

**general notes:**

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
4. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
5. **SITE LIGHTING**  
LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

**Site data:**

LOCATION: 7300 HOLLY AVE. NE ALBUQUERQUE, NM 87113

LEGAL DESCRIPTION: LOT 14, BLOCK 10, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES

UPC #: 101908422103630119

OWNER: RESOLUTION EQUITIES, LLC 8220 SAN PEDRO NE SUITE 500 ALBUQUERQUE NM 87113

CURRENT ZONING: SU-2/MIXED USE

SETBACK REQUIREMENTS: 5' FRONT YARD SETBACK

APPLICABLE CODE: 2006 IBC C.O.A. ZONING ORDINANCE LA CUEVA SECTOR DEVELOPMENT PLAN

TOTAL LOT AREA: (0.886 AC) 38,617 S.F.

BUILDING FOOTPRINT AREA: 6,670 S.F.

NORTH BUILDING: 3150 S.F.

SOUTH BUILDING: 3520 S.F.

NET LOT AREA (LOT AREA-BLD. FOOTPRINT): 31,947 S.F.

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 17.3 %

PAVED AREA: 17,578 S.F.

LANDSCAPE AREA: 14,366 S.F.

LANDSCAPE % NET LOT AREA: 45 %

LANDSCAPE TO PAVED AREA RATIO: 1 : 1.22

REQUIRED PARKING:

MEDICAL AND DENTAL OFFICE: 5 SPACES PER DOCTOR (5 DENTISTS PER BUILDING) 10 DENTISTS X 5 SPACES = 50 SPACES

PARKING PROVIDED: 51 SPACES

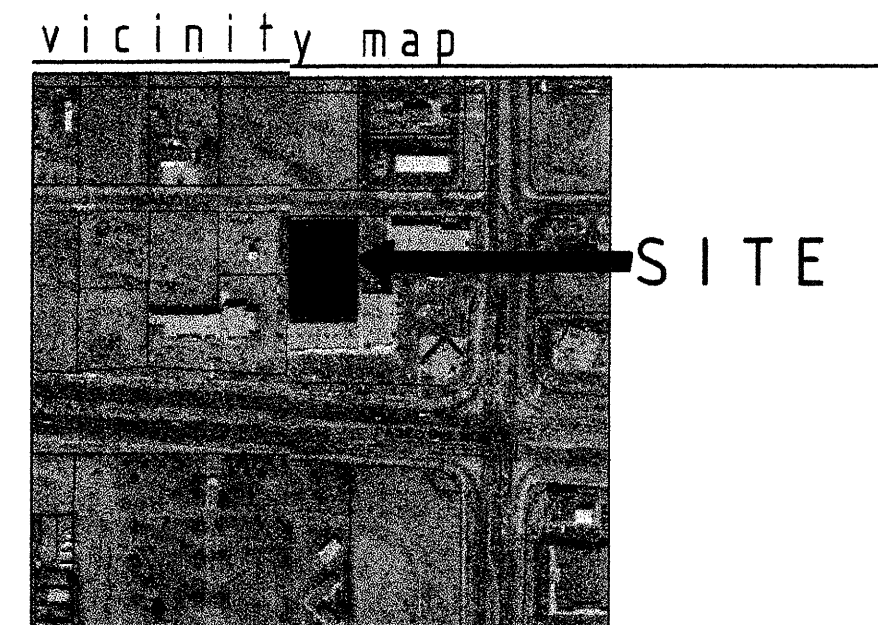
REQUIRED H.C. PARKING: 3 SPACES

H.C. PARKING PROVIDED: 3 SPACES

BICYCLE PARKING PROVIDED: 10 SPACES

REQUIRED MOTORCYCLE PARKING: 3 SPACES

MOTORCYCLE PARKING PROVIDED: 4 SPACES



**SIGNATURE BLOCK**

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

Is an infrastructure list required? ( ) Yes ( ) No If yes, then a set of approved DR/C plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: \_\_\_\_\_

