



Development Facilitation Team  
**SUPPLEMENTAL SUBMITTAL**

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

PROJECT NO. PR-2023-008250  
Application No. S1-2023-00376

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.**

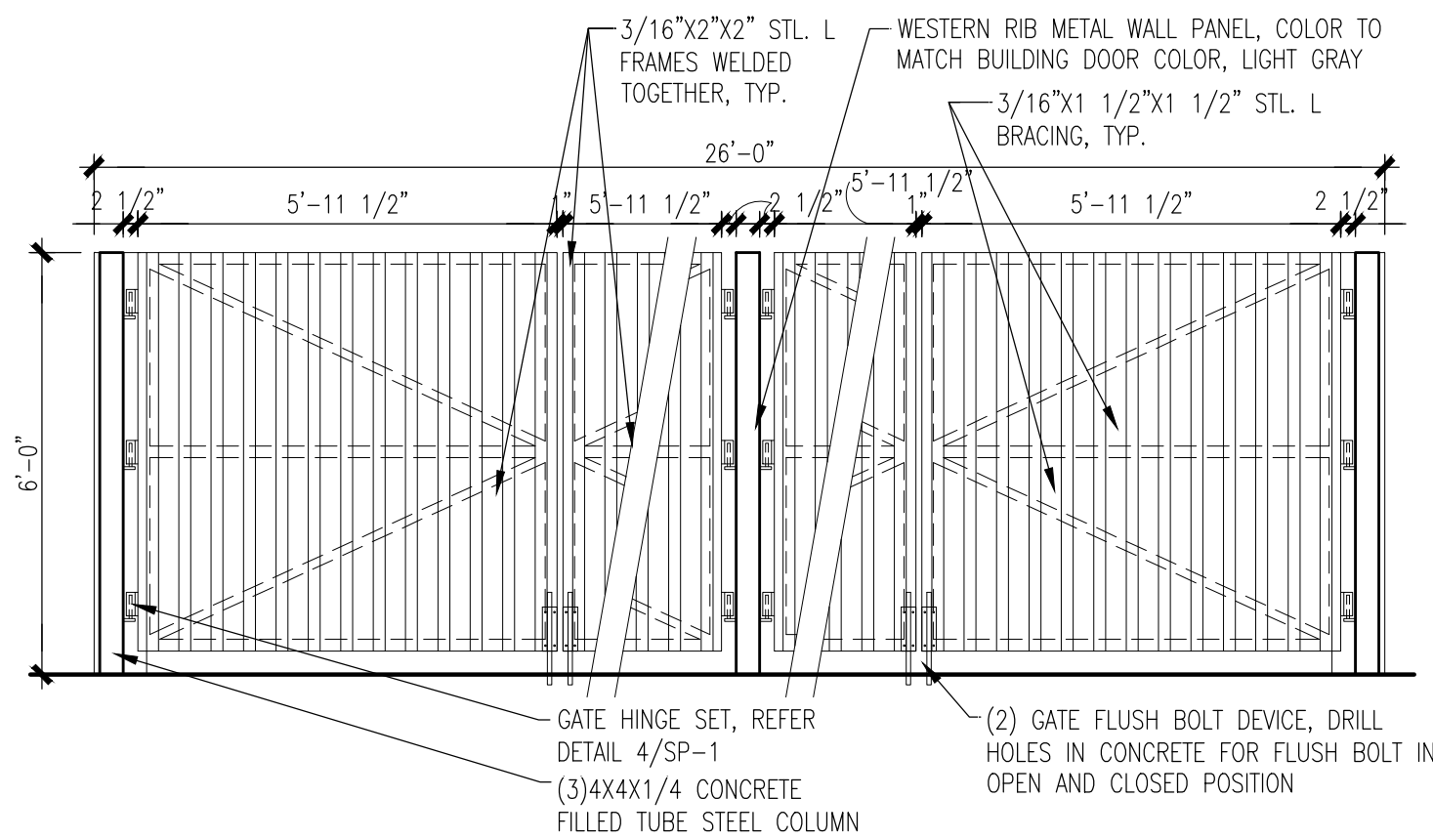
SUBMITTAL DESCRIPTION: Revised Infrastructure List, New Approved TCL, Updated Master Utility Plan,

Updated Landscape Plan, Miscellaneous, Plan Adjustments

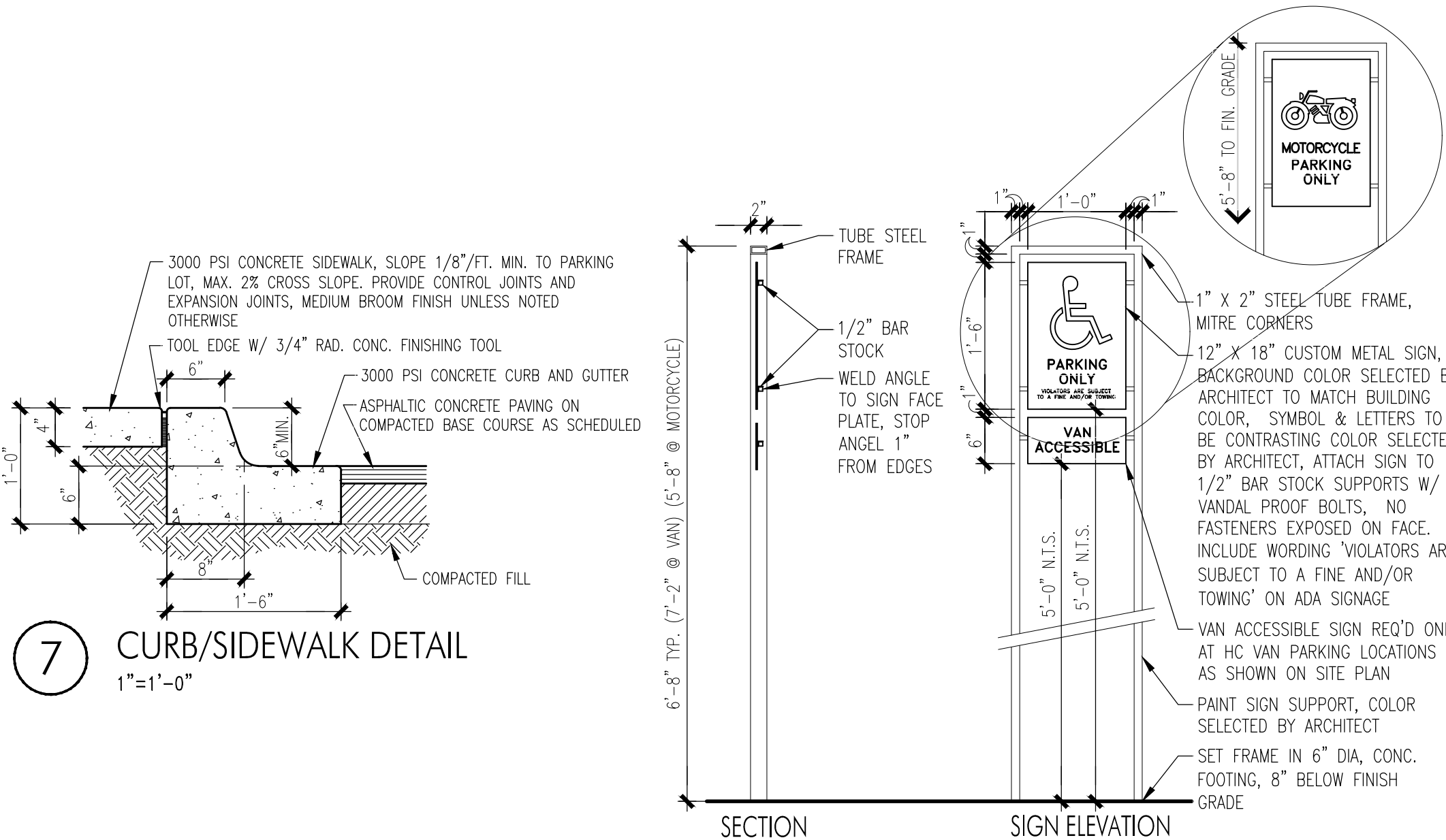
CONTACT NAME: Vince Carrica 08/18/23

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

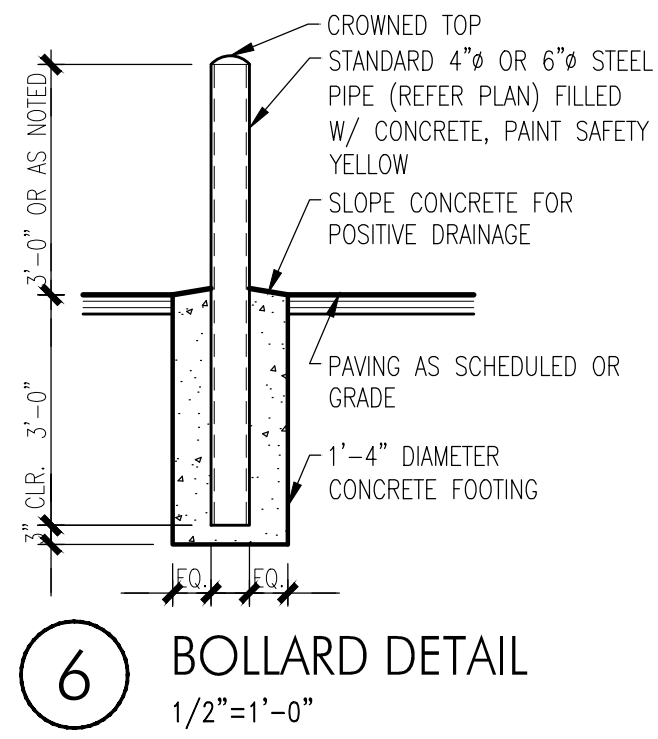




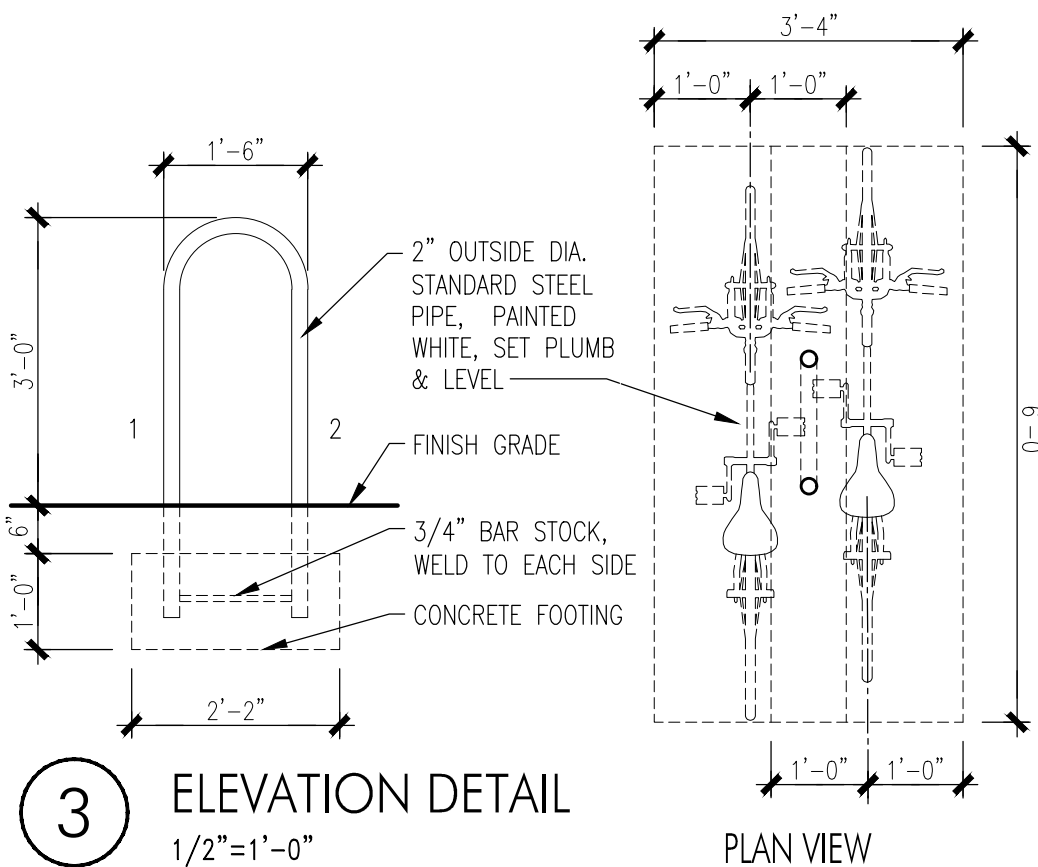
5 TRASH ENCLOSURE ELEVATION  
3/8"=1'-0"



