

PROJECT NUMBER: 1010997
 APPLICATION NUMBER: 16-70427

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

DRB SITE DEVELOPMENT PLAN SIGNAGE APPROVAL

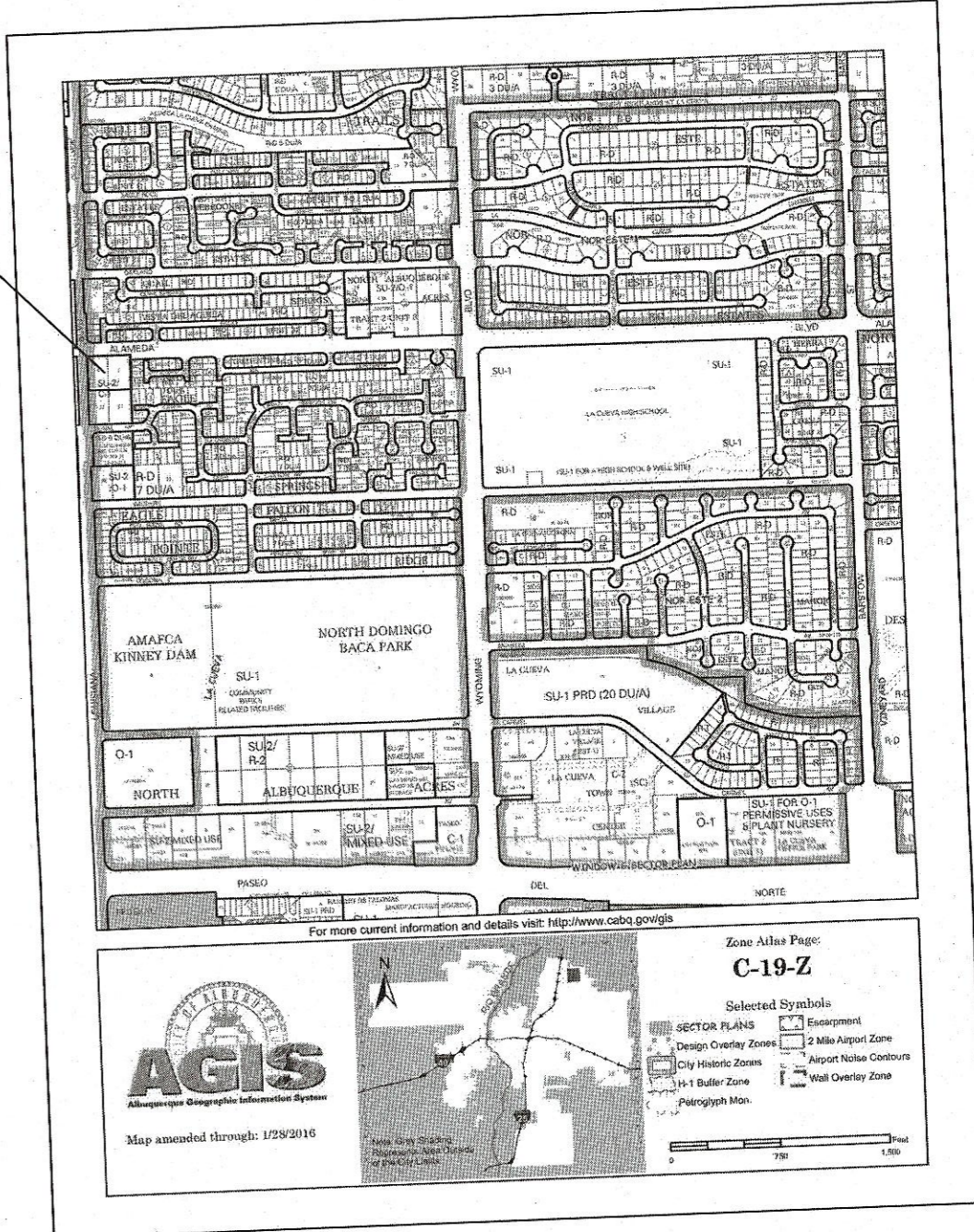
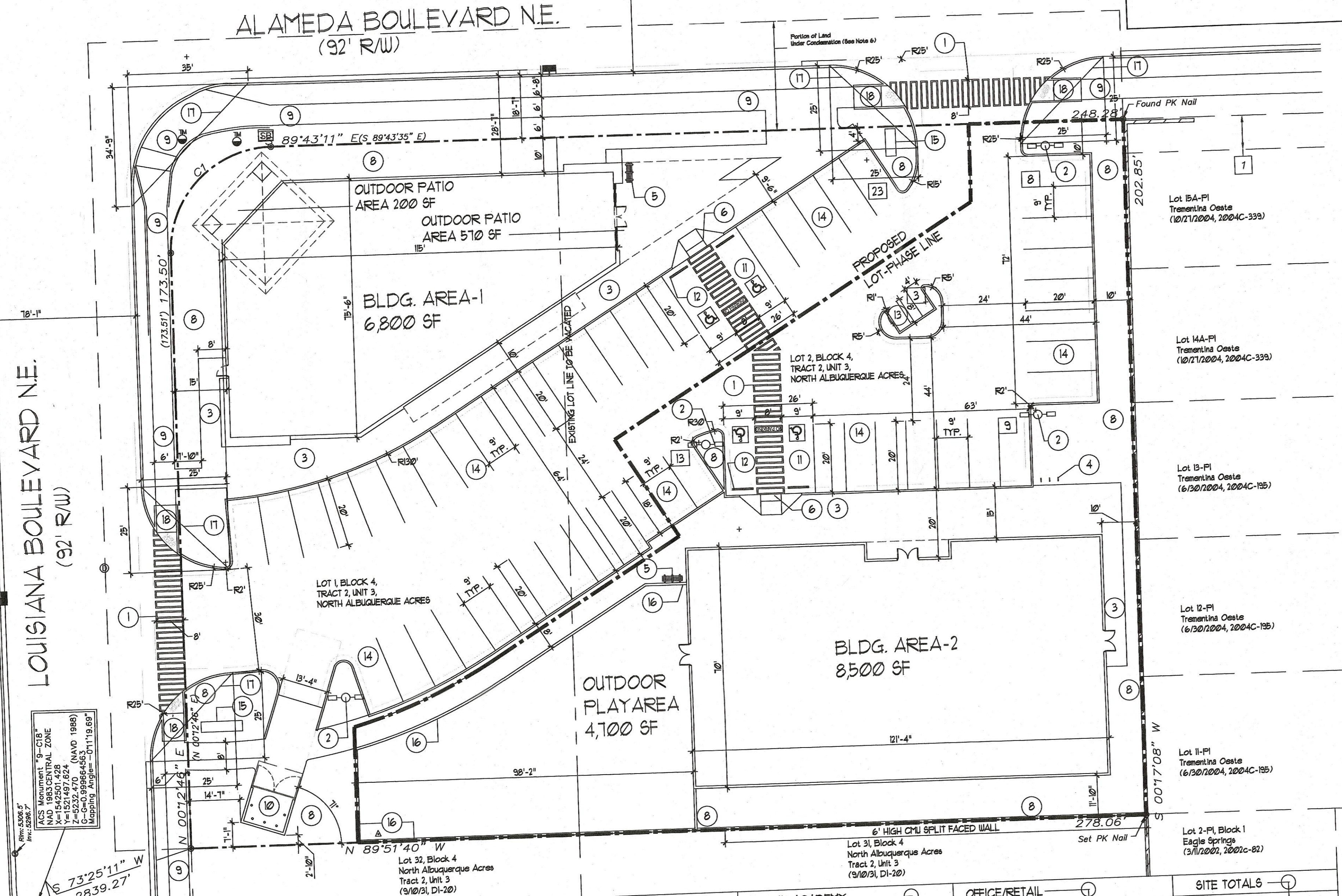
Boyanid M. M. Alvarado
 Traffic Engineering, Transportation Division
 12/14/16 Date

Carl S. Dumont
 DRB REVIEW ENGINEER
 02-1577 Date
 12-14-16 Date
 12-14-16 Date
 2-14-17 Date
 2-14-17 Date

WJC
 City Engineer

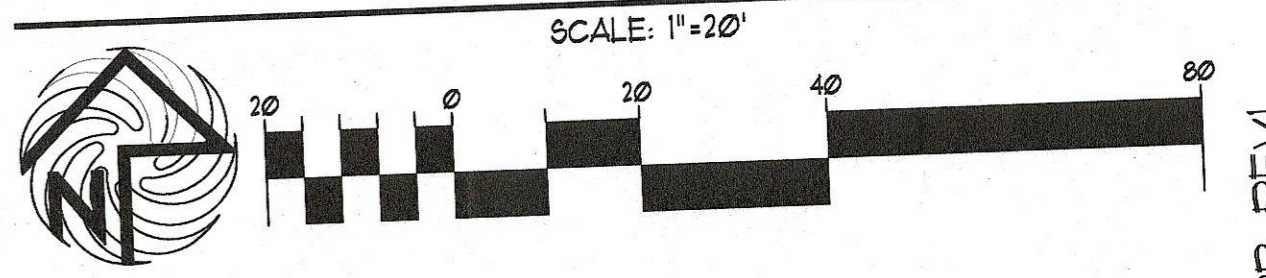
Environmental Health Department
 Solid Waste Management
 DRB Participation, Planning Department
 Environmental Health, if necessary

- KEYED NOTE:
- 8', OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 9/A12
 - LIGHT POLE LOCATION RE: DETAIL 3/A11
 - CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
 - INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 13/A12
 - BENCH LOCATION RE: DETAIL 10/A12
 - HANDICAP RAMP RE: 15/A11
 - HANDICAP RAMP RE: 16/A11
 - INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO EXISTING SIDEWALK TO REMAIN
 - REFUSE ENCLOSURE RE: DET.4/A13
 - HC PARKING STALL RE: DET 2/A12
 - WHEELSTOP RE: DET 4/A12
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12
 - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
 - 50 SF MONUMENT SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A13 FOR INFO
 - 6' HIGH PAINTED WROUGHT IRON FENCED PLAY AREA
 - INDICATES CLEAR SIGHT TRIANGLE. NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.
 - INDICATES NEW HC RAMP PER CITY STANDARD DETAIL.
- GENERAL NOTES:
- ALL LIGHTING FIXTURES SHALL BE INSTALLED WITH FULL CUT OFF TYPE FIXTURE SHROUDS, IN CONFORMANCE WITH NY NIGHT SKY STANDARDS
 - ALL SITE AND BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH BOTH LA CUEVA SECTOR DEVELOPMENT PLAN STANDARDS, AND GENERAL CITY OF ALBUQUERQUE SIGNAGE REGULATIONS



VICINITY MAP

SITE DATA TABLE	KIDDIE ACADEMY	OFFICE/RETAIL	SITE TOTALS
LEGAL DESCRIPTION LOT 1, 2 BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES 56,332 SF OR 129 ACRES			
PROPOSED USES:	KIDDIE ACADEMY	OFFICE/RETAIL	56,332 SF
LOT AREAS:	56,332 SF	56,332 SF	
EXISTING ZONING:	SU-2 FOR C-1		
BUILDING SIZE:	8,500 SF	6,800 SF	15,300 SF
TOTAL PARKING REQ:	2 CARS/41 SPACES = 19 REQ SPACES	6,800/200 = 34 REQ SPACES	53 REQ SPACES
TOTAL PARKING PROVIDED:	19 SPACES	34 SPACES	53 PROV. SPACES
HC PROVIDED:	4 HC (INCLUDING 4 VAN ACCESSIBLE)	4 HC (INCLUDING 2 VAN ACCESSIBLE)	4 HC SPACES
BIKE SPACES PROVIDED:	4 HC SPACES	4 HC SPACES	4 HC SPACES
BIKE SPACES REQUIRED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES
MOTORCYCLE SPACES REQUIRED:	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES
	3 MOTO SPACES	3 MOTO SPACES	3 MOTO SPACES
	3 MOTO SPACES	3 MOTO SPACES	3 MOTO SPACES



SITE PLAN FOR BUILDING PERMIT

SEC. 15000-5
 MANUFACTURING "C-15"
 AND 1983 CENTRAL ZONE
 N 1542501, 428
 7-4-2024, 470 (NAVD 1985)
 6-4-0-09, 866, 455, 01119, 689

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

DRB-REV 1

PROJECT TITLE: KIDDIE ACADEMY SEC OF LOUISIANA AND ALAMEDA NE ALBUQUERQUE

PROJECT NUMBER: STEPHEN DUNBAR, AIA

JOB NO.: XXXXXX

DRAWN BY: S

DATE: 10/28/2016

SCALE: 1"=20'-0"

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

SHEET: 1 of 1

Hydrology Calculations

The following calculations are based on Albuquerque Development Process Manual, Section 22.2

NAA Scenario Runoff Rate:

Treatment Type Areas
 Area_A = 0 ac Area_B = 0.3233 ac Area_C = 0.1940 ac Area_D = 0.7759 ac

Peak Discharge values based on Zone 3 from Table A-9

Q_A = 1.87 cfs/ac Q_B = 2.60 cfs/ac Q_C = 3.45 cfs/ac Q_D = 5.02 cfs/ac

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Q_p = Q_A • Area_A + Q_B • Area_B + Q_C • Area_C + Q_D • Area_D = 5.4 cfs

Proposed Conditions Runoff Rate:

Treatment Type Areas
 Area_A = 0 ac Area_B = 0.0706 ac Area_C = 0.0706 ac Area_D = 0.9955 ac

Peak Discharge values based on Zone 3 from Table A-9

Q_A = 1.87 cfs/ac Q_B = 2.60 cfs/ac Q_C = 3.45 cfs/ac Q_D = 5.02 cfs/ac

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Q_p = Q_A • Area_A + Q_B • Area_B + Q_C • Area_C + Q_D • Area_D = 5.4 cfs

Water Quality:

V_{WQ} = Area_D • 0.34" = 1229 ft³

Water Quality Pond A

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5306.0	34	0	0
5307.0	148	91	91
5307.5	226	93	184

Water Quality Pond C

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5306.0	18	0	0
5307.0	125	71	71
5307.5	204	82	153

Water Quality Pond B

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5305.5	35	0	0
5306.0	86	30	63
5307.0	243	164	194
5307.5	345	147	341

Water Quality Pond D

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5310.0	19	0	0
5311.0	108	63	63
5312.0	267	188	251
5312.85	461	310	560

Total Water Quality Volume = 1239 ft³

SIDEWALK CULVERT

Rectangular Channel Input

Flow	5.4 cfs
Slope	0.0238 ft/ft
Manning's n	0.013
Base Width	1.5 ft
Right Side Slope	0.1
Left Side Slope	0.1

Output

Depth	0.468 ft
Flow Area	0.702 sf
Velocity	7.69 fps
Velocity Head	0.920 ft
Top Width	1.50 ft
Froude Number	1.98
Critical Depth	0.739 ft
Critical Slope	0.00680 ft/ft

12" ADS PIPE

Circular Channel Input

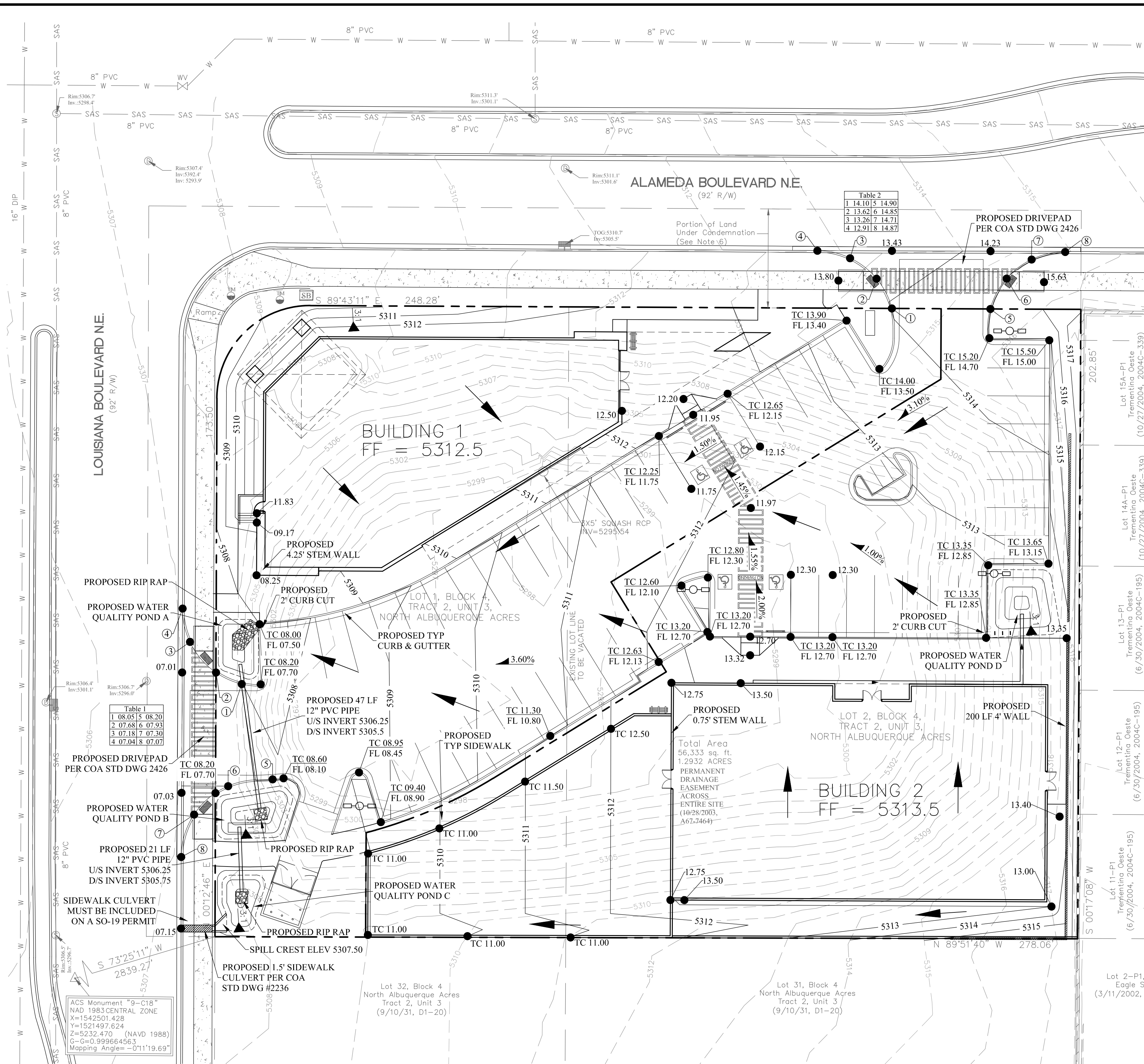
Flow	5.4 cfs
Slope	0.015 ft/ft
Manning's n	0.011
Diameter	12 in

Output

Depth	0.870 ft
Flow Area	0.726 sf
Velocity	7.44 fps
Velocity Head	0.861 ft
Top Width	0.572 ft
Froude Number	1.26
Critical Depth	0.935 ft
Critical Slope	0.0142 ft/ft

LEGEND

- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM DRAIN MANHOLE
- TRAFFIC MAST
- SIGNAL BOX
- INLET GRATE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATIONS



VICINITY MAP: C-19-Z

FIRM MAP: FM35001C0137H

RESPEC
 WATER & NATURAL RESOURCES
 6808 ACADEMY PARKWAY
 ALBUQUERQUE, NM 87109
 PHONE: 505.253.9810

DESIGNED: HWF
DRAWN: JWS
CHECKED: HWF
DATE: 1/14/2016

STAMP:
 HIGH W. FLOYD
 NEW MEXICO
 16633
 1-14-16
 LICENSED PROFESSIONAL ENGINEER

REVISION

NO.	DESCRIPTION	DATE

Background
 Lots 1 & 2 account for approximately 1.3 acres in Block 4, Tract 2, Unit 3 of North Albuquerque Acres in Bernalillo County, New Mexico. These lots are located on the southeast corner of the intersection of Alameda Boulevard and Louisiana Boulevard. The site has been previously developed to serve as a drainage pond to relieve Alameda Boulevard of excess runoff. Due to recent roadway and storm drain improvements along Alameda Boulevard, the existing pond can be eliminated per the Drainage report for the Alameda Widening Project (TEC, January 2012). Storm water from the site is restricted by the North Albuquerque Acres Drainage Plan to 5.4 cfs.

