

VICINITY MAP
Zone Atlas E-17
1"=1000'

SITE INFORMATION

LEGAL DESCRIPTION
LOT 3A 1-B, BLOCK A UNIT II, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NEW MEXICO, RECORDED OCTOBER 2007

GROSS BUILDING AREA (GBA):
BUILDING (1-STORY) = 6336 SF
TOTAL SITE AREA 32,567 SF = .75 ACRES
GROSS F.A.R. (GBA/SITE AREA) = .2

PARKING INFORMATION

TOTAL PARKING REQUIRED = 32 PARKING SPACES
10% TRANSIT REDUCTION - 3 SPACES
PARKING REQUIRED WITH TRANSIT REDUCTION: 29 SPACES
PARKING PROVIDED = 29 PARKING SPACES

HANDICAP PARKING STALLS REQUIRED
1-25 PARKING STALLS: 2 HC STALLS REQUIRED

HC PARKING PROVIDED = 2 HC STALLS, VAN ACCESSIBLE

BICYCLE PARKING REQUIRED = 1:20 AUTOS
TOTAL = 2 SPACES

PROVIDED = 2 SPACES

MOTORCYCLE PARKING REQUIRED:
1-25 PARKING STALLS = 2 MOTORCYCLE SPACES REQUIRED
TOTAL = 2 SPACES PROVIDED

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- F. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
- G. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.

LEGEND

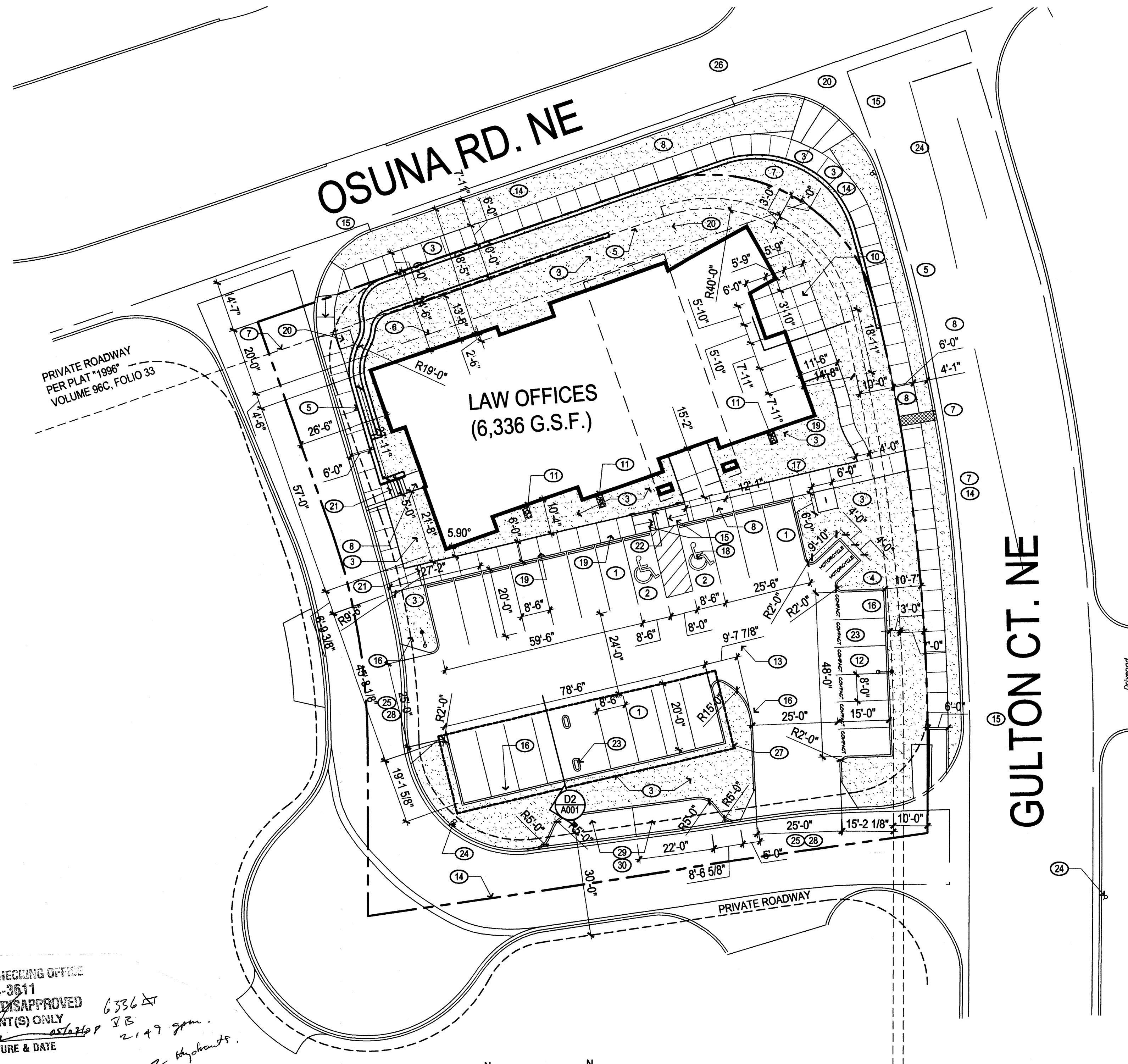
- PROPERTY LINE
- - - UTILITY EASEMENT
- - - EXISTING UTILITIES
- - - EXISTING FIRE HYDRANT
- - - NEW LIGHT FIXTURE
- LANDSCAPE AREA

SITE FURNISHINGS LEGEND

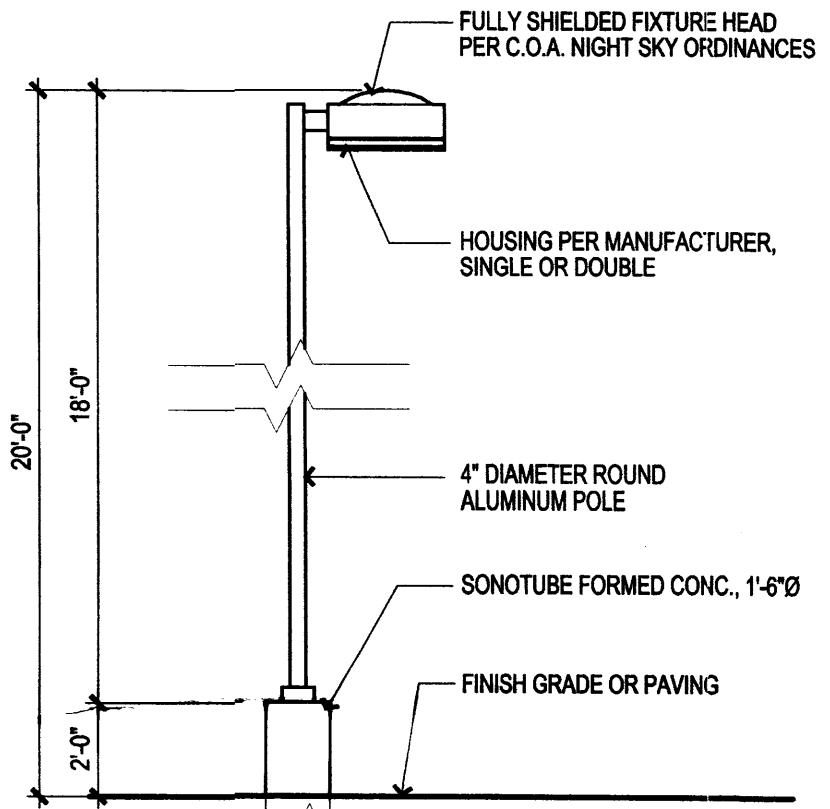
- 1 2 BIKE - BIKE RACK, QUANTITY: 1
Manufacturer: Madrax, Model: CIR-2-IG, In-Ground Mount, Galvanized Finish, Color: Steel. Contact: 800-448-7931

KEYED NOTES

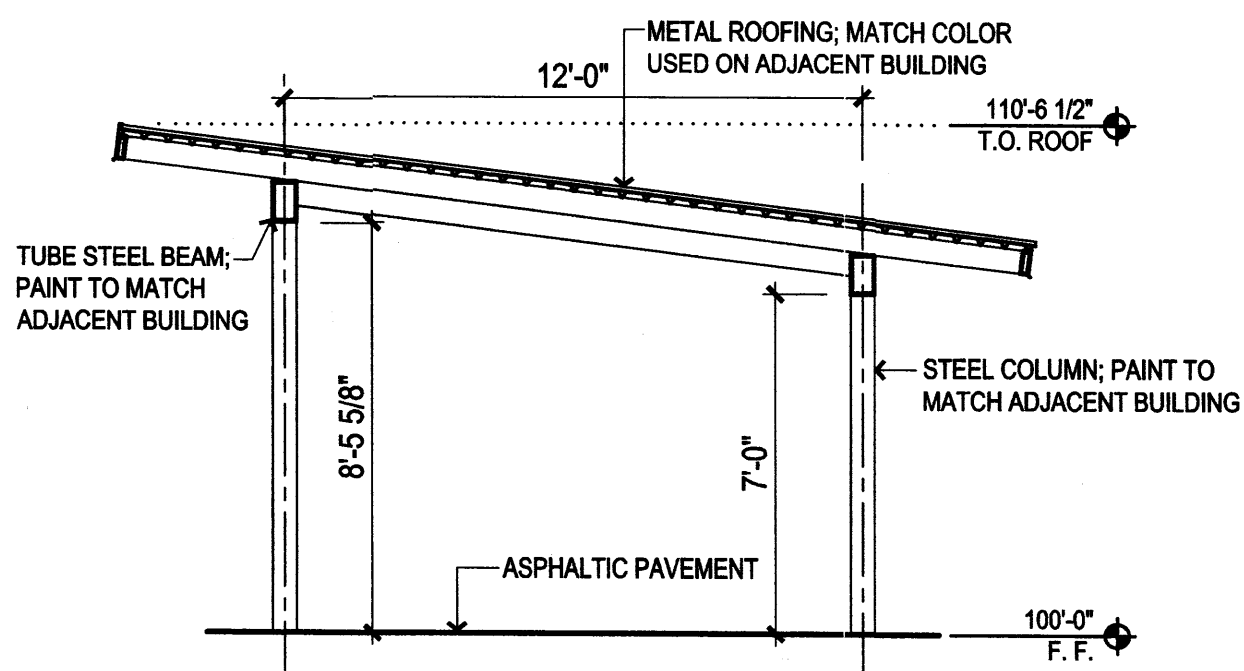
1. TYPICAL PARKING SPACE: 8'-6" x 20'-0"
2. TYPICAL ACCESSIBLE PARKING SPACE: 8'-6" x 20'-0"
3. LANDSCAPED AREA, REFER TO LANDSCAPE PLAN
4. TYPICAL MOTORCYCLE PARKING SPACE: 4'-0" x 8'-0"
5. GARDEN TERRACING, SEE D3/A001.
6. BUILDING SETBACK LINE
7. UTILITY EASEMENT, SEE PLAN FOR WIDTH
8. CONCRETE SIDEWALK, SEE COA STD. DWG # 2720
9. CONCRETE WHEEL STOP
10. CONCRETE PATIO
11. 2'-0" WIDE CONCRETE CHANNEL
12. TYPICAL COMPACT PARKING SPACE: 8'-0" x 15'-0"
13. ASPHALT PAVING
14. PROPERTY LINE
15. ACCESSIBLE RAMP, SLOPE 1:12 MAXIMUM; SEE COA STD. DWG # 2440
16. CONCRETE CURB AND GUTTER, SEE COA STD. DWG # 2415B
17. BIKE RACK, SEE SITE FURNISHINGS LEGEND.
18. PAINTED A.D.A PAVEMENT SIGNAGE
19. SIDEWALK CULVERT, REFER TO GRADING AND DRAINAGE PLANS
20. EXISTING UTILITIES TO REMAIN
21. CONCRETE STAIRS WITH STEEL HANDRAILS.
22. HEADER CURB, SEE COA STD. DWG # 2415
23. POLE MOUNTED LIGHT FIXTURE, SEE DETAIL D1 / A001.
24. EXISTING FIRE HYDRANT
25. CUT EXISTING CURB FOR NEW DRIVEPAD
26. BUS ROUTE
27. STL. CANOPY CARPORT - (9) SPACES; SEE D2/A001
28. CONCRETE DRIVEPAD, SEE COA STD. DWG #2425.
29. TYP. PARALLEL PARKING SPACE: 8'-6" x 22'-0".
30. CUT EXISTING CONCRETE CURB FOR NEW PARKING SPACES.



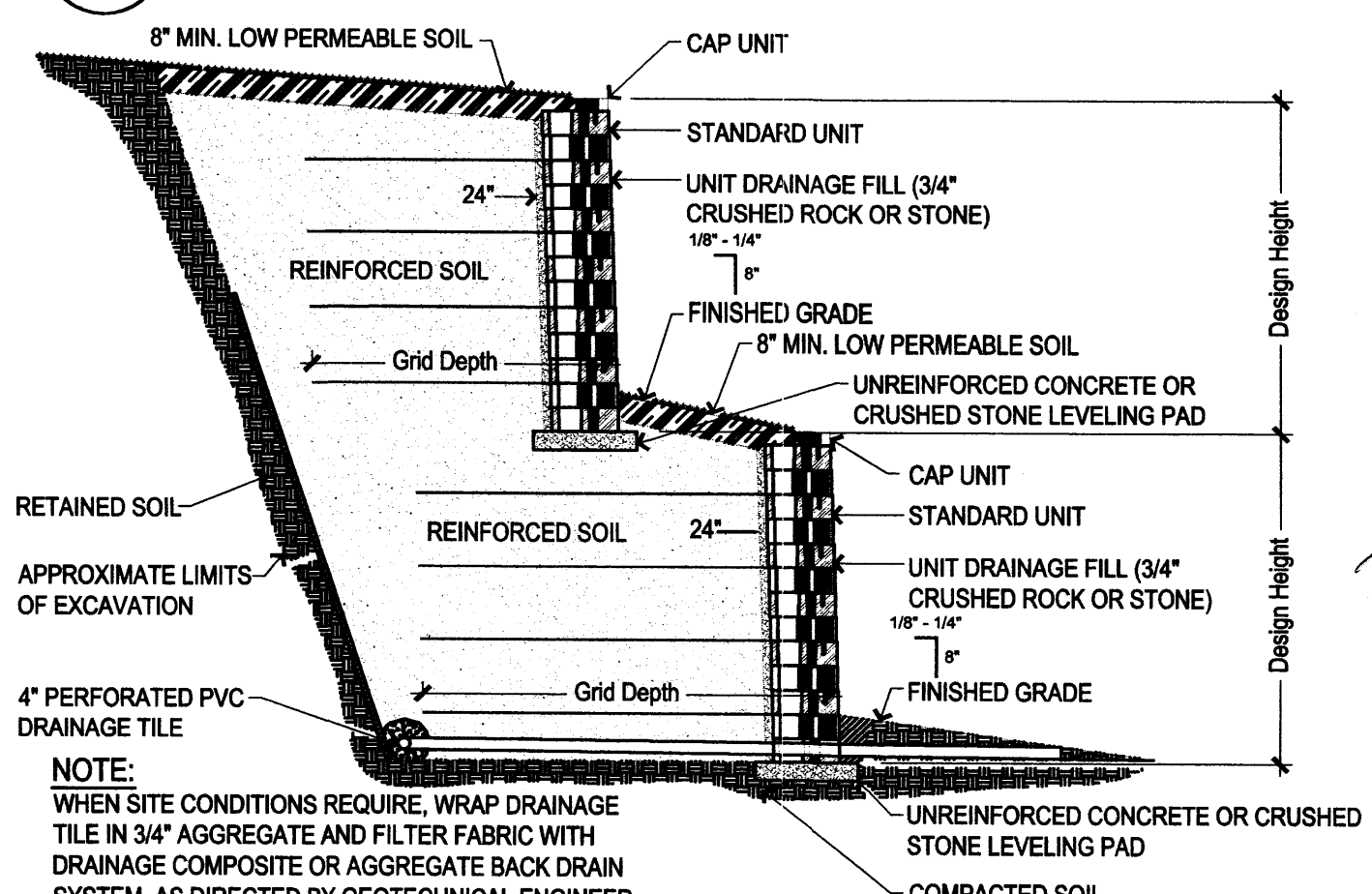
SITE PLAN
1"=20'-0"



D1 LIGHT POLE ELEVATION
1/4" = 1'-0"

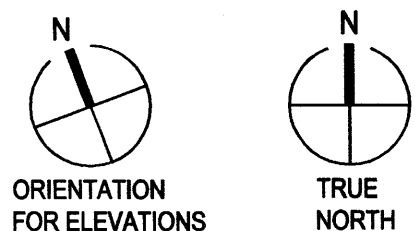


D2 CARPORT SECTION
1/4" = 1'-0"



D3 REINFORCED TIERED WALL SECTION
3/4" = 1'-0"

AND PLANS CHECKING OFFICE
924-3511
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE
6336
2/19/08
2 sheets



architect
interior
landscap
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

DRB SUBMITTAL

ENGINEER

PROJECT

Riley & Shane Law Offices
3880 Osuna Road
Albuquerque, New Mexico

PROJECT NUMBER: 1007076
APPLICATION NUMBER: 08DRB-70042

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>	6-11-08
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	6-11-08
ABCVUA	DATE
<i>[Signature]</i>	6/11/08
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	6-11-08
CITY ENGINEER	DATE
<i>[Signature]</i>	5/20/08
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	6/27/08
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISIONS

5/17/08	DRB Comments
△	
△	
△	

DRAWN BY: KP
REVIEWED BY: ME
DATE: Jan. 22, 2008
PROJECT NO.: 07-009
DRAWING NAME: SITE PLAN

SHEET NO. **A001**

PLANTING NOTES

1. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
3. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
4. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
5. LANDSCAPE AREAS SHALL BE COVERED WITH MULCH AND FILTER FABRIC. SEE PLAN FOR MATERIAL.
6. TREE AND SHRUB PITS TO BE 3 TO 5 TIMES THE ROOT BALL DIAMETER.
7. SOIL PREPARATION AND AERATION WITHIN ROW IS REQUIRED TO DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING.
8. PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORM WATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE AND CAPTURED IN COBBLE SWALES, SEE DETAIL B3/L201.
9. WATER USE DESCRIPTION: PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES. NO TURF IS USED IN THIS DESIGN.
10. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION ON WALLS AND SIDEWALK CULVERTS.
11. SOIL AMENDMENT PRODUCTS: SOIL BIOLOGY AMENDMENTS BY SOIL SECRETS (505-550-3246) SHALL BE APPLIED OVER PLANTING PITS DURING THE LANDSCAPE INSTALLATION AND AGAIN TOWARD THE END OF THE WARRANTY PERIOD. TERRA-PRO COMMERCIAL AND PROTEIN CRUMBLES ARE TO BE APPLIED OVER PLANT PITS FOLLOWING INSTALLATION AND PRIOR TO MULCH. BETTER GREEN IS TO BE APPLIED TOWARD THE END OF THE WARRANTY PERIOD DIRECTLY OVER PLANTS, INCLUDING MULCH WHERE PRESENT. SEE SPECIFICATIONS AND PLANTING LEGEND.
12. SOIL AMENDMENT QUANTITIES: SEE PLANTING LEGEND. THE ESTIMATED TOTAL QUANTITY OF SOIL AMENDMENT IS BASED TWO APPLICATIONS AND THE FOLLOWING ASSUMPTIONS OF APPLICATION AREA: PER PLANT/PER INSTALLATION ARE AS FOLLOWS:
 EACH TREE: 78.5 SF
 EACH 5 GALLON PLANT: 28 SF
 EACH 1 GALLON PLANT: 12 SF

LANDSCAPE CALCULATIONS

SITE AREA: 32,296 SF = .74 ACRES
 TOTAL BUILDING FOOTPRINT: 6,336 SF
 NET SITE AREA: 25,960 SF
 REQUIRED LANDSCAPE AREA: 3,894 SF
 (15% OF NET LOT AREA)
 PROVIDED LANDSCAPE AREA: 11,757 SF
 (45% OF NET LOT AREA)
 (36% OF TOTAL LOT AREA)





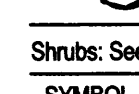

IRRIGATION NOTES

THE LANDSCAPE DESIGN REQUIRES A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE PLANT MATERIAL.
 THE CONTRACTOR SHALL CREATE AN IRRIGATION PLAN TO PERMANENTLY IRRIGATE THE PROPOSED PLANTINGS, AND SHALL SUBMIT THIS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE A PIPING AND EMITTER LAYOUT WITH SIZING, VALVE SCHEDULE AND CONSTRUCTION DETAILS. SEE DETAILS C1/C2 L201 FOR EMITTER PLACEMENT AND POLYTUBE CONNECTIONS.
 CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
 DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.

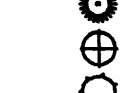

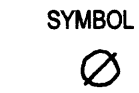
KEYED NOTES

1. SEE GRADING AND DRAINAGE PLANS FOR CULVERTS AND EROSION PROTECTION REQUIREMENTS
2. CLEAR SIGHT TRIANGLE
3. SWALE FOR WATER HARVESTING
4. NOT USED
5. RETAINING WALL; REFER TO DETAILS 3/A001 AND 4/A001
6. BUILDING SETBACK LINE
7. 10' UTILITY EASEMENT
8. CONCRETE SIDEWALK
9. NOT USED
10. CONCRETE PATIO
11. 2'-0" WIDE CONCRETE DRAINAGE CHANNEL
12. NOT USED
13. ASPHALT PAVING
14. PROPERTY LINE
15. HANDICAP RAMP
16. CONCRETE CURB AND GUTTER, SEE COA STD. DWG # 2415B
17. BIKE RACK, SEE SITE FURNISHINGS LEGEND A001.
18. PAINTED A.D.A PAVEMENT SIGNAGE
19. EXISTING UTILITIES, DO NOT DISTURB
20. SUGGESTED LOCATION FOR IRRIGATION P.O.C. AS PER COA STD. DWGS
21. SUGGESTED LOCATION OF WATER METER AS PER COA STD. DWGS
22. SUGGESTED LOCATION OF BACKFLOW PREVENTER, SEE COA STD. DWG #2701-A
23. SUGGESTED LOCATION OF VALVES, SEE COA STD. DWG # 2703

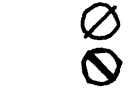
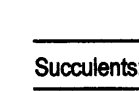
Trees: See Detail: A1&A2/L201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Emitter requirements
	2	5-Gal @ 2x18"	DEODAR CEDAR	Cedrus deodara (female only)	35.00	15.00	Medium Water Use	3-2 GPH
	3	4"-Gal	CHINESE PISTACHE	Pistacia chinensis	35.00	30.00	Low Water Use	2-2 GPH
	2	15-Gal @ 6'x2'	MEXICAN REDBUD	Cercis mexicana	15.00	15.00	Medium Water Use	2-2 GPH
	5	15-Gal @ 7'x1'	EMORY OAK	Quercus emoryi	40.00	30.00	Medium Water Use	3-2 GPH
	4	7-Gal @ 5'x1'	SKYROCKET JUNIPER	Juniperus virginiana 'Skyrocket'	15.00	3.00	Medium Water Use	2-2 GPH
	1	5-Gal @ 18'x1'	MEXICAN BUCKEYE	Ugnaia speciosa	12.00	8.00	Medium Water Use	2-2 GPH


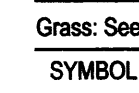
Shrubs: See Detail: B1&B2/L201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
	25	1-Gal @ 1'x6"	BLUE MIST SPIREA	Caryopteris X clandonensis	5.00	5.00	Medium Water Use	2-2 GPH
	34	1-Gal @ 6'x6"	POWIS CASTLE SAGE	Artemesia X Powis Castle	3.00	5.00	Low Water Use	2-2 GPH
	22	5-Gal @ 1'x15"	ROCK COTONEASTER	Cotoneaster horizontalis	3.00	10.00	Medium Water Use	2-2 GPH

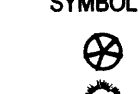

Perennials: See Detail: B1&B2/L201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	2-2 GPH
	38	2" Pots @ 2'x2"	BLUE SELECT CATMINT	Nepeta x faassenii 'Blue Select'	0.75	1.50	Low Water Use	2-2 GPH
	9	1-Gal @ 4'x6"	MOONSHINE YARROW	Achillea filipendulina 'Moonshine'	1.50	2.00	Low Water Use	2-2 GPH

