

1005000

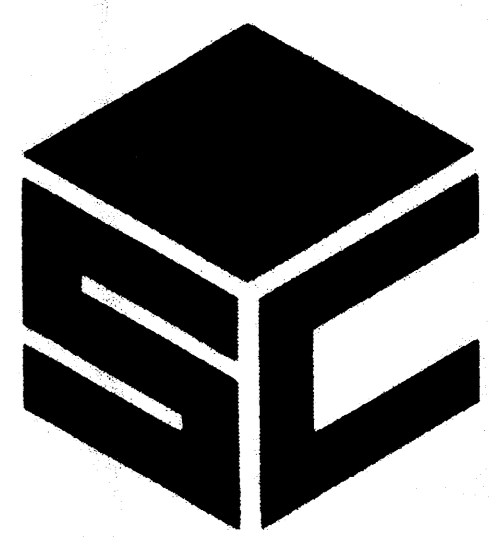
GENERAL NOTES

GENERAL CONTRACTOR

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY GENERAL CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING SITE OR BUILDING CONDITIONS
- B. REMOVE ALL EXISTING SITE FEATURES, ASPHALT, CONCRETE, AND LANDSCAPING REQUIRED TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS

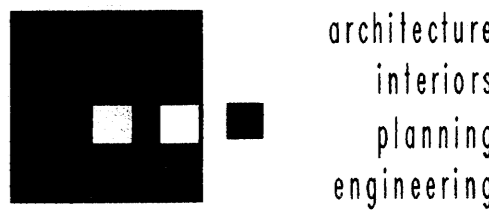
KEYED NOTES

- AREA FOR LANDSCAPING, RE. L001
- POLE MOUNTED SIGNAGE: 'ONE WAY DO NOT ENTER', RE: B4/A091
- POLE MOUNTED SIGNAGE: ACCESSIBLE PARKING, RE: B6/A091
- STRIPING/LETTERS, PAINTED, COLOR: WHITE
- EXISTING WHEEL CHAIR RAMP TO REMAIN
- EXISTING BUS STOP TO REMAIN
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING BICYCLE LANE STRIPING TO REMAIN
- REMOVE EXISTING CONCRETE CURB
- BICYCLE RACK: PARKING FOR 8 BICYCLES, RE. C2/A091
- RE-STRIP BICYCLE LANE
- CONCRETE APRON, CITY OF ALBUQUERQUE STANDARD DETAIL #2420
- WHEEL CHAIR RAMP, 1:1 SLOPE, TRUCATED DOMES, AND 50:1 LANDING BOTH ENDS
- EXISTING SIGNAGE TO REMAIN, RE. E6/A091
- NEW CURB AND GUTTER
- EXISTING CONCRETE SIDEWALK TO REMAIN NOT USED
- WHEEL CHAIR RAMP, RE. A4/A091
- CONCRETE SIDEWALK, RE. A1/A091 & CITY OF ALBQ. STANDARD DETAIL #2430
- WROUGHT IRON FENCING, WITH PILASTERS TO MATCH EXISTING PILASTERS AND WROUGHT IRON FENCING
- CONCRETE SLAB
- CONCRETE IN THIS AREA FLUSH W/ TOP OF CONCRETE
- ASPHALTIC PAVEMENT, RE. C001
- EXISTING FENCE TO REMAIN
- EXISTING RETAINING WALL TO REMAIN
- REMOVE EXISTING RETAINING WALL
- PAINT CURB OR PAVING IN RED WITH WHITE LETTERS: FIRE LANE NO PARKING
- EXISTING FIRE HYDRANT
- FIRE HYDRANT, RE. C001
- EXISTING POWER POLE TO REMAIN
- EXISTING STRUCTURE TO REMAIN
- EXISTING CONCRETE TREE WELL TO REMAIN
- CONCRETE CURB, RE. C001
- EXIST. ASPHALT PAVING, REPAIR CRACKS PRIOR TO RE-STRIPING, REMOVE EXIST. BASKETBALL GOALS AS REQUIRED FOR PARKING STALLS, AISLES & STRIPING
- REMOVE AND RELOCATE EXISTING POLE AND LIGHTING
- RELOCATED POLE MOUNTED LIGHTING, LOW PRESSURE SODIUM FLOOD
- EXISTING POLE MOUNTED LIGHTING, TO REMAIN
- GUARDRAIL, 1-1/2" DIA. PAINTED STEEL PIPE, T.O. RAIL @ 42" ABOVE CONCRETE.
- PRE-CAST CONCRETE SPLASHBLOCK
- CROSSWALK, INTEGRALLY COLORED CONCRETE
- POLE MOUNTED SIGNAGE: 'MOTORCYCLE PARKING', RE. B3/A091
- BENCH, RE. D1/A091
- POLE MOUNTED LIGHT FIXTURE, COLOR WHITE, RE. C1/A091 & E100
- RELOCATE EXISTING BIKE RACK, FOR 8 BIKES.
- RELOCATED EXISTING BIKE RACK, FOR 8 BIKES.



STAR CONSTRUCTION, INC

ARCHITECT



Dekker Perich Sabatini

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

SEAL

PROJECT

SITE ANALYSIS

SITE AREA: 4.10 ACRES

PARKING ANALYSIS

604 OCCUPANTS/9 (EXERCISE CLUBS) = 2013 SPACES

+ 8 SPACES FOR DAY CARE FACILITY

2013 X 0.80 TRANSIT DISCOUNT = 1610 SPACES REQUIRED

206 SPACES PROVIDED

OF WHICH (8) ARE ACCESSIBLE WITH (2) BEING VAN ACCESSIBLE

5 MOTORCYCLES SPACES PROVIDED

210/20 BICYCLE SPACES = 11 SPACES REQUIRED

16 BICYCLE PARKING SPACES PROVIDED

SIGNATURE BLOCK

EPC PROJECT NUMBER: 1005000

EPC CASE NUMBER: 06-00961, 06-00968

ORB 06-01350

INFRASTRUCTURE LIST REQUIRED? () YES (X) 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:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE 10-11-06

UTILITIES DIVISION DATE 10/11/06

PARKS AND RECREATION DEPARTMENT DATE 10/11/06

CITY ENGINEER DATE 8/24/06

SOLID WASTE MANAGEMENT DATE 10/13/06

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

H.B. & Lucille Horn YMCA
Additions and Remodel
4901 Indian School Road
Albuquerque, New Mexico 87110

PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY

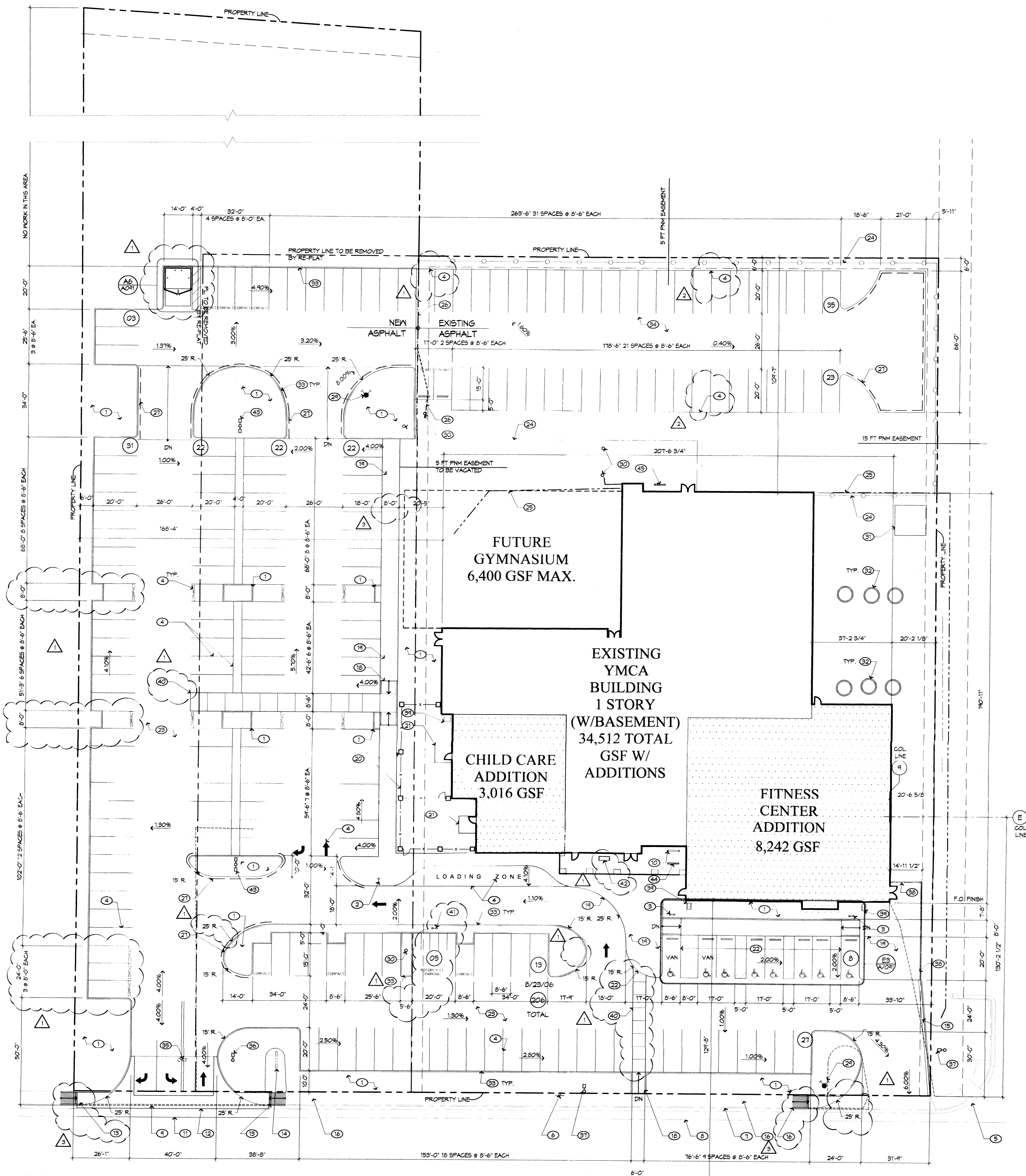
REVISIONS

08/17/06	EPC CONDITIONS OF APPROVAL
08/17/06	DESIGN MODIFICATION
10/11/06	DRB CONDITIONS OF APPROVAL

DRAWN BY: DFB
REVIEWED BY: DFB
DATE: 08/04/06
PROJECT NO: 06045
DRAWING NAME:

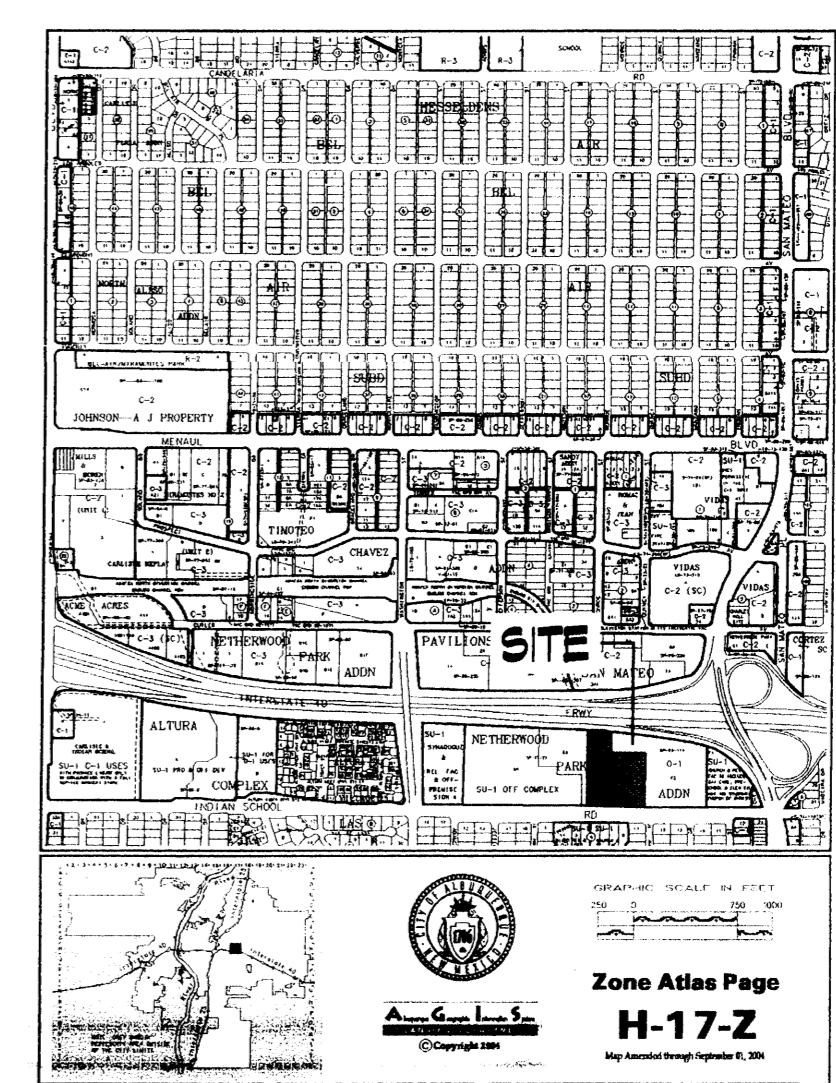
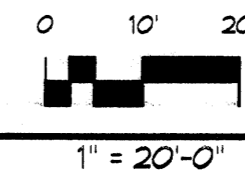
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (SITE PLAN)

SHEET NO. A001 / OF 7



INDIAN SCHOOL ROAD
86'-0" R.O.M.

