

OCCUPANCY GROUP: F1/S1
TYPE OF CONSTRUCTION II B

OFF-STREET PARKINGS

PROPOSED BUILDINGS:
TOTAL NET LEASE AREA = 3557 SF
MANUFACTURING (APPROX. 1/2 OF TOTAL AREA) = 1778.5 SF
1 P.S. PER 1000 SF OF NET LEASE AREA 1.78 P.S.
WAREHOUSING (APPROX. 1/2 OF TOTAL AREA) = 1778.5 SF
1 P.S. PER 2000 SF OF NET LEASE AREA 0.89 P.S.
TOTAL PARKING REQUIREMENT: 3 P.S. (2.67)
NUMBER OF SPACES PROVIDED: 3 P.S.

NUMBER OF HC SPACES REQUIRED: 1 SPACE/1-25 REQUIRED P.S.
NUMBER OF HC SPACES PROVIDED: 1, VAN ACCESSIBLE, P.S.
NUMBER OF BIKE SPACES REQUIRED: 2 P.S.
NUMBER OF BIKE SPACES PROVIDED: 3 P.S.

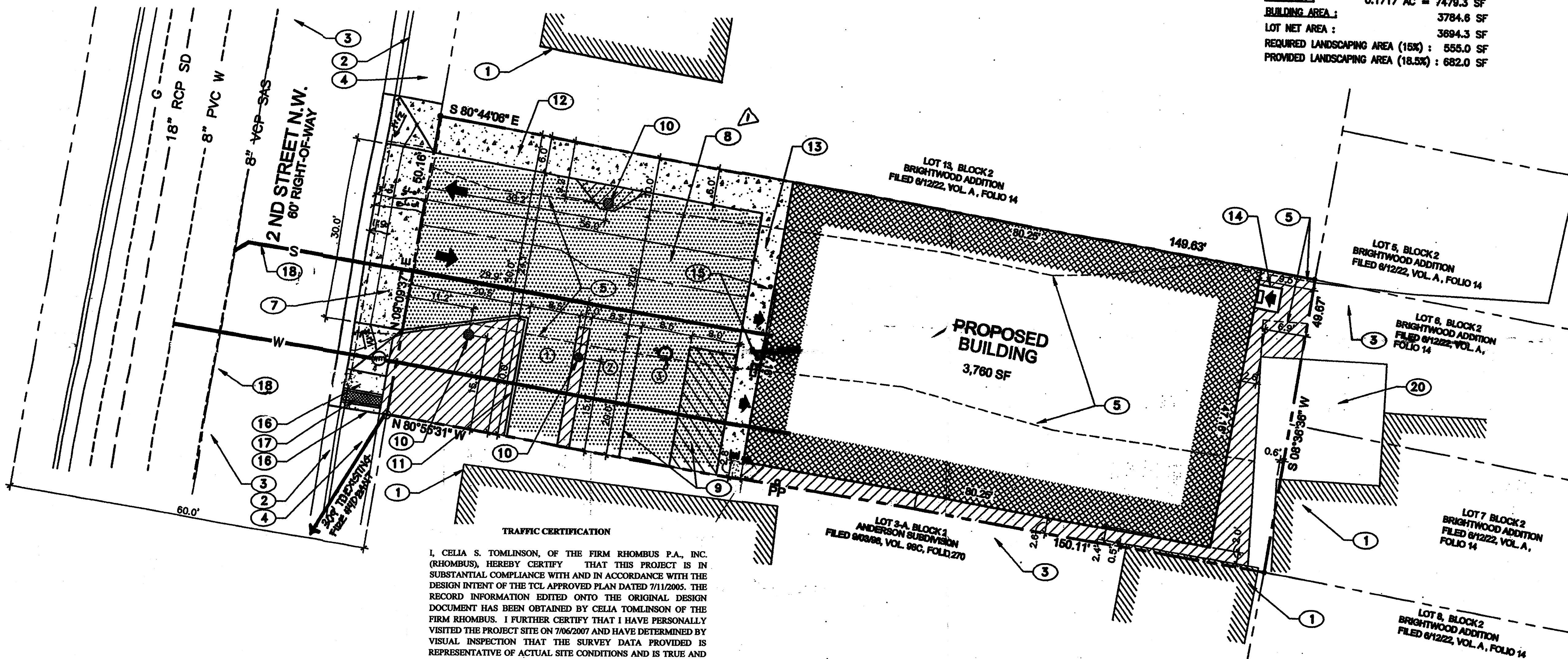
STANDARD SPACE DIMENSIONS: 8.5' x 20'
HC ACCESSIBLE SPACE DIMENSIONS: 8.5' x 20' with 6' x 20' delineated aisle.

LANDSCAPING

LOT AREA: 0.1717 AC = 7479.3 SF
BUILDING AREA: 3784.6 SF
LOT NET AREA: 3694.3 SF
REQUIRED LANDSCAPING AREA (15%): 555.0 SF
PROVIDED LANDSCAPING AREA (18.5%): 682.0 SF

KEYED NOTES

- EXISTING BUILDING TO REMAIN
- EXISTING CONCRETE CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING 6' WIDE CONCRETE SIDEWALK TO REMAIN
- PORTION OF EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE DOCK TO REMAIN
- EXISTING DRIVEPAD TO BE REMOVED, CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCRETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION. PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED PER COA STD DWG #2485
- PROPOSED ASPHALT PAVEMENT PER COA STD DWG #2408A **CONCRETE BUILT**
- STRIPING ON ASPHALT PAVEMENT, TYPICAL
- EXISTING TREE TO REMAIN
- PROPOSED CONCRETE CUT-OFF WALL PER COA STD DWG #2415B.
- PROPOSED 6\"/>



I, CELIA S. TOMLINSON, OF THE FIRM RHOMBUS P.A., INC. (RHOMBUS), HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED 7/11/2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CELIA TOMLINSON OF THE FIRM RHOMBUS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/06/2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

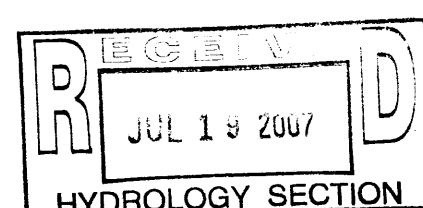
Celia S. Tomlinson 7/13/2007
CELIA S. TOMLINSON, PE #4895 DATE

SOLID WASTE NOTE:

THE TRASH BIN LOCATED IN ENCLOSURE ON LOT 3-A, BLOCK 2, ANDERSON SUBDIVISION, FILED 9/3/98, VOL. 98C, FOLD 270, HAS JOINT OWNERSHIP BETWEEN SAID LOT 3-A AND LOT 11-A, BLOCK 2, BRIGHTWOOD SUBDIVISION, FILED 1/31/2005, VOL. 2005C, FOLD 39. MAINTENANCE OF THE TRASH BIN IS THE RESPONSIBILITY OF THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS.

Je White Swad 6-20-05

SITE PLAN



NOTICE TO CONTRACTOR

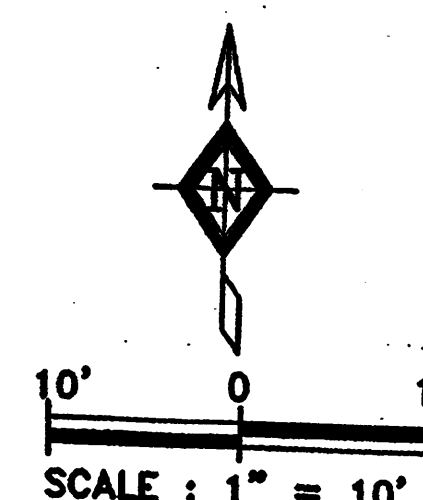
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED WITH UPDATE NO.7 AND IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS RULES AND REGULATIONS.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (280-1009) 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 MINIMUM DELAY.

- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING PRIOR TO COMMENCING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

LEGEND

- AS-BUILT**
- NEW CONCRETE PAVEMENT
 - LANDSCAPING AREA
 - NEW ASPHALT PAVEMENT
 - VEHICULAR TRAFFIC DIRECTION
 - ENTRY DOOR
 - PROPOSED BIKE RACK LOCATION
 - CONCRETE WHEEL STOP
 - HC ACCESSIBLE SIGN, SEE DETAIL THIS SHEET.
 - NEW PARKING SPACE; 4\"/>

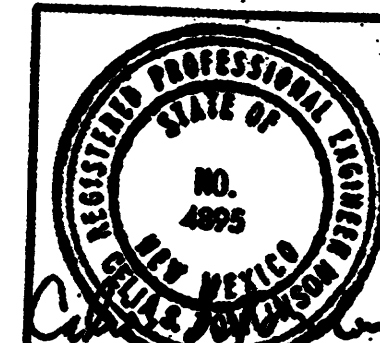
- FHA**
- PROPOSED NEW FIRE HYDRANT
 - EXISTING WATER LINE TO REMAIN
 - EXISTING SEWER LINE TO REMAIN
 - EXISTING GAS LINE TO REMAIN
 - EXISTING OVERHEAD POWER LINE TO REMAIN
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER METER



APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature]
Date 7/11/07



RHOMBUS P.A., INC.
FACILITIES ENGINEERS/ENVIRONMENTAL CONSULTANTS
e-mail: rhombus@rhombus.com
web site: www.rhombuspa.com
2620 San Mateo NE Suite B Albuquerque, NM 87110
TEL: (505) 881-8880 FAX: (505) 881-8888

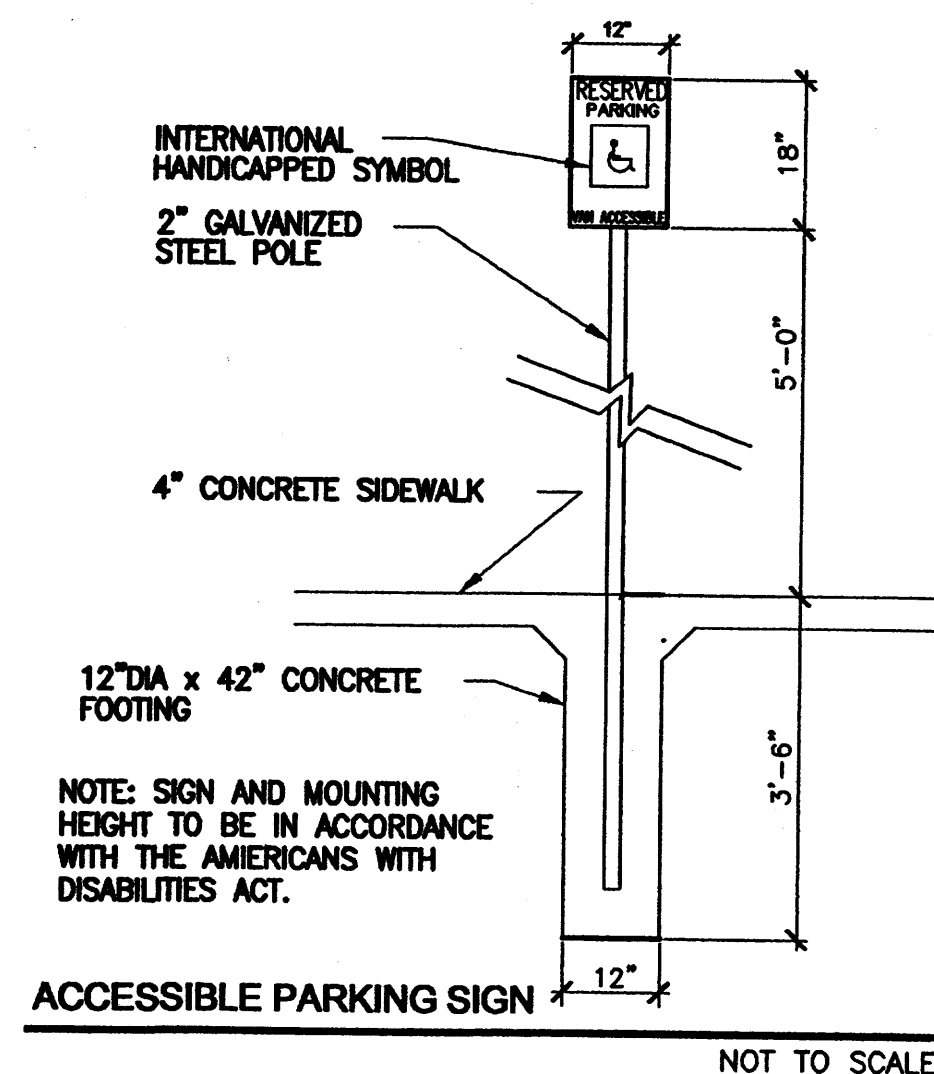
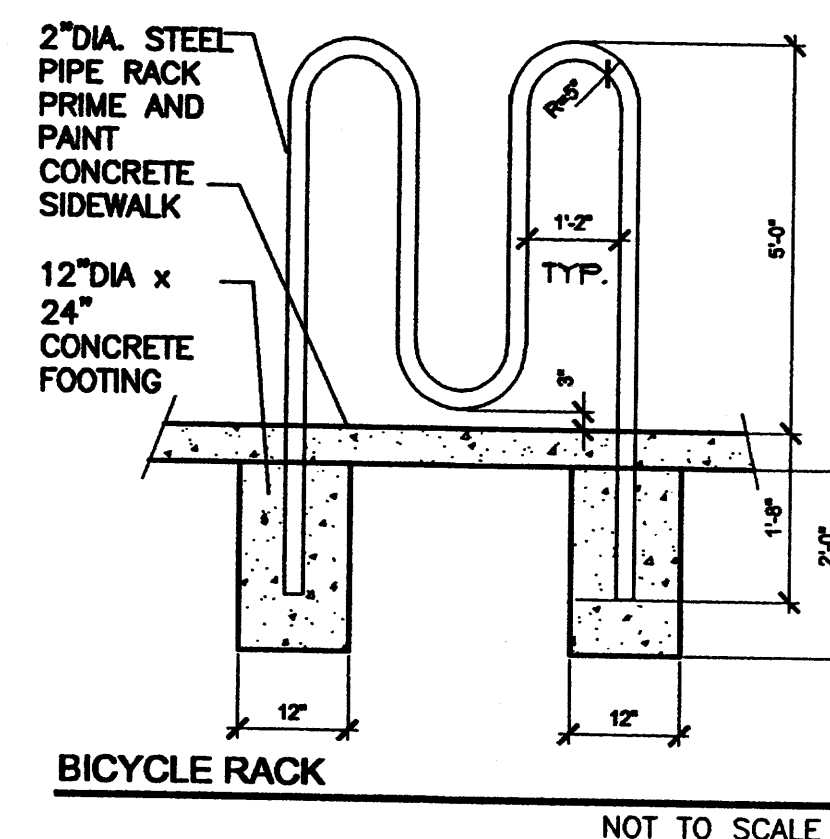
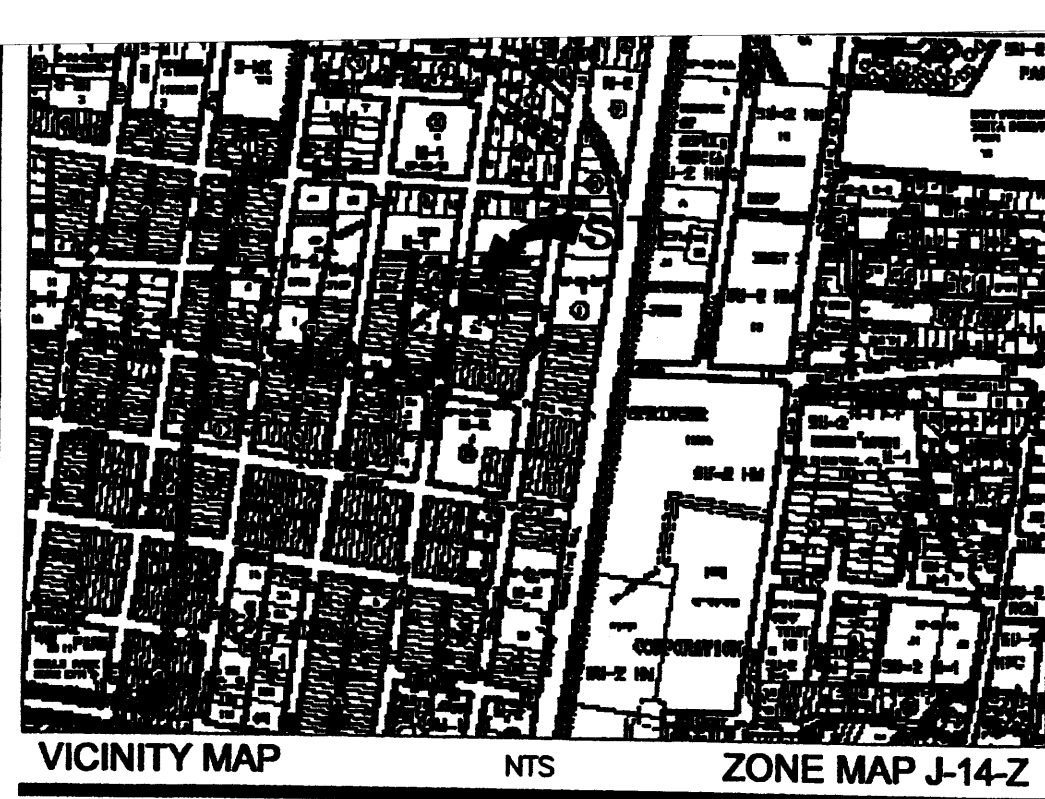
PROJECT TITLE: MACHINE SHOP/WAREHOUSE

