

EXISTING PLANT LEGEND

Trees	Symbol	Scientific Name	Common Name	Size	Mature HT/ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
A	(Symbol)	Ash		2" Cal	50/45'		Medium+	6-2 gph	Low
V	(Symbol)	Vitex/Chaste Tree							
D	(Symbol)	Desert Willow							
P	(Symbol)	Pine							

Shrubs/Groundcovers	Symbol	Scientific Name	Common Name	Size	Mature HT/ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
	(Symbol)	Red Yucca							
	(Symbol)	Chamisa							
	(Symbol)	Apache Plume							
	(Symbol)	Juniper							
	(Symbol)	Santolina							
	(Symbol)	Russian Sage							
	(Symbol)	Honeysuckle							
	(Symbol)	Blue Mist							

PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Size	Mature HT/ Sp.	Landscape Coverage	Water Use	Drip Emitters	Allergenic Potential
4	(Symbol)	Gleditsia triacanthos	Shademaster Honey Locust	2" Cal	50/45'		Medium+	6-2 gph	Low
6	(Symbol)	Caesalpinia gilliesii	Yellow Bird of Paradise	5-Gal	10/10' 100 sf=600 sf	Low*	2-1 gph	Low	
11	(Symbol)	Vauquelinia angustifolia	Rosewood	5-Gal	12/10' 100 sf=1100 sf	Low*	2-1 gph	Low	
20	(Symbol)	Rhus trilobata	3 Leaf Sumac	1-Gal	6/6' 36 sf=720 sf	Low	2-1 gph	Low	
12	(Symbol)	Fallugia paradoxa	Apache Plume	1-Gal	6/7' 49 sf=588 sf	Low	2-1 gph	Low	
13	(Symbol)	Raphirolepis indica	India Hawthorn	5-Gal	3/4' 20 sf=260 sf	Medium	2-2 gph	Low	
16	(Symbol)	Prunus besseyi	Sand Cherry	5-Gal	2/6' 25 sf=400 sf	Medium	2-2 gph	Low	
12	(Symbol)	Caryopteris x clandonensis	Blue Mist	1-Gal	3/3' 15 sf=180 sf	Low*	2-2 gph	Low	
22	(Symbol)	Calamagrostis arundinacea	Karl Foerster Grass	5-Gal	3/2' 10 sf=220 sf	Medium	2-2 gph	Low	

Total landscape coverage= 4,068 sf

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

MATERIALS LEGEND

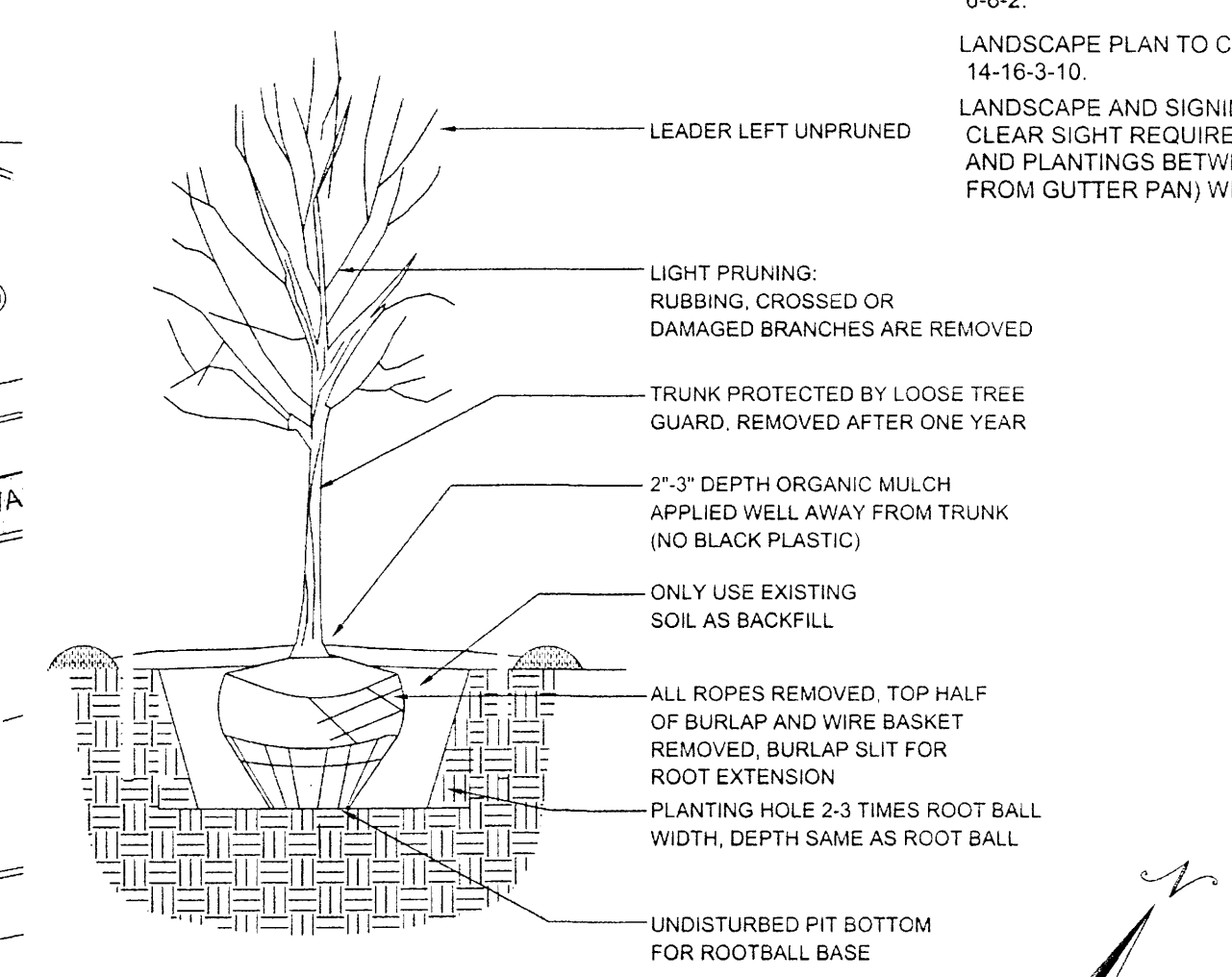
- (Symbol) PROPOSED SANTA FE BROWN CRUSHER FINES AT 3" DEPTH
- (Symbol) EXISTING GRAVEL LANDSCAPE (9,025 SF)
- (Symbol) EXISTING ESTABLISHED LANDSCAPE PLANTINGS

