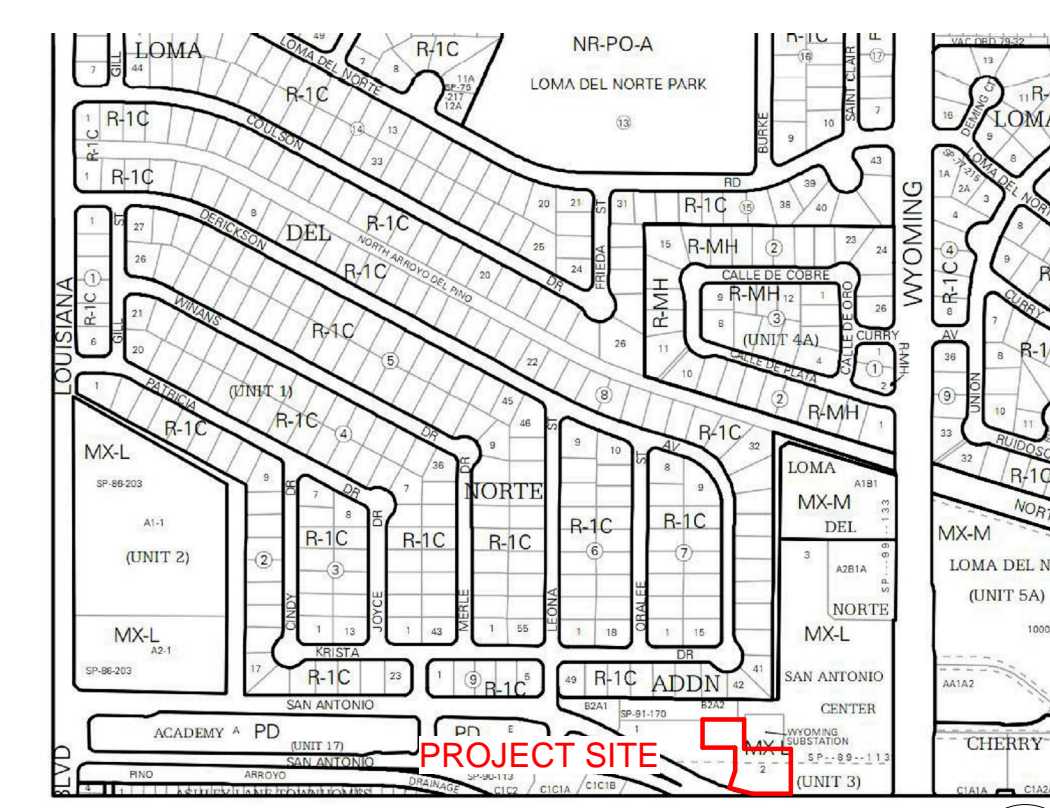
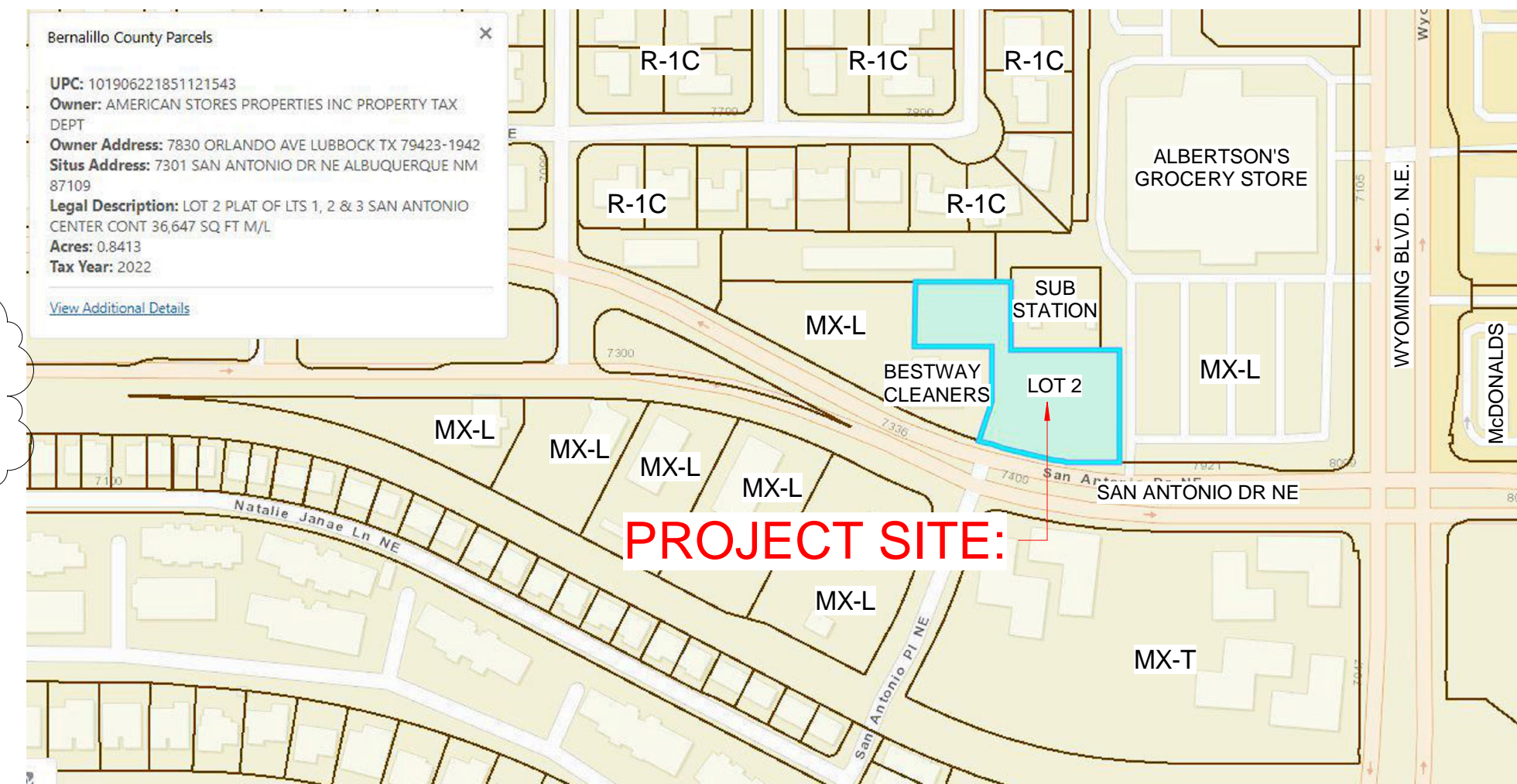


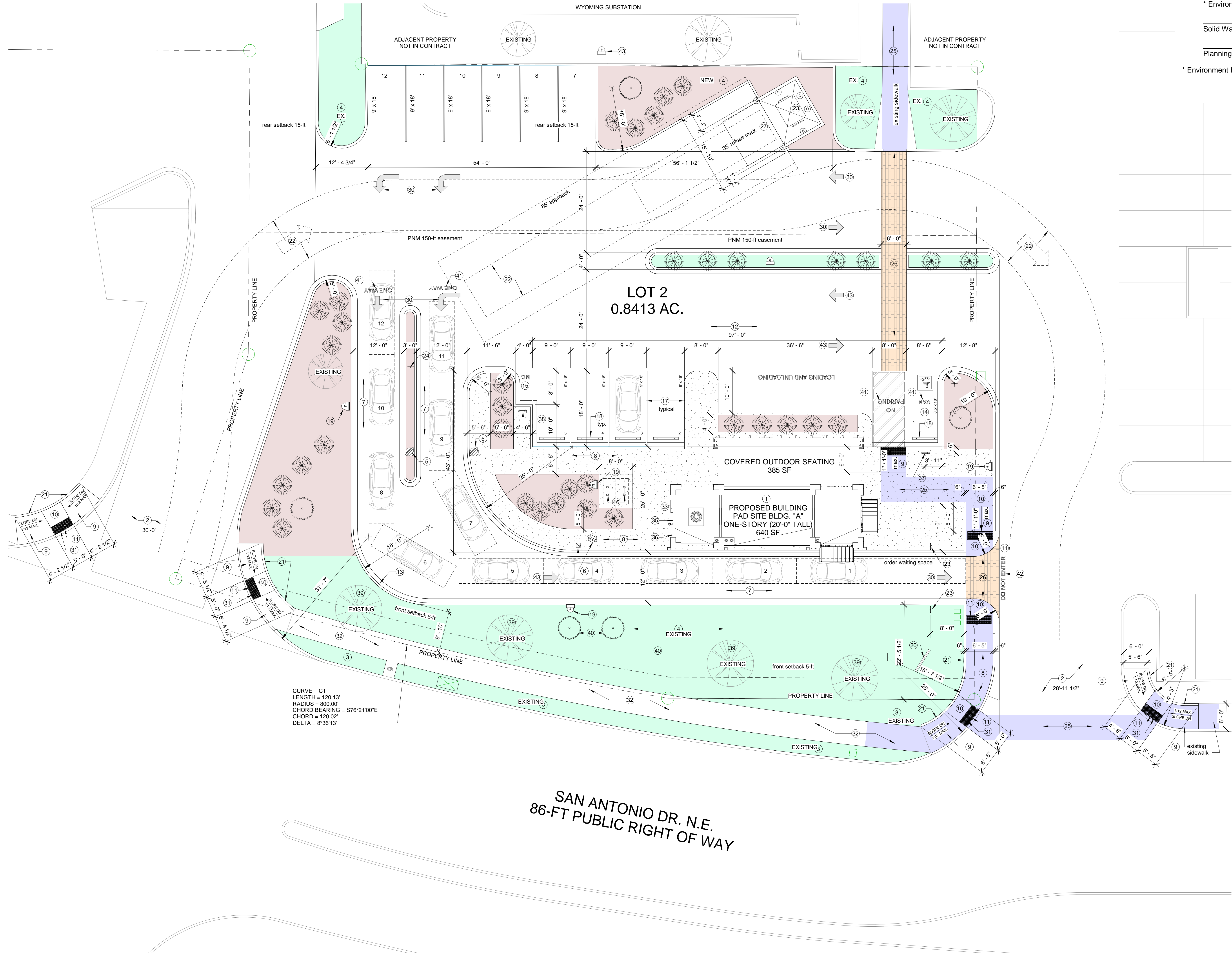
PARKING CALCULATIONS

USE	THE HUMAN BEAN (PROPOSED PAD SITE BUILDING "A") CURRENT PHASE	IFDO PARKING REQUIREMENT	GFA	CALCULATION	REQUIRED SPACES
Restaurant		8 spaces / 1000 sq. ft.	640	(640/1000) X 8	5
Outdoor Seating		3 spaces / 1000 sq. ft.	385	(385/1000) X 3	1
		TOTAL OFF-STREET PARKING			6
		TOTAL PROVIDED OFF-STREET PARKING			12
		NMBC Table 1106.1 - Number of Accessible Parking Spaces			1
		Number of Van Accessible Parking Spaces (IBC 1106.5)			1
		IDO Table 5-5-4: Motorcycle Parking Requirements	1-25		1 space
		IDO Table 5-5-5: Bicycle Parking Requirements			3

Non-residential uses not listed in this table: 3 spaces or 10% of required off-street parking spaces, whichever is greater.



ZONE ATLAS PAGE D-19-Z
NOT TO SCALE



CURVE = C1
LENGTH = 120.13'
RADIUS = 800.00'
CHORD BEARING = S76°21'00"E
CHORD = 120.02'
DELTA = 8°36'13"

SAN ANTONIO DR. N.E.
86-FT PUBLIC RIGHT OF WAY

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC 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 Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____
* Environment Health, if necessary	Date _____

PROJECT ADDRESS:
7101 San Antonio Drive N.E.
Albuquerque, NM 87109
Bernalillo County, New Mexico

LEGAL DESCRIPTION:
Lot numbered Two (2) as shown on the Plat of Lots 1, 2, & 3, SAN ANTONIO CENTER, Albuquerque, New Mexico as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 24, 1989 in Bk. C39, Pg. 16.

UPC: 1-019-062-218-511-21543

CURRENT OWNER: American Stores Properties, Inc.
OWNER ADDRESS: 7830 Orlando Ave, Lubbock, TX 79423
SITUS ADDRESS: 7301 San Antonio Dr NE, Albuquerque, NM 87109

ZONING:
Zoning Map: D-19-Z
IXO Zone District: MX-L
IXO District Definition: Mixed-use Zone District
IXO Category: Non-Residential
Proposed Permissible Uses: Restaurant
Total Site Area: 0.8413 acres / 36,644 SF

BUILDING ON LOT:
Minimum front yard setback = 5 feet
Actual Front "South" Setback depth is 35'-5 1/2"
Minimum side yard depth = 0 feet
Actual Side yard "East" depth is 25'-4"
Actual Side yard "West" depth is 107'-8 1/2"
Minimum rear yard depth = 15 feet
Actual Rear yard "North" is 100'-1 1/2"

Building Coverage Maximum = 50%
Building: 640 GSF = 0.01469 acres
Site: 36,644 GSF = 0.8413 acres
1.75% Actual Building Coverage

TRAFFIC CIRCULATION:
Quantity (2) two-way traffic ingress/egress site entrances from San Antonio Drive NE.
ARE AS FOLLOWS:

CODES AND STANDARDS
This project shall be in accordance with the following Building Codes including all local amendments:

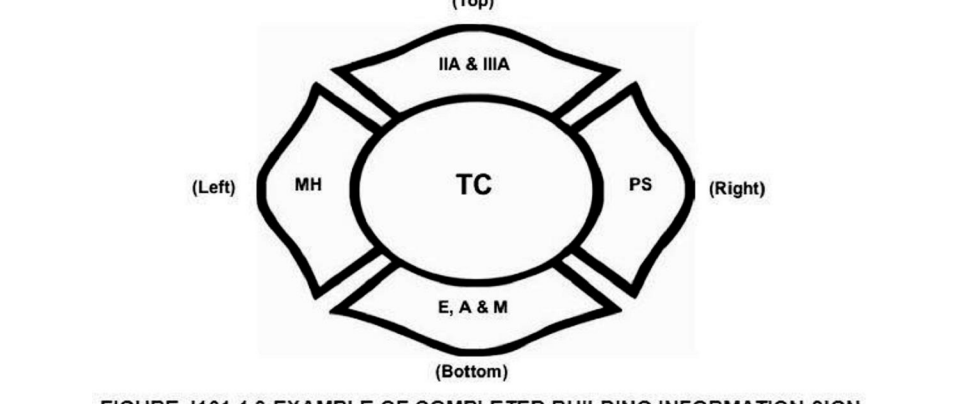
- 2015 New Mexico Mechanical Code; including Appendices A, B, C, and D
- 2015 New Mexico Plumbing Code; including Appendices A, B, D, E, F, I, and L
- 2018 International Energy Conservation Code
- 2015 New Mexico Commercial Building Code including Appendix Chapters H, J, K, M, R, and S; but not including Appendix Chapters A, B, C, D, E, F, G, I, L, N, O, P, and Q
- 2015 International Code Council Performance Code for Buildings and Facilities, including all Appendix Chapters as published by the International Code Council
- 2015 International Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fire Code
- 2015 International Energy Conservation Code
- 2017 New Mexico Electrical Code
- 2012 New Mexico Electrical Safety Code

Errata sheets to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

Title 14, Chapter 5 of the New Mexico Building Code has been deleted and replaced with Chapter 1, on the following pages. Sections from various other parts of the Technical Codes have been amended, added, or deleted. These changes are noted on the pages following the Administrative Chapter No. 1.

OTHER GUIDELINES, REGULATIONS & STANDARDS
Americans with Disabilities Act Accessibility Guidelines (ADAAG)

2015 INTERNATIONAL FIRE CODE
CHAPTER 5 FIRE SERVICE FEATURES
SECTION 503 FIRE APPARATUS ACCESS ROADS
503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all portions of the facility.
503.2.1 Dimensions. Unconstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches
503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official
SECTION 506 KEY BOXES
506.1 - 506.2. Provide approved type Key Box as required by the fire code official.
APPENDIX J - BUILDING INFORMATION SIGN
Per Figure J101.1.3
Top Wing: "VB"
Right Wing: "NS"
Bottom Wing: "B"
Left Wing: "LH"
Center Circle: "TC" or designation as defined by Albuquerque Fire Dept.