1618 2 ND STREET N.W.

SHEET TITLE: SITE PLAN

TRAFFIC CIRCULATION LAYOUT

MAP NO: J-14-7 RHOMBUS JOB NO: 04-C2-51 SHEET C-1



OCCUPANCY GROUP: F1/S1
TYPE OF CONSTRUCTION IIB

OFF-STREET PARKINGS

PROPOSED BUILDINGS: MACHINE SHOP
TOTAL NET LEASE AREA = 3557 SF
MANUFACTURING (APPROX. 1/2 OF TOTAL AREA) = 1778.5 SF
1 P.S. PER 1000 SF OF NET LEASE AREA 1.78 P.S.
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TOTAL PARKING REQUIREMENT: 3 P.S. (2.67)
NUMBER OF SPACES PROVIDED: 3 P.S.

NUMBER OF HC SPACES REQUIRED: 1, VAN ACCESSIBLE, P.S.
1 SPACE/1-25 REQUIRED P.S.
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BUILDING AREA: 3784.8 SF
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KEYED NOTES

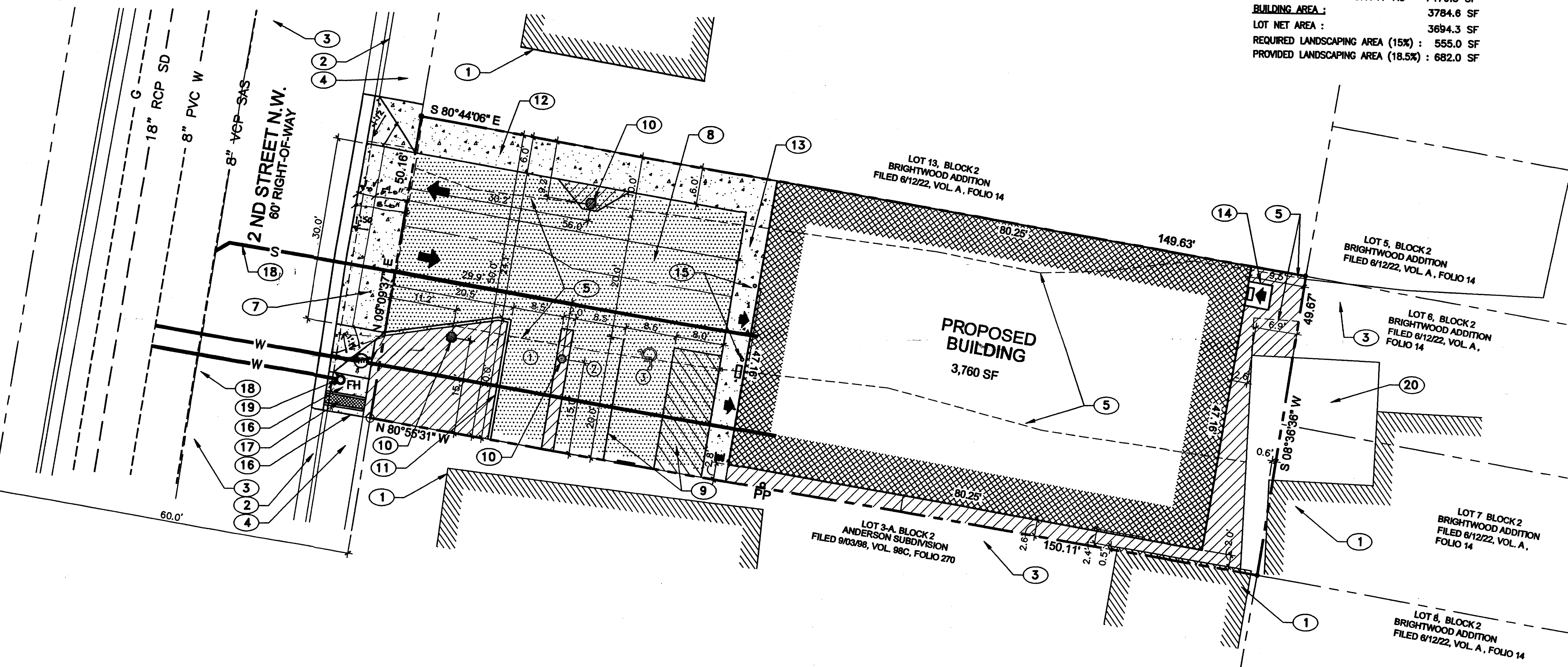
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- PROPOSED ASPHALT PAVEMENT PER COA STD DWG #2405A
- STRIPING ON ASPHALT PAVEMENT, TYPICAL
- EXISTING TREE TO REMAIN
- PROPOSED CONCRETE CUT-OFF WALL PER COA STD DWG #2415B.
- PROPOSED 6' CONCRETE WALK; TOP OF CONCRETE @ OUTER EDGE EVEN WITH TOP OF ASPHALT
- PROPOSED 4' CONCRETE WALK; TOP OF CONCRETE @ OUTER EDGE EVEN WITH TOP OF ASPHALT
- PROPOSED CONCRETE STOOP, SEE FOUNDATION PLAN
- 6" O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDDED 2'-0"
- INFILL PORTION OF 6' WIDE SIDEWALK PER COA STD DWG #2430
- PROPOSED 18" WIDE CONCRETE SIDEWALK GUTTER W/GRATE, (SEE GRADING PLAN), PER COA STD DWG #2236
- PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED PER COA STD DWG #2465
- PROPOSED FIRE HYDRANT

LEGEND

- NEW CONCRETE PAVEMENT
- LANDSCAPING AREA
- NEW ASPHALT PAVEMENT
- VEHICULAR TRAFFIC DIRECTION
- ENTRY DOOR
- PROPOSED BIKE RACK LOCATION
- CONCRETE WHEEL STOP
- HC ACCESSIBLE SIGN, SEE DETAIL THIS SHEET.
- NEW PARKING SPACE; 4" WIDE WHITE STRIPE SPACE MARKING
- HC SYMBOL PAVEMENT MARKING
- INSTALL NEW BLDG WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL SITE PLAN FOR LOCATION(S)
- BOLLARD, 6" O.D. STEEL PIPE, CONCRETE FILLED, ENCASED IN 12" DIA CONCRETE ALL AROUND AND EMBEDDED 24"
- PROPOSED NEW FIRE HYDRANT
- EXISTING WATER LINE TO REMAIN
- EXISTING SEWER LINE TO REMAIN
- EXISTING GAS LINE TO REMAIN
- EXISTING OVERHEAD POWER LINE TO REMAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER METER

