

PROJECT NUMBER: 1009577
 APPLICATION NUMBER: 13082-70461
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
 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 WITH IN THE PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 DISB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
 Traffic Engineer, Transportation Division 5-30-13 date
 Water Utility Development 6/11/13 date
 Parks and Recreation Department 4-10-13 date
 City Engineer 4-10-13 date
 Environmental Health Department _____ date
 Solid Waste Management _____ date
 DRC Chairperson, Planning Department 7/24/2013 date
 *Environmental Health, if necessary

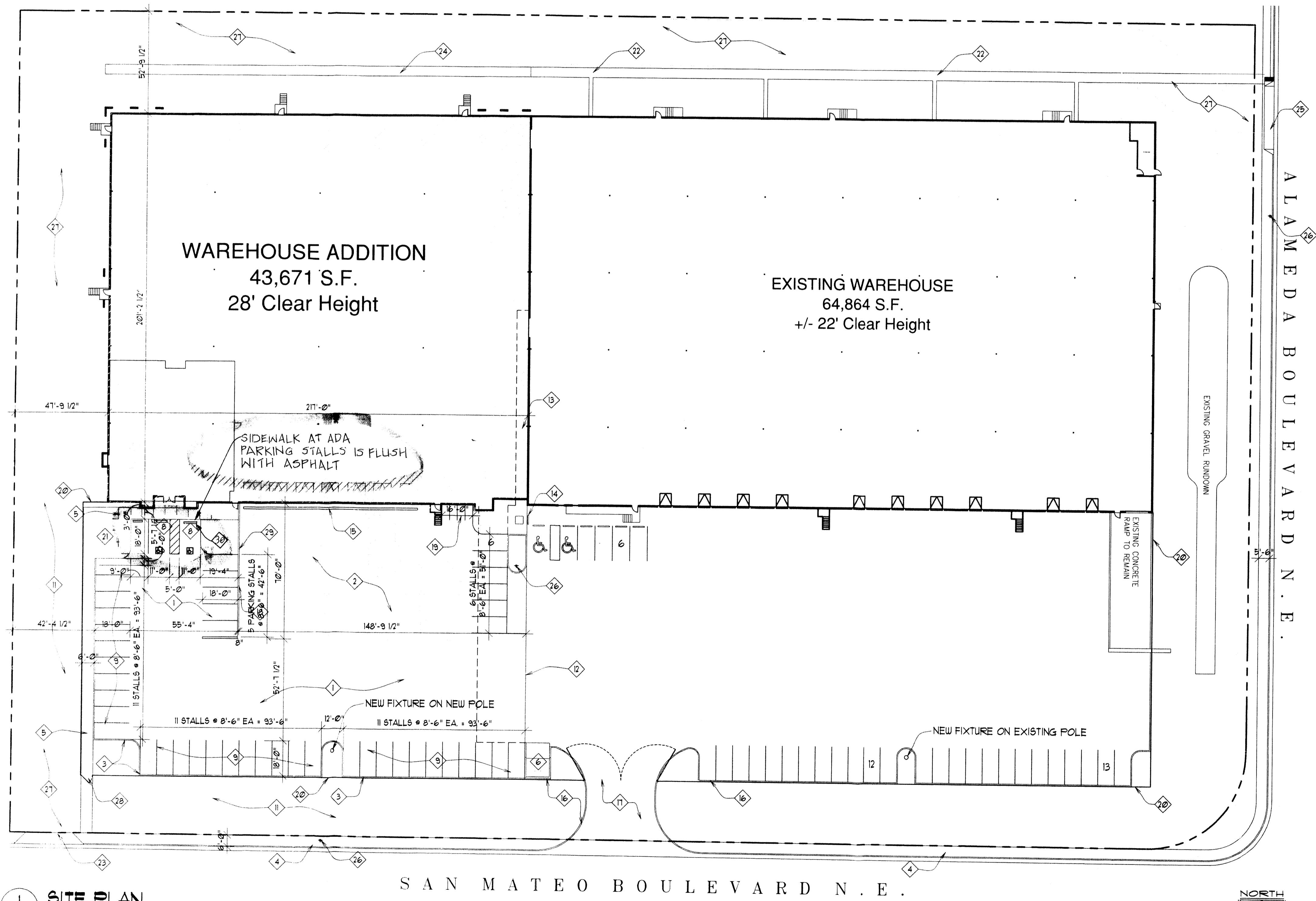


2 VICINITY MAP
 AS1
 SCALE: FEET
 NORTH ↑

SITE TABULATION	
ITEM	NUMBER
BUILDING AREA	
EXISTING WAREHOUSE	64,864 SF.
NEW WAREHOUSE ADDITION	43,671 SF.
TOTAL BUILT AREA	108,535 SF. (40%)
LANDSCAPE AREA (NET %)	58,325 SF. (36%)
IMPERVIOUS AREA	16,431 SF. (28%)
TOTAL AREA	270,201 SF.

PARKING TABULATION	
PARKING REQUIRED	
OFFICE	1/200 SF.
WAREHOUSE	4,606 NET SF. / 200
	12,000 SF.
	102,810 NET SF. / 2,000
TOTAL	75 STALLS
ADA PARKING REQUIRED	4 STALLS
ADA PARKING PROVIDED	4 STALLS
ADA PARKING REQUIRED	4 STALLS
TOTAL PROVIDED	79 STALLS

REVISIONS
 SHEET TITLE
SITE PLAN



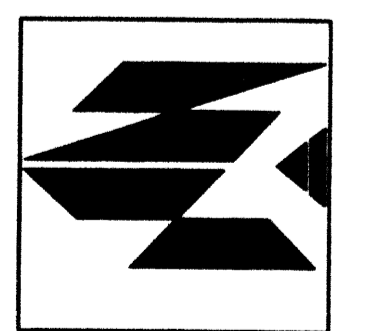
1 SITE PLAN
 AS1
 SCALE: 1" = 30'-0"
 FEET
 NORTH →

- SITE KEYED NOTES**
- 1 ASPHALT PAVING ON ROAD BASE - COORDINATE THICKNESS AND GRADING & DRAINAGE WITH CIVIL DRAWINGS
 - 2 6" CONCRETE SLAB ON 8" ROAD BASE - COORDINATE GRADING & DRAINAGE WITH CIVIL DRAWINGS
 - 3 STRAIGHT-BACK CONCRETE CURB OR CONCRETE CURB & GUTTER - COORDINATE WITH CIVIL DRAWINGS - SEE DETAIL
 - 4 EXISTING CONCRETE CURB-EDGE SIDEWALK TO REMAIN
 - 5 CONCRETE SIDEWALK
 - 6 EXISTING TRASH ENCLOSURE
 - 7 EXISTING PAVING TO BE REMOVED
 - 8 ACCESSIBLE PARKING STALL WITH SIGN TO MEET ALL REQUIREMENTS OF CABO/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT - SEE DETAIL 5/ AS2 FOR SIGN DETAIL
 - 9 PAINT 4" WIDE SOLID STRIPE - WHITE
 - 10 INTERNATIONAL SYMBOL OF ACCESSIBILITY - WHITE ON BLUE BACKGROUND
 - 11 LANDSCAPED AREA - SEE LANDSCAPE PLAN
 - 12 EXISTING EDGE OF CONCRETE PAVING
 - 13 EXISTING CONCRETE RAMP TO BE REMOVED
 - 14 EXISTING BICYCLE PARKING TO REMAIN- (4) STALLS TOTAL
 - 15 NEW TRENCH DRAIN- COORD. W/ CIVIL DWGS.
 - 16 EXISTING CONCRETE CURB TO REMAIN
 - 17 EXISTING CURB CUT TO REMAIN
 - 18 TILT CONCRETE RETAINING WALL COORD. HEIGHT W/ CIVIL DWGS.
 - 19 MOTOR CYCLE PARKING STALLS- PROVIDE PAINTED LETTERING (4) STALLS TOTAL
 - 20 NEW 6'-0" HIGH WROUGHT IRON FENCE AND GATES. REMOVE CHAIN LINK FENCE WHERE NECESSARY.
 - 21 CONCRETE PATIO
 - 22 EXISTING CONCRETE WATERWAY
 - 23 NEW CURBCUT FOR FIRE DEPARTMENT ACCESS
 - 24 NEW CONCRETE WATERWAY TO MATCH EXISTING- SEE CIVIL
 - 25 EXISTING CURBCUT FOR FIRE DEPARTMENT ACCESS
 - 26 EXISTING FIRE HYDRANT
 - 27 24'-0" WIDE FIRE DEPARTMENT ACCESS
 - 28 6'-0" PEDESTRIAN GATE
 - 29 42" HIGH GALVANIZED TUBE STEEL GUARD RAIL ALONG TOP OF RETAINING WALL WHERE GRADE CHANGE IS GREATER THAN 30"
 - 30 CONCRETE WHEEL STOP TYP

PROJECT/OWNER
AMERICAN TIRE WAREHOUSE ADDITION
 8701 SAN MATEO BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87113
 PRICE REALTY

ARCHITECT
 STATE OF NEW MEXICO
 RUSSELL L. NAYLOR
 NO. 5210
 REGISTERED ARCHITECT

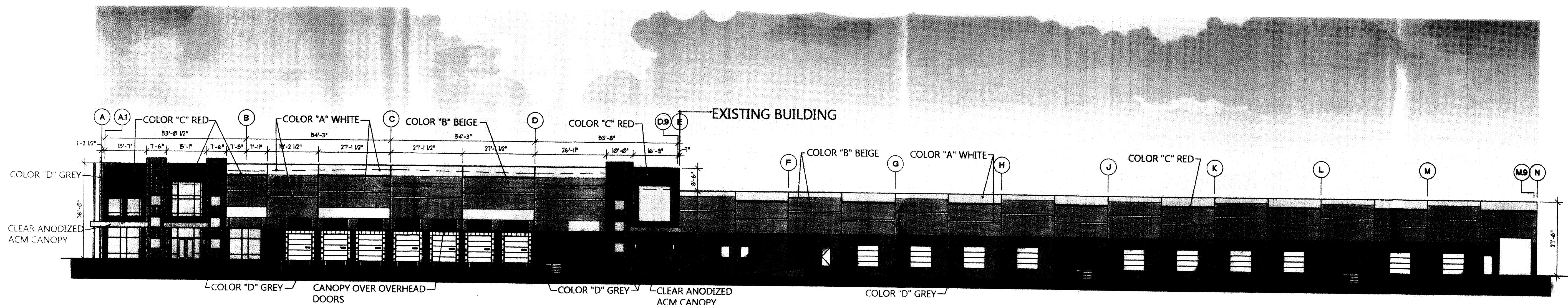
NICHOLS • NAYLOR
 ARCHITECTS
 1155 EAST WILMINGTON AVENUE SUITE 250
 SALT LAKE CITY, UTAH 84106 (801) 487-3330



