SCOPE OF WORK

LEGAL DESCRIPTION
TRACT "B" & LOT 5 BLK 2, CLIFFORD WEST BUSINESS PARK – UNIT 1

DEVELOPMENT REQUIREMENTS
IDO ZONE DISTRICT "NR-BP" NON-RESIDENTIAL – BUSINESS PARK
CLIFFORD WEST BUSINESS PARK
FUTURE DEVELOPMENT MUST MEET ALL APPLICABLE STANDARDS AND PROVISIONS OF ANY PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.
CHANGES TO THAT PLAN MAY REQUIRE MINOR/MAJOR AMENDMENTS TO THAT PLAN (PREVIOULY IP). WHERE SILENT OR
IF ONE DOES NOT EXIST, ALL DEVELOPMENT MUST MEET STANDARDS AND PROVISIONS OF THE IDO (NR-BP) AND THE DPM.
THIS PROPERTY IS DEFINED AS A "THROUGH LOT"
THE OWNER HAS CHOSEN BLUEWATER ROAD NW AS THE "FRONT" STREET ADDRESS
THEREFORE, SAUL BELL RD ON THE NORTH EDGE IS THE REAR LOT LINE,
THE UNSER BLVD EAST EDGE IS A SIDE LOT LINE,
AND THE WEST EDGE INTERNAL PROPERTY BOUNDARIES ARE SIDE YARD LOT LINES.
SETBACKS ARE AS ESTABLISHED IN THE CLIFFORD WEST BUSINESS PARK DEVELOPMENT CRITERIA:
WILL BE MEASURED FROM THE BACK OF THE STREET CURB AND WILL BE FULLY LANDSCAPED FROM THE CURB TO THE SETBACK LINE.
BLUEWATER RD COLLECTOR STREET FRONTAGE – 20' FRONT SETBACK TO BUILDING AND 20' TO THE PARKING AREA
SAUL BELL RD AND UNSER BOULEVARD – 10' SETBACK AT ALL SIDE AND REAR YARDS
BUILDING COVERAGE OF LOT – THE MINIMUM 10% BUILDING AREA REQUIREMENT HAS BEEN DELETED BY ACTION OF THE EPC
PROPOSED BUILDING FOOTPRINT LOT COVERAGE IS 2.73% AS SHOWN ON THIS LAYOUT PLAN
NEW 6' WIDE SIDEWALK ALONG BLUEWATER RD AND 5' WIDE SIDEWALK ALONG SAUL BELL RD SHALL BE INSTALLED
6' WIDE ACCESSIBLE CONCRETE WALKWAYS WILL BE INSTALLED FROM BUILDINGS TO PERIMETER SIDEWALKS
ADA ACESSIBILITY RAMPS SHALL BE PROVIDED AT DRIVE ENTRANCES AND OTHER OBSTRUCTIONS.
A 6' WIDE CONCRETE SIDEWALK WITH AN ASPHALT PAVED TRAIL ARE EXISTING ALONG THE ADJACENT LENGTH OF UNSER BLVD
ADA ACESSIBILITY CURB RAMPS ARE EXISTING AT THE INTERSECTIONS OF BLUEWATER RD AND SAUL BELL RD WITH UNSER BLVD.

BUILDINGS

BOMA FOOTPRINT

TWO STORY OFFICE BUILDING – TRACT B 40 PRIVATE OFFICES 11'x13' ADMINISTRATIVE SUPPORT AREAS	
OFFICE BUILDING FOOTPRINT AREA	3,692 SF
SHOP BUILDING – LOT 5 4 SERVICE BAYS	
SHOP BUILDING FOOTPRINT AREA	2,016 SF
TOTAL BUILDINGS FOOTPRINT AREA	5,708 SF

CUSTOMER PARKING COUNT

BUILDINGS	I.D.O. REQUIRED	PROVIDED
OFFICE BUILDING	23 VEHICLES	45 VEHICLES
SHOP BUILDING	3 VEHICLES	7 VEHICLES
ACCESSIBLE SPACES	1 STANDARD 1 VAN	2 STANDARD 1 VAN
EV CHARGING STATIONS (58 CUSTOMER SPACES x 5% = 2.9 ~ 3 SPACES REQUIRED)	3 EV STATIONS	2 STANDARD 1 ACCESSIBLE VAN
TOTAL CUSTOMER SPACES	31 VEHICLES	58 VEHICLES
OTHER VEHICLES		
MOTORCYCLES	2 SPACES	4 SPACES
BICYCLES	3 SPACES	4 SPACES
GOLF CARTS	–0–	14 SPACES

CABQ STANDARD DRAWINGS

2426 PRIVATE ENTRANCE DETAILS
2430 SIDEWALK DETAILS
2431 SIDEWALK OBSTRUCTIONS

MINIMUM WIDTH OF ALL SIDEWALKS IS 6'–0". SOME AREAS ARE WIDER DUE TO THE HORIZONTAL CURVATURE OF EXISTING CURBS
CURBS AND GUTTERS ALONG THE EAST AND SOUTH EDGES OF TRACT B ARE EXISITNG AND NO WORK IS REQUIRED.

PROJECT NUMBER: PR–2024–010446

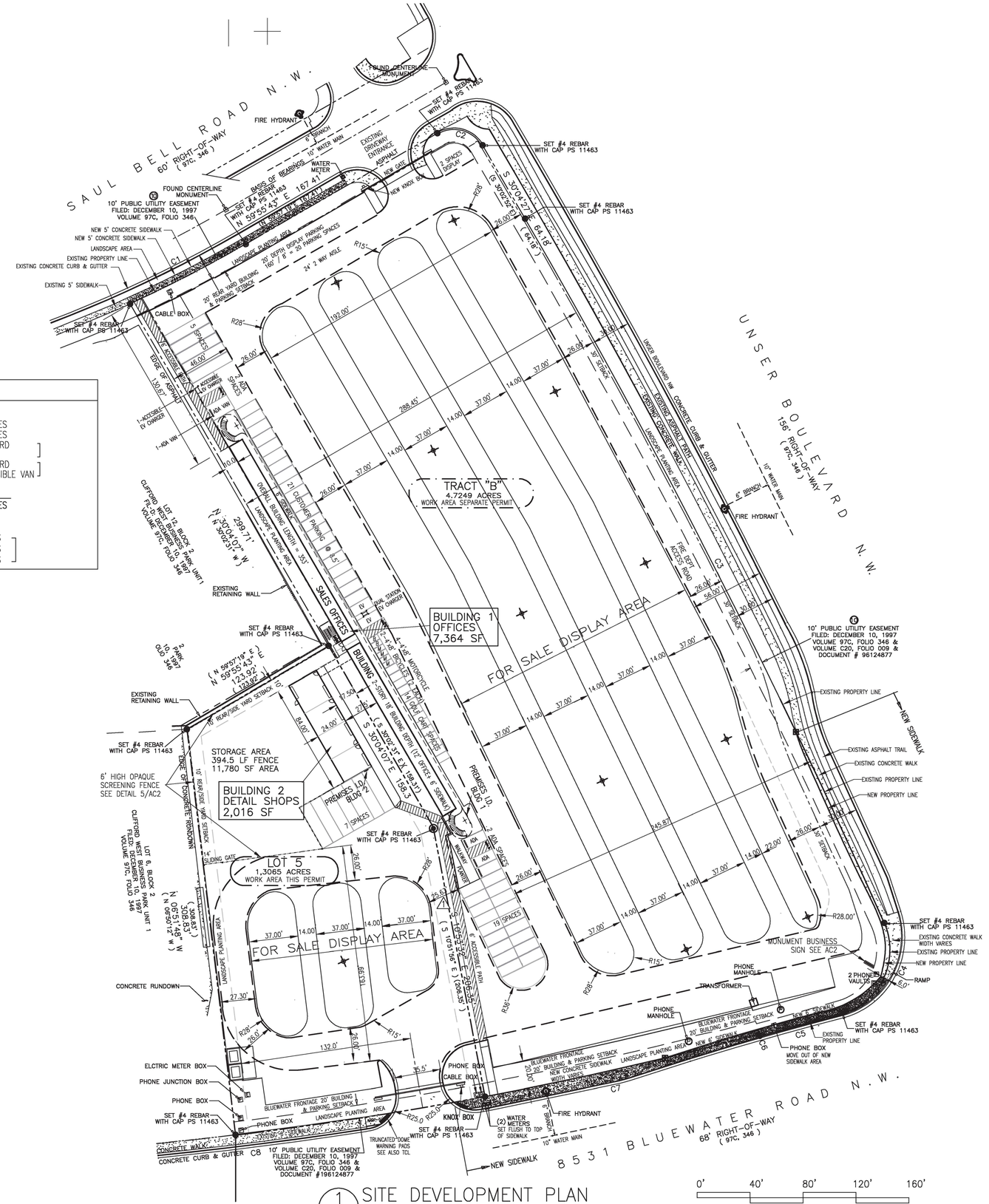
Application Number: SI–2024–0074

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:

Ernest Armijo Traffic Engineering, Transportation Division	May 14, 2025 Date
ABCWUA	May 22, 2025 Date
Parks and Recreation Department	May 14, 2025 Date
Hydrology Jeff Peterson (May 21, 2025 12:13 MDT)	May 14, 2025 Date
Code Enforcement	May 21, 2025 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	May 14, 2025 Date



1 AC1 SITE DEVELOPMENT PLAN

0' 40' 80' 120' 160'

SCALE: 1" = 40'–0"

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FILE 2317G–AC1
25 APR 2025

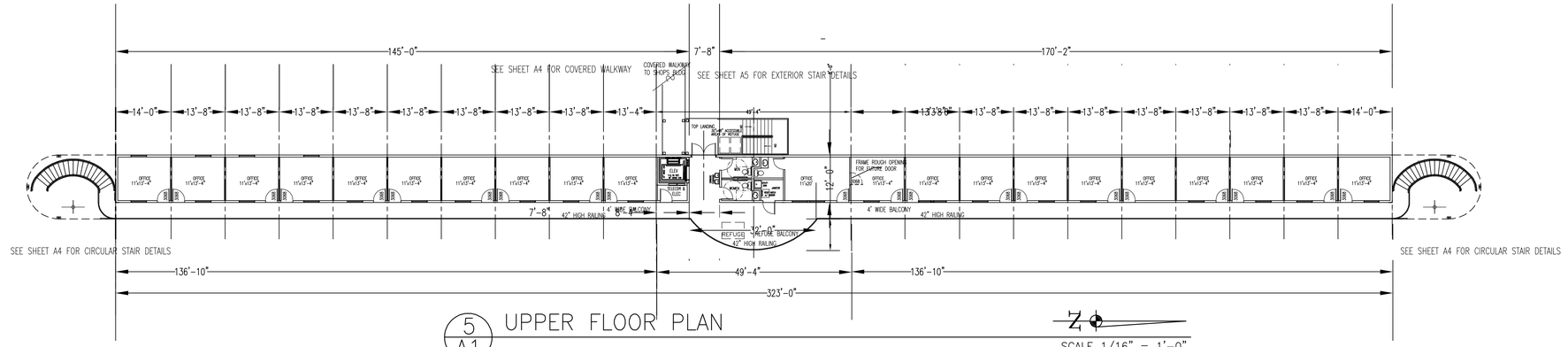
STATE OF NEW MEXICO 2025 JAMES BENJAMIN CLARK III 1047 REGISTERED ARCHITECT

CONSTRUCTION OF A NEW FACILITY FOR
D&B U–SELL–IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

SITE DEVELOPMENT PLAN
IMPROVEMENTS LAYOUT
NOTES & DETAILS

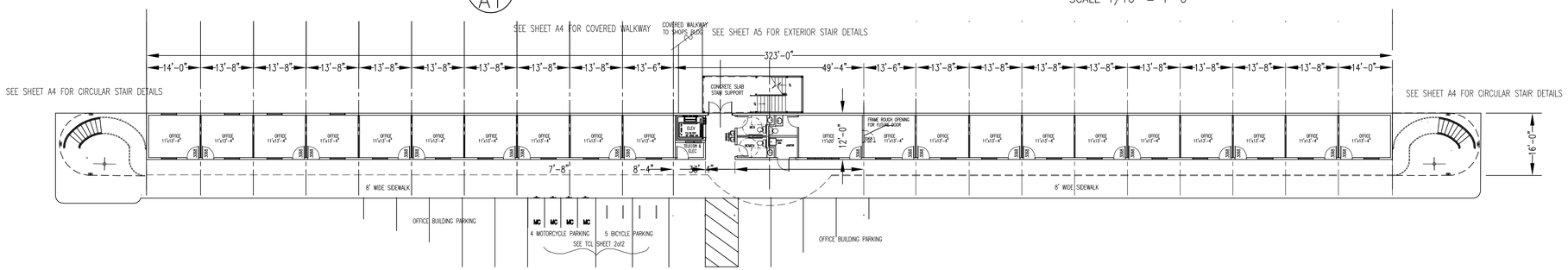
AC1

Project No. PR–2024–010446
Application No. SI–2024–0074



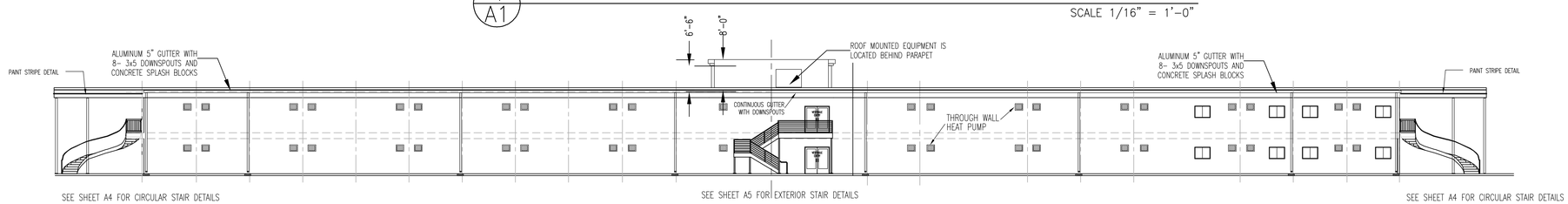
5 A1 UPPER FLOOR PLAN

SCALE 1/16" = 1'-0"



4 A1 LOWER FLOOR PLAN

SCALE 1/16" = 1'-0"

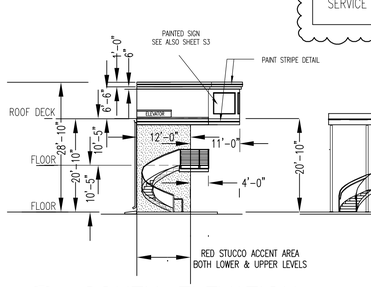


3 A1 WEST ELEVATION – REAR ELEVATION

SCALE 1/16" = 1'-0"

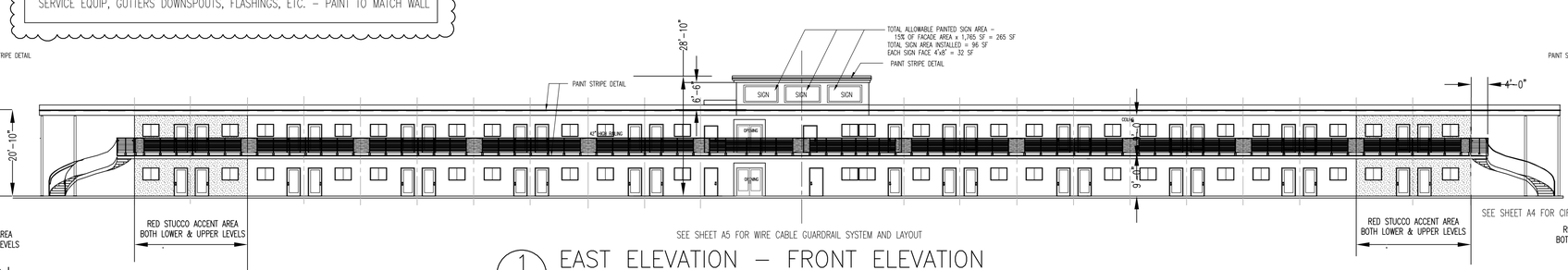
EXTERIOR FINISHES 1

EAST (Front) WALL – STUCCO, Color TAN with RED ACCENTS
NORTH And SOUTH (End) WALLS – STUCCO, Color RED
WEST (Rear) WALL – PREFINISHED METAL SIDING, Color TAN
ROOF & BALCONY FASCIA – PREFINISHED METAL, Color RED
SERVICE EQUIP, GUTTERS DOWNSPOUTS, FLASHINGS, ETC. – PAINT TO MATCH WALL



2a A1 SOUTH ELEVATION

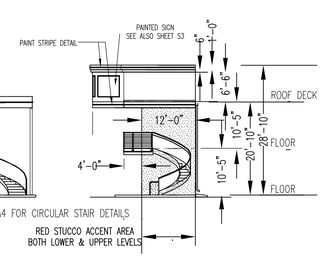
SCALE 1/16" = 1'-0"



1 A1 EAST ELEVATION – FRONT ELEVATION

SCALE 1/16" = 1'-0"

SIGNAGE PERMITS SHALL BE OBTAINED UNDER SEPARATE SUBMITTALS



2b A1 NORTH ELEVATION

SCALE 1/16" = 1'-0"

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STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

CONSTRUCTION OF NEW FACILITY FOR
D&B U-SELL-IT
401 UNSER BLVD NW
ALBUQUERQUE, NM 87121

OFFICE BUILDING
FLOOR PLANS
EXTERIOR ELEVATIONS

A1

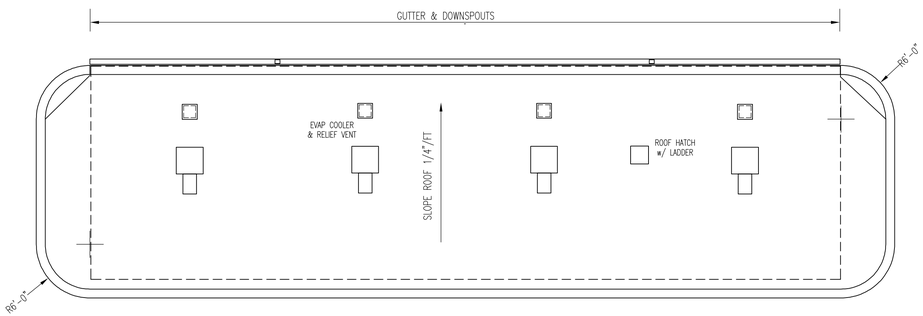
Project No. PR-2024-010446
Application No. SI-2024-0074

RAINFALL CALCULATIONS UPC 2021 Chapter 11

CALCULATION PARAMETERS:
ABQ RAIN 2" / HOUR
K GUTTER 834 SQ FT OF ROOF
834 ASF / 24' ROOF WIDTH 26 LF GUTTER
3x4 DOWNSPOUT 92 GPM 1200 SF MAX ROOF AREA
DOWNSPOUT SPACING @ 40' OC

TOTAL ROOF AREA 2,234 SF
DRIP EDGE LENGTH 84 LF
84 LF / 40' DOWNSPOUT SPACING = 2 DOWNSPOUTS

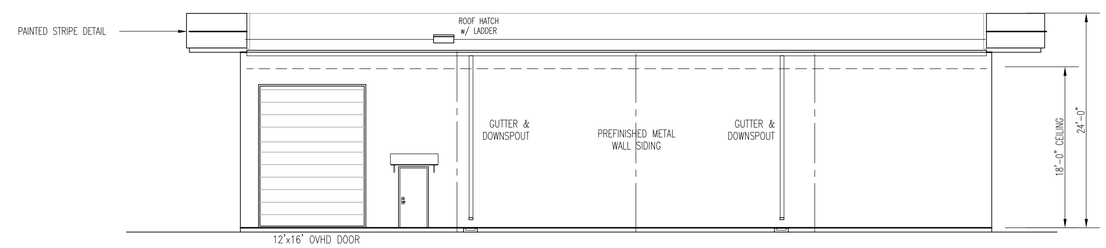
INSTALLATION:
2 DOWNSPOUTS x 1200 SF ROOF = 2400 SF MAX PER DOWNSPOUT
ACTUAL ROOF AREA SERVED 2,234 SF
DOWNSPOUT CAPACITY IS GREATER THAN THE ACTUAL ROOF AREA SERVED.



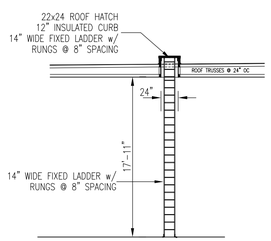
4 A6 ROOF PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

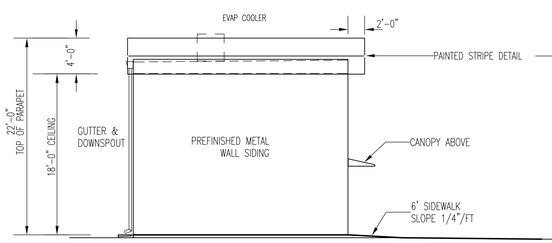
EAST (Front) WALL – STUCCO, Color TAN
NORTH And SOUTH (End) WALLS – STUCCO, Color TAN
WEST (Rear) WALL – PREFINISHED METAL SIDING, Color TAN
ROOF FASCIA – PREFINISHED METAL, Color RED
OVERHEAD DOORS – PREFINISHED METAL, Color BROWN



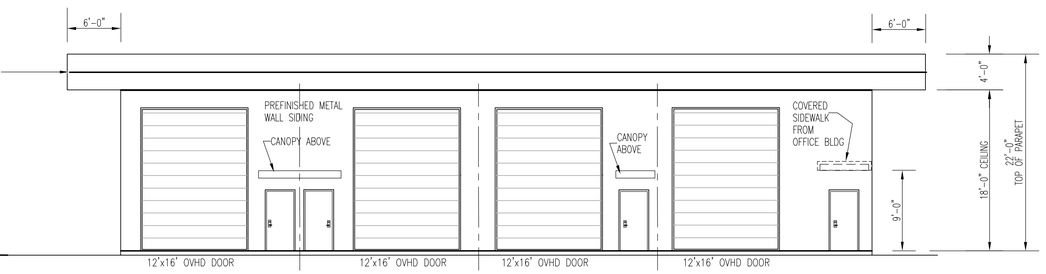
3 A6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



7 A6 ROOF ACCESS LADDER
SCALE: 1/8" = 1'-0"



5 A6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A6 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

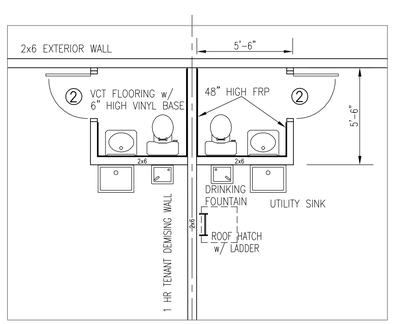
1. 3070 1 3/4" INSULATED HM FLUSH DOOR
PREHUNG IN WOOD FRAME FOR 2x6 STUD WALL
1 1/2 PR HINGES, ALUMINUM THRESHOLD AND WEATHERSTRIPPING
ENTRY LOCKSET w/ DEADBOLT RETRACTION VIA
OUTSIDE KEY AND INSIDE LEVER

2. 2868 1 3/4" HM FLUSH DOOR
PREHUNG IN WOOD FRAME FOR 2x4 STUD WALL
1 1/2 PR HINGES
PRIVACY LOCKSET

3. 12'Wx16'H STEEL ROLL UP DOOR w/ MOTORIZED
OPENER & MANUAL CHAIN OPERATOR
18 GAGE SLATS, WEATHERSTRIPPNG ALL AROUND
PREFINISHED WITH STANDARD COLOR CHART AS SELECTED

EXTERIOR FINISHES

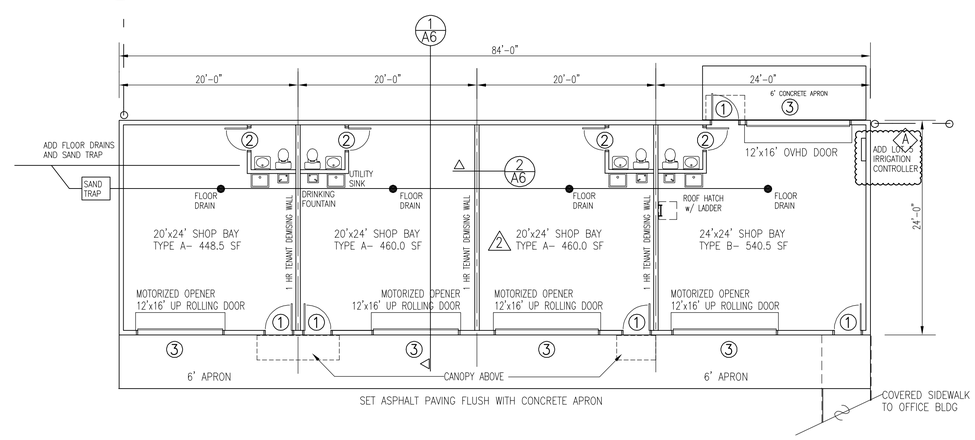
EXTERIOR WALLS – PREFINISHED METAL SIDING, Color TAN
ROOF EDGE FASCIA – PREFINISHED METAL, Color RED



ACCESSIBLE TOILET FACILITIES ARE NOT REQUIRED WHEN THEY ARE LOCATED IN PRIVATE AREAS NOT FOR PUBLIC OR COMMON USE, AND ARE INTENDED FOR USE BY A SINGLE OCCUPANT (NMCBC 1110.2)

ACCESSIBLE TOILET FACILITIES ARE LOCATED IN THE OFFICE BUILDING ALONG AN ACCESSIBLE PATH OF 90' DISTANCE

6 A6 TOILET ROOM PLANS
SCALE: 1/4" = 1'-0"



1 A6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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FILE # 2317G ARCH
25 APR 2025

