

AMENDMENT TO THE OLD ALBUQUERQUE HIGH SCHOOL  
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, INCLUDING AN  
 AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION

JULY 25, 2002

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architecture  
interiors  
planning  
engineering

**Dekker  
Perich  
Sabatini**

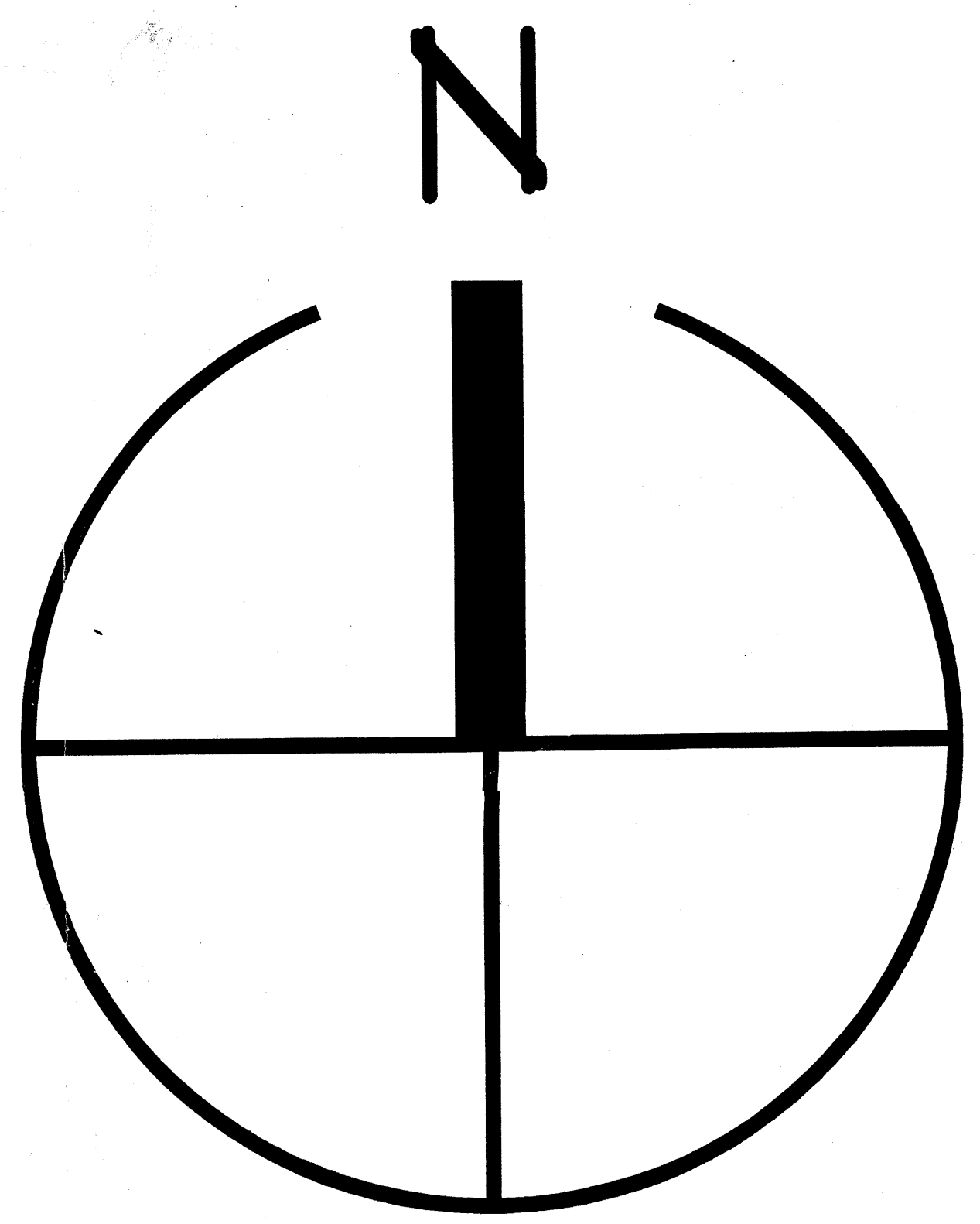
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ARCHITECT

ENGINEER

PROJECT

Old Albuquerque High School Renovation  
 Loft Addition  
 Central & Broadway  
 Albuquerque, New Mexico



REVISIONS


DRAWN BY ERH, ANA  
 REVIEWED BY CHG  
 DATE 10/10/02  
 PROJECT NO. 02088  
 DRAWING NAME  
**COVER SHEET**

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_



**General Notes**

- Lot A-1, Lot B-1 & Lot C-1 will be subdivided into 11 new tracts. New property lines on several tracts outline existing building footprints.
- Future development of the north tract (Proposed tracts B-1a and B-1b) shall be complementary with the established high school campus in the following manner:
  - Pedestrian connections shall ensure convenient linkage to the other buildings.
  - The landscaping treatment shall be similar or complementary, based on a similar plant palette, design treatment and hardscape elements.
  - Building architecture shall be complementary with existing campus structures (Historic and New), employing a combination of architectural similarities which may include: Height, massing, scale, entry design, parapet features and roof, color and materials, and lighting, along with window size, type and spacing. The intent is not to duplicate architectural styles or features, but to ensure visual and functional compatibility.
  - Lighting treatment shall be consistent with the remainder of the established campus.
  - All phases of development shall be sensitive to the established campus context and the surrounding built environment.
- No freestanding telecommunications towers or antennas are allowed; antennas shall be integrated into building architecture.
- Perimeter walls shall comply with the City's Wall Guidelines document. Chain-link fencing shall only be of a temporary nature and used only in association with construction projects.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- Monument signs are the only type of freestanding signage allowed. Monument sign construction must integrate with campus building material. Signs are limited to 10 feet in height and 50 sq. ft. per sign face. A maximum of two monument signs are allowed along any original road frontage of the high school campus. Freestanding signage along non-arterial streets and public access easements is limited to one monument-type directional sign per block and limited to 8 feet in height and 25 sq. ft. per sign face.
- Building-mounted signs for premises over 5,000 sq. ft. of net leasable area shall not exceed 25 sq. ft.; building-mounted signs shall not exceed 10 sq. ft. for premises under 5,000 sq. ft. of net leasable area; building-mounted signs are limited to 4 ft. when they face property zoned for single-family residential use. Illumination is limited to light sources external to the sign; no panel signs, neon or internally-illuminated letters are permitted. A maximum of one building-mounted sign for each frontage the premise faces is permitted.
- The top of all rooftop equipment, including venting stacks, shall be below parapet height and screened from view from nearby properties. All ground mounted HVAC and venting stacks equipment shall be screened by screen walls with top of equipment below top of screen wall.
- Parking on both sides of the streets and access easements adjacent to the project, as indicated on the submitted site plans, shall be provided.
- A minimum 10 foot wide textured pedestrian crossing of a material other than asphalt, shall occur at all drive and road crossings.

**Phasing**

The term "phasing" means having distinct stages of development or a systematic step-by-step process until completion of the project. The following is our anticipation of these phases, but it is not intended to be "set in stone". Many of the commercial/hotel/liv/work/townhome units, whether they surround the North or South parking structures, may occur at any time during the process after the parking structures are built. This is not unlike the way our original Downtown was developed. The interior renovations in the Gymnasium and Library may also be accelerated or moved to a later time.

**Phase A - Includes:**

- the redevelopment of the Old Albuquerque High School campus including the Bulldog Plaza, elevated Central Courtyard and the elevated terrace facing Broadway on the west side of Old Main;
- the renovation of the exterior sides of Old Main, Classroom, Library and Gymnasium Buildings;
- the interior remodeling of the Old Main and Classroom Building into loft apartments and the interior remodeling of the library into office space;
- the construction of the 261 car parking garage on the south lot including minor landscaping; and
- the demolition of the two non-contributing structures on the north lot.