Succulents: See Detail: A3/L201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
	6	5-Gal @ 8'x6"	PARRY'S AGAVE	Agave parryi	2.00	2.00	Low Water Use	2-2 GPH
	36	15-Gal @ 30'x2"	RED HESPERALOE	Hesperaloe parviflora	4.00	4.00	Low Water Use	2-2 GPH



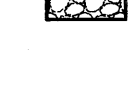
Grass: See Detail: B1&B2/L201

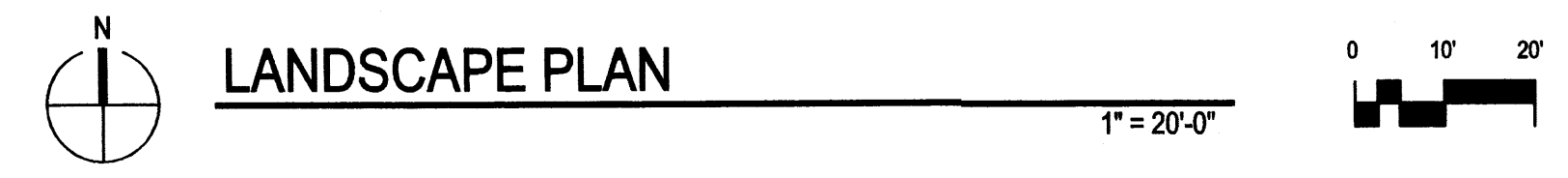
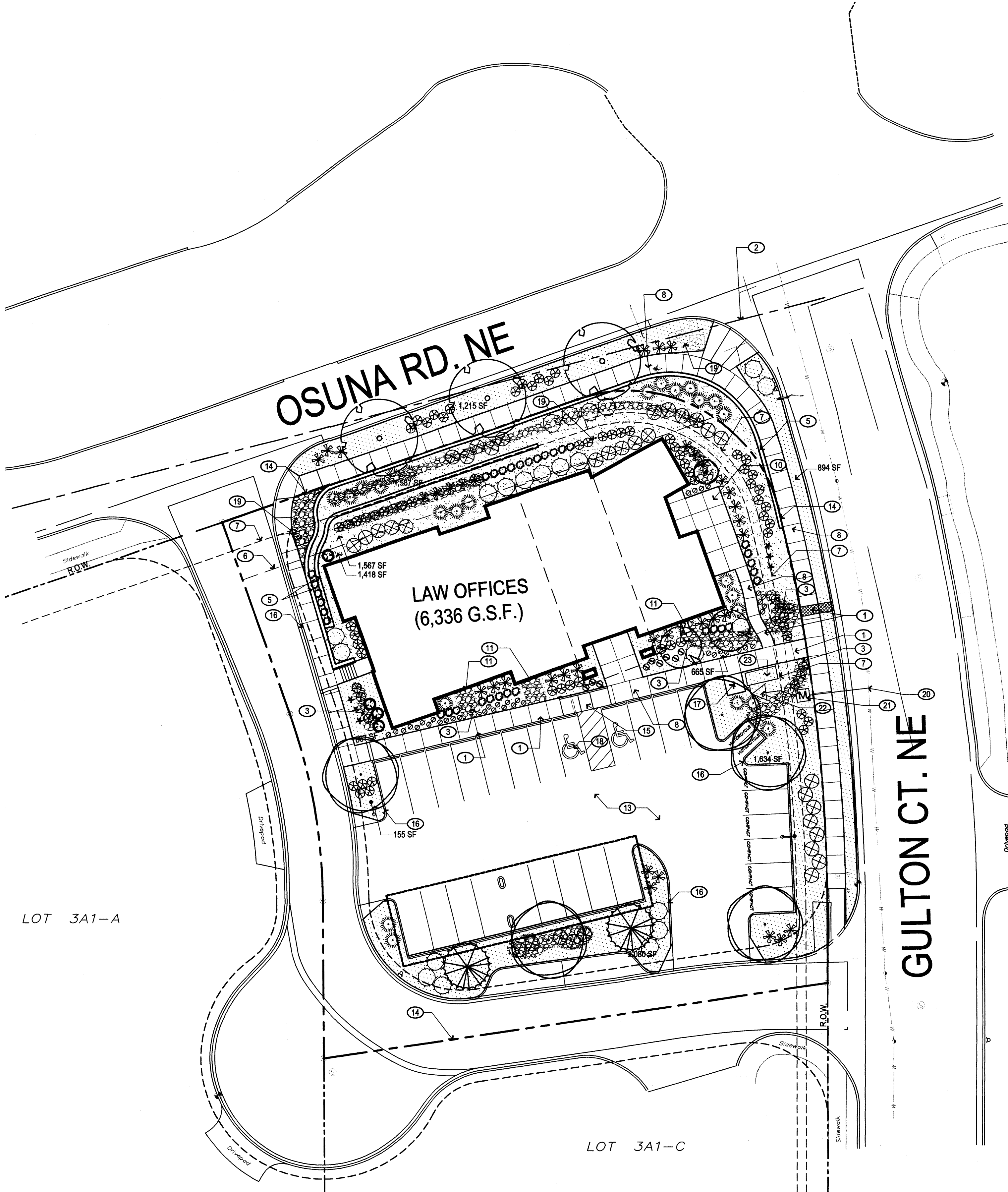
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
	76	1-Gal @ 9'x6"	REGAL MIST GRASS	Muhlenbergia capillaris 'Regal Mist'	3.50	3.00	Medium Water Use	2-2 GPH
	34	1-Gal @ 1'x1'	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides	3.00	3.00	Medium Water Use	2-2 GPH

Soil

EST. QTY.	Rate:	Soil Biology Amendment	For use over plant pits in all landscape areas
11,758 SF	One .6 Cubic foot bag/1,000 SF One .6 Cubic foot bag/2,000 SF	Terra-Pro Commercial Protein Crumbles	Total includes two applications, one at installation and one during warranty period.

Mulches

SYMBOL	EST. QTY.	Size:	Mulch: 3" Depth
	6,457 SF	Crusher Fine with Filter Fabric	Color: Santa Fe Brown
	3,830 SF	Size: 1"-2" Gravel - angular with Filter Fabric	Mulch: 3" Depth Color: Santa Fe Brown
	1,471 SF	Size: 2"-4" Cobble	Mulch: 4" Depth Color: Santa Ana Tan



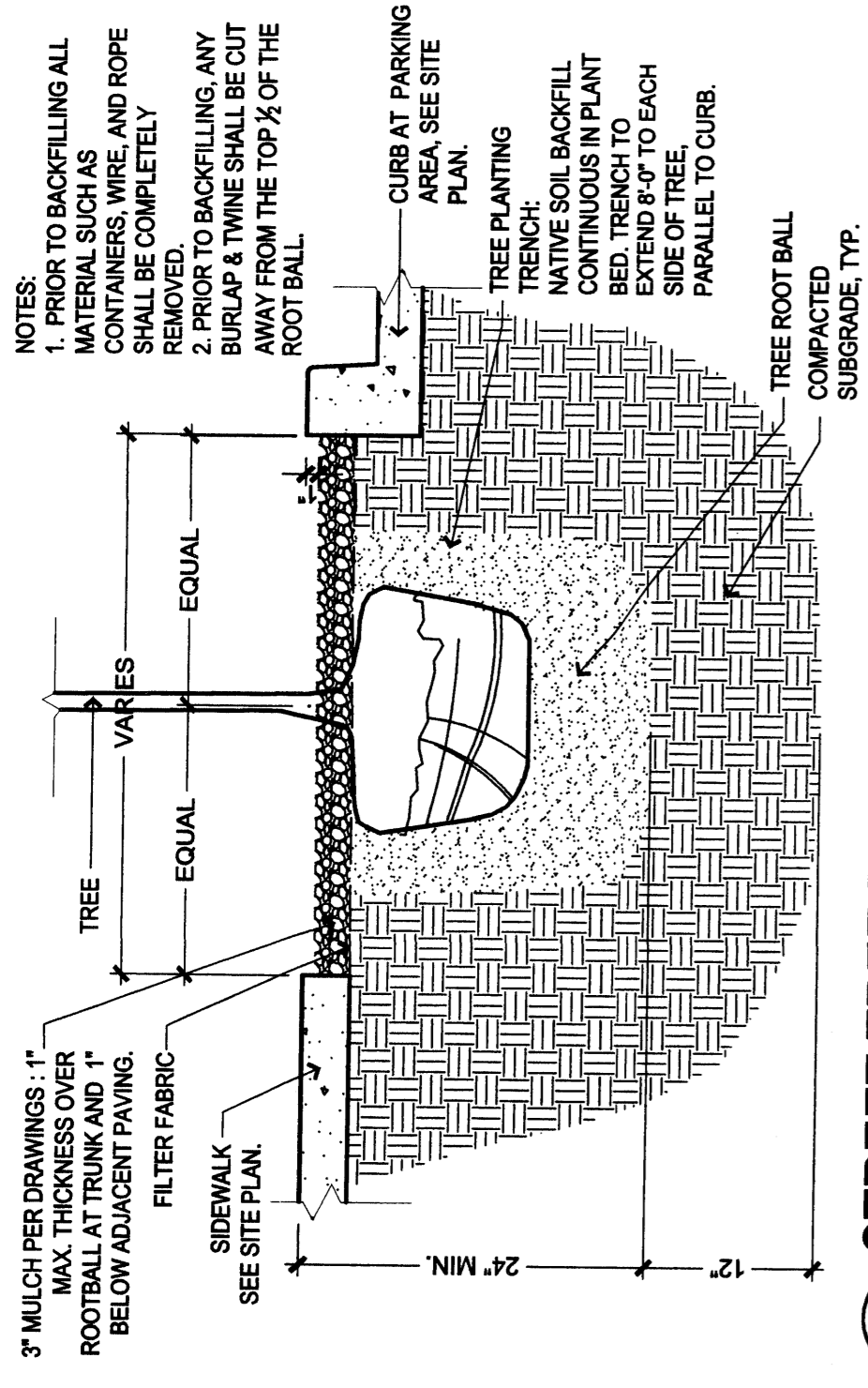
REVISIONS
△ 5608 DRB Comments
△
△
△

DRAWN BY	KP
REVIEWED BY	MB
DATE	Feb. 15, 2008
PROJECT NO.	07-0092
DRAWING NAME	

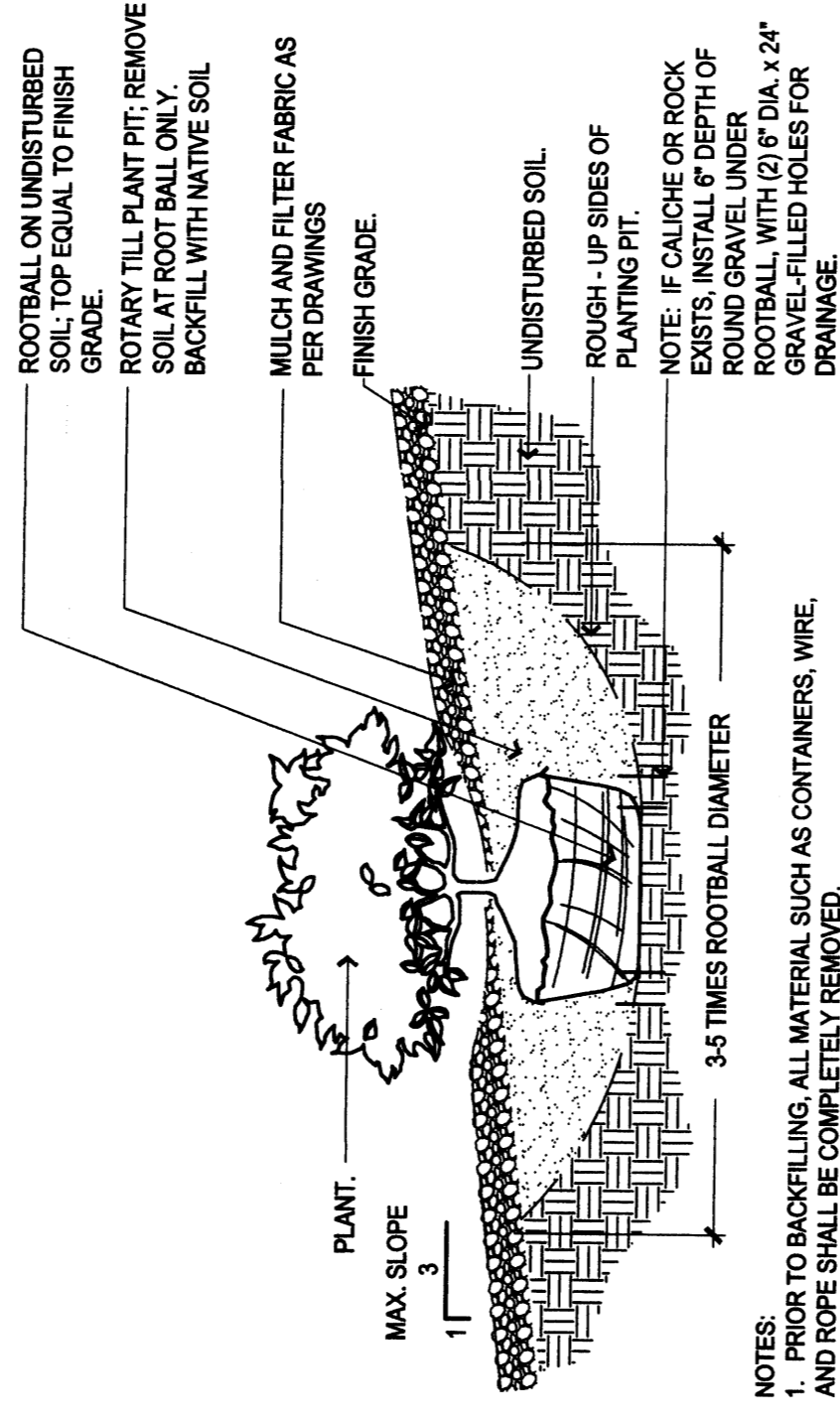
LANDSCAPE DETAILS

SHEET NO.

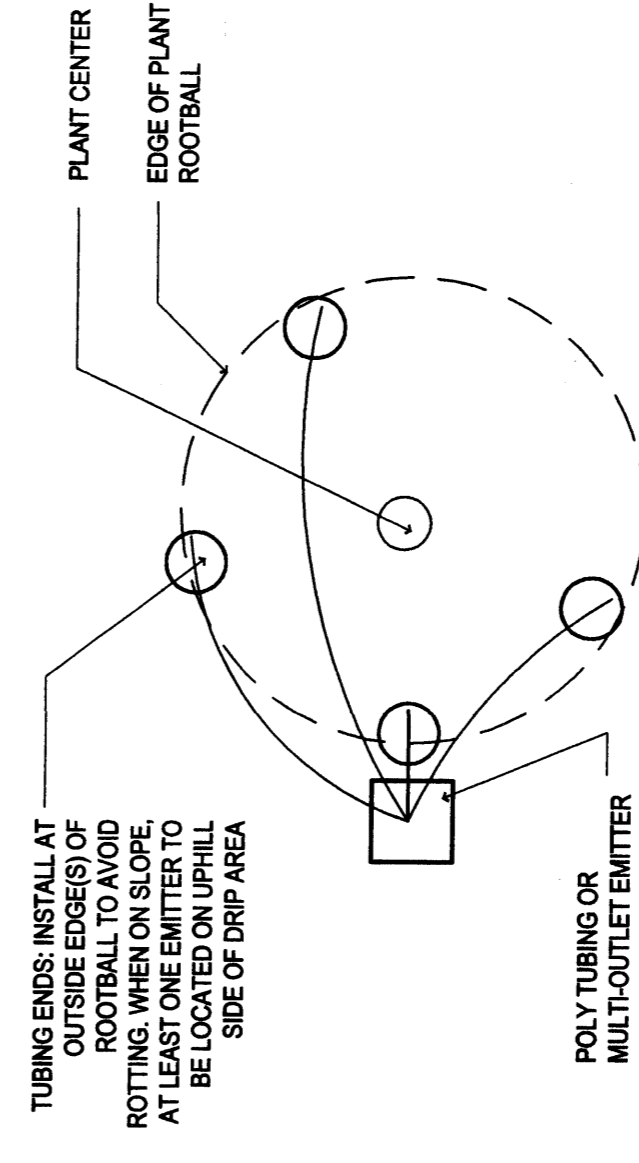
L201
OF



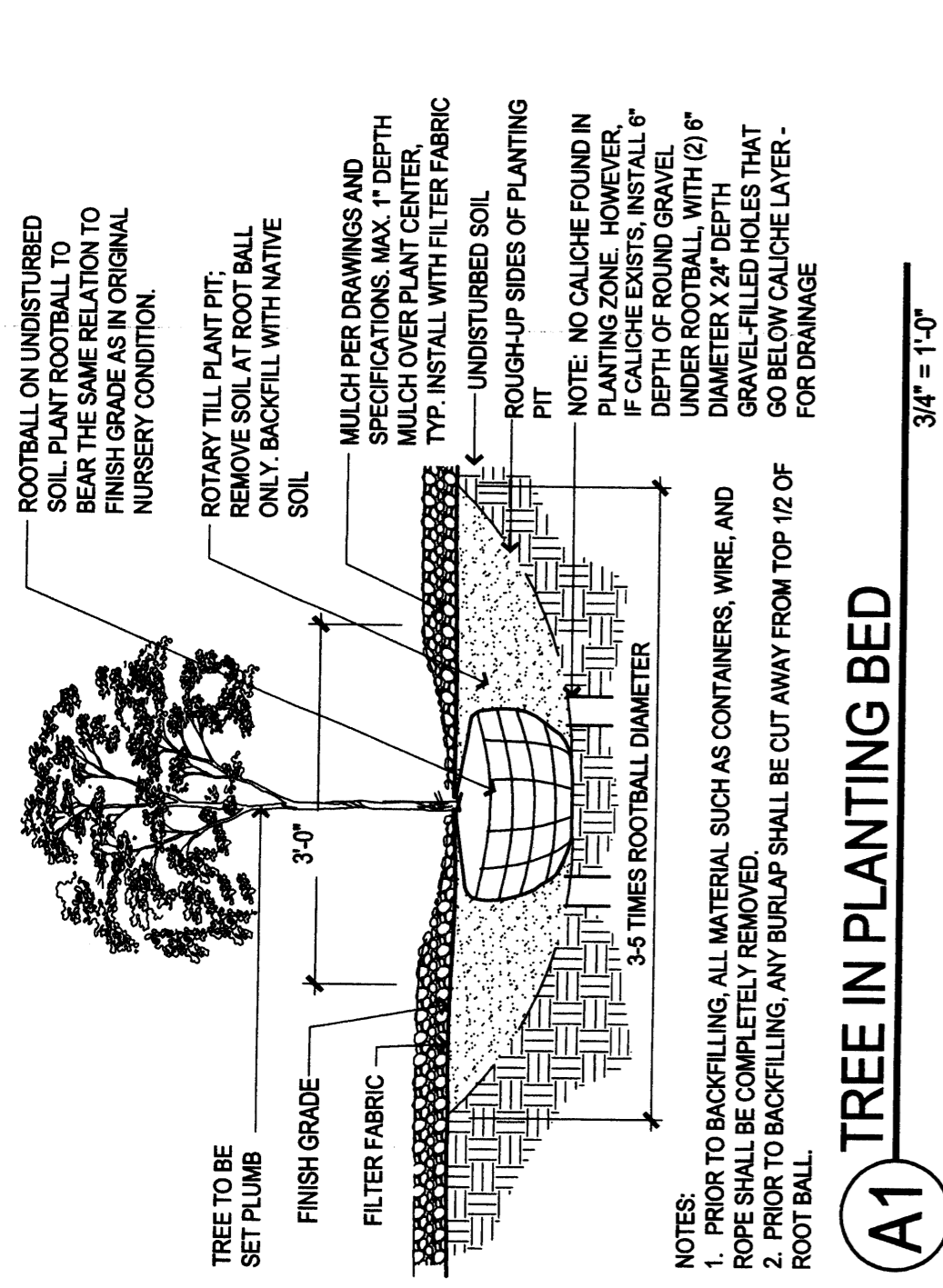
A2 STREET TREE PLANTING DETAIL
3/4" = 1'-0"



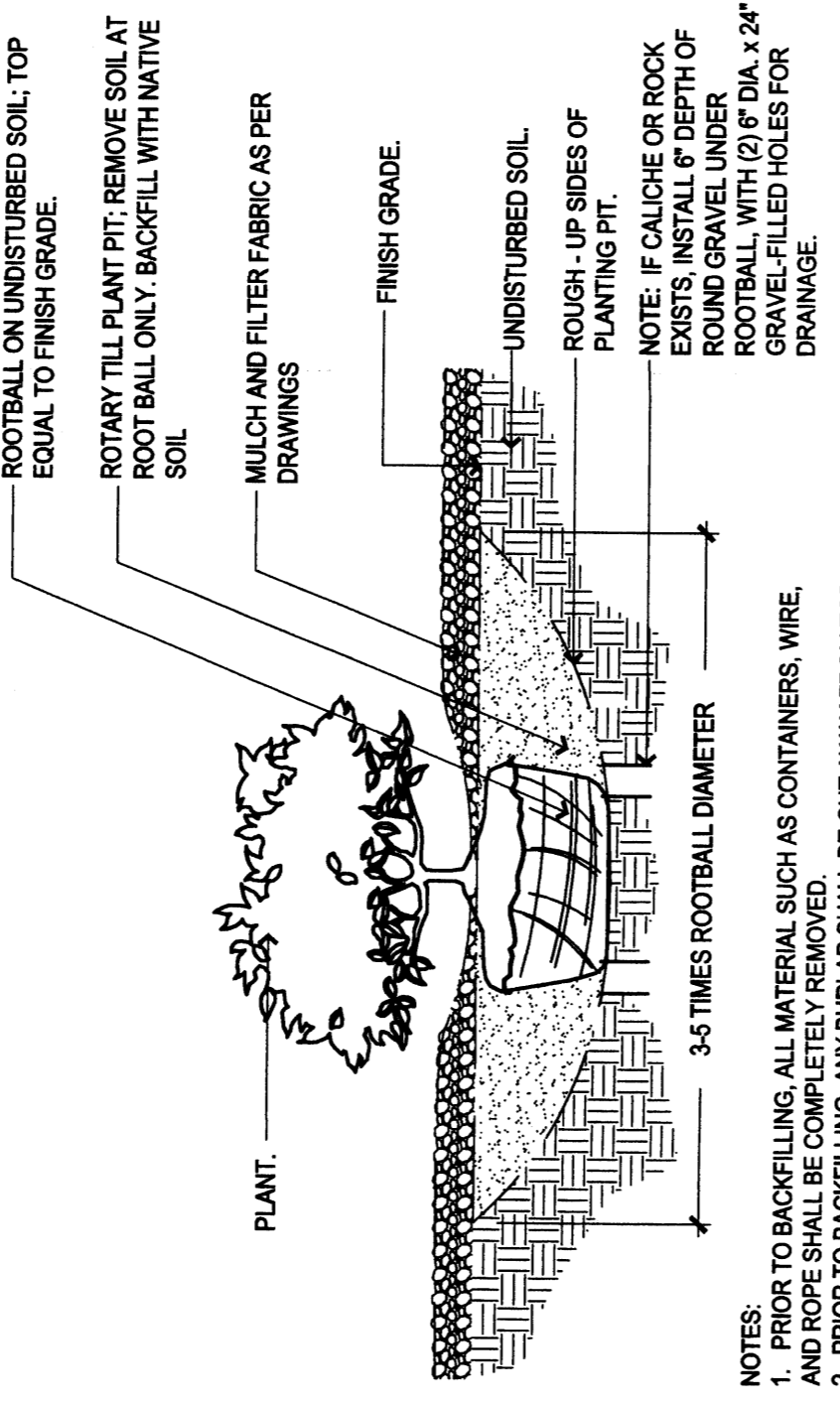
B2 SHRUB ON SLOPE
3/4" = 1'-0"