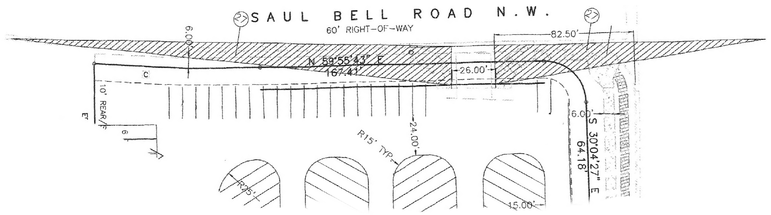
25 APR 2025
STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

CONSTRUCTION PF A NEW FACILITY FOR
D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

Project No. PR-2024-010446
Application No. SI-2024-0074

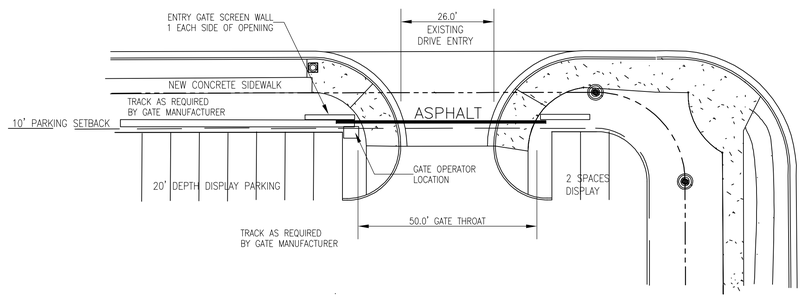
SHOPS BUILDING
FLOOR PLAN
ELEVATIONS

A6



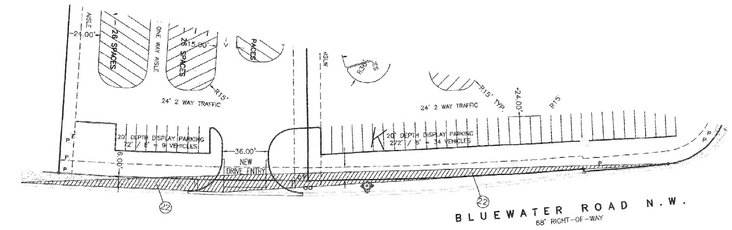
CLEAR SIGHT TRIANGLE SAUL BELL

6 SightTriangle.jpg



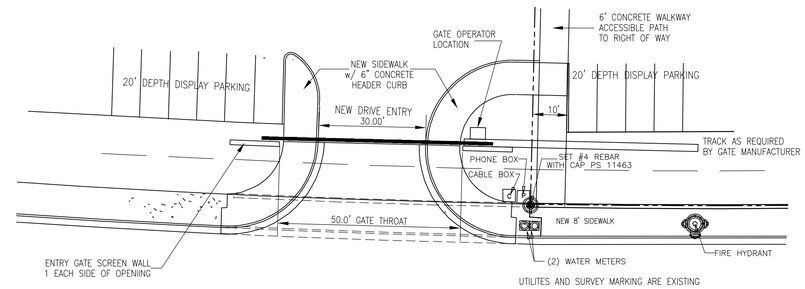
2 AC2 ENTRY GATE @ SAUL BELL ROAD

SCALE: 1" = 20'-0"



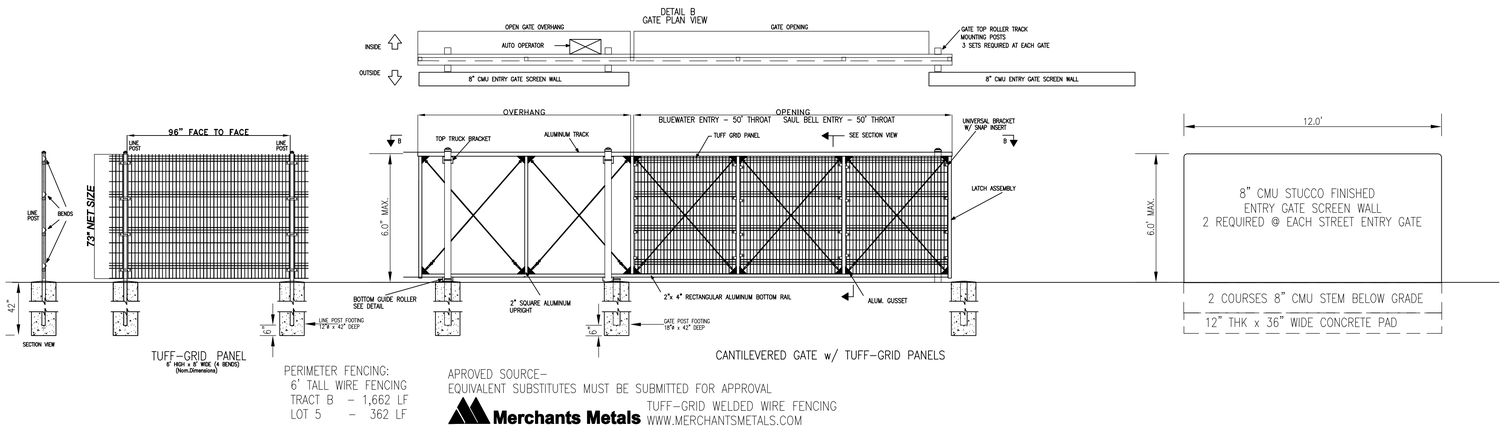
CLEAR SIGHT TRIANGLE BLUEWATER

5 SightTriangle.jpg



1 AC2 ENTRY GATE @ BLUEWATER ROAD

SCALE: 1" = 20'-0"



TUFF-GRID PANEL
6' HIGH x 8' WIDE (4 BENDS)
(Nom.Dimensions)

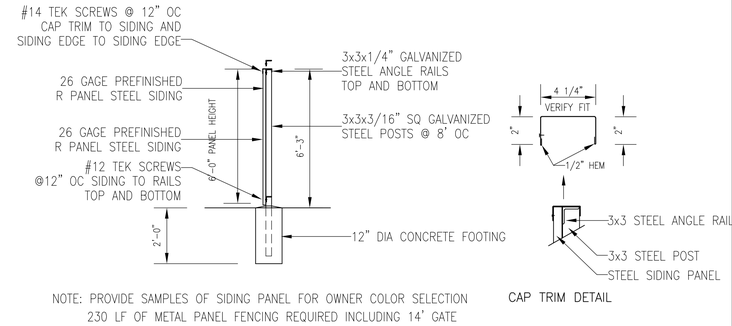
PERIMETER FENCING:
6' TALL WIRE FENCING
TRACT B - 1,662 LF
LOT 5 - 362 LF

APROVED SOURCE-
EQUIVALENT SUBSTITUTES MUST BE SUBMITTED FOR APPROVAL
Merchants Metals
TUFF-GRID WELDED WIRE FENCING
WWW.MERCHANTSMETALS.COM

CANTILEVERED GATE w/ TUFF-GRID PANELS

3 AC2 PERIMETER WIRE FENCING

SCALE: 1/4" & 1/2" = 1'-0"

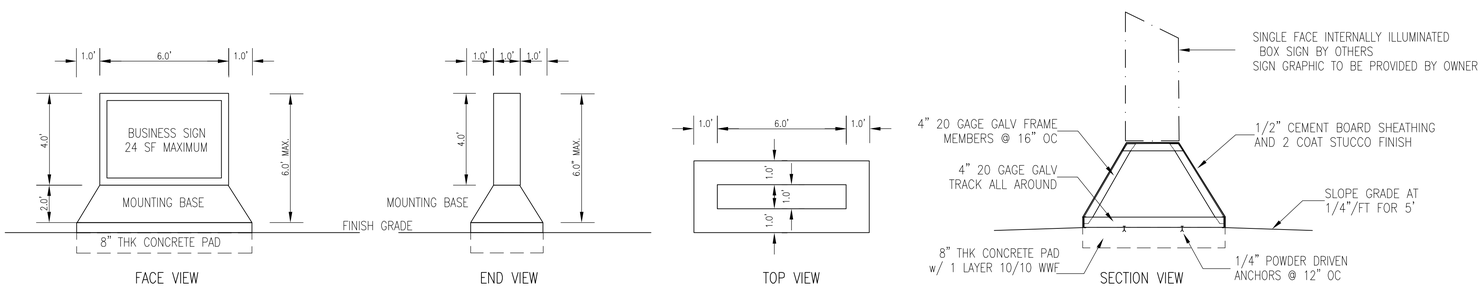


NOTE: PROVIDE SAMPLES OF SIDING PANEL FOR OWNER COLOR SELECTION
230 LF OF METAL PANEL FENCING REQUIRED INCLUDING 14' GATE

CAP TRIM DETAIL

5 AC2 PERIMETER METAL PANEL FENCE @ SECURE STORAGE AREA

SCALE: 1/2" = 1'-0"



4 AC2 MONUMENT STREET SIGN SPECS

SIGNAGE PERMITS SHALL BE OBTAINED UNDER SEPARATE SUBMITTALS

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James B Clark
25 APR 2025
NEW MEXICO
BENJAMIN J. III
47
REGISTERED ARCHITECT

CONSTRUCTION OF A NEEW FACILITY FOR
D&B U-SELL-IT
ALBUQUERQUE, NM 87121

IMPROVEMENTS DETAILS
GATE DETAILS
NOTES & DETAILS

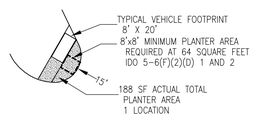
AC2

Project No. PR-2024-010446
Application No. SI-2024-00774

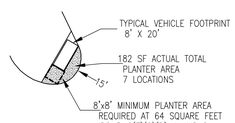
LANDSCAPED AREAS LEGEND

LED AREA LIGHTING ON 25' TALL POLE
11 INSTALLED IN DISPLAY AREAS

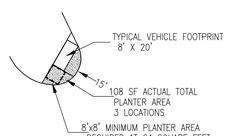
POLE MOUNTED AREA LIGHTING



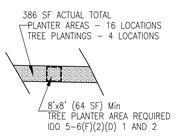
TYPE (1) – PARKING AISLE LANDSCAPE ISLAND 188 SF PLANTING AREA



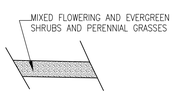
TYPE (2) – PARKING AISLE LANDSCAPE ISLAND 1,274 SF PLANTING AREA



TYPE (3) – PARKING AISLE LANDSCAPE ISLAND 324 SF PLANTING AREA



TYPE (4) – INTERIOR LANDSCAPE PLANTERS 6,176 SF PLANTING AREA



TYPE (5) – LOT 5 PERIMETER PLANTING BEDS 2,172 SF PLANTING AREA

36 SF (6'x6') MINIMUM PLANTER AREA
2 LOCATIONS IN TRACT B DISPLAY AREA

TYPE (6) INTERIOR TREE PLANTERS 72 SF PLANTING AREA

INTERIOR PLANTER LANDSCAPING 10,206 SF TOTAL AREA

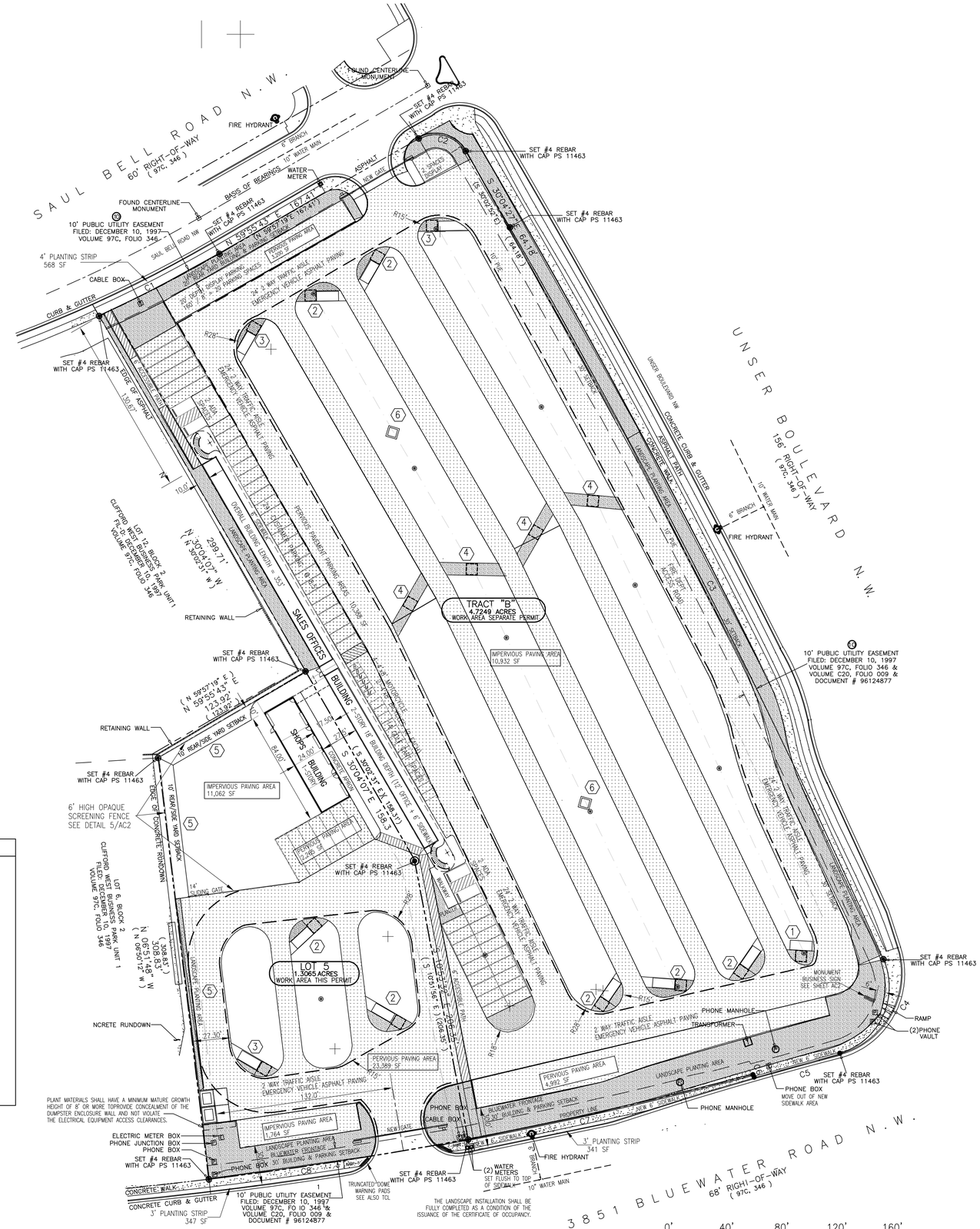
PAVEMENT AREAS LEGEND

PARKING AND TRAFFIC PAVEMENTS

	IMPERVIOUS ASPHALT PAVING	104,089 SF
	PARKING AREAS PERVIOUS PAVING	105,264 SF
	TOTAL PAVING AREAS	210,528 SF

LANDSCAPED AREAS

SEE ALSO LANDSCAPE PLAN



1 AC3 PAVING PLAN
BASED ON THE USE OF PERVIOUS PAVING

SCALE: 1" = 40'-0"

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23 FEB 2025

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8531 BLUEWATER ST.
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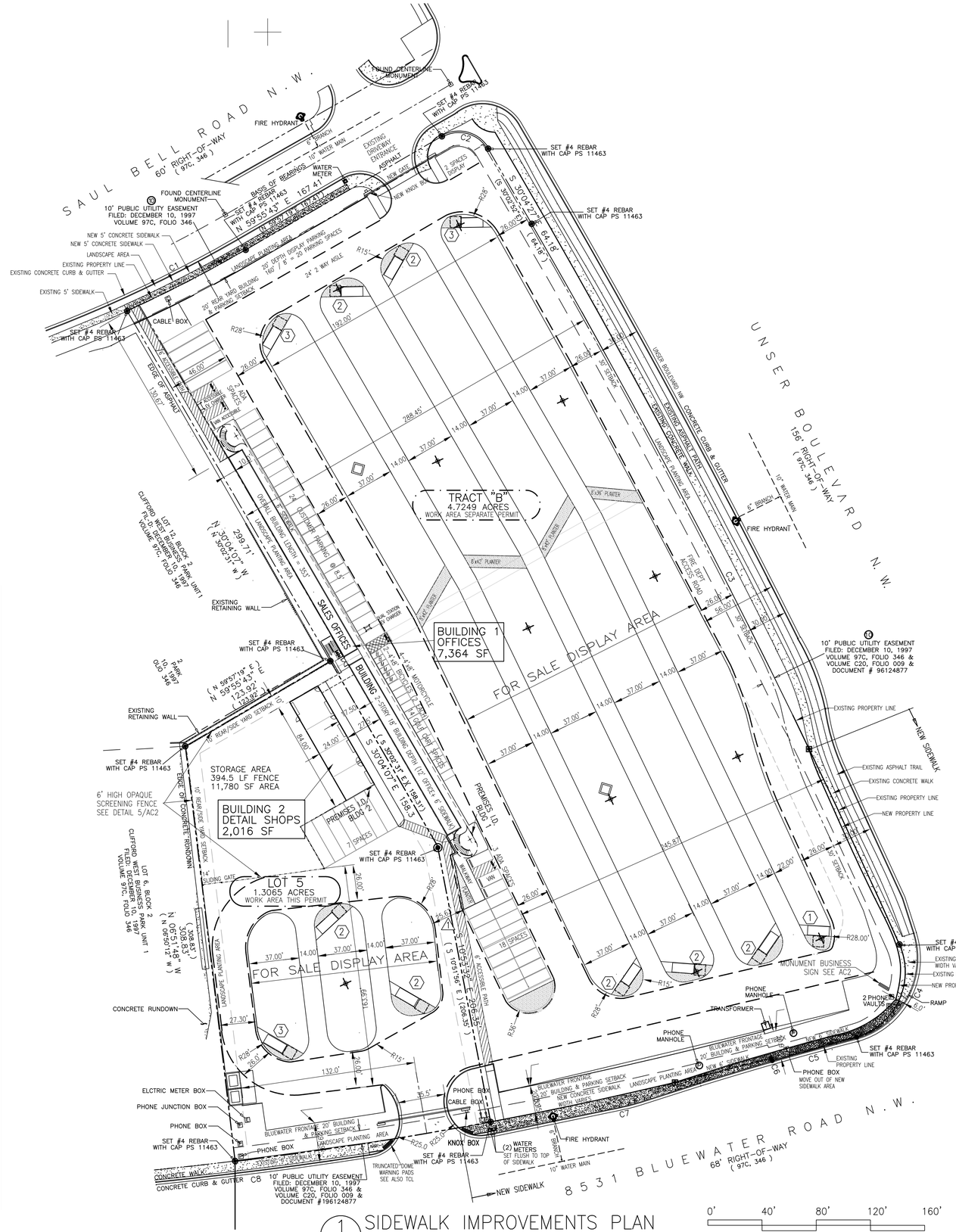
PAVING LAYOUT PLAN
PARKING LOT PLANTER AREAS

AC3

Project No. PR-2024-010446
Application No. SI-2024-00774



1 W1 SIDEWALK IMPROVEMENTS PLAN

LEGEND:

POLE MOUNTED AREA LIGHTING

LED AREA LIGHTING ON 25' TALL POLE
11 INSTALLED IN DISPLAY AREAS

INTERIOR PLANTING AREAS:

36 SF (6'x6') MINIMUM PLANTER AREA
2 LOCATIONS IN TRACT B DISPLAY AREA
8'x8' = 64 SF PERMEABLE SURFACE AREA
72 SF PLANTING AREA

TREE PLANTERS

TYPICAL VEHICLE FOOTPRINT 8' X 20'
8'x8' MINIMUM PLANTER AREA REQUIRED AT 64 SQUARE FEET IDO 5-6(F)(2)(D) 1 AND 2
188 SF ACTUAL TOTAL PLANTER AREA
1 LOCATION
TYPE 1 PARKING AISLE LANDSCAPE ISLAND
264 SF PLANTING AREA

TYPICAL VEHICLE FOOTPRINT 8' X 20'
186 SF ACTUAL TOTAL PLANTER AREA
7 LOCATIONS
8'x8' MINIMUM PLANTER AREA REQUIRED AT 64 SQUARE FEET IDO 5-6(F)(2)(D) 1 AND 2
TYPE 2 PARKING AISLE LANDSCAPE ISLAND
1,834 SF PLANTING AREA

TYPICAL VEHICLE FOOTPRINT 8' X 20'
108 SF ACTUAL TOTAL PLANTER AREA
3 LOCATIONS
8'x8' MINIMUM PLANTER AREA REQUIRED AT 64 SQUARE FEET IDO 5-6(F)(2)(D) 1 AND 2
TYPE 3 PARKING AISLE LANDSCAPE ISLAND
552 SF PLANTING AREA

TOTAL ALL INTERIOR PLANTERS LANDSCAPING
2,722 SF PLANTING AREA

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

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FILE 2317G-W1
12 MAR 2025

STATE OF NEW MEXICO
12 MAR 2025
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

CONSTRUCTION OF A NEW FACILITY FOR
D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

SIDEWALK IMPROVEMENTS PLAN
IMPROVEMENTS LAYOUT
NOTES & DETAILS

W1

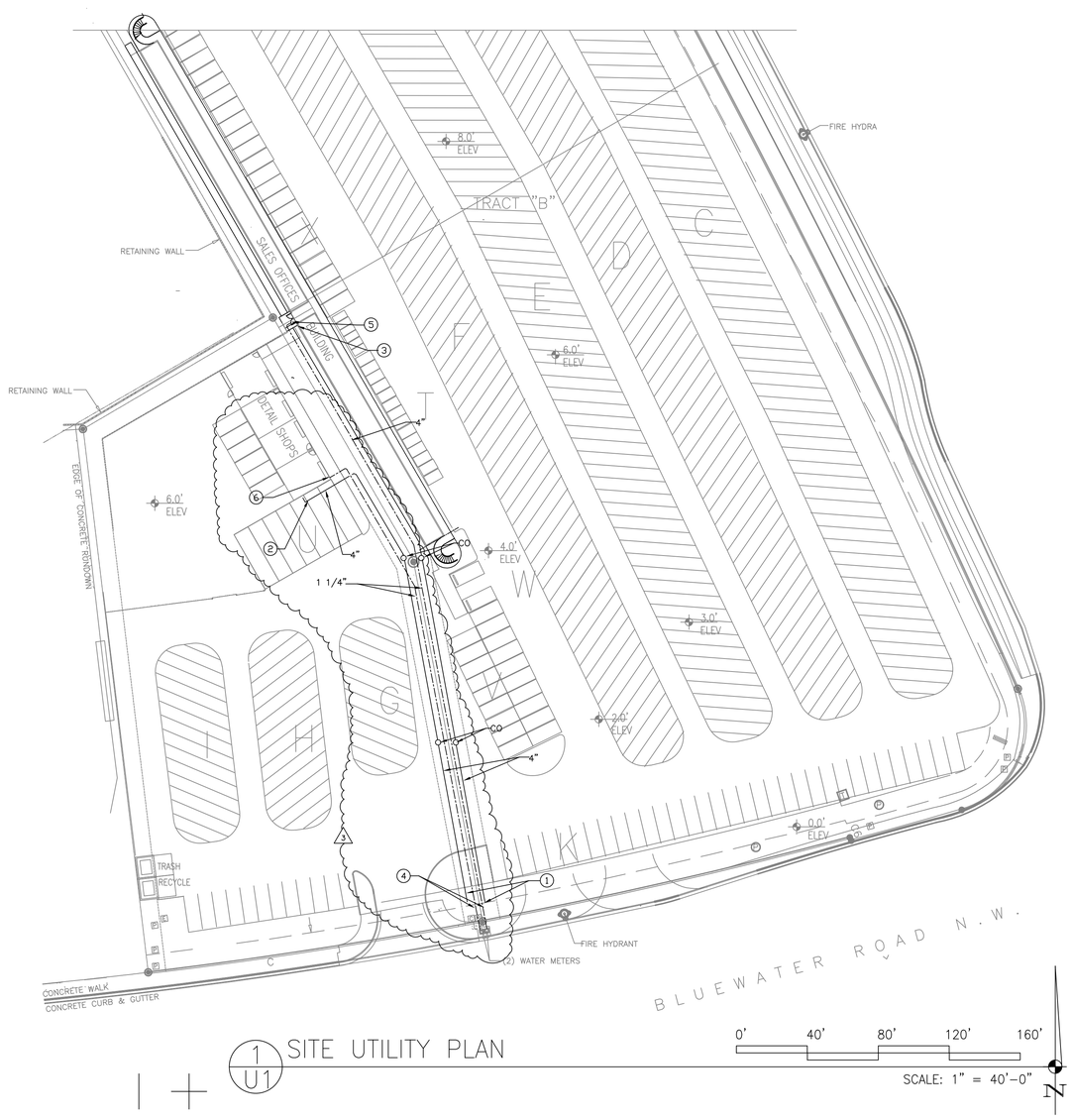
Project No. PR-2024-010446
Application No. SI-2024-0074

ABCWUA NOTES

1. COORDINATIN WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REOUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OFMETER FOR THE SITE, CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
2. COORDINATION WITH WATER AUTHOR ITY 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.
3. WATER METERS AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE PUBLIC FIXTURES INSTALLED IN THE STREET RIGHT OF WAY.
4. SEWER AND WATER SERVICE LINES SHALL BE INSTALLED SOLELY WITHIN THE BOUNDARIES OF EACH PROPERTY AND NO CROSS CONNECTION BETWEEN THE PROPERTIES SHALL BE ALLOWED.

SPECIFIC NOTES

1. 4" WASTE LINE TO EXISTING SITE SEWER STUB-IN. VERIFY SIZE AND LOCATION.
2. 4" WASTE LINE FROM DETAIL BUILDING. SEE SHEET MP2 FOR CONTINUATION.
3. 4" WASTE LNIE FROM OFFICE BUILDING. SEE SHEET MP1 FOR CONTINUATION.
4. CONNECT NEW 1 ¼" CW TO EXISTING 1" WATER METER. VERIFY SIZE AND LOCATION.
5. 1 ¼" CW TO OFFICE BUILDING. SEE SHEET MP1 FOR CONTINUATION.
6. 1 ¼" CW TO DETAIL BUILDING. SEE SHEET MP2 FOR CONTINUATION.
7. NOTE NOT USED.



