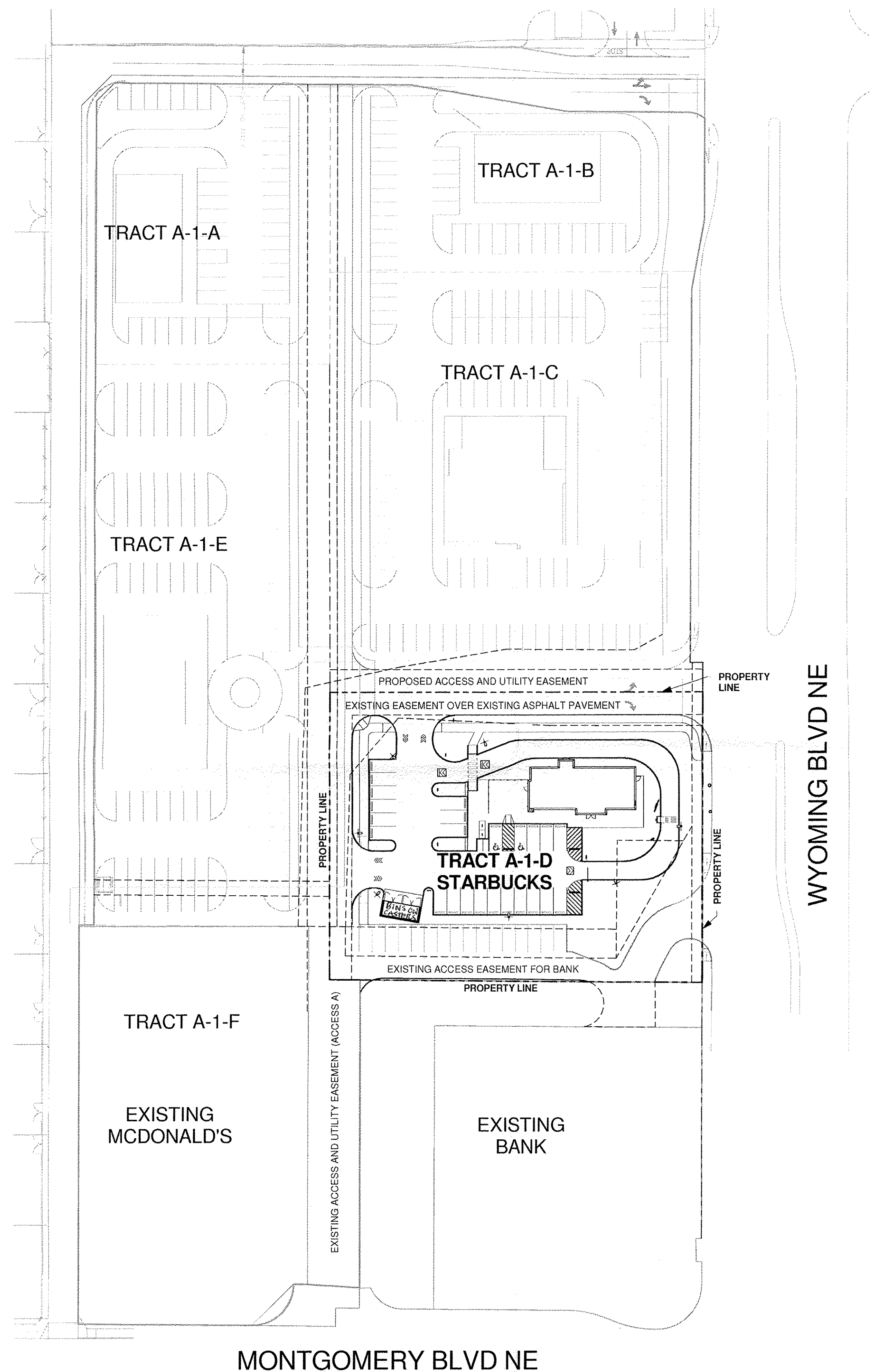


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1 SITE PLAN - OVERALL
Scale: 1" = 50'-0"



Bio on Costors

GENERAL OVERALL SITE NOTES

- A. OVERALL SITE SHOWN FOR REFERENCE ONLY. FOR AREAS SHOWN BEYOND PROPERTY LINES REFER TO LANDLORD DEVELOPMENT PLANS UNDER SEPERATE PERMIT.
- B. CURRENT PHASE INCLUDES WORK INSIDE TRACT A-1-D PROPERTY LINES WITH THE EXCEPTION OF LANDLORD PROVIDED CURB CUTS, RAMPS, ACCESS AISLES AND SIDEWALKS NOTED ON SHEET A-1002.
- C. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
- D. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.

GENERAL OVERALL PROJECT INFORMATION

TRACT A-1-D (LOT 1): 1.1084 ACRES
ZONING: C-2
ZONE ATLAS MAP: F-19-Z
RETAIL SALES AND SERVICES
A-2 OCCUPANCY
V-B (NON SPRINKLERED) CONSTRUCTION
2200 SF PROPOSED BUILDING GROSS SQUARE FOOTAGE



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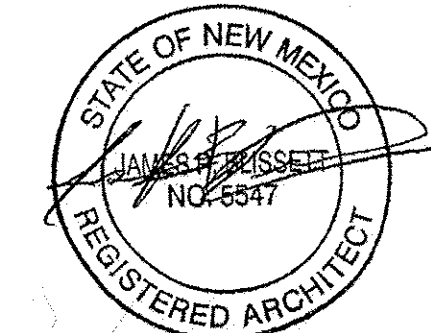
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PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
4601 WYOMING BLVD NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: NOVEMBER 23, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP
PRODUCTION DESIGNER: IDC
CHECKED BY: LAURA KULIS
TDC#: 16017

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
OVERALL SITE

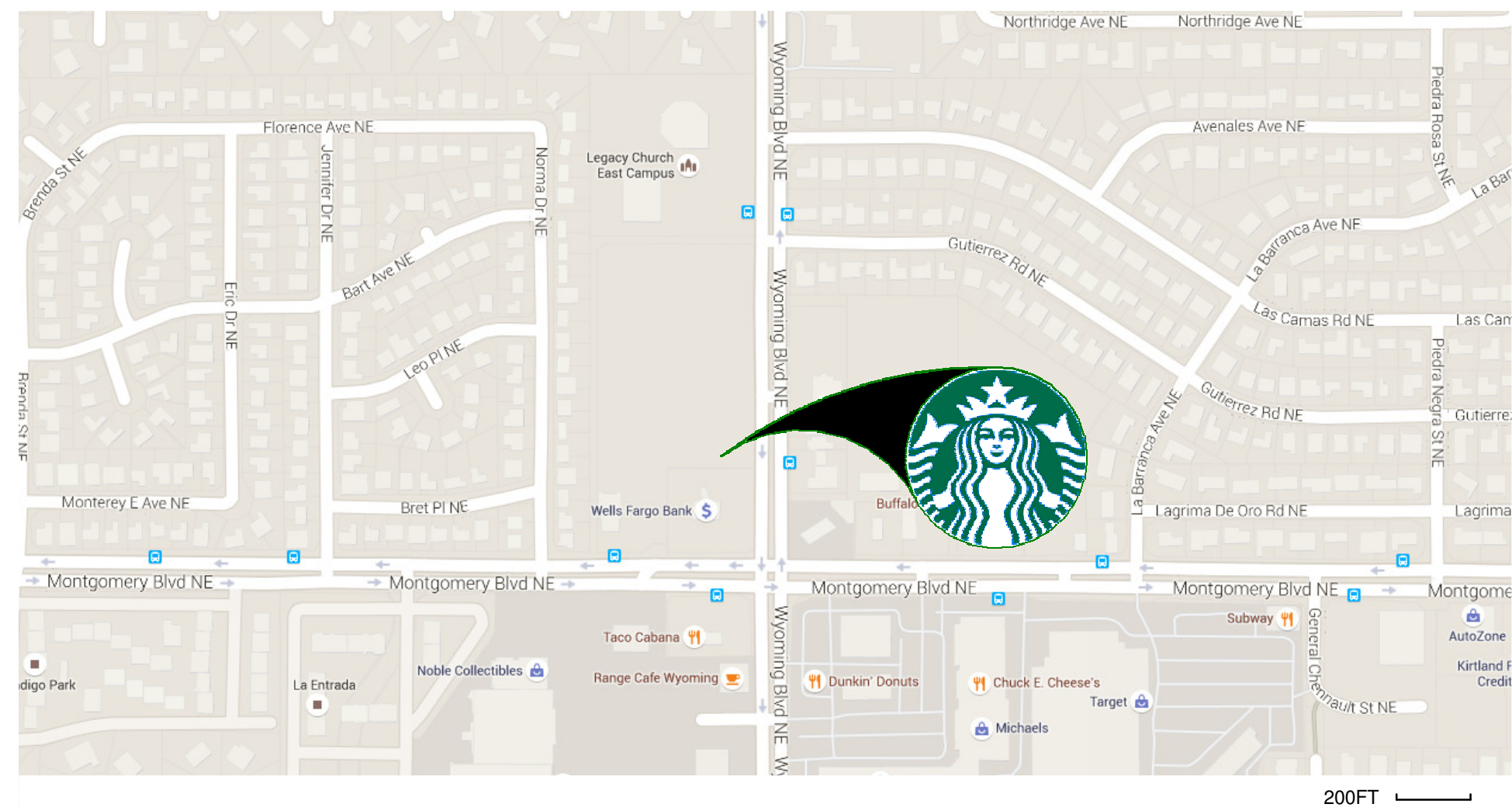
SCALE: AS SHOWN

SHEET NUMBER:
SP-1

PROJECT NUMBER: 1010550 / 16EPC-40040
APPLICATION NUMBER: _____

DIR. SITE DEVELOPMENT PLAN APPROVAL: <i>[Signature]</i> TRANSPORTATION DIVISION	12/11/16 DATE
UTILITIES DEVELOPMENT <i>[Signature]</i>	01-17-17 DATE
PERMITS AND REGISTRATION DEPARTMENT <i>[Signature]</i>	12-7-16 DATE
CITY ENGINEER <i>[Signature]</i>	1-17-17 DATE
* ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS SOLID WASTE MANAGEMENT <i>[Signature]</i>	11-29-16 DATE
DIR. PLANNING DEPARTMENT <i>[Signature]</i>	1-17-17 DATE

VICINITY MAP



LEGAL DESCRIPTION

LOT 1 OF TRACT A-1 REDIVISION OF TRA (NOW COMPRISING TRS A1 AND A2) LOS PASTORES SHOPPING CENTER EXC SLWY PORT AND PORT OUT TO RW CONT 5.77AC +

PHASING
EXTENT OF CURRENT PHASE WITHIN PROPERTY LINES WITH THE EXCEPTION OF SIDEWALKS, CURB CUTS, ACCESS AND RAMPS NOTED TO BE PROVIDED BY LANDLORD

PARKING CALCULATION
1 SPACE PER 4 SEATS - CHAPTER 16
74 SEATS / 4 = 18.5
19 PARKING SPACES REQUIRED
24 TOTAL PROVIDED
2 ADA SPACES PROVIDED
22 STANDARD PARKING SPACES PROVIDED
2 MOTORCYCLE SPACES PROVIDED

ARCHITECTURAL SITE PLAN NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A-2001 & A-2002 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND LEED REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE. EXTENT TO INCLUDE DRIVE-THRU WINDOW STANDING PAD. REFER TO CIVIL DRAWINGS.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. REFER TO SIGNAGE SUBMITTAL BY SIGNAGE VENDOR FOR FURTHER SIGNAGE INFORMATION.

SHEET NOTES

1. STANDARD PARKING STALLS. (9' X 18').
2. ADA PARKING STALL WITH ADA LOGO AND LOADING AREA STRIPING
3. PATIO EXTERIOR SEATING AREA: 572 SF.
4. PATIO RAILING. INSTALL PER MFR. INSTRUCTIONS ON CUT SHEETS.
5. ADA CURB RAMP.
6. PEDESTRIAN BUILDING ENTRY.
7. BUILDING SERVICE ENTRY.
8. REFUSE ENCLOSURE.
9. 6" CONCRETE CURB, TYP.
10. DRIVE THRU CLEARANCE BAR.
11. DRIVE THRU PRE MENU BOARD.
12. DRIVE THRU ORDER POINT & CANOPY.
13. DRIVE THRU MENU BOARD.
14. BOLLARD - NON ILLUMINATED
15. BOLLARD - ILLUMINATED
16. DRIVE THRU DIRECTIONAL SIGN
17. DRIVE THRU WAYFINDING STRIPING.
18. REFER TO LANDSCAPE DRAWINGS FOR SCREENING AT DT ORDER POINT.
19. WHEEL STOP.
20. 20'-0" TALL POLE LIGHT. PROPOSED DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 14-16-3-9 OF THE ZONING CODE (AREA LIGHTING REGULATIONS) AS WELL AS THE STATE OF NEW MEXICO NIGHT SKY PROTECTION ACT (74-12-1 TO 74-12-10 NMSA 1978).
21. HATCH AREA INDICATES PRIVATE WATER AND FIRE LINE UTILITY EASEMENT ACROSS TRACT A-1-C FOR THE BENEFIT OF TRACT A-1-E TO BE MAINTAINED BY THE OWNER OF TRACT A-1-E.
22. 30' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-1-E AND A-1-F TO BE MAINTAINED EQUALLY BY THE OWNER OF EACH TRACT AND PUBLIC UTILITY EASEMENT.
23. EXISTING LEGAL DESCRIPTION "A" EASEMENT "OVER EXISTING ASPHALT PAVEMENT (01/20/2010, 2010S-0004)
24. EXISTING 7' UTILITY EASEMENT (01/16/1963, C5-140)
25. EXISTING LANDSCAPE EASEMENT (01/23/1961, BK. 826, PG. 304-313)
26. EXISTING BANK SUPPLEMENTAL ACCESS EASEMENT (PRIVATE ACCESS EASEMENT) (BK. MISC. 826, PGS. 304-313)
27. LEGAL DESCRIPTION "E" LOCATED WITHIN TRACT LETTERED A-1 OF THE REDIVISION OF TRACT "A" LOS PASTORES SHOPPING CENTER (01/20/2010, 2010S-0004)
28. STRIP PARCEL (PORTION OF TRACT 1 CORNER PARCEL) LOS PASTORES SHOPPING CENTER (01/16/1963, C5-140)
29. EXISTING LEGAL DESCRIPTION "D" EASEMENT LOCATED WITHIN STRIP PARCEL (01/20/2010, 2010S-0004)
30. 10' PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS A-1-A, A-1-B, A-1-C, AND A-1-D TO BE MAINTAINED BY THE OWNER OF TRACT A-1-E.
31. FIRE HYDRANT LOCATION PENDING FINAL UTILITY CONNECTION AND FIRE MARSHAL APPROVAL.
32. CONCRETE ACCESSIBLE PEDESTRIAN CROSSWALK.
33. LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.
34. 2 BIKE RACKS = 4 BIKE SPACES.
35. REQUIRED PER ZONING CODE 14-16-3-1(H)(4).
36. ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AND ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

GENERAL CITY NOTES

1. 2 SPACES MOTORCYCLE REQUIRED PER ZONING CODE 14-16-3-1(C)
2. 6'-0" CLEAR PEDESTRIAN PATH REQUIRED PER ZONING CODE 14-16-3-1(H)(4)
3. FIRE HYDRANT LOCATION TO BE DETERMINED. FIRE HYDRANT TO BE PLACED PER CITY OF ALBUQUERQUE FIRE CODE.



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MONTGOMERY & WYOMING

PROJECT ADDRESS:
4601 WYOMING BLVD NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

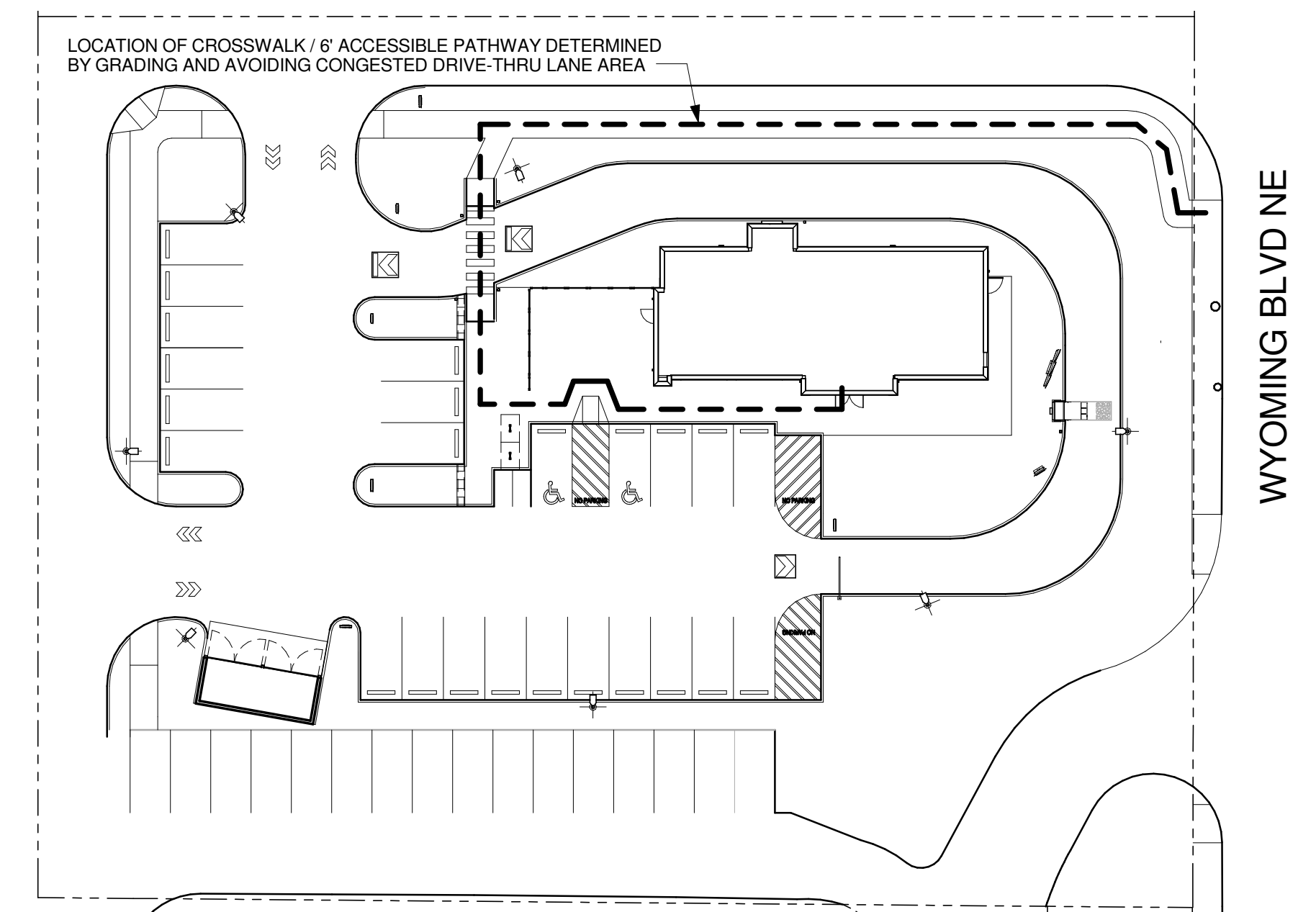
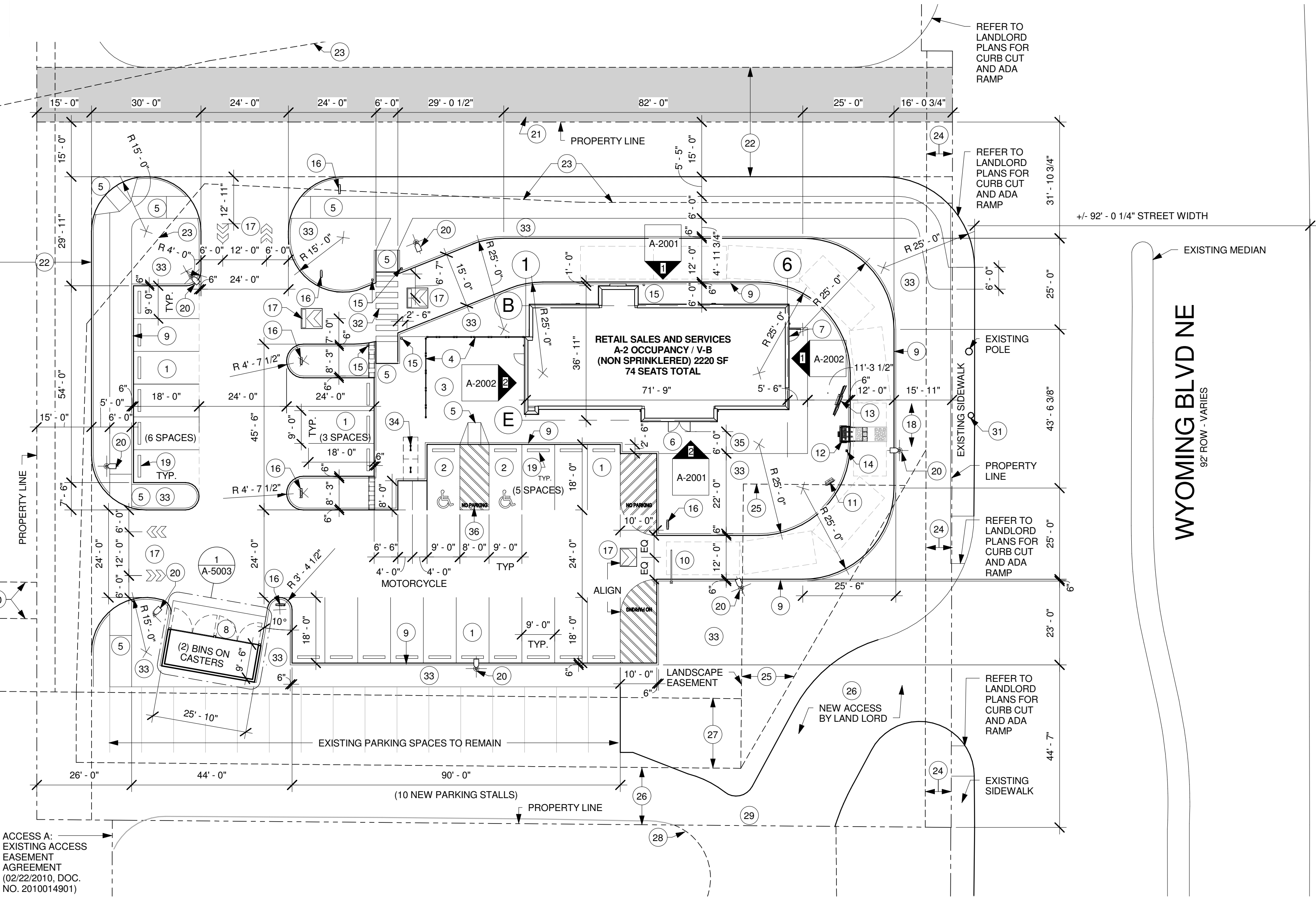
STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: NOVEMBER 23, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY: LAURA KULIS
TDC#: 16017

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SITE PLAN EPC/DRB

SCALE: AS SHOWN

SHEET NUMBER:
A-1002



1 SITE PLAN
Scale: 1" = 20'-0"

2 PEDESTRIAN CONNECTION
Scale: 1" = 30'-0"

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EXTERIOR SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	RESP.	BULB	COMMENTS
SIGNAGE - DISK					
13164	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	VD		
SIGNAGE - DRIVE THRU					
14091	2	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM	VD		REFER TO SITE PLAN FOR LOCATION AND TAGGING
14099	4	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM	VD		
14104	4	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46IN 1170MM	VD		REFER TO SITE PLAN FOR LOCATION AND TAGGING
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING	VD		
SIGNAGE - WORDMARK					
11392	3	SIGN - INLINE ILLUMINATED FLUSH MOUNTED - 14IN 355MM	VD		

RESPONSIBILITY LEGEND

GC GENERAL CONTRACTOR
 LL LANDLORD
 SB STARBUCKS
 WH STARBUCKS WAREHOUSE (3PL)
 VD STARBUCKS VENDOR DIRECT

SHEET NOTES

- E.I.F.S PAINT AS INDICATED. FINISH: LYMSTONE.
- BRICK WAINGSCOT. PER SCHEDULE.
- E.I.F.S. TRIM/ACCENT. PAINT AS INDICATED.
- PREFINISHED METAL COPING. BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINE.
- DOWNSPOUTS / CANOPIES & SUPPORTS: POWDER COATED BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- STOREFRONT / GLAZING MULLIONS: POWDER COATED BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- PATIO RAILING. PER SCHEDULE. INSTALL PER MFR INSTRUCTIONS / CUT SHEETS.
- SPEAKER.
- PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
- BLACK FUNCTIONAL LIGHTING WALL MOUNTED LIGHT PER ELECTRICAL DRAWINGS.

EXTERIOR ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
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- SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
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- GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.



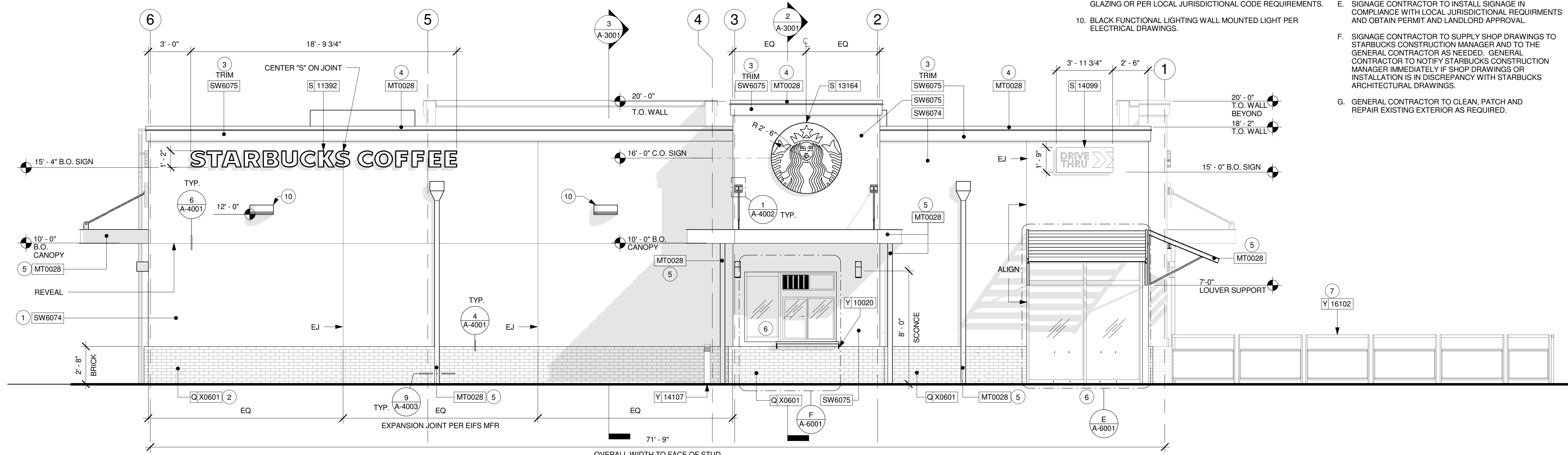
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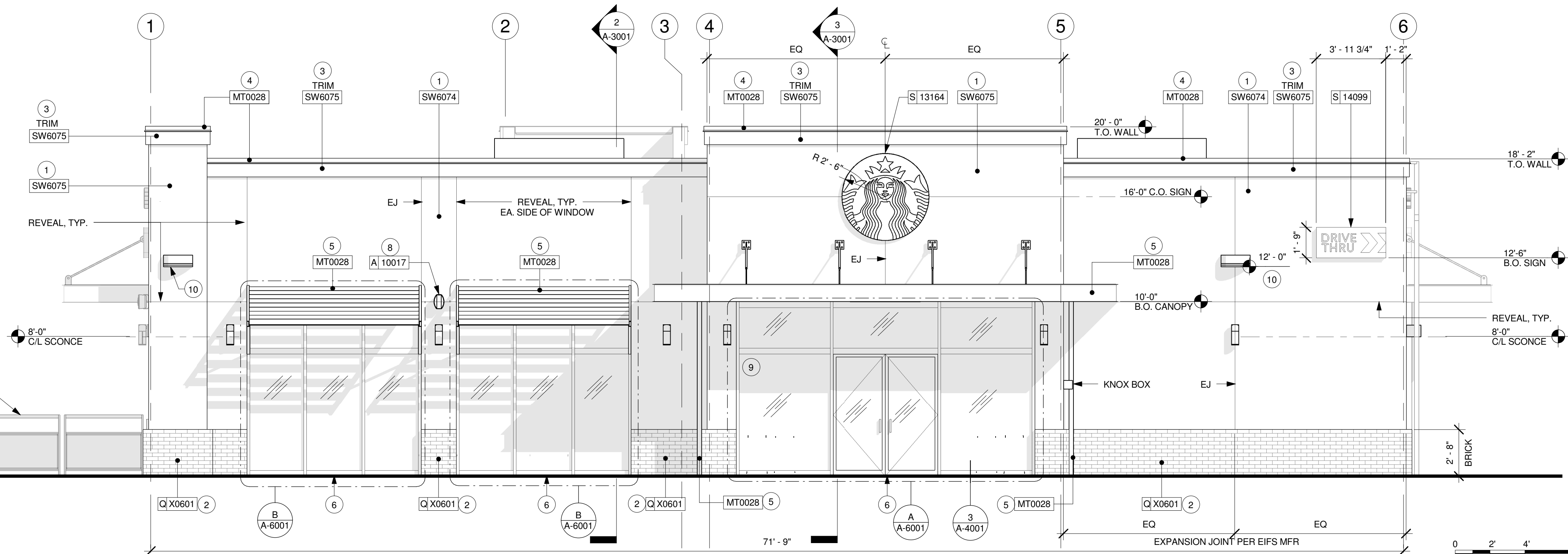
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1 NORTH EXTERIOR ELEVATION
 Scale: 1/4" = 1'-0"

SIGNAGE CALCULATION	
NORTH ELEVATION	
SIGNAGE ALLOWED: 20% OF 1303 SF=	260.6 SF
SIGNAGE PROPOSED:	
WORDMARK:	21.8 SF
LOGO DISK:	19.6 SF
DRIVE-THRU:	4.52 SF
TOTAL PROVIDED:	45.92 SF < 260.6 SF
SOUTH ELEVATION	
SIGNAGE ALLOWED: 20% OF 1303 SF=	260.6 SF
SIGNAGE PROPOSED:	
LOGO DISK:	19.6 SF
DRIVE-THRU:	4.52 SF
TOTAL PROVIDED:	24.12 SF < 260.6 SF



2 SOUTH EXTERIOR ELEVATION
 Scale: 1/4" = 1'-0"

PROJECT NAME:
 MONTGOMERY & WYOMING

PROJECT ADDRESS:
 4601 WYOMING BLVD NE
 ALBUQUERQUE, NM 87109
 BERNALILLO COUNTY

STORE #: 29571
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DESIGN MANAGER: LAURA KULIS
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Revision Schedule			
Rev	Date	By	Description

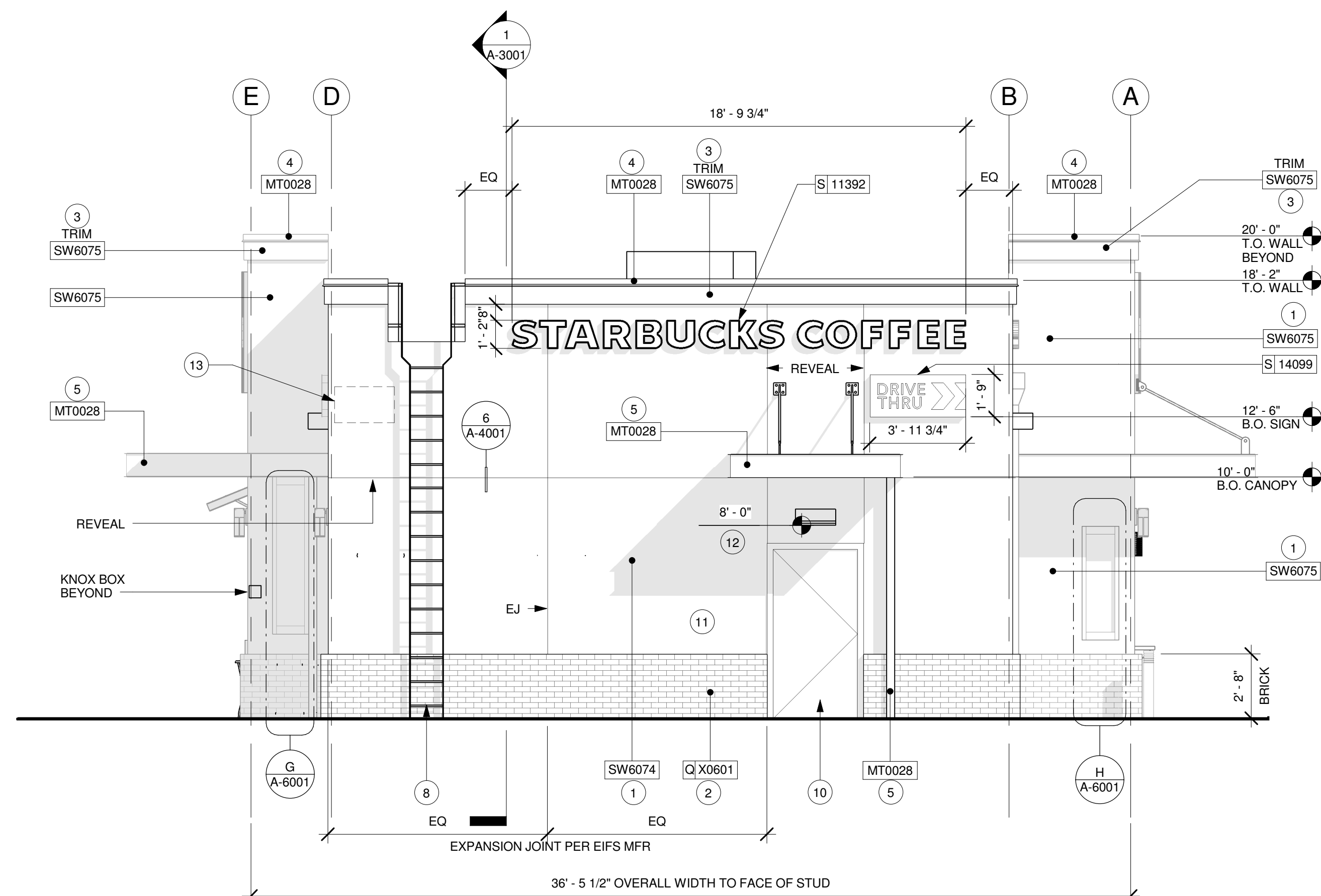
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 EXTERIOR ELEVATIONS

SCALE: AS SHOWN

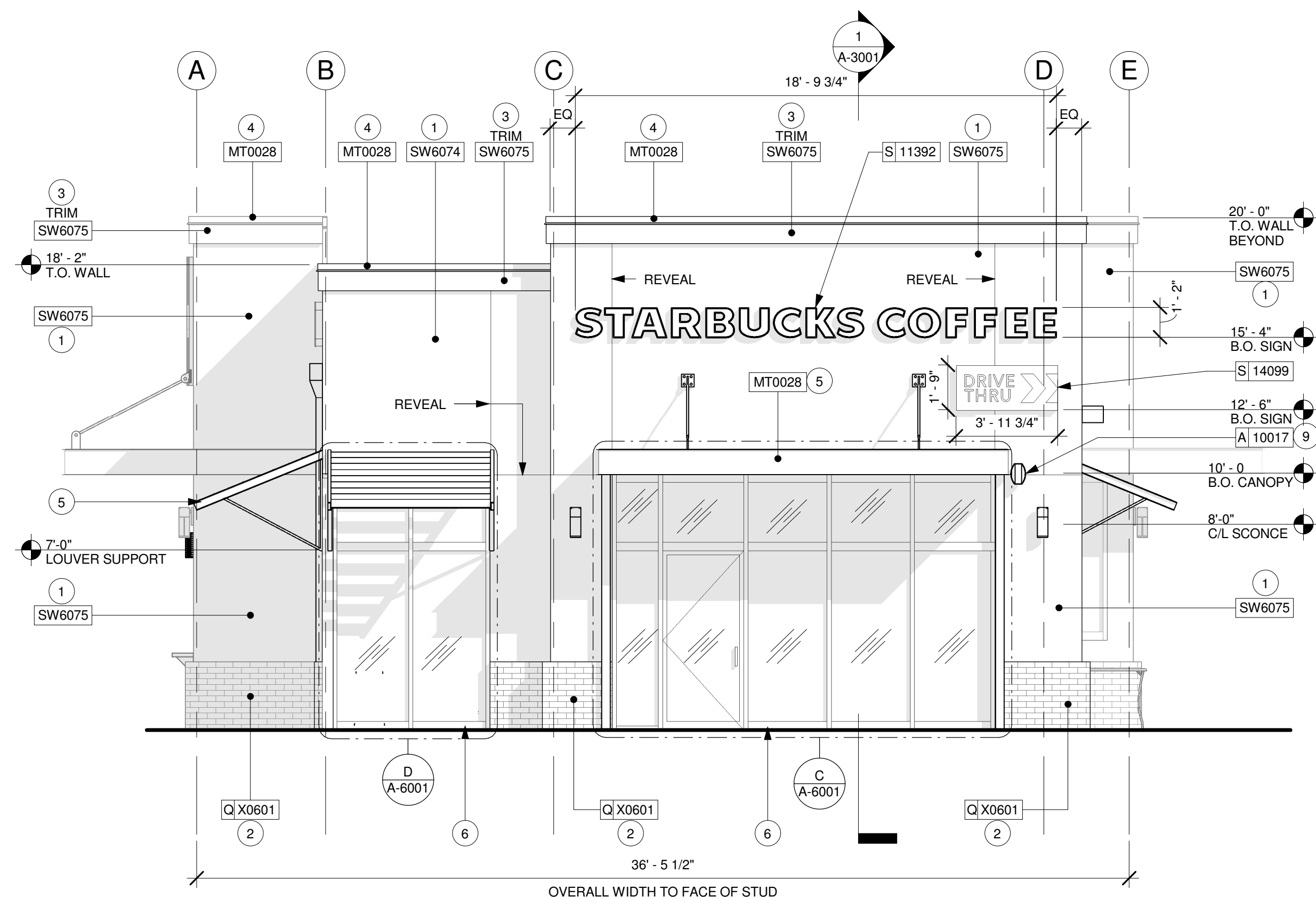
SHEET NUMBER:
 A-2001

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1 EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

SHEET NOTES

- E.I.F.S PAINT AS INDICATED. FINISH: LYMSTONE.
- BRICK WAINSCOT. PER SCHEDULE.
- E.I.F.S. TRIM/ACCENT. PAINT AS INDICATED.
- PREFINISHED METAL COPING. BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- DOWNSPOUTS / CANOPIES & SUPPORTS: POWDER COATED BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- STOREFRONT / GLAZING MULLIONS: POWDER COATED BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- PATIO RAILING. PER SCHEDULE. INSTALL PER MFR INSTRUCTIONS / CUT SHEETS.
- ROOF ACCESS LADDER. BLACK METAL TO MATCH RAL# 7021 MATTE. PER STARBUCKS MPR GUIDELINES.
- SPEAKER.
- POWDER COAT SERVICE DOOR / FRAME TO MATCH SW6074.
- FINISH ELECTRICAL PANELS/METERS TO MATCH BUILDING. (NOT SHOWN). REFER TO ELECTRICAL DRAWINGS.
- BLACK FUNCTIONAL LIGHTING WALL MOUNTED LIGHT PER ELECTRICAL DRAWINGS.
- AREA OF BUILDING ADDRESS NUMBERS PER ALBUQUERQUE FIRE CODE REQUIREMENTS. BLACK METAL LETTERS MOUNTED BETWEEN 10'-14" AFF. MINIMUM 10 INCH TALL LETTERS AND 2 INCH STROKE.

EXTERIOR ELEVATION NOTES

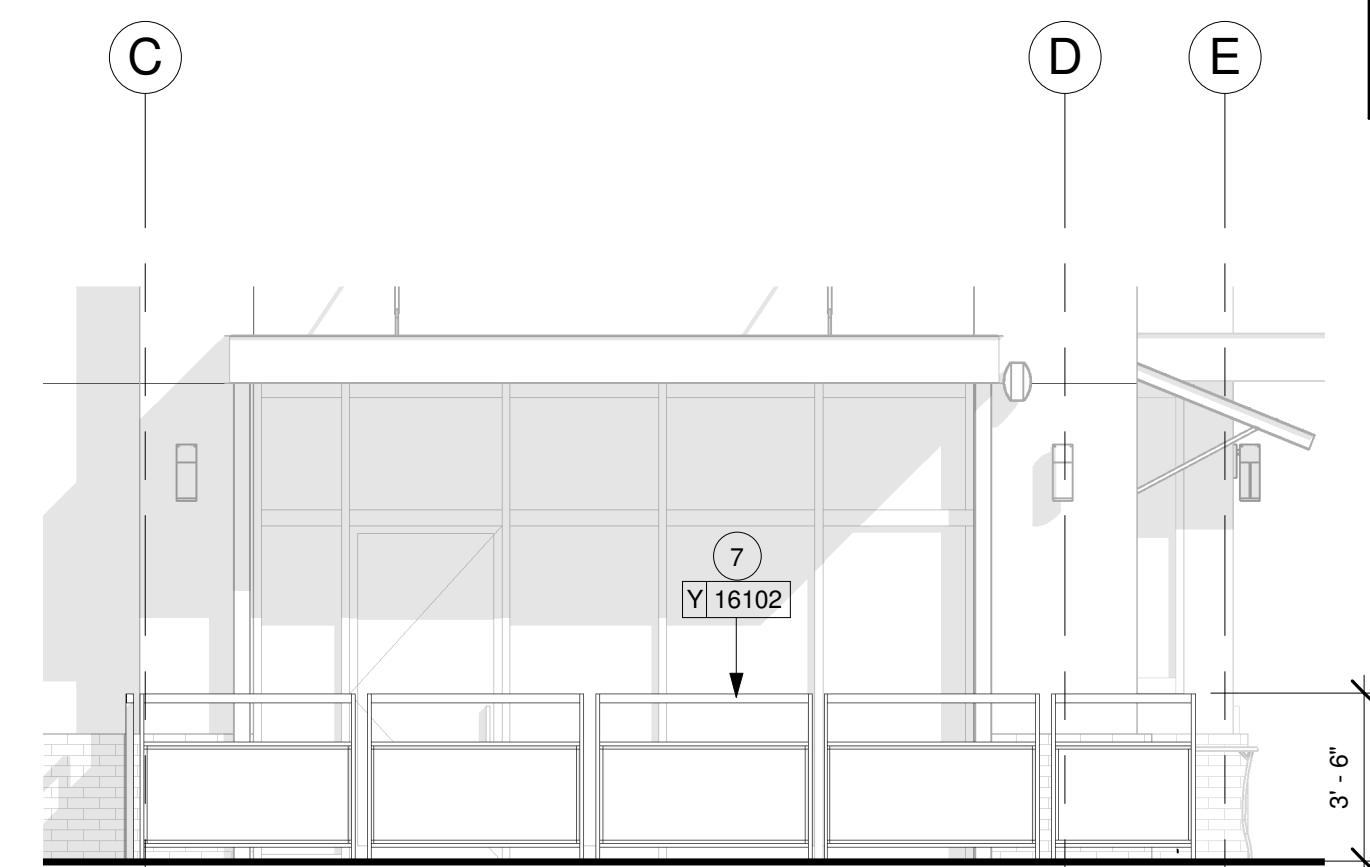
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- GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

EXTERIOR SIGNAGE SCHEDULE - "S"				
DESIGN ID	COUNT	DESCRIPTION	RESP.	COMMENTS
SIGNAGE - DISK				
13164	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	VD	
SIGNAGE - DRIVE THRU				
14091	2	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM	VD	REFER TO SITE PLAN FOR LOCATION AND TAGGING
14099	4	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM	VD	
14104	4	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46IN 1170MM	VD	REFER TO SITE PLAN FOR LOCATION AND TAGGING
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING	VD	
SIGNAGE - WORDMARK				
11392	3	SIGN - IN-LINE ILLUMINATED FLUSH MOUNTED - 14IN 355MM	VD	

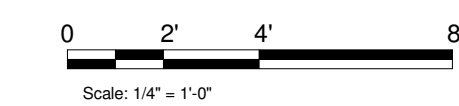
RESPONSIBILITY LEGEND

- GC GENERAL CONTRACTOR
- LL LANDLORD
- SB STARBUCKS
- WH STARBUCKS WAREHOUSE (3PL)
- VD STARBUCKS VENDOR DIRECT

SIGNAGE CALCULATION	
EAST ELEVATION	
SIGNAGE ALLOWED: 30% OF 510 SF=	153 SF
SIGNAGE PROPOSED:	
WORDMARK:	21.8 SF
DRIVE THRU:	4.52 SF
TOTAL PROVIDED:	26.32 SF < 153 SF
WEST ELEVATION	
SIGNAGE ALLOWED: 20% OF 415 SF=	83 SF
SIGNAGE PROPOSED:	
WORDMARK:	21.8 SF
DRIVE-THRU:	4.52 SF
TOTAL PROVIDED:	26.32 SF < 83 SF



3 PARTIAL WEST EXTERIOR ELEVATION - RAILINGS
Scale: 1/4" = 1'-0"



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Seattle, WA 98199
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PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
4601 WYOMING BLVD NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: NOVEMBER 22, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY: LAURA KULIS
TDC#: 16017

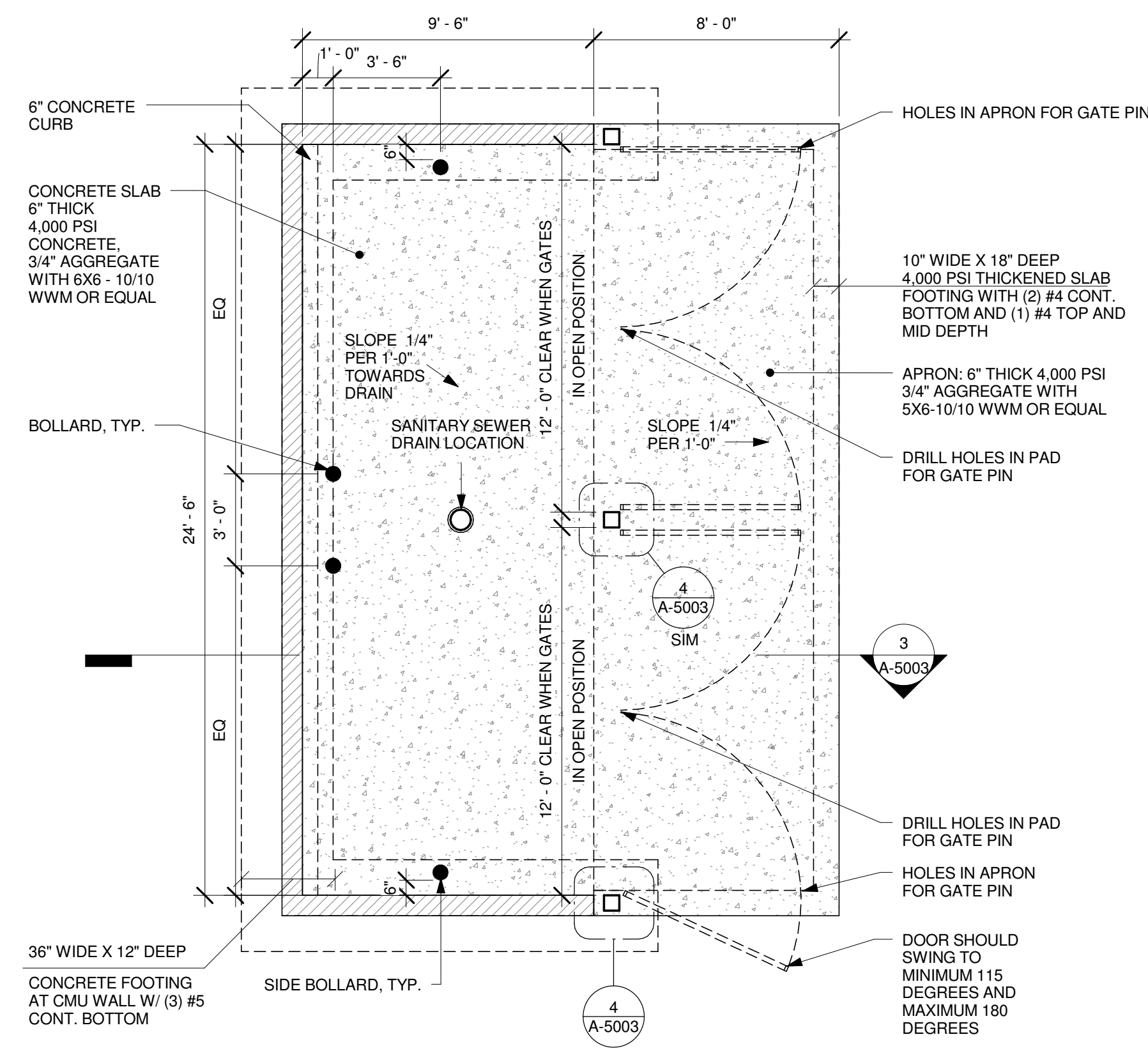
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

