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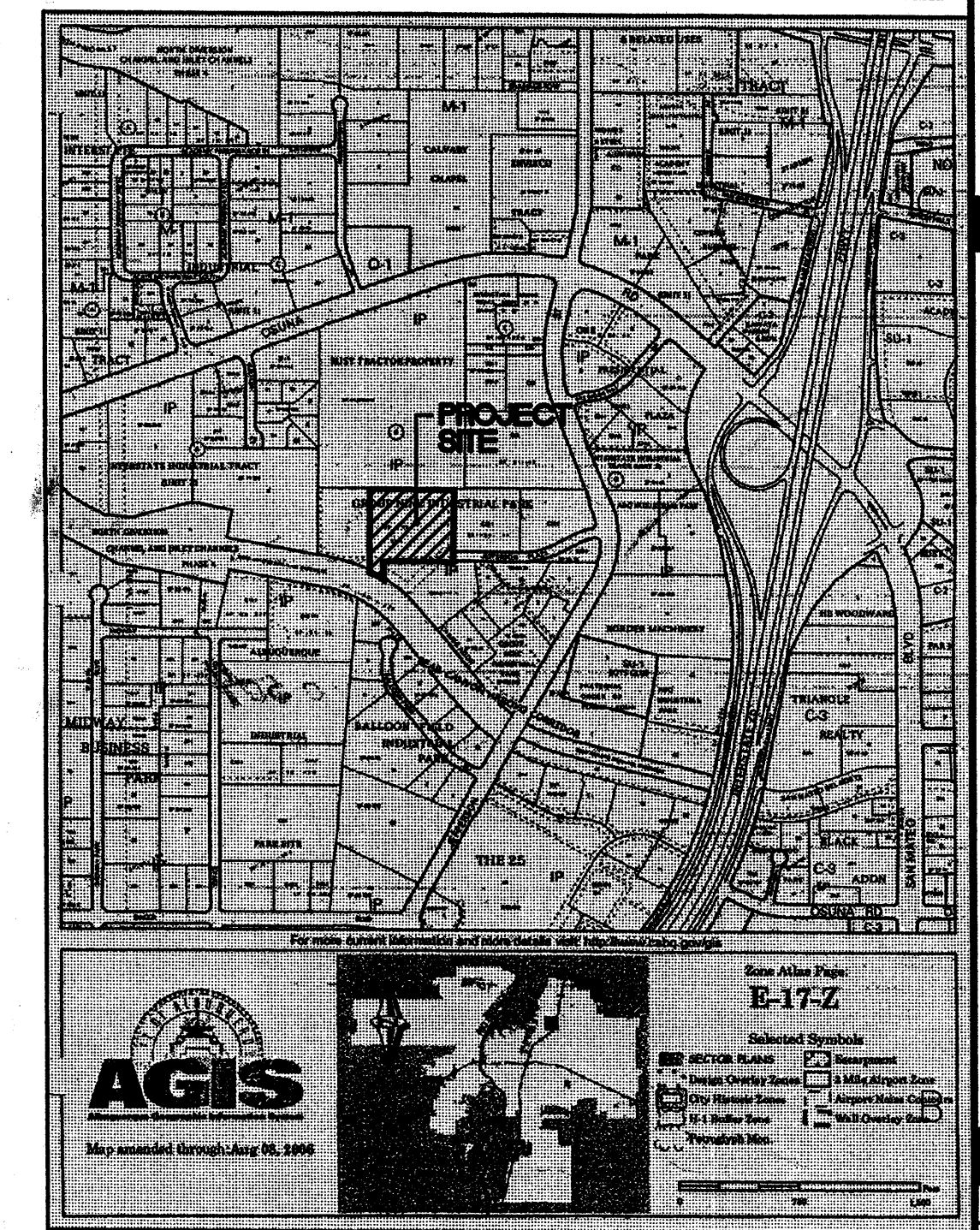
B

A

KEYED NOTES

1. ASPHALT PARKING/DRIVE.
2. CONCRETE SIDEWALK.
3. LANDSCAPE AREA.
4. CONCRETE SIDEWALK CONTROL JOINT.
5. DUMPSTER ENCLOSURE. SPLIT FACED CMU WALLS, 6'-8" HIGH.
6. EMERGENCY POWER GENERATOR, DIESEL POWERED.
7. EMERGENCY POWER GENERATOR, CMU WITH STUCCO FINISH, 6'-8" HIGH.
8. LIGHT POLE (4' SQUARE, 20' HIGH) WITH 400W METAL HALIDE LIGHT.
9. PROPERTY LINE.
10. METAL SHADE STRUCTURE, WALL MOUNTED.
11. MONUMENT SIGN. SEE A4/A201. PROVIDE (2) 50 WATT METAL HALIDE FLOOD LAMPS.
12. CONCRETE GUTTER AND METAL COVER AT SIDEWALK.
13. EXISTING STREET.
14. HANDICAPPED PARKING SIGN.
15. FACE OF EXISTING CURB AND GUTTER.
16. MOTORCYCLE PARKING SPACE.
17. PROPOSED 2 STORY OFFICE BUILDING. (ROOF PLAN SHOWN)
18. 8 SPACE BIKE RACK.
19. ELECTRICAL PAD MOUNTED TRANSFORMER.
20. EXISTING FIRE HYDRANT.
21. FIRE HYDRANT.
22. EXISTING CURB AND GUTTER.
23. HANDICAPPED RAMP PER CITY OF ALBUQUERQUE STANDARD DETAIL 2440.
24. LIFT STATION METAL ACCESS PANEL.
25. SIAMESE CONNECTION FOR FIRE DEPARTMENT.
26. STEEL BOLLARD, PAINTED YELLOW.
27. STEEL TRELLIS SHADE STRUCTURE, PAINTED OLIVE. SEE B5/AS-102.
28. STORAGE SHED, SPLIT FACED CMU WALLS. SEE B2,B3,B4/AS-102.
29. SCULPTURE DESIGN TO BE DETERMINED.
30. ALL COMPACT PARKING SPACES TO BE PAINTED ON PAVEMENT.
31. 6'-0" WIDE SIDEWALK.

ZONE ATLAS MAP



PROJECT NUMBER: 1000504

Application Number: 07DRB-00378 (SBP)

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

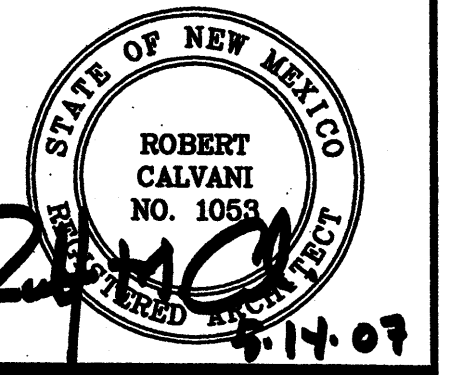
<i>[Signature]</i> Traffic Engineering/Transportation Division	7-20-07 Date
<i>[Signature]</i> Water Utility Department	5/16/07 Date
<i>[Signature]</i> Parks and Recreation Department	5/16/07 Date
<i>[Signature]</i> City Engineer	5/16/07 Date
N/A *Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	7/20/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7/20/07 Date

*Environmental Health, if necessary



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ARCHITECT



CONSULTANT

PROJECT TITLE

JEFFERSON PLAZA OFFICE BLDG.

ALBUQUERQUE NEW MEXICO

REVISIONS:

5/14/07	DRB REVISION
5/03/07	DRB REVISION

MK DATE DESCRIPTION

DRAWN BY: CHECKED BY:

DP PROJECT NUMBER: A0711

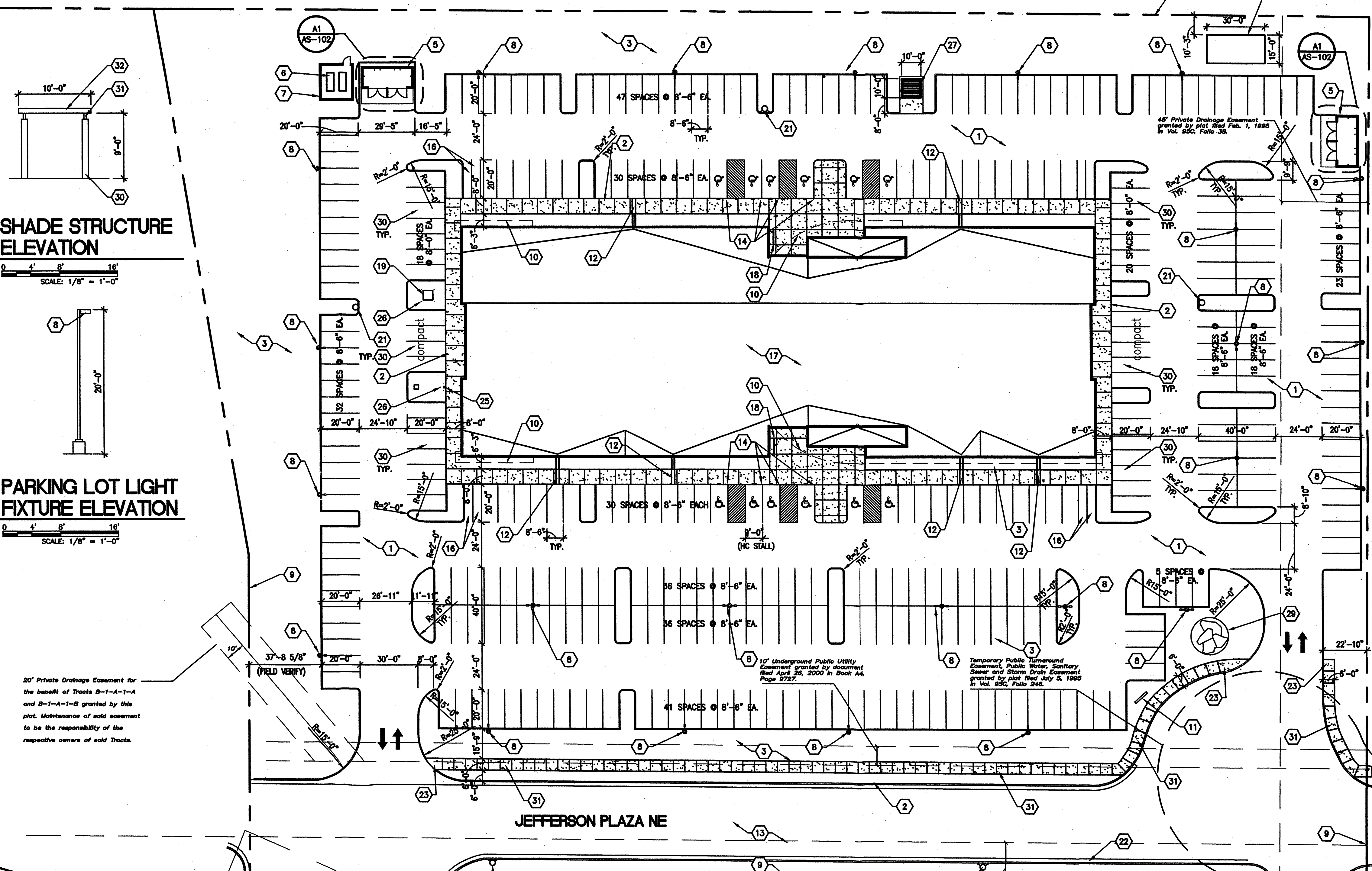
DATE: 05/11/07

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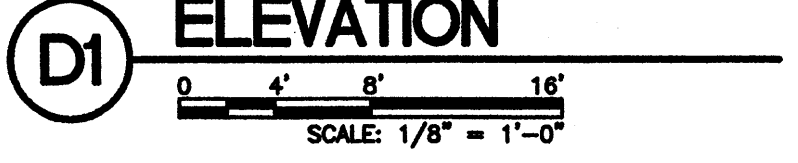
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO

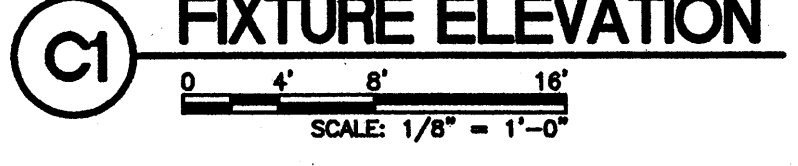
AS-101



SHADE STRUCTURE ELEVATION



PARKING LOT LIGHT FIXTURE ELEVATION



BUILDING AREA

1ST FLOOR 39,136 SF
2ND FLOOR 39,136 SF
TOTAL 78,272 SF

PARKING CALCULATIONS

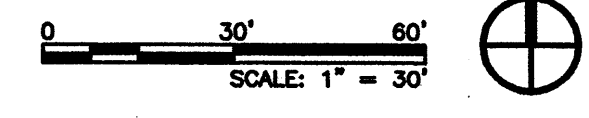
1ST FLOOR 39,136 SF/200 = 195 SPACES
2ND FLOOR 39,136 SF/300 = 130 SPACES
TOTAL REQUIRED PARKING = 325 SPACES
TOTAL PROVIDED PARKING 358 SPACES
12 H.C. SPACES REQUIRED
12 H.C. SPACES PROVIDED
6 MOTORCYCLE SPACES REQUIRED
6 MOTORCYCLE SPACES PROVIDED
16 BICYCLE SPACES REQUIRED
16 BICYCLE SPACES PROVIDED (2 BIKE RACKS)

SITE AREA

6.3223 ACRES

SITE PLAN

SCALE: 1"=30'-0"



20' Private Drainage Easement for the benefit of Tracts B-1-A-1-A and B-1-A-1-B granted by this plat. Maintenance of said easement to be the responsibility of the respective owners of said Tracts.

60' Private Drainage Easement granted by plat filed Feb. 1, 1993 in Vol. 95C, Page 38.

