

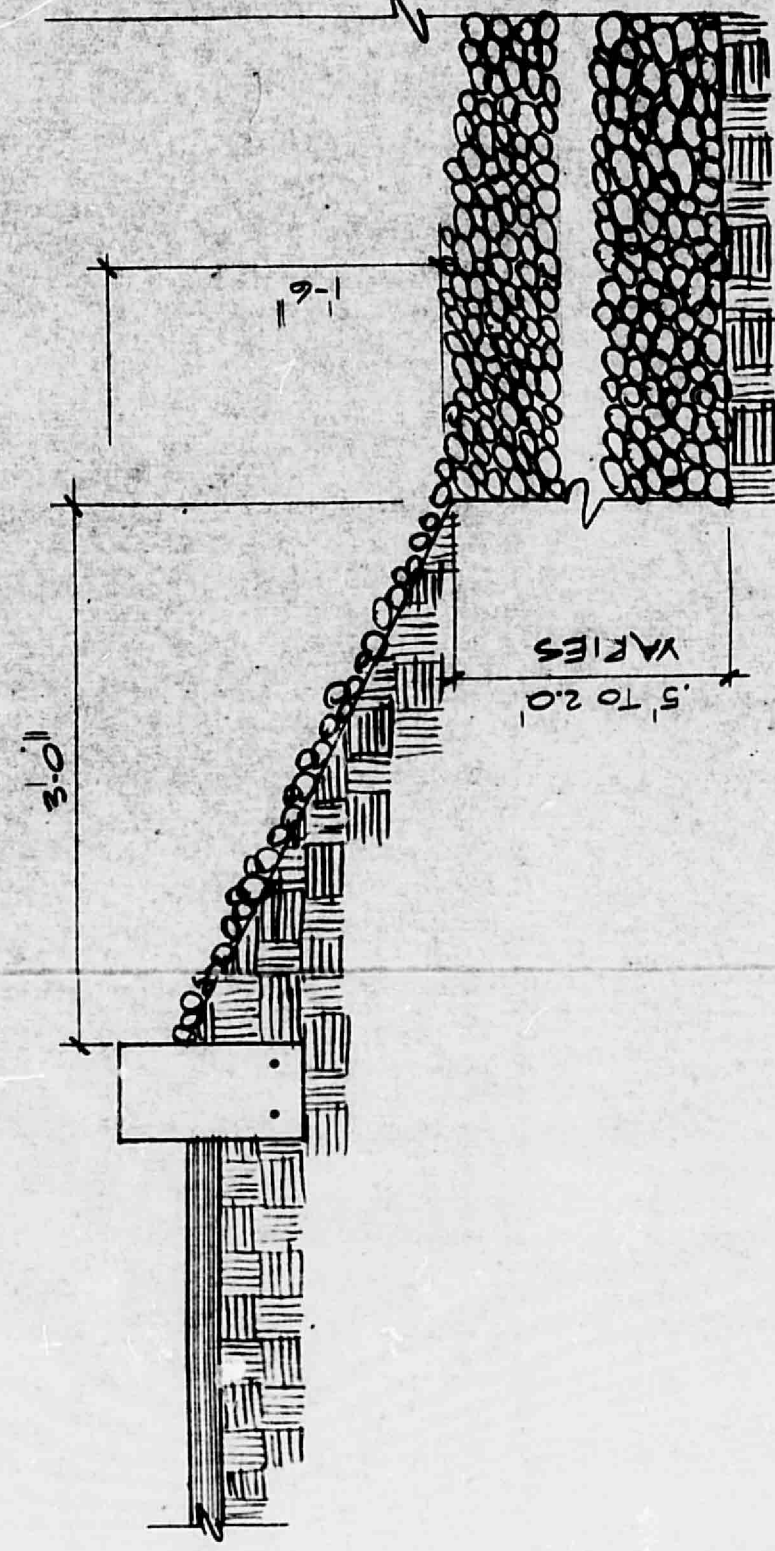
THIS MICROIMAGE IS THE BEST POSSIBLE
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT

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REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT



SCALE 1" = 20'-0"

