

PROJECT PHASING:

BUILDING ONE AND TWO SHALL BE CONSIDERED AS A SINGLE PHASE. BUILDING FOUR WILL BE A SEPARATE PHASE UNLESS A USER IS DETERMINED PRIOR TO BEGINNING CONSTRUCTION OF THE FIRST BUILDING. THE PARKING IMPROVEMENTS AND OTHER SITE IMPROVEMENTS FOR BUILDING 4 WILL BE PART OF THE FIRST PHASE WITH A PAVEMENT FOR THE BUILDING.

FIRE DATA:

CONNECTION TYPE	SEE PLAN
BUILDING AREA	SEE PLAN
FIRE FLOW REQUIREMENT	2770 GPM
BUILDING 1	FC TABLE 6105.11(2)
BUILDING 2	1500 GPM @ 150 PSI
BUILDING 3	1500 GPM @ 150 PSI
BUILDING 4	1500 GPM @ 150 PSI
FIRE HYDRANT REQUIRED	2 FOR FIRE FLOW 2 FOR DISTANCE
HYDRANT SPACING FROM HYDRANT	400 FT
FIRE HYDRANT PROVIDED	2 NEW
ALLOWABLE DEFLECT FROM JOINT TO JOINT POINT ON SLAB	SEE TABLE

FIRE NOTES:

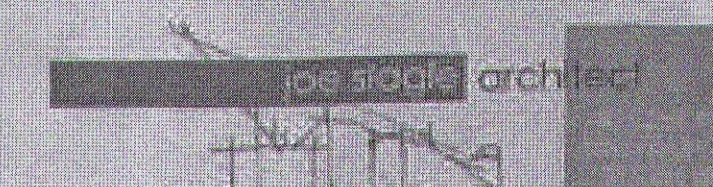
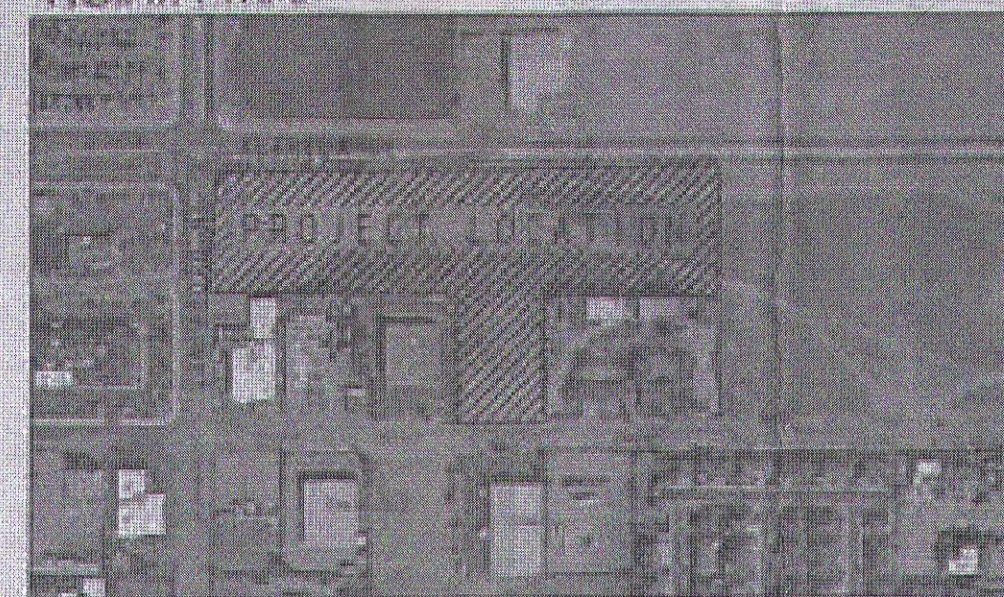
1. ALL IMPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT CONCRETE OR OTHER IMPROVED SURFACE CAPABLE OF SUPPORTING THE APPROVED LOADS OF FIRE APPARATUS WORKING AT LEAST 15,000 LBS.
2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SITE DATA:

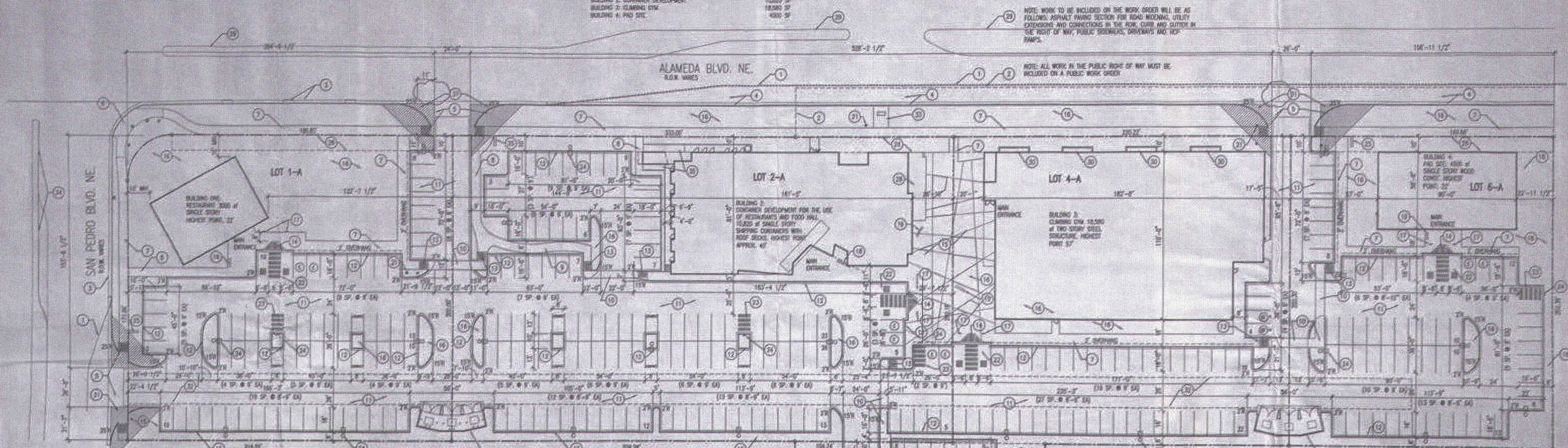
SITE LOCATION	SE CORNER SAN PEDRO AND ALAMEDA NE ALBUQUERQUE, NM
LEGAL DESCRIPTION	REPLATED LOTS 1-2, 3-4, 11-12, 13-14 NORTH ALBUQUERQUE APNE
UPC NUMBER	180 PENDING REVIEW
ZONE	RT-2P
ZONE ADJACENT	RT-2P
PREVIOUS ZONE APPROVAL	NONE
TOTAL LOT AREA	220,271.650 SF (5.024 AC)
LOT 1-A	43,544.00 SF (1.000 AC)
LOT 2-A	67,254.0 SF (1.540 AC)
LOT 3-A	43,120.00 SF (1.000 AC)
LOT 4-A	54,290.000 SF (1.239 AC)
GRAND BUILDING AREA	44,000 SF
BUILDING 1: RESTAURANT	3,000 SF
BUILDING 2: CONSUMER DEVELOPMENT	10,000 SF
BUILDING 3: CLIMBING GYM	20,000 SF
BUILDING 4: PAD SITE	4,000 SF
BUILDING FOOTPRINT AREA	36,000 SF
BUILDING 1: RESTAURANT	3,000 SF
BUILDING 2: CONSUMER DEVELOPMENT	10,000 SF
BUILDING 3: CLIMBING GYM	18,000 SF
BUILDING 4: PAD SITE	4,000 SF

