

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Leasing Office	1	Office	2000	3									
Commercial	1	Office/Retail	2000	3									
1 bdr, 1 ba	68	Residential	533	34		7650							
2 bdr, 2 ba	14	Residential	795	7		1995							
3 bdr, 2 ba	10	Residential	1016	5		1750							
<b>Total</b>	<b>92</b>			<b>52</b>	<b>62</b>	<b>11395</b>	<b>17,150 sf</b>	<b>6</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>8</b>

Notes:  
 1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT  
 2. Bicycle parking required, 3 spaces or 10% whichever is greater  
 3. Motorcycle parking required 1 space per 25 off street parking  
 4. Accessible Parking is based on 2015 NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2  
 5. Open Space per Table 2-4-5 including a 50% reduction for UC-MS-PT. Open space includes 9,616 sf of landscaping and 7,534 sf of sidewalk and patio space.  
 6. Un-assigned On Street Parking available along Silver Avenue SE and Jackson Street SE is 17 including 2 ADA Stalls.

For Visibility, landscaping, fencing, and signs shall not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet in height (as measured from the gutter pan) are not allowed in the clear sight triangle.

ALL WORK WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.

SITE PLAN GENERAL NOTES

- MINI SIGHT TRIANGLE (1' ON EACH SIDE STARTING AT BACK OF SIDEWALK AND THEN EXTENDING TO FLOW LINE OF CURB PER DEVELOPMENT PROCESS MANUAL FIGURE 7.4.94), FOR ILLUSTRATIVE PURPOSES ONLY.
- LANDSCAPING: SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE.
- ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING. REFUSE WILL BE COLLECTED INTERNALLY BY A TRASH CHUTE AND COMPACTOR. MAINTENANCE STAFF WILL MOVE REFUSE TO THE REFUSE HOLDING YARD, A MINIMUM OF (4) 2 CUBIC YARD ROLLING DUMPSTERS FOR TRASH WILL BE AVAILABLE.
- RECYCLE MATERIALS WILL BE COLLECTING IN ROLLING BINS ON EACH FLOOR OF THE BUILDING AND WILL BE MOVED OUT TO HOLDING YARD BY MAINTENANCE STAFF.
- SOLID WASTE WILL BE PROVIDED A PROXIMITY CARD AND KEY PAD ACCESS CODES TO ENSURE ACCESS FOR REFUSE COLLECTION.
- ACCESS SHALL BE PROVIDED TO ABCWUA AS NECESSARY FOR WATER METER VAULT FOR MAINTENANCE.
- ALL WORK WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.
- CURB ACCESS RAMP WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DETAILED AS PART OF PUBLIC WORK ORDER.
- VARIANCES TO BUILDING DESIGN STANDARDS IN THE NOB HILL/LAND CP-3 WERE APPROVED BY THE ZHE FOR THIS PROJECT UNDER PROJECT PR-2021-005395. SEE BUILDING ELEVATION SHEET FOR DETAILS.

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB: 9" TALL PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
- CONCRETE PAVEMENT STRIP 2" WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501 AND TYPE C PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443. TO BE DETAILED IN PWO PLANS.
- RECTANGULAR WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL3000111 HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL A2/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE".
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING. PER DETAIL A5/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM. SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501 AND CONCRETE RUNDOWN PER DETAIL D5/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- CANTILEVERED FENCE END PER DETAIL A1/C-504.
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- CONCRETE VALLEY GUTTER PER DETAIL E1/C-502.
- LIGHT POLE PER ELECTRICAL SHEET ES-101.
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHTS BETWEEN 3" AND 6" TALL.
- STORM WATER RETENTION POND. SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER. SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- KEY PAD FOR GATE OPERATOR. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.
- DOG WASTE STATION. SEE LANDSCAPING PLANS.
- PROVIDE 6" WIDE OPENING IN CURB.
- DOG PARK SURROUNDED BY 4" TALL FENCE PER DETAIL A5/C-504.
- SKATE BOARD PARK AREA SURROUNDED BY 4" TALL FENCE PER DETAIL A5/C-504.
- LOW SEAT WALL. SEE LANDSCAPING PLANS.
- CONCRETE SIDEWALK TO BE FLUSH WITH ASPHALT. PROVIDE 3" LONG CURB TRANSITION FROM 6" TALL TO FLUSH ON EACH SIDE.
- CONCRETE CURB ACCESS RAMP TYPE A PAIRED PARALLEL CURB ACCESS RAMP WITH A COMMON LANDING PER COA STANDARD DWG 2445. TO BE DETAILED IN PWO PLANS.
- CONCRETE CURB ACCESS RAMP TYPE B PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- CONCRETE CURB ACCESS RAMP DETAIL B CORNER ACCESS RAMP PER COA STANDARD DWG 2441. TO BE DETAILED IN PWO PLANS.
- 24" THERMOPLASTIC WHITE STOP BAR STRIPING.
- CONCRETE CURB ACCESS RAMP TYPE A PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- CONCRETE CURB ACCESS RAMP SIMILAR TO COA STANDARD DWG 2443 DETAIL B MODIFIED TO HAVE SLOPING WING INSTEAD OF HEADER CURB. TO BE DETAILED IN PWO PLANS.

TABLE OF CONTENTS:

SP-DRB:	SITE PLAN - DRB
C-102:	ENLARGED SITE PLAN
LP-101:	LANDSCAPING PLAN
C-201:	SITE GRADING PLAN
C-301:	SITE UTILITY PLAN
A-201:	ELEVATIONS
C-501:	CIVIL DETAILS
C-502:	CIVIL DETAILS
C-503:	CIVIL DETAILS
C-504:	CIVIL DETAILS

PROJECT LOCATION:  
CENTRAL AVENUE SE AND JACKSON STREET SE

LEGAL DESCRIPTIONS:  
LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911.

CONTAINING 1.59 ACRES

ZONE ATLAS PAGES:  
K-17-Z

EXISTING ZONING:  
MX-M MIXED USE MEDIUM DENSITY

PROPOSED USES:  
MULTI FAMILY RESIDENTIAL, WITH 92 UNITS AND TWO COMMERCIAL SPACES (APPROX. 2,000 SF TOTAL)

THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 120 Vaesser Dr SE Suite 100  
 Albuquerque New Mexico 87106  
 T 505 242 6880 • F 505 242 6881  
 CONSULTANT

STAMP



PROJECT NAME  
HILAND PLAZA

5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	August 5, 2021
Project number	2574

SHEET TITLE

SITE PLAN  
DRB

SHEET NUMBER

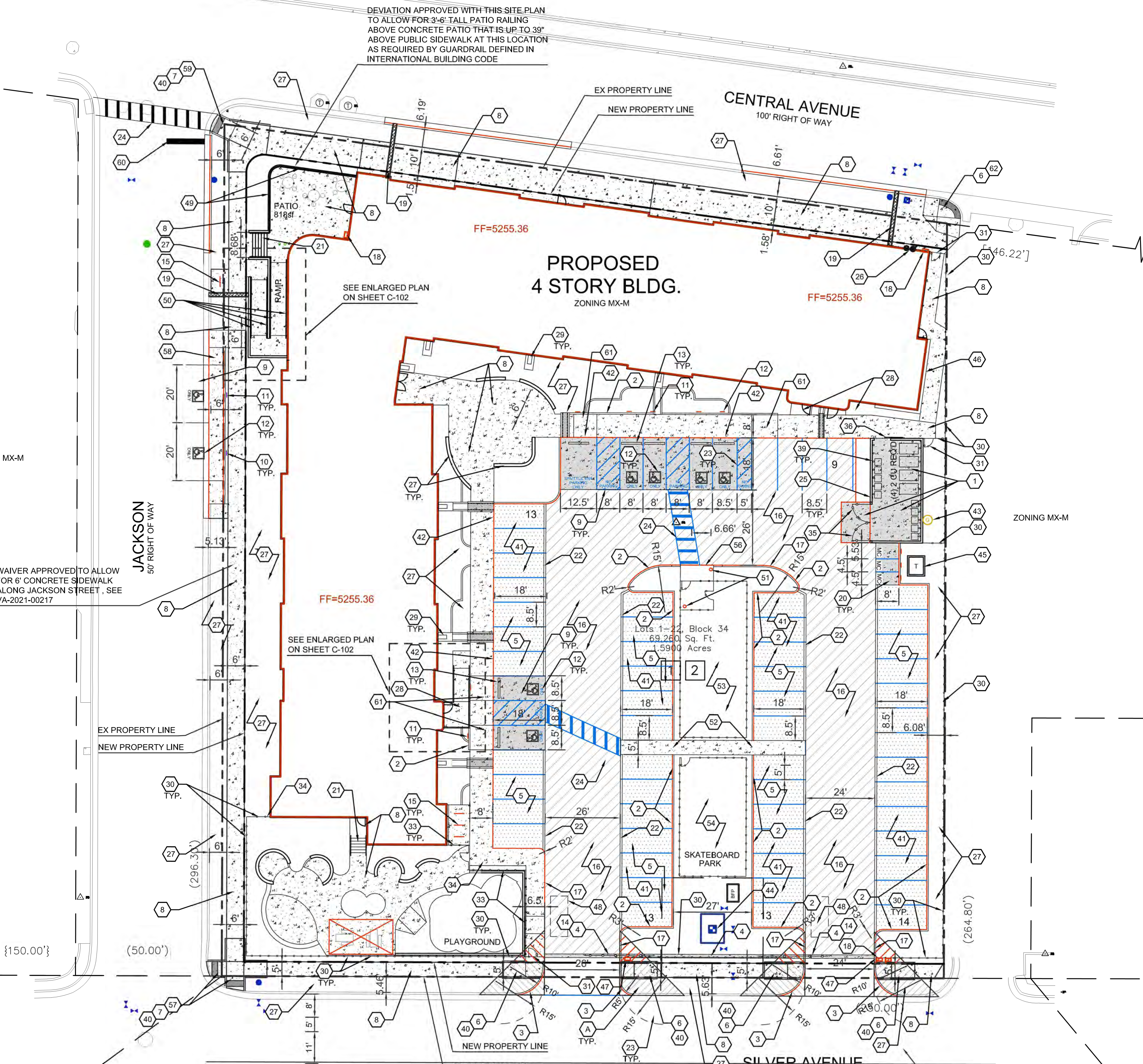
**SP-DRB**

PROJECT NUMBER: **PR-2021-005390**  
 Application Number: **SI-2021-00832 - SITE PLAN**

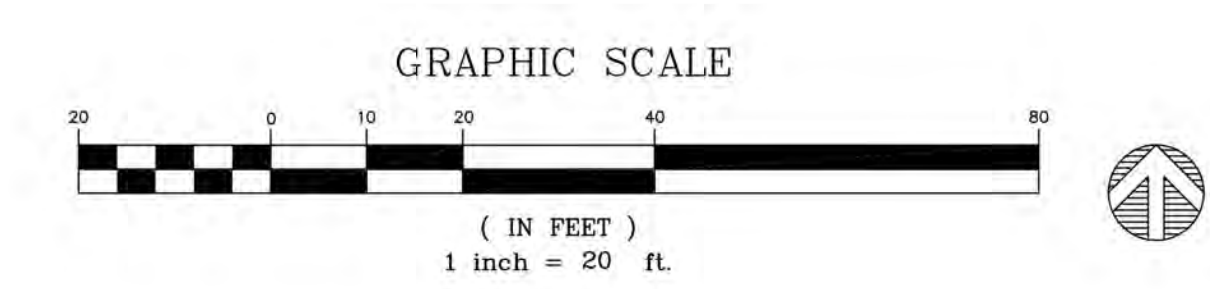
Is an Infrastructure List Required? (X) Yes ( ) No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way of for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Jeanne Wolfenbarger</i> Professional Engineer, Transportation Division	Sep 28, 2021
<i>Blaine Carter</i> ABCWUA	Date
<i>Chris Campbell</i> Parks and Recreation Department	Sep 28, 2021
<i>Emmet Amigo</i>	Date
<i>Charles Maestas</i> Code Enforcement	Sep 29, 2021
<i>Environmental Health Department (conditional)</i>	Date
<i>Herman Gallegos</i> Solid Waste Management	08-31-21
<i>DRB Chairperson, Planning Department</i>	Date
	Oct 8, 2021
	Date



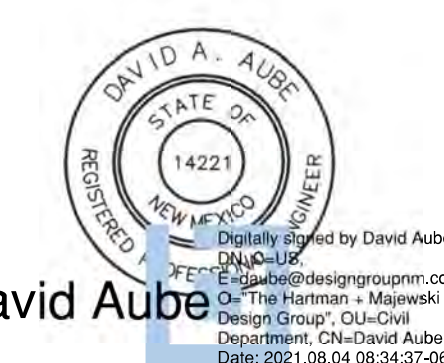
A1 SITE PLAN - DRB  
1" = 20'-0"



09/15/2021 15:34:01 PM



STAMP



David Aube  
 Registered Professional Engineer  
 State of New Mexico  
 License No. 4221  
 Design Group, Inc.  
 120 Vassar Dr SE Suite 100  
 Albuquerque, NM 87106  
 Date: 2021.08.04 08:34:37-08107

**SITE PLAN - DRB**

PROJECT NAME

**HILAND PLAZA**

5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

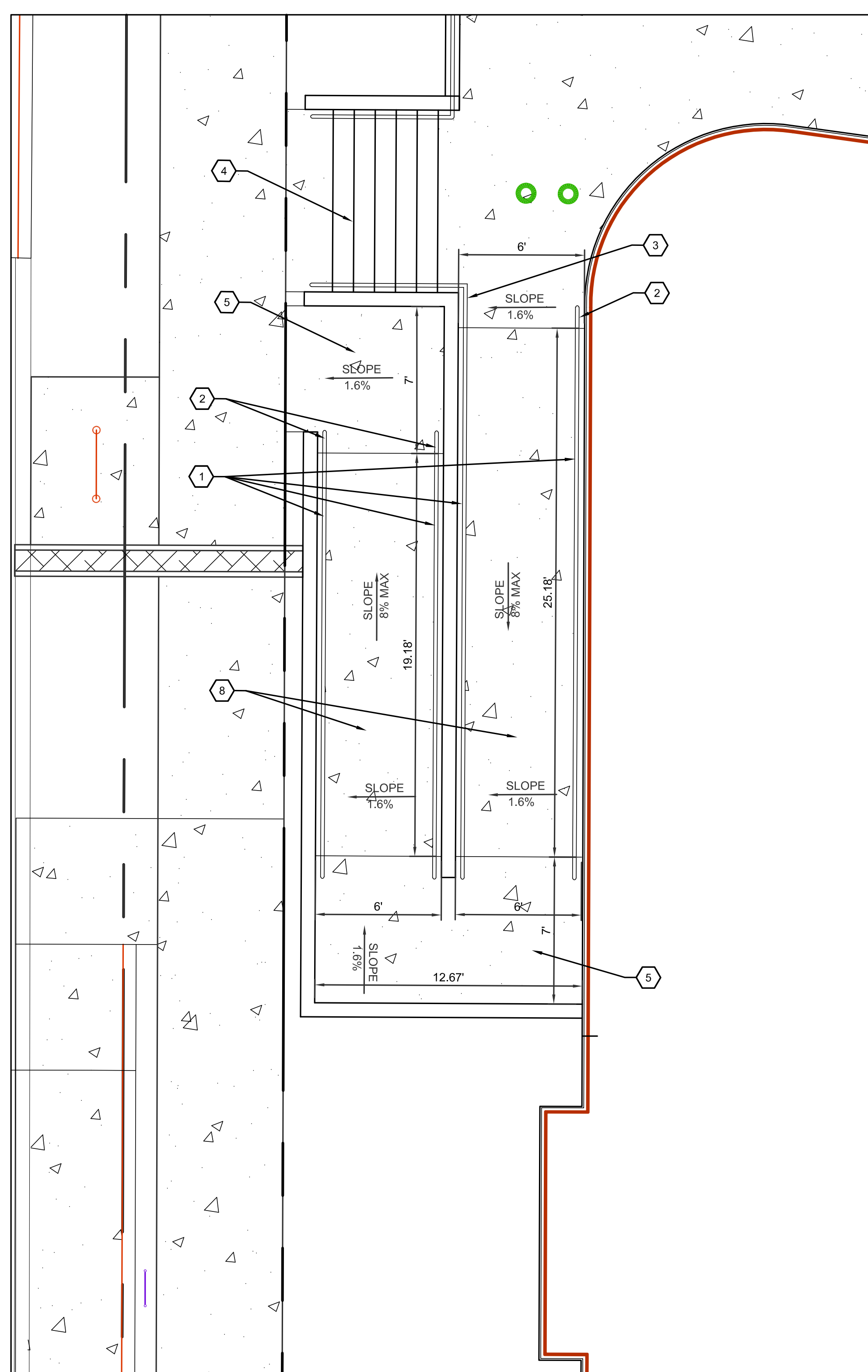
Drawn by: DAA  
 Checked by: DAA  
 Date: July 15, 2021  
 Project number: 2574

SHEET TITLE

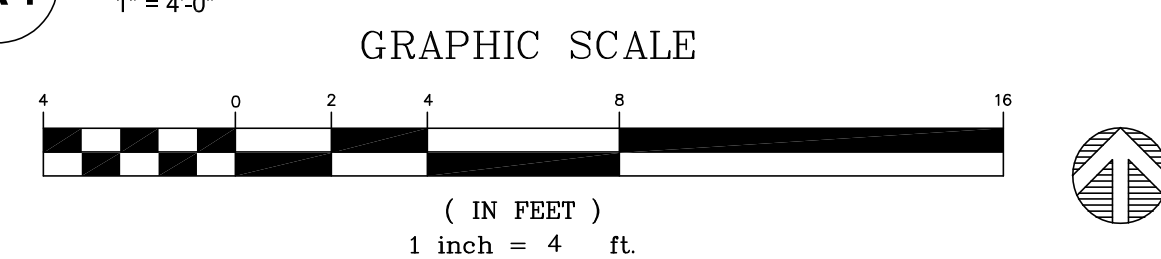
ENLARGED  
 SITE PLAN

SHEET NUMBER

**C-102**



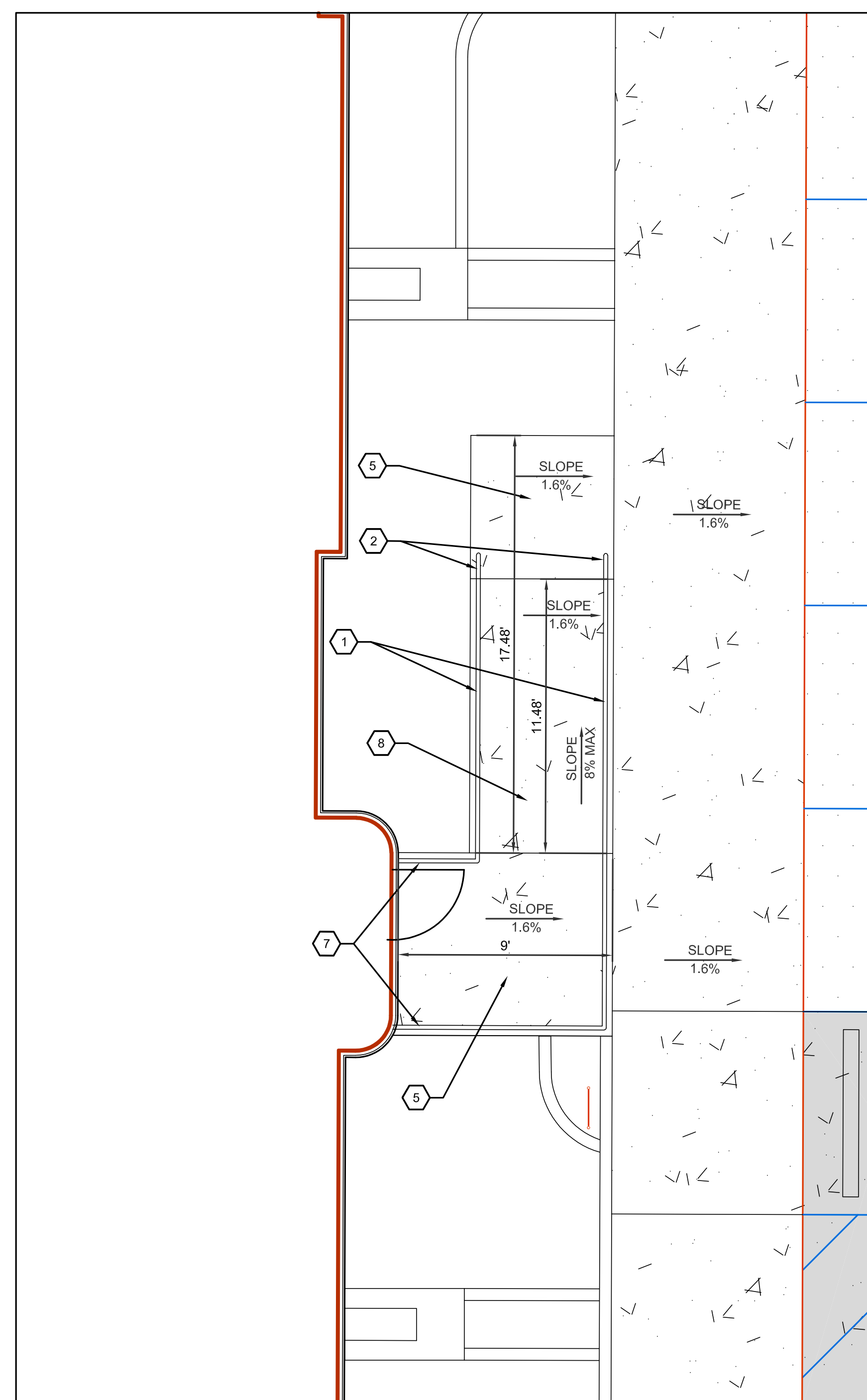
**A1 ENLARGED SITE PLAN**  
 1" = 4'-0"



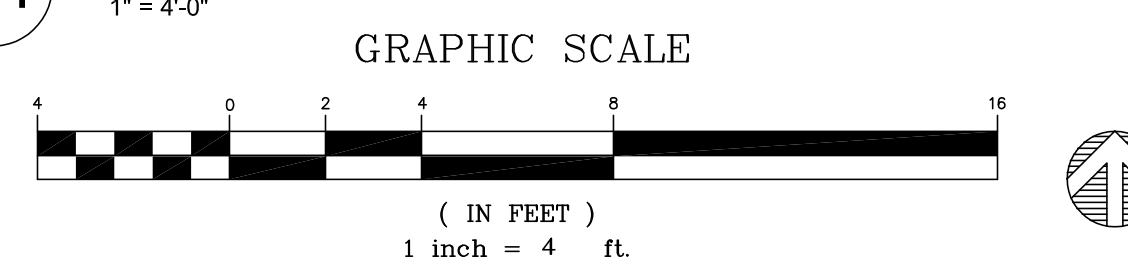
**SITE PLAN GENERAL NOTES**

**SITE PLAN KEYED NOTES**

- HANDRAIL PER DETAIL A2/C-502.
- 12" EXTENSION OF HANDRAIL BEYOND THE GRADE BREAK OF RAMP.
- HANDRAIL TO EXTEND AND CONNECT TO HAND RAILING FOR STAIRS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE LANDING, MAXIMUM SLOPE OF 2% ANY DIRECTION.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- HANDRAIL TO EXTEND 4" FROM BUILDING.
- RAMP SLOPE 1:12 MAXIMUM.