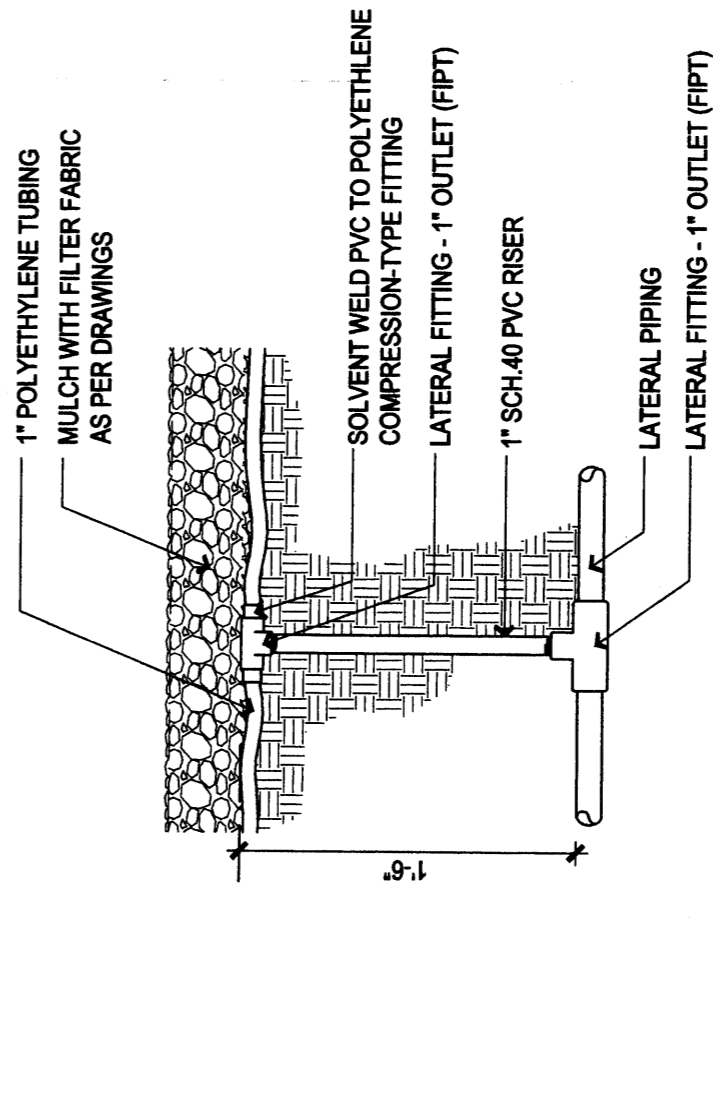
C2 EMITTER LAYOUT PLAN
1/2" = 1'-0"



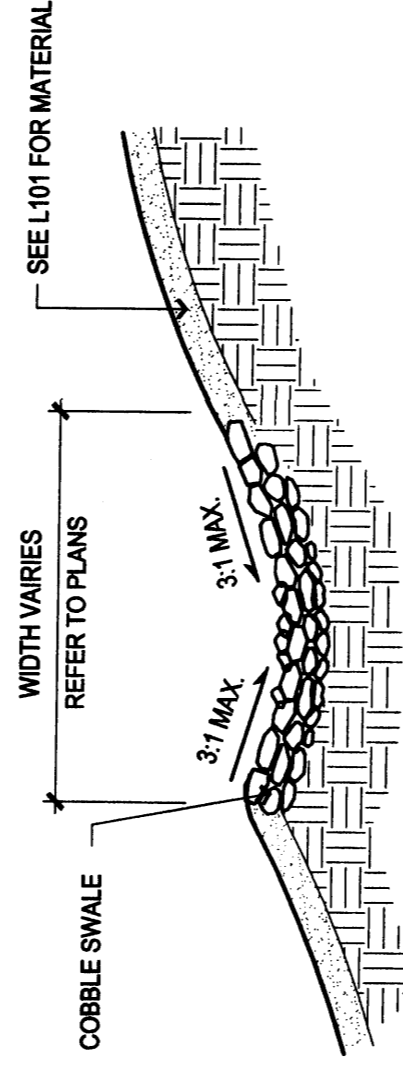
A1 TREE IN PLANTING BED
3/4" = 1'-0"



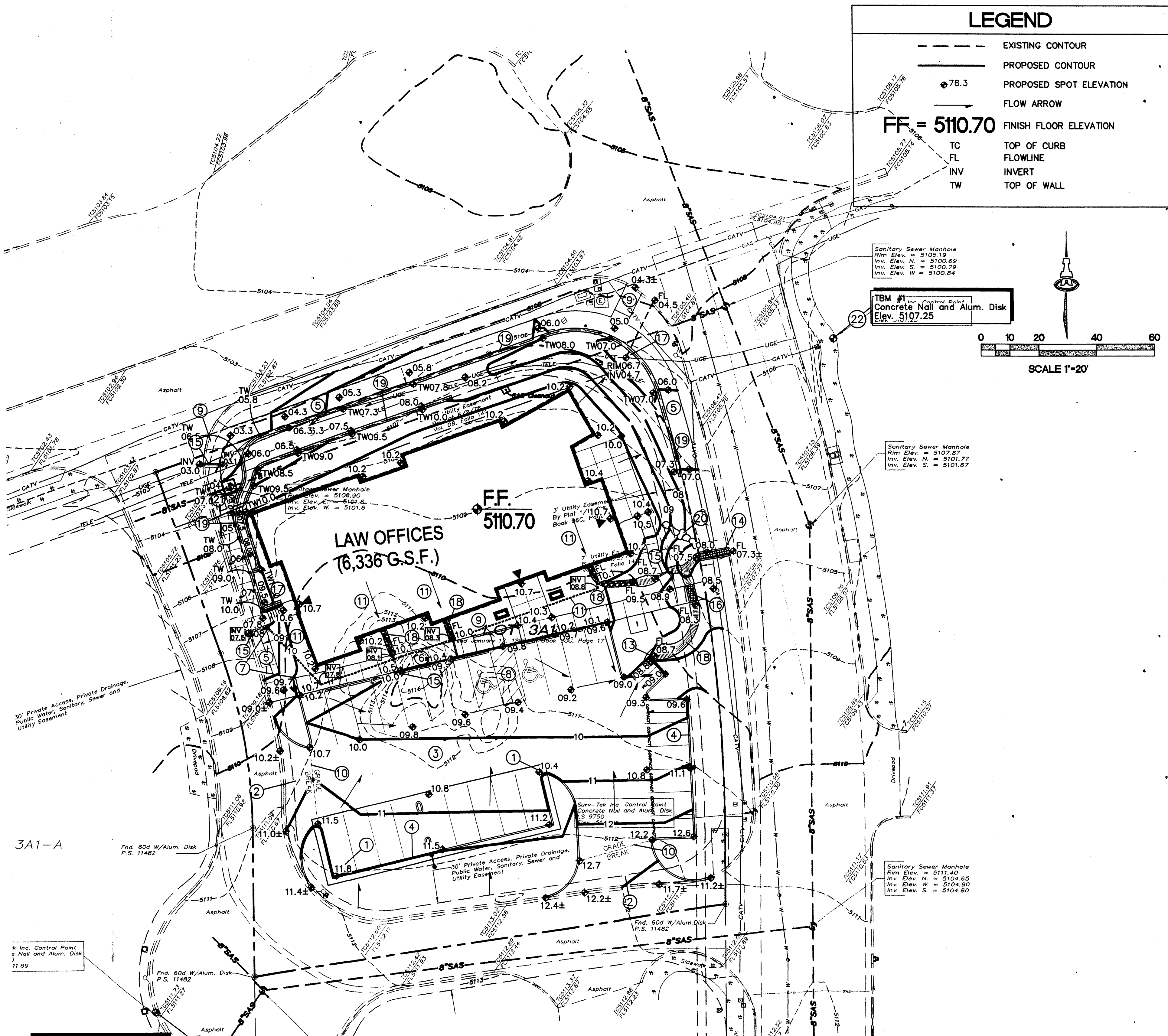
B1 SHRUB IN BED
3/4" = 1'-0"



C1 PVC TO POLY-TUBING CONNECTION
1/12" = 1'-0"



B3 COBBLE SWALE ON SLOPE
1" = 1'-0"



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5110.70 FINISH FLOOR ELEVATION
- TC TOP OF CURB
- FL FLOWLINE
- INV INVERT
- TW TOP OF WALL

GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- 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. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.
- D. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING / PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "±", TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- E. WATER SHALL NOT POND ON PAVED AREAS.
- F. 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.
- G. ALL COBBLES TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING COBBLE EROSION PROTECTION.
- H. ALL SIDESLOPES > / = 3:1 MUST HAVE PERMANENT EROSION CONTROL (COBBLES OR LANDLOK TRM 450 O.E.) INSTALLED. TYPICAL.
- I. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURANCES.

PROPERTY NOTES

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP E-17, THE SITE IS BOUND TO THE EAST BY GULTON COURT, TO THE WEST AND SOUTH BY PRIVATE ACCESS ROAD, AND TO THE NORTH BY OSUNA ROAD N.E.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 6,336 SF COMMERCIAL OFFICE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 3A1-B BLOCK A, UNIT II INTERSTATE INDUSTRIAL TRACT WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: ACS BRASS TABLET STAMPED "11_E17", A CITY OF ALBUQUERQUE 1-3/4" ALUMINUM DISK STAMPED "ACS BM, 11-E17, EPOXIED TO TOP OF CONCRETE BASE OF STREET LIGHT STANCHION, ENE QUADRANT OF OSUNA RD. & ACADEMY PARKWAY NE., ON SW CORNER OF SAID CONCRETE BASE. ELEVATION = 5104.799 FEET (NAVD 1988)

TEMPORARY BENCHMARK: SEE KEYED NOTE #22.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #138, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE ANALYSIS

A MASTER DRAINAGE PLAN PREPARED FOR THIS SUB-DIVISION BY AID ENGINEERING CALLS FOR FREE DISCHARGE TO EITHER THE PRIVATE ACCESS DRIVE OR THE PUBLIC STREETS WHERE FLOW WILL ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.

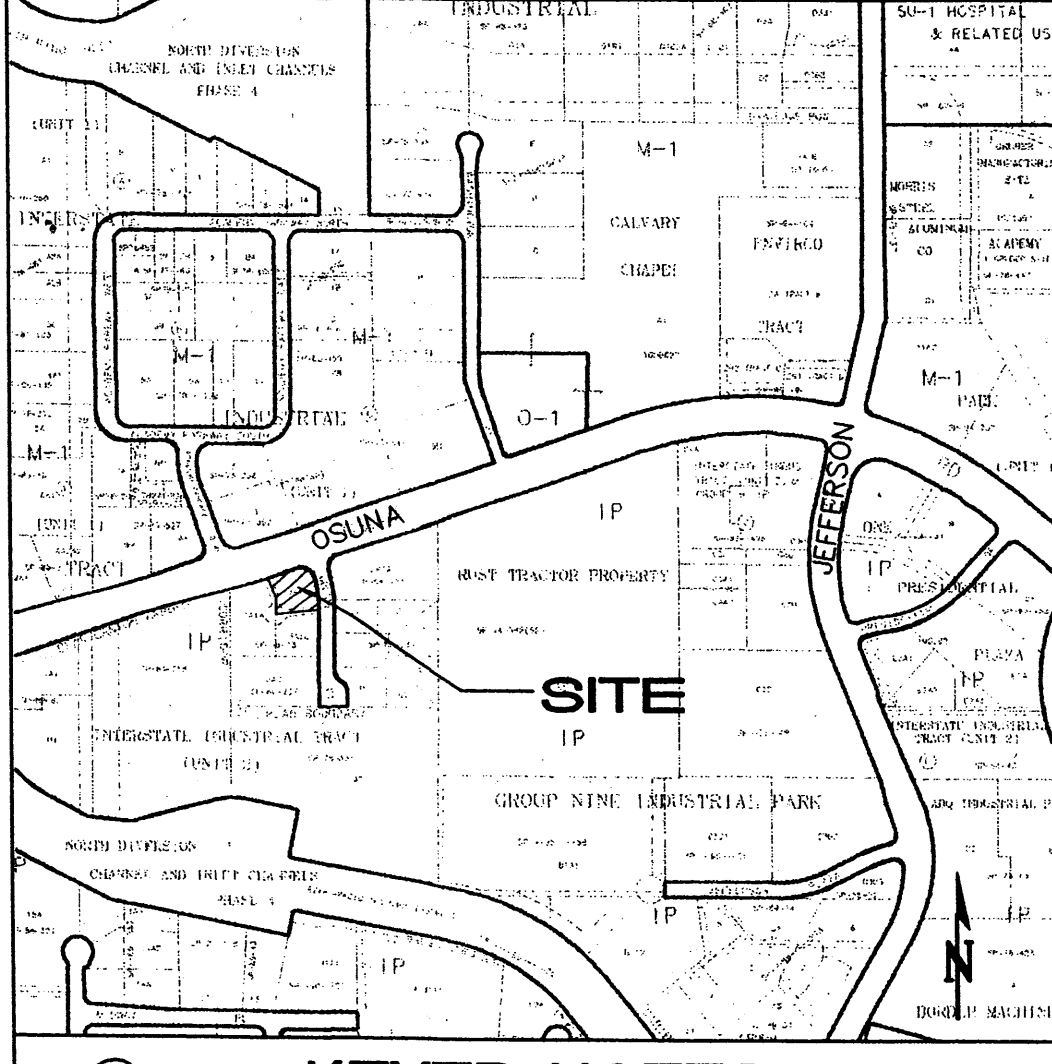
PER THE CALCULATIONS BELOW, THE DEVELOPMENT OF THE PROPERTY WILL GENERATE Q100 OF 2.7 CFS. A 0.7 CFS INCREASE IN COMPARISON WITH THE EXISTING UNDEVELOPED PROPERTY.

APPROXIMATELY 1.4 CFS (ROOF AND 50% LANDSCAPING DISCHARGE) WILL PASS TO THE PRIVATE ACCESS ROAD. THE REMAINING 1.3 CFS WILL DRAIN TO GULTON COURT VIA THE PROPOSED SIDEWALK CULVERTS.

S.O.19 : NOTICE TO CONTRACTORS

1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

VICINITY MAP E-17



KEYED NOTES

1. SPOT ELEVATION TEXT WITHIN FLOWLINE AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SITE ACCESS - CONSTRUCT TO ELEVATIONS SHOWN. SAWCUT EXISTING ASPHALT TO PROVIDE SMOOTH BONDING EDGE. MATCH EXISTING INFRASTRUCTURE.
3. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN.
4. CONSTRUCT MEDIAN CURB AND GUTTER AT ALL CURB LOCATIONS UNLESS NOTED.
5. CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN.
6. CONSTRUCT CONCRETE WALK WITH TURNED DOWN EDGE AT ELEVATIONS SHOWN.
7. STEP(S) IN CONCRETE WALK. SEE ARCHITECTURAL.
8. SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
9. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS.
10. HIGH POINT THIS AREA.
11. ROOF DISCHARGE TO BE COLLECTED WITHIN A PRIVATE STORM DRAIN SYSTEM AND RELEASED INTO PROPOSED SIDEWALK TRENCH DRAIN (SEE KEYED NOTE 15) AT THE LOCATION / INVERT SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. NOT USED
13. PROVIDE 2' WIDE OPENING IN CURB TO PASS FLOW.
14. CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT WITHIN R.O.W. AT RIM/FLOWLINE ELEVATIONS SHOWN PER C.O.A. STD. DWG. 2236. NOTE: SEE S.O.19 NOTICE TO CONTRACTOR'S THIS SHEET FOR CONSTRUCTION WITH R.O.W.
15. INSTALL ZURN 2886 TRENCH DRAIN (8603N) WITH SOLID COVER (LOCKING) WITHIN WALK THIS AREA.
16. CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT AT RIM/FLOWLINE ELEVATIONS SHOWN PER C.O.A. STD. DWG. 2236.
17. INSTALL 6" DIA. INLINE DRAIN WITH DOMED GRATE (RIM=06.7) AND 4" OUTLET PIPE IN LANDSCAPING. EXTEND 4" DIA. DRAIN LINE THROUGH CURB PER C.O.A. STD. DWG. 2235
18. CONSTRUCT 2' WIDE (MINIMUM) COBBLE SWALE TO DIRECT CONCENTRATED DISCHARGE. SEE GENERAL NOTES FOR COBBLE REQUIREMENTS.
19. CONSTRUCT 2.5' (MAX) HIGH GARDEN RETAINING WALL (KEYSTONE O.E.) AT BACK EDGE OF WALK AND AS SHOWN (DESIGN BY OTHERS).
20. UTILIZE BOULDERS TO BERM WITHIN LANDSCAPING TO ENSURE CONCENTRATED ROOF FLOW IS DIRECTED TO NEW SIDEWALK CULVERT.
21. ADJUST EXISTING MANHOLE RIM TO ELEVATION 5104.6.
22. TEMPORARY BENCHMARK.

ON-SITE	
AREA OF SITE:	32296 SF = 0.7 Ac.
HISTORIC FLOWS:	DEVELOPED FLOWS:
On-Site Historic Land Condition	On-Site Developed Land Condition
Area a = 0 SF	Area a = 0 SF
Area b = 19377.6 SF	Area b = 3230 SF
Area c = 6459.2 SF	Area c = 9689 SF
Area d = 6459.2 SF	Area d = 19378 SF
Total Area = 32296 SF	Total Area = 32296 SF
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)	
Weighted E =	$EaAa + EbAb + EcAc + EdAd$
Historic E = 0.99 in.	Developed E = 1.55 in.
On-Site*Volume of Runoff: V360 =	$E^*A / 12$
Historic V360 = 2675 CF	Developed V360 = 4161 CF
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43.560$	
For Precipitation Zone 1	
Qpa = 1.29	Qpc = 2.87
Qpb = 2.03	Qpd = 4.37
Historic Qp = 2.0 CFS	Developed Qp = 2.7 CFS

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Riley & Shane Law Offices
3880 Osuna Road
Albuquerque, New Mexico

REVISIONS

DRAWN BY: BJB
REVIEWED BY: FCA
DATE: May 30, 2008
PROJECT NO.: 07-0092
DRAWING NAME: DRAINAGE AND GRADING PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1645 CG-101.dwg May 30, 2008

SHEET NO. **C001**
OF

REVISIONS

△	5/17/2008	REVISION #2
△		
△		
△		

DRAWN BY	CRG, KK, NS
REVIEWED BY	CRG
DATE	Jan. 22, 2008
PROJECT NO.	07-0092
DRAWING NAME	

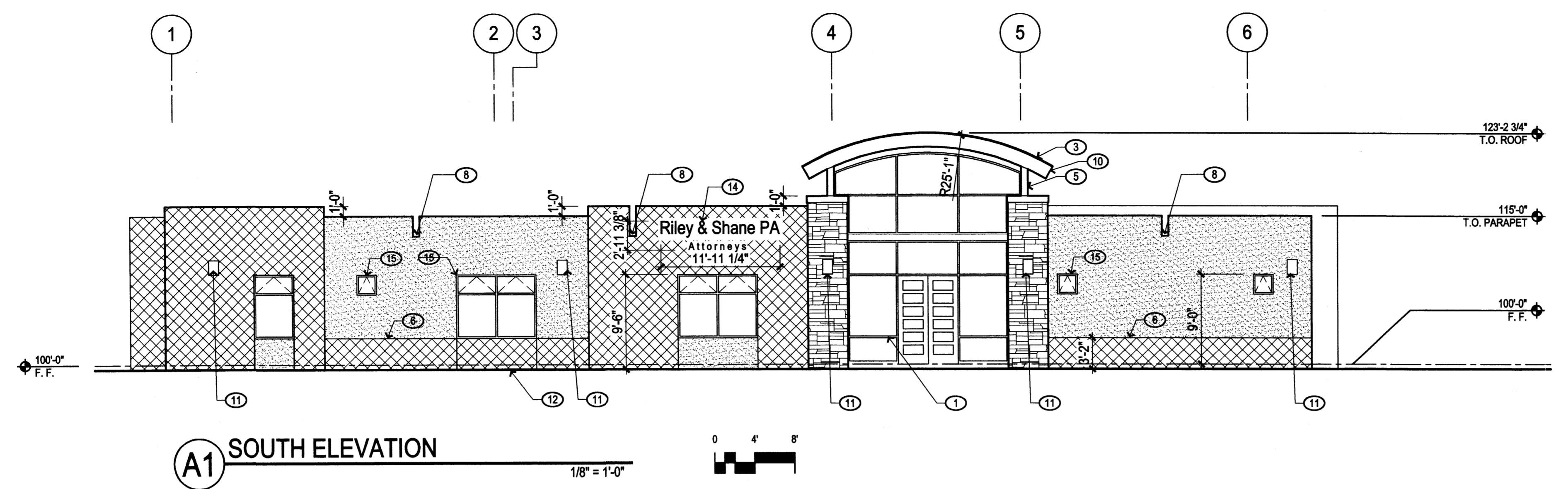
EXTERIOR
ELEVATIONS

KEYED NOTES

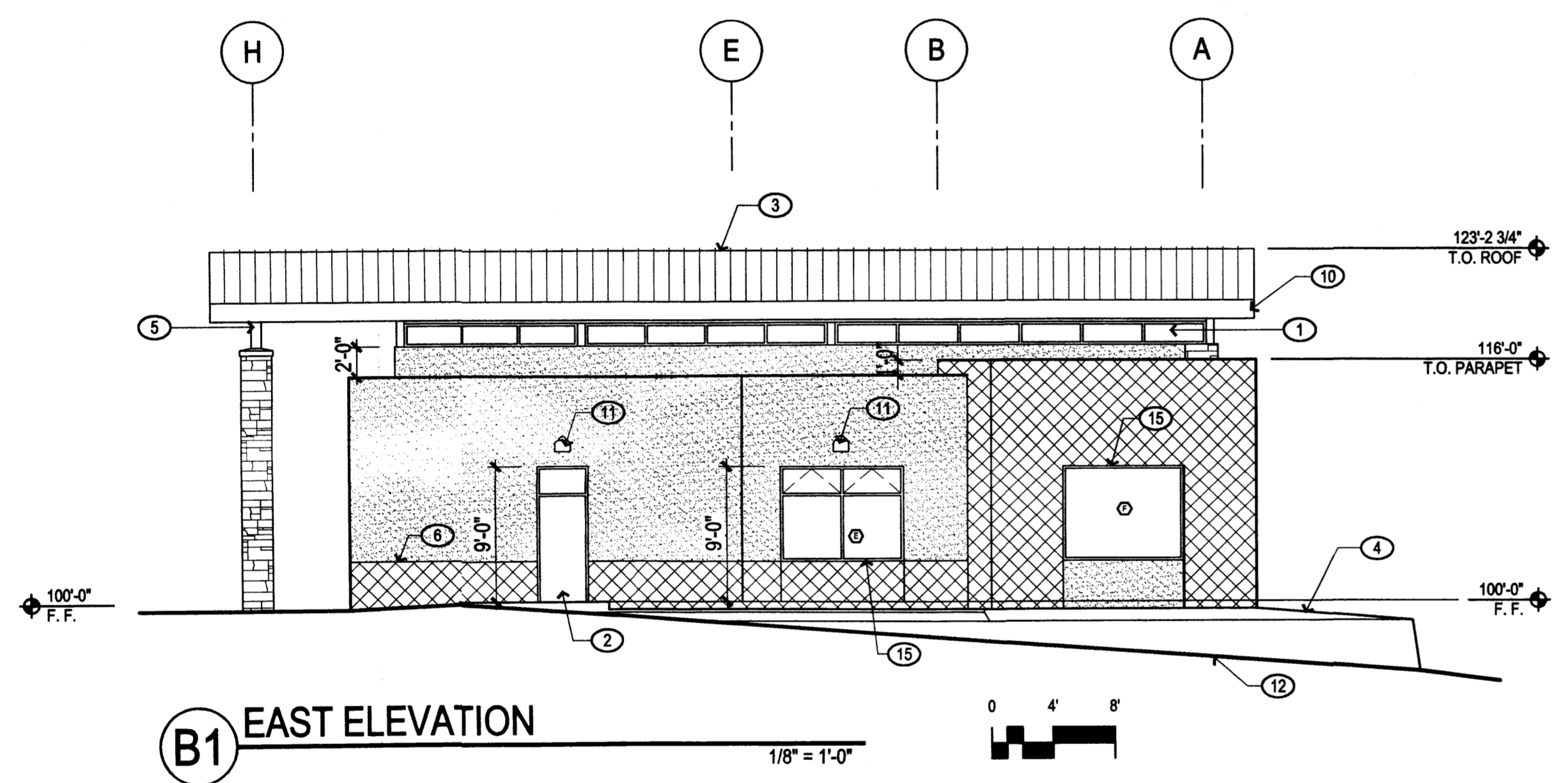
1. GLAZING IN ALUMINUM STOREFRONT SYSTEM; COLOR: MEDIUM BRONZE.
2. HOLLOW METAL DOOR, PAINTED TO MATCH LIGHT TAN STUCCO COLOR TYP.
3. STANDING SEAM METAL ROOF; COLOR: SLATE (MBCI)
4. GARDEN TERRACING.
5. STEEL COLUMN; PAINTED TO MATCH ALUMINUM STOREFRONT SYSTEM TYP.
6. STUCCO CONTROL JOINT TYP.
7. NOT USED.
8. METAL OVERFLOW SCUPPER; PAINTED TO MATCH ADJACENT FACADE COLOR.
9. NOT USED.
10. ROOF FASCIA PAINTED TO MATCH COLOR OF ROOF TYP.
11. BUILDING MOUNTED LIGHTING
12. GRADE
13. NOT USED.
14. PIN MOUNTED BUILDING SIGNAGE METAL LETTERS; PAINTED TYP. SIGNAGE SHALL BE LIT FROM LIGHT FIXTURES AT GRADE, SHALL COMPLY WITH NIGHT SKY ORDINANCE. (ROUGHLY 36 S.F. OF SURFACE AREA)
15. ALUMINUM CLAD WOOD WINDOWS.

