

ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES WILL BE STABILIZED PER THE ATTACHED LANDSCAPE PLAN.
CONSTRUCTION ENTRANCE/EXIT TO BE SWEEP DAILY.
SEE G&D PLAN FOR GRADING DETAILS.

BMP MAP LEGEND

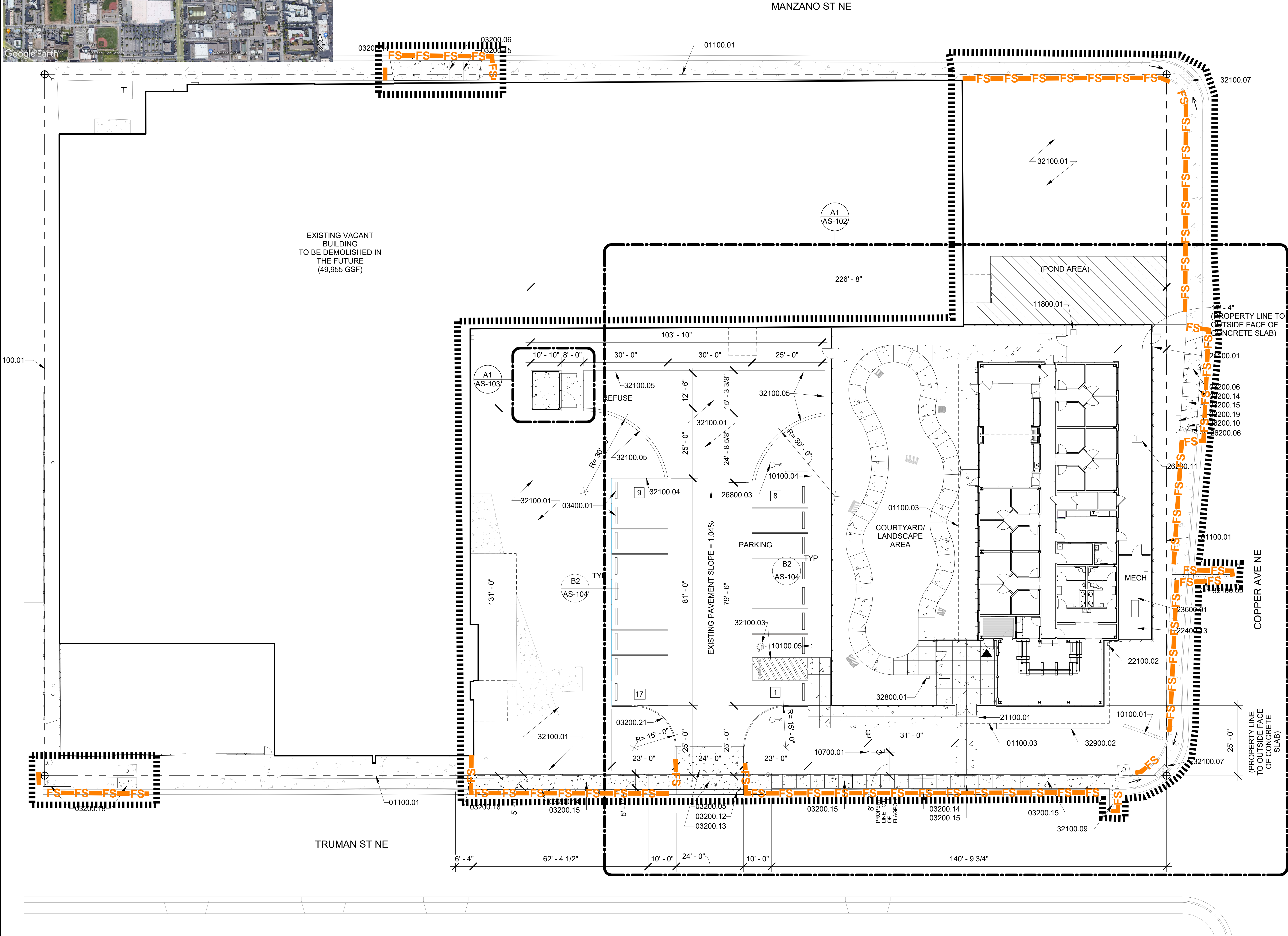
LIMITS OF DISTURBANCE

PERIMETER BMP (FILTER SOCK PLACED UP AGAINST TEMP. FENCE W/ WINDSCREEN ATTACHED)

PORTABLE TOILETS

WASTE CONTAINER

CONCRETE WASHOUT



OPERATOR: ENTERPRISE BUILDERS CORPORATION

TOTAL SITE AREA: 2.29 ACRES
TOTAL DISTURBED AREA: 1.50 ACRES

RECEIVING WATERS: RIO GRANDE RIVER

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

GRADING PLAN BY OTHERS

FNCH BEHAVIORAL HEALTH OUTPATIENT CLINIC

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

09/21/23



ESC-1

SILT SOCK INSTALLATION GUIDELINES

SLOPE INTERRUPTION

1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF EFFECTIVE HEIGHT OF SOCK.
3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF SOCK TO ENHANCE PERFORMANCE.
4. HARDWOOD STAKES 2"x2"x4' (NOMINAL) ARE SUGGESTED.