FHA

- W --- EXISTING WATER LINE TO REMAIN
- SAS --- EXISTING SEWER LINE TO REMAIN
- G --- EXISTING GAS LINE TO REMAIN
- OH --- EXISTING OVERHEAD POWER LINE TO REMAIN
- W --- PROPOSED WATER LINE
- S --- PROPOSED SEWER LINE
- W --- PROPOSED WATER LINE
- S --- PROPOSED SEWER LINE

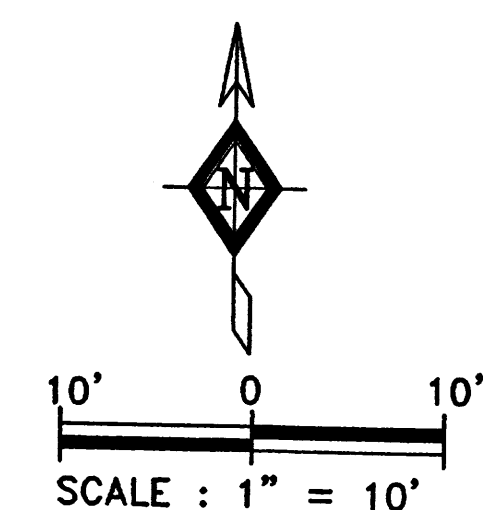


SOLID WASTE NOTE:
THE TRASH BIN LOCATED IN ENCLOSURE ON LOT 3-A, BLOCK 2, ANDERSON SUBDIVISION, FILED 9/3/98, VOL. 98C, FOLIO 270, HAS JOINT OWNERSHIP BETWEEN SAID LOT 3-A AND LOT 11-A, BLOCK 2, BRIGHTWOOD SUBDIVISION, FILED 1/31/2005, VOL. 2005C, FOLIO 39. MAINTENANCE OF THE TRASH BIN IS THE RESPONSIBILITY OF THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS.

See White Survey 6-2005

NOTICE TO CONTRACTOR

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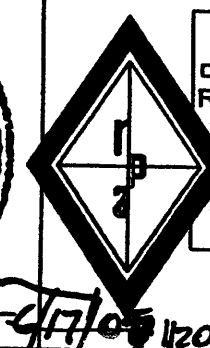
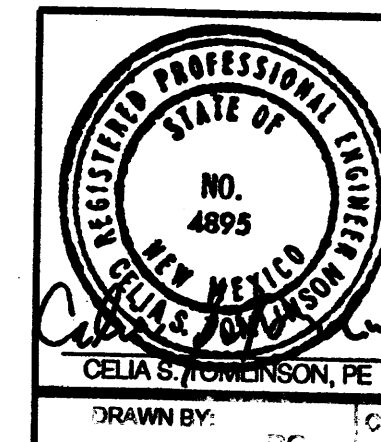
SCALE: 1" = 10'

APPROVED/NOT APPROVED
DATE: 7/11/2005
SIGNATURE: [Signature]

TRAFFIC CIRCULATION LAYOUT
APPROVED

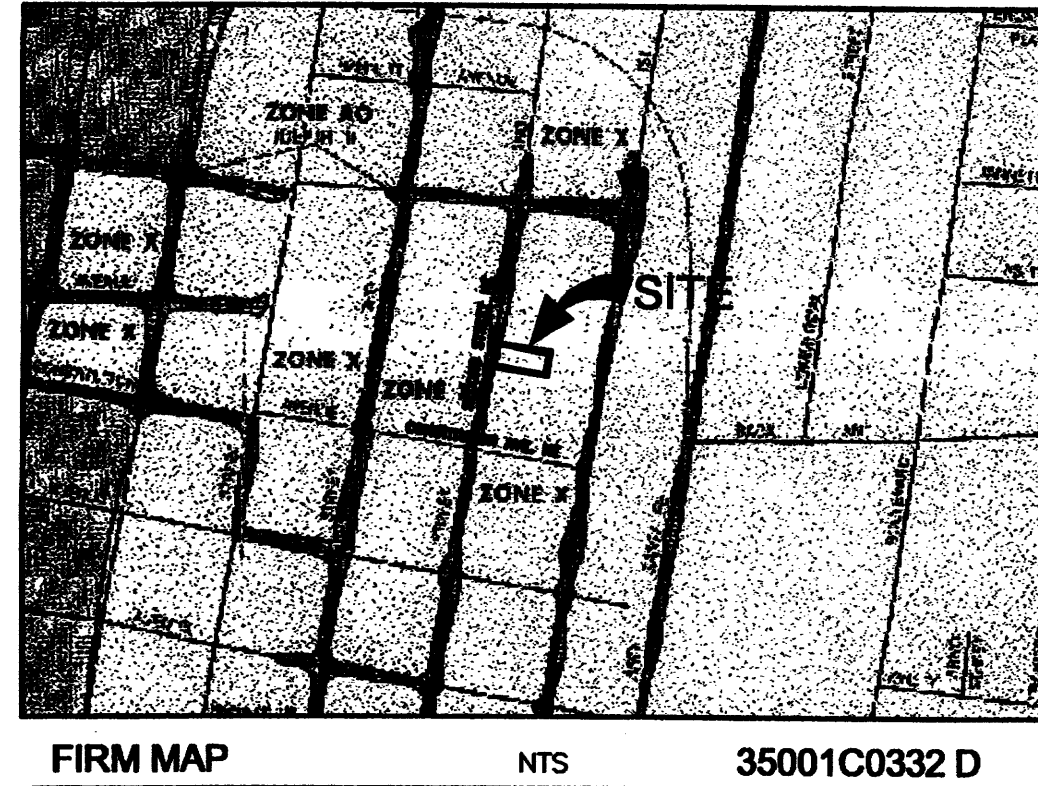
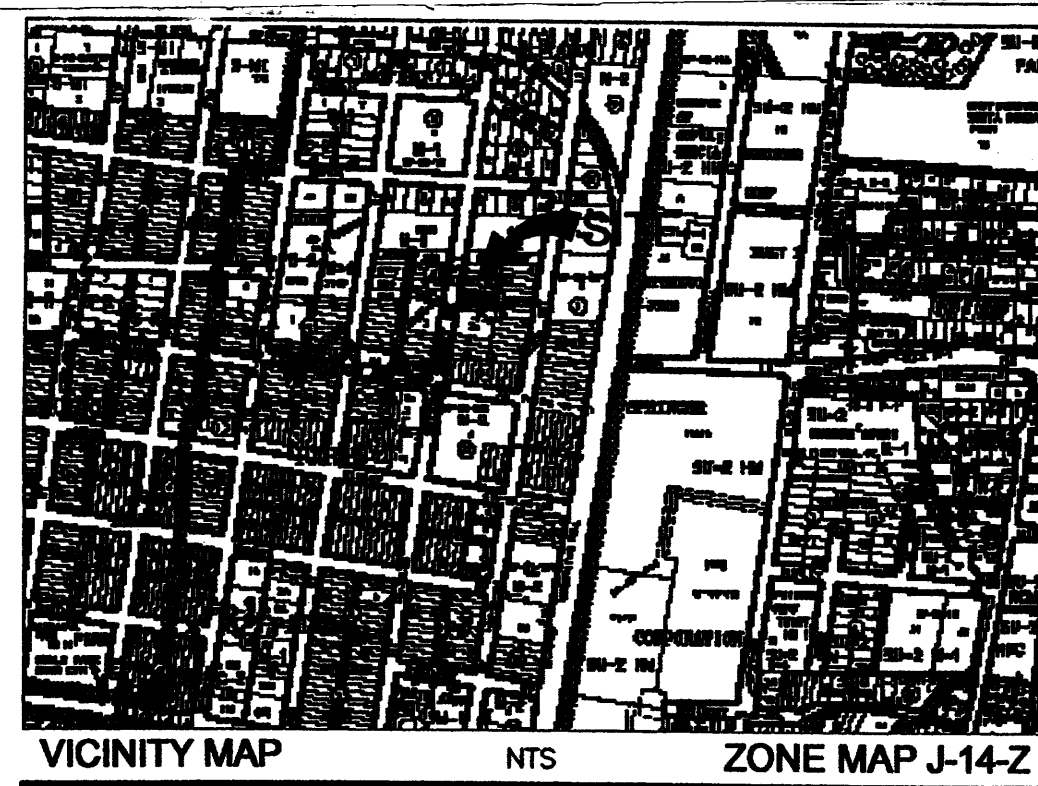
Signed: [Signature] Date: 7/11/2005

LOT 11-A, BLOCK 2
BRIGHTWOOD SUBDIVISION
FILED 1/31/2005, BOOK 2005C, PG 39
ZONE M-2



RHOMBUS P.A., INC.
FACILITIES ENGINEERS/ENVIRONMENTAL CONSULTANTS
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web site: www.RHOMBUSPA.COM
2620 San Mateo NE Suite B Albuquerque, NM 87110
TEL: (505) 861-0880 FAX: (505) 861-0886

PROJECT TITLE:
MACHINE SHOP/WAREHOUSE
1618 2 ND STREET N.W.
SHEET TITLE:
TRAFFIC CIRCULATION LAYOUT



Drainage Analysis for New Building on New Lot for Jaguar Machine Shop, Albuquerque, New Mexico

Site Location : The project is located at 1618 2nd St. NW between Lomas and I-40. The City map is J-14.

