

# INNOVA PLAZA

## PROJECT TEAM

OWNER  
DOUG ADAMS  
GLAD LLC  
P.O. BOX 1111  
CEDAR CREST, NM 87008

ARCHITECT  
RBA Architecture  
110 4 Park Ave. SW  
Albuquerque, NM 87102  
505-242-1859

ELECTRICAL  
NORTHBRIDGE ELEC.  
328 RANCHITOS NW  
ALBUQUERQUE, NM 87114  
(505) 898-7245

MECHANICAL  
DSL ASSOCIATES  
299 Garcia Rd. NW  
Albuquerque, NM 87114  
(505) 980-0238

CONTRACTOR  
KIMCON INC.  
405 DARTMOUTH SE  
ALBUQUERQUE, NM 87106  
(505) 620-4993

### KEYED NOTES

- EXIST. 6" CONCRETE CURB AND GUTTER
- EXIST. ASPHALT PAVEMENT
- EXIST. BICYCLE RACK.
- EXIST. CONCRETE SIDEWALK.
- EXIST. 4" WIDE WHITE PARKING STRIPE AS SHOWN, PER LOCAL CITY CODE AND STANDARDS.
- EXIST. HANDICAP ACCESSIBLE AISLE STRIPPING PER LOCAL CITY CODE AND STANDARDS.
- EXIST. INTERNATIONAL SYMBOL OF ACCESSIBILITY, CENTER IN PARKING SPACE.
- EXIST. A.D.A. ACCESSIBLE CURB RAMP
- EXIST. CONCRETE WHEEL STOP.
- EXIST. HANDICAP PARKING SIGNAGE AT ALL HANDICAP SPACES.
- EXIST. DUMPSTER ENCLOSURE APPROVED BY CABQ
- EXIST. FIRE HYDRANT.
- EXIST. SITE LIGHT WITH CONCRETE BASE.
- EXIST. MOTORCYCLE PARKING.
- NEW 3'-0" HIGH STEEL SCREEN WALL
- OUTDOOR PATIO WITH ACCESSIBLE PATH TO EXISTING EUBANK SIDEWALK. ALUM. SHADE STRUCTURE TO BE DESIGNED
- NEW 12'-0" DRIVE-THRU LANE (7) CAR STACKING
- CANOPY TO BE OPEN. NO ROOF. BEAMS CONNECT STRUCTURE TO BUILDING.
- NEW WALL MOUNTED MENU-BOARD FOR COFFEE SHOP
- NEW 3'-0" HIGH C.M.U. SCREEN-WALL ALONG PORTION OF DRIVE-THRU FACING EUBANK BLVD.
- 10'-0" MIN. CLEARANCE BAR SIGN
- LIMIT OF PHASE 2 CONSTRUCTION
- NEW CONCRETE CURB AND GUTTER
- SINGLE POLE WITH "STOP" SIGN FACING TOWARDS DRIVE-THRU & "DO NOT ENTER" SIGN FACING TOWARDS DRIVE ISLE. PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL 8 SHEET AS-2.
- POLE MOUNTED SITE LIGHTING TO MATCH EXISTING ON SITE. SEE DETAIL (4) C-2
- (4) L.E.D. CAN LIGHTS UNDER CANOPY
- LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW HANDICAPPED ACCESSIBLE AISLE STRIPPING PER LOCAL CITY CODE AND STANDARDS. SEE DETAIL 6 SHEET AS-2

### GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS IN CONCRETE WALK @ 40' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- PREMIS IDENTIFICATION - SHALL BE MINIMUM 24 INCHES HIGH X .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROPOSED BUILDING TO HAVE FIRE SPRINKLER SYSTEM THROUGHOUT PER 2009 I.B.C. SECTION 903 AND MANUAL FIRE ALARM SYSTEM PER SECTION 907
- FIRE SPRINKLER SYSTEM PLANS TO BE SUBMITTED UNDER SEPARATE PERMIT.
- G.C. TO PROVIDE KEY BOX. KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO BUILDING AND FIRE RISER ROOM.
- G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10 B.C. 1 PER EACH 3,000 S.F.. REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.

PROJECT NUMBER: 1009920

Application Number: 18026-70057

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG 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:

*Roguel M. ...*  
Traffic Engineering, Transportation Division  
Date: 3/14/18

*Christy Cook*  
ABCWUA  
Date: 03-28-18

*...*  
Parks and Recreation Department  
Date: 3/14/18

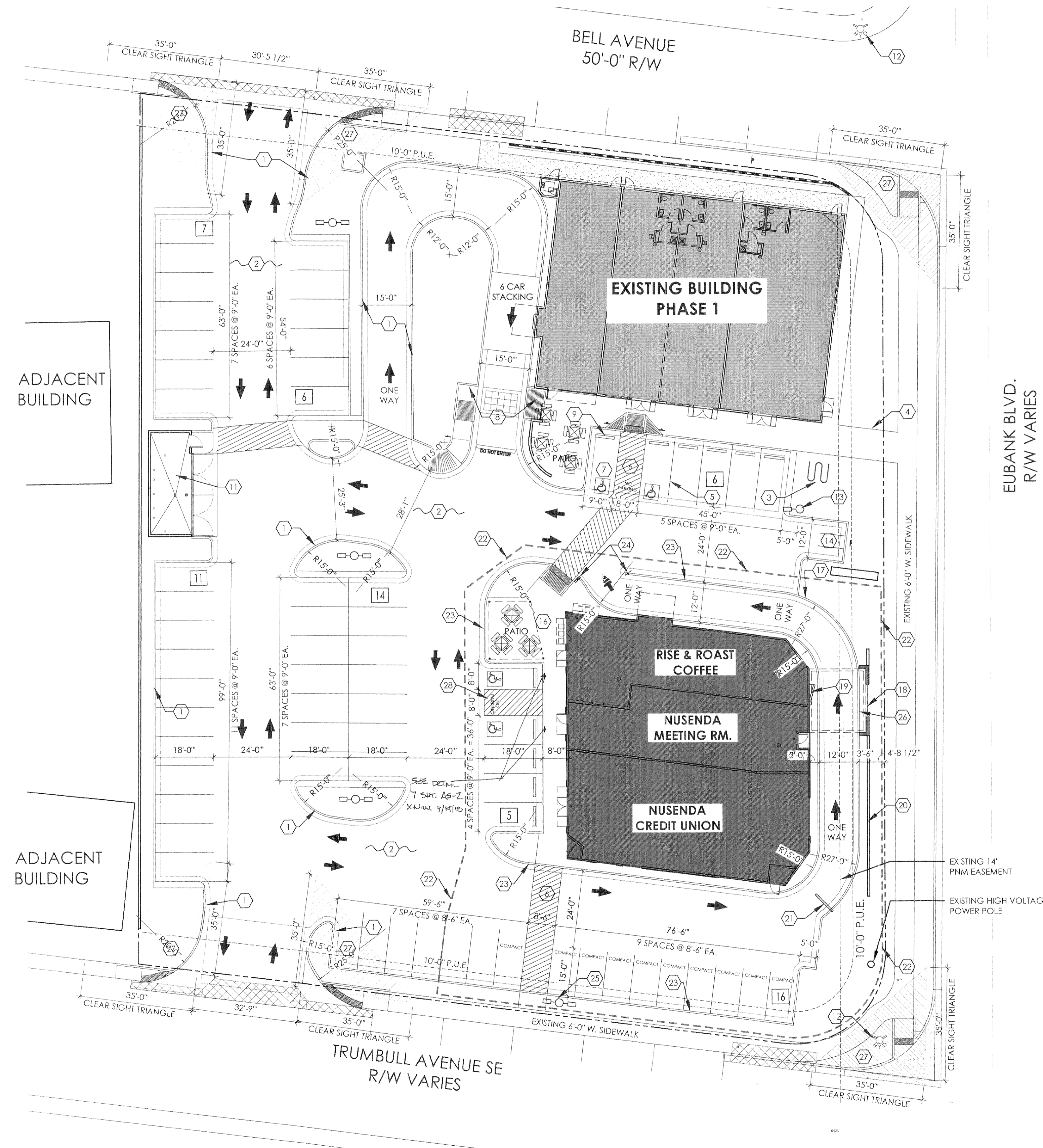
*...*  
City Engineer  
Date: 3/14/18

*N/A*  
Environmental Health Department (conditional)  
Date: \_\_\_\_\_

*...*  
Solid Waste Management  
Date: 3-14-18

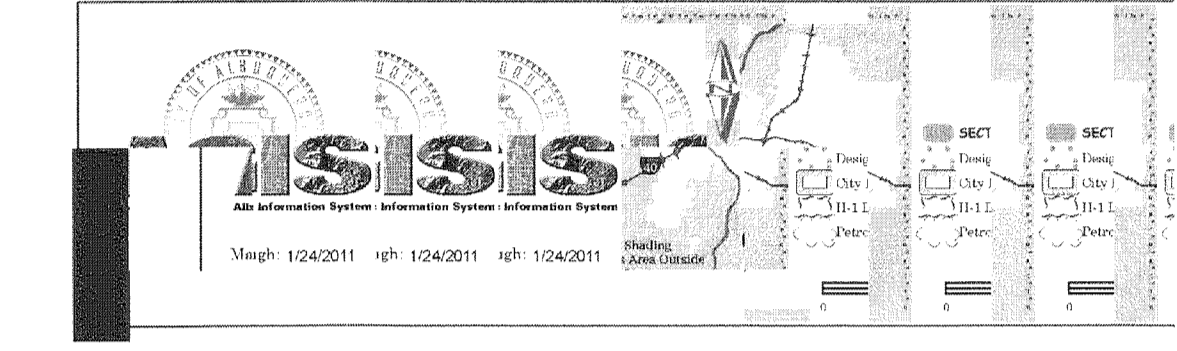
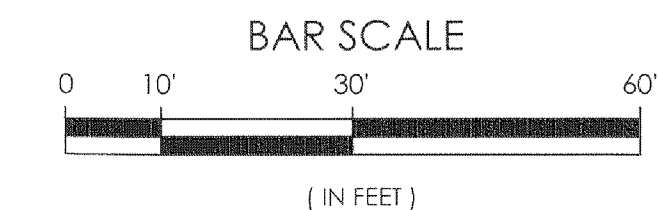
*...*  
DRB Chairperson, Planning Department  
Date: 3-28-18

CODE ENFORCEMENT 22 DATE: 3/14/18



NOTE:  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER

EXISTING OVERALL SITE PLAN  
SCALE: 1"=20'-0"



VICINITY MAP  
N.T.S.

