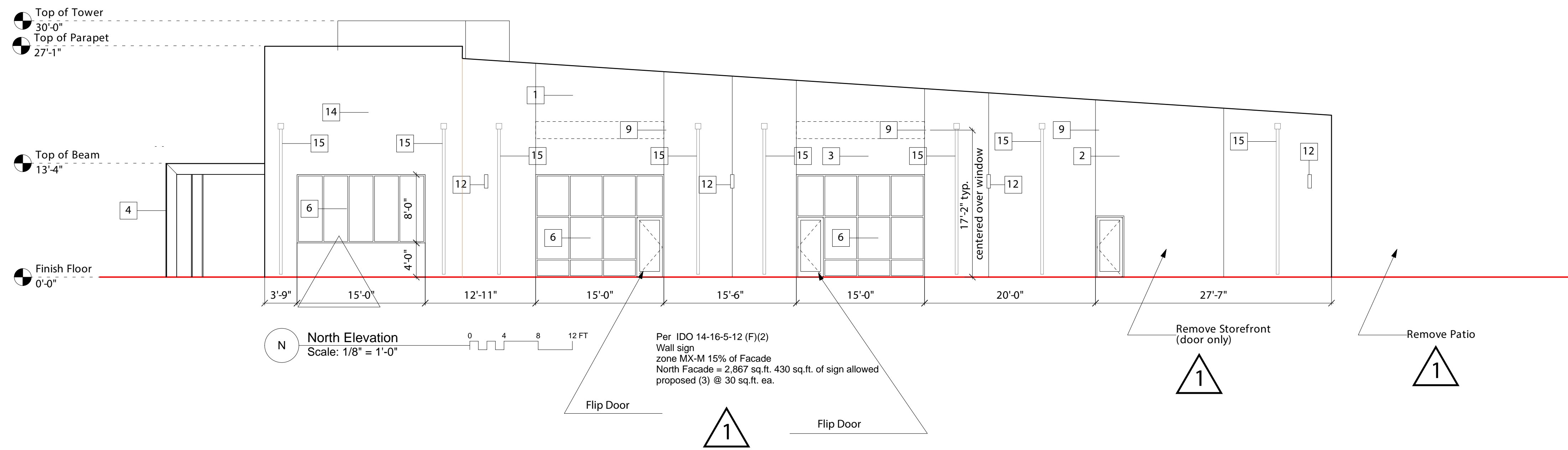


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

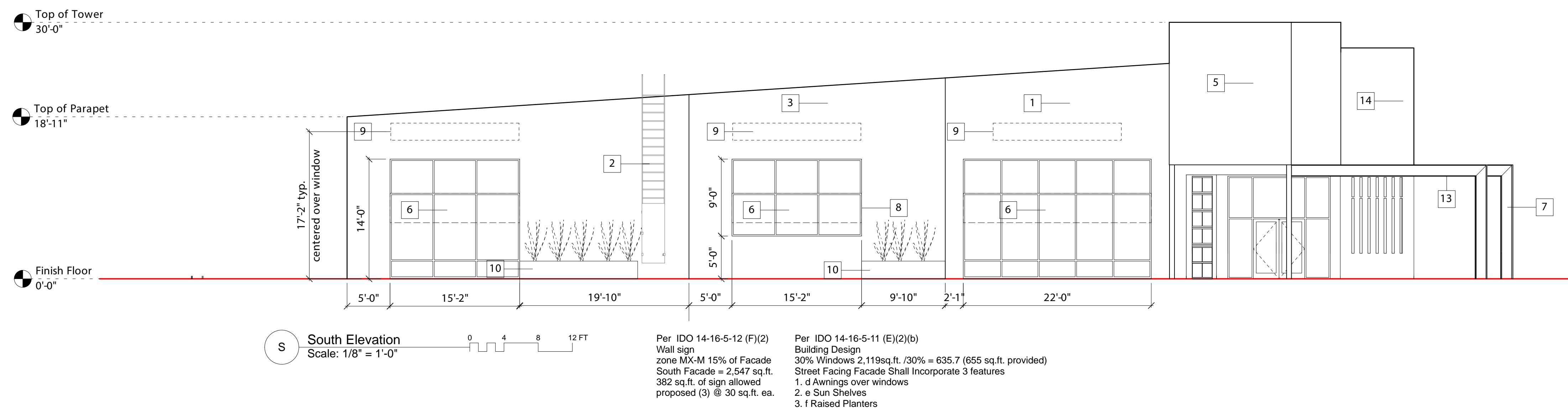
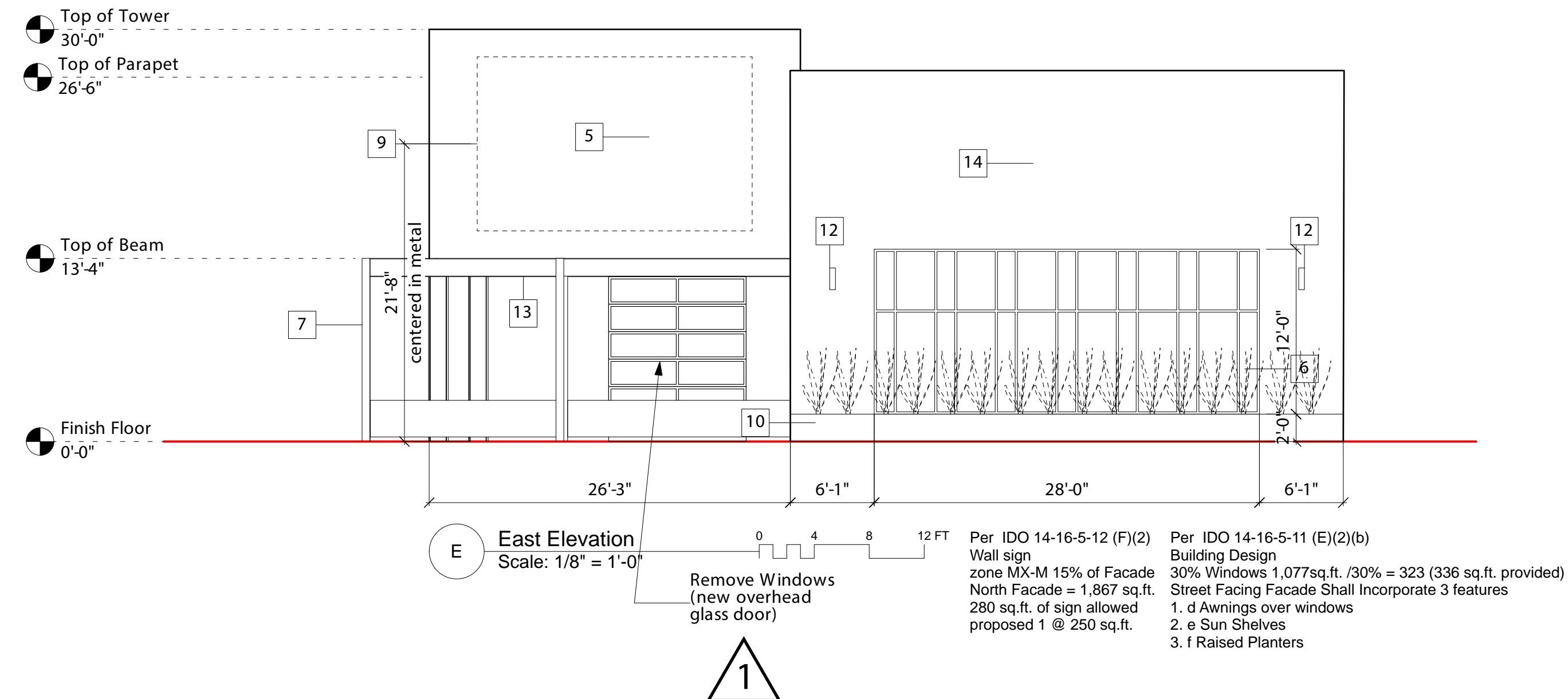
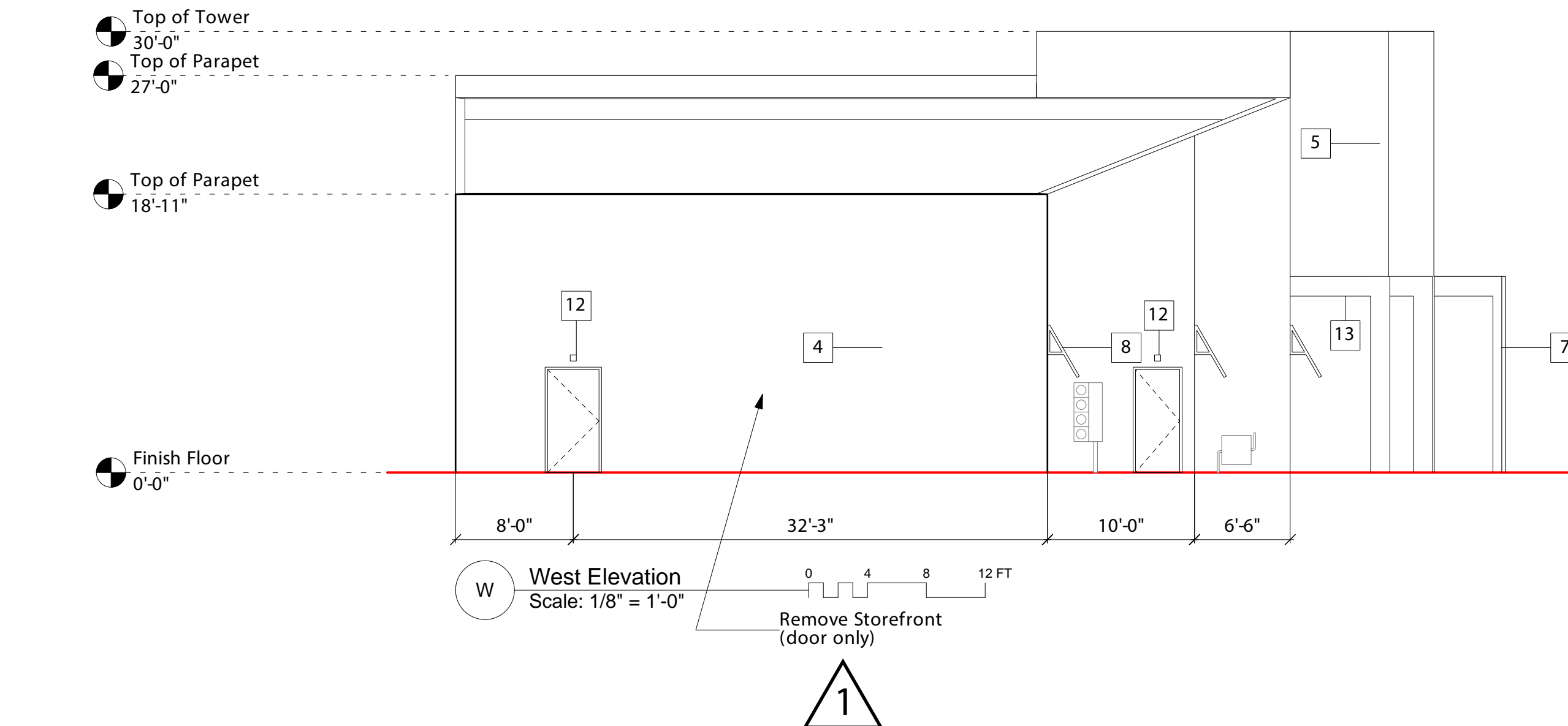