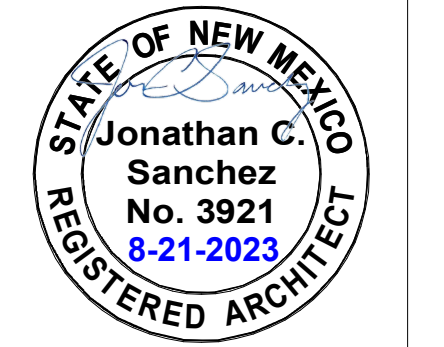
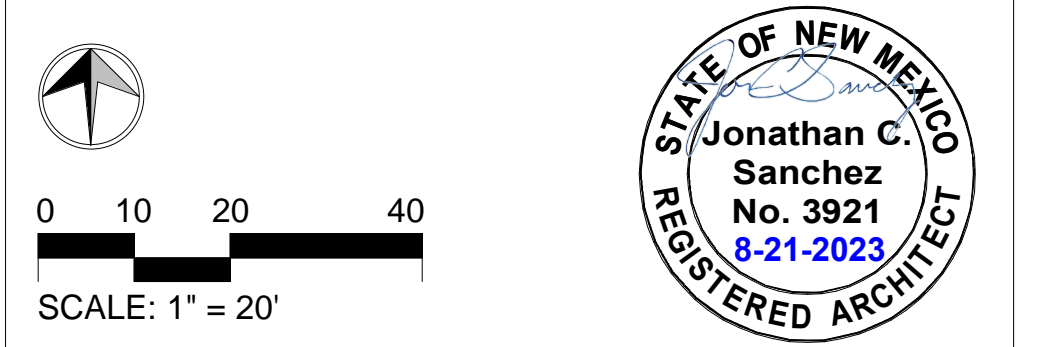


Keyed Notes:

- Proposed building structure.
- Private ingress / egress location, width of drive aisle as indicated.
- Buffer landscaping.
- Landscaping.
- Menu display board, see detail 9 / A1.
- Menu display board with speaker / microphone ordering station, see detail 9 / A1.
- Drive-through lanes - asphaltic concrete.
- New concrete sidewalk, max. cross slope 1:50.
- ADA concrete ramp, slope 1:12 maximum, heavy broom finish.
- Concrete landing, 1:50 max. cross slope.
- Detectable warning with truncated domes (2-ft x width of ramp), safety yellow.
- New asphaltic concrete drive apron.
- Concrete curb and gutter, see detail 2 / A1.
- ADA van accessible parking space with universal accessibility symbol.
- Motorcycle parking space.
- Bicycle parking rack (typ. of 2), see detail 14 / A1.
- Pavement markings "white", see detail 14 / A1.
- 6" long pre-cast concrete parking stop, centered in parking space, set 24" from sidewalk edge.
- New pole light, steel pole, 20' tall, "bronze". Final location(s) determined by lighting consultant or electrical engineer, see detail 15 / A1.
- Monument sign (4'-4" high x 6'-0" wide), integral color "brown" CMU with text "the HUMAN BEAN" and logo, see detail 6a / DFT1.
- Header curb, integral with ramp and / or landing, see CABQ dwg. 2415C.
- Refuse truck maneuvering and circulation route (40-ft inside, 52-ft outside radius).
- Traffic sign, "ONE WAY DO NOT ENTER", see detail 8 / A1.
- Traffic sign, "DRIVE THRU ENTRY", see detail 8 / A1.
- ADA pedestrian access to site (6-ft wide) - shaded "blue".
- Integral color textured concrete - brick paver pattern, color "Terra Cota".
- Refuse container concrete pad with drain, apron, bollards and gate. See enlarged plan and details on A1.
- Pipe bollard, painted traffic yellow (6" x 7'-0" high).
- Pipe bollard, painted traffic yellow (6" x 4'-6" high).
- Pavement markings, see detail 7 / A1.
- New corner access ramp per CABQ dwg. 2441.
- Existing concrete sidewalk. Replace any and all broken or cracked sidewalks, see General Note B.
- Electrical metering equipment.
- Building information sign per IFC 2015 Appendix J. See GO 2015 International Fire Code notes.
- Provide "Knox-box" brand key box. <https://www.knoxbox.com/Products/Commercial-KnoxBoxes>.
- Van accessible parking sign, see detail 12 / A1.
- Motorcycle parking sign, see detail 12 / A1.
- Existing "mature" tree, see Landscaping Plan.
- New "screening" tree, see Landscaping Plan.
- Pavement marking, 12" high lettering, text as shown, "white" fast dry waterborne traffic marking paint.
- Pavement marking, 12" high lettering, text as shown, "red" fast dry waterborne traffic marking paint.
- Existing pole light, 16-ft. tall, "dark bronze" to remain.

General Notes:

- ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABO SIDEWALK DRG. 2720 AND CURB & GUTTER DWG. 2415A.
- 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 SIGHT TRIANGLE.



No.	Description	Date
A	DFT APPLICATION	5-2-2023
B	DFT COMMENTS	6-5-2023
C	TCL SUBMISSION	6-7-2023
D	BUILDING PERMIT	6-9-2023
E	TCL RESUBMISSION	6-25-2023
F	DFT RESUBMISSION	6-28-2023
1	ISSUED FOR BLDG PERMIT	8-7-2023
G	DFT COMMENTS	8-21-2023