UTILITIES DEVELOPMENT DATE: \_\_\_\_\_

PARKS AND RECREATION DATE: \_\_\_\_\_

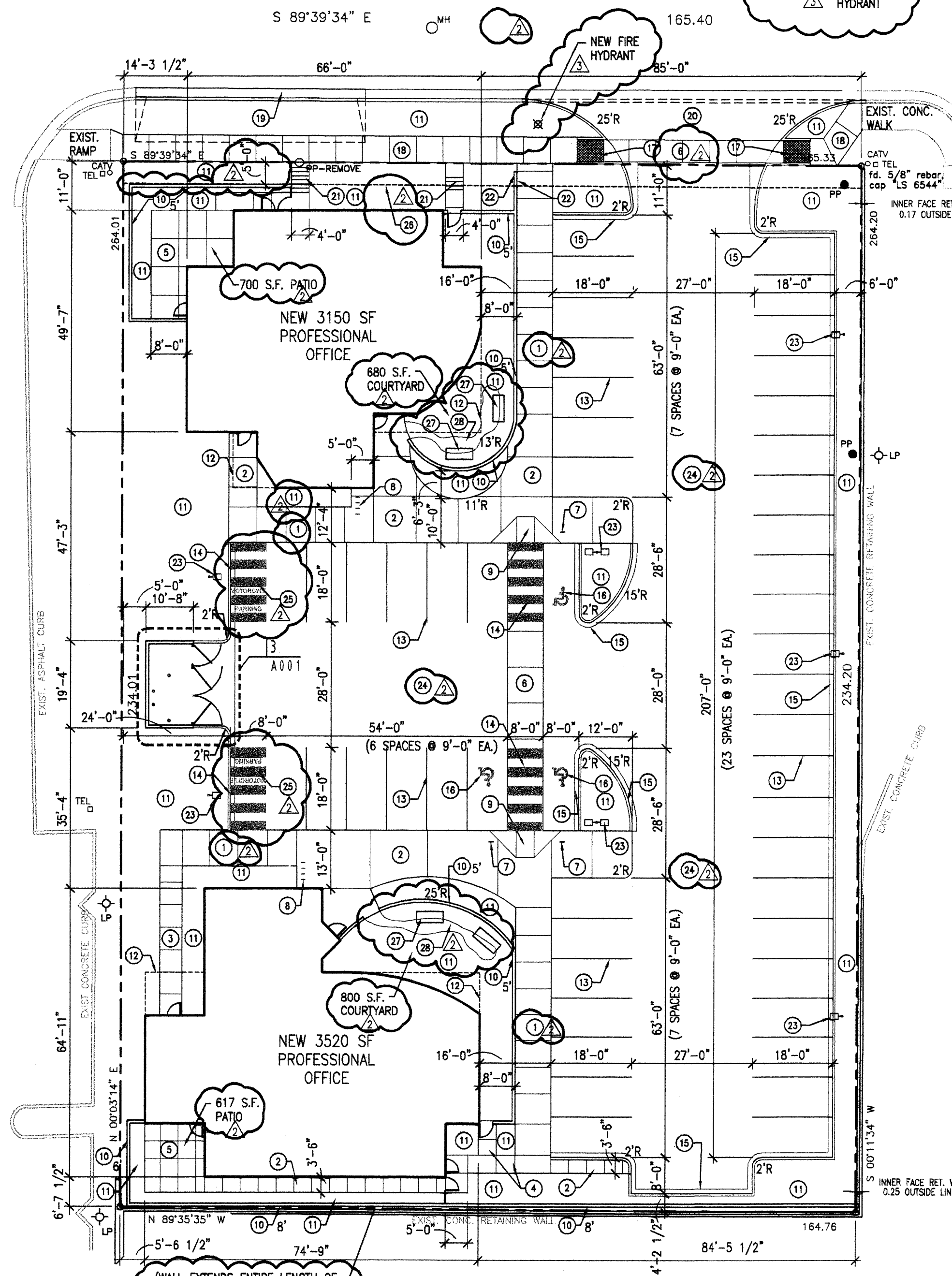
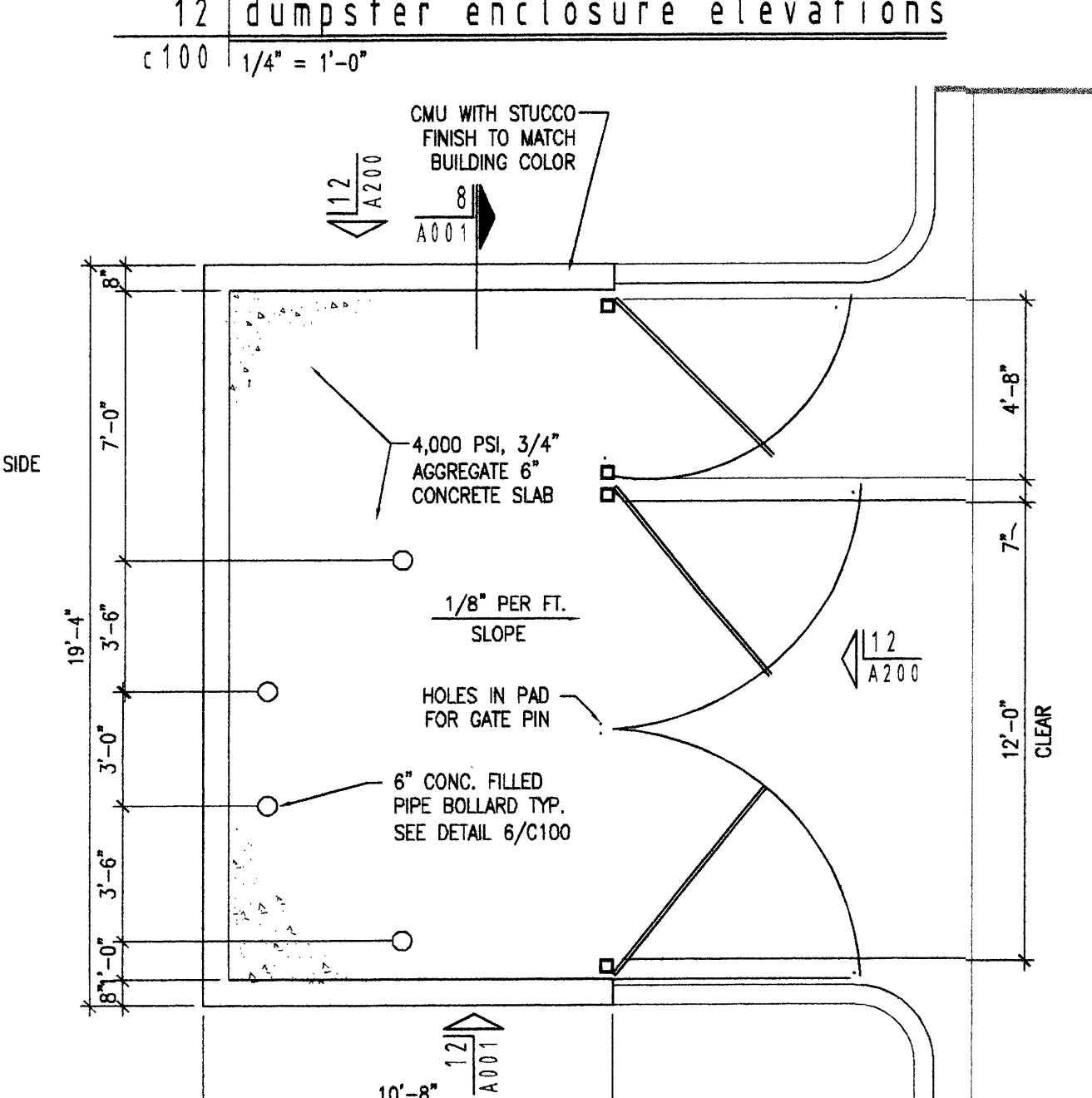
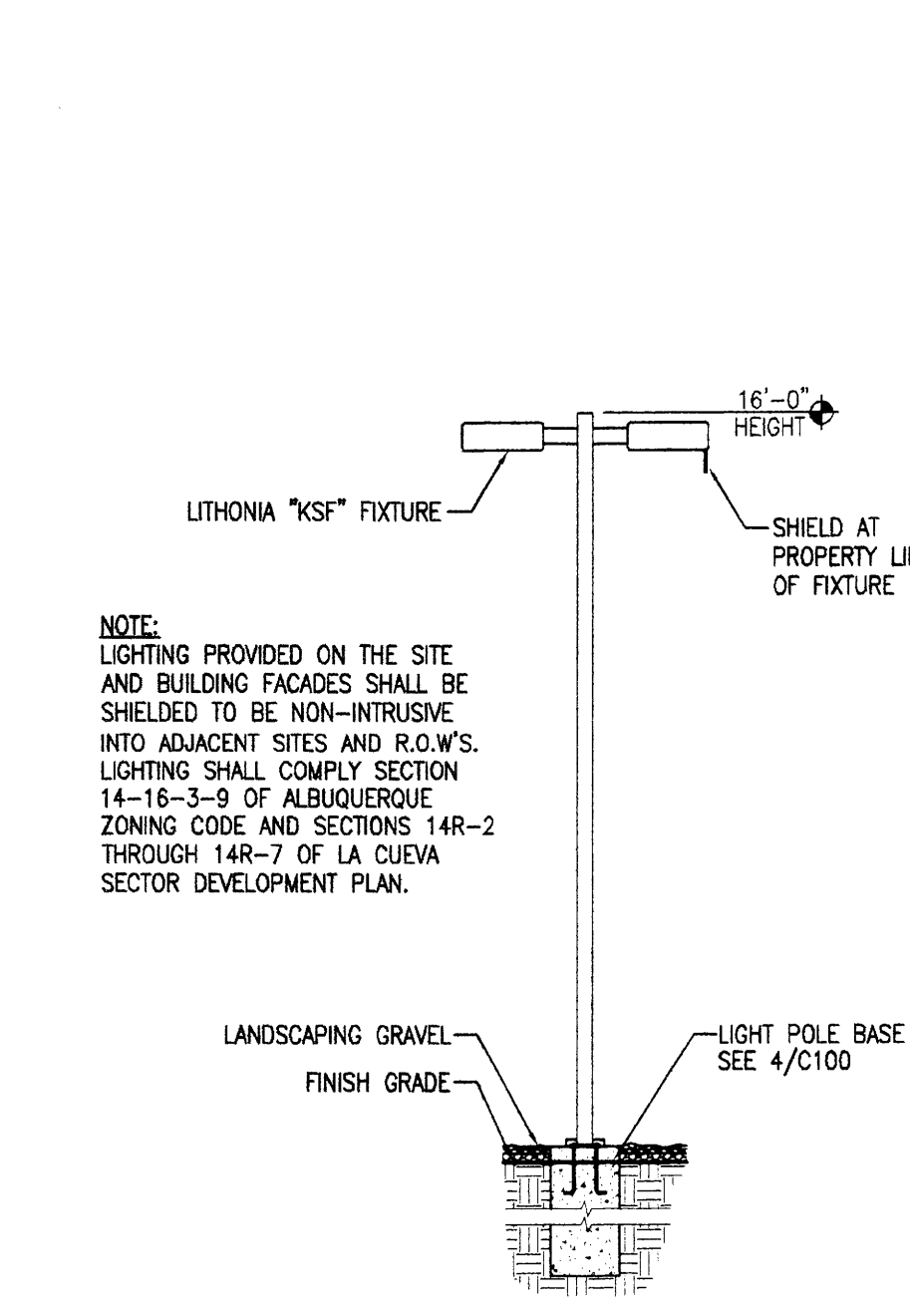
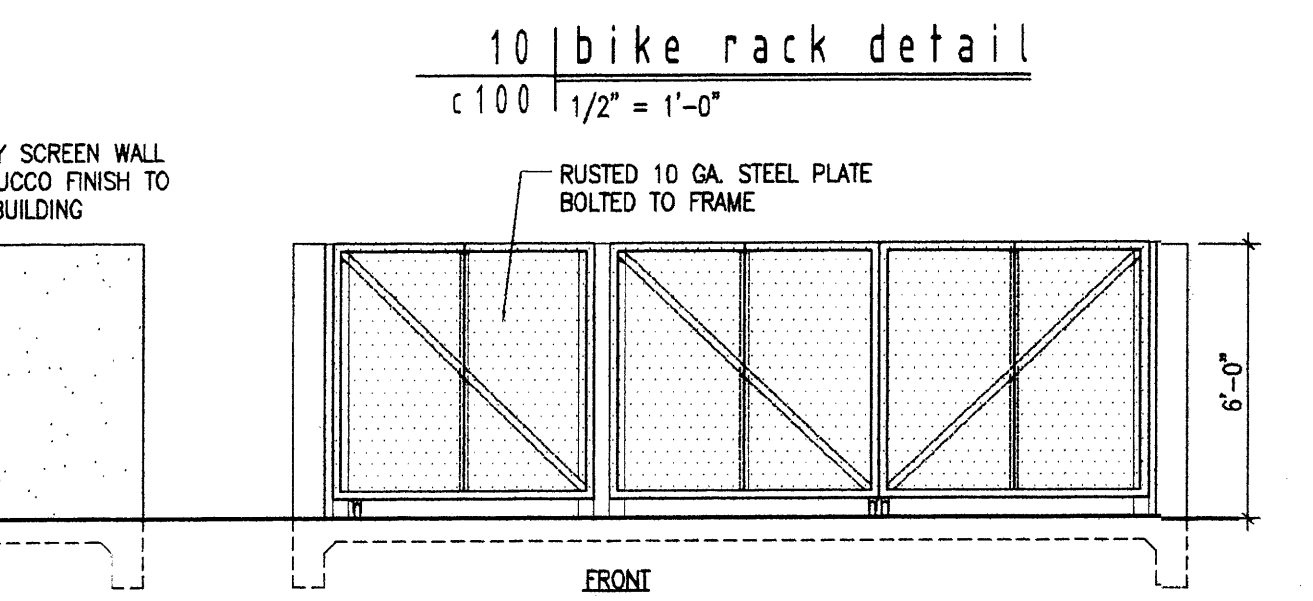
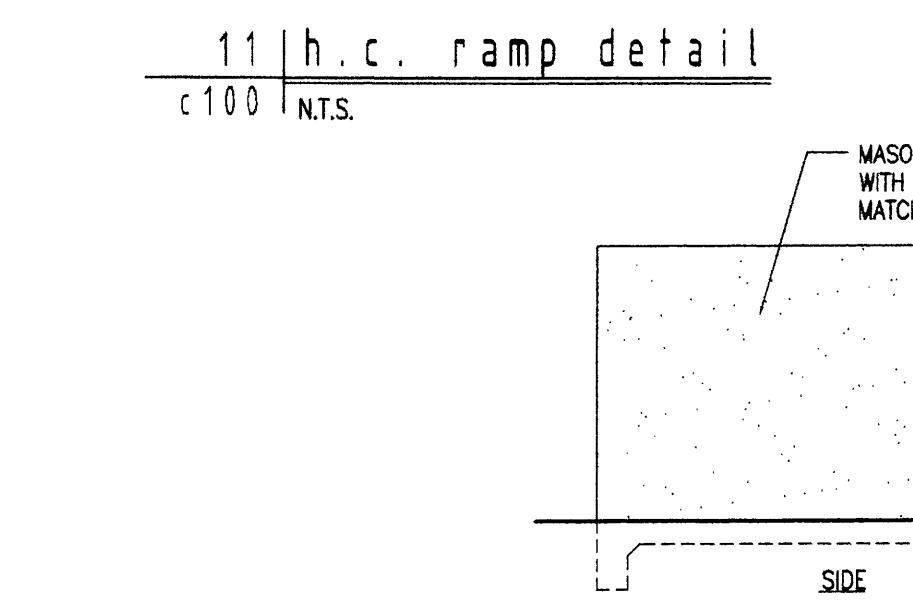
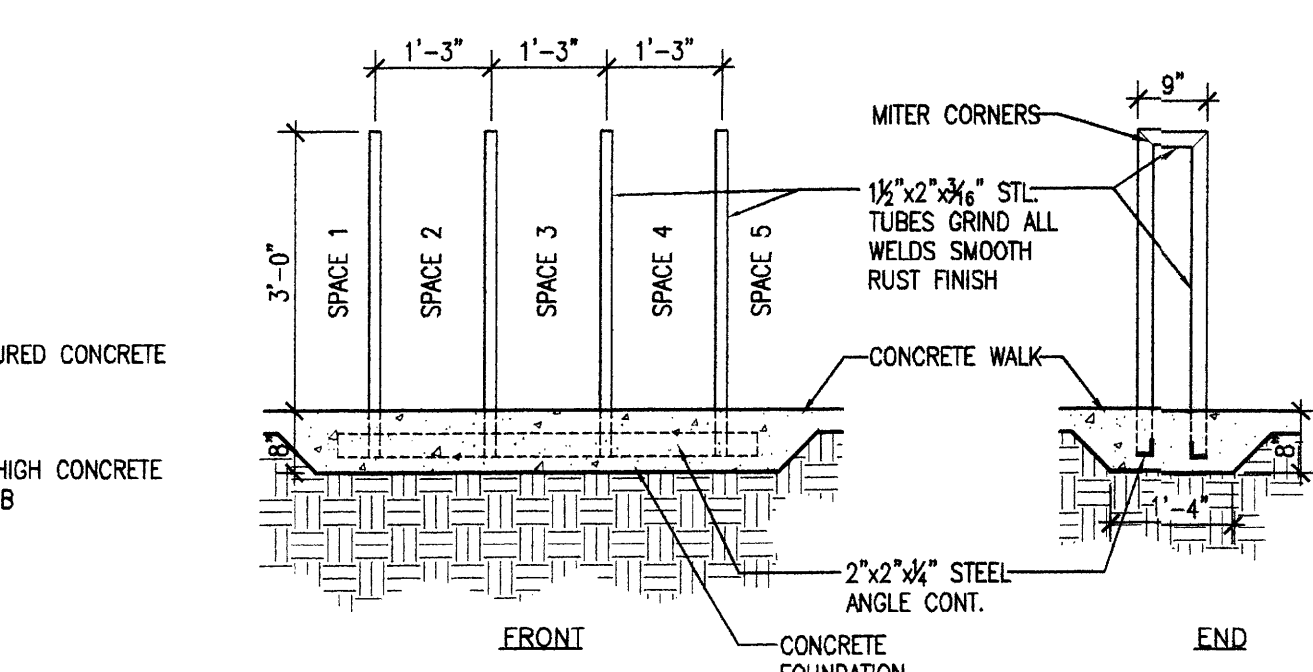