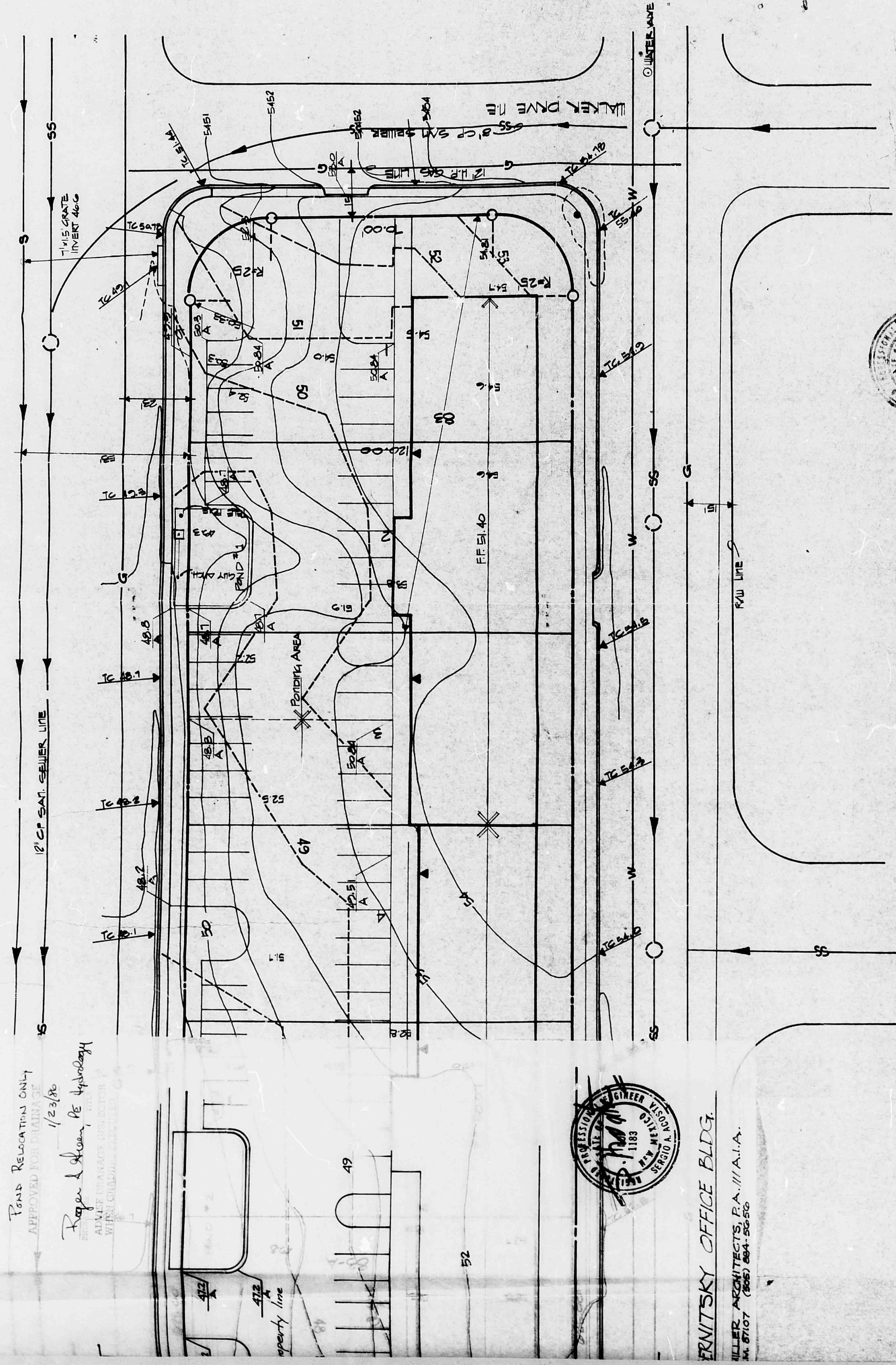
NORTH Δ



TYPICAL SECTION THROUGH RETENTION POND

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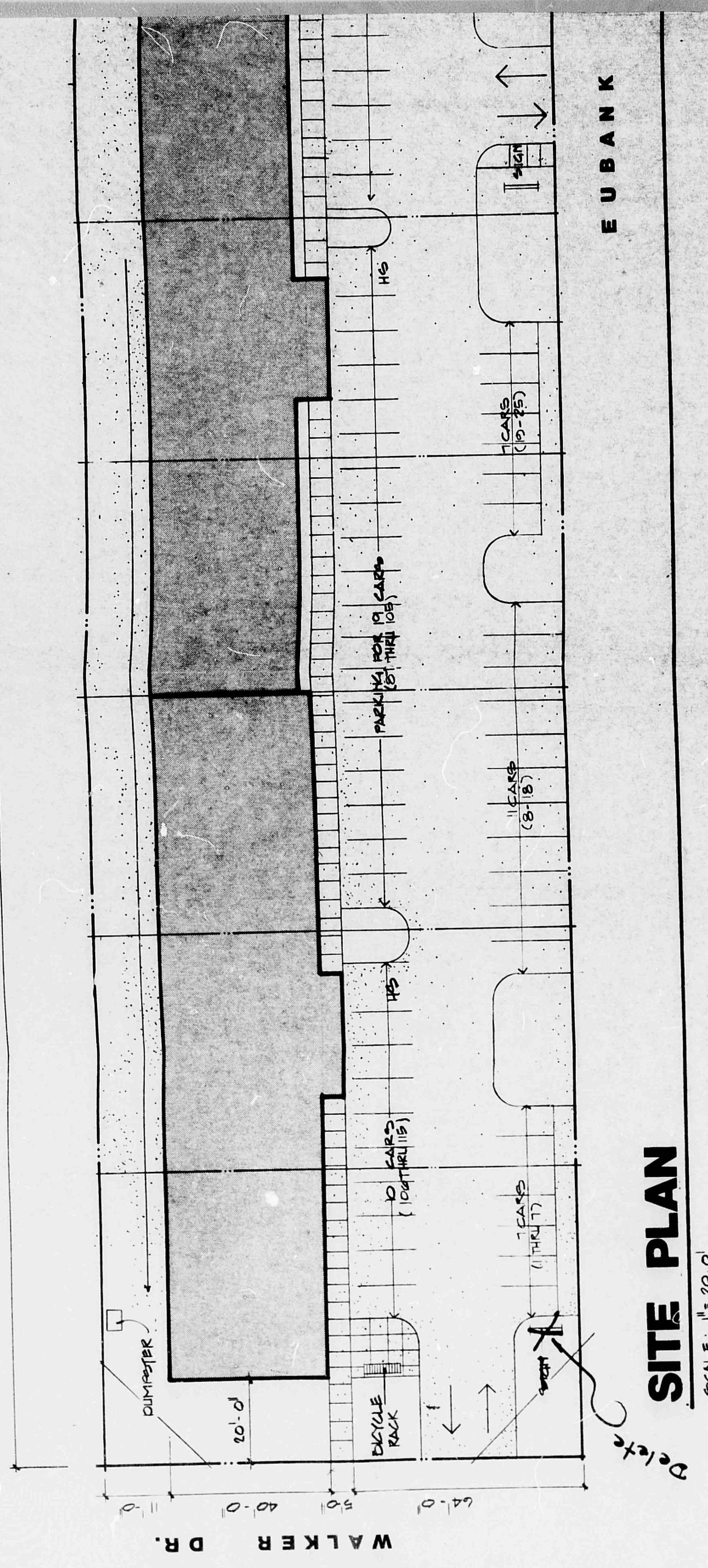


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In Two
SECTIONS.

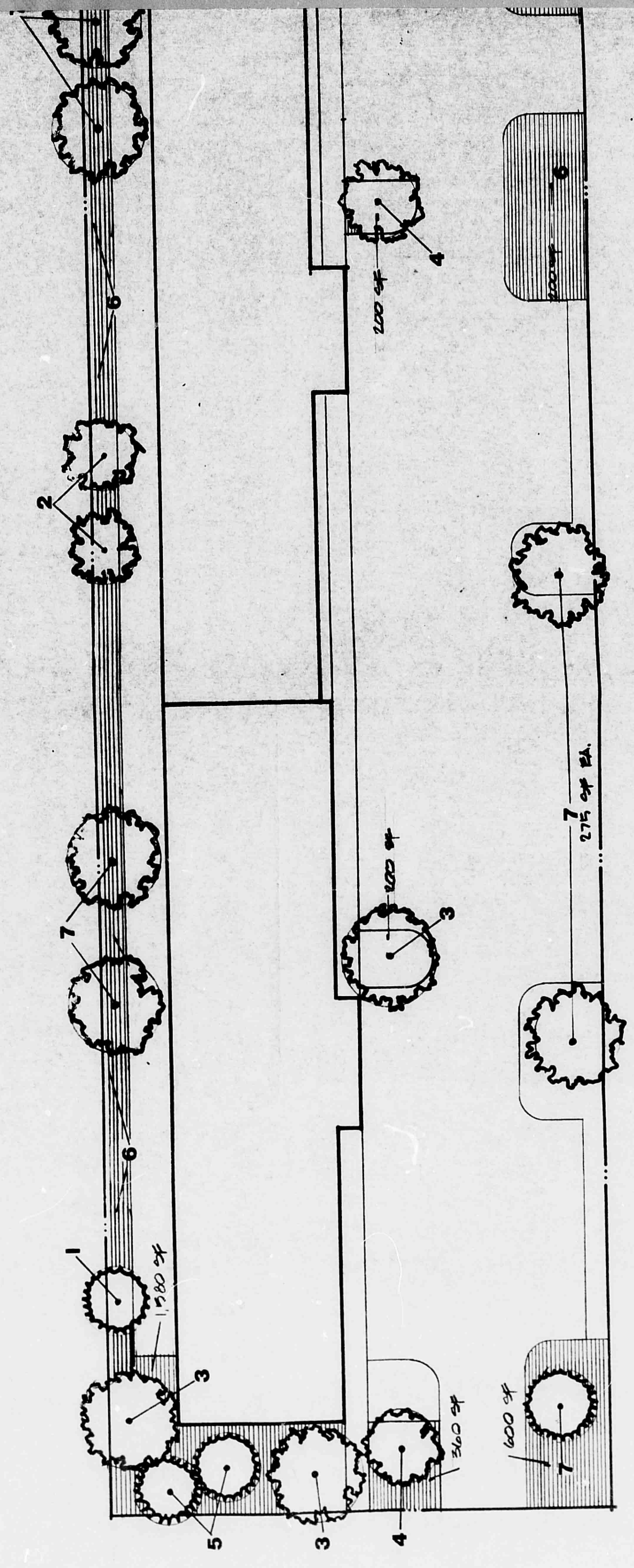
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MARY ELLEN
675.0