1 / U1 SITE UTILITY PLAN

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

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FILE # 2317G-SITE
23 AUG 2023

TERRY L. WALKER
NEW MEXICO
5209
12/5/23
REGISTERED PROFESSIONAL ENGINEER

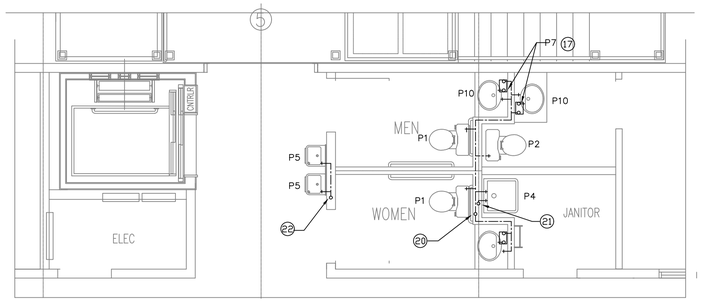
D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

Project No. PR-2024-010446
Application No. SI-2024-00774

ADD WATER & SEWER LINES 3/18/2025

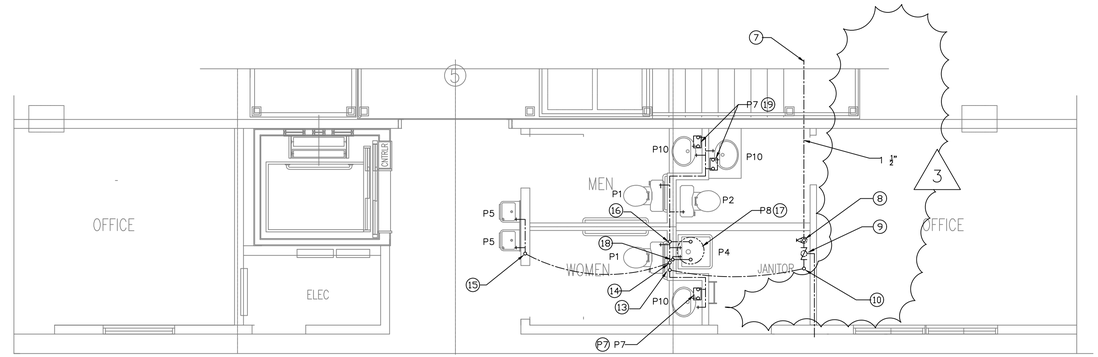
U1

SITE LAYOUT PLAN
DEVELOPMENT REQUIREMENTS
NOTES & DETAILS



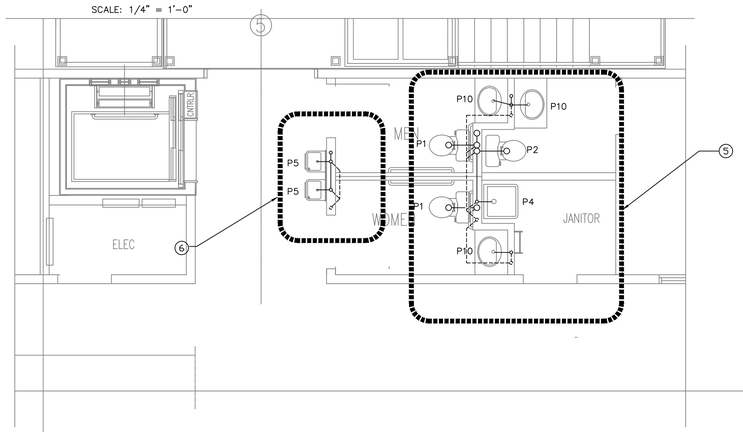
UPPER LEVEL WATER PIPING PLAN

SCALE: 1/4" = 1'-0"



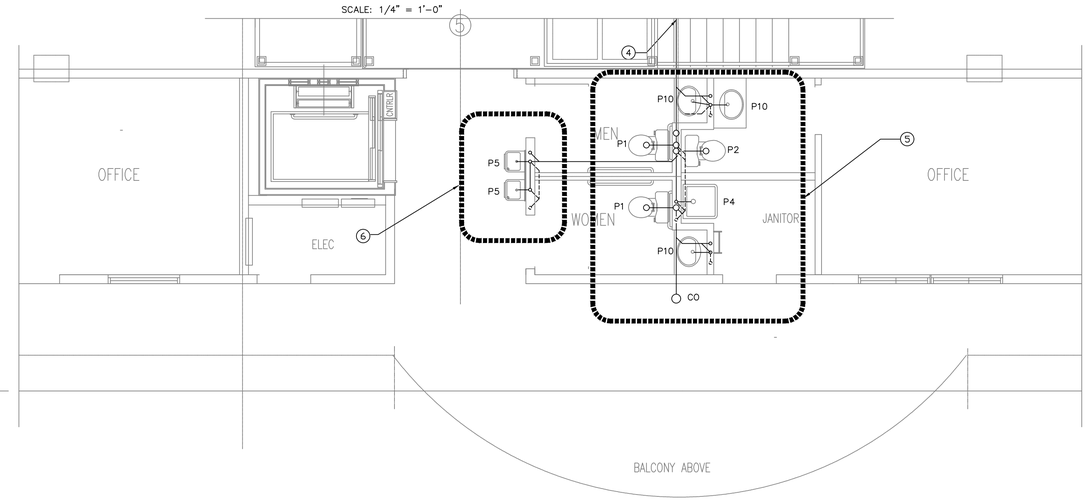
LOWER LEVEL WATER PIPING PLAN

SCALE: 1/4" = 1'-0"



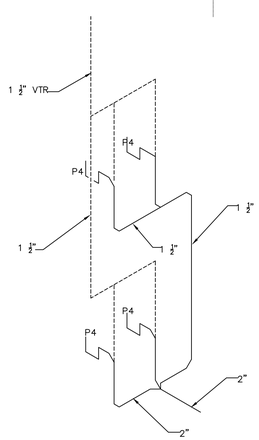
UPPER LEVEL WASTE PIPING PLAN

SCALE: 1/4" = 1'-0"



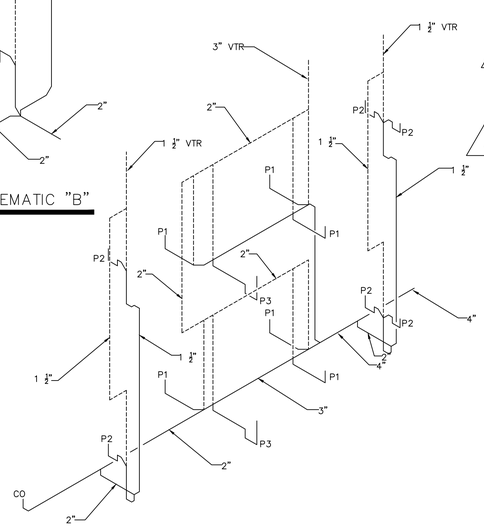
LOWER LEVEL WASTE PIPING PLAN

SCALE: 1/4" = 1'-0"



WASTE PIPING SCHEMATIC "B"

NO SCALE

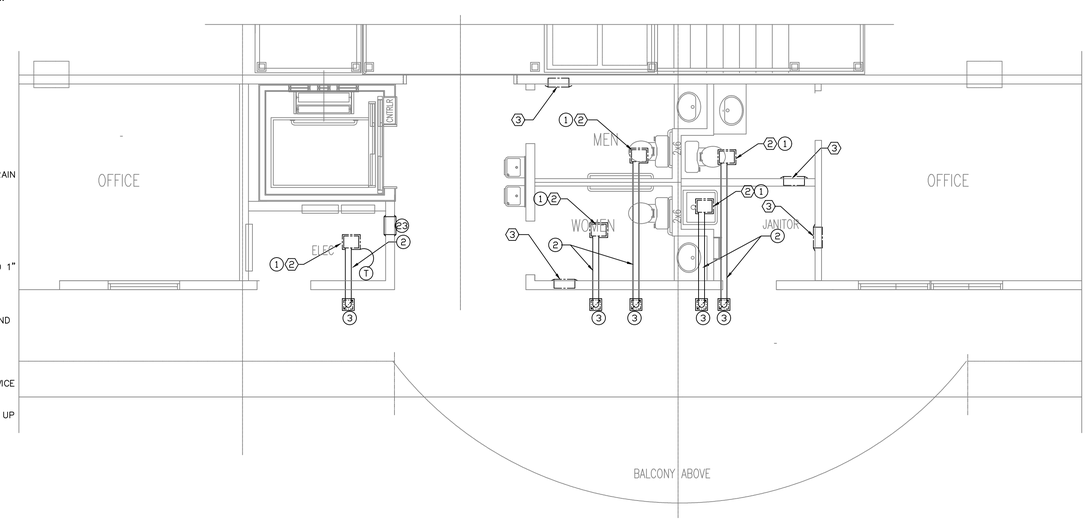


WASTE PIPING SCHEMATIC "A"

NO SCALE

SPECIFIC NOTES

1. EXHAUST FAN IN JOIST SPACE. COORDINATE LOCATION WITH FRAMING PLAN.
2. 4" DIA. EXHAUST DUCT IN JOIST SPACE TO DISCHARGE GRILLE.
3. 6" X 6" DISCHARGE GRILLE IN WALKWAY CEILING.
4. 4" WASTE LINE. SEE SHEET U-1 FOR CONTINUATION.
5. SEE WASTE PIPING SCHEMATIC "A".
6. SEE WASTE PIPING SCHEMATIC "B".
7. 1 1/4" CW TO WATER METER AND CONNECT. SEE SHEET U-1 FOR CONTINUATION.
8. 1 1/4" CW UP FROM BELOW GRADE WITH SHUT-OFF VALVE AT 6" AFF.
9. REDUCED PRESSURE BACKFLOW PREVENTER, WATTS SERIES 009. ROUTE DRAIN LINE TO OUTSIDE.
10. 1" CW DOWN TO BELOW GRADE AND ROUTE AS SHOWN.
11. NOTE NOT USED.
12. NOTE NOT USED.
13. 1 ½" CW UP FROM BELOW GRADE. ROUTE CW IN WALL AS SHOWN. EXTEND 1" CW UP TO ABOVE.
14. ½" CW DOWN TO BELOW GRADE AND ROUTE AS SHOWN.
15. ½" CW UP FROM BELOW GRADE AND ROUTE TO FIXTURES AS SHOWN. EXTEND ½" CW UP TO ABOVE.
16. ½" CW UP IN WALL TO WATER HEATER.
17. WATER HEATER ON PLATFORM ABOVE SERVICE SINK SEE WATER HEATER INSTALLATION DETAIL. ROUTE T & P RELIEF LINE AND DRAIN LINE TO SERVICE SINK AND DISCHARGE WITH AIR GAP.
18. ⅜" HW INTO WALL. DROP ½" HW TO FIXTURE AND CONNECT. ROUTE ½" HW UP TO ABOVE.
19. WATER HEATER ON WALL BELOW LAVATORY. INSTALL WITH ½" SHUT-OFF VALVE ON INLET. ROUTE ⅜" HW TO LAVATORY AND CONNECT.
20. 1" CW UP FROM BELOW, ROUTE IN WALL TO FIXTURES AS SHOWN AND CONNECT.
21. ½" HW UP FROM BELOW TO FIXTURE AND CONNECT.
22. ½" CW UP FROM BELOW, ROUTE TO FIXTURES AND CONNECT.
23. 12" X 6" LOUVER IN WALL AT 6" AFF.



ENLLARGED MECHANICAL PLAN BOTH UPPER AND LOWER FLOORS

SEE SHEET M1 FOR EQUIPMENT AND FIXTURE SCHEDULES

SCALE: 1/4" = 1'-0"

3 REROUTE WATER LINES 3/18/20255

1 CITY REVIEW COMMENTS 1/23/2024

Project No. PR-2024-010446
Application No. SI-2024-0074

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

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FILE # 2317F-DETAILS
23 AUG 2023

TERRY L. WALKER
NEW MEXICO
5209
10/5/23
REGISTERED PROFESSIONAL ENGINEER

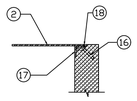
D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

OFFICE BUULDING
ENLARGED MECHANICAL
/PLUMBING PLANS

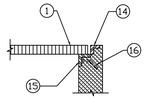
MP1

SPECIFIC NOTES – SAND TRAP

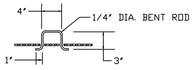
1. 2000 LB. LOAD "X" BAR GRATING, 1–1/2" THICK.
2. 1/4" THICK STEEL CHECKED PLATE COVER.
3. LIFT RING. SEE DETAIL.
4. FINISHED GRADE.
5. SEE DETAIL "B".
6. SEE DETAIL "A".
7. 4" COTG.
8. 2" VENT LINE TO BUILDING.
9. #4 REBAR AT 12" O.C. EACH WAY IN BOTTOM.
10. #4 REBAR AT 12" O.C. EACH WAY IN CENTER WALL.
11. #4 REBAR AT 12" O.C. EACH WAY ON ALL SIDES.
12. SEAL ALL PENETRATIONS AND JOINTS WATER TIGHT.
13. FLOW LINE.
14. 1–1/2" X 1–1/2" X 3/16" WLEDED ANGLE FRAME.
15. 2" X 2" X 1/4" WELDED ANGLE FRAME.
16. 3/8" ANCHOR BOLT WELDED TO FRAME AT 12" O.C.
17. 1–3/4" X 1–3/4" X 1/4" WELDED ANGLE FRAME.
18. 1/2" X 1/4" STEEL BAR WELDED TO ANGLE FRAME.
19. INLET PIPE TO BE ABOVE FLOW LINE.
20. (2) 4" DIA. BAFFLE FLOW OPENINGS
21. OUTLET PIPE.



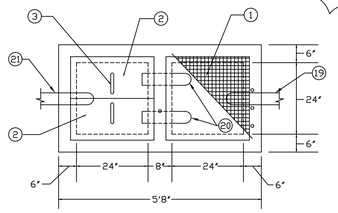
DETAIL "A"



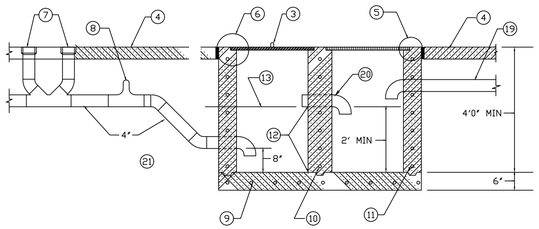
DETAIL "B"



LIFT RING DETAIL



PLAN



SAND TRAP DETAIL
NO SCALE

SECTION

OUTSIDE AIR ANALYSIS

REF: UMC 2021, TABLE 403.7

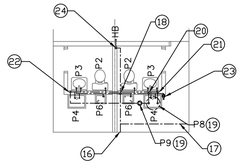
TYPICAL BAY

CFM = 1.5 X AREA

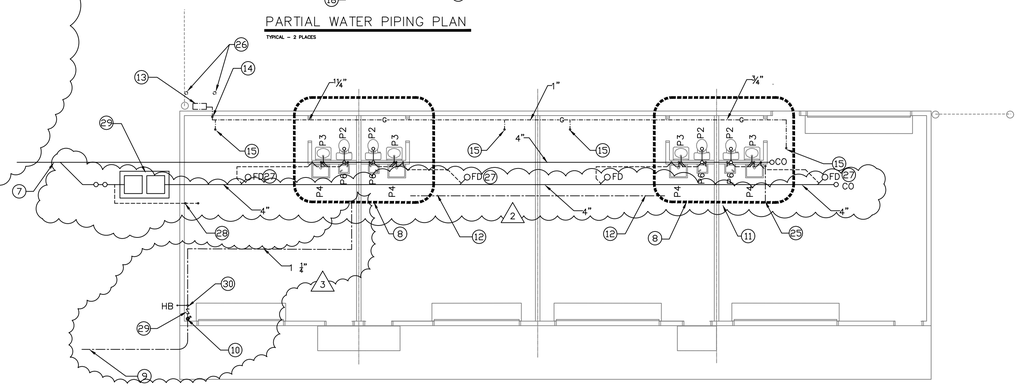
CFM = 1.5 X 575

CFM REQUIRED = 862

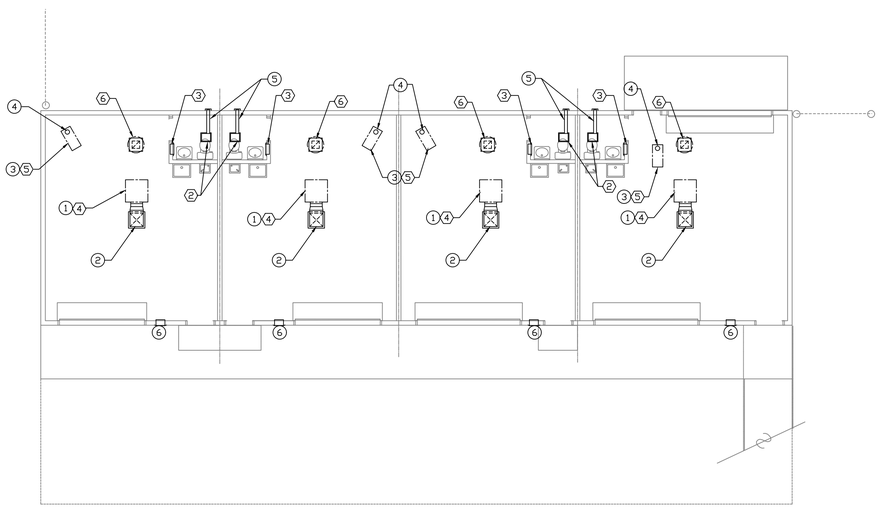
CFM SPECIFIED = 875



PARTIAL WATER PIPING PLAN
TYPICAL – 2 PLACES

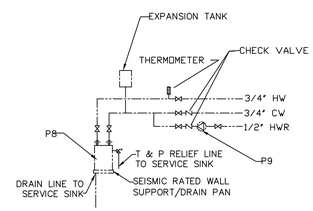


PLUMBING PLAN

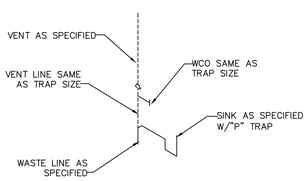


MECHANICAL PLAN

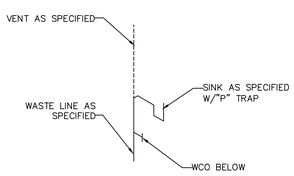
SCALE: 1/8" = 1'–0"



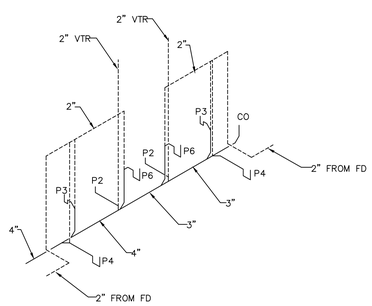
WATER HEATER INSTALLATION DETAIL
NO SCALE



TYPICAL SERVICE SINK WASTE PIPING
NO SCALE



TYPICAL SINK WASTE PIPING
NO SCALE



WASTE PIPING SCHEMATIC "D"
NO SCALE

SPECIFIC NOTES

1. HVAC UNIT ON ROOF ON WELDED STEEL SUPPORT FRAME TO PROVIDE UNIT WITH LEVEL BASE.
2. 18" X 18" SUPPLY AIR DUCT DOWN THRU ROOF TO PYRAMID TYPE DIFFUSER AT 12" AFF.
3. UNIT HEATER SUSPENDED FROM ROOF STRUCTURE AT 12' AFF.
4. 5" DIA. FLUE WITH 10" DIA. LOCAL VENT UP THRU ROOF TO WEATHER CAP.
5. 4" DIA. EXHAUST DUCT TO DISCHARGE HOOD ON OUTSIDE WALL.
6. 12" X 12" LOUVER WITH BACKDRAFT DAMPER A 12" AFF.
7. 4" DIA. WASTE LINE TO SITE SEWER AND CONNECT. SEE SHEET U1 FOR CONTINUATION.
8. SEE WASTE PIPING SCHEMATIC "D". (3)
9. 1 1/4" TO WATER METER. SEE SHEET U1 FOR CONTINUATION.
10. 1 ¼" CW UP FROM BELOW GRADE WITH SHUT–OFF VALVE AT 6" AFF. EXTEND 1" CW UP TO ROOF LEVEL. INSTALL HB AT 24" ABOVE GRADE. (1)
11. 1 ¼" CW AT ROOF LEVEL. SEE PARTIAL WATER PIPING PLAN FOR CONTINUATION.
12. ¾" CW AT ROOF LEVEL. SEE PARTIAL WATER PIPING PLAN FOR CONTINUATION.
13. GAS METER AND PRESSURE REGULATOR. SIZE UNIT FOR A TOTAL CONNECTED LOAD OF 300,000 BTUH WITH A MINIMUM OUTLET PRESSURE OF 7" W.C.
14. 1¼" GAS LINE THRU WALL, EXTEND UP TO ROOF LEVEL AND ROUTE AS SHOWN.
15. GAS LINE TO UNIT HEATER WITH SHUT–OFF VALVE, SEDIMENT TRAP AND FLEX CONNECTION.
16. 1" CW AT ROOF LEVEL. SEE PLUMBING PLAN FOR CONTINUATION.
17. ¾" CW AT ROOF LEVEL. SEE PLUMBING PLAN FOR CONTINUATION.
18. ¾" CW DOWN IN WALL, ROUTE TO FIXTURES AS SHOWN AND CONNECT.
19. WATER HEATER ON SEISMIC RATED PLATFORM ABOVE SERVICE SINK. SEE WATER HEATER INSTALLATION DETAIL.
20. ¾" CW UP IN WALL TO WATER HEATER.
21. ¾" HW INTO WALL, ROUTE TO FIXTURES AS SHOWN AND CONNECT.
22. ½" HWR UP IN WALL, ROUTE TO CIRCULATING PUMP AND CONNECT. SEE WATER HEATER INSTALLATION DETAIL.
23. ½" CW WITH SHUT–OFF\DRAIN VALVE. ROUTE DRAIN LINE TO SERVICE SINK AND DISCHARGE WITH AIR GAP. EXTEND ½" CW UP TO ABOVE ROOF.
24. ¾" CW DOWN IN WALL TO HB AT 24" ABOVE GRADE.
25. ½" CW TO EVAPORATIVE COOLERS AND CONNECT WITH SHUT–OFF VALVE AND ¼" CONNECTOR.
26. 4" DIA. CONCRETE FILLED BOLLARD.
27. SEE ARCHITECTURAL PLAN FOR EXACT LOCATION.
28. 2" VENT LINE UP ALONG WALL TO ROOF LEVEL, OFFSET AND EXTEND UP THRU ROOF. (3)
29. REDUCED PRESSURE BACKFLOW PREVENTER, WATTS SERIES 009. ROUTE DRAIN LINE TO OUTSIDE.
30. 1 ¼" CW UP TO ROOF LEVEL AND ROUTE AS SHOWN. ROUTE ¾"CW TO HB AS SHOWN.

