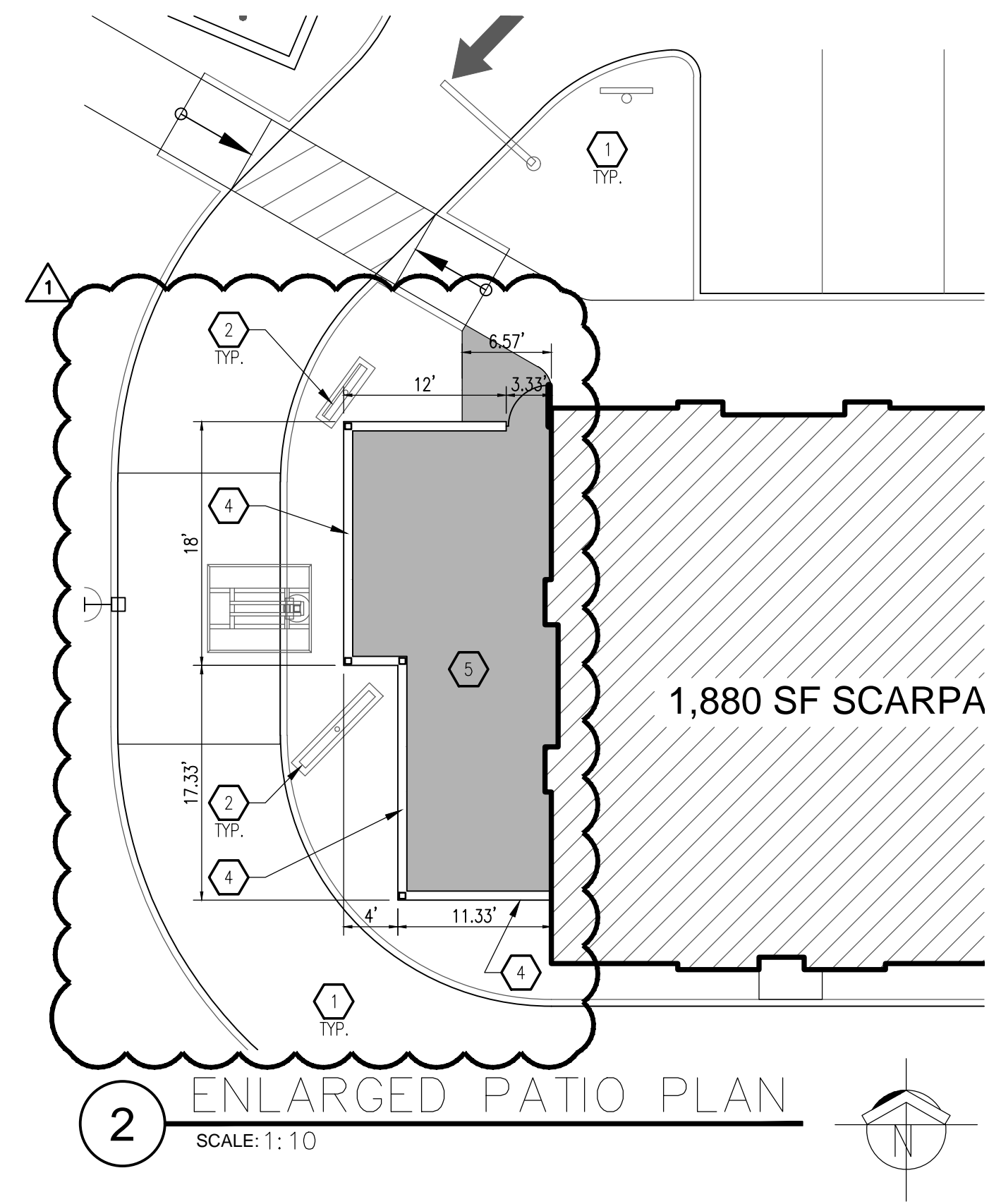


ADMINISTRATIVE AMENDMENT

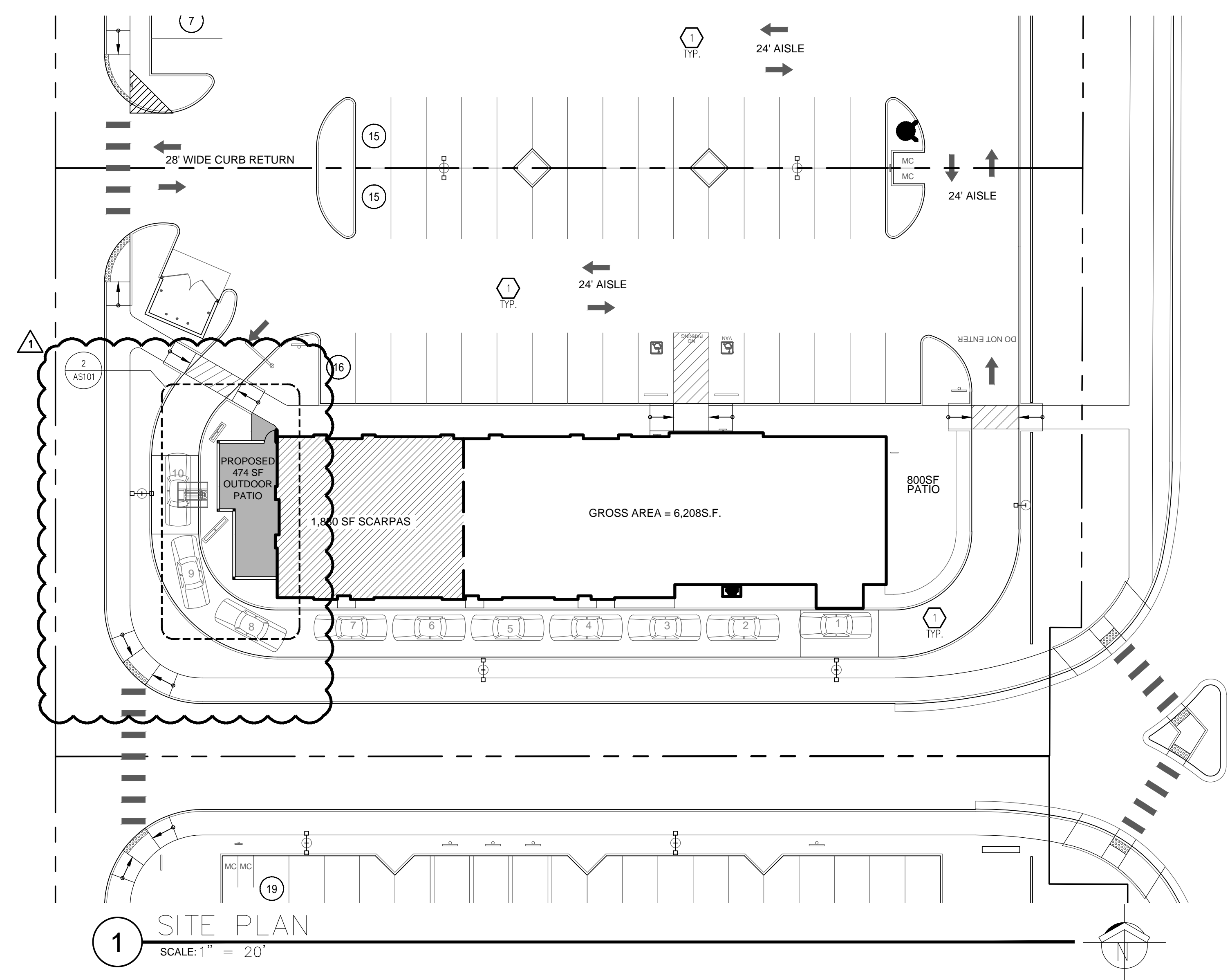
FILE # _____ PROJECT # _____

APPROVED BY

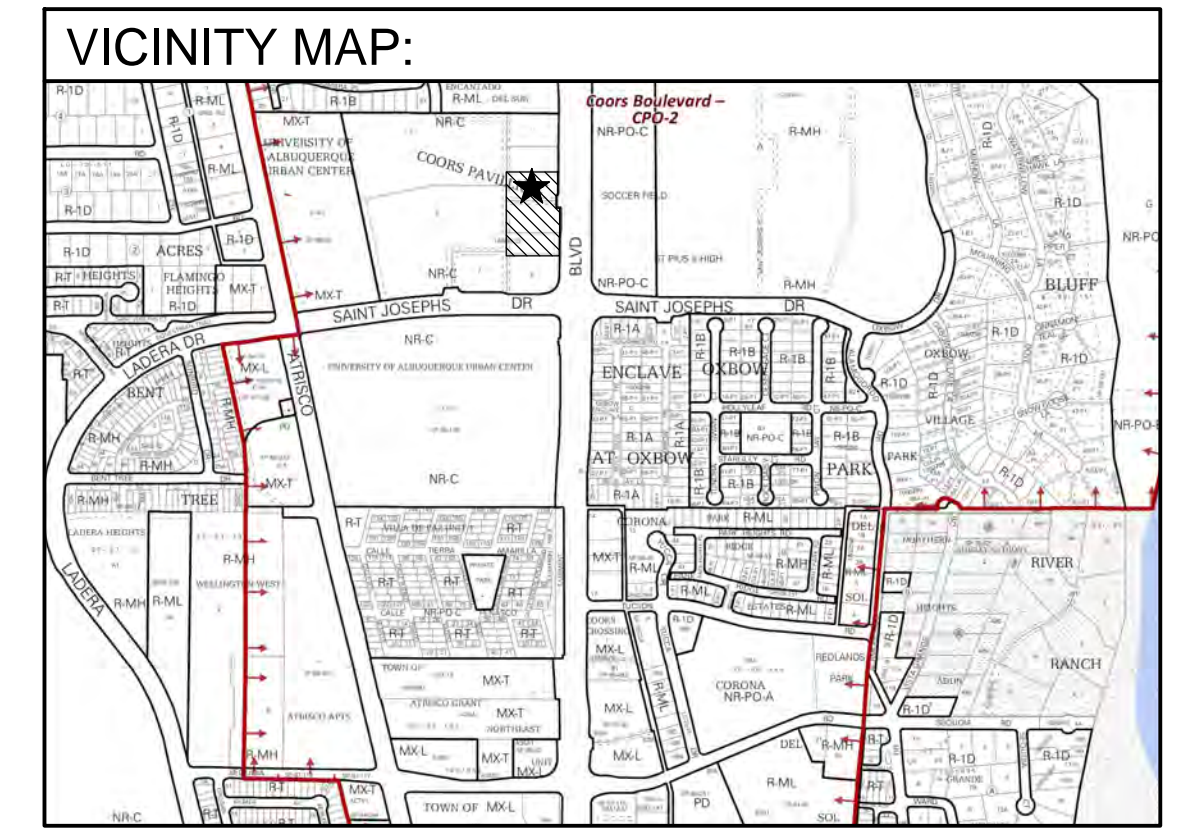
DATE



2 ENLARGED PATIO PLAN
SCALE: 1:10



1 SITE PLAN
SCALE: 1" = 20'



SITE DATA:

PROJECT ADDRESS: 4101 COORS BLVD. NW, SUITE C

LEGAL DESCRIPTION: LOT 3, COORS PAVILION SUBDIVISION

PROPERTY SIZE: 0.9002 ACRES

