



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR 2023-00376

Application No. SI 2023-00376

TO:

Planning Department

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: _____ HEARING DATE OF DEFERRAL: _____

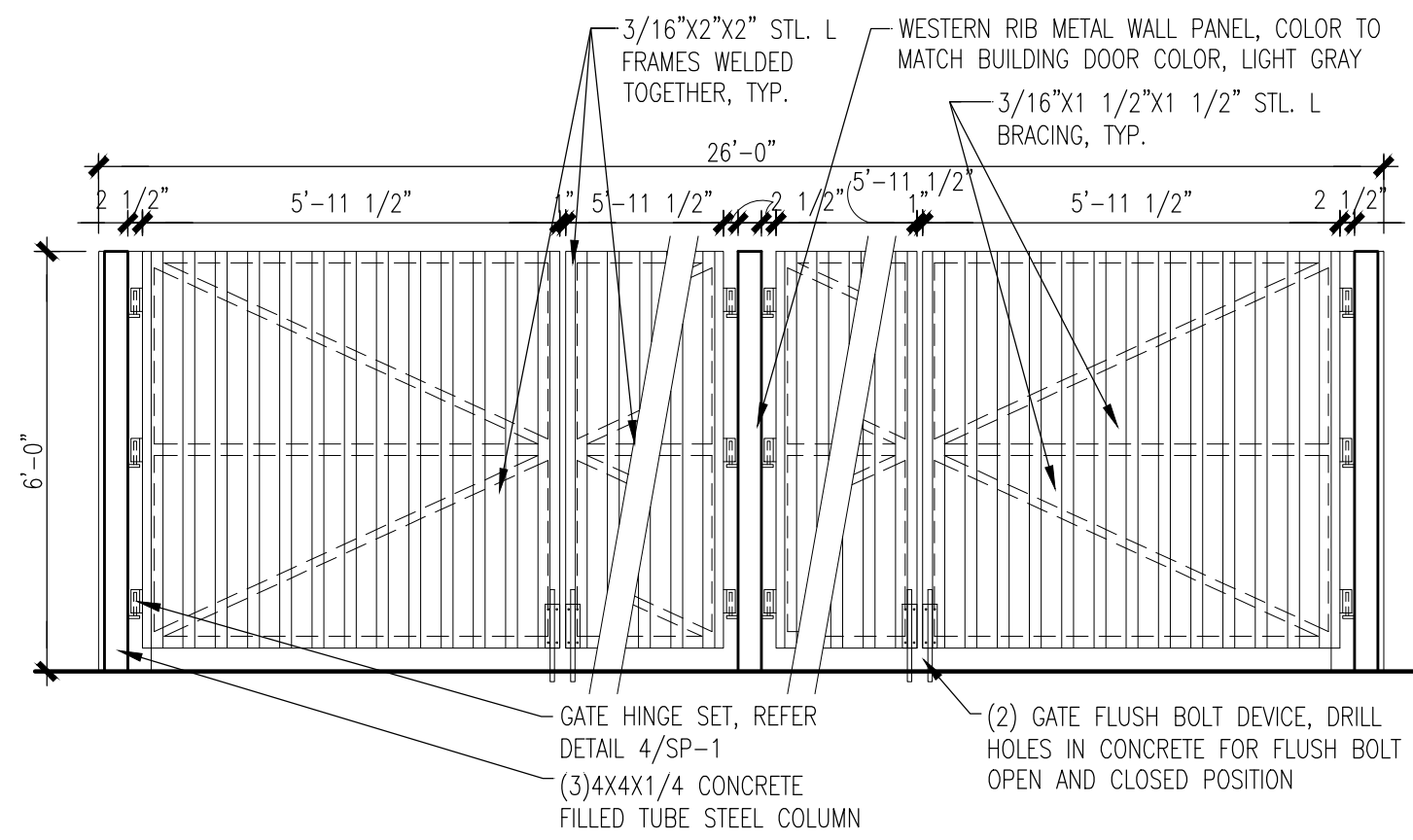
SUBMITTAL

DESCRIPTION: Attached please find the following updated items for the DFT submittal:

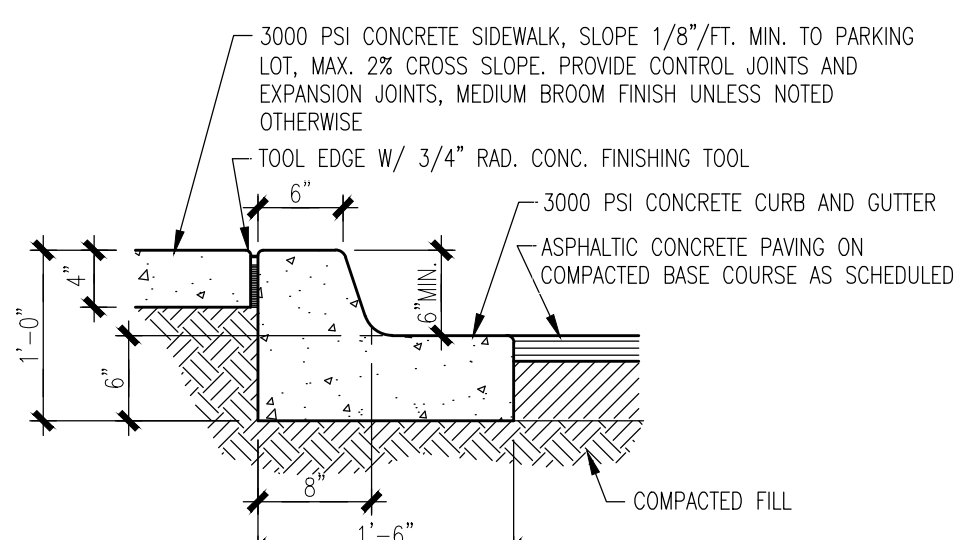
Revised plans

CONTACT NAME: Vince Carrica

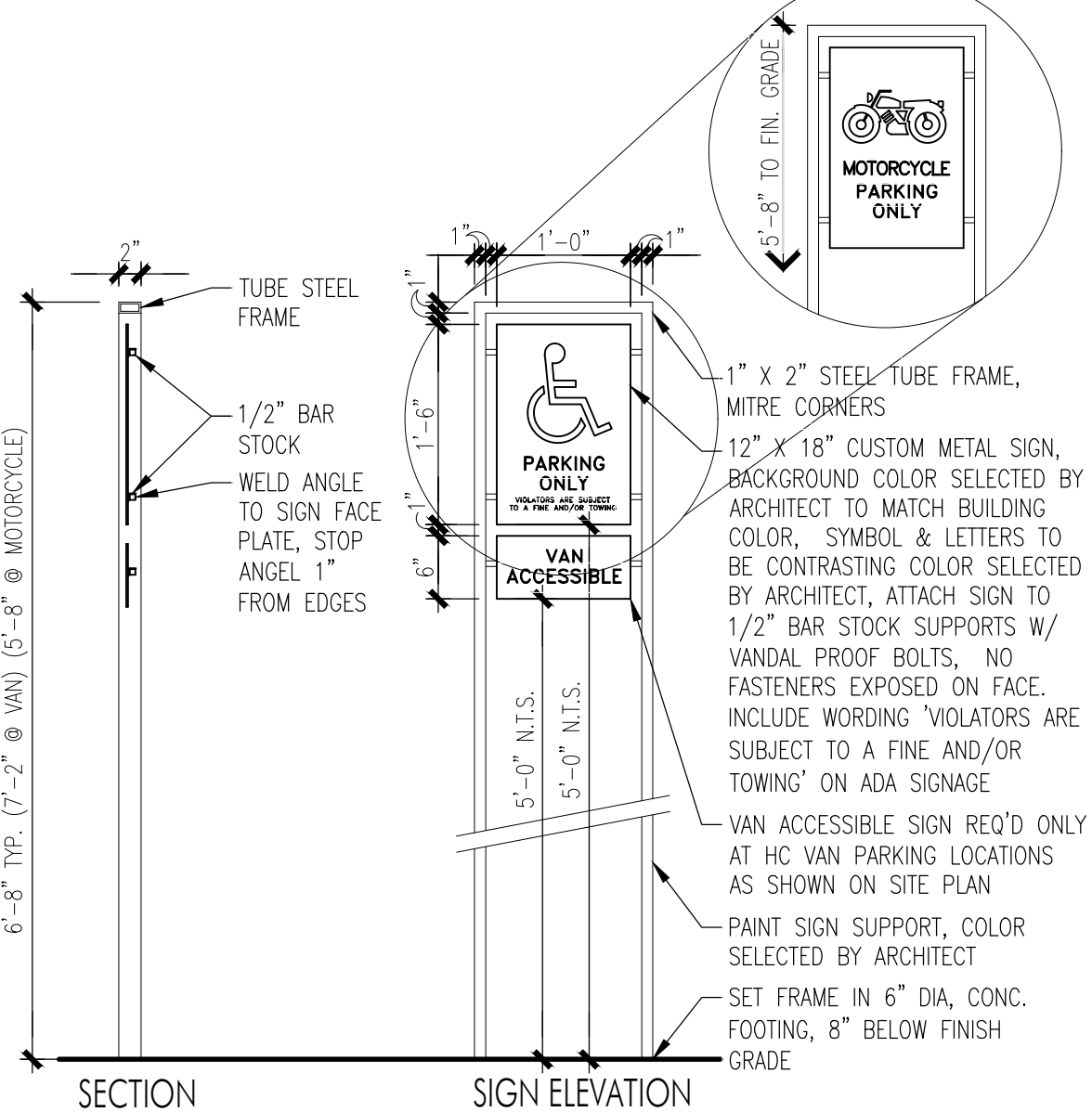
TELEPHONE (505) 858-3100 EMAIL: vcarrica@tierrawestllc.com



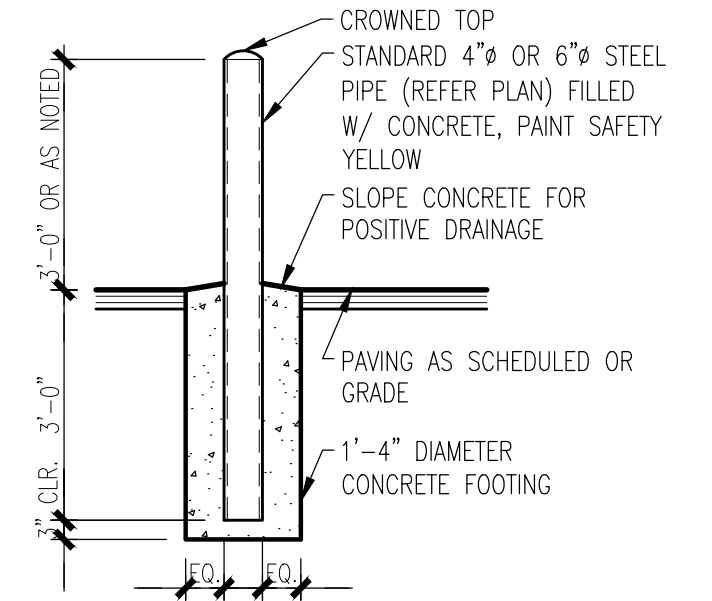
5 TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



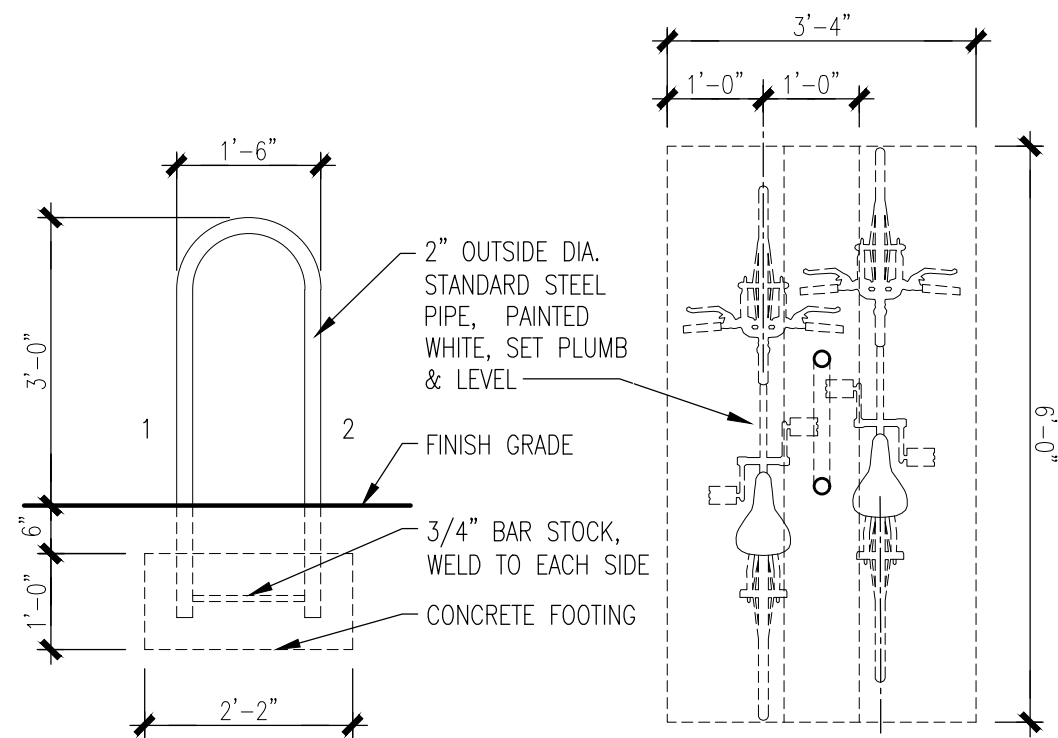
7 CURB/SIDEWALK DETAIL
1"=1'-0"