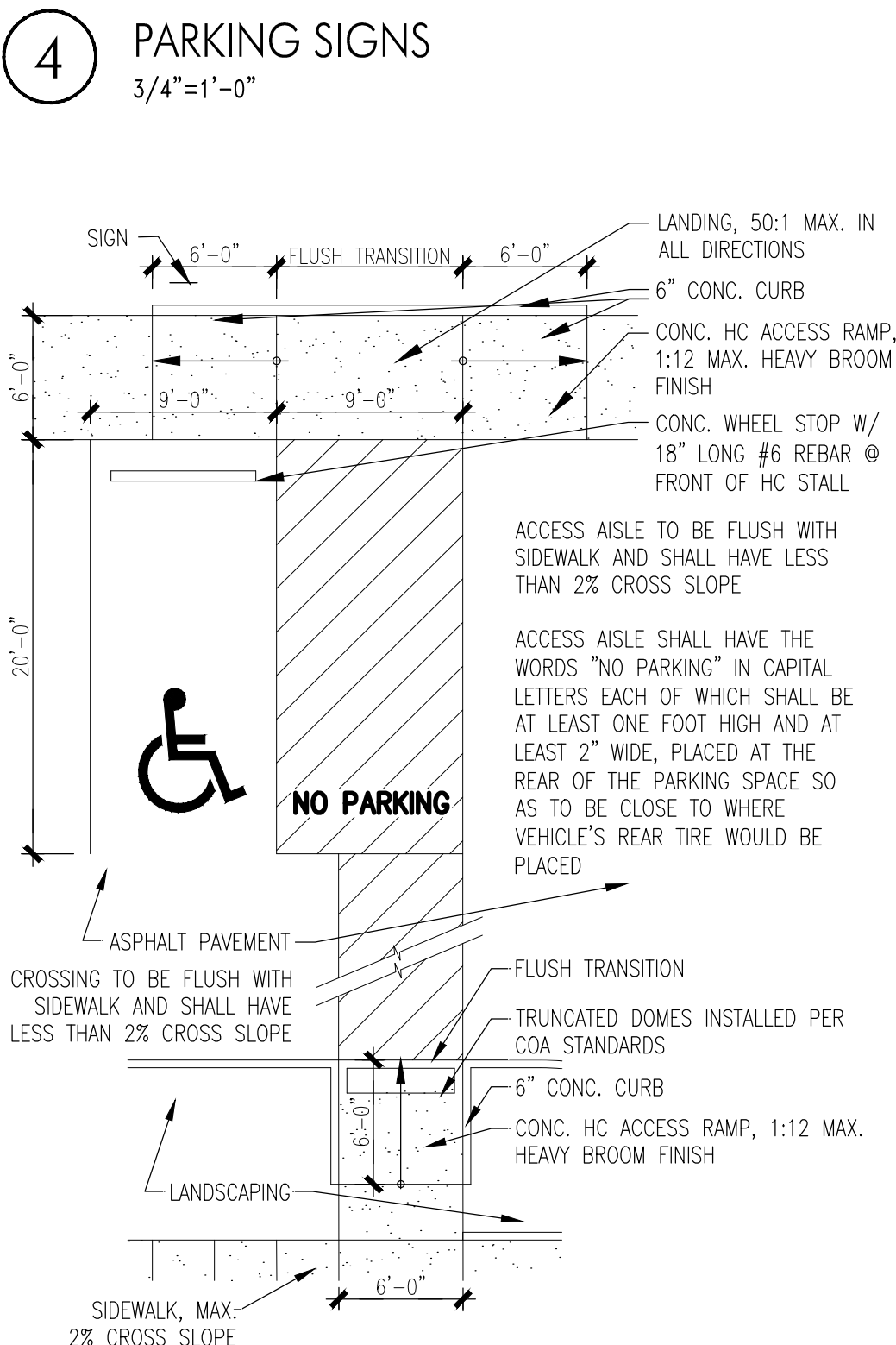
7 CURB/SIDEWALK DETAIL  
1"=1'-0"



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



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



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

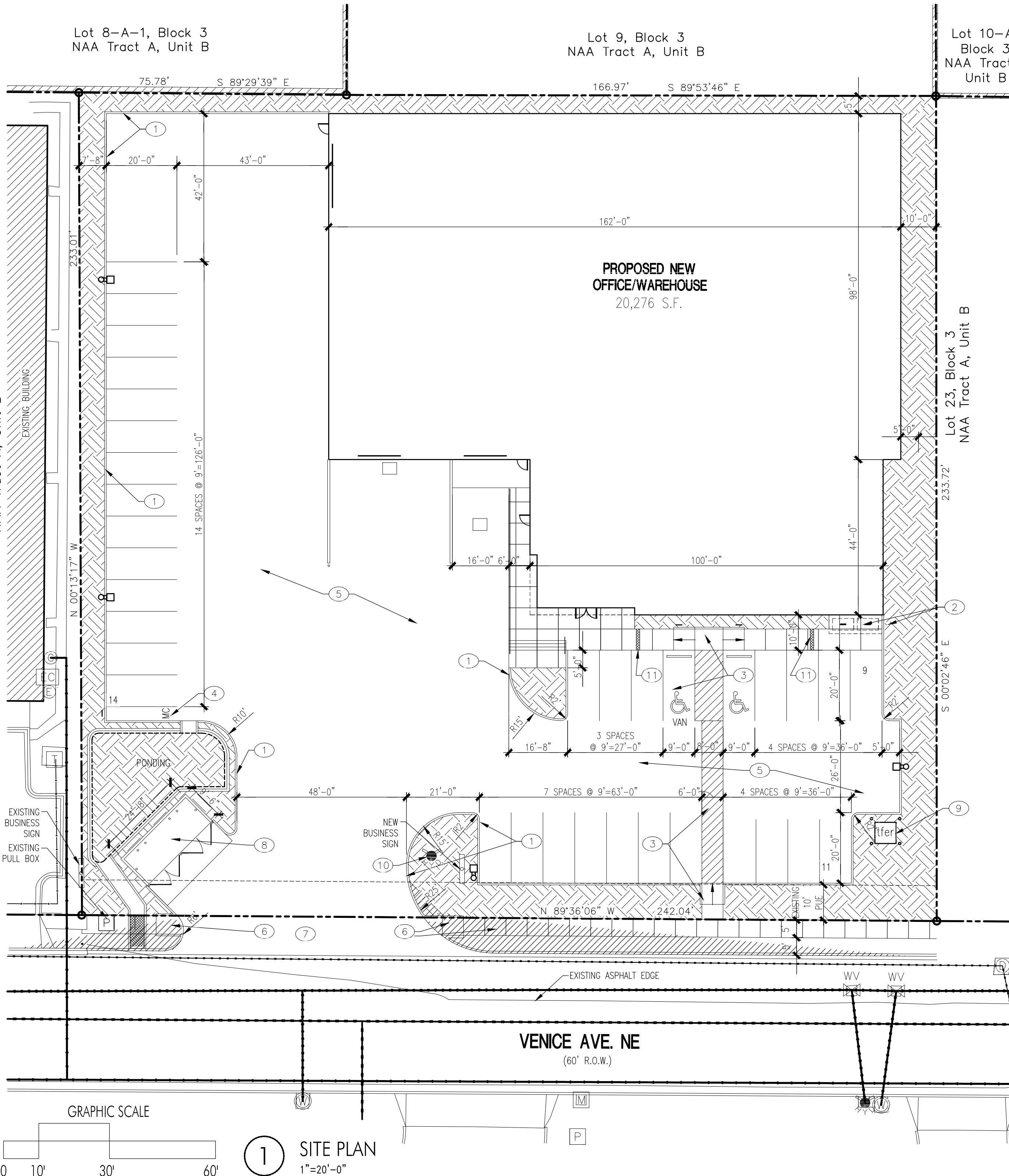
FACADE DESIGN COMPLIANCE IDO 5-11(E)  
THIS BUILDING COMPLIES WITH IDO 5-11(E) AS THERE ARE NO STREET FACING FACADES WITHIN 30 FEET OF PROPERTY LINE. ALSO, THE PRIMARY BUILDING FACADE IS COMPOSED OF BOTH STUCCO WALL SURFACES AND INTEGRALLY COLORED CMU WITH ACCENT BANDS. THIS IS CONTINUED MORE THAN 1/3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

### KEYED NOTES

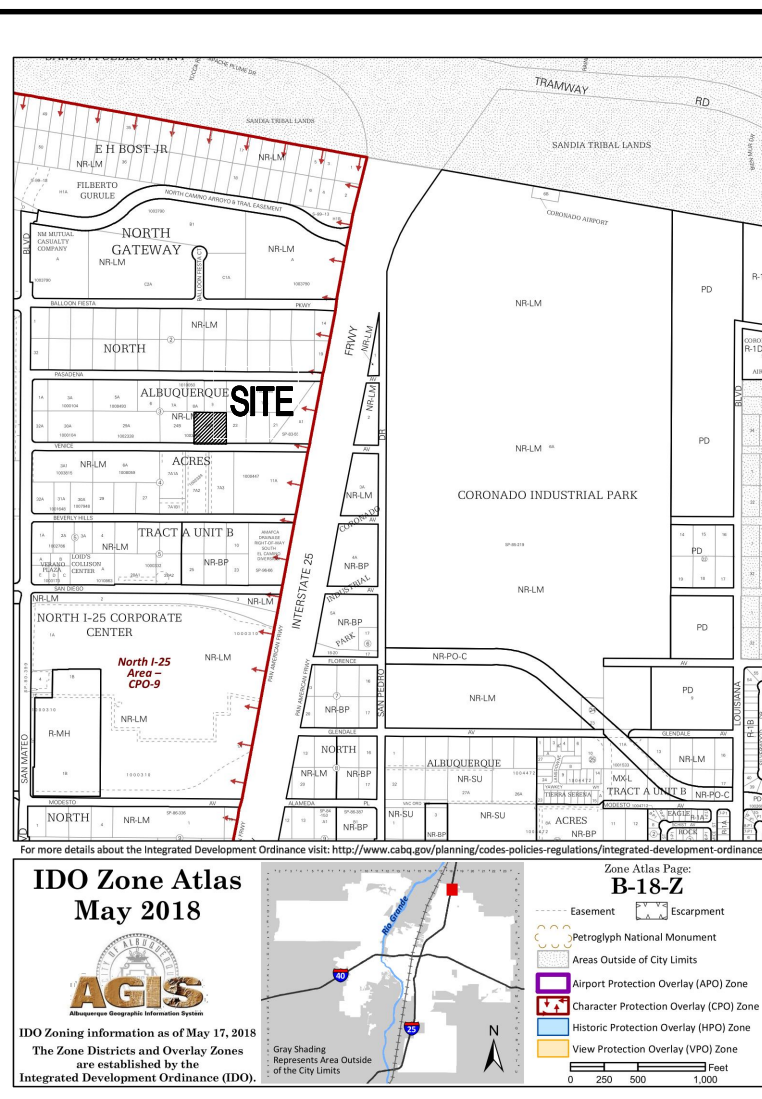
- 1 CONCRETE CURB, REFER DETAIL 7/SDP-1
- 2 (2) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-1
- 3 HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 2&4/SDP-1
- 4 (1) 4'x20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL 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 SPACES PROVIDED 34 SPACES  
REQUIRED 14 SPACES  
HANDICAP PARKING (26-35 PRVD) = REQUIRED 2 SPACE TOTAL (1 VAN) PROVIDED 2 SPACE TOTAL (1 VAN)  
MOTORCYCLE PARKING (1-25 RD) = 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:

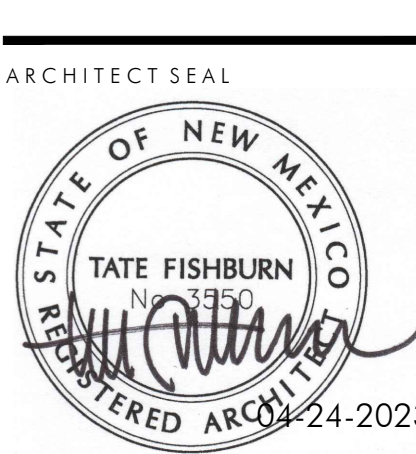
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWJLA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- 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
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 FRO 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 HANDICAP 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