PROJECT DESCRIPTION:  
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 5,670 S.F. COMMERCIAL BUILDING ON AN EXISTING LOT AS PHASE 2 OF A PLANNED SITE DEVELOPMENT. THE EXTENT OF CONSTRUCTION FOR THIS PHASE IS WITHIN THE SOUTHEAST CORNER OF THE SITE, INDICATED WITH DASHED LINE ON PLAN.

INTERNATIONAL BUILDING CODE 2015

ZONE:	M-1
OCCUPANCY AND CLASSIFICATION:	A-2 DONUT SHOP; B - OFFICE
TYPE OF CONSTRUCTION (CHAPTER 6):	V-B (WITH AUTOMATIC FIRE SPRINKLER SYSTEM)
ALLOWABLE BUILDING HEIGHT (TABLE 504.3):	TYPE V-B: 40'
ALLOWABLE # OF STORIES ABOVE GRADE (504.4):	A-2 OCCP. - 2 STORIES; B OCCP. - 3 STORIES
ALLOWABLE AREA (TABLE 506.2):	A-2 OCCP. TYPE V-B SPRINKLED - 24,000 SF; B OCCP. TYPE V-B SPRINKLED - 36,000 SF

OCCUPANCY:  
DOUGHNUT SHOP: A-2 1,600 S.F. SEATING AREA 392 SF/15 = 26 OCCPS.  
NUSENDA MING RM: BUILDING GROUP B 1,516 S.F./100 S.F. PER OCC. = 15 OCCPS.  
NUSENDA BANK: BUILDING GROUP B 2,503 S.F./100 S.F. PER OCC. = 25 OCCPS.

INTERNATIONAL FIRE CODE 2015

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601); TYPE V-B - NONE  
FIRE RESISTANCE RATING FOR EXTERIOR WALLS (TABLE 602); OCCUPANCY A-2, B, - NONE

TABLE B105.1 FIRE FLOW PER IFC:  
V-B: 5,643 SF (4,801 SF-6,200 SF) = 2000 GPM. FLOW DURATION 2 HRS.  
TABLE C105.1 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS:  
2,000 - 2,500 GPM = 2 HYDRANTS 450' SPACING BETWEEN HYDRANTS. MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT - 225'

DOUGHNUT SHOP: A-2 1,651 S.F.  
NUSENDA BANK: B OFFICE 2,503 S.F.  
NUSENDA MEETING RM: A-2 1,516 S.F.  
TOTAL ROOF AREA = 5,670 S.F.

TABLE 1021.1 MIN. NO. EXITS PER OCCUP. LOAD:  
(OCCUP. LOAD 1-500) = 2 EXITS REQ'D (3 PROVIDED)

TABLE 1016.1 EXIT TRAVEL DISTANCE: A2 OCCP. WITH SPRINKLER SYSTEM = 250 FEET MAX.  
TABLE 1016.1 EXIT TRAVEL DISTANCE: B OCCP. WITH SPRINKLER SYSTEM = 300 FEET MAX.

SECTION 1005 EGRESS WIDTH REQUIRED: A-2 OCCP. LOAD = 26 x 0.2 = 5.2 INCH EGRESS WIDTH  
SECTION 1005 EGRESS WIDTH REQUIRED: B OCCP. LOAD = 41 x 0.2 = 8.2 INCH EGRESS WIDTH

EGRESS WIDTHS PROVIDED: A-2 OCCP. (2) 36 INCH EGRESS WIDTH DOORS  
EGRESS WIDTHS PROVIDED: B OCCP. (4) 36 INCH EGRESS WIDTH DOORS

PARKING CALCULATIONS: 5.6.2.A.2

NORTH BUILDING BUSINESS	PARKING REQ.	PARKING PROV.
JIMMY JOHNS - 32 SEATS	8 SPACES	8 SPACES
GYM 1,200 S.F.	8 SPACES	8 SPACES
GYM 1,200 S.F.	8 SPACES	8 SPACES
VERICON 2,000 S.F.	10 SPACES	10 SPACES
TOTAL PARKING	34 SPACES	34 SPACES

SOUTH BUILDING	PARKING REQ.	PARKING PROV.
DONUTS 24 SEATS	6 SPACES	8 SPACES
NUSENDA CU 2,503 S.F.	12 SPACES	12 SPACES
NUSENDA CONF. RM. 1,516 S.F.	8 SPACES	15 SPACES
TOTAL PARKING	26 SPACES	31 SPACES

TOTAL PARKING ON SITE  
PARKING REQUIRED = 60 SPACES +  
%10 ALLOWED INCREASE = 66 SPACES  
PARKING PROVIDED = 65 SPACES INCLUDING (4) HANDICAPPED

INNOVA PLAZA - PHASE 2 (SHELL ONLY)  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
401 EUBANK SE, ALBUQUERQUE, NM 87123  
PROJECT # 1609