Methodology
 Hydrology calculations for the properties are performed in accordance with the Albuquerque DPM Section 22.2 using the Rational Method to calculate peak flow rates to insure all flow paths are sufficient to carry flows to the water quality ponding located on-site. The water quality ponding volume required was calculated by multiplying the impervious area onsite by the first flush runoff value of 0.34". The hydrology and hydraulic calculations can be found on this sheet.

Existing Conditions
 The existing site is a detention pond with 3:1 (H:V) slopes, a bottom elevation of 5297, and maximum spill crest elevation of 5307. There is a 3x5' square reinforced concrete pipe with an invert of 5295.54 located at the bottom of the pond. Lots 1 & 2 do not appear to be receiving additional surface runoff from adjacent lands.

Proposed Conditions
 The Alameda storm drain system has been constructed to convey the runoff previously held by the existing detention pond west to the San Pedro storm drain. Therefore, the existing detention pond is no longer needed per the report referenced above.

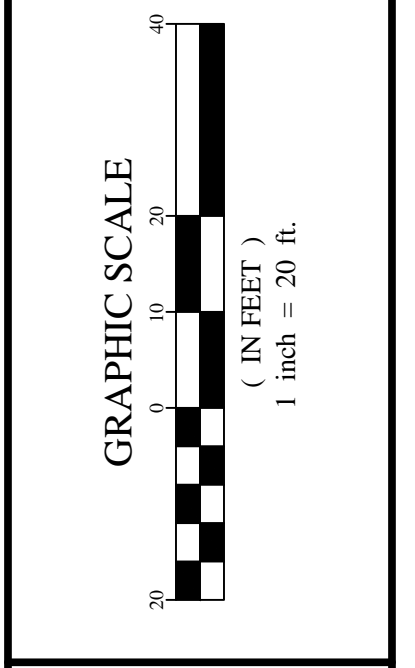
The Hydrology Report for North Albuquerque Acres by Resource Technology, Inc. in November 1998 is used to determine the allowable discharge from the site. The subject property is located in subbasin 117.4 per this report. Table B-3 on page Appendix - 19 assigns future conditions land treatment types as 0% A, 25% B, 15% C, and 60% D for this subbasin. The allowable discharge using the Rational Method and the assigned treatment types above is 5.4 cfs. The calculation is shown on the left side of this sheet.

It is proposed that the site, in general, drains from east to west toward Louisiana Boulevard. The small amount of runoff from the area south of Building 2 and the play area west of Building 2 are contained within the play area, which has a permeable surface and is recessed approximately 1'. Accordingly, this area is removed from the subbasin area for the 100 year storm water runoff. Under proposed conditions, the remainder of the site generates 5.4 cfs. See Hydrology Calculations on the left side of this sheet. Therefore, no detention ponding is required to reduce the flow rate. Runoff from the entire site enters into Pond A through a 2' curb cut located at the southwest corner of Building 1. Water then enters a 12" pipe transferring runoff from Pond A to Pond B. There is another 12" pipe that connects Pond B to Pond C. Manning's calculations for both pipes can be found on the left side of this sheet. Once a maximum water surface elevation of 5307.5 is reached, runoff begins to spill into a sidewalk culvert located at the southwest corner of the site. The Manning's calculation for the sidewalk culvert can be found on the left side of this sheet. From there water enters the storm drain system through a grate located in the median in Louisiana Boulevard.

Before Building 2 drains across the site, runoff is routed through Pond D. Once the pond has filled to a maximum water surface elevation of 5312.85, the pond discharges through a 2' curb cut into the parking lot. Pond rating curves for all ponds can be seen on the left side of this sheet. The total provided water quality pond volume for the site is 1239 cubic feet. The required volume is 1229 cubic feet. See the calculation on the left side of this sheet.

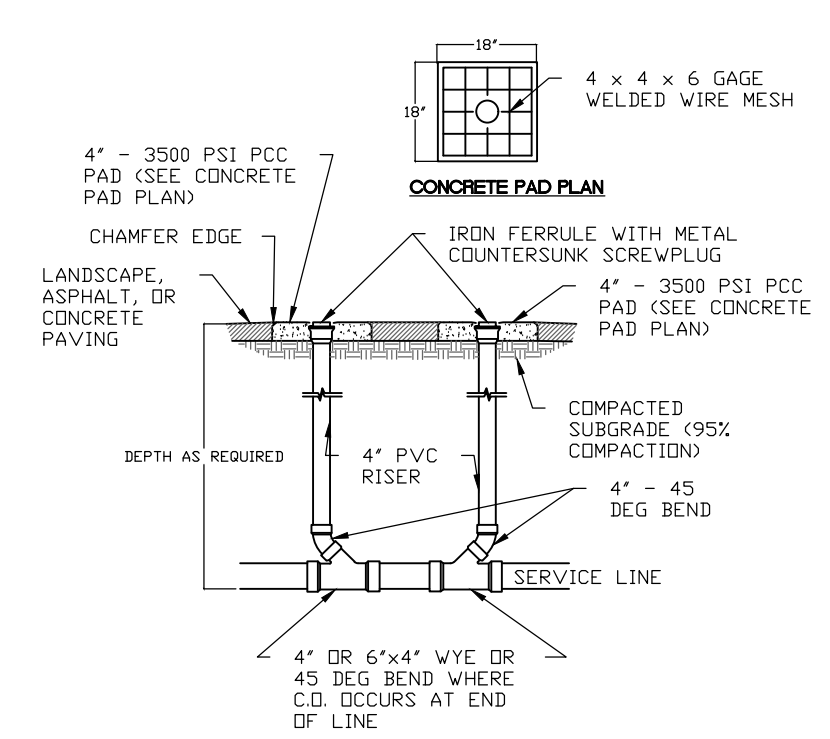
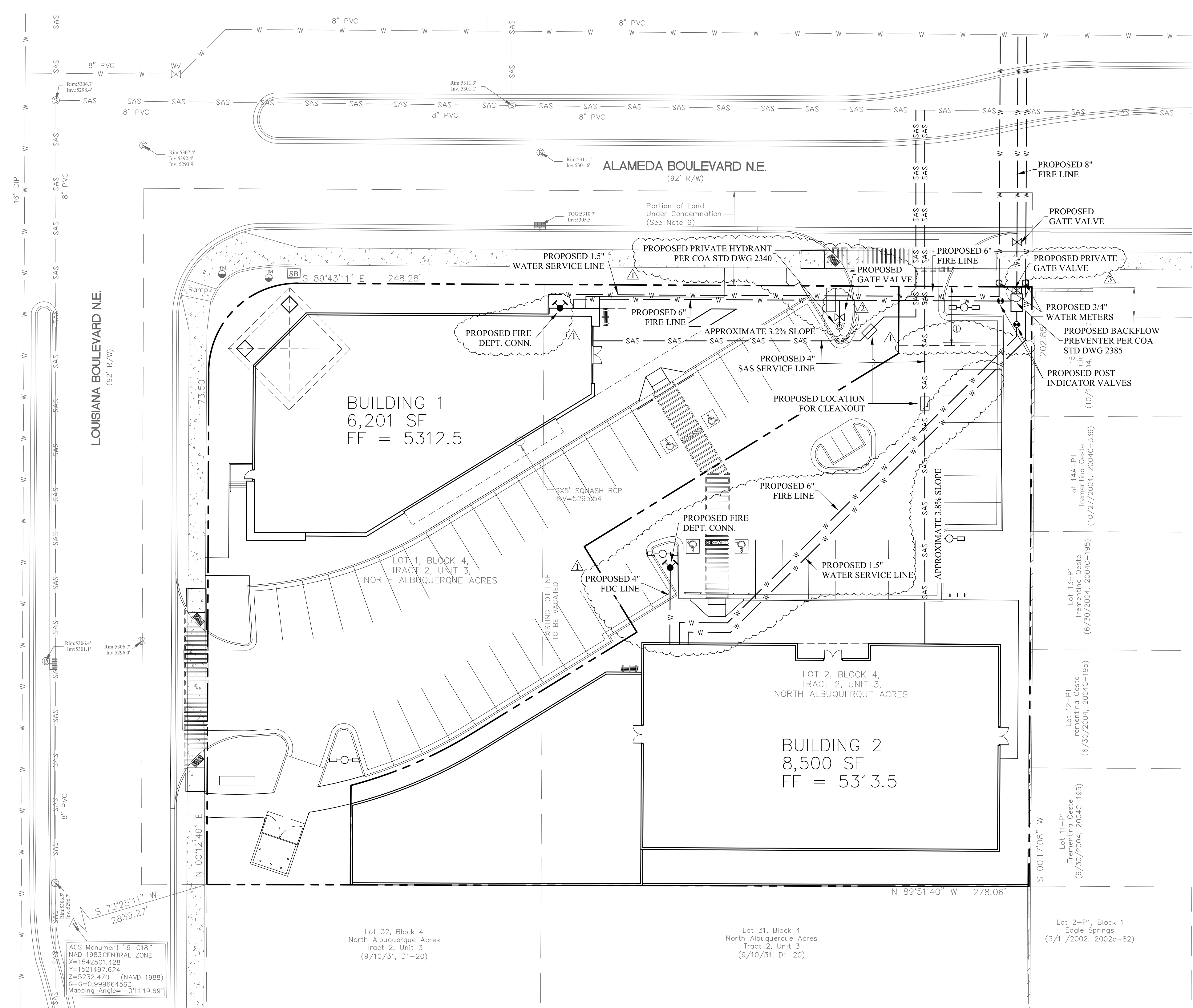
LEGAL DESCRIPTION:
 PORTIONS OF LOTS 1 & 2, BLOCK 4, TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES IN BERNALILLO COUNTY, NEW MEXICO

ALAMEDA & LOUISIANA COMMERCIAL DEVELOPMENT GRADING & DRAINAGE PLAN

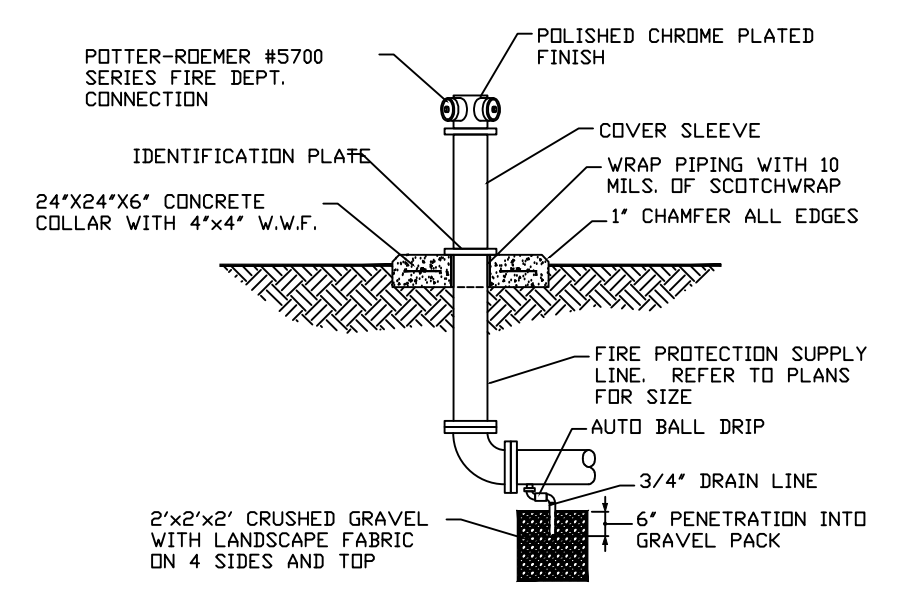


SHEET NUMBER:
 C-1

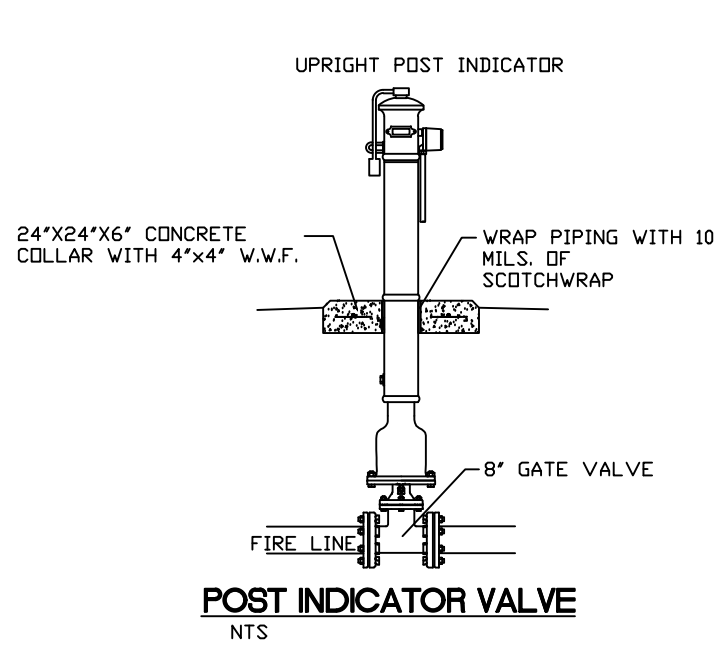
ISSUED FOR DRB SITE PLAN



TWO WAY CLEANOUT DETAIL
NTS



FREE STANDING FIRE DEPARTMENT CONNECTION DETAIL
NTS

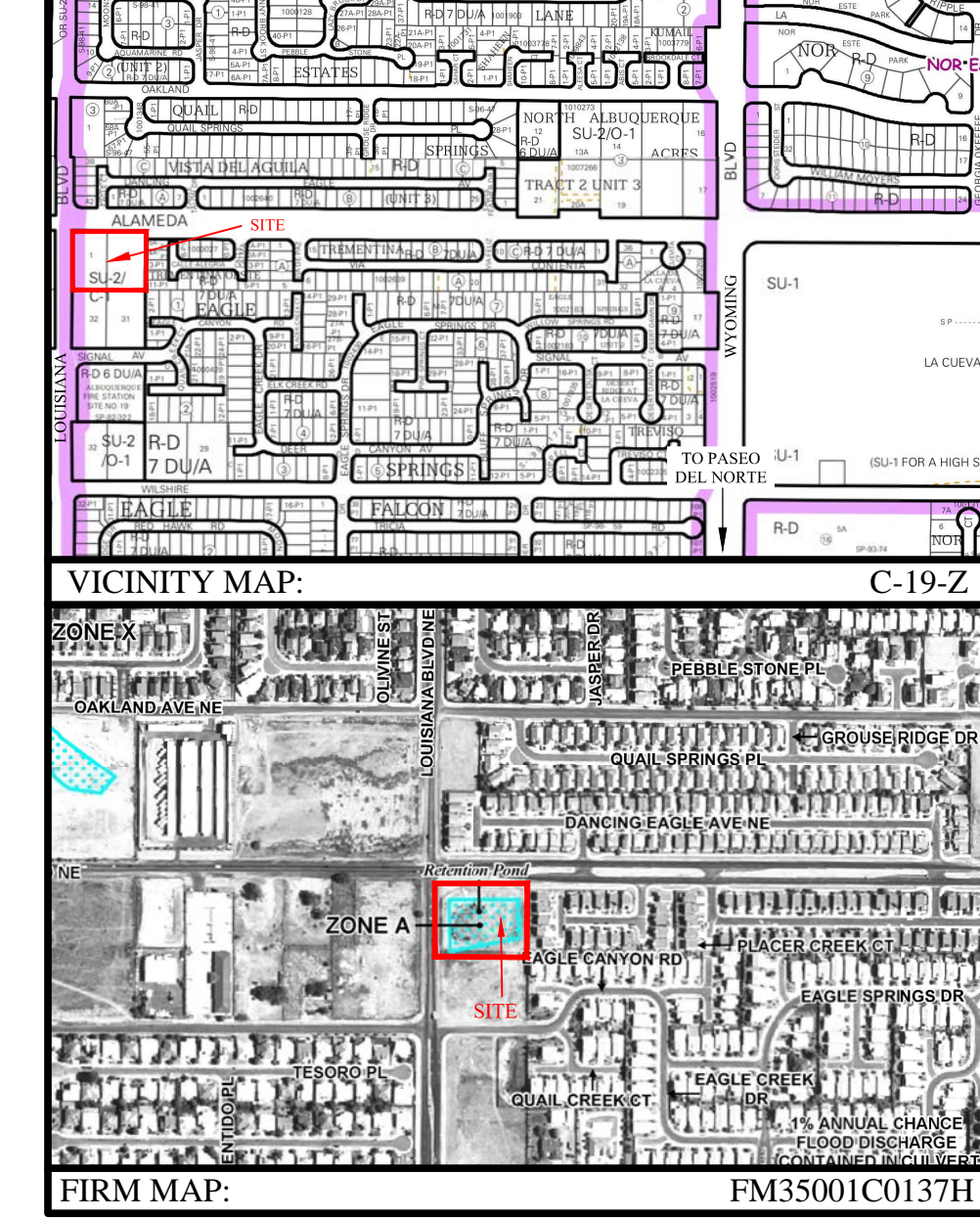


POST INDICATOR VALVE
NTS

- NOTES:**
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
 4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

LEGEND

	SANITARY SEWER MANHOLE
	WATER VALVE
	STORM DRAIN MANHOLE
	TRAFFIC MAST
	SIGNAL BOX
	INLET GRATE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SAS LINE
	PROPOSED SAS LINE



GENERAL NOTE:
ALL EXISTING UTILITY LOCATIONS AND DETAILS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL POT HOLE TO VERIFY ALL EXISTING UTILITIES.