OWNER: KEITH GRIEGO

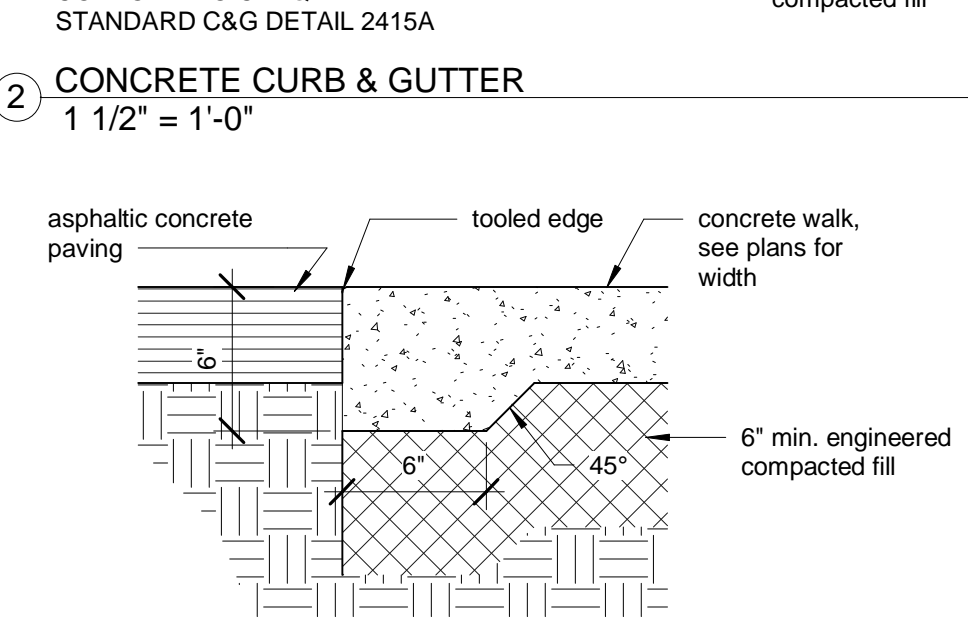
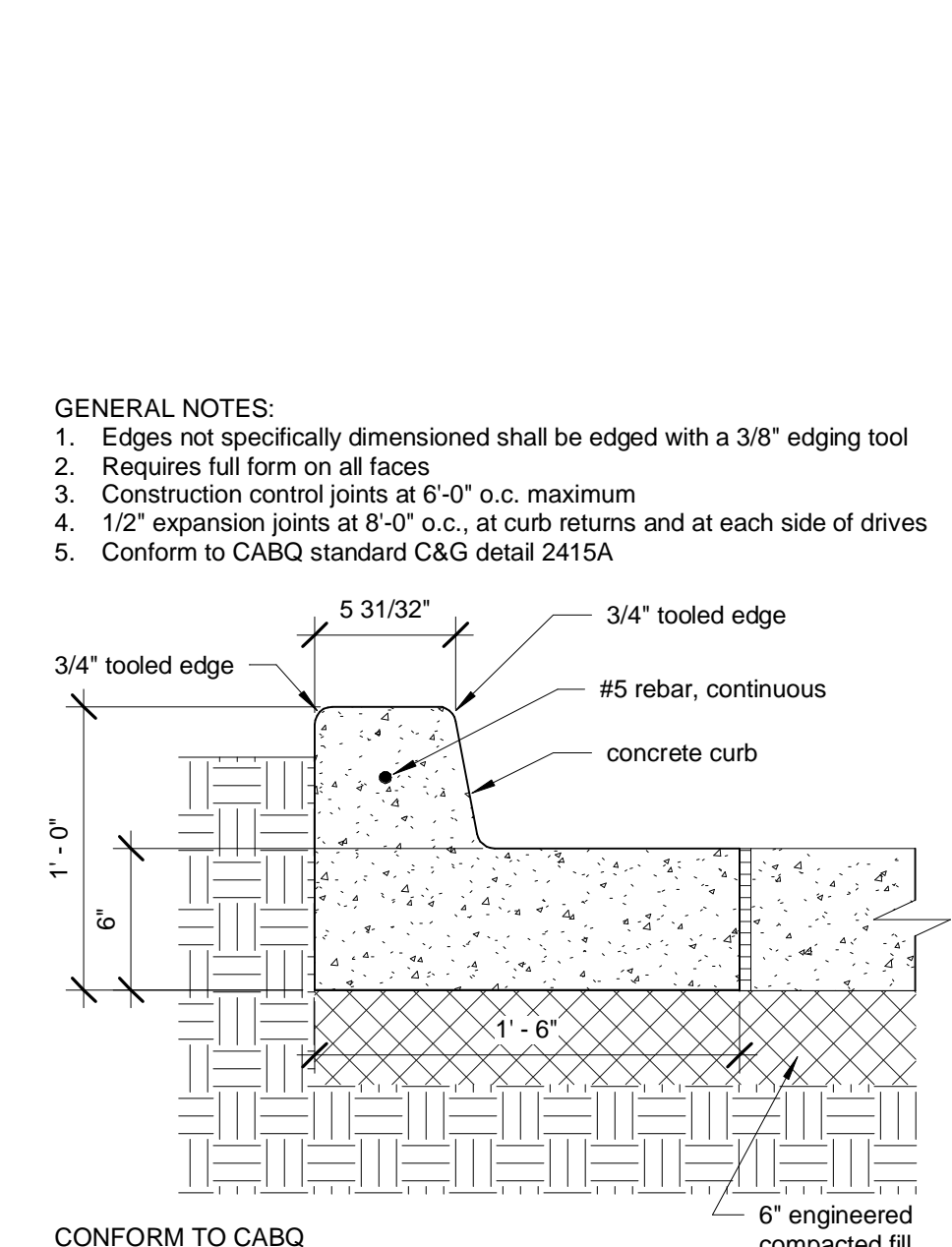
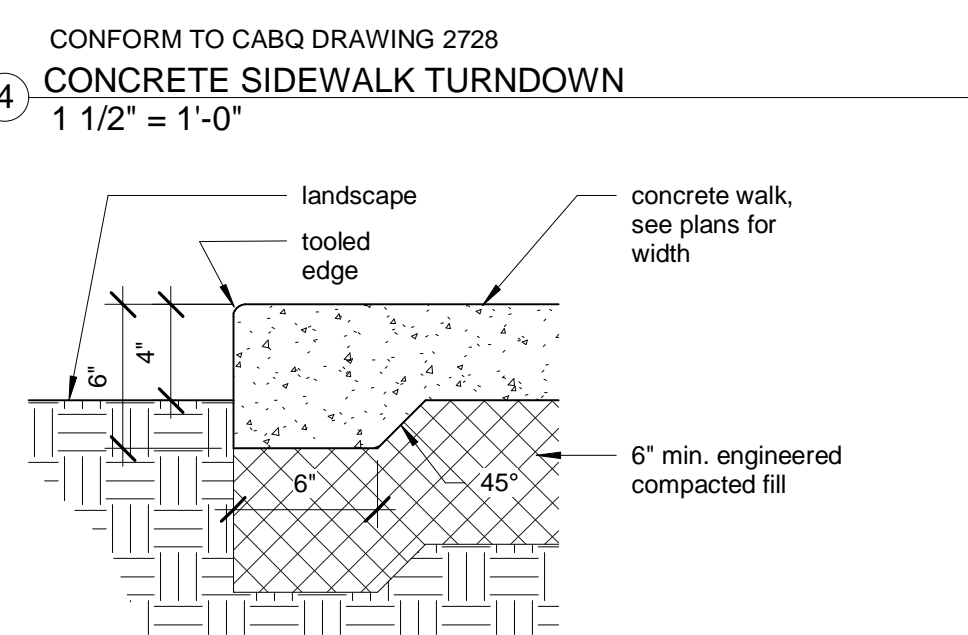
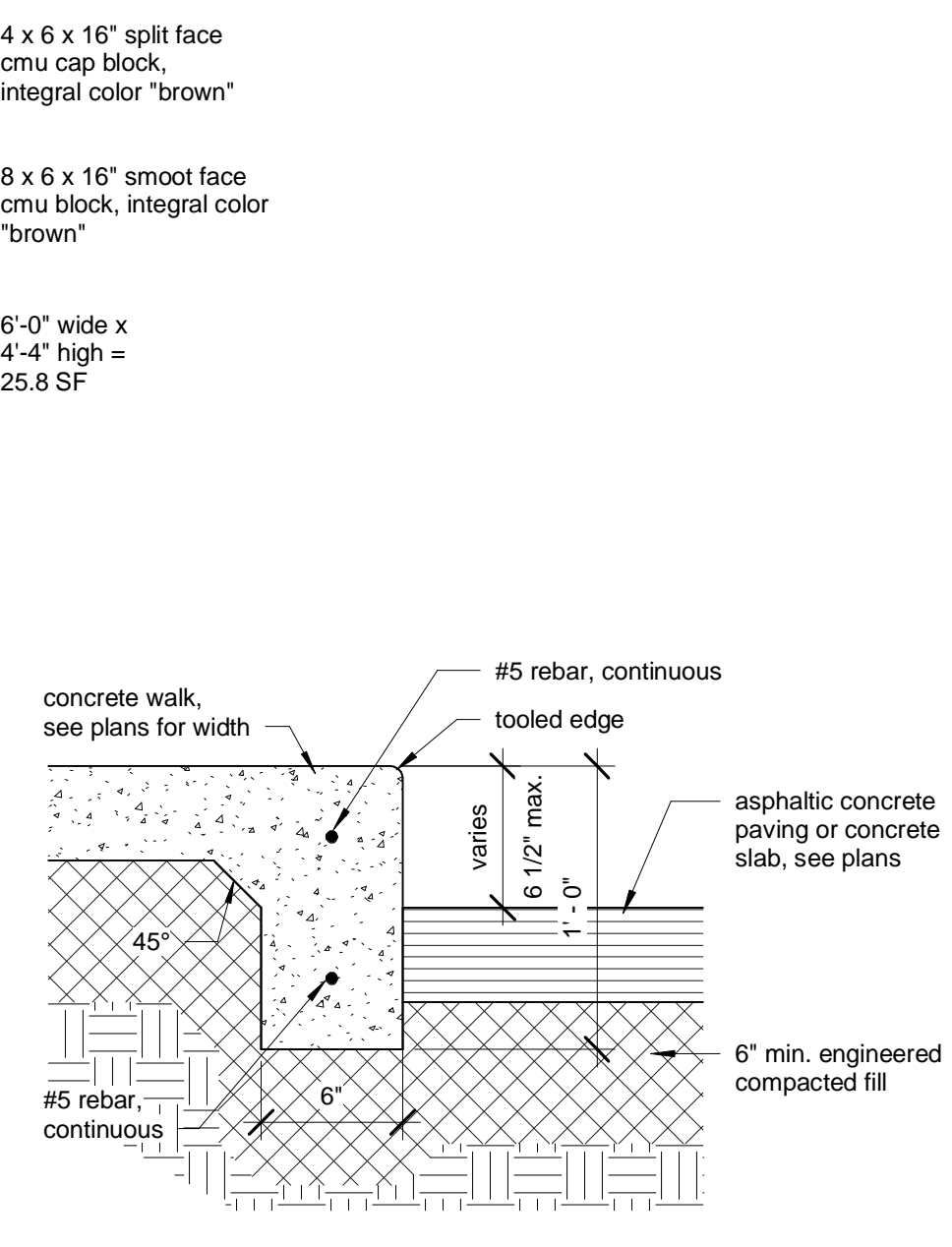
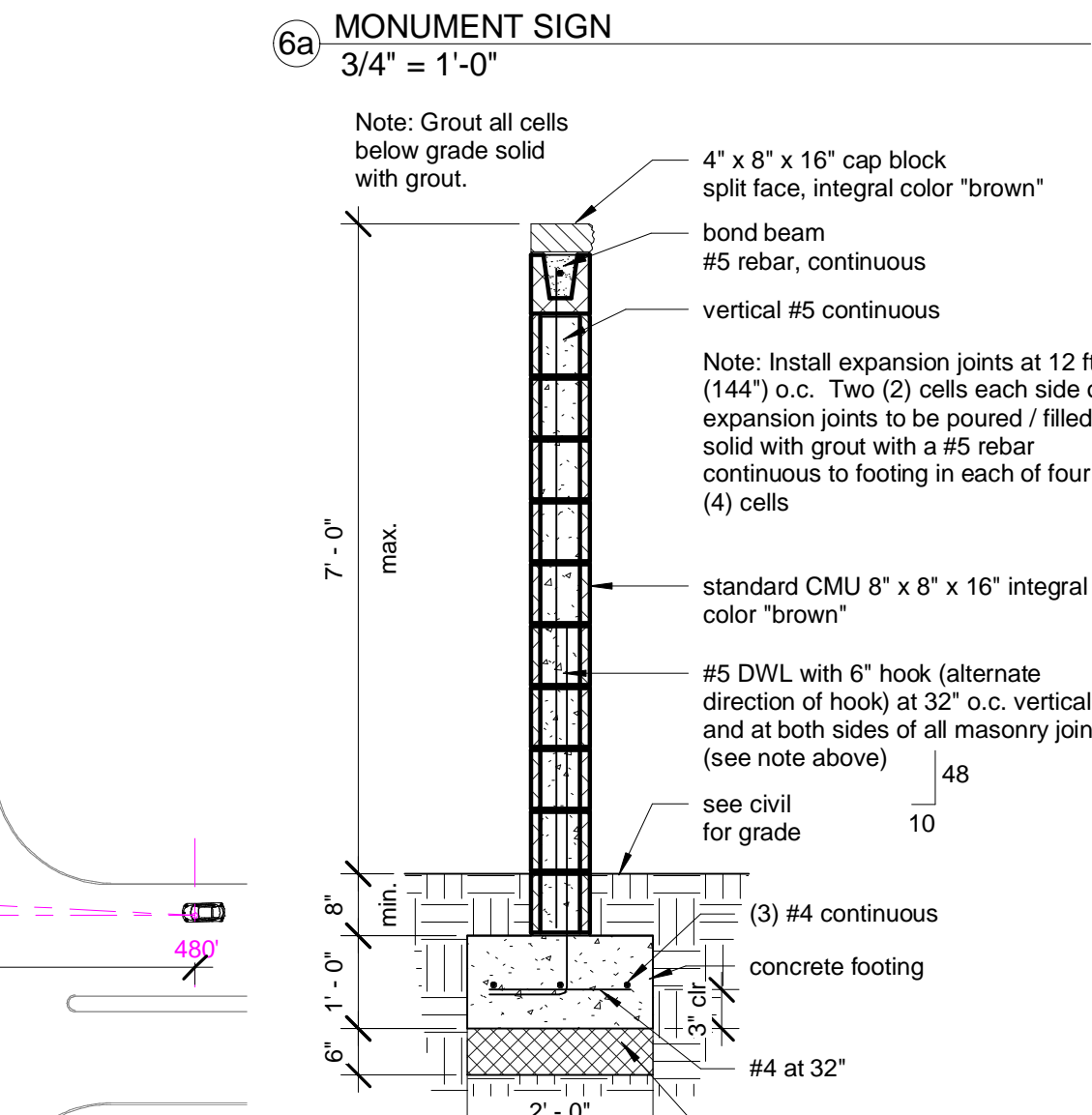
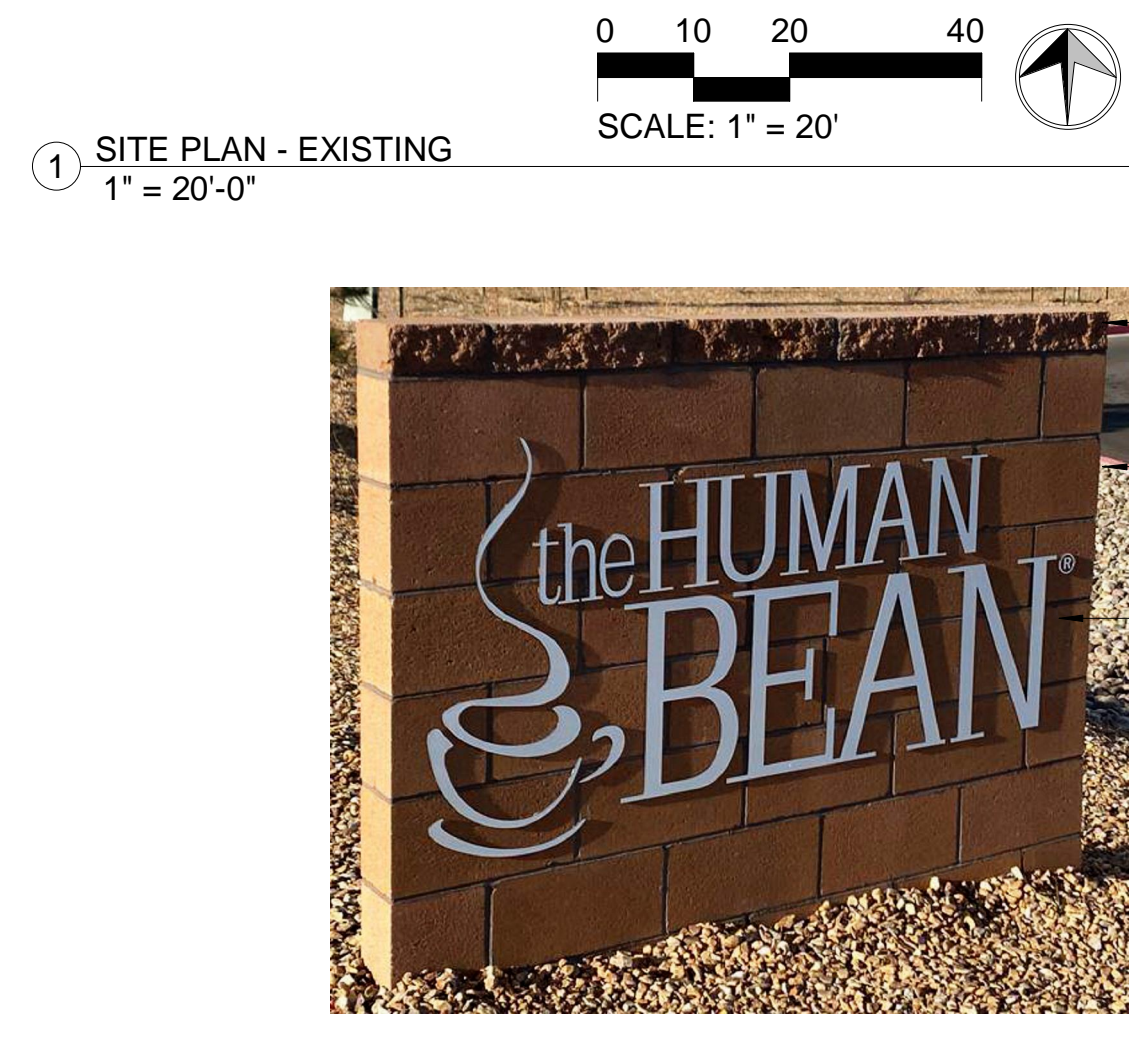
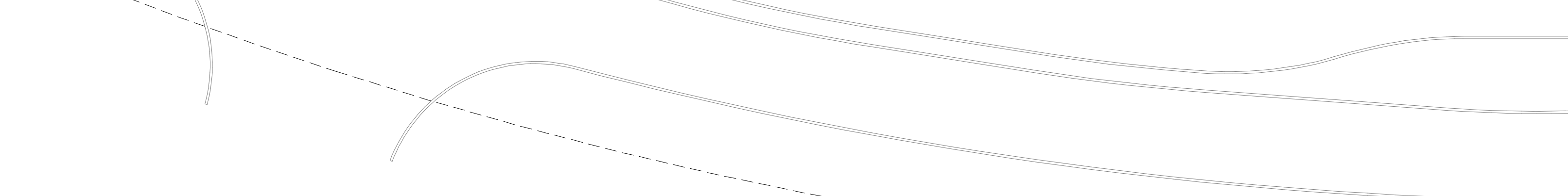
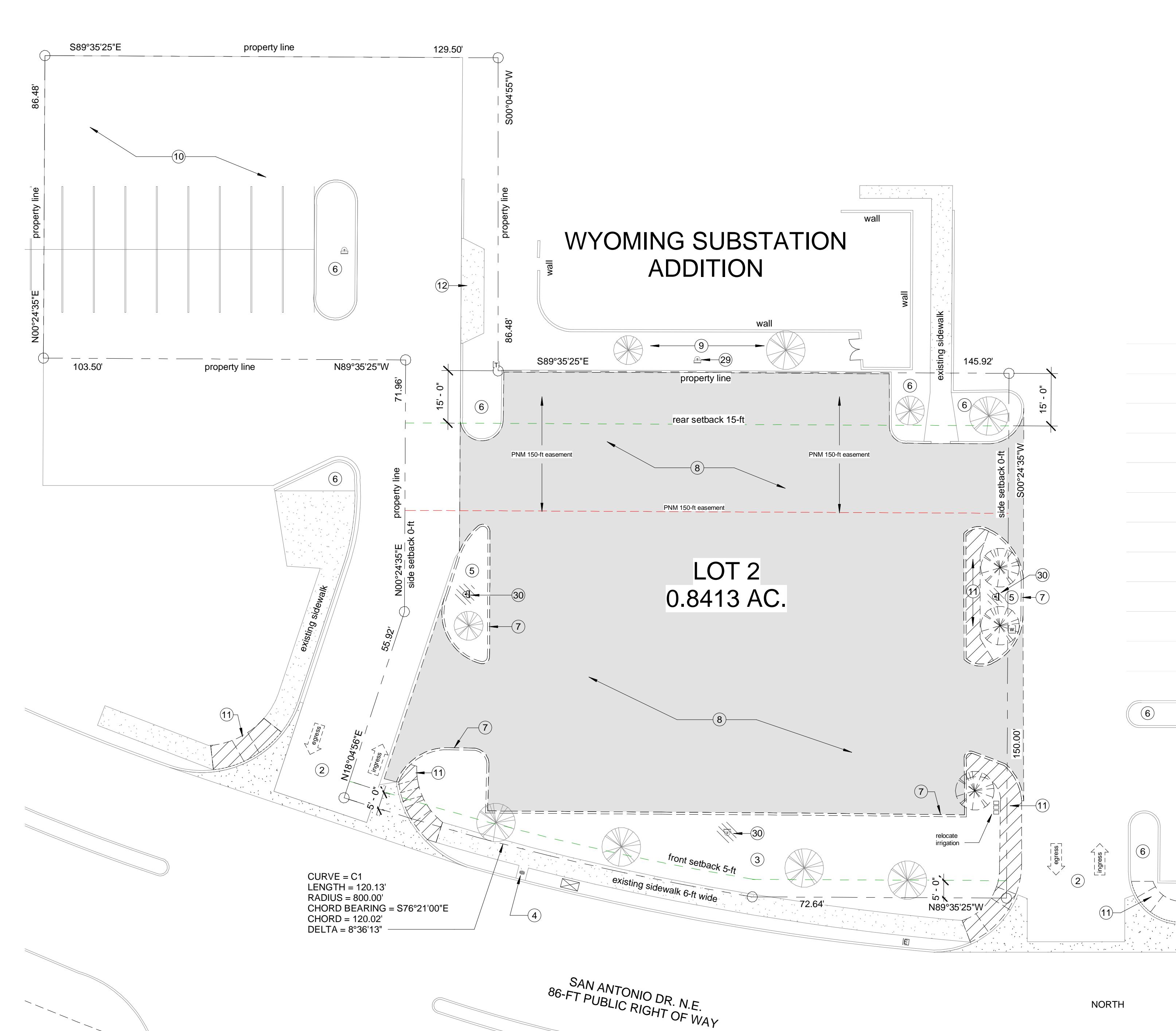
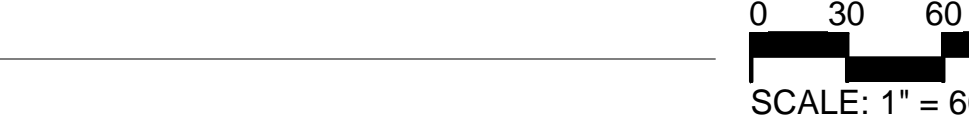
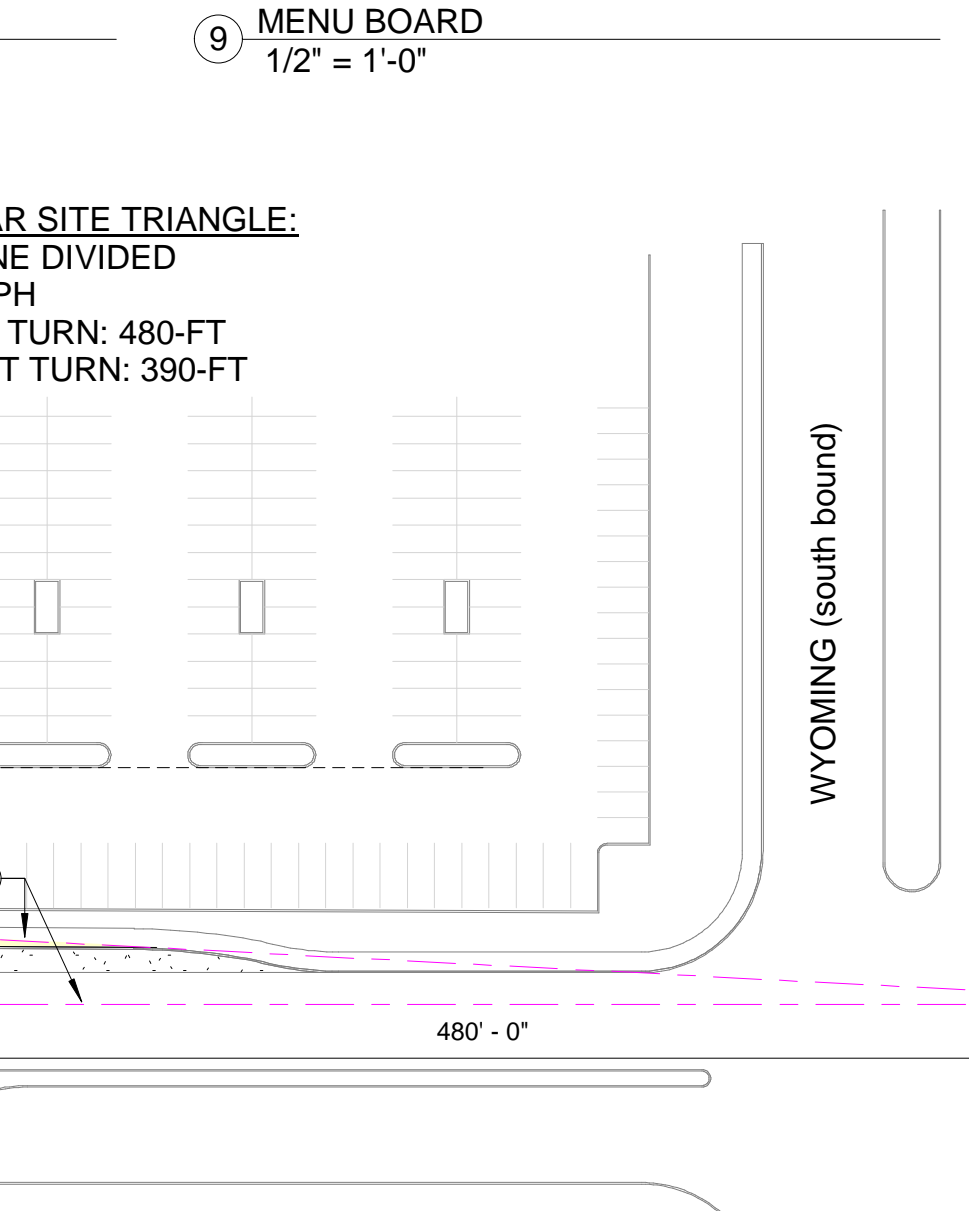
