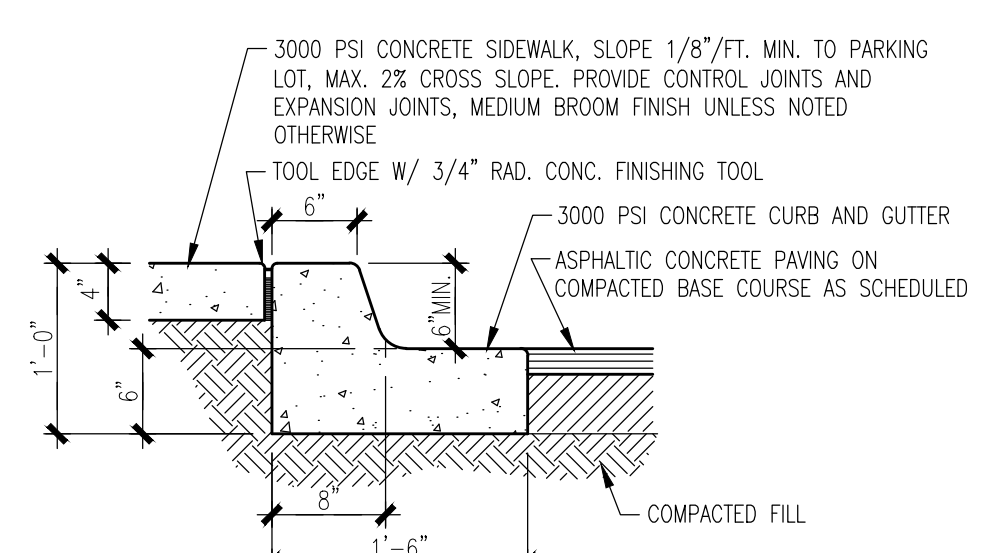
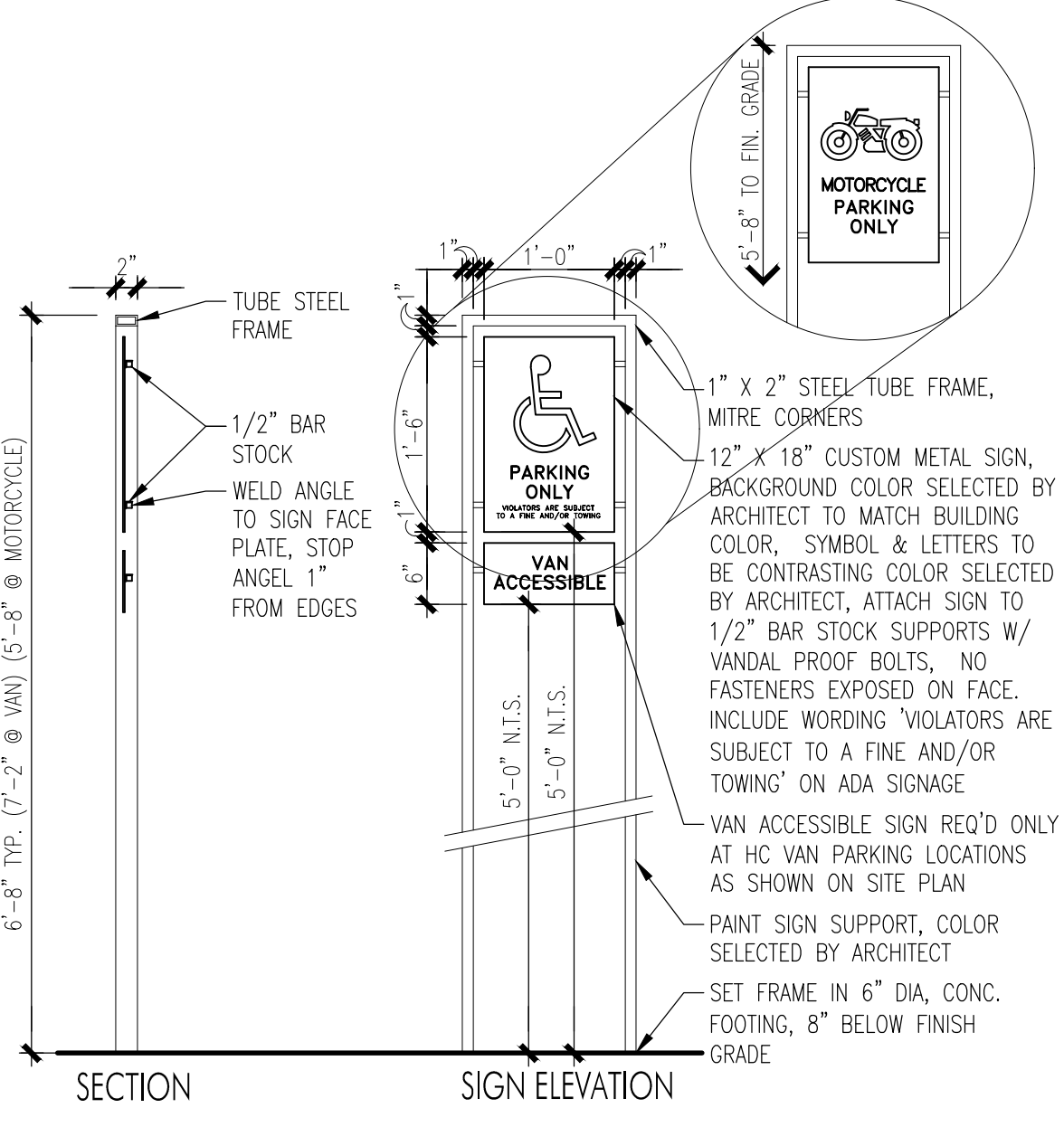


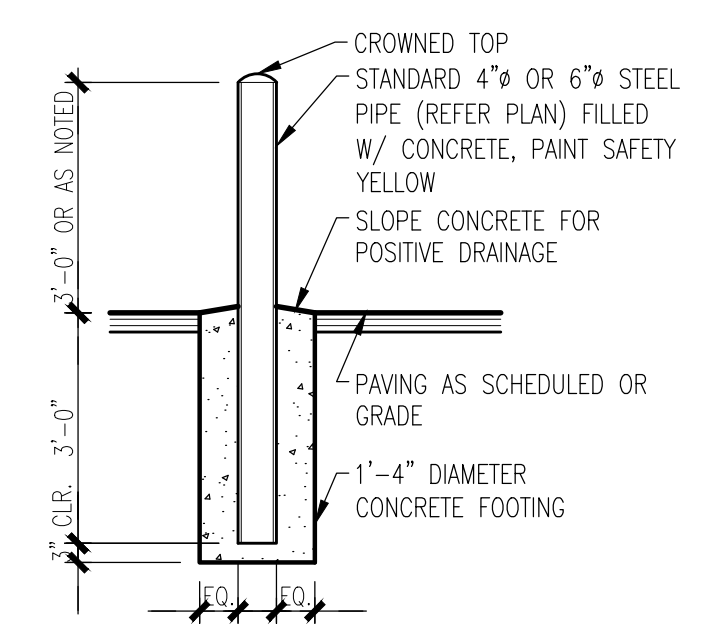
5 TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



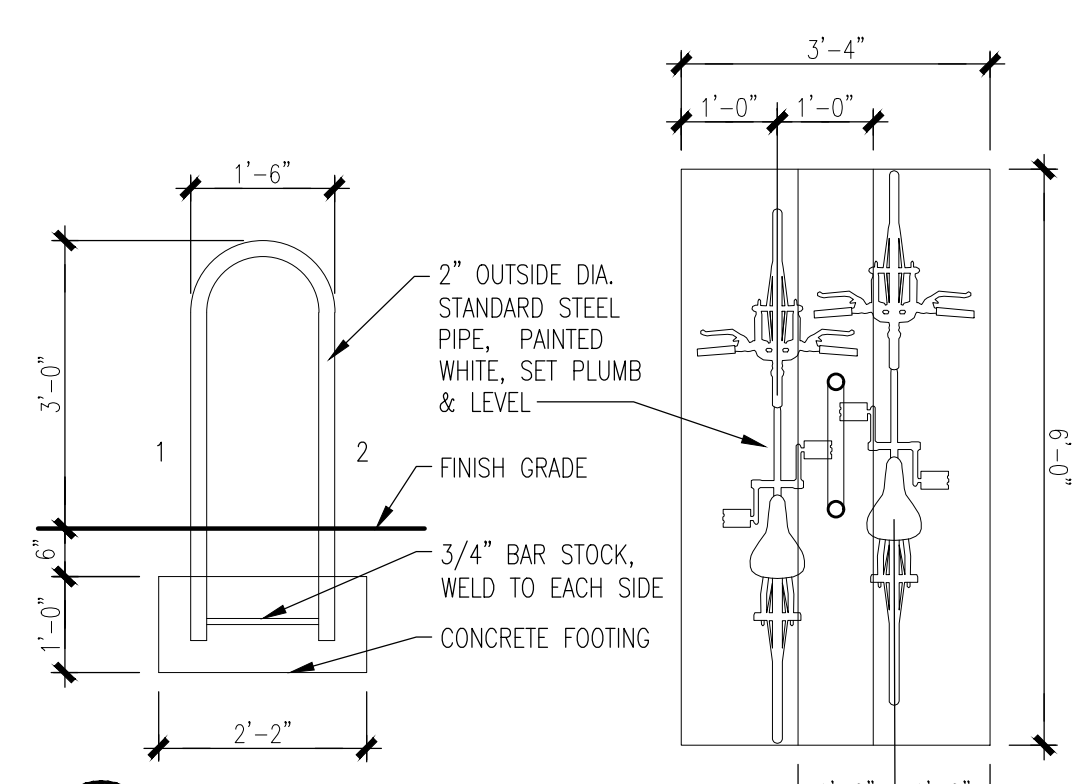
7 CURB/SIDEWALK DETAIL
1"=1'-0"



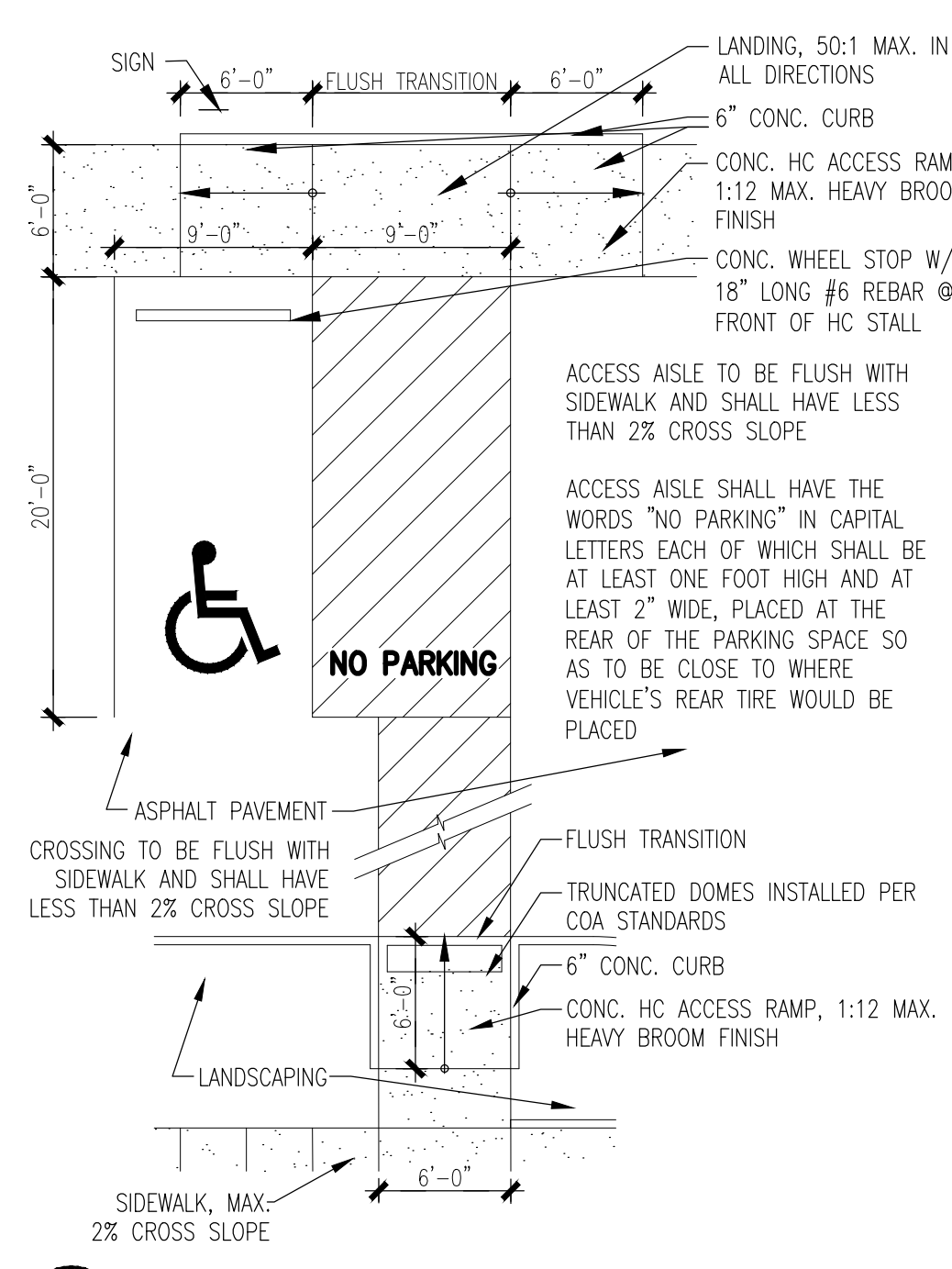
4 PARKING SIGNS
3/4"=1'-0"



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



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



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

FACADE DESIGN COMPLIANCE IDO 5-11(E)

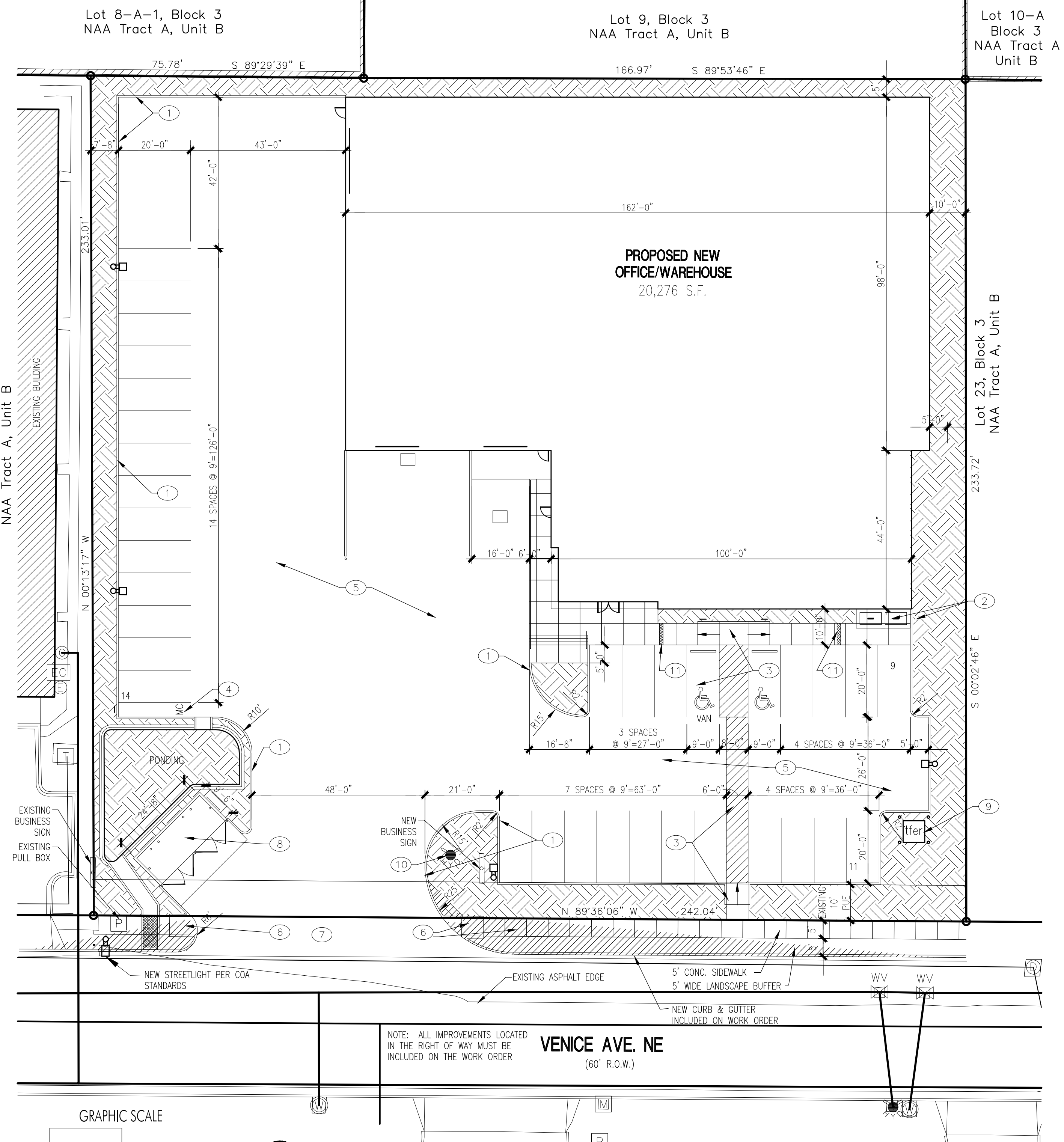
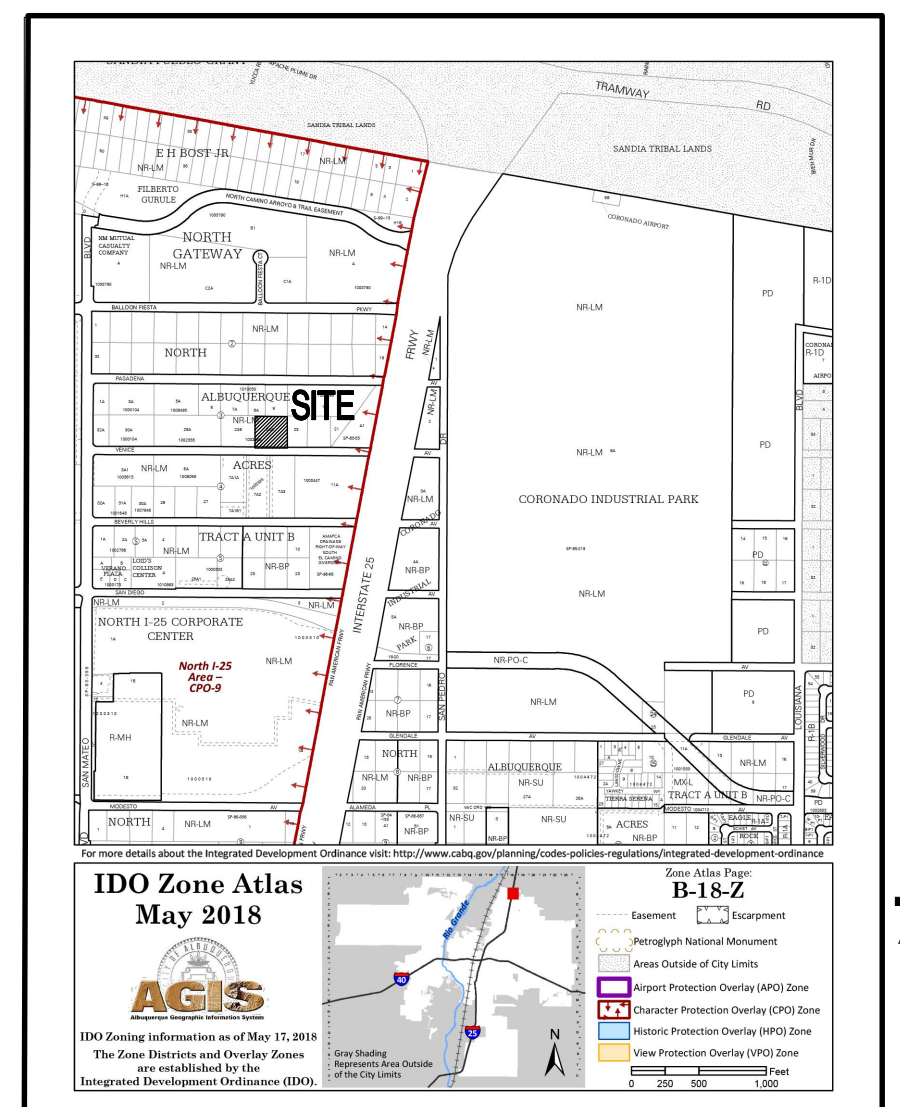
THIS BUILDING COMPLIES WITH IDO 5-11(E) AS THERE ARE NO STREET FACING FACADES WITHIN 30 FEET OF PROPERTY LINE. ALSO, THE PRIMARY BUILDING FACADE IS COMPOSED OF BOTH STUCCO WALL SURFACES AND INTEGRALLY COLORED CMU WITH ACCENT BANDS. THIS IS CONTINUED MORE THAN 1/3 THE DEPTH OF THE BUILDING ON BOTH SIDES. SEE BUILDING ELEVATIONS.

KEYED NOTES

- 1 CONCRETE CURB, REFER DETAIL 7/SDP-1
- 2 (2) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-1
- 3 HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 2&4/SDP-1
- 4 (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
- 5 2" ASPHALT PAVING OVER 4" BASE COURSE
- 6 SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
- 7 NEW ENTRANCE DRIVE PER COA STD DWG 2426
- 8 NEW REFUSE ENCLOSURE, REFER DETAIL 5/SDP-1
- 9 ELEC. TRANSFORMER LOCATION
- 10 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 3.5:1000 = 14 SPACES WAREHOUSE 16,324 GSF NO REQUIREMENT
 TOTAL SPACES PROVIDED 14 SPACES
 HANICAP 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 OR 3 = REQUIRED 3 SPACES PROVIDED 4 SPACES



1 SITE PLAN
1"=20'-0"

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 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
 - HANICAP PARKING PAVEMENT MARKING
 - EXISTING FIRE HYDRANT

- GENERAL NOTES
1. THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
 2. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 4. 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.
 5. 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.
 6. SITE HANICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.

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 REGISTERED ARCHITECT

ENGINEER SEAL

PROJECT

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

REVISIONS

DATE APRIL 24, 2023

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

DRAWING NAME SITE DEVELOPMENT PLAN

SHEET NUMBER SDP-1

BOB 2941 CORNALES NEW MEXICO 87046 PHONE 505 899 9338 FAX 899 9328

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.

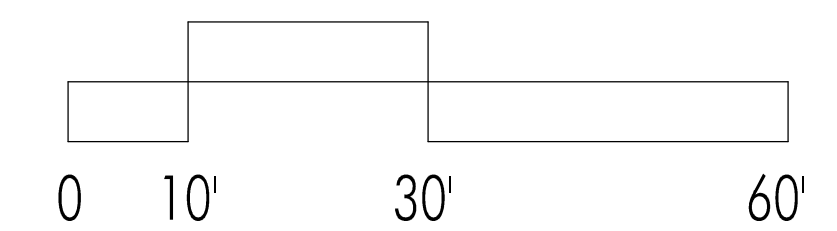
BUILDING SIGNAGE CALCS:

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%

GRAPHIC SCALE

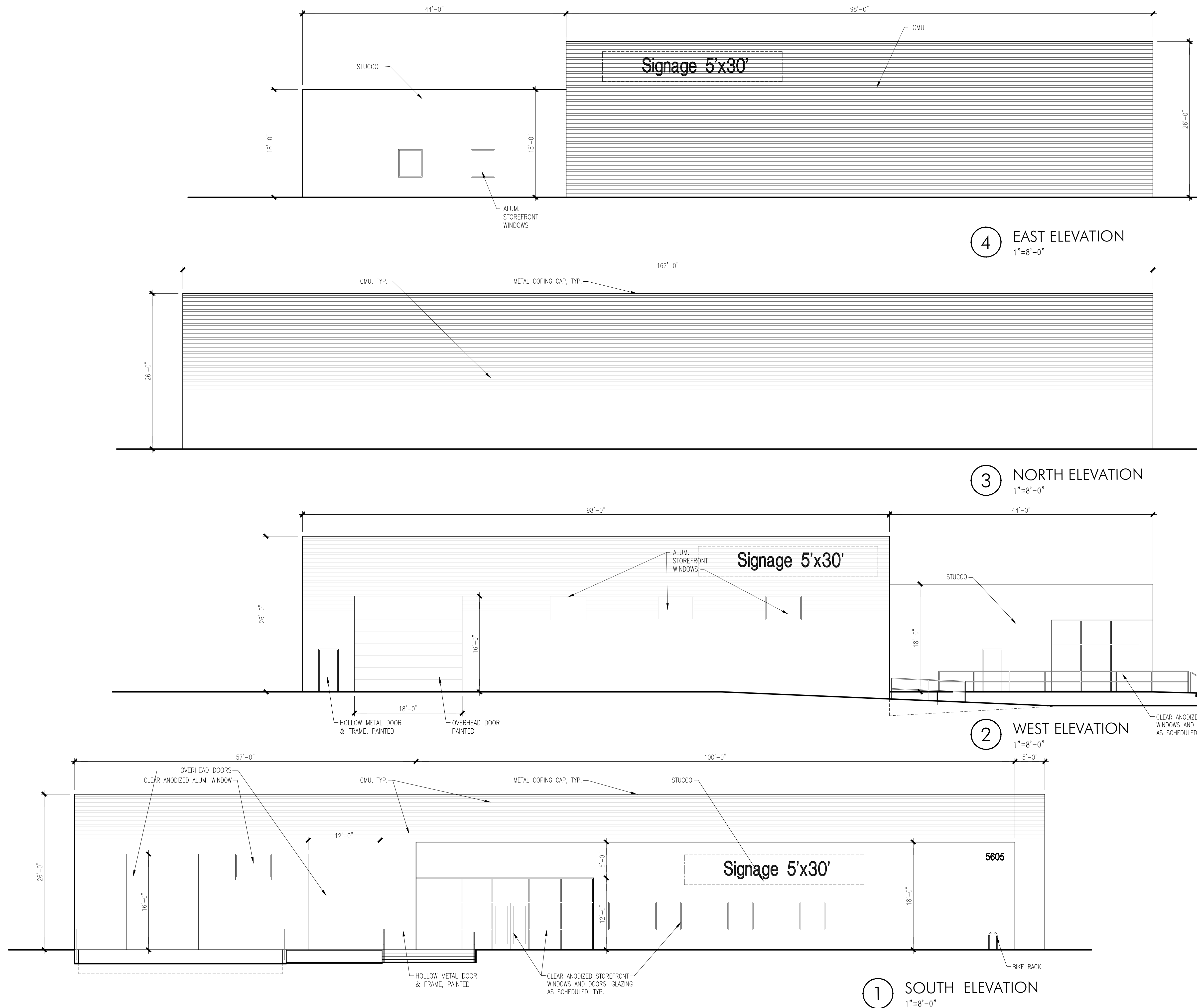


4 EAST ELEVATION
 1"=8'-0"

3 NORTH ELEVATION
 1"=8'-0"

2 WEST ELEVATION
 1"=8'-0"

1 SOUTH ELEVATION
 1"=8'-0"



TATE FISHBURN ARCHITECTS



ENGINEER SEAL

PROJECT

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

REVISIONS

DATE APRIL 24, 2023

SCALE

1/8" = 1'-0"
 OR AS NOTED

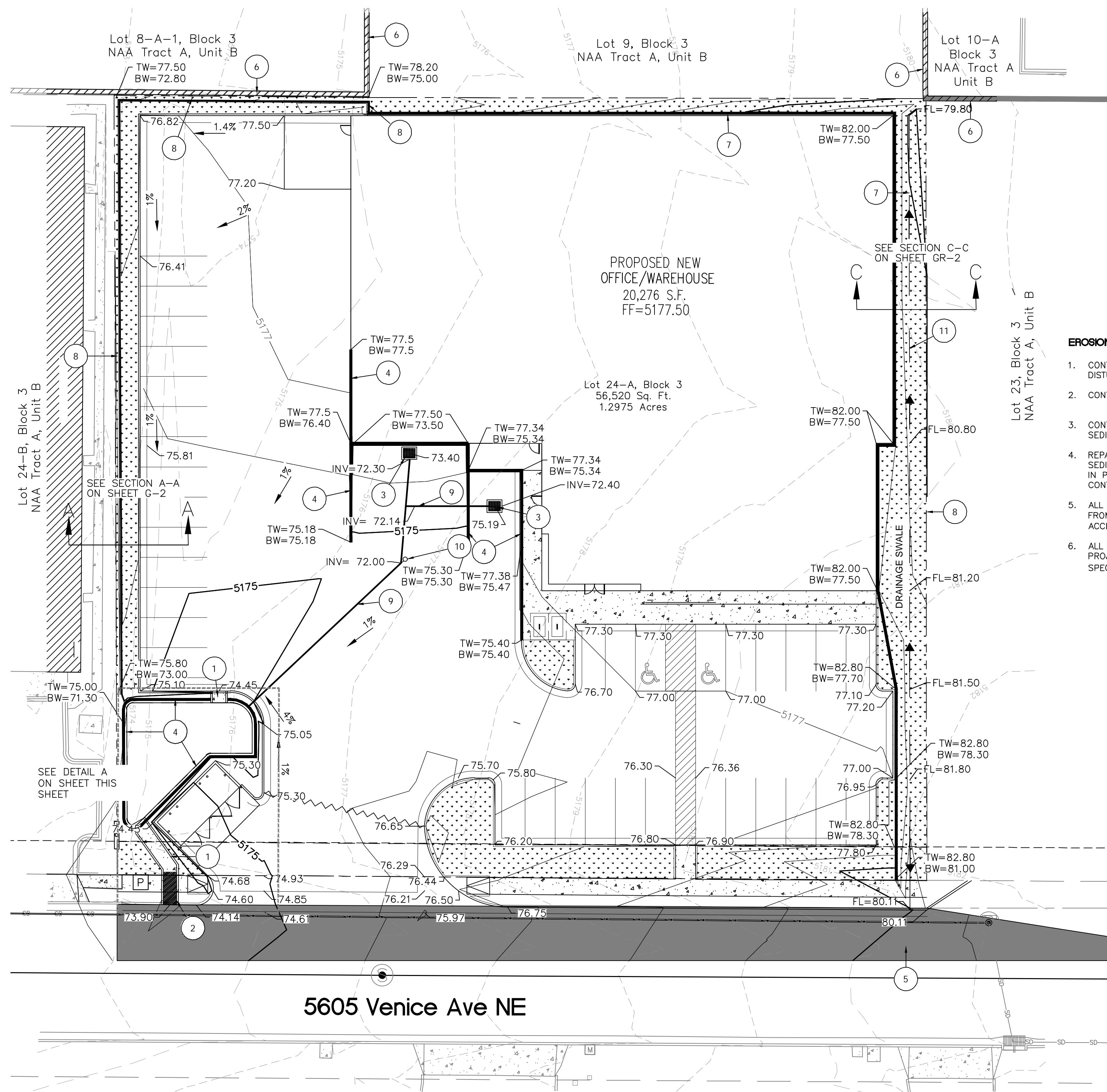
DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

SDP-2

BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9338 FAX 899 9328



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:

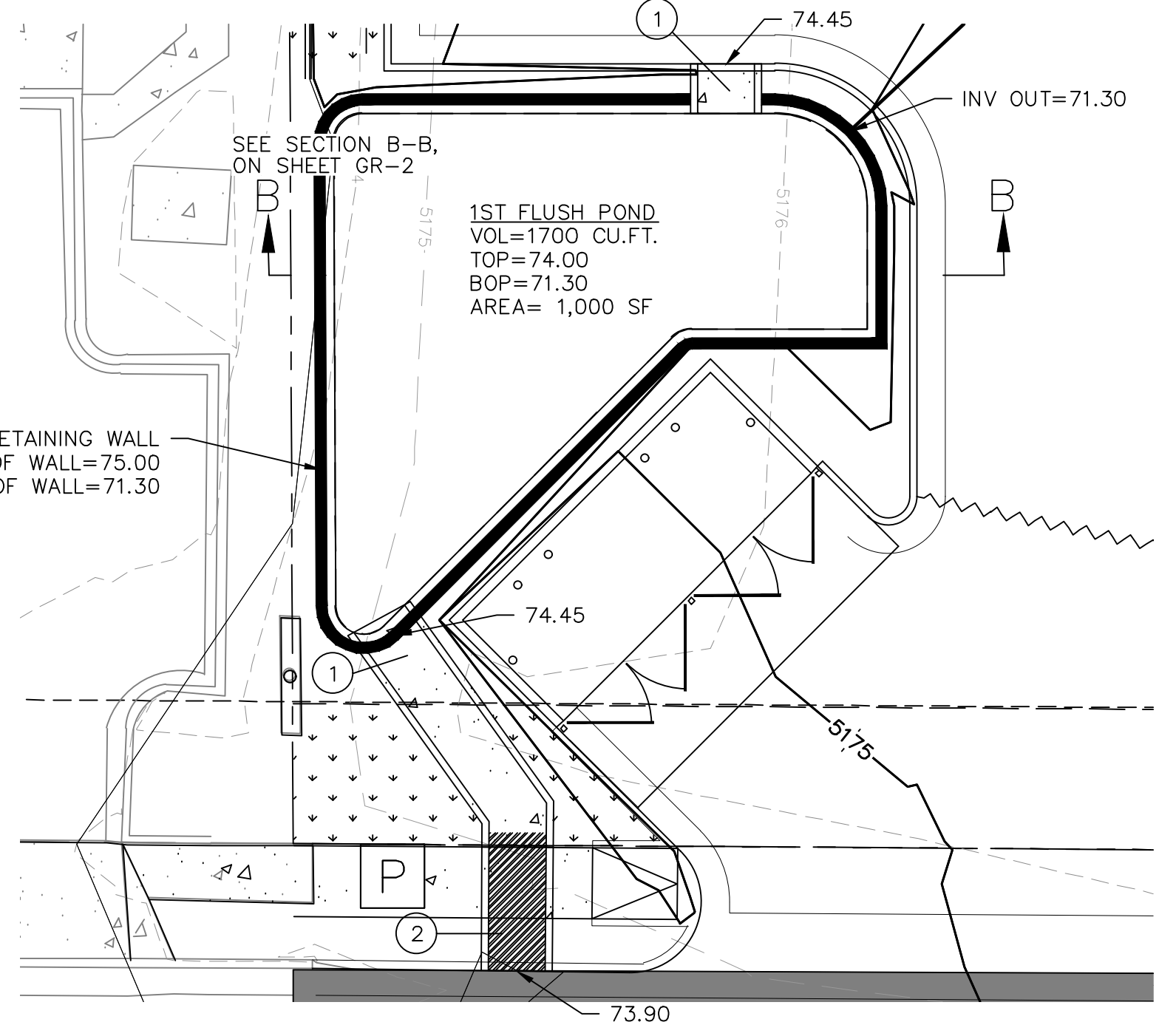
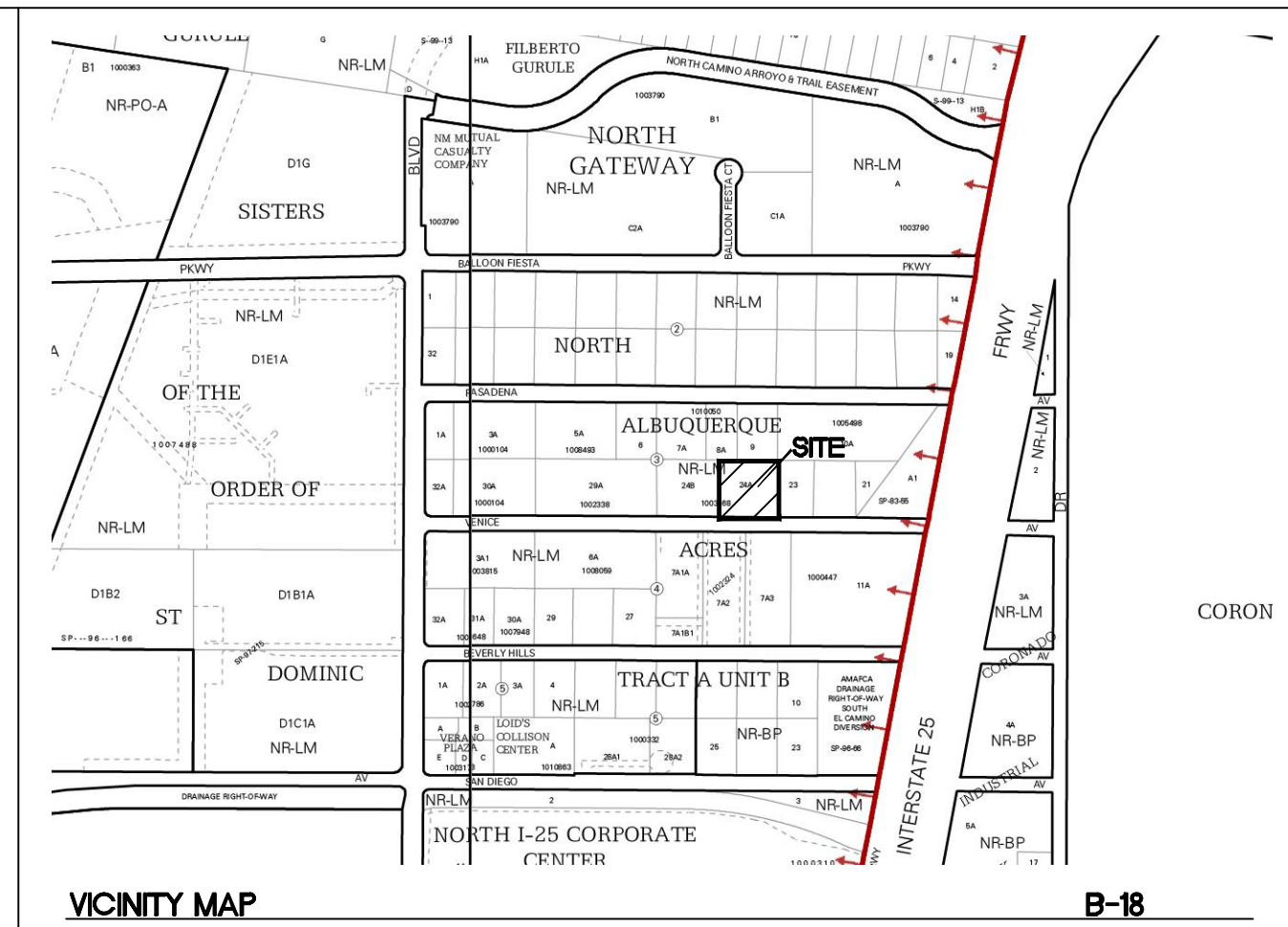
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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
- ⑪ 2' SWALE



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 A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	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	0.000	0.195	0.973						

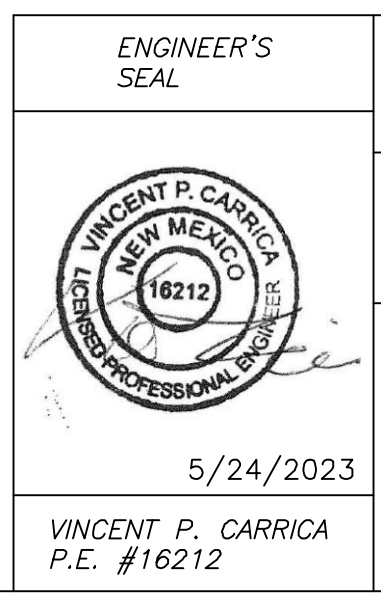
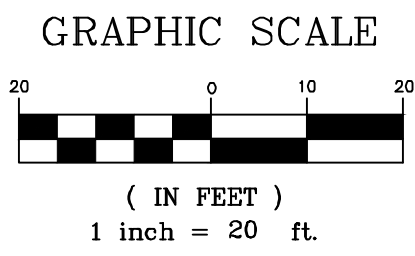
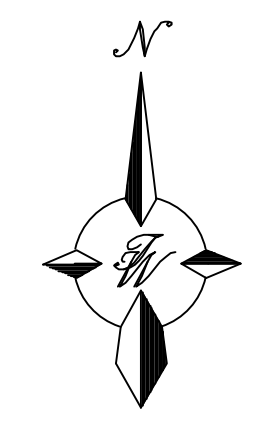
FIRST FLUSH VOLUME REQUIRED = 1554.37 Cu.Ft. < POND VOLUME PROVIDED = 1,700 Cu.Ft.

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

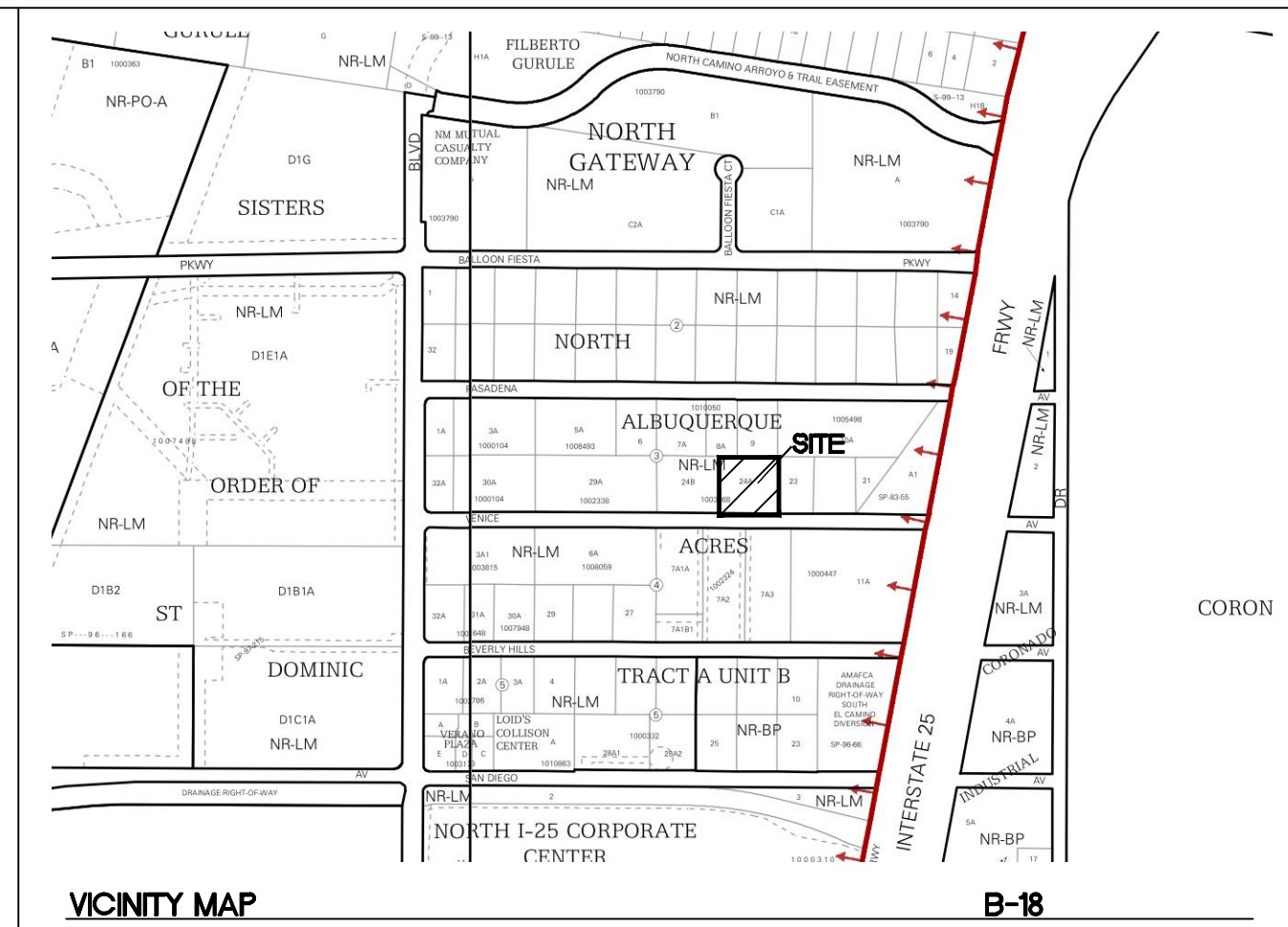
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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



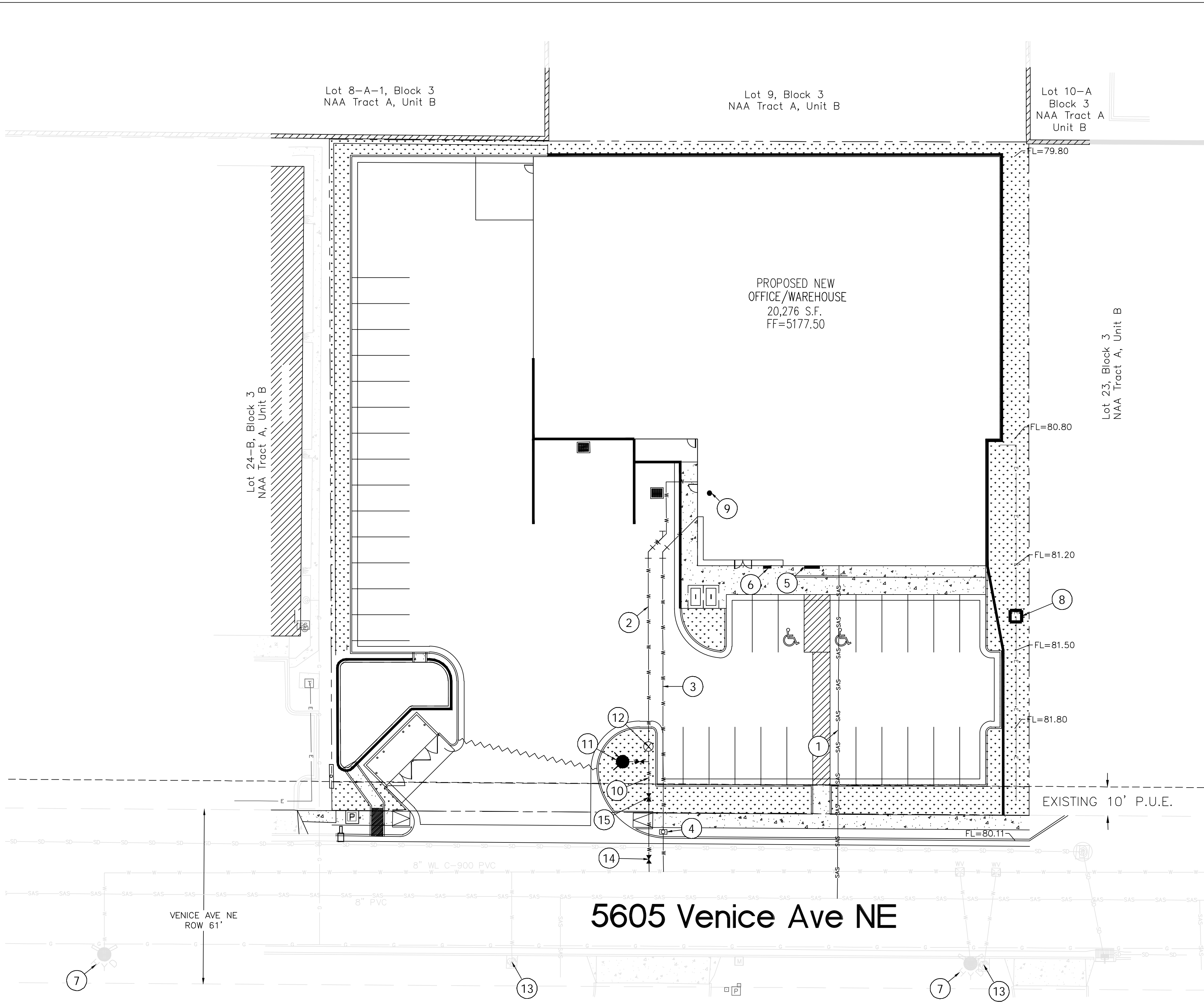
GLASS RITE
5605 VENICE AVE
GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
JL
DATE
5/24/2023
DRAWING
SHEET #
GR-1
JOB #
2022092



LEGAL DESCRIPTION:
 LOT 24-A, BLOCK 3 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B



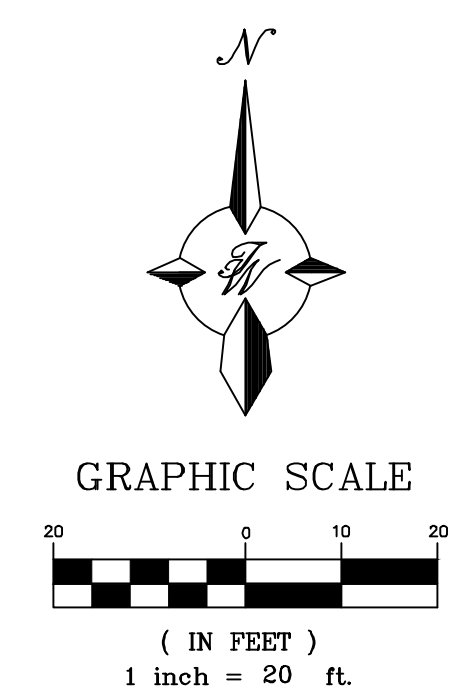
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING WATERLINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	PROPOSED WATERLINE
	PROPOSED SEWER LINE
	EXISTING PULL BOX
	NEW TRANSFORMER
	NEW STREETLIGHT

KEYED NOTES

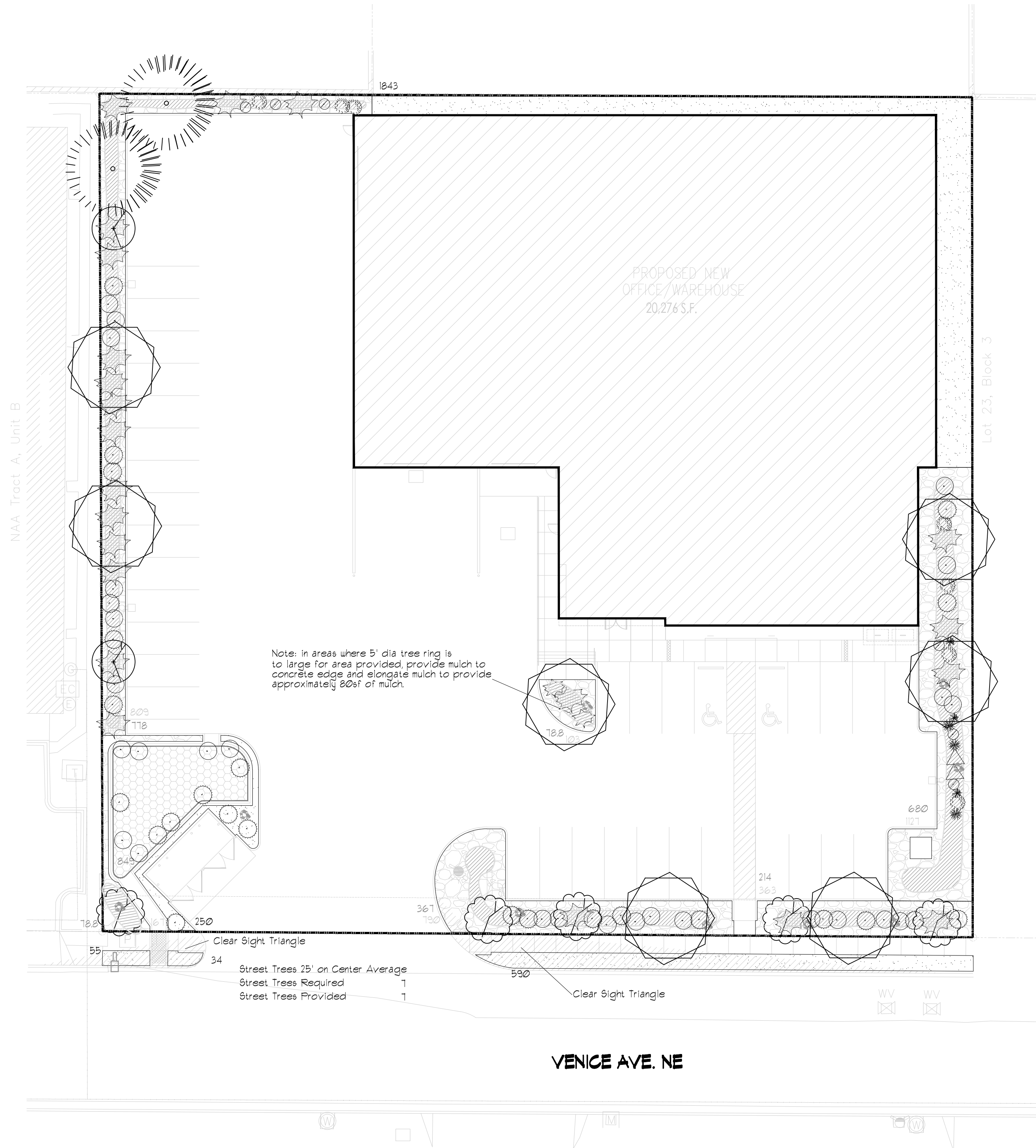
1	6" SAS SERVICE
2	6" FIRELINE
3	1 1/2" DOMESTIC WL SERVICE
4	NEW WATER METER, 1 1/2"
5	BUILDING ADDRESS
6	KNOX BOX
7	EXISTING FIRE HYDRANT (PUBLIC)
8	TRANSFORMER
9	FDC
10	8" FIRE LINE
11	PRIVATE FIRE HYDRANT W/ 6" WATER LINE AND 6" GATE VALVE
12	PIV
13	EXISTING WATER METERS
14	8" GATE VALVE (PUBLIC)
15	8" GATE VALVE (PRIVATE)

- NOTES**
- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
 - COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.



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.

 VINCENT P. CARRICA P.E. #16212	GLASS RITE 5605 VENICE AVE	DRAWN BY J.L. DATE 5/24/2023
	CONCEPTUAL MASTER UTILITY PLAN	DRAWING
5/24/2023	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MU-1 JOB # 2022092



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
-----	------	------------------	---------

Trees

2	2" Cal. 6 - 8'	Bradford Pear <i>Pyrus calleryana</i>	35x12 113 226 M
2	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 491 982 M
5	2" Cal. 6 - 8'	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 113 565 M
1	2" Cal. 6 - 8'	Desert Willow <i>Chilopsis linearis</i>	20x25 491 3431 M
16	TOTAL TREE COVERAGE		5210

QTY	SIZE	COMMON/BOTANICAL	H2O USE
-----	------	------------------	---------

Shrubs & Groundcovers

1	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x4 12.56 87.92 M
25	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	4x5 19.625 490.625 L
26	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5 19.625 510.25 L
6	5 Gal	Blue Mist <i>Panicum virgatum 'Rotstrahlbuch'</i>	2x3 1.065 42.39 L
22	5 Gal	Buffalo Juniper <i>Juniperus sabino 'Buffalo'</i>	2x8 50.24 1105.28 M
2	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1 38.465 76.93 M
3	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	2x2 3.14 9.42 M
3	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	30'x2' 3.14 9.42 M
2	5 Gal	Carpet Roses <i>Rosa 'Red Flower Carpet'</i>	2x3 1.065 14.13 L
96	TOTAL SHRUB COVERAGE		2346.31
9	2-3cf	Boulders Bury 1/3, Moss Rock or Equal	
2172		Landscape Gravel / Filter Fabric 3/4" Crushed Grey	
849		Drainage pond Sandy Soil Seed Mix	
3359		Oversize Landscape Gravel / Filter Fabric 2-4" Adobe Rose	
2181		5' Rad. Organic Mulch See Note Natural Edge, no steel edging	
9111		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.

14-16-5-6(C)(5) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

14-16 Pond stabilization to follow section 10.3. 9/16/2023

Organic Mulch is required as ground cover under trees within a 5' radius around the tree trunk but not directly against the trunk. In these areas weed barrier fabric is prohibited.

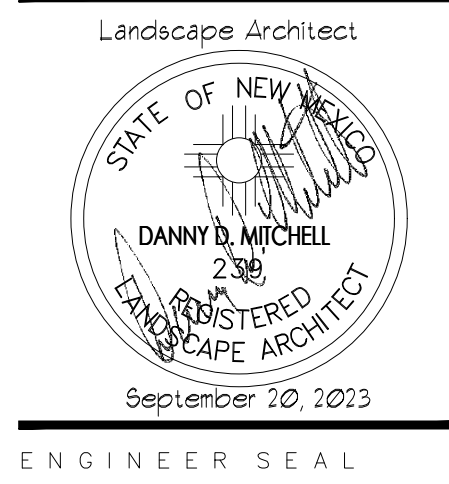
Note: In areas where 5' dia tree ring is to large for area provided, provide mulch to concrete edge and elongate mulch to provide approximately 80% of mulch.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50 percent in DT-UC-M5 areas.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	51569
TOTAL BUILDING AREA (sf)	-20276
TOTAL NET LOT AREA (sf)	31293
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED	4684
TOTAL ON-SITE LANDSCAPE PROVIDED	7648
TOTAL ORGANIC MULCH REQUIRED (25%)	1912
TOTAL ORGANIC MULCH PROVIDED	2181
TOTAL GROUND COVER REQUIRED	1912
TOTAL GROUND COVER PROVIDED	2346.31
TOTAL LIVE PLANTS REQUIRED	5136
TOTAL LIVE PLANTS PROVIDED	1556.31

TATEFISHBURN ARCHITECT



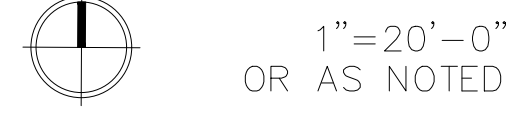
PROJECT

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

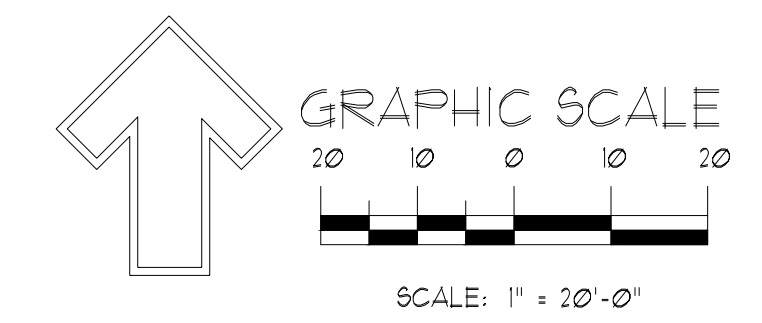
REVISIONS

DATE June 06, 2023

NORTH SCALE



DRAWING NAME



Landscape Plan

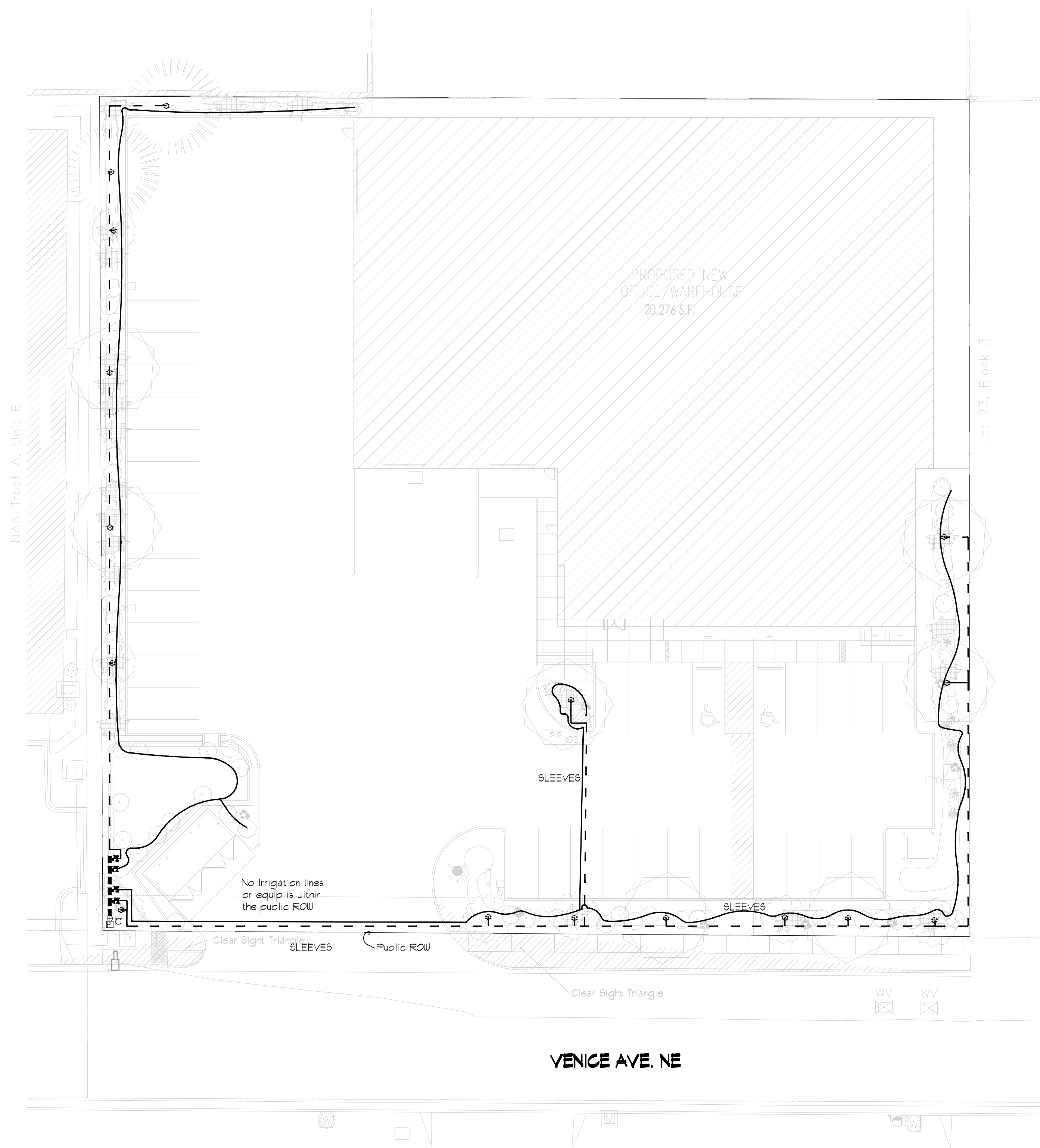
SHEET NUMBER

LS101

danny@mitchellassociatesinc.com

505.639.9583

BOX 2941, CORRALES, NEW MEXICO 87048 PHONE: 505.639.9583 FAX: 505.639.9583



IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
□ POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	
□ IRRIGATION CONTROLLER	HUNTER	Smart Controller
⊥ BACKFLOW PREVENTION DEVICE	FEBCO (OR EQUAL)	1 1/2" RPA / Freeze Protection Required
⊕ MASTER VALVE ASSEMBLY	HUNTER	1 1/2"
— MAINLINE	Sch 40 PVC	1 1/2"
— ELECTRIC ZONE VALVE	HUNTER	1"
— SLEEVES	Class 200 PVC	1" Top, 2 SIZES LARGER THAN PIPE TO BE SLEEVED.
— Drip Line, Tree Netafin Rings	Class 200 PVC	
— Drip Line, Shrub Drip Emitter Line	Polytape	
⊗ 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.
- 5-6 (C)(9)(c) WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY.
- 5-6(C)(14)(a) IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCUWA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).
- 5-6(C)(14)(b) ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- 5-6(C)(14)(c) ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- 5-6(C)(14)(d) THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

TATEFISHBURN
ARCHITECT

Landscape Architect



ENGINEER SEAL

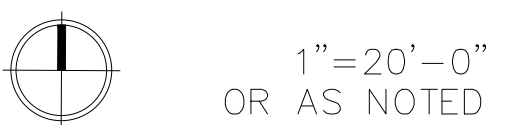
PROJECT

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

REVISIONS

DATE June 06, 2023

NORTH SCALE

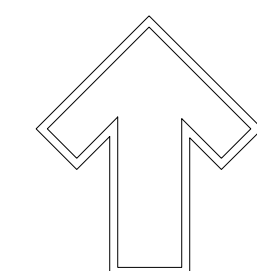


DRAWING NAME

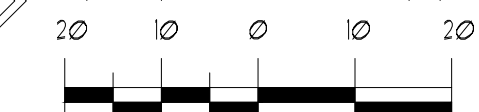
Irrigation Plan

SHEET NUMBER

LS102



GRAPHIC SCALE

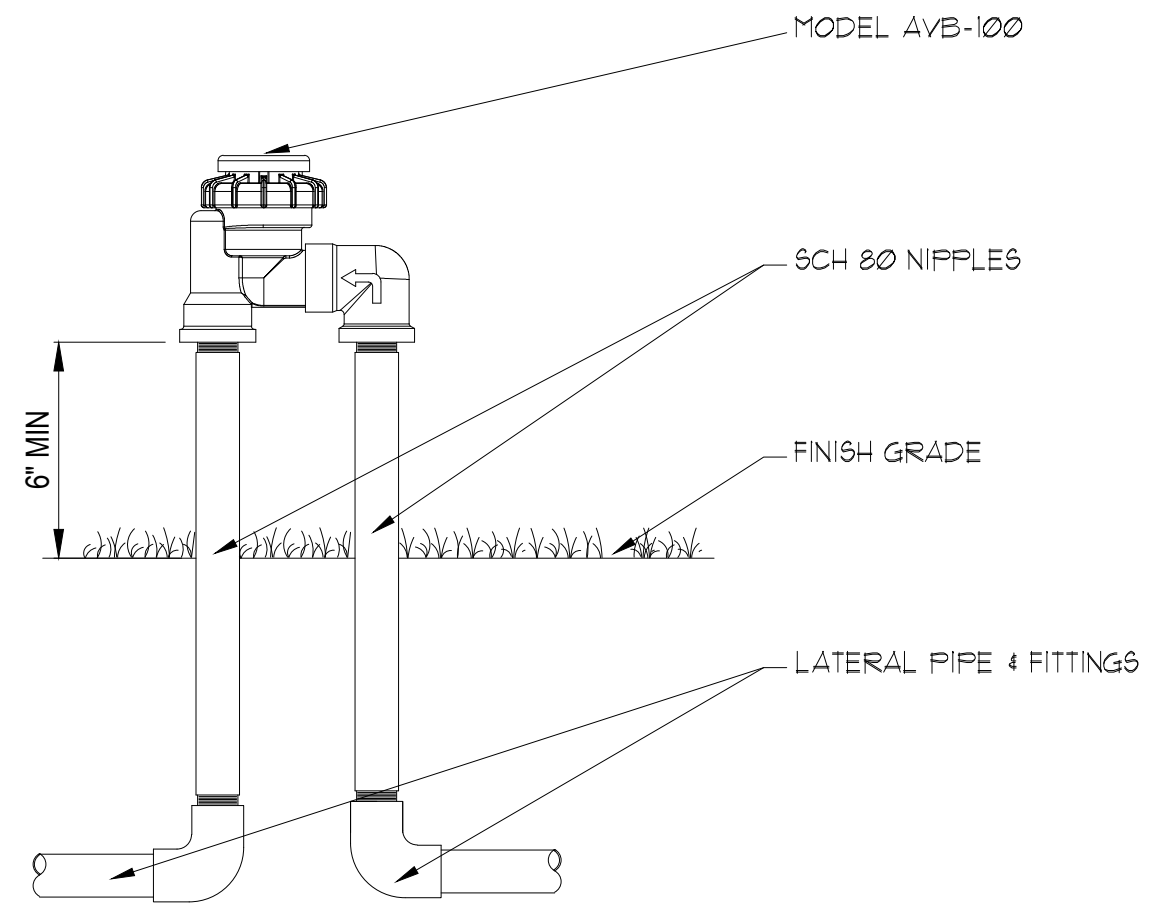
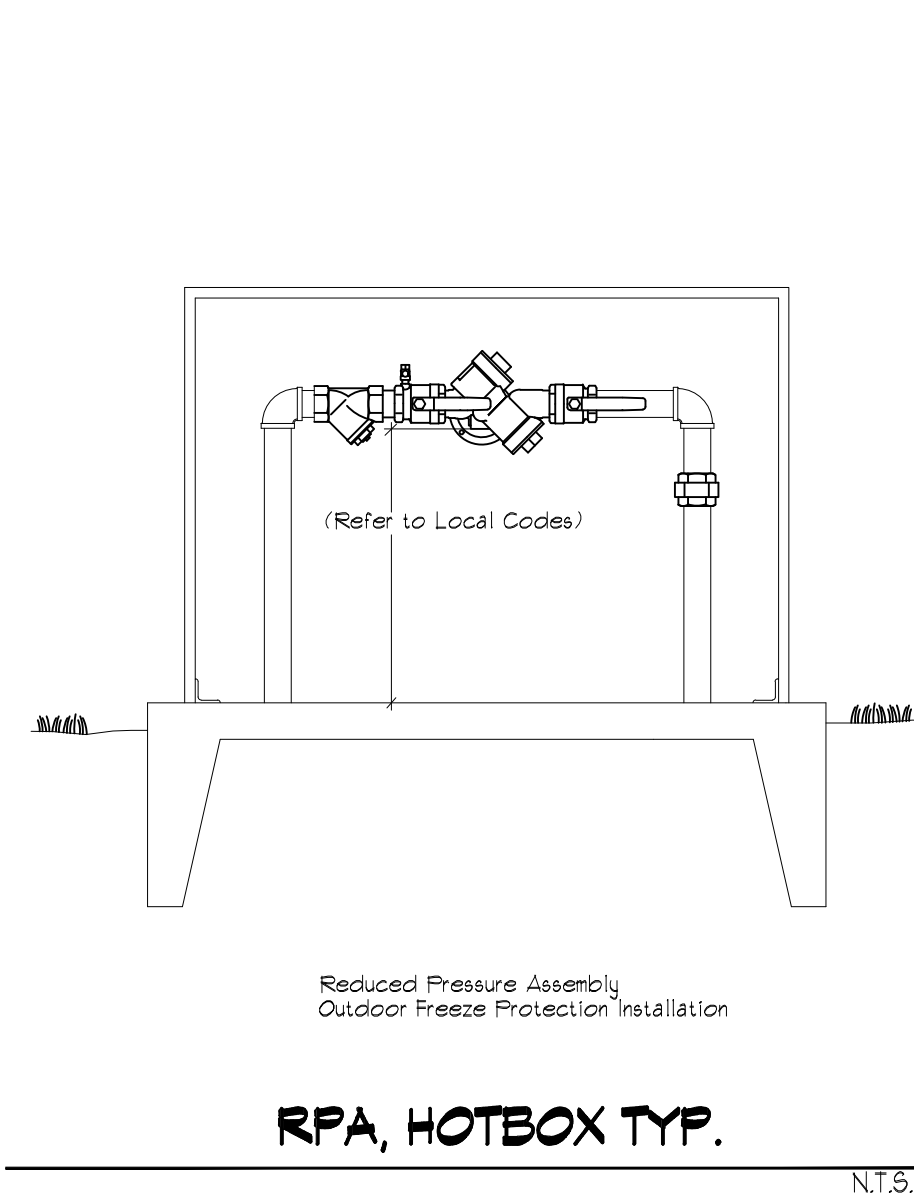


SCALE: 1" = 20'-0"



danny@mitchellassociatesinc.com

505.639.9583

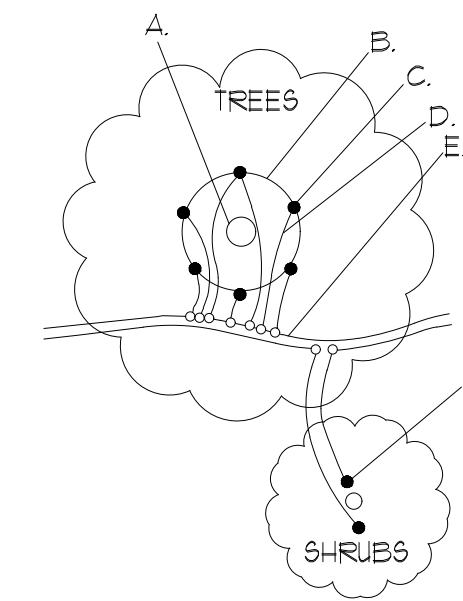


NOTE:
ATMOSPHERIC VACUUM BREAKERS SHOULD BE INSTALLED 6" - 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

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 301-085h.

VALVES: AVB VALVES

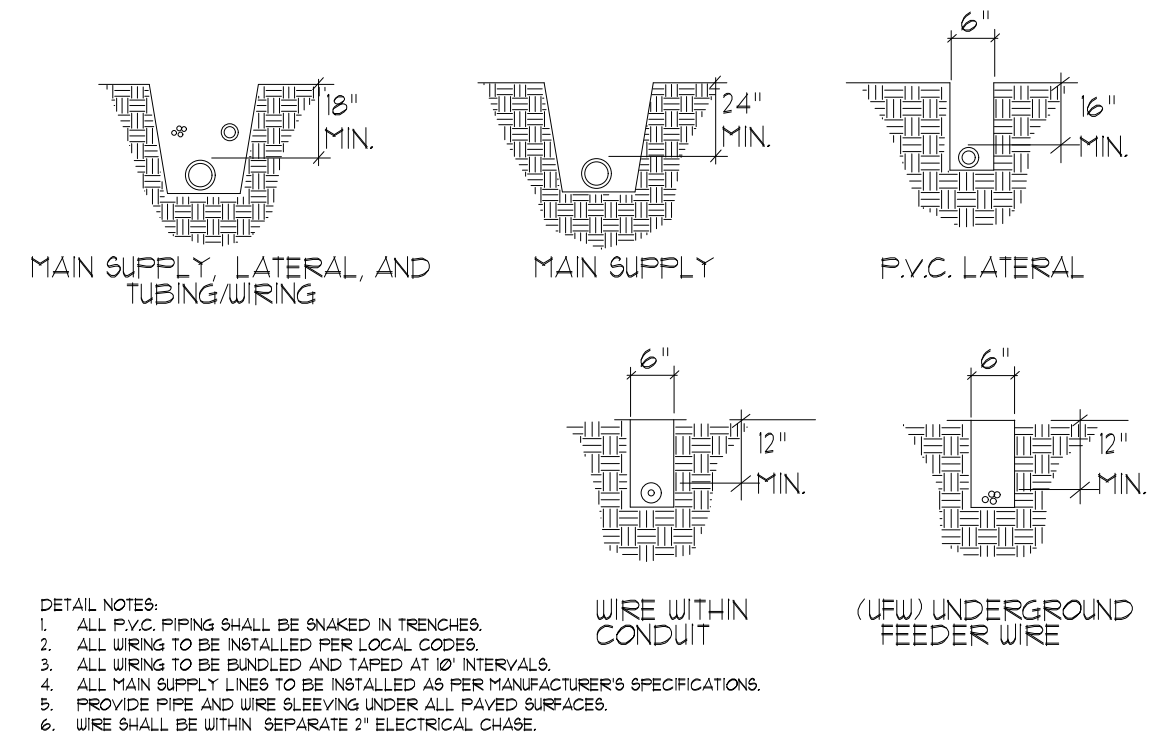
AVB W/ SCH 80 NIPPLE RISERS N.T.S.



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

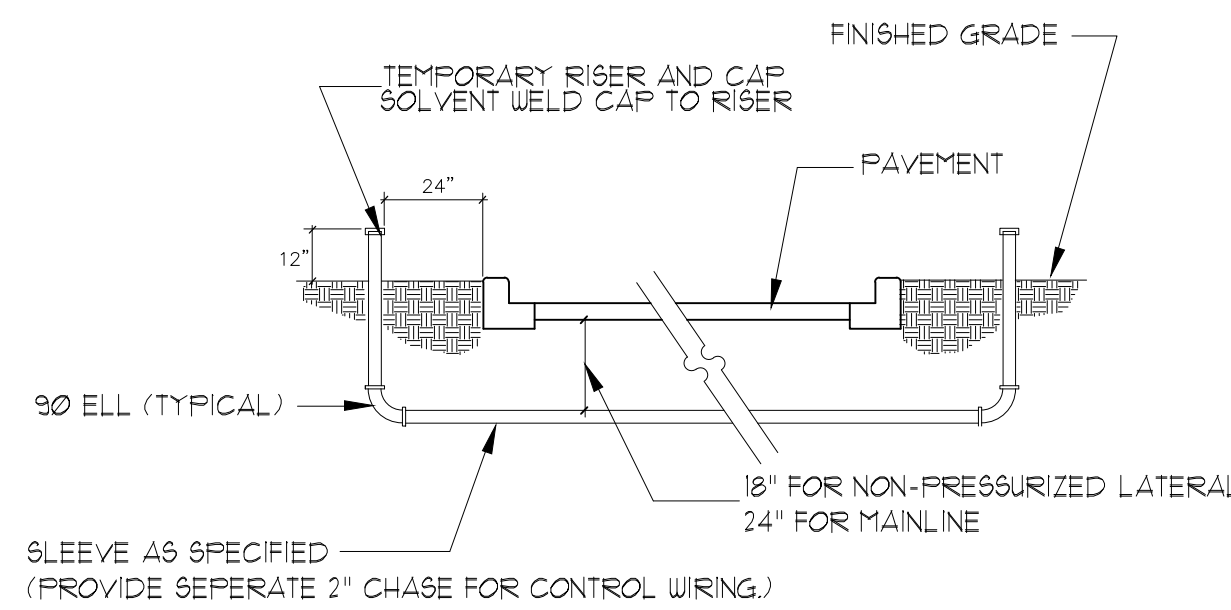
EMITTER PLACEMENT DETAIL

N.T.S.



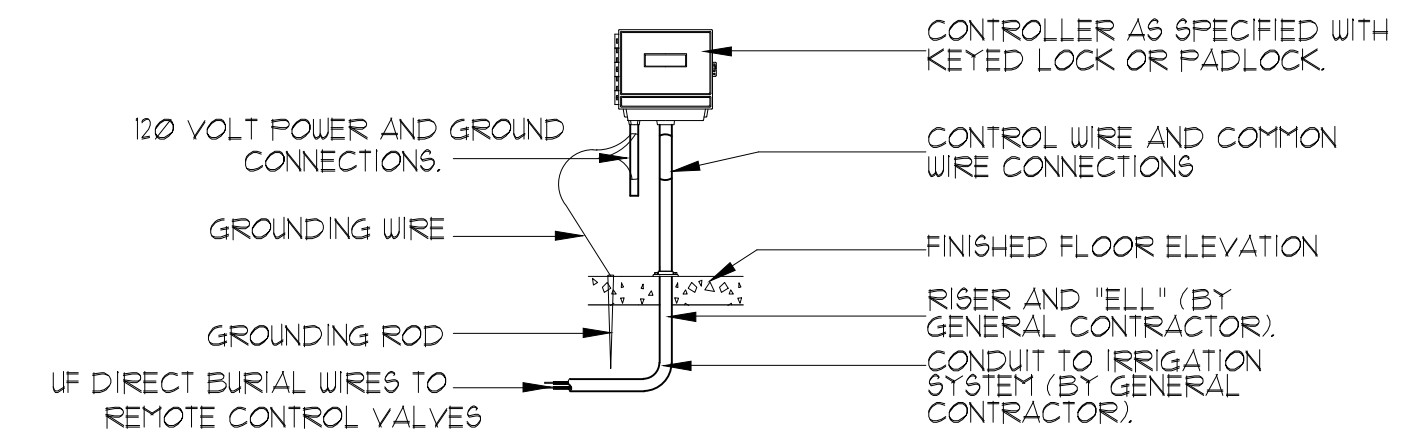
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

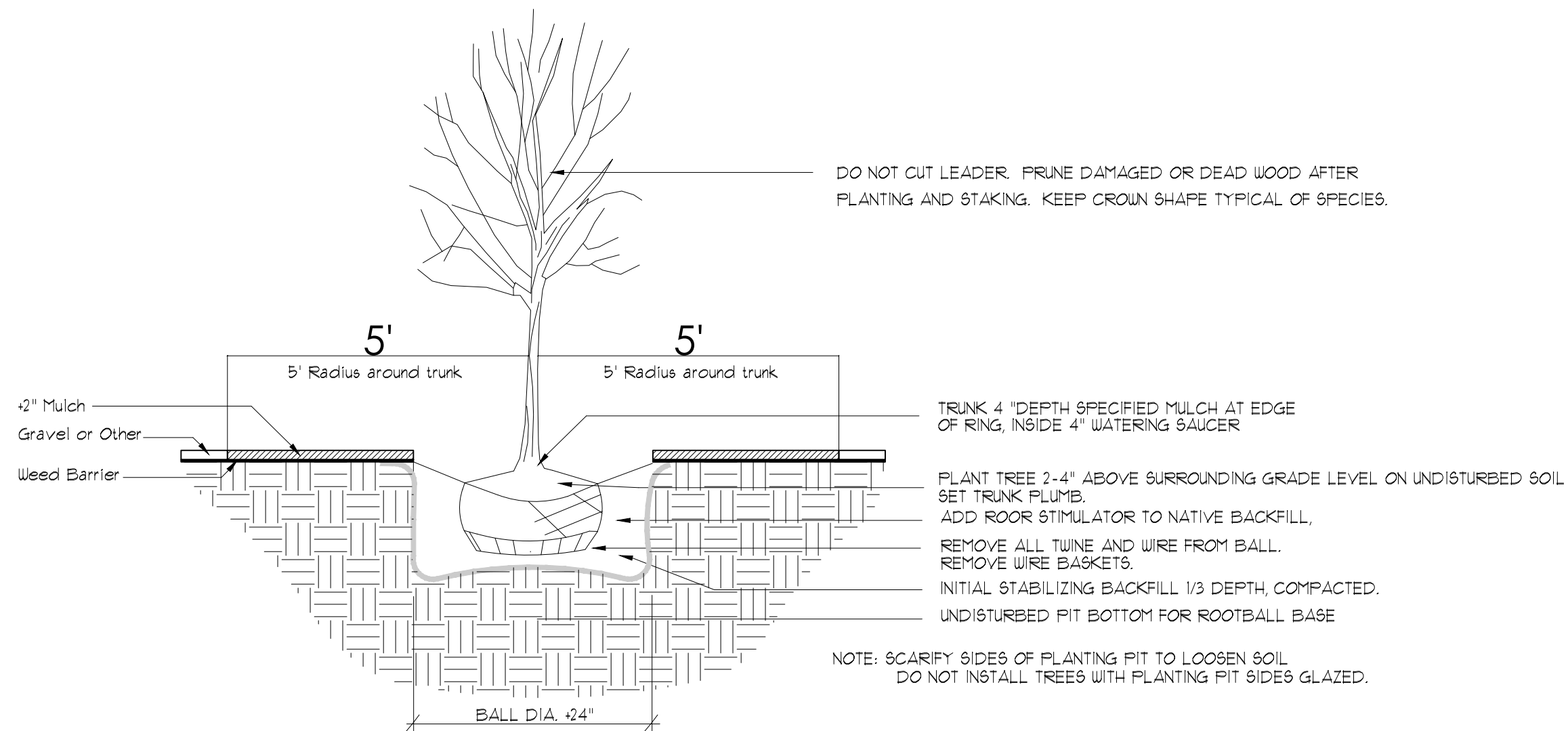
N.T.S.



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.

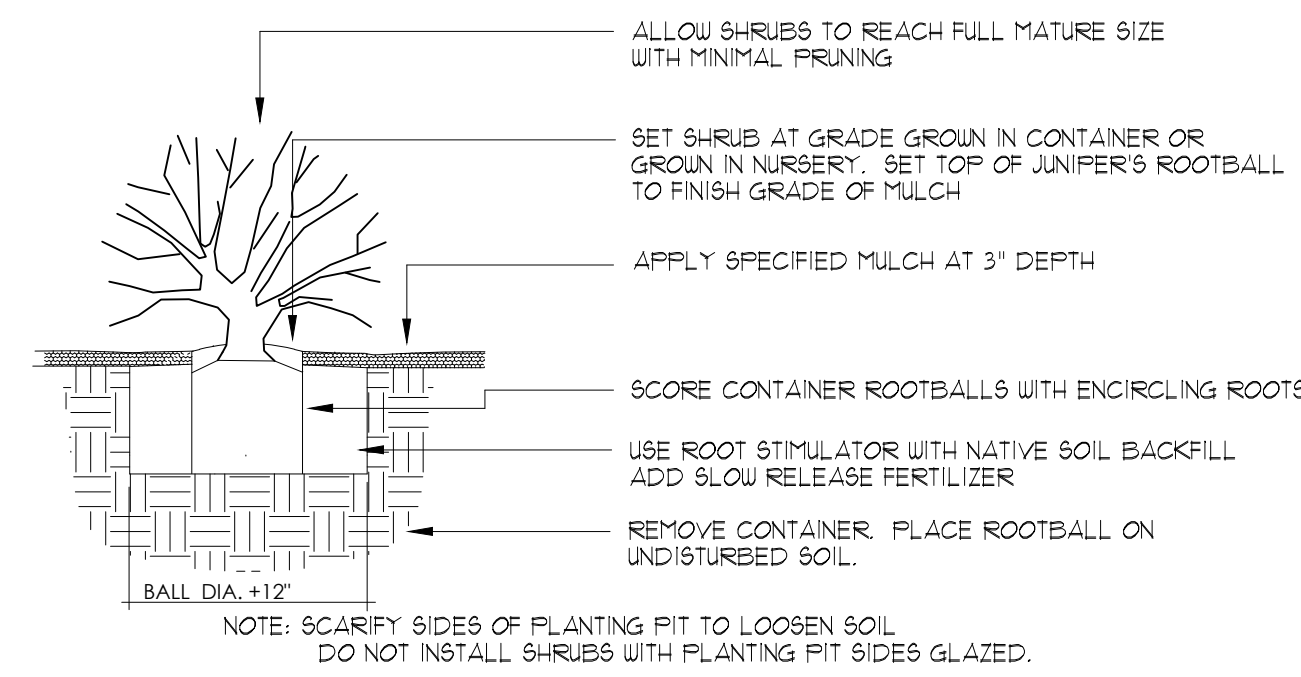
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

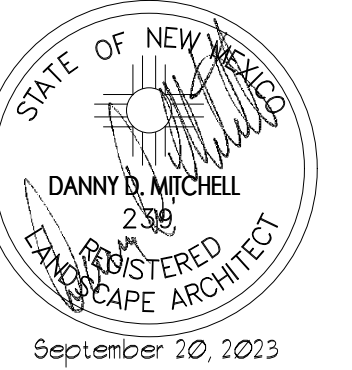


SHRUB PLANTING DETAIL

N.T.S.

TATEFISHBURN ARCHITECT

Landscape Architect



ENGINEER SEAL

PROJECT

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

REVISIONS

DATE June 06, 2013

NORTH SCALE

1" = 20'-0" OR AS NOTED

DRAWING NAME



danny@mitchellassociatesinc.com

505.639.9583

Detail Sheet

SHEET NUMBER

LS103