PERIMETER CONTROL & OVERLAPPING

NOTE OVERLAP BASED ON FLOW DIRECTION.
FLOW 45° - 90°
STAKE
1/2" OVERLAP RECOMMENDED ON SLOPES
12" OVERLAP RECOMMENDED ON FLAT

INLET PROTECTION

SANDBAG OR BLOCK
FLOW
IF GUARD BAR IS NOT AVAILABLE, USE A CONCRETE BLOCK
SANDBAG OR BLOCK
FLOW

DITCH CHECK

FLOW
TRENCH IF NECESSARY TO ELIMINATE UNDERFLOW
STAKE BRIND, THROUGH, OR CROSS TO HOLD SECURELY TO GROUND

PYRAMID INSTALLATION STAKING

T-POSTS OR STAKES
(SOCKS SQUEEZED)
10"-12" DEEP
A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL

Silt Sock

EROSION CONTROL PRODUCTS

(608) 438-7625
WWW.SILT SOCK.NET


1. THESE GUIDELINES ARE BASED UPON MANUFACTURERS' RECOMMENDATIONS. PROJECT SPECIFICATIONS MAY SUPERSEDE THESE GUIDELINES.
2. REFER TO REGULATORY AUTHORITY OR PROJECT ENGINEER FOR DETAILED INSTALLATION PROCEDURES.
3. WOOD FILLER MATERIAL IS PROPERLY SIZED, BIODEGRADABLE, WEED, SEED & DISEASE FREE AND ENVIRONMENTALLY SOUND.

TYPICAL CONCRETE WASHOUT-BELOW GRADE

- Install appropriate signage to inform concrete equipment operators of the proper washout location.
- An appropriate stabilized entrance shall be installed where applicable. The length and width of the stabilized entrance may vary based on size and location of the washout.
- Washout facilities must be sized to contain washout water and solids.
- Typical dimensions are 10 feet long by 10 feet wide but may vary upon site limitations.
- Pit shall be delineated with Orange Filter Sock and A-Framed staked.
- The pit shall be lined with 10mil (minimum) polyethylene impermeable liner on the bottom and sides overlapping the top edges completing a leak-proof container.

ESC Plan Standard Notes (2023-06-16)

1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:
 - a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
 - b. The EPA's 2022 Construction General Permit (CGP), and
 - c. The City Of Albuquerque Construction BMP Manual.
2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.
3. Self-inspections - In accordance with City Ordinance § 14-5-2-11(C)(1), "at a minimum a routine self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.
4. Corrective action reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.
5. Final Stabilization and Notice of Termination (NOT) - In accordance with City Ordinance § 14-5-2-11(C)(1), self-inspections must continue until the site is "determined as stabilized by the city." The property owner/operator is responsible for determining when the "Conditions for Terminating CGP Coverage" per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.
6. When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt is present in the street, the street should be swept daily or prior to a rain event or contractor induced water event (e.g. curb cut or water test).
7. When installing utilities behind the curb, the excavated dirt should not be placed in the street.
8. When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if site constraints do not allow placing the excavated dirt on the uphill side of the street cut.
9. ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hood silt fence shall be shown in the front yard swale or on the side of the street.

OPERATOR: ENTERPRISE BUILDERS CORPORATION	
TOTAL SITE AREA: 2.29 ACRES TOTAL DISTURBED AREA: 1.50 ACRES	
RECEIVING WATERS: RIO GRANDE RIVER	
REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.	
FNCH BEHAVIORAL HEALTH OUTPATIENT CLINIC	
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	
Drawn By: M. VALLEJOS, CPESC, CISEC	09/21/23
	ESC-2

Nature of Construction Activity:

This project consists of new commercial construction. This project covers approximately 2.29 acres of the First Nations Community Healthsource Behavioral Health Outpatient Clinic project. Enterprise Builders Corporation is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork, asphalt paving and vertical construction. The activities to occur on-site are consistent with commercial construction.

Project/Site Name: First Nations Community Healthsource Behavioral Health Outpatient Clinic

Project Street/Location: 5110 Copper Ave. NE

City: Albuquerque

State: NM

Zip Code: 87108

County: Bernalillo

Project Latitude: 35.079682 Longitude: -106.587993

Determination of Latitude/Longitude:

USGS topographic map (scale:)

EPA Web Site NM OpenEnviroMap GPS

Other (please specify):

Function of Construction Activity:

Residential Commercial Industrial Linear (roadway)

Linear (Utility) Development Other (specify):

Is your project/site located on Federal or Native American Lands Yes No
Description:

ROLE	COMPANY	REPRESENTATVIE NAME	PHONE	EMAIL
OPERATOR	ENTERPRIS BUILDERS CORPORATION	LOUIS HARDEN	505-537-3713	LHARDEN@EBNM.COM
OWNER	FIRST NATIONS COMMUNITY HEALTHSOURCE	LINDA SON- STONE, CEO	505-262-2481	LINDA.SON-STONE@FNCH.ORG
BMP MAINTENANCE	SUPERIOR STORMWATER SERVICES, LLC	TIM SLATUNAS	505-353-2558	TIM@SUPERIORSTORMWATER.COM
SWPPP INSPECTIONS	GREEN GLOBE ENVIRIONMENTAL, LLC	TIM SLATUNAS	505-353-2558	TIM@GREENGLOBENM.COM

Start Date-Finish Date (dates to be marked on site plan by operator)	Construction Activity, BMPs, and location
Initial Phase	Pre-Site Grading 1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.) 2. Construct VTC. 3. Set up construction trailer, construction barrier, and material storage areas, etc. 4. Install sanitary facilities and dumpster 5. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Interim Phase	Site Grading/ Building Construction 1. Mass grade site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Final Phase	Final Stabilization 1. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP) 2. Prepare final seeding and landscaping 3. Monitor stabilized areas until final stabilization is reached 4. Remove temporary control BMPs and stabilize any areas disturbed by theremoval