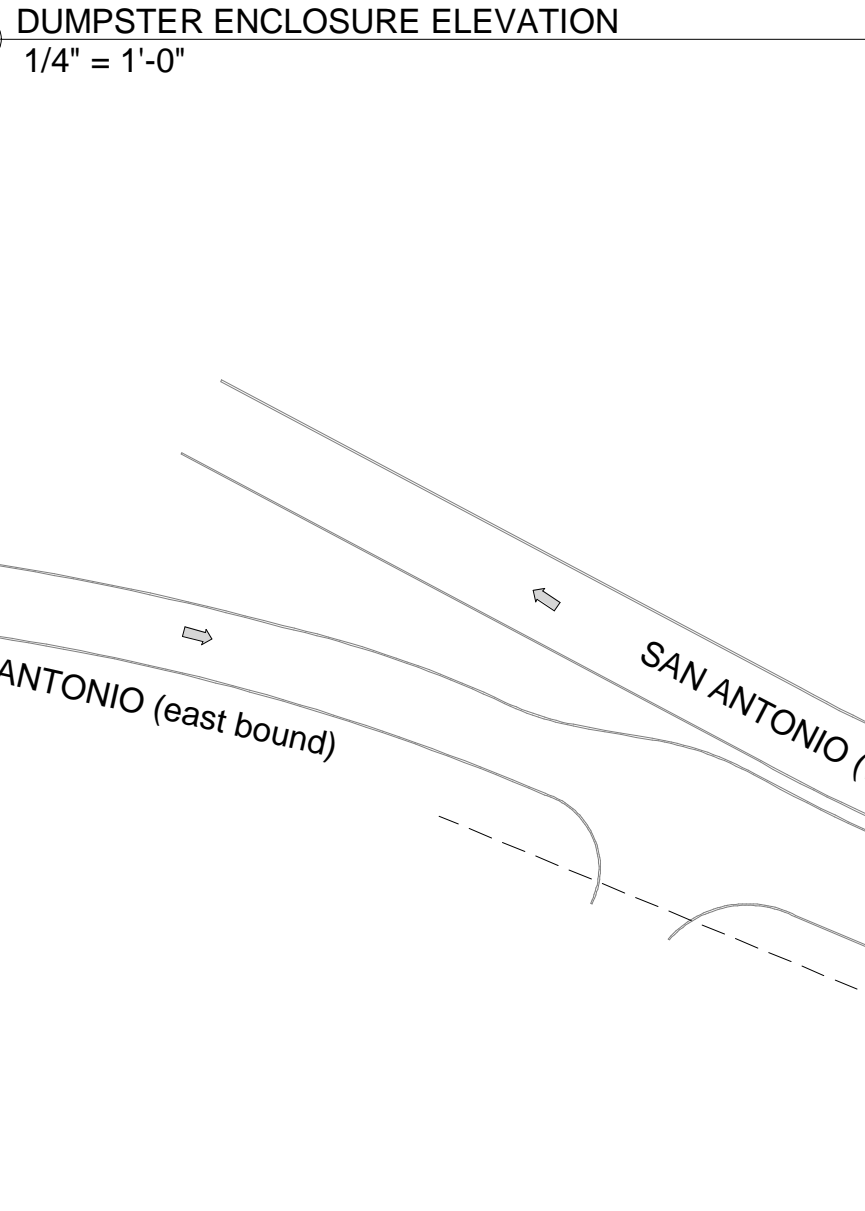
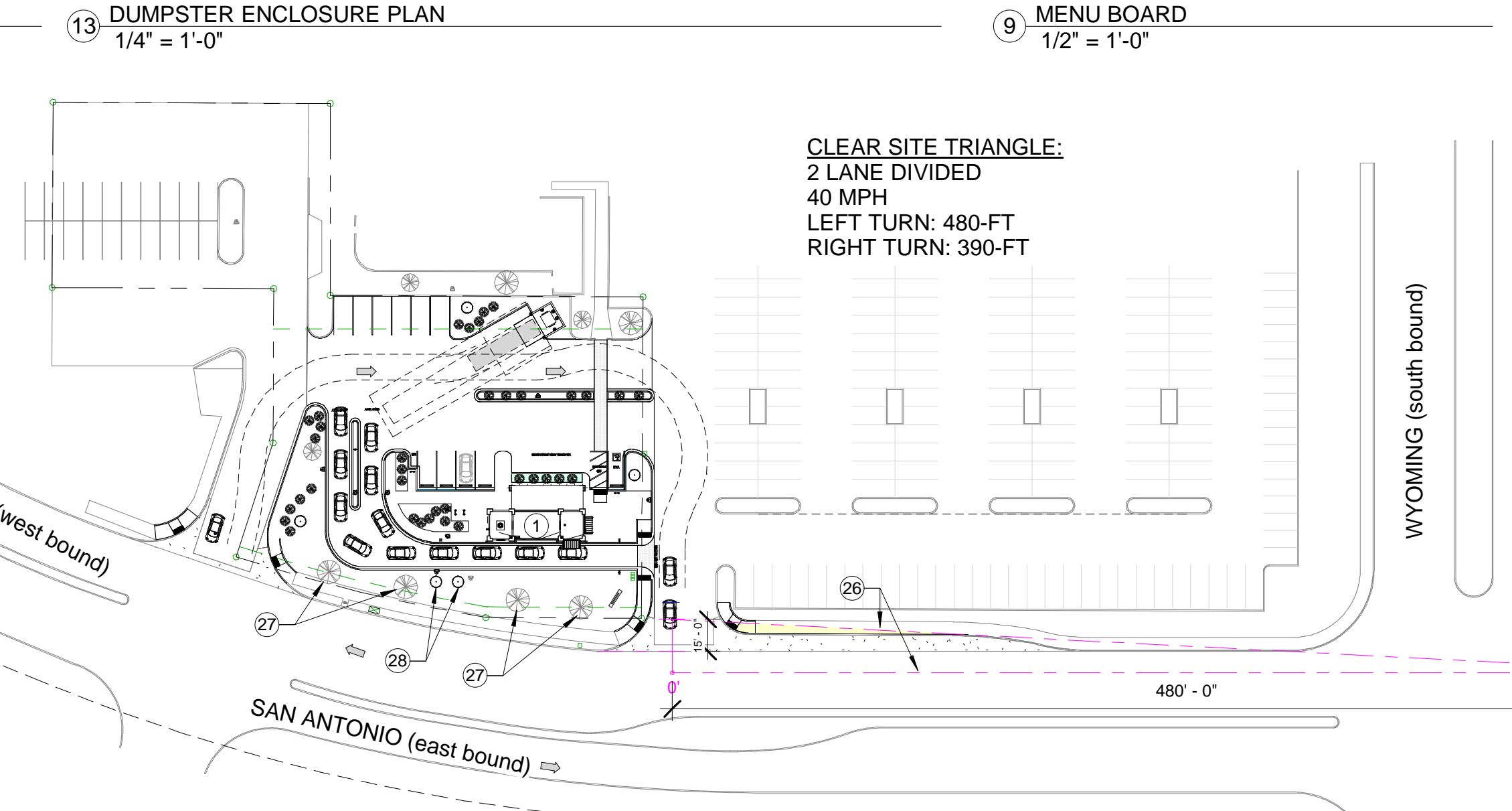
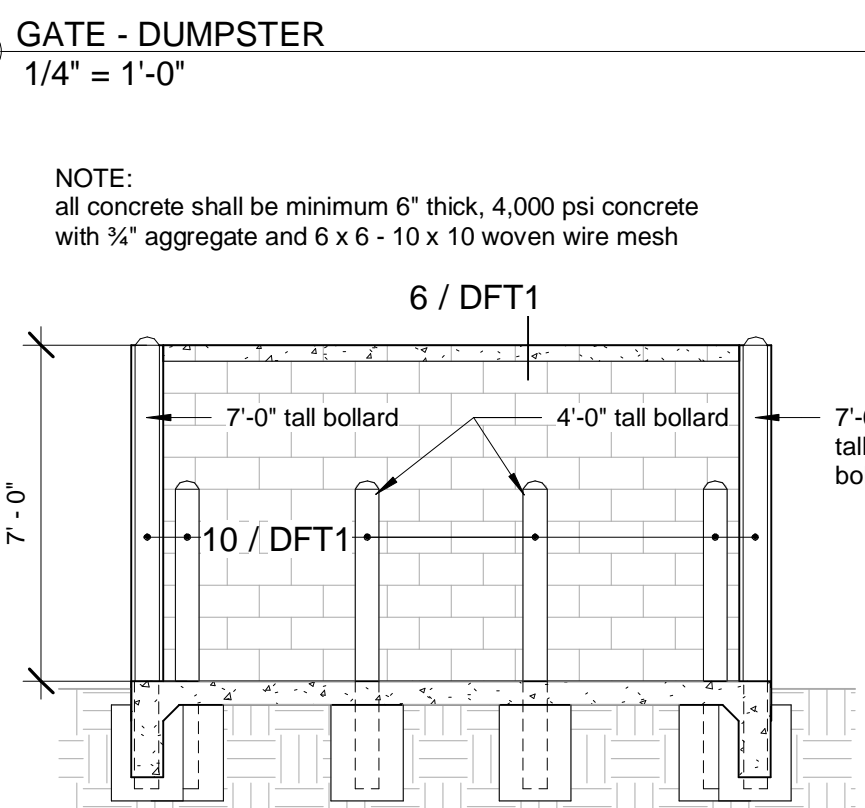
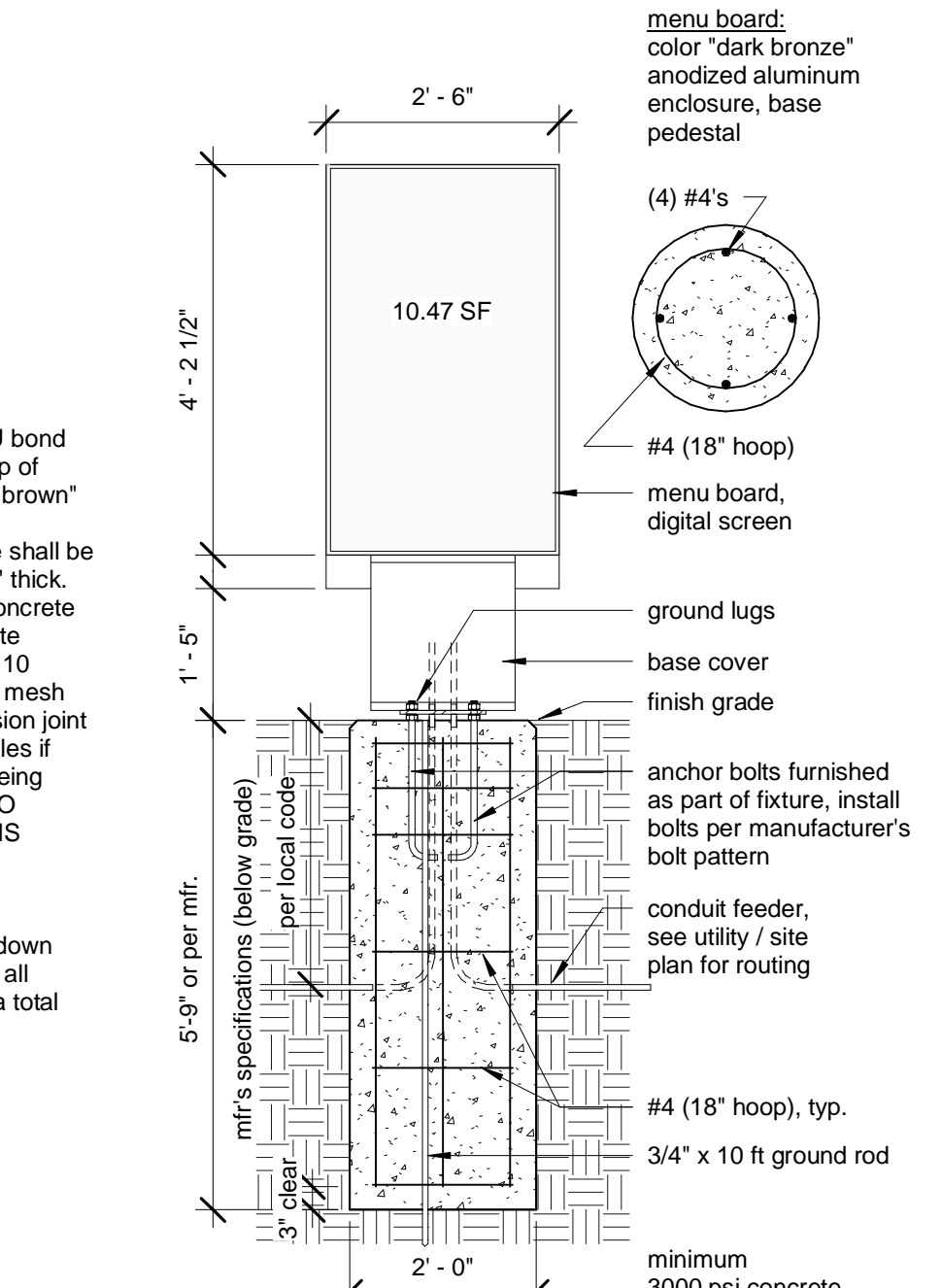
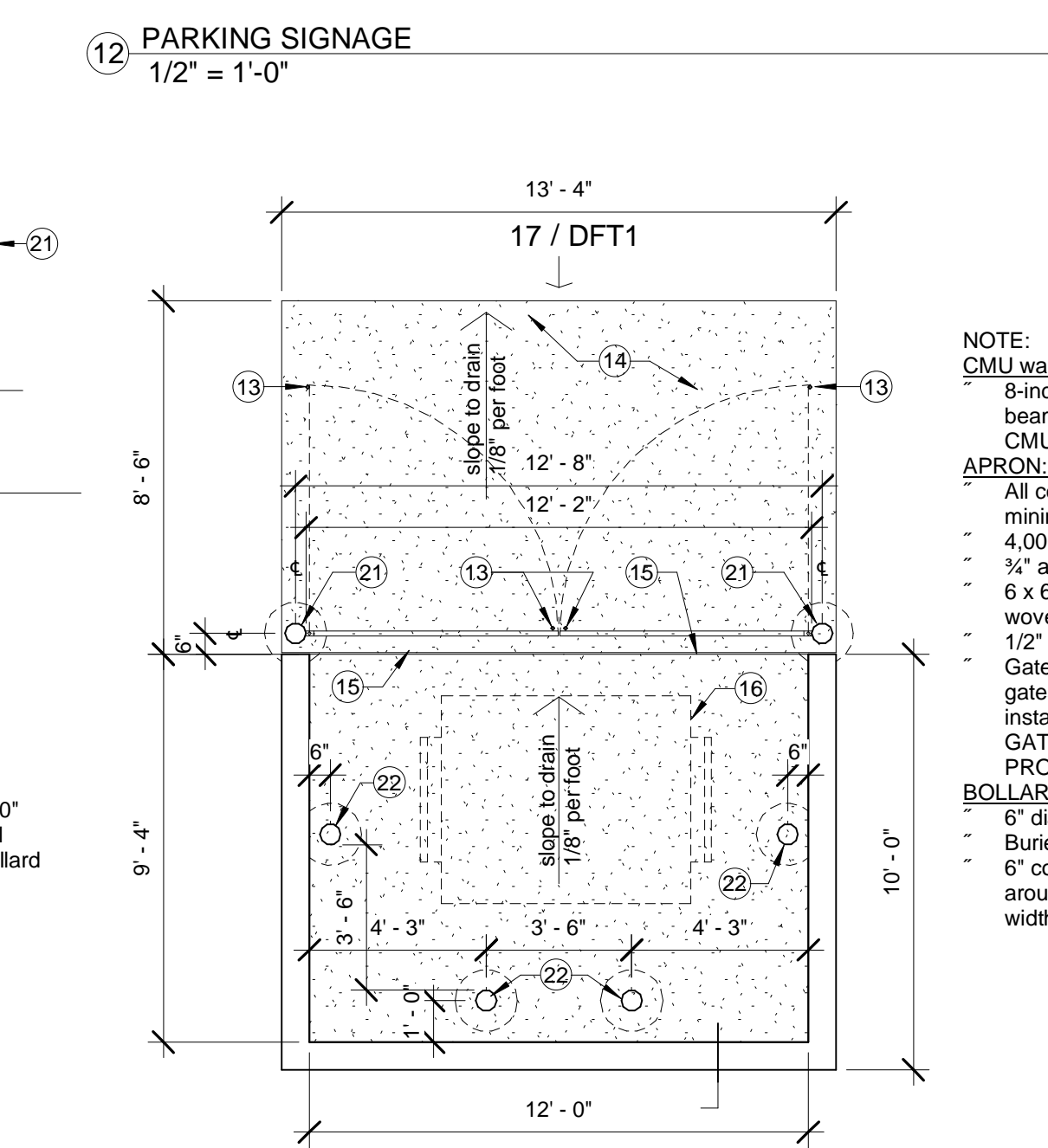
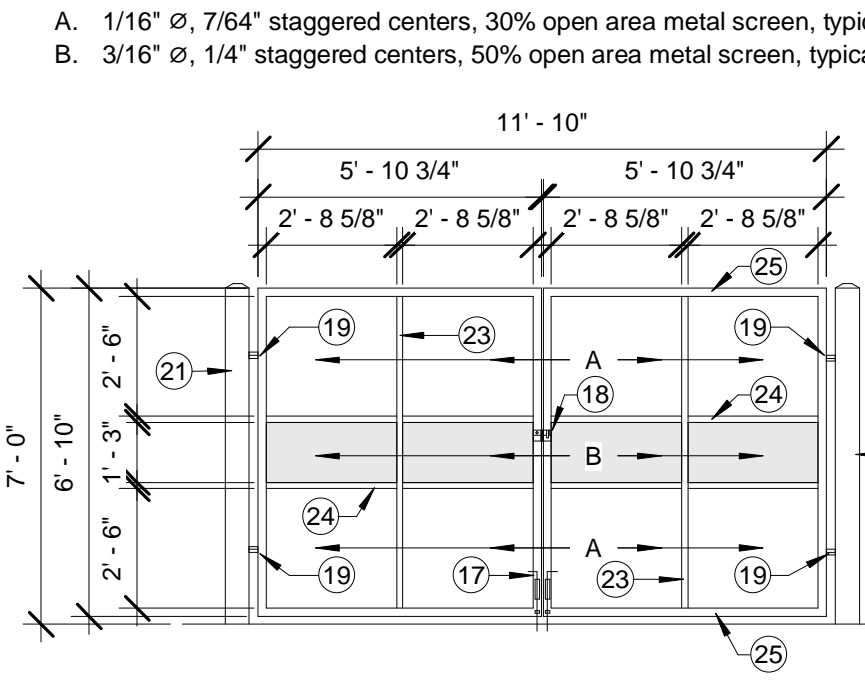
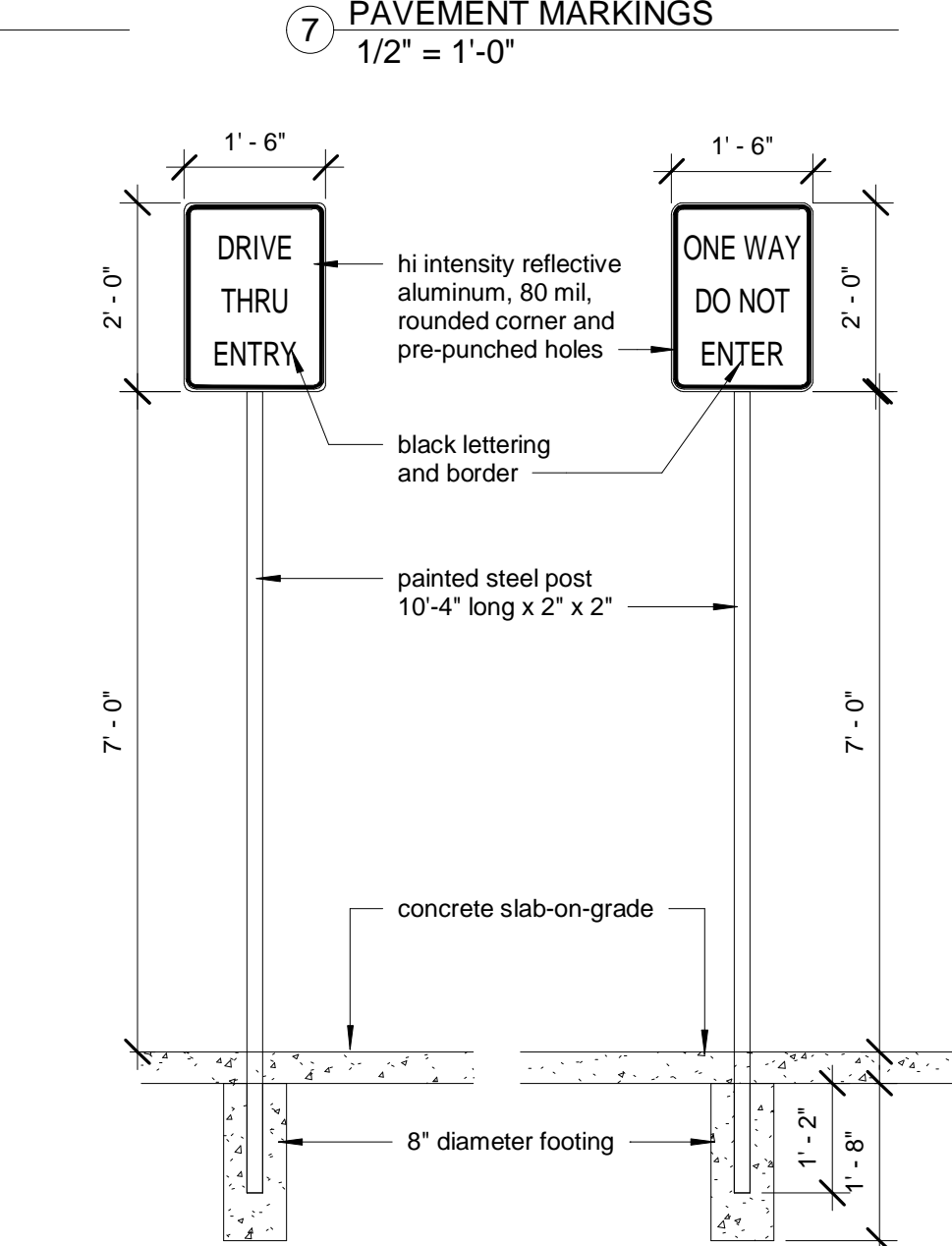
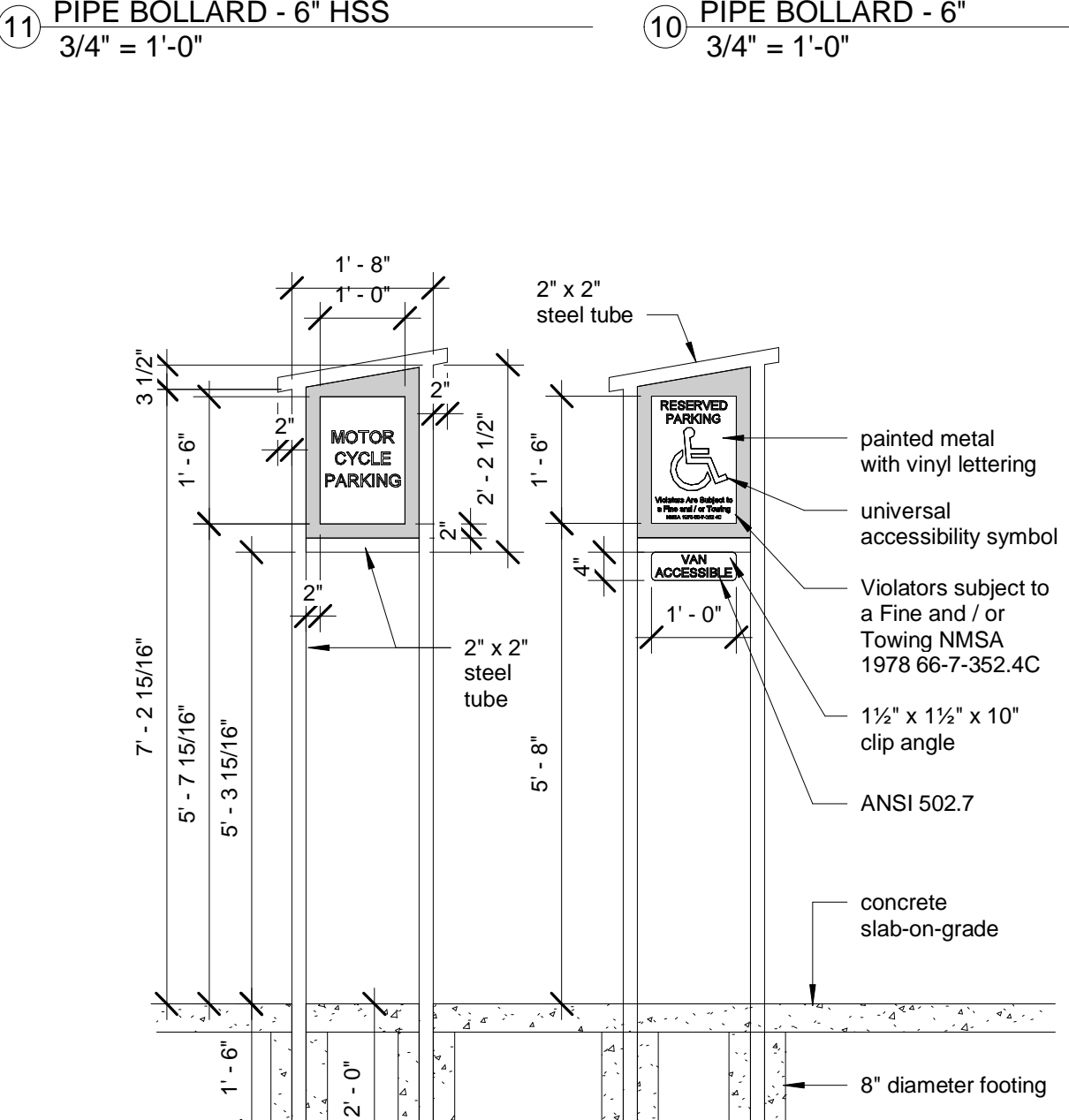
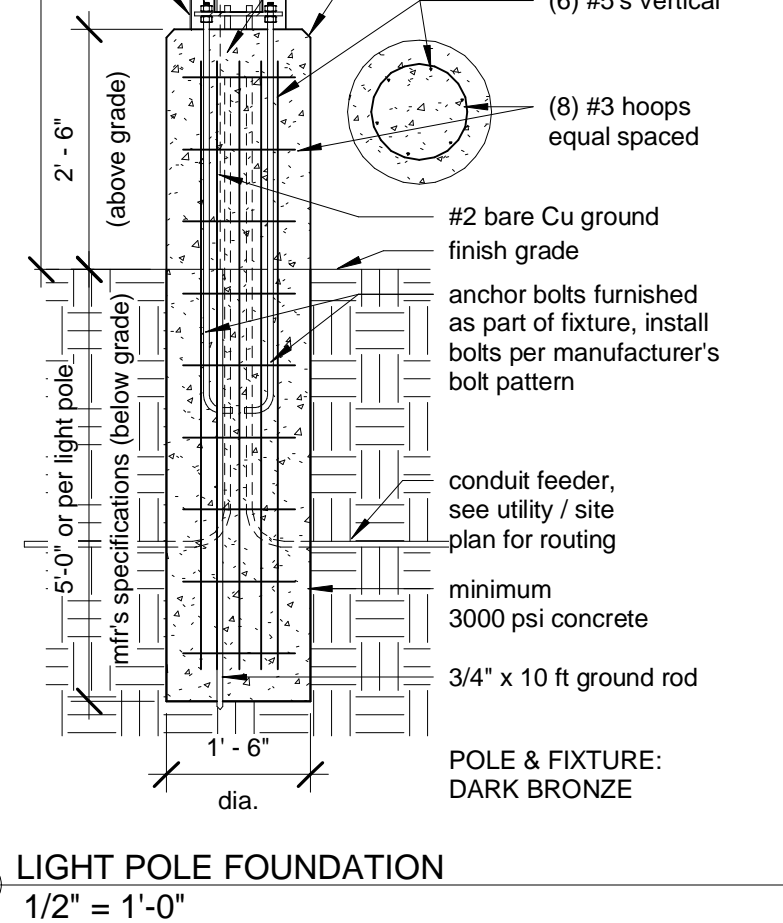
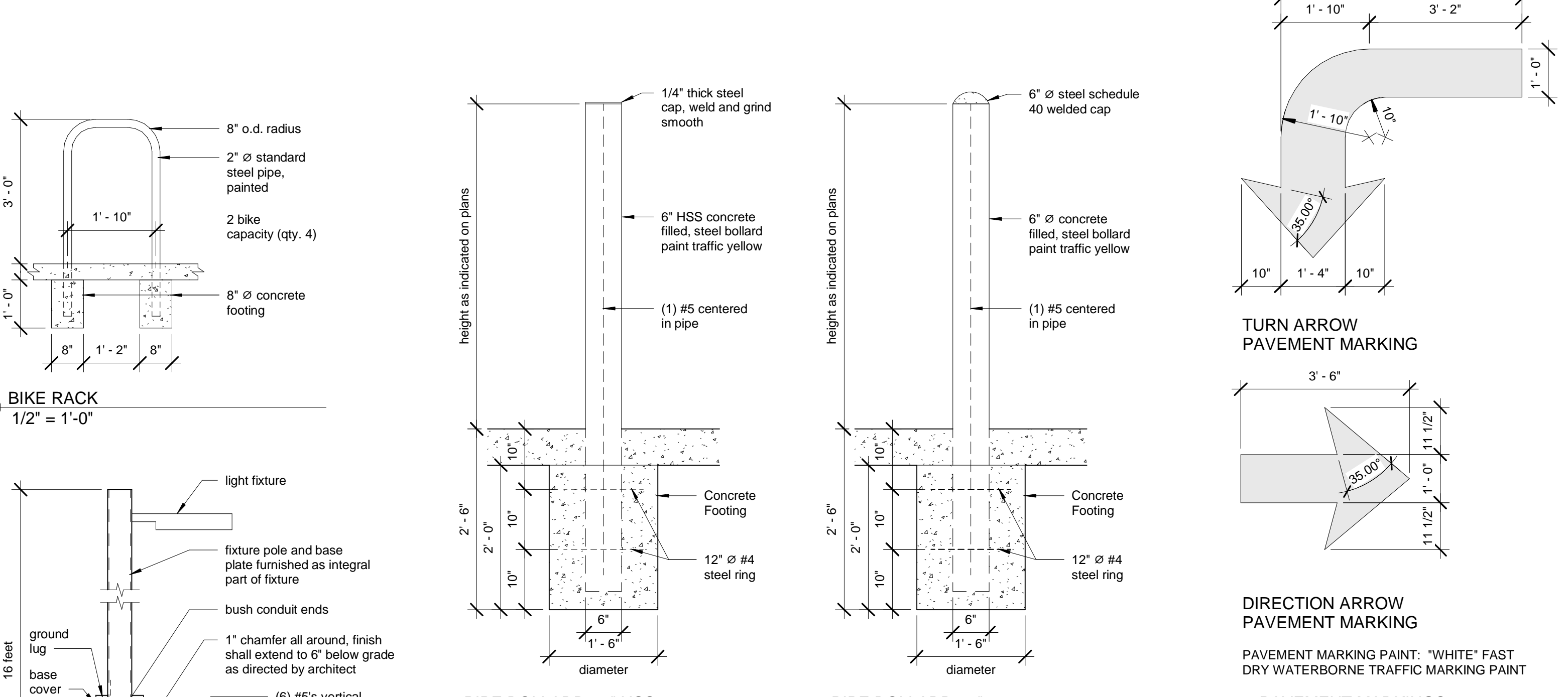
HUMAN BEAN - SAN ANTONIO & WYOMING