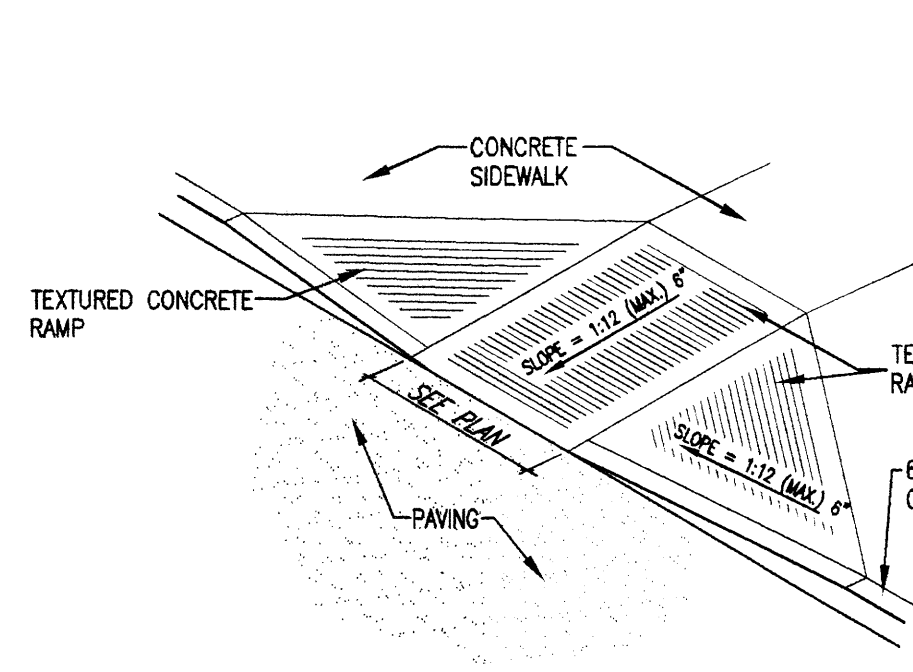
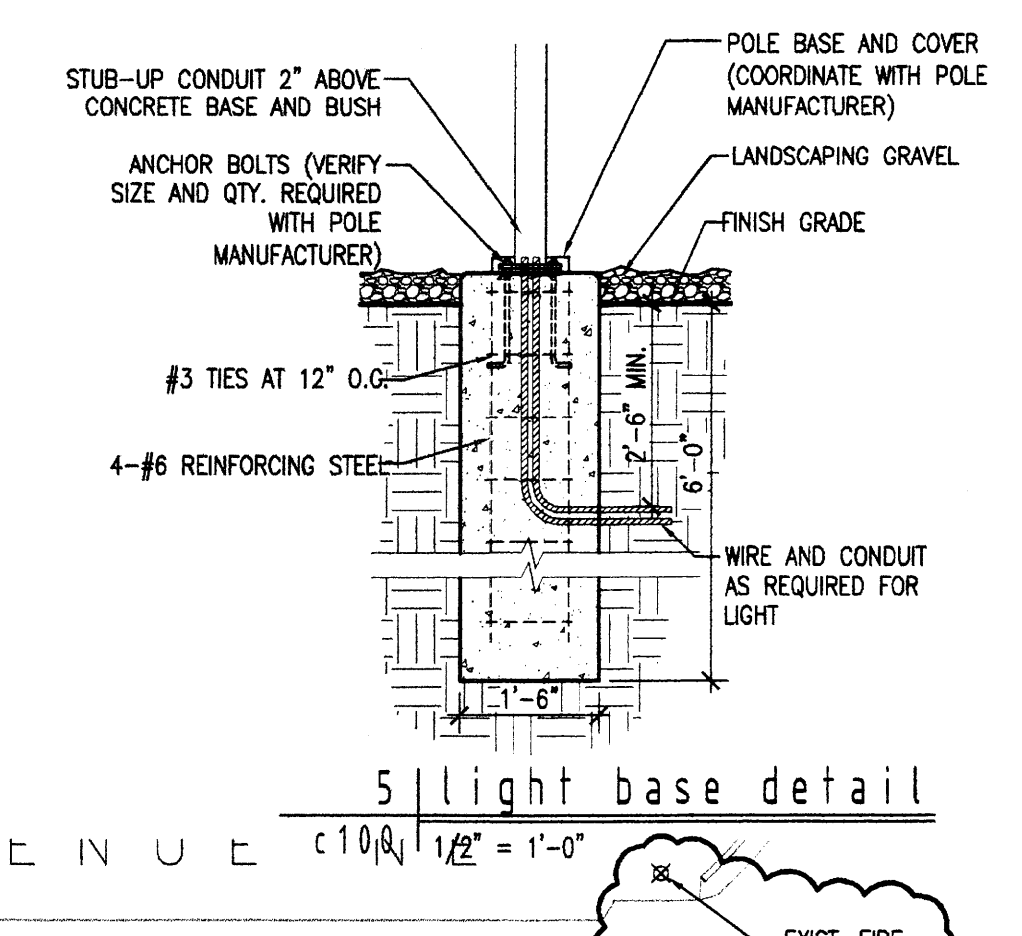
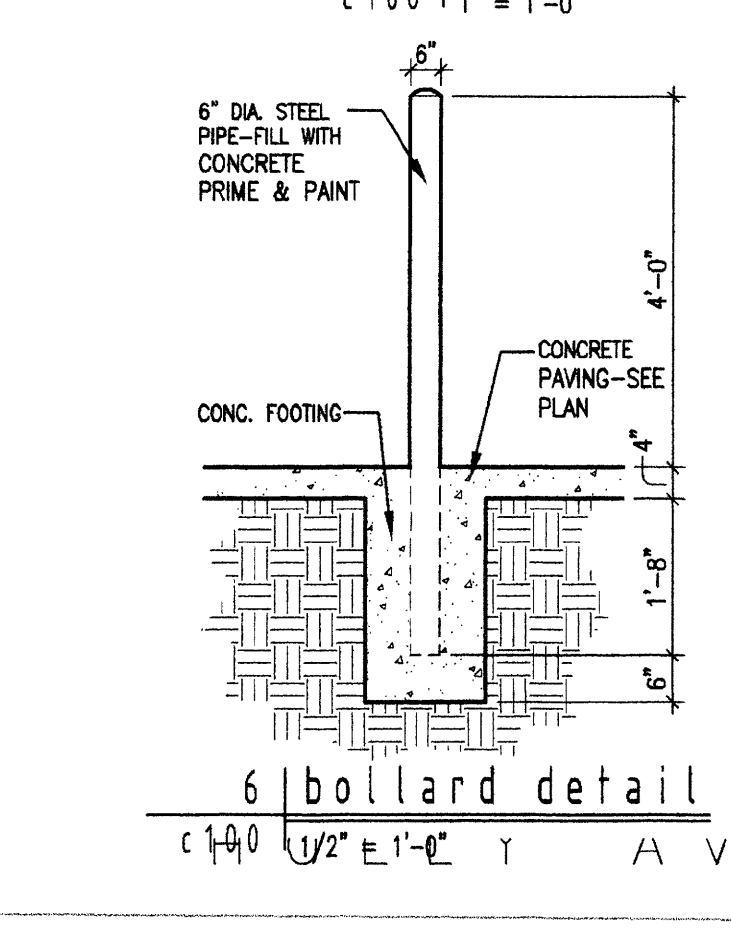
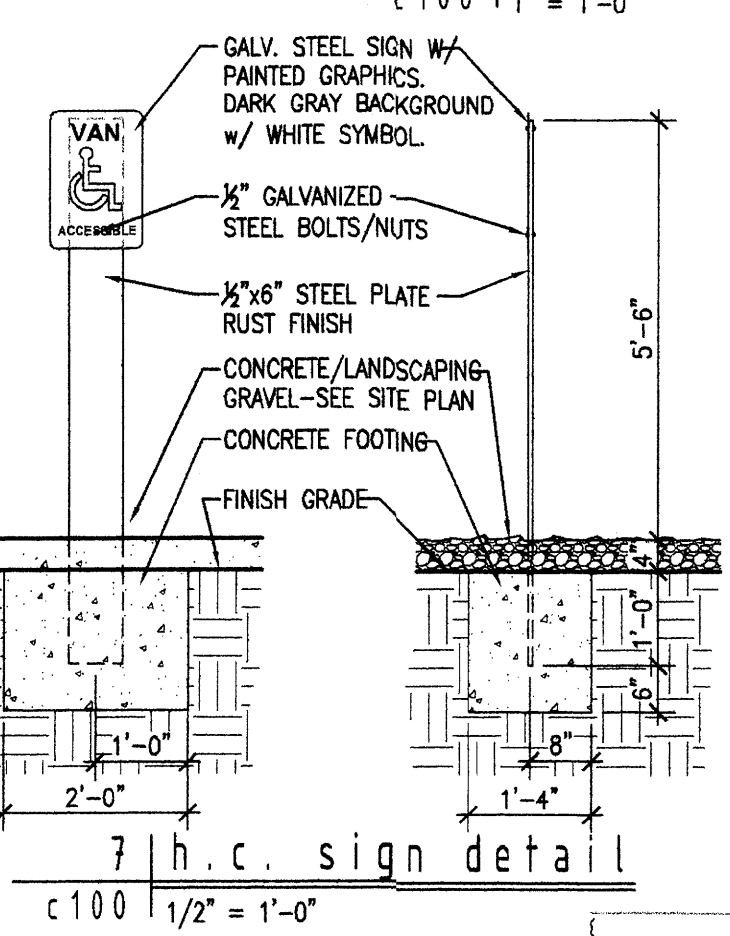
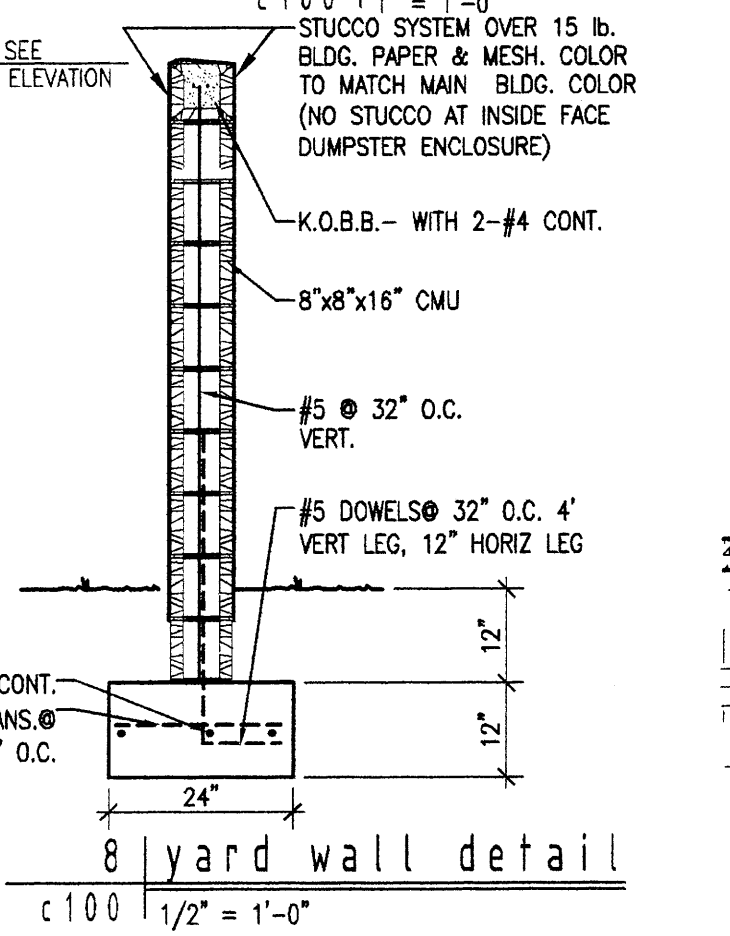
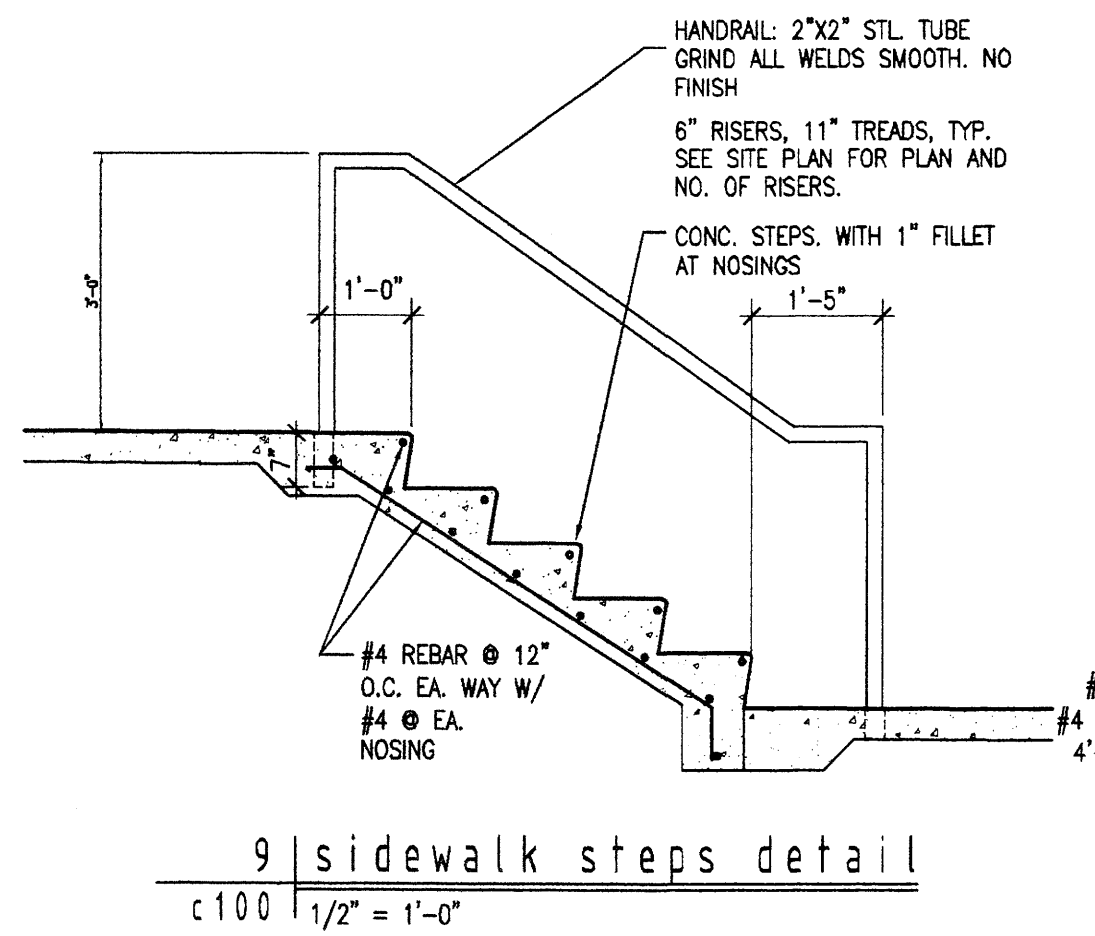
CITY ENGINEER DATE: \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPT. (if required) DATE: \_\_\_\_\_

