


 12/28/00
 

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

ROUGH GRADING APPROVAL

LEGEND

— EXISTING FENCE
 — EXISTING POWER LINES
 — EXISTING CURB & GUTTER
 — ~~BOUNDARY LINE~~
 — EASEMENT
 PROPOSED GRADE
 EXISTING GRADE
 PROPOSED SPOT ELEVATION
 AS-BUILT GRADE
 AS-BUILT GRADE
 AS-BUILT GRADE

SAN BERNARDINO RD N.W
EXISTING CONCRETE PAVEMENT
(ROW VARIES)

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

NOTES:

1. MATCH GRADE AT THE EXISTING CONCRETE
2. MATCH EXISTING GRADE AT THE PROPERTY LINE
3. 2" CURB OPENING FOR DRAINAGE
4. INSTALL LANDSCAPING TIMBER OR HEADER WALL
(AS REQUIRED TO KEEP THE RUNOFF AWAY FROM
THE ADJACENT PROPERTY, SEE CROSS-SECTIONS
FOR TYPICAL DETAIL)
5. NEW 6" HIGH STUCCOED WALL
6. 4" OPENING FOR DRAINAGE (SEE DETAIL D)
7. PROVIDE OPENING FOR DRAINAGE

GRAPHIC SCALE

10 5 0

SCALE: 1"=10'

**ADVANCED
ENGINEERING
and CONSULTING, LLC**

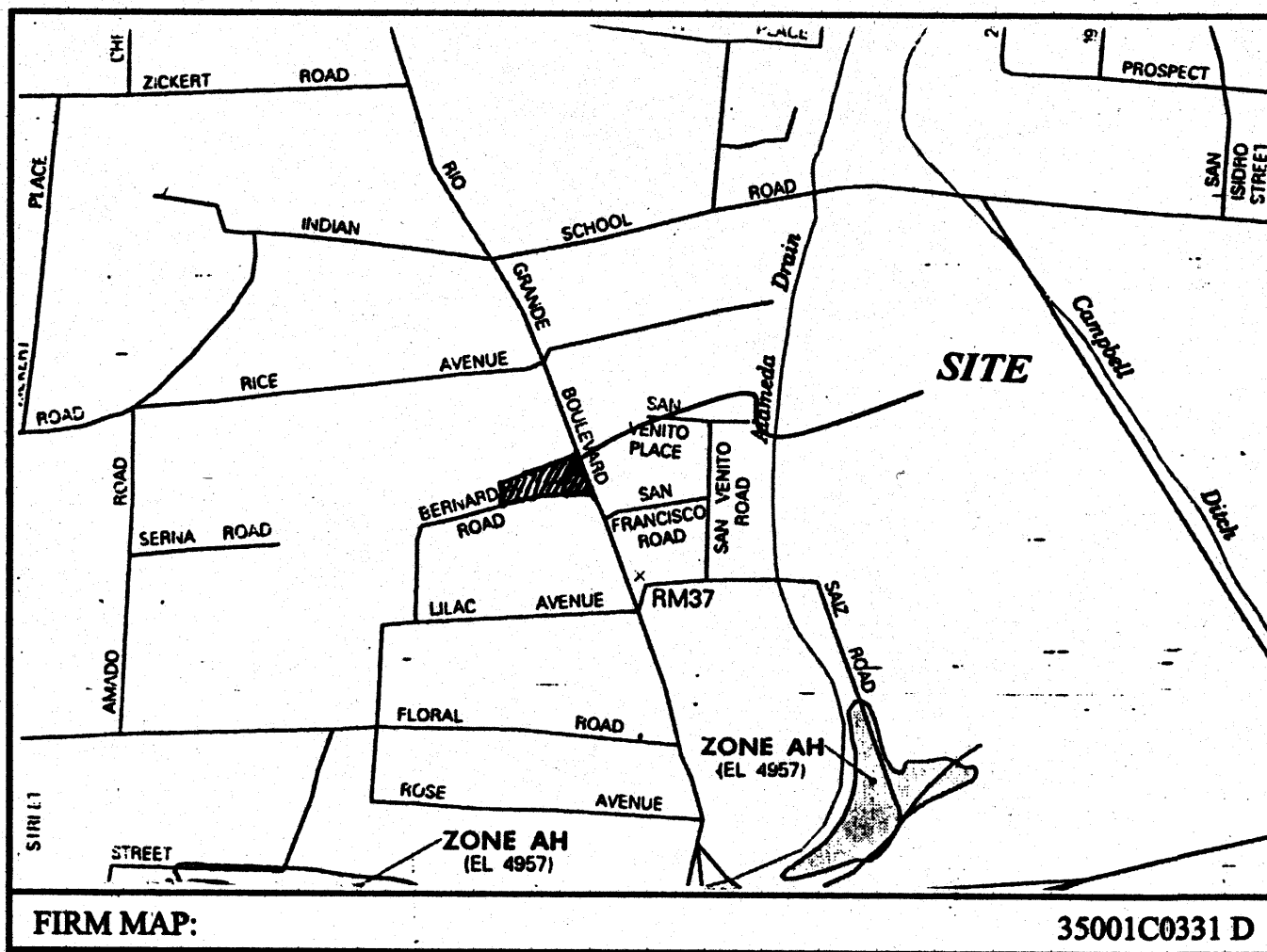
10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

SHAHAB BIAZAR
P.E. #13479

THE BRANCH LAW FIRM ANNEX
PARKING ADDITION
GRADING AND DRAINAGE PLAN

DRAWING: 2011GR.DWG	DRAWN BY: SBB	DATE: 04-04-2000	SHEET # 1 OF 1
------------------------	------------------	---------------------	-------------------

LAST REVISION: 04-07-20

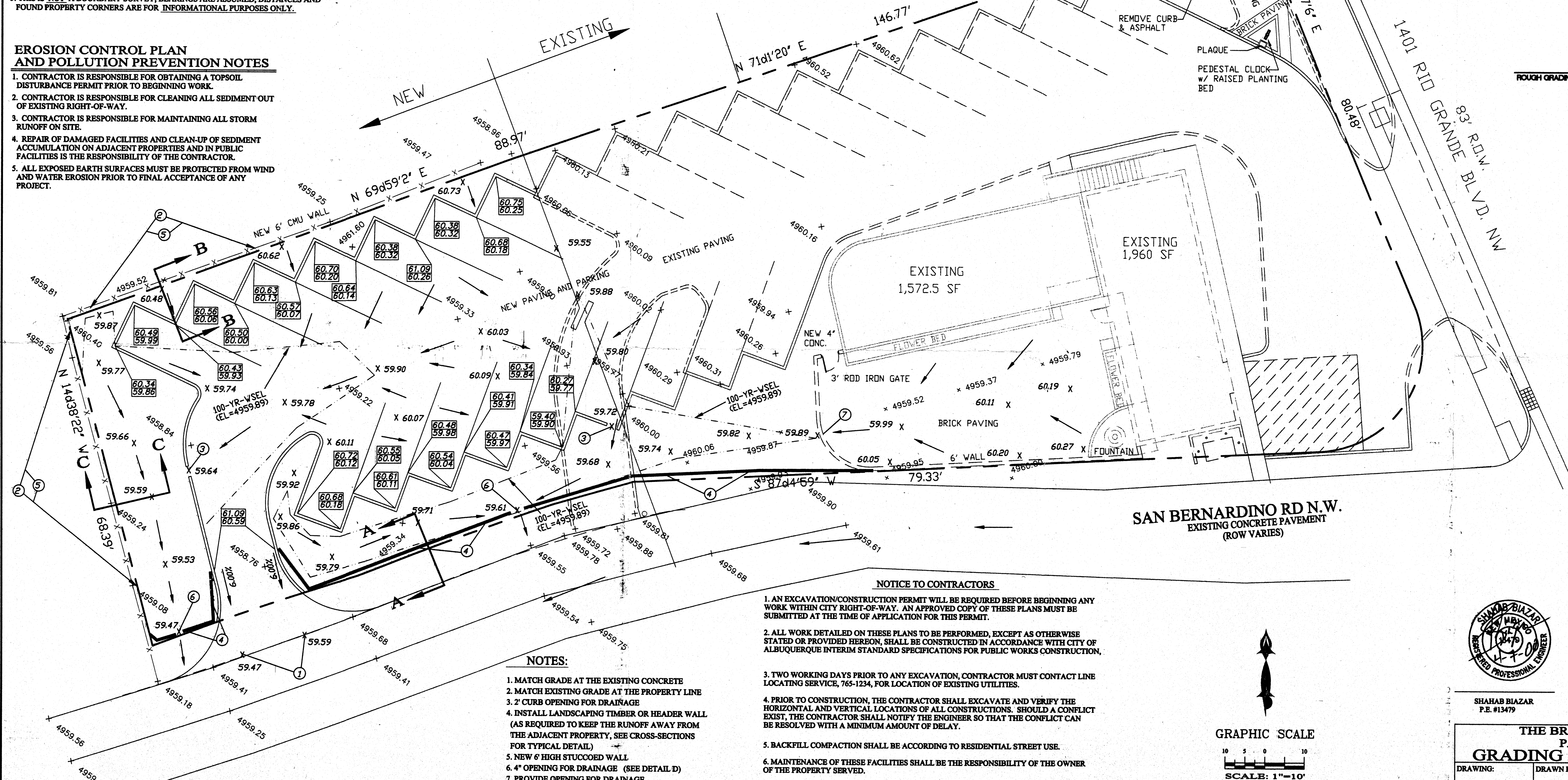


FIRM MAP: 35001C0331 D

- GENERAL NOTES:**
1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 4960.54 FEET ABOVE SEA LEVEL.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