NET LOT AREA (LOT 1-4) (FOOTPRINT)	181,451 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA)	18.3%
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 346
BUILDING 1: RESTAURANT: 8 PER 1000 SF	SPACES PROVIDED: 24
3000 SF = 24 SPACES REQUIRED	
BUILDING 2: CONSUMER DEVELOPMENT (RESTAURANTS & SHOPPING)	SPACES PROVIDED: 121
RESTAURANT & SHOPPING: 8 PER 1000 SF REQUIRED	
15,000 SF = 121 SPACES REQUIRED	
BUILDING 3: CLIMBING GYM (CLIMBING GYM)	SPACES PROVIDED: 134
26,250 SF = 134 SPACES REQUIRED	
BUILDING 4: PAD SITE (RESTAURANT) 8 PER 1000	SPACES PROVIDED: 61
4000 SF = 32 SPACES REQUIRED	
ELECTRIC VEHICLE PARKING REQUIRED: 2% OF 346 = 7 SPACES	TOTAL SPACES PROVIDED: 346
ACCESSIBLE PARKING REQUIRED: 8 PER 1000 SF	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 6
BIKE PARKING REQUIRED: 10% OF 346 = 35 SPACES	TOTAL SPACES PROVIDED: 35

VICINITY MAP

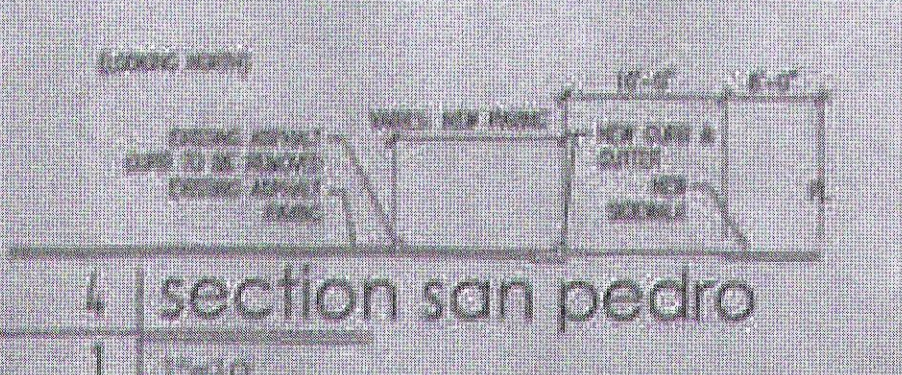
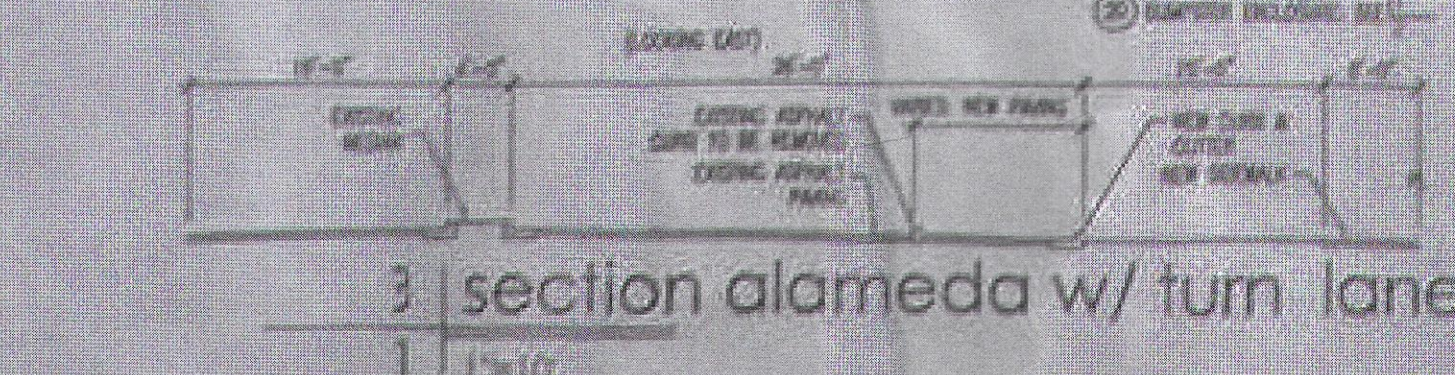
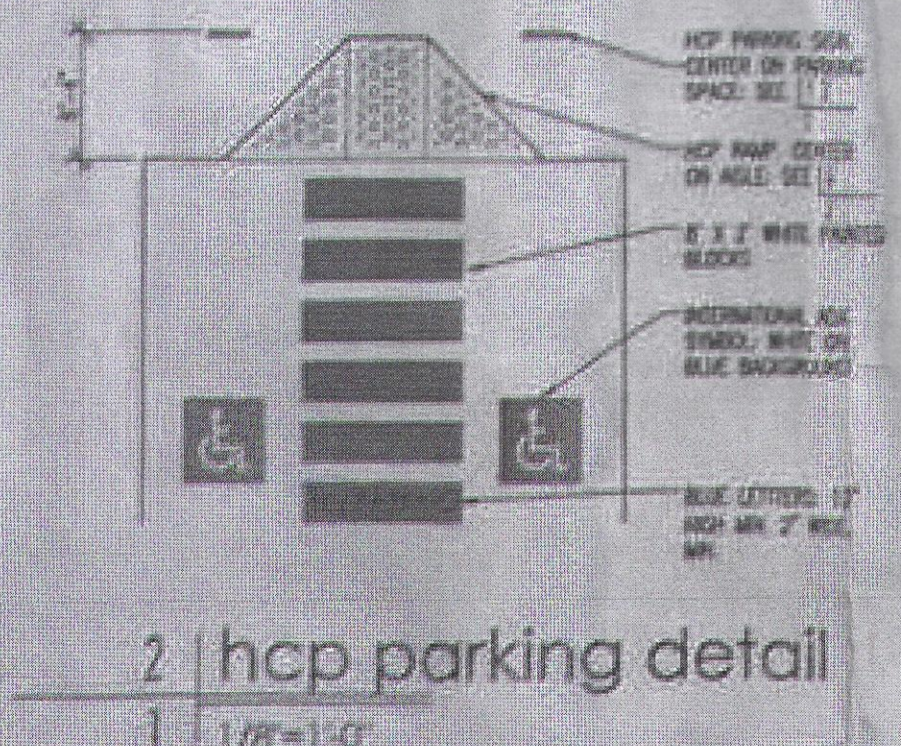


A MIXED USE DEVELOPMENT
at alameda and san pedro ne.
abq, nm



KEYED NOTES:

- EXISTING ASPHALT PAVING AND TEMPORARY ASPHALT CURBS FOR ROAD WORKING AND IMPROVEMENTS, SEE CIVIL DRAWING.
- PROPERTY LINE TO BE ELIMINATED BY PLACING ASPHALT TO INCREASE ROAD.
- EXISTING STREET IMPROVEMENTS TO REMAIN, ASPHALT PAVING, STORM SEWER, WALKS, CURB AND GUTTER.
- NEW STREET IMPROVEMENTS INCLUDING PAVING SECTION AND CURB AND GUTTER TO BE INSTALLED AS PART OF THIS PROJECT. SEE CIVIL DRAWING.
- NEW CONCRETE DRIVE, CURB RETURNING, AND HOT RAMP FOR CITY OF ASB-210 AS SHOWN IN SPN.
- EXISTING HOT-RAMP TO REMAIN.
- NEW 6" WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0".
- NEW 6" WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0".
- NEW 6" WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0".
- CONC. PAVING FLUSH W/ ASPHALT W/ CONTROL JOINTS @ 5'-0". SEE 17.
- REPAVING PAVING IN ACCORDANCE WITH STAIRS REPORT.
- CONCRETE CURB AND GUTTER. SEE 17.
- WALKWAY RAMP. SEE 17.
- WALKWAY RAMP. SEE 17.
- COLORED CONCRETE PAVING.
- LANDSCAPE SEE 17P.
- HOT PAVING SEE 17.
- ASB-210 RAMP ATTACHED TO BLVD.
- DRIVE PAVEMENT. SEE 17.
- WALKWAY ENCLOSURE. SEE 17.
- NEW FIRE HYDRANT.
- ACCESSIBLE PARKING SPACES AND RAMP. SEE 17.
- MOTORCYCLE PARKING SPACES (3 SPACES).
- PULL MOUNT PARKING LOT LIGHTING. SEE 17.
- MONUMENT SIGN. SEE 17.
- BY PUBLIC UTILITY ESTABLISHMENT.
- CONCRETE RAMPED STOP.
- RECESSED PAVO.
- EXISTING MEDIAN.
- CONCRETE RAMPED PLAYERS.
- CLEAN SIGN TRIMMER, LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGN, WALLS, SIGNS, AND SIGNMOUNTS BETWEEN 3' AND 8' SHALL BE REMOVED FROM THE GUTTER. THEY WILL NOT BE ACCESSIBLE IN THE CLEAR SIGHT TRIANGLE.
- BY PUBLIC UTILITY ESTABLISHMENT.
- 6" WIDE CONCRETE END EXTENDING FROM BACK OF CURB TO SIGNALAVE FOR BUS STOP. SIGN BY OTHERS.
- EXISTING LEFT HAND TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRAFFIC STUDY PREPARED BY TERRY BROWN GROUP NOV. 2018.
- STORAGE RAMP AND TUNNEL.