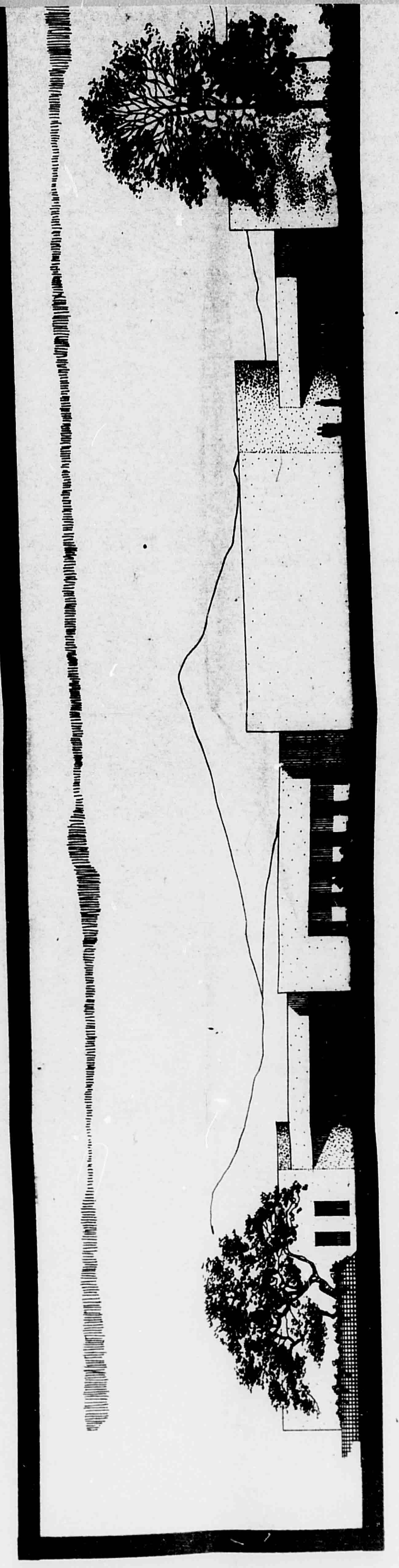


SITE PLAN

SCALE: 1" = 20.0'



LANDSCAPING PLAN



ELEVATION

SCALE: 1" = 20.0'

proposed OFFICE BUILDING

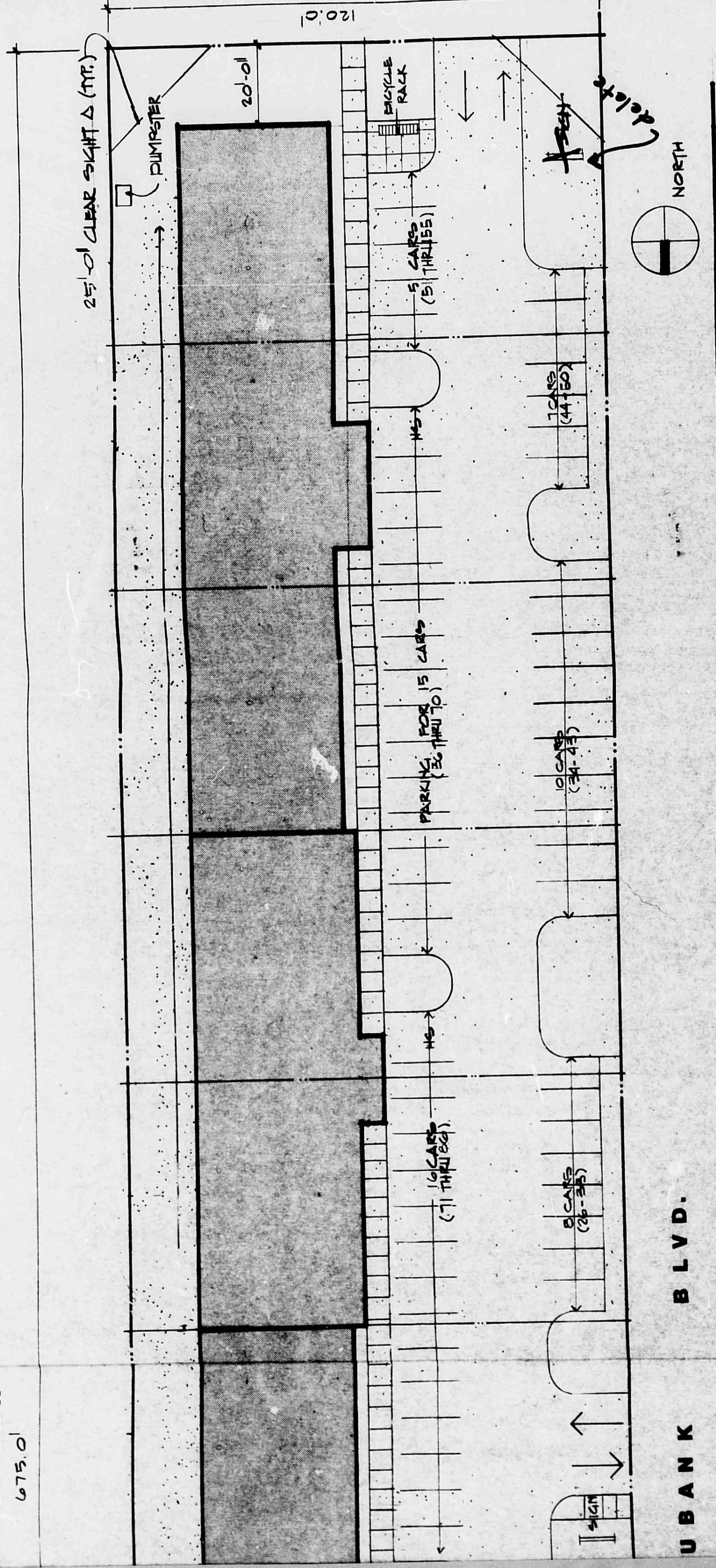
NASSIF DEVELOPMENT PLAN

BUILDING AREA
PARKING SPACE
LANDSCAPING
PONDING AT
PAVED AREA

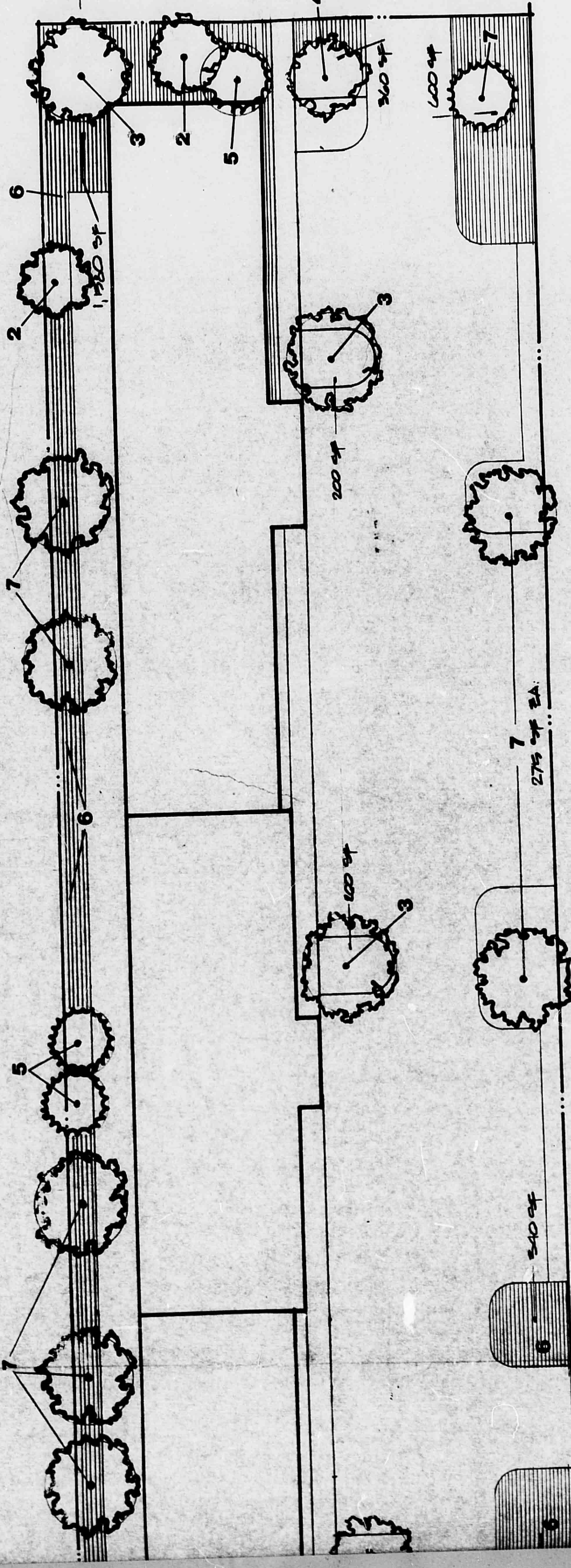
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THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