CURRENT ZONING: NR-C

CURRENT USE: COMMERCIAL RETAIL

BUILDING SIZE: 6,208 SF

PARKING DATA:

BUILDING DATA			
TOTAL BUILDING AREA:	6,208 SF		
RETAIL AREA:	4,328 SF		
RESTAURANT AREA:	1,880 SF		
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES (RETAIL)	4 PER 1,000 SF	17	17
OFF-STREET PARKING SPACES (RESTAURANT)	8 PER 1,000 SF	15	14
TOTAL OFF-STREET PARKING SPACES	-	32	31
TRANSIT STOP PROXIMITY REDUCTION	30%	22	31
ACCESSIBLE PARKING SPACES	26-35 SPACES	2	2
MOTORCYCLE PARKING	26-50 SPACES	2	2
BICYCLE PARKING SPACES	3 OR 10% REQUIRED	3	3

GENERAL NOTES:

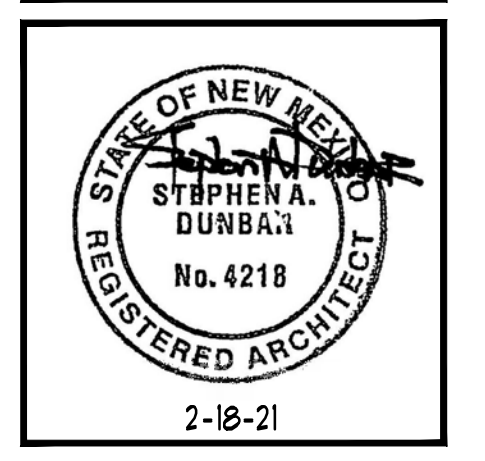
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL TOWN OF BERNALILLO STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
- LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE

KEYED NOTES:

- EXISTING PARKING & SITE FEATURES TO REMAIN AS IS.
- EXISTING DRIVE-THRU ORDER EQUIPMENT TO REMAIN AS IS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND NOTIFY ARCHITECT OF ANY CONFLICTS WITH NEW PATIO SCREEN WALL.
- NEW 30" WIDE 42" TALL AMERISTAR MAJESTIC METAL GATE.
- 5' TALL DARK GREY CMU PATIO WALL W/ ALTERNATING SPLIT-FACE & BURNISHED COURSES - MATCH EXISTING CMU ON BUILDING, REFER TO STRUCTURAL FOR DETAILS
- NEW 4" THICK CONCRETE SLAB WITH 6X6-10/10 W.W.M. SLOPE TO DRAIN AWAY FROM BUILDING

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

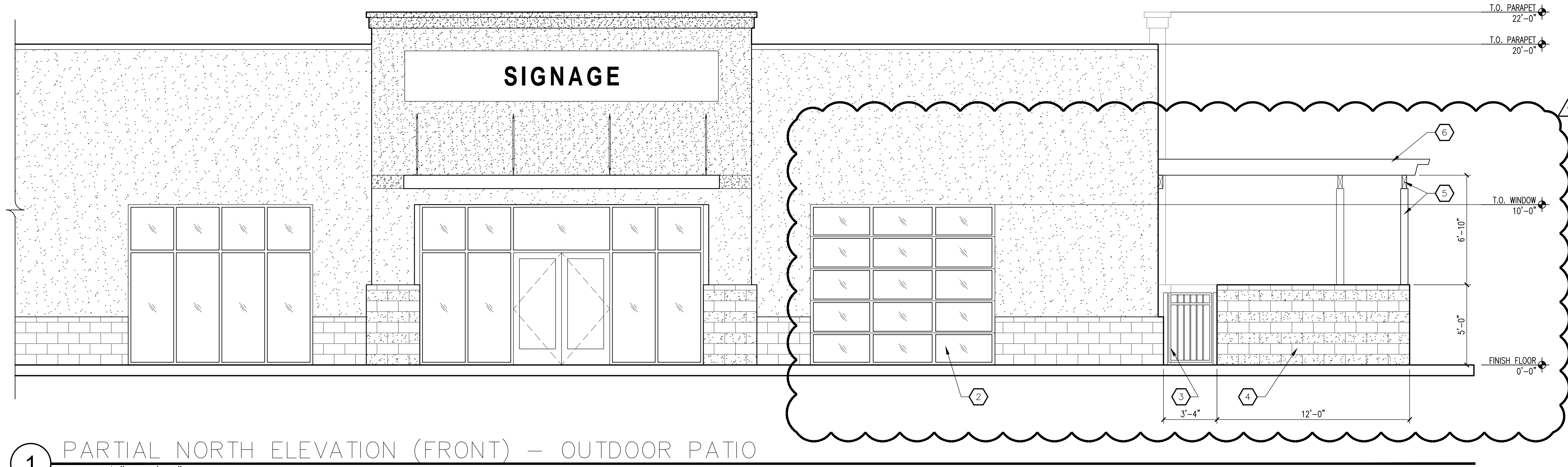


ADMINISTRATIVE AMENDMENT TO SPBP

PROJECT TITLE: TENANT IMPROVEMENT FOR SCARFAS
 4101 COORS BLVD. NW, SUITE D
 ALBUQUERQUE, NT 87109

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: ..
 DRAWN BY: CDC
 SHEET TITLE: SITE PLAN