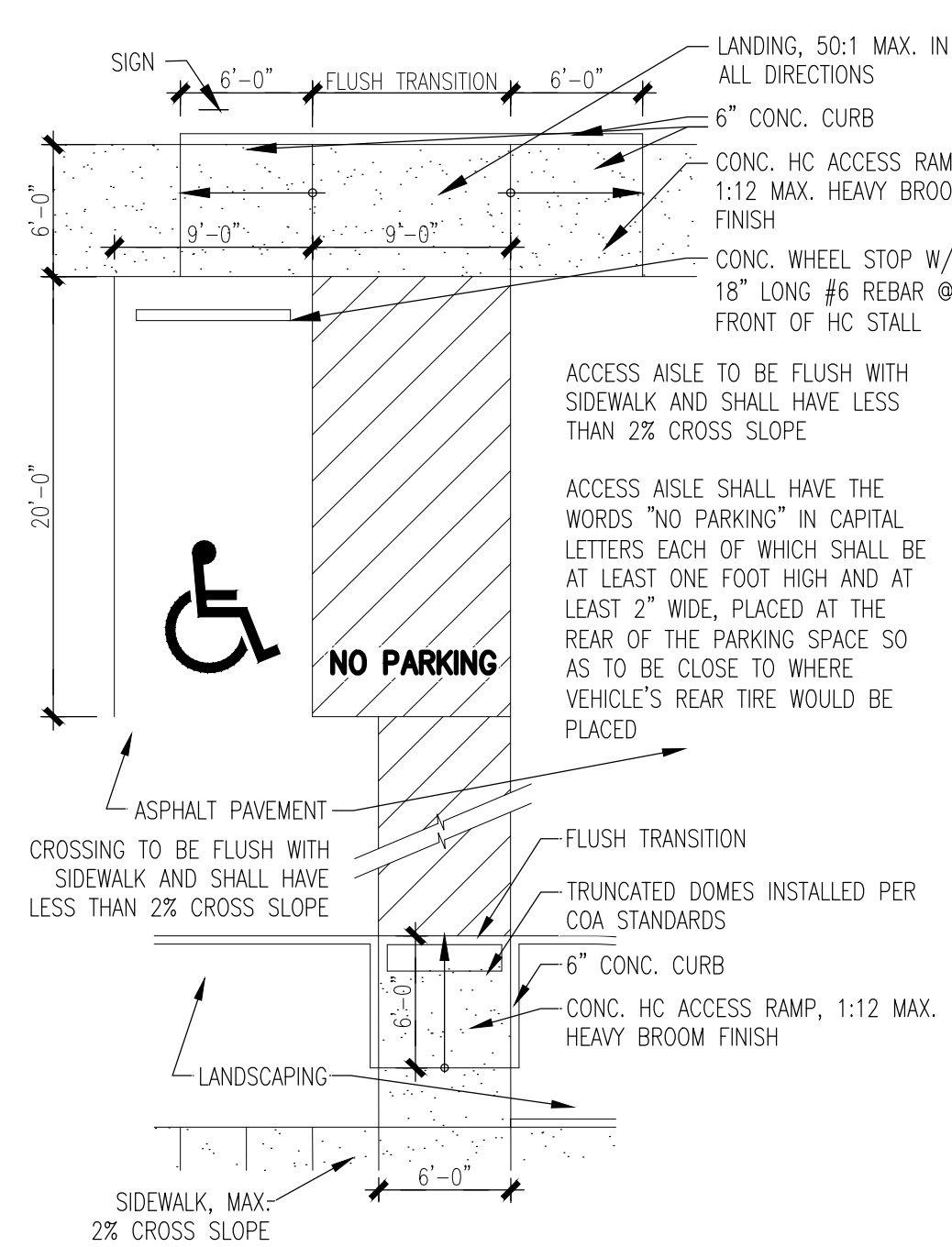
4 PARKING SIGNS
3/4"=1'-0"



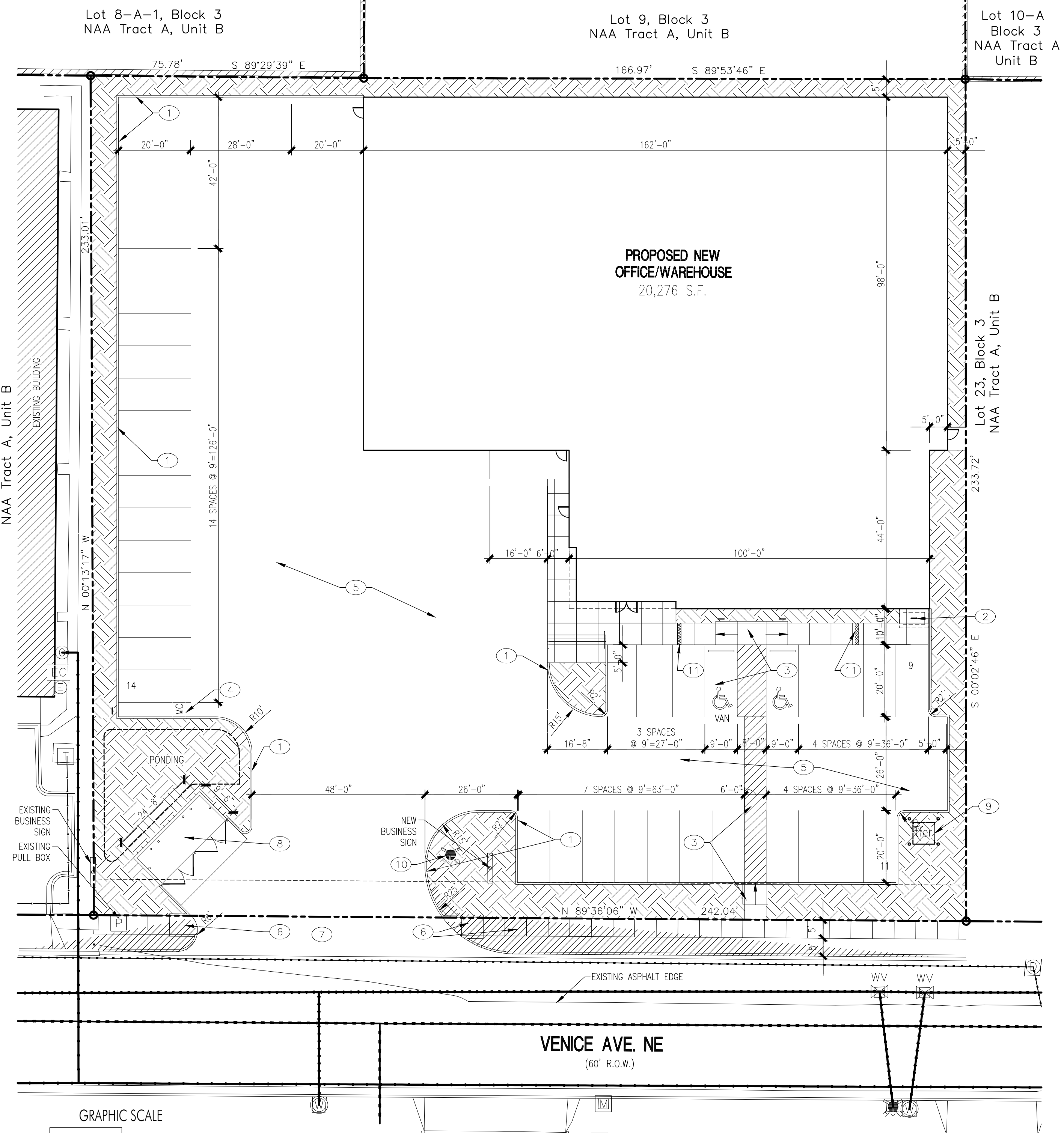
6 BOLLARD DETAIL
1/2"=1'-0"



3 ELEVATION DETAIL
1/2"=1'-0"



2 ACCESSIBLE PARKING & PATHWAY
1/8"=1'-0"



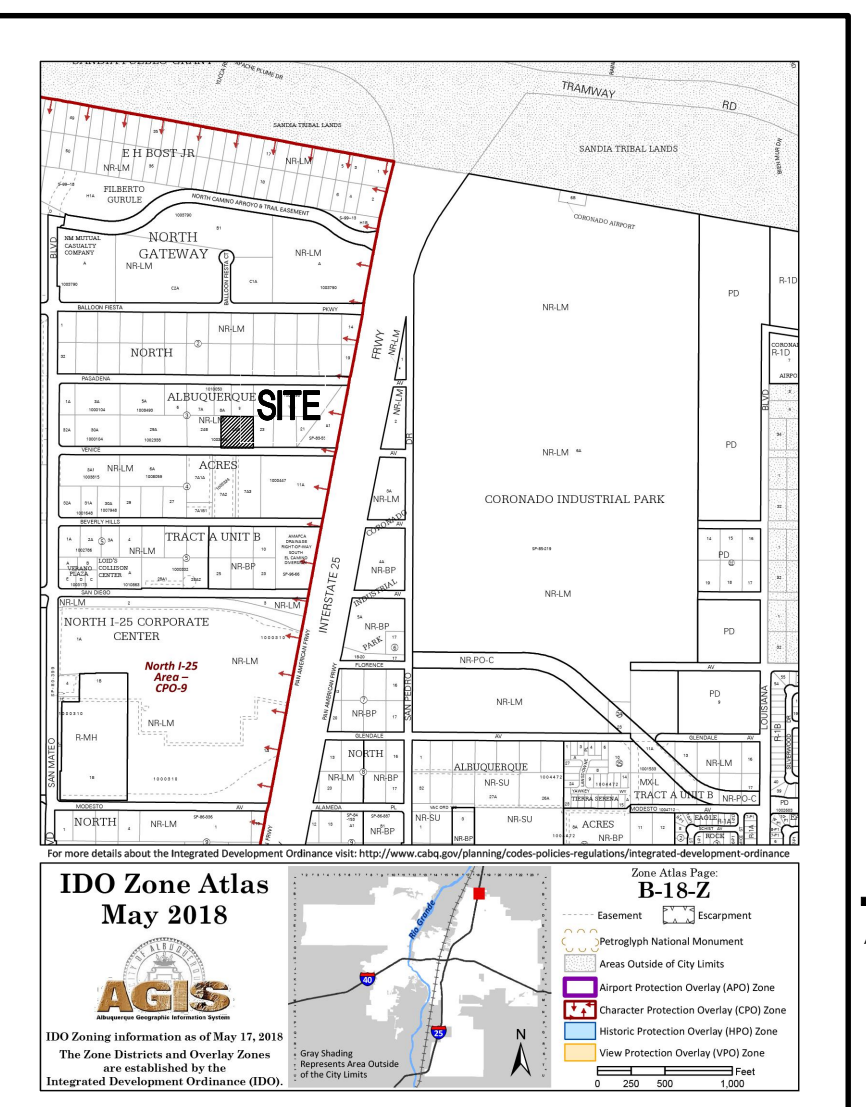
1 SITE PLAN
1"=20'-0"

KEYED NOTES

- CONCRETE CURB, REFER DETAIL 7/SDP-1
- (2) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-1
- HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 2&4/SDP-1
- (1) 4'x20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
- 2" ASPHALT PAVING OVER 4" BASE COURSE
- SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
- NEW ENTRANCE DRIVE PER COA STD DWG 2426
- NEW REFUSE ENCLOSURE, REFER DETAIL 5/SDP-1
- ELEC. TRANSFORMER LOCATION
- NEW FIRE HYDRANT LOCATION

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 5605 VENICE AVE., NE ALBUQUERQUE, NEW MEXICO
 OWNER: GLASSRITE
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: LOT 24-A, BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B
 CURRENT ZONING CLASSIFICATION: NR-LM
 NET SITE AREA: 56,520 SF 1.2975 ACRES
 BUILDING AREA: OFFICE 3,952 GSF WAREHOUSE 16,324 GSF TOTAL 20,276 GSF
 FAR: 35.9
 PARKING ANALYSIS:
 OFF-STREET PARKING: OFFICE 3,952 GSF WAREHOUSE 16,324 GSF
 3.5:1000 = 14 SPACES NO REQUIREMENT
 TOTAL SPACES PROVIDED 35 SPACES
 HANDICAP PARKING (26-35 PRVD) = REQUIRED 2 SPACE TOTAL (1 VAN) PROVIDED 2 SPACE TOTAL (1 VAN)
 MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 1 SPACE PROVIDED 1 SPACE
 BICYCLE PARKING 10% OF REQ'D = REQUIRED 2 SPACES PROVIDED 2 SPACES



PROJECT NO. PR-2023-008250
 APPLICATION NO. SI-2023-00376-SITE PLAN-DFT

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.
 DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/WJA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

LEGEND

—	PROPERTY LINE
- - -	EASEMENT LINE
▨	LANDSCAPED AREA
▩	PONDING AREA
▧	SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(ii) and 7-4(1)(5)(iv), LANDSCAPING AND SIGNAGE 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 ACCEPTABLE IN THE CLEAR SITE TRIANGLE
Ⓢ	HANDICAP PARKING PAVEMENT MARKING
Ⓜ	EXISTING FIRE HYDRANT

- GENERAL NOTES
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
 - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #241.