Rio Grande (Tijeras Arroyo to Alameda Bridge)			AU IR CATEGORY	LOCATION DESCRIPTION	
			5/5C	HUC: 13020203	Rio Grande-Albuquerque
AU ID	WQS REF	WATER TYPE	SIZE	ASSESSED	MONITORING SCHEDULE
NM-2105_51	20.6.4.105	RIVER	15.6 MILES	2020	2025
USE	ATTAINMENT	CAUSE(S)	FIRST LISTED	TMDL DATE	PARAMETER IR CATEGORY
IRR	Fully Supporting				
LW	Fully Supporting				
MWWAL	Not Supporting	Dissolved oxygen PCBS - Fish Consumption Advisory Mercury - Fish Consumption Advisory Temperature	2008 2010 2020 2010	2023 (est.) 2023 (est.)	5/5A 5/5C 5/5C 5/5A
PC	Not Supporting	E. coli	2020	6/30/2010	4A
PWS	Not Assessed				
WH	Fully Supporting				
AU Comment: TMDL for E. coli. Fish Consumption Advisory listings are based on NM's current fish consumption advisories for this water body. Per USEPA guidance, these advisories demonstrate non-attainment of CWA goals stating that all waters should be "fishable." Therefore, the impaired designated use is the associated aquatic life even though human consumption of the fish is the actual concern.					

Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
TgB	Tijeras gravelly fine sandy loam, 1 to 5 percent slopes	.17	1.5	59.0%
WeB	Wink-Embudo complex, 0 to 5 percent slopes	.28	1.0	41.0%
Totals for Area of Interest			2.5	100.0%

OPERATOR: ENTERPRISE BUILDERS CORPORATION

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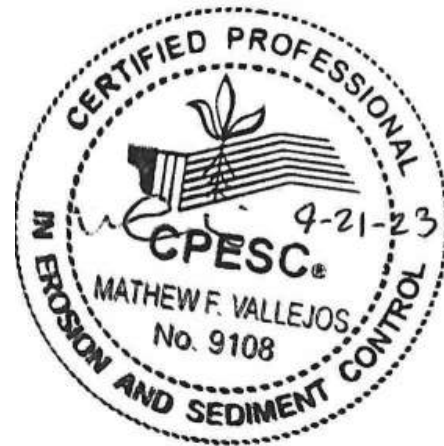
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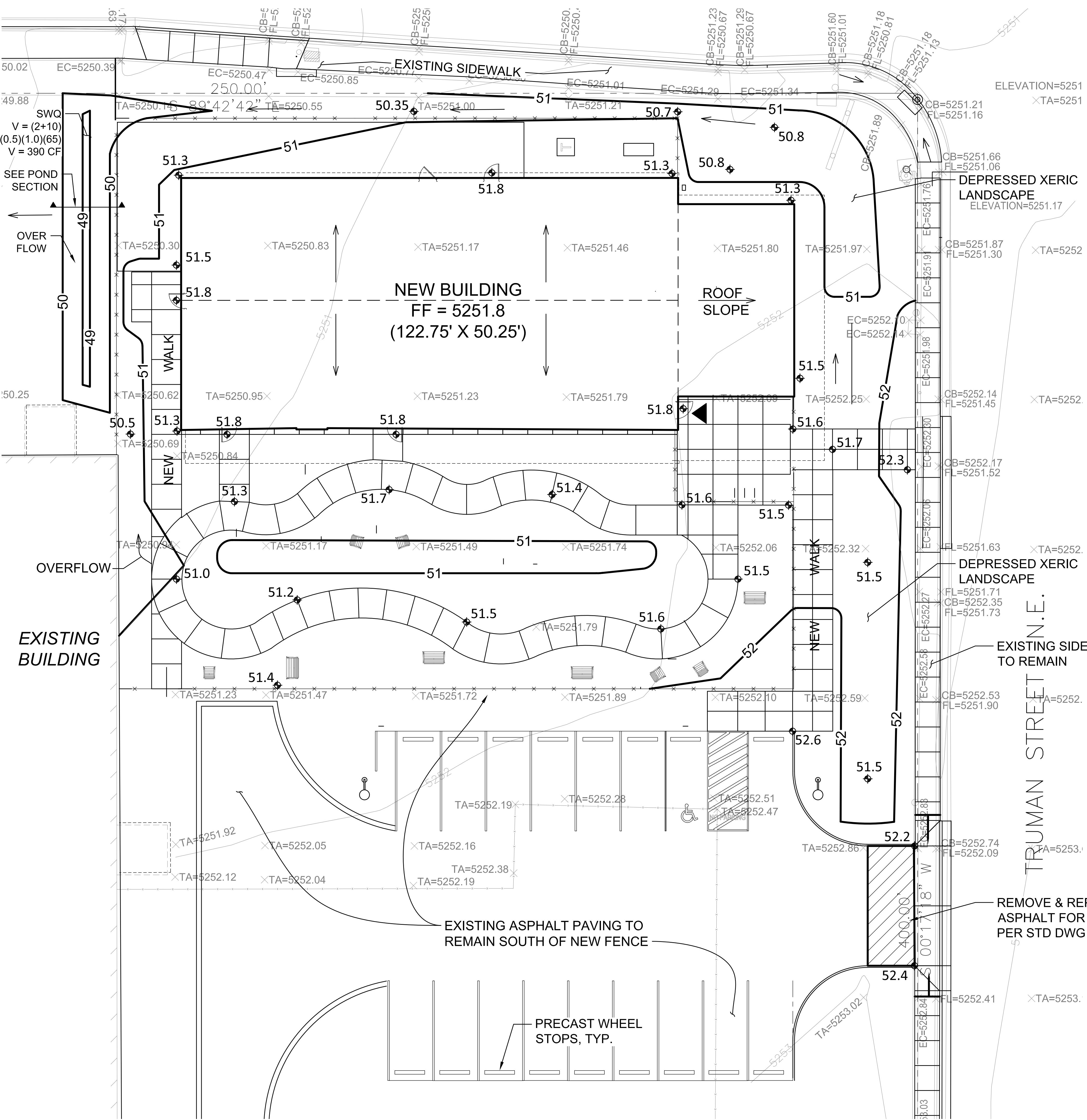
FNCH BEHAVIORAL HEALTH OUTPATIENT CLINIC

