

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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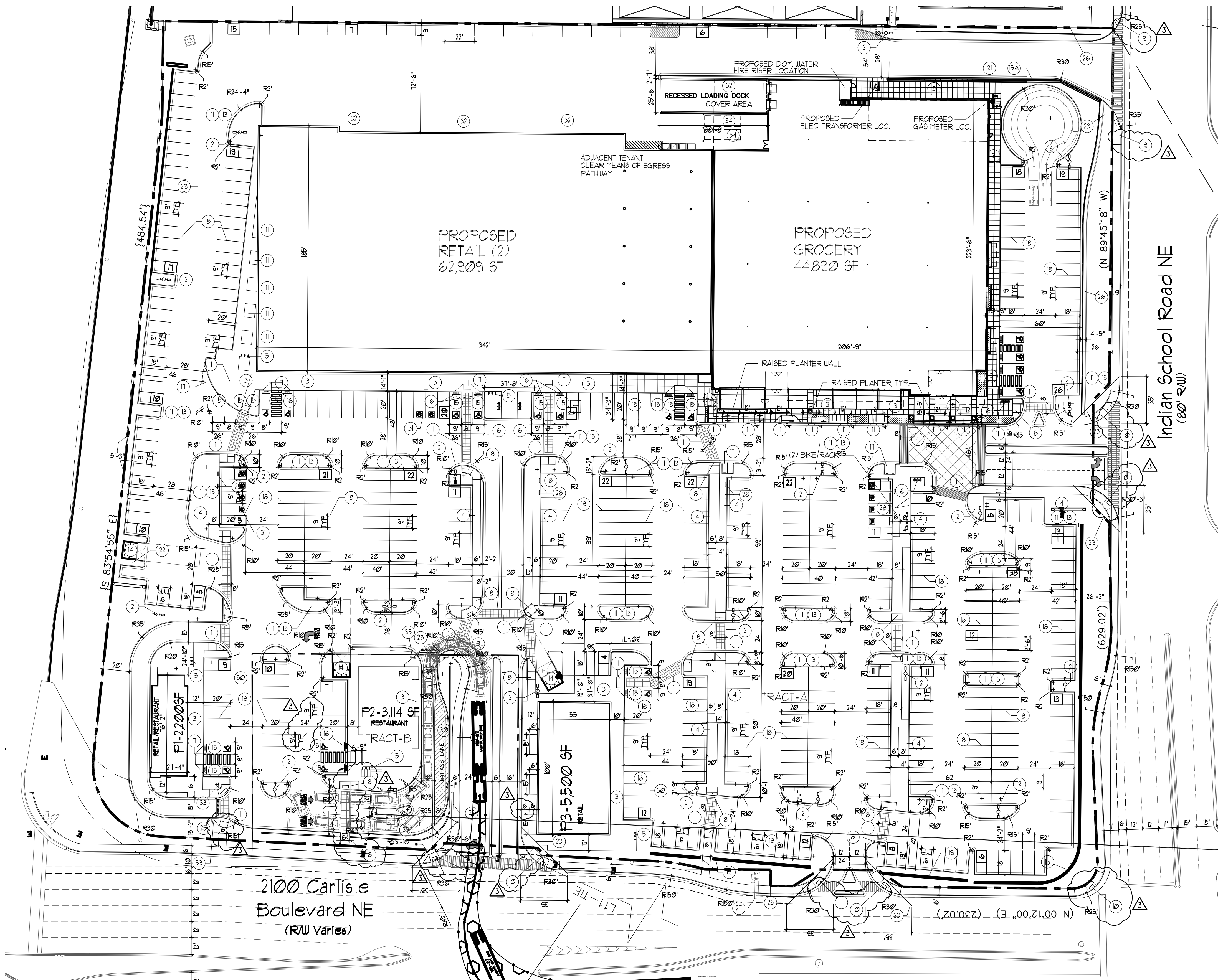
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**APPROVED BY**

\_\_\_\_\_  
**DATE**



- KEYED NOTE:
- 8" OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL C5/A11.
  - LIGHT POLE LOCATION RE: DETAIL A5/A11.
  - CONC. SIDEWALK ADJACENT BLDG RE: DET B2/A11 RE: SITE PLAN FOR JOINT LAYOUT
  - CONC. SIDEWALK RE: DET B3/A11. RE: SITE PLAN FOR JOINT LAYOUT
  - INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL B1/A12.
  - INDICATES BIKE RACK LOCKER LOCATION (5 BIKE CAPACITY)
  - BENCH LOCATION RE: DETAIL 10/A12
  - HANDICAP RAMP RE: A3/A11.
  - HANDICAP RAMP RE: A1/A11.
  - HANDICAP RAMP RE: A4/A11.
  - HANDICAP RAMP RE: C1/A11.
  - INDICATES LANDSCAPE PLANTING AREA GC TO PROVIDE COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION
  - DRIVE AISLE PAINT DETAIL RE: DET C5/A12.
  - 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
  - REFUSE ENCLOSURE RE: DET B2/A13.
  - H.C. PARKING STALL RE: DET A3/A12.
  - NEW RETAINING WALL PER SECTION 5-1(D) OF THE IDO.
  - WHEELSTOP RE: DET B5/A12.
  - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. B2/A12.
  - PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - INDICATES SPLIT FACE 3'-0" HIGH PAINTED PATIO KNEE WALL
  - EXISTING SIDEWALK TO REMAIN
  - NEW RAMP
  - 300 SF PYLON SIGN TO MATCH ADJACENT BUILDING RE: DETAIL 8/A13 FOR INFO
  - 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.
  - BOLLARD PAINTED SAFETY YELLOW RE: DET. D1/A13.
  - "DO NOT ENTER" RE: DET 8/A12
  - EXISTING RETAINING WALL TO REMAIN
  - EXISTING DOT SIGN TO REMAIN
  - ELECTRIC VEHICLE CHARGING STATION
  - INDICATES EXISTING BUILDING FOOTPRINT AREA
  - INDICATES CONSTRUCTION PHASE LINE
  - ELECTRIC VEHICLE PARKING SPACE, TYPICAL OF 10
  - PROPOSED 40 cu yd ROLL OFF CONTAINER
  - "DO NOT ENTER" SIGN RE: DET B3/A12.
  - DASHED LINE INDICATES TRASH COMPACTOR BY TENANT.

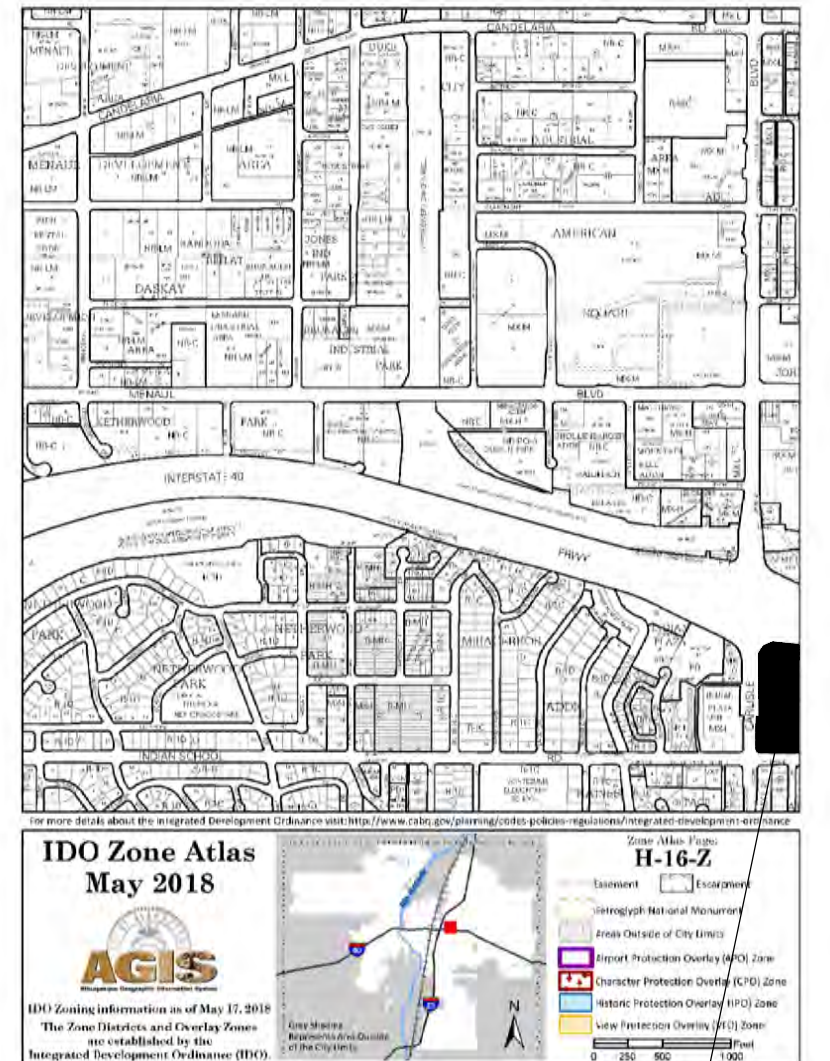
PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

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

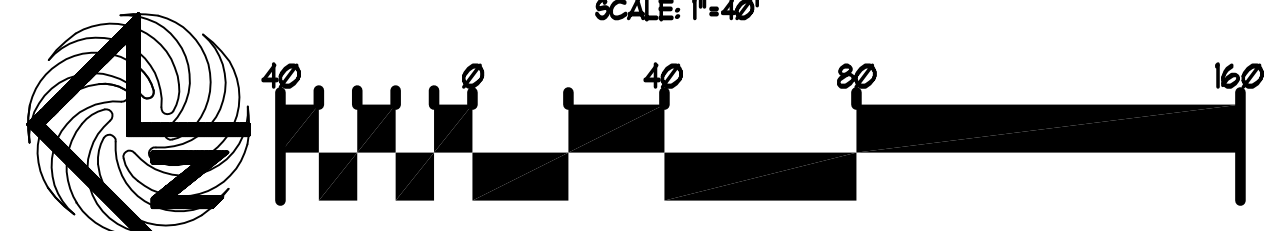
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
DRB ABCUWA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Code Enforcement	Date

\* Environmental Health, if necessary



**SITE PLAN FOR BUILDING PERMIT**



2100 Carlisle Boulevard NE  
(RW Varies)

Lot 30-A, Block 1  
Miraceros Addition  
(03/13/1998, 98C-69)

**LEGAL DESCRIPTION-TRACT-A**  
 A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 2-3-A AND 2-3, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3/19/16/0, DATED NOVEMBER 13, 1991, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 2001, IN BOOK A18, PAGE 2159, AS DOCUMENT NO. 2001003108.

**LEGAL DESCRIPTION-TRACT-B**  
 A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT B, AKA PARCEL 2-4, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3/19/16/0, DATED NOVEMBER 13, 1991, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 11, 2001, IN BOOK A14, PAGE 2183, AS DOCUMENT NO. 2001003393.

SITE DATA TABLE	RETAIL USES	GROCERY	RESTAURANT	ALL USES
PROPOSED USES:	RETAIL USES	GROCERY	RESTAURANT	ALL USES ( MAJOR-1/MAJOR-2/F-1/F-2/F-3)
BUILDING SIZE:	68,409 SF	44,890 SF	5,314 SF	
TOTAL PARKING REQ.	213 SPACES	180 SPACES	24 SPACES	TOTAL SPACES REQ= 469 SPACES
TOTAL PARKING PROV.				499 SPACES PROVIDED
HC PROVIDED:				28 HC (INCLUDING 20 VAN ACCESSIBLE)
HC REQUIRED:				9 HC SPACES
BIKE SPACES PROVIDED:				46 BIKE SPACES
BIKE SPACES REQUIRED:	10% OF TOTAL	10% OF TOTAL	10% OF TOTAL	46 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
MOTORCYCLE SPACES REQUIRED:	2 SPACES	2 SPACES	2 SPACES	6 MOTO SPACES
ELECTRIC CHARGING STATION SPACES PROVIDED:	6 SPACES	4 SPACES	-	10 ELEC. CHARGING STATION PARKS
ELECTRIC STATION REQUIRED:	5 SPACES	4 SPACES	-	9 ELEC. CHARGING STATION PARKS
BURGER KING			2:1000	TOTAL SPACES REQ= 19 SPACES
BURGER KING HC REQUIRED:				1 HC SPACES

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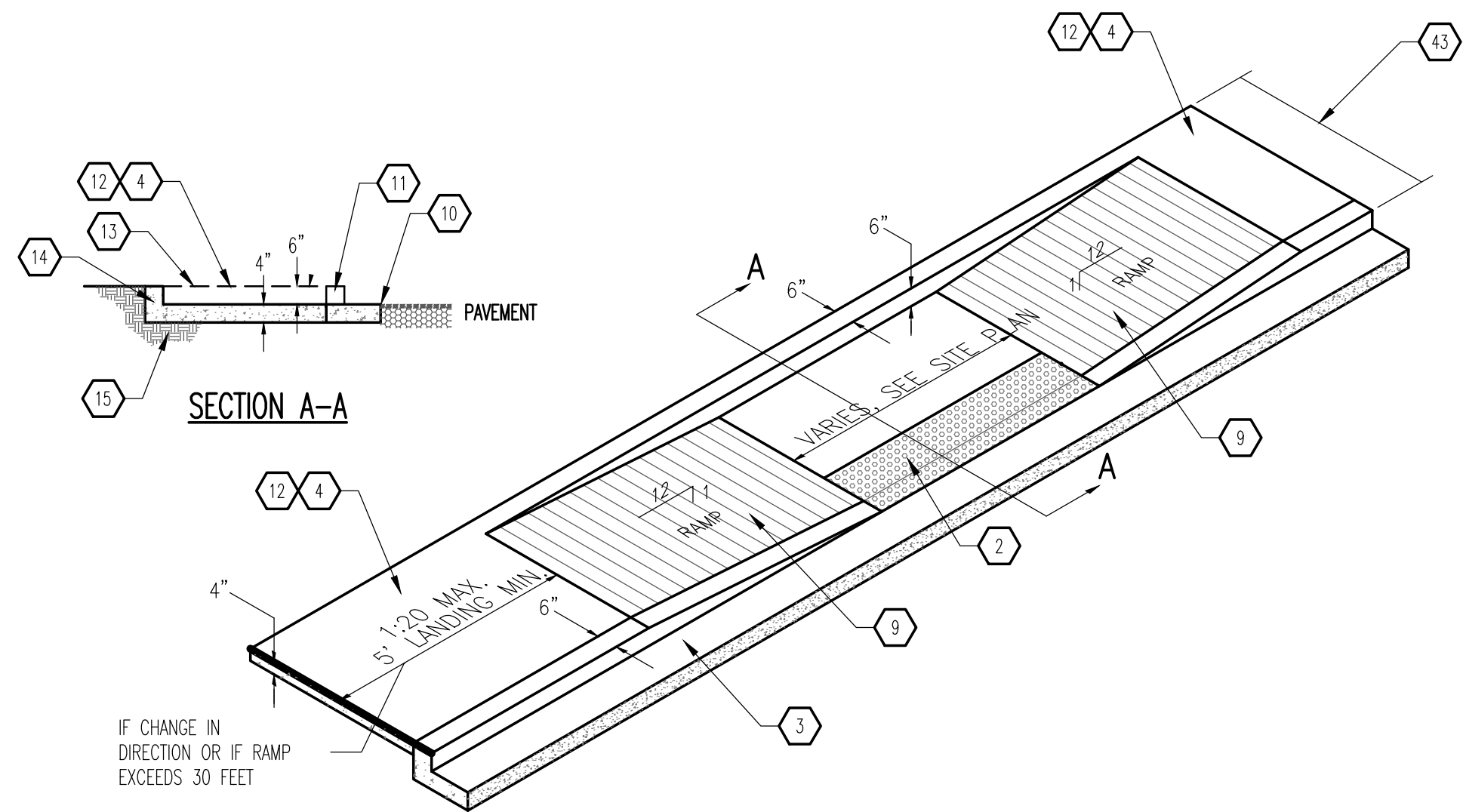
**MODULUS ARCHITECTS**  
 100 SUN AVE. N.W. SUITE 305  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
 STEPHEN A. DUNBAR  
 No. 4218  
 15 JULY 2021

PROJECT TITLE: CARLISLE CROSSING  
 2100 CARLISLE BLVD NE  
 ALBUQUERQUE, NEW MEXICO

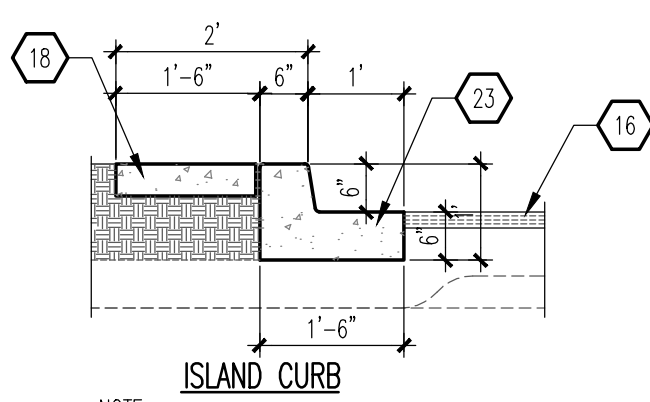
JOB NO.: \_\_\_\_\_  
 DRAWN BY: S  
 SHEET NUMBER: 6  
 SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 29 June 2021  
 SCALE: RE: BAR SCALE

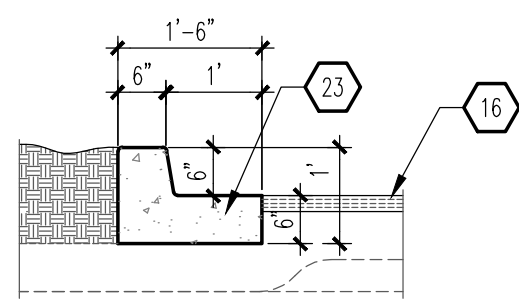


**NOTE:**  
H.C. RAMP SHALL NOT EXCEED 6", OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C. SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