ENGINEER SEAL

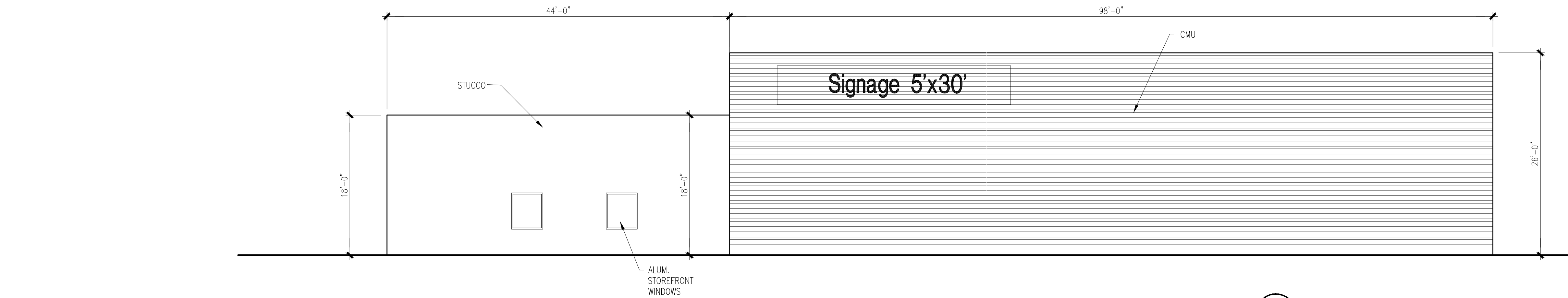
PROJECT

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

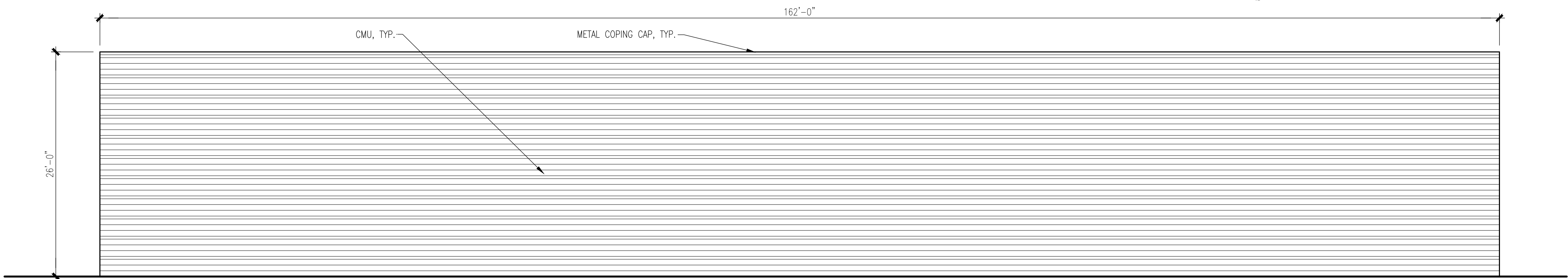
REVISIONS

DATE	APRIL 24, 2023
NORTH	SCALE
1"=20'-0"	OR AS NOTED
DRAWING NAME	SITE DEVELOPMENT PLAN
SHEET NUMBER	SDP-1

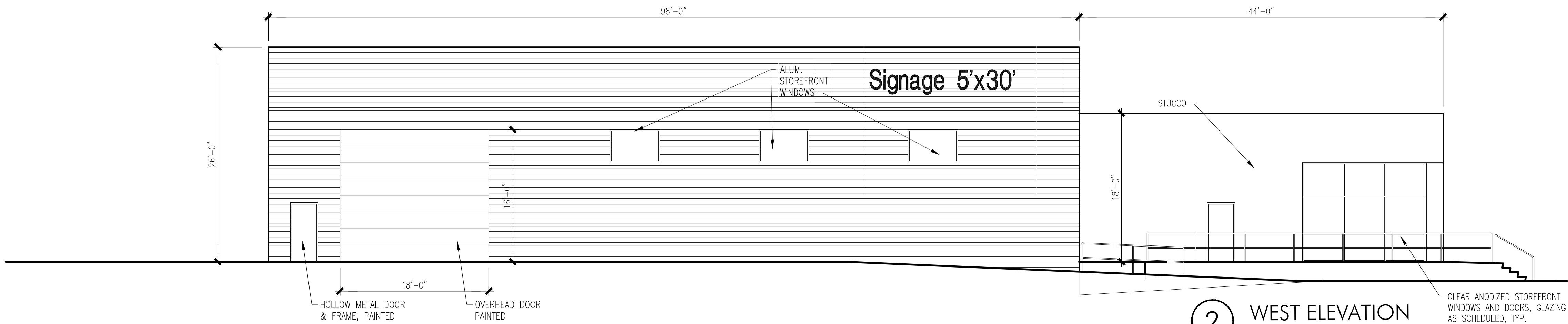




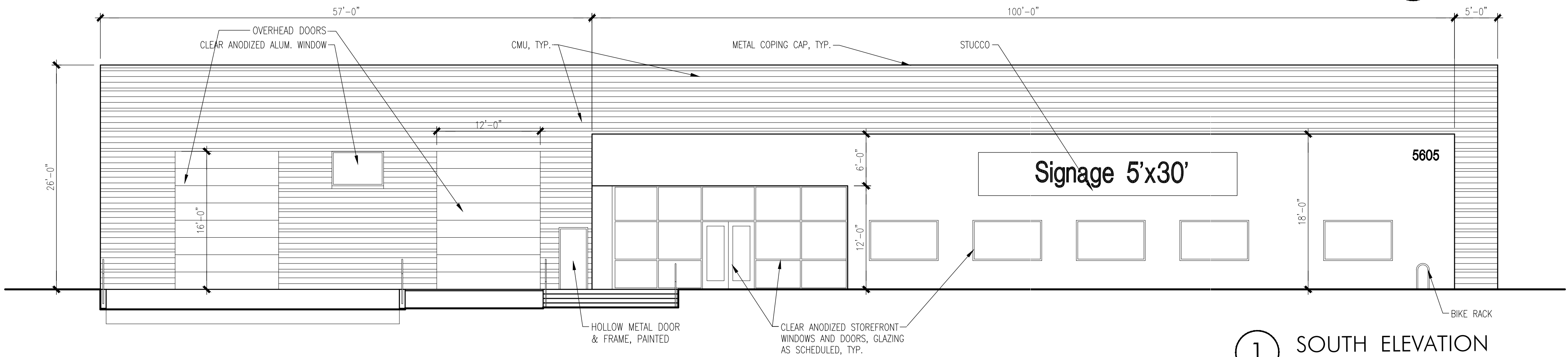
4 EAST ELEVATION  
1"=8'-0"



3 NORTH ELEVATION  
1"=8'-0"



2 WEST ELEVATION  
1"=8'-0"



1 SOUTH ELEVATION  
1"=8'-0"

## 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 FUGITIVE 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.

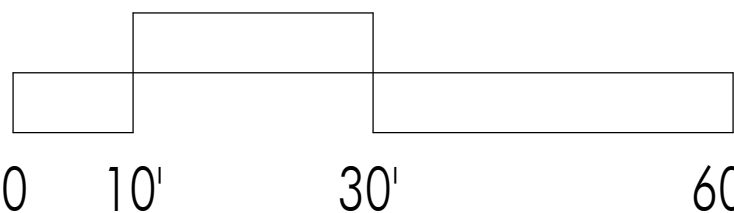
## BUILDING SIGNAGE CALCS:

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



T A T E F I S H B U R N  
A R C H I T E C T

ARCHITECT SEAL



ENGINEER SEAL

PROJECT

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

REVISIONS

DATE MARCH 1, 2023

SCALE

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

DRAWING NAME

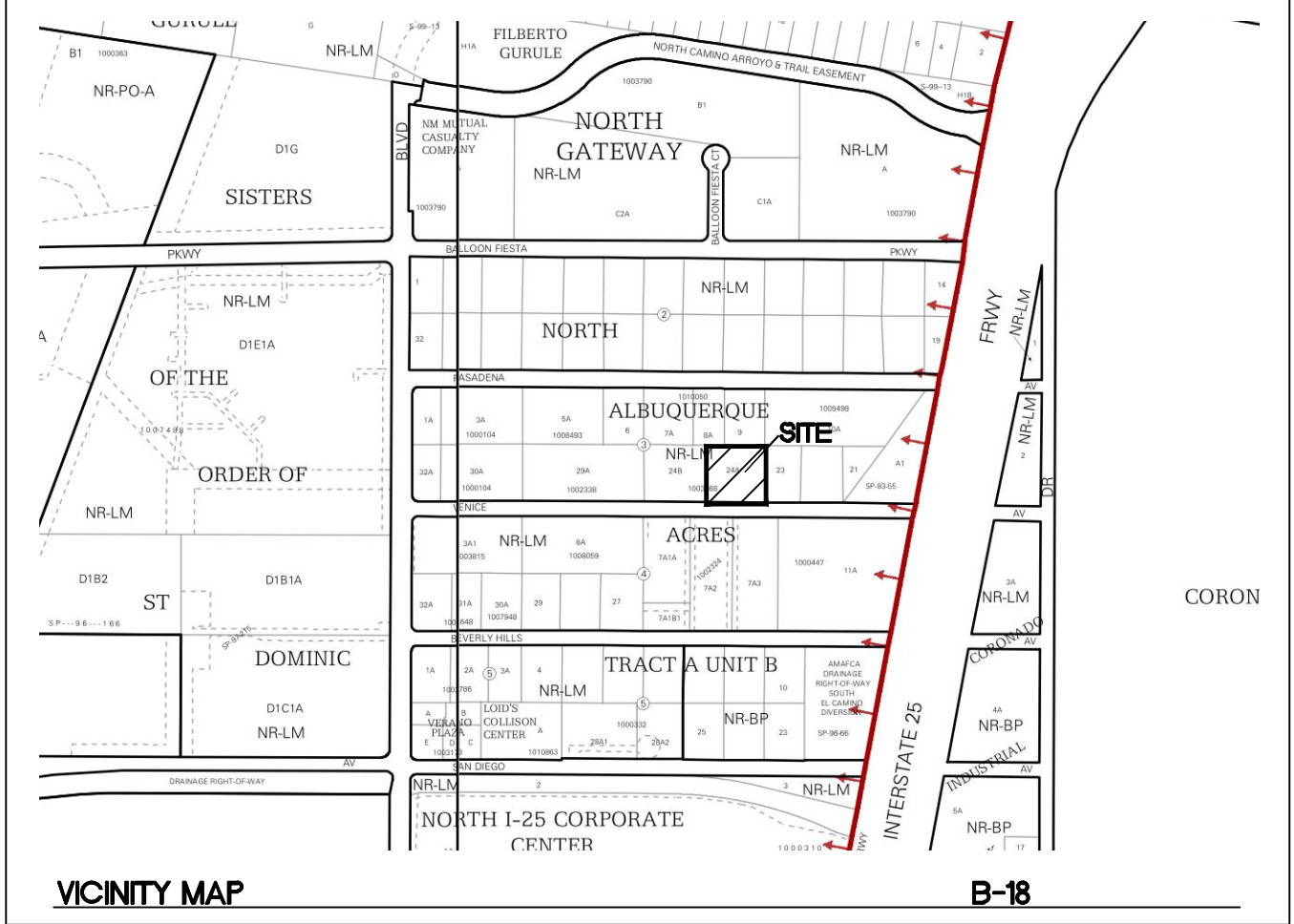
BUILDING  
ELEVATIONS

SHEET NUMBER

SDP-2

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

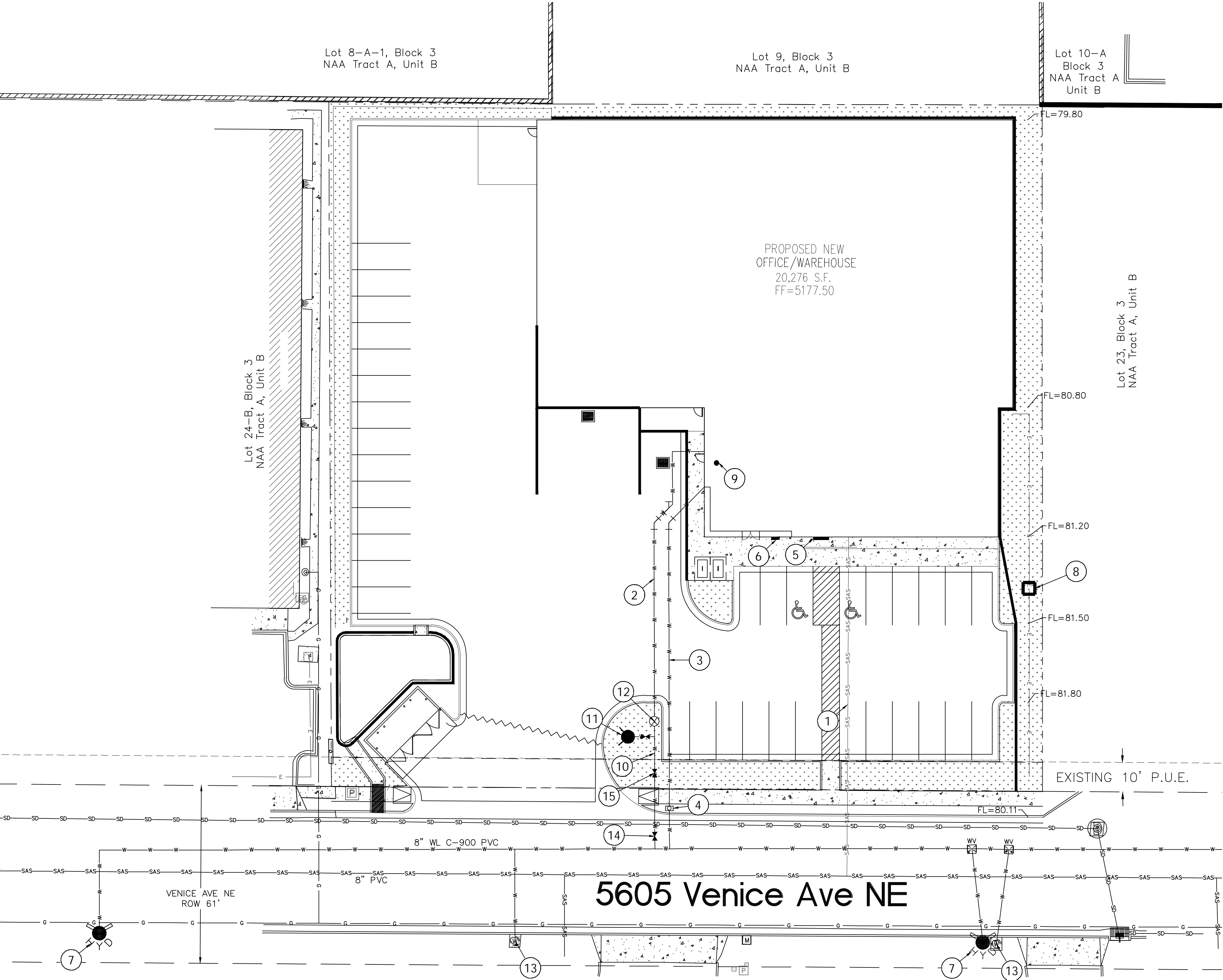




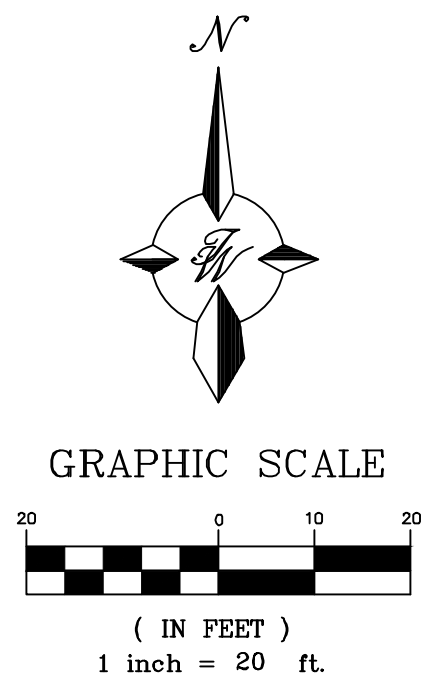
LEGAL DESCRIPTION:  
LOT 24-A, BLOCK 3 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B

- 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)

<div>ENGINEER'S SEAL</div> <div></div> <div>5/24/2023</div> <div>VINCENT P. CARRICA P.E. #16212</div>	GLASS RITE 5605 VENICE AVE	DRAWN BY JL
		DATE 5/24/2023
	CONCEPTUAL MASTER UTILITY PLAN	DRAWING
	<div></div> <div>TERRA WEST, LLC 5571 MIDWAY PARK PL. NE, ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # <b>MU-1</b>  JOB # 2022092



- LEGEND
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - BUILDING
  - SIDEWALK
  - EXISTING CURB & GUTTER
  - 8" WL EXISTING WATERLINE
  - 8" SAS EXISTING SEWER LINE
  - SD EXISTING STORM DRAIN
  - G EXISTING GAS LINE
  - WL PROPOSED WATERLINE
  - SAS PROPOSED SEWER LINE
  - EXISTING PULL BOX
  - NEW TRANSFORMER