Project No. PR-2024-010446
Application No. SI-2024-0074

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242–1866
ALBUQUERQUE, NEW MEXICO 87110

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FILE # 2317F ARCH
23 AUG 2023

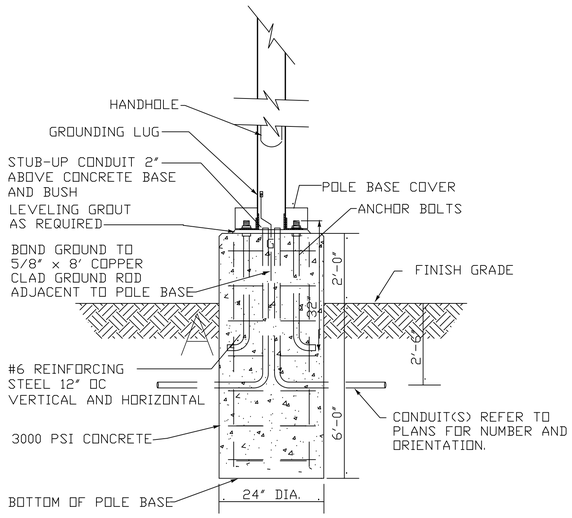
TERRY L. MILLER
NEW MEXICO
5209
10/5/23
REGISTERED PROFESSIONAL ENGINEER

D&B U–SELL–IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

3	5/16/2024 REDUCE WATER LINE
2	1/23/2024 ADD GRADE TRAP
1	1/23/2024 CITY REVIEW COMMENTS

SHOPS BUILDING
MECHANICAL/
PLUMBING PLANS

MP2



POLE BASE DETAIL (25')

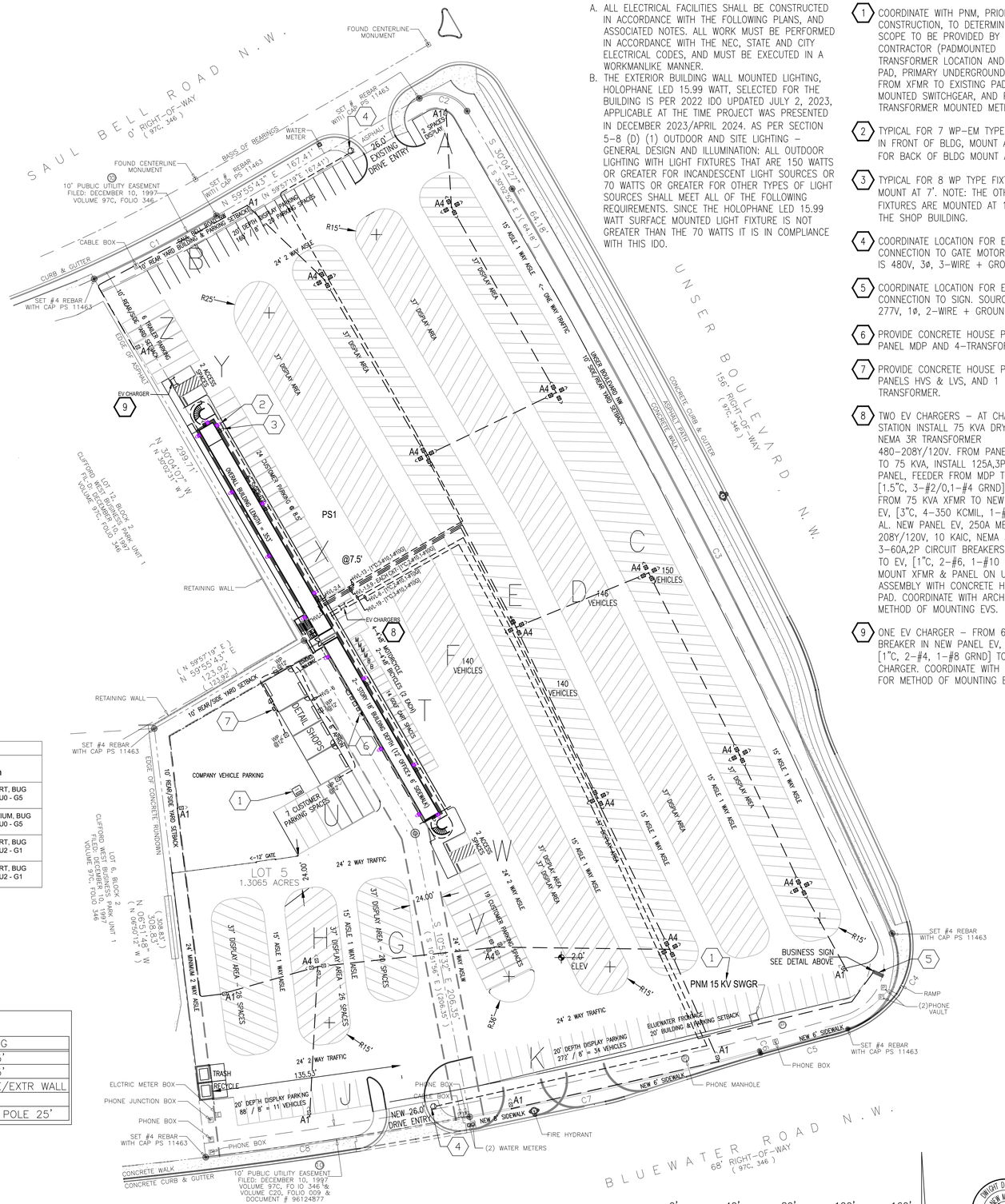
NTS

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Distribution
	A1	9	American Electric Lighting	ATB2 P905 R3 4K	Autobahn Large P905 Package Roadway Type III 4000K/5000K CCT	1	53937	1	0.9	369	TYPE III, SHORT, BUG RATING: B4 - U0 - G5
	A4	12	American Electric Lighting	ATB2 P605 R4 4K	Autobahn Large P605 Package Roadway Type IV 4000K/5000K CCT	1	36798	1	0.9	1180	TYPE IV, MEDIUM, BUG RATING: B4 - U0 - G5
	WP-EM	10	Holophane	WCNG P1 40K T3M	WCNG P1 Performance Package 4000K CCT Type III(Emergency Battery Pack Mode)	1	2194	0.91	0.9	15.99	TYPE III, SHORT, BUG RATING: B0 - U2 - G1
	WP	15	Holophane	WCNG P1 40K T3M	WCNG P1 Performance Package 4000K CCT Type III	1	2194	1	0.9	15.99	TYPE III, SHORT, BUG RATING: B0 - U2 - G1

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL_NO.	SYSTEM WATTAGE	MOUNTING
A1	AREA LIGHTING (1-HEAD)	AEL	ATB2-P905-480V-R3-4K-UMS-XX	(1) 369W	POLE 25'
A4	AREA LIGHTING (4-HEAD)	AEL	ATB0-P605-480V-R4-4K-UMS-XX	(1) 1180W	POLE 25'
WP	WALLCONNECT LED	HOLOPHANE	WCNG-P1-40K-T3M-277-ZT-10KV-WHSDP-	(1) 16W	SURFACE/EXTR WALL
			SCRW-PR7-SF-SH-ELSW		
	POLE SSS	HOLOPHANE	SSS-4G-MTG W/GFCI OUTLET, 120V		SQUARE POLE 25'



1 E1 ELECTRICAL SITE PLAN

GENERAL NOTES

A. ALL ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, AND ASSOCIATED NOTES. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE NEC, STATE AND CITY ELECTRICAL CODES, AND MUST BE EXECUTED IN A WORKMANLIKE MANNER.

B. THE EXTERIOR BUILDING WALL MOUNTED LIGHTING, HOLOPHANE LED 15.99 WATT, SELECTED FOR THE BUILDING IS PER 2022 IDO UPDATED JULY 2, 2023, APPLICABLE AT THE TIME PROJECT WAS PRESENTED IN DECEMBER 2023/APRIL 2024. AS PER SECTION 5-8 (D) (1) OUTDOOR AND SITE LIGHTING – GENERAL DESIGN AND ILLUMINATION: ALL OUTDOOR LIGHTING WITH LIGHT FIXTURES THAT ARE 150 WATTS OR GREATER FOR INCANDESCENT LIGHT SOURCES OR 70 WATTS OR GREATER FOR OTHER TYPES OF LIGHT SOURCES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS. SINCE THE HOLOPHANE LED 15.99 WATT SURFACE MOUNTED LIGHT FIXTURE IS NOT GREATER THAN THE 70 WATTS IT IS IN COMPLIANCE WITH THIS IDO.

KEYED NOTES

1. COORDINATE WITH PNM, PRIOR TO ANY CONSTRUCTION, TO DETERMINE WORK SCOPE TO BE PROVIDED BY THE CONTRACTOR (PADMOUNTED TRANSFORMER LOCATION AND XFMR PAD, PRIMARY UNDERGROUND CONDUIT FROM XFMR TO EXISTING PAD MOUNTED SWITCHGEAR, AND PROPOSED TRANSFORMER MOUNTED METER.
2. TYPICAL FOR 7 WP-EM TYPE FIXTURES IN FRONT OF BLDG, MOUNT AT 17.5'. FOR BACK OF BLDG MOUNT AT 15'.
3. TYPICAL FOR 8 WP TYPE FIXTURES, MOUNT AT 7'. NOTE: THE OTHER 4 WP FIXTURES ARE MOUNTED AT 12' AT THE SHOP BUILDING.
4. COORDINATE LOCATION FOR ELECTRICAL CONNECTION TO GATE MOTOR. SOURCE IS 480V, 3ø, 3-WIRE + GROUND.
5. COORDINATE LOCATION FOR ELECTRICAL CONNECTION TO SIGN. SOURCE IS 277V, 1ø, 2-WIRE + GROUND.
6. PROVIDE CONCRETE HOUSE PAD FOR PANEL MDP AND 4-TRANSFORMERS.
7. PROVIDE CONCRETE HOUSE PAD FOR PANELS HVS & LVS, AND 1 – TRANSFORMER.
8. TWO EV CHARGERS – AT CHARGER STATION INSTALL 75 KVA DRY TYPE NEMA 3R TRANSFORMER 480-208Y/120V. FROM PANEL MDP TO 75 KVA, INSTALL 125A,3P IN PANEL, FEEDER FROM MDP TO 75 KVA [1.5"C, 3-#2/0,1-#4 GRND] AL. FROM 75 KVA XFMR TO NEW PANEL EV, [3"C, 4-350 KCMIL, 1-#2 GRND] AL. NEW PANEL EV, 250A MB, 208Y/120V, 10 KAIC, NEMA 3R, AND 3-60A,2P CIRCUIT BREAKERS. CIRCUIT TO EV, [1"C, 2-#6, 1-#10 GRND]. MOUNT XFMR & PANEL ON UNISTRUT ASSEMBLY WITH CONCRETE HOUSE PAD. COORDINATE WITH ARCHITECT FOR METHOD OF MOUNTING EVS.
9. ONE EV CHARGER – FROM 60A,2P BREAKER IN NEW PANEL EV, INSTALL [1"C, 2-#4, 1-#8 GRND] TO EV CHARGER. COORDINATE WITH ARCHITECT FOR METHOD OF MOUNTING EV.

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110

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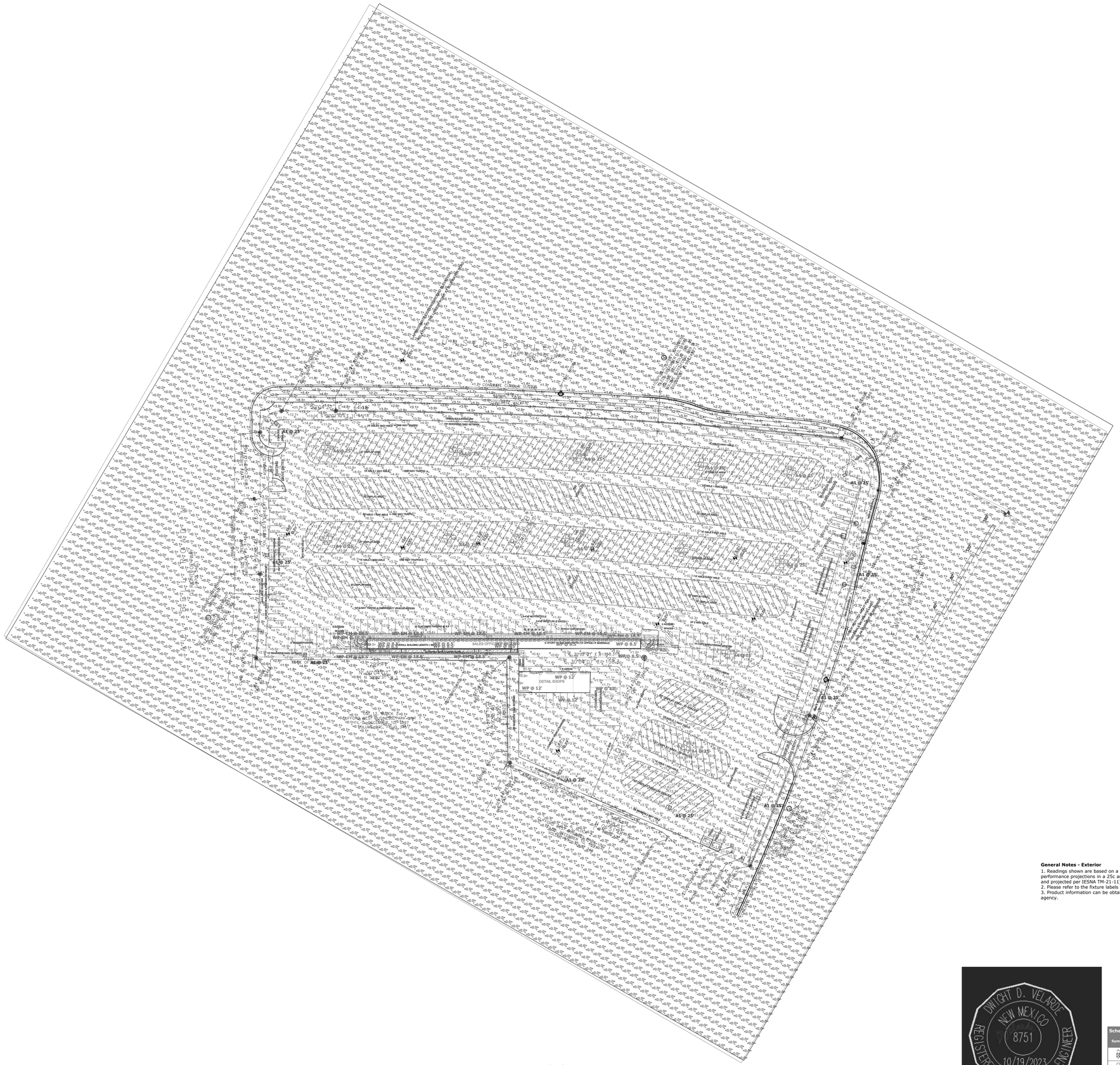
FILE # 2317G-SITE
23 AUG 2023

D&B U-SELL-IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

ELECTRICAL SITE PLAN
ELECTRICAL SERVICE
SITE AREA LIGHTING

E1

DWIGHT D. VELARDE NEW MEXICO 9875T 10/19/2023 REGISTERED PROFESSIONAL ENGINEER


SALES OFFICE
WP @ 8.5'
WP @ 12'
DETAIL SHOP
A1 @ 25'
A4 @ 25'
WP-EM @ 18.5'
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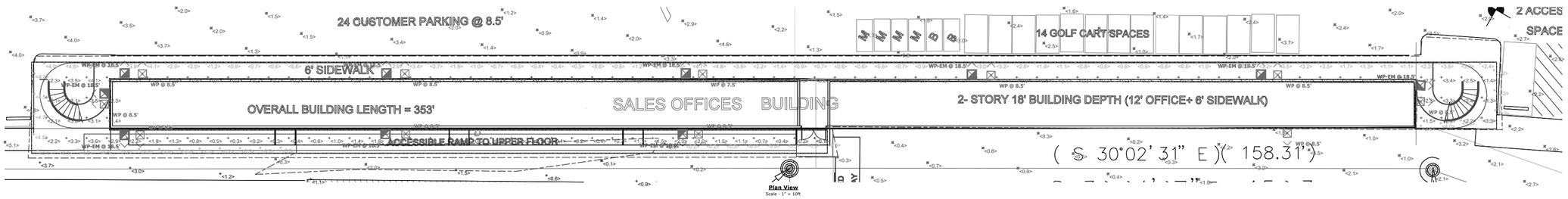
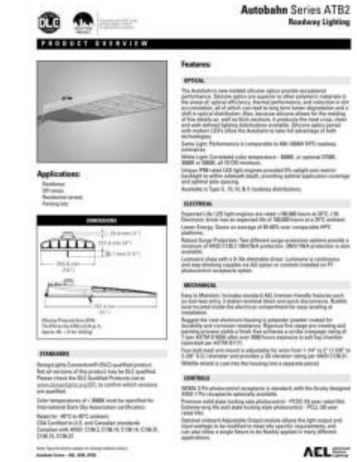




Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
11	A1	723.72	-1485.58	25.00	25.00	291.91	0.00	722.10	-1484.93	0.00
12	A1	185.99	-1319.08	25.00	25.00	4.65	0.00	186.13	-1317.34	0.00
13	A1	137.78	-1197.83	25.00	25.00	91.51	0.00	139.53	-1197.88	0.00
14	A1	149.48	-1040.50	25.00	25.00	128.58	0.00	150.84	-1041.59	0.00
15	A1	790.93	-1358.10	25.00	25.00	290.69	0.00	789.29	-1357.48	0.00
16	A1	836.05	-1212.91	25.00	25.00	284.60	0.00	834.35	-1212.47	0.00
17	A1	825.86	-1101.83	25.00	25.00	241.77	0.00	824.31	-1102.66	0.00
19	A4	633.16	-1424.45	25.00	25.00	21.26	0.00			
24	A4	210.89	-1178.36	25.00	25.00	91.43	0.00			
25	A4	212.56	-1071.14	25.00	25.00	2.63	0.00			
26	A1	485.77	-1456.94	25.00	25.00	22.99	0.00	486.45	-1455.33	0.00
28	A4	356.27	-1176.77	25.00	25.00	91.43	0.00			
29	A4	363.46	-1074.49	25.00	25.00	2.63	0.00			
30	A4	495.69	-1180.99	25.00	25.00	91.43	0.00			
31	A4	509.14	-1080.88	25.00	25.00	2.63	0.00			
32	A4	630.42	-1192.30	25.00	25.00	91.43	0.00			
33	A4	653.46	-1091.11	25.00	25.00	2.63	0.00			
34	A4	757.75	-1100.10	25.00	25.00	2.63	0.00			
35	A4	748.35	-1205.60	25.00	25.00	2.63	0.00			
36	A4	684.89	-1312.14	25.00	25.00	2.63	0.00			
37	A1	615.01	-1499.17	25.00	25.00	22.99	0.00	615.70	-1497.56	0.00
42	WP-EM	400.75	-1309.00	18.50	18.50	180.00	0.00	400.75	-1310.00	0.00
43	WP-EM	327.25	-1309.00	18.50	18.50	180.00	0.00	327.25	-1310.00	0.00
44	WP-EM	262.75	-1309.25	18.50	18.50	180.00	0.00	262.75	-1310.25	0.00
45	WP-EM	262.75	-1296.00	18.50	18.50	0.00	0.00	262.75	-1295.00	0.00
46	WP-EM	258.75	-1300.00	18.50	18.50	270.00	0.00	257.75	-1300.00	0.00
47	WP-EM	327.50	-1296.00	18.50	18.50	0.00	0.00	327.50	-1295.00	0.00
48	WP-EM	401.50	-1296.00	18.50	18.50	0.00	0.00	401.50	-1295.00	0.00
49	WP-EM	472.25	-1296.25	18.50	18.50	0.00	0.00	472.25	-1295.25	0.00
50	WP-EM	543.75	-1296.25	18.50	18.50	0.00	0.00	543.75	-1295.25	0.00
51	WP-EM	582.17	-1297.91	18.50	18.50	92.92	0.00	583.16	-1297.96	0.00
52	WP	475.84	-1335.44	12.00	12.00	0.47	0.00	475.85	-1334.44	0.00
53	WP	522.73	-1347.76	12.00	12.00	92.09	0.00	523.73	-1347.80	0.00
54	WP	479.50	-1360.33	12.00	12.00	181.45	0.00	479.48	-1361.33	0.00
55	WP	437.95	-1347.47	12.00	12.00	272.19	0.00	436.96	-1347.43	0.00
56	WP	267.13	-1296.13	8.50	8.50	0.47	0.00	267.14	-1295.13	0.00
57	WP	332.02	-1296.07	8.50	8.50	0.47	0.00	332.03	-1295.07	0.00
58	WP	405.67	-1296.18	7.50	7.50	0.47	0.00	405.67	-1295.18	0.00
59	WP	476.98	-1296.46	8.50	8.50	0.47	0.00	476.99	-1295.46	0.00
60	WP	547.85	-1296.43	8.50	8.50	0.47	0.00	547.85	-1295.43	0.00
61	WP	550.22	-1308.79	8.50	8.50	179.40	0.00	550.23	-1309.79	0.00
62	WP	582.17	-1301.91	8.50	8.50	92.92	0.00	583.16	-1301.96	0.00
63	WP	266.59	-1309.26	8.50	8.50	179.61	0.00	266.60	-1310.26	0.00
64	WP	332.26	-1308.99	8.50	8.50	179.61	0.00	332.27	-1309.99	0.00
65	WP	404.66	-1308.98	8.50	8.50	179.62	0.00	404.66	-1309.98	0.00
66	WP	258.75	-1302.65	8.50	8.50	271.53	0.00	257.75	-1302.62	0.00

General Notes - Exterior

1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the fixture labels for product type and mounting height.
3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOWER SIDEWALK	+	2.0 fc	5.2 fc	0.1 fc	52.0:1	20.0:1
SITE CALCULATIONS	+	2.4 fc	27.6 fc	0.0 fc	N/A	N/A
INSIDE THE PROPERTY LINE	+	7.2 fc	27.6 fc	0.1 fc	276.0:1	72.0:1
UPPER WALKWAY	+	1.1 fc	4.1 fc	0.1 fc	41.0:1	11.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Distribution
	A1	9	American Electric Lighting	ATB2 P905 R3 4K	Autobahn Large P905 Package Roadway Type III 4000K/5000K CCT	1	53937	1	0.9	369	TYPE III, SHORT, BUG RATING: B4 - U0 - G5
	A4	12	American Electric Lighting	ATB2 P605 R4 4K	Autobahn Large P605 Package Roadway Type IV 4000K/5000K CCT	1	36798	1	0.9	1180	TYPE IV, MEDIUM, BUG RATING: B4 - U0 - G5
	WP-EM	10	Holophane	WCNG P1 40K T3M	WCNG P1 Performance Package 4000K CCT Type III(Emergency Battery Pack Mode)	1	2194	0.91	0.9	15.99	TYPE III, SHORT, BUG RATING: B0 - U2 - G1
	WP	15	Holophane	WCNG P1 40K T3M	WCNG P1 Performance Package 4000K CCT Type III	1	2194	1	0.9	15.99	TYPE III, SHORT, BUG RATING: B0 - U2 - G1

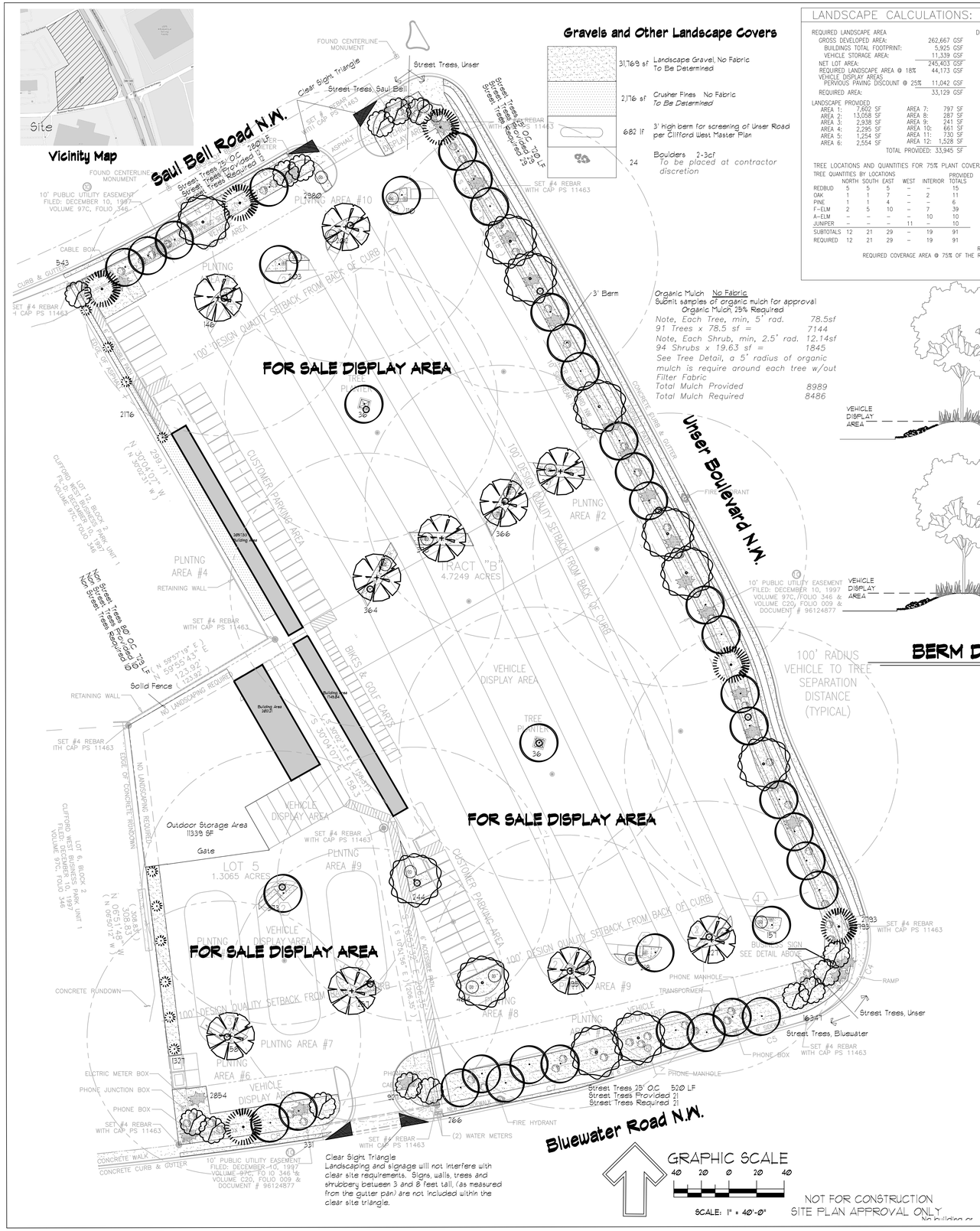
DISCLAIMER

This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.
Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.
Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.
As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space.
Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.
It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

Project No. PR-2024-010446
Application No. SI-2024-00774

D&B U-Sell-It Albuquerque, NM

Designer
R.Cunningham
Date
10/10/2023
Scale
As Shown
Drawing No.
244943-4 A1
2 of 2



LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE AREA

GROSS DEVELOPED AREA:	262,667 GSF
BUILDINGS TOTAL FOOTPRINT:	5,925 GSF
VEHICLE STORAGE AREA:	11,339 GSF
NET LOT AREA:	245,403 GSF
REQUIRED LANDSCAPE AREA @ 18%	44,173 GSF
VEHICLE DISPLAY AREAS:	
PERVIOUS PAVING DISCOUNT @ 25%	11,042 GSF
REQUIRED AREA:	33,129 GSF

LANDSCAPE PROVIDED:

AREA 1:	1,602 SF	AREA 7:	797 SF
AREA 2:	13,058 SF	AREA 8:	287 SF
AREA 3:	2,938 SF	AREA 9:	241 SF
AREA 4:	2,295 SF	AREA 10:	661 SF
AREA 5:	1,254 SF	AREA 11:	730 SF
AREA 6:	2,554 SF	AREA 12:	1,528 SF

TOTAL PROVIDED: 33,945 SF

TREE LOCATIONS AND QUANTITIES FOR 75% PLANT COVERAGE

TREE QUANTITIES BY LOCATIONS	NORTH	SOUTH	EAST	WEST	INTERIOR	PROVIDED TOTALS
REDBUD	5	5	5	–	–	15
OAK	1	1	7	–	2	11
PINE	1	1	4	–	–	6
F-ELM	2	5	10	–	7	39
A-ELM	–	–	–	–	10	10
JUNIPER	–	–	–	11	–	10
SUBTOTALS	12	21	29	–	19	91
REQUIRED	12	21	29	–	19	91

DECIDUOUS AND EVERGREEN TREES

STREET TREES:		REQUIRED
UNSER BOULEVARD:	720 LF @ 1/25 LF =	29
SAUL BELL ROAD:	280 LF @ 1/25 LF =	12
BLUEWATER ROAD:	520 LF @ 1/25 LF =	21
TOTAL TREES THIS AREA TYPE:		62
PROPERTY LINE TREES:		REQUIRED
LOT 5:	429 LF @ 1/80 LF =	6
TRACT B:	300 LF @ 1/80 LF =	4
TOTAL TREES THIS AREA TYPE:		10
PARKING AREAS:		REQUIRED
LOT 5:	87 SPACES@ 1/10 STALLS =	9
TRACT B:	659 SPACES@ 1/10 STALLS =	66
TOTAL TREES THIS AREA TYPE:		75
TOTAL TREES THIS PROJECT:		91

CANOPY COVERAGE

AREA	QUANTY	TOTAL
177 SF x	15	2,655 SF
2826 SF x	11	31,086 SF
490 SF x	6	2,940 SF
707 SF x	39	27,573 SF
1256 SF x	10	12,560 SF
28 SF x	10	280 SF
AREA PROVIDED		77,094 SF

REQUIRED LANDSCAPE AREA 33,129 SF

REQUIRED COVERAGE AREA @ 75% OF THE REQUIRED LANDSCAPE AREA 24,847 SF

IRRIGATION NOTES:
Irrigation shall be a complete underground system operated by automatic timer.

