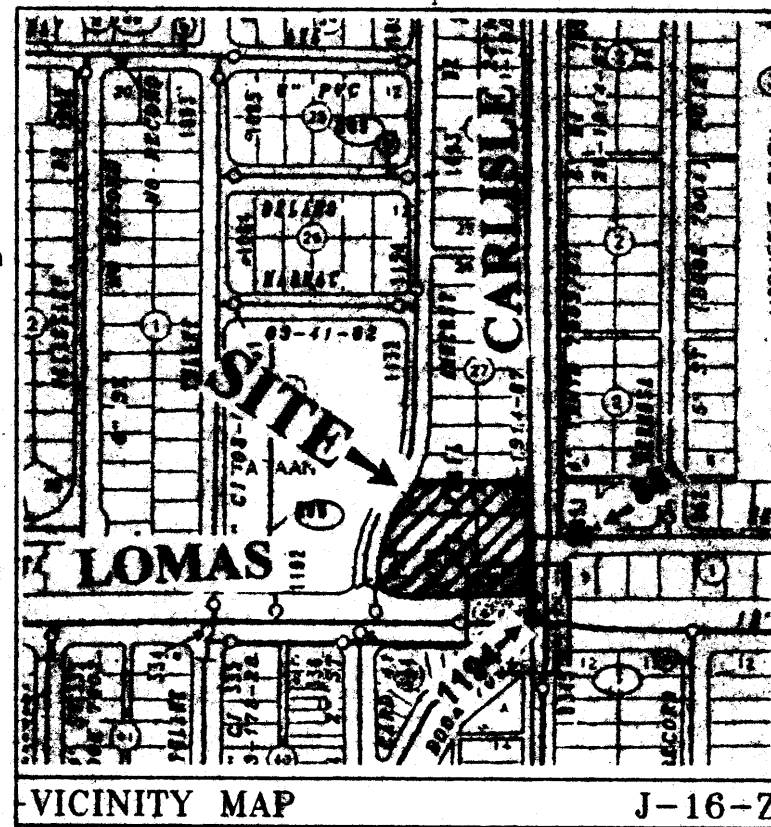
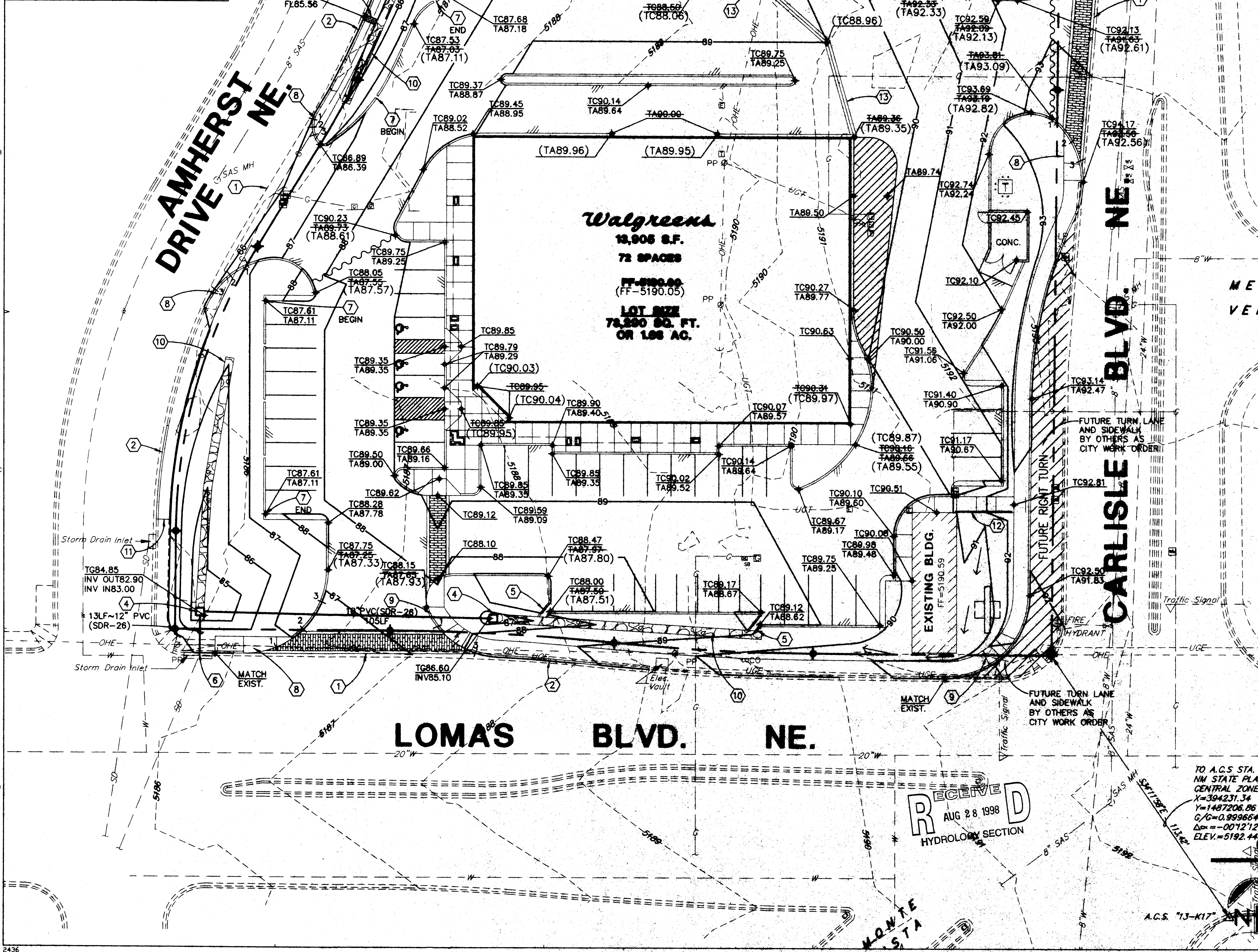