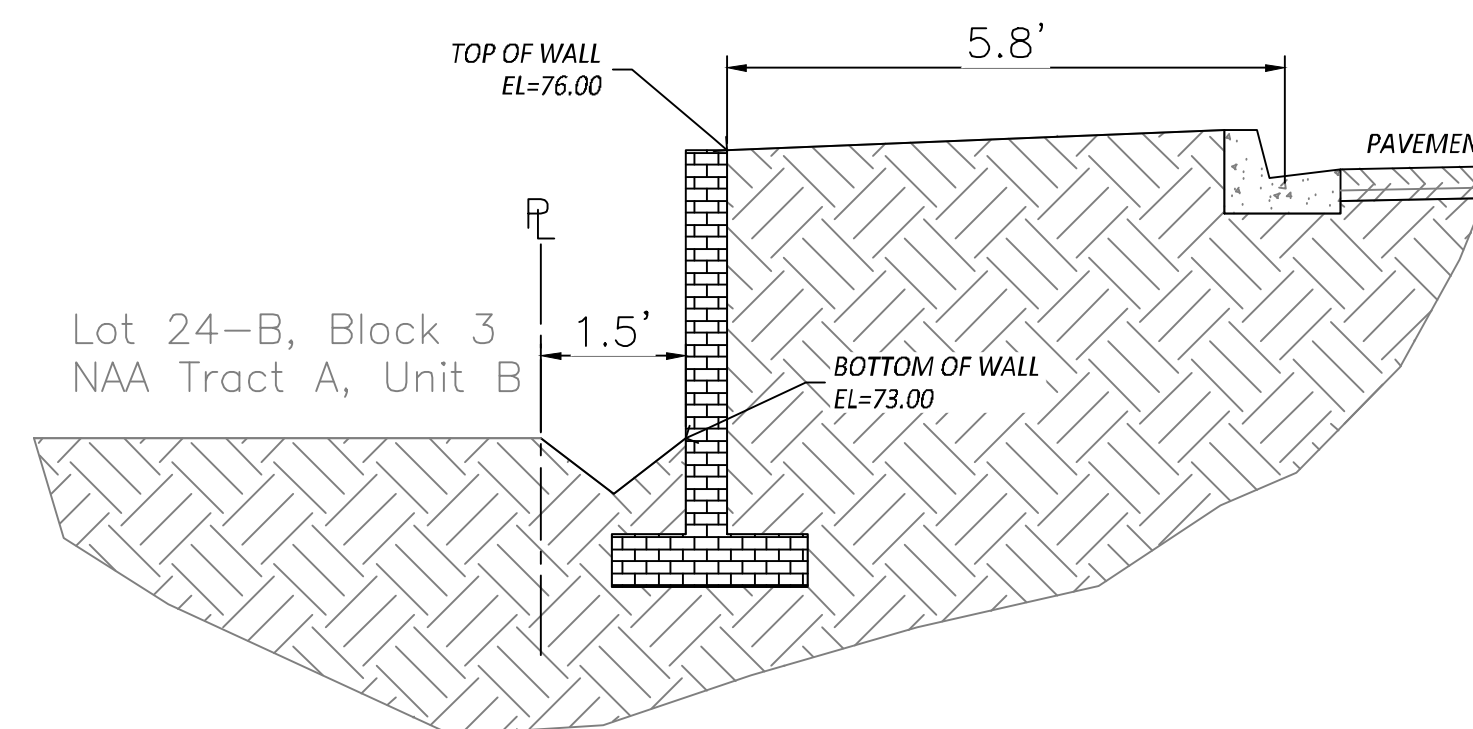
CAUTION

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.

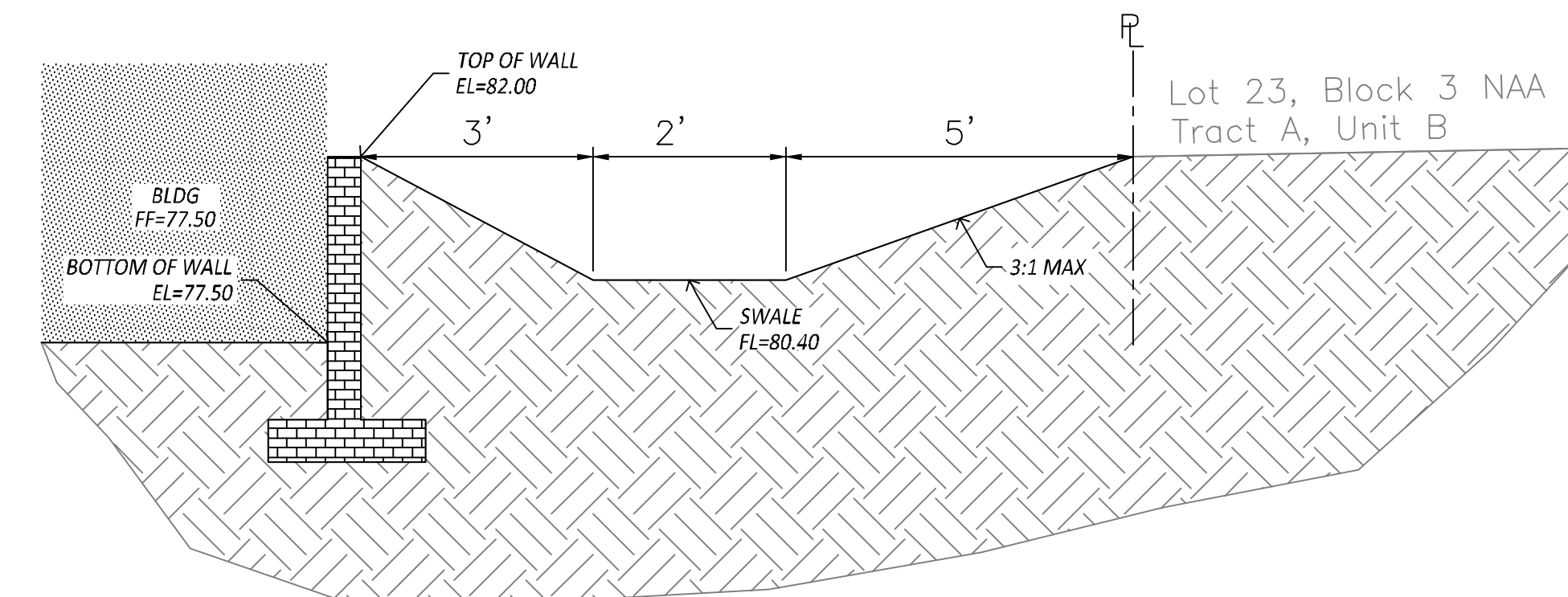




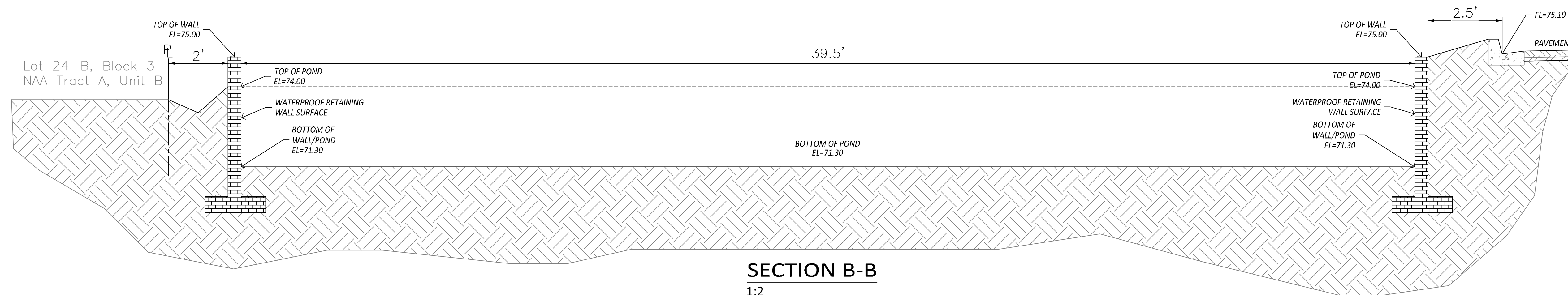




SECTION A-A  
1:2



SECTION C-C  
1:2



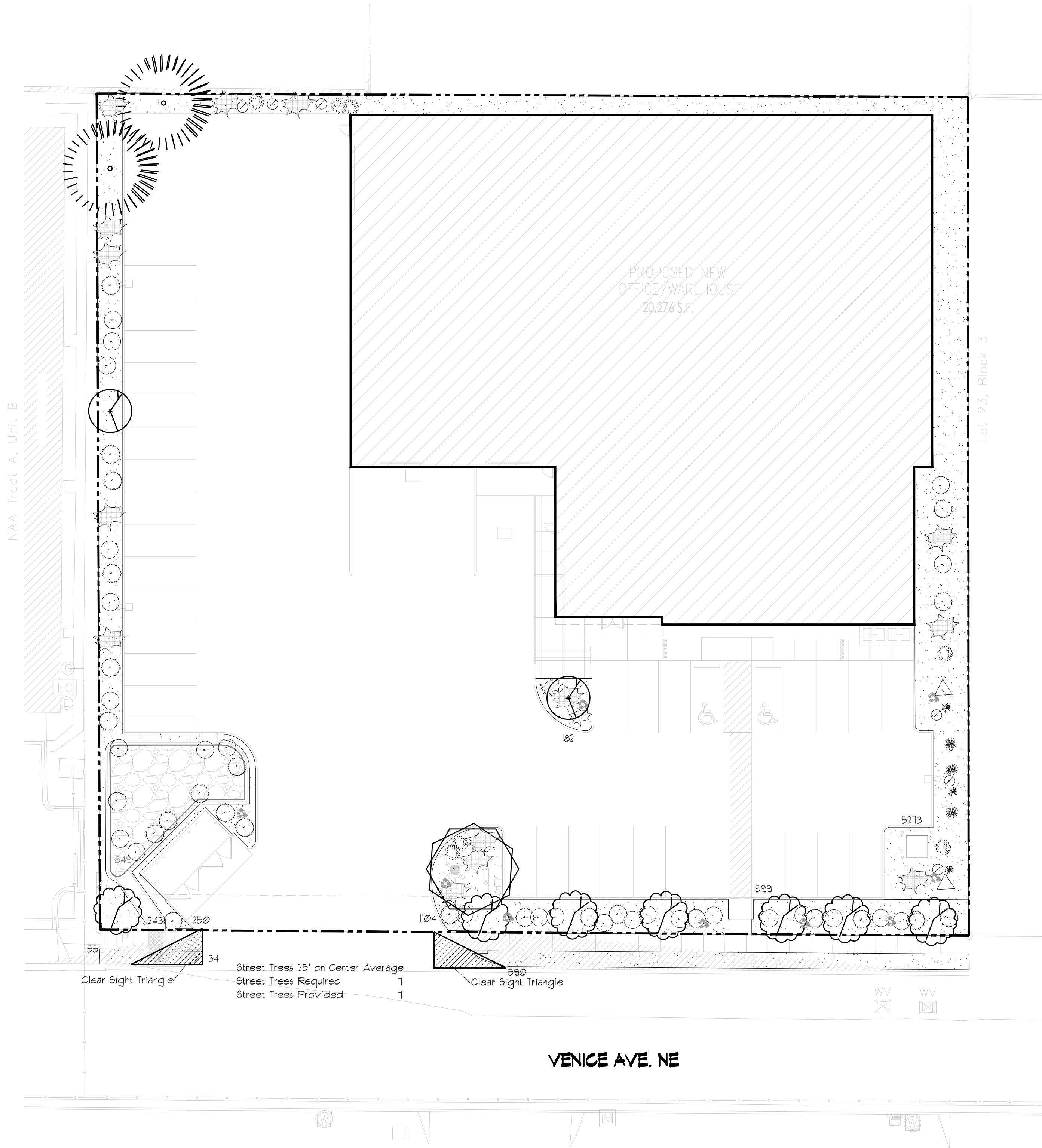
SECTION B-B  
1:2

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 05/25/23  
BY: *Renee L. Brissette*  
HydroTrans # B18D026

THE APPROVAL OF THESE PLANS REPRESENTS THAT NO BE  
CONSIDERED TO BE A GUARANTEE OF ACCURACY OR OF  
COMPLETION OF THE PROJECT. THE CITY OF ALBUQUERQUE  
SPECIFICATIONS OR CONSTRUCTIONS. SUCH APPROVED PLANS  
MAY BE CHANGED, MODIFIED OR ALTERED WITHOUT  
AUTHORIZATION.

	<b>ENGINEER'S SEAL</b>	<b>GLASS RITE 5605 VENICE AVE</b>	<b>DRAWN BY JL</b>
		<b>GRADING AND DRAINAGE NOTES</b>	<b>DATE 5/24/2023</b>
	<b>5/24/2023</b>	 <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 <a href="http://www.terrawestllc.com">www.terrawestllc.com</a>	<b>SHEET # GR-2</b>
<b>VINCENT P. CARRICA P.E. #16212</b>			<b>JOB # 2022092</b>





### LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL			H2O USE
Trees					
2	6' - 8'	Bradford Pear <i>Pyrus calleryana</i>	35x12	625	1250 M
2	6' - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	1250 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
TOTAL TREES	12	TOTAL TREE COVERAGE			4133

QTY	SIZE	COMMON/BOTANICAL			H2O USE
Shrubs & Groundcovers					
1	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x4	14	98 M
25	5 Gal	Apache Plume <i>Folugia paradoxa</i>	4x5	25	625 L
26	5 Gal	Chamisea <i>Chrysothamnus nauseosus</i>	5x5	25	650 L
6	5 Gal	Blue Mist <i>Panicum virgatum 'Rotstrahlbunch'</i>	2x3	9	54 L
14	5 Gal	Buffalo Juniper <i>Juniperus sabino 'Buffalo'</i>	2x8	64	896 M
2	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1	49	98 M
3	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	2x2	4	12 M
3	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	30"x2'	4	12 M
2	5 Gal	Carpet Roses <i>Rosa 'Red Flower Carpet'</i>	2x3	9	18 L
TOTAL SHRUBS	88	TOTAL SHRUB COVERAGE			2463
9	2-3cf	Boulders Bury 1/3, Moss Rock or Equal			
8330		Landscape Gravel / Filter Fabric 3/4" Crushed Grey			
849		Drainage po Sandy Soil Seed Mix			
9119		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.

