

**PGM - Sprinkler Heads:** Fixed spray or rotor type sprinkler assemblies, shall be as Mfr'd by 'Hunter' and of the Model #s as selected and specified for a specific radius indicated on drawings, also see specifications:

MODEL #	NOZZLE	COVERAGE	GPM	PSI
SRS-04(4" pop-up)	as req'd	10'-17' R	.5-.85	50
PGM-04	"	17'-20' R	.64-1.0	50
"	"	20'-22' R	1.0-1.1	50
"	"	22'-26' R	1.7-2.0	50
PGP-04(4" pop-up)	1.0	29'-32' R	.70-1.3	50

○ Identifies all trees; deciduous or evergreen and in parenthesis the quantity of trees at each grouping or in general area as noted on Plans. A symbol without a (3) means only one of that species.  
 ○ Identifies all shrubs and misc. ground cover items as listed on the Planting Schedule and as per Plans.  
 --- Identifies all underground sprinkler lines; main and lateral, except for existing water mains to meters.  
 --- One or more sprinkler lines in a PVC sleeve beneath curbs, driveways and sidewalks, see Plans.  
 ● Lawn sprinkler head patterns as per Plans and Legends.  
 ● Adjustable bubblers at all trees as per Plans.  
 ✕ Adjustable 5 stream series as required per Plans.

\* The grass seed blend shall be: 60% Kentucky Bluegrass  
 (1) 20% Jamestown Cheving Rescue  
 20% Palmer Perennial Ryegrass (4 lbs. per 1000 sqft.)

**PLANT MATERIAL SCHEDULE**

Overall list of suggested plant material for selection

Symbol	Common Name	Botanical Name	Quantity	Size	Remarks
<b>Trees:</b>					
A	Purple Leaf Plum	Krauter Vesuvius	9	1 1/2" Caliper	6'-8' tall
B	Washington Hawthorn	Crataegus *	2	1 1/2" Caliper	6'-8' tall
C	Desert Willow	Chilopsis Linearis	4	1 1/2" Caliper	4'-6' tall
D	Purple Red Leaf Plum	Prunus, Dwarf "Cistena"	6	1 1/2" Caliper	4'-6' tall
E	Plum	Big "Cis"	3	1 1/2" Caliper	4'-6' tall
* This is an alternate species in lieu of tree type 'B'					
<b>Shrubs:</b>					
F	Apache Plum	Fallugia paradoxa	4	5 or 15 gallon size container	
G	Autumn Sage	Salvia greggii	1	5 or 15 gallon size containers	
H	Honey Suckle	Lonicera, "Goldflame"	4	" " " "	
I	Gravel Mulch or shredded bark	River Bank Run medium size	3/4"	layered in minimum 2" thick over a 4 mil plastic	
J	Natural Soil			These narrow shallow ponding areas can remain in a natural State after sculpted as proposed by the engineer's site water Management Plan	

**Commercial Project Code Data**

November 30, 2022 -- Revised July 7, 2023, Again Sept. 1, 2023

Applicable Codes: IBC 2015 Edition  
 New Mexico Building Code 2015 Edition  
 NM Electrical Code, NEC 2017 Edition  
 UMC/UPC, Plumbing Codes 2021 Edition  
 And NM plumbing and Mechanical Codes

Accessibility Codes: ICC / ANSI Codes A 117.1 2009 Edition  
 Zoning: BP Light Retail, MX-M  
 Occupancy classification: F-1, [Sections 306.2 & 309.1]  
 Building Space Area: total 6,750 = total gross square feet, Single Floor  
 Construction Type: V-A, Table 503, 2015 Code  
 Group Type: Commercial, F-1, [Section 310]  
 Assumed Soil Capacity: 1500 PSF

Off Street Parking space: 8-6' X 20'-0", spaces as shown in plan  
 Location of Project: 8739 West Central NW  
 and Address: Albuquerque, New Mexico  
 Seismic Zone: 2B  
 Snow Loading: Per steel building engineers and the Architect - 20 PSF added on July 7, 2023

Wind Load: 90 MPH, IMP, factor of 1.00  
 Legal Description: Lot 19 and 20 of Block 7 of first Replat of Block 7 of the original Town site Westland Albuquerque, NM 2010

- Building Floor Plan Space Legend**
- Refers to building Floor Plan on A-1
- A Building Space recessed shelter entrance, typical at each tenant space for security and privacy.
  - B Overhead 2" thick insulated metal 8' panel door unit, will be electrically operated by remote or wall on-off switch.
  - C HVAC upper structure suspended ductwork independent for heating and air conditioning within each space.
  - D Rear building space area for establishing a private secure office or semi-enclosed administrative area; optional per tenant and permanently located, H.C. toilet room, mechanical room and open kitchenette wall space.
  - E Suggested location for either a single or double doorway if a tenant would wish to occupy 2- of the bays.
- Site Development Construction Keynotes**
- The concrete slab in front of trash enclosure shall be as noted on C-2, but shall have a raised curb min. 6" high along side of the paved parking space and on the side adjacent to the planting/ ponding area.
  - The parking spaces adjacent to the building end and 6'-0" sidewalk shall be .6" thick and reinforced with welded wire mesh mid-slab to accommodate the weight of large trucks.
  - This space behind the container shall be of the same conc. slab but part of the swale of the paved parking lot that will allow water to flow to the planting area.
  - Typical of the few 8 ft. long conc. bumpers placed at the parking space as is shown, one bumper for two vehicles.
  - The entry and exit sloped driveway slab shall be 6" thick and reinforced as other noted slabs. See the outline area for the "Sight Triangle"
  - The bicycle rack shall of standard pre-assembled stock and fully anchored to the ground as directed and next to the building as shown.
  - This is the recommended location for the Key Box as required by the fire department or as selected by them for accessibility and visibility.
  - The entire length of the parking pavement shall extend to the fence line and the 3 ft. width shall be the full length swale that will carry drainage water to the front planting area as shown.
  - This area next to the building and part of the inactive alley is being proposed as additional parking for building employees.
  - Recommend that the contr. 4"x 18'-0" long parking lot stripes, not 20'-0".