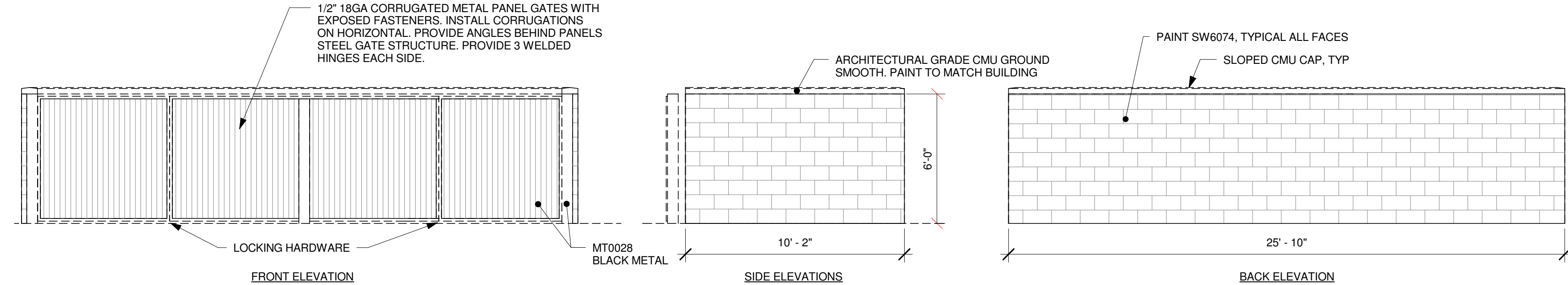
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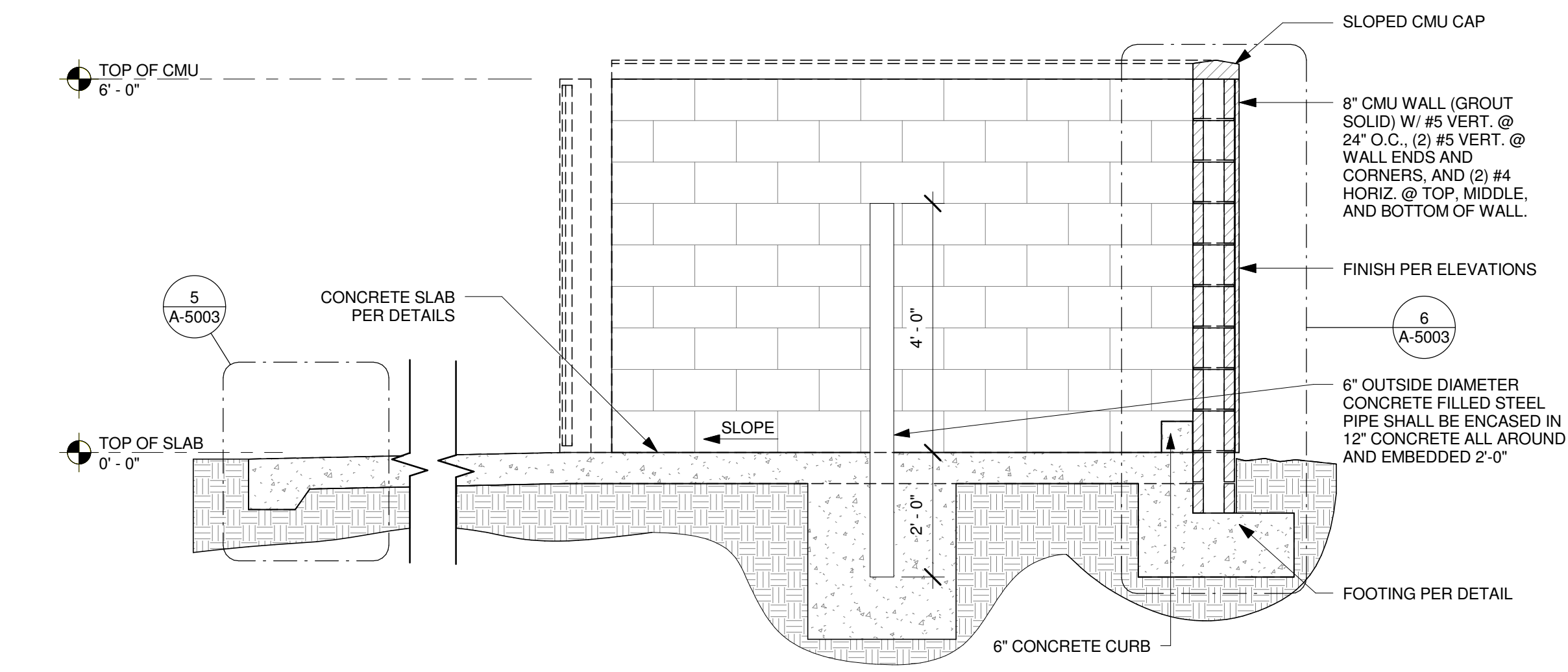
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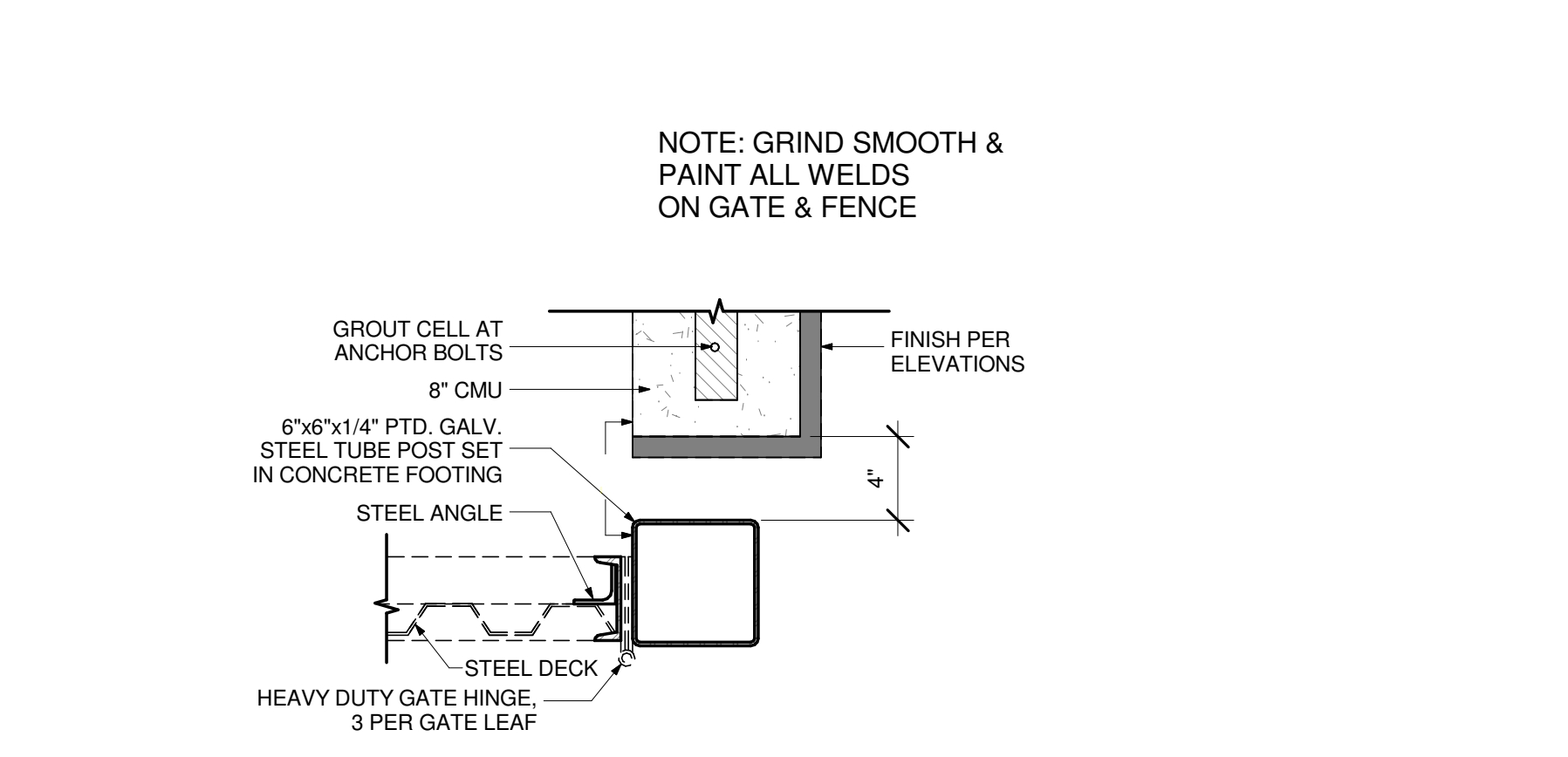
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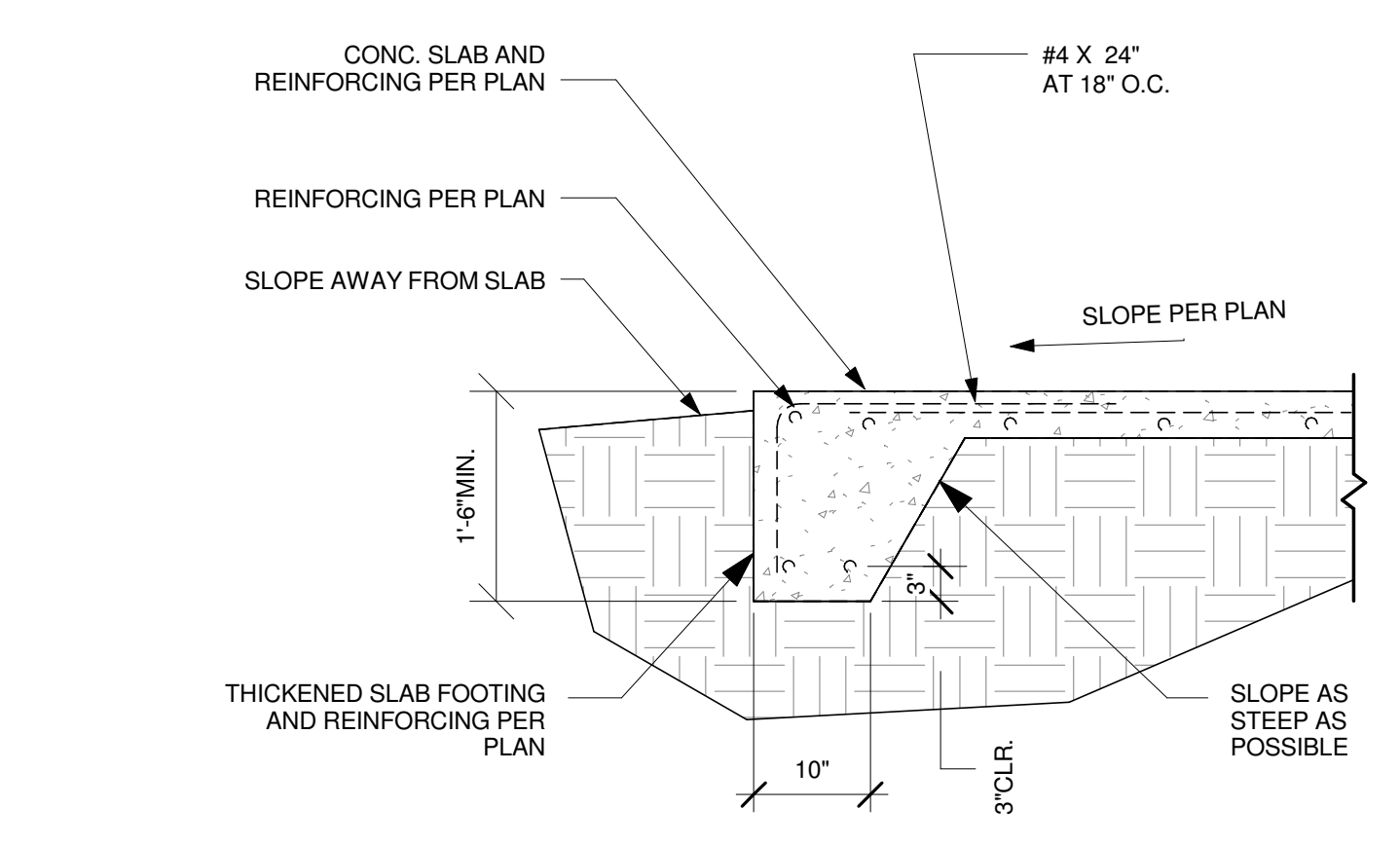
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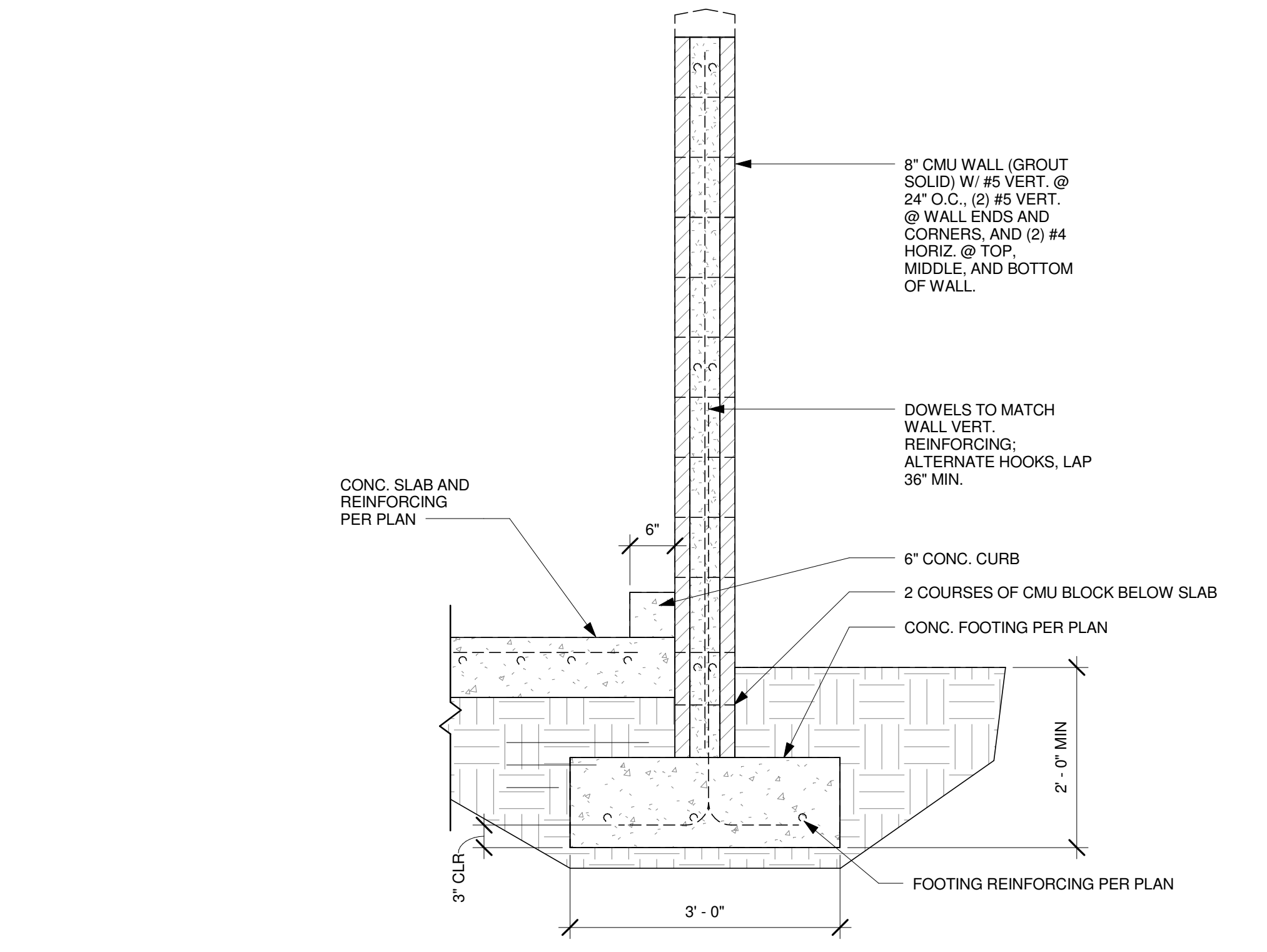
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4 REFUSE ENCLOSURE - BASEPLATE PLAN
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5 THICKENED SLAB EDGE FOOTING
Scale: 3/4" = 1'-0"



6 REFUSE ENCLOSURE - SECTION
Scale: 3/4" = 1'-0"

REFER TO STRUCTURAL CALCULATIONS



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2401 UTAH AVENUE SOUTH
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(206) 318-1575

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Revision Schedule			
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SHEET TITLE:
REFUSE ENCLOSURE DETAILS
SCALE: AS SHOWN

SHEET NUMBER:
A-5003

SECTION 329300 – PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Furnish all labor, material, tools, machinery and equipment necessary to install a complete and finished landscape installation as indicated on the drawings and specified herein.
2. Work includes, but is not limited to:
 - a. Plants
 - b. Planting Soils
 - c. Tree Stabilization
 - d. Mulch
 - e. Fertilizer
 - f. Decorative Drain Rock
 - g. Decorative Gravel Mulch
 - i. Metal Edging
 - k. Finish Grading

1.2 Related Sections:

1. Division 32 Section "Planting Soils"
2. Division 32 Section "Irrigation"

1.3 SUBMITTALS

A. Submit samples in accordance with the following:

1. Submit one gallon sample of Decorative Gravel Mulch and Decorative Drain Rock mulch. Provide product name, source, and supplier with sample.
3. Submit sample of specified metal edging and build mock-up to verify selections made under sample submittals and to demonstrate aesthetic effects. Provide product name, source, and supplier with sample.
4. Submit sample of specified geotextile fabric and product literature.
5. Submit product cut sheets for tree rootball anchor assembly.
6. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of plants during one calendar year. Submit before start of required maintenance periods.
7. Warranty: Sample of special warranty.

B. Schedules:

1. Submit a planting schedule prior to beginning work indicating dates, location, and types of work expected to be performed, during normal seasons for such work in areas of the site.
2. Correlate with specified maintenance periods to provide maintenance from date of substantial completion.
3. Once accepted, revise dates only as approved in writing, after documentation of reasons for revision.

C. Certifications:

1. Submit certificates of inspection of plant materials as required by governmental authorities having jurisdiction.
2. Submit proof of deposit, purchase or other means of securing all plant material for this project including location, quantity, genus, species and broker or contact person at individual nurseries.
3. File inspection certificates which are required by law to accompany each shipment of plant materials from out of state with Owner. Five (5) days prior to arrival at project site and before planting, notify Architect for review of plant material. Replace any plants rejected by Architect as not conforming to specified requirements with healthy plant of type specified.

1.4 QUALITY ASSURANCE

A. Qualifications: Subcontract the landscaping work to a single firm specializing in landscape work with a minimum 10 years of continuous engagement in landscape construction and a minimum of five projects that are similar in scale and complexity.

B. Nursery Qualifications:

1. Experience: Landscape nursery to provide a detailed description of total area available for contract growing and history of contract growing for other projects.
2. Location: All plant material shall be grown at a single site within 50 miles of project site to facilitate regular inspections by the Landscape Architect.
3. Available nursery space: Total exterior nursery space should correspond appropriately to total planting areas.

C. Trees, Shrubs, and Plant Production:

1. Containers: All plant material shall be grown with a root pruning system approved by the Landscape Architect, such as fabric grow bags or air-pruning containers. Throughout production for given plant sizes, container and fabric bag sizes shall correspond to specifications outlined in the American Standard for Nursery Stock, except where approved by the Landscape Architect.
2. Growing media: Specifications for all growing media shall be submitted to the Landscape Architect for approval.
3. Fertilizers: The use of fertilizers shall be limited, meeting only the basic requirements for healthy plant growth. All fertilizer products shall be submitted to the Landscape Architect for approval.
4. Mycorrhizae: All growing media shall be inoculated with appropriate mycorrhizae, as approved by Landscape Architect.
5. Pruning: Pruning of woody plant material shall be performed according to ANSI A300 standards. For all trees, the Landscape Architect will advise on pruning to achieve aesthetic and functional goals.

7. Tree specification:

- a. There shall be no roots greater than 1/10 diameter of the trunk circling more than one-third the way around in the top half of the root ball. Roots larger than this may be cut provided they are smaller than one-third the trunk diameter. There shall be no kinked roots greater than 1/5 the trunk diameter. Roots larger than this can be cut provided they are less than one-third the trunk diameter.

- b. Trees should be rooted in to the rootball so that soil or media remains intact and trunk and rootball move as one when lifted, but not root bound. The trunk should bend when gently pushed and should not be loose so it pivots at or below soil line.
- c. The point where the top-most root in the rootball emerges from the trunk shall be no deeper than one inch of the soil surface.
- d. The relationship between caliper, height and rootball size shall meet the ANSI Z60.1 standard or the Florida grades and standards for nursery stock.
- e. There should be one dominant leader to the top of the tree with the largest branches spaced at least 6 inches apart.
- f. The tree canopy should be mostly symmetrical and free of large voids. Clear trunk should be no more than 40% of the tree height unless otherwise specified by the Landscape Architect.
- g. Branches should be less than 2/3 the trunk diameter.
- h. Trees greater than 1.5 inches caliper should be able to stand erect without a supporting stake.
- i. Open trunk and branch wounds shall be less than 10% of the circumference at the wound and no more than 1 inch tall. Properly made pruning cuts are not considered open trunk wounds. There should be no conks or bleeding, and there should be no signs of insects or disease on more than 5% of the tree.

8. Planting depth: Throughout production, the root flare of wood plant material shall remain visible at or above soil level.
9. Growing durations: Production schedules will vary depending on plant growth rates and propagation methods. Submit production schedule for all plant material, demonstrating ability to provide specified sizes and quantities.
10. Provide quantity, size, genus, species and variety shown and specified, complying with recommendations and requirements of ANSI Z90.1., American Standard for Nursery Stock.
11. Trees and shrubs of larger size than specified may be used if acceptable to Architect and if sizes of roots or balls are increased proportionately.
12. Plants to be in vigorous health, free of all pests, disease, fungus, disfiguring knots, sun scalds, abrasions of the bark, broken tops, torn roots, and other objectionable features. Plants cut back from larger sizes to meet specified size will not be accepted. Upon arrival to site, all plant material must show no sign of windburn or wilt due to shipping. All plants to be nursery-grown stock unless otherwise approved by Landscape Architect. Plants are to be of specimen quality as described by the "American Nursery Stock Standards."
13. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
14. Reference Standards: "Hortus Third"; Cornell University, (current edition) and "Sunset Western Garden Book", (current edition) for plant nomenclature.

- D. Analysis and Standards: Package standard products with manufacturers or applicable industry standard certified analysis.
- E. Inspections by Landscape Architect: All plant material shall be available for regular inspection by the Landscape Architect, who will evaluate whether plant health and quality expectations are being met. Should the Landscape Architect determine that the plants are not meeting expectations, adjustments will be made accordingly to the satisfaction of the Landscape Architect.
- F. It is suggested that an additional 15% of plant quantities be produced to allow for replacements of failed stock.

1.5 DELIVERY, STORAGE, & HANDLING

- A. Deliver packaged materials in manufacturer's unopened containers, fully identified by name, brand, type, weight, and analysis.
- B. Deliver and store materials to prevent damage or intrusion of foreign matter.
- C. Deliver trees, shrubs and groundcovers after preparations for planting have been completed and the irrigation system is operational. Then plant immediately.

1. Protect trunks and branches from damage.
 2. Protect root systems from drying out.
 3. Label one of each tree and shrub variety with securely attached waterproof tag bearing legible designation, botanical name, and supplier's name.
 4. Do not prune prior to delivery unless otherwise approved by Architect.
 5. Provide shade for plant material if planting is delayed more than 6 hours after delivery to site. Water as required to keep rootball moist.
- D. Do not remove container-grown stock from containers until planting time.
- E. Plants that cannot be planted within one day after arrival on site shall be stored in accordance with sound horticultural practice, protecting plant materials at all times from extreme weather conditions and keeping them moist.

1. Place bare root plants in trenches covering roots with moist earth or other suitable material. All broken root material supplied in bundles shall have the bundle broken and be placed in trenches separately.
2. Protect root ball of balled and burlapped plants with moist earth, sawdust or other acceptable material.
3. Protect plant materials at all times from extreme weather conditions and keep moist. All plants that are to be stored longer than one month shall be planted in nursery rows and maintained by contractor at contractor's expense.

1.6 SITE CONDITIONS

- A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.
- B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products

during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

C. Execute all work in an orderly and careful manner with due consideration for surrounding areas, plantings, or structures which are to remain.

1. Protect adjacent property and improvements from work damage.
 2. Repair any damage until acceptable to Landscape Architect.
- D. Protect pavement, furnishings and other improvements from damage, soiling, or discoloration.
- E. Sub-grade Condition: Compaction of backfill or sub-grade areas that are to be planted shall not exceed 80% compaction.

F. Examine sub grades, finish grades, verify elevations, observe conditions under which work is to be performed and notify Architect of unsatisfactory conditions.

1. Maintain grade-set stakes until Landscape Architect and Contractor mutually agree upon removal.
2. Proceed with work only after unsatisfactory conditions have been corrected.

G. Excavation: When conditions detrimental to plant growth are encountered, such as adverse drainage conditions and or contaminated soil, notify Architect before proceeding.

H. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each type of planting work required.

- I. Utilities: Determine location of utilities and perform work in manner which will avoid possible damage; hand excavate as required.
- J. Environmental Requirements:
 1. Plant or install materials during normal planting seasons for each type of planting required.
 2. Planting shall not be permitted during the following conditions:
 - a. Cold weather: less than 32o F.
 - b. Hot weather: greater than 90o F.
 - c. Wet weather: saturated soil.
 - d. Windy weather: wind velocity greater than 30 m.p.h.

K. Prepare soil only when topsoil is not saturated, muddy or frozen.

1.7 SEQUENCING/SCHEDULING

A. Provide the following notices to the Landscape Architect and Owner:

1. In advance of plant material delivery so that plants may be inspected upon site delivery: 15 days.
2. Before Owner is to assume maintenance responsibility: 15 days.
3. In advance of final surface preparation prior to planting operations: 10 days.
4. Before time requested for inspection for Substantial Completion: 15 days
5. Landscape Architect may choose to waive or shorten the required lead time for project reviews, at their discretion.

1.8 WARRANTY

- A. The warranty for plant materials will extend one year from the date of Final Completion for all work under this contract.
- B. Remove and replace trees, shrubs, and groundcover that die immediately, show unsatisfactory growth, or are in unhealthy condition, except for defects resulting from neglect, damage, or abuse by owner.
- C. Materials not meeting quality, condition, size, or other specification requirements will be rejected and immediately removed from the site.
- D. At the completion of the warranty period, the owner will inspect the site to determine the condition of materials provided under this contract.
- E. Another inspection will be conducted at the end of the extended warranty period, if any, to determine acceptance or rejection.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Water: Suitable for irrigation, free from ingredients harmful to plant life.

B. Plants:

1. Provide plants free of disease, injury and insect infestation, and full foliage when in leaf.
 2. Container stock: Grown in container at least 6 months without root bind.
 3. Provide trees and shrubs in approved root-control container, unless otherwise indicated.
- C. Fertilizer: Controlled release commercial fertilizer, tablets or granular form. Complete fertilizer of neutral character, with some elements derived from organic sources and containing the following percentages of available plant nutrients:
1. For trees and shrubs, provide fertilizer with not less than 10% total nitrogen and 10% soluble potash, unless otherwise directed by the Landscape Architect.

D. Decorative Drain Rock: 1.5" Gray Round. Pete's Landscape and Materials LLC, (505) 822-9822, or approved equal.

E. Decorative Gravel Mulch: 3/4"-1" Santa Fe Brown. Pete's Landscape and Materials LLC (505) 822-9822, or approved equal.

F. Metal Edging:

1. ASTMA 36 hot dipped galvanized plate steel.
2. Steel plate to be 3/8" thick. Size as indicated in drawings.
3. Steel brackets to be fabricated prior to galvanizing. Size as indicated in the drawings.

G. Tree Rootball Anchor System: See Details.

1. Basis of Design: RF2 Special I Rooftop Fixing System – Plat-Mat

H. Anti-Desiccant: Emulsion type, film-forming agent design to permit transpiration but retard excessive loss of moisture from plants, manufactured by "Wilt-Pruf".

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine for site conditions that will adversely affect execution, permanence, quality of work, and survival of plants.
- B. Begin work required under this section after conditions are satisfactory; start of work denotes acceptance by Contractor and he/she assumes responsibility for final results.
- C. Verify that subgrades and slopes of planting areas insure positive drainage, and that they are acceptable to Architect prior to commencing work of this Section.
- D. Install plantings only after fine grading soil testing, soil preparation, and amendments have been installed.
- E. Install plantings only in areas where the irrigation system is installed and fully operational.
- F. Proceed with and complete the planting work as rapidly as portions of the site become available, working within the seasonal limitation for each kind of planting work required.
- G. Plant trees and shrubs after final grades are established.

3.2 PREPARATION

- A. Protection: Protect all adjacent property and site improvements from work damage, including staining, soiling, or discoloring, and replace portions damaged through this operation.
- B. Surface Preparation:
 1. Locate, and securely mark or flag irrigation sprinkler heads, area drains, catch basins, cleanouts, manholes, valve boxes, and other site improvements not extending more than 6 inches above finish grade.
 2. Grading:
 - a. Limit fine grading to areas ready for planting.
 - b. Bring shrub and groundcover planting areas to relatively smooth, even grades, and slopes by dragging, hand raking, and other appropriate methods. Water thoroughly to assure settlement.
 - c. Establish vertical curves or rounding at abrupt changes in slope to provide a smooth and gradual grade transition.
 3. Lay out individual tree and shrub locations and areas for multiple planting. Stake or flag tree locations, outline shrub areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
 - a. Architect will approve staking, layout of trees and shrubs, and approve all other site plant layout before plant installation. Contractor assumes risk of final plant locations for planting prior to layout and staking approval by Architect.
 - b. Make location and facing adjustments as requested by Architect.
 4. Remove gravel, sand, debris, and other deleterious materials from planting areas. Remove existing soil as necessary to place planting soil mixes to the depths specified.
- C. Finish Grade of Planting Areas:
 1. Planting Beds: Refer to plans for finish grade at planting beds.
 2. Planting Beds at R.O.W: Fill planters and shrub beds to meet required grades. Finish grade including mulch to be no more than 1/2" below adjacent paved walks.

3.3 INSTALLATION - PLANT MATERIALS

A. Planting Trees and Shrubs:

1. Placing:
 - a. Set plant root crowns 2 inches above soil surface on 6 inches of compacted prepared topsoil or compacted subgrade (scarified); deep planting not permitted. Planting depth shall allow for mulch layer and settling to position of nursery soil level.
 - b. Set plants plumb and faced for best appearance.
 - c. Remove any burlap, cords and fasteners from rootball tops and sides. Remove rootball containers with nursery industry can cutter, cut cans on two sides.
 - d. Cleanly cut off broken and frayed roots, as well as roots circling more than 1/3 of rootball.
 - e. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.
2. Backfilling:
 - a. Carefully tamp soil under and around rootballs; eliminate voids and air pockets.
 - b. Water thoroughly before placing remainder of backfill.
 - c. Complete backfilling firming to surface grade as required.
 - d. Thoroughly water each plant and entire bed immediately after planting.
 - e. Stake or guy trees immediately after planting as specified or shown on drawings.

3.4 INSTALLATION – MISCELLANEOUS

- A. Tree Staking: As shown on drawings.
- B. Metal Edging:
 1. Install after concrete paving, concrete unit paving, and concrete site walls are installed.
 2. Prior to installation layout all steel edging by paint or string line for review and approval.
 3. All steel edging to be installed plumb, true and in straight lines as shown on plans.
 4. Steel edging interfaces with planter corners, and adjacent edging shall be flush and aligned.
 5. Top of steel to be level without variation.
 6. Steel edging at unit paving shall not protrude above paver surface.
- C. Mulching:
 1. Decorative Gravel Mulch: Provide 4-inch depth over entire plant

bed and planter areas, within two days after planting.

2. Decorative Drain Rock: Provide 6" depth over entire area.

D. Anti-desiccant:

1. Use anti-desiccant spray at nursery on deciduous trees or shrubs that are moved in full-leaf before moving and again 2 weeks after planting.
2. Apply anti-desiccant using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.

3.5 ADJUSTING

- A. Pruning: Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice established by the International Society or Arborists. Do no pruning prior to approval by Architect.
 1. Prune trees to retain required height and spread, and at no time more than 1/5 of the plant.
 2. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured, broken or dead branches from trees.
 3. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
 4. Prune without distorting basic character form of all plants and only to the extent necessary for each plant.
- B. Adjust final locations of plants and/or irrigation system to maintain proper system operation from time of planting until final acceptance.

3.6 PLANT MAINTENANCE

- A. Maintain plantings by pruning, cultivation, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
- B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch material damaged or lost in areas of subsidence.
- C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.7 CLEANING

- A. Keep project site reasonably free from accumulation of debris, topsoil and other materials at all times. Maintain pedestrian and driving routes as dictated by the Owner.
- B. Remove topsoil and backfill mixes from walks and paving on a daily basis.
- C. Remove construction rubbish, broom and hose down areas daily as necessary to maintain clean pavement.
- D. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

3.8 PROTECTION

- A. Protect landscape work and materials from damage due to landscape operations, operations by other contractors, trades, and trespassers.
 1. Maintain protection during installation and maintenance periods.
 2. Treat, repair or replace damaged landscape work as directed.

END OF SECTION



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**STARBUCKS COFFEE
COMPANY**
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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Site Workshop LLC
Landscape Architecture

222 Etruria Street
Seattle, WA 98109
P: 206.285.3026
F: 206.285.3629
www.siteworkshop.net



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Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**LANDSCAPE
SPECIFICATIONS**

SCALE: AS SHOWN

SHEET NUMBER:

L001

SECTION 329100 – PLANTING SOILS

PART 1 - GENERAL

1.1 SUMMARY:

A. Section Includes:

1. Imported Planting Soil
2. Soil Mix Components
3. Soil Amendments
4. Filter Fabric
5. Composite Drainage Mat
6. Perforated Drain Line

B. Related Sections:

1. Division 32 Section "Plants"
2. Division 32 Section "Irrigation"

1.2 SUBMITTALS:

- A. Submit the following samples to the Architect for approval:
- B. Submit one full 1-gallon zip lock bag of each soil media type to Architect.
- C. Submit a full analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable for other products.
- D. Sieve Analysis: Submit Sieve Analysis conforming to ASTM D-422 for all specified planting soil mixes.
- E. Saturated Hydraulic Conductivity tests conforming to ASTM D-2434 Standard Test Method for Permeability of Granular Soils (Constant Head) or ASTM D-5856 Standard Test Method for Measurement of Hydraulic Conductivity of Porous Material Using a Rigid-Wall, Compaction-Mold Permeameter. Test shall be completed on a test specimen compacted to 80% - 85% of the maximum dry density determined in accordance with ASTM D-1557 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort.
- F. Planting soil in-place density testing: In place planting soil density testing will be required to be performed by the Owners authorized geotechnical lab prior to planting if field conditions, construction methods and or construction site observations indicate over compaction of planting soils have occurred. Contractor shall be responsible for paying for in place density testing.
 1. In place density testing to conform to ASTM D6938 or ASTM D2937.
 2. Testing Method used shall have moisture content verified by ASTM D2216.
 3. In place density testing shall be done for every 500 Square feet of installed Planting soil.
 4. Results of in place soil density testing shall be submitted for review and approval prior to planting.

1.3 QUALITY ASSURANCE:

- A. All products supplied shall comply with applicable state and local codes and technical guidance including but not limited to:
 1. New Mexico Department of Ecology, Stormwater manual
 2. United States Department of Agriculture (USDA) Soil Texture System of Classification

1.4 SOIL TESTING

- A. For all import planting soil used, submit dated test results from a certified, independent laboratory for all proposed soil to be used for this specific project.
- B. Generalized certifications of the specified soil mix from the soil supplier are not acceptable.
- C. Coordinate, obtain, and pay for soil tests.
- D. Owner will run independent soil tests with submitted samples as outlined in Section 1.4 to verify compliance with specifications prior to approval of soil submittals.
- E. Owner will run independent soils tests as outlined in Section 1.4 from soil samples delivered to the site during soil installation to verify compliance with specifications. Soils found to not meet specifications will be rejected and shall be removed from the site and replaced with soils that meet specifications at no cost to the Owner.

1.5 PLANTING MEDIA AND SOIL MIX REQUIREMENTS

- A. Each soil mix and planting media shall meet the following requirements:
 1. Saturation Extract Conductivity: Less than 4.0 dS/m @ 25 degrees C as determined in a saturation extract.
 2. pH: between 5.5 to 7.5.
 3. Sodium Adsorption Ratio: Less than 6.0.
 4. Saturation extract of Boron: Less than 1.0ppm.
 5. Percolation/infiltration rate of placed soil: Min 1.5 inches per hour.
 6. Soil parasites: Less than 100 plant parasitic nematodes per 100 cc of volume
 7. Soil pathogens: Free of soil-borne plant pathogens.
 8. Weed seed: minimal as based on review of germination testing of a representative sample.
 9. Non-soil components: Less than 1% by volume (eg. plastic, sticks, glass).
- B. Each soil mix shall contain sufficient quantities of available nitrogen, potassium, phosphorus, calcium, magnesium, sulfate, copper, zinc, manganese, iron and boron to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials prior to planting.
- C. The Contractor shall submit soil analysis from a soils testing lab-

oratory to the Engineer. Indicate source and obtain the Engineer's approval before hauling to the site an (analysis test with a 1 gallon sample is required).

1.6 SEQUENCING/SCHEDULING

- A. Provide the following notices to the Architect and Owner:
 1. In advance of planting soil delivery so that Owner may schedule independent laboratory testing on imported soil: 7 days.
 2. In advance of plant material delivery so that plants may be inspected upon site delivery: 7 days.
 3. Before Owner is to assume maintenance responsibility: 7 days.
 4. Before time requested for inspection for Substantial Completion: 7 days, in writing.

1.7 PROJECT CONDITIONS:

- A. The site soils shall be amended with either:
 1. Imported Planting Soil:
 - a. On-grade Landscape Planting Areas with decompacted sub-grades and soil incorporation into subgrade soils
- B. Keep streets, sidewalks and site clean, free from debris and affected drains open and free flowing at all times. Protect drains with filter fabric covers during construction. Appropriate erosion control measures shall be employed.

PART 2 - PRODUCTS

2.1 IMPORTED PLANTING SOIL (Right of Way Planters)

- A. Soils in Right of way to be per 329456 – Planting Soil for suspended paving.

2.2 SOIL MIX COMPONENTS:

- A. Sand
 1. The Sand Component shall meet the following specifications within reasonable variations:

Screen Size	Percent Retained	Percent Passing
6.35mm	5%	95%
#10	15	85
#30	50	50
#60	60	40
#100	80	20
#200	90	10

2.3 SOIL AMENDMENTS

- A. Lime: Agricultural dolomitic limestone containing not less than 85% of total carbonates with a minimum of 30% magnesium carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve. Neutralizing value: 90% minimum.
- B. Gypsum: Horticultural grade material.
- C. Humus:
 1. Sawdust: A minimum of two years old, well rotted, crumbly and free of weeds, rock, sticks and other extraneous matter
- D. Bone Meal: Commercial, raw, finely ground, 6% nitrogen, and 20% phosphoric acid

2.4 FILTER FABRIC

- A. Woven geotextile fabric for filtration and drainage of large planters over structure; Mirafi Filterweave FW 400, with apparent opening size of .425, 10% open area and flow rate of 2852; 12' roll length, or approved equal.
 1. Filter fabric apparent opening size and soil sieve analysis to be approved for compatibility by geotechnical engineer prior to procurement.

PART 3 - EXECUTION

3.1 PREPARATION OF SUB-GRADE:

- A. Scarify sub-grade soils where not in conflict with drip lines of trees to remain and utilities. Rip, till and or loosen sub-grades 12" below sub grade elevation.

3.2 PLACING AMENDMENTS:

- A. Landscape Planting Areas On-Grade: Place Imported Planting Soil in max 6" lifts to achieve a 12" minimum depth soil profile. Provide additional planting soil as necessary to meet finish grading as shown on plans.

3.3 FINE GRADING:

- A. Perform fine grading to attain finish grades as shown on the Plans.
- B. Rake out all rocks, roots, sticks and other debris larger than 1-inch diameter or sticks longer than 3 inches long. Leave surface even and readily able to accommodate planting installation. Compaction level shall be between 80 to 85 percent density. Adjust grades and add soil as necessary as settlement occurs.

3.4 INSPECTION:

- A. The Contractor shall notify the Engineer least 48 hours in advance of the time of inspection required for completion of soil preparation before planting of shrubs and groundcover can occur.

END OF SECTION



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STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

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Site Workshop LLC
Landscape Architecture

222 Etruria Street
 Seattle, WA 98109
 P: 206.285.3026
 F: 206.285.3629
 www.siteworkshop.net



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
4601 WYOMING BLVD. NE ALBUQUERQUE, NM 87109

STORE #: 29571
 PROJECT #: 66697-001
 CASEWORK CONCEPT: MCS
 ISSUE DATE: NOVEMBER 22, 2016
 DESIGN MANAGER: LAURA KULIS
 LEED® AP:
 PRODUCTION DESIGNER: MTB
 CHECKED BY: JK

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
LANDSCAPE SPECIFICATIONS

SCALE: AS SHOWN

SHEET NUMBER:
L002

SECTION 0328400 - IRRIGATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Furnish all labor, materials, supplies, equipment, tools and transportation, and perform all operations in connection with and reasonably incidental to the complete installation of the irrigation system, and guarantee/warranty as shown on the drawings, the installation details, and as specified herein. Items of work specifically included are:

1. Procurement of all applicable licenses, permits, and fees.
2. Connection of electrical power supply to the irrigation control system.
3. New conventional irrigation systems.

1.2 WORK NOT INCLUDED

A. Items of work specifically excluded or covered under other sections are:

1. Excavation, installation, and backfill of tap into municipal water line.
2. Excavation, installation, and backfill of water meter and vault.

1.3 RELATED SECTIONS:

A. The related work under this section includes, but is not limited to the following:

1. Section 329300 - Plants

1.4 QUALITY ASSURANCE:

A. Qualifications: The contractor for this work shall be a firm specializing in irrigation work with a minimum 10 years of continuous engagement in landscape irrigation and a minimum of five projects that are similar in scale and complexity.

1.5 SYSTEM DESCRIPTION

A. The irrigation system is a bidder designed system based on performance requirements of the plans and specifications. The system must meet the requirements of the plans and specifications. The underground sprinkler irrigation system shall be constructed using the drip irrigation lines, valves, piping, fittings, controllers, wiring and the like, of sizes and types as called for in these Specifications and as indicated on the irrigation plans. The system shall be constructed to grades and conform to the site landscape plan.

1.6 SUBMITTALS:

- A. Submit samples under provisions of Section 010330 – Submittals.
- B. Materials List: Include pipe, fittings, mainline components, water emission components, control system components and new equipment specified herein. Quantities of materials need not be included.
- C. Manufacturers' Data: Submit manufacturer's catalog cuts, specifications, and operating instructions for equipment shown on the materials list.
- D. Bidder Design Plans/ Shop Drawings:
1. Submit bidder designed irrigation plans for review and approval.
 2. Plans must be completed and stamped by a Certified Irrigation Designer as Certified by: The Irrigation Association, 6540 Arlington Boulevard, Falls Church, VA 22042-6638. Phone 703-536-7080
 3. These specifications, irrigation plans and irrigation details shall be used as a basis for the irrigation plan design.
 4. Plans shall be at 20 scale.
 5. Project CAD files and sheet layouts are available upon request from bidder.
 6. Irrigation plans must be completed in hard copy and in AutoCAD 2010 or later electronic format.
 7. Irrigation system shall be designed to provide maximum water efficiency with minimal overspray of planted areas.
 8. Irrigation system must be designed to allow entire site to be watered in less than a 24 hour period.
- E. Qualifications: Submit statement and outline of landscape subcontractors' qualifications showing 5 years of continuous engagement in the business of irrigation installation and a minimum of five (5) projects that are similar in scale and complexity, including bidder design systems.
- F. Record Drawings: Submit 2 copies of Record Drawings as described below, for review by Architect. Revise and resubmit 2 copies, after making additions and/or changes requested by Architect.
- G. O & M Manual: Submit one copy of the O & M Manual, including the materials described below, for review by Architect:
1. O & M Manual shall be contained within a hard-bound black 3 ring binder, with project title and date appearing on side and front cover. Inside page shall include project name, date, contractor's name, address, phone number and other contact information.
 2. Include cut sheets for all specified products, including exploded versions of heads and valves, with parts clearly labeled.
 3. Provide a list of product suppliers, with phone numbers and addresses.
 4. Provide detailed recommendations for annual spring start up and fall winterization process.
 5. Provide recommendations for watering time by zone, specific to planting type and type of system and head.
 6. Provide one full size copy of the approved Record Drawings, and warranty information for irrigation and planting.

1.7 RULES AND REGULATIONS:

A. Work and materials shall be in accordance with the latest edition of the National Electric Code; the Uniform Plumbing Code as published by the Western Plumbing Officials Association; and applicable laws and regulations of the governing authorities.

B. When the contract documents call for materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.

1.8 TESTING:

- A. Notify the Owners Representative five working days in advance of testing.
- B. Landscape Contractor to verify pressure tests have been completed and passed with General Contractor. Landscape Contractor to provide written and signed pressure test results for irrigation system. Test results shall be included with O&M Manual. Test results should indicate testing time, date, test duration, test location and quantity of pipe tested (linear footage) with a sketch and description of the area tested (i.e. "Mainlines and zones between Valve 3 and 6 as indicated on design plans")
- C. Pipelines jointed with rubber gaskets or threaded connections may be subjected to a pressure test at any time after partial completion of backfill. Pipelines jointed with solvent-welded PVC joints shall be allowed to cure at least 24 hours before testing.
- D. Subsections of mainline pipe may be tested independently, provided they are separated from sections not to be tested by gate or similar valves.
- E. Furnish clean, clear water, pumps, labor, fittings and equipment necessary to conduct test or retests.
- F. Hydrostatic Pressure Test:
1. Notify the Owner's Authorized Representative in writing at least three (3) work days prior to all system tests and inspections. Inspection (by General Contractor) and reports must be made for all tests.
 2. The entire irrigation mainline and lateral system shall be tested at one time.
 3. Thoroughly flush piping before testing and installation of sprinklers.
 4. Test all exposed mainline piping, valves, joints and fittings at 150 psi for one hour prior to inspection by General Contractor. If pressure loss occurs, inspect the entire system, make watertight and retest until no pressure loss occurs for a thirty-minute testing period.
 5. PVC sprinkler lateral lines shall be tested at 100 psi for 30 minutes with not more than 5 psi loss.
 6. Pressure test must show no pressure loss greater than allowed above for the specified period and be approved by the Owner's Authorized Representative before backfill of trenches will be allowed.
- G. Coverage Test:
1. Activate each remote control valve in sequence. The Architect will visually observe water application patterns.
 2. Adjust or move system components to correct coverage deficiencies. Repeat the test until the system passes test.
- H. Cement or caulking to seal leaks is prohibited.

1.9 REVIEWS/TRAINING

- A. Sprinkler Layout Review:
1. Notify Architect five (5) working days in advance of review. Static pressure at water supply and nearby mainline must be verified prior to review.
 2. Stake each sprinkler location, remote control valve assembly, gate valve, and all other irrigation system assemblies. Different sprinkler types shall be clearly marked. Revise layout as directed by Architect. Layout review may be repeated at discretion of Architect.
 3. All landscape edging, tree locations, and other known site features must be staked or clearly marked prior to sprinkler layout review.
 4. Where the irrigation system must be modified due to discrepancies between the irrigation plans and actual site conditions, the layout shall be modified per the direction of the Architect.
 5. Layout review shall occur prior to installation of irrigation system unless otherwise directed by Architect.
- B. At substantial completion or Final review period Contractor shall instruct Owner and Commissioning agent on Maintenance and Operations of entire Irrigation system. This instruction shall cover full system operation, maintenance and adjustment, including but not limited to system winterization, system start up, system adjustments (coverage, pressure, head replacement, valve replacement), etc.
- C. Final review will occur at substantial completion of irrigation system and receipt of record (as-built) drawings and controller charts. Warranty period will begin at the date of Final Completion.

1.10 WARRANTY AND REPLACEMENT:

- A. The purpose of this warranty is to ensure that the system remains free from defects resulting from construction, and that Owner receives irrigation materials of prime quality, installed and maintained in a thorough and careful manner.
- B. For a period of one year from the date of final completion contractor shall warranty irrigation materials, equipment, and workmanship against defects. Fill and repair depressions. Restore landscape or structural features damaged by the settlement of irrigation trenches or excavations. Repair damage to the premises caused by a defective item. Make repairs within three (3) days of notification from the Architect.
- C. Contract documents govern replacements the same as new work. Make replacements at no cost in contract price.

D. Guarantee/warranty applies to originally installed materials and equipment and replacements made during the guarantee/warranty period.

PART 2 - MATERIALS

2.1 PLASTIC PIPE:

- A. PVC pipe (mainline) upstream of the control valves shall be Schedule 40 and conform to all requirements of ASTM D1785-86.
- B. PVC pipe (lateral lines) downstream of the control valves on all spray head zones shall be Class 200 and conform to all requirements of ASTM D1785-86.
- C. All PVC pipe shall be marked with the manufacturer's name, class of pipe and NSF seal. Pipe shall bear no evidence of interior or exterior extrusion marks. Pipe walls shall be uniform, smooth and glossy. Pipe may be pre-belled or with individual solvent-weld couplings.
- D. All PVC fittings shall be of the solvent weld type except where risers, valves, etc., require threaded transition fittings. All fittings shall conform to the requirements of ASTM D2466-78. All threaded PVC fittings and nipples shall be Schedule 80.
- E. All PVC pipe must be delivered in at least twenty foot (20') lengths.
- F. All PVC pipes and fittings for swing joints shall conform to all requirements of ASTM D3139.
- G. Sleeves required for main and lateral lines located under paving shall be Schedule 40 PVC, with the inside diameter (I.D.) of sleeve to be twice the outside diameter (O.D.) of the insert pipe, maximum 1 insert pipe per sleeve.
- H. Use Teflon tape on all threaded fittings.
- I. Primer color shall be purple and glue color shall be grey.

2.2 AUTOMATIC IRRIGATION CONTROLLERS

- A. Controllers: General Conditions
1. Controller shall be hard wired in conduit. All conduits are to be UL approved electrical conduit minimum size 1 1/2-inch diameter, 18-inch deep minimum.
 2. Conduit size for irrigation control wires shall be minimum 1 1/2-inch diameter.
 3. Communication cable shall be the type recommended by the irrigation controller manufacturer. No splices in the communication cable will be allowed unless approved in writing by Engineer.
 4. All controllers and sensor decoders shall be grounded to a resistance less than 2 ohms.
- B. Controllers shall be:
1. Rain Bird ESP8LXMEF-LXMM-LXMPED series pedestal mount or approved equal.
 2. (1) Individual controller to be provided for this project.
 3. Location to be verified with tenant and architect.
 4. Station quantity to be per approved design build drawings.
 5. Contractor to provide additional pedestal mount controllers adjacent to the main controller if necessary, as determined by design build drawings.

2.4 AUTOMATIC VALVES:

- A. Valves shall be electrically operated, actuated by a solenoid utilizing AC current, 24 volts, and rated at not more than 8.5 VA with an in-rush maximum of 1.0 amp. The solenoid coil is to be sealed in an "Epoxy" material so it is completely waterproof.
- B. Operation shall be normally closed solenoid control capable of operating within minimum flow requirements.
- C. Diaphragm operated of one-piece construction. The diaphragm is to be fully pressure balanced in both the open and closed positions.
- D. Solenoid to be mounted directly on the valve or bonnet. All parts and tubing downstream of the entrance must be of larger size to permit passage of foreign particles.
- E. A flow adjustment stem with cross handle shall be provided that limits the travel of the valve plug from full closed to full open, allowing manual closure or flow regulation. A manual control is to be provided for operation with or without the control wiring installed.
- F. Construction is to be so that all operating parts are accessible and removable from the top by removing the bonnet without having to disconnect the valve body from the pipeline. The valve must be capable of being operated in any position.
- G. Valves:
1. For drip zones: Rain Bird commercial zone control kits XCZ Series or approved equal.