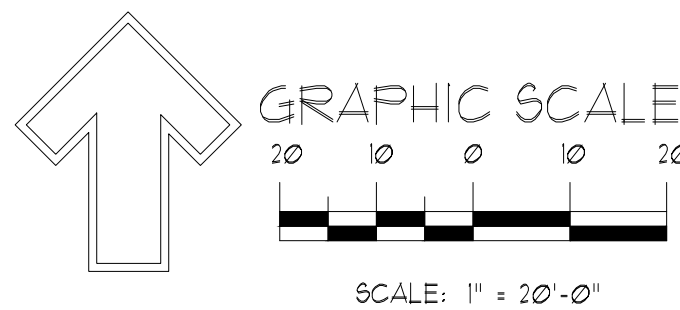
14-16-5-6/CY5/6x10 Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

14-1 Pond stabilization to follow section 1013.

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	51569
TOTAL BUILDING AREA (sf)	-20216
TOTAL NET LOT AREA (sf)	31293
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED	4694

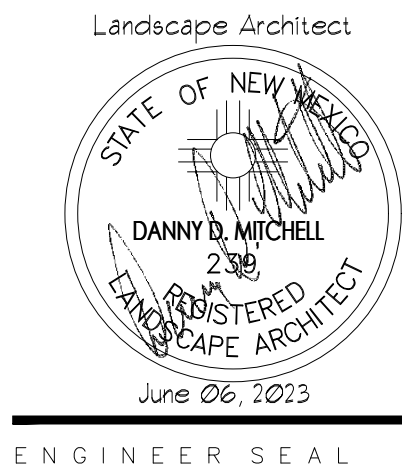
TOTAL ON-SITE LANDSCAPE PROVIDED	8500
TOTAL GROUND COVER REQUIRED	2125
TOTAL GROUND COVER PROVIDED	2463
TOTAL LIVE PLANTS REQUIRED	6315
TOTAL LIVE PLANTS PROVIDED	6596



danny@mitchellassociatesinc.com

505.639.9583

TATEFISHBURN  
ARCHITECT



PROJECT

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

REVISIONS

DATE June 06, 2023

NORTH SCALE

1"=20'-0"  
OR AS NOTED

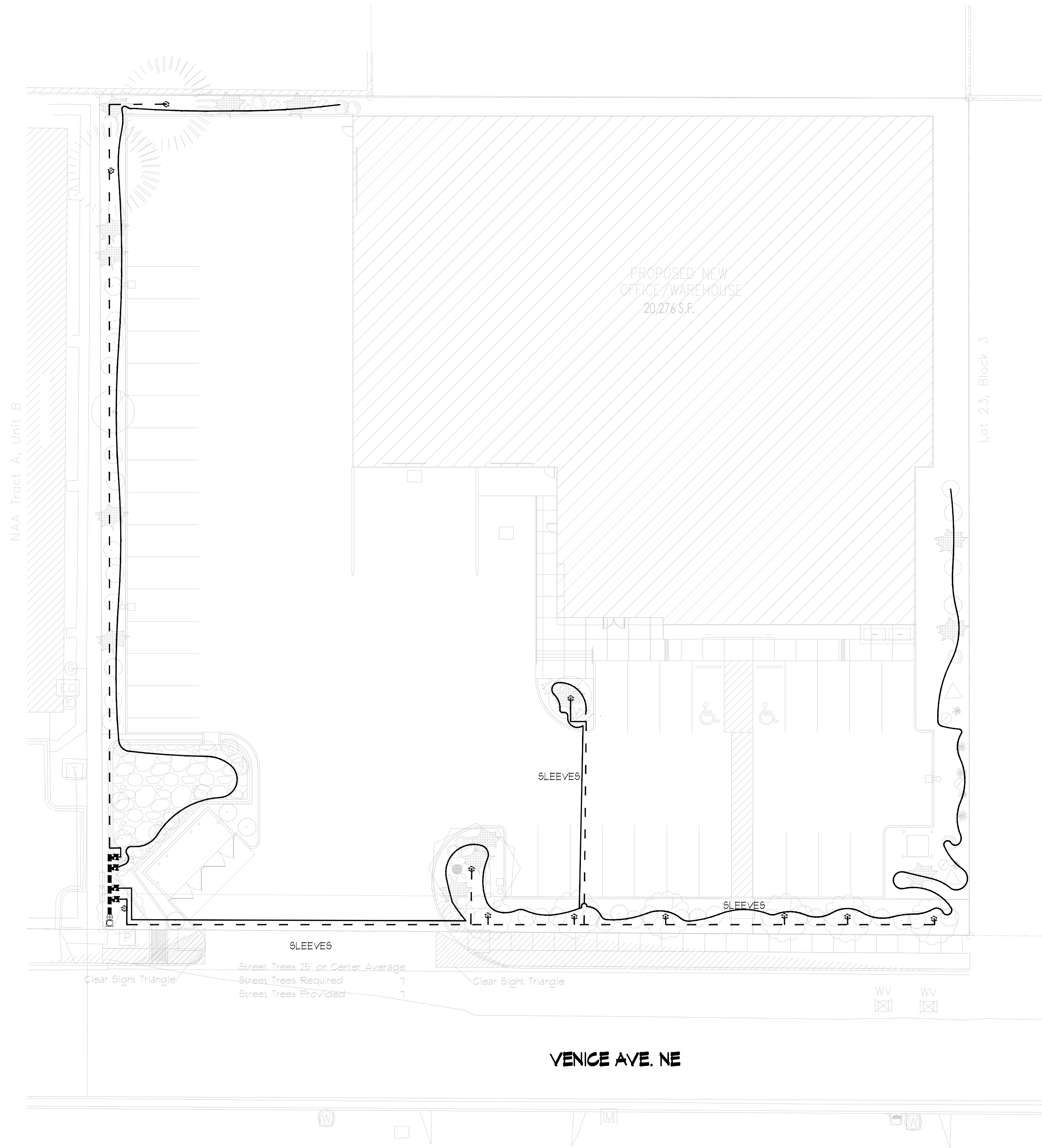
DRAWING NAME

Landscape Plan

SHEET NUMBER

LS101





## 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
MASTERVAVE ASSEMBLY	HUNTER	1 1/2"
MAINLINE	Sch 40 PVC	1 1/2"
ELECTRIC ZONE VALVE	HUNTER	1" Typ.
SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
Drip Line, Tree Netafim Rings	Class 200 PVC	
Drip Line, Shrub Drip Emittter Line	Polypipe	
Netafim Spiral Tree Irrigation	RAINBIRD,	SEE DETAIL

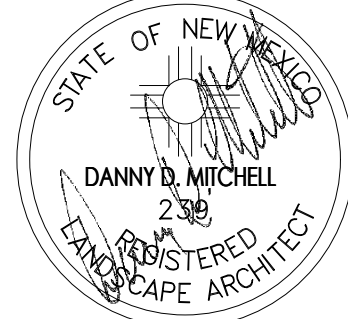
Size Equipment as Required for Flow Rate

## 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.

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

1"=20'-0"  
OR AS NOTED

DRAWING NAME

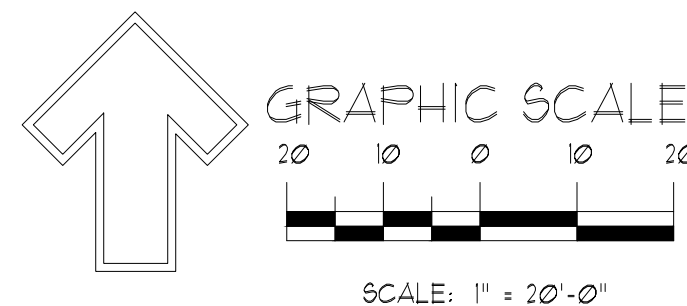
Mitchell Associates, inc



Irrigation Plan

SHEET NUMBER

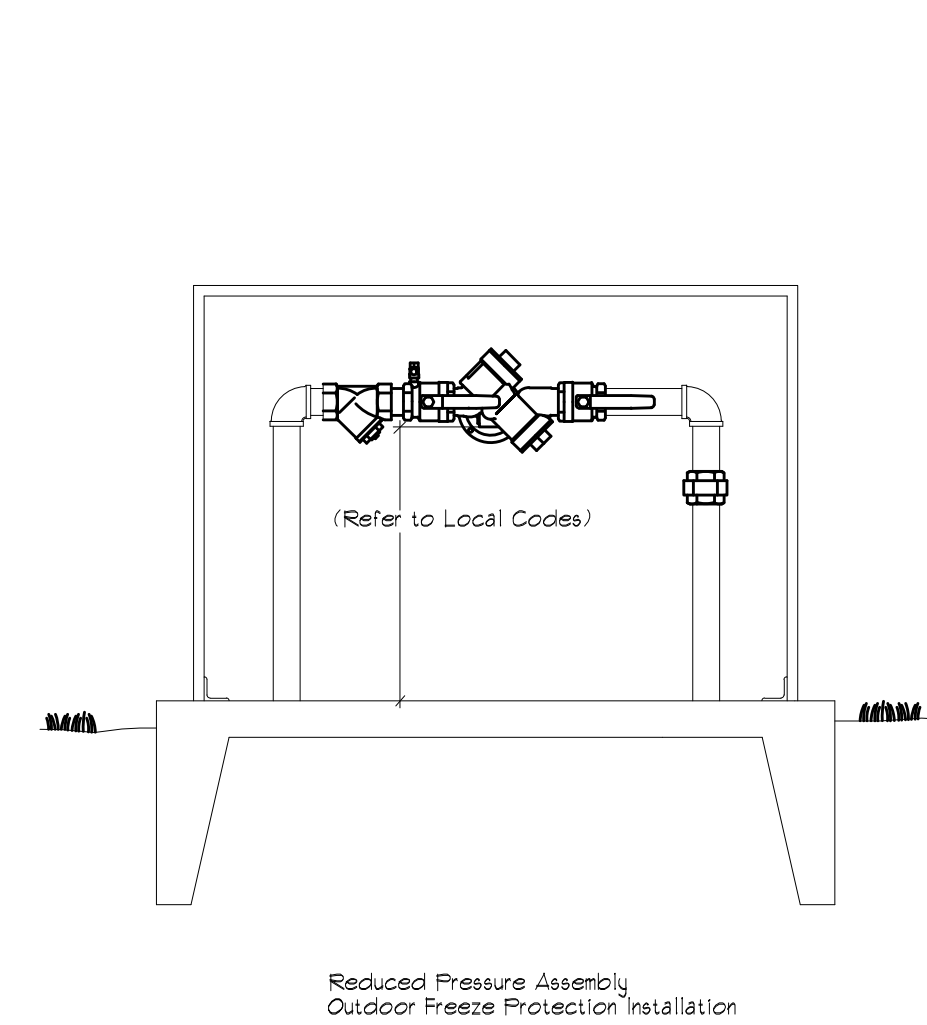
LS102



danny@mitchellassociatesinc.com

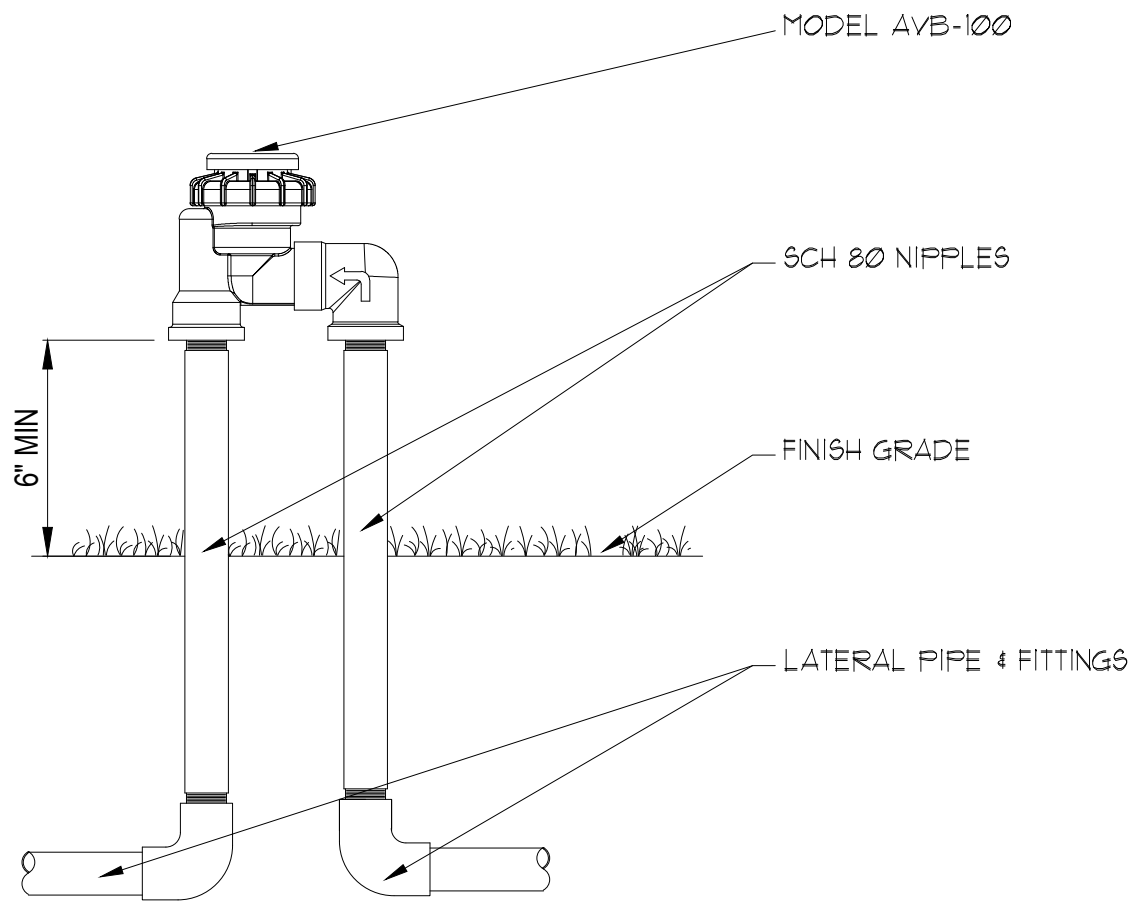
505.639.9583





RPA, HOTBOX TYP.