EASEMENT NOTE:
20' PRIVATE UTILITY EASEMENT ACROSS LOT 1B ALLOWING ACCESS FOR THE PRIVATE WATER, FIRE, AND SAS LINES FOR THE BENEFIT OF LOT 1A. (REFERENCE CONCURRENT PLAT)

RESPEC
WATER & NATURAL RESOURCES

5971 DEPPERSON ST NE
ALBUQUERQUE, NM 87109
PHONE: 505.366.4187

REVISION

DESIGNED	HWF	RELOCATED PRIVATE UTILITIES & ADDED EASEMENT
DRAWN	JWS	CHANGES TO FIRE LINE FOR PRIVATE HYDRANT
CHECKED	HWF	ADDED PRIVATE VALVE
DATE	1/27/2016	

STAMP

RUGH W. FLOYD
NEW MEXICO
1963
REGISTERED PROFESSIONAL ENGINEER
1-97-17

LEGAL DESCRIPTION:
PORTIONS OF LOTS 1 & 2, BLOCK 4, TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES IN BERNALILLO COUNTY, NEW MEXICO

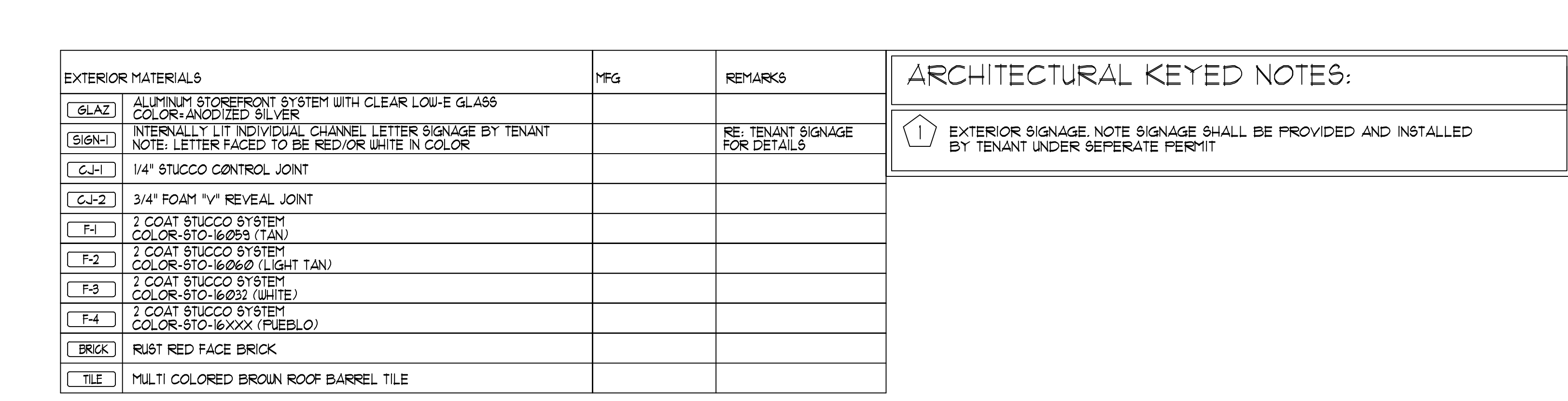
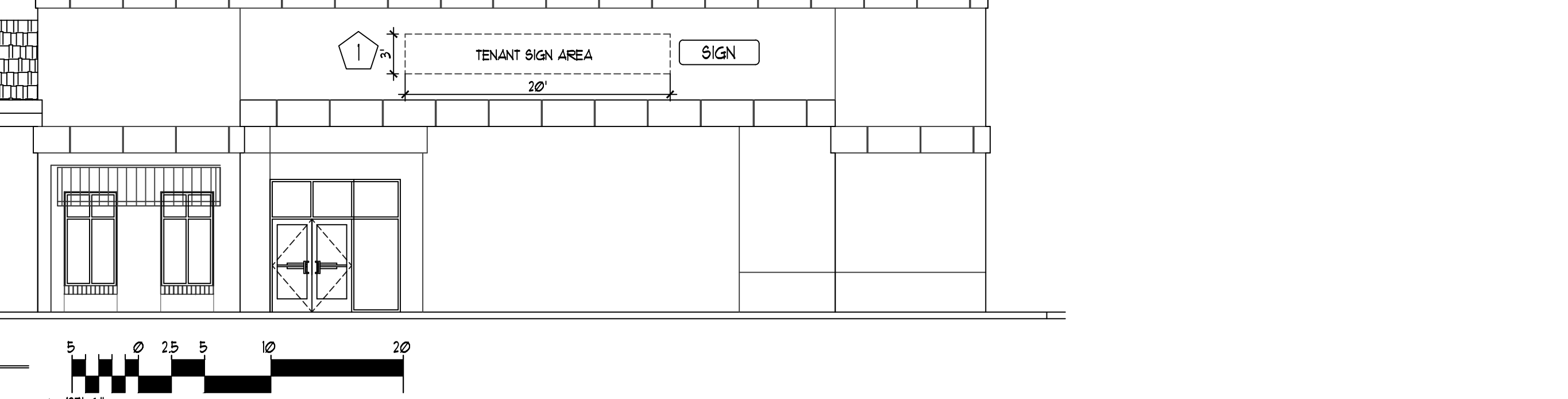
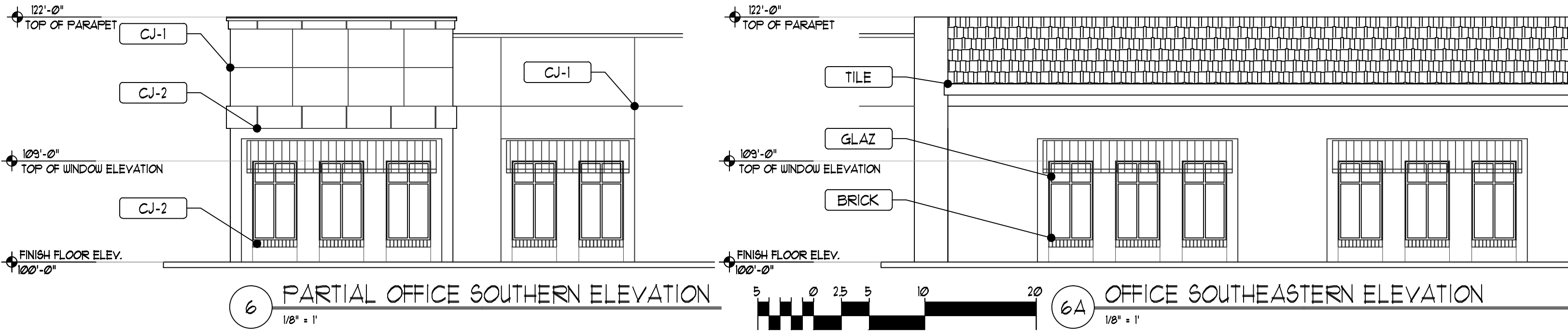
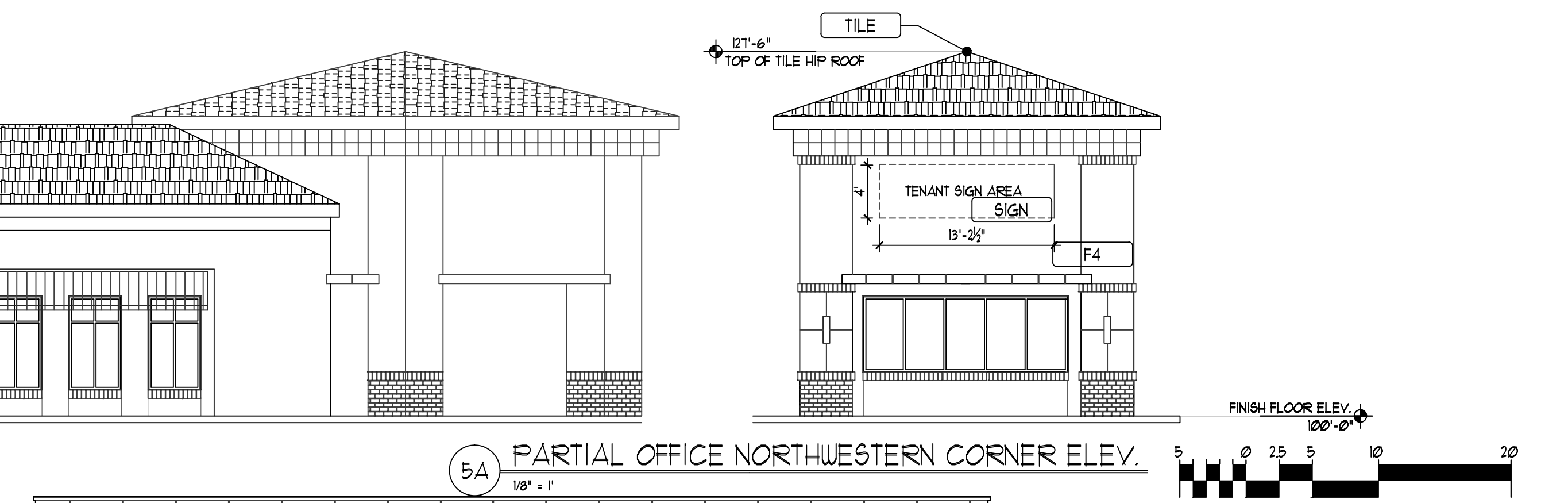
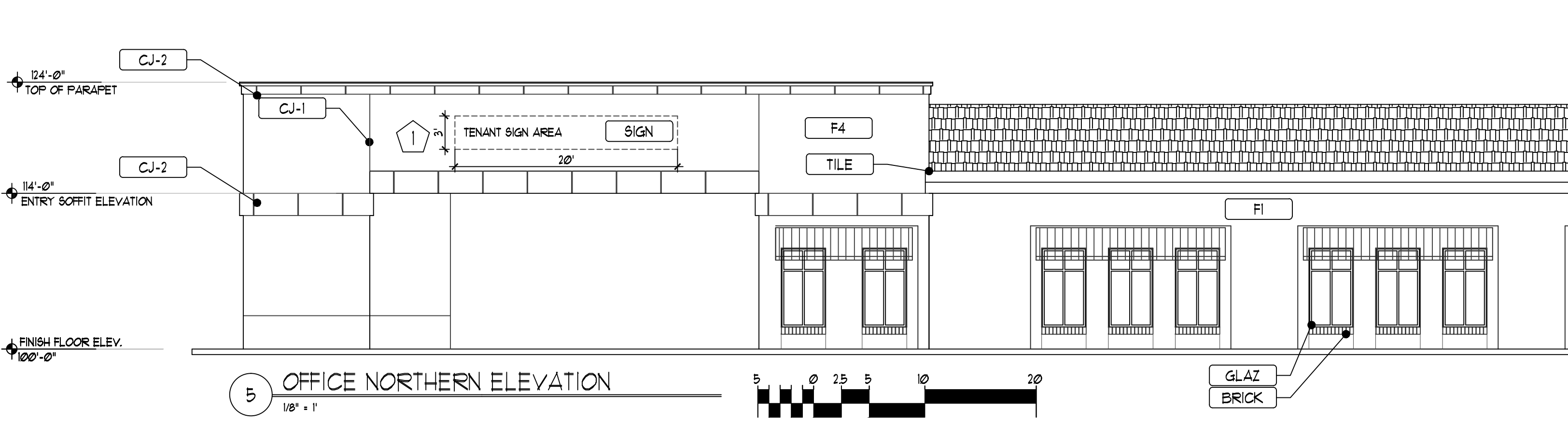
ALAMEDA & LOUISIANA COMMERCIAL DEVELOPMENT

UTILITY PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SHEET NUMBER:
C-2

ISSUED FOR DRB SITE PLAN



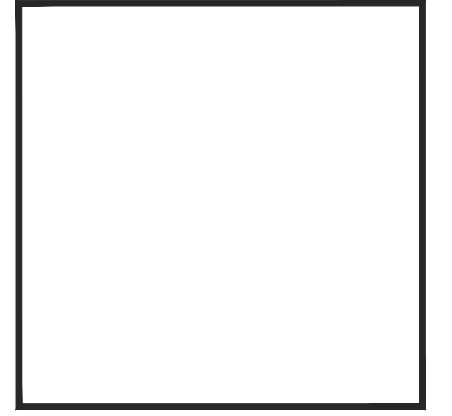
EXTERIOR MATERIALS	MFG	REMARKS
GLAZ		ALUMINUM STOREFRONT SYSTEM WITH CLEAR LOW-E GLASS
SIGN-1		INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE BY TENANT NOTE: LETTER FACED TO BE RED/OR WHITE IN COLOR
CJ-1		1/4\" STUCCO CONTROL JOINT
CJ-2		3/4\" FOAM 1/4\" REVEAL JOINT
F-1		2 COAT STUCCO SYSTEM COLOR-STO-16023 (TAN)
F-2		2 COAT STUCCO SYSTEM COLOR-STO-16060 (LIGHT TAN)
F-3		2 COAT STUCCO SYSTEM COLOR-STO-16032 (WHITE)
F-4		2 COAT STUCCO SYSTEM COLOR-STO-16XXX (PUEBLO)
BRICK		RUST RED FACE BRICK
TILE		MULTI COLORED BROWN ROOF BARREL TILE

ARCHITECTURAL KEYED NOTES:

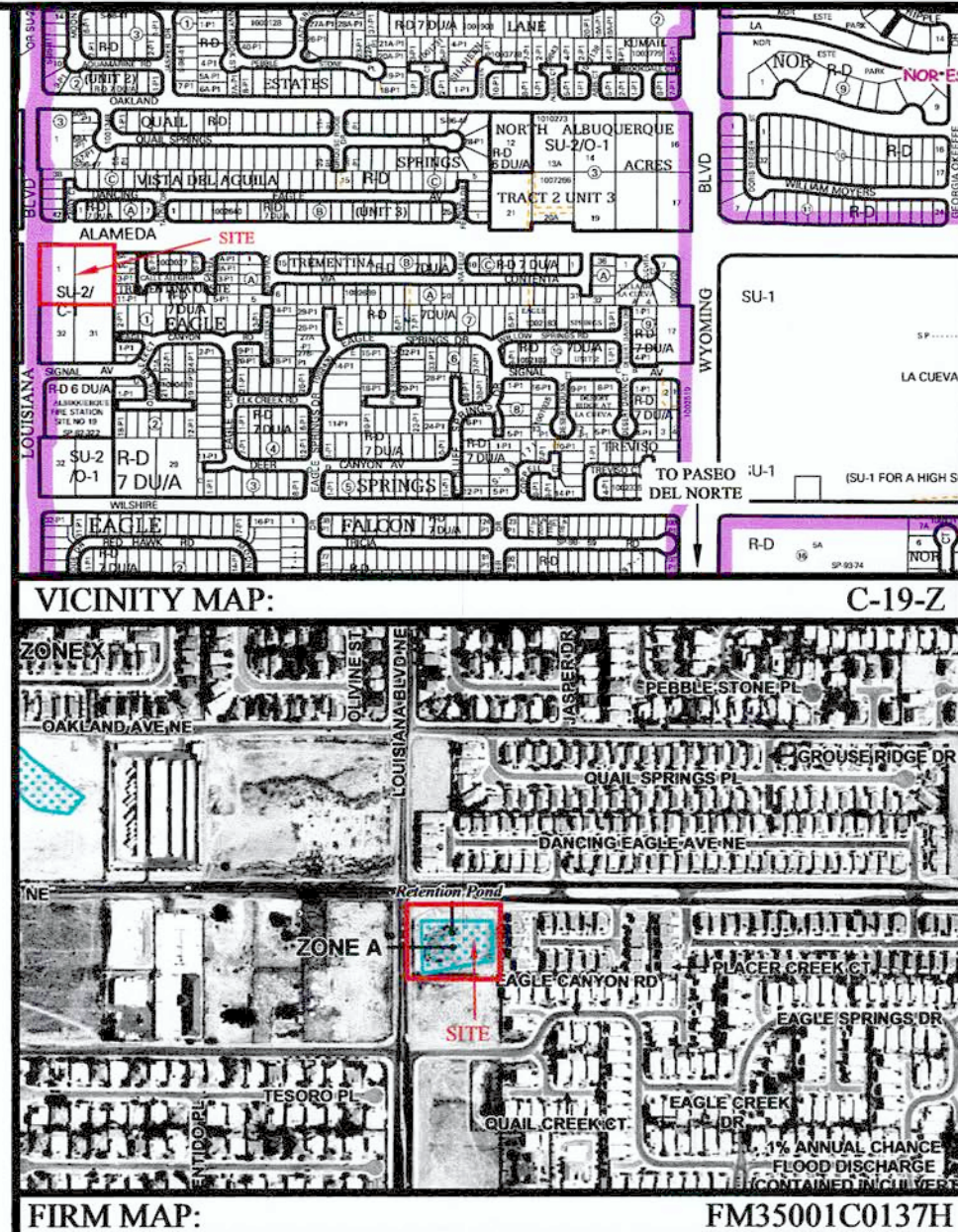
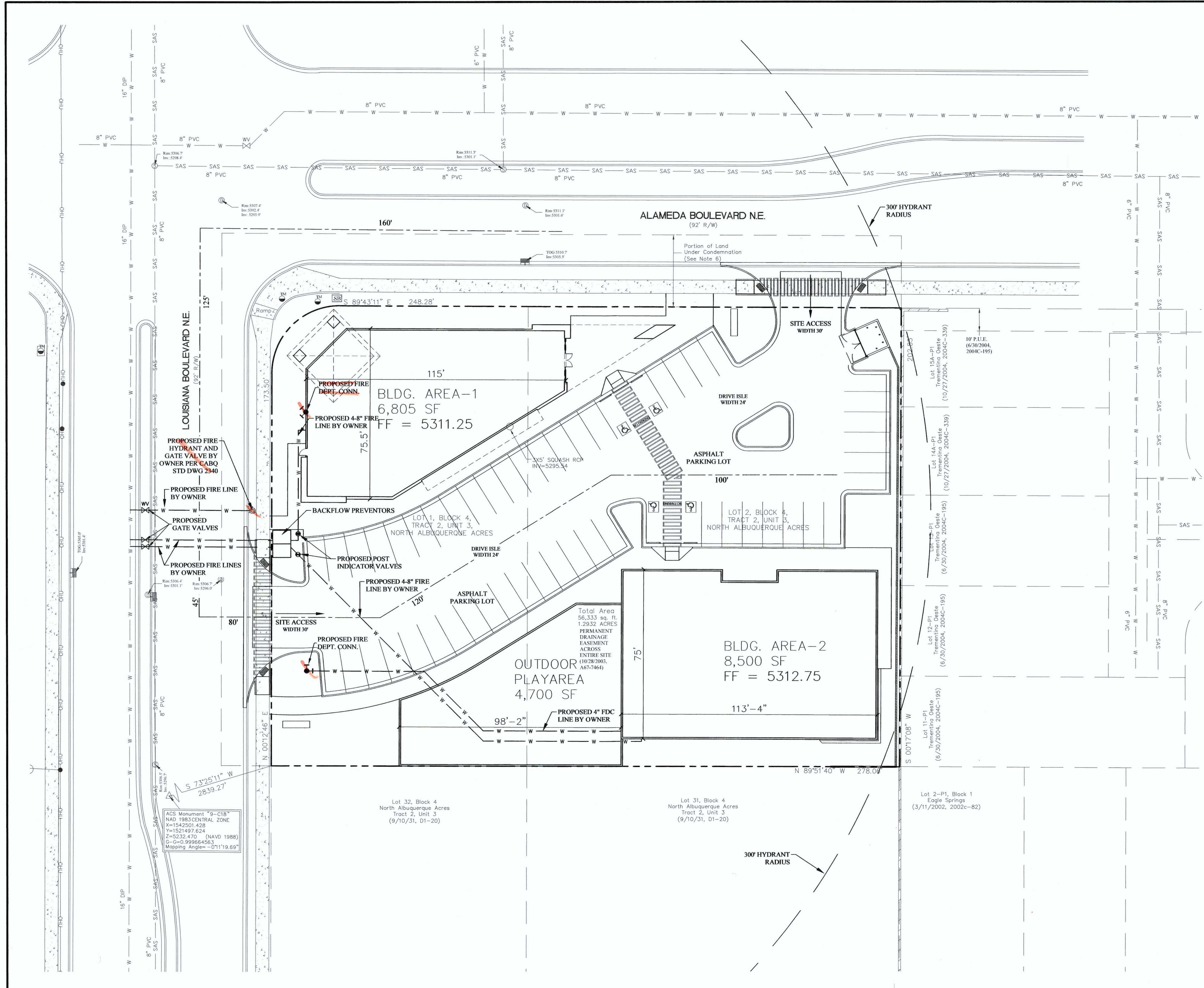
1 EXTERIOR SIGNAGE. NOTE SIGNAGE SHALL BE PROVIDED AND INSTALLED BY TENANT UNDER SEPERATE PERMIT

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	KIDDIE ACADEMY SEC. OF LOUISIANA/DALANEDA ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	STEPHEN DUNBAR, AIA
JOB NO.	KA
DRAWN BY	XXX
SHEET TITLE	KIDDIE ACADEMY - OFFICE ELEVATIONS
DATE:	8/30/16
SCALE:	1/8"=1'-0"
SHEET NO.	A4.0
OF	



REVISION	
DESIGNED	DATE
DRAWN	CHECKED
HWF	HWF
JWS	8/30/16

STAMP

RESPEC
WATER & NATURAL RESOURCES

6808 ACADEMY PARKWAY
SUITE 100
ALBUQUERQUE, NM 87109
PHONE: 405.253.9810

GENERAL NOTES:

PROJECT CONSTRUCTION TYPE = V-B
BUILDING HEIGHT NO HIGHER THAN 26'
BOTH BUILDINGS FULLY SPRINKLED
TOTAL SQUARE FOOTAGE = 15,305

NO DEAD ENDS OR SECURITY GATES

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.

ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.

A FDC SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.

A PIV SHALL BE PROVIDED PER NFPA 13.

Box Box shall be provided for hydrant

for hydrant

drill

add this?

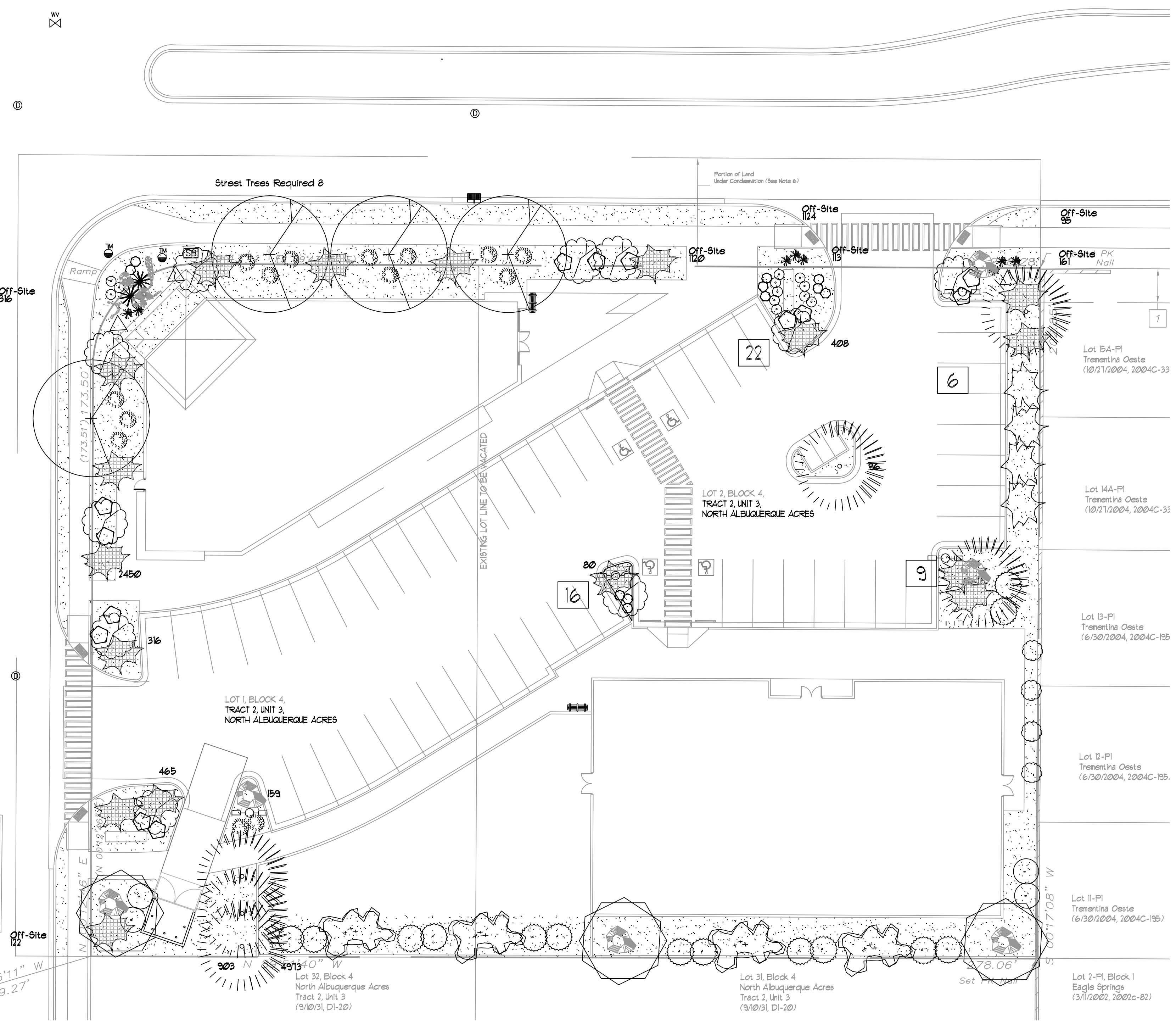
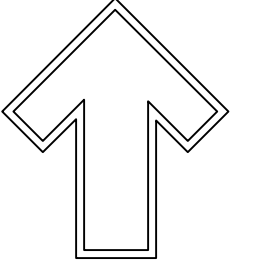
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PORTIONS OF LOTS 1 & 2, BLOCK 4, TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES IN BERNALILLO COUNTY, NEW MEXICO

ALAMEDA & LOUISIANA COMMERCIAL DEVELOPMENT

SITE DEVELOPMENT PLAN

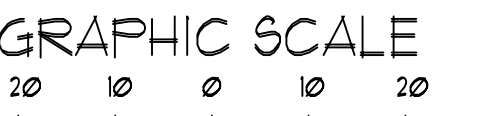
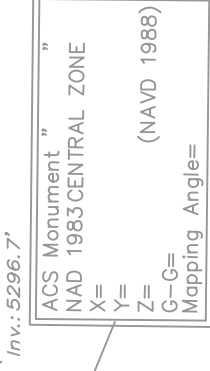


Hydrant and Fire Access
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT COPY CONSTRUCTION TYPE V-B
GPM 16.50 NUMBER OF HYDRANTS 1
APPROVED / DISAPPROVED
DATE 8/30/2016 9/1/16
SIGNATURE / MAIN NUMBER / DATE



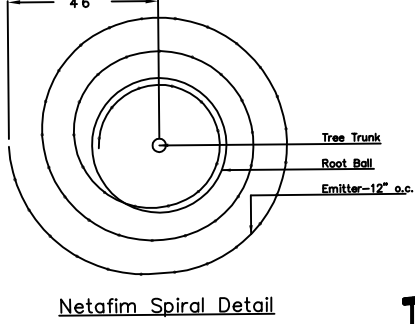
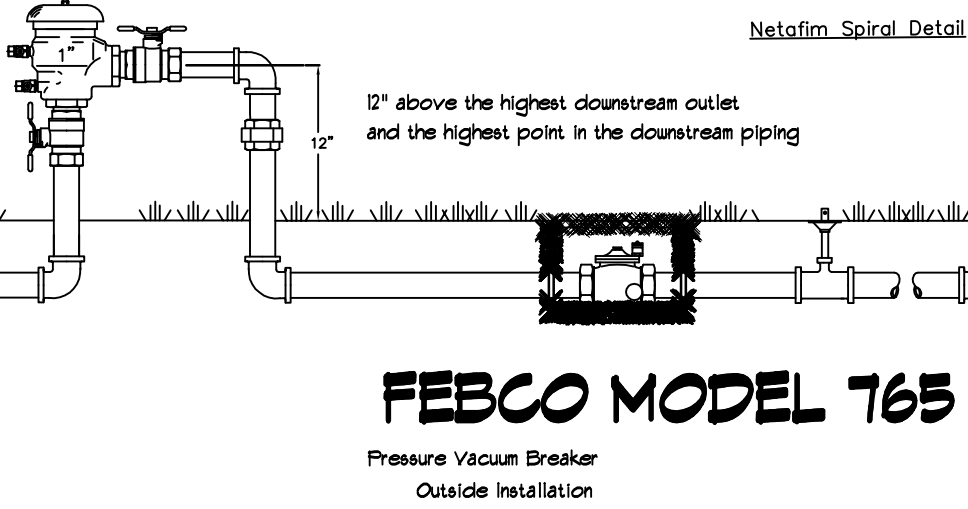
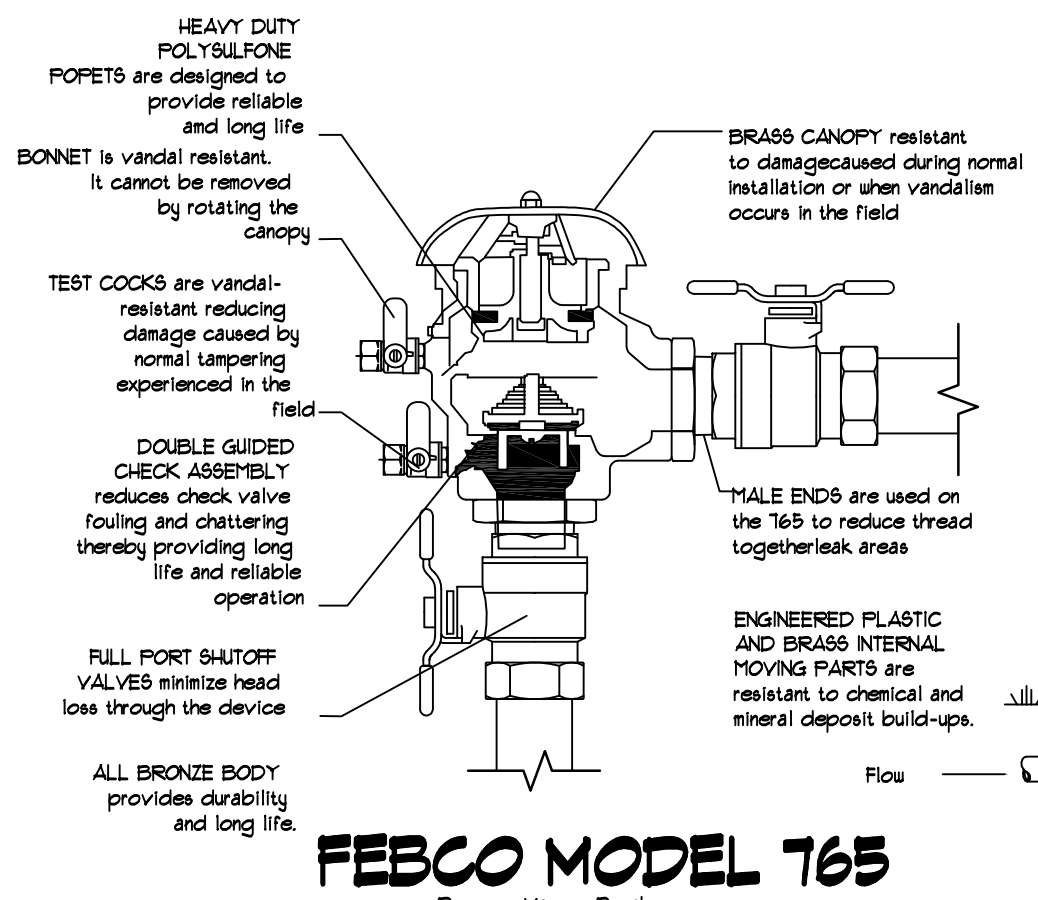
LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
4	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	1275 4900 M
6	6 - 8'	Austrian Pine <i>Pinus nigra</i>	625 3150 M
4	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	225 900 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	36 72 M
10	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	144 1440 M
Live Tree Coverage			6162
Shrubs & Groundcovers			
3	4 - 6'	Desert Willow <i>Chilopsis linearis</i>	625 1875 M
14	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	25 350 M
8	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	32 M
13	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	25 325 M
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	25 75 M
4	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	144 576 M
11	5 Gal	Buffalo Juniper <i>Juniperus sabina "Buffalo"</i>	144 2448 M
11	5 Gal	Cherry Sage <i>Salvia greggii</i>	9 99 M
12	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	108 M
4	5 Gal	Fern Bush <i>Chamaebotaria millefolium</i>	36 144 L
14	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	49 686 L
4	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	25 100 L
9	2-3cf	Boulders <i>To be placed at contractor discretion</i>	6818
Live Groundcover			6818
Landscape Gravel / Filter Fabric			
3/4" Crushed Grey			
Oversize Landscape Gravel / Filter Fabric			
2-4" Adobe Rose With Palm Yucca's			

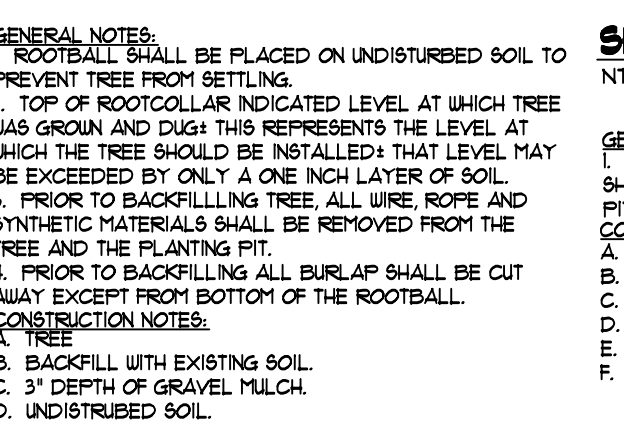


LANDSCAPE CALCULATIONS

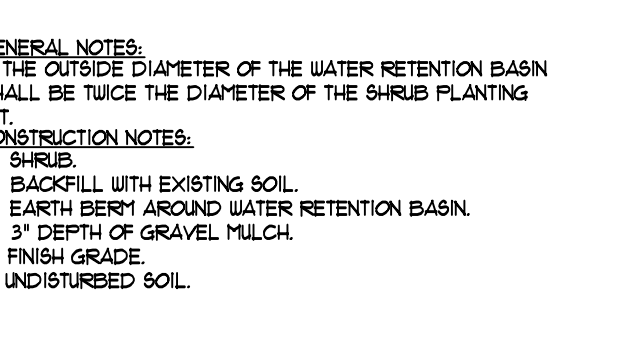
TOTAL LOT AREA (sf)	56331
OFF-SITE LANDSCAPE PROVIDED	- 3050
TOTAL BUILDING AREA (sf)	- 15305
TOTAL LOT AREA (sf)	= 37982
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	5697
TOTAL ON-SITE LANDSCAPE PROVIDED	9850
TOTAL LIVE GROUNDCOVER REQUIRED (30%)	2955
TOTAL LIVE GROUNDCOVER PROVIDED	6818
TOTAL LIVE PLANT MATERIAL PROVIDED	12380



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

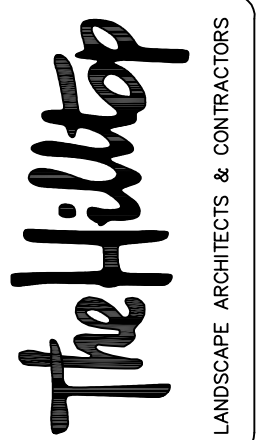
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Kiddie Academy
Louisiana and Alameda
Albuquerque, NM

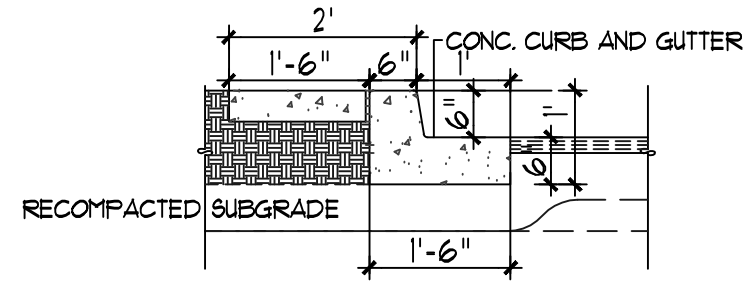
LANDSCAPE PLAN

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are provided by copyright license or contract unless otherwise stated. All materials shall be released or copied unless applicable fees have been paid or a job order placed.