**CURRENT PHASE:**

Phase B - the build-out of the wrapper buildings on the south and north sides of the south parking structure. The development of the future building site on the east side of the main campus between the Gymnasium and Manual Arts.

**Future Phases are:**

Phase C - the interior remodel of the Gymnasium.

Phase D - the construction of the 325 car parking garage on the north lot including minor landscaping.

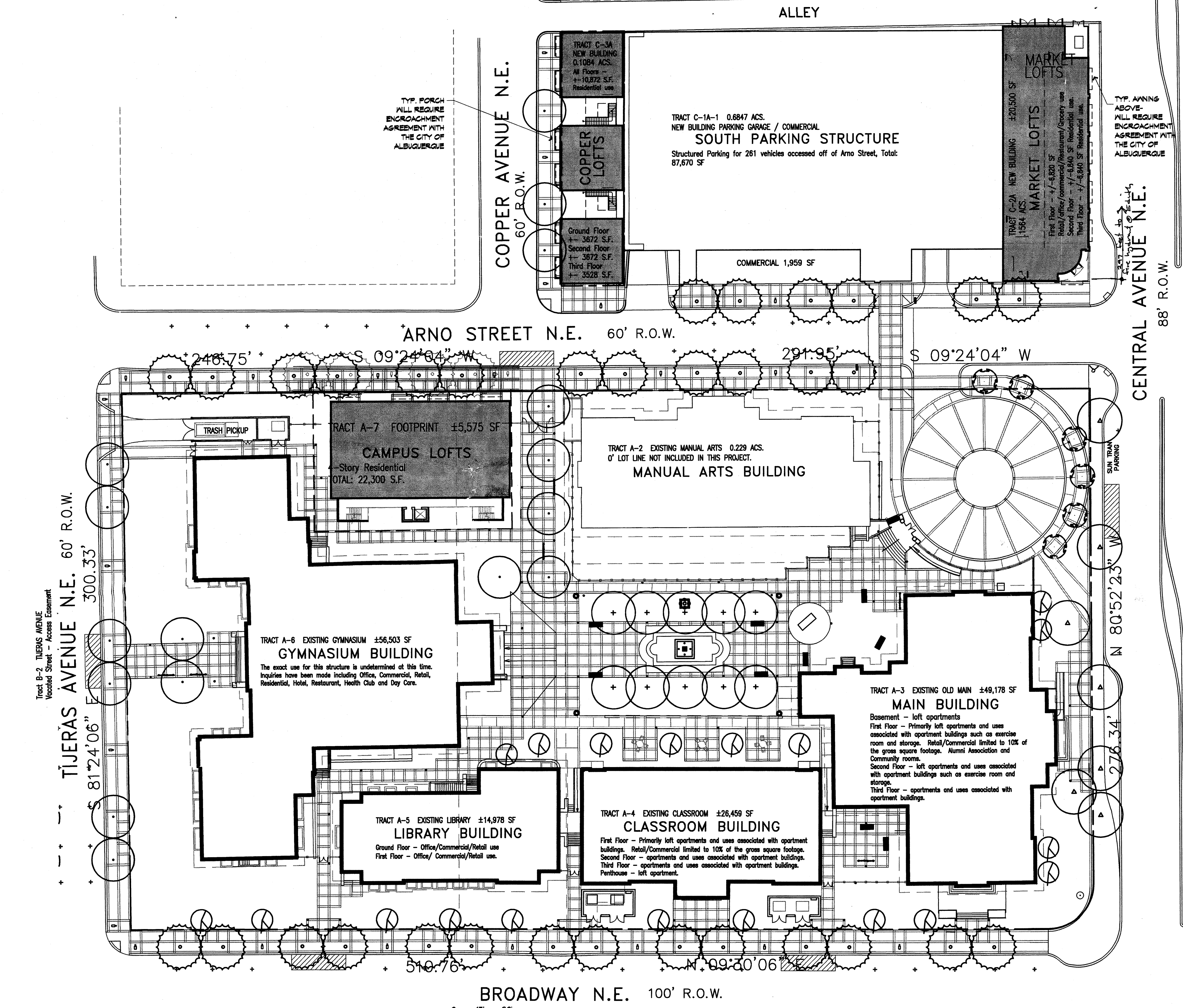
Phase E - the build-out of the wrapper buildings on the north, east, south and west sides of the north parking structure.

**General Notes**

- There are no temporary signs or other improvements.
- See Utility sheet for fire hydrant locations and underground lines.
- If, after one year of following completion of the south parking garage, the wrapper structures have not come in for EPC approval, the applicant must provide visual improvements to reduce the hardness of the block south and north walls of the south parking structure. The application of murals, architectural features or other temporary applications to address this issue are required.
- Dark colored roofing material shall not be permitted.
- All AEM's shall be architecturally integrated into building design, at this time no AEM's are included in this show.
- Tenants will be allowed to bring their bikes into the units for secured storage. In addition to this exterior loading area are provided.
- No benches, chairs, or tables have been incorporated into the project at this time. It is intended to incorporate such items in the future that are largely compatible with and appropriate for the site. Selection of benches, chairs, and tables will be review by planning staff.

TRACT / LOT NAMES	ACRES	USES	BUILDING GSF	FAR
TRACT A-1A	2.1027 ACS	Common Area	0.0	NA
A-3 (Old Main Building)	.3653 ACS	Residential Office (10K 1st floor)	49,178 GSF	3.13
A-4 (Classroom Building)	.2047 ACS	Residential Office (10K 1st floor)	26,459 GSF	3.04
A-5 (Library)	.153 ACS	Office	14,978 GSF	2.29
A-6 (Gymnasium)	.4731 ACS	Undetermined Proposed Residential Proposed Commercial/Office	56,503 GSF	2.75
A-7 (Gymnasium)	.172 ACS	Residential	22,300 GSF	NA
TRACT B-1a	1.7733 ACS	Parking Structure	0.0	NA
(PARKING STRUCTURE 89,735 GSF, FAR=2.48 ACS) / TRACT B TOTAL FAR=2.60 ACS				
TRACT C-1A-1	.8847 ACS	Parking Structure Commercial	87,670 GSF	3.0
		1,959	89,629 GSF	2.0
TRACT C-2A	.1564 ACS	Residential Commercial	13,890 GSF	1.2
		26,500	20,500 GSF	3.0
TRACT C-3A	.1084 ACS	Residential	10,872 GSF	NA
TOTAL	6.1935 ACS		380,298 GSF	1.40

(PARKING STRUCTURE 87,670 GSF, FAR = 2.0) / TRACT C TOTAL FAR = 3.0  
(WITH PARKING STRUCTURES TOTALING 161,735 GSF, OVERALL SITE FAR IS 1.72)