N.T.S.



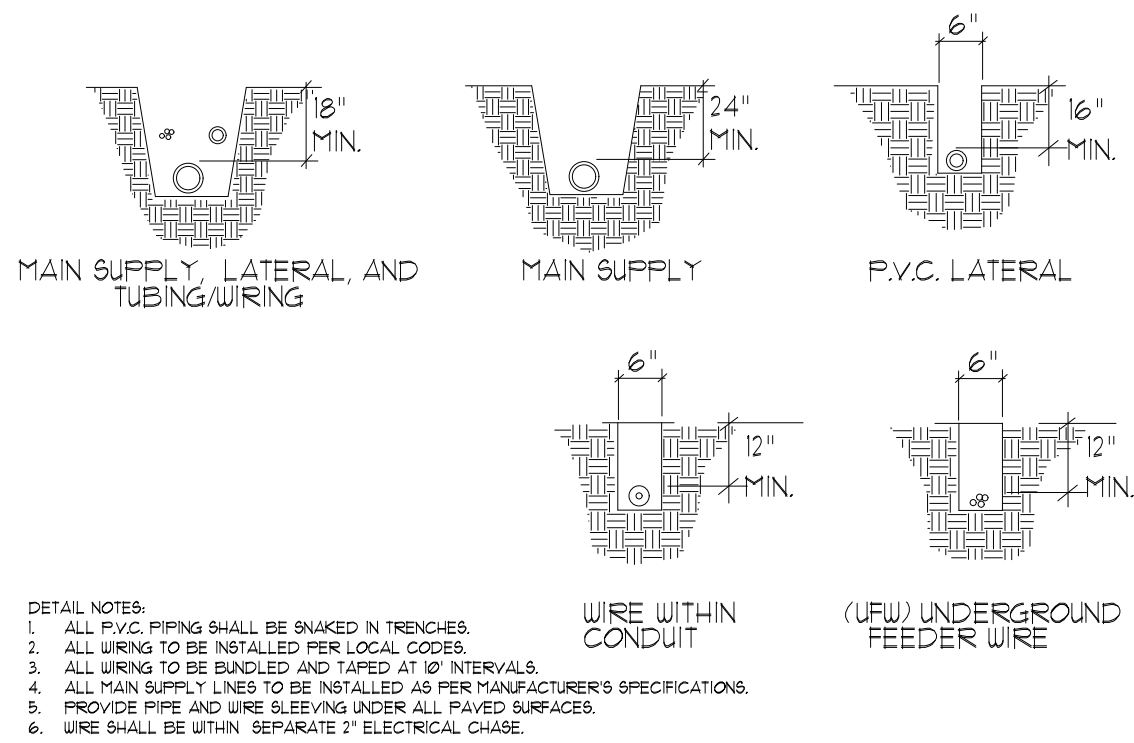
NOTE:  
ATMOSPHERIC VACUUM BREAKERS SHOULD BE INSTALLED 6 - 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

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](http://www.CADdetails.com/info) REFERENCE NUMBER 301-085n.

VALVES: AVB VALVES

AVB W/ SCH 80 NIPPLE RISERS

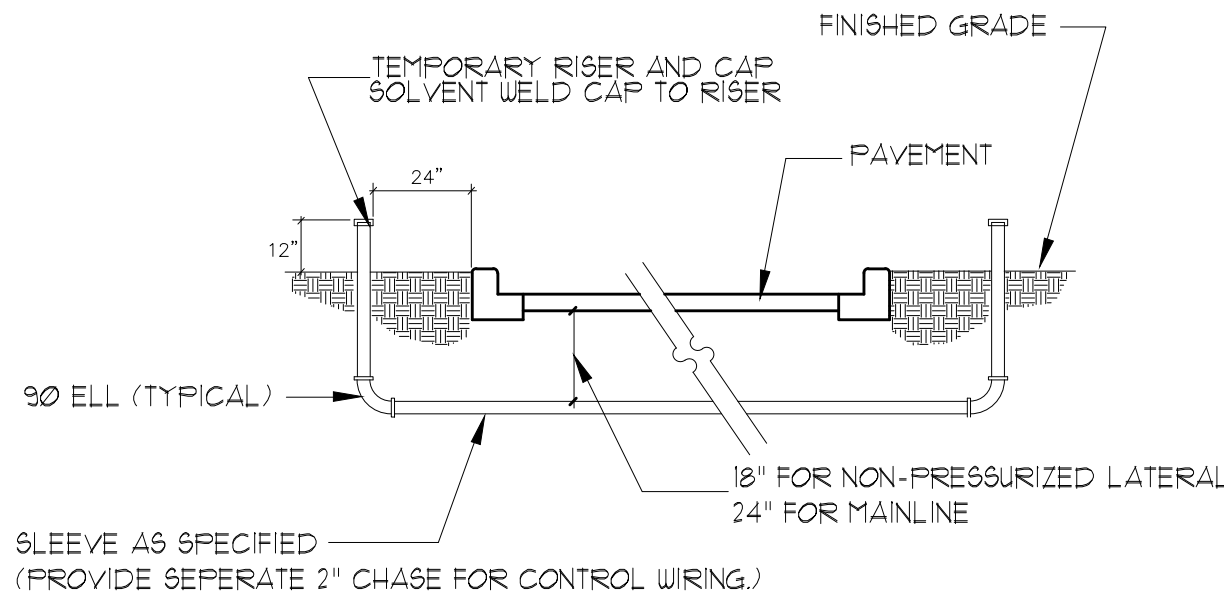
N.T.S.



DETAIL NOTES:  
1. ALL P.V.C. PIPING SHALL BE SUNK IN TRENCHES.  
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.  
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10' 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.

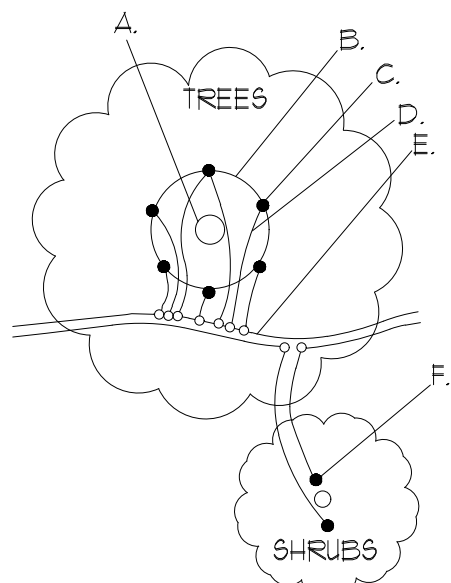
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

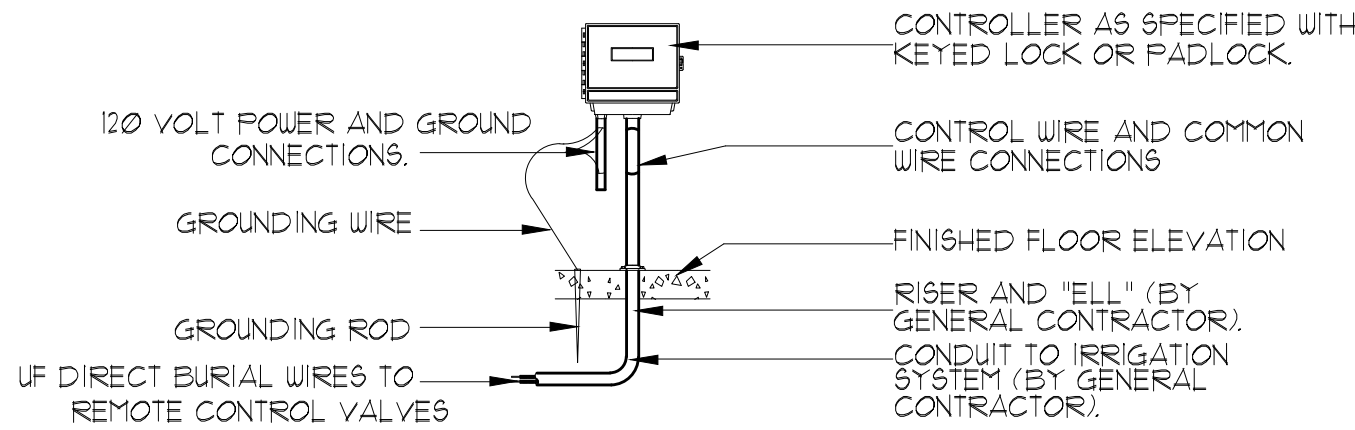
N.T.S.



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

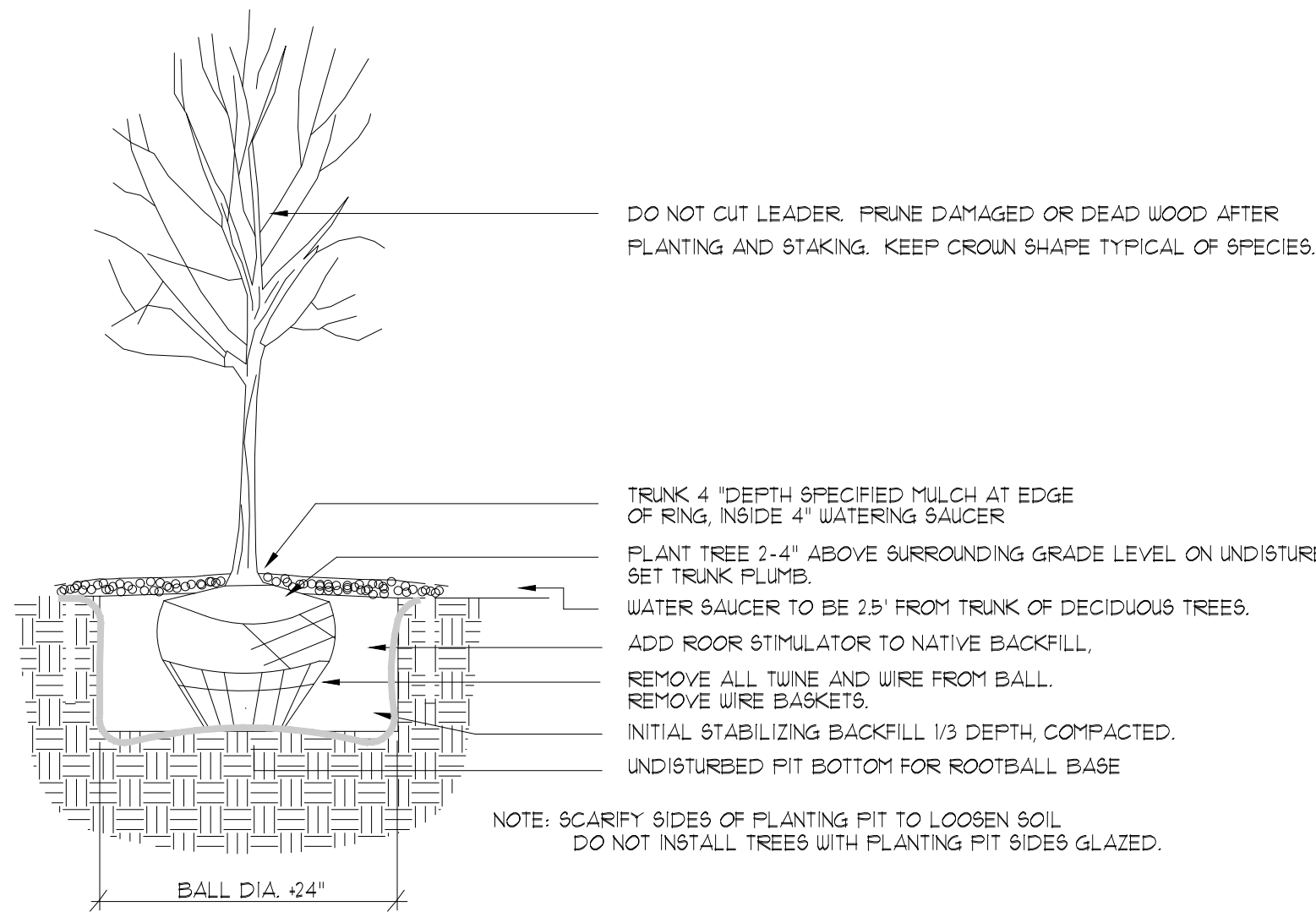
N.T.S.



DETAIL NOTES:  
1. 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.