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 GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" 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 100' 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.
 LANDSCAPE AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS AND PLANTINGS BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA

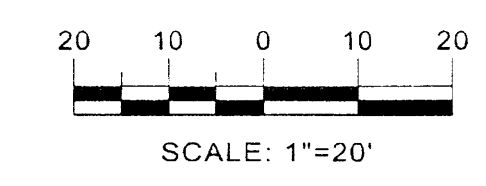
SITE DATA

GROSS LOT AREA	63,253 SF
LESS BUILDING(S)	12,666 SF
NET LOT AREA	50,787 SF
REQUIRED LANDSCAPE	7,615 SF
15% OF NET LOT AREA	9,025 SF
EXISTING LANDSCAPE	9,025 SF
PROPOSED LANDSCAPE	5,590 SF
TOTAL PROPOSED LANDSCAPE	14,615 SF
PERCENT OF NET LOT AREA	28 %
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
EXISTING HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES	10
1 PER 30 L.F. OF STREET FRONTAGE	10
EXISTING STREET TREES	10
REQUIRED PARKING LOT TREES	6
1 PER 10 SPACES	6
55 SPACES/10	6
PROVIDED PARKING LOT TREES	7
REQUIRED LANDSCAPE COVERAGE	89%
75% LIVE VEGETATIVE MATERIAL	10,961 SF MIN.
(14,615 SF LANDSCAPE X 75%)	10,961 SF MIN.
EXISTING GRAVEL/SHRUBS LANDSCAPE	9,025 SF
PROPOSED GROUND COVER COVERAGE	4,068 SF
TOTAL GROUND COVER COVERAGE	13,093 SF
PERCENT GROUND COVER COVERAGE	89%
OF REQUIRED LANDSCAPE AREAS	89%



TREE PLANTING DETAIL

GRAPHIC SCALE



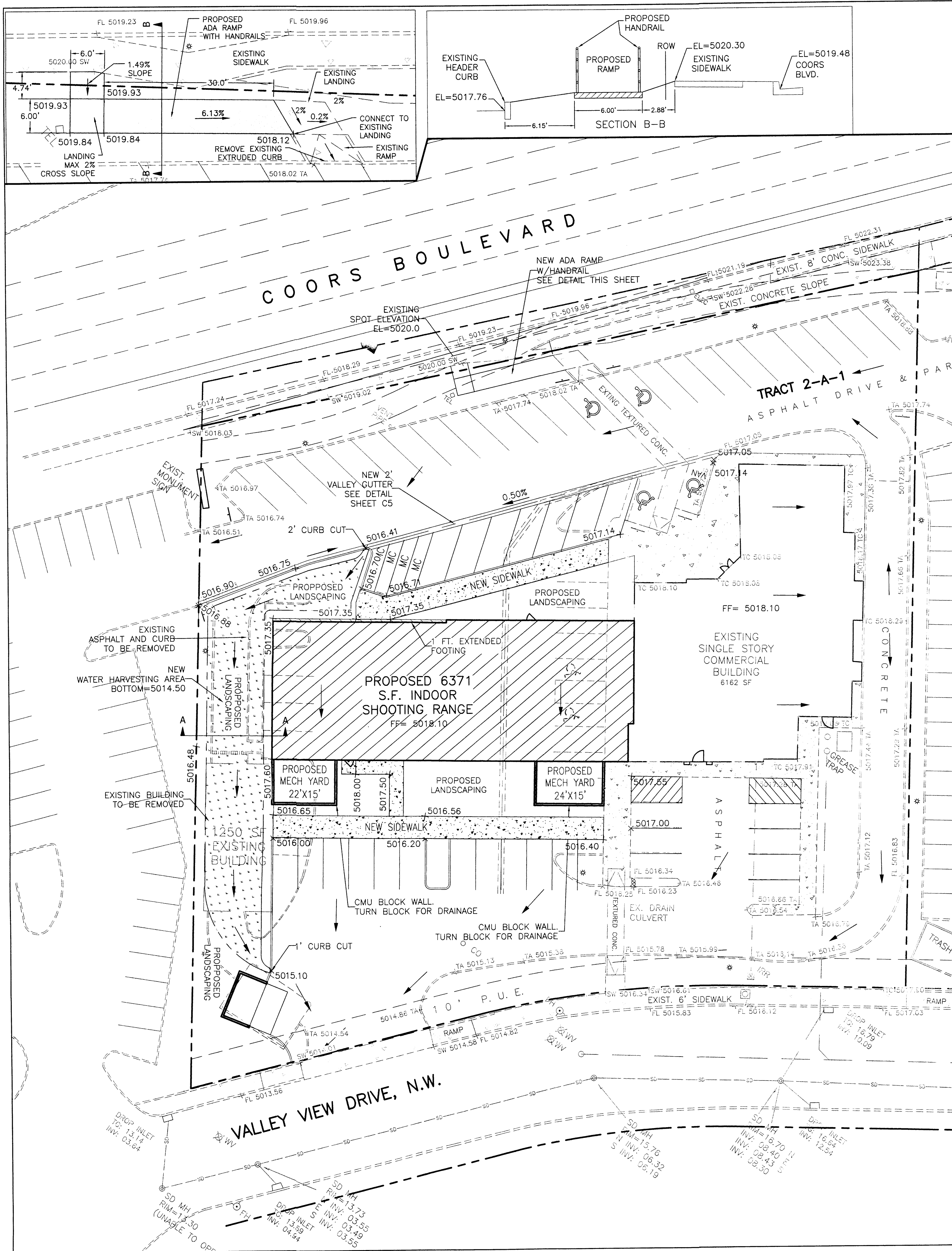
growing better
HeadUp
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

P.O. Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com

11/20/13

ENGINEER'S SEAL	CALIBERS ALBUQUERQUE, NM LANDSCAPING PLAN	DRAWN BY SBH
		DATE 10/18/13
		CALIBERS COOR LANDSCAPE 11.20.13 COLOR
		SHEET # L1
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	JOB # 2013033