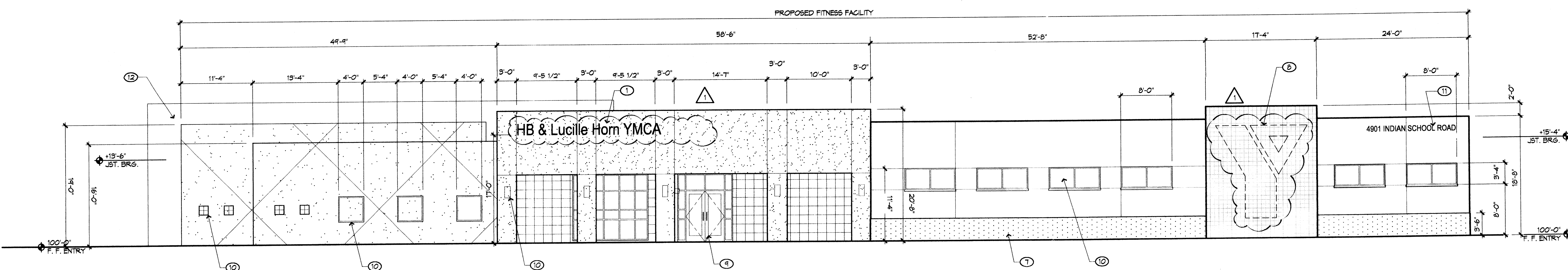
SITE PLAN



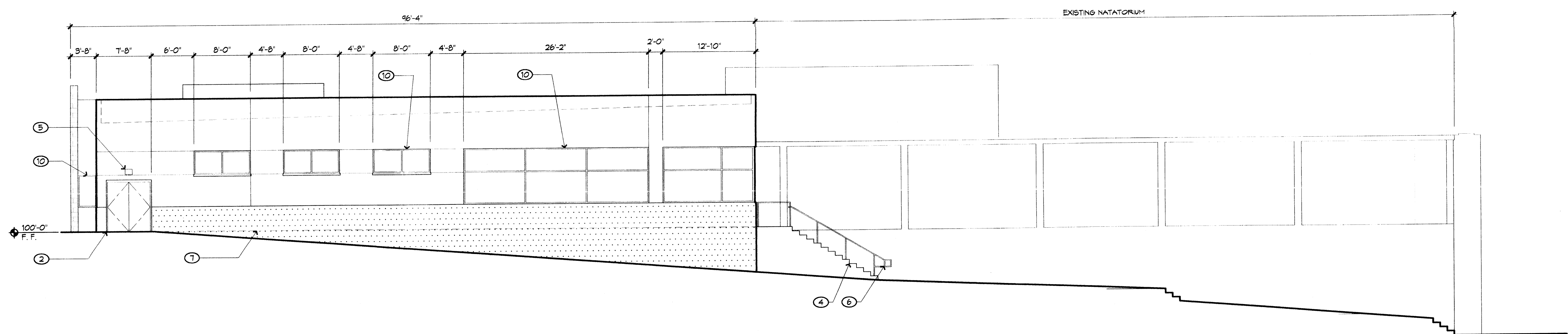
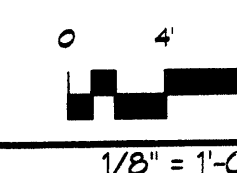
1005000

KEYED NOTES

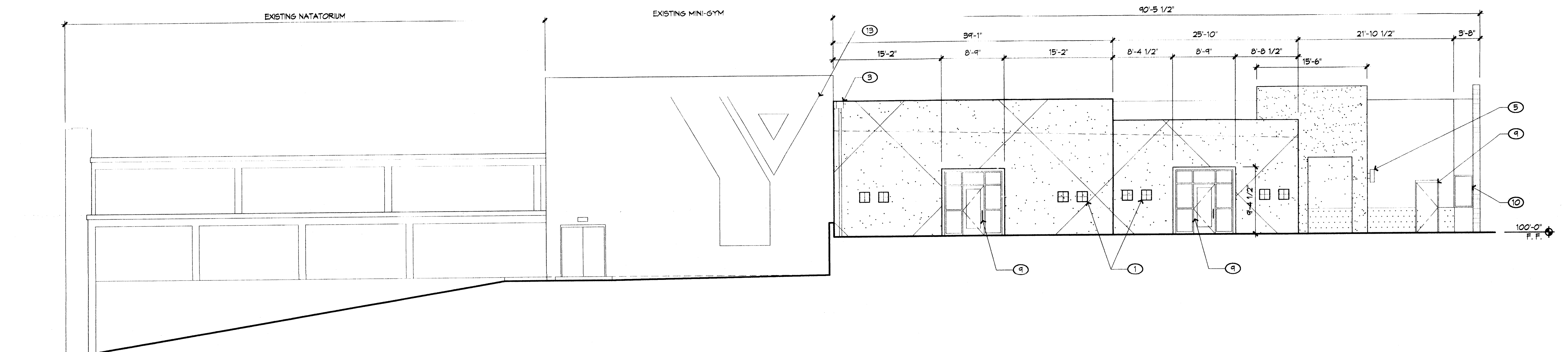
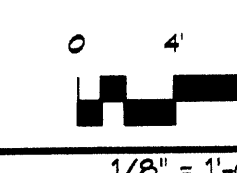
1. SIGNAGE, 1'-4" HIGH ACRYLIC LETTERS, FONT: TBD, COLOR: WHITE
2. EXISTING SIGNAGE, PAINTED "Y" IN SIGNIA, WITH 2'-0" ACRYLIC LETTERS, COLOR: WHITE, REVISE LETTERS FOR NEW NAME; REPAINT EXISTING SIGNIA AS REQUIRED
3. LEADER BOX AND 4" SG. DOWNSPOUT
4. CONCRETE LANDING AND STAIR
5. LIGHT FIXTURE, RE ELECTRICAL
6. HANDRAIL, 1-1/2" DIA. STEEL PIPE, PAINT
7. CONCRETE STEM WALL
8. METAL ORNAMENTAL "Y" IN SIGNIA, BY OTHERS, 144 SQUARE FEET MAXIMUM AREA WHEN MEASURED ABOUT PERIMETER OF SIGN
9. BID ALTERNATE: "Y" IN SIGNIA, PAINTED
10. DOOR AS SCHEDULED
11. GLAZING AS SCHEDULED
12. PREWIRE ID SIGNAGE, 12" HIGH ACRYLIC LETTERS, COLOR: WHITE
13. REMOVE PAINTED "Y" IN SIGNIA, REPAINT SOUTH FAÇADE OF MINI-GYM TO MATCH EXISTING COLOR
14. EXISTING "Y" IN SIGNIA, TO REMAIN



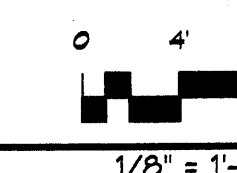
B5 SOUTH ELEVATION
MAIN ENTRY



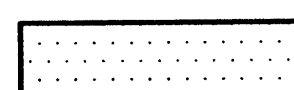
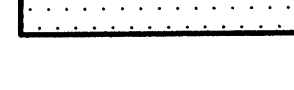
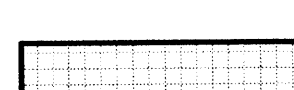
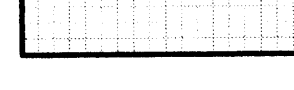
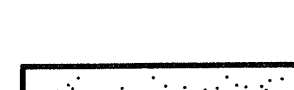


C5 EAST ELEVATION



E5 WEST ELEVATION



EXTERIOR FINISH LEGEND

-  BASE BID:
CONCRETE, SEALED AND RUBBED
COLOR: N/A
-  BID ALTERNATE:
(3) COAT STUCCO SYSTEM,
OVER 8" MTL. FRAMING
COLOR: DARK TAN
-  12" CONCRETE MASONRY UNIT,
INTEGRALLY COLORED, SCORED
COLOR:
SIMILAR TO GALLUP GOLD BY OREGO
-  STUCCO #1:
THREE COAT
COLOR:
TERRA COTTA
-  STUCCO #2:
THREE COAT
COLOR:
TAN
-  STUCCO #3:
THREE COAT
COLOR:
TAN
-  GLAZED CERAMIC TILE,
MORTAR SET
COLOR:
STANDARD MANUFACTURER

REVISIONS

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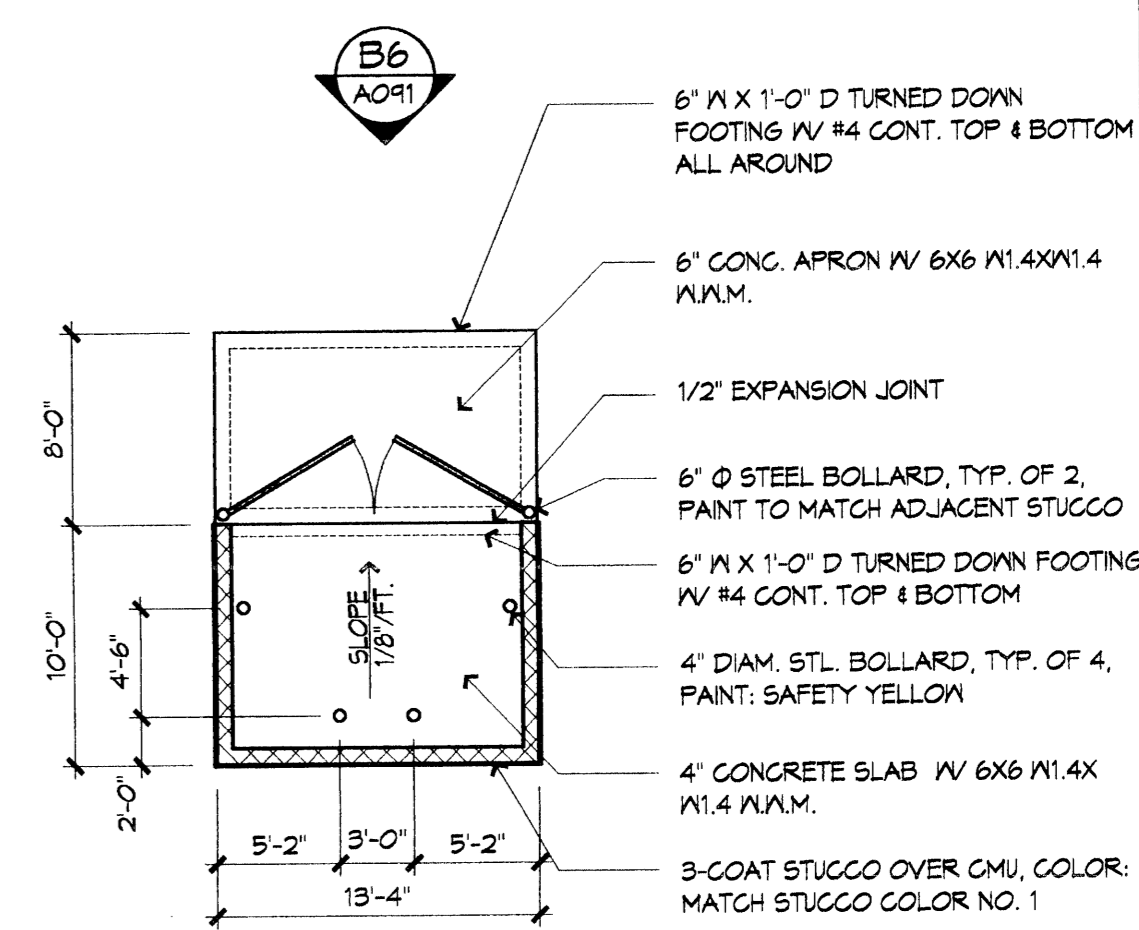
DRAWN BY: _____
REVIEWED BY: _____
DATE: 08/04/06
PROJECT NO: 06045