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

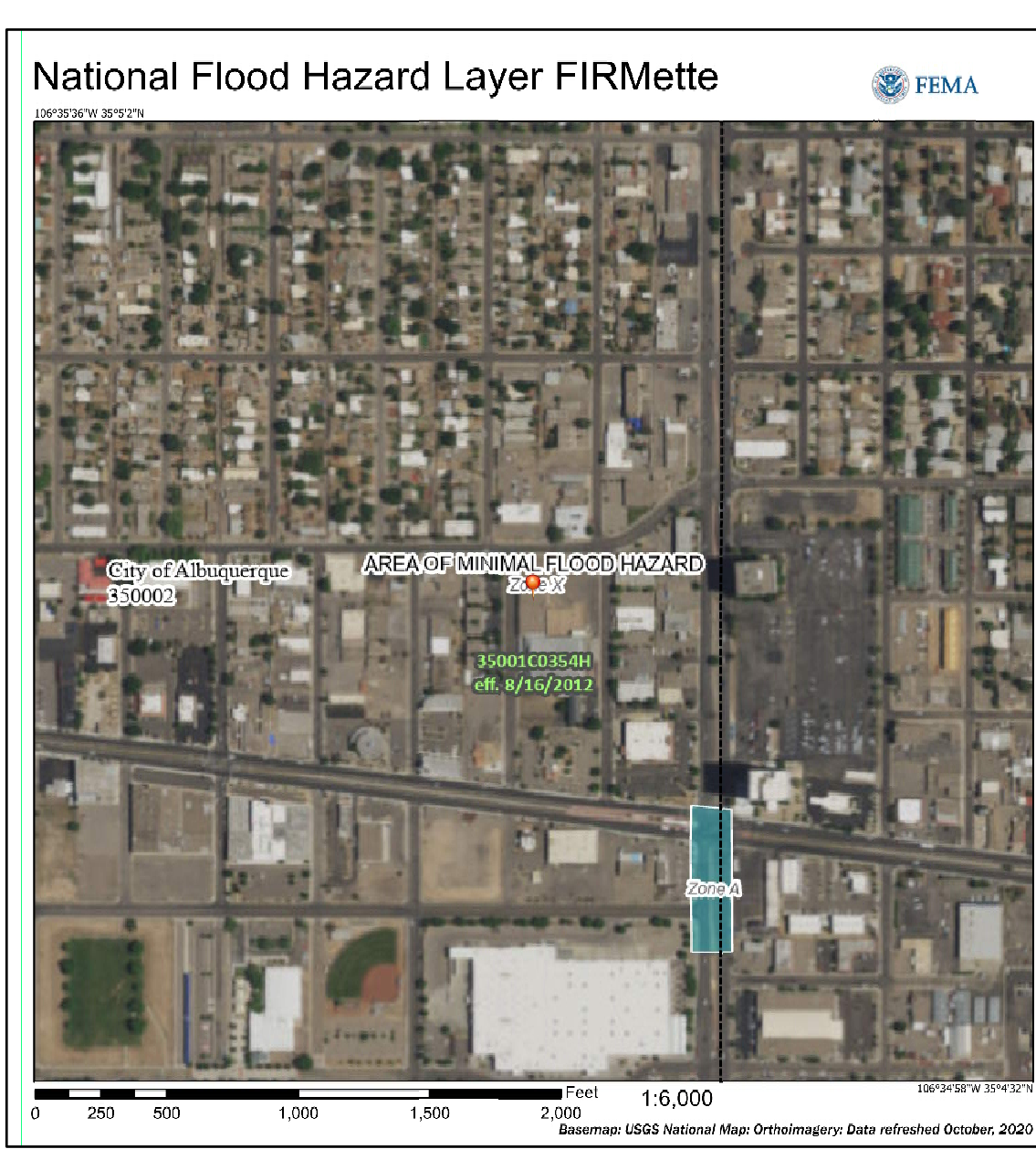
Drawn By: M. VALLEJOS, CPESC, CISEC 09/21/23