2.5 CONTROL WIRE FOR AUTOMATIC VALVES:

- A. Control wire must be insulated single strand copper designed for twenty (20) to fifty (50) volts and UL approved as Type U.F. (Underground Feeder). The UL and U.F. designations shall be clearly marked or indented on the insulation jacket of the wire.
- B. Flow sensor control wire: Houston Wire D1501802 (direct bury, shielded, 2-18 gauge copper wires, drain wire) or approved equal.
- C. Expansion curls shall be provided within three (3) feet of each wire connection to solenoid and at least every three hundred (300) feet in length of control wire length. Expansion curls are formed by wrapping at least 5 turns of control wire around a rod or pipe 1" or more in diameter. Withdraw the rod or pipe once curls are formed.
- D. Copper conductors must meet or exceed ASTM B-3 requirements.
- E. White, black and orange color wires shall be used.
- F. One spare wire (orange) for each 4 zones is required unless otherwise shown on the Drawings.

2.6 QUICK COUPLING VALVES:

- A. Shall be one inch (1"), all brass, one- or two- piece bodies, with locking brass tops. Provide five (5) operating keys and hose swivels.
- B. Quick coupler valve for use of compressed air for winterizing shall

be 1" all brass, two-piece bodies with locking brass tops. Provide one (1) operating key on each project.

C. Shall be Rain Bird 44LRC or approved equal.

2.7 MANUAL CONTROL VALVES:

- A. Gate Valves two inches (2") and smaller shall be all bronze double disc wedge, integral taper seats with a non-rising stem and square actuator. Gate valves 2 1/2" and larger shall be iron body, brass trimmed, double disc wedge, and integral taper seats with non-rising stem and square actuator. All gate valves shall be a minimum 150 psi - 300 WOG. Size per drawings.
- B. Install drain valve at all low points on mainline and lateral line circuits.
- C. All manual drain valves shall be 3/4-inch valves with detachable key (or as shown on the drawings). Automatic drain valves will not be accepted.
- D. Drain valves shall be Nibco or approved equal.

2.8 FLOW SENSOR

- A. The thermoplastic flow sensor shall have a six bladed impeller with a proprietary, non-magnetic sensing mechanism. The transmitted signal shall be a low impedance 8 VDC square wave signal. The maximum transmitted signal distance shall be 2000 feet.
- B. Sensor shall include a PVC schedule 80 tee fitted with a removable sensor alert.
- C. Flow sensor: To be compatible with Irrigation controller.
- 2.9 RAIN SENSORS
- A. Rain sensors shall be Rain Bird Rain Check or equal.

2.10 VALVE BOXES:

- A. Automatic and manual control valves shall be enclosed in a 12" x 18" valve box of polyolefin and fibrous material (preferably recycled material) with a latch lock cover. The bottom section is to be slotted so as to extend below the pipe. Extensions shall be added as required to meet grades per Details. The box cover shall be branded in 2-inch high letters and numbers to indicate controller and valve identification numbers. Automatic control valves shall read ACV, master valve boxes shall read MV, gate valves shall read GV, etc. Valve boxes and lids to be black.
- B. Individual gate valves and quick coupler valves shall be enclosed in a 10" round valve box of polyolefin and fibrous material with a latch lock and cover. Box and lid to be black.
- C. Provide two (2) sets of all keys required for valves, valve box covers, and protective sleeve covers unless otherwise noted.
- D. Valve boxes shall be as below or approved equal.
1. Ametek or Carson 10 inch diameter round box (for drain valves, quick couplers and gate valves), black color.
 2. Ametek 12 inch Standard Box or Carson 1419B with bolt down locking lid and extensions as required (for single valve only) black color.
 3. Ametek 12 inch Jumbo Box or Carson 1324 with bolt down locking lid and extensions as required (use for two valves), black color.

2.11 DRIP IRRIGATION

- A. Drip line: Rain Bird Landscape Drip line or approved equal. Drip-per flow rate and spacing per approved design build drawings. Contractor shall specify coil length when ordering.
- B. Supply and Exhaust headers shall be PVC plastic pipe.
- C. Fittings: Rain Bird Xerigation fittings or approved equal.
- D. Drip line staples: metal, approved for use with Rain Bird drip line or approved equal.
- E. Disc Filter & Pressure Regulator Valve: Included in Rain Bird Xerigation Control Zone Components.
- F. Line Flushing Valve: Rain Bird or equal.
- G. Air/Vacuum Relief Valve: Rain Bird or equal.
- H. Distribution Tube & Drippers: Rain Bird or equal.

2.12 SWING JOINTS:

- A. Swing joints for quick couplers shall be triple swing joints using schedule 80 PVC or schedule 40 galvanized metal with threaded fittings. Swing joints to consist of street ells, ells, and nipples for full adjustability. Schedule 80 PVC pipe section with U-clamps shall be installed in a valve box with every schedule 80 PVC quick coupler assembly, per Details. Galvanized swing joint, quick coupler assemblies shall not require this anti-turning bar addition but shall be installed in valve boxes, per Details.
- B. Pre-fabricated swing joints, for irrigation heads, shall be triple swing joints, using minimum PVC Class 315 threaded fittings. Swing joints to consist of street ells, ells, and nipples for full adjustability. Fittings shall have "O" ring seals. Lasco, Rainbird, or approved equal.

2.13 Other Supplies:

- A. Electrical tape shall be black plastic, three-quarters inch (3/4") wide and a minimum of 0.007 inches thick and the all-weather type.
- B. Teflon tape shall be used for all threaded connections. Tape shall be set back a minimum of one-quarter inch (1/4") into the pipe threading.
- C. Pressure gages for the pressure reducing valve assembly shall be liquid-filled Ashcroft 1009 AL with one-quarter inch (1/4") gage cock attached or approved equal.
- D. Encapsulate all splices with approved splice kit with sealant. Wire Splice Kit: DBY 3M splice kit, King 3 Safety Connectors, or Spears DS-100 Dri-Splice wire connectors.
- E. Flow Sensor: Data Industrial or approved equal. Line size.

2.14 Identification:

A. Underground - Type Plastic Line Markers: Permanent, bright-colored, continuous-printed plasticized aluminum tape, intended for direct-burial service; not less than 3" wide x 5 mils thick. Provide blue tape with black printing reading "CAUTION IRRIGATION LINE BURIED BELOW". Line Tec. Inc., PO Box 67, Glen Ellyn, IL 60138. Detectable Marking Tape; Allen Systems, P.O. Box 33569, Houston, TX 77233 (713)943-7213, (800) 231-2077; or Magnatec by Thor Enterprises, Inc. P.O. Box 450, Sun Prairie, WI 53590 or approved equal.

2.15 Backfill Material:

A. Suitable bedding material for use around all pipes and equipment as shown on the Drawings. Use: native topsoil with no rocks or other debris more than 1 inch diameter; or common builders sand.

PART 3 - EXECUTION

3.1 GENERAL

- A. Coordinate and ensure building wall or retaining wall penetrations, diaphragms, seals, sleeves, or other elements are in place prior to starting work.
- B. Pre-installation Conference: Prior to installation of any irrigation equipment, (not including sleeving), contractor to arrange an on-site pre-installation conference to include, at a minimum, the Architect, drip line manufacturer representative, landscape contractor foreman, general contractor field representative. The intent of the meeting is to review the proposed irrigation system design, installation procedures, schedule, and other related work.

3.2 INSPECTIONS AND REVIEWS:

- A. Site Inspections:
1. Verify site conditions, including meeting with facilities staff. Note irregularities affecting work of this section. Report irregularities to the Architect prior to beginning work.
 2. Beginning work of this section implies acceptance of existing conditions.
- B. Irrigation System Layout Review:
1. Irrigation system layout review will occur after the layout has been completed. Notify the Architect five (5) working days in advance of review.
 2. Verify locations of underground utilities.

3.3 LAYOUT OF WORK:

A. Stake out the irrigation system. Items staked include existing irrigation lines and components impacted by this construction contract, and new work: sprinklers, pipe, control valves, controller, and isolation valves.

3.4 EXCAVATION, TRENCHING, AND BACKFILLING:

- A. Excavate to permit the pipes to be laid at the intended elevations and to permit workspace for installing connections and fittings.
- B. Allow 12" minimum cover over sprinkler lateral lines and 18" minimum cover over main line. Notify Architect where this is not possible due to subgrade conditions.
- C. PVC lateral pipes may be pulled into the soil utilizing a vibratory plow device specifically manufactured for pipe pulling. Minimum burial depths equal minimum cover listed above.
- D. Backfill only after lines have been reviewed and tested.
- E. Excavated material is generally satisfactory for backfill. Backfill shall be free from rubbish, vegetable matter, frozen materials, and stones larger than one inch (1") in maximum dimension. Remove material not suitable for backfill. Backfill placed next to pipe shall be free of sharp objects that may damage the pipe.
- F. Enclose pipe and wiring beneath roadways, walks, curbs, etc., in sleeves. Minimum compaction of backfill for sleeves shall be 95% Standard Proctor Density, ASTM D 698-78. Use of water for compaction around sleeves ("puddling") will not be permitted.
- G. Dress backfilled areas to original grade, and re-seed, sod or re-store plantings and bark, as required to match surrounding conditions.
- H. Where utilities interfere with irrigation trenching and pipe work, contact the Architect for trench depth adjustments.

3.5 SLEEVING AND BORING:

- A. Install sleeving at a depth that permits the encased pipe or wiring to remain at the specified burial depth.
- B. Extend sleeve ends six inches beyond the edge of the paved surface. Cover pipe ends and mark with stakes. Mark concrete with a chiseled "X" at sleeve end locations.
- C. Bore for sleeves under obstructions that cannot be removed. Employ equipment and methods designed for horizontal boring.

3.6 ASSEMBLING PIPE AND FITTINGS:

- A. General:
1. Keep pipe free from dirt and pipe scale. Cut pipe ends square and de-burr. Clean pipe ends.
 2. Keep ends of assembled pipe capped. Remove caps only when necessary to continue assembly.
- B. Mainline Pipe and Fittings:
1. Use only strap-type friction wrenches for threaded plastic pipe.
 2. PVC Solvent Weld Pipe:
 - a. Use primer and solvent cement. Join pipe in a manner recommended by the manufacturer and in accordance with accepted industry practices.
 - b. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.



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2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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Site Workshop LLC Landscape Architecture

222 Etruria Street
Seattle, WA 98109
P: 206.285.3026
F: 206.285.3629
www.siteworkshop.net



PROJECT NAME:
**MONTGOMERY &
WYOMING**

PROJECT ADDRESS:
**4601 WYOMING BLVD, NE
ALBUQUERQUE, NM 87109**

STORE #: 29571

PROJECT #: 66697-001

CASEWORK CONCEPT: MCS

ISSUE DATE: NOVEMBER 22, 2016

DESIGN MANAGER: LAURA KULIS

LEED® AP:

PRODUCTION DESIGNER: MTB

CHECKED BY: JK

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**LANDSCAPE
SPECIFICATIONS**

SCALE: AS SHOWN

SHEET NUMBER:

L003

- c. Snake pipe from side to side within the trench.
- C. Lateral Pipe and Fittings:
 1. Use only strap-type friction wrenches for threaded plastic pipe.
 2. PVC Solvent Weld Pipe:
 - a. Use primer and solvent cement. Join pipe in the manner recommended by manufacturer and in accordance with accepted industry practices.
 - b. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.
 - c. Snake pipe from side to side within the trench.
- D. Dripper line: Install dripper line minimum of 2" below finish topsoil grade; ensure dripper line is adequately covered and protected by topsoil, then mulch. Fix dripper line with dripper line staples as necessary to keep in place and ensure emitters are in direct contact with soil. For dripper line filter, insure that filter is facing sideways and slightly down, and that there is adequate clearance within the valve box to remove and service the filter. See detail drawings.

- E. Flow Sensor:
 1. Install per manufacturer's specifications.
 2. For PVC flow sensors, install with 10 pipe diameters of straight pipe with no fittings upstream of flow sensor, and 5 pipe diameters of straight pipe with no fittings downstream of flow sensor.
 3. Coordinate wiring with control equipment.
- F. Air Relief Valve:
 1. Locate air relief valves at high point of each zone.
 2. Group valves near building wall where possible and coordinate with planting.

3.7 INSTALLATION OF MAINLINE COMPONENTS:

- A. Point-of-Connection (P.O.C.): As indicated on the drawings.
- B. Irrigation Pump Station: Install per manufacturers instructions.
- C. Isolation Gate Valve Assembly: Install where indicated on the drawings.
- D. Quick Coupling Valve Assembly: Provide quick coupling valves spacing to allow 100 foot hose coverage of the site.
- E. Drain Valves: Install at low points of irrigation mainline to drain entire irrigation system. Install per details
- F. Thrust Blocking: Provide Thrust blocking of all mainlines above 2" diameter as required by design build documents.

3.8INSTALLATION OF SPRINKLER IRRIGATION COMPONENTS:

- A. Remote Control Valve (RCV):
 1. Flush mainline before installation of RCV assembly.
 2. Install where indicated on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Install connectors and sealant per the manufacturer's recommendations.
 3. Adjust RCV to regulate the downstream operating pressure
- B. Sprinkler Assembly:
 1. Flush lateral pipe before installing sprinkler assembly.
 2. Install per the installation details at locations shown on the drawings.
 3. Set sprinklers perpendicular to the finish grade.
 4. Supply appropriate nozzle or adjust arc of coverage of each sprinkler for best performance.
 5. Adjust the radius of throw of each sprinkler for best performance.

3.9 INSTALLATION OF CONTROL SYSTEM COMPONENTS:

- A. Irrigation Controller Unit:
 1. The location of the controller unit as depicted on the drawings is approximate; the Architect will determine the exact site location during sprinkler layout review.
 2. Attach wire markers to the ends of control wires inside the controller unit housing. Label wires with the identification number (see drawings) of the remote control valve to which the control wire is connected.
 3. Connect control wires to the corresponding controller terminal.
- B. Control Wire:
 1. Bundle control wires where two or more are in the same trench. Bundle with pipe wrapping tape spaced at 10 foot intervals.
 2. Control wiring may be pulled into the soil utilizing a vibratory plow device specifically manufactured for pipe pulling. Minimum burial depth equals minimum cover previously listed.
 3. Provide a 24 inch excess length of wire in an 8 inch diameter loop at each 90° change of direction, at both ends of sleeves, and at 100 foot intervals along continuous runs of wiring. Do not tie wiring loop. Coil 24 inch length of wire within each remote control valve box.
 4. Install common ground wire and one control wire for each remote control valve. Install two (2) spare wires along the mainline. Multiple valves on a single control wire are not permitted. Provide a 24 inch length of wire from each end of the spare control wires coiled in the control enclosure, and provide a 24 inch length of coiled wire for each spare control wire in a 6 inch round valve box at the most distant ends of the mainline pipe.
 5. If a control wire must be spliced, make splice with wire connectors and waterproof sealant, installed per the manufacturer's instructions. Locate splice in a valve box that contains an irrigation valve assembly, or in a separate 6-inch round valve box. Use same procedure for connection to valves as for in-line splices.
 6. Unless noted on plans, install wire parallel with and under PVC mainline pipe.
 7. Protect wire not installed with PVC mainline pipe with a continuous run of warning tape placed in the backfill six inches above the wiring.

- C. Remote Control Valves:
 1. Install per manufacturers instructions.

3.10 INSTALLATION OF OTHER COMPONENTS:

- A. Tools and Spare Parts:
 1. Prior to the Pre-Maintenance Review, supply to the Owner operating keys, servicing tools, test equipment, and any other items indicated on the drawings.
 2. Prior to Final Review, supply to the Owner the spare parts indicated in the General Notes on the drawings.
- B. Other Materials: Install other materials or equipment shown on the drawings or installation details to be part of the irrigation system, even though such items may not have been referenced in these specifications.

3.11 PROJECT RECORD DRAWINGS:

- A. Prior to Final Review, obtain from the Architect a hard copy or digital file of the current Drawings. Duplicate information contained on the Record Drawings maintained on site to create Record Drawings.
- B. Record pipe and wiring network alterations. Record work that is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or control unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box.
- C. Label each sheet "Record Drawing". On the first sheet, the Contractor or resident superintendent shall execute the following statement:
- D. Having reviewed this document and all attachments, I affirm that, to the best of my knowledge, the information presented here is true and accurate.

Signed: _____

Date: _____

Position: _____

3.12 CONTROLLER CHARTS:

- A. Prior to Pre-Maintenance Review, prepare a reduced copy of the as-built plans, with valve numbering clearly highlighted at the reduced scale. The reduced plan shall be sized to fit flat within the controller, laminated in plastic, and placed in the controller.
- B. Provide controller charts for each controller. Controller charts should be developed with the highest irrigation water demand for the season (usually peak of the summer) as the basis for the schedule. If repeat cycles are used, note the proper number of repeat operations and the timing of each repeat.

3.13 CLEANUP:

- A. Upon completion of work, remove from the site all machinery, tools, excess materials, and rubbish. Sweep and wash pavement, and leave site in a spotless condition.

END OF SECTION



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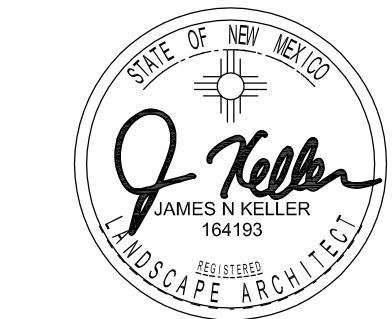
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 LEED® AP:
 PRODUCTION DESIGNER: MTB
 CHECKED BY: JK

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
LANDSCAPE SPECIFICATIONS

SCALE: AS SHOWN

SHEET NUMBER:
L004



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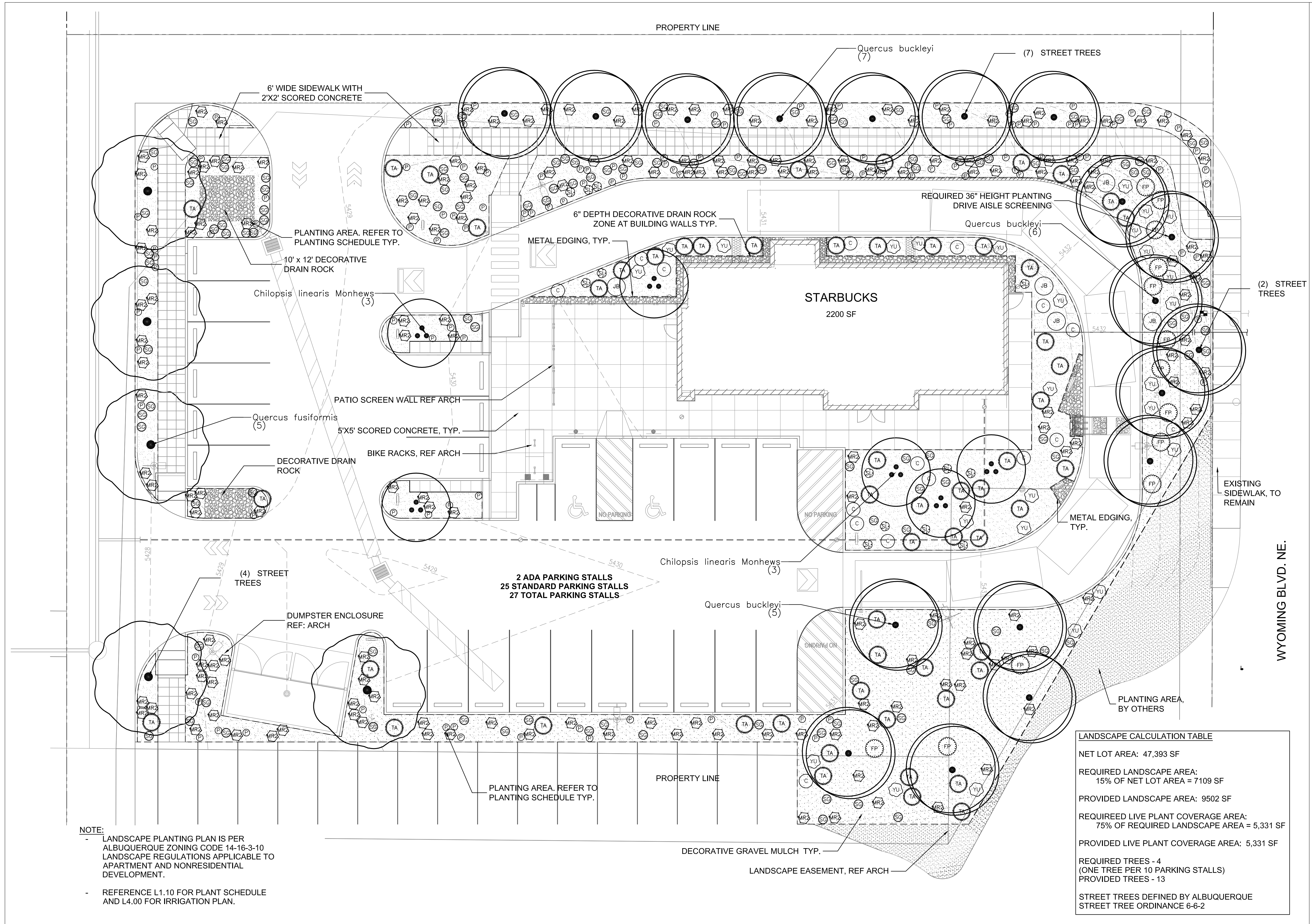
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**LANDSCAPE MATERIALS
AND PLANTING PLAN**

SCALE: AS SHOWN

SHEET NUMBER:

L1.00

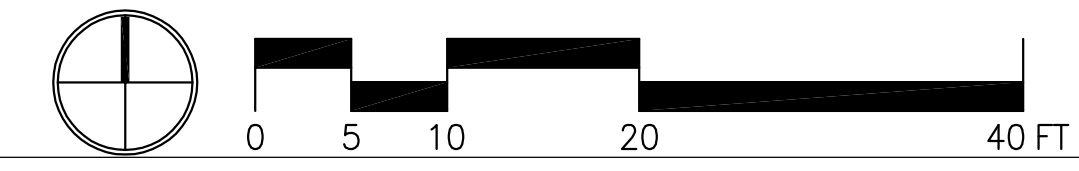


LANDSCAPE CALCULATION TABLE

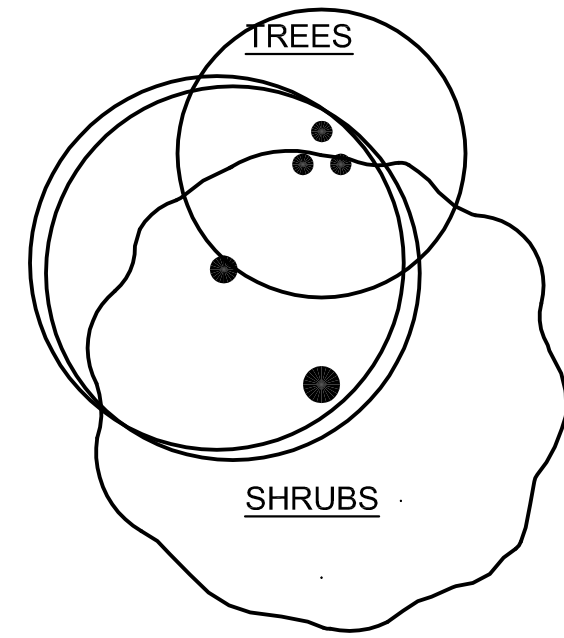
NET LOT AREA:	47,393 SF
REQUIRED LANDSCAPE AREA:	15% OF NET LOT AREA = 7109 SF
PROVIDED LANDSCAPE AREA:	9502 SF
REQUIRED LIVE PLANT COVERAGE AREA:	75% OF REQUIRED LANDSCAPE AREA = 5,331 SF
PROVIDED LIVE PLANT COVERAGE AREA:	5,331 SF
REQUIRED TREES - 4	(ONE TREE PER 10 PARKING STALLS)
PROVIDED TREES - 13	
STREET TREES DEFINED BY ALBUQUERQUE	STREET TREE ORDINANCE 6-6-2

NOTE:
- LANDSCAPE PLANTING PLAN IS PER ALBUQUERQUE ZONING CODE 14-16-3-10 LANDSCAPE REGULATIONS APPLICABLE TO APARTMENT AND NONRESIDENTIAL DEVELOPMENT.
- REFERENCE L1.10 FOR PLANT SCHEDULE AND L4.00 FOR IRRIGATION PLAN.

1 LANDSCAPE PLANTING PLAN
1" = 10'



PLANT SCHEDULE



FP

JB

ANNUALS/PERENNIALS

C

P

SG

GRASSES

MR2

SL

SUCCULENTS

TA

YU

<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
CM	Chilopsis linearis Monhews	Desert Willow	36"box	Multi, 3 stems 8'-10' ht.
QB	Quercus buckleyi	Texas Red Oak	36"box	
QF	Quercus fusiformis	Escarpment Oak	36"box	
<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	
FP	Fallugia paradoxa	Apache Plume	1 gal	
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	1 gal	
<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
C	Callirhoe involucrata	Purple Poppymallow	1 gal	
P	Penstemon mexicali 'Red Rocks'	Penstemon	1 gal	
SG	Salvia greggii	Autumn Sage	1 gal	
<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
MR2	Muhlenbergia rigens	Deer Grass	1 gal	
SL	Schizachyrium scoparium	Little Bluestem Grass	1 gal	
<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
TA	Teucrium fruticans 'Azureum'	Azure Bush Germander	1 gal	
YU	Yucca baccata	Broadleaf Yucca	5 gal	

PLANTING NOTES:

- ALL PLANTING AREAS TO RECEIVE 12" IMPORT TOPSOIL. TOPSOIL TO BE INCORPORATED INTO PREPARED SUBGRADE. SUBGRADE TO BE DECOMPACTED TO 12" MINIMUM BELOW FINISH GRADE.
- PER ALBUQUERQUE ZONING CODE (AZC) 16-16-3-10 D. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETED WITHING 60 DAYS OF THE RELATED BUILDING OCCUPANCY
- REFERENCE 5.10 FOR PLANTING DETAILS
- ALL PLANTING IS IN COMPLIANCE WITH ALBUQUERQUE GENERAL LANDSCAPING REGULATIONS 14-16-3-10
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE WILL BE MAINTAINED BY SBUX.
- LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER, AND SHALL CONFORM TO THE CITY WATER CONSERVATION AND POLLEN ORDINANCE.

NOTE:

- LANDSCAPE PLANTING PLAN IS PER ALBUQUERQUE ZONING CODE 14-16-3-10 LANDSCAPE REGULATIONS APPLICABLE TO APARTMENT AND NONRESIDENTIAL DEVELOPMENT.
- REFERENCE L1.10 FOR PLANT SCHEDULE AND L4.00 FOR IRRIGATION PLAN.

LANDSCAPE CALCULATION TABLE

NET LOT AREA: 47,393 SF
 REQUIRED LANDSCAPE AREA:
 15% OF NET LOT AREA = 7109 SF
 PROVIDED LANDSCAPE AREA: 9502 SF
 REQUIREED LIVE PLANT COVERAGE AREA:
 75% OF REQUIRED LANDSCAPE AREA = 5,331 SF
 PROVIDED LIVE PLANT COVERAGE AREA: 5,331 SF
 REQUIRED TREES - 4
 (ONE TREE PER 10 PARKING STALLS)
 PROVIDED TREES - 13
 STREET TREES DEFINED BY ALBUQUERQUE
 STREET TREE ORDINANCE 6-6-2



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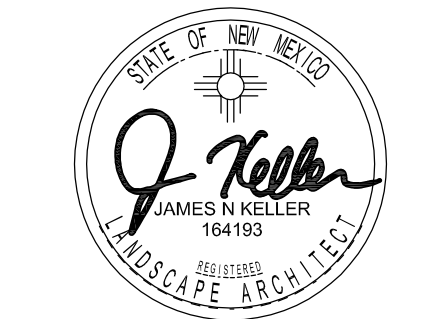
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 DESIGN MANAGER: LAURA KULIS
 LEED® AP:
 PRODUCTION DESIGNER: MTB
 CHECKED BY: JK

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
PLANTING SCHEDULE

SCALE: AS SHOWN

SHEET NUMBER:

L1.10

PROPERTY LINE



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Revision Schedule

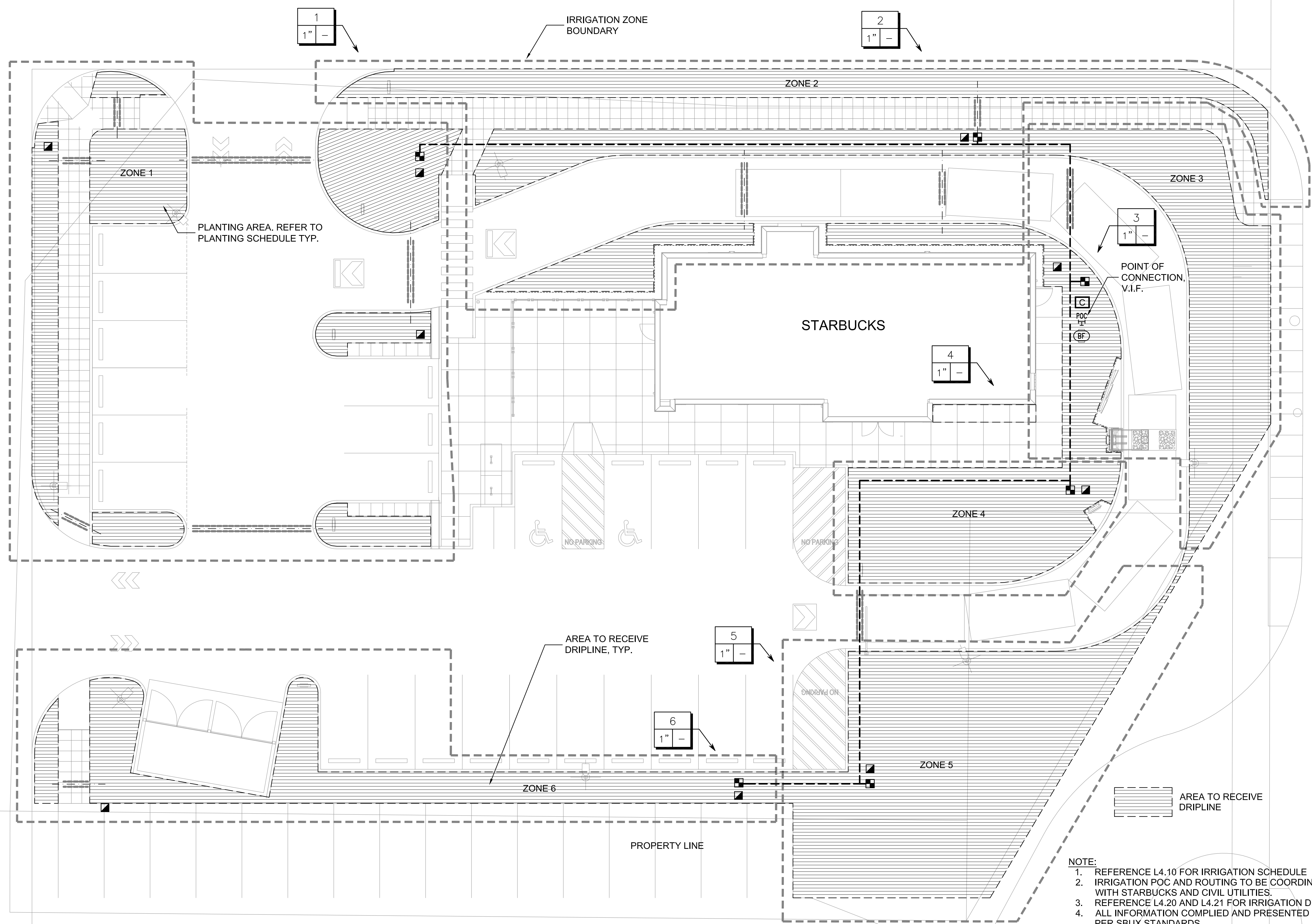
Rev	Date	By	Description

SHEET TITLE:
LANDSCAPE IRRIGATION PLAN

SCALE: AS SHOWN

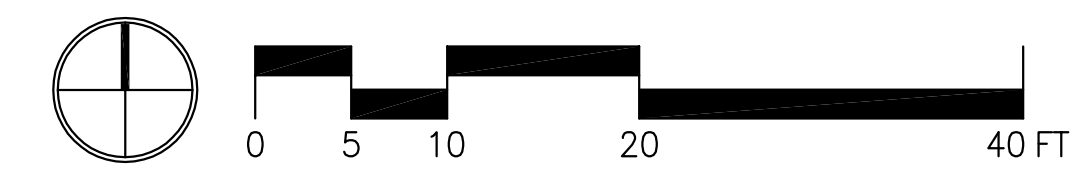
SHEET NUMBER:

L4.00



- NOTE:
1. REFERENCE L4.10 FOR IRRIGATION SCHEDULE
 2. IRRIGATION POC AND ROUTING TO BE COORDINATED WITH STARBUCKS AND CIVIL UTILITIES.
 3. REFERENCE L4.20 AND L4.21 FOR IRRIGATION DETAILS.
 4. ALL INFORMATION COMPLIED AND PRESENTED TO BE PER SBUX STANDARDS.
 5. ALL IRRIGATION TO BE IN COMPLIANCE WITH ALBUQUERQUE WATER CONSERVATION ORDINANCE 6-1-1

1 LANDSCAPE IRRIGATION PLAN
1" = 10'





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SHEET TITLE:
IRRIGATION SCHEDULE

SCALE: AS SHOWN

SHEET NUMBER:

L4.10

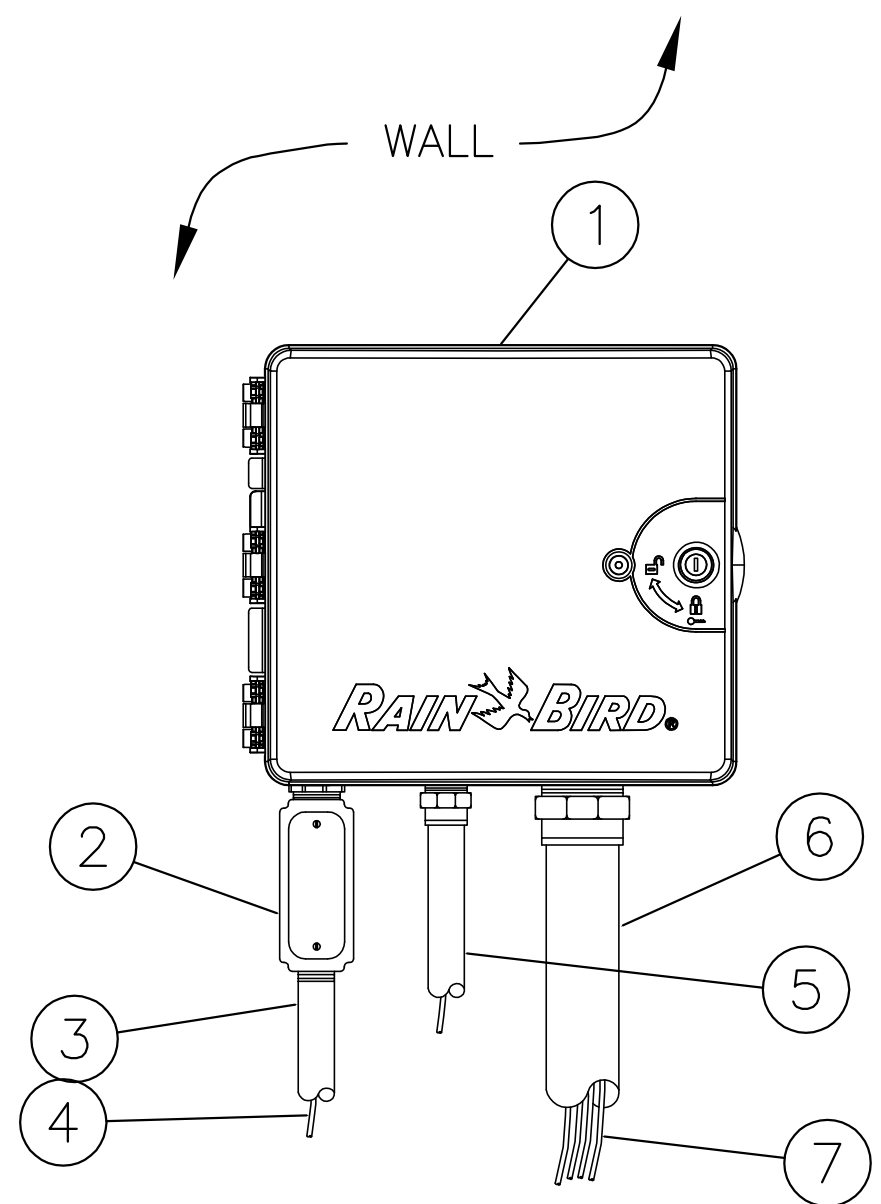
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.
	Area to Receive Dripline Rain Bird XFS-06-12 (12) XFS Sub-Surface Pressure Compensating Landscape Dripline w/Copper Shield Technology. 0.6GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	
	Febco 825YA 1" Reduced Pressure Backflow Preventer	
	Rain Bird ESP8LXMEF-LXMM-LXMMPED with (01) ESPLXMSM12 20 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Pedestal. Flow Sensing and Water Management Capabilities.	
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	
	Valve Callout	

IRRIGATION NOTES:

- IRRIGATION SYSTEMS TO BE DESIGN BUILD BASED ON PERFORMANCE BASED EQUIPMENT AND SPECIFICATIONS OR APPROVED EQUAL
- ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION SYSTEMS.
- IRRIGATION SYSTEMS AND CONTROLS TO BE DESIGNED TO MAXIMIZE WATER SAVING AND SHALL EMPLOY AUTOMATIC SEASONAL ADJUST FUNCTIONS, RAIN AND FREEZE GAUGES AND SOIL MOISTURE SENSORS.
- INSTALL QUICK COUPLER AT EACH IRRIGATION ZONE OR MAXIMUM 50' INTERVALS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND SALES TAXES APPLICABLE TO THIS PROJECT.
- ALL TRENCHES TO BE PUDDLE AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
- CONTRACTOR SHALL REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL VERIFY PRESSURE AND NOTIFY REPRESENTATIVE. INSTALL WATTS 223S PRESSURE REDUCING VALVE WITH AIR RELIEF VALVE, IN VALVE BOX MARKED PRV; IF REQUIRED.
- THIS DESIGN IS DIAGRAMMATIC, ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DRAWING CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
- CONTRACTOR SHALL HAND DIG TRENCHES OR BORE LINES THROUGH OR AROUND ROOTS OF EXISTING TREES TO REMAIN. AVOID ROOT ZONES IF POSSIBLE.
- MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF EXISTING SLOPES.
- CONTRACTOR SHALL PROVIDE AND INSTALL RAIN AND FREEZE SENSORS INSTALLED IN VANDAL RESISTANT ENCLOSURE FOR CONTROLLER. INSTALL BYPASS SWITCH FOR RAIN SENSOR. SENSOR AND OTHER ACCESSORIES SHALL BE A RAINBIRD WEATHER SENSOR. INSTALL IN UNOBSTRUCTED PLACE PER MANUFACTURERS RECOMMENDATION.
- CONTRACTOR IS TO USE A BRANDING IRON TYPE OF TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS. (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS INDICATED ON PLANS.
- CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS WITH AN OPERATING AND MAINTENANCE MANUAL
- INSTALL TWO EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT ZONE.
- SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME, IF OPERATOR SCHEDULES CONTROLLER TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND CREATE OPERATING AND COVERAGE DEFICIENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, WALKS, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
- ALL VALVE BOXES SHALL BE CARSON OR APPROVED EQUAL. INSTALL ALL IRRIGATION BOXES FLUSH WITH GRADE.
- SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED AND RATED FOR DIRECT BURIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WINTERIZATION AND SPRING START-UP TO ENSURE SYSTEM IS OPERATING PROPERLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HEAD TO HEAD COVERAGE IN ALL TURF AREAS AND DRIP IRRIGATION TO EACH PLANT.

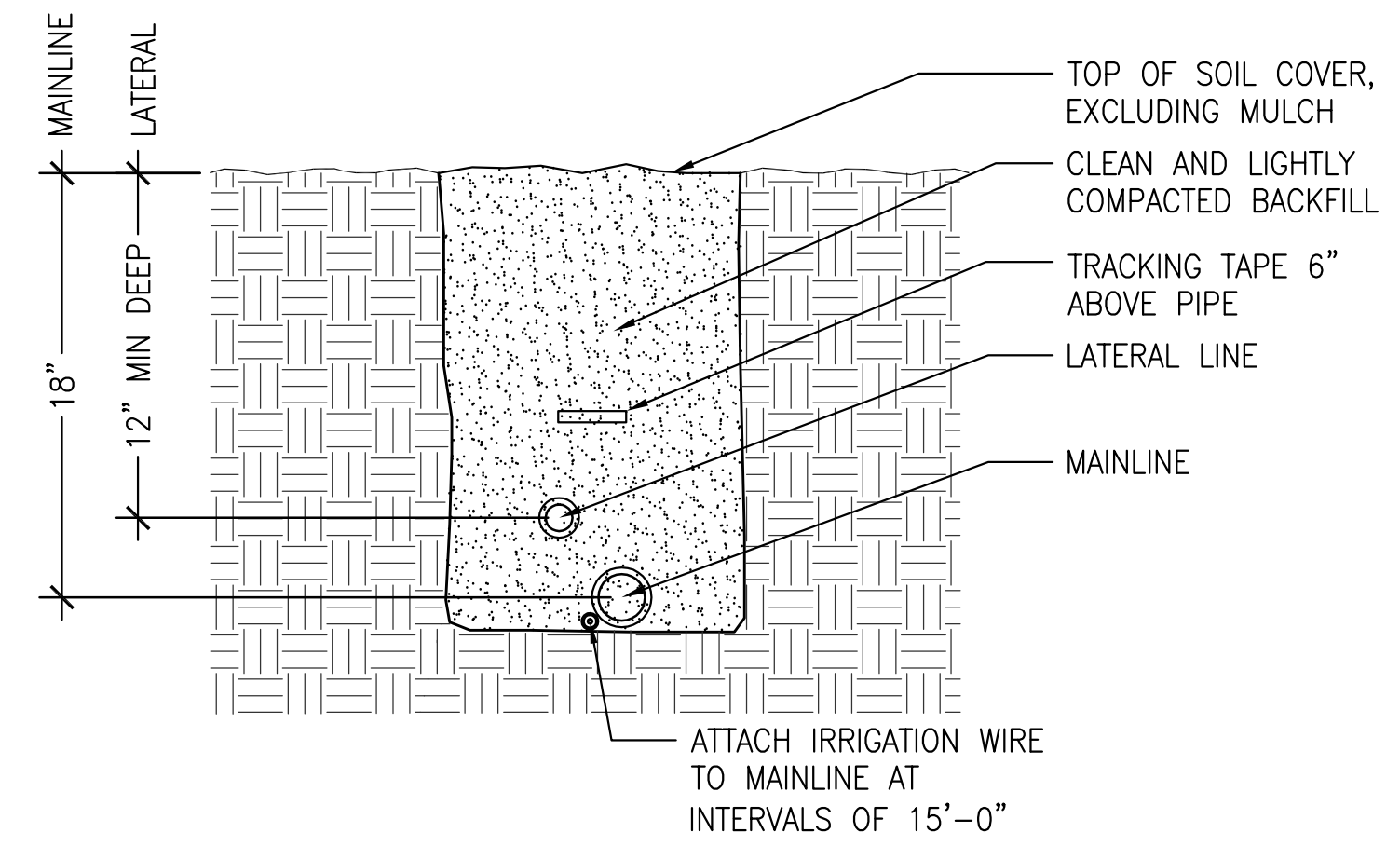


- ① IRRIGATION CONTROLLER
- ② JUNCTION BOX
- ③ 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- ④ POWER SUPPLY WIRE
- ⑤ 1-INCH CONDUIT AND FITTINGS FOR RS232 SERIAL CABLE TO IQ CENTRAL CONTROL COMPUTER
- ⑥ 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- ⑦ WIRES TO REMOTE CONTROL VALVES

1 IRRIGATION CONTROLLER
SCALE: 1" = 1'-0"

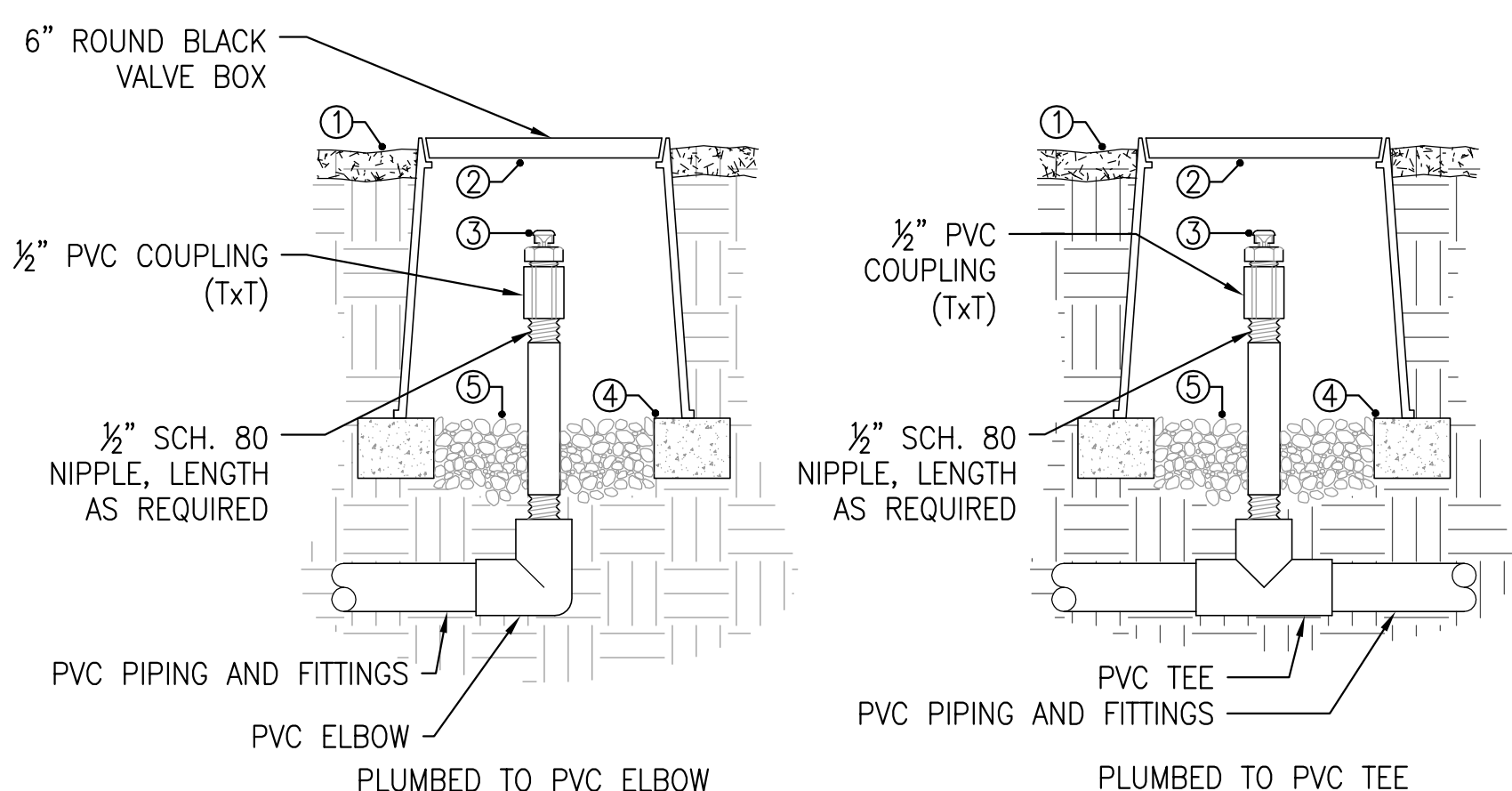
SBUX_L42X IRRIGATION DETAILS.DWG

- NOTES:
- FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 - USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
 - COORDINATE IRRIGATION CONTROLLER LOCATION WITH TENANT AND ARCHITECT.



3 IRRIGATION TRENCH
SCALE: 1" = 1'-0"

SBUX_L42X IRRIGATION DETAILS.DWG

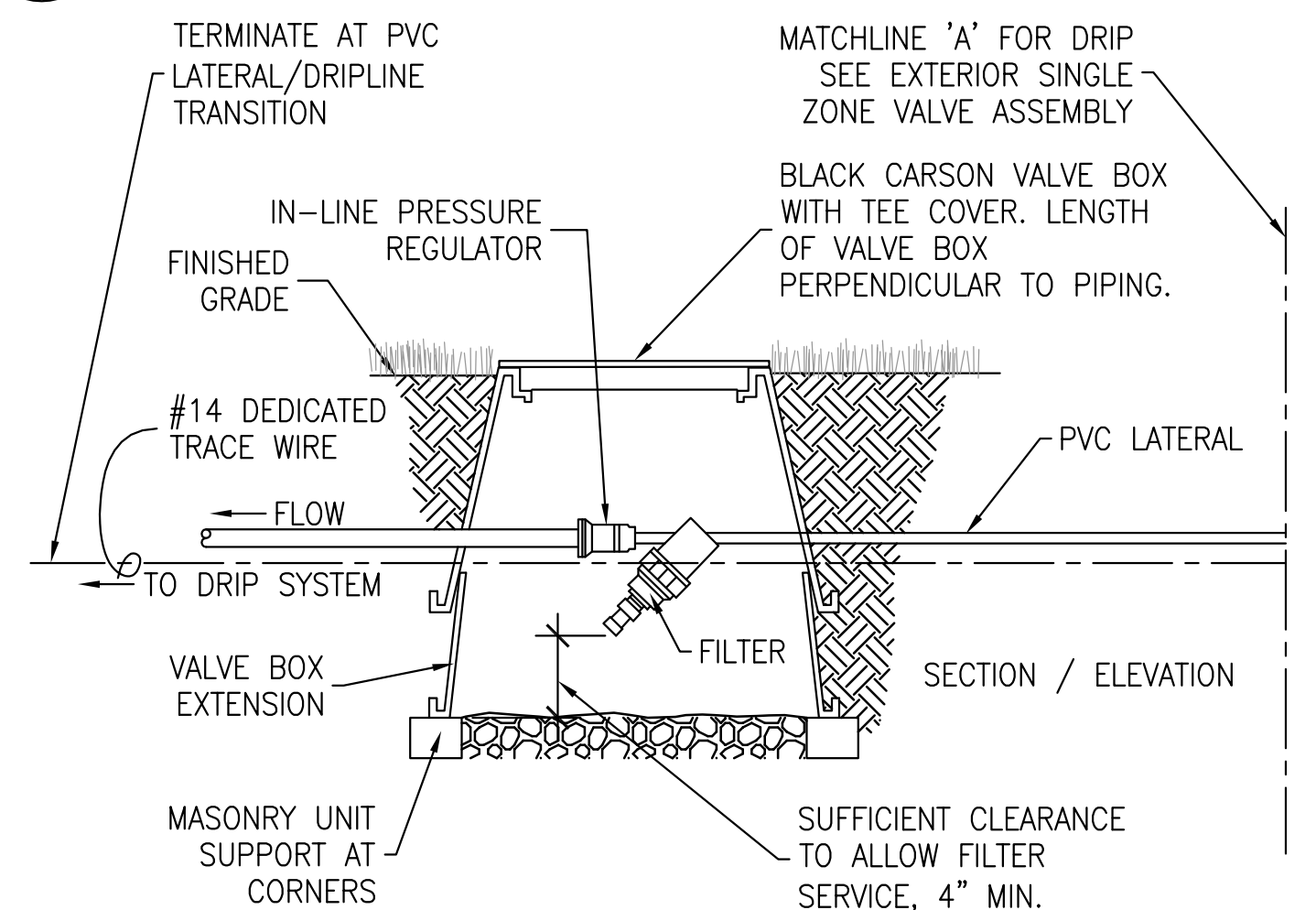


- NOTES:
- AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
 - USE ONE FOR EACH INCREMENT OF 7 GPM.

