

CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE NETLEAF HACKBERRY DESERT WILLOW CHINESE PISTACHE CHINKAPIN OAK	12	2" CAL B&B
	EVERGREEN TREE ROCKY MOUNTAIN JUNIPER BRISTLECONE PINE TEXAS LIVE OAK	12	6' HEIGHT
	MEDIUM SHRUB SMOOTH AGAVE GIANT HESPERALOE CHINESE HIBISCUS CREOSOTE BUSH RIO BRAVO LANGMAN'S SAGE JOJOBA	98	1 GAL MIN
	LARGE SHRUB DESERT ROSE OCTOPUS AGAVE GREEN DESERT SPOON MEXICAN GRASS TREE DESERT PRICKLY PEAR	46	1 GAL MIN
	EXISTING TREE TO REMAIN	27 EA	

EXISTING TREE SCHEDULE		
DIAMETER	QUANTITY	CREDIT
LESS THAN 4"	14	14
4" - 8"	11	22
8" - 13"	2	8
PRESERVATION CREDIT		44

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.69 AC = 73,740 SF
 AREA OF LOT COVERED BY BUILDING = 32,700 SF
 NET LOT AREA = 41,040 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 6,156 SF
 PROVIDED LANDSCAPE AREA = 17,292 SF = 42%

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 15 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 2 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 3 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = N/A

REQUIRED VEGETATIVE COVERAGE
 REQUIRED VEGETATIVE COVERAGE = 12,969 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL VEGETATIVE COVERAGE = 15,298 SF = 86% OF TOTAL PROVIDED LANDSCAPE AREA

TREE CANOPY COVERAGE = 9,364 SF
 GROUND PLANT COVERAGE = 5,934 SF = 39% OF REQUIRED VEGETATIVE COVERAGE

REQUIRED EDGE BUFFER LANDSCAPING (TABLE 5-6-4; 14-16-5-6(E)) = 11,505 SF
 PROVIDED EDGE BUFFER LANDSCAPING = 8,549 SF

PARKING LOT AREA = 3,382 SF = 1 TREE / 15 FT
 PARKING LOT LANDSCAPING PROVIDED = 554 SF = 16%
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 8,692 SF = 63%
 TOTAL ORGANIC MULCH GROUND COVER = 5,102 SF = 37%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- EXISTING TREES WILL BE REPLACED IF DEAD OR DYING DURING CONSTRUCTION. EXISTING TREES WILL BE MAINTAINED FOR OPTIMUM HEALTH.

ALTERNATIVE LANDSCAPE PLAN

DUE TO AN EXISTING 10' PUBLIC UTILITY EASEMENT AND PER IDO 14-16-5-6(E)(1)(c), AN EQUIVALENT PORTION OF REQUIRED EDGE BUFFER LANDSCAPING WILL BE INSTALLED ON THE REMAINDER OF THE LOT. 767 FT OF PROPERTY BOUNDARY IS SIGNIFICANTLY DIFFERENT FROM ADJACENT PROPERTY USE (MIX-L AND R-1C). PER 14-16-5-6(E)(2)(a), ONE (1) TREE SHALL BE PROVIDED EVERY 15 FT ALONG A WALL. 51 TREES ARE REQUIRED IN THE EDGE BUFFER; 68 TREES TOTAL ARE PROVIDED ON THE SITE. EXISTING BUFFER WALLS SHALL REMAIN.

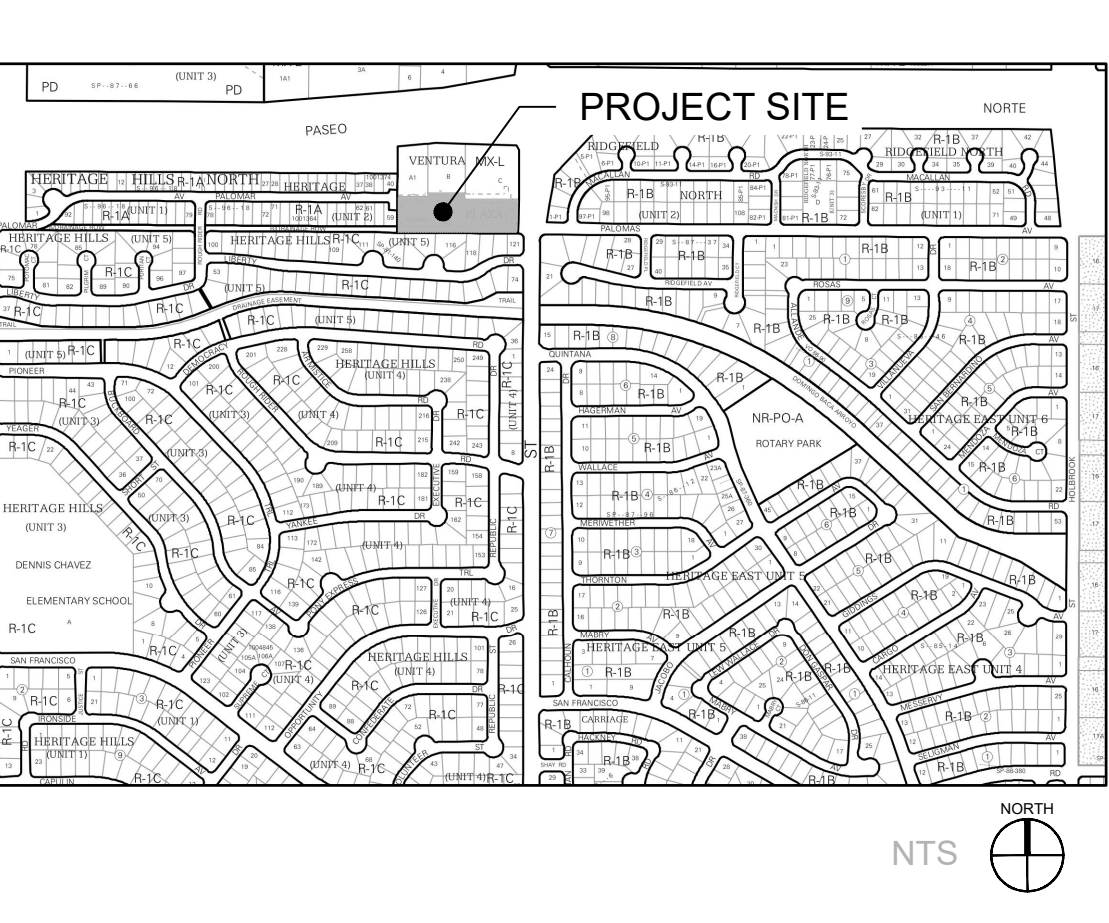
IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

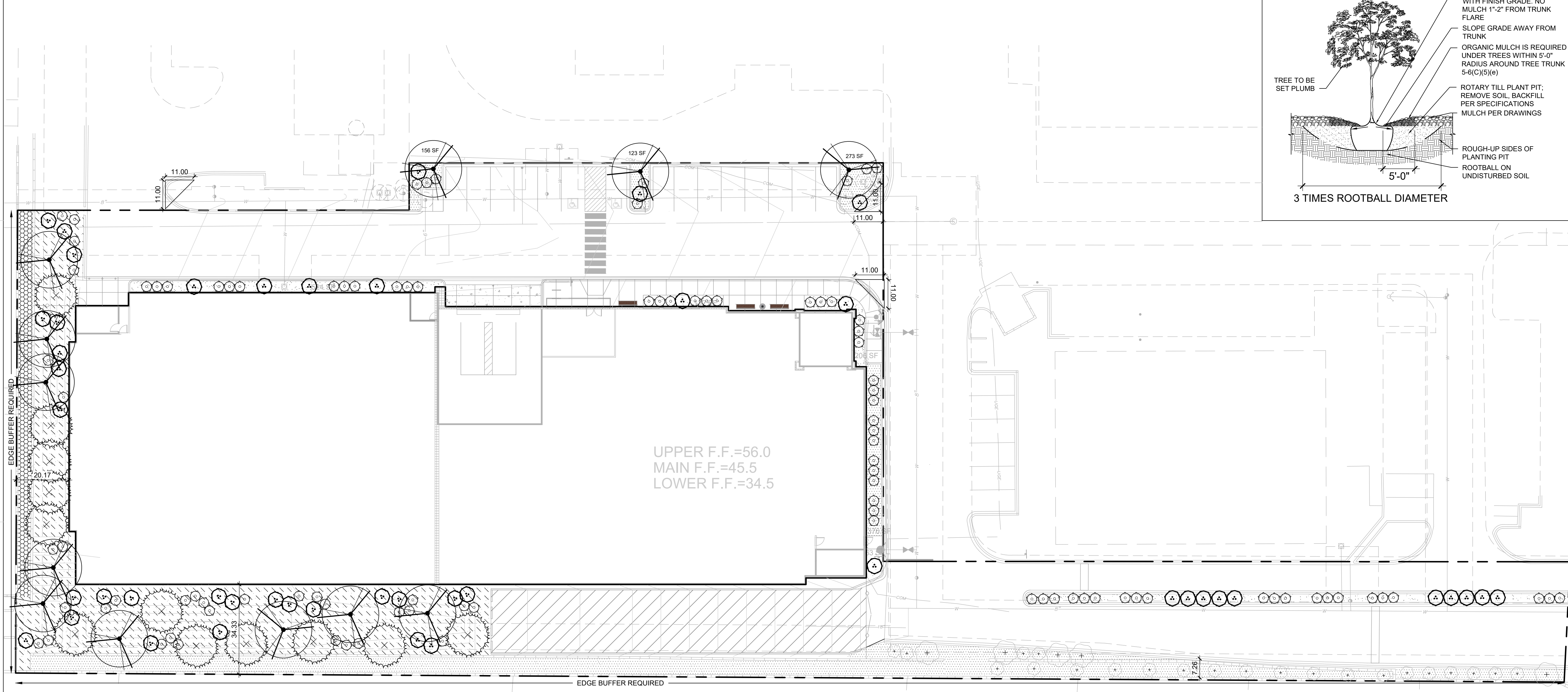
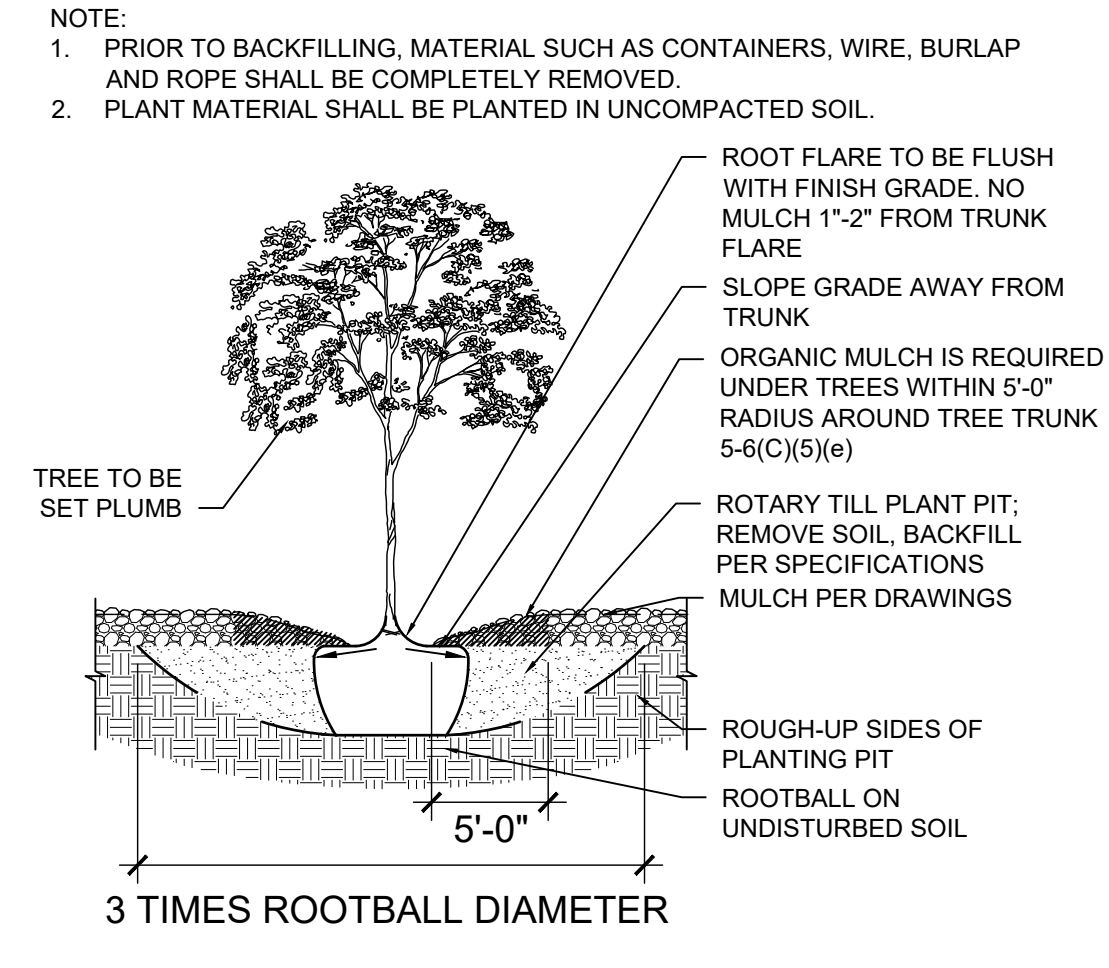
LEGEND

	EXISTING ROCK MULCH, PROTECT IN PLACE	770 SF
	4 - 8" RIP RAP	6,981 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	1,597 SF
	ORGANIC MULCH, 3" DEPTH, NO WEED BARRIER FABRIC	3,240 SF
	CODE COMPLIANT PERMEABLE SURFACE - GRASS PAVERS	3,430 SF

VICINITY MAP



TREE PLANTING DETAIL



NORTH

A1 LANDSCAPE PLAN

1" = 20'-0"

0 20' 40'



ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

ENGINEER

PROJECT

VENTURA PLAZA
 8041 VENTURA ST NE
 ALBUQUERQUE, NM 87122

REVISIONS

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△	
△	

DRAWN BY	MM
REVIEWED BY	DS/CM
DATE	06/07/2023
PROJECT NO.	22-0129
DRAWING NAME	

ALTERNATIVE
 LANDSCAPE
 PLAN

SHEET NO.
SDP2.1
 OF

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	LANDSCAPE BUFFER AREA, SEE SDP2.1
3	EXISTING CMU WALL TO REMAIN, HEIGHT VARIES
4	EXISTING FIRE HYDRANT TO REMAIN
5	EXISTING ASPHALT TO REMAIN
6	EXISTING SPECIALTY PAVEMENT CROSSWALK TO REMAIN
7	EXISTING ROCK MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
8	ASPHALT PAVING, SEE CIVIL
9	PONDING/DRAINAGE AREA, SEE CIVIL
10	CURB AND GUTTER, SEE A2/SDP1.2
11	CURB CUT, SEE CIVIL AND D2/SDP1.2
12	TIE INTO EXISTING CURB
13	6" DIA. BOLLARD, SEE C3/SDP1.2
14	ASPHALT SPEED BUMP, SEE B4/SDP1.2
15	CONCRETE SIDEWALK, SEE A1/SDP1.2
16	GUARDRAIL, SEE D5/SDP1.2
17	LOADING AREA, NO PARKING, LOADING AND UNLOADING ONLY
18	CONCRETE CURB RAMP TYPE A, SEE A3/SDP1.2
19	CONCRETE CURB RAMP TYPE B, SEE A4/SDP1.2
20	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
21	DECORATIVE METAL FENCE, SEE C4/SDP1.2
22	DECORATIVE METAL FENCE WITH FIRE ACCESS GATES, SEE C5/SDP1.2
23	STOP SIGN, SEE C1/SDP1.2
24	PEDESTRIAN CROSSWALK, SEE B5/SDP1.2
25	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
26	ACCESSIBLE PARKING, SEE B2/SDP1.2
27	VAN ACCESSIBLE PARKING, SEE B2/SDP1.2
28	ACCESSIBLE PARKING SIGN, SEE C1/SDP1.2
29	MOTORCYCLE PARKING AND SIGNAGE, SEE C1/SDP1.2
30	BICYCLE RACK, SEE C2/SDP1.2
31	GATHERING SPACE WITH BENCHES AND TRASH RECEPTACLE, SEE D3 AND D4/SDP1.2
32	BUILDING OVERHEAD CANOPY, SEE ARCHITECTURAL
33	REFUSE BIN STORAGE ROOM CONTAINING (1) 1 CU YD CONTAINER, PROVIDE STEEL BOLLARDS AS SHOWN FOR WALL PROTECTION, SEE C3/SDP1.2
34	LOCATION FOR SOLID WASTE PICKUP
35	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER

PROJECT DATA

ZONING:
MIXED-JUSE - MEDIUM LOW ZONE DISTRICT (MX-L)

LEGAL DESCRIPTION: PARCEL A-2-A PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC

SITE AREA: 1.69 ACRES
ZONE ATLAS: D-20-2
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 28'-0"

SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: IIB

PARKING CALCULATIONS: (TABLE 5-5-1, 5-5(C)(5)(c))
(1) SPACE / 3,000 SQ.FT. = 2 SPACES
(1) SPACE / 3,000 SQ.FT. = 2 SPACES
MINUS REDUCTION OF 10% (3 SPACES) FOR PROXIMITY TO TRANSIT WITH PEAK SERVICE FREQUENCY OF 30 MIN = 29 SPACES

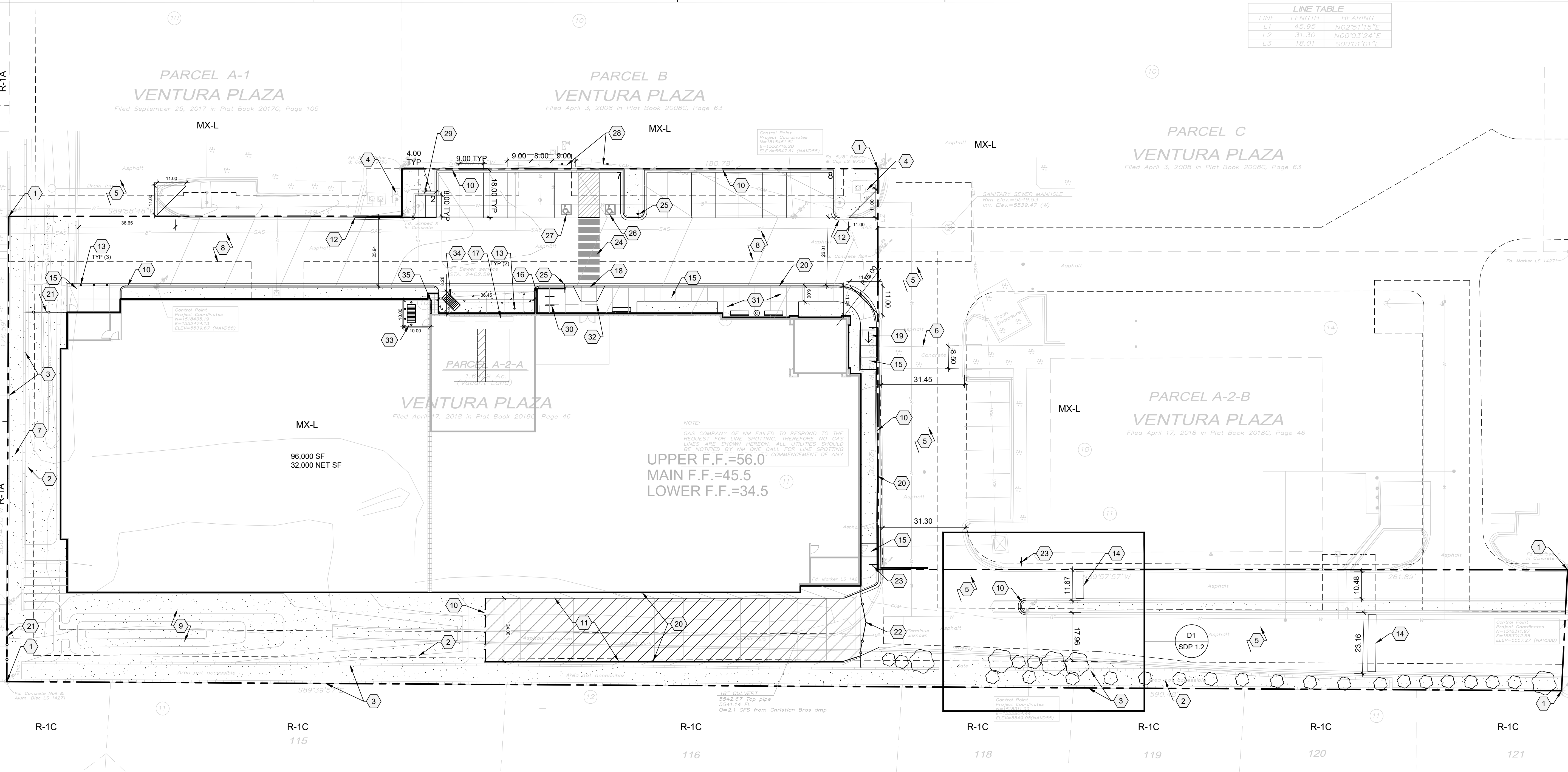
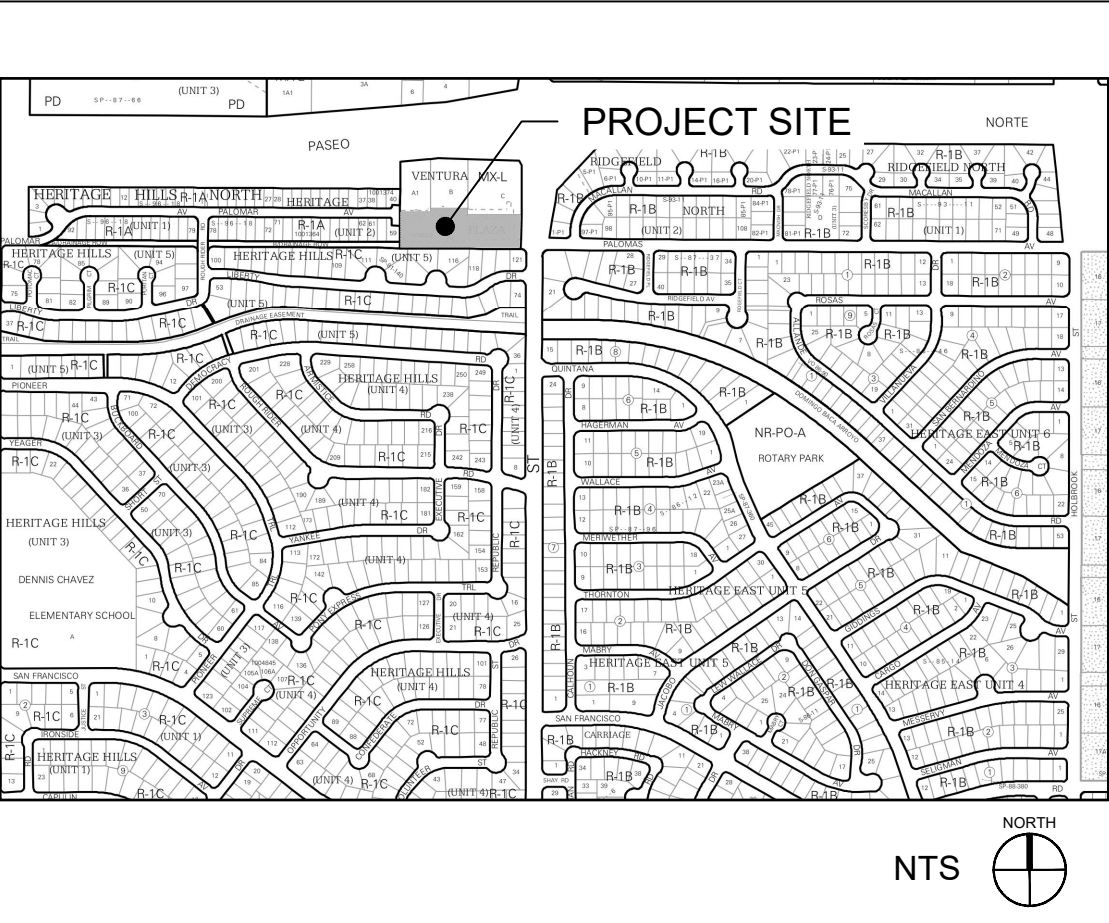
REQUIRED SPACES = 29 SPACES
PROVIDED PARKING = 15 TOTAL SPACES
REQUESTING WAIVER OF 14 PARKING SPACES TO THE REQUIRED 29 MINIMUM SPACES PER TABLE 5-5-1

ADA PARKING REQUIRED: 2 INCLUDING 1 VAN ACCESSIBLE
ADA PARKING PROVIDED = 2 SPACES
MOTORCYCLE PARKING REQUIRED: 2 SPACES
(TABLE 5-5-4: REQUIRED OFF-STREET VEHICLE PARKING SPACES 26-50 = 2 MOTORCYCLE SPACES REQUIRED)
MOTORCYCLE PARKING PROVIDED = 2 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES
LOADING SPACES PROVIDED = 2 SPACES

LEGEND

- LANDSCAPE AREA, SEE SDP2.1
- FIRE LANE - CODE COMPLIANT PERMEABLE SURFACE, SEE SDP2.1
- REINFORCED CONCRETE PAD, SEE CIVIL
- PROPERTY LINE
- EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
- BENCH
- LITTER RECEPTACLE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE AND REPLACE AS NEEDED
- 1 CU YD REFUSE CONTAINER

VICINITY MAP



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

VENTURA PLAZA
8041 VENTURA ST NE
ALBUQUERQUE, NM 87122

REVISIONS

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△	

DRAWN BY: MM
REVIEWED BY: DS/CM
DATE: 06/07/2023
PROJECT NO.: 22-0129
DRAWING NAME: SITE PLAN

SHEET NO. **SDP1.1**

A1

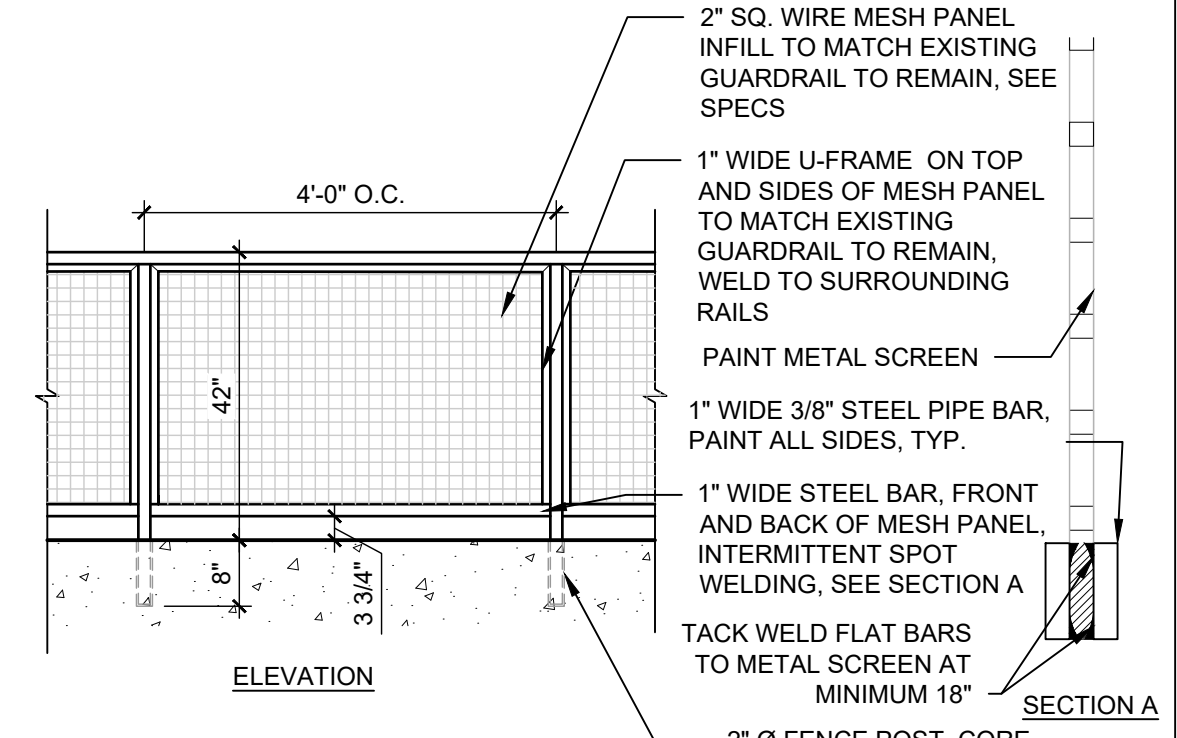
SITE PLAN

1" = 20'-0"

0 10' 20' 40'

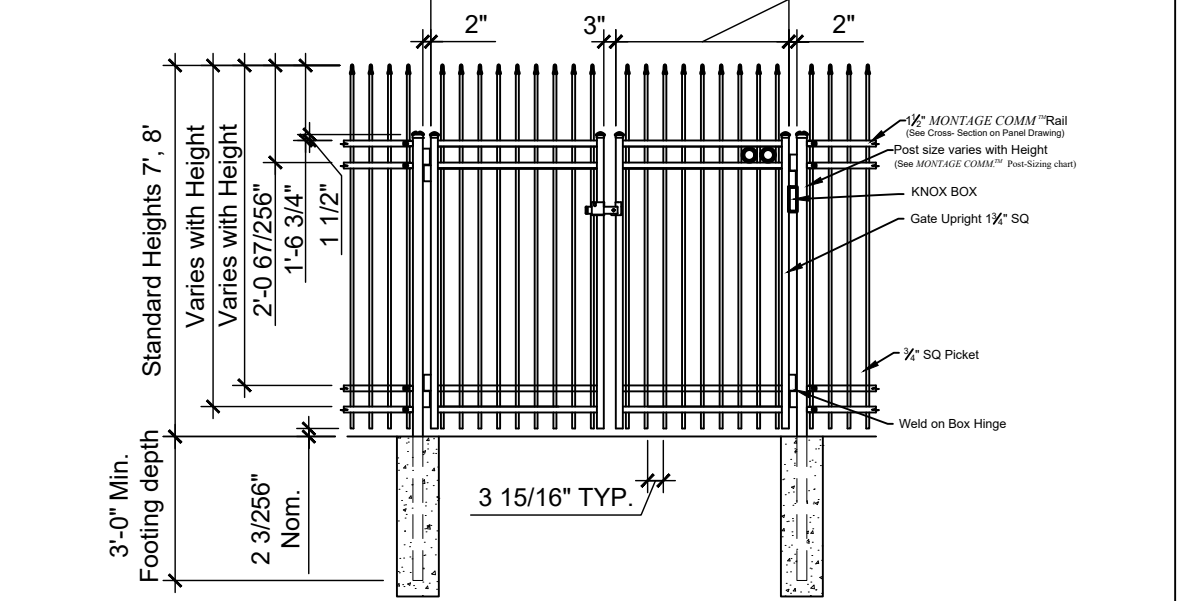
NORTH

NOTES:
 1. PAINT ALL EXPOSED STEEL. SEE SPECIFICATIONS.
 2. PAINT COLOR: TBD
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.