JONATHAN D. NISKI
 P.E. #18713



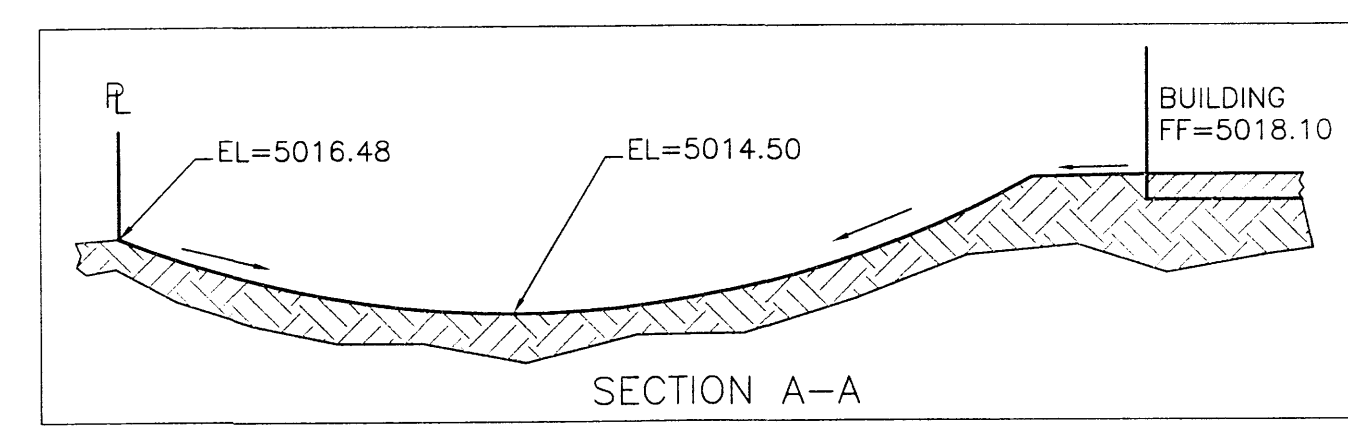
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

EXISTING DRAINAGE:
 THE SITE IS CURRENTLY DEVELOPED AND SURFACE DRAINS ALL OF THE STORM WATER FROM THE NORTHWEST TO THE SOUTHEAST. THE EXISTING BUILD ROOF DRAINS ARE ALL LOCATED ON THE NORTH SIDE OF THE BUILDING AND DRAIN TO THE DRIVE-THRU. THERE, THE ROOF DRAINAGE SURFACE DRAINS TO THE SOUTHEAST CORNER OF THE SITE. ALL OF THE STORM WATER DRAINS OUT OF THE ENTRANCE TO THE PROPERTY AND INTO AN EXISTING DRAIN INLET. FROM THERE THE STORM WATER IS CONVEYED TO AN AMFCA DETENTION POND AT THE NORTHEAST CORNER OF PASEO DEL NORTE AND COORS BOULEVARD. THIS SITE IS ALLOWED FREE DISCHARGE OF THE DEVELOPED FLOWS. ACCORDING TO THE WILSON & CO. DRAINAGE MASTER PLAN APPROVED MARCH 18, 2003 THIS SITE FALLS WITHIN BASIN D-10 WHICH CONTAINS 3.95 ACRES AND HAS A DEVELOPED DISCHARGE OF 15.90 CFS.

PROPOSED DRAINAGE:
 FOR THE MOST PART THE SITE WILL CONTINUE TO DRAIN AS IT HAS PREVIOUSLY. THE ONLY CHANGE WILL BE THAT THE PARKING LOT ALONG COORS BOULEVARD WILL NOW DRAIN THROUGH A DEPRESSED LANDSCAPE AREA WHICH WILL BE A PASSIVE WATER HARVESTING AREA WITH ENOUGH VOLUME FOR 2200 CUBIC FEET OF STORAGE BEFORE THE POND OVER FLOWS TO THE EAST AND FOLLOWS ITS ORIGINAL DRAINAGE PATH. THAT AREA WILL CAPTURE ABOUT 20% OF THE 100 YR STORM, TWICE THE REQUIRED AMOUNT FOR THE FIRST FLUSH. THE BUILDING EXPANSION WILL BE TAKING THE PLACE OF THE GAS PUMPS, GAS PUMP CANOPY AND PARKING AREA. SINCE THIS SITE IS PART OF A LARGER BASIN A PERCENTAGE OF THE ALLOWABLE DISCHARGE FROM THE WILSON REPORT WAS TAKEN BASED ON LAND AREA. THAT CALCULATION ESTABLISHED THIS SITE SHOULD BE ALLOWED TO DISCHARGE 5.51 CFS. BASED ON THE REVISED HYDROLOGY CALCULATIONS SHOWN IN THE TABLE BELOW THE SITE WILL DISCHARGE 5.21 CFS WHICH IS BELOW THE ALLOWABLE DISCHARGE OF 5.51 CFS.

SINCE THIS IS AN EXISTING SITE THAT WILL ADD A STRUCTURE ONTO AN EXISTING BUILDING IT IS ESTIMATED THAT ONLY 0.47 ACRES OF THE SITE WILL BE DISTURBED FOR THE CONSTRUCTION, THAT IS HALF OF THE ONE ACRE REQUIREMENT FOR AN EROSION CONTROL PLAN SO ONE IS NOT PREPARED FOR THIS SITE.



Weighted E Method

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment				100-Year			10-Year		
			% (acres)	% (acres)	% (acres)	% (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	59,572	1.37	0%	24%	0%	76%	1.658	0.189	5.21	0.995	0.113	3.25