KEYED NOTES:

1. STUCCO WALL COLOR -blue
2. STUCCO WALL COLOR -gray
3. STUCCO WALL COLOR -brown
4. STUCCO WALL COLOR -na
5. PERFORATED STEEL MESH
6. STOREFRONT WINDOW
7. STEEL PATIO STRUCTURE
8. METAL AWNING
9. BUILDING SIGN
10. RAISED PLANTER
11. STONE VENEER
12. OUTDOOR WALL LIGHT
13. OUTDOOR STRIP LIGHT
14. STUCCO WALL COLOR -tbd
15. METAL SCUPPER / DOWNSPOUT

- STUCCO WALL COLOR #1
- STUCCO WALL COLOR #2
- STUCCO WALL COLOR #3
- PERFORATED METAL #5
- STUCCO WALL COLOR #4

1

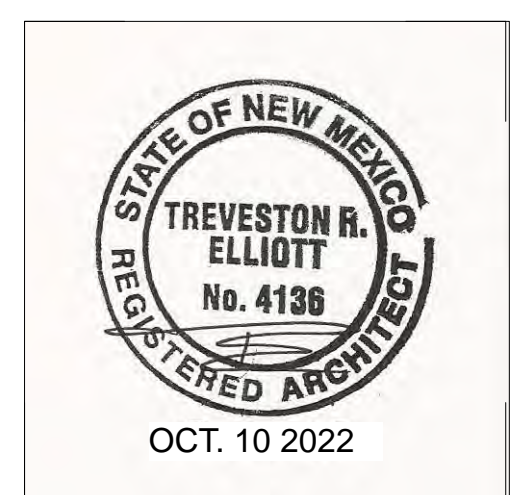


- Remove 660 foot patio.
- Remove storefront on the west side and add a service door.
- Remove western storefront on the northside.
- Remove 2 windows on the east side and replace with 6'x12' glass overhead door.
- Remove stone detail and change stucco colors.
- Flip placement of doors.

TREVESTON ELLIOTT
ARCHITECT

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@earthlink.com
www.earthlink.com

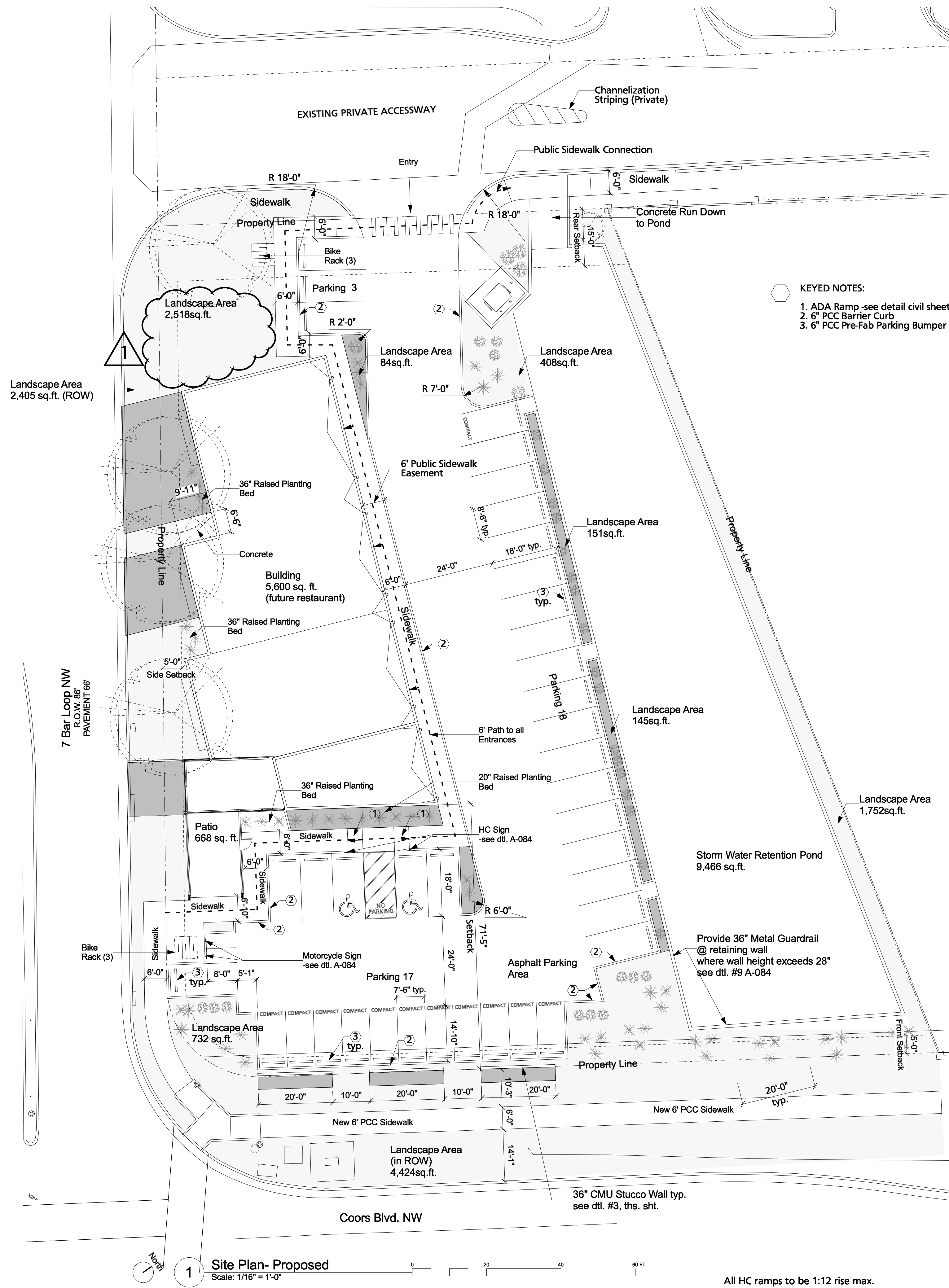
COTTONWOOD WEST
SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO



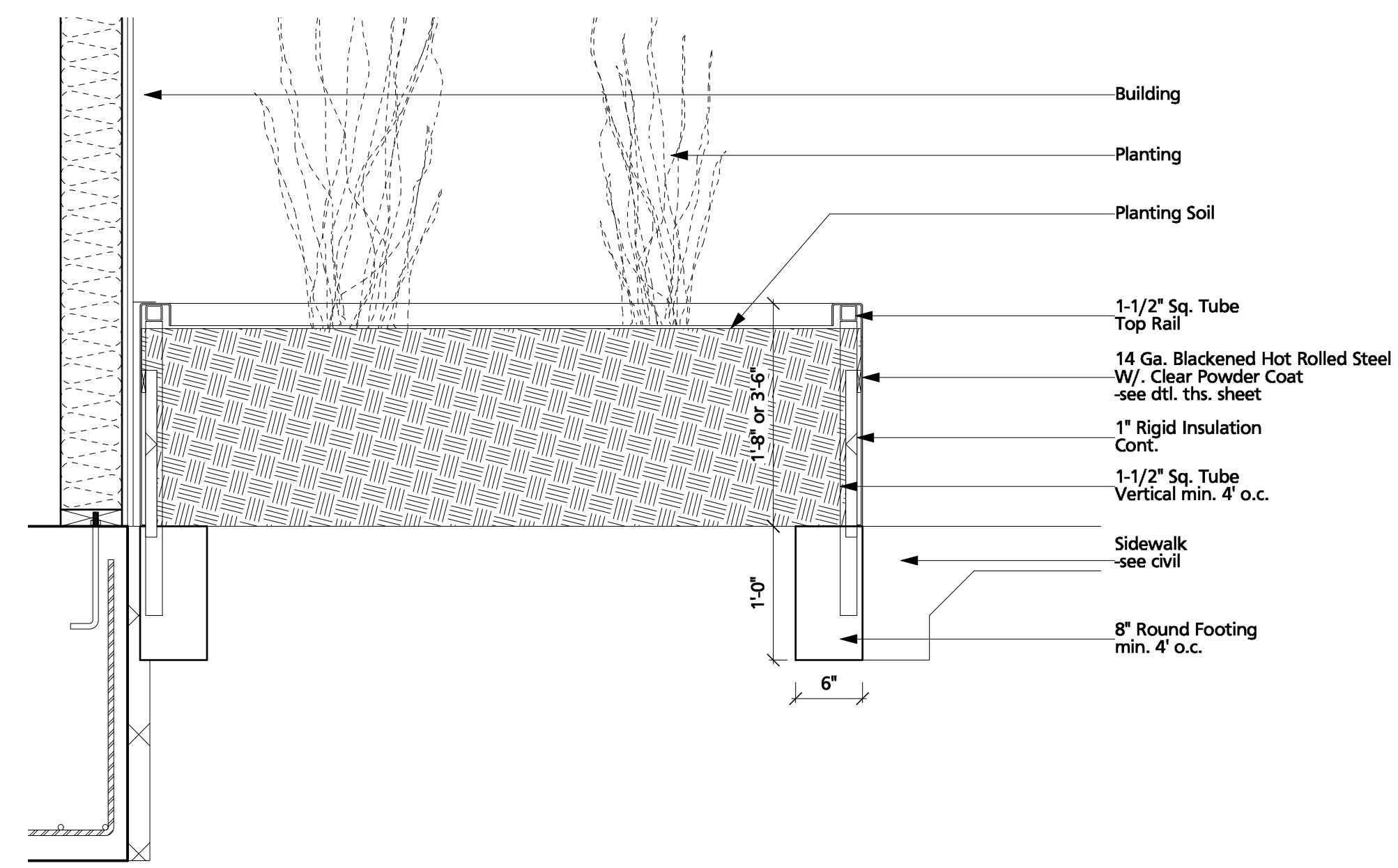
Date: APRIL 21, 2022
Rev: 10.10.22

Sheet: Elevations

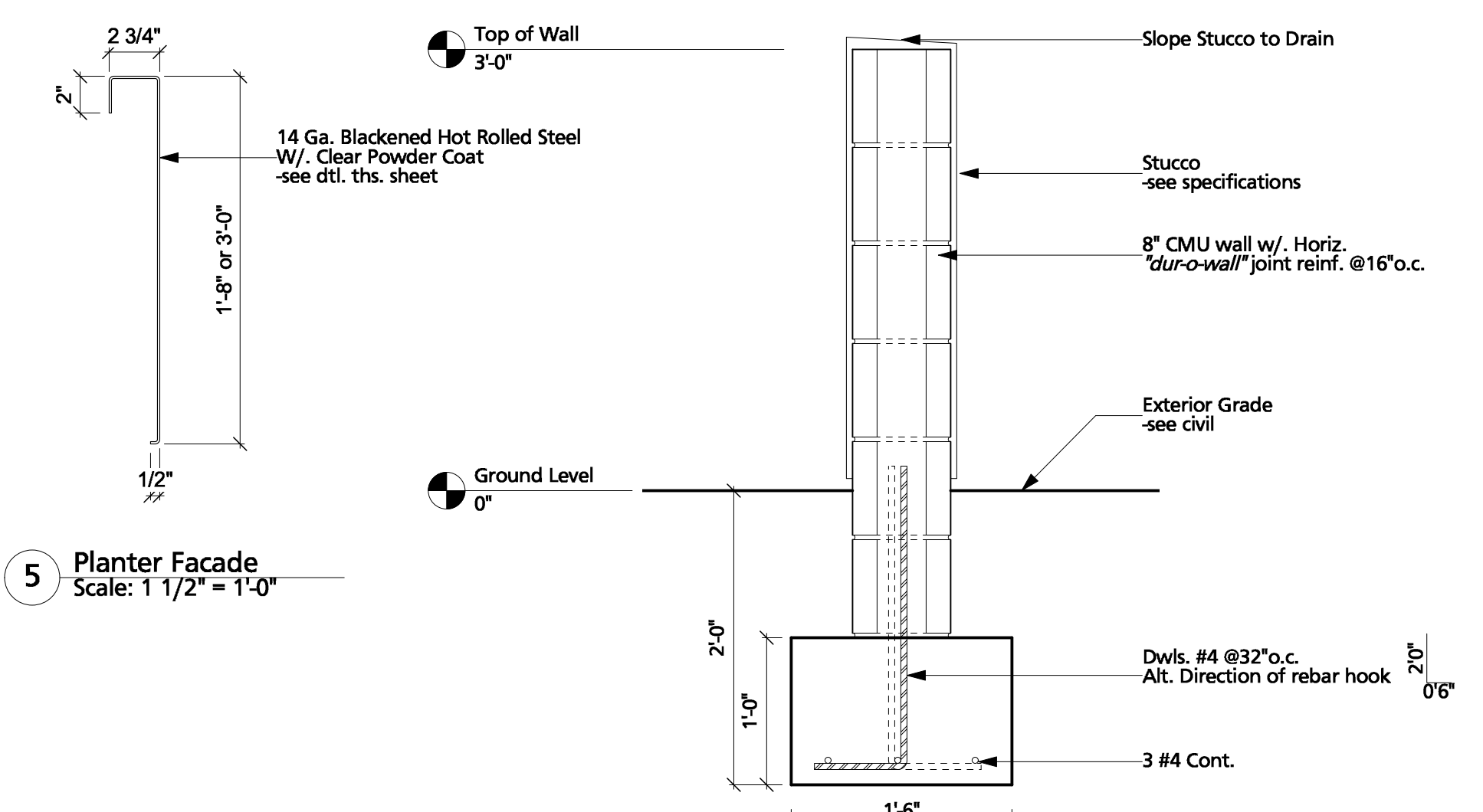
A-201