SOLID WASTE MANAGEMENT DATE: \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: \_\_\_\_\_

NEW MEXICO UTILITIES DATE: \_\_\_\_\_



- SITE PLAN KEY NOTES:**
- 1 8" WIDE 4" THK. CONC. WALK WITH TURN-DOWN EDGE-SEE [1]
  - 2 4" THK. CONC. WALK (WIDTH AS SHOWN) WITH TURN-DOWN EDGE-SEE [1]
  - 3 5" WIDE 4" THK. CONC. WALK WITH TURN-DOWN EDGE-SEE [1]
  - 4 4" WIDE 4" THK. CONC. WALK WITH TURN-DOWN EDGE-SEE [1]
  - 5 4" THK. CONC. COLORED CONC. PATIO
  - 6 6" THK. CONC. COLORED CONC. WALK FLUSH W/ ASPHALT. SEE [1]
  - 7 HCP. PARKING SIGN: LOCATE 2'-6" BEHIND CURB CENTERED ON HCP. PARKING SPACE. SEE [1]
  - 8 BIKE RACK: SEE [1]
  - 9 HCP RAMP: SEE [1]
  - 10 CMU WALL W/STUCCO FINISH TO MATCH BUILDING. HEIGHT AS SHOWN. SEE [1]
  - 11 LANDSCAPE: SEE LANDSCAPE PLAN
  - 12 LINE OF OVERHANG ABOVE
  - 13 4" WIDE WHITE STRIPING (TYP.)
  - 14 24" WIDE WHITE STRIPING W/ 24" GAP BTWN. (TYP.)
  - 15 CONC. CURB & GUTTER: SEE [1]
  - 16 WHITE PAINT HCP. PARKING SYMBOL
  - 17 NEW H.C. RAMP PER C.O.A. STANDARDS (TYP.)-DWG. #2426. H.C. RAMP IN CITY R.O.W. SHALL RECEIVE TRUNCATED DOMES (AMOR-TILE, ADA-S-3660 LIGHT GRAY)
  - 18 6" WIDE 4" THK. CONC. WALK PER C.O.A. STD. 2432
  - 19 REMOVE EXIST DRIVE CUT AND INSTALL NEW CONC. CURB & GUTTER TO MATCH EXIST. PER C.O.A. STD.
  - 20 NEW DRIVEWAY AND APRON PER C.O.A. STANDARDS (TYP.)-DWG. #2426
  - 21 CONC. STEPS: SEE [1]
  - 22 SIGNAGE ON YARD WALL: SEE ELEVATIONS
  - 23 SITE LIGHTING: SEE [1]
  - 24 ASPHALT PAVING PER SOILS REPORT RECOMMENDATIONS
  - 25 MOTORCYCLE PARKING: PAINT STRIPES AND LETTERS WHITE AS SHOWN [1]
  - 26 5' FRONT YARD BUILDING SETBACK
  - 27 BENCH
  - 28 CRUSHER FINE PATH