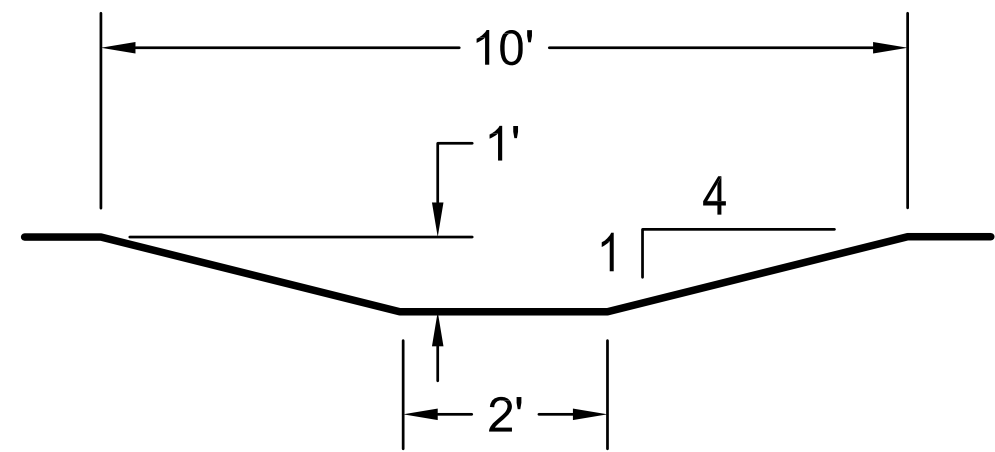
ESC-3



GRADING & DRAINAGE PLAN
1" = 20'-0"



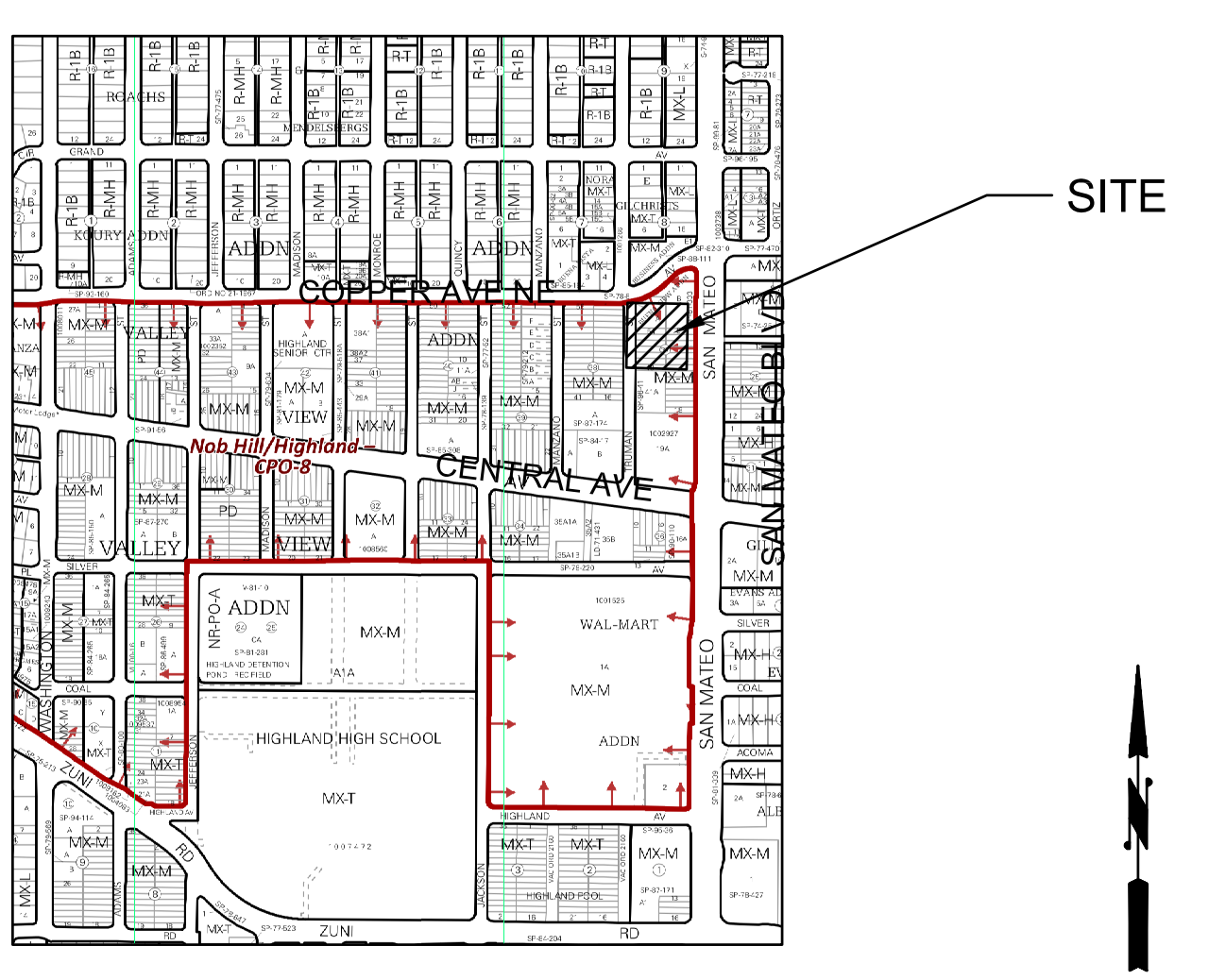
FEMA MAP



POND SECTION
SCALE: NTS

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. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. 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.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. 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.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.



VICINITY MAP

K-17-Z

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5251.8 PROPOSED BUILDING FINISH FLOOR ELEV
- 36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TA 5252.19 EXISTING TOP OF ASPHALT

DRAINAGE ANALYSIS

LEGAL: Lot 1-A, Block 38, Valley View Addition

PROJECT AREA: 0.54 acres (23,525 sf)

BENCHMARK: ACS STATION "16-K18" ELEV= 5253.918 (NAVD 1988)

SURVEYOR: Harris Surveying, Inc. dated March, 2022

FLOOD HAZARD: From FEMA Panel 35001C0354H (08/16/2012), this site is identified as being within Zone 'X' which is outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is an existing paved parking lot. Immediately west of the site is an existing building to remain. This area is presently 100% impervious and slopes down from southeast to the northwest and discharges freely to Copper Avenue NE.