- KEYS:
- ① FINISHED GRADE
 - ② 6" ROUND VALVE BOX
 - ③ AIR/VACUUM RELIEF VALVE
 - ④ BRICK SUPPORTS
 - ⑤ PEA GRAVEL SUMP (6")

5 1/2" AIR/VACUUM RELIEF VALVE FOR DRIPLINE
SCALE: 1" = 1'-0"

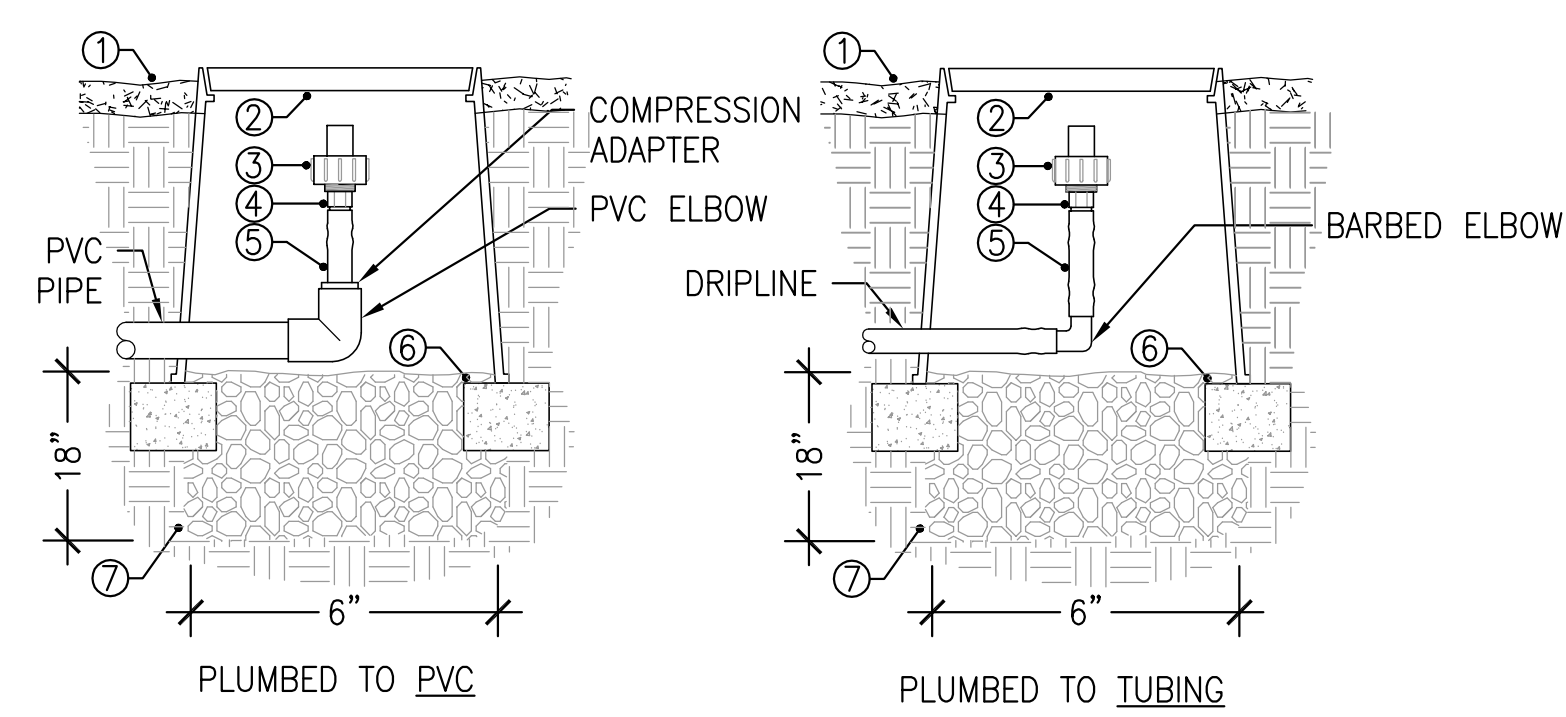
SBUX_L42X IRRIGATION DETAILS.DWG



- NOTES:
- WHEN A PRIMARY MAINLINE FILTER IS USED, DO NOT USE A DEDICATED ZONE FILTER, AND INCLUDE IN-LINE PRESSURE REGULATOR IN BOX WITH ELECTRIC VALVE.
 - NO BARBED FITTINGS

9 DRIP FILTER & PRV ASSEMBLY
1" = 1'-0"

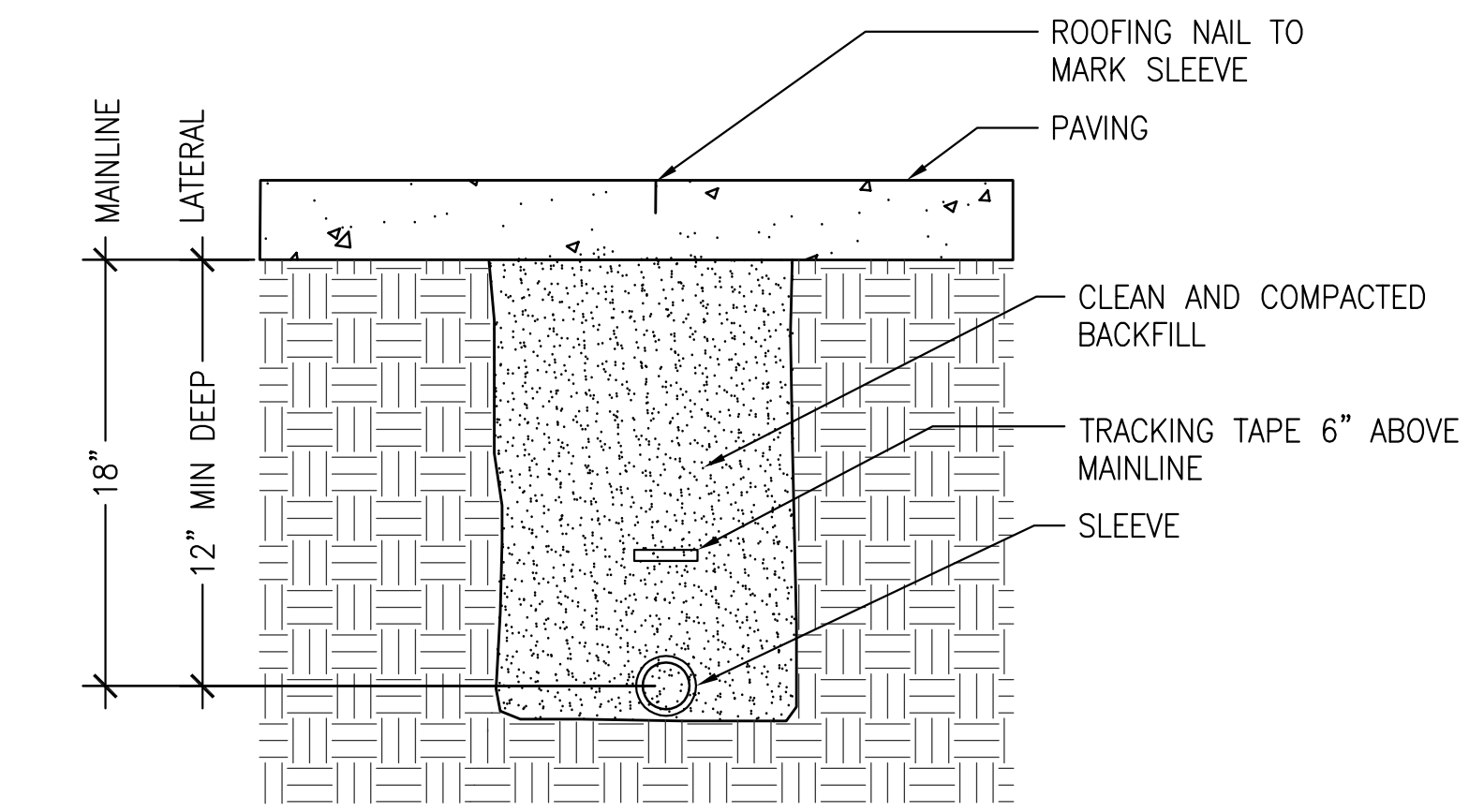
LHS DRIP FILTER-PRV



- NOTES:
- USE ONE FOR EACH INCREMENT OF 7 GPM.
 - FLUSH RATE = 0.8 GPM
 - SEALING PRESSURE = 2 PSI
- KEYS:
- ① FINISHED GRADE
 - ② BLACK 6" ROUND VALVE BOX
 - ③ AUTOMATIC FLUSH VALVE
 - ④ 3/4" MALE ADAPTER
 - ⑤ BLANK TUBING
 - ⑥ BRICK SUPPORTS
 - ⑦ PEA GRAVEL SUMP (18")

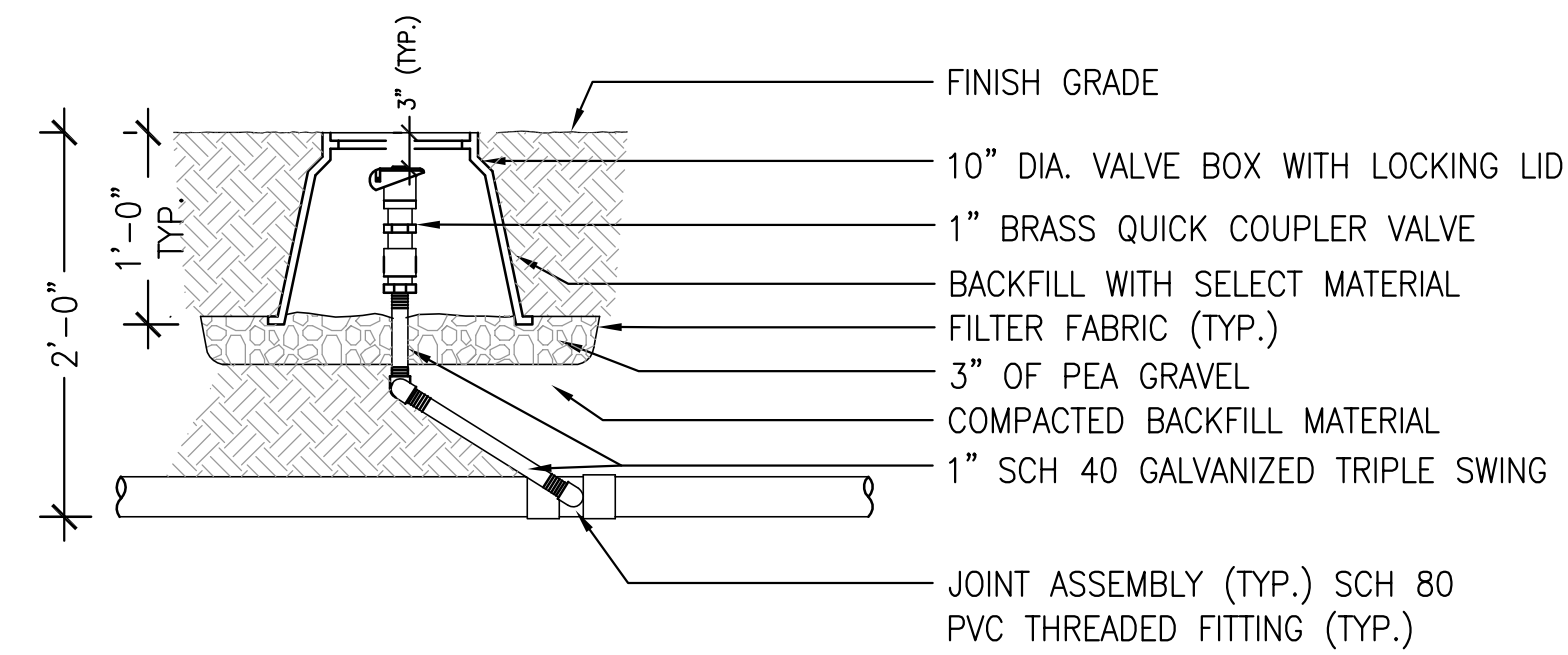
10 AUTOMATIC FLUSH VALVE FOR DRIPLINE
SCALE: 1" = 1'-0"

SBUX_L42X IRRIGATION DETAILS.DWG



7 IRRIGATION SLEEVE AT PAVING
SCALE: 1" = 1'-0"

SBUX_L42X IRRIGATION DETAILS.DWG



- NOTE:
- USE TEFLON TAPE ON ALL THREADED FITTINGS

11 QUICK COUPLER VALVE
SCALE: 1" = 1'-0"

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Site Workshop LLC
Landscape Architecture

222 Etruria Street
Seattle, WA 98109
P: 206.285.3026
F: 206.285.3629
www.siteworkshop.net



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
4601 WYOMING BLVD. NE ALBUQUERQUE, NM 87109

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: MCS
ISSUE DATE: NOVEMBER 22, 2016
DESIGN MANAGER: LAURA KULIS
LEED® AP:
PRODUCTION DESIGNER: MTB
CHECKED BY: JK

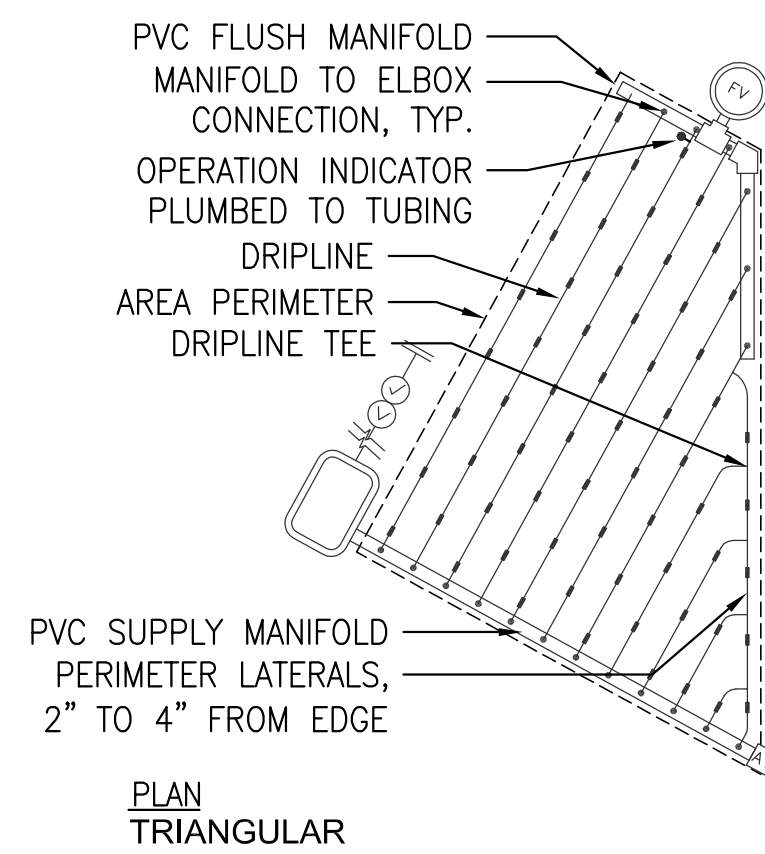
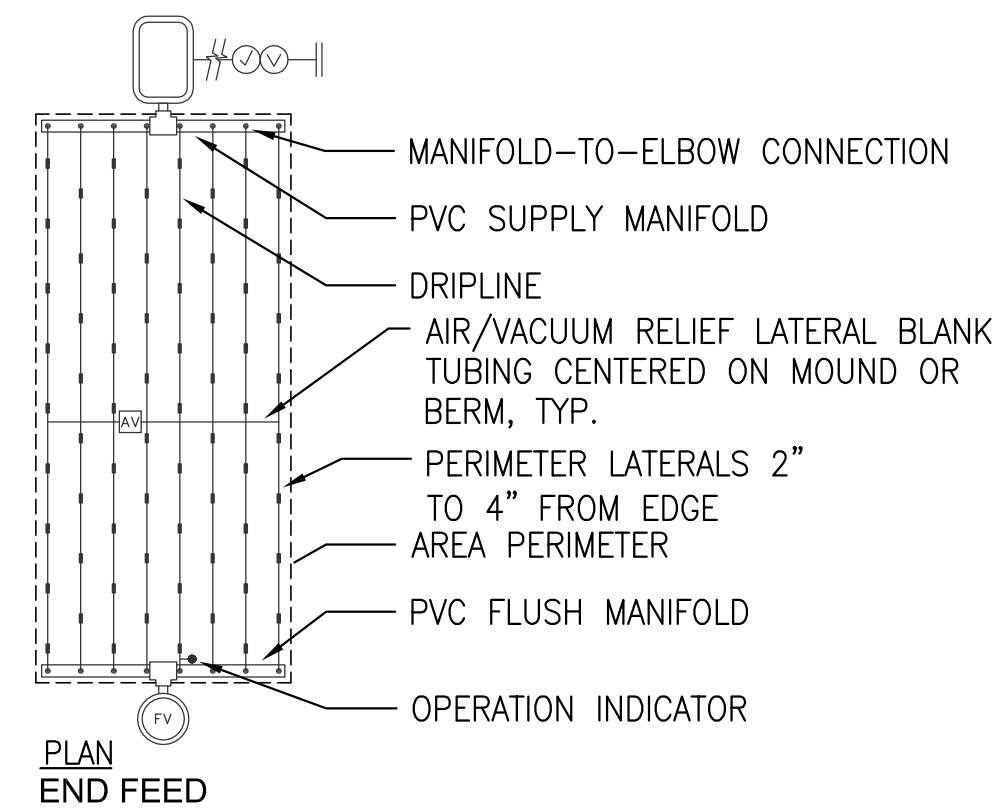
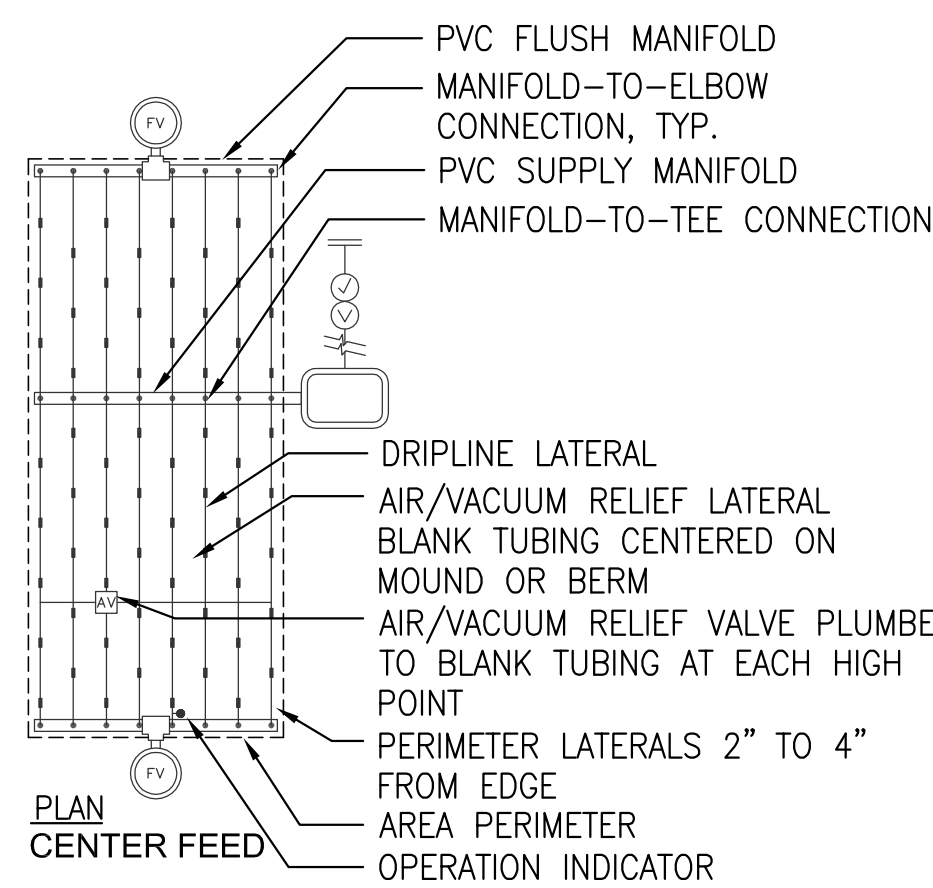
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Rev	Date	By	Description

SHEET TITLE:
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SCALE: AS SHOWN

SHEET NUMBER:

L4.20



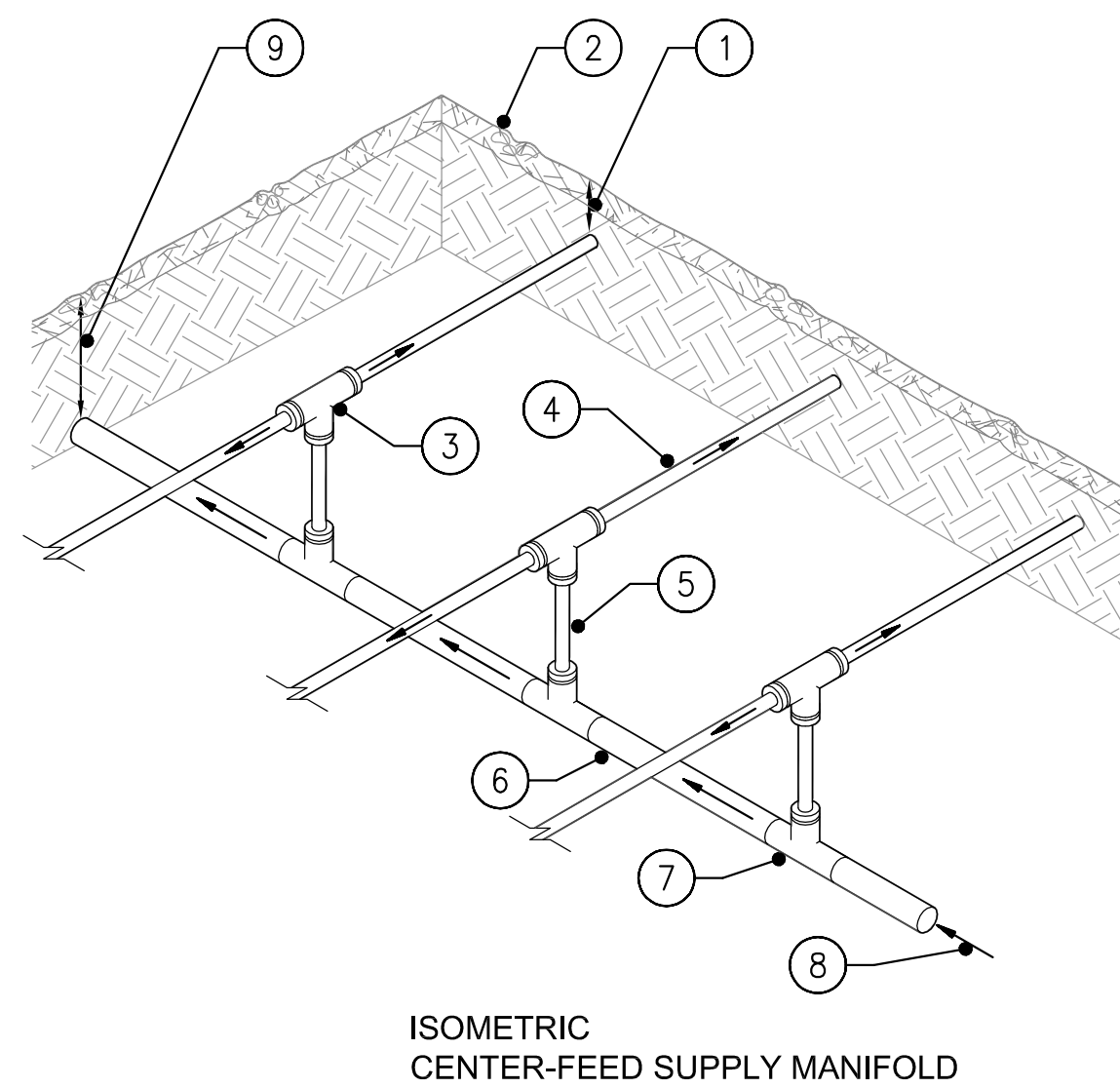
- LEGEND:**
- REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
 - BACKFLOW PREVENTER
 - POINT OF CONNECTION
 - AUTOMATIC FLUSH VALVE PLUMBED TO TUBING
 - AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK TUBING AT EACH HIGH POINT, TYP.

- NOTES:**
- ODD CURVES & TRIANGULAR LAYOUTS: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE MANUFACTURER'S SUBSURFACE IRRIGATION DESIGN GUIDE.
 - DRIP LINE LAYOUT SHALL BE MODIFIED ACCORDING TO SITE CONDITIONS. CONSULT WITH OWNER'S REP AND LANDSCAPE ARCHITECT PRIOR TO ACTUAL DRIP LINE LAYOUT. DRIP LINE LAYOUT WILL BE REVIEWED BY OWNER'S REP AND LANDSCAPE ARCHITECT PRIOR TO BACKFILLING.
 - SEE ALSO MANUFACTURER'S DESIGN GUIDE FOR OTHER LAYOUT TYPES.

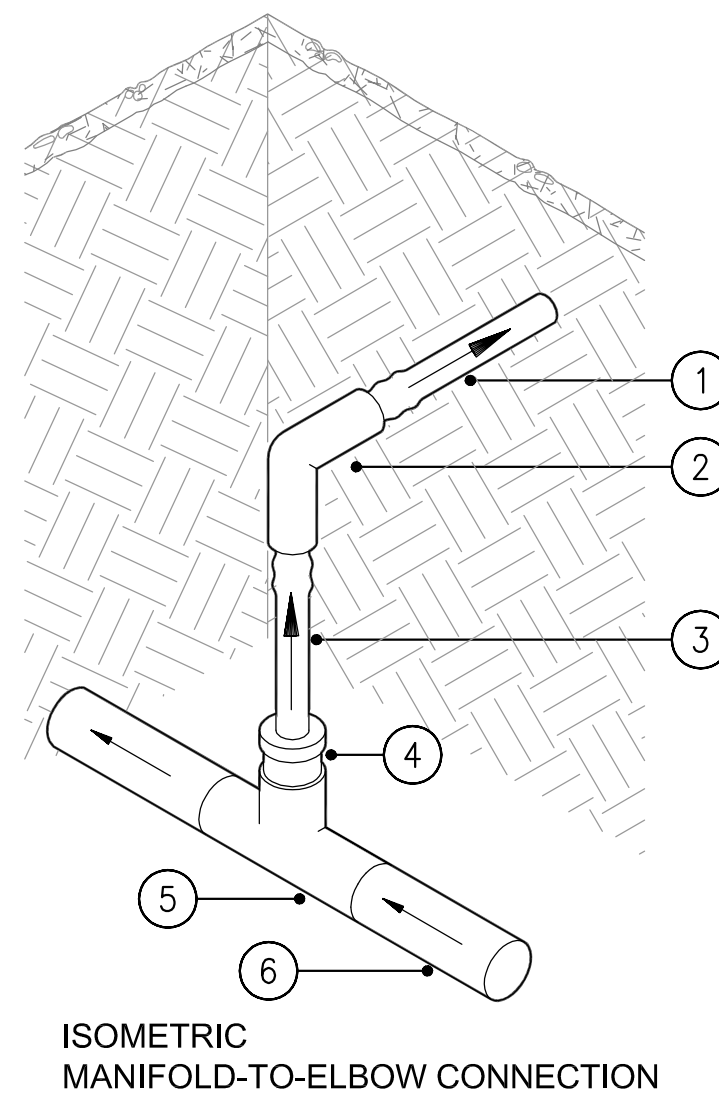
1 TYPICAL DRIPLINE LAYOUT

SCALE: 1" = 1'-0"

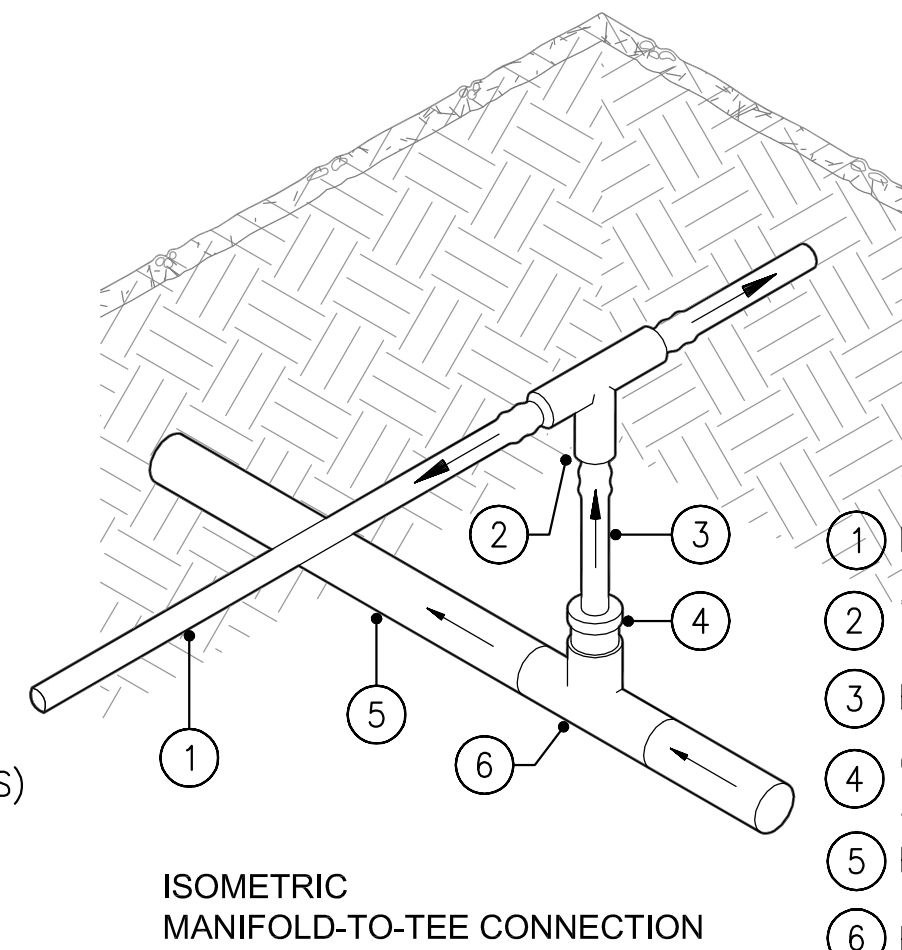
SBUX_L42X IRRIGATION DETAILS.DWG



- KEYS:**
- 3" + MULCH
 - FINISHED GRADE
 - TEE, TYP
 - DRIPLINE, TYP
 - BLANK TUBING, TYP
 - PVC SUPPLY MANIFOLD
 - PVC TEE TO COMPRESSION ADAPTERS, TYP
 - FLOW FROM VALVE
 - 12" OF COVER
- NOTES:**
- SEE PLANS, LEGEND & SPECS FOR ALL DIMENSIONS AND LATERAL SPACING.
 - RATIO OF LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION, SEE PLANS & LEGEND.



- KEYS:**
- DRIPLINE
 - ELBOW
 - BLANK TUBING
 - COMPRESSION ADAPTER
 - PVC TEE (SxSxS)
 - PVC PIPE

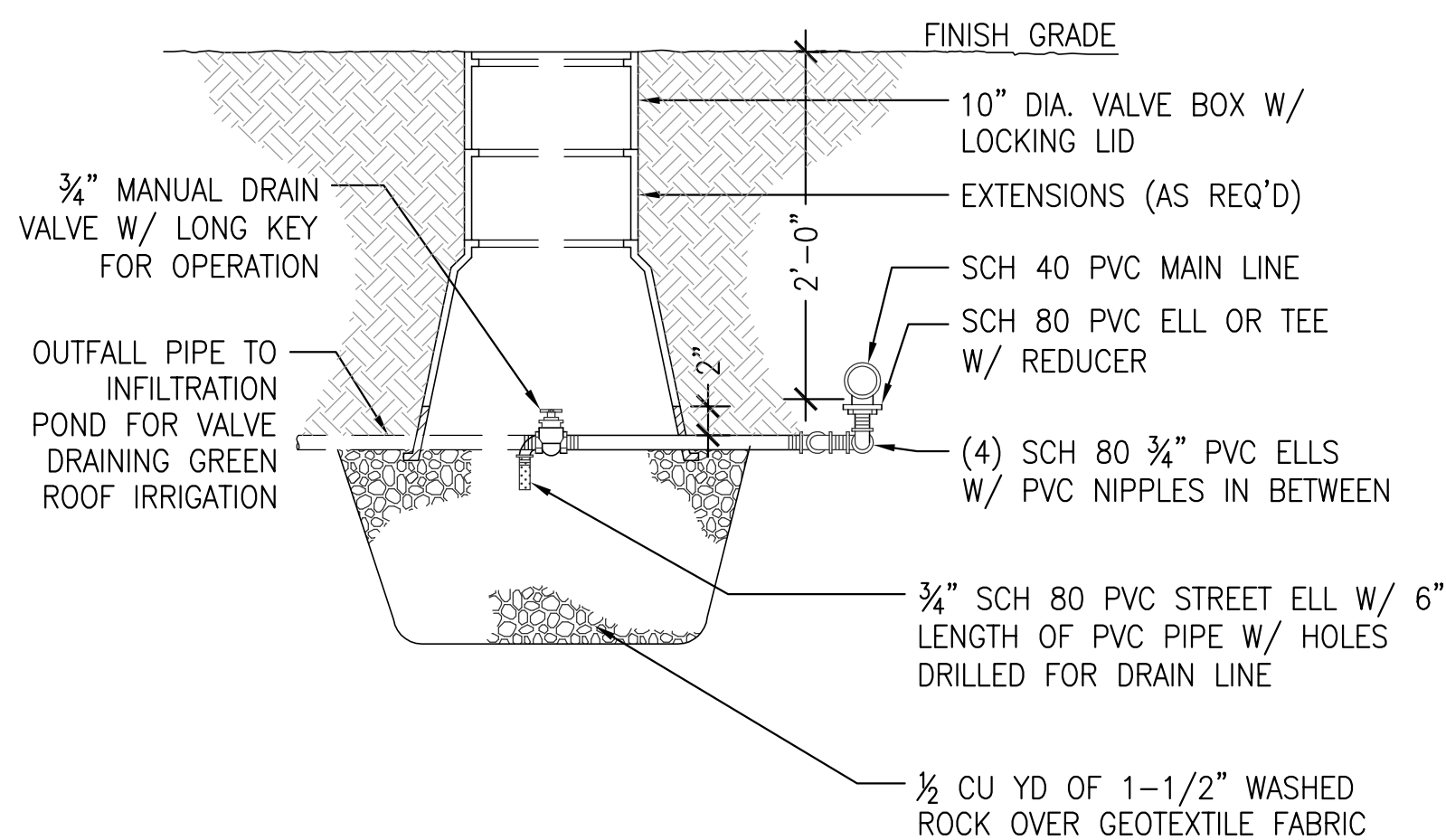


- KEYS:**
- DRIPLINE
 - TEE
 - BLANK TUBING
 - COMPRESSION ADAPTER
 - PVC PIPE
 - PVC TEE (SxSxS)

5 TYPICAL MANIFOLD CONNECTION

SCALE: 1" = 1'-0"

SE



9 MAIN DRAIN VALVE

SCALE: 1" = 1'-0"

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 PRODUCTION DESIGNER: MTB
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Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN

SHEET NUMBER:

L4.21



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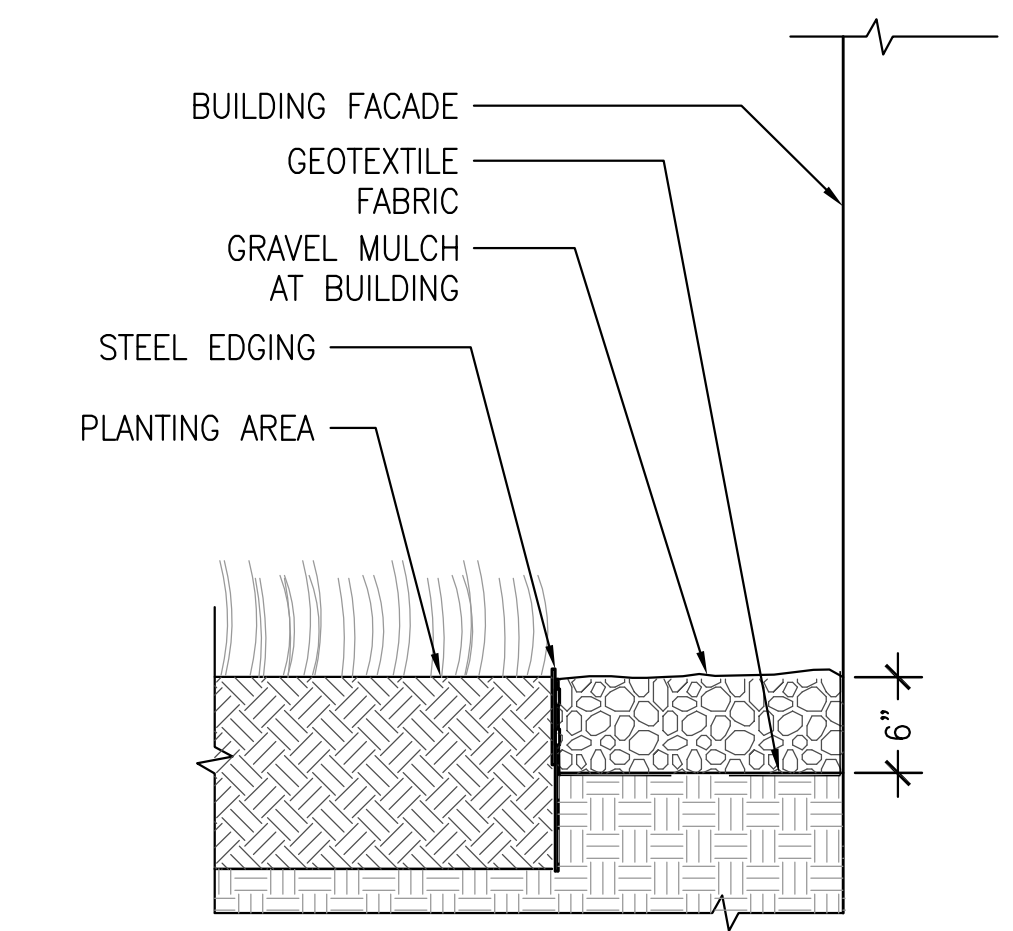
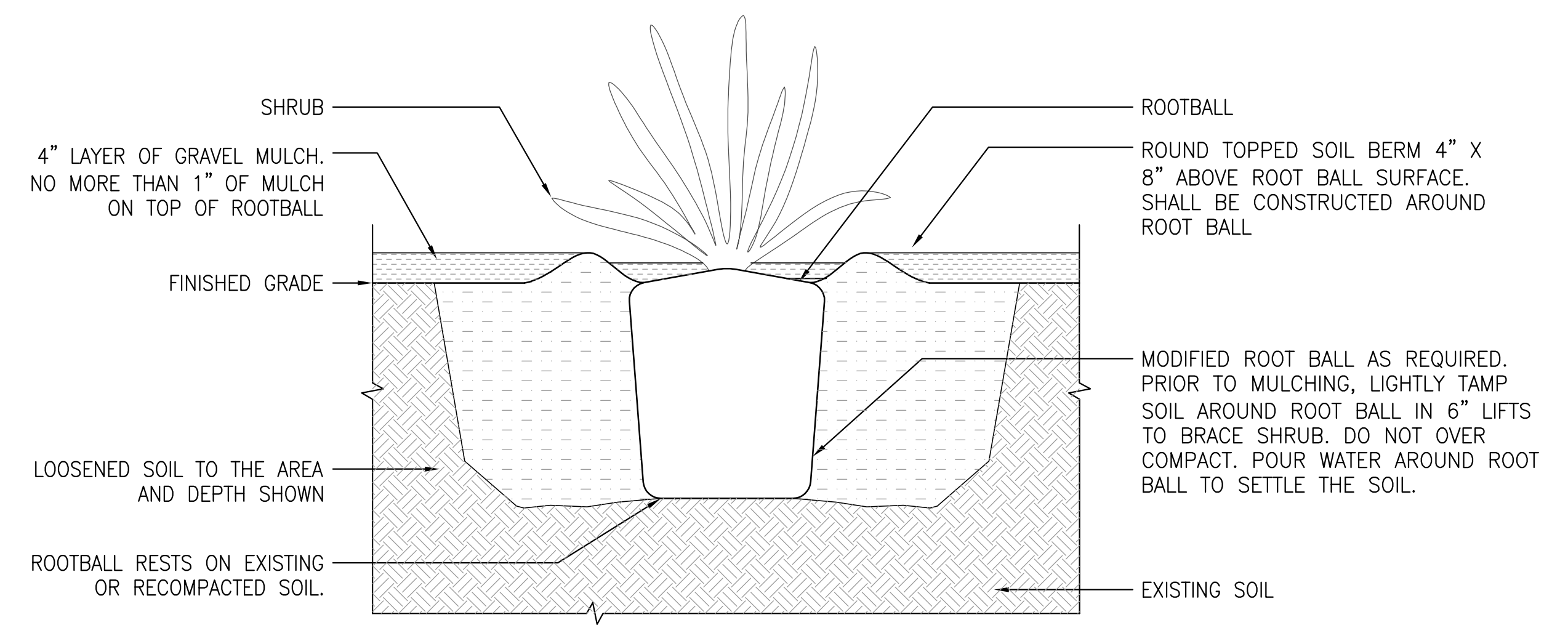
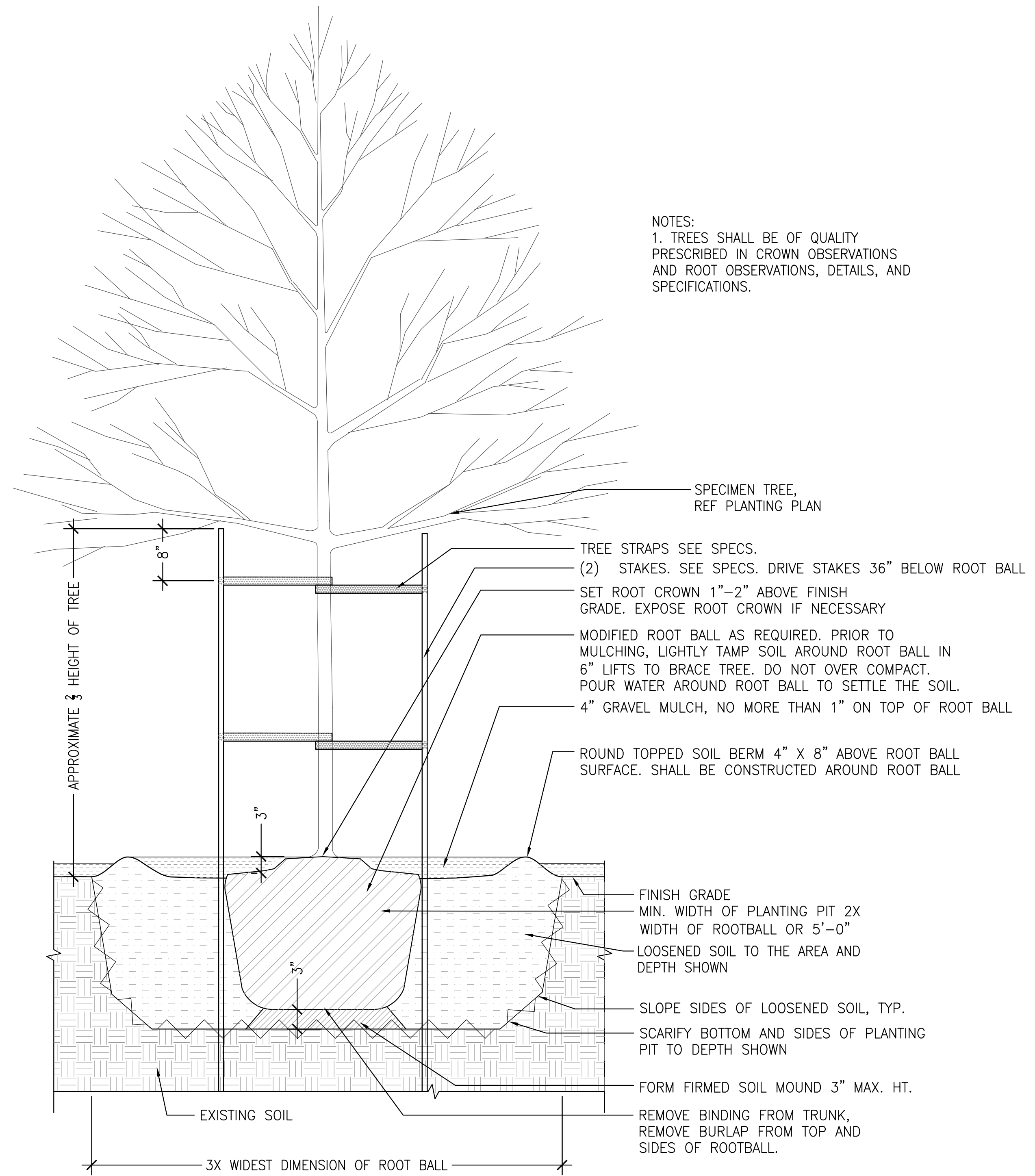
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 CASEWORK CONCEPT: MCS
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Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
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SCALE: AS SHOWN
 SHEET NUMBER:

L5.10



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BERNALILLO COUNTY



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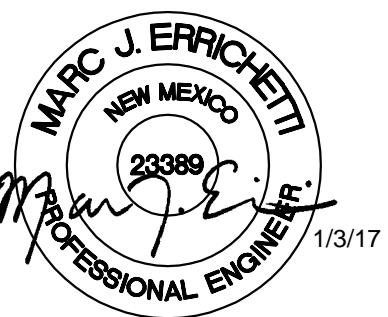
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A CIVIL ENGINEERING COMPANY
219 First Avenue S., Suite 401
Seattle WA 98104
206 402 4644



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
**4601 WYOMING BLVD. NE
ALBUQUERQUE, NEW MEXICO
87109**

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: N/A
ISSUE DATE: JANUARY 3, 2017
DESIGN MANAGER: MJE
LEED® AP:
PRODUCTION DESIGNER: IDC
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Revision Schedule				
Rev	Date	By	Description	
1	1/3/17	TG	Permit Comments	

SHEET TITLE:
COVER AND NOTES

SCALE: AS SHOWN

SHEET NUMBER:

C-0001

GENERAL NOTES

- THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT INCLUDE ALL PLANS AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS. THOSE CRITERIA ARE TO BE UTILIZED AND APPLIED IN CONJUNCTION WITH THE NEW MEXICO STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) PUBLISHED BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) NEW MEXICO CHAPTER.
- THE CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO BERNALILLO COUNTY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY OF ALBUQUERQUE SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY OF ALBUQUERQUE SURVEYOR AND SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION- 1986-UPDATE NO. 7.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF THE EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE; THEREFORE, IT MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE 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. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, AND RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINAL GRADE.
- SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER, ARE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.
- WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS, THE EXISTING PAVEMENT SHALL BE SAW CUT PER BERNALILLO COUNTY STANDARD DRAWING 2465 TO A STRAIGHT LINE AT RIGHT ANGLES, AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING; THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS.
- TRENCHING, ASPHALT CUTTING AND PATCHING SHALL CONFORM TO BERNALILLO COUNTY STANDARD DRAWING 2465. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS PRIOR TO PAVING.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.
- ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS:
 - IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THAN ONE LANE BUT LESS THAN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED.
 - IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

- THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY TRAFFIC ENGINEERING (848-1504) BEFORE REMOVING AND/OR INSTALLING ANY TRAFFIC SIGNS OR PERMANENT STRIPING AND MARKINGS. ALL STRIPING AND PAVEMENT MARKINGS, INCLUDING LANE LINES, CROSSWALKS, LEGENDS, AND SYMBOLS, ARE TO BE CONSTRUCTED OF HOT THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. ANY PAVEMENT MARKINGS AND SIGNS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT EXISTING LOCATIONS. SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.
- INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS IN THE CENTER OF ROADWAY TO DELINEATE ALL HYDRANT LOCATIONS.
- THE CONTRACTOR SHALL SUBMIT FIELD TEST REPORTS TO BCPWD (ATTN. DR INSPECTOR) FOR REVIEW. SAMPLING AND TESTING SCHEDULE SHALL COMPLY WITH PLAN SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO RECORD ANY CHANGES ON THE PLANS AND SUBMIT DETAILED AS-CONSTRUCTED CONSTRUCTION PROJECT PLANS (AS-BUILTS) TO THE DESIGN AND/OR PROJECT ENGINEER.
- BARRICADING AND CONSTRUCTION PERMITS MUST BE OBTAINED FROM BCPWD (848-1502) PRIOR TO BEGINNING OF ANY CONSTRUCTION EFFORTS.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR SHALL RESTORE ALL ACCESS ROADS TO THE PRE-CONSTRUCTION CONDITION. ANY DAMAGE TO ROADWAY AND/OR UNDERGROUND UTILITIES SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL ROADWAY WORK DETAILED IN THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION DISCHARGE SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT DURING CONSTRUCTION, SUBMISSION OF A COMPLETED NOI APPLICATION, AND SUBMISSION OF A COMPLETED NOT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE SWPPP REVIEWED AND APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DIVISION, AT NO ADDITIONAL COST TO BERNALILLO COUNTY, PRIOR TO IMPLEMENTATION OF THE SWPPP.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING BUT NOT LIMITED TO THE HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS GRAFFITI REMOVAL SHALL BE CONSIDERED INCIDENTAL; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	LA	LANDSCAPE
APPROX	APPROXIMATE	LF	LINEAL FEET
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ATB	ASPHALT TREATED BASE	MJ	MECHANICAL JOINT
BGS	BELOW GROUND SURFACE	N	NORTH
CB	CATCH BASIN	OC	ON CENTER
CEM	PORTLAND CEMENT	OD	OUTSIDE DIAMETER
CL	CLASS	POC	POINT OF CONNECTION
CONC	CONCRETE	PROP	PROPOSED
COA	CITY OF ALBUQUERQUE	PVMT	PAVEMENT
COORD	COORDINATE	REF	REFERENCE
CSTC	CRUSHED SURFACING TOP COURSE	REM	REMOVE
DEMO	DEMOLITION	REQ	REQUIRED
DIA	DIAMETER	S	SOUTH
E	EAST	SCH	SCHEDULE
ELEC	ELECTRICAL	SD	STORM DRAIN
ELEV	ELEVATION	SPKLR	FIRE SPRINKLER
EX, EXIST	EXISTING	SQ	SQUARE
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FG	FINISHED GRADE	TOC	TOP OF CURB
FL	FLANGE	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GV	GATE VALVE	W	WEST
HMA	HOT MIX ASPHALT	W/	WITH
IE	INVERT ELEVATION	WA	WATER
L	LENGTH		

EROSION AND SEDIMENTATION CONTROL NOTES

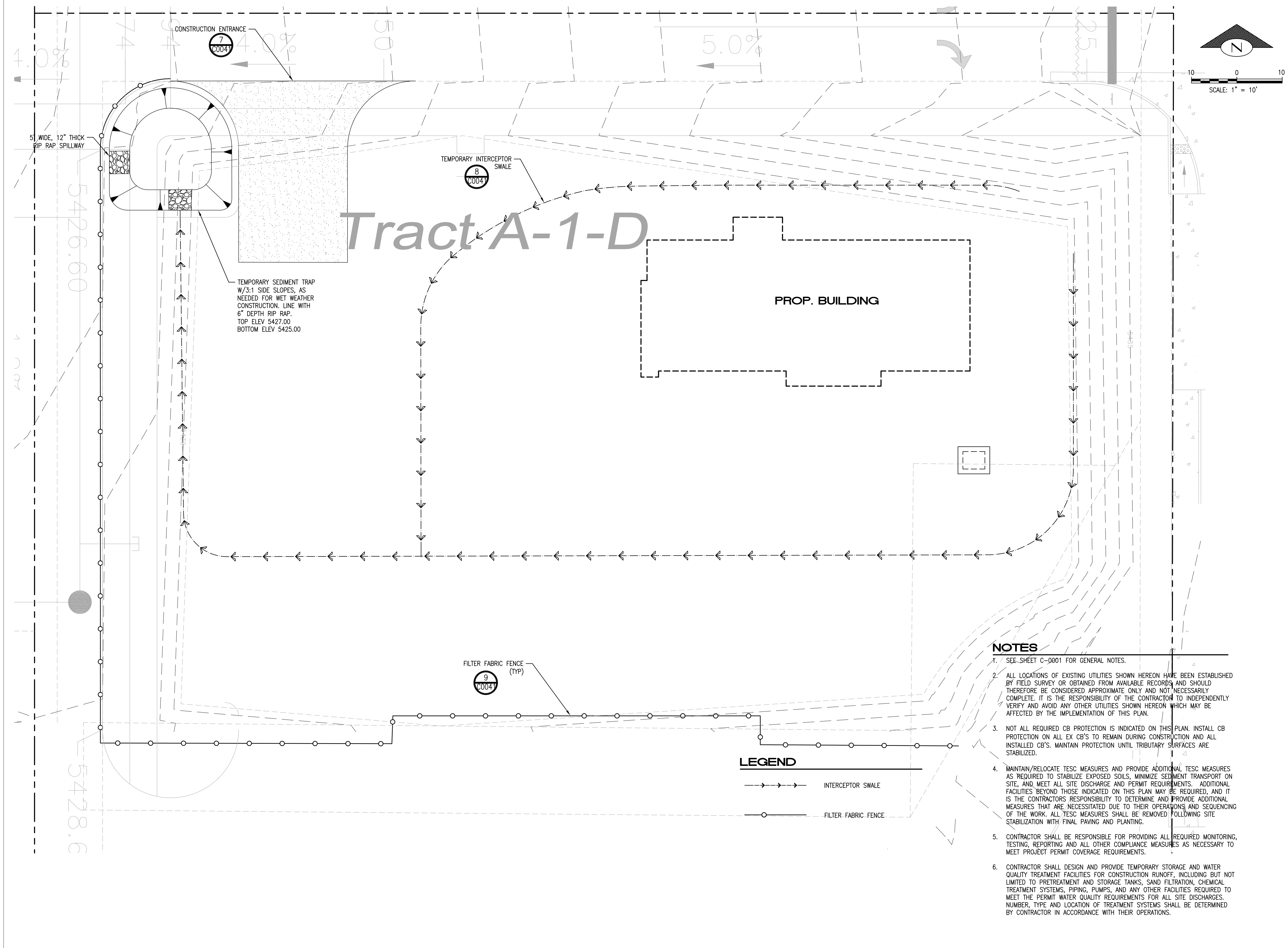
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G.. SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A SEDIMENT FACILITY. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSIDE DRAINAGE SYSTEM.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CONDITIONS OF APPROVAL - NM PUBLIC SRVC. CO.