ELLEN ST.
675.0'

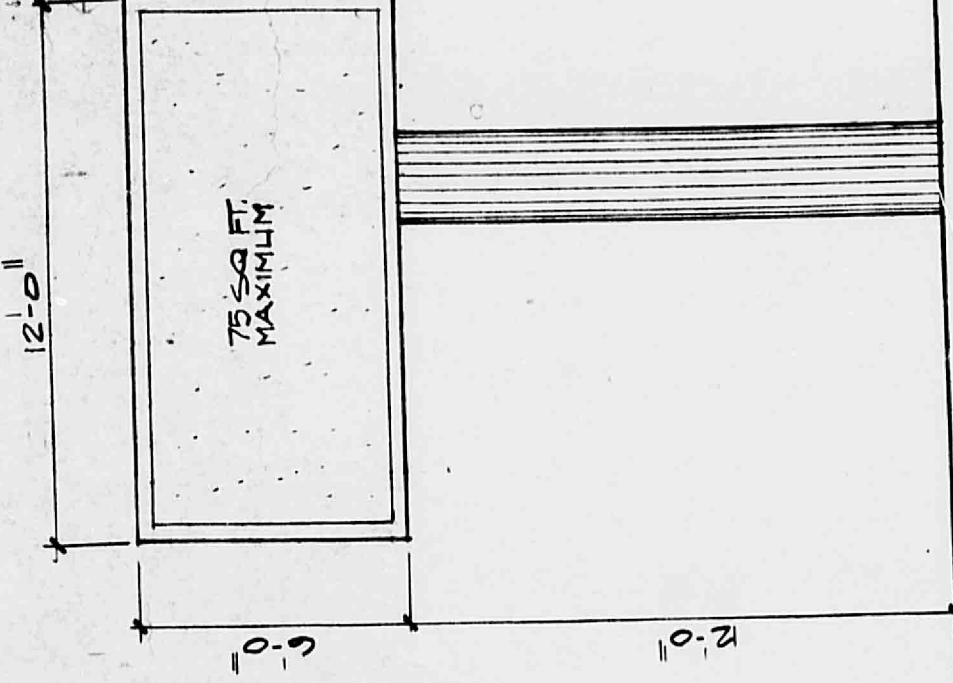


UBANK BLVD.



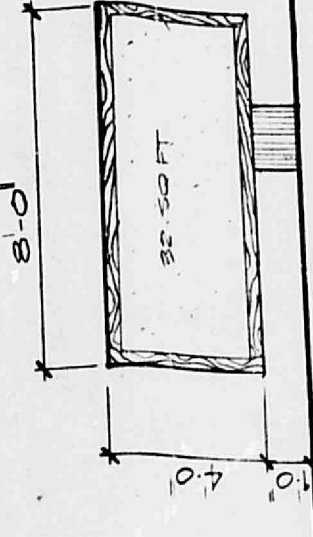
LEGEND

- 1 1 1/2" PINON PINE
- 2 1 1/2" REDWOOD
- 3 2 1/2" GLOBE VILLOW
- 4 1 1/2" RIVERBANK OMBE
- 5 1 1/2" JAPANESE BLACK PINE
- 6 5 GALLON TAM JUNGLEBERRY
- 7 1 1/2" MOONBERRY



SIGN ELEVATION

OR



SIGN ELEVATION

NOTE: / FREE STAND

SIGN ONLY



Approved as to requirements:

7-19-78 Date

City Engineer

7-19-78 Date

City Engineer

7-19-78

Date

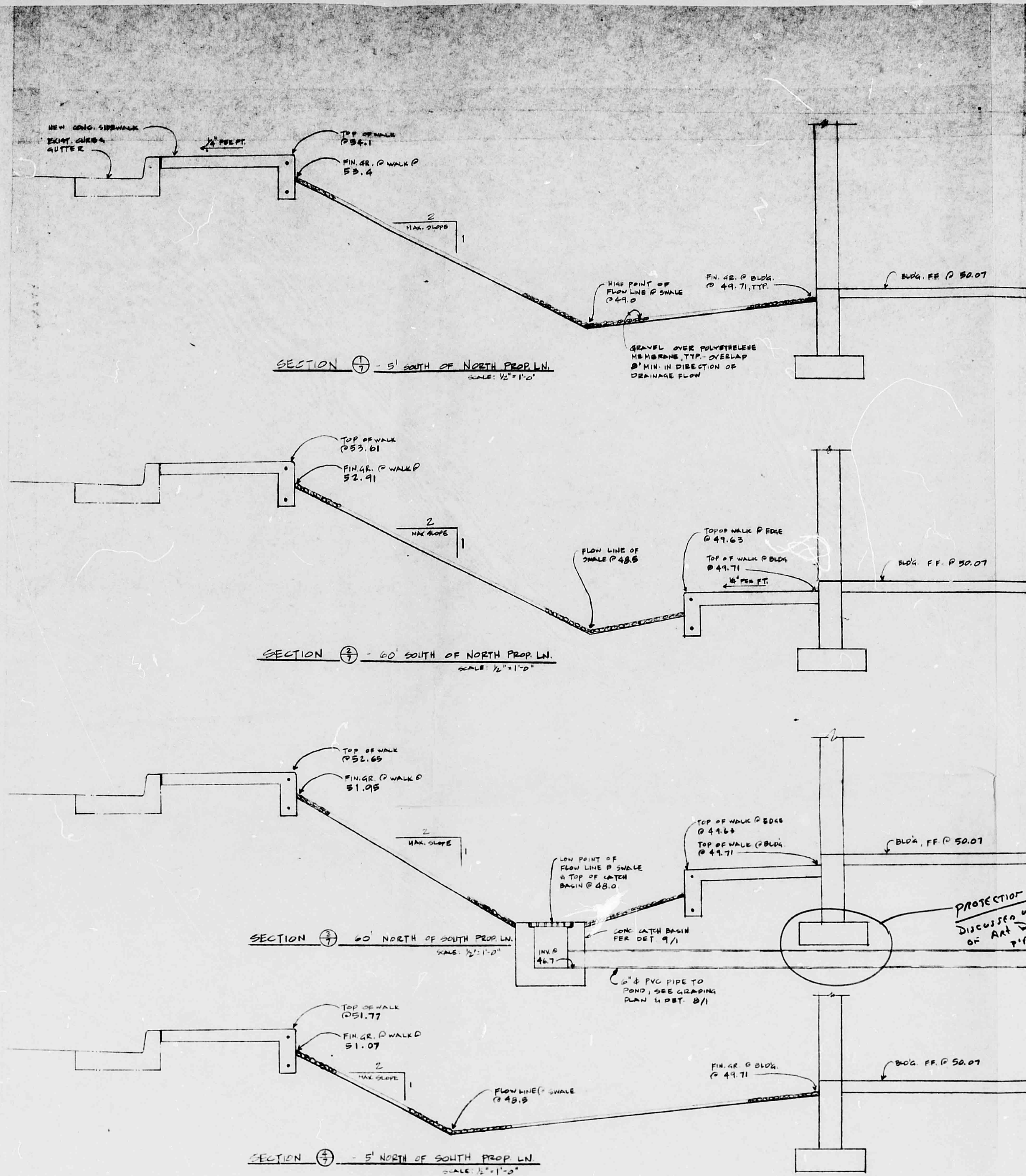
City Engineer

Date

BUILDING AREA 25,400 sq ft
PARKING SPACES 115 REQUIRED; 122 ACTUAL
LANDSCAPING 10,500 sq ft
PONDING AT GRADE 10,500 cu yd
PAVED AREA 46,000 sq ft

7-19-78
I certify that this area is zoned SU-1 and this plan is consistent with the specific development plan approved by the Environmental Planning Commission on 7/19/78.

Planning Director



PROTECTION
DISCUSSED WITH Tom Fletcher
OF ART DEKKER OFFICE. Tom will recommend
PIPE BE ENCASED IN THE AREA OF THE PUMPING.
Jgh 6-1-11

EXTRA COPY FOR DRAINAGE

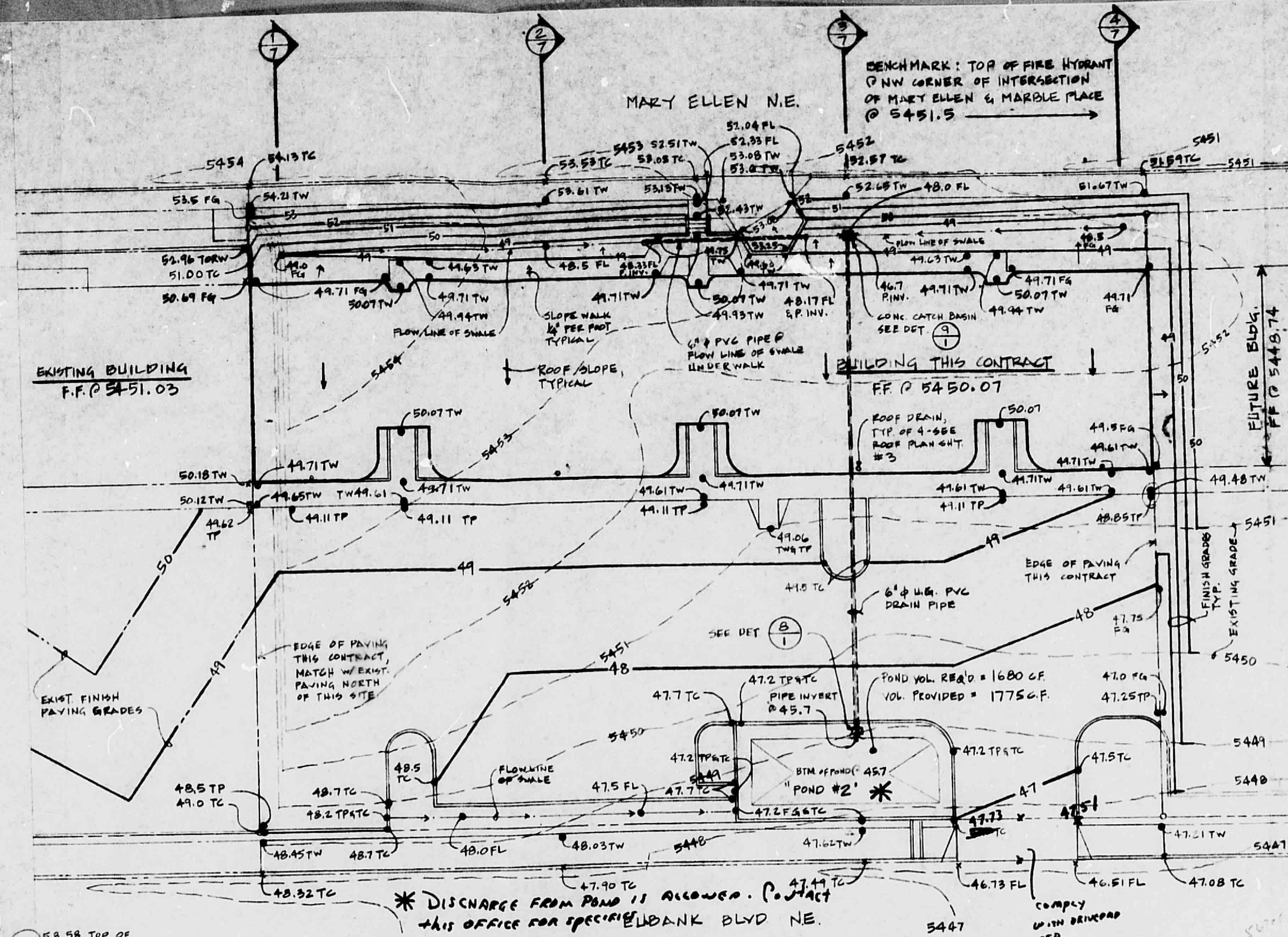
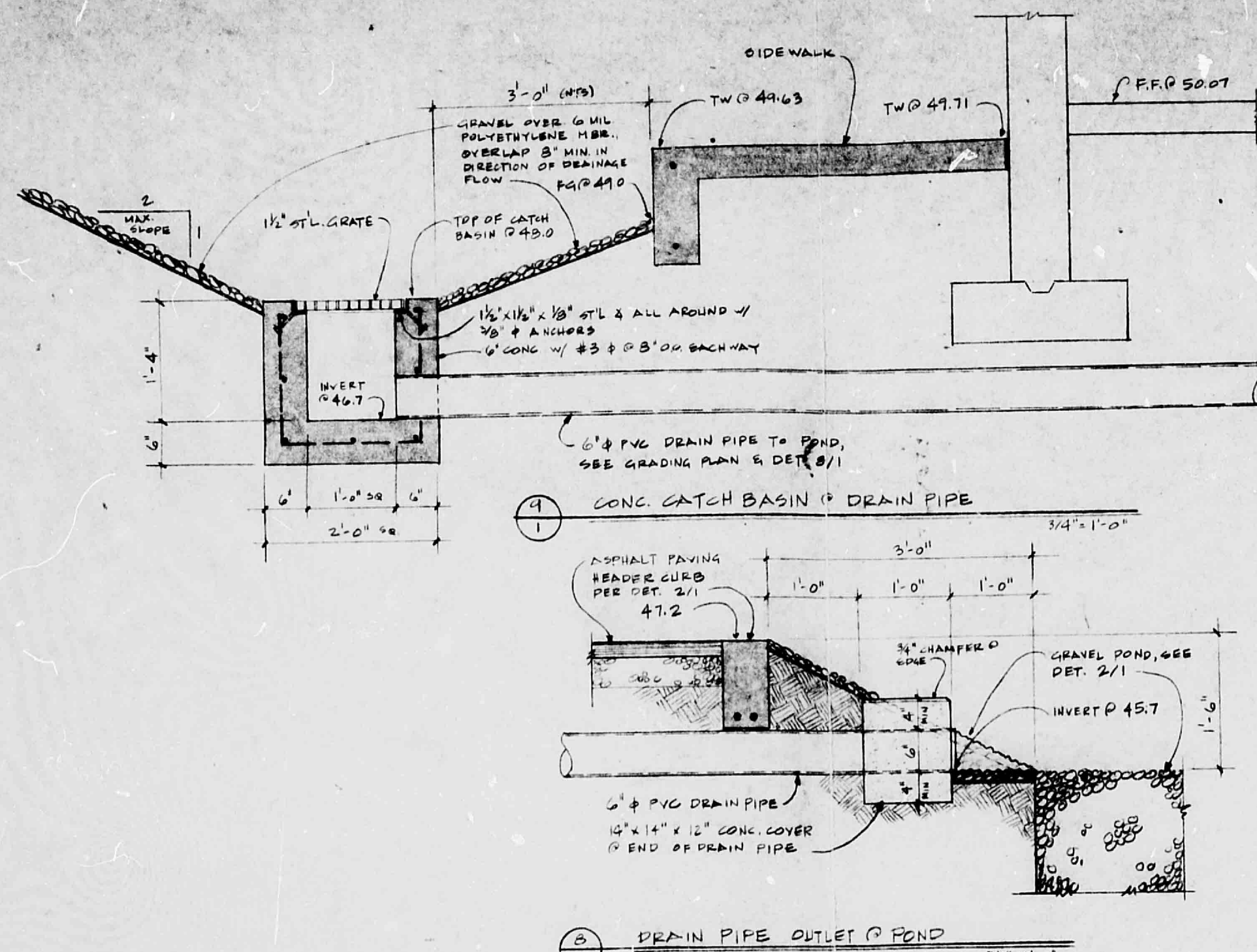
ART DEKKER
architect-engineer
2403 SON TRENDO RD. PLAZA 15
ARLINGTON, N.M. 87110
800-864-3300 505-333-3300