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AFD PLANS CHECKING OFFICE  
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**APPROVED/DISAPPROVED**  
HYDRANT(S) ONLY  
SIGNATURE & DATE 04/30/13

Architects  
1600 Rio Grande NW  
Albuquerque  
New Mexico 87104  
fax 505 246 0437  
S I G B E L  
S I G B E L A R C H I T E C T S

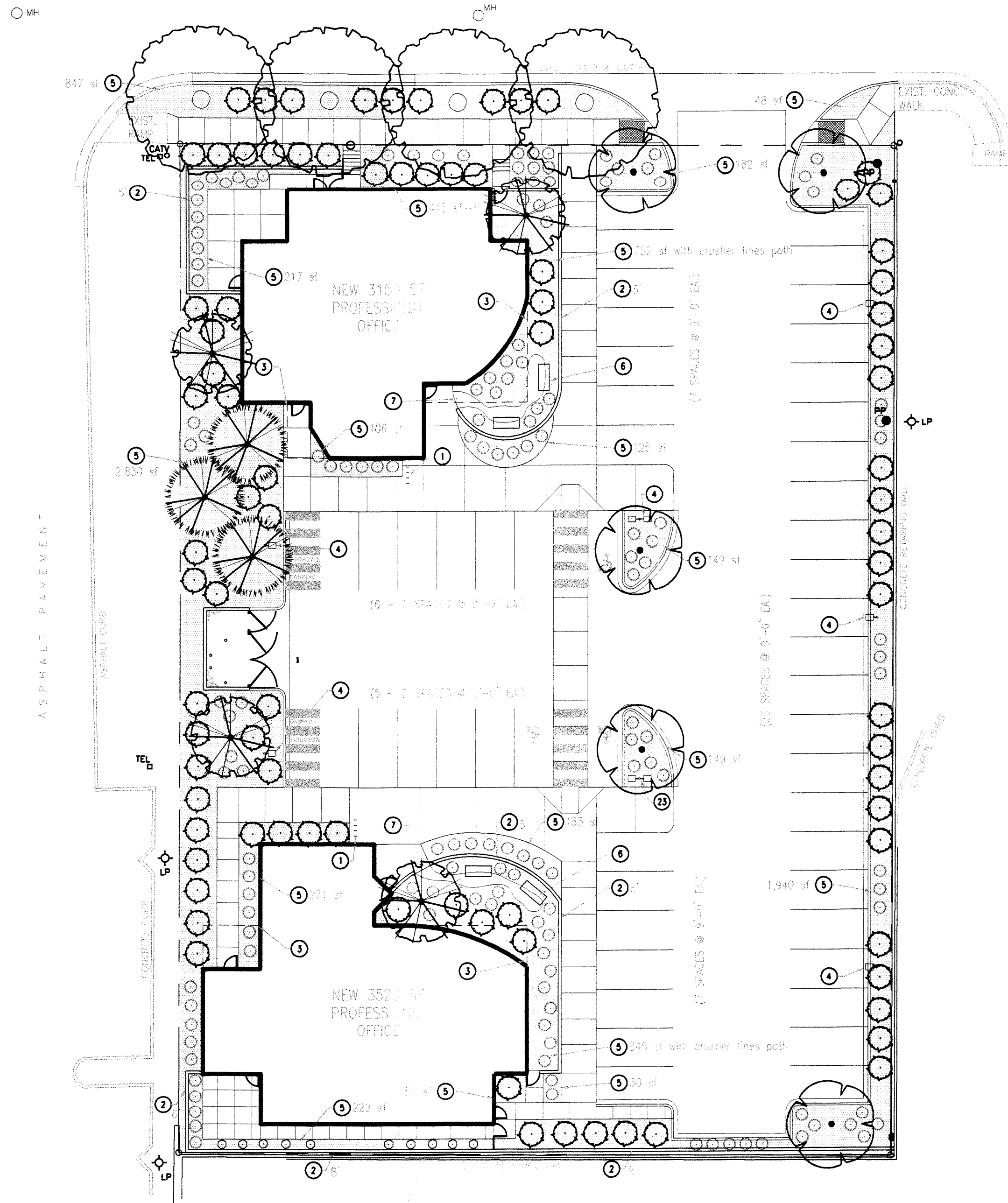
**SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT**

revisions:  
[1] PER ARC COMMENT: 1-7-13  
[2] EPC COMMENTS: 4-23-13  
[3] FIRE MARSHALL: 4-30-13

date:  
2-28-13  
sheet:  
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HOLLY AVENUE NE  
(60' ROADWAY EASEMENT)

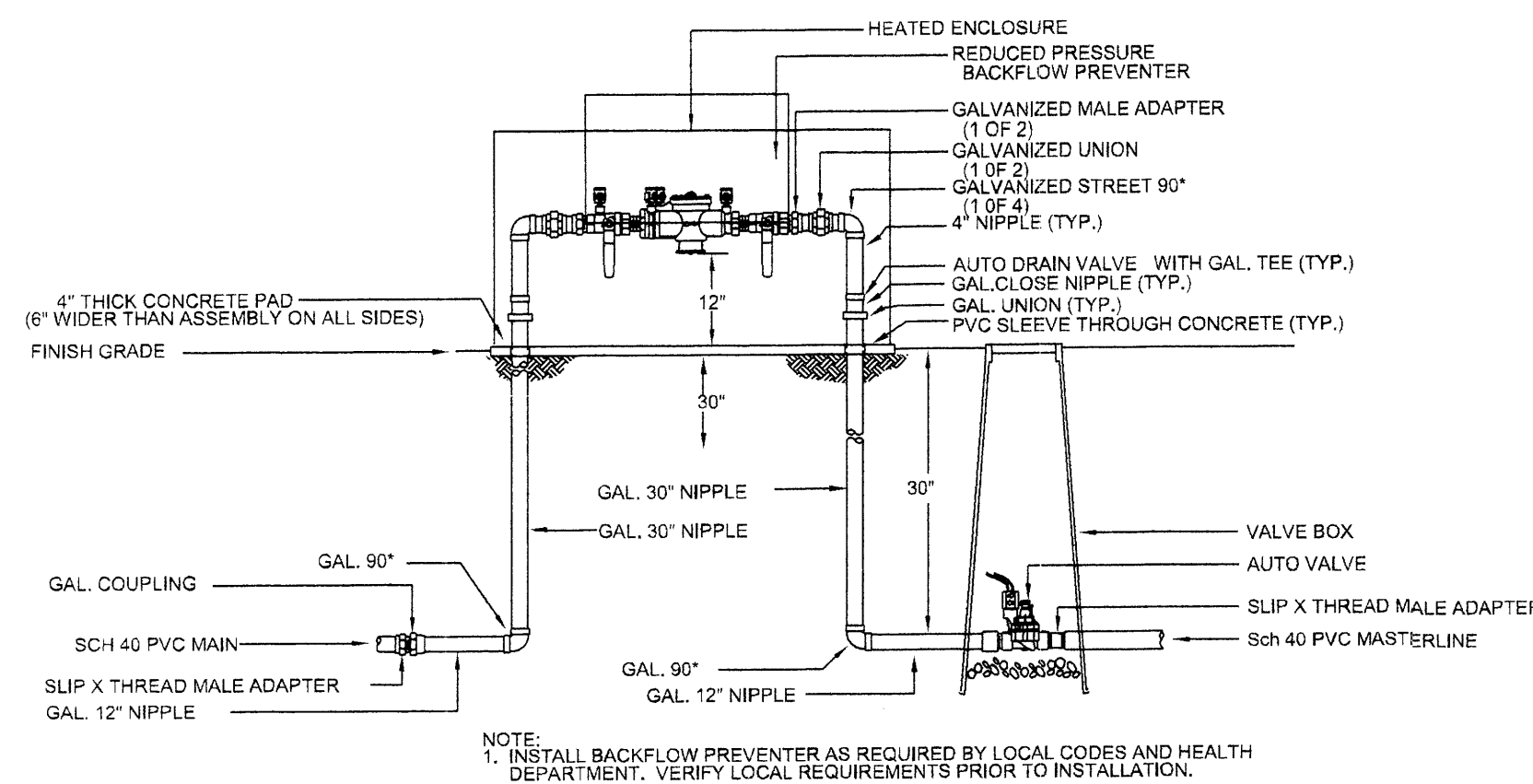


Scale: 1" = 20'



**SITE PLAN KEY NOTES:**

- ① BIKE RACK
- ② CMU WALL W/STUCCO FINISH TO MATCH BUILDING, HEIGHT AS SHOWN
- ③ LINE OF OVERHANG ABOVE
- ④ SITE LIGHTING
- ⑤ LANDSCAPE AREA, SQUARE FOOTAGE AS SHOWN
- ⑥ BENCH (4 TOTAL)
- ⑦ CRUSHER FINES PATH