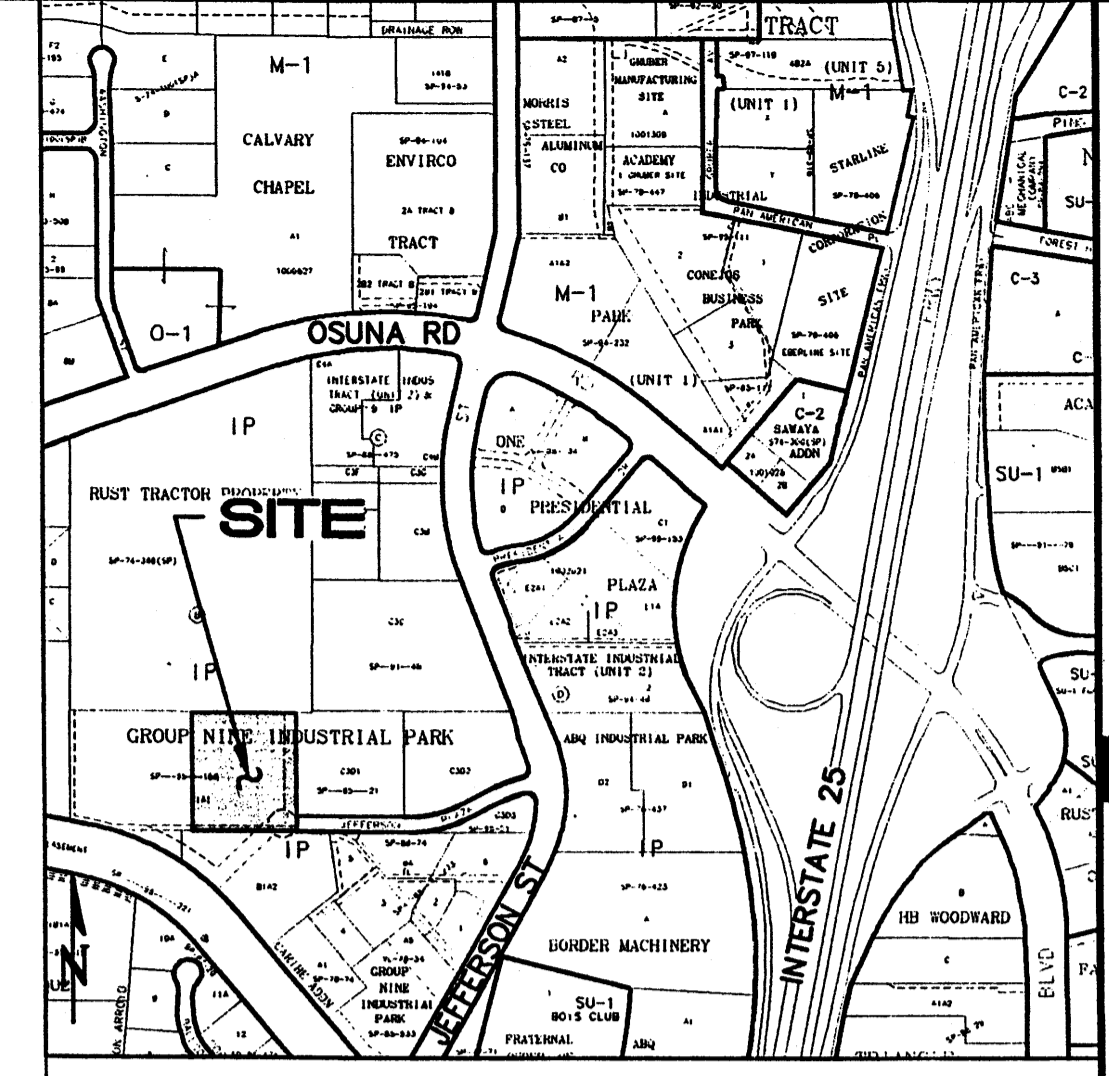
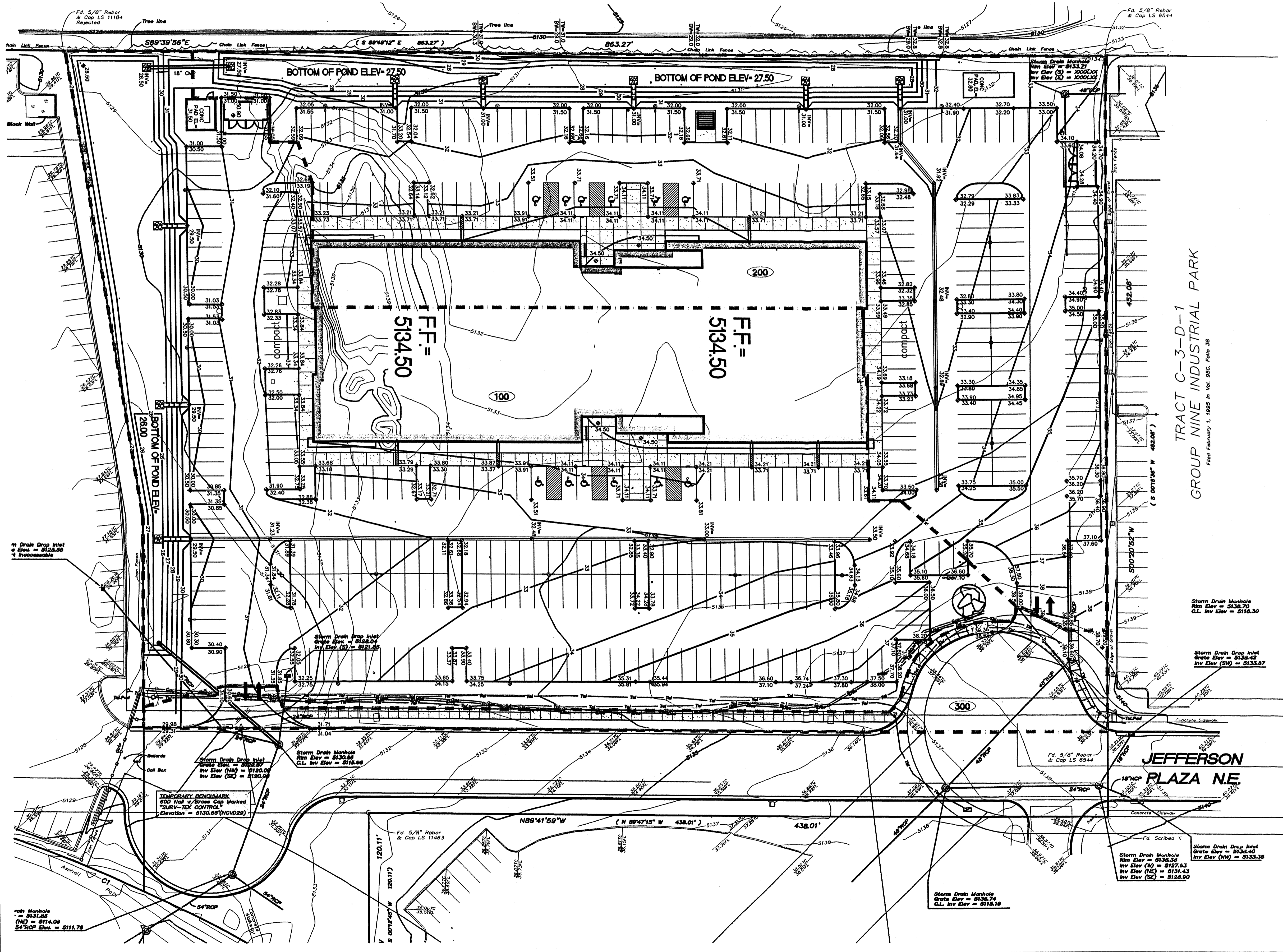
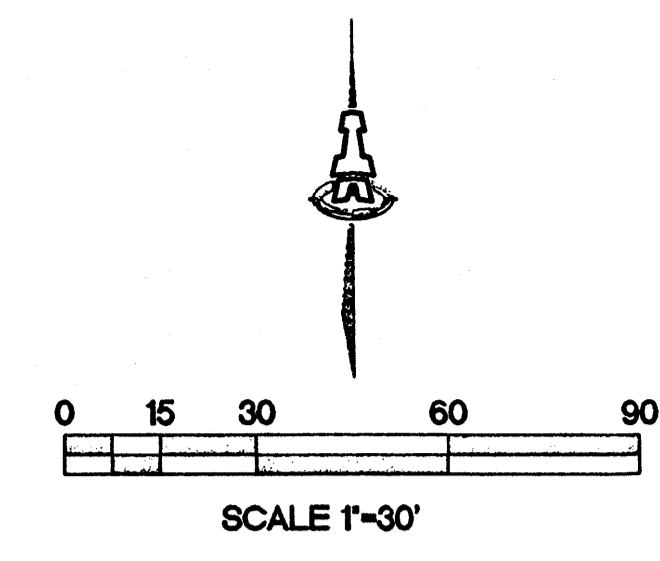
20' Wide Floating Waterline Easement granted by plat filed July 5, 1995 in Vol. 95C, Page 246.

45' Private Drainage Easement granted by plat filed Feb. 1, 1993 in Vol. 95C, Page 38.

10' Underground Public Utility Easement granted by document filed April 26, 2000 in Book 44, Page 6722.

Temporary Public Right-of-Way Easement, Public Water, Sanitary Sewer and Storm Drain Easement granted by plat filed July 5, 1995 in Vol. 95C, Page 246.

**BLOCK B
RUST TRACTOR PROPERTY**
Filed December 27, 1974 in Vol. C10, Folio 70



MAP E-17-Z **VICINITY MAP** 1"=750'±

GENERAL NOTES

- A. COORDINATE WORK WITH SITE DEVELOPMENT PLANS, DEMOLITION PLANS, UTILITY DRAWINGS AND DETAILS.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- C. WHERE PROPOSED GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
- E. THIS IS AN OVERVIEW SHEET. SEE SHEETS C102 AND C103 FOR CONSTRUCTION NOTES. SEE SHEET C104 FOR DETAILS AND CALCULATIONS.
- F. CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) OF THE S.W.P.P. PROVIDED BY THE OWNER.

LEGEND

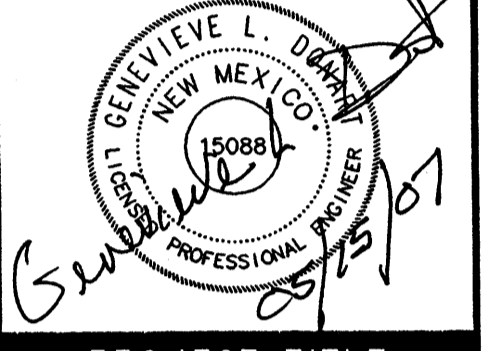
- EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- ◆ 33.34 PROPOSED SPOT ELEVATION
- FF - 5431.50 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TW= 31.0 TOP OF WALL ELEVATION
- BW= 30.3 BOTTOM OF WALL ELEVATION
- INV=31.23 INVERT ELEVATION
- STORM DRAIN MANHOLE
- PROPOSED CONCRETE RUNDOWN
- PROPOSED COBBLE PAD
- PROPOSED ALLEY GUTTER
- PROPOSED RETAINING WALL
- PROPOSED WATER BAR

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1596GRD.dwg May 14, 2007

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ARCHITECT

CONSULTANT



PROJECT TITLE

**JEFFERSON
PLAZA OFFICE
BLDG.**

**4041 JEFFERSON
PLAZA, N.E.
ALBUQUERQUE,
NEW MEXICO**

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

PROJECT NUMBER:

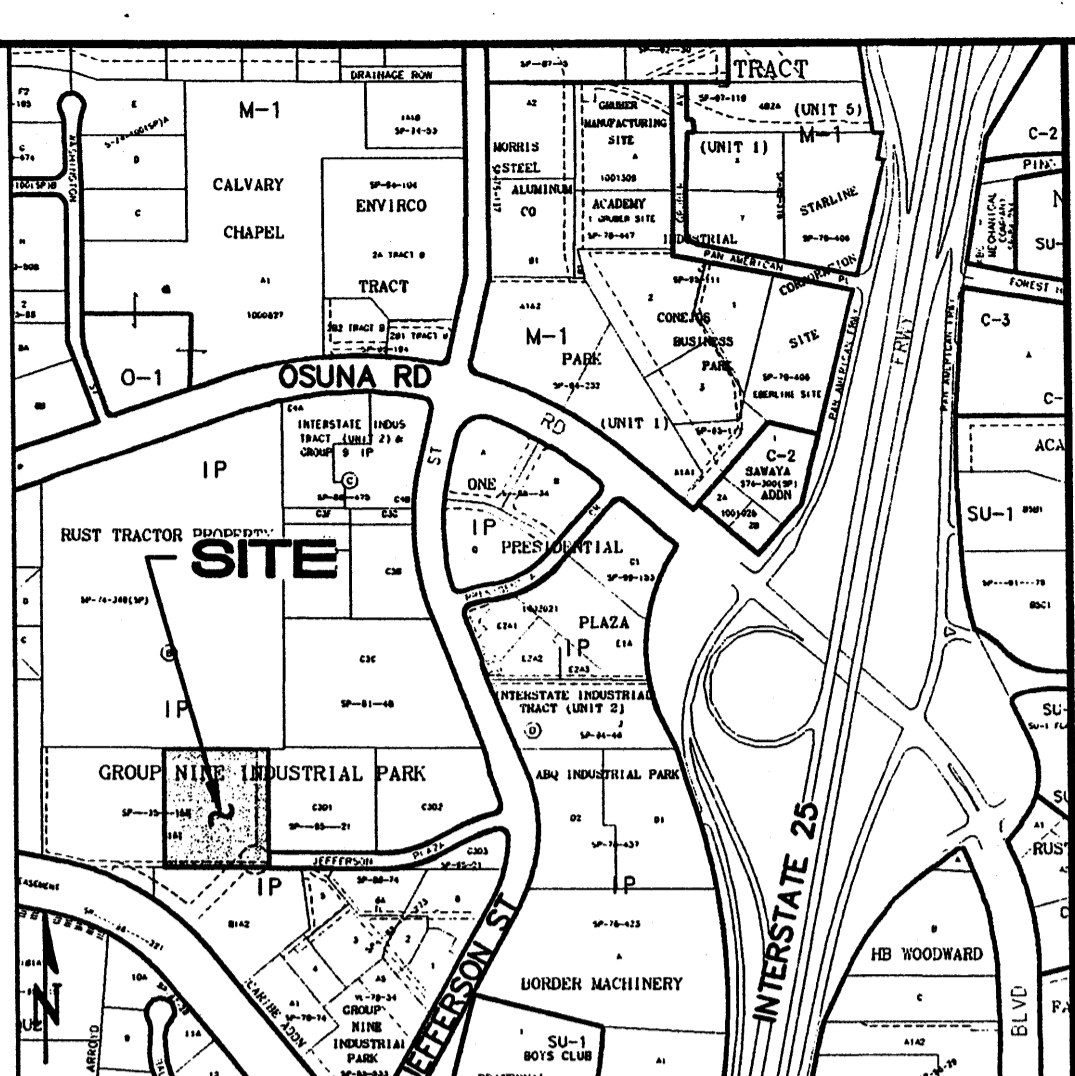
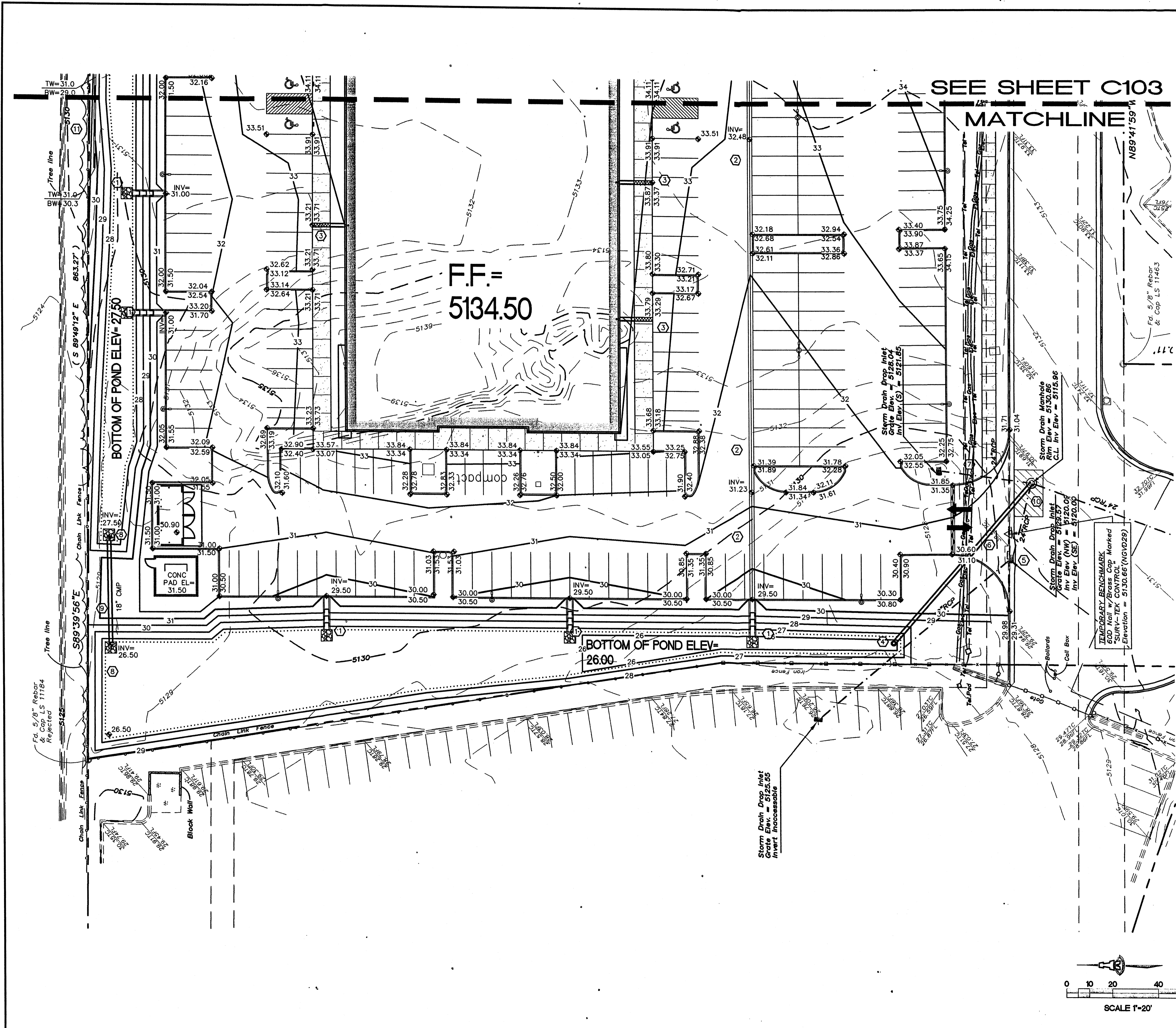
DATE:

SHEET TITLE:

**OVERALL
GRADING AND
DRAINAGE PLAN**

SHEET NO.:

C 101



KEYED CONSTRUCTION NOTES

1. CONCRETE RUNDOWN AND COBBLE PAD PER DETAIL ON SHEET C104.
2. CONCRETE ALLEY GUTTER PER COA STD DWG #2415B
3. 12" CONCRETE RUNDOWN PER DETAIL ON SHEET C104 AND 12" WIDE CONCRETE SIDEWALK CULVERT WITH METAL PLATE PER COA STD DWG #2236. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
4. RCP STANDPIPE PER DETAIL ON SHEET C104. INV (SE)=20.50
5. MODIFY EXISTING STORM INLET TO A TYPE 'D' SINGLE GRATE INLET PER COA STD DWG #2206.
6. 90.49 LF 24" RCP @ S=2.21%. INV (NW) = 20.50 INV (SE) = 18.50 (CONNECT TO EXST SD MH.)
7. REMOVE AND DISPOSE OF EXST STANDPIPE AND STORM DRAIN. GROUT HOLE AT EXST MANHOLE.
8. 10' X 10' X 18" COBBLE PAD WITH FILTER FABRIC OVER 12" COMPACTED SUBGRADE.
9. 44.63 LF 18" CMP @ S=2.24%
10. SAWCUT, REMOVE AND REPLACE 29 SY EXST ASPHALT WITH 2" ADDITIONAL THICKNESS PER COA STD DWG #2465.
11. RETAINING WALL. SEE STRUCTURAL PLANS FOR RETAINING WALL DESIGN.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FINISH FLOOR ELEVATION
	SIDEWALK CULVERT
	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	INVERT ELEVATION
	STORM DRAIN MANHOLE
	PROPOSED CONCRETE RUNDOWN
	PROPOSED COBBLE PAD
	PROPOSED ALLEY GUTTER
	PROPOSED RETAINING WALL
	PROPOSED WATER BAR

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ARCHITECT

CONSULTANT

PROJECT TITLE

JEFFERSON PLAZA OFFICE BLDG.

4041 JEFFERSON PLAZA, N.E. ALBUQUERQUE, NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION

MK	DATE	DESCRIPTION

DRAWN BY: _____ CHECKED BY: _____

PROJECT NUMBER: _____

DATE: _____

GRADING AND DRAINAGE PLAN

SHEET TITLE: _____

SHEET NO: **C102**

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1566P00 14 2007

Job Name: Jefferson Plaza Office Bldg
 Client: Reid & Associates
 Date Prepared: 7-Mar-03
 Date Modified: 01-May-07
 Precipitation Zone: 2

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE
 AREA OF SITE: 232645 SF = 5.3 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
On-Site Historic Land Condition	On-Site Developed Land Condition	On-Site Historic Land Condition	On-Site Developed Land Condition	Precip. Zone	Zone 2
Area a = 232645 SF	Area a = 0 SF	Area a = 232645 SF	Area a = 0 SF	Ea = 0.53	
Area b = 0 SF	Area b = 47005 SF	Area b = 0 SF	Area b = 47005 SF	Eb = 0.78	
Area c = 0 SF	Area c = 0 SF	Area c = 0 SF	Area c = 0 SF	Ec = 1.13	
Area d = 0 SF	Area d = 185640 SF	Area d = 0 SF	Area d = 185640 SF	Ed = 2.12	
Total Area = 232645 SF	Total Area = 232645 SF				

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Historic E = 0.53 in. | Developed E = 1.85 in.

On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$
 Historic V360 = 10275 CF | Developed V360 = 35852 CF

On-Site Peak Discharge Rate: $Q_p = Q_{pa}Aa + Q_{pb}Ab + Q_{pc}Ac + Q_{pd}Ad / 43,560$
 For Precipitation Zone 2
 Qpa = 1.56 | Qpb = 3.14
 Qpc = 2.28 | Qpd = 4.70
 Historic Qp = 8.3 CFS | Developed Qp = 22.5 CFS

The overall site consists of 5.34 acre(s) located in Zone 2 which is designated as properties between the Rio Grande River and San Mateo Blvd. The 100-year, 6-hour historic discharge is 8.3 cfs. The proposed developed discharge is 22.5 cfs.

POND #1			POND #2		
Contour	Area	Volume	Contour	Area	Volume
5126.00	1149.05		5127.50	3901.8	
5126.50	7781.04	2233 CF	5128.00	5164.02	2266 CF
5127.00	8922.7	4176 CF	5129.00	7716.34	6440 CF
5127.50	10064.7	4747 CF			
TOTAL VOL.		11155 CF	TOTAL VOL.		8707 CF

BASIN NO. 100 DESCRIPTION
 Area of basin flows = 126451 SF = 2.9 Ac.

The following calculations are based on Treatment areas as shown in table to the right
 Sub-basin Weighted Excess Precipitation (see formula above)
 Weighted E = 1.85 in. | TREATMENT: A=0%, B=20%, C=0%, D=80%
 Sub-basin Volume of Runoff (see formula above)
 V360 = 1987 CF
 Sub-basin Peak Discharge Rate: (see formula above)
 Qp = 12.2 cfs

BASIN NO. 200 DESCRIPTION
 Area of basin flows = 96014 SF = 2.2 Ac.

The following calculations are based on Treatment areas as shown in table to the right
 Sub-basin Weighted Excess Precipitation (see formula above)
 Weighted E = 1.85 in. | TREATMENT: A=0%, B=20%, C=0%, D=80%
 Sub-basin Volume of Runoff (see formula above)
 V360 = 14829 CF
 Sub-basin Peak Discharge Rate: (see formula above)
 Qp = 9.3 cfs

BASIN NO. 300 DESCRIPTION
 Area of basin flows = 10180 SF = 0.2 Ac.

The following calculations are based on Treatment areas as shown in table to the right
 Sub-basin Weighted Excess Precipitation (see formula above)
 Weighted E = 1.85 in. | TREATMENT: A=0%, B=20%, C=0%, D=80%
 Sub-basin Volume of Runoff (see formula above)
 V360 = 1569 CF
 Sub-basin Peak Discharge Rate: (see formula above)
 Qp = 1.0 cfs

CULVERT CALCULATIONS

ENTERED DATA:
 Shape: Circular
 Number of Barrels: 1
 Solving for: Headwater
 Chart Description: CORRUGATED METAL PIPE CULVERT
 Scale Description: PIPE PROJECTING FROM FILL
 Overtopping: Off
 Flowrate: 5.6 cfs
 Manning's n: 0.0240
 Roadway Elevation: 29.0 ft
 Inlet Elevation: 27.50 ft
 Outlet Elevation: 26.50 ft
 Diameter: 18 in
 Length: 44.64 ft
 Entrance Loss: 0.80
 Tailwater: 1.00 ft

COMPUTED RESULTS:
 Headwater: 28.99 ft Inlet Control
 Slope: 0.0224 ft/ft
 Velocity: 5.15 fps

CALCULATIONS

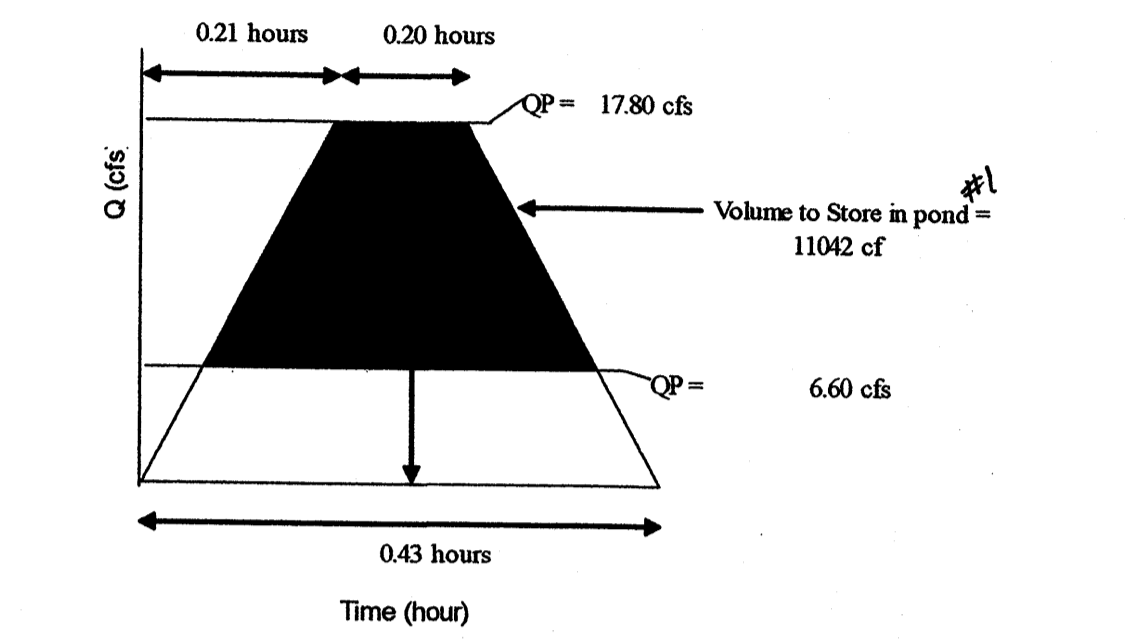
CALCULATIONS: Jefferson Plaza Office Bldg : 01-May-07
 HYDROGRAPH FOR SMALL WATERSHED
 DPMSECTION 22-2 * PAGE-A-13/14

POND #1
 Base time, t_B , for a small watershed hydrograph is,
 $t_B = (2.107 \cdot E \cdot AT / QP) - (0.25 \cdot AD / AT)$
 Where
 E = 1.85 inches
 AT = 2.90 acres
 AD = 2.32 acres
 QP = 17.8 cfs
 $t_B = 0.43$ hours

E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, tC (hours), the time to peak in hours is:

$t_P = (0.7 \cdot t_C) + (1.6 \cdot (AD / AT)) / 12$
 Where tC = 0.20 hours
 $t_P = 0.21$ hours

Continue the peak for $0.25 \cdot AD / AT$ hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hydrograph will be trapezoidal. see the graph below:

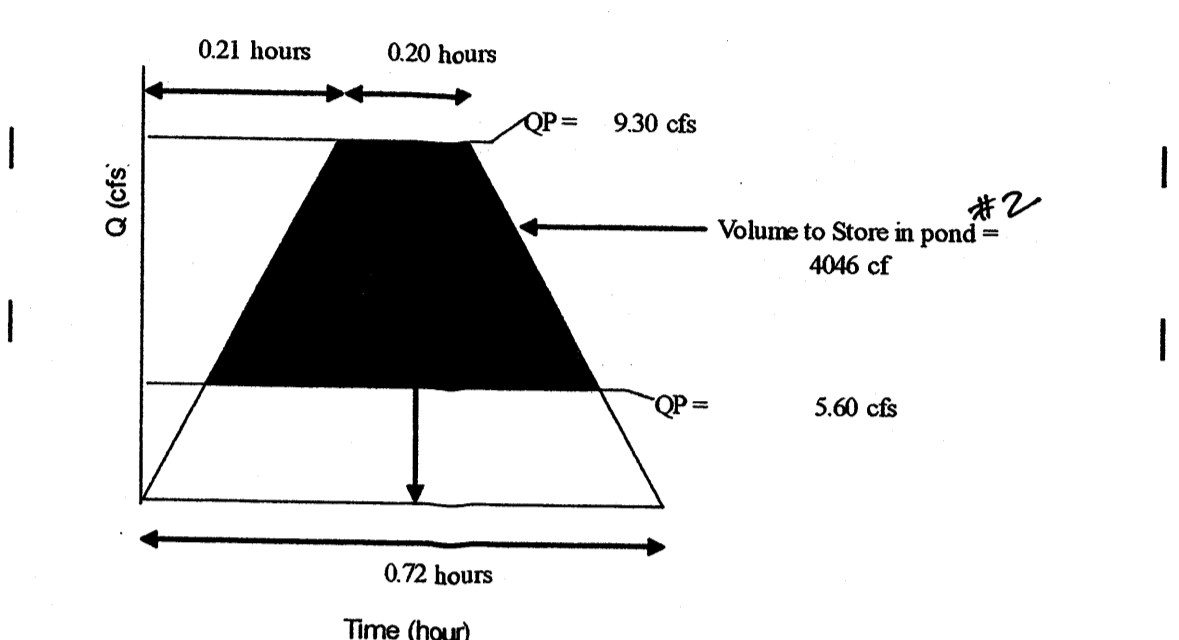


POND #2
 Base time, t_B , for a small watershed hydrograph is,
 $t_B = (2.107 \cdot E \cdot AT / QP) - (0.25 \cdot AD / AT)$
 Where
 E = 1.85 inches
 AT = 2.20 acres
 AD = 1.76 acres
 QP = 9.3 cfs
 $t_B = 0.72$ hours

E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, tC (hours), the time to peak in hours is:

$t_P = (0.7 \cdot t_C) + (1.6 \cdot (AD / AT)) / 12$
 Where tC = 0.20 hours
 $t_P = 0.21$ hours

Continue the peak for $0.25 \cdot AD / AT$ hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hydrograph will be trapezoidal. see the graph below:



STANDPIPE CALCULATIONS

(Using Orifice Equation)
 100-year WSEL = 5127.5 ft
 Bottom of Pond ELEV = 5126 ft
 Maximum discharge (Q_{max}) = 7.9 cfs
 Diameter of Standpipe = 30 in
 Orifice Equation: $Q = CA(2gh)^{1/2}$
 C = 0.60 (sharp edged hole)
 g = 32.2 ft/s²

HOLE CALCULATIONS							
ELEVATION AT CENTER OF HOLE	HOLE DIAMETER (in.)	HOLE AREA (sq. ft.)	# OF HOLES AT THIS LEVEL	H (ft)	Q PER HOLE (cfs)	TOTAL Q AT THIS LEVEL (cfs)	SPACE BETWEEN HOLES AT THIS LEVEL (ft)
5127.00	6	0.196	8	0.50	0.67	5.35	5.78
5126.42	6	0.196	8	1.08	0.98	7.86	5.78
TOTAL Q WITHOUT CLOGGING =					13.20		
TOTAL Q WITH 50% CLOGGING =					6.60	cfs	

EXISTING CONDITIONS

THIS SITE IS A 5.3 ACRE UNDEVELOPED PROPERTY EAST OF JEFFERSON BLVD, AND NORTH OF JEFFERSON PLAZA. IT IS BOUNDED TO THE EAST AND WEST BY EXISTING OFFICE BUILDINGS, AND TO THE NORTH BY A CONSTRUCTION EQUIPMENT YARD. IT IS COVERED IN NATIVE VEGETATION, AND SLOPES GENERALLY TO THE NORTHWEST.

THERE ARE EXISTING STORM DRAINS IN JEFFERSON PLAZA WITH INLETS AT THE EAST AND WEST ENDS OF THE PROPERTY. THESE STORM DRAINS OUTLET TO THE BEAR ARROYO. A 48" STORM DRAIN PARALLELS THE EAST BOUNDARY, AND A 24" STORM DRAIN CROSSES THE SOUTHWEST CORNER FOR THE B.F. GOODRICH PROPERTY TO THE WEST.

THERE IS AN EXISTING POND ON THE SOUTHWEST CORNER THAT CAPTURES UNDEVELOPED FLOWS BEFORE THEY ENTER THE B.F. GOODRICH PROPERTY. A STANDPIPE COLLECTS A MAXIMUM OF 7.9 CFS FROM THE POND AND DIRECTS THE FLOWS TO THE WESTERLY STORM DRAIN.

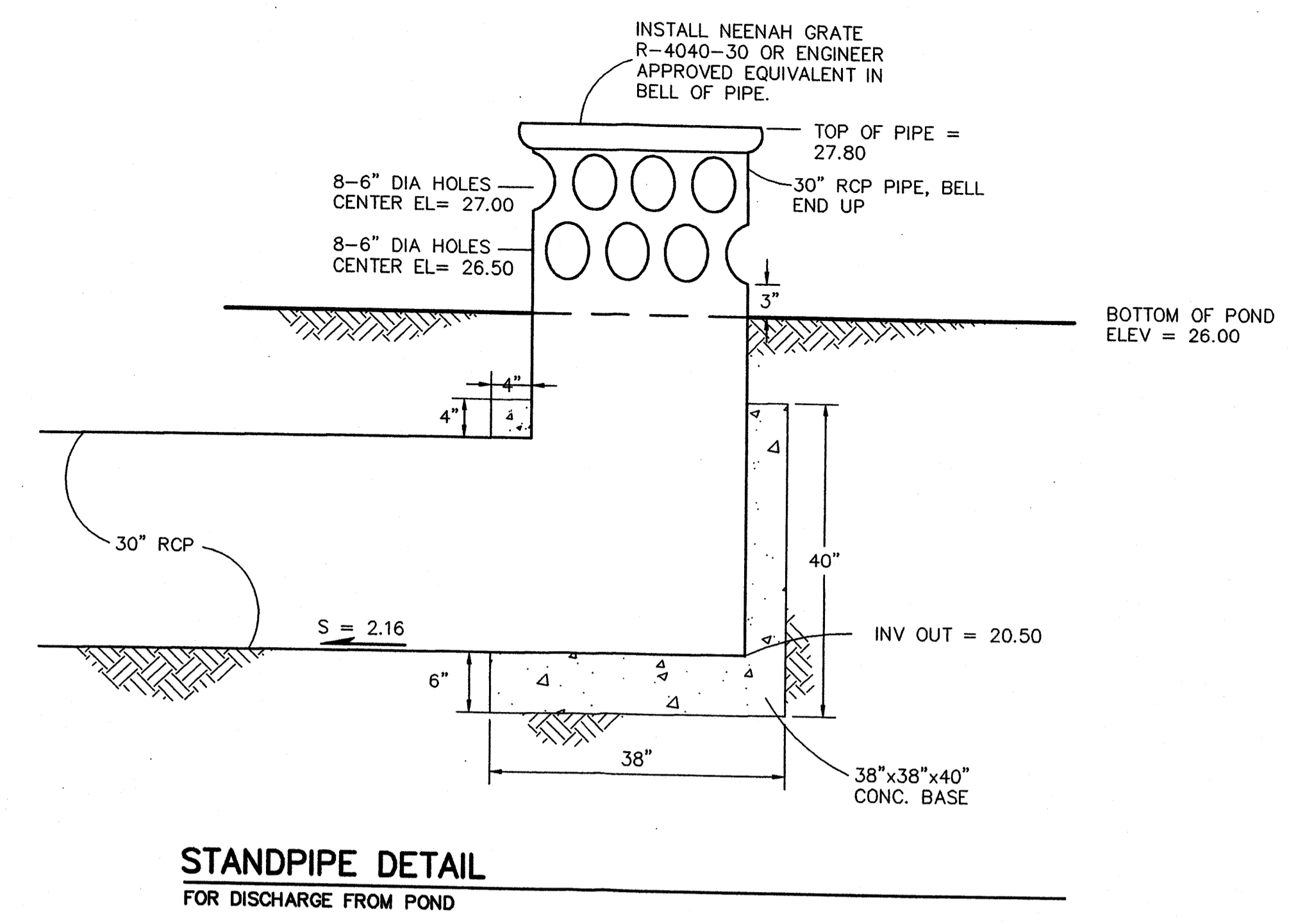
PROPOSED CONDITIONS

A 76,000 SF OFFICE BUILDING IS PROPOSED FOR THIS SITE. TOTAL ONSITE FLOWS OF 22.5 CFS ARE GENERATED BY THE DEVELOPMENT OF THE PROJECT. 21.5 CFS OF FLOWS WILL BE DIRECTED TO TWO DETENTION PONDS THROUGH SURFACE FLOW; 12.2 CFS DRAINS DIRECTLY TO POND #1 ON THE WEST SIDE OF THE PROPERTY, AND 9.3 CFS DRAINS TO POND #2 ON THE NORTH SIDE OF THE SITE. 1.0 CFS FLOWS DIRECTLY TO THE EXISTING INLETS IN JEFFERSON PLAZA RD. FROM AREAS ALONG THAT ROAD.

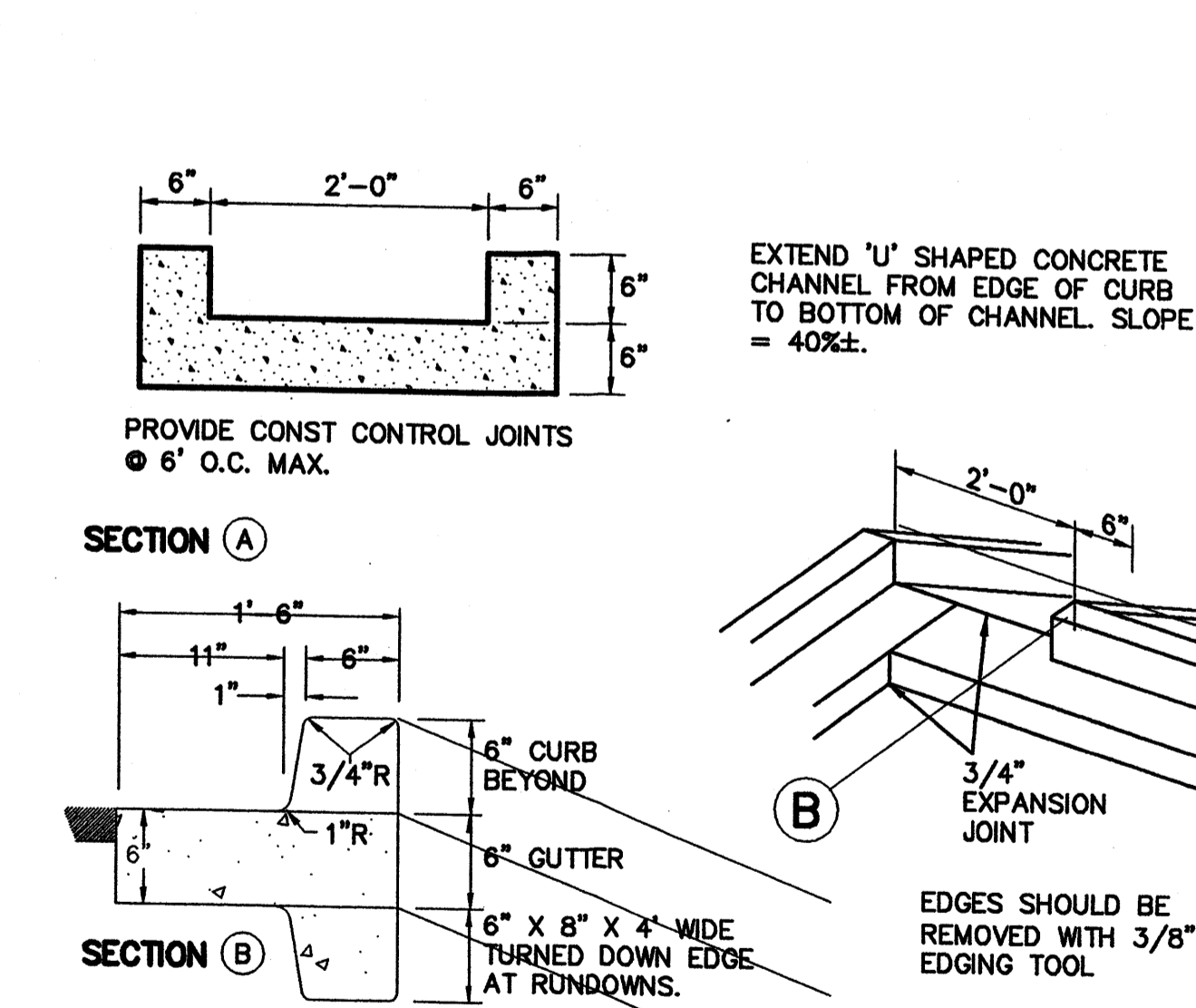
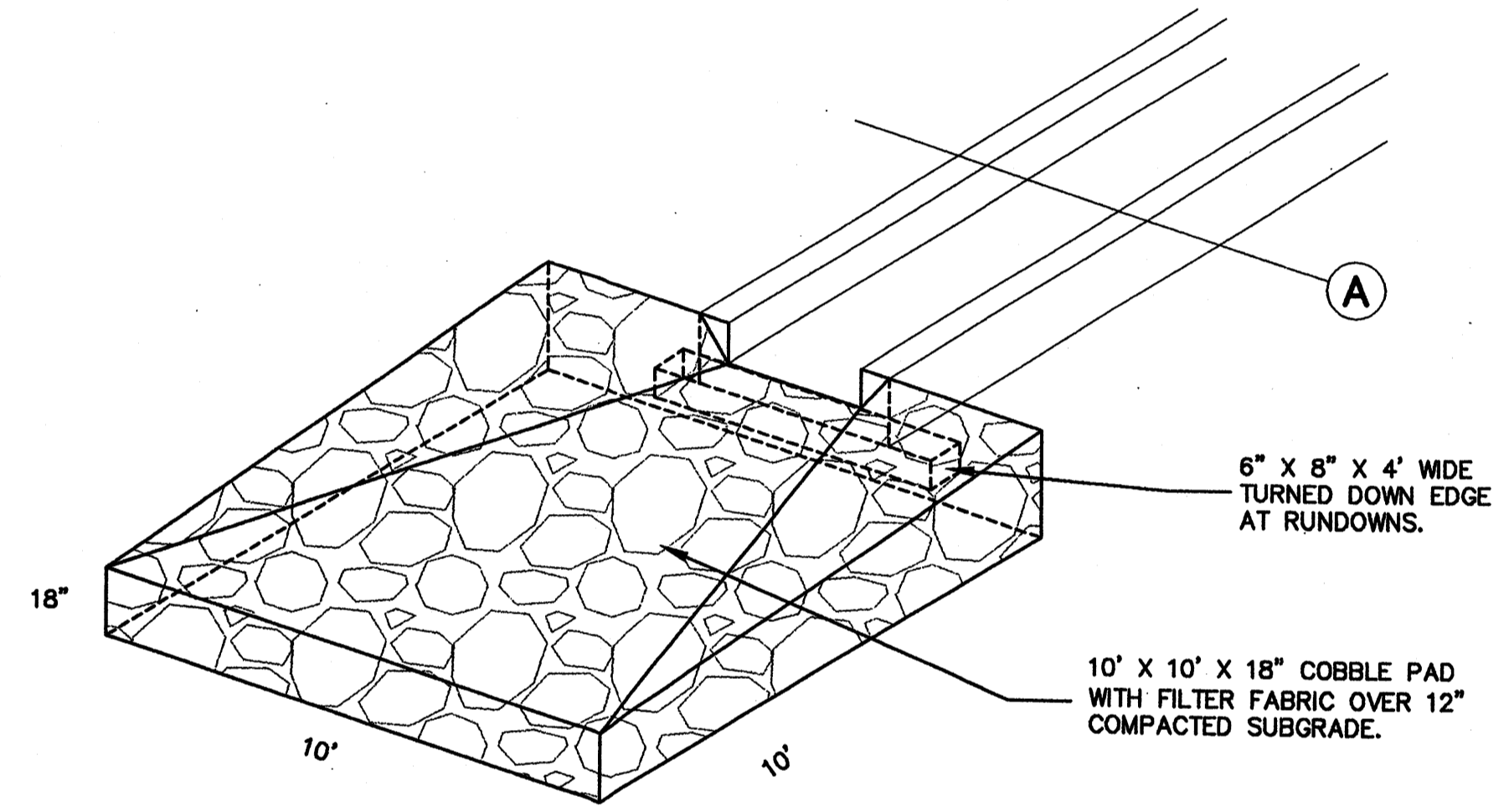
THERE IS A TOTAL ALLOWABLE DISCHARGE TO THE EXISTING STORM DRAIN OF 7.9 CFS. 1.0 CFS OF THIS TOTAL DISCHARGE IS TAKEN UP WITH ADDITIONAL FLOWS FROM JEFFERSON PLAZA RD. SINCE THE STANDPIPE RELEASES 6.6 CFS, THE TOTAL DISCHARGE IS 7.6 CFS, WHICH ADEQUATELY RESTRICTS THE DEVELOPED STORM WATERS ENTERING THE EXISTING 24" STORM DRAIN. THE PONDS WILL RETAIN THE DIFFERENCE BETWEEN THE DEVELOPED FLOWS OF 21.5 CFS AND THE REMAINING 6.9 CFS.