INDEX TO DRAWINGS

SDP-1	SITE DEVELOPMENT PLAN
SDP-1	BUILDING EXTERIOR ELEVATIONS
GR-1	GRADING & DRAINAGE PLAN
MU-1	MASTER UTILITY PLAN
LS-101	LANDSCAPE PLAN
LS-102	IRRIGATION PLAN
LS-103	LANDSCAPE DETAILS

TATE FISHBURN ARCHITECT

ARCHITECT SEAL

STATE OF NEW MEXICO
TATE FISHBURN
REGISTERED ARCHITECT
EXPIRES 01-2023

ENGINEER SEAL

PROJECT

GLASS-RITE
NEW OFFICE/WAREHOUSE
5605 VENICE AVE., NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE MARCH 1, 2023

SCALE
1"=20'-0"
OR AS NOTED

DRAWING NAME
SITE DEVELOPMENT PLAN

SHEET NUMBER
SDP-1

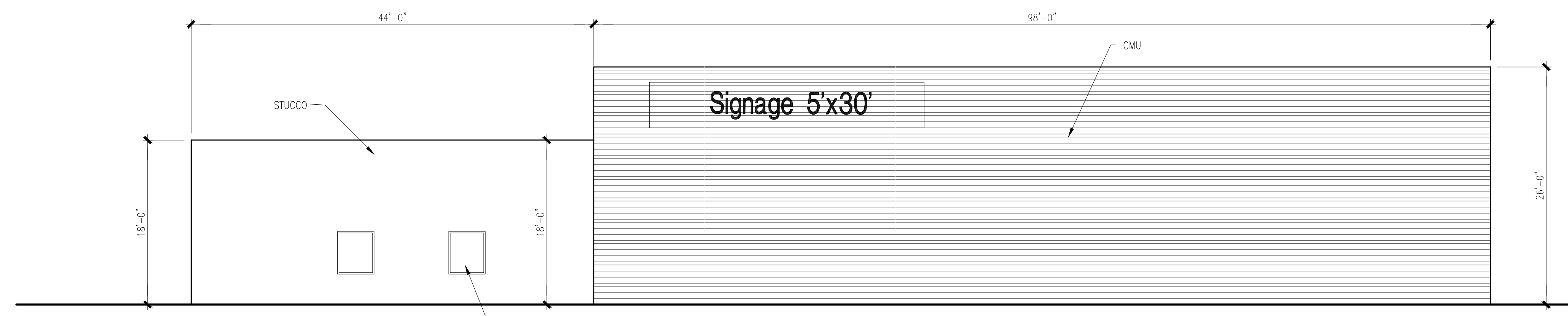
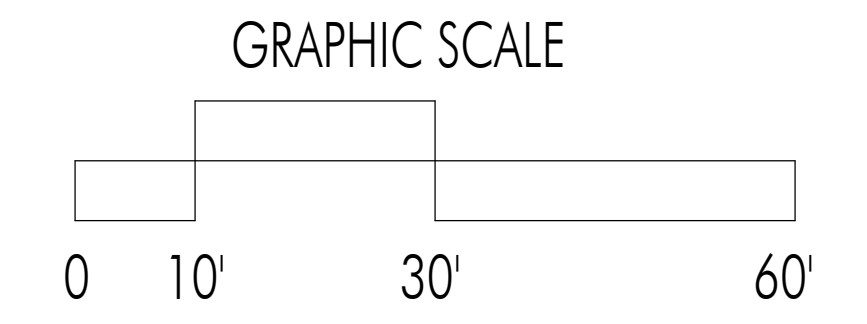


EXTERIOR FINISHES

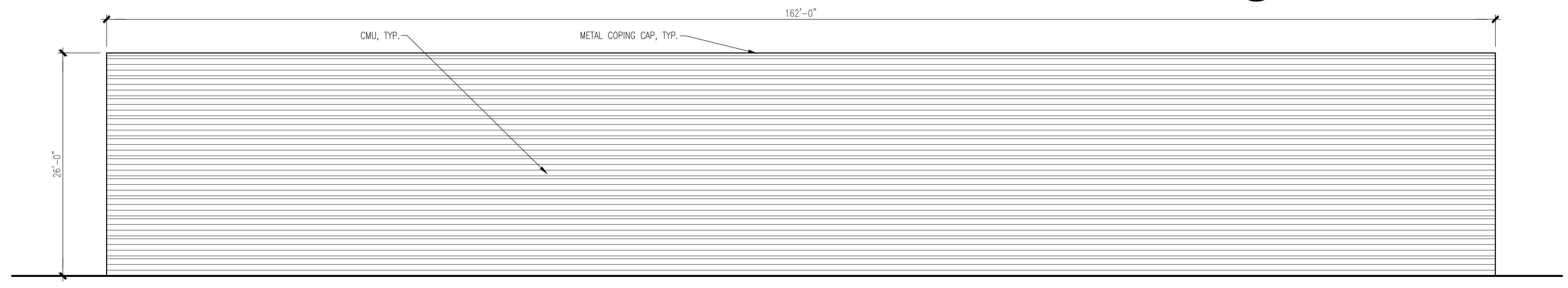
CMU- COLOR FIELD - INTEGRALLY COLORED LIGHT GRAY
 CMU- ACCENT BANDS - INTEGRALLY COLORED DARK GRAY
 STUCCO- DARK GRAY
 ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
 WINDOW GLAZING- 1" TINTED INSULATED
 TINT COLOR- SOLAR GRAY
 OVERHEAD & HM DOORS- LIGHT GRAY
 NOTE: ALL EXTERIOR FINISHES SHALL HAVE LIGHT REFLECTIVE VALUE RANGING FROM 20% TO 50%.
 ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FLUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
 ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.
 NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE CITY OF ALBUQUERQUE IDO.
 NOTE: ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ALL PROPERTY LINES BY PARAPETS.

BUILDING SIGNAGE CALCS:

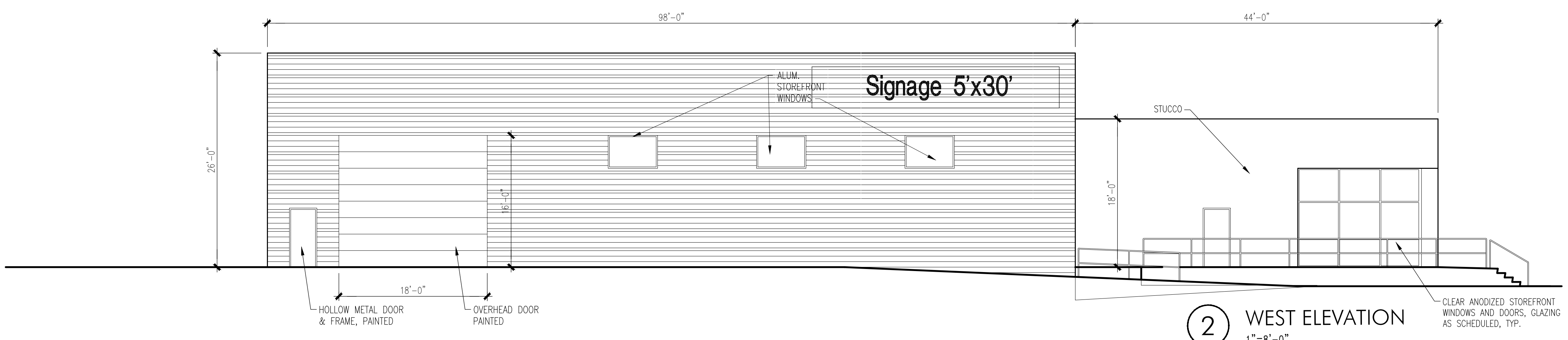
SOUTH ELEVATION- BLDG. AREA-4,212 S.F. SIGNAGE- 150 S.F.
 150 / 4,212 = 2.8%
 EAST ELEVATION- BLDG. AREA-3,340 S.F. SIGNAGE- 150 S.F.
 150 / 3,340 = 4.5%
 WEST ELEVATION- BLDG. AREA-3,340 S.F. SIGNAGE- 150 S.F.
 150 / 3,340 = 4.5%



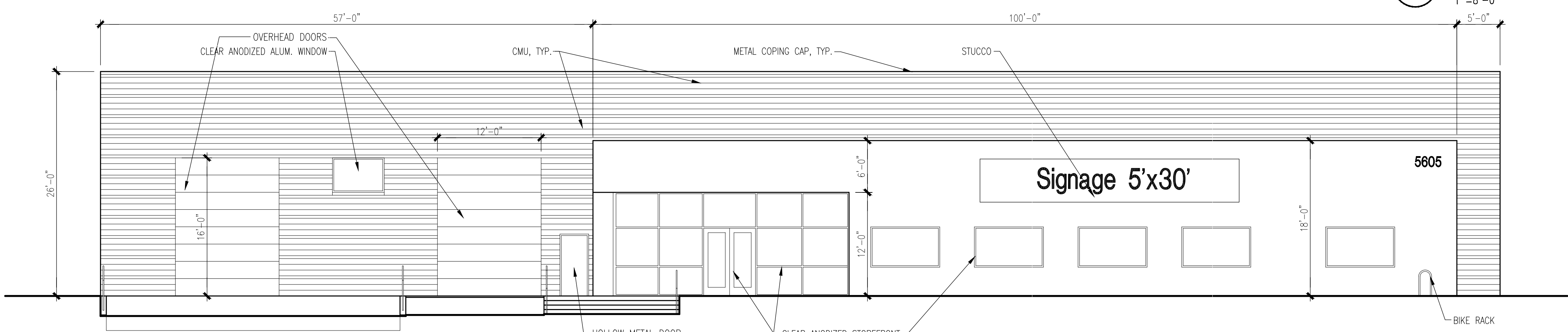
④ EAST ELEVATION
1"=8'-0"



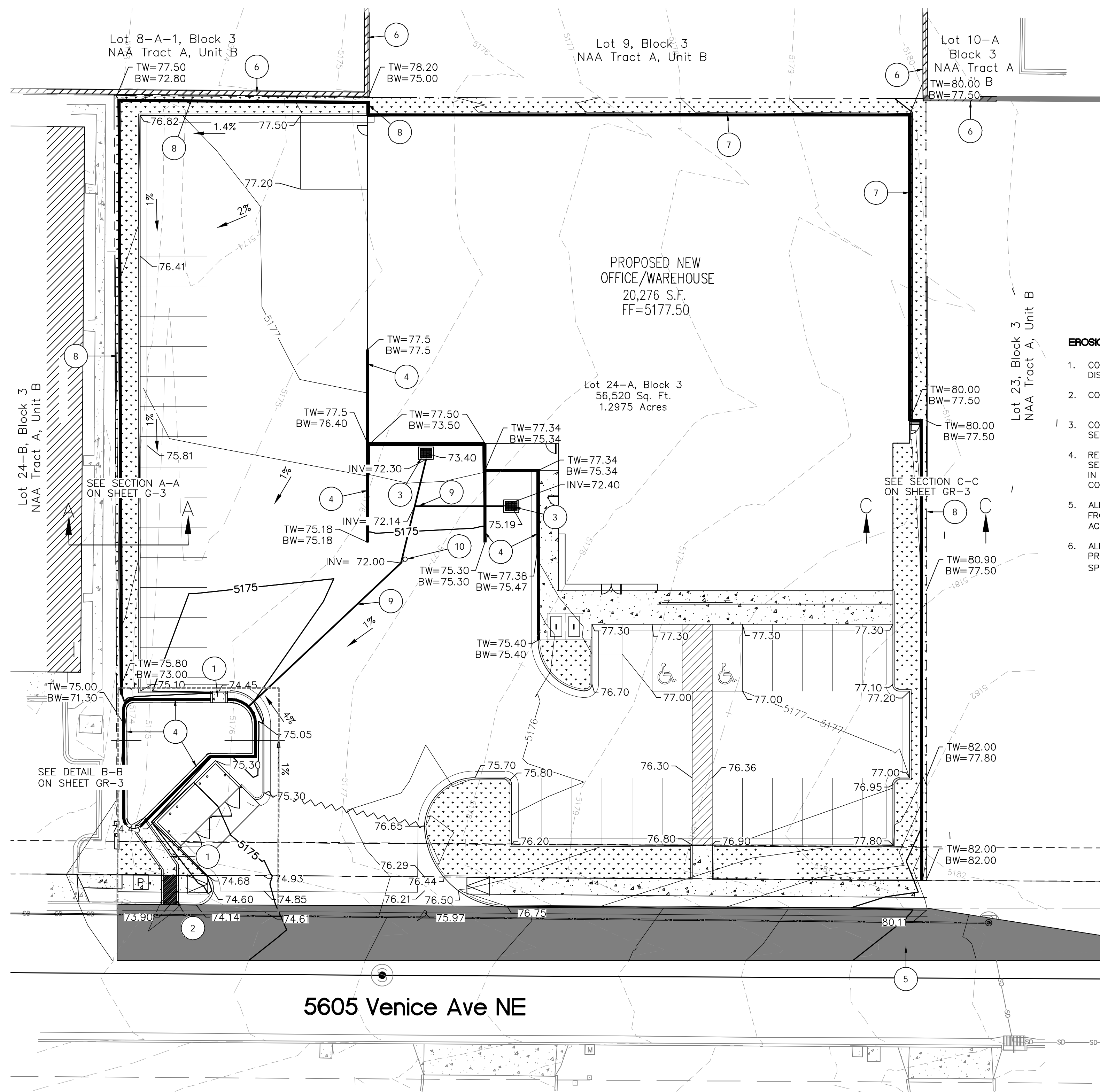
③ NORTH ELEVATION
1"=8'-0"



② WEST ELEVATION
1"=8'-0"



① SOUTH ELEVATION
1"=8'-0"



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- ▬ BUILDING
- ▬ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- - - PROPOSED INDEX CONTOUR
- - - PROPOSED CONTOUR
- ▬ RETAINING WALL

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 1/2" GRAVEL.