**C1 TAPERED RAMP**  
SCALE: NTS

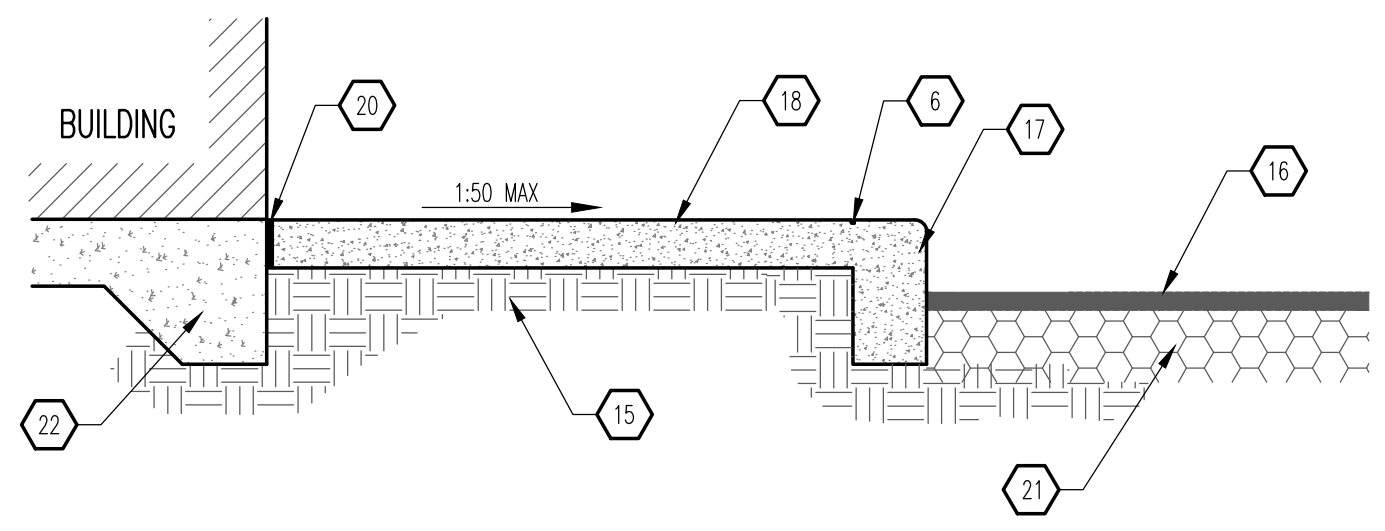


**NOTE:**  
RE: SITE PLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN PER THE GEOTECHNICAL INVESTIGATION FOLLOW COA STANDARD DRAWING #2415B



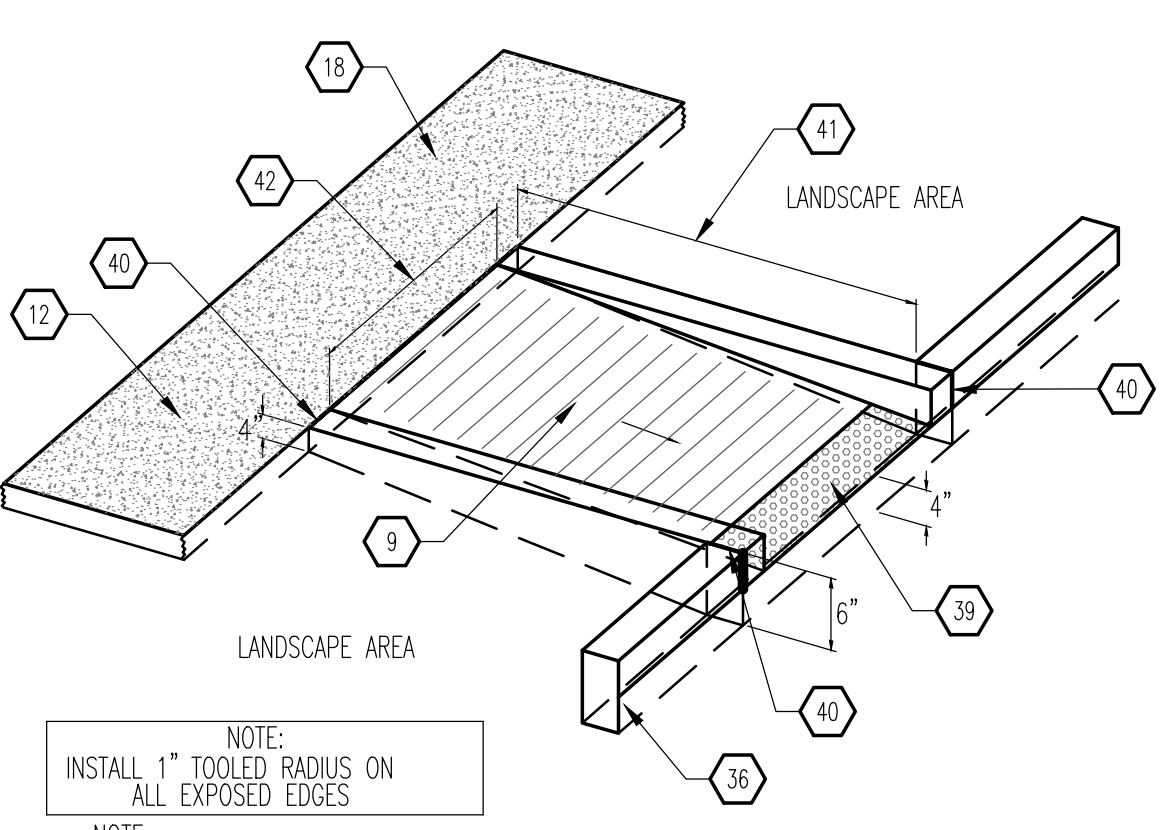
**NOTE:**  
RE: SITE PLAN FOR LOCATIONS OF PAVEMENT SECTION DESIGN PER THE GEOTECHNICAL INVESTIGATION FOLLOW COA STANDARD DRAWING #2415B

**B1 CURB & GUTTER**  
SCALE: 1/2" = 1'-0"



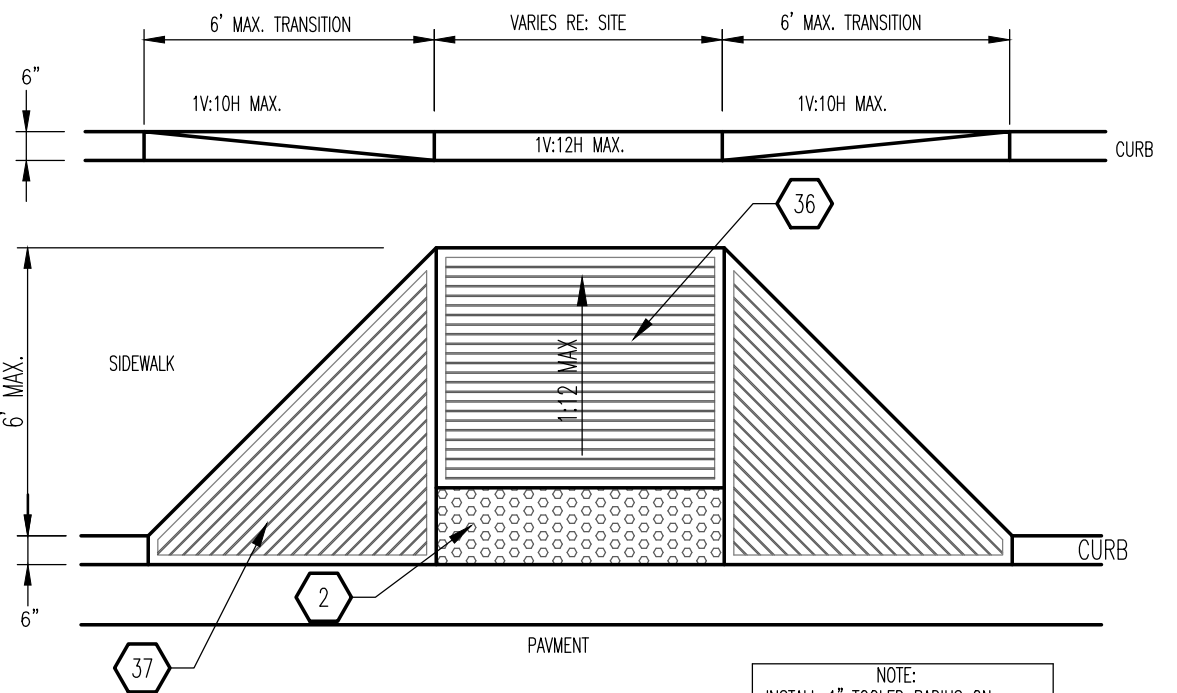
**NOTE:**  
1. CONTRACTION JOINTS AT 5'-0" OC TOOLED 1/2" (±1/4") WIDE, 1" OR MAXIMUM D/4 (DEEP) WHICHEVER IS GREATER EXPANSION JOINTS AT 20' MAXIMUM AND ALL P.C.S, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.  
2. ALIGN CURB AND SIDEWALK JOINTS AT ALL TIMES.

**B2 TURNDOWN SIDEWALK SECTION**  
SCALE: 3/4" = 1'-0"



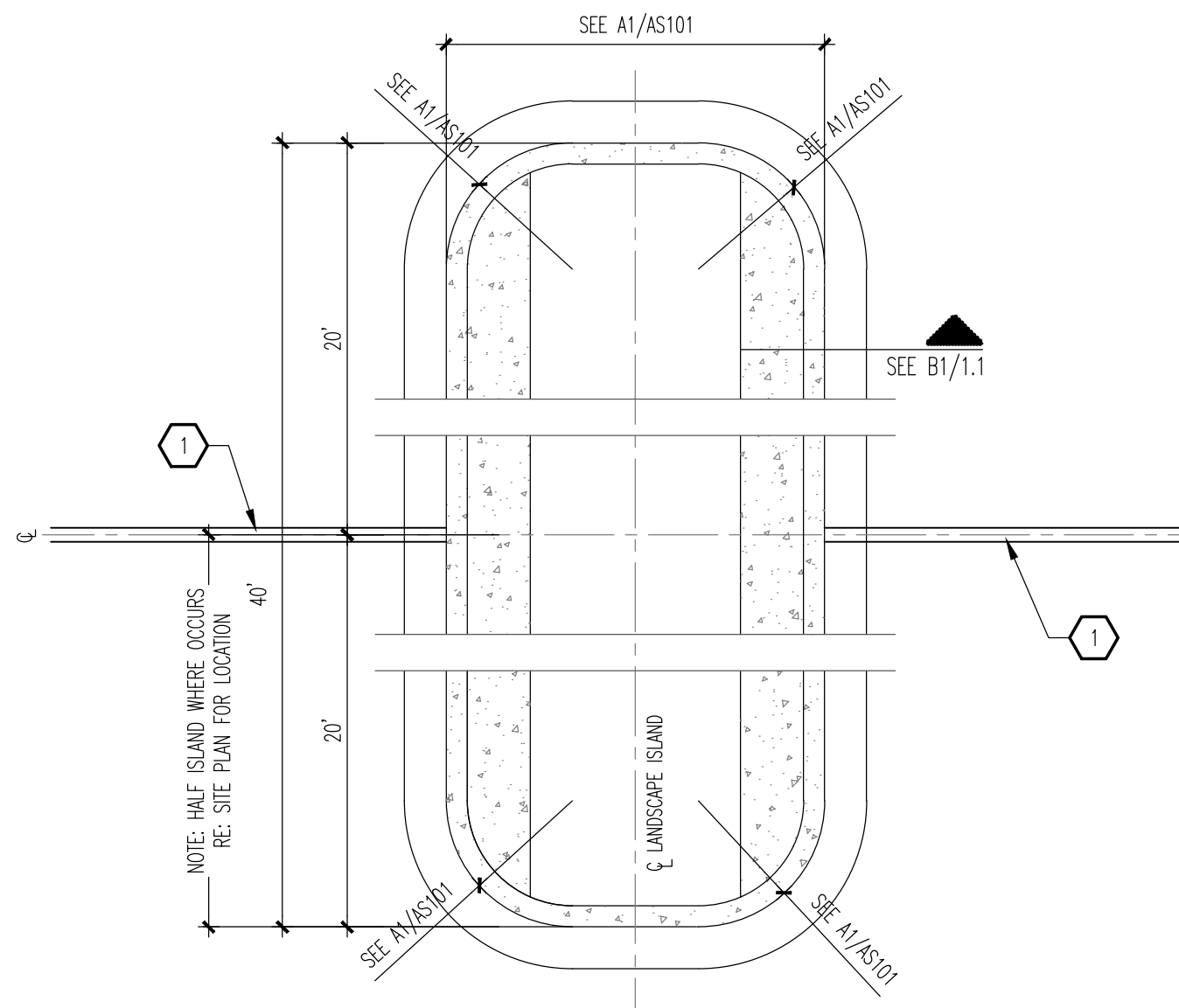
**NOTE:**  
INSTALL 1" TOOLED RADIUS ON ALL EXPOSED EDGES  
**NOTE:**  
H.C. RAMP SHALL NOT EXCEED 6", OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C. SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

**A1 CURBED RAMP**  
SCALE: 3/4" = 1'-0"

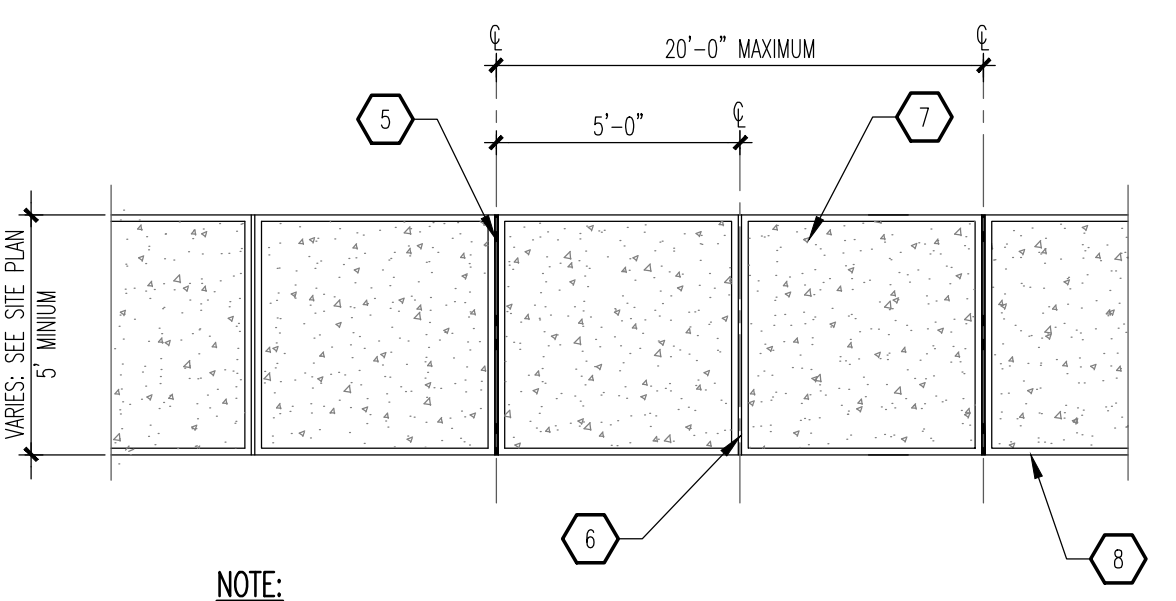


**NOTE:**  
HANDICAP RAMP SHALL NOT EXCEED 6", OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM WITH ALL APPLICABLE ANSI REQUIREMENTS. GC SHALL VERIFY CONFORMANCE WITH ALL APPLICABLE ANSI REQUIREMENT.