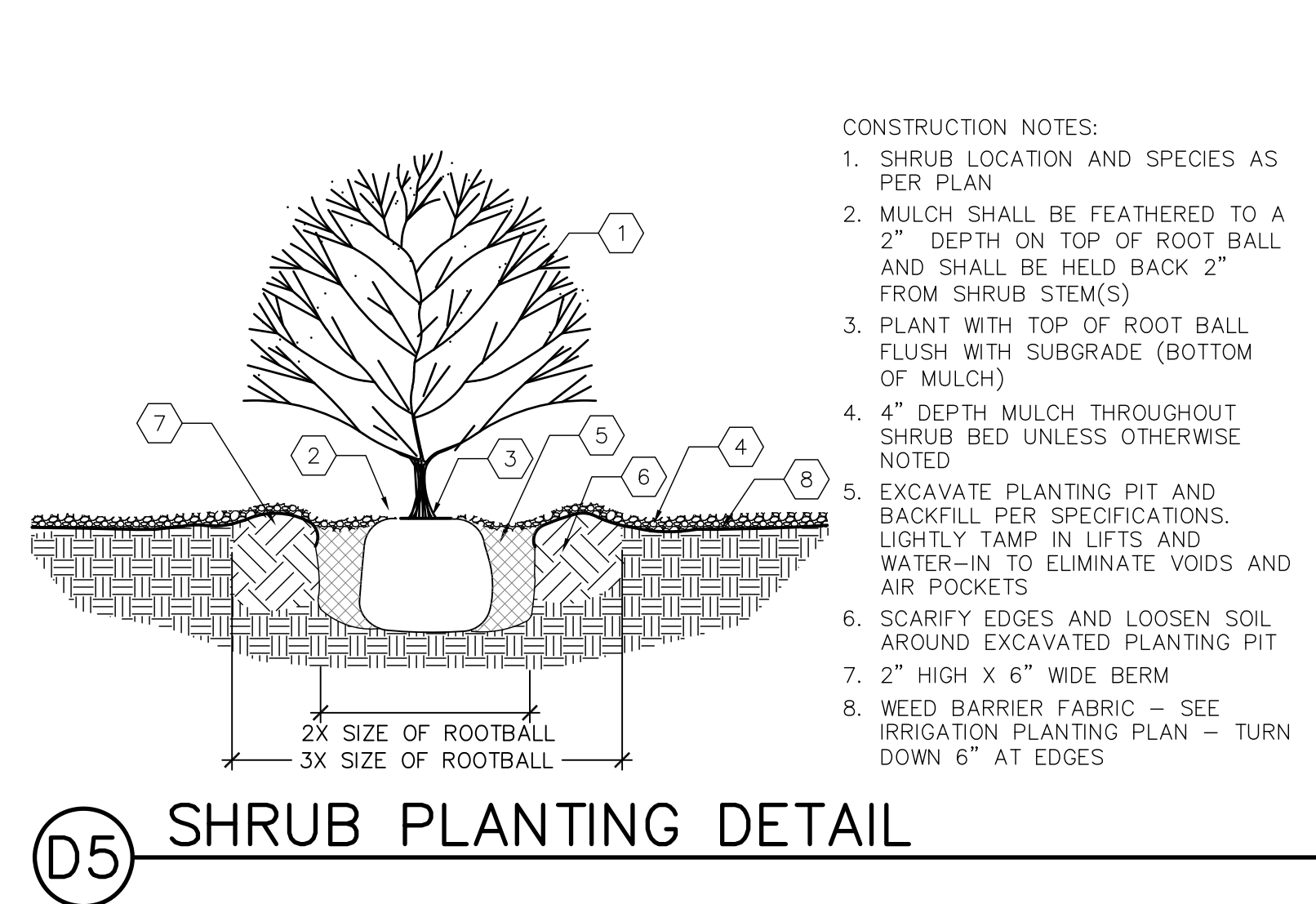
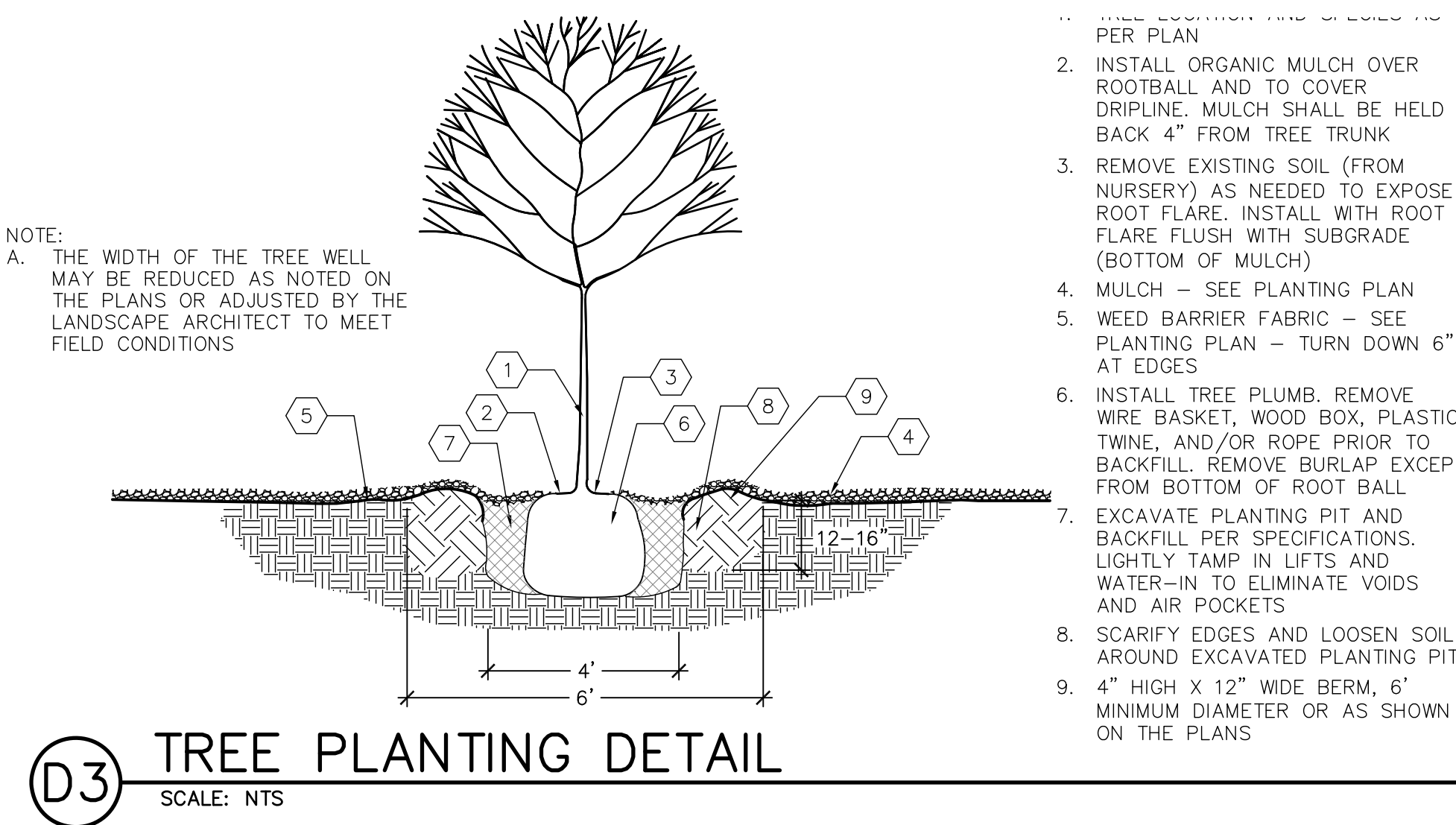
**A4 ENLARGED SITE PLAN**  
 1" = 4'-0"



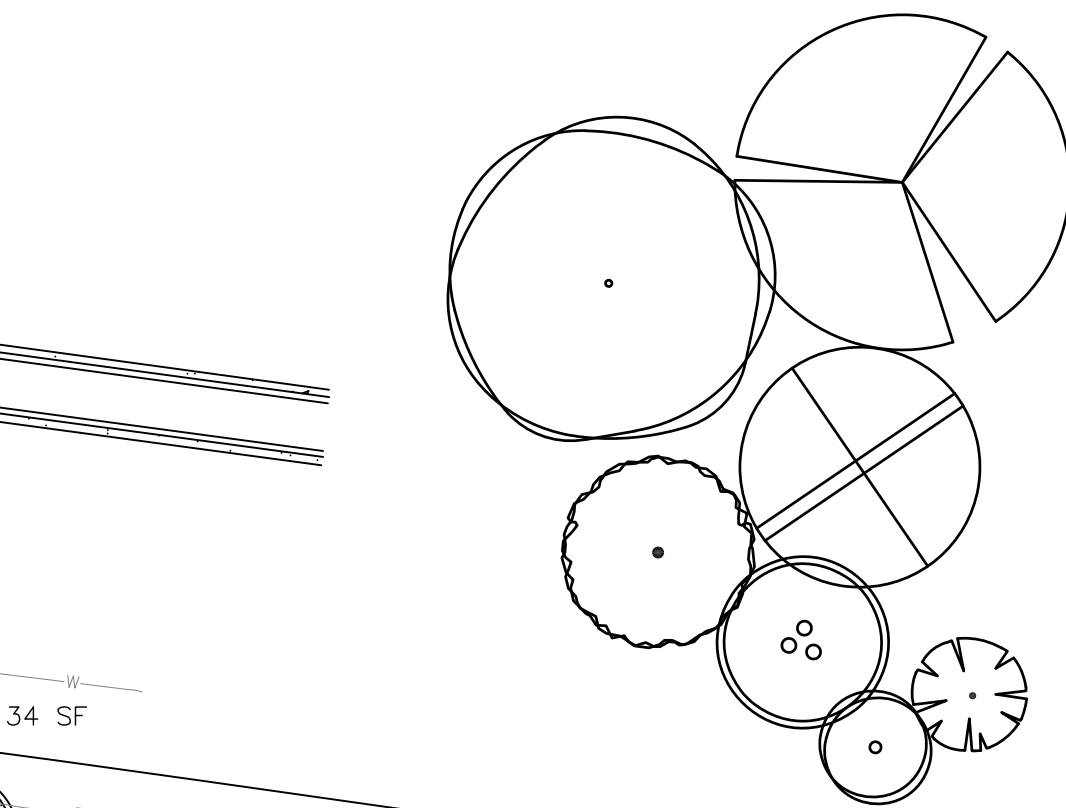


NO.	DATE	DESCRIPTION

Drawn by	KA
Checked by	GM
Date	JULY 16, 2021
Project number	2574



- CONSTRUCTION NOTES:
1. SHRUB LOCATION AND SPECIES AS PER PLAN
  2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
  3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
  4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
  5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
  6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
  7. 2" HIGH X 6" WIDE BERM
  8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES



**PLANT LEGEND**

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
<b>TREES</b>									
JP	JAPANESE PAGODA TREE	STYPHNOLOBIUM JAPONICUM 'HALKA'	4	2" CAL., 10'-12" HT.	B&B	45' HT. X 35' SPD.	M	DECIDUOUS	962 SF
LE	LACEBARK ELM	ULMUS PARVIFOLIA 'EMER II'	4	2" CAL., 10'-12" HT.	B&B	50' HT. X 35' SPD.	L	DECIDUOUS	962 SF
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	14	2" CAL., 10'-12" HT.	24" BOX	30' HT. X 30' SPD.	M	DECIDUOUS	707 SF
CRC	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	16	2" CAL., 8'-10" HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	314 SF
DW	DESERT WILLOW	CHILOPSIS LINEARIS	2	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.	L	DECIDUOUS	314 SF
VIT	CHASTE TREE	VITEX AGNUS-CASTUS	15	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.	M	DECIDUOUS	314 SF
NMO	NEW MEXICO OLIVE	FORESTIERIA NEOMEXICANA	9	4'-6" HT.	15 GA. MULTI	15' HT. X 12' SPD.	M	DECIDUOUS	113 SF
<b>SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS</b>									
FB	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	17	MIN. 12" HT.	5 GALLON	5' HT. X 6' SPD.	L	DECIDUOUS	28 SF
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	7	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	43	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	37	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.	L	EVERGREEN	13 SF
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	64	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.	M	DECIDUOUS	3 SF
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	23	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.	M	DECIDUOUS	20 SF
RED	RED YUCCA	HESPERALOE PARVIFLORA	61	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.	L	EVERGREEN	7 SF
CAT	CATMINT	NEPETA FAASSENII	19	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	40	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.	M	DECIDUOUS	7 SF
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	76	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.	L	EVERGREEN	3 SF
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	76	MIN. 8" HT.	1 GALLON	1' HT. X 18" SPD.	L	EVERGREEN	2 SF

**CITY LANDSCAPE ORDINANCE COMPLIANCE**

**LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**  
1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT HILAND PLAZA.

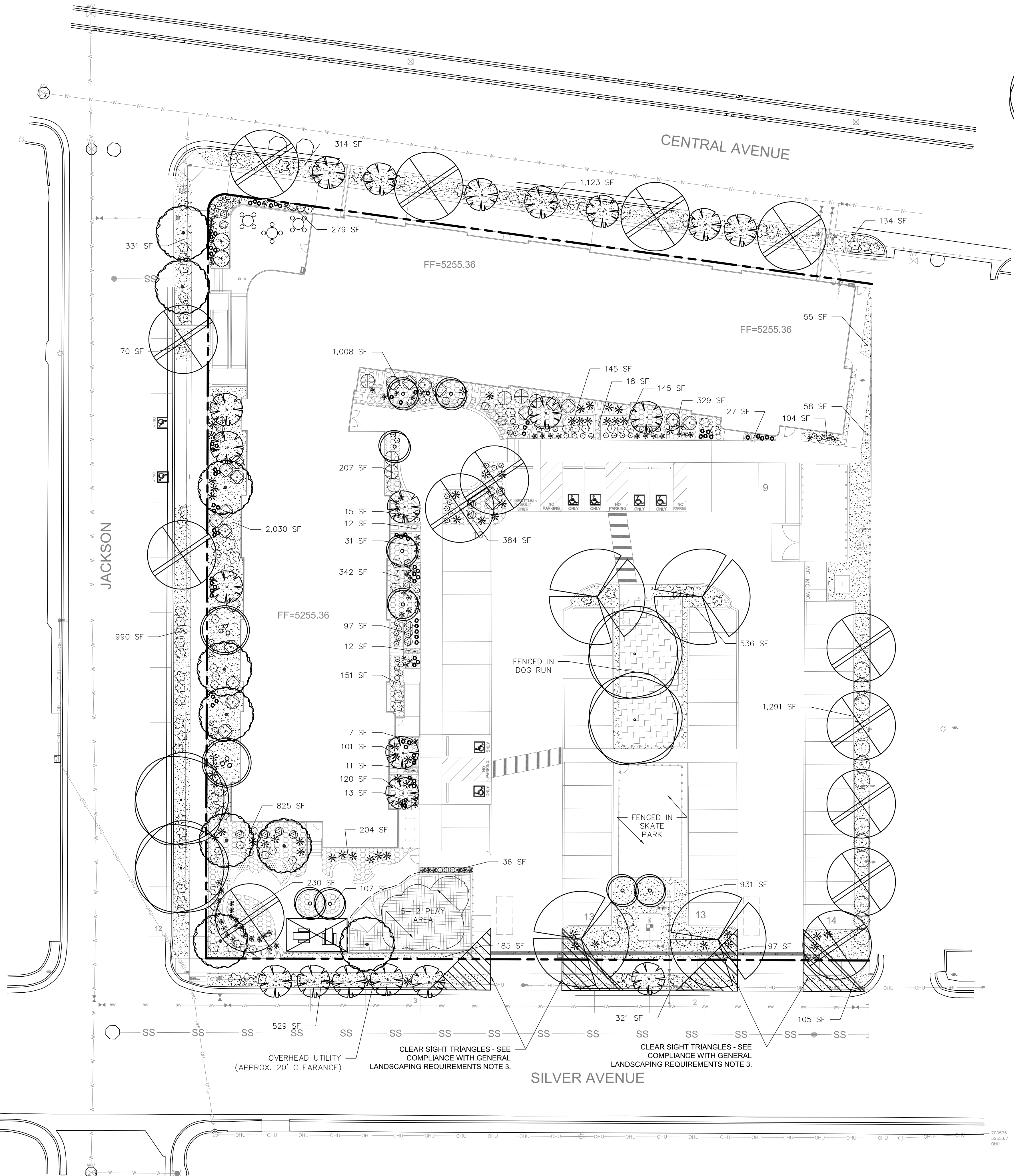
**COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**  
1. NO SPRAY IRRIGATION IS PROPOSED.  
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWA'S XERIC PLANT LIST.  
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

**COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:**  
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETScape, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.  
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDED BARK, PECAN SHELLS, ETC.  
3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.  
4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

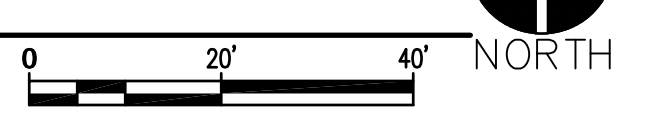
**LANDSCAPE CALCULATION TABLE:**  
TOTAL LOT AREA: 69,260 SF  
LESS TOTAL BUILDING AREA: 21,363 SF  
NET LOT AREA: 47,897 SF  
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA): 7,185 SF  
PROVIDED LANDSCAPE AREA: 9,954 SF  
REQUIRED PLANTS:  
REQUIRED STREET TREES:  
12 (296 LF ALONG JACKSON ST SE, TREES AVERAGE 25' O.C.)  
11 (255 LF ALONG CENTRAL AVE SE, TREES AVERAGE 25' O.C.)  
11 (254 LF ALONG SILVER AVE SE, TREES AVERAGE 25' O.C.)  
STREET TREES PROVIDED:  
14 ALONG JACKSON ST SE  
11 ALONG CENTRAL AVE SE  
11 ALONG SILVER AVE SE  
NUMBER OF GROUND FLOOR DWELLING UNITS: 14  
NUMBER OF GROUND FLOOR DWELLING UNITS ARE USED TO CALCULATE THE REQUIRED TREES  
NUMBER OF TREES REQUIRED (AT LEAST ONE TREE PER GROUND FLOOR DWELLING UNITS): 14  
REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:  
62 TOTAL SPACES  
7 REQUIRED TREES  
PARKING LOT TREES PROVIDED: 13  
REQUIRED PARKING LOT INTERIOR LANDSCAPE (15% OF PARKING LOT AREA): 2,972 SF  
PROVIDED PARKING LOT INTERIOR LANDSCAPE: 3,037 SF (102.2% OF REQUIRED INTERIOR LANDSCAPE)  
REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA): 7,466 SF  
PROVIDED COVERAGE: 9,937 SF (137.8% OF REQUIRED COVERAGE)  
REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA): 2,489 SF  
PROVIDED GROUND LEVEL PLANT COVERAGE: 2,890 SF (120.2% OF REQUIRED GROUND LEVEL COVERAGE)

**HATCH AND SYMBOL LEGEND**

- GRAVEL MULCH
- CRUSHER FINES MULCH
- ORGANIC MULCH
- ENGINEERED WOOD FIBER MULCH PLAY AREA SURFACING
- COBBLE MULCH
- SAND PLAY SURFACING
- BIKE RACK
- ROUND CONCRETE TABLE AND CHAIRS
- ADA PICNIC TABLE



**A1 LANDSCAPE PLAN**  
SCALE: 1"=20'-0"



**GRADING PLAN GENERAL NOTES**

1. SEE SHEET C-G01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.



THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®

120 Vassar Dr SE Suite 100  
Albuquerque, New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP



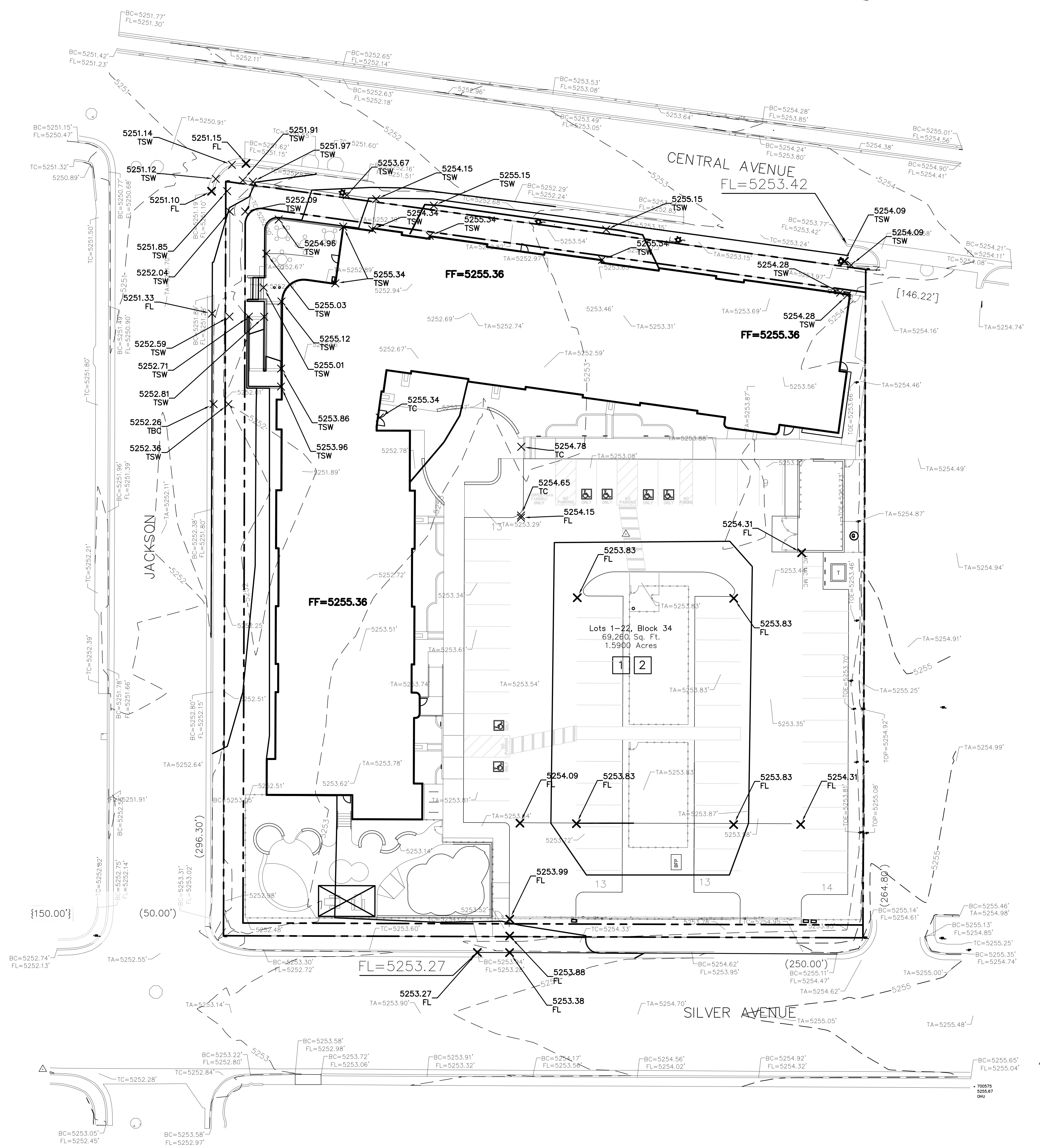
David Aube  
Professional Engineer  
State of New Mexico  
License 14221

SITE PLAN - DRB

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108



REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	July 15, 2021
Project number	2574

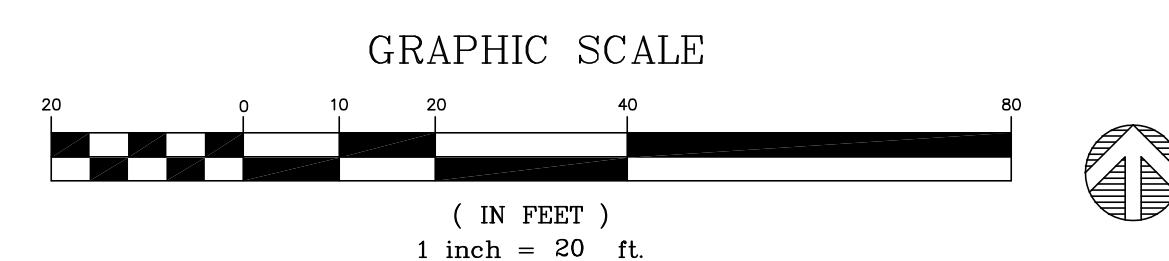
SHEET TITLE

**CONCEPTUAL  
SITE GRADING PLAN**

SHEET NUMBER

**C-201**

**A1 CONCEPTUAL SITE GRADING PLAN**  
1" = 20'-0"



08/15/2021 13:34:00 PM

**UTILITY PLAN GENERAL NOTES**

1. SEE SHEET C-G01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

**UTILITY PLAN KEYED NOTES**

1. EXISTING PVC WATERLINE TO REMAIN.
2. EXISTING SANITARY SEWER LINE TO REMAIN.
3. WATER SUPPLY LINE, 1"Ø COPPER, PER DETAIL A5/C-503.
4. WATER SUPPLY LINE, 4"Ø PVC DR14, PER DETAIL A5/C-503.
5. WATER SUPPLY LINE, 6"Ø C900 DR14, PER DETAIL A5/C-503 WITH RESTRAINED JOINTS PER DETAIL A1/C-503.
6. BEND, 45°, MATERIAL AND SIZE TO MATCH THE CONNECTING WATER LINES. RESTRAIN JOINTS PER A1/C-503.
7. DUCTILE IRON TEE, 8"x8"x4", RESTRAIN JOINTS PER A1/C-503.
8. DUCTILE IRON TEE, 8"x8"x6", RESTRAIN JOINTS PER A1/C-503.
9. REDUCER, 4"x3".
10. GATE VALVE ASSEMBLY, 3"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
11. GATE VALVE ASSEMBLY, 6"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
12. GATE VALVE ASSEMBLY, 8"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
13. TRANSITION COUPLING.
14. FIRE HYDRANT PER DETAIL A4/C-503.
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION. SEE FIRE SUPPRESSION PLANS.
16. WALL MOUNTED INDICATOR VALVE. SEE FIRE SUPPRESSION PLANS.
17. INSTALL 3" DOMESTIC WATER METER PER COA STD DWGS, 2370.
18. INSTALL 1" IRRIGATION WATER METER AND METER BOX PER COA STD DWGS, 2363 AND 2367.
19. CONNECT WATER LINE ONTO BUILDING WATER LINES. SEE PLUMBING SHEETS.
20. SANITARY SEWER LINE, 6"Ø, PER DETAIL D5/C-503.
21. SANITARY SEWER LINE, 8"Ø, PER DETAIL D5/C-503.
22. 4"Ø SANITARY SEWER MANHOLE PER COA STANDARD DRAWING 2102.
23. SANITARY SEWER WYE, 8"x8"x6".
24. SANITARY SEWER WYE, 8"x8"x8".
25. TERMINAL CLEANOUT PER DETAIL E1/C-503.
26. DOUBLE CLEANOUT PER DETAIL E3/C-503.
27. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES. SEE PLUMBING SHEETS.
28. NOT USED.
29. NEW GAS LINE TO METER, SIZE TO BE DETERMINED BY NM GAS CO.
30. NATURAL GAS METER MANIFOLD AND METERS, SIZE TO BE DETERMINED BY NM GAS CO.
31. NEW NATURAL GAS YARD LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
32. EXISTING NATURAL GAS LINE TO REMAIN.
33. PNM PRIMARY LINES. SEE ELECTRICAL SHEET ES-101.
34. ELECTRICAL TRANSFORMER. SEE ELECTRICAL SHEET ES-101.
35. SECONDARY LINES. SEE ELECTRICAL SHEET ES-101.
36. ELECTRICAL METER PACK. SEE ELECTRICAL SHEET ES-101.
37. WATER SUPPLY LINE, 3"Ø PVC SCH 40, PER DETAIL A5/C-503.
38. DUCTILE IRON TEE, 8"x8"x8", AND 8" TRANSITION COUPLING, RESTRAIN JOINTS PER A1/C-503.
39. 8" DUCTILE IRON END CAP. RESTRAIN JOINTS PER A1/C-503.
40. 8" PVC SRD 35 END CAP AND EMS.
41. 8" PVC SDR 35 SANITARY SEWER LINE.
45. 3" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR, PER ABCWUA REQUIREMENTS. PROVIDE SAFE-T-COVER 300TD-AL INSULATED ENCLOSURE WITH 2 KW HEATER.
46. CONNECT NEW 8" SANITARY SEWER MANHOLE. RESHAPE SHELF AS REQUIRED FOR NEW CONNECTION.
47. EASEMENT AROUND WATER METER PER ABCWUA REQUIREMENTS.