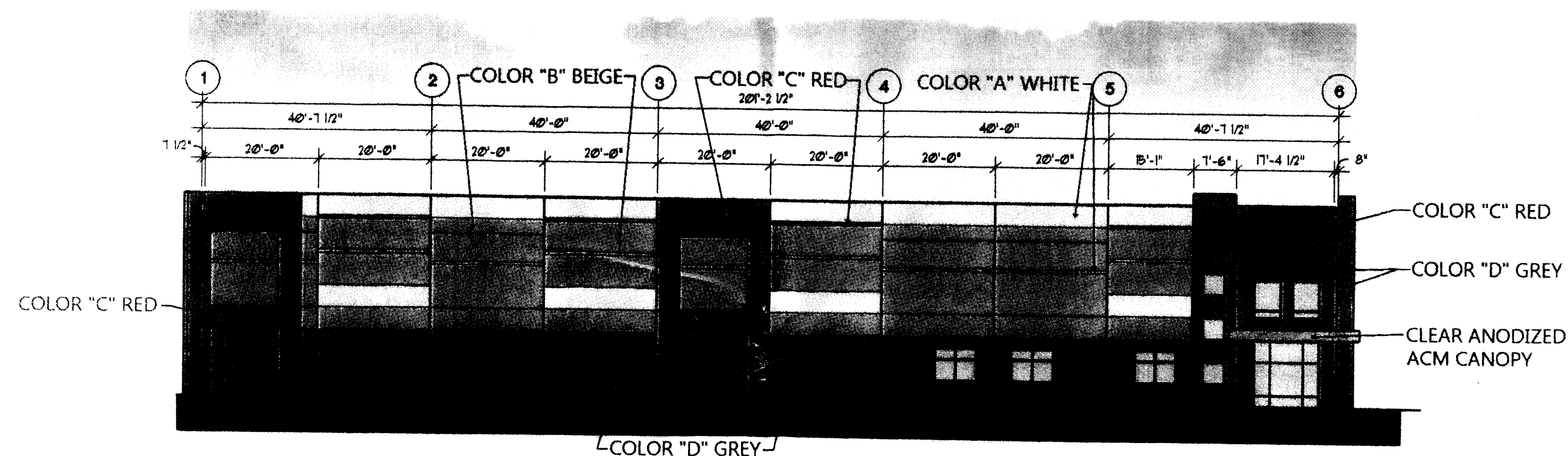
DATE
 MARCH 14, 2013

SHEET NUMBER
AS1

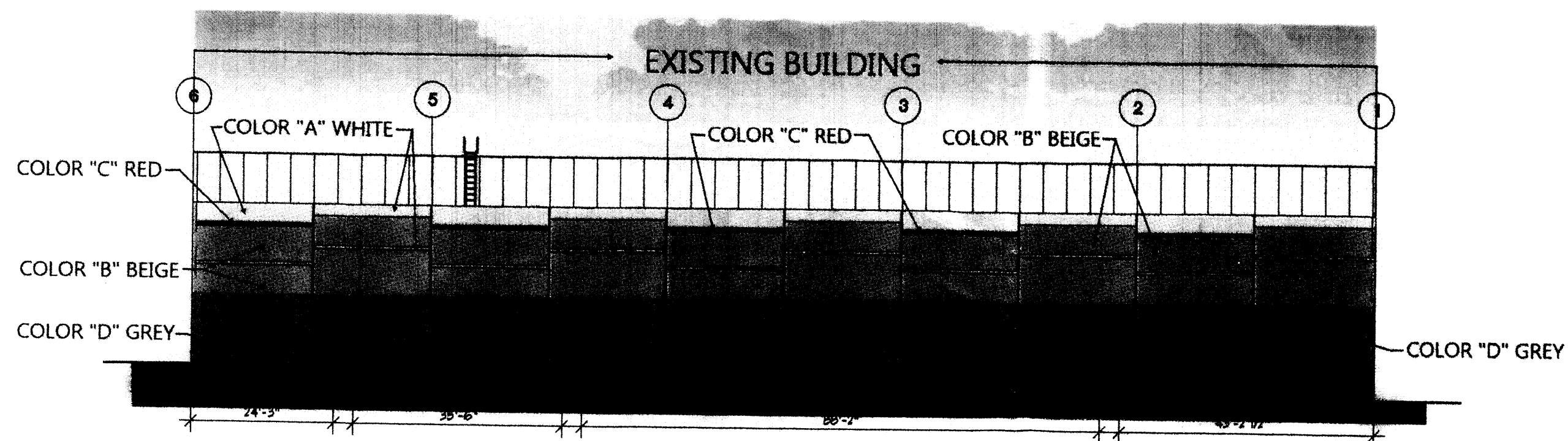
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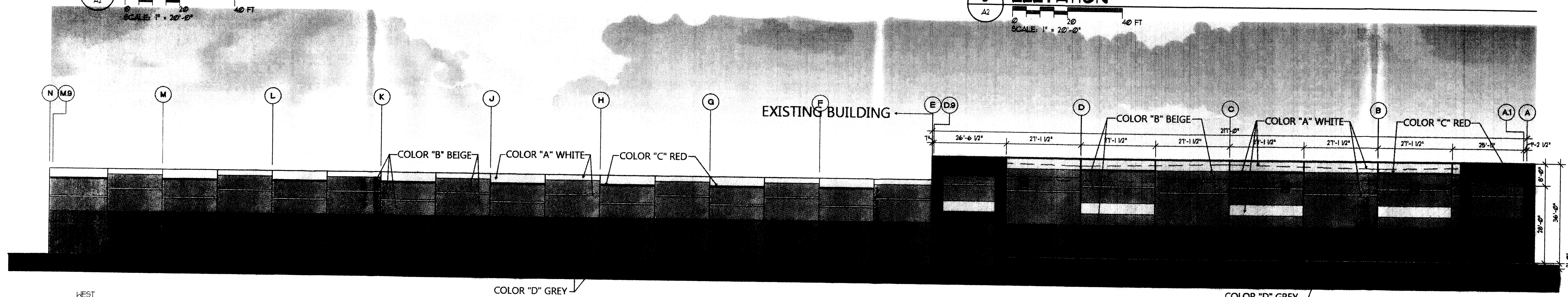
1 EAST ELEVATIONS
SCALE: 1" = 20'-0"



2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"



4 WEST ELEVATION
SCALE: 1" = 20'-0"

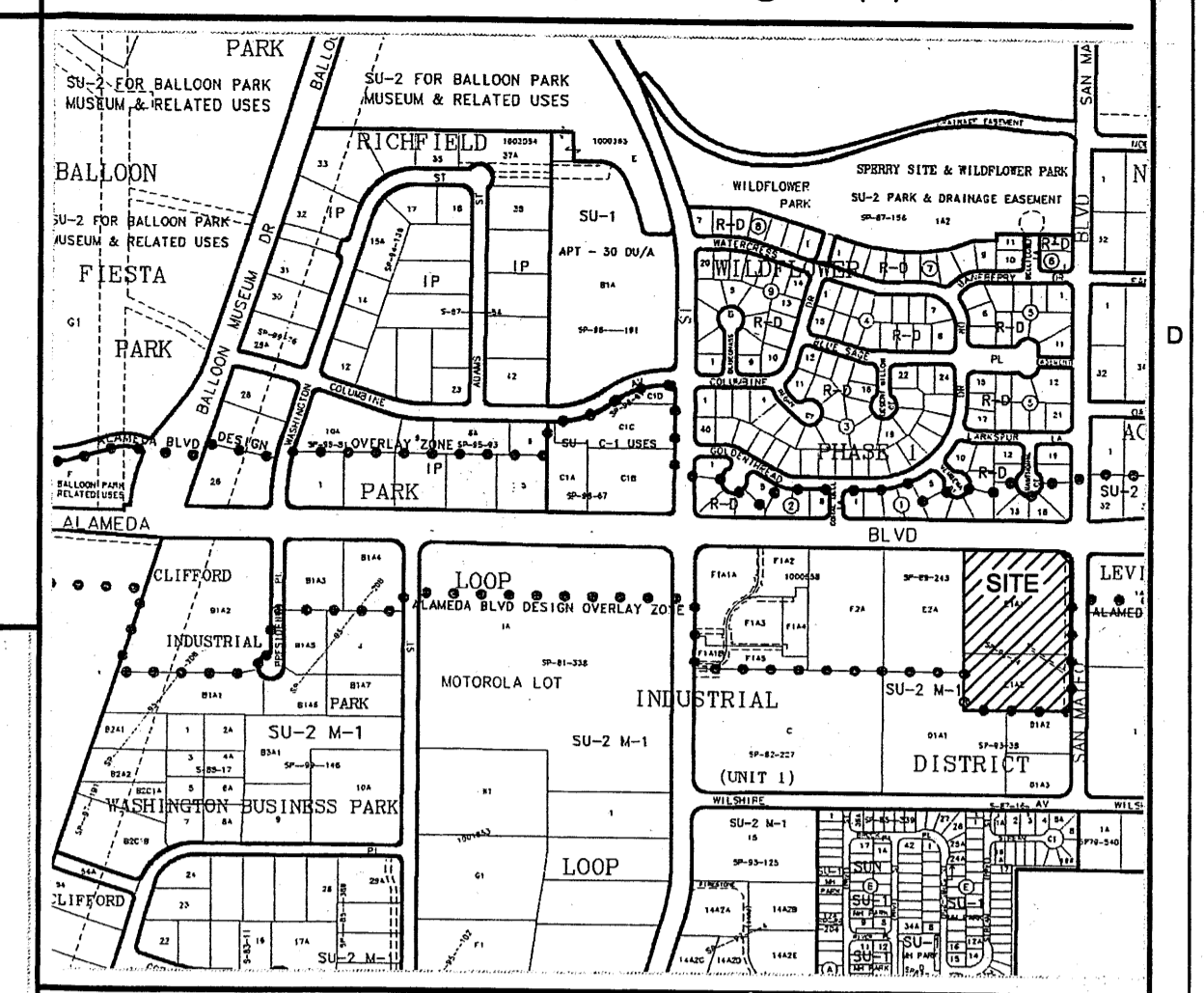
LEGEND:

93.1	EXISTING SPOT ELEVATION	FL	FLOW LINE
• 51.00	NEW SPOT ELEVATION	GND	GROUND
— 51 —	EXISTING CONTOUR	INV	INVERT
— 51 —	NEW CONTOUR	TA	TOP OF ASPHALT
— 51 —	SWALE	TC	TOP OF CURB
— 51 —	VERIFIED ELEVATION	TG	TOP OF GRATE
— 51 —	AS BUILT ELEVATION	TS	TOP OF CONCRETE SLAB
— 51 —	BASIN BOUNDARY	TW	TOP OF WALL
— 51 —	PROPERTY LINE	TBM	TEMPORARY BENCH MARK
			GRAVEL
			ASPHALT PAVING
			CONCRETE
			POND WATER SURFACE

KEYNOTES

- EXISTING CONCRETE PAVING TO REMAIN
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING CURB CUT TO REMAIN
- EXISTING RAMP TO REMAIN
- EXISTING CONCRETE WALK TO REMAIN
- EXISTING DRIVE ENTRANCE TO REMAIN
- EXISTING DROP INLET TO REMAIN
- CONSTRUCT CONCRETE PAVING 8" THICK 3500 PSI, WITH #4 AT 18" O/C BOTH DIRECTIONS OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
- CONSTRUCT 3" ASPHALT PAVING OVER 8" BASE COURSE, PER GEOTECHNICAL REPORT.
- CONSTRUCT 4" THICK CONCRETE WALK WITH WWF 6x6, 10x10 (SHEETS ONLY)
- CONSTRUCT 3000 PSI CONCRETE CURB AND GUTTER, SEE B4/C-2.
- CONSTRUCT 1'-0" WIDE SIDE WALK CULVERT SEE C3/C-2
- CONSTRUCT 3000 PSI CONCRETE VERTICAL CURB, SEE B5/C-2.
- CONSTRUCT CONCRETE CATCH BASIN, SEE A3/C-2.
- CONSTRUCT CONCRETE CHANNEL SEE A5/C-2
- CONSTRUCT CONCRETE RETAINING WALL, SEE C5/C-2
- CONSTRUCT 12" DIA PVC STORM DRAIN PIPE
- SAW CUT AND REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR INSTALLATION OF NEW STORM DRAIN, COMPACT BACKFILL TO 90% PER ASTM D-1557, PATCH CONCRETE PAVING TO MATCH EXISTING.
- 3'-0" WIDE COBBLE SWALE
- CONSTRUCT 8" DIA PVC DISCHARGE PIPE TO EXISTING DROP INLET PER COA DRAWING #2237.
- CONSTRUCT CONCRETE CATCH BASIN, SEE B3/C-2.
- CONSTRUCT CONCRETE CHANNEL SEE A4/C-2, ALIGN WITH ROOF DRAINS.
- REMOVE EXISTING 24" SIDE WALK CULVERT, INSTALL NEW 48" WIDE SIDE WALK CULVERT PER STD COA DWG #2236, TACK WELD THE BOLTS TO STEEL PLATE AND EXTEND THE PLATE 2 FEET BACK FROM THE BACK OF SIDEWALK.

VINICITY MAP C-17



LEGAL DESCRIPTION:
TRACT E-1-A-1-A LOOP INDUSTRIAL DISTRICT SUBDIVISION, UNIT 1
ADDRESS: 5701 SAN MATEO NE, ALBUQUERQUE, NM

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1989 FROM AGRS MONUMENT "9_C18", PUBLISHED ELEVATION (FEET) = 5232.470 (DATE OF RETRIVAL: JULY 2007 FOR NON AGRS MONUMENTS)

FLOOD HAZARD:
AS SHOWN ON PANEL 137 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

- CONSTRUCTION NOTES**
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
 - ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
 - THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
 - THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
 - THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
 - CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

FACILITY ACCESSIBILITY
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

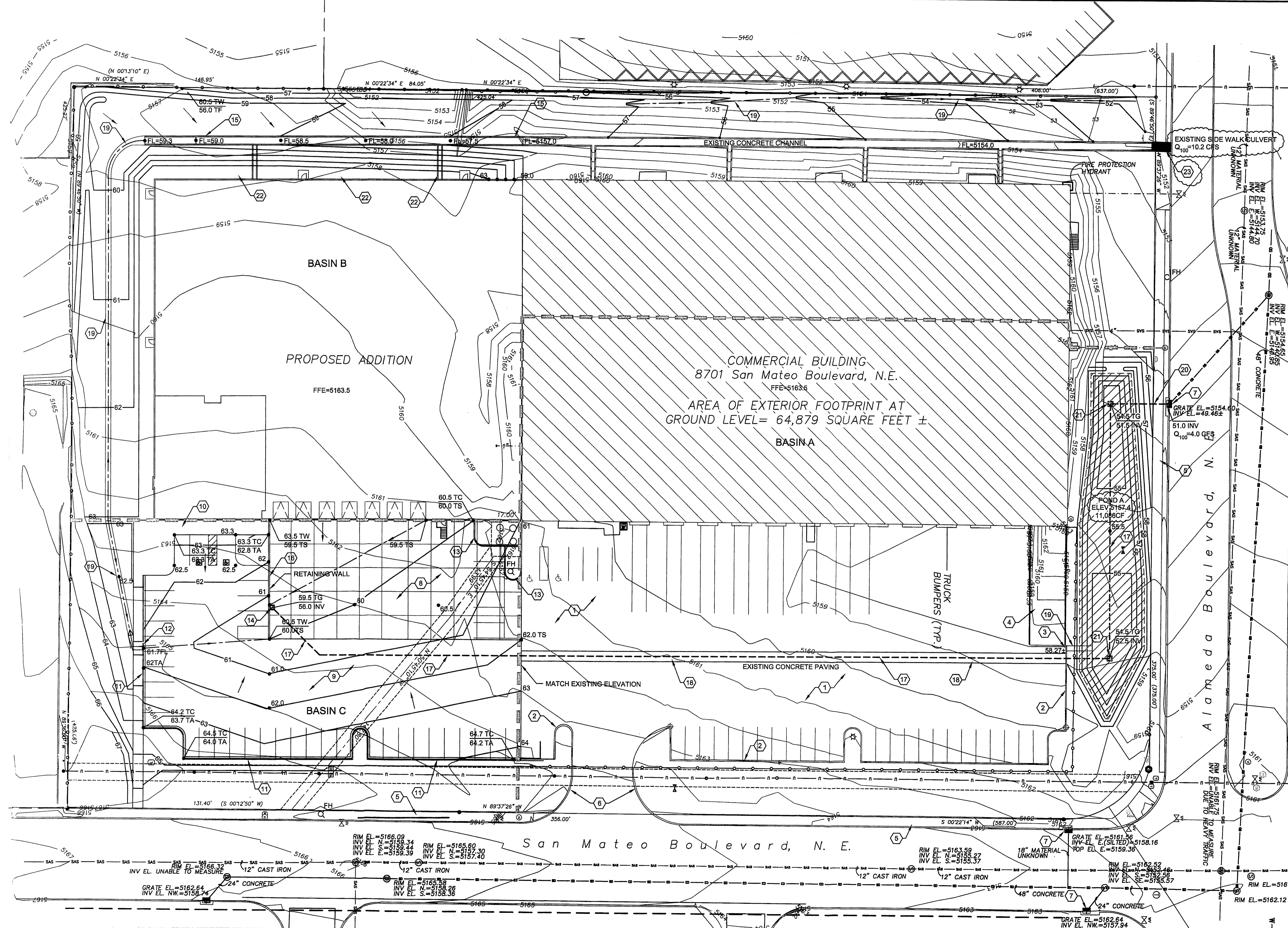
CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL, WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10; WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

TRAFFIC CONTROL
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

- NOTICE TO CONTRACTOR**
- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR, 505-260-1990, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
 - MAINTENANCE OF THOSE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		
A.C.E. FIELD		



A1 SITE GRADING PLAN
1"=30'-0"