VICINITY MAP J-16-Z



KEYED NOTES

1. INSTALL NEW SERVICE DRIVE ENTRANCE PER C.O.A. STD. DWG. NO. 2426.
2. INSTALL NEW 8" CURB AND GUTTER PER C.O.A. STD. DWG. NO. 2415.
3. INSTALL NEW 2' SIDEWALK CULVERT PER COA STD. DWG. NO. 2236.
4. INSTALL NEW DROP INLET PER DETAIL 1/C3.
5. INSTALL NEW CONCRETE RUNDOWN PER DETAIL 2/C3.
6. CONNECT NEW STORM DRAIN TO EXISTING STORM DRAIN INLET PER COA STD. DWG. NO. 2237.
7. CONSTRUCT 1' CURB CUTS AT 20' O.C.
8. CONSTRUCT HANDICAP RAMP PER COA STD. DWG. NO. 2426, SECTION A-A.
9. CONSTRUCT HANDICAP RAMP PER COA STD. DWG. NO. 2426, NOTE B.
10. INSTALL RIPRAP PER DETAIL 3/C3.
11. REPLACE EXISTING SIDEWALK, SEE ARCH. SITE PLAN.
12. INSTALL HANDRAIL FOR ADA COMPLIANCE, SEE ARCH. SITE PLAN.
13. INSTALL CONCRETE VALLEY GUTTER PER DETAIL 4/C3.

DRIVEPAD ELEVATIONS

AMHERST ENTRANCE			LOMAS ENTRANCE			CARLISLE ENTRANCE		
NORTH	TCC	FL	WEST	TCC	FL	NORTH	TCC	FL
1	85.76	85.76	1	86.22	86.22	1	92.28	92.28
2	85.97	85.97	2	87.14	86.56	2	92.99	92.41
3	86.18	86.18	3	87.45	86.91	3	92.94	92.40
SOUTH TCC FL			EAST TCC FL			SOUTH TCC FL		
1	86.92	86.38	1	87.17	87.63	1	94.32	93.78
2	86.01	86.01	2	87.60	87.60	2	93.69	93.69
3	85.64	85.64	3	88.20	87.57	3	93.60	93.60

WORK WITHIN C.O.A. RIGHT-OF-WAY

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.

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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL PERTINENT EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

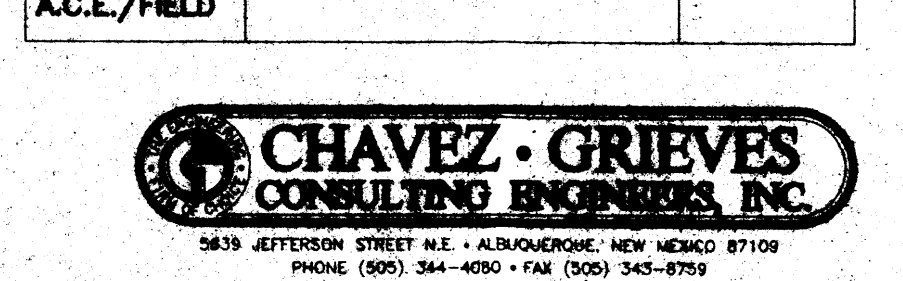
THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (785-2551) PRIOR TO OCCUPYING PUBLIC RIGHT-OF-WAY. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

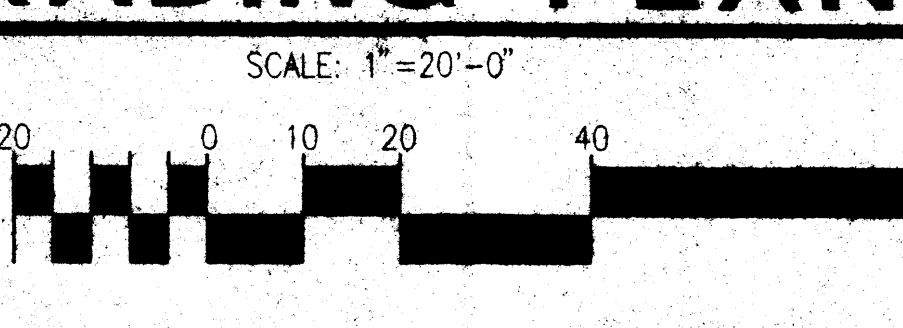
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ✓ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ✓ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ✓ IF CURB IS DEEPER FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ✓ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		



GRADING PLAN



Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
708-940-2500

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ☐	NEW ☐
REMODELING ☐	EXISTING ☐
RELOCATION ☐	NEW SHELL ONLY ☐
OTHERS ☐	

PROJECT INFORMATION

LOCATION: DEVELOPMENT IS LOCATED AT THE NORTHWEST CORNER OF LOMAS BOULEVARD AND CARLISLE BOULEVARD CITY OF ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT 1 AND LOT 34 BLOCK 27 AND BLOCK 28 SECOND UNIT OF McDUFFIE PLACE

ZONING ATLAS PAGE: J-16-Z

ARCHITECTS: GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110

SURVEY: GAYLE D. JEWELL, 08/25/97

BENCHMARK: A.C.S. "13-K17", ELEV.=5192.441
X=394231.34, Y=1487206.86 (NAD 1927)
SE CORNER OF LOMAS BLVD. AND CARLISLE BLVD.