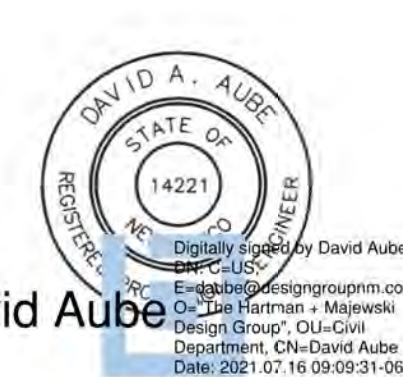


THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®

120 Vassar Dr SE Suite 100  
Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP



David Aube  
Professional Engineer  
State of New Mexico  
No. 14221

**SITE PLAN - DRB**

PROJECT NAME

**HILAND PLAZA**

5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

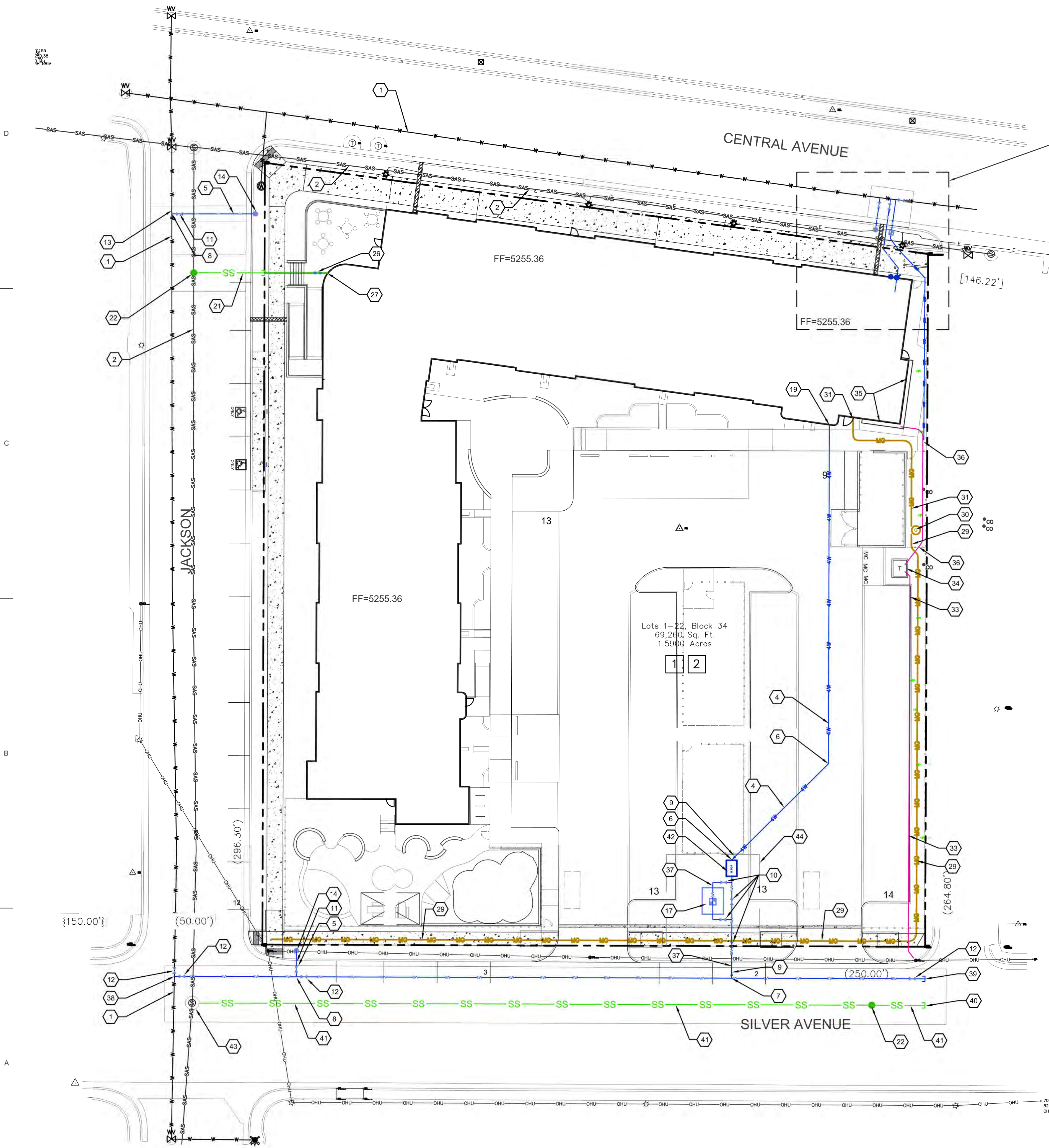
Copyright: Design Group  
Drawn by: DAA  
Checked by: DAA  
Date: July 15, 2021  
Project number: 2574

SHEET TITLE

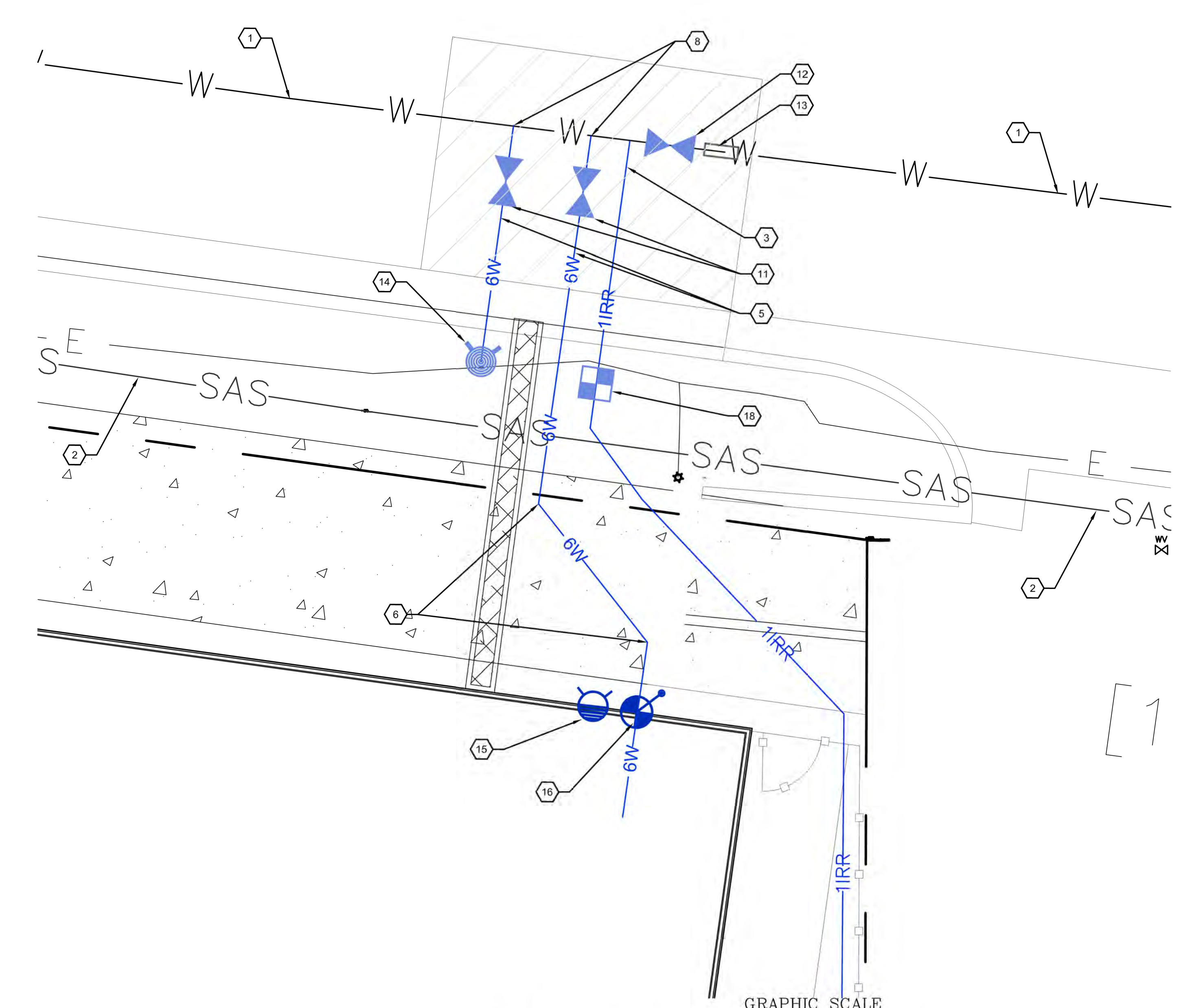
**SITE  
UTILITY  
PLAN**

SHEET NUMBER

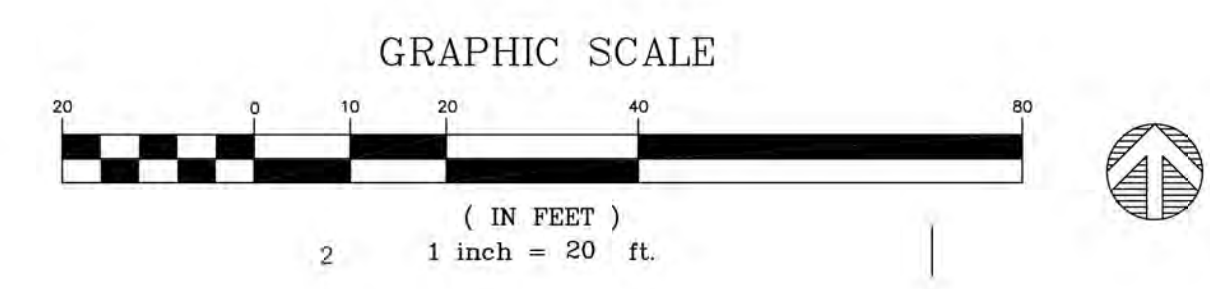
**C-301**



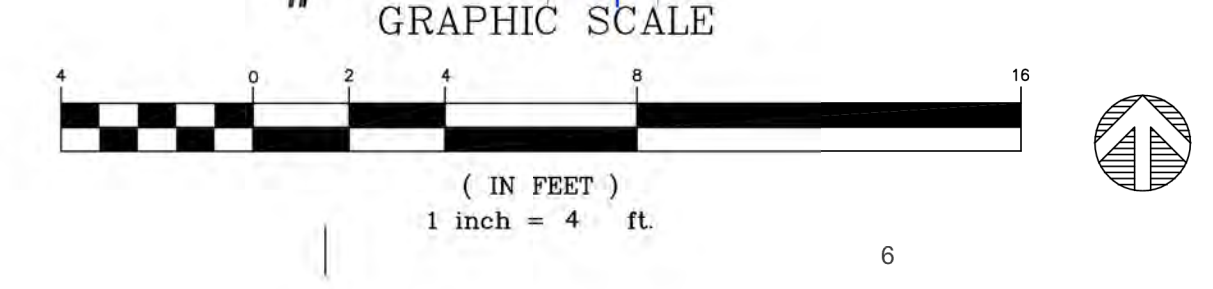
SEE ENLARGED  
SITE UTILITY PLAN  
THIS SHEET



**A1 SITE UTILITY PLAN**  
1" = 20'-0"



**A1 ENLARGED SITE UTILITY PLAN**  
1" = 4'-0"

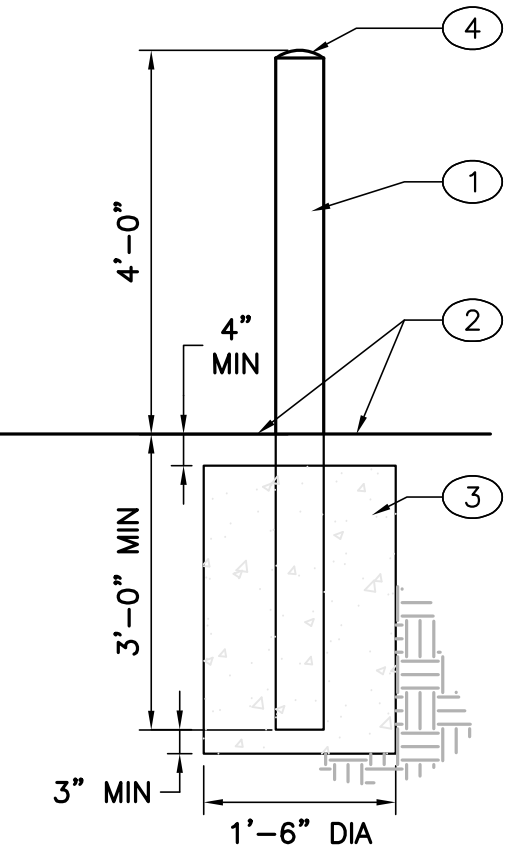


09/15/2021 5:33:40 PM



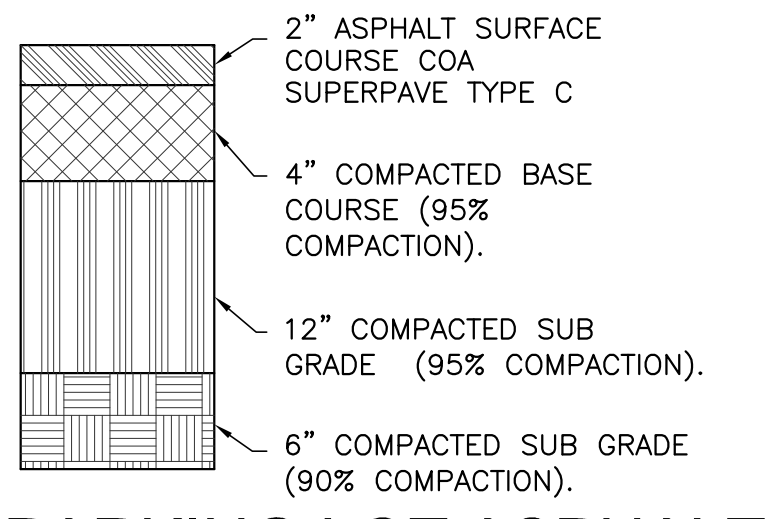
David Aube  
 State of New Mexico  
 License No. 14221  
 Mechanical  
 Exp. 12/31/2024

NO.	DATE	DESCRIPTION

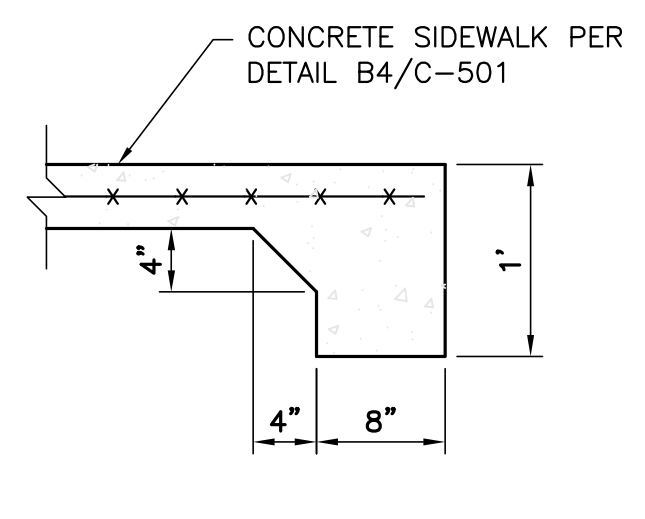


**E1 BOLLARD, 6"Ø**  
 NOT TO SCALE

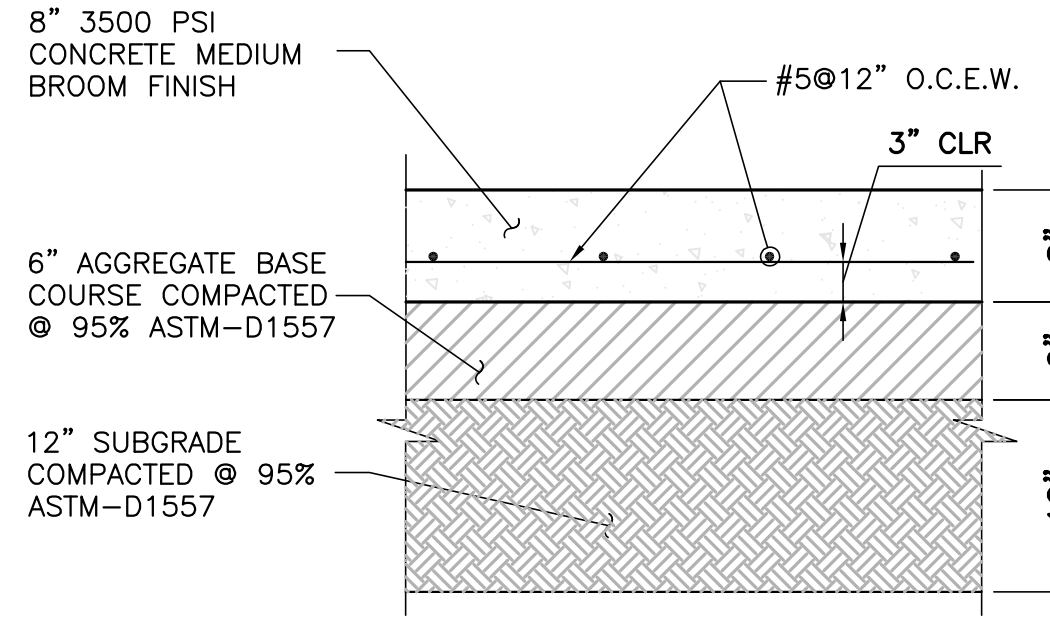
- KEYED NOTES: #
- 6" DIA. STEEL PIPE W/ REFLECTORIZED YELLOW PAINT (CONC. FILLED W/ SMOOTH EDGES).
  - FINISHED GRADE OR PAVING AS PER DRAWINGS & SPECS - SEE PLANS.
  - CONCRETE FOOTING.
  - ROUNDED CONCRETE.



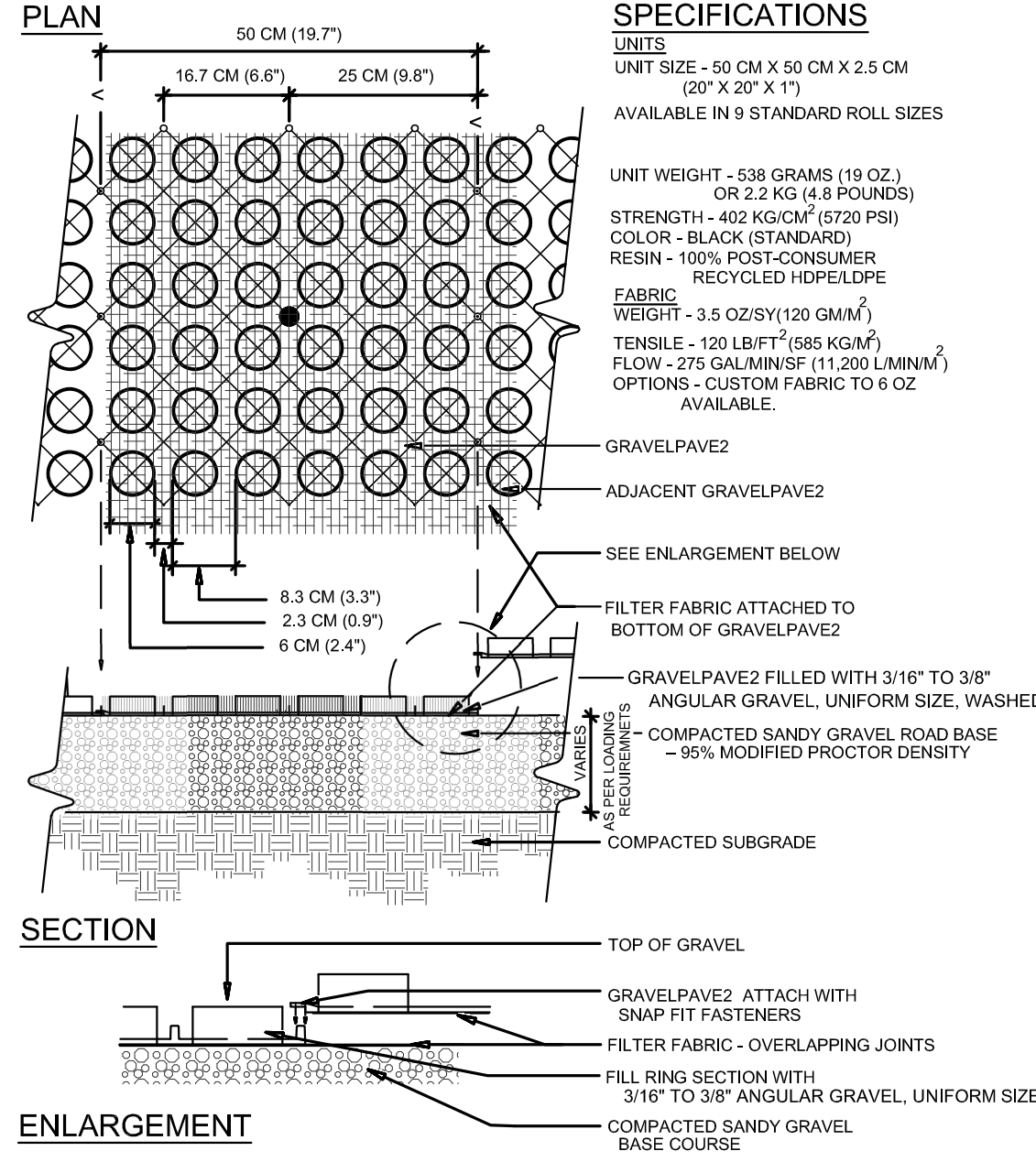
**E2 PARKING LOT ASPHALT**  
 NOT TO SCALE



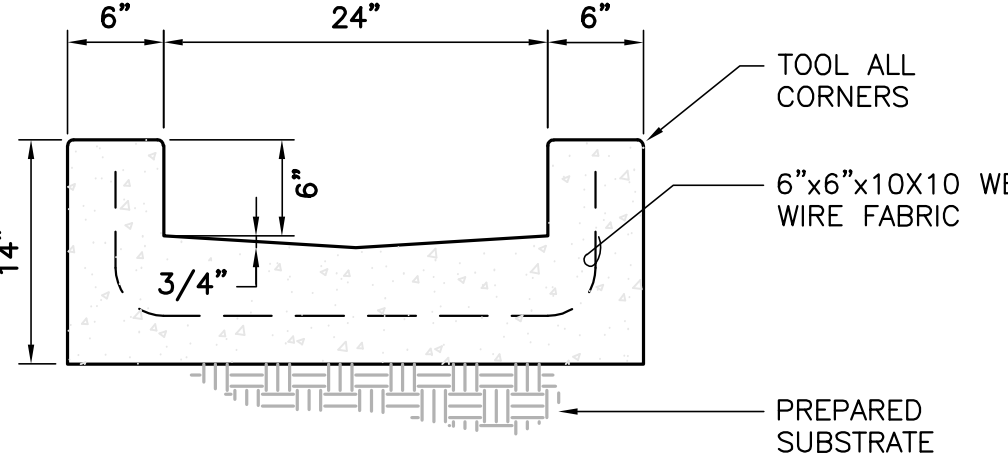
**E3 TURNDOWN EDGE**  
 NOT TO SCALE



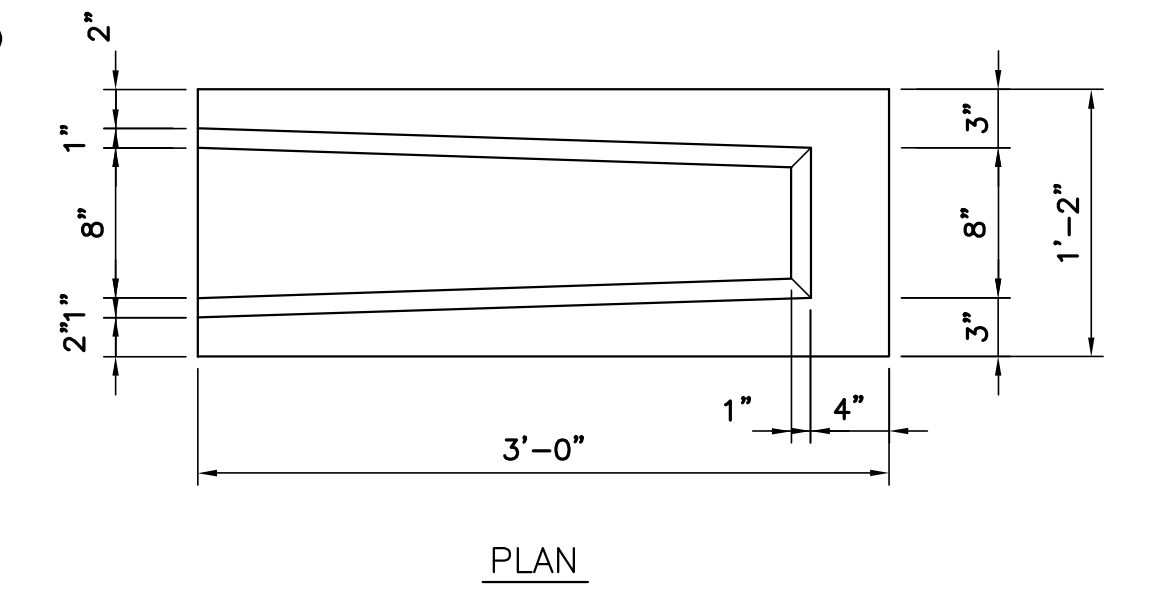
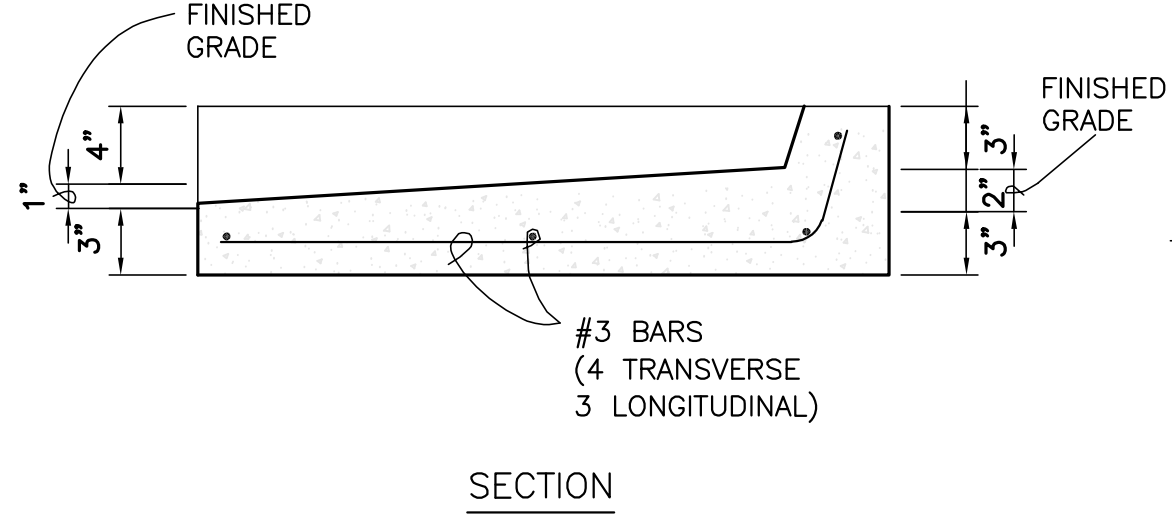
**D3 CONCRETE PAVEMENT**  
 NOT TO SCALE