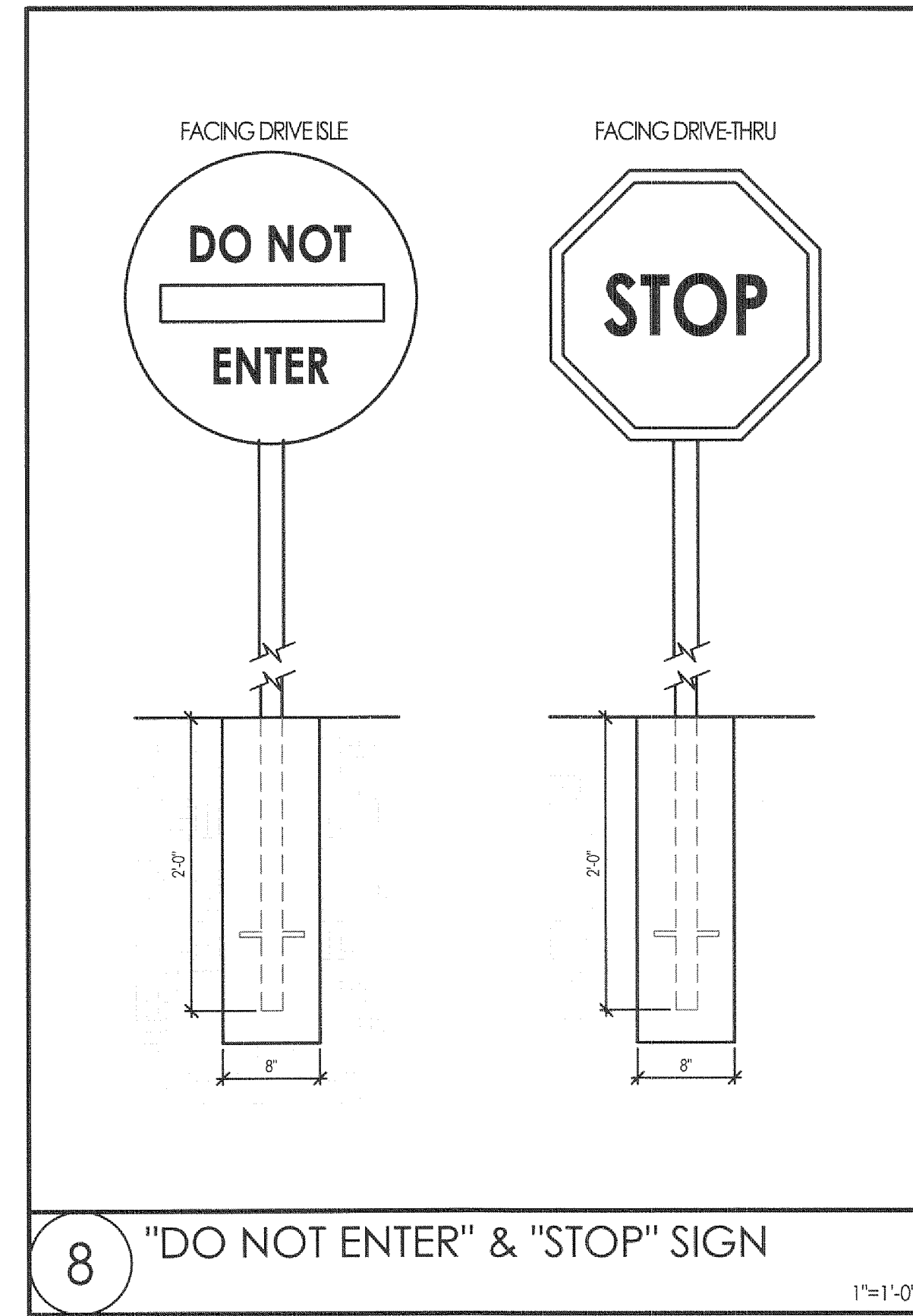
REVISION DATE  
03-12-18  
02-27-18

STATE OF NEW MEXICO  
RICHARD D. ...  
No. 1240  
02-12-18  
REGISTERED ARCHITECT

RBA ARCHITECTURE  
110 4 PARK AVENUE SW  
ALBUQUERQUE, NM 87102  
(505) 242-1859

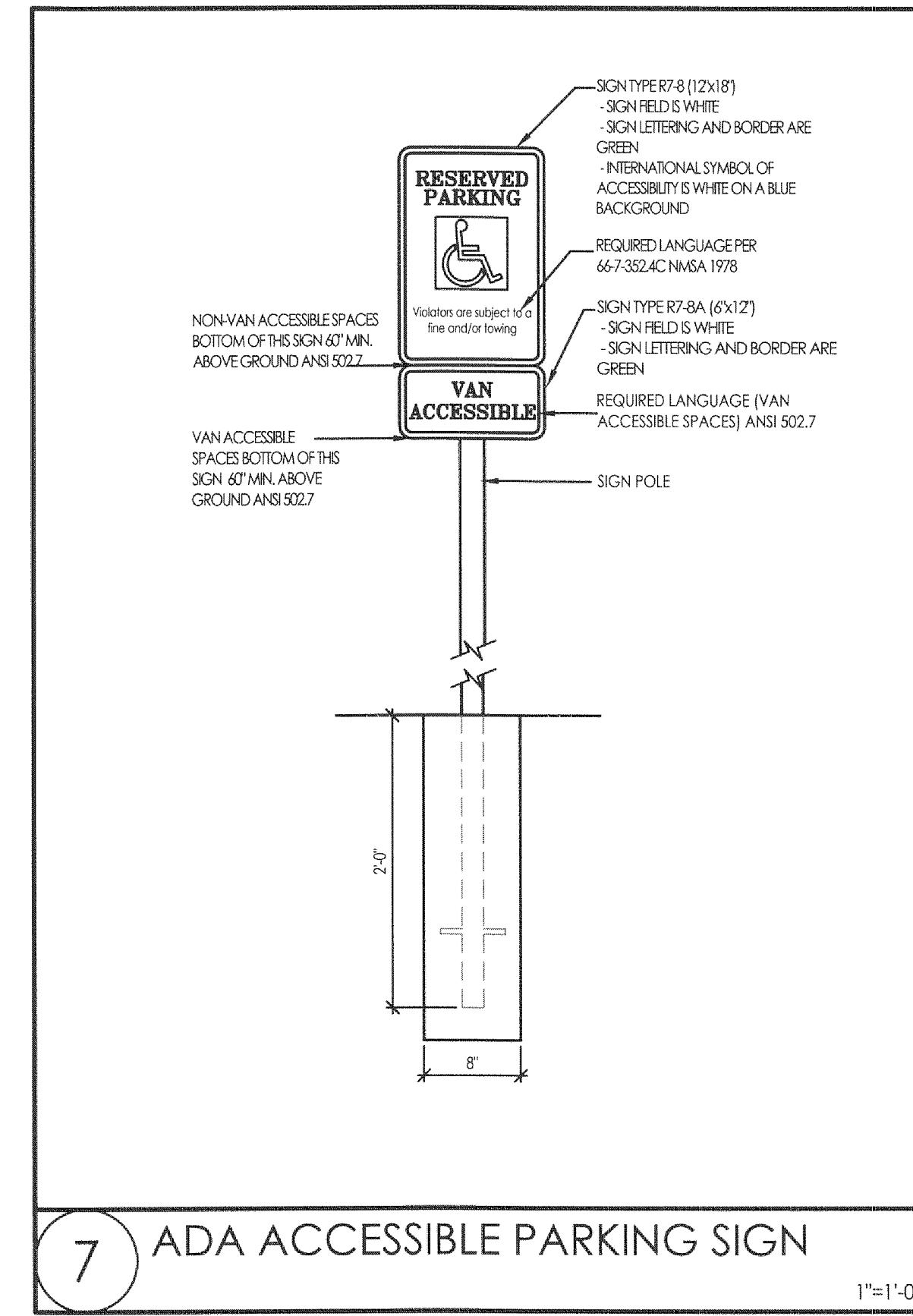
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SHEET NUMBER: AS-1





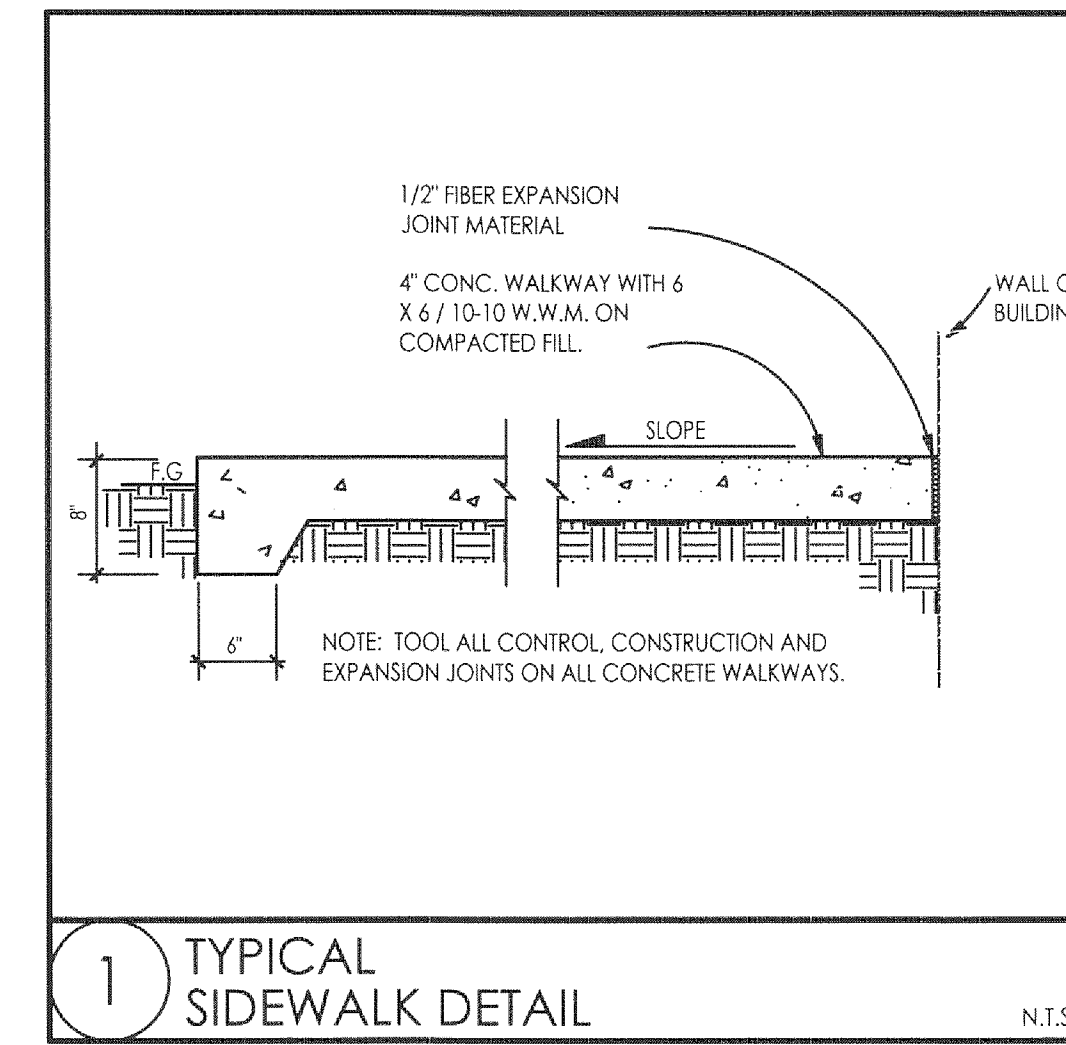
8 "DO NOT ENTER" & "STOP" SIGN

1"=1'-0"



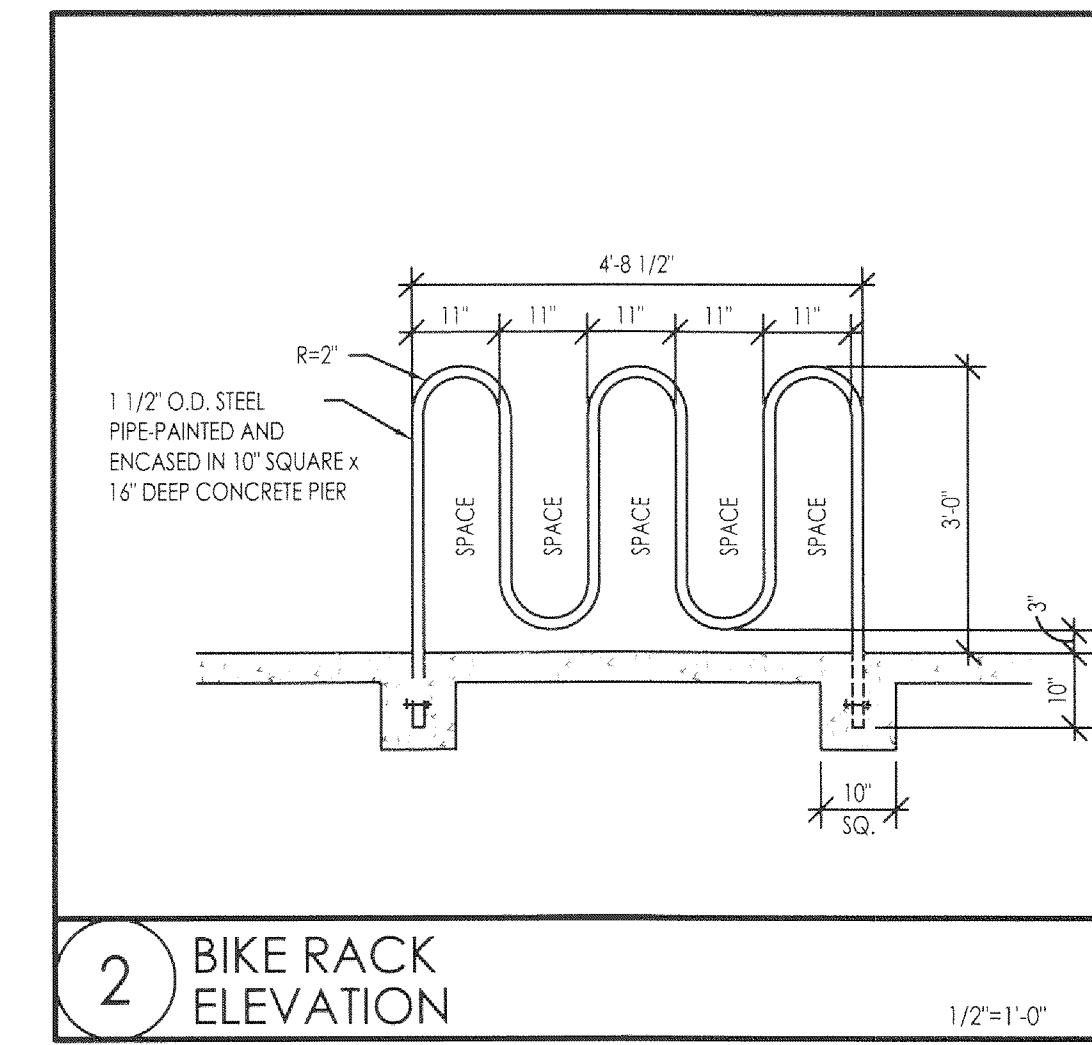
7 ADA ACCESSIBLE PARKING SIGN

1"=1'-0"



