

VICINITY MAP  
ZONE ATLAS PAGE D-13-Z

### PARKING CALCULATIONS

**PARKING REQUIRED:**

PER C.O.A. ZONING 14-16-3-1(A)21  
 O1 (OFFICE) 5,650 SF FIRST FLOOR/200 = 28 SPACES  
 O1 (OFFICE) 5,650 SF SECOND FLOOR/300 = 19 SPACES  
 C1 (RESTAURANT) 11,300 SF = 260 OCCUPANTS = 65 SPACES\*\*  
**TOTAL PARKING REQUIRED: = 112 SPACES**

**PARKING REDUCTIONS:**

PER C.O.A. 14-16-3-1(E)6a TRANSIT REDUCTIONS  
 10% REDUCTION IF PROPERTY IS LOCATED WITHIN 300' OF TRANSIT ROUTE.  
 ADDITIONAL 5% REDUCTION IF OWNER PROVIDES TRANSIT SHELTER.  
**TOTAL PARKING REQUIRED AFTER TRANSIT REDUCTIONS = 96 SPACES**

\*\* NUMBERS BASED ON SPECULATION OF 1/3 TOTAL RESTAURANT AREA WILL BE DINING AND 2/3 TOTAL RESTAURANT AREA WILL BE BACK OF THE HOUSE.

PER C.O.A. ZONING 14-16-3-1(c)1  
 MOTORCYCLE PARKING = 3 SPACES

PER C.O.A. ZONING 14-16-3-1(F)9a  
 HANDICAP PARKING = 4 (1 VAN)

PER C.O.A. ZONING 14-16-3-1(B)3  
 BICYCLE SPACES 1 PER 20 VEHICLES = 5 SPACES

**PARKING PROVIDED = 96 SPACES**

**MOTORCYCLE PARKING PROVIDED = 3 SPACES**

**HANDICAP PARKING PROVIDED INCLUDING = 4 SPACES**  
 = 2 VAN

**BICYCLE SPACES PROVIDED = 7 SPACES**

### DESIGN CRITERIA

MAXIMUM BUILDING HEIGHT: = 32' BUILDING HEIGHT  
 = 38' TOP OF MECHANICAL SCREEN

MINIMUM BUILDING SETBACKS: NORTH = 5' PER COA 14-16-2-15(E)  
 EAST = 35' PER COORS CORRIDOR PLAN  
 WEST = 5' PER COA 14-16-2-15(E)

SIGNAGE: ALL SIGNAGE SHALL COMPLY WITH THE C-1 COMMERCIAL ZONE AND THE COORS CORRIDOR SIGNAGE REGULATION. ANY SIGN WITH MOVING ELEMENTS OR FLASHING LIGHTS, INCLUDING ELECTRONIC SIGNS ARE NOT PERMITTED. SHADOWS AND INTERNAL IMAGES THAT MEET THE DEFINITION OF A SIGN ARE NOT PERMITTED. FUTURE TENANT SIGNAGE IS LIMITED TO A MAXIMUM OF 8 ADDITIONAL WORDS OR ITEMS OF INFORMATION, PER STREET FRONTAGE.

### LEGAL DESCRIPTION

TRACT H-12B RIVERVIEW, CONTAINING APPROXIMATELY 2.15 ACRES AND LOCATED ON THE SW CORNER OF COORS BLVD. AND EAGLE RANCH RE. NW.

### PROPOSED USES/ZONING

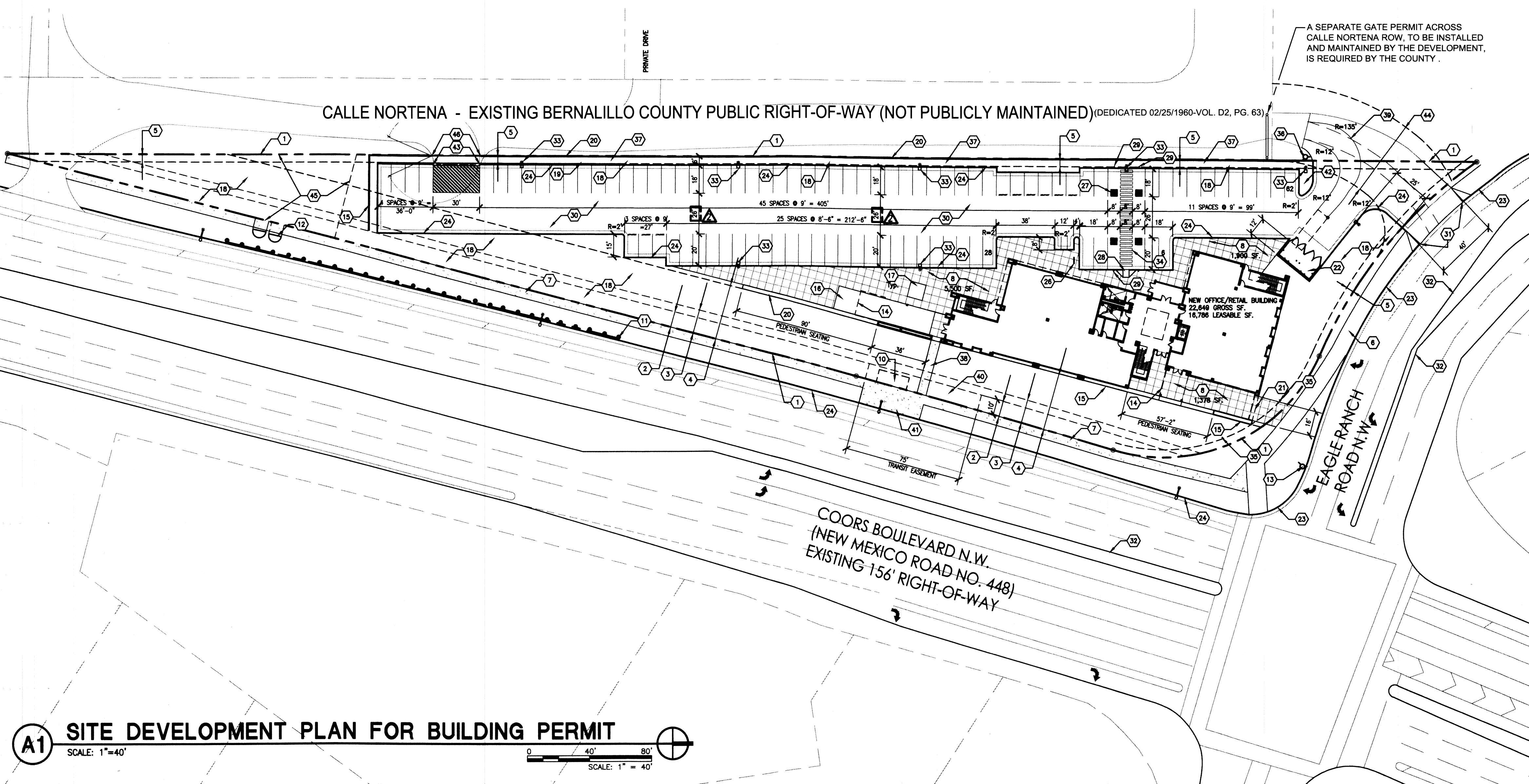
OFFICE/RETAIL WITH COMMERCIAL ANTENNA AS PERMISSIBLE PER ALBUQUERQUE C-1 ZONING REGULATIONS.  
 SU-1 FOR MIXED USES. MIXED USES TO INCLUDE C-1 PERMISSIVE USES WITH RESTAURANTS WITH FULL SERVICE LIQUOR, O-1 AND R-1 PERMISSIVE USES. C-1 USES SHALL NOT APPLY TO MORE THAN 50% OF THE SITE.

### GENERAL NOTES

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.

### KEYED NOTES

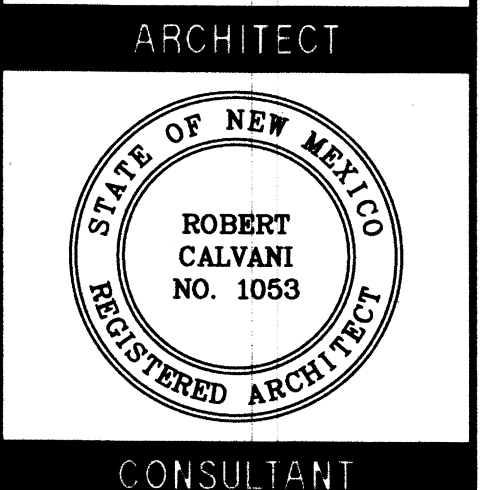
1. EXISTING PROPERTY LINE.
2. EXISTING 10' PUBLIC UTILITY EASEMENT.
3. EXISTING 15' DRAINAGE EASEMENT.
4. 35' BUILDING SETBACK AS REQUIRED PER COORS CORRIDOR PLAN.
5. 5' BUILDING SETBACK AS REQUIRED PER C.O.A. ZONING 14-16-2-15(E).
6. EXISTING 10' CITY SIDEWALK.
7. NEW 8' SIDEWALK. REFER TO CIVIL.
8. NEW CONCRETE PLAZA. JOINTS ARE SHOWN @ 5' O.C.
9. NOT USED.
10. FUTURE COVERED BUS SHELTER AT EXISTING BUS STOP. SERVES BUS TRANSIT ROUTES 155, 96, 790, & RAPID RIDE. RAPID RIDE SHELTER TO BE PROVIDED BY THE CITY. "ARRA" TYPE SHELTER BY OWNER.
11. EXISTING TRAFFIC BARRIER.
12. EXISTING STORM DRAIN INLET.
13. EXISTING FIRE HYDRANT.
14. LINE OF BUILDING ABOVE.
15. INTEGRATED STUCCO SITE WALL OF VARYING HEIGHTS. COLOR TO BE LIGHT TAN. SEE DETAIL D4 OF SHEET 1B OF 5.
16. NEW 15' WIDE BY 65' LONG REFLECTING POOL LOCATED 10' IN FRONT OF EXIT DOORS.
17. 10'x10' LANDSCAPE PLANTER AREA. ALL PLANTERS SHALL MAINTAIN A MINIMUM AREA OF 36 SF PER 14-16-3-10(G)(1)(c).
18. LANDSCAPE AREA.
19. 30' LANDSCAPE STRIP.
20. INTEGRATED STUCCO SITE WALL 30" HIGH. COLOR TO BE LIGHT TAN. SEE DETAIL D4 OF SHEET 1B OF 5.
21. LINE OF INTEGRATED STUCCO SITE ENTRY ABOVE.
22. STUCCO DUMPSTER ENCLOSURE. COLOR TO BE TERRACOTTA TO MATCH BUILDING. SEE DETAIL B4 OF SHEET 1B OF 5.
23. EXISTING 6" CONCRETE CURB.
24. NEW 6" CONCRETE CURB.
25. NOT USED.
26. BIKE RACK FOR 7 SPACES. SEE DETAIL D5 OF SHEET 1B OF 5.
27. HC PAVEMENT SIGN. SEE DETAIL C2 OF SHEET 1B OF 5.
28. HC RAMP. SEE DETAIL C3 OF SHEET 1B OF 5.
29. HC SIGN. SEE DETAIL C1 OF SHEET 1B OF 5.
30. NEW ASPHALT PAVING.
31. WIDEN EXISTING DRIVE PAD TO 40' AND MAINTAIN CITY STANDARD DESIGN DETAIL 2425 (PAVING DRIVE PADS).
32. EXISTING MEDIAN TO REMAIN.
33. SHIELDED SHOE BOX SITE LIGHT FIXTURE ON 36" BASE. SITE LIGHT SHALL NOT EXCEED 16' IN HEIGHT. SEE DETAIL A1 OF SHEET 1B OF 5. ALL LIGHTING WILL COMPLY WITH THE STANDARDS OF 14-16-3-9, AREA LIGHTING REGULATIONS OF THE ZONING CODE AND THE COORS CORRIDOR PLAN LIGHTING REGULATIONS.
34. HC ACCESS ASLE. SEE DETAIL A2 OF SHEET 1B OF 5.
35. IN GROUND SHIELDED WALL WASH UP-LIGHT.
36. NEW FIRE HYDRANT.
37. 6' WIDE LANDSCAPE BUFFER TO INCLUDE PLANT SPECIES THAT WILL PROVIDE A MORE DENSE COVERAGE, INCLUDING TREES SPACED AT 35' ON CENTER, TO FURTHER BUFFER POTENTIAL NEGATIVE IMPACTS FROM ADJACENT RESIDENCES.
38. 6' WIDE CONCRETE PEDESTRIAN CONNECTION FROM BUS STOP TO BUILDING.
39. LINES REPRESENT WHEEL TRACK FOR REFUSE TRUCK TURN AROUND. FUTURE CITY RAPID RIDE SHELTER LOCATION.
40. CONCRETE PAD LANDING FOR BUS TRANSIT BY OWNER.
42. THIS AREA FOR REMOTE FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE.
43. CITY OF ALBUQUERQUE STANDARD "ROLL OVER CURB" 2415A. CURB TO BE PAINTED "FIRE DEPARTMENT ACCESS ONLY".
44. EXISTING 50' ACCESS AND UTILITY EASEMENT. FILED 06/27/1986, VOL. C30, FOLIO 178.
45. EXISTING HIGHWAY EASEMENT FILED 01/02/1985, VOL. C26, FOLIO 10.
46. DOUBLE ACTING ACCESS CONTROL SWING GATE. PROVIDE FIRE DEPARTMENT KNOX PADLOCK PER FIRE DEPARTMENT REQUIREMENTS.