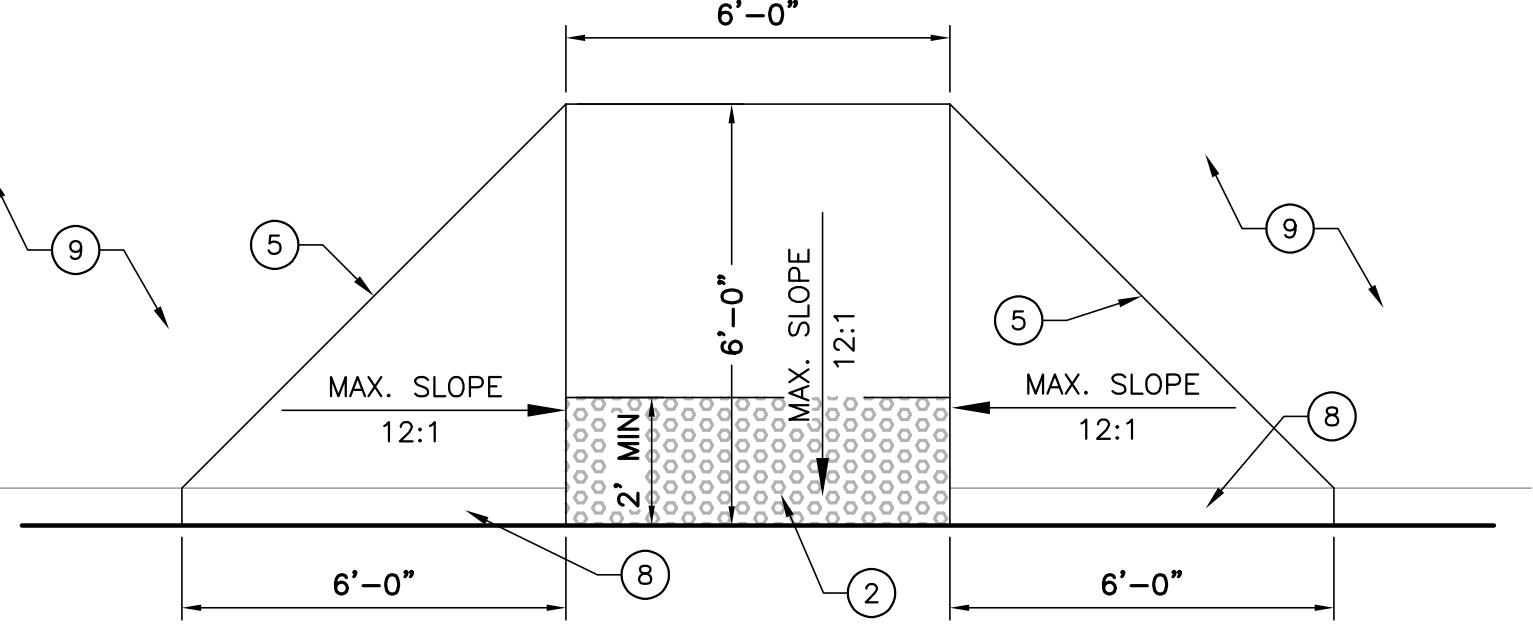
**D4 GRAVEL PAVEMENT**  
 NOT TO SCALE



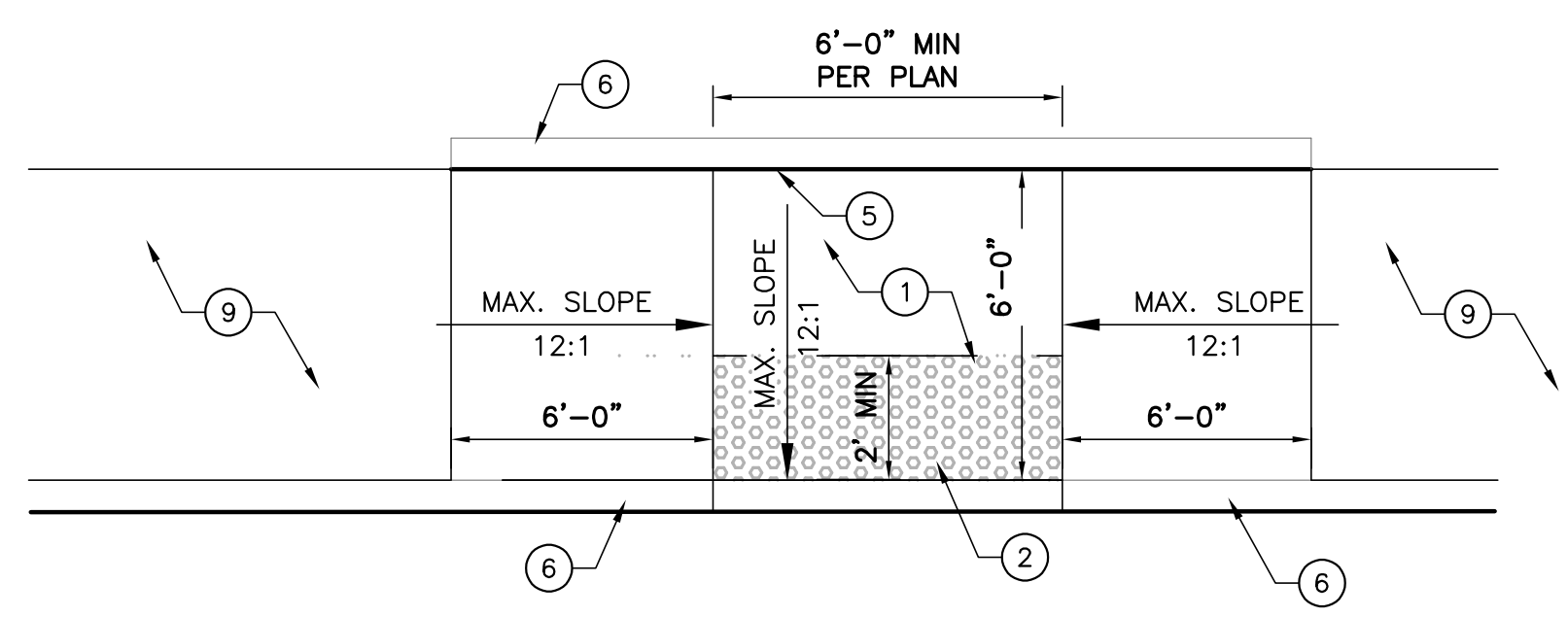
**D5 24" WIDE CONCRETE RUNDOWN**  
 NOT TO SCALE



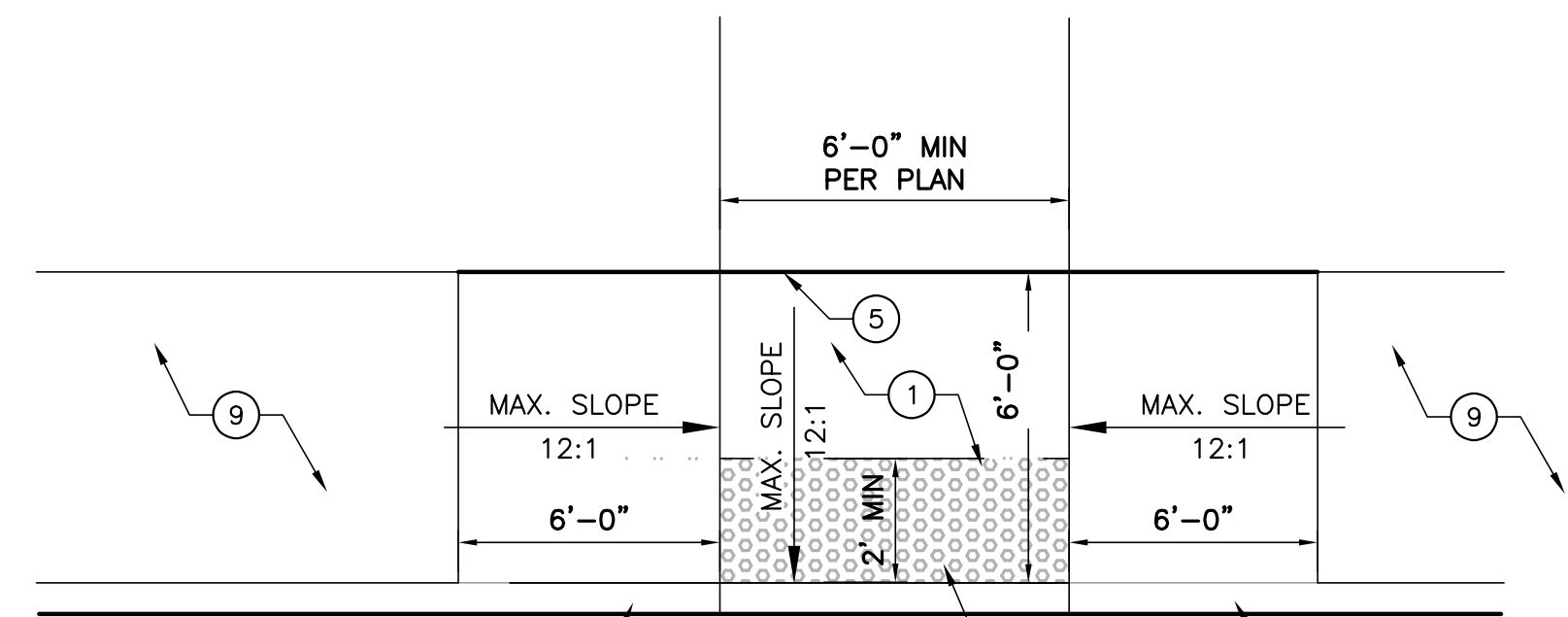
**D6 CONCRETE SPLASH BLOCK**  
 NOT TO SCALE



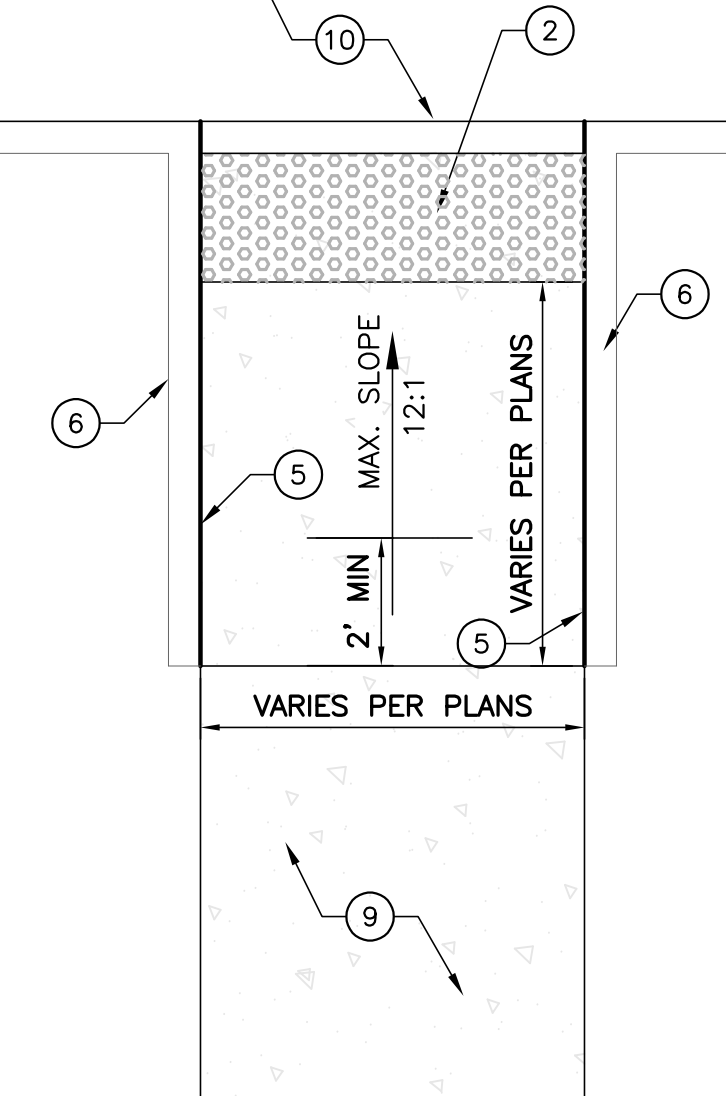
TYPE 'A' PLAN



TYPE 'B' PLAN



TYPE 'C' PLAN

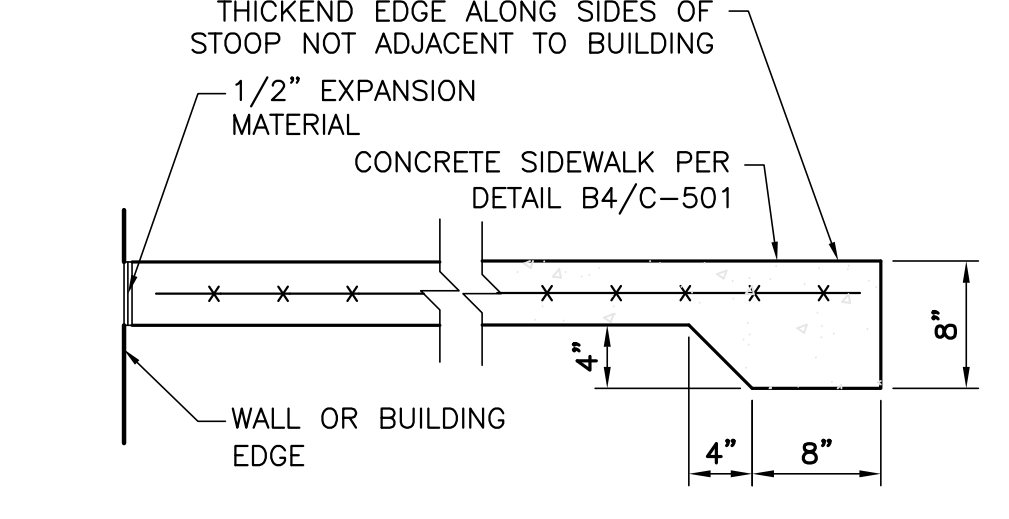


TYPE 'E' PLAN

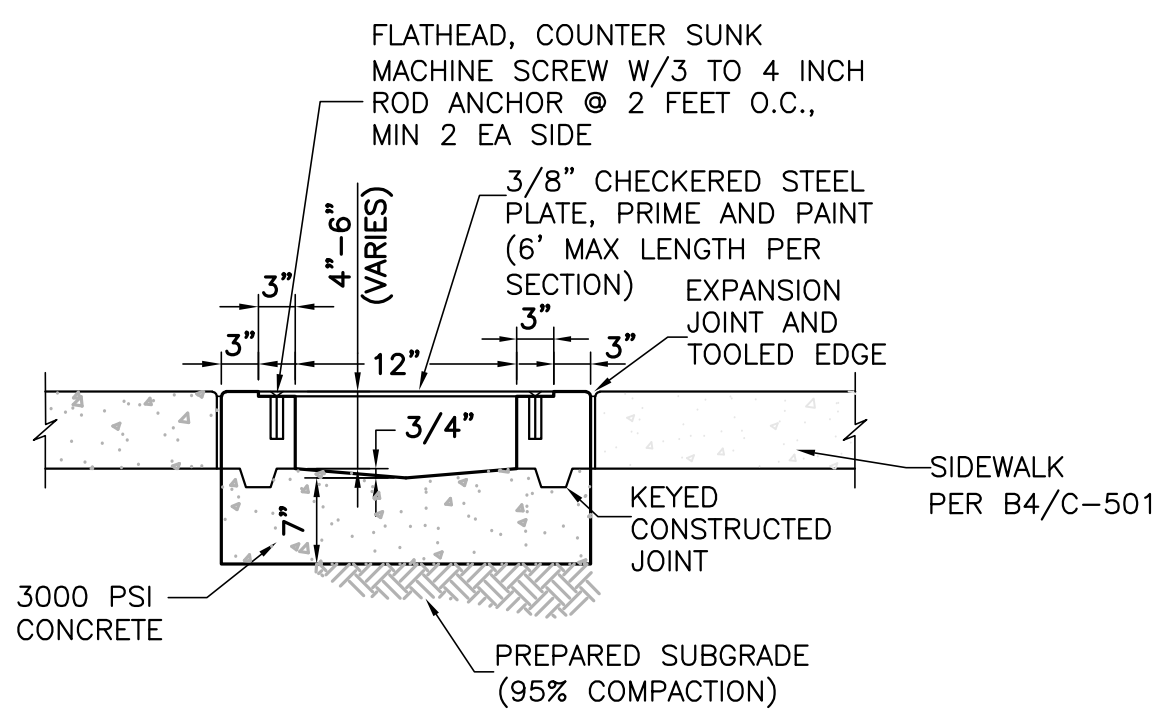
KEYED NOTES: #

- 2% CROSS SLOPE MADE IN ANY DIRECTION.
- DETECTABLE WARNING SURFACE PER A4/C-501.
- CONC. CURB, SEE PLANS.
- CURB, WALL, OR BUILDING, SEE PLANS.
- 1/2" EXPANSION MATERIAL.
- STD. CONC. HEADER CURB AS REQUIRED.
- POINT OF CURVE.
- SLOPE CURB @ 12:1.
- CONCRETE SIDEWALK PER PLANS.
- RAMP LANDING PER PLANS.

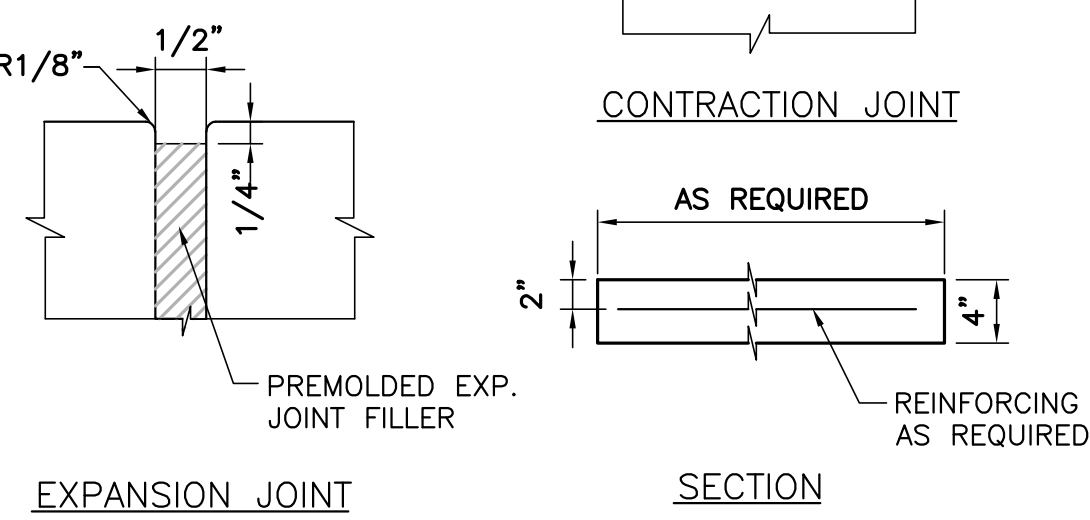
**A1 CURB ACCESS RAMPS**  
 NOT TO SCALE