All landscape located within the ROW shall meet the requirements for the City of Albuquerque irrigation standards for landscape irrigation within the ROW.

Drip systems to be tied to polypipe with flush caps at each end.
Netafim tree rings supply line to be Class 200 PVC.

Trees and shrubs shall be on separate valves.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Contractor to confirm Point of Connection with General Contractor.

Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Location of controller to be field determined and power source for controller to be provided by the owner.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.

LANDSCAPE LEGEND

EVERGREEN TREES

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	6	8'	Austrian Pine *Pinus nigra*	35'x25'	M	490	2940
	10	8'	Upright Juniper *Upright Juniper*	20'x6'	M	28	280

DECIDUOUS TREES

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	39	2" CAL	Frontier Elm *Ulmus "Frontier"*	40'x30'	M	707	27573
	11	2" CAL	Live Oak *Quercus virginiana*	40'x60'	L	2826	31086
	10	2" CAL	Accolade Elm *Ulmus 'Accolade'*	60'x40'	M	1256	12560
	15	2" CAL	Redbud *Cercis canadensis 'Pink pom poms'*	15x15'	M	177	2655
TOTAL TREES:	91					TOTAL COVERAGE:	77094

SHRUBS & GROUNDCOVERS

	QTY.	SIZE	COMMON/BOTANICAL NAME	HxW	WATER USE	COVERAGE	TOTAL COVERAGE
	50	1 Gal	India Hawthorne *Raphiolepis indica*	3'x6'	M	28	1400
	20	1 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3'x8'	L	50	1000
	24	1 Gal	Buffalo Juniper *Juniperus tamariscifolia 'Buffalo'*	4'x12'	M	144	3456
TOTAL SHRUBS:	94					TOTAL COVERAGE:	5856

No building or structures, other than fences, paved access or parking areas, cantilevered roofs and sunscreens, refuse containers, mechanical equipment or the like, shall be permitted in the rear yard setback.

Landscape Area.
The front yard setback of every site and the side yard setbacks within 100 feet from the curb shall be a landscaped area (the "Landscape Area"). The entire front yard setback, less the paved access ways and parking areas, shall be landscaped, and the side yard setbacks within 100 feet from the curb which are not used for paved access or parking areas, refuse containers, loading areas, mechanical or utility equipment, or the like, shall be landscaped.

- Required Landscaped Area: On every site on which a building shall have been placed, the Landscaped Area and any other portion of the front yard(s), which is not paved parking area and vehicular access ways, shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

-A minimum of eighteen percent (18%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with street side exposure.

-Seventy-five percent (75%) of the required Landscape Area shall be covered with living vegetative materials. The area and the percentage is calculated based on the mature canopy size of all plant materials.

-A minimum of twenty (20%) of the provided Landscape Area shall be covered turf grasses. Areas of turf should be located at the most prominent visual points, such as, streetscapes and vehicular access to the site. The areas of turf help to create visual corridors into specific sites.

-All Landscape Areas not covered with turf shall have a ground topping of crushed rock, bark chips, river rock or similar material which extends completely around the plant material. Colors allowed shall be earth tone ranges, including pale shades of red.

-Headers shall be used to separate the turf and ground cover zones.

-The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.

-One tree is required for each twenty-five (25) linear feet of roadway. The required trees may be informally clustered with no more than fifty foot gap between groupings.

-In addition to street trees, one tree for every eighty (80) linear feet of the remaining site perimeter is required along the perimeter. The location of these trees shall be in the front, sides or rear setback areas. They may be clustered and should include a mix of deciduous and evergreen trees.

-To shade and reduce the visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten (10) parking stalls with no stall being more than 100 feet from a tree.

-The minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, measured two feet above the ground, twenty-five percent (25%) of the shrubs and ground cover shall be in five-gallon containers, and the balance shall be in one gallon containers. ~~Turf grasses shall be capable of providing complete ground coverage within one growing season after installation.~~ N/A

-All plant material, including trees, shrubs, ground cover, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds. All areas which are planted with shrubs and trees shall be irrigated by an underground system.

-All undeveloped sites, and all unpaved areas of developed sites shall be kept in a weed-free condition. All unpaved areas of developed sites shall be screened from view from the public right of way or shall be alternatively uncovered areas may be landscaped with natural grasses, etc. as approved by the Architectural Control Committee. Screening shall be through the use of a 20" to 36" foot rail of acceptable materials, as approved by the Architectural Control Committee. (Chain link fences are not permitted).

Plant Materials: See the plant list for Atrisco Business Park or the approved City of Albuquerque plant list.

Storage Areas and Service Areas: Refuse Collection Areas.
All outdoor storage areas and service yards shall be limited to the rear of the front yard(s) and screened from view from streets and adjacent developments through the use of an opaque visual barrier at least six (6) feet in height. Where screening is required, it should be accomplished with walls, pillars or solid wall segments. The use of chain link fencing is not acceptable in front of the building front yard set back line and shall not face any public right-of-way. The use of barbed wire or concertina is not permitted on the top of fences or walls. No materials, supplies or equipment, including mechanical or operated vehicles, shall be stored in any area on the site except behind such a barrier.

All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure, built of opaque materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site. (Slats in chain link fences are not permitted). No refuse collection area shall be allowed between any street and building front yard setbacks.

LANDSCAPE NOTES:

This landscape plan is designed to meet requirements in the City of Albuquerque Integrated Development Ordinance Section 5-6 Landscaping, Buffering, and Screening as applicable.

As well as referencing design requirements from the Clifford West Master Plan, listed on the CABQ approved master plans section, though keeping the CABQ IDO suggestions at the forefront of the design choices due to its current relevance to design standards in Albuquerque today.

Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z60.1-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance.

In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel or organic mulch per COA requirement to a minimum depth of 3" for gravel and 4" for mulch shall be placed in all landscape areas as indicated on the plan or on the planting details.

Contractor shall bluestake utilities and ensure that tree and shrub spacing meet the minimum clearance requirements as defined by the IDO. Utility line locations shown on the plan and actual locations may vary.

Per Section 5-6(D)(1)(a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-1-2 of ROA 1994 (Street Trees) of the Street Tree Ordinance.

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing and larger trees will require greater spacing. . Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Project No. PR-2024-01446
Application No. SI-20024-00174

REVISIONS		
	Comment	Date:
1	PRIMARY REVIEW COMMENTS: Initial Submittal	
2	PRIMARY REVIEW COMMENTS: Resubmittal	2/6/2025
3	24 October 2024	
4	Owner Redlines 1/6/2025	

File ID:

Designed By: dfm
Drawn By: dfm
Approved By: dfm
Date: 1/6/2025

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Danny Mitchell NM ALA OT-X-N, NV
danny@mitchellassociatesinc.com
505.639.9583

Seal:
Landscape Architect
STATE OF NEW MEXICO
NOT FOR CONSTRUCTION
DANNY D. MITCHELL
2139
LICENSED LANDSCAPE ARCHITECT
Date: 12/19/2024
1/6/2025
3/4/2025

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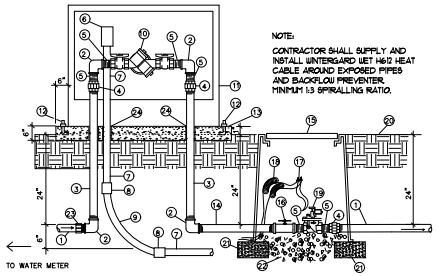
PROJECT NO:2024-067

LS-101

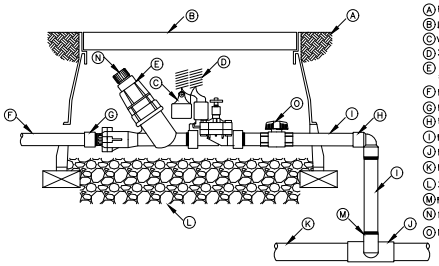


NOTE:
CONTRACTOR SHALL SUPPLY AND INSTALL WINTERGARD WET 14&12 HEAT CABLE AROUND EXPOSED PIPES AND BACKFLOW PREVENTER. MINIMUM 1:3 SPIRALLING RATIO.

1. PVC MAINLINE (SEE LEGEND)
2. GALVANIZED ELBOW
3. GALVANIZED NIPPLE - 42" LENGTH
4. GALVANIZED UNION
5. GALVANIZED NIPPLE- 3" LENGTH
6. JUNCTION BOX FOR HEAT TAPE
7. RIGID STEEL CONDUIT
8. WATERTIGHT CONNECTOR
9. RIGID STEEL SWEEP ELL
10. REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL
11. INSULATED ENCLOSURE (SEE LEGEND)
12. ANCHOR BOLTS
13. 3000 PSI CONCRETE PAD WITH TOOLED EDGES
14. GALVANIZED NIPPLE - 36" LENGTH
15. BROOKS TS10 FB-18" VALVE BOX W/ 8" EXTENSIONS AS REQUIRED
16. SPEARS TRUE UNION SCH. 80 PVC BALL VALVE
17. WATERPROOF WIRE SPLICE
18. 36" WIRE LOOPS
19. AUTOMATIC VALVE (SEE LEGEND)
20. FINISH GRADE
21. CMU BLOCK
22. PEA GRAVEL - 3 CUBIC FEET
23. SCH 40 PVC MALE ADAPTER
24. PVC SLEEVE

MASTER VALVE W/ RPA

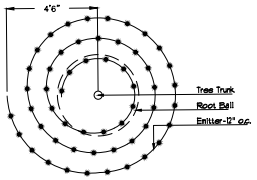
N.T.S.



A. FINISH GRADE
B. LANDSCAPE PRODUCTS JUMBO VALVE BOX WITH COVER
C. VALVE ID TAG
D. 30-INCH LENGTH OF COILED WIRE
E. LANDSCAPE PRODUCTS DRIP KIT (INCLUDES VALVE, FILTER & PRESSURE REGULATOR)
F. PVC SUPPLY HEADER TO DRIPLINE
G. PVC SCH 80 FEMALE ADAPTER OR REDUCER
H. PVC SCH 80 ELL
I. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
J. PVC SCH 80 TEE OR ELL
K. PVC MAINLINE
L. 3" MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
M. PVC SCH 80 STREET EL
N. MANUAL FLUSH POINT
O. ISOLATION VALVE

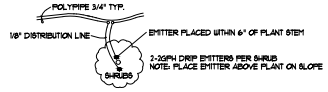
DRIP ZONE KIT IN VALVE BOX

N.T.S.



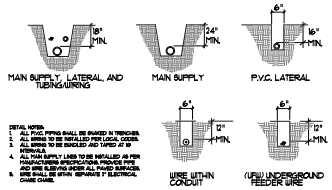
NETAFIM SPIRAL DETAIL

N.T.S.



SHRUB EMITTER PLACEMENT DETAIL

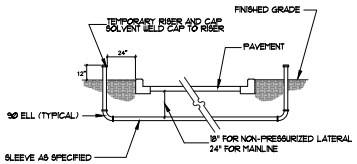
N.T.S.



DETAIL NOTES:
1. ALL PVC PIPING SHALL BE GLUED 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 MANUFACTURERS SPECIFICATIONS, PROVIDE PVC SCH 40 SLEEVES UNDER ALL PAVED SURFACES.
5. WIRE SHALL BE UFWA. SEPARATE 2" ELECTRICAL CHARE CHARE.

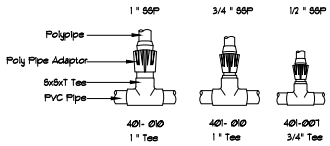
TRENCHING DETAIL

N.T.S.



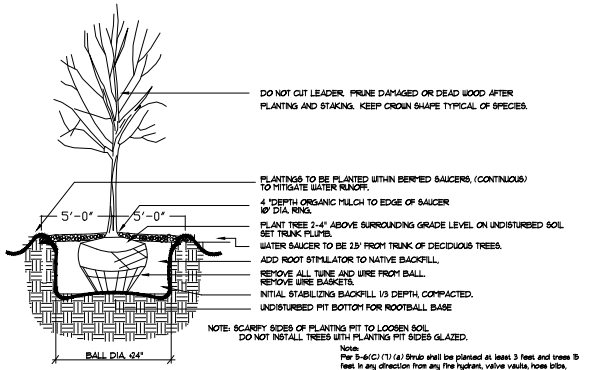
SLEEVE INSTALLATION DETAIL

N.T.S.



PVC TO Poly Connection

N.T.S.



DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.

PLANTINGS TO BE PLANTED WITHIN BERMED SAUCERS, (CONTINUOUS)
TO MITIGATE WATER RUNOFF.
4 "DEPTH ORGANIC MULCH TO EDGE OF SAUCER
10' DIA. RING.
PLANT TREE 2-4" ABOVE SURROUNDING GRADE LEVEL ON UNDISTURBED SOIL
SET TRUNK FLUPS.
WATER SAUCER TO BE 2.5' FROM TRUNK OF DECIDUOUS TREES.
ADD ROOT STIMULATOR TO NATIVE BACKFILL.
REMOVE ALL TWINE AND WIRE FROM BALL.
REMOVE WIRE BASKETS.
INITIAL STABILIZING BACKFILL 1/3 DEPTH, COMPACTED.
UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

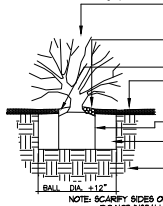
NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL
DO NOT INSTALL TREES WITH PLANTING PIT SIDES GLAZED.

Note:
Per 5-6(C) (1) (a) Shrub shall be planted at least 3 feet and trees 15 feet in any direction from any fire hydrant, valve vaults, hose bibs, manholes, hydrants, and fire department connection.
5-6(C)(10)(b)Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.
5-6(C) (10) (f)Trees shall not be planted near existing or proposed street light poles.

TREE PLANTING DETAIL

N.T.S.

Note:
Per 5-6(C) (1) (a) Shrub shall be planted at least 3 feet and trees 15 feet in any direction from any fire hydrant, valve vaults, hose bibs, manholes, hydrants, and fire department connection.
5-6(C)(10)(b)Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.
5-6(C) (10) (f)Trees shall not be planted near existing or proposed street light poles.



ALLOW SHRUBS TO REACH FULL MATURE SIZE WITH MINIMAL PRUNING

SET SHRUB AT GRADE GROWN IN CONTAINER OR GROWN IN NURSERY. SET TOP OF JUNIPER'S ROOTBALL TO FINISH GRADE OF MULCH.
4 "DEPTH ORGANIC MULCH TO EDGE OF SAUCER
2.5' RAD. RING.
APPLY SPECIFIED MULCH AT 3" DEPTH

SCORE CONTAINER ROOTBALLS WITH ENCIRCLING ROOTS

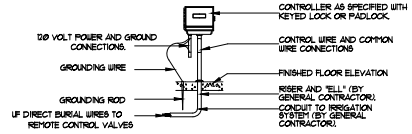
USE ROOT STIMULATOR WITH NATIVE SOIL BACKFILL
ADD SLOW RELEASE FERTILIZER

REMOVE CONTAINER. PLACE ROOTBALL ON UNDISTURBED SOIL.

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

SHRUB PLANTING 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.

REVISIONS		
	Date:	Comment:
1	01/24/2024	PLANT REVIEW COMMENTS
2	01/25/2024	PLANT REVIEW COMMENTS
3	02/15/2024	ISSUED FOR PERMIT

Designed By:	SYV	
Drawn By:	SYV	
Approved By:	DJM	
Date:	10/24/2024	

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danny@mitchellassociatesinc.com
505.830.0303

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
359
REGISTERED LANDSCAPE ARCHITECT
Date:2/15/2024

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PROJECT NO:2024-067
LS-108

City of Albuquerque Integrated Development Ordinance-Landscaping, Buffering, and Screening Provided for Reference

PURPOSE

This Section 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that add to the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit through:

5-6(A)(1) Providing visual relief from urbanization.

5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.

5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.

5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.

5-6(A)(5) Contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise, heat, and glare.

5-6(A)(6) Providing screening of some types of facilities, structures, and equipment.

5-6(A)(7) Providing shade and comfort for pedestrians and visually removing streets, which has been shown to reduce vehicle speeding and accidents.

5-6(B) APPLICABILITY

5-6(B)(1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise in this IDO.

5-6(B)(1)(a) Construction of a new building containing multi-family, mixed-use, or non-residential development or an accessory parking structure.

5-6(B)(1)(b) Construction of a new parking lot containing 25 or more spaces, or expansion of an existing parking lot by 25 spaces or more.

5-6(B)(1)(c) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 25,000 square feet or more, or 25 percent or more, whichever is less.

5-6(B)(1)(d) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, indicated by building permits, is 50,000 or more.

5-6(B)(2) In the case of soils provided for buffering or screening requirements with conflicting standards in this Section 14-16-5-6, Section 14-16-5-9 (Parking and

Loading) and Section 14-16-5-9 (Neighborhood Edges), the highest specified soil height allowance prevails.

5-6(B)(3) Requirements for soils provided to meet buffering and screening requirements prevail over maximum soil height regulations in Section 14-16-5-11 (Walls and Fences), but shall be subject to any other applicable material and design requirements in Subsection 14-16-5-11(E).

5-6(C) GENERAL LANDSCAPING STANDARDS

The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6.

5-6(C)(1) Landscape Plan Required

A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials.

Landscaping shall be maintained pursuant to the requirements of Subsection 14-16-5-3(B)(3)(a).

5-6(C)(2) Minimum Landscape Areas

5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping.

5-6(C)(2)(b) In DT-UC-MS-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be an ground level. (See figure below.)

5-6(C)(2)(c) The nature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

1 Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the drip line of the nature

2 size of the actual vegetation. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the nature size of the actual vegetation. (See figure below.)

5-6(C)(2)(d) See also Subsections 14-16-5-6(D) (Street Frontage Landscaping),

14-16-5-6(E) (Edge Buffer Landscaping), and 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.

5-6(C)(3) Overlapping Requirements

5-6(C)(3)(a) If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements.

1 See Subsection 14-16-5-6(C)(13) (Existing Vegetation Credits),

2 See Subsection 14-16-5-6(C)(5) (Stormwater Management Features).

3 See Subsection 14-16-5-6(D) (Street Frontage Landscaping).

4 See Subsection 14-16-5-6(E) (Edge Buffer Landscaping).

5 See Subsection 14-16-5-6(F) (Parking Lot Landscaping).

5-6(C)(3)(b) Landscaped areas may count toward satisfying visible open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.

5-6(C)(3)(c) Gardens and community gardens provided may count toward satisfying the requirement of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(3)(d) Any landscaping provided to meet requirements in Subsection 14-

16-5-3(D) (Major Arroyo Standards) may count toward any required landscaping in this Section 14-16-5-6 but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4) Required Plant Materials and Site Amenities

5-6(C)(4)(a) A minimum of 9 species must be used in the landscaped areas.

5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards) except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:

1. Meet the intended purpose of that type of landscaping.
2. Are not hazardous.
3. Are not identified as invasive or a City or State plant list.
4. Are not listed in the City's Weed Identification Handbook.
5. Are equally hardy to the New Mexico climate.

5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited.

5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted on slopes exceeding 1:4 (rise:run or planted in narrow or irregularly shaped areas (10 feet or less in any dimension) in order to avoid water waste. Any cool season grass shall be installed at

least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surfaces.)

5-6(C)(4)(e) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.

5-6(C)(4)(f) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4)(g) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 9-7-27 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

5-6(C)(4)(h) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ANSI) of the American Nursery and Landscape Association.

5-6(C)(4)(i) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.

5-6(C)(4)(j) In DT-UC-MS areas, landscaped areas other than street frontage shall include pedestrian furniture, pedestrian amenities, or trash receptacles to encourage pedestrian use.

5-6(C)(4)(k) See also Subsection 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.

5-6(C)(5) Soil Condition and Planting Beds 5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.

5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent weed growth.

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-MS areas.5-6(C)(5)(d) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 6-foot radius around the tree trunk, but not directly against the trunk. In these areas, used barrier fabric is prohibited.

5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or street edges located 2 feet outside the landscaped area, with openings to accommodate flow and collection of stormwater runoff in vegetated swales and stormwater infiltration areas.

5-6(C)(6) Minimum Plant Sizes at Installation

All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Table 5-6-1: Minimum Plant Sizes	
Plant material type (IDO Types)	Minimum size
Deciduous Street Trees	2 in. caliper in new growth
Deciduous Accent Trees	1.5 in. caliper 8 in. above grade or 6 ft. in height
Evergreen Trees	6 ft. in height
Multi-trunk Trees	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	5 gallons container size
Ground cover and turf	Adequate to provide general ground cover within 1 growing season after planting

5-6(C)(7) Plant Material Spacing

5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections.

5-6(C)(7)(b) Where trees planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.

5-6(C)(7)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

5-6(C)(8) Protecting Clear Sight Triangle

The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

5-6(C)(9) Planting in or over the Public Right-of-way

5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior written consent of the City. The property owner shall be responsible for the maintenance, repair, or liability for all the landscaping placed in or over the public right-of-way.

5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 15 foot clearance over the street surface.

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 9-8 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. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)(9) Planting near Utilities

5-6(C)(9)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

5-6(C)(9)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.

5-6(C)(9)(c) Landscaping installed within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair.

5-6(C)(9)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree within a setback height of 12 feet shall be planted per 30 feet of street frontage. New trees planted near electric transmission lines shall be not taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.

5-6(C)(9)(e) All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crew and public during maintenance and repair.

5-6(C)(9)(f) Trees shall not be planted near existing or proposed street lights.

5-6(C)(9)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.

5-6(C)(10) Parking on Landscaped Areas Prohibited

Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape or buffer area.

5-6(C)(11) Existing Vegetation Credit

5-6(C)(11)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.

5-6(C)(11)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

5-6(C)(12) Trees may be credited only 1 time toward any one buffer, screen, or other landscape requirement.

5-6(C)(13)(a) Trees shall be credited in accordance with Table 5-6-2.

Table 5-6-2: Credits for Preserving Trees	
Diameter at Breast Height (in.)	Number of Trees Credited
>25	8
≥13 and <25	6
≥8 and <13	4
≥4 and <8	2
<4	1
Prohibited trees 8 in. or greater[1]	1

[1] Prohibited trees are those that do not appear on the Official Albuquerque Plant Palette and may appear on the City or State list of prohibited or invasive species.

5-6(C)(13) Stormwater Management Features

5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.

5-6(C)(13)(b) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.

5-6(C)(13)(c) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-1C, and R-1 zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.

5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.

5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(14) Irrigation Systems

5-6(C)(14)(a) All landscapes shall comply with Section 8 of the ABCWUA 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) 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 buildings, driveways, drive aisles, streets, and parking and loading areas.

5-6(C)(15) Maintenance

5-6(C)(15)(a) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be maintained in accordance with the maintenance procedures established by the American Nursery and Landscape Association.

5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy, if there is none then one prior building on the site, the landscaping, screening, and buffering related to each building

shall be installed prior to the issuance of a final certificate of occupancy.

5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening or buffering on the public right-of-way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite these efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(C)(15)(d) Property owners maintain all required landscaping and trees installed and retrofitted in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in abutting public right-of-way, private way, or easements by property owners and lease holders of the City shall not impact previously approved net lot area calculations for required landscaping.

5-6(C)(16) Alternative Landscape Plans

The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternative meet all of the following criteria:

5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.

5-6(C)(16)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

5-6(C)(16)(c) Do not include a reduction of tree planting requirements.

5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties and enclosed spaces of the proposed development.

5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the public right-of-way.

5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees

5-6(D)(1)(a) All development shall comply with Part 6-6-2-2 of ROA 1994 (Street Trees) and standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement.

5-6(D)(1)(b) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(D) (Street Frontage Landscaping) except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.

5-6(D)(1)(c) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grates may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a suitable surface.

Table 5-6-3: Minimum Planting Area by Tree Height at Maturity	
Tree height at Maturity (ft.)	Minimum Planting Area (ft.)
0-20	4 x 4
>20-40	5 x 5
>40	6 x 6

5-6(D)(2) Additional Frontage Landscaping

5-6(D)(2)(a) General for buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted every 30 feet along the length of any facade facing a City park or trail, Major Public Open Space, or major arroyo.

5-6(D)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit areas Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt.