SITE PLAN - ARCHITECTURAL

Project Number	Project Number
Date	8-21-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO

DFT0

Scale	As indicated
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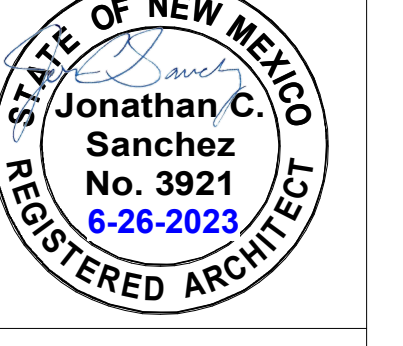


Keyed Notes:

- Proposed building structure.
- Private ingress / egress location, drive aisle.
- Existing buffer landscaping.
- Existing public fire hydrant.
- Remove existing parking / traffic island.
- Existing traffic / landscape island to remain.
- Remove existing concrete curb and gutter.
- Remove existing asphaltic concrete paving. Extent of removal to be determined in detailed design.
- Existing landscaping to remain.
- Asphalt pavement to remain.
- Remove existing concrete sidewalk.
- Existing sloped drive to remain.
- Gate pin holes.
- Concrete pad and approach apron.
- Expansion material, 1/2" thick.
- Refuse container (dumpster), by others.
- Cane bolt 1" diameter x 2'-6" long.
- Heavy duty flip latch.
- Barrel hinge with sealed ball bearings.
- Refuse container concrete pad with drain, apron, bollards and gate. See enlarged plan and details on DFT02.
- Pipe bollard, painted traffic yellow (6"Ø x 7'-0" high).
- Pipe bollard, painted traffic yellow (6"Ø x 4'-6" high).
- HSS 1 1/2" x 1" intermediate verticals, typical.
- HSS 1 1/2" x 1" intermediate horizontals, typical.
- HSS 2" x 2" x 1/8" perimeter, typical.
- 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 sight triangle.
- Existing "mature" tree, see Landscaping Plan.
- New "screening" tree, see Landscaping Plan.
- Existing pole light, 16-ft. tall, "bronze" to remain.
- Remove existing pole light, 16-ft. tall.

General Notes:

- ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50. RAMPS SHALL HAVE HEAVY BROOM FINISH.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DRG. 2723 AND CURB AND GUTTER DETAIL 2415A.
- 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 SIGHT TRIANGLE.



No.	Description	Date
A	DFT APPLICATION	5-2-2023
B	DFT COMMENTS	6-5-2023
C	TCL SUBMISSION	6-7-2023
E	TCL RESUBMISSION	6-25-2023
F	DFT RESUBMISSION	6-28-2023