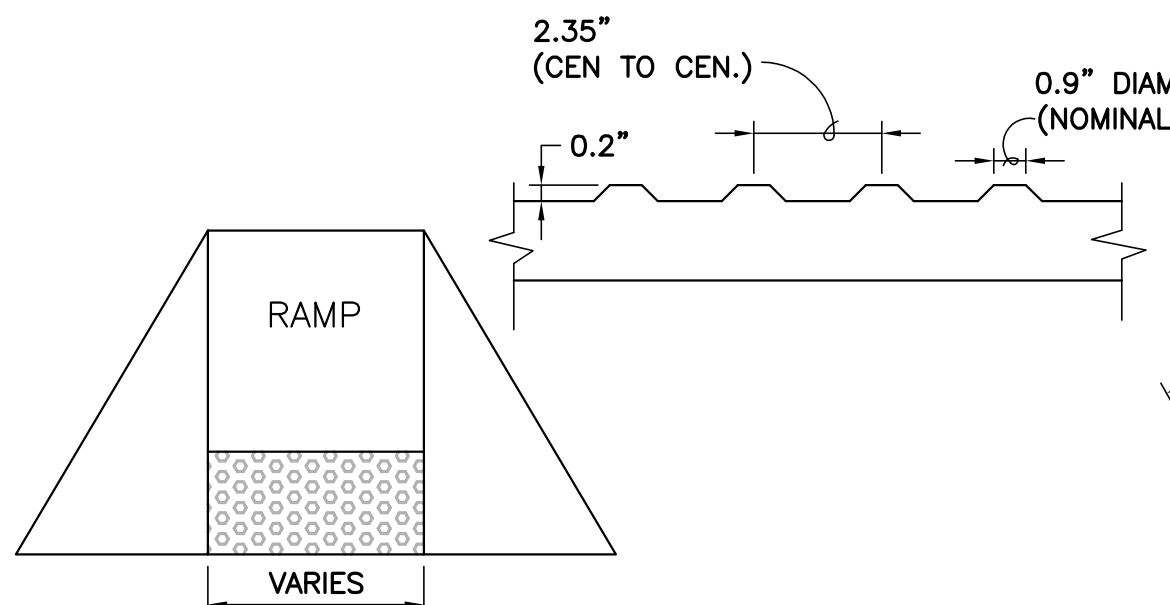
**C3 CONCRETE STOOP**  
 NOT TO SCALE



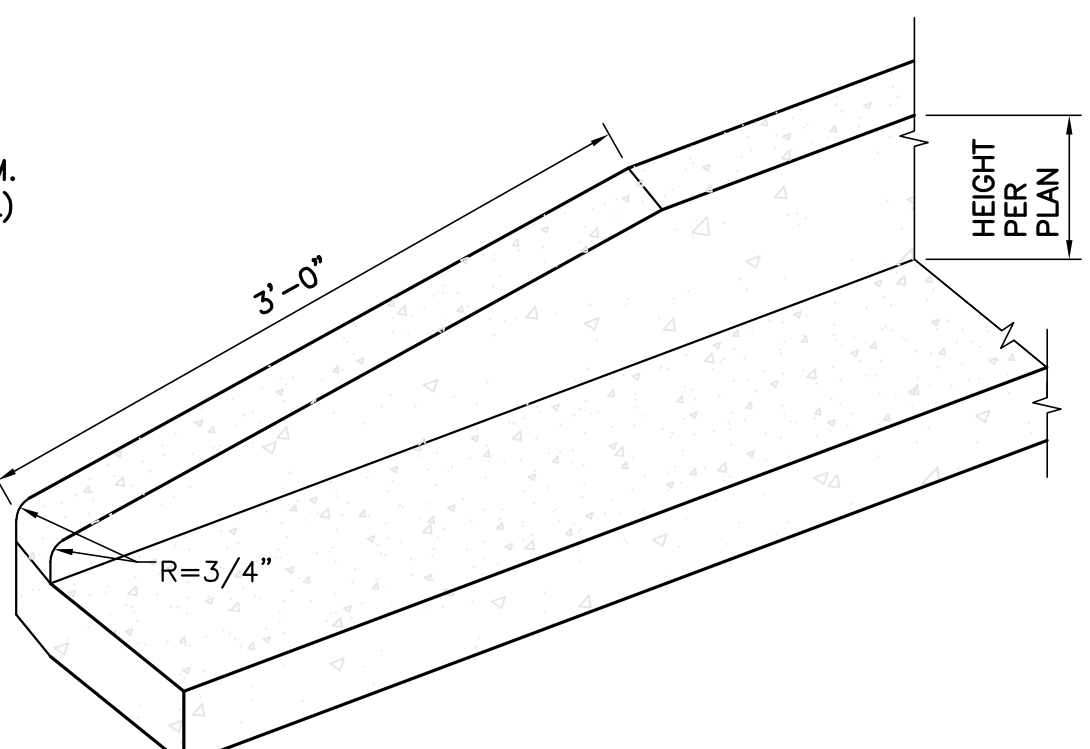
**B3 SIDEWALK CULVERT**  
 NOT TO SCALE



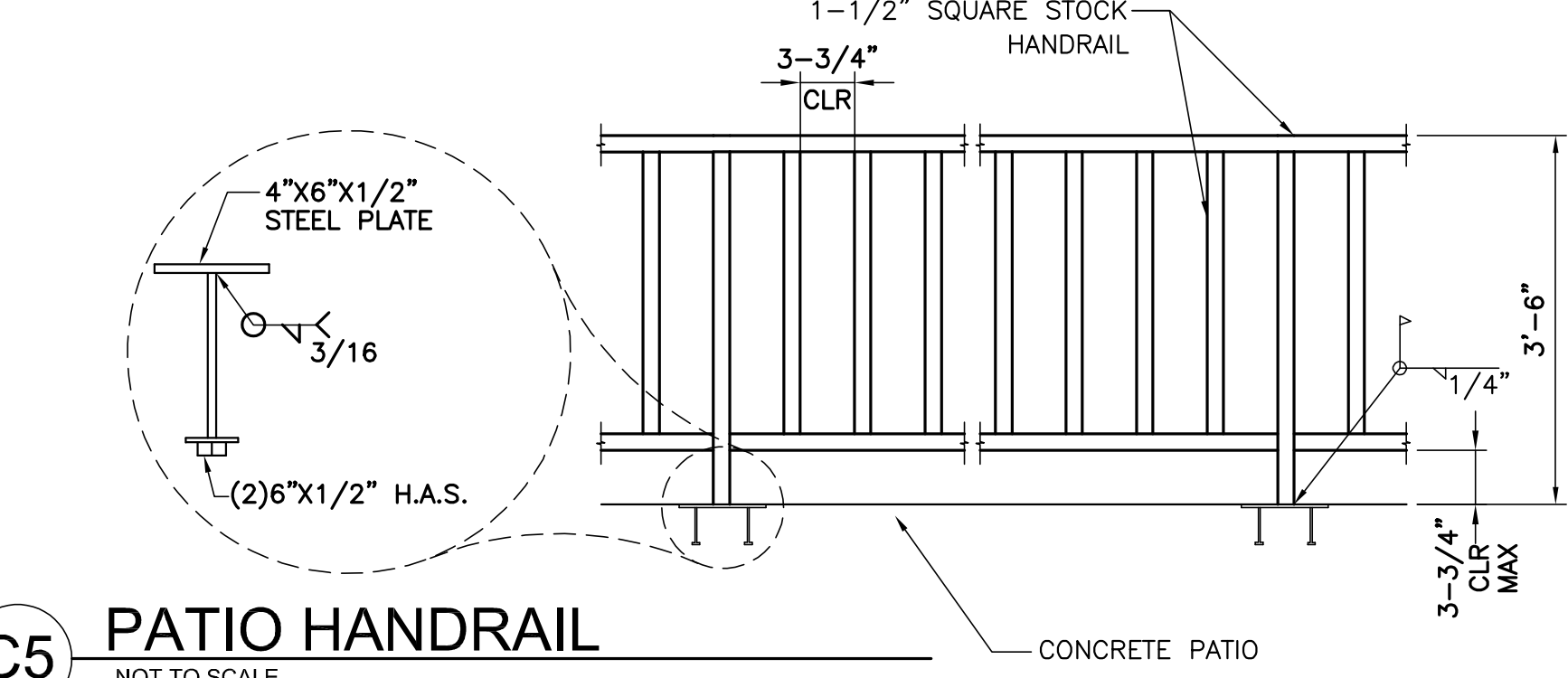
**B4 TYPICAL SIDEWALK**  
 NOT TO SCALE



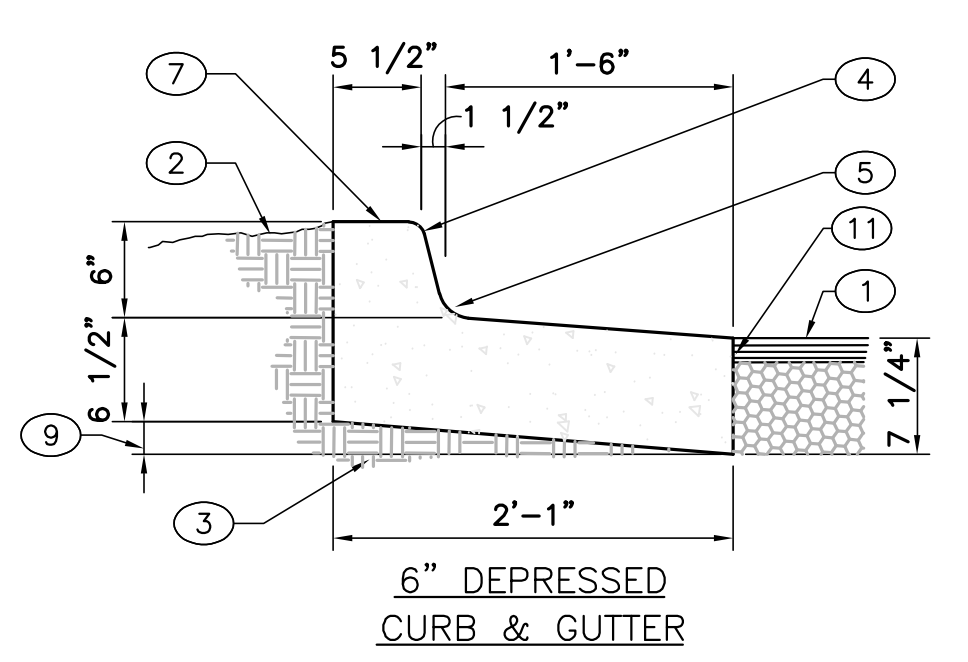
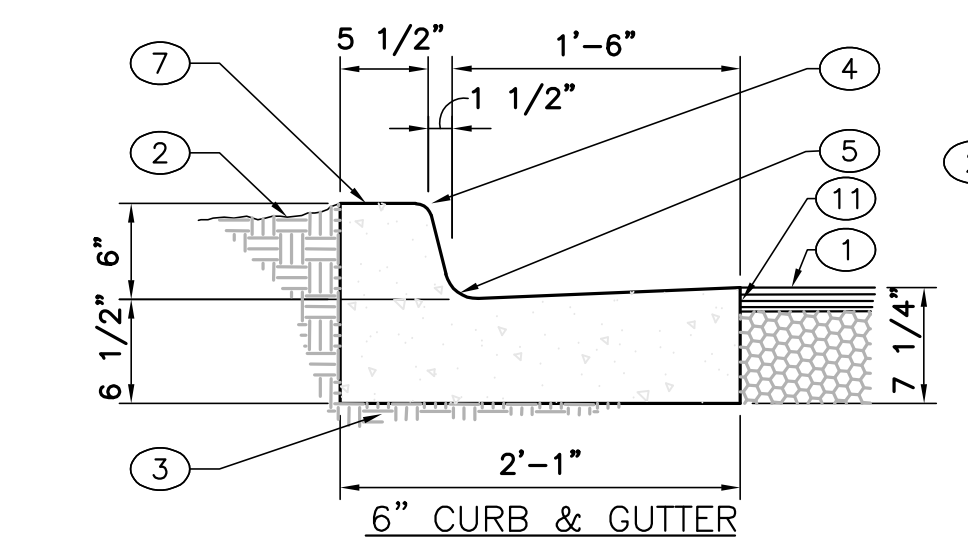
**A3 DETECTABLE WARNING SURFACE**  
 NOT TO SCALE



**A4 CURB TRANSITION**  
 NOT TO SCALE



**C5 PATIO HANDRAIL**  
 NOT TO SCALE



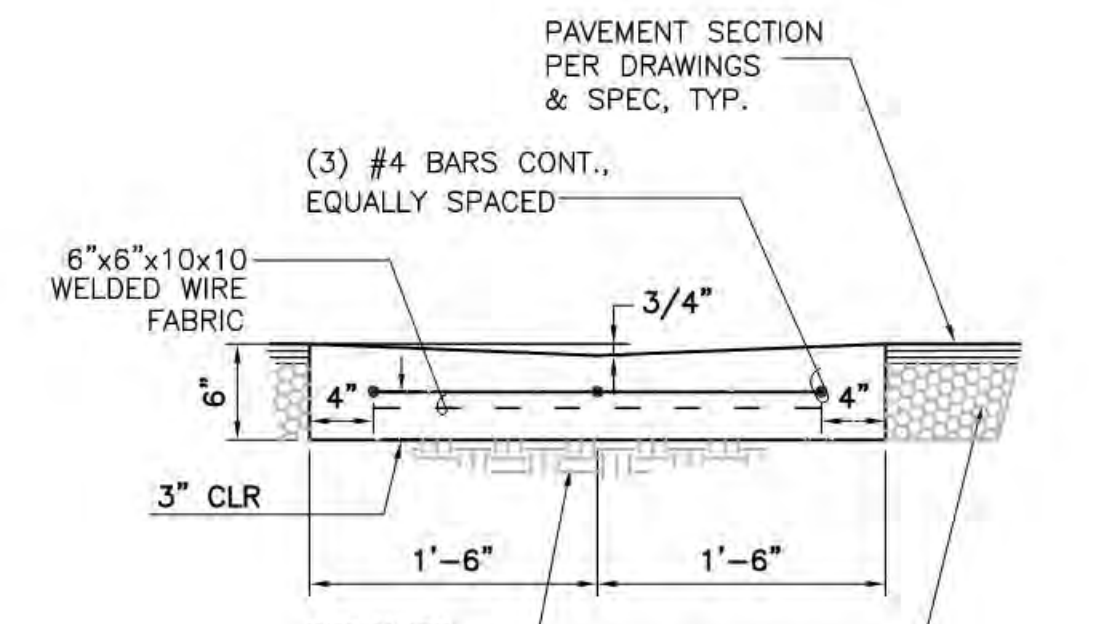
KEYED NOTES: ○

- PAVEMENT SECTION PER DRAWINGS AND SPECS.
- FINISHED GRADE OR GRAVEL PAVEMENT.
- PREPARED SUBGRADE.
- 3/4" RADIUS.
- TACK COAT IF ADJACENT TO ASPHALT.
- SMOOTH RUBBED FINISH.
- CONCRETE CURB.

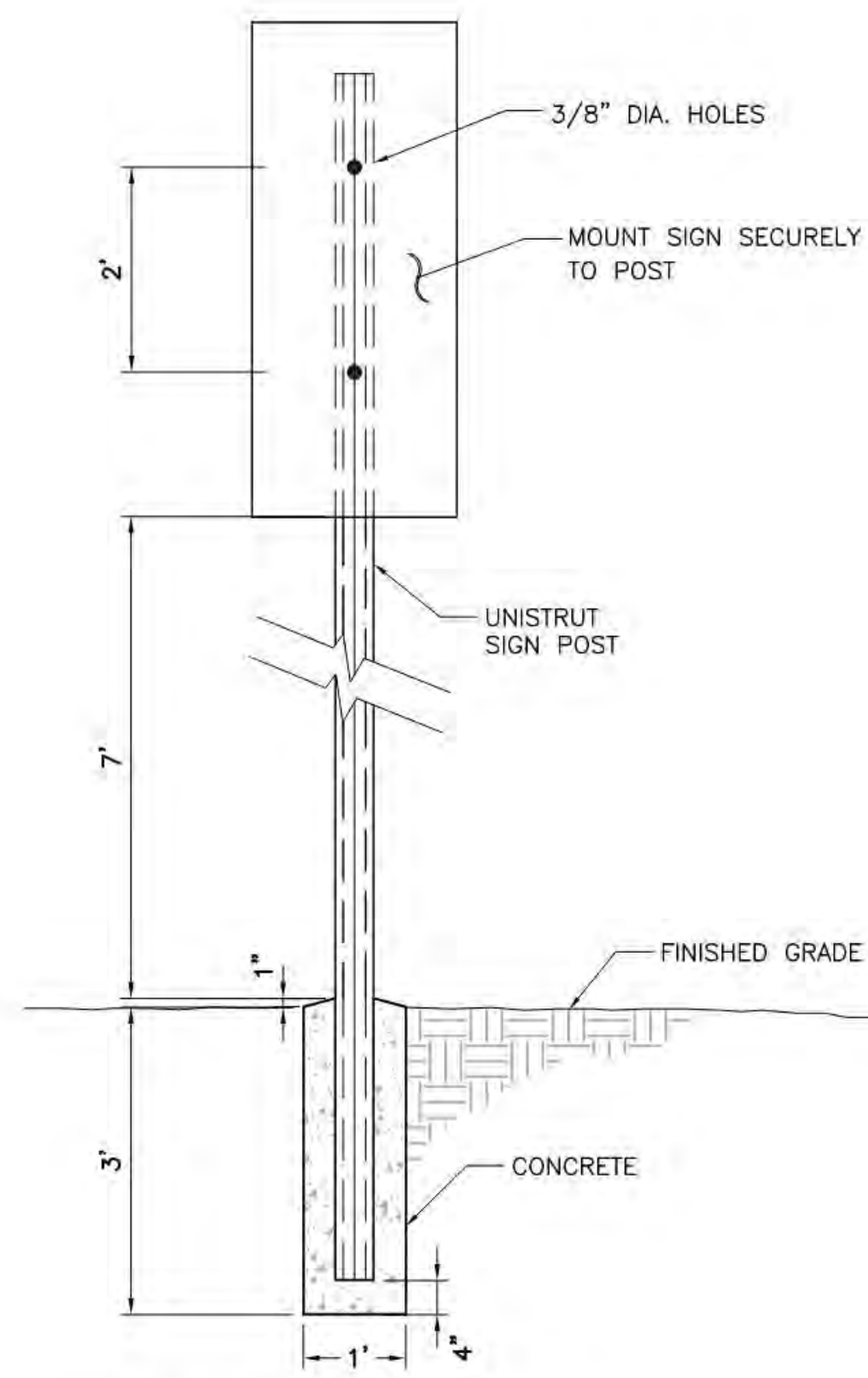
CURB & GUTTER CONSTRUCTION NOTES:

- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
- FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.

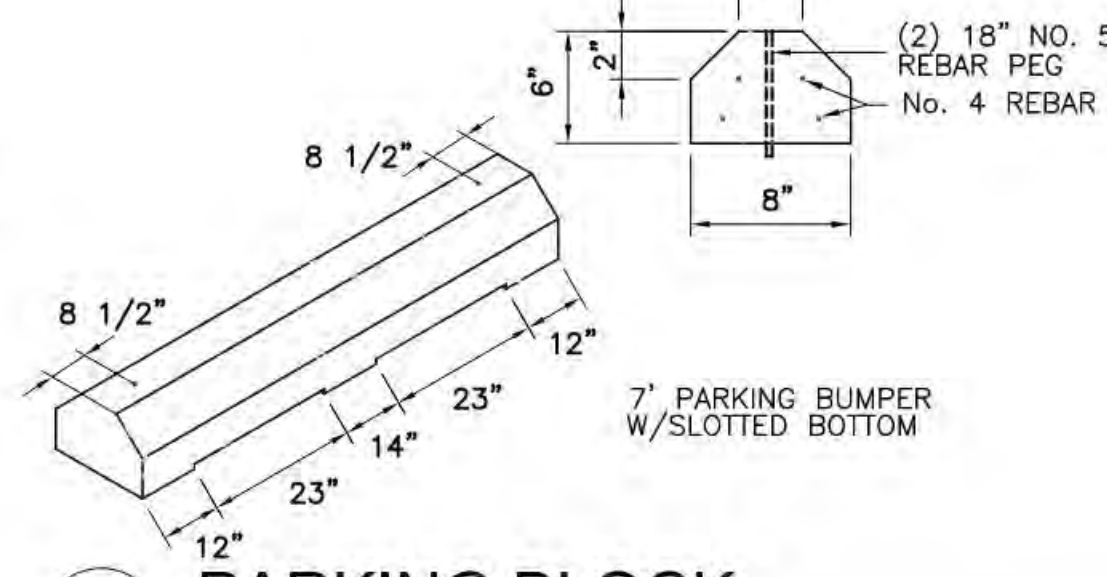
**A5 CURB SECTIONS**  
 NOT TO SCALE



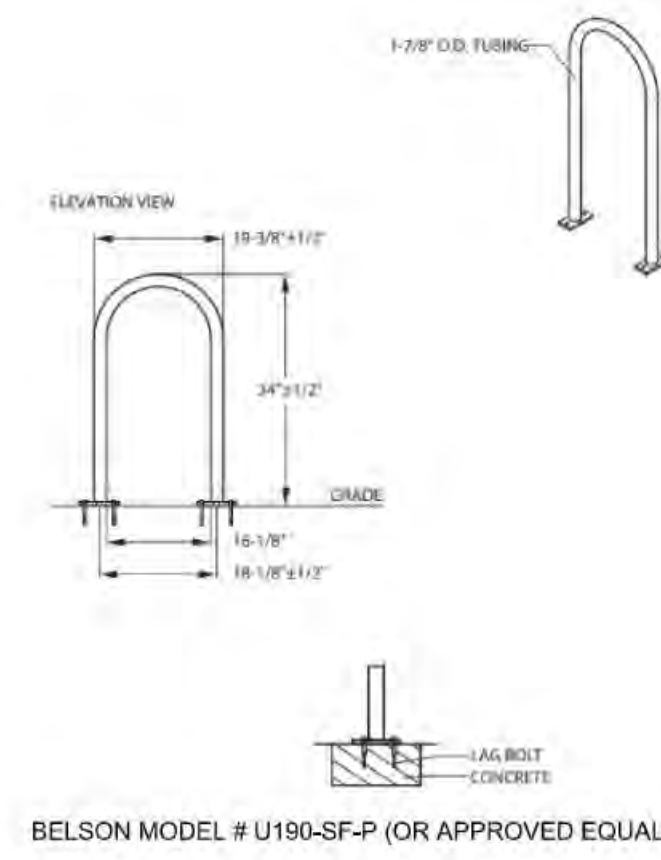
**E1 CONCRETE VALLEY GUTTER**  
NOT TO SCALE



**E3 RESERVED SYMBOL**  
NOT TO SCALE

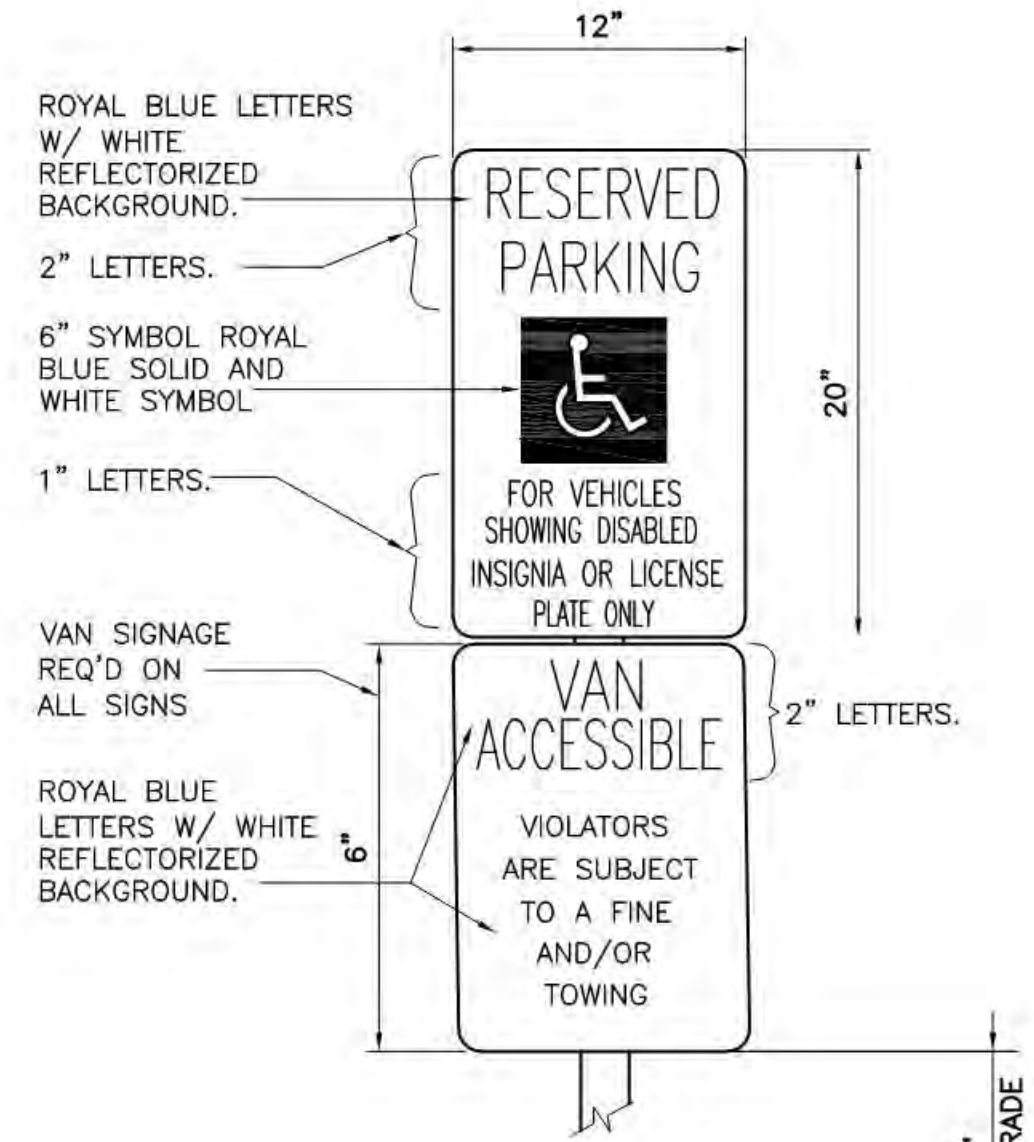


**E4 PARKING BLOCK**  
NOT TO SCALE

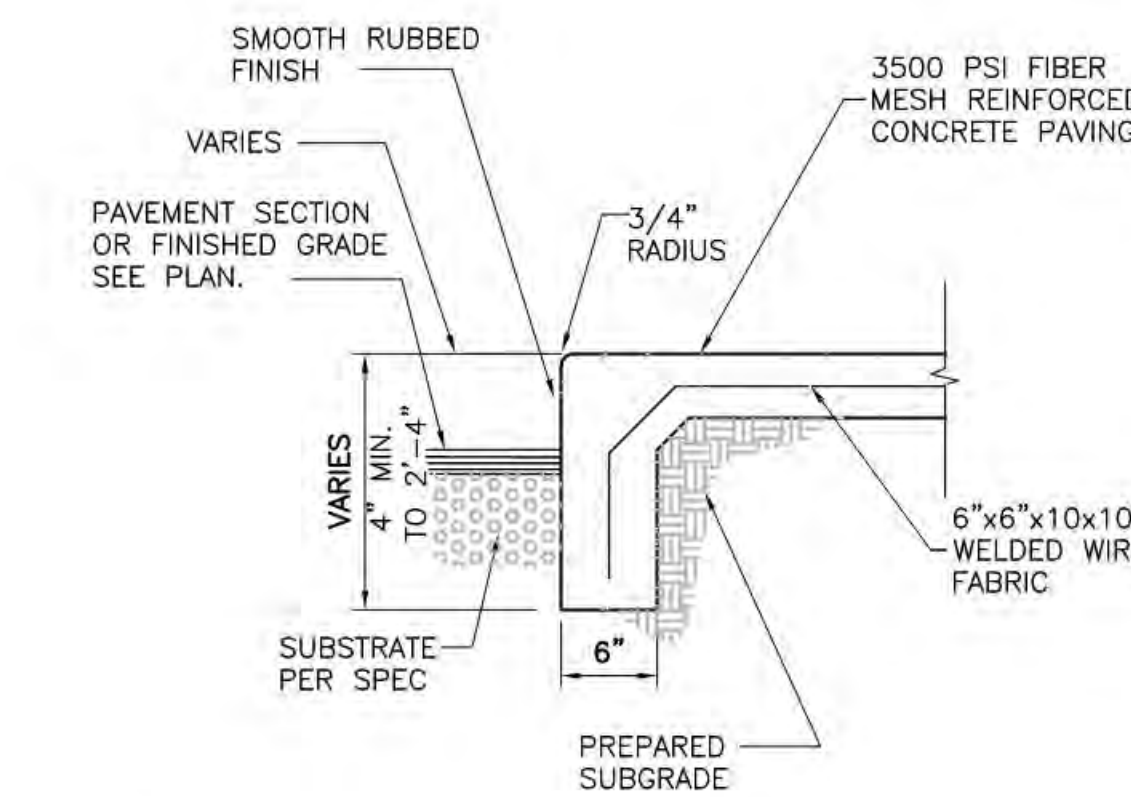


**E5 BICYCLE RACK**  
NOT TO SCALE

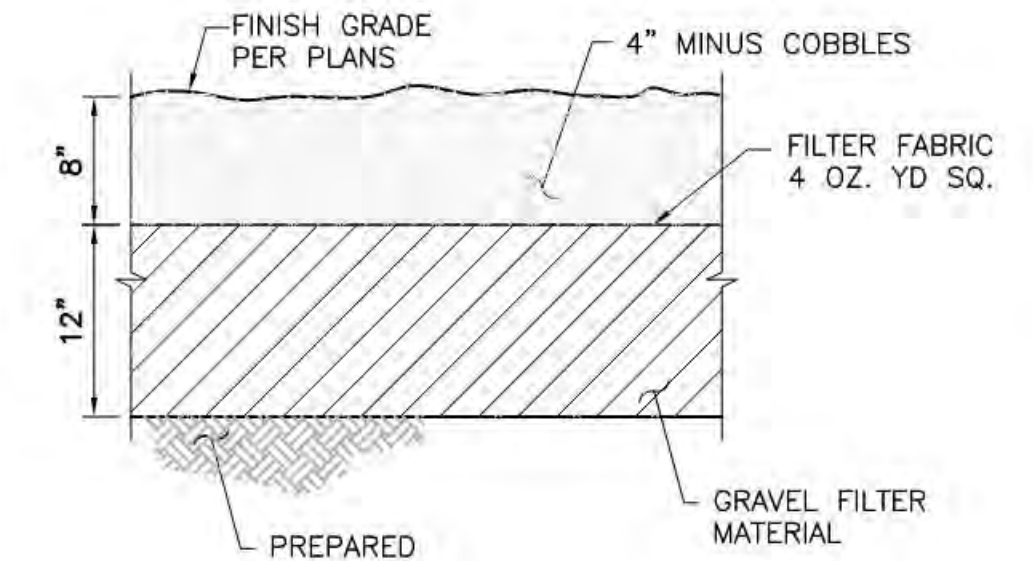
- GENERAL NOTES:**
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 3'-0". USE A 2" STEEL FLANGED CHANNEL FOR SIGN POSTS. FABRICATE SIGN PANELS OF .063 ALUMINUM. PAINT POSTS POSTAL BLUE, (MATTE FINISH).
  2. LOCATE POSTS 2'-0" BACK FROM ADJACENT CURBS, UNLESS NOTED OTHERWISE.
  3. ALL 2" FLANGED CHANNEL SIGN POSTS TO BE INSTALLED WITH WITH BREAK AWAY CONNECTION.
  4. ALL SIGNS TO HAVE AN ANTI GRAFFITI COATING, BOTH SIDES.