E.F. MOYA OFFICE BUILDING
1020, 1024, 1028 SUSAN BLVD. ALBUQUERQUE, N.M.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 1149
ART DEKKER

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 1149
ART DEKKER

7

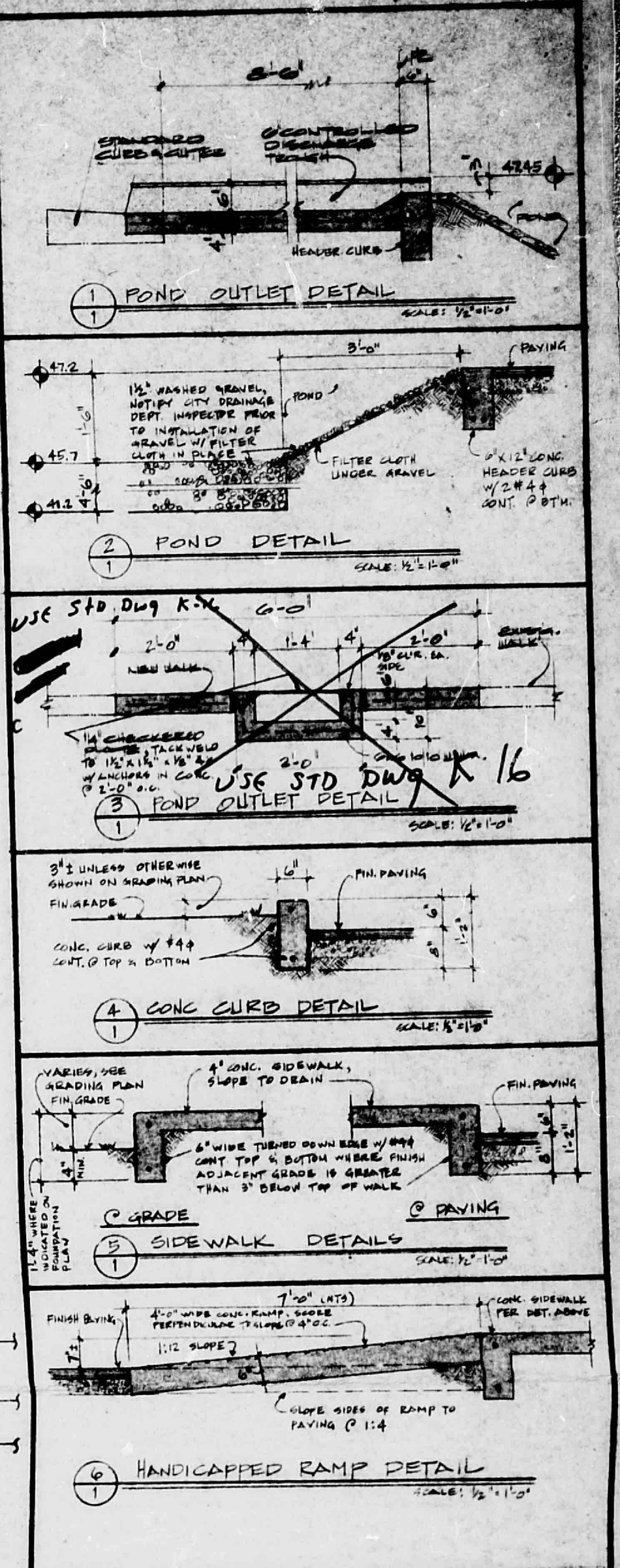
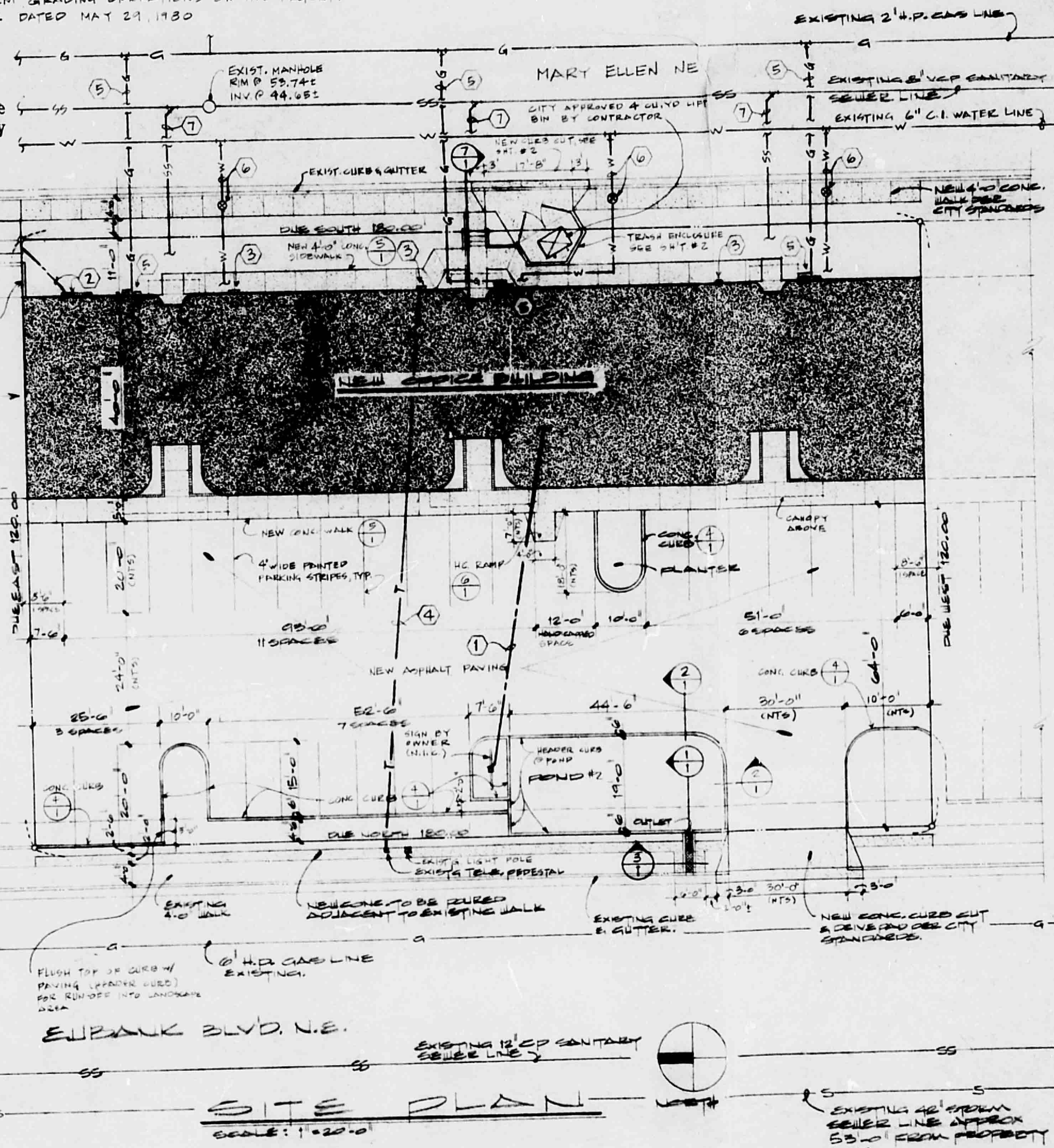