DRAWING NAME:
**SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT -
EXT. ELEVATIONS**

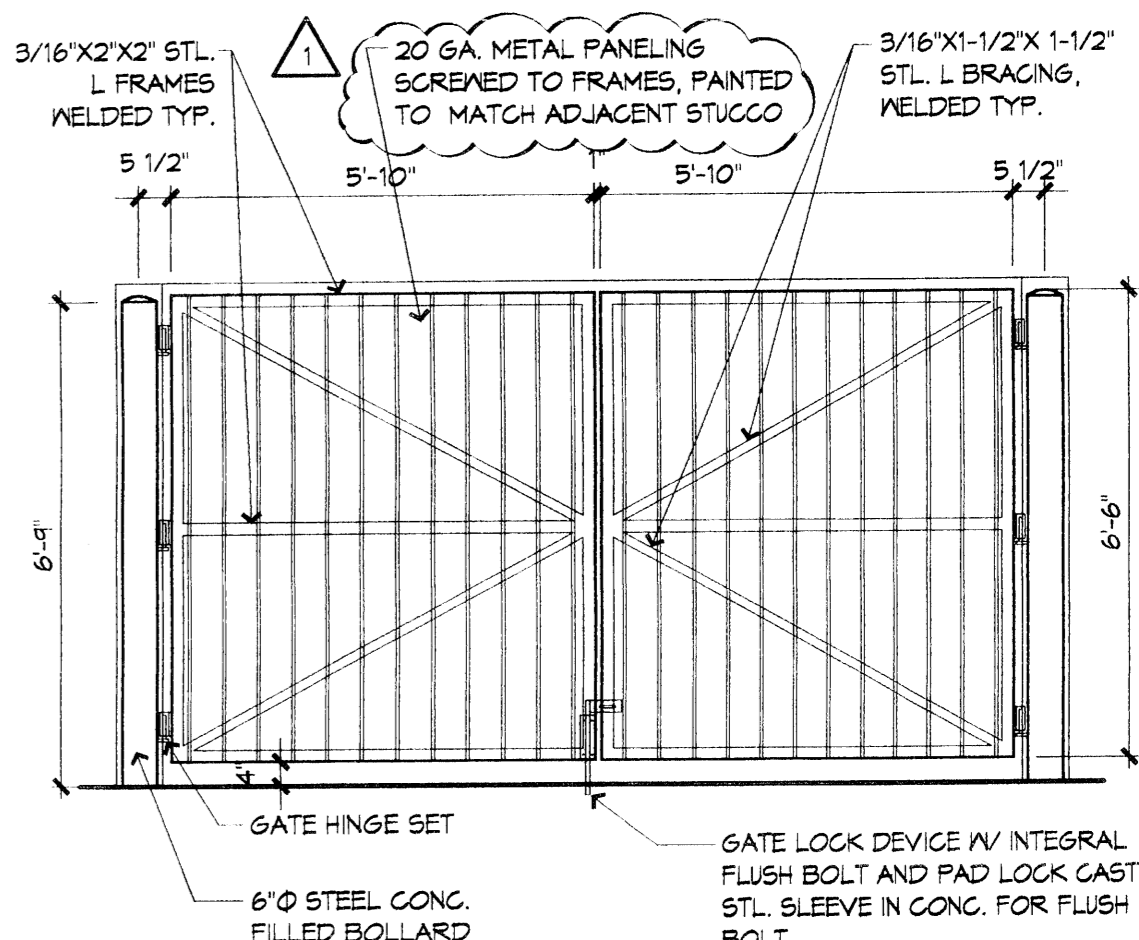
SHEET NO:
A301
2 of 7

H.B. Horn Branch YMCA
Additions and Remodel
4901 Indian School Road
Albuquerque, New Mexico 87110

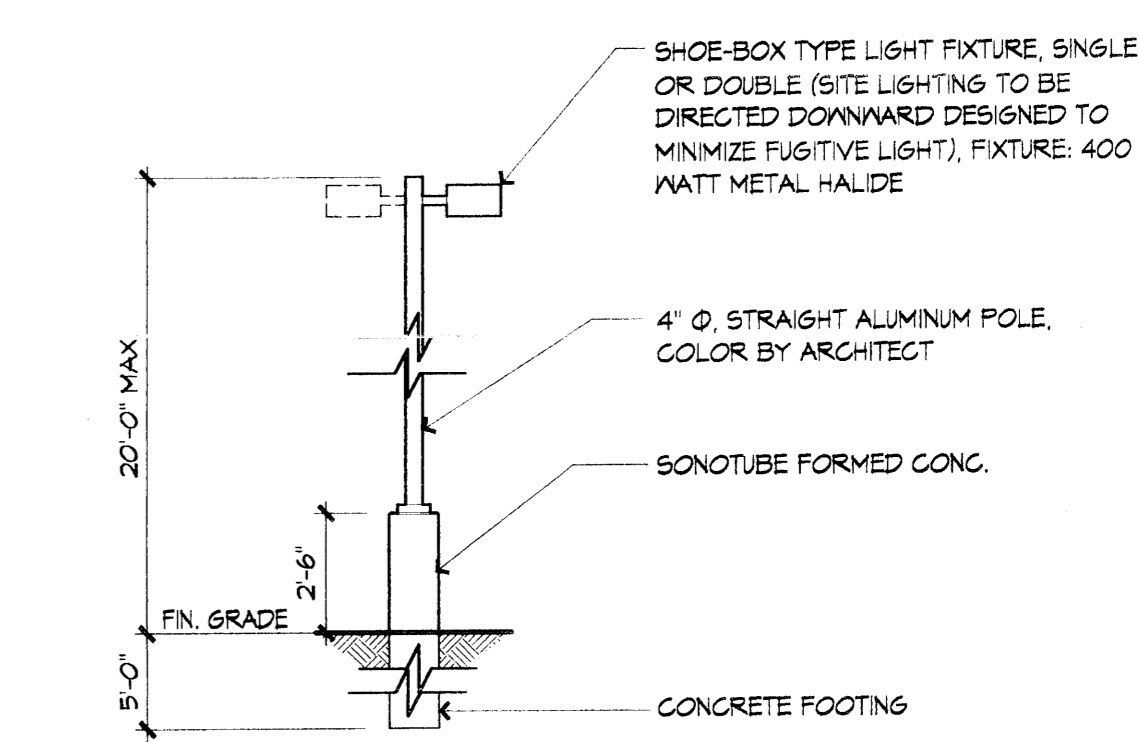
ARCHITECT



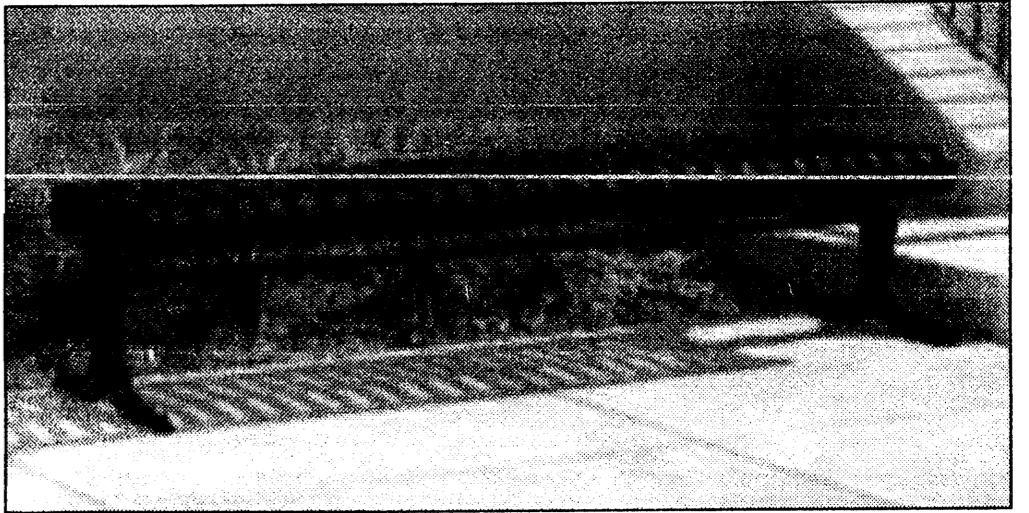
(B6) SINGLE REFUSE ENCLOSURE
1/8" = 1'-0"



(B6) GATE ELEVATION
3/8" = 1'-0"

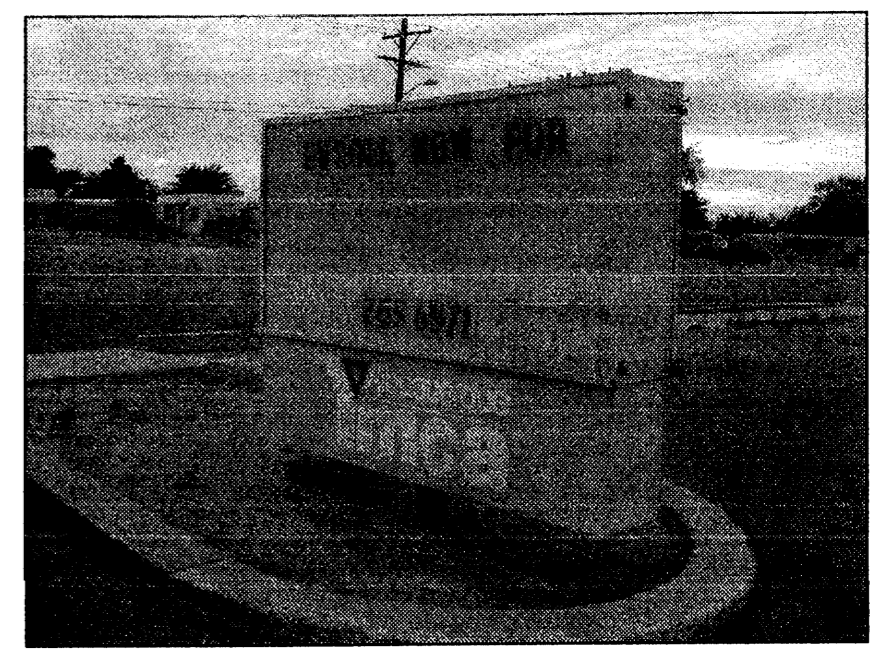


(C6) LIGHT STANDARD ELEVATION
1/4" = 1'-0"