5-6(E) EDGE BUFFER LANDSCAPING

5-6(E)(1) General Requirements

5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards specified in Subsections (2) through (5) below.

5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO.

5-6(E)(1)(c) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable.

5-6(E)(1)(d) For the purposes of this Subsection 14-16-5-6(E), substantial development is when the zone districts and uses indicated in Subsection 14-16-5-6(E)(1)(e) (Industrial Development Adjacent to Non-Industrial Development) exist.

5-6(E)(1)(e) Additional buffering may be required for specific uses, pursuant to any Use-specific Standards for those uses in Section 14-16-4-3 or Neighborhood Edge standards in Section 14-16-5-9.

Table 5-6-4: Edge Buffer – Development Type Summary[1]				
Development Type	Adjacent Land Use Next to Non-Industrial development	Landscape Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial development	Industrial development	1H-1S-1T (10'-0")	Landscaped buffer area (20 ft.)	Wall, fence, or vegetative screen (6 ft.)
Multi-family	Industrial development	1H-1S-1T (10'-0")		
Mixed-use or other non-residential development	R-ML or R-MH	1H-1W-1T (10'-0")	Landscaped buffer area (20 ft.)	
Multi-family, mixed-use, or other non-residential development	R-A, R-1, R-1C, R-ML, R-MH	1H-1S-1T (10'-0")	Landscaped buffer area (20 ft.)	

[1] See Subsections 14-16-5-6(E)(2)(a), (3)(a), (4)(a), and (5)(a) for complete edge buffer standards.

5-6(E)(2) Development Next to Low-density Residential Zone Districts Where multi-family, mixed-use, or non-residential development other than industrial development, occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-1C, R-T, or MX zone districts, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

5-6(E)(2)(a) General

1 Landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.

2 If a wall is less than 3 feet in height or if a wall exists along the property line between the 2 properties, 1 tree at least 8 feet High at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

3 If no wall is provided or exists, 1 tree at least 8 feet tall at the time of planting and at least 3 ft tall at maturity, and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.

5-6(E)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

1 A landscaped edge buffer area at least 6 feet wide shall be provided, for buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide.

2 An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and all of the following requirements shall be met.

a. One (1) tree at least 8 feet High at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. The side facing the low-density residential development shall be at least as finished in appearance as the side facing the multi-family, mixed-use, or non-residential development.

c. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(2)(b) if it meets, or is improved to meet, the height and design standards above.

5-6(E)(3) Development Next to a Multi-family Residential Zone District Where mixed-use or non-residential development other than industrial development occurs on any lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

5-6(E)(3)(a) General

An edge buffer area shall be provided on the subject property along the property line between the two properties.

If a wall is less 3 feet in height or if a wall exists along the property line between the two properties, 1 tree at least 8 feet High at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

2 If no wall is provided or exists, 1 tree at least 8 feet tall at the time of planting and at least 3 ft tall at maturity, and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.

5-6(E)(3)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

1 An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and both of the following requirements shall be met.

a. One (1) tree at least 8 feet High at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. The side facing the multi-family development shall be at least as finished in appearance as the side facing the mixed-use, or non-residential development.

2 If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(3)(b) if it meets, or is improved to meet, the height and design standards above.

5-6(E)(4) Industrial Development Adjacent to Non-Industrial Development

5-6(E)(4)(a) Applicability

An edge buffer shall be provided as specified in Table 5-6-4 and for the relevant areas in Subsections (b) and (c) below in all of the following locations:

1. Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, including, but not limited to both of the following locations:

a. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NR-GM zone district.

b. Where light manufacturing/ heavy manufacturing special manufacturing/ natural resource extraction uses/ other portions of an electric utility, drainage facility, or other similar utility or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses.

2. Where multi-family residential development is adjacent to a lot with industrial development.

5-6(E)(4)(b) General

A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved by the City Engineer as necessary on a particular lot.

1. If a wall is less 3 feet in height is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met.

a. If the wall is located on the property line, 1 tree at least 8 feet High at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met.

1. Landscaping that meets the requirements in Subsection 2, below shall be provided between the wall and the street.

2. The landscaping shall be maintained by the owner of the subject property.

2. If no wall is provided or exists, 1 tree at least 8 feet High at the time of planting and 9 shrubs shall be provided for every 30 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

5-6(E)(4)(c) Downtown, Urban Centers, and Main Street and Premium Transit Areas An opaque wall or fence at least 6 feet tall shall be provided on the subject property along any lot line abutting or across an alley from the non-industrial development.

1. One (1) tree at least 8 feet High at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

2. The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use.

3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(4)(c) if it meets, or is improved to meet, the height and design standards above.

5-6(E)(5) Area of Change Next to Area of Consistency (where a premises partially and/or completely in an Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per Section 14-16-2-3(A)(2) of the ABC Comp Plan, as amended) the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot or premises, unless specified otherwise in this IDO.

Table 5-6-5: Edge Buffer – Development Area Summary[1]			
Lot in Area of Consistency	Landscape Standard	General Buffering	Buffering in DT-UC-MS-PT
Area of Consistency in R-A, R-1, R-ML, or R-T	1H-1S-1T (10'-0")	Landscaped buffer area (20 ft.)	Wall, fence, or vegetative screen (6 ft.)
Area of Consistency in R-MH, or R-MX	1H-1W-1T (10'-0")		
Area of Consistency in Mixed-use, NR-C, or NR-BP	1H-1S-1T (10'-0")		

[1] See Subsections 14-16-5-6(E)(5)(a), 14-16-5-6(E)(6)(a), and 14-16-5-6(E)(7)(a) for complete edge buffer standards by Subsection.

5-6(E)(5)(a) If the lot in the Area of Consistency is in an R-A, R-1, R-1C, or R-T zone district, the applicable requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(2) shall apply.

5-6(E)(5)(b) If the lot in the Area of Consistency is in an R-ML or R-MH zone district, the applicable requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(3) shall apply.

5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-BP zone district, the applicable requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(4) shall apply.

5-6(F) PARKING LOT LANDSCAPING

5-6(F)(1) Parking Lot Edges

5-6(F)(1)(a) Landscape buffer areas are required to separate off-street parking and drive aisles from front, side, and rear boundaries of premises.

5-6(F)(1)(b) Where a parking lot is abutting an R-A, R-1, R-MC, or R-T zone district, provisions related to parking lots in Subsection 14-16-5-9(D) (Parking, Drive-through Or Drive-up Facilities, and Loading) shall apply.

5-6(F)(1)(c) Where developments are coordinated on 2 or more abutting sites, or where multiple parcels are developed as a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.

5-6(F)(1)(d) Landscape buffers may be crossed by drive aisles connecting to abutting land.

5-6(F)(1)(e) Parking is allowed within a required landscape buffer area.

5-6(F)(1)(f) Landscape approved within the abutting public right-of-way or private way may be counted toward this requirement if there is no existing or planned pedestrian walkway between such landscape and the premises, but in no case shall the width of the on-site landscape buffer be less than 5 feet.

5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approved stormwater credits.

5-6(F)(1)(h) Where walls are required, they shall integrate with building materials and colors.

5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.

1 Front Lot Edge

a. General

Any parking lot located within 50 feet of the front lot line shall be screened from view from the street by a masonry wall constructed of a material similar in texture, appearance, and color to the primary/facing facade of the primary building (the building closest to the street) which is at least 3 feet and 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen

shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

b. Downtown, Urban Centers, and Main Street and Premium Transit Areas

Any parking lot located within 50 feet of the front lot line shall be screened from the street by a masonry wall as described in Subsection a above. Openings in the masonry wall no more than 4 feet wide to allow passage of bicycles and pedestrians from the street into the parking lot are allowed.

2 Side and Rear Lot Edges (where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.

a. General

Any parking lot located within 50 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet side containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

b. Downtown, Urban Centers, and Main Street and Premium Transit Areas

Any parking lot located within 50 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet side containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall.

5-6(F)(2) Parking Lot Interior

5-6(F)(2)(a) General

At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

5-6(F)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

5-6(F)(2)(c) Tree Requirements

1 One (1) tree is required per 10 parking spaces.

2 No parking space may be more than 150 feet in any direction from a tree trunk.

3 At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.

5-6(F)(2)(d) Location and Dimension of Landscaped Areas

The minimum size of tree planters within off-street parking areas shall be 640 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area, meets the 640 square foot per tree requirement.

2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension.

5-6(F)(3) Abutting Arroyos or Major Public Open Spaces When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via 1 of the following options:

5-6(F)(3)(a) Walls or fencing a minimum of 6 feet High fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75 percent opaque.

5-6(F)(3)(b) Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque.

5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS

Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing with or without slats shall not satisfy the requirement.

5-6(G)(1) Roof-mounted Mechanical Equipment

5-6(G)(1)(a) No screening is required for rooftop solar energy equipment.

5-6(G)(1)(b) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is at least as high as the highest point of the building's architectural design. The parapets wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway.

5-6(G)(2) Ground-mounted Mechanical Equipment

5-6(G)(2)(a) In R-ML, R-MH, and Premium Transit Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets. Outdoor ground-mounted mechanical equipment shall be located adjacent to the lot or free adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets. Outdoor ground-mounted mechanical equipment shall be located adjacent to the lot or free adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(2)(c) Screening

Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, mechanical equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen.

1. The wall or fence shall be at least 6 feet in height or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).

2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be at a height equal to or greater than the height of the equipment to be screened at the time of planting.

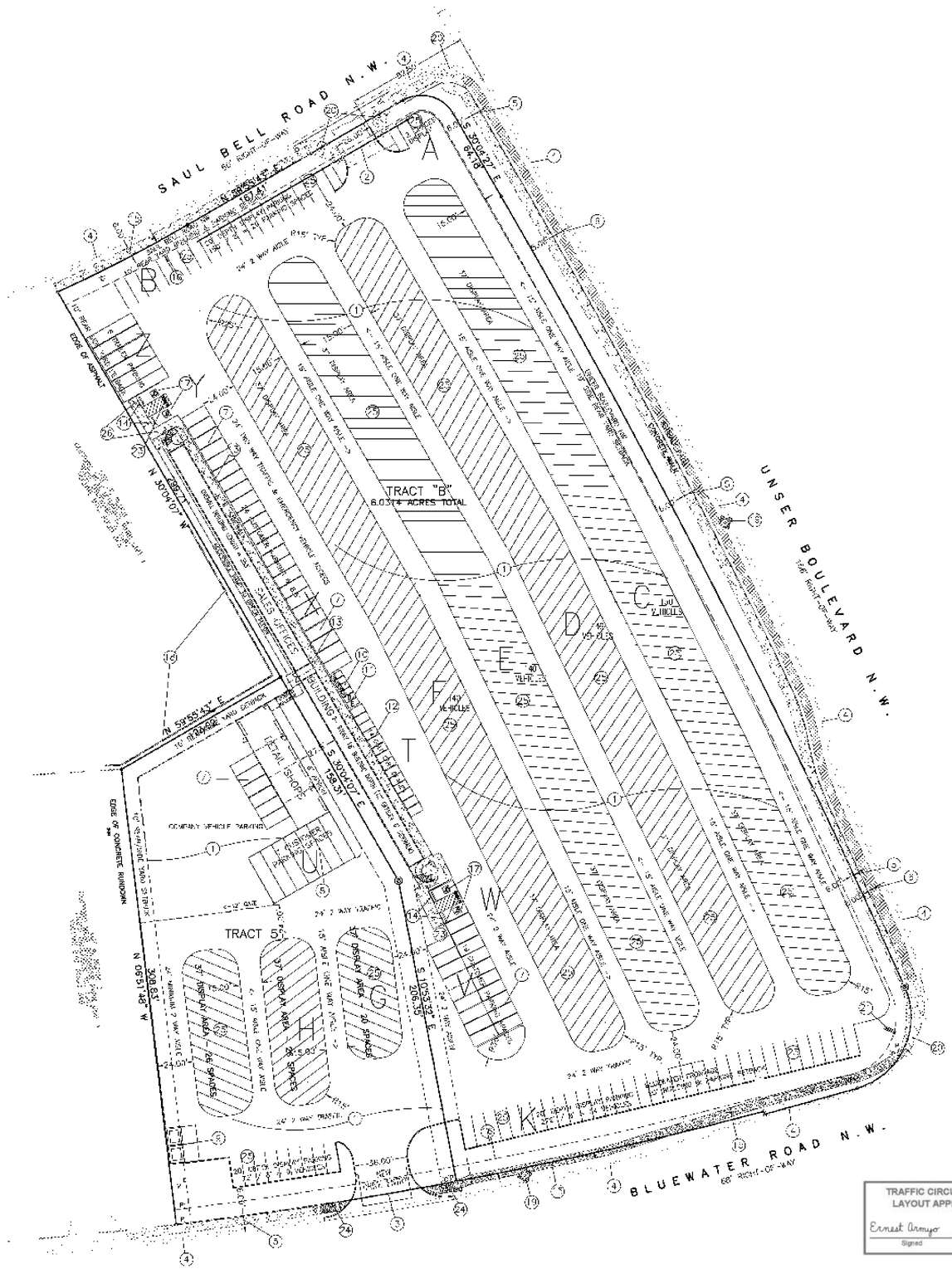
3. No screening of ground-mounted solar energy equipment that would reduce the efficiency or effectiveness of the solar energy equipment is required.

5-6(G)(3)(a) Safety Exception Notwithstanding Subsections (a), (b), and (c) above, screening is not required if it would violate any State or federal safety rules.

5-6(G)(3) Loading, Service, and Refuse Areas

5-6(G)(3)(a) Covering Waste Containers

All waste containers and dumpsters shall be in a roofed encl



TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 4/30/2024

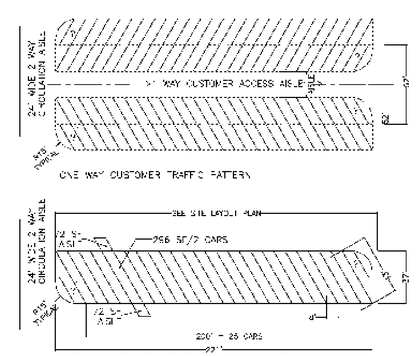
Signed Date

LEGEND

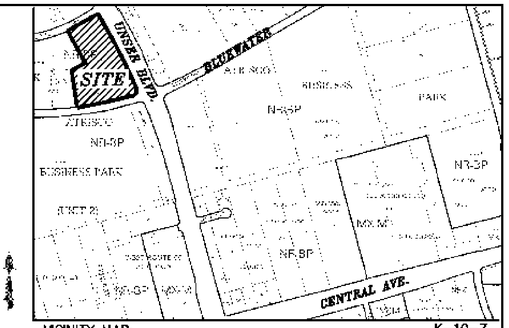
	BOUNDARY LINE
	EASEMENT LINE
	EXISTING OVERHEAD UTILITY
	EXISTING CURB & GUTTER
	EXISTING CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET
	PROPOSED SIDEWALK

KEYED NOTES:

1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. EXISTING 26.00' DRIVEWAY.
3. NEW DRIVEWAY PER COA STD DWG.#2426.
4. EXISTING CURB & GUTTER.
5. EXISTING 6.00' SIDEWALK.
6. EXISTING 5'.00' ASPHALT PATH.
7. 8.50' WIDE X 18' DEEP CUSTOMER PARKING SPACES, TYP.
8. 9.00' WIDE X 35.50' DEEP PARKING SPACES, TYP.
9. NEW TRASH ENCLOSURE PER CITY OF ALBUQERQUE STANDARDS
10. NEW MOTORCYCLE PARKING (4'X8' MIN.). MC MARKING SHOULD BE SHOWN ON THE OPPOSITE DIRECTION OF MOTORCYCLE ENTERING THE PARKING. INSTALL MOTORCYCLE PARKING SIGN, EITHER WALL MOUNTED OR FREE STANDING.
11. BICYCLE RACK (MIN. 3 BICYCLES). SEE PAGE 2 OF 2 FOR DETAIL.
12. GOLF CART PARKING.
13. NEW 6.00' WIDE SIDEWALK,
14. INSTALL HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
15. NEW 6.00' WIDE SIDEWALK PER COA STD. DWG. #2430.
16. EXISTING 10.00' PUBLIC UTILITY EASEMENT.
17. HC PARKING 8.50' WIDE X 18' DEEP, TYP.
18. EXISTING RETAINING WALL.
19. EXISTING FIRE HYDRANT.
20. EXISTING HC RAMP, IT MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES.
21. PROPOSED PROJECT SIGN.
22. CLEAR SIGHT TRIANGLE. DISTANCE TO RIGHT 150', DISTANCE TO LEFT 350'.
23. INSTALL WORD "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF PARKING SPACES.
24. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440. SEE DETAIL ON PAGE 2 OF 2.
25. CAR DISPLAY AREA, TYP.
26. 6.00' WIDE SIDEWALK ADA ACCESS TO THE BUILDING. SEE DETAIL ON PAGE 2 OF 2.
27. CLEAR SIGHT TRIANGLE. DISTANCE TO RIGHT 150', DISTANCE TO LEFT 260'.



2 TYPICAL VEHICLE DISPLAY LAYOUT



VICINITY MAP: K-10-Z

LEGAL DESCRIPTION:

TRACT "B" & LOT 5 BLK 2, CUFFORD WEST BUSINESS PARK - UNIT 1 CONTAINING 7.3379 ACRES (319,639.80 SF)

ADDSRESS

8531 BLUEWATER RD., NW., ALBUQUERQUE, NM 87102

SITE DATA

PROPOSED USAGE: AUTO DEALER AND CAR REALTED SERVICES

BUILDINGS

TWO STORY OFFICE BUILDING		
40 PRIVATE OFFICES 11'x13\'	5,720 SF	
ADMINISTRATIVE SUPPORT AREAS	2,032 SF	
OFFICE BUILDING FLOOR AREA		7,752 SF
SHOP BUILDING		
3 SERVICE BAYS 20'x24'	1,440 SF	
1 SERVICE BAYS 24'x24'	576 SF	
SHOP BUILDING FLOOR AREA		2,016 SF
TOTAL BUILDINGS FLOOR AREA		9,768 SF

PARKING CALCULATIONS

BUILDINGS	I.D.O. REQUIRED	PROVIDED	KEYED AREA
OFFICE BUILDING	26 VEHICLES	47 VEHICLES	Z, X, V
SHOP BUILDING	3 VEHICLES	7 VEHICLES	U
ACCESSIBLE SPACES	1 STANDARD	2 STANDARD	Y, W
	1 VAN	2 VANS	
TOTAL CUSTOMER SPACES	31 VEHICLES	58 VEHICLES	
OTHER VEHICLES			
MOTORCYCLES	2 SPACES	4 SPACES	T
BICYCLES	3 SPACES	4 SPACES	
GOLF CARTS	-0-	14 SPACES	

DISPLAY PARKING COUNT

EAST AREA		KEYED AREAS
CENTER DISPLAY AREA	576 VEHICLES	C, D, E, F
NORTH EDGE DISPLAY AREA	22 VEHICLES	A, B
SOUTH EDGE DISPLAY AREA	34 VEHICLES	K
WEST AREA		
CENTER DISPLAY AREA	72 VEHICLES	G, H, I
SOUTH WEST EDGE	11 VEHICLES	J
TOTAL DISPLAY VEHICLES	715 VEHICLES	
DISPLAY SPACES REQUESTED	650\ VEHICLES	

GRAPHIC SCALE

40 20 0 40

SCALE: 1"=40'

04/22/2024

RIZA ANAGHPOUR
P.E. #.1814

Project No. PR-2024-010446
Application No. SI-2024-0074

SBS CONSTRUCTION AND ENGINEERING, LLC

7692 WILLIAM MOYERS AVE, NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804 5013

D&B U-SELL-IT
SITE PLAN FOR TCL

DRAWING:	DRAWN BY:	DATE:	SHEET#
202332-SP.DWG	SH-B	01-5-2024	1 OF 2

GENERAL NOTE:

1) ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK PER COA STD DWG# 2430.

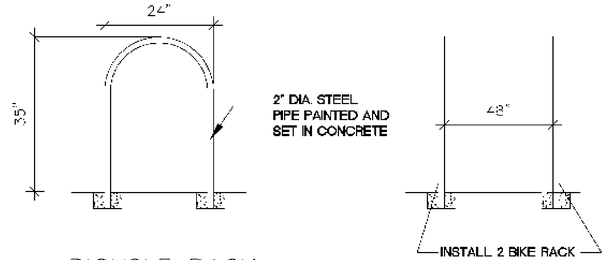
2) ALL BROKEN OR CRACKED CURB & GUTTER MUST BE REPLACED WITH NEW CURB & GUTTER, COA STD DWG. #2415A.

3) ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALK, COA STD DWG. #2430.

4) LANDSCAPING AND SIGNING 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 THIS AREA." PLEASE SEE SIGHT DISTANCE EXHIBIT AT STREET INTERSECTIONS FOR CLARIFICATION (THE DEVELOPMENT PROCESS MANUAL, CHAPTER 23, PART B, SECTION 5. A.

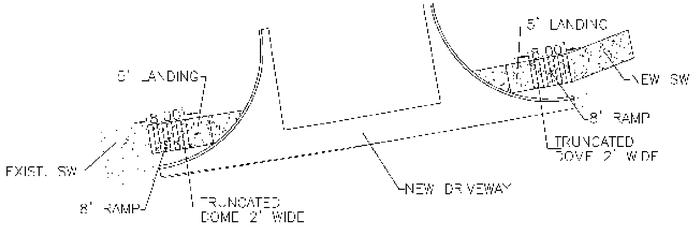
5) ALL THE IMPROVEMENTS WITHIN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER. PLANS MUST BE SUBMITTED TO DRC FOR APPROVAL AND OBTAIN WORK ORDER FOR CONSTRUCTION.

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 4/30/2024
Signed Date

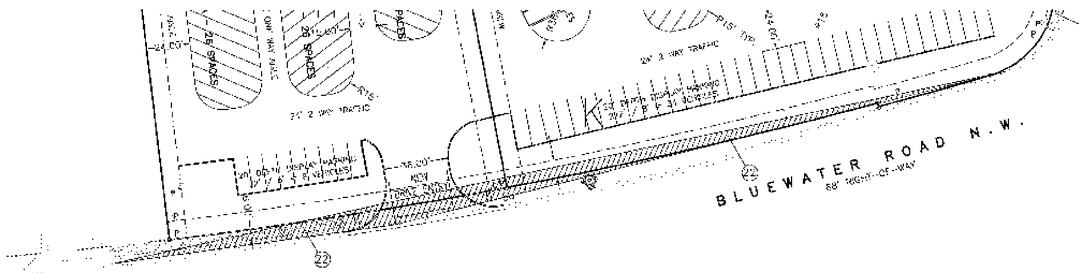


BICYCLE RACK
N.T.S.