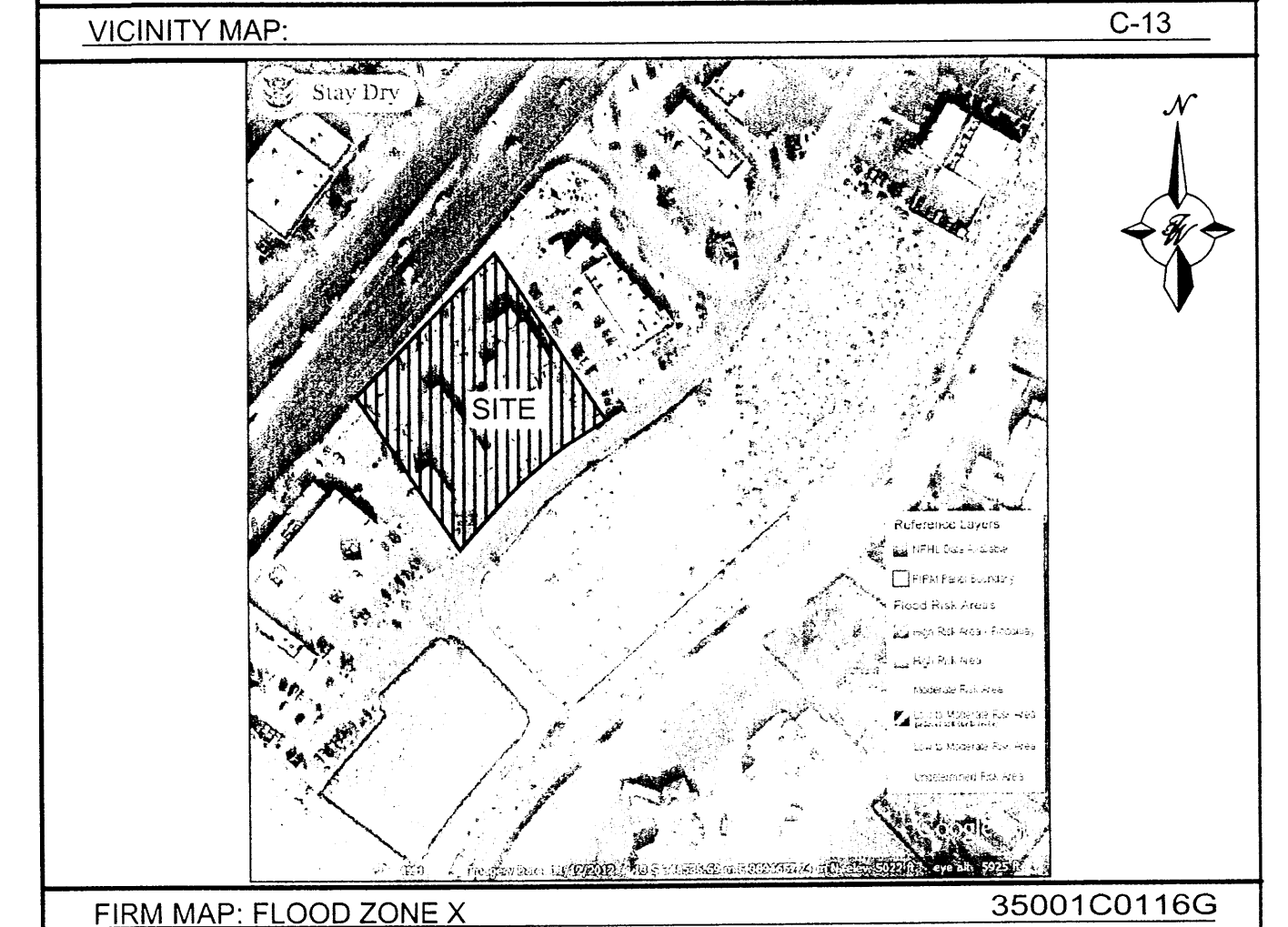
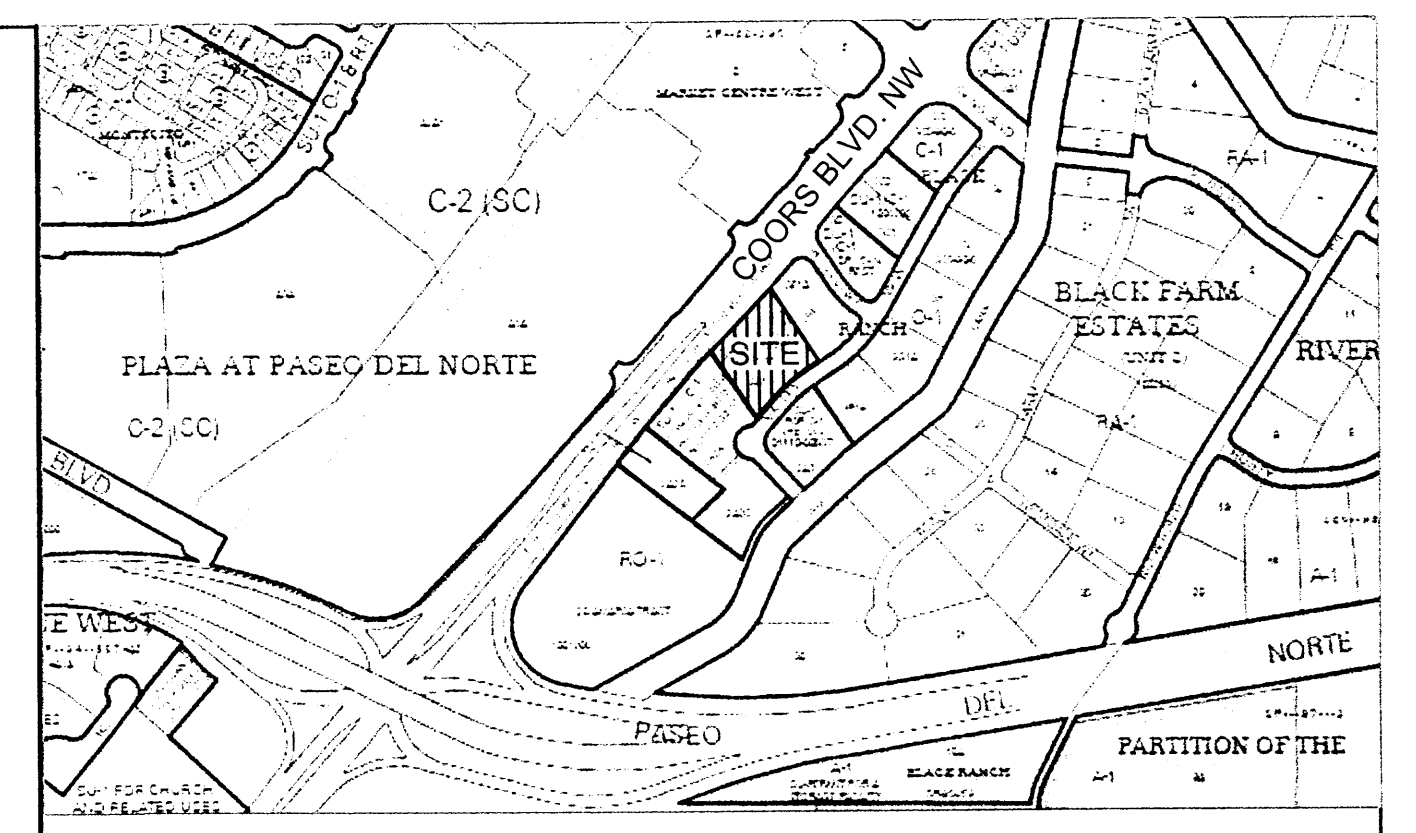
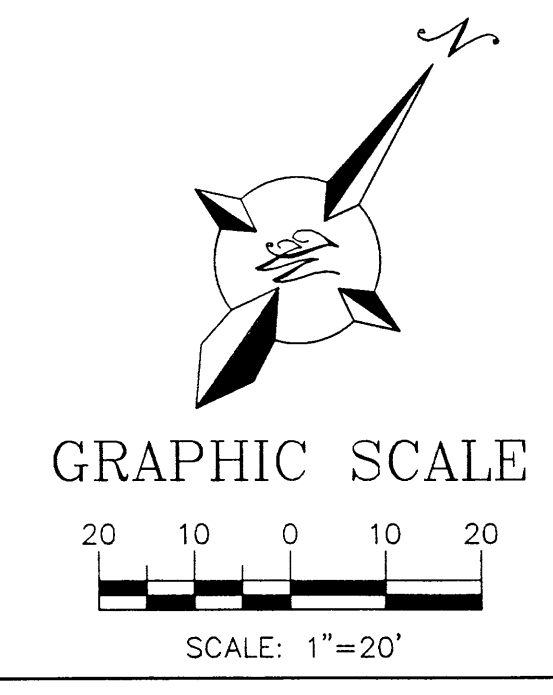
Equations:
 Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)		
Zone	100-Year	10-Year		Zone	100-Year	10-Year
E _a	0.44	0.08	Q _a	1.29	0.24	
E _b	0.67	0.22	Q _b	2.03	0.76	
E _c	0.99	0.44	Q _c	2.87	1.49	
E _d	1.97	1.24	Q _d	4.37	2.89	