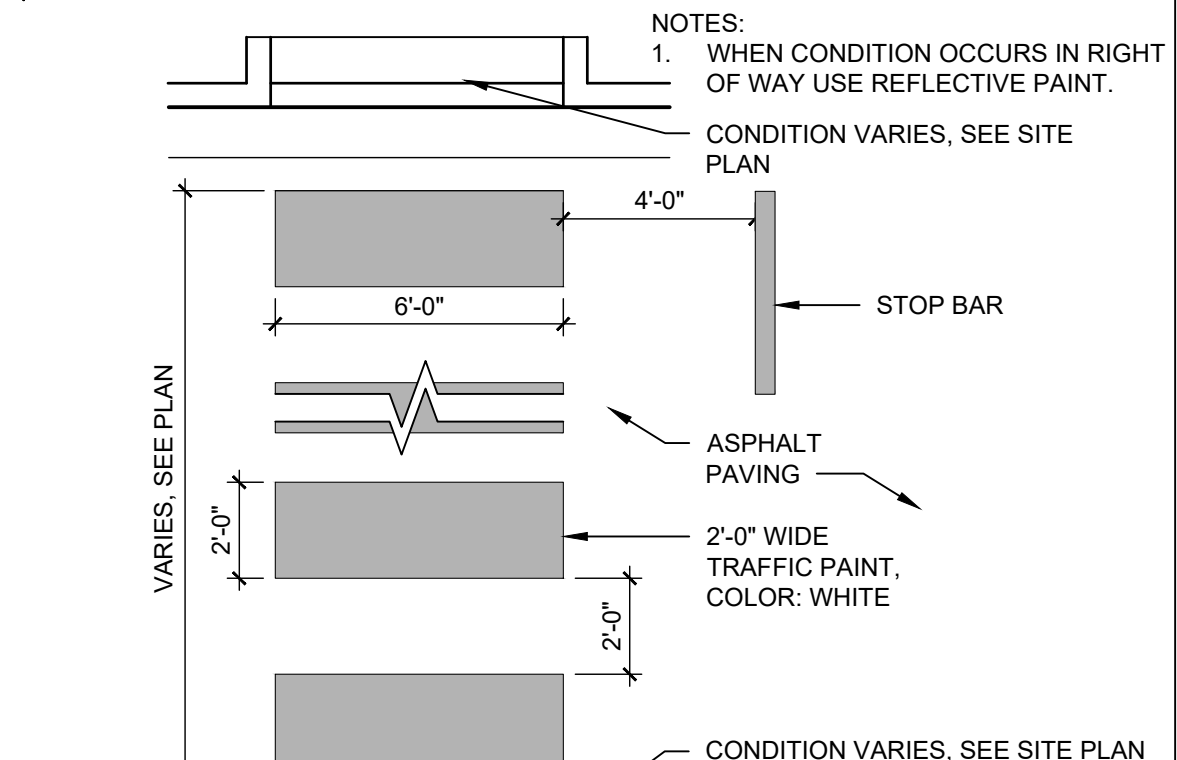


D5 GUARDRAIL
 1/2" = 1'-0"

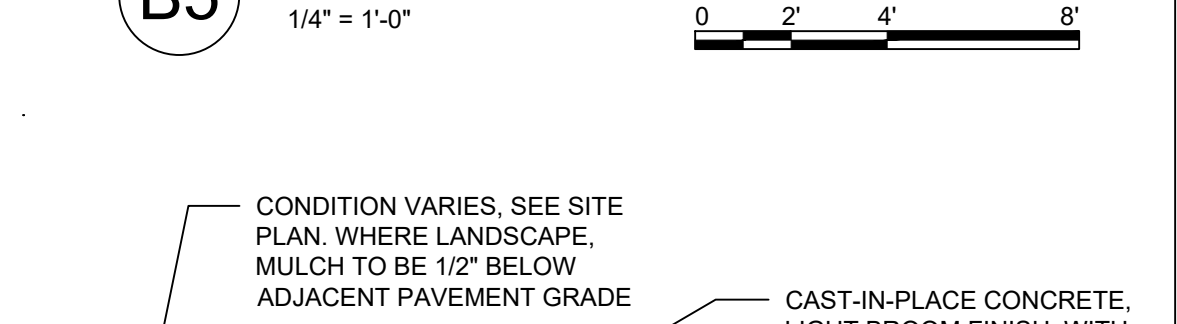
NOTES:
 1. POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE COMMERCIAL™ SPECIFICATIONS FOR POST SIZING CHART.
 2. SEE AMERISTAR GATE TABLE FOR STANDARD CUT TO CUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL CUT TO OUTLEAK WIDTHS.
 3. ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
 4. FORTH RAIL OPTIONAL.



C5 FIRE ACCESS GATE
 1/4" = 1'-0"



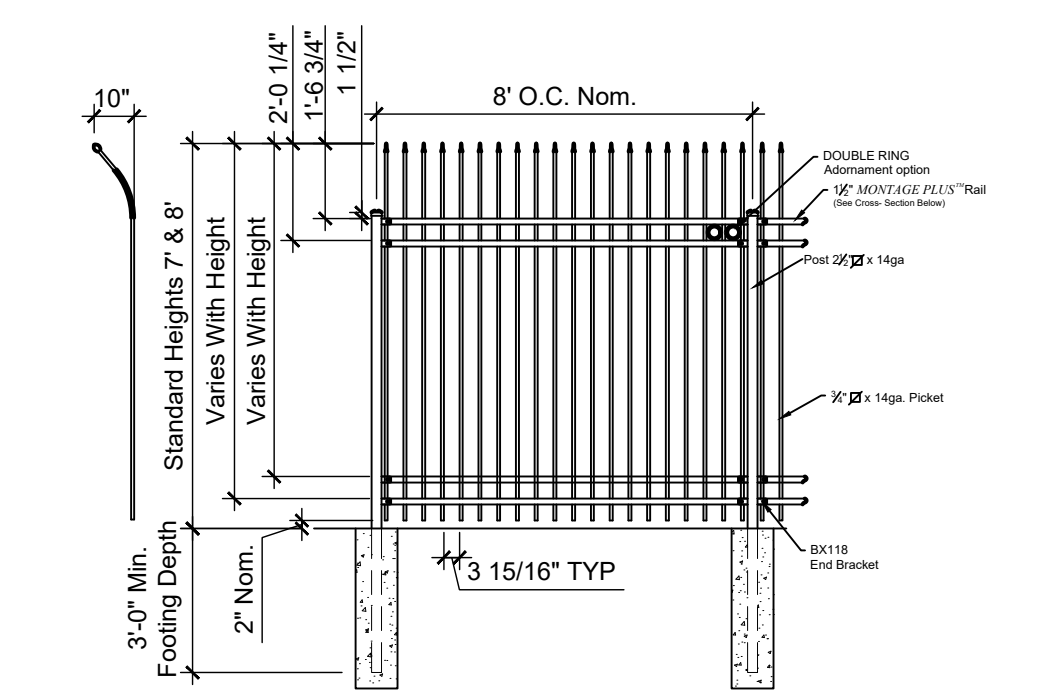
B5 PAINTED CROSSWALK
 1/4" = 1'-0"



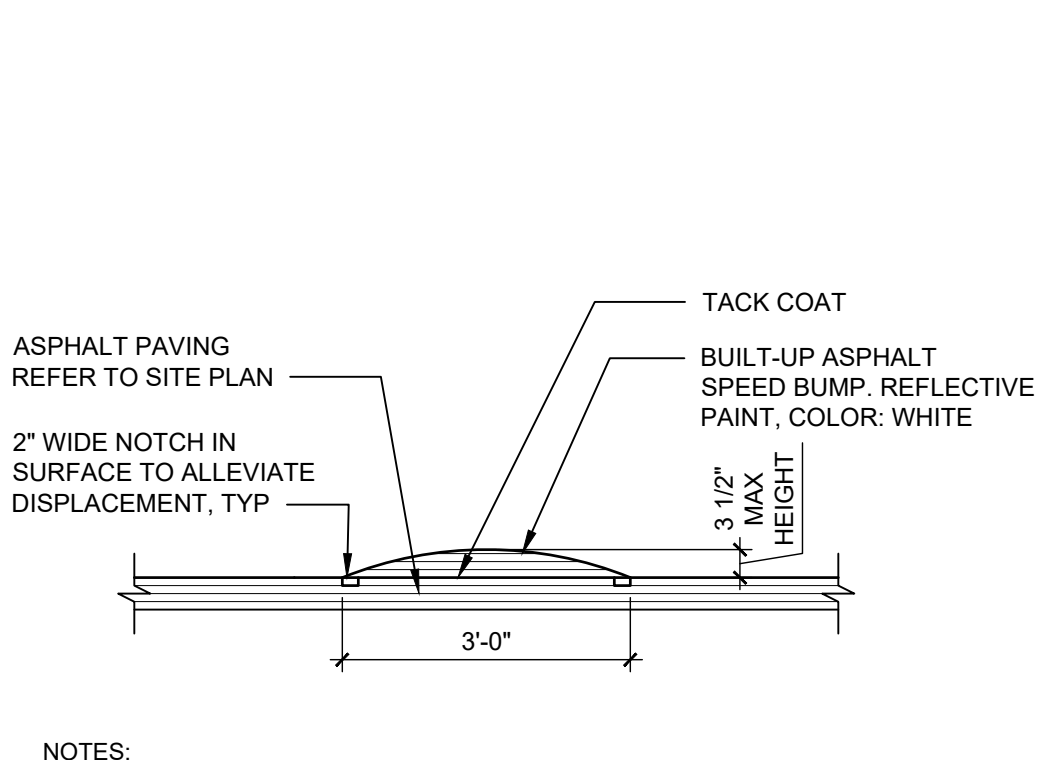
A5 CONCRETE HEADER CURB
 1 1/2" = 1'-0"

D4 AUSTIN LITTER RECEPTACLE
 1/8" = 1'-0"

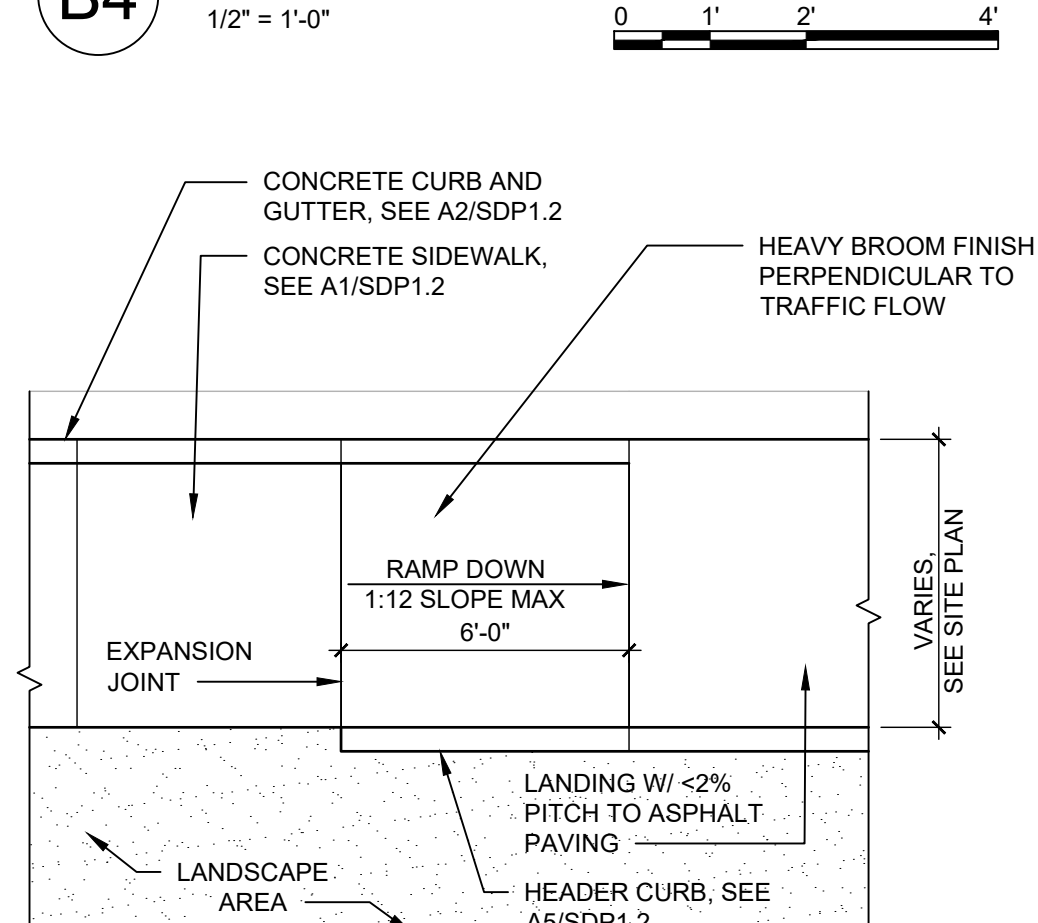
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 2. FORTH RAIL OPTIONAL.
 3. 7' & 8' HEIGHTS WILL REQUIRE A 14GA PICKET & 14GA POST.



