

PROJECT: 1010204
 DATE: 9-3-14
 APP: 14-70288 (SBP)

KEYED NOTES

1. 2'-0" RADIUS.
2. CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
3. 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET C-2 AND GRADING AND DRAINAGE PLAN.
4. ROLLED ASPHALT CURB.
5. SWANSON DUMPSTER LOCATION, REF: C2 FOR DETAILS.
6. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
7. HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
8. HANDICAP ACCESSIBLE ASLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAIL.
9. HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAIL.
10. ASPHALT PAVING.
11. LANDSCAPING AREA, REF: LANDSCAPING PLANS.
12. BIKE RACK, REF: C-2 FOR DETAIL.
13. NEW 5' HIGH CMU WALL W/ WROUGHT IRON FENCE.
14. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C-2 FOR DETAILS.
15. MOTORCYCLE PARKING SIGNAGE PER CITY REQUIREMENTS.
16. PEDESTRIAN WALK-WAY.
17. CONCRETE SLAB AND APRON, FOR DUMPSTER.
18. EXISTING FIRE HYDRANT.
19. BUILDING SIGNAGE.
20. NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARDS.
21. EXISTING CURB AND GUTTER TO REMAIN.
22. CUT CURB AND GUTTER FOR NEW CURB CUT DRIVEWAY PAD.
23. EDGE OF EXISTING ASPHALT.

PARKING REQUIREMENTS

PARKING REQUIREMENTS	
MEDICAL AND DENTAL CLINICS	5 SPACES FOR EACH DOCTOR
PARKING REQUIRED:	(2) DOCTOR = 10 SPACES REQUIRED
PARKING PROVIDED:	30 REGULAR SPACES
	1 H.C. VAN SPACE
	1 H.C. SPACE
	2 GARAGE SPACES
	34 TOTAL SPACES
MOTORCYCLE SPACE REQUIRED:	2 SPACES REQUIRED, 2 SPACES PROVIDED
BICYCLE RACK REQUIRED:	2 SPACES REQUIRED, 2 SPACES PROVIDED

NOTE: ALL EXTERIOR LIGHTS ON BUILDING TO BE SHIELDED

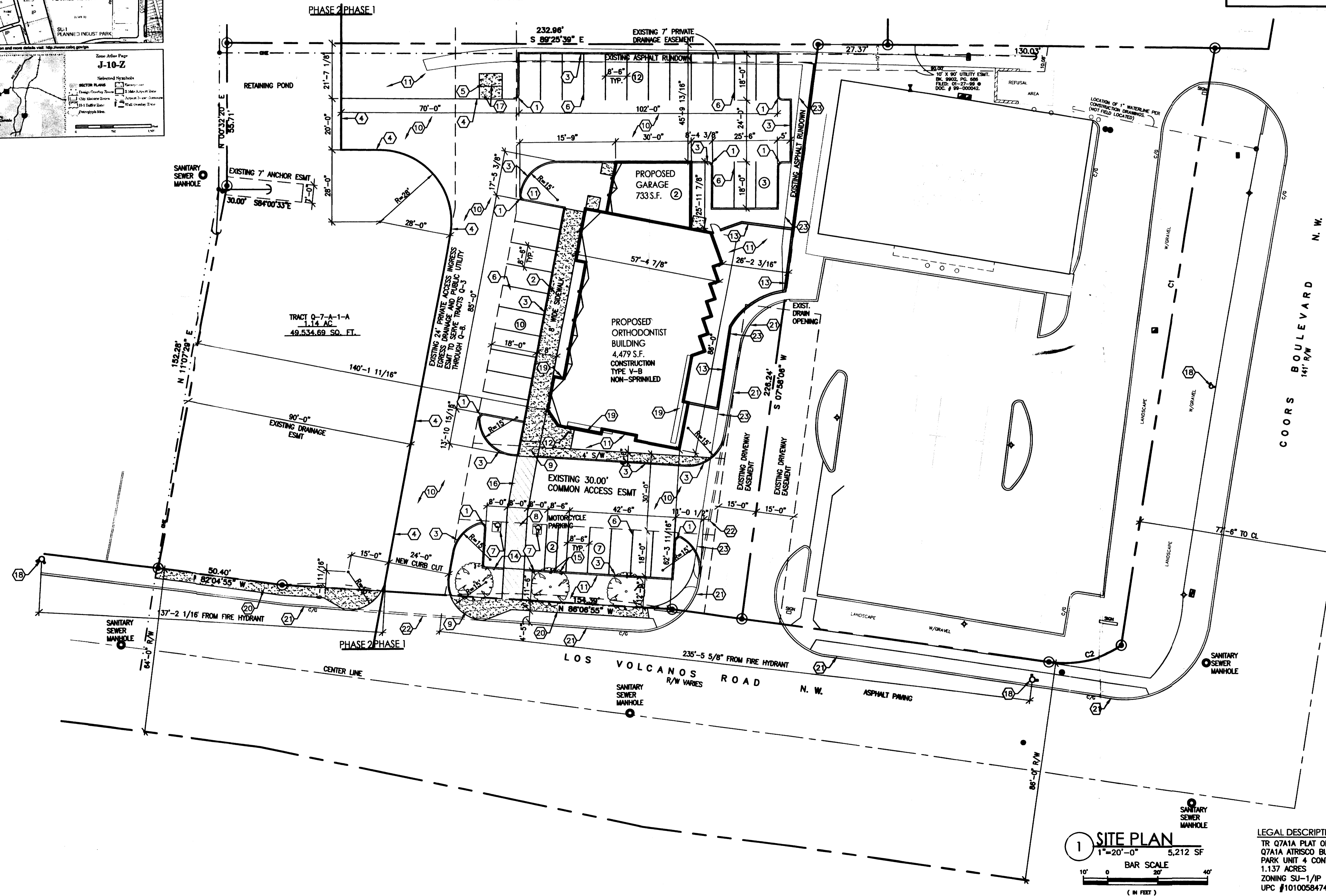
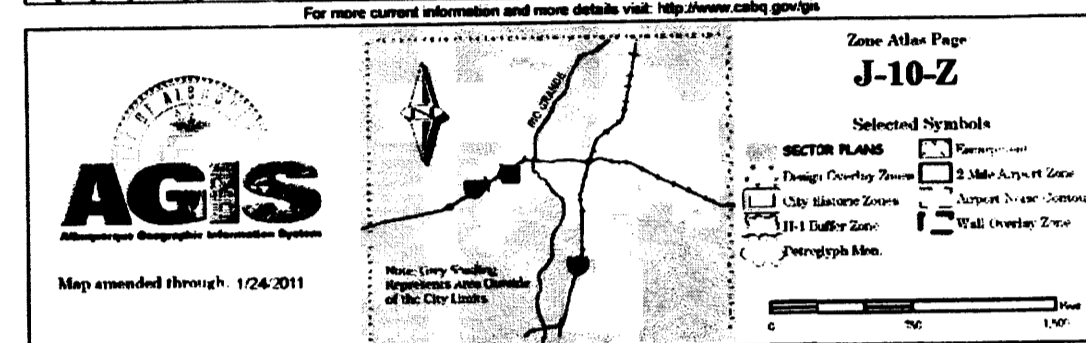
PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

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 DRD 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 SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	08-26-14 Date
DRB Chairperson, Planning Department	Date



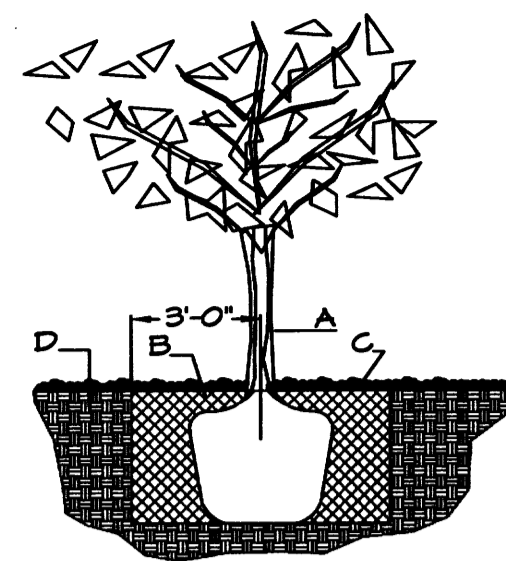
AS PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 APPROVED
 SIGNATURE & DATE 08-26-14

ABQ ORTHODONTICS
 SITE PLAN
 ALBUQUERQUE, NM
 PROJECT #1382

REVISION DATE
STATE OF NEW MEXICO RICHARD P. BENNETT No. 1240 REGISTERED ARCHITECT
RBA ARCHITECTURE, P.C. ARCHITECTURE, P.C. PLANNING DESIGN
DATE 08-11-2014
SHEET NUMBER C-1.0

1 SITE PLAN
 1"=20'-0" 5,212 SF
 BAR SCALE
 (IN FEET)

LEGAL DESCRIPTION
 TR 07A1A PLAT OF TR
 07A1A ATRISCO BUSINESS
 PARK UNIT 4 CONT
 1.137 ACRES
 ZONING SU-1/IP
 UPC #101005847415740321



TREE PLANTING DETAIL

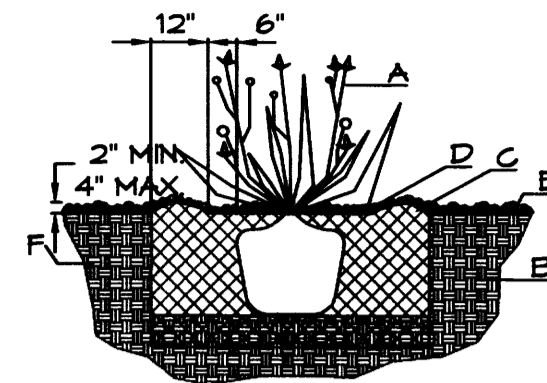
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR 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.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING FIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

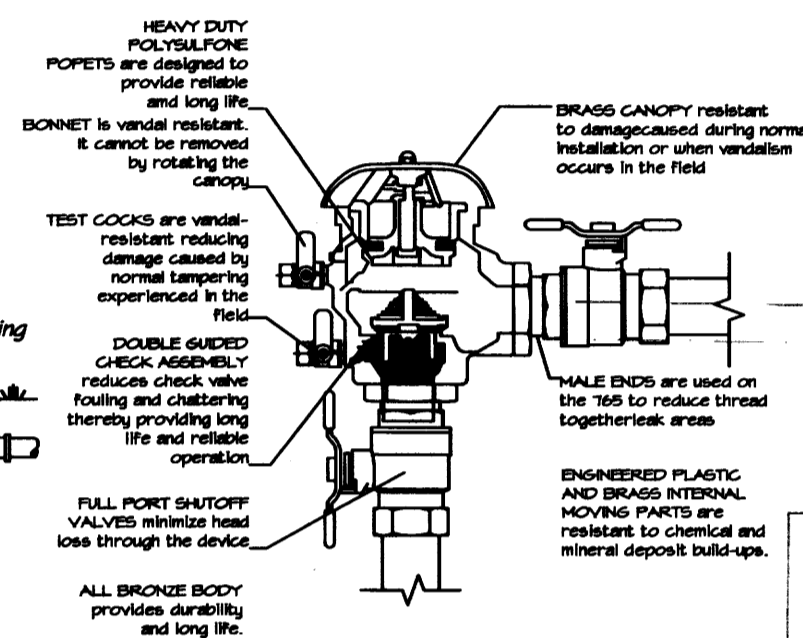
NTS

GENERAL NOTES:

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

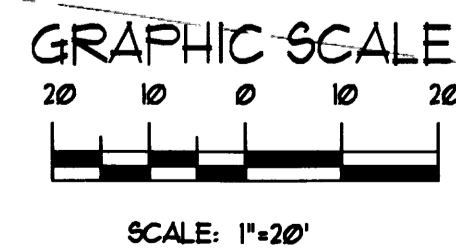
CONSTRUCTION NOTES:

- 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 LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
2	3" cal	Ash <i>Fraxinus sp.</i>	M+
1	3" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
1	4 - 6'	Pinon <i>Pinus edulis</i>	M
1	15 Gal	Bradford Pear <i>Malus sp.</i>	M
1	15 Gal	Desert Willow 20x25 <i>Chilopsis linearis</i>	M
2	4-6'	Palm Yucca, Boulders, Oversize Gravel <i>Yucca faxonia</i>	M
14	5 Gal	Wintergreen Barbary 5x5 <i>Berberis julianae</i>	M
12	5 Gal	India Hawthorn 3x5 <i>Raphiolepis indica</i>	M
14	5 Gal	Winter Jasmine 4x12 <i>Jasminum nudiflorum</i>	M
2	5 Gal	Dwarf Butterfly Bush 5x5 <i>Buddleia davidii nonhoensis</i>	M
23	5 Gal	Dwarf Feathertop 25x2 <i>Pennisetum villosum</i>	M
1	5 Gal	Cherry Sage 2x3 <i>Salvia greggii</i>	M
3	5 Gal	Blue Mist 3x3 <i>Caryopteris x clandonensis</i>	M
9	5 Gal	Fern Bush 5x6 <i>Chamaebatiaria millefolium</i>	M
2	5 Gal	Apache Plum 6x1 <i>Fallugia paradoxa</i>	L
1	5 Gal	Chamisa 5x5 <i>Chrhysothamnus nauseosus</i>	L
3	1 Gal	Boston Ivy <i>Parthenocissus tricuspidata</i>	L
8		Moss Rock Boulders To be placed at contractor discretion	L
9346		Landscape Gravel Color and Size to be determined	
150		Oversize Cobble	
			Total Live Groundcover 4060



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 Crushed fines or Turf.

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 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is existing. 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.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
Los Volcanes Rd. NM

Required # 4 Provided # 5

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

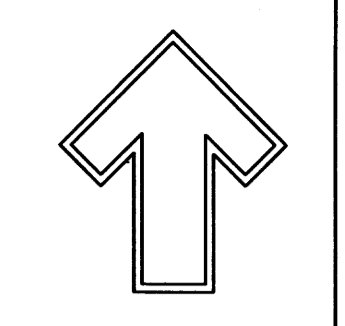
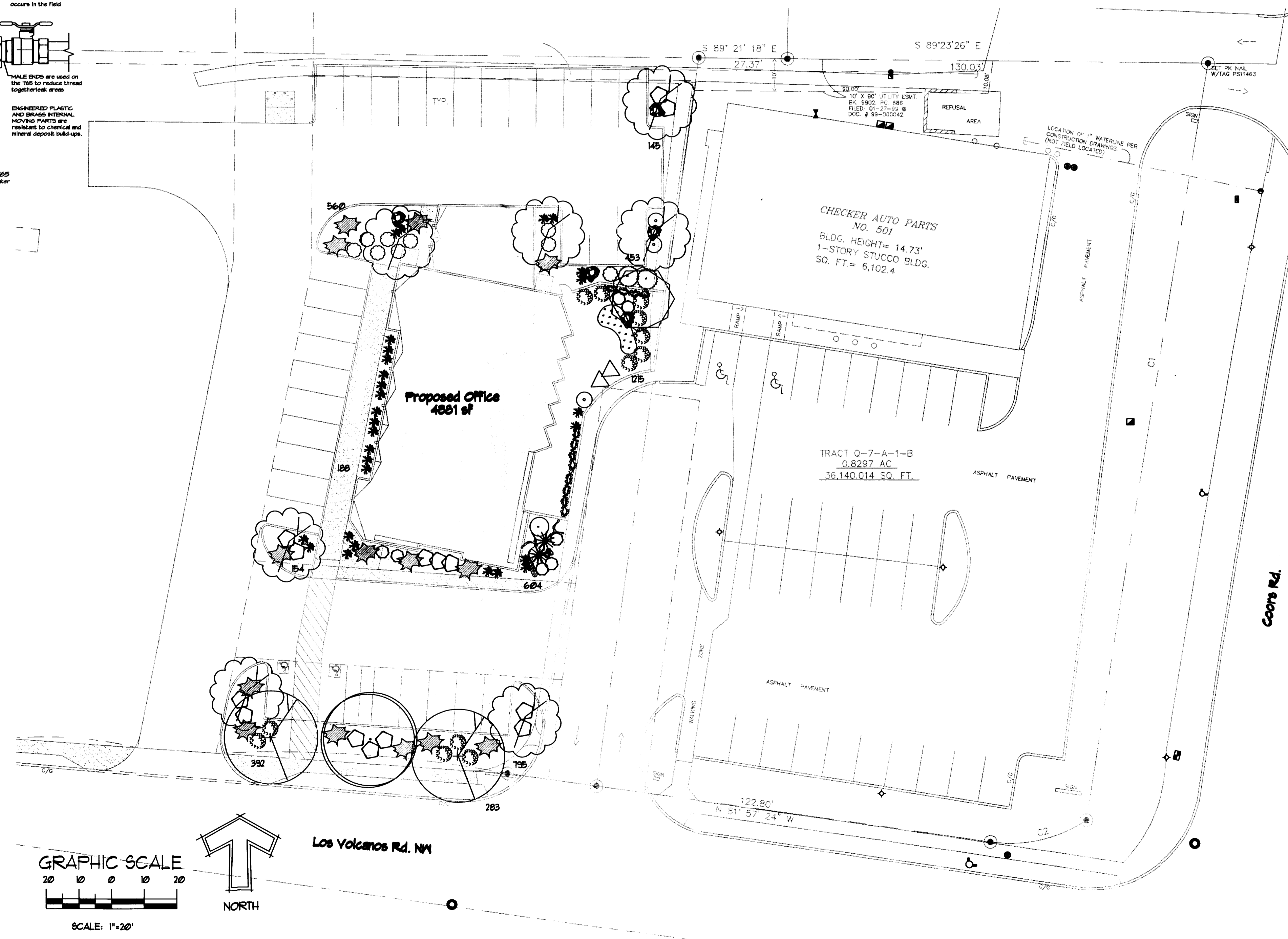
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces

Required # 3 Provided # 4

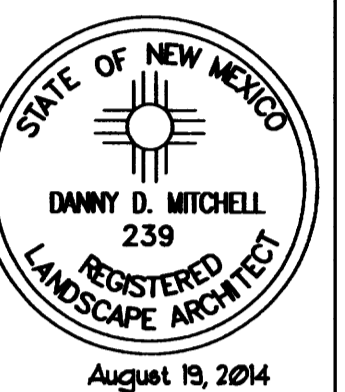
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	30965
TOTAL BUILDING AREA	4381
NET LOT AREA	26584
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED (15%)	3988
TOTAL LANDSCAPE PROVIDED (15.1%)	4109
TOTAL LIVE GROUND COVER REQUIRED (75%)	2992
TOTAL LIVE GROUND COVER PROVIDED (84%)	4060



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Ph: (505) 938-9690
Fax: (505) 938-7137
danny@hilltoplandscaping.com

Landscape Architect



Los Volcanes Orthodontist
Los Volcanes Rd. NW
LANDSCAPE PLAN

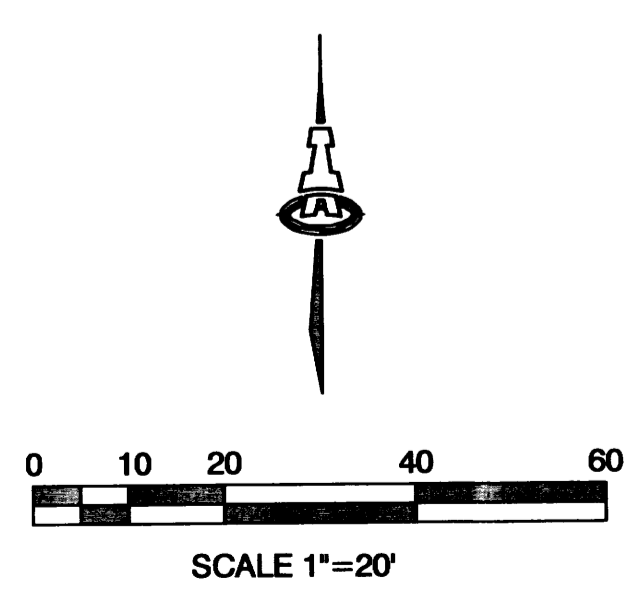
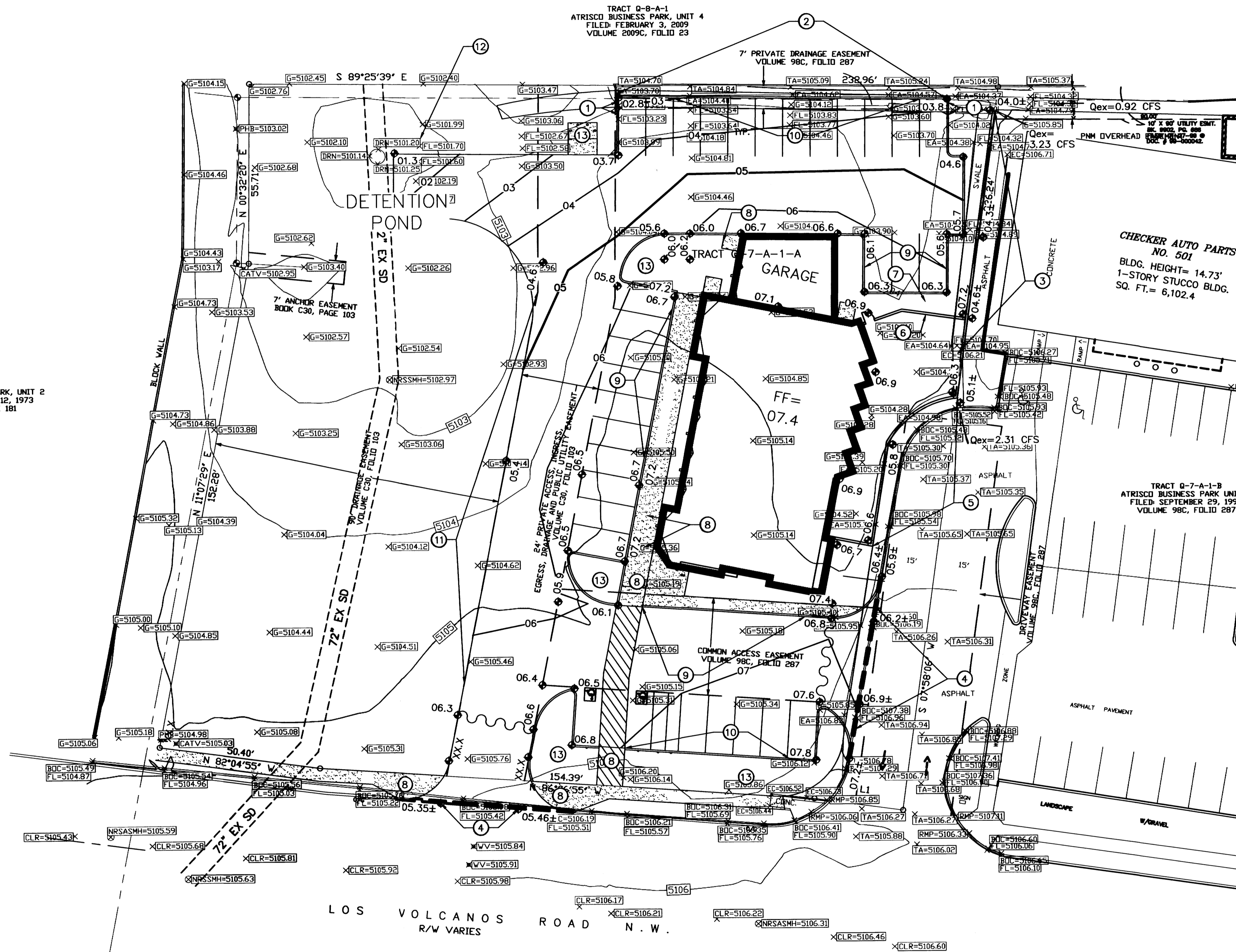
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DRAWN BY: dm
REVISION: *
DATE: 6/23/2014

SHEET #
LS-101

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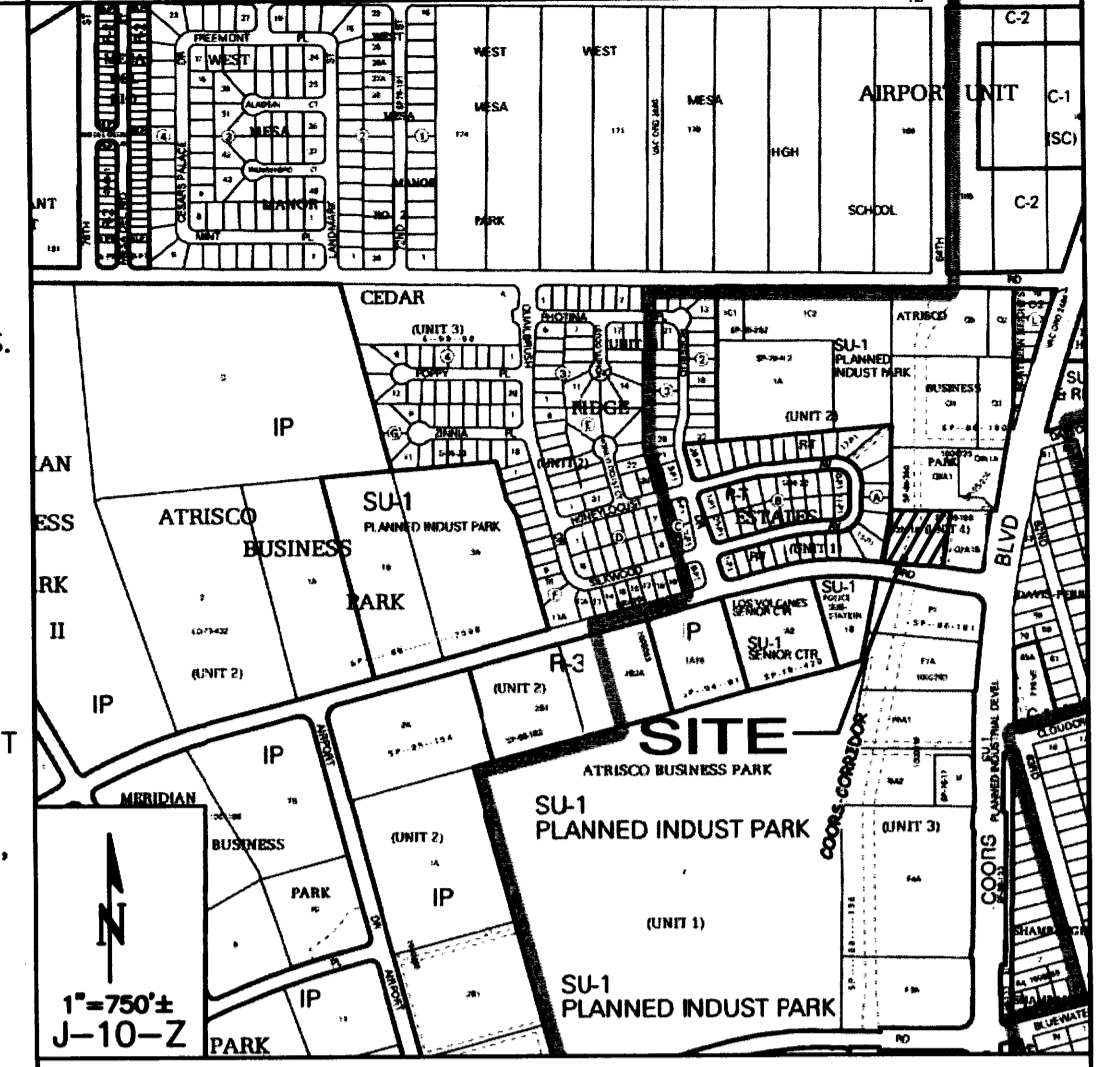


GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- C. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. DESIGN GRADES ARE APPROX. 1.8% TO ALLOW FOR CONSTRUCTION TOLERANCES.
- D. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0% FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- E. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- F. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- G. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- H. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- I. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- J. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- K. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- L. OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
- M. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- N. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- O. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED..
- P. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS.
- Q. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- R. NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.
- S. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- T. ALL AREAS DISTURBED BY CONSTRUCTION (OUTSIDE PROPOSED TRAP AREA) SHALL BE RESEEDING WITH NATIVE GRASS PER C.O.A. SPECIFICATIONS SECTION 1012 (FOR SANDY SOILS) OR AS SPECIFIED ON THE LANDSCAPE PLAN.
- U. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- V. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

LEGEND

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACT Q-7-A-1-A, ATRISCO BUSINESS PARK

SITE AREA: 1.1 AC.

FLOOD ZONE: THIS SITE FALL ENTIRELY WITHIN ZONE 'X' PER FEMA FIRM MAP 35001C0329H DATED AUGUST 16, 2012.

ENGINEER: GENEVIEVE DONAT ISAACSON & ARFMAN, P.A. 128 MONROE ST NE, ABOQ. NM 87108 PHONE: (505) 268-8828

SURVEYOR: HARRIS SURVEYING, INC. 2412-D MONROE ST NE ALBUQUERQUE, NM 87110 PHONE: (505) 889-8056

BENCHMARK: ACS "13-K10" ELEV=5146.61 (NAVD 1988)

PROJECT CONDITIONS: THE PROPOSED PROJECT IS AN XXXX SF OFFICE BUILDING ON THE EASTERN PORTION OF THE EXISTING UNDEVELOPED TRACT. TO THE EAST IS AN EXISTING AUTO PARTS STORE. OFFSITE FLOWS OF 3.2 CFS ENTER THE SITE ON THE NE CORNER, AND TRAVEL WEST IN AN ASPHALT RUNDOWN TO A DETENTION POND WITH A PUBLIC INLET AT THE BOTTOM.

THE NEW CONSTRUCTION WILL REMOVE THE EXISTING ASPHALT RUNDOWN, AND DIRECT OFFSITE FLOWS THROUGH THE PARKING LOT, THEN BACK OUT THE DETENTION POND. DEVELOPED FLOWS OF 3.6 CFS FROM THE NEW CONSTRUCTION WILL ALSO BE DIRECTED WEST TO THE EXISTING DETENTION POND. THE POND WILL BE AT LEAST 4,540 CU. FT. IN SIZE TO ACCOUNT FOR THE INCREASED DEVELOPED DISCHARGE.

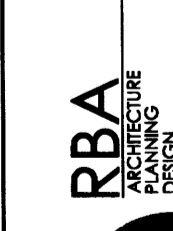
KEYED NOTES

1. 2'-2" WIDE CURB OPENINGS TO ALLOW OFFSITE FLOWS TO PASS THROUGH THE PARKING LOT.
2. REMOVE & DISPOSE OF EXISTING ASPHALT RUNDOWN.
3. RELOCATE EXISTING ASPHALT RUNDOWN ONTO ADJACENT PROPERTY PER CHECKER AUTO-COORS BLVD GRADING AND DRAINAGE PLAN BY GOODWIN & ASSOCIATES DATED 11/03/98.
4. MATCH EXISTING ASPHALT PAVING FOR A SMOOTH DRIVING TRANSITION.
5. PROPOSED RETAINING WALL WITH OPENINGS IN VERTICAL GAPS ALONG THE ROW OF BLOCKS AT THE TOP EARTH GRADE. THE OPENINGS ALLOW OVERFLOW STORM WATER FROM THE COURTYARD TO ESCAPE.
6. TURN BLOCKS IN THE COURTYARD WALL TO ALLOW STORM WATER FROM THE LANDSCAPED AREA TO ESCAPE.
7. INSTALL 4" TRENCH DRAIN WITH SOLID GRATE AT 2% SLOPE.
8. HANDICAP RAMP PER ARCHITECTURAL DETAILS.
9. TURN-DOWN EDGE OF SIDEWALK PER ARCHITECTURAL DETAILS.
10. CURB & GUTTER PER ARCHITECTURAL DETAILS.
11. GRADE TO DIRECT FLOWS TO DETENTION POND. INSTALL EROSION PROTECTION ALONG EDGE OF ASPHALT.
12. PROPOSED 4,540 OF DETENTION POND.
13. DEPRESSED WATER HARVESTING AREAS WITHIN LANDSCAPING.

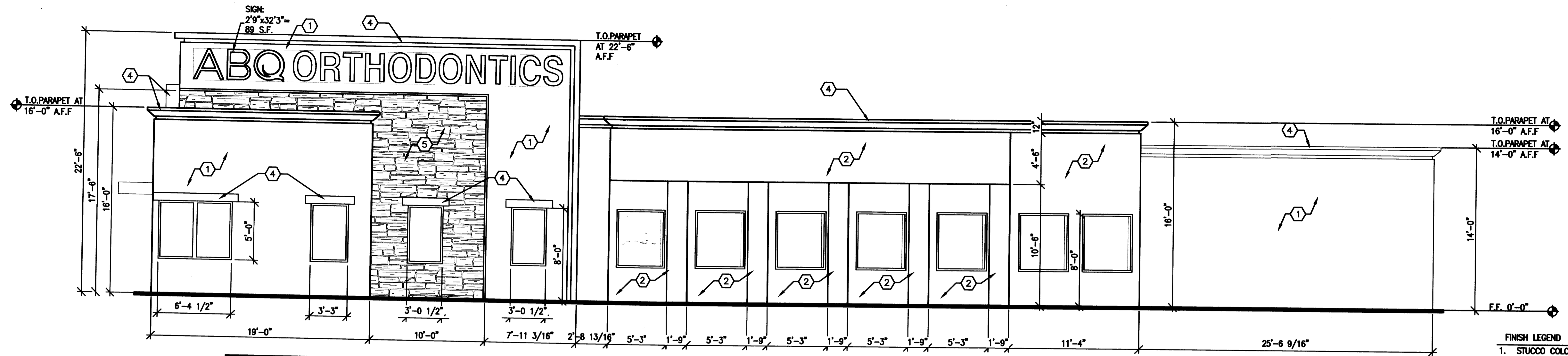
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isaacson.com

TRAPNELL ORTHODONTICS CONCEPTUAL GRADING PLAN

REVISION DATA



DATE: 11-27-2014
 SHEET NUMBER: CG-1

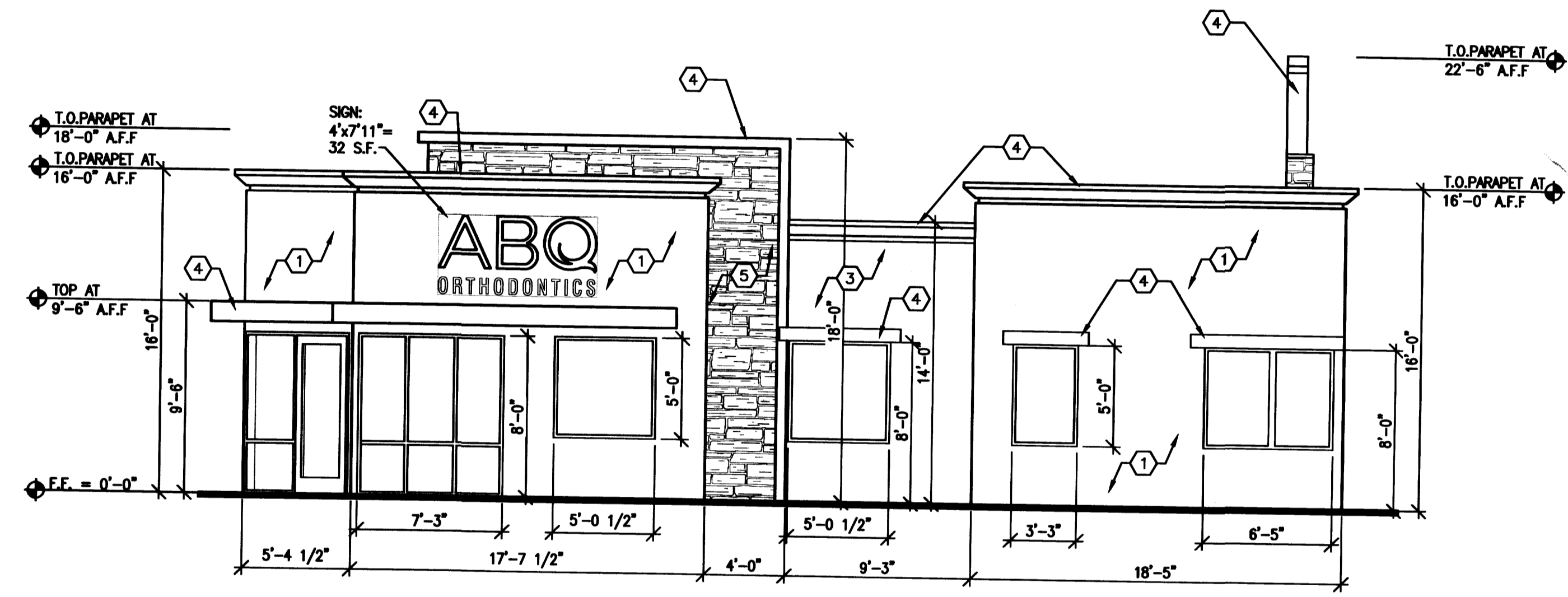


TOTAL EAST BUILDING ELEVATION WALL AREA = 1,963 S.F.
 TOTAL EAST BUILDING ELEVATION SIGNAGE = 86 S.F.
 TOTAL SIGNS (1)
 SIGN COVERAGE AREA = 86/1,963 = 4%

EAST ELEVATION
 3/16"=1'-0"

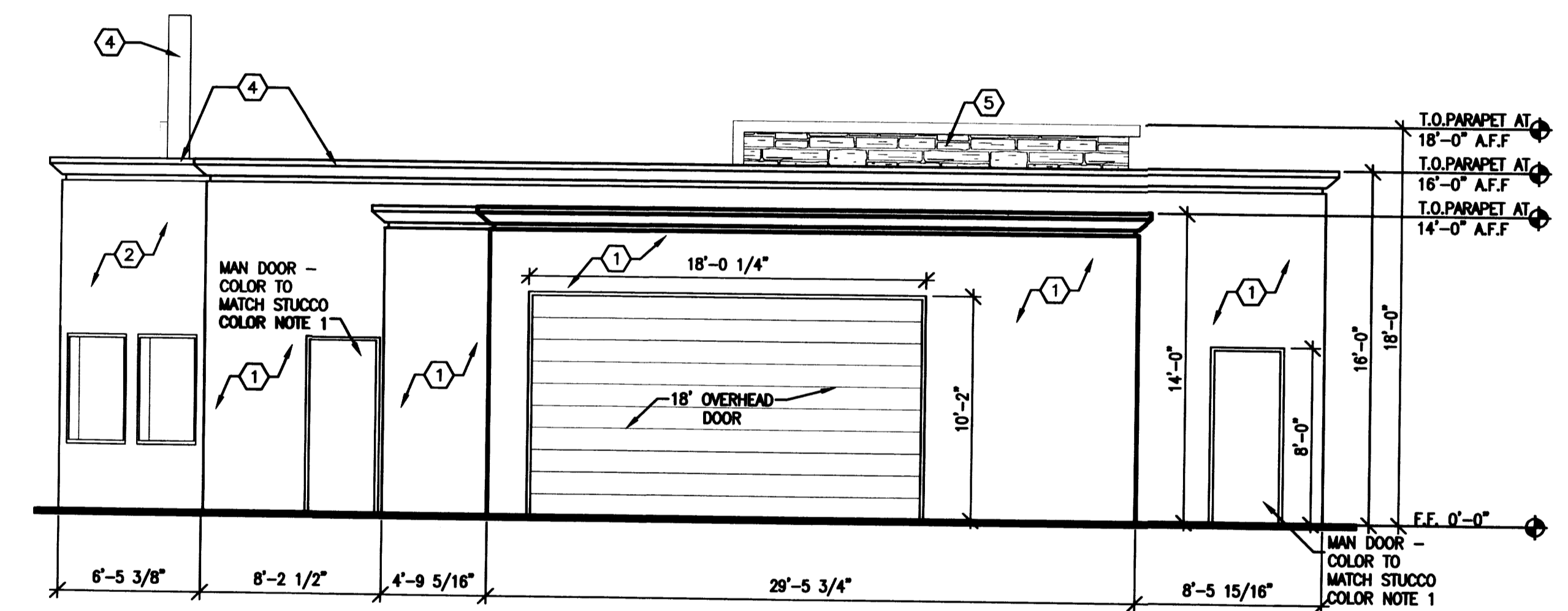
- FINISH LEGEND**
1. STUCCO COLOR - BUCKSKIN T020L (45)
 2. STUCCO COLOR - AGAVE 2041D (17)
 3. STUCCO COLOR - SHERIDAN 3034L (13)
 4. PAINT COLOR - CHATEAU BROWN SW 7510
 5. PRO-FIT ALPINE LEDGESTONE - CHARDONEY

SECTION 14-16-2-19
 IP INDUSTRIAL PARK ZONE
 (25) SIGN, ON-PREMISES AS PROVIDED IN 14-14-3-5 OF THIS ZONING CODE, AND FURTHER PROVIDED:
 (c) SIZE
 2. SIZE, BUILDING-MOUNTED SIGNS, EXCEPT PROJECTING SIGNS. A BUILDING-MOUNTED SIGN SHALL NOT EXCEED THE FOLLOWING AREA:
 a. FIFTEEN PERCENT OF THE AREA OF THE FACADE TO WHICH IT IS APPLIED IF THE SIGN IS NOT WHOLLY VISIBLE FROM AN ABUTTING ARTERIAL OR COLLECTOR STREET.



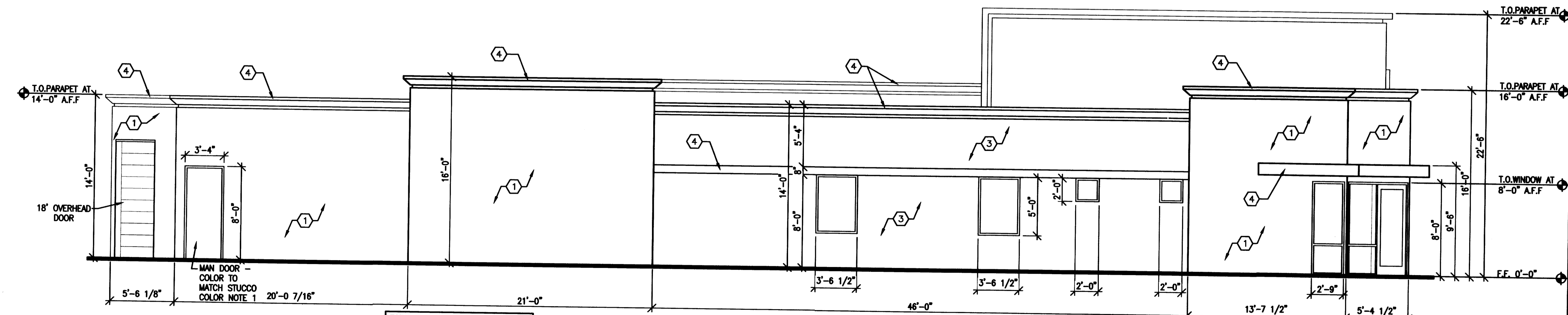
TOTAL SOUTH BUILDING ELEVATION WALL AREA = 902 S.F.
 TOTAL SOUTH BUILDING ELEVATION SIGNAGE = 32 S.F.
 TOTAL SIGNS (1)
 SIGN COVERAGE AREA = 32/902 = 3%

SOUTH ELEVATION
 3/16"=1'-0"



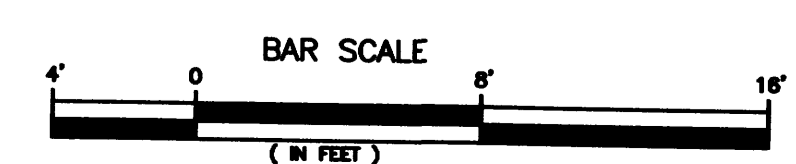
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 TOTAL NORTH BUILDING ELEVATION SIGNAGE =
 TOTAL SIGNS (0)
 SIGN COVERAGE AREA =

NORTH ELEVATION
 3/16"=1'-0"



TOTAL WEST BUILDING ELEVATION WALL AREA = 1,963 S.F.
 TOTAL WEST BUILDING ELEVATION SIGNAGE =
 TOTAL SIGNS (0)
 SIGN COVERAGE AREA =

WEST ELEVATION
 3/16"=1'-0"



ABQ ORTHODONTICS
 BUILDING ELEVATIONS
 ALBUQUERQUE, NM
 PROJECT # 1362

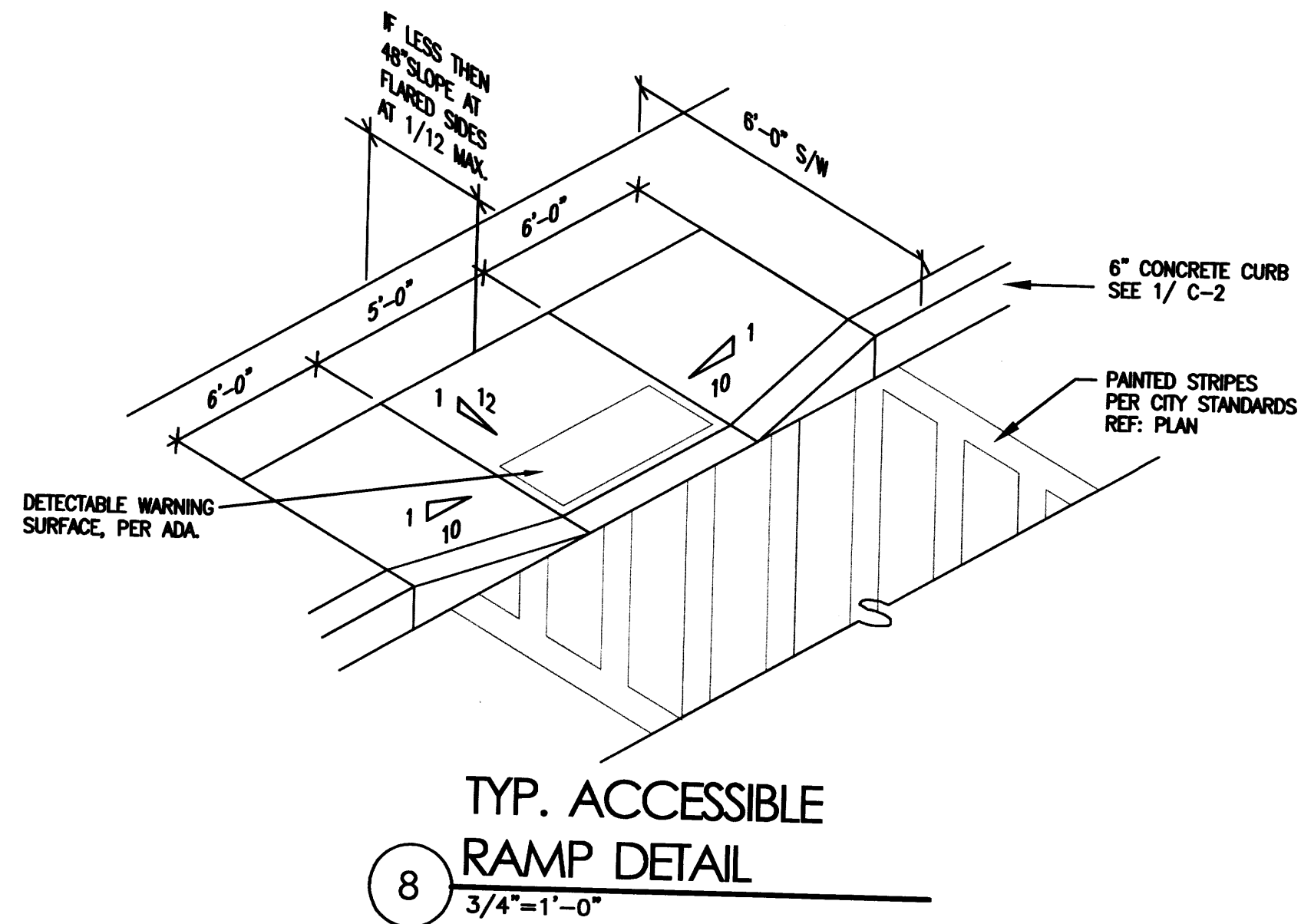
REVISION DATE

STATE OF NEW MEXICO
 RICHARD P. BENNETT
 No. 1240
 REGISTERED ARCHITECT
 2012/2014

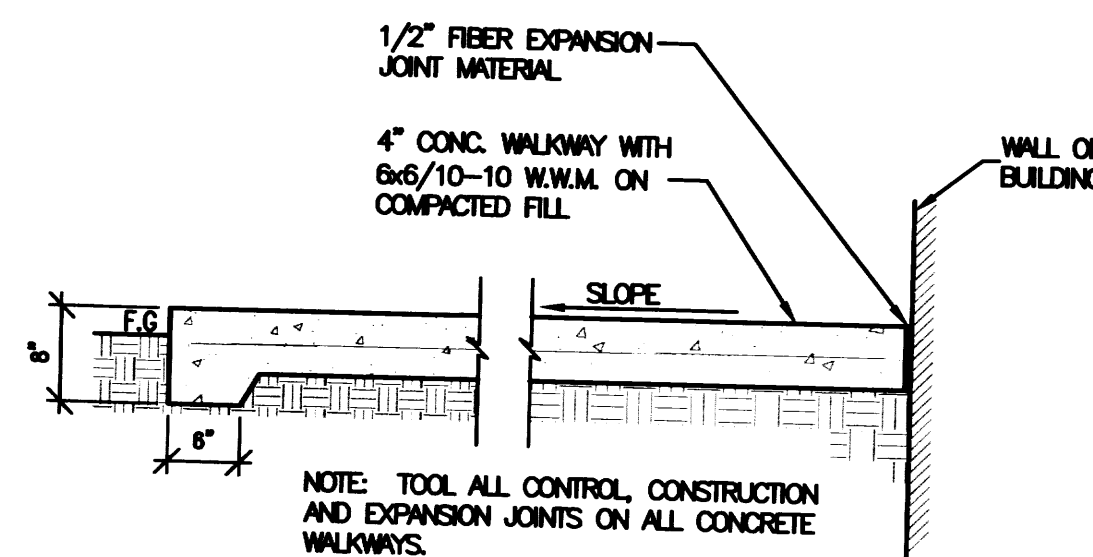
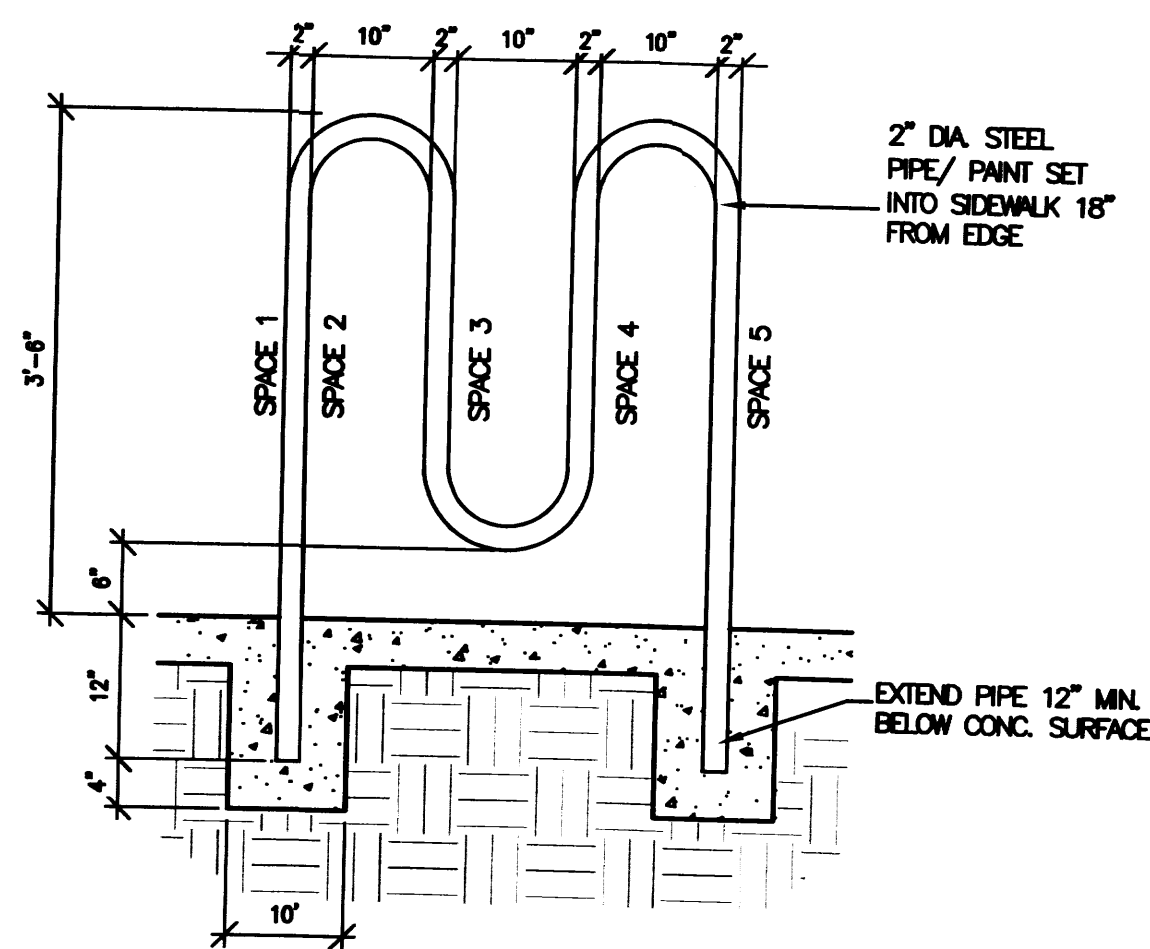
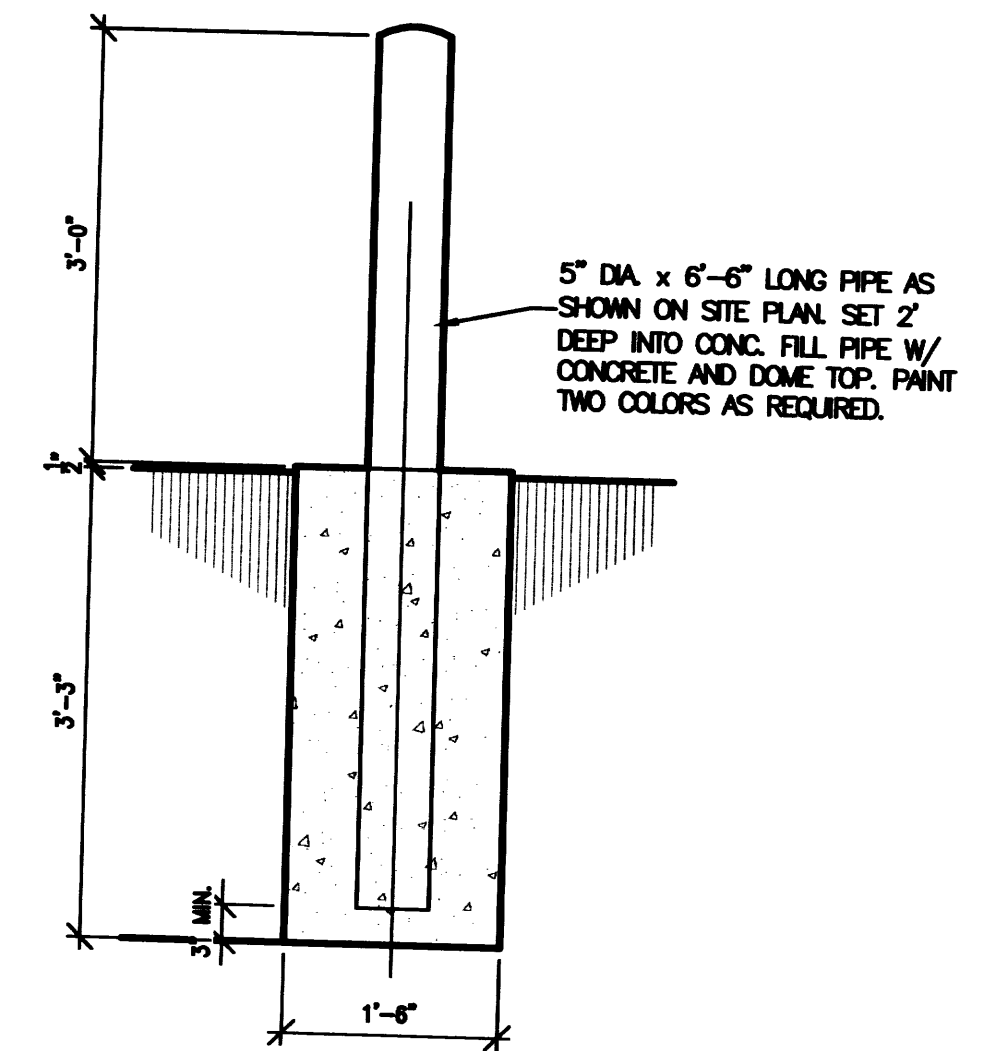
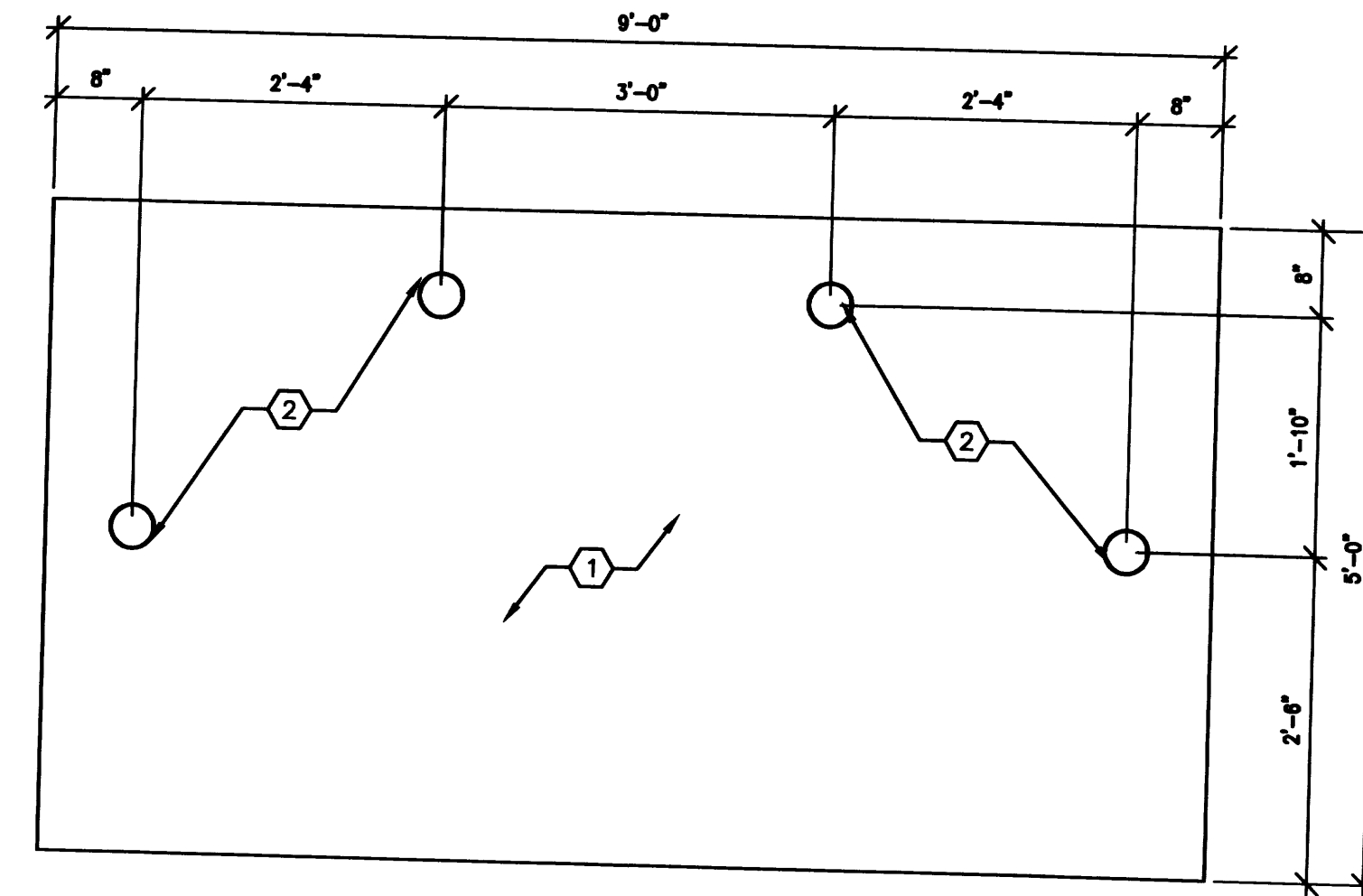
RBA ARCHITECTURE, P.C.
 ARCHITECTURE, PLANNING
 DESIGN
 4005 14th St. SW
 Albuquerque, NM 87102
 505.263.1111
 www.rba.com

DATE
 08-11-2014

SHEET NUMBER
 A-1.0

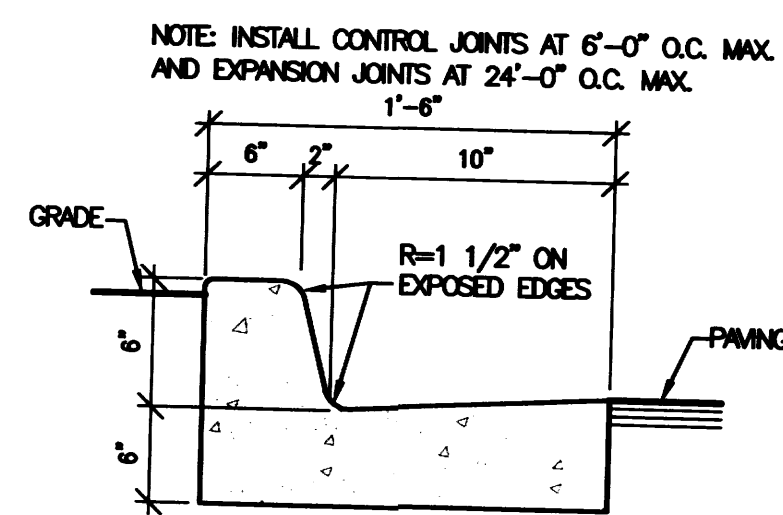
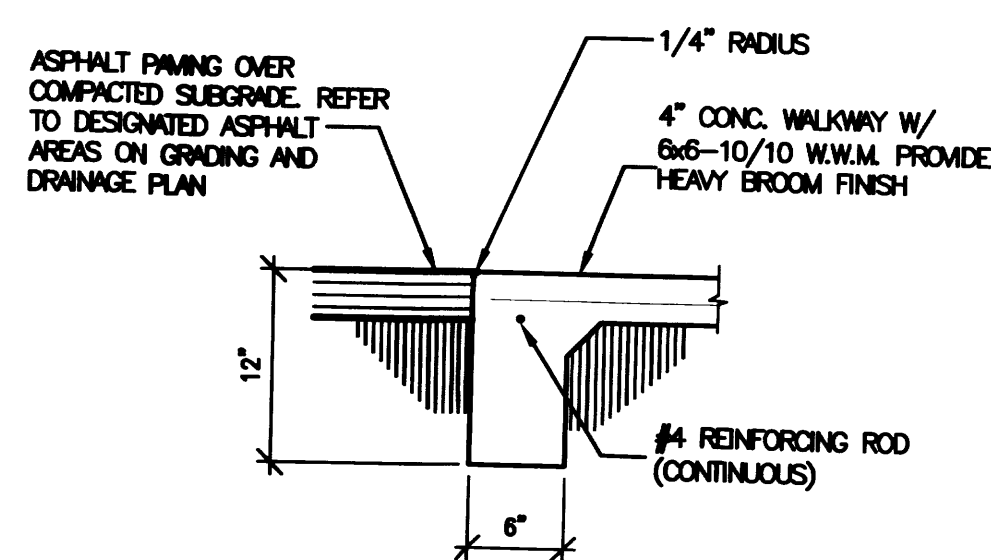


- KEYED NOTES
- 4" THICK CONCRETE SLAB 3,000 PSI MIN. 3/4" AGGREGATE WITH 4x4x1.4x1.4 W.M.
 - 4" O.D. STEEL PIPE FILLED WITH CONCRETE AND ENCASED IN 6" THICK CONCRETE MINIMUM ALL AROUND BELOW GRADE. CONCRETE TO BE MINIMUM 30" BELOW GRADE AND POSTS TO BE ABOVE SLAB.



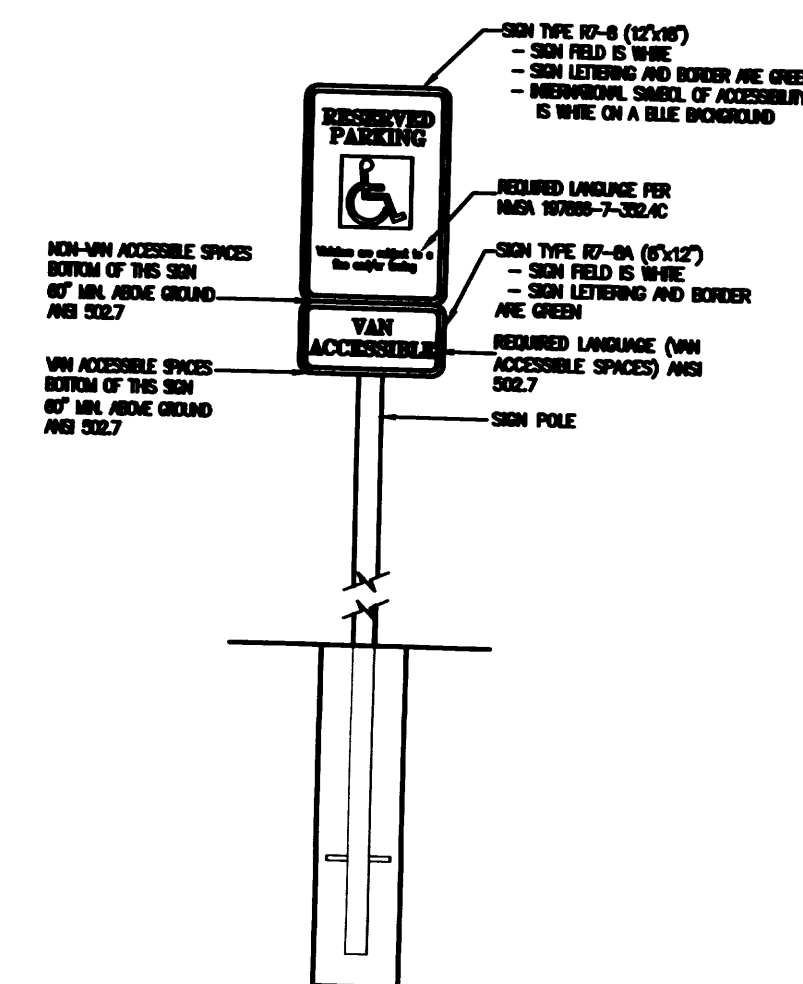
6 TYP. BICYCLE RACK DETAIL
3/4"=1'-0"

5 TYP. CONCRETE SIDEWALK DETAIL
3/4"=1'-0"

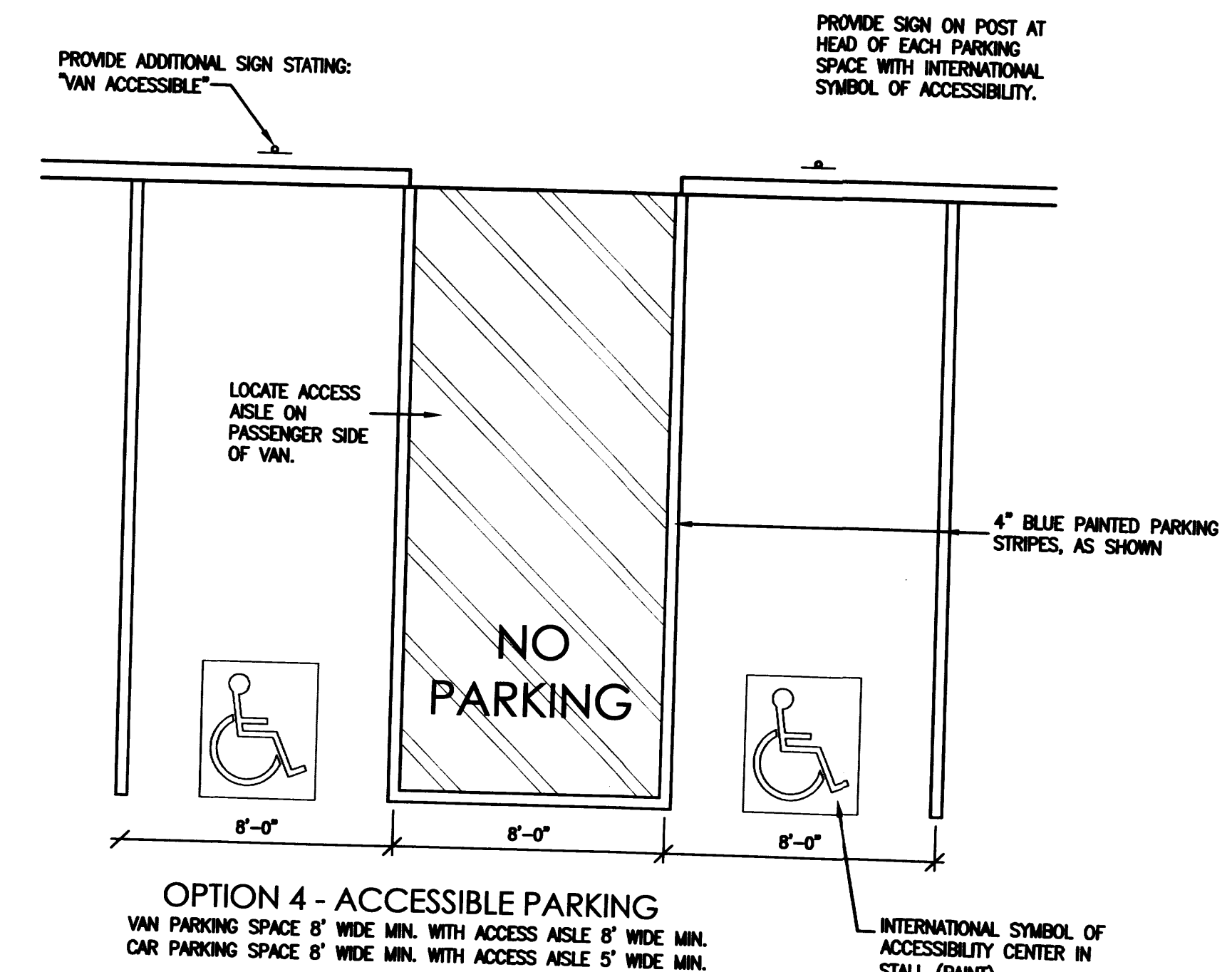


4 TYP. CONCRETE CURB AND SIDEWALK DETAIL
1"=1'-0"

3 TYP. CONCRETE CURB AND GUTTER DETAIL
1"=1'-0"



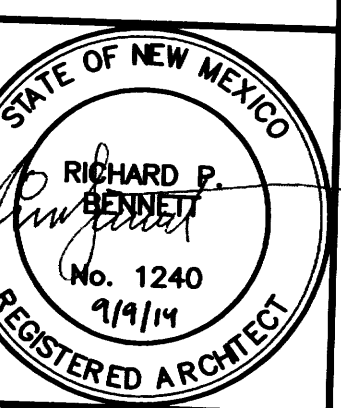
2 TYP. ACCESSIBLE SIGNAGE DETAIL
3/4"=1'-0"



1 ACCESSIBLE PARKING
1/4"=1'-0"

ABQ ORTHODONTICS
SITE PLAN DETAILS
ALBUQUERQUE, NM
PROJECT # 1382

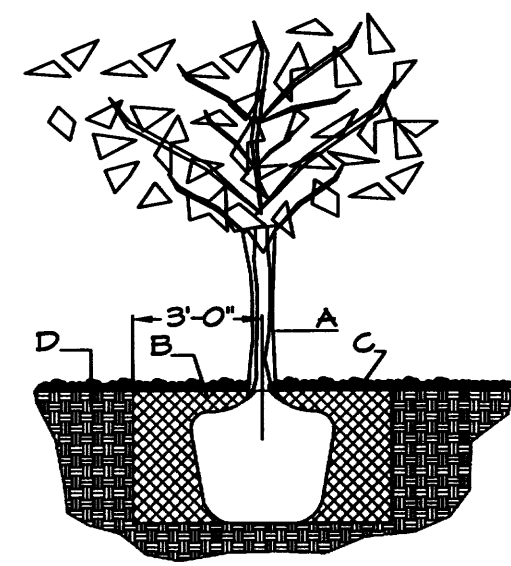
REVISION DATE
09-09-2014



RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN
1301 First Ave. SE
Albuquerque, NM 87102
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DATE
08-11-2014

SHEET NUMBER
C-2.0



TREE PLANTING DETAIL

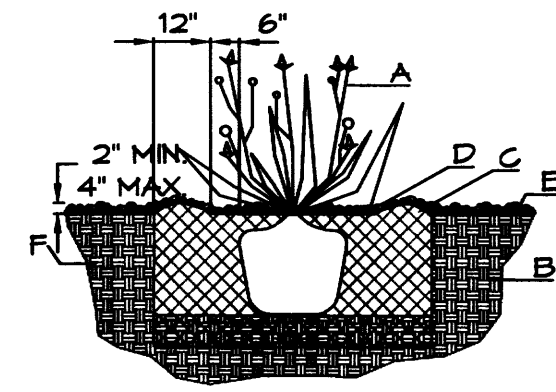
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR 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.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING FIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

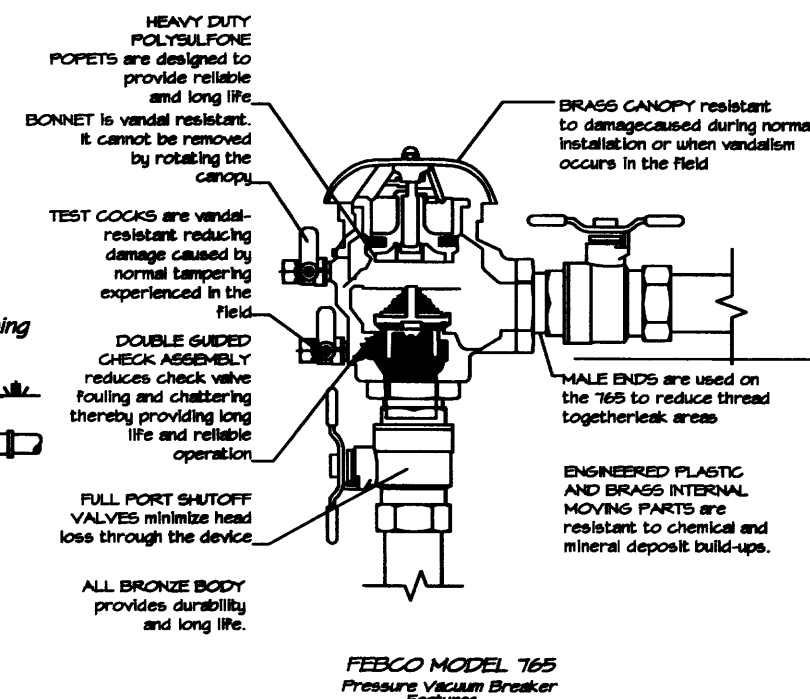
NTS

GENERAL NOTES:

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

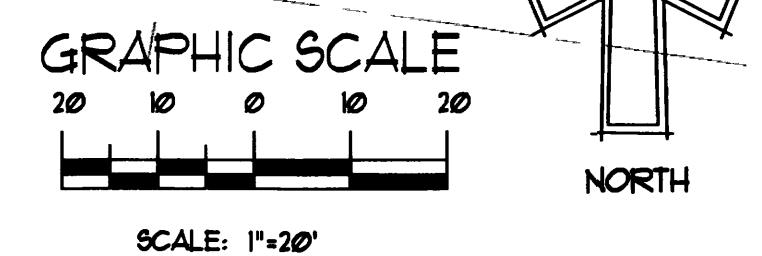
CONSTRUCTION NOTES:

- 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 LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
2	3" cal	Ash <i>Fraxinus sp.</i>	M+
3	3" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
1	4 - 6'	Pinon <i>Pinus edulis</i>	M
8	15 Gal.	Bradford Pear <i>Malus sp.</i>	M
4	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	M
2	4-6'	Palm Yucca, Boulders, Oversize Gravel <i>Yucca faxonia</i>	M
22	5 Gal.	Wintergreen Barberry 5x5 <i>Berberis julianae</i>	M
12	5 Gal.	India Hawthorn 3x5 <i>Raphiolepis indica</i>	M
16	5 Gal.	Winter Jasmine 4x2 <i>Jasminum nudiflorum</i>	M
2	5 Gal.	Dwarf Butterfly Bush 5x5 <i>Buddleia davidii nanhoensis</i>	M
36	5 Gal.	Dwarf Feathertop 25x2 <i>Pennisetum villosum</i>	M
5	5 Gal.	Cherry Sage 2x3 <i>Salvia greggii</i>	M
3	5 Gal.	Blue Mist 3x3 <i>Caryopteris x clandonensis</i>	M
9	5 Gal.	Fern Bush 5x5 <i>Chamaebatiaria millefolium</i>	M
4	5 Gal.	Apache Plume 6x1 <i>Fallugia paradoxa</i>	L
5	5 Gal.	Chamisa 5x5 <i>Chrysothamnus nauseosus</i>	L
3	1 Gal.	Boston Ivy <i>Parthenocissus tricuspidata</i>	L
10		Moss Rock Boulders To be placed at contractor discretion	L
9346		Landscape Gravel	L
50		Oversize Cobble	L
Total Live Groundcover			6244



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, Follen 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 Crushertines or Turf.

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 existing. 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.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

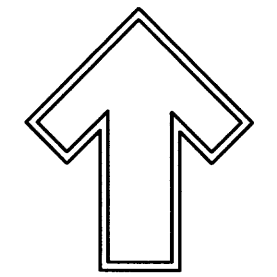
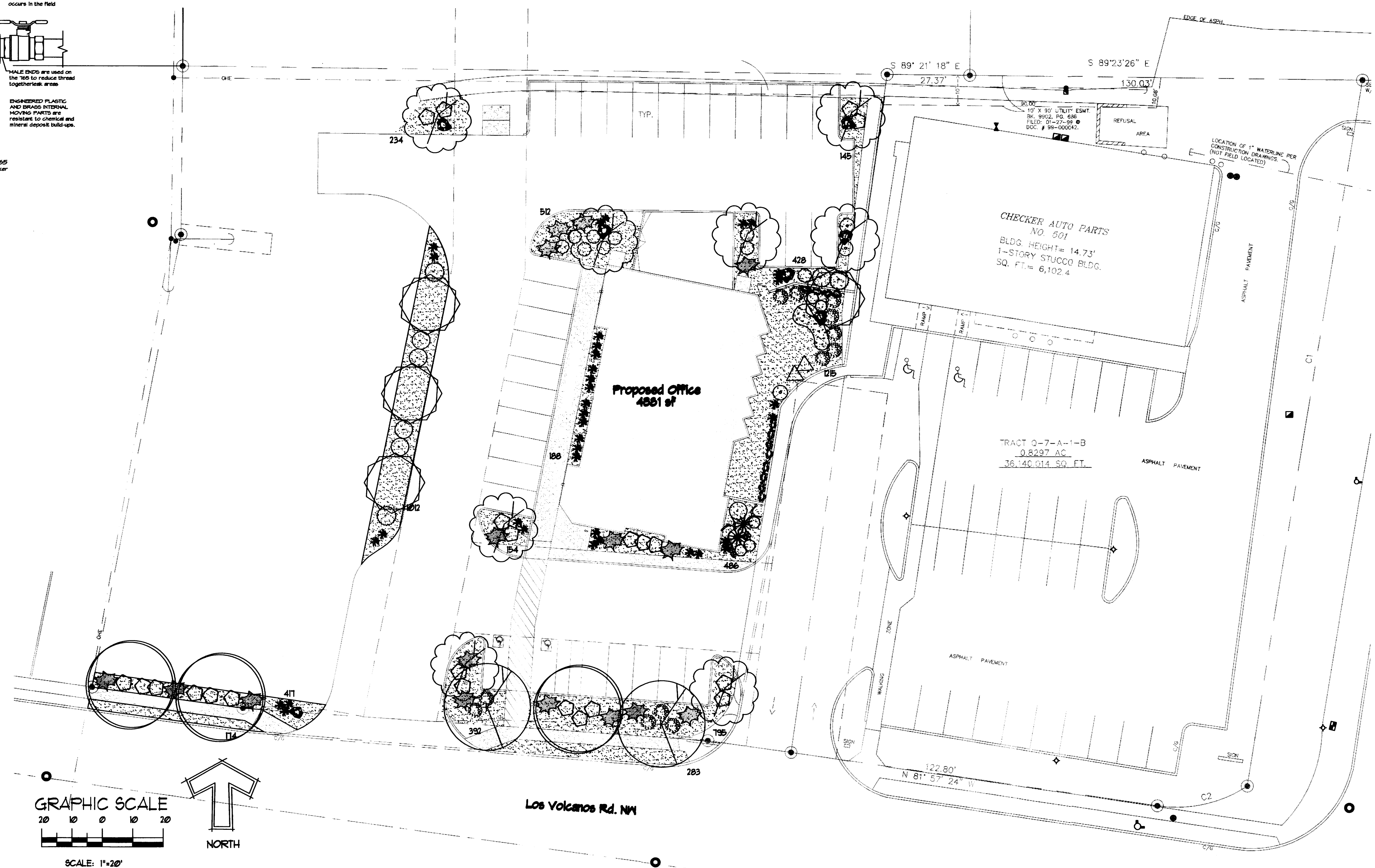
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
Los Volcanes Rd. NW
Required # 4 Provided # 5

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:
1 Shade tree per 10 spaces
Required # 3 Provided # 4

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	30965
TOTAL BUILDING AREA	4301
NET LOT AREA	26564
LANDSCAPE REQUIREMENT	20
TOTAL LANDSCAPE REQUIRED (20%)	5312
TOTAL LANDSCAPE PROVIDED (72%)	6436
TOTAL LIVE GROUND COVER REQUIRED (75%)	4826
TOTAL LIVE GROUND COVER PROVIDED (91%)	6244



Cont. Lic. #16458
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danny@hilltoplandscaping.com

Landscape Architect



Los Volcanes Orthodontist
Los Volcanes Rd. NW
LANDSCAPE PLAN

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright law. This is an original design and may not be used in any other project without the written consent of The Hilltop Landscape Architects & Contractors. A fee has been paid for a job order placed.



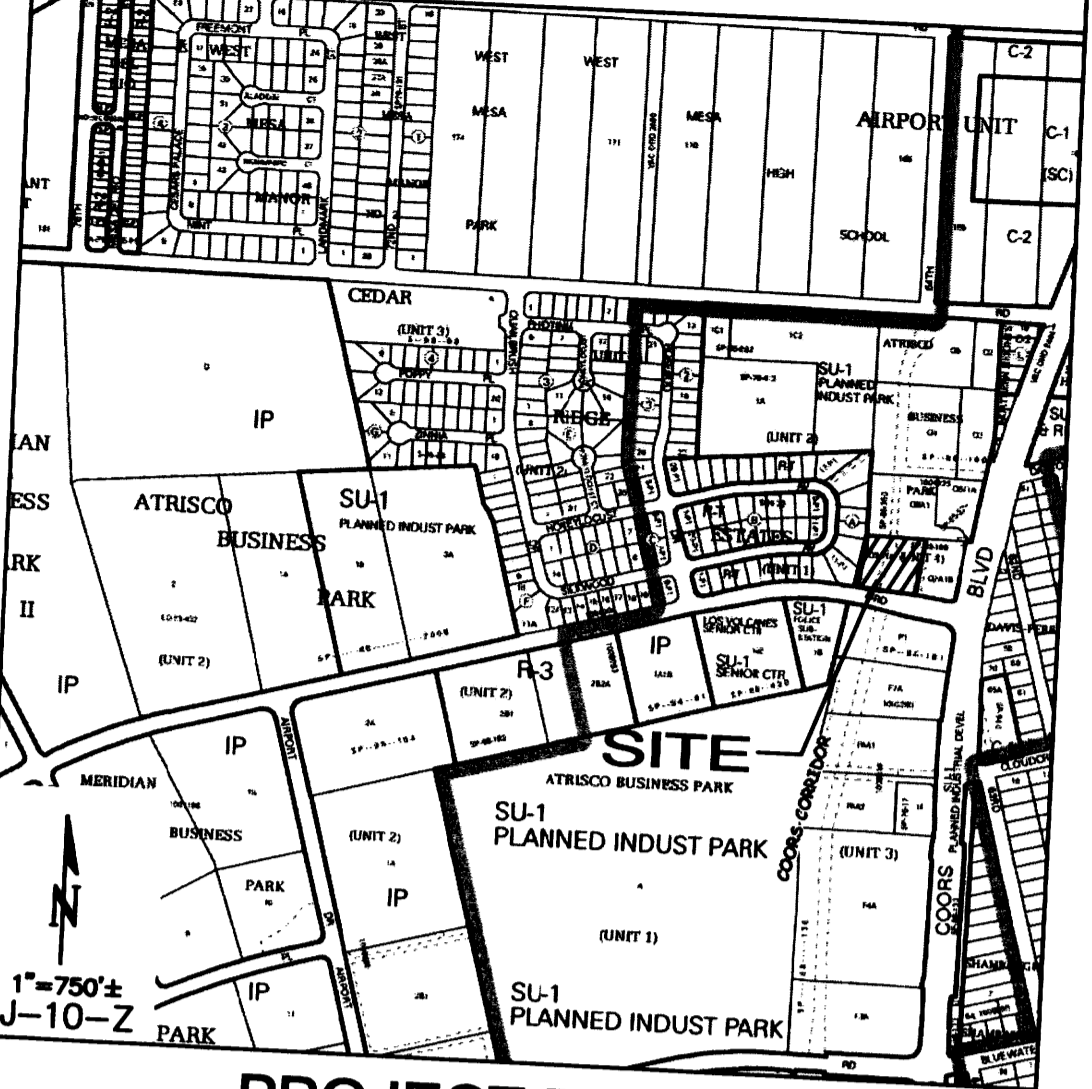
DRAWN BY
REVISION #
DATE

SHEET #
LS-101

GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. DESIGN GRADES ARE APPROX. 1.8% TO ALLOW FOR CONSTRUCTION TOLERANCES.
- FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0% FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION. WORK IS DONE, SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
- THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS.
- WHERE GRADING BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.
- ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACT Q-7-A-1-A, ATRISCO BUSINESS PARK

SITE AREA: 1.1 AC.

FLOOD ZONE: THIS SITE FALL ENTIRELY WITHIN ZONE 'X' PER FEMA FIRM MAP 35001C0329H DATED AUGUST 16, 2012.

ENGINEER: GENEVIEVE DONART
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, APO. NM 87108
PHONE: (505) 268-8828

SURVEYOR: HARRIS SURVEYING, INC.
2412-D MONROE ST NE
ALBUQUERQUE, NM 87110
PHONE: (505) 889-8056

BENCHMARK: ACS "13-K10"
ELEV=5146.61 (NAVD 1988)

PROJECT CONDITIONS: THE PROPOSED PROJECT IS AN XXXX SF MEDICAL OFFICE BUILDING ON THE EASTERN PORTION OF THE EXISTING UNDEVELOPED TRACT. TO THE EAST IS AN EXISTING AUTO PARTS STORE. OFFSITE FLOWS OF 3.2 CFS ENTER THE SITE ON THE NE CORNER, AND TRAVEL WEST IN AN ASPHALT RUNDOWN TO A DETENTION POND WITH A PUBLIC INLET AT THE BOTTOM.

THE NEW CONSTRUCTION WILL REMOVE THE EXISTING ASPHALT RUNDOWN, AND DIRECT OFFSITE FLOWS THROUGH THE PARKING LOT, THEN BACK OUT THE DETENTION POND. DEVELOPED FLOWS OF 3.6 CFS FROM THE NEW CONSTRUCTION WILL ALSO BE DIRECTED WEST TO THE EXISTING DETENTION POND. THE POND WILL BE AT LEAST 4,540 CU. FT. IN SIZE TO ACCOUNT FOR THE INCREASED DEVELOPED DISCHARGE.

THE FIRST FLUSH WILL BE ADDRESSED WITH WATER HARVESTING AREAS BY DIRECTING FLOWS TO THIS SAME POND.
(0.34"/12in/ft x 24,228 SF x 0 = 688 CF)

LEGEND

TRAPNELL ORTHODONTICS
CONCEPTUAL GRADING PLAN
PROJECT # 1378

KEYED NOTES

- 2'-2" WIDE CURB OPENINGS TO ALLOW OFFSITE FLOWS TO PASS THROUGH THE PARKING LOT.
- REMOVE & DISPOSE OF EXISTING ASPHALT RUNDOWN.
- CUT EXISTING ASPHALT AT PROPERTY LINE. REMOVE EXISTING RUNDOWN. CONCRETE FILL & WATER PROOF BOTTOM FOOT OF PERIMETER WALL. SEAL JOINT BETWEEN ASPHALT AND WALL WITH A SILICONE SEALANT. FLOWS TO STAY ON ADJACENT PROPERTY UNTIL THEY DISCHARGE TO EXISTING DRAINAGE EASEMENT ON NORTH PROPERTY LINE. (PER ORIGINAL DESIGN OF CHECKER AUTO-COORS BLVD GRADING AND DRAINAGE PLAN BY GOODWIN & ASSOCIATES DATED 11/03/98.)
- MATCH EXISTING ASPHALT PAVING FOR A SMOOTH DRIVING TRANSITION.
- PROPOSED RETAINING WALL WITH OPENINGS IN VERTICAL GAPS ALONG THE ROW OF BLOCKS AT THE TOP EARTH GRADE. THE OPENINGS ALLOW OVERFLOW STORM WATER FROM THE COURTYARD TO ESCAPE.
- TURN BLOCKS IN THE COURTYARD WALL TO ALLOW STORM WATER FROM THE LANDSCAPED AREA TO ESCAPE.
- INSTALL 4" TRENCH DRAIN WITH SOLID GRATE AT 2% SLOPE.
- HANDICAP RAMP PER ARCHITECTURAL DETAILS.
- TURN-DOWN EDGE OF SIDEWALK PER ARCHITECTURAL DETAILS.
- CURB & GUTTER PER ARCHITECTURAL DETAILS.
- GRADE TO DIRECT FLOWS TO DETENTION POND. INSTALL EROSION PROTECTION ALONG EDGE OF ASPHALT.
- PROPOSED 4,540 CF DETENTION POND.
- DEPRESSED WATER HARVESTING AREAS WITHIN LANDSCAPING.

REVISION DATE

DATE

11-27-2013

SHEET NUMBER

CG-101

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