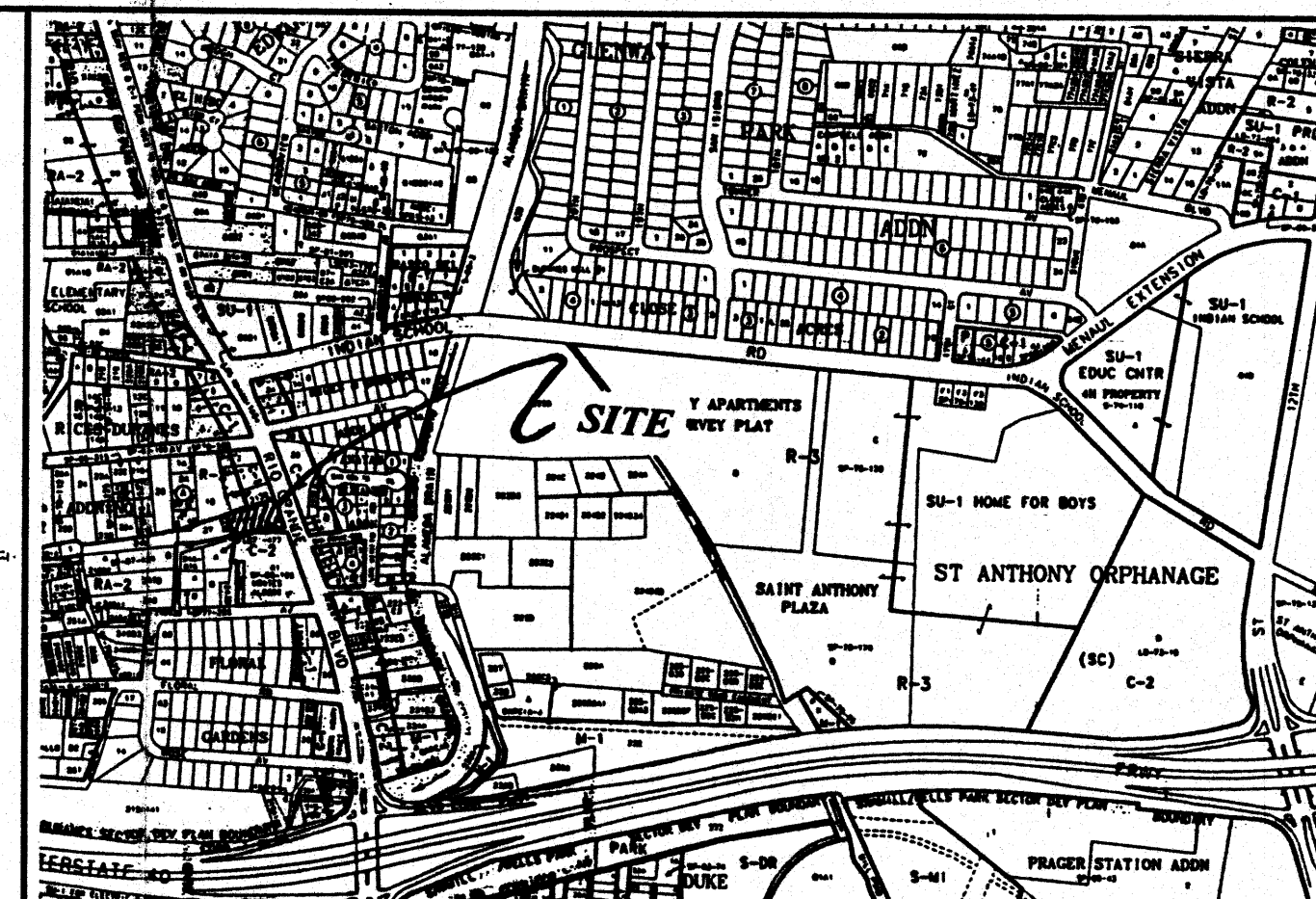


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

NOTES:

1. MATCH GRADE AT THE EXISTING CONCRETE
2. MATCH EXISTING GRADE AT THE PROPERTY LINE
3. 2' CURB OPENING FOR DRAINAGE
4. INSTALL LANDSCAPING TIMBER OR HEADER WALL (AS REQUIRED TO KEEP THE RUNOFF AWAY FROM THE ADJACENT PROPERTY, SEE CROSS-SECTIONS FOR TYPICAL DETAIL)
5. NEW 6' HIGH STUCCOED WALL
6. 4" OPENING FOR DRAINAGE (SEE DETAIL D)
7. PROVIDE OPENING FOR DRAINAGE



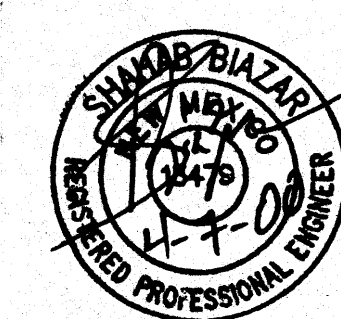
VICINITY MAP: H-13-Z

LEGAL DESCRIPTION:
TRACT 221B, 221C, 221D, & 221A2, MAP 35 OF MAP THE MRCD-1957
DEED SEC 7 T10N R3E NMPM, ALB., NM

SITE ADDRESS
1401 RID GRANDE BLVD. NW, ALB., NM

LEGEND

---	EXISTING FENCE
---	EXISTING POWER LINES
---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	PROPOSED GRADE
---	EXISTING GRADE
---	PROPOSED SPOT ELEVATION

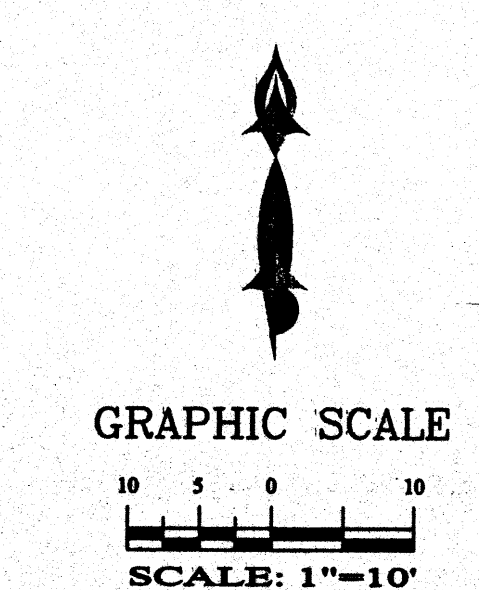


SHAHAB BIAZAR
P.E. #13479

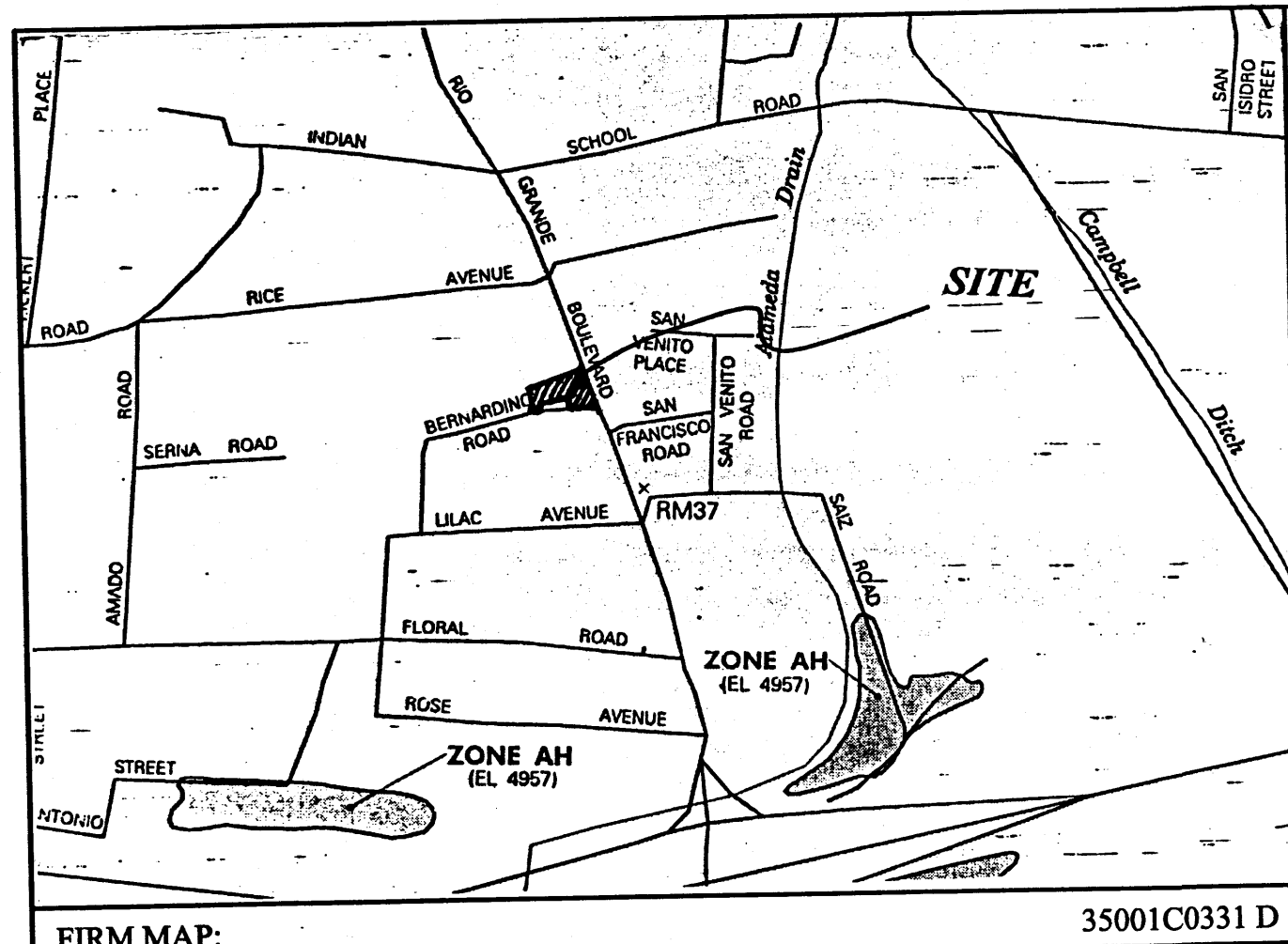
10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