MANUFACTURER: DUMOR
MODEL: 144-60
COLOR: BLACK POLYESTER POWDER

(D6) BENCH



MANUFACTURER: UNKNOWN
MODEL: UNKNOWN
COLOR: TEAL
LETTER COLOR: BLACK AND RED
DIMENSIONS: 8'-0" W x 6'-0" H x 1'-6" D

(E6) EXISTING MONUMENT SIGN

H.B. Horn Branch YMCA
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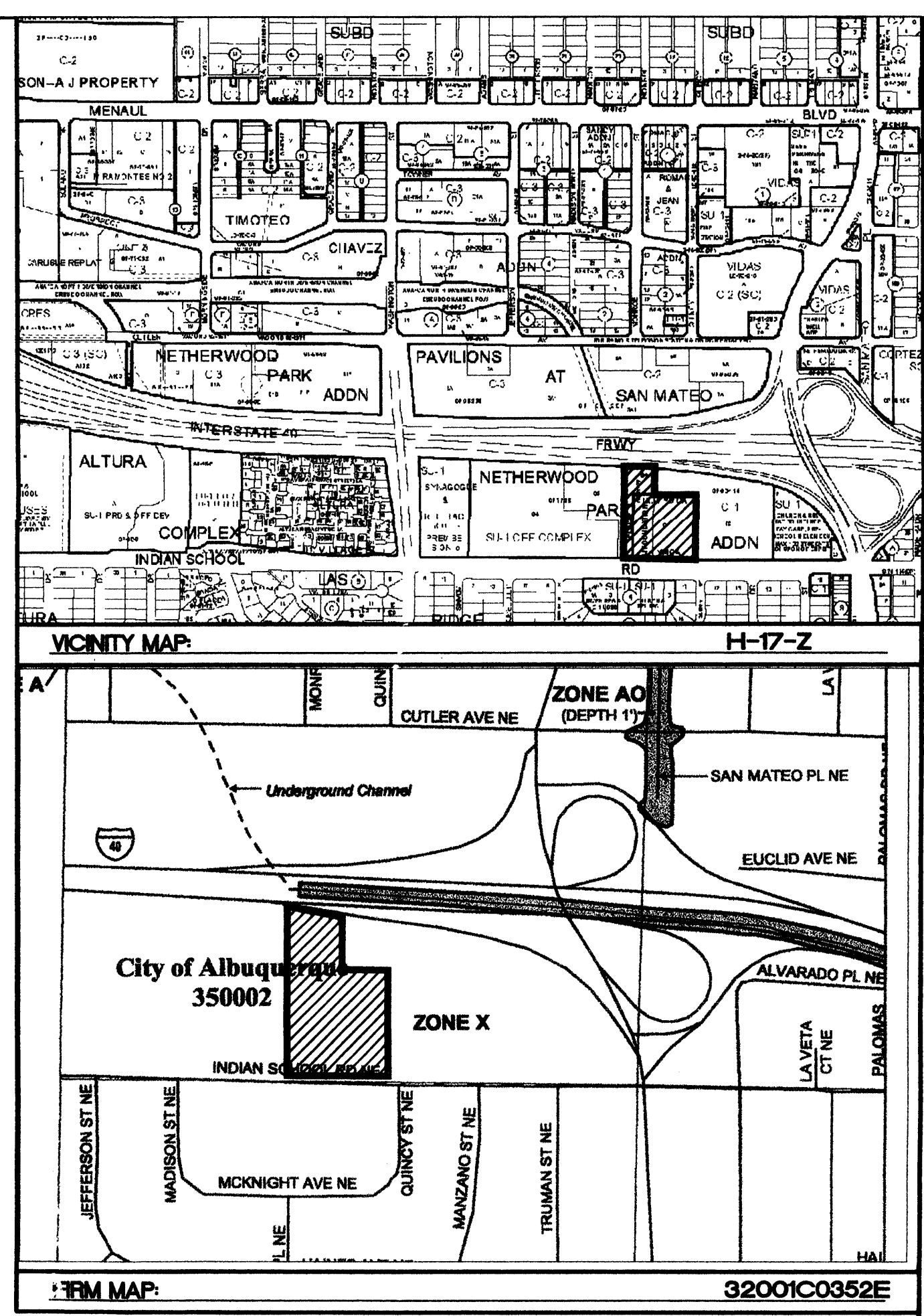
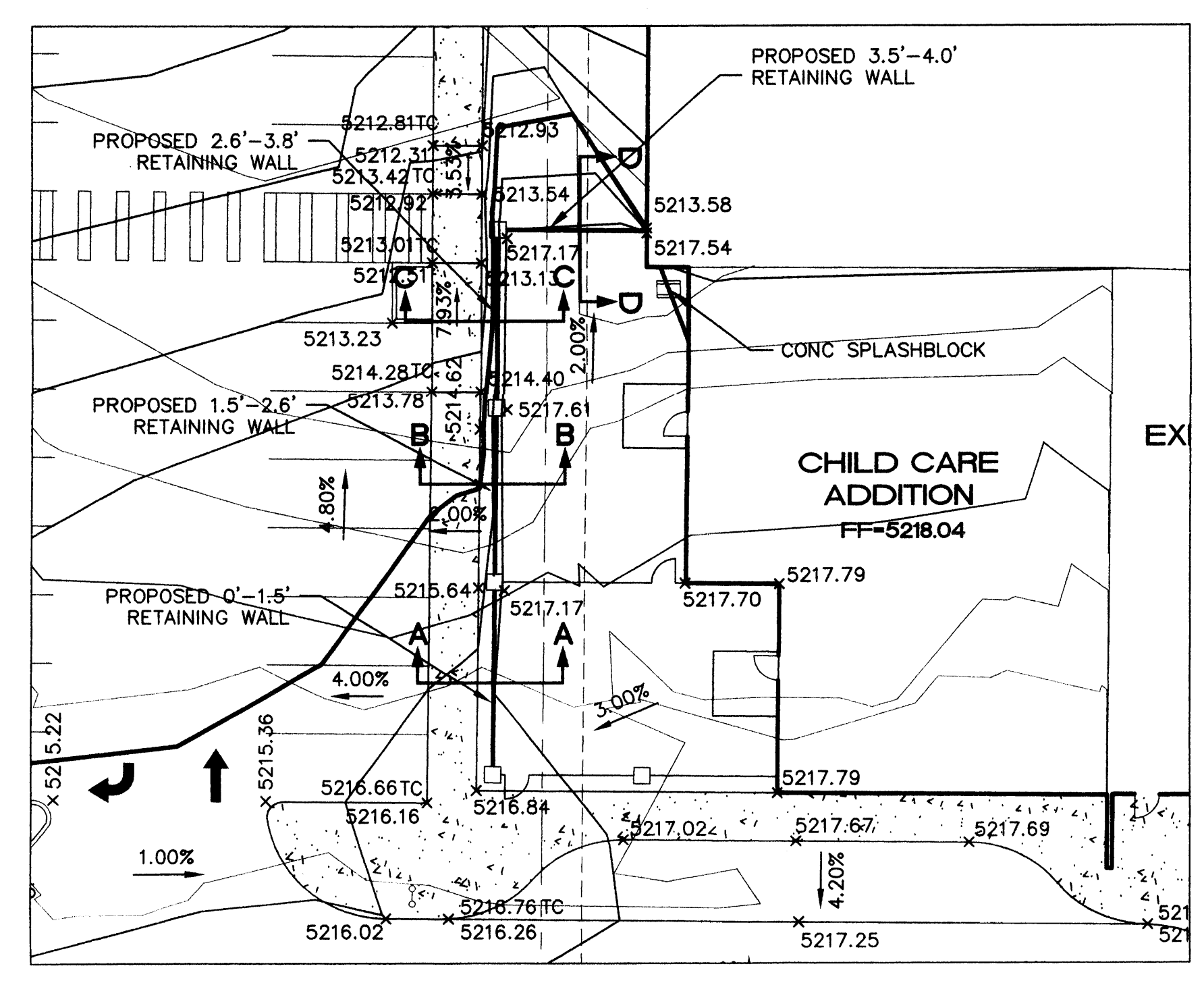
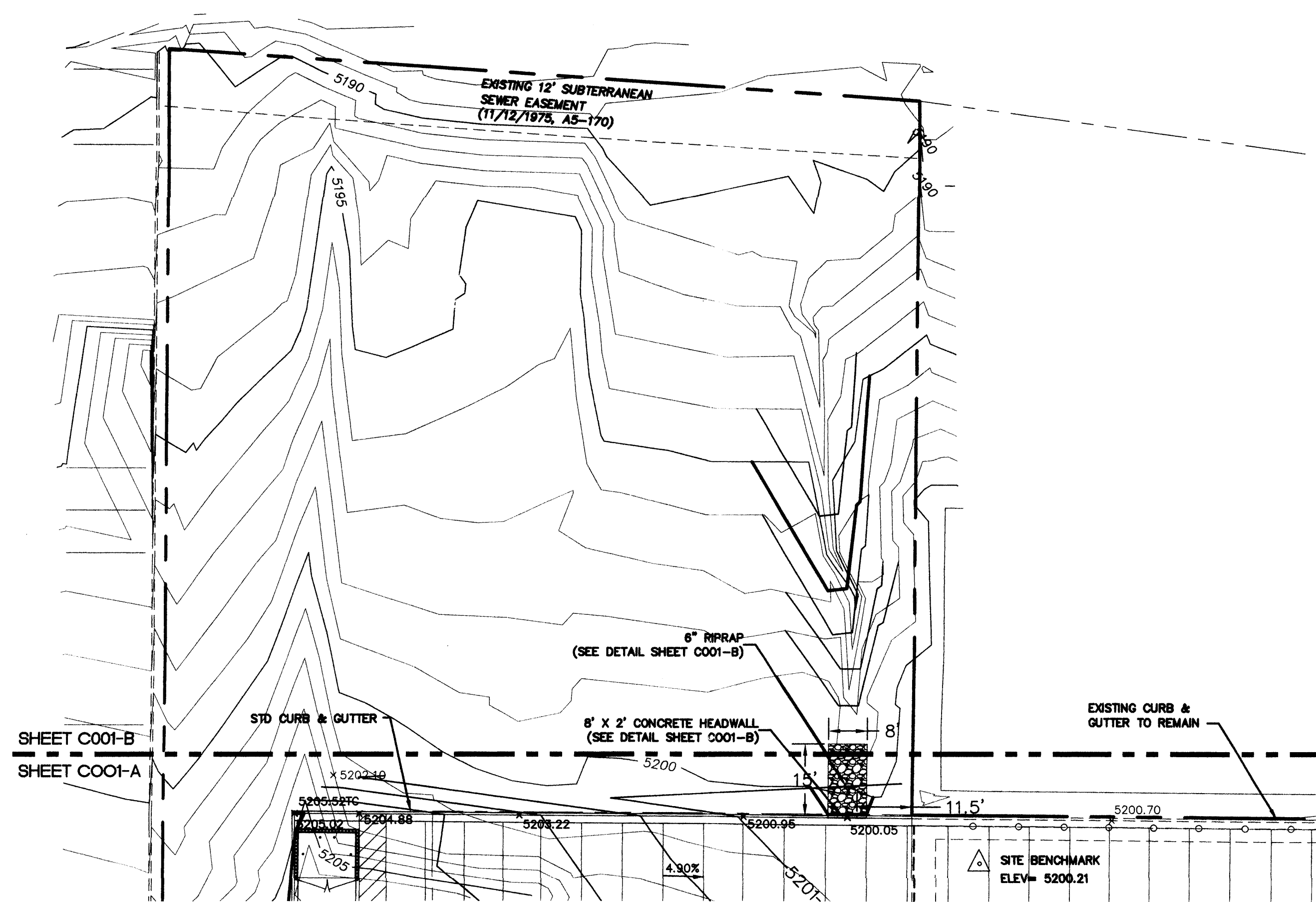
REVISIONS

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- △
- △
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DRAWN BY: _____
REVIEWED BY: _____
DATE: 08/04/06
PROJECT NO: 06045
DRAWING NAME: _____

