

ARCHITECTURAL SITE PLAN

KEYED NOTES

1. LOCATION OF NEW OFFICE BUILDING
2. NEW ASPHALT PAVING
3. NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 3/C4.
4. NEW CONCRETE HEADER CURB PER DETAIL 2/C4.
5. NEW HANDICAPPED PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKING
6. NEW PAVEMENT STRIPING.
7. NEW LANDSCAPE AREA.
8. NEW REFUSE CONTAINER ENCLOSURE PER ARCHITECTURAL ELEVATION SHEET
9. SETBACK DIMENSION
10. CONCRETE PRECAST CONCRETE WHEEL STOP PER DETAIL 10/C4.
11. PROPOSED PUBLIC FIRE HYDRANT PER COA STD DWG 2340.
12. 5' X 5' CONCRETE STOOP PER DETAIL 4/C4.
13. EXISTING RETAINING WALL TO REMAIN
14. TWO 4' X 8' MOTORCYCLE PARKING SPACES WITH W12 X 14 SIGNAGE
15. PARKING SPACE RESERVED (AND SIGNED) FOR HYBRID VEHICLES
16. BIKE RACK LOCATION PAINTED TO MATCH STUCCO
17. EXISTING STOP SIGN TO REMAIN
18. PROPOSED TRANSFORMER LOCATION
19. PROPOSED 1-1/2" WATER SERVICE LOCATION
20. PROPOSED 4" SEWER SERVICE LOCATION
21. PROPOSED NEW STORM DRAIN WITH INLETS
22. 6' X 8' AREA RESERVE FOR RECYCLE AREA.
23. PAINTED 6' WIDE PEDESTRIAN PATHWAY.
24. INSTALL 1-1/2" WATER METER PER STD DETAIL 2367.
25. PAINT 5' WIDE ADA ACCESS.
26. PAINT 8' WIDE ADA ACCESS.
27. NEW VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH SIGNAGE PAVEMENT MARKING.
28. BUILD WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II WITH TRUNKATED DOMES ACROSS OPENING.
29. BUILD NEW DRIVEPAD PER COA STD DWG 2426 AND 2420 WITH WHEEL CHAIR RAMPS PER OFFSET SIDEWALK.
30. BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
31. BUILD RAISED MIDEJAN WITH LEFT TURN LANE PER COA STD DETAIL 2408.
32. BUILD CONCRETE VALLEY GUTTER PER DETAIL 1/C4.
33. EXISTING 4' SIDEWALK TO REMAIN.
34. BUILD NEW 4' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.
35. BUILD NEW 6' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.

PARKING AND CIRCULATION CALCULATIONS

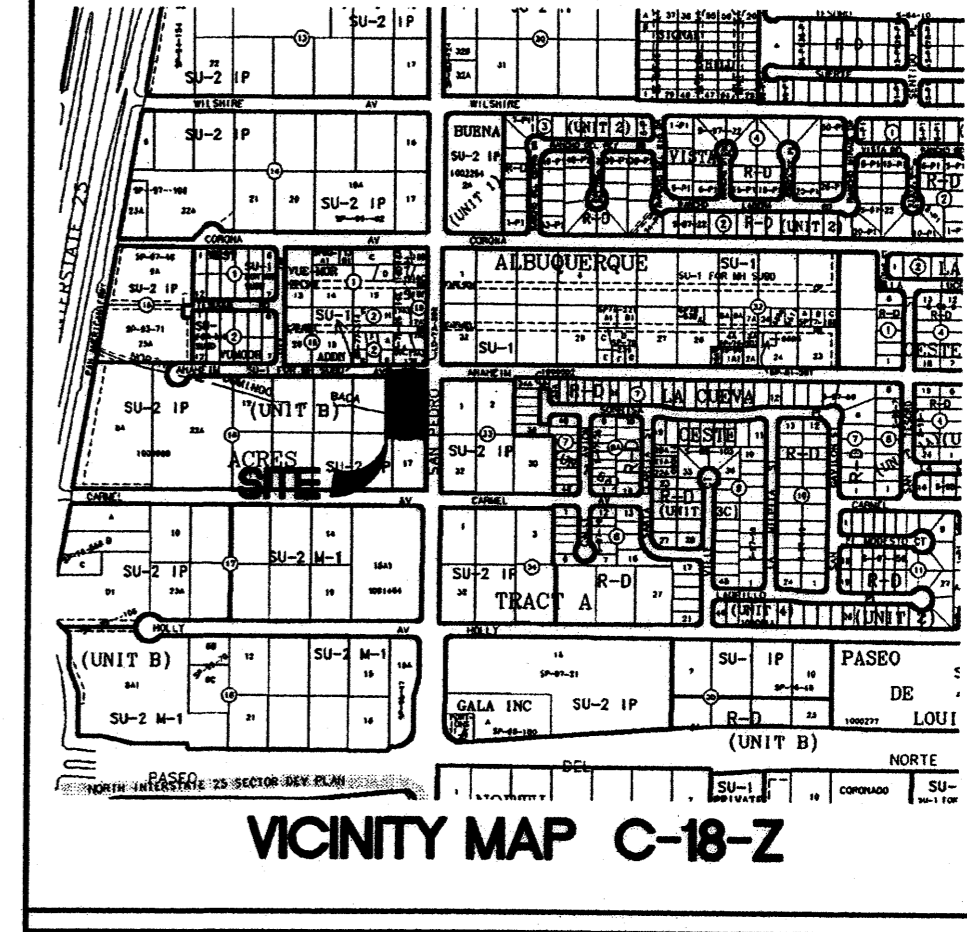
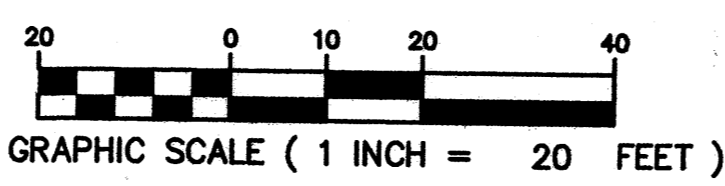
PROPOSED USAGE: GENERAL OFFICE
 NEW LOT AREA: .6326 ac AFTER ROW DEDICATION
 GROSS BUILDING AREA = 8,908 sf (6,052 of 1st floor, 2,856 sf 2nd floor)
 NET LEASABLE AREA = 8,463 SF (95% of gross)
 PARKING TOTAL REQUIRED = 43
 PARKING TOTAL PROPOSED = 43
 HANDICAPPED PARKING: 3 SPACES REQUIRED / 4 SPACES PROPOSED (2 VAN)
 MOTORCYCLE SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
 HYBRID SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
 BICYCLE: 43 SPACES / 20 = 3 BICYCLES REQUIRED / 3 BICYCLES PROPOSED

ZONING DATA

EXISTING ZONING: SU-2 IP
 SETBACKS: FRONT: 20 FEET, SIDE 10 FEET, REAR 10 FEET
 MAXIMUM HEIGHT: 27'-6" PER VARIANCE GRANTED (1006989)
 BUILDING AREA: 8,908 sf

SITE DATA

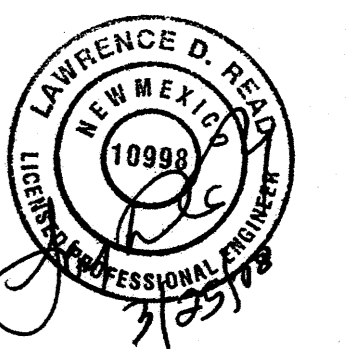
LEGAL DESCRIPTION: LOT 16, BLOCK 16, TRACT A, UNIT B, NAA
 NEW LOT AREA: .6326 ac AFTER ROW DEDICATION



LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

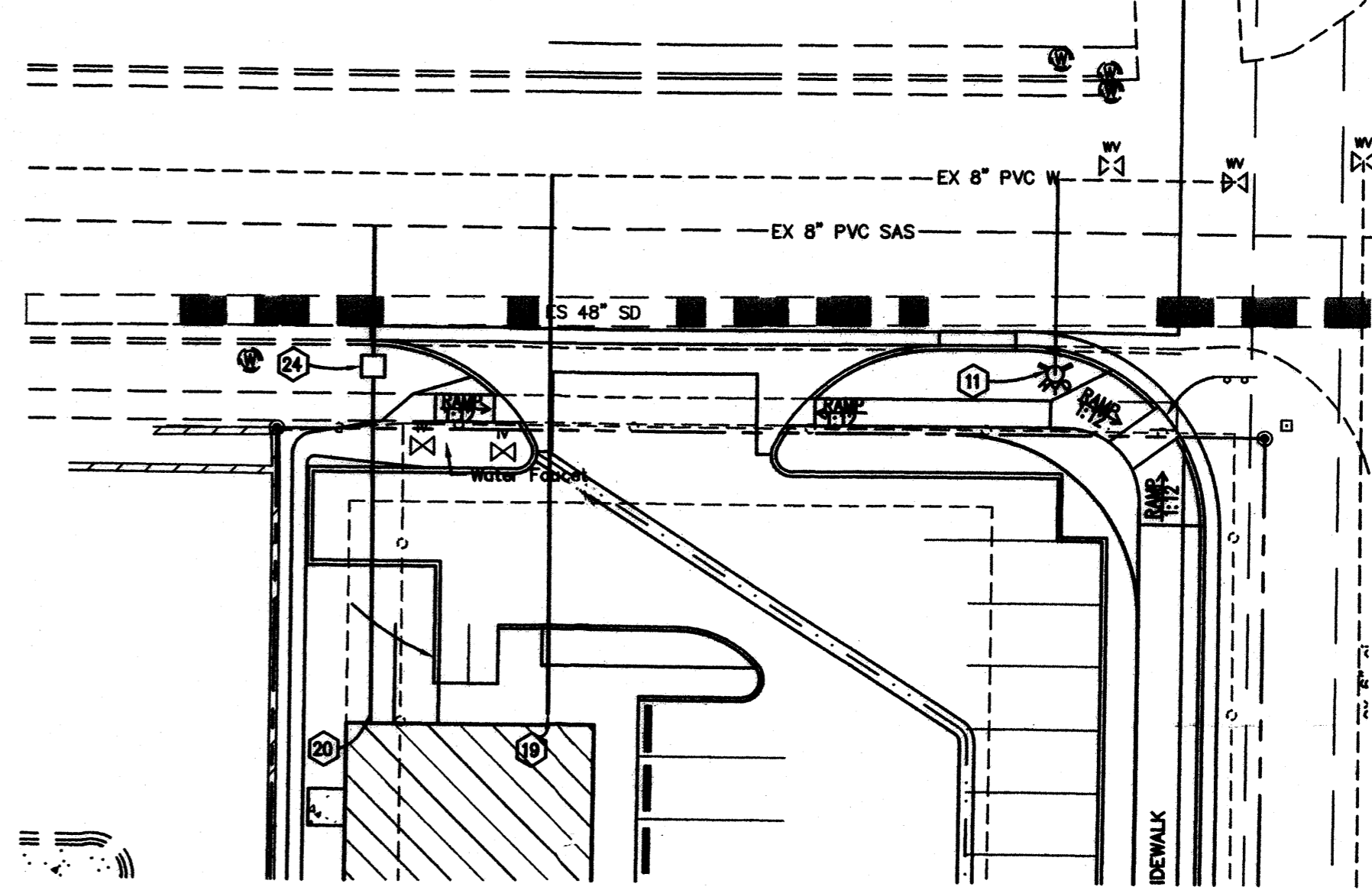
NO.	DATE	REVISIONS DESCRIPTION
1	2/27/08	DRB SITE PLAN 2/27/2008
2		
3		
4		

ARCHITECTURAL SITE PLAN



HELMICK OFFICE SITE
 ANAHEIM @ SAN PEDRO
 ALBUQUERQUE, NM

DRAWING NAME: PROTEK_PHL.DWG
 SHEET C3 OF 4



UTILITY PLAN

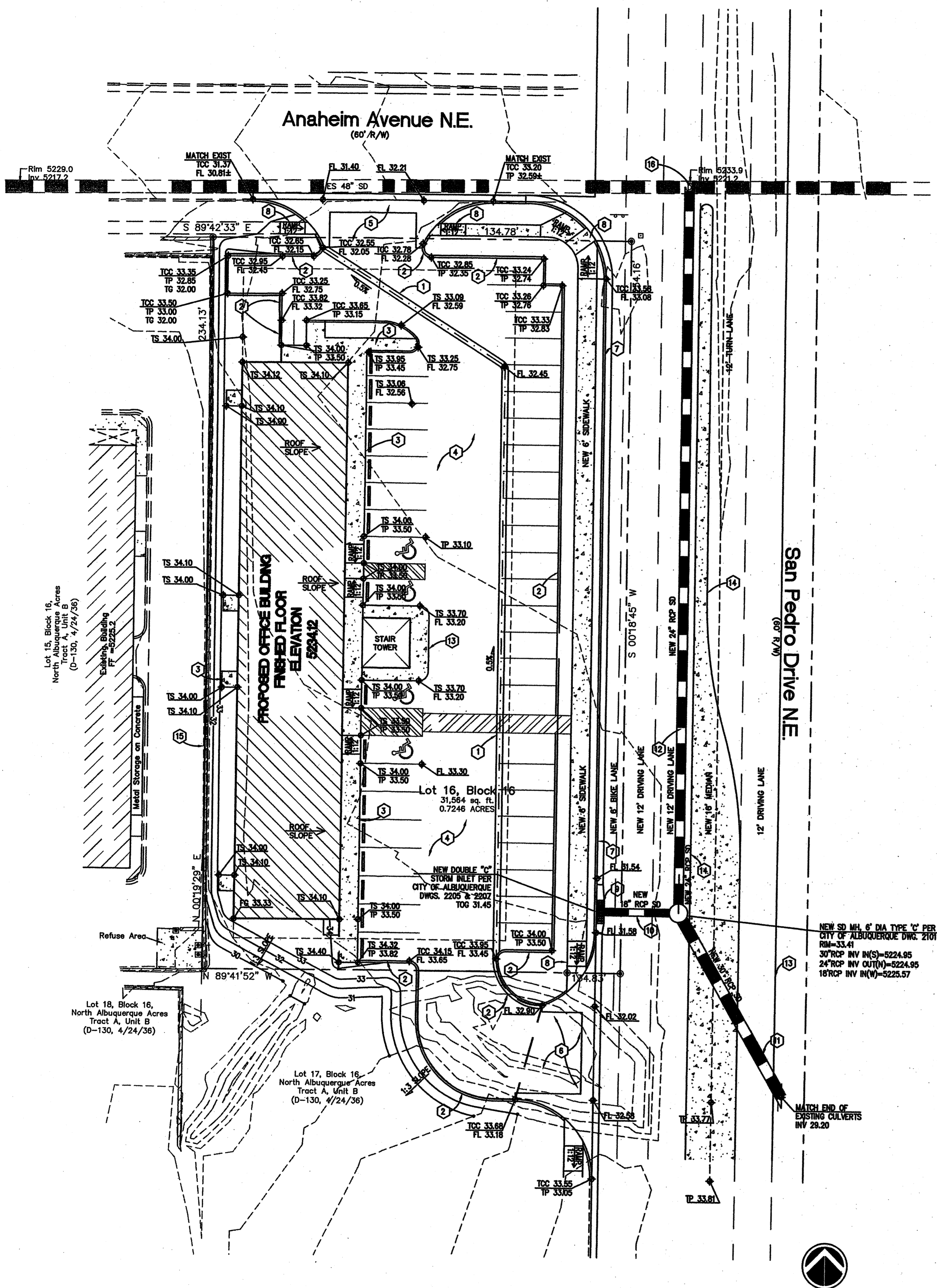
PROJECT NUMBER: DRB 1006989
 Application Number: 06DRB-70082

Is an Infrastructure List required? () 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 for construction of public improvements.

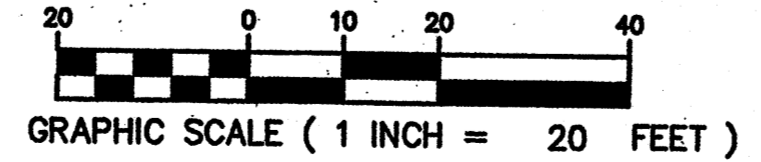
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

<i>[Signature]</i> Professional Engineer, Transportation Division	4-2-08 Date
<i>[Signature]</i> ABQ/UA Parke & Recreation Department	2-27-08 Date
<i>[Signature]</i> City Engineer	3-25-08 Date
<i>[Signature]</i> Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	4/14/08 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	5-1-08 Date

b2b69001



GRADING PLAN



100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
HISTORIC CONDITIONS											
ONSITE BASIN A	0.0704	100.00	0.00	0.00	0.86	0.00	169	0.00	169	0.13	
ONSITE BASIN B	0.8542	100.00	0.00	0.00	0.86	0.04	1,567	0.04	1,567	1.22	
OFFSITE BASIN C	0.0288	100.00	0.00	0.00	0.86	0.00	69	0.00	69	0.05	
PROPOSED CONDITIONS											
ONSITE BASIN A	0.0704	0.00	48.70	3.30	1.15	0.01	293	0.01	297	0.22	
ONSITE BASIN B	0.8542	0.00	0.00	4.90	95.10	2.31	0.13	5,480	0.15	6,609	
OFFSITE BASIN C	0.0288	0.00	0.00	8.40	91.60	2.27	0.01	237	0.01	285	
INCREASE DUE TO DEVELOPMENT											
						0.10	4204.69	0.12	5385.93	2.18	
EXCESS PRECIP. PEAK DISCHARGE											
		0.66	0.92	1.20	2.36	E (in)					
		1.87	2.6	3.45	5.02	Qp (cfs)					

ZONE = 3
 Peak (in.) = 2.60
 Peak (in.) = 3.10
 Primary (in.) = 4.90

WEIGHTED E (in) = (E_A)(%)A + (E_B)(%)B + (E_C)(%)C + (E_D)(%)D
 V_{6hr} (acre-ft) = (WEIGHTED E)(AREA)/12
 V_{24hr} (acre-ft) = V_{6hr} + (A_B)(P_{6hr} - P_{24hr})/12
 Q (cfs) = (Q_{max})(A_A) + (Q_{max})(A_B) + (Q_{max})(A_C) + (Q_{max})(A_D)

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION
 THE PROJECT SITE IS 0.7246 ACRES, LOCATED ON THE WEST SIDE OF SAN PEDRO NE AND THE SOUTH SIDE OF ANAHEIM NE. THE PROPOSED DEVELOPMENT ON THIS SITE IS A 6,400 SQUARE FOOT (FOOTPRINT), TWO STORY OFFICE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND SIDEWALKS.

HYDROLOGY
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION
 THE 100-YR, 6-HR DURATION STORM EVENT WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THE SITE LIES WITHIN THE ZONE 3 PRECIPITATION AREA FOR THE CITY OF ALBUQUERQUE, AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. THEREFORE, TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE EXCESS PRECIPITATION AND PEAK DISCHARGE.

EXISTING DRAINAGE
 THE SITE HAS MOST RECENTLY BEEN USED AS A PLAYGROUND FOR A NEARBY SCHOOL AND EVEN HAS THE REMNANTS OF A TRACK. SINCE IT IS NO LONGER USED, IT HAS BECOME OVERGROWN WITH WEEDS. THE GROUND GENERALLY SLOPES TOWARD THE SOUTHWEST AT ABOUT 1% GRADE. THE RUNOFF EXISTS THE SOUTHWEST CORNER OF THIS SITE, RUNS TO THE WEST OF A MANMADE BERM ON THE NORTH END OF LOT 17 AND DISCHARGES WEST INTO A DEVELOPED SITE. IN ADDITION TO THE RUNOFF FROM THE SUBJECT SITE DISCHARGING INTO THE LOT WEST OF LOT 17, THERE ARE TWO 36" CULVERTS UNDER SAN PEDRO THAT DISCHARGE UP TO 18.4 cfs INTO THE NORTH END OF LOT 17 AND THE SOUTH END OF THE SUBJECT SITE. THIS RUNOFF HISTORICALLY CROSSED THE SOUTHWEST CORNER OF THE SUBJECT SITE AND CONTINUED WEST, IN A NORTHWESTERLY DIRECTION, UNTIL IT WAS INTERCEPTED BY ANAHEIM. PREVIOUS DEVELOPMENT ON LOT 15 TO THE WEST OF THIS SITE HAS BLOCKED THIS RUNOFF PATH SUCH THAT THE RUNOFF FROM THE CULVERTS IS FORCED TO POND ON THE SUBJECT SITE AND LOT 17 TO THE SOUTH UNTIL IT BUILDS SUFFICIENT HEIGHT TO DISCHARGE OVER THE WALL ON LOTS 15 AND 18 TO THE WEST OF THE SUBJECT SITE. IT APPEARS THE MAN MADE BERM DISCUSSED ABOVE MIGHT HAVE BEEN CONSTRUCTED TO TRY TO STOP RUNOFF FROM DISCHARGING OVER THE WALL.

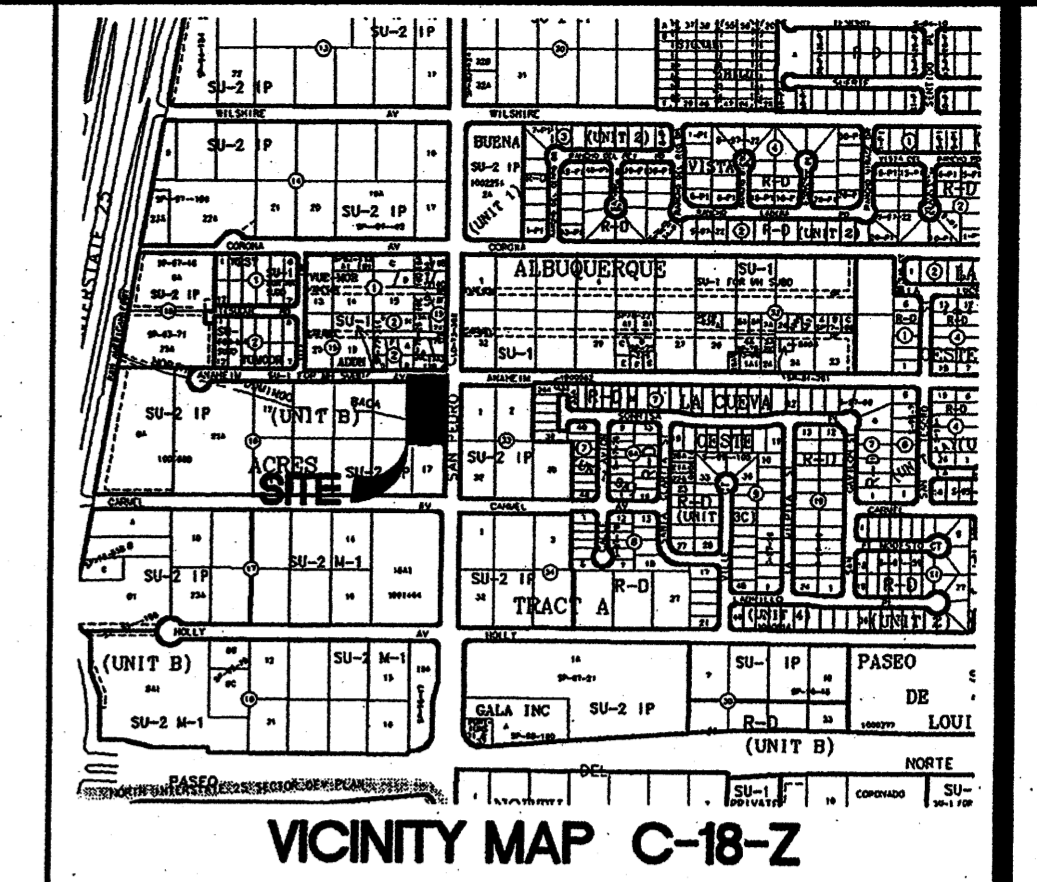
DEVELOPED CONDITION
 THE PROPOSED GRADING FOR THIS SITE SEPARATES THE FLOWS INTO THREE DISTINCT DISCHARGES.
 THE FLOW ENTERING THE SITE FROM THE CULVERTS UNDER SAN PEDRO IS PROPOSED TO BE INTERCEPTED IN A NEW 24" STORM DRAIN STARTING WHERE THE EAST END OF THE CULVERTS CURRENTLY BEGIN. THE STORM DRAIN PROCEEDS NORTH TO CONNECT TO THE EXISTING 48" STORM DRAIN IN ANAHEIM.
 THE RUNOFF GENERATED FROM THE BUILDING AND PARKING LOT ARE ROUTED NORTH, WITHIN THE PAVED PARKING LOT AND DISCHARGE, THROUGH THE DRIVEPAD, INTO ANAHEIM. THIS RUNOFF INCLUDES BOTH THE RUNOFF GENERATED ON-SITE (BASIN B) AND RUNOFF GENERATED WITHIN THE JOINT USE DRIVE (BASIN C) ON THE NORTH END OF LOT 17.
 THE FINAL DISCHARGE POINT FROM BASIN A CONSISTS OF THE 10-FOOT WIDE STRIP BETWEEN THE BUILDING AND THE WEST PROPERTY LINE. RUNOFF FROM THIS AREA DISCHARGES OVER THE EXISTING RETAINING WALL AT THE WEST PROPERTY LINE INTO LOT 15.
 THE NET EFFECT OF THE PROPOSED DRAINAGE PLAN IS A REDUCTION IN SURFACE FLOWS DUE TO CAPTURING THE RUNOFF FROM THE CULVERTS (18.4 CFS) AND CONVEYING IT DIRECTLY TO THE 48" STORM DRAIN IN ANAHEIM.

GENERAL NOTES

- REFER TO SHEET CO.1 FOR GENERAL INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
- ALL RAMPS WILL COMPLY WITH ADA RULES AND REGULATIONS.
- ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.

KEYED NOTES

- CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1. S = 0.5%.
- BUILD CONCRETE HEADER CURB PER DETAIL 2
- BUILD SIDEWALK WITH TURNDOWN PER DETAIL 3
- BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
- BUILD 32' DRIVEPAD PER COA STD DWG 2426.
- BUILD 30' DRIVEPAD PER COA STD DWG 2426.
- BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG 2441 CASE II.
- BUILD TYPE DOUBLE 'C' STORM INLET PER COA STD DWG 2205 & 2207. GRATE ELEV 31.45. INV OUT 25.90.
- BUILD 18" CL III RCP STORM DRAIN.
- BUILD 30" CL III RCP STORM DRAIN.
- BUILD 24" CL III RCP STORM DRAIN.
- DEFERRED STANDARD CURB AND GUTTER NOT PART OF THIS PROJECT.
- DEFERRED MEDIAN NOT PART OF THIS PROJECT.
- EXISTING RETAINING WALL TO REMAIN.
- REMOVE EXISTING 6" DIA MANHOLE AND REPLACE WITH 8" TYPE 'C' PER COA STD DWG 2101.



VICINITY MAP C-18-Z

LEGAL DESCRIPTION

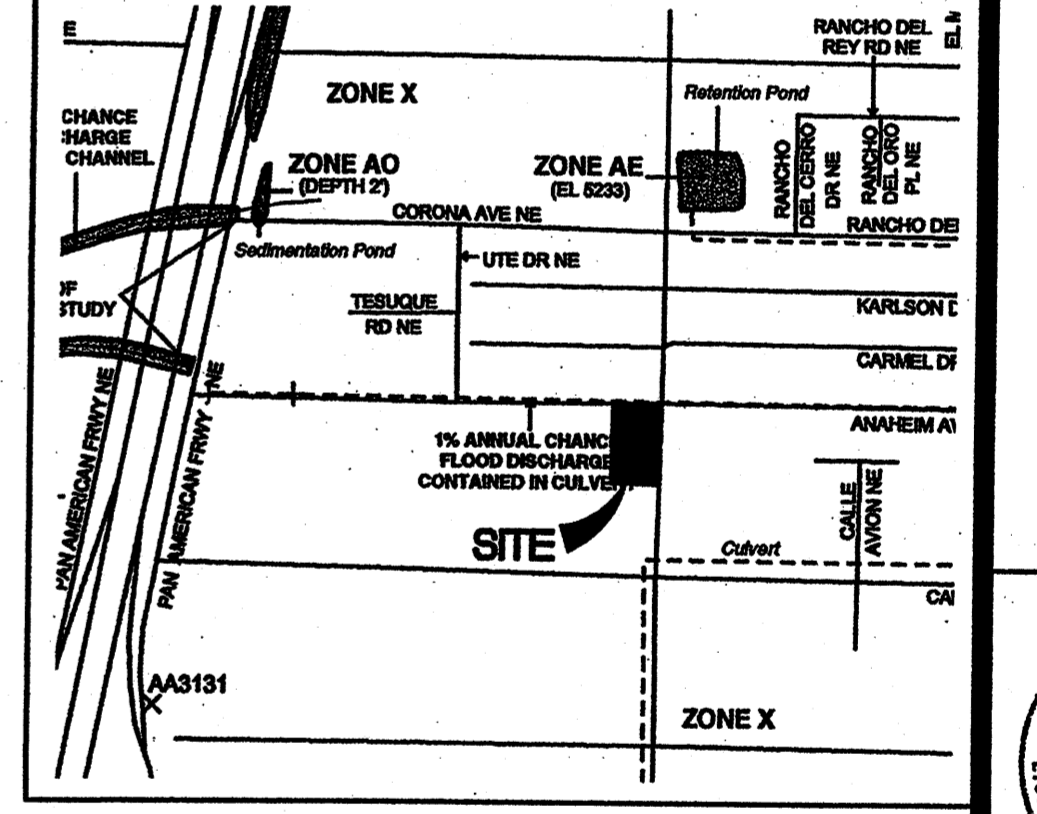
LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16) IN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO.

ACS BENCHMARK

ACS ALUMINUM DISK, STAMPED 'ACS BM 9-C18'.

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT HAVE A 100-YEAR DESIGNATED FLOODPLAIN INSITE PER THE FEMA FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 3300(C)137-F1 EFFECTIVE DATE NOVEMBER 19, 2003. AS SHOWN HEREIN.



CAPACITY OF 30" RCP CULVERT

USE ORIFICE EQUATION $Q = CA\sqrt{2gh}$
 $C = 0.60$ $A = ((2.5/2)^2)\pi = 4.91 \text{ sf}$
 $g = 32.2 \text{ USE } H = 1/2 \text{ DIA} = 1.5'$
 $Q = (0.6 \cdot 4.91) \cdot \sqrt{2 \cdot 32.2 \cdot 1.5} = 28.95 \text{ cfs}$
 THUS THE 30" RCP CAN CONVEY 18.4 cfs AT LESS THAN HW/D = 1

LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

GRADING PLAN



HELMICK OFFICE SITE ANAHEIM @ SAN PEDRO ALBUQUERQUE, NM

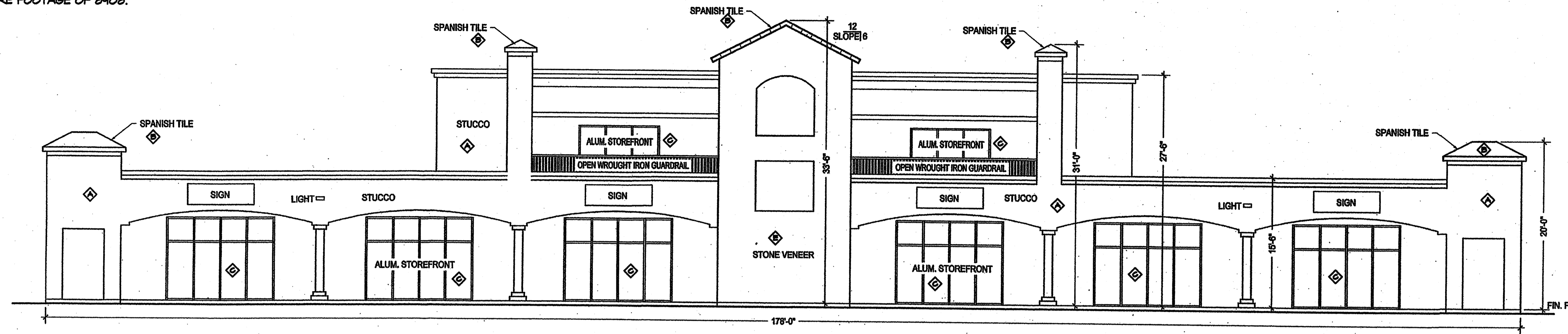
DATA:

- 1 THE SITE (AFTER ROW DEDICATION) IS 0.63 ACRES.
- 2 PROPOSED BUILDING USE IS GENERAL OFFICE.
- 3 PROPOSED SQUARE FOOTAGE IS 6052 SF AT GROUND FLOOR AND 2256 SECOND FLOOR FOR TOTAL SQUARE FOOTAGE OF 8308.

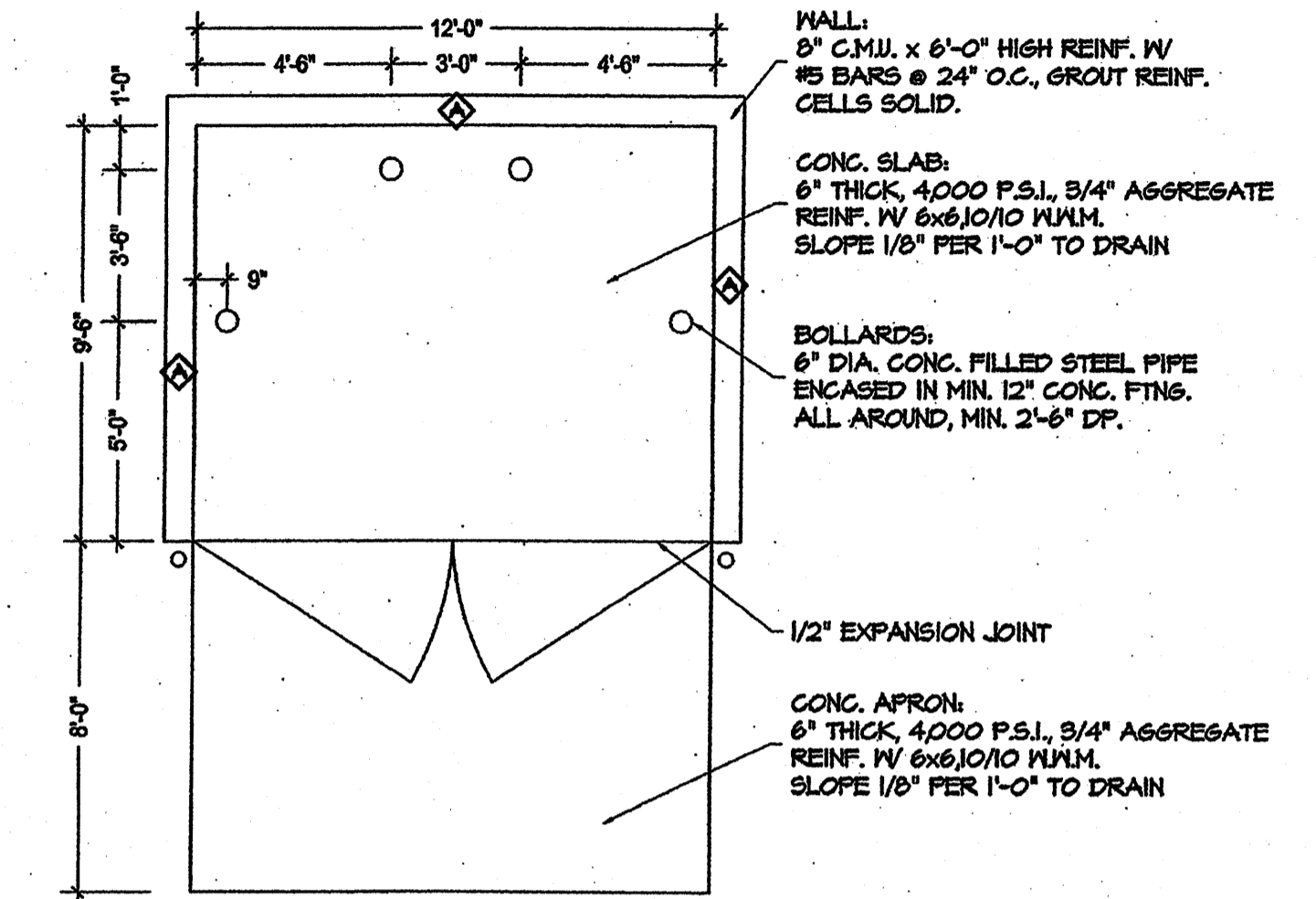
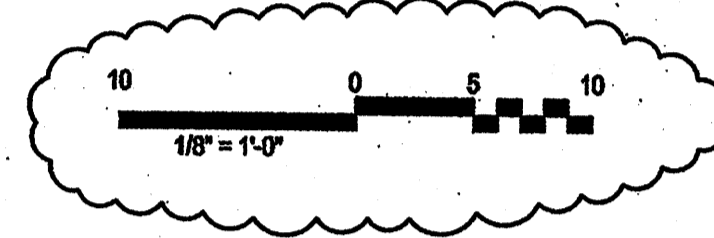
NOTES:

- 1 ALL SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS WITH NICKEL METAL HALIDE BULBS PROVIDING 2.5 TO 3 FC AT THE PARKING SURFACE.
- 2 ALL SIGNAGE SHALL BE BUILDING MOUNTED PER THE DETAIL BELOW.

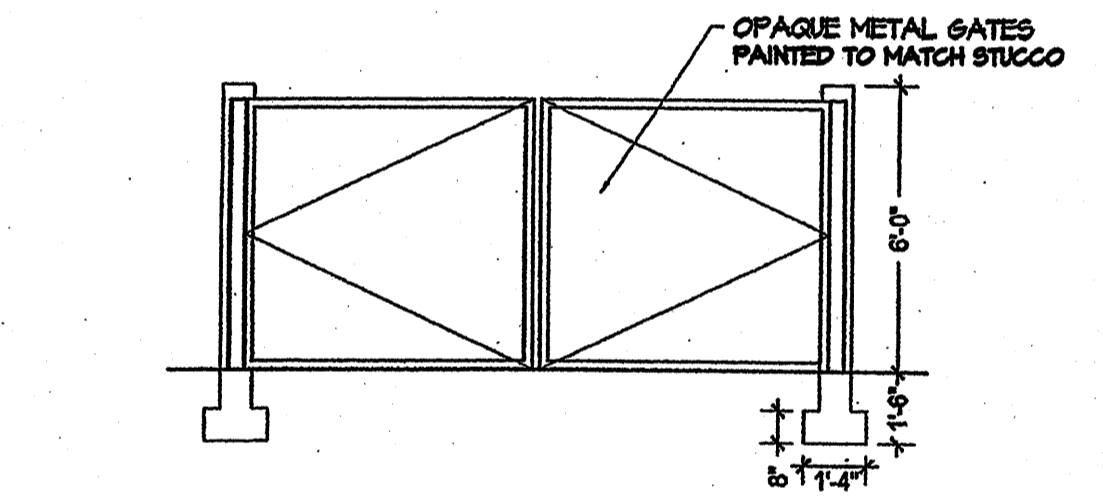
COLOR / MATERIAL SCHEDULE	
MATERIAL	COLOR
◇ STUCCO	STO TUMBLEWEED
◇ ROOF TILES	EAGLE MISSION RED
◇ WINDOW FRAMES & STOREFRONT	DARK BRONZE ANODIZED ALUMINUM
◇ REAR STEEL DOORS	PAINT TUMBLEWEED
◇ STONE VENEER	CULTIVATED STONE GARDONWAY FIELD STONE



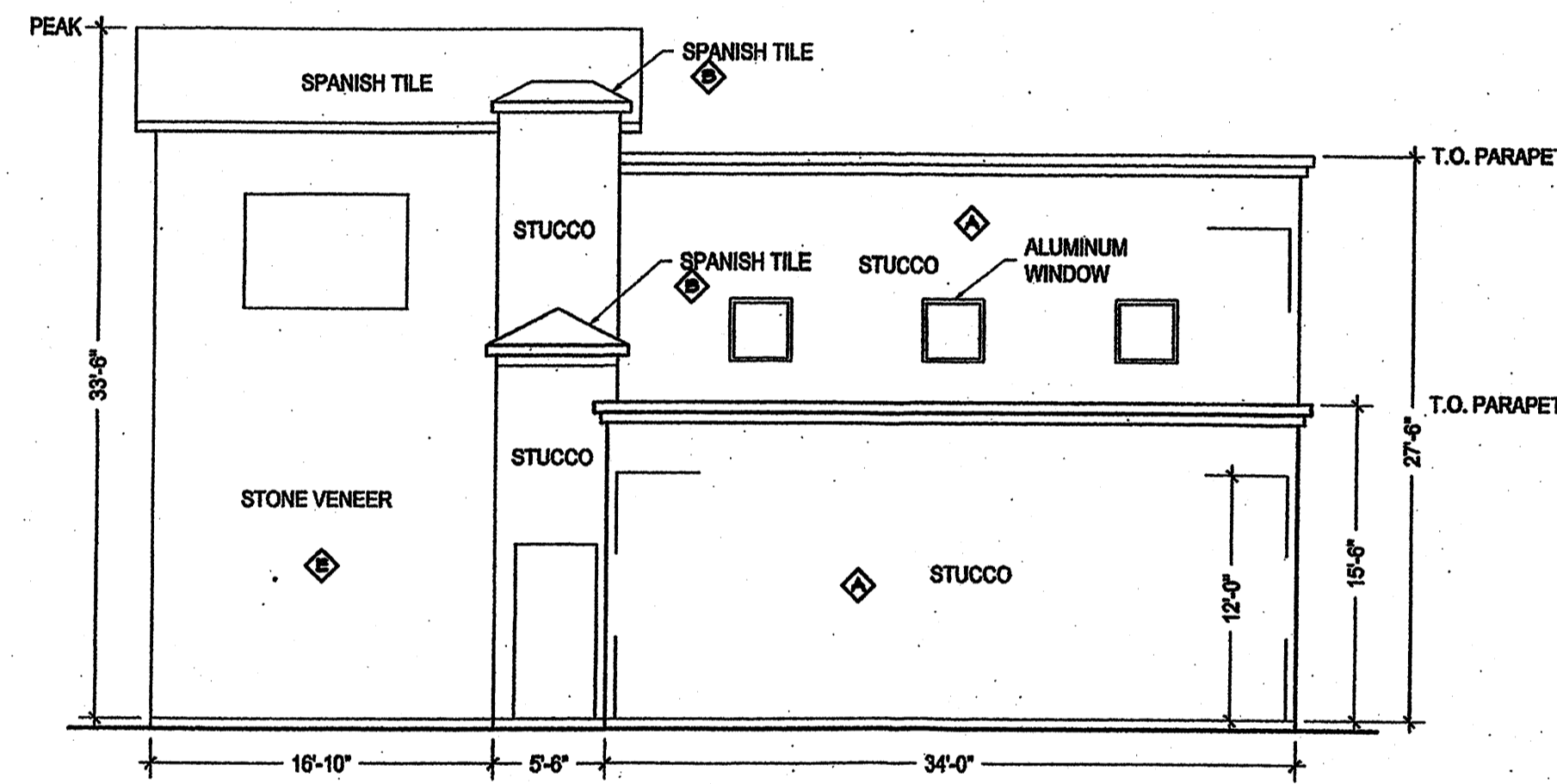
EAST ELEVATION



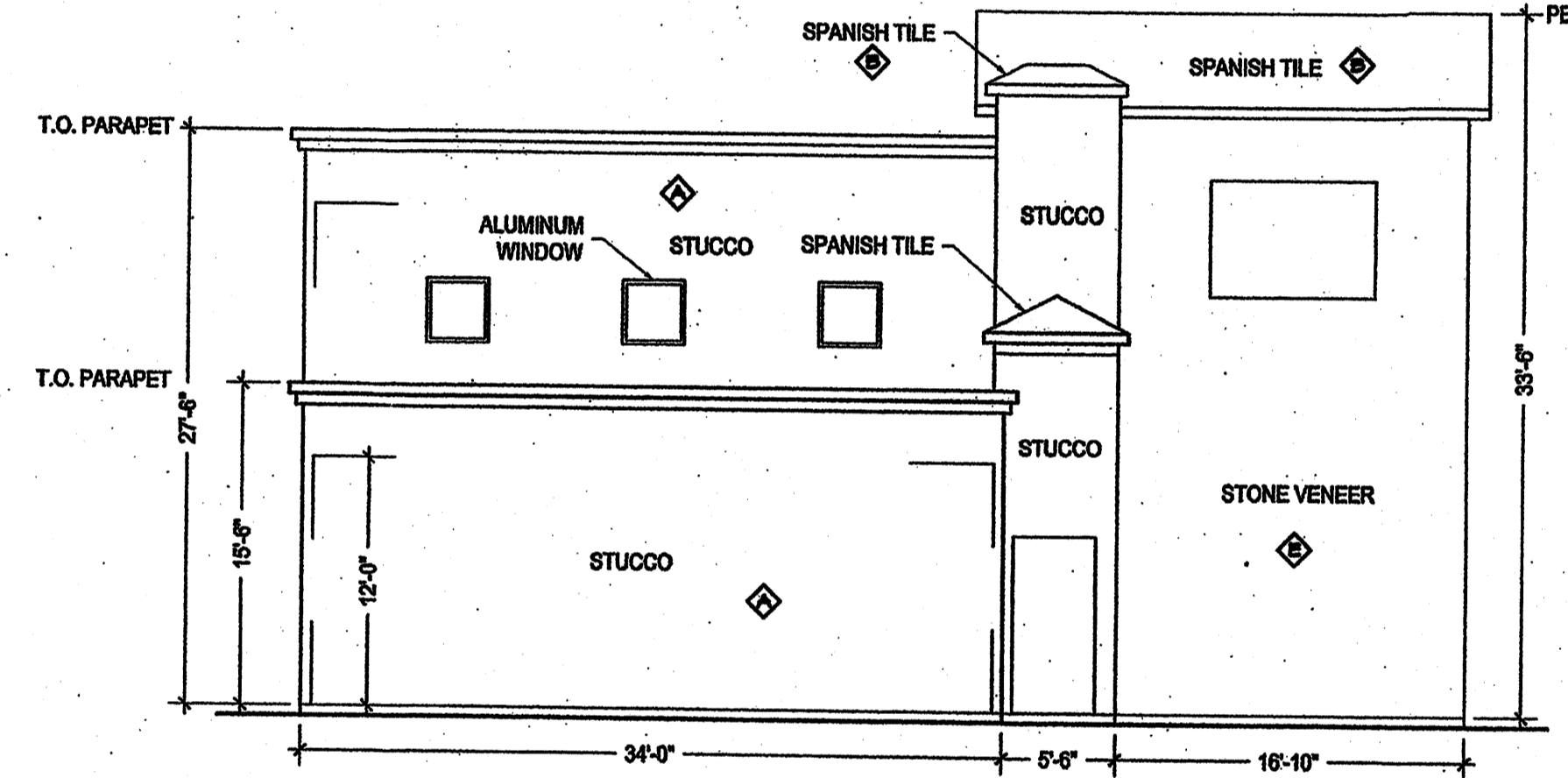
TRASH ENCLOSURE PLAN



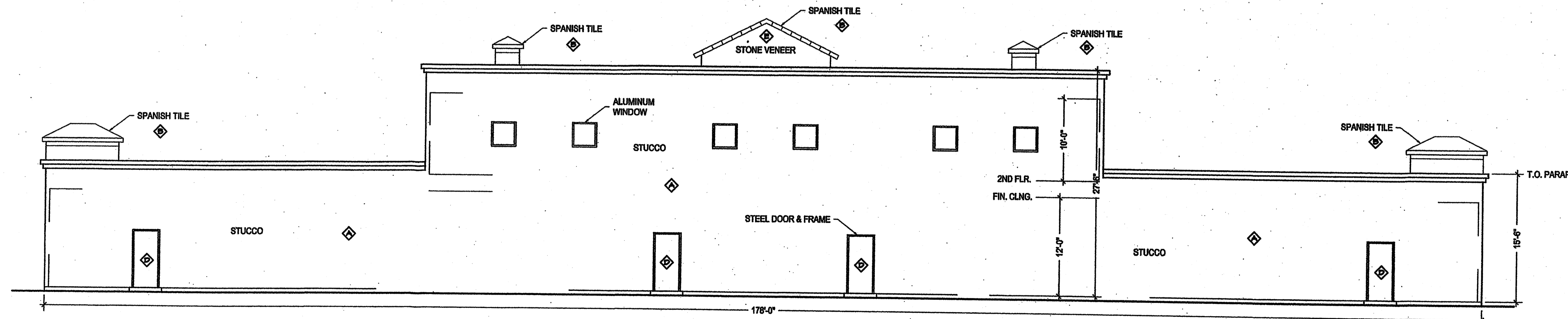
TRASH ENCLOSURE ELEV.



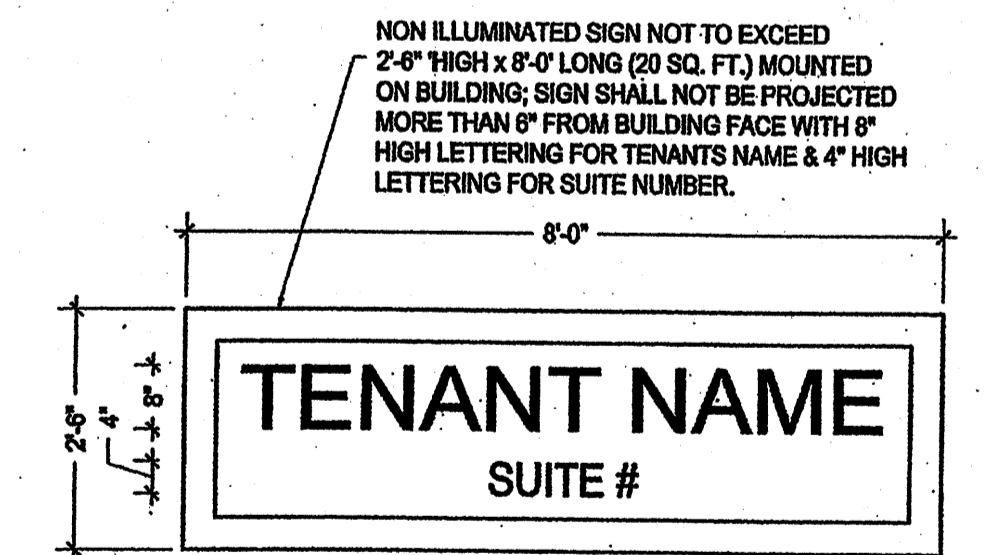
NORTH ELEVATION



SOUTH ELEVATION



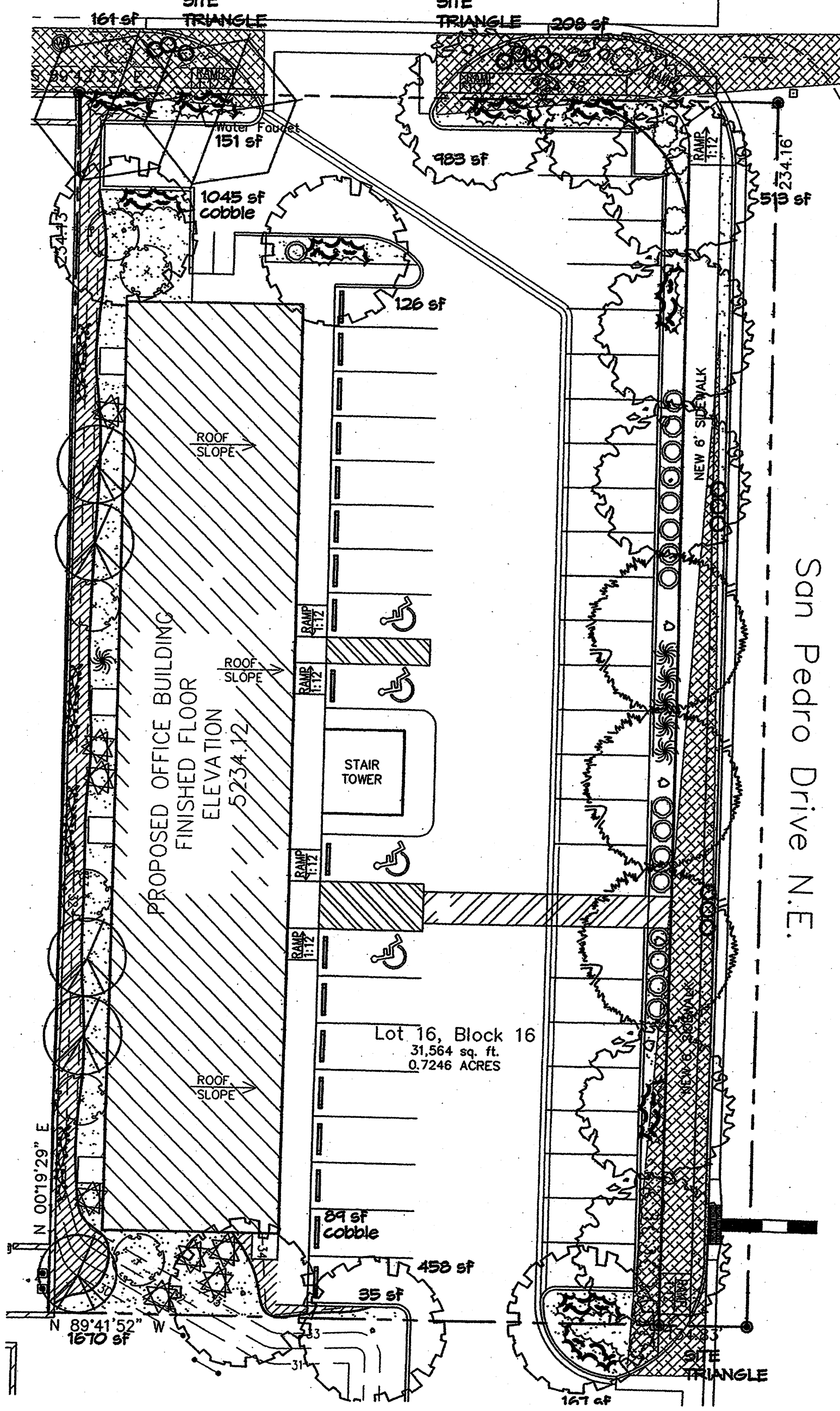
WEST ELEVATION



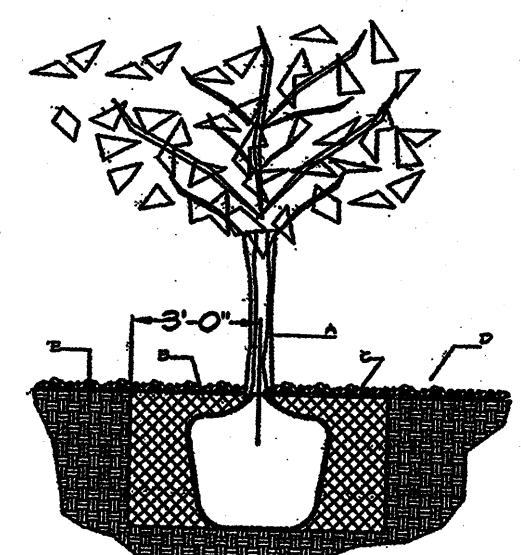
SIGN DETAIL

HELMICK OFFICE BUILDING
8311 SAN PEDRO DRIVE NE
ARCHITECTURAL ELEVATIONS
FEBRUARY 27, 2008

Angeim Avenue N.E.



- ### PLANT LEGEND
- AUTUMN PURPLE ASH (M) 7
Fraxinus americana 'Autumn Purple'
2" Cal.
 - BUR OAK (M) 3
Quercus macrocarpa
2" Cal.
 - CHITALPA (M) 5
Chilopsis x Catalpa
2" Cal.
 - COMMON HACKBERRY (M) 2
Celtis occidentalis
2" Cal.
 - WESTERN RED CEDAR (M) 5
Thuja plicata 'Green Giant'
5 Gal. 225sf
- ### SHRUBS/ORNAMENTAL GRASSES
- FIVE GAL.
- BUTTERFLY BUSH (M) 6
Buddleia davidii
5 Gal. 100sf
 - TRUE MOUNTAIN MAHOGANY (L) 8
Cercocarpus montanus
5 Gal. 56sf
 - MAIDENGRASS (M) 6
Miscanthus sinensis
5 Gal. 16sf
- ONE GAL.
- POWIS CASTLE SAGE (L+) 11
Artemisia X Powis Castle
1 Gal. 25sf
 - TURPENTINE BUSH (L+) 17
Ericameria laricifolia
1 Gal. 16sf
 - CATMINT (M) 14
Nepeta musini
1 Gal. 4sf, 1' H x 2' W
- ### GROUNDCOVERS
- WINTER JASMINE (L+) 10
Jasminum nudiflorum
1 Gal. 144sf
- ### VINES
- TRUMPET VINE (M) 4
Campsis radicans
1 Gal.
- ### HARDSCAPES
- NATURAL EDGE
 - SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
 - COBBLE W/ FILTER FABRIC TO A MINIMUM 3" DEPTH

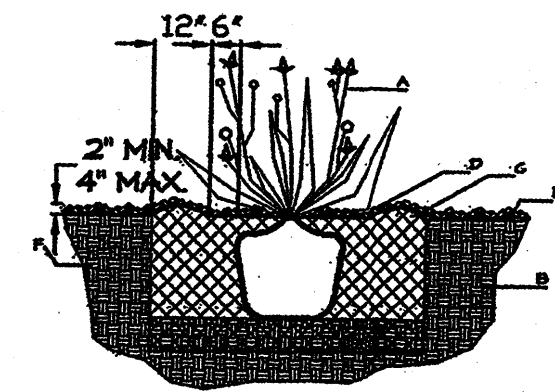


TREE PLANTING DETAIL

- GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 3" DEPTH OF GRAVEL MULCH.
- UNDISTURBED SOIL.

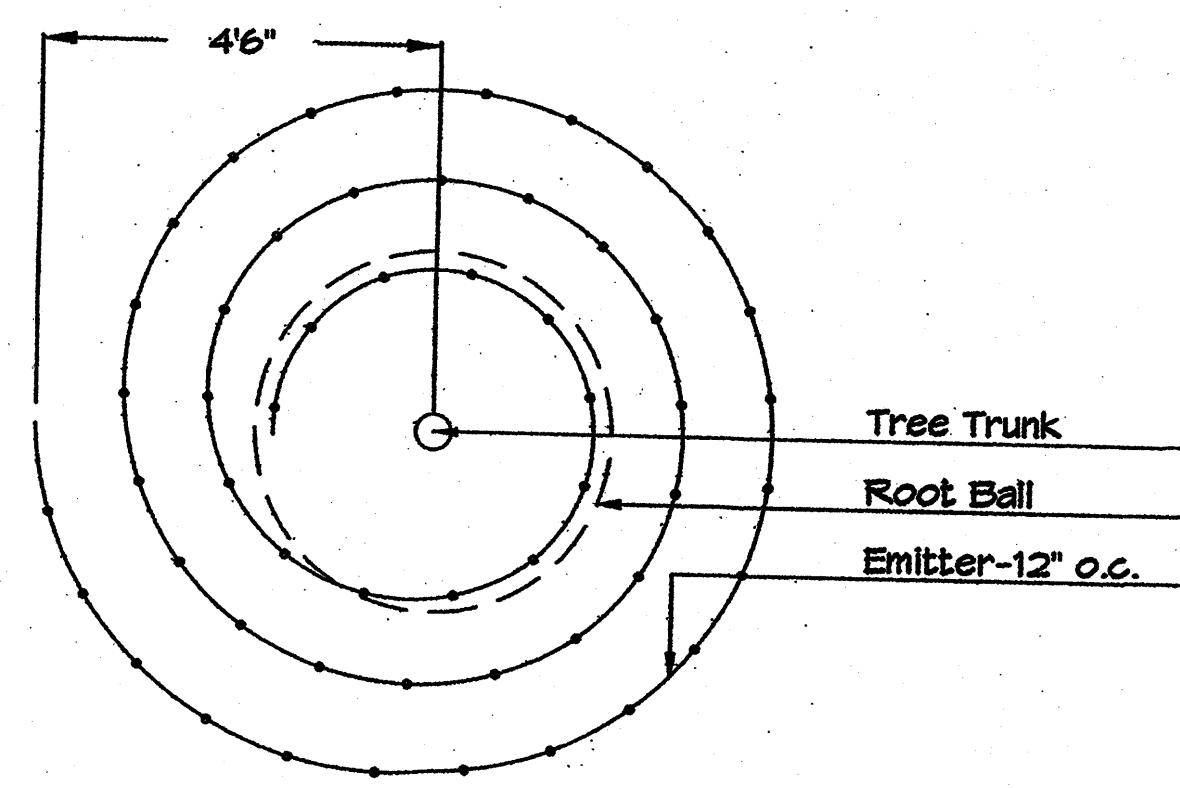


SHRUB PLANTING DETAIL

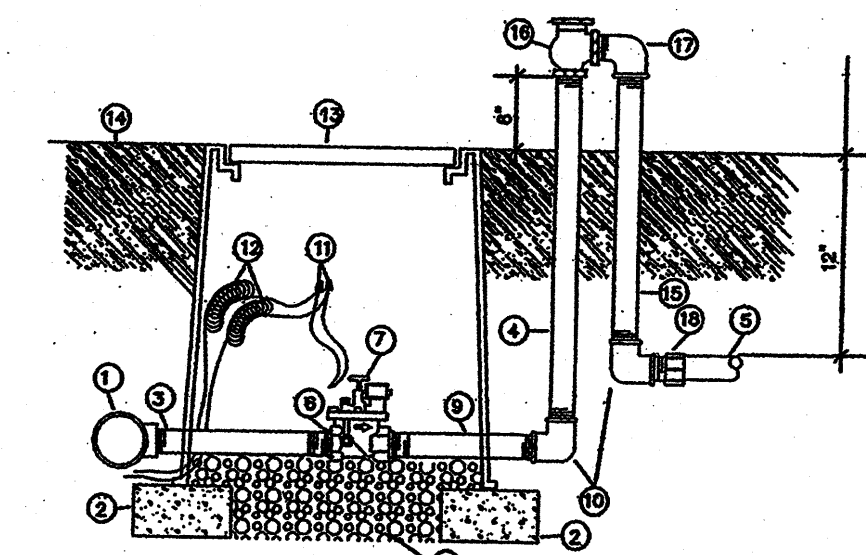
- GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 3" DEPTH OF GRAVEL MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.



Netafim Spiral Detail



- ① MAINLINE FITTING
② CRUI BLOCK
③ GALVANIZED NIPPLE
④ 24" TO 36" GALVANIZED NIPPLE
⑤ LATERAL PIPE
⑥ REDUCER BUSHING
⑦ AUTOMATIC VALVE (SEE LEGEND)
⑧ GRAVEL
⑨ GALVANIZED NIPPLE
⑩ GALVANIZED ELBOW
- ⑪ WATERPROOF WIRE CONNECTOR
⑫ WIRE EXPANSION LOOPS
⑬ VALVE BOX
⑭ FINISH GRADE
⑮ GALVANIZED NIPPLE - 1/2" TO 3/4" LENGTH
⑯ ATMOSPHERIC VACUUM BREAKER
⑰ GALVANIZED STREET ELB.
⑱ TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

STREET TREE REQUIREMENTS

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

Name of Street: San Pedro Drive N.E.
Required # 2 Provided # 2

Name of Street: Anahelm Avenue N.E.
Required # 4 Provided # 4

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 5 Provided # 5

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 infield 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.

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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 Fe Brown Gravel over Filter Fabric to a minimum depth of 3" 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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

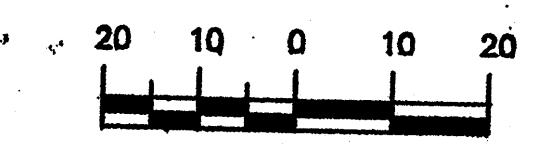
TOTAL LOT AREA	21620	square feet
TOTAL BUILDINGS AREA	6050	square feet
NET LOT AREA	21570	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3236	square feet

TOTAL BED PROVIDED	5606	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4204	square feet
TOTAL GROUNDCOVER PROVIDED	4206 (75%)	square feet

TOTAL SOD AREA (max. 20% of landscape required) 0 square feet

TOTAL LANDSCAPE PROVIDED 5606 (21%) square feet

GRAPHIC SCALE

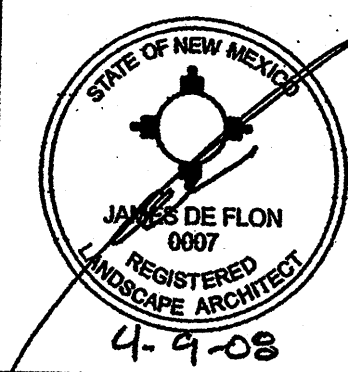


SCALE: 1"=20'

LARRY READ & ASSOCIATES
Civil Engineers
2430 Midtown Place, NE Suite C
Albuquerque, New Mexico 87107
(505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2-5-08	RMM	cmj
2	4-9-08		
3			
4			

LANDSCAPE PLAN



Lot 16, Block 16
North Albuquerque Acres
Tract A, Unit B
ALBUQUERQUE, NM

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reprinted or copied unless applicable fees have been paid or job order placed.

DRAWING NAME: PROTECT BUILDING SHEET