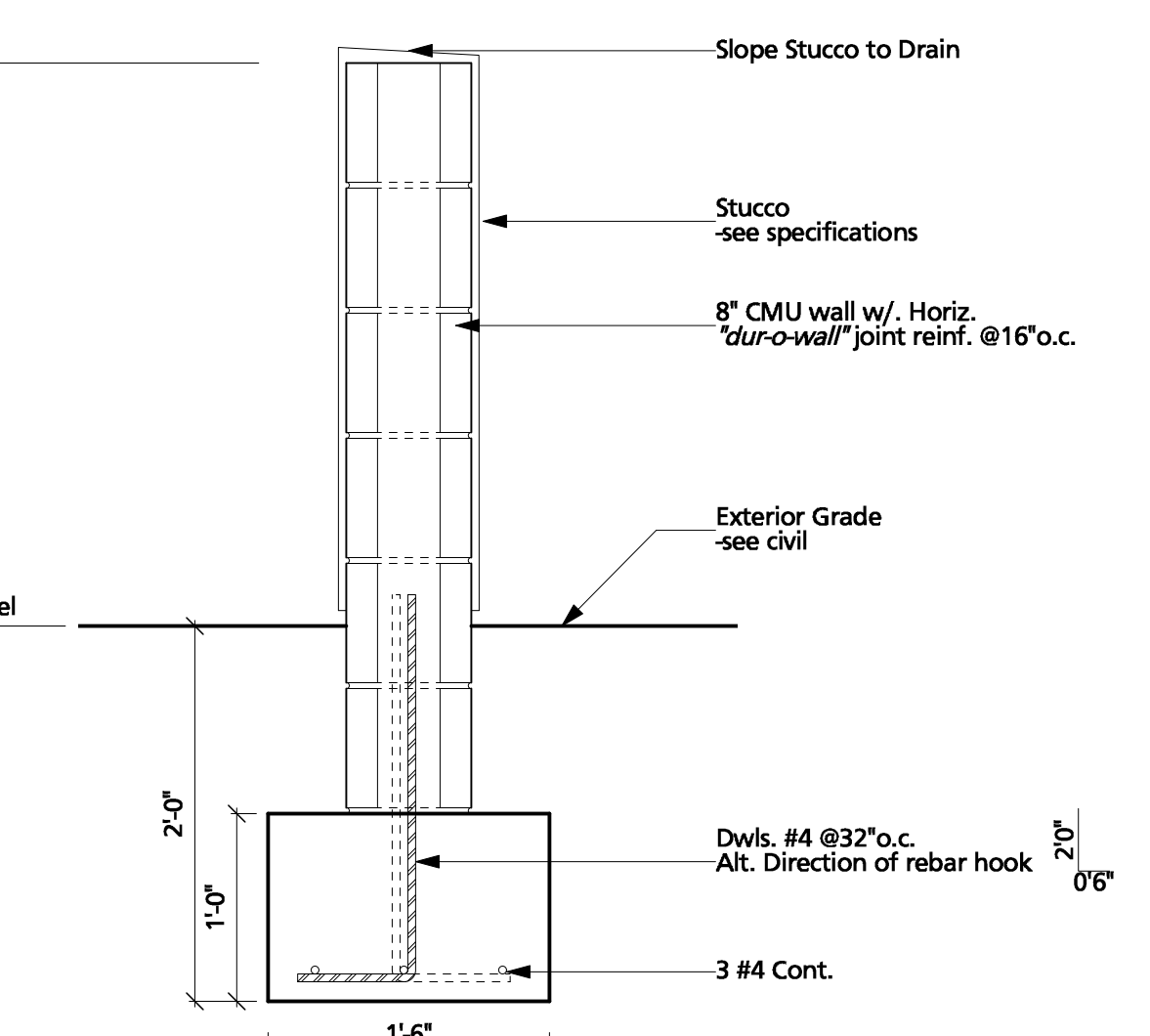
NOTES:
Public 6' Sidewalk and Right-Turn Lane Extension
to be Constructed by NMDOT Permit
Coordinate with Civil Sheets