LIST OF SHEETS:

SHEET 1	SITE PLAN, SITE DATA, SITE DETAILS
SHEET 2	CONCEPTUAL DRIVING PLAN
SHEET 3	SITE UTILITY PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5-1	LANDSCAPE MATERIALS
SHEET 6	OVERALL ELEVATIONS
SHEET 7	BUILDING ONE & FOUR ELEVATIONS
SHEET 8	BUILDING TWO (CONSUMER) ELEVATIONS
SHEET 9	BUILDING THREE (CLIMBING GYM) ELEVATIONS
SHEET 10	BUILDING FIVE (CLIMBING GYM) ELEVATIONS
SHEET 11	WALKS

PROJECT NUMBER: **PR-2018-001346**

APPLICATION NUMBER: **SA-2018-0010**

In an infrastructure fee required? **X** per 1.3.11. If yes, then a set of approved SDC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

200 SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: _____ DATE: _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: _____ DATE: _____

RECREATION: _____ DATE: _____

PARKS AND RECREATION DEPARTMENT: _____ DATE: _____

ENVIRONMENTAL HEALTH DEPT. (CONDITIONAL): _____ DATE: _____

SOLID WASTE MANAGEMENT: _____ DATE: _____

ENVIRONMENTAL PLANNING DEPARTMENT: _____ DATE: _____

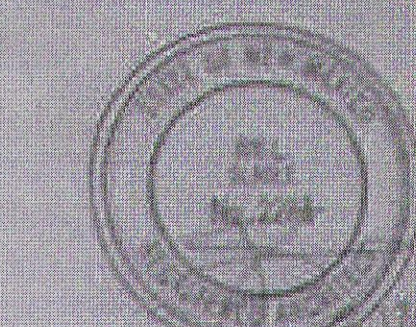
DATE: **2/1/19**

DATE: **4-23-2019**

DATE: **2/4/18**

DATE: _____

revisions:



Overall Site Plan

date: **11-15-18**
sheet: **1**

1 | site plan
1"=30'



BUILDINGS ONE, TWO, AND THREE WILL BE CONSTRUCTED AS A SINGLE PHASE. BUILDING FOUR WILL BE A SEPARATE PHASE UNLESS A USER IS DETERMINED PRIOR TO BEGINNING CONSTRUCTION OF THE OTHER BUILDINGS. THE PARKING, LANDSCAPING AND OTHER SITE IMPROVEMENTS FOR BUILDING 4 WILL BE PART OF THE FIRST PHASE WITH A PAD SITE PREPARED FOR THE BUILDING.

CONSTRUCTION TYPE:	SEE PLAN
BUILDING AREAS:	SEE PLAN
FIRE FLOW REQUIREMENT:	2375 GPM IFC TABLE 6103.1(2)
BUILDING 1	1500 X 25 = 375 GPM
BUILDING 2	2750 X 25 = 687.5 GPM
BUILDING 3	3500 X 25 = 875 GPM
BUILDING 4	1750 X 25 = 437.5 GPM
FIRE HYDRANTS REQUIRED:	3 FOR FIRE FLOW-3 FOR DISTANCE IFC TABLE C102.1
AVERAGE SPACING BTWN HYDRANTS:	450 FT
FIRE HYDRANTS PROVIDED:	3 NEW
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT IFC 507.5.1

FIRE NOTES:
 1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
 2. FIRE APPARATUS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SITE LOCATION:	SE CORNER SAN PEDRO AND ALAMEDA NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	REPLATED LOTS 1-A, 2-A, 4-A, 6-A NORTH ALBUQUERQUE ACRES
UPC NUMBER:	TBD PENDING REPLAT
ZONING:	NR-BP
ZONE ATLAS PAGE:	
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	228,371.658 SF (5.24 AC)
LOT 1-A	43,564.08 SF (1.0001 AC)
LOT 2-A	67,294.9 SF (1.5449 AC)
LOT 4-A	83,122.59 SF (1.9082 AC)
LOT 6-A	34,390.0893 SF (0.7895 AC)
GROSS BUILDING AREA:	44,524 SF
BUILDING 1: RESTAURANT	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT	10,820 SF
BUILDING 3: CLIMBING GYM	26,204 SF
BUILDING 4: PAD SITE	4500 SF
BUILDING FOOTPRINT AREA:	36,900 SF
BUILDING 1: RESTAURANT	3000 SF
BUILDING 2: CONTAINER DEVELOPMENT	10,820 SF
BUILDING 3: CLIMBING GYM	18,580 SF
BUILDING 4: PAD SITE	4500 SF

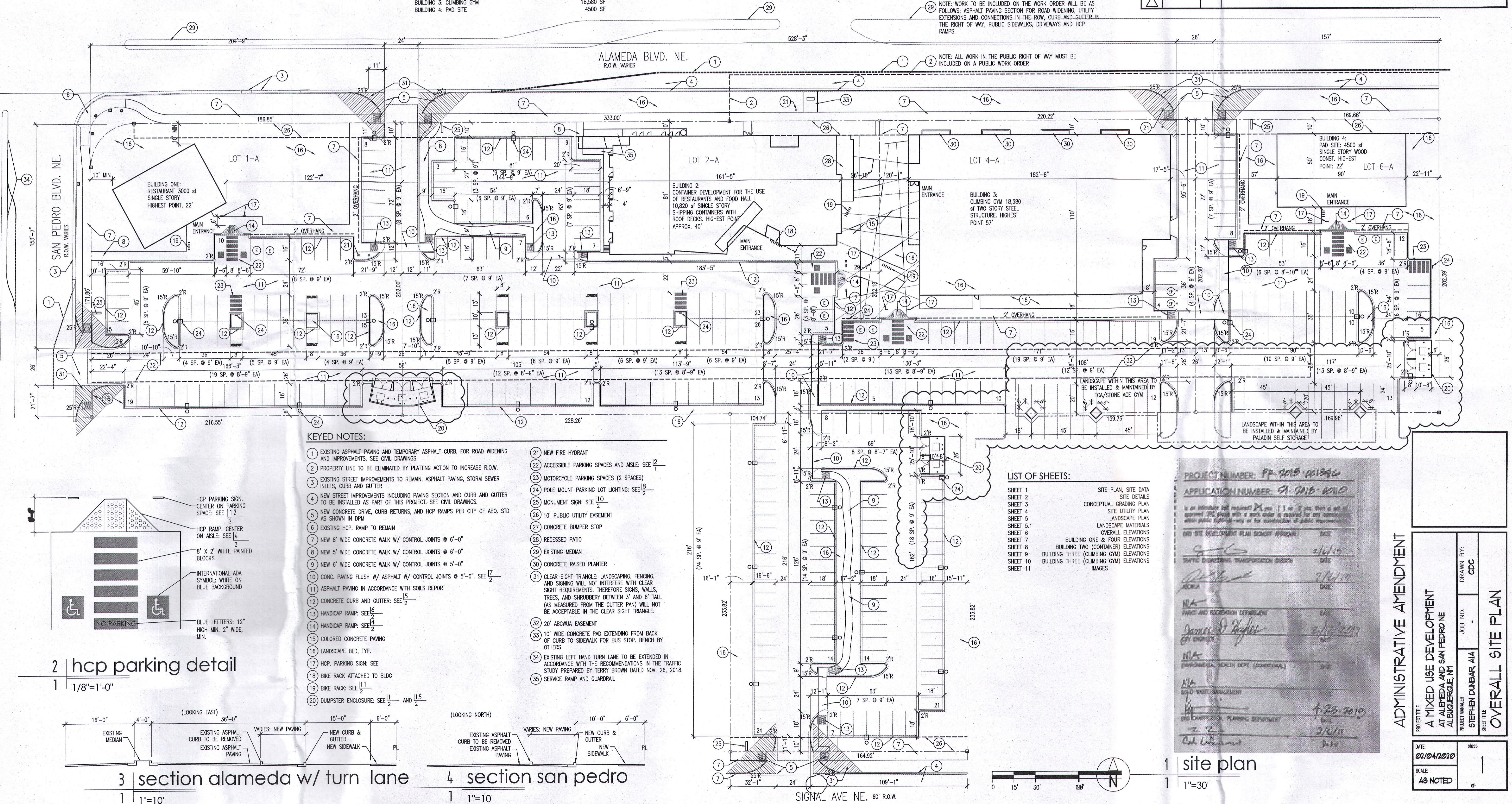
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	191,471 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	19.5 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 379
BUILDING 1: RESTAURANT: 8 PER 1000 SF 3000 SF = 24 SPACES REQUIRED	SPACES PROVIDED: 70
BUILDING 2: CONTAINER DEVELOPMENT (RESTAURANTS & TAPROOM) RESTAURANT & TAPROOM: 8 PER 1000 SF REQ'D. 10,820 SF = 87 SPACES REQUIRED	SPACES PROVIDED: 121
BUILDING 3: CLIMBING GYM (HEALTH CLUB) 2.5 SP. PER 1000 SF. REQUIRED 26,204 SF = 66 SPACES REQUIRED	SPACES PROVIDED: 131
BUILDING 4: PAD SITE (RESTAURANT) 8 PER 1000 4500 SF = 36 SPACES REQUIRED	SPACES PROVIDED: 57
ELEC VEHICLE PARKING REQUIRED: 2% OF 386=8 SPACES	TOTAL SPACES PROVIDED: 8 (E)
ACCESSIBLE PARKING REQUIRED: 8 INCL. 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 6 SPACES	TOTAL SPACES PROVIDED: 8
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=22	TOTAL SPACES PROVIDED: 30
* EXTEND CONDUIT TO THIS PARKING SPACE FOR FUTURE ELEC. CHARGING STATION (E)	
NOTE: REFER TO SKETCH PLAT PROJECT NUMBER 100662.	



MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION

ADMINISTRATIVE AMENDMENT
 FILE # 2019-00133 PROJECT # 2019-00133
 Updated building elevations and architectural elements.
 27 Sept 2019
 APPROVED BY: DATE



- KEYED NOTES:**
- EXISTING ASPHALT PAVING AND TEMPORARY ASPHALT CURB. FOR ROAD WIDENING AND IMPROVEMENTS, SEE CIVIL DRAWINGS
 - PROPERTY LINE TO BE ELIMINATED BY PLATING ACTION TO INCREASE R.O.W.
 - EXISTING STREET IMPROVEMENTS TO REMAIN. ASPHALT PAVING, STORM SEWER INLETS, CURB AND GUTTER
 - NEW STREET IMPROVEMENTS INCLUDING PAVING SECTION AND CURB AND GUTTER TO BE INSTALLED AS PART OF THIS PROJECT. SEE CIVIL DRAWINGS.
 - NEW CONCRETE DRIVE, CURB RETURNS, AND HCP RAMPS PER CITY OF ABSO. STD AS SHOWN IN SPW
 - EXISTING HCP. RAMP TO REMAIN
 - NEW 8' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
 - NEW 5' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 6'-0"
 - NEW 6' WIDE CONCRETE WALK W/ CONTROL JOINTS @ 5'-0"
 - CONC. PAVING FLUSH W/ ASPHALT W/ CONTROL JOINTS @ 5'-0". SEE 1/2
 - ASPHALT PAVING IN ACCORDANCE WITH SOILS REPORT
 - CONCRETE CURB AND GUTTER. SEE 5/3
 - HANDICAP RAMP. SEE 1/6
 - HANDICAP RAMP. SEE 1/4
 - COLOR CONCRETE PAVING
 - LANDSCAPE BED, TYP.
 - HCP. PARKING SIGN. SEE
 - BIKE RACK ATTACHED TO BLDG
 - BIKE RACK. SEE 1/11
 - DUMPSTER ENCLOSURE. SEE 1/1 AND 1/5
 - NEW FIRE HYDRANT
 - ACCESSIBLE PARKING SPACES AND AISLE. SEE 1/2
 - MOTORCYCLE PARKING SPACES (2 SPACES)
 - POLE MOUNT PARKING LOT LIGHTING. SEE 1/8
 - MONUMENT SIGN. SEE 1/10
 - 10' PUBLIC UTILITY EASEMENT
 - CONCRETE BUMPER STOP
 - RECESSED PATIO
 - EXISTING MEDIAN
 - CONCRETE RAISED PLANTER
 - CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - 20' ARCHA EASEMENT
 - 10' WIDE CONCRETE PAD EXTENDING FROM BACK OF CURB TO SIDEWALK FOR BUS STOP. BENCH BY OTHERS
 - EXISTING LEFT HAND TURN LANE TO BE EXTENDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRAFFIC STUDY PREPARED BY TERRY BROWN DATED NOV. 26, 2018.
 - SERVICE RAMP AND GUARDRAIL

LIST OF SHEETS:

SHEET 1	SITE PLAN, SITE DATA
SHEET 2	SITE DETAILS
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	SITE UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 5.1	LANDSCAPE MATERIALS
SHEET 6	OVERALL ELEVATIONS
SHEET 7	BUILDING ONE & FOUR ELEVATIONS
SHEET 8	BUILDING TWO (CONTAINER) ELEVATIONS
SHEET 9	BUILDING THREE (CLIMBING GYM) ELEVATIONS
SHEET 10	BUILDING THREE (CLIMBING GYM) ELEVATIONS IMAGES
SHEET 11	

PROJECT NUMBER: PA-2019-00133
 APPLICATION NUMBER: 91-218-0010

Is an individual fee required? \$2 per 1.5 sq. ft. per sheet or a set of approved 100' plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