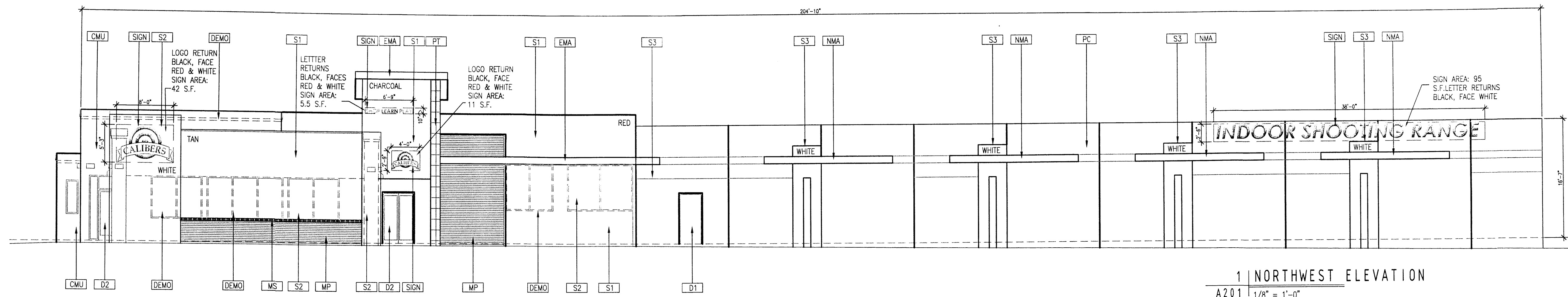
CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



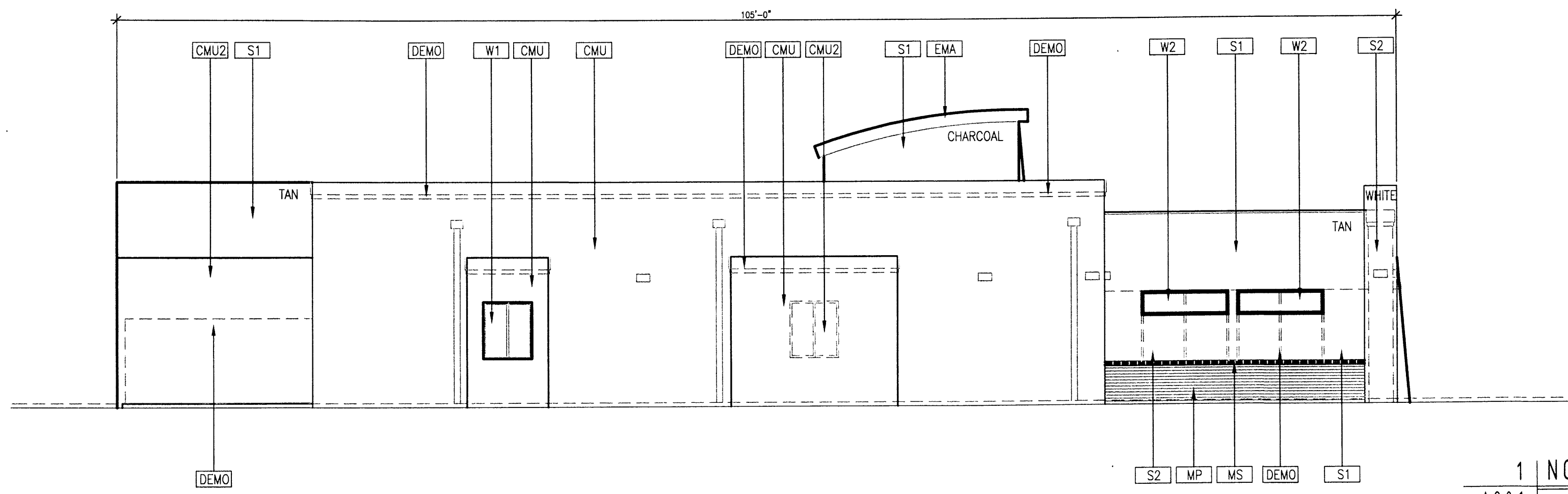
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. 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.