COLOR LEGEND

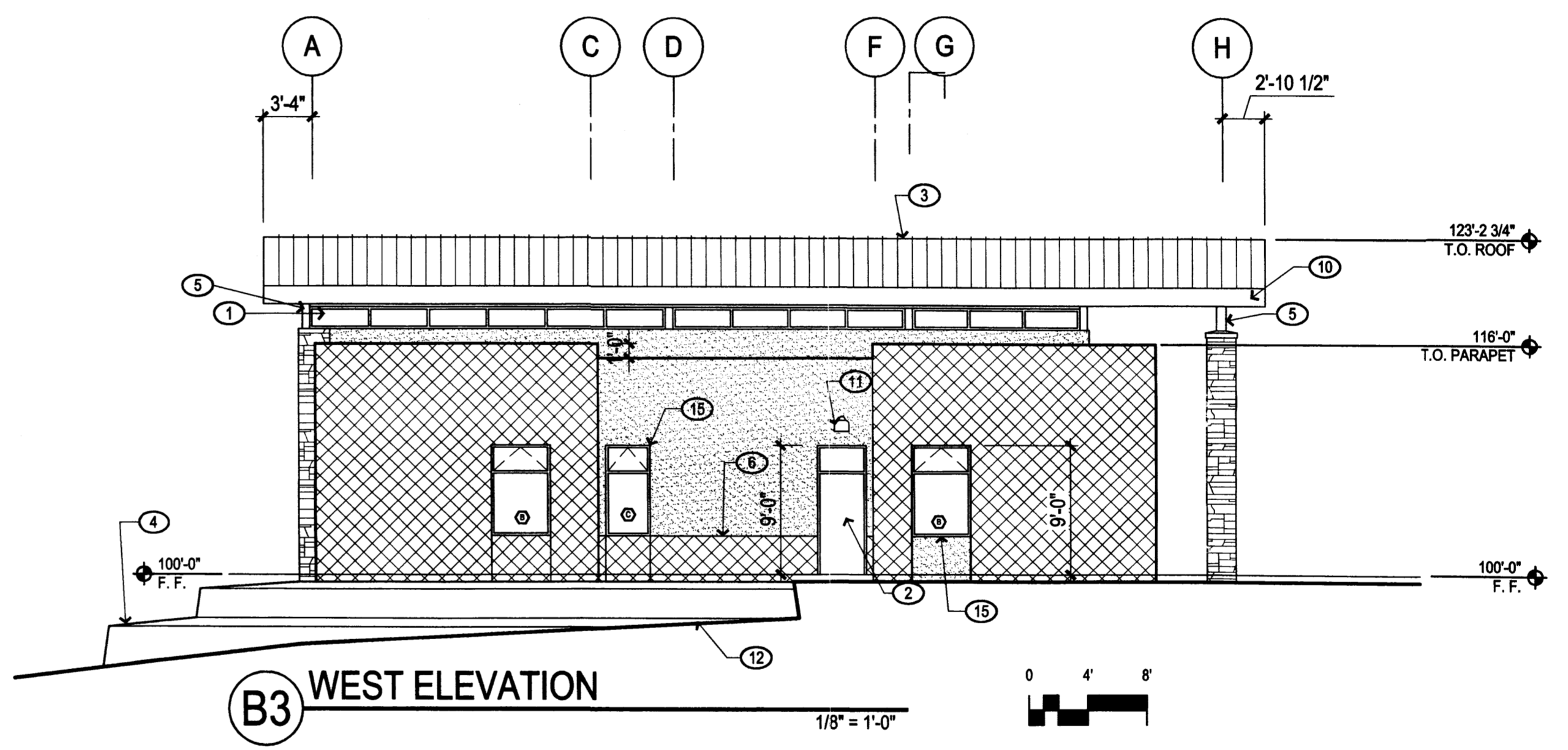
- STUCCO COLOR 1
- STUCCO COLOR 2
- STONE VENEER



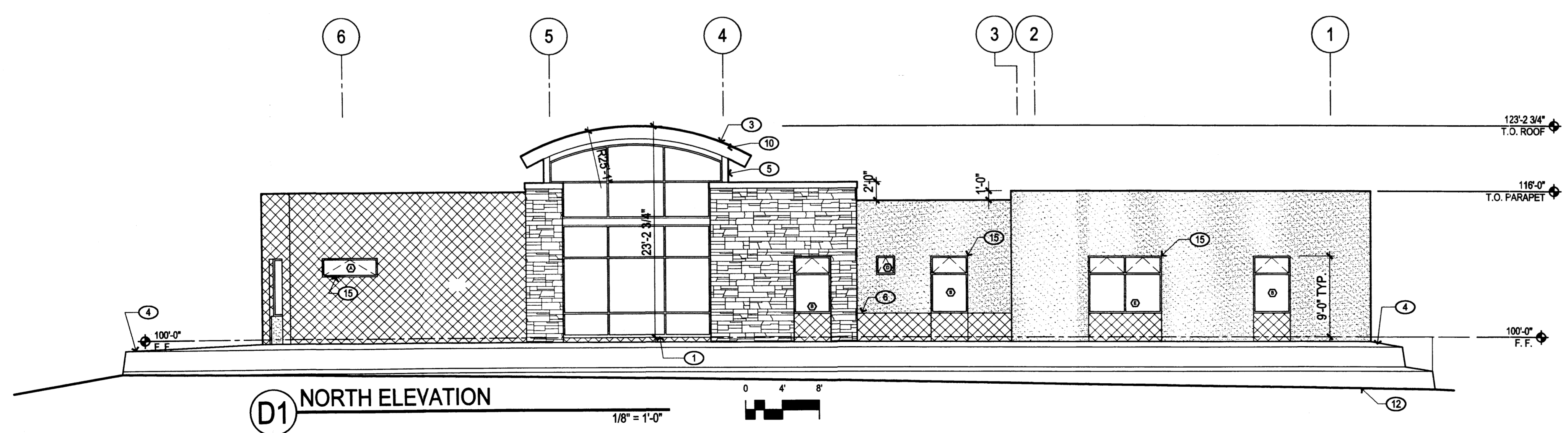
A1 SOUTH ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION
1/8" = 1'-0"

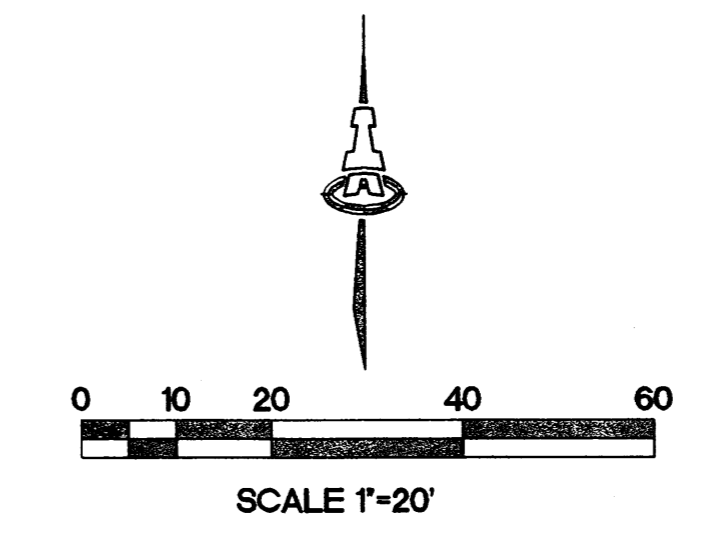
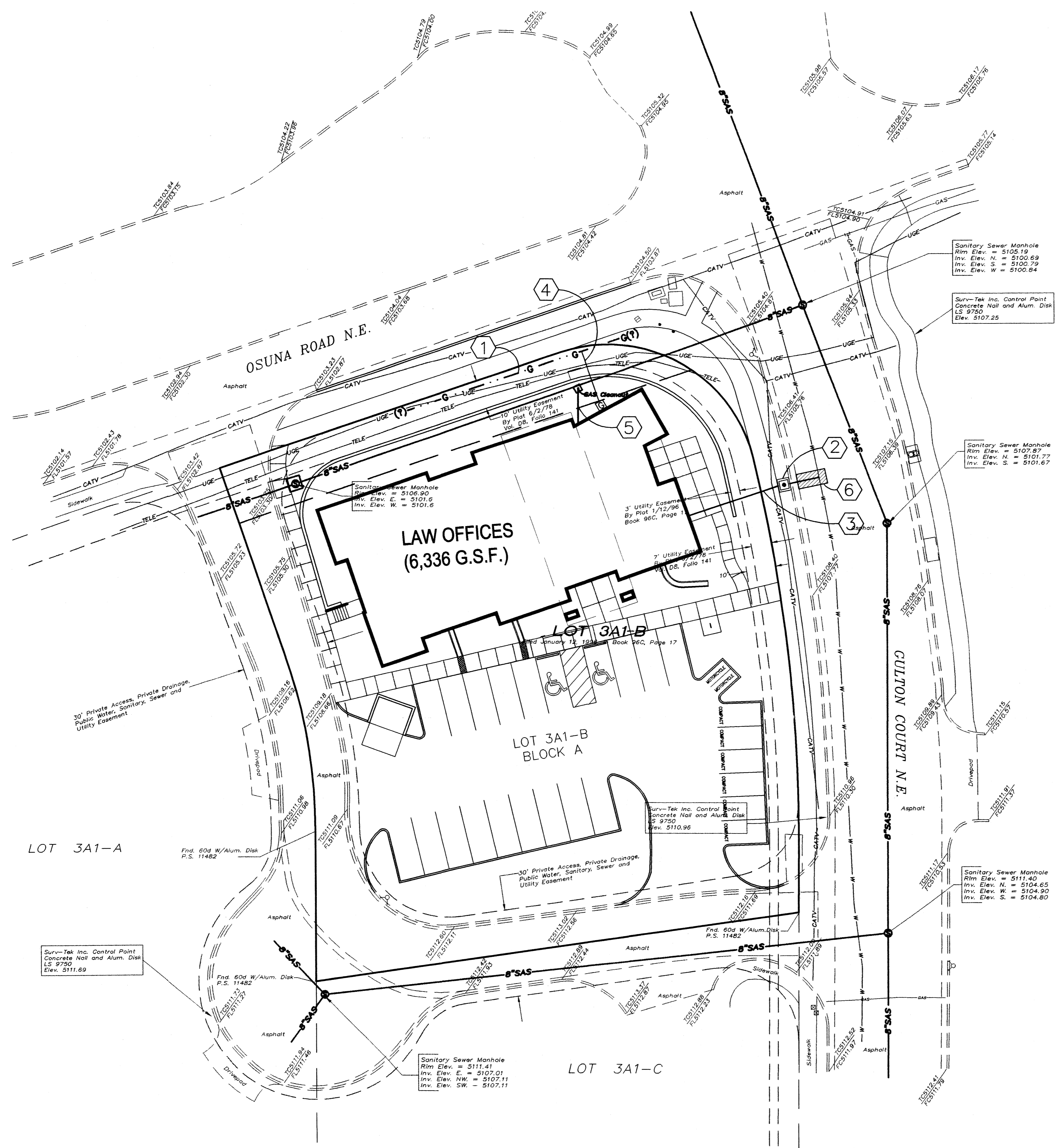


B3 WEST ELEVATION
1/8" = 1'-0"



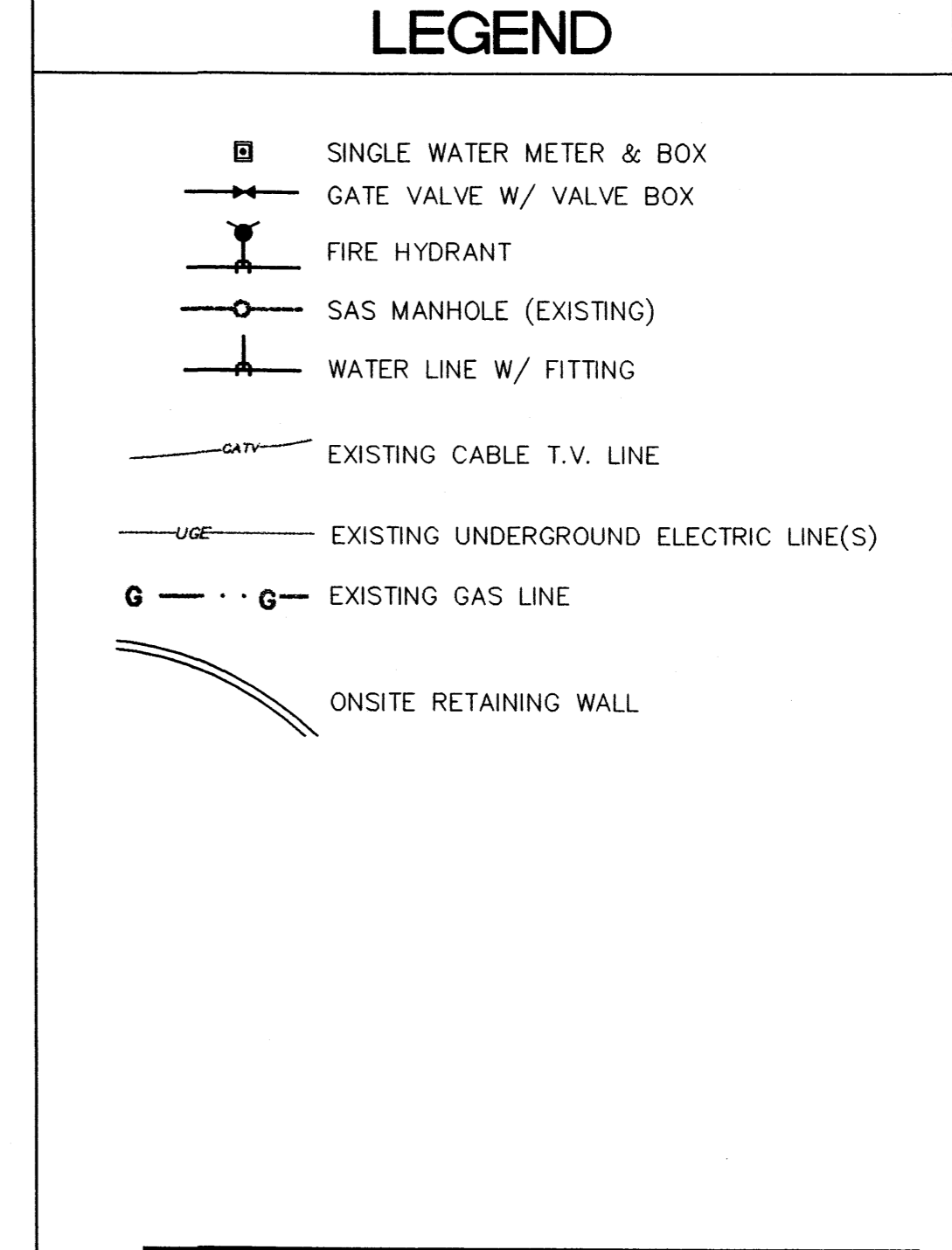
D1 NORTH ELEVATION
1/8" = 1'-0"

M:\ACTIVE\CAD FILES JOB 1600-1698\1645 CU-101.dwg, 1/22/2008 9:13:52 AM



- ### KEYED NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING GAS LINE.
 - 3/4" WATER METER PER COA STD DWG #2361.
 - 1 1/2" WATER SERVICE LINE FROM PRIVATE SIDE OF METER TO BUILDING.
 - GAS SERVICE LINE. COORDINATE WITH PNM & GAS. NEW SERVICE FOR LINE SIZE.
 - CONSTRUCT 4" SAS SERVICE LINE FROM EXISTING SAS CLEANOUT TO BUILDING.
 - REMOVE AND REPLACE 2 SY ASPHALTIC PAVING AT WATER SERVICE CONNECTION.

- ### GENERAL NOTES
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 - SEE SHEET # FOR WATER SHUT-OFF PLAN.
 - SEE 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. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.



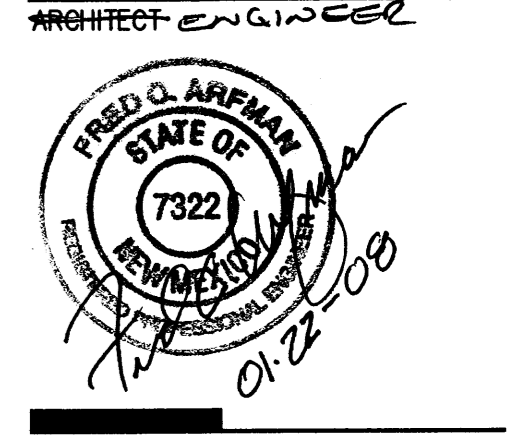
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1645 CU-101.dwg Jan 22, 2008

architect
 interior
 landscap
 planning
 engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsdesign.org

ARCHITECT ENGINEER



ENGINEER

PROJECT

Riley & Shane Law Offices

3880 Osuna Road
 Albuquerque, New Mexico

REVISIONS	
△	
△	
△	

DRAWN BY _____
 REVIEWED BY _____
 DATE _____
 PROJECT NO. 07-0092
 DRAWING NAME _____

UTILITY PLAN

SHEET NO.

002

OF

SITE INFORMATION

LEGAL DESCRIPTION
LOT 3A1-B, BLOCK A, UNIT II, INTERSTATE INDUSTRIAL TRACT,
ALBUQUERQUE, NM, RECORDED OCTOBER 2007

GROSS BUILDING AREA (GBA):
BUILDING (1 STORY) = 6,336 SF.

TOTAL SITE AREA: 32,567 SF = 75 ACRES
GROSS F.A.R. (GBA/site area) = 2

PARKING INFORMATION

1. TOTAL PARKING REQUIRED = 32 PARKING SPACES
10% TRANSIT REDUCTION: -3 SPACES
PARKING REQUIRED WITH TRANSIT REDUCTION: 29 SPACES
PARKING PROVIDED: 27 SPACES

2. HANDICAP PARKING STALLS REQUIRED:
1-25 PARKING STALLS; 2 HC STALLS REQUIRED
PROVIDED: 2 HC STALL, VAN ACCESSIBLE

3. BICYCLE PARKING REQUIRED: (1:20 AUTOS)
TOTAL: 2 SPACES
PROVIDED: 2 SPACES

4. MOTORCYCLE PARKING REQUIRED:
1-25 PARKING STALLS; 2 MOTORCYCLE SPACE REQUIRED.
TOTAL: 2 SPACES PROVIDED

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- F. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
- G. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.

LEGEND

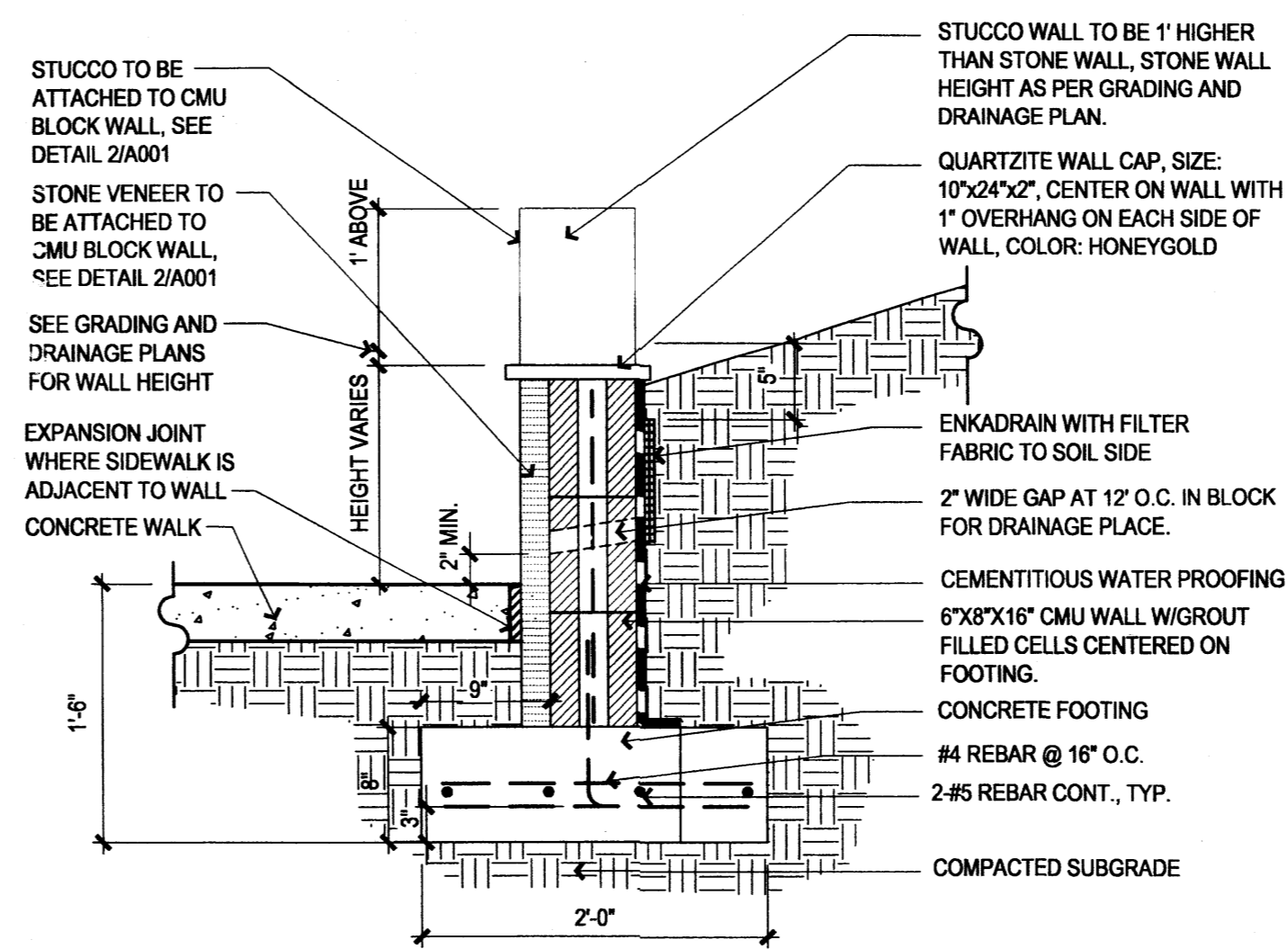
- PROPERTY LINE
- - - UTILITY EASEMENT
- EXISTING UTILITIES
- EXISTING FIRE HYDRANT
- NEW LIGHT FIXTURE
- LANDSCAPE AREA

SITE FURNISHINGS LEGEND

- 1 2 BIKE - BIKE RACK, QUANTITY: 1
Manufacturer: Madrax, Model: CIR-2-IG, In-Ground Mount, Galvanized Finish, Color: Steel. Contact: 800-448-7931