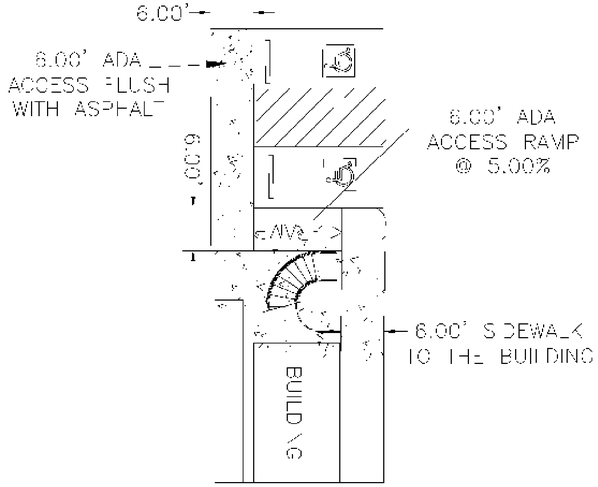
BICYCLE RACK DETAIL



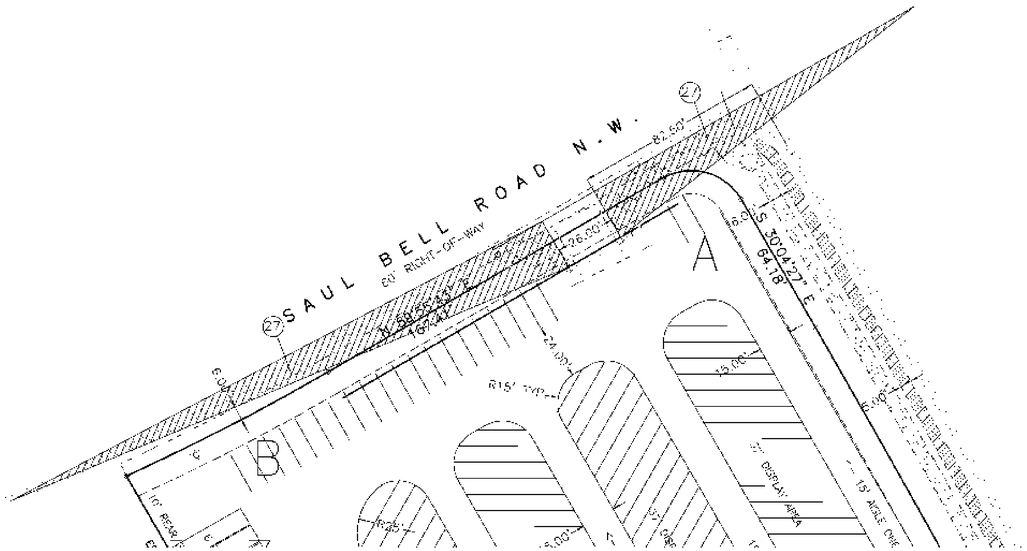
BLUEWATER DRIVEWAY W.C. RAMP DETAIL



CLEAR SIGHT TRIANGLE BLUEWATER



6.00' ADA ACCESS DETAIL



CLEAR SIGHT TRIANGLE SAUL BELL

Project No. PR-2024-010446
Application No. SI-2024-0074

04/22/2024
RIZZA AZAGHIPOUR
P.E. # 18814

SBS CONSTRUCTION AND ENGINEERING, LLC
7642 WILLIAM MOYERS AVE, NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804 5013

GRAPHIC SCALE
40
SCALE: 1"=40'

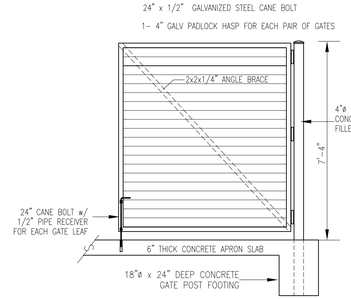
D&B U-SELL-IT
SITE PLAN FOR TCL

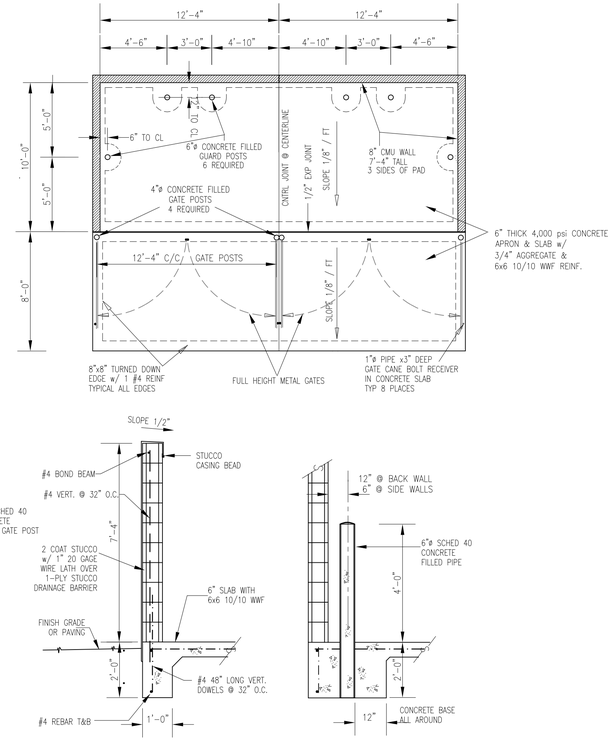
DRAWING:	DRAWN BY:	DATE:	SHEET #
202332-SP.DWG	SH-B	01-5-2024	2 OF 2

SOLID WASTE MANAGEMENT DEPARTMENT
CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: Herman Gallegos
Date: 04-11-24
Keypad access
Recycling declined

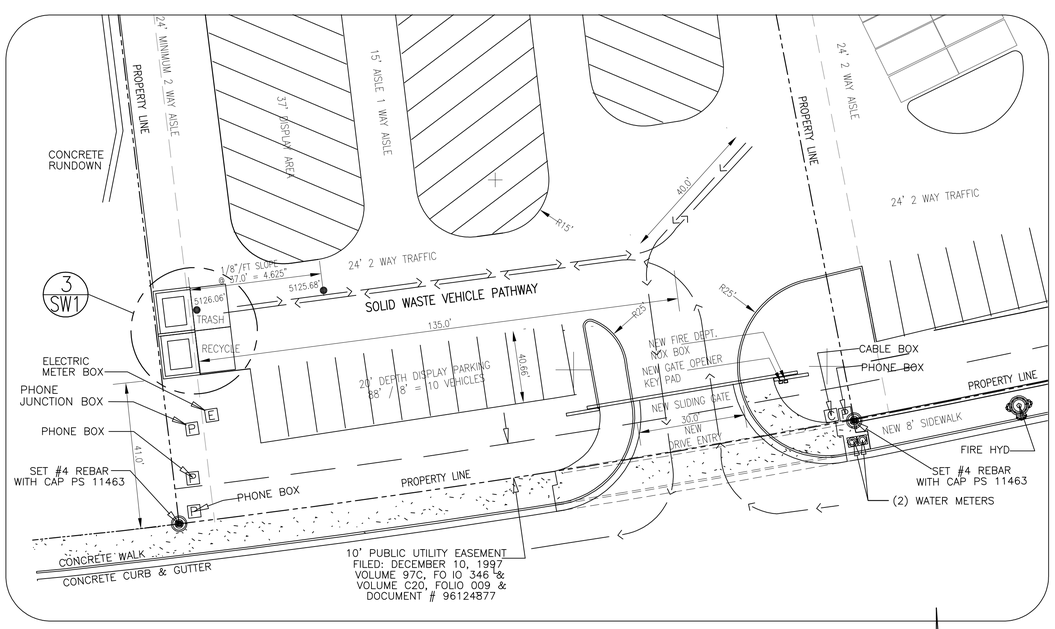
GATE HARDWARE EACH LEAF:
FULL HEIGHT METAL GATES w/ 3x3x1/4" STEEL ANGLE WELDED FRAME 24 GAGE, 5" V BEAM PROFILE 1 3/4" DEPTH GALVANIZED STEEL PANELS INSTALLED ON INSIDE FACE OF FRAME ANGLE
1 1/2 PR 5x5 WELDABLE STEEL HINGES
24" x 1/2" GALVANIZED STEEL CANE BOLT
1– 4" GALV PADLOCK HASP FOR EACH PAIR OF GATES





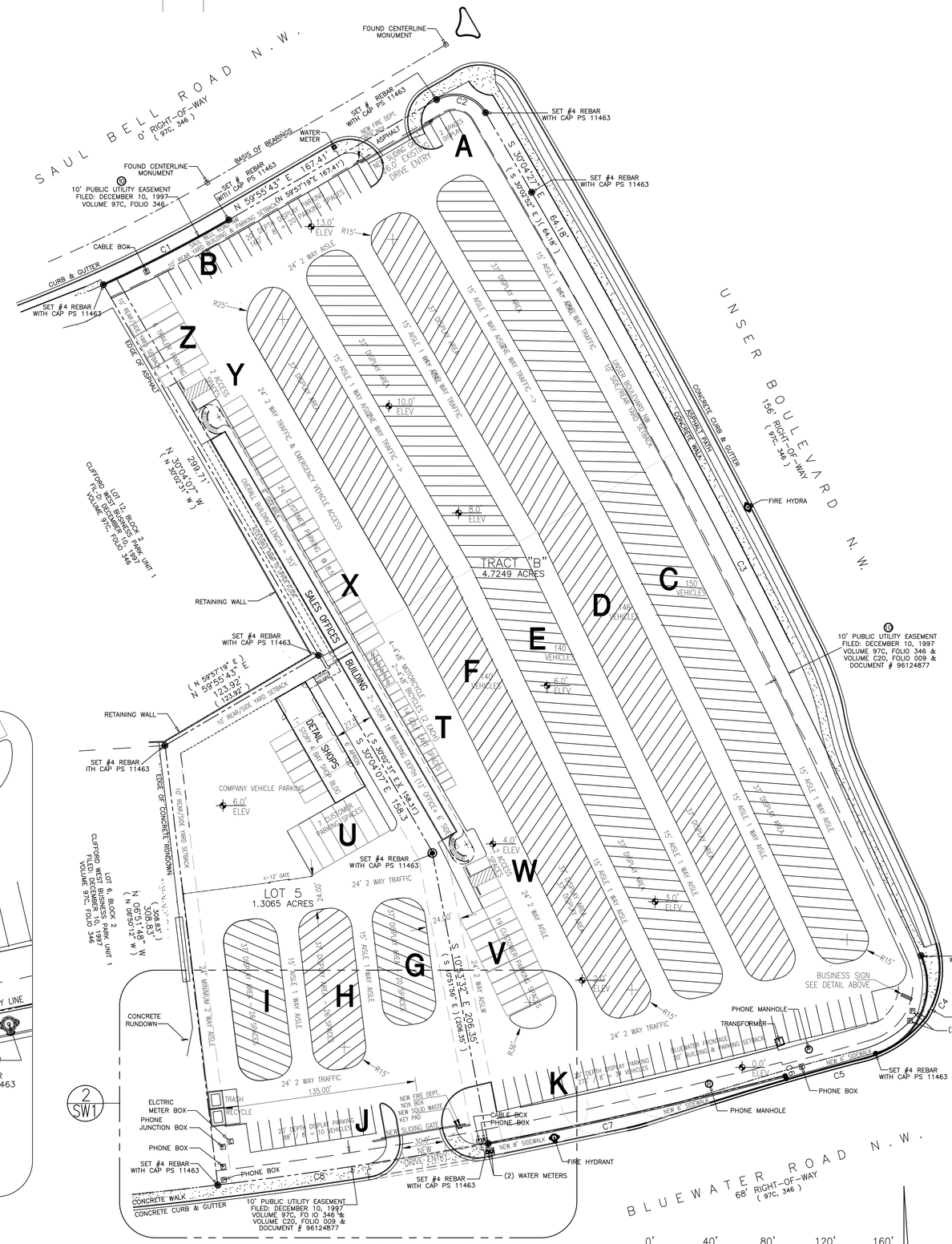
3 SW1 DUMPSTER ENCLOSURE PLAN AND DETAILS

NO SCALE



2 SW1 SITE ACCESS PLAN

SCALE: 1" = 20'–0"



1 SW1 OVERALL SITE LAYOUT PLAN

SCALE: 1" = 40'–0"

MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242-1866
ALBUQUERQUE, NEW MEXICO 87110
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FILE 2317G–SITE
23 FEB 2024

STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT
23 FEB 2024

CONSTRUCTION OF A NEEW FACILITY FOR
D&B U–SELL–IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

SITE LAYOUT PLAN
DUMPSTER ENCLOSURE
NOTES & DETAILS

SW1

Project No. PR-2024-010446
Application No. SI-2024-0074

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

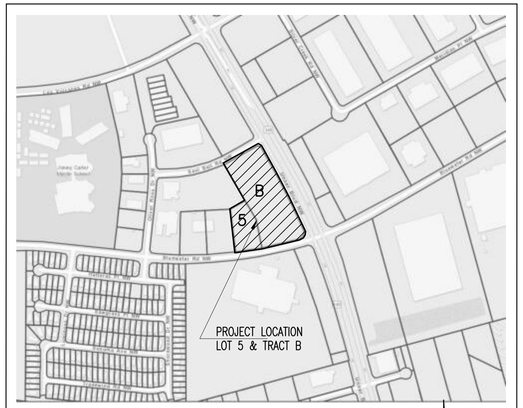
PERMIT NUMBER: FP-24-017878

APPROVED DATE: 03/27/24

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 2750 GPM 3 HYDRANTS



LOT 5 – 8531 BLUEWATER RD NW
TRACT B – 99999 (NOT YET ASSIGNED)

SITE LOCATION MAP

SCOPE OF WORK

THIS DEVELOPMENT WILL BE CONSTRUCTED AS ONE PROJECT WITH SITE IMPROVEMENTS AND BUILDINGS BEING BUILT SIMULTANEOUSLY UNDER TWO SEPARATE BUILDING PERMITS.
NEW CONSTRUCTION CONSISYTS OF TWO BUILDINGS FOR A PRE–OWNED VEHICLE SALES BUSINESS.
WORK INCLUDES SITE PREPARATION, UTILITY EXTENSIONS, FINISH GRADING, DRIVE ENTRANCES, CURB/GUTTER AND SIDEWALKS.
BUILDINGS WILL BE TYPE V–B WOOD FRAMED AND CONVENTIONAL MONOLITHIC CONCRETE SLAB ON GRADE.
SITE IMPROVEMENTS INCLUDE LANDSCAPING, FLEXIBLE PAVING, PERIMETER SECURITY FENCING AND AREA LIGHTING.
ENTRY GATES WILL BE PROVIDED WITH A SECURITY KEY PAD FOR OFF HOURS ACCESS BY STAFF AND CITY SOLID WASTE.
ENTRY GATES WILL BE ALSO BE PROVIDED WITH A KNOX BOX FOR FIRE DEPARTMENT ACCESS AT ALL TIMES.

BUILDING CODE REQUIREMENTS – I.B.C. 2021

TOTAL BUILDINGS FLOOR AREA:
OFFICE BUILDING: 7,401.6 GSF (I.E.B.C. Section 505)
SHOPS BUILDING: 2,463.6 GSF (I.E.B.C. Section 505)

OCCUPIED FLOOR AREAS: (Table 1004.1.2)
OCCUPANCY GROUP: FLOOR AREAS: ALLOWABLE OCCUPANTS:
OFFICE BUILDING:
OCCUPANT LOAD UPPER FLOOR:
B OFFICES, SUPPORT 3,387.2 GSF/FLOOR 23 PERSONS PER FLOOR @ 1/150 SF
EXIT REQUIREMENTS UPPER FLOOR:
OCCUPANT LOAD: 26 PERSONS 1 EXIT REQD; 3 EXITS PROVIDED (Table 1006.3.1)
OCCUPANT LOAD LOWER FLOOR:
B OFFICES, SUPPORT 3,387.2 SF/FLOOR 23 PERSONS PER FLOOR @ 1/150 SF
EXIT REQUIREMENTS LOWER FLOOR:
OCCUPANT LOAD: 23 PERSONS EACH OCCUPIED AREA HAS 1 GROUND FLOOR EXIT (Table 1006.3.1)
TOTAL BUILDING: 7,401.6 GSF 46 PERSONS (Table 1017.2)
EXIT TRAVEL DISTANCE: 200' ALLOWED 170' MAX ACTUAL ON UPPER FLOOR
CURVED STAIRWAY: (Section 1011.9)
GROUND TO UPPER FLOOR DISTANCE 10'–5", 18 RISERS @ 6.9 INCHES
EXIT WIDTH 44", EXIT CAPACITY 44"/0.3 = 147 PERSONS, EXIT LOAD 26 PERSONS
SEE ALSO CONFIGURATION DRAWINGS SHEET A4
ROOF ACCESS LADDER: (UMC 2021 Section 304.3)
GROUND TO ROOF DISTANCE 21'–7", UPPER FLOOR TO ROOF 10'–10"
SEE ALSO SHEET A3 FOR LOCATION AND CONFIGURATION
SHOPS BUILDING:
S–1 VEHICLE REPAIR 2,463.6 GSF 25 1/100 SF
TOTAL OCCUPANTS: 25
EXIT REQUIREMENTS:
TOTAL OCCUPANTS: 25 PERSONS 1 EXIT REQD FOR EACH BAY; (Table 1006.3.1)
EXIT TRAVEL DISTANCE: 200' ALLOWED 32' MAX ACTUAL WORST CASE (Table 1017.2)
ROOF ACCESS LADDER: (UMC 2021 Section 304.3)
GROUND TO ROOF DISTANCE 18'–4"
SEE ALSO SHEET A3 FOR LOCATION AND CONFIGURATION

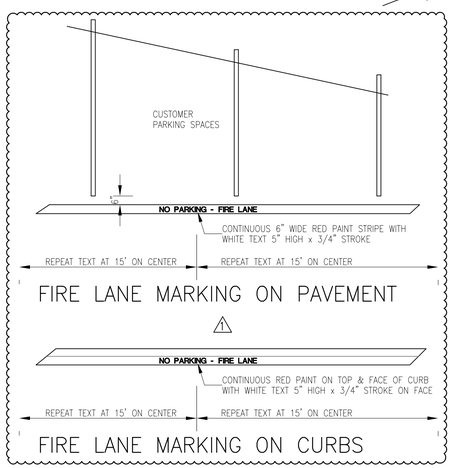
OCCUPANCY SEPARATIONS: NONE REQUIRED NON–SEPARATED OCCUPANCY (Section 508.3)
1 HR DEMISING PARTITION BETWEEN TENANTS (Table 707.3.10)

BUILDING TYPES AND AREAS:
CONSTRUCTION TYPE V–B: NON–PROTECTED WOOD FRAMING (Section 602.5)
B OFFICE BUILDING
ALLOWABLE BUILDING AREA: AREA –9,000 SF; HEIGHT – 40'; STORIES – 2 (Tables 504.3, 504.4, 506.2)
ACTUAL BUILDING AREA: AREA –7,401.6 SF; HEIGHT – 27'; STORIES – 2
S–1 SHOPS BUILDING
ALLOWABLE BUILDING AREA: AREA –9,000 SF; HEIGHT – 40'; STORIES – 1 (Tables 504.3, 504.4, 506.2)
ACTUAL BUILDING AREA: AREA –2,463.6 SF; HEIGHT – 21'; STORIES – 1
SEISMIC DESIGN CATEGORY: C (Section 1613.5.6)
OCCUPANCY CATEGORY: II (Table 1604.5)

FIRE PROTECTION:
BUILDING ELEMENTS –
FIRE RESISTANCE RATINGS: TYPE VB – NONE REQUIRED (Table 601)
EXTERIOR WALL RATINGS: SEPARATION DISTANCE > 5' = 0 HOURS (Table 602)
PORTABLE EXTINGUISHERS – REQUIRED 1–2A10BC @ 1/3000 SF and 75' MAX. TRAVEL Section 906.1)
B OFFICE BUILDING PROVIDED 4 EXTINGUISHERS PER FLOOR
S–1 SHOPS BUILDING PROVIDED 4 EXTINGUISHERS @ 1 PER BAY
FIRE SPRINKLER SYSTEM: NOT REQUIRED Section 903.2)
PREMISES ID – (ABQ Fire Ordinance 505.3)
TRACT B OFFICE BLDG – " BLDG 1 " 2 SIGNS REQUIRED NORTH & SOUTH
LOT 5 SHOPS BLDG – " BLDG 2 "
10" HIGH CHARACTERS WITH 2" STROKE ON CONTRASTING BACKGROUND
FIRE LANES –
MINIMUM TURNING RADIUS 28' REQUIRED – 28' PROVIDED Section 903.2)
26' WIDTH, PAINTED LANE MARKERS ON BOTH SIDES (ABQ Fire Ordinance 503.3.1).
APPARATUS ROADWAY PAVING DESIGN BASED ON 12,272 psi LOADING CAPACITY Section 503.2.3.1).

BUILDING CODES –

2022 CITY OF ALBUQUERQUE ADMINISTRATIVE CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE (2021 IBC)
2021 NEW MEXICO MECHANICAL CODE (2021 UMC)
2021 NEW MEXICO PLUMBING CODE (2021 UPC)
2020 NEW MEXICO ELECTRICAL CODE (NFPA 70 2020)
2012 NEW MEXICO ELECTRICAL SAFETY CODE
2018 NEW MEXICO ENERGY CONSERVATION CODE (2018 IECC)
2021 CITY OF ALBUQUERQUE FIRE CODE
2021 INTERNATIONAL FIRE CODE
2015 NFPA LIFE SAFETY CODE

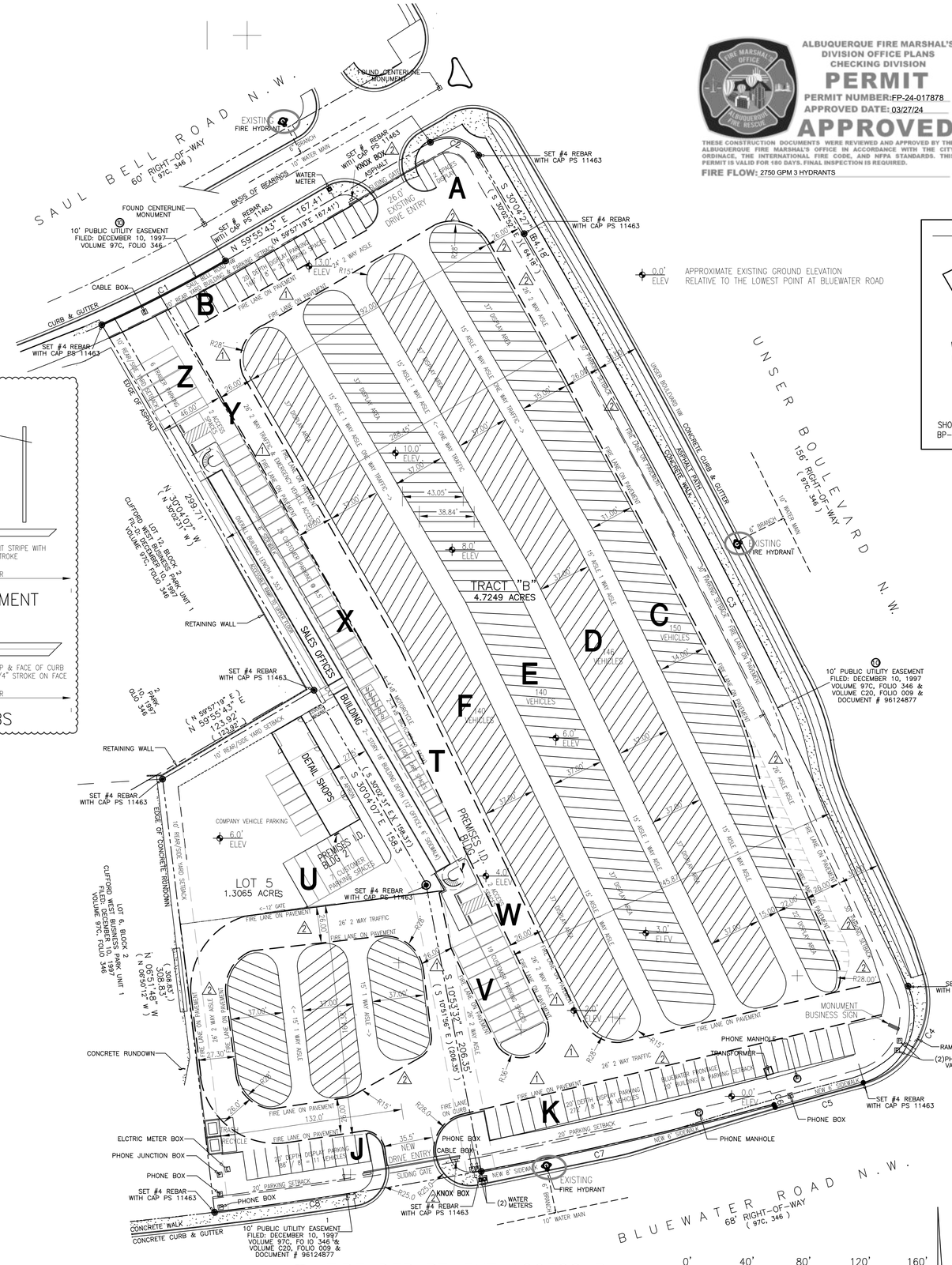


DISPLAY PARKING COUNT

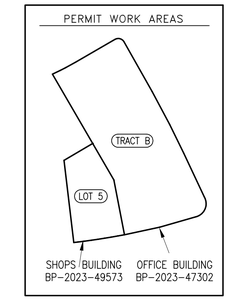
EAST AREA		KEYED AREAS
CENTER DISPLAY AREA	576 VEHICLES	C, D, E, F
NORTH EDGE DISPLAY AREA	22 VEHICLES	A, B
SOUTH EDGE DISPLAY AREA	34 VEHICLES	K
WEST AREA		
CENTER DISPLAY AREA	72 VEHICLES	G, H, I
SOUTH WEST EDGE	11 VEHICLES	J
TOTAL DISPLAY VEHICLES	**715 VEHICLES**	
DISPLAY SPACES REQUESTED	650 VEHICLES	

CUSTOMER PARKING COUNT

BUILDINGS	I.D.O. REQUIRED	PROVIDED	KEYED ARES
OFFICE BUILDING	26 VEHICLES	47 VEHICLES	Z, X, V
SHOP BUILDING	1 VEHICLES	7 VEHICLES	U
ACCESSIBLE SPACES	1 STANDARD 1 VAN	2 STANDARD 2 VANS	Y, W
TOTAL CUSTOMER SPACES	**31 VEHICLES**	**58 VEHICLES**	
OTHER VEHICLES			
MOTORCYCLES	2 SPACES	4 SPACES	T
BICYCLES	3 SPACES	4 SPACES	
GOLF CARTS	–0–	14 SPACES	



1 / F1 FIRE DEPARTMENT ACCESS PLAN



MASTERWORKS ARCHITECTS, INC
1809 ILLINOIS ST NE 242–1866
ALBUQUERQUE, NEW MEXICO 87110

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FILE 2317F–F1
15 NOV 2023

STATE OF NEW MEXICO JAMES BENJAMIN CLARK III 1047 REGISTERED ARCHITECT
20 MAR 26

PERMIT REVIEW COMMENTS:
CYCLE 1 – 14 MARCH 2024
CYCLE 2 – 26 MARCH 2024

Project No. PR-2024-010446
Application No. SI-2024-0074

STATE OF NEW MEXICO JAMES BENJAMIN CLARK III 1047 REGISTERED ARCHITECT
26

CONSTRUCTION OF A NEW FACILITY FOR
D&B U–SELL–IT
8531 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

VEHICLE ACCESS PLAN
CODE ANALYSIS
NOTES & DETAILS

F1

Location

Tract 5/Block 2 and Tract B, Cliffor West Business, Unit 1 is located at the northwest corner of Unser Blvd. NW and Bluewater Rd. NW. See attached portion of Vicinity Map K-10-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed development.

Existing Drainage Conditions

This falls within the Master Drainage Plan K09/D023 prepared by Mark Goodwin and Associates. The site drains from north to south and west to Bluewater. There are two existing inlets on Blue Water Rd. close to the Unser Blvd. The site does not fall within a designated floodplain.

Proposed Conditions and On-Site Drainage Management Plan

Based on the Master Drainage Plan K09/D023 prepared by Mark Goodwin and Associates the total allowable discharge for Tract 5 is 1.01 cfs and Tract B is 2.91 cfs . Therefore, the runoff is being detained on site and discharge at the allowable rates.

Tract B drains to a ponding area to the south and discharges to back of sidewalk culvert at a flow rate of 2.61 cfs (witch is less than the allowable discharge rate of 2.91 cfs) through a 0.88'x0.50' opening in the wall to Blue Water Rd. The runoff backs up into the parking lot during the detention period. Part of the pond is retention to meet the first flush volume ponding requirement.