NO SITE DEVELOPMENT PLAN SHEET APPROVAL: DATE: 2/6/19

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: DATE: 2/6/19

PLANNING AND REGISTRATION DEPARTMENT: DATE: 2/27/2019

ENVIRONMENTAL HEALTH DEPT. (CONDITIONAL): DATE: 2/28/19

SOLID WASTE MANAGEMENT: DATE: 4/23/2019

DEVELOPMENT, PLANNING DEPARTMENT: DATE: 2/6/19

DATE: 02/04/2020
 SCALE: AS NOTED

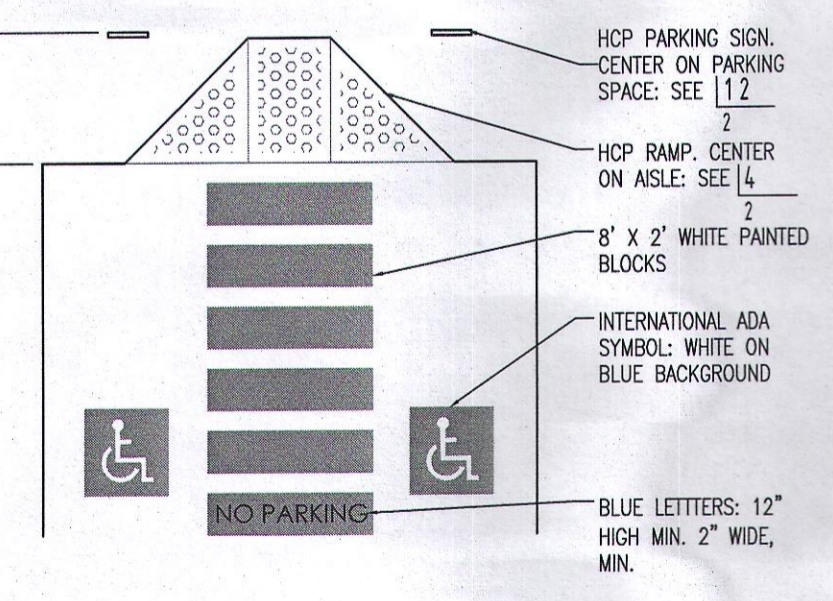
ADMINISTRATIVE AMENDMENT

PROJECT TITLE: A MIXED USE DEVELOPMENT AT ALAMEDA AND SAN PEDRO NE ALBUQUERQUE, NM

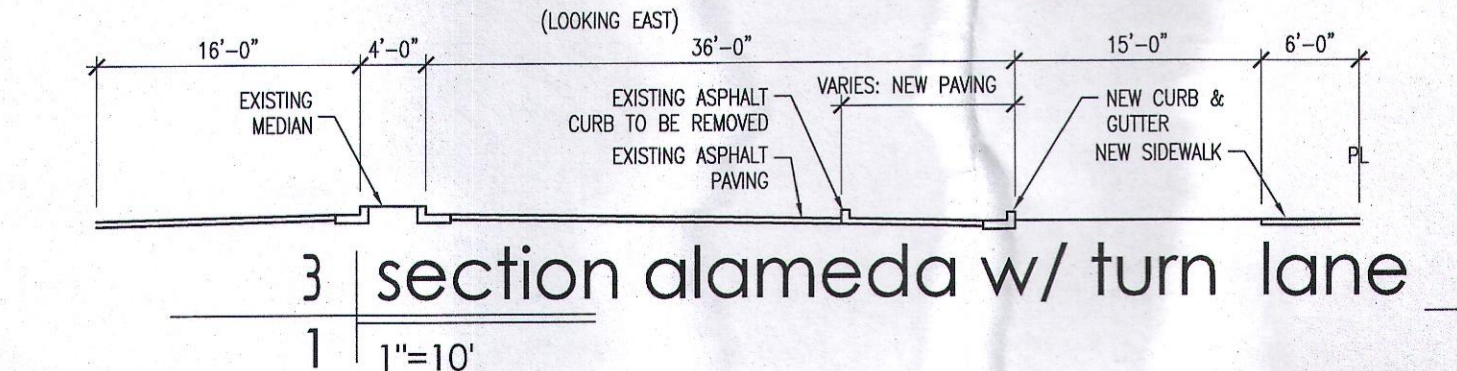
PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.:
 DRAWN BY: CDC
 SHEET TITLE: OVERALL SITE PLAN

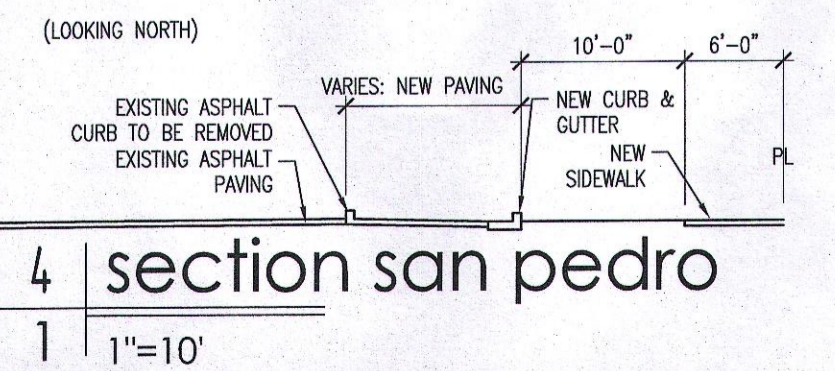
DATE: 02/04/2020
 SCALE: AS NOTED



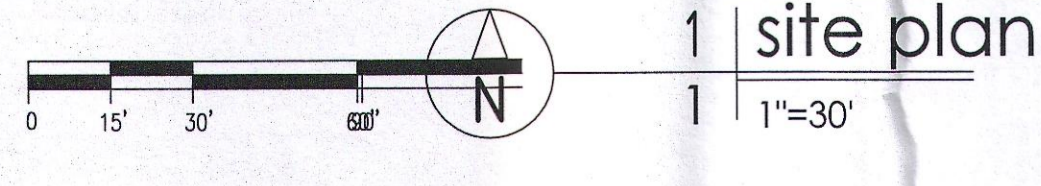
2 | hcp parking detail
 1 | 1/8"=1'-0"



3 | section alameda w/ turn lane
 1 | 1"=10'



4 | section san pedro
 1 | 1"=10'



SITE DATA

GROSS LOT AREA (5.24 ac)	228,371 SF
LESS BUILDING(S)	38,500 SF
NET LOT AREA	191,471 SF
REQUIRED LANDSCAPE	28,720 SF
15% OF NET LOT AREA	60,600 SF
PROPOSED LANDSCAPE	46,240 SF
PERCENT OF NET LOT AREA	24%
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0%
REQUIRED STREET TREES	42
1 PER 30 L.F. OF STREET FRONTAGE	42
PROVIDED STREET TREES	42
REQUIRED PARKING LOT TREES	39
1 PER 10 SPACES	39
388 SPACES/10	39
PROVIDED PARKING LOT TREES	39
TOTAL TREE REQUIRED/PROVIDED	81/106
(2" cal or 6" ht.)	

REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL	45,450 SF MIN.
(60,600 SF PROPOSED LANDSCAPE X 75%)		46,240 SF
PERCENT GROUND COVER COVERAGE		76%
OF REQUIRED LANDSCAPE AREAS		

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

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

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 5-1-1. PLANTING RESTRICTIONS APPROACH

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

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

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 5-1-1.

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

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 5-6-2.

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

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

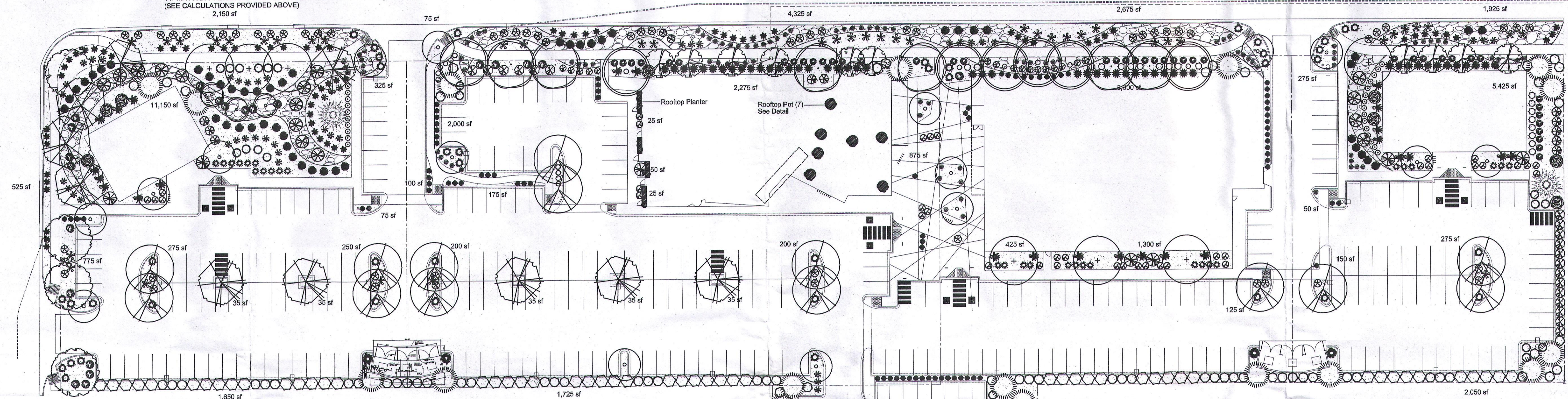
IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALL FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