- GRADING PLAN SYMBOL LEGEND**
- EXISTING GRADE LINES
 - EXISTING SPOT ELEVATION
 - NEW FINISH GRADE LINE OR TOP OF FINISH PAVING GRADES
 - NEW FINISH SPOT ELEVATION
 - SWALE FLOW LINE
 - SMALL ARROW INDICATES DIRECTION OF SLOPE DOWN
 - FF = FINISH GRADE
 - TW = TOP OF WALK OR CONC PAD
 - TC = TOP OF CURB
 - TP = TOP OF PAVING
 - FL = FLOW LINE ELEVATION
 - P.I.N.V. = INVERT OF DRAINAGE PIPE
 - FF = FINISH FLOOR ELEVATION

APPROVED FOR DRAINAGE
6-1-81
DATE
SIGNATURE
ADVISE DRAINAGE INSPECTOR
WHEN GRADING EXECUTED

- NOTES:**
1. SITE IS NOT WITHIN A FLOOD HAZARD AREA.
 2. GRADING & DRAINAGE MANAGEMENT TO BE COMPLETED BY 11/15/81. DEVELOPMENT PLANS & DRAINAGE REPORT TO BE PREPARED BY 11/15/81. APPROVED BY 11/15/81. APPROVED BY 11/15/81.
 3. OWNER OF ADJACENT PROPERTY TO THE SOUTH HAS GIVEN PERMISSION TO PERFORM GRADING OPERATIONS ON HIS PROPERTY PER ATTACHED LETTER DATED MAY 21, 1980.

CITY HYDROLOGY SECTION
Any deletions or modifications to this drainage plan must receive prior approval from City Hydrology Section prior to final inspection.



- SITE PLAN UTILITY NOTES**
- 1-3 #12-1 #12 grd., 3/4" conduit underground from sign location to Panel "D", see Elec. Power Plan Sheet 5; verify exact sign location with Owner.
 - 2- Electrical Service Equipment, see Elec. Riser Diagram, Sheet 5.
 - 3- Telephone Cabinets, see Elec. Power Plan Sheet 5.
 - 4- New 2" underground telephone conduit, coordinate with Telephone Company.
 - 5- New gas service line & meters located in planting areas by Gas Co. of N.M., paid this Contract, see Plans, Sheet 5, for continuation.
 - 6- New water service & meter, connect to existing 6" line in street, see Plumbing Plan Sheet 5 for continuation.
 - 7- New 4" sanitary sewer, connect to existing 8" line in street, see Plumbing Plan Sheet 5 for continuation.

IN GENERAL: Affected Contractors to verify exact locations of all utilities and any requirements of coordination with City and respective Utility Companies.

EXTRA COPY FOR DRAINAGE

PROJECT DATA:

LAND DESCRIPTION:
Cada. No. 1-021-058-025-119-30408, 1-021-058-025-125-30907, & 1-021-058-025-120-30906
Lot(s) 45, 12
Block 31A
Addition PRINCE LEANNE PARK
Zoned S-U-1 Map Reference J-21-2

STRUCTURAL DESIGN CRITERIA

Roof Live Load 20 PSF
Floor Live Loads:
Basement 40 PSF
First 40 PSF
Mezzanine 80 PSF
Second 80 PSF
Third 80 PSF
Wind Load 25 PSF
Seismic Zone 2
Fire Zone 2
Type of Construction II-N
Occupancy Group B-DIVISION 2
Stress Values:
Lumber 1245 PSI
Steel 24000 PSI
Soil Bearing Capacity 3000 PSI

CONCRETE STRENGTHS, 28 DAY TEST

Block Fill 2500 PSI
Floor Slabs, Bond Beams 2500 PSI
Footings, Walls 2500 PSI
Exterior Walks, Slabs, Etc. 3000 PSI AIR ENTRAINED

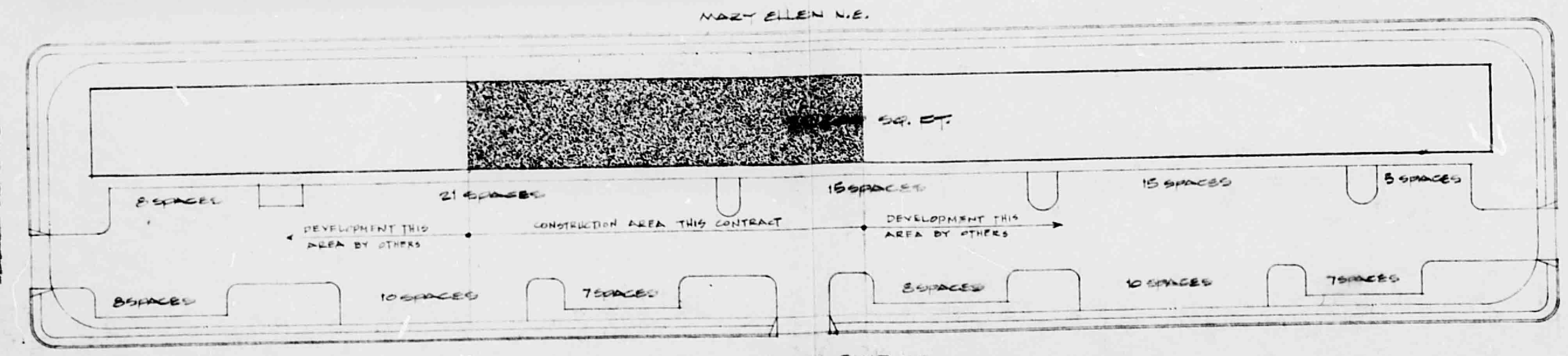
FLOOR AREAS SQ. FT. ALLOWABLE

Floor	Base	Fire Zone 3
Basement	6856	6000
First	6856	6000
Mezzanine	6856	6000
Second	6856	6000
Third	6856	6000
Total Area	6856	6000
Occupant Load	6856	6000
Parking Required	31	31
Parking Provided	30	30

REFUSE CONTAINERS
CONTRACTOR TO PROVIDE 1 - 120 GALLON PER CONTAINER
REQUIREMENTS OF CITY OF ALBUQUERQUE, SEE CITY PLAN.