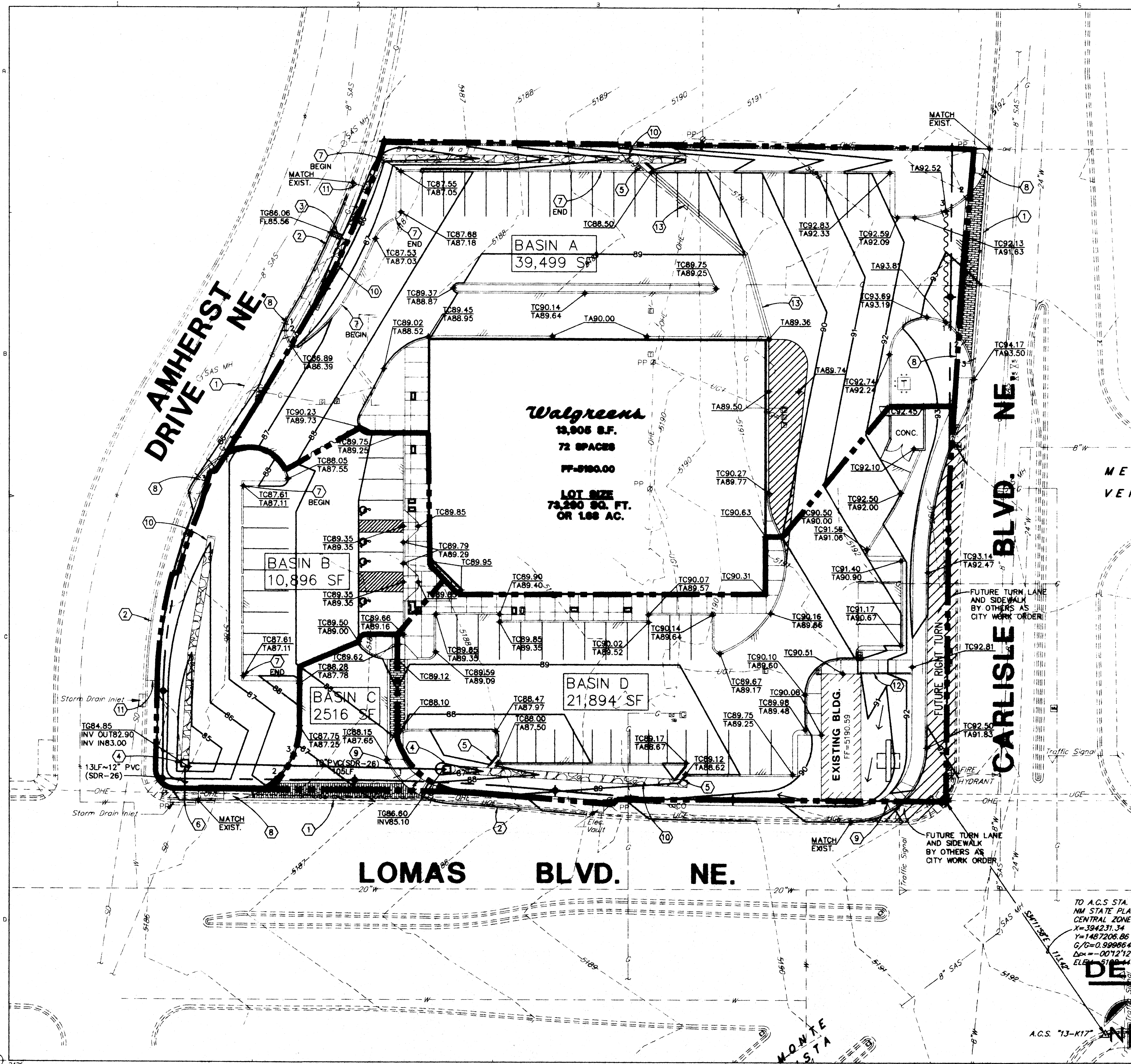
I HEREBY CERTIFY THAT THIS PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

SIGNED: *[Signature]*
DATE: 08/27/98

LEGEND

AS-BUILT ELEV.	TC90.16 TA89.66 (TA89.55)
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NO.	DATE	BY	DESCRIPTION	CONST.
REVISIONS				
CERTIFICATION AND SEAL				
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.				
PROJECT NAME WALGREENS STORE NVC OF LOMAS BOULEVARD AND CARLISLE BOULEVARD ALBUQUERQUE, NEW MEXICO				
GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C. 2325 SAN PEDRO NE, SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 864-0110 FAX (505) 837-0877				
DRAWING TITLE GRADING AND DRAINAGE PLAN				
DATE: 02/13/98	STORE NO.	DRAWING NO.		
DRAWN BY: C.HOFFMAN	SCALE: 1" = 20'	C2		
REVIEWED BY: J.MILLINGTON	RELEASED TO CONSTRUCTION:	OF DWGS.		