- ELECTRIC DISTRIBUTION LINES ARE LOCATED ALONG THE WESTERN BOUNDARY OF THE SUBJECT SITE. IN ADDITION, THERE IS AN EXISTING PUBLIC UTILITY EASEMENT ON THE NORTH SIDE OF THE PROPERTY. IT IS THE APPLICANT'S OBLIGATION TO ABIDE BY ANY CONDITIONS OR TERMS OF THOSE EASEMENTS.
- IT IS NECESSARY FOR THE DEVELOPER TO CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE REGARDING THIS PROJECT. CONTACT: MIKE MOYER, PNM SERVICE CENTER, 4201 EDITH BOULEVARD NE, ALBUQUERQUE, NM 87107, PHONE: (505) 241-3697
- GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PNM ELECTRIC SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.

SHEET INDEX

C-0001	CIVIL NOTES
C-0002	TESC PLAN
C-0003	DRAINAGE NARRATIVE PLAN
C-0010	DRAINAGE AND UTILITY PLAN
C-0020	PAVING, GRADING AND DRAINAGE PLAN
C-0030	SIGNING AND STRIPING PLAN
C-0040 THRU C-0042	CIVIL DETAILS



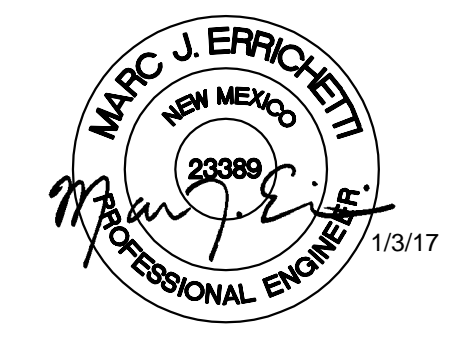
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87109**

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PROJECT #: 66697-001
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PRODUCTION DESIGNER: IDC
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Revision Schedule			
Rev	Date	By	Description
1	1/3/17	TG	Permit Comments

SHEET TITLE:
TESC PLAN

SCALE: AS SHOWN

SHEET NUMBER:
C-0002



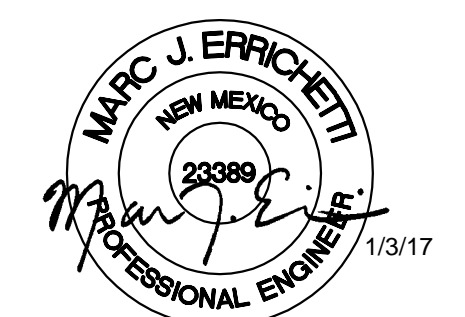
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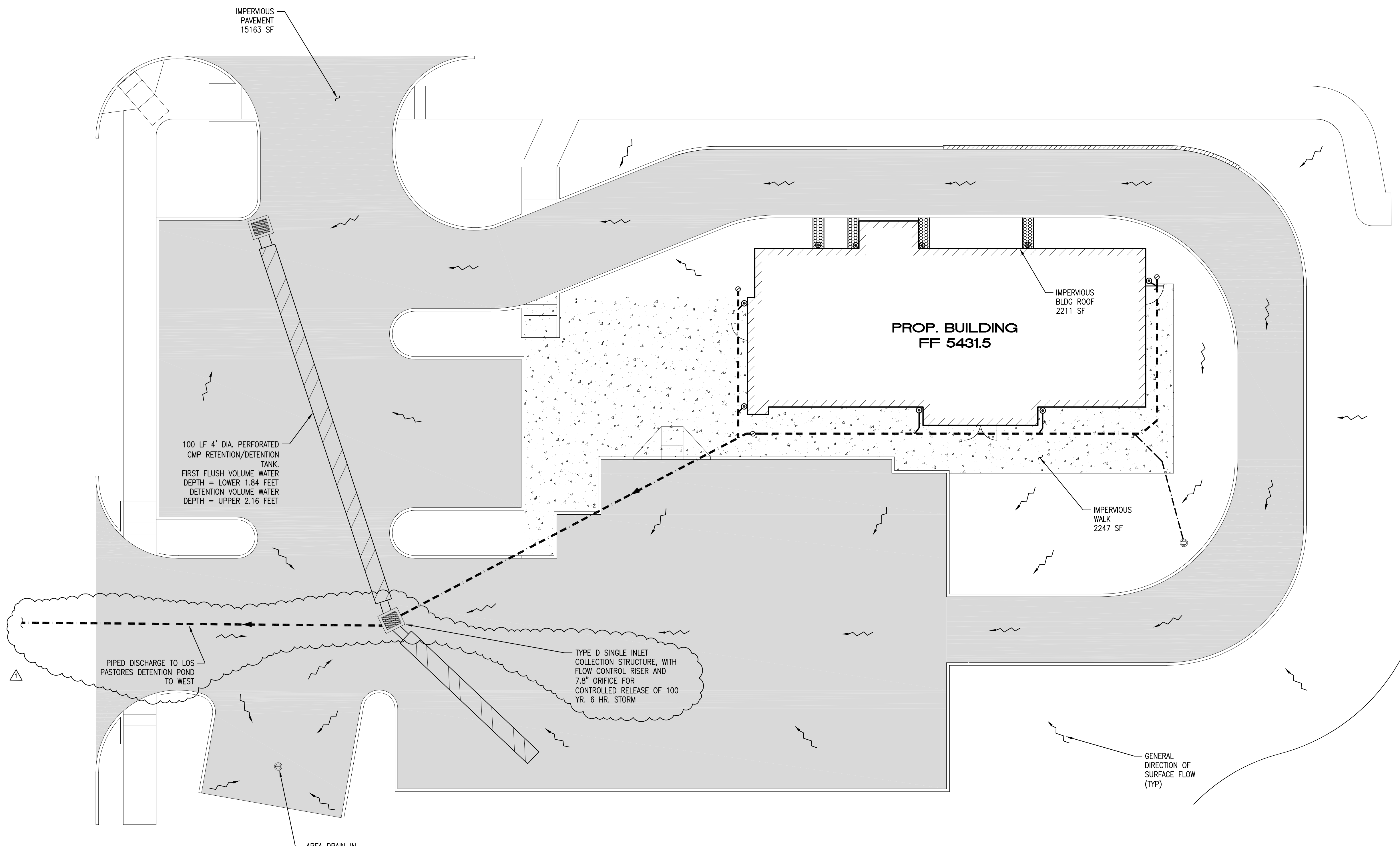
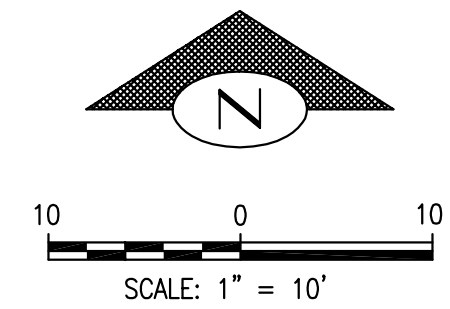
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Revision Schedule				
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1	1/3/17	TG	Permit Comments	

SHEET TITLE:
 DRAINAGE NARRATIVE PLAN
SCALE: AS SHOWN

SHEET NUMBER:
 C-0003



SITE NARRATIVE

THE PROJECT SITE IS LOCATED IN FLOOD ZONE "X" AND IS COMPRISED OF GRAVEL AND PAVED SURFACES. SITE TOPOGRAPHY SLOPES TO THE NW CORNER OF THE SITE, AND LAND COVER CONSISTS OF ADDITIONAL GRAVEL AND PAVED SURFACES AND ROADWAYS. THE PROPOSED GRADING IMPROVEMENTS WILL MAINTAIN THE EXISTING SITE SLOPES AS IS FEASIBLE, AND WILL RESULT IN FINAL GRADES WHICH ARE GENERALLY LESS THAN 5% IN ANY DIRECTION, WITH THE EXCEPTION OF 3:1 SLOPES ALONG THE EAST AND NORTH SITE PERIMETERS, TO MATCH PROPOSED GRADING OF THE LOS PASTORES PROJECT ACCESS ROADS. EXISTING DRAINAGE PATTERNS WILL REMAIN AND THE SITE WILL DISCHARGE RUNOFF VIA A PIPED CONNECTION TO THE LOS PASTORES DETENTION POND TO THE WEST.

DRAINAGE NARRATIVE

- SITE IS CURRENTLY BARE DIRT COVER IN ZONE 3.
- TOTAL SITE AREA = 29000 SF
 TREATMENT D: 19621 SF
 TREATMENT B: 9379 SF
- SITE DRAINAGE APPROACH: THE SITE IS AN INFILL PROPERTY BEING DEVELOPED AS PART OF THE LOS PASTORES PROJECT. DESIGN IS REQUIRED TO PROVIDE 700 CF OF DETENTION VOLUME FOR 100 YR., 6 HR. STORM EVENT. ALLOWABLE RELEASE FOR 100 YR., 6 HR. EVENT IS 3.57 CFS PER ACRE, YIELDING AN ALLOWABLE DISCHARGE RATE OF:
 (29000 SF / 43560 SF) * 3.57 CFS/AC. = 2.38 CFS.
- PROJECT IS REQUIRED TO CAPTURE THE FIRST FLUSH VOLUME OF 0.34" FROM ALL IMPERVIOUS AREAS. REQUIRED FIRST FLUSH VOLUME IS:
 19621 SF * 0.34" = 556 CF
- FIRST FLUSH IS CAPTURED AND RETAINED IN BELOW GRADE, 100 FOOT LONG, 4' DIA. PERFORATED CMP PIPE. RETAINED DEPTH IS THE LOWER 1.84' OF THE PIPE YIELDING 556 CF OF STORAGE VOLUME. DETENTION VOLUME IS BEING PROVIDED IN THE SAME PIPE, ABOVE THE FIRST FLUSH DEPTH. THE UPPER 2.16' FEET OF DEPTH PROVIDES 700 CF OF STORAGE VOLUME.
- DISCHARGE FROM THE RETENTION/DETENTION PIPE WILL BE CONTROLLED THROUGH THE USE OF A FLOW CONTROL STANDPIPE WITH A 7.8" ORIFICE FLOWING UNDER 2.16' OF HEAD, YIELDING 2.38 CFS OF DISCHARGE AT FULL DETENTION. OVERFLOWS WILL ENTER THE TOP OF THE FLOW CONTROL RISER.
- DISCHARGE FROM THE RETENTION/DETENTION TANK IS PIPED TO THE LOS PASTORES DETENTION POND LOCATED TO THE WEST OF THE SITE.

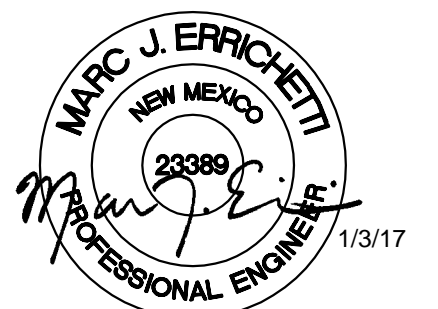


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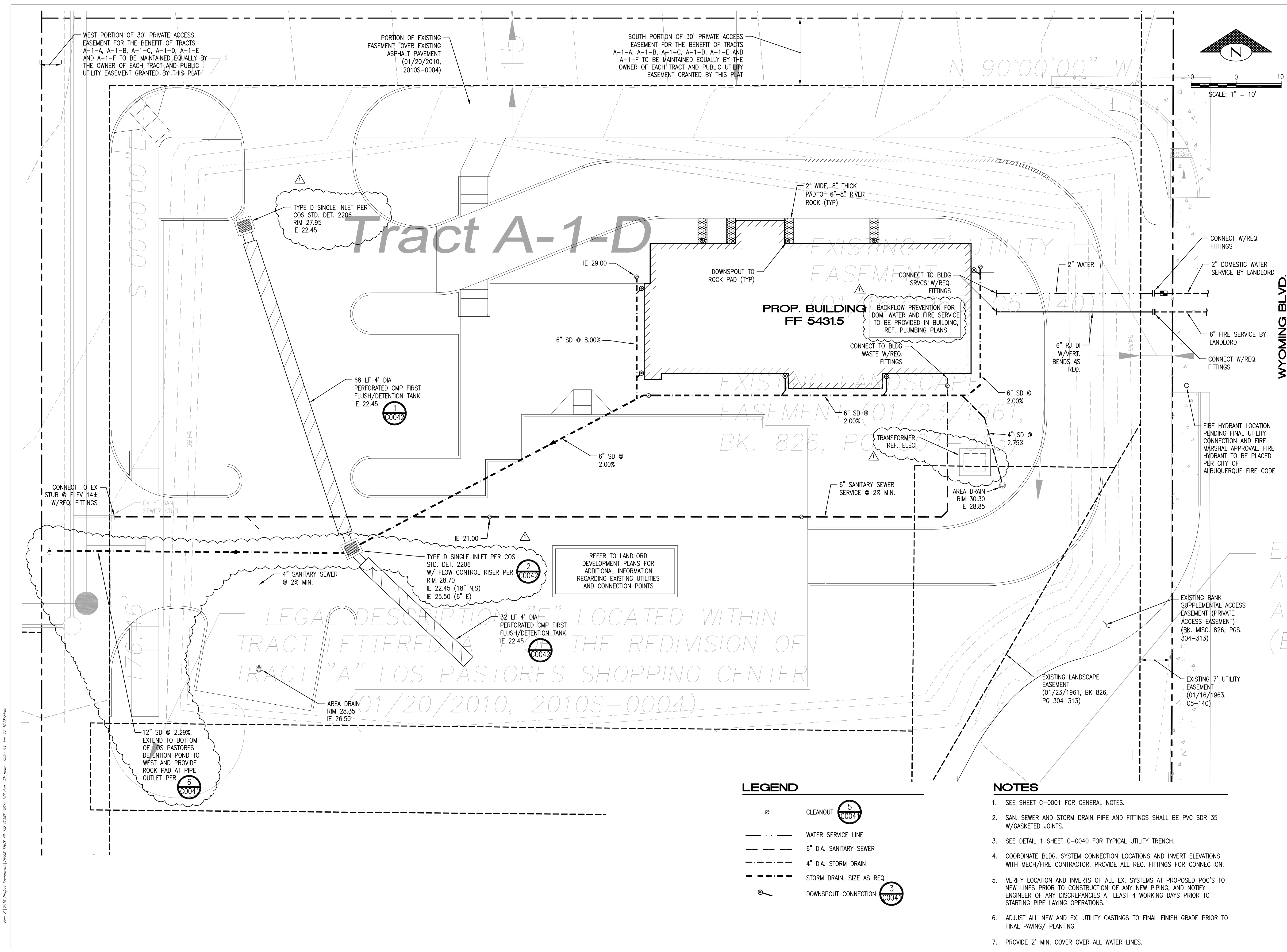
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Revision Schedule				
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SHEET TITLE:
DRAINAGE AND UTILITY PLAN
 SCALE: AS SHOWN

SHEET NUMBER:
C-0010



LEGEND

- CLEANOUT (5) (C004)
- · — · — WATER SERVICE LINE
- — — — — 6" DIA. SANITARY SEWER
- · — · — 4" DIA. STORM DRAIN
- - - - - STORM DRAIN, SIZE AS REQ.
- — — — — DOWNSPOUT CONNECTION (3) (C004)

NOTES

- SEE SHEET C-0001 FOR GENERAL NOTES.
- SAN. SEWER AND STORM DRAIN PIPE AND FITTINGS SHALL BE PVC SDR 35 W/GASKETED JOINTS.
- SEE DETAIL 1 SHEET C-0040 FOR TYPICAL UTILITY TRENCH.
- COORDINATE BLDG. SYSTEM CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECH/FIRE CONTRACTOR. PROVIDE ALL REQ. FITTINGS FOR CONNECTION.
- VERIFY LOCATION AND INVERTS OF ALL EX. SYSTEMS AT PROPOSED POC'S TO NEW LINES PRIOR TO CONSTRUCTION OF ANY NEW PIPING, AND NOTIFY ENGINEER OF ANY DISCREPANCIES AT LEAST 4 WORKING DAYS PRIOR TO STARTING PIPE LAYING OPERATIONS.
- ADJUST ALL NEW AND EX. UTILITY CASTINGS TO FINAL FINISH GRADE PRIOR TO FINAL PAVING/ PLANTING.
- PROVIDE 2' MIN. COVER OVER ALL WATER LINES.

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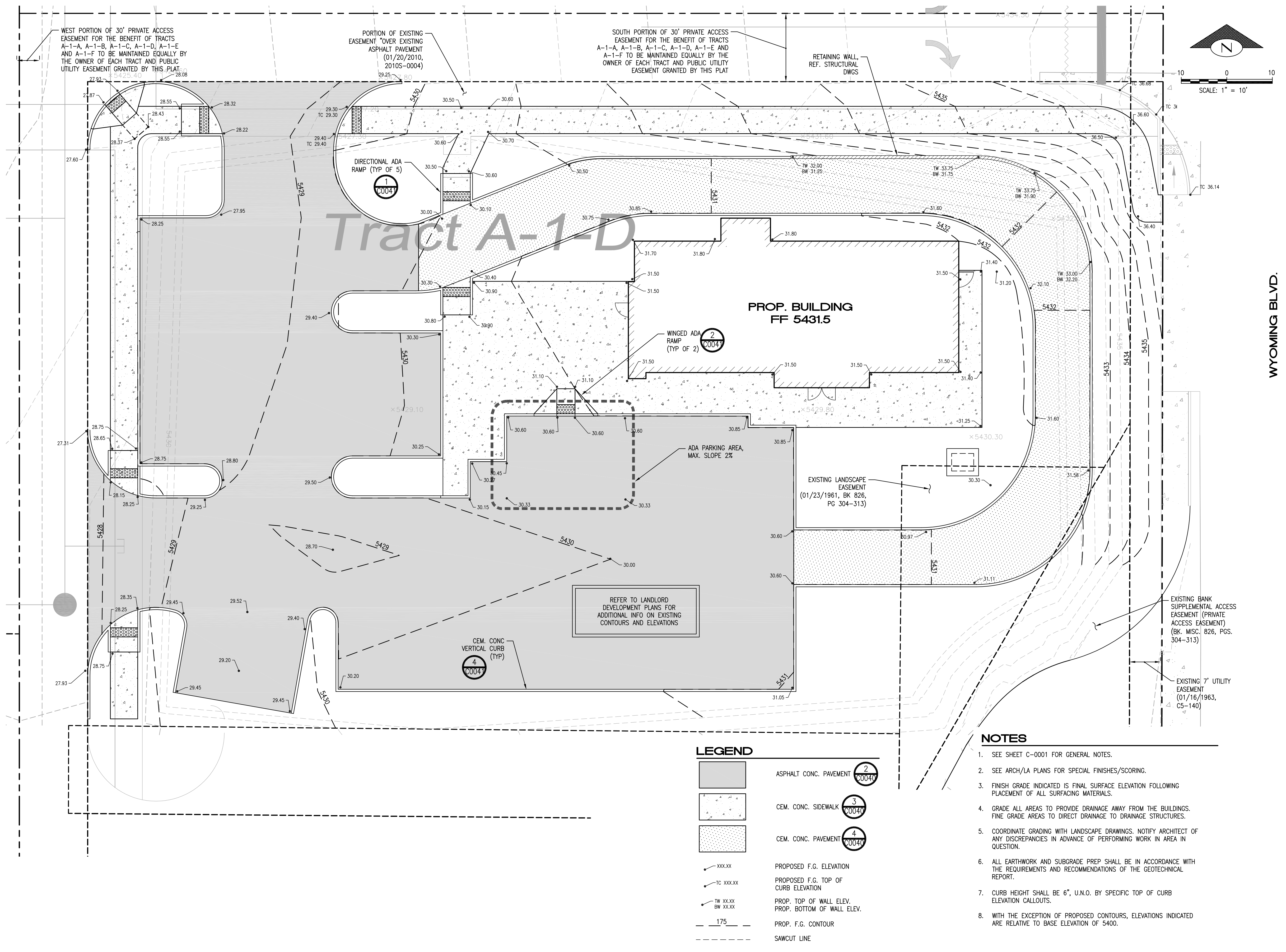
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Revision Schedule				
Rev	Date	By	Description	
1	1/3/17	TG	Permit Comments	

SHEET TITLE:
 GRADING AND PAVING PLAN
SCALE: AS SHOWN

SHEET NUMBER:
 C-0020



LEGEND

- ASPHALT CONC. PAVEMENT (2) C0047
- CEM. CONC. SIDEWALK (3) C0040
- CEM. CONC. PAVEMENT (4) C0040
- PROPOSED F.G. ELEVATION
- PROPOSED F.G. TOP OF CURB ELEVATION
- PROP. TOP OF WALL ELEV. PROP. BOTTOM OF WALL ELEV.
- PROP. F.G. CONTOUR
- SAWCUT LINE

NOTES

1. SEE SHEET C-0001 FOR GENERAL NOTES.
2. SEE ARCH/LA PLANS FOR SPECIAL FINISHES/SCORING.
3. FINISH GRADE INDICATED IS FINAL SURFACE ELEVATION FOLLOWING PLACEMENT OF ALL SURFACING MATERIALS.
4. GRADE ALL AREAS TO PROVIDE DRAINAGE AWAY FROM THE BUILDINGS. FINE GRADE AREAS TO DIRECT DRAINAGE TO DRAINAGE STRUCTURES.
5. COORDINATE GRADING WITH LANDSCAPE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN ADVANCE OF PERFORMING WORK IN AREA IN QUESTION.
6. ALL EARTHWORK AND SUBGRADE PREP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
7. CURB HEIGHT SHALL BE 6", U.N.O. BY SPECIFIC TOP OF CURB ELEVATION CALLOUTS.
8. WITH THE EXCEPTION OF PROPOSED CONTOURS, ELEVATIONS INDICATED ARE RELATIVE TO BASE ELEVATION OF 5400.

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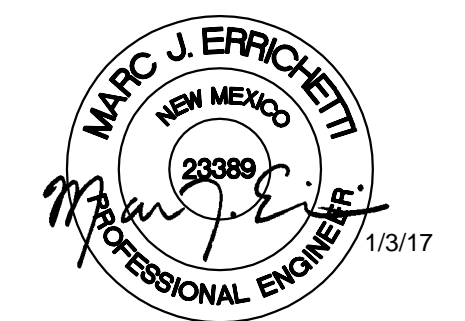
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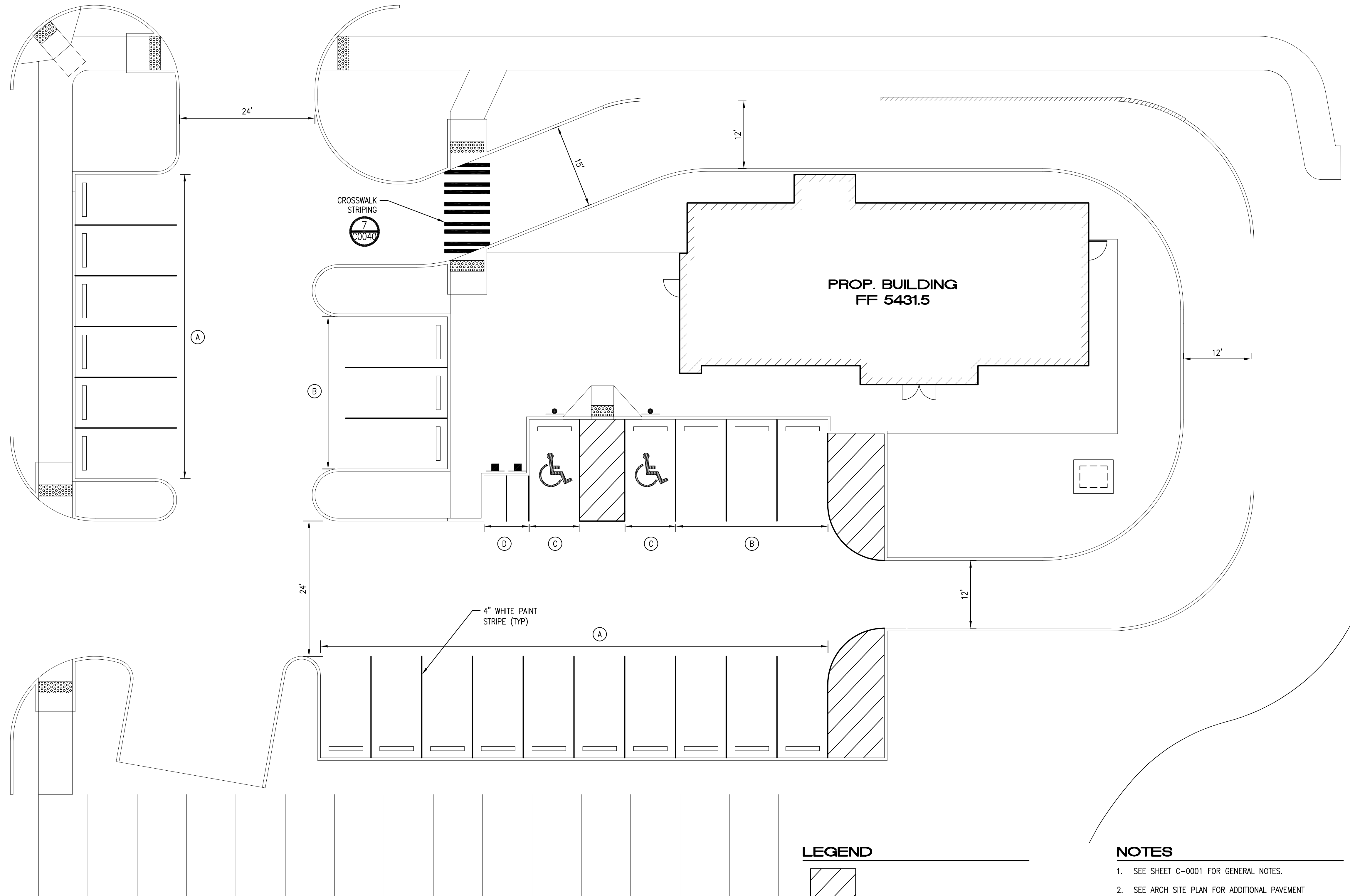
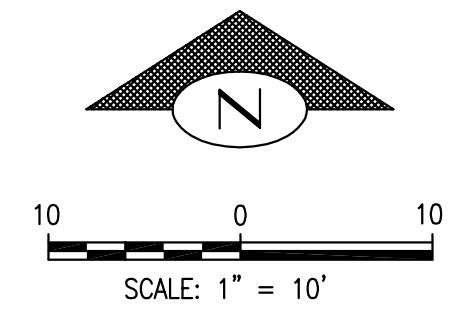
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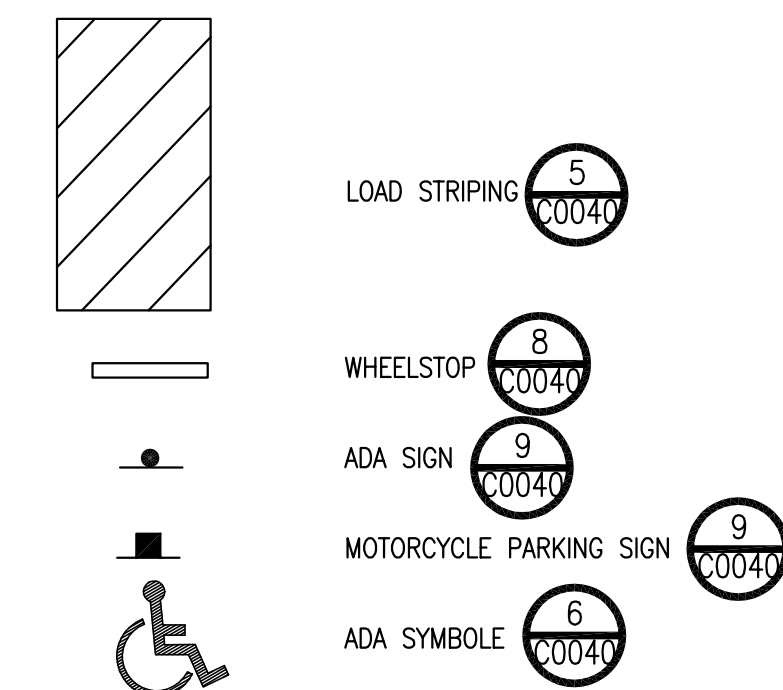
Revision Schedule			
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 SIGNING AND STRIPING PLAN
SCALE: AS SHOWN

SHEET NUMBER:
 C-0030



LEGEND



NOTES

- SEE SHEET C-0001 FOR GENERAL NOTES.
- SEE ARCH SITE PLAN FOR ADDITIONAL PAVEMENT MARKINGS AND SIGNAGE.

STALL KEY

- (A) 9' W X 18'
- (B) 9' W X 18' D W/WHEELSTOP
- (C) 9' W X 18' D (ADA) W/ADA SIGN AND WHEELSTOP
- (D) 4' W X 9' D W/MOTORCYCLE SIGN



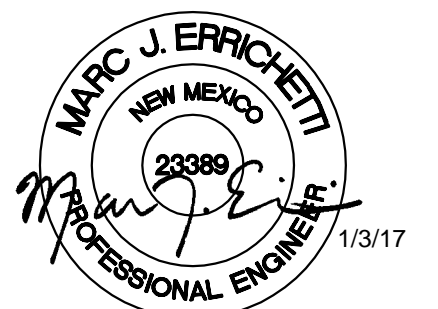
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STARBUCKS TEMPLATE VERSION i2015-10-23

sitewise design PLLC
 A CIVIL ENGINEERING COMPANY
 219 First Avenue S., Suite 401
 Seattle WA 98104
 206-402-4644



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:

4601 WYOMING BLVD. NE
 ALBUQUERQUE, NEW MEXICO
 87109

STORE #: 29571
 PROJECT #: 66697-001
 CASEWORK CONCEPT: N/A
 ISSUE DATE: JANUARY 3, 2017
 DESIGN MANAGER: MJE
 LEED® AP:
 PRODUCTION DESIGNER: IDC
 CHECKED BY: MJE

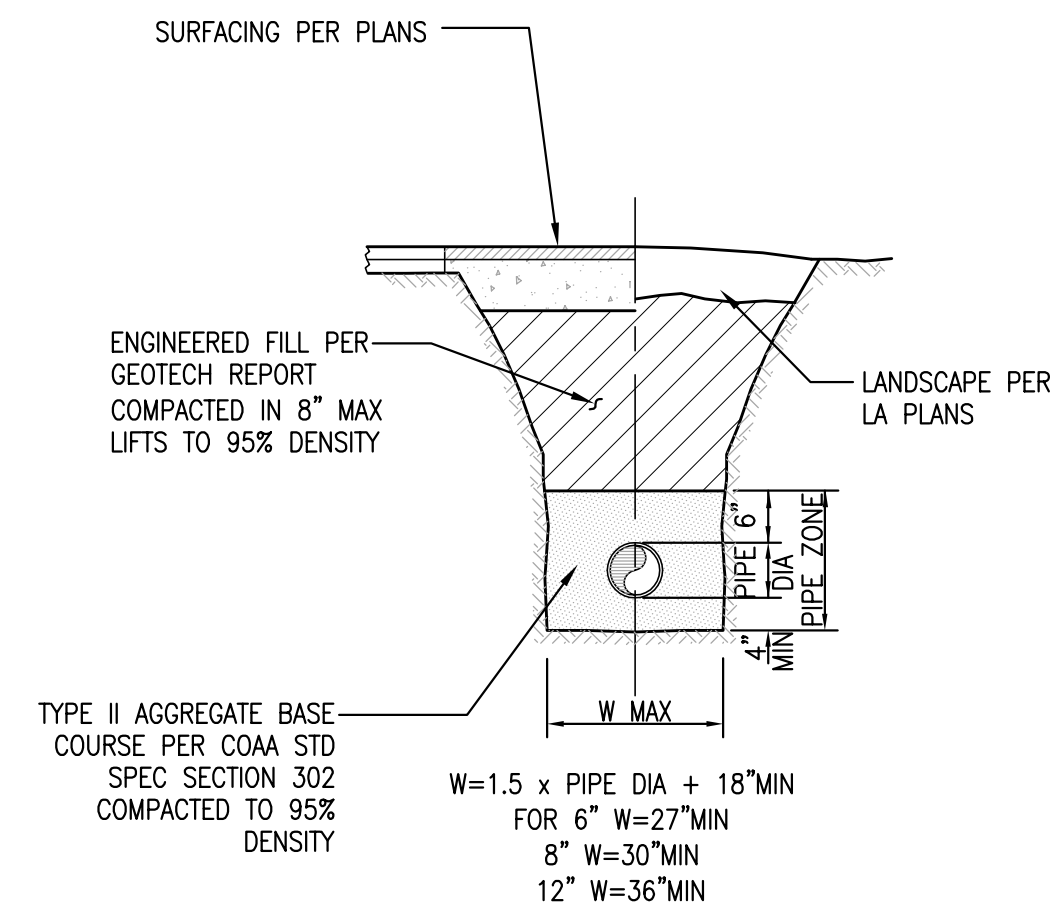
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Rev	Date	By	Description	
1	1/3/17	TG	Permit Comments	

SHEET TITLE:
CIVIL DETAILS

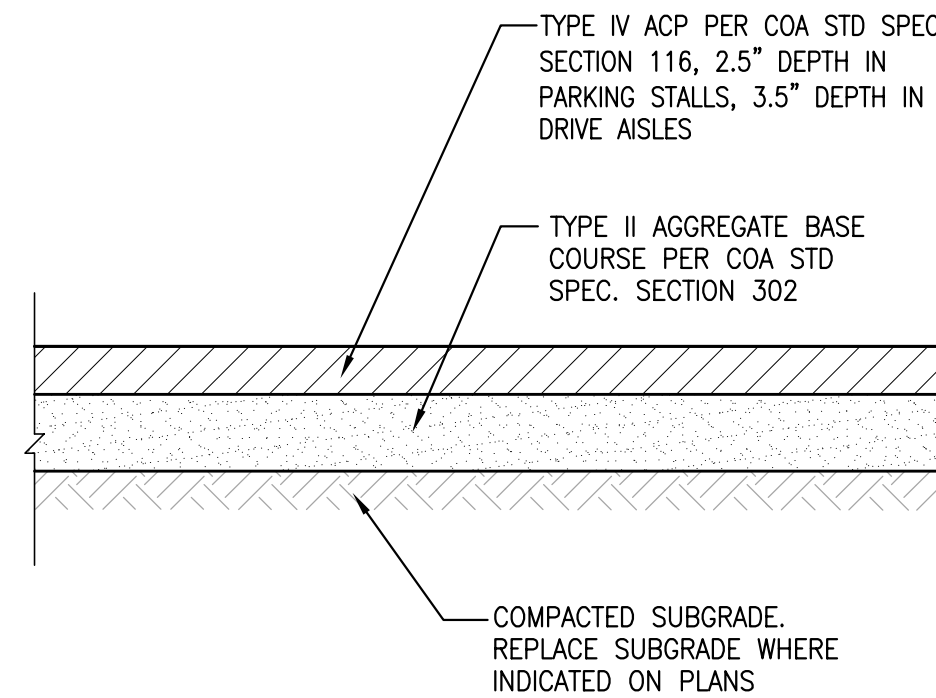
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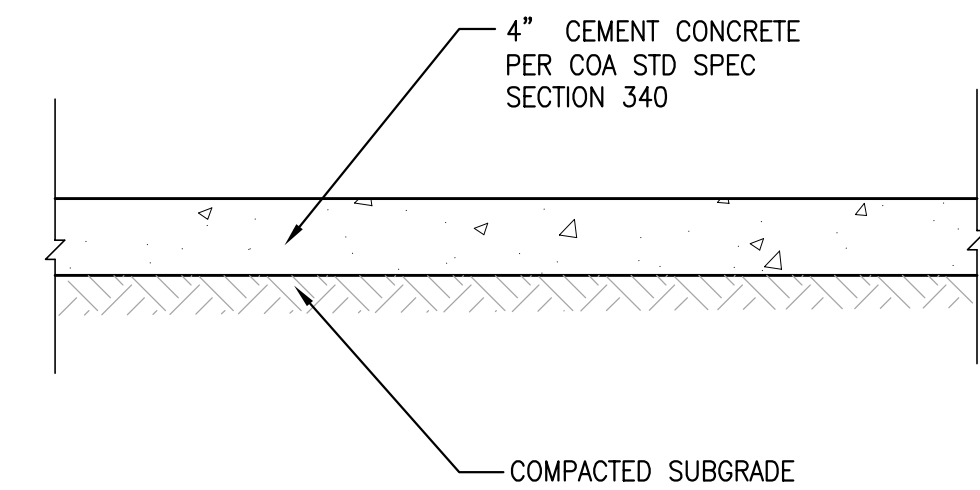
C-0040



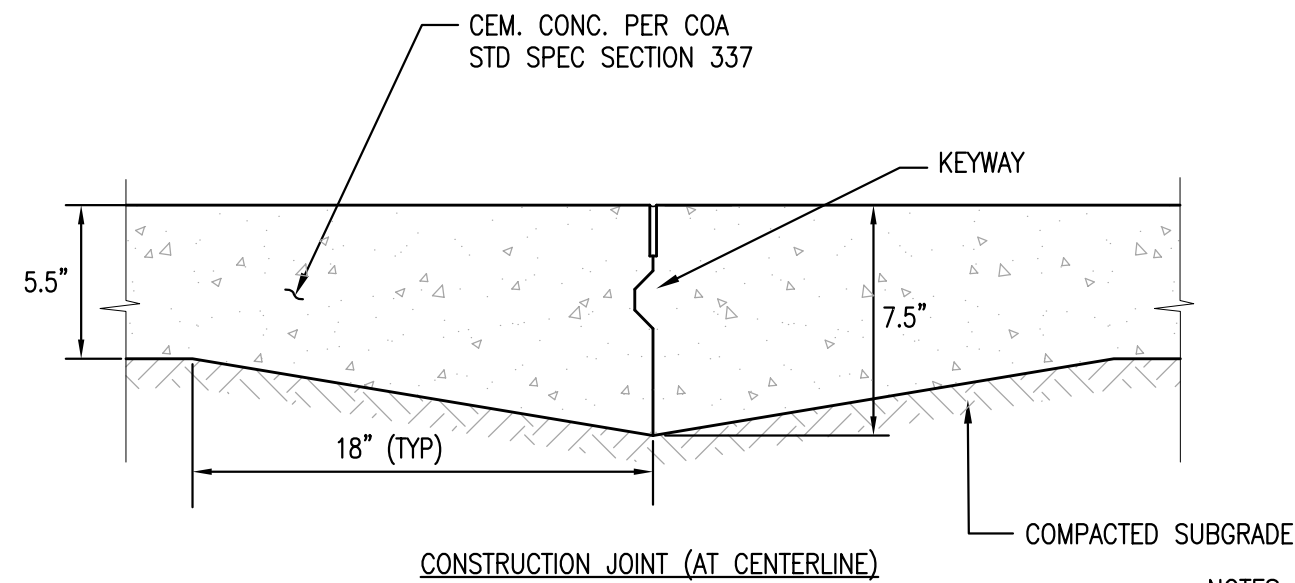
1 TYPICAL TRENCH SECTION
 C0040 NTS



2 ASPHALT CONCRETE PAVEMENT
 C0040 NTS

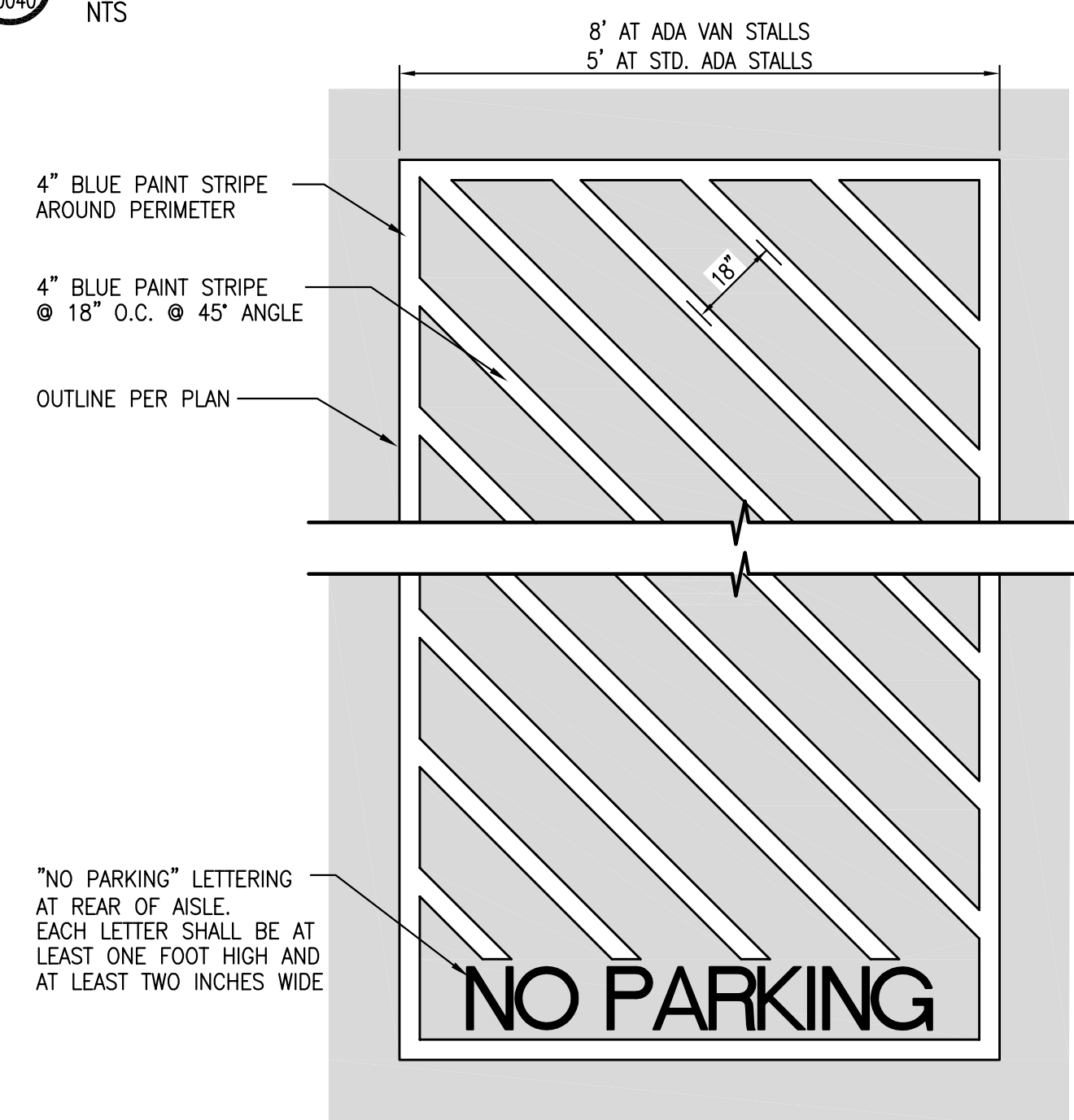


3 CEMENT CONCRETE SIDEWALK
 C0040 NTS

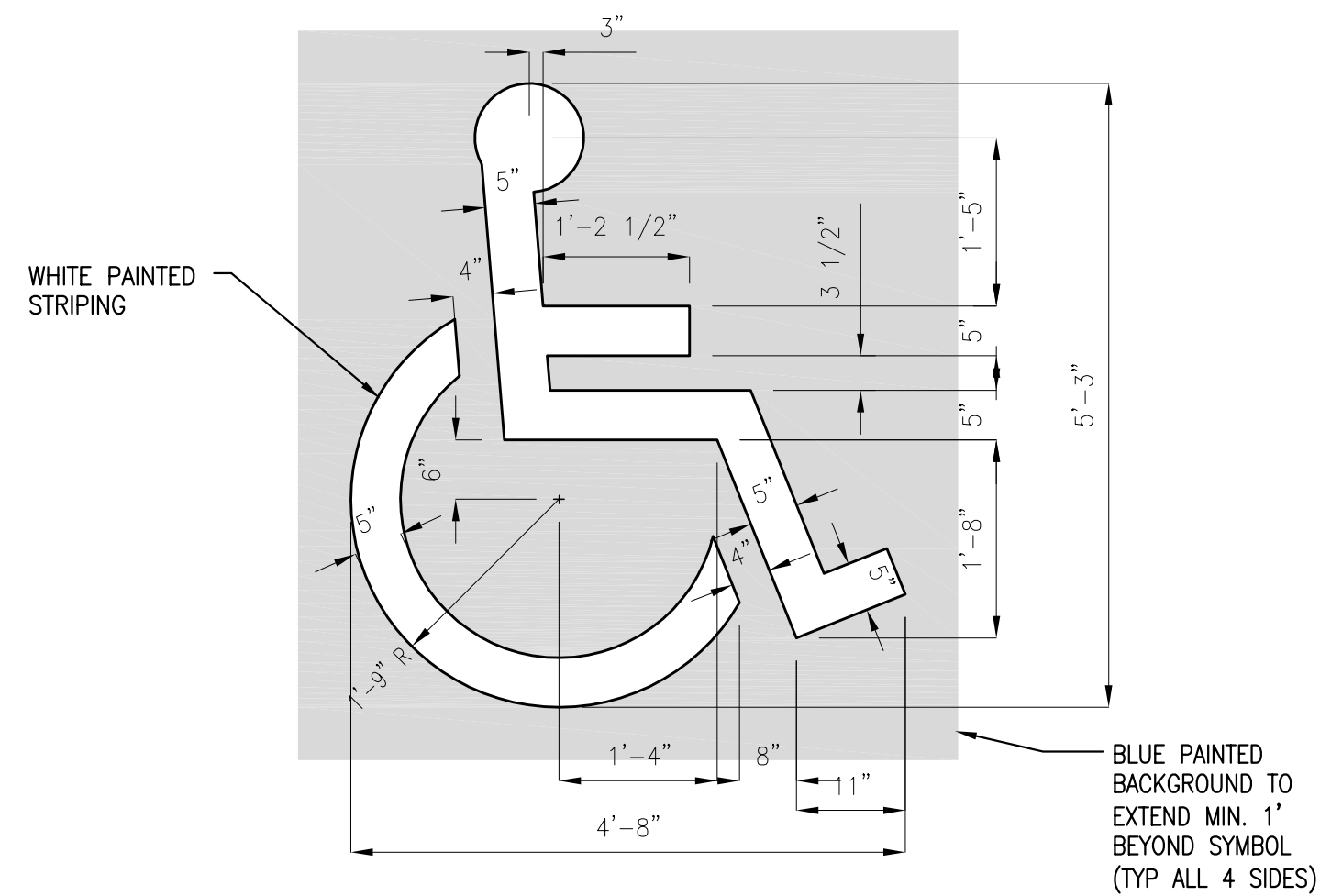


4 CEMENT CONCRETE PAVEMENT
 C0040 NTS

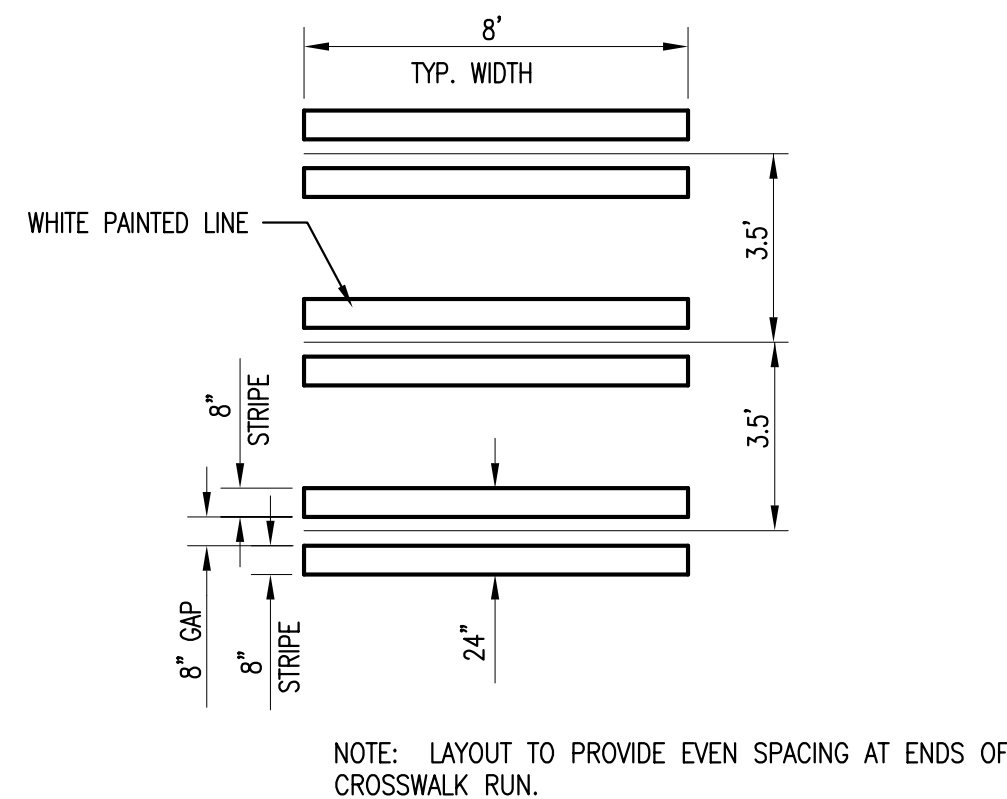
- NOTES:
1. ALL DEPTHS SHOWN ARE COMPACTED DEPTHS.
 2. PROVIDE TYPE 3 KEVED LONGITUDINAL CONSTRUCTION JOINT PER COA STD. DWG. 2450 AT CENTERLINE OF DRIVE LANE.
 3. PROVIDE TYPE 2 DOWELED TRANSVERSE JOINTS PER COA STD. DWG. 2450 @ 12' O.C. MAX.



