

INTERNATIONAL BUILDING CODE 2009

ADDRESS: 5600 HOLLY AVE. NE, ALBUQUERQUE, NM 87113
 ZONING: SU-2
 EXISTING BUILDING AREA: 11,500 S.F.
 OCCUPANCY & USE CLASSIFICATION PER SEC. 304 & 311:
 B, OFFICE = 11,500 S.F.
 S1, MOTOR VEHICLE REPAIR GARAGE = 2-B

TYPE OF CONSTRUCTION (TABLE 503): 2 STORY, 17,500 S.F. (S1 GROUP) (GROSS S.F.)
 ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): NOT REQUIRED FOR B GROUP
 SECTION 907 FIRE ALARM AND DETECTION SYSTEM: B, OFFICE (1ST FLOOR) = 1,465 S.F.
 NEW ADDITION BUILDING AREA: B, OFFICE (2ND FLOOR) = 867 S.F.
 S1, GARAGE (1ST FLOOR) = 2,928 S.F.
 TOTAL S.F. = 5,620 S.F.

EXISTING BUILDING AREA: 11,500 S.F. (GROSS)
 NEW ADDITION BUILDING AREA: 4,810 S.F.
 TOTAL EXIST./NEW BUILDING AREA: 16,310 S.F.
 IBC 2009, TABLE 1004.1.1 MAXIMUM FLOOR AREA
 OCCUPANCY LOAD CLASSIFICATION NEW ADDITION:
 B, OFFICE 1ST FLOOR, 1,465/100 = 15 OCCPS.
 B, OFFICE 2ND FLOOR, 867/100 = 9 OCCPS.
 F1 (BASED ON INDUSTRIAL/MANUFACTURING), GARAGE 1ST FLOOR, 2,928 SF/200 = 15 OCCPS.
 OCCUPANCY LOAD CLASSIFICATION EXISTING BUILDING:
 F1 (BASED ON INDUSTRIAL/MANUFACTURING), GARAGE 1ST FLOOR, 10,032 SF/200 = 50 OCCPS.
 TOTAL OCCUPANTS = 96 OCCUPANTS
 TWO HOUR FIRE SEPARATION REQUIRED BETWEEN OCCUPANCY GROUPS B AND S1.
 NOTE: EXISTING FLOOR AND ROOF STRUCTURE IS PRECAST CONCRETE TEES WITH A TOTAL THICKNESS OF 5" MIN. FOR A FIRE RESISTANCE RATING OF TWO HOURS PER TABLE 720.1(3) FOR FLOOR OR ROOF CONSTRUCTION ITEM NUMBER 1-1.1

SCOPE OF WORK

EXISTING 11,500 S.F. BUILDING (FORMERLY CALIBERS SHOOTING RANGE) TO BE REMODELED INTO NEW AUTO REPAIR GARAGE AND A NEW TWO STORY ADDITION TO BE PERMITTED WITH A B/S-1 OCCUPANCY GROUP. THE EXISTING CONCRETE TEE WALL BETWEEN EXISTING BUILDING AND NEW TWO STORY ADDITION IS TO BE LABELED AS A TWO HOUR FIRE SEPARATION WALL PER I.B.C. 705.3 AND WITH PROTECTED 90 MIN. FIRE DOOR OPENINGS PER TABLE 715.4.

NEW WORK TO INCLUDE BUT NOT LIMITED TO DEMOLITION OF EXIST. INTERIOR WALL AS SHOWN ON DEMOLITION PLAN AND NEW OPENINGS IN EXIST. CONCRETE TEE WALL FOR NEW ROLL-UP DOORS AND MAN DOORS

MECHANICAL TO INCLUDE BUT NOT LIMITED TO PLUMBING AND PLUMBING FIXTURES AT NEW 1ST AND 2ND FLOOR RESTROOMS AND ALL MECHANICAL HEATING AND COOLING MECHANICAL UNITS FOR EXIST. AND NEW ADDITION.

ELECTRICAL TO INCLUDE BUT NOT LIMITED TO DEMOLITION OF EXIST. ELECTRICAL AND INSTALLING NEW ELECTRICAL AT EXIST. BUILDING AND INSTALLING ELECTRICAL PANELS, LIGHTING AND POWER TO NEW 1ST AND 2ND FLOOR ADDITION.

PARKING REQUIREMENTS

PART 3 - GENERAL REGULATIONS, 14-16-3-1 OFF-STREET PARKING REGULATIONS, (27) RETAIL AND SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF OF THE NET LEASABLE AREA; THEN, ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF OF NET LEASABLE AREA; THEN, ONE SPACE PER 300 SF FOR THE NET LEASABLE AREA THAT EXCEEDS 60,000 SF.

REQUIRED PARKING: 16,310SF / 1000 = 16 SPACES
 PARKING PROVIDED: 20 SPACES INCLUDING 2 HANDICAP SPACES

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

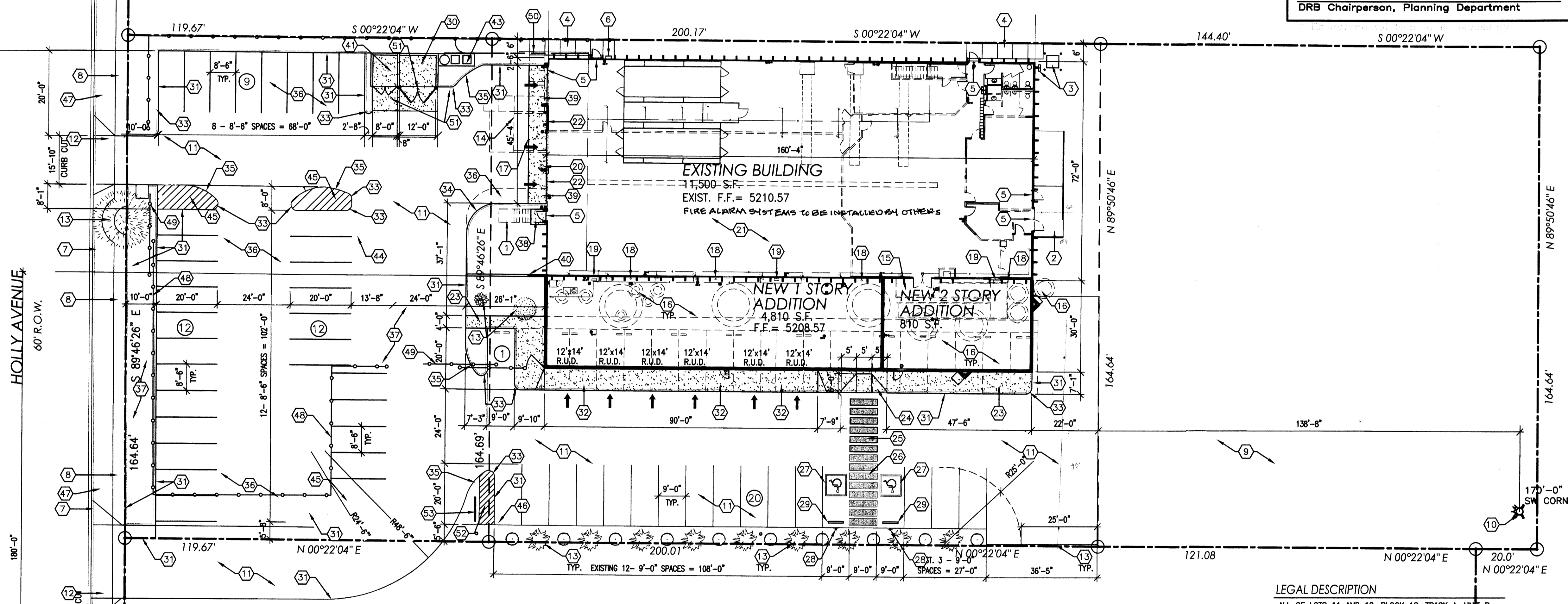
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN 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	Date
DRB Chairperson, Planning Department	Date

PROJECT: 10104165
 DATE: 5-13-15
 APP: 15-70190(ASB)



AFD PLANS CHECKING OFFICE
 624-2011
 APPROVED FOR SUBMITTAL
 APPROVED DATE: 04/30/15
 BY: PER 507-1.1 Ex. 2.

PASO DEL NORTE
 R.O.W. VARIES
 CAR CRAFTERS
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #1440

1 SITE PLAN
 1"=20'-0"

2009 INTERNATIONAL EXISTING BUILDING CODE (I.B.C.)

CLASSIFICATION OF WORK:

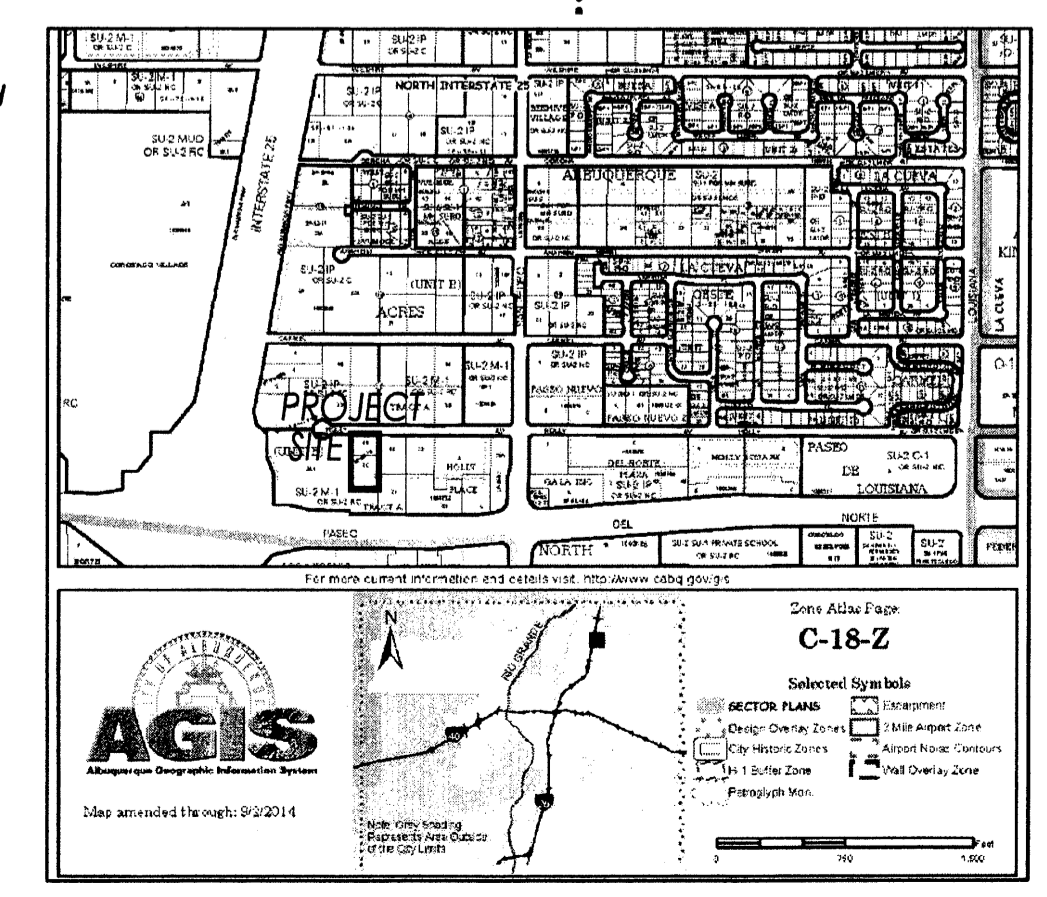
- SECTION 405 ALTERATION-LEVEL 3
- 405.1 SCOPE. LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING.
- 405.2 APPLICATION. LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 AND 7 FOR LEVEL 1 AND 2 ALTERATION RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 8.
- 406.1 SCOPE. CHANGE OF OCCUPANCY PROVISIONS APPLY WHERE THE ACTIVITY IS CLASSIFIED AS CHANGE OF OCCUPANCY AS DEFINED IN CHAPTER 2.
- 406.2 APPLICATION. CHANGE OF OCCUPANCY SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 2.
- 407.1 SCOPE. PROVISIONS FOR ADDITIONS SHALL APPLY WHERE WORK IS CLASSIFIED AS AN ADDITION AS DEFINED IN CHAPTER 2.
- 407.2 APPLICATION. ADDITIONS TO EXISTING BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10
- 806.1 GENERAL. A BUILDING, FACILITY OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH SECTIONS 605 AND 706.
- SECTION 1002 HEIGHTS AND AREAS:
 - 1002.3 AREA LIMITATIONS. ON ADDITION SHALL INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATIONS AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.
 - NOTE: REF: PLANS FOR LOCATION OF TWO HOUR FIRE RATED SEPARATION WALL

KEYED NOTES

- EXISTING CONCRETE STAIRS TO BE REMOVED.
- EXIST. CONCRETE LOADING DOCK AND RAMP TO REMAIN.
- EXIST. TRANSFORMER AND ELECTRICAL PANEL TO REMAIN.
- EXIST. CONCRETE SIDEWALK TO REMAIN.
- EXIST. DOOR(S) TO REMAIN.
- EXIST. ROOF ACCESS LADDER TO REMAIN.
- EXIST. CONCRETE CURB AND GUTTER TO REMAIN.
- EXIST. 4" WIDE CONC. SIDEWALK TO REMAIN.
- EXIST. GRAVEL ACCESS ROAD AND HAMMER HEAD FOR FIRE TRUCK ACCESS TO EXISTING FIRE HYDRANT.
- EXIST. FIRE HYDRANT
- EXIST. ASPHALT PAVING, PATCH AND REPAIR AS REQUIRED FOR NEW 1" ASPHALT TOPPING OVER EXIST. ASPHALT, REF: GRADING AND DRAINAGE PLANS.
- EXIST. CONC. DRIVE PAD TO REMAIN.
- EXIST. LANDSCAPING TO REMAIN.
- EXIST. CONC. SIDEWALK SHOWN DASHED TO BE REMOVED.
- EXIST. ACCESSIBLE CONC. RAMP, GUARDRAILS AND HANDRAILS SHOWN DASHED TO BE REMOVED.
- EXIST. PARKING SPACES, PARKING BUMPERS, RAILROAD TIES, LANDSCAPING, GROUND COVER, ASPHALT PAVING AND HC. PARKING SIGNAGE SHOWN DASHED TO BE REMOVED.
- EXIST. DUMPSTER ENCLOSURE WALLS, BOLLARDS AND CONCRETE SLAB AND APRON SHOWN DASHED TO BE REMOVED, PREPARE AREA FOR NEW ASPHALT PAVING, REF: KEY NOTE #36.
- EXIST. ROOF DRAIN LINE TO BE MODIFIED, REF: NEW PLUMBING PLANS, TYP.
- EXIST. WALL PACK (EXTERIOR LIGHT FIXTURE) TO BE REMOVED, SAVE FOR NEW LOCATION, REF: NEW ELECTRICAL PLANS.
- EXIST. GAS METER AND GAS RISER PIPE UP TO ROOF TO BE REMOVED AND RELOCATED, REF: KEY NOTE #XX AND NEW PLUMBING PLANS.
- EXISTING BUILDING, REF: DEMOLITION PLAN FOR DEMOLITION OF INTERIOR AREA.
- NEW ROLL UP DOOR LOCATION, REF: DEMOLITION PLAN AND NEW FLOOR PLAN FOR ADDITIONAL NOTES.
- NEW CONCRETE SIDEWALK, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE CONCRETE RAMP, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE ROUTE, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE AISLE, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE HC. PARKING SYMBOL, REF: SITE DETAIL SHEET.
- NEW ACCESSIBLE PARKING SIGNAGE, REF: SITE DETAIL SHEET.
- NEW CONCRETE PARKING BUMPER.
- NEW DUMPSTER ENCLOSURE WITH CONC. APRON, PER CITY OF ALBUQUERQUE STANDARDS, REF: SITE DETAIL SHEET.
- NEW RAISED 6" CONCRETE CURB, REF: SITE DETAIL SHEET AND GRADING AND DRAINAGE PLANS.
- NEW 6'-0" CONCRETE SIDEWALK/DRIVEPAD TO ROLL UP DOORS, REF: NEW FLOOR PLAN.
- NEW 2'-0" RADIUS.
- NEW 10'-0" RADIUS
- NEW 15'-0" RADIUS
- NEW 2" THICK ASPHALT PAVING OVER 4" BASE, REF: GRADING AND DRAINAGE PLAN
- NEW WATER PONDING AREA, REF: GRADING AND DRAINAGE PLAN
- NEW 5'x5' CONCRETE STOOP.
- 6" WIDE CONCRETE APRON, TYPICAL
- NEW CONCRETE RETAINING WALL, REF: GRADING AND DRAINAGE PLAN.
- CMU CARD BOARD RECYCLING ENCLOSURE W/GATES.
- 5" THICK EQUIPMENT SLAB WITH TURN-DOWN FOOTING.
- COMPRESSOR EQUIPMENT BY OWNER
- PAINTED STRIPING FOR ADA ACCESSIBLE ROUTE FROM PUBLIC SIDEWALK
- PAINTED STRIPING
- DROP-IN-LET - SEE CIVIL
- SIDEWALK DRAIN - SEE CIVIL
- 8'-0" HIGH CHAIN LINK FENCE - SEE CIVIL
- 8'-0" HIGH CHAIN LINK SLIDING GATE - SEE CIVIL
- 50' 2" DIA. SCHEDULE 40 GALVANIZED PIPE COMPRESSOR AIR LINE MAIN DISTRIBUTION, SEE A2.0 FOR DISTRIBUTION LAYOUT
- PIN HOLES FOR EACH GATE LEAF
- STRIPED MOTORCYCLE PARKING SPACE 1 REQUIRED WITH SIGNAGE
- BICYCLE PARKING STANDARD

LEGAL DESCRIPTION

ALL OF LOTS 11 AND 18, BLOCK 18, TRACK A, UNIT B NORTH ALBUQUERQUE ACRES WITHIN THE ELENA GALEGOS LAND GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM CITY ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



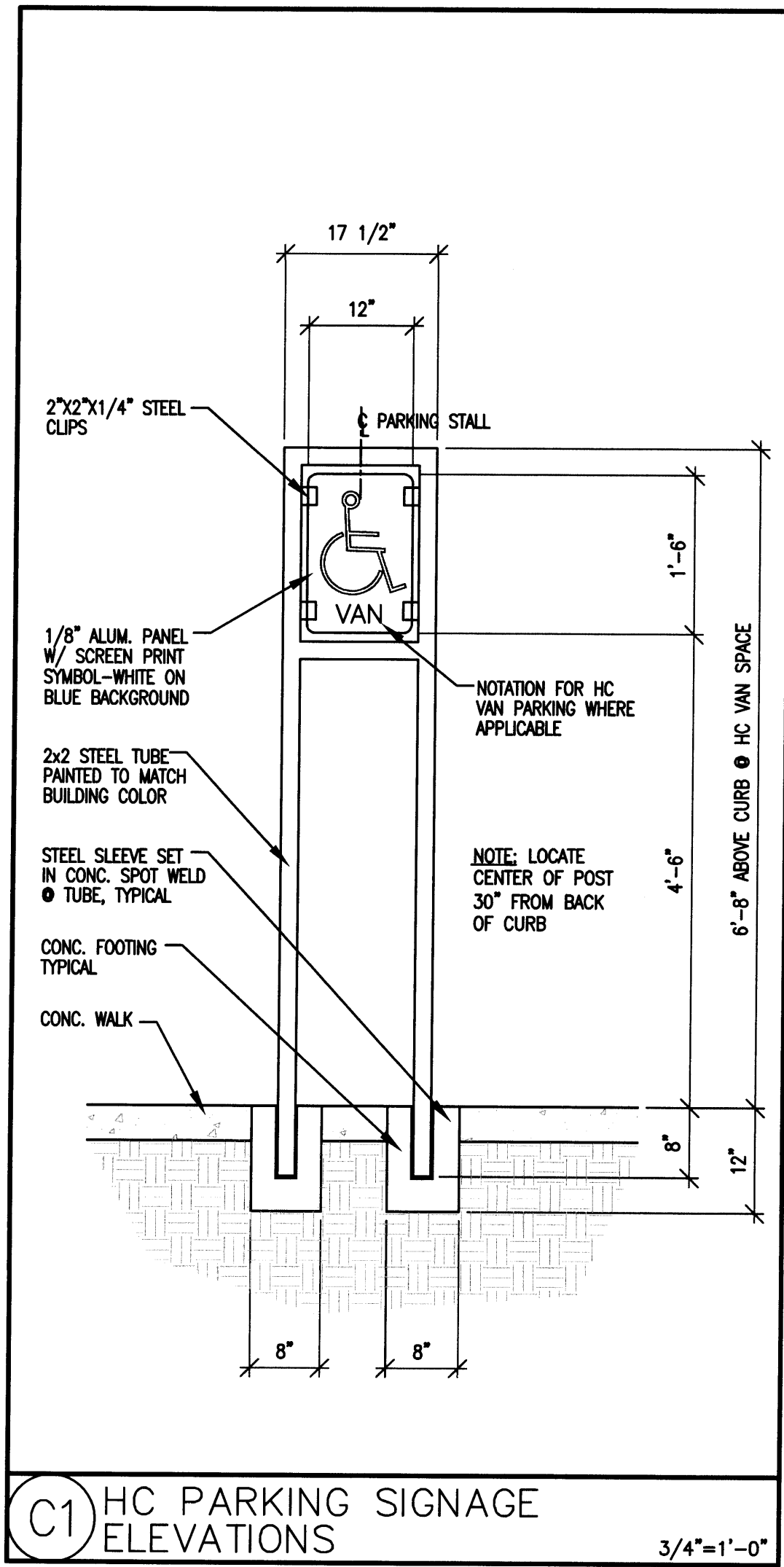
REVISION DATE

NEW MEXICO ARCHITECTURE

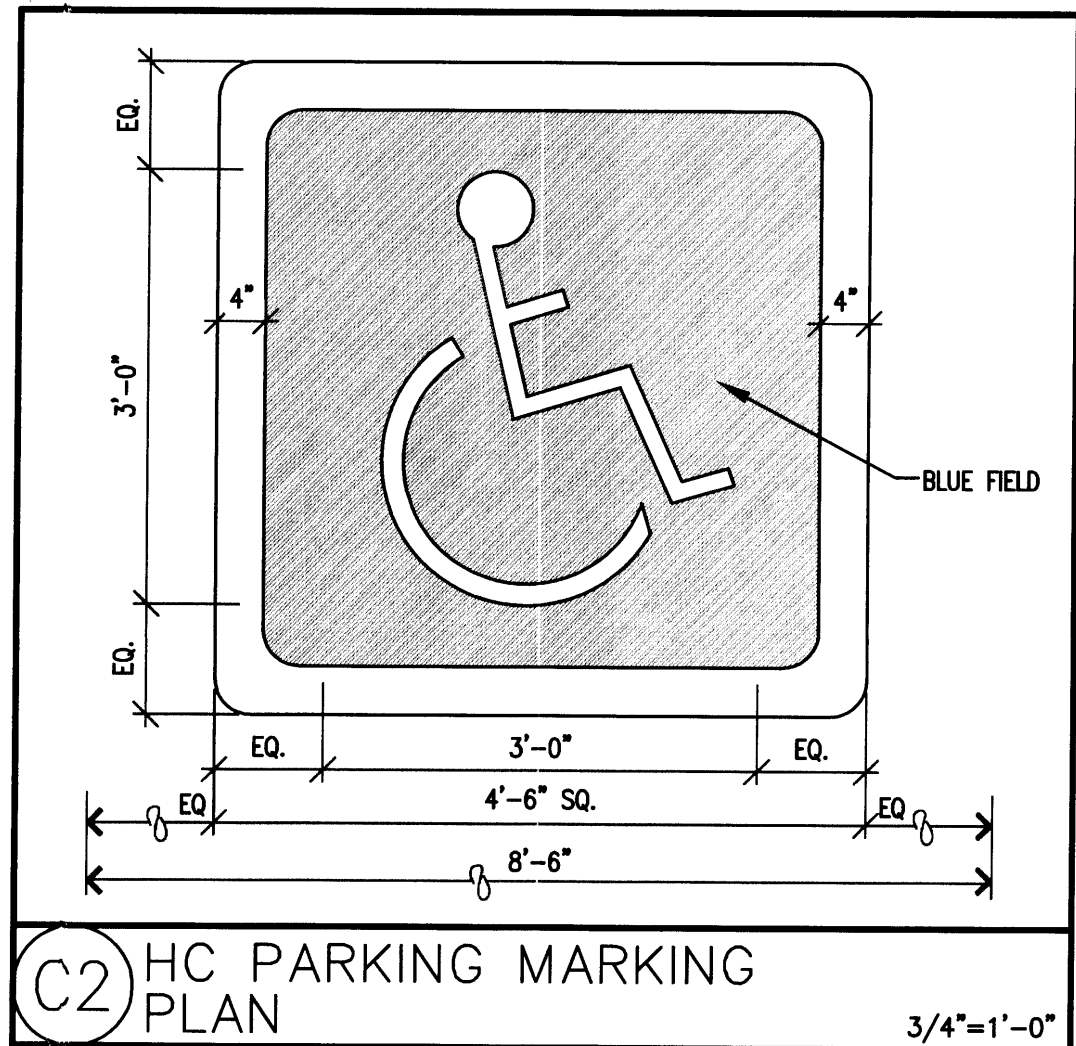
RICHARD P. BENNETT
 ARCHITECT
 No. 1240
 STATE OF N.M. REG. NO. 1240
 D ARCHITECT

DATE: 4-16-2015

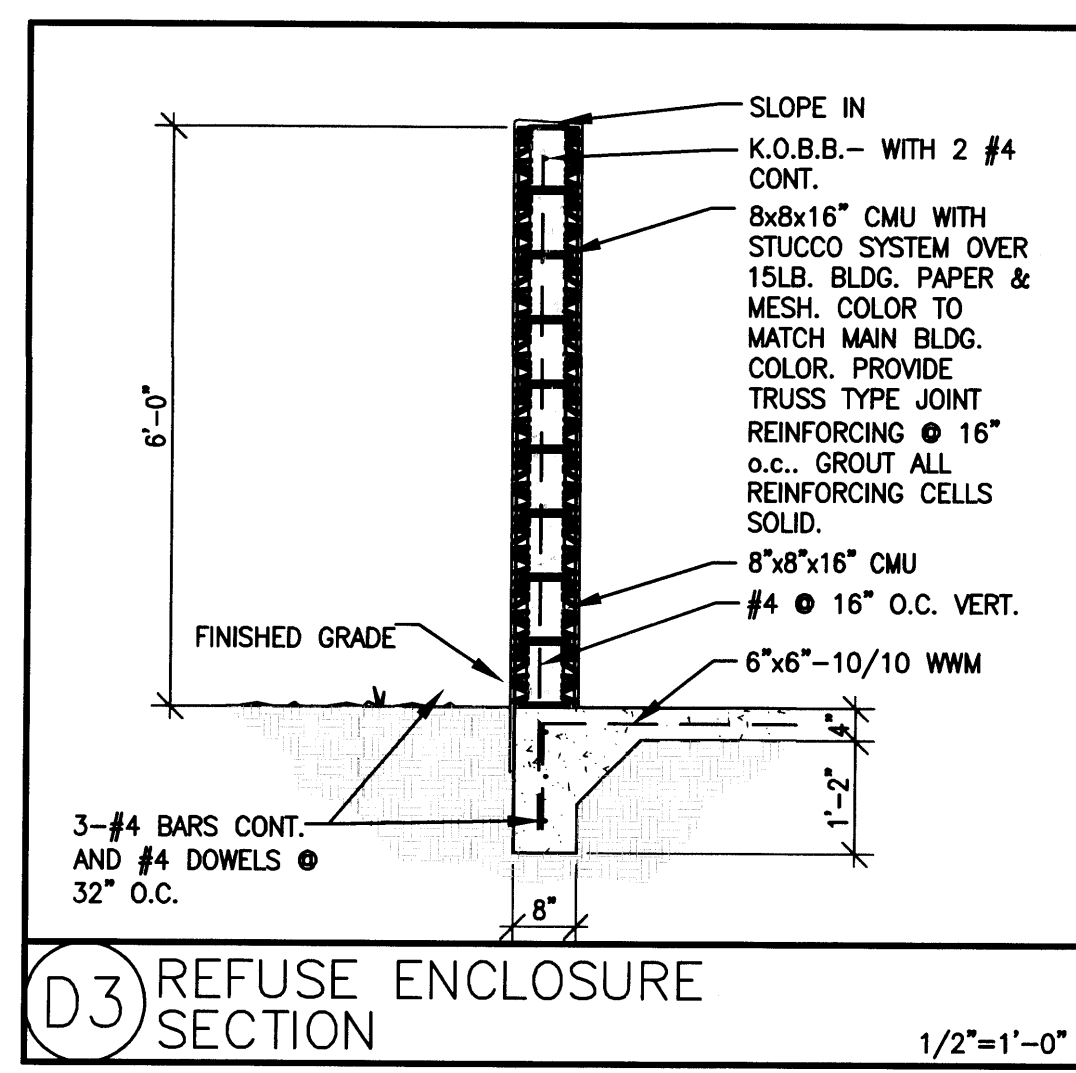
SHEET NUMBER: C-1.0



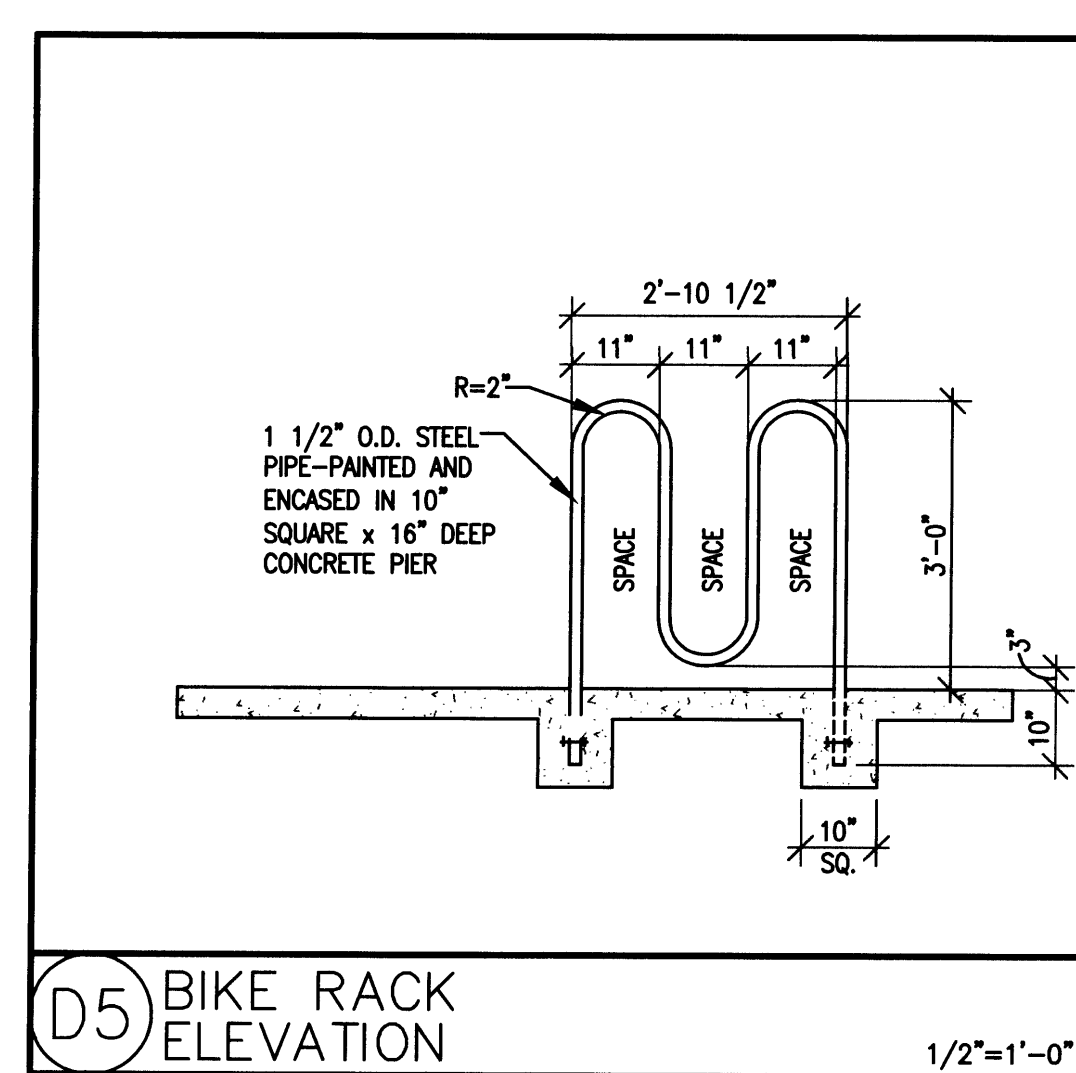
C1 HC PARKING SIGNAGE ELEVATIONS 3/4"=1'-0"



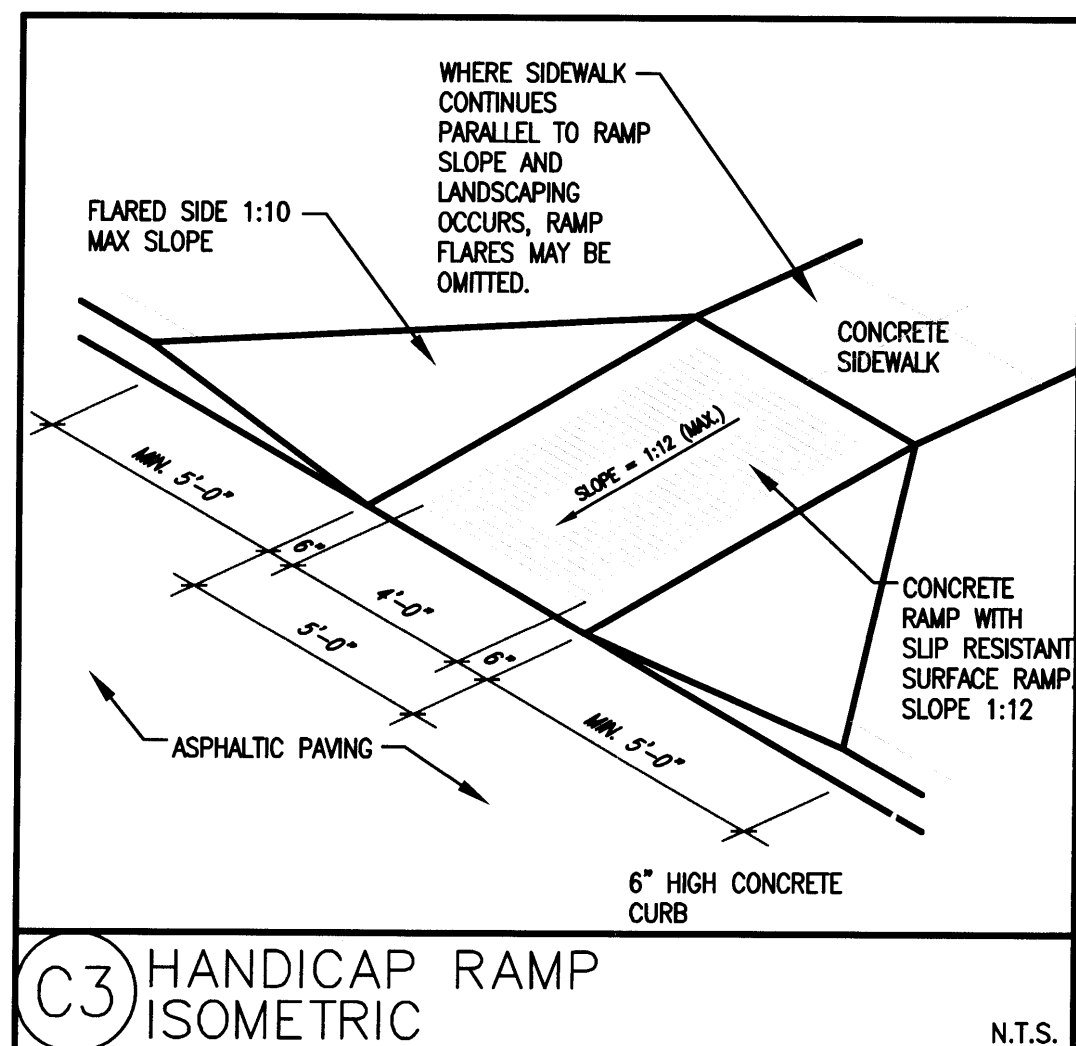
C2 HC PARKING MARKING PLAN 3/4"=1'-0"



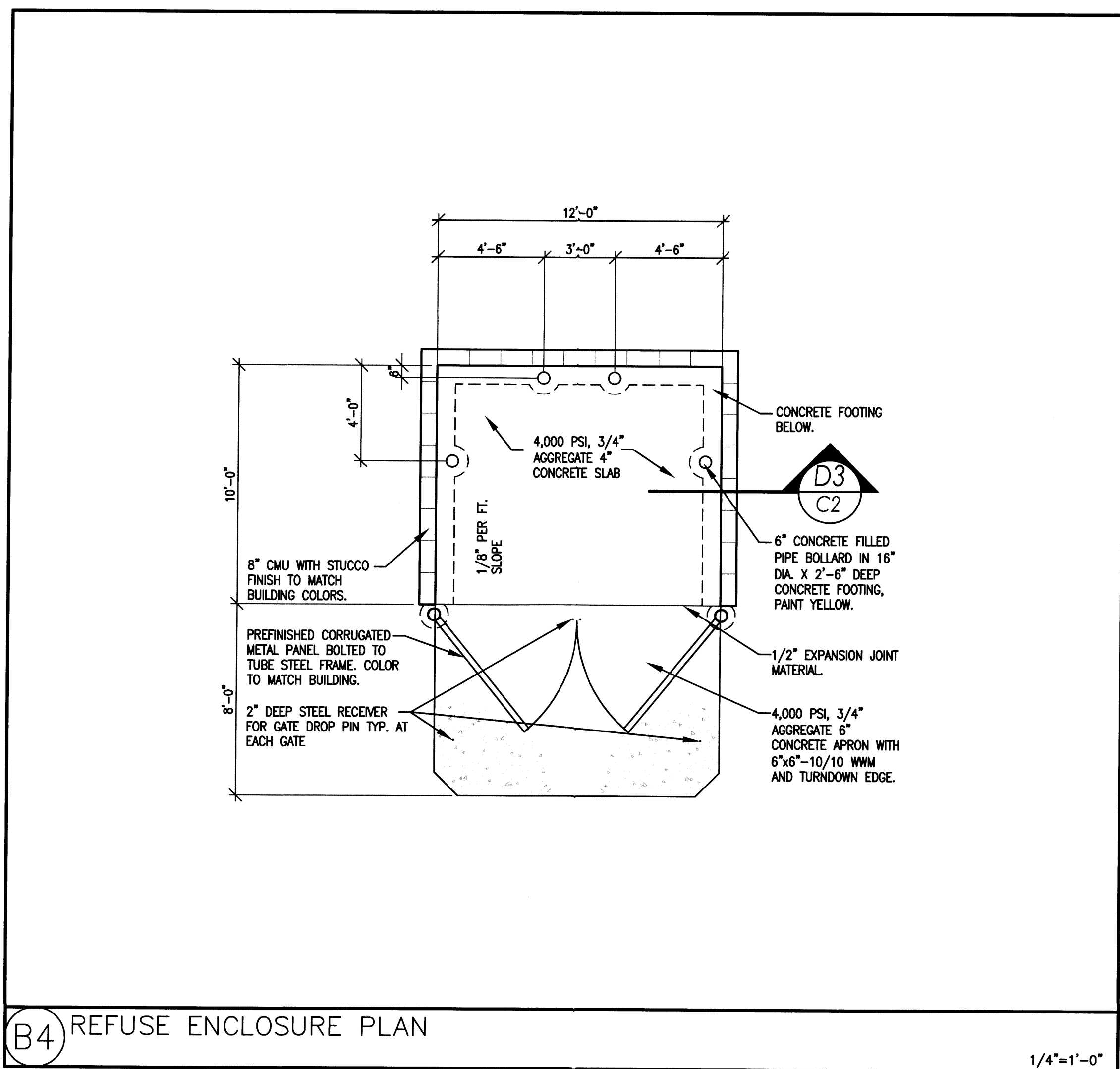
D3 REFUSE ENCLOSURE SECTION 1/2"=1'-0"



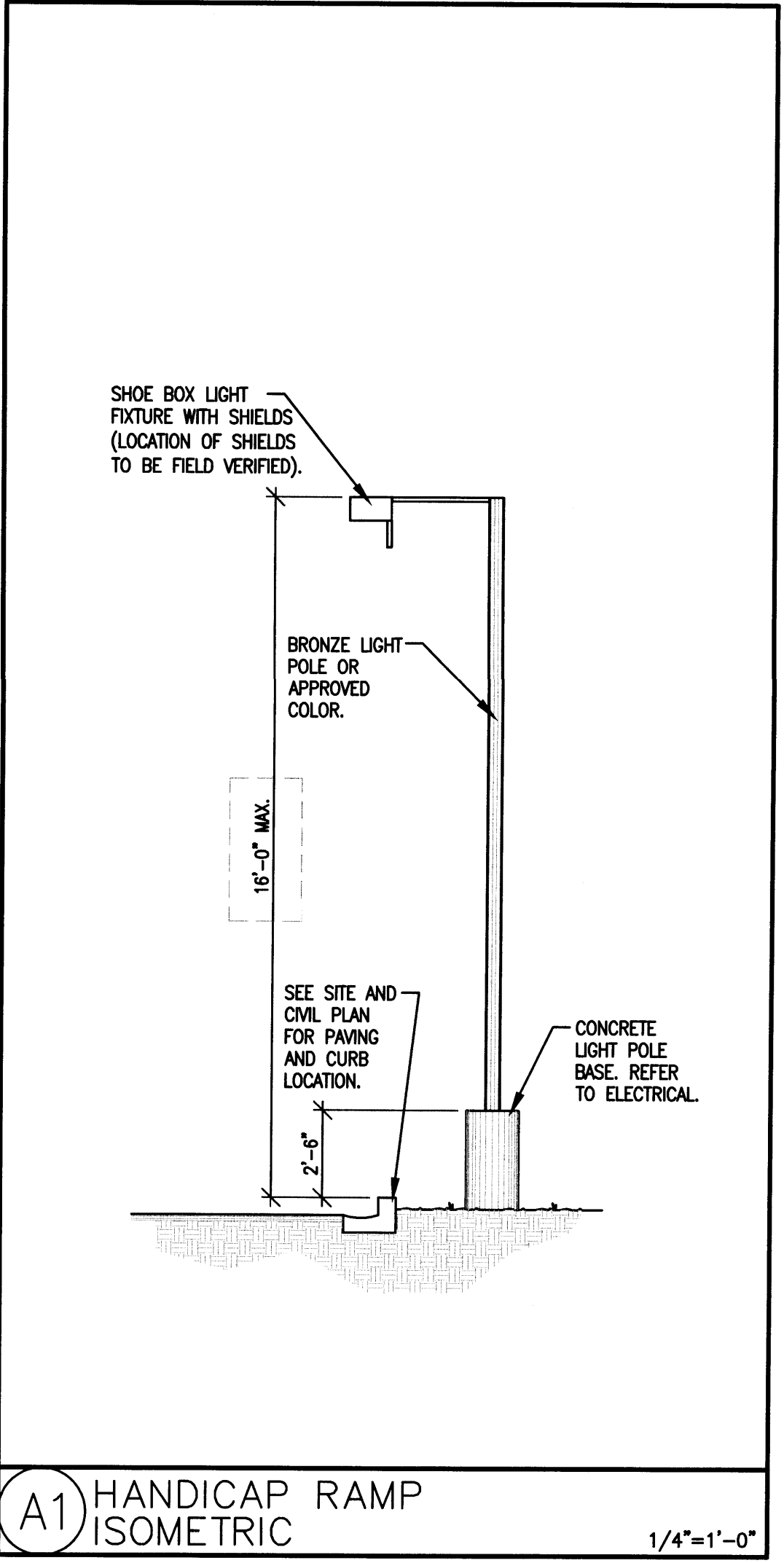
D5 BIKE RACK ELEVATION 1/2"=1'-0"



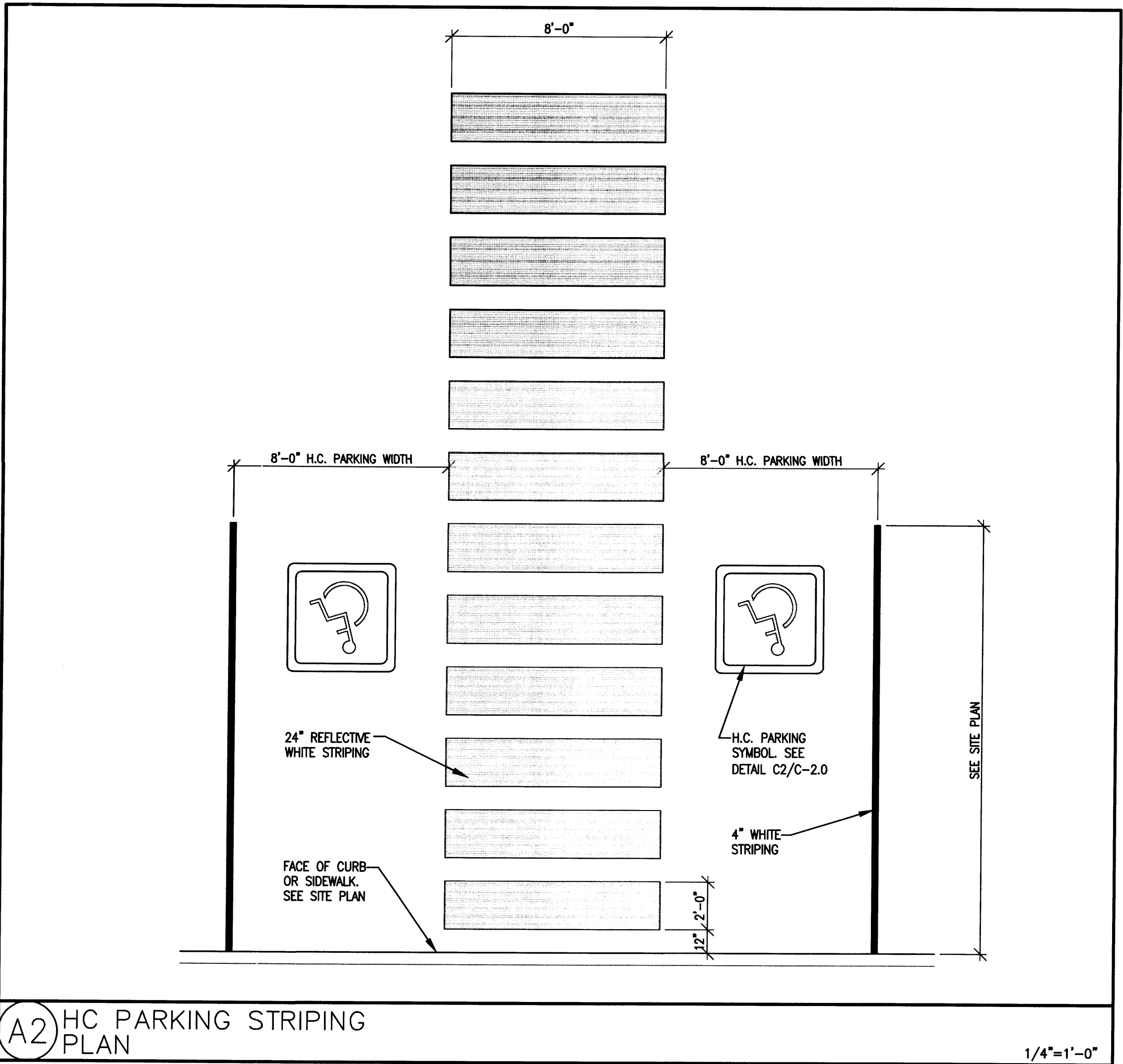
C3 HANDICAP RAMP ISOMETRIC N.T.S.



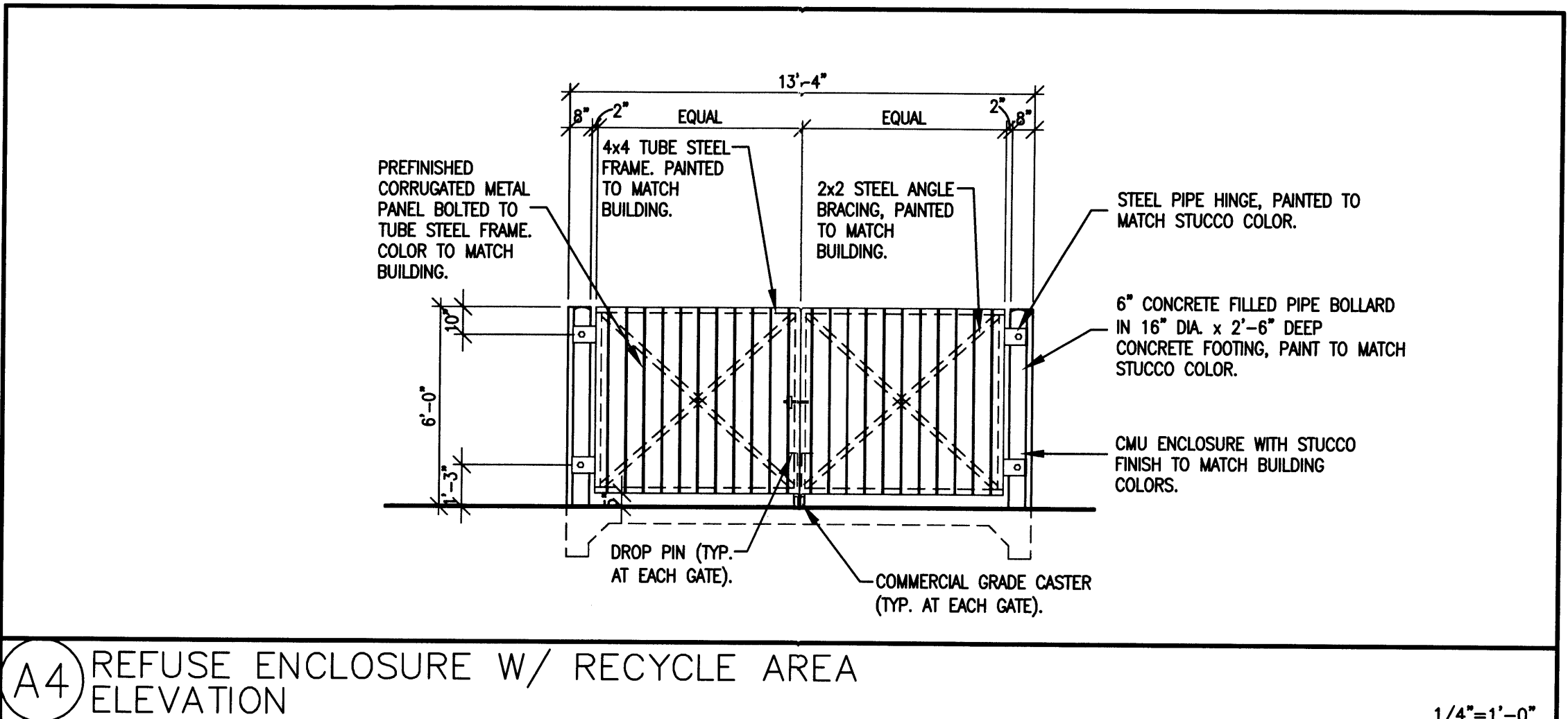
B4 REFUSE ENCLOSURE PLAN 1/4"=1'-0"



A1 HANDICAP RAMP ISOMETRIC 1/4"=1'-0"



A2 HC PARKING STRIPING PLAN 1/4"=1'-0"



A4 REFUSE ENCLOSURE W/ RECYCLE AREA ELEVATION 1/4"=1'-0"

CAR CRAFTERS
 SITE DETAIL SHEET
 ALBUQUERQUE, NEW MEXICO
 PROJECT #1440

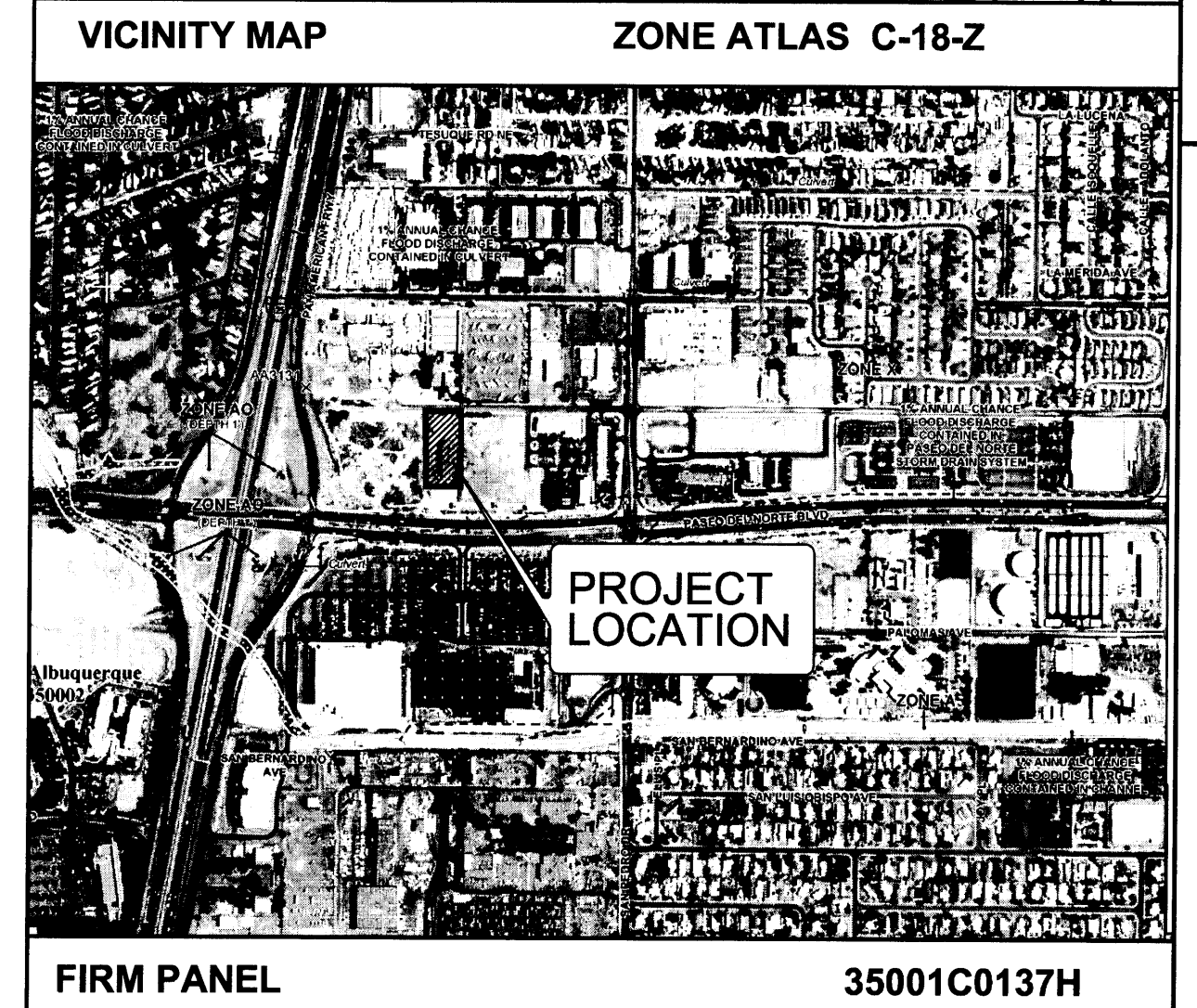
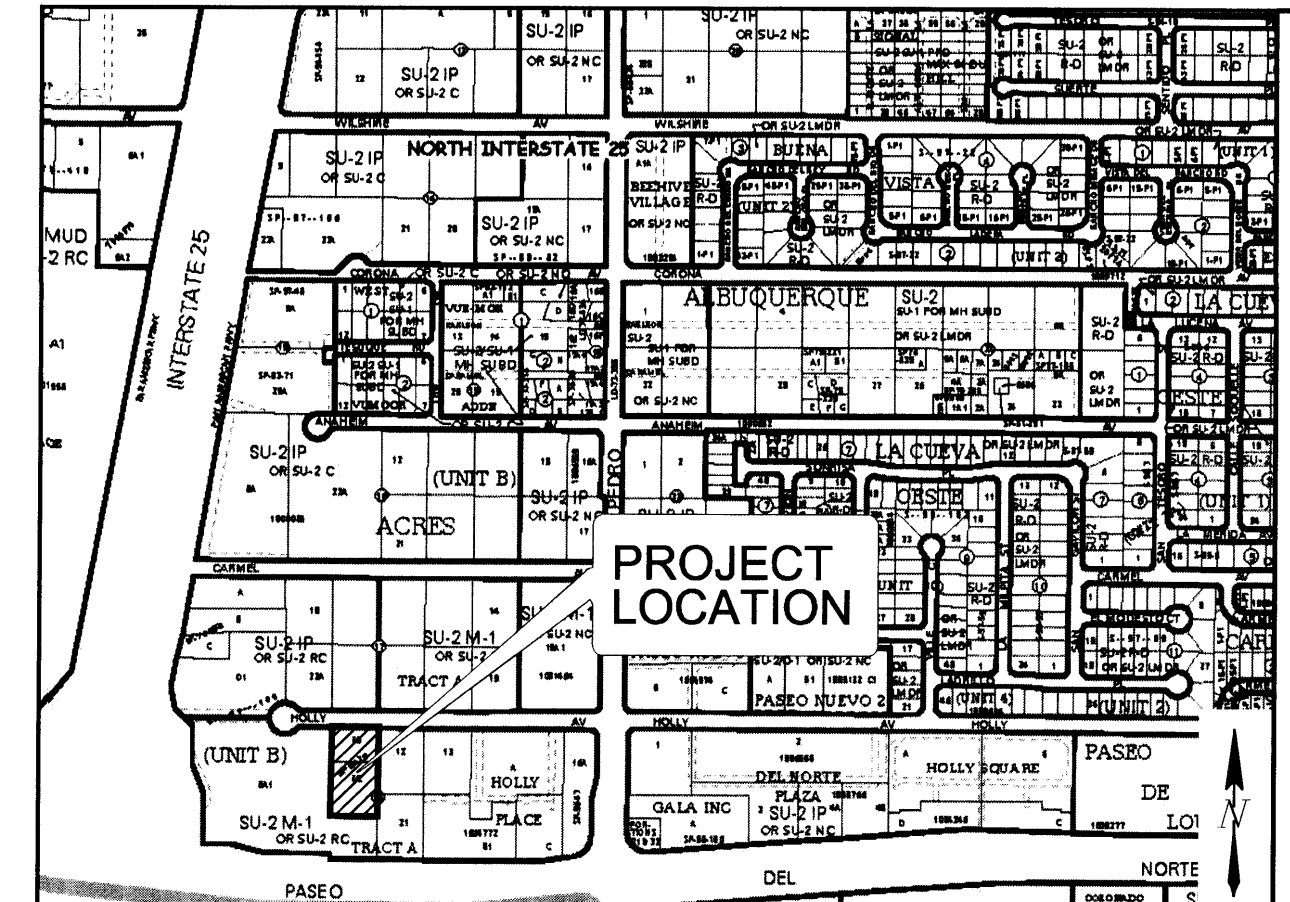
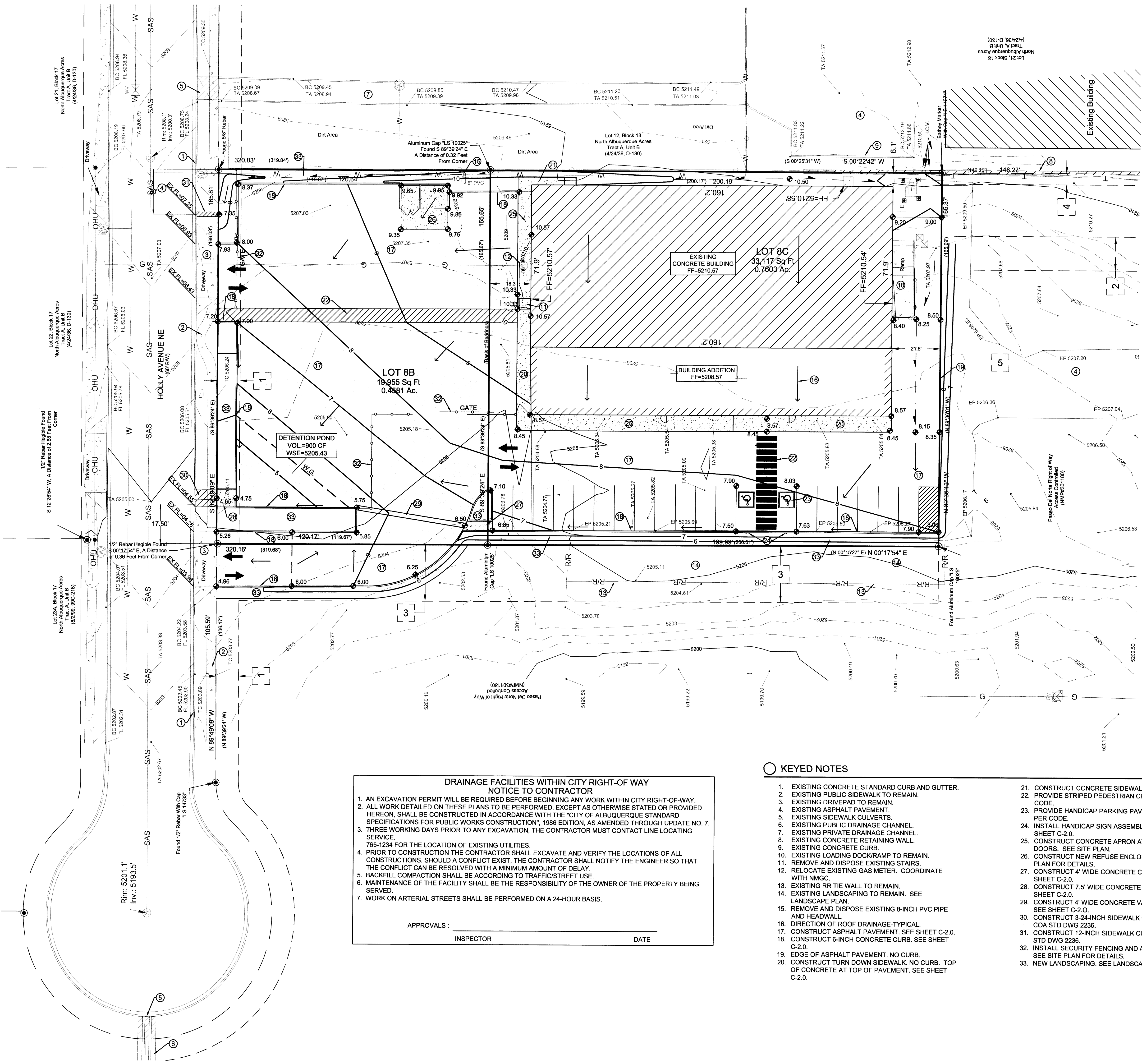
REVISION DATE

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

RBA
 ARCHITECTURE
 DESIGN

DATE
 4-16-2015

SHEET NUMBER
 C-2.0



LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER	---	---
6" CONCRETE CURB	---	---
CURB ELEVATIONS	SPOT ELEV.	SPOT ELEV.
RIGHT OF WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
RETAINING WALL	R/R	---
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
FLOWLINE ELEV.	EX FL 16.2	FL 16.2
NEW PAVING	---	---
DRAINAGE SWALE	---	---
DIRECTION OF FLOW	---	---
STORM INLET	---	---
STORM DRAIN PIPE	---	---

- ### EASEMENT NOTES
- EXISTING 10' P.U.E. (4/5/99, 99C-71)
 - EXISTING 15' PRIVATE WATER & SANITARY SEWER EASEMENT (04/5/99, 99C-71)
 - EXISTING 25' PRIVATE ACCESS & PRIVATE DRAINAGE EASEMENT (04/5/99, 99C-71)
 - EXISTING 5' P.U.E. (8/2/99, 99C-218)
 - OFF-SITE GRADING PER NMDOT AGREEMENT.

PROJECT DATA

SURVEY:
TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY CARTISIAN SURVEYS, INC., P.O. BOX 44414 RIO RANCHO, NEW MEXICO DECEMBER 2014.

PROPERTY ADDRESS:
5600 HOLLY AVENUE NE, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:
LOTS 8-B AND 8-C, BLOCK 18, NORTH ALBUQUERQUE ACRE, TRACTS A, UNIT B

PROJECT BENCHMARK:
ACS MONUMENT "ZAB-B" HAVING AN ELEVATION OF 5195.090.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

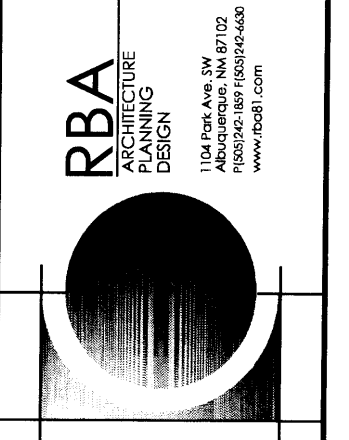
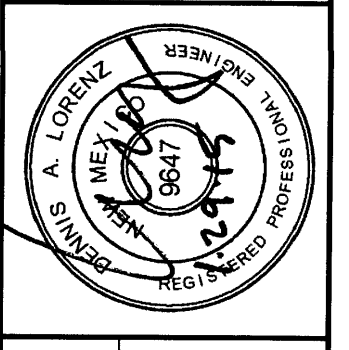
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1986 EDITION, AS AMENDED THROUGH UPDATE NO. 7.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICES.
- 785-1234 FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS: _____
INSPECTOR _____ DATE _____

- ### KEYED NOTES
- EXISTING CONCRETE STANDARD CURB AND GUTTER.
 - EXISTING PUBLIC SIDEWALK TO REMAIN.
 - EXISTING DRIVEPAD TO REMAIN.
 - EXISTING ASPHALT PAVEMENT.
 - EXISTING SIDEWALK CULVERTS.
 - EXISTING PUBLIC DRAINAGE CHANNEL.
 - EXISTING PRIVATE DRAINAGE CHANNEL.
 - EXISTING CONCRETE RETAINING WALL.
 - EXISTING CONCRETE CURB.
 - EXISTING LOADING DOCK/RAMP TO REMAIN.
 - REMOVE AND DISPOSE EXISTING STAIRS.
 - RELOCATE EXISTING GAS METER. COORDINATE WITH MMGC.
 - EXISTING RR TIE WALL TO REMAIN.
 - EXISTING LANDSCAPING TO REMAIN. SEE LANDSCAPE PLAN.
 - REMOVE AND DISPOSE EXISTING 8-INCH PVC PIPE AND HEADWALL.
 - DIRECTION OF ROOF DRAINAGE-TYPICAL.
 - CONSTRUCT ASPHALT PAVEMENT. SEE SHEET C-2.0.
 - CONSTRUCT 6-INCH CONCRETE CURB. SEE SHEET C-2.0.
 - EDGE OF ASPHALT PAVEMENT. NO CURB.
 - CONSTRUCT TURN DOWN SIDEWALK. NO CURB. TOP OF CONCRETE AT TOP OF PAVEMENT. SEE SHEET C-2.0.
 - CONSTRUCT CONCRETE SIDEWALK. SEE SITE PLAN.
 - PROVIDE STRIPED PEDESTRIAN CROSSING PER CODE.
 - PROVIDE HANDICAP PARKING PAVEMENT MARKINGS PER CODE.
 - INSTALL HANDICAP SIGN ASSEMBLY PER CODE. SEE SHEET C-2.0.
 - CONSTRUCT CONCRETE APRON AT NEW OVERHEAD DOORS. SEE SITE PLAN.
 - CONSTRUCT NEW REFUSE ENCLOSURE. SEE SITE PLAN FOR DETAILS.
 - CONSTRUCT 4' WIDE CONCRETE CHANNEL. SEE SHEET C-2.0.
 - CONSTRUCT 7.5' WIDE CONCRETE CHANNEL. SEE SHEET C-2.0.
 - CONSTRUCT 4' WIDE CONCRETE VALLEY GUTTER. SEE SHEET C-2.0.
 - CONSTRUCT 3-24-INCH SIDEWALK CULVERTS PER COA STD DWG 2236.
 - CONSTRUCT 12-INCH SIDEWALK CULVERT PER COA STD DWG 2236.
 - INSTALL SECURITY FENCING AND ACCESS GATES. SEE SITE PLAN FOR DETAILS.
 - NEW LANDSCAPING. SEE LANDSCAPE PLAN.

CAR CRAFTERS
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NM
PROJECT #14-032

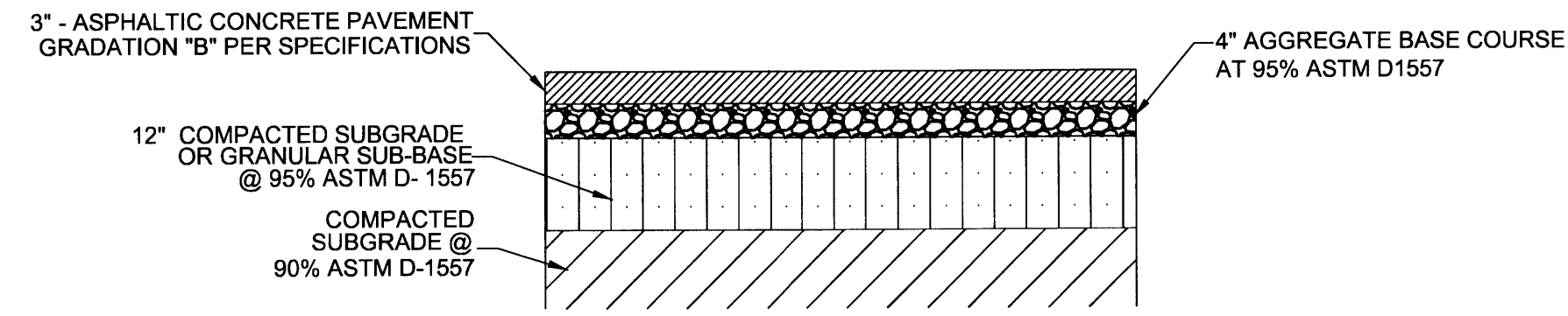
REVISION DATE
REVISION PER CITY



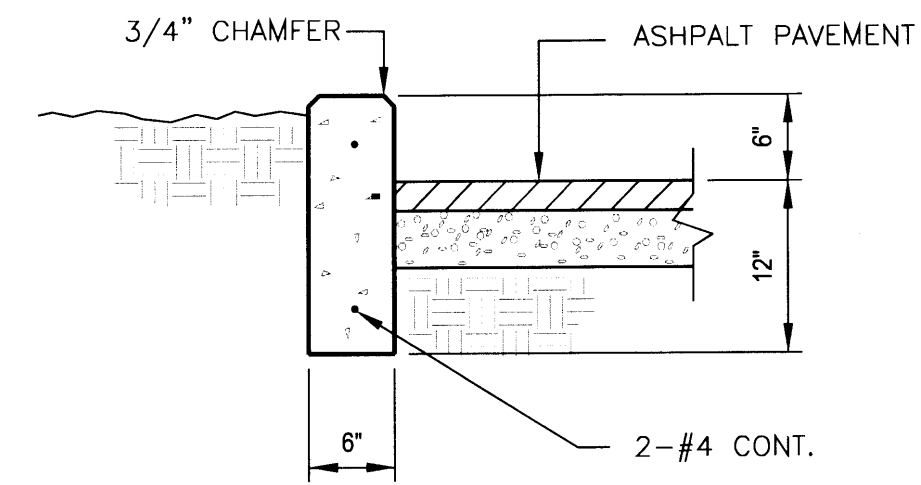
DATE
01/29/2015

SHEET NUMBER
C-1.0

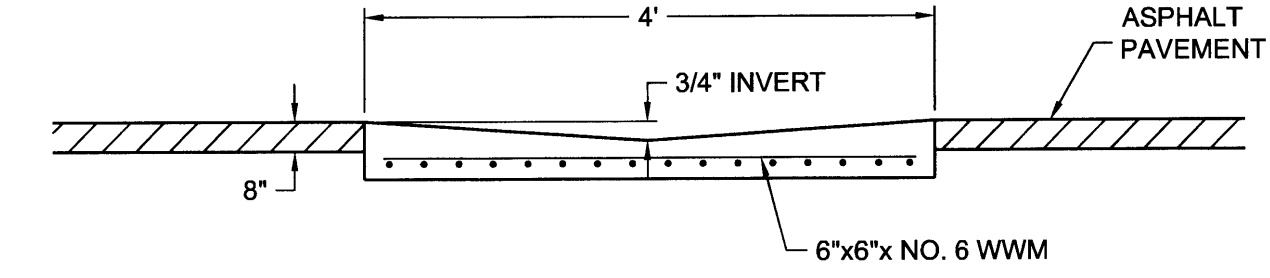
2501 Rio Grande Blvd. N.W. Suite A Albuquerque, New Mexico 87104
PH: 505-888-8008 FAX: 505-242-8655



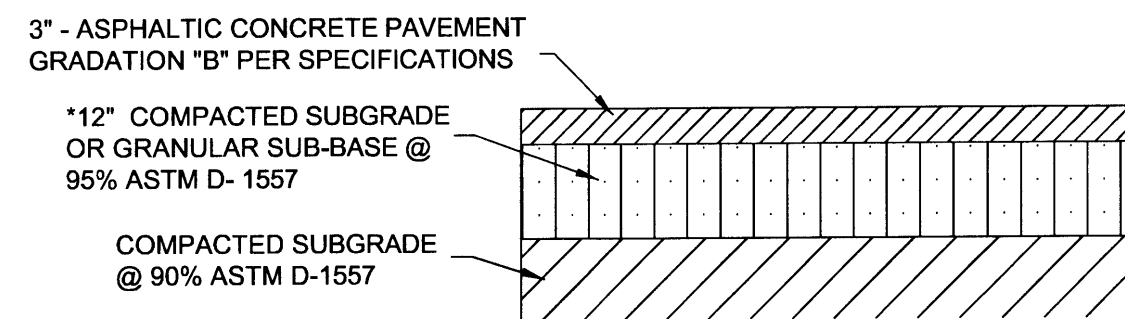
ASPHALT PAVEMENT SECTION A
SERVICE TRUCK DRIVES
NTS C-2.0



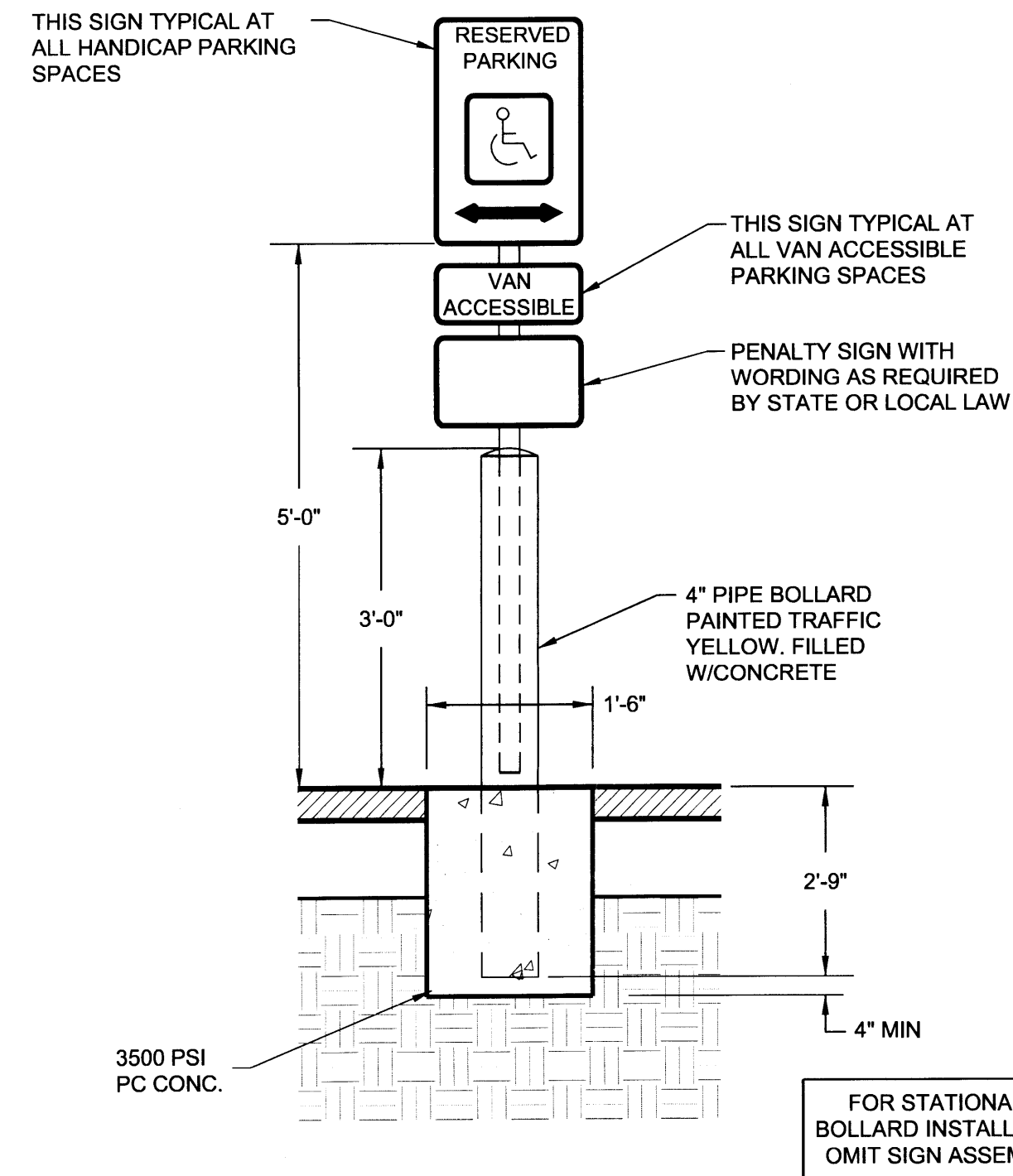
HEADER CURB DETAIL E
NTS C-2.0



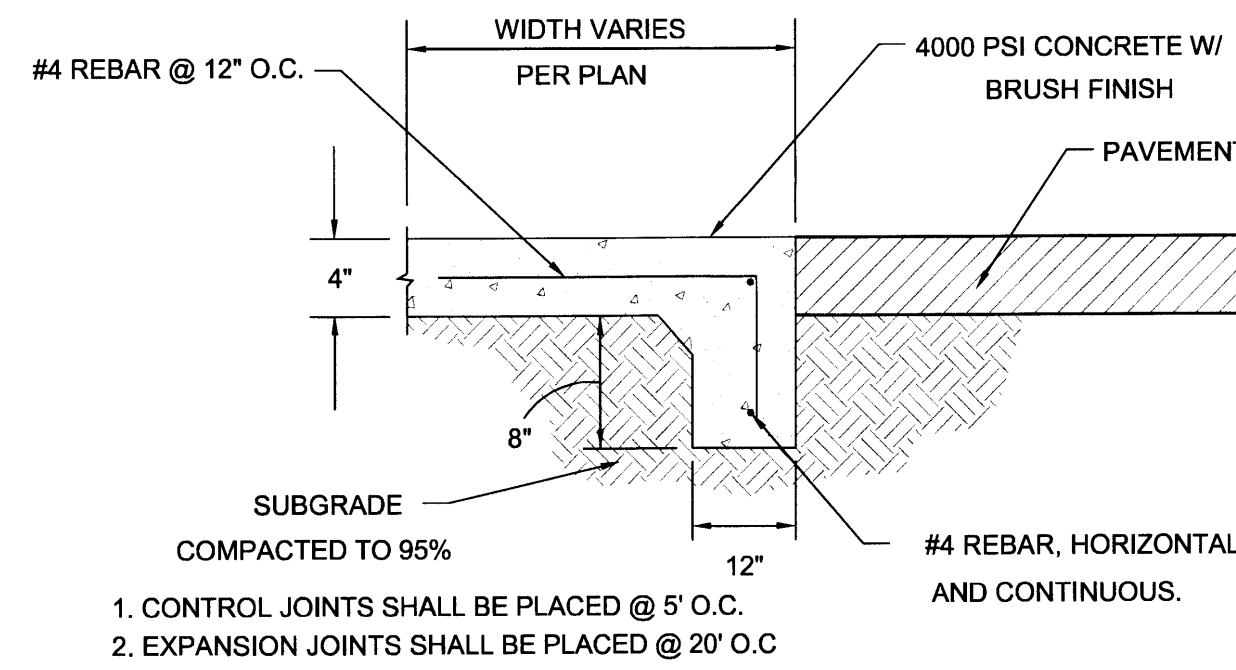
VALLEY GUTTER H
NTS C-2.0



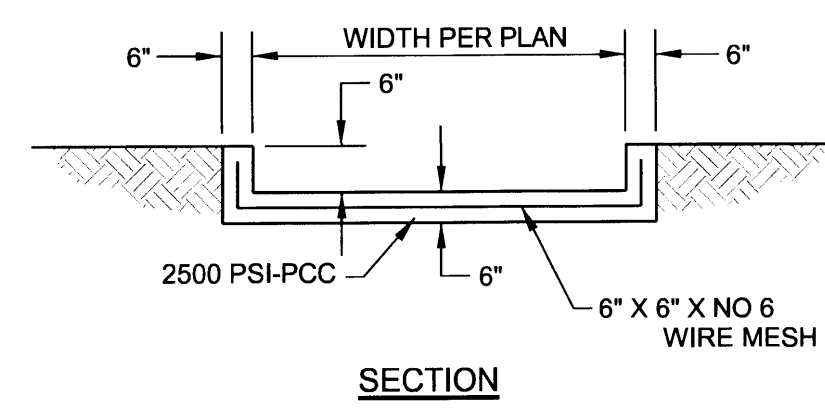
ASPHALT PAVEMENT SECTION B
AUTO/PICKUP TRUCK
NTS C-2.0



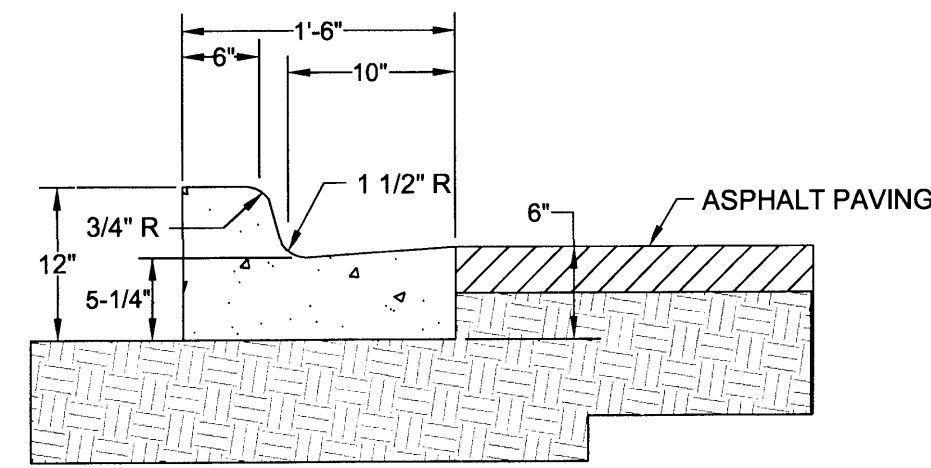
HC SIGN ASSEMBLY / BOLLARD DETAIL F
NTS C-2.0



TURN DOWN SIDEWALK AT ACCESSIBLE ZONES C
NTS C-2.0



CONCRETE DRAINAGE CHANNEL DETAIL G
NTS C-2.0

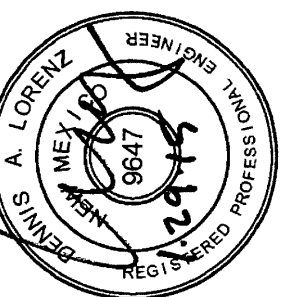


CONCRETE CURB AND GUTTER D
NTS C-2.0

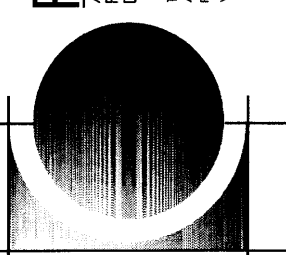
2501 Rio Grande Blvd. NE, Suite A, Albuquerque, New Mexico 87104
Ph: 505-888-8888 Fax: 505-242-8888

CAR CRAFTERS
SITE DETAILS
ALBUQUERQUE, NM
PROJECT #14-032

REVISION DATE



RBA
ARCHITECTURE
DESIGN
1307 Park Ave. SW
Albuquerque, NM 87102
www.rba.com

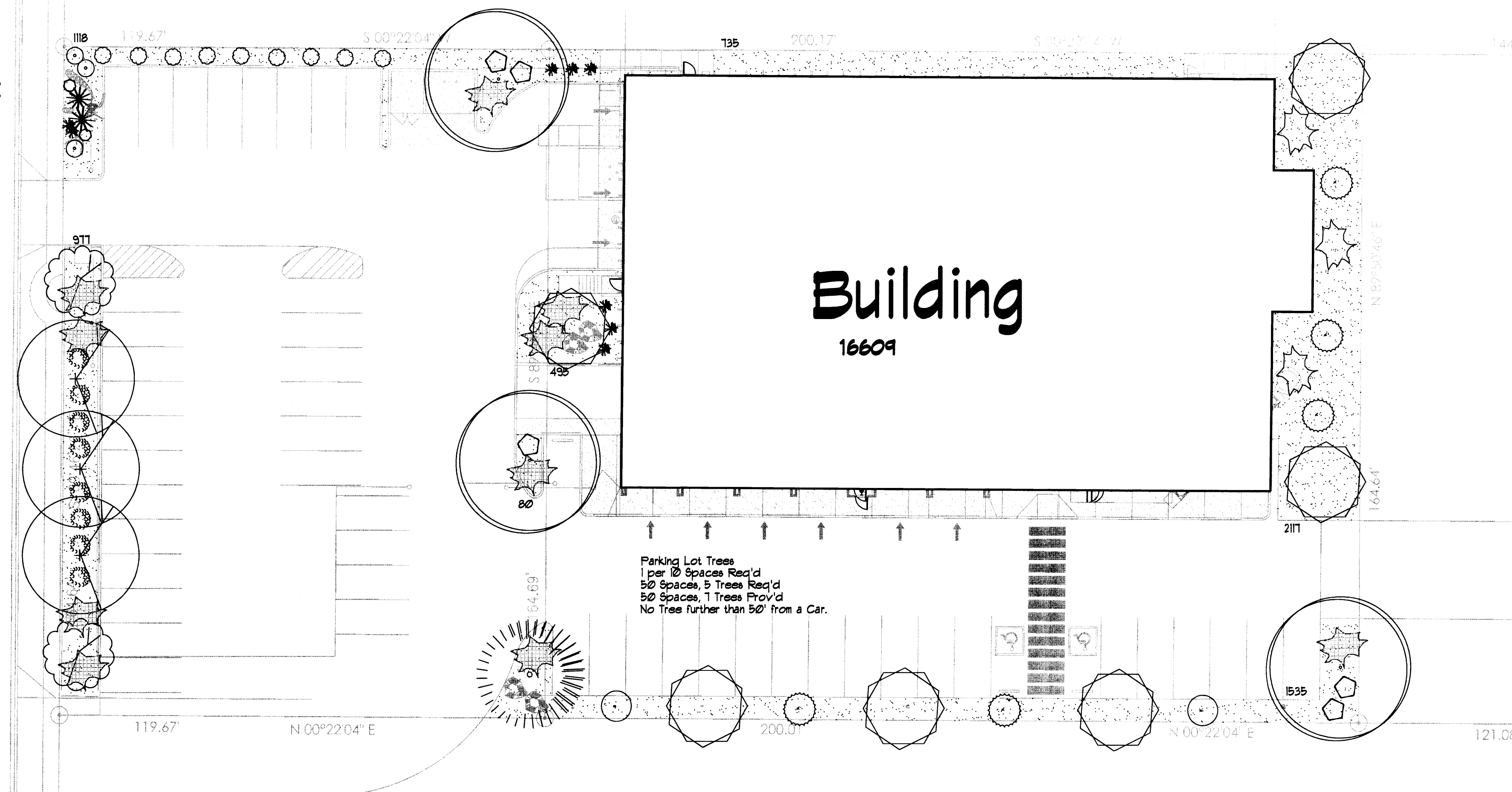


DATE
01/29/2015

SHEET NUMBER
C-2.0

Holly Av.
Street Trees Req'd 6
Street Trees Prov'd 6

HOLLY AVENUE
60' P.O.W.



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. 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.

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.

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 must not be released or copied unless applicable fees have been paid or a job order placed.

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 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

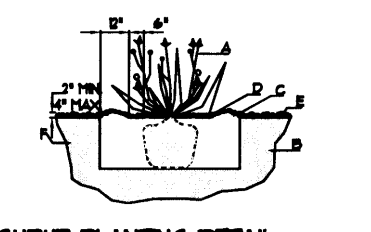
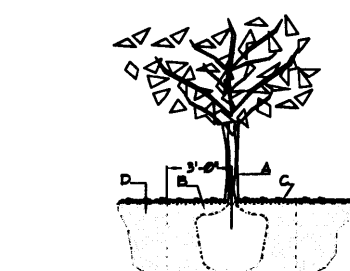
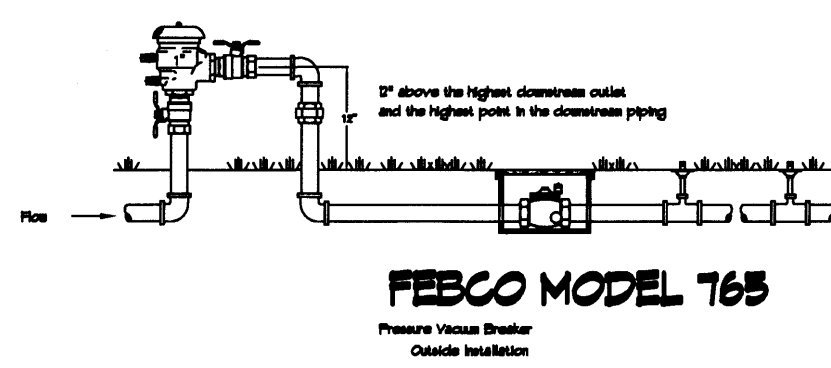
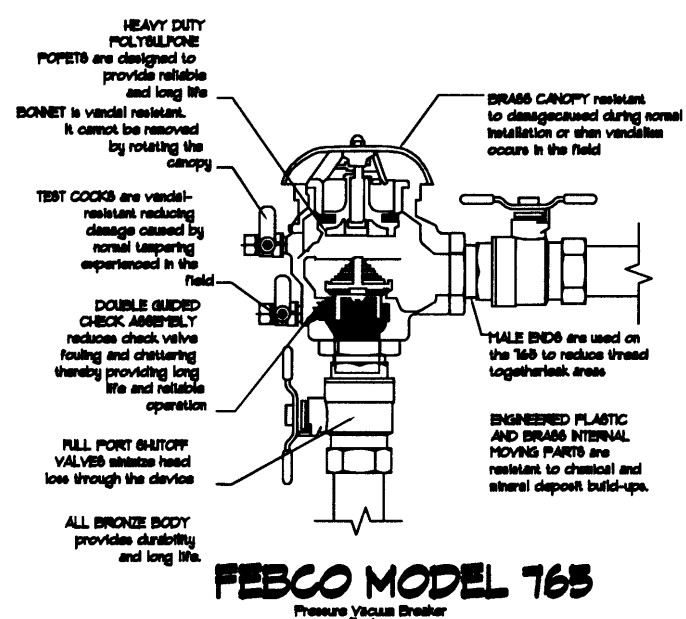
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is 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.



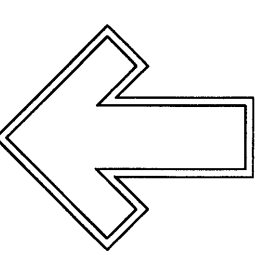
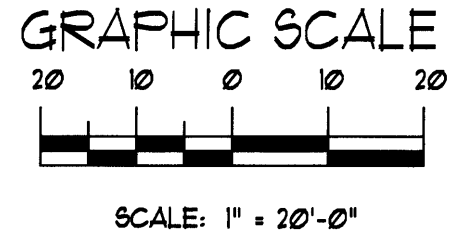
LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
3	2" cal	Chinese Pistache 30x30 <i>Pistacia chinensis</i>	900 2100 M+
3	2" cal	Honey Locust 50x45 <i>Gleditsia triacanthos</i>	2075 6075 M
1	6 - 8'	Austrian Pine 35x25 <i>Pinus nigra</i>	625 625 M
2	4 - 6'	Palm Yucca 15x6 <i>Yucca faxoniana</i>	36 12 M
2	15 Gal.	Oklahoma Redbud 15x12 <i>Cercis reniformis</i>	144 288 M
Shrubs & Groundcovers			
6	4 - 6'	Desert Willow 20x25 <i>Chilopsis linearis</i>	625 3150 M
8	5 Gal	India Hawthorne 3x5 <i>Raphiolepis indica</i>	25 200 M
8	5 Gal	Feather Reed Grass 25x2 <i>Calamagrostis arundinacea</i>	4 32 M
5	5 Gal	Wintergreen Barberry 5x5 <i>Berberis julianae</i>	25 125 M
3	5 Gal	Winter Jasmine 4x12 <i>Jasminum nudiflorum</i>	144 432 M
10	5 Gal	Buffalo Juniper 1x12 <i>Juniperus sabina 'Buffalo'</i>	144 1440 M
2	1 Gal	Cherry Sage 2x3 <i>Salvia greggii</i>	9 18 M
3	1 Gal	Blue Mist 3x3 <i>Caryopteris x clandonensis</i>	9 27 M
9	1 Gal	Fern Bush 5x6 <i>Chamaebatiaria millefolium</i>	36 324 L
5	1 Gal	Apache Plume 6x1 <i>Fallugia paradoxa</i>	49 245 L
2	1 Gal	Chamaea 5x5 <i>Chrysothamnus nauseosus</i>	25 50 L
4	2-3cf	Boulders To be placed at contractor discretion	16403
1051		Landscape Gravel Santa Fe Brown Crusher Fine	
150		Oversize Landscape Gravel / Filter Fabric 2-4" Santa Ana Tan	

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	52675
TOTAL BUILDING AREA (sf)	16609
TOTAL LOT AREA (sf)	36066
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	5410
TOTAL ON-SITE LANDSCAPE PROVIDED	1051
TOTAL LIVE PLANTS REQUIRED (15%)	5793
TOTAL LIVE PLANTS PROVIDED	16043

Preliminary
Not For Bid



The Hilltop
1909 Eastin NE
Albuquerque, NM 87104
Cont. Lic. #6-456
Ph. (505) 896-3630
Fax (505) 896-1131
danny@hilltoplandscape.com

Landscape Architect



Car Crafters
Holly Av. NE
Alb., NM

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 must not be released or copied unless applicable fees have been paid or a job order placed.



DRAWN BY
dm

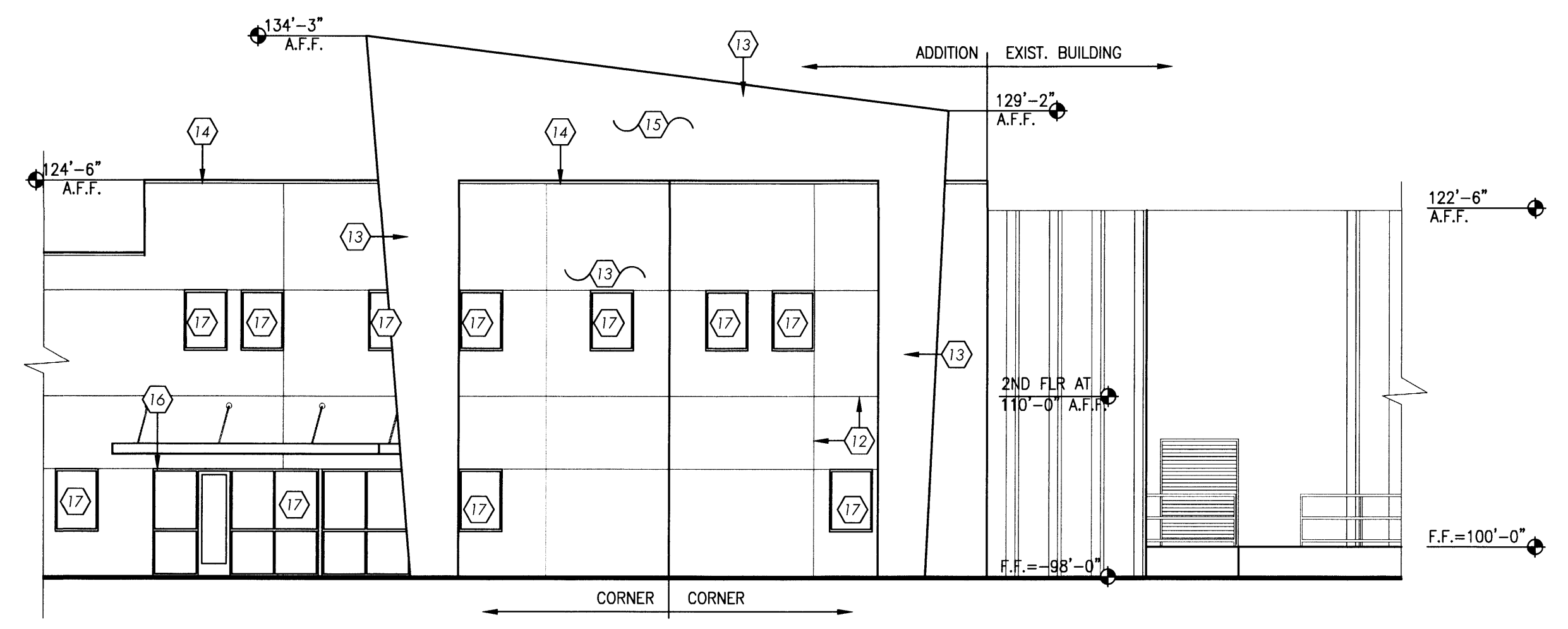
REVISION
•

DATE
09/14/2015

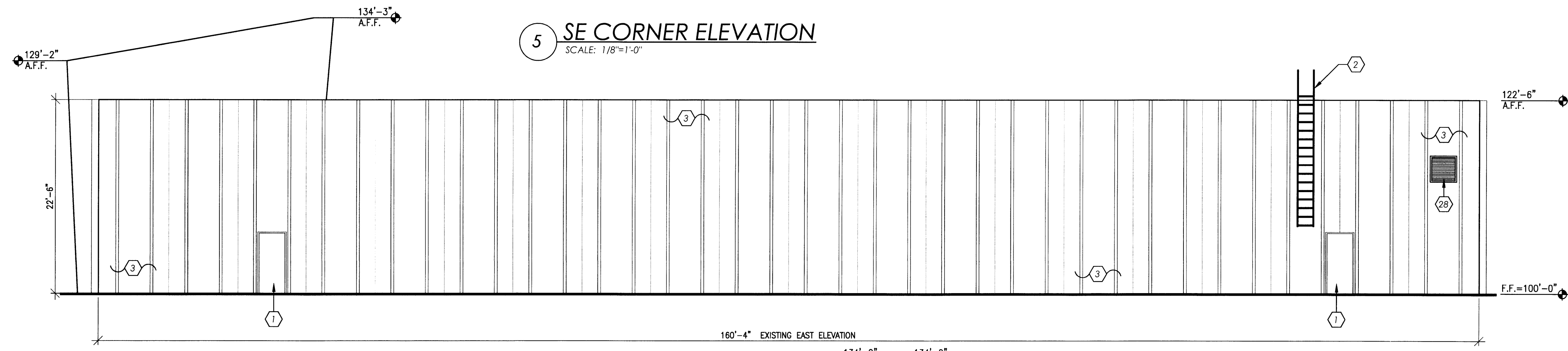
SHEET #
LS-101

REVISION DATE
DATE
4-16-2015
SHEET NUMBER
A-8.0

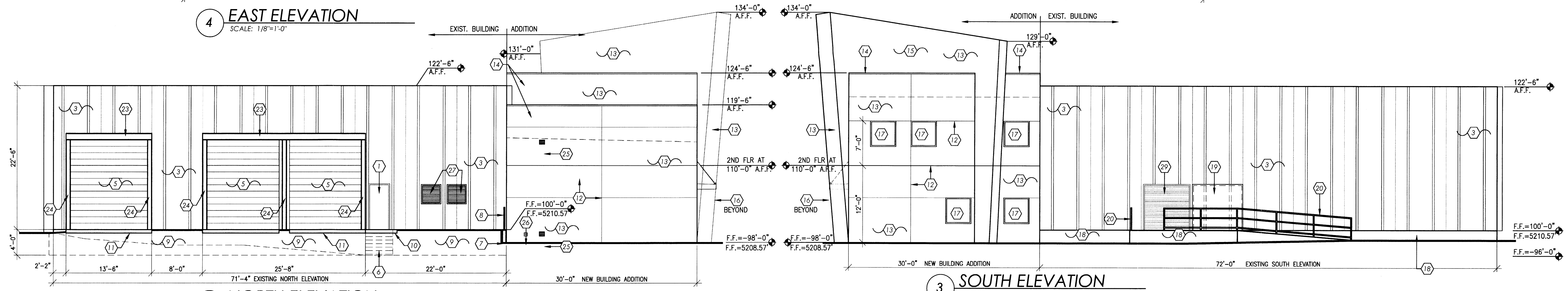
- KEYED NOTES**
- EXISTING DOOR AND FRAME, PREPARE FOR NEW PAINT.
 - EXIST. ROOF ACCESS LADDER, PREPARE FOR NEW PAINT.
 - EXIST. CONCRETE TEE WALL, PREPARE FOR NEW PAINT.
 - EXIST. METAL DOOR AND FRAME TO BE REMOVED AND OPENING FRAMED-IN, REF: SHEET A-2.0, KEYED NOTE #30 FOR ADDITIONAL NOTES.
 - NEW OVERHEAD DOOR, REF: SHEET A-1.0, KEYED NOTE #19.
 - REMOVE EXIST. STAIRS, REF: SHEET A-2.0, KEYED NOTE #2.
 - NEW CONCRETE RETAINING WALL, REF: GRADING/DRAINAGE PLAN AND STRUCTURAL PLANS.
 - 42" HIGH OPEN PAINTED STEEL GUARDRAIL, REF: PLANS.
 - EXIST. GRADE TO BE RAISED AS REQUIRED, REF: GRADING/DRAINAGE PLAN.
 - NEW CONCRETE STOOP, REF: SITE PLAN.
 - NEW CONCRETE APRON, REF: SITE PLAN.
 - STUCCO CONTROL JOINT, TYPICAL.
 - TWO COAT STUCCO SYSTEM OVER 20 GA. METAL LATH OVER APPLIED 'TYVEK' WATERPROOF AIR-BARRIER OVER 5/8" DENS GOLD WALL SHEATHING, TYPICAL.
 - PRE-FINISHED 24 GA. METAL COPING CAP, TYPICAL.
 - SIGNAGE, BY OWNER, INSTALLED BY OWNER.
 - ALUMINUM OVERHANG WITH TURN-BUCKLES, REF: STRUCTURAL.
 - MILL FINISH STOREFRONT WINDOW WITH 1" INSULATED GLAZING AND LOW E, TYPICAL.
 - EXIST. EXPOSED CONCRETE FOUNDATION WALL AND DOCK WALL TO BE PREPARED FOR NEW PAINT.
 - REMOVE EXIST. METAL DOOR AND FRAME AND FILL-IN OPENING IN EXIST. CONCRETE TEE FINISH TO MATCH CONCRETE TEE.
 - EXIST. DOCK AND RAMP GUARDRAIL TO REMAIN, PREPARE FOR NEW PAINT.
 - H.M. DOOR AND FRAME, PREPARE FOR PAINT.
 - OVERHEAD DOOR WITH TEMP. GLAZING, TYPICAL.
 - NEW STEEL SUPPORT BEAM - SEE STRUCTURAL PAINT.
 - NEW STEEL SUPPORT COLUMNS - SEE STRUCTURAL PAINT.
 - COMBUSTION AIR VENTS - SEE MECHANICAL.
 - DRYER VENT PER MANUFACTURER'S REQUIREMENTS.
 - INTAKE LOUVER - SEE MECHANICAL.
 - RELIEF DAMPER - SEE MECHANICAL.
 - REMOVE EXISTING DOORS AND PREP FOR NEW ROLL-UP METAL DOOR SYSTEM.



5 SE CORNER ELEVATION
 SCALE: 1/8"=1'-0"

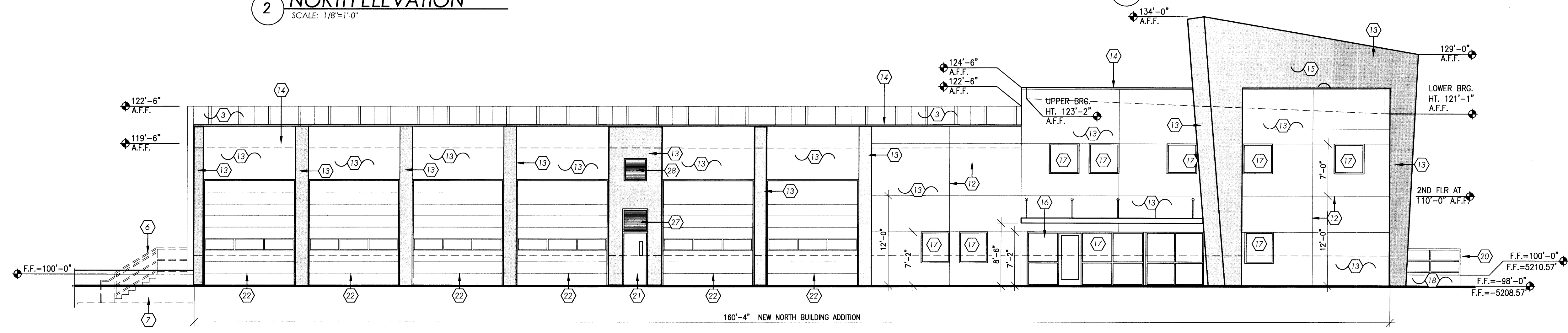


4 EAST ELEVATION
 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"

3 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



1 WEST ELEVATION
 SCALE: 1/8"=1'-0"



2 SOUTHWEST ELEVATION



1 WEST ELEVATION

CAR CRAFTERS
 BUILDING ELEVATIONS
 ALBUQUERQUE, NEW MEXICO
 PROJECT # 1440

REVISION DATE
DATE
4-16-2015
SHEET NUMBER
A-9.0