GENERAL NOTES

1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CITY OF ALBUQUERQUE DEPT. OF ENVIRONMENTAL HEALTH, AIR MANAGEMENT DIVISION REGARDING CONTROL OF DUST FROM EXCAVATION AND GRADING OPERATIONS. CONTRACTOR SHALL OBTAIN TRIPOLI REMOVAL PERMIT.
2. AFFECTED CONTRACTORS TO VERIFY EXACT LOCATION OF ALL UTILITIES.



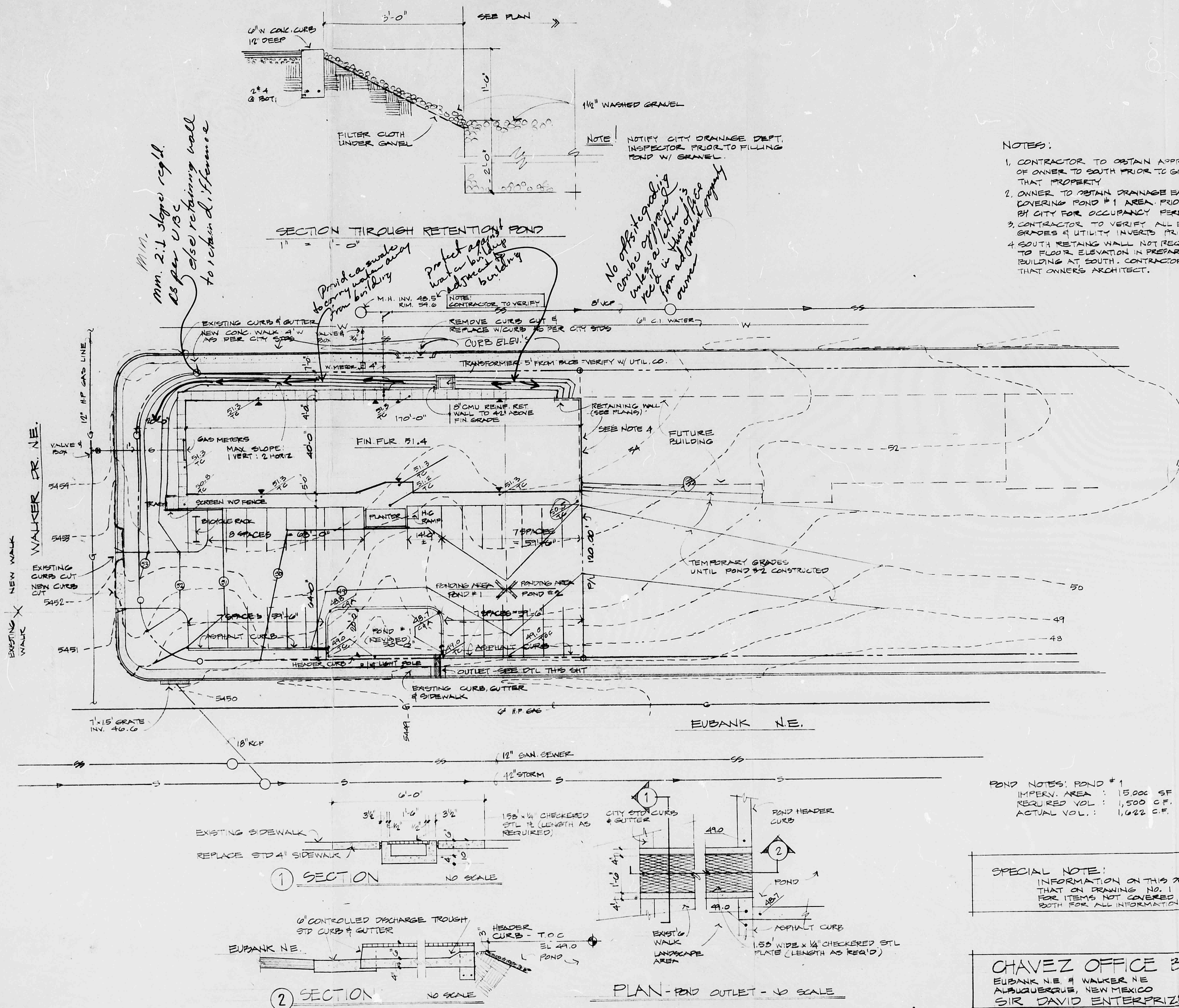
OVERALL DEVELOPMENT PLAN (BY 11/15/81)
SCALE: 1"=20'-0"
PLAN NO. 2-75-110 APPROVED 11-15-80

no. date revision

ART DEKKER
architect-engineer
2403 san mateo n.e. plaza 15
albuquerque, n.m. 87110
505-884-3308 884-3355

R. F. MOYA OFFICE BUILDING
1080, 1084, 1088 E. FRANK BLVD. N.E. ALBUQUERQUE, N.M.

Job no. 7-100
Drawn by: [signature]
Checked by: [signature]
Date: 5-5-81



mm. 2:1 slopes req'd.
as per UBC
also retaining wall
to chain d. fence

Provide a walkway
to carry water away
from building
perfect against
wall a building
adjacent to
building

No offset grading
curbs opposite
retaining wall is
from adjacent property
owner

NOTE: NOTIFY CITY DRAINAGE DEPT.
INSPECTOR PRIOR TO FILLING
POND W/ GRAVEL.

NOTES:

1. CONTRACTOR TO OBTAIN APPROVAL
OF OWNER TO SOUTH PRIOR TO GRADING
THAT PROPERTY.
2. OWNER TO OBTAIN DRAINAGE EASEMENT
COVERING POND #1 AREA. PRIOR TO ACCEPTANCE
BY CITY FOR OCCUPANCY PERMIT.
3. CONTRACTOR TO VERIFY ALL ELEVATIONS OF
GRADES & UTILITY INVERTS PRIOR TO CONSTRUCTION.
4. SOUTH RETAINING WALL NOT REQUIRED IF GRADE LOWERED
TO FLOOR ELEVATION IN PREPARATION FOR FUTURE
BUILDING AT SOUTH. CONTRACTOR TO COORDINATE WITH
THAT OWNER'S ARCHITECT.

POND NOTES: POND #1
IMPERV. AREA : 15,000 SF
REQUIRED VOL : 1,500 C.F.
ACTUAL VOL. : 1,022 C.F.

SPECIAL NOTE:
INFORMATION ON THIS DRAWING SUPERCEDES
THAT ON DRAWING NO. 1 DATED 8/10/79 EXCEPT
FOR ITEMS NOT COVERED BY THIS DRAWING. SEE
BOTH FOR ALL INFORMATION.

NO.	DATE	BY
1	11-2-79	JLS

REVISIONS