ROOF DRAINS WILL DISCHARGE THROUGH SIDEWALK CULVERTS TO THE PARKING LOT. ALL STORM WATER SURFACE FLOWS TO EITHER THE NORTH OR WEST EDGE OF THE PARKING LOT, WHERE IT IS COLLECTED IN 8 CONCRETE RUNDOWNS, AND DISCHARGED TO THE PONDS. AN 18" CMP PIPE BETWEEN THE UPPER AND LOWER PONDS (POND #2 AND #1 RESPECTIVELY) HAS A CAPACITY OF 5.60 CFS, THEREBY RESTRICTING THE DISCHARGE FROM THE UPPER POND TO LESS THAN THAT RELEASED BY THE STANDPIPE. THE TOP OF THE STANDPIPE WILL SERVE AS AN EMERGENCY OVERFLOW WEIR.

THE EXISTING INLETS ON THE EAST SIDE OF JEFFERSON PLAZA WILL NOT BE CHANGED, AND NO PROPOSED FLOWS ENTER THE EXISTING 48" STORM DRAIN ON THE EAST SIDE OF THE PROPERTY. THERE IS AN EXISTING INLET ON THE WEST END OF THE PROPERTY THAT IS IN THE MIDDLE OF A PROPOSED DRIVEWAY. THIS INLET WILL BE CONVERTED TO A TYPE 'D' DOUBLE GRATE INLET. THE EXISTING STANDPIPE AND ITS DRAIN WILL BE REMOVED.



STANDPIPE DETAIL FOR DISCHARGE FROM POND



CONCRETE RUNDOWN AND COBBLE PAD DETAIL TO PASS SITE DISCHARGE TO PONDS



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ARCHITECT

CONSULTANT



PROJECT TITLE

JEFFERSON PLAZA OFFICE BLDG.

4041 JEFFERSON PLAZA, N.E. ALBUQUERQUE, NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

PROJECT NUMBER:

DATE:

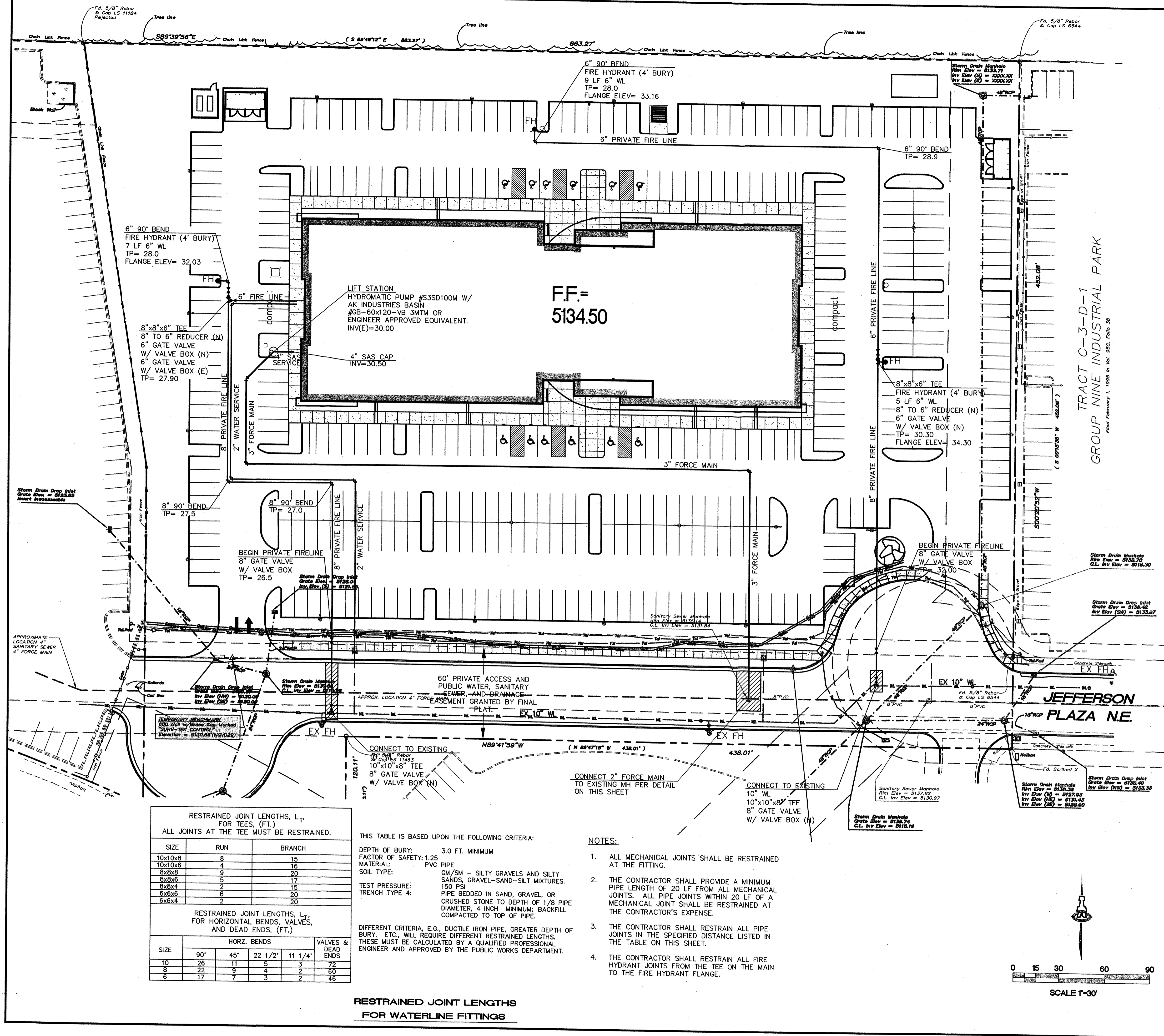
SHEET TITLE:

GRADING DETAILS AND CALCULATIONS

SHEET NO:

C104

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1596GRD-n.dwg May 01, 2007

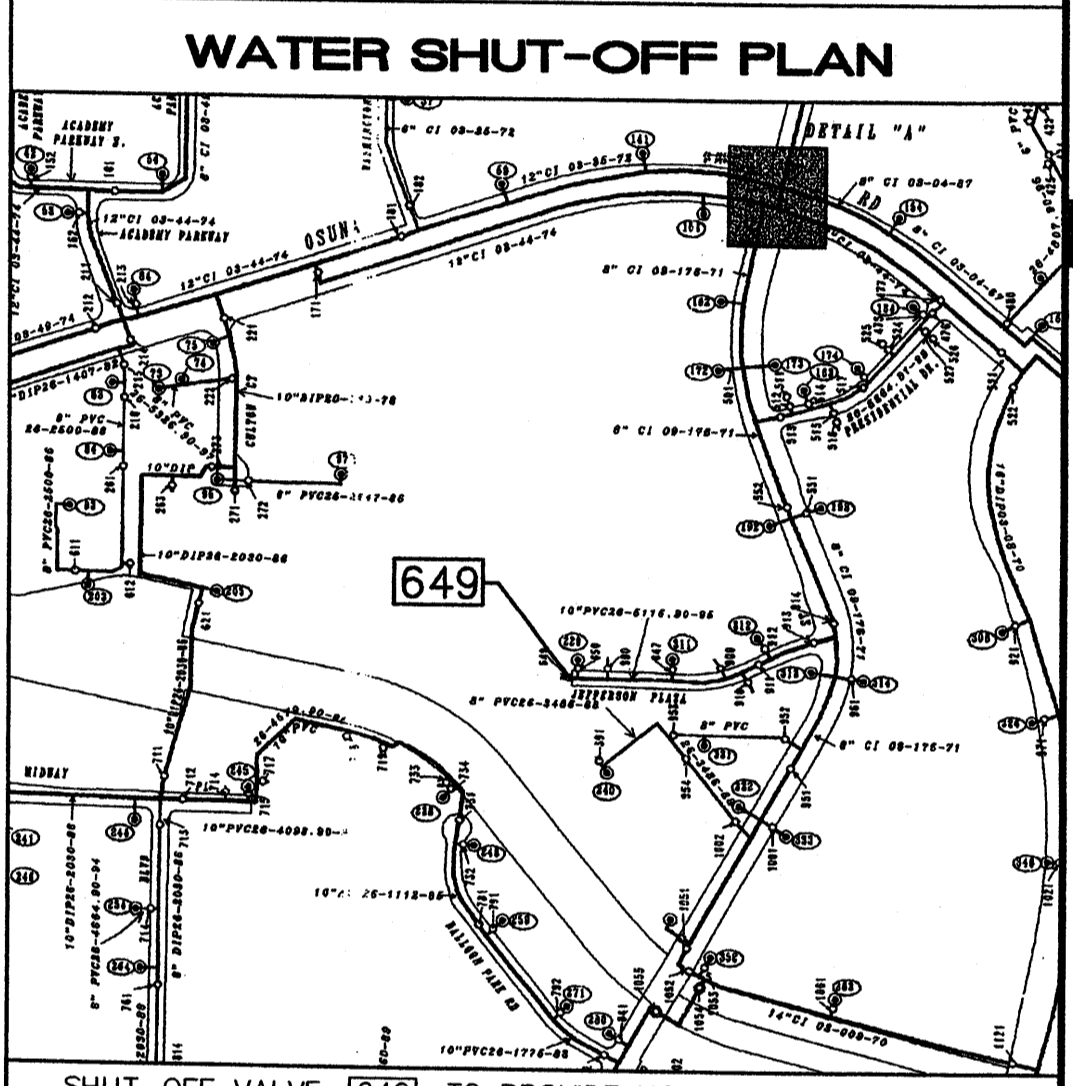


GENERAL NOTES

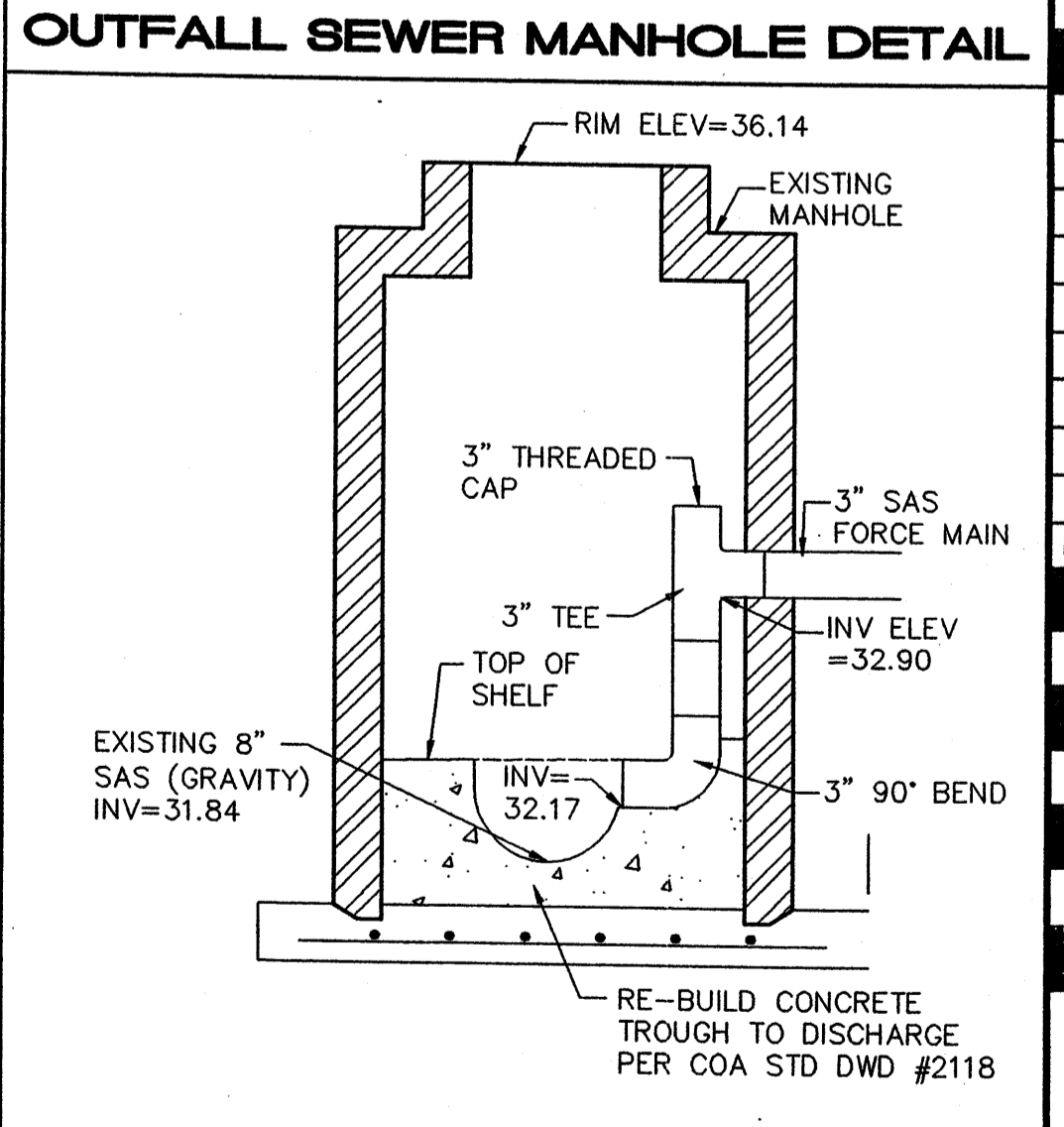
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT 1 1/2" SINGLE WATER SERVICE PER COA STD DWG #2361, #2362, & #2363.
- SEE THIS SHEET FOR WATER SHUT-OFF PLAN.
- SEE THIS SHEET FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

LEGEND

- PROPOSED 1 1/2" SINGLE WATER METER. INSTALL IN EXISTING BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- REMOVE & REPLACE EXISTING ASPHALT PER COA STD DWG #2465.



SHUT-OFF VALVE [649] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.



RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN	BRANCH
10x10x8	8	15
10x10x6	4	15
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	48

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.25
 MATERIAL: PVC PIPE
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

- NOTES:**
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

OUTFALL SEWER MANHOLE
 NTS

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 1596JMSTR.dwg May 01, 2007

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ARCHITECT

CONSULTANT

PROJECT TITLE
JEFFERSON PLAZA OFFICE BLDG.