① RP BACKFLOW/MASTER VALVE DETAIL

**PLANT SCHEDULE**

STREET TREES	QTY	SIZE	EXAMPLES
	4	2" B&B	Gleditsia triacanthos inermis/Thornless Honey Locust 50' x 45' mature size, Medium+ water use Pistachia chinensis/Chinese Pistache 60' x 60' mature size, Medium water use Sophora japonica/Japanese Pagoda Tree 35' x 35' mature size, Medium water use

ORNAMENTAL TREES	QTY	SIZE	EXAMPLES
	4	24" box	Chilopsis linearis/Desert Willow 20' x 25' mature size, Low water use Forestiera Neomexicana/New Mexican Olive 15' x 15' mature size, Medium water use Vitex agnus castus/Chaste Tree 20' x 20' mature size, Medium water use
	5	2" B&B	Quercus gambellii/Gambel Oak 25' x 25' mature size, Medium water use Crataegus laevigata/English Hawthorn 20' x 20' mature size, Medium water use Prunus cerasifera/Purpleleaf Plum 20' x 20' mature size, Medium water use

EVERGREEN TREES	QTY	SIZE	EXAMPLES
	3	6' - 8'	Pinus stroboformis/White Pine 30' x 20' mature size, Medium+ water use Quercus turbinella/Desert Oak 20' x 20' mature size, Low+ water use

SHRUBS/GRASSES GROUNDCOVERS	QTY	SIZE	EXAMPLES
	80	1 gal/5 gal	Vauquelinia sp./Arizona Rosewood 12' x 10' mature size, Low+ water use Perovskia atriplicifolia/Russian Sage 5' x 5' mature size, Medium water use Pinus mugo mugo/Dwarf Mugo Pine 5' x 10' mature size, Medium water use Hesperaloe parviflora/Red Yucca 3' x 4' mature size, Low+ water use Yucca recurvifolia/Soft-leaf Yucca 5' x 4' mature size, Low+ water use Buddleia davidii/Butterfly Bush 5' x 5' mature size, Medium water use Spartium junceum/Spanish Broom 8' x 8' mature size, Medium water use Miscanthus sp./Maiden Grass 5' x 5' mature size, Medium+ water use Nolina microcarpa/Beargrass 5' x 6' mature size, Low water use Juniperus sp./Blue Chip Juniper - female 2' x 5' mature size, Low+ water use
	154	1 gal/5 gal	Lavandula angustifolia/English Lavender 3' x 3' mature size, Medium water use Calamagrostis 'Karl Foester'/Reed Grass 2' x 2' mature size, Medium water use Muhlenbergia capillaris/Gulf Muhly 3' x 3' mature size, Medium water use Panicum virgatum/Switchgrass 4' x 3' mature size, Medium water use Caryopteris x clandonensis/Blue Mist Spirea 3' x 3' mature size, Low+ water use Salvia greggii/Cherry Sage 2' x 3' mature size, Low+ water use

VINES	QTY	SIZE	EXAMPLES
	10	1 gal/5gal	Hedera helix/English Ivy Climbing x 12' mature size, Medium water use Parthenocissus quinquefolia/Virginia Creeper Climbing x 40' mature size, Medium+ water use Parthenocissus tricuspidata/Boston Ivy Climbing x 40' mature size, Medium water use Vitis arizonica/Canyon Grape Climbing x 20' mature size, Medium water use

(plant sizes = height x width)

**NOTES:**

- In case of discrepancies in plant quantities shown on the plant schedule and those shown on the plan, the quantities shown on the plan shall prevail.
- Plants to be irrigated by auto drip irrigation system supplied by drip irrigation system protected with reduced pressure backflow preventer.
- Maintenance of the landscape and irrigation is the sole responsibility of the owner. Water management is the sole responsibility of the property owner.
- Boulders, if proposed, are to be Moss Rock and varying sizes from 6 CF - 18 CF.
- Steel edging (color green) is to be used between all areas of turf and gravel.
- Landscape areas to be mulched with gravel mulch at 2" - 3" depth over filter fabric.
- Positive drainage away from all structures is to remain after all landscape work is completed.
- No parking space shall be more than 100' from a tree.
- Use only LOW or MEDIUM/MEDIUM+ water use plants.
- The landscape plan is designed to comply with the General Landscaping Regulations §14-16-3-10, including provision of a minimum of 75% live ground coverage, measured at maturity, of all required landscape areas.
- Plant materials 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) are not acceptable in 'clear sight' areas.

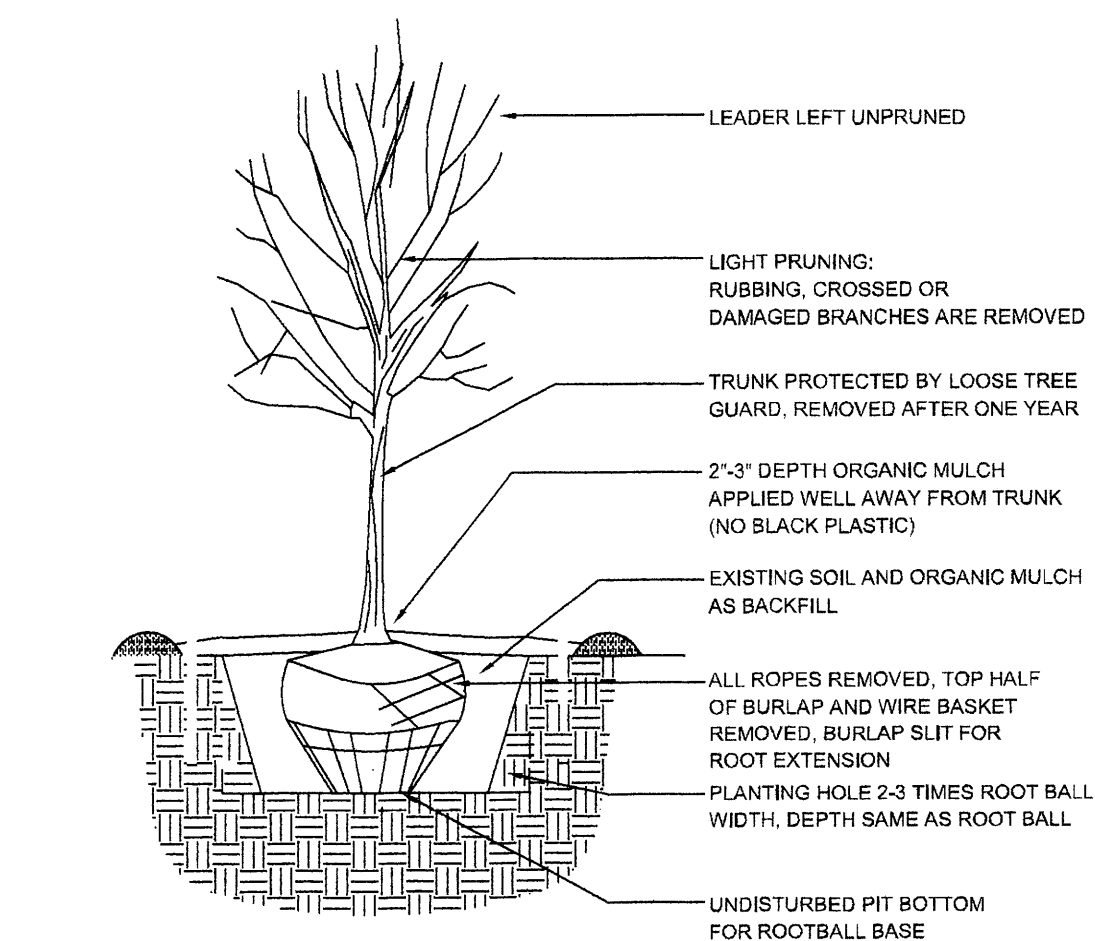
**SITE DATA:**

GROSS LOT AREA	.....43,670 sf
BUILDINGS	.....6,670 sf
NET LOT AREA	.....37,000 sf

REQUIRED LANDSCAPE (15% of NET LOT AREA).....	5,550 sf
PROPOSED LANDSCAPE	.....9,392 sf
percent of NET LOT AREA	.....25 %

REQUIRED STREET TREES	.....4
provided at 30' o.c. spacing	.....4
REQUIRED PARKING LOT TREES	.....5
1 tree per 10 spaces/51 parking spaces total	.....5
provided parking lot trees	.....5

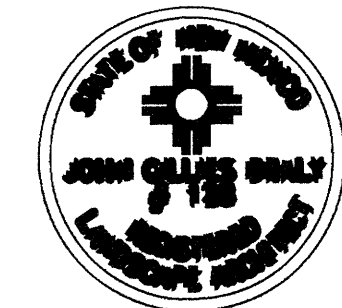
REQUIRED LANDSCAPE COVERAGE = 75%	
provided: 77% of proposed landscape comprised of live plant coverage; measured at full maturity	
SHRUBS REQUIRED	.....235
shrubs provided	.....242
(242 shrubs = 7,260 sf = 77% of PROPOSED LANDSCAPE)	