SITE DETAILS

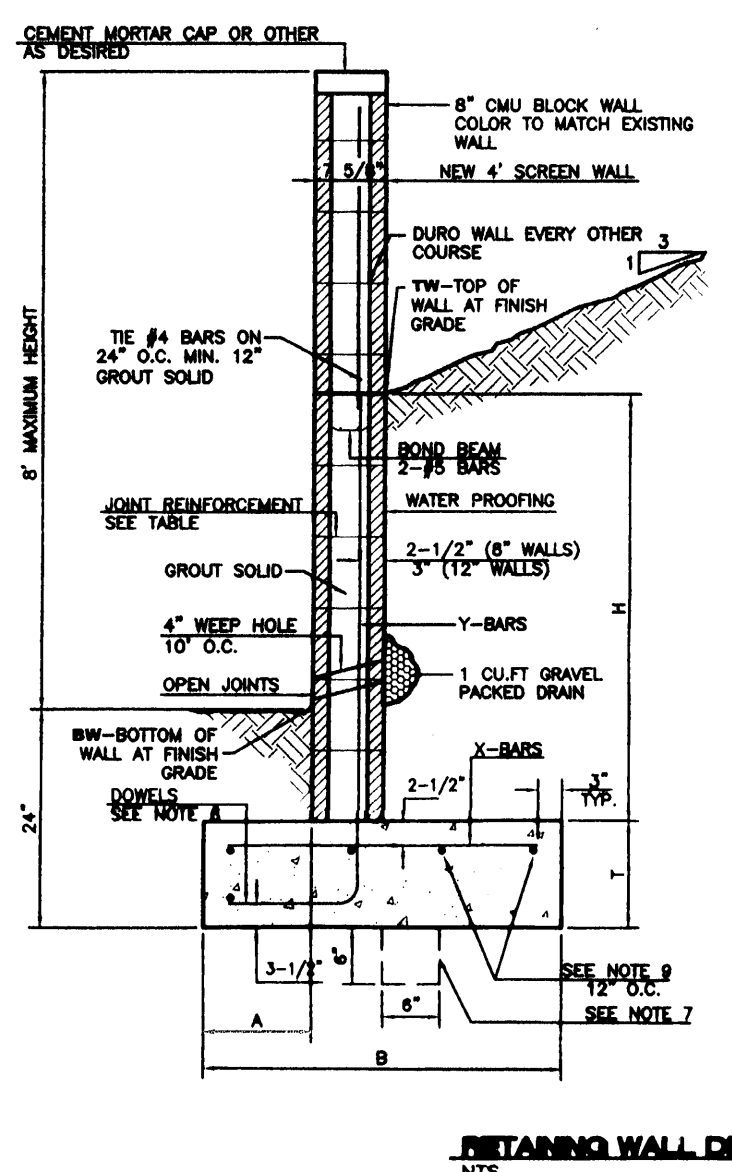
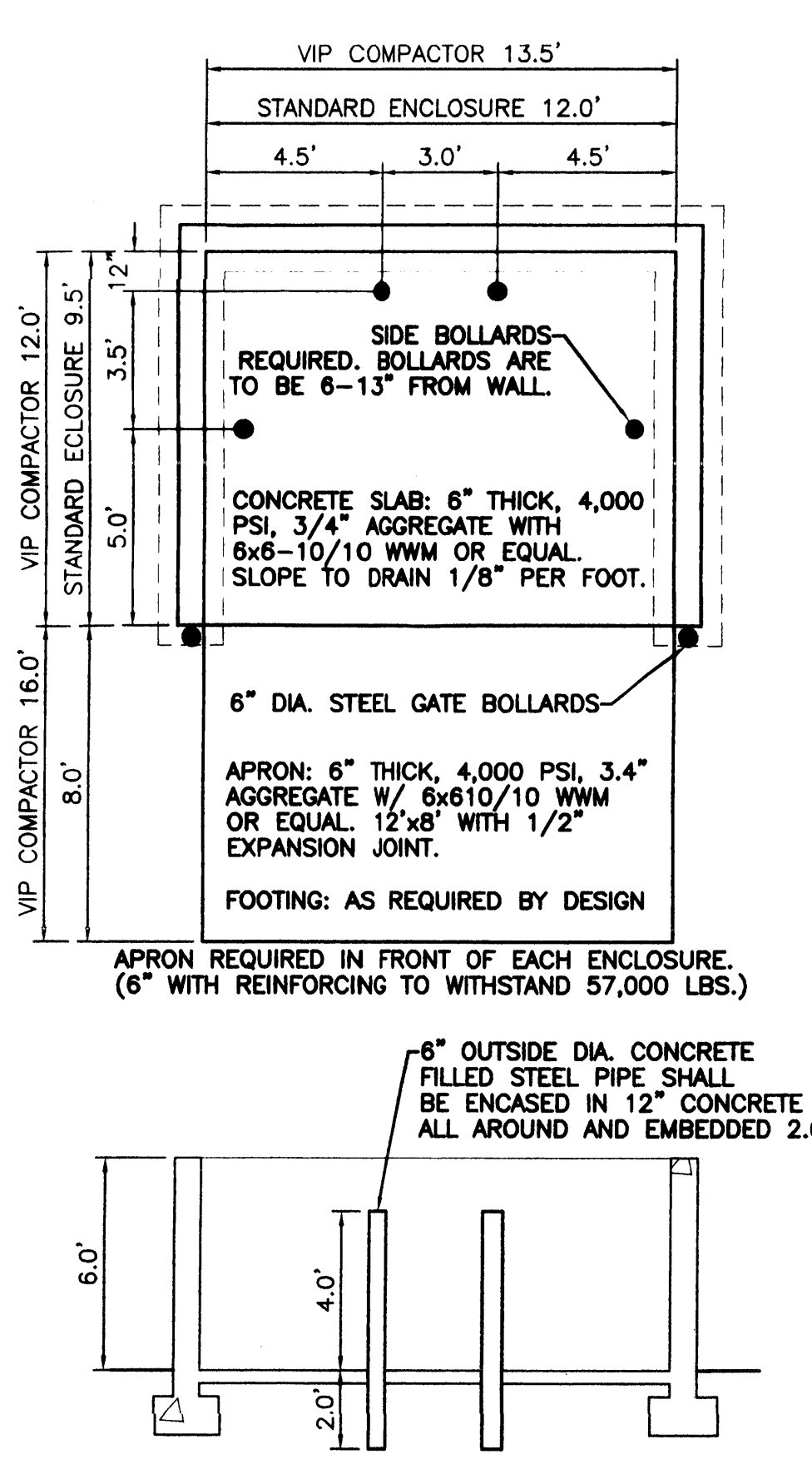
SHEET NO.



STAR CONSTRUCTION, INC.
 GENERAL CONTRACTOR

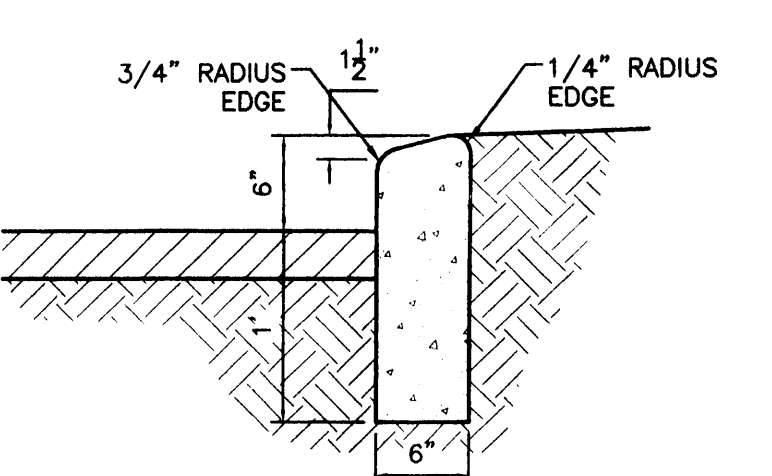
Dekker Perich Sabatini
 ARCHITECT
 architecture
 interiors
 planning
 engineering

7601 Jefferson NE
 Suite 100
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 505 761-9700
 fax 761-4222
 dps@dpsbaq.com

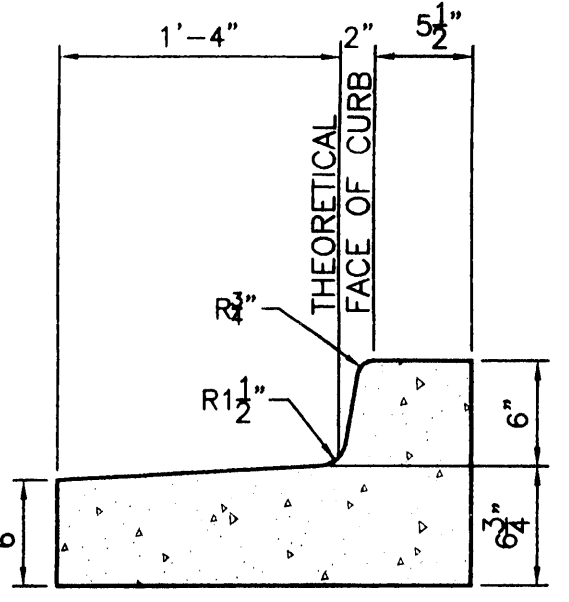


8 INCH REINFORCED CONCRETE MASONRY WALL										
FIN.	H.	A.	B.	C.	D.	E.	F.	G.	H.	I.
1	2	3	4	5	6	7	8	9	10	11
12	13	14	15	16	17	18	19	20	21	22

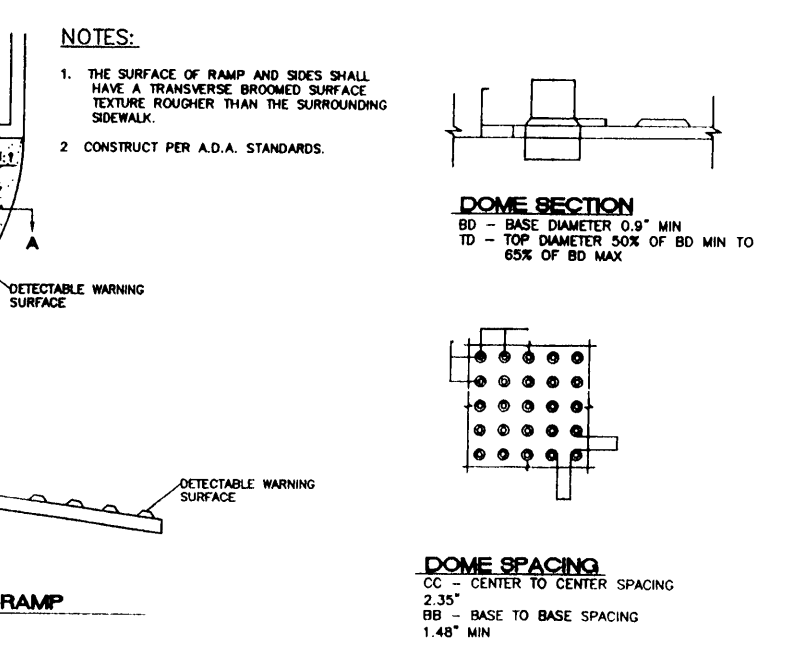
- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 2. MINIMUM CONCRETE COVER SPACING SHALL BE 1.5" FOR ALL REINFORCEMENT.
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



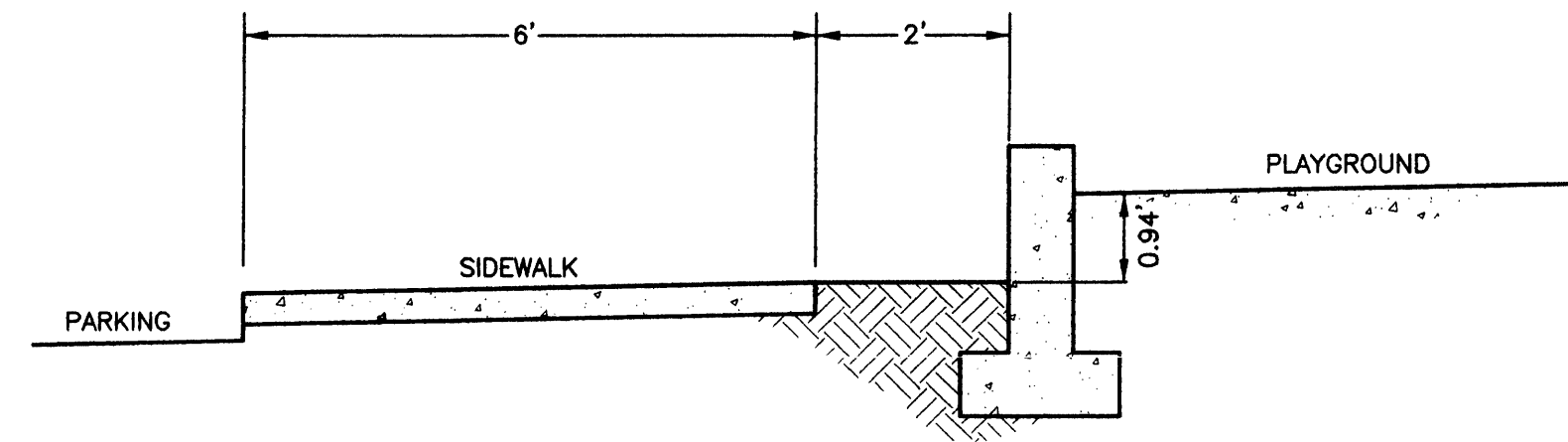
- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
 2. PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWS OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