**C3 RESERVED PARKING SIGNS**  
NOT TO SCALE

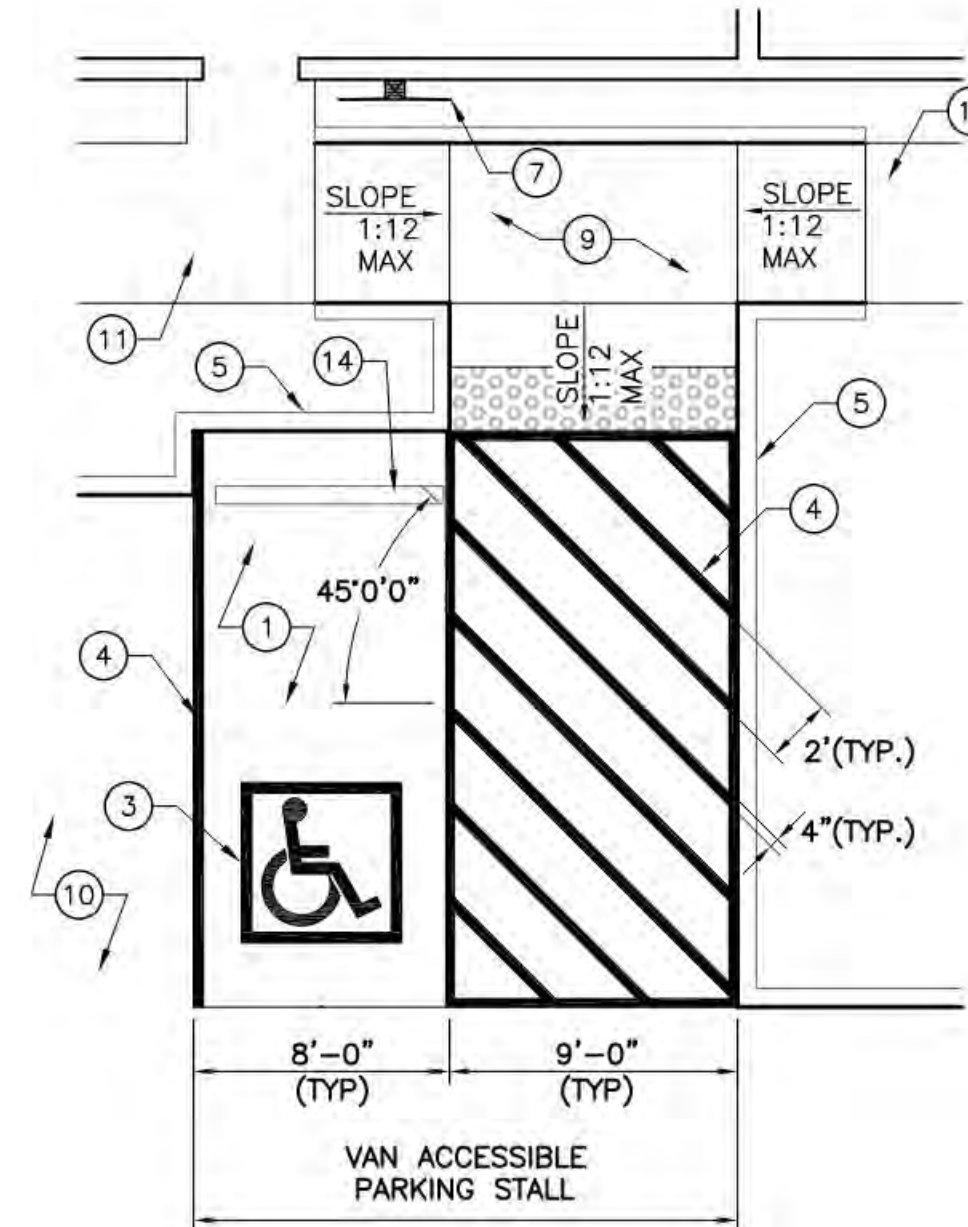


**D4 CONCRETE PATIO TURNDOWN**  
NOT TO SCALE

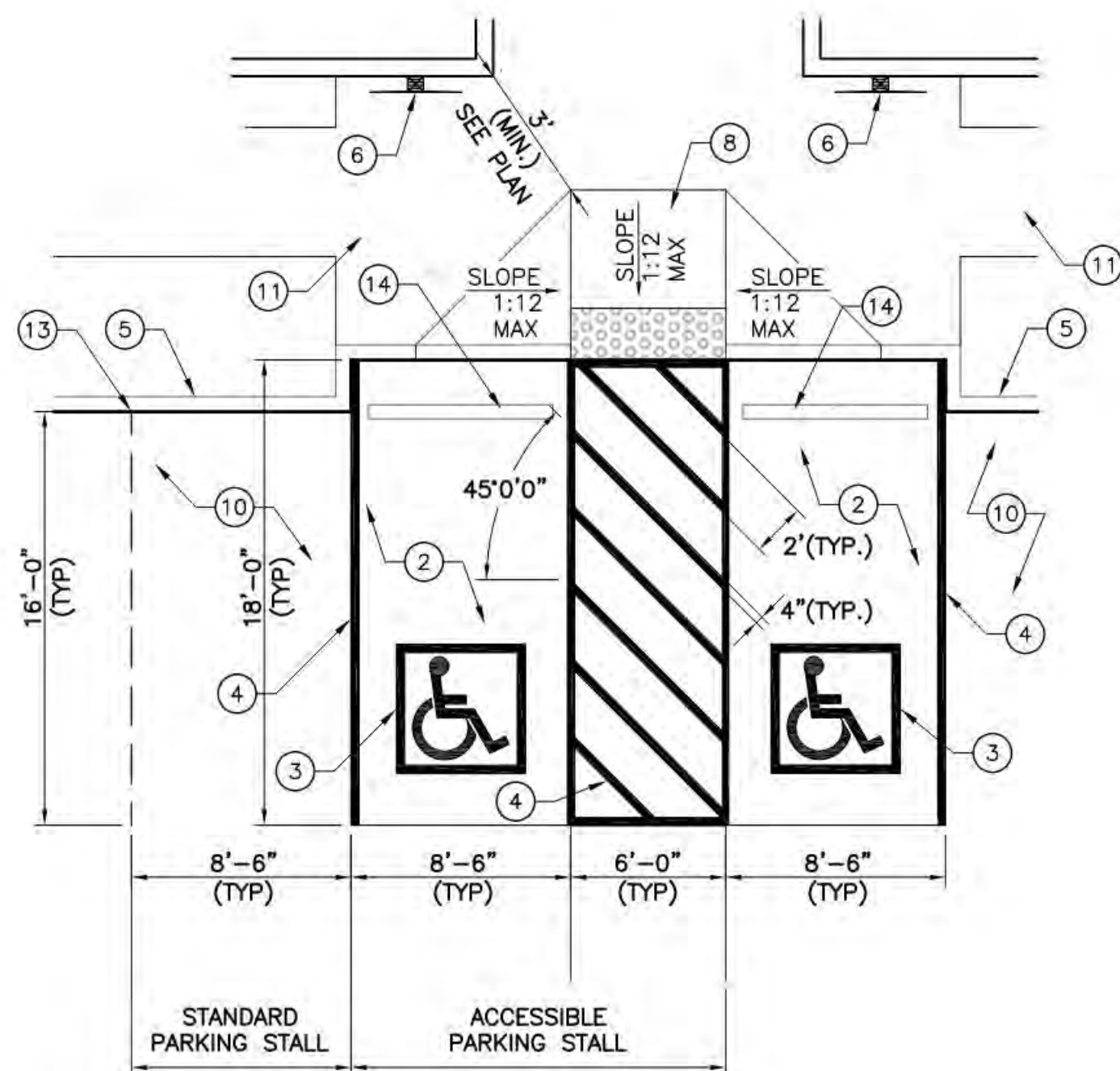


NOTE: Install gravel filter material or filter fabric

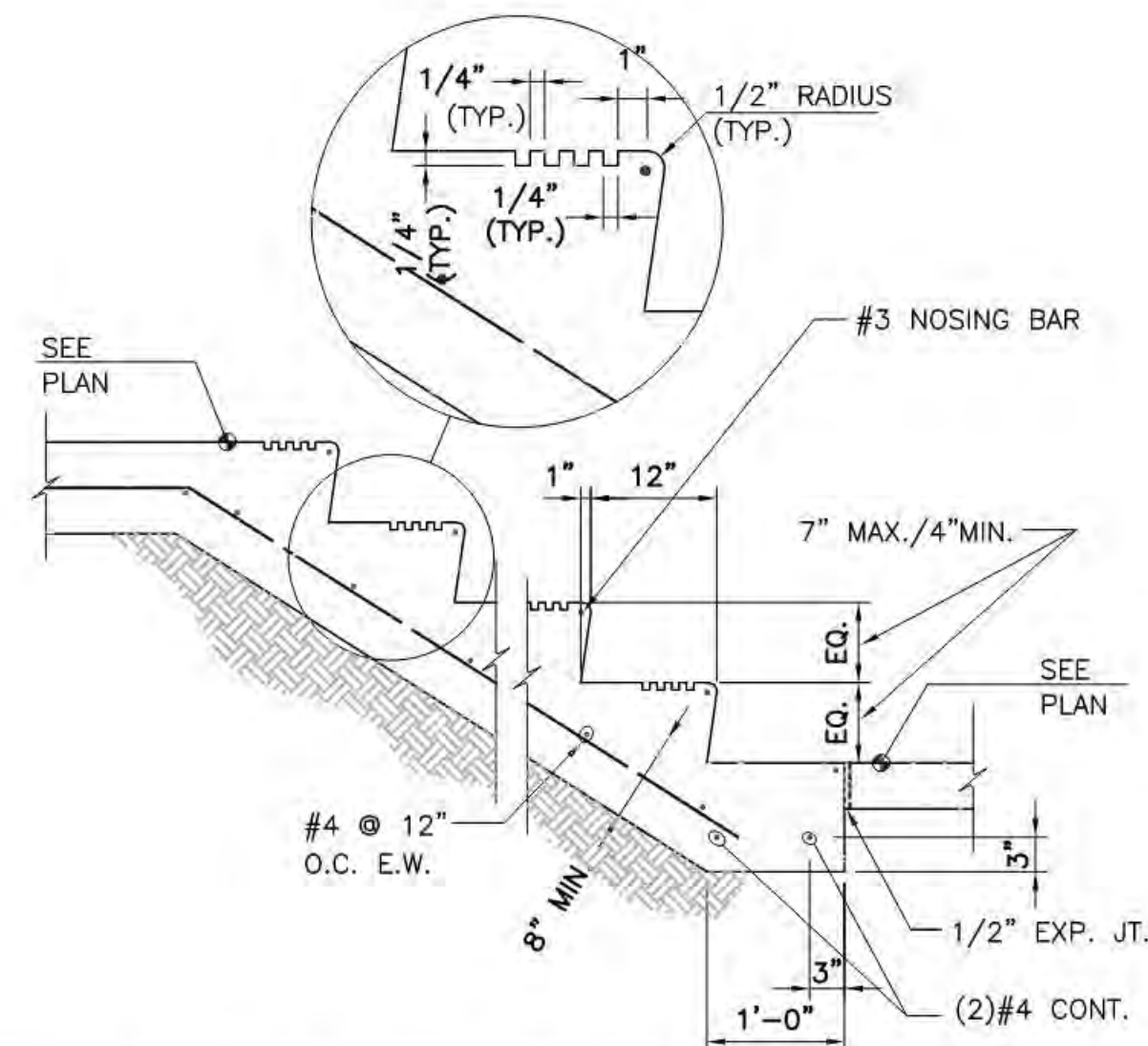
**D5 RIP-RAP SECTION**  
NOT TO SCALE



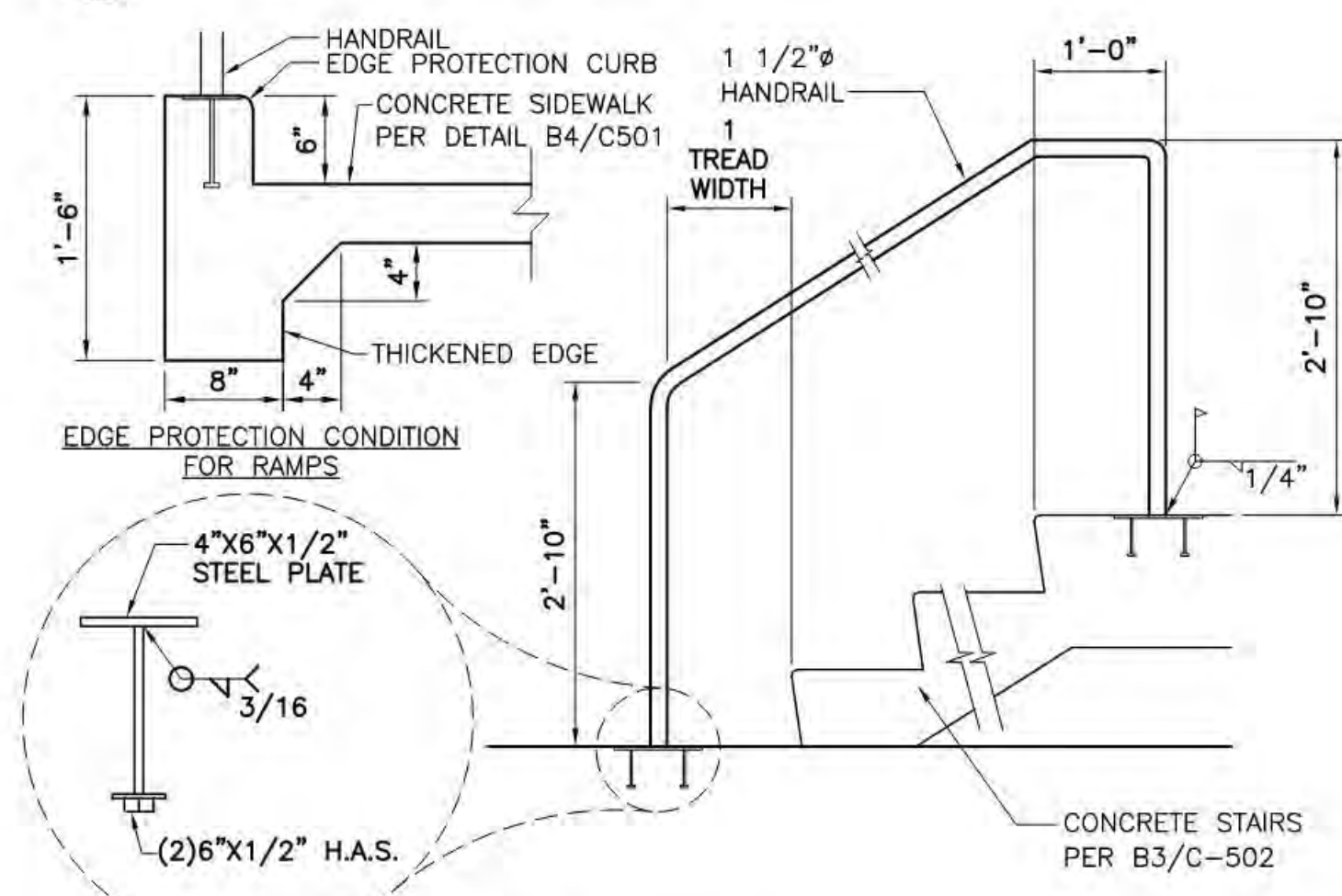
**D2 PARKING SIGN POST**  
NOT TO SCALE



**A1 ADA PARKING STALL**  
NOT TO SCALE



**B2 CONCRETE STAIR**  
NOT TO SCALE



**A2 STAIR/RAMP RAILING**  
NOT TO SCALE

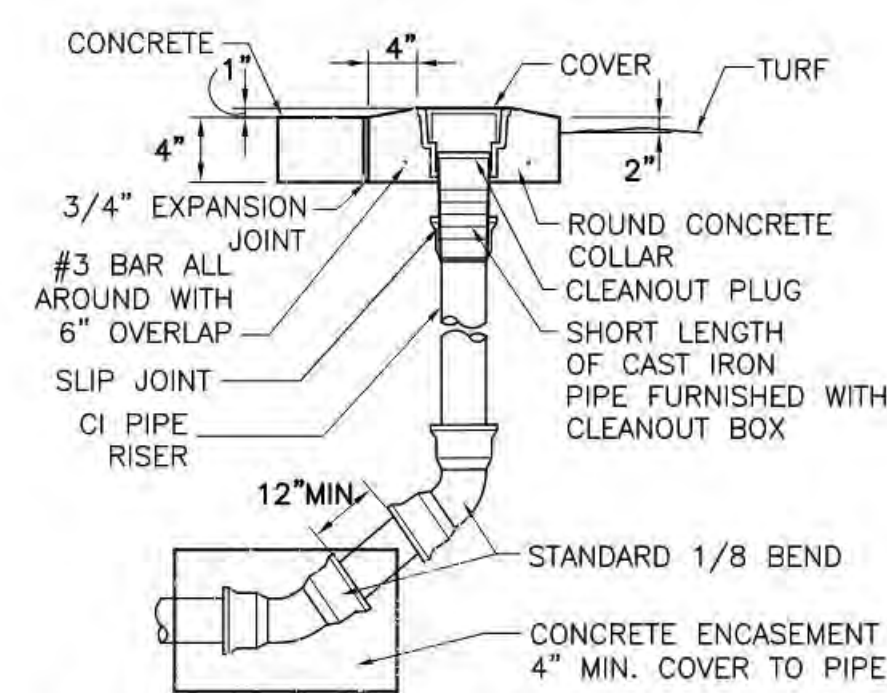
- KEYED NOTES:**
1. TYPICAL VAN ACCESSIBLE SPACE.
  2. TYPICAL STANDARD ACCESSIBLE SPACE.
  3. RESERVED PARKING SYMBOL PER DETAIL E3/C-501.
  4. 4" WIDE WHITE STRIPING (TYP.).
  5. CONCRETE HEADER CURB PER DETAIL A5/C-501.
  6. RESERVED PARKING SIGN PER DETAIL C2/C0502.
  7. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C2/C-502.
  8. TYPICAL TYPE 'A' CURB RAMP, PER DETAIL A1/C-501.
  9. TYPICAL TYPE 'B' CURB RAMP, PER DETAIL A1/C-501.
  10. GRAVEL PARKING STALL.
  11. CONC. SIDEWALK, SEE PLANS AND DETAIL B4/C-501.
  12. DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
  13. 2" V-NOTCH CUT INTO HEADER CURB TO INDICATE EDGE OF PARKING STALL.
  14. CONCRETE PARKING BLOCK PER DETAIL D2/C-502.

REVISIONS

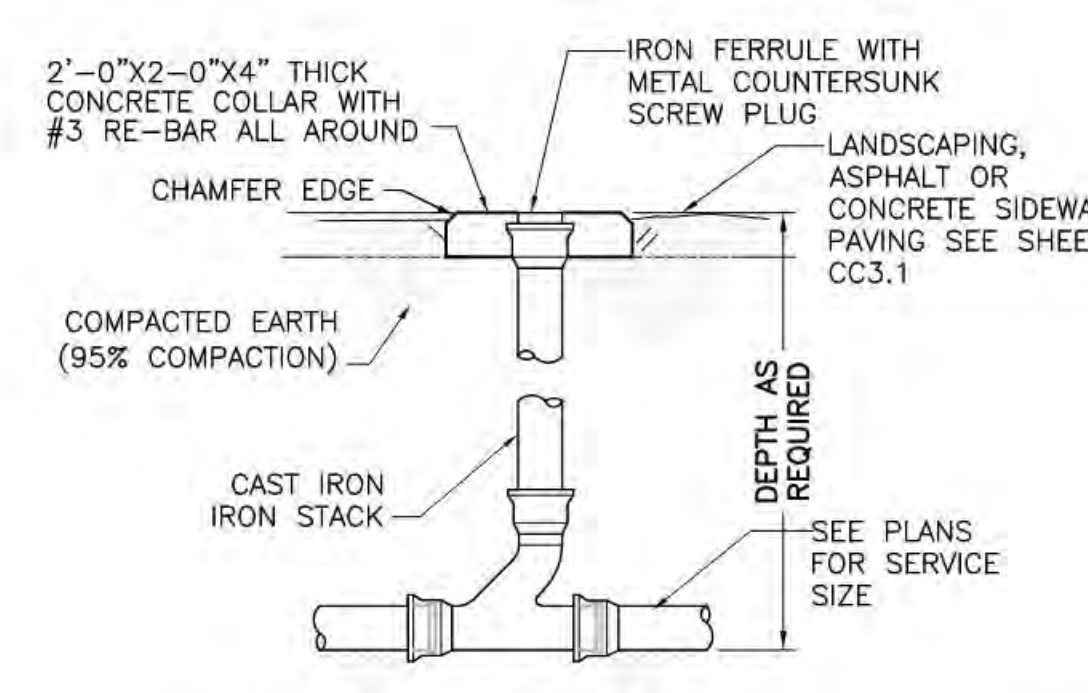
NO.	DATE	DESCRIPTION

Copyright: Design Group  
Drawn by: DAA  
Checked by: DAA  
Date: MAY 24, 2021  
Project number: 2574

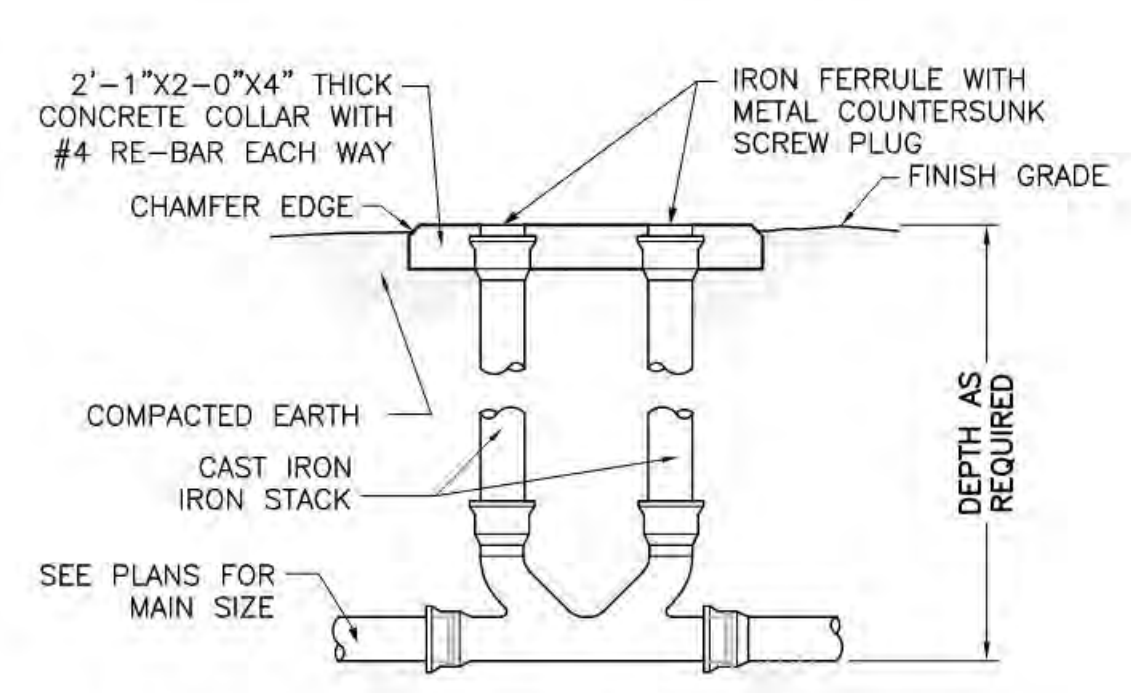
08/15/2021 10:34:07 AM



**E1** TERMINAL CLEANOUT  
 NOT TO SCALE



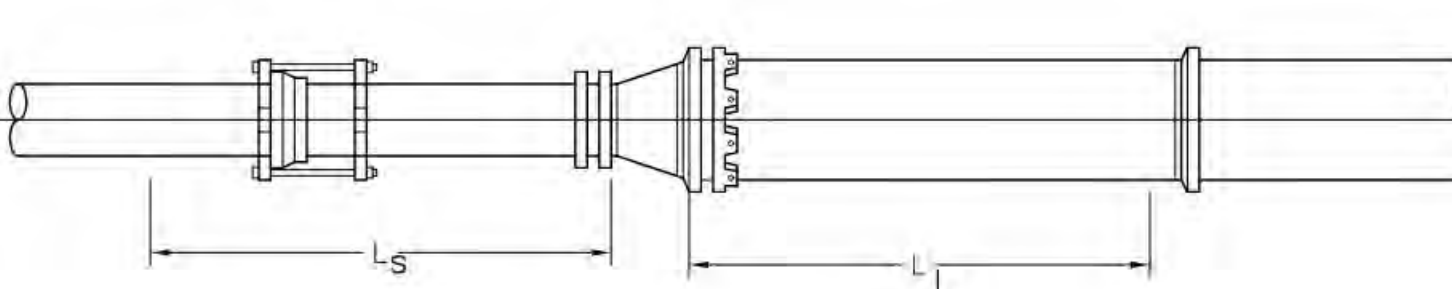
**E2** SINGLE CLEANOUT  
 NOT TO SCALE



**E3** DOUBLE CLEANOUT  
 NOT TO SCALE

**REDUCER**

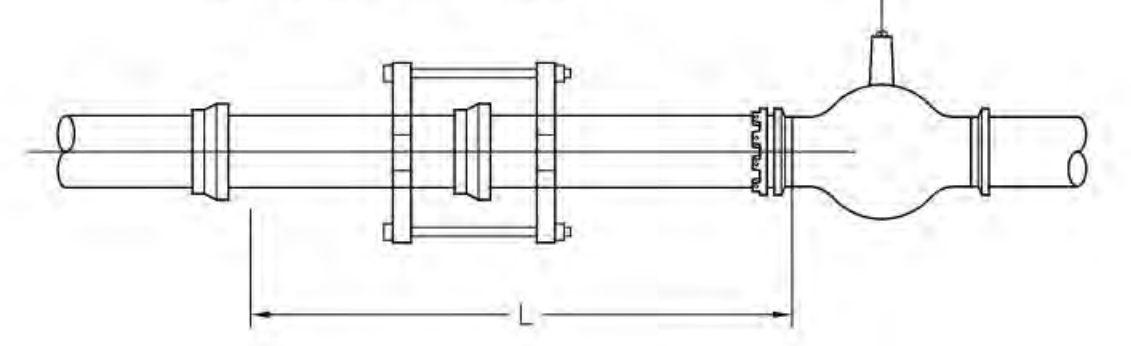
RESTRAIN EITHER L <sub>s</sub> OR L <sub>l</sub> LENGTH	(L <sub>s</sub> ) L SMALL or (L <sub>l</sub> ) L LARGE	
	UNOBSTRUCTED STRAIGHT RUN LENGTH, FEET RESTRAINED	LARGE SIDE RESTRAINED LENGTH, FEET
6" x 4"	42	28
8" x 4"	39	30
8" x 6"	39	30
10" x 6"	87	53
10" x 8"	36	29
12" x 8"	81	54
12" x 10"	36	30
14" x 10"	78	55



**GATE VALVES**

LINE SIZE	RESTRAINED LENGTH L, BOTH SIDES OF VALVE, FEET
4"	39
6"	55
8"	72
10"	86
12"	102
14"	116

THESE LENGTHS MAY BE USED WHERE ENOUGH NEW PIPE EXISTS TO INSTALL THE RESTRAINT JOINTS ALONG A STRAIGHT PIPE RUN.