Architect: MTA Architecture  
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 Architecture Land Planning  
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Project: Light Retail Spaces  
 8739 West Central Avenue  
 Albuquerque, New Mexico 87105

Customer: Serrano & Bros. LLC  
 2464 Tapia SW  
 Albuquerque, New Mexico 87105

Revised: Sept. 13, 2023  
 Revised: Sept. 29, 2023

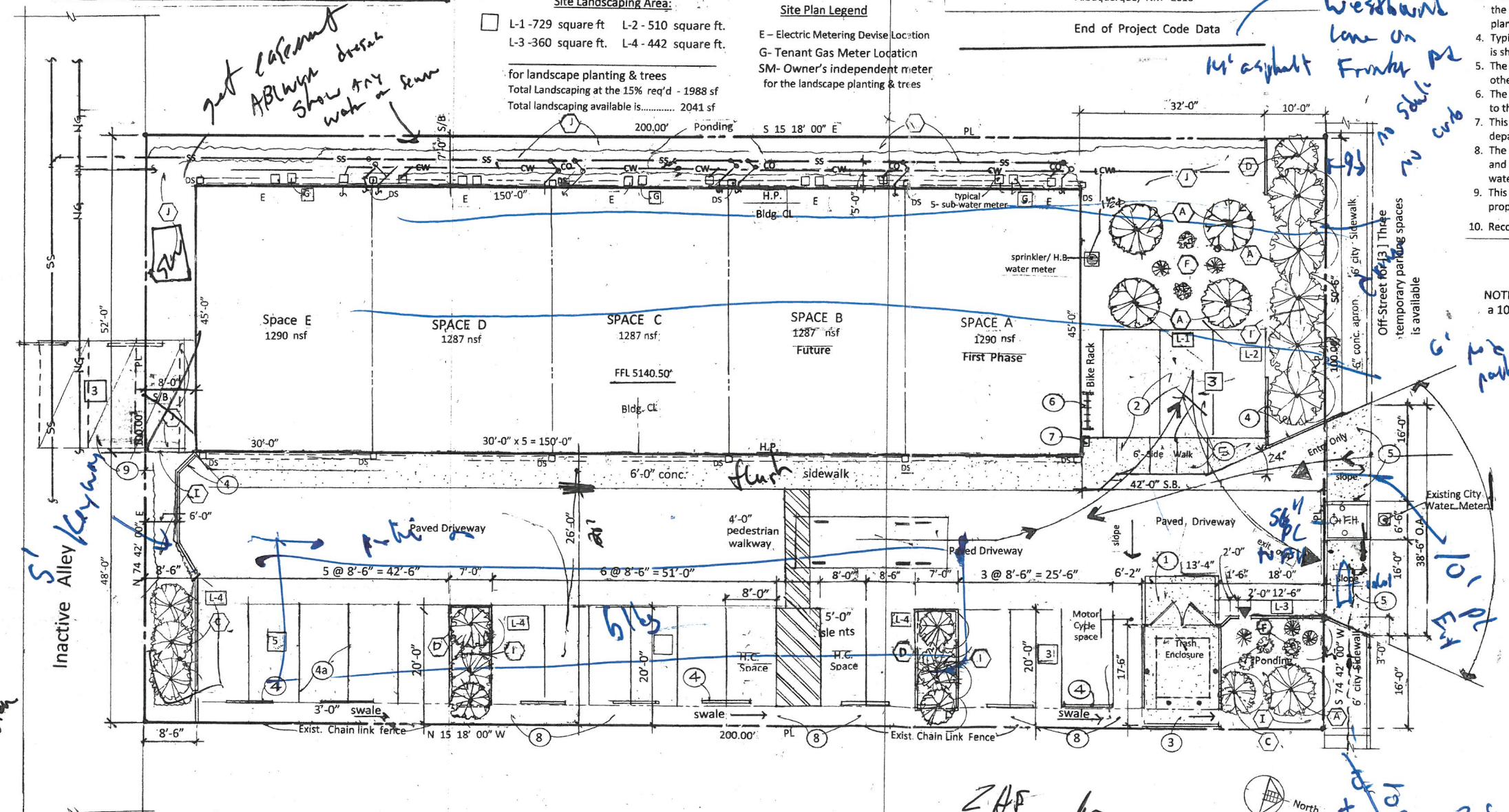
100% completion

STATE OF NEW MEXICO  
 A. MIGUEL TRUJILLO  
 No. 1477  
 REGISTERED ARCHITECT

June 22, 2023

TCL

1 of 1



**Site Development Plan**  
 (8739) 8th Street at West Central Avenue

109 0553

not confirmed  
 ABL always done  
 show any  
 work in form

1/10 2/20  
 1/2 CU

5' Alley Keyway

For Sub back  
 Slip the blue

Available?

10' curb

3.5 space / low 8' = 225  
 10' high = 27.5  
 MC 1  
 ADA - 1 van

13' curb  
 Westbound  
 lane on  
 14' asphalt  
 Frontage Rd

NOTE! With a greater number of parking spaces beyond the 26 available a 10% credit is available with existing public transportation nearby

PARKING SPACES - Total 25

West Central Avenue  
 120 ft. ROW

Frontage Road - Newly Paved Road

2AF  
 for  
 parking  
 column