**A1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**  
 SCALE: 1"=40'



1306 RIO GRANDE BLVD NW  
 ALBUQUERQUE, NM 87104  
 505-255-6400 505-268-6954 FAX  
 WWW.NCA-ARCHITECTS.COM



### PROJECT TITLE

**101.7  
 THE TEAM  
 OFFICE  
 BUILDING**

**ALBUQUERQUE  
 NEW MEXICO**

### REVISIONS:

NO.	DATE	DESCRIPTION

02.21.12 PER FIRE DEPARTMENT  
 10.24.11 PER EPC CONDITIONS

DRAWN BY: [Signature]  
 MAG DP  
 PROJECT NUMBER:  
 A1102  
 DATE:  
 March 2012  
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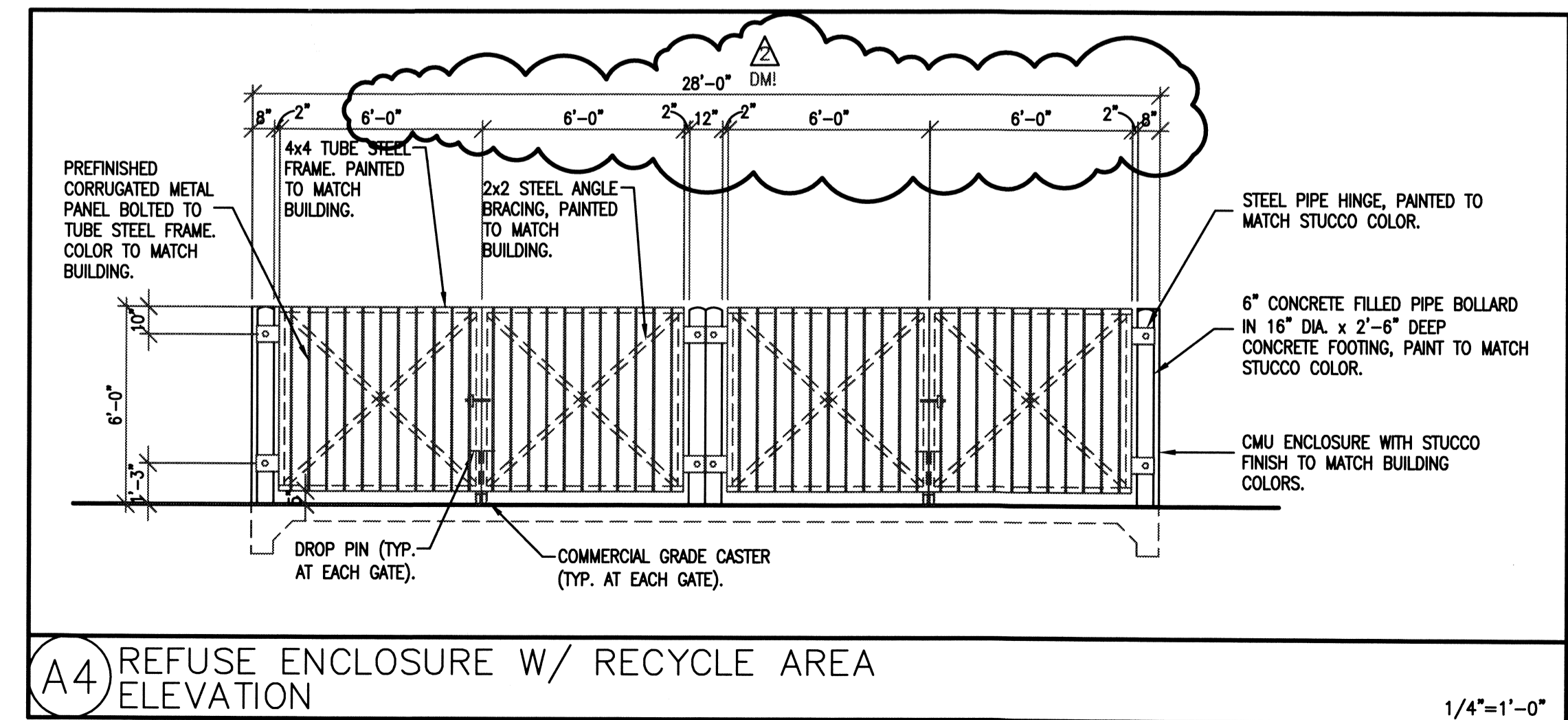
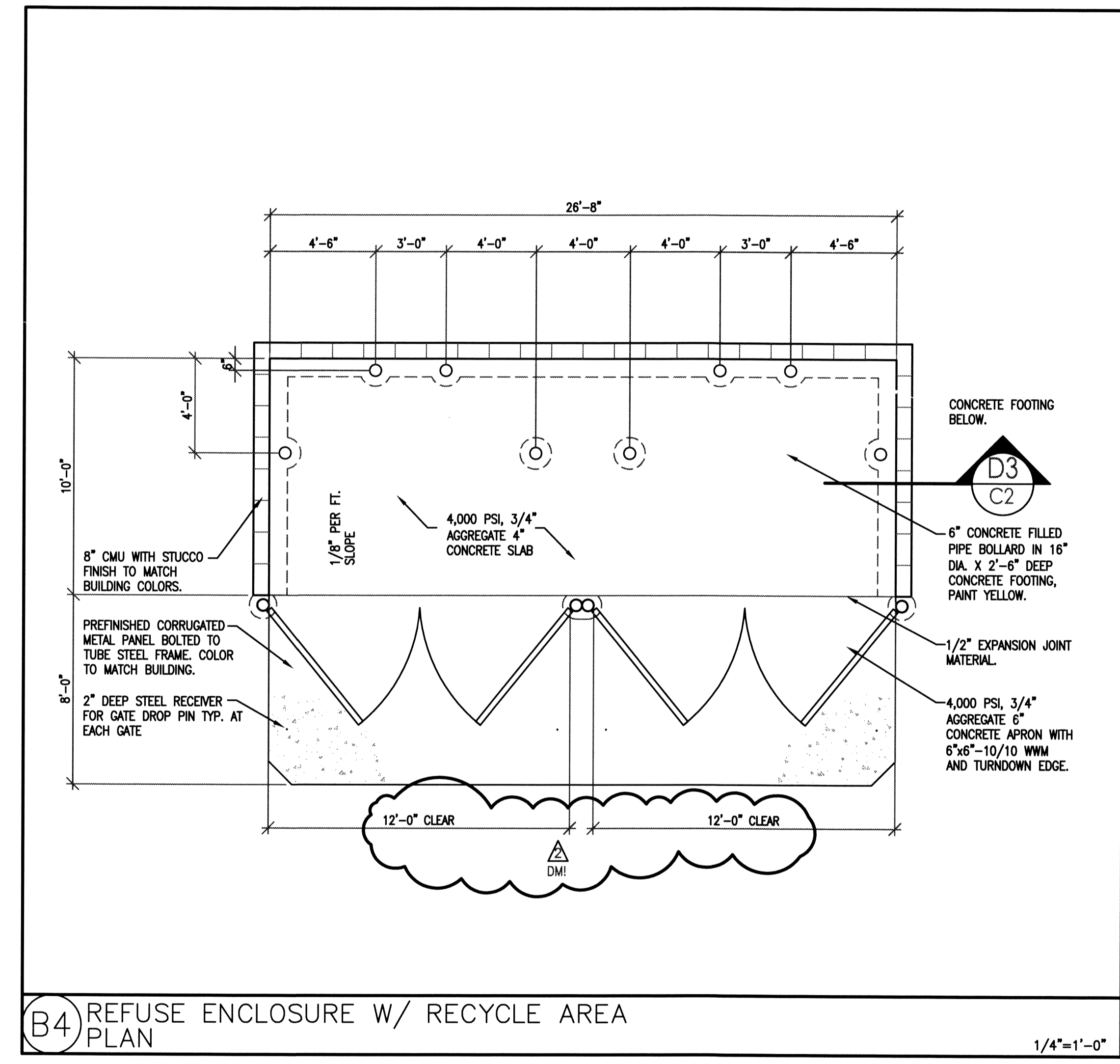
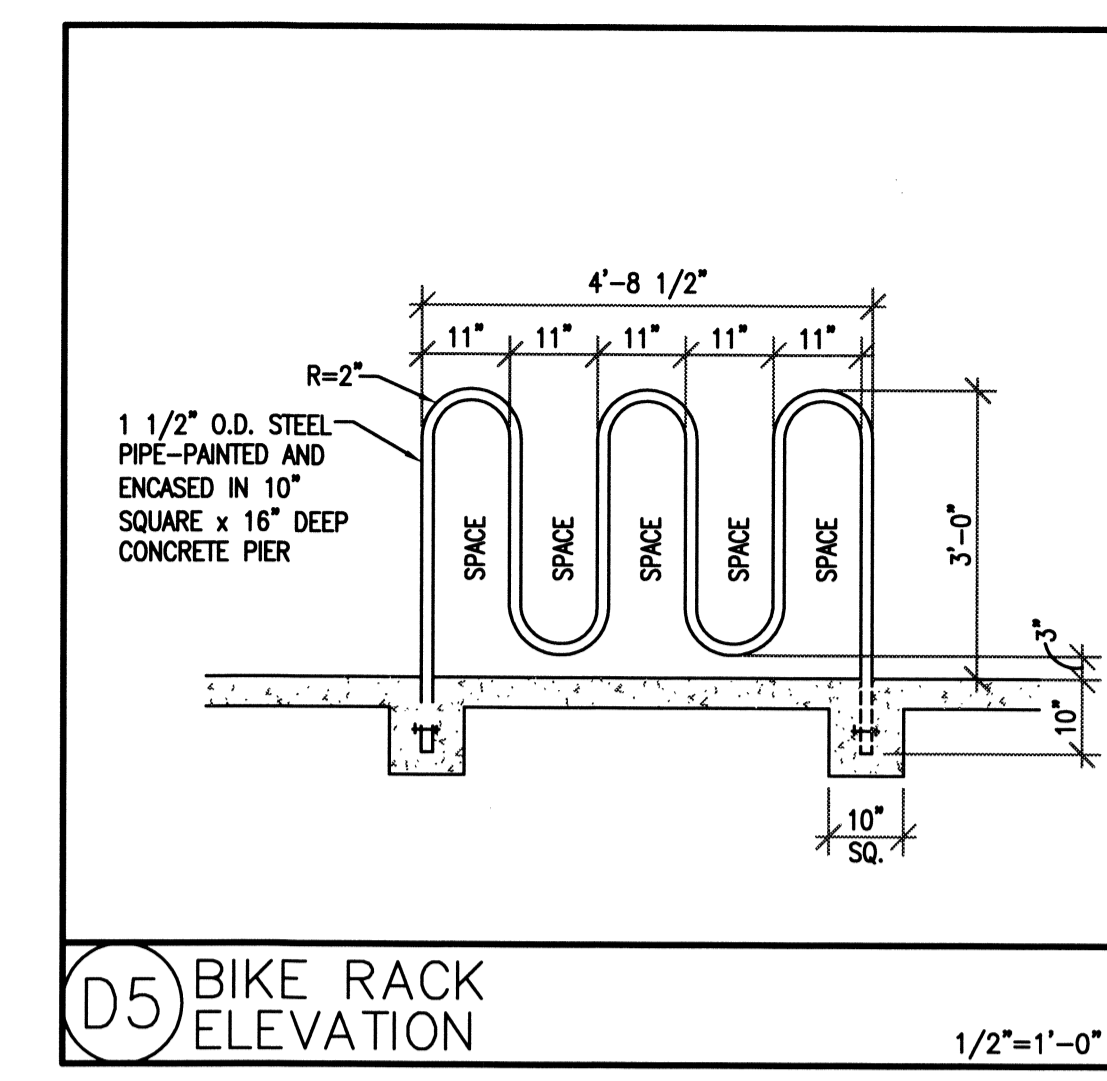
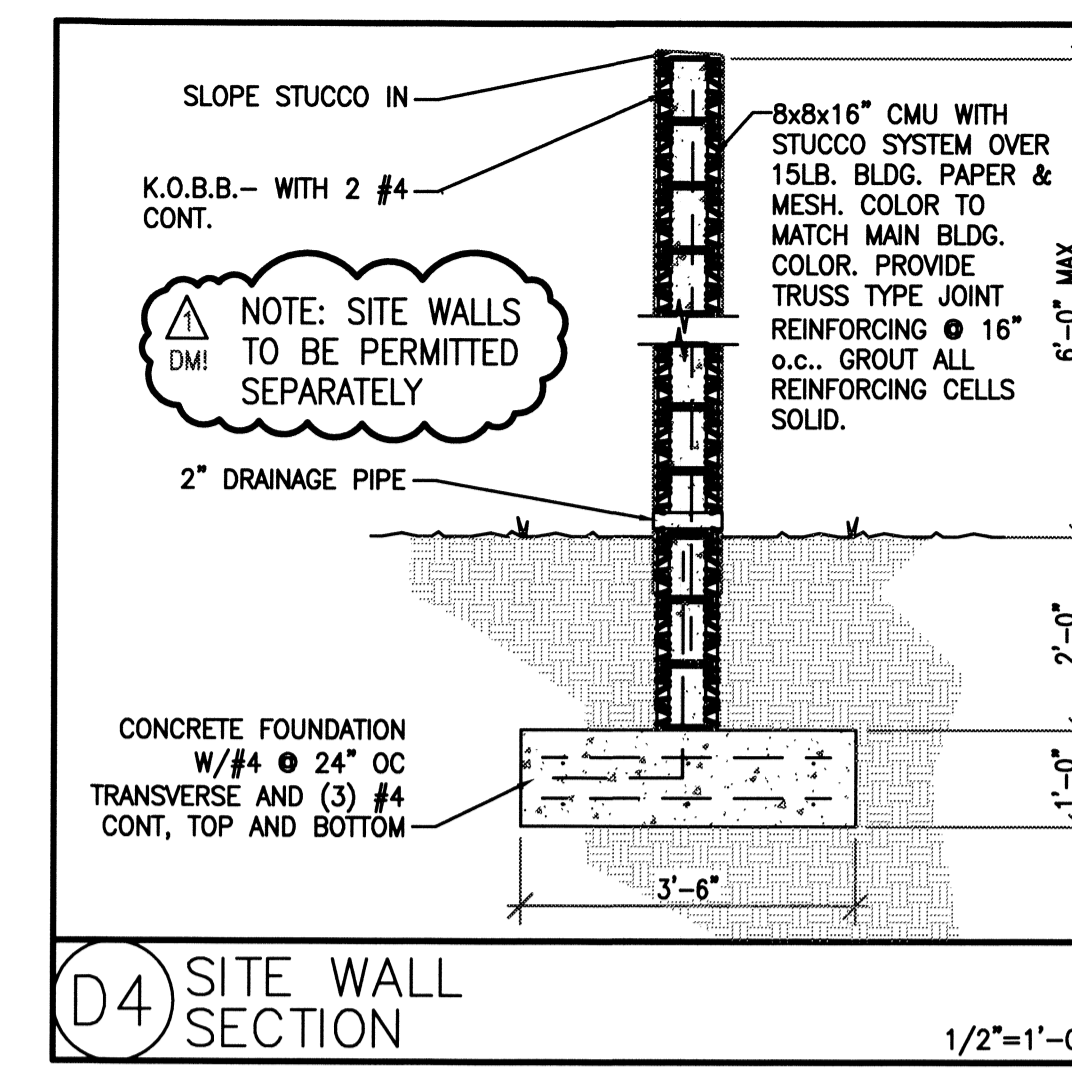
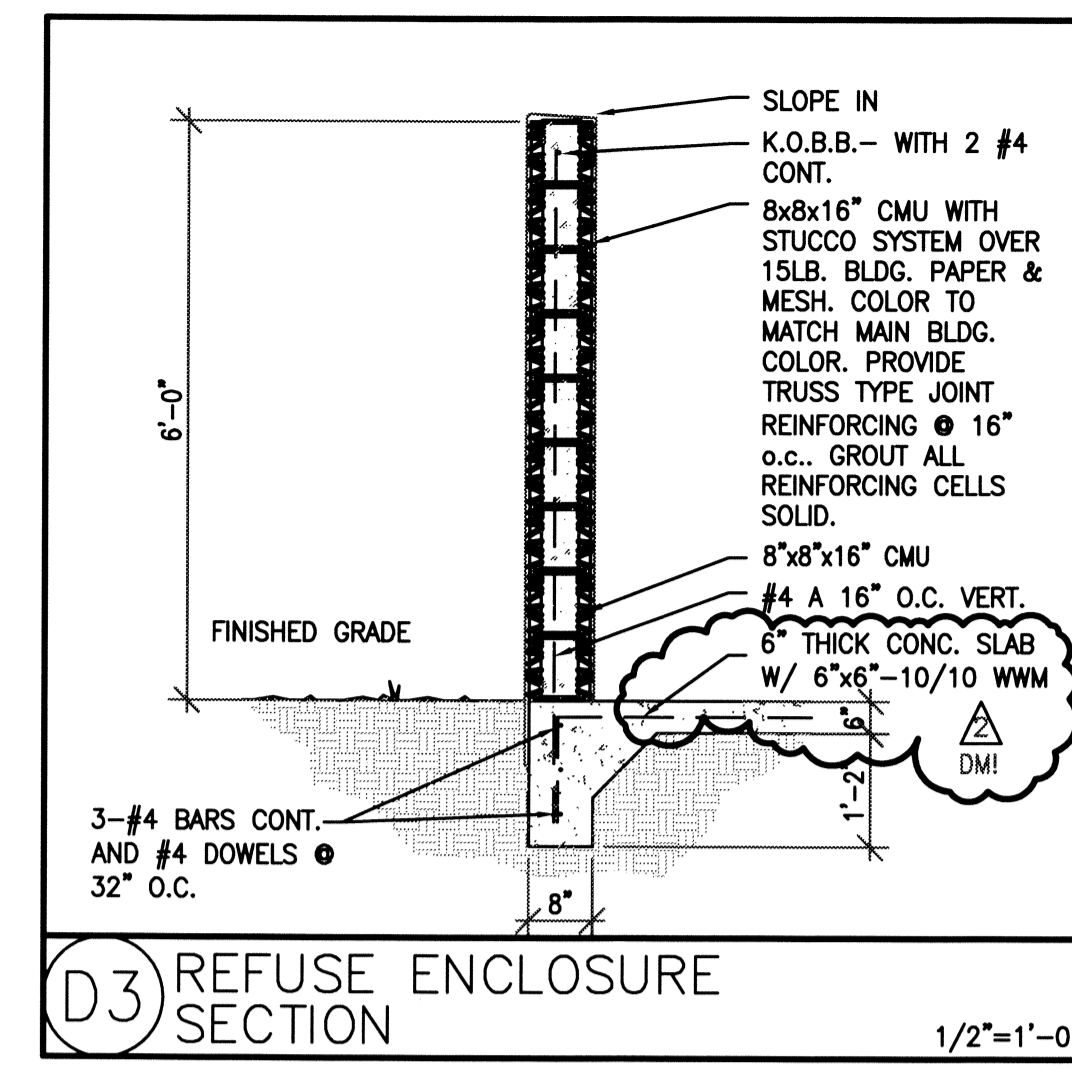
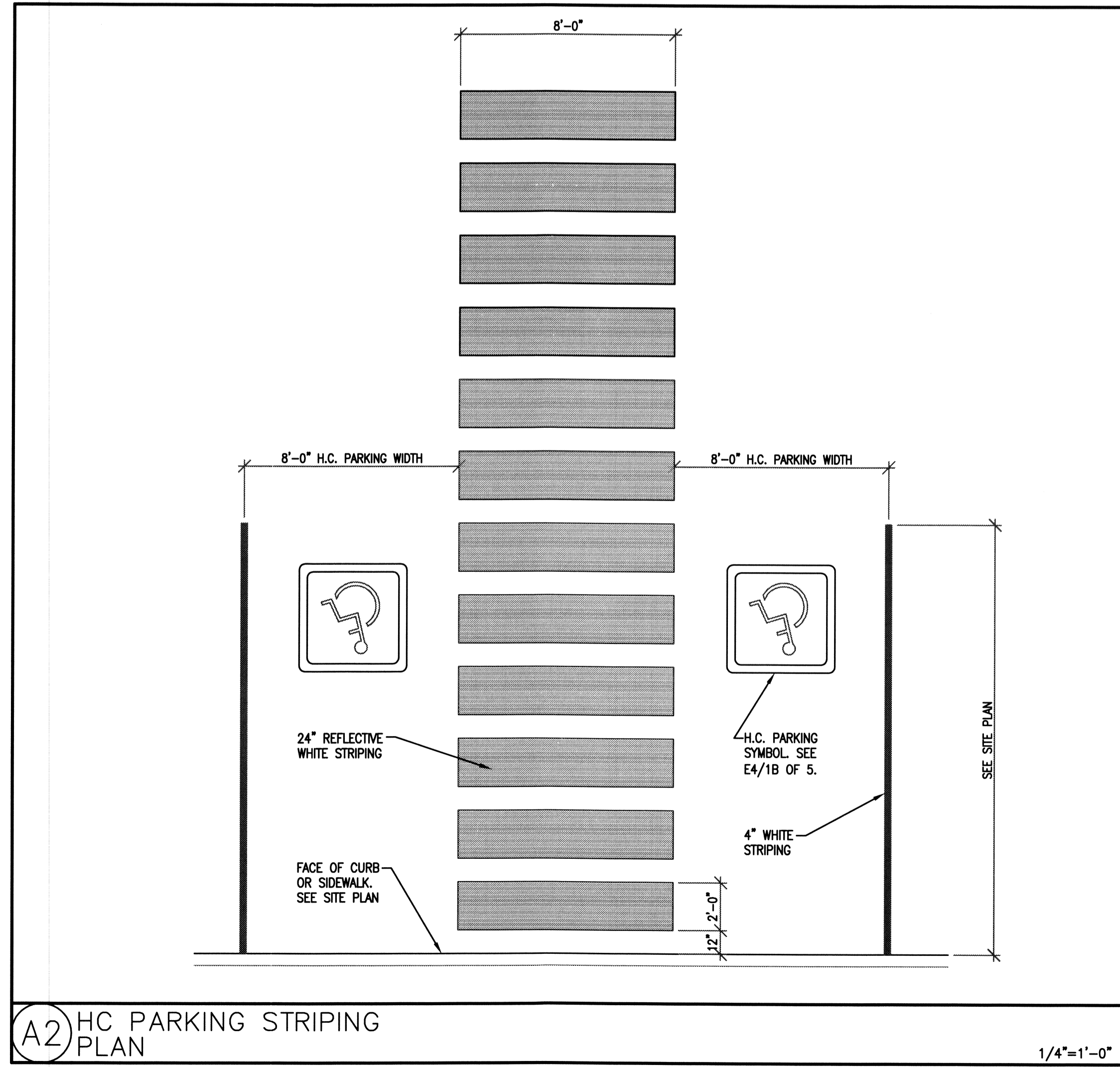
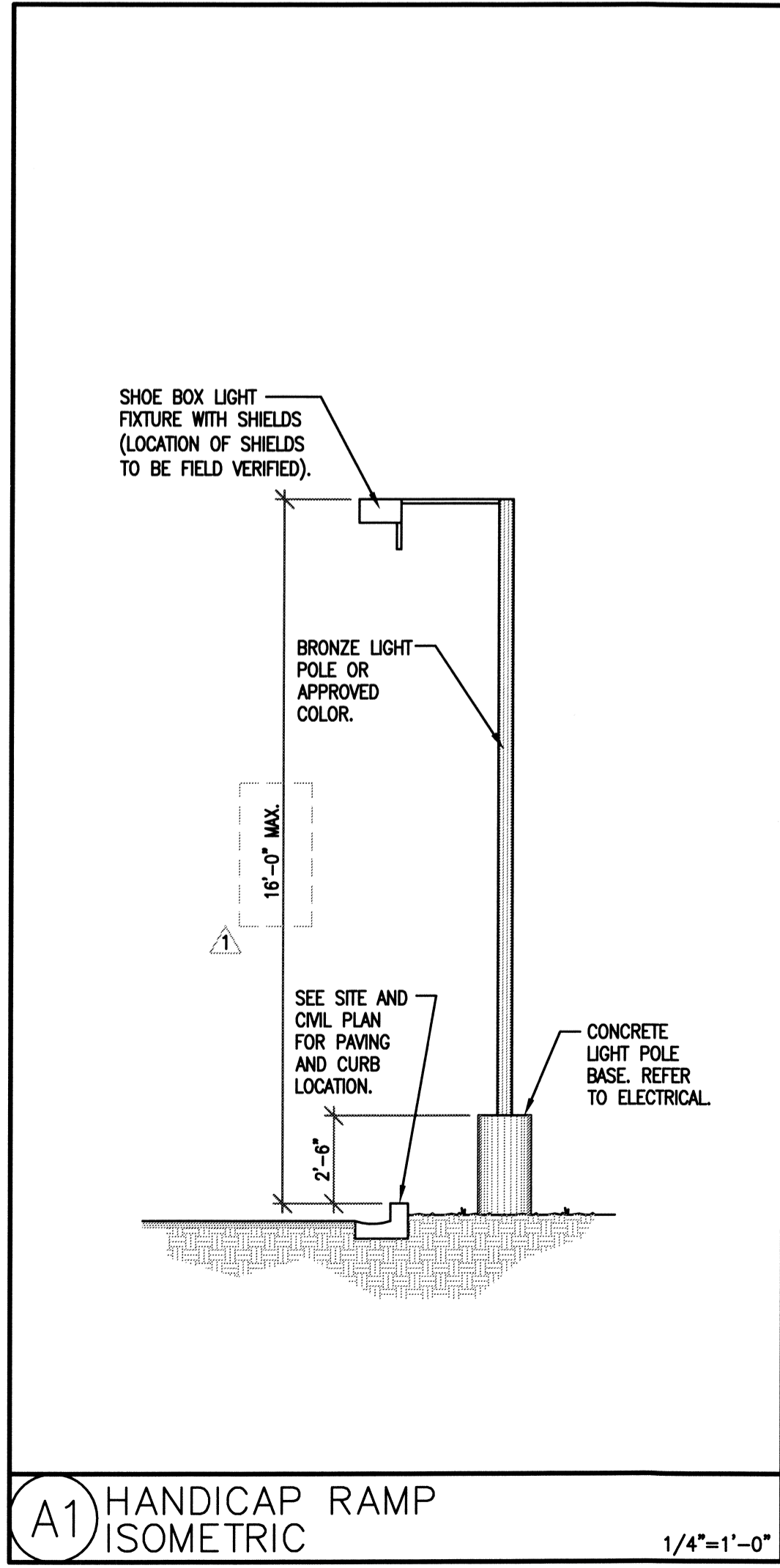
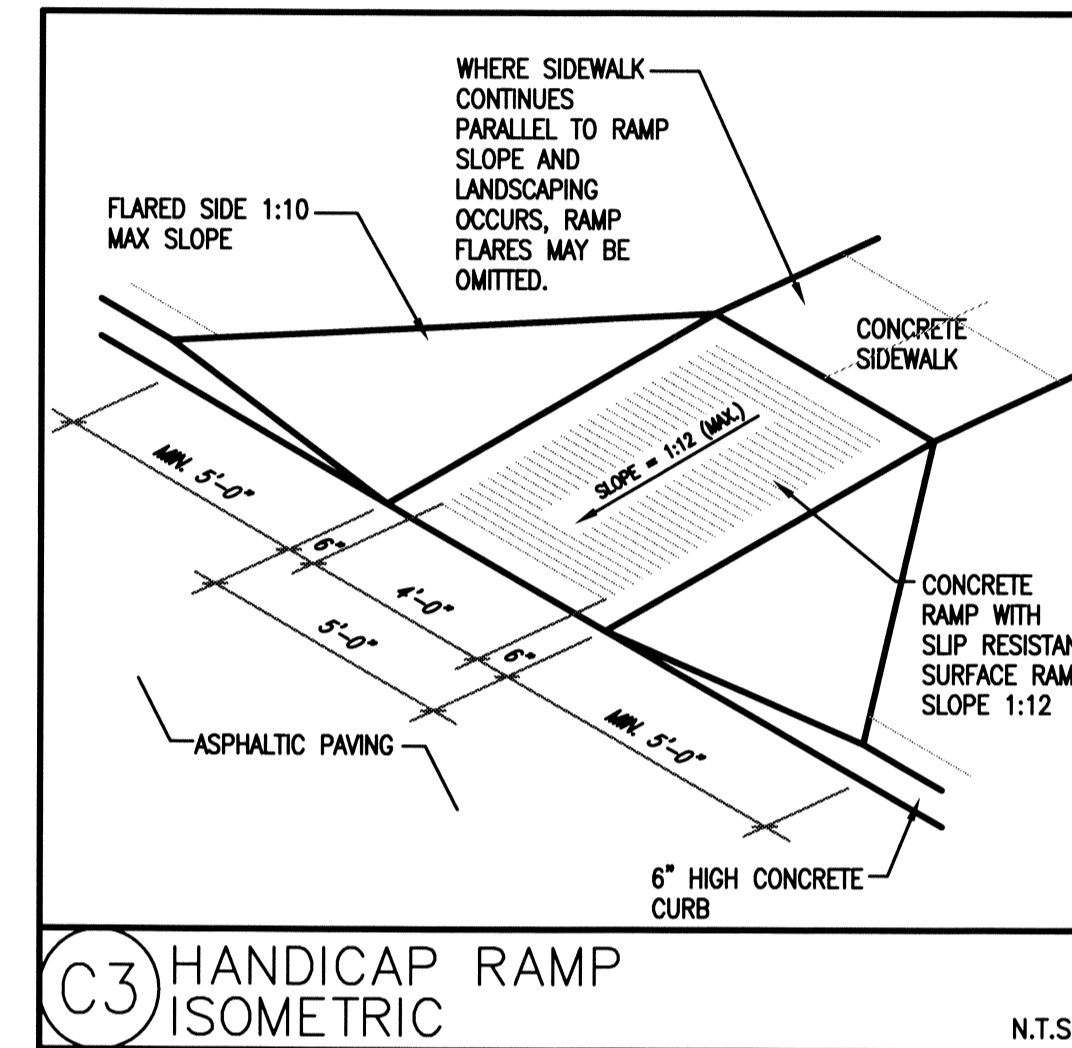
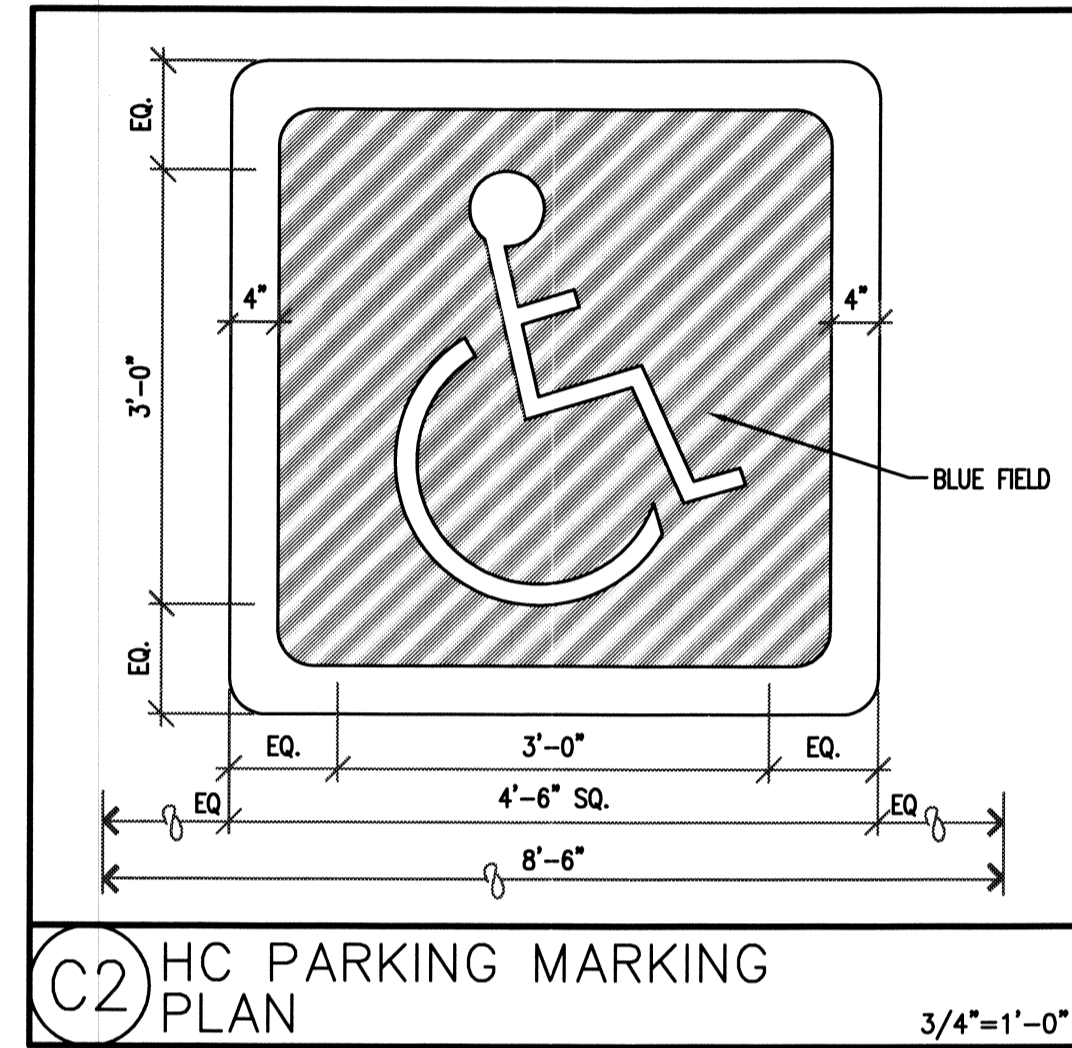
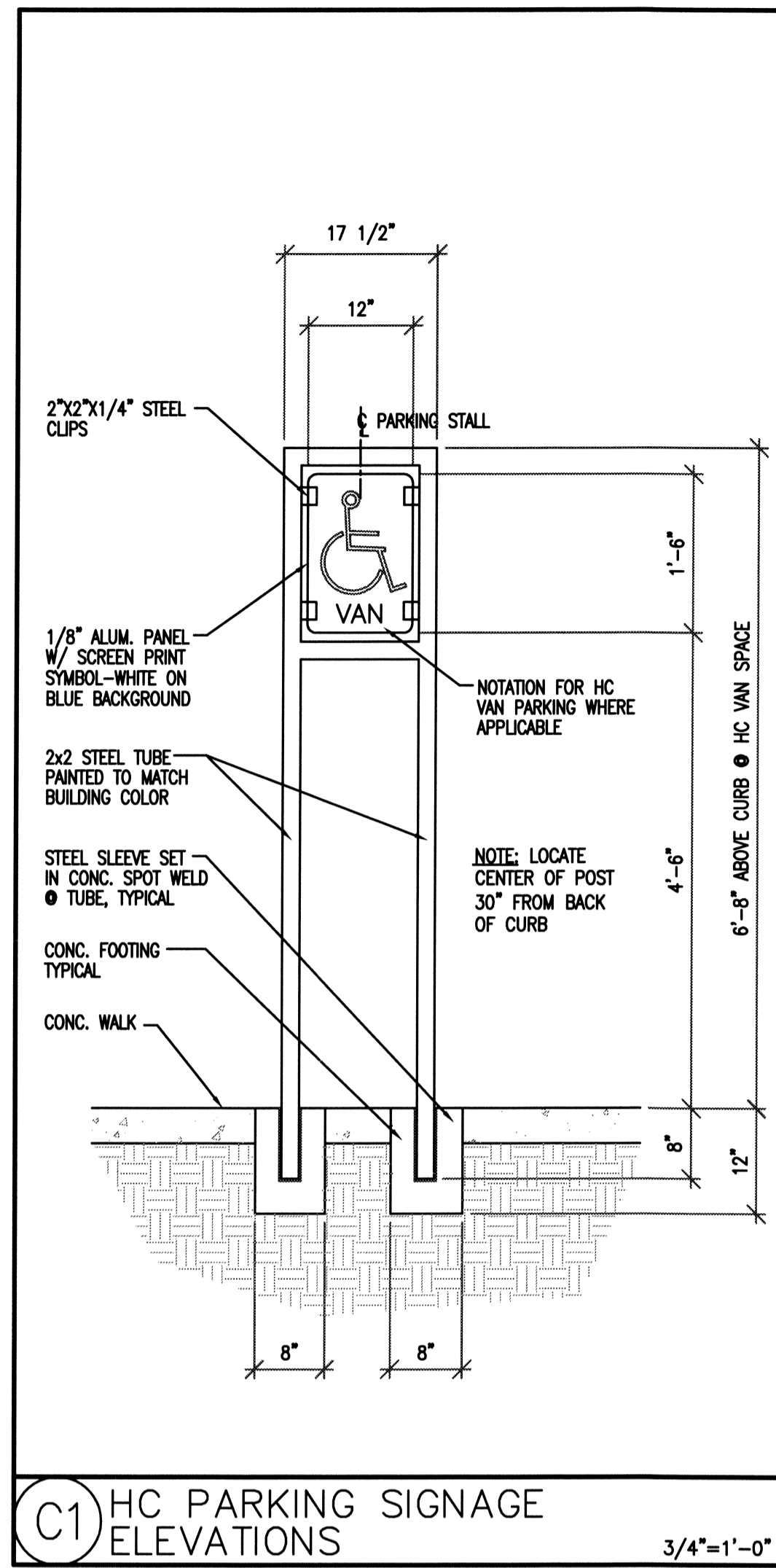
**SITE PLAN  
 FOR  
 BUILDING PERMIT**

SHEET NO.

**1 OF 5**

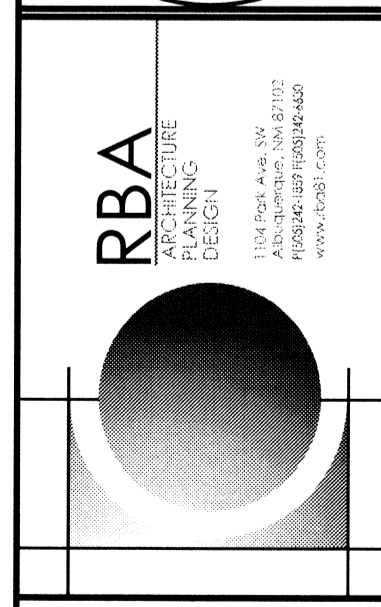
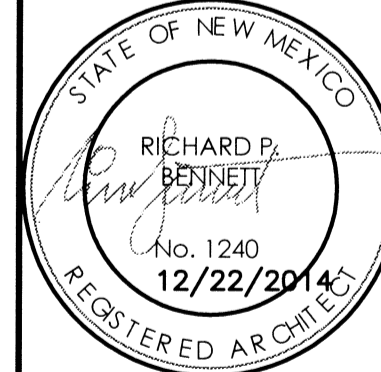
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11EPC-40027	1002062
CITY APPROVALS:	
URB CHALLENGER, PLANNING DEPARTMENT	12-24-14 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	06-06-12 DATE
UTILITIES DEPARTMENT	06/06/12 DATE
PARKS AND RECREATION DEPARTMENT	6-6-12 DATE
CITY ENGINEER	12-16-14 DATE
SOLID WASTE DEPARTMENT	DATE

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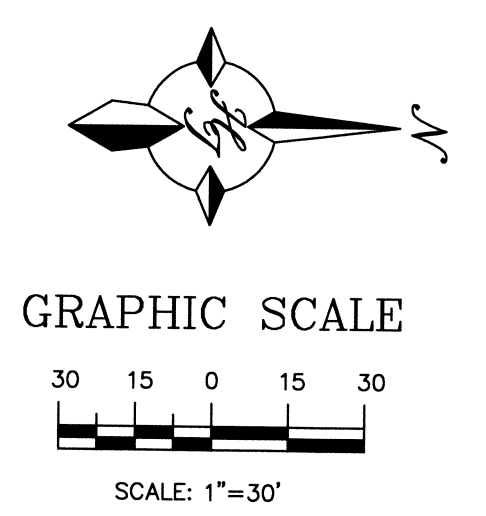
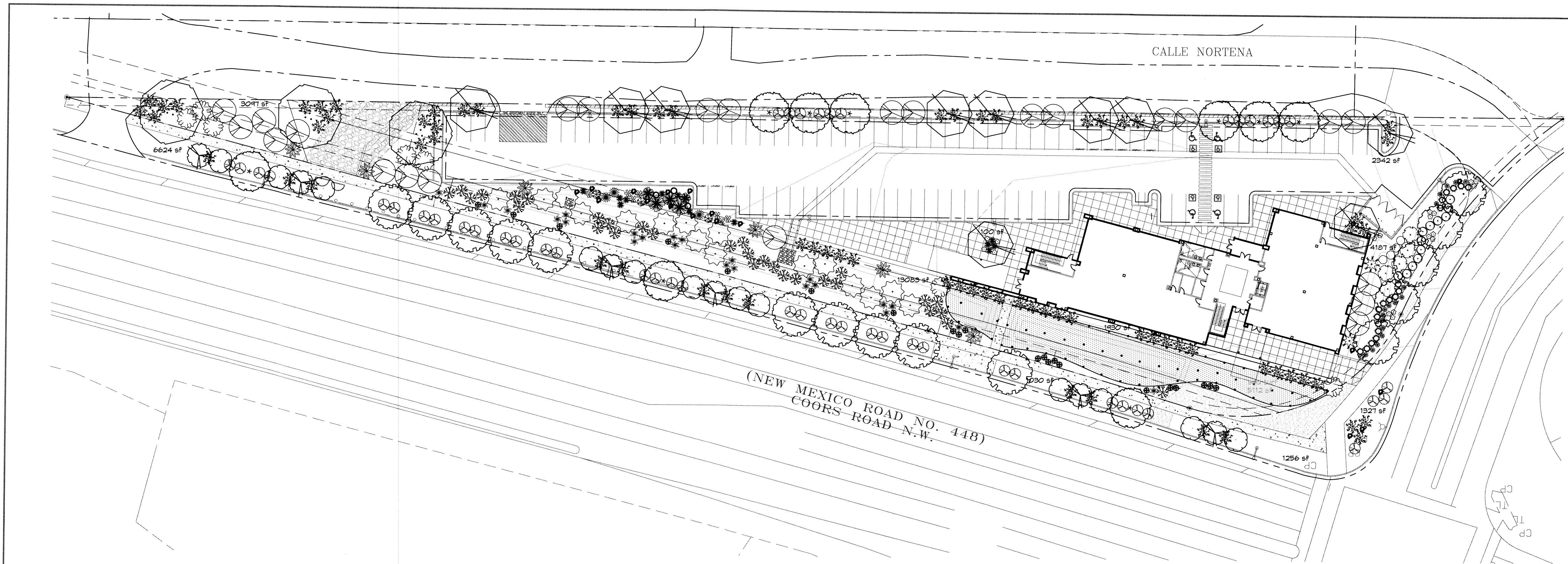