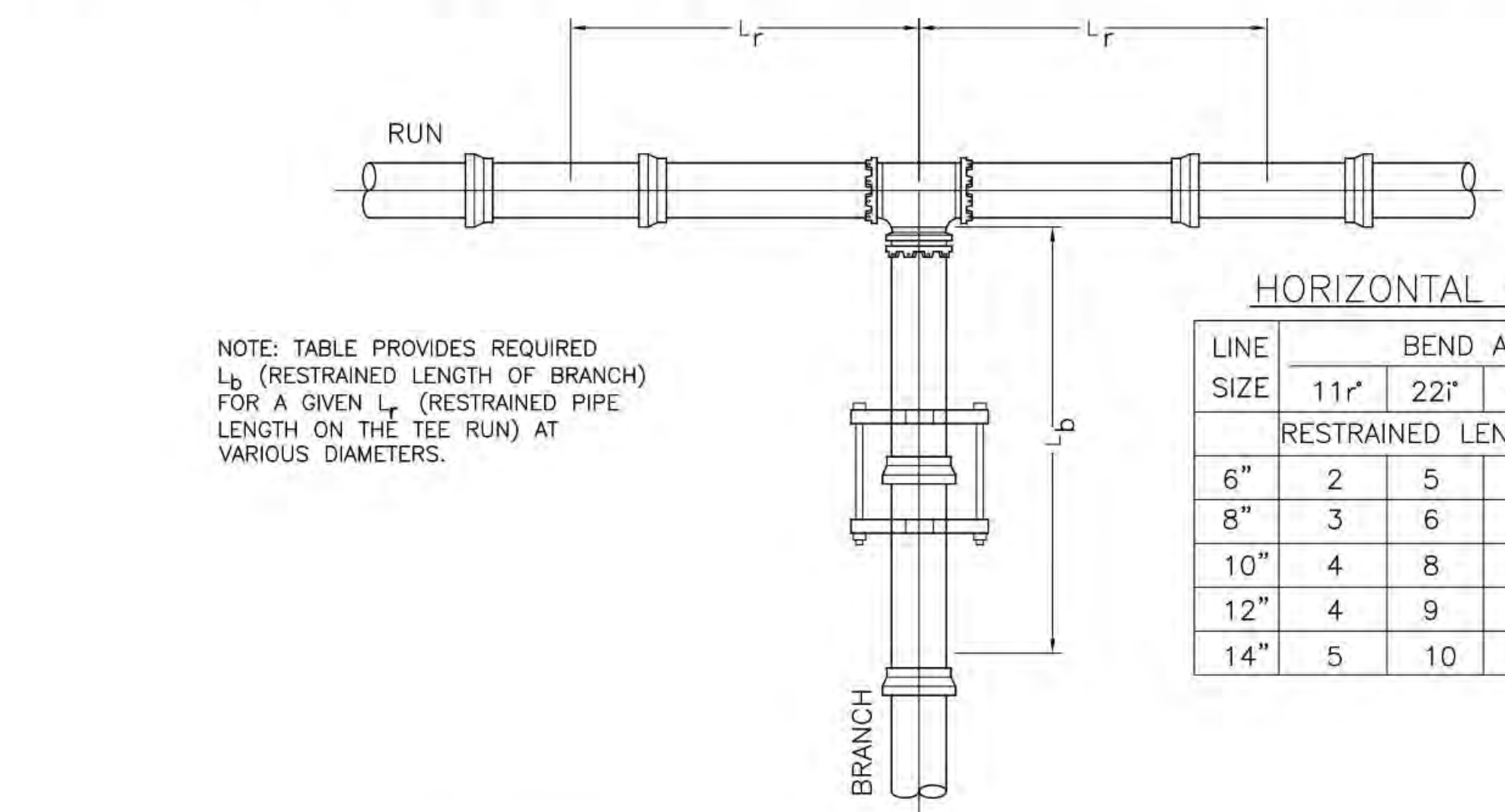
**THRUST RESTRAINT GENERAL NOTES**

- RESTRAINED PIPE LENGTHS FOR PVC USING EBAA IRON THRUST RESTRAINING SYSTEM.
- LENGTHS MAY OVERLAP TO DETERMINE GREATEST RESTRAINT LENGTH IN ANY ONE DIRECTION.
- CONTRACTOR SHALL MINIMIZE NUMBERS OF RESTRAINED JOINTS REQUIRED BY USING 20' LONG SECTIONS OF PIPE WITHIN THE RESTRAINED LENGTH WHERE POSSIBLE. DIVIDE LENGTH BY 20 AND TRUNCATE DECIMAL PORTION OF NUMBER TO DETERMINE THE NUMBER OF REQUIRED RESTRAINED JOINTS.
- SPECIAL CONSIDERATION MAY BE NEEDED TO MEET CERTAIN FIELD CONDITIONS.
- RESTRAINT LENGTHS MAY EXTEND INTO EXISTING WATER MAINS, REQUIRING RESTRAINED FITTINGS TO BE PLACED AT EXISTING WATERLINE JOINTS FOR THE LENGTH SPECIFIED IN THE TABLES ON THIS SHEET.
- CONCRETE BLOCKING, PER COA STANDARD DRAWING 2320, SHALL BE USED IN LIEU OF RESTRAINED JOINTS AT ALL CAPS. DESIGN ASSUMPTIONS:  
 SAFETY FACTOR: 1.5  
 PRESSURE: 150 PSI  
 SOIL TYPE: GM & SM - SILTY GRAVELS AND SILTY SANDS  
 PIPE: PVC  
 TRENCH TYPE: 3 (PIPE BEDDED IN 4 INCHES MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF THE PIPE.)

**TEES**

LINE SIZE	BRANCH SIZE 6"				BRANCH SIZE 8"				BRANCH SIZE 10"				BRANCH SIZE 12"			
	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'
RESTRAINED LENGTH L <sub>b</sub> , FEET FOR A SPECIFIED L <sub>r</sub>																
6"	36	18	FJO	FJO	58	44	30	16	75	64	53	41	-	-	-	-
8"	30	6	FJO	FJO	53	35	16	FJO	71	56	42	27	-	-	-	-
10"	24	FJO	FJO	FJO	48	24	1	FJO	67	48	29	10	86	70	54	38
12"	17	FJO	FJO	FJO	43	14	FJO	FJO	63	40	17	FJO	83	63	44	25
14"	FJO	FJO	FJO	FJO	21	FJO	FJO	FJO	39	12	FJO	FJO	56	33	11	FJO

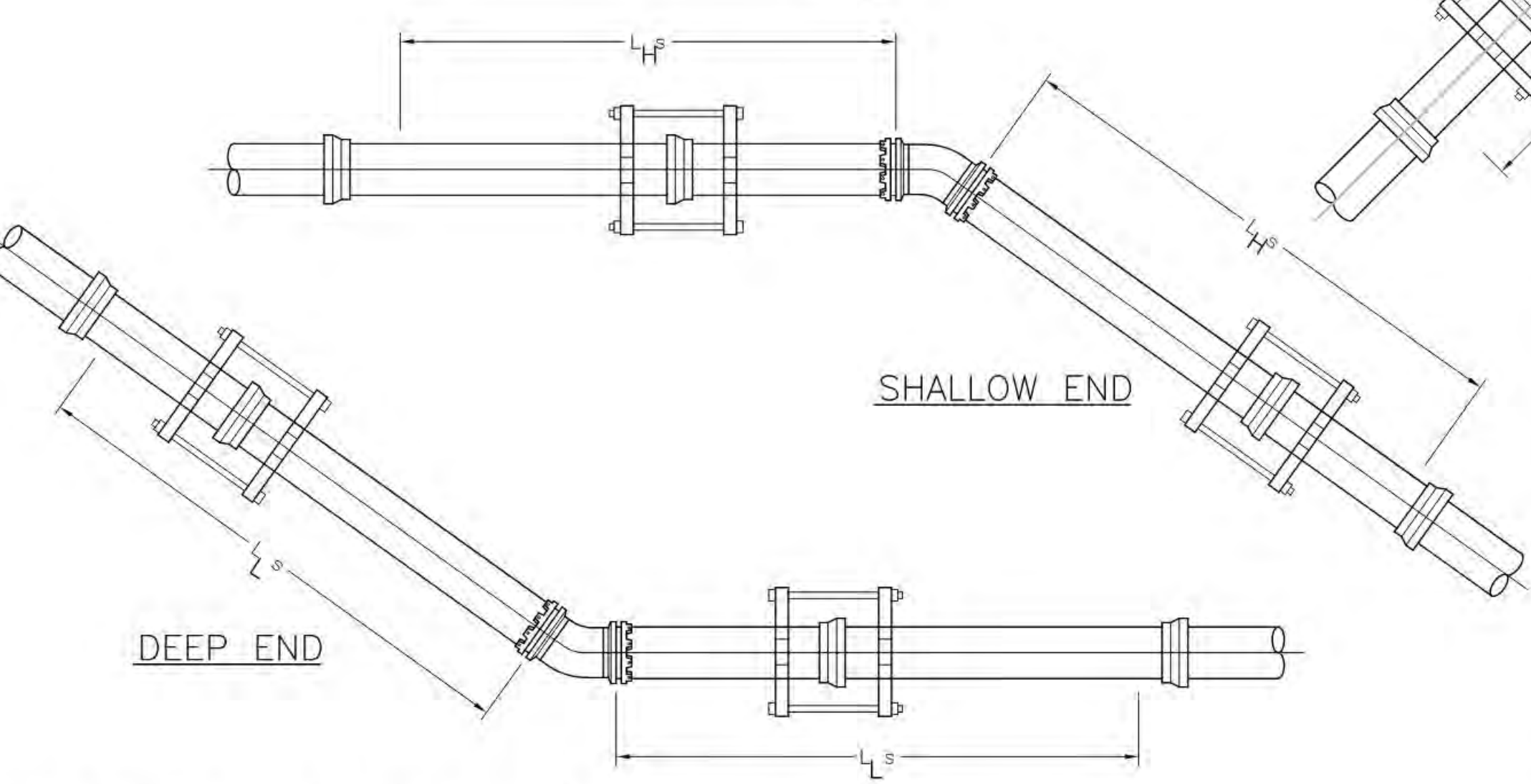
FJO: RESTRAINT REQUIRED AT FITTING JOINT ONLY



NOTE: TABLE PROVIDES REQUIRED L<sub>b</sub> (RESTRAINED LENGTH OF BRANCH) FOR A GIVEN L<sub>r</sub> (RESTRAINED PIPE LENGTH ON THE TEE RUN) AT VARIOUS DIAMETERS.

**HORIZONTAL BENDS**

LINE SIZE	BEND ANGLE			
	11°	22°	45°	90°
6"	2	5	10	25
8"	3	6	13	32
10"	4	8	16	38
12"	4	9	19	45
14"	5	10	21	51

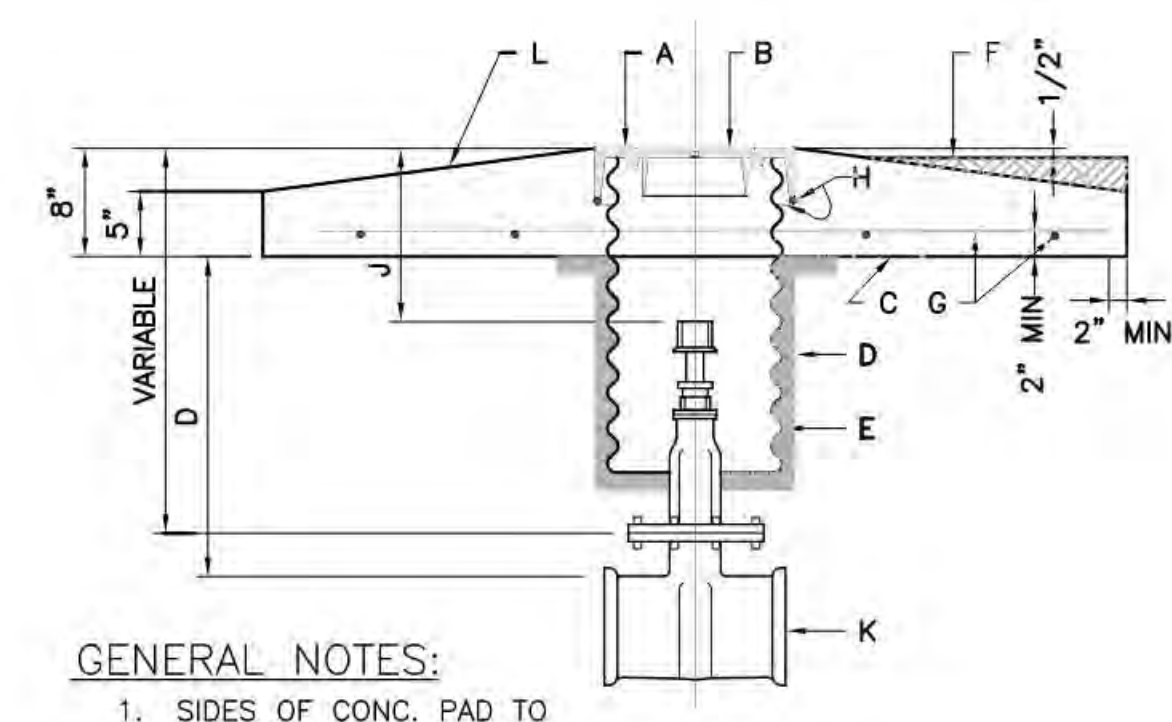


**VERTICAL OFFSETS**

ADDITIONAL DESIGN PARAMETERS  
 SHALLOW END DEPTH = 3.0'  
 DEEP END DEPTH = 6.0'

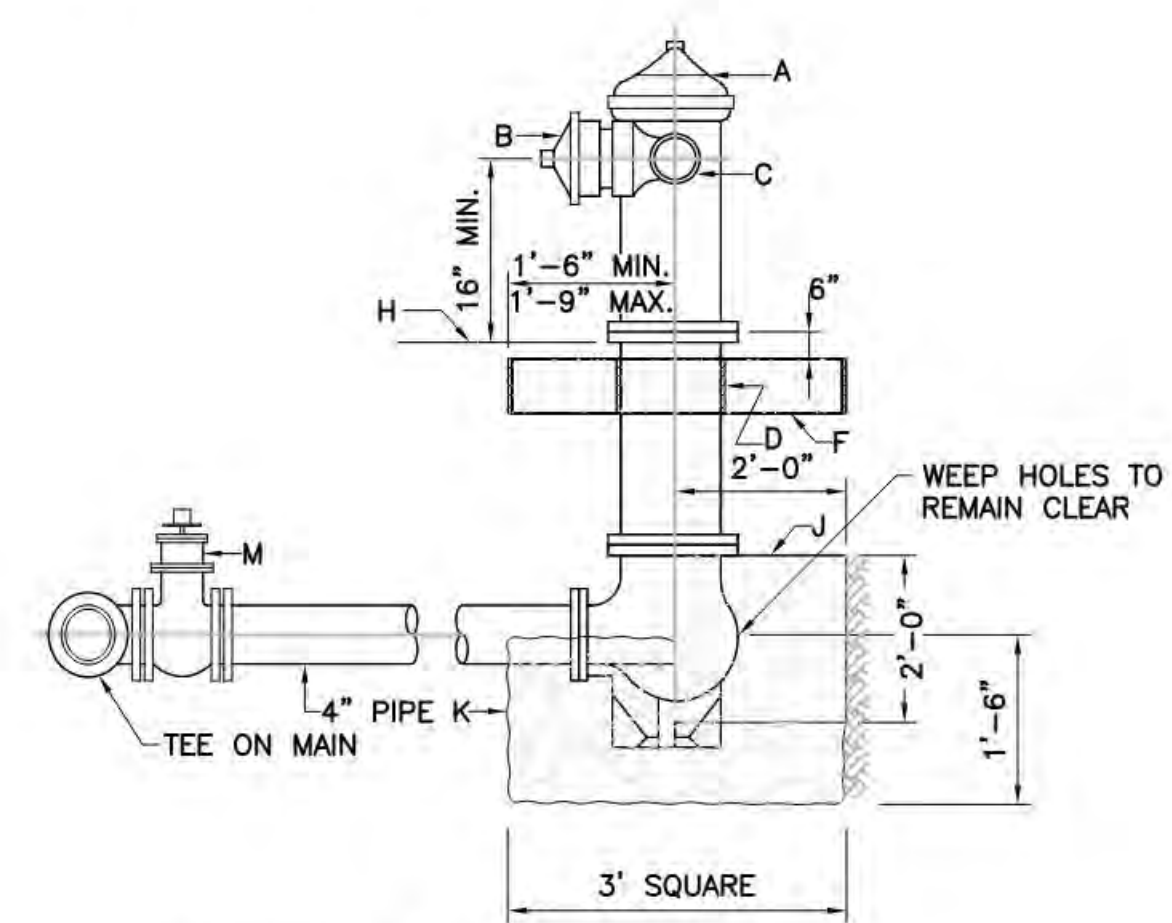
LINE SIZE	22° BEND				45° BEND			
	RESTRAINED LENGTH				RESTRAINED LENGTH			
	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>s</sub> , FEET	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>s</sub> , FEET	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>s</sub> , FEET	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>s</sub> , FEET
6"	3	11	5	23	3	14	7	30
8"	4	17	8	36	4	17	8	36
10"	5	20	10	42	5	20	10	42
14"	5	23	11	48	5	23	11	48

**A1** PIPE RESTRAINT LENGTHS  
 NOT TO SCALE



- GENERAL NOTES:**
- SIDES OF CONC. PAD TO BE PARALLEL AND PERPENDICULAR TO THE NORMAL STREET TRAFFIC FLOW.
  - USE THIS TYPE VALVE BOX FOR LOCATION IN UNPAVED STREETS OR ALLEYS AND IN NON-TRAFFIC EASEMENTS.
  - SCRIBE LINE IN CONCRETE PAD TO INDICATE PIPE DIRECTION. Scribe valve size in concrete pad. SEE DETAIL 5/C.5
- CONSTRUCTION NOTES:**
- RING.
  - COVER.
  - PORTLAND CEMENT CONC. 3500 P.S.I.
  - COMPACTED EARTH FIL 95% OF MAX. DENSITY AS DETERMINED BY A.S.T.M. D-1557.
  - 12" DIA. CORRUGATED GALV. CULVERT PIPE 14 GA. DIPPED IN COAL TAR ENAMEL OR COATED WITH POLYMERIC COATING 3 MILS THICK MIN. MEETING REQUIREMENTS SET BY A.A.S.H.T.O.M 246. SEE DETAIL 6/C.5
  - GROUND LEVEL.
  - NO. 4 BARS AT 12" O.C. EACH WAY.
  - NO. 4 BARS 1'-6" LONG.
  - 2'-0" MAX. USE STEM EXTENSION AS NECESSARY. K. NEW OR EXISTING VALVE.
  - SCRIBE IN THE FRESH CONCRETE THE SIZE OF THE VALVE.

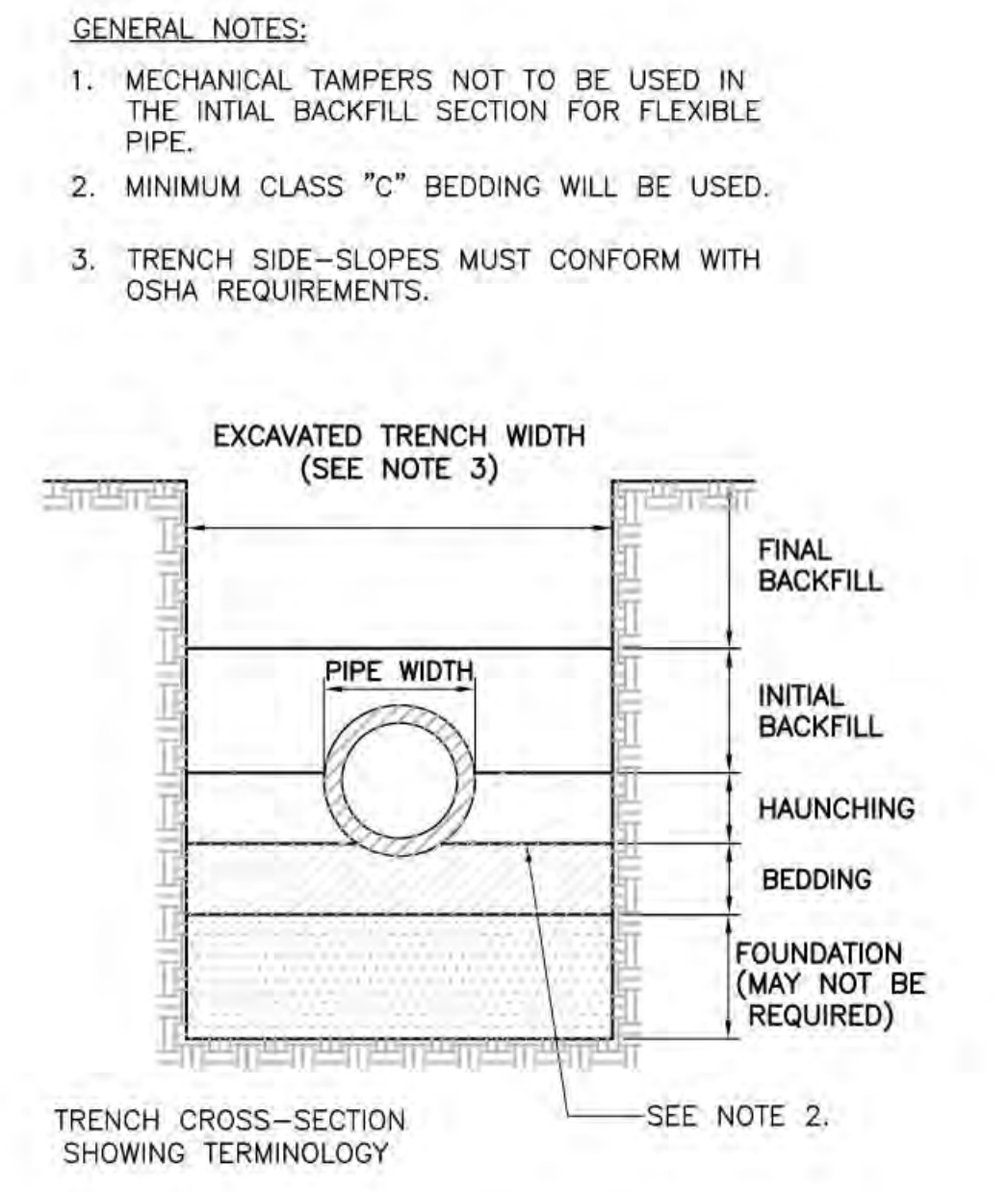
**C4** WATER VALVE BOX  
 NOT TO SCALE



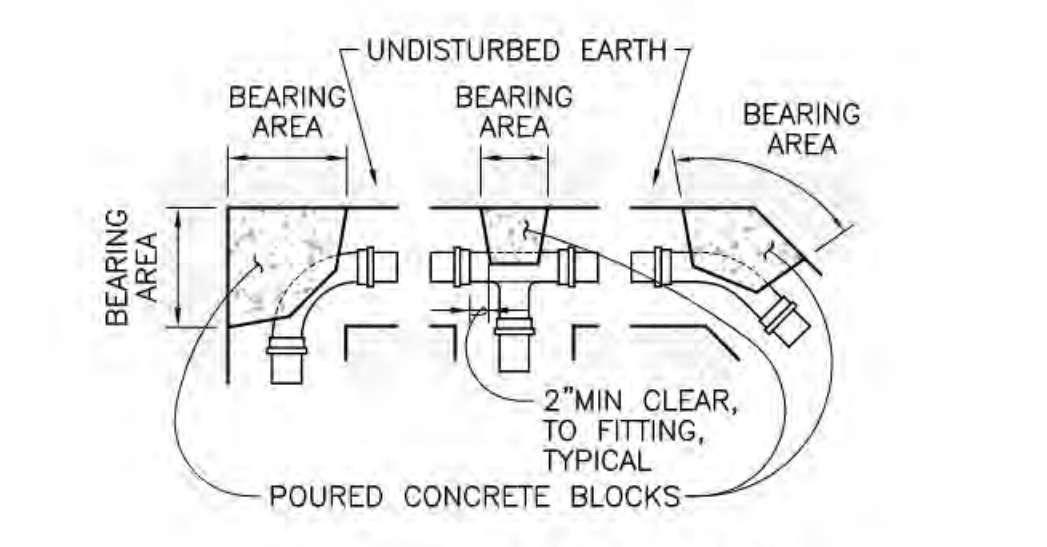
- GENERAL NOTES:**
- NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
  - PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.

- CONSTRUCTION NOTES:**
- FIRE HYDRANT PER SPEC'S
  - PUMPER NOZZLE 4 1/2"
  - HOSE NOZZLE 2 1/2"
  - 1/2" EXPANSION JOINT MATERIAL
  - 3'x3'x6" CONC. SQ. PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE.
  - CONTROLLED ELEV. LINE, LEVEL IN ALL DIRECTIONS
  - CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH, F.H. WEEP HOLE MUST BE UNOBSTRUCTED.
  - GRAVEL DRAIN POCKET, COVER TOP SURFACE WITH TAR PAPER.
  - IF VALVE IS REQUIRED, VALVE WILL BE CONNECTED TO TEE AT MAIN.