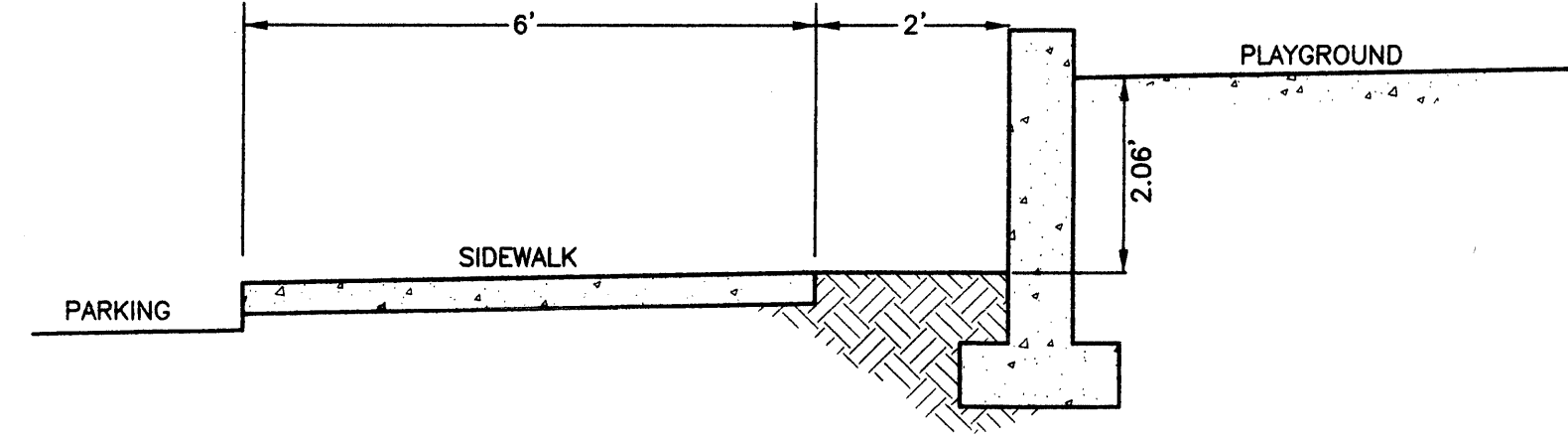
STANDARD CURB / GUTTER
 NTS



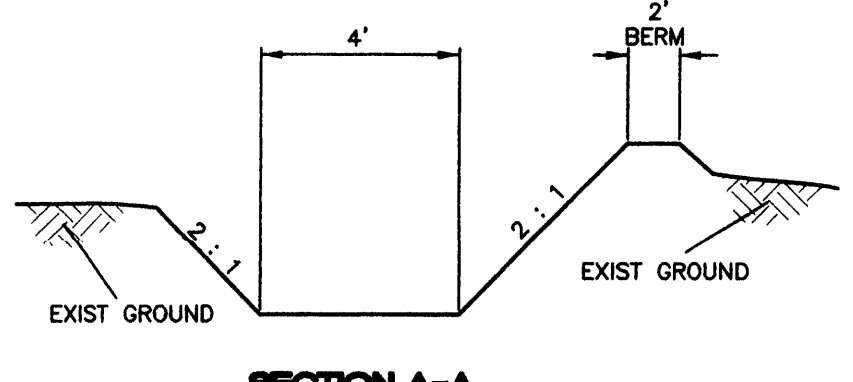
WALL SECTION A-A
 NTS



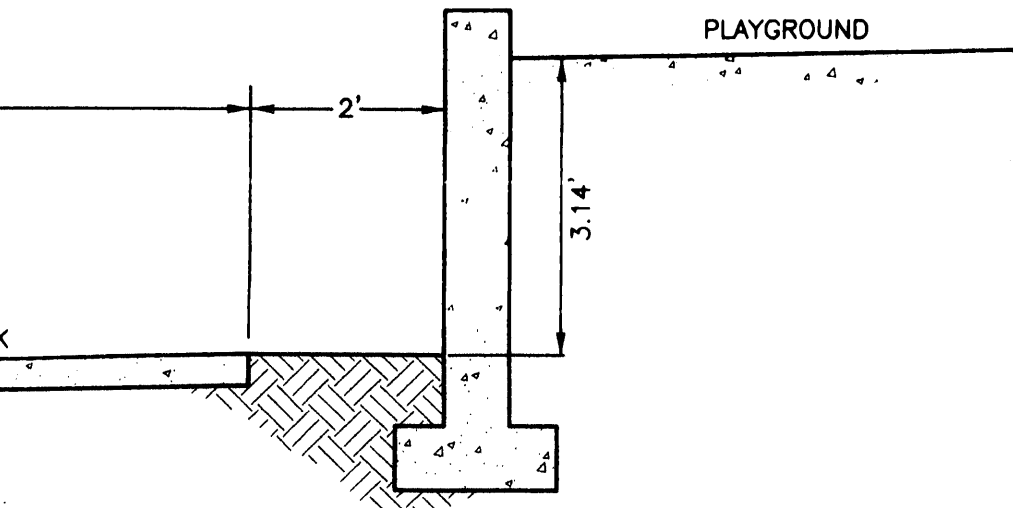
WALL SECTION B-B
 NTS



WALL SECTION C-C
 NTS

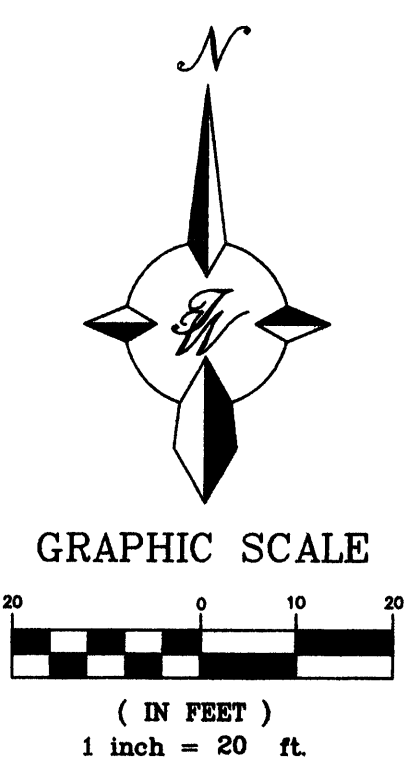


SECTION A-A
 DITCH RETAINING
 NTS



WALL SECTION D-D
 NTS

- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - STRIPING
 - PROPOSED BUILDING
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - PROPOSED CROSSWALK (PATTERN CONCRETE)
 - PROPOSED FIRE HYDRANT
 - PROPOSED SPOT ELEVATION
 - TOP OF CURB/CONCRETE ELEVATION
 - FLOWLINE ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING INDEX CONTOUR
 - EXISTING CONTOUR
 - EXISTING STORM DRAIN PIPE
 - EXISTING FENCE
 - EXISTING RETAINING WALL
 - PROPOSED RETAINING WALL
 - MATCHLINE
 - PROPOSED INDEX CONTOUR
 - PROPOSED CONTOUR

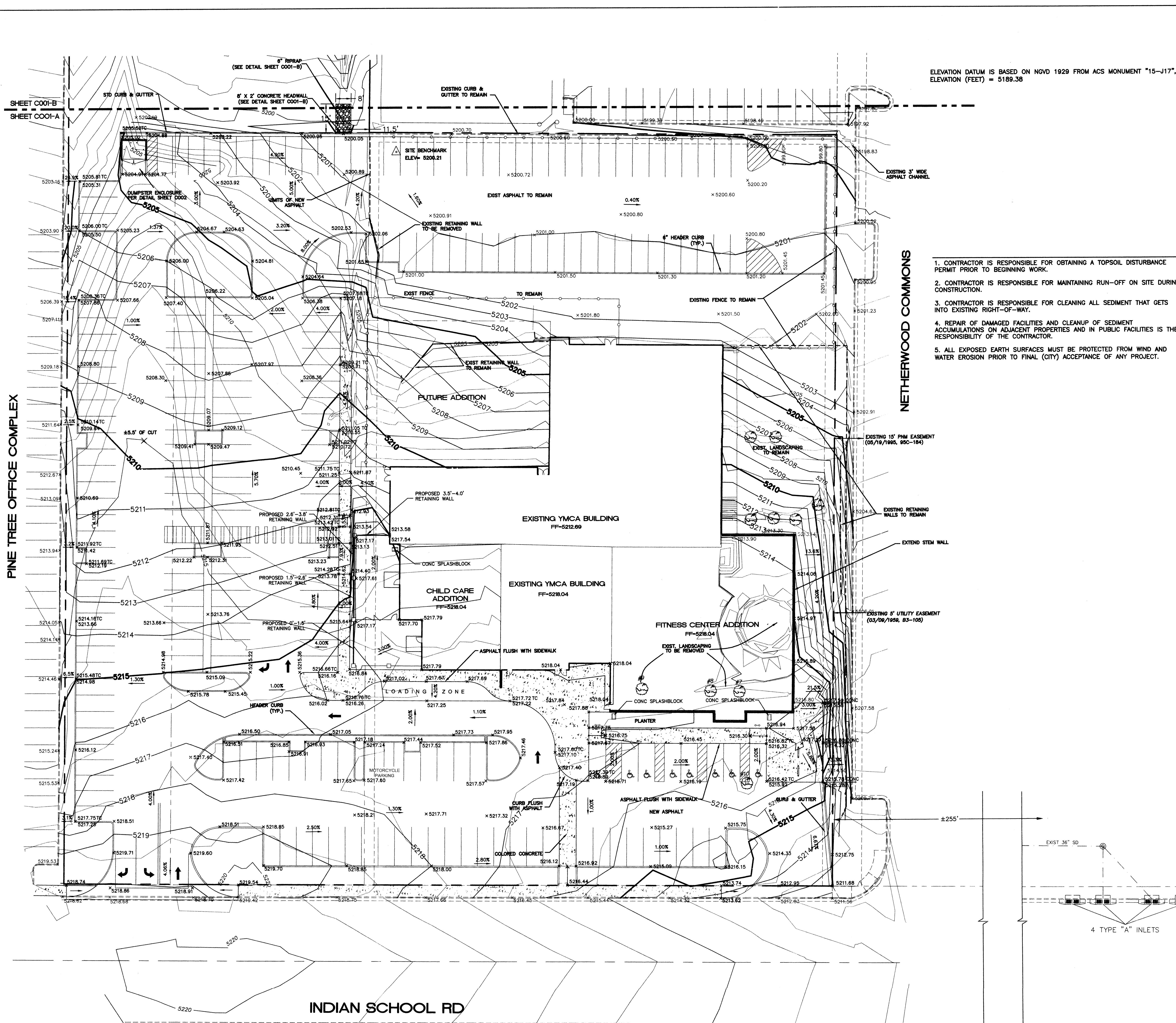


CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN.
 IT SHALL BE THE SOLE RESPONSIBILITY
 OF THE CONTRACTOR TO CONDUCT ALL
 NECESSARY FIELD INVESTIGATIONS PRIOR
 TO ANY EXCAVATION TO DETERMINE THE
 ACTUAL LOCATION OF UTILITIES & OTHER
 IMPROVEMENTS.

