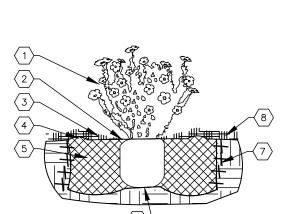


		LANDSCAPE L	LEGEND)		
SYMB. Q	TY SIZE (INSTALL)	COMMON/BOTANICAL	SIZE (MATURE HXW)	WATER USE	COVER (EA.)	TOTAL
	Trees		•			
4	3 2+ Trunks w/2"+ Combined Cal.	Desert Willow Chilopsis linearis	2Ø' x 25'	L	625	26875
$\frac{1}{2}\left(\frac{1}{2}\right)^{2}$	7 2+ Trunks w/2"+ Combined Cal.	New Mexico Olive Forestiera neomexicana	15' x 15'	М	225	6075
	3 2"+ Cal	Honey Locust Gleditsia triacanthos inermis	50' x 45'	M+	2Ø25	16200
•	1 2"+ Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	М	1600	1600
	4 6'+ Height	Pinon Pine <i>Pinus edulis</i>	30' × 20'	M+	400	1600
300000000000000000000000000000000000000	f 6'+ Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	2500
ا محمسوم ا	5 2"+ Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	М	300	45 <i>00</i>
	3 2"+ Cal	Autumn Blaze Pear Pyrus calleryana 'Autumn Blaze'	30' x 30'	M+	300	7200
2	4 2+ Trunks w/2"+ Combined Cal.	Chaste Tree Vitex agnus-castus	20' × 20'	М	400	3600
2					Coverage:	76150
	Shrubs & Groundco 4 5 Gal	vers Blue Mist Spirea	3' x 3'	L+	9	126
\ \frac{+}{}	5 Gal	Caryopteris x clandonensis Curl-Leaf Mountain Mahogany	15' x 15'	L+	225	4275
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	9 5 Gal	Cercocarpus ledifolius Fernbush	6' × 6'	L+	336	3360
\odot $^{(\Delta)}$	5 5 Gal	<i>Chamaebatiaria millefolium</i> Damianita	3' x 3'	L+	4	24
<u> </u>	5 Gal	Chrysactinia mexicana Grey-Leaf Cotoneaster Cotoneaster busifully (alaya appully)	8' x 10'	М	100	300
	1 5 Gal	Cotoneaster buxifolius/glaucophyllus Sotol	5' x 5'	₽W	25	675
<i>3</i>),''	5 5 Gal	Dasylirion wheeleri Turpentine Bush	3' × 3'	L+	9	54
	5 5 Gal	Ericameria laricifolia Manhattan Euonymus	6' x 6'	M+	36	540
(•)	4 5 Gal	Euonymous klautschovious Apache Plume	6' x 7'	L+	49	686
(+)	3 5 Gal	Fallugia paradoxa Red Yucca	3' × 3'	L+	9	162
* Juny	5 Gal	Hesperaloe parvifolia Althea / Rose of Sharon	10' x 10'	М	100	600
July James 1	l 5 Gal	Hibiscus syriacus Blue Holly	7' x 5'	M+	25	275
ንተሉ ንተሉ	1 5 Gal	llex x meserveae Spartan Juniper Indicate a chinana in "Spart an"	15' x 6'	L+	36	252
	4 5 Gal	Juniperus chinensis 'Spartan' Buffalo Juniper Juniperus sabina 'Buffalo'	l' x 8'	L+	64	896

Landscape Gravel A with Filter Fabric Landscape Gravel C with Filter Fabric Color and Size, tbd Oversize Landscape Gravel / No Filter Fabric Stormwater Management Depression

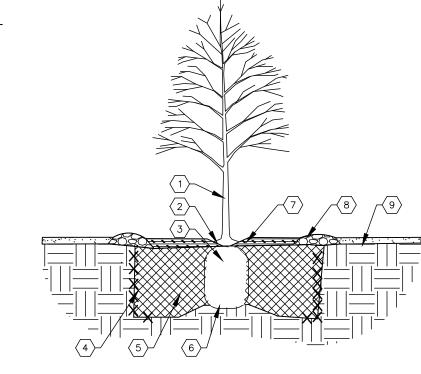
LANDSCAPE CALCULATIONS			
ZONING	×		
APPLICABLE REGULATION(S)	IDO 14-16-5	5-6 AND PART 6-6-2 OF ROA 1994	
TOTAL LOT AREA (ACRES)	4.86	GROUNDCOVER (% - REQ)	25 <i>.</i> 00
TOTAL LOT AREA (SF)	2117Ø2	GROUNDCOVER (SF - REQ)	31458
BUILDING AREA (SF)	49745	GROUNDCOVER (SF - PROV.)	33761
NET LOT AREA (SF)	161,957		
		PARKING LOT AREA (SF)	7955Ø
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE 10% (SF)	7955
REQUIRED LANDSCAPE (SF)	24293	PROV. PARKING LANDSCAPE (SF)	35644
LANDSCAPE PROVIDED (SF)	125830	REQ. PARKING TREES (1/10 SPOTS)	27
		PROV. PARKING TREES	54
VEGETATIVE COVER (% - REQ)	75.0		
VEGETATIVE COVER (SF - REQ)	94373	COOL SEASON GRASS (SF)	5139
VEGETATIVE COVER (SF - PROV.)	11775Ø	COOL SEASON GRASS (% OF LANDSCAPE)	4.1
REQ. TREES - 1ST AND 2ND STORY UNITS	75	REQUIRED STREET TREES	24

PROVIDED UNIT TREES



SHRUB PLANTING KEYED NOTES

SHRUB PLANTING



TREE PLANTING KEYED NOTES

TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN. 2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)

3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.

4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.

5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR PROCKETS.

landscape

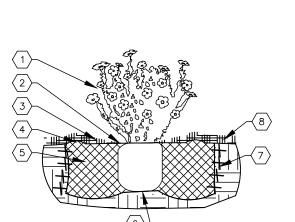
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Landscaping, Signage, Walls, Fences, Trees and Shrubbery Between 3' and 8' Tall (as Measured From Gutter Pan) are Not Allowed Within The Clear Sight



AND AIR POCKETS.

UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.

INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE.
GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK

4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.

MULCH - SEE PLANTING PLAN

SHRUB PLANTING DETAIL

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO PROPERTY OWNER. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY

ATTRACTIVE CONDITION.

SCALE: |" = 20'-0"

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE

ORDINANCE, ZONING CODES, LAND-USE ORDINANCES, AND

WATER CONSERVATION LANDSCAPING AND WATER WASTE

ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL

WATER CONSERVATION LANDSCAPING ORDINANCE AND THE

CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT

ORDINANCE. IN GENERAL, WATER CONSERVATIVE,

BE FOLLOWED IN DESIGN AND INSTALLATION.

ALL GRAVEL SHALL BE PLACED 5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) I.Ø GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

OF THE PROPERTY OWNER.

CONTROLLER.

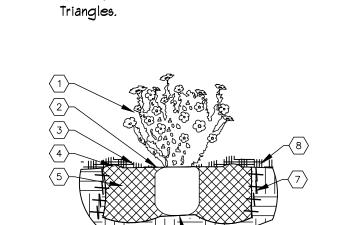
OTHERS.

IRRIGATION WILL BE OPERATED BY AUTOMATIC

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND

POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY

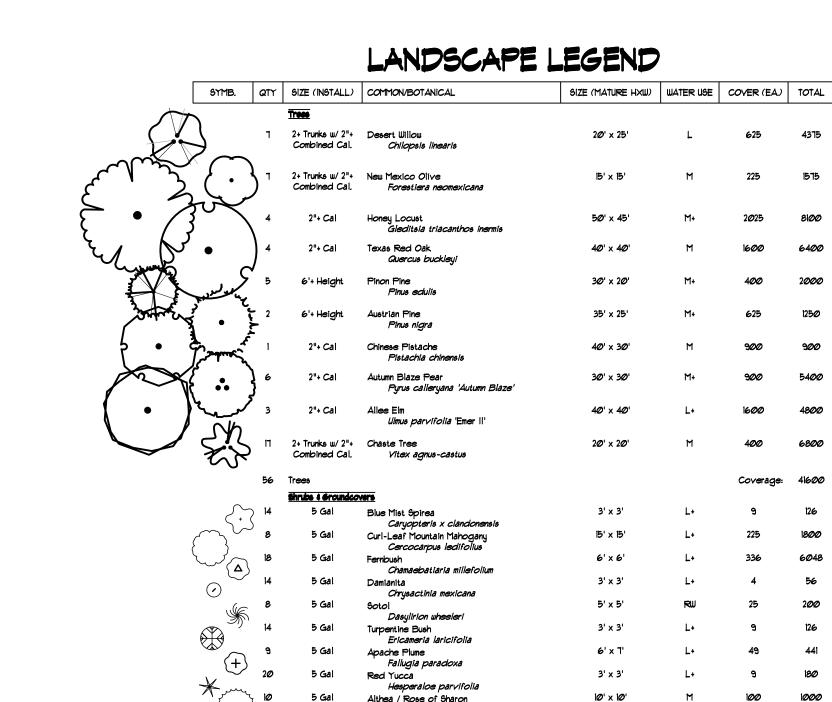
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY



1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS.
4. 2" HIGH X 8" WIDE BERM
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN, 3" DEPTH UNLESS OTHERWISE NOTED.

- (02) TREE PLANTING

TREE PLANTING DETAIL



Landscape Gravel A with Filter Fabric

Asphalt Parking Areas and Drivelanes See site plan

IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

GROUNDCOVER (% - REQ)

GROUNDCOVER (SF - REQ)

PARKING LOT AREA (SF)

PROV. PARKING TREES

COOL SEASON GRASS (SF)

REQUIRED STREET TREES

PROVIDED STREET TREES

TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.

4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS

TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.

GROUNDCOVER (SF - PROV.)

REQ. PARKING LANDSCAPE 10% (SF)

PROY. PARKING LANDSCAPE (SF)

REQ. PARKING TREES (1/10 SPOTS)

COOL SEASON GRASS (% OF LANDSCAPE)

31458

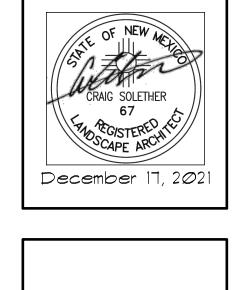
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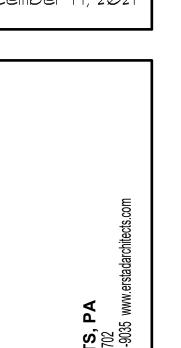
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Stormwater Management Depression

See site plan

Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap





87 <u>a</u>

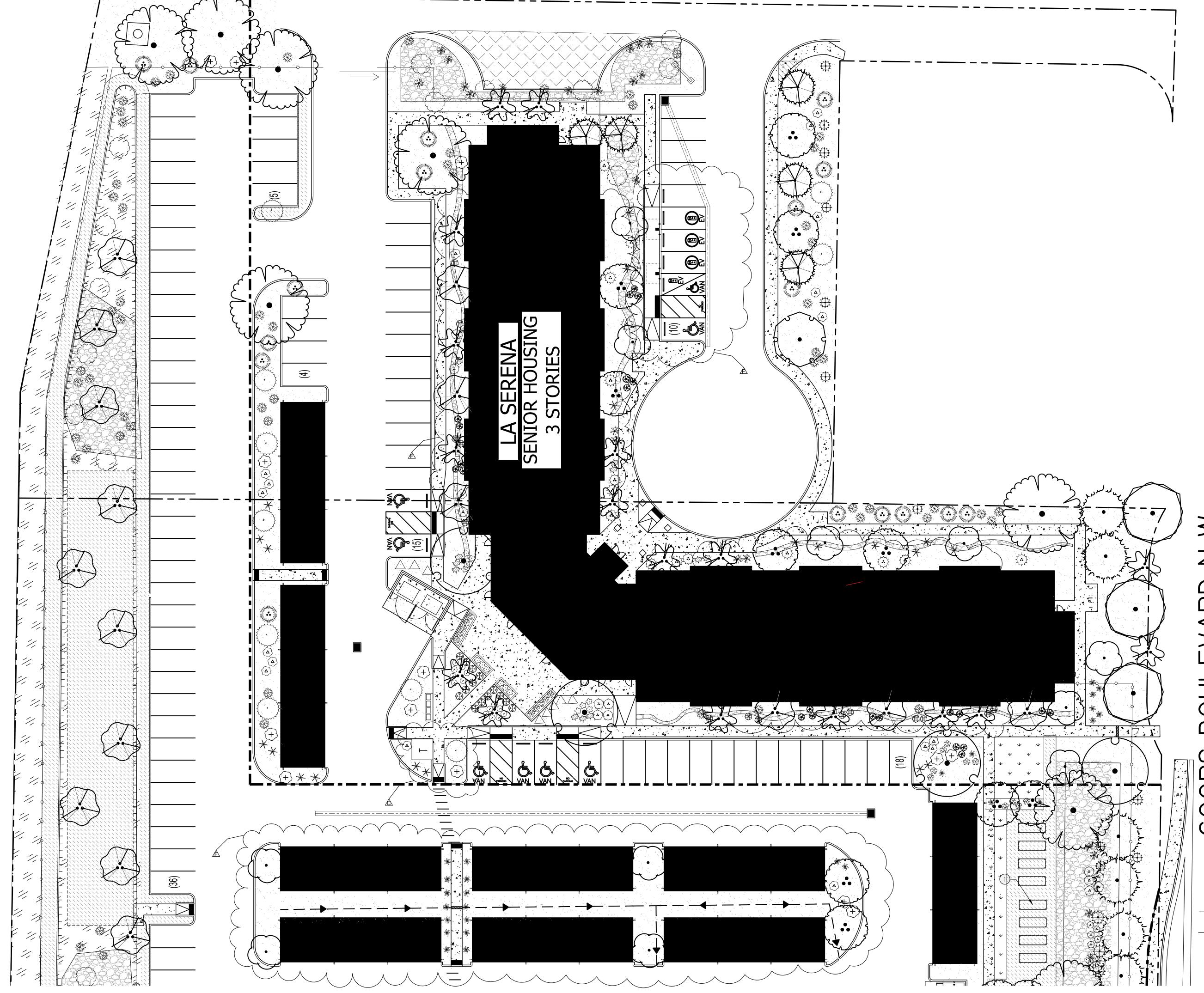
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landscape



PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE, ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

BE FOLLOWED IN DESIGN AND INSTALLATION.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY WATER CONSERVATION LANDSCAPING ORDINANCE AND THE WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH, APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE

SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

<u>DESCRIPTION</u>

Raised Planter Beds

LANDSCAPE CALCULATIONS

APPLICABLE REGULATION(S)

TOTAL LOT AREA (ACRES)

REQUIRED LANDSCAPE (%)

REQUIRED LANDSCAPE (SF)

LANDSCAPE PROVIDED (SF)

VEGETATIVE COVER (% - REQ) VEGETATIVE COVER (SF - REQ)

VEGETATIVE COVER (SF - PROV.)

PROVIDED UNIT TREES

REQ. TREES - 1ST AND 2ND STORY UNITS

Landscaping, Signage, Walls, Fences, Trees and Shrubbery Between 3' and 8' Tall (as Measured From Gutter Pan) are Not Allowed Within The Clear Sight

TOTAL LOT AREA (SF)

BUILDING AREA (SF)

NET LOT AREA (SF)

○ SHRUB PLANTING KEYED NOTES

E. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.

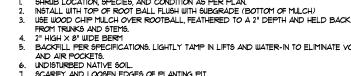
INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)

BE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS. 1. 2" HIGH X 8" WIDE BERM
2. 2" HIGH X 8" WIDE BERM
3. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.

3. WIDISTURBED NATIVE SOIL.

1. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.

8. MULCH - SEE PLANTING PLAN, 3" DEPTH UNLESS OTHERWISE NOTED.



SHRUB PLANTING DETAIL

1 TREE PLANTING

9HRUB PLANTING

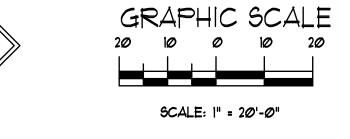
AND AIR POCKETS.

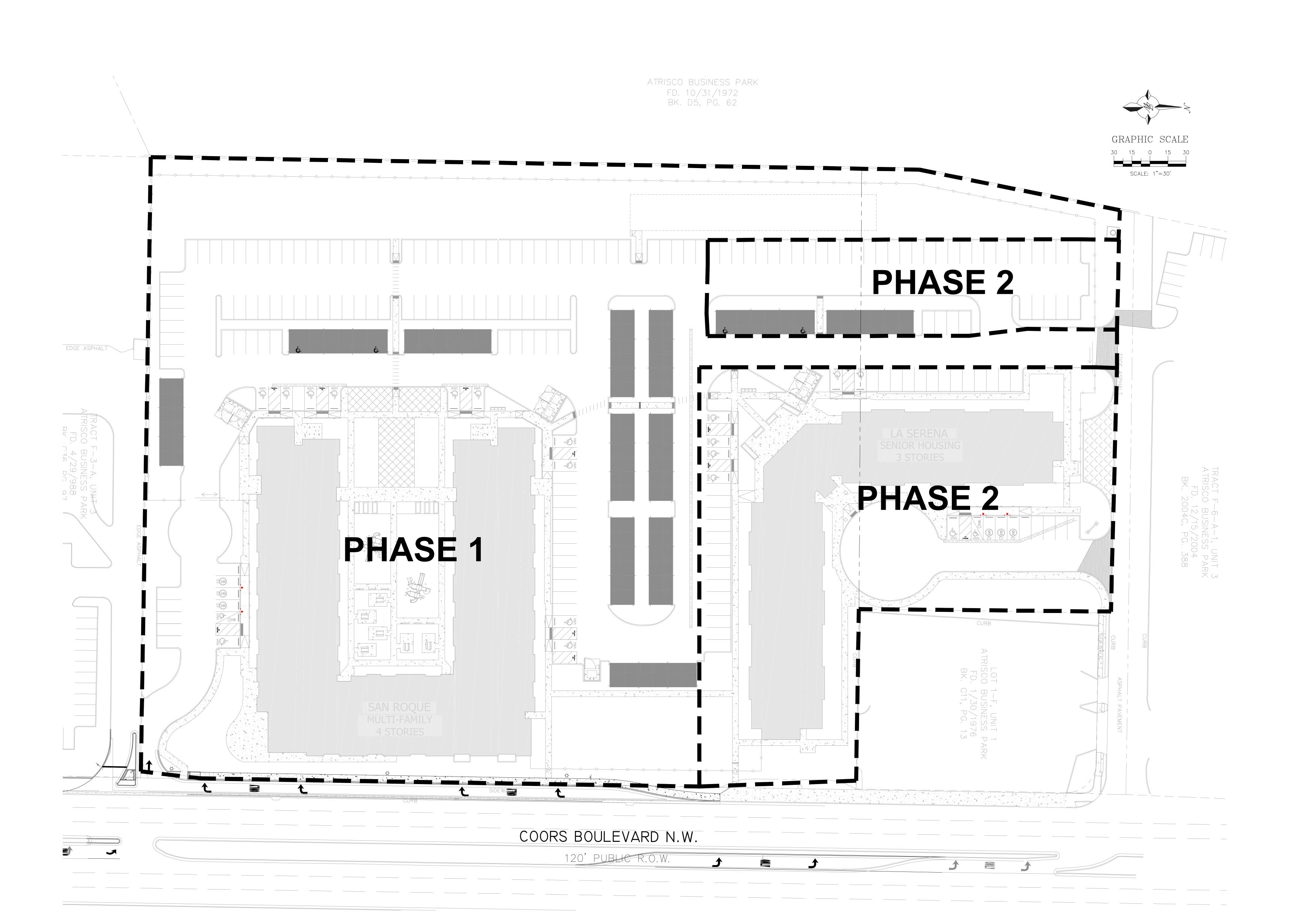
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.

7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE.
GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK

8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.

9. MULCH - SEE PLANTING PLAN TREE PLANTING DETAIL





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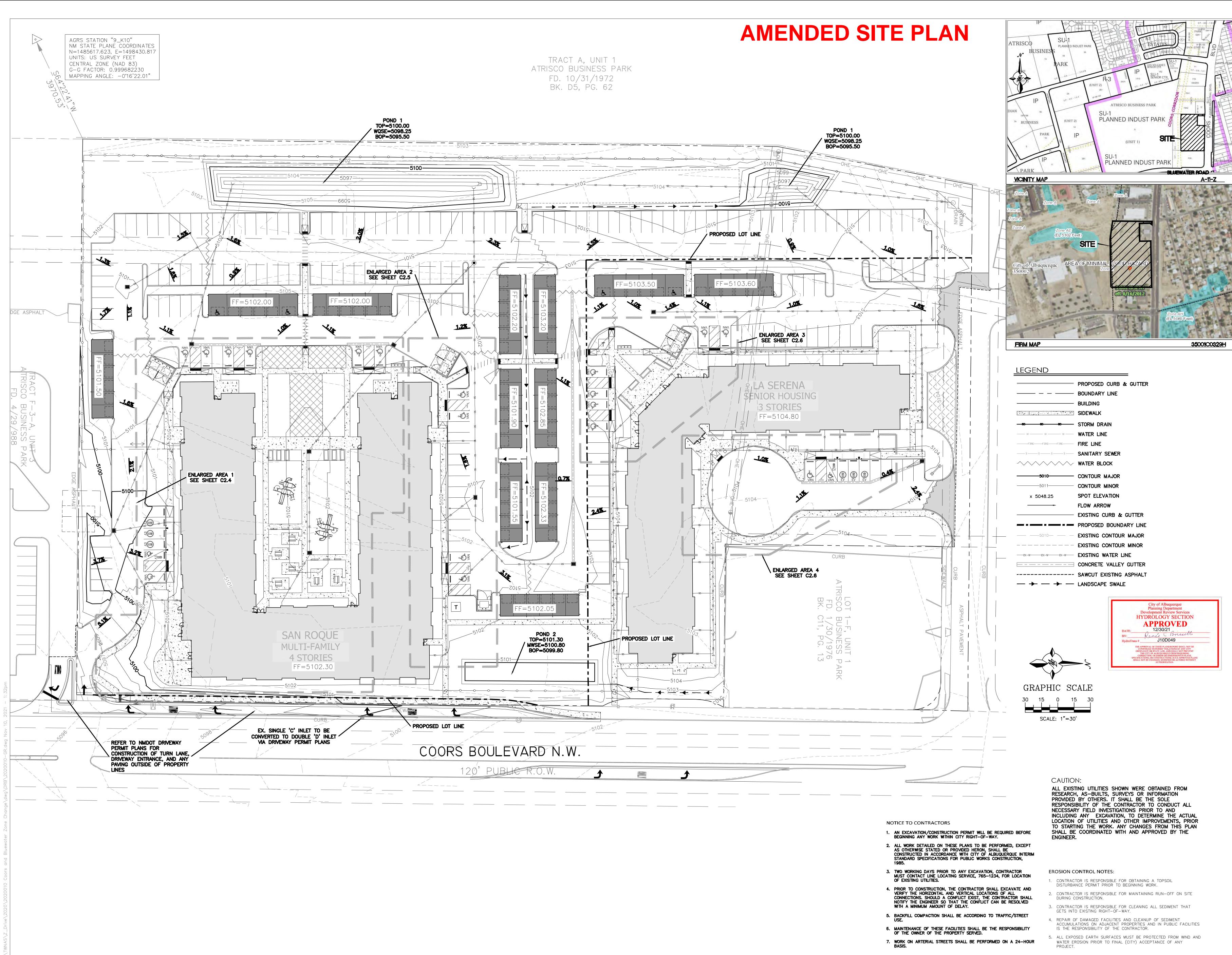
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project: 2020010
date: 09-08-2022
drawn: vp,bf
checked: vp

Permit Set

PHASING PLAN

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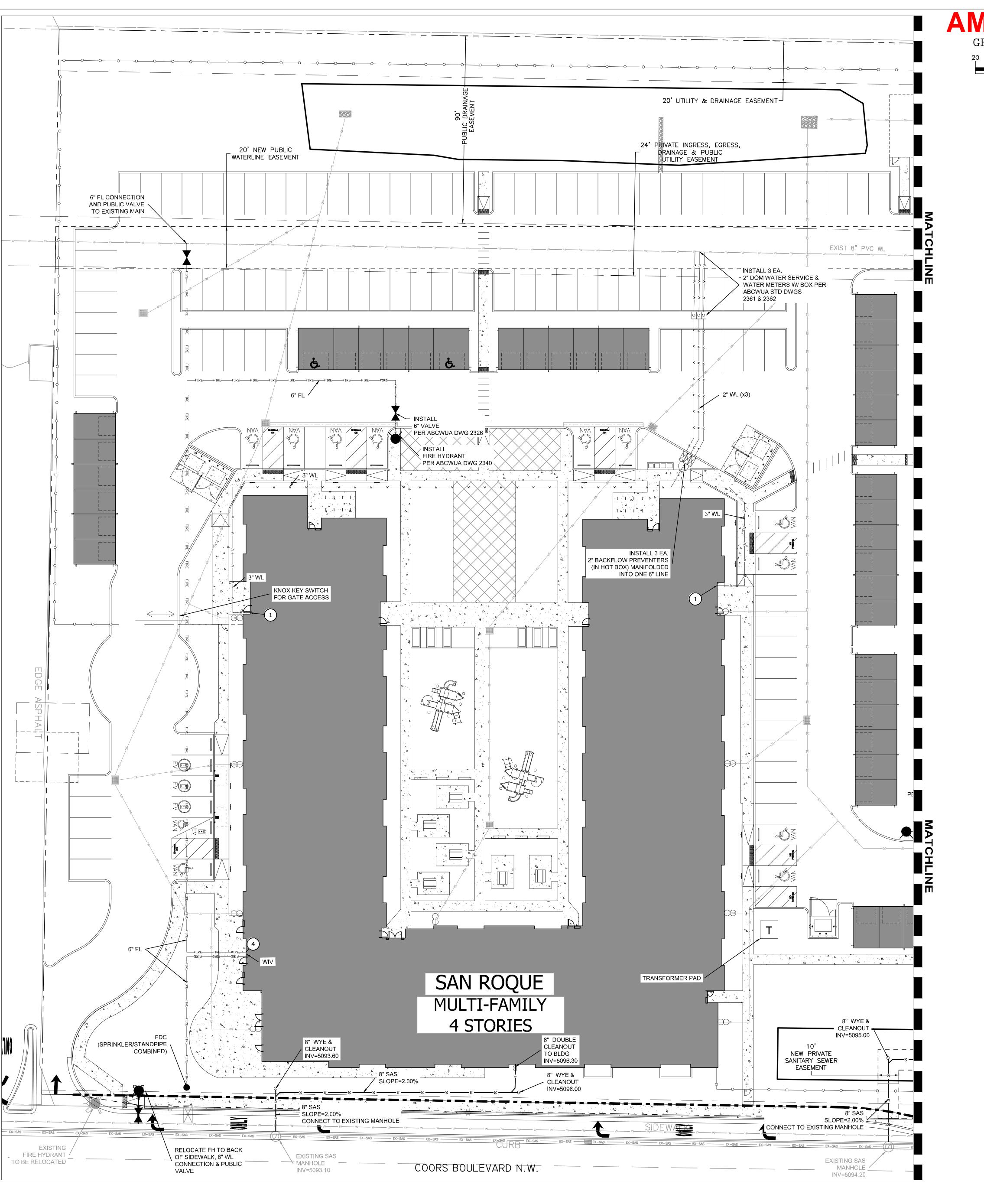
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date: 11.10.202 checked:

Permit Set

Overall Grading & Drainage Plan



GRAPHIC SCALE

20 10 0 10 20

LEGEND

CURB & GUTTER

---- BOUNDARY LINE

---- EASEMENT

BUILDING

SIDEWALK

—sp——sp——sp——storm drain

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

EXISTING CURB & GUTTER

PROPOSED VALVE

SINGLE CLEAN OUT

DOUBLE CLEAN OUT

EXISTING SD MANHOLE EXISTING SS MANHOLE

EXISTING FIRE HYDRANT

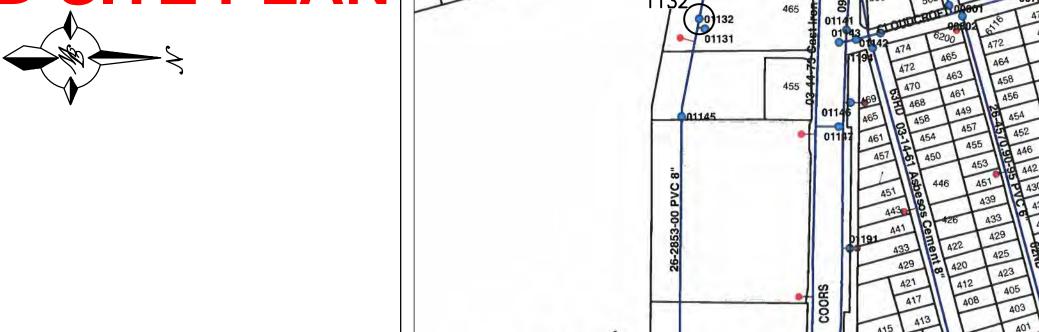
EXISTING POWER POLE

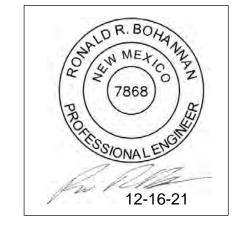
EXISTING GAS VALVE

EXISTING OVERHEAD UTILITIES

EXISTING SANITARY SEWER LINE

PROPOSED BACKFLOW PREVENTER W/ HOTBOX





WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT

HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX



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KEYED NOTES

--- EX-W --- EXISTING WATER LINE

- 1) 3" DOMESTIC WL CONNECTION TO BUILDING (SEE PLUMBING PLANS FOR CONTINUATION)
- 2 1-1/4" DOMESTIC WL CONNTION TO BUILDING (SEE PLUMBING PLANS FOR CONTINUATION)
- 3 1-1/2" DOMESTIC WL CONNTION TO BUILDING (SEE PLUMBING PLANS FOR CONTINUATION)
- (4) 6" FIRELINE AND/OR FDC CONNECTION TO BLDG RISER ROOM (REFER TO PLAN FOR REMOTE FDC AS NECESSARY)

CAUTION:

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

GENERAL UTILITY NOTES:

- 1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
- 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- 3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

6. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS

- 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- 7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- 9. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- 10. ALL ONSITE FIRE HYDRANTS ARE PRIVATE AND PAINTED "SAFETY ORANGE"

LEGEND			
	HEADER CURB		
	BOUNDARY LINE		
	EASEMENT		
	BUILDING		
	SIDEWALK		
	EXISTING CURB & GUTTER		
0	SINGLE CLEAN OUT		
∞	DOUBLE CLEAN OUT		
<u>(</u>)	EXISTING SD MANHOLE		
	EXISTING SS MANHOLE		
*	EXISTING FIRE HYDRANT		
•	EXISTING POWER POLE		
©	EXISTING GAS VALVE		
— — OHE — —	EXISTING OVERHEAD UTILITIES		
s	EXISTING SANITARY SEWER LINE		
———— W ————	EXISTING WATER LINE		
s	PROPOSED SANITARY SEWER LINE		
——w ——	PROPOSED WATER LINE		
0	PROPOSED WATER METER		

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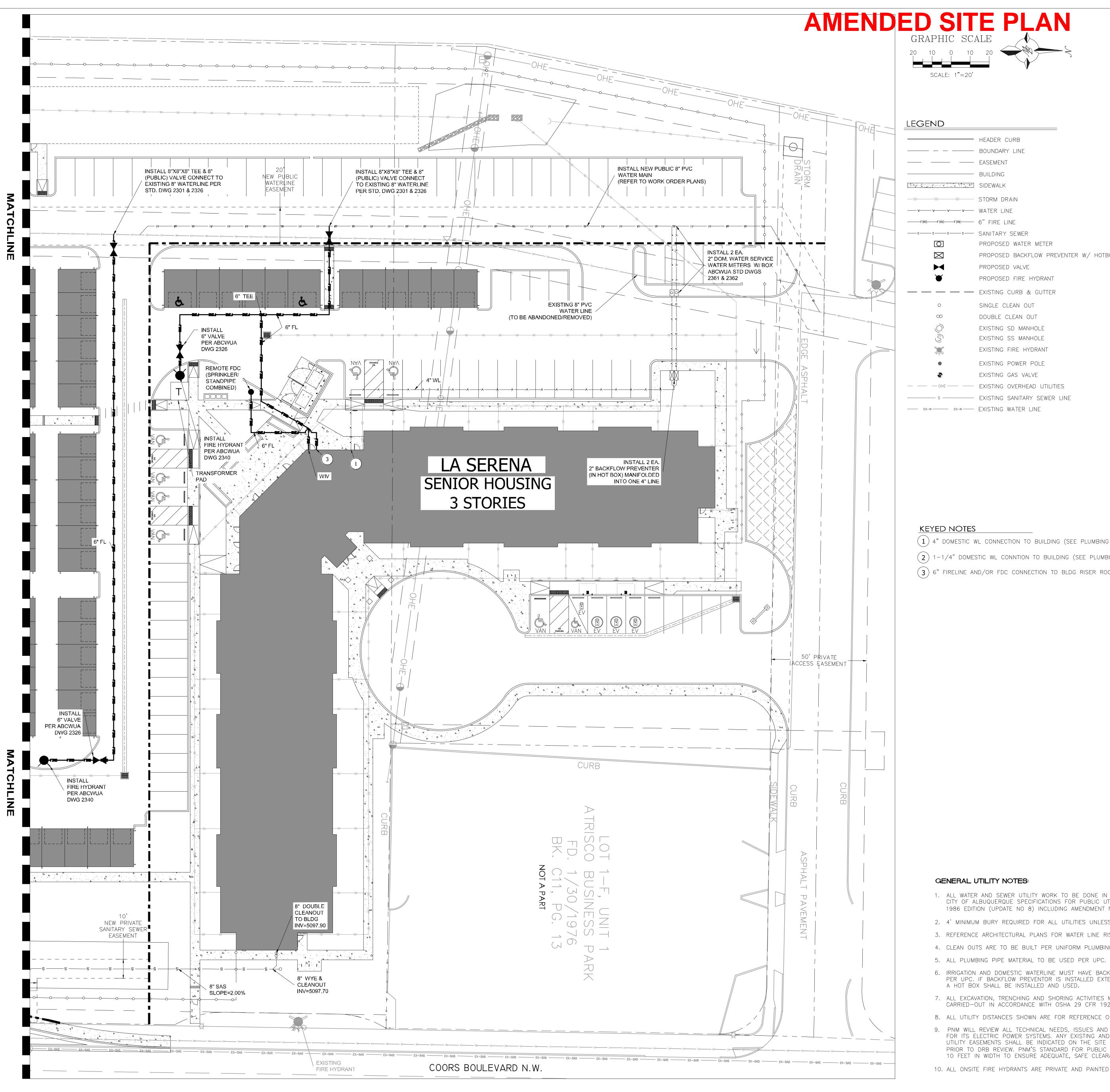
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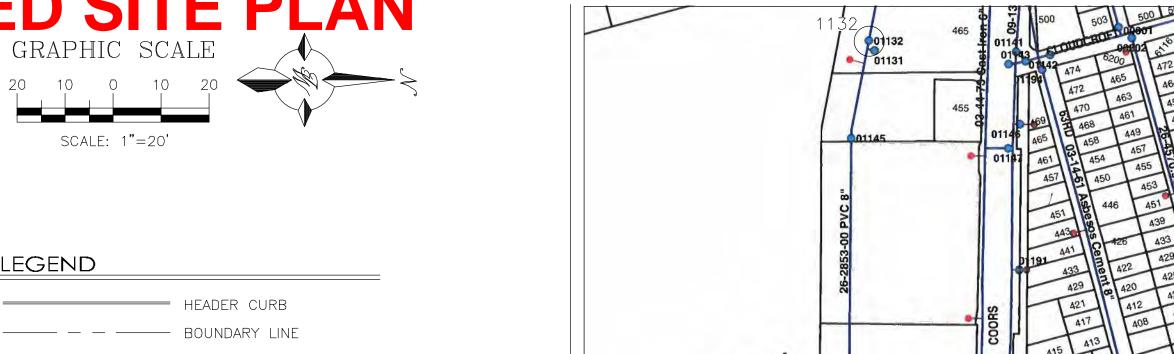
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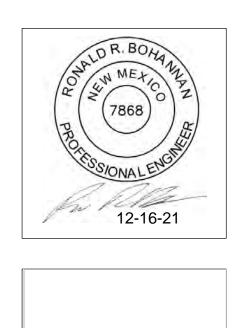
Utility Plan San Roque





WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX





inerra wesi, llc 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com

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KEYED NOTES

ig(1ig) 4" domestic wl connection to building (see plumbing plans for continuation)

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED VALVE

SINGLE CLEAN OUT

DOUBLE CLEAN OUT

EXISTING SD MANHOLE

EXISTING SS MANHOLE

EXISTING FIRE HYDRANT

EXISTING POWER POLE

EXISTING GAS VALVE

PROPOSED BACKFLOW PREVENTER W/ HOTBOX

- (2) 1-1/4" DOMESTIC WL CONNTION TO BUILDING (SEE PLUMBING PLANS FOR CONTINUATION)
- (3) 6" FIRELINE AND/OR FDC CONNECTION TO BLDG RISER ROOM (REFER TO PLAN FOR REMOTE FDC AS NECESSARY)

CAUTION:

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

GENERAL UTILITY NOTES:

- 1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
- 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED. 3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- 6. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- 7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- 8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- 9. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- 10. ALL ONSITE FIRE HYDRANTS ARE PRIVATE AND PAINTED "SAFETY ORANGE"

serena rodue

VE/ES/CC 12.13.21

date: 12.13.202

checked:

Permit Set

Master **Utility Plan** La Serena

city of albuquerque



erstad ARCHITECTS, PA
310 n. 5th street, boise idaho 83702
phone: (208) 331-9031 fax: 331-9035 www.erstadarchitects.com

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San rodue

457 coors blvd. nw

revision: no. desc.

project: 200207 date: 07.21.2021

permit set

exterior elevations

sk3.11



1 exterior elevation - east - COLOR

1/8" = 1'-



2 exterior elevation - north - COLOR

1/8" = 1'-0'





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457 coors blvd. nw

revision:

project: 2002(

permit set

exterior elevations

sk3.12



1 exterior elevation - south - COLOR

1/8" = 1'-0"



2 exterior elevation - west - COLOR

1/8" = 1'-0"



1 exterior elevation - west courtyard - COLOR

1/8" = 1'-0"



2 exterior elevation - north courtyard - COLOR 1/8" = 1'-0"



3 exterior elevation - south courtyard - COLOR

ANDREW C. ERSTAD
NO. 005640
12-1-2021
GGGTERED ARCHITE

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revision: no. desc. da

project: 200207 date: 07.21.2021

permit set

exterior elevations

sk3.13



city of albuquerque



1 Exterior Elevation - Front Entry - COLOR



2 Exterior Elevation - North - COLOR

1/8" = 1'-0"



permit set

+100' - 0" T.O. L1 FLR

exterior elevations

3 Exterior Elevation - East - COLOR

1/8" = 1'-0"



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1 Exterior Elevation - Rear Patio - COLOR

1/8" = 1'-0"



2 Exterior Elevation - West - COLOR

1/8" = 1'-0"

la serena 441 coors blvd. nw

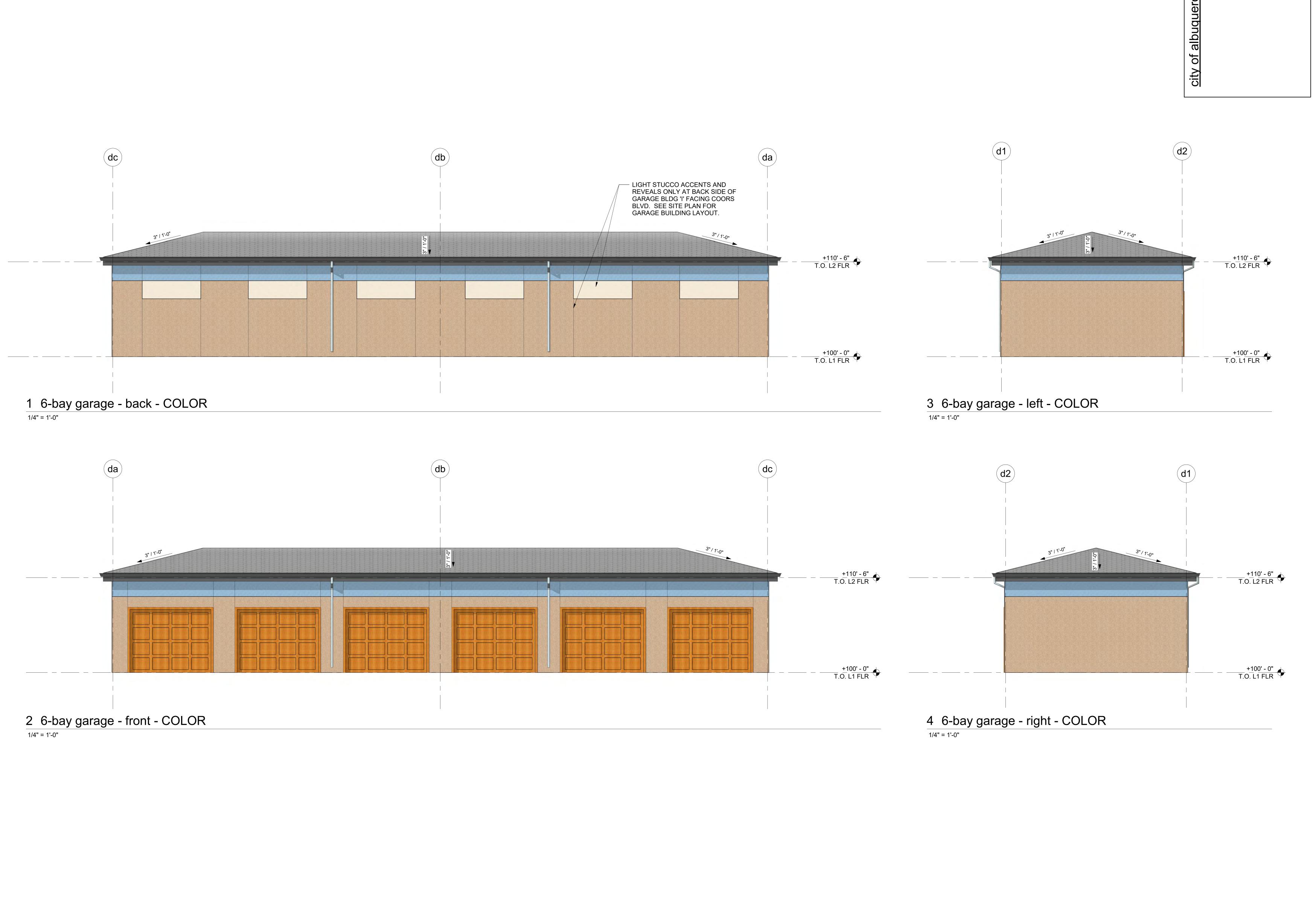


exterior elevations

sk3.12

3 Exterior Elevation - South - COLOR

1/8" = 1'-0"



ANDREW C. ERSTAD
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sr/ls garage lofts albuqurque, new mexico

revision: o. desc. date

project: 200207 date: 06.11.2021

permit set

6-bay garage ext. elevations

sk3.16a



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lofts mexico sr/ls garage albuqurque, new n

project: 200207 date: 09.20.2022

permit set

6-bay garage ext. elevations mkt-311

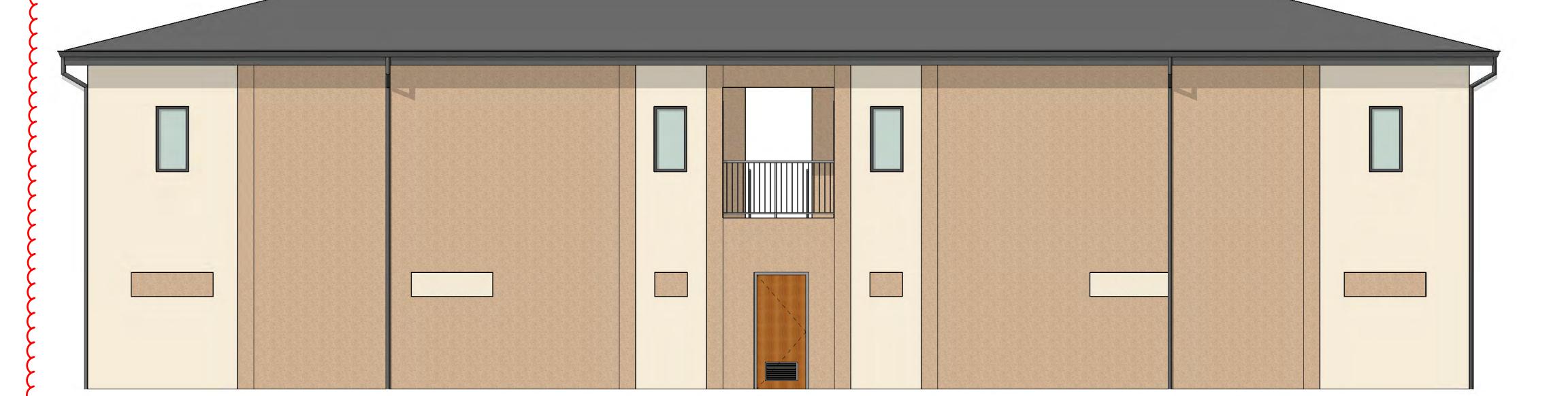


5 front - 6 bay standard

1/4" = 1'-0"

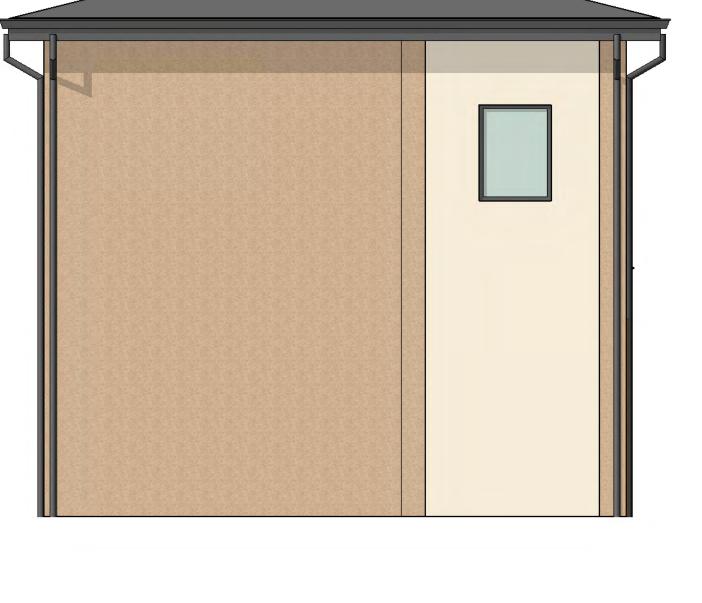


1 front - 6 bay ADA

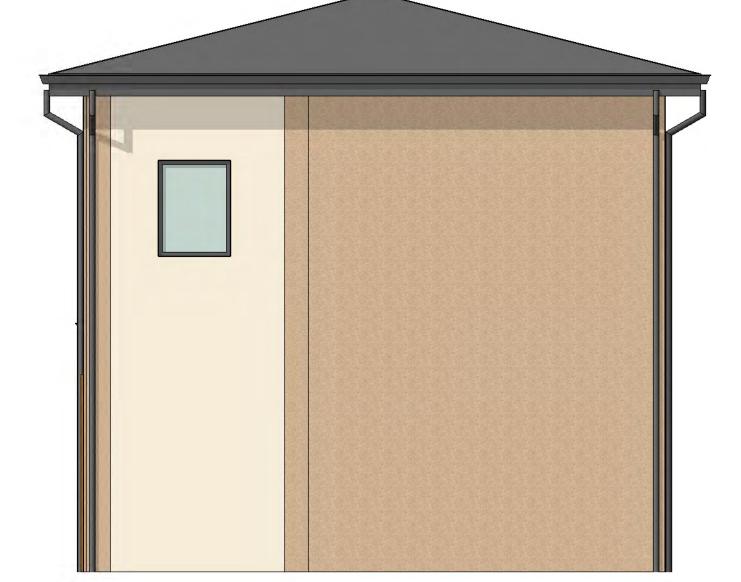


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2 back - 6 bay ADA



3 left - 6 bay standard



4 right - 6 bay standard