KEYED NOTES

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Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD
708-940-2500

DEERFIELD, IL
60015

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY
☐ WALGREENS' CONSULTANT
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ☐	NEW ☐
REMODELING ☐	EXISTING ☐
RELOCATION ☐	NEW SHELL ONLY ☐
OTHERS ☐	

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ARCHITECTS: GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110

SURVEY: GAYLE D. JEWELL, 08/25/97

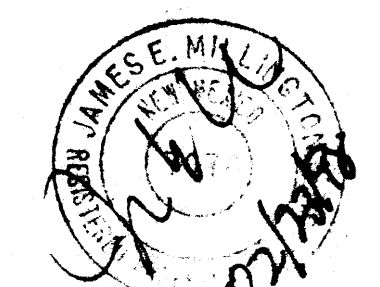
BENCHMARK: A.C.S. "13-K17", ELEV.=5192.441
X=394231.34, Y=1487206.86 (NAD 1927)
SE CORNER OF LOMAS BLVD. AND CARLISLE BLVD.

NO.	DATE	BY	DESCRIPTION	CONST.
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REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.



PROJECT NAME
WALGREENS STORE
NWC OF LOMAS BOULEVARD AND CARLISLE BOULEVARD
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 864-9110 FAX (505) 837-0877

DRAWING TITLE
DEVELOPED BASINS

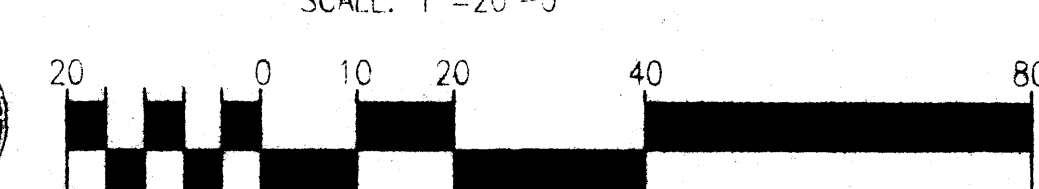
DATE: 02/13/98	STORE NO.	DRAWING NO.
DRAWN BY: C. HOFFMAN	SCALE: 1" = 20'	DB2
REVIEWED BY: J. HILLINGTON	RELEASED TO CONSTRUCTION	OF DWGS.

RECEIVED
CHAVEZ - GRIEVES
CONSULTING ENGINEERS
FEB 23 1998

TO A.C.S. STA.
NM STATE PLAN
CENTRAL ZONE
X=394231.34
Y=1487206.86
G/C=0.9998645
D/A=-0.01212"
ELEV.=5192.441

DEVELOPED BASINS

SCALE: 1" = 20' - 0"



A.C.S. "13-K17"

NO. 101-101-101-101
FILE NO. 101-101-101-101
DRAWN BY: C. HOFFMAN
CHECKED BY: J. HILLINGTON
DATE: 02-13-98

CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCE MADE TO COA STD DWGS. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS AS AMENDED THROUGH UPDATE #6.

REFERENCE MADE TO APWA REFERS TO AMERICAN PUBLIC WORKS ASSOCIATION.

REFERENCE MADE TO NMSHTD REFERS TO NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.

THE CONTRACTOR SHALL USE THE DESIGNATED STAGING AREA FOR STORAGE OF EQUIPMENT AND MATERIAL. NO MATERIAL OR EQUIPMENT MAY BE STORED OR LEFT ON SITE AT ANY OTHER LOCATION. THE OWNER ASSUMES LIABILITY FOR CONTRACTOR'S EQUIPMENT OR MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WORK WITHIN CITY RIGHT-OF-WAY

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL AT HIS OWN EXPENSE, RETAIN A LICENSED SURVEYOR TO ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL CONSTRUCTION WITHIN CITY R.O.W. OR EASEMENTS MUST BE DONE FROM WORK ORDER DOCUMENTS APPROVED BY THE CITY OF ALBUQUERQUE.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS TO CONSTRUCT FACILITIES WITHIN CITY RIGHT-OF-WAY.

ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS IN PARKING AREAS AND DRIVES ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN FEET/FOOT UNLESS OTHERWISE NOTED.

ELEVATIONS SHOWN FOR CURB AND GUTTER ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SEE DETAIL SHEET FOR CURB HEIGHT ABOVE FLOWLINE.

SOILS

UNLESS OTHERWISE SPECIFIED SUBGRADE SOILS AND STRUCTURAL FILL MATERIALS SHALL BE COMPACTED TO THE FOLLOWING PERCENTAGES OF THE ASTM D 1557 MAXIMUM DENSITY.

MATERIAL	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95
SUBBASE FOR SLAB SUPPORT	95
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROAD PAVEMENT	95
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90
ROAD PAVEMENT SUBGRADE	95
SIDEWALK SUBGRADE	90
CURB AND GUTTER SUBGRADE	95

PAVING

WHEN ABUTTING NEW PAVEMENT TO EXISTING, CUT BACK EXISTING PAVEMENT TO A NEAR STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVING TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TV & SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1 THROUGH 14-8, NMSA 1978.

THE EXISTING UTILITIES DEPICTED ON THESE PLANS WERE DERIVED FROM INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF PERTINENT UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY POTENTIAL DISRUPTIONS IN UTILITY SERVICE WITH THE UTILITY COMPANIES AFFECTED AT LEAST 24 HOURS PRIOR TO THE DISRUPTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

THE CONTRACTOR SHALL SECURE A "TOP SOIL DISTURBANCE PERMIT" FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERM OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

SEEDING OF DISTURBED AREAS SHALL BE DONE IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATION #1012, "NATIVE GRASS SEEDING".