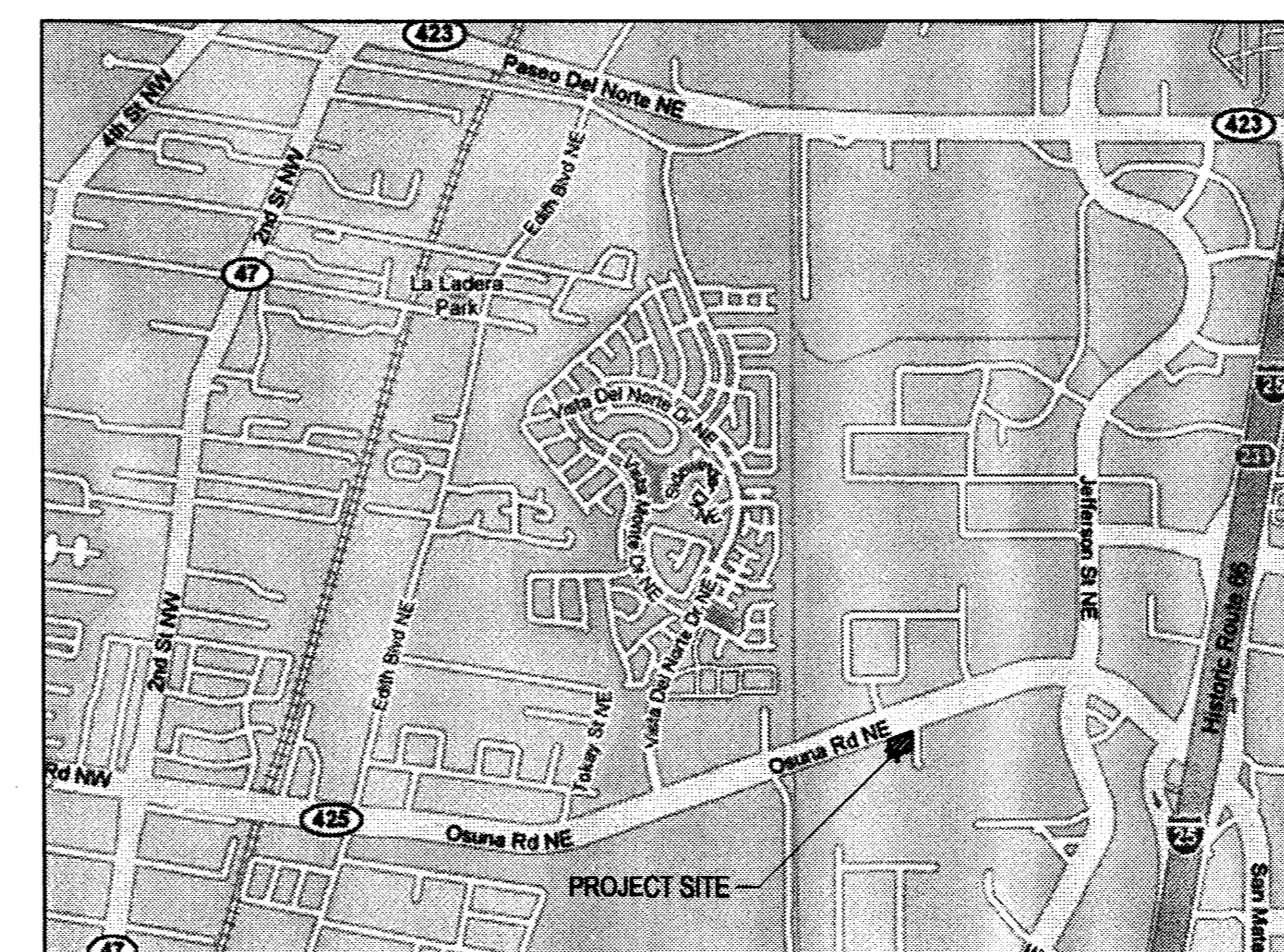
KEYED NOTES

1. TYPICAL PARKING SPACE: 8'-6"x20'-0"
2. TYPICAL ACCESSIBLE PARKING SPACE: 8'-6"x20'-0"
3. LANDSCAPED AREA, REFER TO LANDSCAPE PLAN
4. TYPICAL MOTORCYCLE PARKING SPACE: 4'-0"x8'-0"
5. RETAINING WALL, REFER TO DETAILS 3/4/A001
6. BUILDING SETBACK LINE
7. UTILITY EASEMENT, SEE PLAN FOR WIDTH
8. CONCRETE SIDEWALK, SEE COA STD. DWG # 2720
9. DUMPSTER ENCLOSURE AND GATE, REFER TO DETAIL 2/A001.
10. CONCRETE PATIO
11. 2'-0" WIDE CONCRETE CHANNEL
12. TYPICAL COMPACT PARKING SPACE: 8'-0"x15'-0"
13. ASPHALT PAVING
14. PROPERTY LINE
15. ACCESSIBLE RAMP, SLOPE 1:12 MAXIMUM; SEE COA STD. DWG # 2440
16. CONCRETE CURB AND GUTTER, SEE COA STD. DWG # 2415B
17. BIKE RACK, SEE SITE FURNISHINGS LEGEND A001
18. PAINTED A.D.A. PAVEMENT SIGNAGE
19. SIDEWALK CULVERT, REFER TO GRADING AND DRAINAGE PLANS
20. EXISTING UTILITIES TO REMAIN
21. CONCRETE STAIRS
22. HEADER CURB, SEE COA STD. DWG # 2415
23. POLE MOUNTED LIGHT FIXTURE, REFER TO DETAIL 1/A001.
24. EXISTING FIRE HYDRANT
25. CUT EXISTING CURB FOR NEW DRIVEPAD
26. BUS ROUTE
27. FUTURE RECYCLING AREA



3 CMU RETAINING WALL

1" = 1'-0"



VICINITY MAP
Zone Atlas E-17

1"=1000'

4 CMU RETAINING WALL ELEVATION

3/4" = 1'-0"

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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: _____

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE _____

UTILITIES DIVISION DATE _____

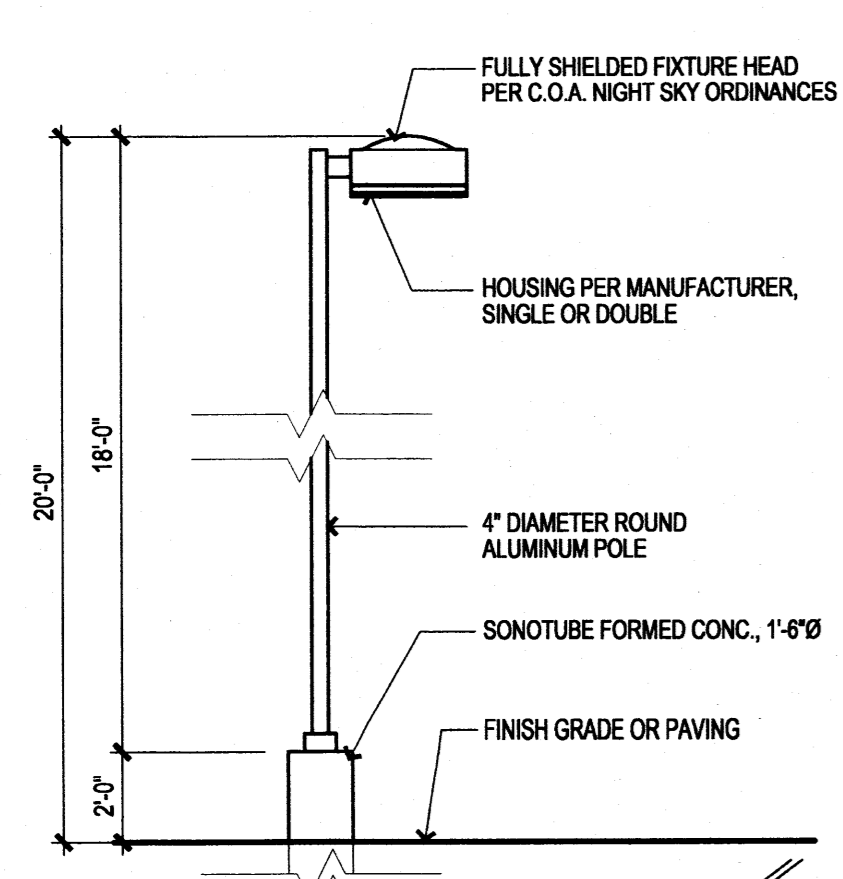
PARKS AND RECREATION DEPARTMENT DATE _____

CITY ENGINEER DATE _____

Michael Holton 1/22/08 DATE

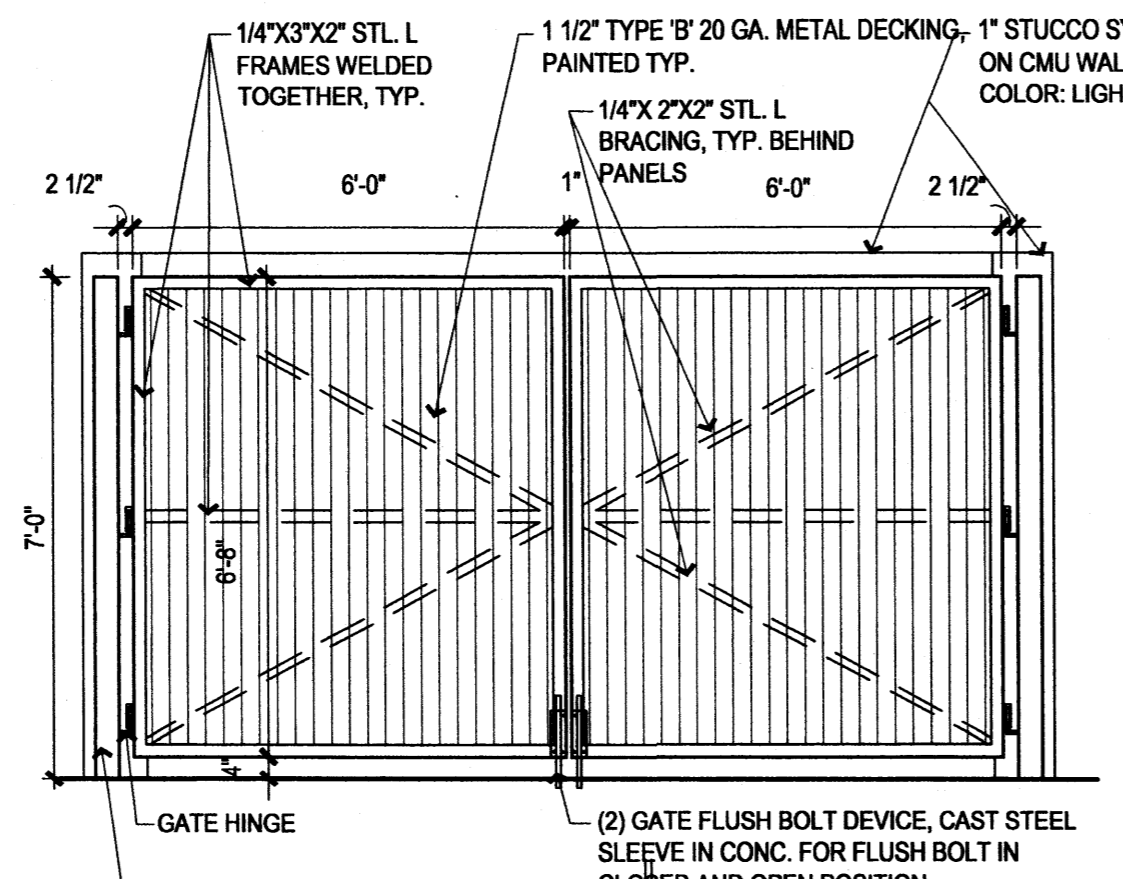
SOLID WASTE MANAGEMENT DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE _____



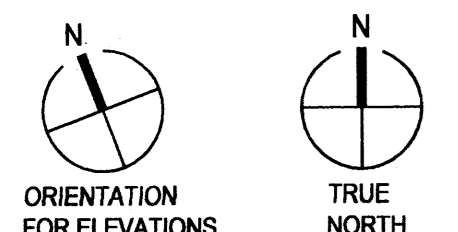
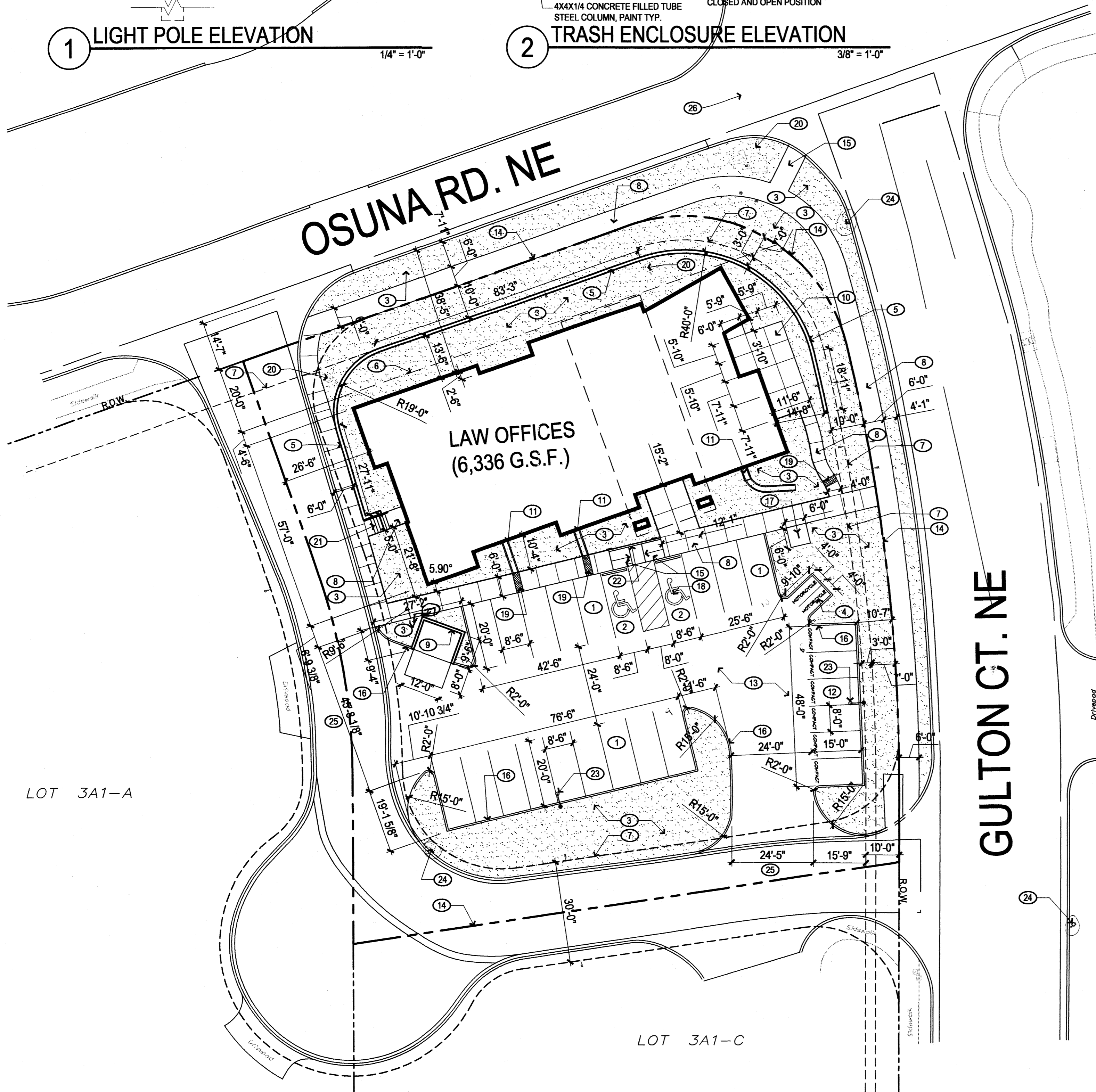
1 LIGHT POLE ELEVATION

1/4" = 1'-0"



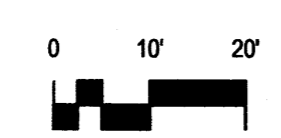
2 TRASH ENCLOSURE ELEVATION

3/8" = 1'-0"



SITE PLAN

1" = 20'-0"



PLANTING NOTES

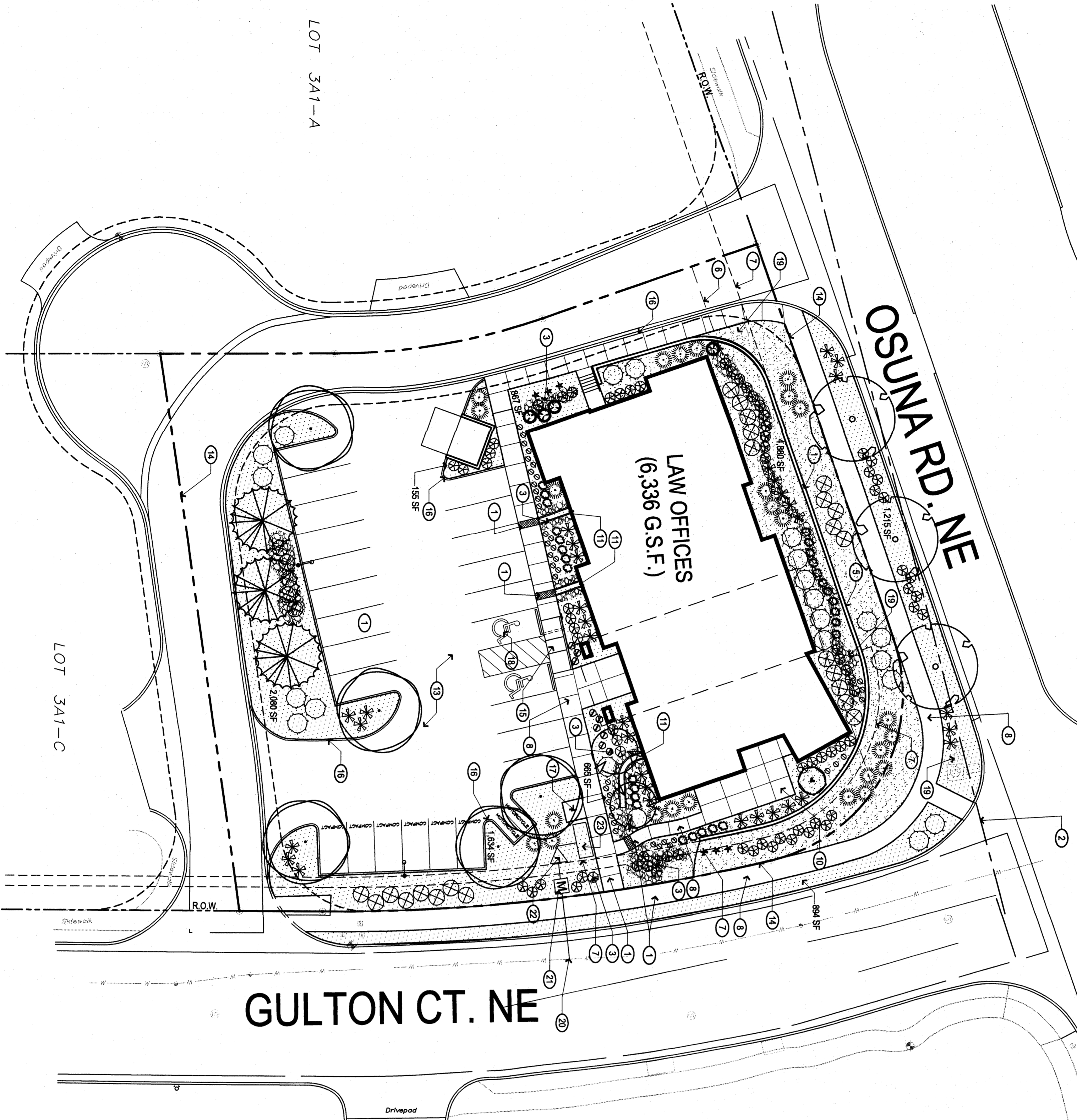
1. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
3. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED. THERE IS NO HIGH WATER USE TIER USED ON THIS PROJECT.
4. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
5. LANDSCAPE AREAS SHALL BE COVERED WITH MULCH AND FILTER FABRIC. SEE PLANT FOR MATERIAL.
6. TREE AND SHRUB PITS TO BE 3 TO 5 TIMES THE ROOT BALL DIAMETER.
7. SOIL PREPARATION AND AERATION WITHIN ROW IS REQUIRED TO DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING.
8. PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORM WATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE AND CAPTURED IN CORBLE SWALES. SEE DETAIL B01.201.
9. WATER USE DESCRIPTION: PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND IDENTIFY VALUES. NO TURF IS USED IN THIS DESIGN.
10. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION ON WALLS AND SIDEWALK PLANTING.
11. SOIL AMENDMENT PRODUCTS: SOIL BIOLOGY AMENDMENTS BY SOIL SCIENCE (99535348) SHALL BE APPLIED OVER PLANTING PITS DURING THE WARRANTY PERIOD. TERRAPHO COMMERICAL AND PRODUCTS ARE TO BE APPLIED OVER PLANT PITS FOLLOWING INSTALLATION AND PRIOR TO WHICH BETTER GREEN IS TO BE APPLIED TOWARD THE END OF THE WARRANTY PERIOD DIRECTLY OVER PLANTS, INCLUDING MULCH WHERE PRESENT. SEE SPECIFICATIONS AND PLANTING LEGEND.
12. SOIL AMENDMENT QUANTITIES: SEE PLANTING LEGEND. THE ESTIMATED TOTAL QUANTITY OF SOIL AMENDMENT IS BASED TWO APPLICATIONS AND THE FOLLOWING ASSUMPTIONS OF APPLICATION ARE: 1.63 SF @ 28 SF EACH 4 GALLON PLANT; 12 SF EACH 1 GALLON PLANT; 12 SF.

LANDSCAPE CALCULATIONS

SITE AREA: 32,296 SF = .74 ACRES
TOTAL BUILDING FOOTPRINT: 6,336 SF
NET SITE AREA: 25,960 SF
REQUIRED LANDSCAPE AREA: 3,984 SF
PROVIDED LANDSCAPE AREA: 9,986 SF
38% OF NET LOT AREA
(31% OF TOTAL LOT AREA)

IRRIGATION NOTES

- THE LANDSCAPE DESIGN REQUIRES A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE PLANT MATERIAL.
- THE CONTRACTOR SHALL CREATE AN IRRIGATION PLAN TO PERMANENTLY LOCATE MAINS, AND SHALL SUBMIT THIS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE ARCHITECT WILL PROVIDE A PIPING AND EMITTER LAYOUT WITH SIZING, VALVE SCHEDULE AND CONSTRUCTION DETAILS. SEE DETAILS C102.120 FOR EMITTER PLACEMENT AND POLYETHYLENE CONNECTIONS.
- CONTROL THE IRRIGATION SYSTEM SHALL BE RUN WITH FULLY AUTOMATIC IRRIGATION CONTROLLER FROM THE WALL. BE ADJUSTED TO MATCH TO PLANT MATERIAL, SEASON, LOCATION, AND PLANT PERFORMANCE.
- DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.
- KEYED NOTES**
1. SEE GRADING AND DRAINAGE PLANS FOR CULVERTS AND WALLS
 2. SEE DETAIL B14.01.201
 3. SWALE FOR WATER HARVESTING
 4. NOT USED
 5. RETAINING WALL, REFER TO DETAILS 5A001 AND 4A001
 6. BUILDING SETBACK LINE
 7. UTILITY EASEMENT
 8. CONCRETE SIDEWALK
 9. NOT USED
 10. 6" DIA. CONC. DRIVEWAY
 11. 12" WIDE CONCRETE DRAINAGE CHANNEL
 12. NOT USED
 13. ASPHALT PAVING
 14. PROPERTY LINE
 15. HANDICAP RAMP
 16. CONCRETE CURB AND GUTTER. SEE COA STD. DWG # 24.159
 17. BKG TRACK. SEE SITE FURNISHINGS LEGEND A001.
 18. EXISTING UTILITIES
 19. EXISTING UTILITIES
 20. SUGGESTED LOCATION FOR IRRIGATION P.O.C. AS PER COA STD. DWG # 22.001
 21. SUGGESTED LOCATION OF WATER METER AS PER COA STD. DWG # 22.001
 22. SUGGESTED LOCATION OF BACKFLOW PREVENTER. SEE COA STD. DWG # 22.001
 23. SUGGESTED LOCATION OF VALVES. SEE COA STD. DWG # 27.03



Tree: See Detail B14.01.201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Emitter requirements
3	3	5-Gal @ 2x16'	DEODOR CEDAR	Cedrus deodara (female only)	40.00	20.00	Medium Water Use	3.2 GPH
3	3	4'-Cul	CHINESE PISTACHE	Platanus chinensis	35.00	30.00	Low Water Use	2.2 GPH
2	2	15-Gal @ 6'x2'	MEXICAN HERBUD	Cercis mexicana	15.00	15.00	Medium Water Use	2.2 GPH
5	5	15-Gal @ 7'x1'	EMORY OAK	Quercus emoryi	40.00	30.00	Medium Water Use	3.2 GPH
4	4	7-Gal @ 5'x1'	SIRROCKET JUMPER	Juniperus virginiana Skyrocket	15.00	3.00	Medium Water Use	2.2 GPH
1	1	5-Gal @ 10'x1'	MEXICAN BUCKEYE	Ulmus speciosus	12.00	8.00	Medium Water Use	2.2 GPH

Shrub: See Detail B14.01.201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
26	1-Gal @ 1'x6"	1-Gal @ 1'x6"	BLUE MIST SPREA	Caryophyllus X candicans	5.00	5.00	Medium Water Use	2.2 GPH
28	1-Gal @ 6'x6"	1-Gal @ 6'x6"	POWIS CASTLE SAGE	Artemisia X Powis Castle	3.00	5.00	Low Water Use	2.2 GPH
21	5-Gal @ 1'x15'	5-Gal @ 1'x15'	ROCK COTONCHESTER	Cedreolus horizontalis	3.00	10.00	Medium Water Use	2.2 GPH

Perennial: See Detail B14.01.201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
9	2' Pipe @ 7'x2'	1-Gal @ 4'x6"	BLUE SELECT CALMINT	Nepeta x fasciata Blue Saker	0.75	1.50	Low Water Use	2.2 GPH
9	1-Gal @ 4'x6"	1-Gal @ 4'x6"	MOONSHINE YARROW	Achillea fendleri Moonshiner	1.50	2.00	Low Water Use	2.2 GPH

Stucco: See Detail B14.01.201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
6	5-Gal @ 6'x6"	5-Gal @ 6'x6"	PARRY'S AGAVE	Bastard name	2.00	2.00	Water requirements	Water requirements
33	15-Gal @ 30'x2'	15-Gal @ 30'x2'	RED HESPERALOE	Agave parryi	4.00	4.00	Low Water Use	2.2 GPH
33	15-Gal @ 30'x2'	15-Gal @ 30'x2'	RED HESPERALOE	Hesperaloe parviflora	4.00	4.00	Low Water Use	2.2 GPH

Grass: See Detail B14.01.201

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
78	1-Gal @ 6'x6"	1-Gal @ 6'x6"	REGAL MIST GRASS	Muhlenbergia capillaris Regal Mist	3.50	3.00	Medium Water Use	2.2 GPH
28	1-Gal @ 1'x1'	1-Gal @ 1'x1'	DWARF FOUNTAIN GRASS	Pennisetum setaceum	3.00	3.00	Medium Water Use	2.2 GPH

Soil

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
5.535 SF	One 6 Ounc. hot bag/1,000 SF	One 6 Ounc. hot bag/2,000 SF	Soil Biology Amendment	For use over plant pits in all landscape areas. Total includes two applications, one at installation and one during warranty period.				