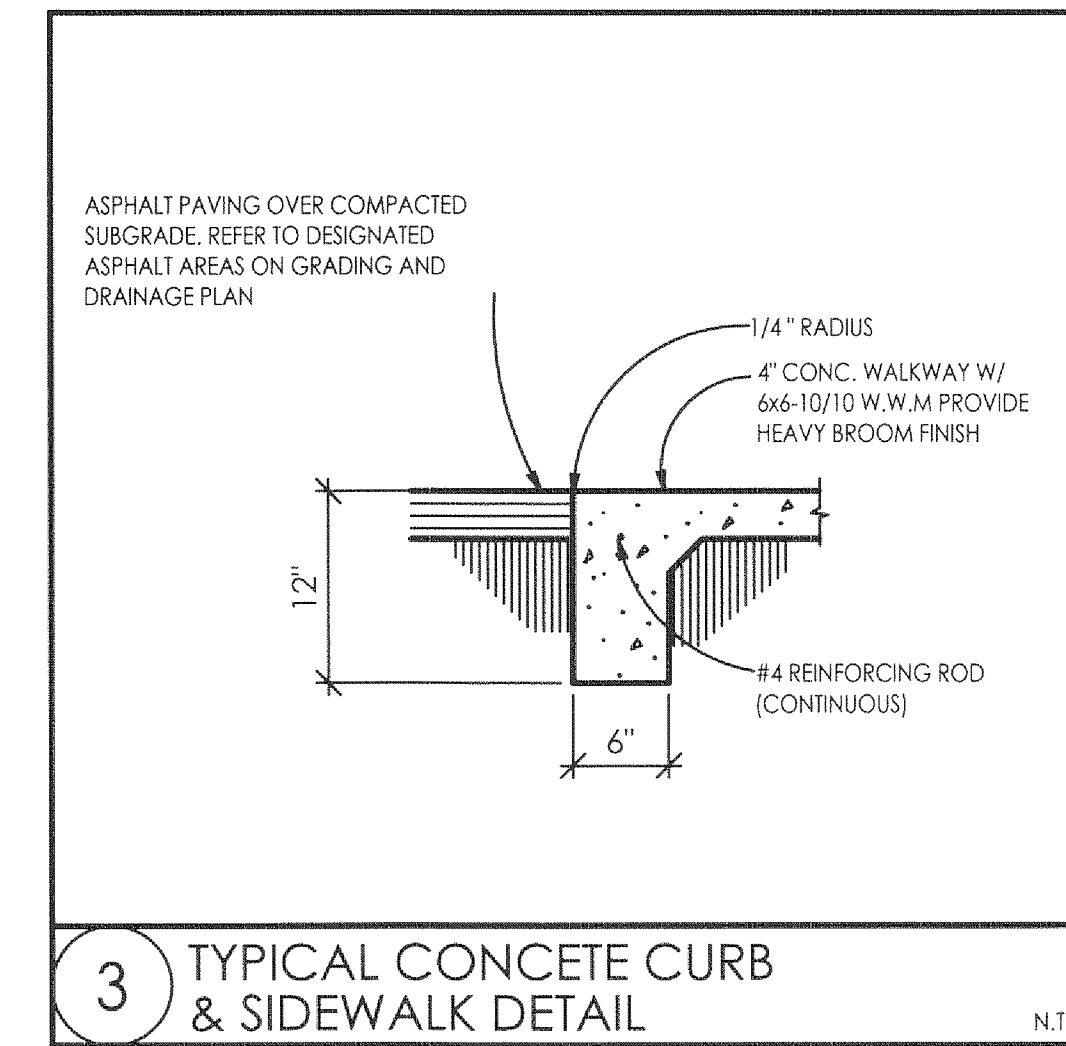
1 TYPICAL SIDEWALK DETAIL

N.T.S.



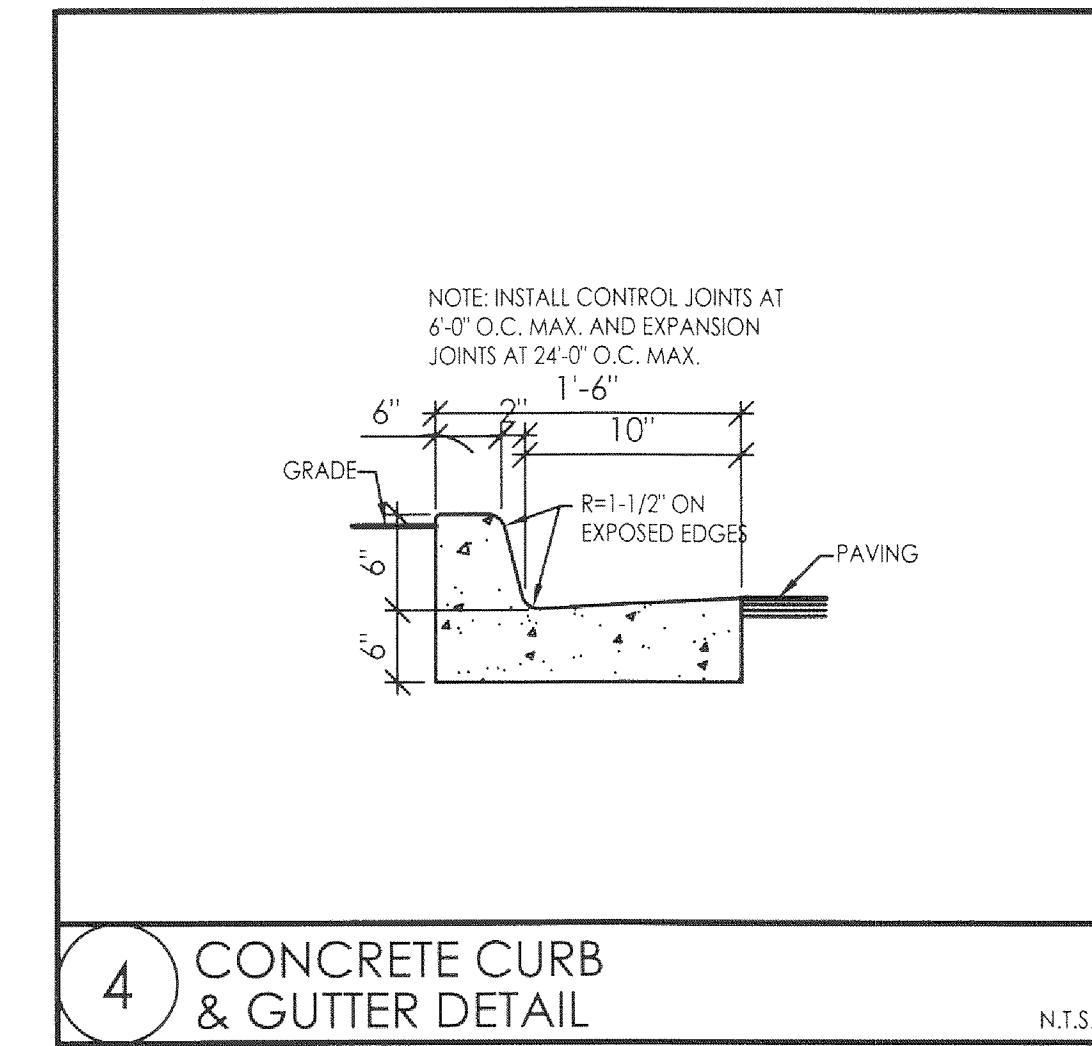
2 BIKE RACK ELEVATION

1/2"=1'-0"



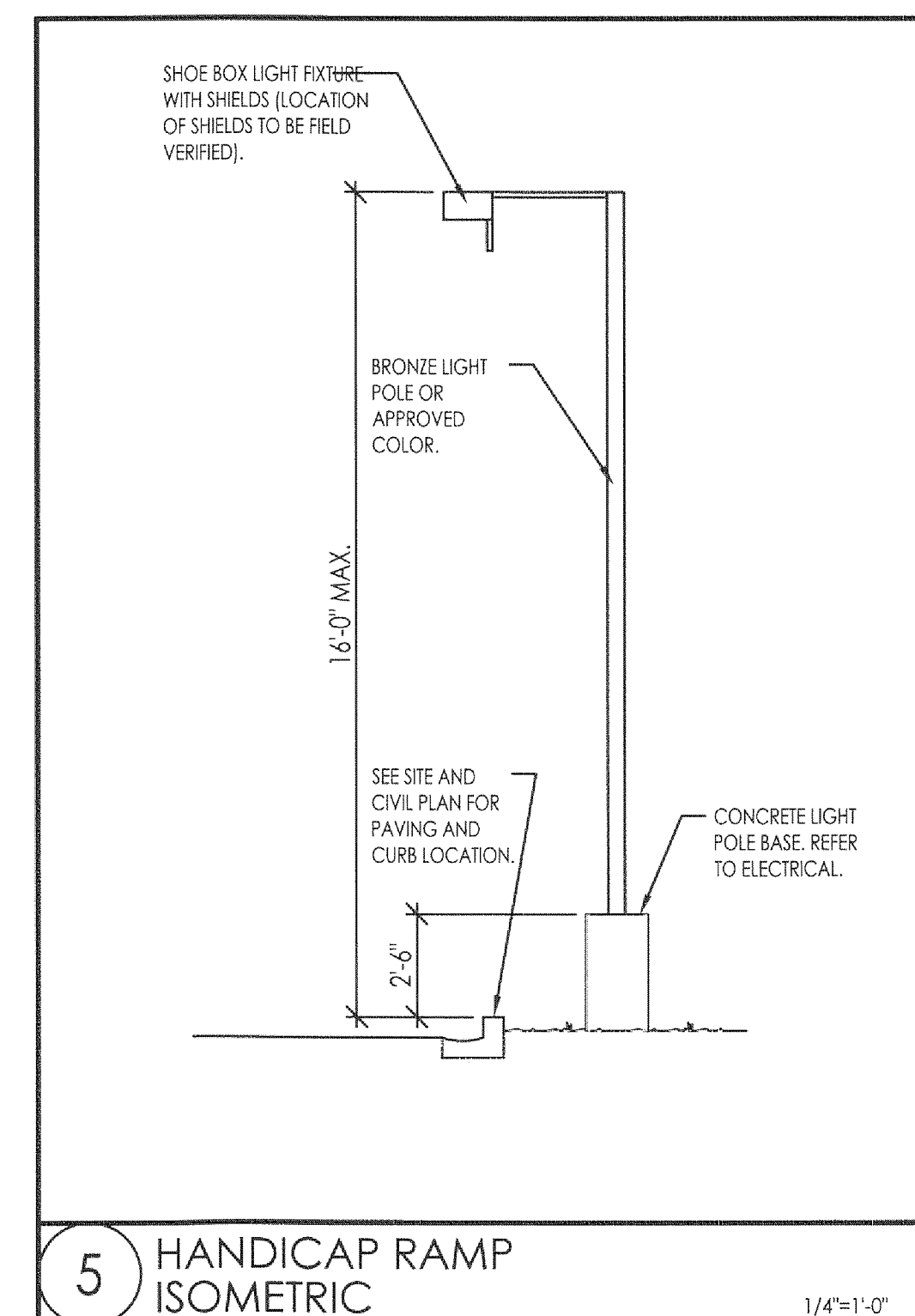
3 TYPICAL CONCRETE CURB & SIDEWALK DETAIL

N.T.S.