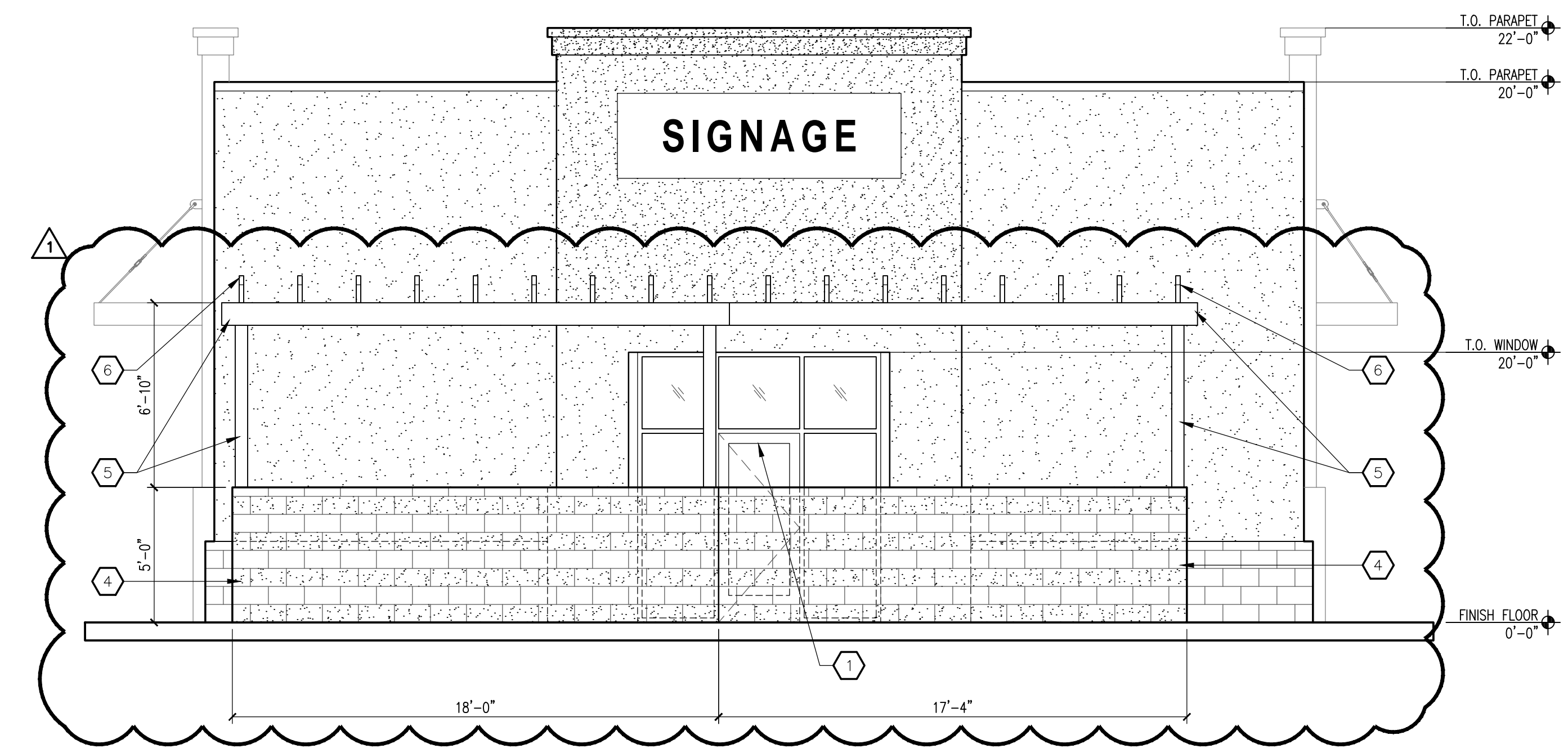
DATE: 02/18/2021
 SCALE: AS NOTED
 SHEET: AS101



1 PARTIAL NORTH ELEVATION (FRONT) – OUTDOOR PATIO
SCALE: 1/4" = 1'-0"

KEYED NOTES:

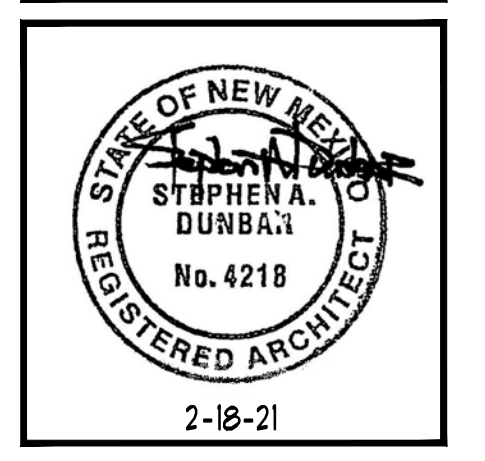
1. REMOVE EXISTING GLASS UNIT & INSTALL NEW ALUMINUM STOREFRONT DOOR IN EXISTING ALUMINUM STOREFRONT SYSTEM.
2. REMOVE EXISTING STOREFRONT UNIT & INSTALL NEW ALUMINUM OVERHEAD DOOR.
3. INSTALL NEW 30" WIDE 42" TALL AMERISTAR MAJESTIC METAL GATE.
4. 5' TALL DARK GREY CMU PATIO WALL W/ ALTERNATING SPLIT-FACE & BURNISHED COURSES – MATCH EXISTING CMU ON BUILDING.
5. WOOD TIMBER PERGOLA FRAMING W/ SHERWIN WILLIAMS SUPERDECK STAIN.
6. WOOD PERGOLA RAFTERS W/ SHERWIN WILLIAMS SUPERDECK STAIN.