Mulches

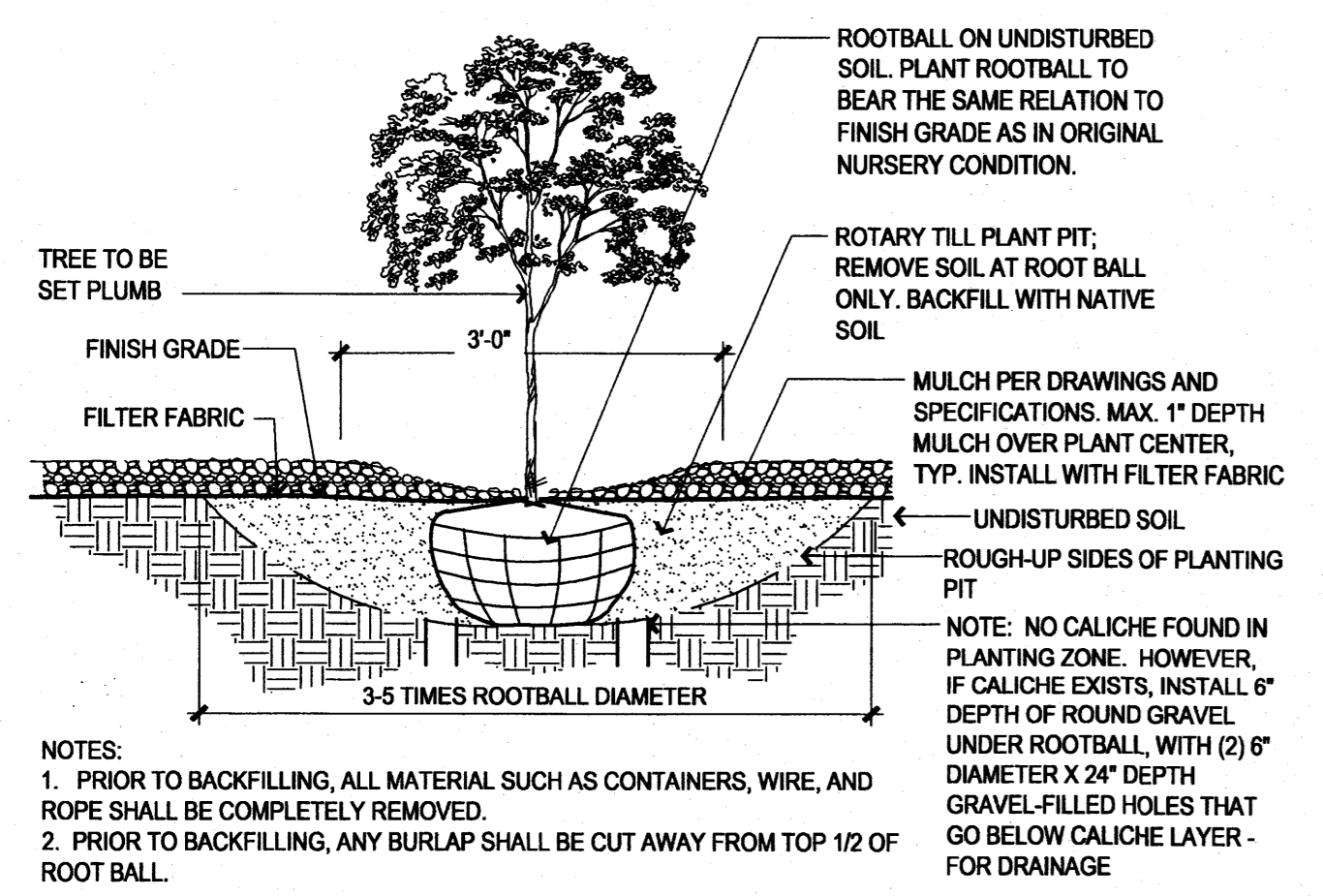
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements	Water requirements
6,736 SF	Crusher Fines with Filter Fabric	Crusher Fines with Filter Fabric	Crusher Fines with Filter Fabric	Crusher Fines with Filter Fabric	3"	3"	Crusher Fines with Filter Fabric	Crusher Fines with Filter Fabric
4,362 SF	1"-2" Gravel - angular with Filter Fabric	1"-2" Gravel - angular with Filter Fabric	1"-2" Gravel - angular with Filter Fabric	1"-2" Gravel - angular with Filter Fabric	3"	3"	1"-2" Gravel - angular with Filter Fabric	1"-2" Gravel - angular with Filter Fabric
996 SF	2"-4" Cobble	2"-4" Cobble	2"-4" Cobble	2"-4" Cobble	3"	3"	2"-4" Cobble	2"-4" Cobble

REVISIONS

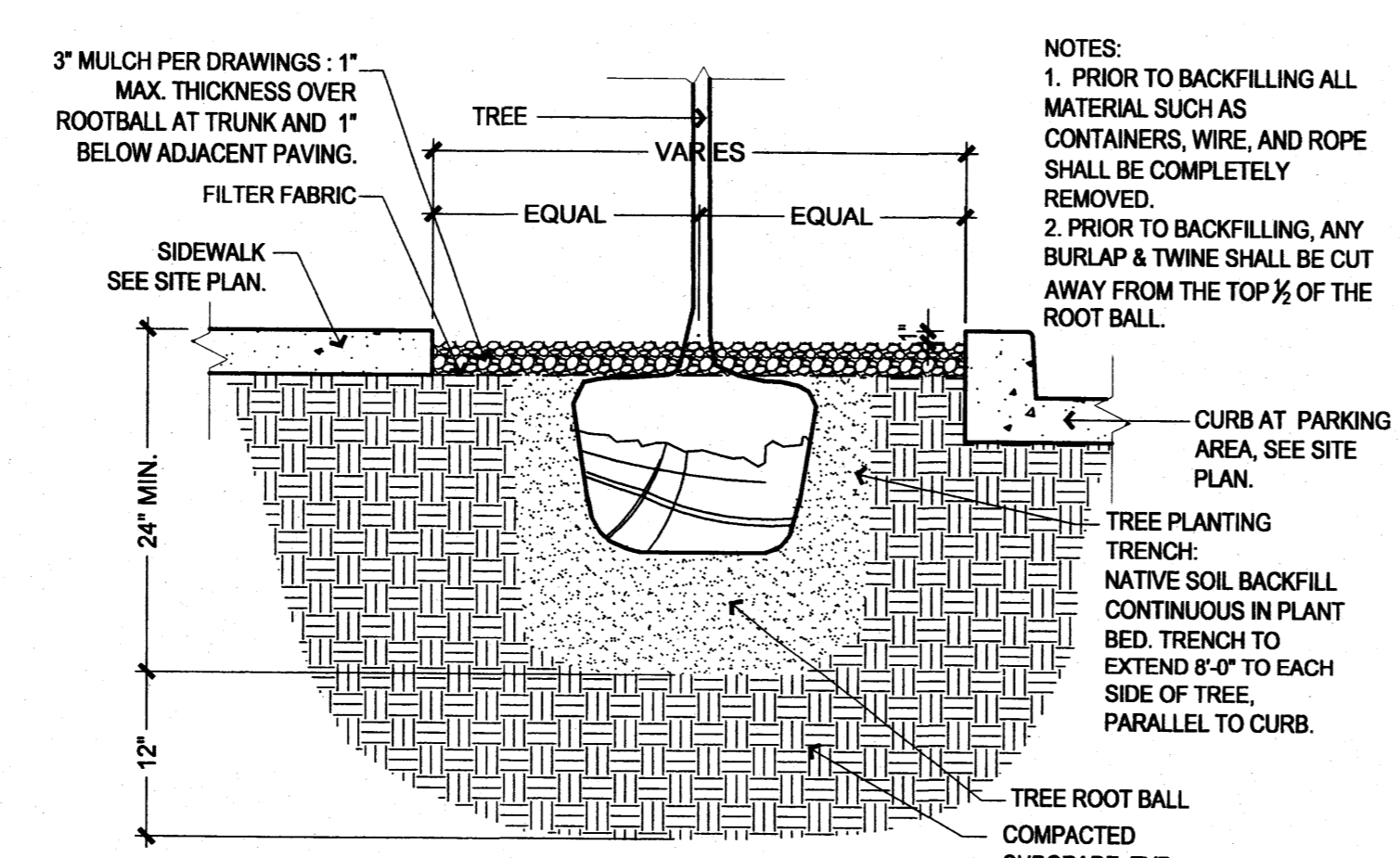
△	
△	
△	
△	

DRAWN BY	KP
REVIEWED BY	MB
DATE	Jan. 22, 2008
PROJECT NO.	07-0092
DRAWING NAME	

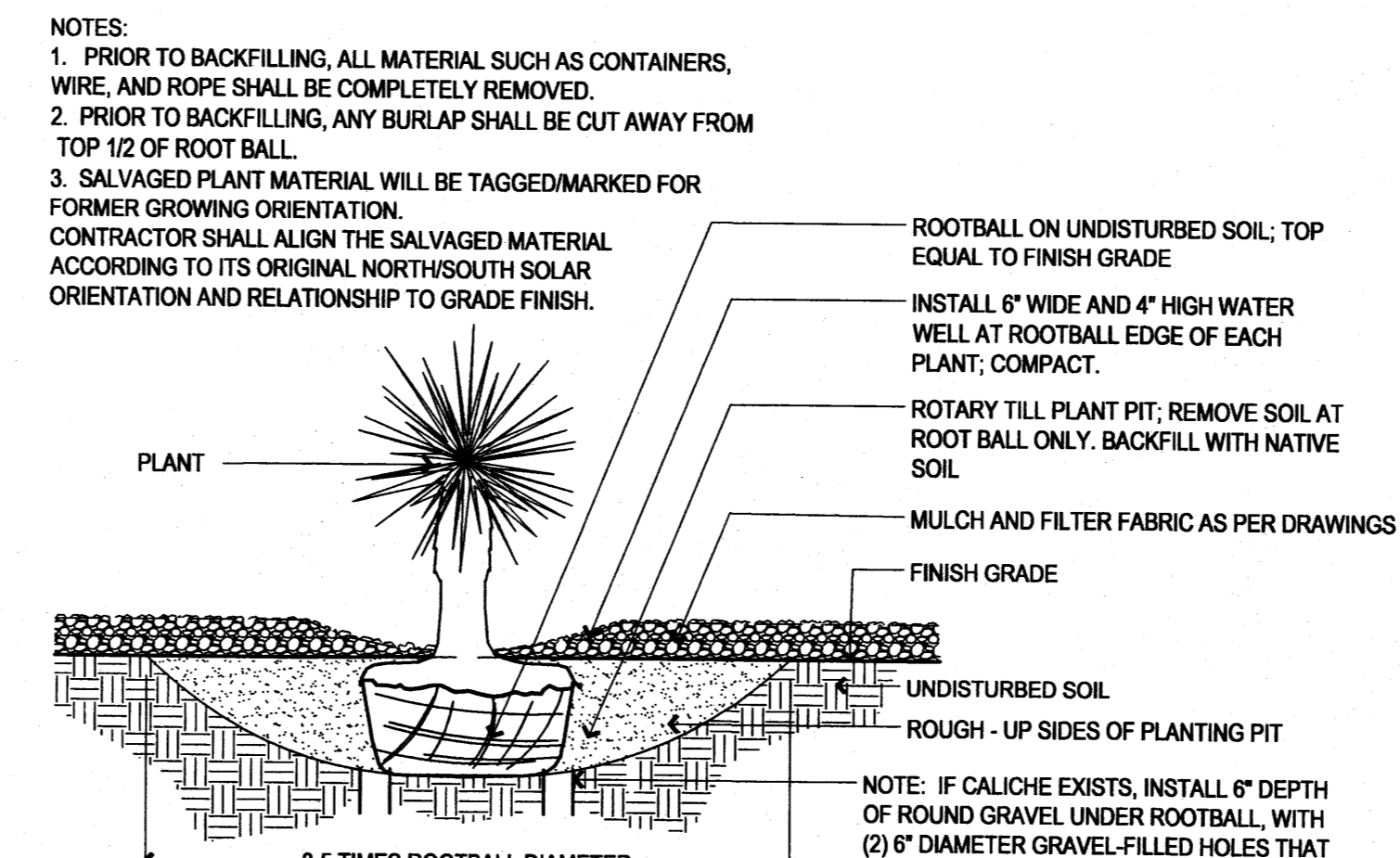
LANDSCAPE DETAILS



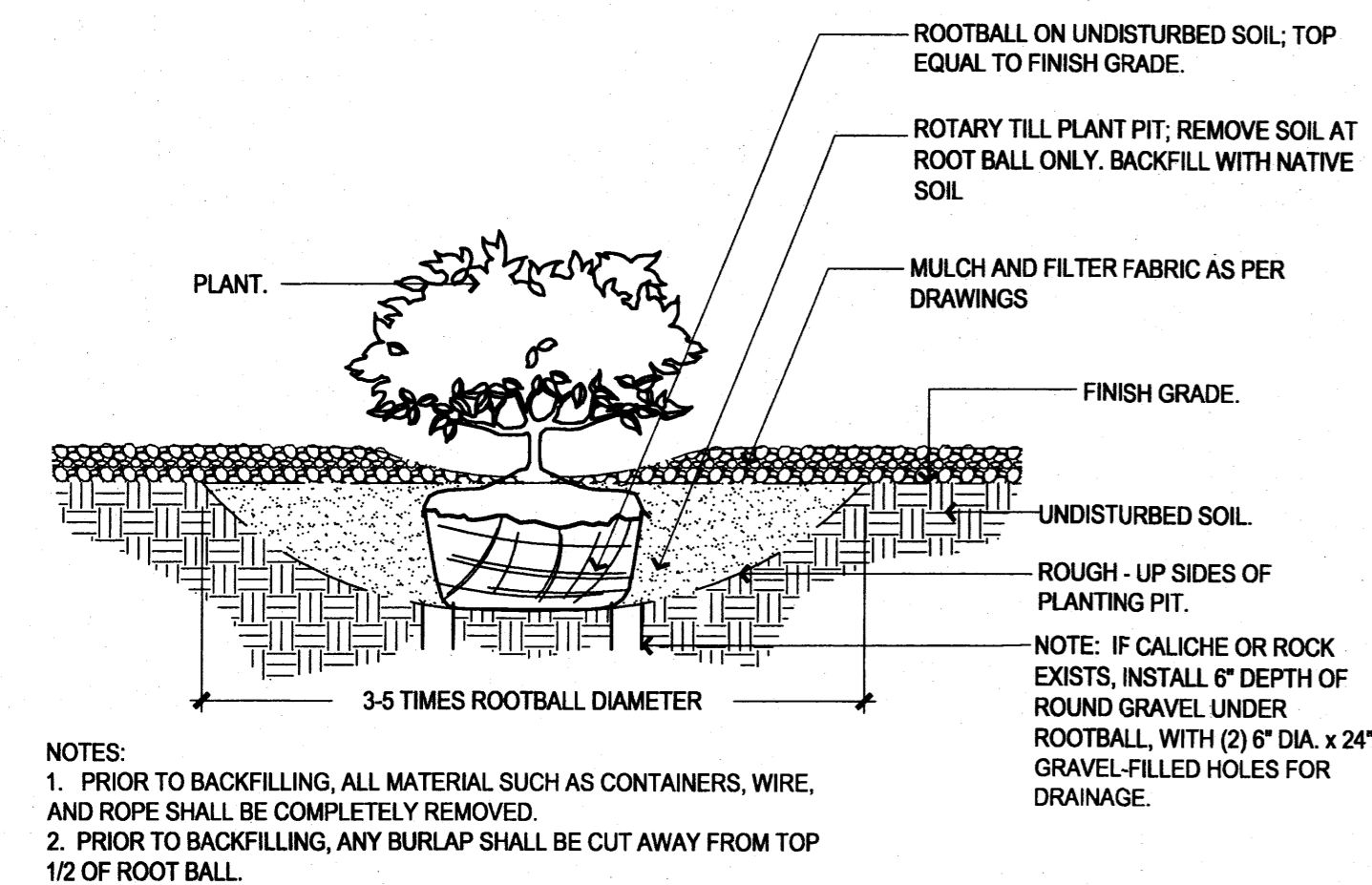
A1 TREE IN PLANTING BED
3/4" = 1'-0"



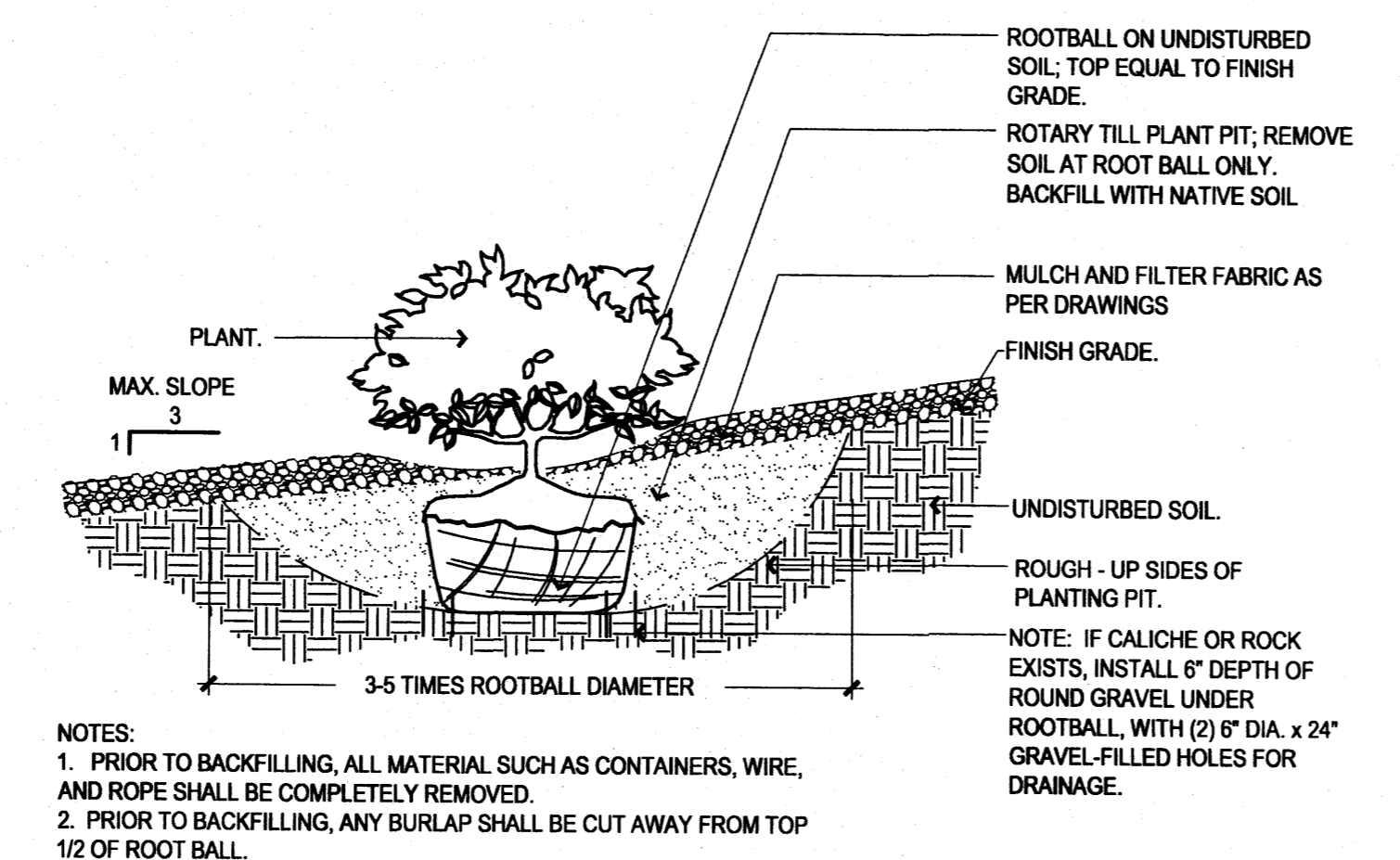
A2 STREET TREE PLANTING DETAIL
3/4" = 1'-0"



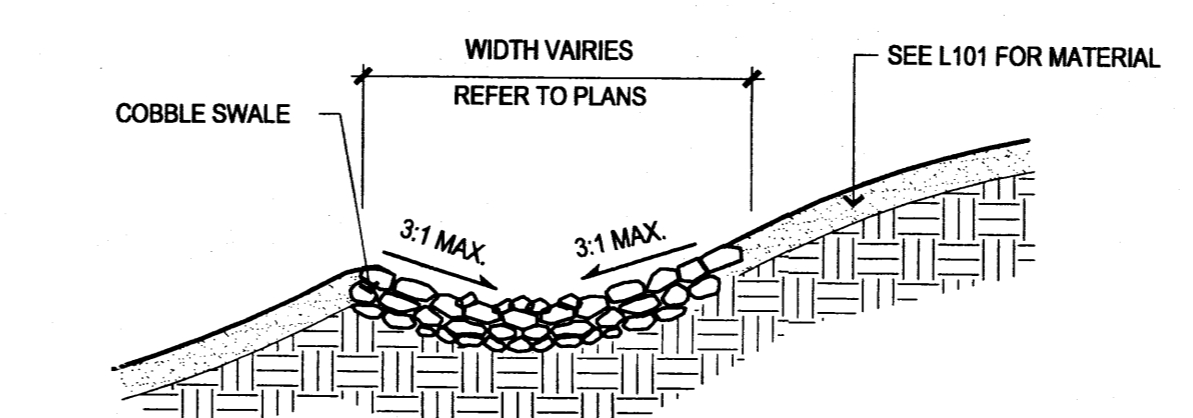
A3 ACCENT PLANT IN BED
3/4" = 1'-0"