OFFSITE FLOWS: This site doesn't accept any offsite flows and is bounded on the east by Truman St and on the north by Copper Avenue NE.

PROPOSED IMPROVEMENTS: The proposed building is a 5,800 sf (1-story) building with a courtyard to the south and landscaping to the north and east.

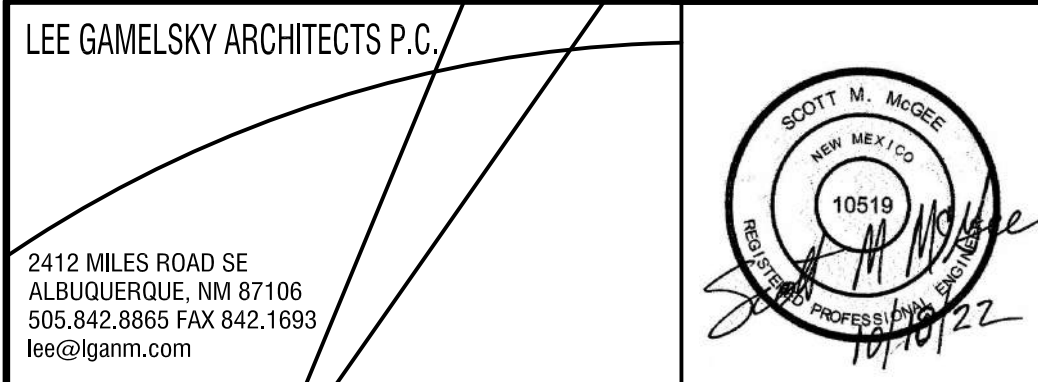
DRAINAGE APPROACH: The proposed drainage plan will route flows to the SWQ pond shown at the NW corner of the site. Roof runoff will discharge to the north, east, and south sides of the building. Site runoff will discharge around the building to the NW corner of the site. Depressed landscape areas carry surface flow along the north and south sides of the building. The SWQ retention pond discharges west where existing asphalt paving conveys flow to Copper Avenue.

HYDROLOGY: For precipitation Zone 2 and 100% land treatment 'D':
Existing $Q = (0.54)(4.34) = 2.3$ CFS

The proposed impervious (Type 'D') area is 42% of the site (9,880 SF) and xeric landscape (Type 'C') is 58% (13,645 SF).
Proposed $Q = (0.31)(3.05) + (0.23)(4.34) = 1.99880$ CFS

SWQ Redevelopment $V = (0.26/12)(9,880) = 214$ CF (390 CF PROVIDED)

This SWQ volume will be retained onsite in the NW corner pond and mitigate any adverse impact on downstream drainage facilities.



FNCH BEHAVIORAL HEALTH OUTPATIENT CLINIC
5110 COPPER AVE. NE, ALBUQUERQUE, NEW MEXICO

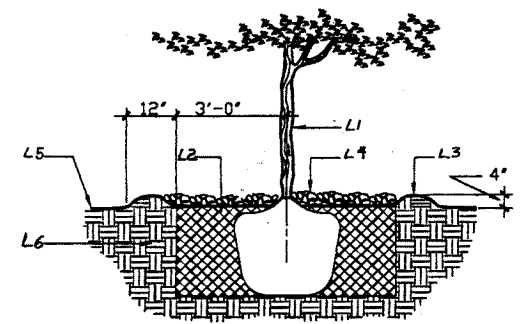
PROJECT ARCHITECT:
LEE GAMELSKY, AIA

Project #:
21-01-FNCH

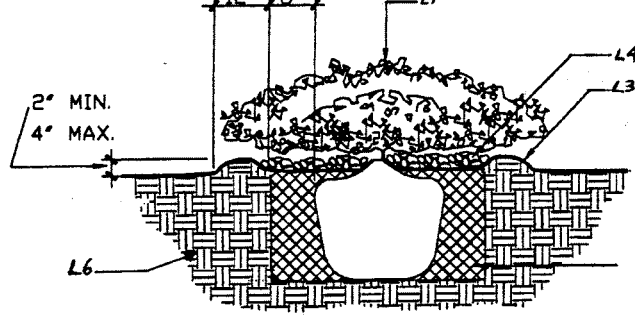
Date:
10.20.2022

GRADING & DRAINAGE PLAN

By:	Sheet:	Of:
File:	C-101	



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES

FOR PLANTING DETAILS

- AA. AT SHRUBS AND SMALL PLANTS: THE OUTSIDE DIAMETER OF THE EXCAVATION SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- BB. AT TREES: ROOT BALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- CC. AT TREES: TOP OF ROOT BALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- DD. AT TREES: PRIOR TO BACK FILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- EE. AT TREES: PRIOR TO BACK FILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM THE BOTTOM OF ROOT BALL.