C4 DECORATIVE METAL FENCE
 1/4" = 1'-0"

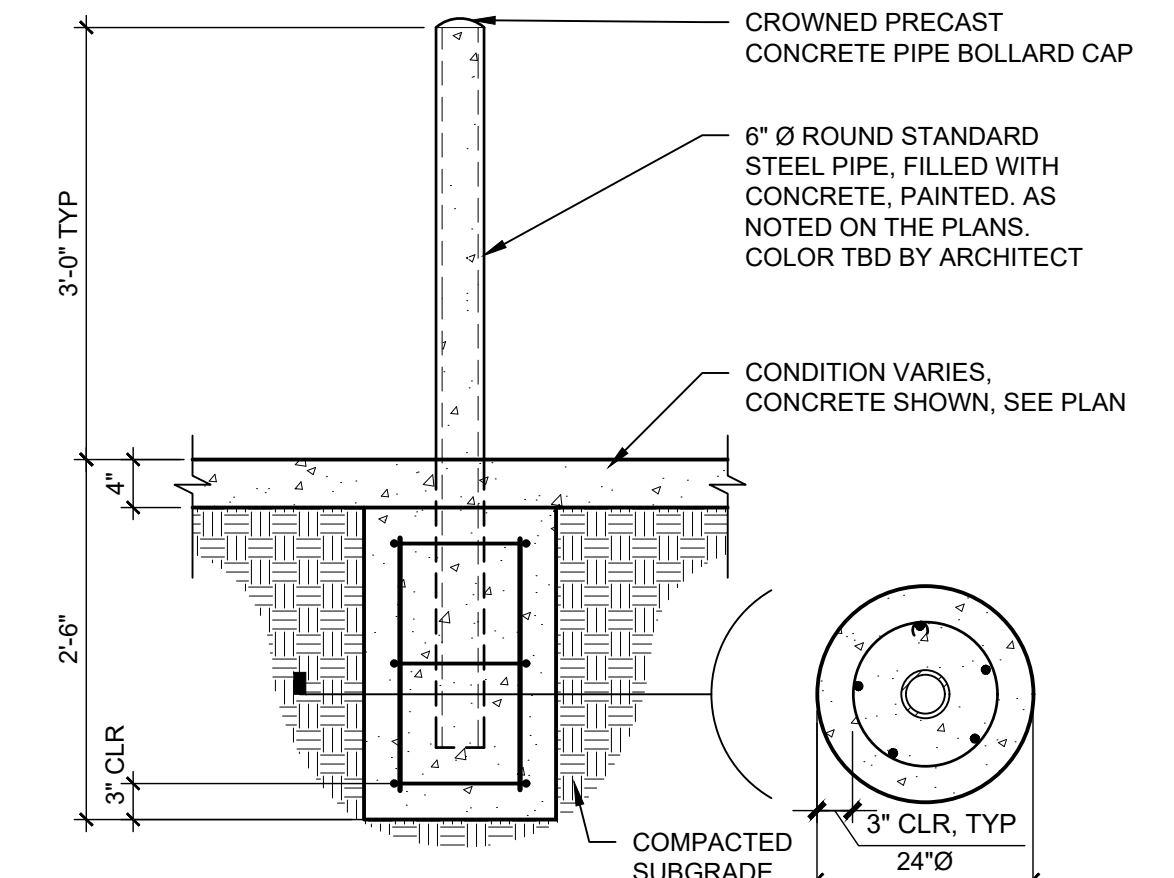


B4 ASPHALT SPEED BUMP
 1/2" = 1'-0"

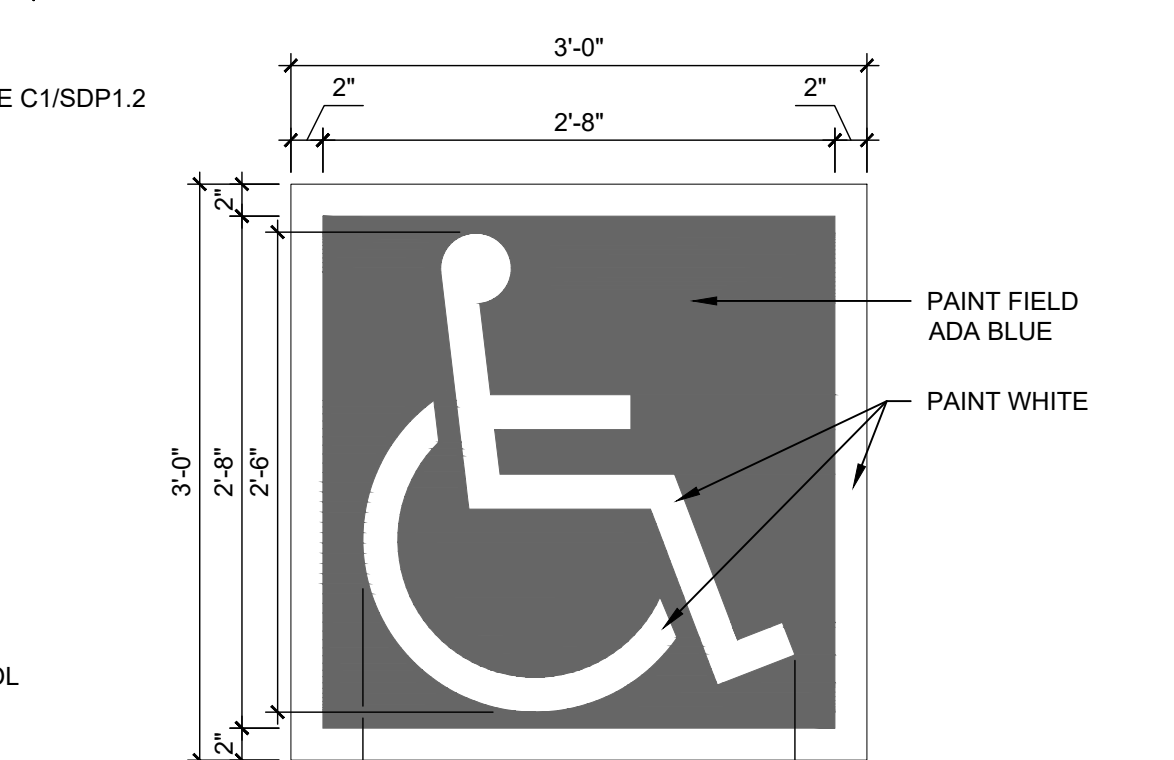


A4 CONCRETE CURB RAMP TYPE B
 1/4" = 1'-0"

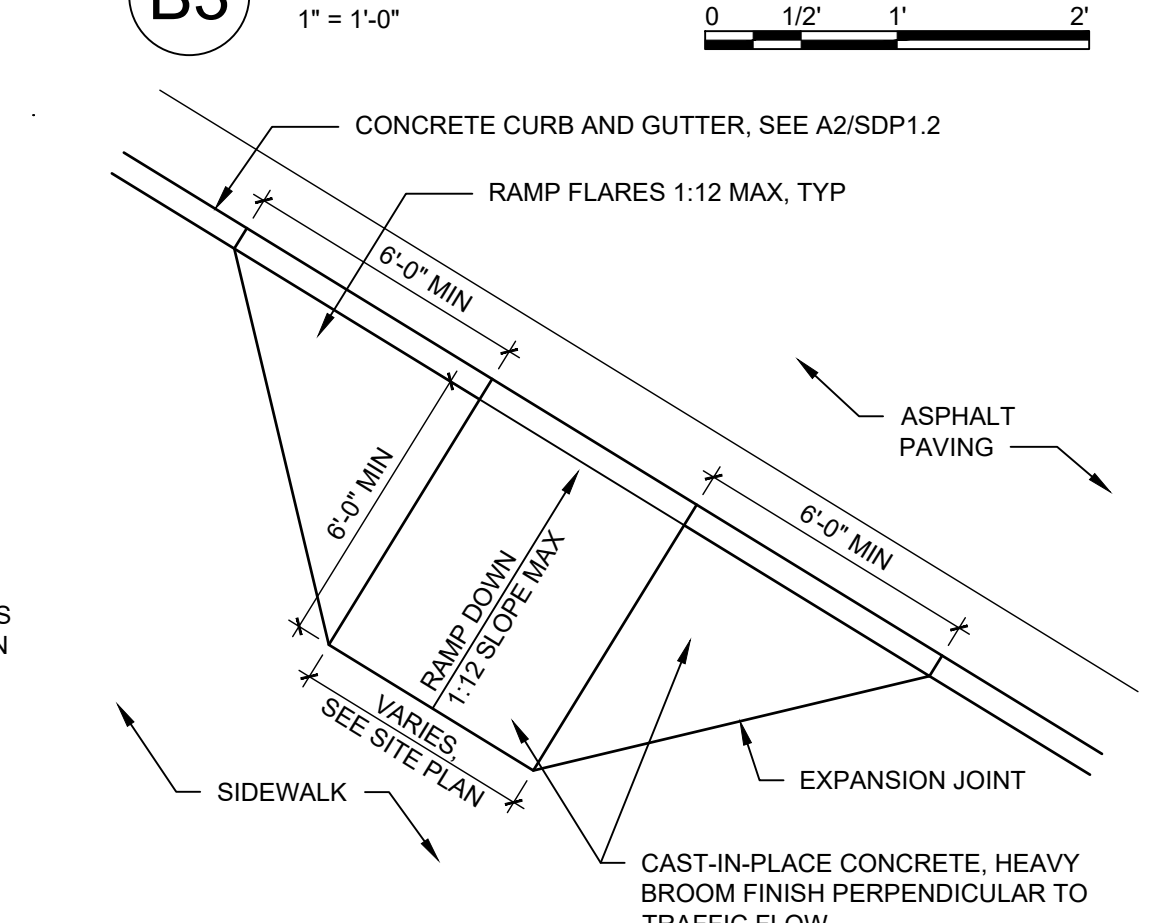
D3 AUSTIN BENCH
 1/8" = 1'-0"



C3 PIPE BOLLARD
 3/4" = 1'-0"

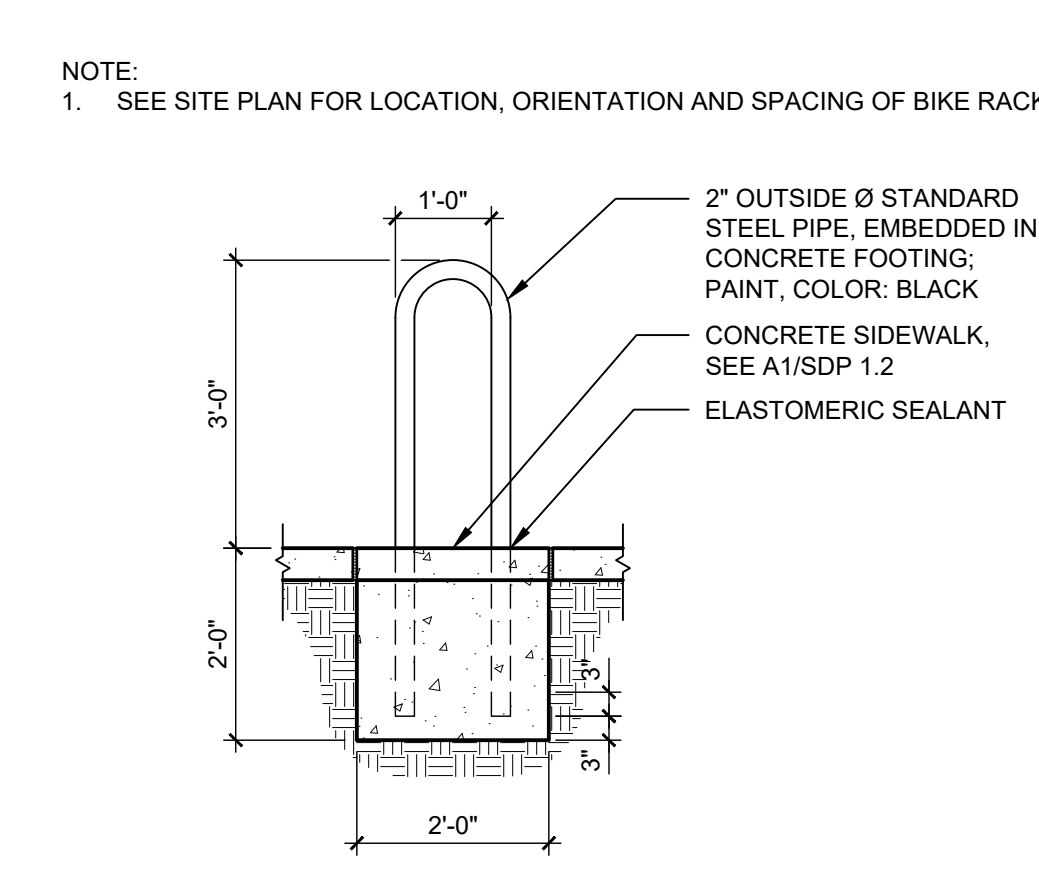


B3 ACCESSIBLE PAVEMENT MARKING
 1" = 1'-0"

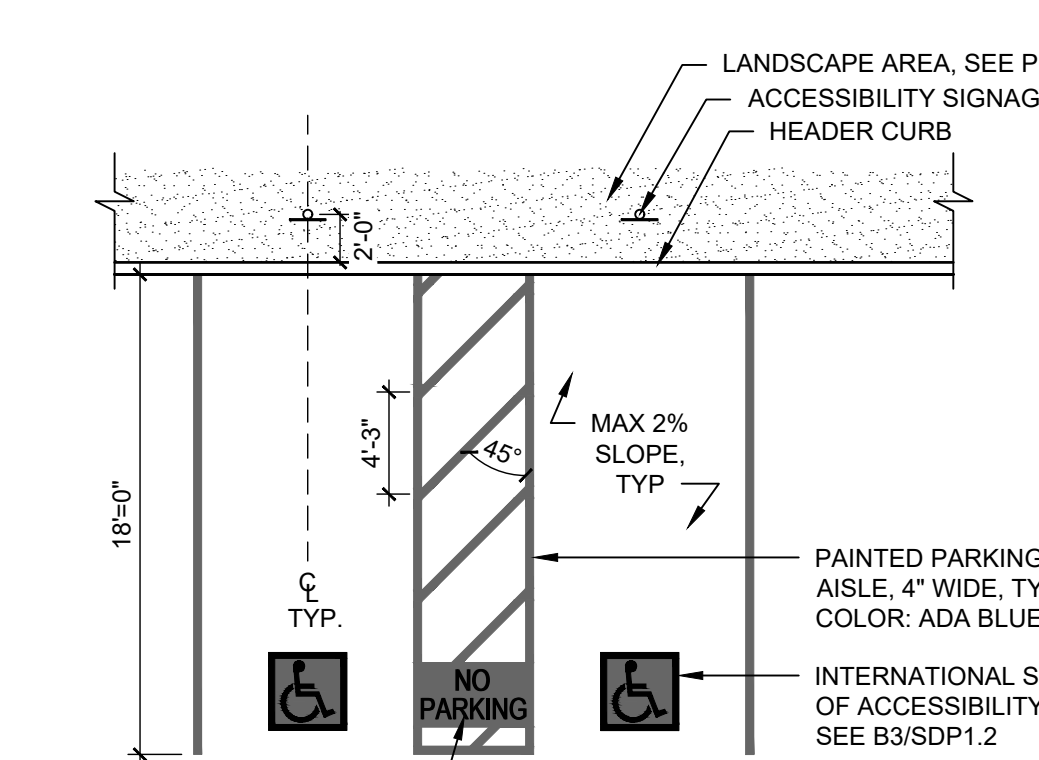


A3 CONCRETE CURB RAMP TYPE A
 1/4" = 1'-0"