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETAL DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDES GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-505-822-1558 OR 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER, CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE AIR POLLUTION CONTROL REGULATIONS OF THE ALBUQUERQUE/BERNALILLO COUNTY AIR QUALITY CONTROL BOARD (505-768-2638) LIMIT THE EMISSION OF PARTICULATES AND THE USE OF CUTBACK ASPHALT. THE CONTRACTOR SHALL APPRISE HIMSELF OF THESE REGULATIONS PRIOR TO BIDDING AND PERFORMING THE WORK.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

LEGEND

BUILDING

BUILDING TO REMAIN

NEW BUILDING

DIRECTION OF FLOW

CONTOURS

NEW CONTOURS

NEW ASPHALT

PROPERTY LINE

PROPERTY CORNER

EXIST. CONCRETE PAD/SIDEWALK

EXIST. CURB AND GUTTER

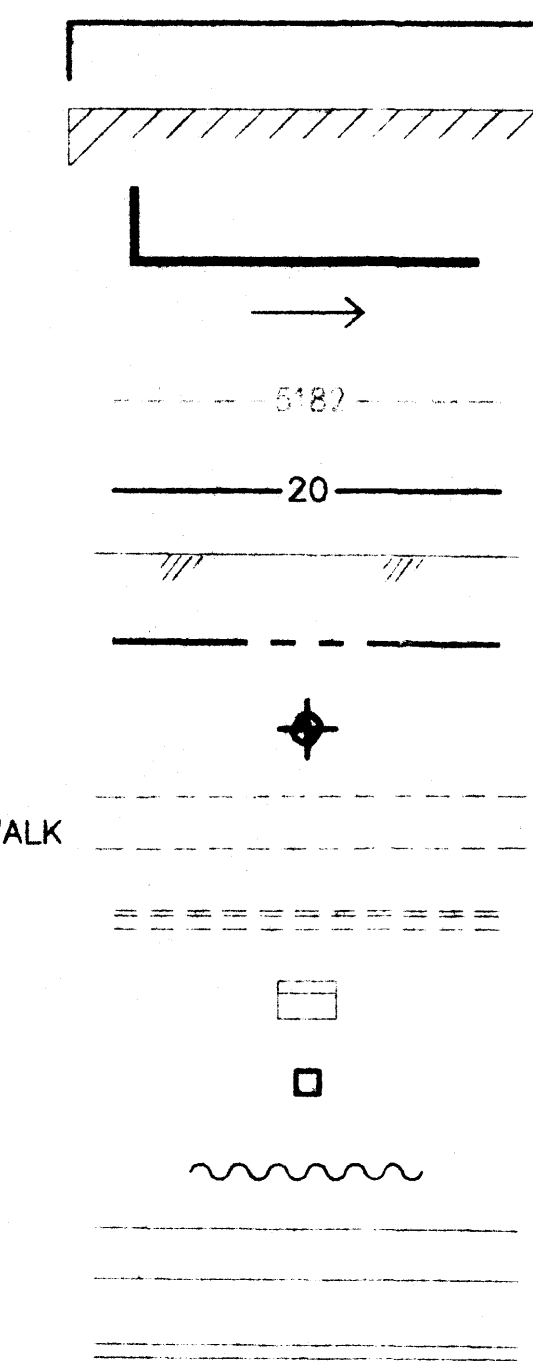
EXIST. CURB INLET

NEW DROP INLET

WATER BREAK - HIGH POINT

NEW SIDEWALK/CONCRETE

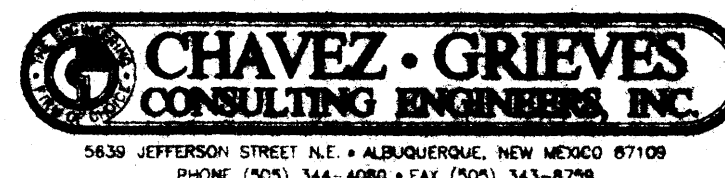
NEW HEADER CURB



ABBREVIATIONS

A = AIR	L/S = LANDSCAPING
A.B.I. = ADDITIVE BID ITEM	LT = LEFT
AD = AREA DRAIN	MH = MANHOLE
A.D. = ALGEBRAIC DIFFERENCE IN SLOPES	NG = NATURAL GRADE
AIP = ABANDONED IN PLACE	PB = PULL BOX
AP = ANALYSIS POINT	PL = PROPERTY LINE
BLDG = BUILDING	PC = POINT OF CURVE
BM = BENCHMARK	PCC = PORTLAND CEMENT CONCRETE
BVCS = BEGINNING VERTICAL CURVE STATION	P.I. = POINT OF INTERSECTION
BVCE = BEGINNING VERTICAL CURVE ELEVATION	PP = POWER POLE
BW = BASE OF WALL	PRC = POINT OF REVERSE CURVE
CAV = CABLE TV LINE	PT = POINT OF TANGENT
CB = CATCH BASIN	PVI = POINT OF VERTICAL INTERSECTION
CIP = CAST IRON PIPE	PVC = POLYVINYL CHLORIDE PIPE
CR = CURB RETURN	RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE	RD = ROOF DRAIN
CMPA = CORRUGATED METAL PIPE ARCH	ROW = RIGHT OF WAY
CO = CLEANOUT	RT = RIGHT
CONC = CONCRETE	S = SLOPE
CL = CHAIN LINK	SAS = SANITARY SEWER LINE