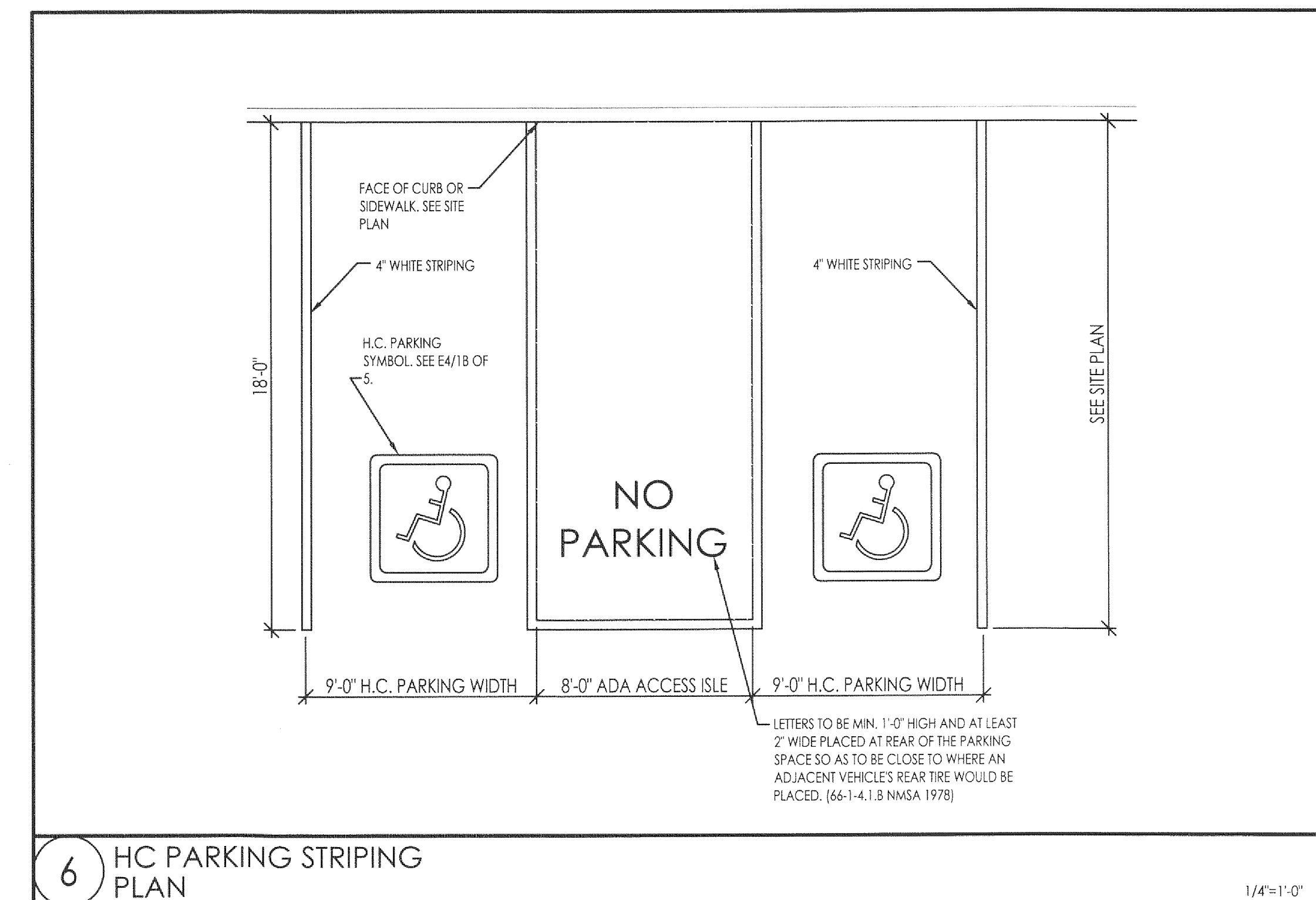
4 CONCRETE CURB & GUTTER DETAIL

N.T.S.



5 HANDICAP RAMP ISOMETRIC

1/4"=1'-0"



6 HC PARKING STRIPING PLAN

1/4"=1'-0"

INNOVA PLAZA - PHASE 2 (SHELL ONLY)  
 SITE DETAILS  
 401 EUBANK SE, ALBUQUERQUE, NM 87123  
 PROJECT # 1609

REVISION DATE	03-12-18 02-27-18
STATE OF NEW MEXICO	RICHARD P. BENNETT No. 1240 01-26-18 REGISTERED ARCHITECT
RBA	ARCHITECTURE PLANNING DESIGN 1100 North Ave. SW #100 FRESNO, CA 93710 www.rba.com
DATE	02-28-18
SHEET NUMBER	AS-2

**CAUTION:**

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

**Weighted E Method**

Existing Developed Basins										100-Year, 6-hr.		
Basin	Area (sf)	Area (acres)	Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)			
ALLOWED	11498.00	0.264	0%	5.0%	10.0%	85%	0.224	2.181	0.048	1.25		
PROPOSED	11498	0.264	0%	5.0%	10.0%	84%	0.222	2.170	0.048	1.25		

**Equations:**

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted E \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Where for 100-year, 6-hour storm (zone 4)

Ea= 0.66	Qa= 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

WATER QUALITY REQUIRED 338 cf  
WATER QUALITY PROVIDED 1,101 cf  
EXISTING

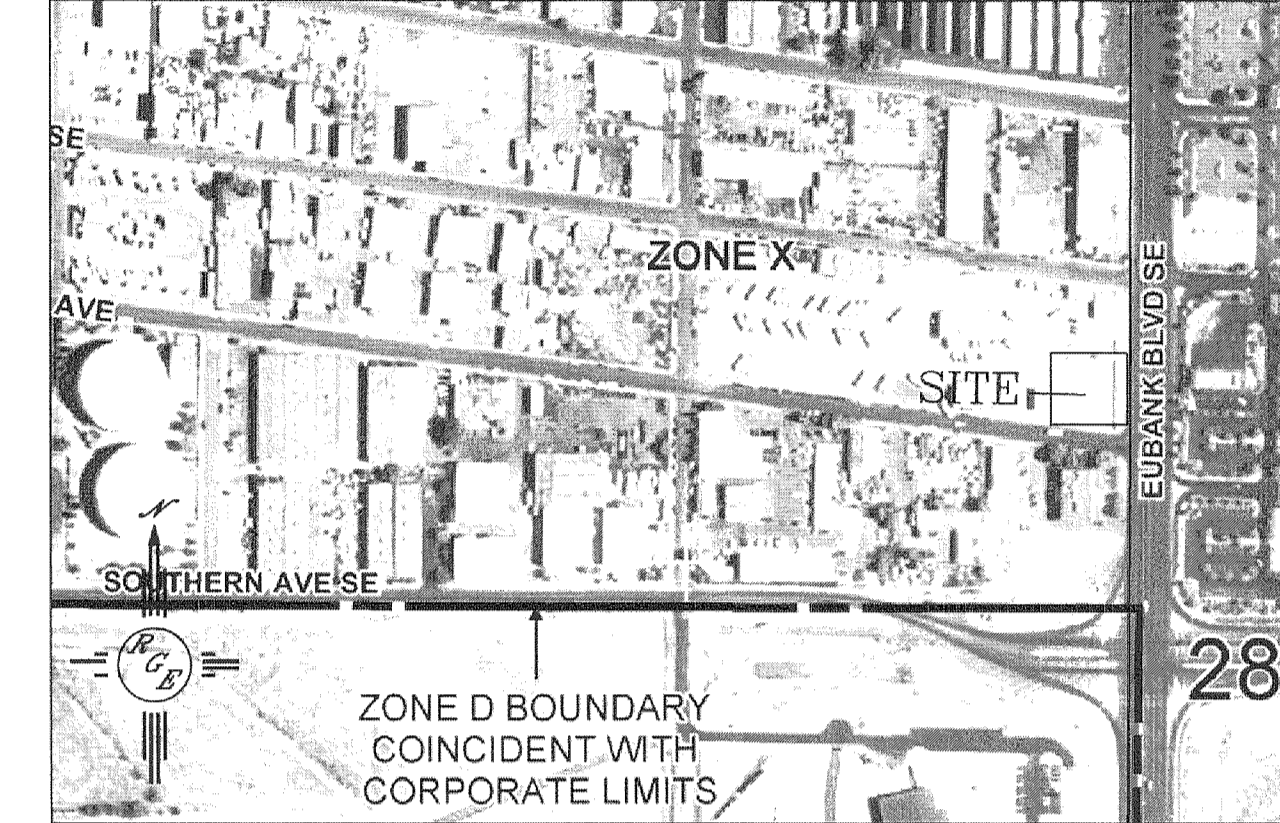
THIS SITE IS A MODIFIED SECOND PHASE OF A PREVIOUSLY APPROVED GRADING PLAN PREPARED BY ARFMAN AND ASSOCIATES. (GENEVIEWEE DONART 11/13/17-FILE L20D067). THE APPROVED PLAN ALLOWS FOR FREE DISCHARGE WITH RETENTION OF THE FIRST FLUSH VOLUME. THE PROPOSED PLAN MATCHES THE PROPOSED DRAINAGE BASINS AND PATTERNS. THE SITE RETAINS ON-SITE A VOLUME IN EXCESS OF THE REQUIRED FIRST FLUSH VOLUME. ALL THE UPSTREAM AND DOWNSTREAM INFRASTRUCTURE IS IN PLACE. THE SITE IS NOT IMPACTED BY UPLAND FLOW.