Tract 5 drains to a ponding area to the south as well and discharges towards the entrance and out to Blue Water Rd. at a flow rate of 0.88 cfs (witch is less than the allowable discharge rate of 1.01 cfs) through a 0.67'x0.33' opening. The runoff backs up into the parking lot during the detention period. Part of the pond is retention to meet the first flush volume ponding requirement. See Sheet 2 for ponding and runoff calculation using AHYMO. All the runoff which discharges onto Blue Water Rd. from this project will drain west to two existing inlets.

First flush ponding volume provided for Tract 5 is 1,825.20 cf which more that required volume of 1,792.36 cf.
First flush ponding volume provided for Tract B is 6,531.07 cf which more that required volume of 6,483.25 cf.

FIRST FLUSH VOLUME CALCULATION

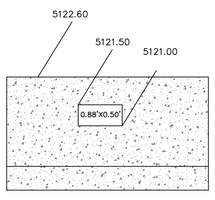
Tract 5 First Volume requirement = (0.42/12*185,235.70) = 6,486.25 CF

Tract B First Volume requirement = (0.42/12*51,221.03) = 1,792.74 CF

VOLUME CALCULATIONS FOR STORM WATER QUALITY PONDS

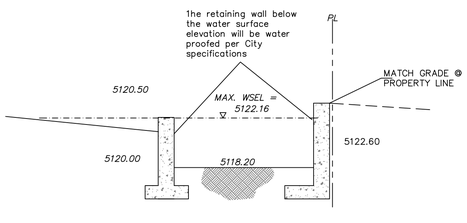
TRACT 5
BOTTOM AREA = 1,352.00 SF
TOP AREA = 1,352.00 SF
DEPTH = 1.35'
POND VOLUME=1,352.00 X 1.35
POND VOLUME=1,825.20 CF

TRACT B
BOTTOM AREA = 2,721.28 SF
TOP AREA = 2,721.28 SF
DEPTH = 2.40'
POND VOLUME=2,721.28 X 2.40
POND VOLUME=6,531.07 CF

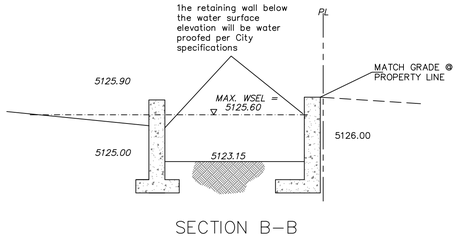


TYPICAL WALL OPENING

More details will be provided at the time of wall permitting



SECTION A–A

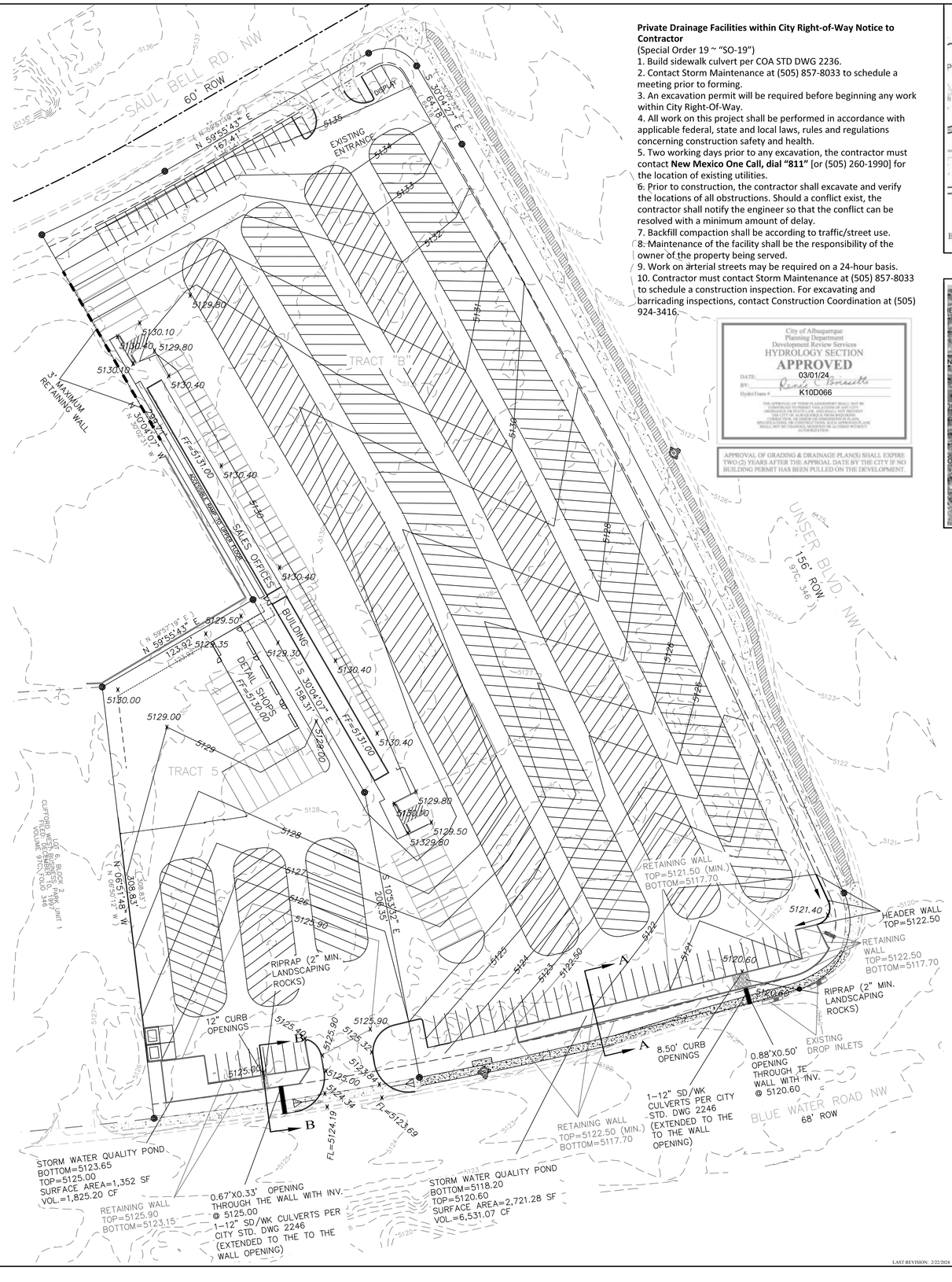


SECTION B–B

GRAPHIC SCALE

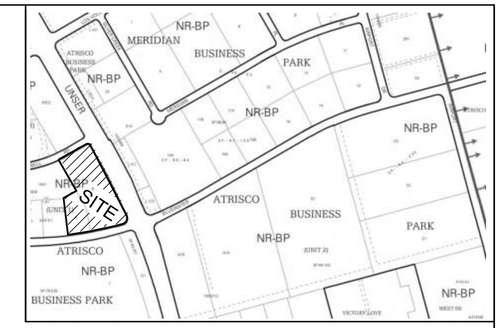
40 20 0 40

SCALE: 1"=40'



Private Drainage Facilities within City Right-of-Way Notice to Contractor
(Special Order 19 ~ "SO-19")
1. Build sidewalk culvert per COA STD DWG 2236.
2. Contact Storm Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
3. An excavation permit will be required before beginning any work within City Right-Of-Way.
4. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
5. Two working days prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for the location of existing utilities.
6. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
7. Backfill compaction shall be according to traffic/street use.
8. Maintenance of the facility shall be the responsibility of the owner of the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
10. Contractor must contact Storm Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/01/24
BY: René C. Brasuelle
HydroTrans #: K10D066
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE INTERPRETED TO ALTER, WAIVE OR VARY ANY ORDINANCE OR STATE LAW OR REGULATION THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSION IN PLANS, SPECIFICATIONS, OR CONSTRUCTION, SUCH APPROVED PLANS SHALL NOT BE CONSTRUED TO GIVE ANY ALLEGED INTEREST AUTHORIZATION.
APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



VICINITY MAP: K–10–Z

FIRM MAP: 35001C0328J

LEGAL DESCRIPTION:
TRACTS 5/BLK 2 AND TRACT B
CLIFFORD WEST BUSINESS PARK, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGEND

—5030—	EXISTING CONTOUR (MAJOR)
—5029—	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
5242.70	PROPOSED SPOT ELEVATION
5029.16	EXISTING GRADE
FL=5075.65	EXISTING FLOWLINE ELEVATION
	PROPOSED RETAINING WALL
BC=41.30	BOTTOM OF CHANEL
TF=42.00	TOP OF FOOTING
TRW=45.12	TOP OF RETAINING WALL
HP	HIGH POINT
42.40	AS–BUILT GRADES
69.77 / 42.40	AS–BUILT SPOT ELEVATIONS

Project No. PR-2024-010446
Application No. SI-2024-00174

REZA AFAGHPOUR P.E. #11814 2/22/2024

REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505) 804-5013
EMAIL: AECLLC@AOL.COM

RUNOFF AND PONDING CALCULATIONS TRACTS 5/BLK 2 AND TRACT B CLIFFORD WEST BUSINESS PARK, UNIT 1

DRAWING:	DRAWN BY:	DATE:	SHEET #
BLUEWATER.DWG	SH-B	2/22/2024	1 OF 2

LAST REVISION: 2/22/2024

```
*
* ZONE 1
*
*****************************************************************************
* 100-YEAR,6-HR STORM ON-SITE BASIN (UNDER PROPOSED CONDITIONS)    *
*****************************************************************************
START               TIME=0.0
RAINFALL            TYPE=1 RAIN QUARTER=0.0 IN
                    RAIN ONE=1.69 IN RAIN SIX=2.17 IN
                    RAIN DAY=2.49 IN DT=0.03333 HR

* TRACT 5
COMPUTE NM HYD      ID=10 HYD NO=101.0 AREA=0.002041 SQ MI
                    PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1

* TRACT B
COMPUTE NM HYD      ID=20 HYD NO=102.0 AREA=0.007383 SQ MI
                    PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1
*****************************************************************************
*                   PONDING CONDITION-TRACT 5                               *
*****************************************************************************
ROUTE RESERVOIR     ID=100 HYD NO=510.0 INFLOW ID=10 CODE=24
                    OUTFLOW(CFS)        STORAGE(AC-FT)  ELEVATION(FT)
                        0.00                0.00000       5123.65
                        0.01                0.02095       5124.33
                        0.01                0.04190       5125.00
                        0.39                0.04656       5125.10
                        0.62                0.05431       5125.20
                        0.86                0.06903       5125.33
                        0.89                0.13962       5125.70
                        0.95                0.16599       5125.80
                        1.01                0.19545       5125.90
*****************************************************************************
*                   PONDING CONDITION-TRACT B                               *
*****************************************************************************
ROUTE RESERVOIR     ID=200 HYD NO=520.0 INFLOW ID=20 CODE=24
                    OUTFLOW(CFS)        STORAGE(AC-FT)  ELEVATION(FT)
                        0.00                0.00000       5118.20
                        0.01                0.07497       5119.40
                        0.01                0.14993       5120.60
                        0.81                0.16646       5120.80
                        1.29                0.19104       5121.00
                        1.50                0.20635       5121.10
                        1.89                0.26439       5121.40
                        2.12                0.31315       5121.60
                        2.32                0.36997       5121.80
                        2.51                0.43485       5122.00
                        2.68                0.50779       5122.20
                        2.84                0.58879       5122.40
                        2.92                0.63231       5122.50
*****************************************************************************
FINISH
```

```
AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -                    - VERSION:  1997.02d      RUN DATE (MON/DAY/YR) =02/22/2024
INPUT FILE = BLUEB.TXT                                                                USER NO.= AHYMO-I-9702c01000R31-AH

                                FROM  TO                  PEAK       RUNOFF                 TIME TO    CFS      PAGE =   1
                   HYDROGRAPH   ID    ID        AREA    DISCHARGE    VOLUME     RUNOFF       PEAK     PER
COMMAND          IDENTIFICATION NO.   NO.     (SQ MI)    (CFS)      (AC-FT)   (INCHES)    (HOURS)   ACRE      NOTATION
START                                                                                                      TIME=       .00
RAINFALL  TYPE= 1                                                                                          RAING=     2.170
COMPUTE NM HYD       101.00     -    10       .00204      4.96       .196     1.79966      1.500    3.798 PER IMP=   90.00
COMPUTE NM HYD       102.00     -    20       .00738     17.91       .789     1.79966      1.500    3.789 PER IMP=   90.00
ROUTE RESERVOIR      510.00    10    **       .00204       .88       .165     1.51674      2.100     .675 AC-FT=      .121
ROUTE RESERVOIR      520.00    20    **       .00738      2.61       .569     1.44606      2.133     .552 AC-FT=      .477
FINISH
```

VOLUME/DISCHARGE CALCULATIONS

DETENTION/RETENTION POND-TRACT 5

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D − 0.5 * C * D^2

C = (At - Ab) / Dt

Ab − 1,352.00 From Elev. 5123.65 to 5125.00 (Retention Vol.)
At − 13,511.91
Dt − 0.90
C − 13511.01

ACTUAL ELEV.	DISCHARGE DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5123.65	0.00	0.00000	0.00
5124.33	0.00	0.02095	0.00
5125.00	0.00	0.04190	0.00
5125.10	0.10	0.04656	0.39
5125.20	0.20	0.05431	0.62
5125.33	0.33	0.06903	0.86
5125.70	0.70	0.13962	0.89
5125.80	0.80	0.16599	0.95
5125.90	0.90	0.19545	1.01

Orifice Equation Used from top of opening @ 5125.33 to top of wall @ 5125.90

Q = $CA\,(2gh)^{1/2}$
Opening in the wall 0.67' x 0.33' width x height
C = 0.6
h = 0.90 ft
g 32.2
A = 0.2211 sf
Q = 1.01 cfs

Weir Equation Used from bottom of opening @ 5125.00 to top of opening 5125.33

Q = $CLH^{3/2}$
Opening in the wall 0.67' x 0.33' width x height
C = 2.70
L = 0.67
H = 0.33
Q = 0.86 cfs

VOLUME/DISCHARGE CALCULATIONS

DETENTION/RETENTION POND-TRACT B

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = Ab * D − 0.5 * C * D^2

C = (At - Ab) / Dt

Ab = 2,721.28 From Elev. 5118.20 to 5120.60 (Retention Vol.)
At = 19,397.21
Dt = 1.90
C = 8776.81

ACTUAL ELEV.	DISCHARGE DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5118.20	0.00	0.00000	0.00
5119.40	0.00	0.07497	0.00
5120.60	0.00	0.14993	0.00
5120.80	0.20	0.16646	0.81
5121.00	0.40	0.19104	1.29
5121.10	0.50	0.20635	1.50
5121.40	0.80	0.26439	1.89
5121.60	1.00	0.31315	2.12
5121.80	1.20	0.36997	2.32
5122.00	1.40	0.43485	2.51
5122.20	1.60	0.50779	2.68
5122.40	1.80	0.58879	2.84
5122.50	1.90	0.63231	2.92

Orifice Equation Used from top of opening @ 5121.10 to top of wall @ 5122.50

Q = $CA\,(2gh)^{0.50}$
Opening in the wall 0.68' x 0.60' width x height
C = 0.6
h = 1.90 ft
g 32.2
A = 0.4400 sf
Q = 2.92 cfs

Weir Equation Used from bottom of opening @ 5120.60 to top of opening 5121.10

Q = $CLH^{3/2}$
Opening in the wall 0.68' x 0.50' width x height
C = 2.70
L = 0.68
H = 0.50
Q = 1.50 cfs

```
    AHYMO PROGRAM (AHYMO_97) -                    - Version:  1997.02d
         RUN DATE (MON/DAY/YR) = 02/22/2024
         START TIME (HR:MIN:SEC) = 22:26:50      USER NO.= AHYMO-I-9702c01000R31-AH
         INPUT FILE = BLUEB.TXT

 *
 * ZONE 1
 *
 *****************************************************************************
 * 100-YEAR,6-HR STORM ON-SITE BASIN (UNDER PROPOSED CONDITIONS)    *
 *****************************************************************************
 START               TIME=0.0
 RAINFALL            TYPE=1 RAIN QUARTER=0.0 IN
                     RAIN ONE=1.69 IN RAIN SIX=2.17 IN
                     RAIN DAY=2.49 IN DT=0.03333 HR

            COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
            DT =   .033330 HOURS       END TIME =     5.999400 HOURS
                .0000  .0037  .0075  .0114  .0153  .0193  .0234
                .0276  .0319  .0363  .0408  .0455  .0502  .0551
                .0601  .0652  .0705  .0759  .0815  .0873  .0933
                .0995  .1060  .1126  .1196  .1268  .1344  .1423
                .1505  .1593  .1685  .1731  .1781  .1835  .1949
                .2206  .2600  .3167  .3941  .4958  .6254  .7868
                .9839 1.1668 1.2432 1.3076 1.3650 1.4172 1.4652
               1.5098 1.5515 1.5905 1.6273 1.6620 1.6947 1.7258
               1.7551 1.7830 1.8094 1.8345 1.8583 1.8646 1.8705
               1.8761 1.8815 1.8867 1.8918 1.8967 1.9014 1.9060
               1.9105 1.9149 1.9191 1.9233 1.9273 1.9313 1.9352
               1.9390 1.9427 1.9464 1.9500 1.9535 1.9569 1.9603
               1.9637 1.9670 1.9702 1.9734 1.9766 1.9797 1.9827
               1.9857 1.9887 1.9916 1.9945 1.9974 2.0002 2.0030
               2.0058 2.0085 2.0112 2.0139 2.0165 2.0191 2.0217
               2.0242 2.0268 2.0293 2.0317 2.0342 2.0366 2.0390
               2.0414 2.0438 2.0461 2.0485 2.0508 2.0530 2.0553
               2.0575 2.0598 2.0620 2.0642 2.0664 2.0685 2.0707
               2.0728 2.0749 2.0770 2.0791 2.0811 2.0832 2.0852
               2.0872 2.0892 2.0912 2.0932 2.0952 2.0971 2.0991
               2.1010 2.1029 2.1048 2.1067 2.1086 2.1105 2.1123
               2.1142 2.1160 2.1178 2.1197 2.1215 2.1233 2.1251
               2.1268 2.1286 2.1304 2.1321 2.1338 2.1356 2.1373
               2.1390 2.1407 2.1424 2.1441 2.1458 2.1474 2.1491
               2.1507 2.1524 2.1540 2.1556 2.1573 2.1589 2.1605
               2.1621 2.1637 2.1653 2.1668 2.1684 2.1700

 * TRACT 5
 COMPUTE NM HYD      ID=10 HYD NO=101.0 AREA=0.002041 SQ MI
                     PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
                     TP=0.1333 HR MASS RAINFALL=-1

K =  .072649HR    TP = .133300HR    K/TP RATIO =   .545000     SHAPE CONSTANT, N =  7.106420
UNIT PEAK =   7.2522    CFS   UNIT VOLUME =    .9978       B =   526.28      P60 = 1.6900
AREA =      .001837 SQ MI    IA =    .10000 INCHES    INF =    .04000 INCHES PER HOUR
```

```
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033330

K = .118998HR    TP = .133300HR    K/TP RATIO =   .892706     SHAPE CONSTANT, N =  3.972111
UNIT PEAK =   .54096    CFS   UNIT VOLUME =    .9749       B =   353.31      P60 = 1.6900
AREA =      .000204 SQ MI    IA =    .42500 INCHES    INF =   1.04000 INCHES PER HOUR
      RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033330

  * TRACT B
  COMPUTE NM HYD      ID=20 HYD NO=102.0 AREA=0.007383 SQ MI
                      PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
                      TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR    TP = .133300HR    K/TP RATIO =   .545000     SHAPE CONSTANT, N =  7.106420
UNIT PEAK =   26.234    CFS   UNIT VOLUME =    .9989       B =   526.28      P60 = 1.6900
AREA =      .006645 SQ MI    IA =    .10000 INCHES    INF =    .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033330

K = .118998HR    TP = .133300HR    K/TP RATIO =   .892706     SHAPE CONSTANT, N =  3.972111
UNIT PEAK =   1.9568    CFS   UNIT VOLUME =    .9935       B =   353.31      P60 = 1.6900
AREA =      .000738 SQ MI    IA =    .42500 INCHES    INF =   1.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033330

  *****************************************************************************
  *                   PONDING CONDITION-TRACT 5                               *
  *****************************************************************************
  ROUTE RESERVOIR     ID=100 HYD NO=510.0 INFLOW ID=10 CODE=24
                      OUTFLOW(CFS)        STORAGE(AC-FT)  ELEVATION(FT)
                          0.00                0.00000       5123.65
                          0.01                0.02095       5124.33
                          0.01                0.04190       5125.00
                          0.39                0.04656       5125.10
                          0.62                0.05431       5125.20
                          0.86                0.06903       5125.33
                          0.89                0.13962       5125.70
                          0.95                0.16599       5125.80
                          1.01                0.19545       5125.90

    * * * * * * * * * * * * * * * * * *

      TIME      INFLOW     ELEV      VOLUME    OUTFLOW
      (HRS)     (CFS)     (FEET)    (AC-FT)    (CFS)

       .00       .00    5123.65      .000       .00
       .80       .04    5123.65      .000       .00
      1.60      3.41    5125.42      .086       .87
      2.40       .22    5125.54      .109       .88
      3.20       .06    5125.25      .060       .72
      4.00       .05    5125.01      .043       .06
      4.80       .05    5125.01      .042       .05
      5.60       .05    5125.01      .042       .05
      6.40       .00    5125.00      .042       .02
      7.20       .00    5125.00      .042       .01
      8.00       .00    5125.00      .042       .01
```

```
      8.80       .00    5125.00      .042       .01
      9.60       .00    5125.00      .042       .01
     10.40       .00    5125.00      .042       .01
     11.20       .00    5125.00      .042       .01
     12.00       .00    5125.00      .042       .01
     12.80       .00    5125.00      .042       .01
     13.60       .00    5125.00      .042       .01
     14.40       .00    5125.00      .042       .01
     15.20       .00    5125.00      .042       .01
     16.00       .00    5125.00      .042       .01
     16.80       .00    5125.00      .042       .01
     17.60       .00    5125.00      .042       .01
     18.40       .00    5125.00      .042       .01
     19.20       .00    5125.00      .042       .01
  PEAK DISCHARGE =        .882 CFS - PEAK OCCURS AT HOUR    2.10
  MAXIMUM WATER SURFACE ELEVATION =      5125.602
  MAXIMUM STORAGE =        .1208 AC-FT      INCREMENTAL TIME=     .033330HRS

  *****************************************************************************
  *                   PONDING CONDITION-TRACT B                               *
  *****************************************************************************
  ROUTE RESERVOIR     ID=200 HYD NO=520.0 INFLOW ID=20 CODE=24
                      OUTFLOW(CFS)        STORAGE(AC-FT)  ELEVATION(FT)
                          0.00                0.00000       5118.20
                          0.01                0.07497       5119.40
                          0.01                0.14993       5120.60
                          0.81                0.16646       5120.80
                          1.29                0.19104       5121.00
                          1.50                0.20635       5121.10
                          1.89                0.26439       5121.40
                          2.12                0.31315       5121.60
                          2.32                0.36997       5121.80
                          2.51                0.43485       5122.00
                          2.68                0.50779       5122.20
                          2.84                0.58879       5122.40
                          2.92                0.63231       5122.50

    * * * * * * * * * * * * * * * * * *

      TIME      INFLOW     ELEV      VOLUME    OUTFLOW
      (HRS)     (CFS)     (FEET)    (AC-FT)    (CFS)

       .00       .00    5118.20      .000       .00
       .80       .15    5118.21      .000       .00
      1.60     12.31    5121.63      .322      2.15
      2.40       .82    5122.04      .450      2.54
      3.20       .23    5121.63      .321      2.15
      4.00       .18    5121.13      .211      1.53
      4.80       .17    5120.70      .158       .40
      5.60       .19    5120.65      .154       .19
      6.40       .02    5120.62      .151       .09
      7.20       .00    5120.60      .150       .01
      8.00       .00    5120.60      .150       .01
      8.80       .00    5120.60      .150       .01
      9.60       .00    5120.60      .150       .01
```

```
     10.40       .00    5120.60      .150       .01
     11.20       .00    5120.60      .150       .01
     12.00       .00    5120.60      .150       .01
     12.80       .00    5120.60      .150       .01
     13.60       .00    5120.60      .150       .01
     14.40       .00    5120.60      .150       .01
     15.20       .00    5120.60      .150       .01
     16.00       .00    5120.60      .150       .01
     16.80       .00    5120.60      .150       .01
     17.60       .00    5120.60      .150       .01
     18.40       .00    5120.60      .150       .01
     19.20       .00    5120.60      .150       .01
  PEAK DISCHARGE =        2.608 CFS - PEAK OCCURS AT HOUR    2.13
  MAXIMUM WATER SURFACE ELEVATION =      5122.116
  MAXIMUM STORAGE =        .4770 AC-FT      INCREMENTAL TIME=     .033330HRS

  *****************************************************************************
  FINISH

     NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 22:26:50
```

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/01/24
BY: Reza Afaghpour
HydroTrans #: K10D066

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO ALTER OR WAIVE ANY PROVISION OF ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT WHEN DISCOVERED, OR CONSTRUCTION, SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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

REZA AFAGHPOUR
NEW MEXICO
11814
2/22/2024
REGISTERED PROFESSIONAL ENGINEER

REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505) 804-5013
EMAIL: AECLLC@AOL.COM

Project No. PR-2024-010446
Application No. SI-2024-00174

RUNOFF AND PONDING CALCULATIONS TRACTS 5/BLK 2 AND TRACT B CLIFFORD WEST BUSINESS PARK, UNIT 1

DRAWING:	DRAWN BY:	DATE:	SHEET #
BLUEWATER.DWG	SH-B	2/22/2024	2 OF 2

LAST REVISION: 2/22/2024

PR-2024-010446_SI-2024-00774_Site-Plan_Approved_5-14-25_SignatureSheet

Final Audit Report 2025-05-22

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