**THE BRANCH LAW FIRM ANNEX
PARKING ADDITION
GRADING AND DRAINAGE PLAN**

DRAWING: 2011GR.DWG
DRAWN BY: SBB
DATE: 04-04-2000
SHEET # 1 OF 1



LAST REVISION: 04-07-2000



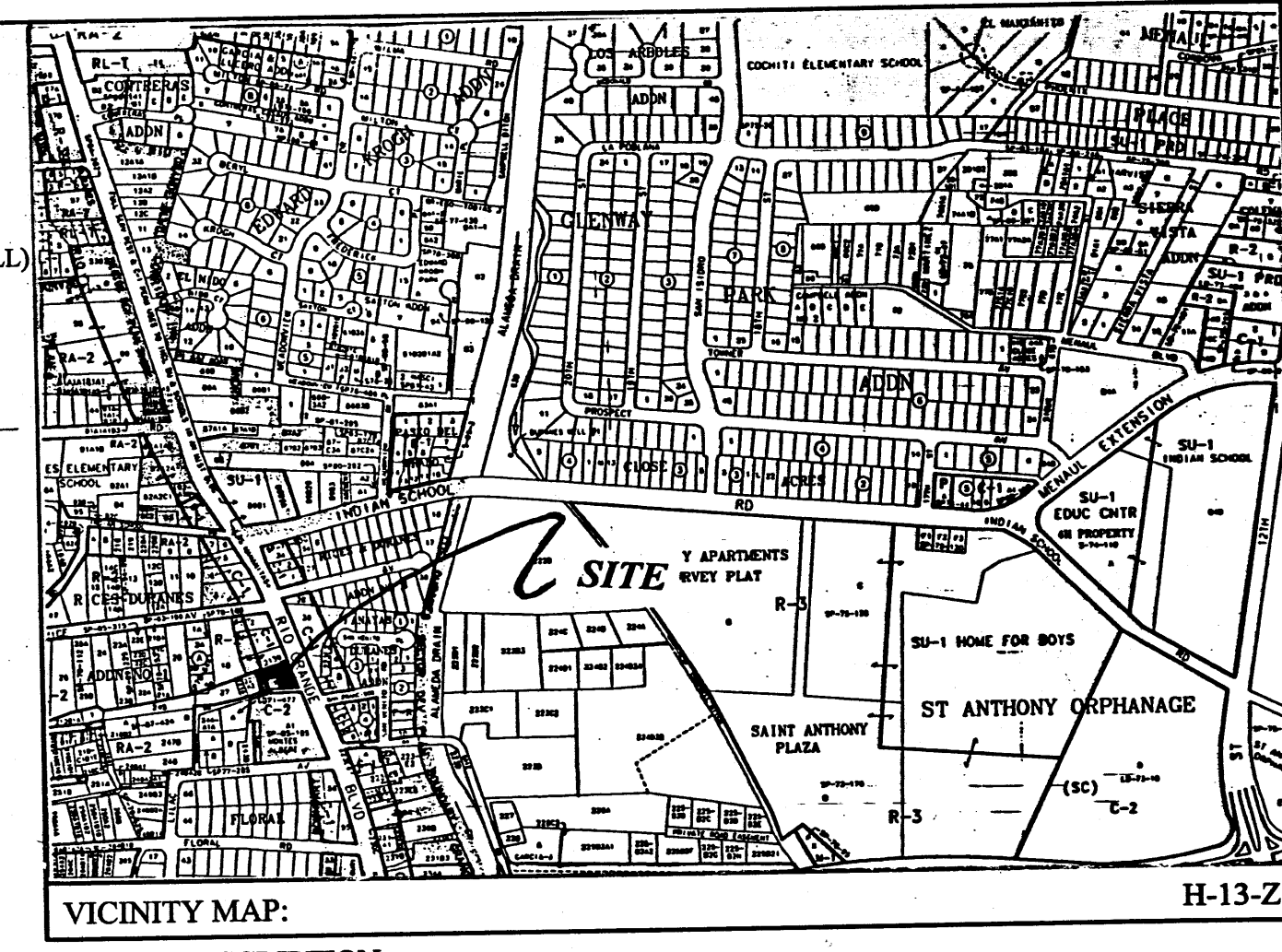
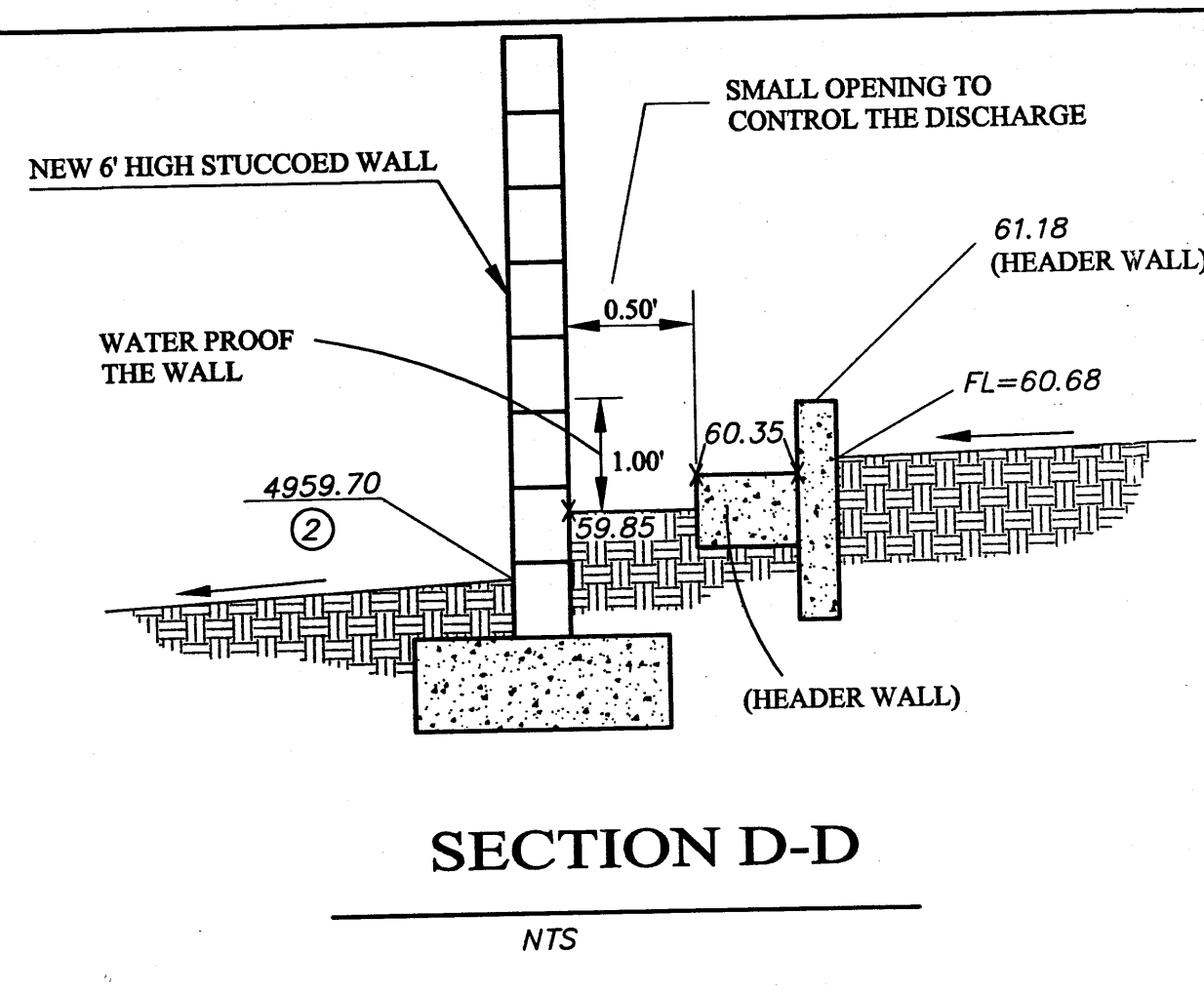
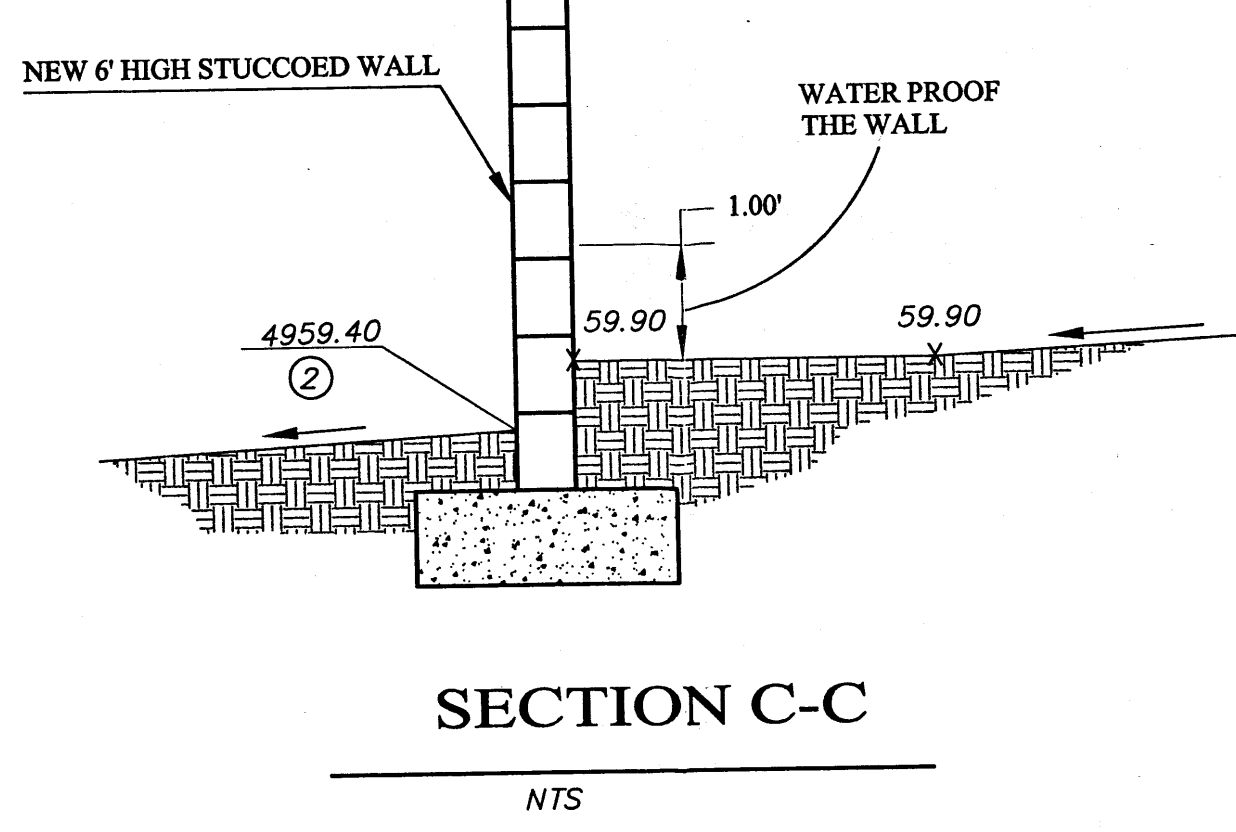
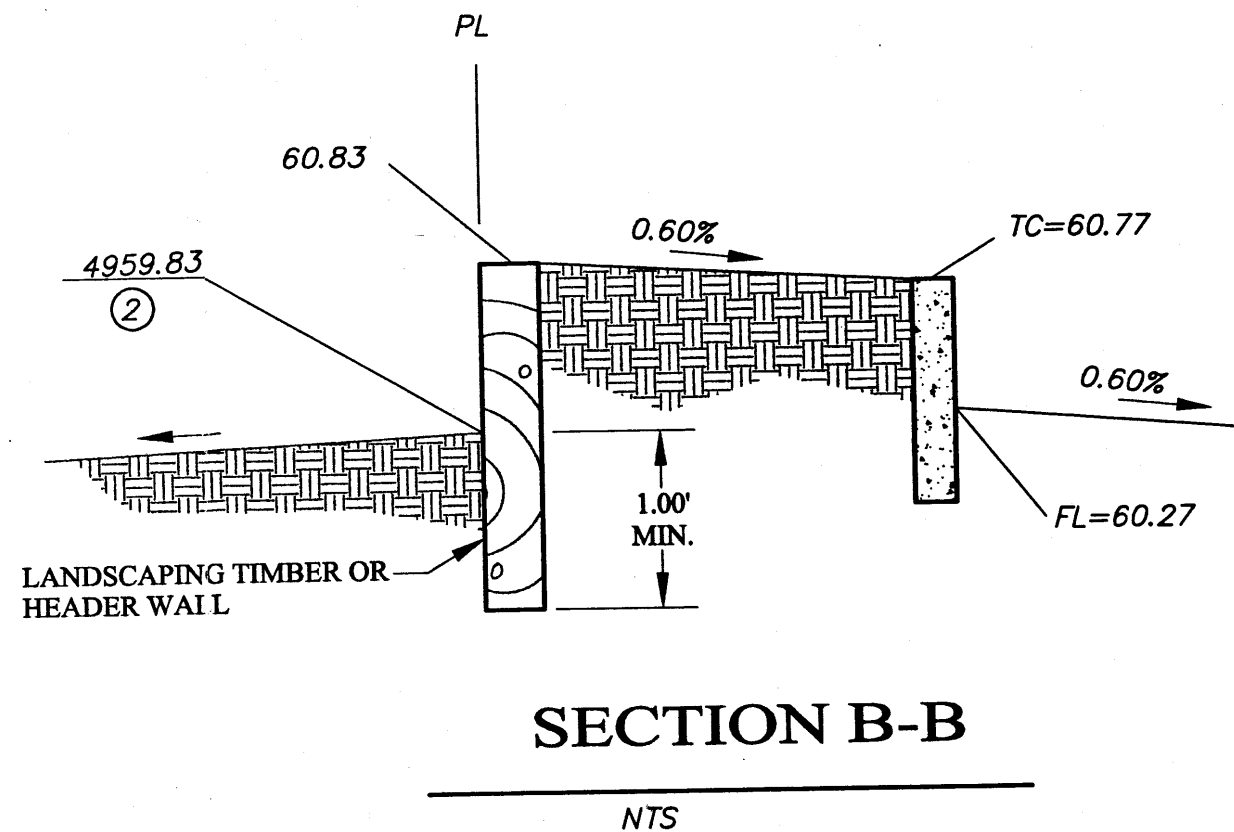
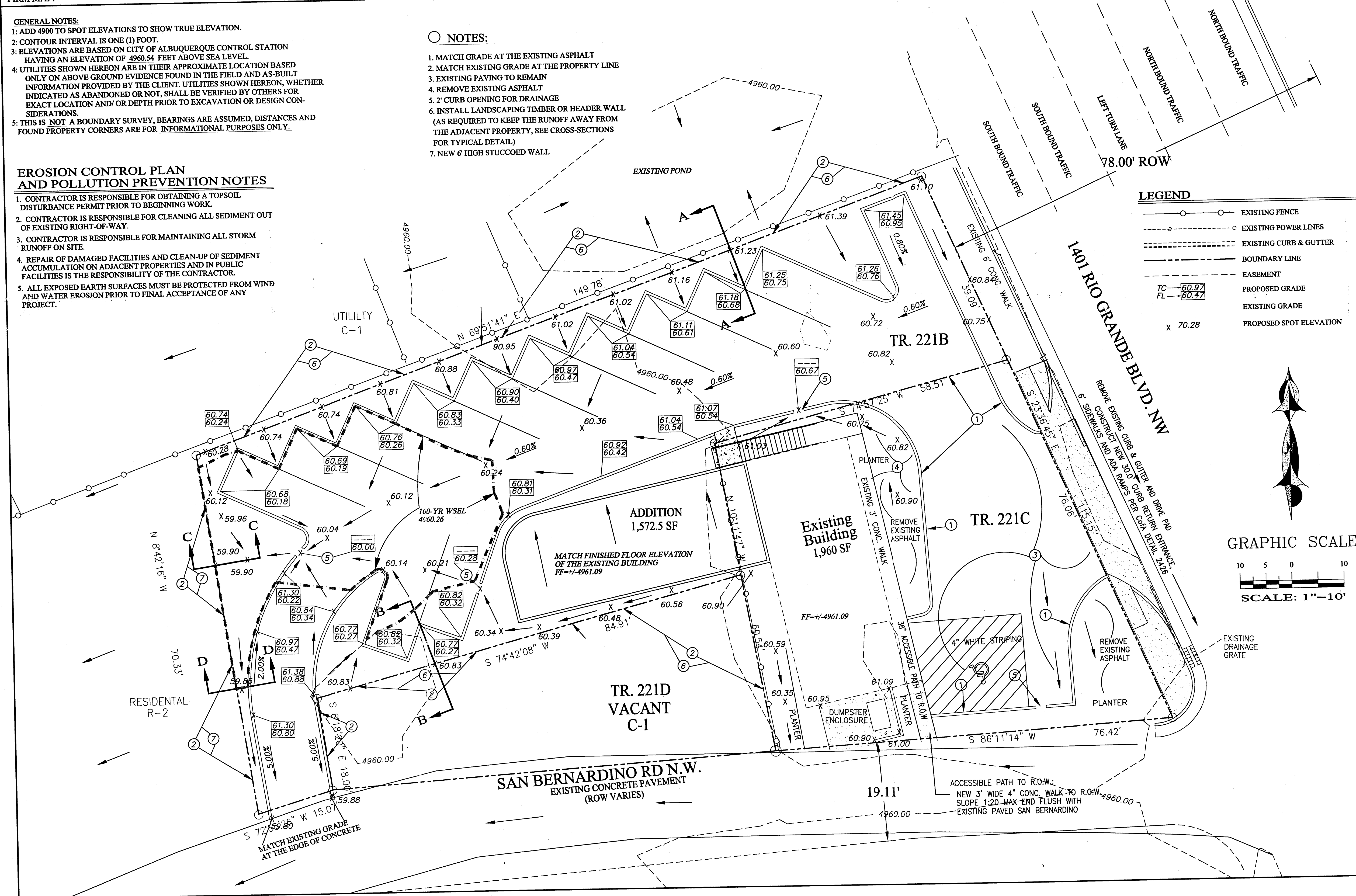
FIRM MAP: 35001C0331 D

- GENERAL NOTES:**
1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 4960.54 FEET ABOVE SEA LEVEL.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

- NOTES:**
1. MATCH GRADE AT THE EXISTING ASPHALT
 2. MATCH EXISTING GRADE AT THE PROPERTY LINE
 3. EXISTING PAVING TO REMAIN
 4. REMOVE EXISTING ASPHALT
 5. 2' CURB OPENING FOR DRAINAGE
 6. INSTALL LANDSCAPING TIMBER OR HEADER WALL (AS REQUIRED TO KEEP THE RUNOFF AWAY FROM THE ADJACENT PROPERTY, SEE CROSS-SECTIONS FOR TYPICAL DETAIL)
 7. NEW 6' HIGH STUCCOED WALL

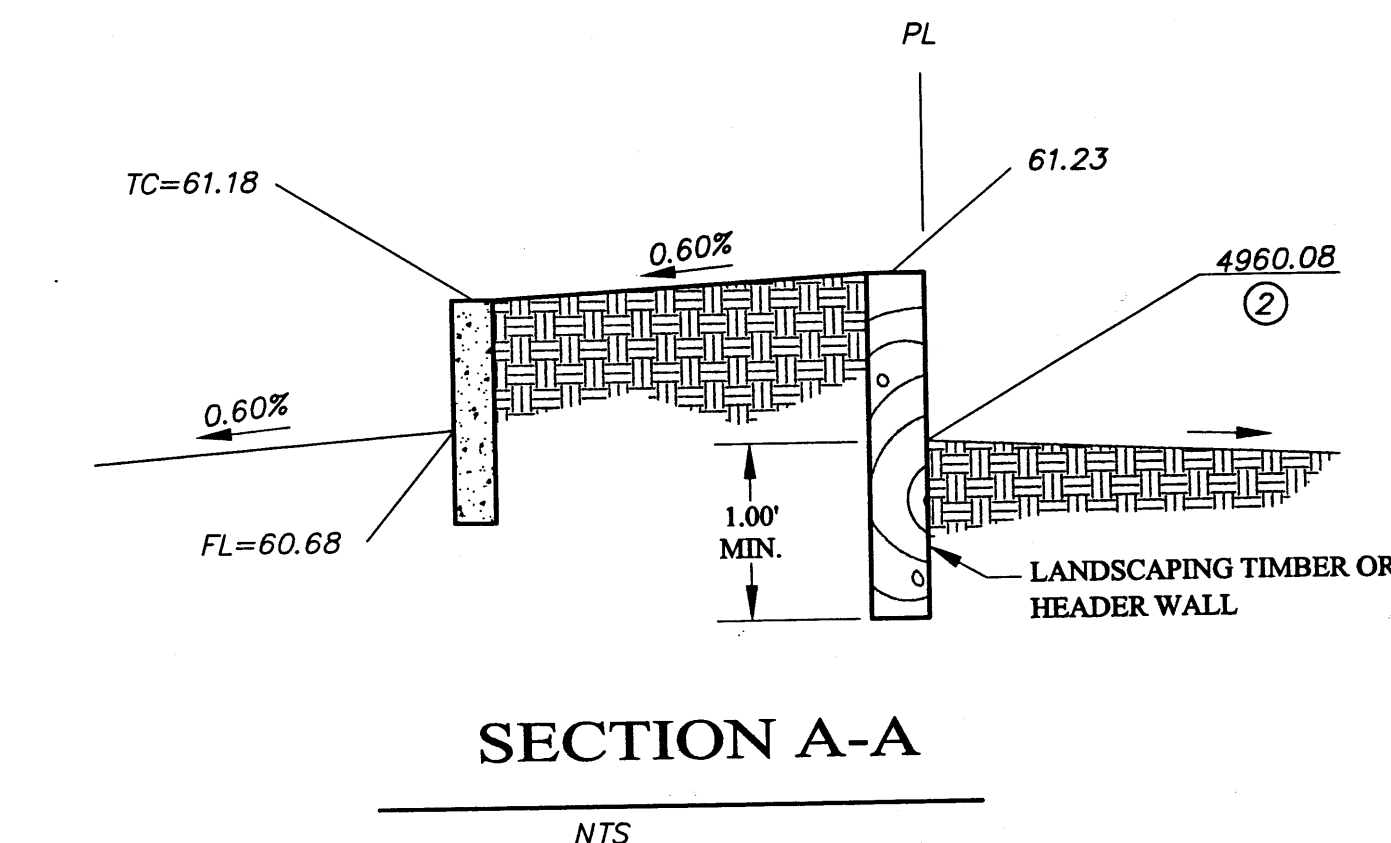


VICINITY MAP: H-13-Z

LEGAL DESCRIPTION:
TRACT 221B & 221C, MAP 35 OF MAP THE MRGCD-1957 DEED SEC 7 T10N R3E NMPM, ALB. NM
SITE ADDRESS
1401 RIO GRANDE BLVD. NW, ALB., NM