101.7 THE TEAM - TWO STORY OFFICE BUILDING  
 SITE DETAILS  
 ALBUQUERQUE, NEW MEXICO  
 PROJECT # 1346

REVISION DATE	PER CITY REVIEW
10-08-2014	12-22-2014



DATE	09-24-2014
SHEET NUMBER	C-2.0



**PLANT LEGEND**

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- VALLEY COTTONWOOD** 3  
Populus deltoides var. wislizenii  
2" Cal., 12-14" inst./30" x 30" maturity  
Water (M) Allergy (M) Osf
- CHITALPA** 15  
Chilopsis x catalpa  
2" Cal., 12-14" inst./30" x 30" maturity  
Water (M) Allergy (L) Osf
- EASTERN REDBUD** 9  
Cercis canadensis  
2" Cal., 8-10" inst./30" x 30" maturity  
Water (M) Allergy (L) Osf
- DESSERT ACCENTS**
  - PALM YUCCA** 5  
Yucca faxonii  
4-8" inst./15" x 6" maturity  
Water (L) Allergy (L) Osf
  - MUGO PINE** 3  
Pinus mugo  
5 Gal., 12-3" inst./3" x 3" maturity  
Water (M) Allergy (L) Osf
  - OCOTILLO** 3  
Fouquieria splendens  
4-6" inst./15" x 10" maturity  
Water (L) Allergy (L) Osf
- SHRUBS/ORNAMENTAL GRASSES**
  - VITEX** 3  
Vitex agnus-castus  
15 Gal., 4-10" inst./20" x 20" maturity  
Water (M) Allergy (L) 225sf
  - NEW MEXICO OLIVE** 16  
Erythrina technicaria  
5 Gal., 10" inst./15" x 15" maturity  
Water (M) Allergy (L) 225sf
  - BUTTERFLY BUSH** 5  
Buddleia davidii  
5 Gal., 12-3" inst./10" x 10" maturity  
Water (M) Allergy (L) 100sf
  - ROSE OF SHARON** 2  
Hibiscus syriacus  
5 Gal., 2-4" inst./10" x 10" maturity  
Water (M) Allergy (L) 100sf
  - MOCK ORANGE** 6  
Philadelphus cultivars  
5 Gal., 2-4" inst./10" x 10" maturity  
Water (M) Allergy (L) 100sf
  - RUSSIAN SAGE** 12  
Perovskia atriplicifolia  
5 Gal., 15-3" inst./6" x 6" maturity  
Water (M) Allergy (L) 36sf
  - REGAL HST** 21  
Munierbergia capillaris  
5 Gal., 12-3" inst./3" x 3" maturity  
Water (M) Allergy (L) 9sf
- GROUNDCOVERS**
  - BUFFALO JUNIPER** 14  
Juniperus spicata 'BlueStar'  
5 Gal., 24-4" inst./2" x 8" maturity  
Water (L) Allergy (L) 64sf
- HARDSCAPES**
  - COMMERCIAL GRADE STEEL EDGING**
  - SANTA ANA TAN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH**
  - OVERSIZED GRAVEL & BOULDERS (18)**
  - SOD WITH POP UP SPRINKLER**
- AUTUMN BLAZE MAPLE** 10  
Acer x freemanii 'Autumn Blaze'  
2" Cal., 12-14" inst./40" x 50" maturity  
Water (M) Allergy (L) Osf
- PURPLE-LEAF PLUM** 6  
Prunus cerasifera  
2" Cal., 10-12" inst./20" x 20" maturity  
Water (M) Allergy (L) Osf
- BRADFORD PEAR** 12  
Pyrus calleryana  
2" Cal., 10-12" inst./25" x 15" maturity  
Water (M) Allergy (L) Osf
- BEARGRASS** 3  
Nolina microcarpa  
5 Gal., 18-3" inst./5" x 6" maturity  
Water (L) Allergy (L) 36sf
- AGAVE** 1  
Agave spp.  
14-18" inst./4" x 4" maturity  
Water (L) Allergy (L) 16sf
- RED YUCCA** 12  
Hesperaloe parviflora  
5 Gal., 18-3" inst./3" x 3" maturity  
Water (L) Allergy (L) 16sf
- WESTERN RED CEDAR** 24  
Thuja plicata 'Green Giant'  
15 Gal., 4-10" inst./40" x 15" maturity  
Water (M) Allergy (L) 225sf
- PAMPAS GRASS** 30  
Rosa banksiae  
5 Gal., 24-4" inst./8" x 10" maturity  
Water (M) Allergy (L) 100sf
- APACHE PLUME** 4  
Folgia peruviana  
5 Gal., 18-3" inst./5" x 7" maturity  
Water (L) Allergy (L) 49sf
- MAIDENGRASS** 23  
Miscanthus sinensis  
5 Gal., 18-3" inst./5" x 5" maturity  
Water (M) Allergy (L) 25sf
- SCOTCH BROOM** 19  
Cytisus scoparius  
5 Gal., 18-3" inst./4" x 4" maturity  
Water (M) Allergy (L) 16sf
- BLUE HST SPIREA** 17  
Corydalis clandonensis  
5 Gal., 12-3" inst./3" x 3" maturity  
Water (M) Allergy (L) 9sf
- POTENTILLA** 20  
Potentilla fruticosa  
1 Gal., 3-15" inst./3" x 3" maturity  
Water (M) Allergy (L) 9sf
- HONEYSUCKLE** 48  
Lonicera 'Halliana'  
1 Gal., 6-15" inst./3" x 12" maturity  
Water (M) Allergy (L) 144sf  
Unstaked-Groundcover

\* DENOTES EVERGREEN PLANT MATERIAL

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Landscaping and Water Conservation Ordinance. 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 to a minimum depth of 3" shall be placed in all 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 Bubble 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.

**STREET TREE REQUIREMENTS - Minimum 2" Caliper**  
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: COORS  
Required 25 Provided 25

Name of Street: EAGLE RANCH  
Required 5 Provided 5

**PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper**  
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

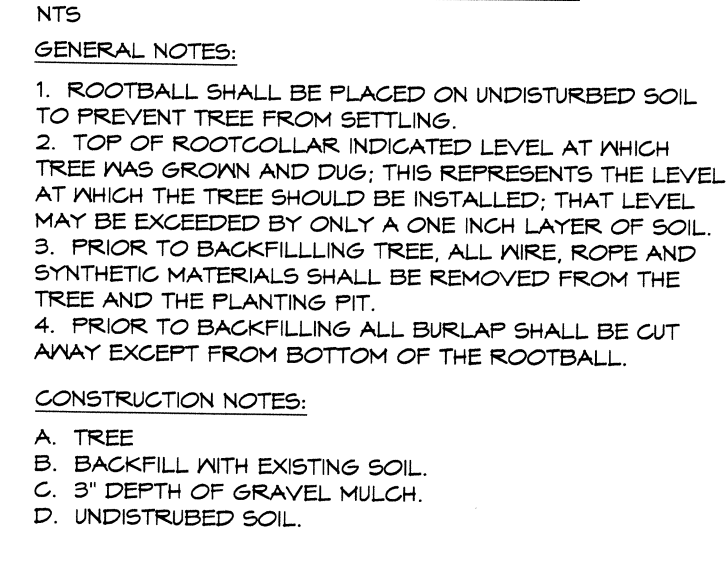
1 Shade tree per 10 spaces  
Required 4 Provided 4

**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.

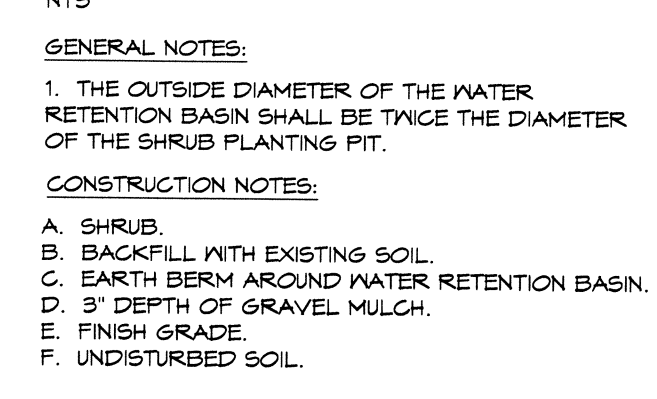
**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	93654	square feet
TOTAL BUILDING FOOTPRINT AREA	12354	square feet
NET LOT AREA	81300	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	12195	square feet
TOTAL BED PROVIDED	34976	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	26232	square feet
TOTAL GROUNDCOVER PROVIDED	24216 (92%)	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	5112	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	40088	square feet

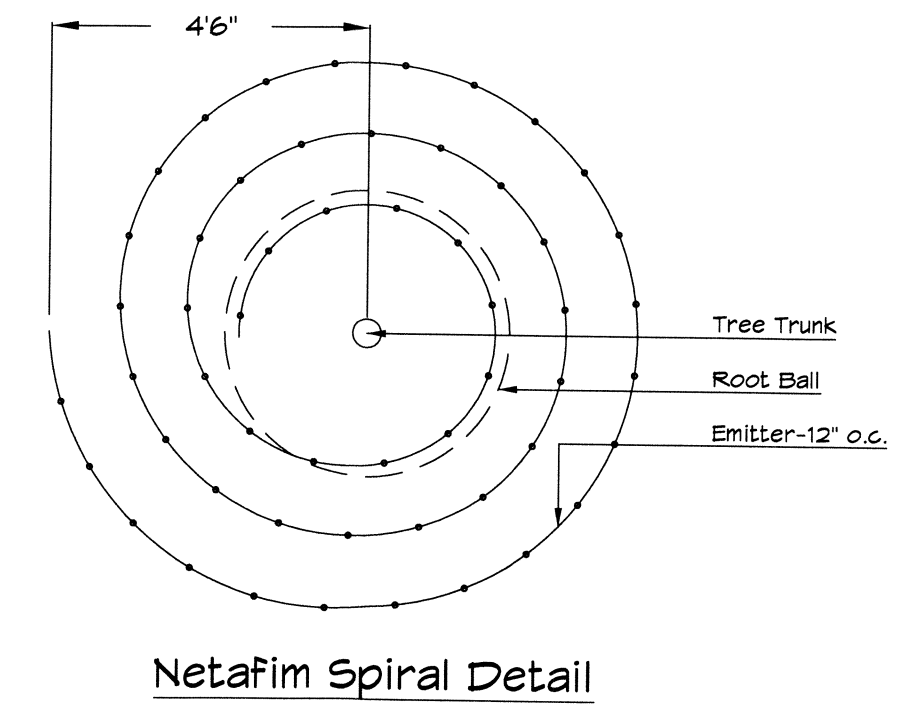
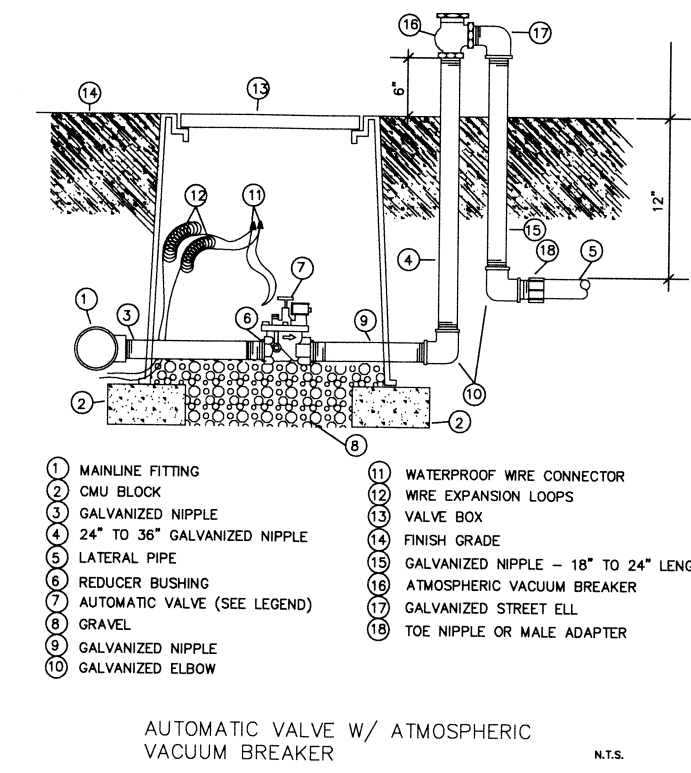
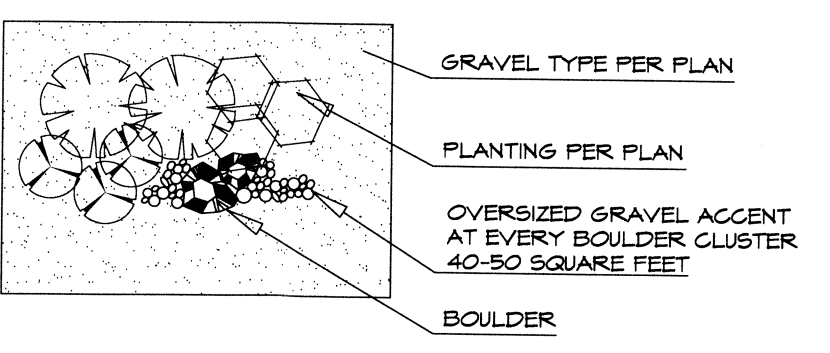
**TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**



**GRAVEL ACCENT DETAIL**



**NCA**  
ARCHITECTS - PLANNERS - AIA

1308 RIO GRANDE BLVD NW  
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505-255-4400 505-268-8954 FAX  
WWW.NCA-ARCHITECTS.COM

**ARCHITECT**

**CONSULTANT**

STATE OF NEW MEXICO  
BOARD OF FLOR  
REGISTERED  
LANDSCAPE ARCHITECT  
512912

**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com  
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be copied or used without applicable fees have been paid or otherwise stated. All plants shall be sized per American Standard for Nursery Stock.