2 WEST ELEVATION (SIDE) – OUTDOOR PATIO
SCALE: 1/4" = 1'-0"

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



ADMINISTRATIVE AMENDMENT TO SPBP	
PROJECT TITLE TENANT IMPROVEMENT FOR SCARF AS 4101 COORS BLVD, NII SUITE D ALBUQUERQUE, NT 87104	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. ..
SHEET TITLE EXTERIOR ELEVATIONS	
DATE 02/18/2021	SHEET A201
SCALE AS NOTED	

PLANT LEGEND/Site

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
5		Quercus buckleyi Texas Red Oak	2" B&B	40'/35'	50 sf=250 sf	Medium	6-2 gph
8		Fraxinus velutina Modesto Ash	2" B&B	40'/40'	50 sf=400 sf	Medium	+6-2 gph
8		Ulmus hybrid Accolade Elm	2" B&B	80'/80"	50 sf=400 sf	Medium	6-2 gph
9		Pistacia chinensis Chinese Pistache	2" B&B	60'/60"	50 sf=450 sf	Medium	+6-2 gph
9		Robinia pseudoacacia Purple Robe Locust	2" B&B	40'/40"	50 sf=450 sf	Medium	6-2 gph
9		Sophora japonica Japanese Pagoda Tree	2" B&B	25'/15'	50 sf=450 sf	Medium	+6-2 gph
4		Pinus nigra Austrian Pine	10' HT.	30'/20"	50 sf=200 sf	Medium	6-2 gph
2		Forestiera neomexicana NM Olive	2" B&B	15'/8"	50 sf=100 sf	Medium	6-2 gph

Shrubs/Groundcovers

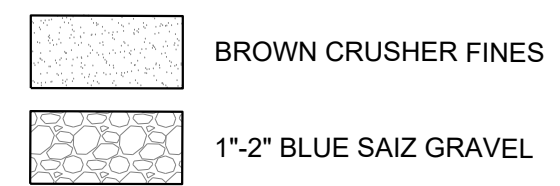
6		Caesalpinia Bird of Paradise	5-Gal	8'/8"	64 sf=384 sf	Medium	2-2 gph
6		Buddleia davidii Black Knight Butterfly Bush	1-Gal	6'/6"	36 sf=288 sf	Medium	2-2 gph
23		Caryopteris clandonensis Dark Knight Blue Mist	1-Gal	4'/4"	25 sf=575 sf	Medium	2-2 gph
6		Cercocarpus intricatus Littleleaf Mountain Mahogany	5-Gal	10'/10"	100 sf=600 sf	Medium	2-2 gph
25		Rhus aromatica Gro Low Sumac	5-Gal	2'/6"	36 sf=900 sf	Low +	2-2 gph
35		Eriocameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4"	25 sf=875 sf	Low	2-1 gph
30		Yucca baccata Datil	5-Gal	3'/3"	27 sf=810 sf	Medium+	2-1 gph
9		Salvia greggii Cherry Sage	1-Gal	3'/3"	15 sf=135 sf	Medium	2-1 gph
18		Hesperaloe parviflora Red Yucca	5-Gal	3'/4"	30 sf=540 sf	Low	2-2 gph
26		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6"	36 sf=972 sf	Low +	2-2 gph
18		Dasylyron Sotol	1-Gal	3'/3"	27 sf=486 sf	Medium	2-2 gph
21		Prunus besseyi Pawnee Buttes Western Sand Cherry	5-Gal	6'/6"	36 sf=756 sf	Medium	2-2 gph
21		Chamaebatia millefolium Fernbush	5-Gal	6'/6"	36 sf=756 sf	Low +	2-2 gph
16		Cytisus scoparius Moonlight Broom	5-Gal	3'/3"	15 sf=180 sf	Medium+	2-2 gph
10		Vitex agnus-castus Chaste Tree	5-Gal	15'/10"	100 sf=1000 sf	Medium+	2-2 gph
26		Nepeta Catmint	1-Gal	1'/3"	6 sf=156 sf	Medium	2-2 gph
40		Baccharis Starn Thompson Broom	5-Gal	3'/3"	15 sf=615 sf	Medium	2-2 gph
8		Fallugia paradoxa Apache Plume	5-Gal	10'/10"	100 sf=800 sf	Medium	2-2 gph
19		Lavandula Lavender	1-Gal	3'/3"	12 sf=228 sf	Medium	2-2 gph