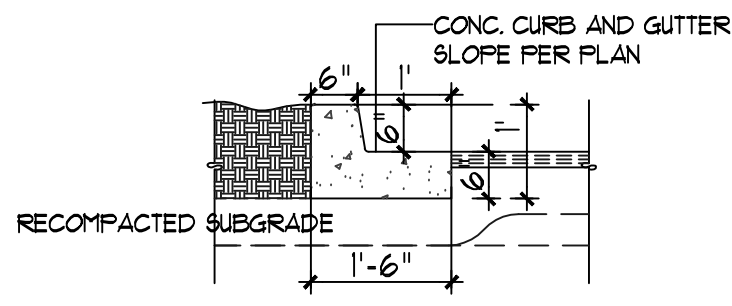
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REVISION: 02/27/2016
DATE: 8/2/2016

SHEET #
LS-101



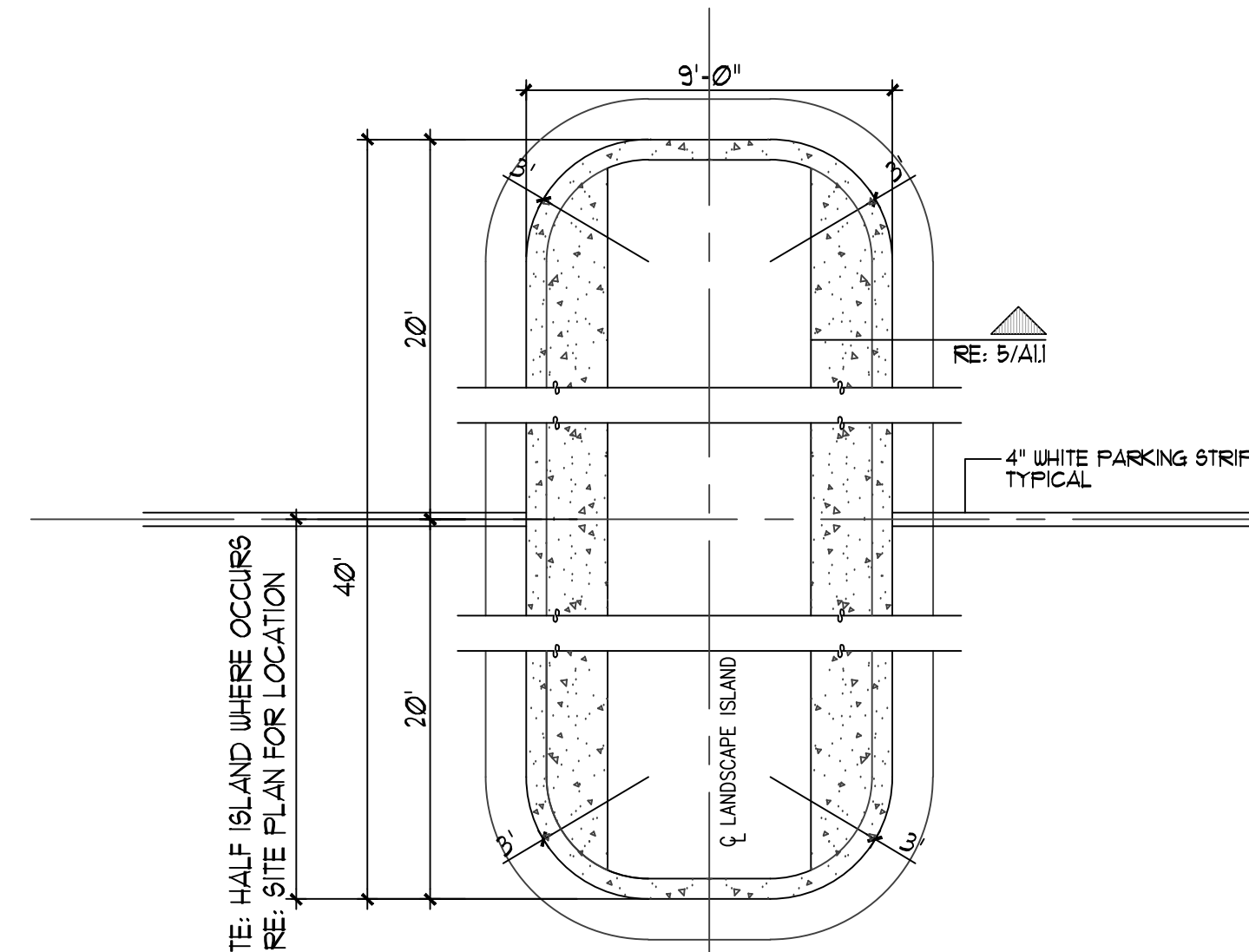
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN FOR THE GEOTECHNICAL INVESTIGATION

11 ISLAND CURB DETAIL
N.T.S.



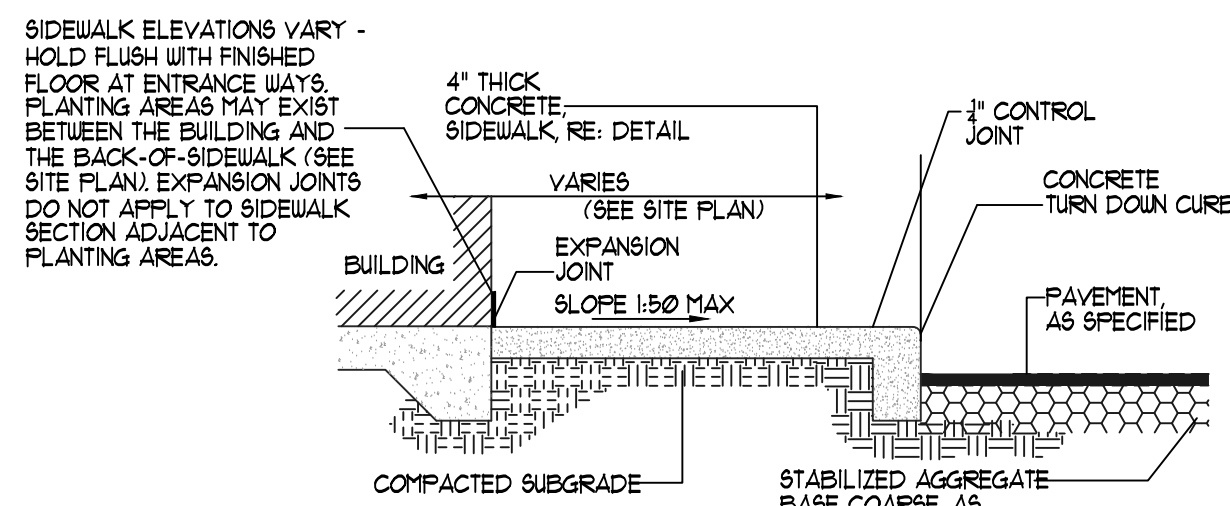
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN FOR THE GEOTECHNICAL INVESTIGATION

10 TYPICAL CURB DETAIL
N.T.S.



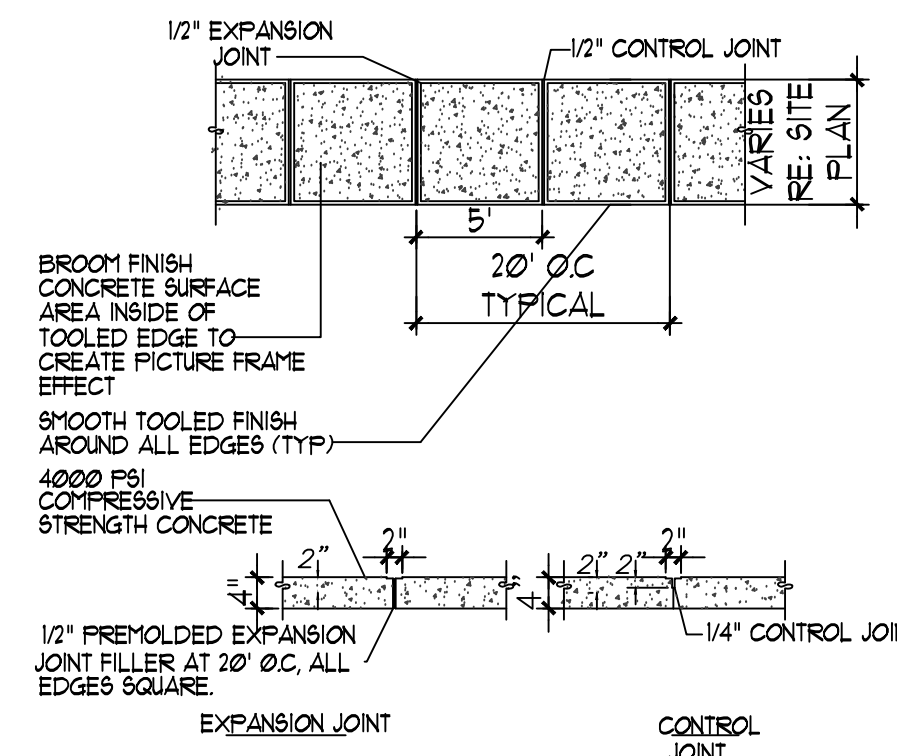
NOTE: HALF ISLAND WHERE OCCURS
RE: SITE PLAN FOR LOCATION

9 ISLAND DETAIL
N.T.S.

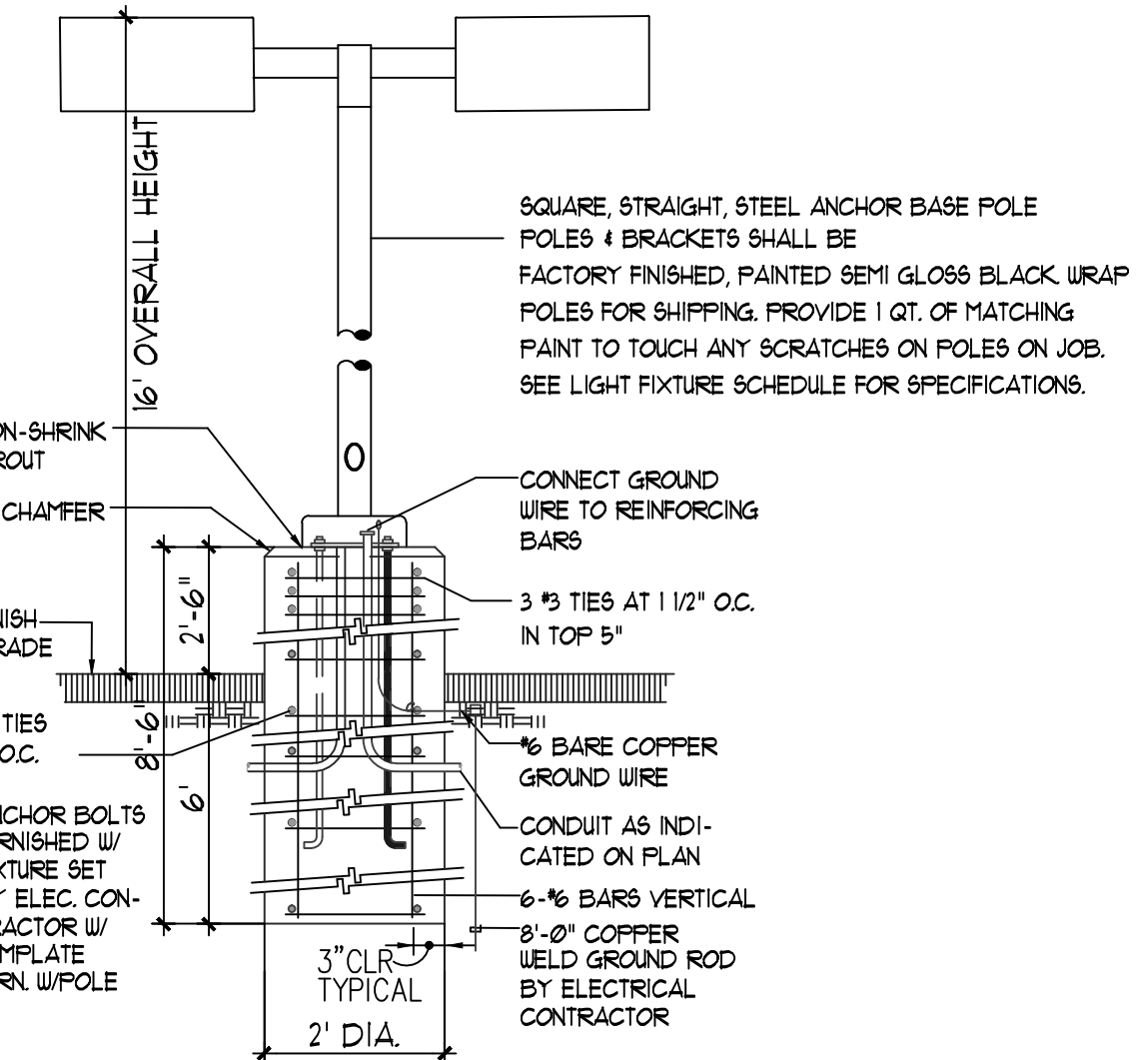


NOTE:
CONTRACTION JOINTS AT 8'-0" O.C. TOOLED 1/4" (+1/16", -0") WIDE, 1" OR MAX. D/4 (DEEP) WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.
NOTE:
ALIGN CURB AND SIDEWALK JOINTS AT ALL TIES

8 SIDEWALK WITH TURNDOWN CURB SEC.
N.T.S.

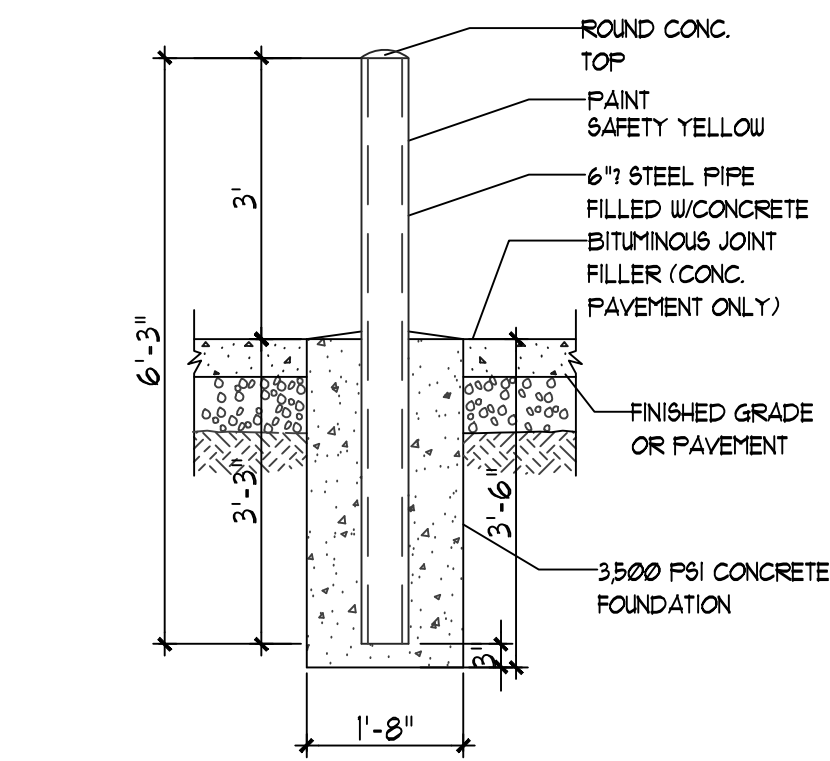


7 TYPICAL SIDEWALK
N.T.S.

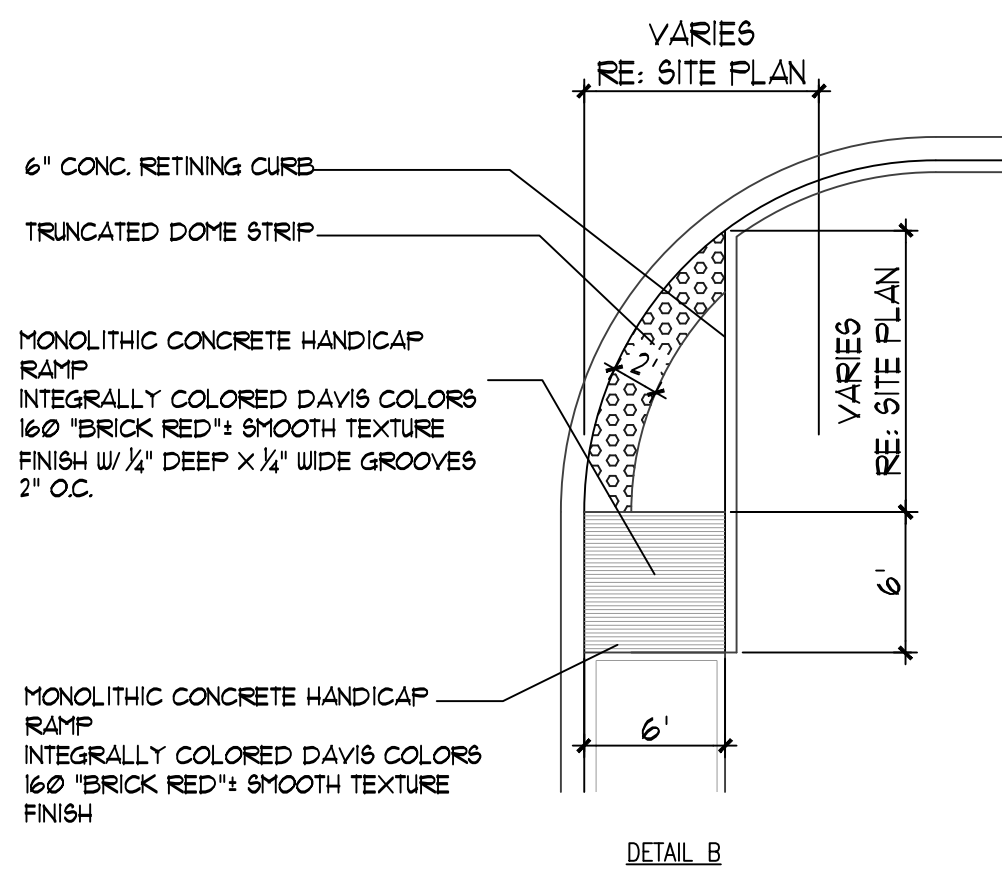


NOTE:
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE SHALL WITH STAND MIN 90 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22'
GENERAL CONTRACTOR SHALL VERIFY W/ ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL

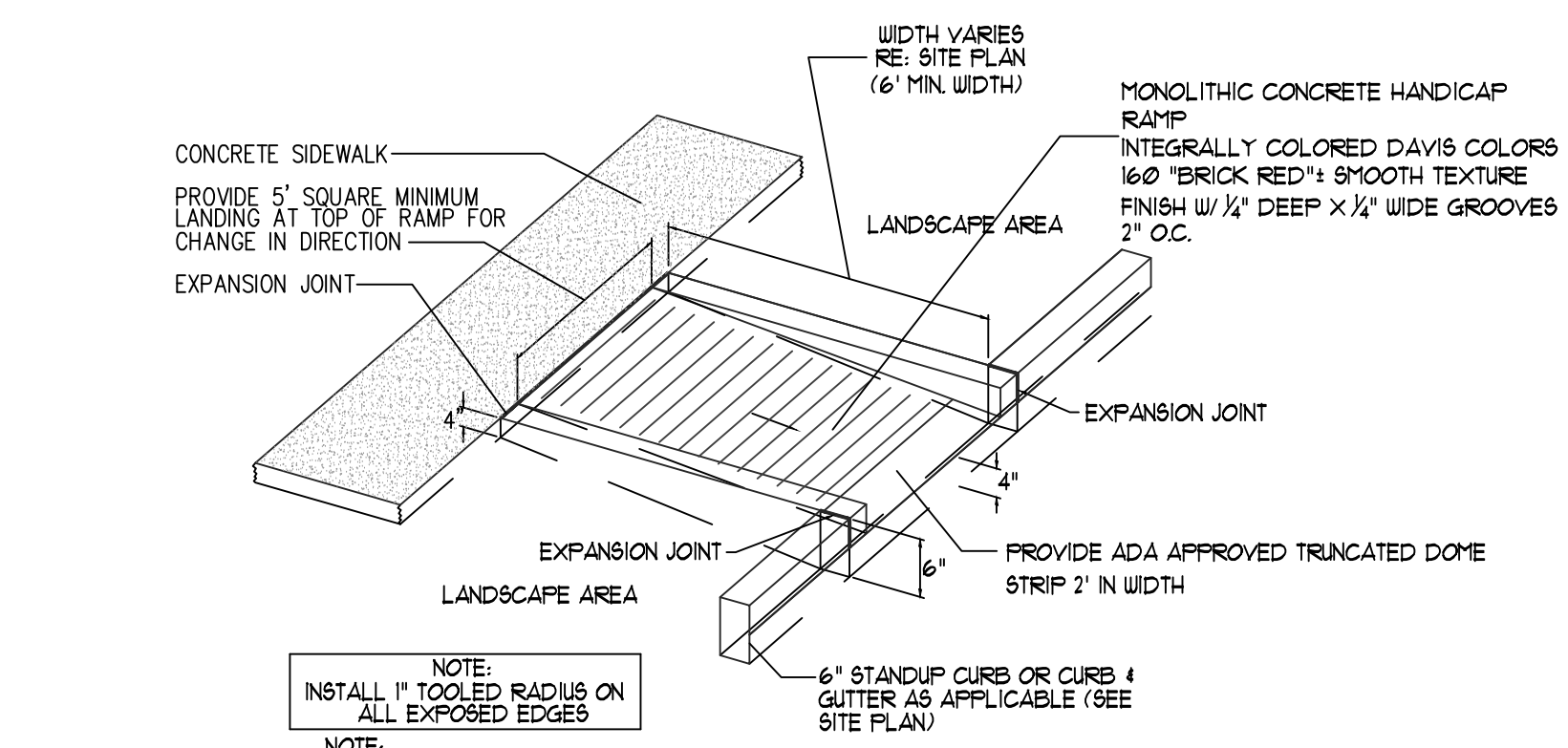
3 LIGHT POLE DETAIL
N.T.S.



4 BOLLARD DETAIL
N.T.S.

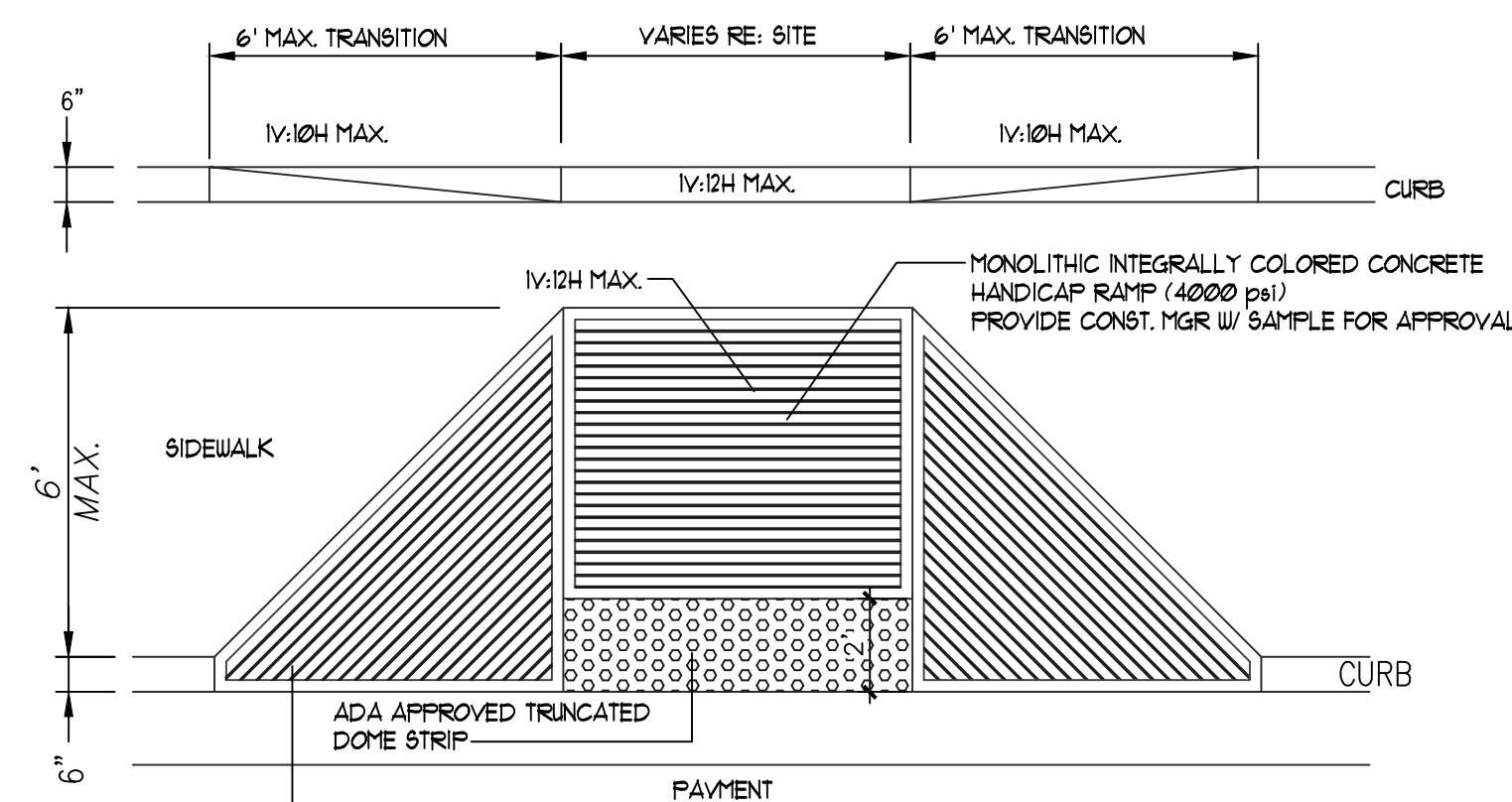


5 END ISLAND WITH WALK RAMP
N.T.S.



NOTE:
INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES
NOTE:
H.C RAMP SHALL NOT EXCEED 6' OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S, G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

16 CURBED RAMP DETAIL
N.T.S.

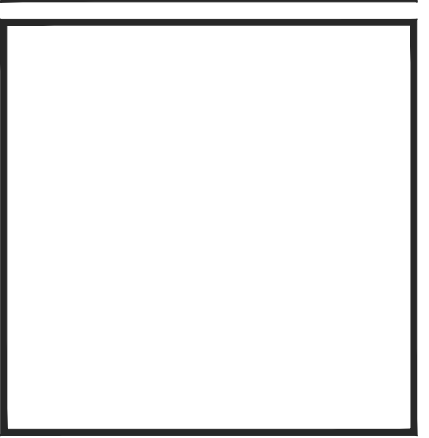


NOTE:
INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES
NOTE:
H.C RAMP SHALL NOT EXCEED 6' OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S, G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

15 FLARED H.C RAMP
N.T.S.

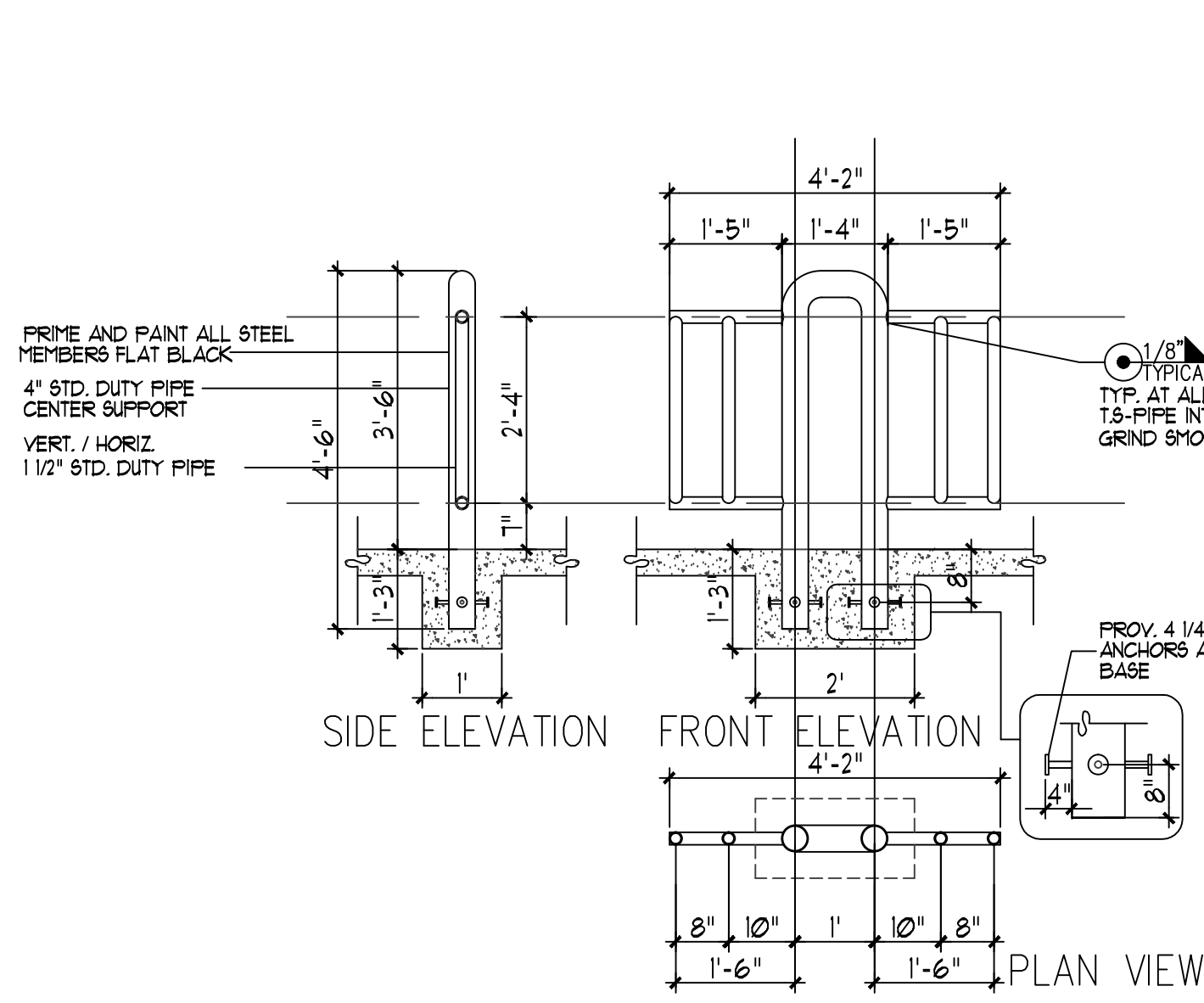
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ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

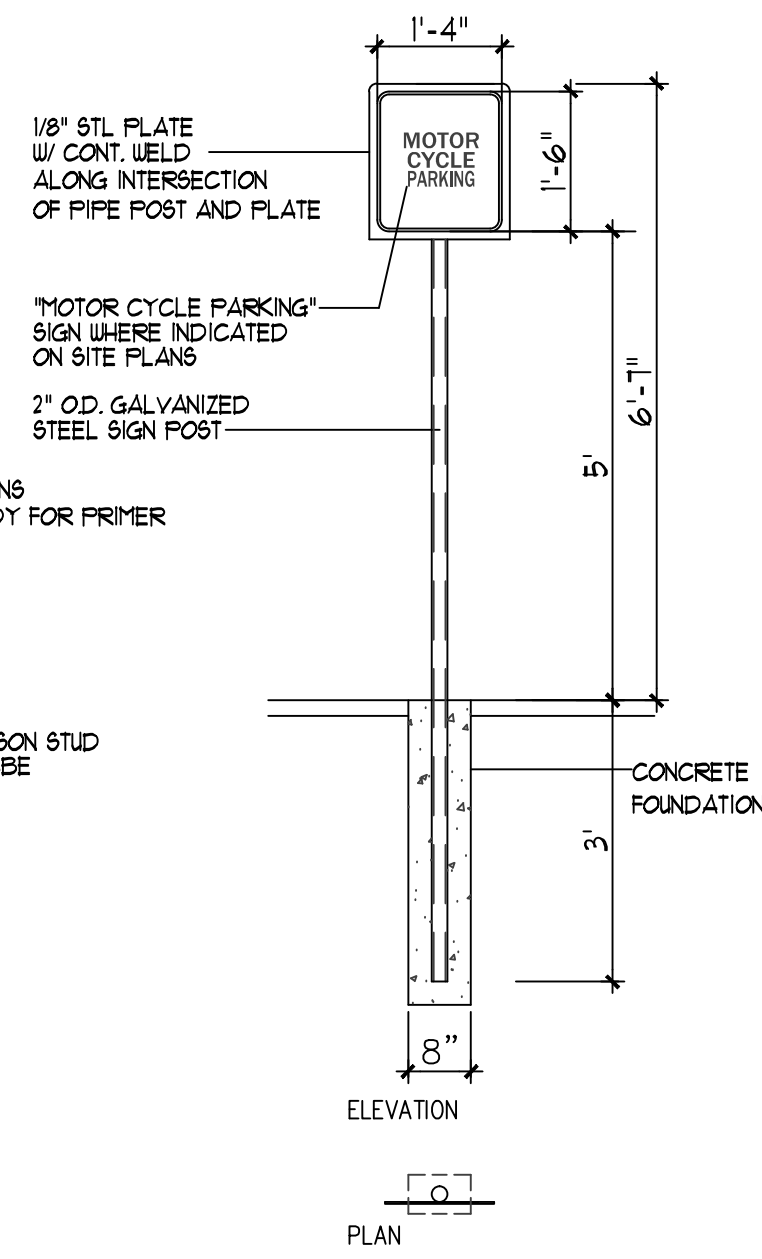


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PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. XXXXX
SHEET TITLE SITE DETAILS	

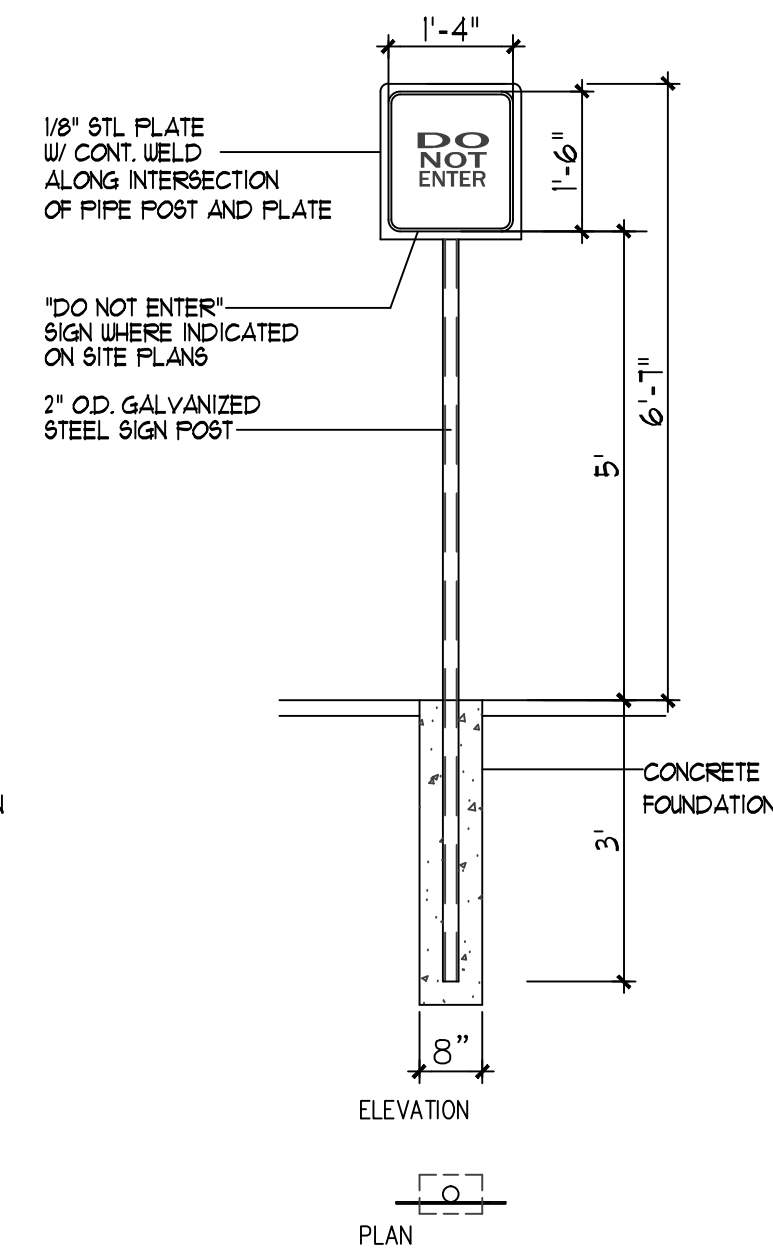
DATE: 8/31/2016	Sheet:
SCALE: N.T.S.	A11