**A3 END ISLAND ADA RAMP**  
SCALE: 1/4" = 1'-0"

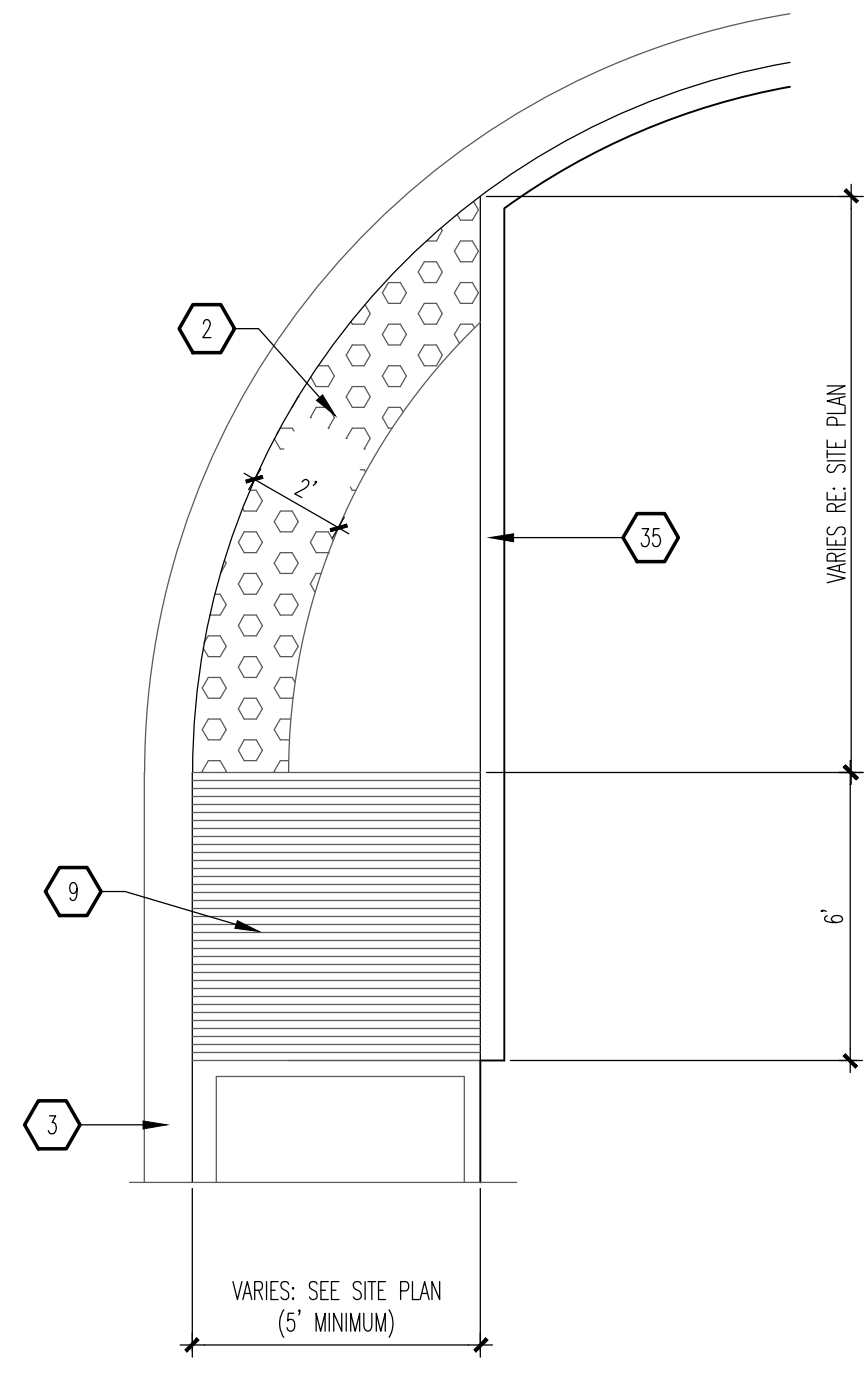


**C3 TYPICAL ISLAND**  
SCALE: 1/4" = 1'-0"



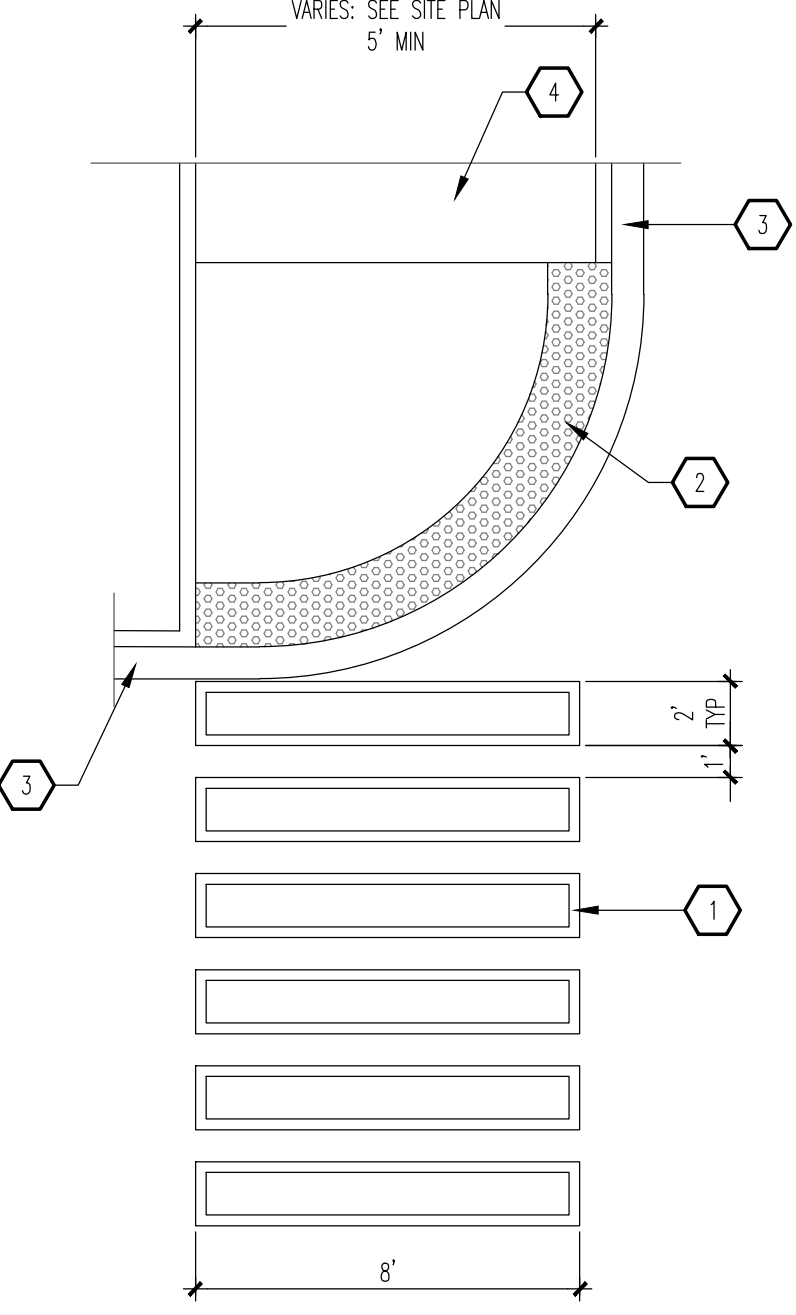
**NOTE:**  
FOLLOW COA STANDARD DRAWING #2430.

**B3 TYPICAL SIDEWALK**  
SCALE: 3/4" = 1'-0"

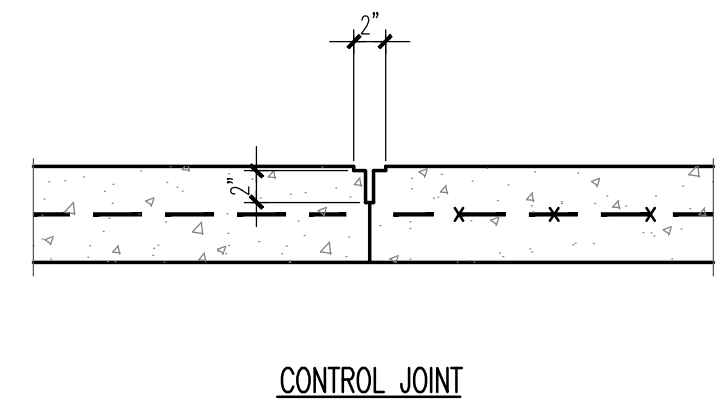
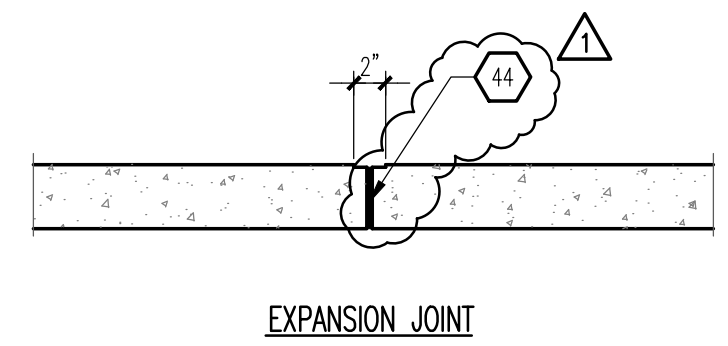


**NOTE:**  
FOLLOW COA STANDARD DRAWING #2443.

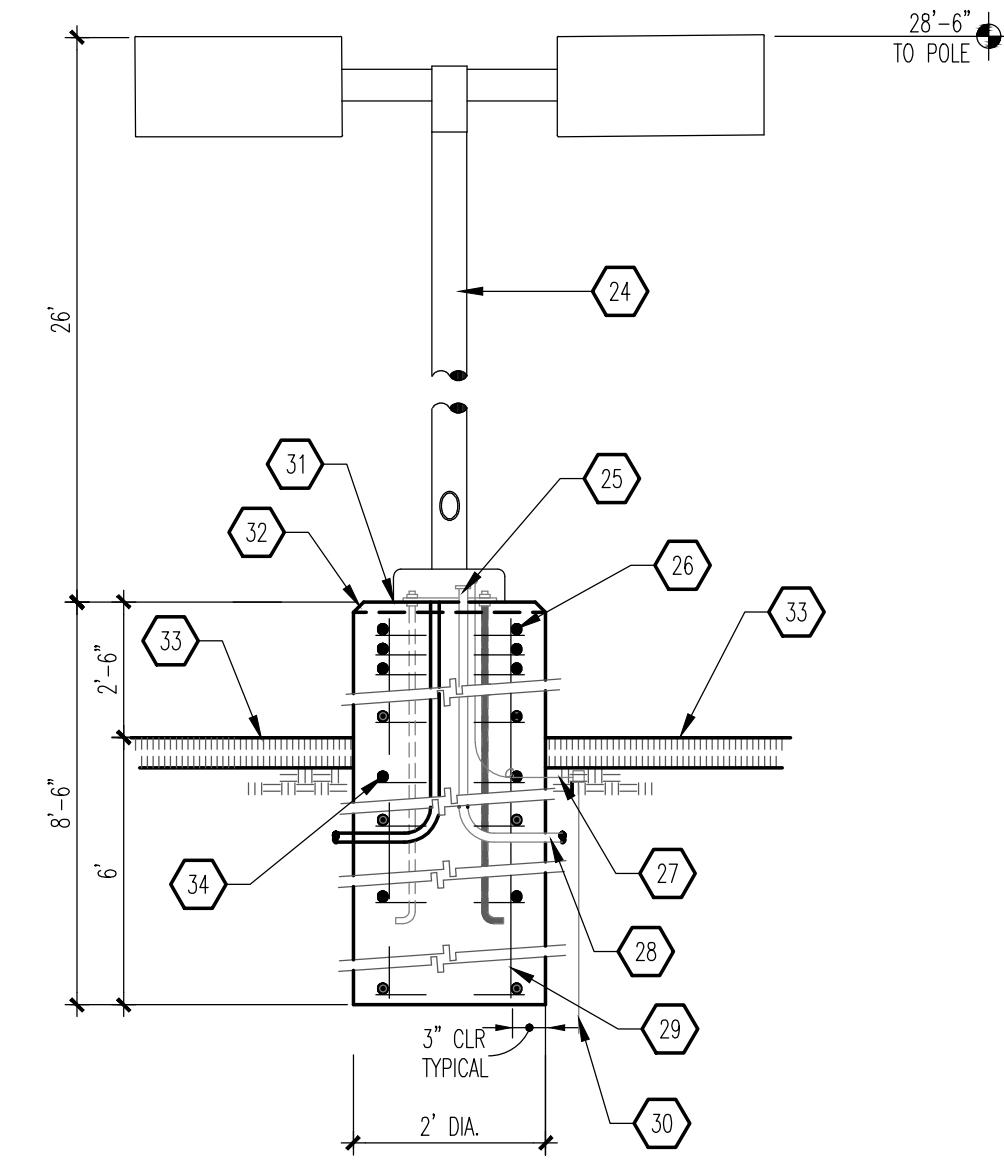
**A4 END ISLAND ADA RAMP**  
SCALE: 1/4" = 1'-0"



**C5 CONCRETE CROSSWALK**  
SCALE: 1/4" = 1'-0"



**B5 EXPANSION/CONTROL JOINT**  
SCALE: 1" = 1'-0"



**NOTE:**  
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY FIXTURES, POLE, BASE, SHALL WITHSTAND MINIMUM 90 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY HAVING JURISDICTION; WHICHEVER IS MORE RESTRICTIVE.  
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODES REQUIREMENTS.  
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22', GENERAL CONTRACTOR SHALL VERIFY WITH ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL.

**A5 LIGHT POLE**  
SCALE: 1/2" = 1'-0"

**GENERAL NOTES**

A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

**KEYED NOTES**

- 4" THICK PAVEMENT MARKING, WHITE IN COLOR.
- 2" WIDE ADA APPROVED TRUNCATED DOME STRIP.
- CURB AND GUTTER: SEE B1/A1.1.
- CONCRETE SIDEWALK: SEE B3/A1.1.
- CONCRETE EXPANSION JOINT: SEE B5/A1.1.
- CONCRETE CONTROL JOINT: SEE B5/A1.1.
- BROOM FINISH CONCRETE SURFACE AREA INSIDE OF TOOLED EDGE TO CREATE PICTURE FRAME EFFECT.
- SMOOTH TOOLED FINISH AROUND EDGES, TYPICAL.
- MONOLITHIC CONCRETE HANDICAP RAMP: INTEGRALLY COLORED DAVIS COLORS #160 "BRICK RED"; SMOOTH TEXTURE FINISH WITH 1/4" DEEP x 1/4" WIDE GROOVES AT 2' OC.
- CONCRETE FLUSH WITH PAVEMENT.
- CURB, BEYOND.
- RAMP, BEYOND.
- 2% CROSS SLOPE, MAXIMUM.
- RETAINING CURB.
- SUBGRADE: COMPACTED AS SPECIFIED.
- PAVEMENT AS SPECIFIED.
- CONCRETE TURNDOWN CURB.
- 4" THICK CONCRETE SIDEWALK.
- SIDEWALK ELEVATIONS VARY - HOLD FLUSH WITH FINISHED FLOOR AT ENTRANCE WAYS. PLANTING AREAS MAY EXIST BETWEEN THE BUILDING AND THE BACK-OF-SIDEWALK (SEE SITE PLAN). EXPANSION JOINTS DO NOT APPLY TO SIDEWALK SECTION ADJACENT TO PLANTING AREAS.
- 1/2" EXPANSION JOINT MATERIAL.
- STABILIZED AGGREGATE BASE COARSE, AS SPECIFIED.
- STRUCTURAL FOUNDATION SYSTEM: SEE STRUCTURAL FOUNDATION PLAN.
- CONCRETE CURB AND GUTTER.
- SQUARE, STRAIGHT, STEEL ANCHOR BASE POLE, POLE & BRACKETS SHALL BE FACTORY FINISHED, PAINTED SEMI GLOSS BLACK WRAP POLES FOR SHIPPING, PROVIDE 1 QT. MATCHING PAINT TO TOUCH ANY SCRATCHES ON POLES ON JOB. SEE LIGHT FIXTURE SCHEDULE FOR SPECIFICATIONS.
- CONNECT GROUND WIRE TO REINFORCING BARS.
- (3) #3 TIES AT 1/2" OC IN TOP 5".
- #6 BARE COPPER GROUND WIRE.
- CONDUIT AS INDICATED ON ELECTRICAL PLAN.
- (6) #6 BARS VERTICAL.
- 8'-0" COPPER WELD GROUND ROD BY ELECTRICAL CONTRACTOR.
- NON-SHRINK GROUT.
- 2" CHAMFER.
- FINISHED GRADE.
- #3 TIES @ 12" OC.
- 6" RETAINING CURB.
- MONOLITHIC INTEGRALLY COLORED CONCRETE HANDICAP RAMP (4,000 PSI); PROVIDE ARCHITECT WITH SAMPLE COLOR FOR APPROVAL.
- PROVIDE 1/4" DEEP BY 1/4" WIDE GROOVES @ 2" OC. EXTEND THE PULL WIDTH AND DEPTH OF THE RAMP.
- 6" STANDUP CURB OR CURB AND GUTTER AS APPLICABLE (SEE SITE PLAN).
- PROVIDE ADA APPROVED TRUNCATED STRIP AT 2' WIDTH.
- EXPANSION JOINT.
- WIDTH VARIES (6" MINIMUM); SEE SITE PLAN.
- PROVIDE A 5 SF LAND AT TOP OF RAMP FOR CHANGE IN DIRECTION.
- WIDTH VARIES-SEE SITE PLAN (MINIMUM 5" WIDTH).
- 1/2" CONCRETE EXPANSION JOINT SEALER: NOMAFLEX; OR APPROVED EQUAL.

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**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO  
**STEPHEN A. DUNBAR**  
REGISTERED ARCHITECT  
No. 4218  
04 Mar 2021