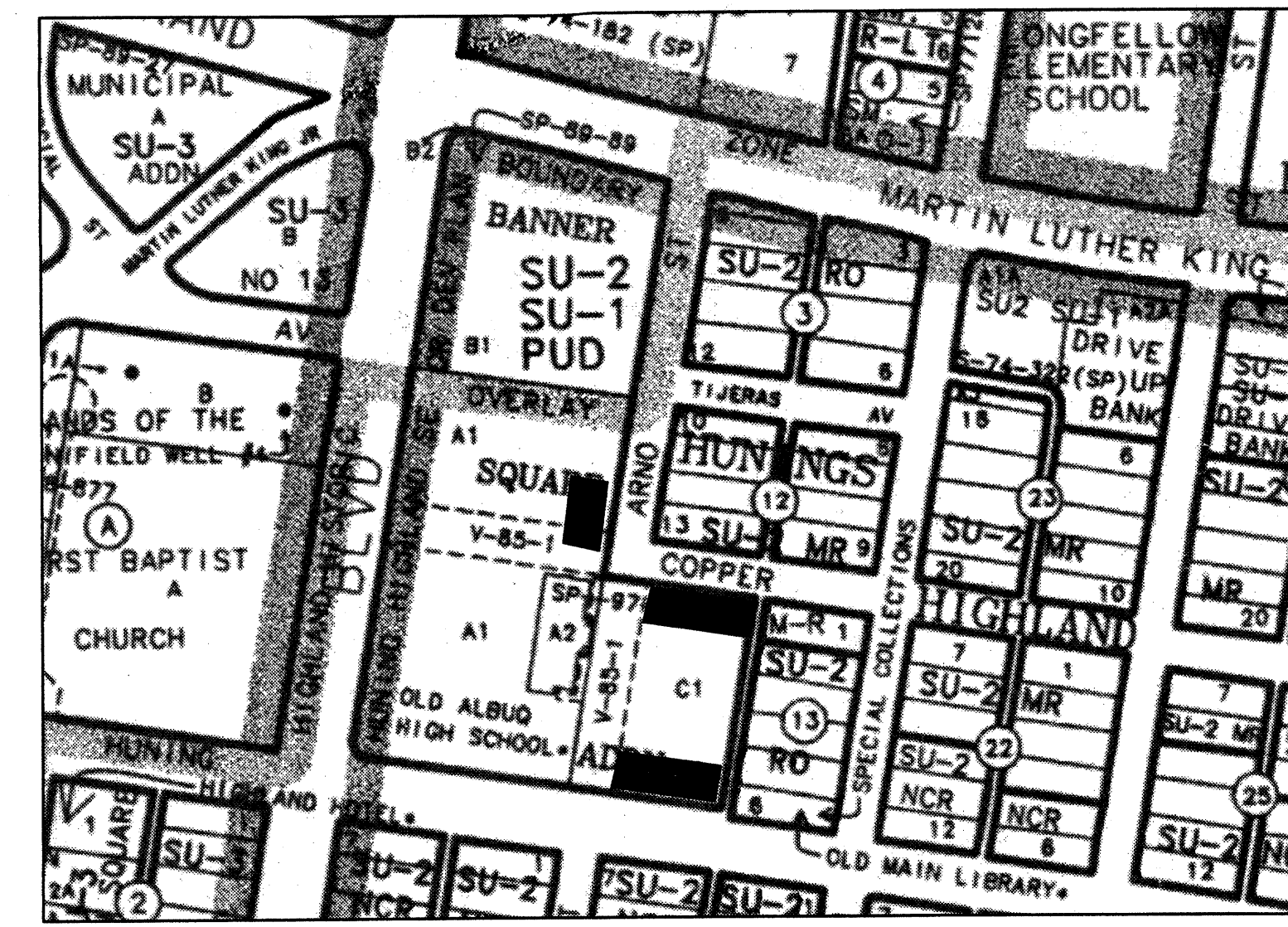
**Huning Highland Historic Overlay Zone Design Guidelines**

- A. The following Overall General Guidelines are proposed:  
Any alteration or new construction in the district shall:
- Maintain the over-all relationship of any one building's height, mass and scale to those of other buildings on the block;
  - Maintain the pattern created by the building fronts and setback from the street;
  - Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches;
  - Emphasize, protect and enhance existing streetscape components;
  - Protect the integrity of existing significant and contributing buildings;
  - Use exposed materials compatible with historic construction in the district as follows:
    - If new construction, all materials shall be compatible with materials used on adjacent buildings; if on already existing building, all materials shall be compatible with materials used on that structure;
    - The use of wood, brick, stone and adobe is recommended;
    - The use of asphalt shingles for roofs is acceptable;
    - Original material should not be covered by stucco or metal siding;
    - The use of plastic, metal, and other unsympathetic materials is discouraged.
- B. Rehabilitation/Renovation or Alteration of Existing Residential Structures:
- Buildings listed in the Huning Highland Historic District on the National Register of Historic Places as Significant or Contributing shall:
    - Preserve unusual and irreplaceable architectural details;
    - Keep original materials (i.e. wood, brick) whenever possible;
    - Avoid the use of inappropriate materials (i.e. plastic, metal);
    - Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
    - Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
  - Additions to these buildings shall be:
    - Oriented to the alley, or set-back from the front facade, if placed on the side;
    - Related to the rest of the building in scale, mass and shape;
    - Appropriate in material and color;
    - Compatible with the original structure in window design;
    - Compatible with the original structure in terms of roof slope and shape.
  - Outbuildings
    - If the outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.
  - Non-contributing Buildings:
    - Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should work to enhance the relationship of these buildings to adjacent structures by:
      - Using point color and exterior materials that are compatible to adjacent buildings;
      - Constructing additions to non-contributing buildings that are compatible in scale, mass, and height with the original building and with significant and contributing buildings nearby;
      - Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.
- C. Rehab/Renovation of Alterations of Existing Commercial Structures:
- All existing setbacks shall be maintained;
  - Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
  - On-site parking shall be located in back or to the side of the building;
  - Use of appropriate and compatible materials is recommended;
  - The alteration of facades to resemble architectural styles not common to the area when the structure was built is not allowed.
- D. New Construction
- No attempt need be made to recreate a style from the past;
  - Main entrances should be oriented to the street;
  - Parking should be in back of buildings when possible;
  - Wood, brick, stone and adobe should be used for exposed surfaces rather than synthetic, or other unsympathetic material;
  - If cement block or any other materials not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible.
  - Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
  - Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
  - The space between adjacent buildings should be the same as the average space between all buildings on the block;
  - The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
  - Architectural elements such as windows should be vertical rather than horizontal;
  - The inclusion of porches is encouraged (residential only).
- E. Streetscape:
- Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged. In new construction, landscaping using disease-resistant trees similar in shape, type and size at maturity to those existing in the area should be encouraged;
  - Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained. The Landmarks and Urban Conservation Commission should review all plans for sidewalks and street changes;
  - Patterns of existing walls, steps, and raised entrances should be maintained;
  - Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
  - Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.
- F. Security:
- Any security device that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
  - Property owners considering installing security devices are urged to contact LUCD staff for advice and a free handout on how to increase security without detracting from the historic character of a building.
- G. Efficient Energy Use:
- Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommended that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

**Zoning**

SU-1, SU-2, PUD

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
SIGNATURE & DATE



**Development Guidelines**

Old Albuquerque High School  
Adopted by the Albuquerque Landmarks and Urban Conservation Commission  
August 1, 1990

The initial building analysis conducted for Old Albuquerque High School identifies the following significant architectural features:

- The masonry construction and design details of the Collegiate Gothic style facades
- The multi-light wood sash windows
- The interior volumes of the gymnasium and library spaces

In any rehabilitation of Old Albuquerque High School:

The key masonry elements of the facades (red brick walls, cast-stone trim, parapets, roof pediments, stringcourses and entry bays) should be preserved. Any required treatment for the exterior surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surfaces.

The style, size, spacing, location and material of the wood sash windows should be preserved. Any arched windows should retain their original shape (arches should not be filled in). The style, size, location and material of the main entry doors should also be preserved.

The original parapet line should be retained.

The high ceiling, spaciousness and volume of the interior spaces of the main library room, boys' and girls' gymnasium should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Addition to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition. Any upper story additions should be set back so as not to be visible from ground level.

Any new construction should be compatible in scale, massing and exterior material with the original structure. The height of any new building should not exceed the height of adjacent buildings.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer application for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

**Project Data PROJECT 000184**

A. LEGAL DESCRIPTION: LOT A-1, B-1, C-1-A1, C-2A AND C-3A OF THE BANNER SQUARE ADDITION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

AREAS: (6.1935 ACRES) 269,789 SF

TOTAL TRACT AREA:	84,241 SF
BUILDING FOOTPRINT:	32,058 SF
HARD SURFACE AREA:	161,557 SF
LANDSCAPE AREA:	

B. LANDSCAPE AREA REQUIREMENTS:

NET LOT AREA (TOTAL TRACT-BUILD FOOTPRINT SF):	183,615 SF
LANDSCAPE REQUIRED (15%):	27,542 SF
LANDSCAPE PROVIDED:	161,557 SF

C. PROPOSED USE:

R-1 TOTAL GROSS SF:	46,097 SF
R-1 RESIDENTIAL GROSS SF:	122,488 SF
B BUSINESS GROSS SF:	101,613 SF
P PARKING GROSS SF:	183,716 SF

D. PHASE A PARKING:

Old Main:	71 spaces
Classroom:	33 spaces
Manual Arts:	53 spaces
TOTAL PARKING PROVIDED:	157 spaces

E. STIPULATED AGREEMENT ALLOCATES 53 PARKING SPACES TOTAL FOR MANUAL ARTS. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.

F. H.C. PARKING PROVIDED:

8 spaces
8 spaces
30 spaces
30 spaces

G. SETBACKS AND HEIGHT LIMITATIONS:

Campus Maximum Building Height:	45'-0"
Campus Minimum Building Setback:	4'-0"
Campus Total Number of Dwelling Units:	18 units
Copper Maximum Building Height:	45'-3"
Copper Minimum Building Setback:	0'-0"
Copper Total Number of Dwelling Units:	12 units
Market Maximum Building Height:	41'-0"
Market Minimum Building Setback:	0'-0"
Market Total Number of Dwelling Units:	10 units
Non-Residential Maximum Floor Area Ratio (FAR):	

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Perich & Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan.

**CASE NUMBER: 1000184**  
**Site Development Plan for Subdivision Approval**

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

*Phil Dent* 12/11/02 DATE  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

*Christina Landman* 12/11/02 DATE  
PLANS & GENERAL SERVICES DEPARTMENT

*Greg A. Mean* 2/11/03 DATE  
PUBLIC WORKS & UTILITIES DIVISION

*Bradley R. Byrnes* 12/11/02 DATE  
CITY ENGINEER, ENGINEERING DIVISION / MANFA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

*Sharon Malton*  
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

PLUZ (10796) 4/98  
-Completion of easements on site-  
Dec 5-02

REVISIONS

△	
△	
△	
△	
△	
△	

DRAWN BY: ERH, ANA  
REVIEWED BY: CHG  
DATE: 10/10/02  
PROJECT NO: 02088  
DRAWING NAME: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET NO: 1



**General Notes**

- A. Lot A-1, Lot B-1 & Lot C-1 will be subdivided into 11 new tracts. New property lines on several tracts outline existing footprints.
- B. Future development of the north tract (Proposed tracts B-1a and B-1b) shall be complementary to the established high school campus in the following manner:
  1. Pedestrian connections shall ensure convenient linkage to the other buildings.
  2. The landscaping treatment shall be similar or complementary, based on a similar plant palette, design treatment and hardscape elements.
  3. Building architecture shall be complementary with existing campus structures (Historic and New), employing a combination of architectural similarities which may include: Height, massing, scale, entry design, parapet features and roofs, color and materials, and lighting, along with window size, type and spacing. The intent is not to duplicate architectural styles or features, but to ensure visual and functional compatibility.
  4. Lighting treatment shall be consistent with the remainder of the established campus.
  5. All phases of development shall be sensitive to the established campus context and the surrounding built environment.
- C. No freestanding telecommunications towers or antennas are allowed; antennas shall be integrated into building architecture.
- D. Perimeter walls shall comply with the City's Wall Guidelines document. Chainlink fencing shall only be of a temporary nature and used only in association with construction projects.
- E. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- F. Monument signs are the only type of freestanding signage allowed. Monument sign construction must integrate with campus building material. Signs are limited to 10 feet in height and 50 sq. ft. per sign face. A maximum of two monument signs are allowed along any arterial road frontage of the high school campus. Freestanding signage along non-arterial streets and public access easements is limited to one monument-type directional sign per block and limited to 6 feet in height and 25 sq. ft. per sign face.
- G. Building-mounted signs for premises over 5,000 sq. ft. of net leasable area shall not exceed 25 sq. ft.; building-mounted signs shall not exceed 10 sq. ft. for premises under 5,000 sq. ft. of net leasable area; building-mounted signs are limited to 4 sq. ft. where they face property zoned for single-family residential use. Illumination is limited to light sources external to the sign; no panel signs, neon or internally-illuminated letters are permitted. A maximum of one building-mounted sign for each frontage the premise faces is permitted.
- H. The top of all rooftop equipment, including venting stacks, shall be below parapet height and screened from view from nearby properties. All ground mounted HVAC and venting stacks equipment shall be screened by screen walls with top of equipment below top of screen wall.
- I. Parking on both sides of the streets and access easements adjacent to the project, as indicated on the submitted site plans, shall be permitted.
- J. A minimum 10 foot wide textured pedestrian crossing of a material other than asphalt, shall occur at all drive and road crossings.

**Phasing**

- The term "phasing" means having distinct stages of development or a systematic step-by-step process until completion of the project. The following is our anticipation of these phases, but it is not intended to be "set in stone". Many of the commercial/retail/live/work/residential units, whether they surround the North or South parking structures, may occur at any time during the process after the parking structures are built. This is not unlike the way our original Downtown was developed. The interior renovations in the Gymnasium and Library may also be accelerated or moved to a later time.
- Phase A - Includes:  
 1. the redevelopment of the Old Albuquerque High School campus including the Building Plaza, elevated Central Corridor and the elevated terrace facing Broadway on the west side of Old Main;  
 2. the renovation of the exterior stairs of Old Main, Classroom, Library and Gymnasium Buildings;  
 3. the interior remodeling of the Old Main and Classroom Building onto loft apartments and the interior remodeling of the Library into office space;  
 4. the construction of the 200 car parking garage on the south lot including minor landscaping and  
 5. the demolition of the two non-contributing structures on the north lot.
- Phase B - the interior remodel of the Gymnasium.  
 Phase C - the buildout of the wrapper buildings on the south, west and north sides of the south parking structure.  
 Phase D - the construction of the 325 car parking garage on the north lot including minor landscaping.  
 Phase E - the buildout of the wrapper buildings on the north, east, south and west sides of the north parking structure.  
 Phase F - the development of the future building site on the east side of the main campus between the Gymnasium and Manual Arts.

**Project Data**

**A. LEGAL DESCRIPTION**  
 LOT A-1, B-1 AND C-1 OF THE BANNER SQUARE SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

**AREAS**  
 TOTAL TRACT AREA: 6.9918 ACRES 277,856 SQFT  
 BUILDING FOOTPRINT: 84,241 SQFT  
 HARD SURFACE AREA: 32,058 SQFT  
 LANDSCAPE AREA: 181,557 SQFT

**B. LANDSCAPE AREA REQUIREMENTS**  
 NET LOT AREA TOTAL TRACT-BUILDING SF: 183,615 SQFT  
 LANDSCAPE REQUIRED (15%): 27,542 SQFT  
 LANDSCAPE PROVIDED: 181,557 SQFT

**C. PROPOSED USE**  
 R-1 HOTEL GROSS SF: 46,997 SQFT  
 R-1 RESIDENTIAL GROSS SF: 126,702 SQFT  
 B-BUSINESS GROSS SF: 101,613 SQFT  
 P-PARKING GROSS SF: 183,716 SQFT

**D. PARKING PHASE 1**

OLD MAIN CLASSROOM	71
MANUAL ARTS	33
TOTAL PARKING	157

TOTAL REQUIRED PARKING STALLS: 157  
 DEDUCTION FOR LOCATION ALONG MAJOR TRANSIT CORRIDOR: 10X (-16)  
 DEDUCTION FOR TRANSIT TROLLEY STOP: 5X (-5)  
 REQUIRED PARKING STALLS PROVIDED: 246

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm & Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 325 parking spaces, the exact number to be determined by the Project Plan.

**E. Stipulated Agreement allocates 53 parking spaces total for Manual Arts. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.**

**F. H.C. PARKING REQUIRED:** 8  
**H.C. PARKING PROVIDED:** 30  
**BICYCLE PARKING REQUIRED (1:20 AUTOS):** 5 (note) 30  
**BICYCLE PARKING PROVIDED:** 30

TRACT / LOT NAMES	ACRES	USE	BUILDING GSF	FAR
TRACT A-1A	2.103	Common Area	0.0	NA
A-3 (Old Main Building)	.365	Residential Office (10X 1st floor)	49,178	3.13
A-4 (Classroom Building)	.204	Residential Office (10X 1st floor)	26,459	3.04
A-5 (Library)	.153	Office	14,978	2.29
A-6 (Gymnasium)	.473	Proposed Residential Proposed Commercial/Office	56,503	2.75
A-7 (Gymnasium)	.172	Undetermined	7,258	NA
TRACT B-1a	1.773	Parking Structure	0.0	NA
(*Parking Structure 69,735 GSF, F.A.R.=2.48 ACS / TRACT B TOTAL F.A.R.=2.60 ACS)				
TRACT C-1a	.553	Parking Structure	0.0	NA
TRACT C-2	.397	Residential	25,833	1.48
TRACT C-3	.185	Office	19,771	1.14
(*Parking Structure 72,000 GSF, F.A.R.=3.74 ACS / TRACT C TOTAL F.A.R.=2.84 ACS)				
TOTAL	6.379	ACS	301,190	1.12

PUBLIC ALLEY 16'-0" (PARKING STRUCTURE 72,000 GSF, F.A.R. = 3.74 / TRACT C TOTAL F.A.R. = 2.84) (WITH PARKING STRUCTURES TOTALING 161,735 GSF, OVERALL SITE F.A.R. IS 1.72)

ASE NUMBER: # **100184**  
**Site Development Plan** APP #  
**For Subdivision Approval** 00450-0000-0167

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) 00125-00000-00143  
 ON 3/20/00  
 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITHIN

**TRAFIC ENGINEER, TRANSPORTATION DIVISION**  
 [Signature] 9/06/00 DATE

**PARKS & RECREATION SERVICES DEPARTMENT RECREATION**  
 [Signature] 9/16/00 DATE

**PUBLIC WORKS, WATER UTILITIES DIVISION**  
 [Signature] 7/19/01 DATE

**CITY PLANNER, ALBUQUERQUE, NEW MEXICO**  
 [Signature] 8/10/01 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

DRB 8-1-01  
 DR 7-31-01

July 17-01

arch. in. planning engineering

**Dekker Perich Sabatini**

6801 Jefferson NE  
 Suite 100  
 Albuquerque, NM 87109  
 505 761-9700  
 fpx@pspbq.com

architect

engineer

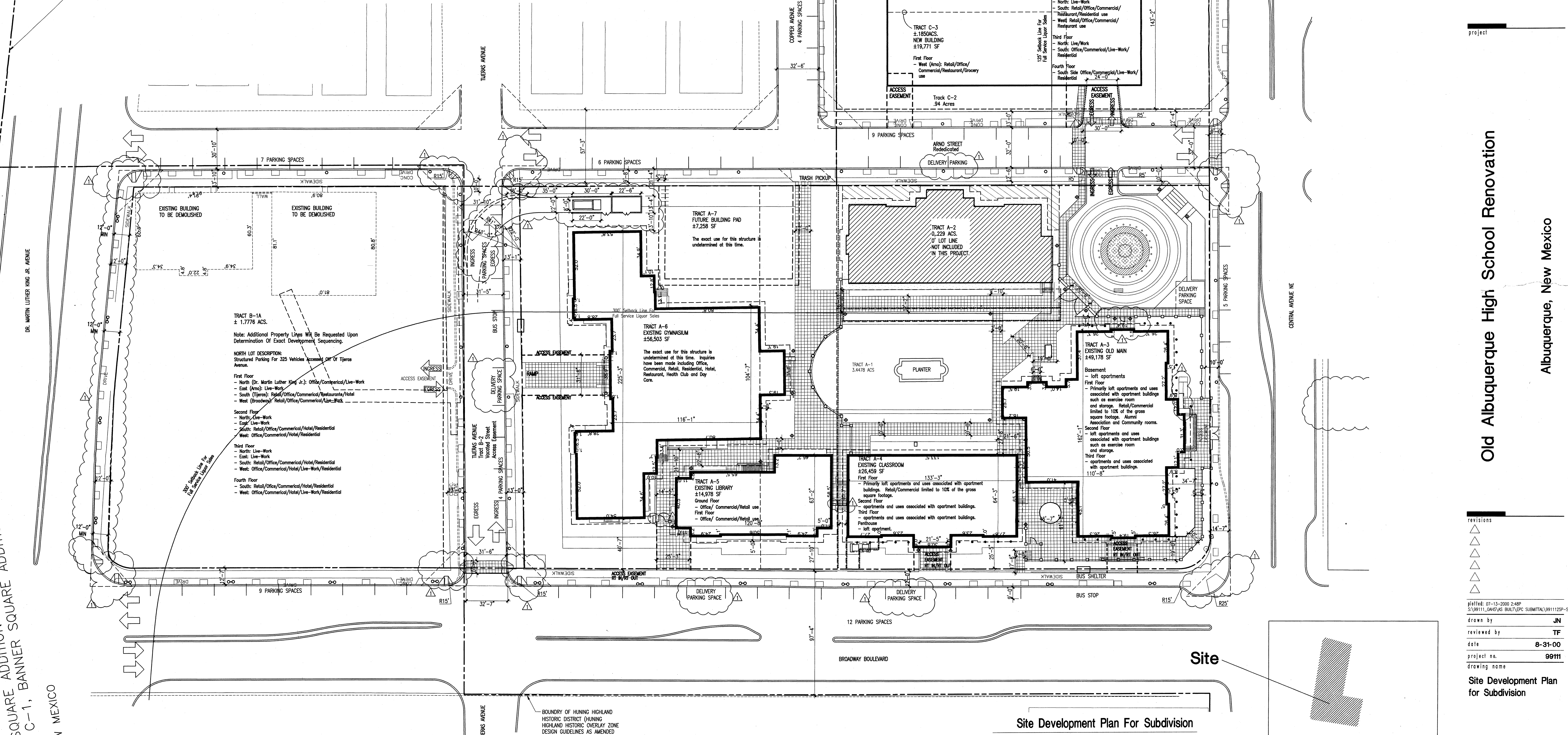
project

DRB SUBMITTAL

revisions

sheet no. **1**

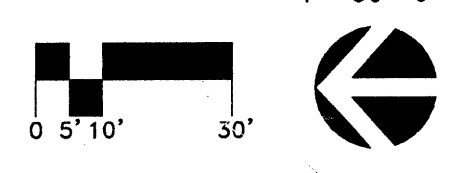
BOUNDARY OF HUNING HIGHLAND HISTORIC DISTRICT (HUNING HIGHLAND HISTORIC OVERLAY ZONE DESIGN GUIDELINES AS AMENDED APRIL 9, 1998)



SQUARE ADDITION SQUARE C-1, BANNER SQUARE N MEXICO

Site Development Plan For Subdivision

1"=30'-0"



Vicinity Map  
 Zone Atlas Page K-14-Z

Site Development Plan for Subdivision

sheet no. **1**



**Development Guidelines**

Old Albuquerque High School  
Adopted by the Albuquerque Landmarks and Urban Conservation Commission  
August 1, 1990

The initial building analysis conducted for Old Albuquerque High School identifies the following significant architectural features:

- The masonry construction and design details of the Collegiate Gothic style facades
- The multi-light wood sash windows
- The interior volumes of the gymnasium and library spaces

In any rehabilitation of Old Albuquerque High School:

The key masonry elements of the facades (red brick walls, cast-stone trim, parapets, roof pediments, stringcourses and entry bays) should be preserved. Any required treatment for the exterior surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surfaces.

The style, size, spacing, location and material of the wood sash windows should be preserved. Any arched windows should retain their original shape (arches should not be filled in). The style, size, location and material of the main entry doors should also be preserved.

The original parapet line should be retained.

The high ceiling, spaciousness and volume of the interior spaces of the main library room, boys' and girls' gymnasium should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Addition to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition. Any upper story additions should be set back so as not to be visible from ground level.

Any new construction should be compatible in scale, massing and exterior material with the original structure. The height of any new building should not exceed the height of adjacent buildings.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer application for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the property.

**Project Data**

A. LEGAL DESCRIPTION: LOT A-1, B-1, C-1, A1, C-2A AND C-3A OF THE BANNER SQUARE ADDITION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

AREAS:

TOTAL TRACT AREA:	(6.1935 ACRES) 269,789 SF
BUILDING FOOTPRINT:	84,241 SF
HARD SURFACE AREA:	32,026 SF
LANDSCAPE AREA:	161,557 SF

B. LANDSCAPE AREA REQUIREMENTS:

NET LOT AREA (TOTAL TRACT-BLDG FOOTPRINT SF):	183,615 SF
LANDSCAPE REQUIRED (15%):	29,042 SF
LANDSCAPE PROVIDED:	161,557 SF

C. PROPOSED USE:

R-1 TOTAL GROSS SF:	46,097 SF
R-1 RESIDENTIAL GROSS SF:	122,489 SF
B BUSINESS GROSS SF:	101,613 SF
P PARKING GROSS SF:	183,716 SF

D. PHASE A PARKING:

Old Main:	71 spaces
Classroom:	33 spaces
Manual Arts:	53 spaces
TOTAL PARKING PROVIDED:	157 spaces
DEDUCTION FOR LOCATION ALONG MAJOR TRANSIT CORRIDOR (10%):	-18 spaces
DEDUCTION FOR TRANSIT TROLLEY STOP (5%):	-8 spaces
TOTAL REQUIRED PARKING STALLS PHASE A:	133 spaces
Total Provided:	137 spaces

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm & Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan.

PHASE B PARKING:

Compass (6 units x 1.5; 6 units x 2):	28 spaces
Copper (6 units x 1.5; 6 units x 2):	21 spaces
Market, Rnc (6 units x 1.5; 4 units x 2):	17 spaces
Retail (5400 SF / 200 SF):	27 spaces
TOTAL REQUIRED PARKING STALLS PHASE B:	93 spaces
Total Provided:	124 spaces

E. Stipulated Agreement allocates 53 parking spaces total for Manual Arts. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.

F. H.C. PARKING PROVIDED:

8 spaces
8 spaces
30 spaces
30 spaces

G. SETBACKS AND HEIGHT LIMITATIONS:

Compass Maximum Building Height:	45'-6"
Compass Minimum Building Setback:	4'-0"
Copper Total Number of Dwelling Units:	16 units
Copper Maximum Building Height:	48'-3"
Copper Minimum Building Setback:	0'-0"
Copper Total Number of Dwelling Units:	12 units
Market Maximum Building Height:	41'-0"
Market Minimum Building Setback:	0'-0"
Market Total Number of Dwelling Units:	10 units
Non-Residential Maximum Floor Area Ratio (FAR):	

**Huning Highland Historic Overlay Zone Design Guidelines**

A. The following Overall General Guidelines are proposed:  
Any alteration or new construction in the district shall:

- Maintain the over-all relationship of any one building's height, mass and scale to those of other buildings on the block;
- Maintain the pattern created by the building fronts and setback from the street;
- Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches;
- Emphasize, protect and enhance existing streetscape components;
- Protect the integrity of existing significant and contributing buildings;
- Use exposed materials compatible with historic construction in the district as follows:
  - If new construction, all materials shall be compatible with materials used on adjacent buildings; if on already existing building, all materials shall be compatible with materials used on that structure;
  - The use of wood, brick, stone and adobe is recommended;
  - The use of asphalt shingles for roofs is acceptable;
  - Original material should not be covered by stucco or metal siding;
  - The use of plastic, metal, and other unsympathetic materials is discouraged.

B Rehabilitation/Renovation or Alteration of Existing Residential Structures:

- Buildings listed in the Huning Highland Historic District on the National Register of Historic Places as Significant or Contributing shall:
  - Preserve unusual and irreplaceable architectural details;
  - Keep original materials (i.e. wood, brick) whenever possible;
  - Avoid the use of inappropriate materials (i.e. plastic, metal);
  - Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
  - Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
- Additions to these buildings shall be:
  - Oriented to the alley, or set-back from the front facade, if placed on the side;
  - Related to the rest of the building in scale, mass and shape;
  - Appropriate in material and color;
  - Compatible with the original structure in window design;
  - Compatible with the original structure in terms of roof slope and shape.
- Outbuildings  
If the outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.
- Non-contributing Buildings:  
Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should work to enhance the relationship of these buildings to adjacent structures by:
  - Using point color and exterior materials that are compatible to adjacent buildings;
  - Constructing additions to non-contributing buildings that are compatible in scale, mass, and height with the original building and with significant and contributing buildings nearby;
  - Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.

C. Rehab/Renovation of Alterations of Existing Commercial Structures:

- All existing setbacks shall be maintained;
- Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
- On-site parking shall be located in back or to the side of the building;
- Use of appropriate and compatible materials is recommended;
- The alteration of facades to resemble architectural styles not common to the area when the structure was built is not allowed.

D. New Construction

- No attempt need be made to recreate a style from the past;
- Main entrances should be oriented to the street;
- Parking should be in back of buildings when possible;
- Wood, brick, stone and adobe should be used for exposed surfaces rather than synthetic, or other unsympathetic material;
- If cement block or any other materials not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible.
- Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
- Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
- The space between adjacent buildings should be the same as the average space between all buildings on the block;
- The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
- Architectural elements such as windows should be vertical rather than horizontal;
- The inclusion of porches is encouraged (residential only).

E. Streetscape:

- Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged. In new construction, landscaping using disease-resistant trees similar in shape, type and size to maturity to those existing in the area should be encouraged;
- Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained. The Landmarks and Urban Conservation Commission should review all plans for sidewalks and street changes;
- Patterns of existing walls, steps, and raised entrances should be maintained;
- Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
- Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.

F. Security:

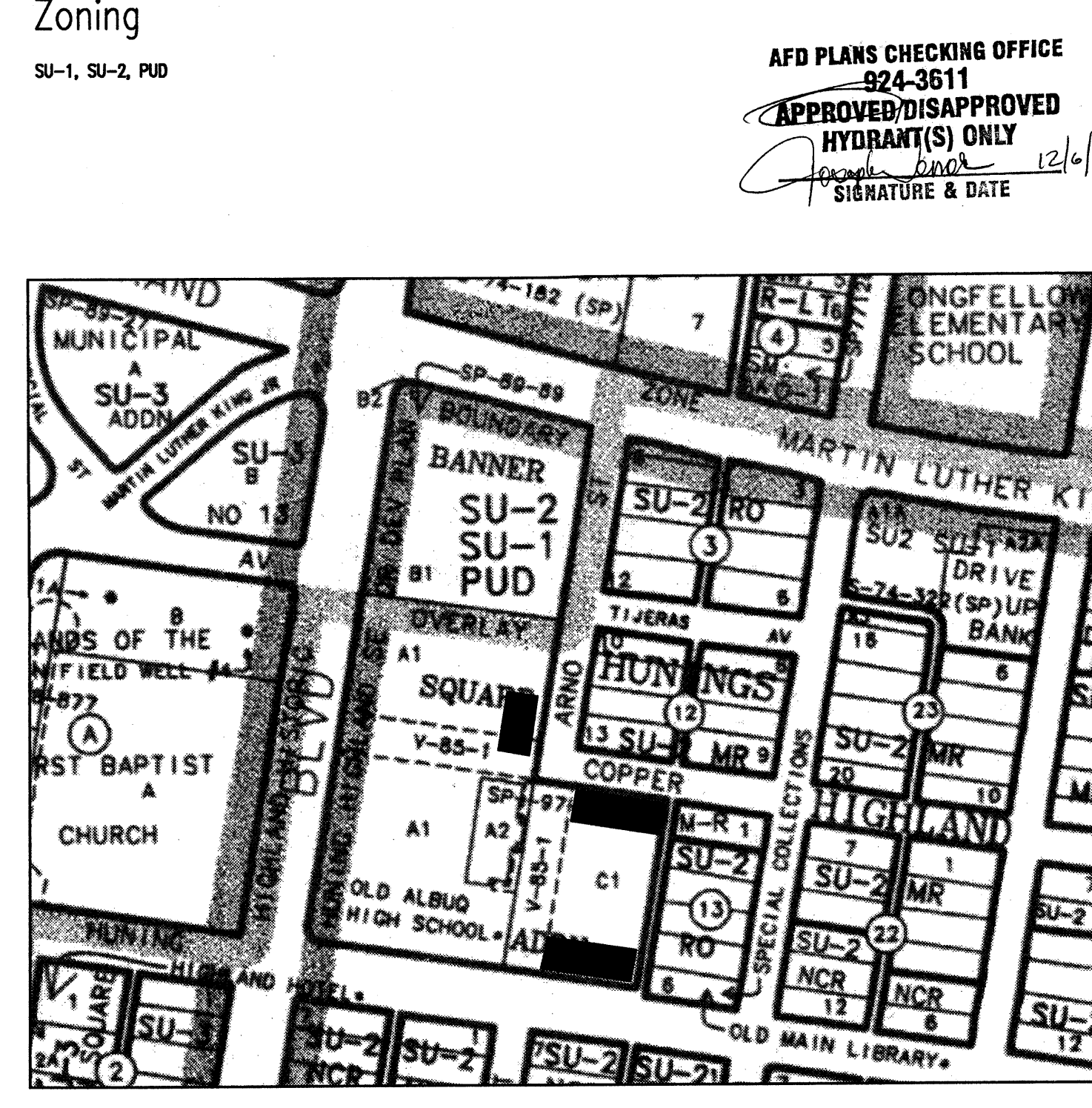
- Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
- Property owners considering installing security devices are urged to contact LUCO staff for advice and a free handout on how to increase security without detracting from the historic character of a building.

G. Efficient Energy Use:  
Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommended that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

**Zoning**

SU-1, SU-2, PUD

AFD PLANS CHECKING OFFICE  
824-3511  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
Signature: [Signature] 12/16/02  
SIGNATURE & DATE



**SITE VICINITY MAP**  
ZONE ATLAS PAGE K-14-Z  
NO SCALE

**General Notes**

- Lot A-1, Lot B-1 & Lot C-1 will be subdivided into 11 new tracts. New property lines on several tracts outline existing building footprints.
  - Future development of the north tract (Proposed tracts B-1a and B-1b) shall be complementary with the established high school campus in the following manner:
    1. Pedestrian connections shall ensure convenient linkage to the other buildings.
    2. The landscaping treatment shall be similar or complementary, based on a similar plant palette, design treatment and landscape elements.
    3. Building architecture shall be complementary with existing campus structures (historic and new), employing a combination of architectural similarities which may include: Height, massing, scale, entry design, parapet features and roof, color and material, and lighting, along with window size, type and spacing. The intent is not to duplicate architectural styles or features, but to ensure visual and functional compatibility.
    4. Lighting treatment shall be consistent with the remainder of the established campus.
    5. All phases of development shall be sensitive to the established campus context and the surrounding built environment.
  - No freestanding telecommunications towers or antennas are allowed; antennas shall be integrated into building architecture.
  - Partner walls shall comply with the City's Wall Guidelines document. Chain-link fencing shall only be of a temporary nature and used only in association with construction projects.
  - No plastic or vinyl building panels, canopies or awnings are permitted. Awnings and canopies shall be integrated with building architecture.
  - Monument signs are the only type of freestanding signage allowed. Monument sign construction must integrate with campus building material. Signs are limited to 10 feet in height and 50 sq. ft. per sign face. A maximum of two monument signs are allowed along any arterial road frontage of the high school campus. Freestanding signage along non-arterial streets and public squares is limited to one monument-type directional sign per block and limited to 6 feet in height and 25 sq. ft. per sign face.
  - Building-mounted signs for premises over 5,000 sq. ft. of net leasable area shall not exceed 25 sq. ft.; building-mounted signs shall not exceed 10 sq. ft. for premises under 5,000 sq. ft. of net leasable area; building-mounted signs are limited to 4 sq. ft. where they face property zoned for single-family residential use. Illumination is limited to light sources external to signs; no panel signs, neon or internally-illuminated letters are permitted. A maximum of one building-mounted sign for each frontage the premises facade is permitted.
  - The top of all rooftop equipment, including venting stacks, shall be below parapet height and screened from view from nearby properties. All ground mounted HVAC and venting stacks equipment shall be screened by screen walls with top of equipment below top of screen wall.
  - Parking on both sides of the streets and access easements adjacent to the project, as indicated on the submitted site plans, shall be permitted.
  - A minimum 10 foot wide textured pedestrian crossing of a material other than asphalt, shall occur at all drive and road crossings.
- See utility sheet for fire hydrant locations and underground lines.
  - If, after one year of following completion of the south parking garage, the wrapper structures have not come in for EPC approval, the applicant must provide visual improvements to reduce the harshness of the blank south and north walls of the south parking structure. The application of murals, architectural features or other temporary applications to address this issue are required.
  - Dark colored roofing material shall not be permitted.
  - All ATM's shall be architecturally integrated into building design, at this time no ATM's are included in this phase.
  - Tenants will be allowed to bring their signs into the units for secured storage. In addition to this exterior looking areas are provided.
  - No benches, chairs, or tables have been incorporated into the project at this time. It is intended to incorporate such items in the future that are largely compatible with and appropriate for the site. Selection of benches, chairs, and tables will be review by planning staff.