**EROSION CONTROL NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: L-20-Z



FIRM MAP: FM35001C0358H

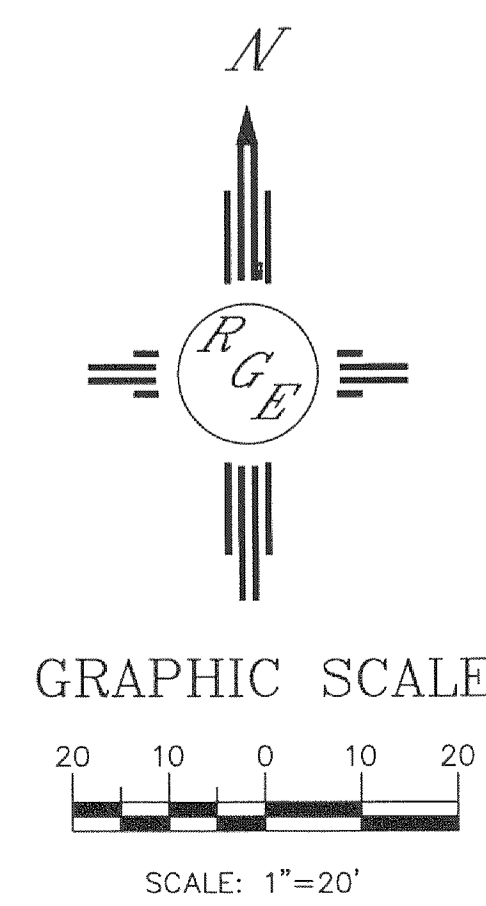
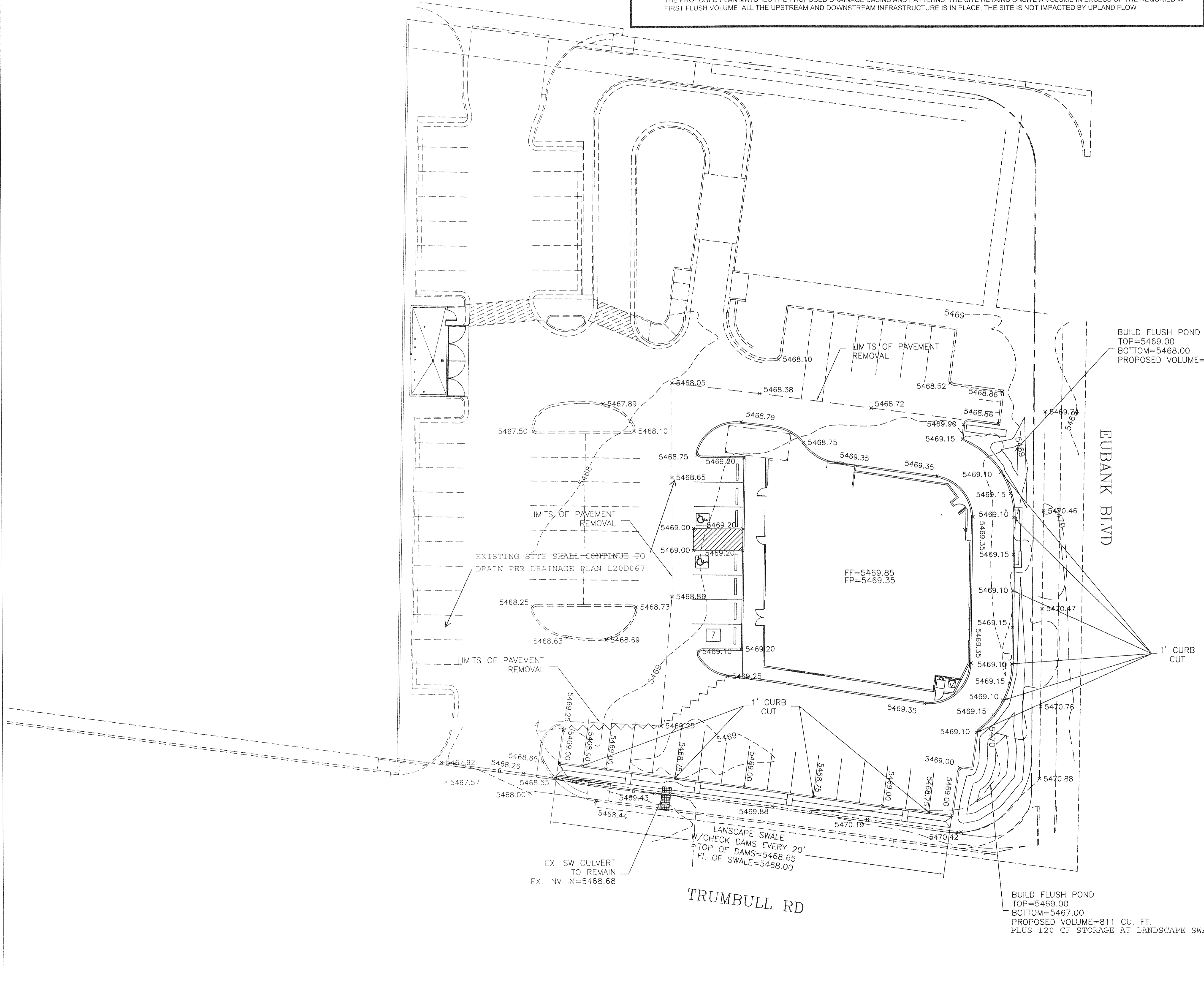
**LEGAL DESCRIPTION:**

**NOTES:**

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
- ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
- ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
- ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

**LEGEND**

---	5414	EXISTING CONTOUR
---	5415	EXISTING INDEX CONTOUR
---	5414	PROPOSED CONTOUR
---	5415	PROPOSED INDEX CONTOUR
---		SLOPE TIE
▲	4048.25	EXISTING SPOT ELEVATION
▲	4048.25	PROPOSED SPOT ELEVATION
---		BOUNDARY
---		CENTERLINE
---		RIGHT-OF-WAY
---		PROPOSED CURB
---		EXISTING CURB AND GUTTER
---		PROPOSED SIDEWALK
---		EXISTING SIDEWALK



ENGINEER'S SEAL	INOVIA PLAZA	DRAWN BY WCWJ
	<b>GRADING AND DRAINAGE PLAN</b>	DATE 12-05-17
		21833-LAYOUT-12-05-17
12/11/17		SHEET #
DAVID SOULE P.E. #14522		JOB # 21833

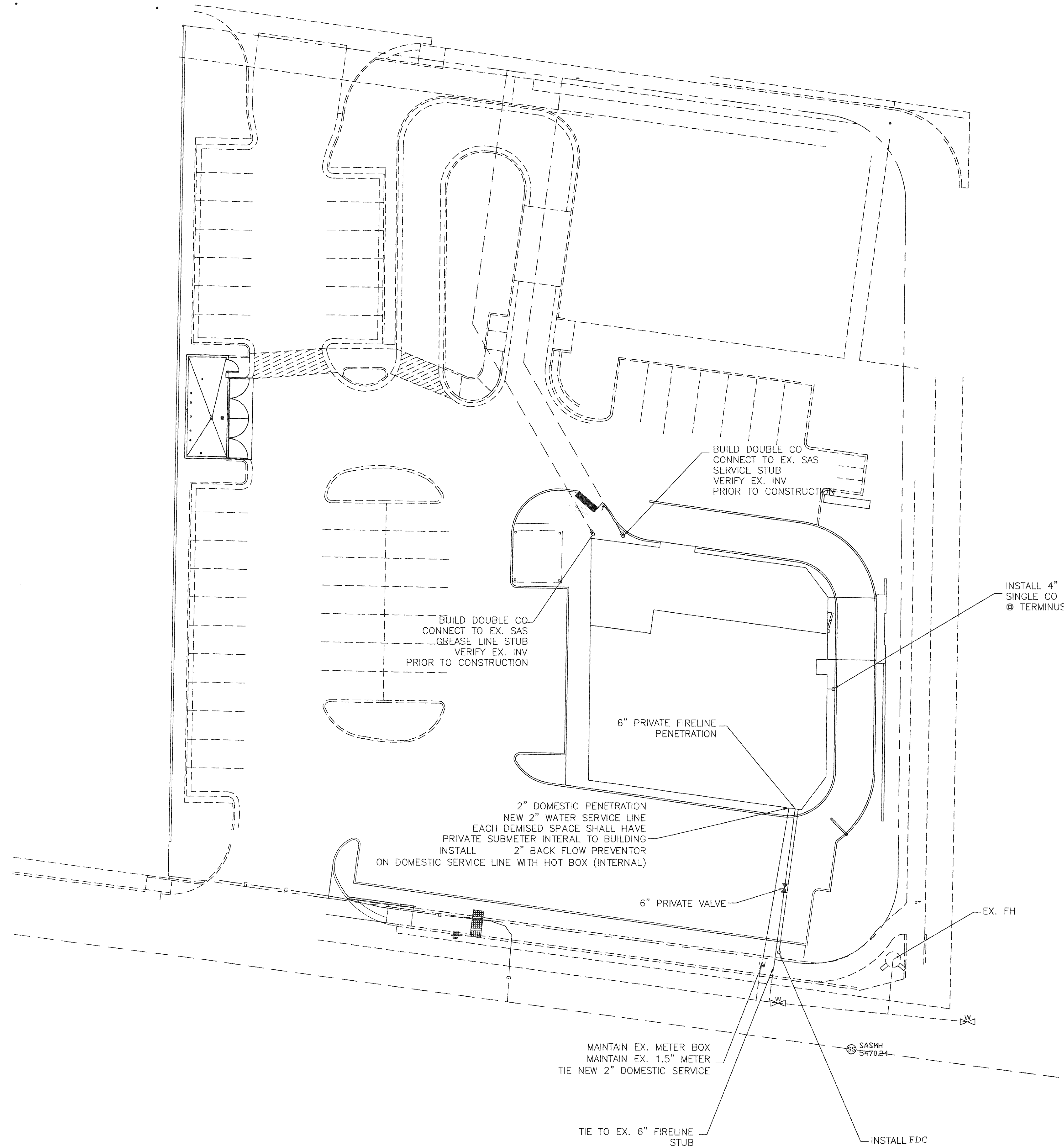


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF CITY OF ALBUQUERQUE APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATES.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. 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 ARTERIAL STREET USE FOR ALL WORK.
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.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER. IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK, CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES](http://abcwua.org/water_shut_off_and_turn_on_procedures).
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2369.
23. ALL C-900 DR18 UTILITY PIPE JOINTS SHALL BE FULLY RESTRAINED DUE TO POSSIBLE DEFLECTION FROM WASTE DEGENERATION.
24. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
25. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.
26. CONTRACTOR SHALL MAINTAIN 1' SEPERATION BETWEEN ELECTRICAL AND SAS CROSSINGS.