Flood Zone: Per FEMA FIRM panel 35001C0332E, November 2003, the site is not in a regulatory 100-year flood zone. However, 2nd St adjacent to the site is in an AO1 zone, as is 1st St. nearby.

Existing Conditions:

The entire surrounding area has long been developed. Except for some encroachment from buildings on adjacent sites there are no buildings onsite currently. Roughly the middle half of the site has asphalt paving so apparently there was onsite development in the past. Two businesses fronting on 1st St. drain away from 1st and onto the project site. This water will continue to be passed through the site.

Proposed Conditions: A new metal building will be constructed on the east part of the site, extending from the north property line to about 2-1/2 feet from the south property line. Parking and landscaping will occupy the west part of the site. It is the intent for all 3 existing mature trees to remain.

Offsite from the east and roof runoff (total Qpeak apx 2.0 cfs) will be conveyed in a small storm drain to a sump in the front of the site, from which it will be pumped to 2nd St. through a standard City of Albuquerque sidewalk culvert. The sidewalk culvert will have the capacity to pass the 100-year design flow reaching it, including flow from the storm drain and any overland flow from the parking lot that does not drain out the driveway.

Drainage Analysis: Drainage methods are per City of Albuquerque DPM (Development Process Manual) Chapter 22.2, Hydrology, specifically the methods for small watersheds. The site is in Rain Zone 2.

As shown in the calculations there is very little increase in runoff generated by this project which is located on a previously developed (at least in part) site in a long-developed area. The project will continue to pass offsite flow through the site to 2nd St. The project will not have any adverse drainage impacts.

END OF REPORT TEXT

EQUATIONS REQUIRED (From City of Albuquerque NM DPM (Development Process Manual) Chapter 22.2)
Qpeak, total=Qp Qp = QpA*AreaA+QpB*AreaB+QpC*AreaC+QpD*AreaD (Cubic feet per second) (EQ. a-10)
E, 360min (=6hr) WEIGHTED E, 6hr = E *A /A + E *A /A + E *A /A + E *A /A (Inches) (EQ. a-5)
Volume, 360min V = WEIGHTED E, 6hr*A /A + A /A + A /A + A /A (Cubic feet) (EQ. a-6)
Volume, 10-days V10-day = V360 + AreaD*(P10days-P360min)/12 (Cubic feet) (EQ. a-9)

RAIN ZONE 2 SEE DPM FIGURE A-1 p22-7
100-YEAR STORM PRECIPITATION (P) DEPTHS, INCHES (DPM TABLE A-2, P22-8)
1Hr=60Min 6Hr=360Min 24-HR 4-DAY 10-DAY
2.01 2.35 2.75 3.3 3.95

100-YEAR 6-HOUR (360 MINUTE) STORM EVENT (E=Depth of Rain Excess-->Runoff Volume)
TREATMENT CLASS A B C D Total
Qpeak, CFS/ACRE 1.56 2.28 3.14 4.70 (DPM TABLE A-9, P22-15)
E360, INCHES 0.53 0.78 1.13 2.12 (DPM TABLE A-8, P22-13)

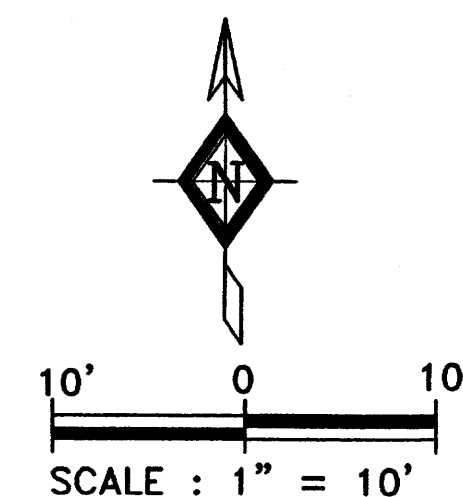
EXISTING CONDITIONS
TREATMENT CLASS A B C D Total
ACRES 0.0000 0.0000 0.0877 0.0842 0.1719
Qpeak, 100-yr, cfs 6-hr 0.67
Volume, 100-yr, cfi 6-hr 1,007 24-hr 1,130

DEVELOPED CONDITIONS
TREATMENT CLASS A B C D Total
ACRES 0.0000 0.0179 0.0000 0.1540 0.1719
Qpeak, 100-yr, cfs 6-hr 0.76
Volume, 100-yr, cfi 6-hr 1,236 24-hr 1,459

INCREASE IN RATE, cfs 6-hr 0.09 Very minor
INCREASE IN VOLUME, cfi 6-hr 229 24-hr 329

KEYED NOTES

- EXISTING BUILDING TO REMAIN
- EXISTING CONCRETE CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING 6" WIDE CONCRETE SIDEWALK TO REMAIN
- 6" HIGH CONCRETE FENCE BASE CURB
- EXISTING CONCRETE DOCK TO REMAIN
- EXISTING DRIVEPAD TO BE REMOVED, CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCRETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION. PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED PER COA STD DWG #2465
- PROPOSED ASPHALT PAVEMENT PER COA STD DWG # 2405A
- STRIPING ON ASPHALT PAVEMENT, TYPICAL
- EXISTING TREE TO REMAIN
- PROPOSED CONCRETE CUT-OFF WALL PER COA STD DWG #2415B.
- PROPOSED 6" CONCRETE WALK; TOP OF CONCRETE @ OUTER EDGE EVEN WITH TOP OF ASPHALT
- PROPOSED 4" CONCRETE WALK; TOP OF CONCRETE @ OUTER EDGE EVEN WITH TOP OF ASPHALT
- PROPOSED CONCRETE STOOP, SEE FOUNDATION PLAN
- 6" O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDDED 2'-0"
- INFILL PORTION OF 6" WIDE SIDEWALK PER COA STD DWG #2430
- PROPOSED 18" WIDE CONCRETE SIDEWALK GUTTER W/GRATE. (SEE GRADING PLAN), PER COA STD DWG #2236
- PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED PER COA STD DWG #2465
- PROPOSED FIRE HYDRANT
- PROPOSED 15" DIA. DRAIN BASIN W/15" DIA. DOME GRATE, AS MANUFACTURED BY "ADVANCED DRAINAGE SYSTEMS, INC.", OR APPROVED EQUAL
- 4'x4'x4" CONCRETE COLLAR, ALL SIDES SLOPE TOWARDS DRAIN BASIN.
- PROPOSED 24" DIA. DRAIN BASIN W/24" DIA. DOME GRATE, AS MANUFACTURED BY "ADVANCED DRAINAGE SYSTEMS, INC.", OR APPROVED EQUAL
- SUMP PUMP AS MANUFACTURED BY "PUMPS & SERVICE" OR APPROVED EQUAL
- PROPOSED 12" DIA. N-12 PIPE, AS MANUFACTURED BY "ADVANCED DRAINAGE SYSTEMS, INC.", OR APPROVED EQUAL
- PROPOSED 6" DIA. VCT PIPE, FROM PUMP TO SIDEWALK GUTTER
- DOWNSPOUT PER METAL BUILDING MANUFACTURER



APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

- PROPERTY LINE
- NEW CONCRETE PAVEMENT
- LANDSCAPING AREA
- NEW ASPHALT PAVEMENT
- VEHICULAR TRAFFIC DIRECTION
- ENTRY DOOR
- PROPOSED BIKE RACK LOCATION
- CONCRETE WHEEL STOP
- HC ACCESSIBLE SIGN, SEE DETAIL THIS SHEET.
- HC SYMBOL PAVEMENT MARKING
- FHq PROPOSED NEW FIRE HYDRANT
- W EXISTING WATER LINE TO REMAIN
- SAS EXISTING SEWER LINE TO REMAIN
- G EXISTING GAS LINE TO REMAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER METER
- ROOF FLOW LINE
- 10 PROPOSED ELEV. CONTOUR
- 4958 EXISTING ELEV. CONTOUR TO REMAIN
- 4957 EXISTING ELEV. CONTOUR TO BE MODIFIED
- FIN. FLR 5084.00 PROPOSED BUILDING FINISH FLOOR ELEV.
- EXISTING TOP OF ASPHALT ELEVATION TO REMAIN
- EXISTING TOP OF CONCRETE ELEV. TO REMAIN
- EXISTING FLOWLINE ELEVATION TO REMAIN
- EXISTING TOP OF CURB ELEVATION TO REMAIN
- TG 57.25 PROPOSED SPOT ELEVATION
- TA 57.15 PROPOSED TOP OF ASPHALT PAVEMENT
- TCO 58.14 SPOT ELEVATION
- TC 57.15 PROPOSED TOP OF CONCRETE ELEVATION
- FL 56.27 PROPOSED TOP OF CURB ELEVATION
- 0.5% PROPOSED FLOWLINE ELEVATION
- 0.5% FLOW DIRECTION

GRADING PLAN

NOTICE TO CONTRACTOR

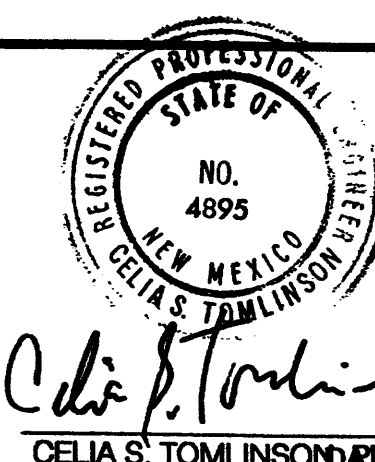
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NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.

NOTE: ADD 4900 FEET TO PROPOSED SPOT ELEVATIONS TO GET MEAN SEA LEVEL DATUM ELEVATIONS.

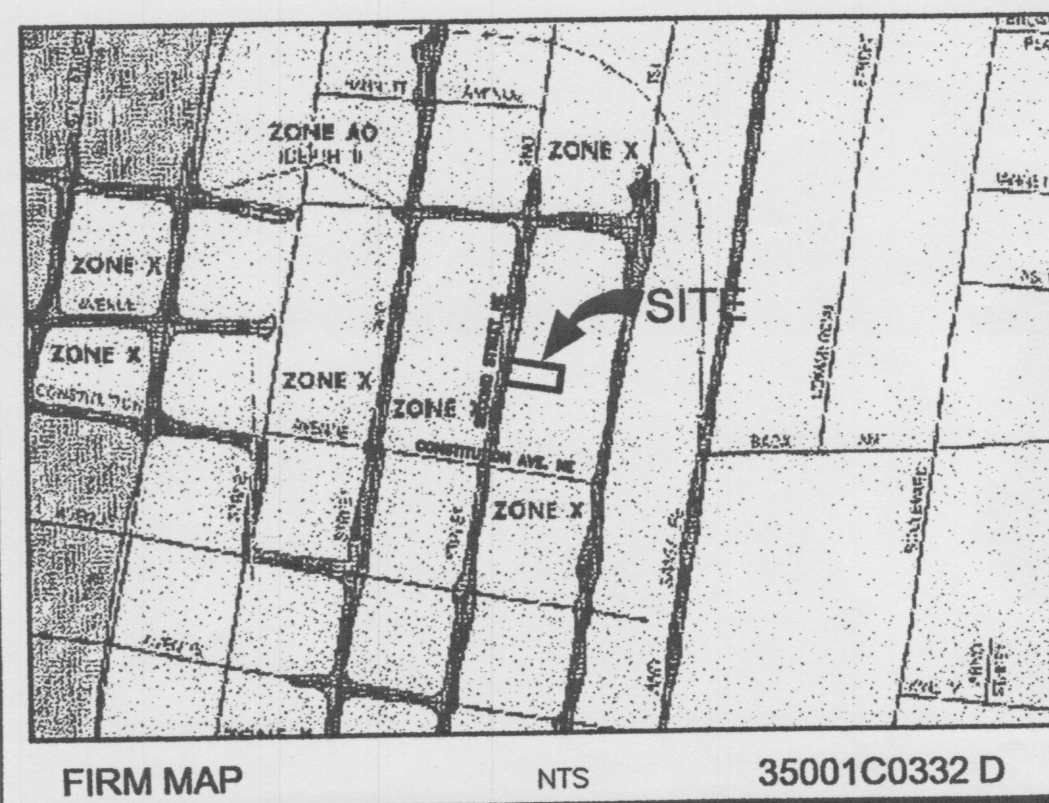
BENCHMARK:
ACS 17-J14
ELEVATION 4954.83
ACS ALUMINUM CAP STAMPED "17-J14 1983", SET FLUSH WITH TOP OF CONCRETE, INTERSECTION OF LOMAS BLVD AND 8TH STREET.

ENGINEERS CERTIFICATION
I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE SITE AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY (NOVEMBER 10, 2004).