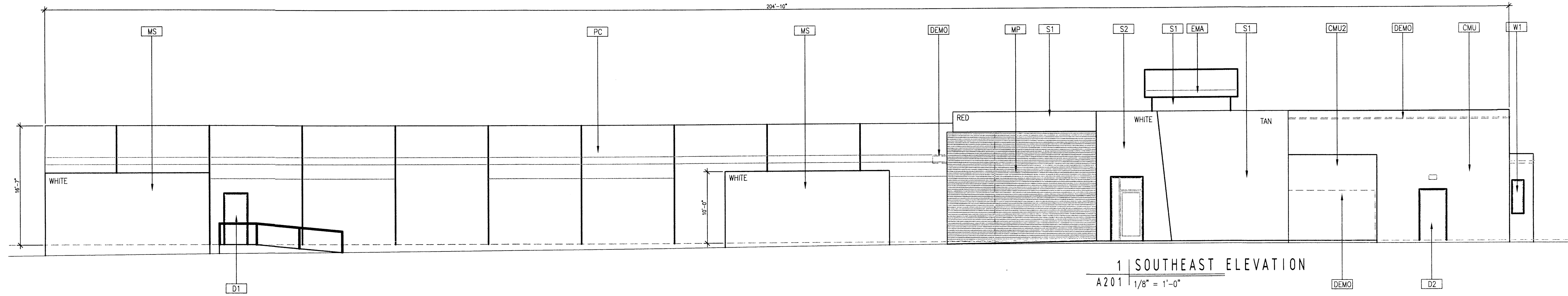
	CALIBERS ALBUQUERQUE, NM GRADING AND DRAINAGE PLAN	DRAWN BY BJF DATE 01/22/14
		SHEET # C3 JOB # 2013033



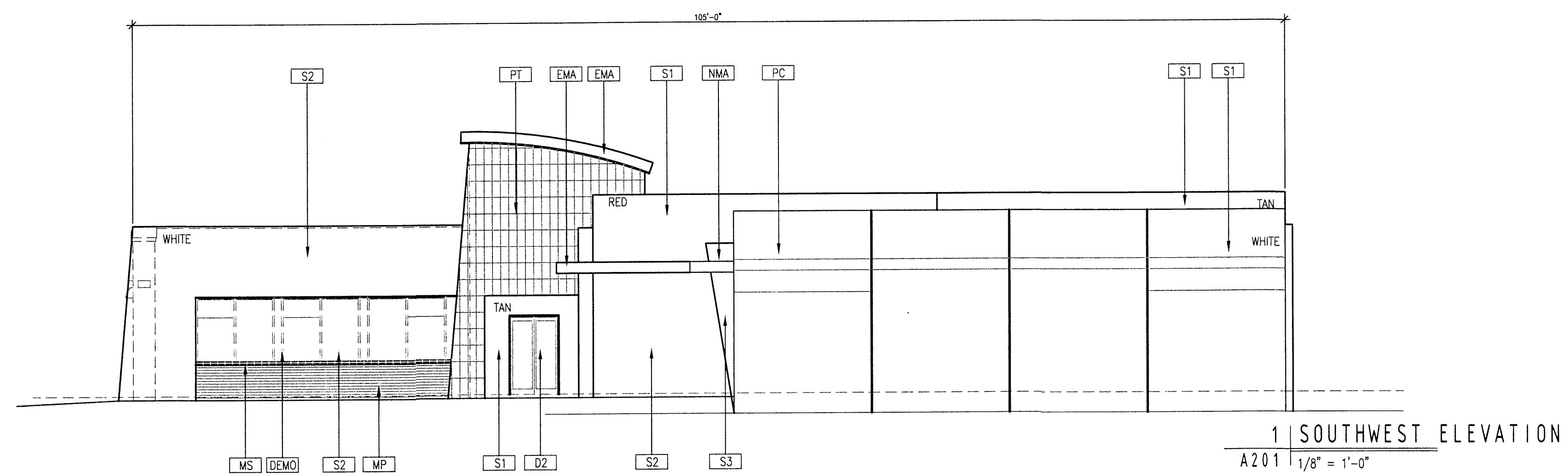
1 | NORTHWEST ELEVATION
A 201 | 1/8" = 1'-0"



1 | NORTHEAST ELEVATION
A 201 | 1/8" = 1'-0"



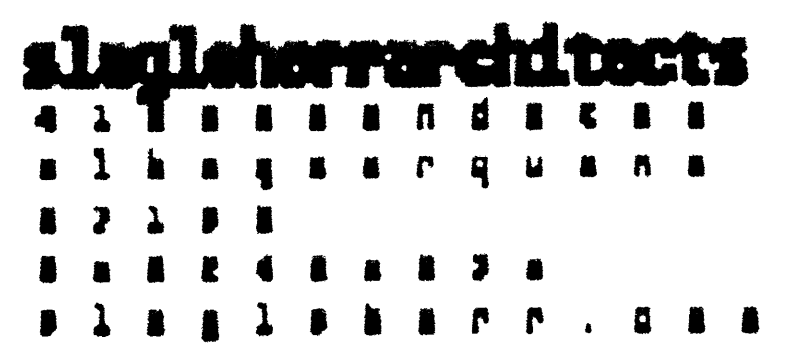
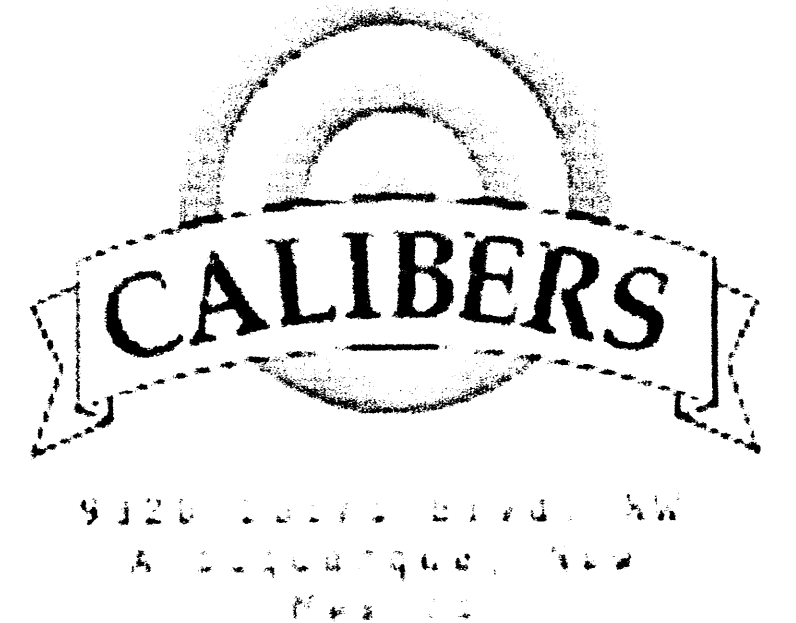
1 | SOUTHEAST ELEVATION
A 201 | 1/8" = 1'-0"



1 | SOUTHWEST ELEVATION
A 201 | 1/8" = 1'-0"