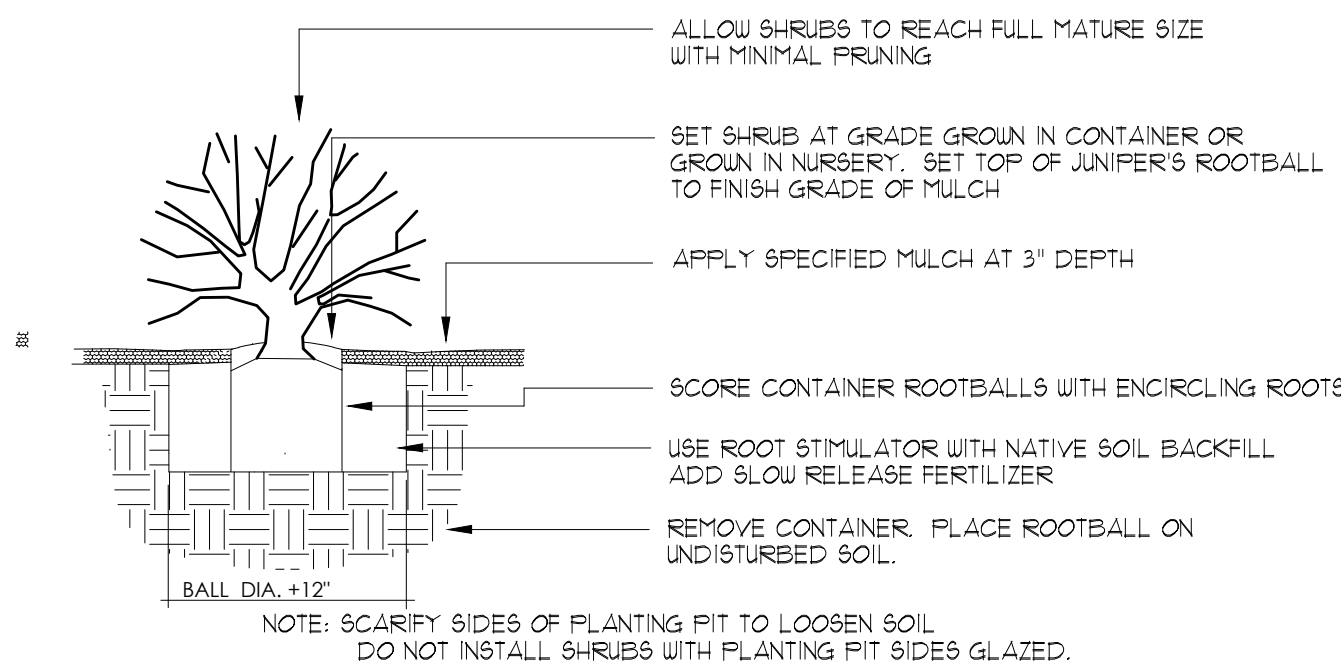
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

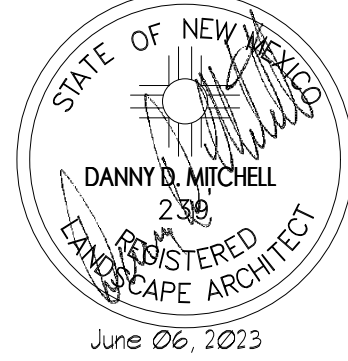


SHRUB PLANTING DETAIL

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, 2023

NORTH SCALE

1"=20'-0"  
OR AS NOTED

DRAWING NAME



[danny@mitchellassociatesinc.com](mailto:danny@mitchellassociatesinc.com)

505.639.9583

Detail Sheet

SHEET NUMBER

LS103



# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

August 8, 2023

Tate Fishburn, R.A.  
Tate Fishburn Architect  
P.O. Box 2941  
Corrales, NM 87048

**Re: New Office Warehouse**  
**5605 Venice Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 04-24-23 (B18-D026)

Dear Mr. Fishburn,

The TCL submittal received 07-27-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation. **AN APPROVED/ACCEPTED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.**

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

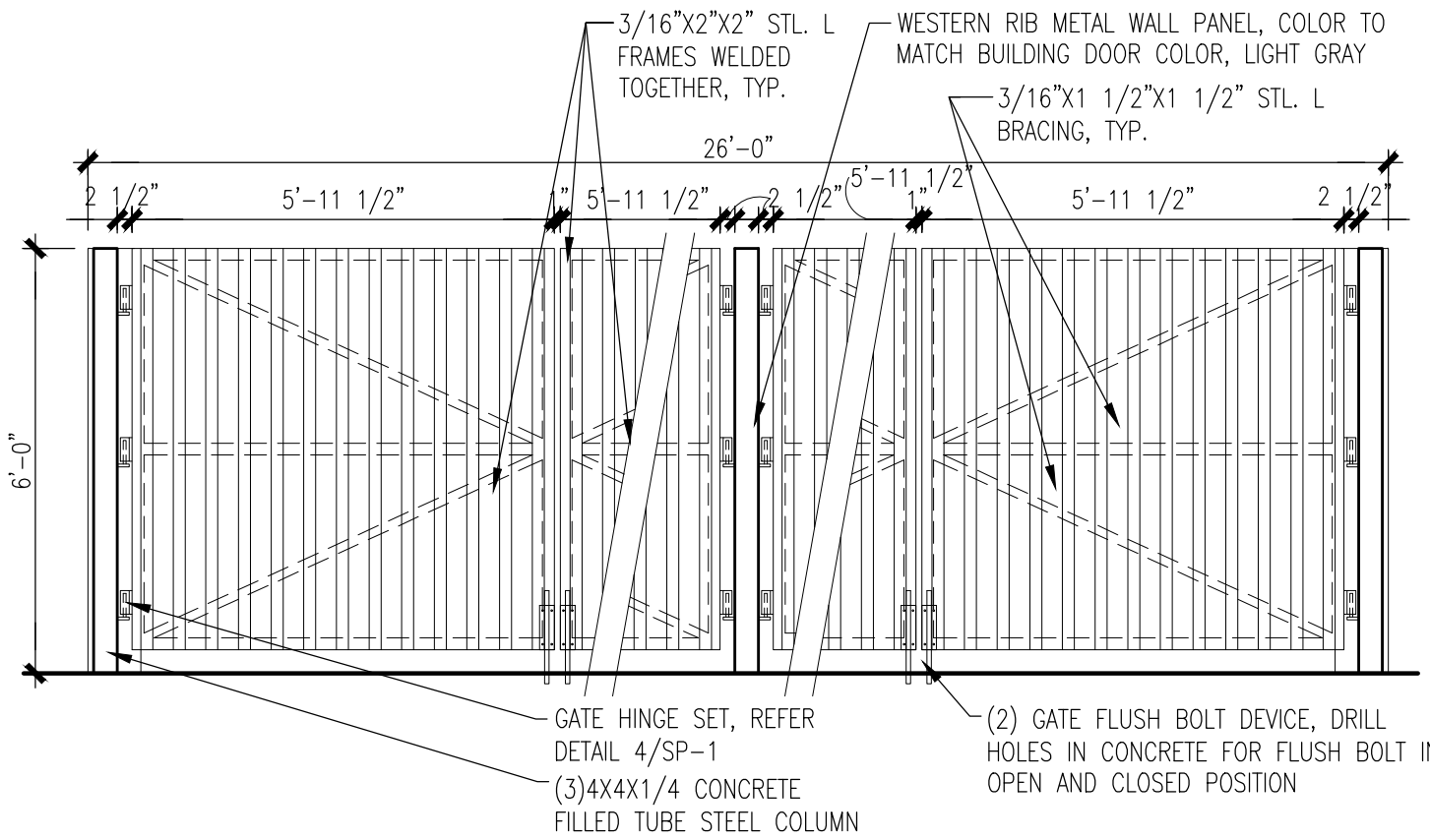
Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

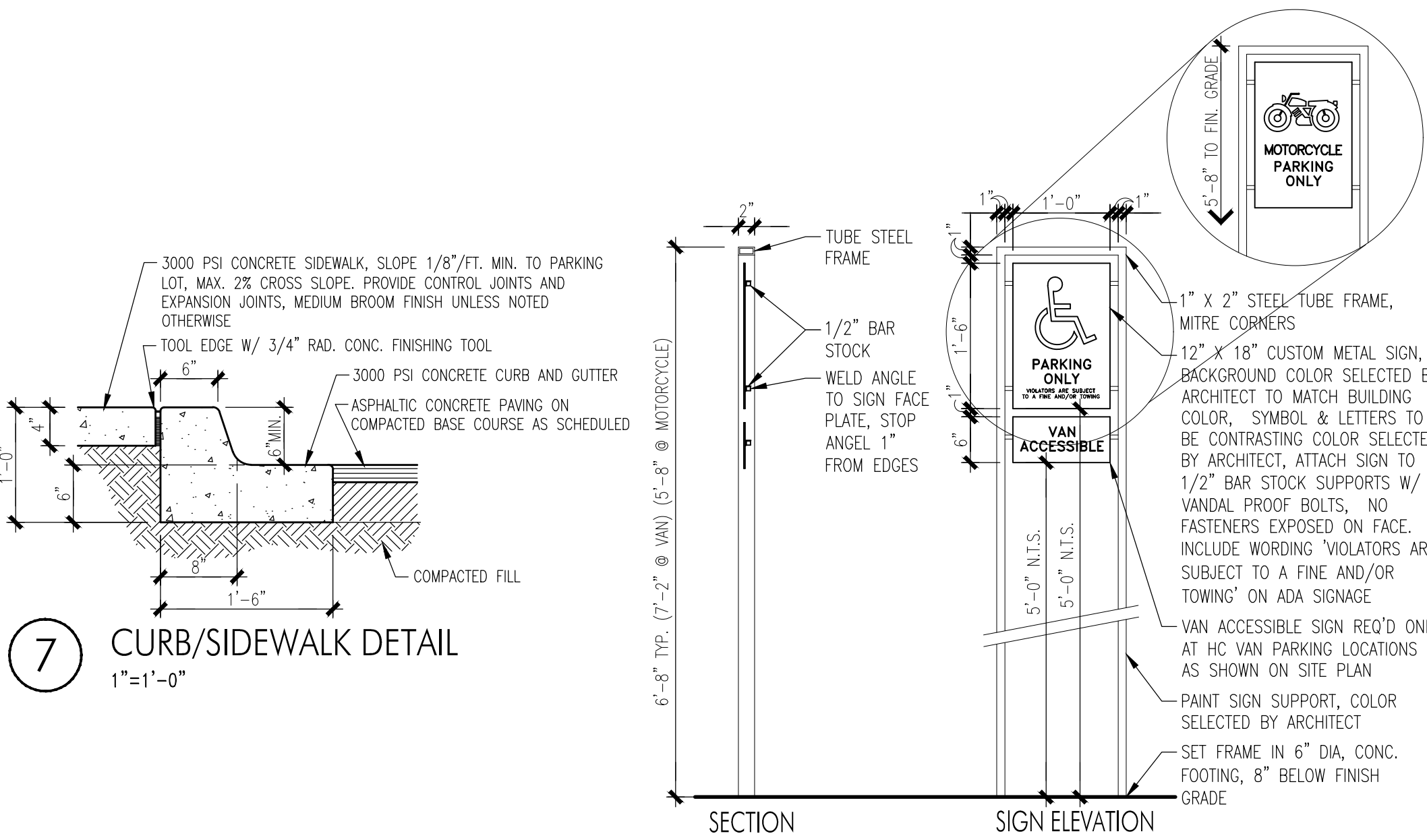


FACADE DESIGN COMPLIANCE IDO 5-11(E)

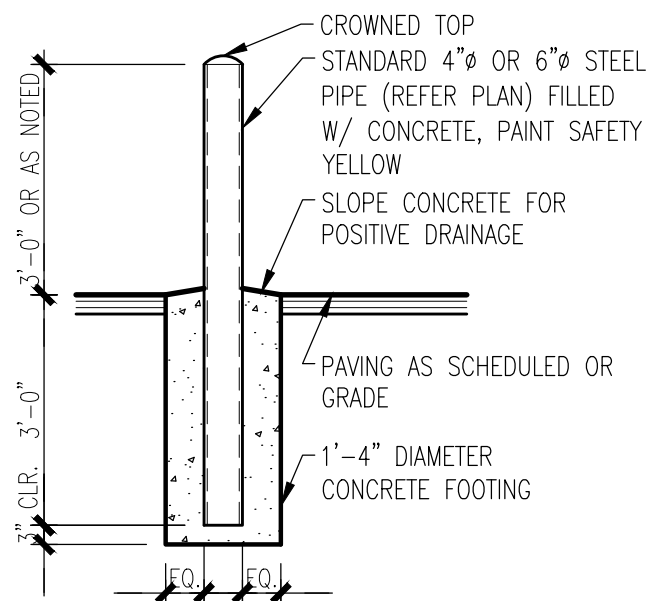
THIS BUILDING COMPLIES WITH IDO 5-11(E) AS THERE ARE NO STREET FACING FACADES WITHIN 30 FEET OF PROPERTY LINE. ALSO, THE PRIMARY BUILDING FACADE IS COMPOSED OF BOTH STUCCO WALL SURFACES AND INTEGRALLY COLORED CMU WITH ACCENT BANDS. THIS IS CONTINUED MORE THAN 1/3 THE DEPTH OF THE BUILDING ON BOTH SIDES.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



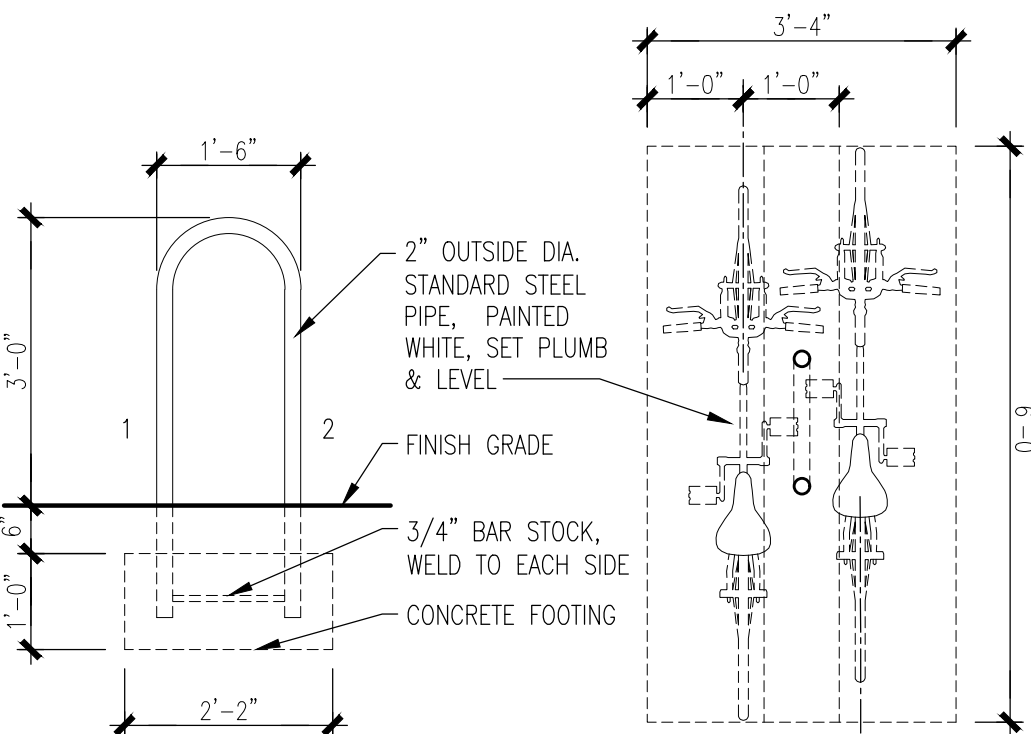
5 TRASH ENCLOSURE ELEVATION  
3/8"=1'-0"