**PROJECT TITLE**  
**101.7 THE TEAM OFFICE BUILDING**

**ALBUQUERQUE NEW MEXICO**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	5-29-12	rev. siteplan/contour
2	4-28-12	rev. siteplan/contour
3	4-26-11	rev. siteplan

DATE: 03.31.11

**LANDSCAPE PLAN**

**SHEET NO:**  
**2 of 5**

**LEGAL DESCRIPTION:**  
Parcel 12B Riverview Addition containing 2.1483 acres.

**HYDROLOGY:**  
Flows from basin #101 are based on the Eagle Ridge Drainage Report. Flows from basin #102, 103, and 104 are based on DPM Section 22.2 Table A-9 Zone 1 using 16.7% Treatment B, C, and D and 50% Treatment A. (2.19cfs/ac). Basin #106 is all impervious (4.37cfs/ac)

101	8.5ac	29.6cfs
102	10.4ac	22.8cfs
103	2.2ac	4.8cfs
104	16.7ac	36.6cfs*
105	2.0ac	4.10cfs*
106	1.3ac	5.7cfs

\*Allowable discharge (2.05 cfs/ac)

**STORM WATER MANAGEMENT PLAN:**

A privately constructed and maintained on site detention pond will be provided by this development to limit the peak rate of discharge from this site such that the total runoff generated from this site is equal to or less than what it would be if it were developed at 15% impervious as established by the "North Coors drainage management plan middle area dated Feb. 1997 prepared by Smith engineering for A.M.A.F.C.A. That DMP demonstrated adequate downstream capacity for free discharge from basin 14.1 which is a 32.7 acre basin modeled at 15% impervious in that DMP thus 2.05 cfs/acre as the allowed 100 YR. discharge from this site. Off site flows enter this site from the north and from the west, and all of the drainage exits the site thru the existing culverts on the south end of the site.

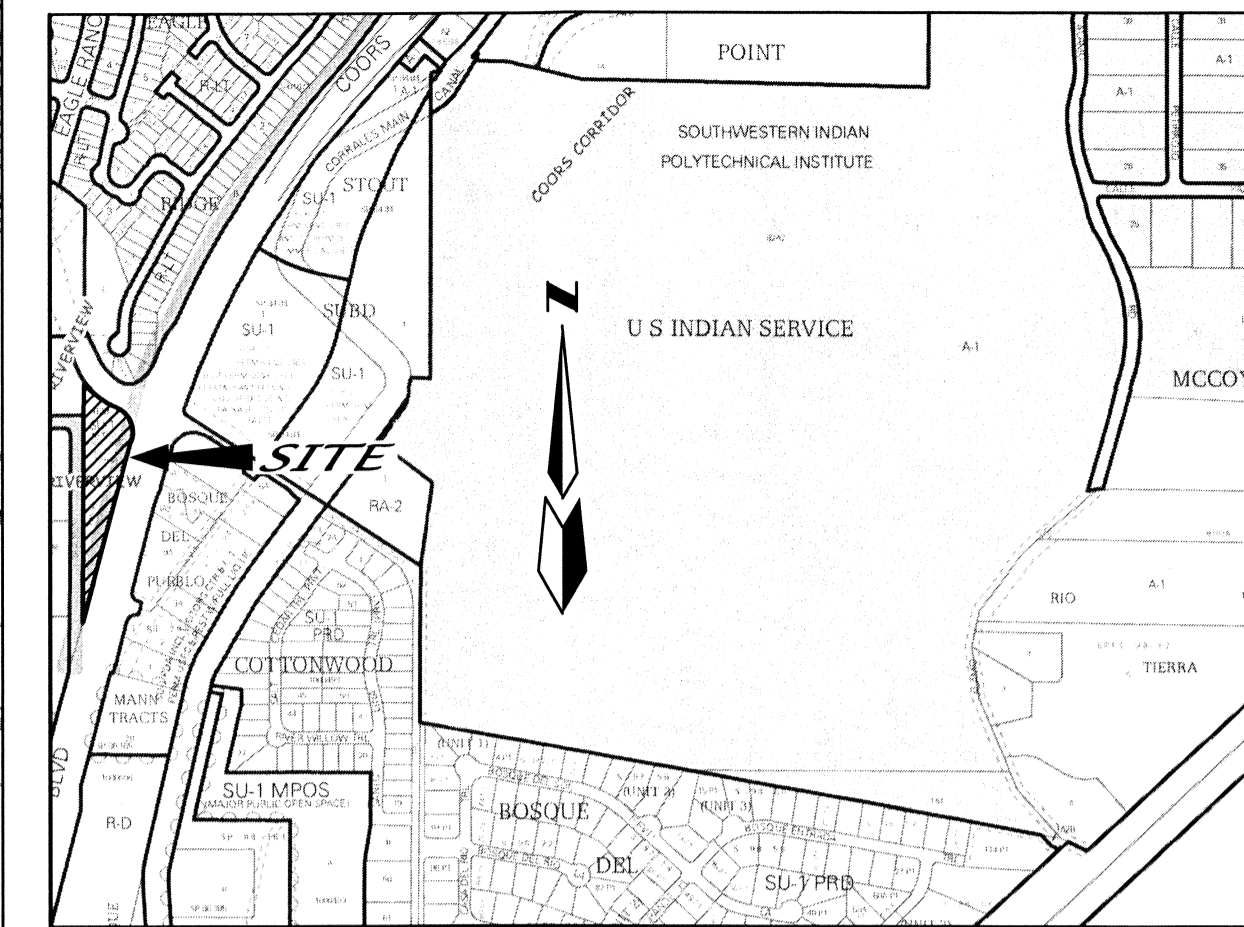
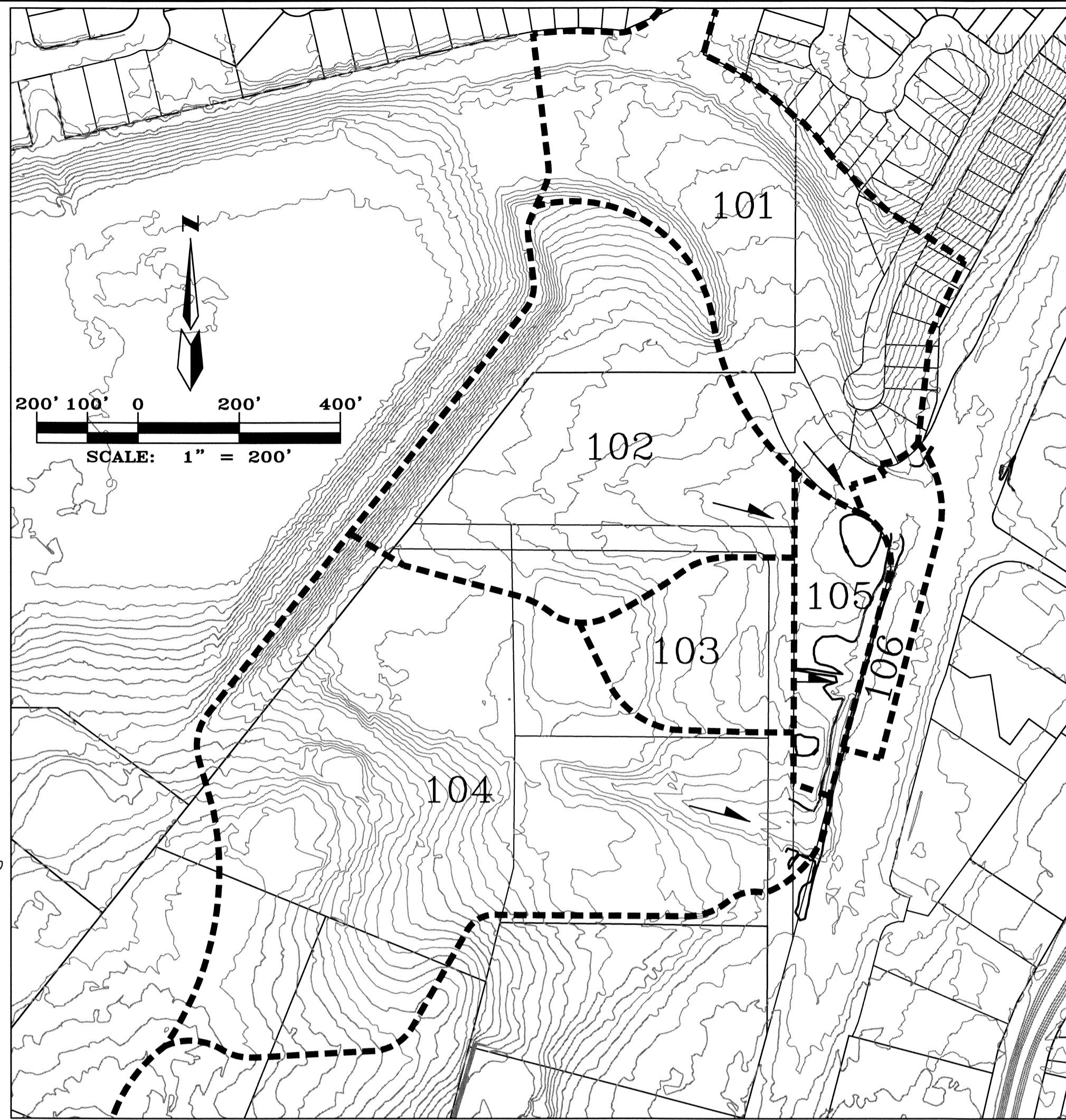
**BENCHMARK:**

STATION "11-C13" IS 4.83 MI. WEST ON PASEO del NORTE FROM THE INTERSECTION OF I-25 AND PASEO del NORTE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED "11-C13, 1991" X = 375,354.28 Y = 1,521,315.59 (NAD27) Z = 5029.172 VERTICAL REFERENCE DATUM (NVD 1929)

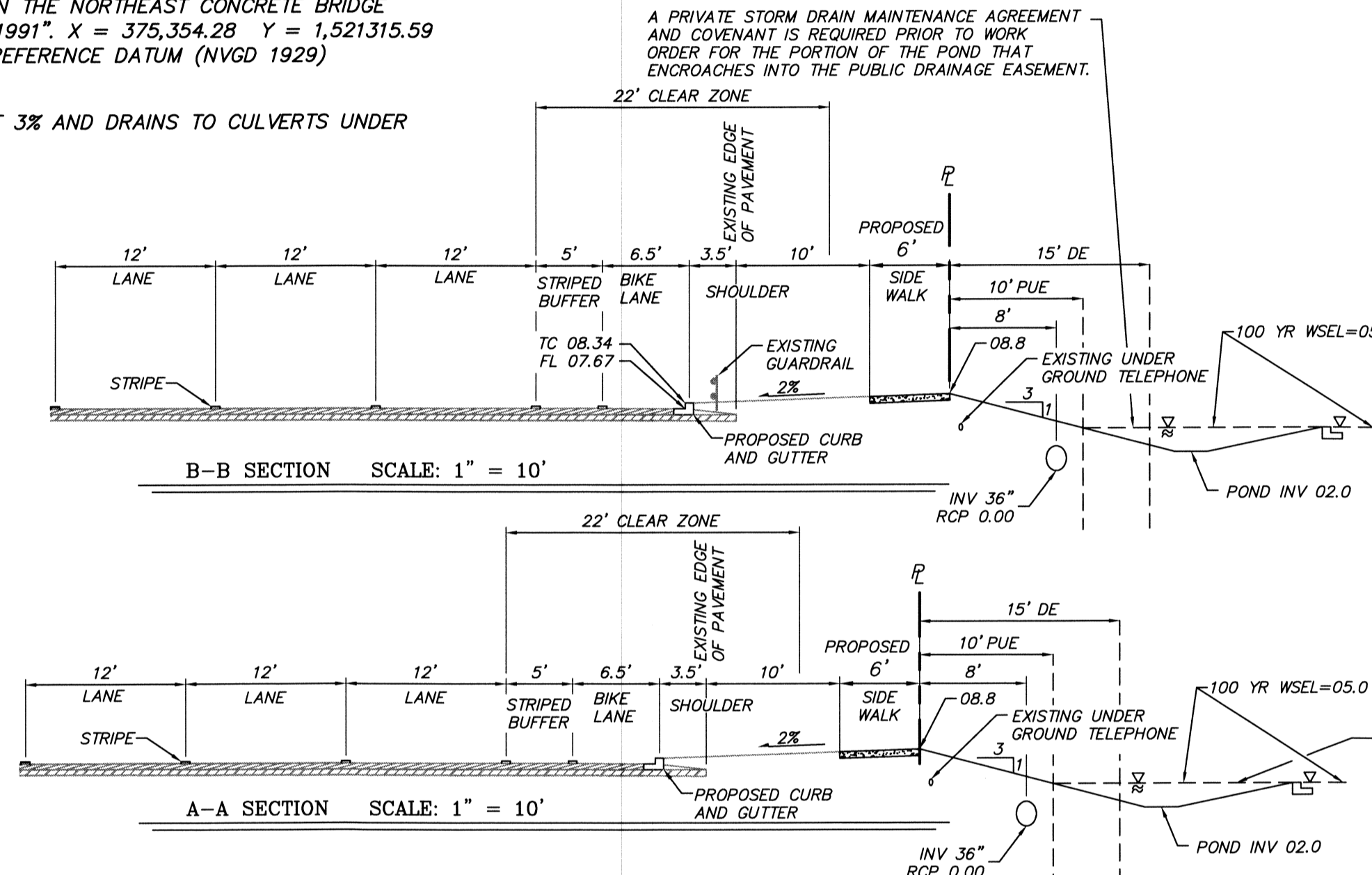
**TERRAIN:**

SITE SLOPES FROM WEST TO EAST AT 3% AND DRAINS TO CULVERTS UNDER COORS NEAR SOUTH END OF SITE.