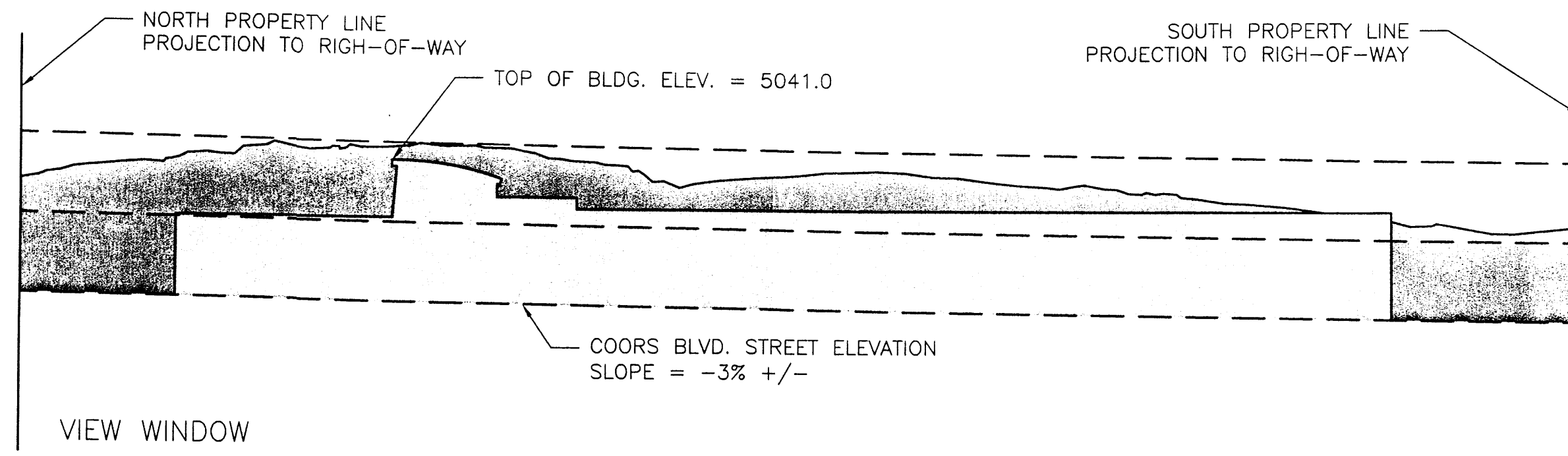
- KEYED NOTES:**
- S1 NEW SYNTHETIC STUCCO SYSTEM OVER EXISTING WALL. STUCCO COLOR AS SHOWN.
 - S2 NEW SYNTHETIC STUCCO SYSTEM OVER NEW FRAMING: STUCCO COLOR PER SCHED.
 - S3 NEW SYNTHETIC STUCCO SYSTEM OVER NEW SLOPED ACCENT FRAMING: STUCCO COLOR PER SCHED.
 - PC PRE-CAST CONCRETE PANELS- WHITE AND TAN
 - PT PORCELAIN TILES-TAN
 - W1 EXISTING GLASS AND WINDOW FRAME TO REMAIN
 - W2 NEW GLASS AND WINDOW FRAME TO MATCH EXISTING
 - D1 NEW DOOR PER SCHEDULE
 - D2 EXISTING DOOR TO REMAIN
 - MP NEW GALVALUME CORRUGATED MTL. PANELS (NON-REFLECTIVE)
 - CMU1 EXISTING SPLIT FACE CMU WALL TO REMAIN
 - CMU2 NEW SPLIT FACE CMU WALL TO MATCH EXISTING
 - MS EXISTING MASONRY WINDOW SILL TO REMAIN
 - EMA EXISTING METAL AWNING: COVER WITH ALUMINUM BRAKE SILVER COLOR
 - NMA NEW METAL AWING TO MATCH EXISTING METAL AWNING. SILVER FINISH (NON-REFLECTIVE)
 - SIGN NEW INTERNALLY LIT SIGN AND LOGO. COLOR AS SHOWN.
 - DEMO EXIST. CONST. TO BE REMOVED
 - MS MECHANICAL EQUIPMENT YARD SCREEN WALL WITH SYNTHETIC STUCCO FINISH. COLOR AS SHOWN