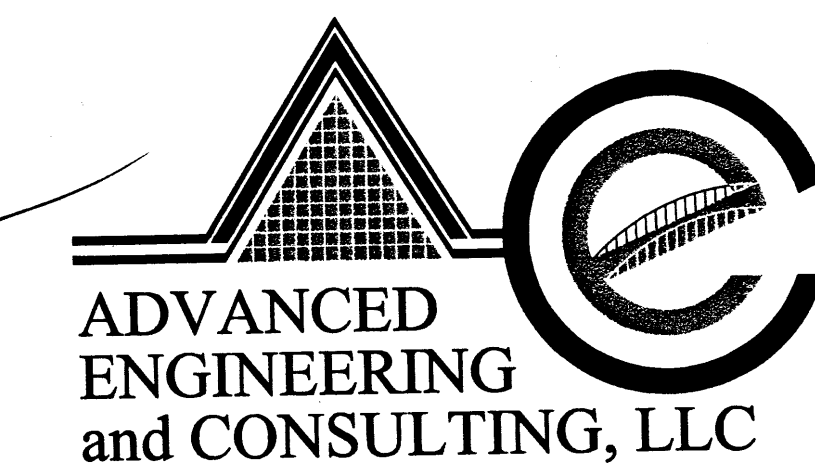
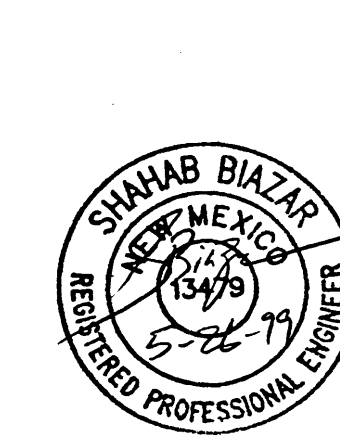
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