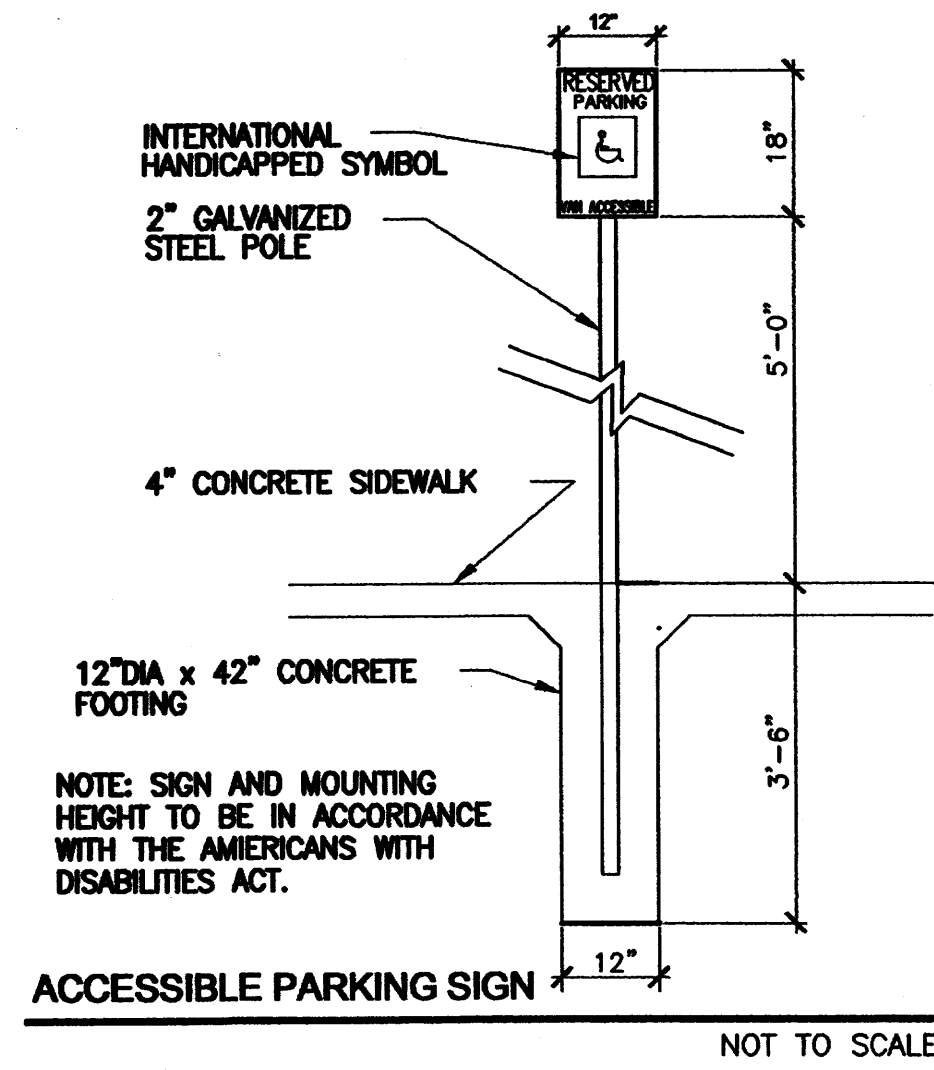
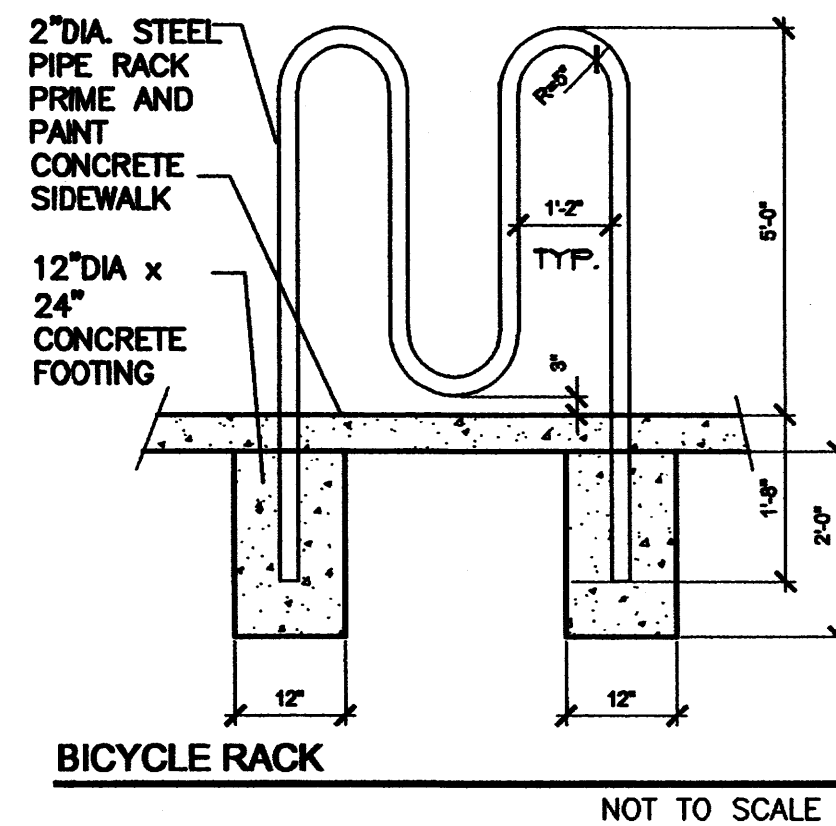
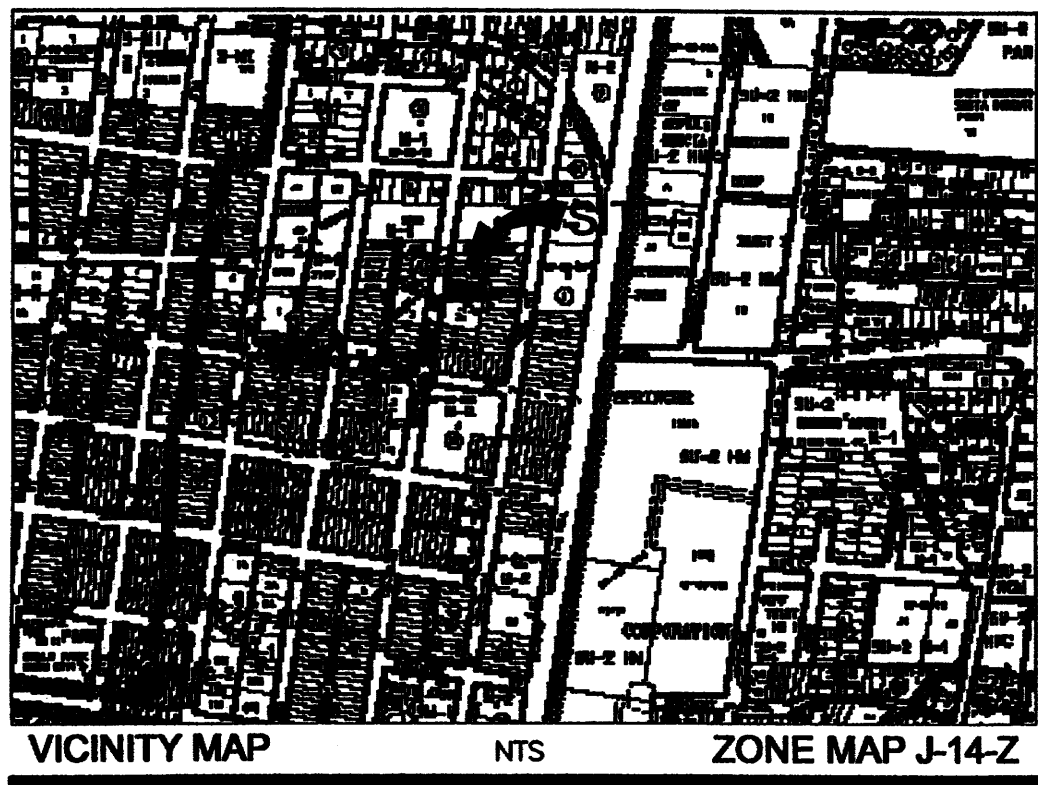


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TEL: (505) 881-6890 FAX: (505) 881-6898

PROJECT TITLE:
MACHINE SHOP/WAREHOUSE
1618 2ND STREET N.W.
SHEET TITLE:
GRADING AND DRAINAGE PLAN
MAP NO: J-14-Z RHOMBUS JOB NO: 04-C2-51 SHEET C-2



MAP NO:	J-14-7	RHOMBUS JOB NO:	04 C2 51	SHEET	C-2
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OCCUPANCY GROUP: F1/S1
TYPE OF CONSTRUCTION II B

OFF-STREET PARKINGS

PROPOSED BUILDINGS: MACHINE SHOP
TOTAL NET LEASE AREA = 3557 SF
MANUFACTURING (APPROX. 1/2 OF TOTAL AREA) = 1778.5 SF
1 P.S. PER 1000 SF OF NET LEASE AREA 1.78 P.S.
WAREHOUSING (APPROX. 1/2 OF TOTAL AREA) = 1778.5 SF
1 P.S. PER 2000 SF OF NET LEASE AREA 0.89 P.S.
TOTAL PARKING REQUIREMENT: 3 P.S. (2.67)
NUMBER OF SPACES PROVIDED: 3 P.S.

NUMBER OF HC SPACES REQUIRED: 1, VAN ACCESSIBLE, P.S.
1 SPACE/1-25 REQUIRED P.S.
NUMBER OF HC SPACES PROVIDED: 1, VAN ACCESSIBLE, P.S.
NUMBER OF BIKE SPACES REQUIRED: 2 P.S.
NUMBER OF BIKE SPACES PROVIDED: 3 P.S.

STANDARD SPACE DIMENSIONS: 8.5' x 20'
HC ACCESSIBLE SPACE DIMENSIONS: 8.5' x 20' with 8' x 20' delineated aisle.