DIA = DIAMETER	SD = STORM DRAIN
DI = DROP INLET	SP = STEEL PIPE
DIP = DUCTILE IRON PIPE	STA = STATION
E = ELECTRIC	STD = STANDARD
ELEV = ELEVATION	T = TELEPHONE LINE
ESMT = EASEMENT	TA = TOP OF ASPHALT
EVCS = END VERTICAL CURVE STATION	TAC = TOP OF ASPHALT CURB
EVCE = END VERTICAL CURVE ELEVATION	TC = TOP OF CONCRETE
EXIST = EXISTING	TCC = TOP OF CONCRETE CURB
EB = ELECTRIC BOX	TD = TOP OF DOCK
FD = FLOOR DRAIN	TG = TOP OF GRATE
FF = FINISHED FLOOR	TS = TOP OF SIDEWALK
FG = FINISHED GRADE	TW = TOP OF WALL
FH = FIRE HYDRANT	TYP = TYPICAL
FL = FLOW LINE	TB = TELEPHONE BOX
FM = FORCE MAIN	TR = TELEPHONE RISER
FW = FIRE WATER	TS = TRAFFIC SIGN
FP = FINISHED PAD (DIRT)	UE = UNDERGROUND ELECTRICAL LINE
G = GAS	UN = UNKNOWN
GM = GAS METER	VC = VERTICAL CURVE
GV = GATE VALVE	VP = VENT PIPE
HC = HANDICAP	W = WATER
HI PT = HIGH POINT	WM = WATER METER
INV = INVERT ELEVATION	WV = WATER VALVE
IP = IRON PIPE	
IW = INDUSTRIAL WASTE	
K = RATE OF VERTICAL CURVE	
LEN. = LENGTH	
LF = LINEAR FEET	
LP = LIGHT POLE	

RECEIVED
FEB 23 1998
HYDROLOGY SECTION

**Walgreens**

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL.
708-940-2500 60015

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

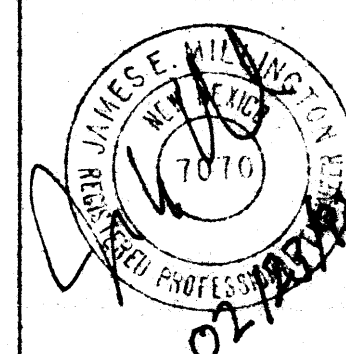
STORE	BUILDING
NEW..... ☐	NEW..... ☐
REMODELING... ☐	EXISTING..... ☐
RELOCATION... ☐	NEW SHELL ONLY. ☐
OTHERS..... ☐	

NO.	DATE	BY	DESCRIPTION	CONST.
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REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.



PROJECT NAME

WALGREENS STORE
NWC OF LOMAS BOULEVARD AND CARLISLE BOULEVARD
ALBUQUERQUE, NEW MEXICO

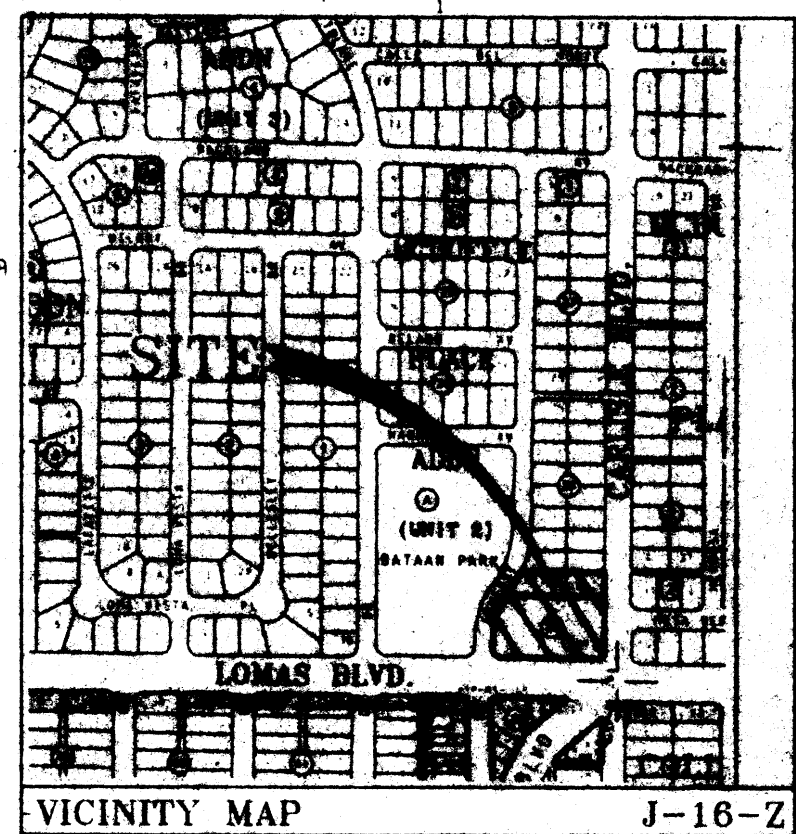
GEORGE RAHNERT, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 884-9110 FAX (505) 837-8877

DRAWING TITLE

CIVIL NOTES

DATE 02/13/98	STORE NO.	DRAWING NO.
DRAWN BY: C.HOFFMAN	SCALE: NONE	C1
REVIEWED BY:	RELEASED TO CONSTRUCTION:	OF DWGS.