② TREE PLANTING DETAIL

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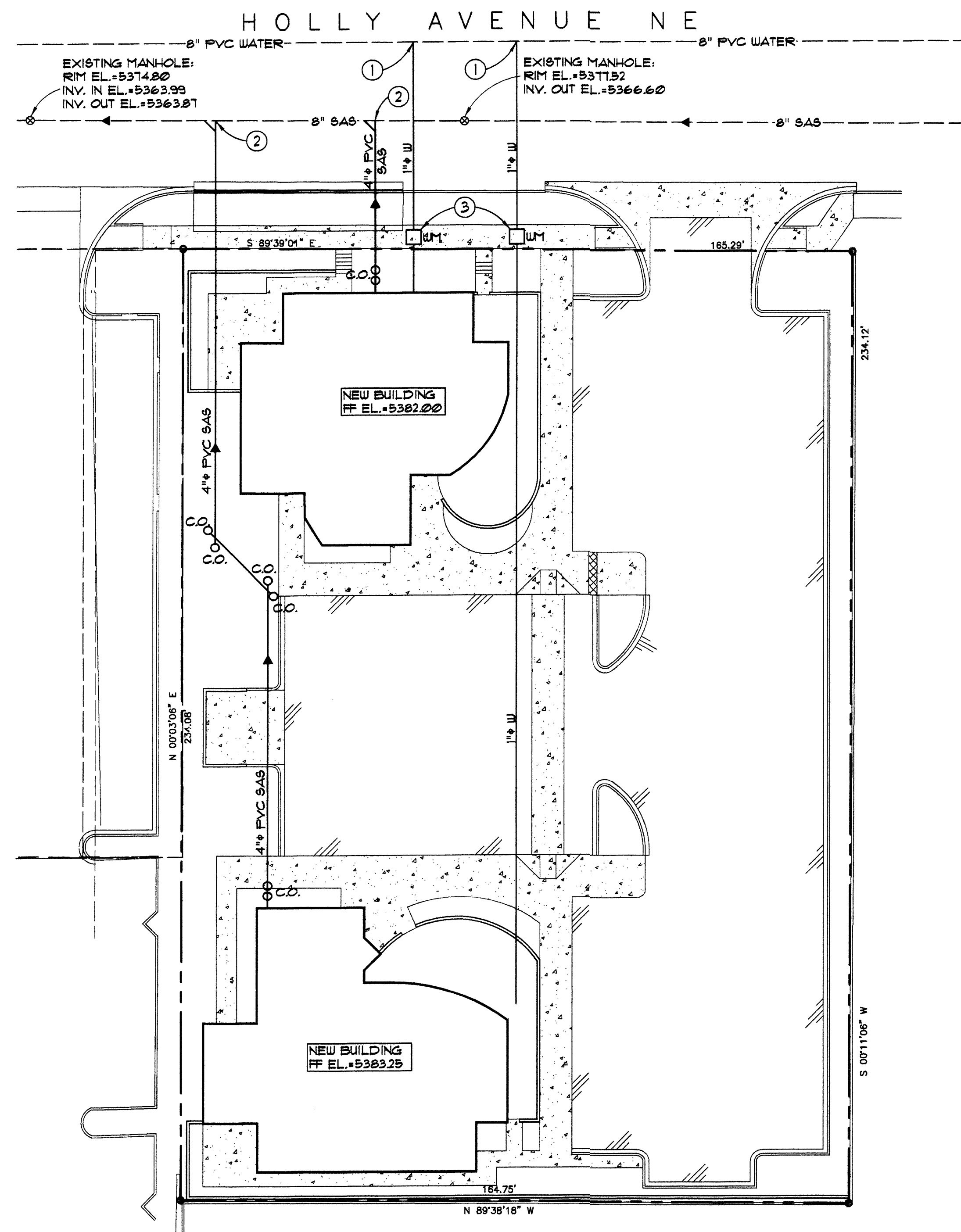
Architect  
1600 rio grande nw  
albuquerque  
new mexico 87104  
fax 505 246 0437

revisions: 4-26-13  
revisions: 4-30-13

date:  
2-28-13  
sheet: C 101







**KEYED NOTES**

- 1 1" WATER SERVICE CONNECTION PER ABCQUA STD. DRAWING 92362
- 2 4" SANITARY SEWER SERVICE CONNECTION
- 3 NEW WATER METER (1") AND METER BOX PER ABCQUA STD. DRAWING 92362

**LEGEND**

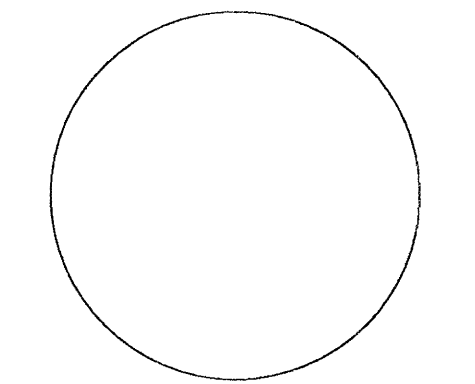
- SAS--- EXISTING SANITARY SEWER LINE
- SAS— SANITARY SEWER LINE
- W--- EXISTING WATER LINE
- W— WATER LINE
- WM WATER METER
- P--- PROPERTY LINE
- CO SEWER CLEAN OUT
- O--- EXISTING MANHOLE
- INV. INVERT ELEVATION

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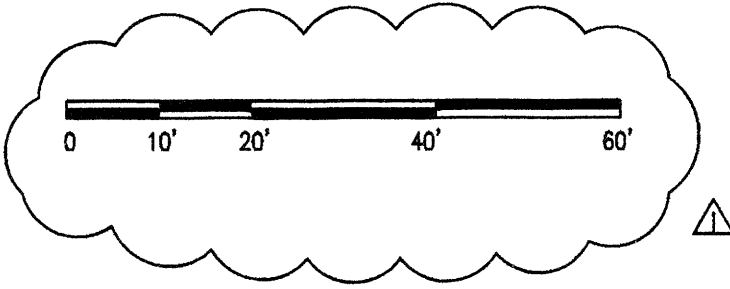
**Architects**  
 1600 riogrande nw  
 albuquerque  
 new mexico 87104  
 505 246 0437  
 fax 505 246 0437  
 slaGleHer.com

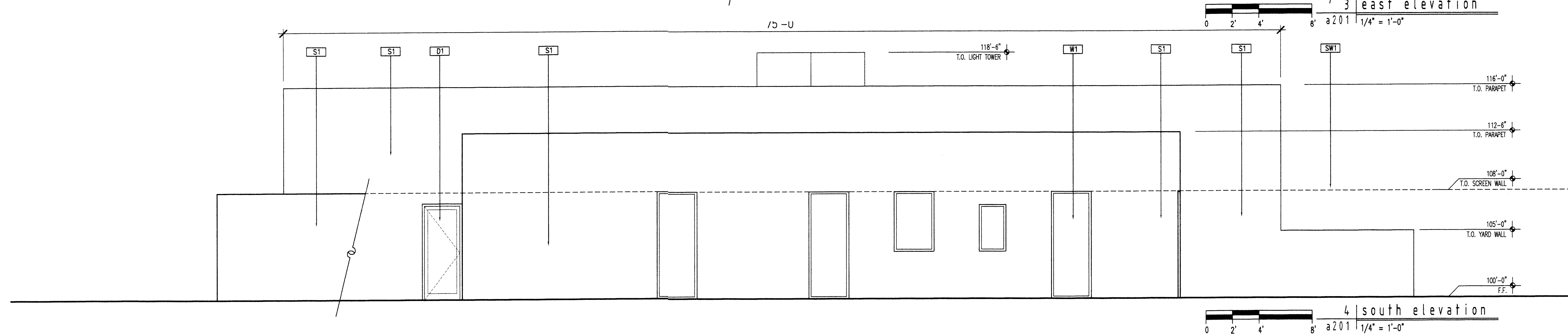
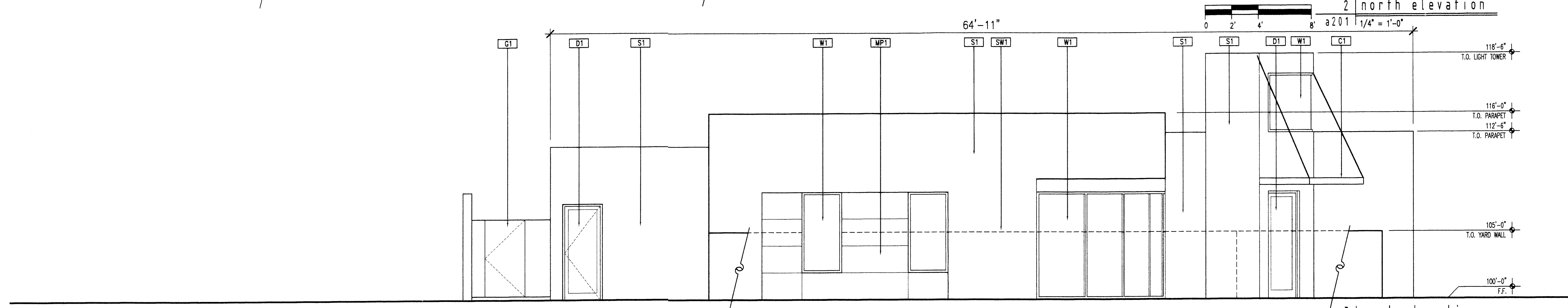
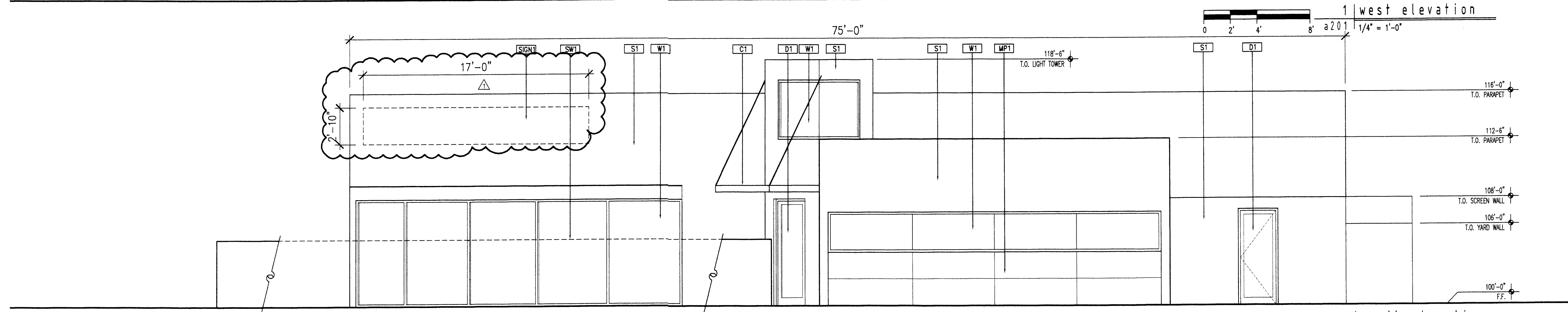
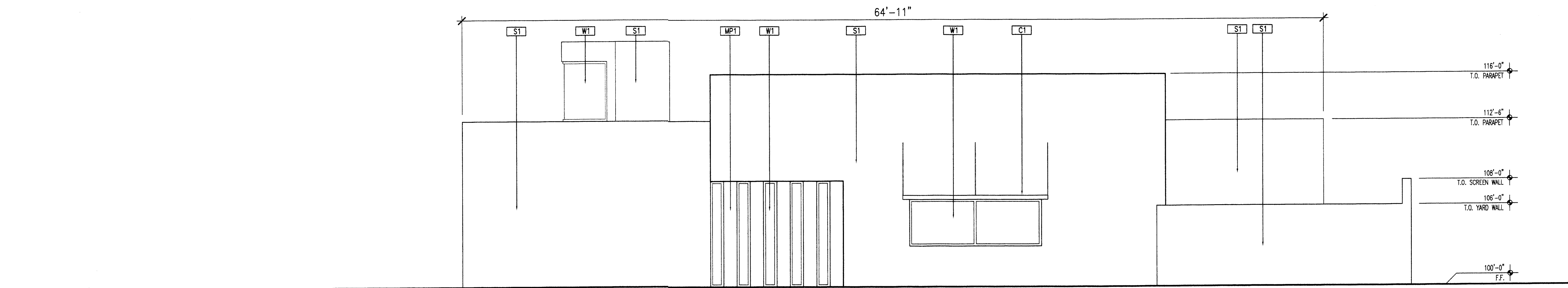
CONCEPTUAL  
 SITE UTILITIES PLAN