2 Planter
Scale: 1" = 1'-0"



5 Planter Facade
Scale: 1 1/2" = 1'-0"



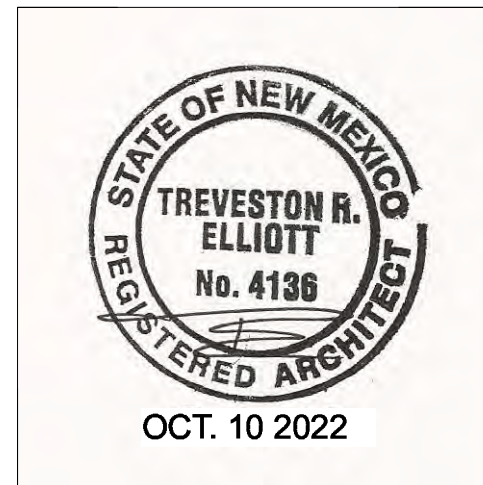
3 Yard Wall Detail -Stucco
Scale: 1" = 1'-0"

1 -Remove 660 foot patio.

TREVESTON ELLIOTT
ARCHITECT

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@earthlink.com
www.earthlink.com

COTTONWOOD WEST
SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO



Date: APRIL 21, 2022

Sheet: Site Plan

A-082

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA (.86 AC.):	37,660 SF
BUILDING AREA:	- 5,600SF
NET AREA	32,060 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	
PROVIDED LANDSCAPE AREA	4,809 SF
PROPOSED LANDSCAPE	13,156 SF (250%)

LANDSCAPE LIVE VEGETATIVE COVERAGE	PS
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.	

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	9,417 SF (75%)
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	11,324 SF (90%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	3,139 SF (25%)
PROVIDED GROUND-LEVEL PLANT COVERAGE	2,842 SF (25%)

PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR LESS SPACES, SHALL BE LANDSCAPED.

38 PARKING SPACES	12,398 SF
TOTAL PARKING LOT AREA:	3,165 SF (40%)
PROVIDED LANDSCAPE AREA:	

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING SPACES / 38 SPACES =
REQUIRED: 4 TREES
PROVIDED: 8 TREES (PLUS 4 TREES)

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 25 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG COORS BLVD NW, MIRANDELA ST NW, AND ANTEQUERA RD NW.

COORS BOULEVARD NW REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.