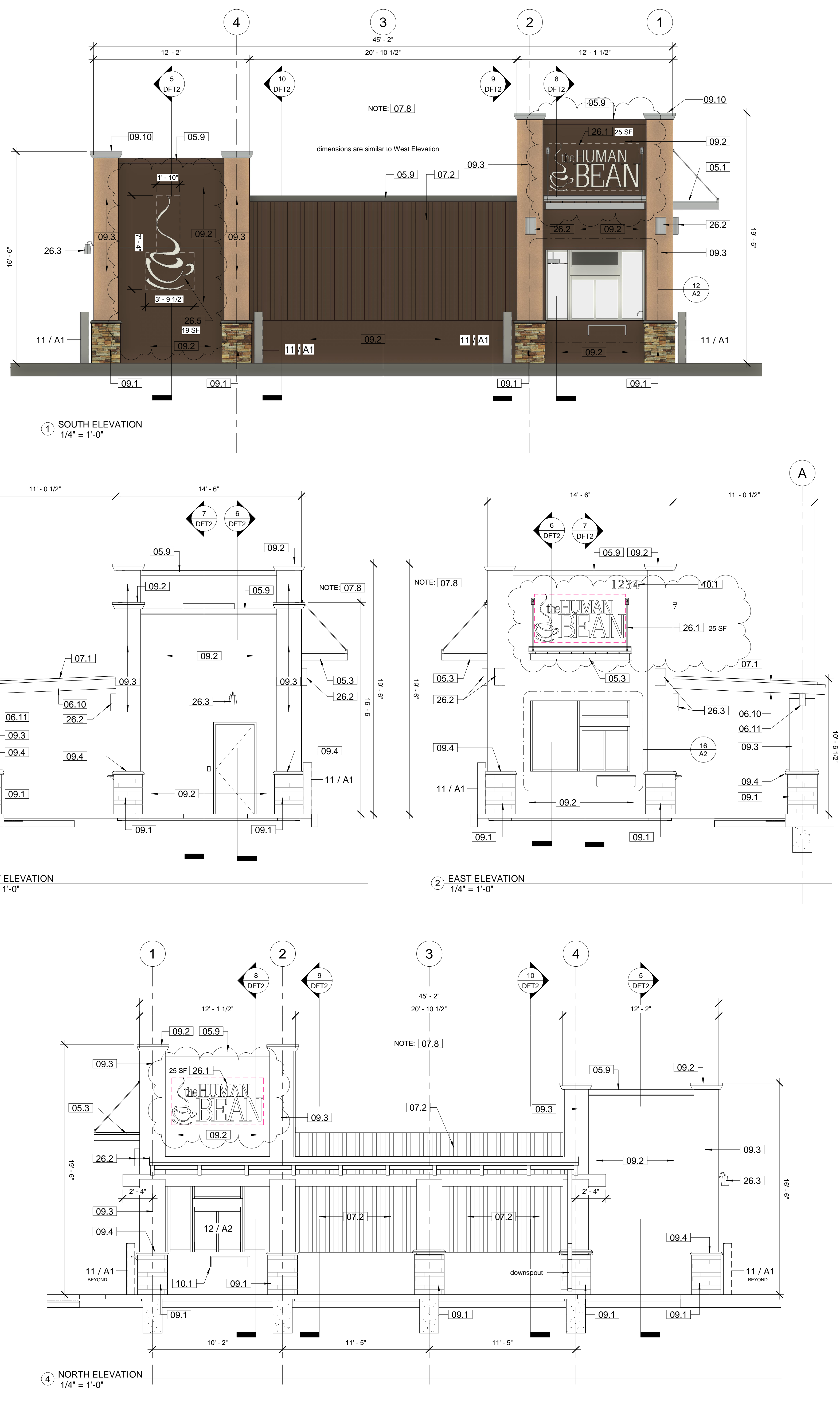
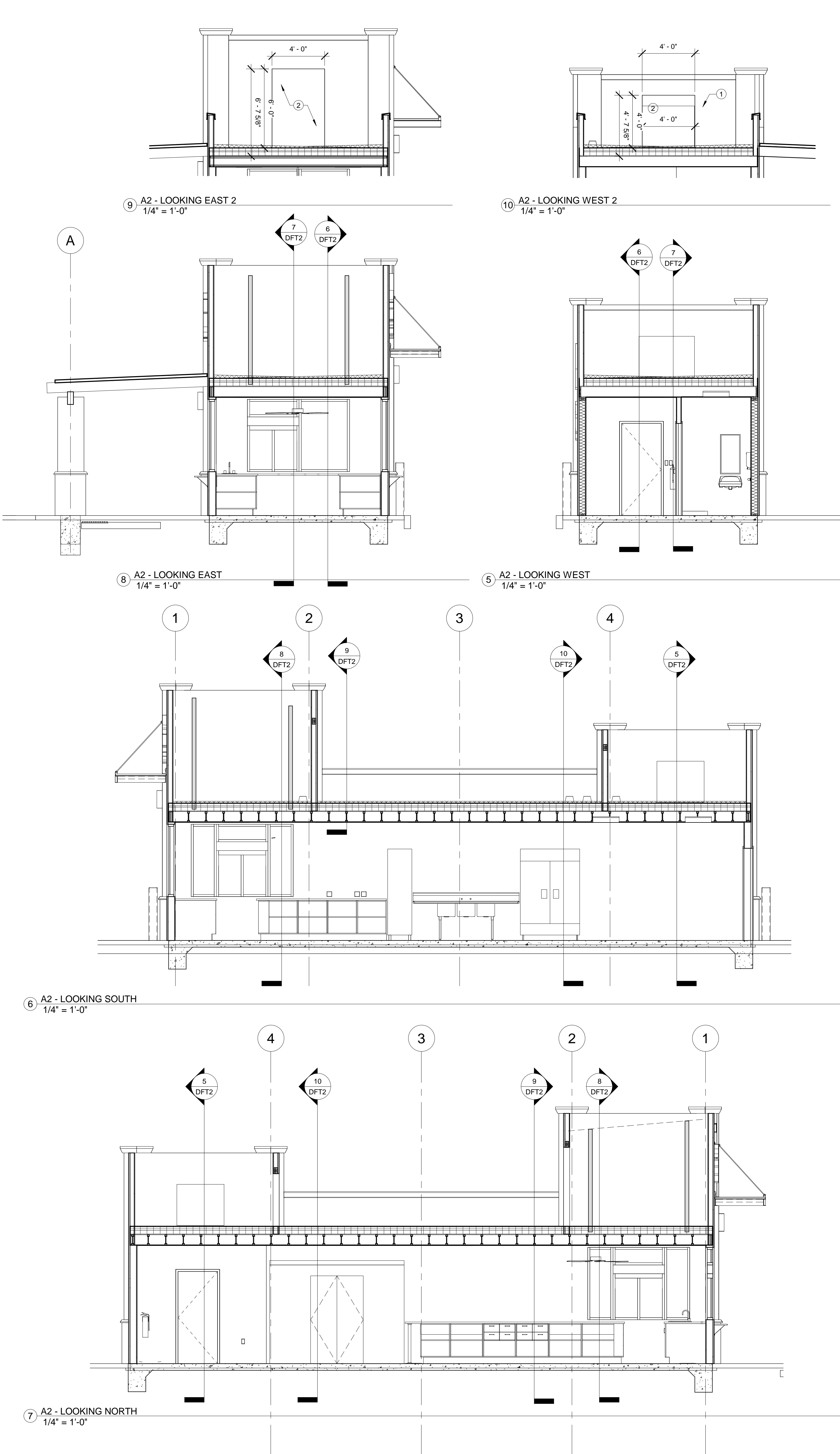
OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

SITE DETAILS

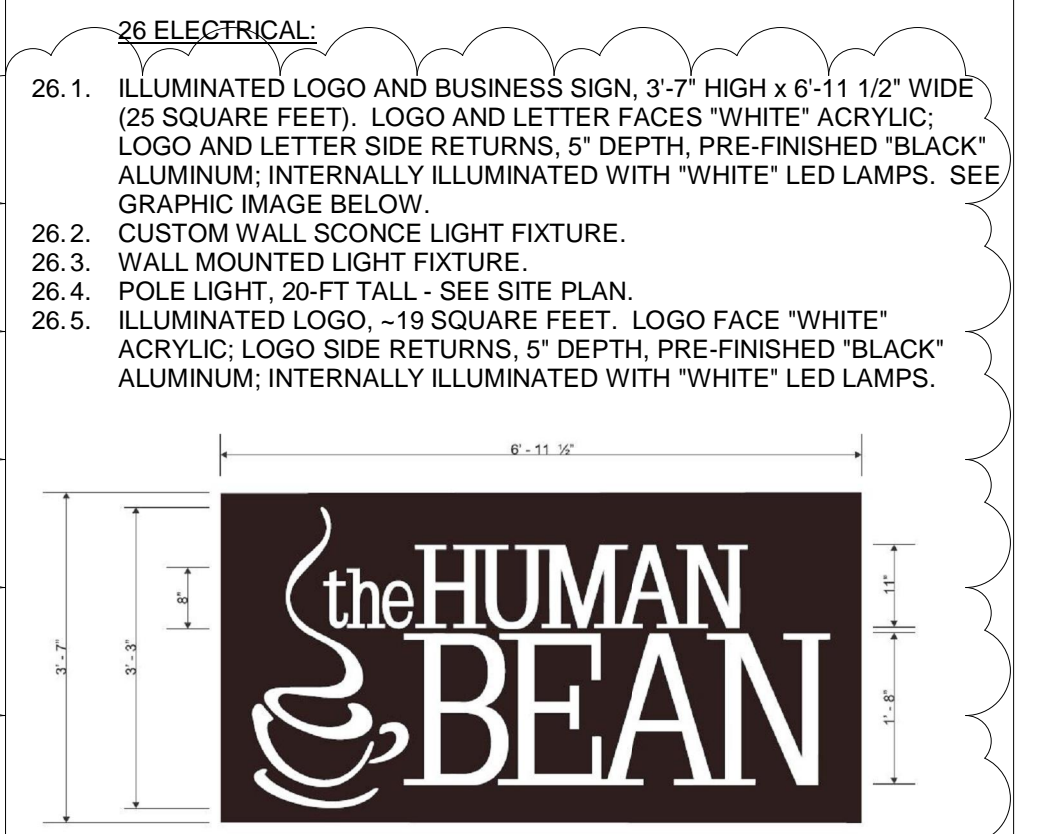
Project Number	Project Number
Date	6-28-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
Scale	As indicated

DFT1



Keyed Notes:

1. HVAC rooftop equipment.
 2. Opening in wall.
- 05 METALS:**
- 05.1 JOIST HANGER.
 - 05.2 METAL CORNER BEAD.
 - 05.3 CUSTOM BUILT METAL AWNING.
 - 05.4 1/2" X 12" J-HOOK ANCHOR BOLT.
 - 05.5 SLAB REINFORCEMENT: WWF 6 X 6 W 10 X 10 PER ASTM A185.
 - 05.6 METAL FLASHING.
 - 05.7 ANGLE 2 X 2 X 1/8" - MECHANICALLY FASTENED.
 - 05.8 METAL DRIP EDGE ALL-AROUND.
 - 05.9 SNAP-ON METAL COPING COVER.
- 06 WOODS, PLASTICS AND COMPOSITES:**
- 06.1 9 1/2 ROSEBURG, 4000 RFP1, 16" O.C. TYPICAL.
 - 06.2 1 4E RIDGERIM LVL, RM JOIST.
 - 06.3 2 X 6 TREATED SILL PLATE.
 - 06.4 2 X 6 WOOD FRAMING, 16" O.C.
 - 06.5 2 X 6 DOUBLE TOP PLATE.
 - 06.6 5/8" PLYWOOD ROOF DECK.
 - 06.7 2 X 10 ROOF JOISTS.
 - 06.8 2 X 6 ROOF JACKS, 16" O.C.
 - 06.9 2 X 6 BLOCKING.
 - 06.10 2 X 10 BLOCKING (2 BAYS DEEP) AT PANEL EDGES WITH PLYWOOD INFILL ON BC'S FOR BRACING.
 - 06.11 2 X 10 WOOD BLOCKING.
 - 06.12 (2) 2 X 4 TOP PLATES.
 - 06.13 2 X 4 FRAMING, 16" O.C.
 - 06.14 SOFFIT BOARD, ALL AROUND.
 - 06.15 (2) 2 X 10 HEADER.
 - 06.16 CORNER KEY, FRY REGLET - TYPICAL AT ALL OUTSIDE CORNER.
 - 06.17 STUCCO J-MOLD, FRY REGLET.
 - 06.18 EXTERIOR SHEATHING, 5/8" THICK.
 - 06.19 SHIM, 1/4" OR AS REQUIRED.
 - 06.20 4 X 10 WOOD JOIST - 12'-6" LENGTH.
 - 06.21 6 X 12 WOOD BEAM.
 - 06.22 2" NOMINAL TONGUE AND GROOVE WOOD DECK.
- 07 THERMAL AND MOISTURE PROTECTION:**
- 07.1 STANDING SEAM METAL ROOF, DARK BRONZE.
 - 07.2 METAL PANEL, RIBBED, DARK BRONZE.
 - 07.3 RIGID INSULATION, 2" THICK.
 - 07.4 RIGID INSULATION, 3 1/2" THICK.
 - 07.5 TPO MEMBRANE, 60 MIL.
 - 07.6 TPO MEMBRANE, 60 MIL.
 - 07.7 SEALANT AND BACKER ROD.
 - 07.8 AIR & WATER BARRIER BUILDING ENVELOPE, TYVEK® COMMERCIAL WRAP - ALL EXTERIOR SURFACES OF BLDG.
 - 07.9 SYNTHETIC ROOF UNDERLAYMENT.
- 09 FINISHES:**
- 09.1 CULTURED STONE CLADDING - EL DORADO, RUSSET MOUNTAIN LEDGE PANEL OR OWNER APPROVED EQUAL.
 - 09.2 STUCCO FINISH MAIN BODY - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DARK BRONZE) MC-29065.
 - 09.3 STUCCO FINISH PLASTER - MATCH SHERWIN WILLIAMS CUSTOM COLOR (DARKER BROWN) SW-7551.
 - 09.4 CULTURED STONE CAPSTONE - MATCH STONE CLADDING.
 - 09.5 FIBERGLASS REINFORCED PANELS.
 - 09.6 GYPSUM WALLBOARD, 5/8" THICK.
 - 09.10 CONCRETE CAPSTONE.
- 10 SPECIALTIES:**
- 10.1 12" X 36" 18 GA. STAINLESS STEEL WALL MOUNT SHELF ROUNDED FRONT EDGE 230 LB CAPACITY - MODEL WS-1236.
 - 10.2 GRAB BAR, STAINLESS STEEL 18"
 - 10.3 GRAB BAR, STAINLESS STEEL 36"
 - 10.4 GRAB BAR, STAINLESS STEEL 42"
 - 10.5 PAPER TOWEL DISPENSER, WALL MOUNT MN: AS10210 INTRA.
 - 10.6 TOILET PAPER DISPENSER
 - 10.7 SOAP DISPENSER, MINI LTX-12 GOJO.
 - 10.8 MIRROR, 18 X 36 WITH STAINLESS STEEL FRAME.
 - 10.9 FIRE EXTINGUISHER, BRACKET MOUNTED 2A:10B:C GENERIC.
 - 10.10 PREMISE IDENTIFICATION, 12" HIGH ALUMINUM NUMBERS. ADDRESS TO BE DETERMINED.



OWNER: KEITH GRIEGO

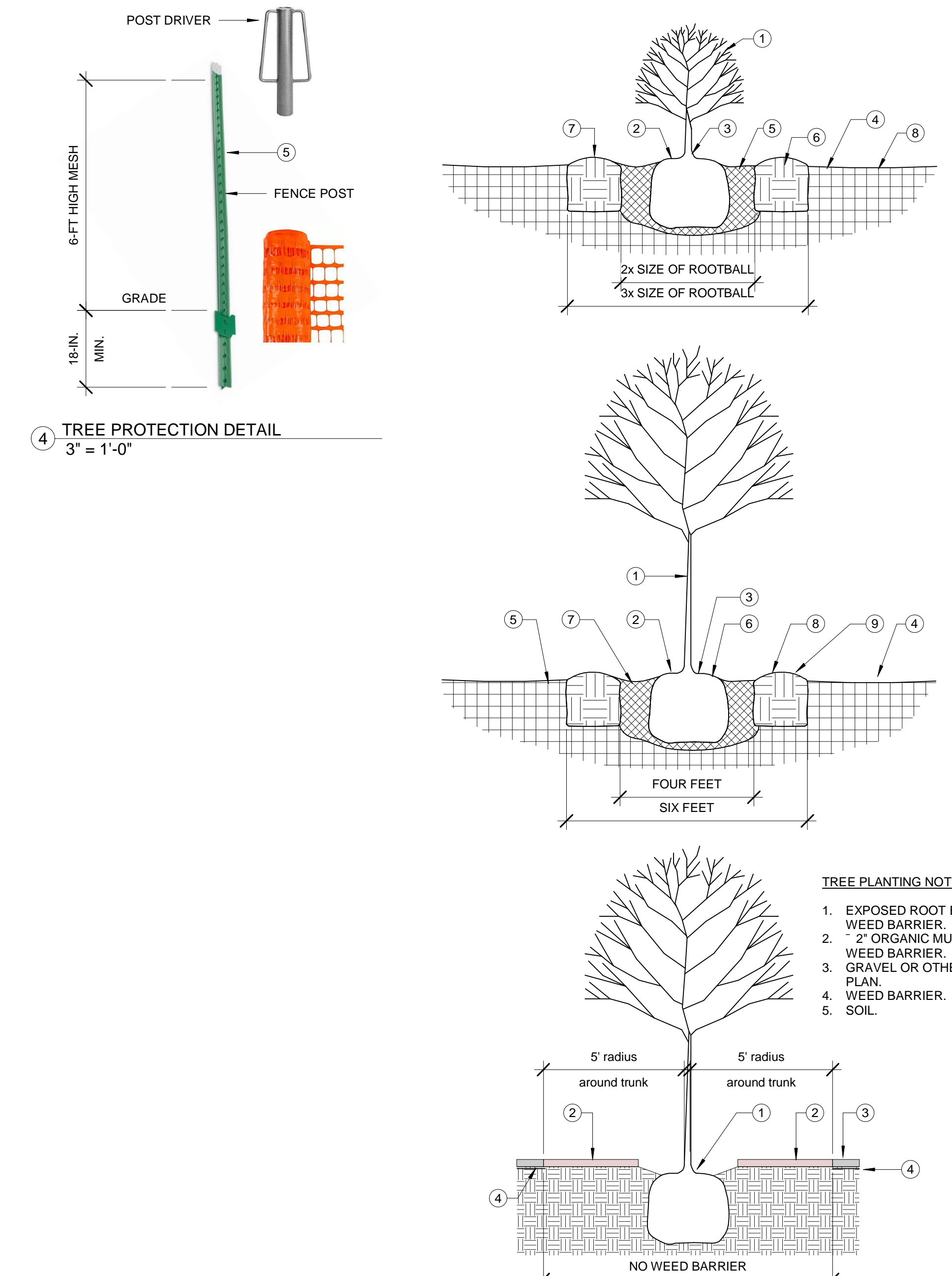
HUMAN BEAN - SAN ANTONIO & WYOMING

EXTERIOR ELEVATIONS & BUILDING SECTIONS

Project Number	Project Number
Date	8-21-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO

DFT2

Scale: As indicated



SHRUB PLANTING NOTES:

1. SHRUB LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 2' FROM SHRUB STEM(S)
3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. 4' DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
7. 2" HIGH X 6" WIDE BERM
8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES

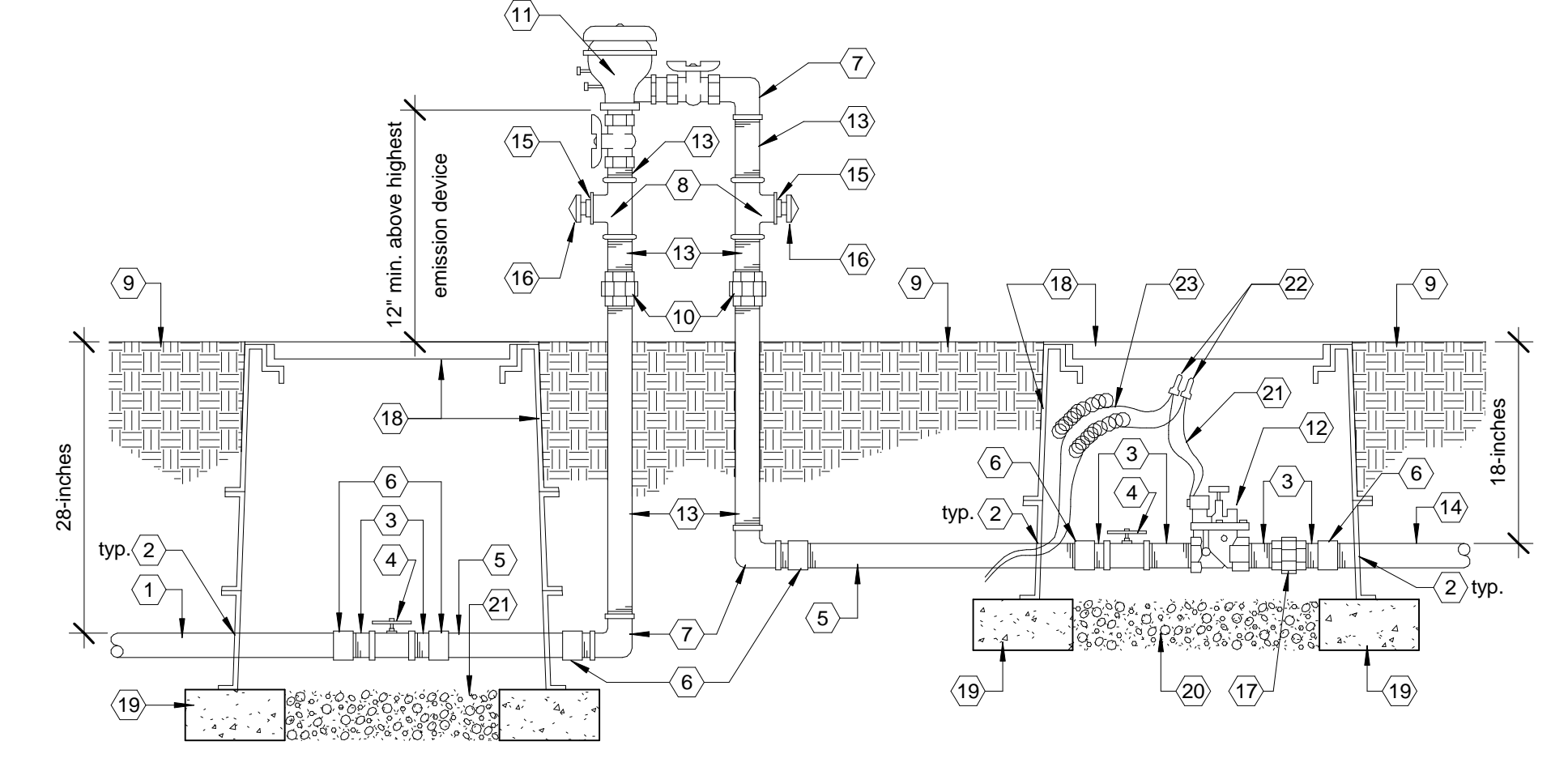
TREE PLANTING NOTES:

1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. MULCH - SEE PLANTING PLAN
5. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC TWINE, AND / OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
9. 4" HIGH X 12" WIDE BERM. 6-FT MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

TREE PLANTING NOTES:

1. EXPOSED ROOT BALL. NO WEED BARRIER.
2. 2" ORGANIC MULCH - NO WEED BARRIER.
3. GRAVEL OR OTHER. SEE PLAN.
4. WEED BARRIER.
5. SOIL.

L1 - PLANTING
3/4" = 1'-0"

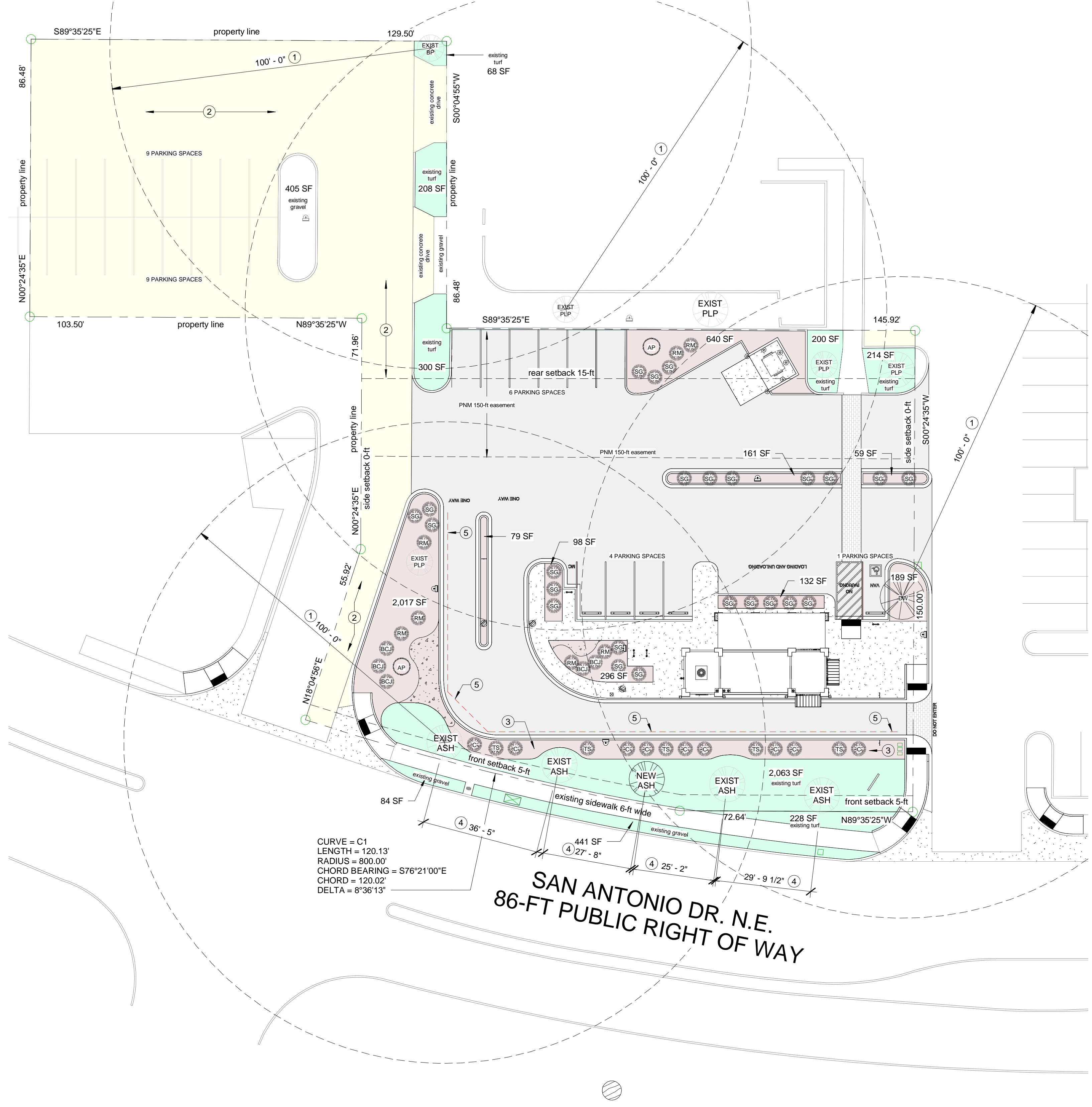


- CONSTRUCTION NOTES:**
1. MAINLINE FROM METER.
 2. DRILLED HOLE THROUGH VALVE BOX EXTENSION. DIAMETER SHALL BE 1/2" LARGER THAN PIPE.
 3. SCHEDULE 80 PVC NIPPLE.
 4. SCHEDULE 80 PVC TRUE UNION BALL VALVE.
 5. CONSTANT PRESSURE IRRIGATION MAINLINE.
 6. SCHEDULE 80 TOE NIPPLE WITH SLIP COUPLER.
 7. GALVANIZED ELL.
 8. GALVANIZED TEE.
 9. FINISH GRADE.
 10. GALVANIZED UNION (MIN. 4" ABOVE FINISH GRADE).
 11. PRESSURE VACUUM BREAKER - SEE IRRIGATION LEGEND.
 12. AUTOMATIC MASTER VALVE - SEE IRRIGATION LEGEND.
 13. GALVANIZED NIPPLE.
 14. NON-CONSTANT PRESSURE IRRIGATION MAINLINE.
 15. GALVANIZED REDUCER BUSHING.
 16. GALVANIZED DRAIN PLUG.
 17. SCHEDULE 80 PVC UNION.
 18. 17" x 30" VALVE BOX WITH T-SHIELD BOLT DOWN COVER AND EXTENSIONS AS REQUIRED - SEE IRRIGATION LEGEND.
 19. 4" x 8" x 16" SOLID CMU BLOCK, EIGHT PER VALVE BOX.
 20. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL OF ANY EQUIPMENT OR PIPING.
 21. MASTER VALVE CONTROL WIRE.
 22. WATERPROOF WIRE CONNECTOR.
 23. 36" LENGTH WIRE EXPANSION LOOPS.

5-6 (C) (14) Irrigation Systems:

- 5-6 (C) (14) (a) Irrigation systems shall comply with Section 9 of the ABCV/LVA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
- 5-6 (C) (14) (b) 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) Irrigation systems shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

1 LANDSCAPING PLAN
1" = 20'-0"



LANDSCAPE CALCULATIONS:

5-6 (C) (2) (c) Required vegetative coverage:
TREE CANOPY AND GROUND-LEVEL PLANTS COVERAGE:
Total Landscaped Area = 7,339 SF
Tree coverage = 4,514 SF
Ground level plant coverage = 3,697 SF
Total Vegetative Coverage = 8,211 SF
8,211 SF / 7,339 SF = 112% (> 75%)

GROUND-LEVEL PLANTS COVERAGE:
3,698 SF / 7,339 SF = 50% (> 25%)

5-6 (F) (2) Parking Lot Interiors:
Parking lot area including drive-through lanes = 24,379 SF
Required landscape = 15% x 24,379 / 3,657 SF
TOTAL LANDSCAPED AREA = 7,129 SF (29%)

WATERING NOTE:

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER: 1 HOUR / 4 DAYS A WEEK
SPRING: 1 HOUR / 2-3 DAYS A WEEK
FALL: 1 HOUR / 2-3 DAYS A WEEK
WINTER: 1 HOUR / 2 DAYS PER MONTH

PLANT LEGEND:

Symbol	Plant Name	Size	Approx. Height	Approx. Width	Quantity	Coverage
[Symbol]	EXISTING: PURPLELEAF PLUM		20 ft	20 ft	3	942 SF
[Symbol]	NEW OR EXISTING: ASH		30 ft	30 ft	5	3,535 SF
[Symbol]	PINUS ELDERICA AFGHAN PINE	2" CALIPER, BALLED & BURLAPPED, 6-FT TALL	40 ft	18 ft	1	254 SF
[Symbol]	CHILOPSIS LINEARIS DESERT WILLOW	2" CALIPER, BALLED & BURLAPPED, 6-FT TALL	20 ft	25 ft	1	490 SF
[Symbol]	ROSMARINUS OFFICINALIS ROSEMARY	5-GALLON	6 ft	6 ft	7	196 SF
[Symbol]	PANICUM SWITCH GRASS	1-GALLON	3-6 ft	2-3 ft	24	168 SF
[Symbol]	JUNIPERUS HORIZONTALIS BLUE CHIP JUNIPER (FEMALE ONLY)	5-GALLON	2 ft	5-8 ft	5	250 SF
[Symbol]	ERICACERIA NAUSEOSA CHAMISA OR RABBITBRUSH	1-GALLON	3-5 ft	3-5 ft	9	180 SF
[Symbol]	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE SHRUB	1-GALLON	4-6 ft	8 ft	5	250 SF
[Symbol]	EXISTING TURF TO REMAIN		Continuous			2,063 SF
[Symbol]	STONE GRAVEL: 2" - 4" PUEBLO ROSE					
[Symbol]	STONE GRAVEL: 7/16" PUEBLO ROSE					
[Symbol]	EXISTING ASPHALT or CONCRETE DRIVEWAYS TO REMAIN					

L1 - IRRIGATION BACKFLOW / VALVES
3/4" = 1'-0"

	GROSS LOT AREA	BUILDING AREA	NET LOT AREA	TOTAL LANDSCAPE AREA	15% NET LOT AREA (REQUIRED) LANDSCAPE AREA	PARKING LOT INCLUDING DRIVE-THROUGH LANES	15% OF PARKING LOT AREA	TREE CANOPY COVERAGE	TREE TYPES	GROUND LEVEL PLANT COVERAGE (INCLUDING TURF)	PLANTING TYPES
TOTALS	36,647	640	36,007	7,129	5,401	24,379	3,657	5,221		3,897	
						11,940		942	* PURPLE PLUM	68	* turf coverage
						12,439		3,535	** ASH	208	* turf coverage
								254	AFGHAN PINE	300	* turf coverage
								490	DESERT WILLOW	214	* turf coverage
										2,063	* turf coverage
										1,044	ground level plant coverage
											** NEW AND EXISTING TO REMAIN
											* EXISTING TO REMAIN

Site Plan Keyed Notes:

1. 100-ft. distance from nearest tree (parking space requirement).
2. Existing asphalt or concrete drives to remain.
3. 6-ft wide landscape buffer with vegetative screen for drive-through lanes adjacent to public right-of-way. Vegetative screen shall be maintained at 3-ft height, as per IDO 5-5 (i) (2).
4. Trees do not meet the 25-ft o.c. along San Antonio Drive. Based on the maturity, condition and coverage of the trees, adequate screening and buffering is achieved. Add one tree to match existing species, bringing the spacing close to the required 25-ft o.c.
5. Provide tree protection for existing trees and vegetation during construction. Fencing shall consist of 6-ft steel posts at 12 ft o.c. max. with 6 ft high "orange" reusable plastic mesh safety fencing. Locate fence one foot beyond the drip line of the vegetation. See detail 4 / L1.

LANDSCAPE DATA:

GROSS LOT AREA (0.8413 acres)	36,647 SF
LESS BUILDING	640 SF
NET LOT AREA	36,007 SF
REQUIRED LANDSCAPE:	
15% OF NET LOT AREA	5,401 SF
EXISTING LANDSCAPE TO REMAIN	4,696 SF
NEW LANDSCAPE	2,673 SF
TOTAL LANDSCAPE AREA	7,129 SF
PERCENT OF NET LOT AREA	19.8%

HIGH WATER USE TURF:

EXISTING	2,853 SF
PROPOSED	0 SF

STREET TREES:

- EXISTING: TOTAL 4 MATURE ASH TREES
- PARKING LOT TREES
- PROVIDE AT LEAST 1 PER 10 SPACES (29 SPACES / 10) = 2.9 OR 3

TREES REQUIRED:

TOTAL REQUIRED TREES = 7
TOTAL PROPOSED TREES = 10

NOTE: EXISTING TREES WILL BE EVALUATED TO DETERMINE IF THEY NEED TO BE REMOVED AND / OR REPLACED. SEE GENERAL NOTE "G" BELOW.

REQUIRED LANDSCAPE COVERAGE

75% LIVE VEGETATIVE MATERIAL
5,001 SF x 75% OR 5,001 x 0.75 = 3,751 SF MINIMUM

GENERAL NOTES:

- MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER.
- PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) OF THE PROPERTY OWNER.
- WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN SHALL PROVIDE 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT FULL MATURITY.
- LANDSCAPE AREAS TO MULCHED WITH 7/16" PUEBLO ROSE FIELD AND 2" - 4" PUEBLO ROSE ACCENTS AS SHOWN ON PLAN TO A DEPTH OF 3" OVER FILTER FABRIC.
- DO NOT PLACE TREES IN PUBLIC UTILITY EASEMENTS.
- IF EXISTING TREES MUST BE REMOVED, THEY SHALL BE REPLACED WITH SIMILAR SPECIES FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE THAT IS CAPABLE OF ACHIEVING A SIMILAR MATURE SIZE.
- ALL EXISTING VEGETATION PRESERVED AND USED FOR CREDIT AGAINST THE REQUIREMENTS FOR NEW VEGETATION SHALL BE PROTECTED DURING CONSTRUCTION BY A FENCE ERRECTED ONE FOOT BEYOND THE DRIP LINE OF THE VEGETATION.