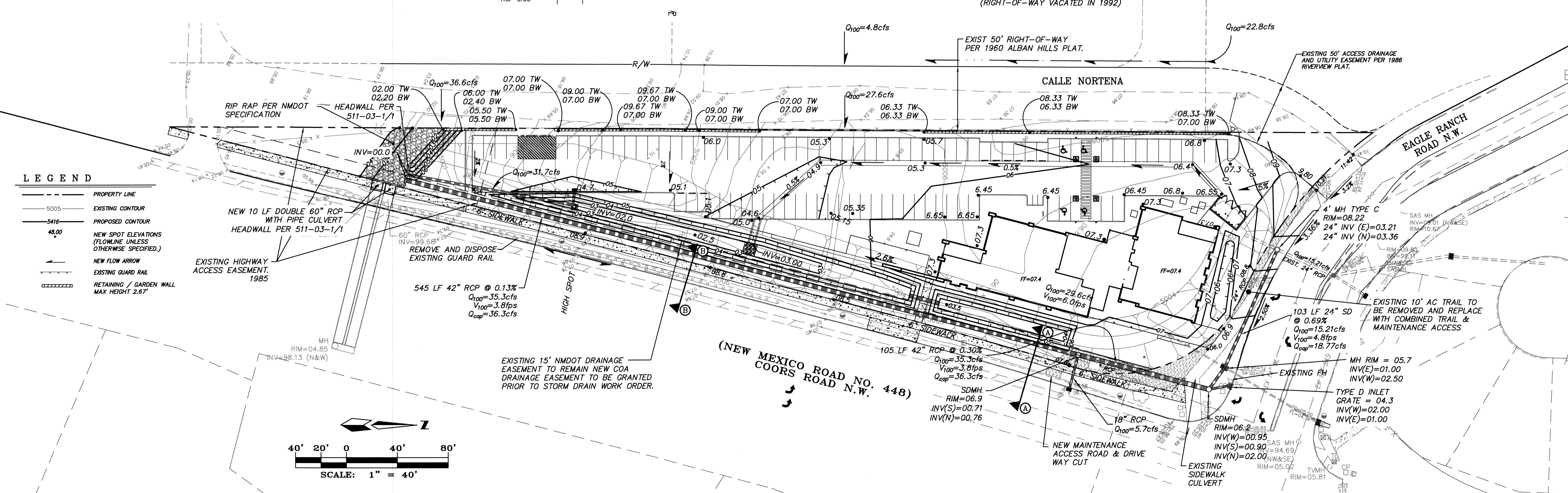
- 1) A final design analysis report and detailed construction plans will be submitted to the NMDOT at the time of Building Permit. The final construction plans will include a note that says "A separate NMDOT permit is required prior to construction in NMDOT right of way."
- 2) This project does not include any construction in Bernalillo County's right of way west of this site. Any construction there will be detailed on final construction drawings at the time of Building Permit a will be permitted separately by Bernalillo County Public Works Department prior to construction in the Bernalillo County right of way.
- 3) As stated in note 3 on this Conceptual Grading Plan this site will limit its onsite storm water discharge to the allowable rate established by the North Coors DMP. Final design analysis will be submitted at the time of Building Permit and will include verification of whether this site falls in Basin 13.1 or 14.1 of that plan.
- 4) The onsite pond size does not need to be increased for sediment because this site will not produce any sediment. There won't be any exposed dirt to cause sediment. All onsite development will be either paved or landscaped. If there is any sediment it can not get through the pond anyway.
- 5) Pond design analysis calculations including pond volume calculations and construction details will be provided with the construction plans at the time of Building Permit.
- 6) Final design details will address the stabilization of the outfall at the time of Building Permit.
- 7) Sidewalk Culvert details will be referenced on the final construction plans at the time of Building Permit.
- 8) The existing topographic information shown on this Conceptual Grading and Drainage Plan was performed by Aldrich Land Surveying in 2001 and is on NGVD 1929. The survey will be updated on the final construction plans at the time of Building Permit and will reference NAVD 1988 datum.
- 9) There are not any Special Flood Hazard Zones or near this site as shown on Flood Insurance Rate Map Number 35001C0116G Revised September 26, 2008.



VICINITY MAP ZONE ATLAS C-13/D-13



A PRIVATE STORM DRAIN MAINTENANCE AGREEMENT AND COVENANT IS REQUIRED PRIOR TO WORK ORDER FOR THE PORTION OF THE POND THAT ENCRONES INTO THE PUBLIC DRAINAGE EASEMENT.



**LEGEND**

- PROPERTY LINE
- 5005 EXISTING CONTOUR
- 5416 PROPOSED CONTOUR
- 48.00 NEW SPOT ELEVATIONS (FLOWLINE UNLESS OTHERWISE SPECIFIED.)
- NEW FLOW ARROW
- EXISTING GUARD RAIL
- RETAINING / GARDEN WALL MAX HEIGHT 2.67'

**NCA**  
ARCHITECTS - PLANNERS - AIA

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REGISTERED ARCHITECT  
ROBERT CALVANI  
NO. 1063

CONSULTANT

MARK GOODWIN & ASSOCIATES,  
P.A. CONSULTING ENGINEERS

dmg

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FAX: (505)797-9539

PROJECT TITLE

**101.7  
THE TEAM  
OFFICE  
BUILDING**

ALBUQUERQUE  
NEW MEXICO

REVISIONS:

MK	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

PROJECT NUMBER:  
A1102

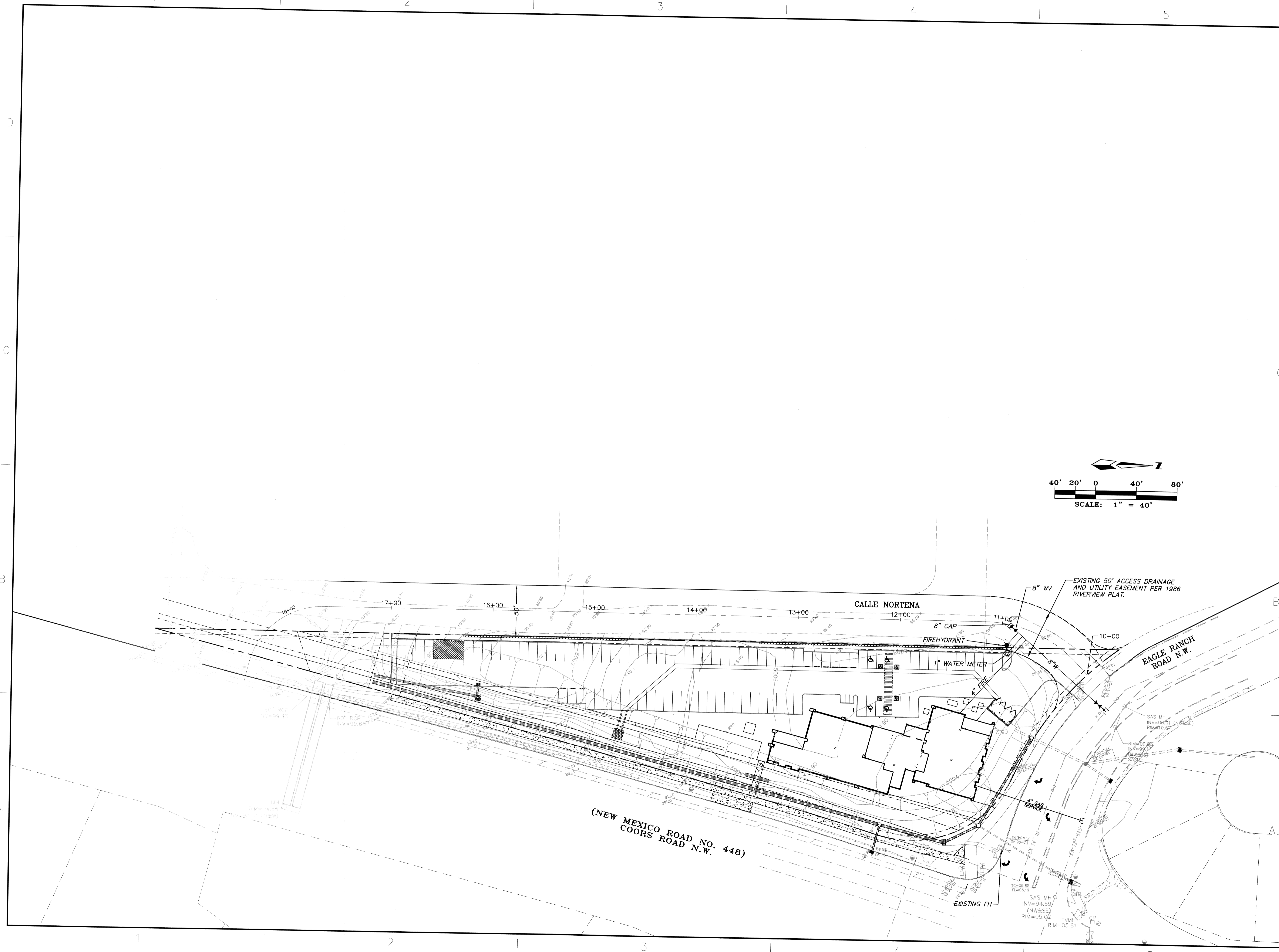
DATE:  
10/24/2011

SHEET TITLE:  
**CONCEPTUAL  
GRADING AND  
DRAINAGE  
PLAN**

SHEET NO:  
**3 OF 5**

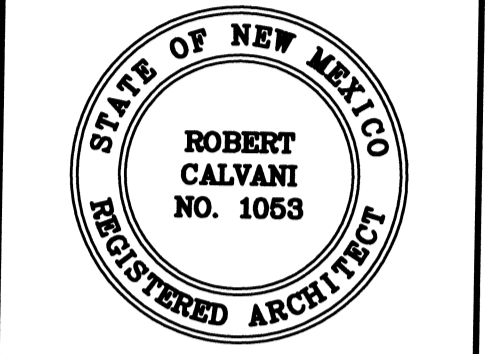
5-23-2012

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NO.	DATE	DESCRIPTION

MK DATE DESCRIPTION  
DRAWN BY: CHECKED BY:

PROJECT NUMBER:  
A1102

DATE:  
10/24/2011

SHEET TITLE:

**CONCEPTIONAL  
UTILITY PLAN**

SHEET NO:  
**4 OF 5**

F:\A1102\SS\A11024\_Grady's\_Bldg\_SitePlan\GRADE & DRAIN\A11024\_Grady\_GSD\_2.dwg, 4/6/2012 11:52:27 AM, stephen

**KEYED NOTES (cont.)**

- 12. 30" HIGH INTEGRATED STUCCO SITE WALL. COLOR TO MATCH BUILDING.
- 13. FRAMED AND STUCCO EXTERIOR OPENING.
- 14. CURTAIN WALL SYSTEM/GUARD RAIL SYSTEM.
- 15. LINE OF ROOF STRUCTURE BEYOND.
- 16. SECOND LEVEL OUTDOOR PATIO SPACE BEYOND.
- 17. SATELLITE RECEIVING DISHES.