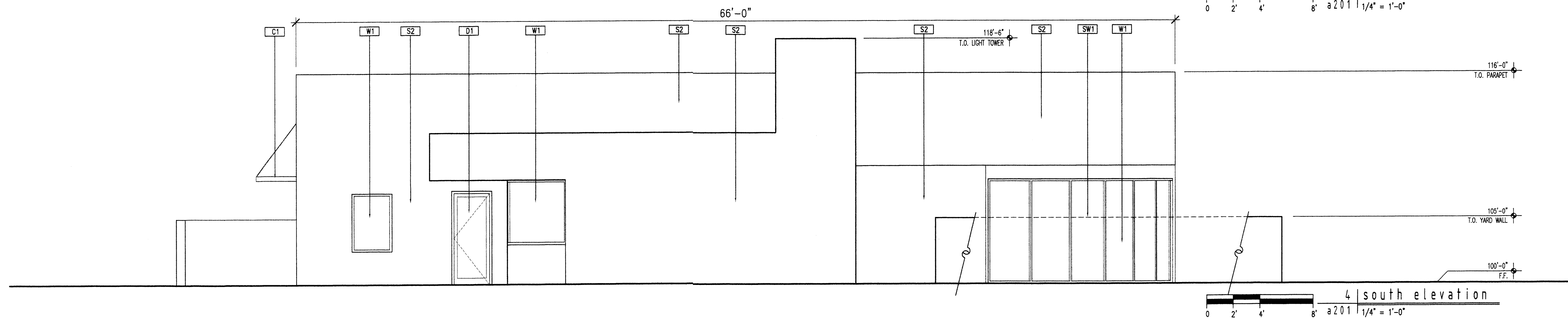
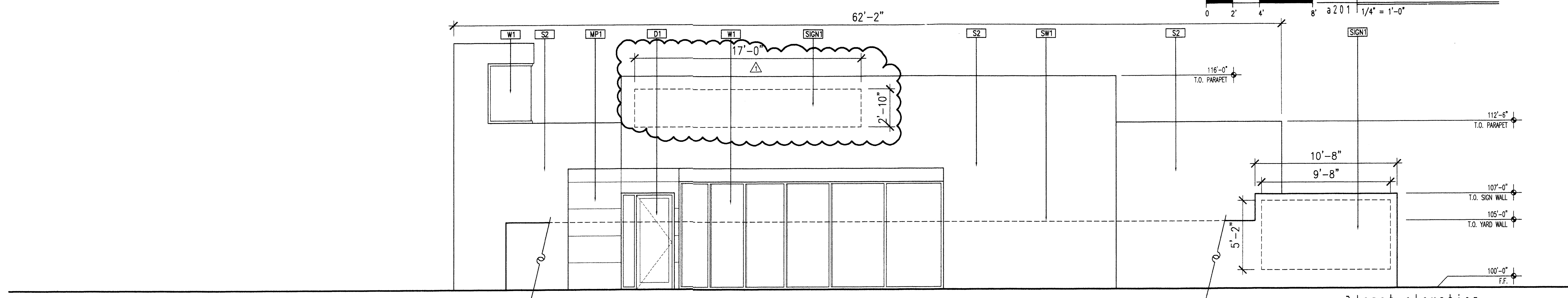
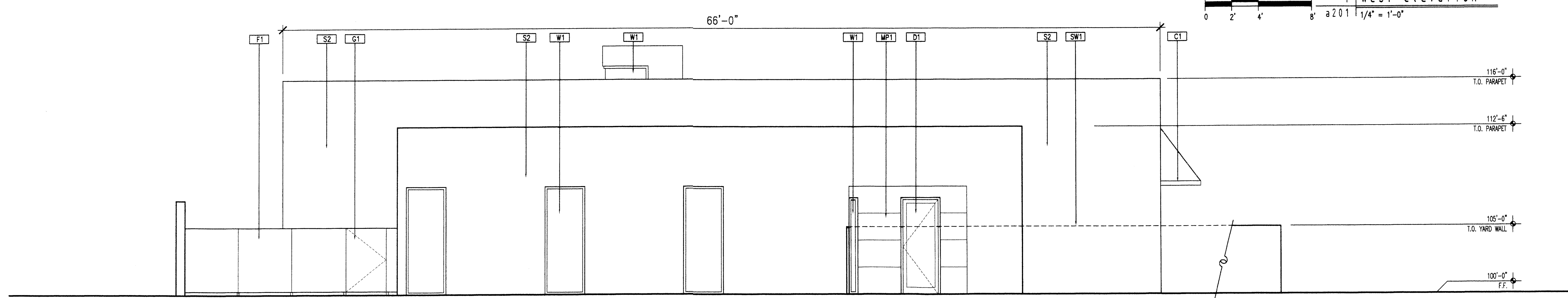
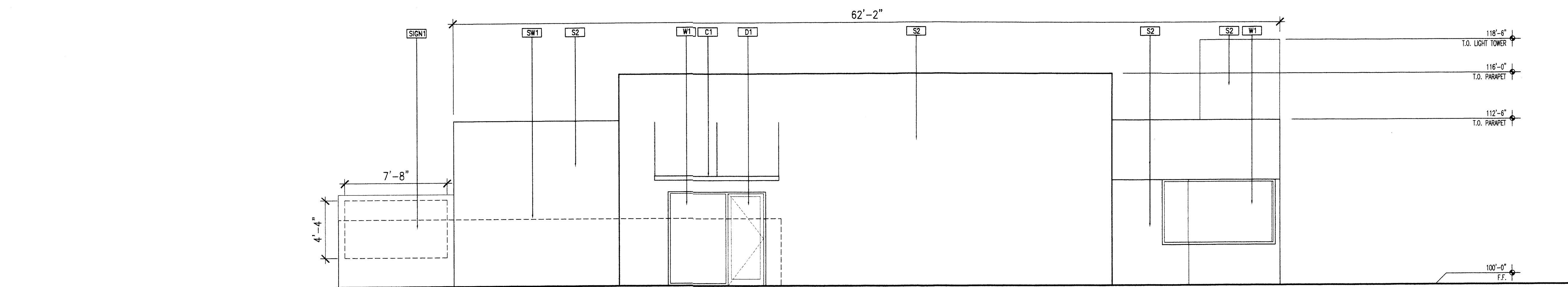
revisions:  
 △ EPC COMMENTS: 4-23-13

1 conceptual site utilities plan  
 c102 1"=20'







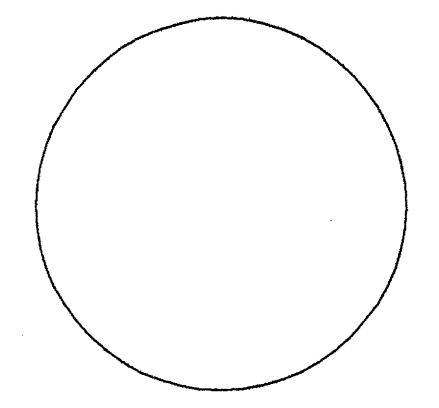


- keyed notes:
- SZ STUCCO COLOR NO. 2 EARTH GREEN
  - W1 WINDOW: TINTED LOW-E GLASS IN DARK BRONZE ALUMINUM FRAME (TYP.)
  - D1 BRONZE STOREFRONT DOOR IN DARK BRONZE ALUMINUM FRAME
  - SW1 SCREEN WALL SHOWN DASHED FOR CLARITY. FINISH SHALL BE STUCCO TO MATCH BUILDING
  - G1 WEATHERED STEEL PLATE GATE
  - C1 CANOPY: STEEL CANOPY SUSPENDED WITH STEEL RODS. DARK EARTH RUST COLOR
  - SIGN1 BRUSHED ALUMINUM LETTERS ON 1" STAND-OFFS. BACK LIT W/ LED. 50 S.F. MAX.
  - MPI1 METAL PANELS: 16 GA. WEATHERED STEEL. DARK RUST COLOR
  - F1 METAL PANELS: 16 GA. WEATHERED STEEL. DARK RUST COLOR
- SIGNAGE NOTE:** THE MAXIMUM LETTER SIZE SHALL NOT EXCEED 2 FEET IN HEIGHT AND THE MAXIMUM LOGO SIZE SHALL NOT EXCEED 2 FEET IN HEIGHT AND WIDTH. SHALL COMPLY WITH THE LCSDP SIGN DESIGN REGULATIONS, 13R-8 AND 13R-9.

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