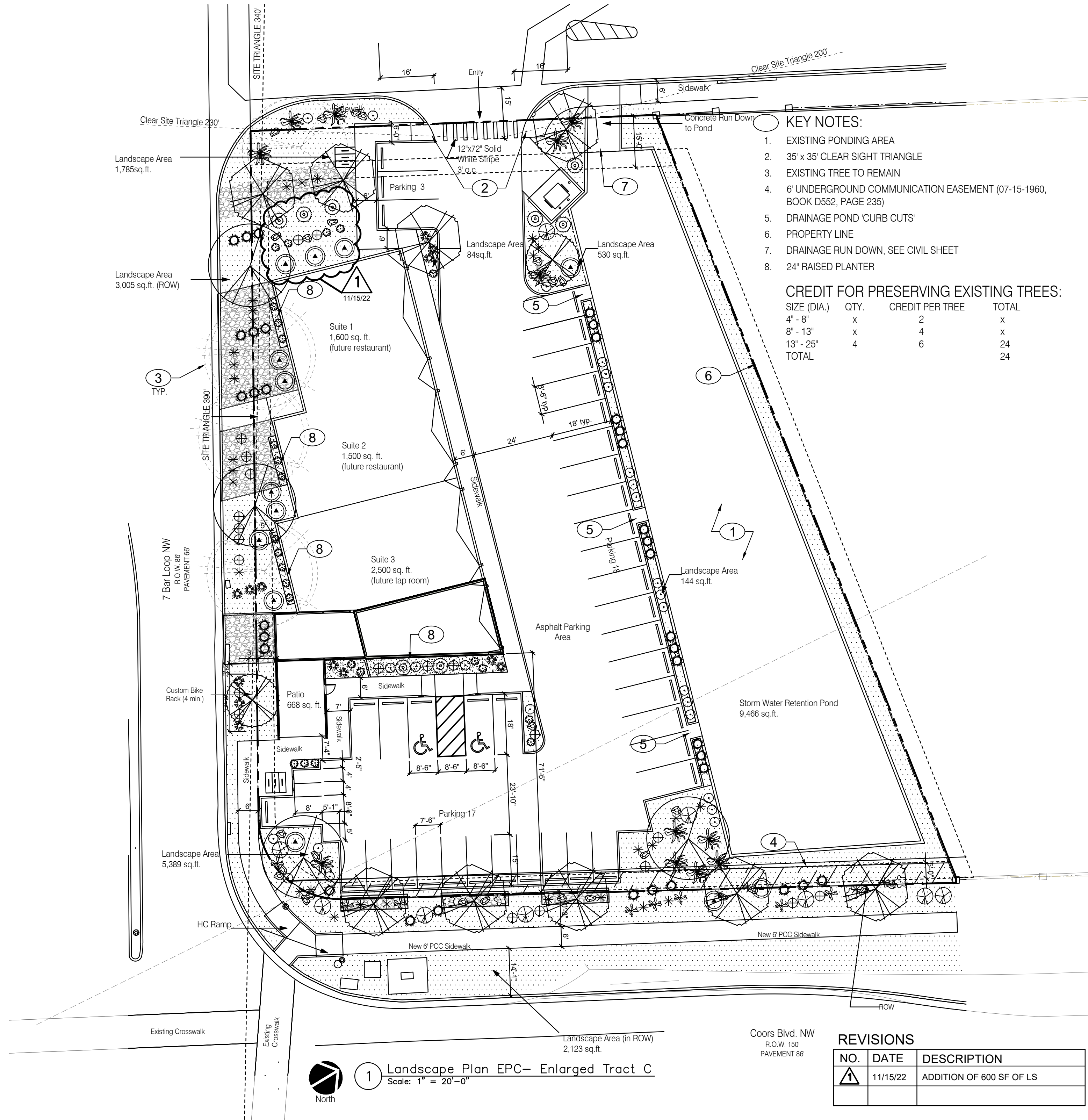
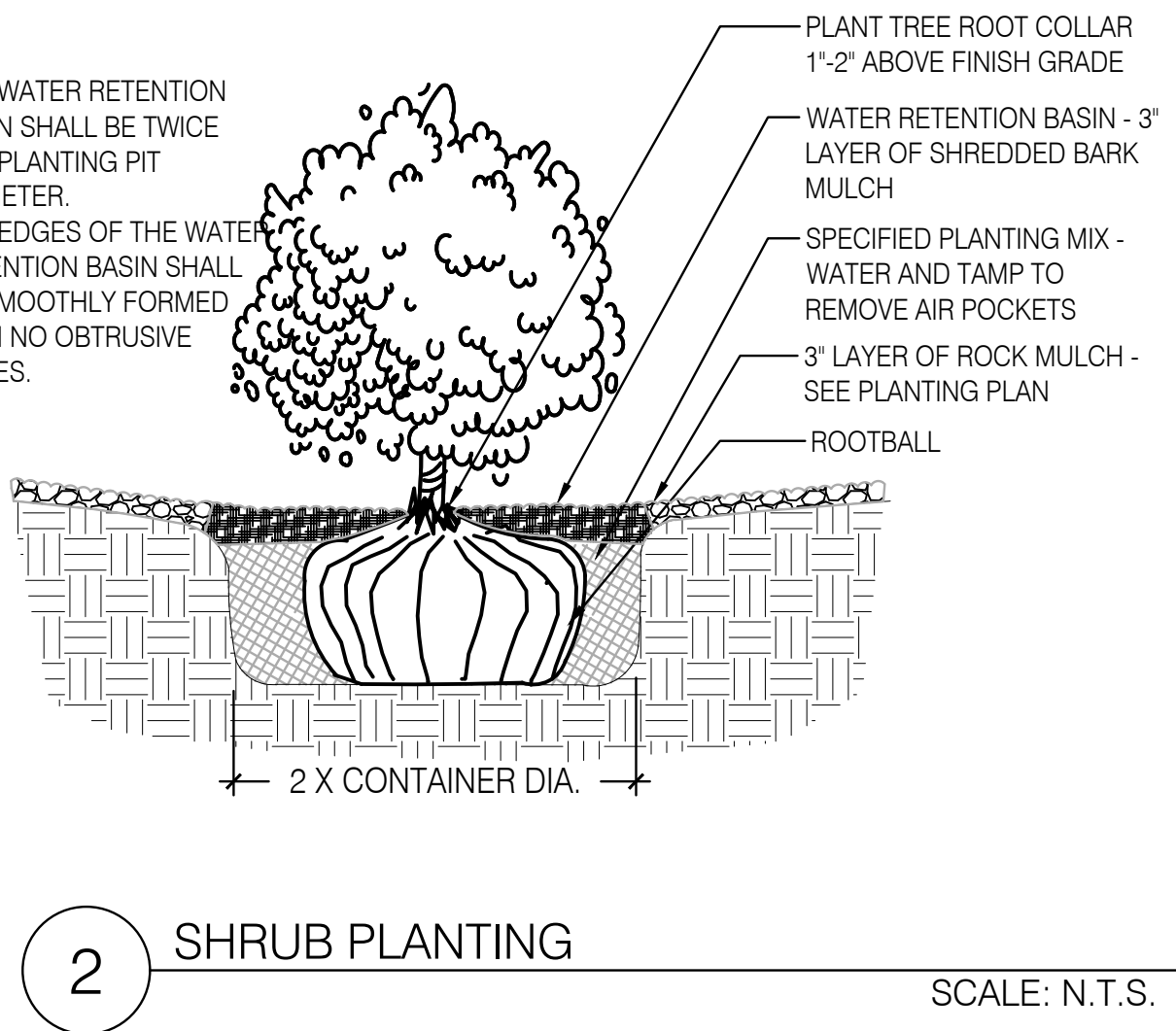
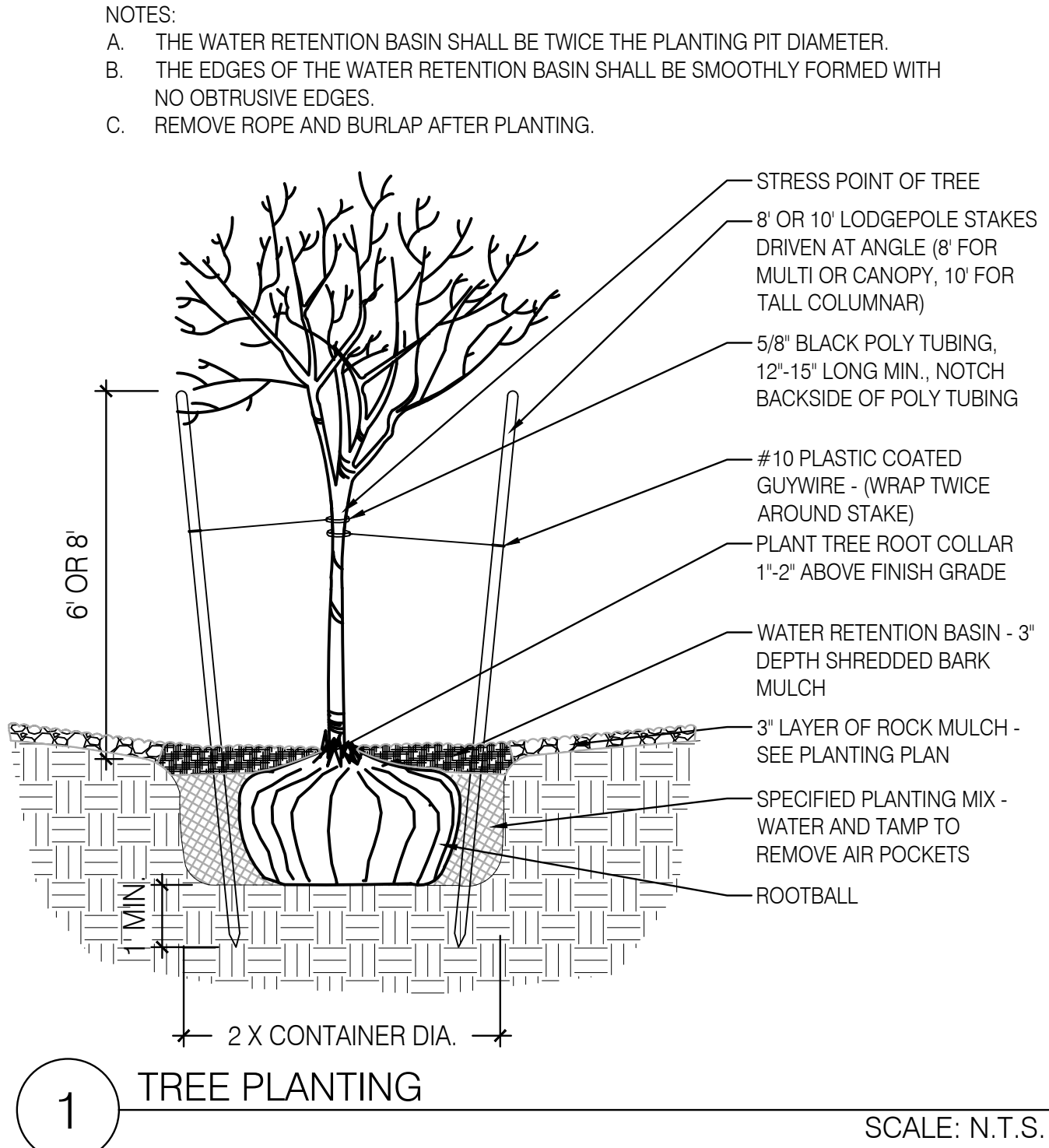
COORS BOULEVARD NW FRONTAGE IS 208'.
STREET TREES REQUIRED: 8
STREET TREES PROVIDED: 6 (2 PROVIDED IN ADJACENT LANDSCAPE)