FEBRUARY 15, 1998



AMHERST DRIVE NE

CARLISLE BLVD. NE

LOMAS BLVD. NE.

Walgreens
13,905 S.F.
72 SPACES
FF-9180.00
LOT SIZE
73,290 SQ. FT.
OR 1.68 AC.

- KEYED NOTES**
1. INSTALL NEW SERVICE DRIVE ENTRANCE PER C.O.A. STD. DWG. NO. 2426.
 2. INSTALL NEW 8" CURB AND GUTTER PER C.O.A. STD. DWG. NO. 2415.
 3. INSTALL NEW 2' SIDEWALK CULVERT PER COA STD. DWG. NO. 2236.
 4. INSTALL NEW DROP INLET PER DETAIL 1/C3.
 5. INSTALL NEW CONCRETE RUNDOWN PER DETAIL 2/C3.
 6. CONNECT NEW STORM DRAIN TO EXISTING STORM DRAIN INLET PER COA STD. DWG. NO. 2237.
 7. CONSTRUCT 1' CURB CUTS AT 20' O.C.
 8. CONSTRUCT HANDICAP RAMP PER COA STD. DWG. NO. 2426, SECTION A-A.
 9. CONSTRUCT HANDICAP RAMP PER COA STD. DWG. NO. 2426, NOTE B.
 10. INSTALL RIPRAP PER DETAIL 3/C3.
 11. REPLACE EXISTING SIDEWALK, SEE ARCH. SITE PLAN.
 12. INSTALL HANDRAIL FOR ADA COMPLIANCE, SEE ARCH. SITE PLAN.
 13. INSTALL CONCRETE VALLEY GUTTER PER DETAIL 4/C3.

DRIVEPAD ELEVATIONS

AMHERST ENTRANCE			LOMAS ENTRANCE			CARLISLE ENTRANCE		
NORTH	TCC	FL	WEST	TCC	FL	NORTH	TCC	FL
1	85.76	85.76	1	86.22	86.22	1	92.28	92.28
2	85.97	85.97	2	87.14	86.56	2	92.99	92.41
3	86.18	86.18	3	87.45	86.91	3	92.94	92.40
SOUTH	TCC	FL	EAST	TCC	FL	SOUTH	TCC	FL
1	86.92	86.38	1	87.17	87.63	1	94.32	93.78
2	86.01	86.01	2	87.60	87.60	2	93.69	93.69
3	85.64	85.64	3	88.20	87.57	3	93.60	93.60

WORK WITHIN C.O.A. RIGHT-OF-WAY

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.

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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (765-2551) PRIOR TO OCCUPYING PUBLIC RIGHT-OF-WAY. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

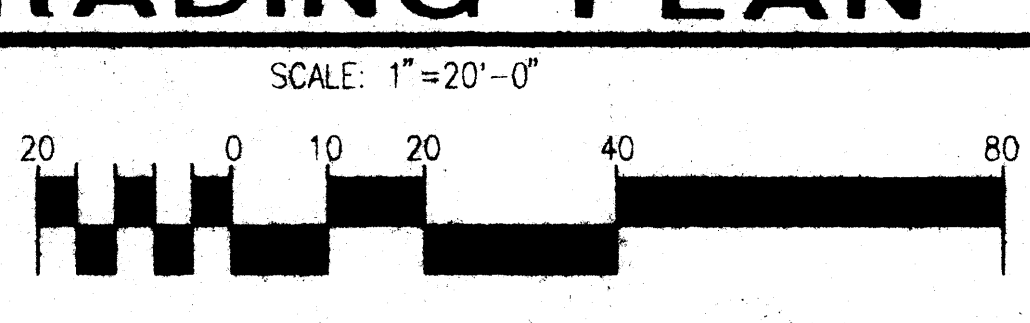
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED**
- ✓ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
 - TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
 - ✓ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ✓ IF CURB IS DEEPENED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
 - ✓ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		

TO A.C.S. STA.
NM STATE PLAN
CENTRAL ZONE
X=394231.34
Y=1487206.86
G/G=0.9996645
D=0.001212
ELEV.=5192.441



GRADING PLAN



Walgreens

FACILITIES PLANNING AND DESIGN
280 WILMOT ROAD
708-940-2580

DEERFIELD, IL.
60015

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ☐	NEW ☐
REMODELING ☐	EXISTING ☐
RELOCATION ☐	NEW SHELL ONLY ☐
OTHERS ☐	

PROJECT INFORMATION

LOCATION: DEVELOPMENT IS LOCATED AT THE NORTHWEST CORNER OF LOMAS BOULEVARD AND CARLISLE BOULEVARD CITY OF ALBUQUERQUE ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT 1 AND LOT 34 BLOCK 27 AND BLOCK 28 SECOND UNIT OF McDUFFIE PLACE

ZONING ATLAS PAGE: J-16-Z

ARCHITECTS: GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110

SURVEY: GAYLE D. JEWELL, 08/25/97

BENCHMARK: A.C.S. "13-K17", ELEV.=5192.441
X=394231.34, Y=1487206.86 (NAD 1927)
SE CORNER OF LOMAS BLVD. AND CARLISLE BLVD.

NO.	DATE	BY	DESCRIPTION	CONST.
REVISIONS				
CERTIFICATION AND SEAL				

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.

