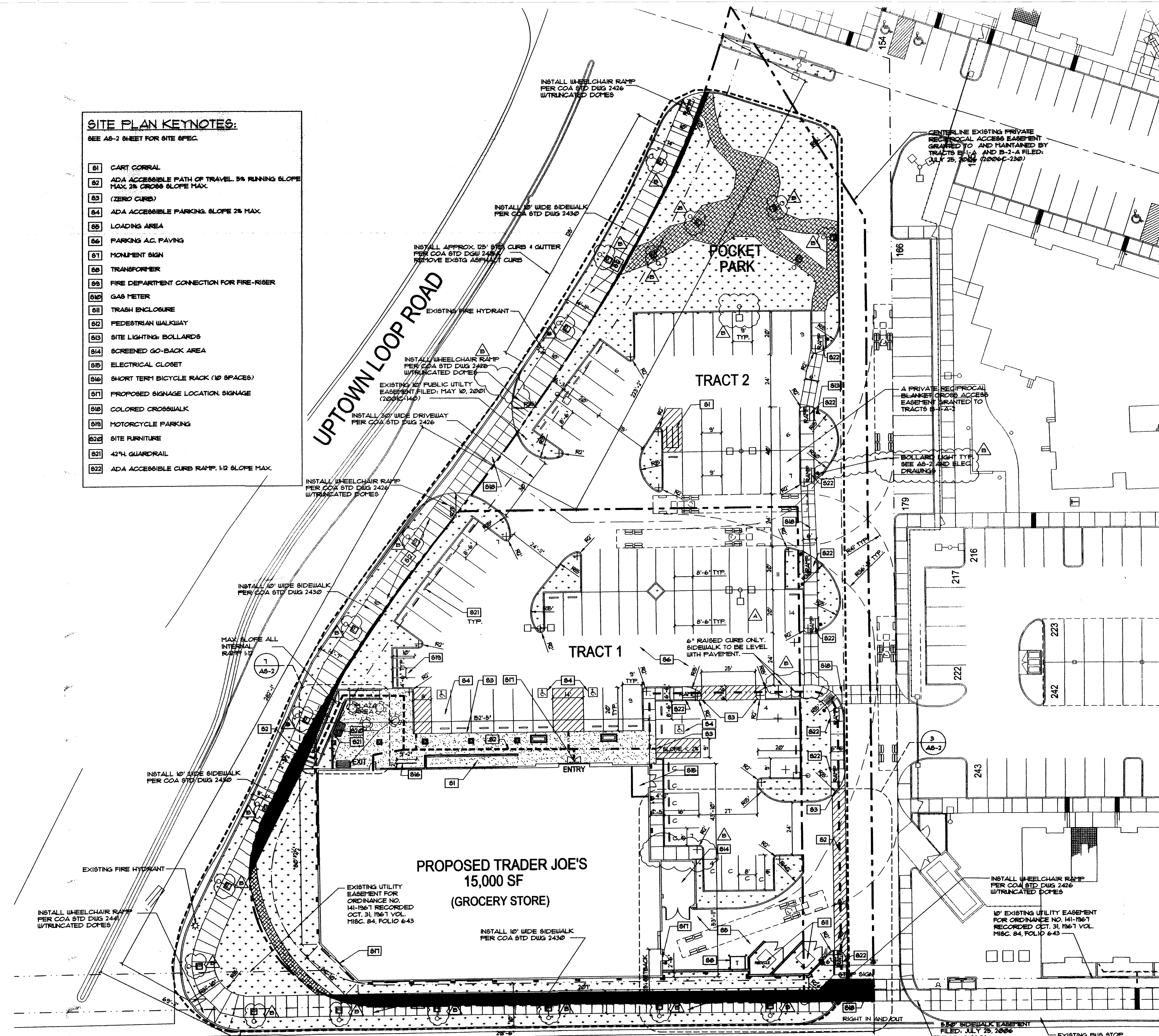


\\Server\current\proj\Trader_Joe's\167_167.dwg - Apr 09, 2009 - 7:54am - ACS

SITE PLAN KEYNOTES:

- SEE AS-2 SHEET FOR SITE SPEC.
- 01 CART CORRAL
 - 02 ADA ACCESSIBLE PATH OF TRAVEL, 5% RUNNING SLOPE MAX, 2% CROSS SLOPE MAX.
 - 03 (ZERO CURB)
 - 04 ADA ACCESSIBLE PARKING, SLOPE 2% MAX.
 - 05 LOADING AREA
 - 06 PARKING AC. PAVING
 - 07 MONUMENT SIGN
 - 08 TRANSFORMER
 - 09 FIRE DEPARTMENT CONNECTION FOR FIRE-RISER
 - 10 GAS METER
 - 11 TRASH ENCLOSURE
 - 12 PEDESTRIAN WALKWAY
 - 13 SITE LIGHTING: BOLLARDS
 - 14 SCREENED GO-BACK AREA
 - 15 ELECTRICAL CLOSET
 - 16 SHORT TERM BICYCLE RACK (10 SPACES)
 - 17 PROPOSED SIGNAGE LOCATION, SIGNAGE
 - 18 COLORED CROSSWALK
 - 19 MOTORCYCLE PARKING
 - 20 SITE FURNITURE
 - 21 42" H. GUARDRAIL
 - 22 ADA ACCESSIBLE CURB RAMP, 1:2 SLOPE MAX.



LEGEND:

- LIMIT OF WORK
- TRACT BOUNDARY/RIGHT OF WAY/PROPERTY LINE
- EASEMENT LINE
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK + ACCESSIBLE PARKING SPACES
- PUBLIC SIDEWALK EASEMENT
- LANDSCAPING, SEE LANDSCAPE DRAWINGS
- ▨ ACCESSIBILITY STRIPING
- ▩ DECORATIVE PAVING
- ▧ STABILIZED DECOMPOSED GRANITE

△ SITE LIGHTING, SEE ELECTRICAL DRAWINGS AND AS-2 SHEET

□ LIGHTING FIXTURES, SEE ELECTRICAL DRAWINGS AND AS-2 SHEET

○ BOLLARD LIGHTING, SEE ELECTRICAL DRAWINGS AND AS-2 SHEET

○ COMPACT SPACE TO BE DEMARCKED BY PAINTING 6" HIGH "COMPACT" WHITE LETTERS AT E. STALL

CIRCULATION SQUARE FOOTAGE:	22,481
PARKING SQUARE FOOTAGE:	5,463
LANDSCAPE SQUARE FOOTAGE:	33,395

SITE DATA

TRACT 1

TRADER JOE'S PARKING REQ'D	5,000 SF
50% REDUCTION (BUS STOP)	50 SPACES
TOTAL REQ'D	6 SPACES
PARKING PROVIDED	52 SPACES
HANDICAP SPACES	4 SPACES
TOTAL PROVIDED	56 SPACES (3 COMPACT)
MOTORCYCLE PARKING	4 SPACES

LAND AREA: 50,000 SF
 FAR: 0.30

TRACT 2
 POCKET PARK
 PARKING SPACES: 28 SPACES

PROJECT NUMBER: 102164
 APPLICATION NUMBER: 01DRB-10448
 APPROVED: 01/11/09

PROJECT NUMBER: 102164
 APPLICATION NUMBER: 01DRB-10448

ONE-SITE DEVELOPMENT PLAN APPROVAL

[Signatures and Dates]

01/01/09
 1-15-09
 1-14-09

0 10' 20' 40' 60'

SITE PLAN

1" = 20'-0"

ARCHITECTURAL CONSTRUCTION SERVICES
 DAVID L. RHODES - MANAGING ARCHITECT
 Corporate Office
 P 714.436.9000
 1122 Bristol Street
 Costa Mesa, CA 92626
 F 714.436.9055

STATE OF NEW MEXICO
 DAVID L. RHODES
 NO. 8046

REVISIONS	DATE	COMMENTS
NO.	DATE	COMMENTS
1	01/11/09	DRB SUBMITTAL
2	01/14/09	CITY COMMENTS
3	01/27/09	CITY RE-SUBMITTAL
4	02/02/09	CITY RE-SUBMITTAL

DATE: 6/11/09
 JOB NO.: TJD0106100
 DRAWN BY:
 TENANT STORE NO.: 167
 SPACE NO.:

SALES AREA: 11,339 sq. ft.
 STOCK: 3,911 sq. ft.
 TOTAL: 15,250 sq. ft.

TRADER JOE'S
 STORE #167
 ALBUQUERQUE, NM

SHEET NAME: **SITE PLAN**

AS-1

7911001

AREA LIGHTING

Arm-Mounted Drop or Flat Lens Cutoff

FULL CUT OFF 15 FOOT POLE

Intended Use: For parking areas, street lighting, walkways and car lots.

Features:
 Housing - Rugged, die-cast, with center aluminum housing with 0.17" nominal wall thickness. Extended 4" high corner arm for pole or wall mounting is standard.
 Door Frame - KAD die-cast door frame has an impact resistant, tempered glass lens which is gasketed with one-piece bonded silicone. KAC die-cast aluminum door frame has precision, impact resistant, tempered glass, drop die acrylic lens or drop die polycarbonate lens. Door frame is fully gasketed with one-piece silicone.
 Optics - KAD reflectors are precision finished, formed or spherically aluminum. Four cutoff distributions available: R1 (medium), R2 (symmetrical), R3 (forward throw), and R4 (symmetrical). High performance, spherically reflectors are for stadium and field environments. KAC reflectors for typical quality aluminum that works in tandem with light diffusing geometries.

Electrical: Rating is high pressure, high power factor (10-150W, 100W and 150W) or high power factor compact voltage accumulation (175-300W, 100W and 150W). Ballast in copper wound and 100% factory tested.
Finish: - Dark bronze corrosion resistant powder powder finish (DZF), with other architectural colors available.
Socket: - Paralel, horizontally positioned on front of pole. KAD sockets are 1000W and 1500W and medium base with copper alloy, nickel plated contact. KAC sockets are 1000W and 1500W and medium base with copper alloy, nickel plated contact. UL listed 1500W 600V 400V pole arm.

Listings:
 UL Listed (UL94V-0), CSA Certified or NEMA Certified (see options). KAD is listed for wet locations. IP65 Rated.

Ordering Information: Example: KAD 400M R3 120 SPD09 LPI

Item	Qty	Part No.	Description
KAD	1	400M	15' Pole Arm
R3	1	120	R3 Optic
SPD09	1	SPD09	9' Drop Arm
LPI	1	LPI	LPI Lens

LITHONIA OUTDOOR

AREA LIGHTING

mingie.

Intended Use: For parking areas, street lighting, walkways and car lots.

Features:
 Housing - Rugged, die-cast, with center aluminum housing with 0.17" nominal wall thickness. Extended 4" high corner arm for pole or wall mounting is standard.
 Door Frame - KAD die-cast door frame has an impact resistant, tempered glass lens which is gasketed with one-piece bonded silicone. KAC die-cast aluminum door frame has precision, impact resistant, tempered glass, drop die acrylic lens or drop die polycarbonate lens. Door frame is fully gasketed with one-piece silicone.
 Optics - KAD reflectors are precision finished, formed or spherically aluminum. Four cutoff distributions available: R1 (medium), R2 (symmetrical), R3 (forward throw), and R4 (symmetrical). High performance, spherically reflectors are for stadium and field environments. KAC reflectors for typical quality aluminum that works in tandem with light diffusing geometries.

Electrical: Rating is high pressure, high power factor (10-150W, 100W and 150W) or high power factor compact voltage accumulation (175-300W, 100W and 150W). Ballast in copper wound and 100% factory tested.
Finish: - Dark bronze corrosion resistant powder powder finish (DZF), with other architectural colors available.
Socket: - Paralel, horizontally positioned on front of pole. KAD sockets are 1000W and 1500W and medium base with copper alloy, nickel plated contact. KAC sockets are 1000W and 1500W and medium base with copper alloy, nickel plated contact. UL listed 1500W 600V 400V pole arm.

Listings:
 UL Listed (UL94V-0), CSA Certified or NEMA Certified (see options). KAD is listed for wet locations. IP65 Rated.

Ordering Information: Example: KAD 400M R3 120 SPD09 LPI

LITHONIA OUTDOOR

BIKEPARKING.COM

Welle Multiple Bend (Round Pipe)

Intended Use: For parking areas, street lighting, walkways and car lots.

Features:
 Housing - Rugged, die-cast, with center aluminum housing with 0.17" nominal wall thickness. Extended 4" high corner arm for pole or wall mounting is standard.
 Door Frame - KAD die-cast door frame has an impact resistant, tempered glass lens which is gasketed with one-piece bonded silicone. KAC die-cast aluminum door frame has precision, impact resistant, tempered glass, drop die acrylic lens or drop die polycarbonate lens. Door frame is fully gasketed with one-piece silicone.
 Optics - KAD reflectors are precision finished, formed or spherically aluminum. Four cutoff distributions available: R1 (medium), R2 (symmetrical), R3 (forward throw), and R4 (symmetrical). High performance, spherically reflectors are for stadium and field environments. KAC reflectors for typical quality aluminum that works in tandem with light diffusing geometries.

Electrical: Rating is high pressure, high power factor (10-150W, 100W and 150W) or high power factor compact voltage accumulation (175-300W, 100W and 150W). Ballast in copper wound and 100% factory tested.
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Listings:
 UL Listed (UL94V-0), CSA Certified or NEMA Certified (see options). KAD is listed for wet locations. IP65 Rated.

Ordering Information: Example: KAD 400M R3 120 SPD09 LPI

LITHONIA OUTDOOR

Corral

seflux

Intended Use: For parking areas, street lighting, walkways and car lots.

Features:
 Housing - Rugged, die-cast, with center aluminum housing with 0.17" nominal wall thickness. Extended 4" high corner arm for pole or wall mounting is standard.
 Door Frame - KAD die-cast door frame has an impact resistant, tempered glass lens which is gasketed with one-piece bonded silicone. KAC die-cast aluminum door frame has precision, impact resistant, tempered glass, drop die acrylic lens or drop die polycarbonate lens. Door frame is fully gasketed with one-piece silicone.
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Listings:
 UL Listed (UL94V-0), CSA Certified or NEMA Certified (see options). KAD is listed for wet locations. IP65 Rated.

Ordering Information: Example: KAD 400M R3 120 SPD09 LPI

LITHONIA OUTDOOR

AREA LIGHTING

Arm-Mounted Drop or Flat Lens Cutoff

KAD KAC

Intended Use: For parking areas, street lighting, walkways and car lots.

Features:
 Housing - Rugged, die-cast, with center aluminum housing with 0.17" nominal wall thickness. Extended 4" high corner arm for pole or wall mounting is standard.
 Door Frame - KAD die-cast door frame has an impact resistant, tempered glass lens which is gasketed with one-piece bonded silicone. KAC die-cast aluminum door frame has precision, impact resistant, tempered glass, drop die acrylic lens or drop die polycarbonate lens. Door frame is fully gasketed with one-piece silicone.
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Socket: - Paralel, horizontally positioned on front of pole. KAD sockets are 1000W and 1500W and medium base with copper alloy, nickel plated contact. KAC sockets are 1000W and 1500W and medium base with copper alloy, nickel plated contact. UL listed 1500W 600V 400V pole arm.

Listings:
 UL Listed (UL94V-0), CSA Certified or NEMA Certified (see options). KAD is listed for wet locations. IP65 Rated.

Ordering Information: Example: KAD 400M R3 120 SPD09 LPI

LITHONIA OUTDOOR

PEDESTRIAN LIGHTING SPEC

SCALE: N.T.S.

1. SITE LIGHTING SPEC
 SCALE: N.T.S.

2. SITE LIGHTING SECTION
 SCALE: N.T.S. (REFERENCE ONLY)

3. BOLLARD LIGHT SPEC
 SCALE: N.T.S.

4. BICYCLE RACK
 SCALE: N.T.S.

5. SITE FURNITURE
 SCALE: N.T.S.

6. PEDESTRIAN LIGHTING SPEC
 SCALE: N.T.S.

7. ENLARGED ACCESSIBLE RAMP PLAN
 SCALE: 1/4"=1'-0"

8. ACCESSIBLE RAMP HANDRAIL DTL.
 SCALE: 1/4"=1'-0"

RAILING EXTENSION SIM. AT BOTTOM RAMP LANDING

TOP OF HANDRAIL TO HAVE CONTINUOUS GRIPPING SURFACE, BE PARALLEL TO AND 3/8" ABV. RAMP FIN. SURFACE

1-1/2" DIA. STD. PIPE POSTS AND RAILS POSTS AT 6'-0" O.C. MAX.

6" HIGH WARNING CURB

RAMP BEYOND

TOP OF RAMP

LITHONIA OUTDOOR

ENLARGED ACCESSIBLE RAMP PLAN

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

1. ENLARGED ACCESSIBLE RAMP PLAN
 SCALE: 1/4"=1'-0"

2. SITE LIGHTING SECTION
 SCALE: N.T.S. (REFERENCE ONLY)

3. BOLLARD LIGHT SPEC
 SCALE: N.T.S.

4. BICYCLE RACK
 SCALE: N.T.S.

5. SITE FURNITURE
 SCALE: N.T.S.

6. PEDESTRIAN LIGHTING SPEC
 SCALE: N.T.S.

7. ENLARGED ACCESSIBLE RAMP PLAN
 SCALE: 1/4"=1'-0"

8. ACCESSIBLE RAMP HANDRAIL DTL.
 SCALE: 1/4"=1'-0"

RAILING EXTENSION SIM. AT BOTTOM RAMP LANDING

TOP OF HANDRAIL TO HAVE CONTINUOUS GRIPPING SURFACE, BE PARALLEL TO AND 3/8" ABV. RAMP FIN. SURFACE

1-1/2" DIA. STD. PIPE POSTS AND RAILS POSTS AT 6'-0" O.C. MAX.

6" HIGH WARNING CURB

RAMP BEYOND

TOP OF RAMP

LITHONIA OUTDOOR

ENLARGED TRAIL REGION TRACK PLAN

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

1. ENLARGED TRAIL REGION TRACK PLAN
 SCALE: 1/4"=1'-0"

2. SITE LIGHTING SECTION
 SCALE: N.T.S. (REFERENCE ONLY)

3. BOLLARD LIGHT SPEC
 SCALE: N.T.S.

4. BICYCLE RACK
 SCALE: N.T.S.

5. SITE FURNITURE
 SCALE: N.T.S.

6. PEDESTRIAN LIGHTING SPEC
 SCALE: N.T.S.

7. ENLARGED ACCESSIBLE RAMP PLAN
 SCALE: 1/4"=1'-0"

8. ACCESSIBLE RAMP HANDRAIL DTL.
 SCALE: 1/4"=1'-0"

RAILING EXTENSION SIM. AT BOTTOM RAMP LANDING

TOP OF HANDRAIL TO HAVE CONTINUOUS GRIPPING SURFACE, BE PARALLEL TO AND 3/8" ABV. RAMP FIN. SURFACE

1-1/2" DIA. STD. PIPE POSTS AND RAILS POSTS AT 6'-0" O.C. MAX.

6" HIGH WARNING CURB

RAMP BEYOND

TOP OF RAMP

LITHONIA OUTDOOR

TRADER JOE'S
 STORE #167
 ALBUQUERQUE, NM

SITE DETAILS

SALES AREA: 11,938 sq. ft.
STOCK: 3,571 sq. ft.
TOTAL: 15,509 sq. ft.

REVISIONS:

NO.	DATE	COMMENTS
1	6/1/08	OWNER'S REVIEW
2	6/23/08	ISSUED FOR BID
3	7/22/08	CITY HEALTH SUBMITTAL
4	8/25/08	CITY HEALTH RE-SUBMITTAL
5	8/26/08	CITY RE-SUBMITTAL

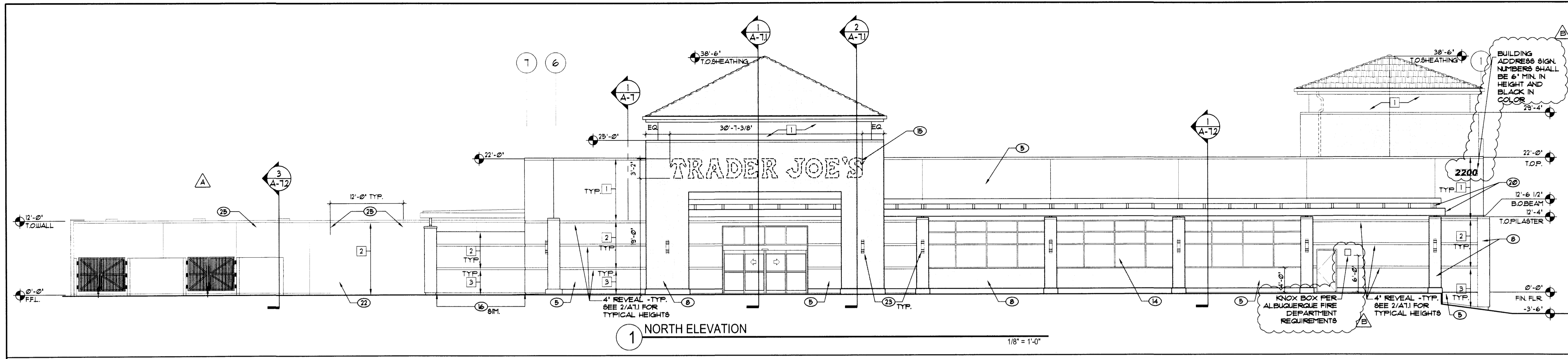
DATE: 6/1/08
JOB NO.: TJD01061200
PROJECT BY:
TENANT STORE NO.: 167
SPACE NO.:

PROJECT: TRADER JOE'S STORE #167 ALBUQUERQUE, NM
SHEET NAME: SITE DETAILS

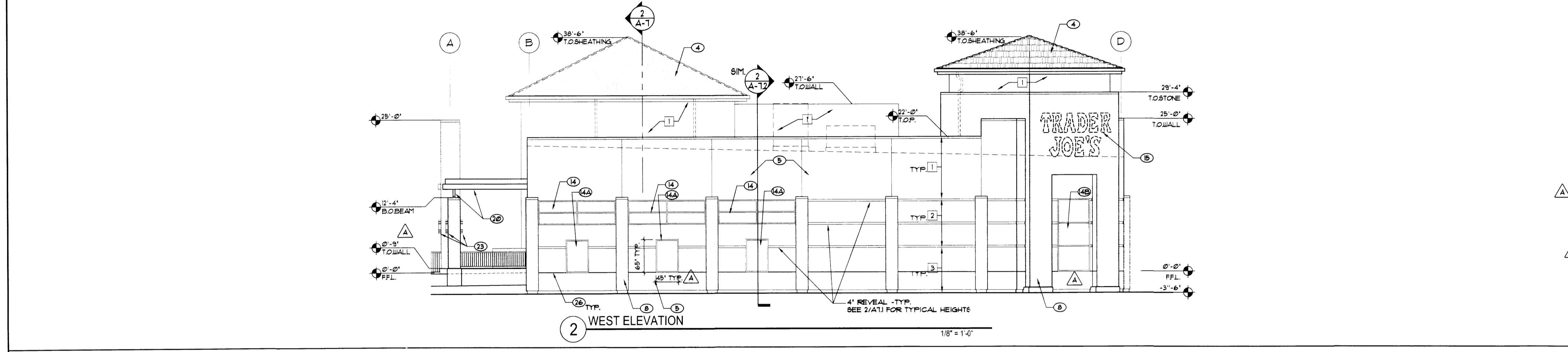
SCALE: 1/4"=1'-0"

LITHONIA OUTDOOR

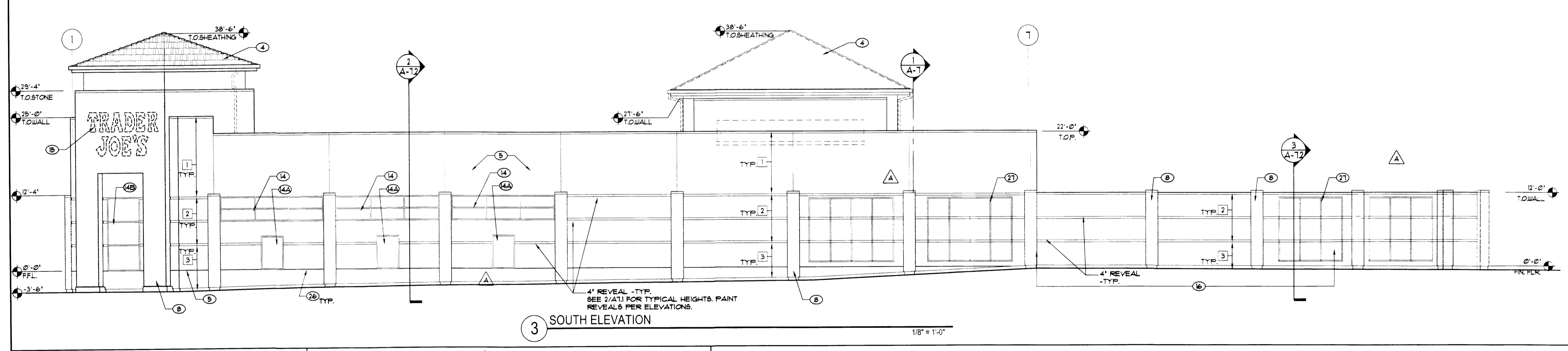
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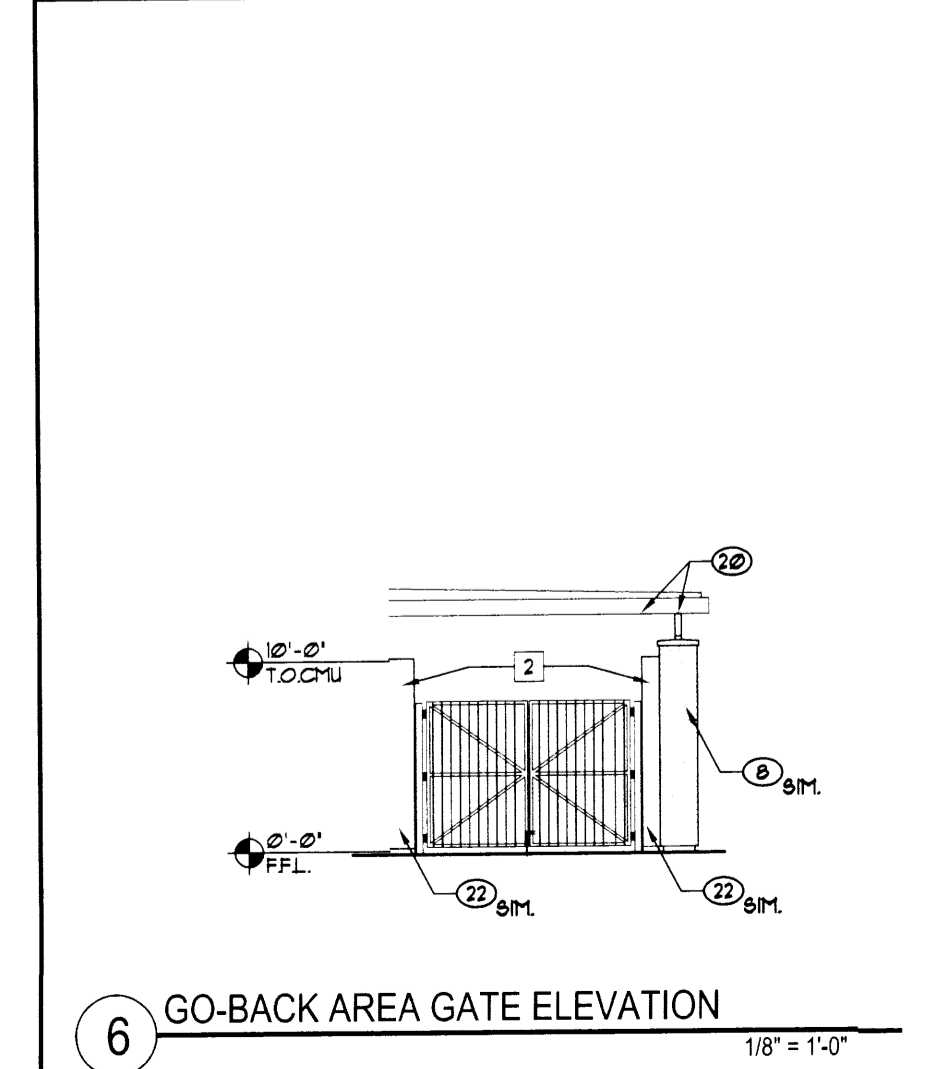
1 NORTH ELEVATION
1/8" = 1'-0"



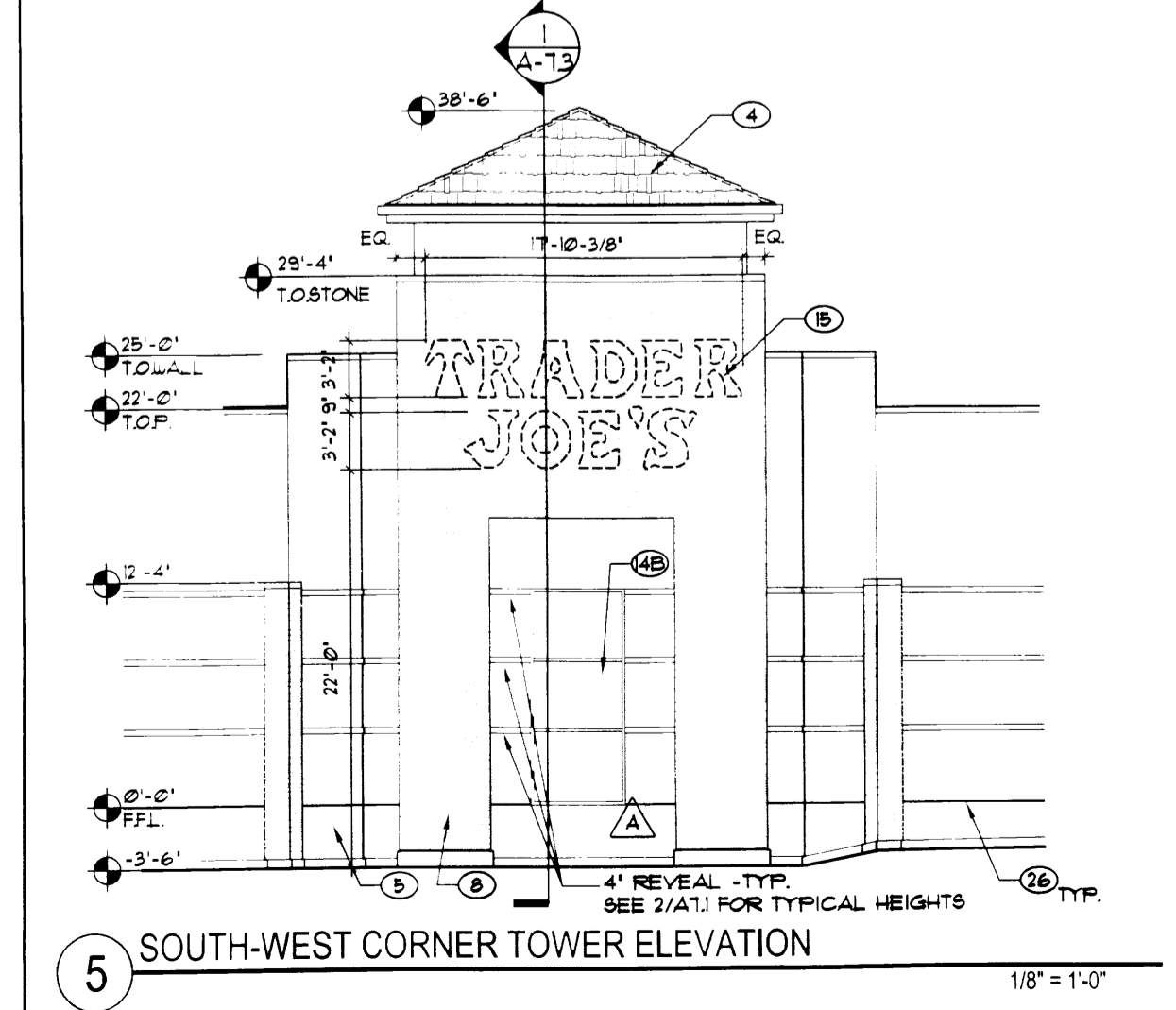
2 WEST ELEVATION
1/8" = 1'-0"



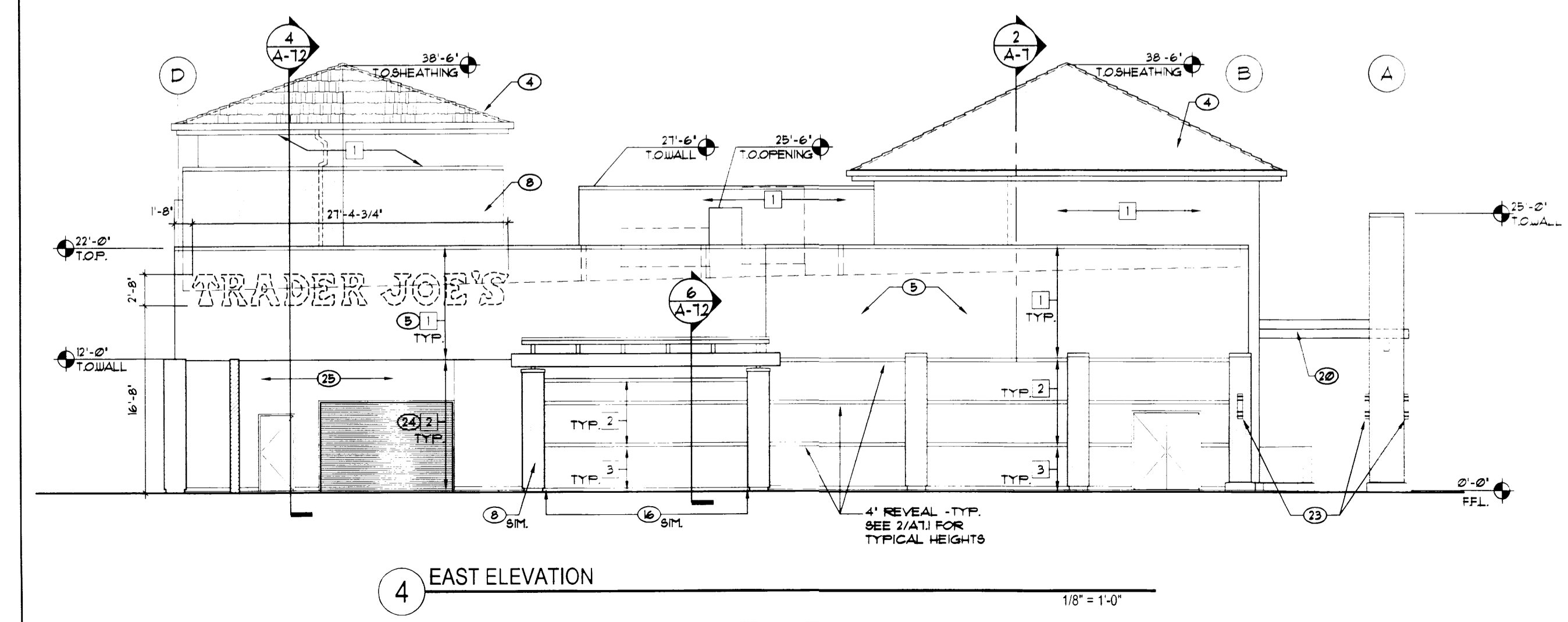
3 SOUTH ELEVATION
1/8" = 1'-0"



6 GO-BACK AREA GATE ELEVATION
1/8" = 1'-0"



5 SOUTH-WEST CORNER TOWER ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

KEY NOTES

- 1 COPING ASSEMBLY: SHARP ON FIRE-FINISHED ALUM. COPING (MIN. 0.240" THICK) ON CONTINUOUS LOCKING METAL CLEATS
- 2 WALL ASSEMBLY AT ROOF SIDE: 8" METAL STUD FRAMING-16" O.C. (UNO) WITH 3/4" EXTERIOR GRADE PLYWOOD SHEATHING, PROVIDE FULLY ADHERED CONTINUOUS SINGLE PLY 7" TYP. (4811) MEMBRANE OVER ENTIRE PLYWOOD SHEATHING AND OVER TOP OF PARAPET.
- 3 ROOFING: MODIFIED BITUMEN ROOFING SYSTEM OVER RIGID INSULATION OVER METAL DECK (SEE ROOF PLANS FOR DETAILS)
- 4 SINGLE-PLY AT 81M. CONDITION
- 5 TILE ROOF ASSEMBLY: CONC. ROOF TILE ON VAPOR BARRIER ON 3/4" EXTERIOR GRADE PLYWOOD DECKING. ROOF TILE: MONIERPETILE-ARIZONA COLLECTION-APPALACHIAN BLEND
- 6 EIFS WALL ASSEMBLY (STO RAINSCREEN EBR-1030 OR EQUAL) EIFS SYSTEM (1/2" THICK UNO) OVER 1/2" DENSGLASS SHEATHING ON 8" METAL STUDS AT 16" O.C. PROVIDE HEAVY DUTY REINFORCEMENT MESH UP TO 4'-0" AP.
- 7 R-19 BATT INSULATION
- 8 STEEL STRUCTURAL MEMBERS: SEE STRUCTURAL PLANS
- 9 STONE VENEER WALL ASSEMBLY: MANUFACTURED STONE VENEER ON MORTAR BED OVER METAL LATH ON VAPOR BARRIER ON 1/2" DENSGLASS SHEATHING (OVER CHU WALL AT 81M. CONDITION). STONE: ELIPORADO STONE-SARATOGA RUSTIC LEDGE WITH A DRY-STACK GROUT TECHNIQUE.
- 10 STUD WALL PARTITION: SEE WALL TYPES AND FLOOR PLAN FOR LOCATIONS.
- 11 5/8" GYP. BD. CEILING
- 12 SUSPENDED ACOUSTICAL CEILING TILE
- 13 CONC. SLAB ON GRADE: SEE STRUCTURAL PLANS
- 14 FOOTING AND FOUNDATION: SEE STRUCTURAL PLANS
- 15 ALUMINUM STOREFRONT: CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED, CLEAR GLASS.
- 16 ALUMINUM DISPLAY WINDOWS WITH BACKLIGHT AND SUNSHADES: MANUF. SUNSHADES: SFL. SERIES SATIN SILVER FINISH, CUSTOM SIZE, FH. 816-861-TT10, OR EQUAL
- 17 ALUMINUM STOREFRONT: CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1/4" GLASS WITH BLACK FILM ON INTERIOR FACE
- 18 SIGNAGE BY OTHERS - ILLUMINATED CHANNEL LETTERS GC. TO PROVIDE ELECTRICAL JUNCTION BOX- SEE ELECTRICAL DRAWINGS. GC TO PROVIDE PLYWOOD BACKING AT SIGNS. SUBMITTED UNDER SEPARATE PERMIT.
- 19 1-1/2" EIFS OVER 10" CHU WALL (SCREEN WALL FACING PUBLIC STREET) -OVER 8" CHU WALL AT 81M. CONDITION
- 20 CONTINUOUS FIBER CANT
- 21 COUNTER FLASHING AND SEALANT
- 22 EIFS COATING OVER CHU
- 23 STRUCTURAL STEEL TUBE WITH CLOSER PLATE- PAINTED - SEE STRUCTURAL
- 24 2" CONTINUOUS FRY REGLET EIFS SOFFIT VENT
- 25 3/4" CEMENT PLASTER OVER METAL LATH ON 10" CHU WALL ON 8" CHU AT 81M. CONDITION.
- 26 EXTERIOR LIGHTING FIXTURE- SEE ELECTRICAL DRAWINGS.
- 27 3/4" CEMENT PLASTER ON METAL LATH OVER VAPOR BARRIER ON 1/2" DENSGLASS SHEATHING ON 8" METAL STUDS AT 16" O.C. (STO POWERWALL STUCCO EBR-2323 OR EQUAL)
- 28 CEMENT PLASTER CONTROL JOINT REVEAL - SEE 16/A81
- 29 3/4" HORIZONTAL SEALANT JOINT IN EIFS AT FLOOR LEVEL. SEE 20/A82
- 30 METAL TRELLIS

COLOR KEY NOTES

- 1 BENJAMIN MOORE SHAKER BEIGE HC-45
- 2 BENJAMIN MOORE LENNOX TAN HC-44
- 3 BENJAMIN MOORE TYLER TAUPE HC-43

AS
ARCHITECTURAL CONSTRUCTION SERVICES
DAVID L. SHAPIRO - MANAGING ARCHITECT
Corporate Office
1122 Britton Street
Costa Mesa, CA 92626
P 714.436.9000
F 714.436.9055
www.4acsi.com

REVISIONS	NO.	DATE	COMMENTS
	01	05/10/08	OWNER'S REVIEW
	02	05/15/08	OWNER'S REVIEW
	03	07/23/08	ISSUED FOR BID
	04	07/23/08	CITY/HEALTH SUBMITTAL
	05	08/20/08	CITY RE-SUBMITTAL
	06	08/28/08	CITY RE-SUBMITTAL

SALES AREA: 11,138 sq. ft.
STOCK: 3,511 sq. ft.
TOTAL: 15,000 sq. ft.

DATE: 6/1/08
JOB NO: T-100/06-100
DRAWN BY: [Signature]
TENANT STORE NO: 167
SPACE NO: [Signature]

PROJECT: **TRADER JOE'S**
STORE #167
ALBUQUERQUE, NM

SHEET NAME: **EXTERIOR ELEVATIONS**

A-4

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/NOTES	HT X SPR
TREES				
	<i>Quercus muhlenbergii</i>	CHINQUAPIN OAK	4" CAL	50' X 40'
	<i>Gleditsia triacanthos</i>	HONEY LOCUST	2" CAL	25' x 30'
	<i>Pistacia chinensis</i>	CHINESE PISTACHE	2" CAL	30' x 20'
	<i>Cercis reniformis</i>	OKLAHOMA REDBUD	2" CAL	25' x 20'
	<i>Pinus flexilis</i> 'Vanderwolf'	VANDERWOLF LIMBER PINE	8-10' HT./ B&B	20' x 15'
	<i>Vitex agnus-castus</i>	CHASTE TREE	15 GAL.	15' x 12'
	<i>Juniperus scopulorum</i> 'Blue Heaven'	ROCKY MTN. JUNIPER	15 GAL.	15' x 8'
	<i>Phlomis russeliana</i>	HARDY JERUSALEM SAGE	1 GAL.	3' X 3'
	<i>Leucophyllum</i>	TEXAS RANGER	5 GAL.	4' x 4'
	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	UPRIGHT ROSEMARY	5 GAL.	6' X 6'
	<i>Eurotia lanata</i>	WINTERFAT	5 GAL.	3' x 3'
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	REGAL MIST GRASS	5 GAL.	3' x 3'
	<i>Opuntia violacea</i>	SANTA RITA PRICKLY PEAR	1 GAL.	4' X 4'
	<i>Genista lydia</i>	HARDY DWARF BROOM	5 GAL.	1' X 4'
	<i>Juniperus horizontalis</i> 'Bar Harbor'	BAR HARBOR JUNIPER	1 GAL.	1' X 6'
	<i>Achillea</i> 'Moonshine'	MOONSHINE YARROW	1 GAL.	1.5' x 2'

MATERIALS LEGEND

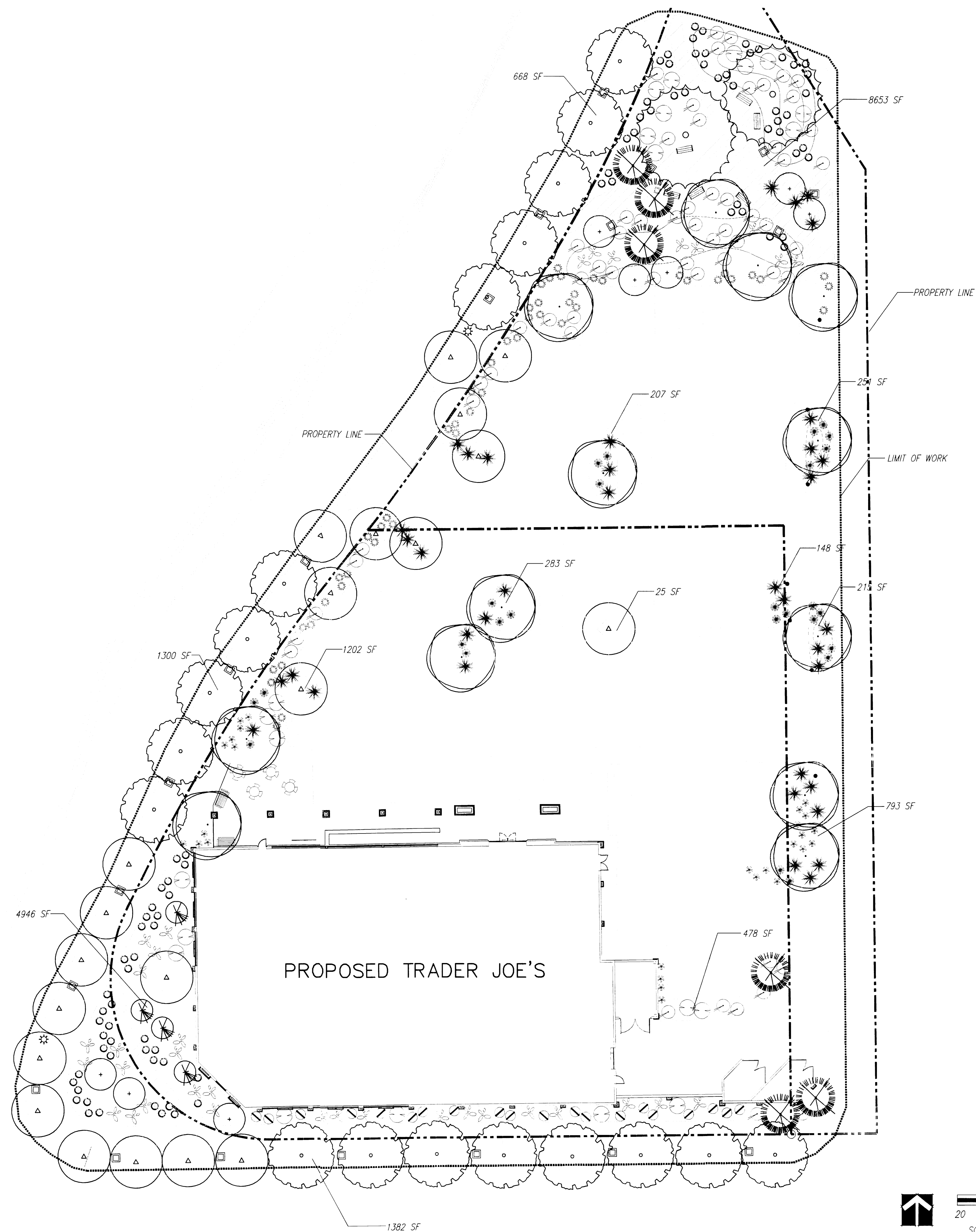
- CRUSHER FINE, CANYON GOLD, 4" DEPTH OVER FILTER FABRIC
- COMPACTED CRUSHER FINE, CANYON GOLD, 4" DEPTH OVER FILTER FABRIC
- SWALE
- BERM
- LANDSCAPE FORMS NEOROMANTIC BENCH
- LIGHTED BOLLARD - SE'LUX CORRAL
- PEDESTRIAN LIGHT - SPACING AND HEIGHT TO MATCH ALBUQUERQUE UPTOWN LIGHTING
- LANDSCAPE FORMS "PITCH" TRASH RECEPTACLE
- LANDSCAPE FORMS "MINGLE" CAFE TABLE AND CHAIRS

LANDSCAPING NOTES

- NO PLANTING AREA WILL BE LEFT UNCOVERED OR NOT TOP-DRESSED. ALL PLANTING AREAS WILL BE MULCHED WITH A 4" LAYER OF CRUSHER FINES.
- ALL LANDSCAPE COVER IS PERVIOUS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LESSEE.
- INTENT OF PLAN IS TO CONFORM TO THE JUNE 1995 UPTOWN SECTOR PLAN AND ALL CITY ORDINANCES AND CODES RELATING TO LANDSCAPE AND WATER CONSERVATION REQUIREMENTS.
- PLANT MATERIALS TO BE INSTALLED SUCH THAT BUBBLERS ARE NOT LOCATED WITHIN 5' OF THE BUILDING FOUNDATION.

LANDSCAPE AREA

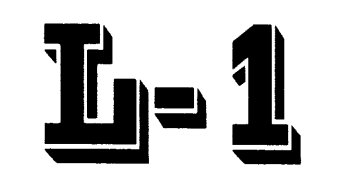
TOTAL SITE AREA	80,654 SF
BUILDING AREA	15,000 SF
NET SITE AREA	65,654 SF
LANDSCAPE AREA REQUIRED (15%)	9,848 SF
LANDSCAPE AREA PROVIDED (31%)	20,551 SF

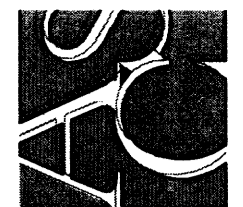


REVISIONS	DATE	COMMENTS

TRADER JOE'S
 STORE #167
 ALBUQUERQUE, NM
 LANDSCAPE PLAN
 SHEET NAME

SALES AREA: 11,930 sq. ft.
 STOCK: 3,511 sq. ft.
 DATE: 6/1/08
 JOB No: TJD0167100
 DRAWN BY:
 TENANT STORE No: 167
 SPACE No:
 TOTAL: 15,000 sq. ft.





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 Corporate Office
 1122 Bristol Street
 Costa Mesa, CA 92626
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IRRIGATION LEGEND

- RAINBIRD ESP-7M STATION CONTROLLER. INSTALL ON PED-DD16 PEDESTAL MOUNT ENCLOSURE.
- WATER METER - REFER TO CIVIL ENGINEERING PLANS. CONTRACTOR TO FIELD LOCATE DOMESTIC WATER SOURCE FOR BUILDING.
- FEBCO 825Y RP 1" BACKFLOW ASSEMBLY. INSTALL IN STRONGBOX SBBC-45ALI INSULATED ENCLOSURE WITH HEAT TAPE AND POWER (120V). DETAIL: A/L-3
- RAINBIRD 200 PEB MASTER VALVE. 1" MASTER VALVE. PLACE IN VALVE BOX WITH LOCK DOWN COVER. COLOR TO MATCH LANDSCAPE - GREY IN GREY CRUSHER FINES, BROWN IN SANTA FE BROWN CRUSHER FINES. DETAIL: B/L-3
- RAINBIRD PEB CONTROL VALVE (SIZE AS PER PLAN) AS SPECIFIED IN VALVE LEGEND DETAIL: C/L-3
- RAINBIRD Xcz-100-B-COM 1" MEDIUM FLOW CONTROL ZONE KIT WITH BASKET FILTER AS SPECIFIED IN VALVE LEGEND DETAIL: A/L-4
- RAINBIRD 1400 SERIES BUBBLERS**
- RAINBIRD 1401 BUBBLER (.25 GPM), 2 PER TREE DETAIL: D/L-3
- CRISPIN UNIVERSAL 1" AIR RELIEF VALVE, MODEL 10.0 INSTALLED IN CARSON 1419. FIELD LOCATE AT HIGH POINT OF MAINLINE. DETAIL: E/L-3
- MANUAL DRAIN, FIELD LOCATE AT LOW POINT OF MAINLINE. DETAIL: F/L-3
- DOMESTIC WATER SUPPLY LINE
- 1/2" MAINLINE: SCHEDULE 40 PVC.
- LATERALS: CLASS 200 PVC. SIZE PER LATERAL PIPE SIZING CHART.
- PVC TO POLYLINE CONNECTION IN CARSON 910 ROUND BOX. 3/4" POLY PIPE AND RAINBIRD EMITTERS, 100 LF AND 4-5 GPM MAX. (REFERENCE EMITTER SCHEDULE) DETAIL: G/L-3
- IRRIGATION SLEEVES: CLASS 200 PVC SLEEVES TO BE SIZED TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED UNLESS NOTED OTHERWISE ON THE PLANS. DETAIL: H/L-3

VALVE LEGEND

V-5	VALVE NUMBER
2"	VALVE SIZE
37.5	GPM
SH-DRP	HEAD TYPE

LATERAL PIPE SIZING CHART

LATERALS SHALL BE SCHEDULE CLASS 200 PVC, SIZED AS INDICATED BELOW UNLESS OTHERWISE NOTED ON DRAWINGS.

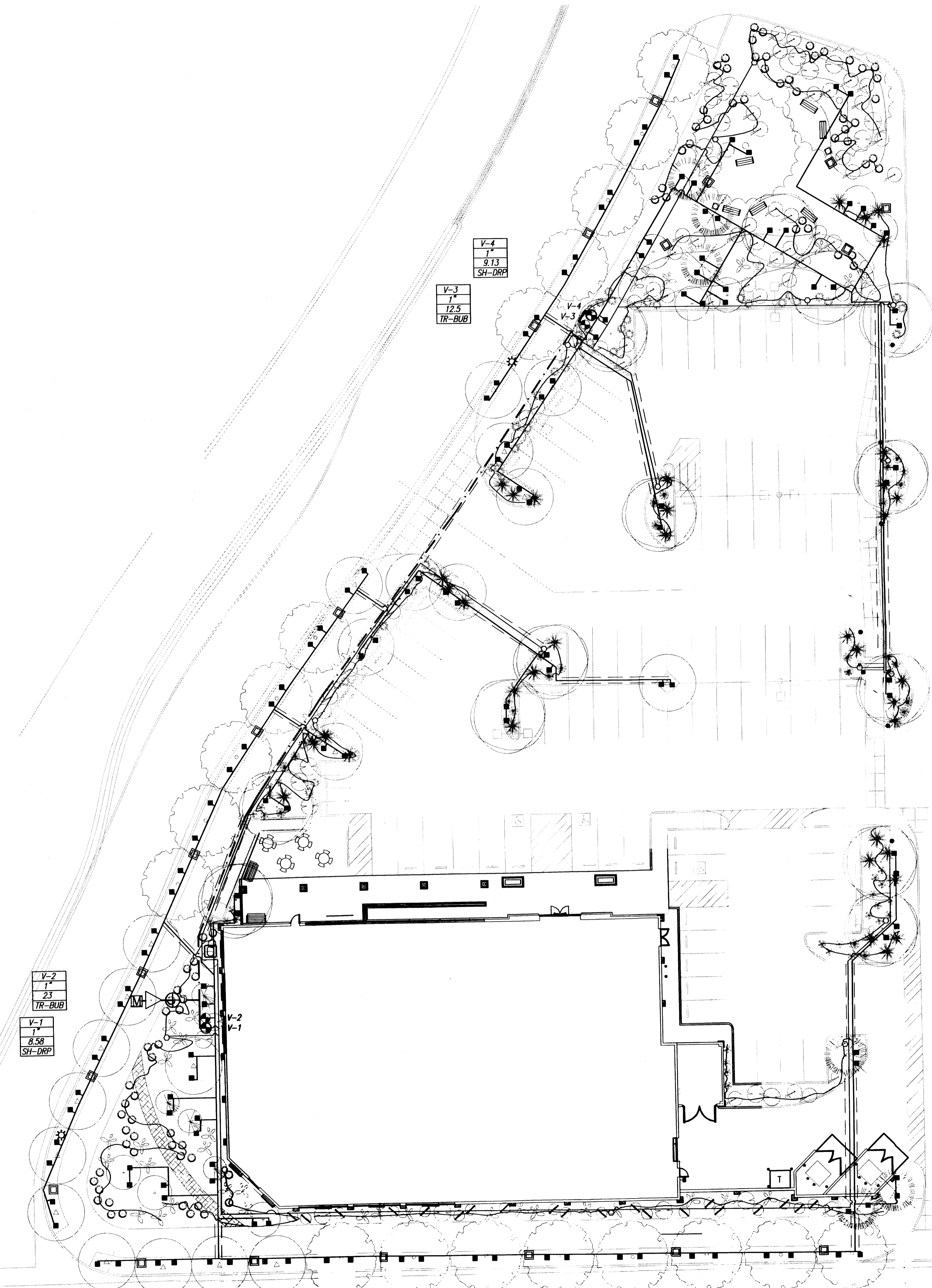
MAXIMUM DEMAND	PIPE SIZE
UP TO 10 GPM	3/4"
10 TO 16 GPM	1"
16 TO 26 GPM	1 1/4"
26 TO 35 GPM	1 1/2"
35 TO 55 GPM	2"
55 GPM AND UP	2 1/2"

IRRIGATION NOTES

1. CONCRETE THRUST BLOCKS SHALL BE PROVIDED WHERE NECESSARY TO RESIST SYSTEM PRESSURE. THRUST BLOCKS SHALL BE CONSTRUCTED AT ALL DIRECTION CHANGES, SIZE CHANGES, VALVES AND TERMINATIONS, OR AT ANY OTHER POINTS OF THE SYSTEM THAT WILL RESULT IN AN UNBALANCED THRUST LINE FOR EQUIPMENT 2 (TWO) INCHES AND LARGER. DO NOT OBSTRUCT THE OUTLETS OF FITTINGS WHICH ARE INTENDED FOR FUTURE CONNECTIONS. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH AND IN ACCORDANCE WITH THE PLANS OR STANDARD DETAILS.
2. IRRIGATION SYSTEM AS SHOWN WAS DESIGNED WITH AN ESTIMATED 70 PSI STATIC AT THE POINT OF CONNECTION. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO THE START OF WORK. IF FIELD CONDITIONS ARE OTHER THAN AS STATED, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. THIS DESIGN IS DIAGNOSTIC AND LINES AS SHOWN ON PLANS ARE FOR GRAPHIC CLARITY. ACTUAL ALIGNMENTS TO BE LOCATED AS PER NOTES OR AS APPROVED IN FIELD BY LANDSCAPE ARCHITECT. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS. VALVE BOX LOCATIONS SHALL BE GROUPED IN AN UNOBTRUSIVE MANNER AND STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL BUBBLERS TO BE PLACED AT LEAST 4' FROM BUILDING TO PREVENT WATER FROM UNDERMINING BUILDING FOUNDATION. IRRIGATION SHALL BE MONITORED ADJACENT TO BUILDING FOR LEAKS ON A REGULAR BASIS.
5. LOCATION OF MASTER VALVE AND RP BACKFLOW ASSEMBLY AS SHOWN IS SCHEMATIC. CONTRACTOR TO FIELD VERIFY WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE SLEEVED WITH CLASS 200 PVC. SLEEVE SHALL BE SIZED TWO SIZES LARGER THAN THE IRRIGATION PIPE. ONE PIPE PER SLEEVE, MAXIMUM.
7. ALL CONTROLLER WIRING UNDER PAVEMENT SHALL BE SLEEVED WITH 2" SCH 40 PVC. CONTROLLER STATIONS SHALL BE WIRED AS PER VALVE LEGEND.
8. DEPTH OF BURY SHALL BE 28" TO 30" FOR CONSTANT PRESSURE MAINLINE. 18" TO 20" FOR MAINLINE DOWNSTREAM OF THE MASTERVALVE, AND 18" TO 20" FOR ALL LATERAL LINES.
9. AIR RELEASE VALVES ARE TO BE FIELD LOCATED AND INSTALLED AT HIGH POINTS IN THE MAINLINE AS DETERMINED BY FIELD SURVEY.
10. MANUAL DRAINS ARE TO BE FIELD LOCATED AND INSTALLED AT END POINTS OR LOW POINTS IN THE MAINLINE AS DETERMINED BY FIELD SURVEY. INSTALL PER DETAIL F/L-3.
11. ALL IRRIGATION ELBOWS SHALL BE 45 DEGREE ANGLES WHEN AT ALL POSSIBLE KEEPING 90 DEGREE ANGLES TO A MINIMUM.
12. VALVE BOXES SHALL BE INSTALLED IN PLACE PRIOR TO ANY PRESSURE TESTING TO ENSURE PROPER GRADING.
13. EMITTERS TO SANTA RITA PRICKLY PEARS TO BE PLUGGED ONCE PLANTS ARE ESTABLISHED. COORDINATE WITH LANDSCAPE ARCHITECT.

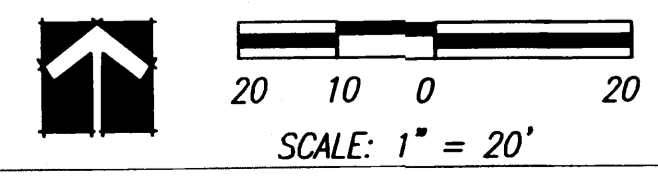
DRIP EMITTER SCHEDULE

PLANT MATERIAL	SIZE	EMITTER GPH	NO. OF EMITTERS	ZONE TYPE
HARDY JERUSALEM SAGE	1 GAL.	1 GPH	2	SHRUB (SH-DRP)
TEXAS RANGER	5 GAL.	2 GPH	2	SHRUB (SH-DRP)
UPRIGHT ROSEMARY	5 GAL.	2 GPH	2	SHRUB (SH-DRP)
WINTERFAT	5 GAL.	1 GPH	2	SHRUB (SH-DRP)
REGAL MIST GRASS	5 GAL.	2 GPH	2	SHRUB (SH-DRP)
SANTA RITA PRICKLY PEAR	1 GAL.	1 GPH	1	SHRUB (SH-DRP)
HARDY DWARF BROOM	5 GAL.	2 GPH	2	SHRUB (SH-DRP)
BAR HARBOR JUNIPER	1 GAL.	1 GPH	2	SHRUB (SH-DRP)
MOONSHINE YARROW	1 GAL.	1 GPH	2	SHRUB (SH-DRP)



V-4	1"	9.13	SH-DRP
V-3	1"	12.5	TR-BUB

V-2	1"	23	TR-BUB
V-1	1"	8.58	SH-DRP



REVISIONS	DATE	CONTENTS

DATE: 6/1/08	JOB No. T-101016-T/00	DATE: 6/1/08	TENANT STORE No. 167
		DRAWN BY:	SPACE No.

SALES AREA: 1138 sq. ft.	STOCK: 3,911 sq. ft.	TOTAL: 15,000 sq. ft.
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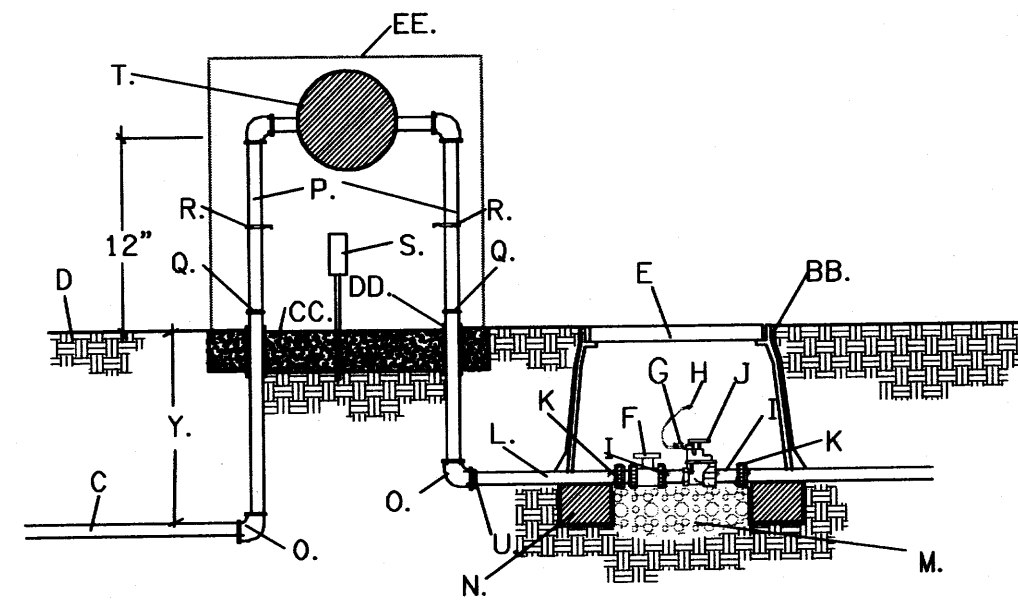
PROJECT: **TRADER JOE'S STORE #167**
 ALBUQUERQUE, NM

SHEET NAME: **IRRIGATION PLAN**



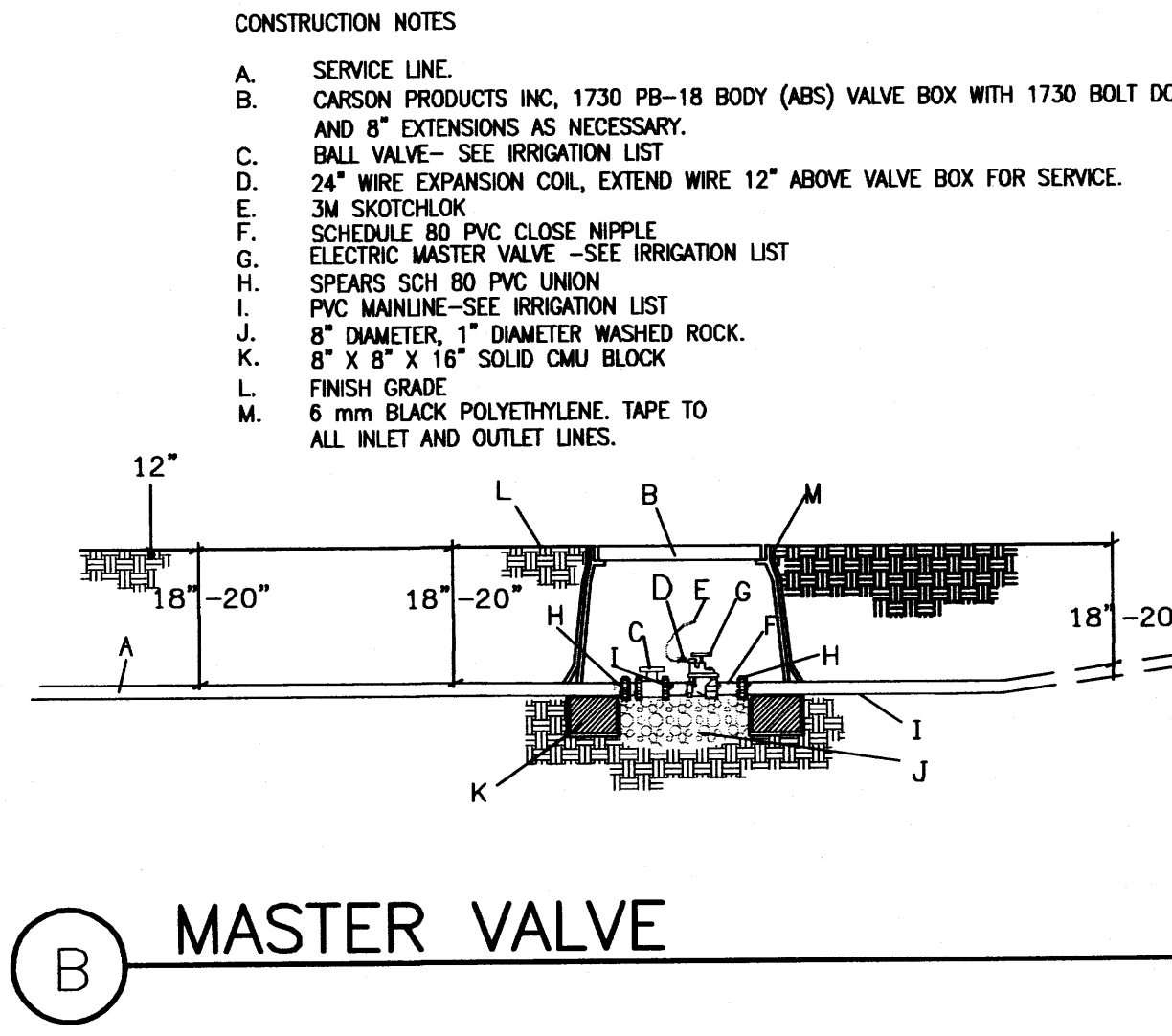
GENERAL NOTES
 PROTECT RPA FROM FREEZING WITH POSITIVE HEAT SOURCE.

ELECTRICAL NOTES:
 CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, COORDINATING, AND INSTALLING ALL ELECTRICAL AND ELECTRICAL SUPPLIES NECESSARY FOR THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM SPECIFIED.
 CONTRACTOR SHALL INSTALL ELECTRICAL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS OF THE CITY OF ALBUQUERQUE, AND ALL OTHER GOVERNING BODIES HAVING JURISDICTION.

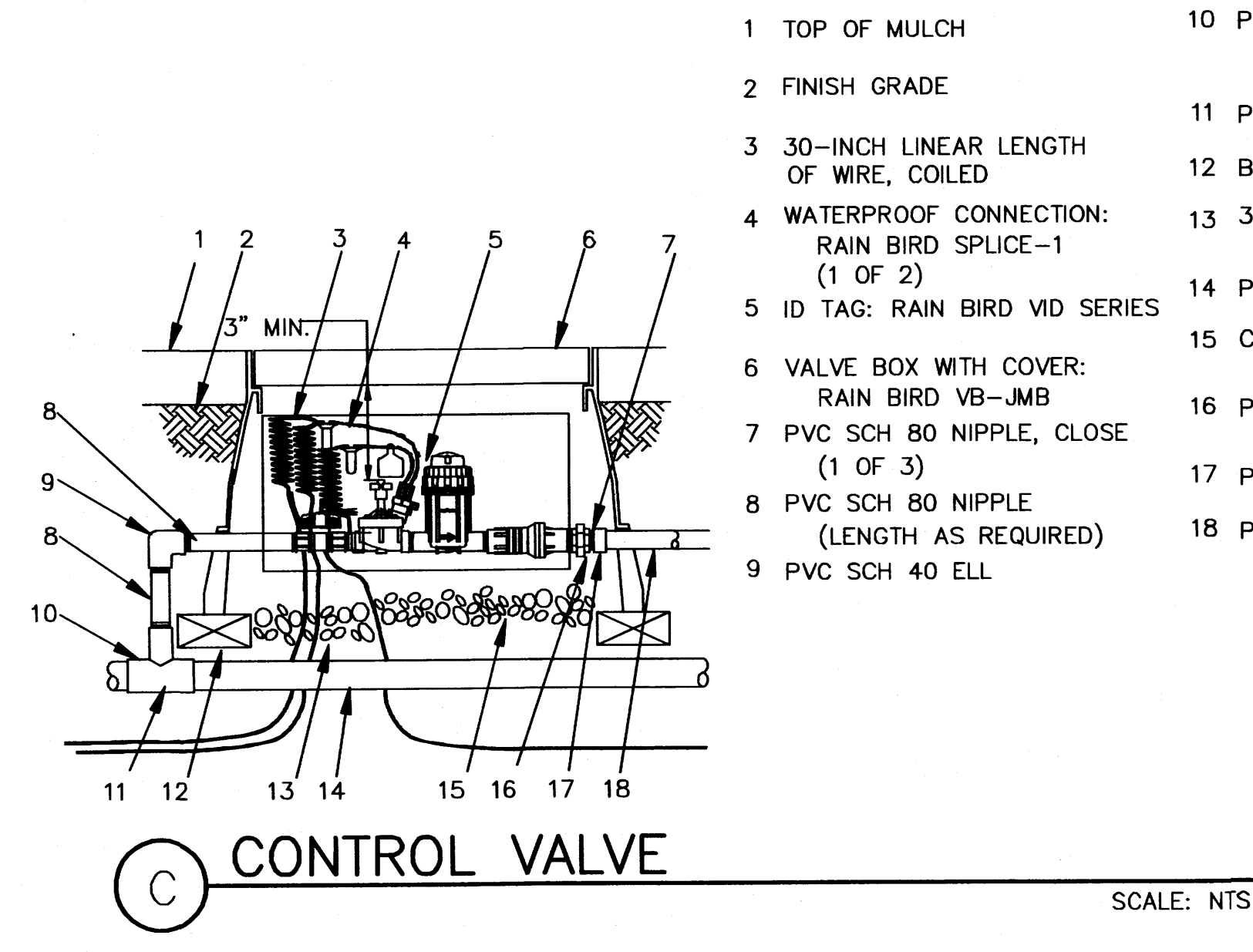


A BACKFLOW ASSEMBLY
 SCALE: NTS

- A. NOT USED.
- B. NOT USED.
- C. SERVICE LINE, NO OUTLETS ALLOWED.
- D. FINISH GRADE
- E. CARSON'S PRODUCTS INC, 1730 PB-18 BODY (ABS) VALVE BOX WITH 1730 BOLT DOWN COVER (ABS) AND TWO 8" EXTENSIONS.
- F. SPEARS TRUE UNION SCH. 80 PVC BALL VALVE
- G. 24" WIRE EXPANSION COIL
- H. 3M SKOTCHLOK OR EQUAL
- I. SCHEDULE 80 PVC CLOSE NIPPLE
- J. ELECTRIC OR MANUAL VALVE (SEE PLAN)
- K. SPEARS SCH 80 PVC UNION
- L. SCH 80 PVC NIPPLE
- M. 1 CUBIC FOOT, 1" DIAMETER WASHED ROCK.
- N. 8" X 8" X 16" SOLID CMU BLOCK
- O. GALVANIZED ELL
- P. GALVANIZED NIPPLE
- Q. GALVANIZED UNION, 4" ABOVE GRADE, MIN.
- R. TEE WITH DRAIN. MINIMUM 8" ABOVE GRADE. BALL DRAIN, CHAMPION DV050 1/2"
- S. ELEC. OUTLET FOR HEAT PROTECTIVE TAPE
- T. REDUCED PRESSURE BACKFLOW PREVENTER (SEE PARTS LIST)
- U. PVC MIP ADAPTER
- V. MAINLINE/LATERAL MAINLINE
- Y. 28" MINIMUM DEPTH
- AA. NOT USED.
- BB. 6 mm BLACK POLYETHYLENE TAPE TO ALL INLET AND OUTLET LINES.
- CC. 4000 PSI CONCRETE PAD, 4" DEPTH
- DD. PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC.
- EE. ENCLOSURE (SEE PLAN)



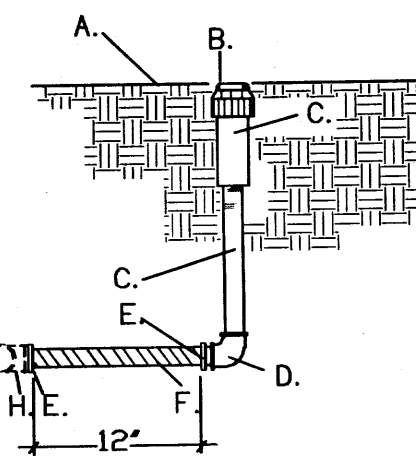
B MASTER VALVE
 SCALE: NTS



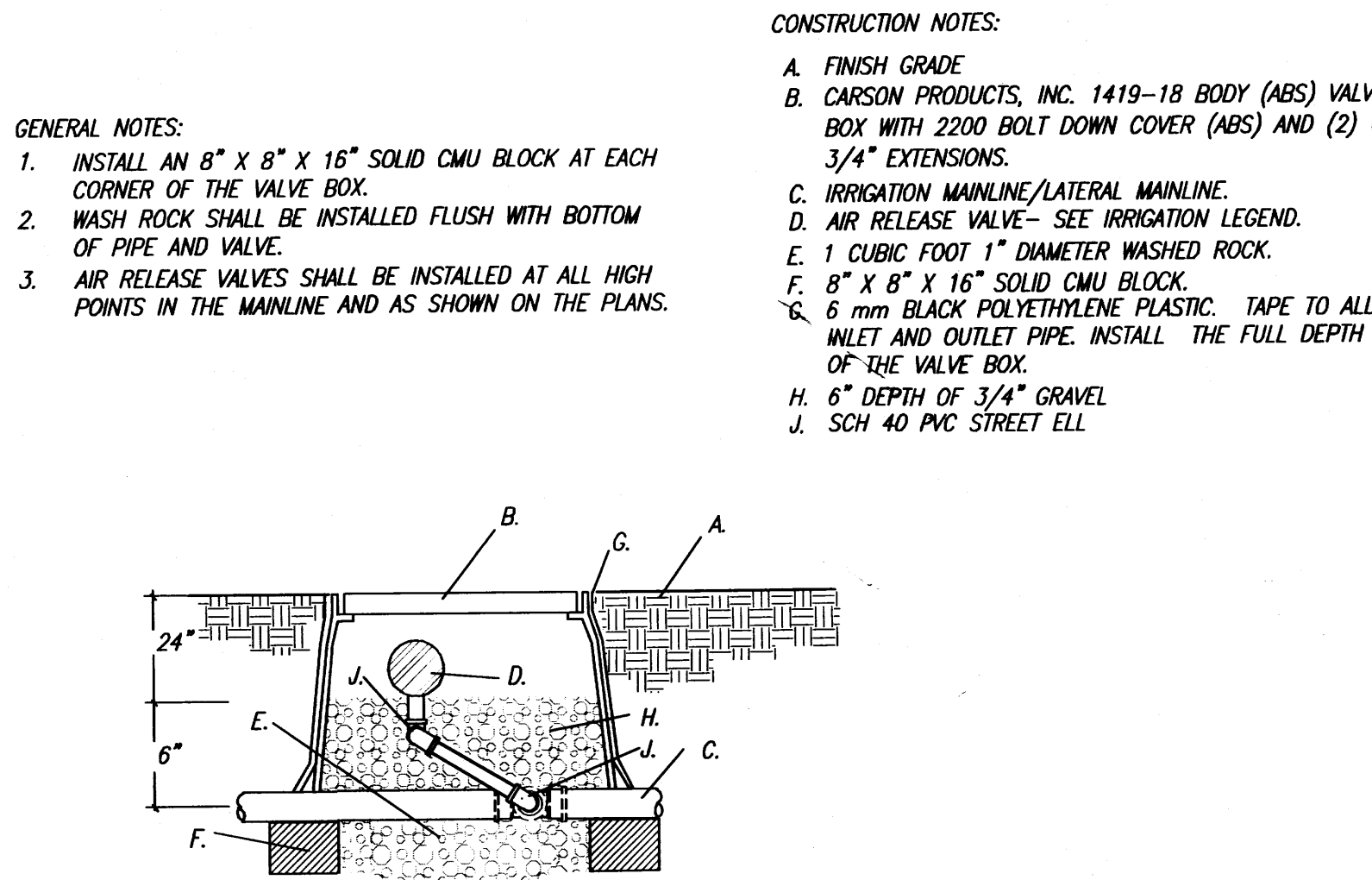
C CONTROL VALVE
 SCALE: NTS

- 1 TOP OF MULCH
- 2 FINISH GRADE
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- 5 ID TAG: RAIN BIRD VID SERIES
- 6 VALVE BOX WITH COVER: RAIN BIRD VB-JMB
- 7 PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 BRICK (1 OF 4)
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC MAINLINE
- 15 CONTROL ZONE KIT: RAIN BIRD MODEL XCZ-100COM
- 16 PVC SCH 80 UNION FOR SERVICING ASSEMBLY
- 17 PVC SCH 40 MALE ADAPTER
- 18 PVC LATERAL PIPE

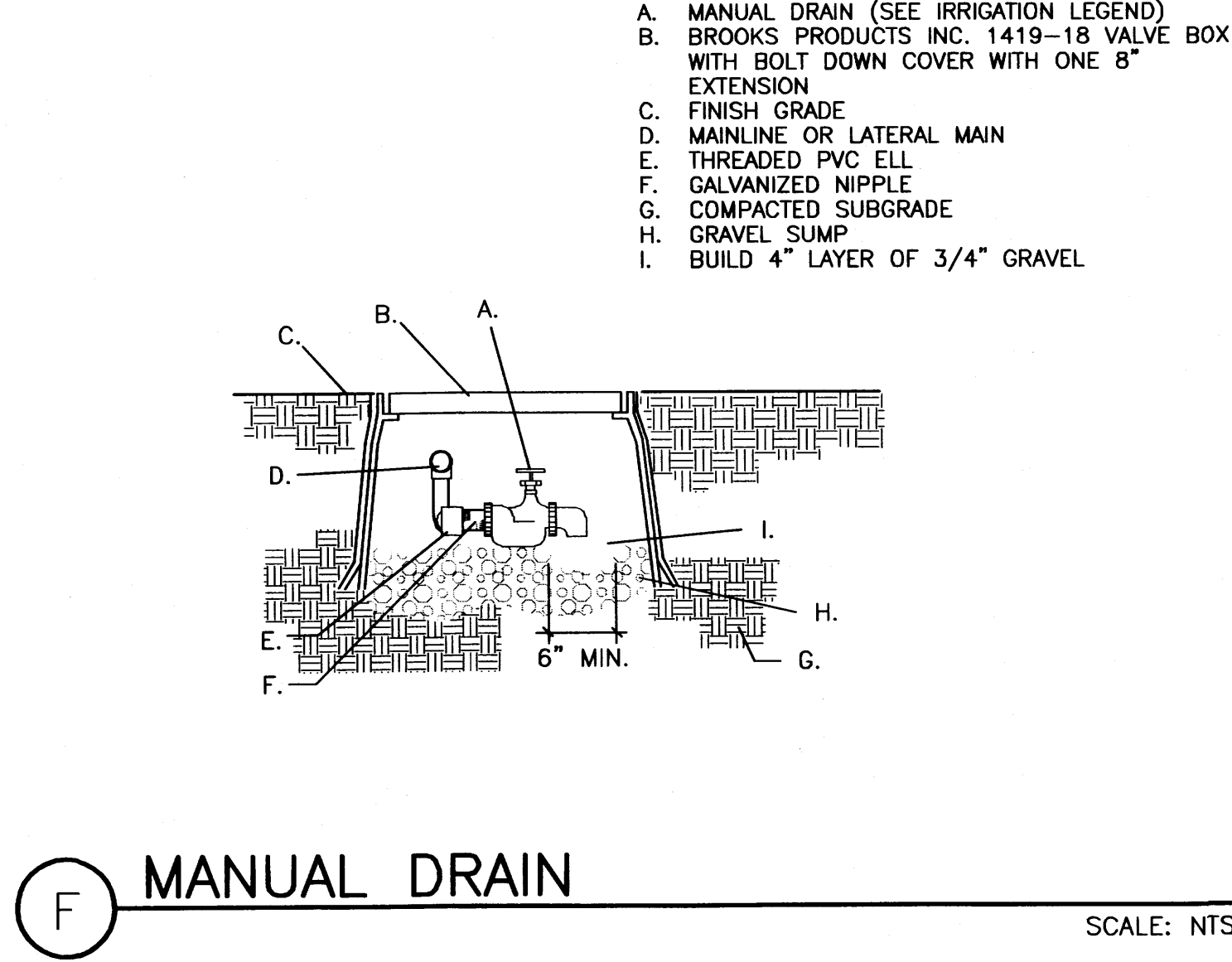
- GENERAL NOTES:
 1. THIS DETAIL SHALL BE USED FOR POP-UP BUBBLERS, POP-UP LAWN SPRAY, GEAR DRIVEN AND ROTARY SPRINKLER HEADS.
 2. LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE FLEX PIPE ASSEMBLY. LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.
 3. TOP OF SPRINKLER HEAD SHALL BE SET FLUSH WITH FINISH GRADE.
- CONSTRUCTION NOTES:
 A. FINISH GRADE
 B. SPRINKLER HEAD (SEE PLAN)
 C. SCH 80 PVC NIPPLE (LENGTH SHALL DEPEND ON THE SIZE OF THE SPRINKLER HEAD)
 D. SCH 40 PVC THREADED ELL
 E. SCH 40 PVC MIP ADAPTER
 F. PVC FLEXIBLE VINYL PIPE, STD IPS FROM AGRICULTURAL PRODUCTS
 G. LATERAL PIPE
 H. SCH 40 PVC S X S X T TEE OR S X T ELL.



D BUBBLER
 SCALE: NTS

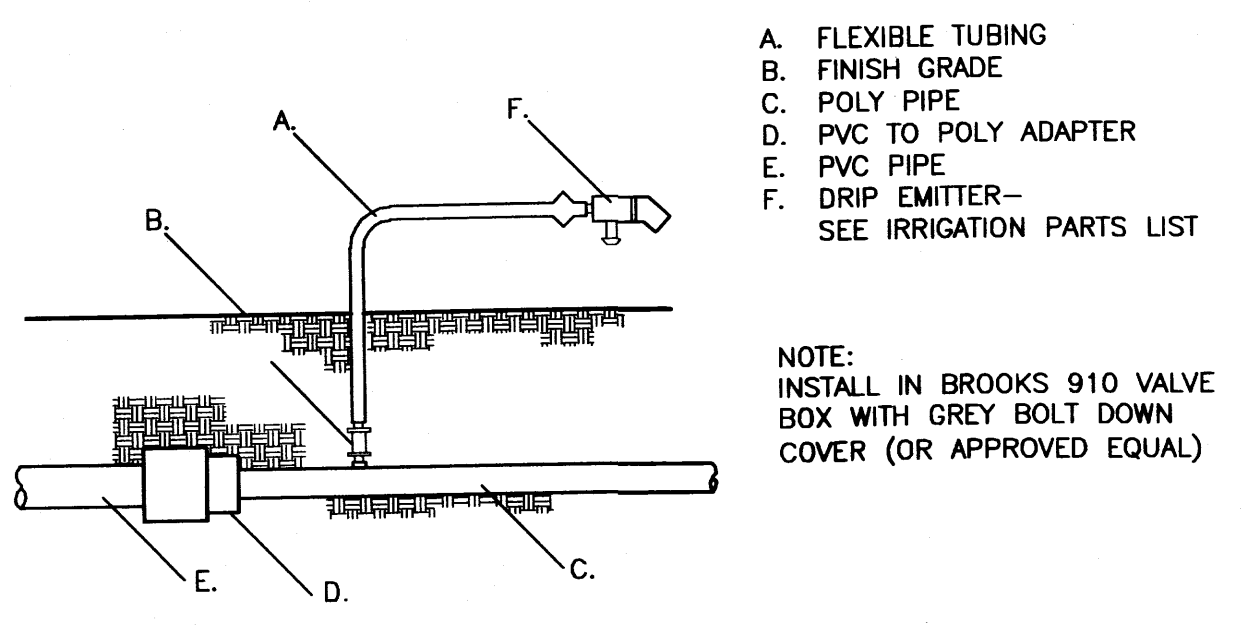


E AIR RELIEF VALVE
 SCALE: NTS

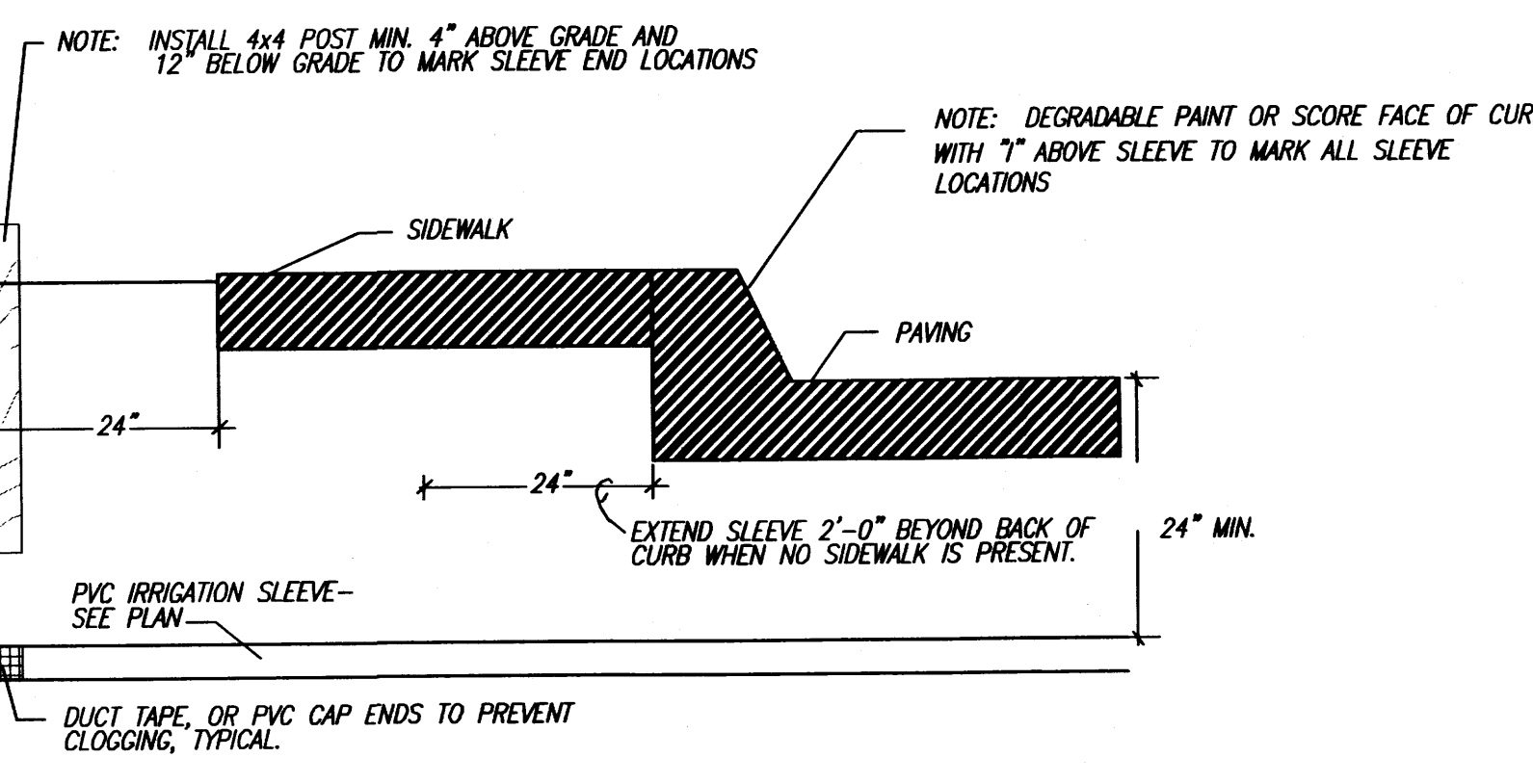


F MANUAL DRAIN
 SCALE: NTS

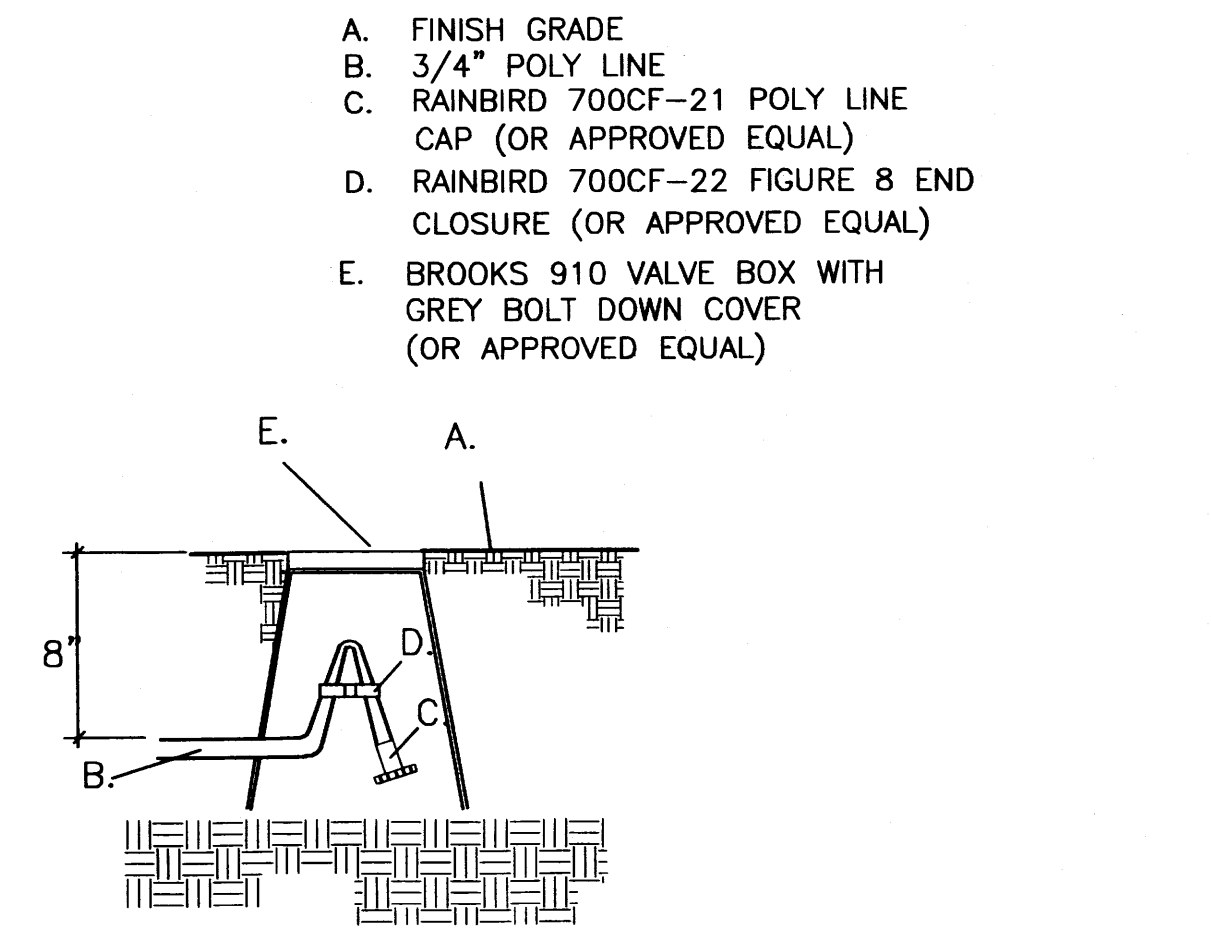
- A. MANUAL DRAIN (SEE IRRIGATION LEGEND)
- B. BROOKS PRODUCTS INC. 1419-18 VALVE BOX WITH BOLT DOWN COVER WITH ONE 8" EXTENSION
- C. FINISH GRADE
- D. MAINLINE OR LATERAL MAIN
- E. THREADED PVC ELL
- F. GALVANIZED NIPPLE
- G. COMPACTED SUBGRADE
- H. GRAVEL SUMP
- I. BUILD 4" LAYER OF 3/4" GRAVEL



G PVC TO POLY CONNECTION
 SCALE: NTS



H IRRIGATION SLEEVE
 SCALE: NTS



I POLY ENDCAP
 SCALE: NTS

- A. FINISH GRADE
- B. 3/4" POLY LINE
- C. RAINBIRD 700CF-21 POLY LINE CAP (OR APPROVED EQUAL)
- D. RAINBIRD 700CF-22 FIGURE 8 END CLOSURE (OR APPROVED EQUAL)
- E. BROOKS 910 VALVE BOX WITH GREY BOLT DOWN COVER (OR APPROVED EQUAL)

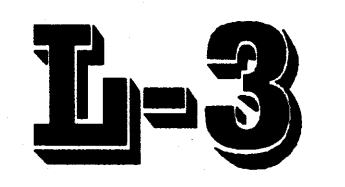
REVISIONS	NO.	DATE	COMMENTS

DATE:	6/1/08
JOB No.	TJ01016100
DRAWN BY:	
TENANT STORE No.	167
SPACE No.	
SALES AREA:	11,139 sq. ft.
STOCK	9,311 sq. ft.
TOTAL:	15,000 sq. ft.

PROJECT
TRADER JOE'S
 STORE #167
 ALBUQUERQUE, NM

SHEET NAME
 LANDSCAPE AND
 IRRIGATION DETAILS

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DRAINAGE PLAN:

LEGAL DESCRIPTION: TRACTS B-1-A-1 & B-1-A-2, ST. PIUS X SUBDIVISION

SITE AREA: 1.868 ACRES

BENCHMARK: ACS STATION "20-118"

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. 35001C0352 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW 15,000 SQUARE FEET GROCERY STORE ON THE EXISTING SITE. THE SITE CURRENTLY DRAINS FROM NORTHEAST TO SOUTHWEST TO UPTOWN LOOP ROAD. THERE IS A 2.56 ACRE BASIN THAT DRAINS ONTO THE SITE FROM THE EAST. THIS BASIN WILL DISCHARGE 12.35 CFS FROM THE UPTOWN VILLAGE APARTMENTS TO THE SITE.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.60 INCHES. UNDER EXISTING CONDITIONS MOST OF THE SITE IS CONSIDERED TO BE LAND TREATMENT A. THE PEAK RUNOFF DURING A 100-YEAR, 6-HOUR STORM UNDER EXISTING CONDITIONS IS 3.46 CFS.

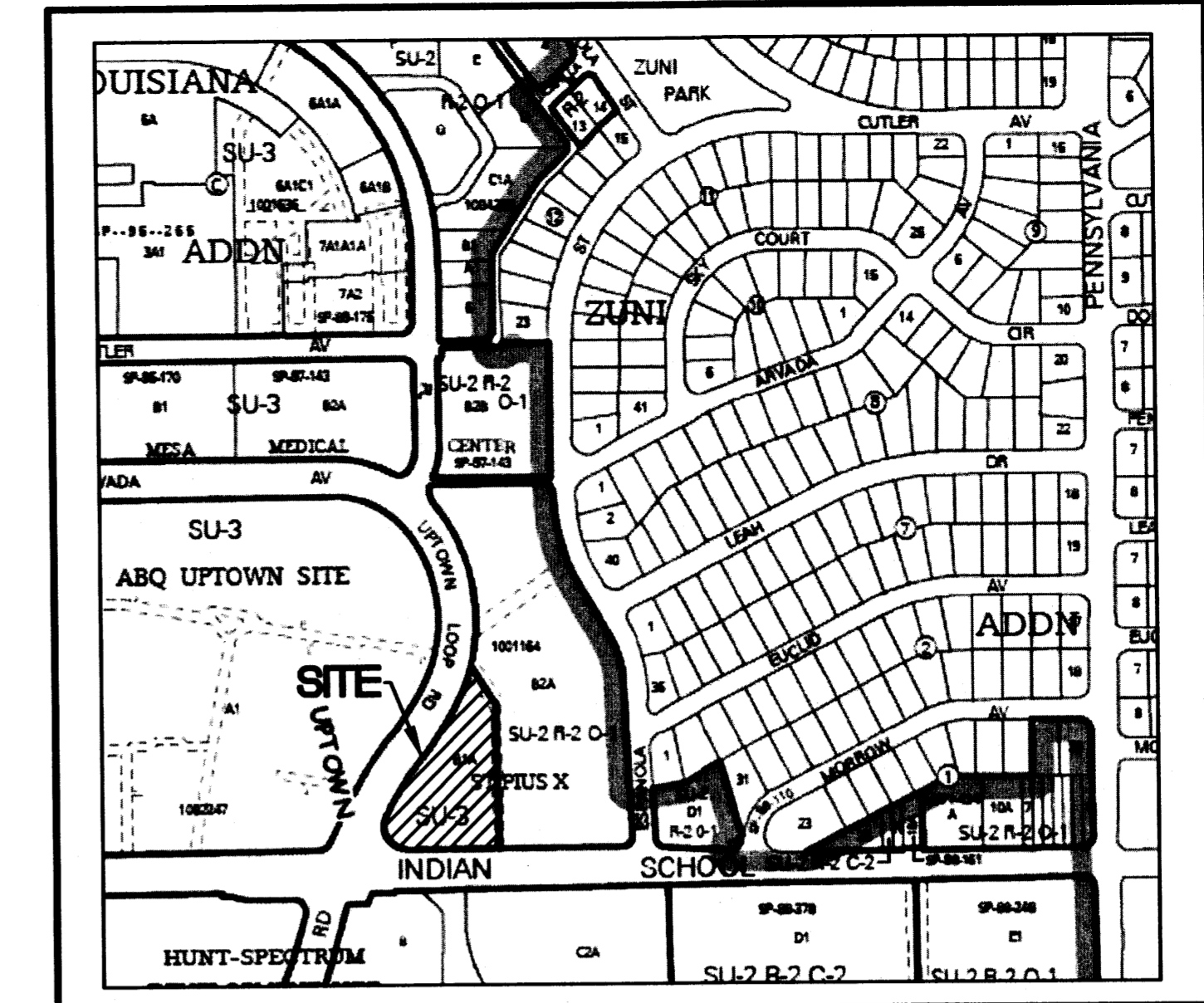
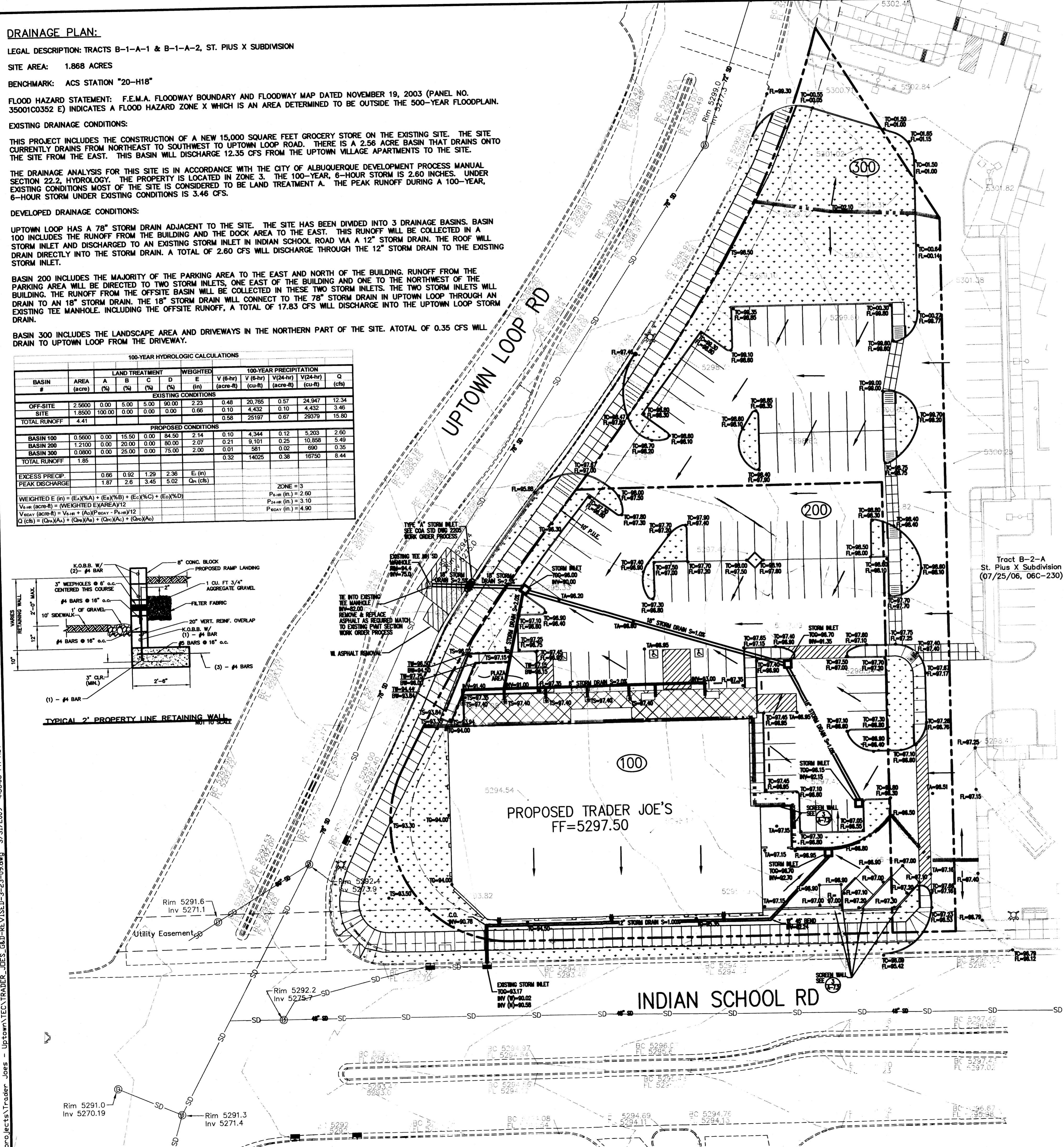
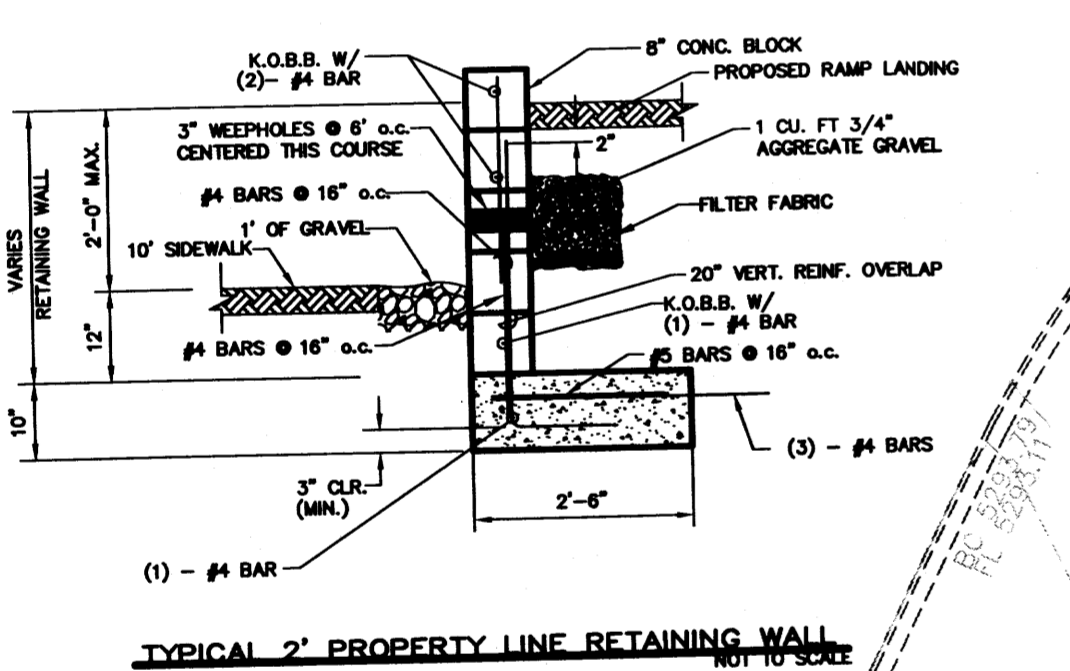
DEVELOPED DRAINAGE CONDITIONS:

UPTOWN LOOP HAS A 78" STORM DRAIN ADJACENT TO THE SITE. THE SITE HAS BEEN DIVIDED INTO 3 DRAINAGE BASINS. BASIN 100 INCLUDES THE RUNOFF FROM THE BUILDING AND THE DOCK AREA TO THE EAST. THIS RUNOFF WILL BE COLLECTED IN A STORM INLET AND DISCHARGED TO AN EXISTING STORM INLET IN INDIAN SCHOOL ROAD VIA A 12" STORM DRAIN. THE ROOF WILL DRAIN DIRECTLY INTO THE STORM DRAIN. A TOTAL OF 2.60 CFS WILL DISCHARGE THROUGH THE 12" STORM DRAIN TO THE EXISTING STORM INLET.

BASIN 200 INCLUDES THE MAJORITY OF THE PARKING AREA TO THE EAST AND NORTH OF THE BUILDING. RUNOFF FROM THE PARKING AREA WILL BE DIRECTED TO TWO STORM INLETS, ONE EAST OF THE BUILDING AND ONE TO THE NORTHWEST OF THE BUILDING. THE RUNOFF FROM THE OFFSITE BASIN WILL BE COLLECTED IN THESE TWO STORM INLETS. THE TWO STORM INLETS WILL DRAIN TO AN 18" STORM DRAIN. THE 18" STORM DRAIN WILL CONNECT TO THE 78" STORM DRAIN IN UPTOWN LOOP THROUGH AN EXISTING TEE MANHOLE. INCLUDING THE OFFSITE RUNOFF, A TOTAL OF 17.83 CFS WILL DISCHARGE INTO THE UPTOWN LOOP STORM DRAIN.

BASIN 300 INCLUDES THE LANDSCAPE AREA AND DRIVEWAYS IN THE NORTHERN PART OF THE SITE. A TOTAL OF 0.35 CFS WILL DRAIN TO UPTOWN LOOP FROM THE DRIVEWAY.

100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				Q (cfs)
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (in)	V (6-hr) (cu-ft)	V (24-hr) (in)	V (24-hr) (cu-ft)	
OFF-SITE	2.5600	0.00	5.00	5.00	90.00	2.23	0.48	20,765	0.57	24,947	12.34
SITE	1.8500	100.00	0.00	0.00	0.00	0.66	0.10	4,432	0.10	4,432	3.46
TOTAL RUNOFF	4.41					0.58	25197	0.67	29379	15.80	
PROPOSED CONDITIONS											
BASIN 100	0.5600	0.00	15.50	0.00	84.50	2.14	0.10	4,344	0.12	5,203	2.60
BASIN 200	1.2100	0.00	20.00	0.00	80.00	2.07	0.21	9,101	0.25	10,358	5.49
BASIN 300	0.0800	0.00	25.00	0.00	75.00	2.00	0.01	581	0.02	690	0.35
TOTAL RUNOFF	1.85					0.32	14025	0.38	16750	8.44	
EXCESS PRECIP		0.66	0.92	1.29	2.36	E (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q _h (cfs)					
WEIGHTED E (in) = (E _A %A) + (E _B %B) + (E _C %C) + (E _D %D)						ZONE = 3					
V _{6hr} (acre-ft) = (WEIGHTED EXAREA)/12						P _{6hr} (in) = 2.60					
V _{24hr} (acre-ft) = V _{6hr} + (P _{24hr} - P _{6hr})/12						P _{24hr} (in) = 3.10					
Q (cfs) = (Q _h %A) + (Q _h %B) + (Q _h %C) + (Q _h %D)						P _{24hr} (in) = 4.90					



Benchmark

ACS MONUMENT "20-118" HAVING AN ELEVATION OF 5283.222 (NAVD 88).

NOTICE TO CONTRACTORS

AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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 A MINIMUM AMOUNT OF DELAY.

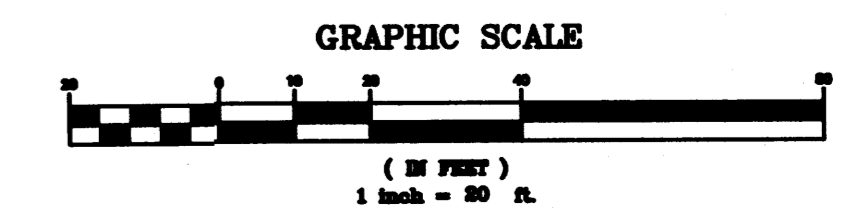
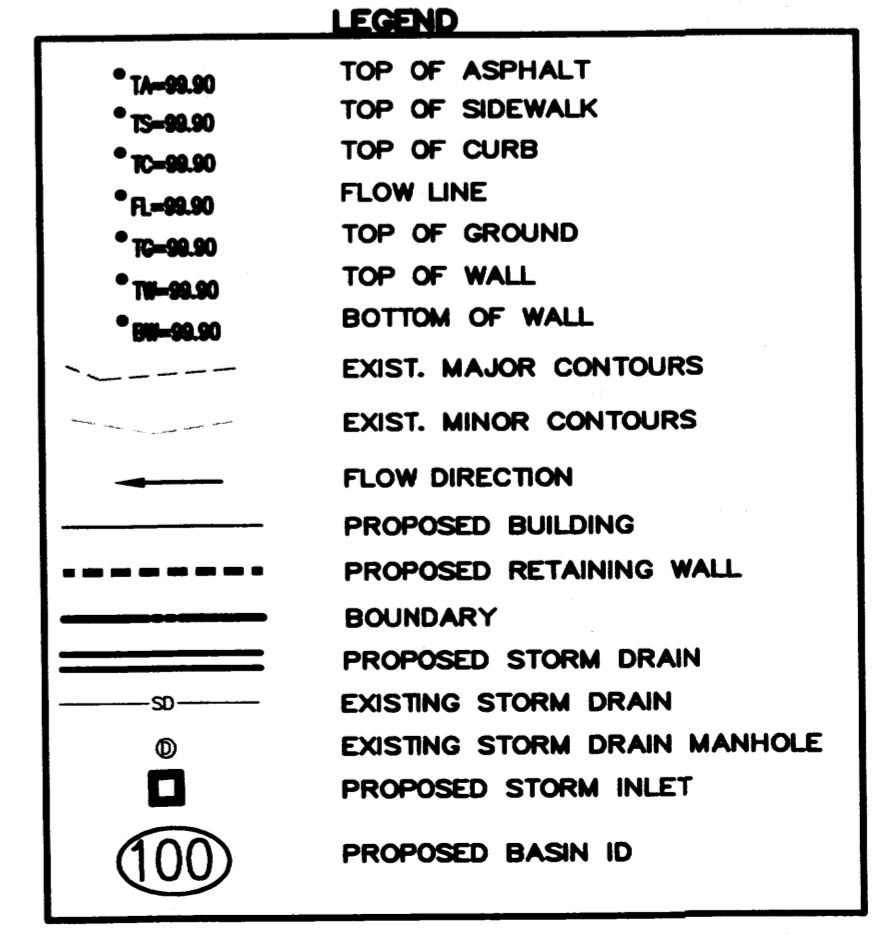
BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

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.

APPROVAL	NAME	DATE
INSPECTOR		

- NOTES:**
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WILL BE COMPLETED BY WORK ORDER PROCESS
 - SEE SHEET C-5 FOR STORM INLET DETAILS



Trampson Engineering Consultants, Inc.
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 655-5540

TRADER JOE'S STORE #167 ALBUQUERQUE, NM

GRADING & DRAINAGE PLAN

C-2

NO.	DATE	REVISIONS	COMMENTS
1	06/19/06		OWNER'S REVIEW
2	06/23/06		ISSUED FOR BID
3	05/23/06		City / Health Re-submittal

SALES AREA: 11,144 sq. ft.
STOCK: 2,043 sq. ft.
TOTAL: 15,000 sq. ft.

DATE: 6/1/06
JOB NO: T010187.00
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