SECTION A-A
NTS

ROUGH GRADING APPROVAL



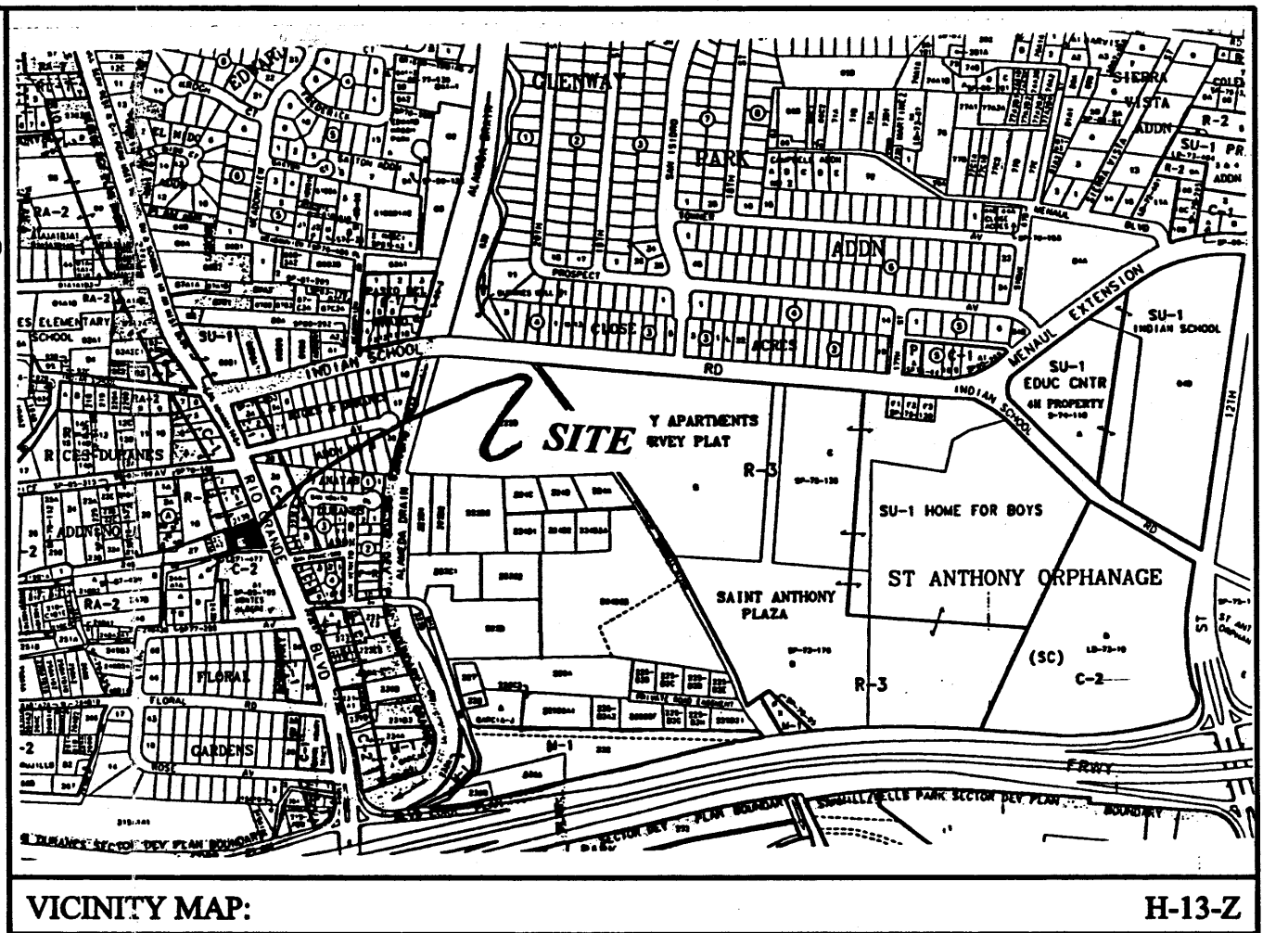
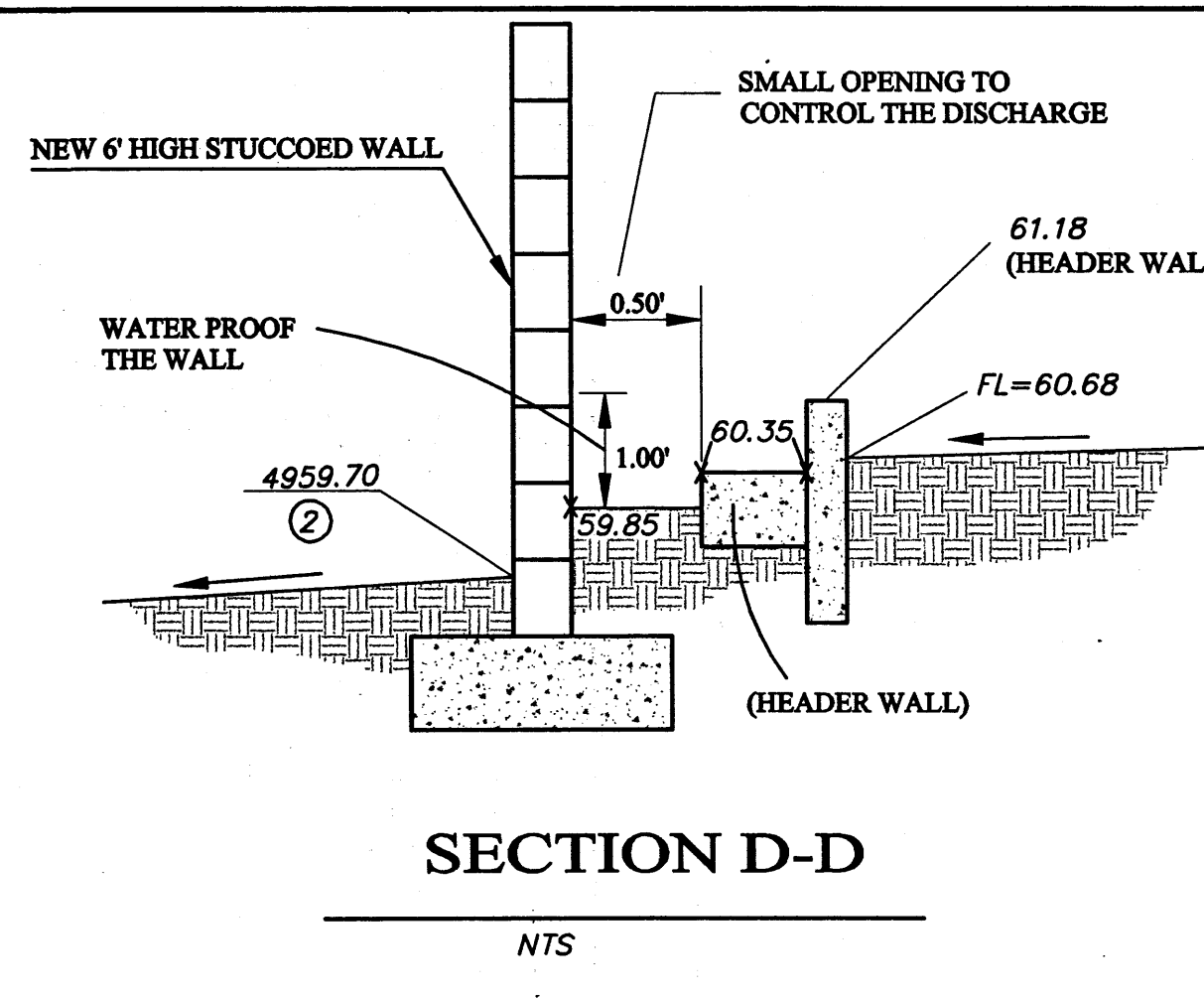
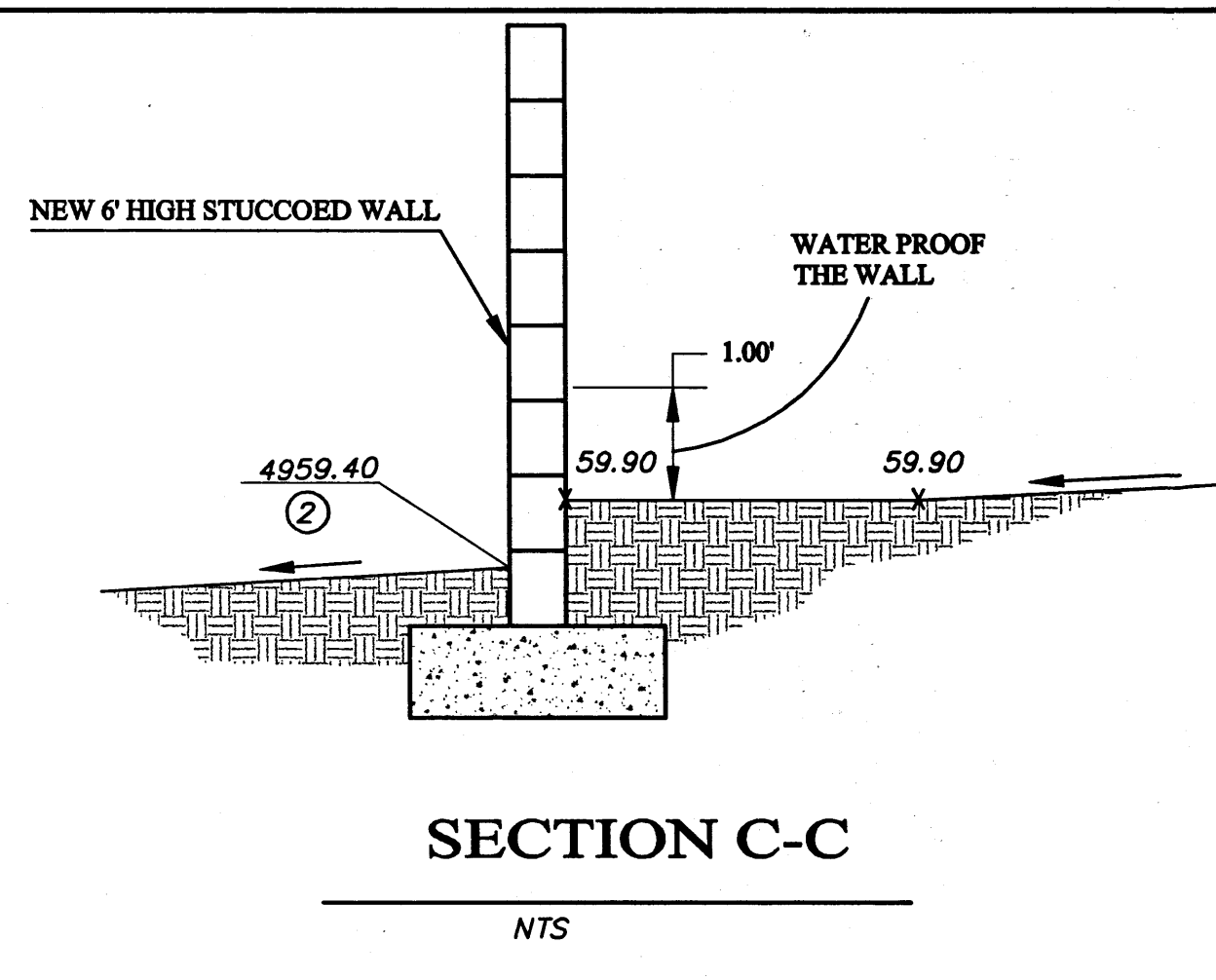
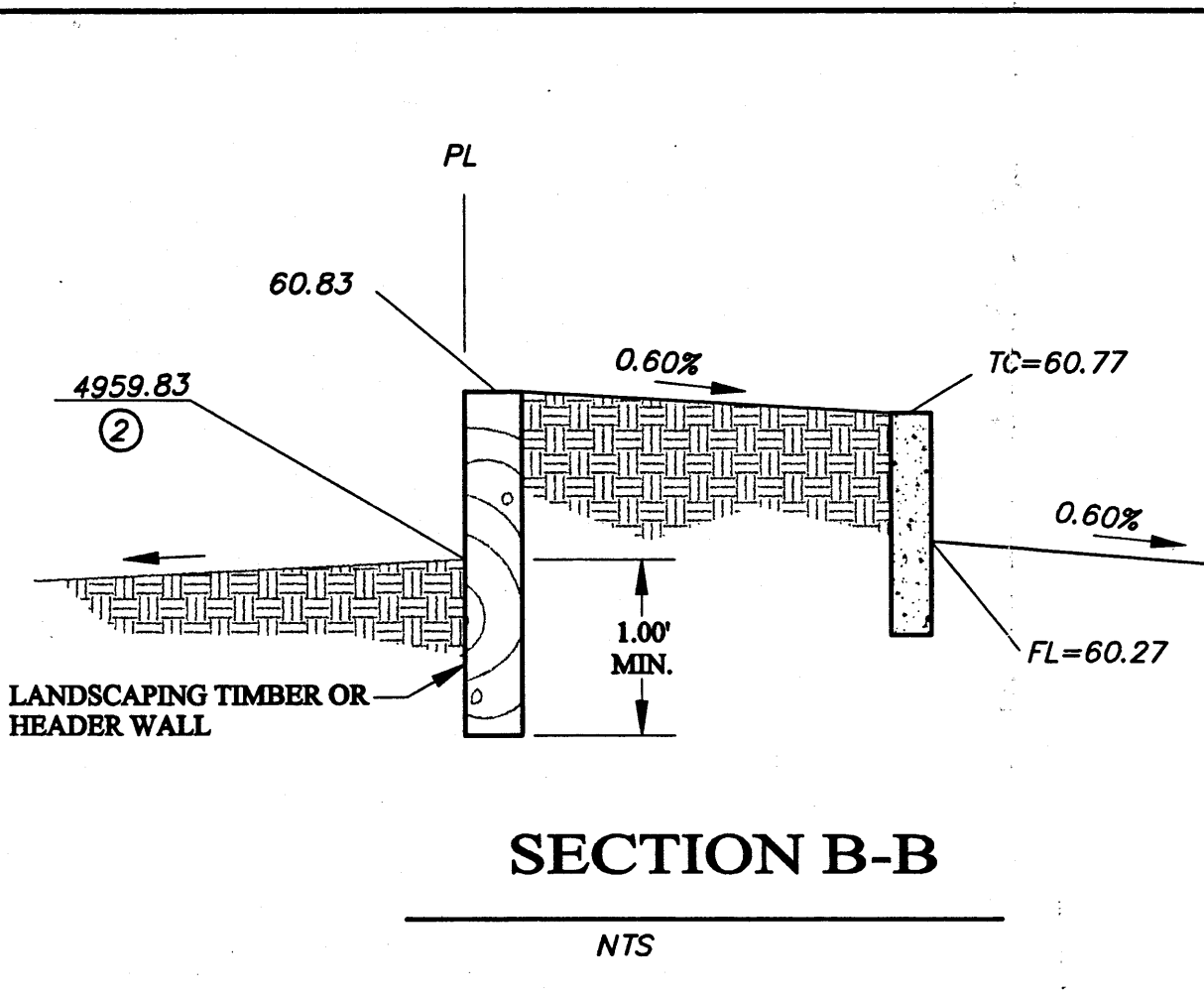
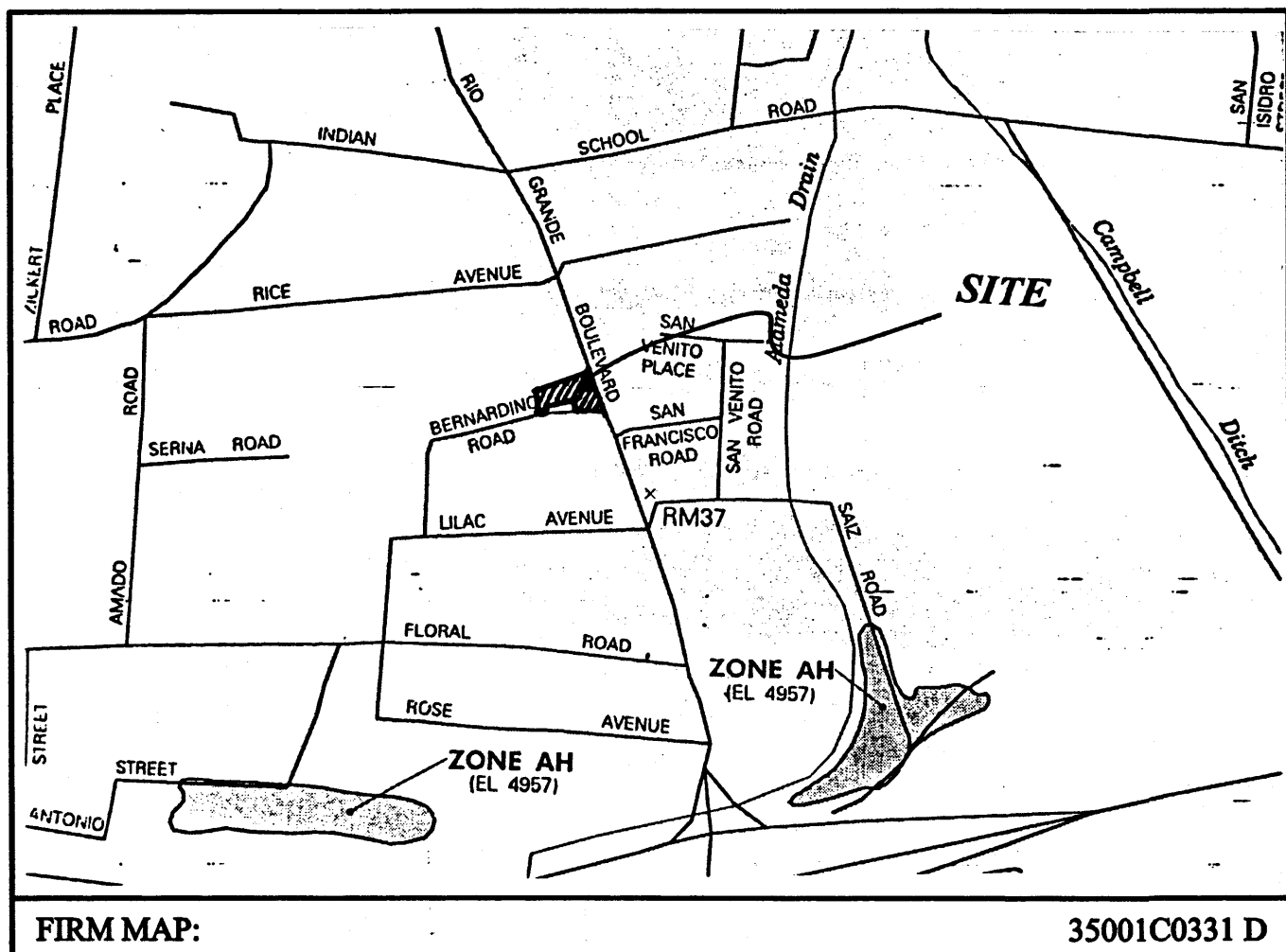
SHAHAB BIAZAR
P.E. #13479