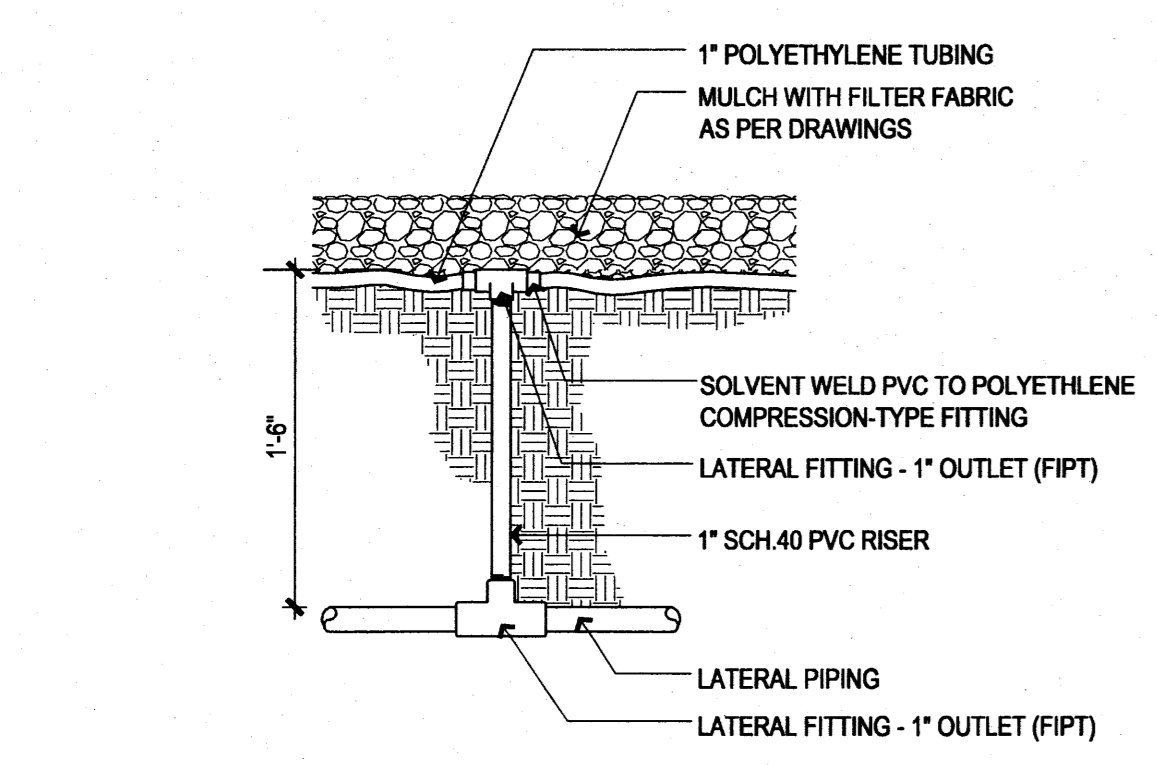
B1 SHRUB IN BED
3/4" = 1'-0"



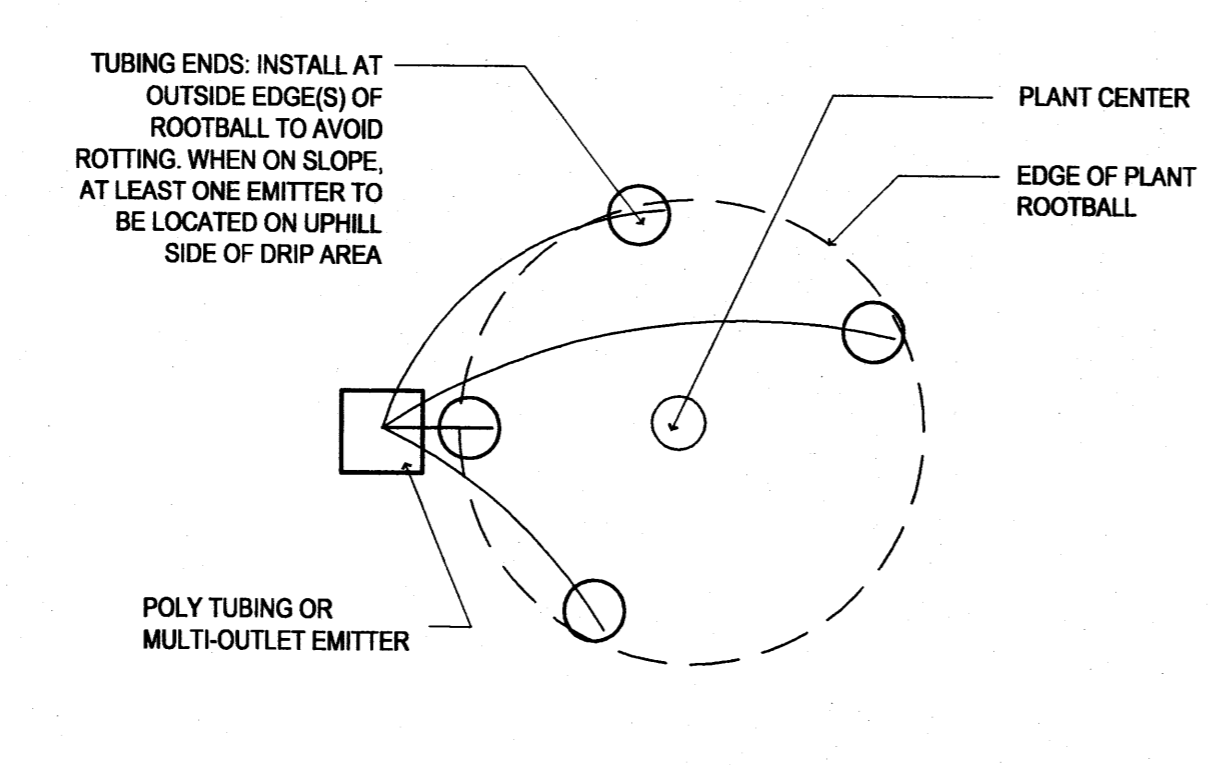
B2 SHRUB ON SLOPE
3/4" = 1'-0"



B3 COBBLE SWALE ON SLOPE
1" = 1'-0"



C1 PVC TO POLY-TUBING CONNECTION
1 1/2" = 1'-0"



C2 EMITTER LAYOUT PLAN
1/2" = 1'-0"

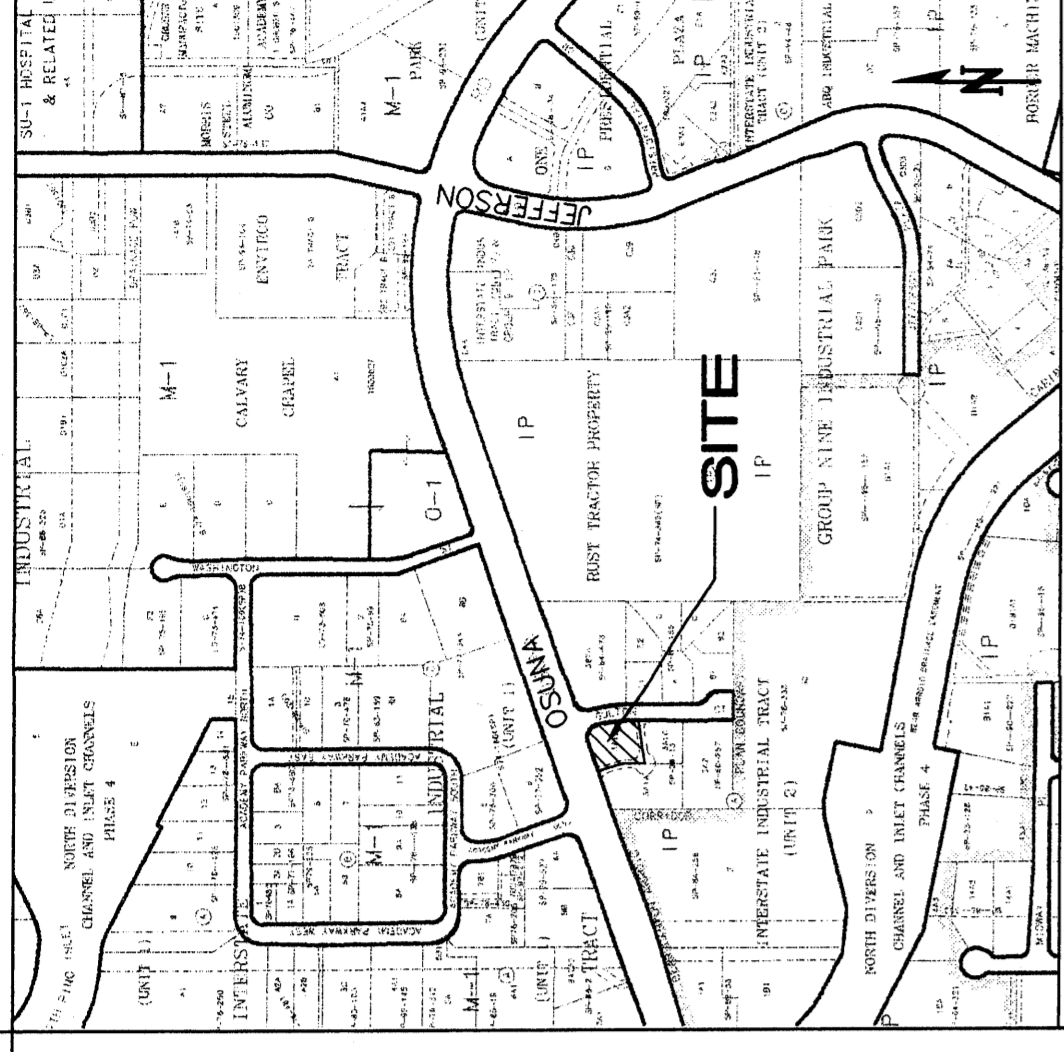


△
△
△
△

DRAWN BY	BUB
REVIEWED BY	FCA
DATE	Jan. 18, 2008
PROJECT NO.	07-0092
DRAWING NAME	

**DRAINAGE AND
GRADING PLAN**

VICINITY MAP E-17



KEYED NOTES

- SPOT ELEVATIONS WITHIN FLOWLINE AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- SITE ACCESS - CONSTRUCT TO ELEVATIONS SHOWN. SAWCUT EXISTING ASPHALT TO PROVIDE SMOOTH BONDING EDGE.
- CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN.
- CONSTRUCT MEDIAN CURB AND GUTTER AT ALL CURB LOCATIONS UNLESS NOTED.
- CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN.
- CONSTRUCT CONCRETE WALK WITH TURNED DOWN EDGE AT ELEVATIONS SHOWN.
- STEPS IN CONCRETE WALK. SEE ARCHITECTURAL.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS.
- HIGH POINT THIS AREA.
- ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUT THIS LOCATION. PROVIDE 1' WIDE (BOTTOM WIDTH) U-SHAPED CONCRETE CHANNEL AS SHOWN.
- PROVIDE 1' WIDE OPENING IN CURB TO PASS FLOW.
- PROVIDE 2' WIDE OPENING IN CURB TO PASS FLOW.
- CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT WITHIN R.O.W. AT RIM/FLOWLINE ELEVATIONS SHOWN PER C.O.A. STD. DWG. 2236. NOTE: SEE S.O.19 NOTICE TO CONTRACTOR'S THIS SHEET FOR CONSTRUCTION WITH R.O.W.
- CONSTRUCT 1' WIDE CONCRETE SIDEWALK CULVERT AT RIM/FLOWLINE ELEVATIONS SHOWN PER C.O.A. STD. DWG. 2236.
- CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT AT RIM/FLOWLINE ELEVATIONS SHOWN PER C.O.A. STD. DWG. 2236.
- CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN.
- PROVIDE (MINIMUM 2' WIDTH) COBBLE SWALE TO DIRECT CONCENTRATED ROOF DISCHARGE. SEE GENERAL NOTES FOR COBBLE REQUIREMENTS.
- CONSTRUCT SITE RETAINING WALL (DESIGN BY OTHERS).
- PROVIDE DRAINS (1E PIPES OR TURNED CNU BLOCKS) 20" O.C. AT GRADE TO PASS FLOW.
- UTILIZE BOULDERS TO BERM WITHIN LANDSCAPING TO ENSURE CONCENTRATED ROOF FLOW IS DIRECTED TO NEW SIDEWALK CULVERT.
- RAISE EXISTING MANHOLE RIM TO NEW GRADES.
- TEMPORARY BENCHMARK.

LEGEND

- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5110.70 FINISH FLOOR ELEVATION
- TC TOP OF CURB
- FL FLOWLINE
- INV INVERT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-6828 Fax. 505-268-2632

GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- 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.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH PROPERLY COMPACTED SUBGRADE AND FINISH SLOPE TOWARD EXISTING PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "+", TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- WATER SHALL NOT POND ON PAVED AREAS.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (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.
- ALL COBBLES TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX. 50 NON-WOVEN GEOTEXILE (O.E.). NOTES: PERMANENT TOY REINFORCEMENT MATERIAL SHALL BE INSTALLED TO ALL AREAS REQUIRING COBBLE EROSION PROTECTION.
- ALL SIDESLOPES > / = 3:1 MUST HAVE PERMANENT EROSION CONTROL (COBBLES OR LANDLOK TRM 450 O.E.) INSTALLED. TYPICAL.

GENERAL NOTES

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP E-17. THE SITE IS BOUND TO THE EAST BY GULTON COURT, TO THE WEST AND SOUTH BY PRIVATE ACCESS ROAD, AND TO THE NORTH BY OSUNA ROAD N.E.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 6,336 SF COMMERCIAL OFFICE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 3A1-B BLOCK A, UNIT II INTERSTATE INDUSTRIAL TRACT WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: ACS BRASS TABLET STAMPED "11-E17" A CITY OF ALBUQUERQUE 1-3/4" ALUMINUM DISK STAMPED "ACS BM 11-E17, EXPOSED TO TOP OF CONCRETE BASE OF STREET LIGHT STANCHION, ENE QUADRANT OF OSUNA RD. & ACADEMY PARKWAY N.E., ON SW CORNER OF SAID CONCRETE BASE. ELEVATION = 5104.799 FEET (NAVD 1988)

TEMPORARY BENCHMARK: SEE KEYED NOTE #22.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #138, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE ANALYSIS

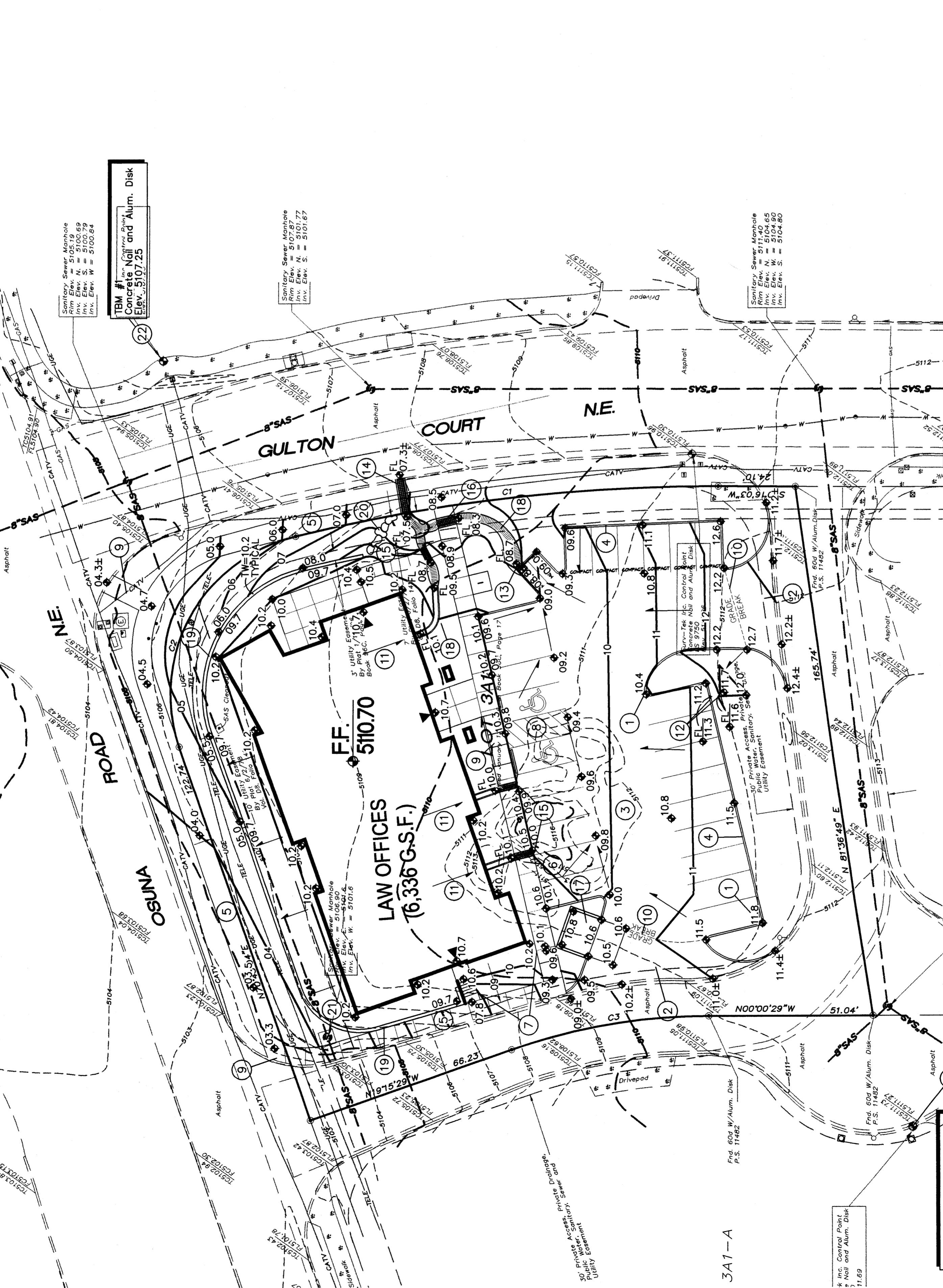
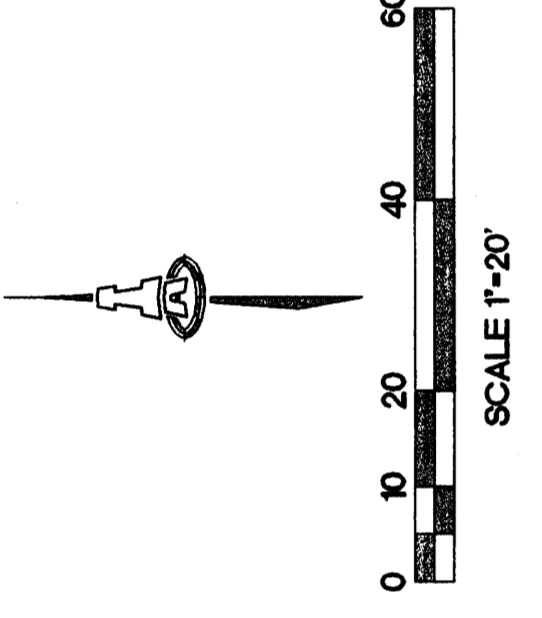
A MASTER DRAINAGE PLAN PREPARED FOR THIS SUB-DIVISION DRAINAGE DISTRICT FOR THE CITY OF ALBUQUERQUE AND THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ALBUQUERQUE, 1988 EDITION AS REVISED THROUGH UPDATE #7 (AMENDMENT 1), FLOW WILL ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.

PER THE CALCULATIONS BELOW, THE DEVELOPMENT OF THE PROPERTY WILL GENERATE Q100 OF 2.7 CFS. A 0.7 CFS INCREASE IN COMPARISON WITH THE EXISTING UNDEVELOPED PROPERTY.

APPROXIMATELY 2.4 CFS (ALL ROOF AND PAVEMENT DISCHARGE) WILL PASS TO GULTON COURT VIA THE PROPOSED SIDEWALK CULVERTS. THE REMAINING 0.3 CFS WILL SHEETFLOW TOWARDS OSUNA BLVD. WITHIN THE PERIMETER LANDSCAPING.

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS IS TO BE COMPLETED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, EDITION 1988, 1988 EDITION AS REVISED THROUGH UPDATE #7 (AMENDMENT 1).
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1980) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONTRACT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
APPROVAL	NAME DATE
INSPECTOR	

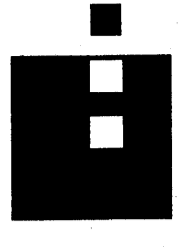


AREA OF SITE:	32296	SF	ON-SITE	0.7	Ac
HISTORIC FLOWS:					
On-Site Historic Land Condition	0	SF	DEVELOPED FLOWS:		
Area a =	19377.6	SF	On-Site Developed Land Condition		
Area b =	3230	SF	Area a =	0	SF
Area c =	6492.2	SF	Area b =	3230	SF
Area d =	4592.2	SF	Area c =	9689	SF
Total Area =	32296	SF	Area d =	1978	SF
			Total Area =	32296	SF
On-Site Weighted Excess Precipitation (100-Year Storm)					
Weighted E =	0.99 in.				
Historic E =	0.99 in.				
On-Site Volume of Runoff: V360 =	EPA / 12				
Historic V360 =	2075	CF			
On-Site Peak Discharge Rate: Qp = Qp(a) + Qp(b) + Qp(c) + Qp(d) / 43.560					
For Precipitation Zone 1					
Qpa =	1.29				
Qpb =	2.03				
Historic Qp =	2.0	CFS			
Developed Qp =	4.37				

LOT 3A1-C

IBM #2 Nail and Alum. Disk Elev. 5111.69

3A1-A



**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT

**DRB
SUBMITTAL**

ENGINEER

PROJECT

Riley & Shane Law Offices
3880 Osuna Road
Albuquerque, New Mexico

REVISIONS
△
△
△
△

DRAWN BY
REVIEWED BY
DATE Jan. 22, 2008
PROJECT NO. 07-0082
DRAWING NAME

**EXTERIOR
ELEVATIONS**

SHEET NO.