Grasses

20		Muhlenbergia Deer Grass	1-Gal	4'/4"	20 sf=400 sf	Low+	2-2 gph
9		Sporobolus wrightii Giant Sacaton	1-Gal	8'/6"	36 sf=324 sf	Medium	2-2 gph
82		Calamagrotis acutiflora Karl Foerster Grass	5-Gal	3'/2"	10 sf=820 sf	Medium	2-2 gph

Total Landscape Coverage=15,300 SF

MATERIALS LEGEND



SITE DATA/Site

GROSS LOT AREA (2.63 ac.)	114,851 SF
LESS BUILDING(S)	13,892 SF
NET LOT AREA	100,959 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	15,144 SF
PROPOSED LANDSCAPE	19,399 SF
PERCENT OF NET LOT AREA	19 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	0 %

REQUIRED STREET TREES 1 PER 25 L.F. OF STREET FRONTAGE	29
PROVIDED STREET TREES	29
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	12
PROVIDED PARKING LOT TREES	14
TOTAL TREE REQUIRED/PROVIDED (2" cal or 6" ht.)	41/54

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (19,307 SF PROPOSED LANDSCAPE X 75%)	14,930 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	15,300 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	79%

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 AND CENTRALIZED COMPUTER IRRIGATION CONTROLLER SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID OVER SPRAYING ONTO WALLS, BUILDINGS, FENCES, SIDEWALKS, ETC. IRRIGATION COMPONENTS SHALL BE CHECKED PERIODICALLY TO ENSURE MAXIMUM EFFICIENCY.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER 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 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 ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

LANDSCAPE PLAN MUST COMPLY WITH THE COA WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE

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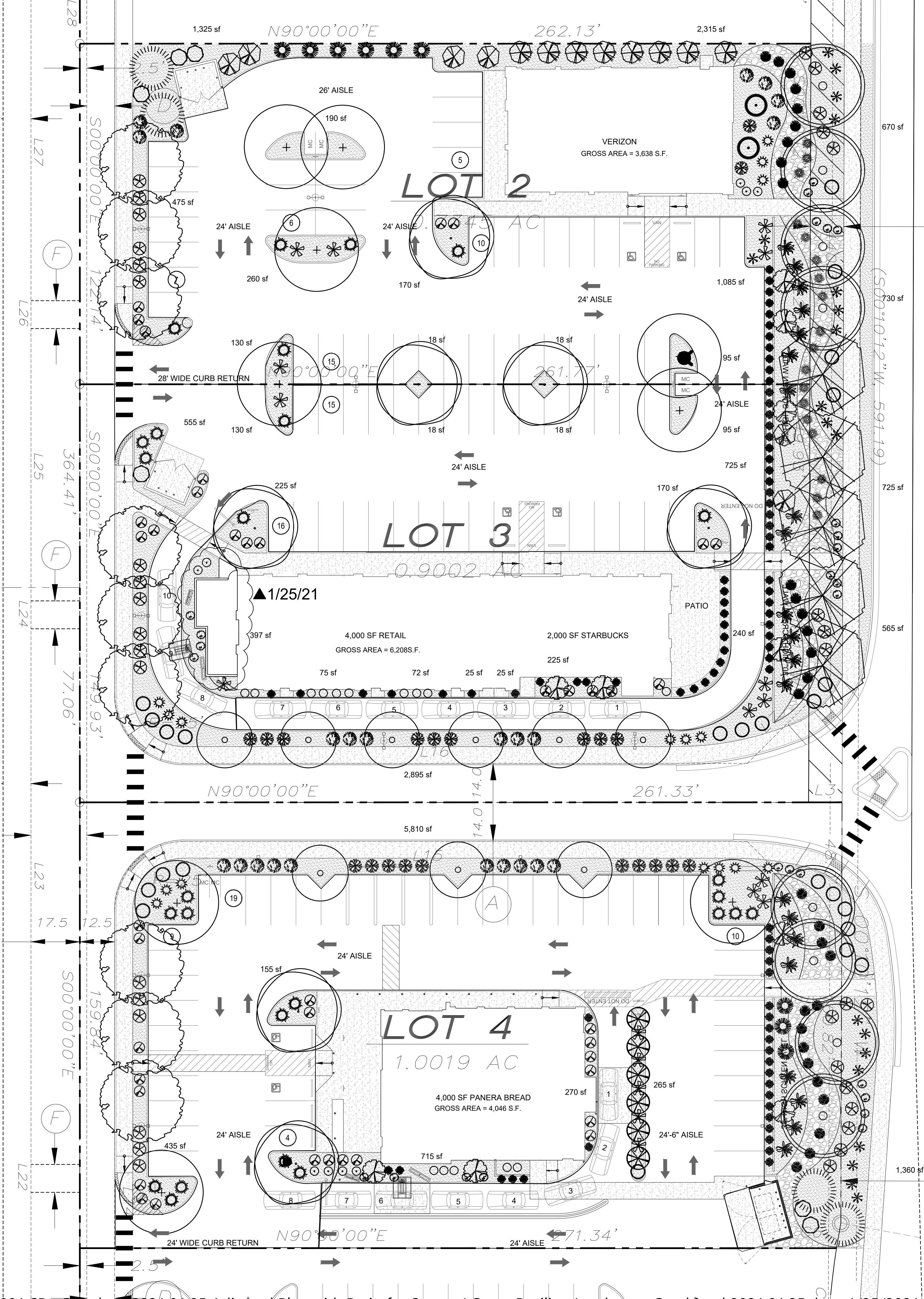
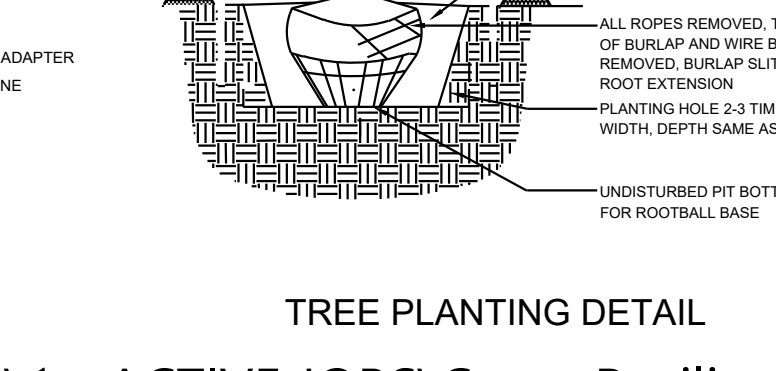
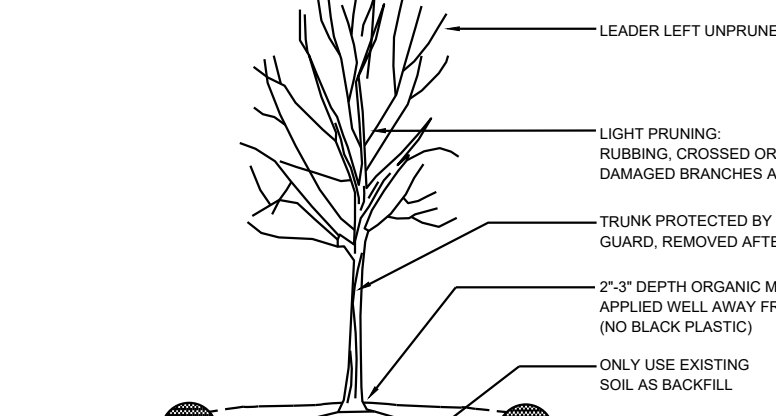
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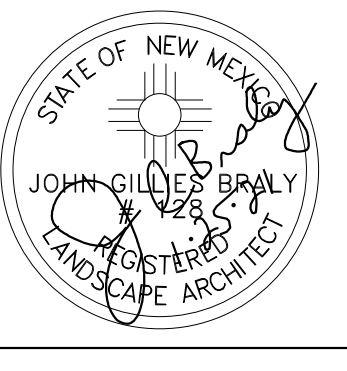


Addition way ded
Albuquerque warranty
(0.1213)

COORS BOULEVARD



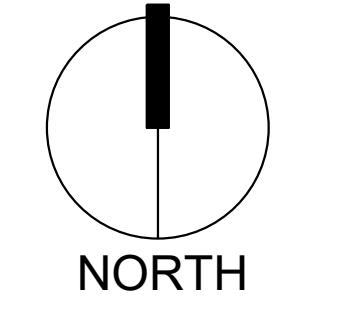
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design@hulc.com



Date: 12/19/2016
Revisions:
▲ 1/31/17
▲ 2/3/17
▲ 2/27/17
▲ 1/25/21

Drawn by: jc
Reviewed by: jb

Coors Pavilion
Albuquerque, New Mexico



Scale: 1" = 20'

Sheet Title:
Landscape Plan

Sheet Number:
B1