10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

THE BRANCH LAW FIRM ANNEX GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
9914GR.DWG	SBB	05-26-99	1 OF 1

LAST REVISION: 04-04-99



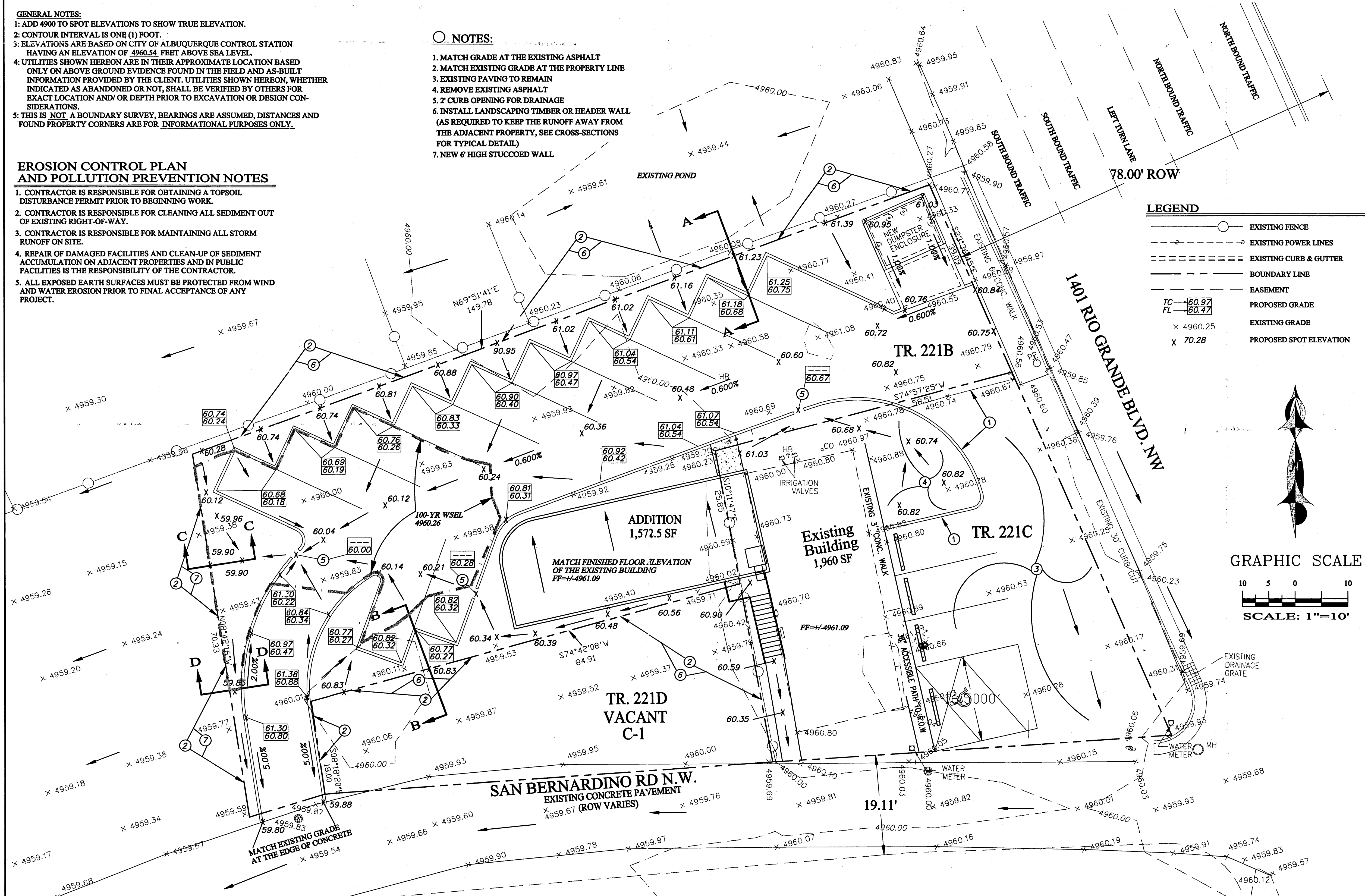
GENERAL NOTES:

1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 4960.54 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

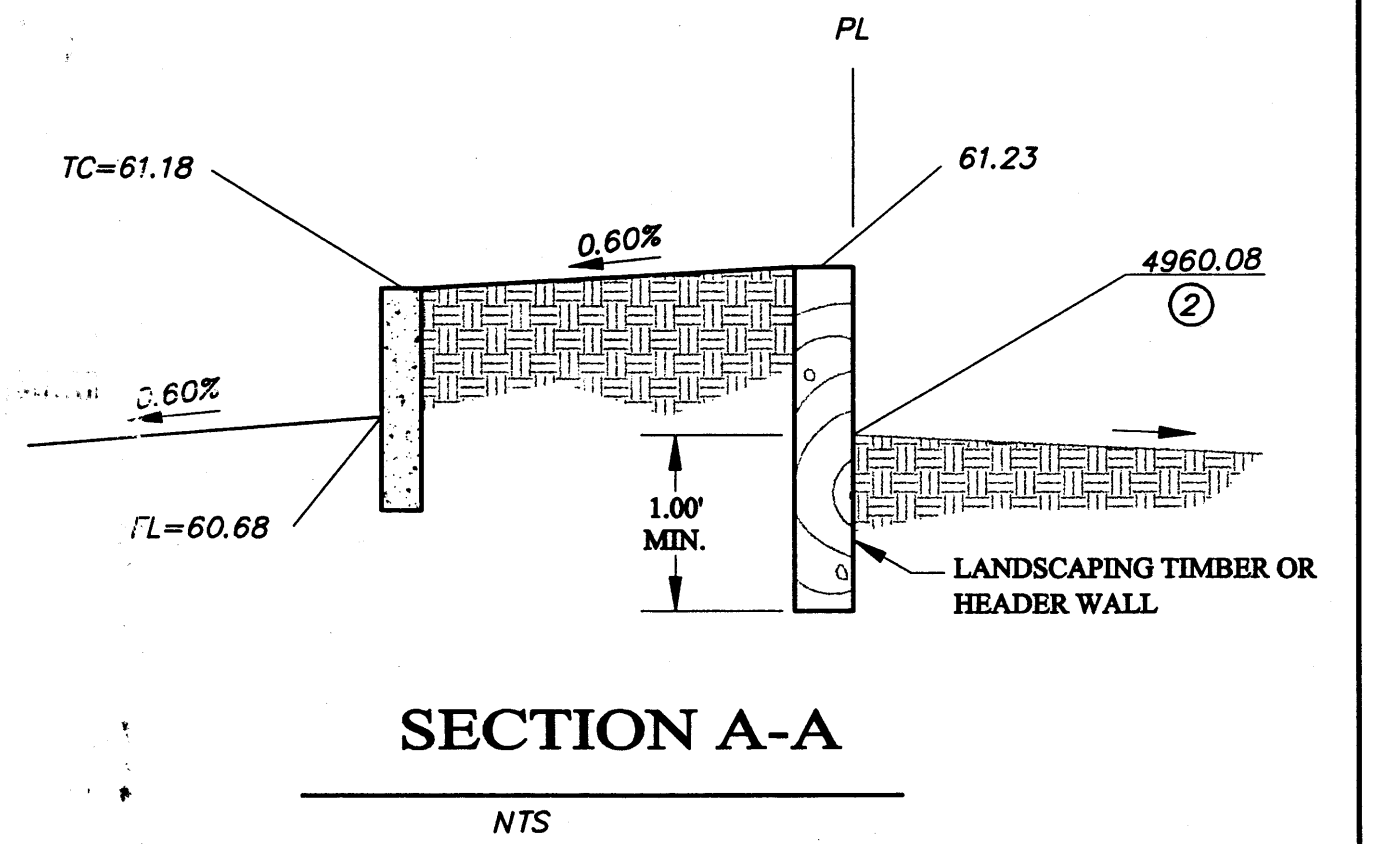
- NOTES:**
1. MATCH GRADE AT THE EXISTING ASPHALT
 2. MATCH EXISTING GRADE AT THE PROPERTY LINE
 3. EXISTING PAVING TO REMAIN
 4. REMOVE EXISTING ASPHALT
 5. 2" CURB OPENING FOR DRAINAGE
 6. INSTALL LANDSCAPING TIMBER OR HEADER WALL (AS REQUIRED TO KEEP THE RUNOFF AWAY FROM THE ADJACENT PROPERTY, SEE CROSS-SECTIONS FOR TYPICAL DETAIL)
 7. NEW 6' HIGH STUCCOED WALL



LEGAL DESCRIPTION:
TRACT 221B & 221C, MAP 35 OF MAP THE MRGCD-1957 DEED SEC 7 T10N R3E NMPM, ALB. NM
SITE ADDRESS
1401 RIO GRANDE BLVD. NW, ALB., NM

