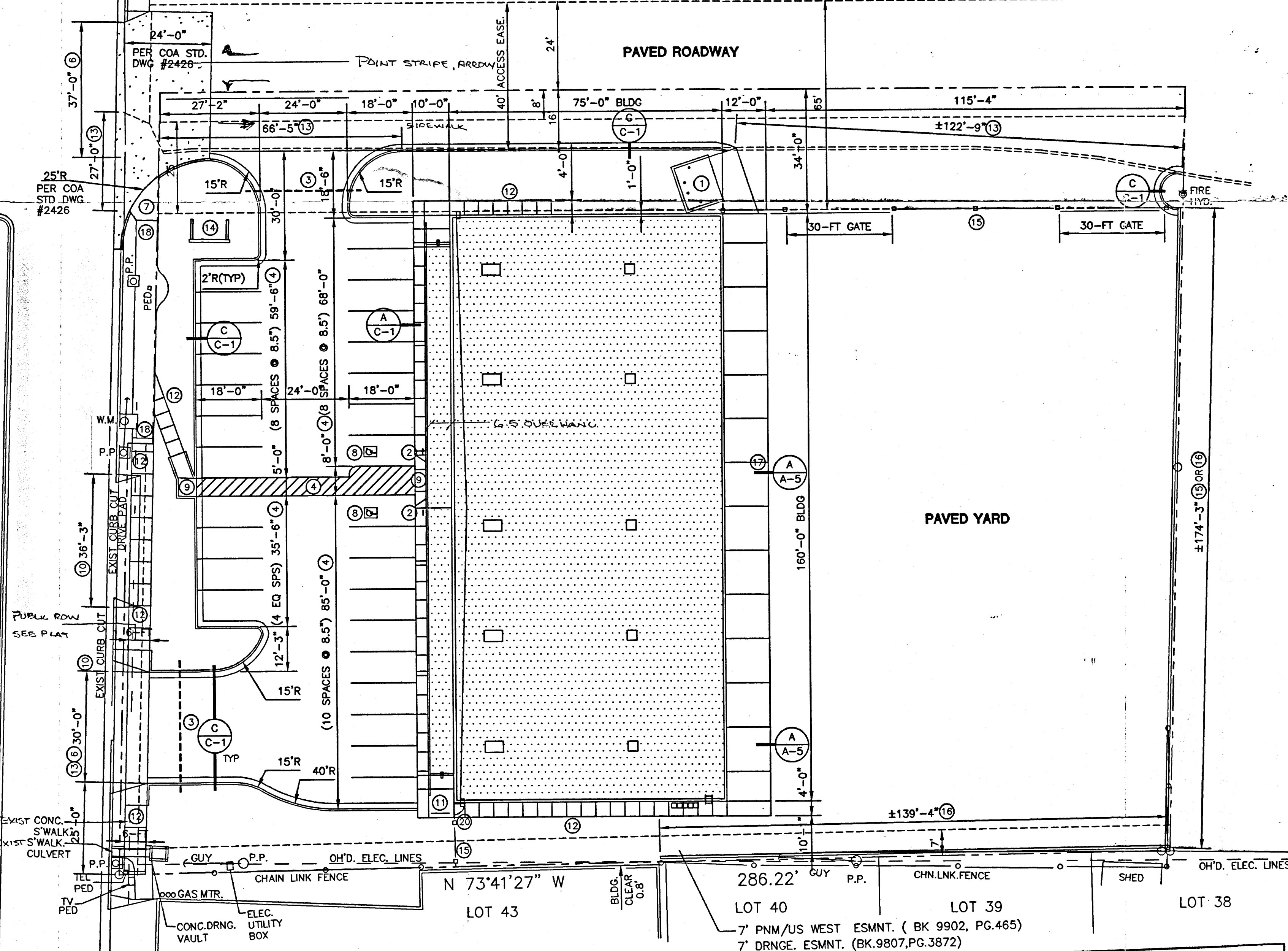
- Provide cuts in curbing and landscape drainage swales as required by the grading and drainage plan.
- All earthwork and site preparation shall comply with the GRADING AND DRAINAGE PLAN AND GEOTECH REPORT.
- Contractor shall remove all existing site improvements, utilities, excavated and plant materials, and shall dispose of them as required by the plans and specs.
- All exterior concrete shall be 3000 PSI @ 28 days.