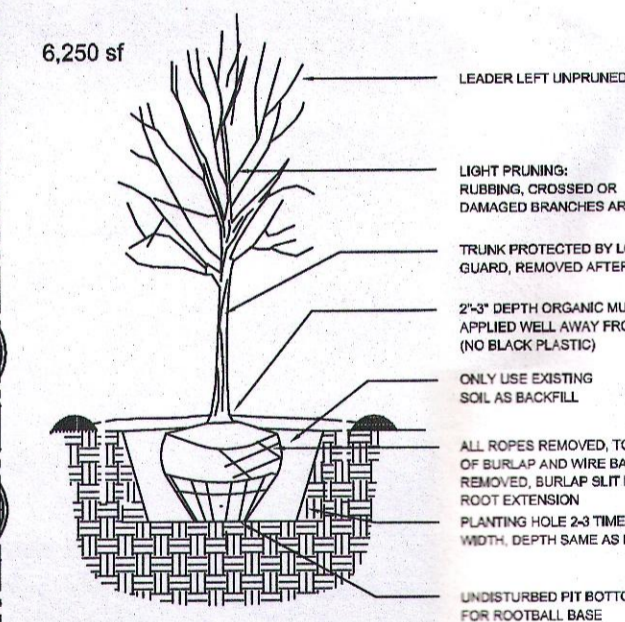
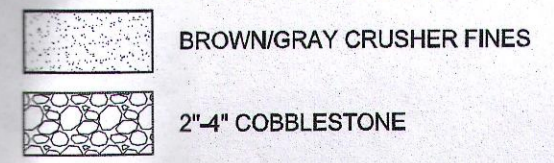


PLANT LEGEND

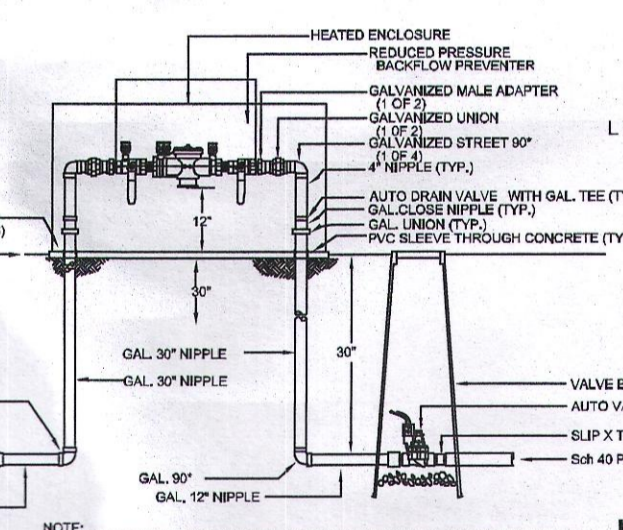
Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
6	○	Fraxinus Autumn Purple Ash	2" B&B	40'/40'	30 sf=180 sf	Medium	+6-2 gph
10	○	Ulmus Lacebark Elm	2" B&B	50'/20'	40 sf=400 sf	Medium	+6-2 gph
18	○	Pyrus Flowering Pear	2" B&B	25'/15'	20 sf=360 sf	Medium	+6-2 gph
4	○	Pistacia chinensis Chinese Pistache	2" B&B	60'/60'	45 sf=180 sf	Medium	+6-2 gph
7	○	Gleditsia triacanthos inermis Honeylocust	2" B&B	80'/80'	30 sf=210 sf	Medium	+6-2 gph
3	○	Quercus Texas red Oak	2" B&B	40'/35'	35 sf=105 sf	Medium	+6-2 gph
16	○	Fraxinus Modesto Ash	2" B&B	30'/30'	35 sf=560 sf	Medium	+6-2 gph
10	○	Celtis Hackberry	2" B&B	40'/40'	35 sf=350 sf	Medium	+6-2 gph
10	○	Cercis Western Redbud	2" B&B	10'/12'	30 sf=455 sf	Medium	+6-2 gph
8	○	Forestiera NM Olive	5-Gal	15'/15'	100 sf=800 sf	Medium	+6-2 gph
6	○	Vitex Agnus-Castus Chaste Tree	5-Gal	20'/20'	100 sf=600 sf	Medium	+6-2 gph
2	○	Cedrus Deodar Cedar	6' HT.	40'/20'	35 sf=70 sf	Medium	+6-2 gph
20	○	Pinus nigra Austrian Pine	6' HT.	30'/20'	35 sf=700 sf	Medium	+6-2 gph
78	○	Buddleia davidii Butterfly Bush	1-Gal	6'/6'	64 sf=492 sf	Medium	+2-2 gph
31	○	Caryopteris clandonensis Blue Mist	1-Gal	4'/4'	25 sf=775 sf	Medium	+2-2 gph
29	○	Colomesastrelis pameyri Clusterberry	5-Gal	10'/10'	70 sf=2030 sf	Medium	+2-2 gph
31	○	Rhus aromatica Gro Low Sumac	5-Gal	2'/6'	64 sf=1984 sf	Low +	+2-2 gph
64	○	Eriocaulon latifolium 'Aguirre' Turpentine Bush	5-Gal	3'/4'	25 sf=1800 sf	Low	+2-1 gph
19	○	Ilex Burford Holly	5-Gal	4'/4'	16 sf=304 sf	Medium	+2-1 gph
25	○	Salvia greggii Cherry Sage	1-Gal	3'/3'	15 sf=375 sf	Medium	+2-1 gph
49	○	Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	35 sf=1715 sf	Low	+2-2 gph
46	○	Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6'	64 sf=2944 sf	Low +	+2-2 gph
26	○	Vauquelinia Rosewood	5-Gal	12'/10'	70 sf=4200 sf	Low +	+2-2 gph
34	○	Perovskia atriplicifolia Russian Sage	1-Gal	5'/5'	20 sf=680 sf	Medium	+2-2 gph
43	○	Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3'/3'	20 sf=860 sf	Medium	+2-2 gph
8	○	Hibiscus Rose of Sharon	5-Gal	6'/6'	64 sf=512 sf	Medium	+2-2 gph
25	○	Rosmarinus officinalis Rosemary	5-Gal	6'/6'	64 sf=1600 sf	Low +	+2-2 gph
29	○	Rosa Knockout Rose	5-Gal	3'/3'	15 sf=435 sf	Medium	+2-2 gph
7	○	Lagerstroemia Crape Myrtle	5-Gal	15'/10'	100 sf=700 sf	Medium	+2-2 gph
10	○	Spiraea Dwarf Red Spirea	5-Gal	3'/3'	20 sf=200 sf	Medium	+2-2 gph
15	○	Caesalpinia Bird of Paradise	1-Gal	3'/3'	100 sf=1500 sf	Medium	+2-2 gph
38	○	Rhaphtoelepis Indis Hawthorn	5-Gal	3'/3'	20 sf=760 sf	Medium	+2-2 gph
10	○	Viburnum Burkwood Viburnum	5-Gal	6'/6'	64 sf=640 sf	Medium	+2-2 gph
16	○	Euonymus Burning Bush	5-Gal	4'/4'	25 sf=400 sf	Medium	+2-2 gph
50	○	Nandina Heavenly Bamboo	5-Gal	6'/6'	20 sf=1000 sf	Medium	+2-2 gph
63	○	Dasyliion Sotol	5-Gal	5'/5'	40 sf=2520 sf	RW	+2-2 gph
12	○	Rhus trilobata Three Leaf Sumac	5-Gal	6'/6'	64 sf=768 sf	Low +	+2-2 gph
71	○	Yucca baccata Banana Yucca/Dallii	1-Gal	4'/5'	40 sf=2840 sf	RW	+2-2 gph
42	○	Muhlenbergia Deer Grass	1-Gal	4'/4'	20 sf=840 sf	Low +	+2-2 gph
94	○	Muhlenbergia Regal Mist Grass	1-Gal	3'/3'	15 sf=1410 sf	Medium	+2-2 gph
41	○	Panicum Switch Grass	1-Gal	8'/6'	36 sf=1476 sf	Medium	+2-2 gph
121	○	Calamagrostis Karl Foerster Grass	5-Gal	3'/2'	10 sf=1210 sf	Medium	+2-2 gph