KEYED NOTES

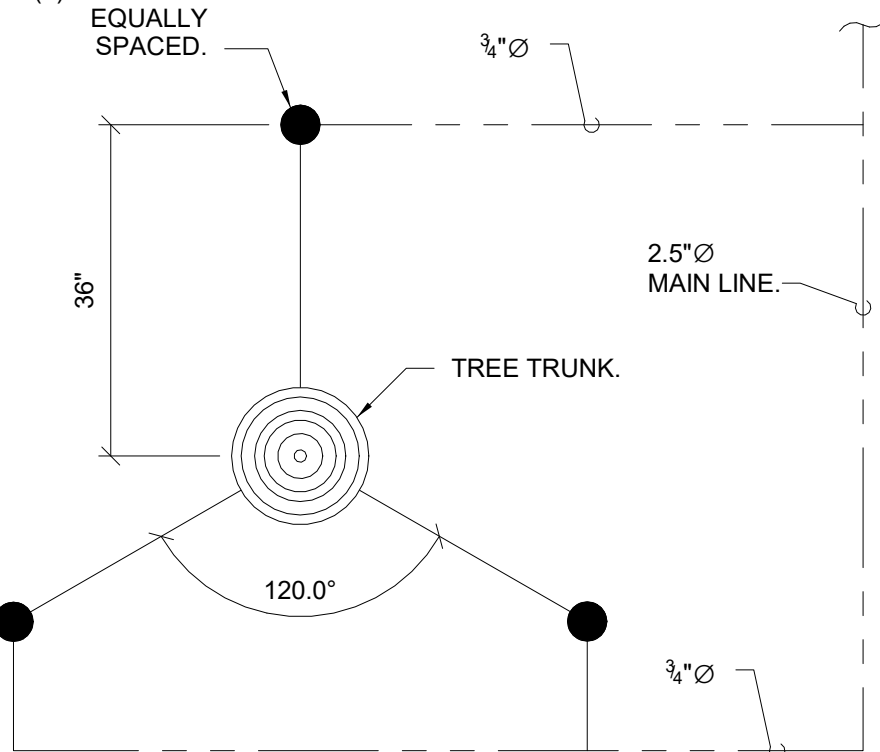
FOR PLANTING DETAILS

- L1. TREE OR SHRUB: SEE PLAN FOR SIZE, SPECIES AND LOCATION.
- L2. BACK FILL WITH EXISTING SOIL.
- L3. EARTH BERM AROUND WATER RETENTION BASINS.
- L4. 4" DEPTH OF MULCH.
- L5. FINISH GRADE. SEE PLAN FOR MULCH.
- L6. UNDISTURBED SOIL.

IRRIGATION EQUIPMENT SCHEDULE

GENERAL NOTES • PROVIDE AND INSTALL THE FOLLOWING

- BUBBLER ASSEMBLY: RAIN BIRD
PRESSURE COMPENSATING, TRICKLE
PATTERN BUBBLER.
- 1401 (.25 GPM) - ONE (1) BUBBLER PER SHRUB.
ZONE NUMBER.
- 1402 (.5 GPM) - THREE (3) BUBBLERS PER TREE PER
DETAIL 1/L-501
ZONE NUMBER.
- IRRIGATION MAINLINE, SCHEDULE 40 PVC, SOLVENT
WELD, SIZE 2.5" 18" DEPTH, EXCEPT WHERE INDER
CONTINUOUS PRESSURE, 30" DEPTH.
- SLEEVING: CLASS 200 PVC (2 SIZES LARGER THAN
PIPE TO BE SLEEVED).
- AIR RELEASE VALVE: BERMAID #01-ARA-P, 1" AIR
RELEASE VALVE ASSEMBLY.
- DECODER SURGE PROTECTION: RAIN BIRD #LSP_1
LINE SURGE PROTECTOR GROUNDED WITH 5/8"
COPPER CLAD GROUND ROD.
- AUTOMATIC VALVE ASSEMBLY: RAIN BIRD PEB.
- CONTROLLER: RAINBIRD #ESP8LXME 8 STATION
IRRIGATION CONTROLLER (DECODER). INSTALL
INSIDE OF BUILDING.



BUBBLER DETAIL @ TREE

12" = 1'-0"

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
	ULMUSPARVIFLORA	LACEBANK ELM SHADE TREE W/ TREERING 24'	5	
	COTINUS COGGYGRIA	SMOKE TREE ORNAMENTAL 15'	2	
	CHILOPSIS LINEARIS	DESERT WILLOW MULTI TRUNK ORNAMENTAL 12'	12	
	BUDDLEIA DAVIDII	BLACK NIGHT DWARF BUTTERFLY 6'	5	
	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA 4'	5	
	SALVIA GREGGII	AUTUMN SAGE 3'	10	
	LAVENDULA ANGUSTIFOLIA	LAVENDER 3'	25	PROVIDE ONE BUBBLER AT EACH PLANT IN RAISED PLANTER.
	TEUCRIUM CHAMAEDRYS	CREeping GERMANDER (GROUND COVER)	20	
	ROSA BANKSIAE	VINE LADY BANKS ROSE	5	

LANDSCAPE FURNITURE

LITTER AND RECYCLING CONTAINER

MANUFACTURER: LANDSCAPE FORMS 800.521.2546
MODEL: PETOSKEY
MOUNTING: PROVIDE 3/8"Ø STAINLESS STEEL EXPANSION
ANCHORS INTO CONCRETE PAD AT EACH LEG.
INSTALL PER MANUFACTURER'S
RECOMMENDATIONS.

PROVIDE REINFORCED 4" THICK X 24" X 48" CONCRETE PAD BELOW EACH
SET OF LITTER AND RECYCLING CONTAINERS. 4000 PSI, AIR-ENTRAINED
CONCRETE. REINFORCE WITH 4X4-W2.9W2.9 WELDED WIRE MESH, FLAT
SHEETS ONLY, INSTALL ON CHAIRS CENTERED IN SLAB.