4041 JEFFERSON PLAZA, N.E. ALBUQUERQUE, NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY: _____ CHECKED BY: _____

PROJECT NUMBER: _____

DATE: _____

SHEET TITLE: _____

UTILITY PLAN

SHEET NO: **C 1015**

1

2

3

4

5

GENERAL NOTES

KEYED NOTES

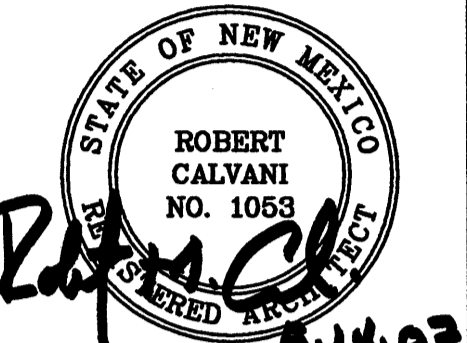
1. ALUMINUM STOREFRONT INSULATING GLAZING SYSTEM, CLEAR ALUMINUM FINISH. GLASS TO BE GREEN TINTED.
2. ALUMINUM CURTAIN WALL INSULATING GLAZING SYSTEM, CLEAR ALUMINUM FINISH. GLASS TO BE GREEN TINTED.
3. TILT-UP CONCRETE WALL PANEL WITH APPLIED ELASTOMERIC FINISH, COLOR: TAN.
4. METAL SHADE STRUCTURE, COLOR: OLIVE GREEN.
5. CONTROL JOINT.
6. ROOF OVERFLOW NOTCH IN TILT-UP CONCRETE WALL PANEL.
7. CAST-IN-PLACE CONCRETE MONUMENT SIGN. ELASTOMERIC FINISH TO MATCH BUILDING FINISH AND COLOR (TAN).
8. 6" RAISED ALUMINUM LETTER.
9. 4" RAISED ALUMINUM LETTER.



ARCHITECTS - PLANNERS - AIA

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ARCHITECT



CONSULTANT

PROJECT TITLE

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 PLAZA
 OFFICE BLDG.**

**ALBUQUERQUE
 NEW MEXICO**

REVISIONS:

NO.	DATE	DESCRIPTION

5/14/07 DRB REVISION

MK DATE DESCRIPTION

DRAWN BY: CHECKED BY:

PROJECT NUMBER:

A0711

DATE:

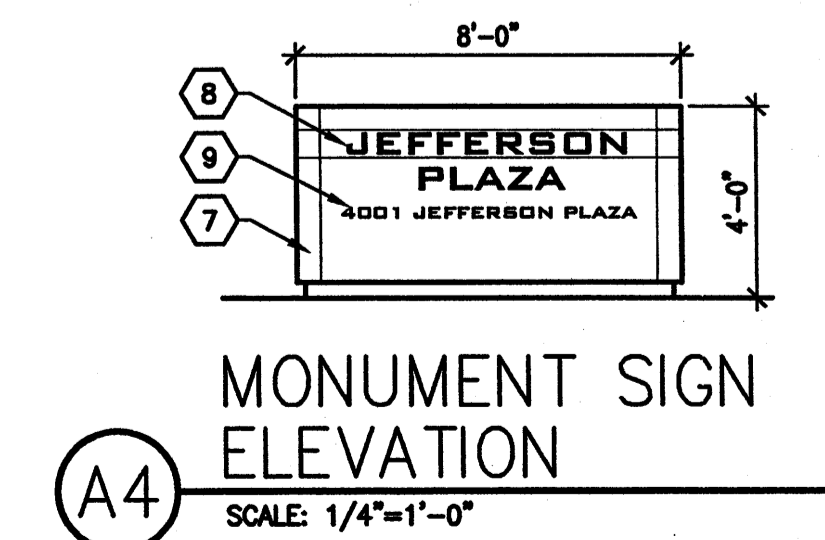
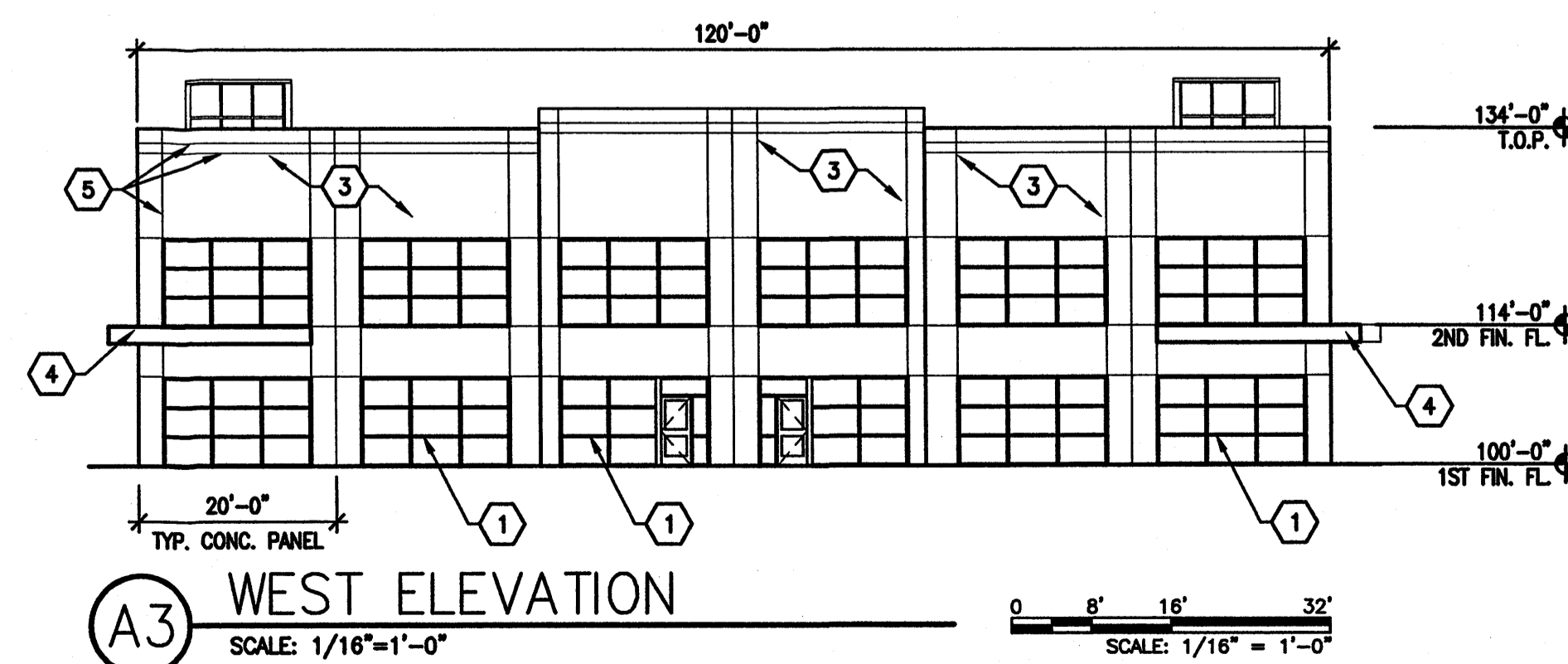
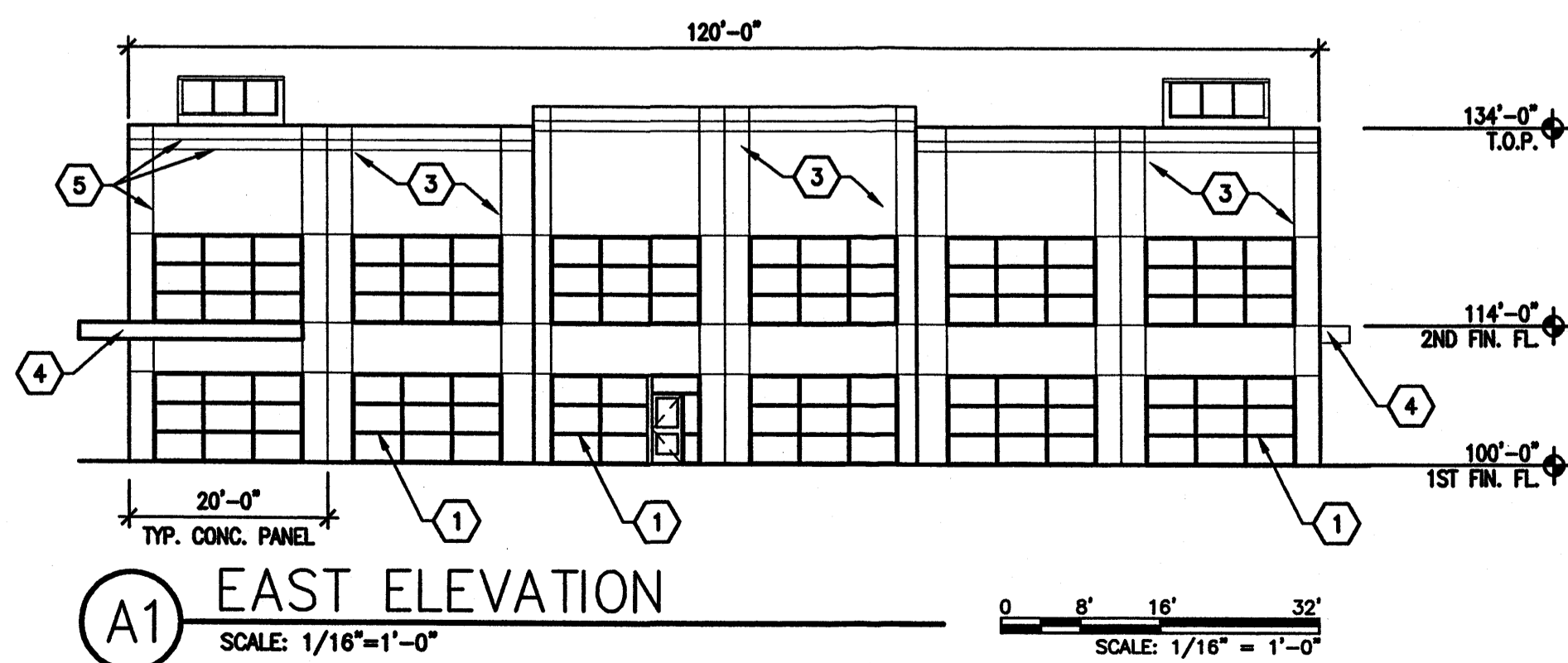
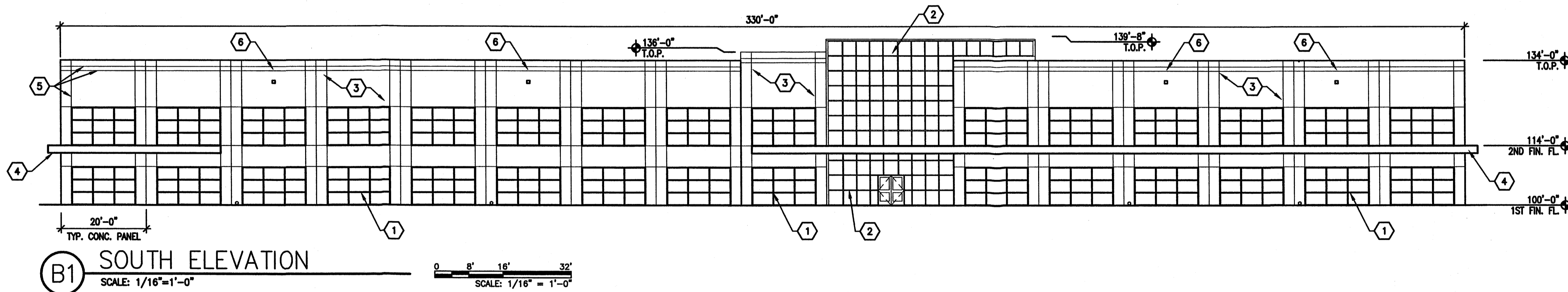
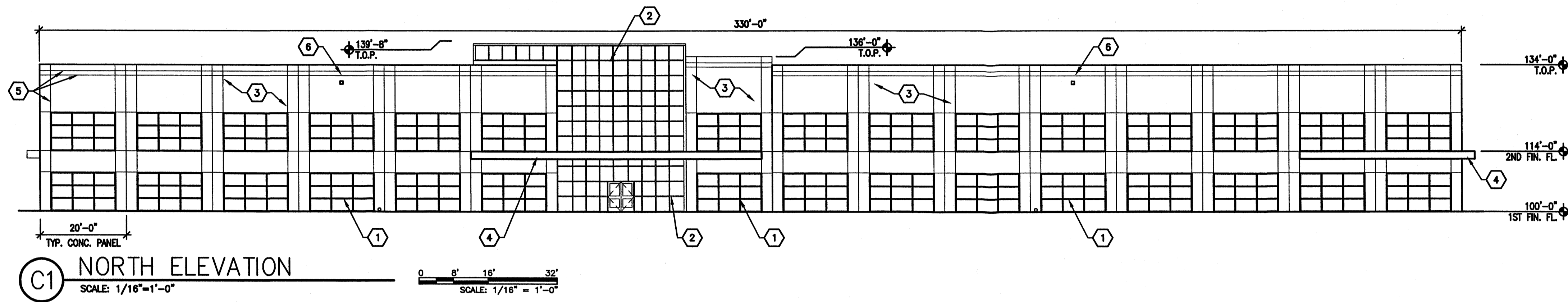
05/11/07

SHEET TITLE:

**EXTERIOR
 ELEVATIONS**

SHEET NO:

A-201



1

2

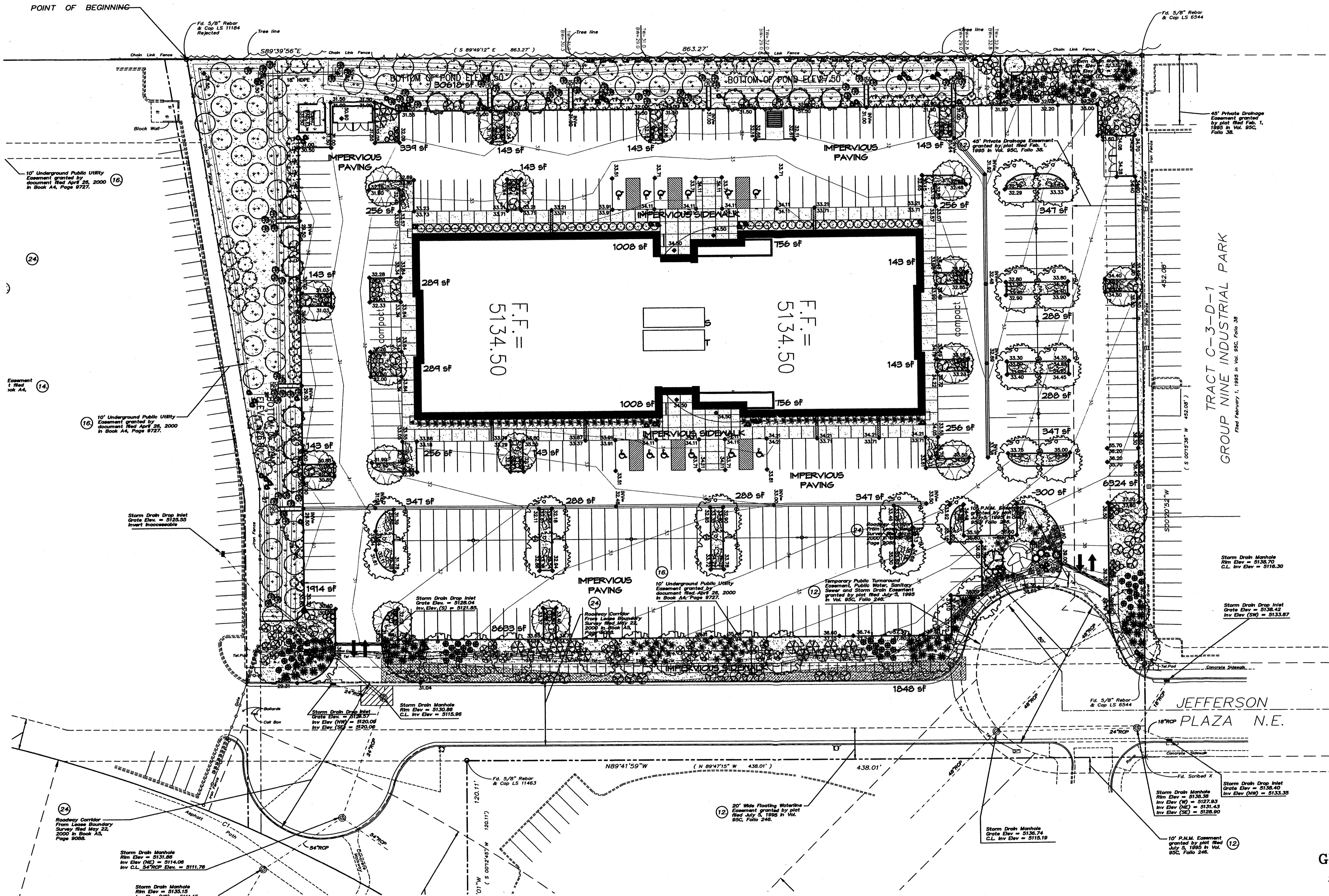
3

4

5

BLOCK B
RUST TRACTOR PROPERTY

Filed December 27, 1974 in Vol. C10, Folio 70



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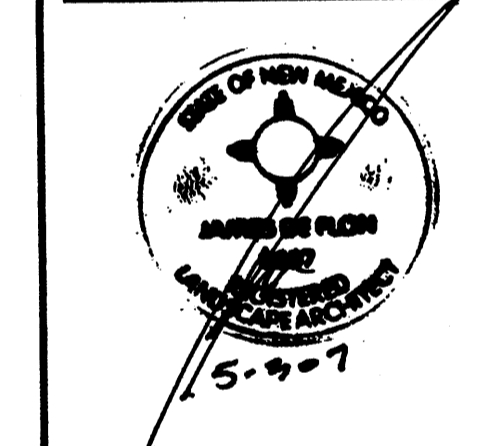
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PROJECT TITLE

**JEFFERSON
PLAZA
OFFICE BLDG.**

ALBUQUERQUE
NEW MEXICO



REVISIONS:

NO.	DATE	DESCRIPTION
1	5-3-07	site/g&d plan revise

DRAWN BY: _____ CHECKED BY: _____

PROJECT NUMBER:

A0711

DATE:

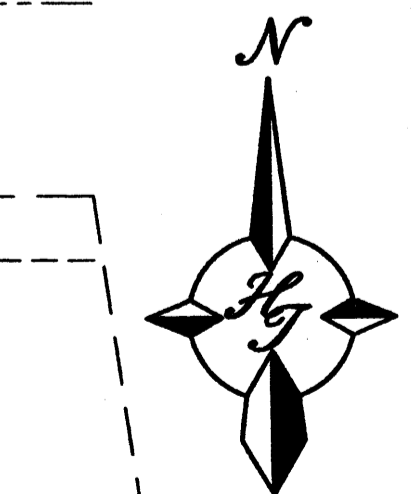
2/15/07

SHEET TITLE:

Landscaping
plan

SHEET NO.:

L1



GRAPHIC SCALE
SCALE: 1"=30'

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	275419	square feet
TOTAL BUILDINGS AREA	38533	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	236886	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	35532	square feet

TOTAL BED PROVIDED	27115	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	20786	square feet
TOTAL GROUND COVER PROVIDED	23299(64%)	square feet

TOTAL PONDING AREA (native seed with gravel plating)	30618	square feet
---	-------	-------------

TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
--	---	-------------

TOTAL LANDSCAPE PROVIDED	58333(24.6%)	square feet
--------------------------	--------------	-------------

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all pervious landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

PLANT LEGEND

- pond
- DESERT WILLOW (L) 14
Chilopsis linearis
5 Gal. 225sf
 - NEW MEXICO OLIVE (L) 56
Forestiera neomexicana
5 Gal. 225sf
 - PAMPASS GRASS (L) 31
Cortaderia selloana
5 Gal. 100sf
 - MAIDENGRASS (M) 66
Miscanthus sinensis
5 Gal. 36sf
 - SPANISH BROOM (M) 18
Genista hispanica
5 Gal. 100sf
 - HONEYSUCKLE (M) 17
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
 - PONIS CASTLE SAGE (M) 33
Artemisia poulix x castile
1 Gal. 36sf
 - TRUMPET VINE (L) 12
Campsis radicans
1 Gal. 144sf

HYDROMULCHED NATIVE SEED & WILDFLOWERS WITH SANTA FE BROWN GRAVEL PLATING

PLANT LEGEND

- site
- CHINESE PISTACHE (M) 18
Pistacia chinensis
2" Cal.
 - CHITALPA (M) 18
Chilopsis x Catalpa
2" Cal.
 - SHUMARD OAK (M) 20
Quercus shumardii
2" Cal.
 - DESERT WILLOW (L) 3
Chilopsis linearis
5 Gal. 225sf
 - SPANISH BROOM (M) 24
Genista hispanica
5 Gal. 100sf
 - RED YUCCA (L) 62
Hesperaloe parviflora
5 Gal. 9sf
 - NANDINA (M) 51
Nandina domestica cultivars
5 Gal. 25sf
 - MUHLY GRASS (M) 100
Muhlenbergia spp.
1 Gal. 25sf

- REGAL MIST (M) 64
Muhlenbergia capillaris
1 Gal. 9sf
- HONEYSUCKLE (M) 54
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- PONIS CASTLE SAGE (M) 34
Artemisia poulix x castile
1 Gal. 36sf
- CATMINT (M) 125
Nepeta mussini syn Fasseni
1 Gal. 9sf
- WINTER JASMINE (L+) 33
Jasminum nudiflorum
1 Gal. 144sf
- OVERSIZED GRAVEL ACCENT @ BOULDERS 23
- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC AT A 3" DEPTH

PLANT LEGEND

- focal point
- WASHINGTON HAWTHORN (M+) 1
Crataegus phaenopyrum
15 Gal.
 - MUGO PINE (M) 3
Pinus mugo
 - OCOTILLO (L) 1
Fouquieria splendens
 - AGAVE (L) 3
Agave spp.
 - RUSSIAN SAGE (M) 1
Perovskia atriplicifolia
5 Gal. 36sf
 - SCOTCH BROOM (M) 1
Cytisus scoparius
5 Gal. 16sf
 - BLUE MIST SPIREA (M) 11
Caryopteris clandonensis
5 Gal. 9sf
 - THREADGRASS (M) 11
Stipa tenuissima
1 Gal. 4sf
 - WILDFLOWER 42
1 Gal. 4sf

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

JEFFERSON PLAZA
Required 17 Provided 18

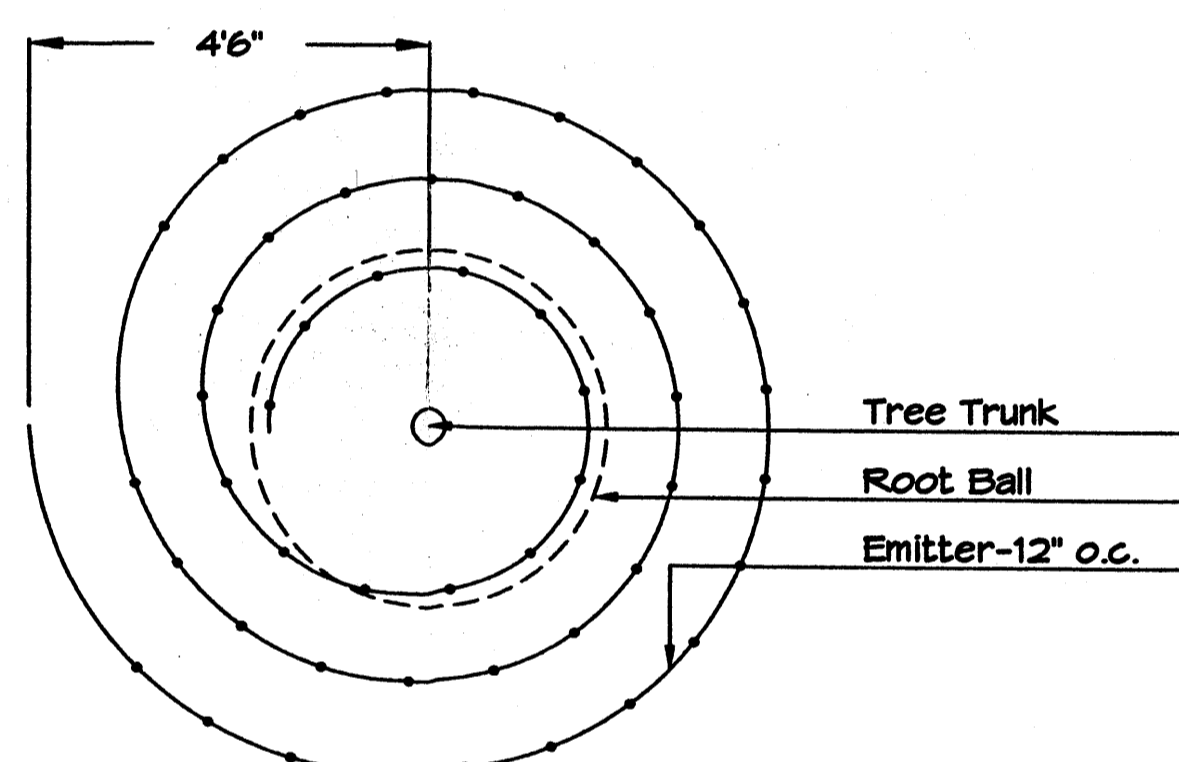
PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

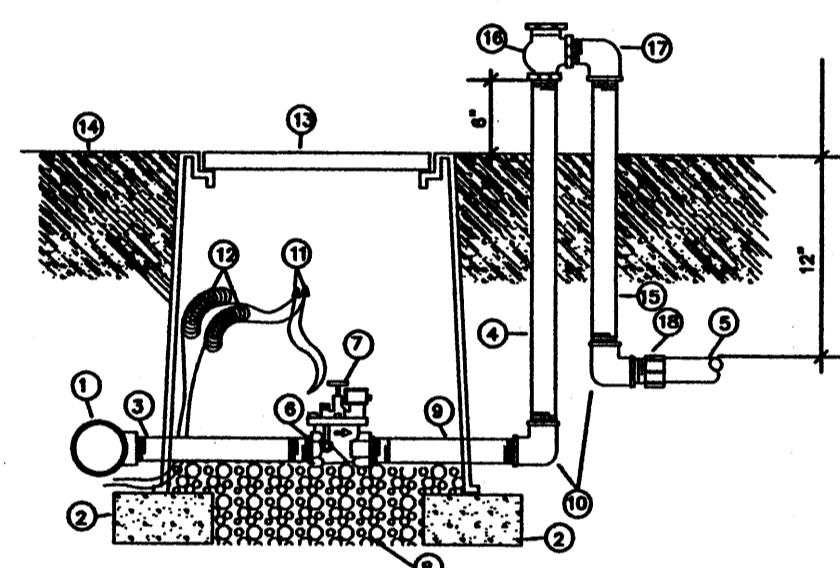
1 Shade tree per 10 spaces @ 361 SPACES
Required 37 Provided 38

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



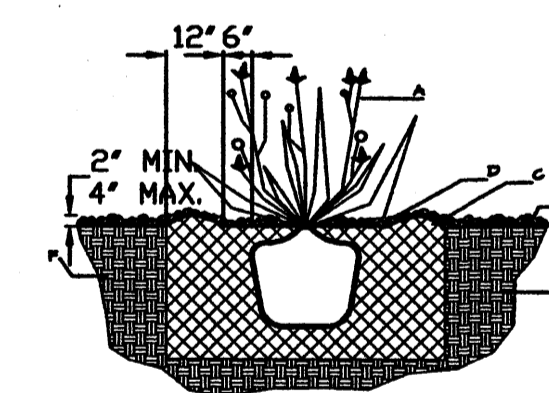
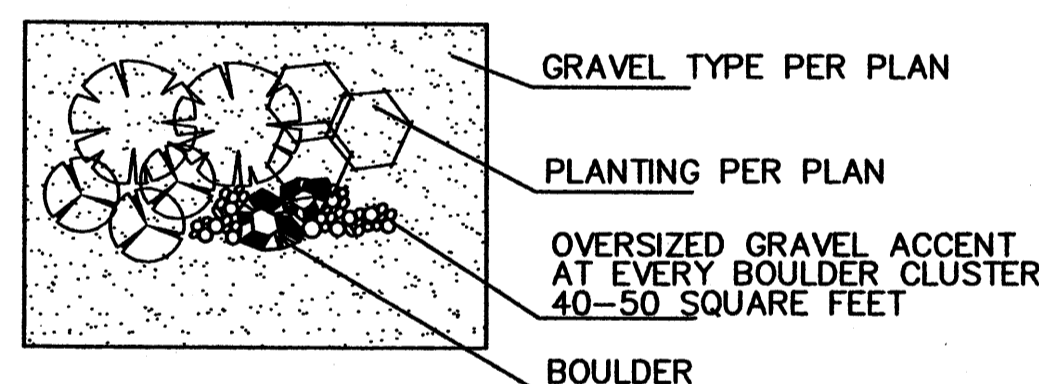
Netafim Spiral Detail



- 1 MAINLINE FITTING
- 2 ORJ BLOCK
- 3 GALVANIZED NIPPLE
- 4 24" TO 36" GALVANIZED NIPPLE
- 5 LATERAL PIPE
- 6 REDUCER BUSHING
- 7 AUTOMATIC VALVE (SEE LEGEND)
- 8 GRAVEL
- 9 GALVANIZED NIPPLE
- 10 GALVANIZED ELBOW
- 11 WATERPROOF WIRE CONNECTOR
- 12 WIRE EXPANSION LOOPS
- 13 WALK BOX
- 14 FRESH GRADE
- 15 GALVANIZED NIPPLE - 18" TO 24" LENGTH
- 16 ATMOSPHERIC VACUUM BREAKER
- 17 GALVANIZED STREET BOLL
- 18 TEE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

GRAVEL ACCENT DETAIL



GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 4" DEPTH OF BARK MULCH.
- TURF AT FINISH GRADE.
- UNDISTURBED SOIL.

TREE PLANTING DETAILS

GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAILS

CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.



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PROJECT TITLE

JEFFERSON PLAZA OFFICE BLDG.

ALBUQUERQUE NEW MEXICO



REVISIONS:

MK	DATE	DESCRIPTION
1	5-3-07	site/g&d plan revised

DRAWN BY: CHECKED BY:

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A0711

DATE:

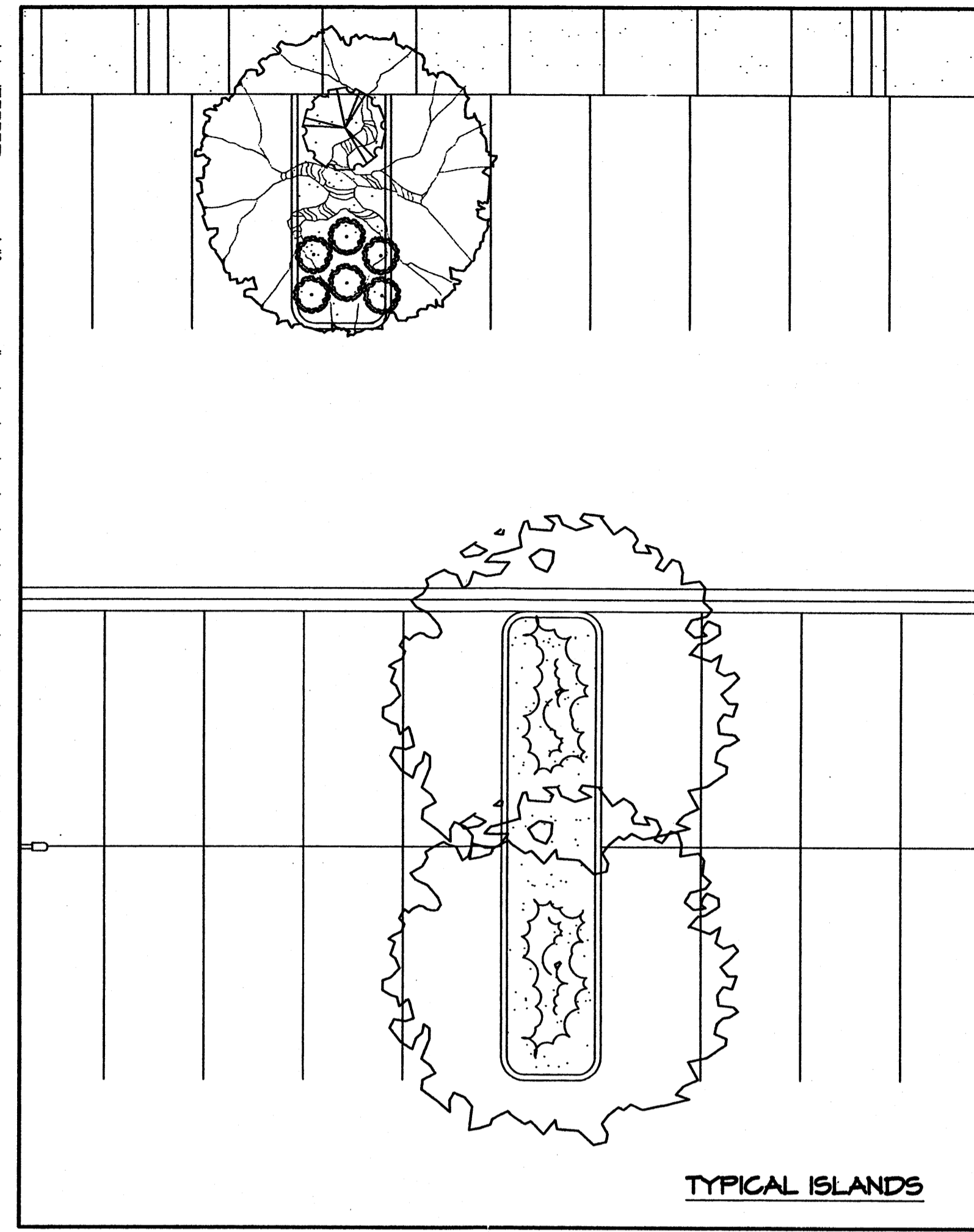
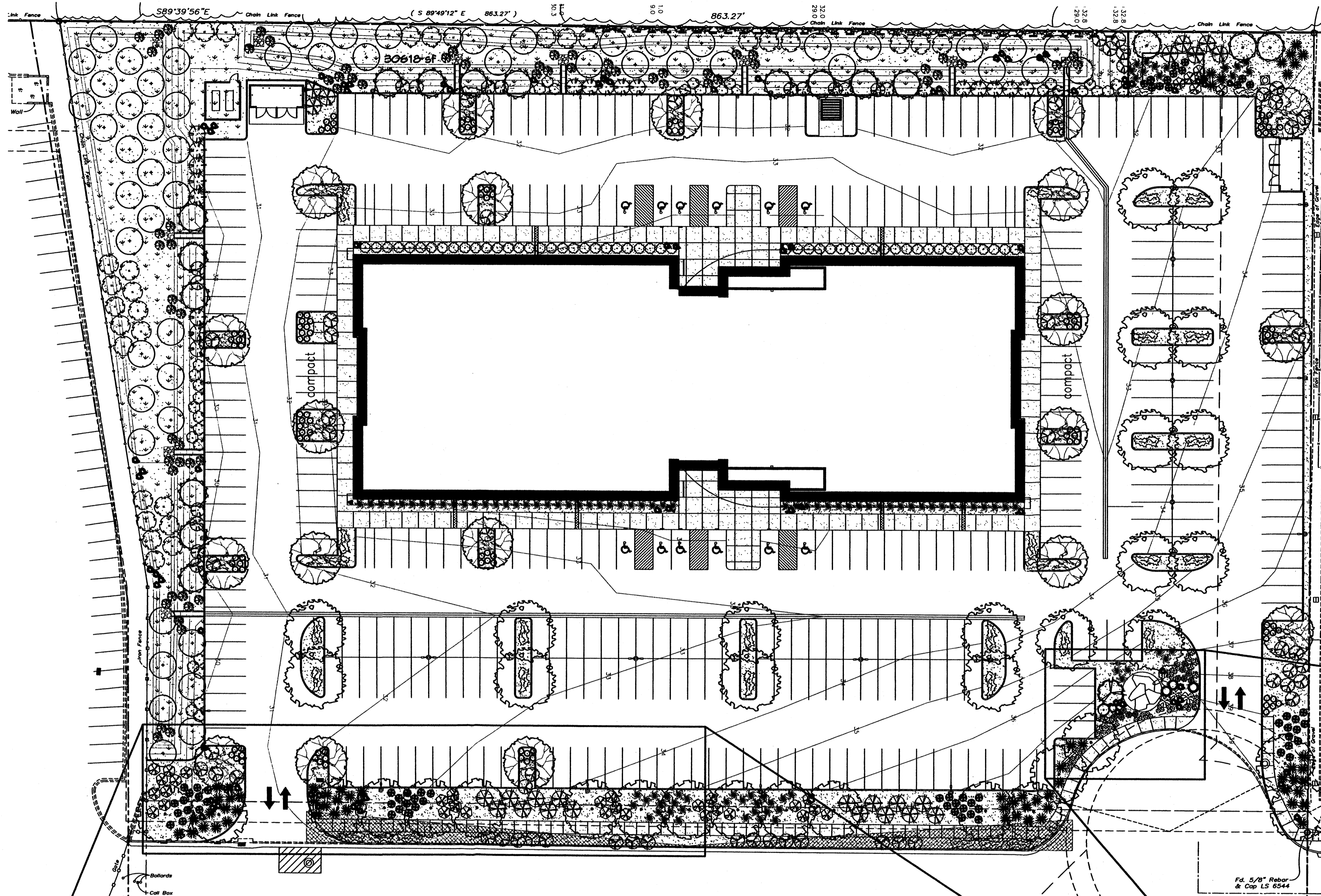
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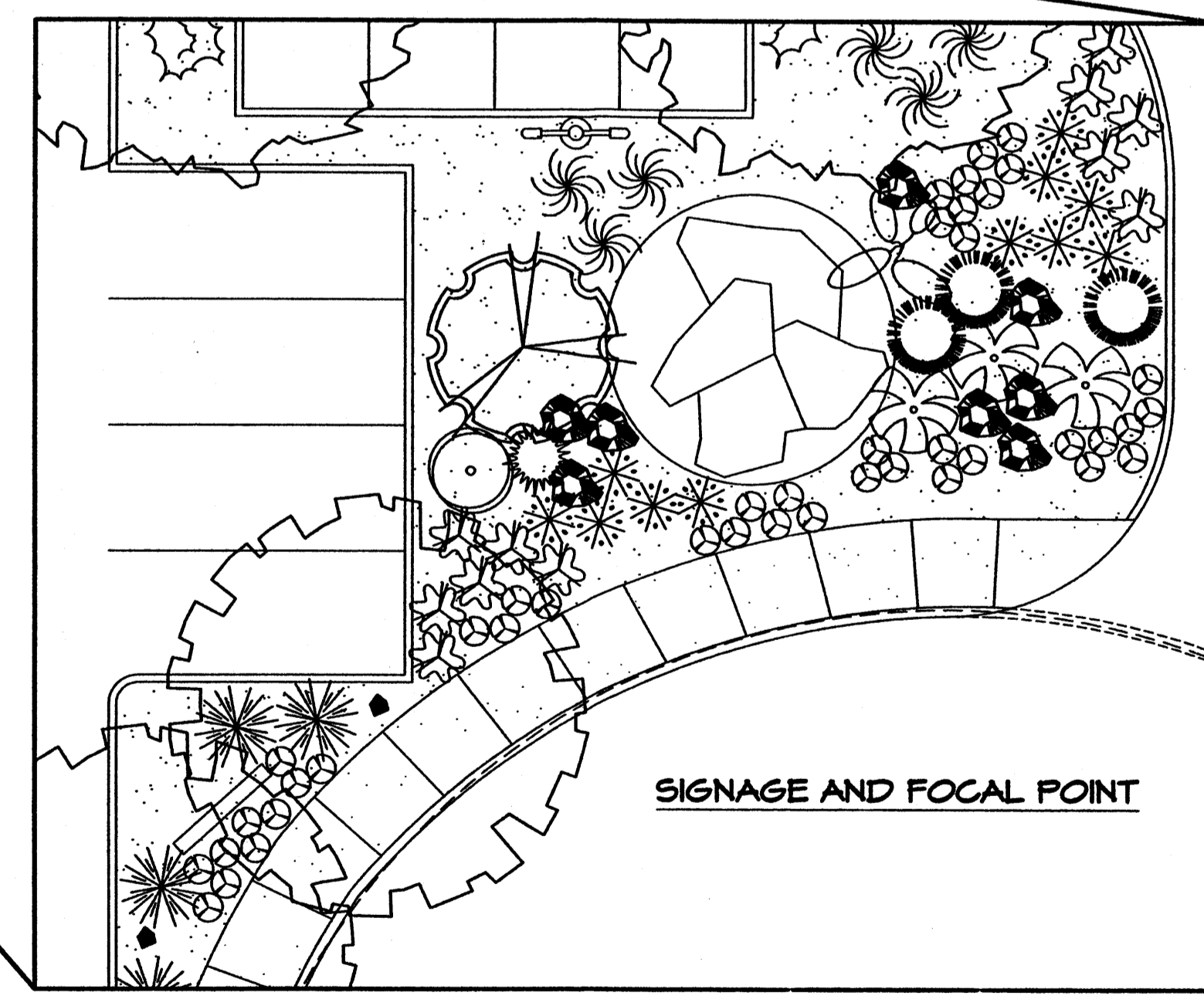
Landscaping Notes & Details

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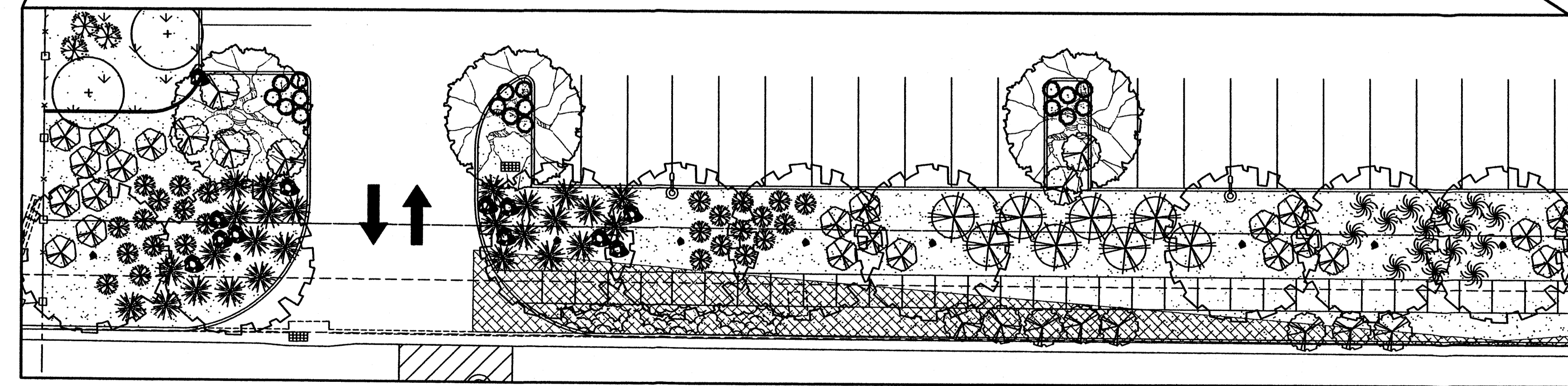
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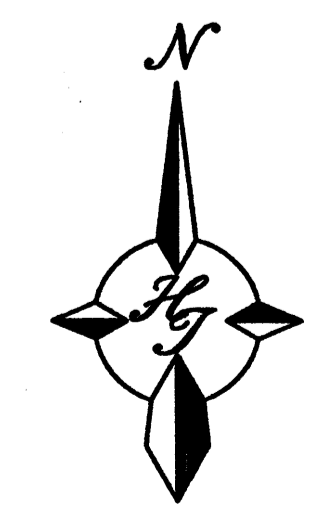
TYPICAL ISLANDS



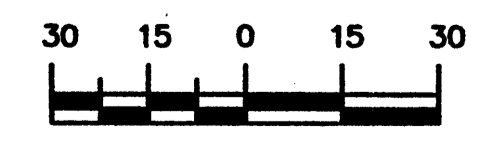
SIGNAGE AND FOCAL POINT



SECONDARY ENTRY AND TYPICAL STREETSCAPING



GRAPHIC SCALE



SCALE: 1"=30'

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PROJECT TITLE

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**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

NO.	DATE	DESCRIPTION
1	5-3-07	site/g&d plan revised

DRAWN BY: CHECKED BY:

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A0711

DATE:

2/15/07

SHEET TITLE:

Landscaping
plan
Clarified

SHEET NO:

L3