**KEYED NOTES (cont.)**

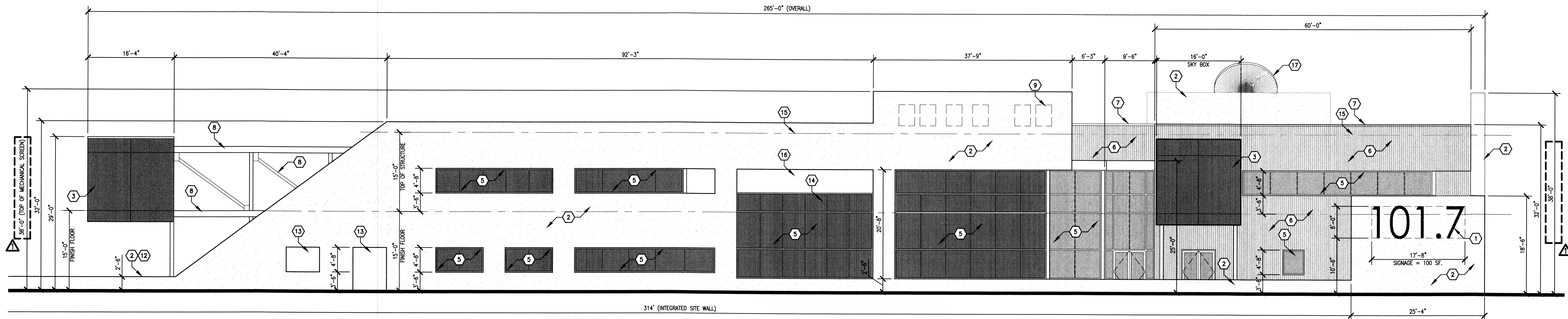
- 5. ALUMINUM CLEAR ANODIZED STOREFRONT SYSTEM. FRONT GLAZED MONOLITHIC AESTHETIC TOGGLE GLAZED CURTAIN WALL SYSTEM. GLAZING TO BE 1" INSULATED TINTED GLASS WITH LOW-E DEPENDING ON ORIENTATION.
- 6. PRE-FINISHED METAL PANEL SYSTEM. COLOR TO BE GRAY.
- 7. PRE-FINISHED BREAK METAL PARAPET CAP. COLOR TO MATCH STOREFRONT SYSTEM.
- 8. PAINTED STEEL FOR EXTERIOR WALKWAY. COLOR TO MATCH STOREFRONT SYSTEM.
- 9. MECHANICAL UNITS BEYOND.
- 10. BREAK METAL COVERED ENTRY CANOPY. RECESSED LIGHTS WITHIN.
- 11. PRE-FINISHED WALL MOUNTED UP/DOWN LIGHT FIXTURE. COLOR TO MATCH BUILDING.

**GENERAL NOTES**

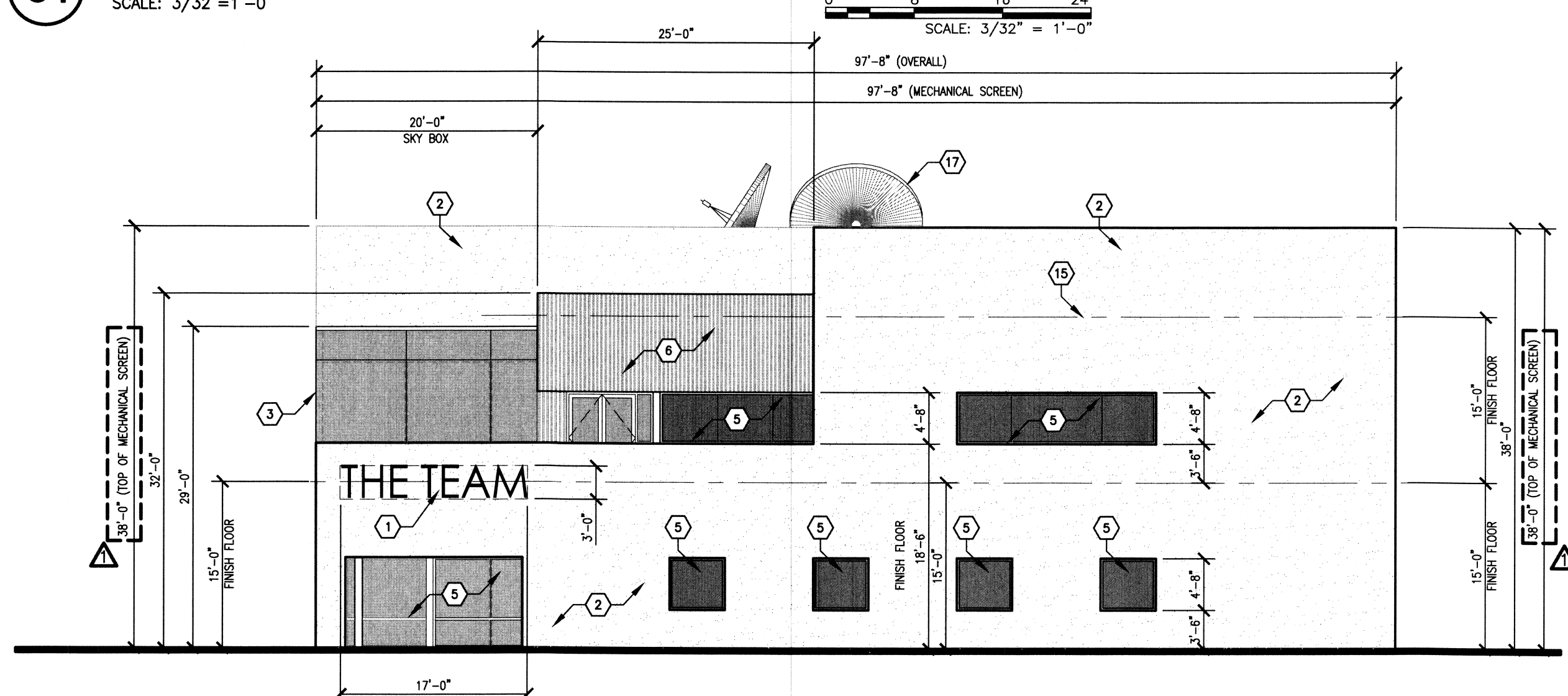
A. ALL DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

**KEYED NOTES**

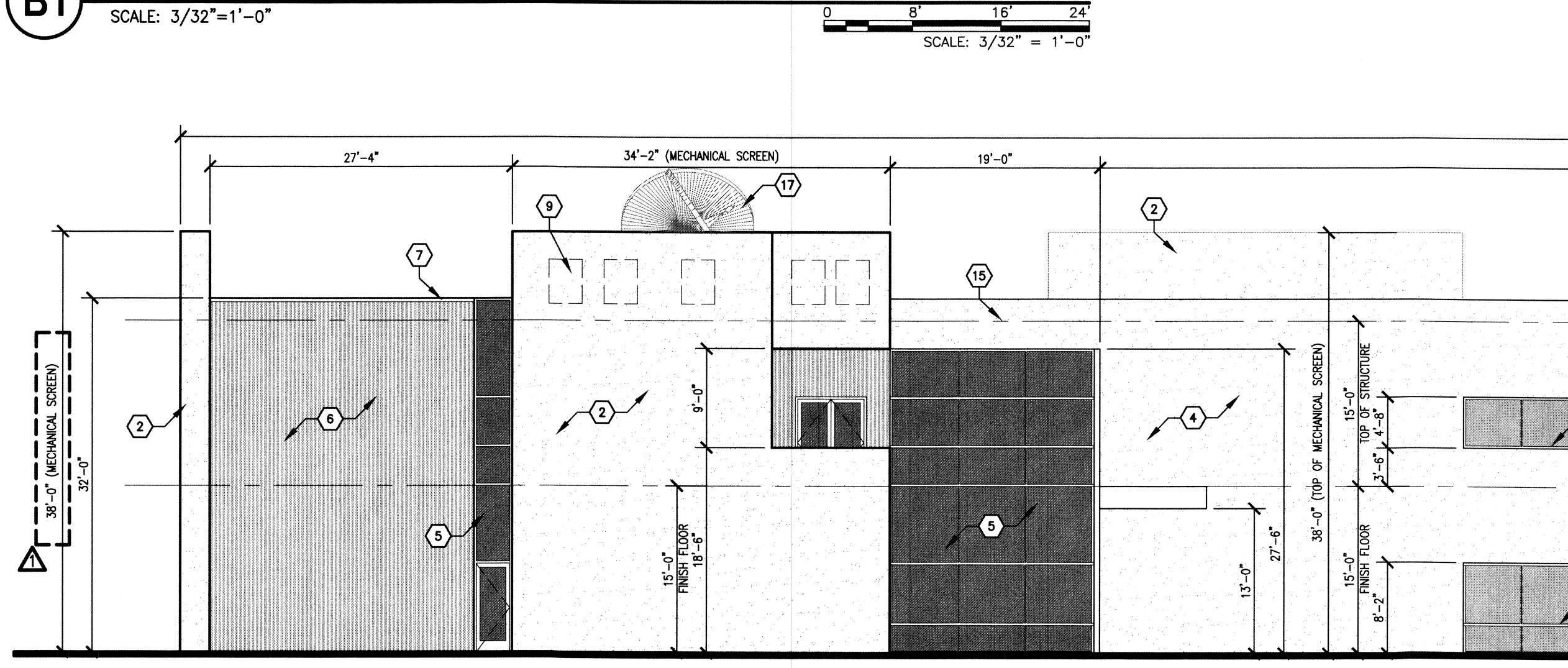
- 1. 4" DEEP INTERNALLY LIT POLISHED REVERSE CHANNEL LETTERS MOUNTED TO STUCCO WITH 2" STAND-OFF.
- 2. 2-COAT SYNTHETIC STUCCO SYSTEM. COLOR TO BE LIGHT TAN.
- 3. GLASS SKY BOX.
- 4. 2-COAT SYNTHETIC STUCCO SYSTEM. COLOR TO BE TERRACOTTA.



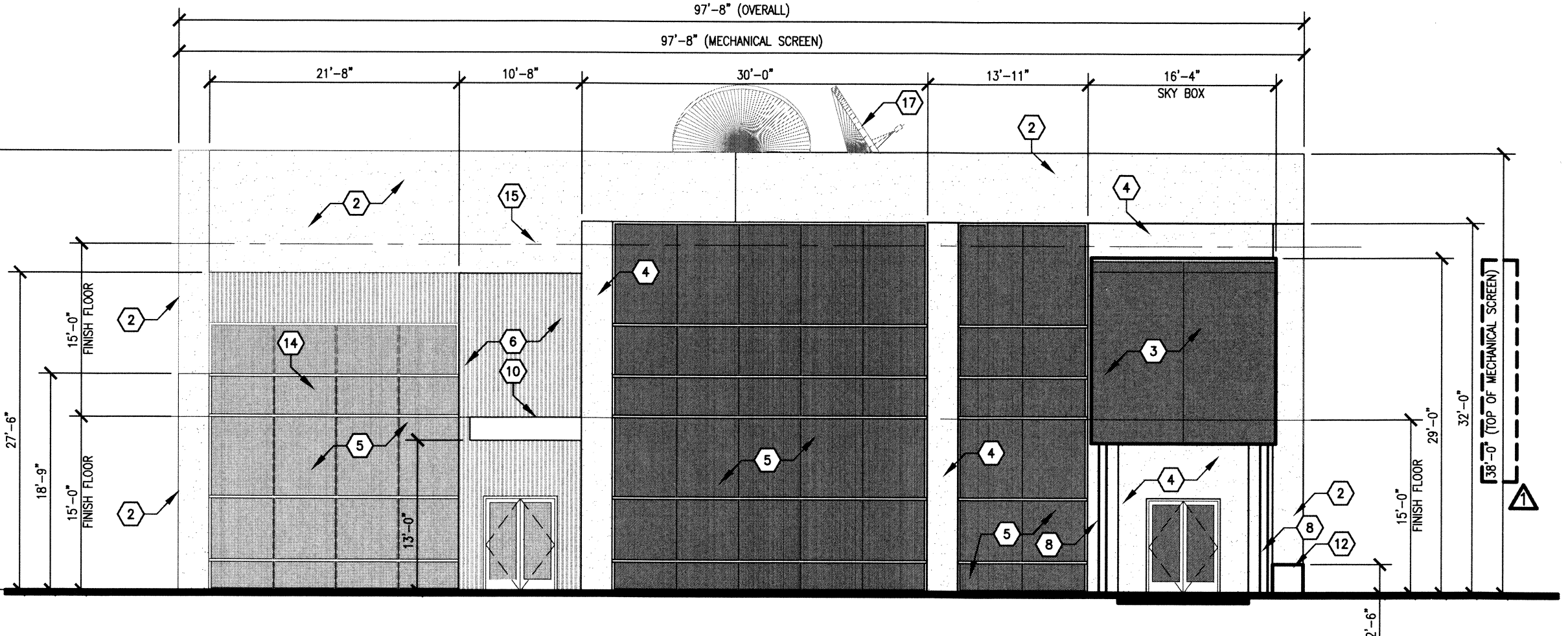
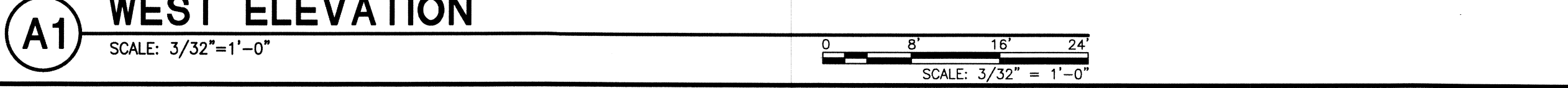
**C1 EAST ELEVATION**  
SCALE: 3/32"=1'-0"



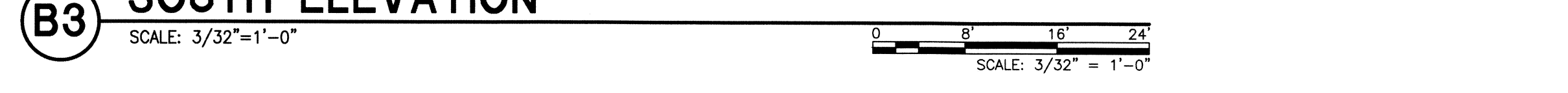
**B1 NORTH ELEVATION**  
SCALE: 3/32"=1'-0"



**A1 WEST ELEVATION**  
SCALE: 3/32"=1'-0"



**B3 SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"



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ARCHITECT



CONSULTANT

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NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION

10.24.11 PER EPC CONDITIONS

MARK DATE DESCRIPTION

DRAWN BY: MAG CHECKED BY: DP

PROJECT NUMBER: A1102

DATE: 10/24/2011

SHEET TITLE:

**SITE PLAN  
FOR  
BUILDING PERMIT  
ELEVATIONS**

SHEET NO:

**5 of 5**