- ① SIDE-OPEN W/ SIGN (LITTER) 20" X 42" X 30 GAL.
COLOR: CRANBERRY
QUANTITY: 3
- ② SIDE-OPEN W/ SIGN (RECYCLING) 20" X 42" X 30 GAL.
COLOR: BLUE BELL
QUANTITY: 3

BENCHES

MANUFACTURER: LANDSCAPE FORMS 800.521.2546
MODEL: TOWNE SQUARE
SEAT STYLE: PERFORATED SEAT
POWDER COATED COLOR: IVY
MOUNTING: PROVIDE 3/8"Ø STAINLESS STEEL EXPANSION
ANCHORS INTO CONCRETE PAD AT EACH LEG.
INSTALL PER MANUFACTURER'S
RECOMMENDATIONS.

PROVIDE REINFORCED 4" THICK CONCRETE PAD BELOW EACH BENCH. 4000
PSI, AIR-ENTRAINED CONCRETE. REINFORCE WITH 4X4-W2.9W2.9 WELDED
WIRE MESH, FLAT SHEETS ONLY, INSTALL ON CHAIRS CENTERED IN SLAB.

ARROW INDICATES DIRECTION OF BENCH SEAT FACES.

BENCH	SIZE	QUANTITY	CONCRETE PAD
	32"	3	38" LONG X 33" WIDE
	70"	3	76" LONG X 33" WIDE

GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 80 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE SPRINKLER SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES AS INDICATED ON THE DRAWING. EXTEND SLEEVES 2" BEYOND BACK OF CONCRETE AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
- CONTRACTOR SHALL PROVIDE 2 YEAR EXTENDED MAINTENANCE FOR IRRIGATION SYSTEM FROM THE DATE OF SUBSTANTIAL COMPLETION.
- THE GRAVEL AND CRUSHER FINES ARE BASED ON COLORS AND PRODUCTS INDICATED ON THE JPR GRAVEL WEBSITE. 505.503.7766. NORTHEAST HEIGHTS, ALBUQUERQUE LOCATION.

LANDSCAPE REQUIREMENTS:

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA	100,000 SF
BUILDING AREAS:	
EXISTING BUILDING	49,955 SF
NEW BUILDING	5,803 SF
SUBTOTAL	
NET AREA	55,758 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA)	8,364 SF
PROVIDED LANDSCAPE AREA	9,339 SF

9,339 SF > 8,364 SF THEREFORE OK.

LANDSCAPE AREA (NON PAVING) IN COURTYARD = 4,837 SF
LANDSCAPE AREA (NOT FENCED IN) = 4,066 SF
LANDSCAPE AREA WITHIN R.O.W. ALONG COPPER = 436 SF
TOTAL LANDSCAPE AREA = 9,339 SF

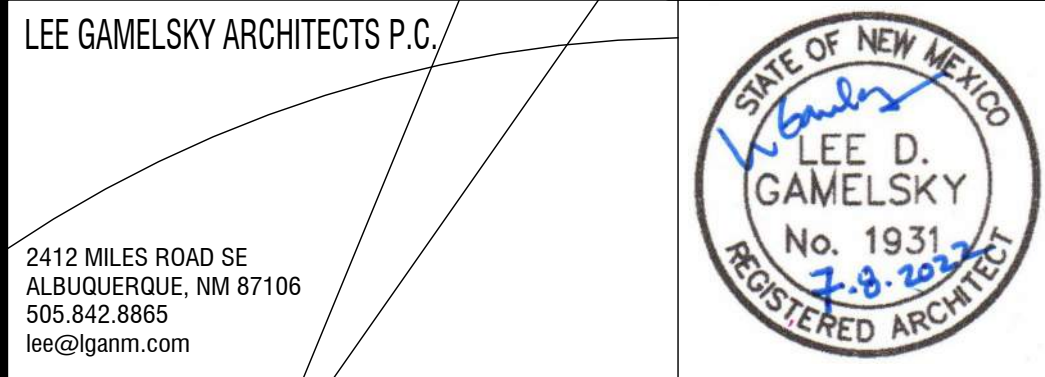
KEYED NOTES

- 03200.04 4" THICK, 4000 PSI, AIR-ENTRAINED CONCRETE SLAB/SIDEWALK.
REINFORCE WITH 4X4-W2.9W2.9 WELDED WIRE MESH, FLAT SHEETS
ONLY, INSTALL ON CHAIRS CENTERED IN SLAB.
- 32800.01 IN GROUND IRRIGATION VALVE BOX. SEE PLUMBING.
- 32900.02 RAISED PLANTER. SEE PLAN DETAIL C1 SHEET AS-106.

LEGEND

- EXISTING CONCRETE SIDEWALK. TO REMAIN.
- NEW CONCRETE SIDEWALK.
- NEW FENCE W/ STEEL POSTS.
- CRUSHER FINES : COLOR ROSE GOLD
- GRAVEL : 1/2"Ø ROSE GOLD

- 8.15.23 REBID
- 1.20.23 REVISED RAISED PLANTER.



FNCH BEHAVIORAL HEALTH OUTPATIENT CLINIC
5110 COPPER AVE. NE, ALBUQUERQUE, NEW MEXICO

PROJECT ARCHITECT: LEE GAMELSKY, AIA	Project #: 21-01-FNCH
	Date: 7.08.2022

LANDSCAPE PLAN