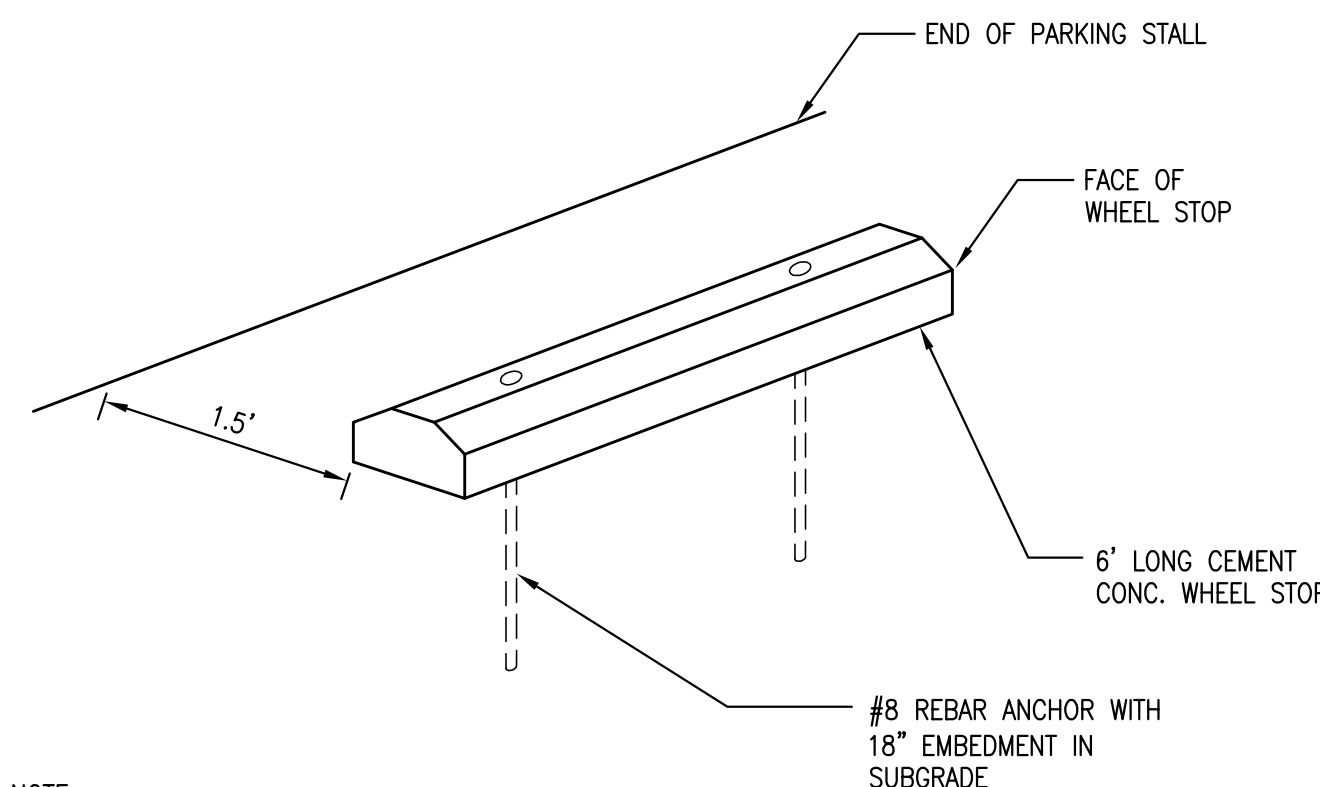
5 ADA LOAD STRIPING
 C0040 NTS



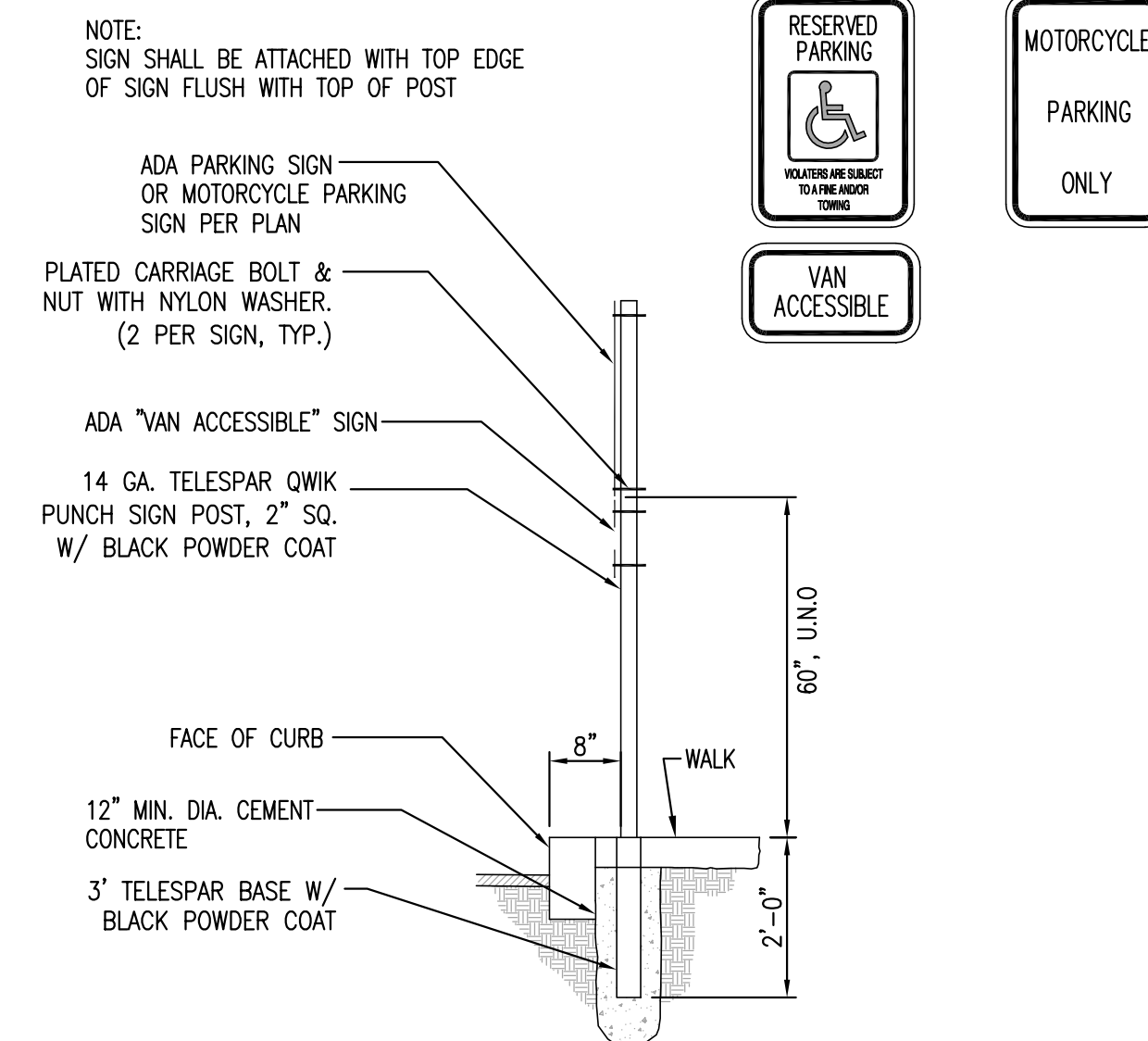
6 ADA PAINTED SYMBOL
 C0040 NTS



7 CROSSWALK STRIPING
 C0040 NTS



8 CEM. CONC. WHEELSTOP
 C0040 NTS



9 ADA SIGN
 C0040 NTS

File: Z:\2016 Project Documents\10000_SBRU_Ab_WM\16-0401\SDR-CR-001.dwg @ mje Date: 02-16-17 11:43:00am



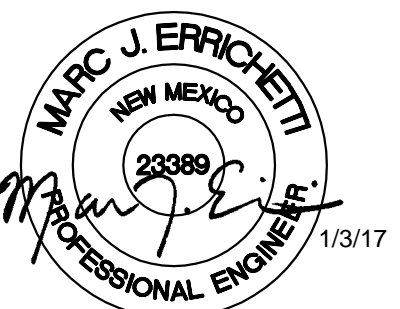
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STARBUCKS TEMPLATE VERSION i2015-10-23

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 Seattle WA 98104
 206 402 4644



PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
 4601 WYOMING BLVD. NE
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 87109

STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: N/A
ISSUE DATE: JANUARY 3, 2017
DESIGN MANAGER: MJE
LEED® AP:
PRODUCTION DESIGNER: IDC
CHECKED BY: MJE

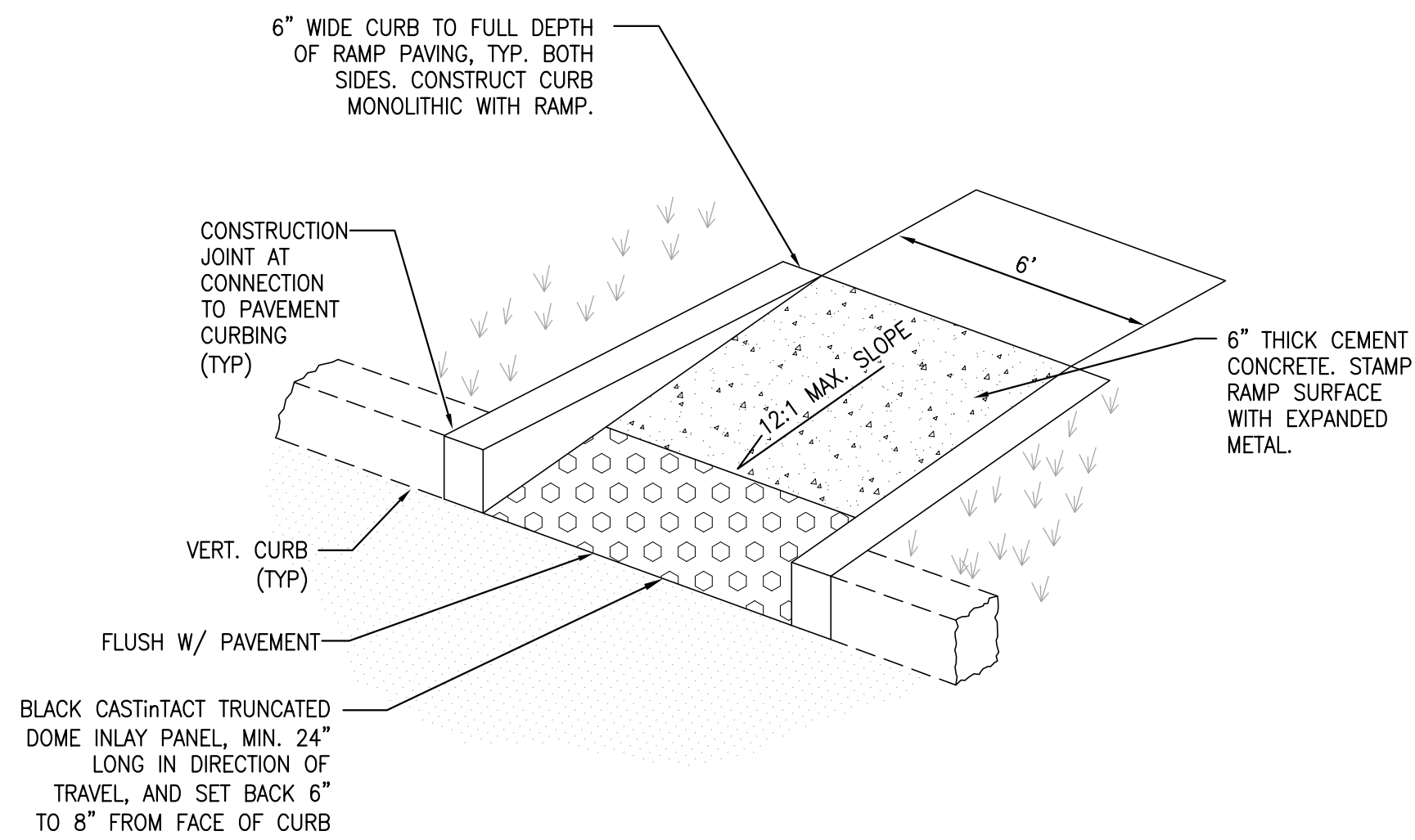
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Rev	Date	By	TG	Description
1	1/3/17			Permit Comments

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CIVIL DETAILS

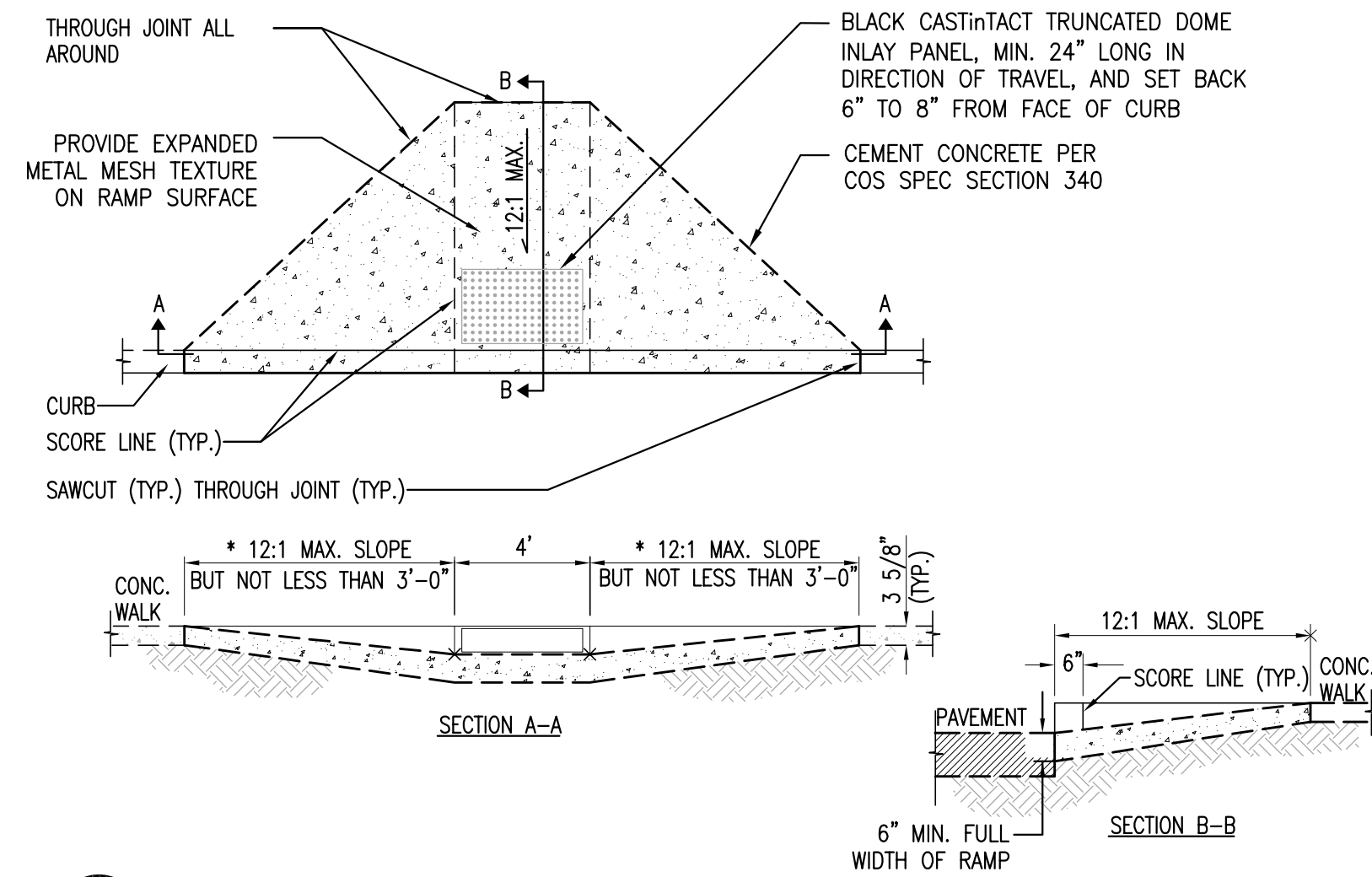
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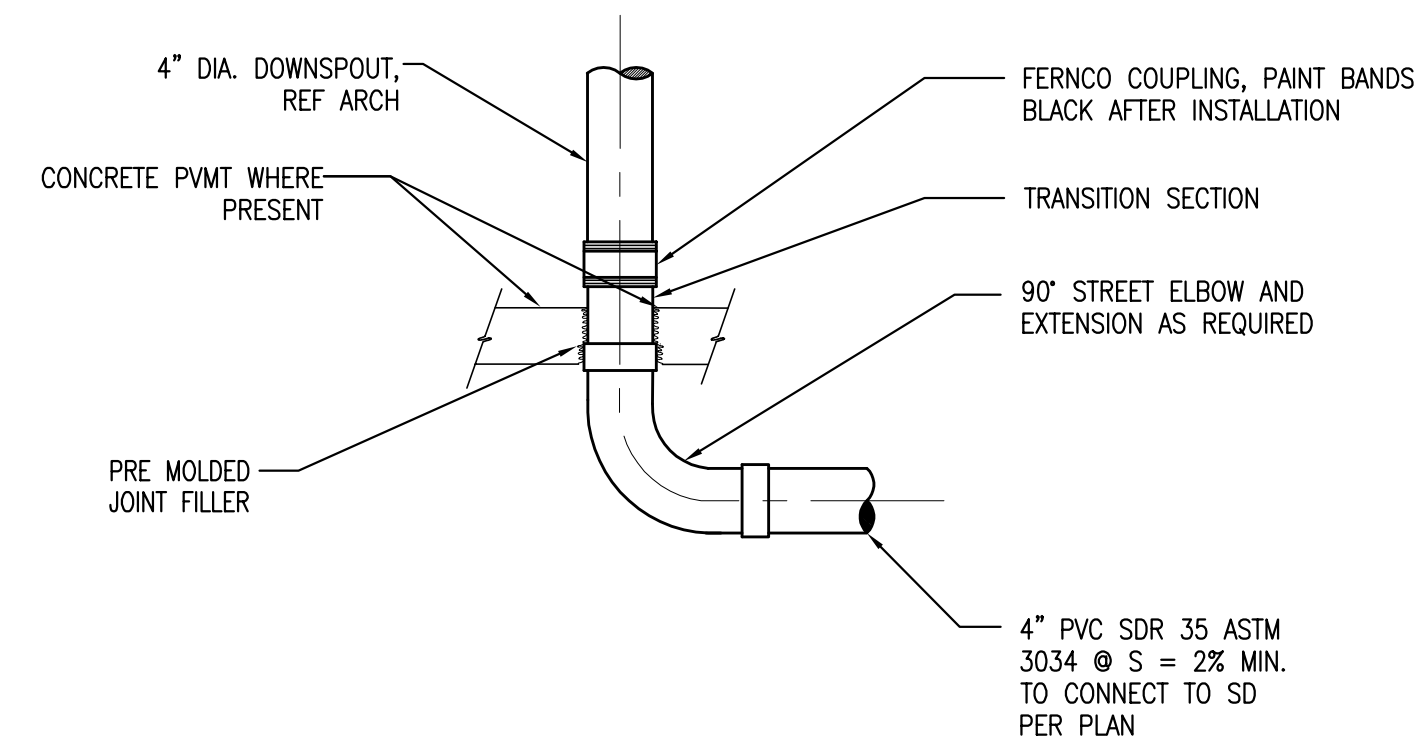
C-0041



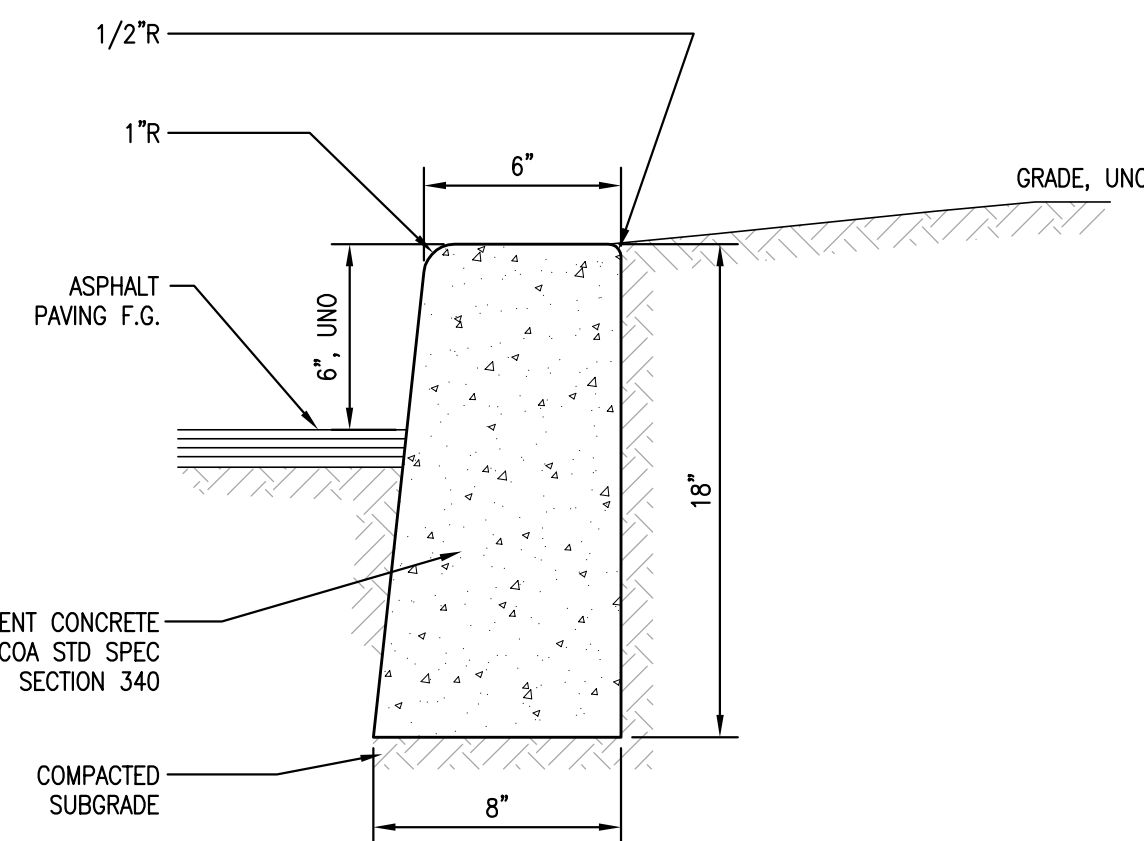
1 DIRECTIONAL ADA RAMP
 C0041 NTS



2 WINGED ADA RAMP
 C0041 NTS



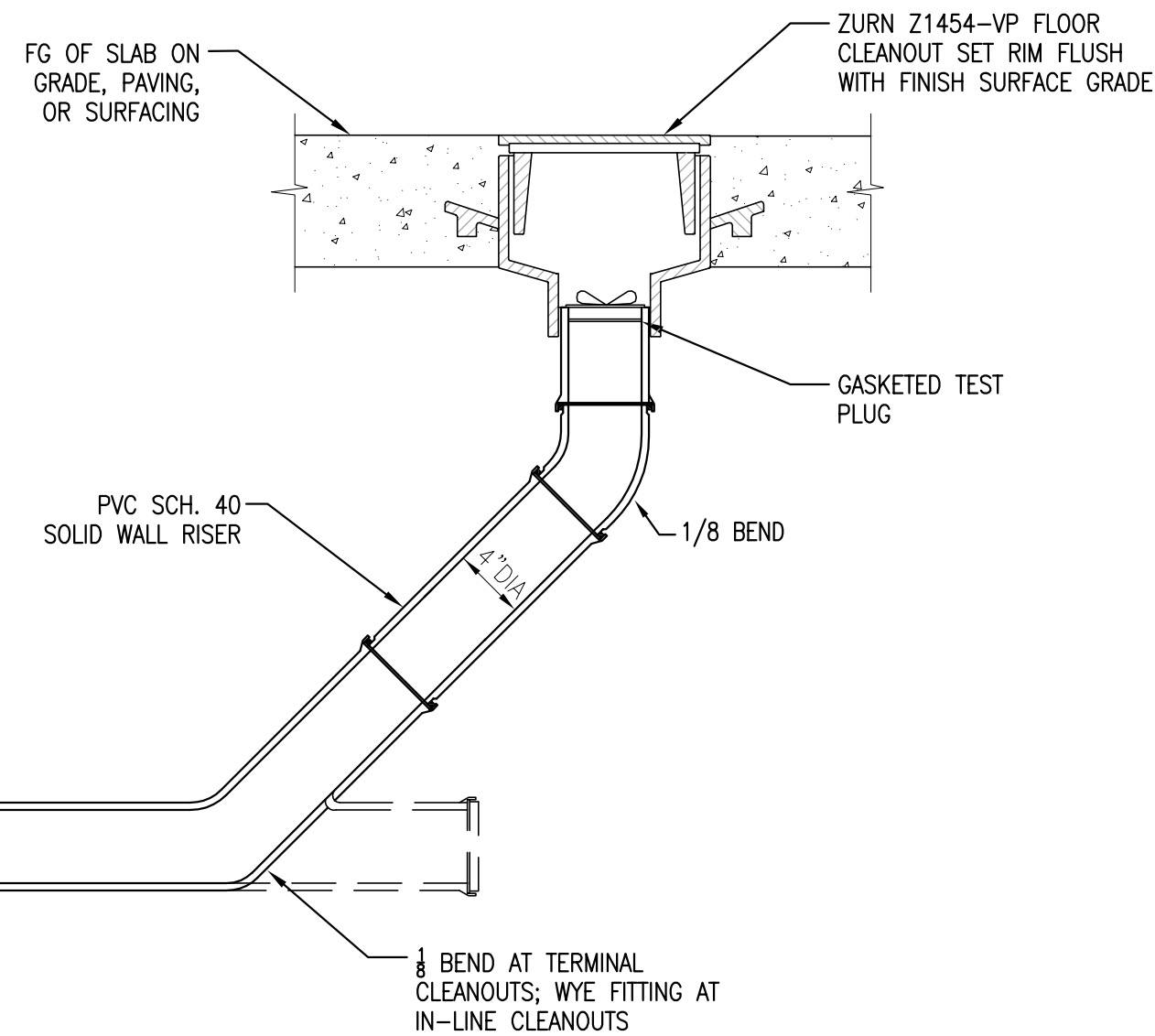
3 DOWNSPOUT CONNECTION
 C0041 NTS



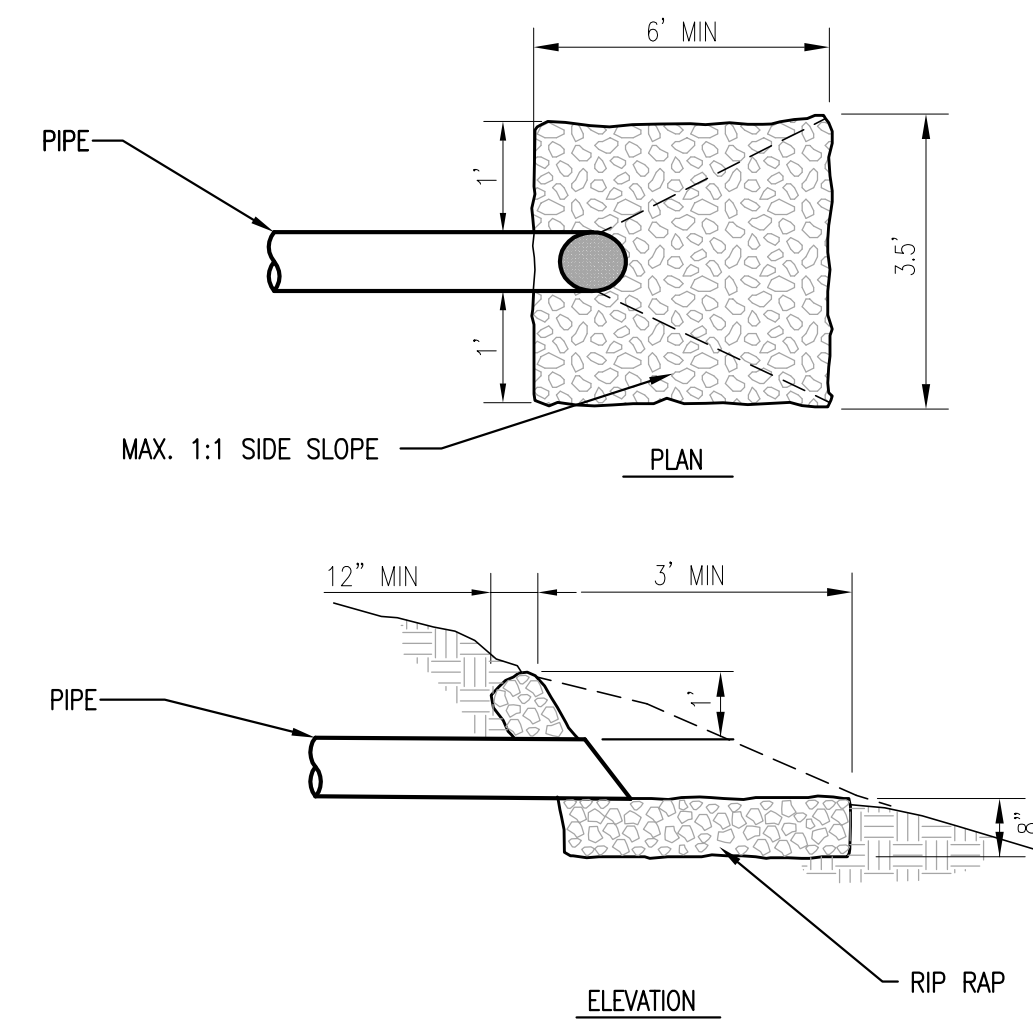
4 CEM. CONC. VERTICAL CURB
 C0041 NTS

NOTES

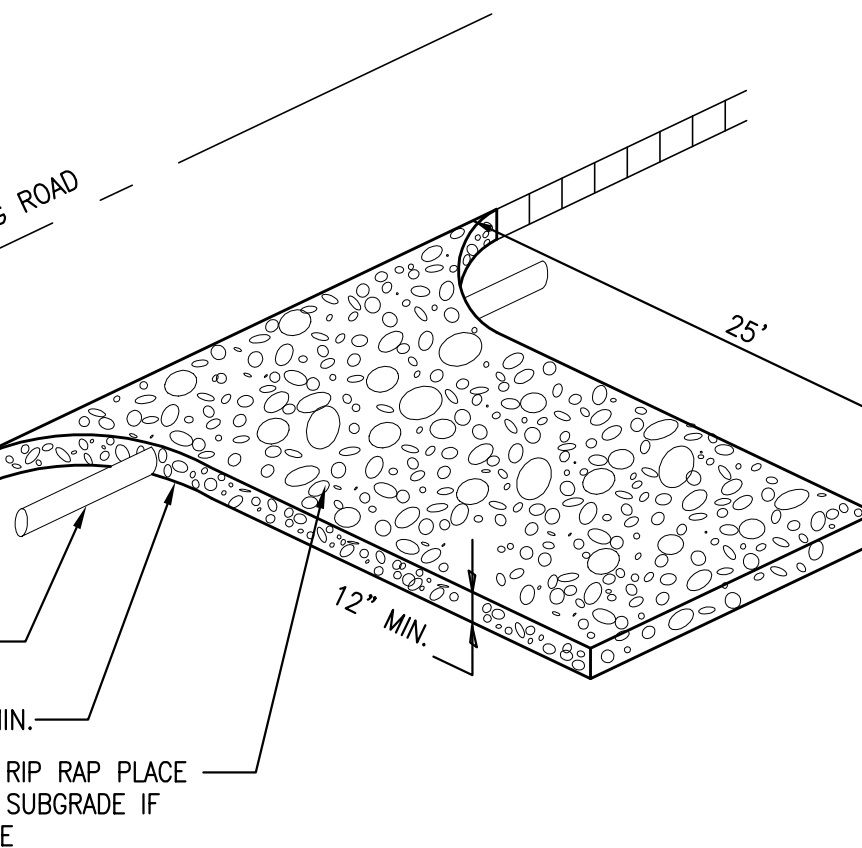
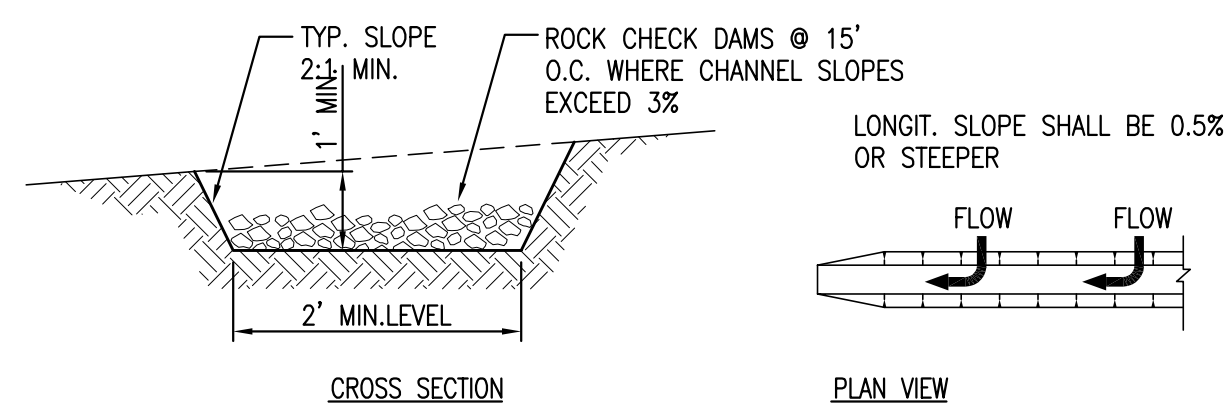
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND CLEARING THE APPROACH ON A REGULAR BASIS.
- IF DIRECTED BY THE CITY ADDITIONAL QUARRY SPALLS MUST BE ADDED.
- THE CONSTRUCTION APPROACH MUST BE LOCATED AT THE PERMANENT APPROACH LOCATION.
- MINIMUM WATER DEPTH TO BE MAINTAINED AT 1-1/2 FEET IN TIRE WASH PAN AREA.
- CONSTRUCT WASH PAD AS REQUIRED BASED ON FIELD CONDITIONS OR PROVIDE ALTERNATIVE TO DESIGN FOR CITY APPROVAL.
- CONSTRUCTION ENTRANCE ONLY REQUIRED IF EXCESSIVE DEBRIS IS BEING TRACKED OFFSITE AS DETERMINED BY THE LOCAL INSPECTOR.



5 CLEANOUT
 C0041 NTS



6 PIPE OUTLET
 C0041 NTS



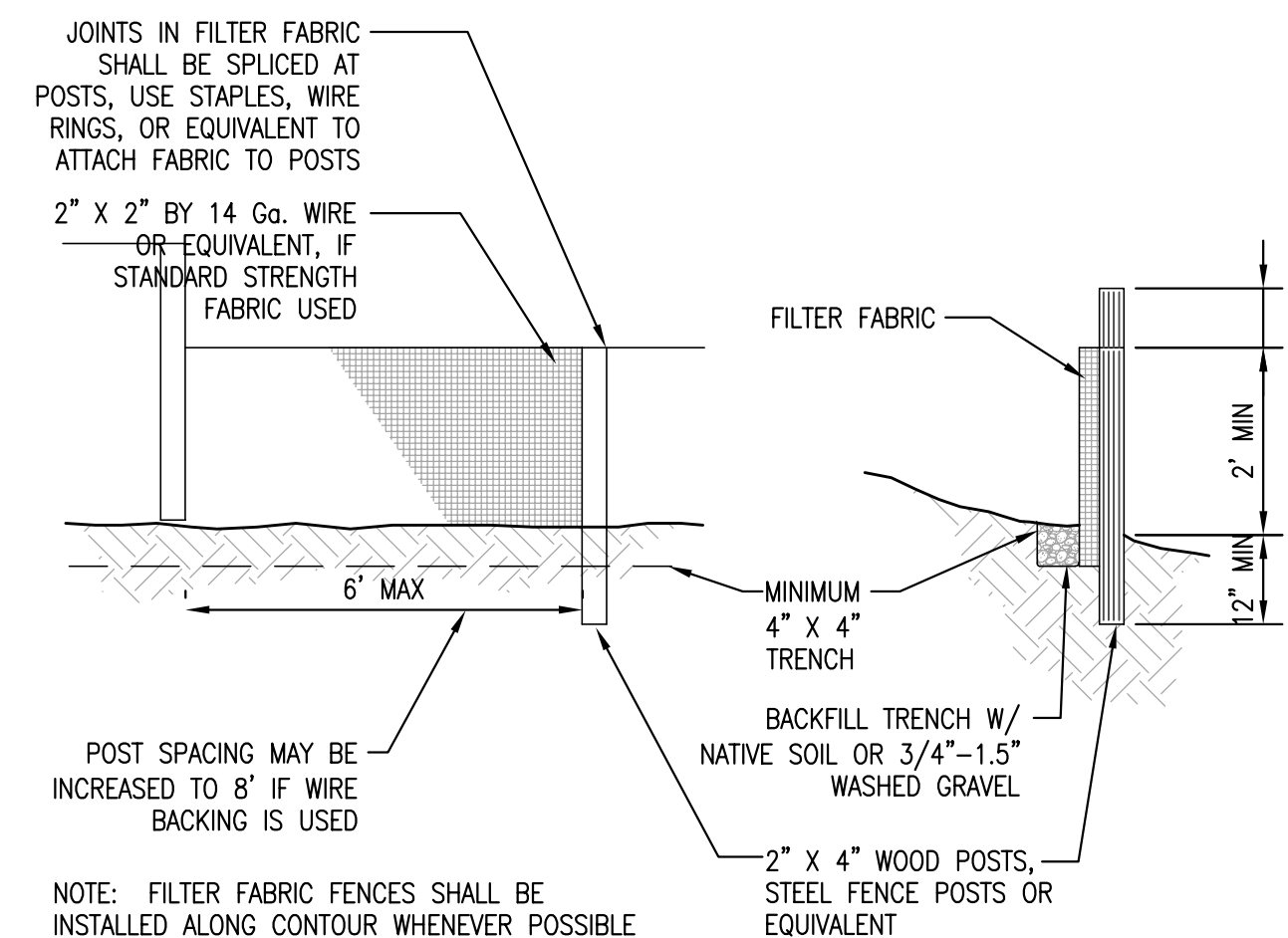
7 CONSTRUCTION ENTRANCE WITH TIRE WASH
 C0041 NTS

- NOTES:**
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO A SEDIMENT TRAP OR OTHER SWALE.
 - DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - STABILIZATION SHALL BE AS PER THE CHART:

REQUIRED FLOW CHANNEL STABILIZATION

CHANNEL GRADE	CHANNEL SURFACE
0.5-3%	SEED AND STRAW MULCH
3.1-5.0%	SEED WITH EXCELSIOR MATTING
5.1-8.0%	SOD WITH EXCELSIOR MATTING
8.1-20%	LINED 4"-6" RIP-RAP

8 TEMPORARY INTERCEPTOR SWALE
 C0041 NTS



9 FILTER FABRIC FENCE
 C0041 NTS

FABRIC SPECIFICATIONS:

AOS (ASTM D4751):
 30-100 SIEVE SIZE (0.60-0.15 MM) FOR SLIT FILM
 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRICS

WATER PERMITTIVITY (ASTM D4491):
 0.02 SEC-1 MINIMUM

GRAB TENSILE STRENGTH (ASTM D4632):
 180 LBS. MM. FOR EXTRA STRENGTH FABRIC
 100 LBS. MM. FOR STANDARD STRENGTH FABRIC

GRAB TENSILE ELONGATION (ASTM D4632):
 30% MAX.

ULTRAVIOLET RESISTANCE (ASTM D4355):
 70% MM.



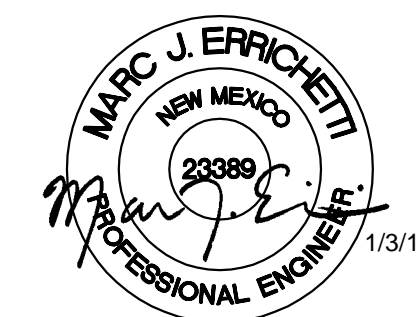
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STARBUCKS TEMPLATE VERSION i2015-10-23

sitewise design PLLC
 A CIVIL ENGINEERING COMPANY
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PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
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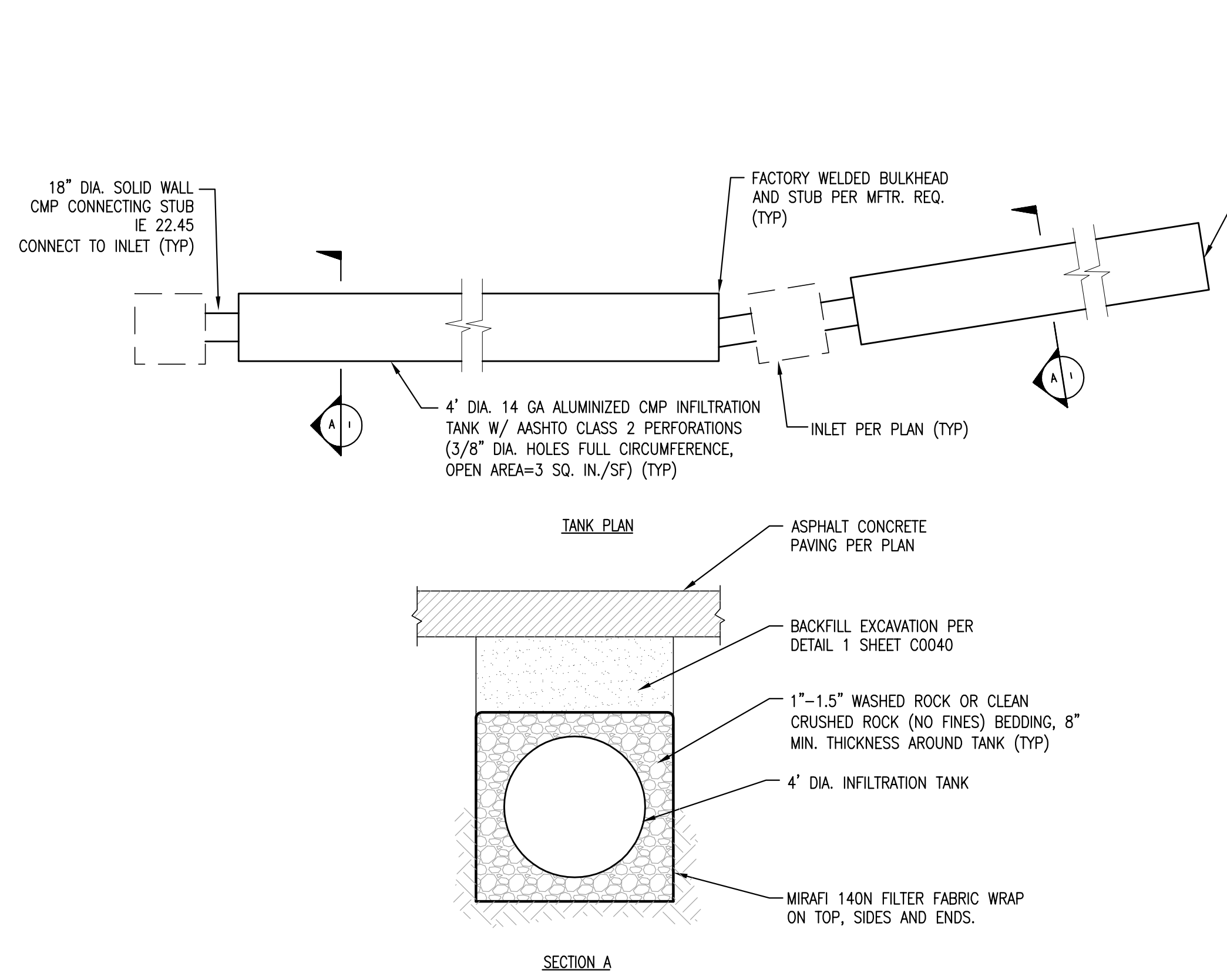
STORE #: 29571
PROJECT #: 66697-001
CASEWORK CONCEPT: N/A
ISSUE DATE: JANUARY 3, 2017
DESIGN MANAGER: MJE
LEED® AP:
PRODUCTION DESIGNER: tDC
CHECKED BY: MJE

Revision Schedule			
Rev	Date	By	Description
1	1/3/17	TG	Permit Comments

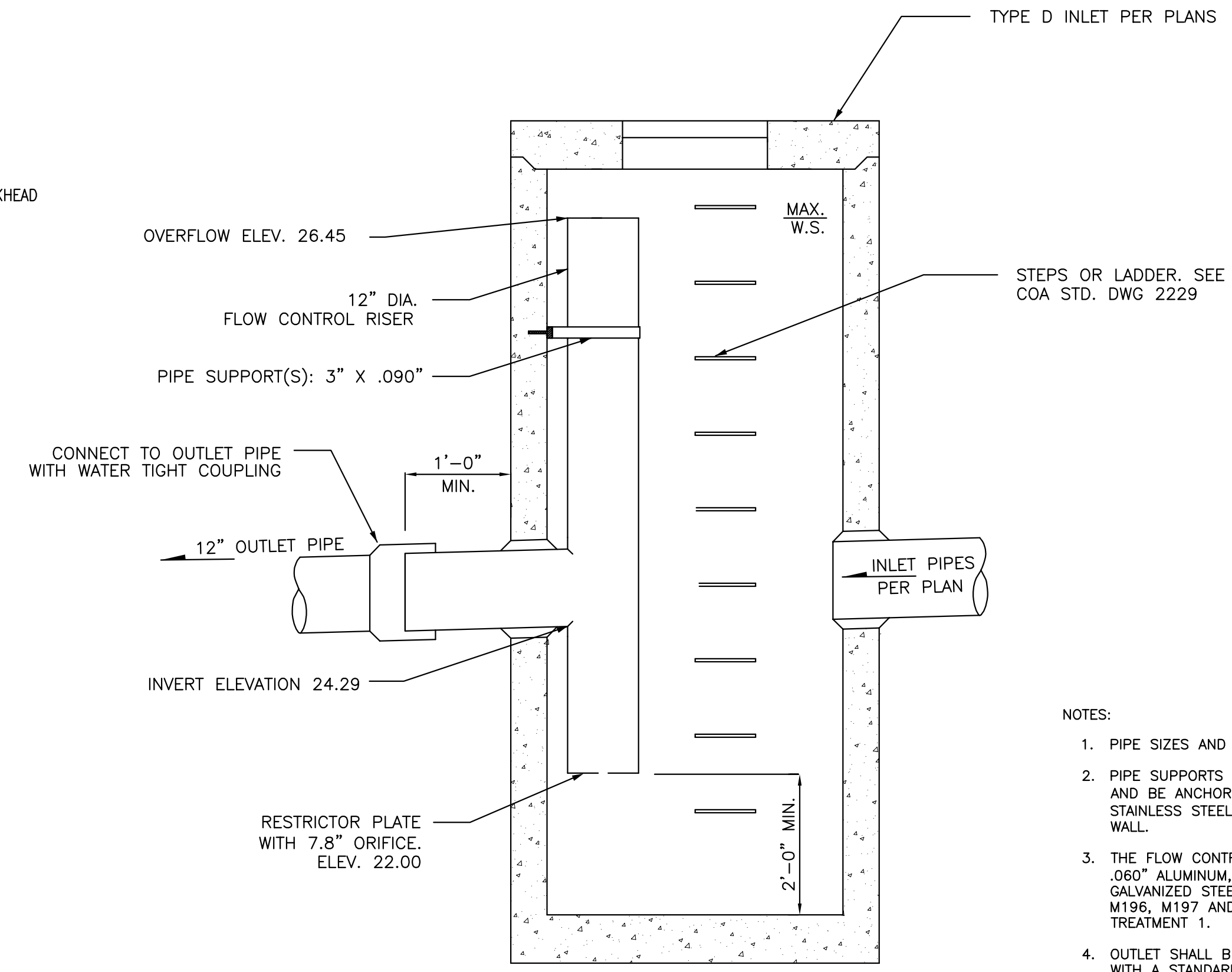
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CIVIL DETAILS