PROJECT TITLE  
**KMART SITE DEVELOPMENT**  
2100 CABELLE BLVD NE  
ALBUQUERQUE, NEW MEXICO 87110

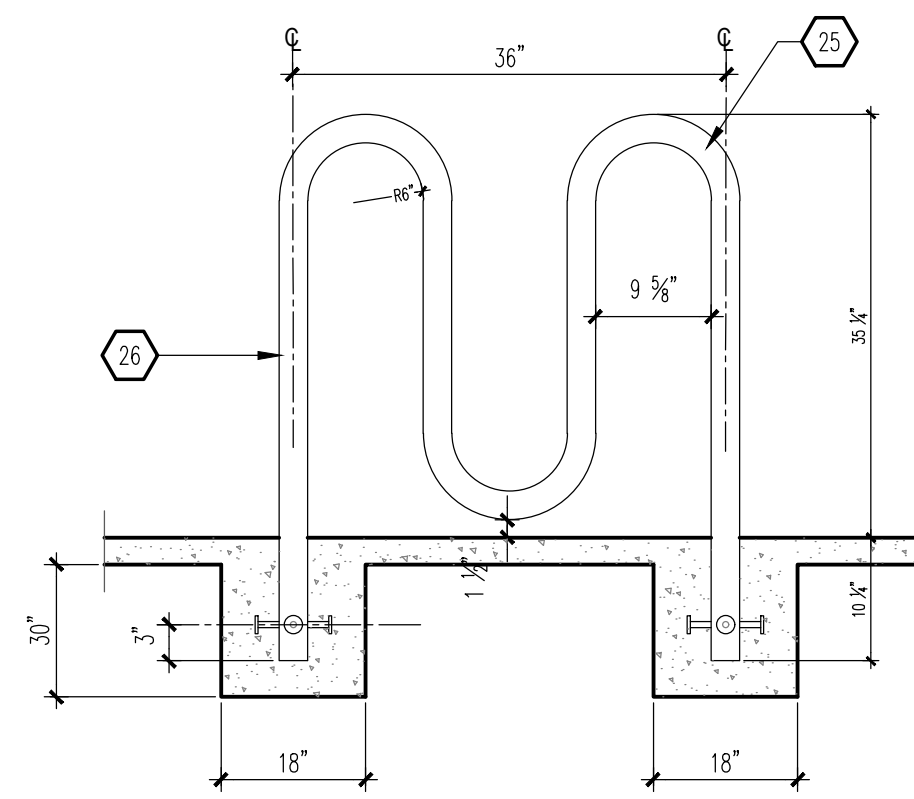
PROJECT MANAGER  
**Devlin Nguyen**

JOB NO.  
**Site Dwp/Int**

DRAWN BY  
**DYN**

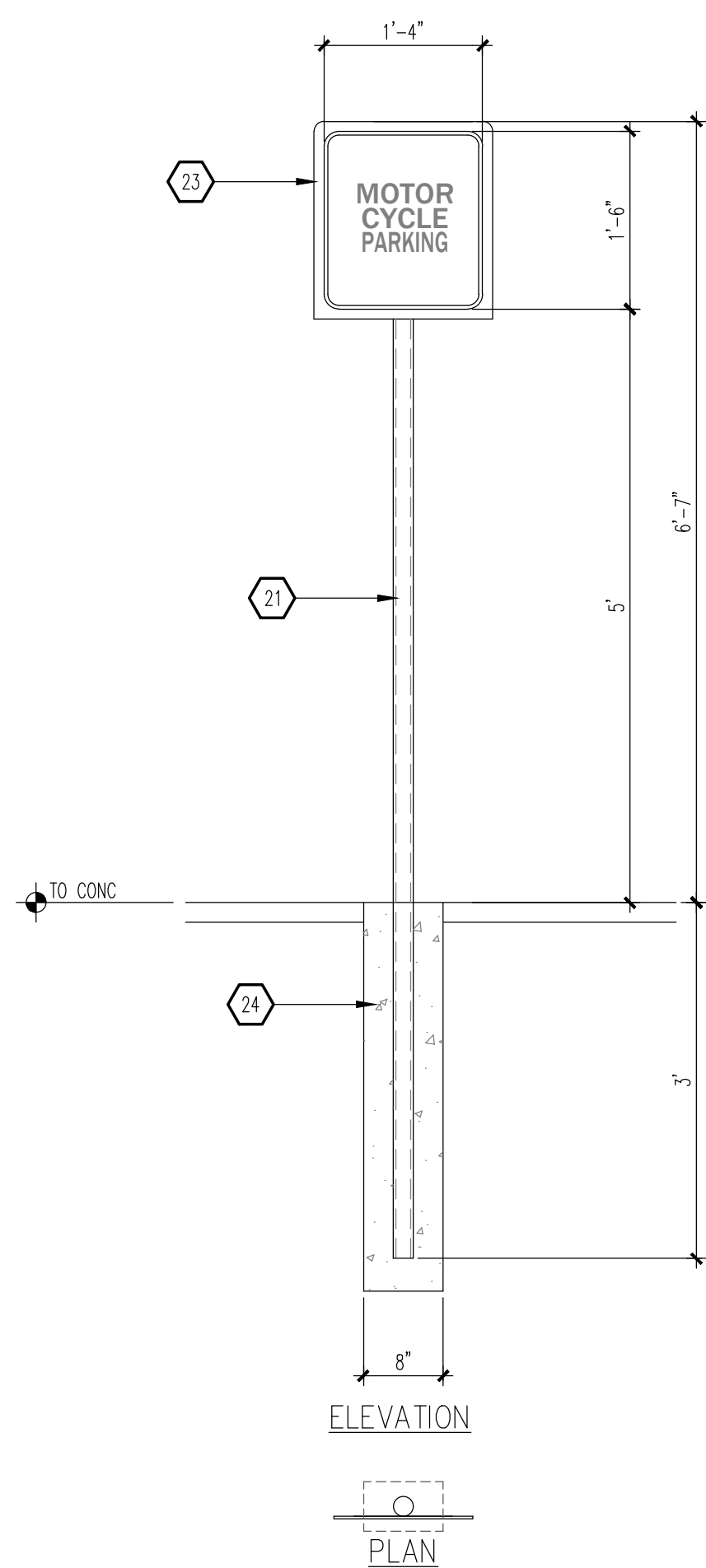
SHEET TITLE  
**SITE DETAILS**

DATE <b>04 Mar 2021</b>	SHEET <b>A1.1</b>
SCALE <b>A6 NOTED</b>	

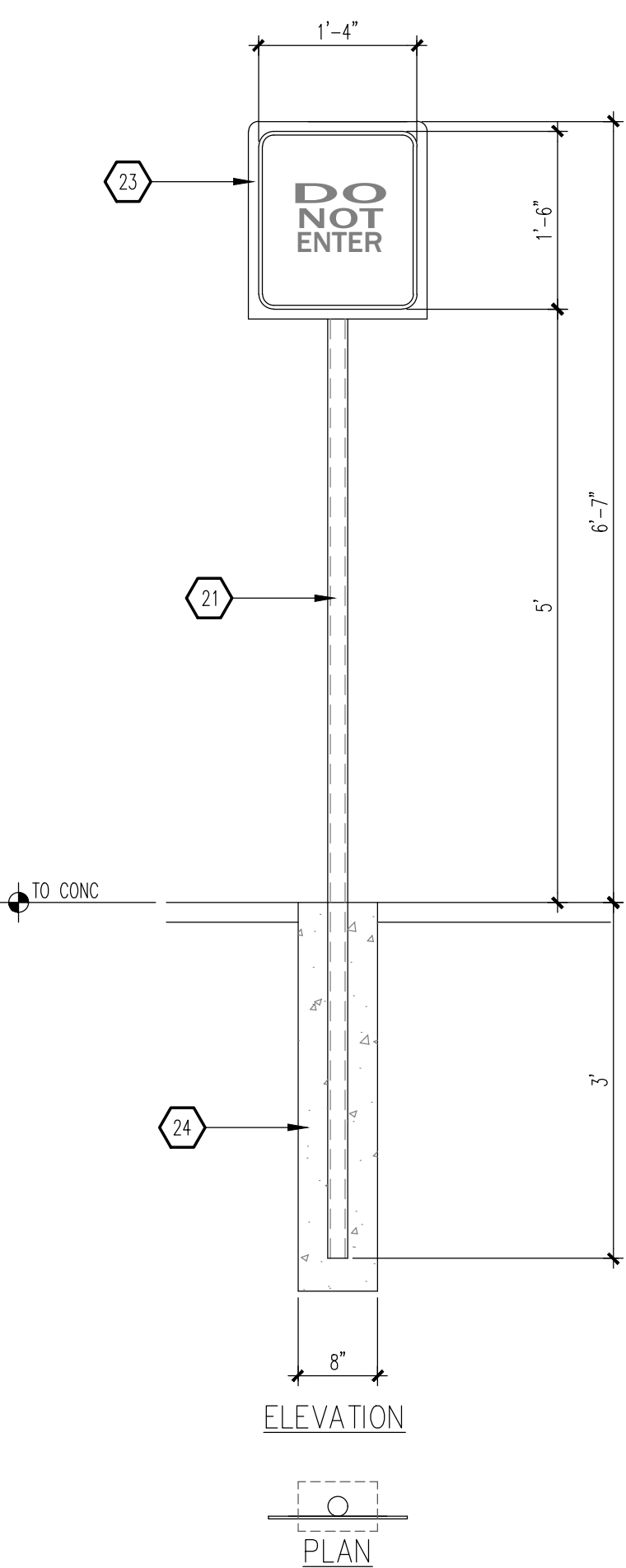


NOTE:  
 BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:  
 A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.  
 B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.  
 C. COMB/TOASTER RACKS ARE NOT ALLOWED.  
 D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.  
 E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.  
 F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.  
 G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

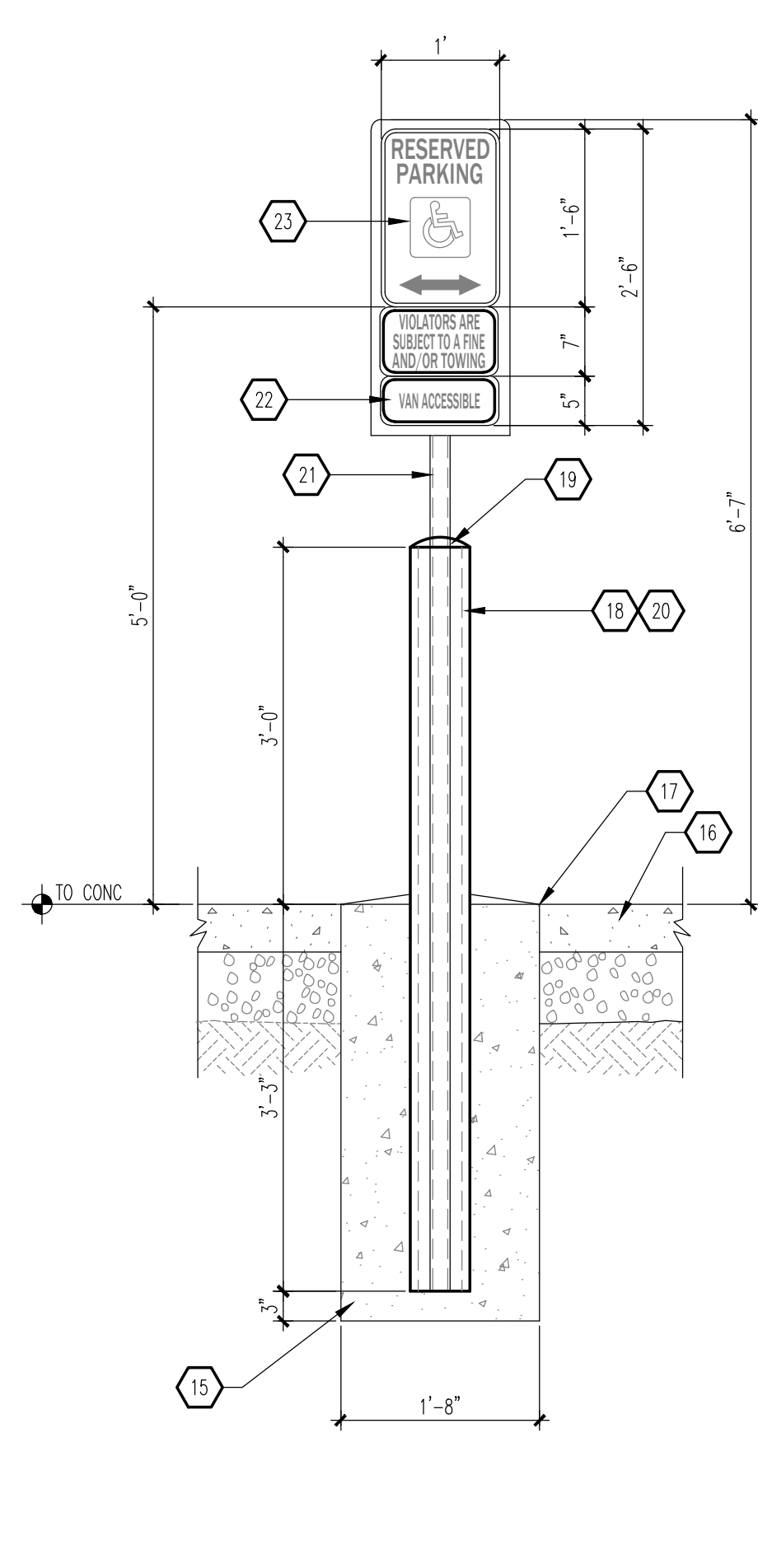
**B1 BIKE RACK**  
 SCALE: 1/2" = 1'-0"



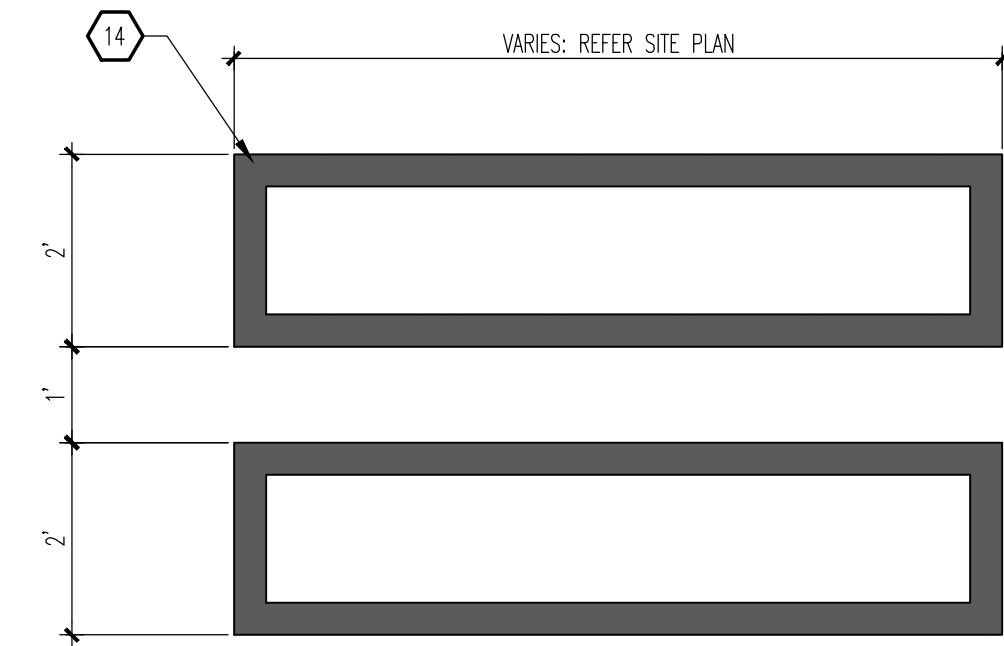
**B2 MISC. SIGNAGE**  
 SCALE: 3/4" = 1'-0"  
 NOTE:



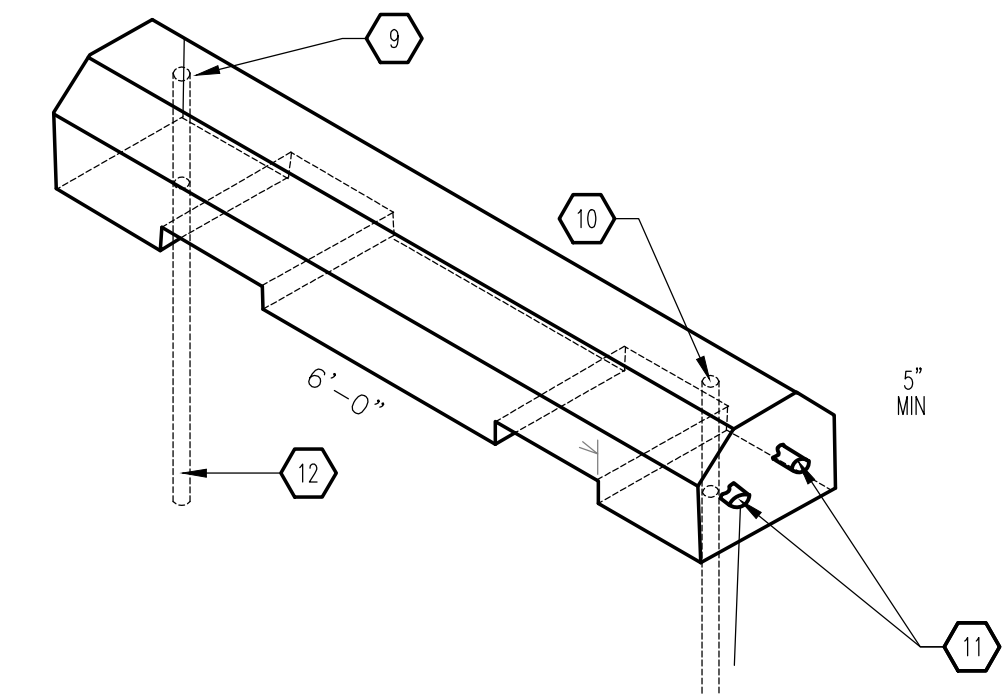
**B3 MISC. SIGNAGE**  
 SCALE: 3/4" = 1'-0"



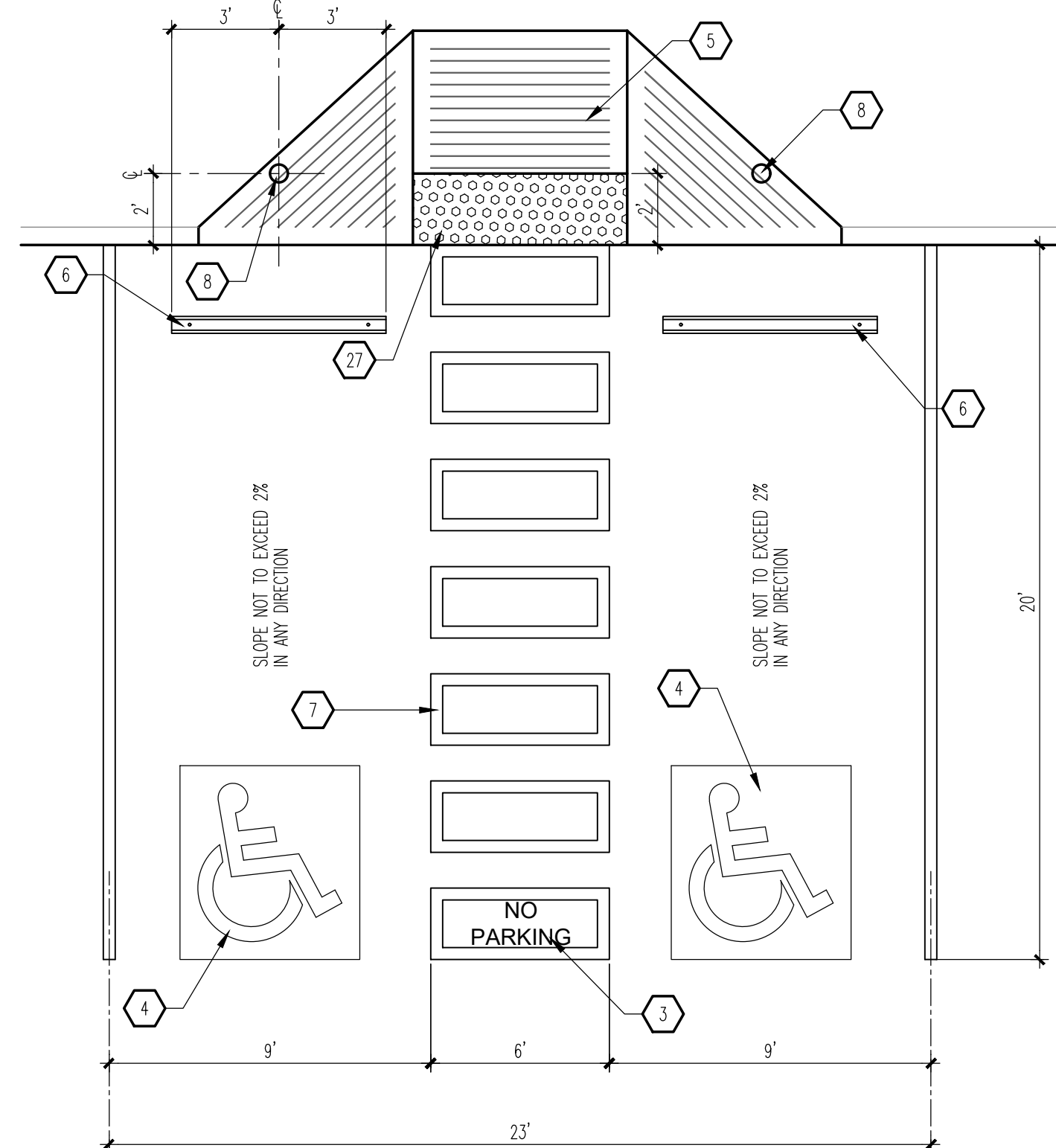
**B4 MISC. SIGNAGE**  
 SCALE: 3/4" = 1'-0"  
 NOTE:



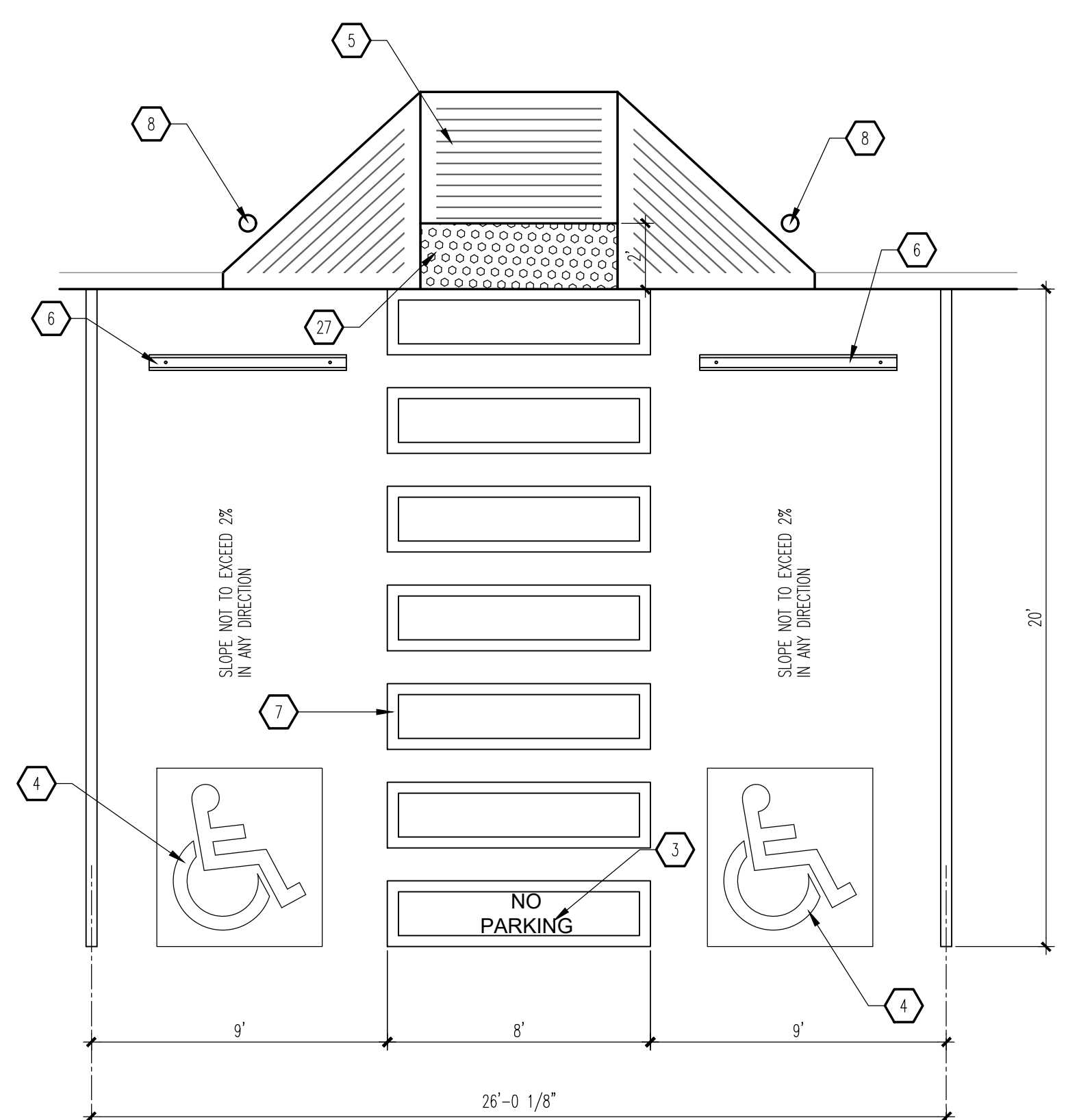
**C5 WALKWAY PAVEMENT MARKING**  
 SCALE: 1/2" = 1'-0"



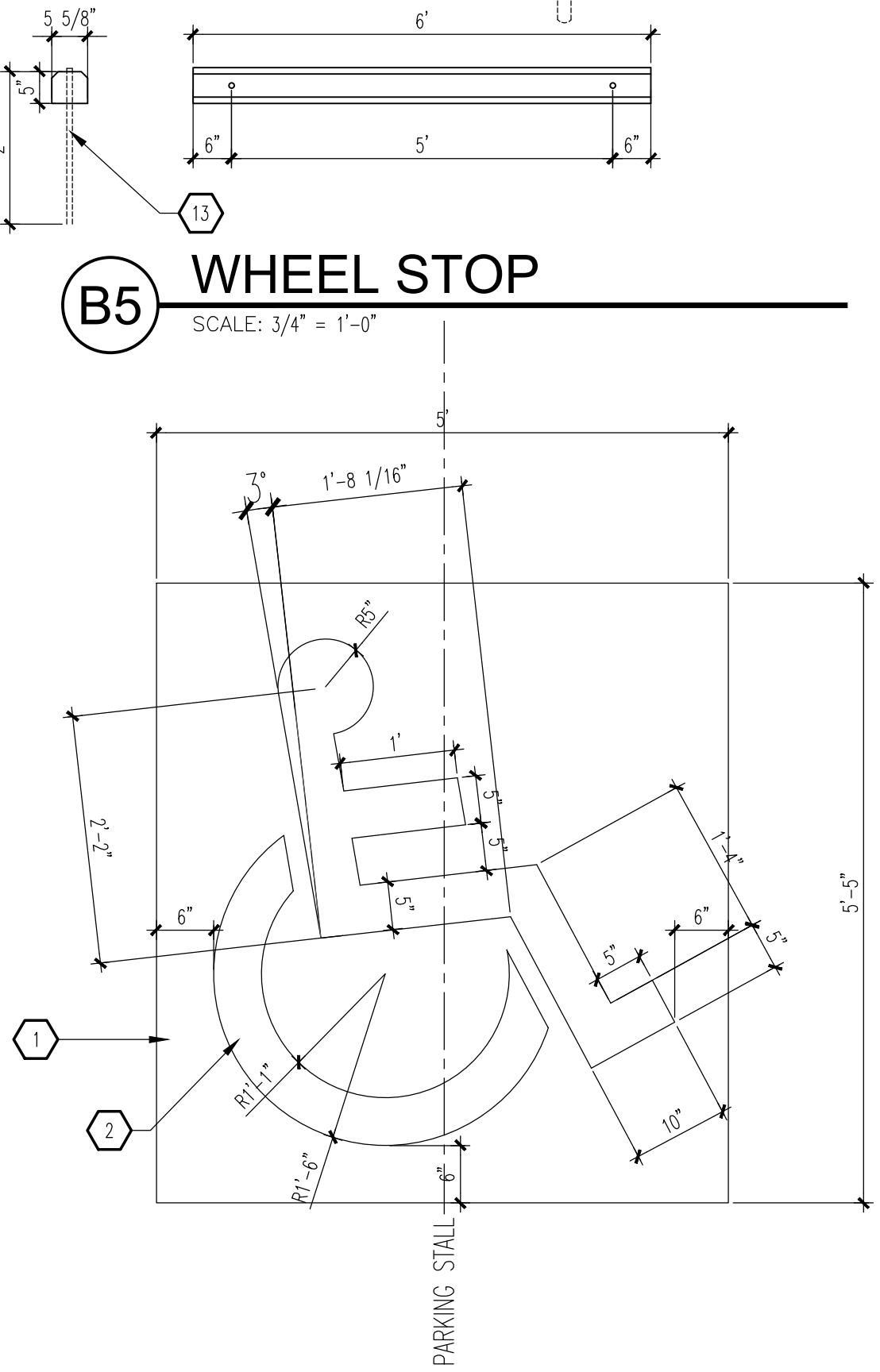
**B5 WHEEL STOP**  
 SCALE: 3/4" = 1'-0"



**A1 HC PARKING PLAN**  
 SCALE: 1/4" = 1'-0"



**A3 HC PARKING PLAN (VAN ACCESSIBLE)**  
 SCALE: 1/4" = 1'-0"



**A5 HANDICAP SIGNAGE**  
 SCALE: 3/4" = 1'-0"

**GENERAL NOTES**

A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

**KEYED NOTES**

1. PAINT BLUE.
2. PAINT WHITE.
3. 12" HIGH BY 4" WIDE "NO PARKING" MARKING - WHITE PAINT.
4. HANDICAP PAVEMENT MARKING: SEE A5/A1.2.
5. FLARED RAMP: SEE A3/A1.1.
6. WHEEL STOP: SEE B5/1.2.
7. WALKWAY PAVEMENT MARKING: SEE C5/A1.2.
8. HANDICAP POST SIGNAGE: SEE B4/A1.2.
9. TOP OF REINFORCING BAR FLUSH WITH TOP OF CONCRETE.
10. 3/8" DIAMETER HOLE.
11. (2) #4 BARS CONTINUOUS.
12. 3/4" REINFORCING BAR EMBEDDED 24" INTO SUBGRADE.
13. #5 REINFORCING BAR.
14. 4" WIDE WHITE PAINTED STRIPING.
15. 3,500 PSI CONCRETE FOUNDATION.
16. FINISHED SURFACE.
17. BITUMINOUS JOINT FILLER (CONCRETE PAVEMENT ONLY).
18. 6" DIAMETER STEEL PIPE FILLED WITH CONCRETE.
19. ROUND CONCRETE TOP.
20. PAINT SAFETY YELLOW.
21. 2" OD GALVANIZED STEEL SIGN POST.
22. "VAN ACCESSIBLE" SIGN WHERE INDICATED ON SITE PLAN.
23. 3/8" STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.
24. CONCRETE FOUNDATION.
25. PRIME AND PAINT STEEL MEMBER FLAT BLACK.
26. 2 3/8" STANDARD DUTY PIPE CENTER SUPPORT.
27. ADA APPROVED TRUNCATED DOME STRIP.

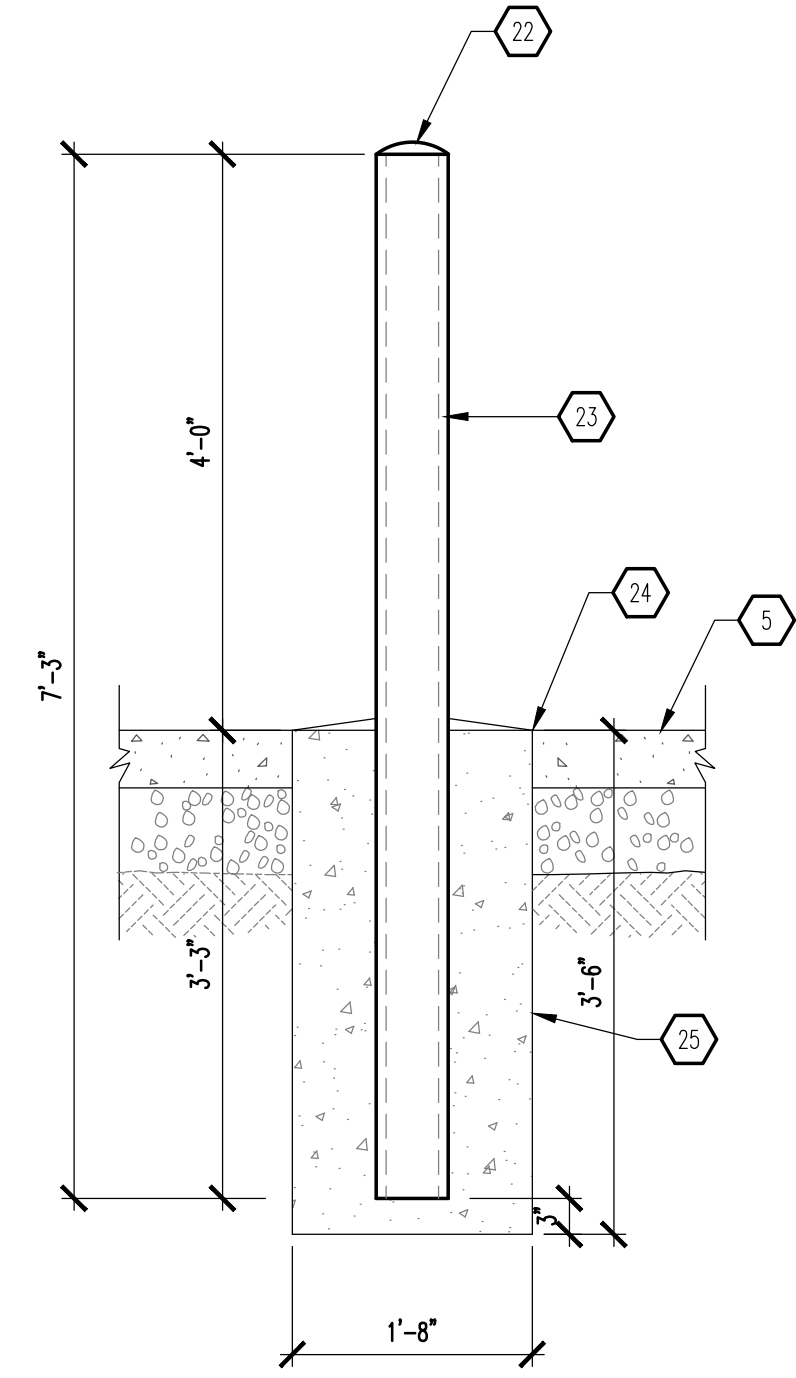
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**MODULUS ARCHITECTS**  
 100 SUN AVENUE N.E., Ste 305  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE (505) 338-1499 FAX (505) 338-1498

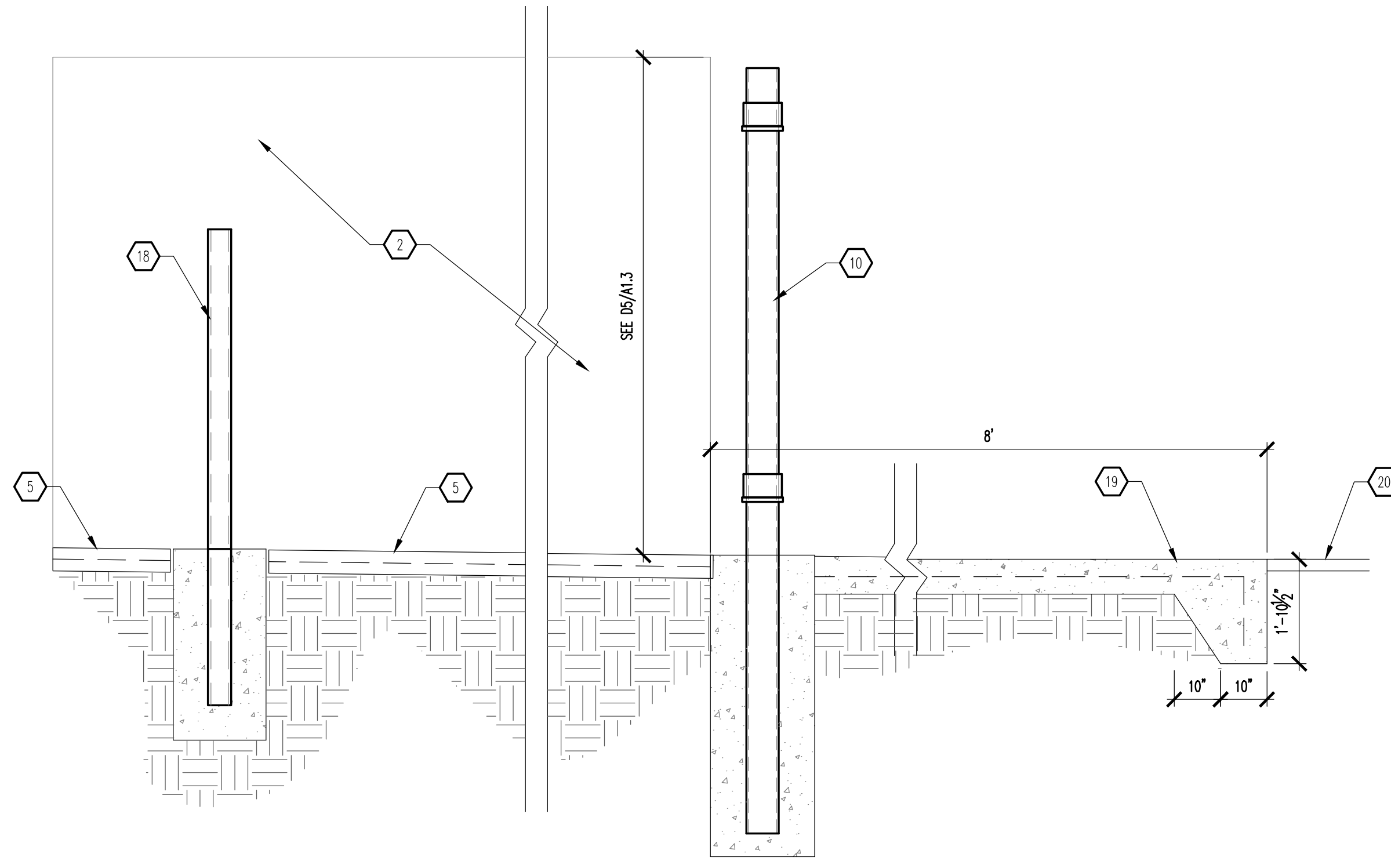
STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
 STEPHEN A. DUNBAR  
 No. 4218  
 04 Mar 2021

PROJECT TITLE: **KMART SITE DEVELOPMENT**  
 2100 CABELLE BLVD NE  
 ALBUQUERQUE, NEW MEXICO 87110  
 PROJECT MANAGER: **Devin Nguyen**  
 JOB NO.: **Site Dvplmt**  
 DRAWN BY: **DYN**  
 SHEET TITLE: **SITE DETAILS**

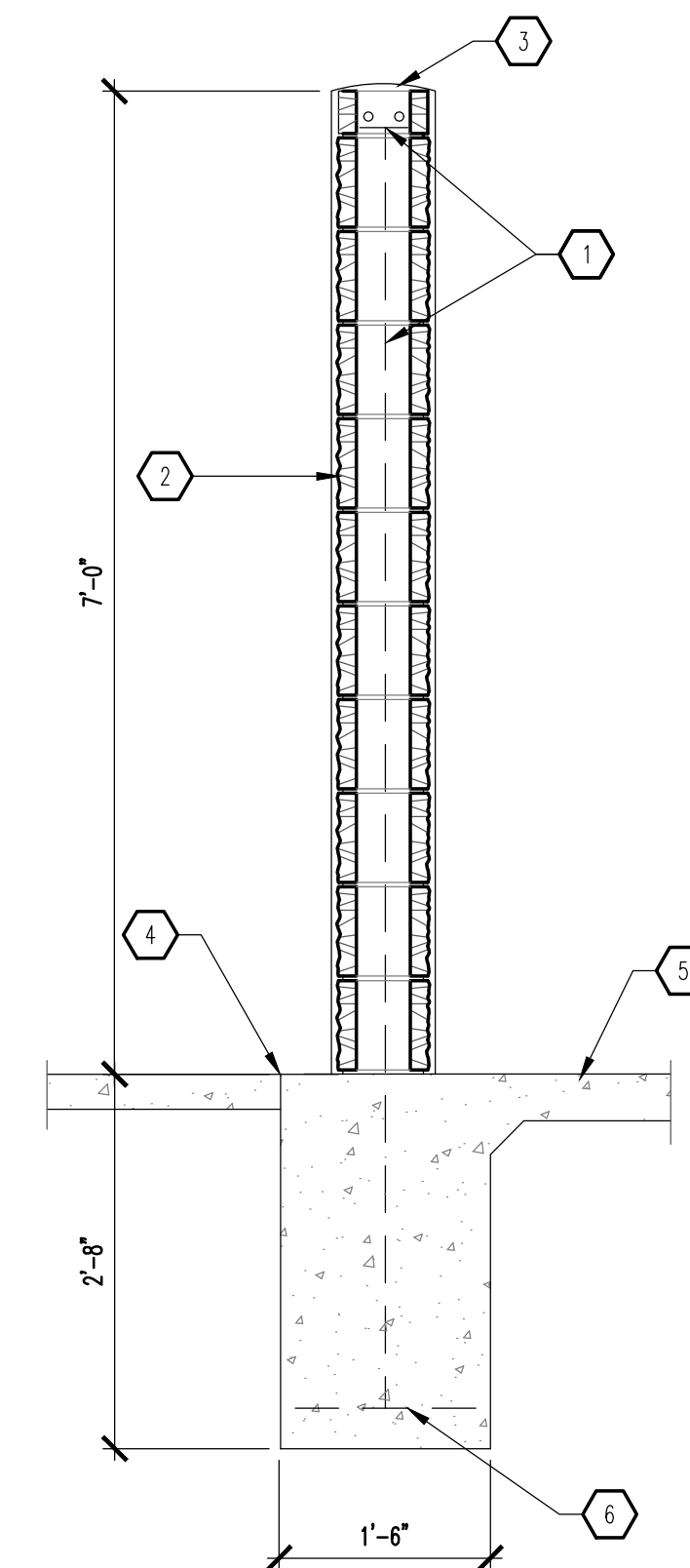
DATE: <b>04 Mar 2021</b>	SHEET: <b>A1.2</b>
SCALE: <b>A6 NOTED</b>	



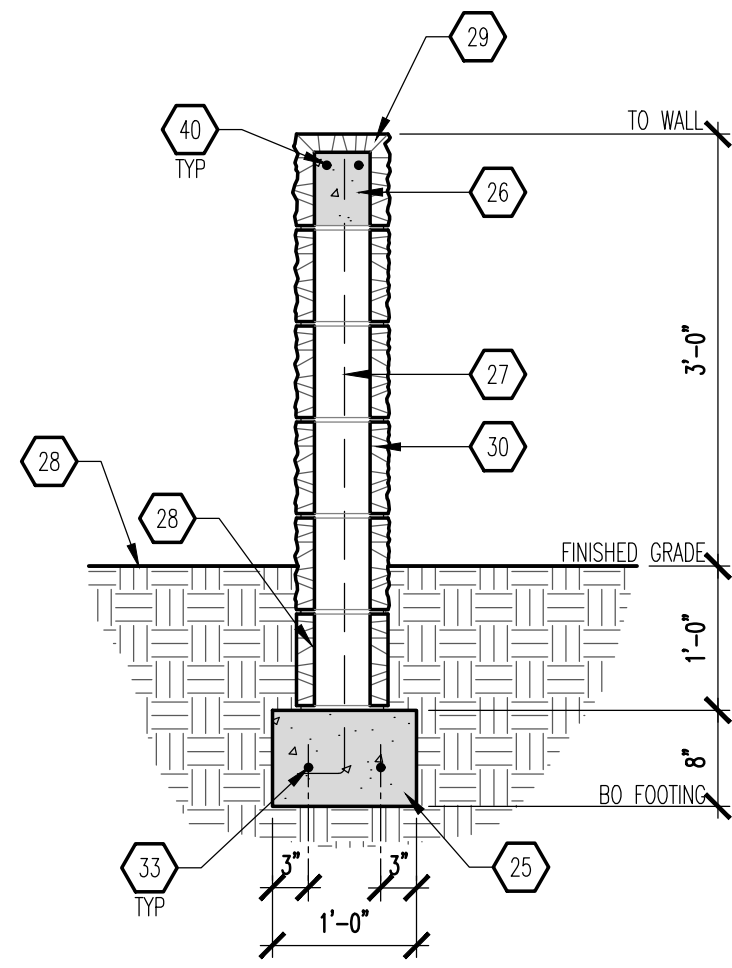
**D1 BOLLARD - SECTION**  
SCALE: 3/4" = 1'-0"



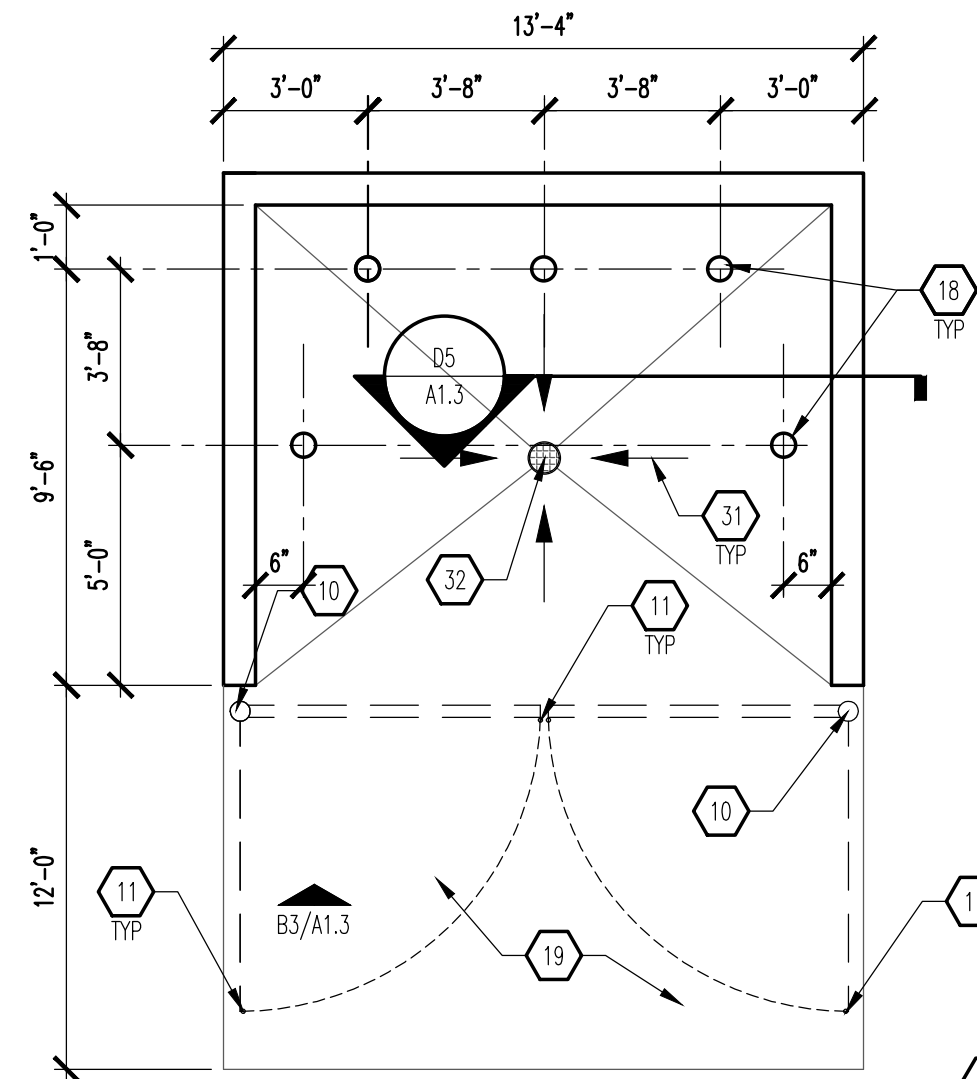
**D2 REFUSE ENCLOSURE - SECTION**  
SCALE: 1/2" = 1'-0"



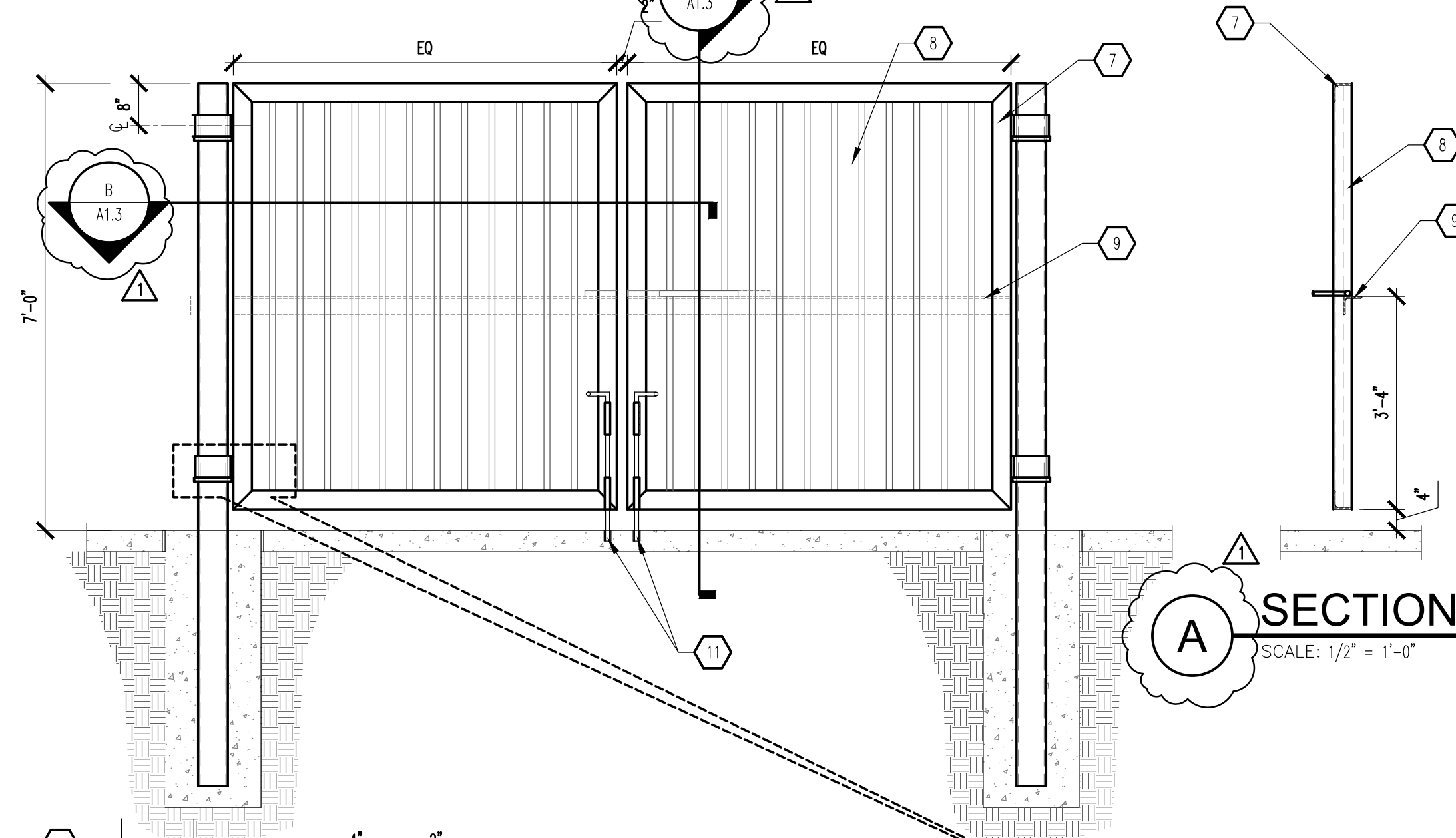
**D5 WALL - SECTION**  
SCALE: 3/4" = 1'-0"



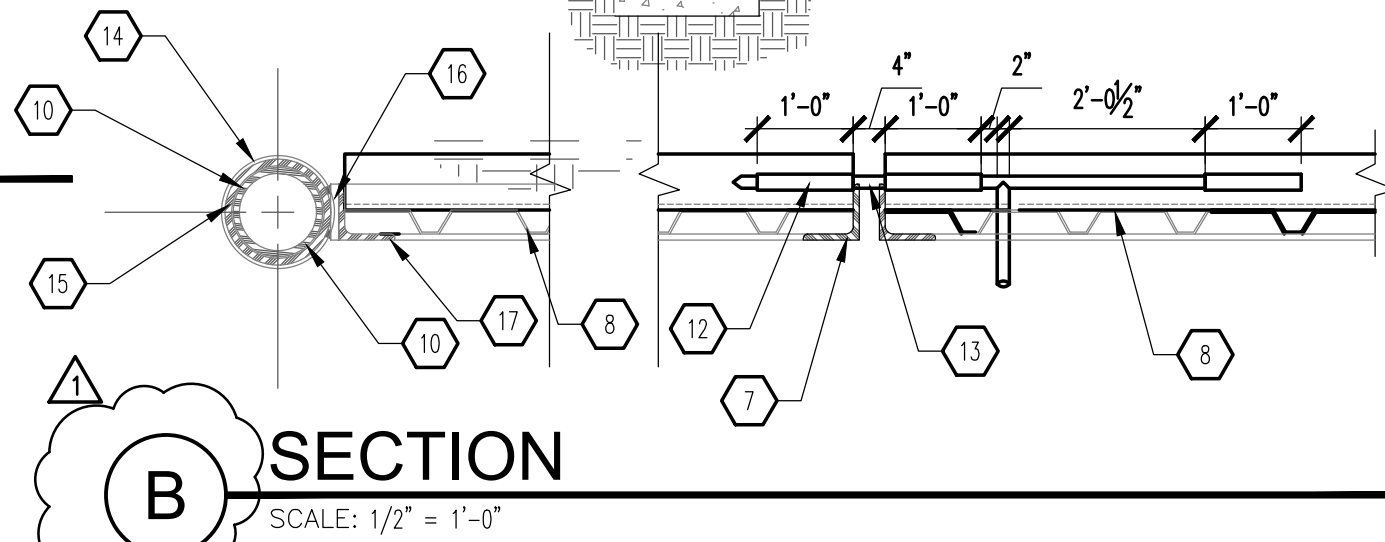
**B1 SCREEN WALL**  
SCALE: 3/4" = 1'-0"



**B2 REFUSE ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**B3 REFUSE ENCLOSURE ELEVATION**  
SCALE: 1/2" = 1'-0"



**B SECTION**  
SCALE: 1/2" = 1'-0"

**A SECTION**  
SCALE: 1/2" = 1'-0"

**SLEEVE ELEVATION**

**GENERAL NOTES**

- A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

**KEYED NOTES**

1. (2) #5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS; #5 BRAS @ 32" OC VERTICAL GROUT REINFORCED CELLS, DUBANWALL @ 16" OC HORIZONTAL.
2. 8" CMU WALL WITH 2-COAT SYNTHETIC STUCCO SYSTEM. COLOR TO MATCH BUILDING STUCCO COLOR; COORDINATE WITH ARCHITECT FOR FINAL STUCCO COLOR.
3. SLOPE STUCCO CAP.
4. 1/2" EXPANSION JOINT MATERIAL.
5. 6" SEALED CONCRETE SLAB AT 4,000 PSI, 3/4" AGGREGATE WITH 6x6 - 10x10 WWM.
6. (4) #4 BARS CONTINUOUS @ BOTTOM OF FOOTING #4 @ 16" OC ACROSS BOTTOM OF FOOTING.
7. 3 1/2" x 3 1/2" x 3/8" STEEL ANGLE-WELD CORNERS (TYPICAL OF 4 SIDES).
8. METAL DECKING, 18ga WITH SHEET METAL SCREWS @ 9" OC TOP, BOTTOM AND SIDES. PAINT FINISH, SHERWIN WILLIAMS #BW6143 BASKET BRIDGE.
9. 3 1/2" x 3 1/2" x 3/8" STEEL ANGLE-WELD FLUSH WITH METAL DECKING AT EACH END.
10. 5" OD HEAVY DUTY PIPE POST.
11. 3/4" DIAMETER CANE BOLT. PROVIDE CATCH TO HOLD IN POSITION WHEN REQUIRED TO ELIMINATE DRAG.
12. STEEL TUBING WELD TO ANGLE AT TOP TO FIT STEEL ROD.
13. 3/4" DIAMETER STEEL ROD TAPER END AND WELD 6" HANDLE.
14. 3/4" SQUARE STOCK WRAP AROUND POST AT EACH LOCATION.
15. 6" HEAVY DUTY PIPE SLEEVE 4" IN WIDTH.
16. 1/2" x 3 1/2" FLAT BAR STOCK OVER 6" SLEEVE.
17. 3 1/2" x 3 1/2" x 3/8" ANGLE OVER 1/2" FLAT BAR.
18. BOLLARD: SEE D1/A1.3.
19. 6" CONCRETE APRON AT 4,000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 WWM WITH TURNDOWN EDGE.
20. ASPHALT PAVING.
21. FINISHED GRADE.
22. ROUND CONCRETE TOP.
23. 6" STEEL PIPE FILLED WITH CONCRETE. PAINT FINISH - SAFETY YELLOW.
24. BITUMINOUS JOINT FILLER (AT CONCRETE PAVEMENT ONLY).
25. CONCRETE FOOTING.
26. GROUT SOLID.
27. #4 @ 48" OC.
28. 8" STANDARD GRAY BLOCK WALL.
29. 8" SPLIT-FACE BLOCK BEAM: CRECO BLOCK - DESERT BEIGE, OR APPROVED EQUAL.
30. 8" SPLIT-FACE BLOCK WALL: CRECO BLOCK - DESERT BEIGE, OR APPROVED EQUAL.
31. PROVIDE 1/4" PER FOOT SLOPE TO FLOOR DRAIN.
32. FLOOR DRAIN: SEE UTILITY PLAN ON SHEET C105.
33. CONTINUOUS #4.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

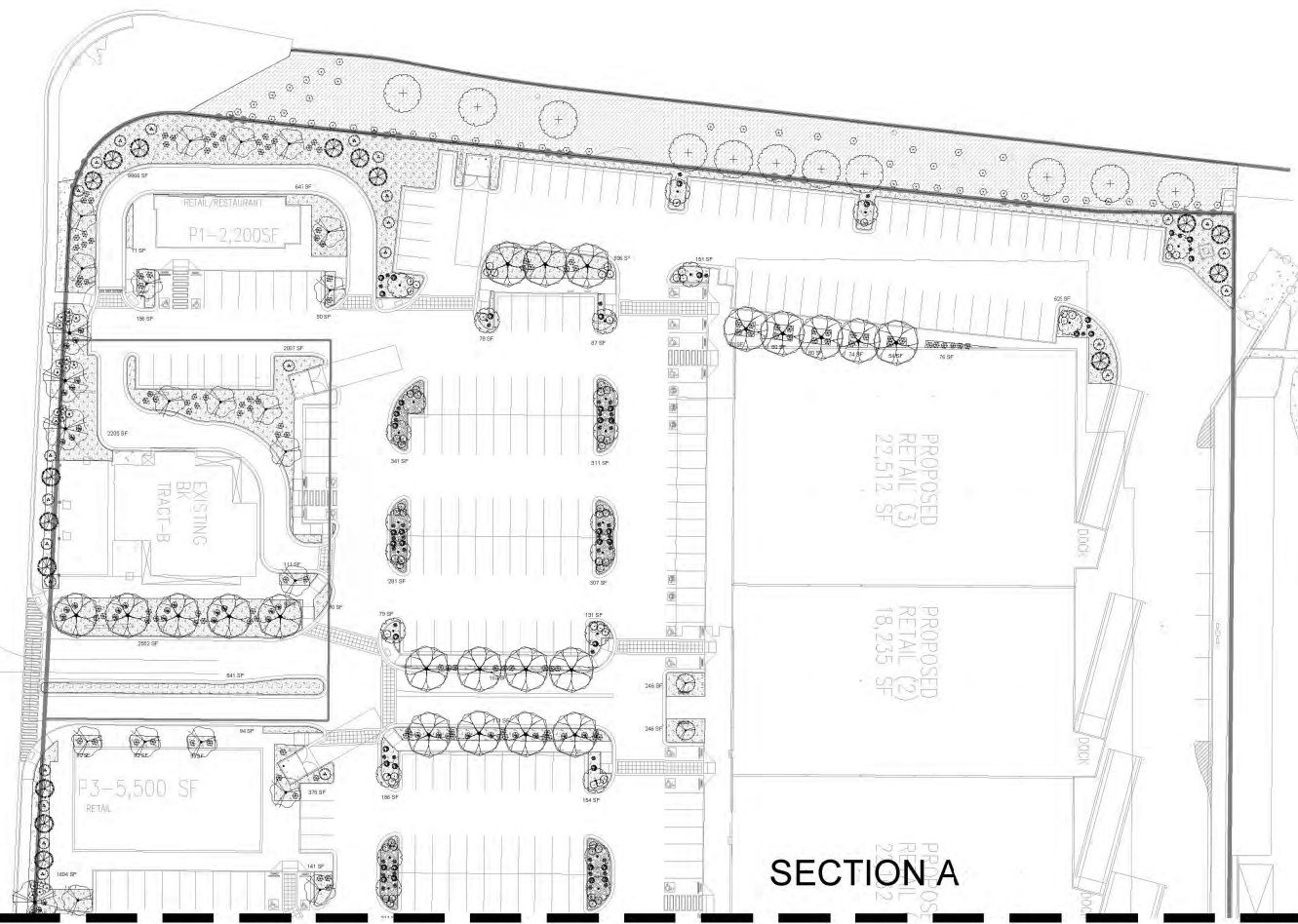
STATE OF NEW MEXICO  
**STEPHEN A. DUNBAR**  
REGISTERED ARCHITECT  
No. 4218  
04 Mar 2021

PROJECT TITLE: **KMART SITE DEVELOPMENT**  
2100 CHARLES BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87110  
JOB NO.: **Site Dvplmt**  
PROJECT MANAGER: **Devin Nguyen**  
DRAWN BY: **DYN**  
SHEET TITLE: **SITE DETAILS**

DATE: **04 Mar 2021**  
SCALE: **A6 NOTED**  
sheet: **A1.3**







SECTION A  
SECTION B

**SITE DATA**

GROSS LOT AREA (4.03 ACRES)	430,882 SF
LESS BUILDING(S)	121,368 SF
NET LOT AREA	318,512 SF
REQUIRED LANDSCAPE 10% OF NET LOT AREA	47,778 SF
PROPOSED LANDSCAPE	49,041 SF
PROPOSED OFFSITE LANDSCAPE	1,987 SF
ROW EXISTING LANDSCAPE	19,054 SF
TOTAL PROPOSED LANDSCAPE	65,112 SF
PERCENT OF NET LOT AREA	20.44 %

**REQUIRED STREET TREES** 45  
**PROVIDE EXISTING AT 25' O.C. SPACING ALONG STREET** 47  
**REQUIRED PARKING LOT TREES** 45  
**PROVIDED AT 1 PER 10 SPACES (464 SPACES/10)** 140"  
**TOTAL REQUIRED TREES: 90**  
**TOTAL PROVIDED TREES: 167**  
*\*Tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway*

**REQUIRED LANDSCAPE COVERAGE**  
**75% LIVE VEGETATIVE MATERIAL**  
 (47,778 SF REQUIRED LANDSCAPE X 75%) 35,832 SF MIN.  
**PROVIDED GROUND COVER COVERAGE** 38,168 SF  
 (EXCLUDES EXISTING ROW LANDSCAPE) (1,438 SF)  
**PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS** 75%

**IRRIGATION NOTE**  
**DRIP SYSTEM RUN CYCLES**  
 ESTABLISHMENT AND SUMMER: 1 HOUR/2 DAYS A WEEK  
 SPRING: 1 HOUR/2 DAYS A WEEK  
 FALL: 1 HOUR/2 DAYS A WEEK

**PLAN SCHEDULE SITE 10.30.19**

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
11	Edabling Tree	Varies	Varies	Varies	50	10000
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
27	Osage Orange / Desert Willow	2" DBH	RM	60	20' x 20'	
28	Pistacia chinensis / Chinese Pistache	2" DBH	Medium	75	10' x 10'	
55	Pyrus calleryana 'Dwarfed Select' / Chevalier Select Pear	2" DBH	Medium	70	10' x 10'	
46	Ulmus parviflora 'Boopis' / Boopis Elm	2" DBH	Medium	75	10' x 10'	
11	Viburnum cuneatum / Chaste Tree	2" DBH	Medium	60	10' x 10'	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
19	Pinus baccata / Boston Pine	6" B&B	Medium	75	10' x 10'	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
55	Edabling Shrub	Varies	Varies	25	10000	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
122	Caryopteris x hakonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low	20	1' x 1'	
143	Rhus aromatica 'Sera Low' / Sera Low Fragrant Sumac	5 gal	Low	25	1' x 1'	
DESSERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
90	Persea grandis / Red Yucca	5 gal	Low	30	1' x 1'	
33	Nolina microcarpa / Beargrass	5 gal	RM	35	1' x 1'	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
121	Baccharis x Stone / Stone Coyote Shrub	5 gal	Low	30	1' x 1'	
216	Ruscus aculeatus / Rosemary	5 gal	Low	30	1' x 1'	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
128	Calamagrostis x canadensis 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	35	10' x 1'	
VINE/SPLITER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	U.E.#
36	Lonicera japonica 'Hall's Honeycrisp' / Hall's Honeycrisp Flowering Vine	5 gal	Medium	35	10' x 10'	

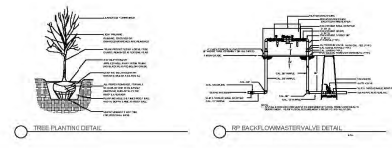
**REFERENCE NOTES SCHEDULE SITE 10.30.19**

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	Anasartus 50# 1" L#4 Gravel 3" Depth over Filter Fabric (Landscape use only)	3,087 sf	10-01-100
[Symbol]	Anasartus 50# 1" L#4 Gravel 3" Depth over Filter Fabric	45,041 sf	
[Symbol]	2" x 4" Dimensional Black Cobble 4" Depth over Filter Fabric	3,947 sf	
[Symbol]	DOT Eddling - Gravel and Landscape	13,284 sf	

**GENERAL NOTES:**  
 1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.  
 2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.  
 3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.  
 4. PLANT MATERIALS 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) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.  
 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 4-6(1)(B)(1) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS.  
 6-6(C)(5) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRUPLINE.

**PLANTINGS NOTES:**  
 1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPE, IDO AND WATER WASTE ORDINANCE.  
 2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.  
 3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COOL DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.  
 4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.  
 5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

**IRRIGATION NOTES:**  
 1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.  
 2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.  
 3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE 1003 FOR DETAIL.  
 4. USE 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.  
 5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.  
 6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.  
 7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STOP OUT AND ELECTRICITY FOR THE HOTBOX.  
 8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.  
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



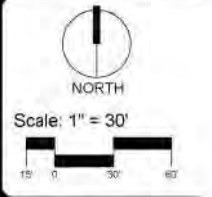
growing better  
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LANDSCAPE CONTRACTORS  
www.theaduplandscape.com

PO Box 10587  
Albuquerque, NM 87194  
505.898.9815  
505.898.2100 (fax)  
design@theadup.com



Date: 7/16/2019  
 Revisions:  
 ▲ 8/19/2019  
 ▲ 10/31/2019  
 ▲  
 ▲  
 Drawn by: V Blount  
 Reviewed by: TN

**2100 Carlisle Site Redevelopment**  
 2100 Carlisle Blvd  
 Albuquerque, New Mexico

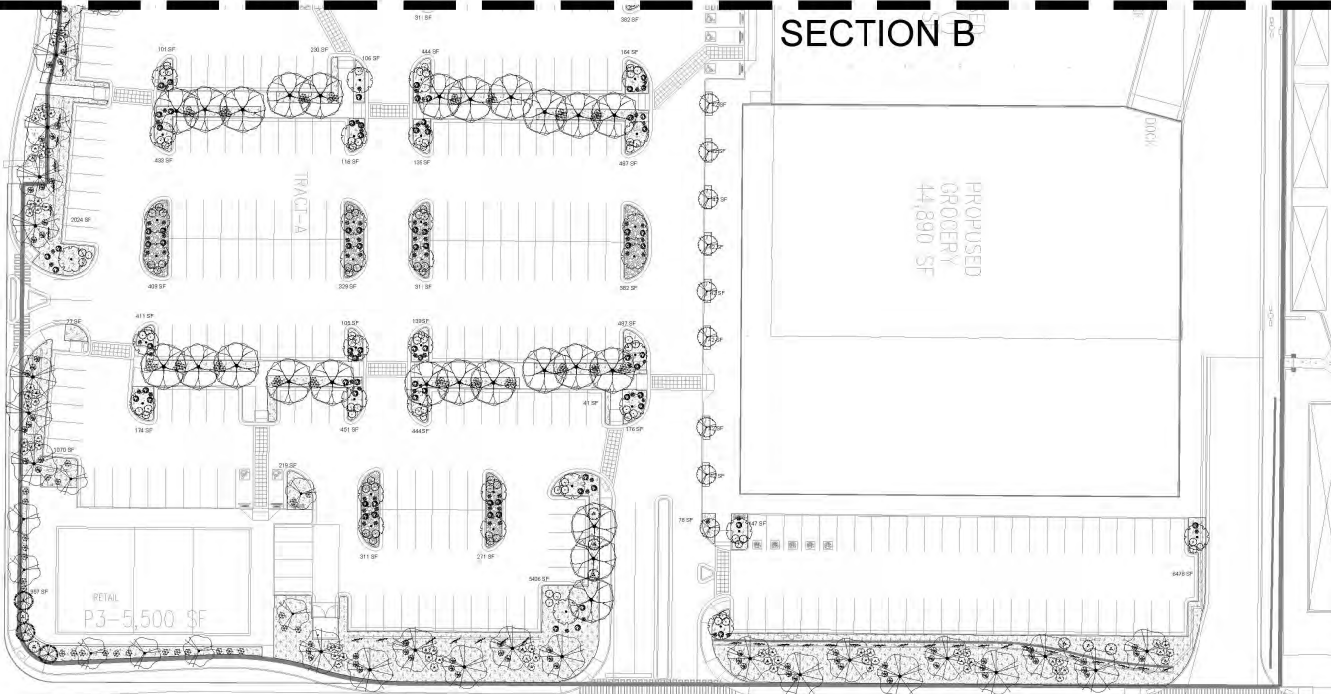


Sheet Title:  
**Landscape Plan**  
 Sheet Number:  
**LP-01**



# SECTION A

# SECTION B



### PLANT SCHEDULE SITE 10.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
11	Existing Tree	Varies	Varies	Varies	50'	Varies
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
27	Chickasaw Nuttree / Desert Willow	2" B&B	WV	60	FF 10'	
28	Pinkish Cholla / Cholla Picotee	2" B&B	Medium	75	FF 10'	
56	Pinus coulteri / Cleveland Redwood / Cleveland Select Pin	2" B&B	Medium	10	20' X 18'	
46	Ulmus parvifolia / European Elm	2" B&B	Medium	75	FF 10'	
11	Vitex agnus-castus / Chaste Tree	24" Box	Medium	60	10' X 10'	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
19	Pinus torreyana / Torrey Pine	6" S B&B	Medium	75	FF 10'	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
55	Existing Shrub	Varies	Varies	25	Varies	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
122	Conocarpus v. lewisianus / Dark Knight / Blue Mist Spirea	1 gal	Low	20	4' X 3'	
142	Muehlenbergia / Tree Low / Gray Low Fragrant Scent	5 gal	Low	25	4' X 2'	
DESSERT PLANTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
30	Argemone parviflora / Red Furco	5 gal	Low	20	18' X 8'	
33	Nolina microcarpa / Beargrass	5 gal	WV	35	18' X 6'	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
101	Baccharis / Stone / Straw Coyote Bush	5 gal	Low	30	18' X 8'	
216	Rousselia officinalis / Rosemary	5 gal	Low	30	18' X 8'	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
125	Calamagrostis x canadensis / Kentucky Feather Reedgrass	1 gal	Medium	15	18' X 8'	
VINE PLANT	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWABLE	U.S.
36	Lonicera japonica / Honeysuckle / White Honeysuckle Flowering Vine	5 gal	Medium	35	18' X 8'	

### REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	DETAIL
1-1	Arasoite 5/8" x 1/4" Gravel 3" Depth over Blue Fabric (Backslope on W R/W)	1,887 sf	10.30.19.10
1-2	Arasoite 5/8" x 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
1-3	2-4" Municipal Black Cobble 4" Depth over Filter Fabric	3,947 sf	
1-4	DOT E-1000 - Gravel and Landscape	13,084 sf	

### GENERAL NOTES

- MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
- LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
- THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
- PLANT MATERIALS 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) ARE NOT ACCEPTABLE IN CLEAR SIGHT AREAS.
- THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-0) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 20% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(1)(B) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. 5-6(C)(2) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE.

### PLANTING NOTES:

- THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
- THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
- THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE CON DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
- ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
- WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

### IRRIGATION NOTES:

- ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
- WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE IIDS FOR DETAIL.
- USE 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRP EMITTERS PER TREE IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
- INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
- INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEED PIPE UNDER ALL HARD SURFACES.
- THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE METER.
- IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
- ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

### SITE DATA

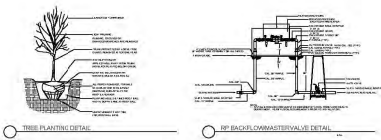
GROSS LOT AREA (4.03 ACRES)	439,862 SF
LESS BUILDING(S)	121,369 SF
NET LOT AREA	318,513 SF
REQUIRED LANDSCAPE	47,773 SF
15% OF NET LOT AREA	47,773 SF
PROPOSED LANDSCAPE	45,041 SF
PROPOSED OFFSITE LANDSCAPE	1,887 SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	65,112 SF
PERCENT OF NET LOT AREA	20 %

REQUIRED STREET TREES	45
PROVIDE EXISTING AT 25' O.C. SPACING ALONG STREET	47
REQUIRED PARKING LOT TREES	45
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10) 140"	
TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 167	
*Tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)	

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(47,773 SF REQUIRED LANDSCAPE X 75%)	35,832 SF MIN.
PROVIDED GROUND COVER COVERAGE	36,155 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	(1,438 SF)
PERCENT GROUND COVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	75%

### IRRIGATION NOTE

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



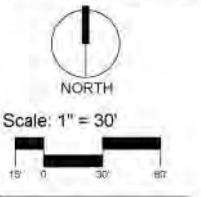
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505.898.2100 (fax)  
design@theadup.com



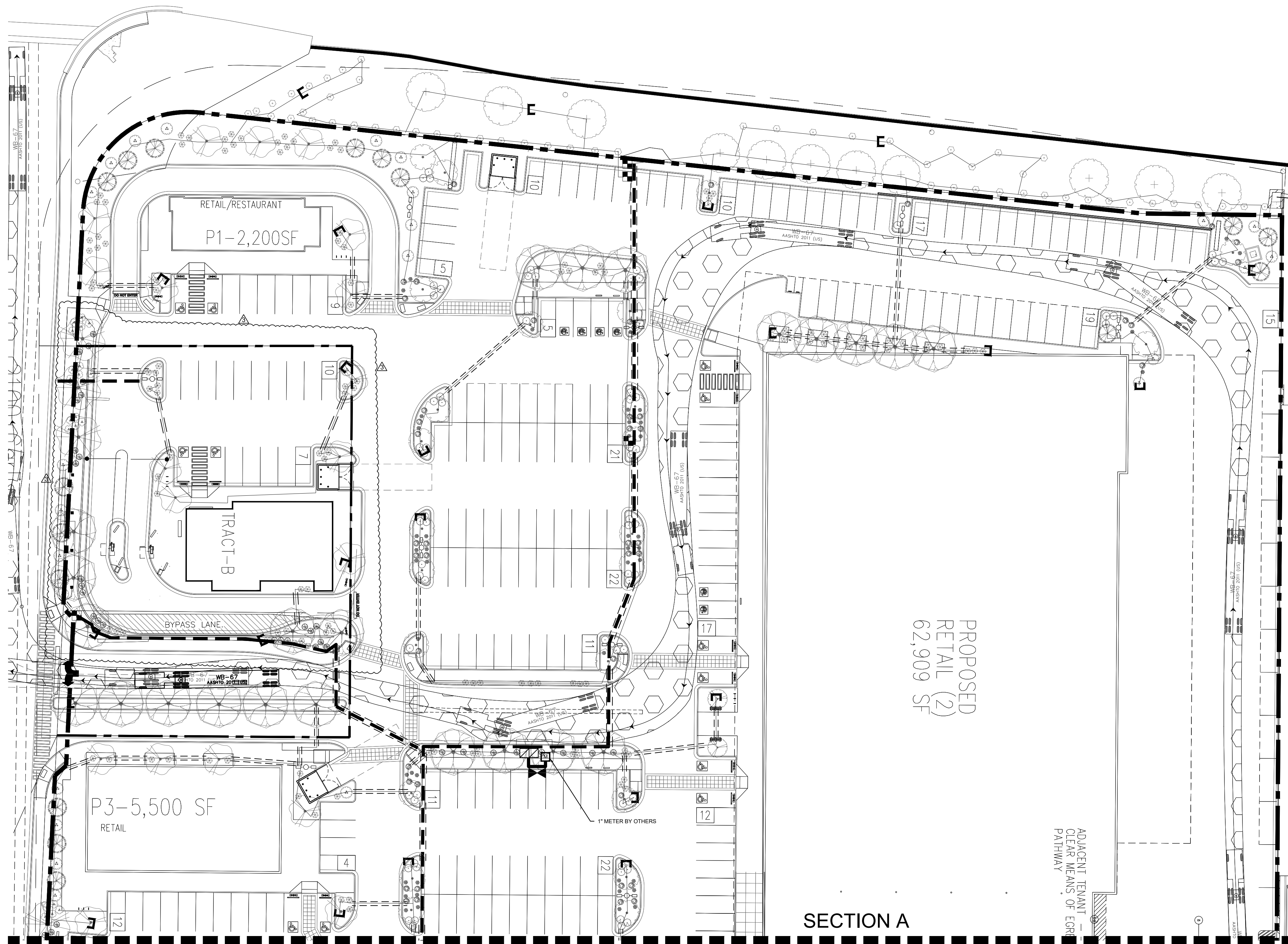
Date: 7/16/2019  
Revisions:  
▲ 08/19/2019  
▲ 10/31/2019  
▲  
▲  
▲  
▲  
Drawn by: V. Blount  
Reviewed by: TN

2100 Carlisle  
Site Redevelopment  
2100 Carlisle Blvd  
Albuquerque, New Mexico



Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LP-02**



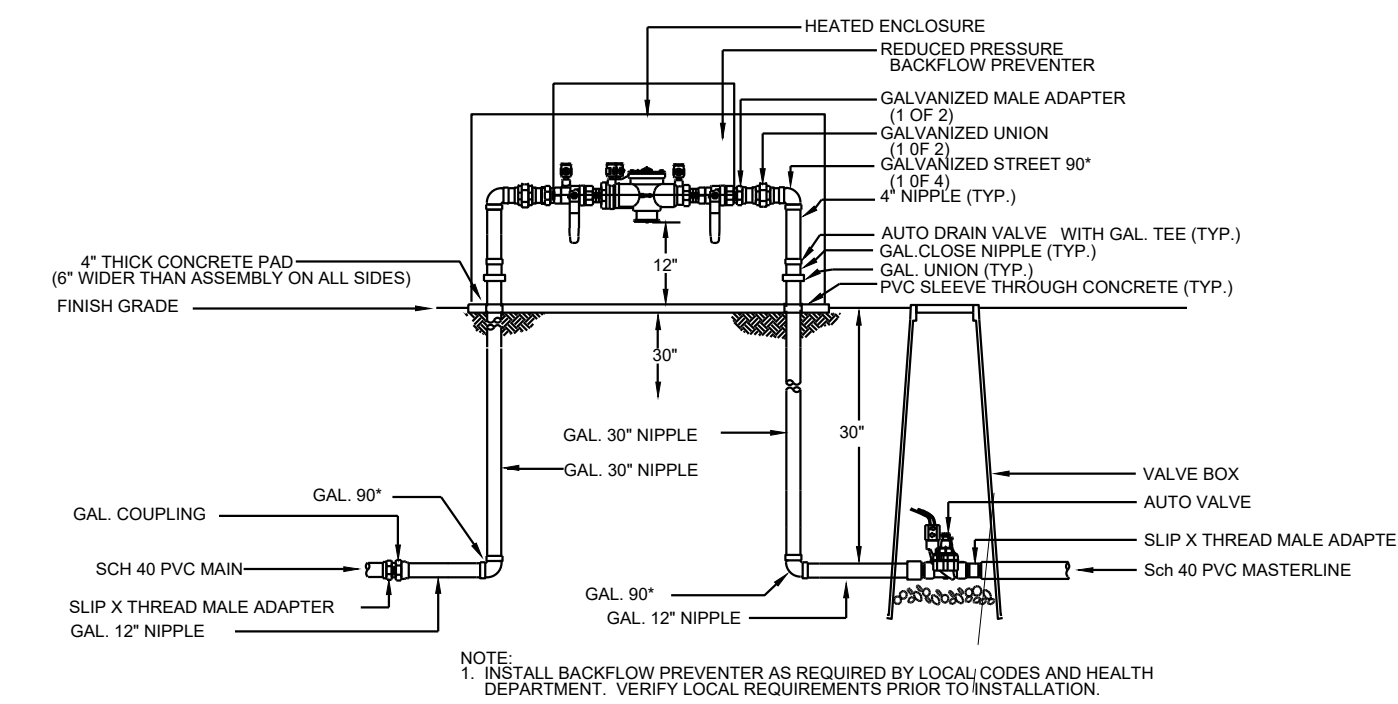
PROPOSED  
RETAIL (2)  
62,909 SF

ADJACENT TENANT  
CLEAR MEANS OF EGRESS  
PATHWAY

SECTION A  
SECTION B

**IRRIGATION LEGEND**

Symbol	Item / Description	Manufacturer / Model	Size
☐	Controller -confirm location in field	Rainbird ESP-LX	13 Stations
▶	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1.5"
▣	Reduced Pressure Backflow Heated Enclosure Master Valve	Febco 825 Y with Hot Box Rainbird PEB	1.5" 1.5"
■	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
—	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub	Agrifim TAE 20	3/4" 2 GPH
---	PVC Masterline	Sch. 40	1.5"
- - - - -	PVC Sleeve Drip Poly Lateral	Class 200	2" Min.
- - - - -	PVC Sleeve PVC Masterline	Class 200	4" Min.



1 RP BACKFLOW/MASTER VALVE DETAIL

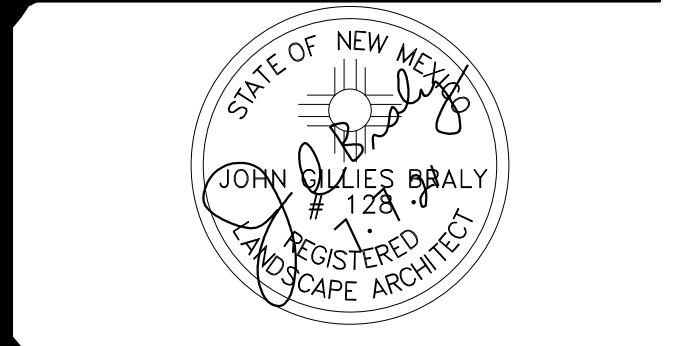
**IRRIGATION NOTE**

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

**IRRIGATION NOTES:**

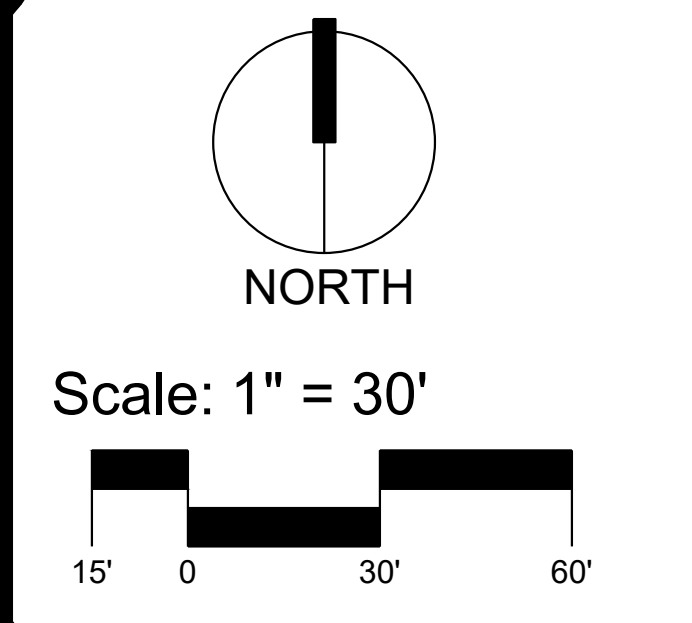
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
4. USE 6 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

**YELLOWSTONE**  
LANDSCAPE  
www.yellowstonelandscape.com  
P O Box 10597  
Albuquerque, NM 87184  
505.898.9615  
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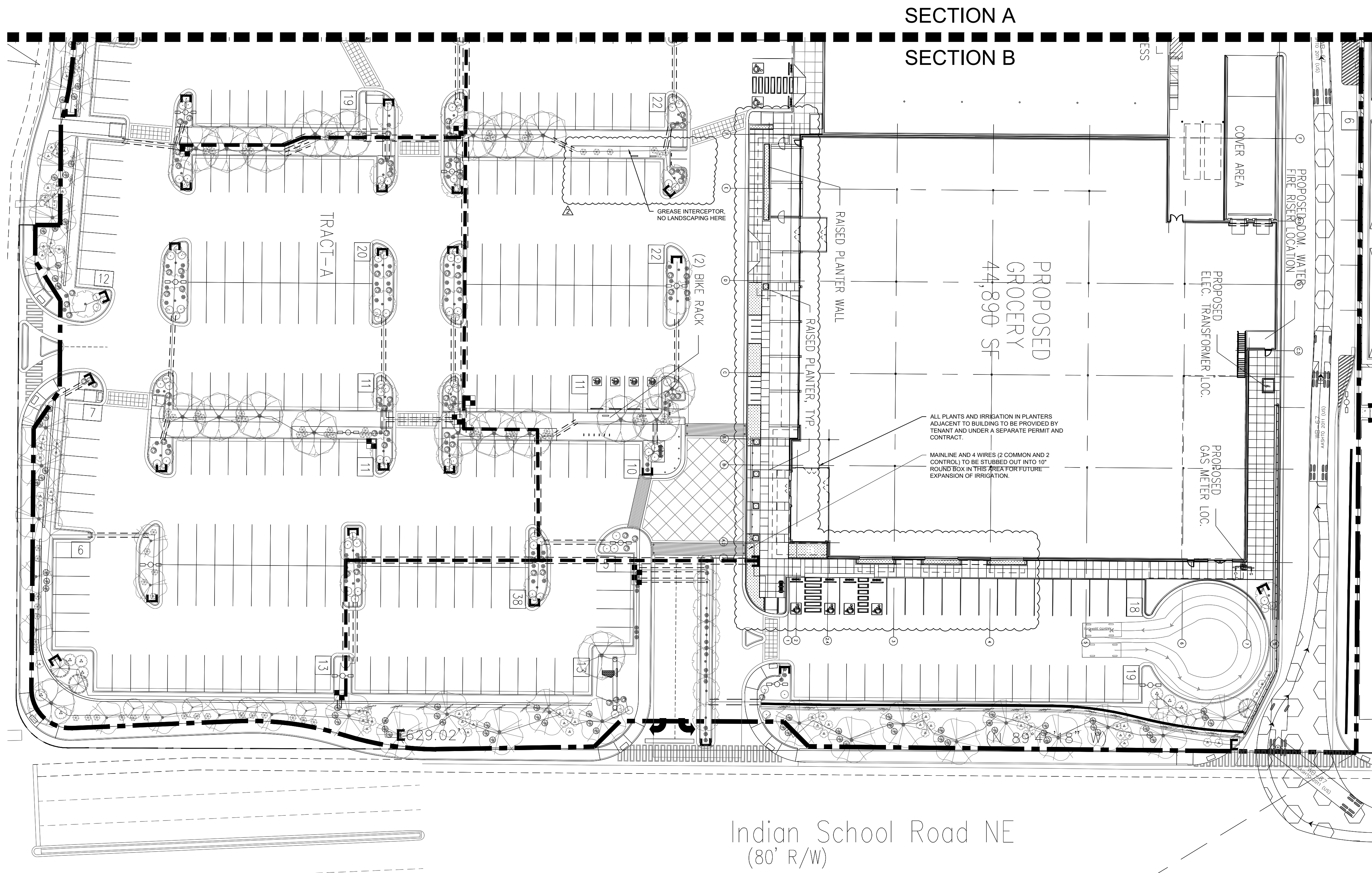


Date: 02/19/2021  
Revisions:  
▲ 03/04/2021  
▲ 07/07/2021  
▲  
▲  
▲  
▲  
Drawn by: LF  
Reviewed by: CM

**2100 Carlisle**  
Site Redevelopment  
**2100 Carlisle Blvd**  
Albuquerque, New Mexico



Sheet Title:  
**Irrigation Plan**  
Sheet Number:  
**LI-01**



SECTION A  
SECTION B

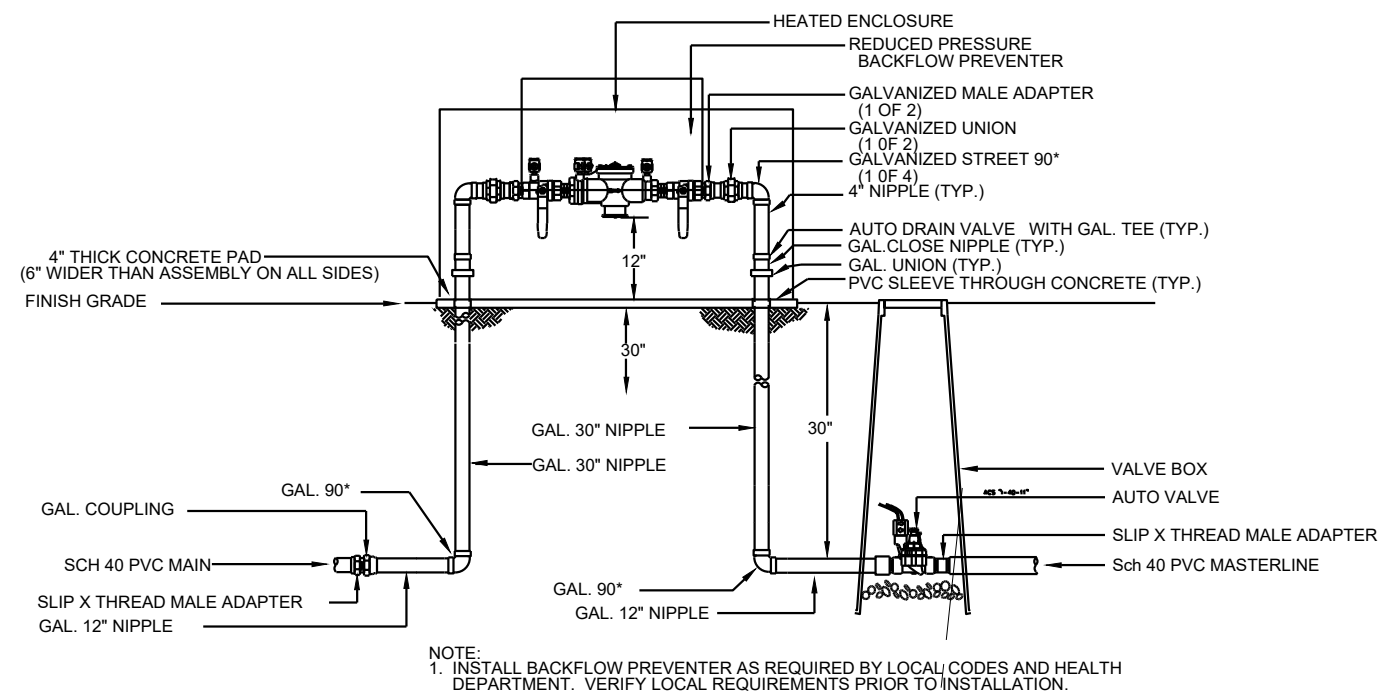
PROPOSED  
GROCERY  
44,890 SF

ALL PLANTS AND IRRIGATION IN PLANTERS ADJACENT TO BUILDING TO BE PROVIDED BY TENANT AND UNDER A SEPARATE PERMIT AND CONTRACT.  
MAINLINE AND 4 WIRES (2 COMMON AND 2 CONTROL) TO BE STUBBED OUT INTO 10" ROUND BOX IN THIS AREA FOR FUTURE EXPANSION OF IRRIGATION.

Indian School Road NE  
(80' R/W)

IRRIGATION LEGEND

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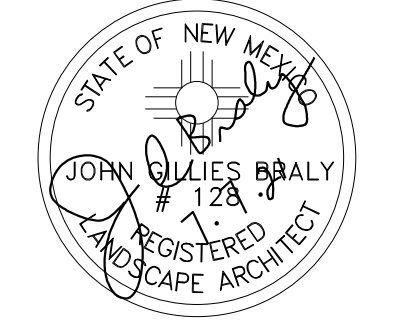
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IRRIGATION NOTES:

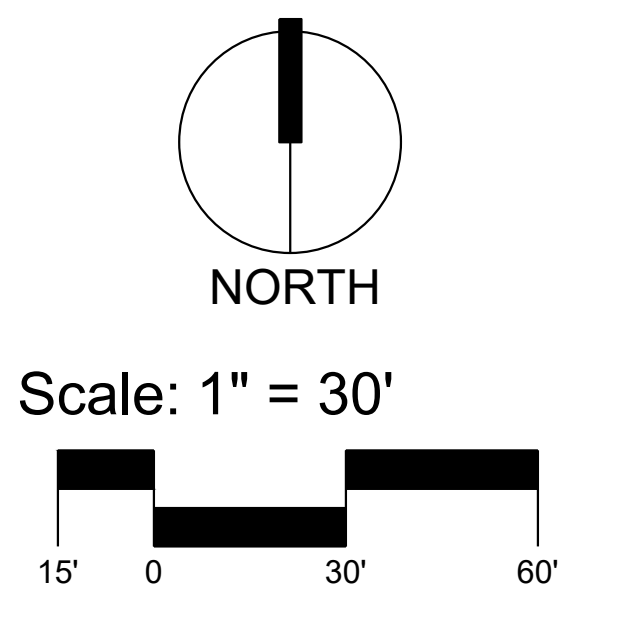
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Reviewed by: CM

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Sheet Title:  
Irrigation  
Plan

Sheet Number:  
LI-02