NOTICE TO CONTRACTORS

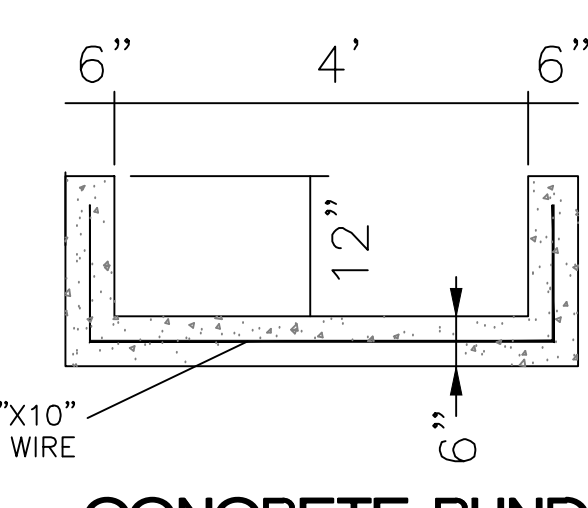
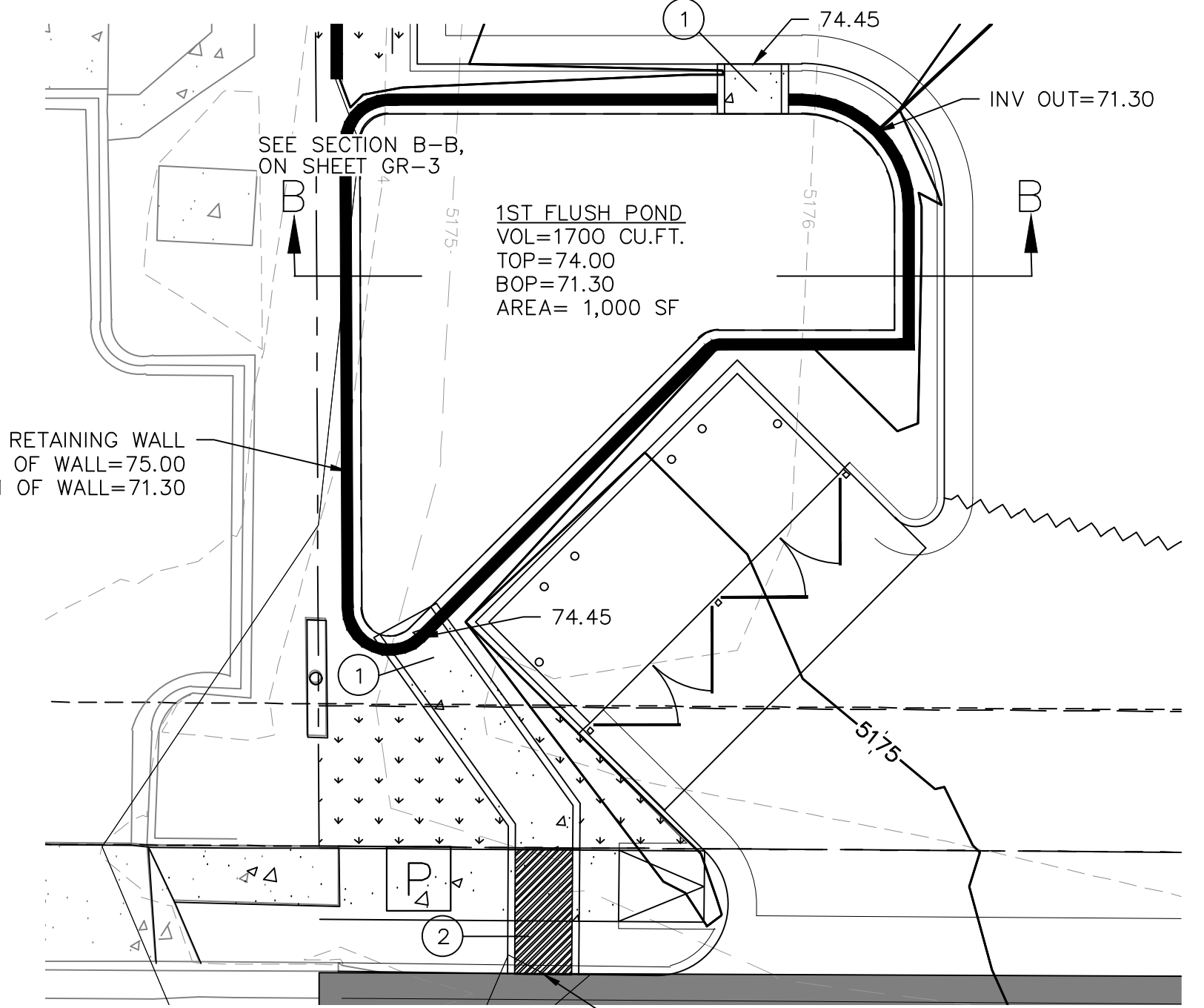
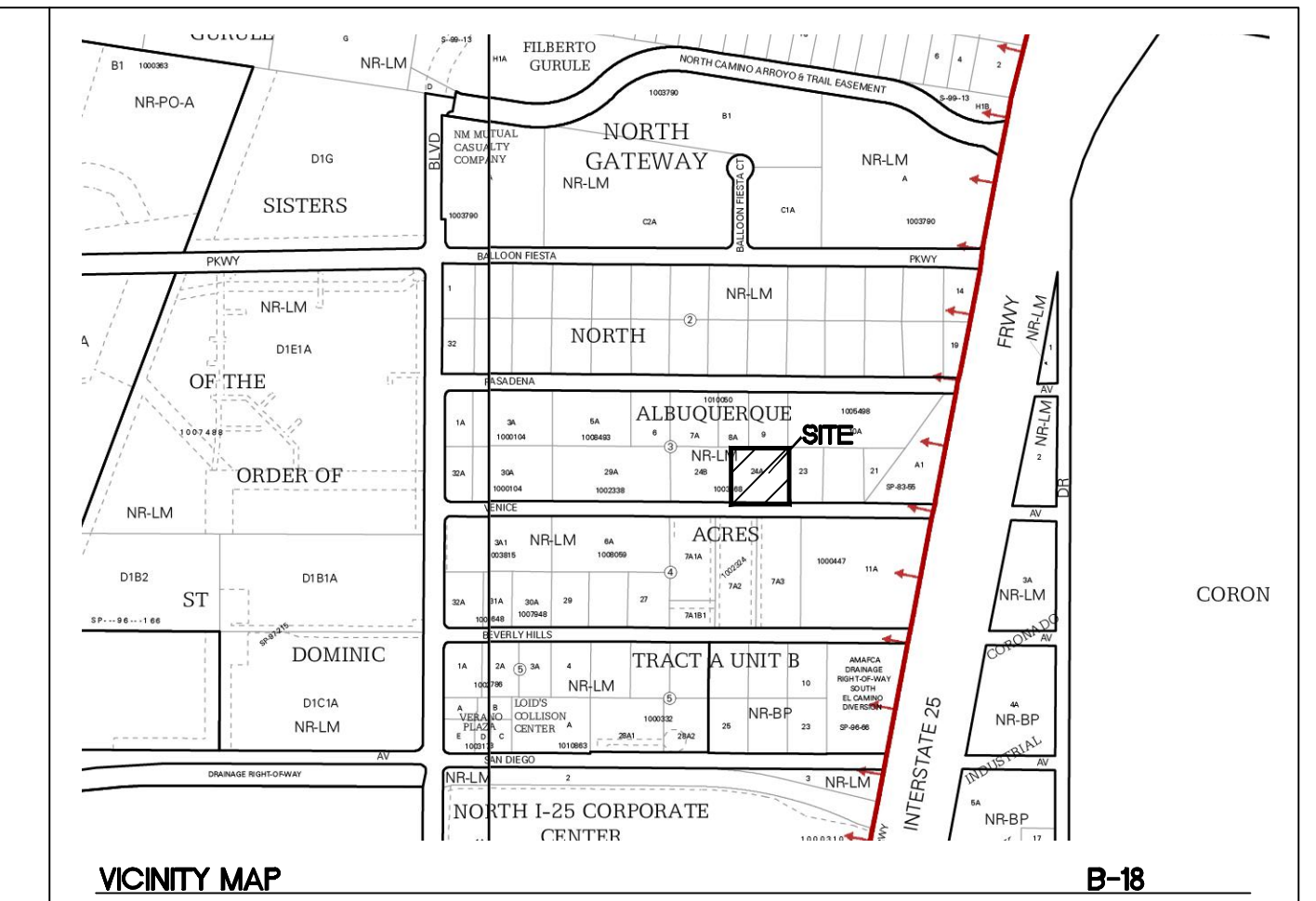
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

KEYED NOTES

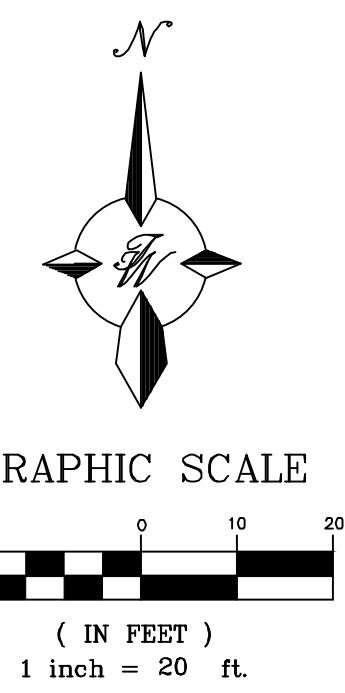
- ① 4' CONCRETE RUNDOWN, SEE DETAIL THIS SHEET
- ② 4' SIDEWALK CULVERT PER COA STD DWG 2236
- ③ AREA DRAIN
- ④ RETAINING WALL WITH RAILING
- ⑤ NEW ASPHALT PAVEMENT (MATCH GRADES AT EXISTING PAVEMENT EDGE)
- ⑥ EXISTING RETAINING/PERIMETER WALL
- ⑦ EXTENDED STEM WALL/RETAINING WALL
- ⑧ RETAINING WALL WITHOUT RAILING
- ⑨ 6" PVC SD
- ⑩ SD CLEAN OUT

NOTE

SEE SHEET G-2 FOR LOT 23 INTERIM GRADING PLAN.



CONCRETE RUNDOWN
NOTE: CHANNEL CAPACITY= 46 CFS AT 2% SLOPE
NTS



5605 Venice Ave NE

Weighted E Method

Zone:
Zone 2
Developed Basins

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
D-2W/75'	56,520.0	1.30	0.002	0%	0.00	0%	0.00	15%	0.19	75%	0.97	1.902	0.206	4.82
Total	56,520.0	1.298	0.00203	0.00	0.000	0.195	0.973							

FIRST FLUSH VOLUME REQUIRED = 1554.37 Cu.Ft. < POND VOLUME PROVIDED = 1,700 Cu.Ft.

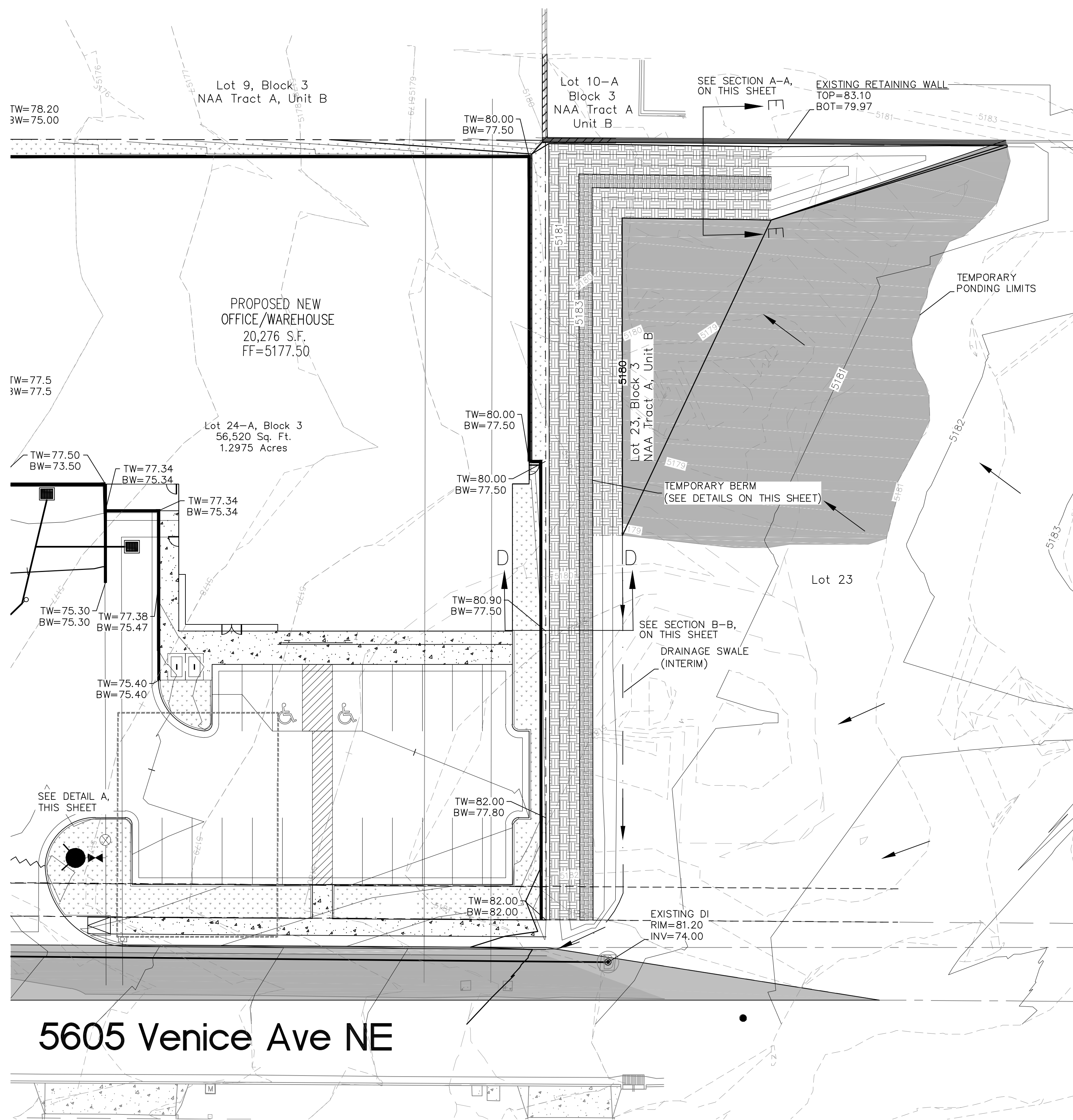
NARRATIVE:

THIS CURRENTLY VACANT SITE IS LOCATED IN THE DRAINAGE BASIN ANALYZED WITHIN A MASTER DRAINAGE PLAN (B17D03). PER THE MASTER PLAN IT IS ALLOWED FREE DISCHARGE TO THE EXISTING STREET AND STORM DRAIN IN VENICE AVE., NE. THE PROPOSED ON-SITE IMPERVIOUS AREAS FIRST DRAIN TO A PROPOSED POND WHERE THE FIRST FLUSH VOLUME WILL BE RETAINED ON SITE.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

	GLASS RITE 5605 VENICE AVE GRADING AND DRAINAGE PLAN	DRAWN BY pm DATE 9-6-22 DRAWING
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1 JOB # 2022092



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- BUILDING
- SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- - - PROPOSED INDEX CONTOUR
- - - PROPOSED CONTOUR
- RETAINING WALL
- EXISTING RETAINING WALL
- FLOW ARROW

KEYED NOTES

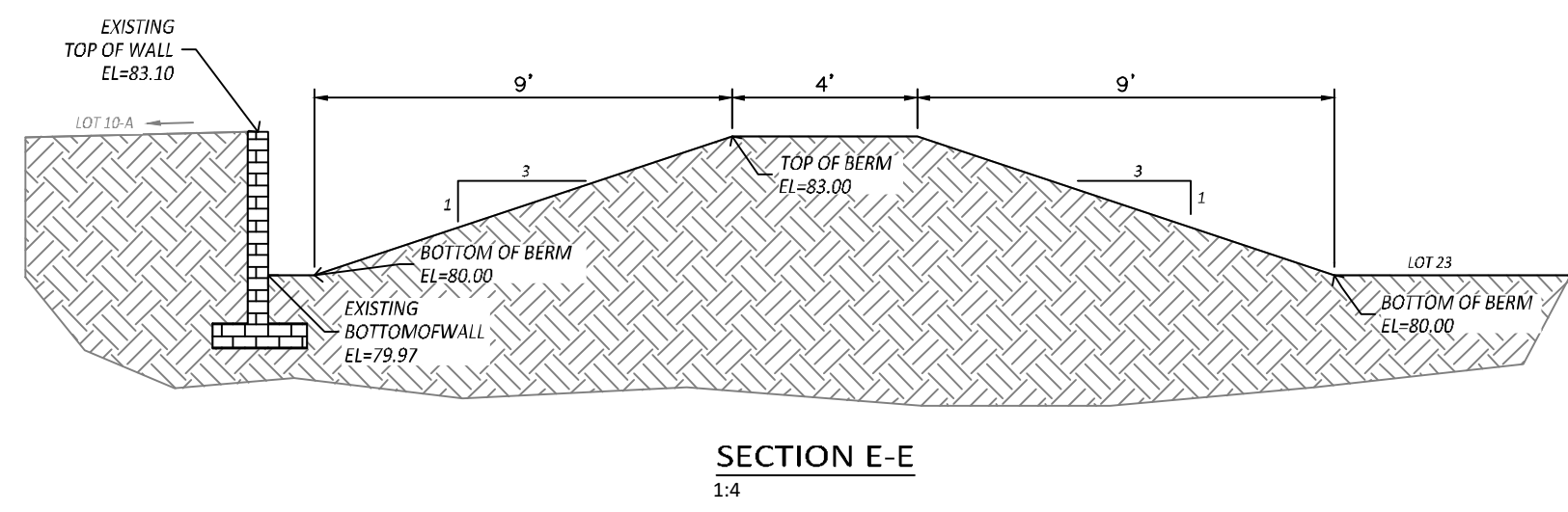
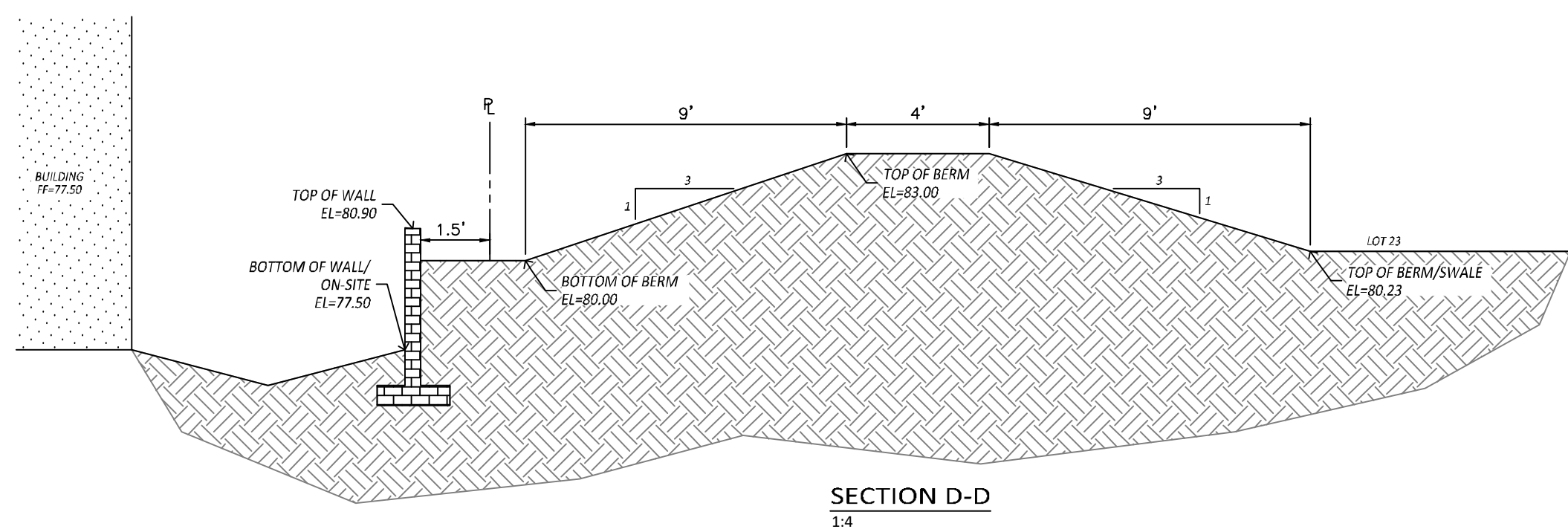
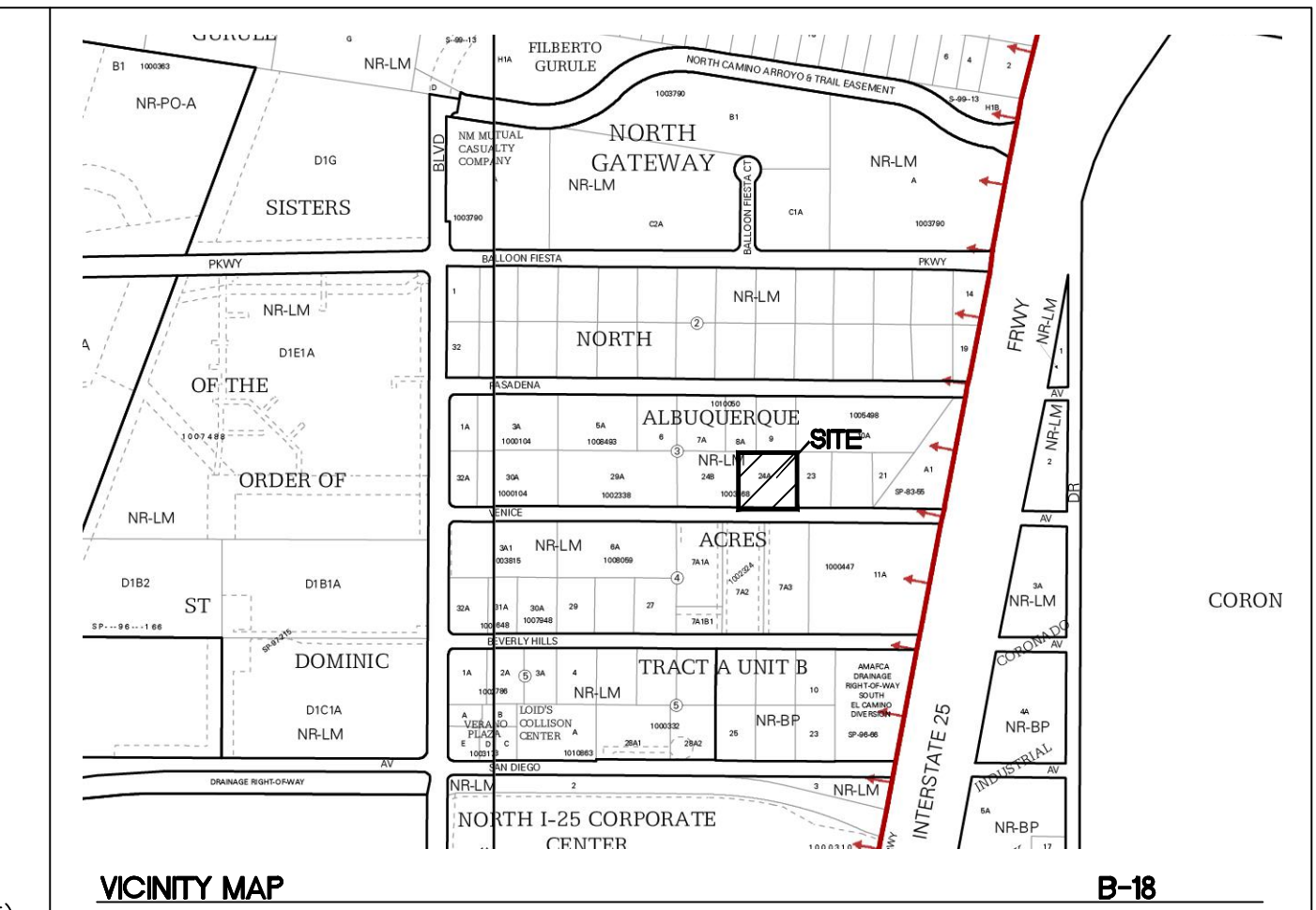
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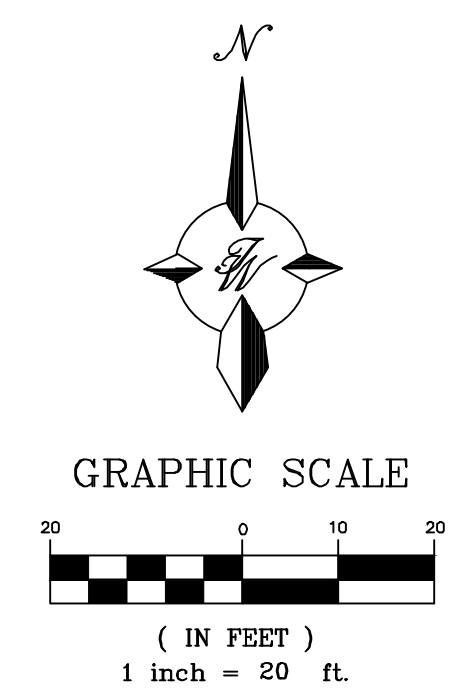
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7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

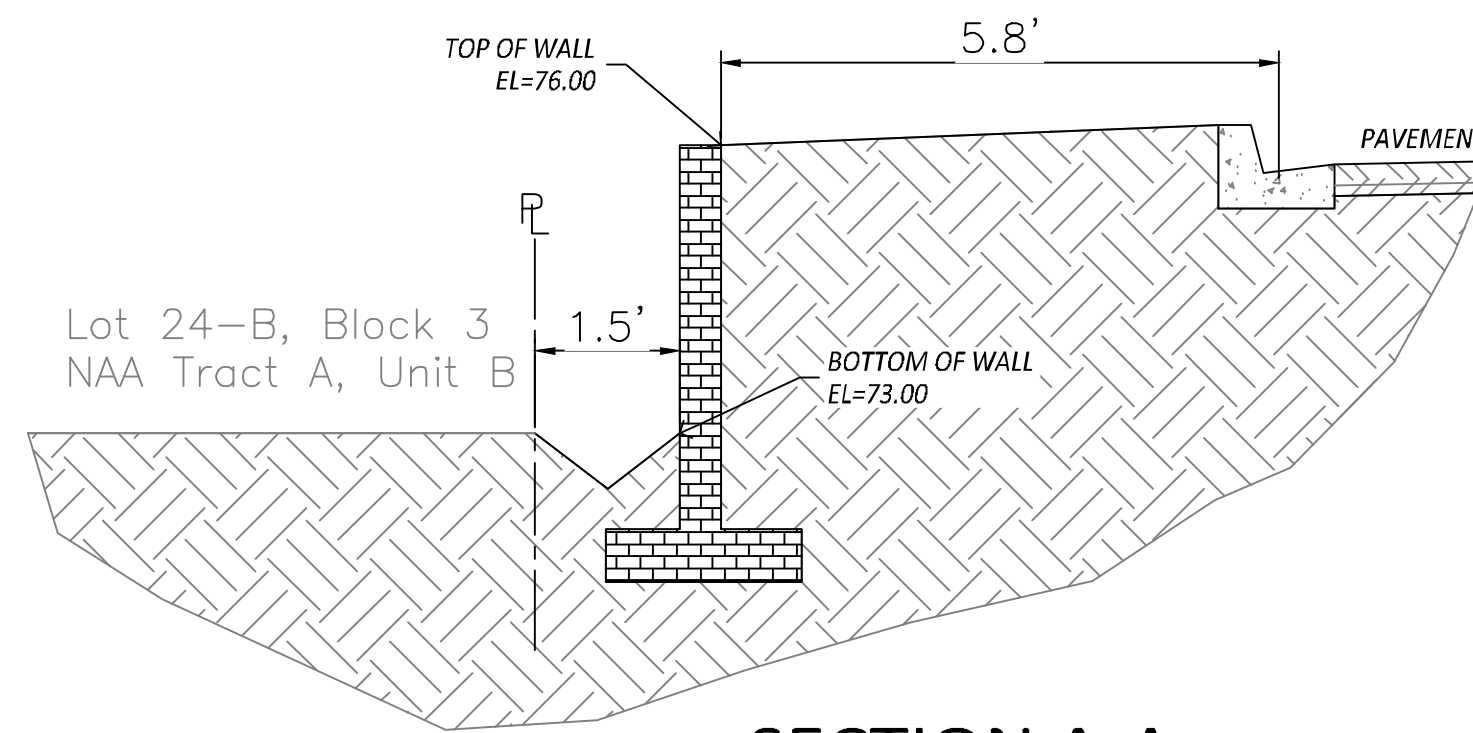


CAUTION

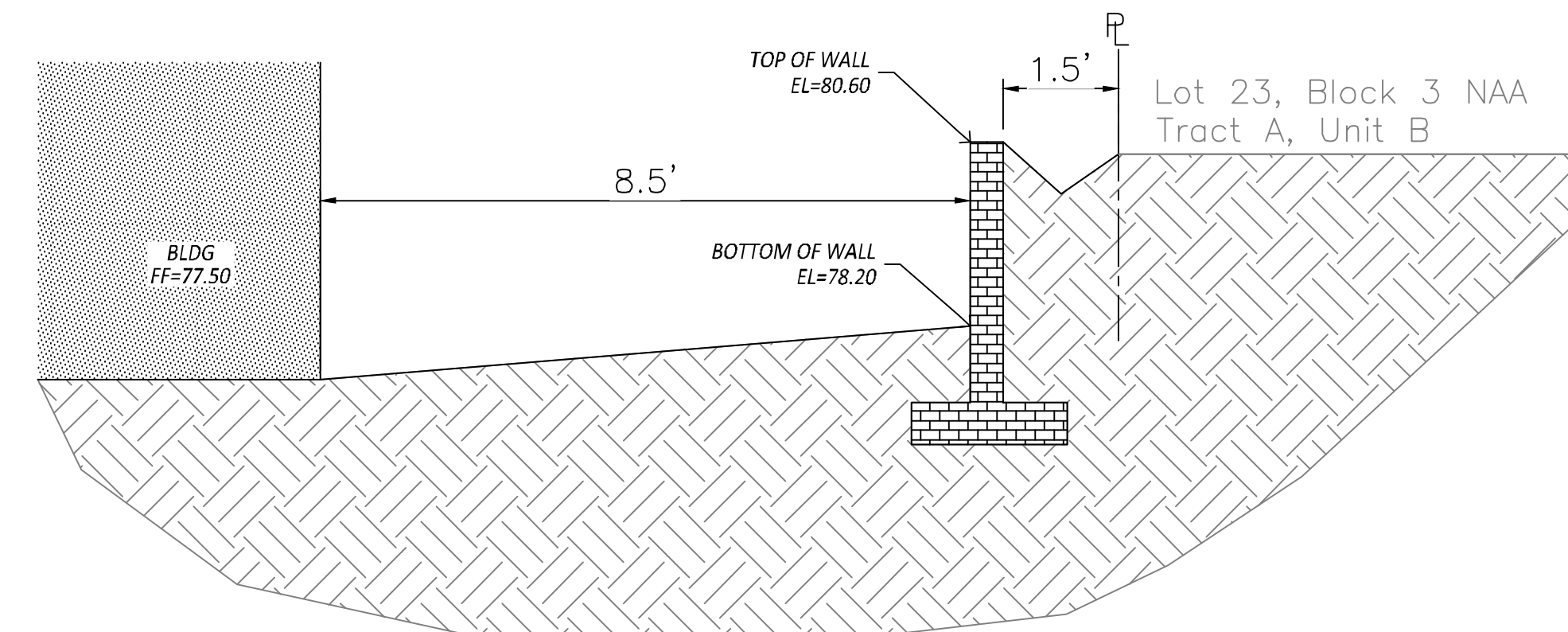
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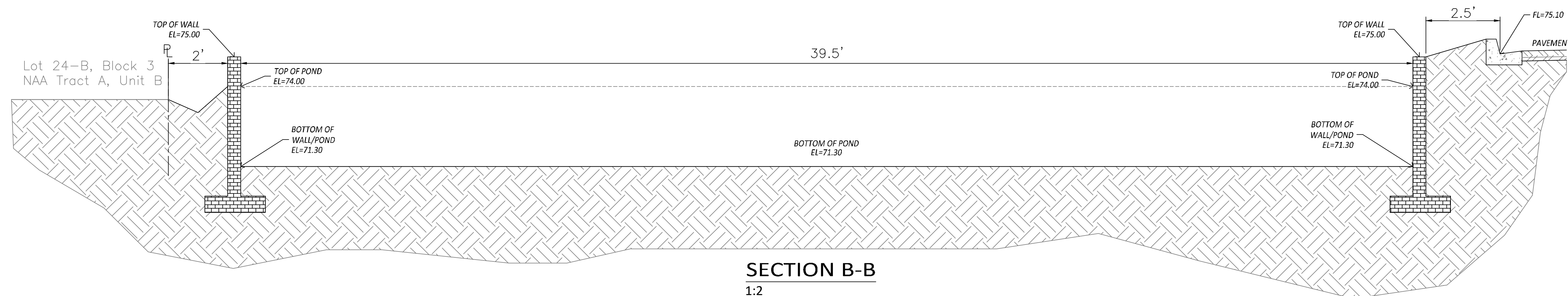
	GLASS RITE 5605 VENICE AVE	DRAWN BY pjm
	INTERIM GRADING AND DRAINAGE PLAN	DATE 9-6-22
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
4/6/2023 VINCENT P. CARRICA P.E. #16212		SHEET # GR-2
		JOB # 2022092



SECTION A-A
1:2

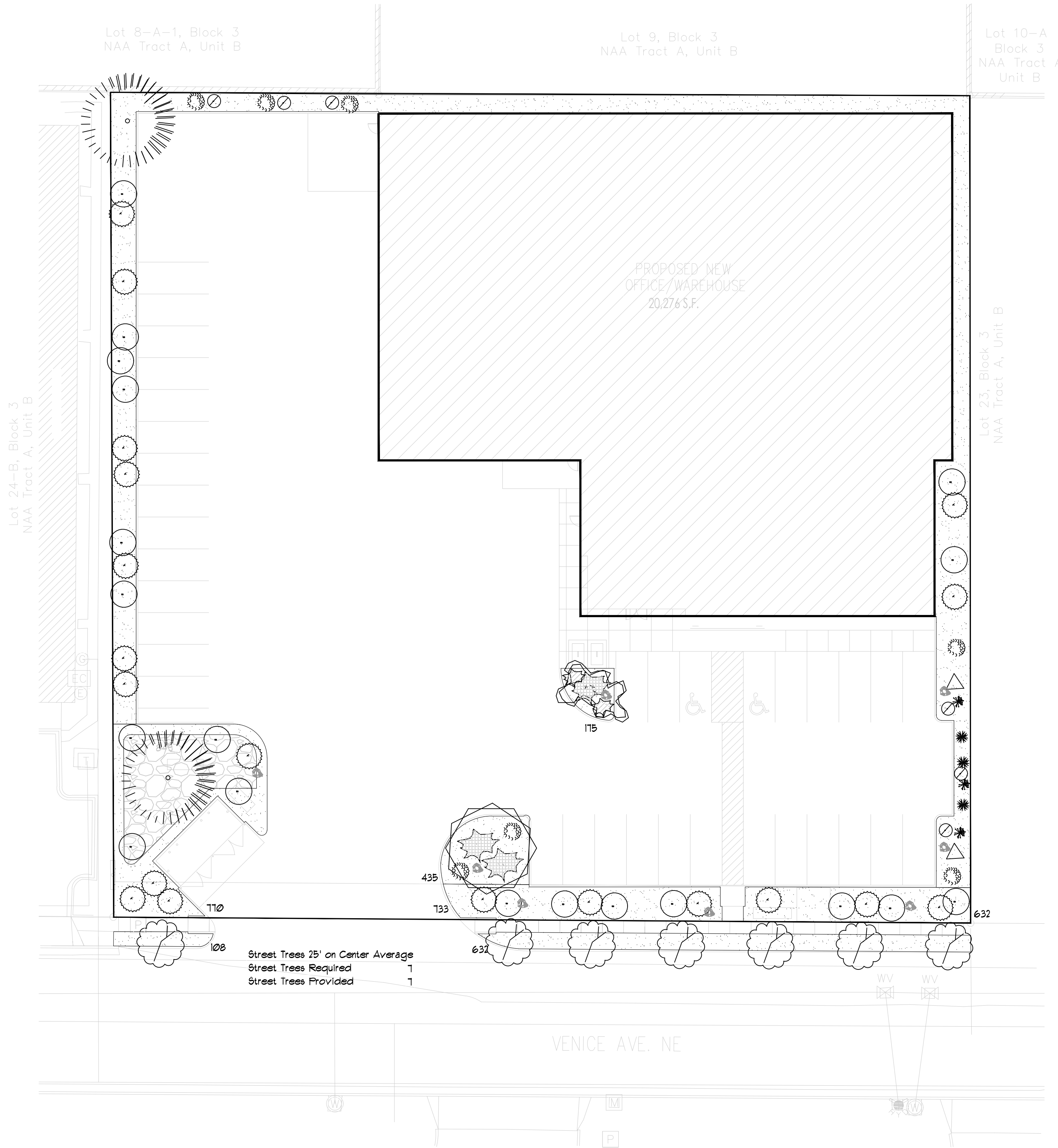


SECTION C-C
1:2



SECTION B-B
1:2

ENGINEER'S SEAL	GLASS RITE 5605 VENICE AVE	DRAWN BY pm
 VINCENT P. CARRICA P.E. #16212	GRADING AND DRAINAGE NOTES	DATE 9-6-22
	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # GR-3
		JOB # 2022092



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL			H2O USE
Trees					
2	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	1250 M
1	2" Cal 6-8"	Crape Myrtle <i>Lagerstroemia indica</i> Multi Trunk, Tree Form, Red	20x20	400	400 M
1	2" Cal 6-8"	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	1008 M
1	2" Cal. 6-8"	Desert Willow <i>Chilopsis linearis</i>	20x25	625	625 M
11	TOTAL TREE COVERAGE				3283

QTY	SIZE	COMMON/BOTANICAL			H2O USE
Shrubs & Groundcovers					
1	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x6	36	252 M
19	5 Gal	Apache Plums <i>Fallugia paradoxa</i>	6x7	49	931 L
19	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	6x7	49	931 L
6	5 Gal	Blue Mist <i>Panicum virgatum</i> 'Rotstrahlbuch'	4x4	16	96 L
3	5 Gal	Buffalo Juniper <i>Juniperus sabin</i> 'Buffalo'	1x12	144	432 M
2	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x7	49	98 M
3	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	2x2	4	12 M
3	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	25x3	9	27 M
2	5 Gal	Carpet Roses <i>Rosa</i> 'Red Flower Carpet'	2x3	9	18 L
64	TOTAL SHRUBS				2191
8	2-3cf	Boulders Bury 1/3, Moss Rock or Equal			
3485	Landscape Gravel / Filter Fabric 3/4" Crushed Grey				
849	Oversize Landscape Gravel / Filter Fabric 2-4" Blue Saiz				
4334	Total Landscape Area				

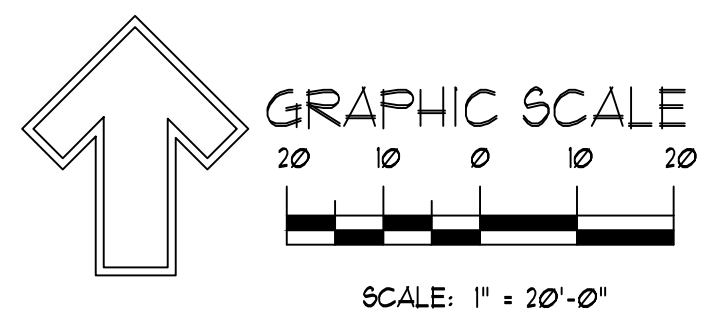
LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

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

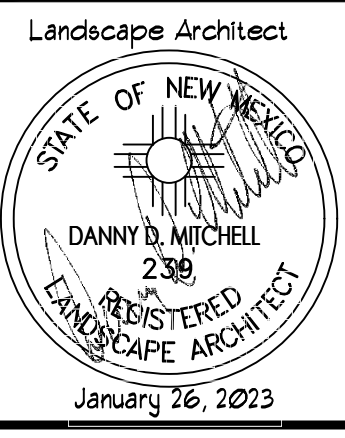
Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas, unless otherwise specified.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	51569
TOTAL BUILDING AREA (sf)	-20216
TOTAL LOT AREA (sf)	31293
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED	4694
TOTAL ON-SITE LANDSCAPE PROVIDED	4334
TOTAL GROUND COVER REQUIRED	1300
TOTAL GROUND COVER PROVIDED	2191
TOTAL LIVE PLANTS REQUIRED	3251
TOTAL LIVE PLANTS PROVIDED	6080



TATEFISHBURN
ARCHITECT



ENGINEER SEAL

PROJECT

GLASS-RITE
NEW OFFICE/WAREHOUSE
5605 VENICE AVE NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JANUARY 26, 2023

NORTH SCALE

1" = 20'-0"
OR AS NOTED

DRAWING NAME

Landscape Plan

SHEET NUMBER

LS101



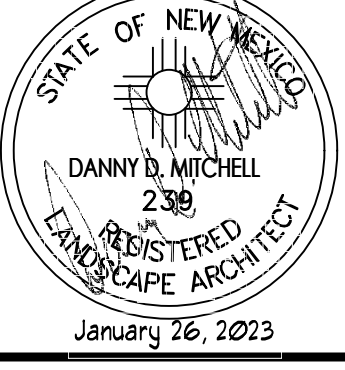
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TATEFISHBURN
ARCHITECT

Landscape Architect



ENGINEER SEAL

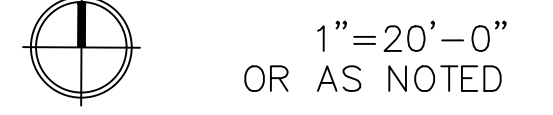
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NORTH SCALE



DRAWING NAME

Irrigation Plan

SHEET NUMBER

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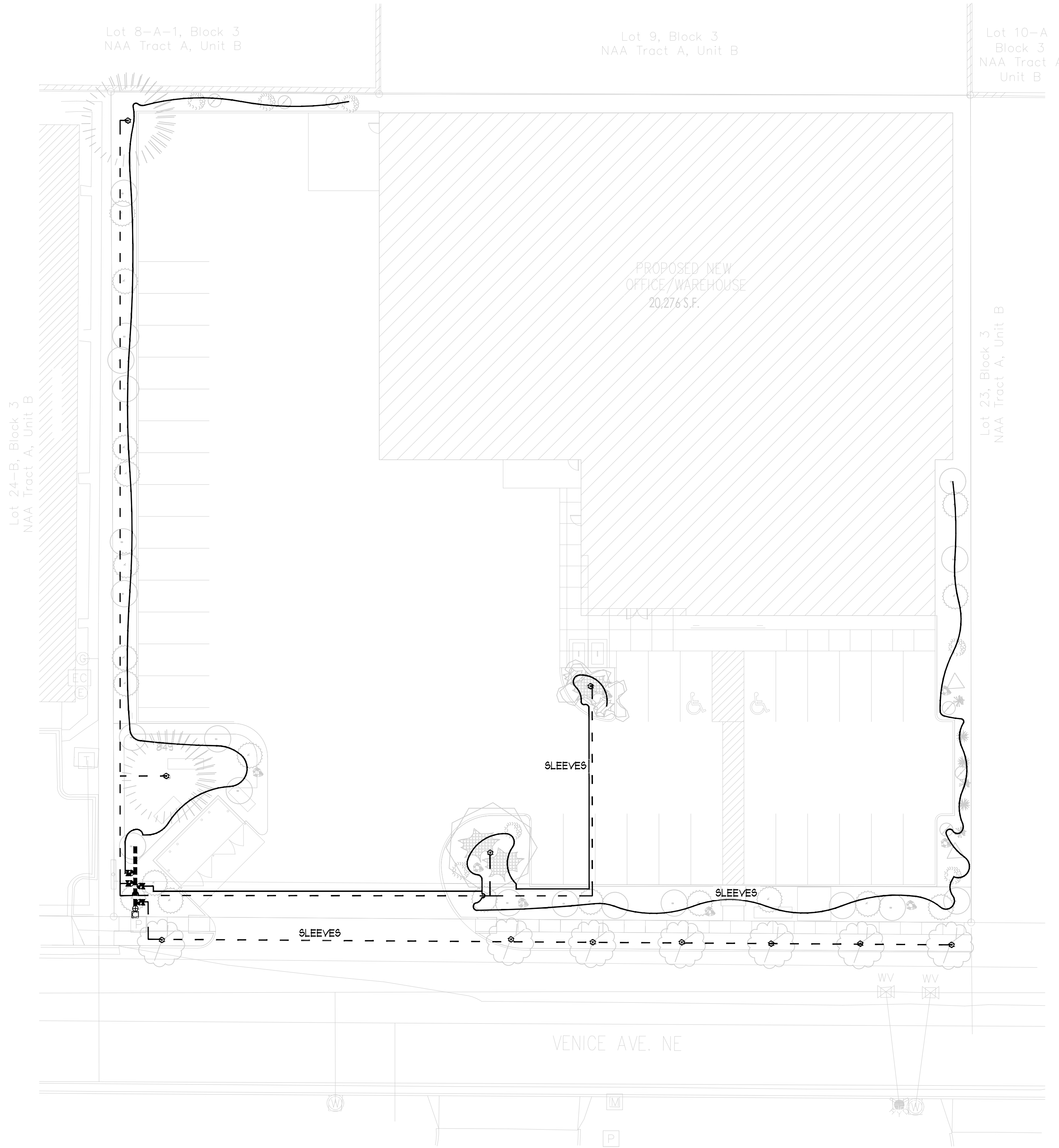
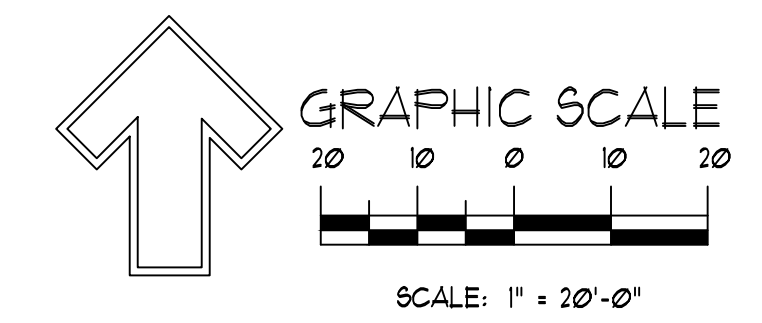
IRRIGATION LEGEND

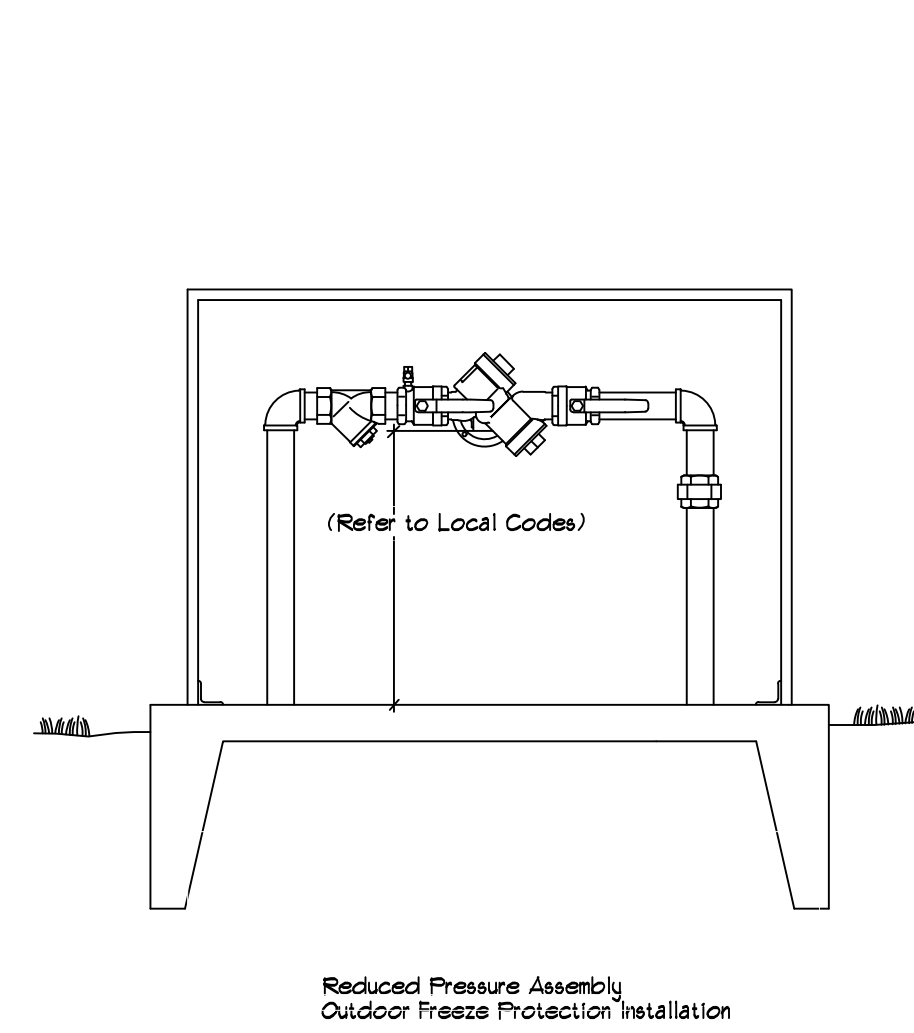
COMPONENT	MANUFACTURER	SIZE / NOTES
□ POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	
□ IRRIGATION CONTROLLER	HUNTER	Smart Controller
I BACKFLOW PREVENTION DEVICE	FEBCO (OR EQUAL)	1 1/2" RPA / Freeze Protection Required
⊕ MASTERVALVE ASSEMBLY	HUNTER	1 1/2"
— MAINLINE	Sch 40 PVC	1 1/2"
— ELECTRIC ZONE VALVE	HUNTER	1" Top
— SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
— Drip Line, Tree Netafin Rings	Class 200 PVC	
— Drip Line, Shrub Drip Emitter Line	Polypipe	
⊙ Netafin Spiral Tree Irrigation	RAINBIRD,	SEE DETAIL

Size Equipment as Required for Flow Rate

IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER/BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

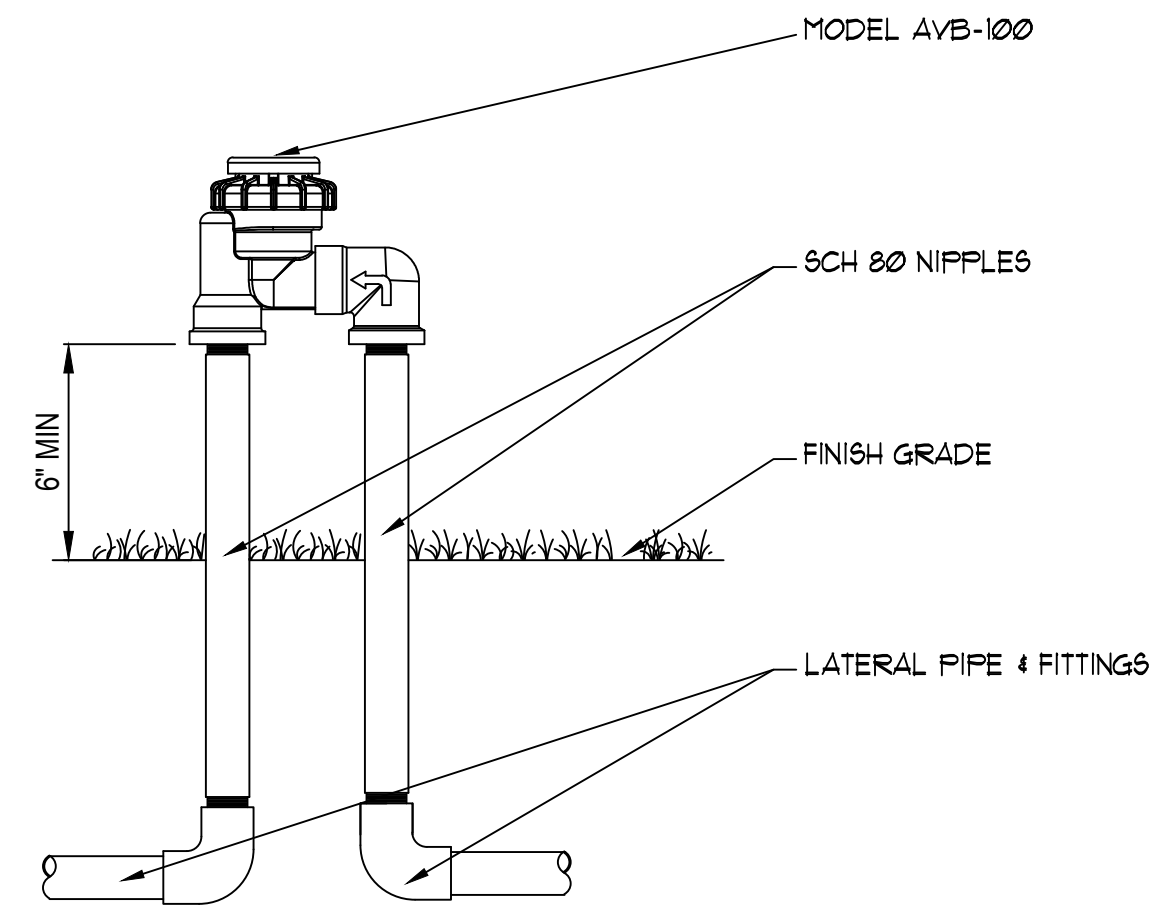




Reduced Pressure Assembly
Outdoor Freeze Protection Installation

RPA, HOTBOX TYP.

N.T.S.



NOTE:
ATMOSPHERIC VACUUM BREAKERS SHOULD BE INSTALLED 6 - 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

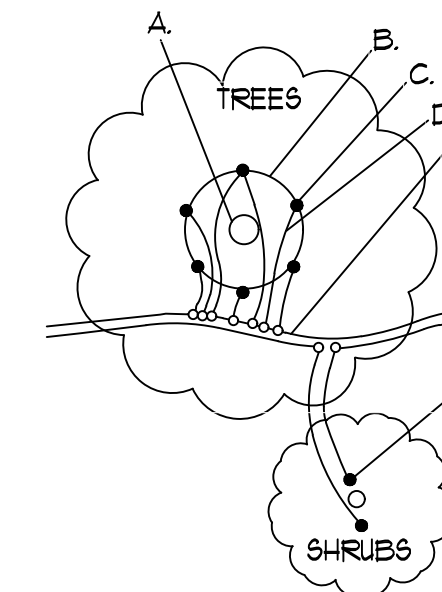
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 301-025n.

VALVES: AVB VALVES

AVB W/ SCH 80 NIPPLE RISERS

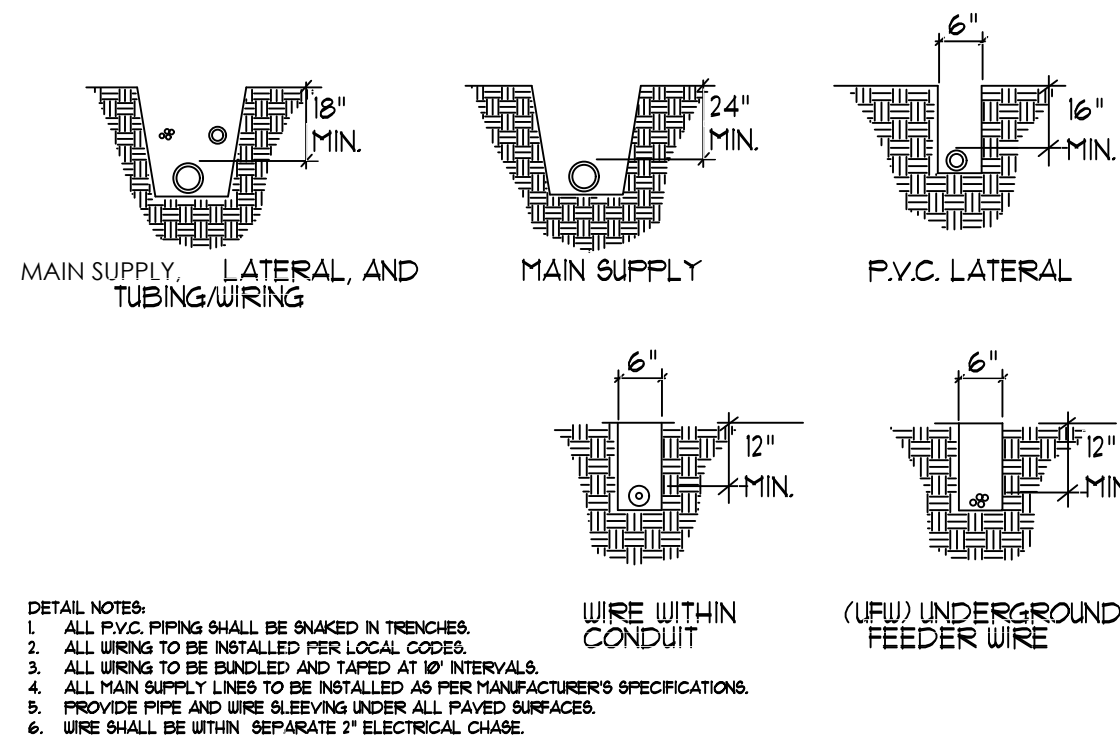
N.T.S.



- A. TREE TRUNK/ROOT CROWN
 - B. 24" CIRCLE FROM TRUNK
 - C. EMITTERS
 - D. 1/8" DISTRIBUTION LINE
 - E. PE DRIPLINE
 - F. EMITTER PLACED WITHIN 6" OF PLANT STEM
- NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

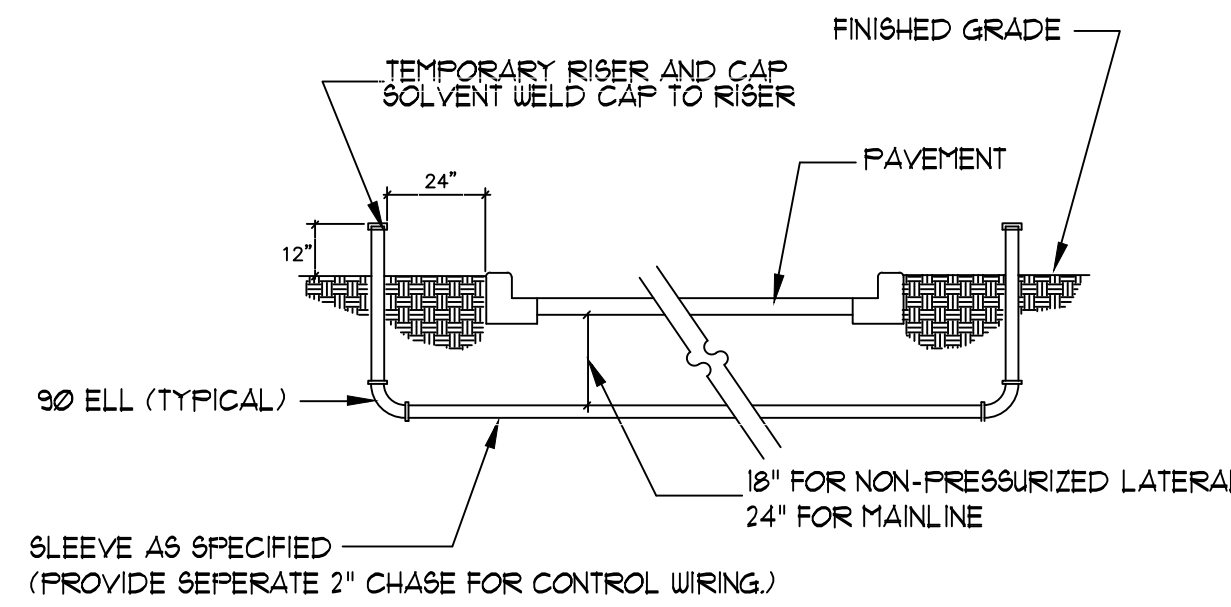
N.T.S.



- DETAIL NOTES:
1. ALL PVC PIPING SHALL BE SNAKED IN TRENCHES.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. ALL WIRING TO BE BUNDLED AND TAPED AT 18" INTERVALS.
 4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 5. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
 6. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.

TRENCHING DETAIL

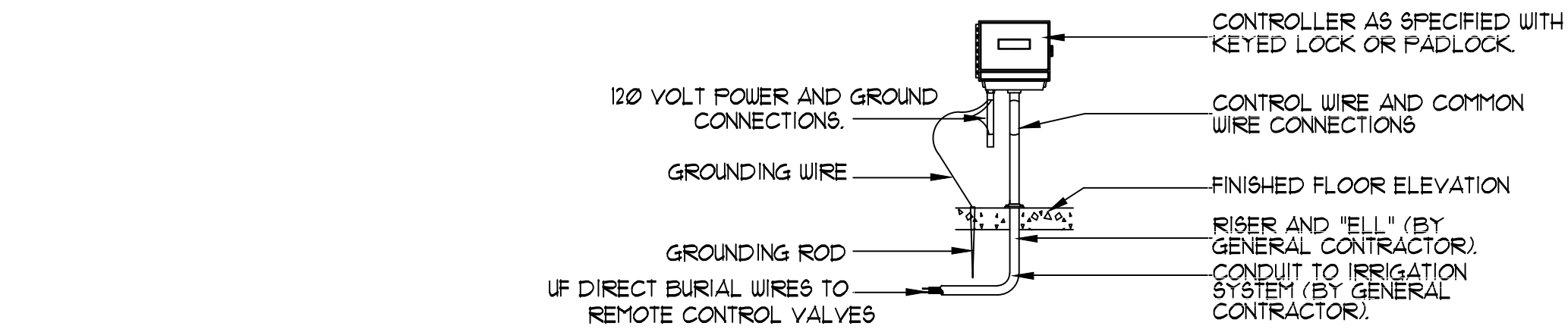
N.T.S.



SLEEVE AS SPECIFIED
(PROVIDE SEPERATE 2" CHASE FOR CONTROL WIRING.)

SLEEVE INSTALLATION DETAIL

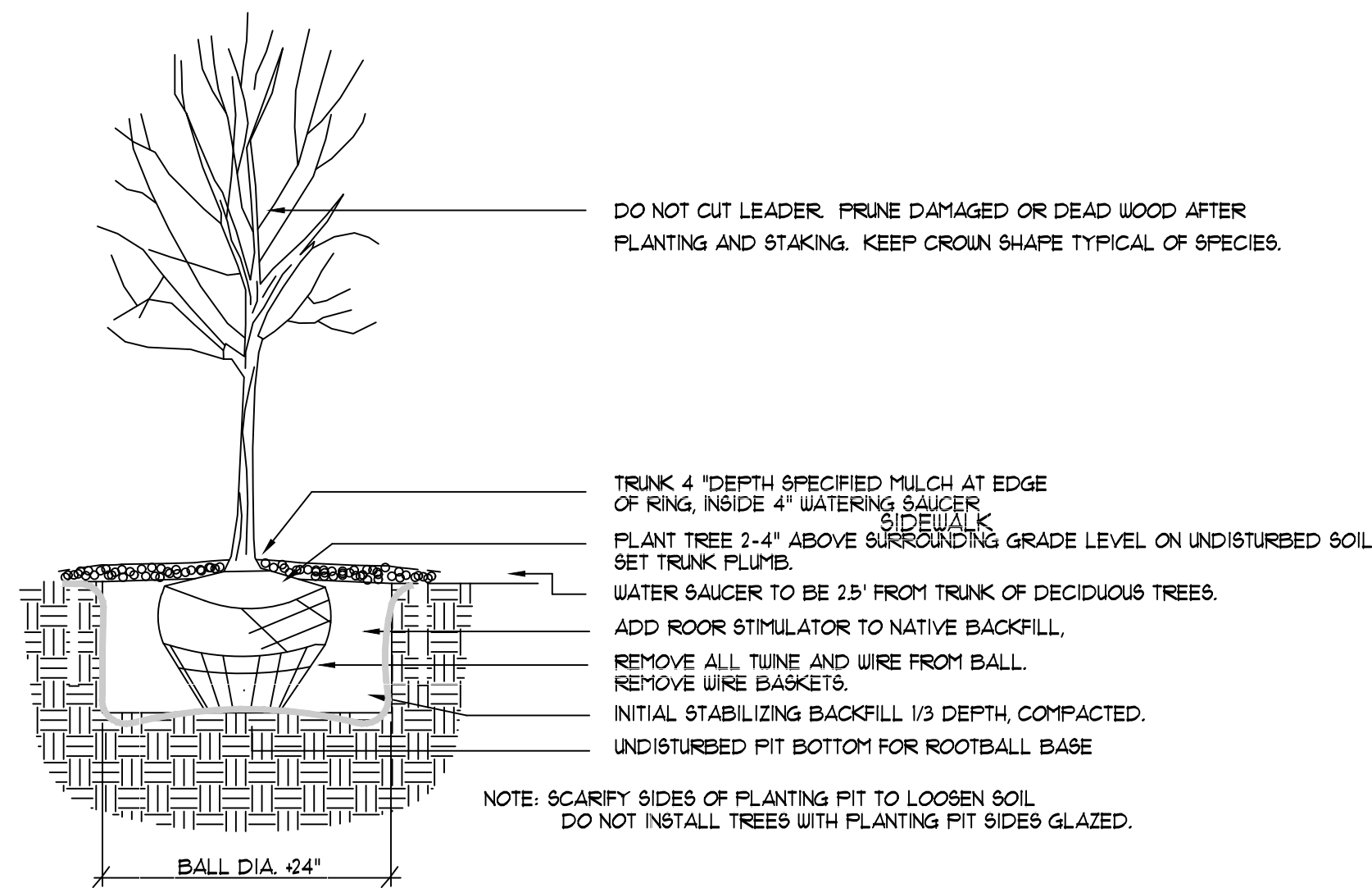
N.T.S.



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
 4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

CONTROLLER DETAIL

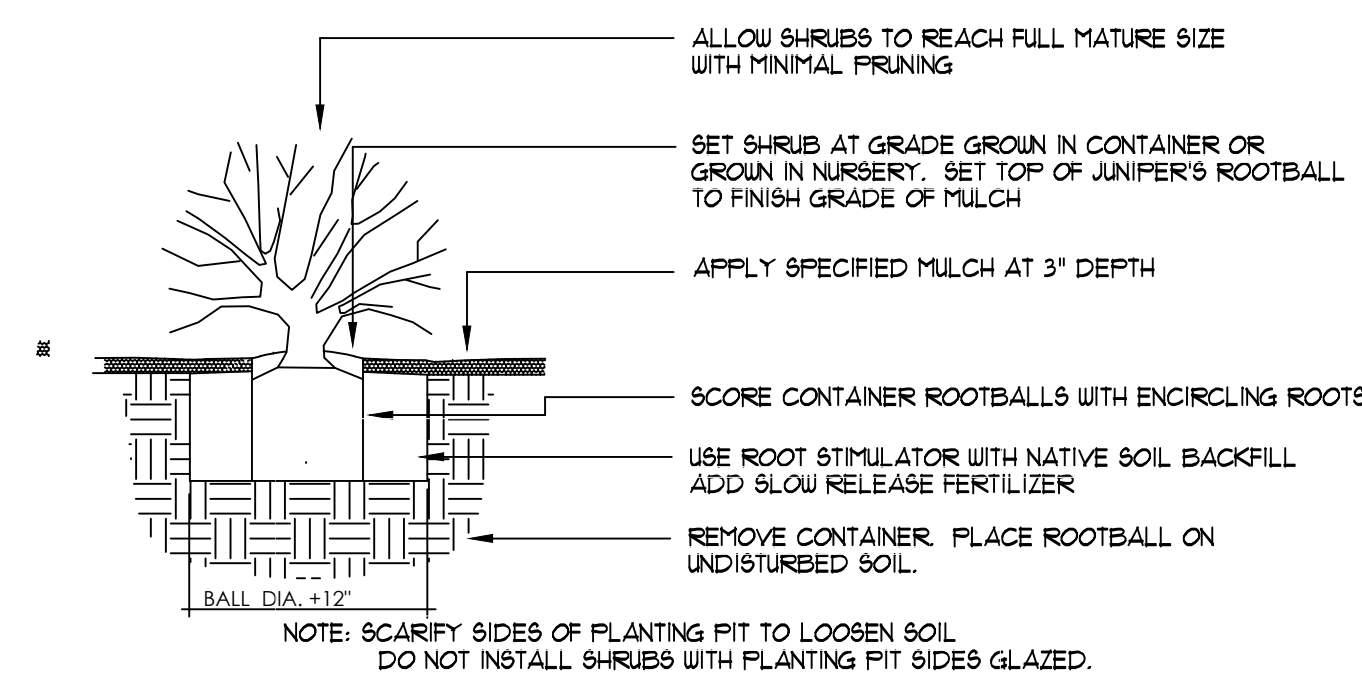
N.T.S.



NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL. DO NOT INSTALL TREES WITH PLANTING PIT SIDES GLAZED.

TREE PLANTING DETAIL

N.T.S.



NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL. DO NOT INSTALL SHRUBS WITH PLANTING PIT SIDES GLAZED.

SHRUB PLANTING DETAIL

N.T.S.

TATEFISHBURN
ARCHITECT

Landscape Architect



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Detail Sheet

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