SCALE: AS SHOWN

SHEET NUMBER:
C-0042

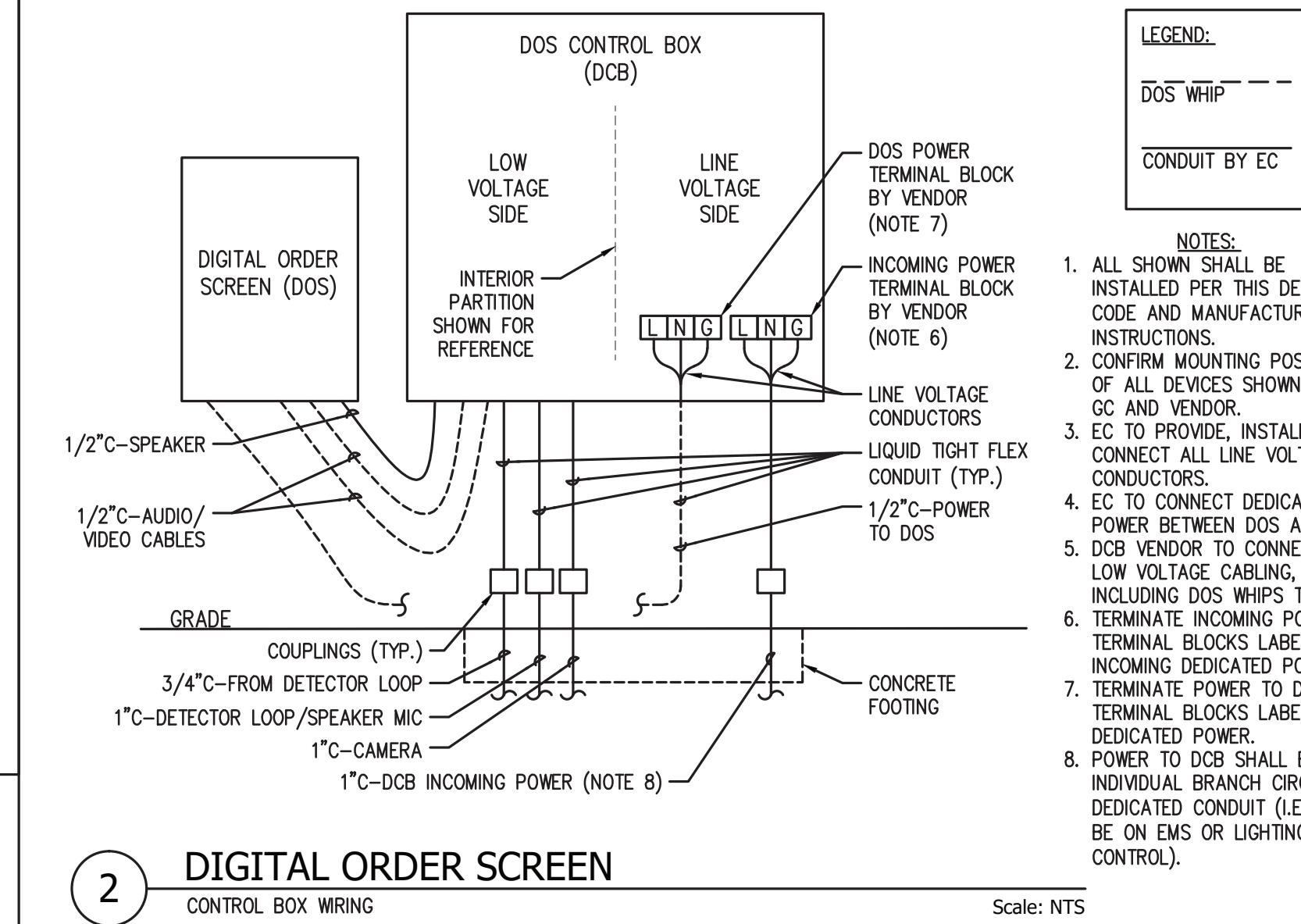
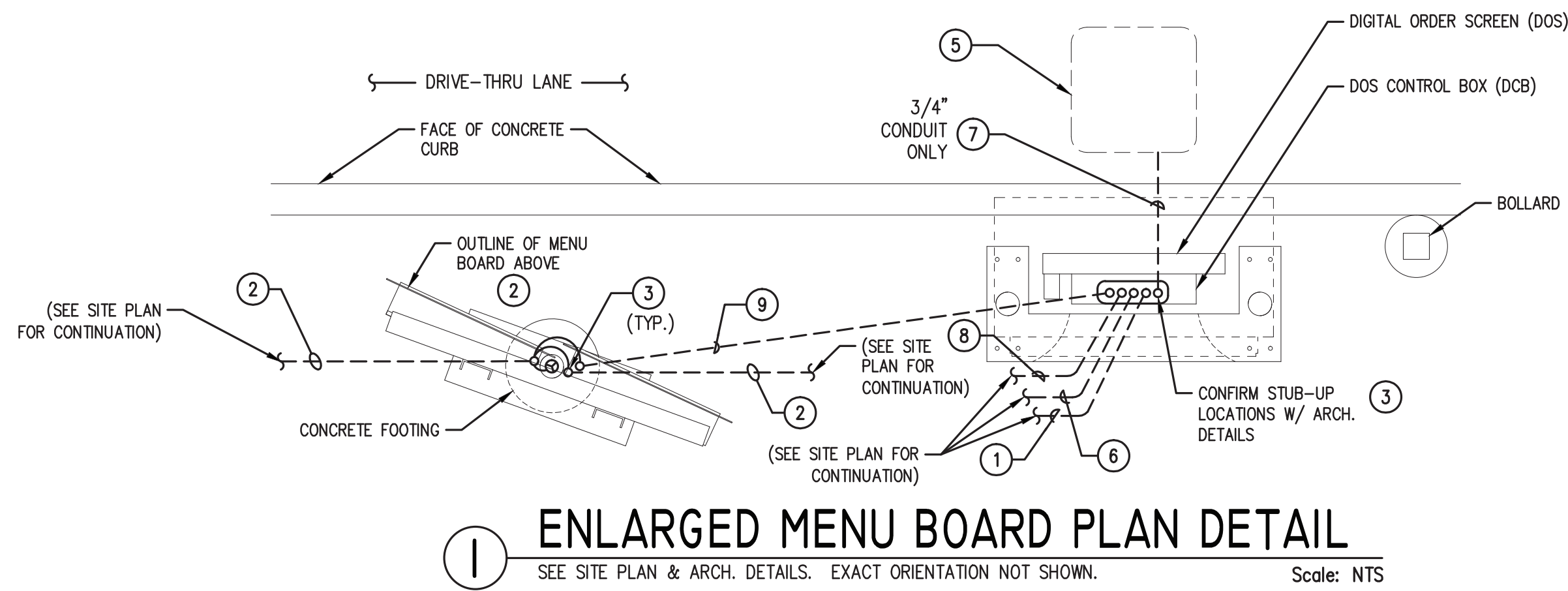


1 RETENTION/DETENTION TANK
 00042 NTS



2 FLOW CONTROL RISER
 00042 NTS

- NOTES:
- PIPE SIZES AND SLOPES: PER PLANS.
 - PIPE SUPPORTS AND RISER SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
 - THE FLOW CONTROL RISER SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M36, M196, M197 AND M274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 - OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE TO PVC.
 - FLOW CONTROL RISER SHALL BE ONE PIECE FACTORY FABRICATED, WITH THE VERTICAL RISER OF THE RESTRICTOR/SEPARATOR SHALL BE FACTORY WELDED TO THE HORIZONTAL OUTLET TEE AND BOTTOM RESTRICTOR PLATE WITH A CONTINUOUS FULL CIRCUMFERENCE WELD.

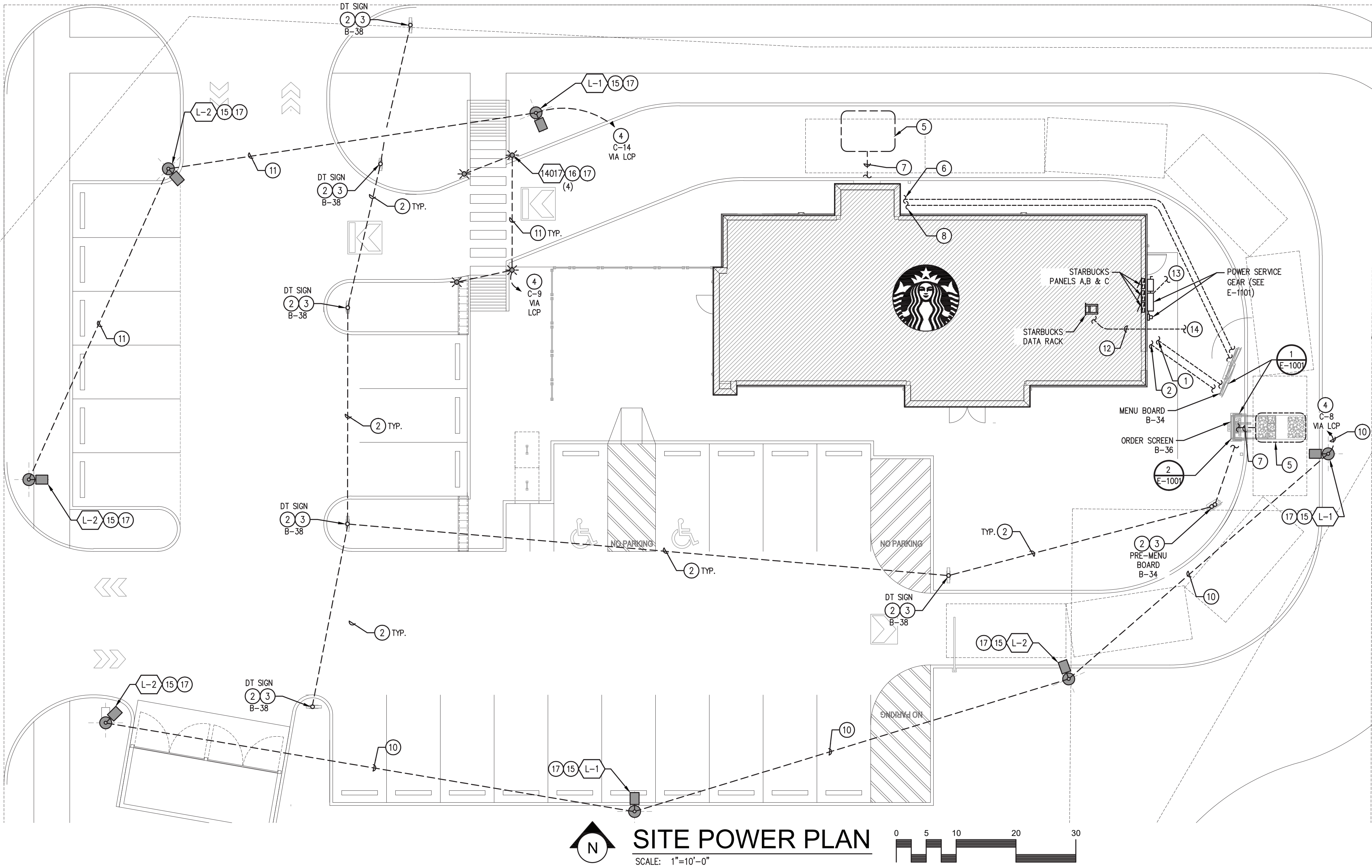


- ### SITE PLAN GENERAL NOTES
- PROVIDE A COMPLETE & OPERATING SYSTEM. ALL ITEMS ARE NOT NECESSARILY SHOWN.
 - PROVIDE CORE DRILLS, CONCRETE CUTTING, UNDERGROUND BORING AND PATCHING TO ROUTE RACEWAY(S) UNDER FLOOR SLAB INTO WALLS AND BELOW EXISTING CONCRETE / PAVING. COORDINATE WITH STARBUCKS AND GENERAL CONTRACTOR TO DETERMINE SPECIFIC APPROVED METHODS AND EXACT LOCATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO START OF WORK TO REVEAL THE FULL SCOPE OF WORK.
 - A LOCATING SERVICE SHALL BE USED TO LOCATE ALL EXISTING UNDERGROUND PIPES AND CONDUITS PRIOR TO TRENCHING.
 - REVIEW ALL CIVIL DRAWINGS AND COORDINATE TRENCHING ROUTES PRIOR TO TRENCHING.
 - SEE ARCHITECTURAL SHEETS FOR FURTHER SIGNAGE INFORMATION AND EXACT LOCATIONS.
 - FURNISH AND INSTALL PULL STRINGS IN ALL CONDUITS. ALL CONDUIT STUB-UPS SHALL BE TYPE RMC CONDUIT WITH BUSHINGS. OTHER PORTIONS OF UNDERGROUND CONDUIT MAY BE PVC (IF ALLOWED BY AHJ AND IF APPROPRIATE FOR LOCAL CONDITIONS). ALL CONDUITS ABOVE GRADE SHALL BE EMT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROTECT CONDUIT OPENING AND LABEL ALL CONDUITS SO VENDORS WILL KNOW WHICH CONDUITS TO USE.
 - FURNISH & INSTALL APPROPRIATE HAND HOLES WHERE NEEDED AND PER CODE TO INSTALL CABLE / WIRE.
 - INCREASE SIZE OF CONDUCTORS INDICATED IF NEEDED TO ACCOUNT FOR VOLTAGE DROP.

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STARBUCKS TEMPLATE VERSION i2014.10.20



- ### SITE PLAN KEY NOTES
- DOS CONTROL BOX (DCB) SPEAKER POST POWER: F&I 120V POWER FROM STARBUCKS POWER PANEL. 1" UNDERGROUND CONDUIT WITH 2 #10 & 1 #10 G, CU CONDUCTORS.
 - DT SIGNAGE, PRE-MENU BOARD AND MENU BOARD: PROVIDE 120V POWER FROM STARBUCKS PANEL(S) VIA STARBUCKS TIMECLOCK CONTROLS. CIRCUIT TO BE MIN. #10CU. WIRE AND GROUND IN UNDERGROUND 3/4"C.
 - CONDUIT STUBBED UP THROUGH FOUNDATION.
 - ROUTE CIRCUIT THROUGH LIGHTING CONTROLS PER STARBUCKS STANDARDS AND PER CODE.
 - DETECTOR LOOP CENTERED ON DCB (AND DT WINDOW) 2" BELOW TOP OF ROADWAY. COORD. WITH GENERAL SO THAT PAVEMENT DOES NOT NEED TO BE CUT.
 - DCB AUDIO / VIDEO / DETECTOR LOOP: ROUTE 1" CONDUIT UNDERGROUND TO STARBUCKS DTE POS WINDOW AND STUB-UP IN WALL.
 - DETECTOR LOOP: STUB 3/4" UNDERGROUND CONDUIT FOR DETECTOR LOOP.
 - DCB AUDIO / VIDEO / DETECTOR LOOP: ROUTE 1" CONDUIT UNDERGROUND TO STARBUCKS DTE POS AND STUB-UP IN WALL.
 - EXTEND 120V POWER FROM MENU BOARD CIRCUIT TO DCB.
 - 3/4" UNDERGROUND CONDUIT WITH 2#8 & 1#8G.
 - 3/4" UNDERGROUND CONDUIT WITH 2#10 & 1#10G.
 - UNDERGROUND PHONE SERVICE CONDUIT STUBBED UP AT DATA RACK. SIZE PER UTILITY COMPANY, BUT NO LESS THAN 2"Ø.
 - CONNECT TO CONDUIT(S) PROVIDED BY LL FROM UTILITY TRANSFORMER (FIELD VERIFY).
 - CONNECT TO CONDUIT/HANDHOLE PROVIDED BY LANDLORD (FIELD VERIFY).
 - AREA POLE LIGHT WITH FOUNDATION. SEE ARCHITECTURAL SHEETS FOR FOUNDATION DETAIL.
 - BOLLARD LIGHT. SEE ARCHITECTURAL SHEETS FOR FOUNDATION DETAIL.
 - SEE E-6001 LIGHTING SCHEDULE FOR SPECIFICATION.

RENSCH ENGINEERING LLC
 111 AVE. C SUITE 104, SNOHOMISH, WA 98290
 PH: 360-863-6677 FX: 360-863-3565
 www.renschengineering.com

CHRIS O. RENSCH
 NEW MEXICO
 23236
 PROFESSIONAL ENGINEER

PROJECT NAME:
MONTGOMERY & WYOMING

PROJECT ADDRESS:
 NW Corner Montgomery Blvd. NE & Wyoming Blvd NE
 Albuquerque, NM

STORE #: 29571
 PROJECT #: 66697-001

ISSUE DATE: 9/28/2016
 DESIGN MANAGER: Laura Kulis
 DESIGNER: Yumi Roth
 DRAWN BY: Oliver Smith
 CHECKED BY: Chris Rensch

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
ELECTRICAL SITE PLAN

SCALE: AS SHOWN
 SHEET NUMBER:
E-1001



TUBE ART GROUP

Seattle Office
11715 SE 5th Street
Bellevue, WA 98005
206.223.1122
800.562.2854
Fax 206.223.1123

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7200
Customer Number

128702
Quote Number
**Starbucks- Albuquerque, NM,
Montgomery & Wyoming 128702_R3**
File Name

House
Salesperson

Ryan Lybeck
Drawn By

**
Checked By

April 21, 2016
Date

Revisions
 Approved
 Approved With Changes Noted

Customer Signature

Date

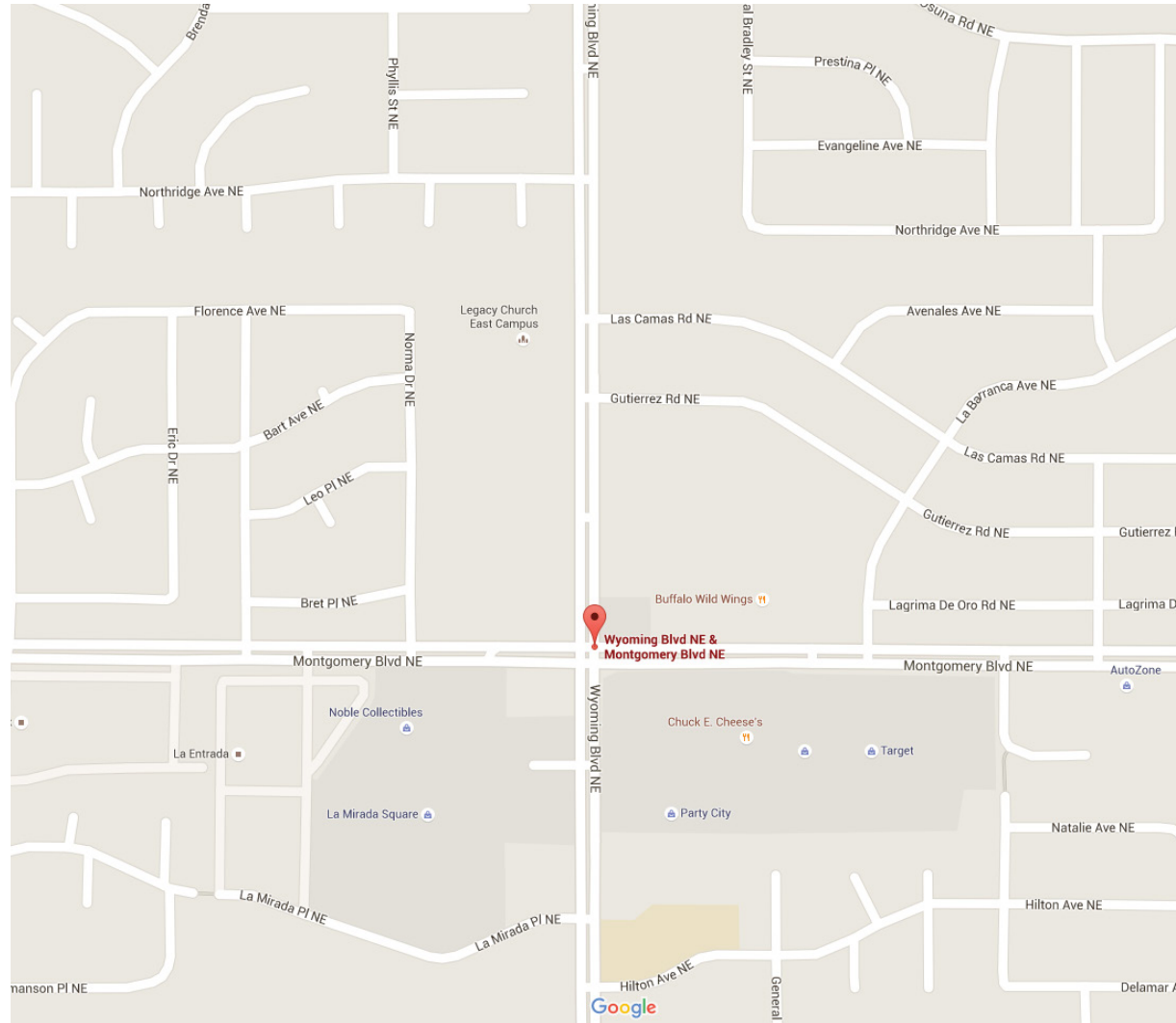
Landlord Signature

Date



**Montgomery & Wyoming
Albuquerque, NM**

This drawing is intended to provide a reasonable representation of the final manufactured article. Fasteners and seams in materials may not be represented exactly as they will be fabricated. Colors on prints may not accurately depict specific colors.



1 Site Map
Scale: No Scale



2 Existing Conditions
Scale: No Scale

Project Address:
NW Corner Montgomery
Blvd. NE & Wyoming Blvd. NE
Albuquerque, NM



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Seattle Office
11715 SE 5th Street
Bellevue, WA 98005
206.223.1122
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Customer Number

128702

Quote Number

**Starbucks- Albuquerque, NM,
Montgomery & Wyoming 128702_R3**
File Name

House

Salesperson

Ryan Lybeck

Drawn By

**

Checked By

April 21, 2016

Date

June 23, 2016 R1 RL

July 22, 2016 R2 RL

September 26, 2016 R3 RL

Revisions

Approved

Approved With Changes Noted

Customer Signature _____

Date _____

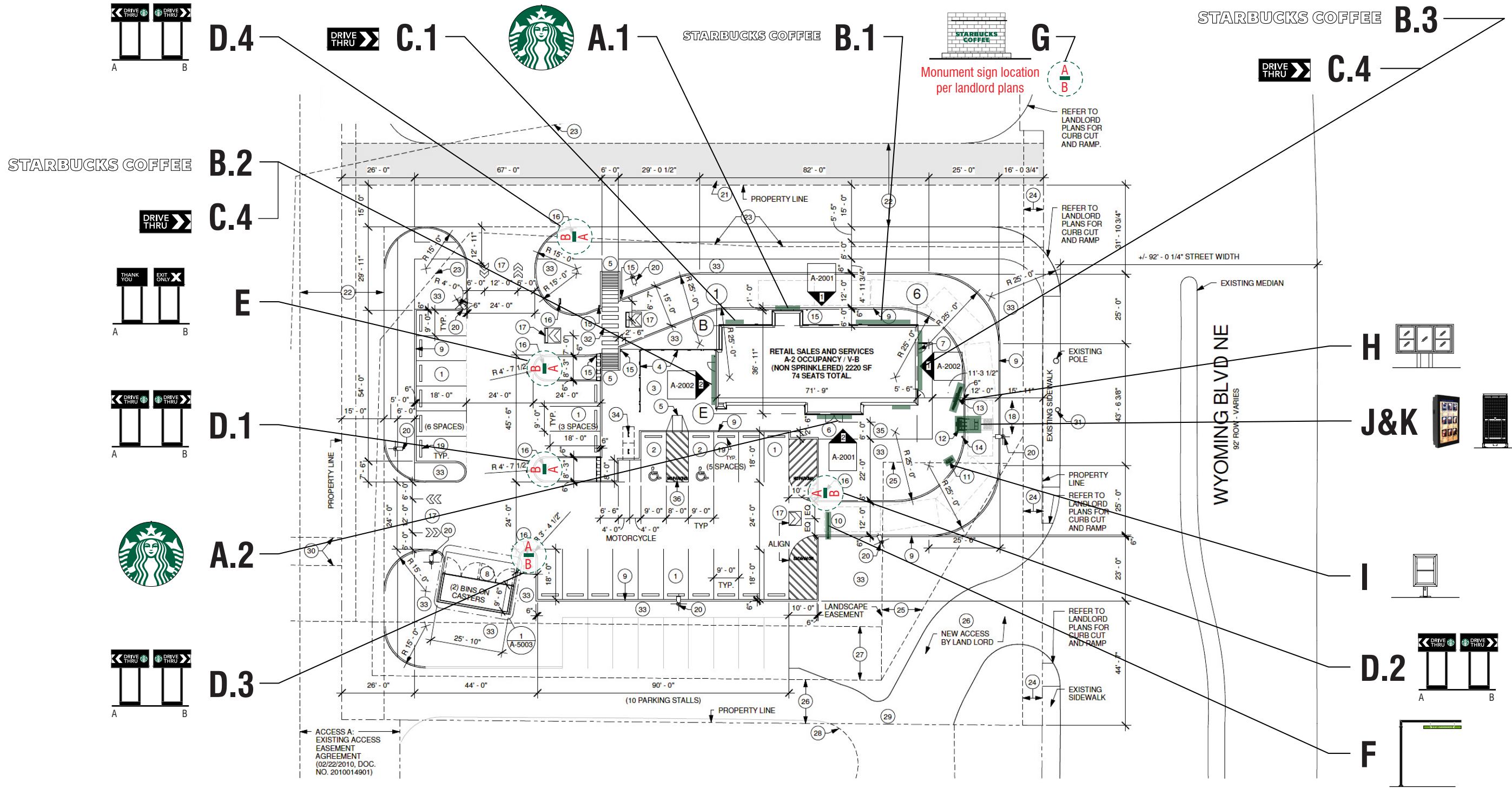
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Date _____



**Montgomery & Wyoming
Albuquerque, NM**

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2 Site Plan
Scale: No Scale





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File Name

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Ryan Lybeck
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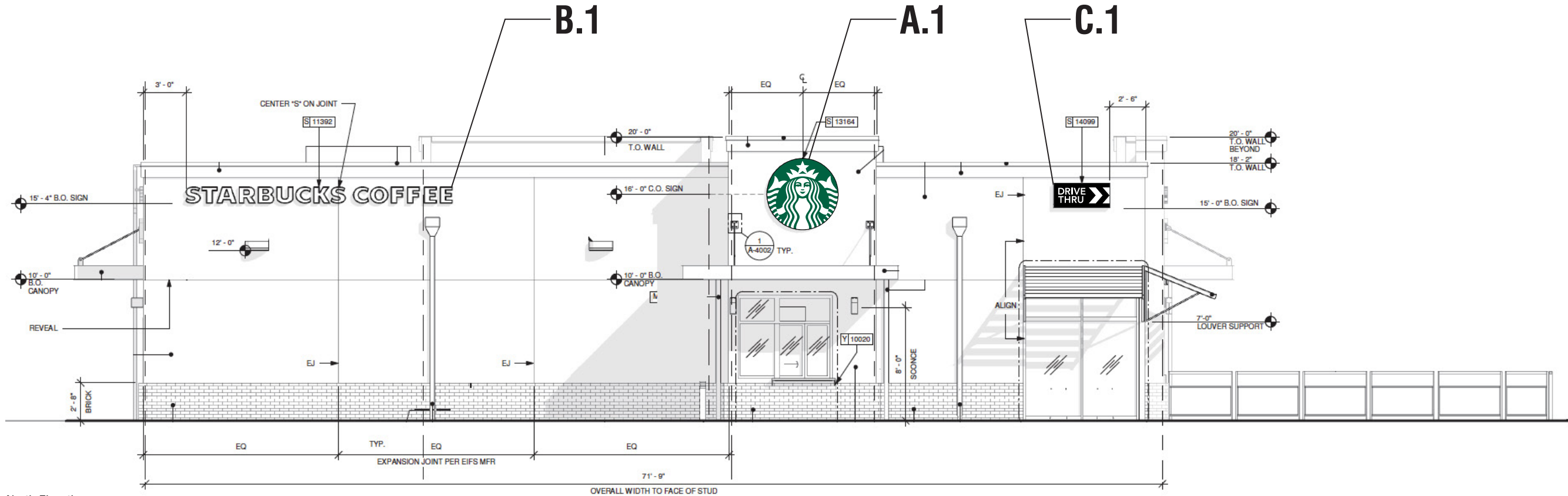
Landlord Signature

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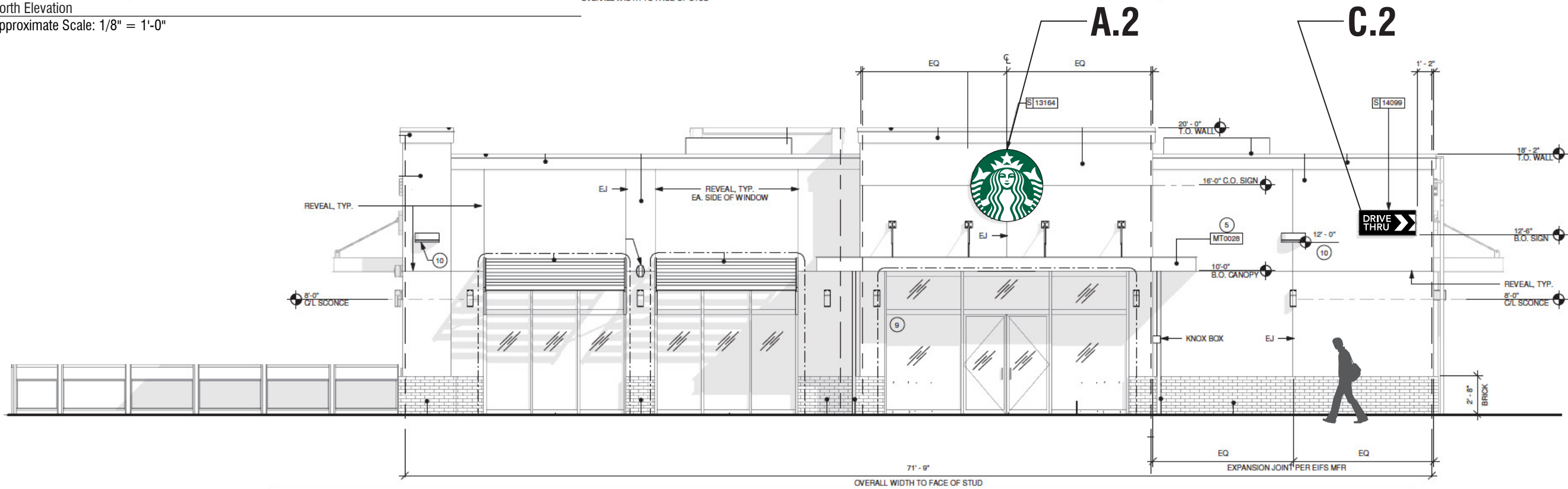


Montgomery & Wyoming
Albuquerque, NM

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1 North Elevation
Approximate Scale: 1/8" = 1'-0"



2 South Elevation
Approximate Scale: 1/8" = 1'-0"



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Revisions

- Approved
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Customer Signature _____

Date _____

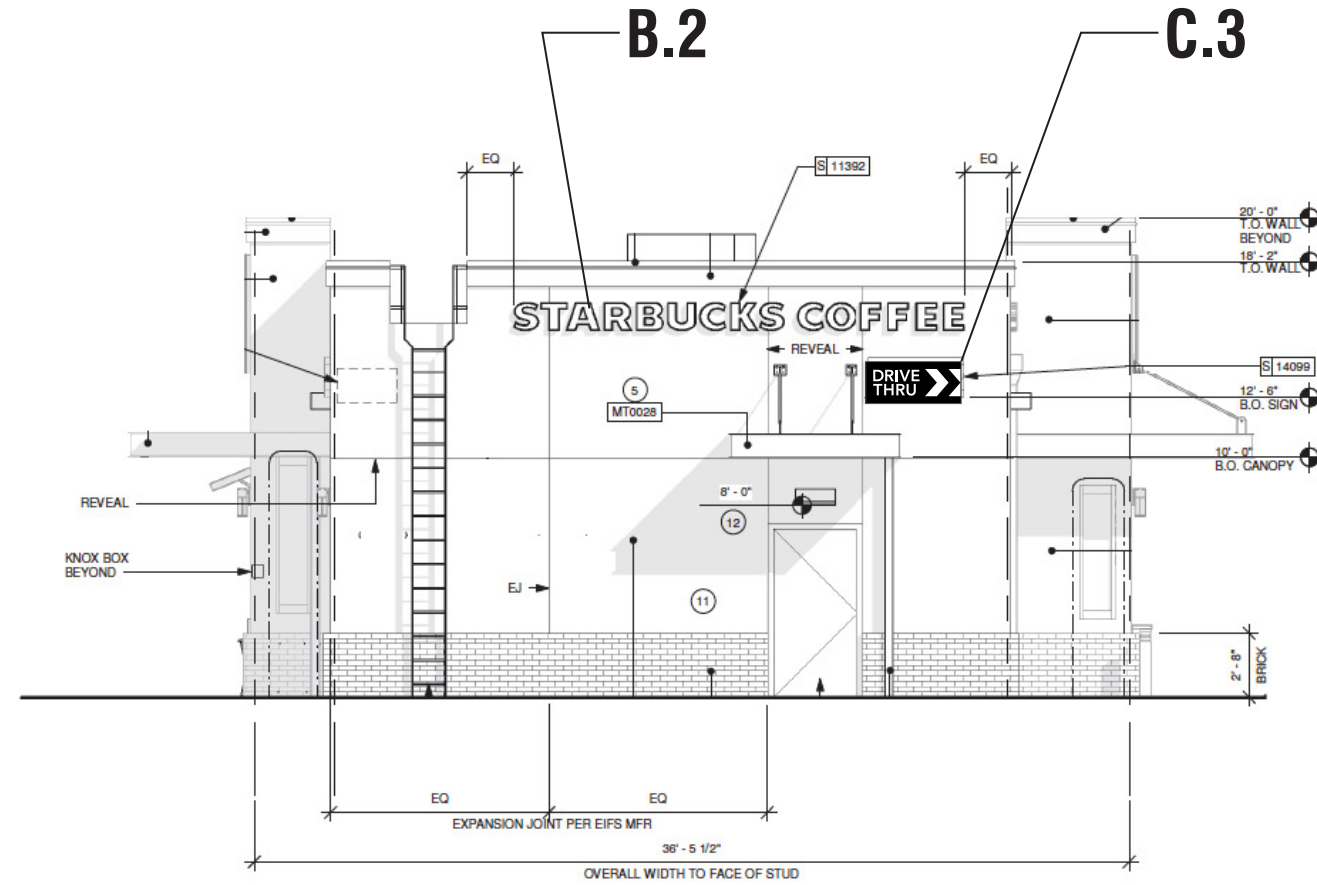
Landlord Signature _____

Date _____

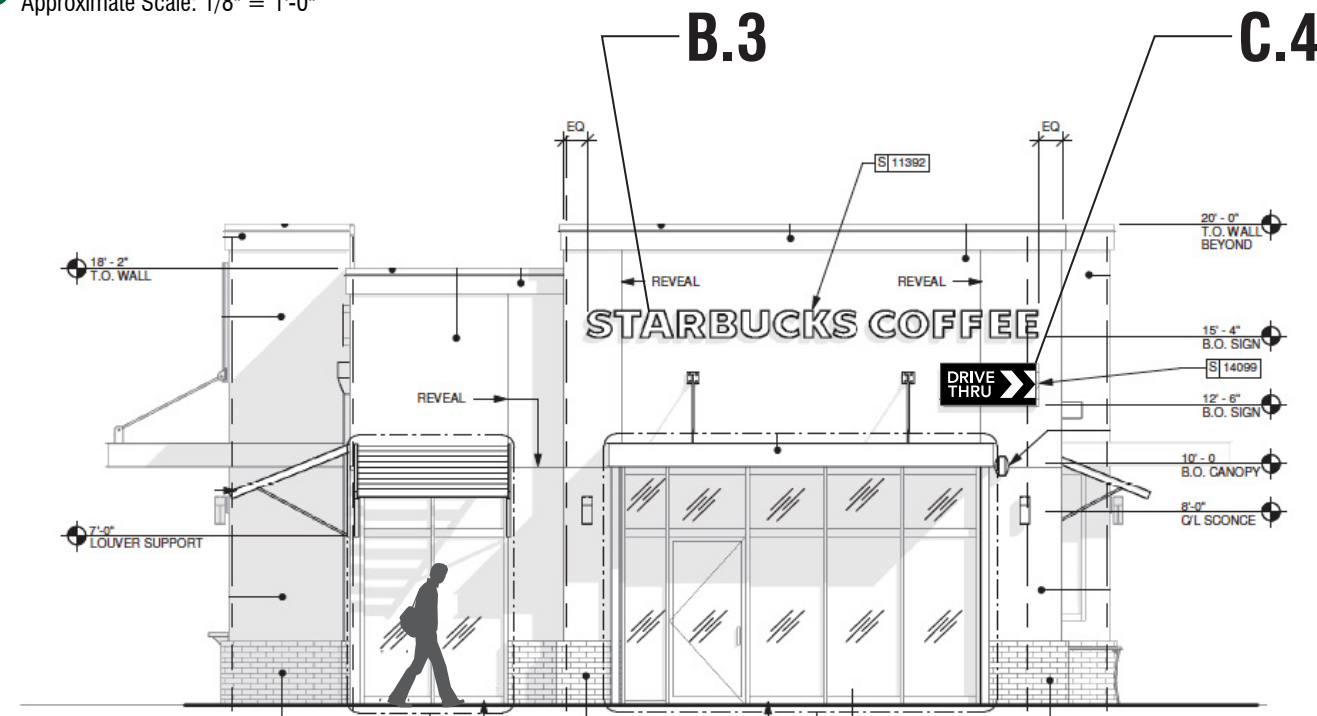


Montgomery & Wyoming
Albuquerque, NM

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3 East Elevation
Approximate Scale: 1/8" = 1'-0"



4 West Elevation
Approximate Scale: 1/8" = 1'-0"



TUBE ART GROUP

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 11715 SE 5th Street
 Bellevue, WA 98005
 206.223.1122
 800.562.2854
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7200
 Customer Number
128702
 Quote Number
Starbucks- Albuquerque, NM, Montgomery & Wyoming 128702_R3
 File Name
House
 Salesperson
Ryan Lybeck
 Drawn By
 **
 Checked By
April 21, 2016
 Date

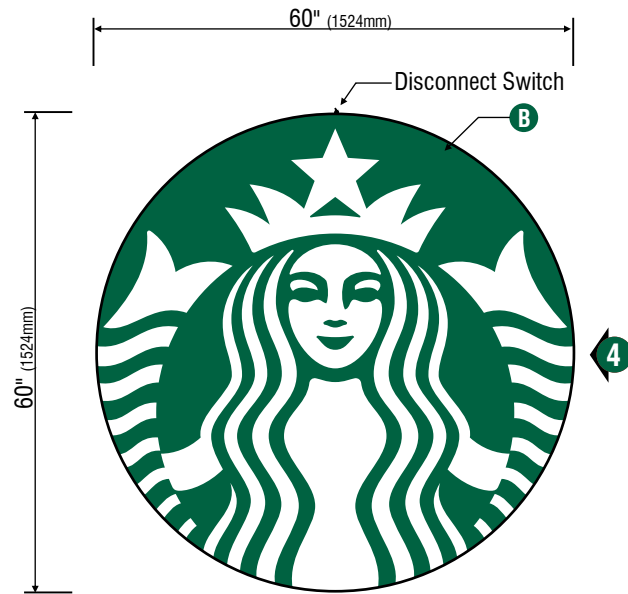
Revisions
 Approved
 Approved With Changes Noted

Customer Signature _____
 Date _____
 Landlord Signature _____
 Date _____

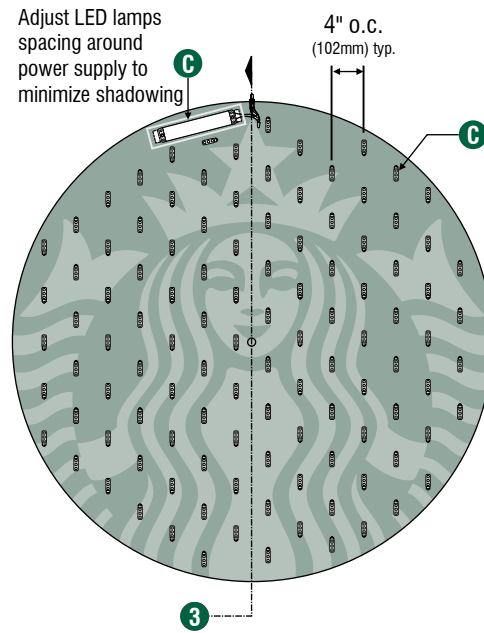


**Montgomery & Wyoming
 Albuquerque, NM**

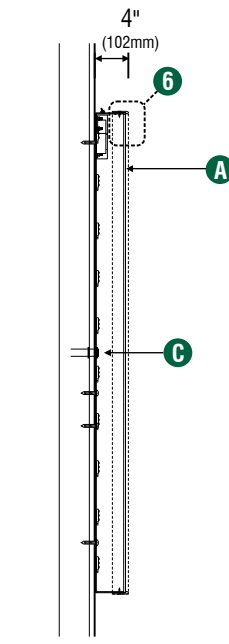
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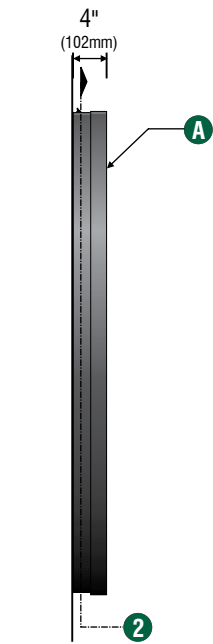
1 Front View
 Scale: 1/2" = 1'-0"



2 LED Detail
 Scale: 1/2" = 1'-0"



3 Section View
 Scale: 1/2" = 1'-0"



4 Side View
 Scale: 1/2" = 1'-0"

A.1 & B.2 - Design ID #13164

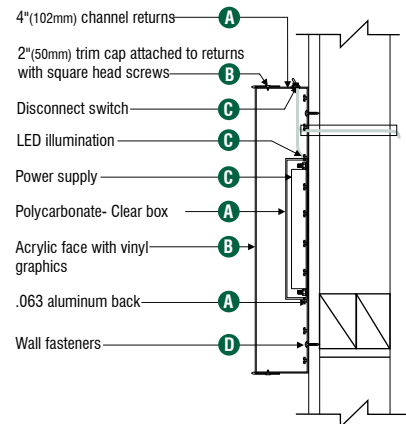
SPECIFICATIONS: Quantity (2)

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 4" (102mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP. 2" (50mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with GE white LED's installed to back of disk. Power with GE power supply. Fasten to wall with required fasteners.

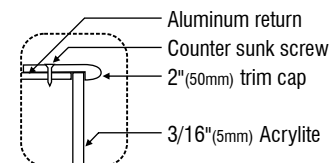
Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer).



Disk 60in (1524mm) S/F Illuminated Flush Mounted Wall Sign EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120



5 Disk Section View Typ.
 NTS



6 Enlarged Detail
 Scale: 3" = 1'-0"



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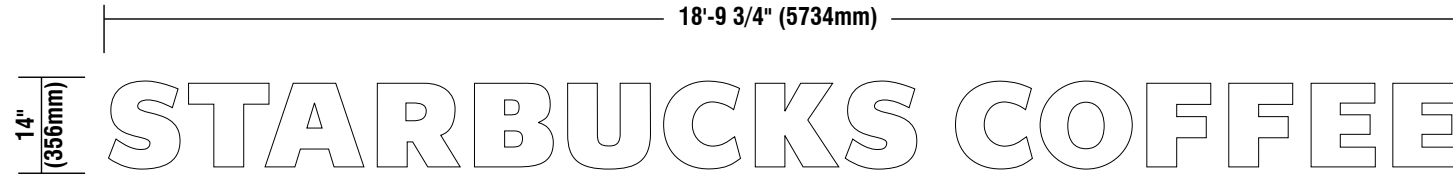
Landlord Signature

Date

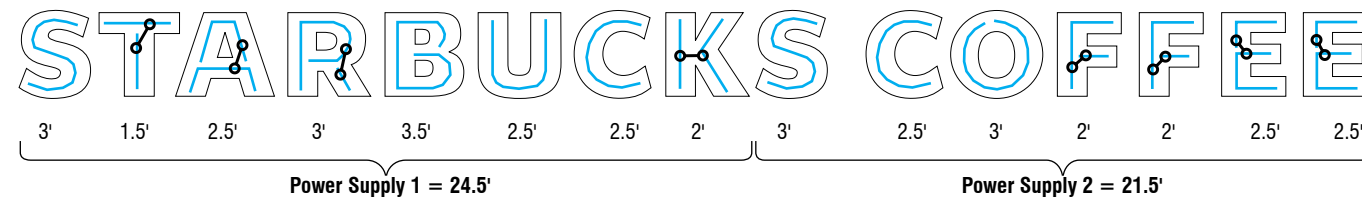


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Albuquerque, NM

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1 Front View
Scale 3/8" = 1'-0"



2 LED Detail
Scale 3/8" = 1'-0"



*Each jumper shown indicates 1'-0" (305mm) additional strip of LED's



B.1, B.2 & B.3 - Design ID #11392

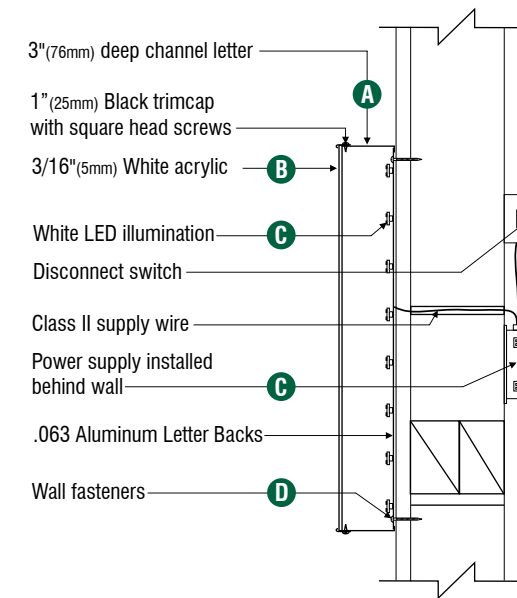
SPECIFICATIONS: Quantity- (3)

- A** Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop- riveted to sidewalls and sealed.
 - B** Faces to be 3/16"(5mm) White acrylic with 1"(25mm) Black Trimcap retainer edging.
 - C** Internally illuminate letters with Lumificient™ White LED's attached to inside of letter backs. Power with 120v Lumificient™ power supplies. Power to be located behind wall.
 - D** Fasten letters flush to wall with required fasteners.
- Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.
Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B]
600-2, 600-4 Primary electrical source (1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)



Tag	Size	Sq.Ft. ¹	Sq.M. ¹	Sq.Ft. ²	Sq.M. ²	Volts
S411	14" (356mm)	21.8	2.03	18.81	1.75	120

1.) Figured as one rectangular area
2.) Figured as extreme perimeter of copy area
3.) Figured as individual letter areas



3 Letter Section View typ.
NTS



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C.1, C.2, C.3 & C.4 - Design ID #14099

(4)DT Illuminated Arrow Series Flush Mounted- RH- 48in (1220mm)

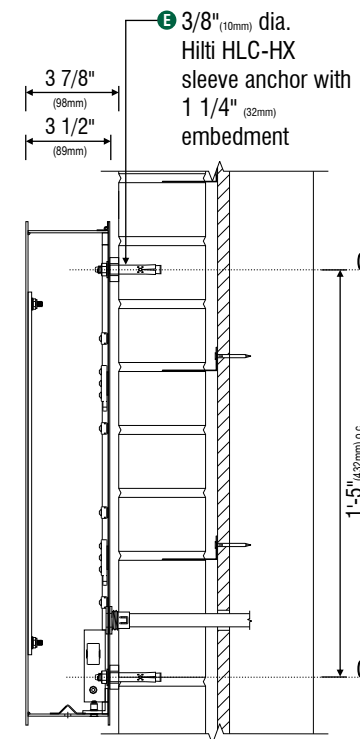
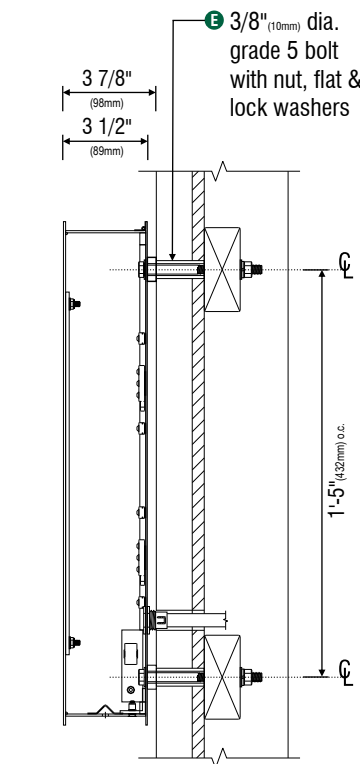
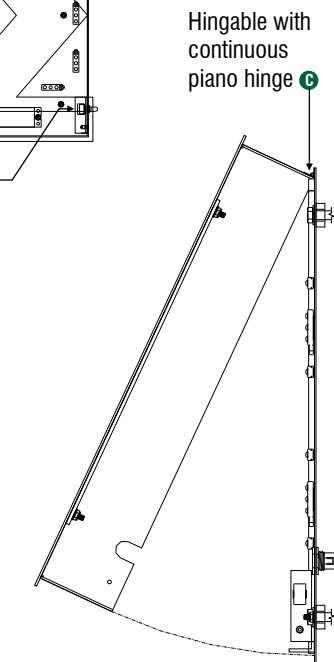
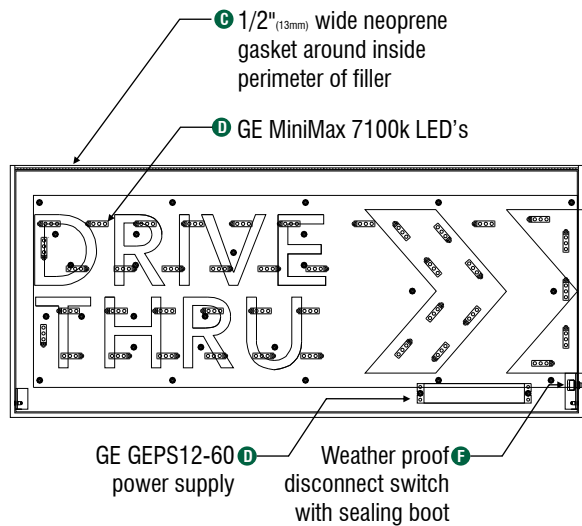
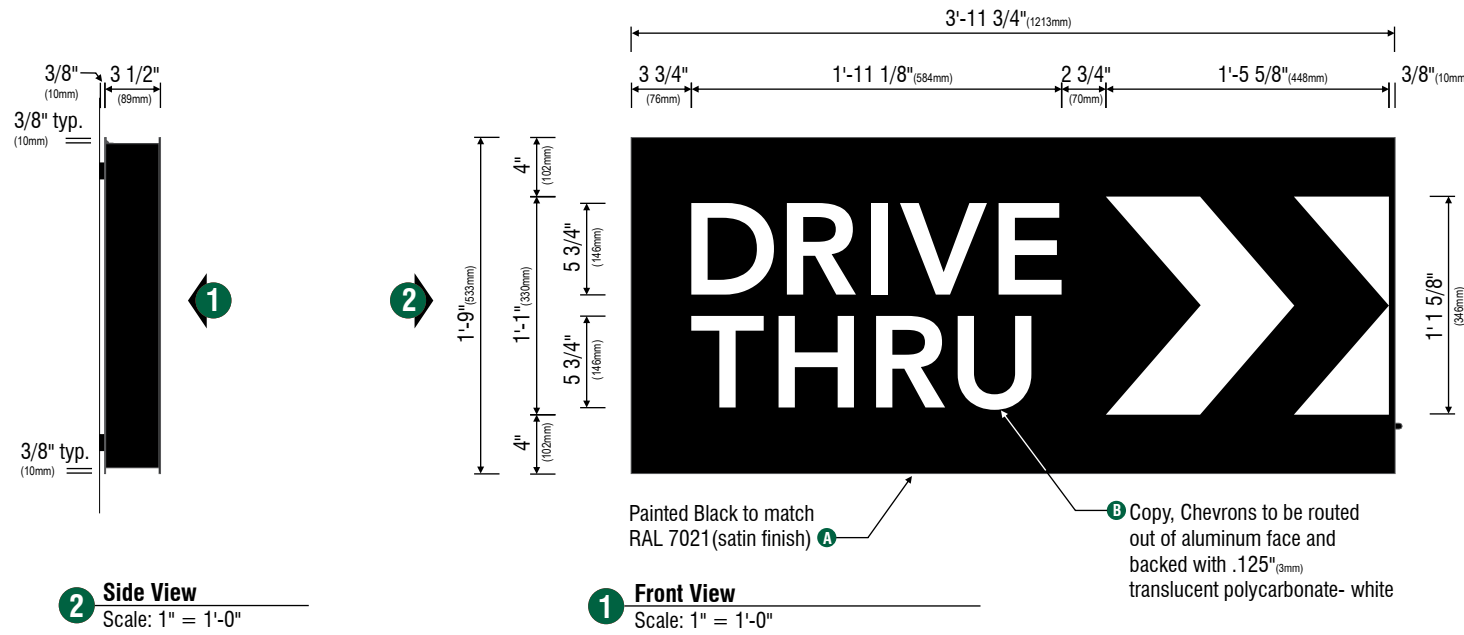
Fabricate and install:

- A** Cabinet to be fabricated from .090"(.2mm) aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 end cap (arrow side).
- B** Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with 125"(.3mm) translucent polycarbonate-White. Note: all polycarbonate elements to be attached to back of aluminum faces with welded studs.
- C** Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- D** Graphic elements are internally illuminated using GE Tetra MiniMax 7100k LED system or Starbucks approved equal. Led's to be mounted sign back with self contained power supply. All electrical components are removable for service.
- E** Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.
- F** Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equip with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.