REMODEL FOR A NEW
RETAIL STORE FOR

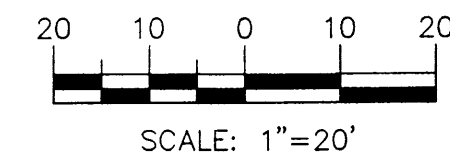


ELEVATIONS

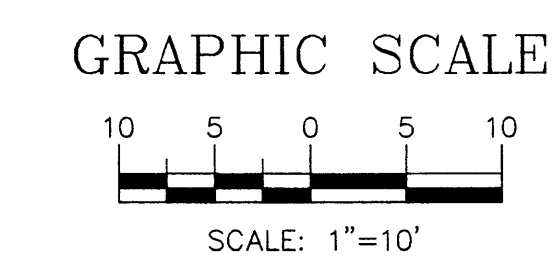
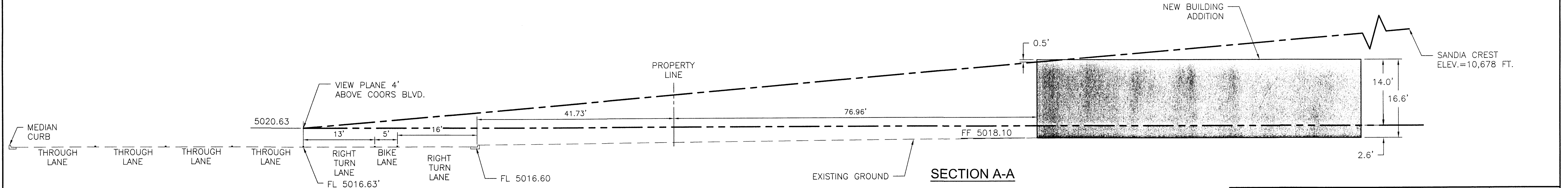
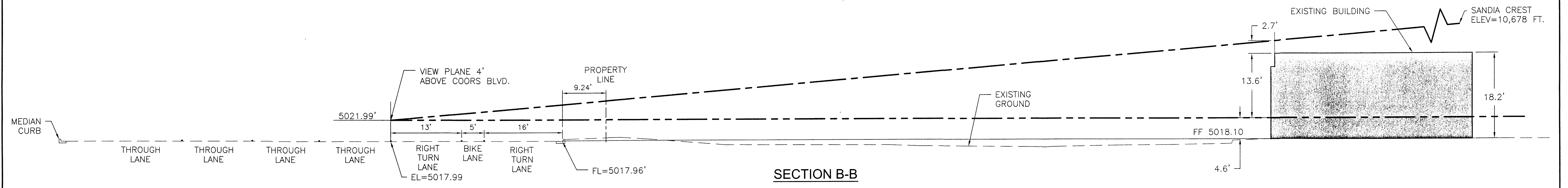
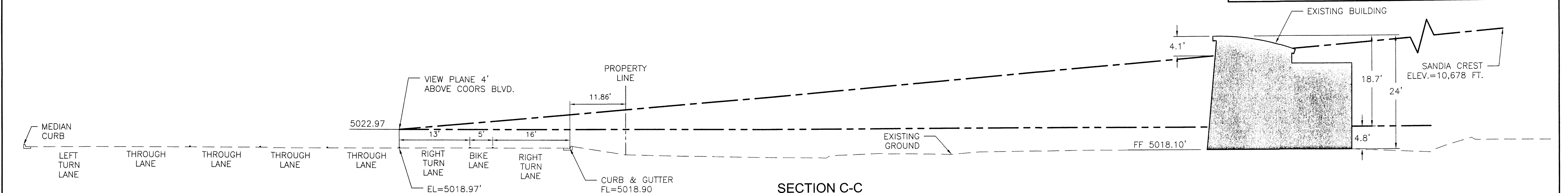
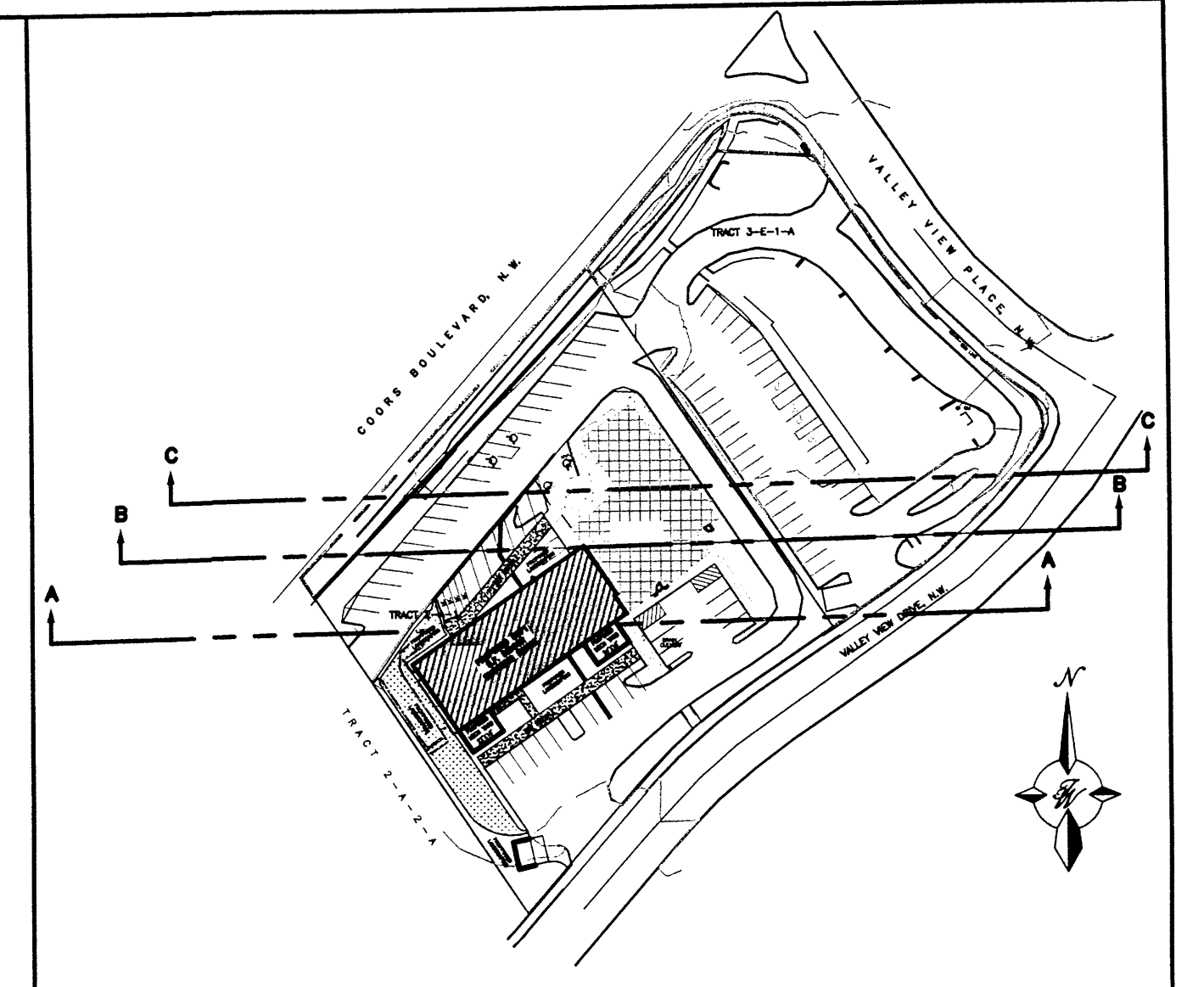
ENGINEER'S SEAL	CALIBERS ALBUQUERQUE, NM	DRAWN BY SBH
	BUILDING ELEVATIONS	DATE 10/28/09
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 871109 (505) 858-3100 www.tierrowestllc.com		2013033_ELEVATIONS
		SHEET # C4
RONALD R. BOHANNAN P.E. #7868		JOB # 2013033



GRAPHIC SCALE



- NOTES:
- SANDIA CREST BASED UPON DIGITAL PHOTOGRAPHY TAKEN FROM COORS BLVD.
 - VIEW SHOWN IS AT 45 DEGREE ANGLE FROM COORS BLVD. AS REQUIRED BY THE COORS CORRIDOR PLAN
 - COORS CORRIDOR PLAN REQUIRES THAT NO GREATER THAN 50% OF THE VIEW AREA SHALL BE OBTSCURED BY STRUCTURES.
 - 63% OF THE VIEW AREA IS OBTSCURED BY STRUCTURES



<p>RONALD R. BOHANNAN P.E. #7868</p>	<p>ENGINEER'S SEAL</p>	<p>CALIBERS ALBUQUERQUE, NM</p>	<p>DRAWN BY SBH</p>
	<p>VIEW PLANE EXHIBIT</p>	<p>DATE 12/17/13</p>	<p>VIEW_PLANE_EXHIBIT</p>
<p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</p>		<p>SHEET # C6</p>	<p>JOB # 2013033</p>