**A4** FIRE HYDRANT  
 NOT TO SCALE



**D5** SEWER PIPE TRENCH  
 NOT TO SCALE



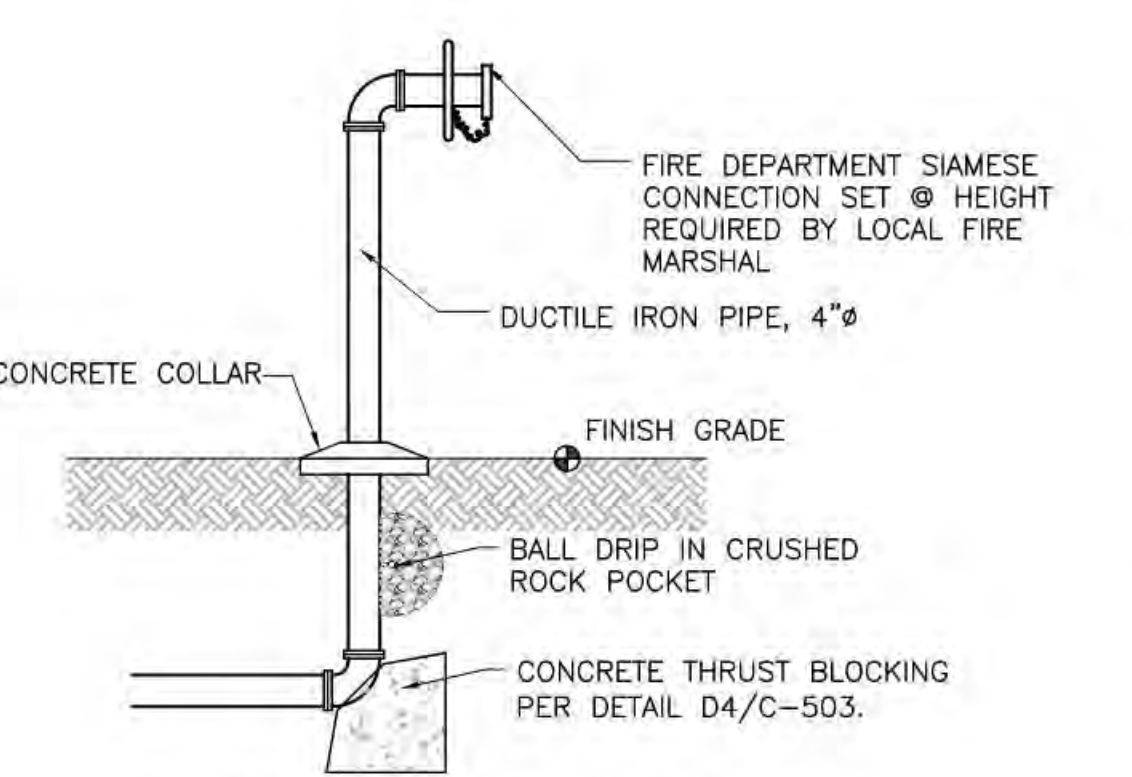
**D6** BACKFLOW PREVENTER AND HOT BOX  
 NOT TO SCALE

**BEARING AREA OF BLOCK IN SQ. FT.**

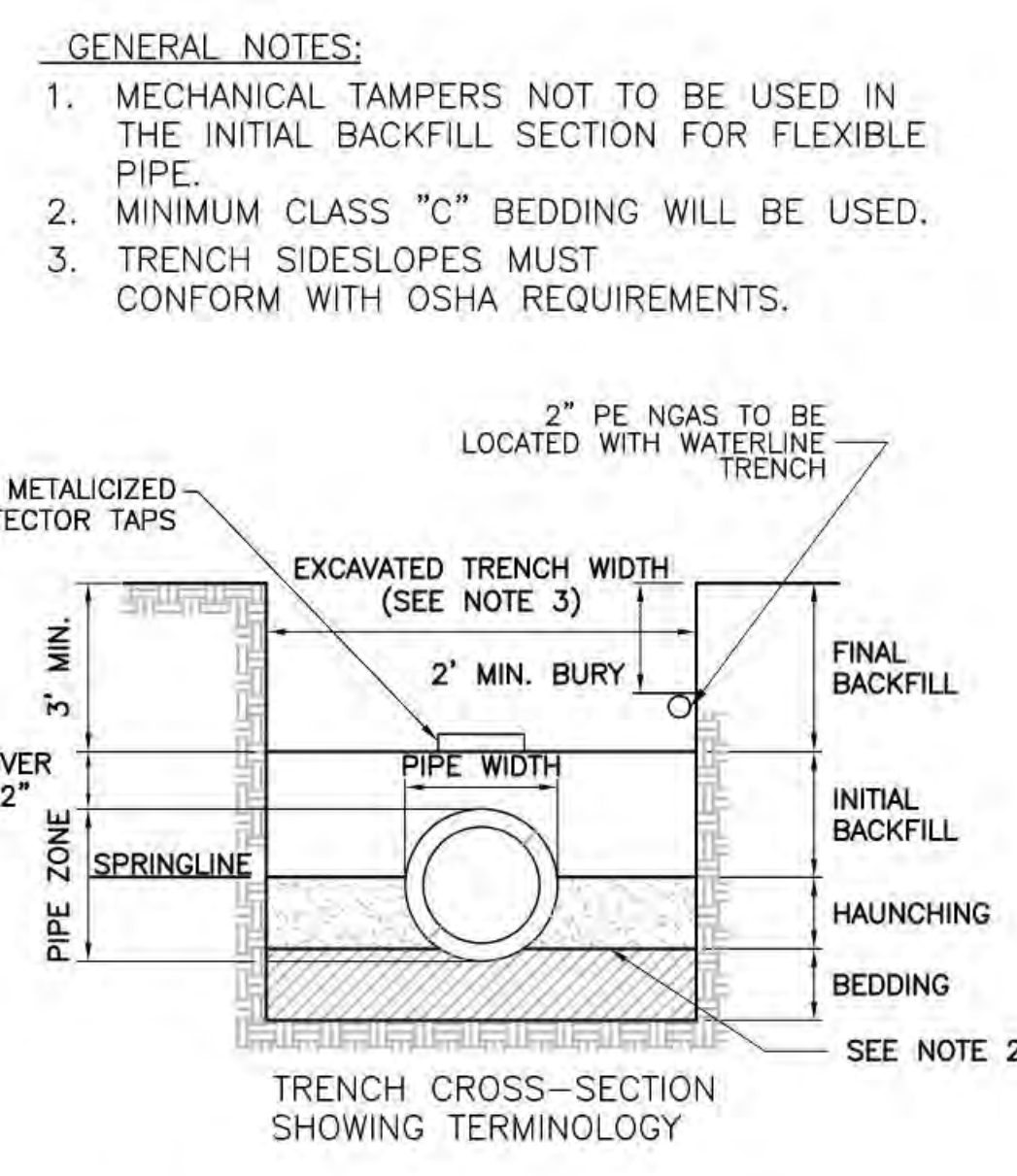
FITTING SIZES	TEE & END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
6"	3.6	5.4	2.5	1.5	0.8
8"	6.3	8.9	4.8	2.5	1.3
10"	9.9	13.9	7.6	3.9	2.0
12"	14.2	20.0	10.9	5.6	2.8

NOTE: PROVIDE A MINIMUM OF 2 SQ. FEET OF BEARING AREA FOR SMALLER PIPE SIZES NOT LISTED IN THE TABLE.

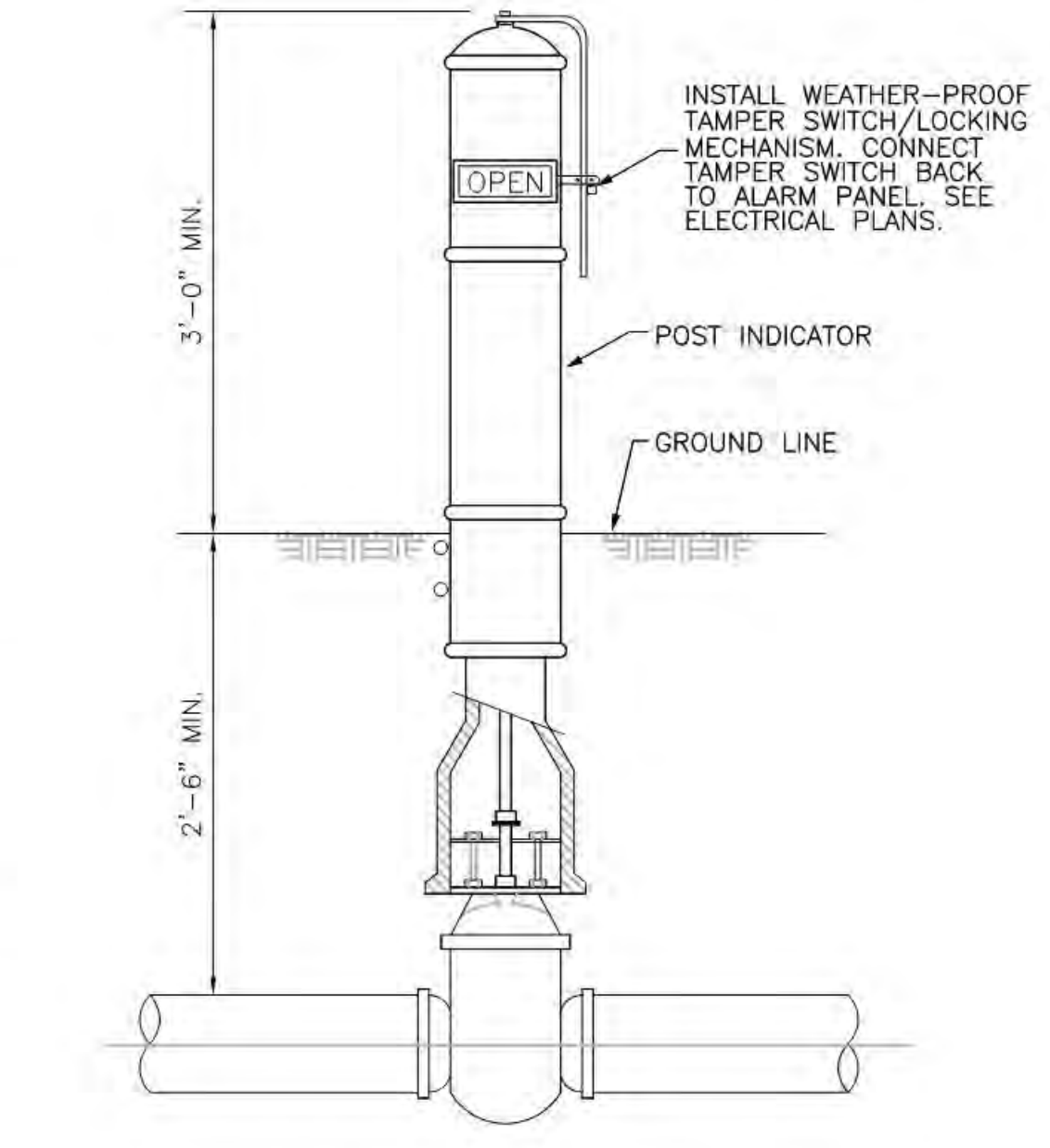
**C5** THRUST BLOCKING  
 NOT TO SCALE



**C6** FIRE DEPARTMENT CONNECTION.  
 NOT TO SCALE



**A5** WATER PIPE TRENCH  
 NOT TO SCALE



**A6** POST INDICATOR VALVE  
 NOT TO SCALE

STAMP



David A. Aube  
 PROJECT NAME  
**HILAND PLAZA**

5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108

**REVISIONS**

NO.	DATE	DESCRIPTION

Copyright © Design Group  
 Drawn by: DAA  
 Checked by: DAA  
 Date: MAY 24, 2021  
 Project number: 2574

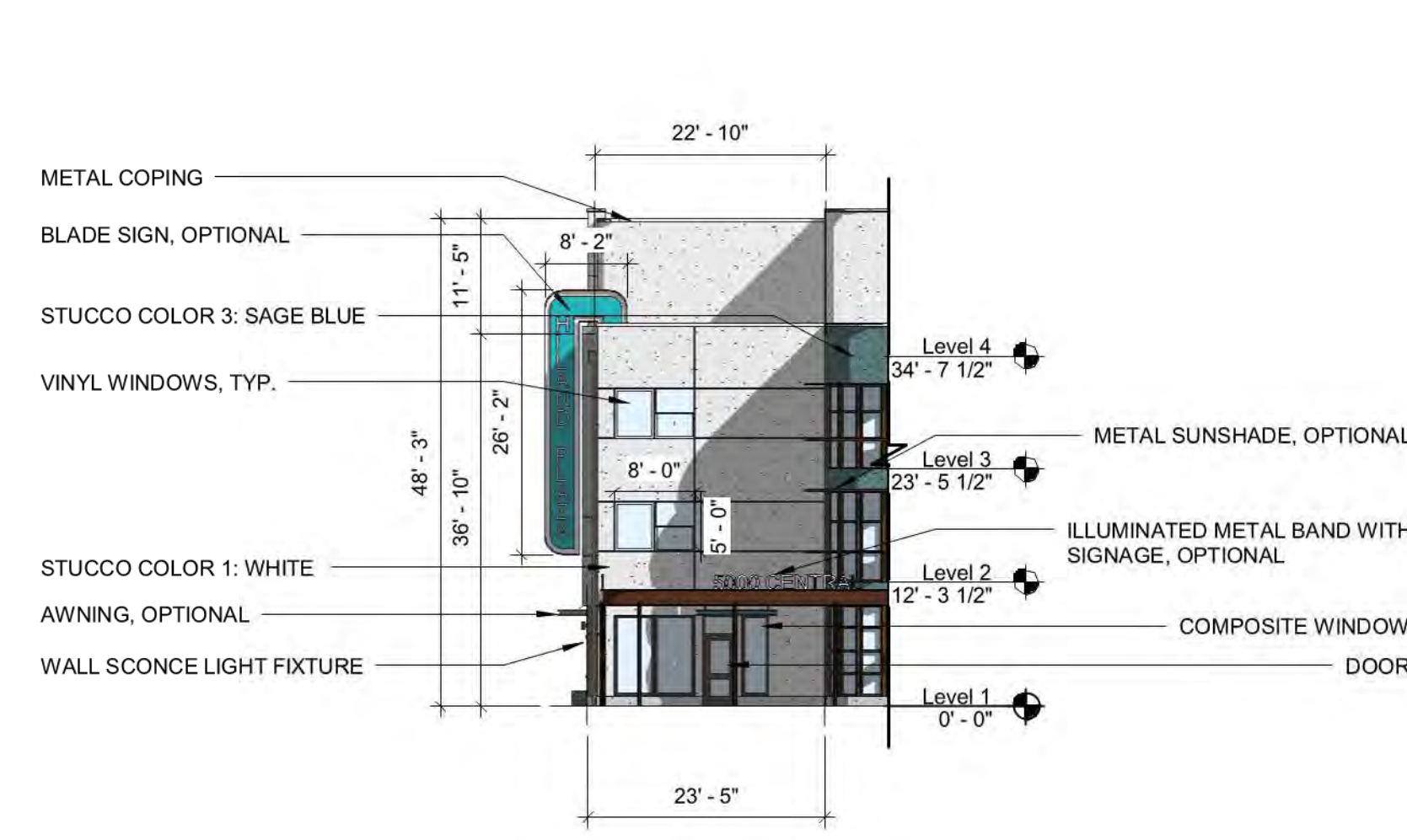
SHEET TITLE  
**CIVIL DETAILS**  
 SHEET NUMBER







THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 120 Vassar Dr SE Suite 100  
 Albuquerque New Mexico 87106  
 T 505 242 6880 • F 505 242 6881  
 CONSULTANT



**D1 WEST ELEVATION - NORTH END**  
 1/16" = 1'-0"



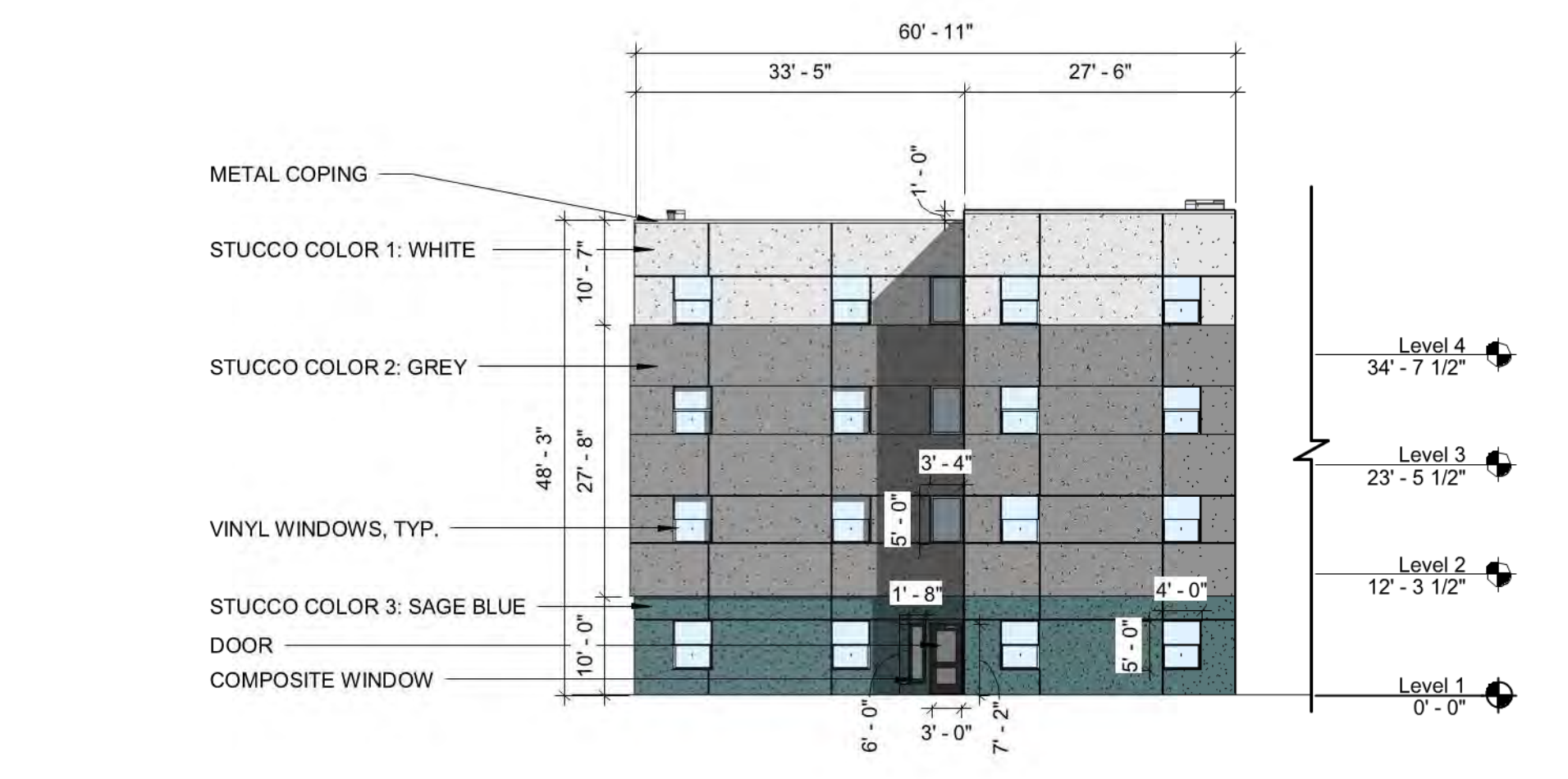
**D3 WEST ELEVATION**  
 1/16" = 1'-0"



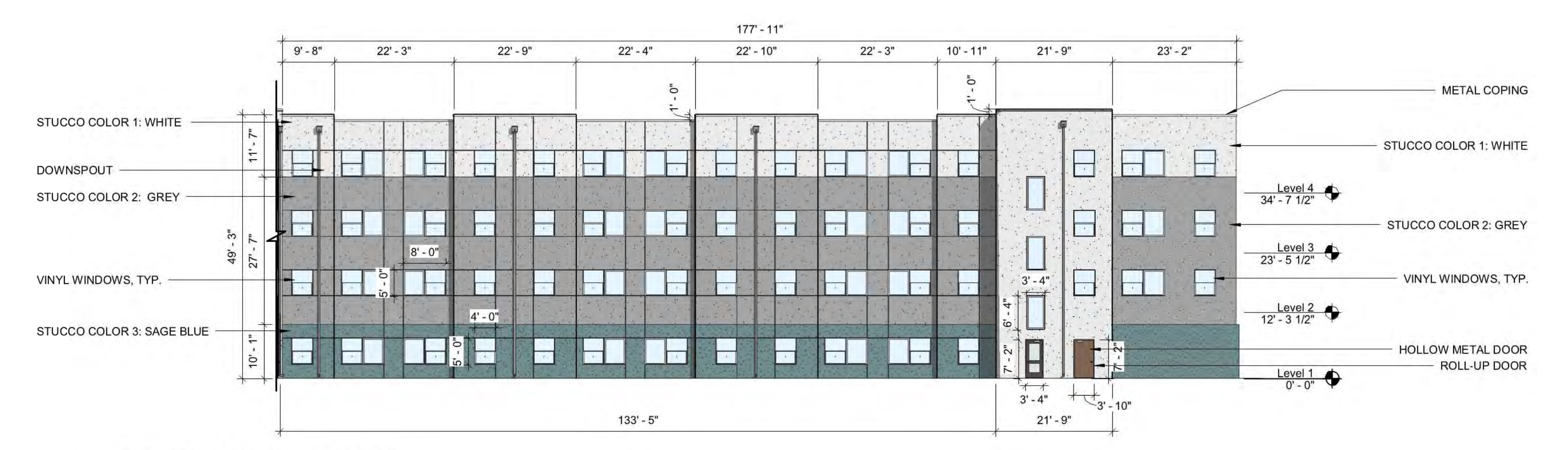
**C1 EAST ELEVATION**  
 1/16" = 1'-0"



**C4 EAST ELEVATION - NORTH END**  
 1/16" = 1'-0"



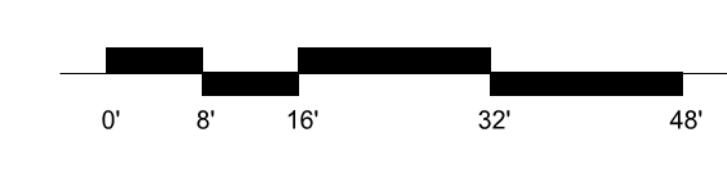
**B1 SOUTH ELEVATION - WEST END**  
 1/16" = 1'-0"



**B3 SOUTH ELEVATION**  
 1/16" = 1'-0"



**A1 NORTH ELEVATIONS**  
 1/16" = 1'-0"



**GENERAL SHEET NOTES**

- WINDOWS WILL BE RECESSED NOT LESS THAN 2 INCHES TO COMPLY WITH INTERGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5-11(D)(3).
- EACH FLOOR OF EVERY FACADE THAT FACES A PUBLIC STREET WILL CONTAIN A MINIMUM OF 20 PERCENT OF THE FACADE IN TRANSPARENT WINDOWS AND/OR DOORS TO COMPLY WITH INTERGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5-11(D)(2).
- VARIANCES OF 20% TO THE REQUIRED 60% GROUND FLOOR TRANSPARENT WINDOWS AND/OR DOORS IN IDO SECTIONS 3-4(I)(5)(B)1, B AND 3-4(I)(5)(B)4.C WERE APPROVED BY THE ZONING HEARING EXAMINER FOR THIS PROJECT (PR-2021-005535).
- VARIANCES OF 20% TO THE REQUIRED 40% SECOND FLOOR AND HIGHER TRANSPARENT WINDOWS AND/OR DOORS IN IDO SECTION 3-4(I)(5)(B)5.A WERE APPROVED BY THE ZONING HEARING EXAMINER FOR THIS PROJECT (PR-2021-005535).
- VARIANCES OF 6 INCHES TO THE MAXIMUM 30-INCH SILL HEIGHT IN IDO SECTIONS 3-4(I)(5)(B)4.C AND 3-4(I)(5)(B)5.C WERE APPROVED BY THE ZONING HEARING EXAMINER FOR THIS PROJECT (PR-2021-005535).

STAMP



**DRB SUBMITTAL**  
 PROJECT NAME  
**H I L A N D P L A Z A**

5000 CENTRAL AVENUE SE,  
 ALBUQUERQUE, NM, 87106

**HILAND PLAZA  
 APARTMENTS LIMITED  
 PARTNERSHIP LLLP**

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group  
 Drawn by: RHJJJ  
 Checked by: VM  
 Date: JULY 30, 2021  
 Project number: 2574

SHEET TITLE

**BUILDING ELEVATIONS**  
 SHEET NUMBER

**201.1**

7/30/2021 11:19:05 AM











# PR-2021-005390\_SI-2021-00832\_Site\_Plan\_Aproved\_8-4-21


Final Audit Report


2021-10-08


Created:	2021-09-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3kZoN7JVw8HcOFEve8E_gimnsnVqgrQJ


## "PR-2021-005390\_SI-2021-00832\_Site\_Plan\_Approved\_8-4-21" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2021-09-28 - 4:12:01 PM GMT- IP address: 143.120.132.106
-  Document emailed to Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov) for signature  
2021-09-28 - 4:17:22 PM GMT
-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature  
2021-09-28 - 4:17:22 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature  
2021-09-28 - 4:17:22 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature  
2021-09-28 - 4:17:22 PM GMT
-  Document emailed to Charles Maestas (cdmaestas@cabq.gov) for signature  
2021-09-28 - 4:17:22 PM GMT
-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature  
2021-09-28 - 4:17:23 PM GMT
-  Email viewed by Blaine Carter (bcarter@abcwua.org)  
2021-09-28 - 4:17:43 PM GMT- IP address: 142.202.67.2
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)  
2021-09-28 - 4:18:04 PM GMT- IP address: 143.120.132.57
-  Document e-signed by Ernest Armijo (earmijo@cabq.gov)  
Signature Date: 2021-09-28 - 4:18:27 PM GMT - Time Source: server- IP address: 143.120.132.57


 Document e-signed by Blaine Carter (bcarter@abcwua.org)  
Signature Date: 2021-09-28 - 4:19:23 PM GMT - Time Source: server- IP address: 142.202.67.2


 Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)  
2021-09-28 - 4:46:07 PM GMT- IP address: 143.120.170.57


 Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)  
2021-09-28 - 9:09:23 PM GMT- IP address: 198.206.237.4

 Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)  
Signature Date: 2021-09-28 - 9:27:18 PM GMT - Time Source: server- IP address: 198.206.237.4


 Email viewed by Charles Maestas (cdmaestas@cabq.gov)  
2021-09-29 - 8:41:26 PM GMT- IP address: 143.120.135.181

 Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)  
Signature Date: 2021-09-29 - 8:42:32 PM GMT - Time Source: server- IP address: 143.120.170.57

 Document e-signed by Charles Maestas (cdmaestas@cabq.gov)  
Signature Date: 2021-09-29 - 8:43:53 PM GMT - Time Source: server- IP address: 143.120.135.181

 Email viewed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)  
2021-10-08 - 9:15:15 PM GMT- IP address: 143.120.133.169

 Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)  
Signature Date: 2021-10-08 - 9:16:04 PM GMT - Time Source: server- IP address: 143.120.133.169

 Agreement completed.  
2021-10-08 - 9:16:04 PM GMT