Total Landscape Coverage=46,240 sf

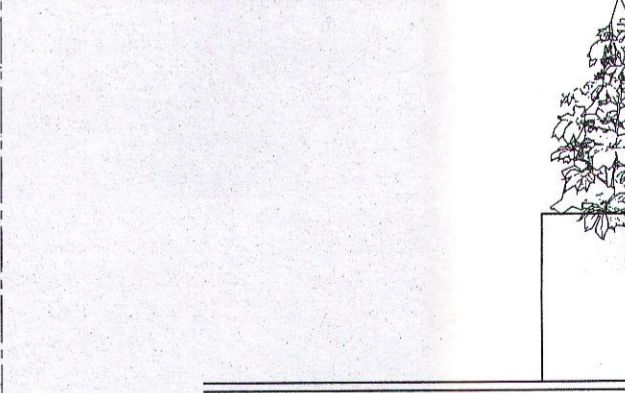
MATERIALS LEGEND



TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

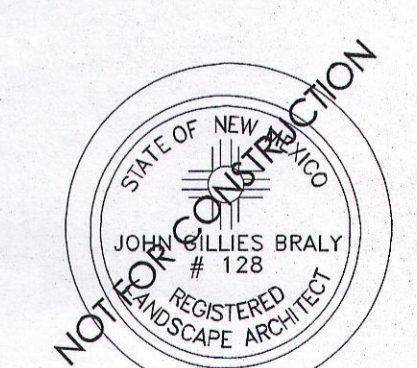


Pot Planter Detail

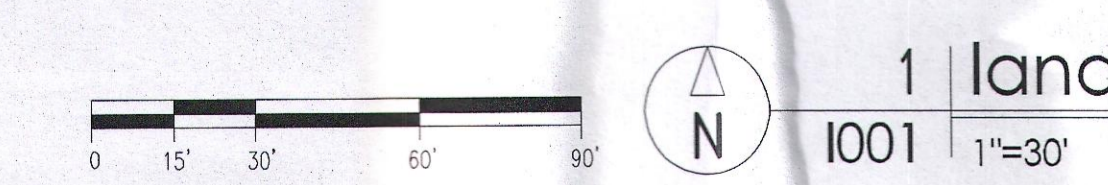
A MIXED USE DEVELOPMENT
at alameda and san pedro ne.
abq, nm

growing better
Up
LANDSCAPE CONTRACTOR
WWW.GROWINGBETTERUP.COM
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@huic.com

revisions:



Overall
Landscape Plan
date:
8-17-18
sheet:
5



SITE DATA

GROSS LOT AREA (5.24 ac) 228,371 SF
 LESS BUILDING(S) 36,902 SF
 NET LOT AREA 191,471 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA 28,720 SF
 PROPOSED LANDSCAPE 42,025 SF
 PERCENT OF NET LOT AREA 22%

HIGH WATER USE TURF 0 SF
 MAX. 20% OF LANDSCAPE AREA
 PROPOSED HIGH WATER USE TURF 0 SF
 PERCENT OF LANDSCAPE AREA 0%

REQUIRED STREET TREES 46
 1 PER 30 LF. OF STREET FRONTAGE
 PROVIDED STREET TREES 42

REQUIRED PARKING LOT TREES 39
 1 PER 10 SPACES
 388 SPACES/10
 PROVIDED PARKING LOT TREES 39

TOTAL TREES REQUIRED/PROVIDED 86/87
 remaining required trees to be provided at pad construction (2" cal or 6" H)

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (42,075 SF PROPOSED LANDSCAPE X 75%) 31,556 SF MIN.
 PROVIDED GROUND COVER COVERAGE 34,567 SF
 PERCENT GROUND COVER COVERAGE 82%

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

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

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. IDO ZONING AND WATER WASTE ORDINANCE 6-1-1.

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

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

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

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

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

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

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

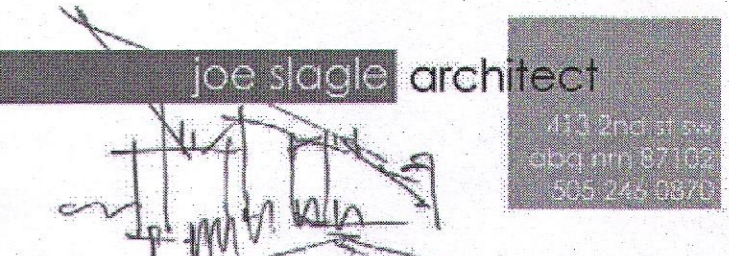
IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK

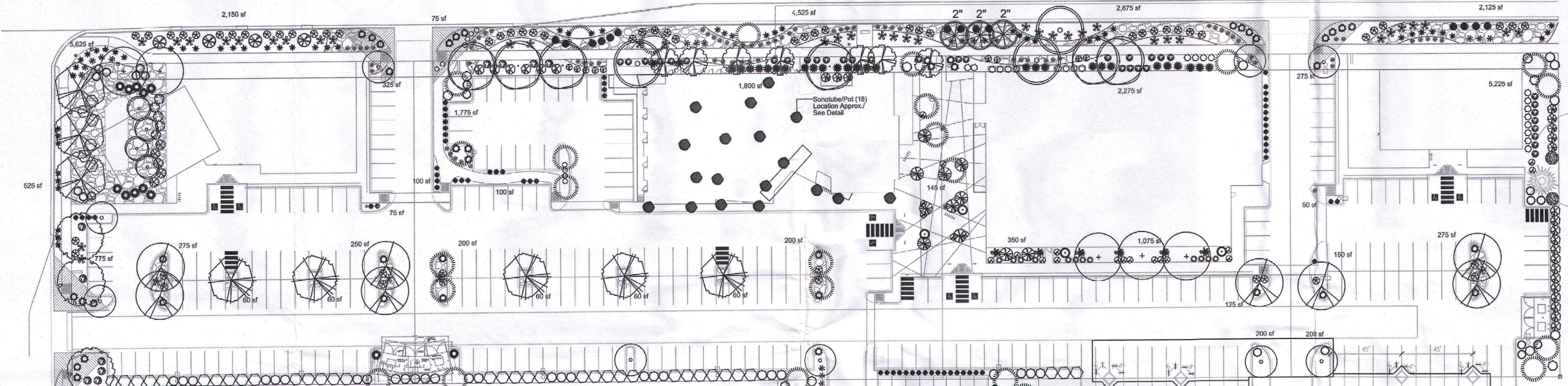
SPRING: 1 HOUR/2-3 DAYS A WEEK

FALL: 1 HOUR/2-3 DAYS A WEEK

WINTER: 1 HOUR/2 DAYS PER MONTH



revisions: 9.6.18
 11.30.18
 4.5.19
 6.3.19
 7.15.19
 9.23.19
 10.22.19
 1.27.20



PLANT LEGEND/Alameda Mixed Use

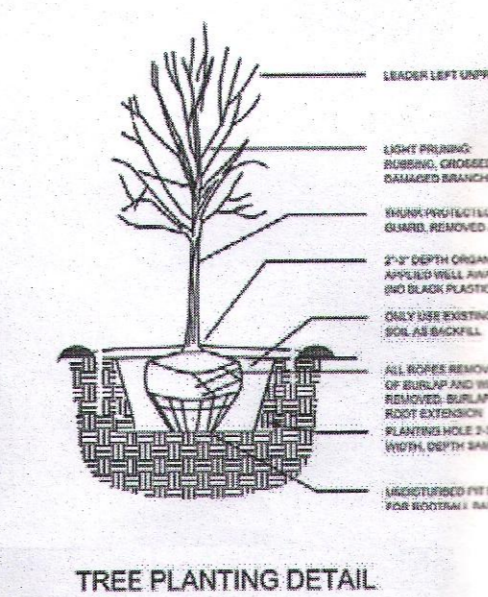
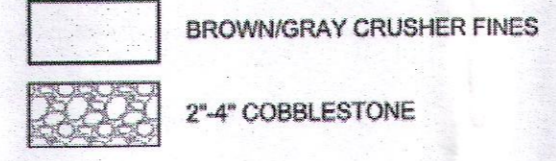
Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscaping Coverage	Water Use	Drip Emitters
3	○	Fraxinus	Autumn Purple Ash	2" B&B	40'x40'	30 sf=90 sf	Medium	+6-2 gph
9	○	Ulmus	Lacomb Elm	2" B&B	50'x20'	40 sf=360 sf	Medium	6-2 gph
11	○	Pyrus	Flowering Pear	2" B&B	25'x15'	20 sf=220 sf	Medium	+6-2 gph
3	○	Pistacia chinensis	Chinese Pistache	2" B&B	80'x60'	45 sf=135 sf	Medium	+6-2 gph
6	○	Gleditsia triacanthos inermis	Honeylocust	2" B&B	80'x60'	30 sf=180 sf	Medium	6-2 gph
3	○	Quercus	Texas red Oak	2" B&B	40'x35'	35 sf=105 sf	Medium	6-2 gph
10	○	Fraxinus	Modesto Ash	2" B&B	30'x30'	35 sf=350 sf	Medium	6-2 gph
8	○	Celtis	Hackberry	2" B&B	40'x40'	35 sf=280 sf	Medium	6-2 gph
7	○	Cercis	Western Redbud	2" B&B	10'x12'	30 sf=210 sf	Medium	6-2 gph
8	○	Platanus	Sycamore/London Plane Tree	5-Gal	60'x40'	100 sf=800 sf	Medium	6-2 gph
4	○	Forestiera	NM Olive	5-Gal	15'x15'	100 sf=400 sf	Medium	6-2 gph
3	○	Vitex	Agnus-Castus	5-Gal	20'x20'	100 sf=600 sf	Medium	6-2 gph
3	○	2" Cal as	Noted					
1	○	Cedrus	Deodar Cedar	6" HT.	40'x20'	35 sf=35 sf	Medium	6-2 gph
4	○	Pinus	Arnold Sentinel Austrian Pine	6" HT.	40'x20'	35 sf=140 sf	Medium	6-2 gph
29	○	Pinus	elderica	6" HT.	30'x20'	35 sf=1015 sf	Medium	6-2 gph
			Algham Pine					