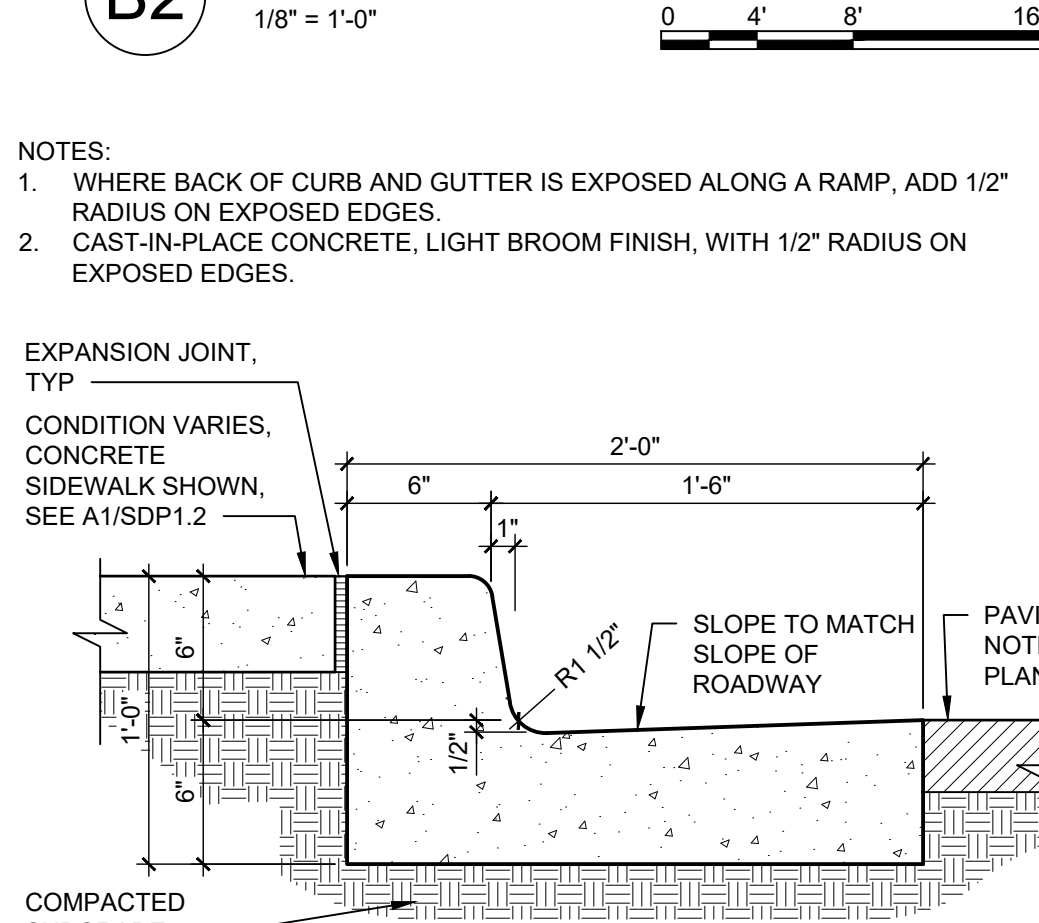
D2 CURB CUT ELEVATION
 1" = 1'-0"



C2 BICYCLE RACK
 1/2" = 1'-0"

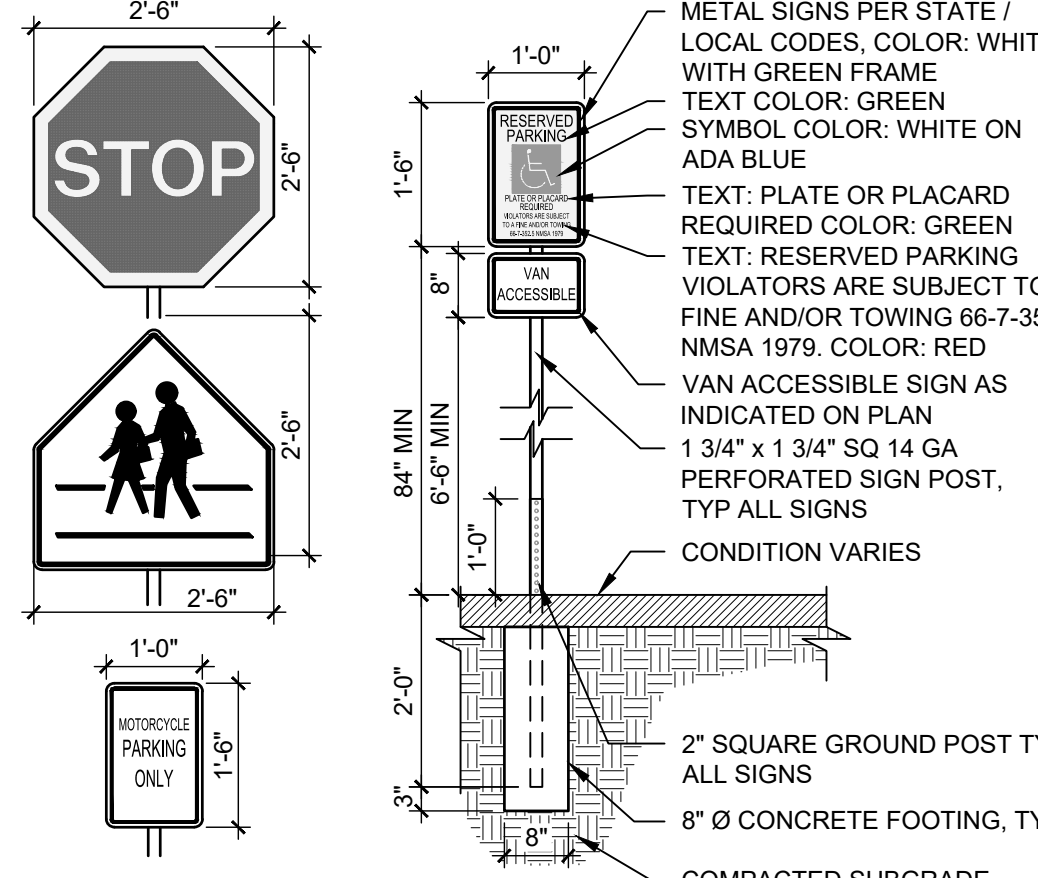


B2 ACCESSIBLE PARKING
 1/8" = 1'-0"

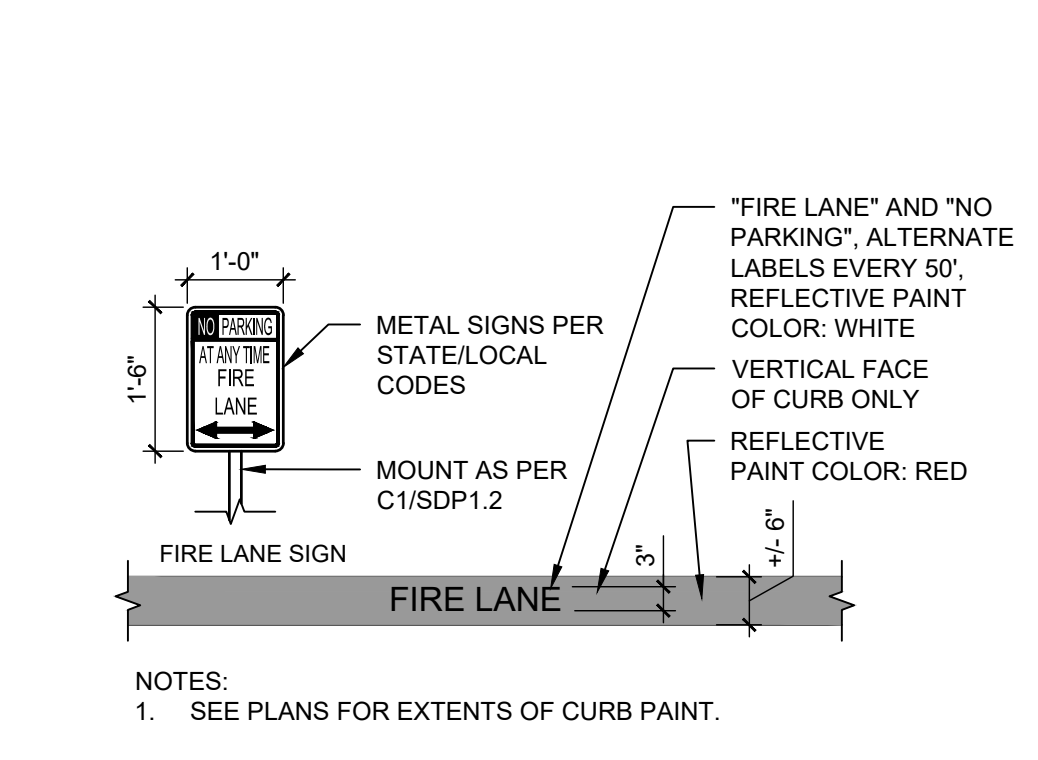


A2 CONCRETE CURB & GUTTER
 1 1/2" = 1'-0"

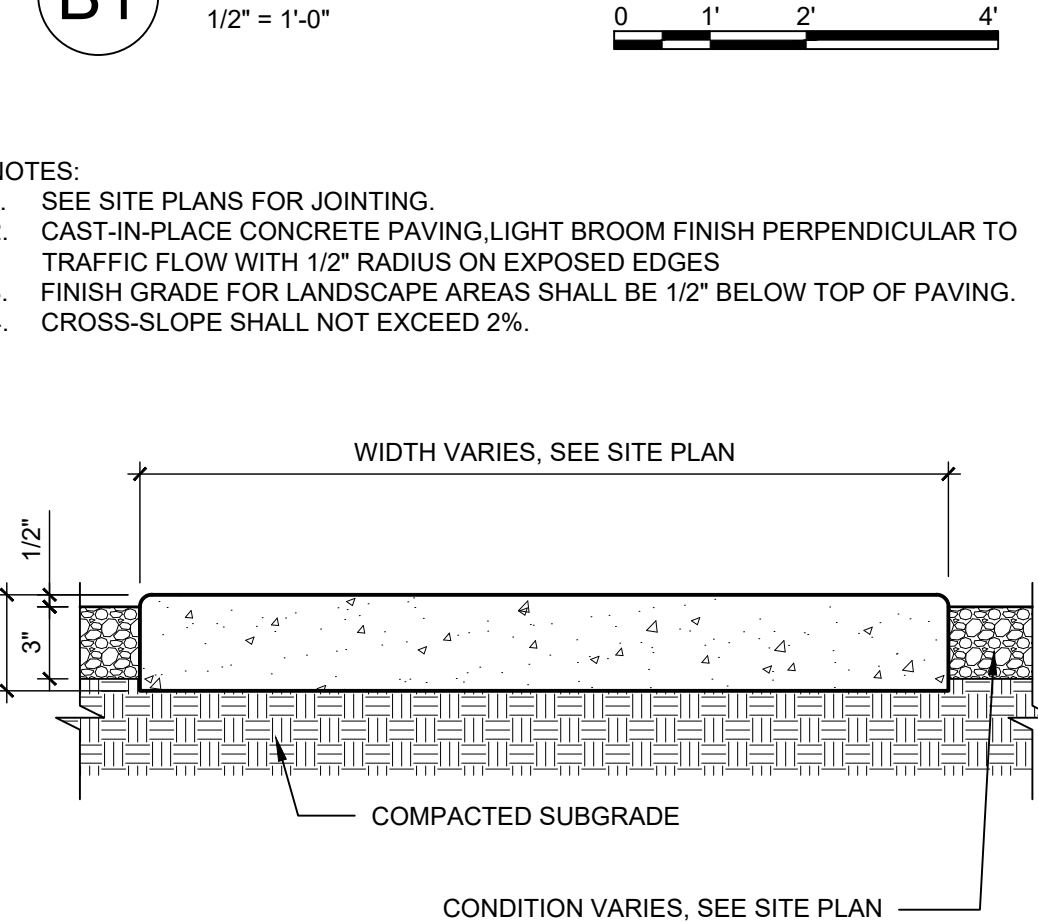
D1 ACCESS DRIVE MEDIAN
 1/2" = 1'-0"



C1 SITE SIGNS
 1/2" = 1'-0"

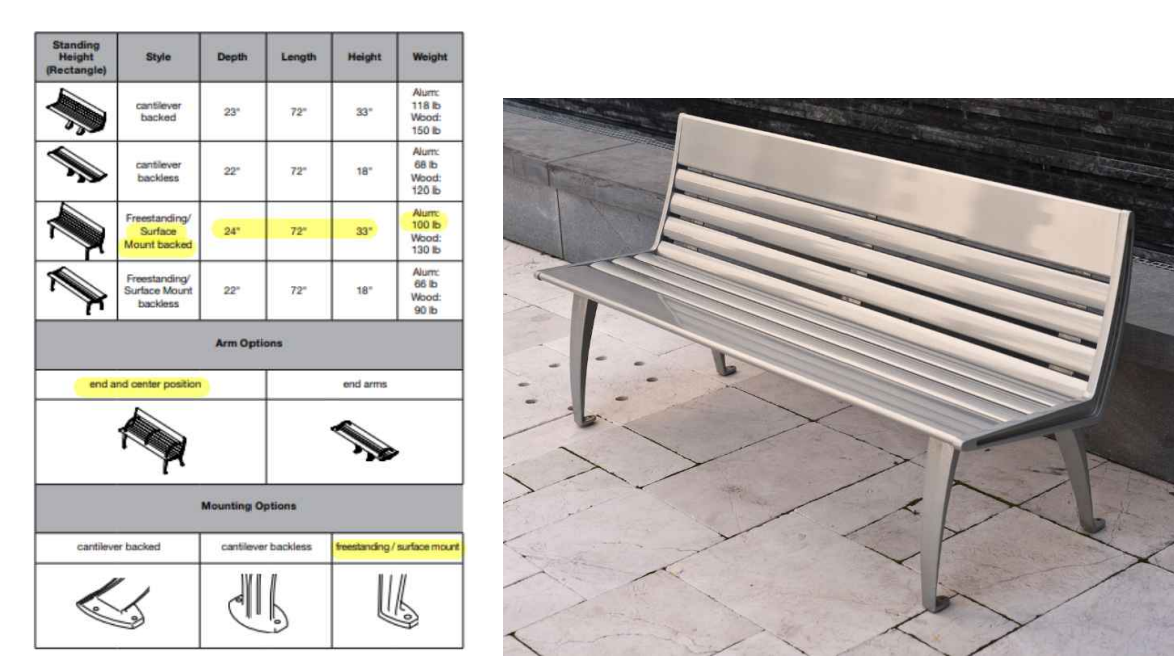


B1 FIRELANE STRIPING AND SIGNAGE
 1/2" = 1'-0"