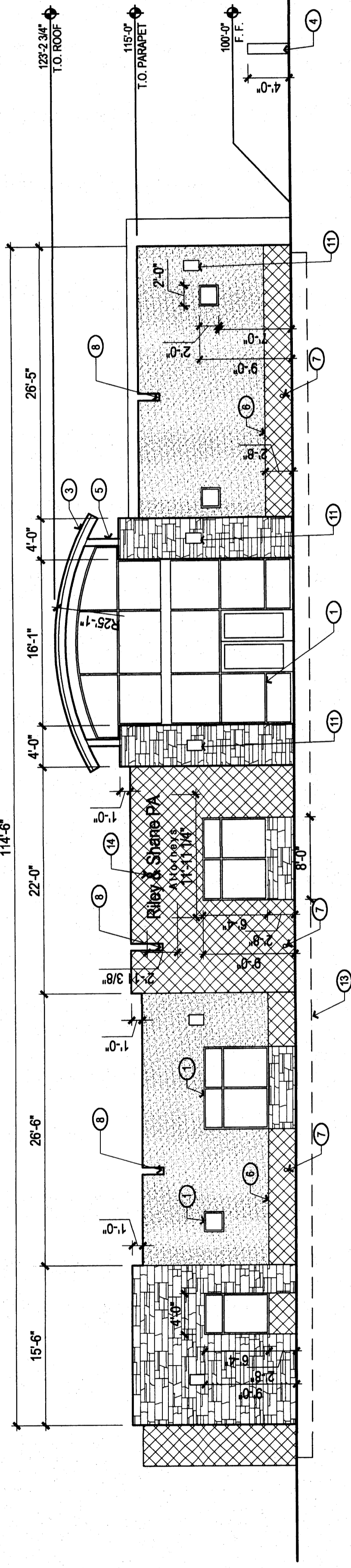
A301
OF

KEYED NOTES

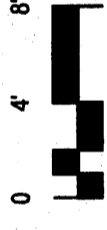
- GLAZING IN ALUMINUM STOREFRONT SYSTEM. COLOR: MEDIUM BRONZE.
- HOLLOW METAL FLOOR. PAINTED TO MATCH LIGHT TAN STUCCO COLOR TYP.
- STANDING SEAM METAL ROOF. COLOR: BURGUNDY (MBC)
- STONE VENEER AND STUCCO RETAINING WALL.
- STEEL COLUMN; PAINTED TO MATCH ALUMINUM STOREFRONT SYSTEM TYP.
- STUCCO CONTROL JOINT TYP.
- METAL COAM TONGUE; ROOF DRAINAGE AT COAM TONGUE SHALL DISCHARGE INTO TO PARKING LOT.
- METAL OVERFLOW SCUPPER; PAINTED TO MATCH ADJACENT FACADE COLOR.
- DASHED LINE INDICATES EXTENT OF STONE VENEER SITE WALL IN ORDER TO SHOW BUILDING ELEVATIONS IN THEIR ENTIRETY.
- ROOF FACA PAINTED TO MATCH COLOR OF ROOF TYP.
- BUILDING MOUNTED LIGHTING
- GRADE BEYOND
- FIN MOUNTED BUILDING SIGNAGE METAL LETTERS; PAINTED TYP. SIGNAGE SHALL BE LIT FROM LIGHT FIXTURES AT GRADE. SHALL COMPLY WITH NIGHT SKY ORDINANCE. (ROUGHLY 36 S.F. OF SURFACE AREA)

COLOR LEGEND

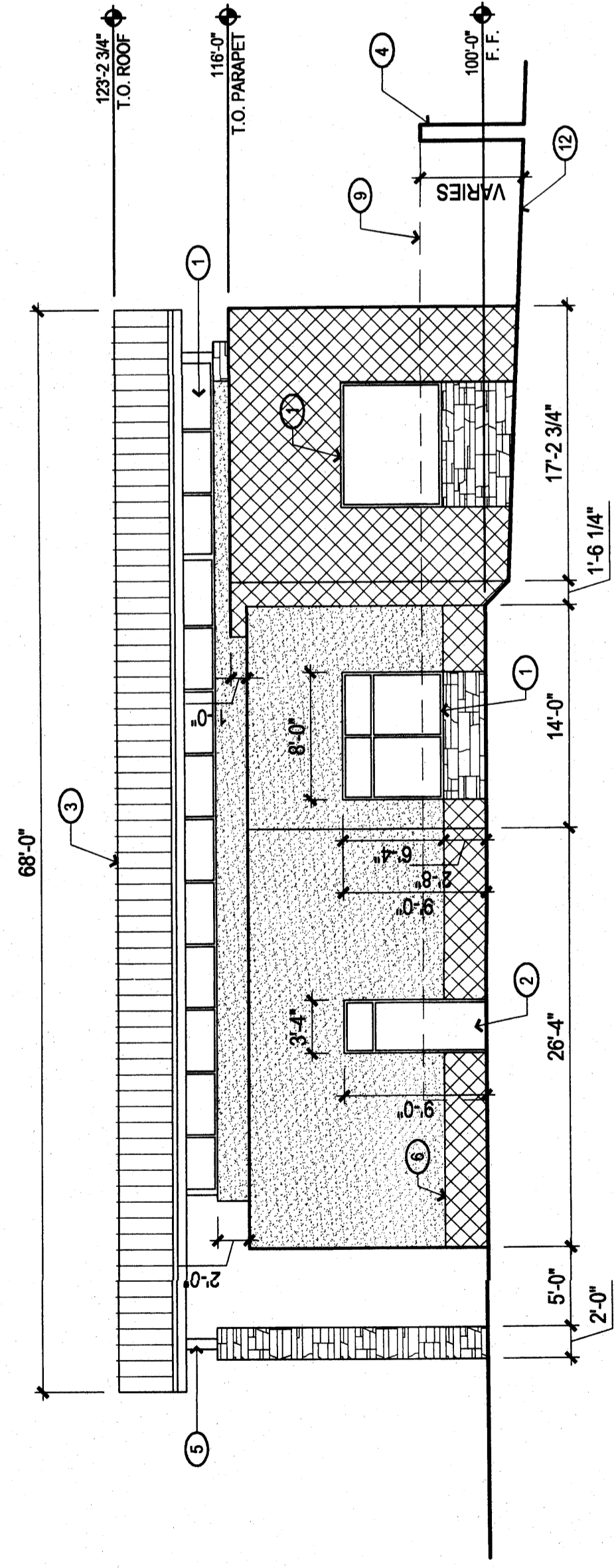
- STUCCO COLOR 1: 3 COAT SYSTEM, COLOR DARK TAN
- STUCCO COLOR 2: 3 COAT SYSTEM, COLOR LIGHT TAN (BRIGHT CARIBBOU)
- STONE VENEER - HONEY GOLD (EASTWEST STONE)



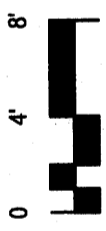
A1 SOUTH ELEVATION



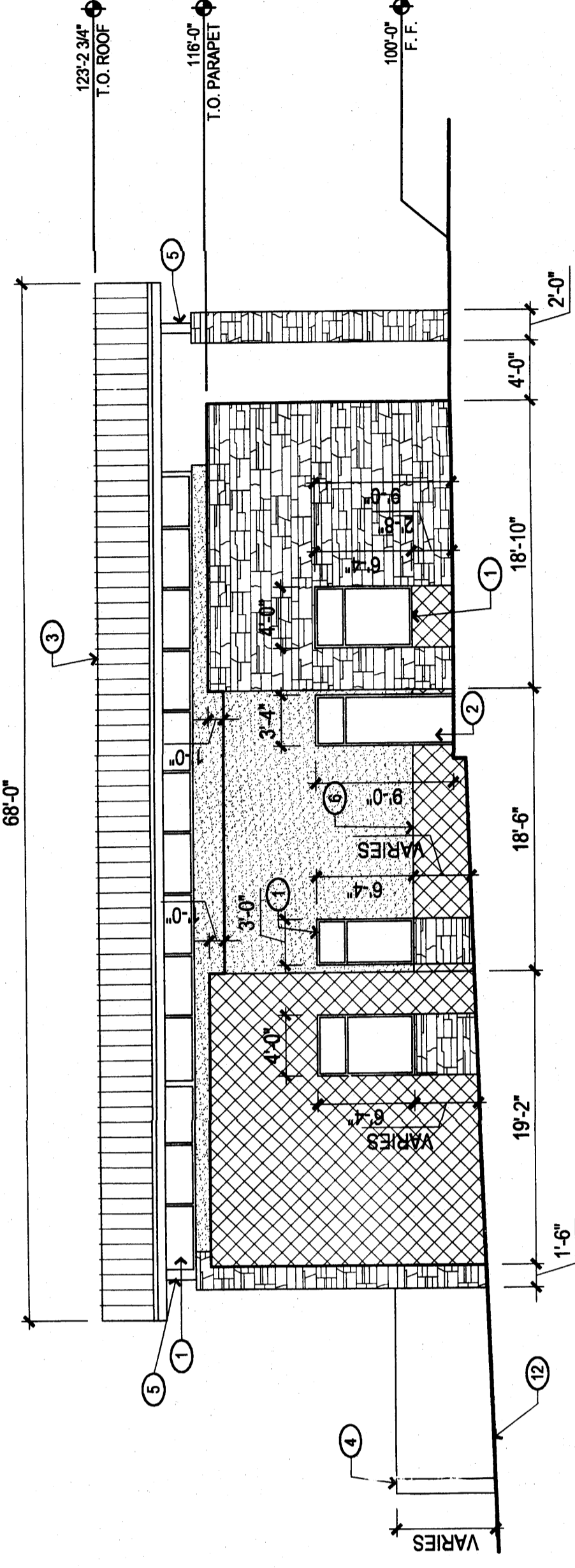
1/8" = 1'-0"



B1 EAST ELEVATION



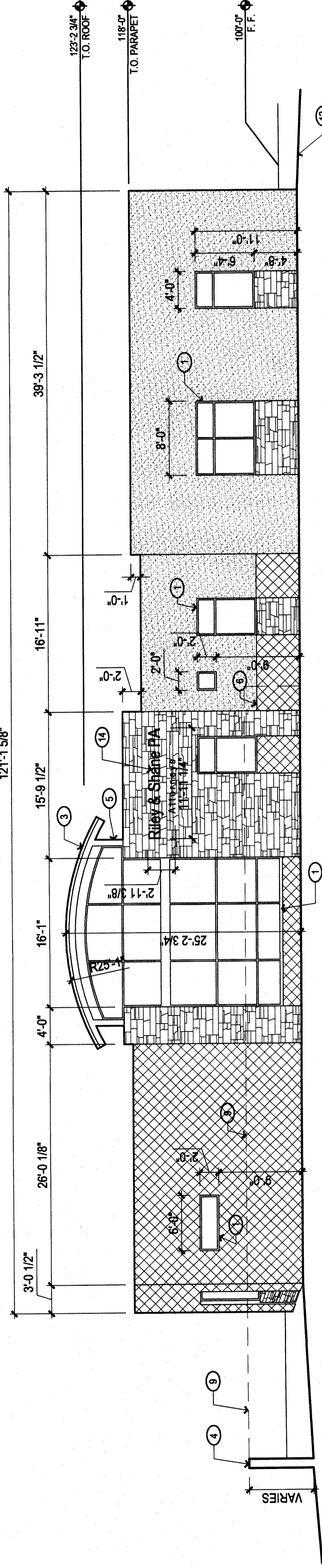
1/8" = 1'-0"



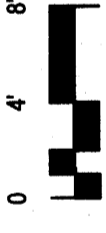
B3 WEST ELEVATION



1/8" = 1'-0"

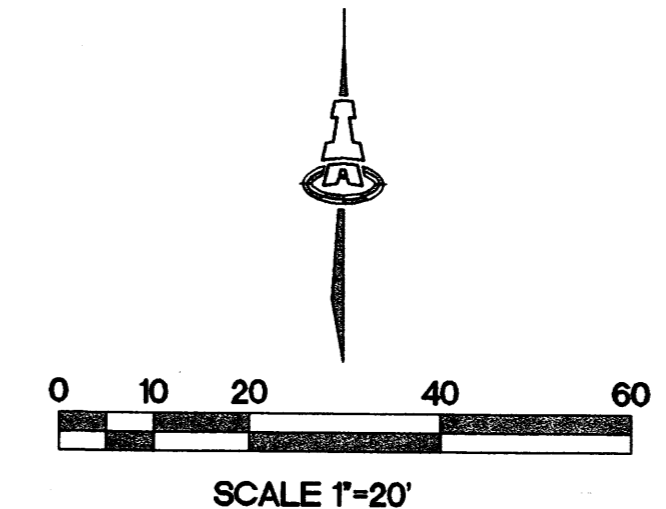
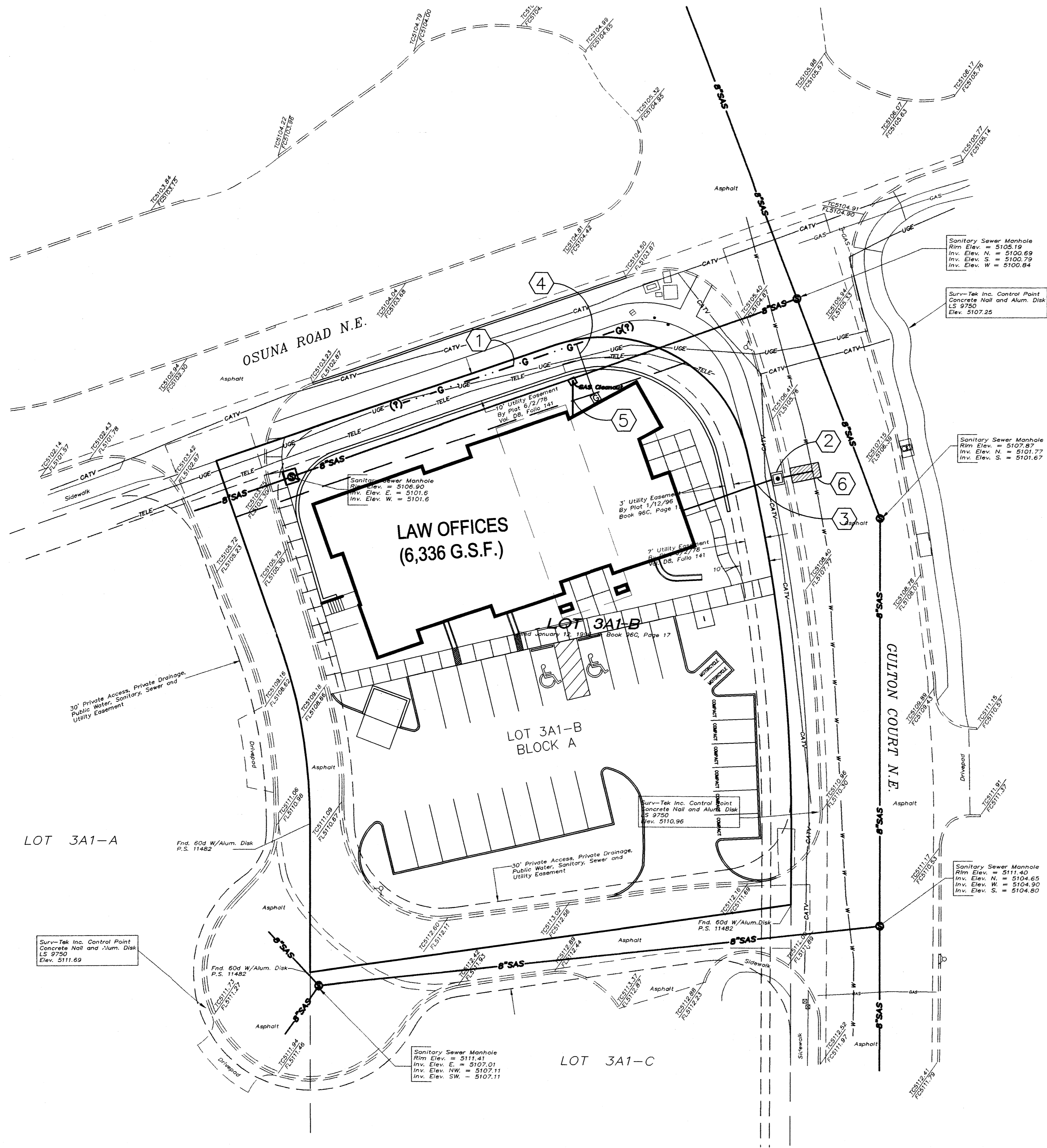


D1 NORTH ELEVATION



1/8" = 1'-0"

M:\ACTIVE\CAD FILES JOB 1600-1699\1645\dwg\1645 CU-101.dwg, 1/22/2008 9:13:52 AM



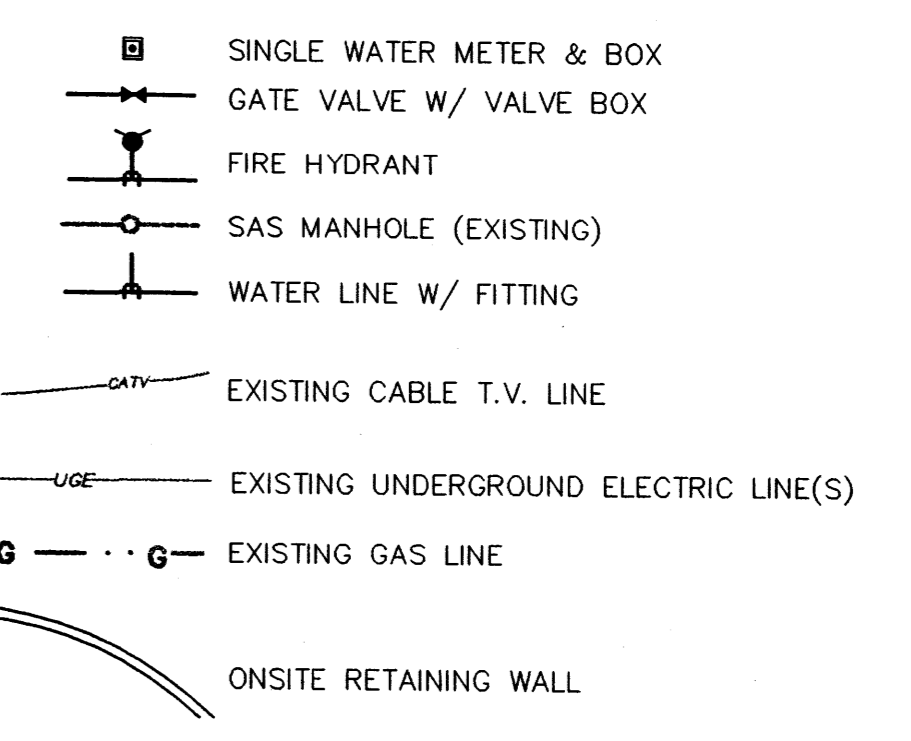
KEYED NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING GAS LINE.
2. 3/4" WATER METER PER COA STD DWG #2361.
3. 1 1/4" WATER SERVICE LINE FROM PRIVATE SIDE OF METER TO BUILDING.
4. GAS SERVICE LINE. COORDINATE WITH PNM & GAS. NEW SERVICE FOR LINE SIZE.
5. CONSTRUCT 4" SAS SERVICE LINE FROM EXISTING SAS CLEANOUT TO BUILDING.
6. REMOVE AND REPLACE 2 SY ASPHALTIC PAVING AT WATER SERVICE CONNECTION.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.

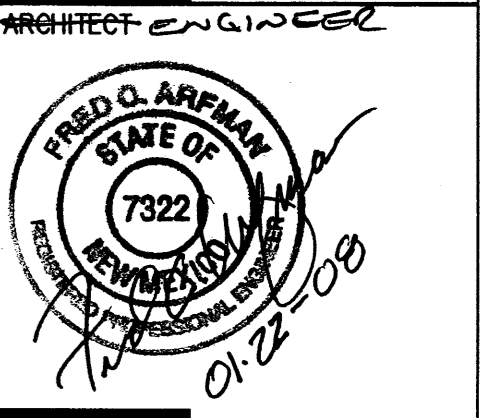
LEGEND



architecture
interiors
landscape
planning
engineering

**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org



ENGINEER

PROJECT

Riley & Shane Law Offices
3880 Osuna Road
Albuquerque, New Mexico

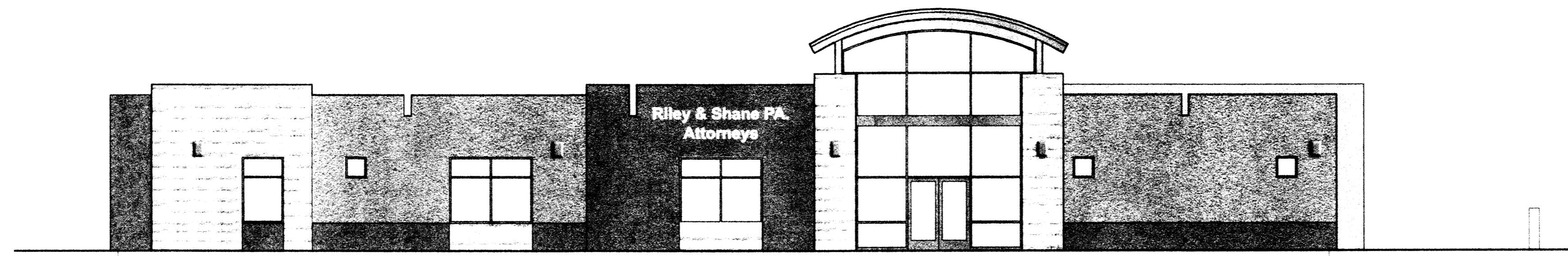
REVISIONS

DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 07-0092
DRAWING NAME

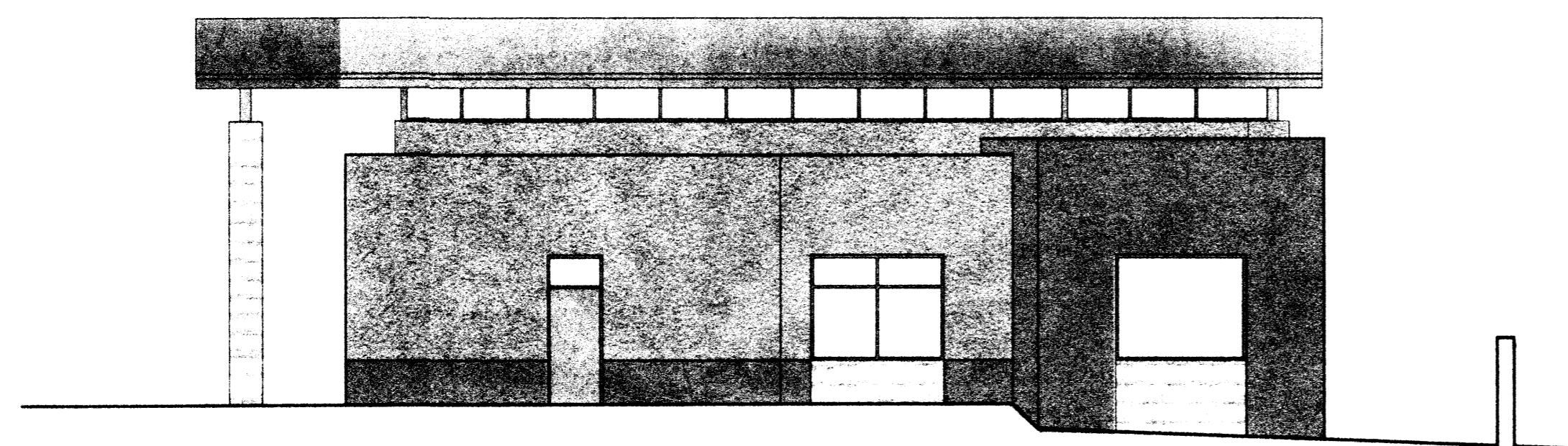
UTILITY PLAN

SHEET NO.

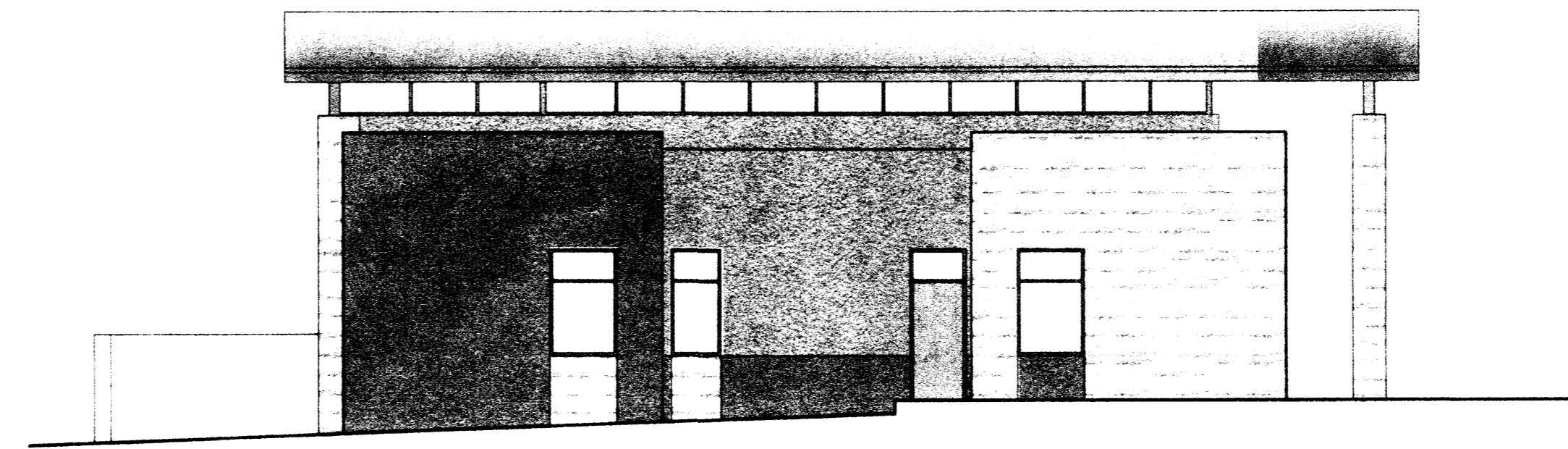
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1645 CU-101.dwg Jan 22, 2008



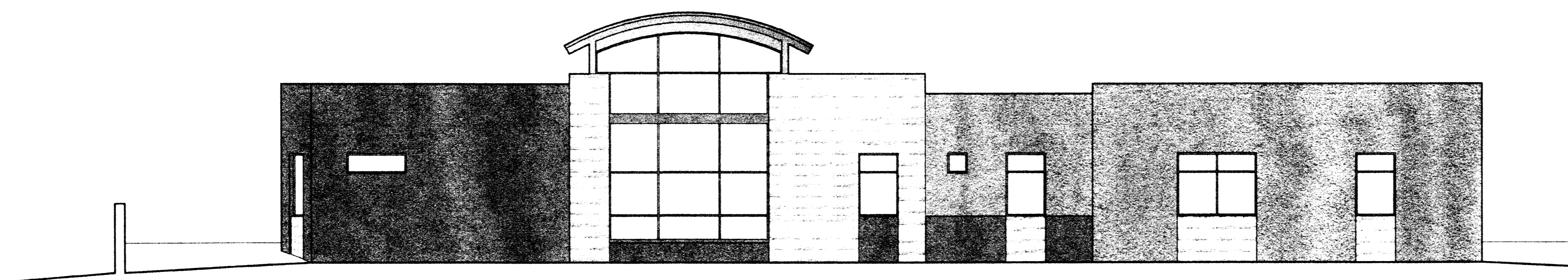
A1 SOUTH ELEVATION 1/8" = 1'-0" 0 4 8



B1 EAST ELEVATION 1/8" = 1'-0" 0 4 8



C3 WEST ELEVATION 1/8" = 1'-0" 0 4 8



D1 NORTH ELEVATION 1/8" = 1'-0" 0 4 8

RILEY & SHANE LAW OFFICES
3880 OSUNA ROAD
ALBUQUERQUE, NEW MEXICO

 **Dekker Perich Sabatini**
architecture interiors landscape planning engineering