DT Illuminated Arrow Series Flush Mounted-RH - 48in 1220mm #14099				
Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
21" (533mm)	4.52	6.96	120	0.85

1: Figured as illuminated center part
2: Figured as complete signage





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Salesperson

Ryan Lybeck

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Customer Signature

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Landlord Signature

Date



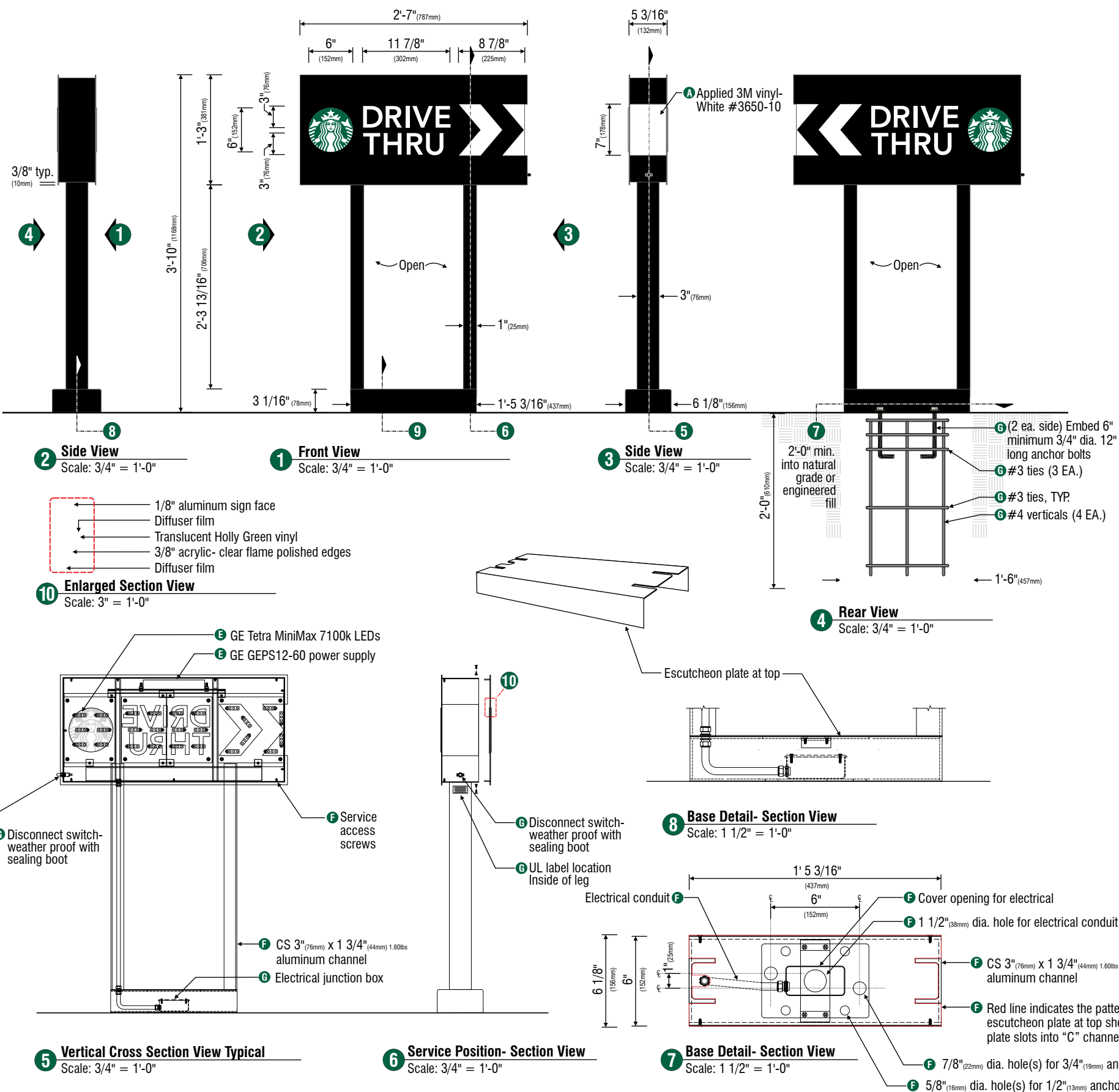
Montgomery & Wyoming
Albuquerque, NM

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D.1, D.2, D.3 & D.4 - Design ID #14104

(4) Double faced backlit illuminated drive thru cabinet signs.
Fabricate and install:

- A** Cabinet to be fabricated from .090" (2mm) aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 white end caps.
- B** Siren disk to be routed out of aluminum face with routed disk cut-out of 3/8" (10mm) transparent acrylic- clear (1/8" (3mm) routed ledge with 1/8" (3mm) net push), disk edges to be flame polished with second surface applied translucent 3M Scotchcal vinyl diffuser film- white #3735-50. Siren logo graphics to be a first surface applied translucent 3M Scotchcal vinyl diffuser film- white #3735-50, with an applied overlay of the siren background being translucent 3M Scotchcal vinyl- Holly Green #3630-76.
- C** Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with .125" (3mm) translucent acrylic- White #7328. Note: all acrylic elements to be attached to back of aluminum faces with welded studs.
- D** Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- E** Graphic elements are internally illuminated using GE Tetra MiniMax 7100k LED system or Starbucks approved equal. Led's to be mounted on an internal baffle with self contained power supply. All electrical components are removable for service.
- F** Support structure to be welded aluminum "C" channel uprights and aluminum square tube base, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet. Base tube to be constructed so that it is retro-fitable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.
- G** Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equip with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.



DT Directional Illuminated Arrow Series - 46in 1170mm #14104

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	3.22	9.90	120	0.85

Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject to approval by the City and/or Municipality.



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File Name

House

Salesperson

Ryan Lybeck

Drawn By

**

Checked By

April 21, 2016

Date

Revisions

[] Approved

[] Approved With Changes Noted

Customer Signature

Date

Landlord Signature

Date



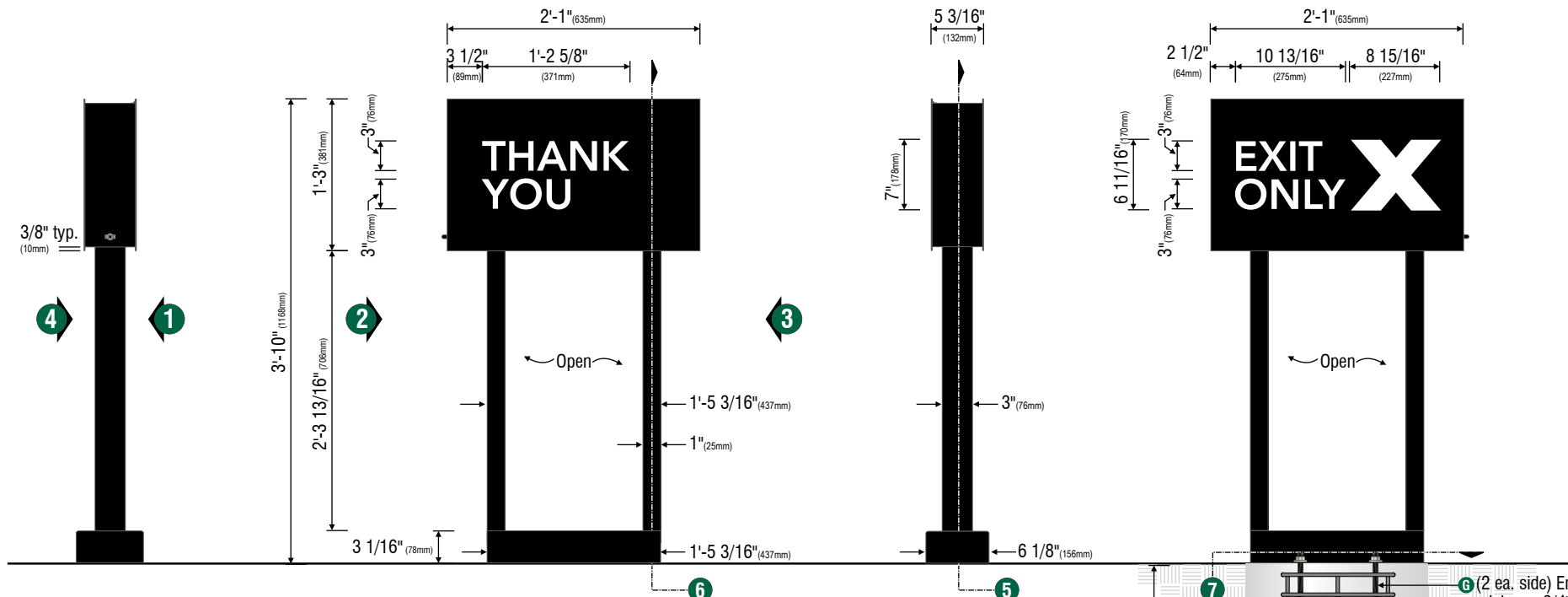
Montgomery & Wyoming
Albuquerque, NM

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E - Design ID #14091

(1) Double faced backlit illuminated drive thru cabinet signs.
Fabricate and install:

- A** Cabinet to be fabricated from .090"(2mm) aluminum, painted Black to match RAL 7021M(satin finish).
- B** "THANK YOU" and "EXIT ONLY" copy to be routed out of aluminum face and backed with .125" (3mm) translucent acrylic- White #7328. Note: all acrylic elements to be attached to back of aluminum faces with welded studs.
- C** Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- D** Graphic elements are internally illuminated using GE Tetra MiniMax 7100k LED system or Starbucks approved equal. Led's to be mounted on an internal .063"(2mm) aluminum baffle with self contained power supply. All electrical components are removable for service.
- E** Support structure to be welded aluminum "C" channel uprights and aluminum square tube base, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet. Base tube to be constructed so that it is retro-fitable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.
- F** Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equip with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.

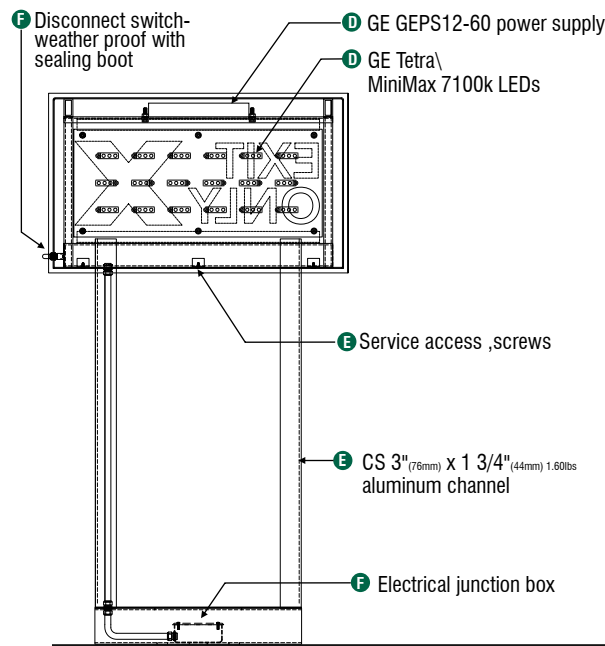


2 Side View
Scale: 3/4" = 1'-0"

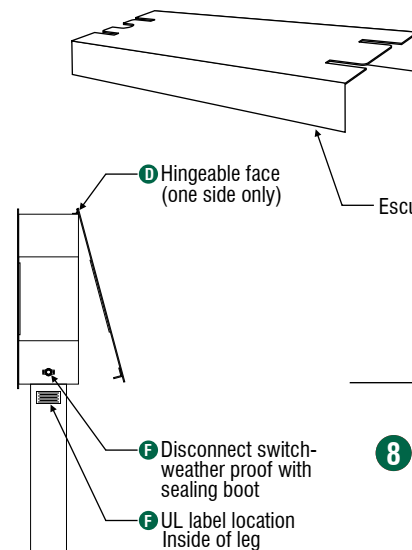
1 Front View
Scale: 3/4" = 1'-0"

3 Side View
Scale: 3/4" = 1'-0"

4 Rear View
Scale: 3/4" = 1'-0"

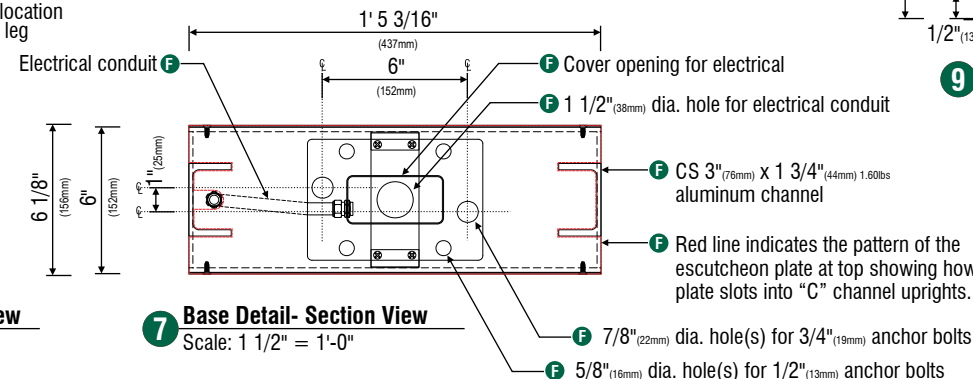


5 Vertical Cross Section View Typical
Scale: 3/4" = 1'-0"

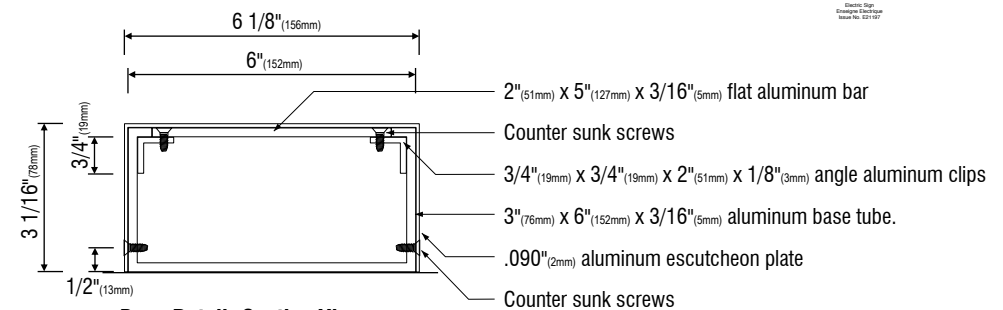


6 Service Position- Section View
Scale: 3/4" = 1'-0"

8 Base Detail- Section View
Scale: 1 1/2" = 1'-0"



7 Base Detail- Section View
Scale: 1 1/2" = 1'-0"



9 Base Detail- Section View
Scale: 3" = 1'-0"

DT Directional Exit Sign Illuminated Arrow Series - 46in 1170mm #14091				
Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	2.60	7.99	120	0.85

1: Figured as illuminated center part
2: Figured as complete signage

Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject to approval by the City and/or Municipality.



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Salesperson

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Drawn By

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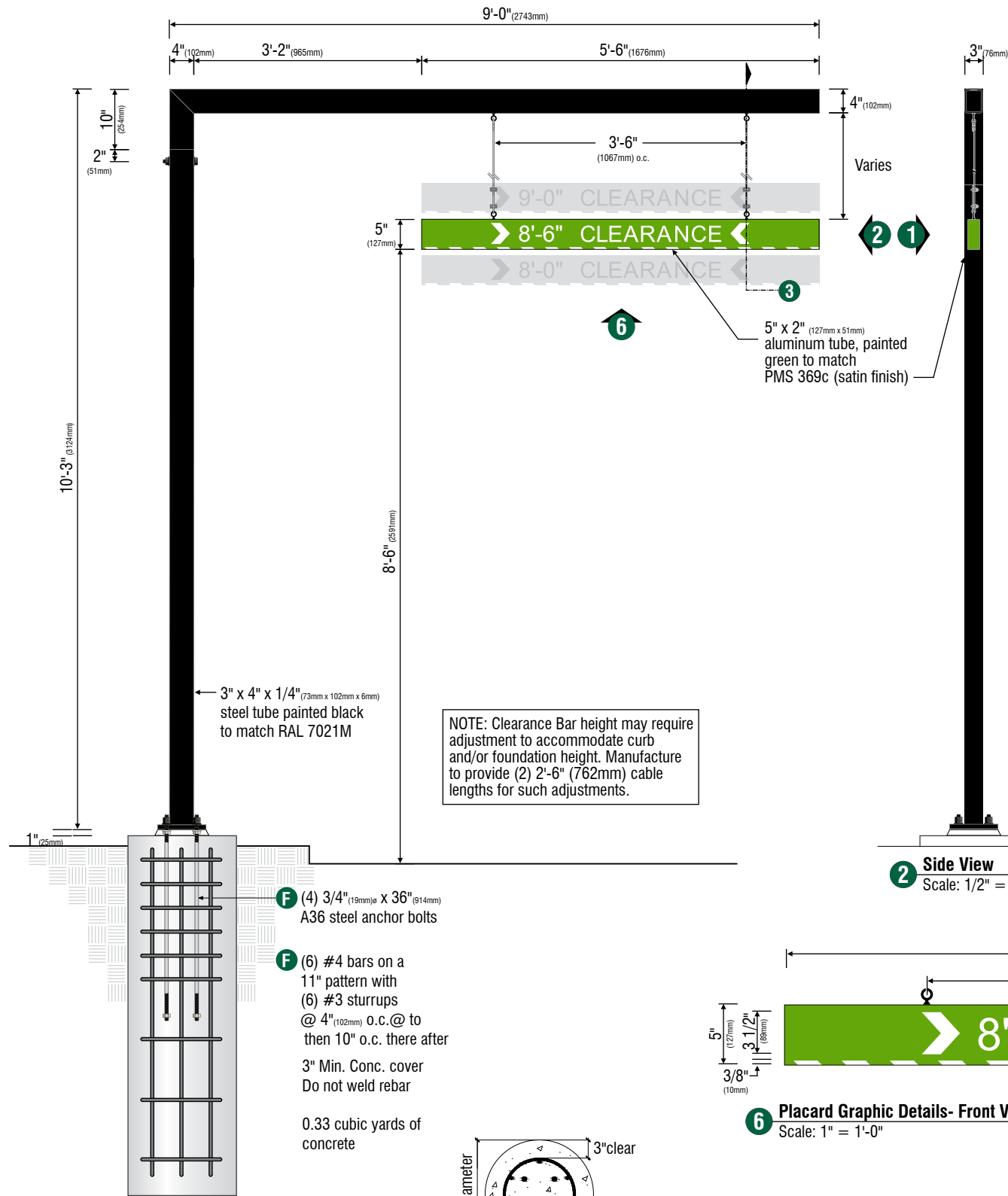
Landlord Signature

Date



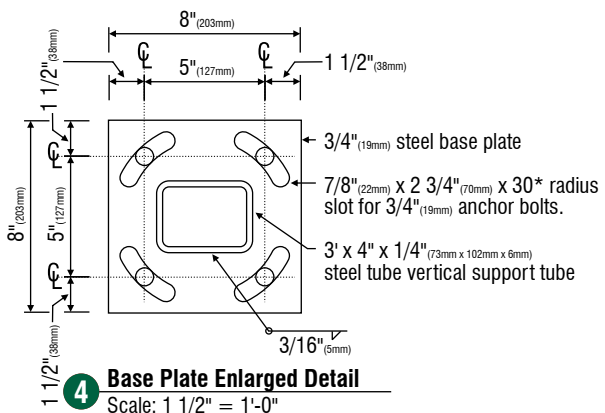
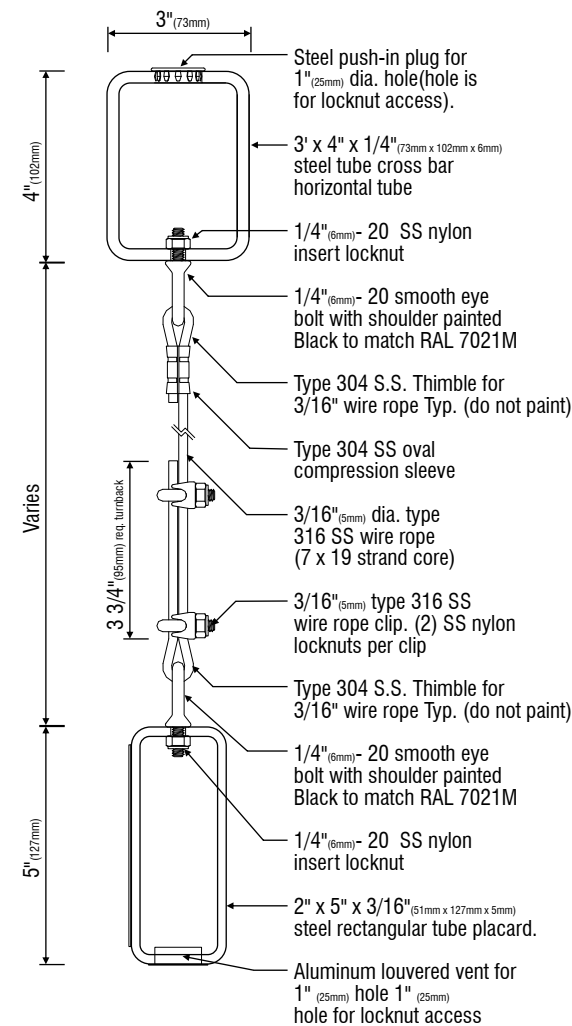
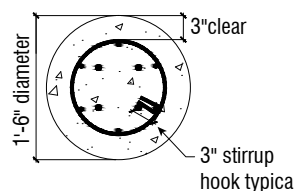
Montgomery & Wyoming
Albuquerque, NM

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NOTE: Clearance Bar height may require adjustment to accommodate curb and/or foundation height. Manufacture to provide (2) 2'-6" (762mm) cable lengths for such adjustments.

- F** (4) 3/4" x 36" A36 steel anchor bolts
- F** (6) #4 bars on a 11" pattern with (6) #3 stirrups @ 4" o.c. @ to then 10" o.c. there after
3" Min. Conc. cover
Do not weld rebar
0.33 cubic yards of concrete

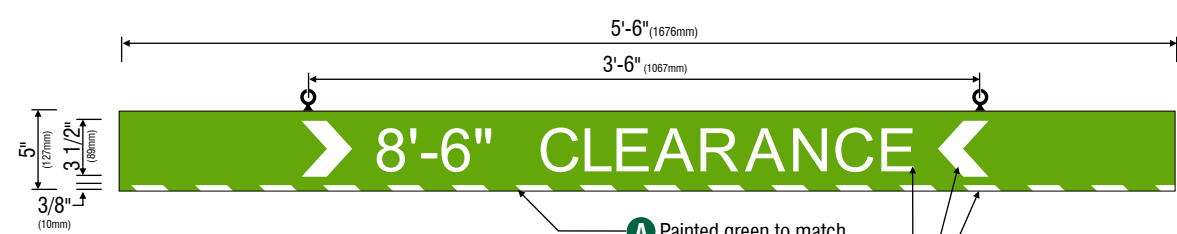


F - Design ID #14106

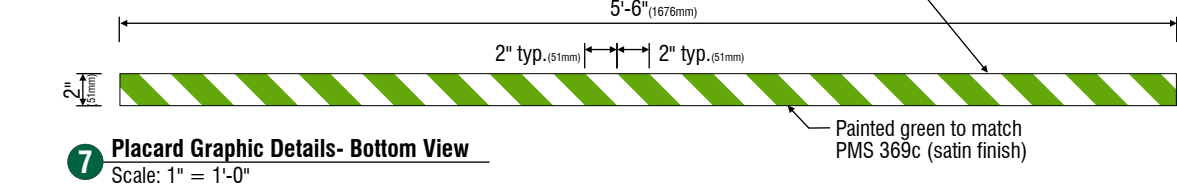
(1) Single faced non- illuminated drive thru clearance Bar sign.

Fabricate and install:

- A** Scraper Bar to be 2" x 5" x 1/4" aluminum rectangular tube, ends to be flush capped with aluminum, painted Green to match PMS 369c (satin finish).
- B** Copy to be opaque 3M Scotchlite White #680-10 reflective film (field apply).
- C** Chevrons to be opaque 3M Scotchlite White #680-10 reflective film.
- D** Striping to be opaque 3M Scotchlite White #680-10 reflective film. Striping extends 3/8" onto front face.
- E** Suspend sign face from support arm with 3/16" s.s. cable and attachment hardware.
- F** Support structure to be welded 3" x 4" x 1/4" steel rectangular tube construction, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.



- A** Painted green to match PMS 369c (satin finish)
- Copy, Chevrons, and striping to be opaque 3M Scotchlite White #680-10 reflective film



DT Clearance Bar Arrow Series	
Freestanding - 10'-3" 3124mm #14106	
Included Extra Pre-Space Legend	
Imperial	Metric
1- 8'-0"	2.43m
2- 9'-0"	2.59m
Size	Sq. Ft.
10'-3" (3124mm)	2.29

1.) Figured as visual text



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Drawn By

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Checked By

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June 23, 2016 R1 RL

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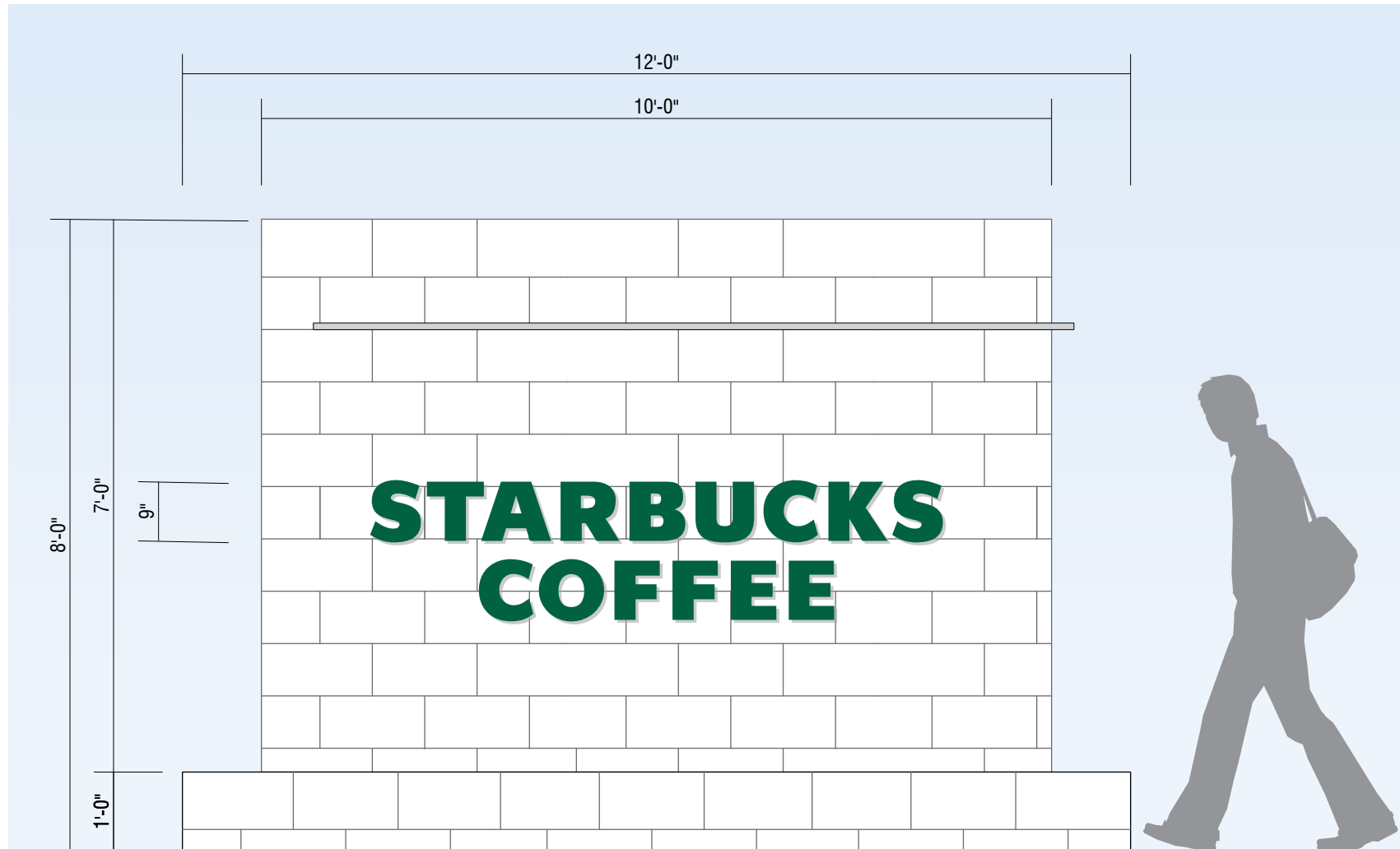
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1 Front View
Scale: 1/2" = 1'-0"

G - Flat cut out letters mounted to monument

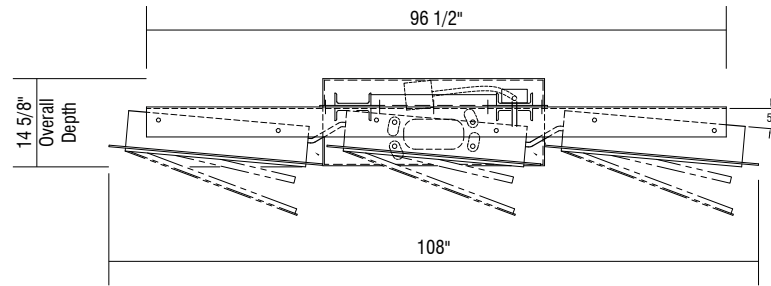
SPECIFICATIONS: (4) sets of flat cut out non illuminated letters for one (1) double sided monument.

- A** Non-illuminated Siren logo & letters cut-out of 1/2" thick aluminum to be painted Dark Green (PMS #3425), matte finish. Pin mount off background 1/2" with all thread and aluminum sleeves, painted to match background panel (verify).

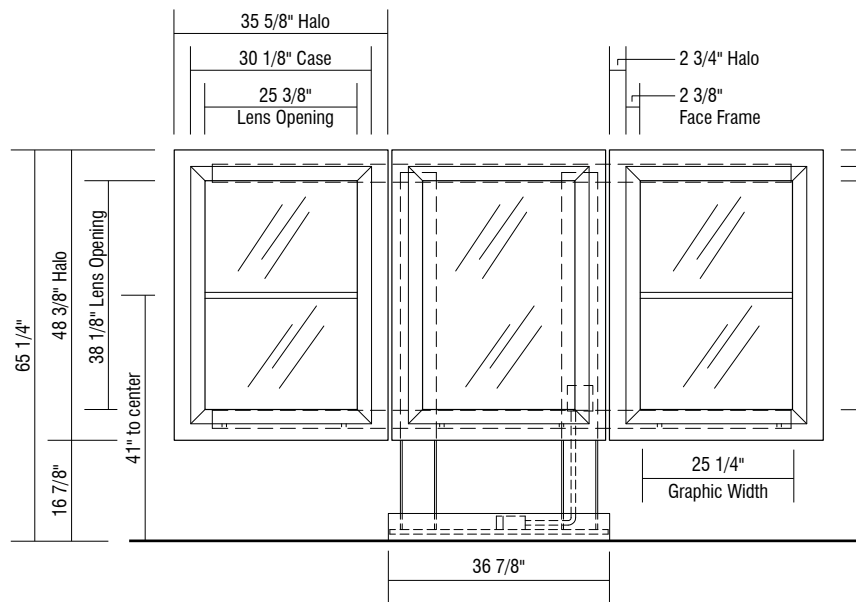
Survey required.

H - Design ID #14119 - 5 Panel Menu Board

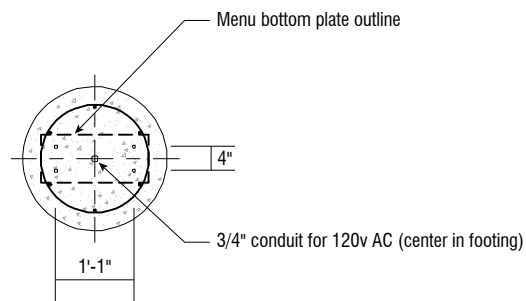
Manufactured by others, installed by TubeArt



3 Plan Section View
Scale: 3/8" = 1'-0"



1 Front View - 5 Panel Menu Board
Scale: 3/8" = 1'-0"



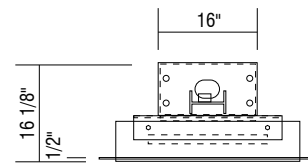
NOTE: G.C. to verify if existing footing can be used in lieu of new footing

4 Base & Footing Section
Scale: 3/8" = 1'-0"

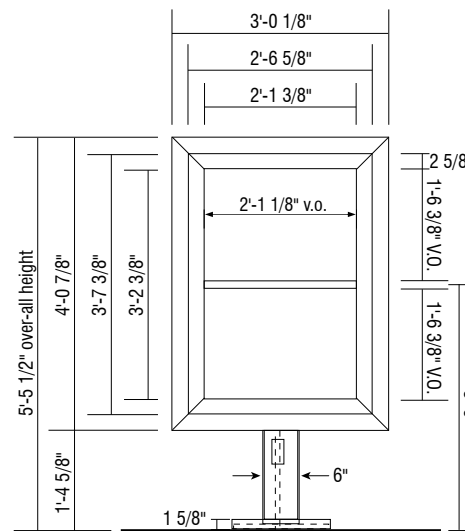
Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject to approval by the City and/or Municipality.

I - Design ID #14120 - Pre Menu Board

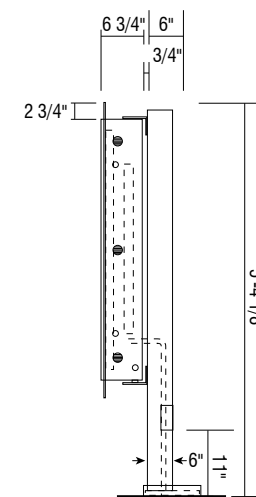
Manufactured by others, installed by TubeArt



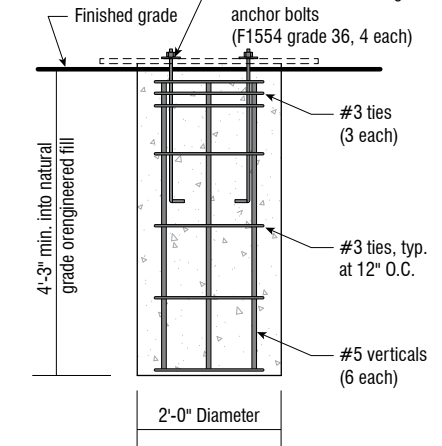
4 Plan Section View
Scale: 3/8" = 1'-0"



1 Front View - Pre menu Board
Scale: 3/8" = 1'-0"

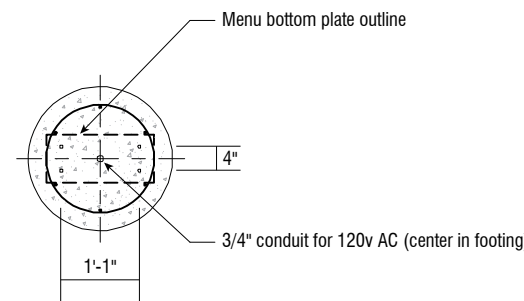


2 Section View
Scale: 3/8" = 1'-0"



3 Footing Details
Scale: 3/8" = 1'-0"

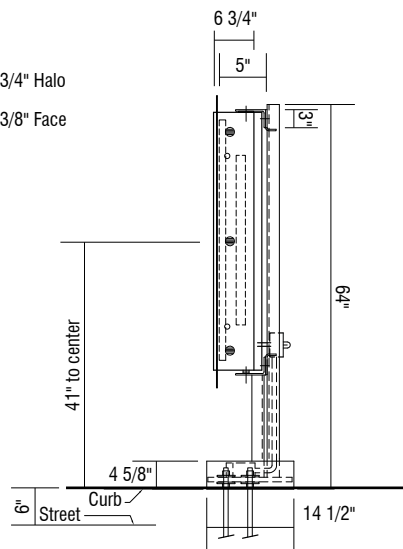
NOTE: G.C. to verify if existing footing can be used in lieu of new footing (typ.) at all footings



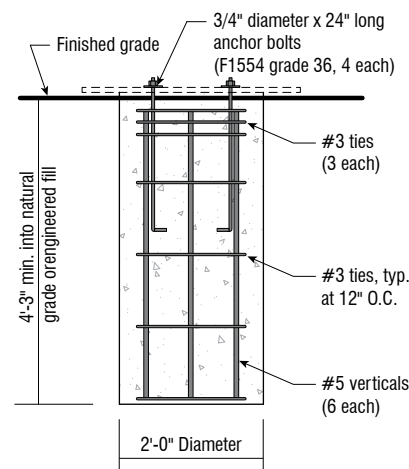
NOTE: G.C. to verify if existing footing can be used in lieu of new footing

5 Base & Footing Section
Scale: 3/8" = 1'-0"

Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject to approval by the City and/or Municipality.



2 Section View
Scale: 3/8" = 1'-0"



5 Footing Details
Scale: 3/8" = 1'-0"

NOTE: G.C. to verify if existing footing can be used in lieu of new footing (typ.) at all footings



TUBE ART GROUP

Seattle Office
11715 SE 5th Street
Bellevue, WA 98005
206.223.1122
800.562.2854
Fax 206.223.1123

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7200

Customer Number

128702

Quote Number

Starbucks- Albuquerque, NM, Montgomery & Wyoming 128702_R3
File Name

House

Salesperson

Ryan Lybeck

Drawn By

**

Checked By

April 21, 2016

Date

Revisions

[] Approved

[] Approved With Changes Noted

Customer Signature

Date

Landlord Signature

Date



Montgomery & Wyoming
Albuquerque, NM

This drawing is intended to provide a reasonable representation of the final manufactured article. Fasteners and seams in materials may not be represented exactly as they will be fabricated. Colors on prints may not accurately depict specific colors.

J & K - Design ID #14163 & #14116 - Digital Order Screen & post

Manufactured by others, installed by TubeArt



TUBE ART GROUP

Seattle Office
11715 SE 5th Street
Bellevue, WA 98005
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7200

Customer Number

128702

Quote Number

Starbucks- Albuquerque, NM,
Montgomery & Wyoming 128702_R3
File Name

House

Salesperson

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Drawn By

**

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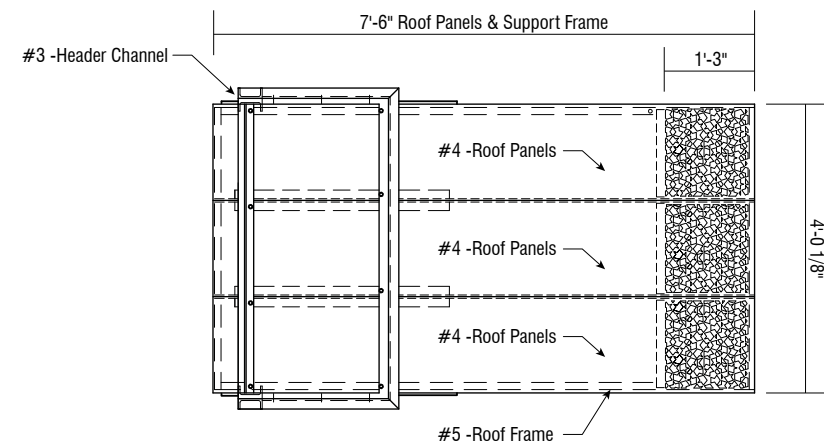
Landlord Signature

Date

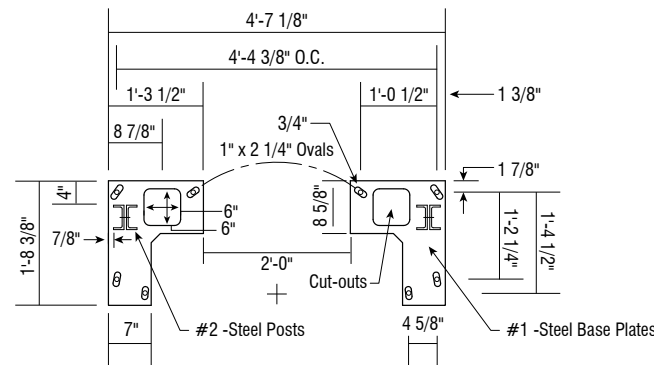


Montgomery & Wyoming
Albuquerque, NM

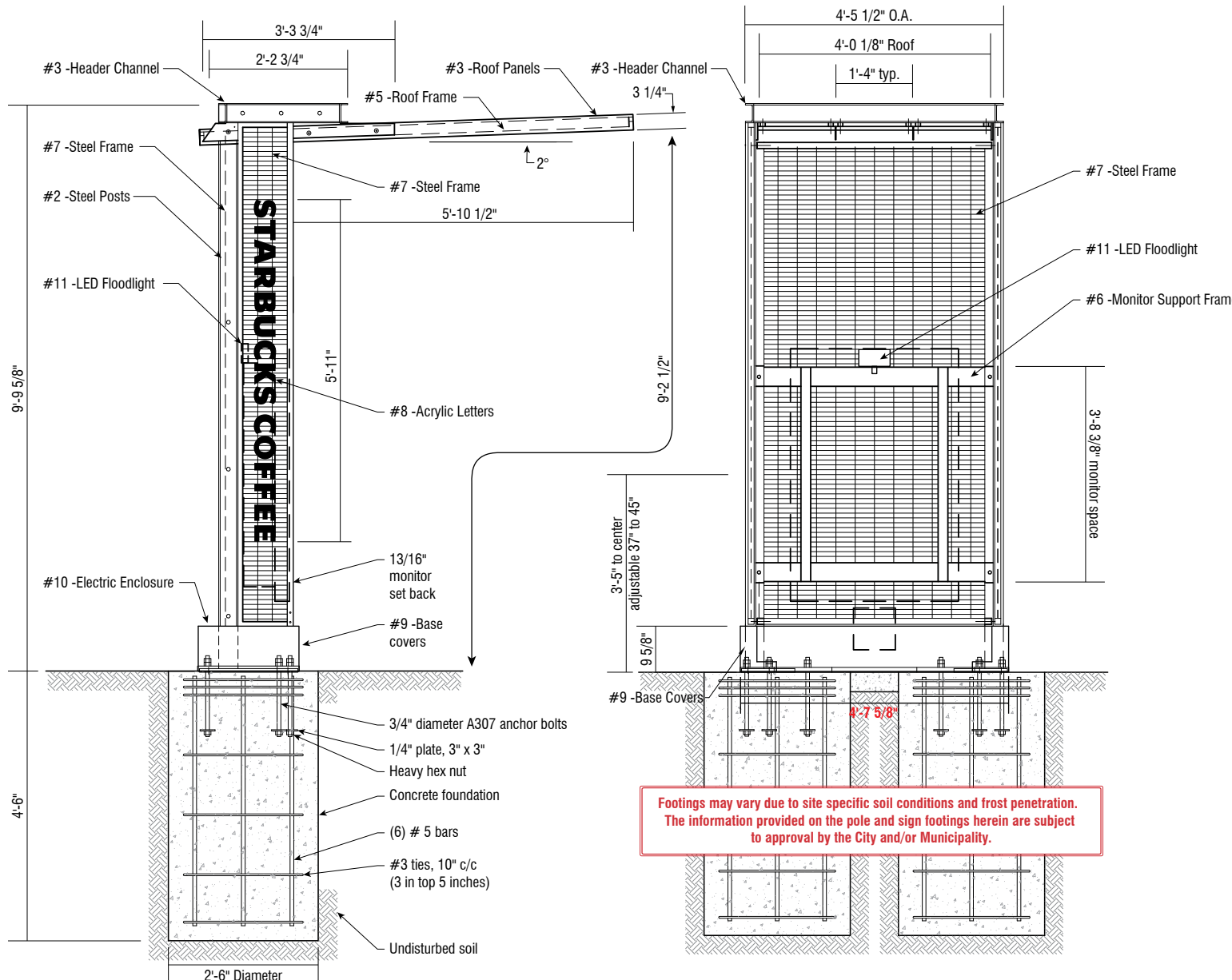
This drawing is intended to provide a reasonable representation of the final manufactured article. Fasteners and seams in materials may not be represented exactly as they will be fabricated. Colors on prints may not accurately depict specific colors.



3 Top View
Scale: 3/8" = 1'-0"



4 Detailed Base & Footing section
Scale: 3/8" = 1'-0"



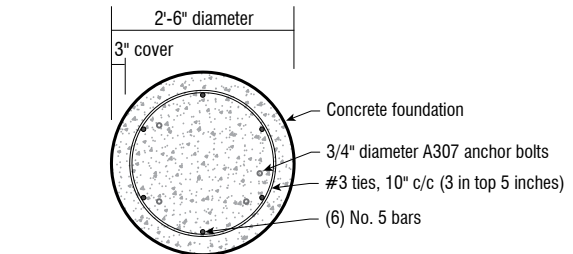
1 Side View - DT Order Point Canopy
Scale: 3/8" = 1'-0"

2 Front View - DT Order Point Canopy
Scale: 3/8" = 1'-0"

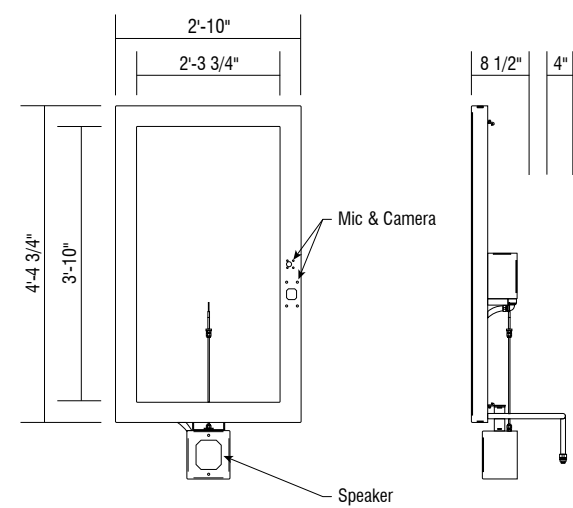
Footings may vary due to site specific soil conditions and frost penetration. The information provided on the pole and sign footings herein are subject to approval by the City and/or Municipality.



5 Outdoor LCD Display
Scale: No Scale

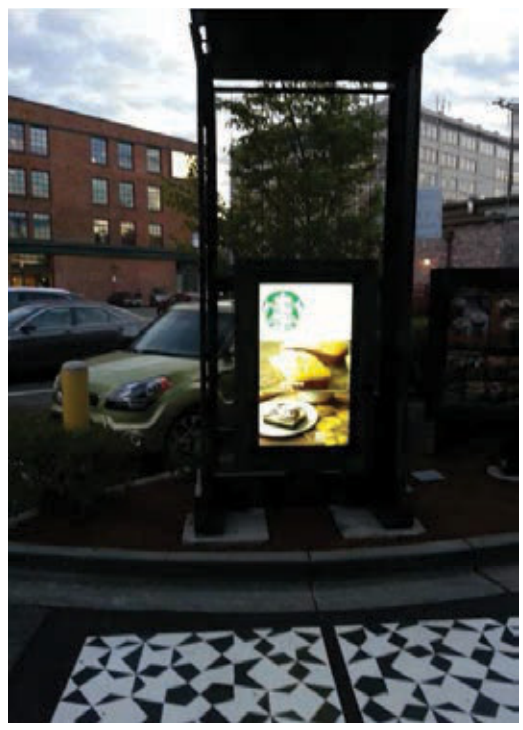


6 Footing Plan View
Scale: 3/8" = 1'-0"



7 Front View- LCD Display
Scale: 3/8" = 1'-0"

8 Section View- LCD Display
Scale: 3/8" = 1'-0"



9 Example photos of canopy and order screen
Scale: No Scale