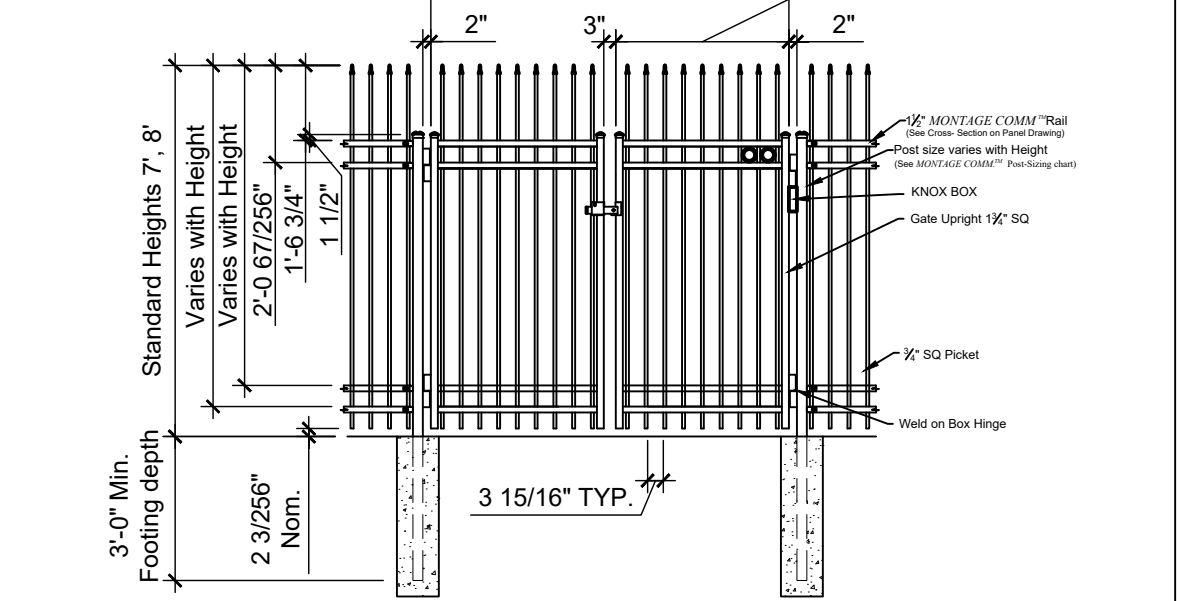
A1 CONCRETE SIDEWALK
 1 1/2" = 1'-0"

NOTES:
 1. SEE CIVIL FOR CURB CUT LOCATIONS.

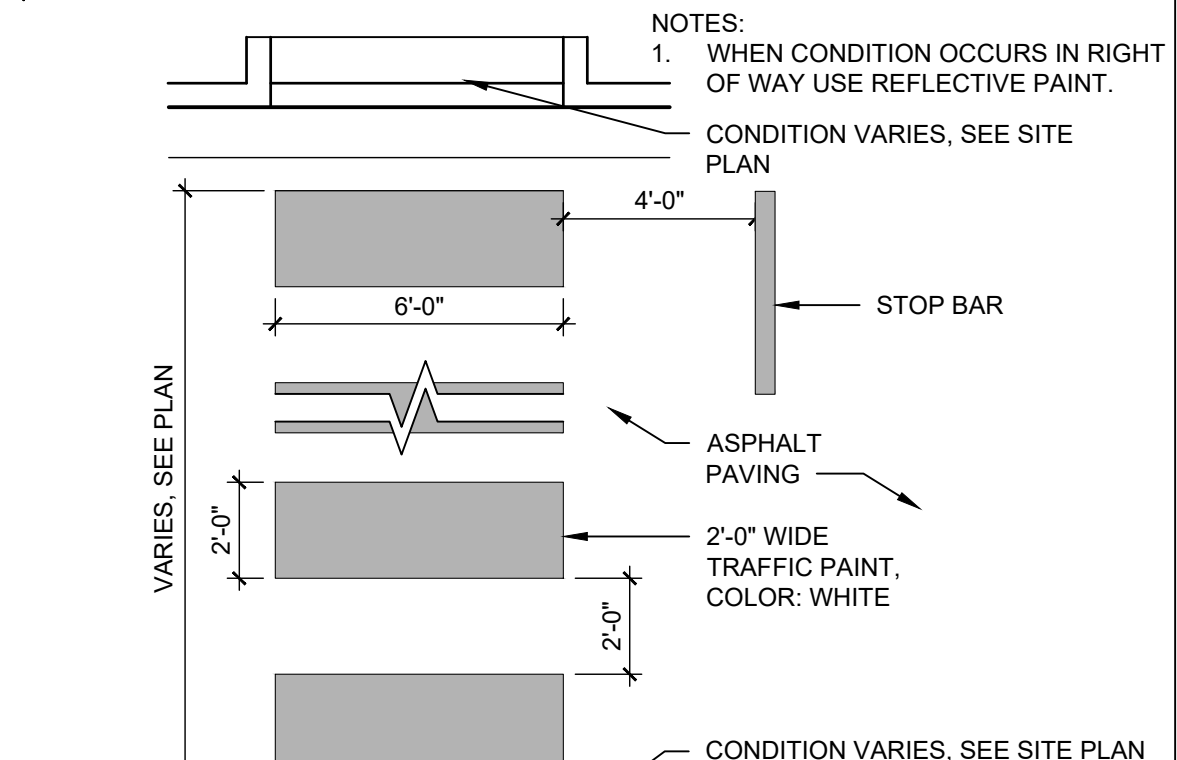


D5 GUARDRAIL
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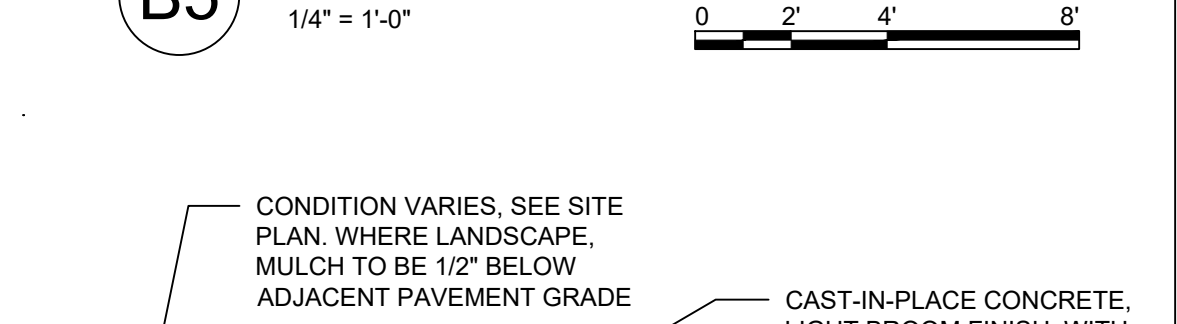
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C5 FIRE ACCESS GATE
 1/4" = 1'-0"



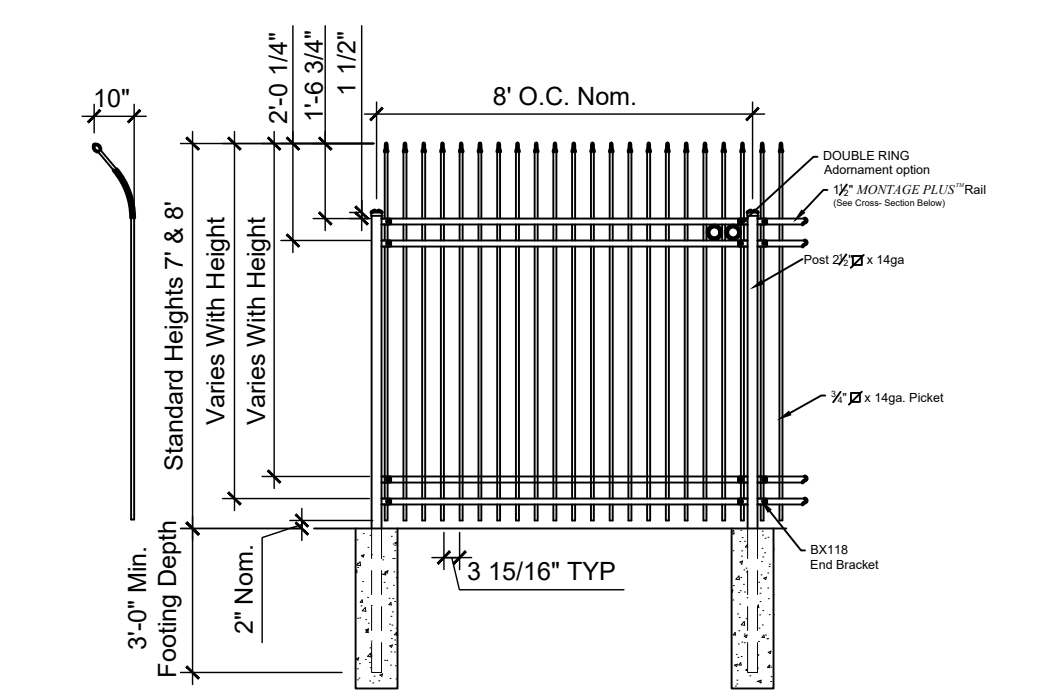
B5 PAINTED CROSSWALK
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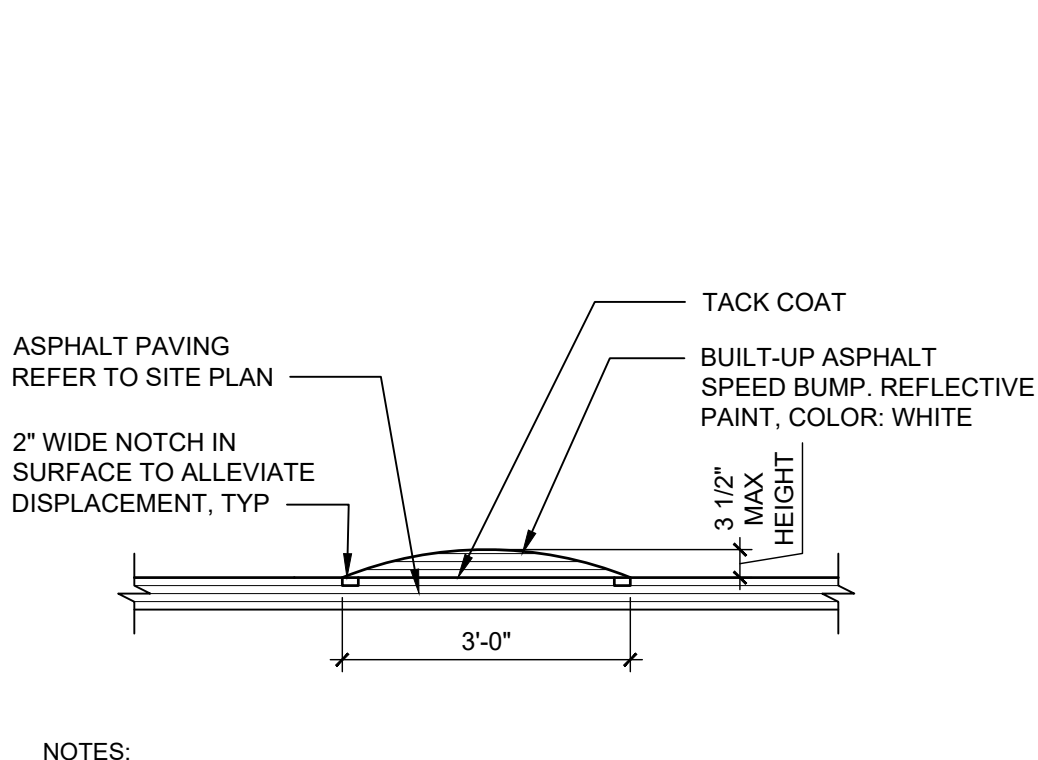
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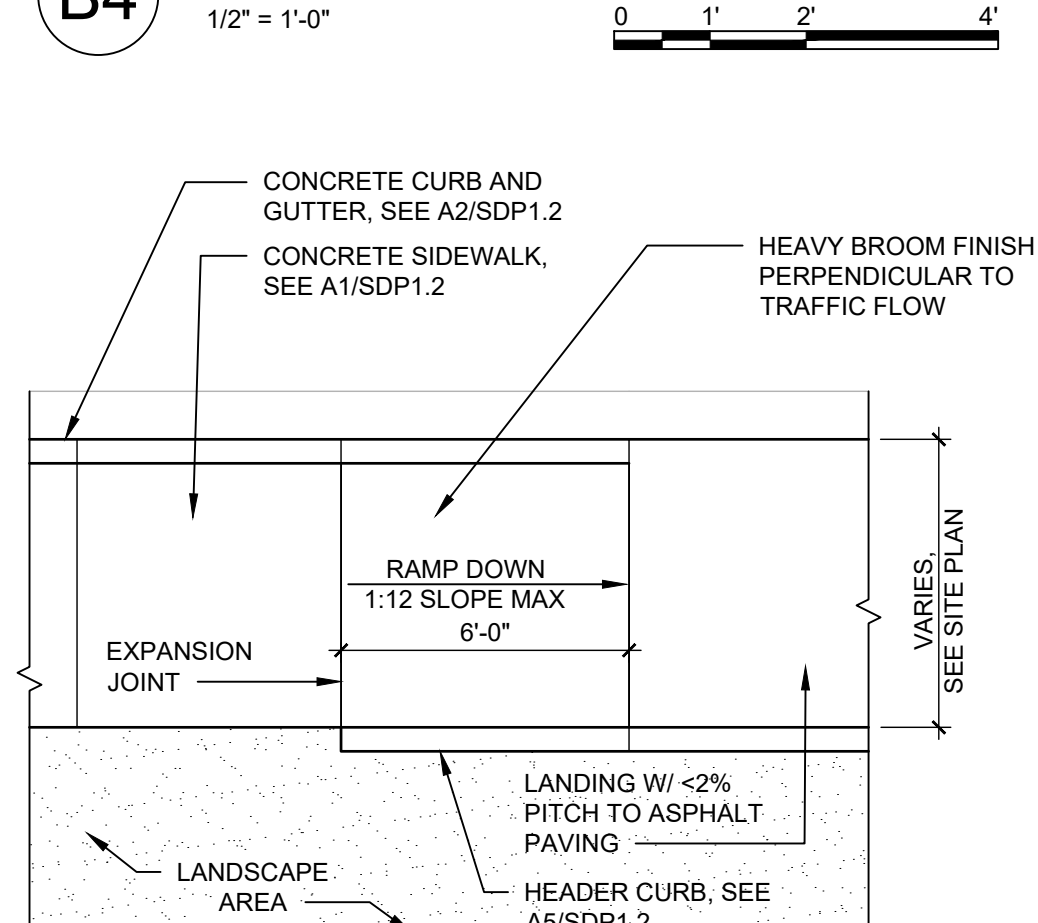
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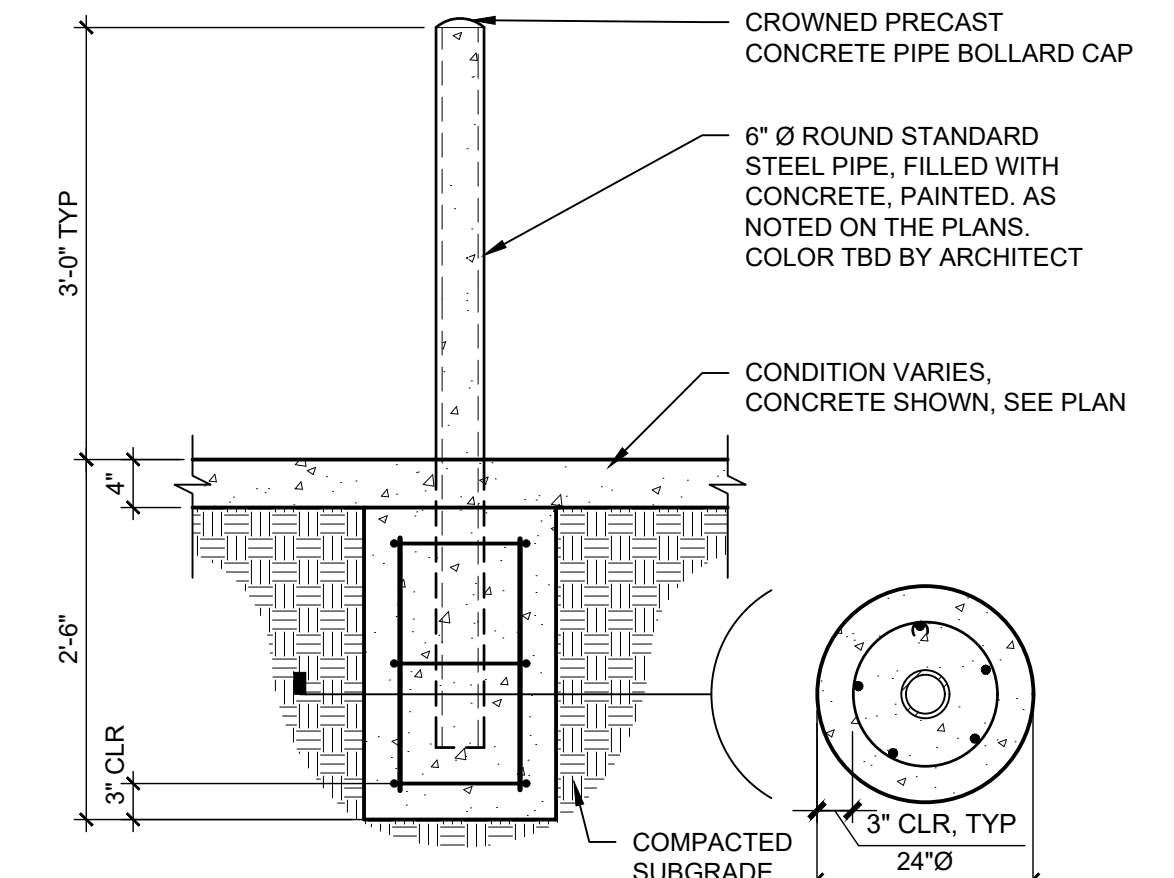


B4 ASPHALT SPEED BUMP
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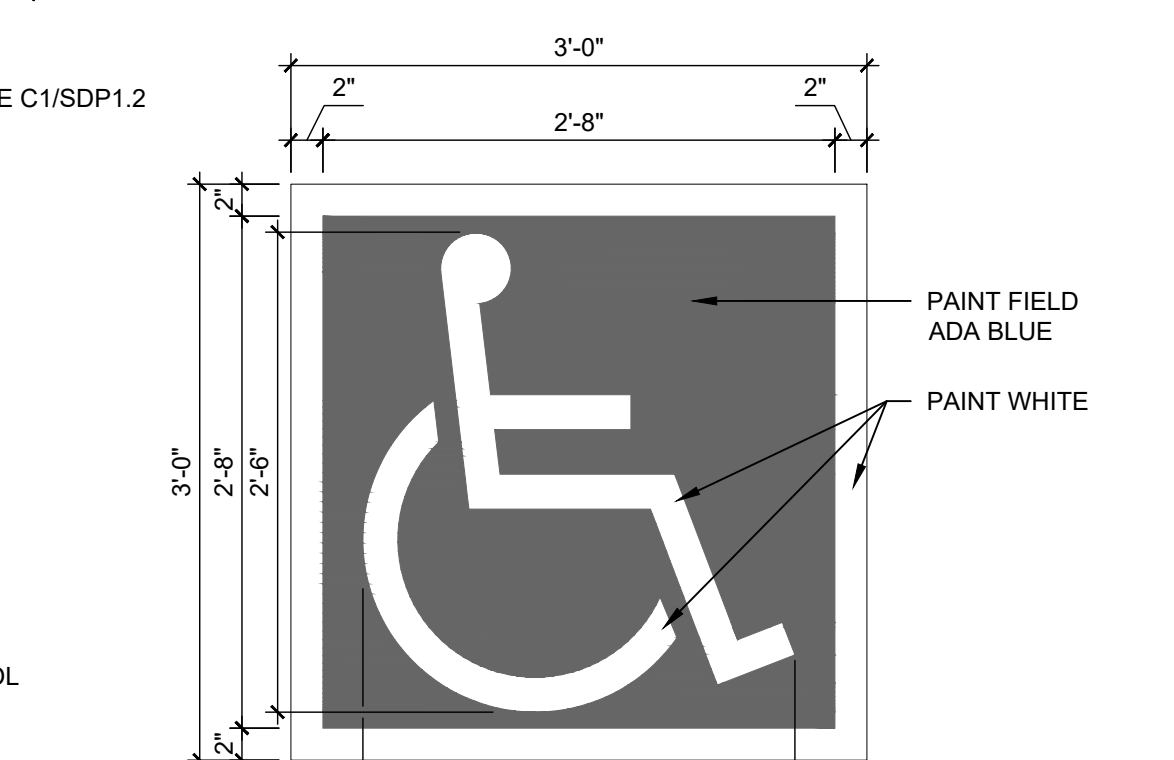


A4 CONCRETE CURB RAMP TYPE B
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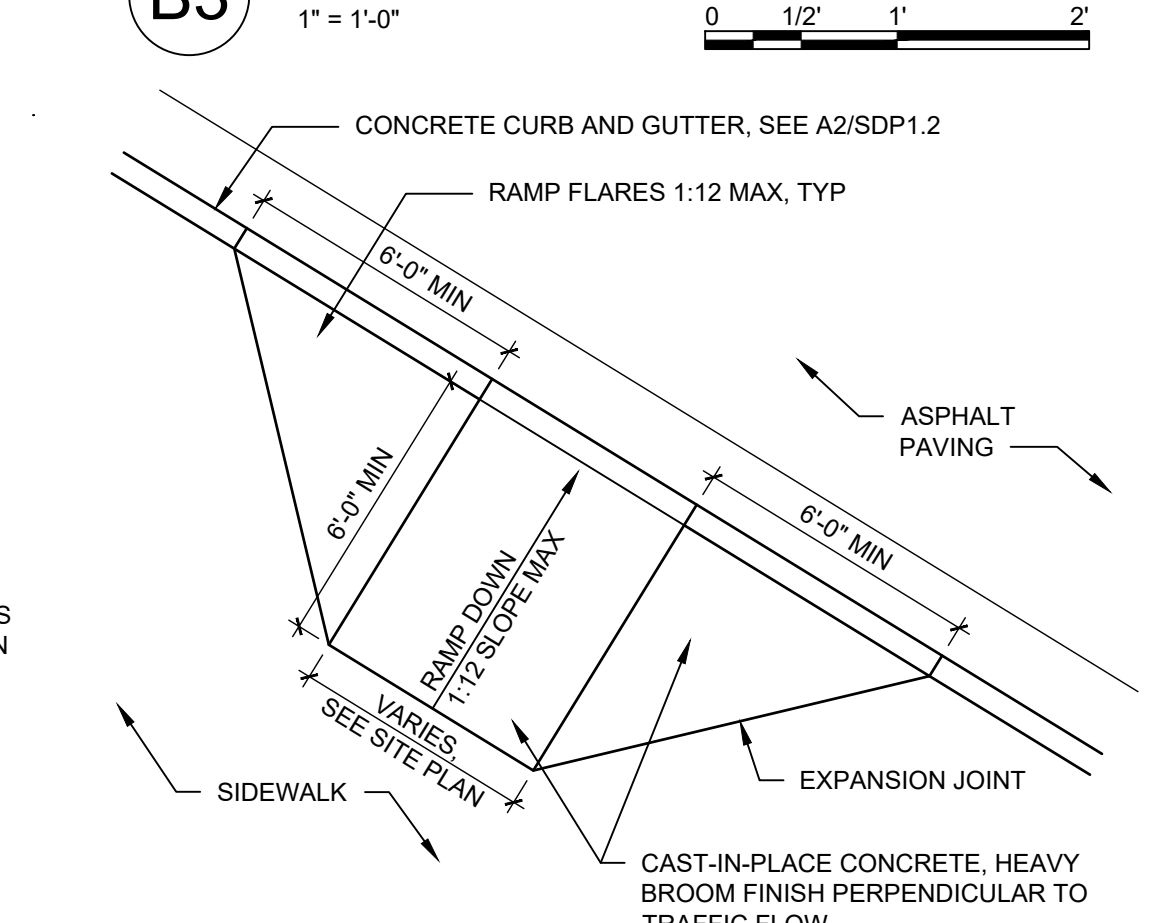
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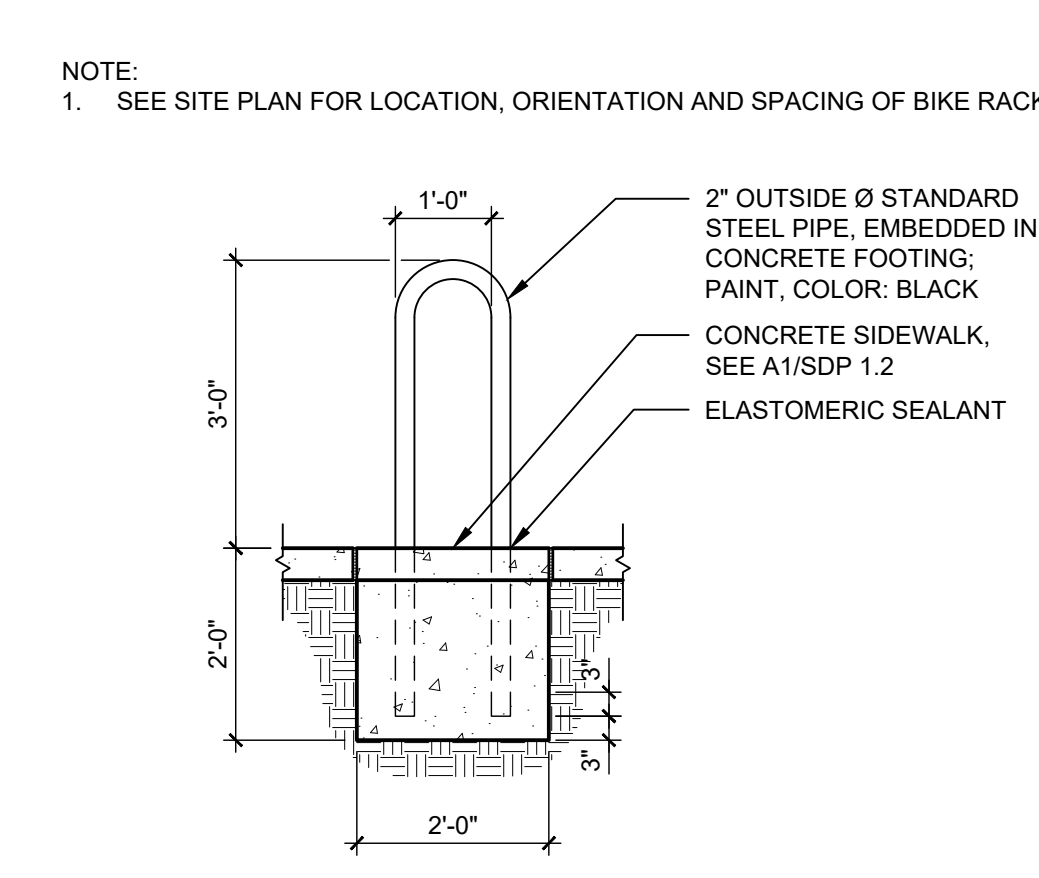


B3 ACCESSIBLE PAVEMENT MARKING
 1" = 1'-0"