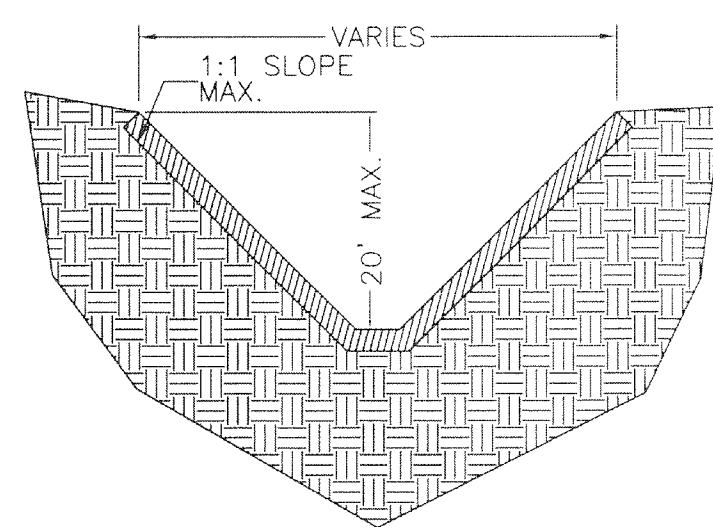
**WATER SHUTOFF NOTES:**

1. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUEST MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES](http://abcwua.org/water_shut_off_and_turn_on_procedures).
2. VALVES SHALL BE OPERATED BY ABCWUA EMPLOYEES ONLY.



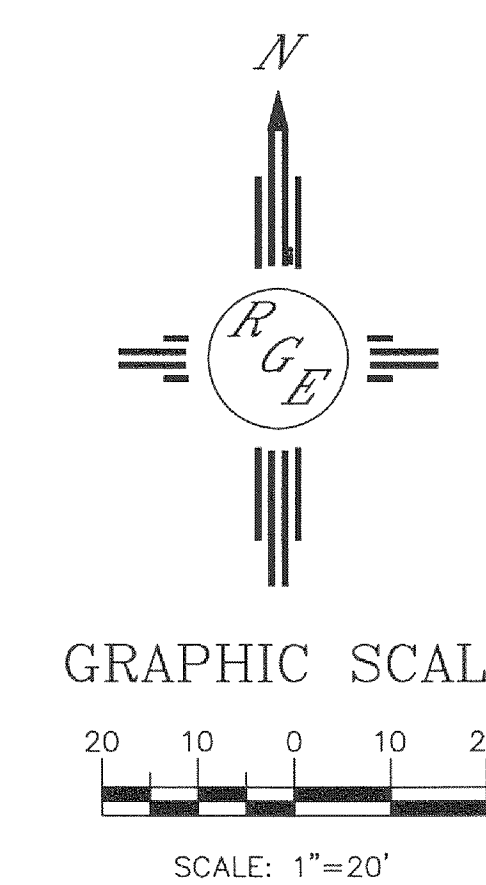
**LEGEND**

- EX. 12" SD --- EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- ⊗ EXISTING VALVE W/BOX
- EX. 6" WL --- EXISTING WATER LINE
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- ==== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ☼ STREET LIGHTS
- ▨ CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR).



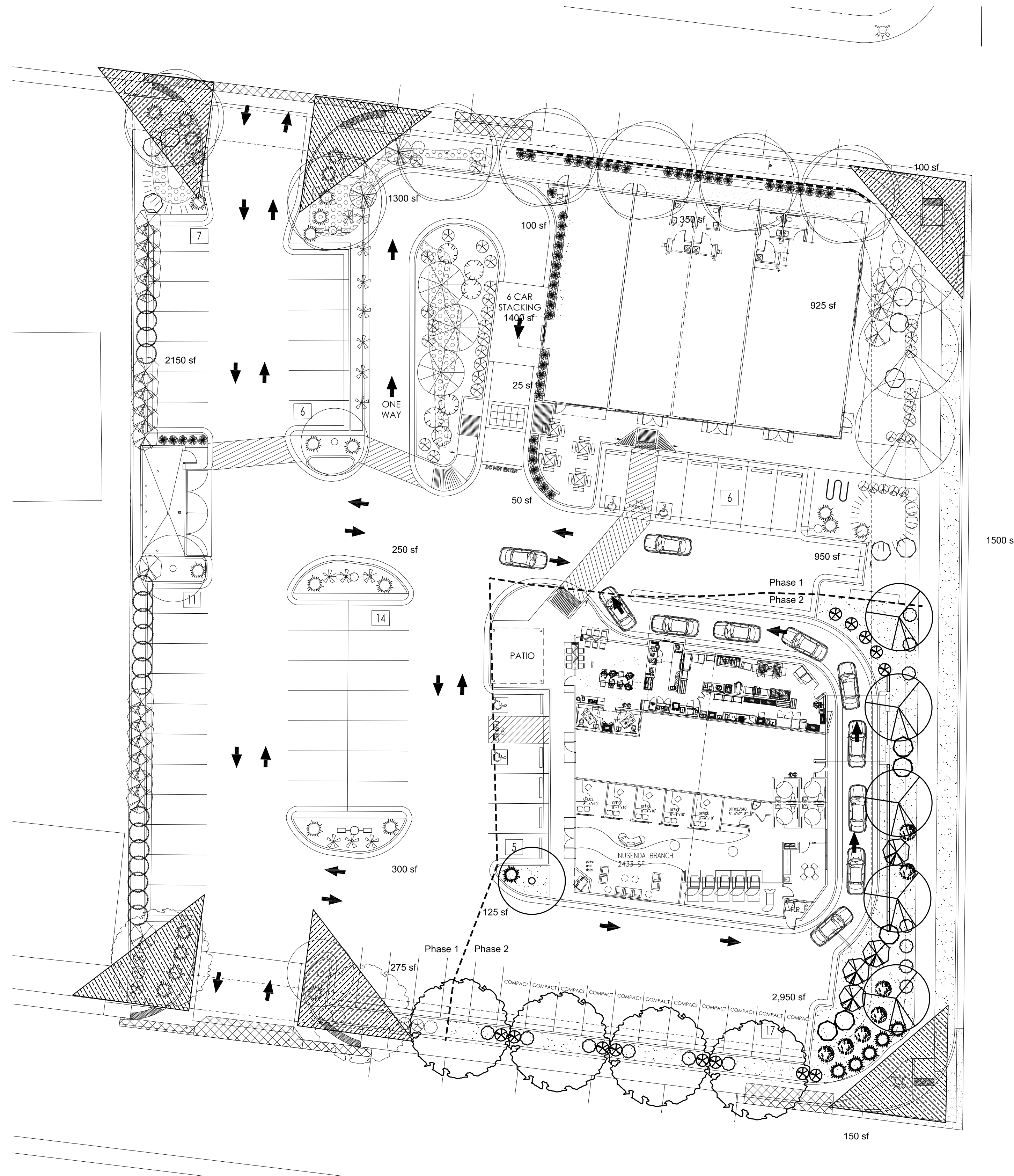
**SUPPLEMENTAL TRENCH DETAIL**

NTS-PER FIGURE V:2-13 OSHA STANDARD SPECIFICATIONS  
 NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.



ENGINEER'S SEAL	INNOVA PLAZA	DRAWN BY WCWJ
	<b>MASTER UTILITY PLAN</b>	DATE 1-25-18
		21833-LAYOUT-12-05-17
1/25/18		SHEET #
DAVID SOULE P.E. #14522		JOB # 21833





PLANT LEGEND/Phase 1 (completed)

Qty.	Symbol	Scientific Name Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
7		Gleditsia Shademaster Honey Locust	2" Cal	50'/45'	50 sf=350 sf	Medium+ (see note)	6-2 gph	Low
2		Pistacia Chinese Pistache	2" Cal	60'/60'	50 sf=100 sf	Medium	6-2 gph	Low
3		Fraxinus velutina Arizona Ash	2" Cal	40'/35'	50 sf=150 sf	Medium (see note)	6-2 gph	Low
2		Pinus nigra Austrian Pine	6" Ht.	35'/25'	50 sf=100 sf	Low +	6-2 gph	Low
3		Pyrus Flowering Pear	15-Gal	25'/15'	50 sf=150 sf	Medium+	6-2 gph	Low
3		Vitex Chaste Tree	15-Gal	20'/20'	50 sf=150 sf	Low	4-2 gph	Low
<b>Grasses</b>								
52		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=520 sf	Medium	2-2 gph	Low
<b>Shrubs/Groundcovers</b>								
31		Ericameria Turpentine Bush	5-Gal	3'/4'	40 sf=1240 sf	Low	2-2 gph	Low
0		Caryopteris Blue Mist	1-Gal	2'/6"	30 sf=0 sf	Medium	2-2 gph	Low
14		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	20 sf=280 sf	Low+	2-1 gph	Low
25		Baccharis Coyote Brush	1-Gal	1'/5"	30 sf=750 sf	Low +	2-2 gph	Low
13		Rhus aromatica Gro Low Sumac	1-Gal	2'/6"	40 sf=520 sf	Low+	2-1 gph	Low
2		Chamaebatia Fernbush	5-Gal	5'/6"	50 sf=100 sf	Low+	2-1 gph	Low
22		Vauquelinia Rosewood	5-Gal	12'/10'	100 sf=2200 sf	Low+	2-1 gph	Low
6		Rhus trilobata 3 Leaf Sumac	1-Gal	6'/6"	36 sf=216 sf	Low	2-1 gph	Low
0		Fallugia Apache Plume	1-Gal	6'/7"	49 sf=0 sf	Low	2-1 gph	Low
8		Buddleia Butterfly Bush	5-Gal	5'/5"	30 sf=240 sf	Medium	2-2 gph	Low
8		Raphiolepis Princess India Hawthorn	5-Gal	3'/4'	20 sf=160 sf	Medium	2-2 gph	Low
18		Photinia Red Leaf Photinia	5-Gal	8'/8"	20 sf=360 sf	Medium+	2-2 gph	Low