REVISIONS

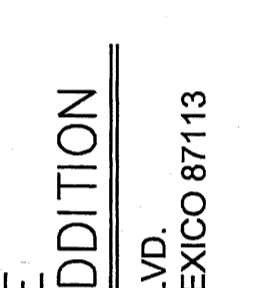
NO.	DESCRIPTION

SHEET TITLE

PROJECT/OWNER

AMERICAN TIRE WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT



ARCHITECTS

NICHOLS • NAYLOR ARCHITECTS
1155 EAST WILMINGTON AVENUE
SALT LAKE CITY, UTAH 84106
SUITE 250
(801) 487-3330

DATE

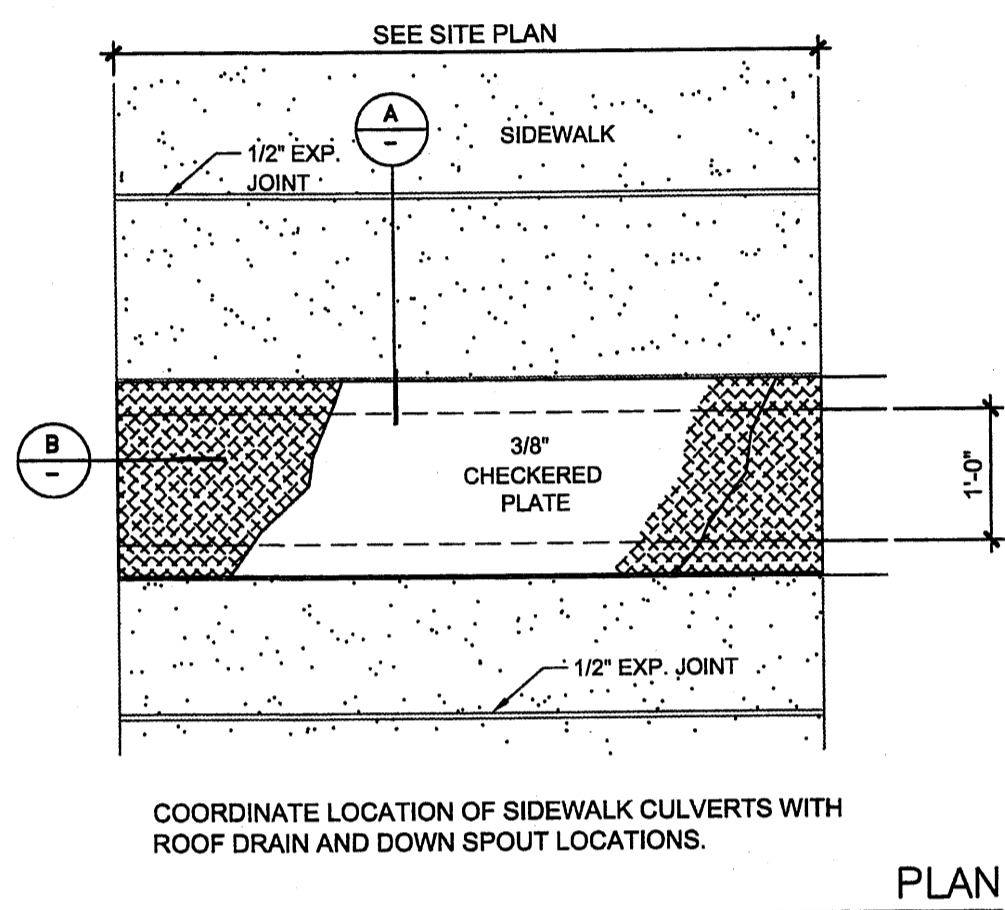
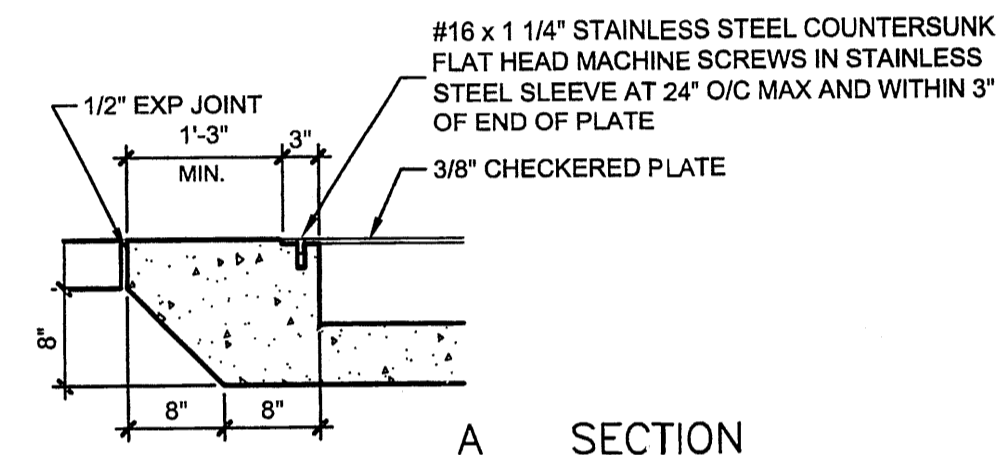
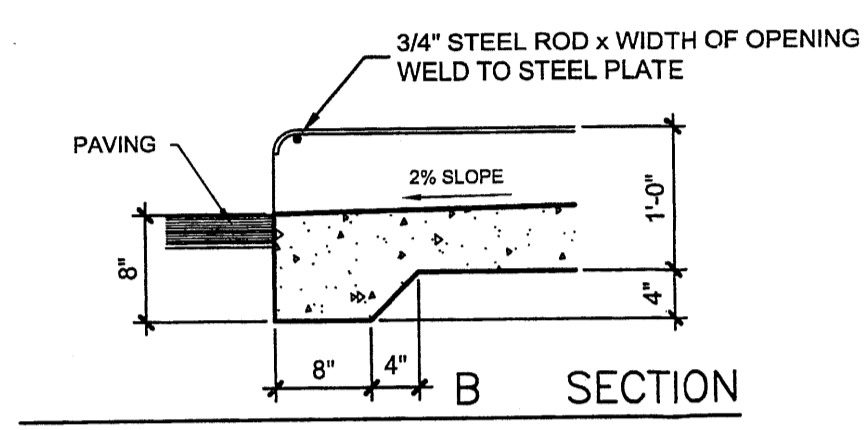
MAY 21, 2013