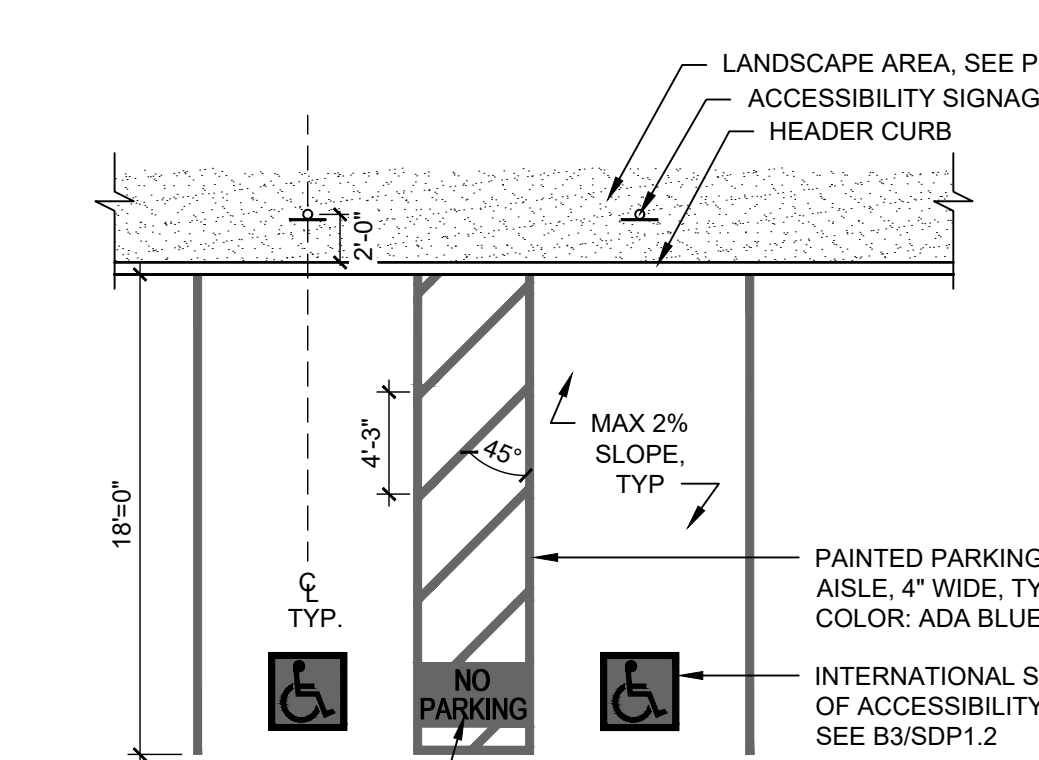


A3 CONCRETE CURB RAMP TYPE A
 1/4" = 1'-0"

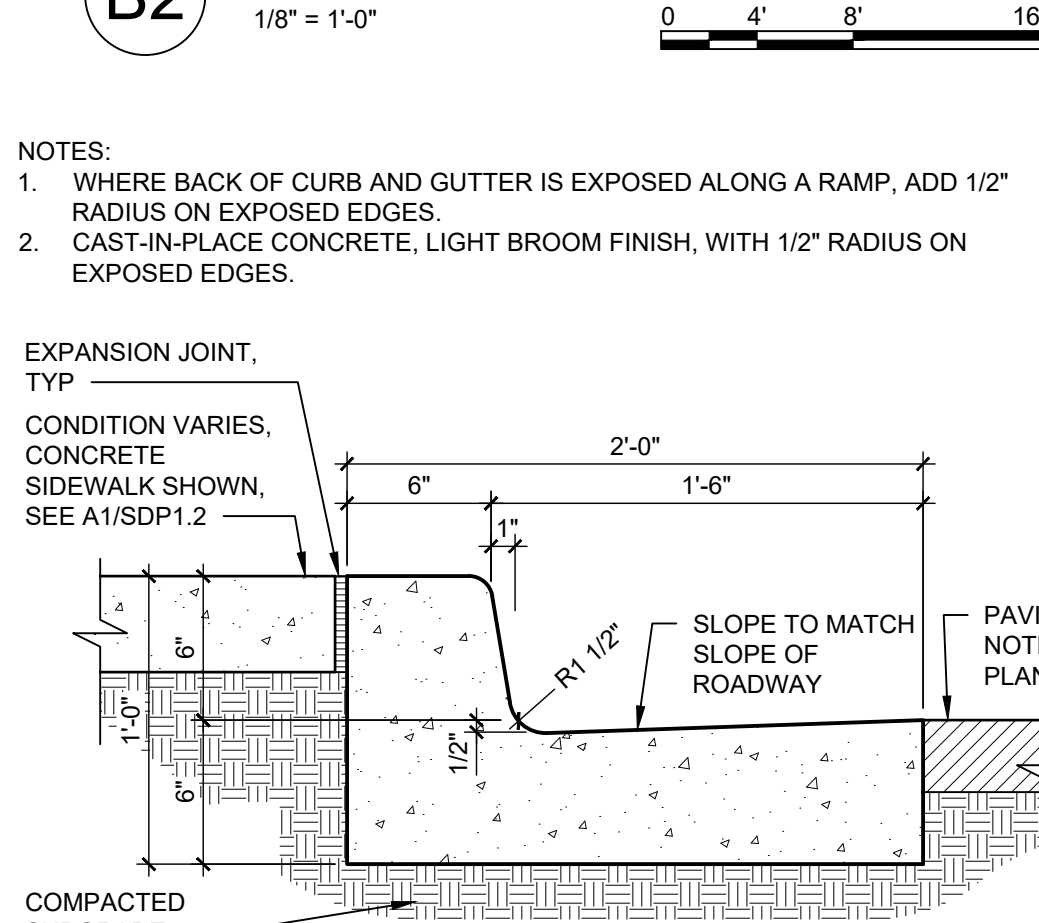
D2 CURB CUT ELEVATION
 1" = 1'-0"



C2 BICYCLE RACK
 1/2" = 1'-0"

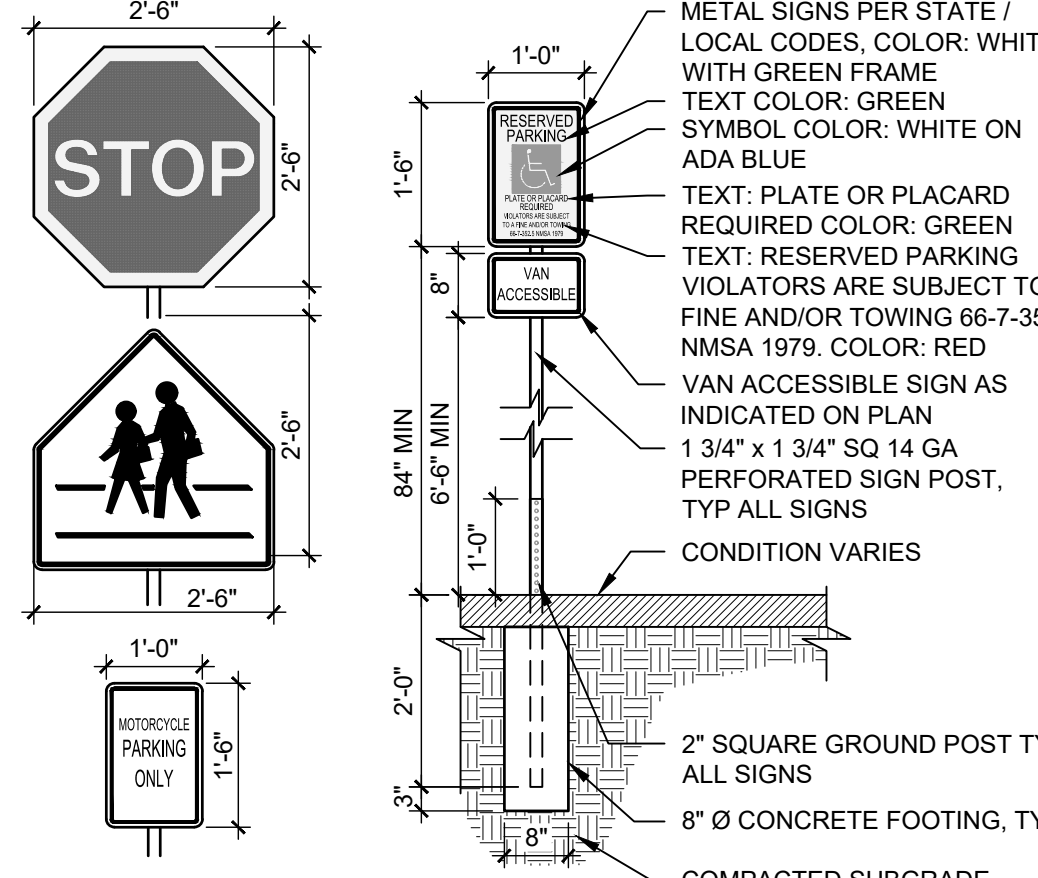


B2 ACCESSIBLE PARKING
 1/8" = 1'-0"

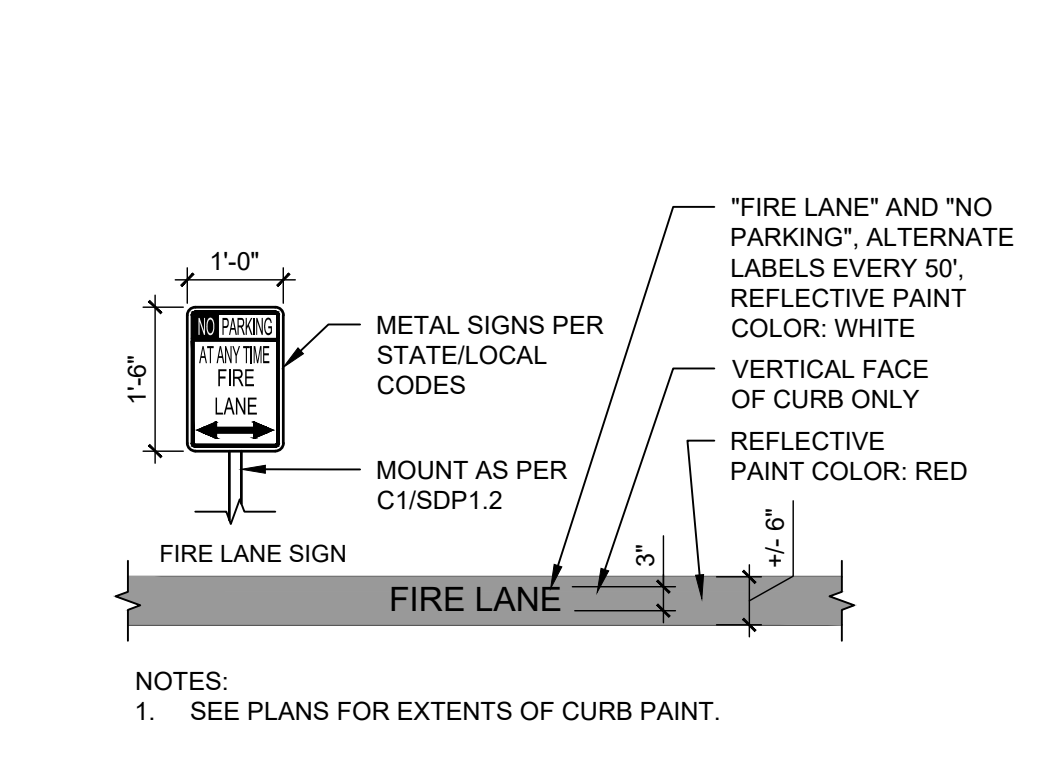


A2 CONCRETE CURB & GUTTER
 1 1/2" = 1'-0"

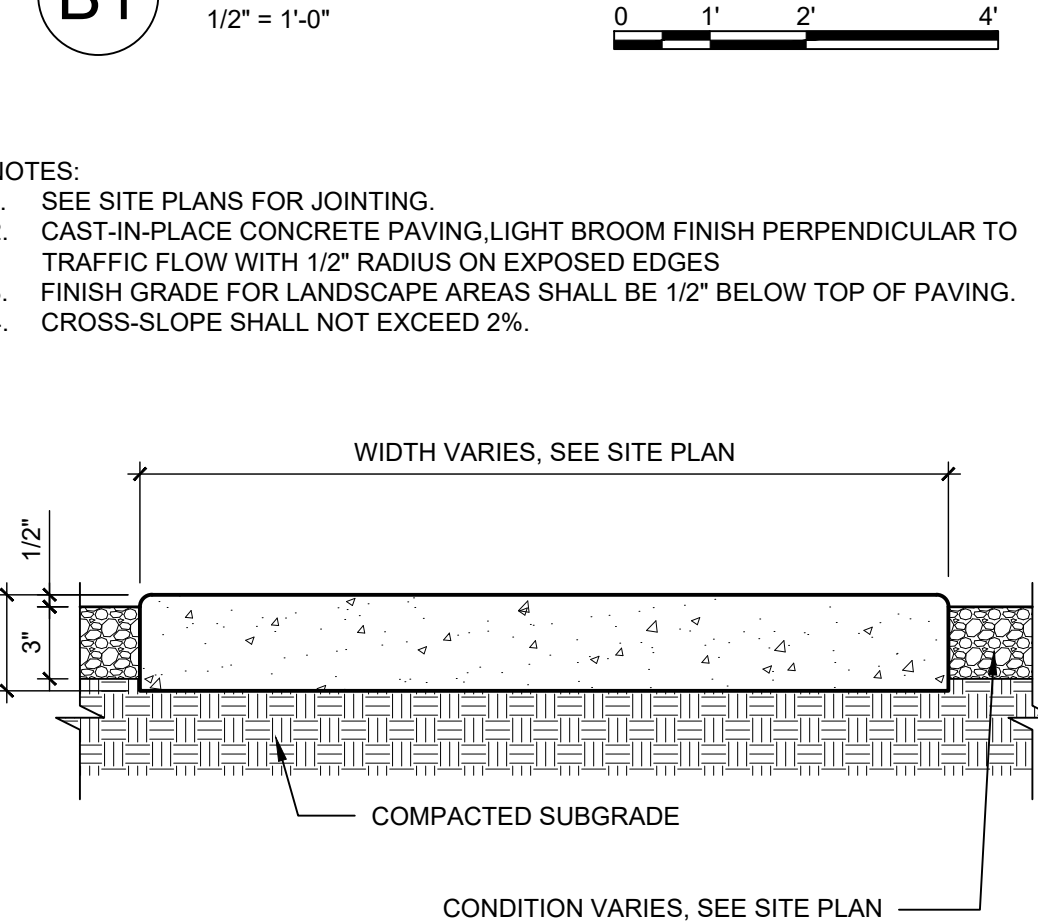
D1 ACCESS DRIVE MEDIAN
 1/2" = 1'-0"



C1 SITE SIGNS
 1/2" = 1'-0"



B1 FIRELANE STRIPING AND SIGNAGE
 1/2" = 1'-0"



A1 CONCRETE SIDEWALK
 1 1/2" = 1'-0"

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

VENTURA PLAZA
 8041 VENTURA ST NE
 ALBUQUERQUE, NM 87122

REVISIONS

DRAWN BY MM
 REVIEWED BY DS/CM
 DATE 06/07/2023
 PROJECT NO. 22-0129
 DRAWING NAME

SITE DETAILS

SHEET NO.
SDP1.2
 OF