47	○	Juniperus	sabina 'Buffalo'	5-Gal	2'x6'	64 sf=3008 sf	Low +	2-2 gph
			Buffalo Juniper (female)					
49	○	Vauquelinia	Rosewood	5-Gal	12'x10'	40 sf=1960 sf	Low +	2-2 gph
38	○	Perovskia	atriplicifolia	1-Gal	5'x5'	20 sf=760 sf	Medium	2-2 gph
			Russian Sage					
34	○	Potentilla	fruticosa	5-Gal	3'x3'	20 sf=680 sf	Medium +	2-2 gph
			Shrubby Cinquefoil					
2	○	Hibiscus	Rose of Sharon	5-Gal	6'x6'	64 sf=128 sf	Medium	2-2 gph
12	○	Rosmarinus	officinalis	1-Gal	6'x6'	64 sf=512 sf	Low +	2-2 gph
			Rosemary					
6	○	Rosa	Knockout Rose	5-Gal	3'x3'	15 sf=180 sf	Medium +	2-2 gph
11	○	Lagerstroemia	Crape Myrtle	5-Gal	15'x10'	100 sf=1100 sf	Medium +	2-2 gph
10	○	Spiraea	Dwarf Red Spiraea	5-Gal	3'x3'	20 sf=200 sf	Medium +	2-2 gph
4	○	Caesalpinia	Bird of Paradise	1-Gal	3'x3'	100 sf=400 sf	Medium	2-2 gph
21	○	Rhaphiolepis	India Hawthorn	5-Gal	3'x3'	20 sf=420 sf	Medium	2-2 gph
8	○	Viburnum	Burford Viburnum	1-Gal	6'x6'	64 sf=512 sf	Medium +	2-2 gph
9	○	Euroymnus	Burning Bush	1-Gal	4'x4'	25 sf=225 sf	Medium	2-2 gph
27	○	Nandina	Heavenly Bamboo	5-Gal	6'x6'	20 sf=540 sf	Medium +	2-2 gph
28	○	Dasyfron	Sotol	5-Gal	5'x5'	40 sf=1120 sf	RW	2-2 gph
17	○	Leucophyllum	Texas Ranger/Sage	1-Gal	6'x6'	64 sf=1088 sf	Low +	2-2 gph
56	○	Yucca	baccata	5-Gal	4'x5'	40 sf=2240 sf	RW	2-2 gph
			Banana Yucca/Datil					

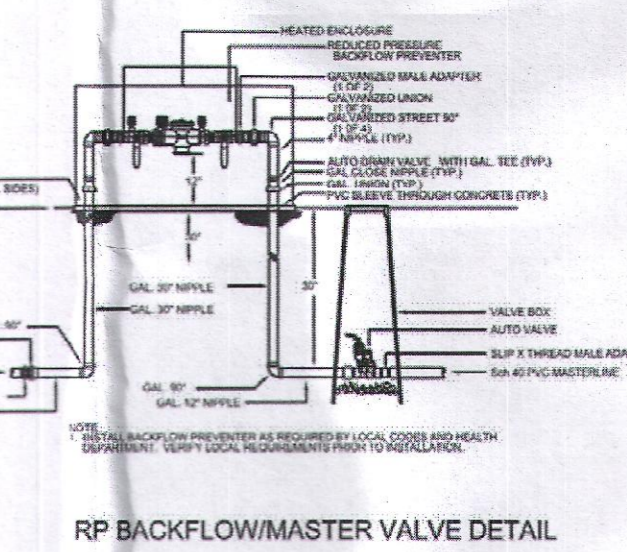
Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscaping Coverage	Water Use	Drip Emitters
51	○	Buddleia	davidii	1-Gal	6'x6'	64 sf=3264 sf	Medium	2-2 gph
			Butterfly Bush					
19	○	Caryopteris	clandonensis	1-Gal	4'x4'	25 sf=475 sf	Medium	2-2 gph
			Blue Mist					
29	○	Photinia	Fraser Red Tip Photinia	1-Gal	10'x10'	30 sf=870 sf	Medium	2-2 gph
31	○	Rhus	aromatica	1-Gal	2'x6'	64 sf=1984 sf	Low +	2-2 gph
			Gro Low Sumac					
64	○	Eriocameria	laricifolia 'Aguirre'	1-Gal	3'x4'	25 sf=1600 sf	Low	2-1 gph
			Turpentine Bush					
22	○	Ilex	Burford Holly	5-Gal	4'x4'	16 sf=352 sf	Medium +	2-1 gph
0	○	Chrysoclinia	Damianta	1-Gal	3'x3'	15 sf=0 sf	Medium	2-1 gph
49	○	Hesperaloe	parviflora	5-Gal	3'x4'	35 sf=1715 sf	Low	2-2 gph
			Red Yucca					

Total Landscape Coverage=34,567 sf

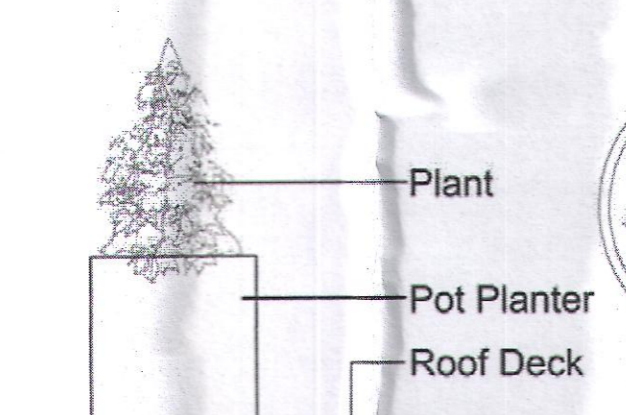
MATERIALS LEGEND



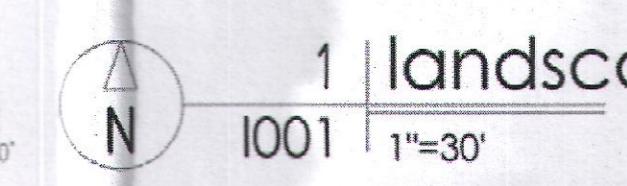
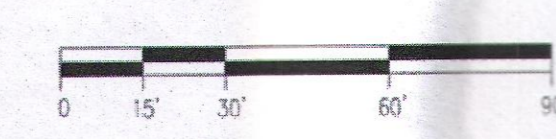
TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL



Pot Planter Detail



growing better
Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com

PO Box 10897
 Albuquerque, NM 87114
 505.998.9115
 505.998.2105 (fax)
 design@huc.com

A NEW FACILITY FOR:



STONE AGE
 CLIMBING GYM

6200 ALAMEDA BOULEVARD NE
 ALBUQUERQUE, NM

Overall
 Landscape Plan
 date:
8-23-19
 sheet:
L001