NOTE: FINISH GRADE AT ALL PLANTERS SHALL BE DEPRESSED AS FOLLOWS:
PLANTER BED.....2-INCHES

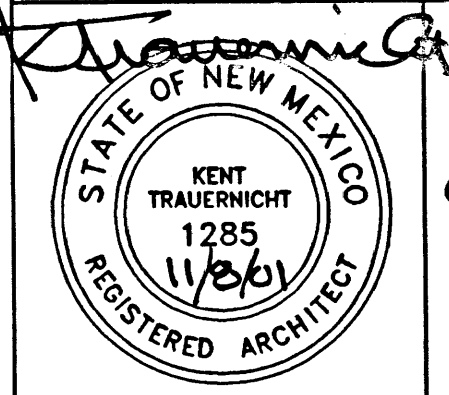
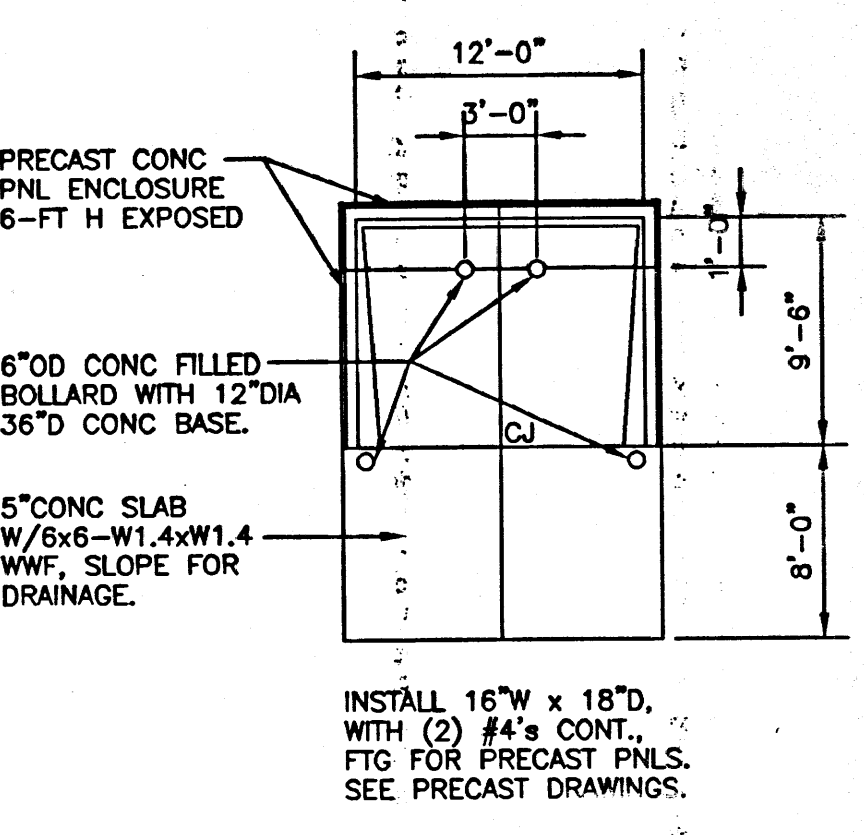
SITE PLAN
1" = 20'



SECOND STREET NW



H ENCLOSURE PLANS
1/8" = 1'-0"



PROJECT NAME
ARCHITECTURAL CONTRACTORS, INC.
SECOND STREET COMMERCIAL
5252 2ND STREET NW
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
DRAWING TITLE
SITE PLAN

REVISIONS
NO. DATE
1: NOV 8, 01

DATE:

C-1

TRAFFIC CIRCULATION LAYOUT
APPROVED