LANDSCAPING

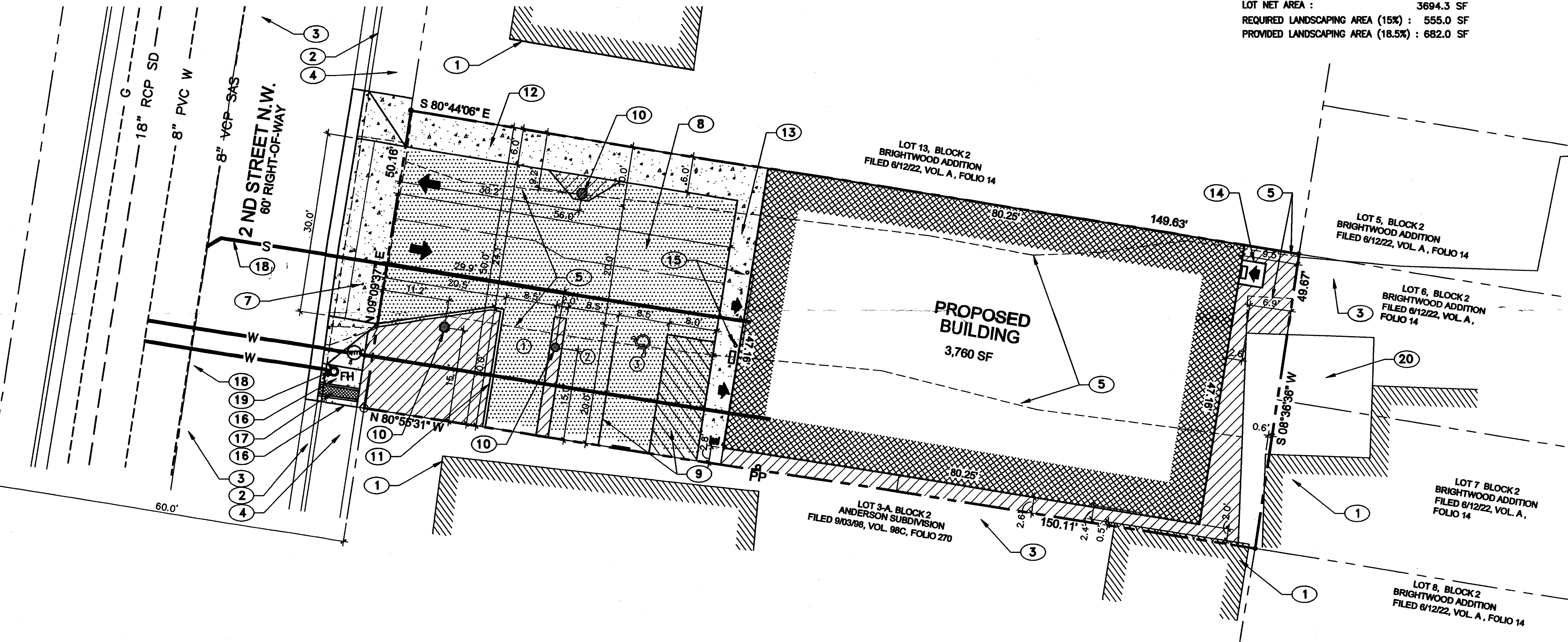
LOT AREA: 0.1717 AC = 7479.3 SF
BUILDING AREA: 3784.6 SF
LOT NET AREA: 3694.3 SF
REQUIRED LANDSCAPING AREA (15%): 555.0 SF
PROVIDED LANDSCAPING AREA (18.5%): 682.0 SF

KEYED NOTES

- EXISTING BUILDING TO REMAIN
- EXISTING CONCRETE CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING 6' WIDE CONCRETE SIDEWALK TO REMAIN
- PORTION OF EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE DOCK TO REMAIN
- EXISTING DRIVEPAD TO BE REMOVED, CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425. MATCH EXISTING CONCRETE AND ASPHALT ELEVATIONS WHERE REQUIRED, ASSURE SMOOTH TRANSITION. PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED PER COA STD DWG #2465
- PROPOSED ASPHALT PAVEMENT PER COA STD DWG #2405A
- STRIPING ON ASPHALT PAVEMENT, TYPICAL
- EXISTING TREE TO REMAIN
- PROPOSED CONCRETE CUT-OFF WALL PER COA STD DWG #2415B.
- PROPOSED 6' CONCRETE WALK; TOP OF CONCRETE @ OUTER EDGE EVEN WITH TOP OF ASPHALT
- PROPOSED 4' CONCRETE WALK; TOP OF CONCRETE @ OUTER EDGE EVEN WITH TOP OF ASPHALT
- PROPOSED CONCRETE STOOP, SEE FOUNDATION PLAN
- 6" O.D. STEEL PIPE, CONCRETE FILLED BOLLARDS, ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDDED 2'-0"
- INFILL PORTION OF 6' WIDE SIDEWALK PER COA STD DWG #2430
- PROPOSED 18" WIDE CONCRETE SIDEWALK GUTTER W/GRATE, (SEE GRADING PLAN), PER COA STD DWG #2236
- PATCH EXISTING ASPHALT PAVEMENT AS REQUIRED PER COA STD DWG #2465
- PROPOSED FIRE HYDRANT

LEGEND

- NEW CONCRETE PAVEMENT
- LANDSCAPING AREA
- NEW ASPHALT PAVEMENT
- VEHICULAR TRAFFIC DIRECTION
- ENTRY DOOR
- PROPOSED BIKE RACK LOCATION
- CONCRETE WHEEL STOP
- HC ACCESSIBLE SIGN, SEE DETAIL THIS SHEET.
- NEW PARKING SPACE; 4" WIDE WHITE STRIPE SPACE MARKING
- HC SYMBOL PAVEMENT MARKING
- INSTALL NEW BLDG WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL SITE PLAN FOR LOCATION(S)
- BOLLARD, 6" O.D. STEEL PIPE, CONCRETE FILLED, ENCASED IN 12" DIA CONCRETE ALL AROUND AND EMBEDDED 24"
- PROPOSED NEW FIRE HYDRANT
- EXISTING WATER LINE TO REMAIN
- EXISTING SEWER LINE TO REMAIN
- EXISTING GAS LINE TO REMAIN
- EXISTING OVERHEAD POWER LINE TO REMAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER METER

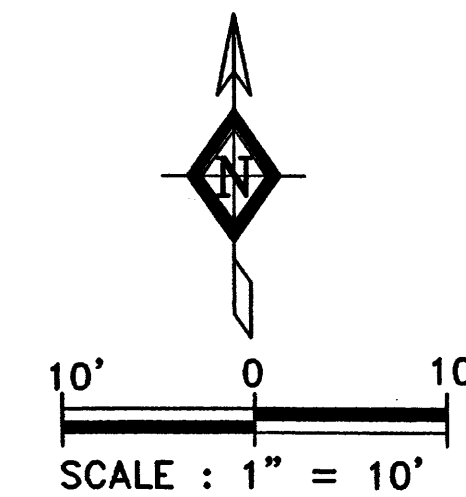


SITE PLAN

SOLID WASTE NOTE:

THE TRASH BIN LOCATED IN ENCLOSURE ON LOT 3-A, BLOCK 2, ANDERSON SUBDIVISION, FILED 9/3/98, VOL. 98C, FOLIO 270, HAS JOINT OWNERSHIP BETWEEN SAID LOT 3-A AND LOT 11-A, BLOCK 2, BRIGHTWOOD SUBDIVISION, FILED 1/31/2005, VOL. 2005C, FOLIO 39. MAINTENANCE OF THE TRASH BIN IS THE RESPONSIBILITY OF THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS.

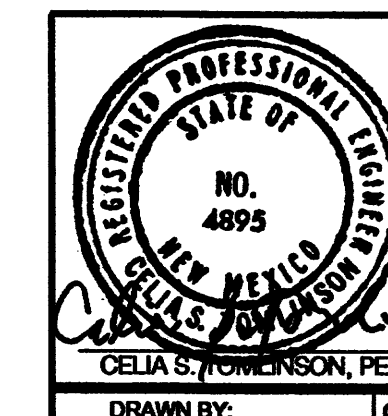
See White Swad 6-2005



PLANS CHECKED OFF: 924-3611
APPROVED/DISAPPROVED: 6-20-05
SIGNATURE & DATE

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PROJECT TITLE: **MACHINE SHOP/WAREHOUSE**
1618 2 ND STREET N.W.
SHEET TITLE: **SITE PLAN**
TRAFFIC CIRCULATION LAYOUT
DRAWN BY: RG CHECKED BY: CT FIELD WORK BY: RHOMBUS P.A. DATE: 6/15/2005
MAP NO: J-14-Z RHOMBUS JOB NO: 04-C2-51 SHEET C-1 OF X