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



ROUGH GRADING APPROVAL

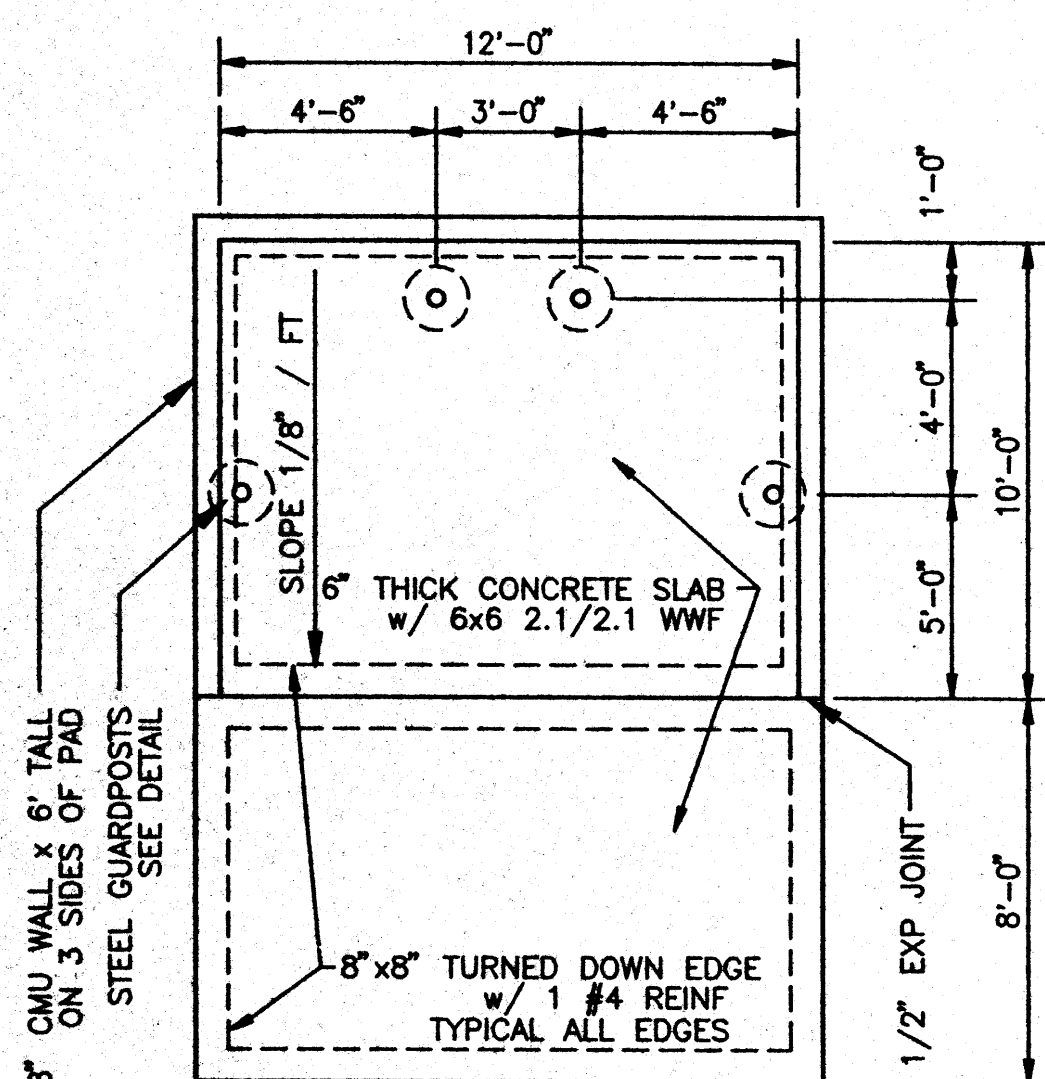
APR 5 1999
HYDROLOGY SECTION

SHAHAB BLAZAR
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
13479

ADVANCED ENGINEERING and CONSULTING, LLC
10205 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

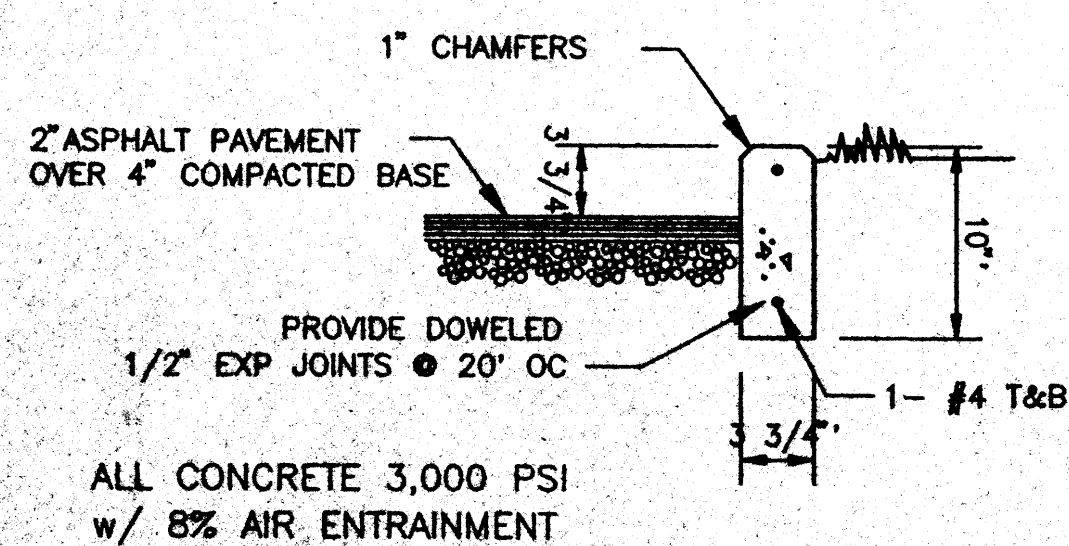
THE BRANCH LAW FIRM ANNEX
GRADING AND DRAINAGE PLAN

DRAWING: 9914GR.DWG	DRAWN BY: SBB	DATE: 04-03-99	SHEET # 1 OF 1
------------------------	------------------	-------------------	-------------------



DUMPSTER ENCLOSURE PLAN

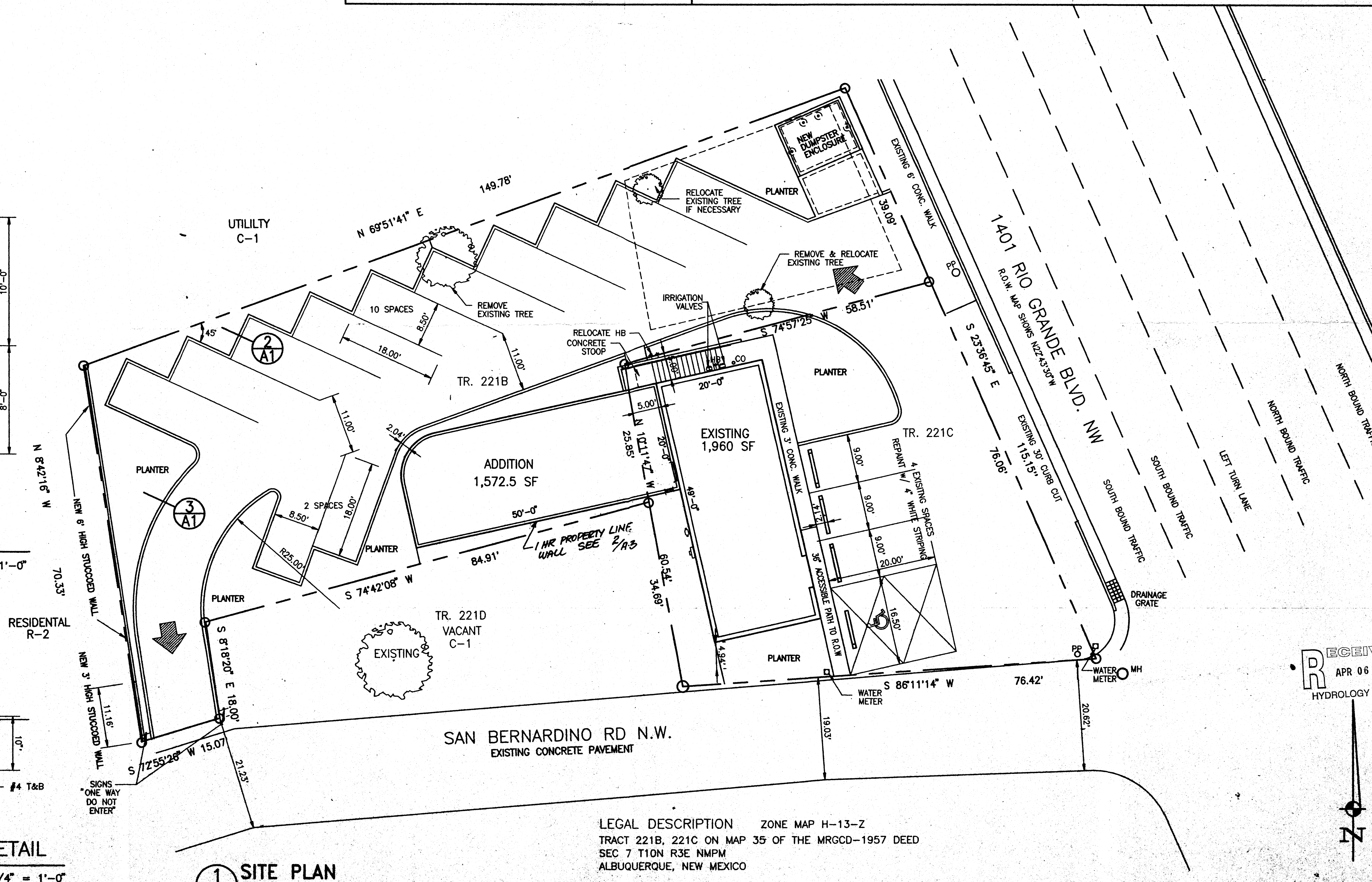
SCALE: $1/4"$ & $3/4"$ = 1'-0"



6" HEADER CURB DETAIL

SCALE: $3/4" = 1'-0"$

PARKING CALCULATIONS:			BUILDING CODE REQUIREMENTS		
REQUIRED FOR			OCCUPANCY B OFFICES		
OFFICES	LOWER LEVEL		EXISTING		
	1,966.27 GSF / 200 GSF	10 SPACES	OCCUPANTS: ADDITION		
	UPPER LEVEL		1,960.0 GSF		
	1,996.27 GSF / 300 GSF	7 SPACES	1,972.5 GSF		
			3,932.5 GSF = 40 PERSONS @ 1/100 GROSS SQ FT, 3 EXITS PROVIDED		
		17 SPACES	CONSTRUCTION TYPE V-N		
	LESS 10% BUS ACCESS	-2	BASIC ONE STORY ALLOWABLE AREA 8,000 SQ FT		
			MAX. HEIGHT 2 STORIES (UBC) - 26' (ZONING)		
TOTAL		15 SPACES	TOTAL ACTUAL AREA 3,932.6 SQ FT		
			ACTUAL HEIGHT 21'-0"		
	ADA ACCESSIBLE	1 TOTAL	STRUCTURAL DESIGN CRITERIA:		
	(VANS INCLUDED	1)	UBC SEISMIC ZONE 2B		
			WIND: 20.67 PSF (P = Ce Cq qs I)		
ACTUAL PROVIDED:		16 SPACES	ROOF & SNOW: 20 PSF NON-REDUCEABLE		
			Ce = 1.06, Cq = 1.3 (Method 2), qs = 15.0, I = 1.00		
			SOIL BEARING: 2,000 PSF		
			WIND SPEED = 75 mph, EXPOSURE C		



LEGAL DESCRIPTION ZONE MAP H-13-Z
TRACT 221B, 221C ON MAP 35 OF THE MRGCD-1957 DEED
SEC 7 T10N R3E NMPM
ALBUQUERQUE, NEW MEXICO

RECEIVED
APR 06 1999
HYDROLOGY SECTION

SCALE: 1" = 10'-0"



**MASTERWORKS
ARCHITECTS, INC.**
516. ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1808

FILE # 859SITE
05 APR 99

ADDITION TO
THE BRANCH LAW FIRM ANNEX
1401 RIO GRANDE BLVD. NW
ALBUQUERQUE, NEW MEXICO

SITE LAYOUT PLAN CODE ANALYSIS SITE DETAILS

SHEET
A1
OF 07