ENGINEER'S SEAL	H. B. HORN YMCA INDIAN SCHOOL ROAD	DRAWN BY PM
	GRADING AND DRAINAGE PLAN	DATE 10-10-2006
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # COO1-B
RONALD R. BOHANNAN P.E. #7868		JOB # 26025

H.B. & Lucille Horn Branch YMCA
 Additions and Remodel
 4901 Indian School Road
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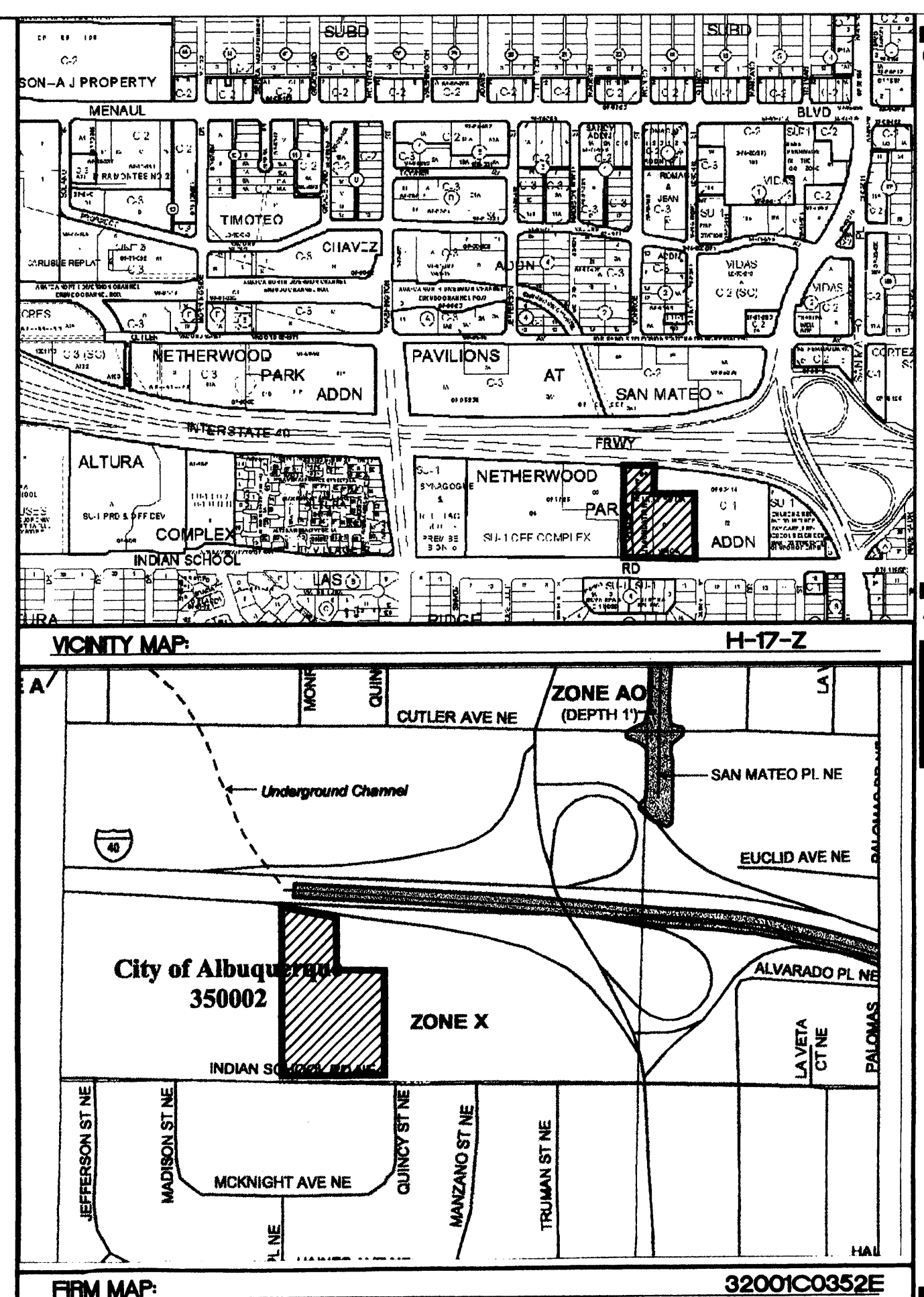
REVISIONS	
DRAWN BY	
REVIEWED BY	
DATE	10/10/06
PROJECT NO.	06045
DRAWING NAME	
SHEET NO.	COO1-B
	5 of 7



ELEVATION DATUM IS BASED ON NOVD 1929 FROM ACS MONUMENT "15-J17".
ELEVATION (FEET) = 5189.38

NETHERWOOD COMMONS

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



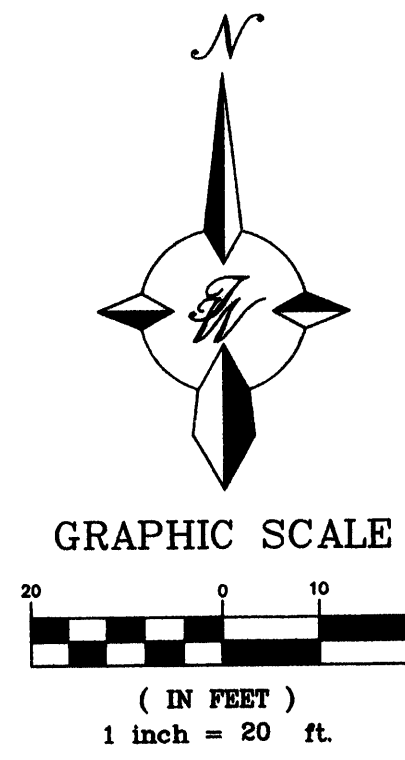
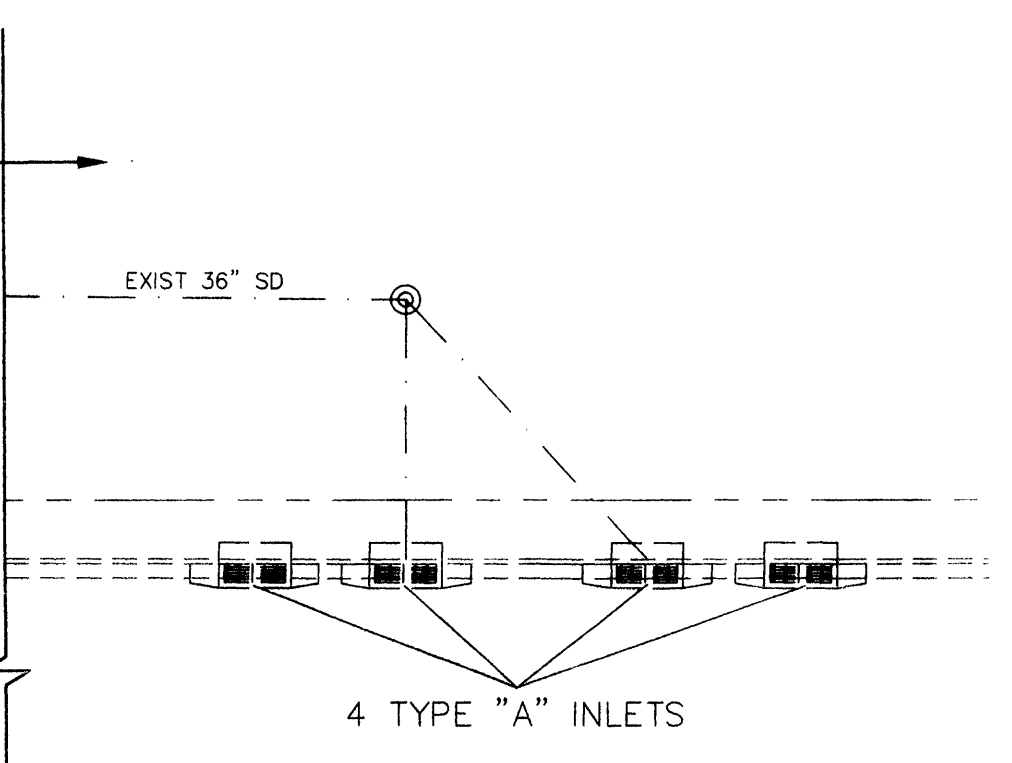
GENERAL CONTRACTOR

ARCHITECT

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

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- CENTERLINE
- STRIPING
- PROPOSED BUILDING
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- PROPOSED SIDEWALK (PATTERN CONCRETE)
- PROPOSED FIRE HYDRANT
- PROPOSED SPOT ELEVATION
- TOP OF CURB/CONCRETE ELEVATION
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- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
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- PROPOSED RETAINING WALL
- MATCHLINE
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR



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ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

ENGINEER'S SEAL	H. B. and LUCILLE HORN YMCA INDIAN SCHOOL ROAD	DRAWN BY PM
RONALD R. BOHANNAN P.E. #7868	GRADING AND DRAINAGE PLAN	DATE 10-10-2006
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # COOI-A
		JOB # 26025

PROJECT

**H.B. & Lucille Horn Branch YMCA
Additions and Remodel**
4901 Indian School Road
Albuquerque, New Mexico 87110

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY

REVIEWED BY

DATE 10/10/06

PROJECT NO. 06045

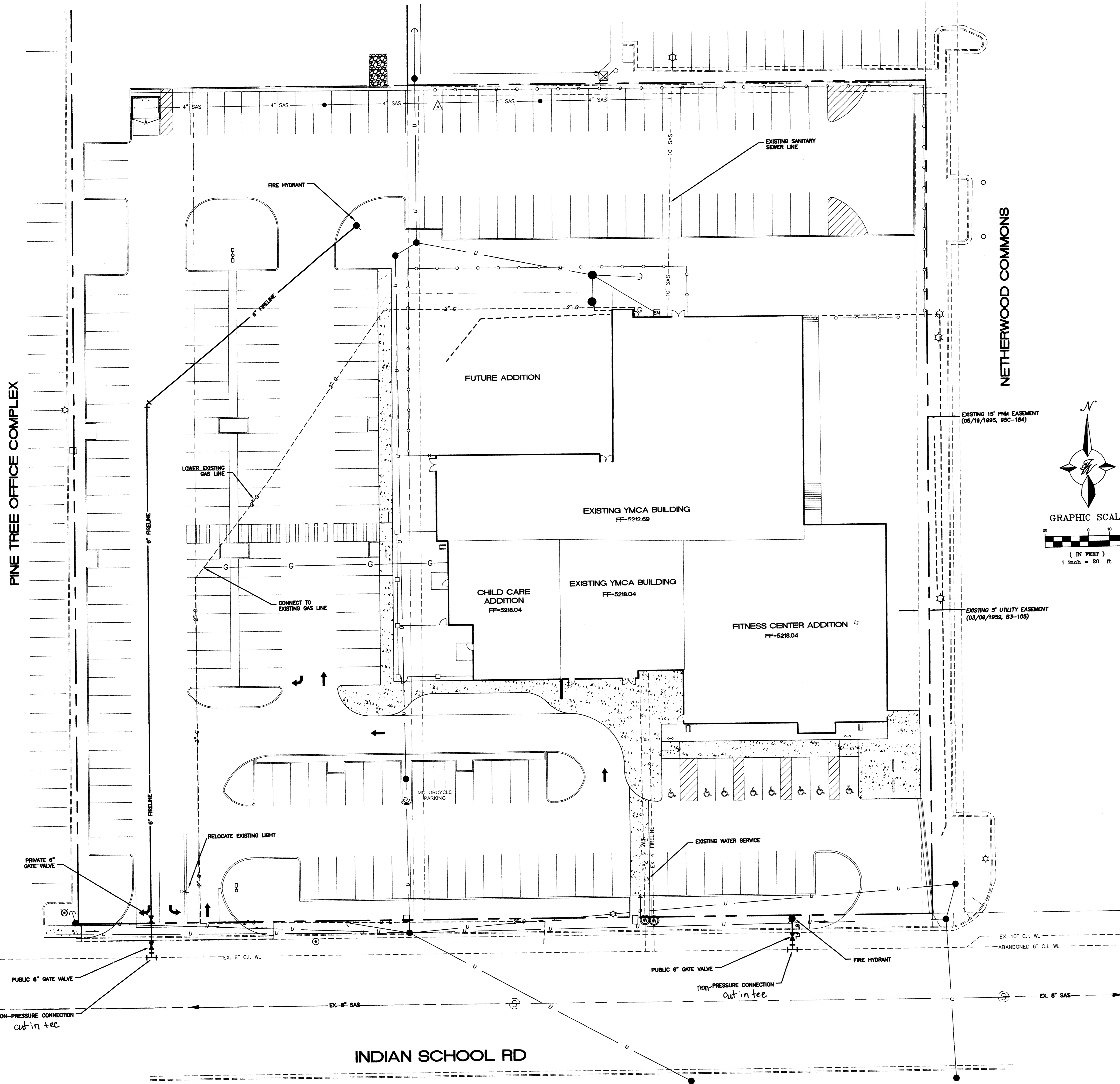
DRAWING NAME

SHEET NO.
COOI-A

4 of 7

PINE TREE OFFICE COMPLEX

SHEET COOI-B
SHEET COOI-A



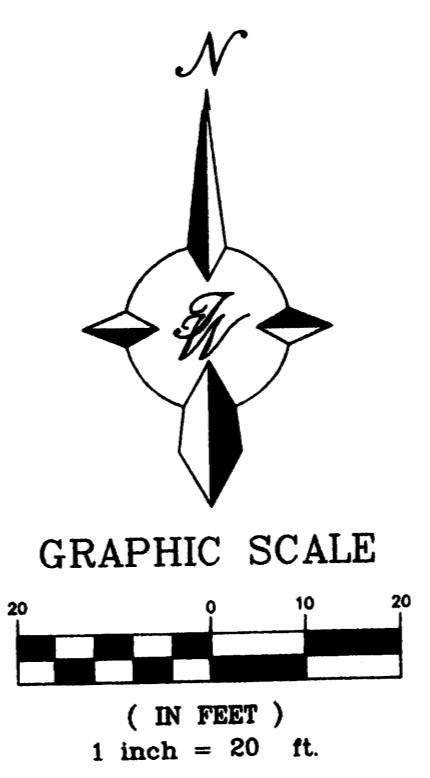
- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.