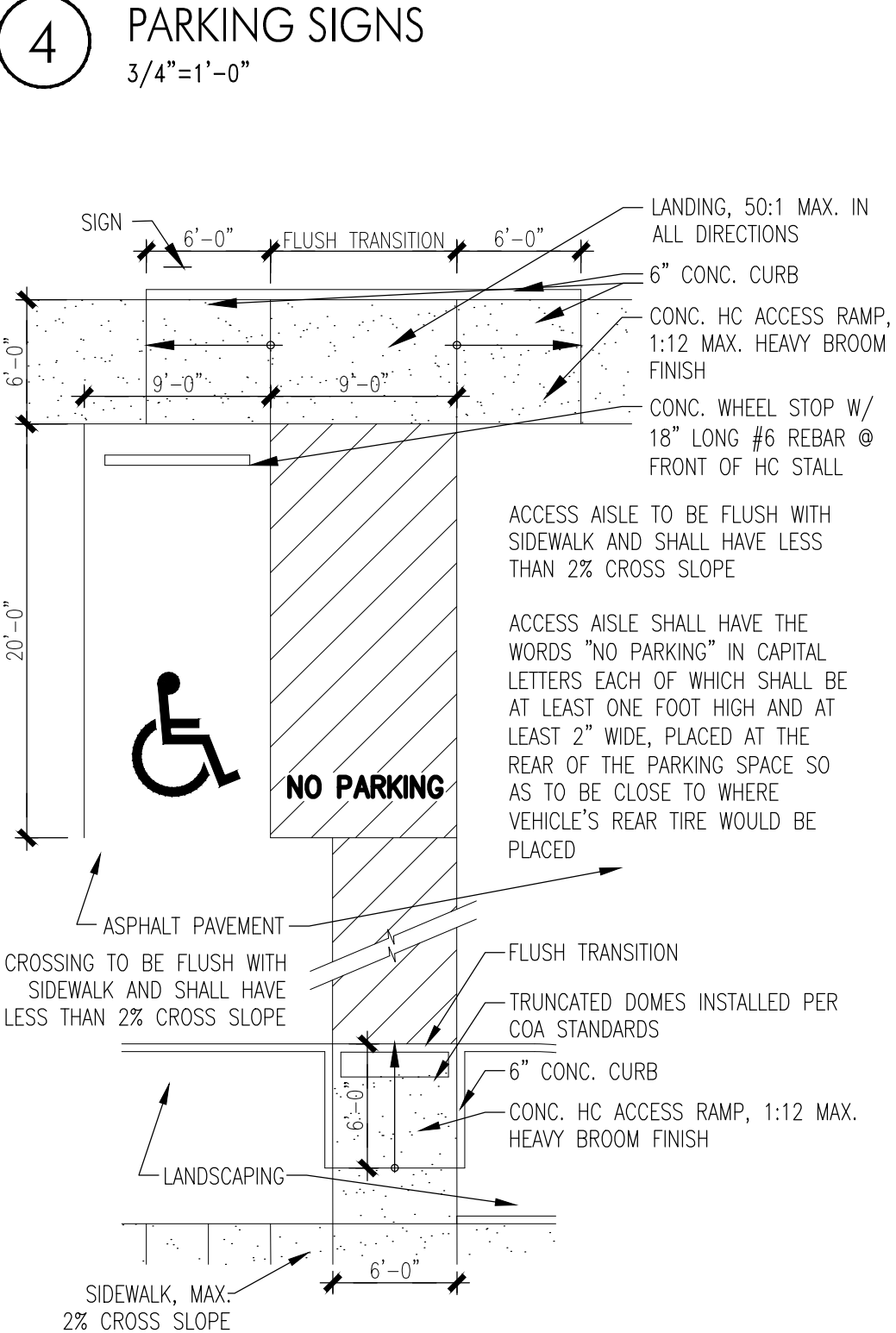
7 CURB/SIDEWALK DETAIL  
1"=1'-0"



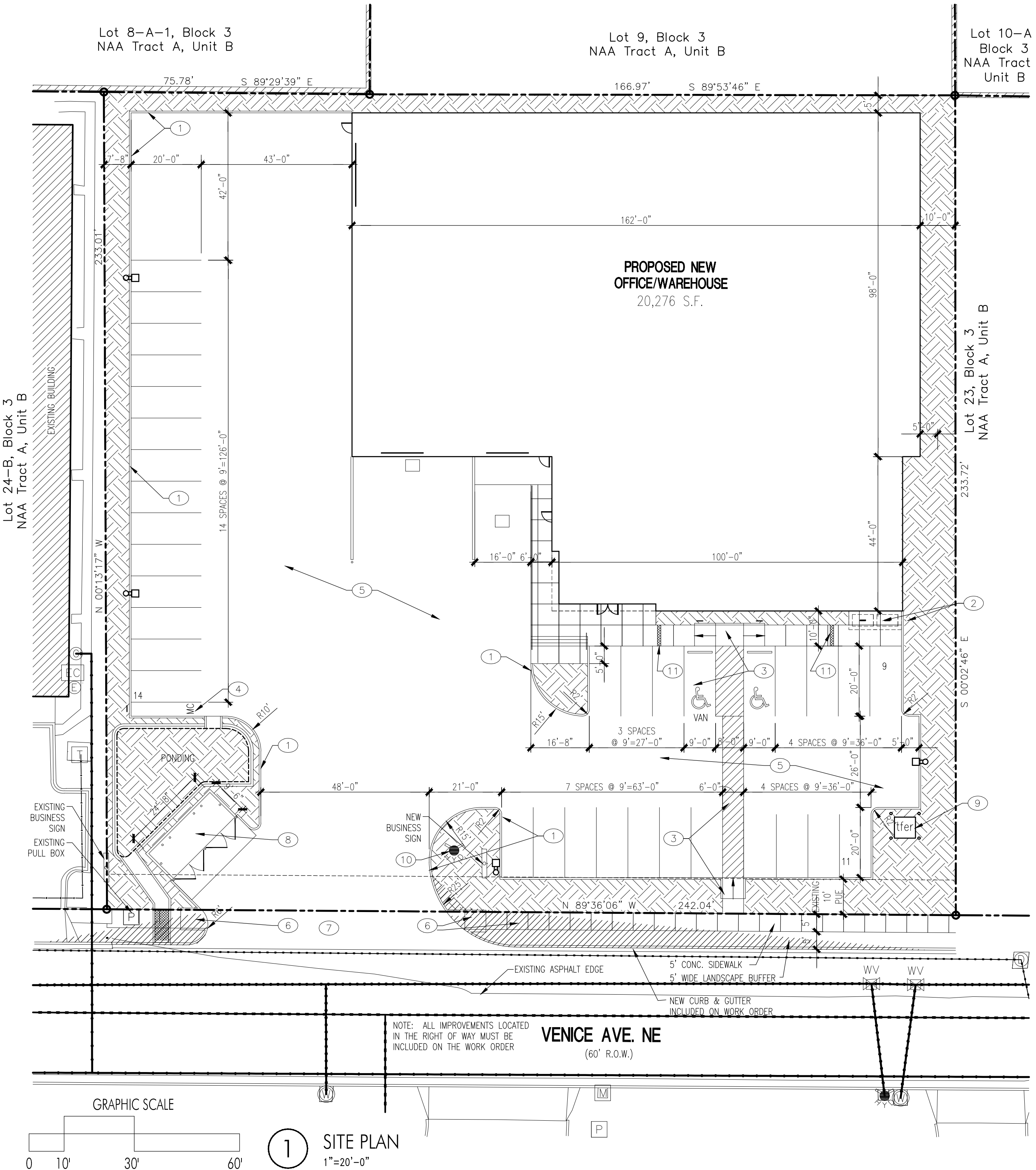
6 BOLLARD DETAIL  
1/2"=1'-0"



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



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



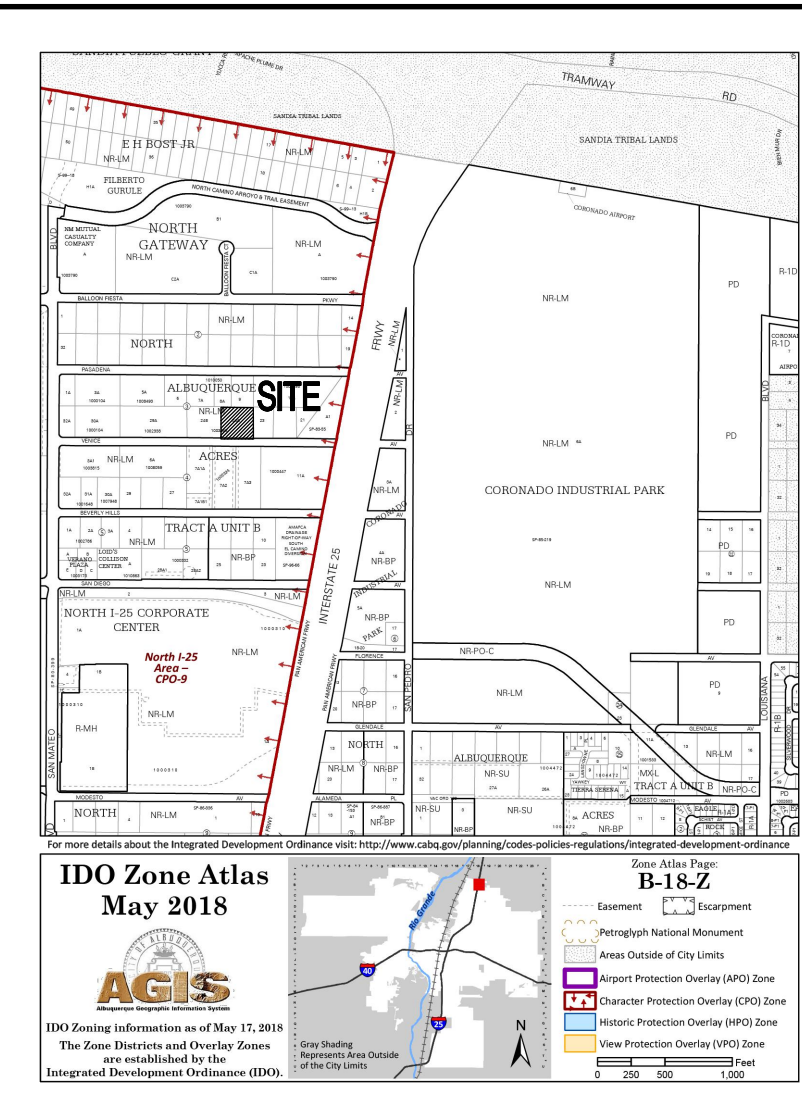
1 SITE PLAN  
1"=20'-0"

KEYED NOTES

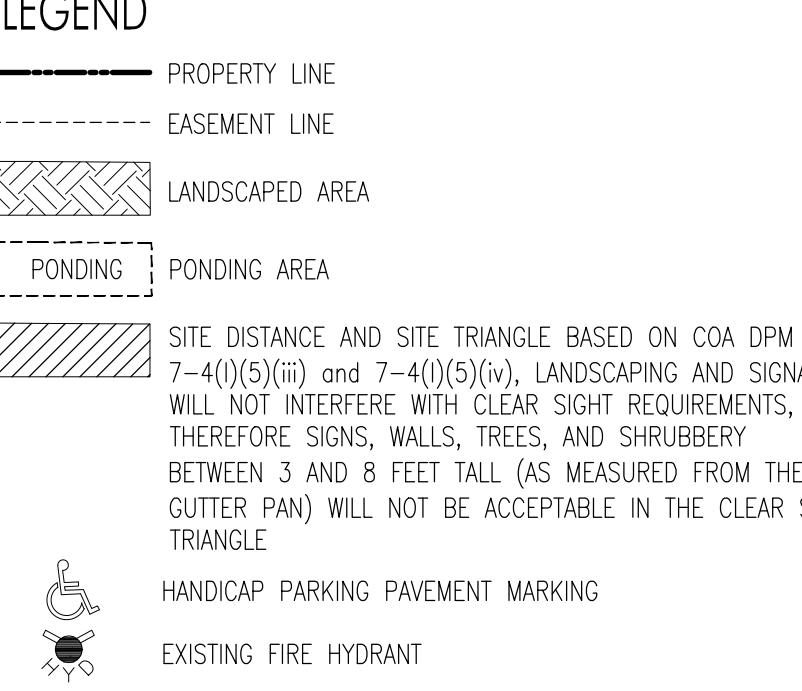
- 1 CONCRETE CURB, REFER DETAIL 7/SDP-1
- 2 (2) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-1
- 3 HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 2&4/SDP-1
- 4 (1) 4'x20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL 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  
HANDICAP PARKING (26-35 PRVD) = REQUIRED 2 SPACE TOTAL (1 VAN) PROVIDED 2 SPACE TOTAL (1 VAN)  
MOTORCYCLE PARKING (1-25 RD) = REQUIRED 1 SPACE PROVIDED 1 SPACE  
BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 4 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  
ABCWJIA 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



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 FRO 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 HANDICAP 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



ENGINEER SEAL

PROJECT

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

REVISIONS

DATE APRIL 24, 2023

NORTH SCALE

1"=20'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1



**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

**GLASS-RITE OFFICE/WAREHOUSE-5605 VENICE AVE., NE**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 24-A, BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #								
<input type="text"/>	<input type="text"/>	14' F-E	Major Local Paving, Curb & Gutter 5' Sidewalk (north side)	VENICE AVE NE	WEST PROPERTY LINE	EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>	VARIES 14' TO 0'	TEMPORARY PAVING (TRANSITION)	VENICE AVE NE	EAST PROPERTY LINE	50' EAST OF EAST PROPERTY LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee					<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>						<input type="text"/>	<input type="text"/>	<input type="text"/>
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

#### NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1	<hr/> <hr/>
2	<hr/> <hr/>
3	<hr/> <hr/>

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**VINCENT CARRICA, PE**

NAME (print)

PLANNING- date

PARKS & RECREATION - date

**TIERRA WEST, LLC**

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date



08.18.2023

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY-date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER