

KEYED NOTES

1. CONCRETE SIDEWALK CULVERT WITH STEEL PLATE TOP PER CITY OF ALBUQUERQUE STANDARD DRAWING #2236.

2. NEW CONCRETE CURB AND GUTTER MATCH EXISTING ELEVATIONS AND ASSURE SMOOTH TRANSITION.

3. CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #2430.

4. CONCRETE MEDIAN CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING #2415 OR CONCRETE HEADER CURB.

5. CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DRAWING #2425.

6. EXISTING CONCRETE DRIVEPAD TO REMAIN ON ADJACENT PROPERTY.
7. ASPHALT PAVEMENT.

8. CONCRETE SIDEWALK AND ENTRY.

9. CONCRETE HEADER CURB.

10. EXISTING CONCRETE CURB TO REMAIN ON ADJACENT PROPERTY.

11. REFUSE BIN ENCLOSURE.

12. PROVIDE 2' CONCRETE CURB OPENING.

13. WHEEL CHAIR CURB ACCESS RAMP PER CITY OF ALBUQUERQUE STANDARD DRAWING #2441.

14. REMOVE EXISTING CONCRETE DRIVE PAD.

15. HANDICAPP PARKING SIGN.

16. CONCRETE TIRE STOP

LANDSCAPE NOTES

LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

LANDSCAPE SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION DRIP SYSTEM OPERATED BY AUTOMATIC CONTROLLER.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WASTE WATER PROVISIONS OF THE WASTE WATER AND LANDSCAPE ORDINANCES WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PLANTINGS SHALL ACHIEVE A MINIMUM 25% LIVE GROUND COVER AT MATURITY.

ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 1 1/2" SANTA ANA TAN GRAVEL OVER FILTER FABRIC.

THE OWNER SHALL BE PROVIDED WITH IRRIGATION AS-BUILT DRAWING SHOWING LOCATIONS OF ALL IRRIGATION COMPONENTS.

LANDSCAPE LEGEND

- 5 GAL. BUFFALO JUNIPER
- 15 GAL. BRADFORD PEAR
- 5 GAL. CHERRY SAGE
- 4' PALM YUCCA

LEGEND

- DOWNSPOUT LOCATION AND FLOW DIRECTION
- PROPOSED BUILDING FINISH FLOOR ELEVATION
- EXISTING POWER POLE TO BE REMAIN
- EXISTING TELEPHONE RISER TO REMAIN
- OVERHEAD POWER LINE
- EXISTING MONITORING WELL TO REMAIN
- EXISTING WATER METER TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- STREET SIGN
- BUILDING ENTRANCE

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT

NOTE:
ALL SURFACES NOT MARKED CONCRETE PAVEMENT, STOOPS AND BUILDINGS SHALL BE RE-GRADED GRAVEL SURFACE OR LANDSCAPING. SEE LANDSCAPING PLAN FOR DETAILS.

- EXISTING SIGN/BILLBOARD TO BE DEMOLISHED
- EXISTING UTILITY POLE TO BE DEMOLISHED
- EXISTING ELECTRIC METER TO BE DEMOLISHED
- EXISTING OVERHEAD POWER LINES TO BE DEMOLISHED

PROJECT DATA

OWNER: LOS PINONES LIMITED PARTNERSHIP

ADDRESS: 300 ASPEN AVE. N.W.
ALBUQUERQUE, N.M.

ZONING: M1

SITE AREA: 0.3795 AC
(16532.2 SF.)

BUILDING AREA: PHASE I 3,000 SF.
PHASE II 1,800 SF.
TOTAL 4,800 SF.

NET SITE AREA: PHASE I 13,532 SF.
PHASE II 11,732 SF.

LANDSCAPE AREA REQUIRED: 1580 SF.
(15% OF NET SITE AREA)

LANDSCAPE AREA PROVIDED: 2,420 SF.

TYPE OF CONSTRUCTION: VN

OCCUPANCY GROUP: S2 WITH OFFICE/TOILET

OCCUPANCY LOAD: OFFICE/TOILET
1/100 SF. = 5
WAREHOUSE
1/500 SF. = 5
TOTAL 10

PARKING REQUIREMENTS: WAREHOUSE
1/2,000 SF. = 2 SPACES
OFFICE/TOILET
1/200 SF. = 2 SPACES
TOTAL 4 SPACES

NUMBER OF STORIES: ONE

HEIGHT OF BUILDING: 14'-0"

SPRINKLERS: NOT REQUIRED

SCOPE OF WORK:
CONSTRUCTION OF PREENGINEERED METAL STRUCTURE ON CONCRETE FOUNDATION AND SLAB. OFFICE AND TOILET ACCESSORY AREA WITH WALL FRAMING, GYPSUM BOARD FINISH AND FLOOR FINISHES PER OWNER. SUSPENDED LIGHTING FIXTURES AND UNIT HEATER. SPACE HEATING IN WAREHOUSE AREA.

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: 2-18-03
Date:

ASPEN PROJECT
300 ASPEN AVENUE N.W.
ALBUQUERQUE, NM.

RECEIVED
FEB 11 2003
PWD/DESIGN REVIEW

SHEET
AS-1

SITE PLAN

1"=10'-0"