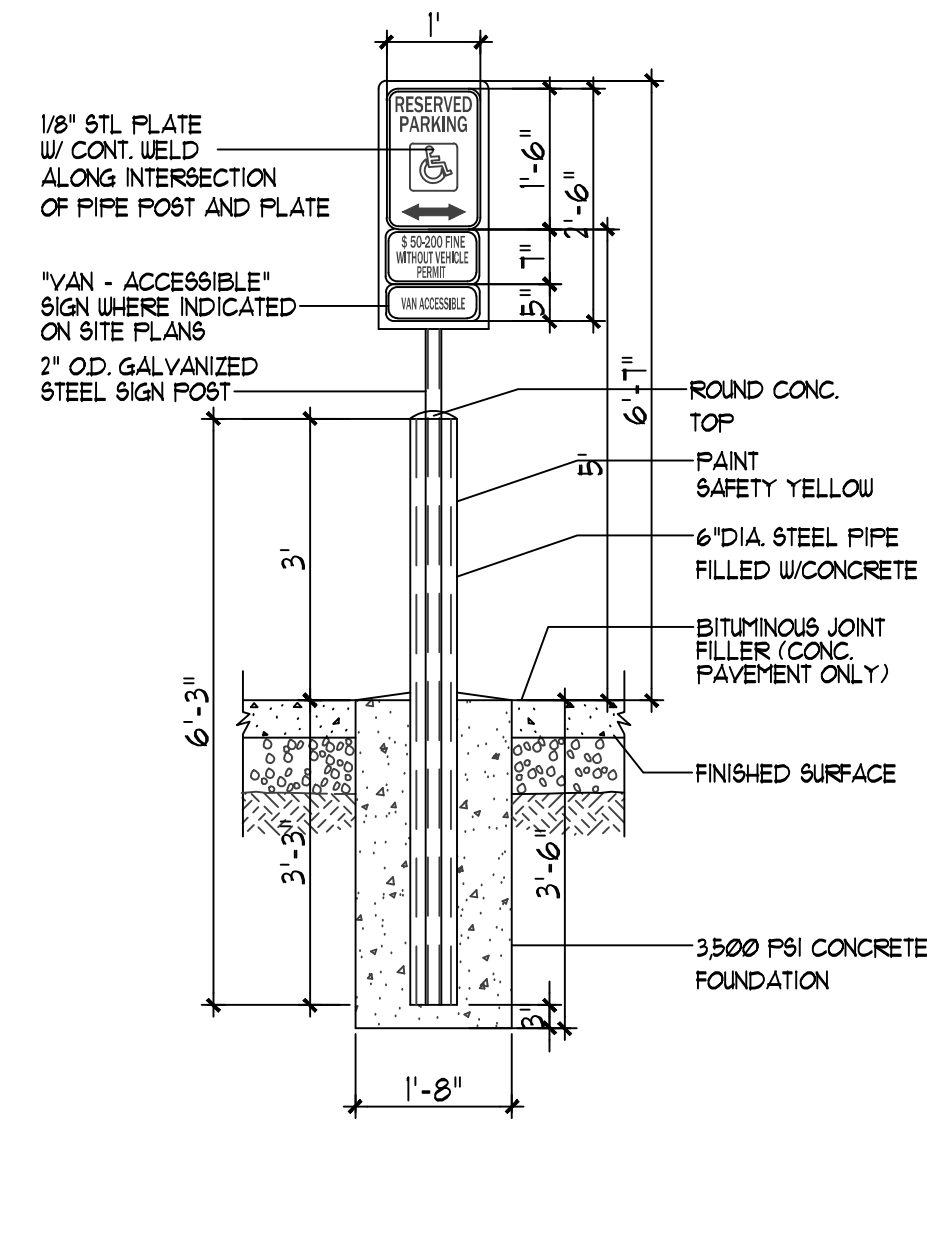
13 BIKE RACK
NT.5



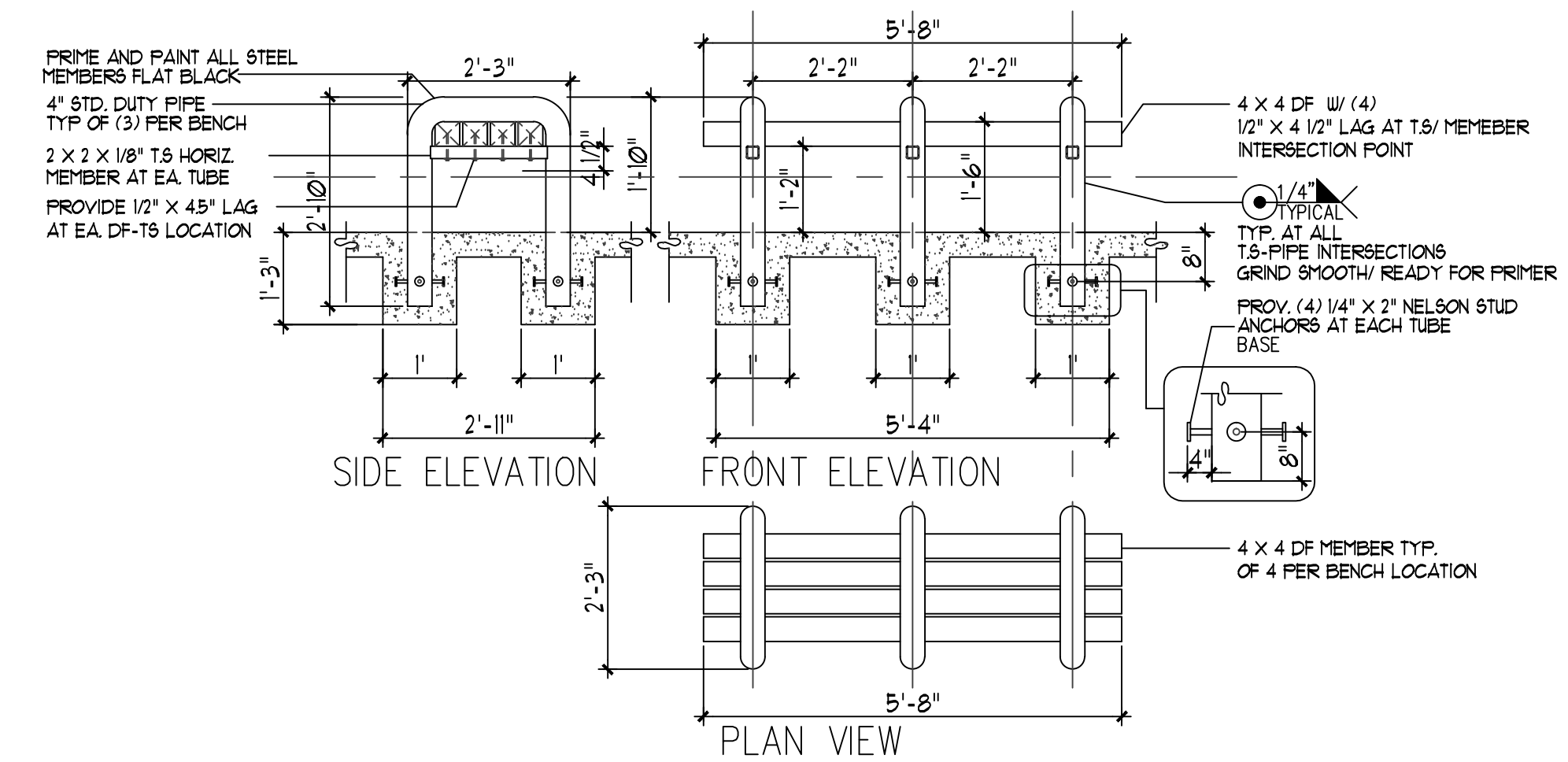
12 MISC. SIGNAGE
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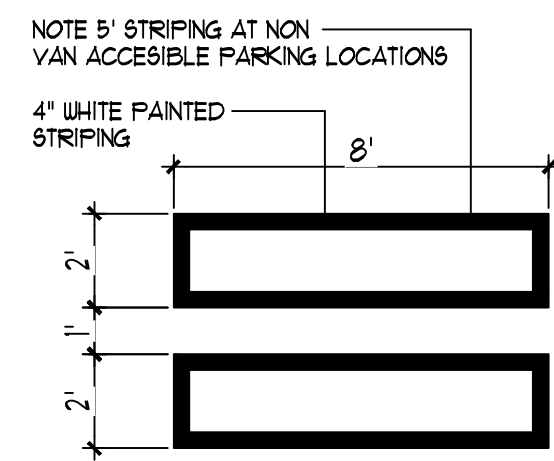
12A MISC. SIGNAGE
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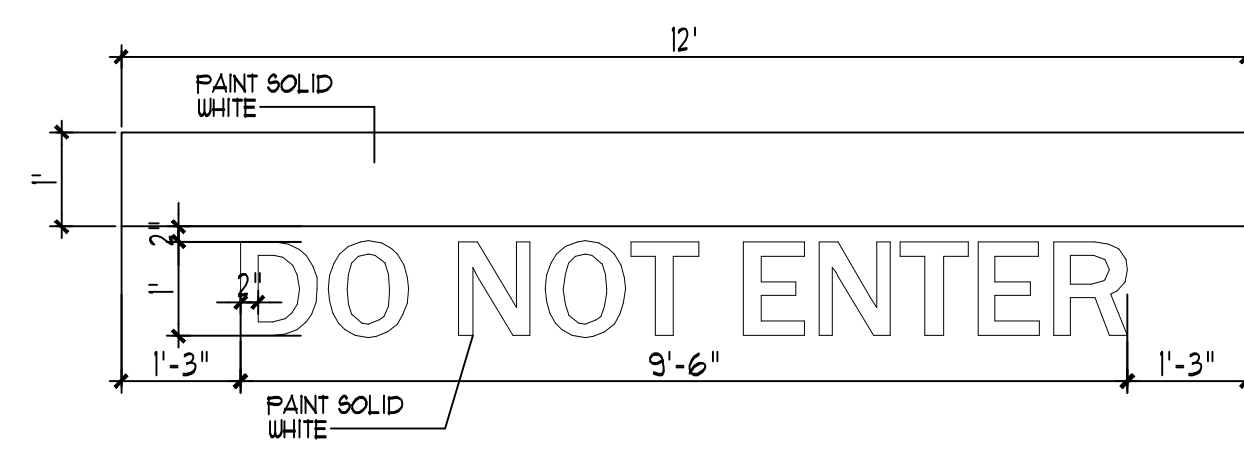
11 H.C SIGNAGE
NT.5



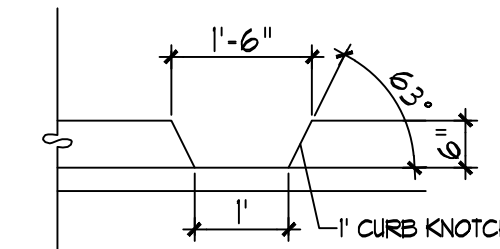
10 BENCH DETAIL
NT.5



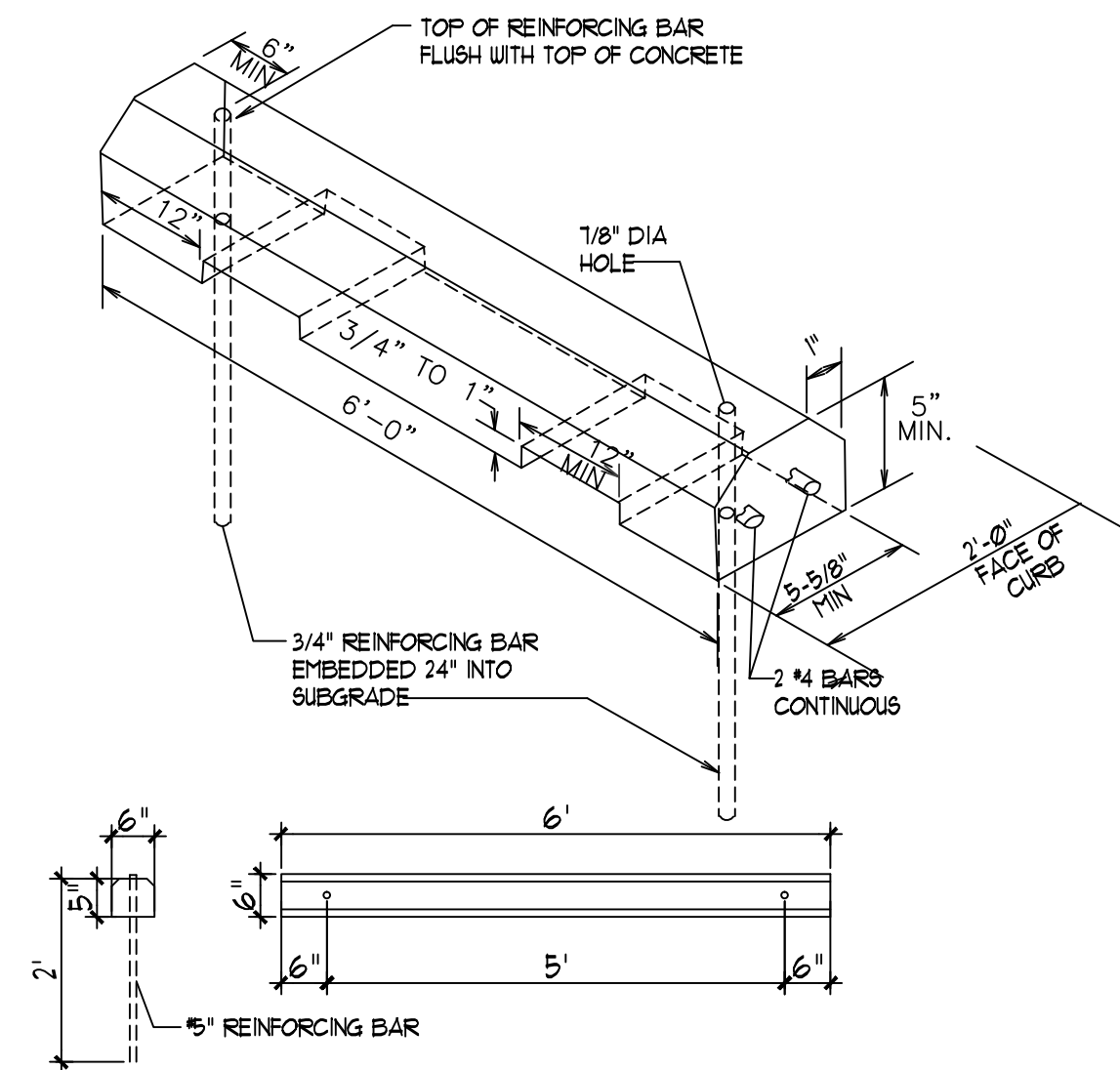
9 H.C PARKING-WALK PAINT DETAIL
NT.5



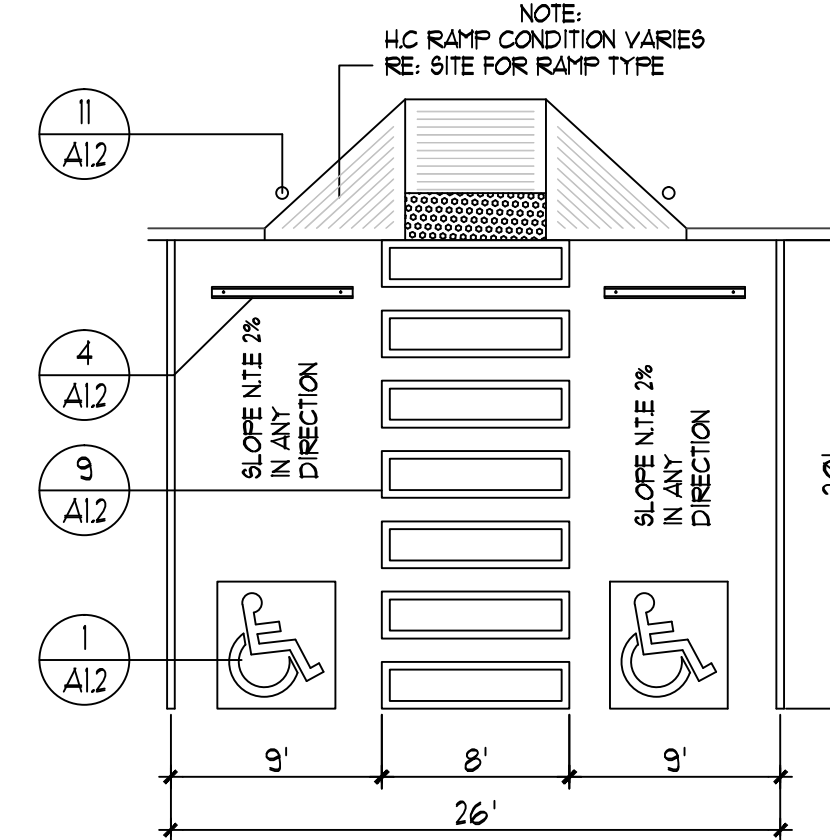
8 SITE DIRECTIONAL PAINT DETAIL
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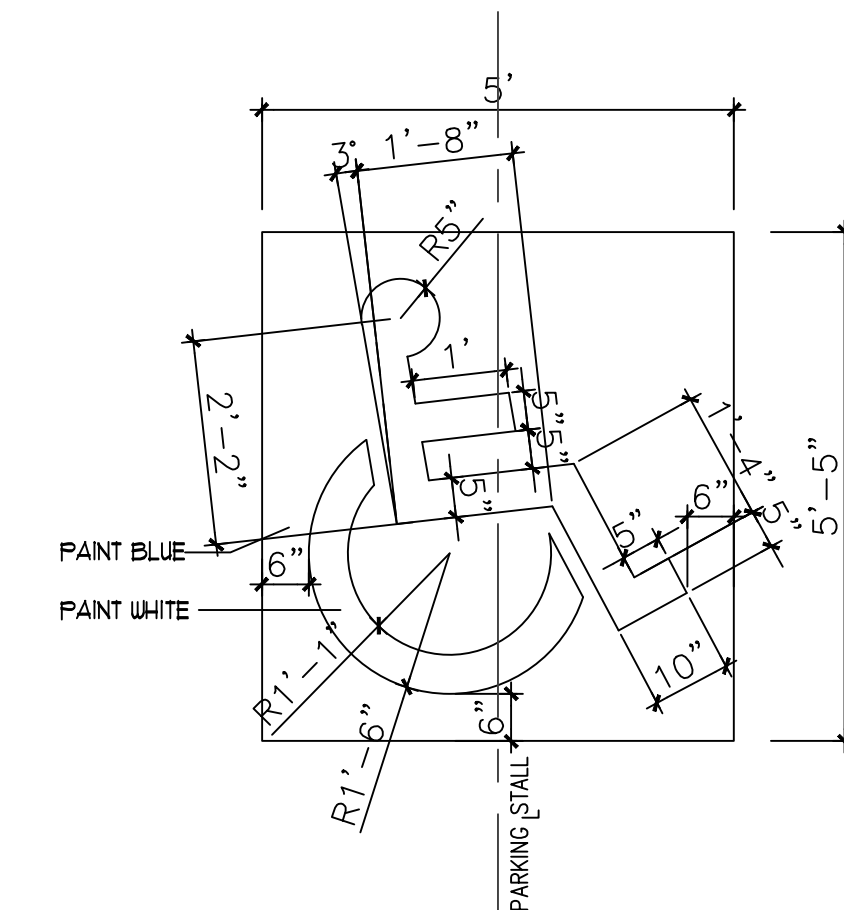
7 CURB NOTCH
NT.5



4 WHEEL STOP
NT.5



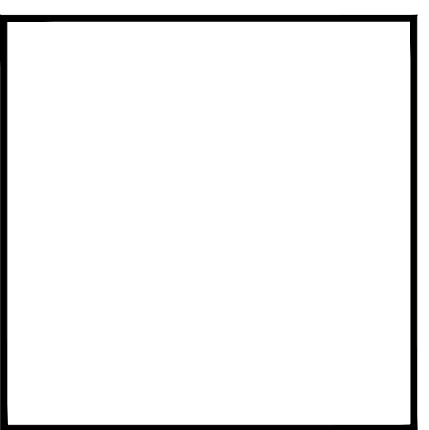
2 H.C PARKING PLAN DETAIL (VAN ACCESSIBLE)
NT.5



