

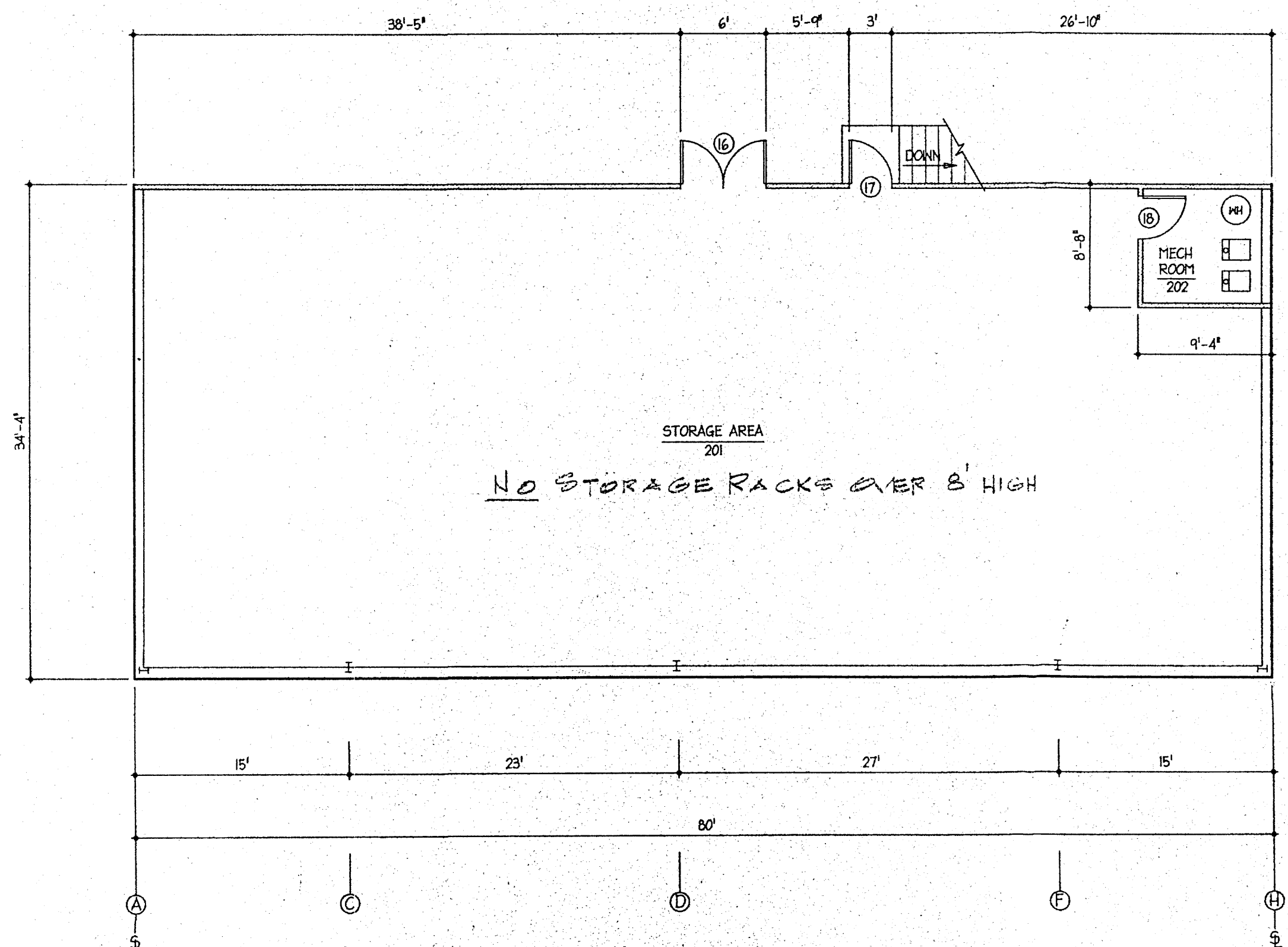
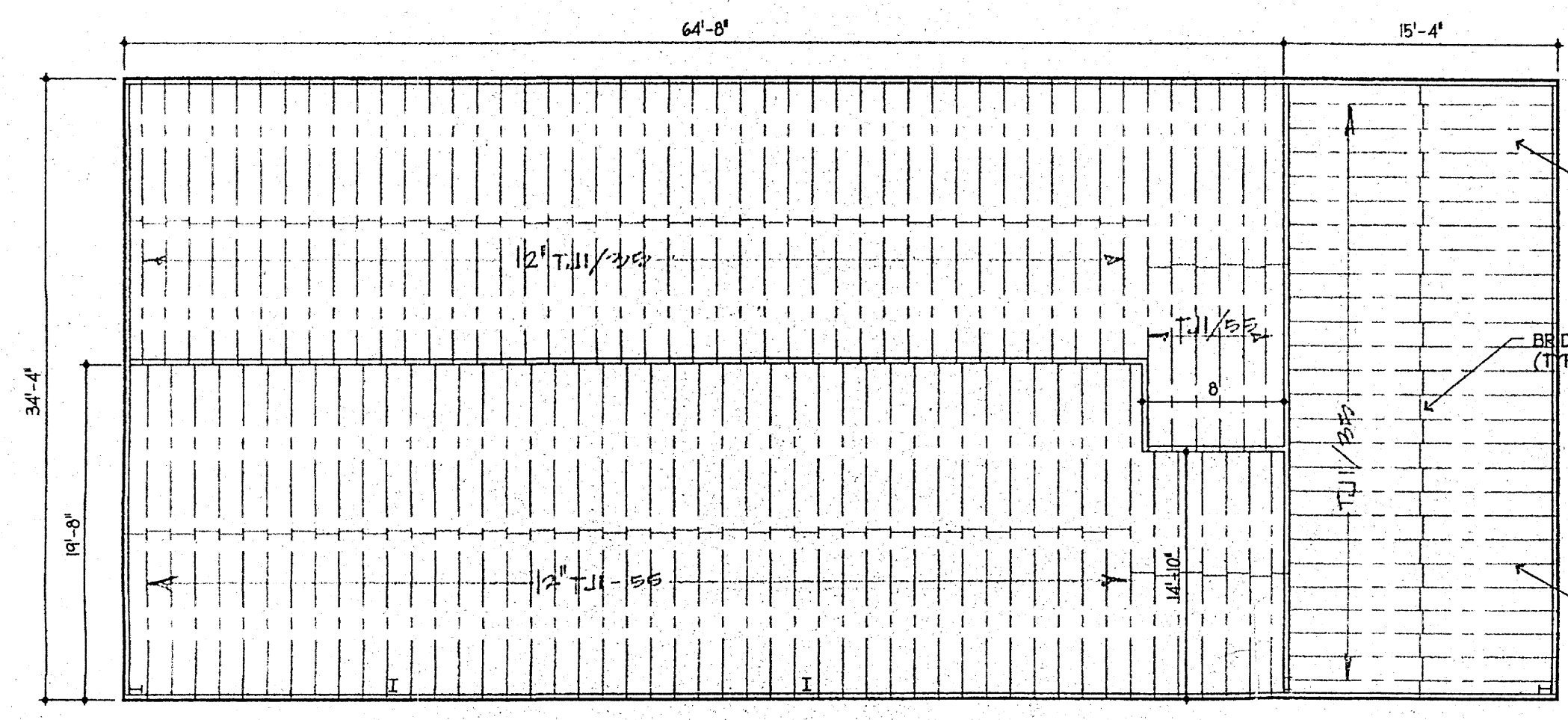
DOOR SCHEDULE:

DOOR #	DOOR/ FRAME	HARDWARE
1	B	K, L, N, O
2	B	K, L, N, O
3	C	K, L, O, Q, R
4	B	K, L, O, R
5	B	K, L, O, R
6	A	K
7	A	K
8	A	K
9	A	K
10	A	K
11	D	L, N, O, P, S
12	A	K
13	A	K
14	A	K
15	A	K
16	C	K, L, O, Q, R
17	B	K, L, O, R
18	B	K, L, O, R

DOOR HARDWARE:

DOOR #	HARDWARE
I	PRIVACY SET
J	PASSAGE SET
K	LEVER LOCK SET
L	CLOSER
M	PUSH-PULL
N	THRESHOLD
O	WEATHERSTRIP-SWEEP
P	KEY - LOCK, PUSH BAR
Q	HEAD-FOOT BOLT
R	SMOKE SEAL
S	12" KICK PLATE

ALL HARDWARE TO BE US 26-D FINISH, EXCEPT FOR GLASS DOORS.



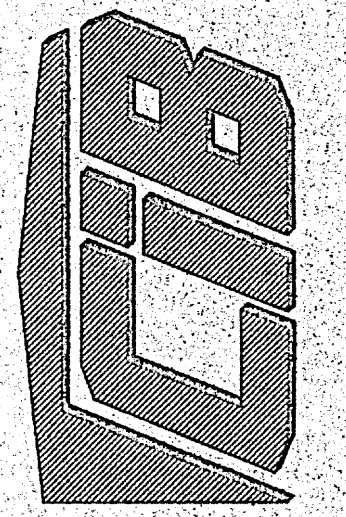
FLOOR PLAN

A NEW FACILITY FOR PLUMB MECHANICAL

COMMERCIAL BUILDERS, Inc.

General Contractors

CONTRACT NO. 701-04
 602-978-8888
 FAX 602-978-0080

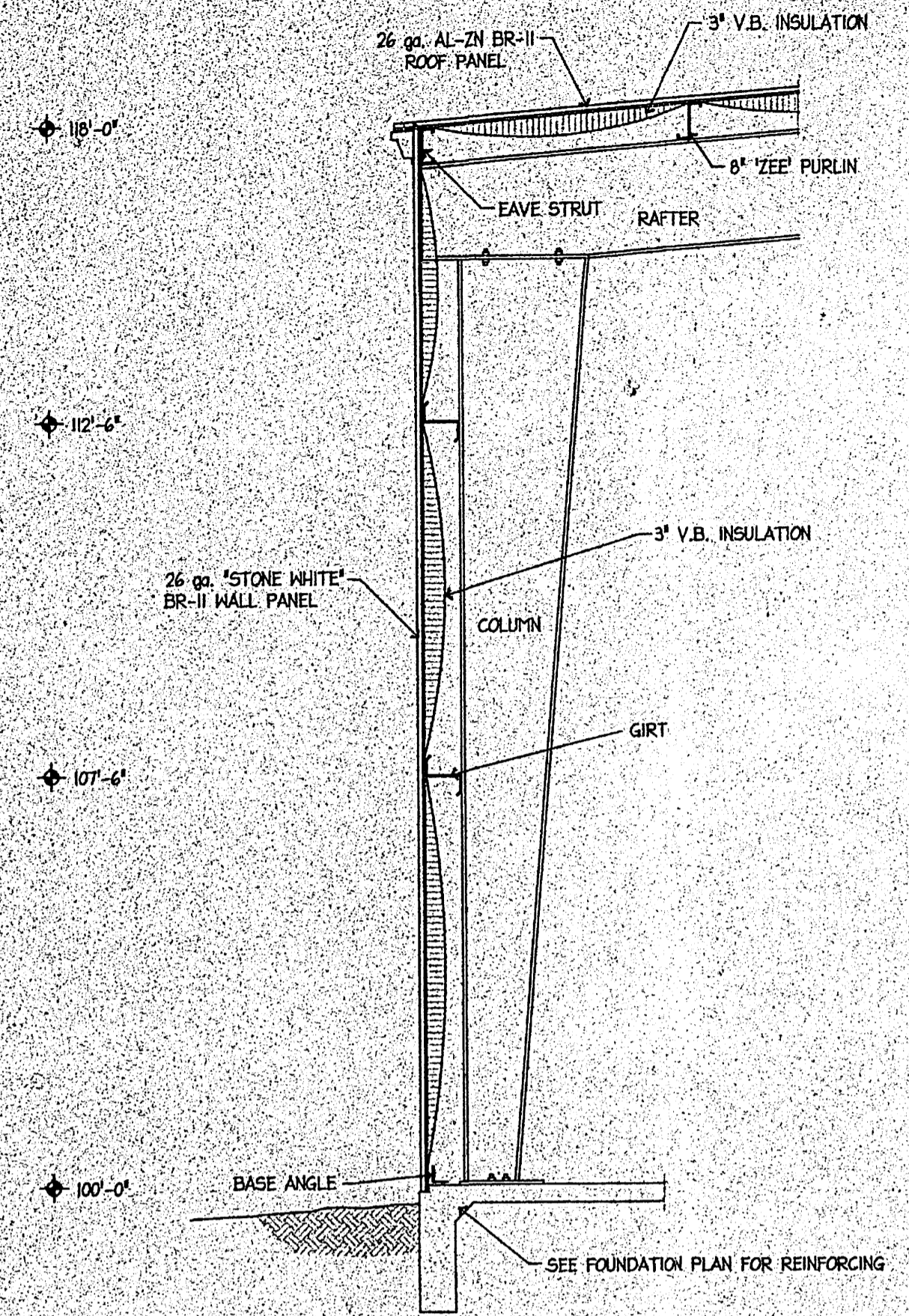


Revisions
 (1) REVISED FOR THE CITY OF ALB, N.H. 4-9-98

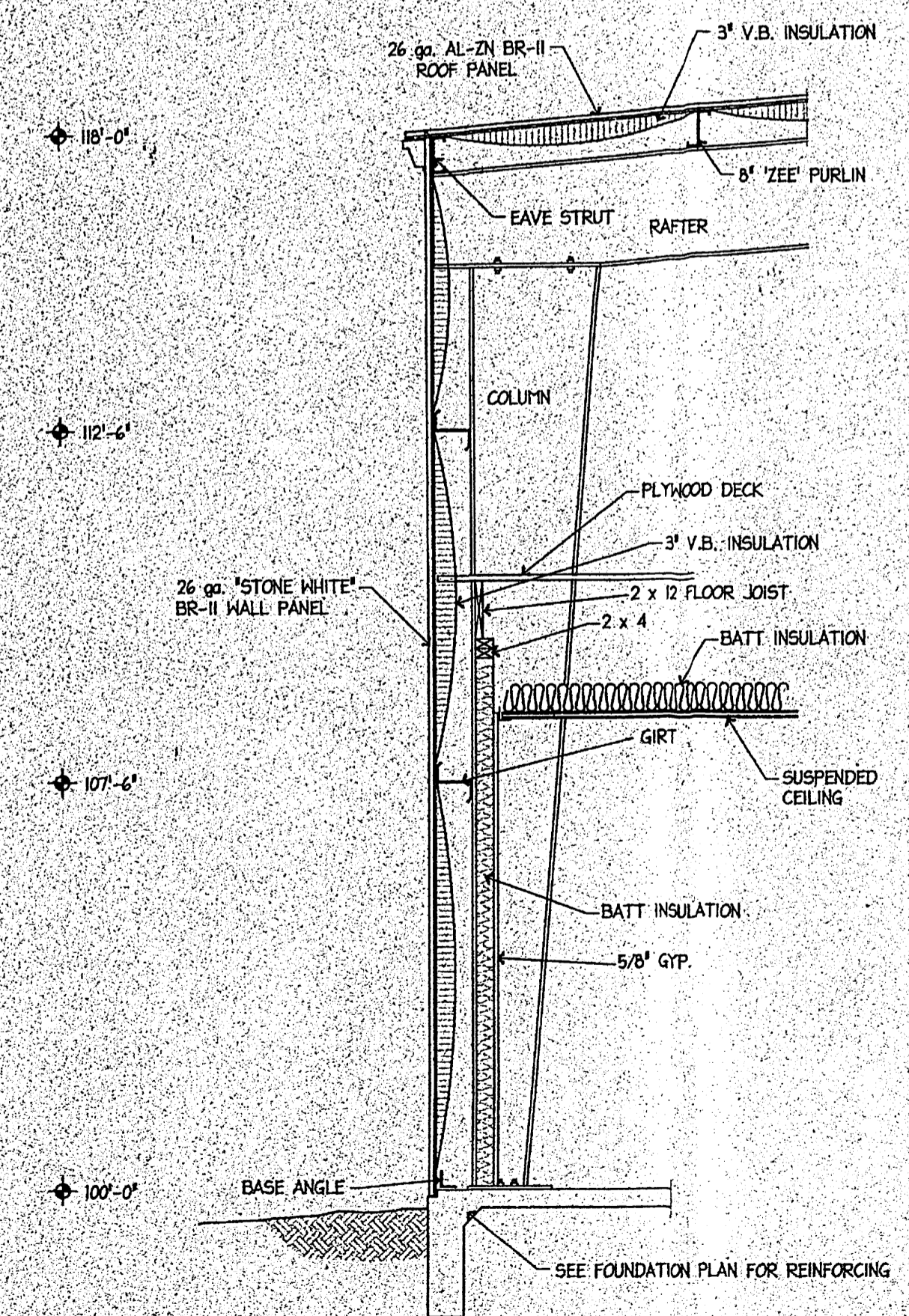
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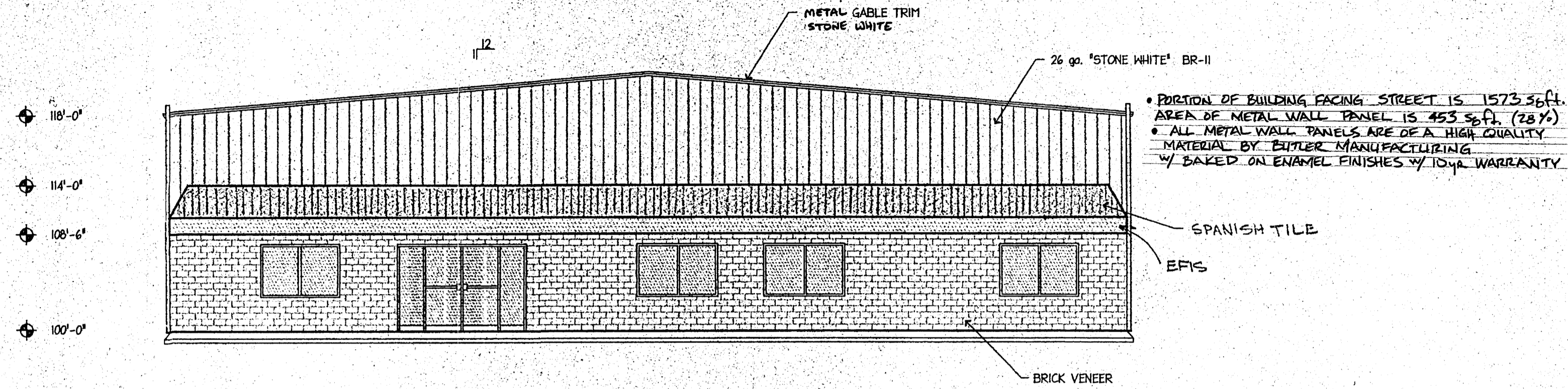
Job #: 8721
 Date: 4-14-98
 Page #: 3 of 9



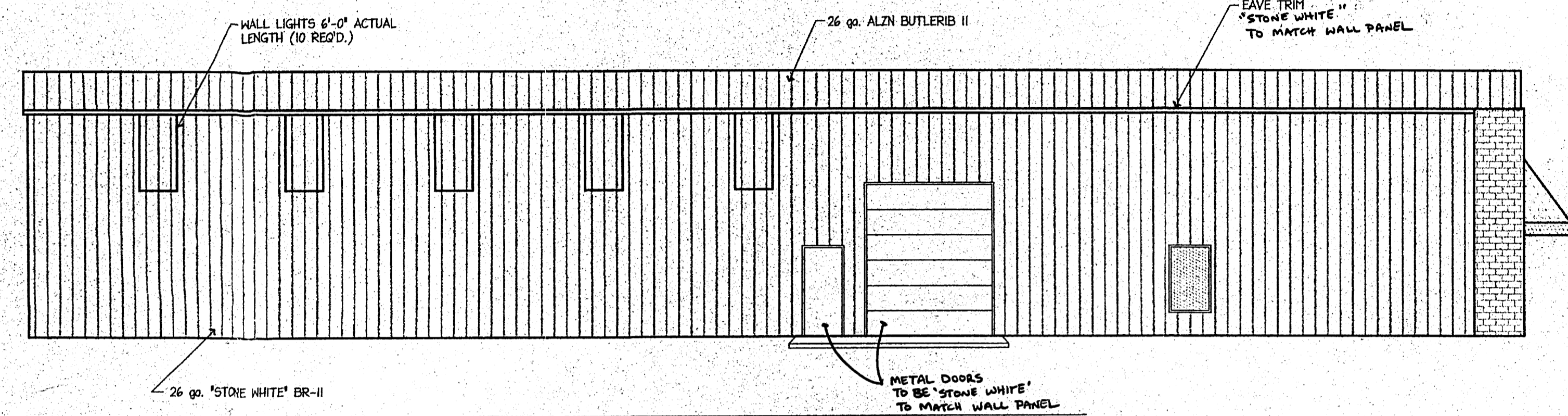
701 STRUCTURE IN SHOP SCALE: 1/8" = 1'-0"



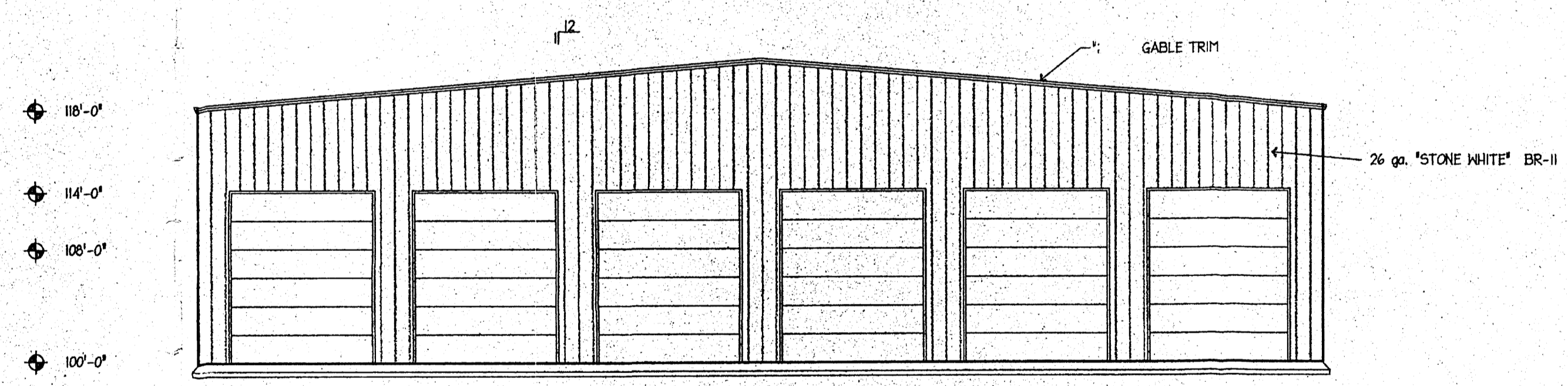
702 STRUCTURE @ SIDEWALL SCALE: 1/8" = 1'-0"



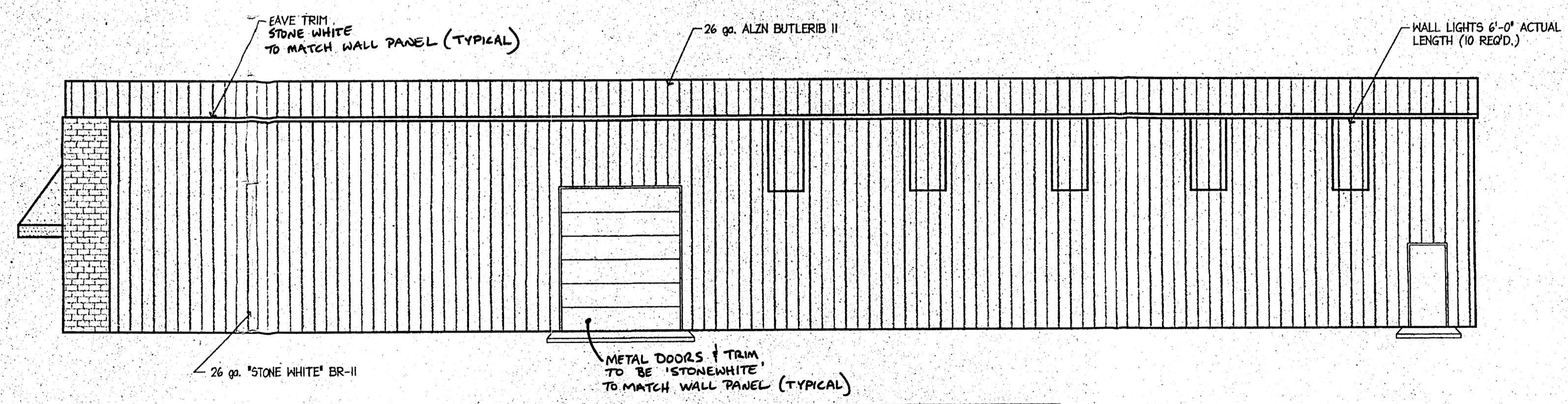
703 FRONT ELEVATION SCALE: 1/8" = 1'-0"



704 FRONT ELEVATION SCALE: 1/8" = 1'-0"



705 FRONT ELEVATION SCALE: 1/8" = 1'-0"



706 FRONT ELEVATION SCALE: 1/8" = 1'-0"

• PORTION OF BUILDING FACING STREET IS 1573.36 FT.
 AREA OF METAL WALL PANELS IS 453 SQ. FT. (28%)
 • ALL METAL WALL PANELS ARE OF A HIGH QUALITY
 MATERIAL BY BUTLER MANUFACTURING
 W/ BAKED ON ENAMEL FINISHES W/ 10YR WARRANTY

ELEVATIONS

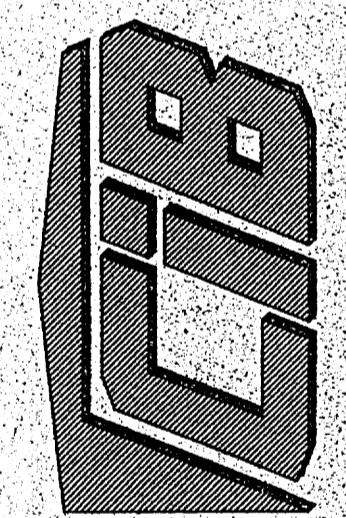
**A NEW FACILITY for
 PLUMB MECHANICAL**

**COMMERCIAL
 INDUSTRIAL
 BUILDERS, INC.**

General Contractors

800-378-8888
 Fax: 378-8438

8801 Bessie 1157
 Amarillo, TX 79104



Revisions

(1) REVISED FOR THE CITY OF ALB., NM	4-9-98
(2) REVISED FOR THE CITY OF ALB., NM	7-15-98

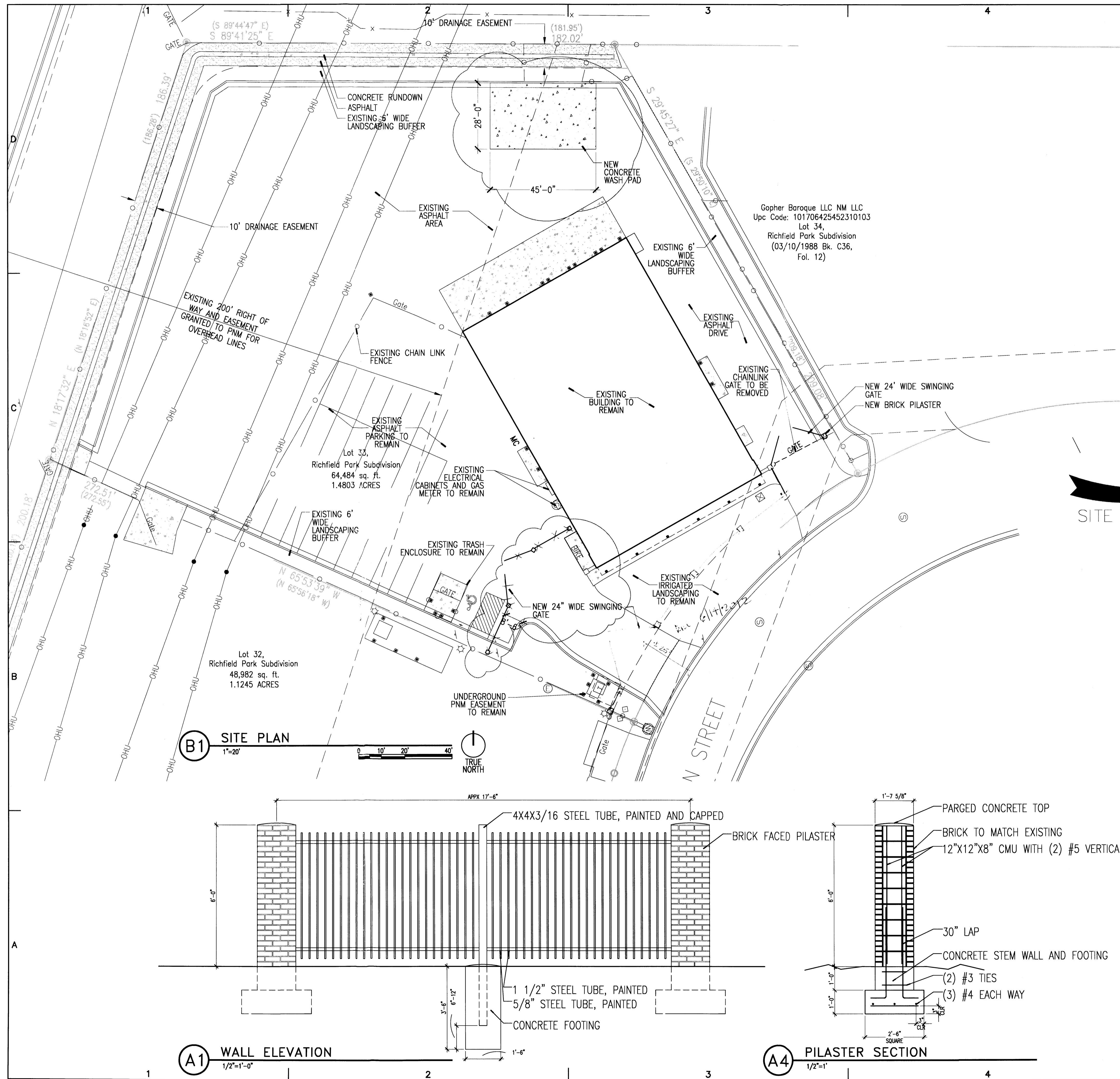
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Job #: 9721

Date: 4-14-98

Page #:



NOTES

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

9005 WASHINGTON STREET NE
 OWNER: VERMEER SALES SOUTHWEST, INC.
 EXISTING ZONING: SU-2 FOR IP
 DRB NUMBER: 98-182/ SP98-150

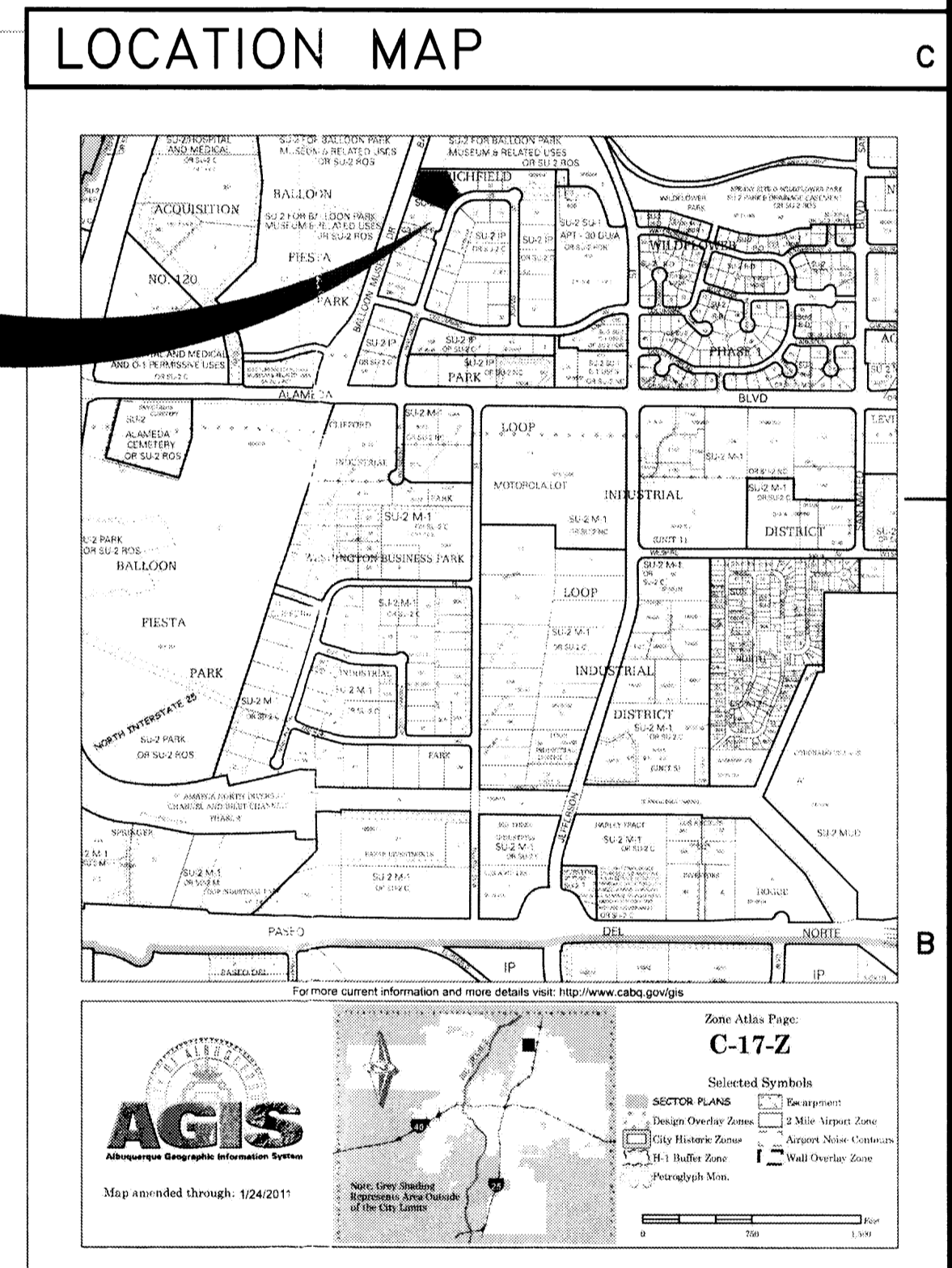
ADMINISTRATIVE AMENDMENT
 FILE # _____ PROJECT # _____

APPROVED BY _____ DATE _____

ARCHITECTURE

ARIA ARCHITECTURE LLC
 227 JEFFERSON STREET NORTHEAST
 ALBUQUERQUE | NEW MEXICO | 87108
 PHONE | 505.506.2314 | 505.573.5583

VERMEER SALES SOUTHWEST
 9005 WASHINGTON ST NE
 ALBUQUERQUE, NM



AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



PROJECT NUMBER: 98-182/ SP98-150
APPLICATION NUMBER: XXXX

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

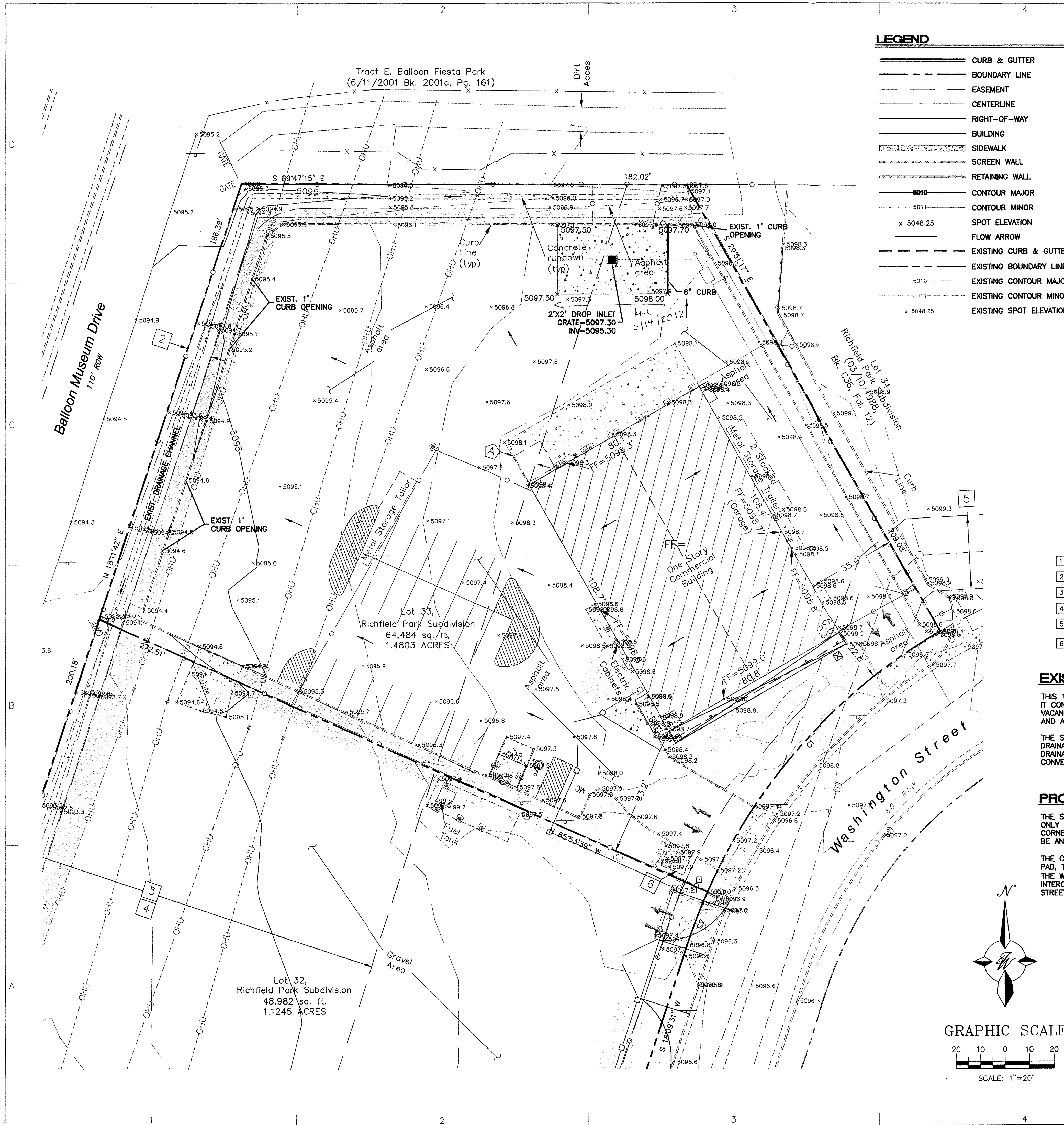
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
City Metropolitan Redevelopment Agency	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	Date

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	DRB-AA	
PROJECT NO	1107.1	
CAD DWG FILE	1107.1-AS101.DWG	
DRAWN BY	KKL	
CHECKED BY	KKL	
DATE	3/5/2012	

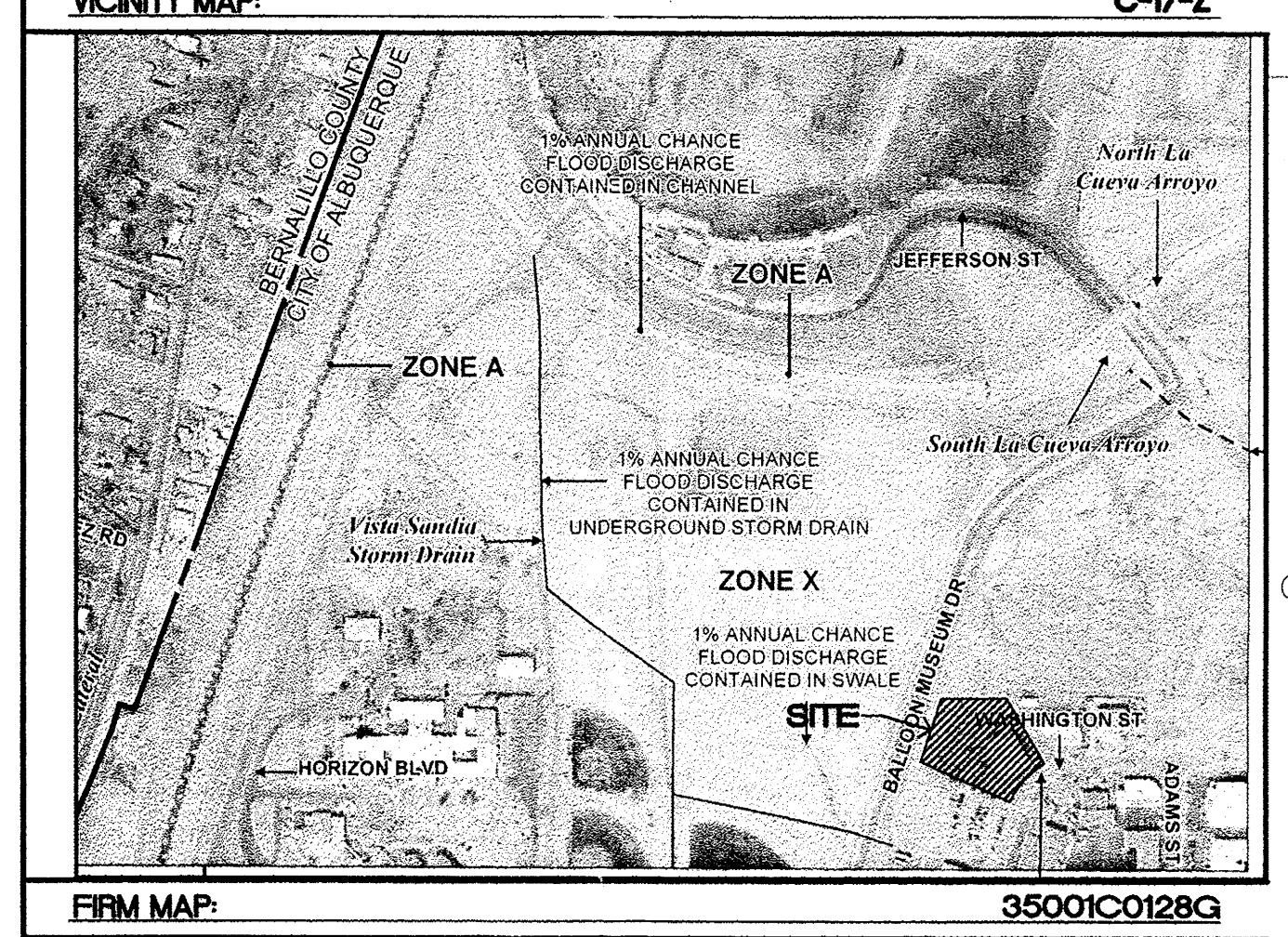
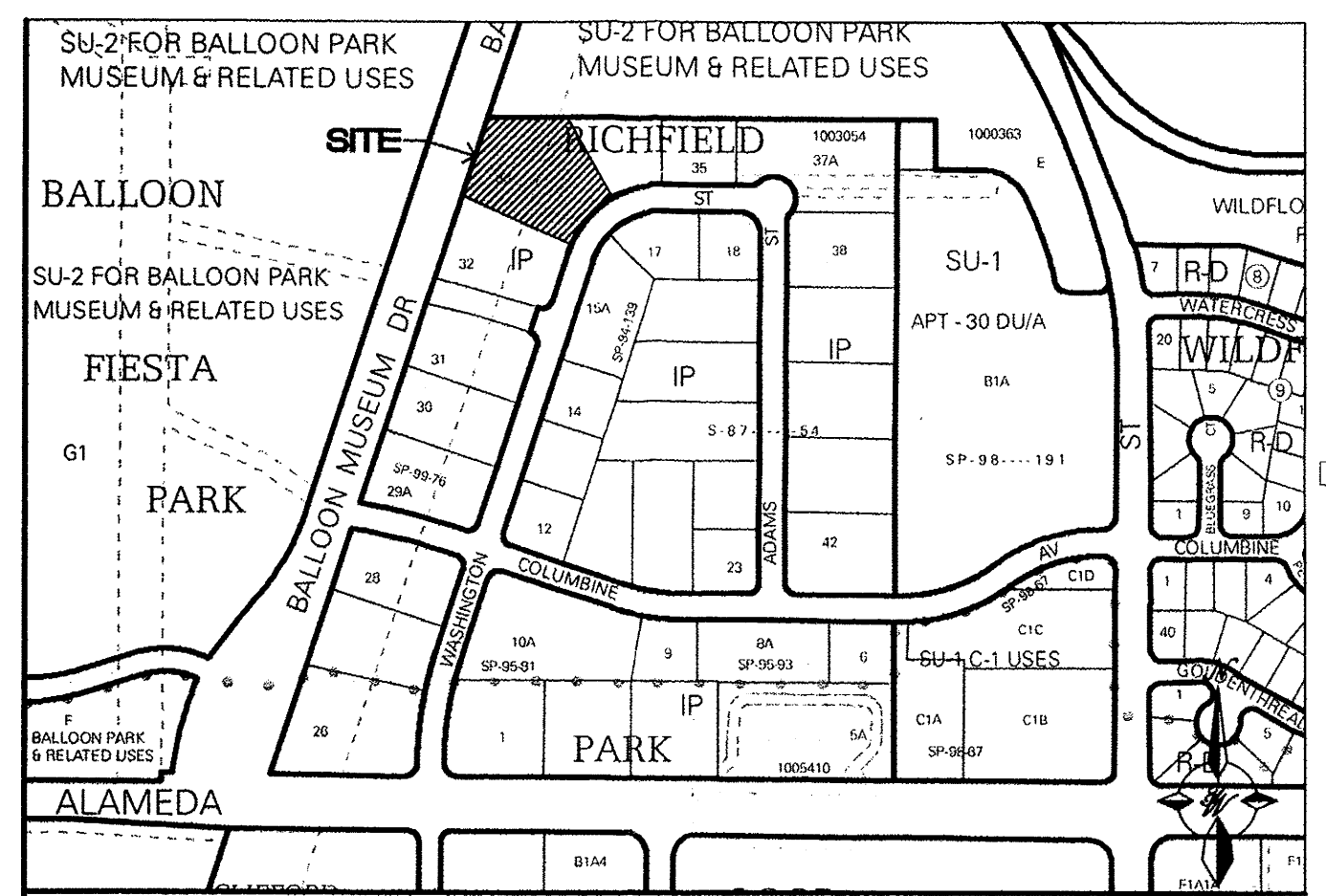
SITE DEVELOPMENT PLAN

AS101



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



EASEMENTS

- EXISTING 10 FOOT POWER AND COMMUNICATION EASEMENT (BK. C36, FOL. 12)
- EXISTING 10 FOOT PRIVATE DRAINAGE EASEMENT (BK. C36, FOL. 12)
- EXISTING 200 FOOT PUBLIC UTILITY EASEMENT (BK. C36, FOL. 12) AND (D390, PG. 99)
- RIGHT-OF-WAY EASEMENT (6/24/1957, BK. D390, PG. 99)
- PORTION OF SANITARY SEWER EASEMENT (3/10/1988 BK. C36, PG. 12)
- APPROXIMATE LOCATION OF EXISTING TRANSFORMER EASEMENT (12/16/1998, DOC. #1998162006)

EXISTING SITE DRAINAGE

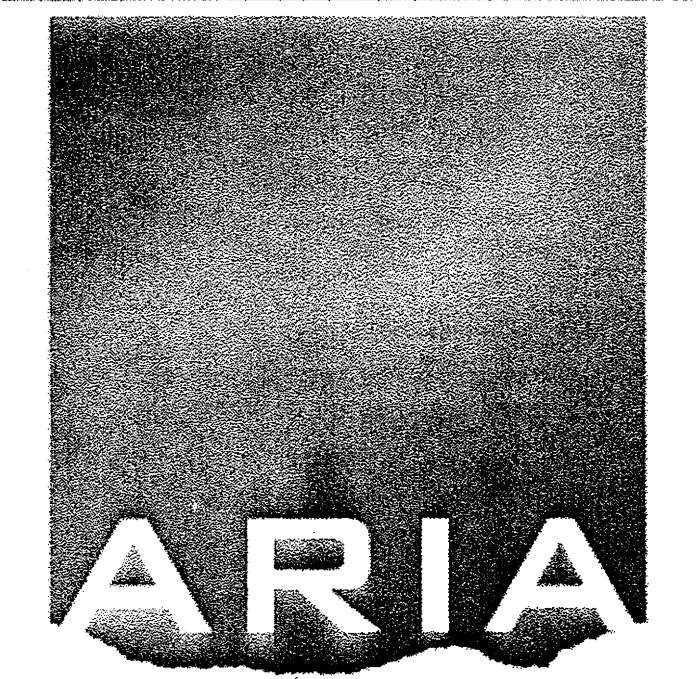
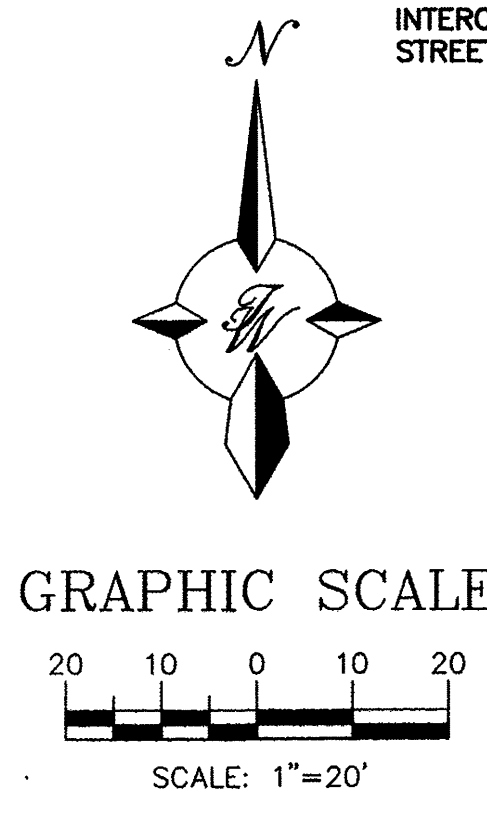
THIS 1.48 ACRE SITE IS LOCATED AT 9005 WASHINGTON STREET, JUST NORTH OF ALAMEDA BLVD. IT CONSISTS OF AN EXISTING WAREHOUSE AND ASPHALT PARKING LOT. THE SITE IS BOUNDED BY A VACANT LOT ON THE SOUTH, WASHINGTON ST. ON THE EAST, BALLOON MUSEUM DR. ON THE WEST AND AN EXISTING BUSINESS ON THE NORTH.

THE SITE CURRENTLY DRAINS FROM SOUTHEAST TO NORTHWEST AND DRAINS INTO AN EXISTING DRAINAGE CHANNEL ALONG THE NORTH AND WEST PROPERTY LINE THROUGH CURB OPENINGS. THE DRAINAGE CHANNEL DRAINS TO A CITY CHANNEL TO THE SOUTH AND THE STORM WATER IS CONVEYED TO AN EXISTING DROP INLET.

PROPOSED SITE DRAINAGE

THE SITE WILL CONTINUE TO FOLLOW THE HISTORICAL DRAINAGE PATTERN AS IT SITS TODAY. THE ONLY SITE IMPROVEMENT BEING PROPOSED IS TO CONSTRUCT A WASH PAD IN THE NORTHEAST CORNER OF THE SITE. THIS CONCRETE PAD WILL REPLACE EXISTING ASPHALT SO THERE WILL NOT BE AN INCREASE IN STORM WATER DISCHARGE FROM THE SITE.

THE CONCRETE WASH AREA WILL BE INVERTED AND DRAIN TO A 2'x2' INLET IN THE CENTER OF THE PAD, THUS SLIGHTLY DECREASING THE STORM WATER DISCHARGE FROM THE SITE. THE WATER IN THE WASH AREA WILL BE COLLECTED IN THE INLET AND PASSED THROUGH A 500 GALLON OIL/SAND INTERCEPTOR PRIOR TO BEING DISCHARGED TO THE EXISTING SANITARY SEWER IN WASHINGTON STREET.



ARCHITECTURE
ARIA ARCHITECTURE LLC
 227 JEFFERSON STREET NORTHEAST
 ALBUQUERQUE | NEW MEXICO | 87108
 PHONE | 505.506.2314 | 505.573.5583

**VERMEER SALES
 SOUTHWEST
 NEW WASH PAD**

9005 WASHINGTON ST NE
 ALBUQUERQUE, NM

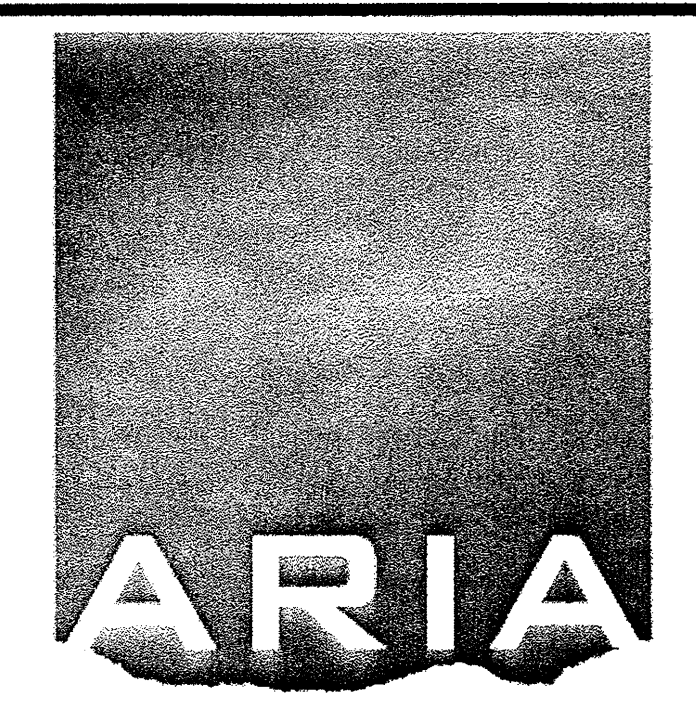
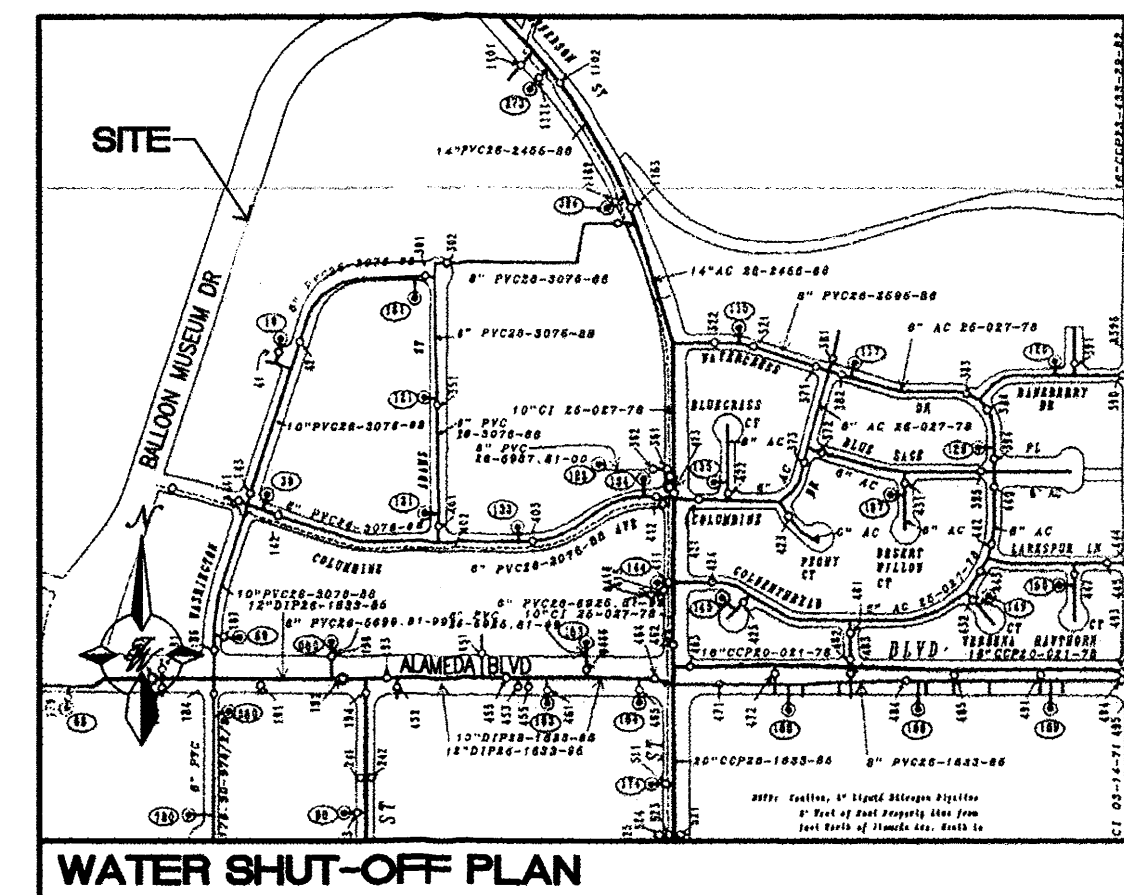
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	PERMIT	
PROJECT NO	1107.1	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	2/24/2012	

	VERMEER SALES SW WASHINGTON ST NE	DRAWN BY DY DATE 2/23/12 2012006-GRB
	GRADING AND DRAINAGE PLAN	SHEET # C1
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2012006

Tract E, Balloon Fiesta Park
(6/11/2001 Bk. 2001c, Pg. 161)

NOTICE TO CONTRACTORS

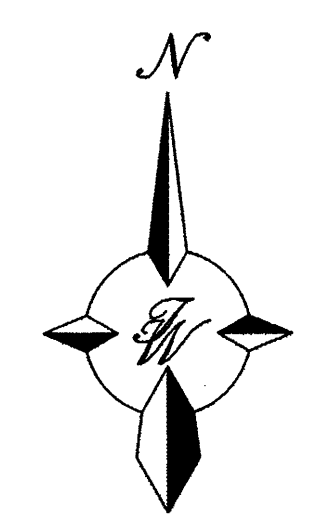
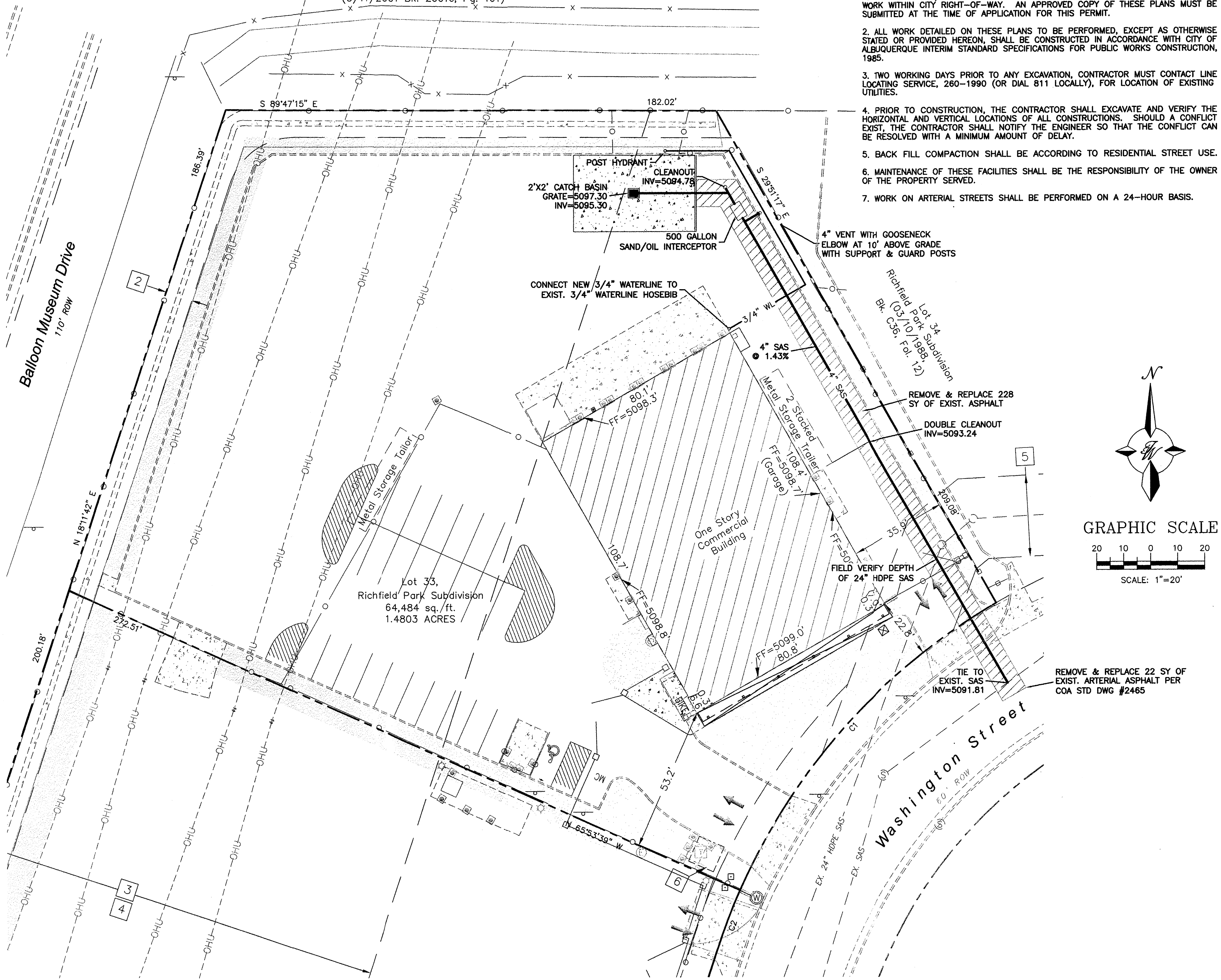
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL 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, 280-1990 (OR DIAL 811 LOCALLY), 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. BACK FILL 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.



ARIA ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

VERMEER SALES SOUTHWEST NEW WASH PAD

9005 WASHINGTON ST NE
ALBUQUERQUE, NM



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- ▭ SCREEN WALL
- ▭ RETAINING WALL
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - 36" SD STORM SEWER LINE
- - - 8" SAS SANITARY SEWER LINE
- - - 8" WL WATERLINE
- SINGLE CLEAN OUT
- ⊗ DOUBLE CLEAN OUT
- ⊙ EXISTING SD MANHOLE
- ⊙ EXISTING INLET
- ⊙ EXISTING SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS VALVE
- - - EXISTING OVERHEAD UTILITIES
- - - EX. UGR EXISTING UNDERGROUND UTILITIES
- - - EX. GAS EXISTING GAS
- - - EX. 8" SAS EXISTING SANITARY SEWER LINE
- - - EX. 10" WL EXISTING WATER LINE
- - - EX. 18" RCP EXISTING STORM SEWER LINE

GENERAL NOTES:

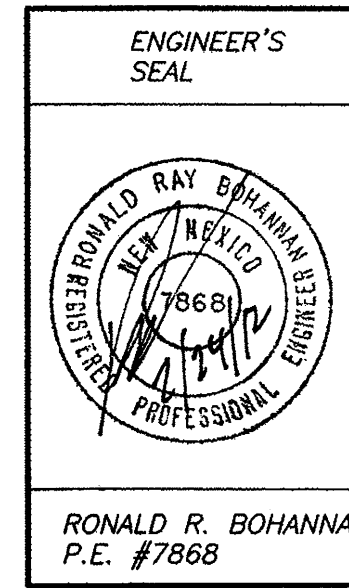
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

EASEMENTS

- 1 EXISTING 10 FOOT POWER AND COMMUNICATION EASEMENT (BK. C36, FOL. 12)
- 2 EXISTING 10 FOOT PRIVATE DRAINAGE EASEMENT (BK. C36, FOL. 12)
- 3 EXISTING 200 FOOT PUBLIC UTILITY EASEMENT (BK. C36, FOL. 12) AND (D390, PG. 99)
- 4 RIGHT-OF-WAY EASEMENT (6/24/1957, BK. D390, PG. 99)
- 5 PORTION OF SANITARY SEWER EASEMENT (3/10/1988 BK. C36, PG. 12)
- 6 APPROXIMATE LOCATION OF EXISTING TRANSFORMER EASEMENT (12/16/1998, DOC. #1998162006)

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.



VERMEER SALES SW WASHINGTON ST NE
MASTER UTILITY PLAN
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

ENGINEER'S SEAL	DRAWN BY DY	DATE 2/23/12
	DATE 2/23/12	2012006-MUB
	SHEET #	C2
	JOB #	2012006

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	PERMIT	
PROJECT NO	1107.1	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	2/24/2012	

City Of Albuquerque
Upc Code: 101706526507340201
Tract E
Plat of Balloon Fiesta Park
(6/11/2001 Bk. 2001c, Pg. 161)

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

**SHRUBS/ORNAMENTAL GRASSES
FIVE GAL.**



* SPANISH BROOM 2
Genista hispanica
5 Gal., 2'-4" Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf



RUSSIAN SAGE 4
Perovskia atriplicifolia
5 Gal., 18"-3' Inst./6' x 6' maturity
Water (M) Allergy (L) 36sf



BLUE MIST SPIREA 12
Caryopteris clandestina
5 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

GROUNDCOVERS

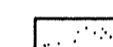


* TAM JUNIPER 14
Juniperus sabina Tamariscifolia
1 Gal., 6"-15" Inst./4' x 15' maturity
Water (L) Allergy (L) 225sf



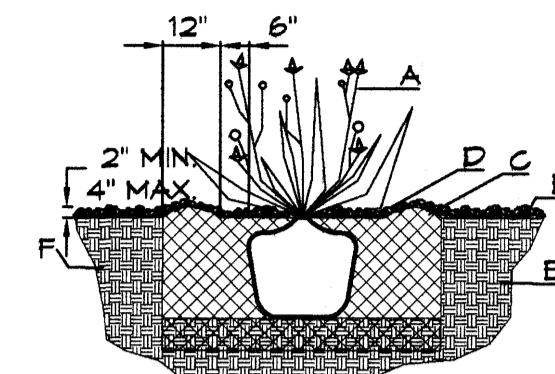
* HONEYSUCKLE 22
Lonicera japonica Halliana
1 Gal., 6"-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover

HARDSCAPES



EXISTING GRAVEL TO BE REMOVED AND NEW 3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH, SHALL BE APPLIED

* DENOTES EVERGREEN PLANT MATERIAL



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

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.

Grey 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 Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip system to be tied to 1/2" poly pipe with flush caps at each end.

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

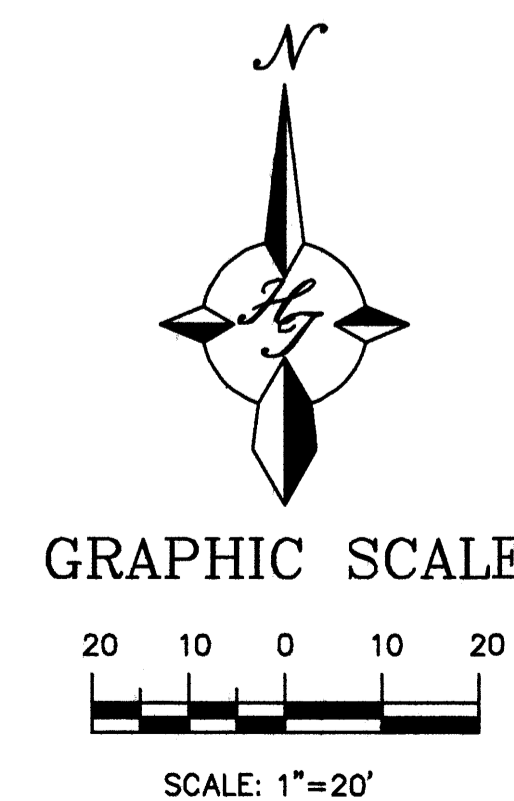
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Existing system and controller are assumed operable.

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	64484	square feet
TOTAL BUILDINGS AREA	10177	square feet
NET LOT AREA	54307	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8146	square feet
TOTAL BED PROVIDED	4934	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	3250	square feet
TOTAL GROUNDCOVER PROVIDED	3522 (81%)	square feet
TOTAL EXISTING LANDSCAPE AREA	3777	square feet
TOTAL LANDSCAPE PROVIDED	8111 (14.9%)	square feet



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 released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.



ARCHITECTURE

ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTH EAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

VERMEER SALES SOUTHWEST

9005 WASHINGTON NE
ALBUQUERQUE, NM

NEW CONCRETE WASH PAD AND NEW DECORATIVE WALL AND GATES



6/13/12

MARK DATE DESCRIPTION

REVISIONS

ISSUE PERMIT

PROJECT NO 1107.2

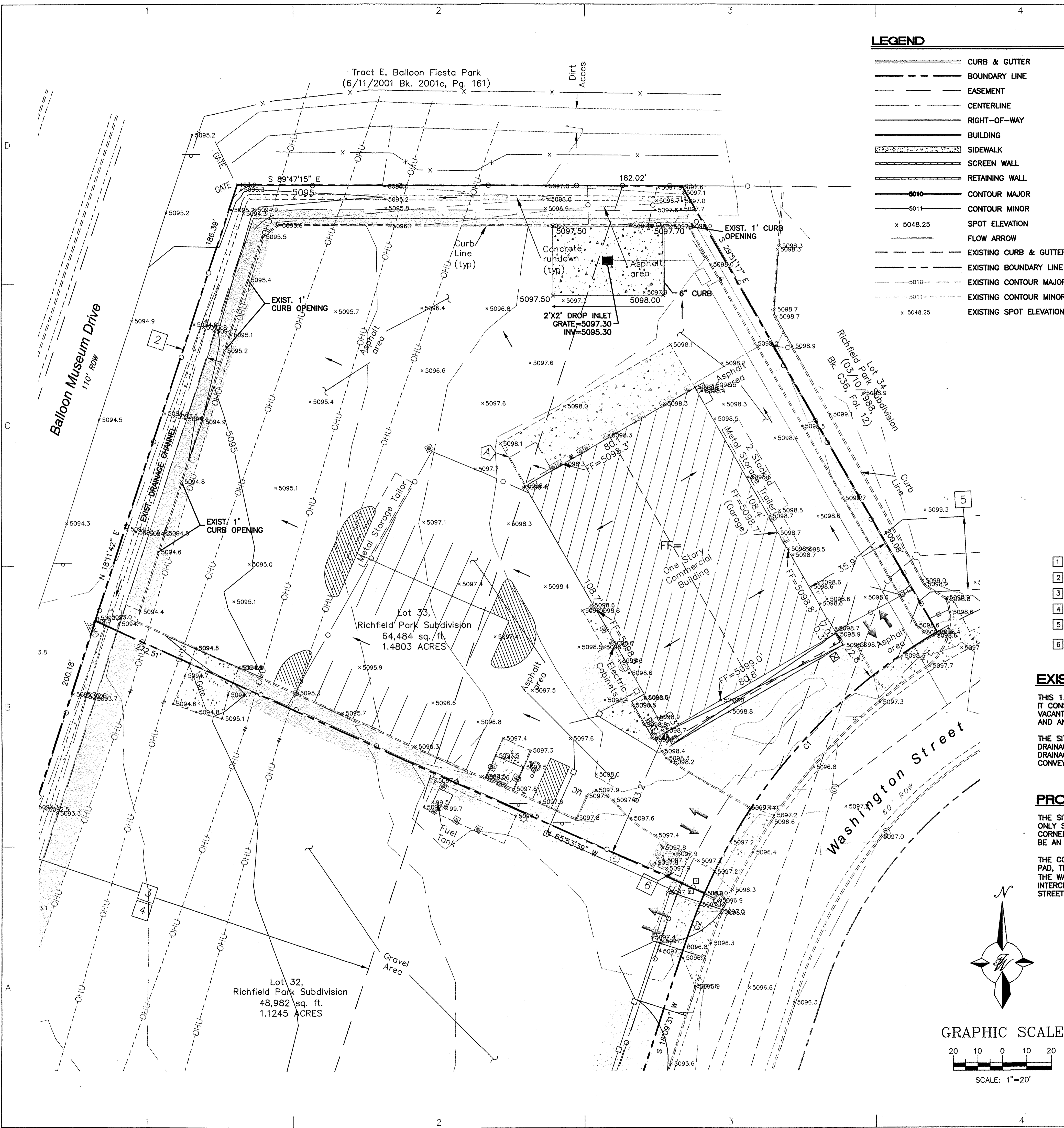
CAD DWG FILE

DRAWN BY

CHECKED BY

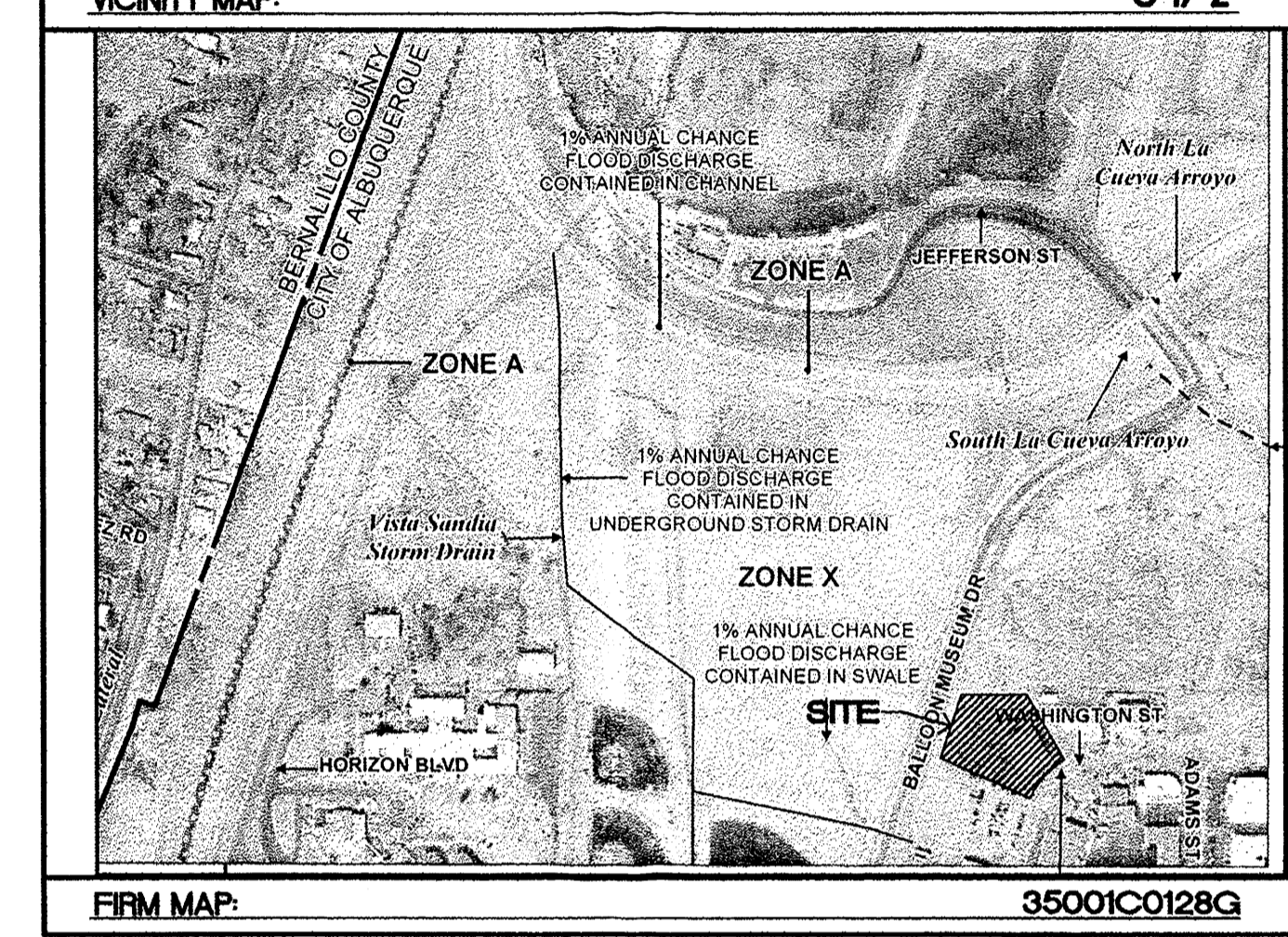
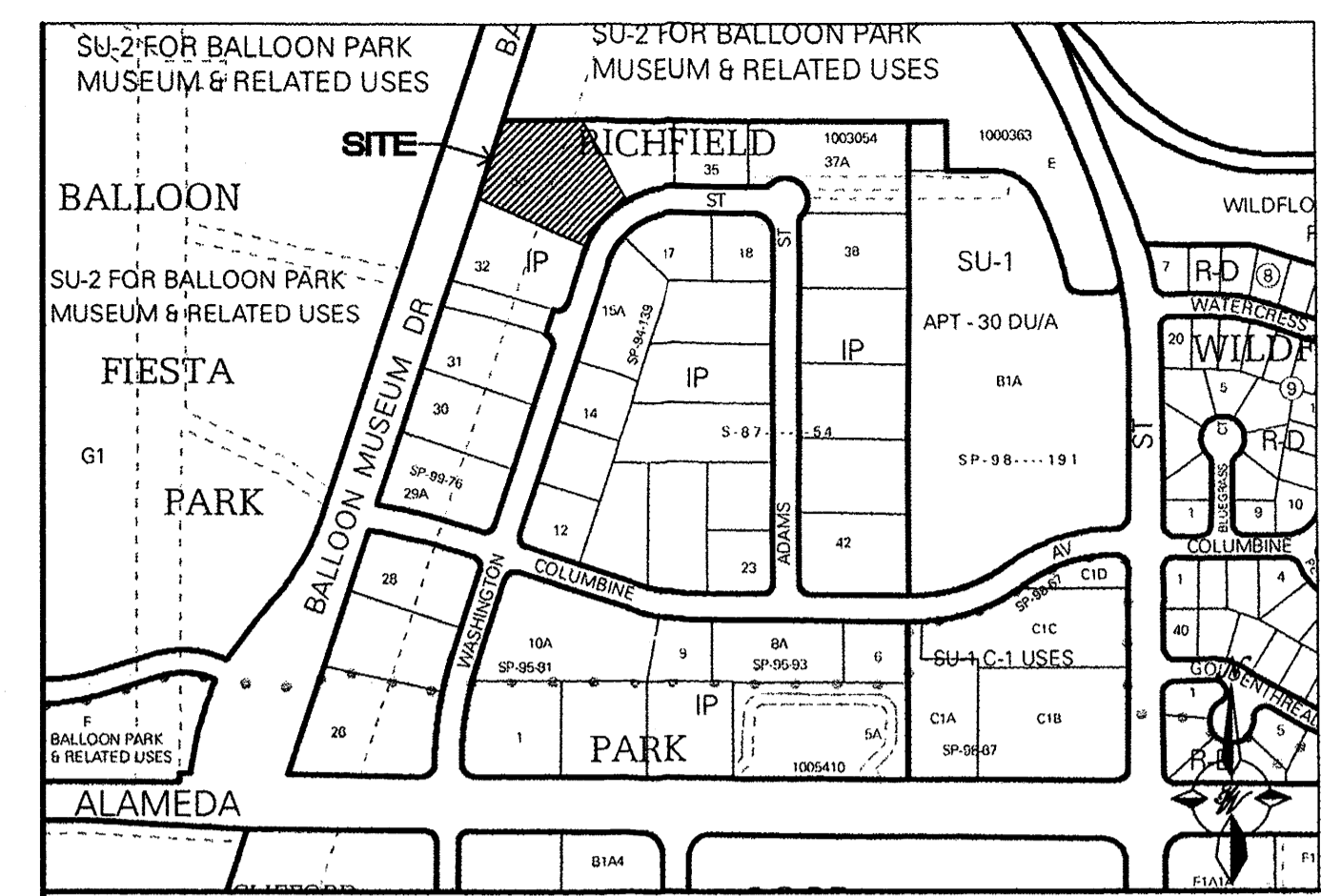
DATE 6/7/2012

LANDSCAPE PLAN



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



EASEMENTS

- EXISTING 10 FOOT POWER AND COMMUNICATION EASEMENT (BK. C36, FOL. 12)
- EXISTING 10 FOOT PRIVATE DRAINAGE EASEMENT (BK. C36, FOL. 12)
- EXISTING 200 FOOT PUBLIC UTILITY EASEMENT (BK. C36, FOL. 12) AND (D390, PG. 99)
- RIGHT-OF-WAY EASEMENT (6/24/1957, BK. D390, PG. 99)
- PORTION OF SANITARY SEWER EASEMENT (3/10/1988 BK. C36, PG. 12)
- APPROXIMATE LOCATION OF EXISTING TRANSFORMER EASEMENT (12/16/1998, DOC. #1998162006)

EXISTING SITE DRAINAGE

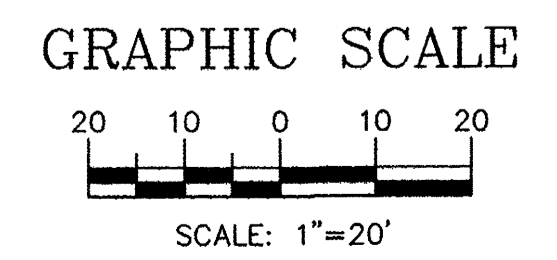
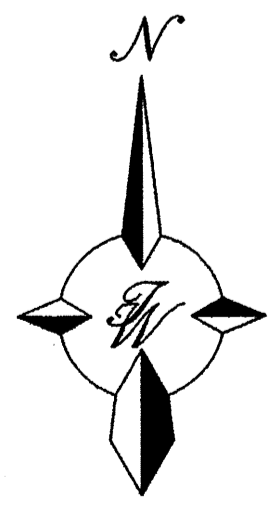
THIS 1.48 ACRE SITE IS LOCATED AT 9005 WASHINGTON STREET, JUST NORTH OF ALAMEDA BLVD. IT CONSISTS OF AN EXISTING WAREHOUSE AND ASPHALT PARKING LOT. THE SITE IS BOUNDED BY A VACANT LOT ON THE SOUTH, WASHINGTON ST. ON THE EAST, BALLOON MUSEUM DR. ON THE WEST AND AN EXISTING BUSINESS ON THE NORTH.

THE SITE CURRENTLY DRAINS FROM SOUTHEAST TO NORTHWEST AND DRAINS INTO AN EXISTING DRAINAGE CHANNEL ALONG THE NORTH AND WEST PROPERTY LINE THROUGH CURB OPENINGS. THE DRAINAGE CHANNEL DRAINS TO A CITY CHANNEL TO THE SOUTH AND THE STORM WATER IS CONVEYED TO AN EXISTING DROP INLET.

PROPOSED SITE DRAINAGE

THE SITE WILL CONTINUE TO FOLLOW THE HISTORICAL DRAINAGE PATTERN AS IT SITS TODAY. THE ONLY SITE IMPROVEMENT BEING PROPOSED IS TO CONSTRUCT A WASH PAD IN THE NORTHEAST CORNER OF THE SITE. THIS CONCRETE PAD WILL REPLACE EXISTING ASPHALT SO THERE WILL NOT BE AN INCREASE IN STORM WATER DISCHARGE FROM THE SITE.

THE CONCRETE WASH AREA WILL BE INVERTED AND DRAIN TO A 2'x2' INLET IN THE CENTER OF THE PAD, THUS SLIGHTLY DECREASING THE STORM WATER DISCHARGE FROM THE SITE. THE WATER IN THE WASH AREA WILL BE COLLECTED IN THE INLET AND PASSED THROUGH A 500 GALLON OIL/SAND INTERCEPTOR PRIOR TO BEING DISCHARGED TO THE EXISTING SANITARY SEWER IN WASHINGTON STREET.



ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

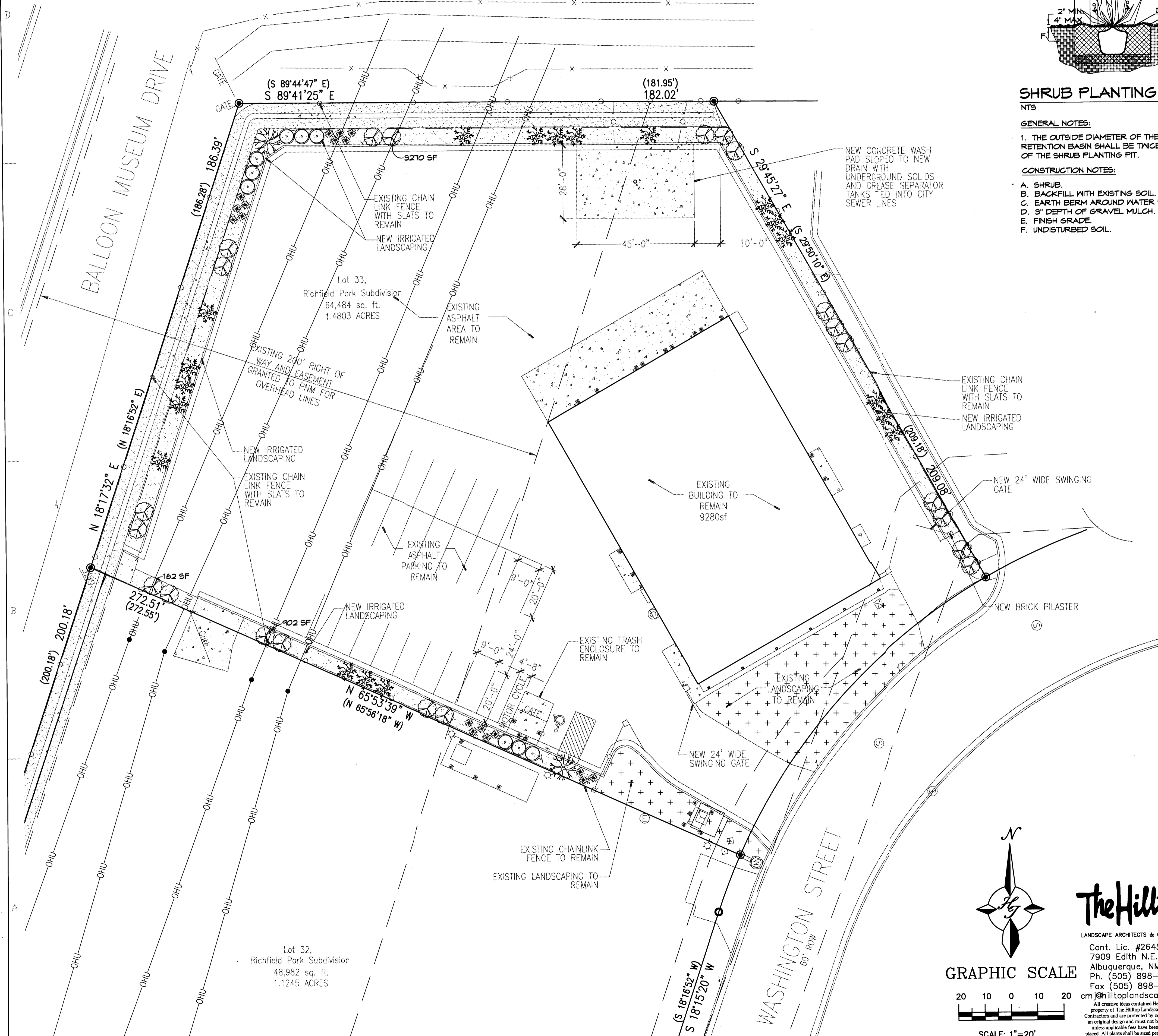
**VERMEER SALES
SOUTHWEST
NEW WASH PAD**

9005 WASHINGTON ST NE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		PERMIT
PROJECT NO	1107.1	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	2/24/2012	

	VERMEER SALES SW WASHINGTON ST NE	DRAWN BY DY DATE 2/23/12
	GRADING AND DRAINAGE PLAN	2012006-GRB
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C1 JOB # 2012006

City Of Albuquerque
Upc Code: 101706526507340201
Tract E
Plot of Balloon Fiesta Park
(6/11/2001 Bk. 2001c, Pg. 161)

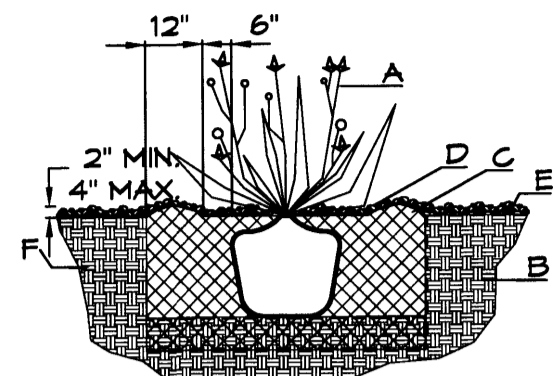


PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHRUBS/ORNAMENTAL GRASSES FIVE GAL.

- SPANISH BROOM 2
Genista hispanica
5 Gal., 2'-4" inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
- RUSSIAN SAGE 9
Perovskia atriplicifolia
5 Gal., 18"-3' inst./6' x 6' maturity
Water (M) Allergy (L) 36sf
- BLUE MIST SPIREA 18
Caryopteris clandestina
5 Gal., 12"-3' inst./3' x 3' maturity
Water (M) Allergy (L) 9sf



SHRUB PLANTING DETAIL

- NTS
- GENERAL NOTES:**
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
 - B. BACKFILL WITH EXISTING SOIL.
 - C. EARTH BERM AROUND WATER RETENTION BASIN.
 - D. 3" DEPTH OF GRAVEL MULCH.
 - E. FINISH GRADE.
 - F. UNDISTURBED SOIL.

GROUNDCOVERS

- TAM JUNIPER 19
Juniperus sabinia Tamariscifolia
1 Gal., 6"-15" inst./4' x 15' maturity
Water (L) Allergy (L) 225sf
- HONEYSUCKLE 22
Lonicera japonica Halliana
1 Gal., 6"-15" inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover

HARDSCAPES

- EXISTING GRAVEL TO BE REMOVED AND NEW 3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH, SHALL BE APPLIED

* DENOTES EVERGREEN PLANT MATERIAL

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.
Grey 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 Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip system to be tied to 1/2" poly pipe with flush caps at each end.
Run time per each shrub drip valve will be approximately 15 minutes per day. 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. Existing system and controller are assumed operable.

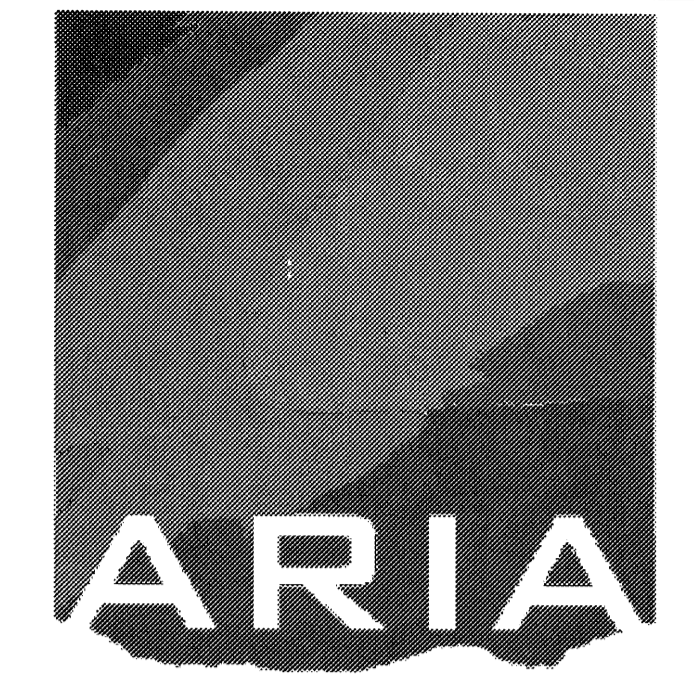
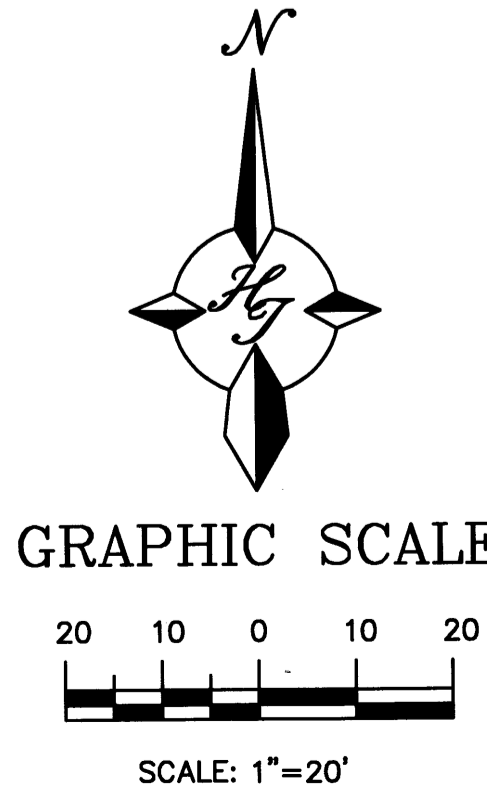
Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	64484	square feet
TOTAL BUILDINGS AREA	10177	square feet
NET LOT AREA	54307	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8146	square feet
TOTAL BED PROVIDED	4334	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	3250	square feet
TOTAL GROUNDCOVER PROVIDED	3522 (81%)	square feet
TOTAL EXISTING LANDSCAPE AREA	3771	square feet
TOTAL LANDSCAPE PROVIDED	8111 (14.9%)	square feet



LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com



ARCHITECTURE

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VERMEER SALES SOUTHWEST

9005 WASHINGTON NE
ALBUQUERQUE, NM

NEW CONCRETE WASH PAD AND NEW DECORATIVE WALL AND GATES



MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		PERMIT
PROJECT NO		1107.2
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE		6/7/2012

LANDSCAPE PLAN