SHEET NUMBER

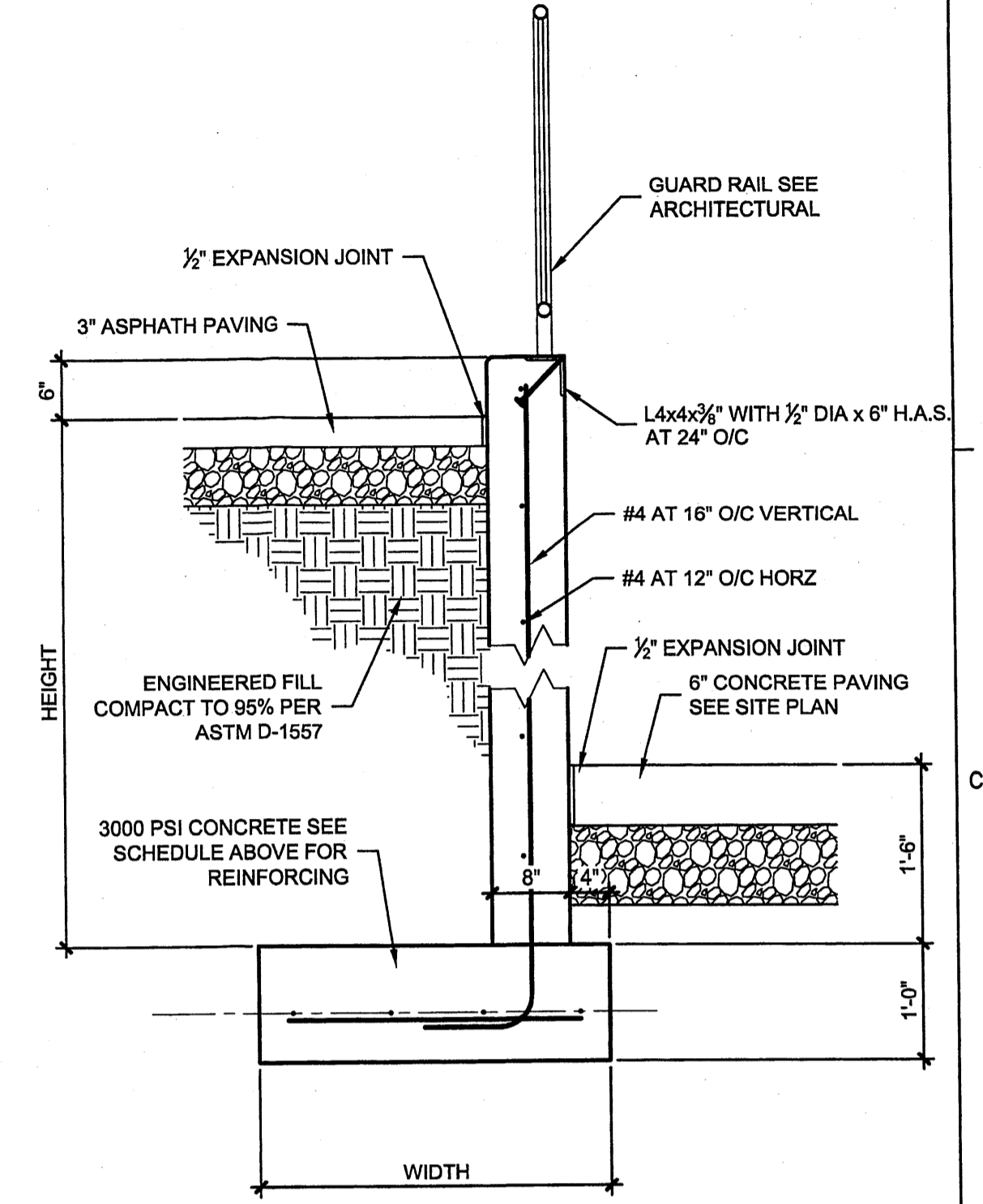
C-1

RETAINING WALL SCHEDULE

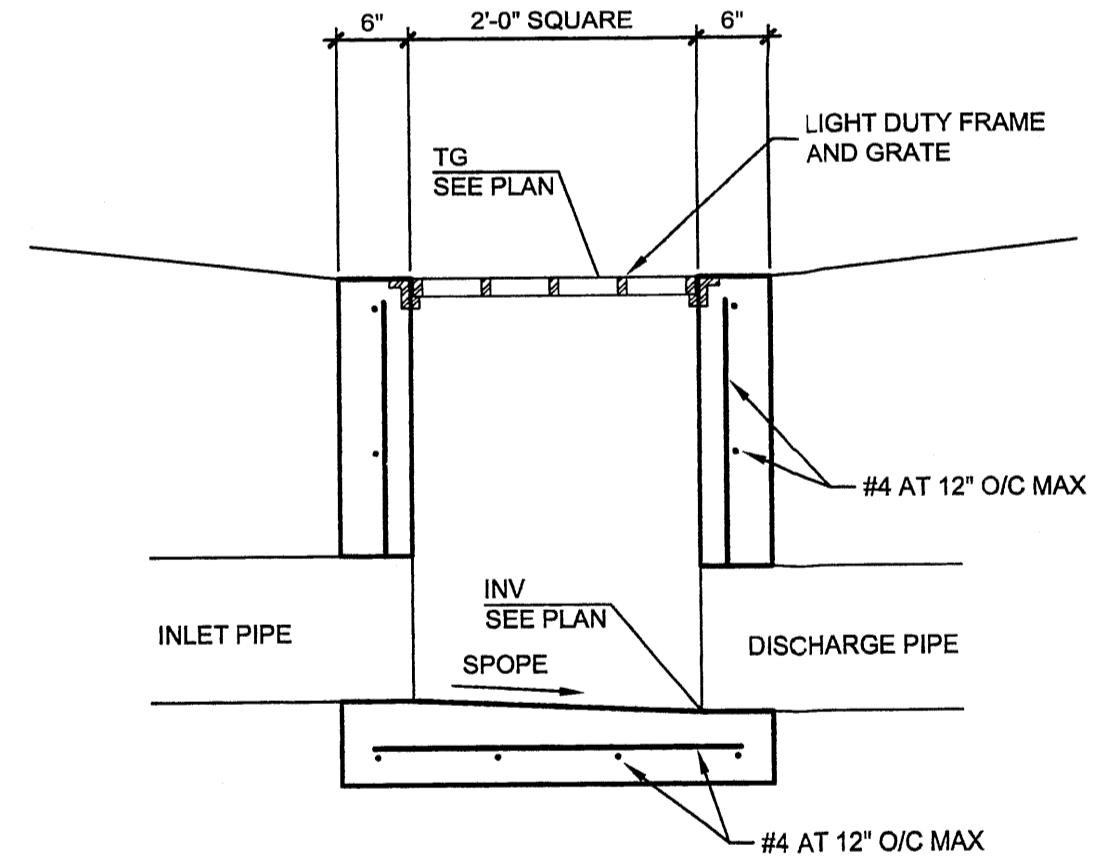
TYPE	WIDTH	HEIGHT	FOOTING REINFORCING
A	3'-0"	5'-0" MAX	(4) #4 LONG & #4 AT 16" O/C TRANS
B	1'-8"	3'-0" MAX	(2) #4 LONG & #4 AT 16" O/C TRANS



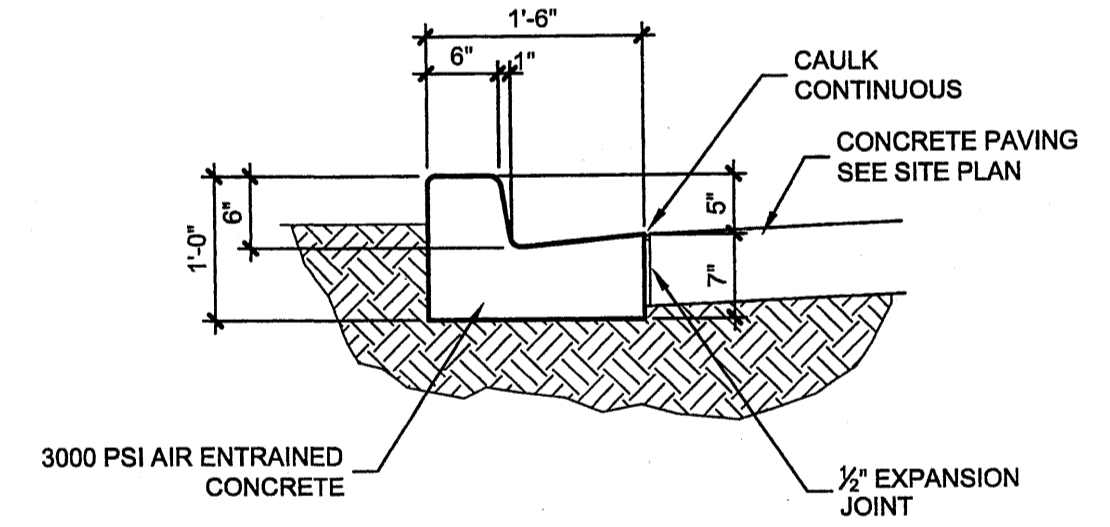
C3 SIDEWALK CULVERT
NOT TO SCALE



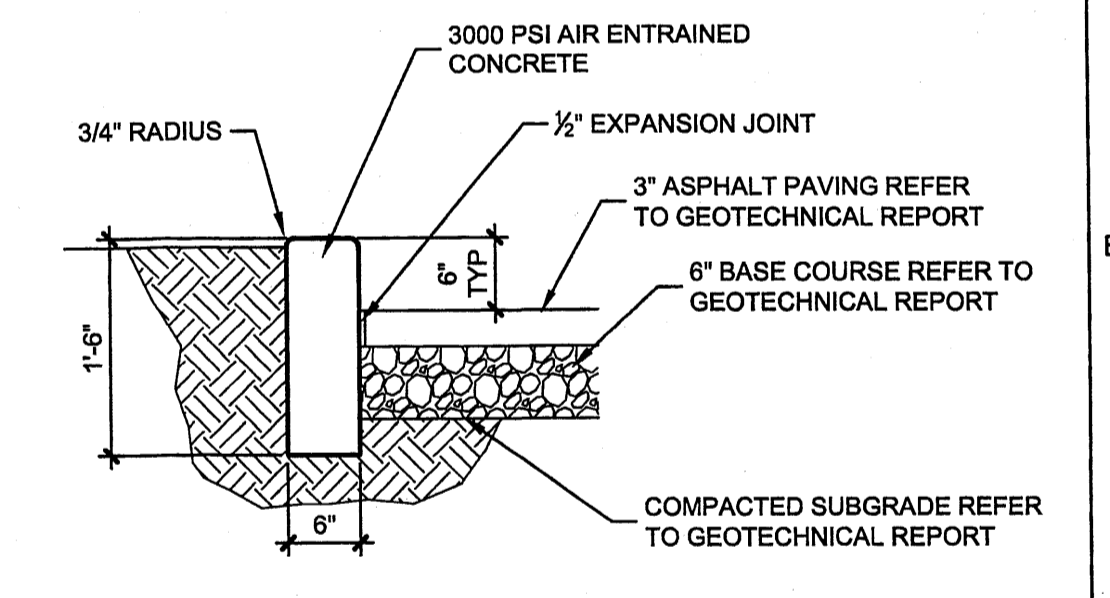
C5 RETAINING WALL
3/4"=1'-0"



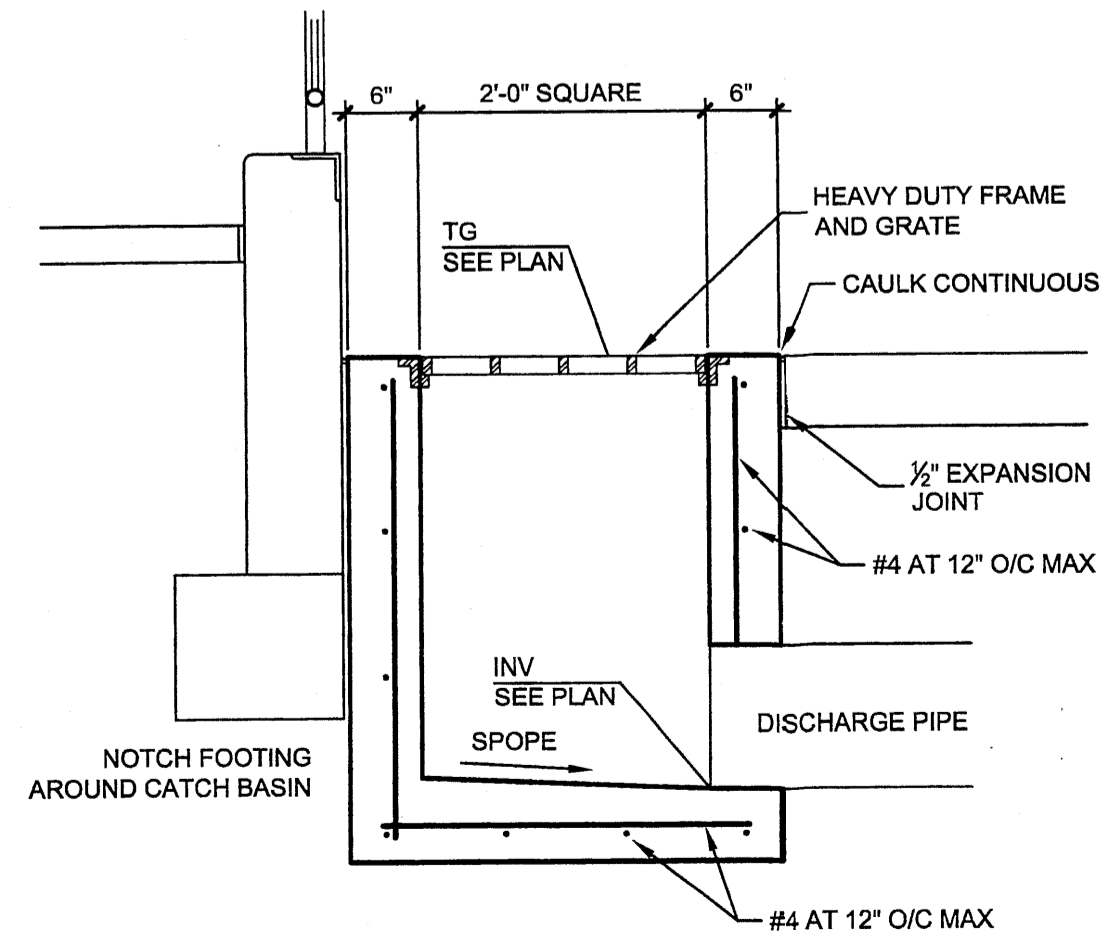
B3 CATCH BASIN
3/4"=1'-0"