Total landscape coverage= 7,586 sf

PLANT LEGEND/Phase 2

Qty.	Symbol	Scientific Name Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
0		Gleditsia Shademaster Honey Locust	2" Cal	50'/45'		Medium+ (see note)	6-2 gph	Low
4		Pistacia Chinese Pistache	2" Cal	60'/60'	50 sf=200 sf	Medium	6-2 gph	Low
5		Chilopsis Desert Willow	2" Cal	20'/20'	50 sf=250 sf	Low	6-1 gph	Low
0		Pinus nigra Austrian Pine	6" Ht.	35'/25'		Low +	6-2 gph	Low
1		Pyrus Flowering Pear	15-Gal	25'/15'	50 sf=50 sf	Medium+	6-2 gph	Low
0		Vitex Chaste Tree	15-Gal	20'/20'		Low	4-2 gph	Low
<b>Grasses</b>								
0		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=0 sf	Medium	2-2 gph	Low
<b>Shrubs/Groundcovers</b>								
13		Ericameria Turpentine Bush	5-Gal	3'/4'	40 sf=520 sf	Low	2-2 gph	Low
7		Caryopteris Blue Mist	1-Gal	2'/6"	30 sf=210 sf	Medium	2-2 gph	Low
0		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	20 sf=0 sf	Low+	2-1 gph	Low
6		Baccharis Coyote Brush	1-Gal	1'/5"	30 sf=180 sf	Low +	2-2 gph	Low
13		Rhus aromatica Gro Low Sumac	1-Gal	2'/6"	40 sf=520 sf	Low+	2-1 gph	Low
0		Chamaebatia Fernbush	5-Gal	5'/6"	50 sf=0 sf	Low+	2-1 gph	Low
4		Vauquelinia Rosewood	5-Gal	12'/10'	100 sf=400 sf	Low+	2-1 gph	Low
0		Rhus trilobata 3 Leaf Sumac	1-Gal	6'/6"	36 sf=0 sf	Low	2-1 gph	Low
0		Fallugia Apache Plume	1-Gal	6'/7"	49 sf=0 sf	Low	2-1 gph	Low
5		Buddleia Butterfly Bush	5-Gal	5'/5"	30 sf=150 sf	Medium	2-2 gph	Low
0		Raphiolepis Princess India Hawthorn	5-Gal	3'/4'	20 sf=0 sf	Medium	2-2 gph	Low
0		Photinia Red Leaf Photinia	5-Gal	8'/8"	sf=00 sf	Medium+	2-2 gph	Low

Total landscape coverage= 2,480 sf

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 10' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

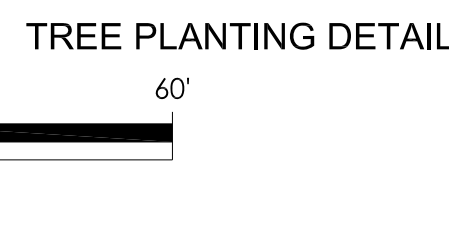
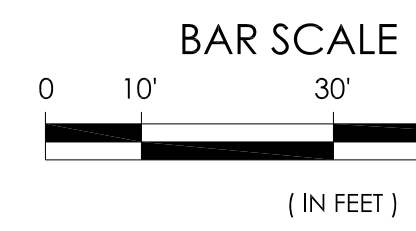
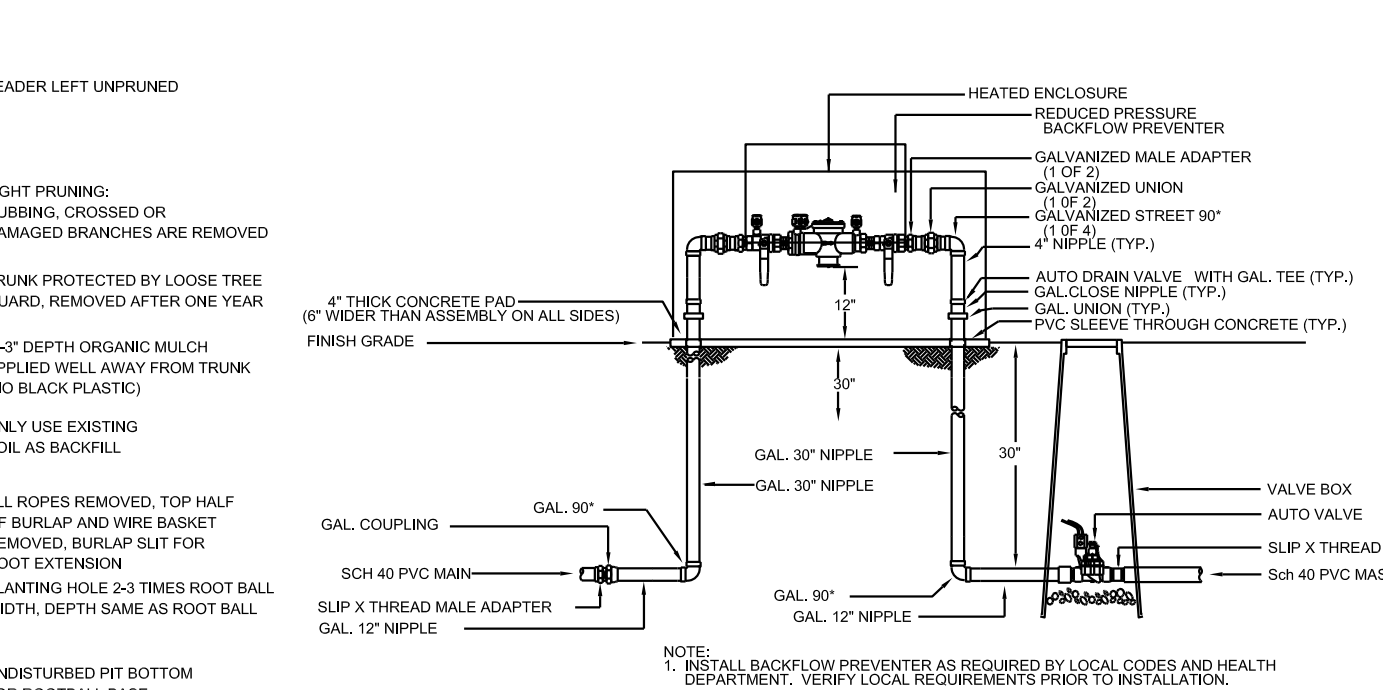
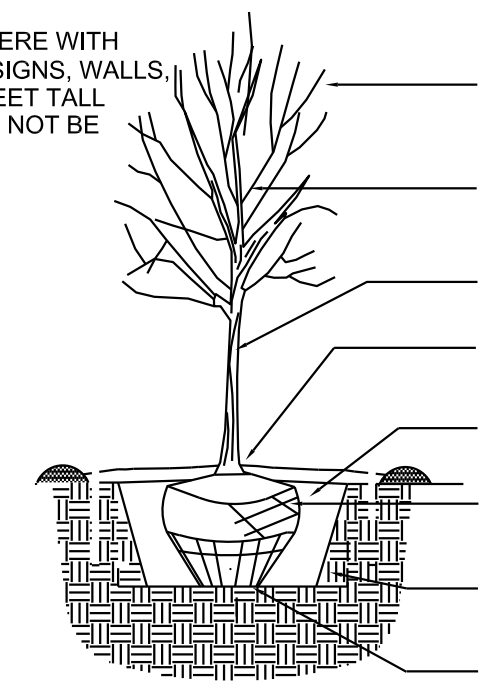
MATERIALS LEGEND

- BROWN CRUSHER FINES
- 2"-4" BLUE SAIS COBBLESTONE AT 4" DEPTH
- COBBLESTONE PER CIVIL DRAWINGS

SITE DATA

GROSS LOT AREA	67,802 SF
LESS BUILDING(Phase 1)	5,600 SF
LESS BUILDING(Phase 2)	5,670 SF
NET LOT AREA	56,532 SF
REQUIRED LANDSCAPE	8,480 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	11,299 SF
PERCENT OF NET LOT AREA	19 %
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES	22
1 PER 30 L.F. OF STREET FRONTAGE	
PROVIDED STREET TREES	22
REQUIRED PARKING LOT TREES	7
1 PER 10 SPACES	
68 SPACES/10	
PROVIDED PARKING LOT TREES	7
REQUIRED LANDSCAPE COVERAGE	9,039 SF MIN.
75% LIVE VEGETATIVE MATERIAL	
(11,299 SF PROPOSED LANDSCAPE X 80%)	10,066 SF
PROVIDED GROUNDCOVER COVERAGE	
PERCENT GROUNDCOVER COVERAGE	89%

growing better  
**HeadUp**  
LANDSCAPE CONTRACTORS  
P.O. BOX 10597  
Albuquerque, NM 87184  
505.898.9615  
505.898.2105 (fax)  
design@hulc.com  
www.headuplandscape.com



RP BACKFLOW/MASTER VALVE DETAIL

LANDSCAPE PLAN  
SCALE: 1"=20'-0"

INNOVA PLAZA - PHASE 2  
LANDSCAPE PLAN  
401 EUBANK SE, ALBUQUERQUE, NM 87123  
PROJECT # 1609

REVISION DATE

STATE OF NEW MEXICO  
JOHN GILLES BRALY  
REGISTERED LANDSCAPE ARCHITECT

RBA  
ARCHITECTURE  
PLANNING  
DESIGN

DATE  
01-19-2018

SHEET NUMBER  
L-1.0