1 H.C SIGNAGE
NT.5

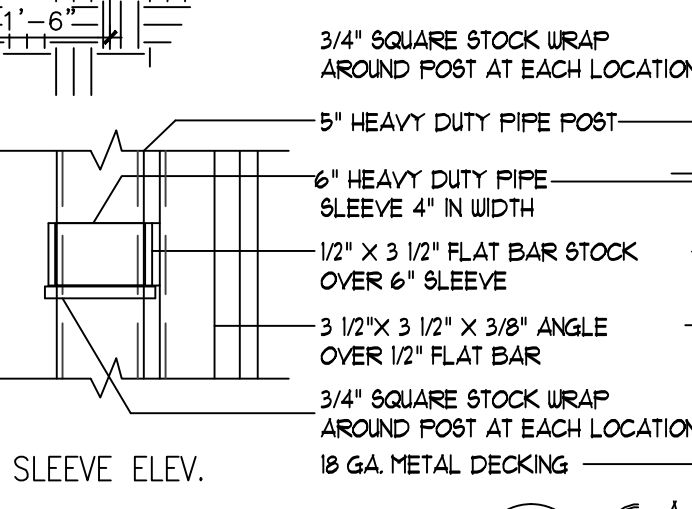
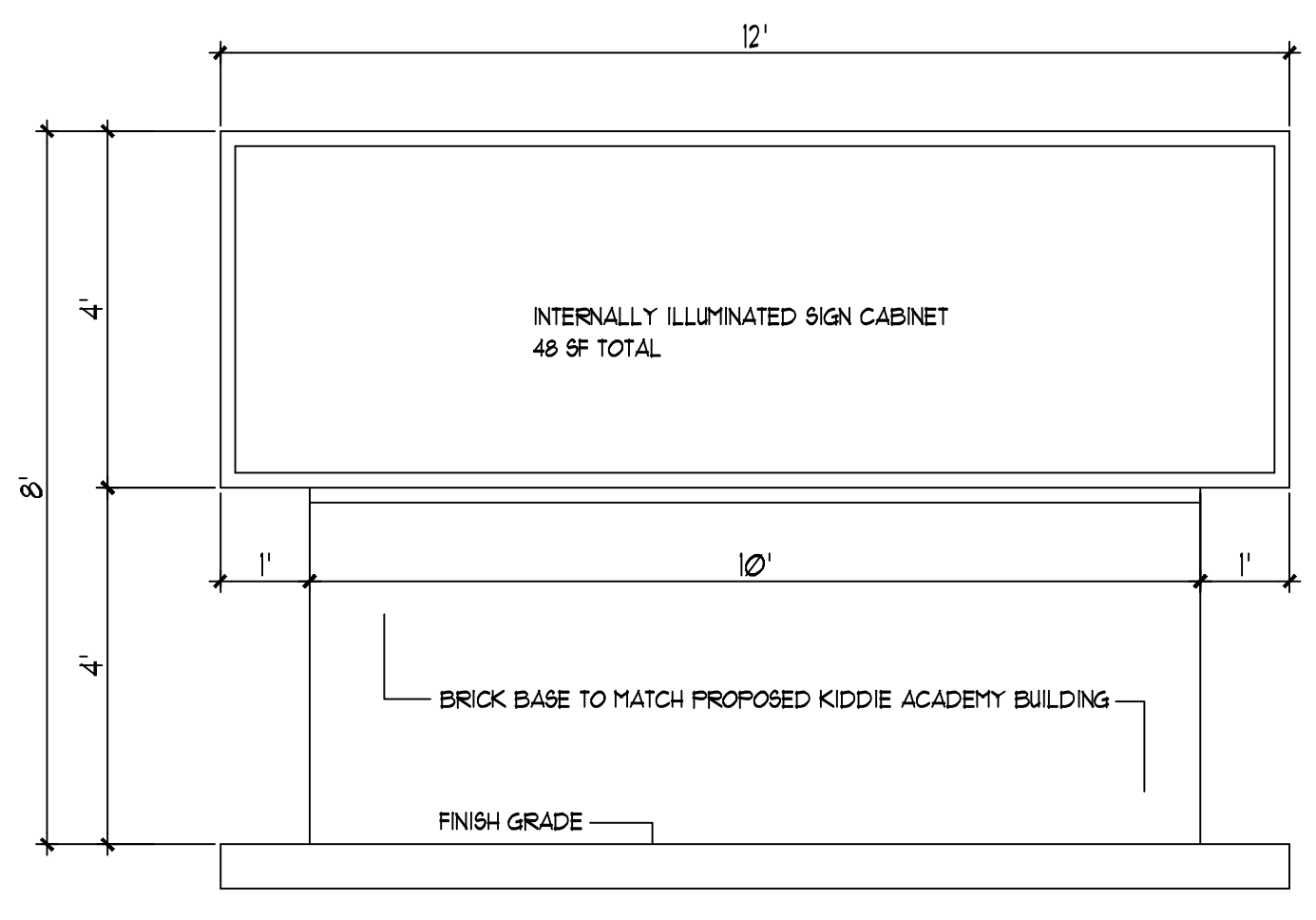
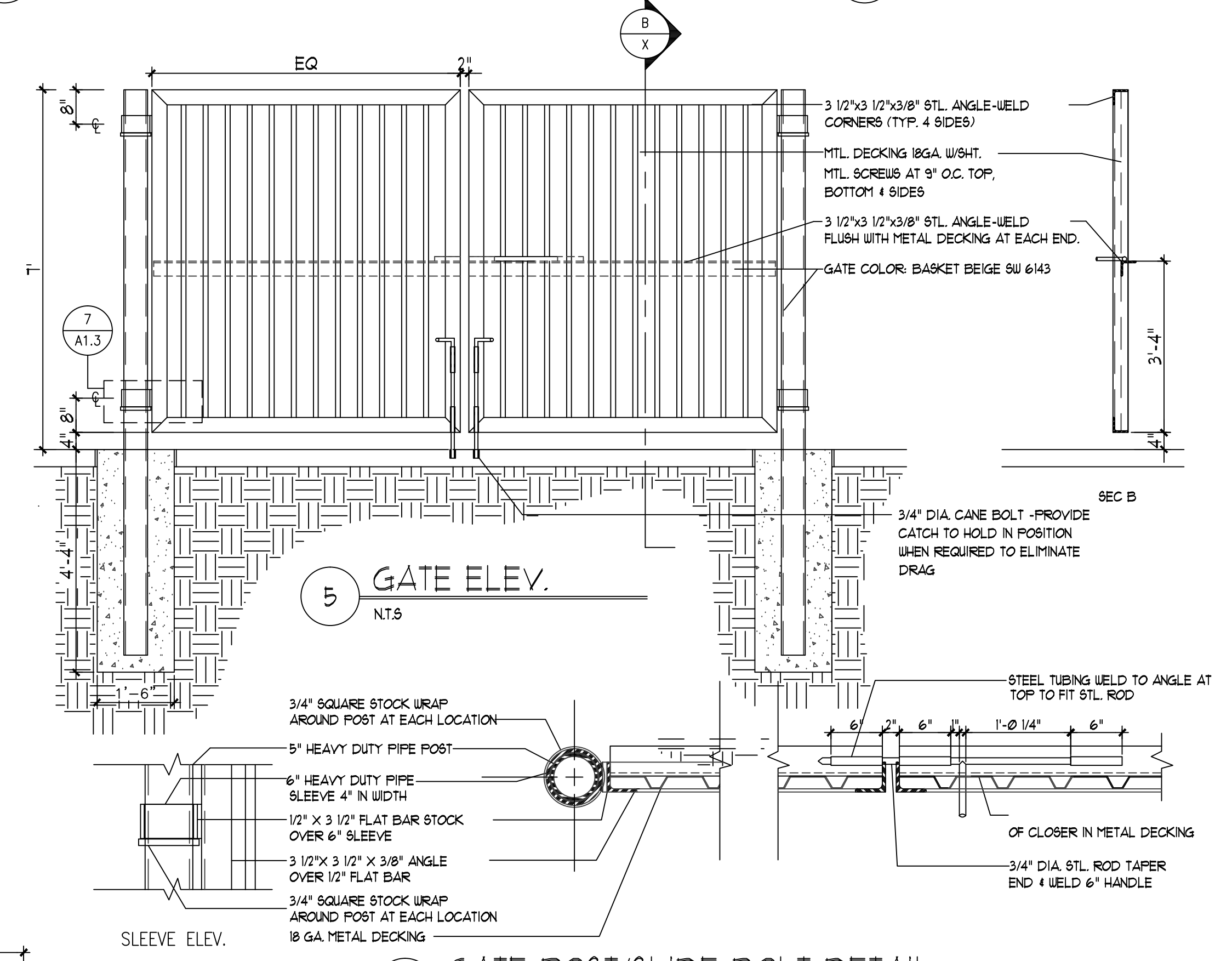
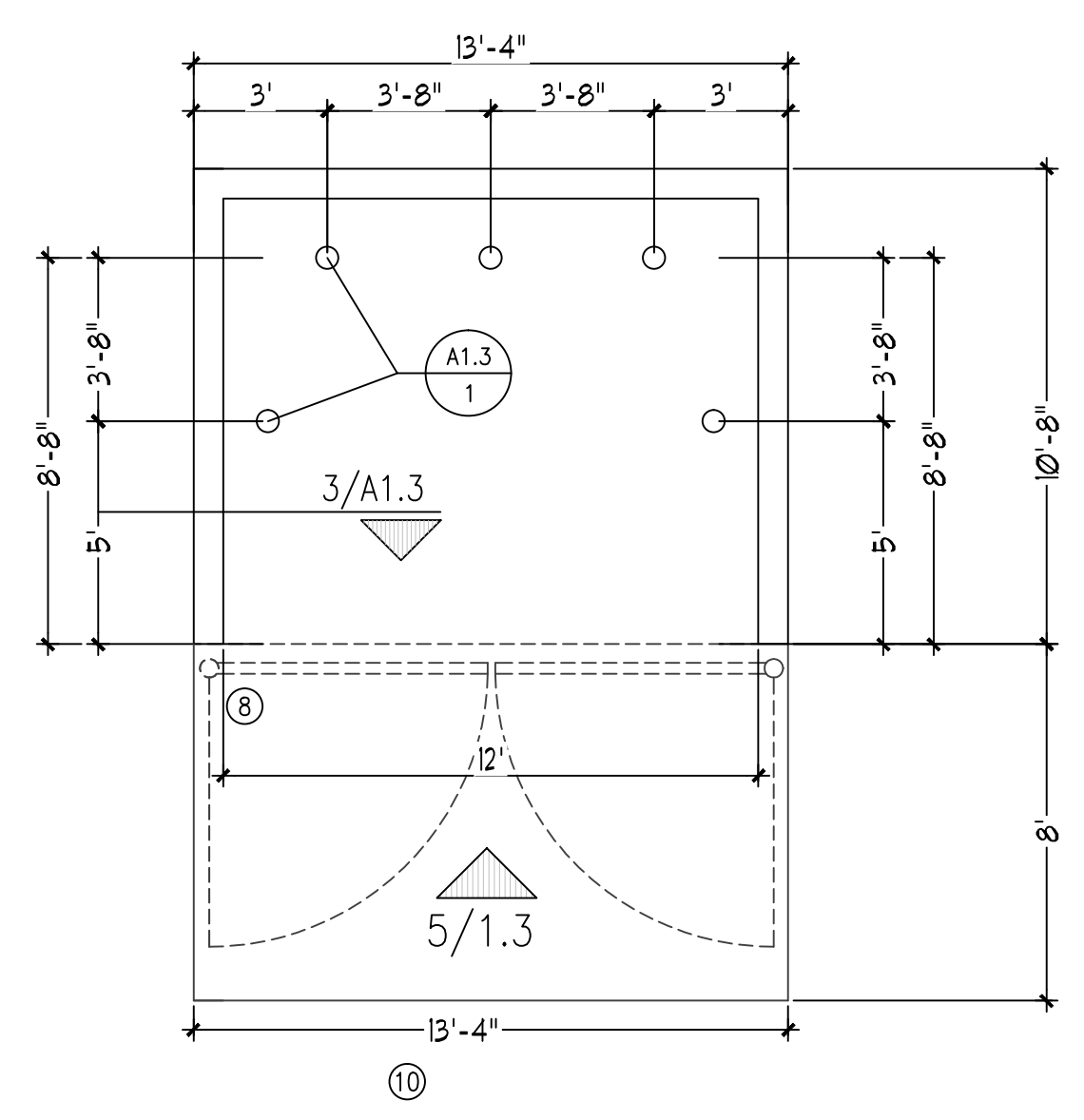
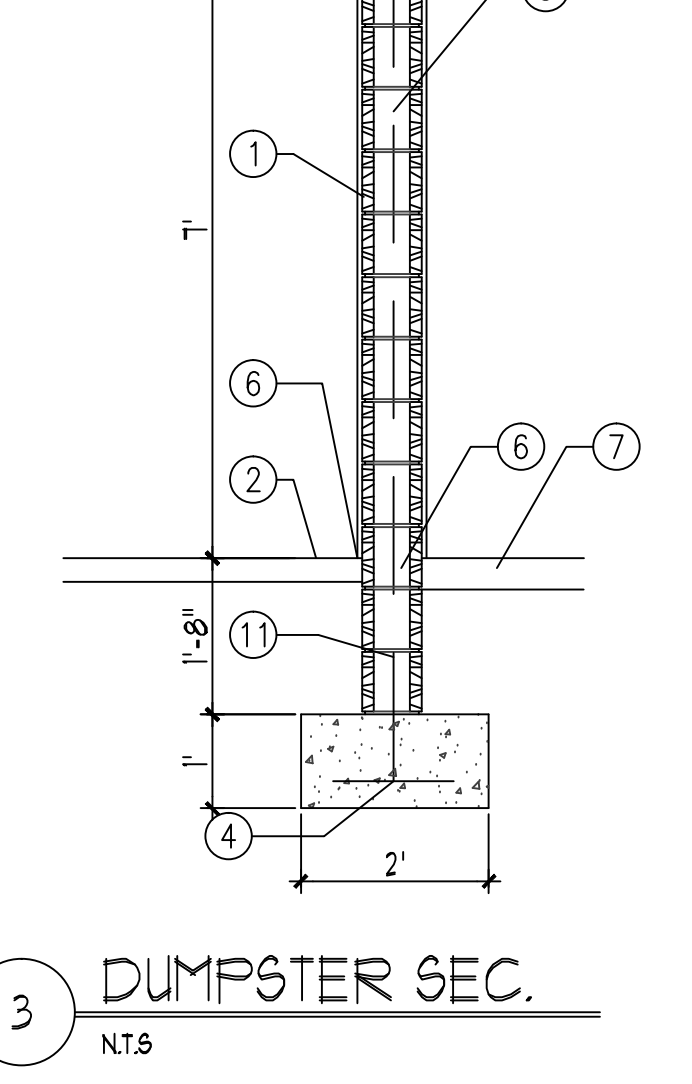
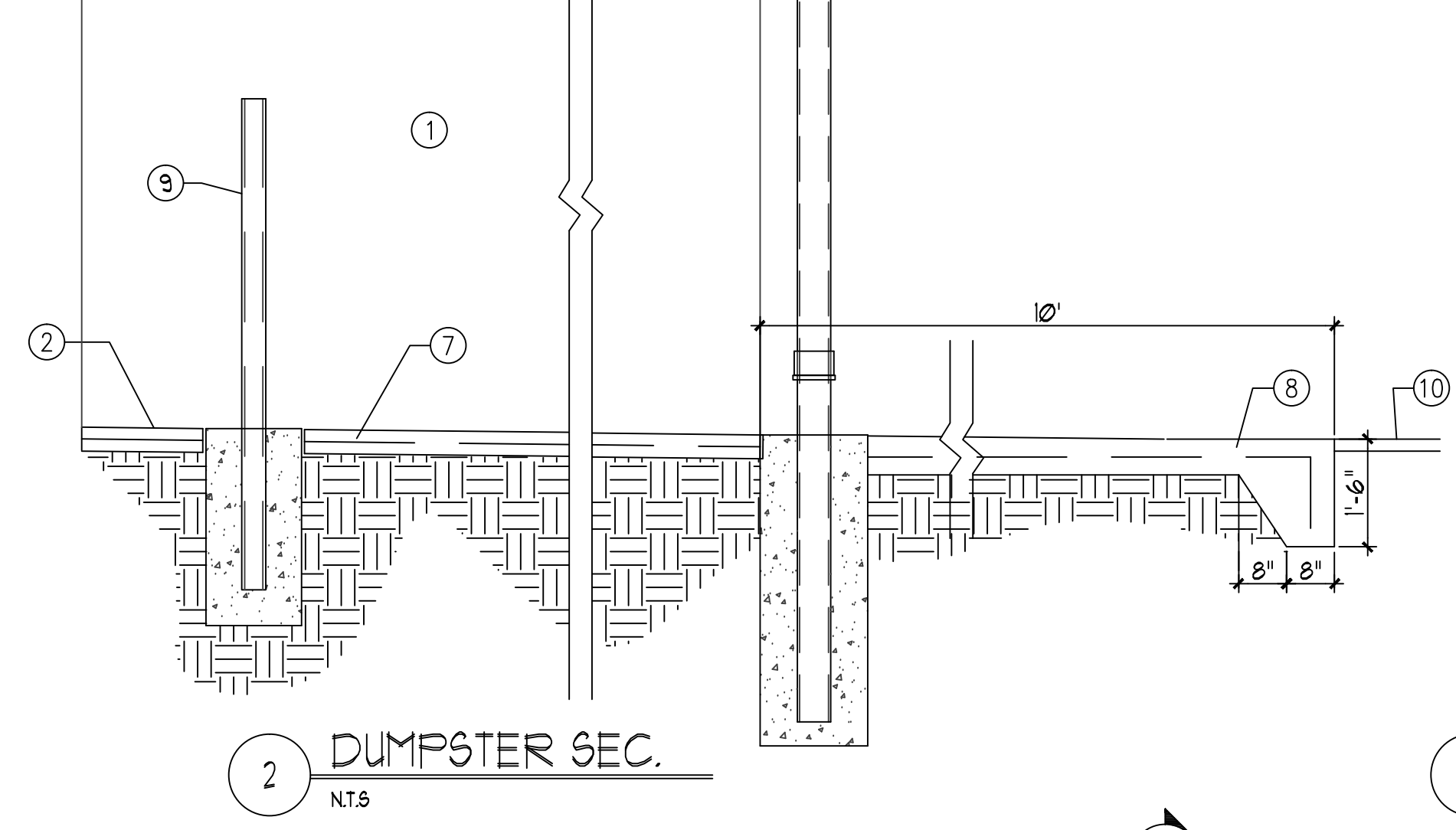
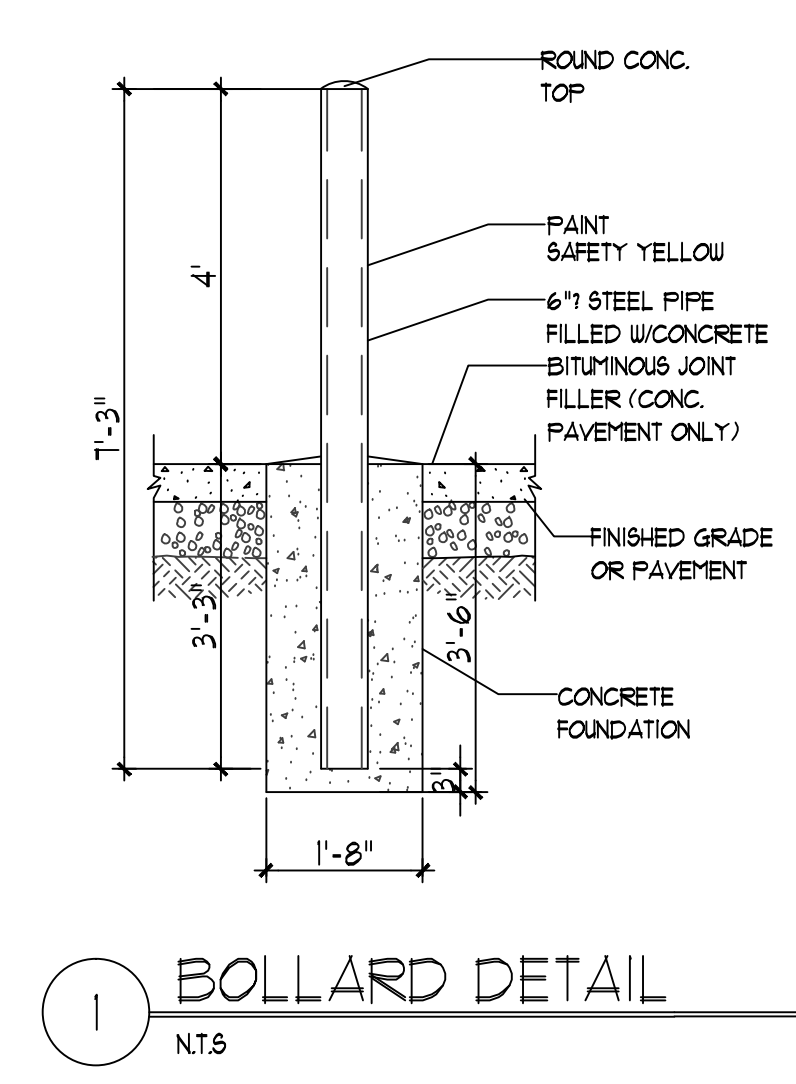
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SHEET TITLE SITE DETAILS			

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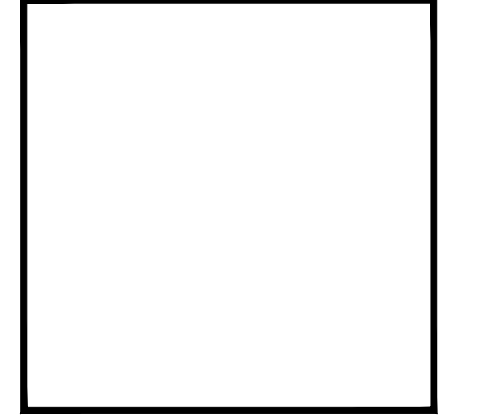


- KEYED NOTES
- 8" CMU WALL WITH 2 COAT 5/8" STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING 4" @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6x6 @ 10x10 W/M.
 - 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6x6 @ 10x10 W/M W/ TURNDOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
 - 2" VENT TO 16" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP.
 - CLEAN OUT RE: DET 17(A)3 FOR INFO
 - CATCH BASIN ZURN Z-891 6" X 20" SANI-FLO CATCH BASIN FABRICATED 1/8" GAGE TYPE 304 STAINLESS STEEL BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS "E" Z-882-PGE DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET.

6 ENCLOSURE NOTES NT.S

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PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET TITLE SITE DETAILS	

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