PROJECT NAME
WALGREENS STORE
NWC OF LOMAS BOULEVARD AND CARLISLE BOULEVARD
ALBUQUERQUE, NEW MEXICO

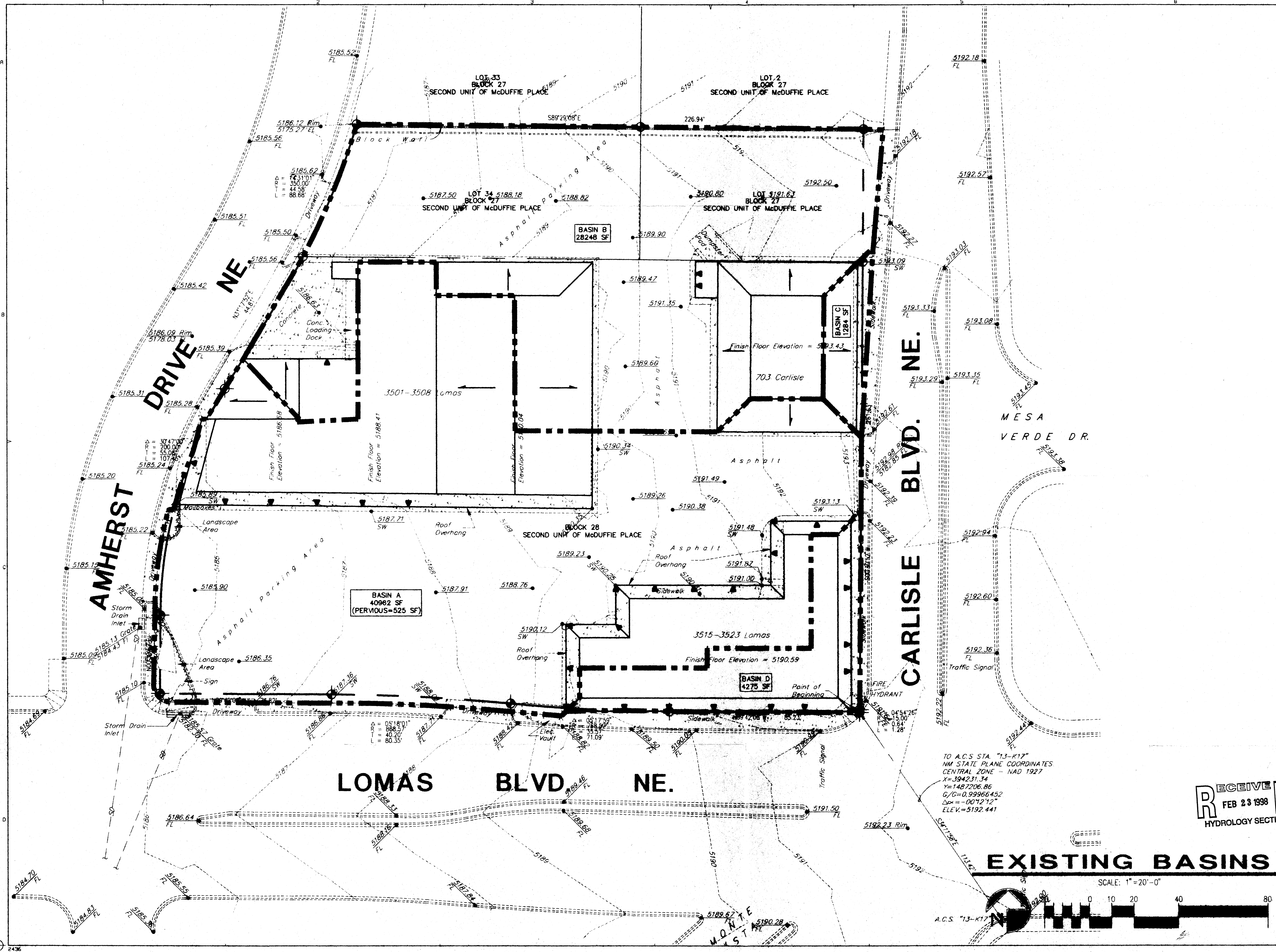
GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-0180 FAX (505) 837-9877

DRAWING TITLE
GRADING AND DRAINAGE PLAN

DATE	STORE NO.	DRAWING NO.
02/18/98		C2

SCALE: 1"=20'

REVIEWED BY: [Signature] RELEASED TO CONSTRUCTION OF DWGS.



Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
708-940-2500

PROJECT TYPE
DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
☐ LANDLORD'S CONSULTANT
ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	☐	NEW	☐
REMODELING	☐	EXISTING	☐
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

NO.	DATE	BY	DESCRIPTION	CONST.
3	9/12/97	NWS	PER GRA/CDA TRAFFIC DEPT.	
2	9/10/97	NWS	PER GRA/CAP II REVISION	
1	8/28/97	NWS	PER GRA/CAP II REVISION	

REVISIONS
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PROJECT NAME
WALGREENS STORE
NWC OF LOMAS BOULEVARD AND CARLISLE BOULEVARD
ALBUQUERQUE, NEW MEXICO
GEORGE BARNETT, ARCHITECT & ASSOCIATES P.C.
2000 SAN PABLO NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 884-9100 FAX (505) 887-0877

DRAWING TITLE
EXISTING BASINS
DATE 02/13/98
STORE NO.
DRAWN BY C. HOFFMAN
SCALE 1" = 20'
RELEASED TO CONSTRUCTION
REVIEWED BY
BRAWING NO. DB1
OF DWGS.
FEBRUARY 16, 1998