NOTICE TO CONTRACTORS

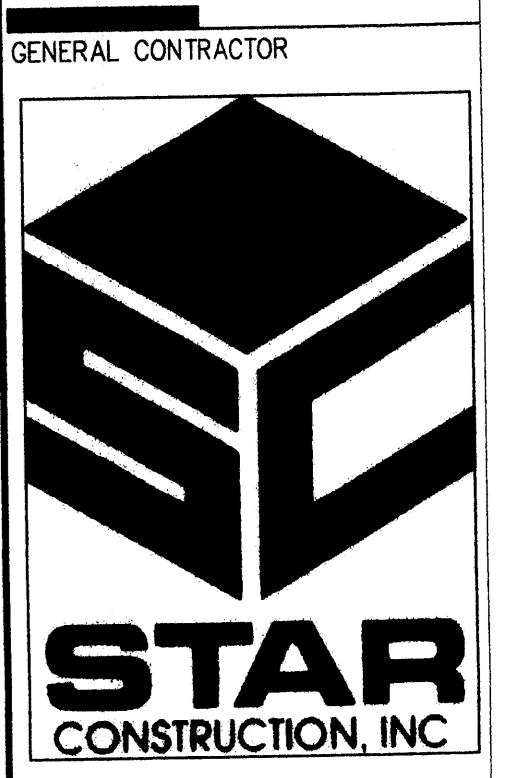
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH 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, 788-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL 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.

GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



LEGEND	
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	PROPOSED CURB & GUTTER
	EXISTING BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	STRIPING
	PROPOSED BUILDING
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CROSSWALK
	PROPOSED BIKERACK
	PROPOSED FIRE HYDRANT
	PROPOSED PARKING LOT LIGHTING
	PROPOSED SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED CLEANOUT (DOUBLE)
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED WATER LINE
	EXISTING FENCE
	EXISTING RETAINING WALL



ARCHITECT
 architecture
 interiors
 planning
 engineering

Dekker Perich Sabatini
 7601 Jefferson NE
 Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsobq.com

PROJECT
H.B. & Lucille Horn Branch YMCA
 Additions and Remodel
 4901 Indian School Road
 Albuquerque, New Mexico 87110

REVISIONS
△
△
△
△
△

DRAWN BY
 REVIEWED BY
 DATE 10/10/06
 PROJECT NO. 06045
 DRAWING NAME

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	H. B. and LUCILLE HORN YMCA INDIAN SCHOOL ROAD	DRAWN BY PM DATE 10-10-2006
	MASTER UTILITY PLAN	SHEET # COO2
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 26025

SHEET NO.
COO2
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H.B. Horn Branch YMCA
Additions and Remodel
4901 Indian School Road
Albuquerque, New Mexico 87110

PLANT LEGEND

- PURPLE ROBE LOCUST (M) 6
Robinia pseudacacia
2' Gal.
- CHINESE PISTACHE (M) 15
Pistacia chinensis
2' Gal.
- DESERT WILLOW (L) 10
Chilopsis linearis
5 Gal. 225sf
- CURLEAF MAHOGANY (L) 9
Cercocarpus ledifolius
5 Gal. 100sf
- BIRD OF PARADISE (L) 9
Cassipouira gilliesii
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 6
Rhus trilobata
36sf
- RED YUCCA (L) 21
Hesperaloe parviflora
1 Gal. 8sf
- RUSSIAN SAGE (M) 23
Perovskia atriplicifolia
1 Gal. 36sf
- UPRIGHT ROSEMARY (M) 16
Rosmarinus officinalis
5 Gal. 25sf
- APACHE PLUME (L) 37
Fallugia paradoxa
5 Gal. 25sf
- BANKS ROSE (M) 4
Unstaked Groundcover
Rosa banksiae
1 Gal. 400sf
- COMMERCIAL GRADE
STEEL EDGING
- GOLDEN RAIN TREE (M+) 9
Koeleruteria paniculata
2' Gal.
- CHITALPA (M) 5
Chilopsis x Catalpa
15 Gal.
- VITEX (M) 5
Vitex agnus-castus
5 Gal. 225sf
- AUTUMN SAGE (M) 24
Salvia greggii
1 Gal. 4sf
- LAVENDER (M) 25
Lavandula angustifolia
1 Gal. 4sf
- CHAMISA (L) 21
Chrysothamnus nauseosus
1 Gal. 25sf
- THREADGRASS (M) 9
Stipa tenuifolia
1 Gal. 4sf
- HONEYSUCKLE (M) 9
Lonicera japonica 'Halliana'
1 Gal. 200sf
Unstaked Groundcover
- Bench
- SFB CRUSHER FINES
WITH FILTER FABRIC
- SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
- EXISTING LANDSCAPE
- FUTURE DEVELOPMENT**
- DESERT WILLOW (L) 3
Chilopsis linearis
5 Gal. 225sf
- SANTA ANA TAN CRUSHER FINES
WITH FILTER FABRIC

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

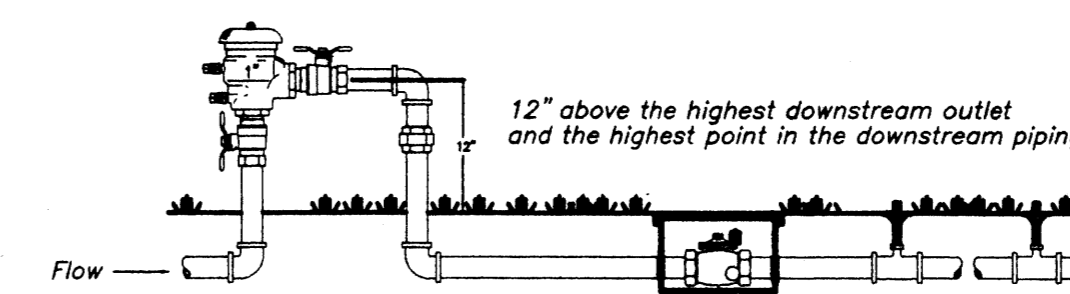
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

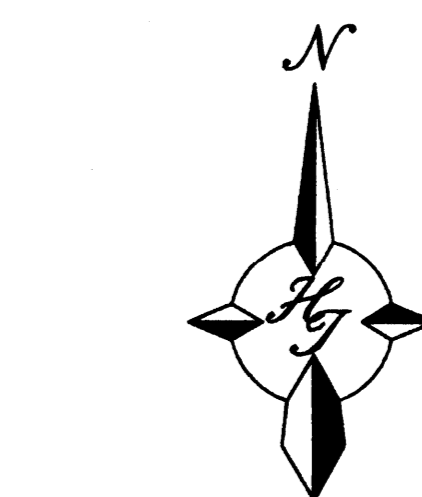
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	152989	square feet
TOTAL BUILDINGS AREA	27715	square feet
NET LOT AREA	125274	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	18791	square feet
TOTAL BED PROVIDED	16908	square feet
GROUND COVER REQ.	75%	
TOTAL GROUND COVER REQUIREMENT	12681	square feet
TOTAL GROUND COVER PROVIDED	13381	square feet
TURF AREA PROVIDED	0	square feet
TOTAL EXISTING LANDSCAPE	8370	square feet
TOTAL FUTURE DEVELOPMENT	7473	square feet
TOTAL LANDSCAPE PROVIDED	32751	square feet



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation
BACKFLOW DETAIL NOT TO SCALE



GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

TheHilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7337
cmj@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright law. This is an original design and must not be copied or copied unless applicable fees have been paid or all-order placed.

REVISIONS

△	6-21-06	RMM
△	6-30-06	RMM
△	7-05-06	RMM
△	8-15-06	RMM
△	8-25-06	RMM

DRAWN BY: RMM
REVIEWED BY: CJ
DATE: 06/08/06
PROJECT NO.: 0604
DRAWING NAME: LANDSCAPING PL

SHEET NO.

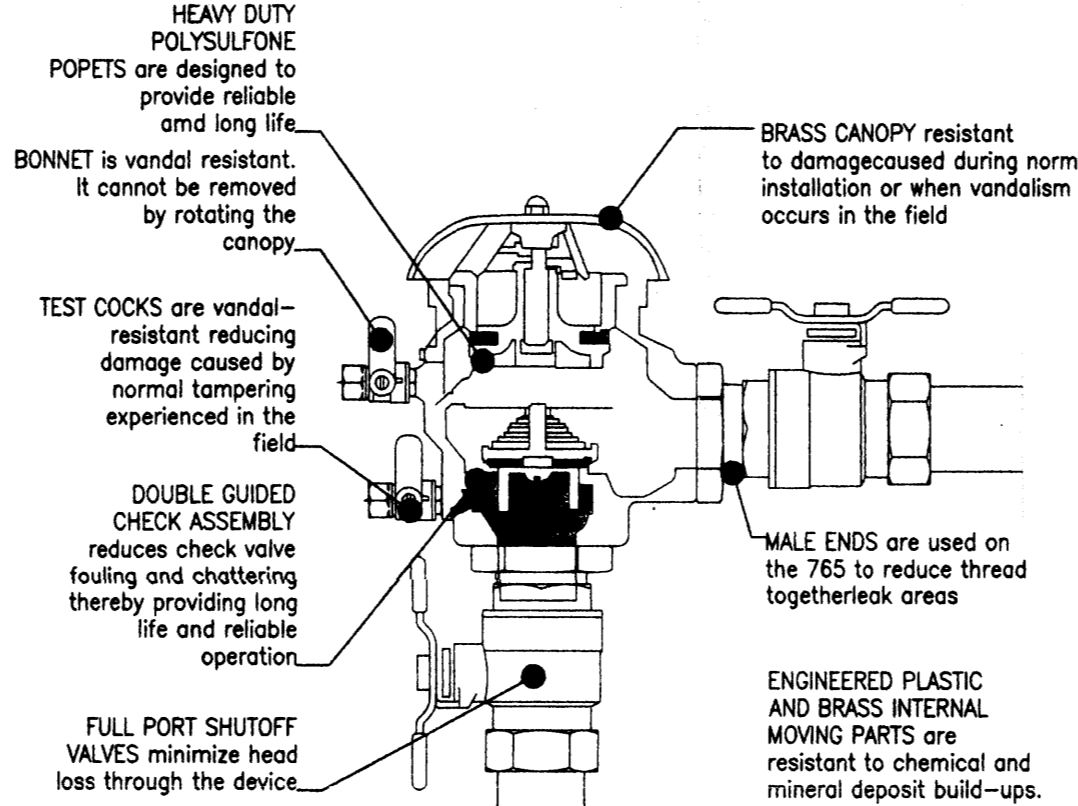
L001
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NOTE TO CLIENT:
Should the Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: INDIAN SCHOOL ROAD
Required # 11 Provided # 12



FEBCO MODEL 765
Pressure Vacuum Breaker
Features
BACKFLOW DETAIL NOT TO SCALE

3065 SF

1338 SF

935 SF

29 SF

83 SF

29 SF

336 SF

238 SF

1086 SF

SANTA ANA TAN
3384 SF

SANTA FE BROWN
CRUSHER FINES
824 SF

CHILD CARE
ADDITION
3,016 GSF

EXISTING
YMCA
BUILDING
1 STORY
(W/BASEMENT)
34,512 TOTAL
GSF W/
ADDITIONS

FITNESS
CENTER
ADDITION
8,242 GSF

FUTURE
GYMNASIUM
8,400 GSF MAX.

FUTURE DEVELOPMENT
SANTA ANA TAN CRUSHER FINES
7473 SF

7870 SF

BASKETBALL COURTS

EXISTING LANDSCAPE
TO REMAIN

EXISTING CHAMISA
TO REMAIN

ALL EXISTING LANDSCAPE
TO BE REMOVED UNLESS
OTHERWISE NOTED

500 SF

1211 SF

2376 SF

824 SF

3384 SF

336 SF

238 SF

1086 SF

29 SF

83 SF

29 SF

935 SF

1338 SF

3065 SF