SEVEN BAR LOOP RD NW FRONTAGE IS 230'.
STREET TREES REQUIRED: 9
STREET TREES PROVIDED: 28 (4 EXISTING COTTONWOODS ON SITE: SEE EXISTING TREE TABLE FOR CREDITS)

WALKWAY TREES
SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL PEDESTRIAN WALKWAYS.

PLANT LEGEND					
SITE QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	(WATER USE)

EXISTING LANDSCAPE					
		EXISTING TREE			
		EXISTING UNDERGROUND COMMUNICATION EASEMENT			
TREES					
9		CHILOPSIS LINEARIS 'BUBBA BUBBA DESERT WILLOW	2' CAL MS	20' HT. X 25' SPR.	LOW +
4		ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2' CAL B&B	40' HT. X 30' SPR.	MED
2		VITEX AGNIUS-CASTUS CHASTE TREE	2' CAL MS	20' HT. X 20' SPR.	MED
SHRUBS AND GROUNDCOVERS					
26		ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
12		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
13		JUNIPERUS HORIZ 'BLUE CHIP' BLUE CHIP JUNIPER (FEMALES ONLY)	5-GAL	1' HT. X 7' SPR.	MED
8		PINUS MUGO 'PUMILO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
13		RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
21		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	5-GAL	30' HT. X 3' SPR.	MED
4		CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA 'DARK KNIGHT'	5-GAL	3' HT. X 4' SPR.	LOW+
DESERT ACCENTS					
33		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	5-GAL	3' HT. X 3' SPR.	LOW+
8		OPUNTIA VIOLACEA SANTA RITA PRICKLY PEAR	5-GAL	3' HT. X 4' SPR.	RW
ORNAMENTAL GRASSES					
36		CALAMAGROSTIS A 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3-GAL	30' HT. X 3' SPR.	MED
13		MUHLENBERGIA RIGIDA PURPLE MUHLY	3-GAL	2' HT. X 3' SPR.	LOW+
25		PENNISETUM ALOPECUROIDES 'HAEMEL' DWARF FOUNTAIN GRASS	3-GAL	2' HT. X 2' SPR.	LOW
BOULDERS AND GRAVEL MULCH					
1,719 SF		2'-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)			
10,946 SF		7/16" MOUNTAINAIR BROWN GRAVEL MULCH, OR PRE APPROVED EQUAL (3" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)			
404 SF		3/8" MINUS ROUND PEA GRAVEL (.5" DEPTH IN PLANTERS)			



LANDSCAPE PLAN

AT COORS BLVD NW AND SEVEN-BAR LOOP

LANDSCAPE PLAN - MINOR AMENDMENT

Prepared for:

ALAMO CENTER LLC.
13405 PINO RIDGE PLACE
ALBUQUERQUE, NM 87111

Prepared by:

CONSENSUS PLANNING, INC.
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