No.	Description	Date

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

LANDSCAPING PLAN

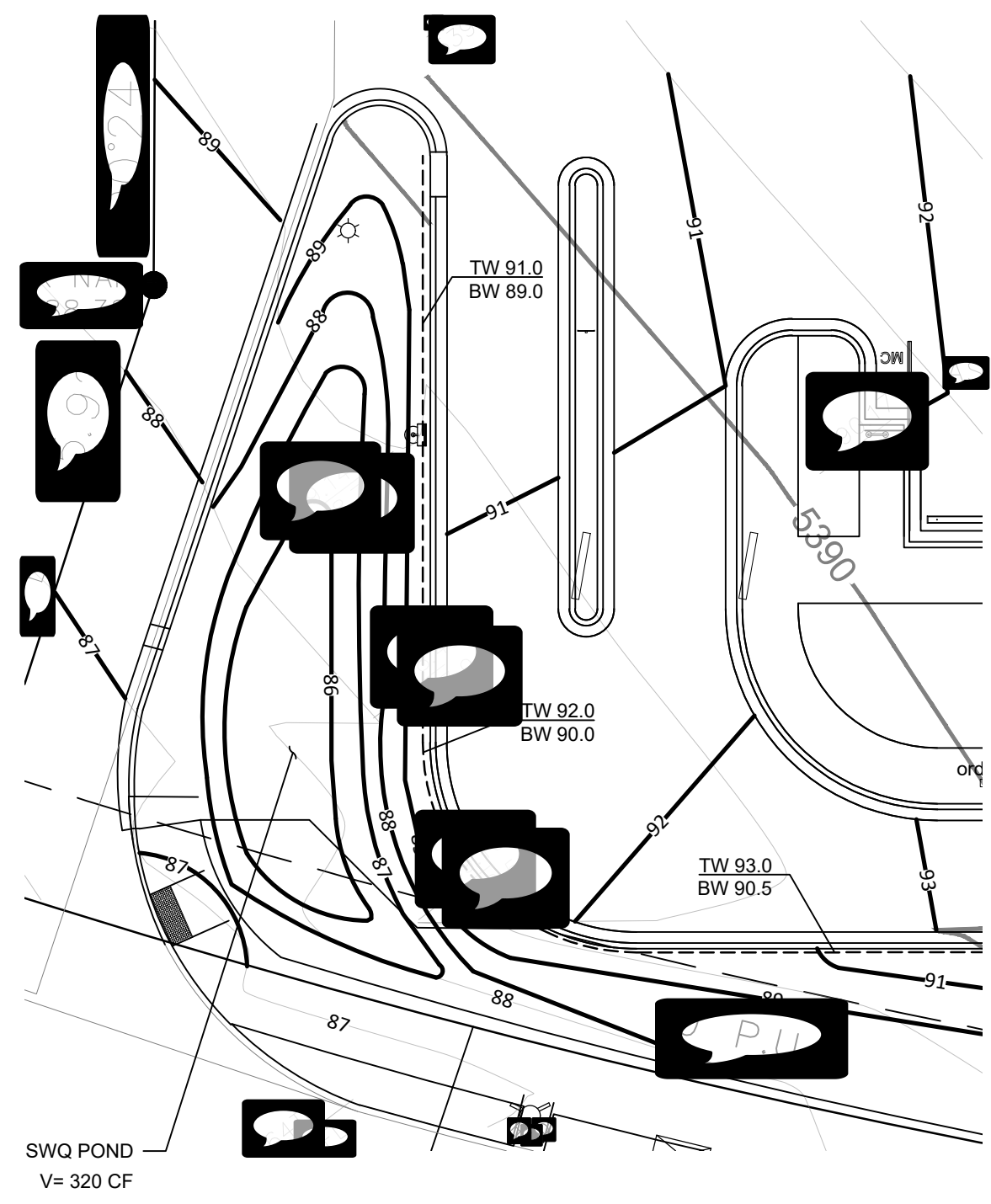
Project Number	Project Number
Date	10-31-2023
Drawn By	J. SANCHEZ
Checked By	K. GRIEGO
Scale	As indicated

L1

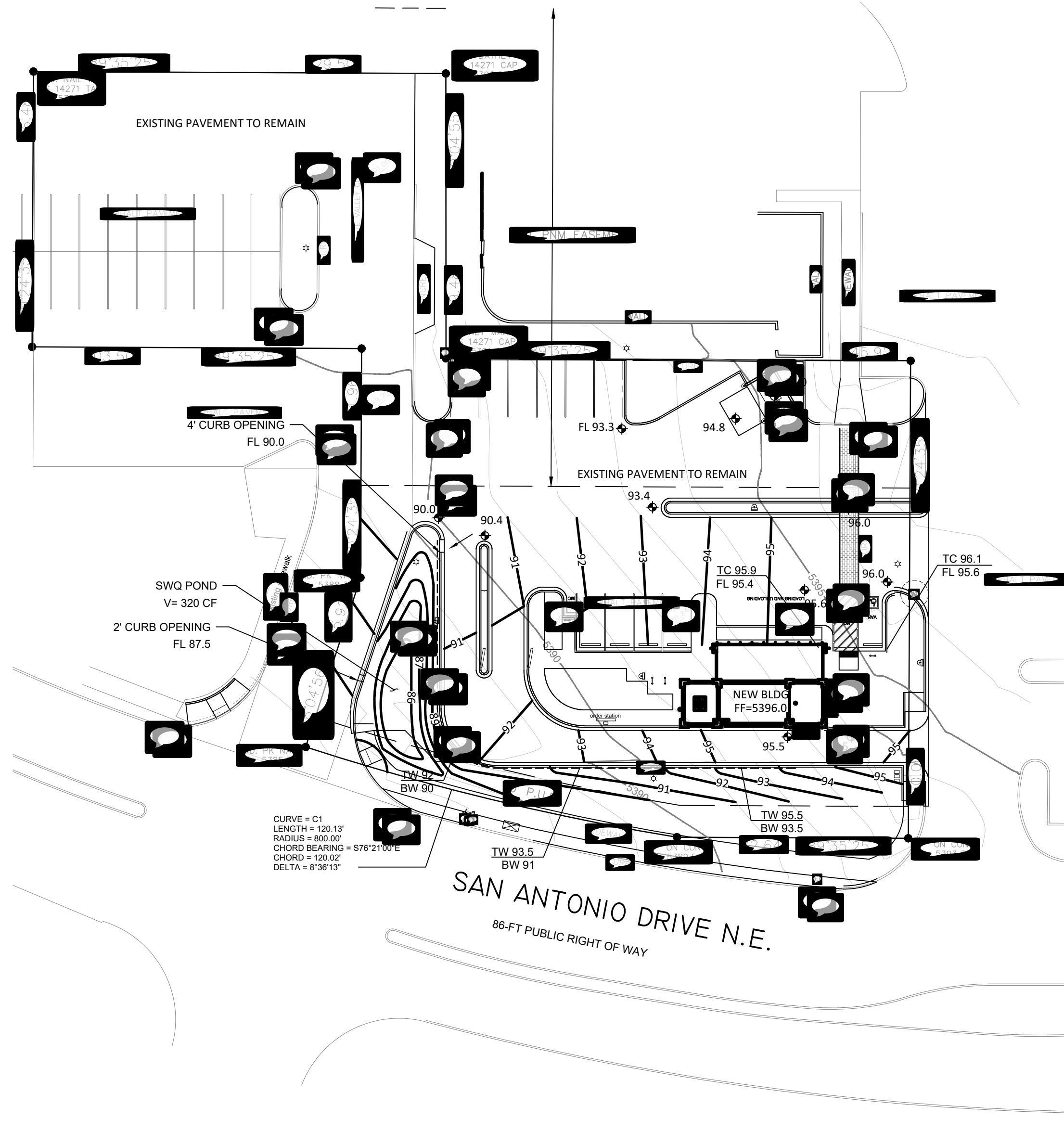
City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 08/31/23
 BY: *Ronald C. Brunsell*
 HydroTrans # E19D025B2

THE APPROVAL OF THESE CONCEPTS SHALL NOT BE CONSIDERED TO PRESENT A GUARANTEE OF ANY CITY ENGINEER OR THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE CONCEPTS. THESE CONCEPTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

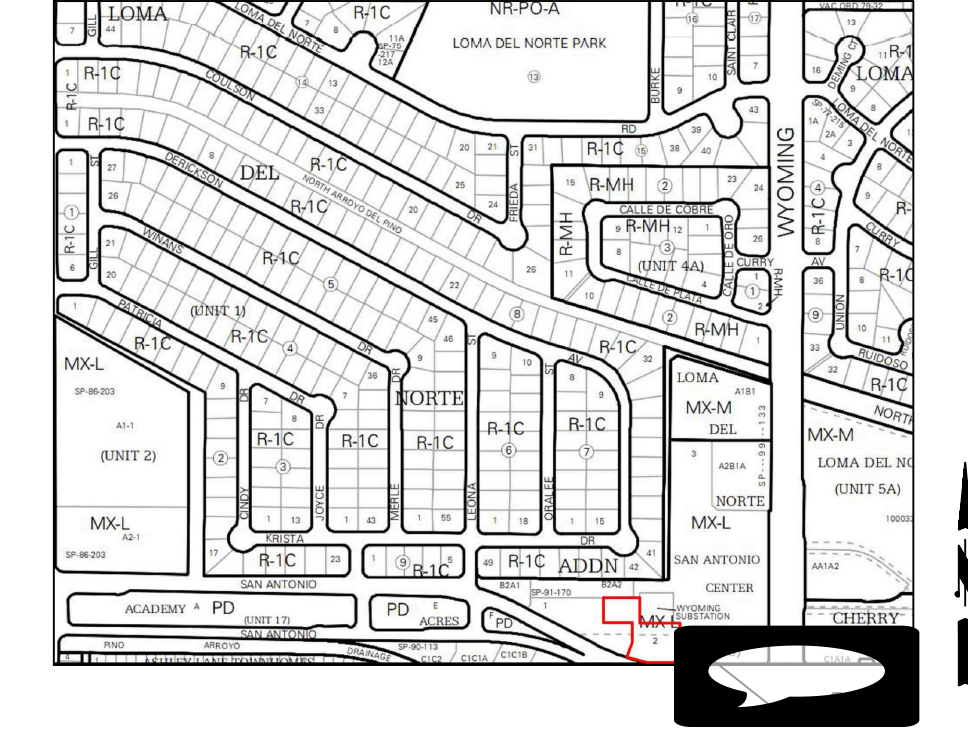
APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



ENLARGED RETENTION POND AREA
 1" = 10'



GRADING AND DRAINAGE PLAN
 1" = 20'



VICINITY MAP D-19-Z

- LEGEND**
- EXISTING CONSTRUCTION
 - NEW CONTOUR
 - FF=5396.0 PROPOSED BUILDING FINISHED FLOOR
 - ◆ 65.5 NEW SPOT ELEVATION
 - NEW CONSTRUCTION
 - RD ROOF DRAIN
 - TC TOP OF CURB
 - FL FLOWLINE
 - - - NEW RETAINING WALL
 - TW 94 TOP OF WALL ELEVATION
 BW 90 BOTTOM OF WALL ELEVATION

DRAINAGE NARRATIVE

ADDRESS: 7301 San Antonio Drive NE
 LEGAL DESCRIPTION: LOT 2, SAN ANTONIO CENTER
 SITE AREA: 0.84 AC PROJECT AREA: 18,420 SF (0.42 AC)
 BENCHMARK: City of Albuquerque Station '25-E18' being a brass cap. ELEV= 5339.186 (NAVD 1988)
 SURVEYOR: Alpha Pro Surveying LLC dated February 2023
 FLOOD HAZARD: From FEMA Map 35001C0141G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.
 OFFSITE FLOW: The site does accept minor offsite flow from existing adjacent paved parking areas to the north and east. The proposed development will continue to accept this minor runoff.
 EXISTING CONDITIONS: The site is currently developed with existing paved access and parking, and landscaped areas. The site slopes down to the southwest at 6 - 7% and discharges to San Antonio Drive NE.
 PROPOSED IMPROVEMENTS: The proposed improvements include a 640 SF building, drive through lane, concrete sidewalks, and landscaping. This building will be located where existing asphalt paving was previously.
 DRAINAGE APPROACH: The site drainage pattern will direct developed flow from the new impervious surfaces to the onsite SWQ retention pond.
 Existing land treatment: 8% C and 92% D PRECIPITATION ZONE: 3
 $Q_c = [(0.33)(3.17) + (0.87)(4.49)](0.42) = 1.8$ CFS
 Proposed land treatment: 21% C and 79% D
 $Q_c = [(0.21)(3.17) + (0.79)(4.49)](0.42) = 1.8$ CFS
 Redevelopment SWQ V= (14,100)(0.26/12) = 305 CF
 This flow will discharge to an onsite retention ponding area located at the SW corner of the site. The SWQ volume of 320 CF shall be retained in the onsite bottom and the site discharge will remain unchanged.

No.	Description	Date

OWNER: KEITH GRIEGO

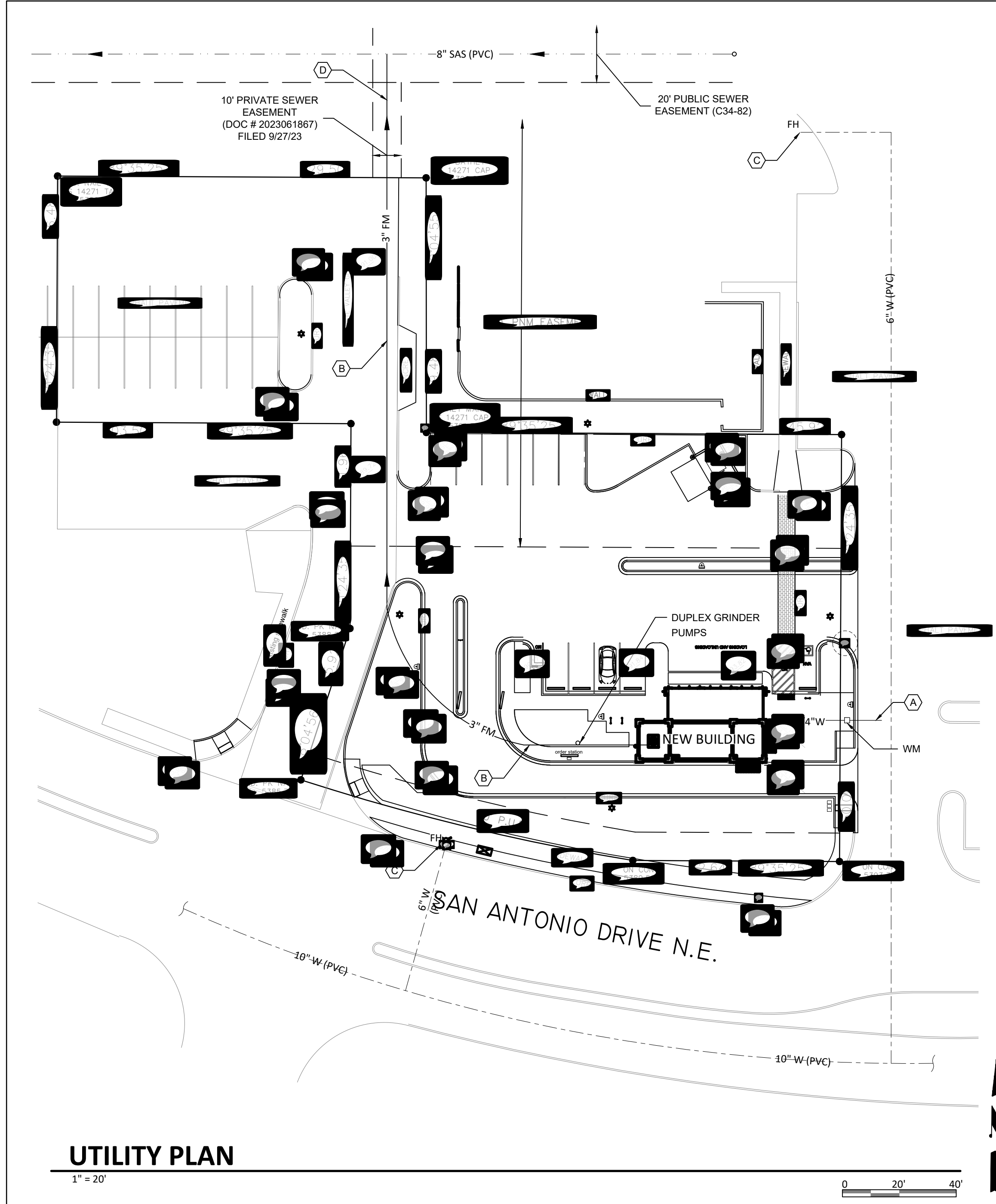
HUMAN BEAN - SAN ANTONIO & WYOMING

GRADING AND DRAINAGE

Project Number	Project Number
Date	06-29-2023
Drawn By	Author
Checked By	Checker

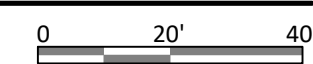
GDO

Scale 1" = 20'-0"



UTILITY PLAN

1" = 20'



ABCWUA NOTES

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

KEYED NOTES

- A. NEW 1" WATER SERVICE FROM EXISTING 6" MAIN TO WATER METER AS SHOWN. EXTEND 1-1/4" WATER LINE TO BUILDING PER PLUMBING PLAN.
- B. NEW PROVORE 680 DUPLEX GRINDER SYSTEM WITH TWO 1 HP LIBERTY PRG 101A GRINDER PUMPS IN A 30"x36" BASIN WITH 80 GALLON CAPACITY. INSTALL NEW 3" PVC FORCE MAIN (MIN. 24" COVER WITH ISOLATION GATE VALVE AND A BACKWATER VALVE 5' FROM PUMP STATION) FROM PUMP BASIN AND CONNECT WITH 4" TAP TO EXISTING 8" PUBLIC SEWER MAIN AS SHOWN.
- C. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
- D. TRANSITION FROM 3" FORCE MAIN TO 4" GRAVITY SEWER SERVICE 11' SOUTH OF (OUTSIDE THE EXISTING EASEMENT) THE 8" SEWER MAIN.

LEGEND

- - - W - - - - - EXISTING WATER LINE
- - - SAS - - - - - EXISTING SEWER LINE
- SAS - - - - - NEW SEWER LINE
- 2" FM - - - - - FORCE MAIN
- W - - - - - NEW WATER LINE
- UG - - - - - UNDERGROUND GAS
- FH - - - - - FIRE HYDRANT
- CO - - - - - CLEAN OUT
- WM - - - - - WATER METER



No.	Description	Date

OWNER: KEITH GRIEGO
HUMAN BEAN COFFEE SHOP
7301 SAN ANTONIO DR NE

UTILITY PLAN

Project Number	Project Number
Date	10-05-2023
Drawn By	Author
Checked By	Checker

U1

Scale 1" = 20'-0"

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