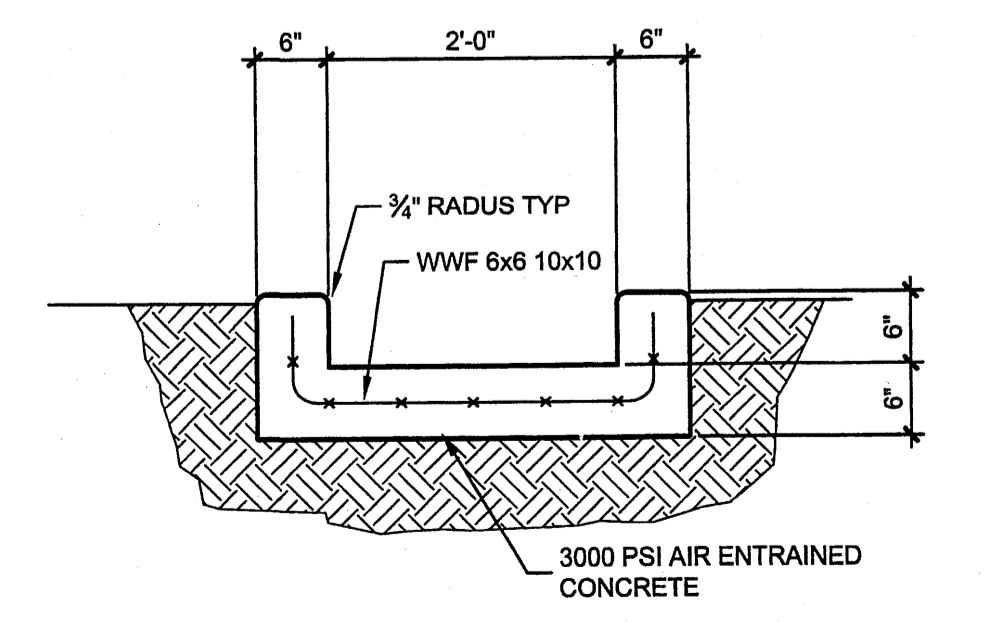
B4 CURB AND GUTTER
3/4"=1'-0"



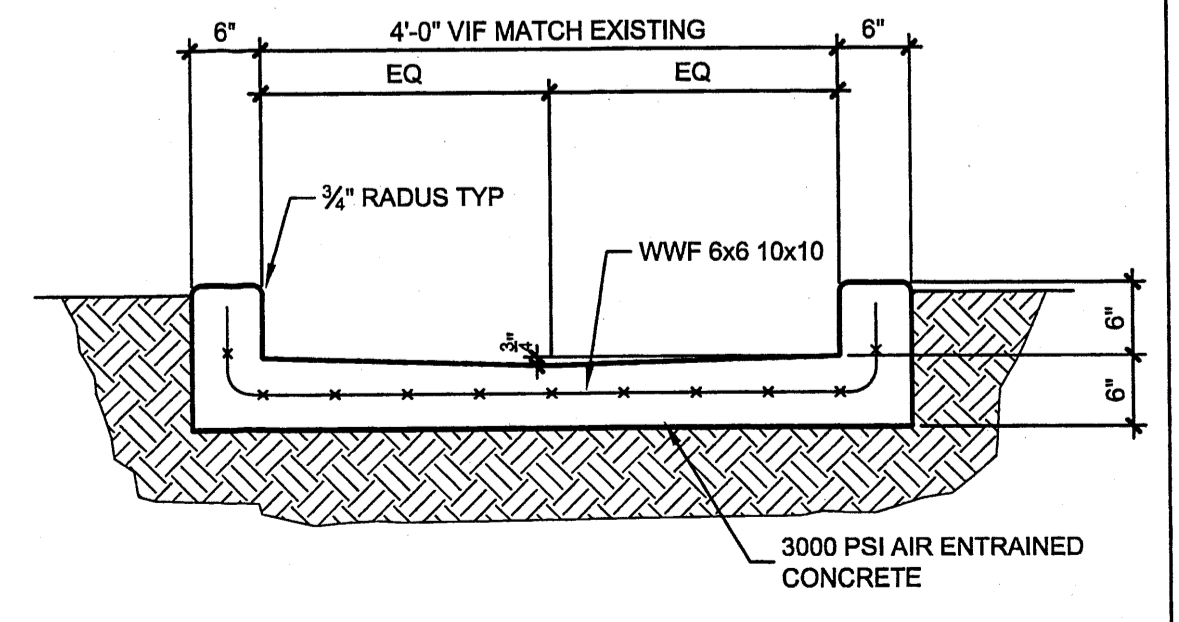
B5 HEADER CURB
3/4"=1'-0"



A3 CATCH BASIN
3/4"=1'-0"



A4 CONCRETE RUNDOWN
3/4"=1'-0"



A5 CONCRETE CHANNEL
3/4"=1'-0"

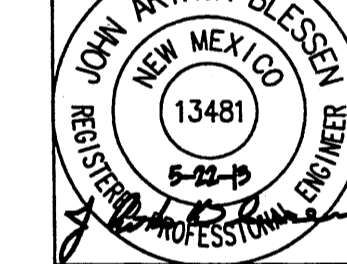
REVISIONS

SHEET TITLE

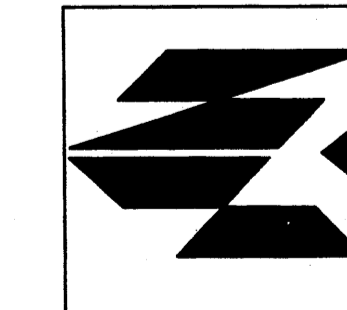
PROJECT/OWNER

AMERICAN TIRE
WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REALTY

ARCHITECT



NICHOLS • NAYLOR
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1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330



DATE
MAY 22, 2013

SHEET NUMBER
C-2

GENERAL NOTES

- A. CONTRACTOR NOTE: THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE SURVEY PROVIDED TO THE ARCHITECT, SITE INSPECTION, AND DISCUSSIONS WITH MUNICIPAL OFFICIALS. IT IS POSSIBLE THAT THE EXACT LOCATION OF BURIED LINES IN THE IMMEDIATE VICINITY OF THE PROPOSED BUILDING MAY BE SOMEWHAT DIFFERENT FROM THE LOCATION SHOWN ON THIS DRAWING. IF ADDITIONAL LINES ARE ENCOUNTERED, THEY SHALL BE EXPOSED AND IDENTIFIED BY THIS CONTRACTOR. WHERE ADDITIONAL LINES AND/OR DIFFERING LOCATIONS ARE ENCOUNTERED, THIS CONTRACTOR SHALL REQUEST THAT THE ARCHITECT ISSUE A RULING AS TO ANY NECESSARY CHANGE OF MATERIALS, RE-ROUTING, ABANDONING OR RELOCATING OF SUCH LINES.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
MINIMUM DEPTH BELOW GRADE (COVER):
WATER - 36" SEWER - 48" GAS - 18"
EXCEPT AT BUILDING CONNECTION
- C. SPECIFIC: THE CONTRACTOR SHALL BEAR ALL COSTS AND BE TOTALLY RESPONSIBLE FOR ALL OF THE UTILITY SERVICES AND THEIR COMPLETE INSTALLATION, AS SHOWN ON THE CONTRACT DRAWINGS, AND/OR DETAILS AND SPECIFICATIONS.
- D. SEWER PIPING BELOW SLAB OR PAVING, OR WITHIN 10' OF WATER LINES SHALL BE STANDARD WEIGHT ABS
- E. THIS CONTRACTOR IS TOTALLY RESPONSIBLE FOR CONTACTING PUBLIC UTILITY COMPANIES, MUNICIPALITIES, AND/OR OTHERS HAVING JURISDICTION ON UTILITY SERVICES FOR ALL CURRENT INFORMATION ON FEE CHARGES AND ALL OTHER COST EXPENSES REQUIRED IN PROVIDING COMPLETE AND FULLY OPERATING UTILITY SERVICES TO THIS PROJECT.
- F. REFER TO ARCHITECTURAL PLANS FOR COORDINATION WITH FINAL FINISHES, EXISTING GRADES, AND/OR OTHER IMPROVEMENTS. ALSO REFER TO CIVIL, LANDSCAPING, AND ELECTRICAL DRAWINGS, AND OTHER DRAWINGS THAT MAY BE INCLUDED IN THIS SET OF CONTRACT DOCUMENTS.
- G. THIS CONTRACTOR SHALL COORDINATE CUT-OFF OF EXISTING UTILITIES FOR NEW CONNECTIONS WITH PUBLIC UTILITY COMPANY AND/OR MUNICIPALITY ENGINEERING OFFICIALS AND OWNER, AND HE SHALL CONFORM TO THEIR REQUIREMENTS. THE UTILITIES' CONNECTION POINTS SHOWN ON PLANS ARE APPROXIMATE ONLY.
- H. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SEWER LINES AND MANHOLES BEFORE SETTING ANY NEW INVERTS (EITHER INSIDE BUILDING AREA OR ON SITE). SHOULD INVERTS DIFFER GREATLY FROM THOSE SHOWN ON THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED AND A DECISION MADE AS TO ANY CHANGE IN MANHOLE INVERTS, CHANGES IN ROUTING AND/OR CHANGE IN ON-SITE SEWER LINE SLOPES AND INVERTS.
- J. REMOVE EXISTING ASPHALT AS NECESSARY FOR INSTALLATION OF NEW UNDERGROUND UTILITIES, TRENCH AND BACKFILL (COMPACT TO 90% PER ASTM D-1557) PATCH ASPHALT TO MATCH EXISTING.
- K. UTILITIES CONNECTIONS REQUIRING MAJOR SHUT-DOWN OF EXISTING FACILITIES SHALL BE SCHEDULED DURING OFF-HOURS, SUCH AS EVENINGS AND WEEKENDS, AND MUST BE SCHEDULED AND APPROVED BY OWNER AND ARCHITECT.
- L. THIS CONTRACTOR SHALL INSTALL PROPER (OSHA) BARRICADES IN PEDESTRIAN AND VEHICULAR TRAFFIC AREAS AS NEEDED TO ENSURE SAFETY AND THAT ALL FEDERAL, STATE AND LOCAL STANDARDS ARE COMPLIED WITH.
- M. CONTRACTOR SHALL MAKE EVERY EFFORT TO PROMPTLY COVER ALL PIPE TRENCHES AND OTHER EXCAVATION SITES TO MINIMIZE ANY POTENTIAL HAZARDS.
- N. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELIGHTING OF ALL GAS PILOTS ON ALL GAS APPLIANCES AND EQUIPMENT AFFECTED BY SHUT-OFF OF GAS SUPPLY CAUSED BY THE CONTRACTOR FOR ANY REASON (RE-ROUTING OF LINES, MAKING NEW CONNECTIONS, ETC.).
- P. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.
- Q. UTILITY TRENCHES TO BE BACK FILLED AND COMPACTED TO 90% PER ASTM D-1557, REFER TO GEOTECHNICAL REPORT OF ADDITIONAL REQUIREMENTS.

REVISIONS

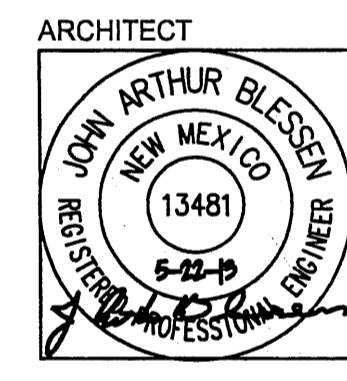
SHEET TITLE

PROJECT/OWNER

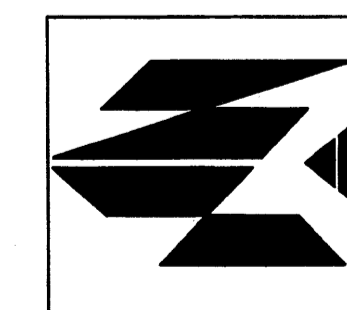
AMERICAN TIRE WAREHOUSE ADDITION
5701 N.E. SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO 87113
PRICE REDUCTION

ARCHITECT

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1555 EAST WILMINGTON AVENUE
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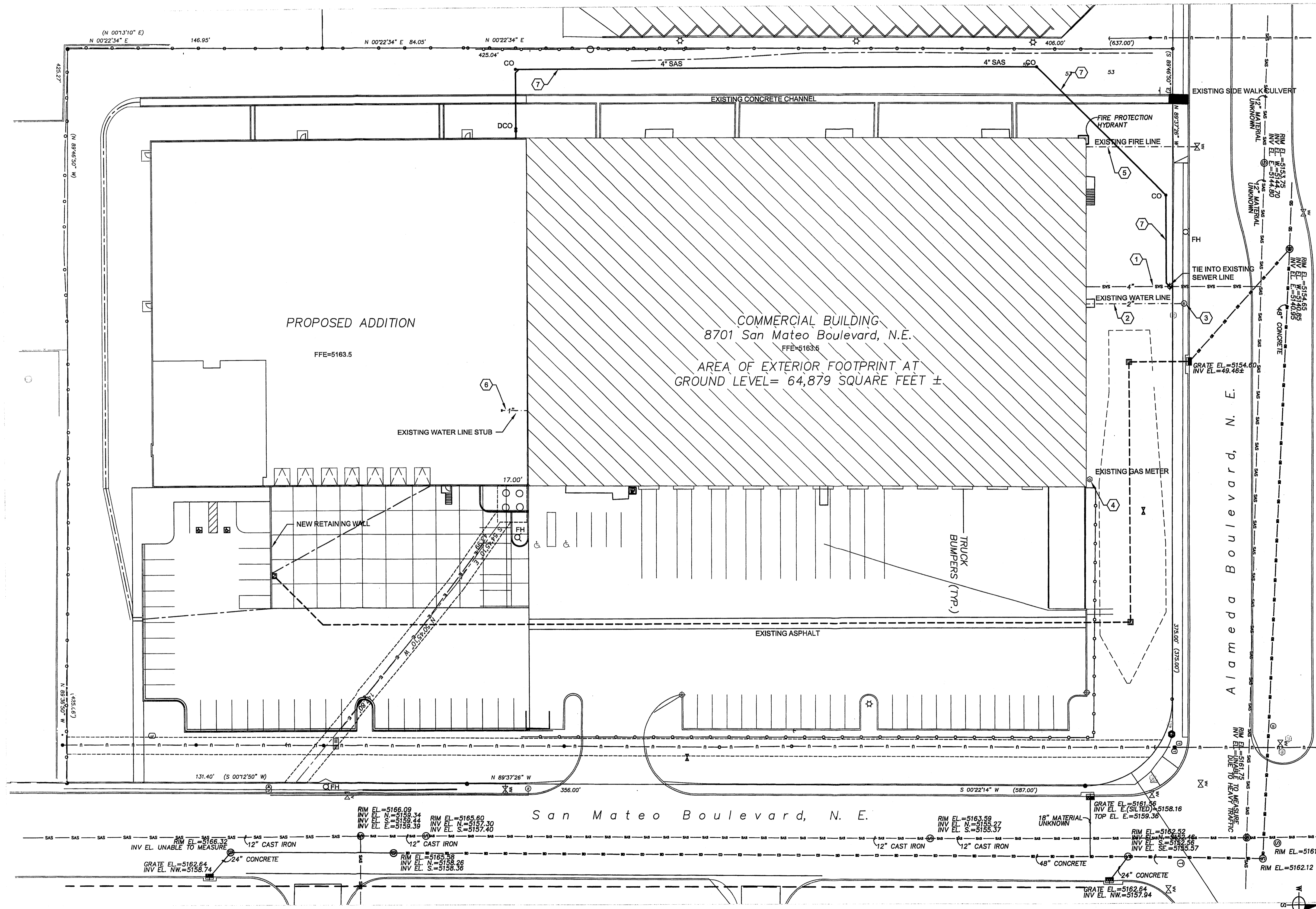


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SALT LAKE CITY, UTAH 84106
SUITE 250
(801) 487-3330



DATE
MAY 22, 2013

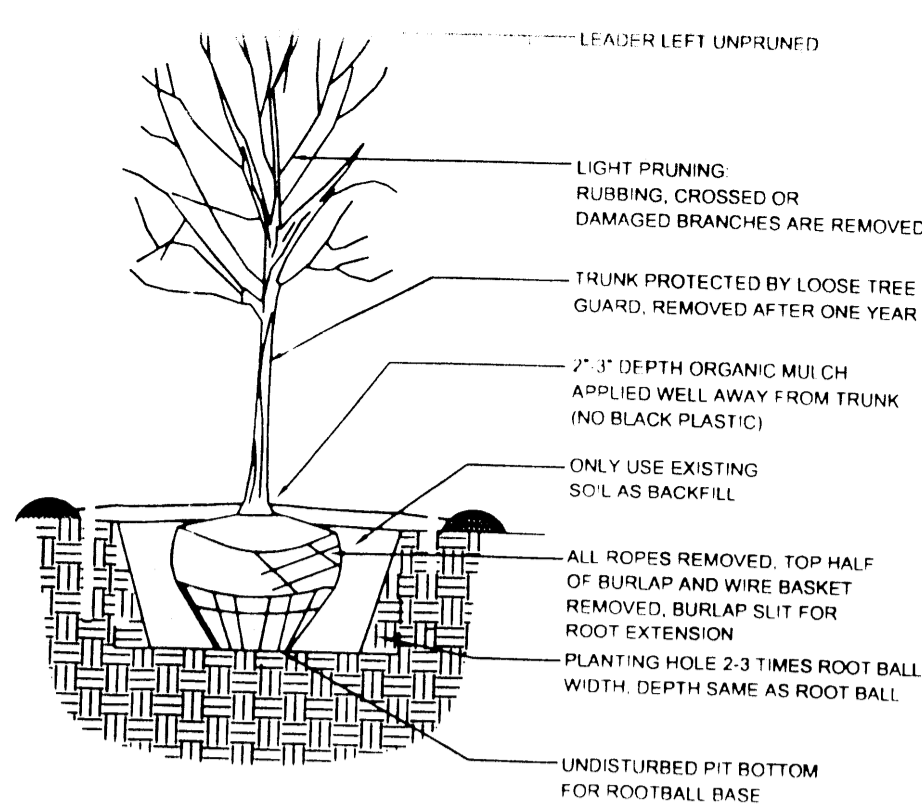
SHEET NUMBER
U-1



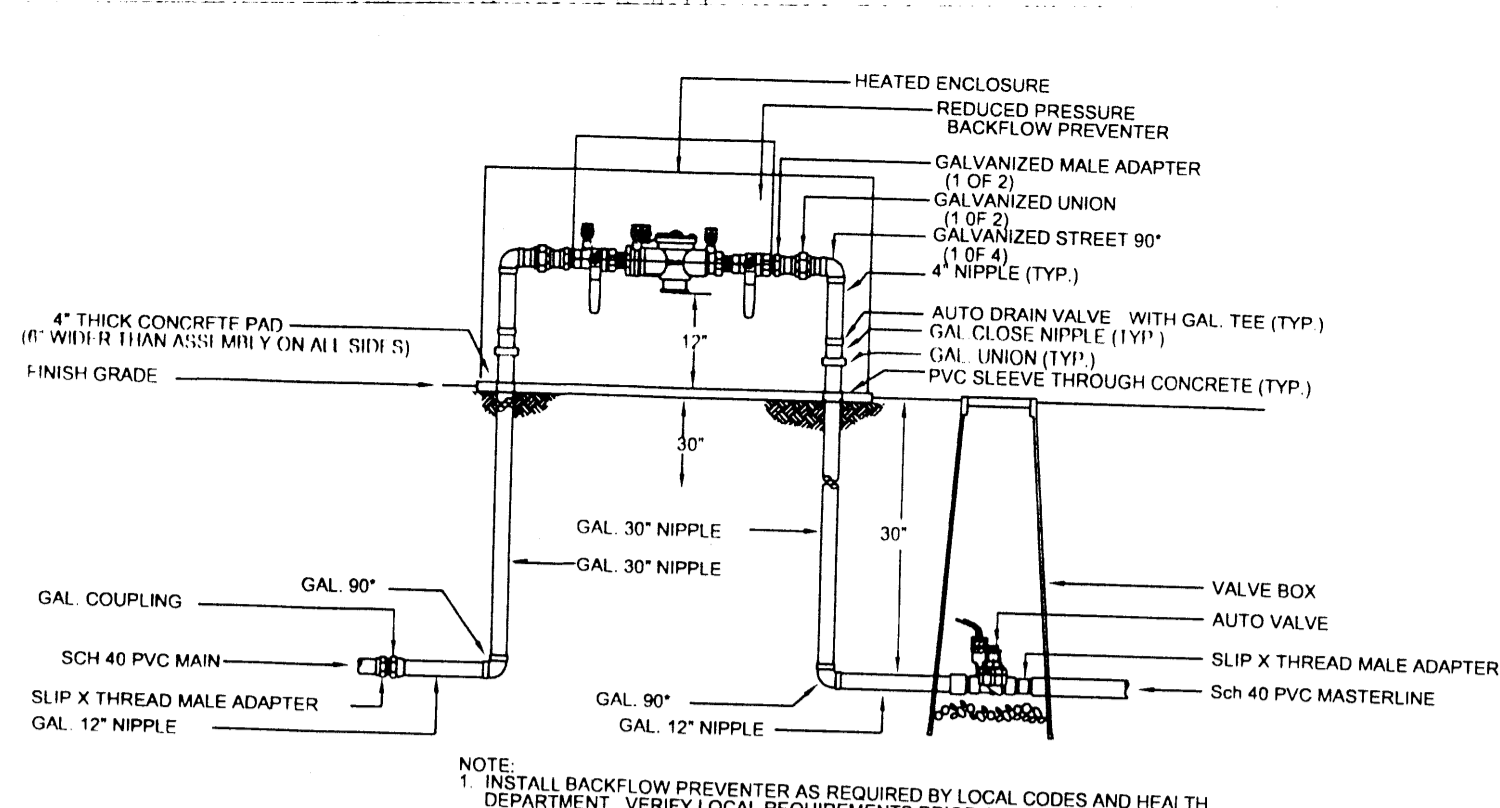
A1 SITE UTILITY PLAN
1"=30'-0"

KEYNOTES

1. EXISTING 4" SANITARY SEWER LINE FIELD VERIFY DEPTH
2. EXISTING 2" WATER LINE
3. EXISTING WATER METER
4. EXISTING GAS METER
5. EXISTING FIRE LINE
6. EXISTING 1" WATER LINE STUB OUT, FIELD VERIFY LOCATION.
7. CONSTRUCT 4" SANITARY SEWER LINE SLOPE 1/8" PER FOOT



TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

15,375 sf

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3'-8" HEIGHT AS MEASURED FROM GUTTER PAN WILL NOT BE ACCEPTABLE IN THIS AREA.

LANDSCAPE PLAN TO CONFORM TO NORTH I-25 SECTOR DEVELOPMENT PLAN AMENDED

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Mature Ht./ Sp.	Landscape Coverage	Water Use	Drip Emitters
Trees							
5		Crataegus Hawthorn	2" Cal	20/20'	75 sf=375 sf	Medium	6-2 gph
8		Pistacia Chinese Pistache	2" Cal	60/60'	100 sf=800 sf	Medium	6-2 gph
7		Fraxinus americana Autumn Purple Ash	2" Cal	40/35'	75 sf=525 sf	Medium + 6-2 gph	
15		Existing Trees (ash, sycamore and pine)			75 sf=1125 sf		
44		Vitex Chaste Tree	5-Gal		50 sf=2200 sf	Medium	6-2 gph
Grasses							
107		Miscanthus Maiden Grass	5-Gal	5/5'	25 sf=2675 sf	Medium	2-2 gph
50		Nolina Bear Grass	5-Gal	5/6'	35 sf=1750 sf	RW	2-1 gph
Shrubs/Groundcovers							
23		Caryopteris Blue Mist	1-Gal	3/3'	15 sf=345 sf	Medium	2-2 gph
22		Hesperaloe parviflora Red Yucca	5-Gal	3/4'	20 sf=440 sf	Low+	2-1 gph
53		Juniperus sabinia 'Buffalo' Buffalo Juniper (female)	1-Gal	1/5'	25 sf=1325 sf	Low +	2-1 gph
115		Rhus aromatica Gro Low Sumac	1-Gal	2/6'	36 sf=4140 sf	Low+	2-1 gph
16		Chamaebatia Fernbush	5-Gal	5/6'	36 sf=576 sf	Low+	2-1 gph
57		Vaquelinia Rosewood	5-Gal	12/11'	40 sf=2280 sf	Low+	2-1 gph

Total landscape coverage= 18,556 sf

SITE DATA

GROSS LOT AREA	270,200 SF
LESS BUILDING(S)	108,535 SF
NET LOT AREA	161,665 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA	24,250 SF
PROPOSED LANDSCAPE	58,675 SF
PERCENT OF NET LOT AREA	36 %

REQUIRED STREET TREES 1 PER 30 L.F. STREET FRONTAGE	23
PROVIDED STREET TREES	23
REQUIRED PARKING LOT TREES 1 PER 10 SPACES 75 SPACES/10	8
PROVIDED PARKING LOT TREES	8

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (24,250 SF REQUIRED LANDSCAPE AREA X 75%)	18,188 SF MIN.
PROVIDED GROUND COVER COVERAGE PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	18,556 SF 76%

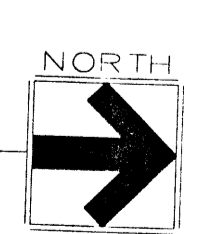
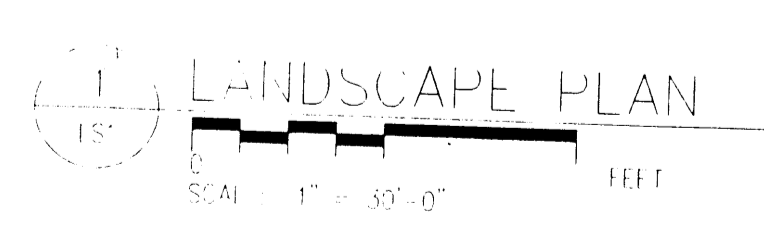
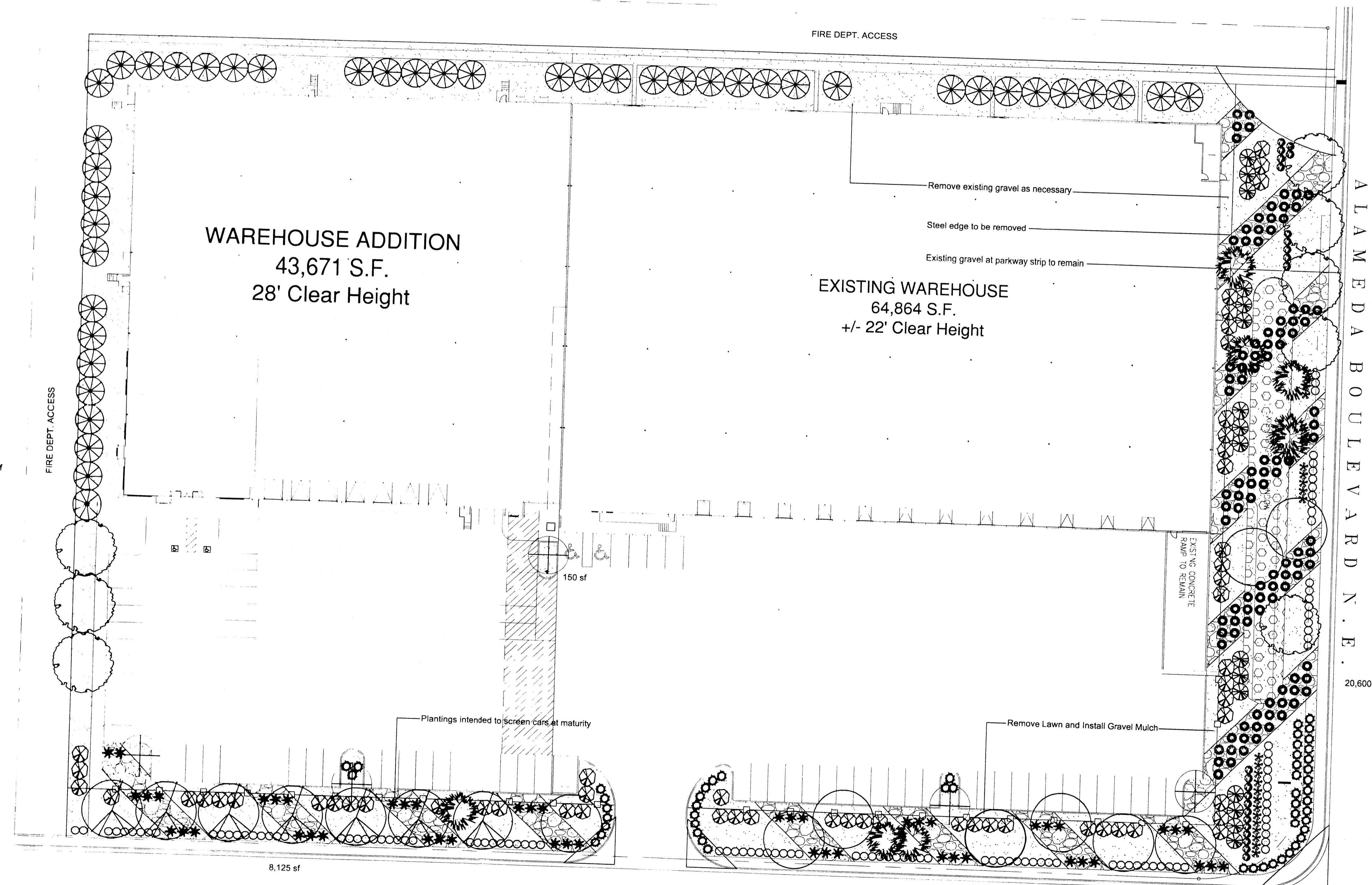
ZONING ENFORCEMENT
City of Albuquerque

PLANTING RESTRICTIONS APPROACH

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

MATERIALS LEGEND

- 7/8" MOUNTAINAIR BROWN GRAVEL
- 2"-4" SAN LAZARUS GOLD COBBLESTONE ACCENT
- EXISTING LAWN TO REMAIN
- COBBLESTONE PONDING AREA



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