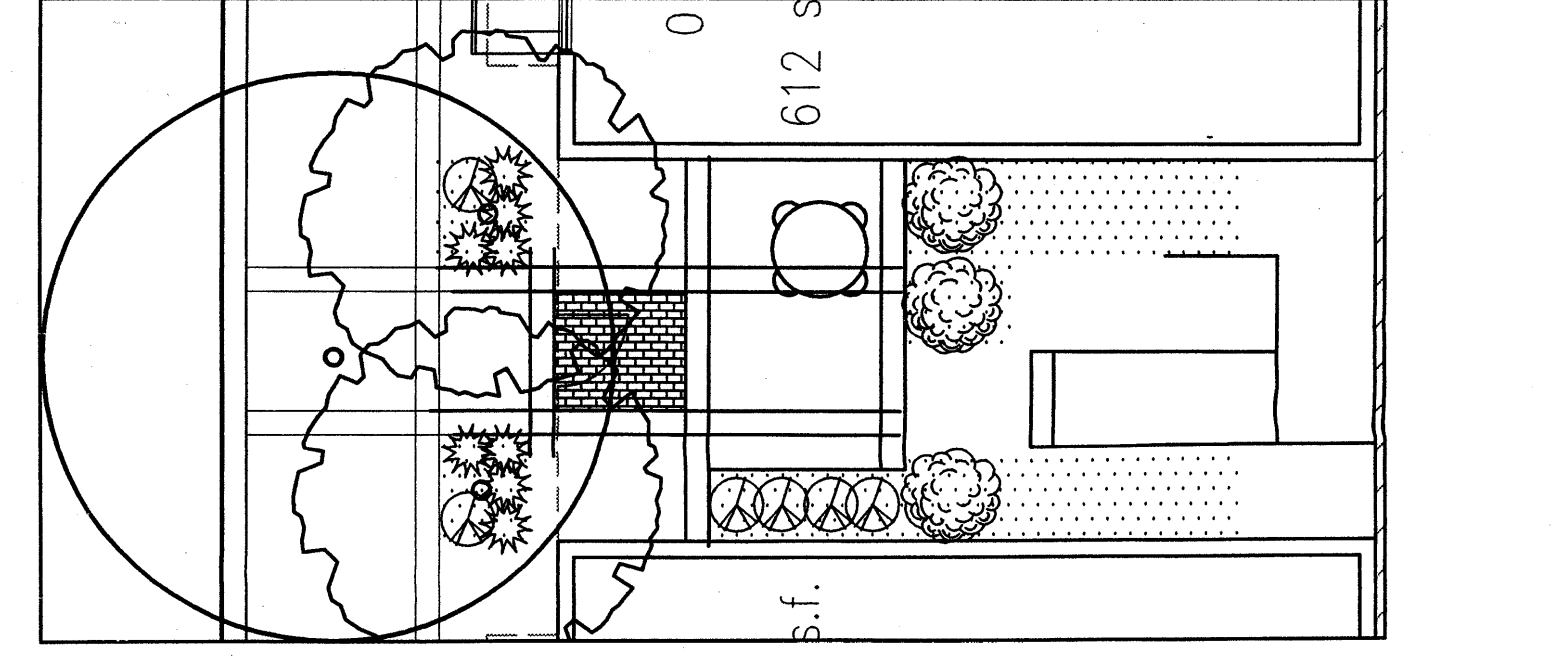
**General Notes**

- There are no temporary signs or other improvements.
- See utility sheet for fire hydrant locations and underground lines.
- If, after one year of following completion of the south parking garage, the wrapper structures have not come in for EPC approval, the applicant must provide visual improvements to reduce the harshness of the blank south and north walls of the south parking structure. The application of murals, architectural features or other temporary applications to address this issue are required.
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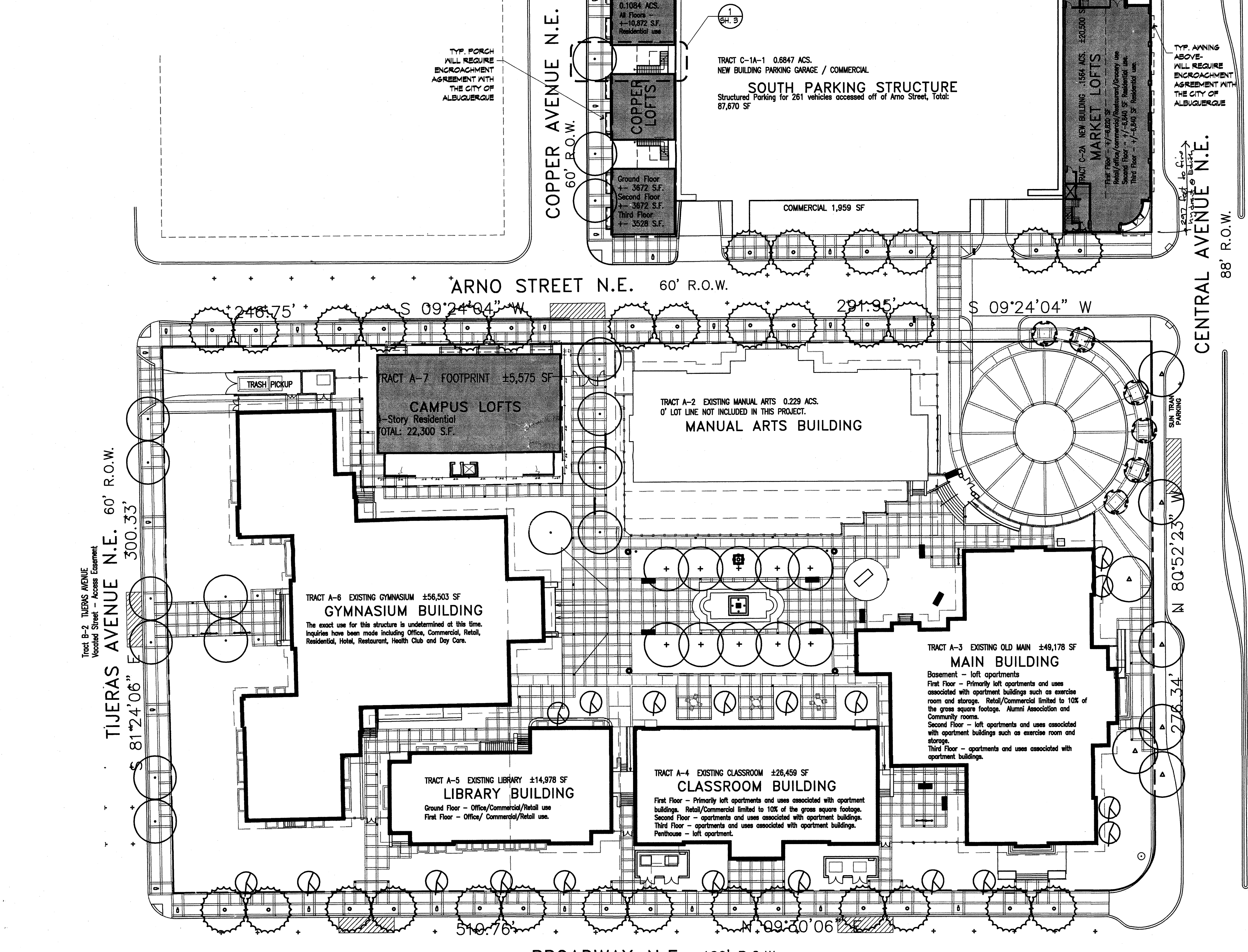
**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	NOTES
<b>TREES</b>					
	<i>Pyrus calleryana</i> 'Chanticleer'	CHANTICLEER PEAR	2" CAL. 36" BOX	35' x 15'	
<b>SHRUBS &amp; VINES</b>					
	<i>Cornus stolonifera</i>	REDTIG DOGWOOD	5 GAL.	6' x 6'	
	<i>Asclepias japonica</i>	JAPANESE ALCUBA	5 GAL.	6' x 6'	
	<i>Mahonia aquifolium</i>	OREGON GRAPE HOLLY	5 GAL.	6' x 6'	
	<i>Buxus microphylla japonica</i>	JAPANESE BOXWOOD	5 GAL.	4' x 4'	
	<i>Nandina domestica</i> 'compacta'	HEAVENLY BAMBOO	5 GAL.	4' x 3'	
<b>PERENNIALS/GROUND COVER</b>					
	<i>Muhlenbergia capillaris</i> Royal Mist	REGAL MIST MUHLY GRASS	1 GAL.	3' x 3'	

3" DEPTH CRUSHERSHELL MULCH



**COURTYARD AT COPPER LOFTS**  
1/8" = 1'-0"



**OVERALL SITE ORIENTATION PLAN**  
1" = 30'

**Old Albuquerque High School Renovation  
Loft Addition  
Central & Broadway  
Albuquerque, New Mexico**

**REVISIONS**

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DRAWN BY: ERH, ANH  
REVIEWED BY: CHG  
DATE: 10/10/02  
PROJECT NO: 02088  
DRAWING NAME: AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
SHEET NO: 3

**CASE NUMBER: Z- Site Development Plan for Building Permit**

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

Richard D. [Signature] 12/16/02 DATE  
Traffic Engineer, TRANSPORTATION DIVISION

Christina Sandoval [Signature] 12/16/02 DATE  
Parks & General Services Department

[Signature] 12/16/02 DATE  
Public Works, Water Utilities Division

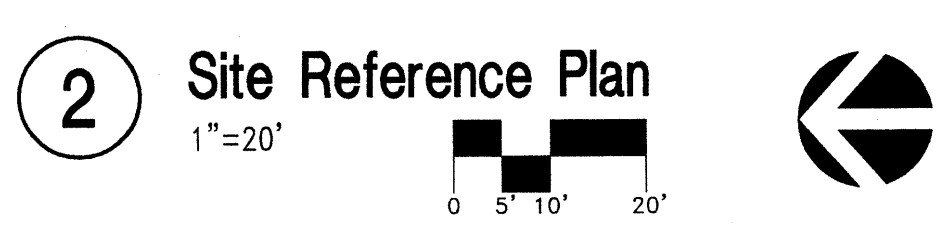
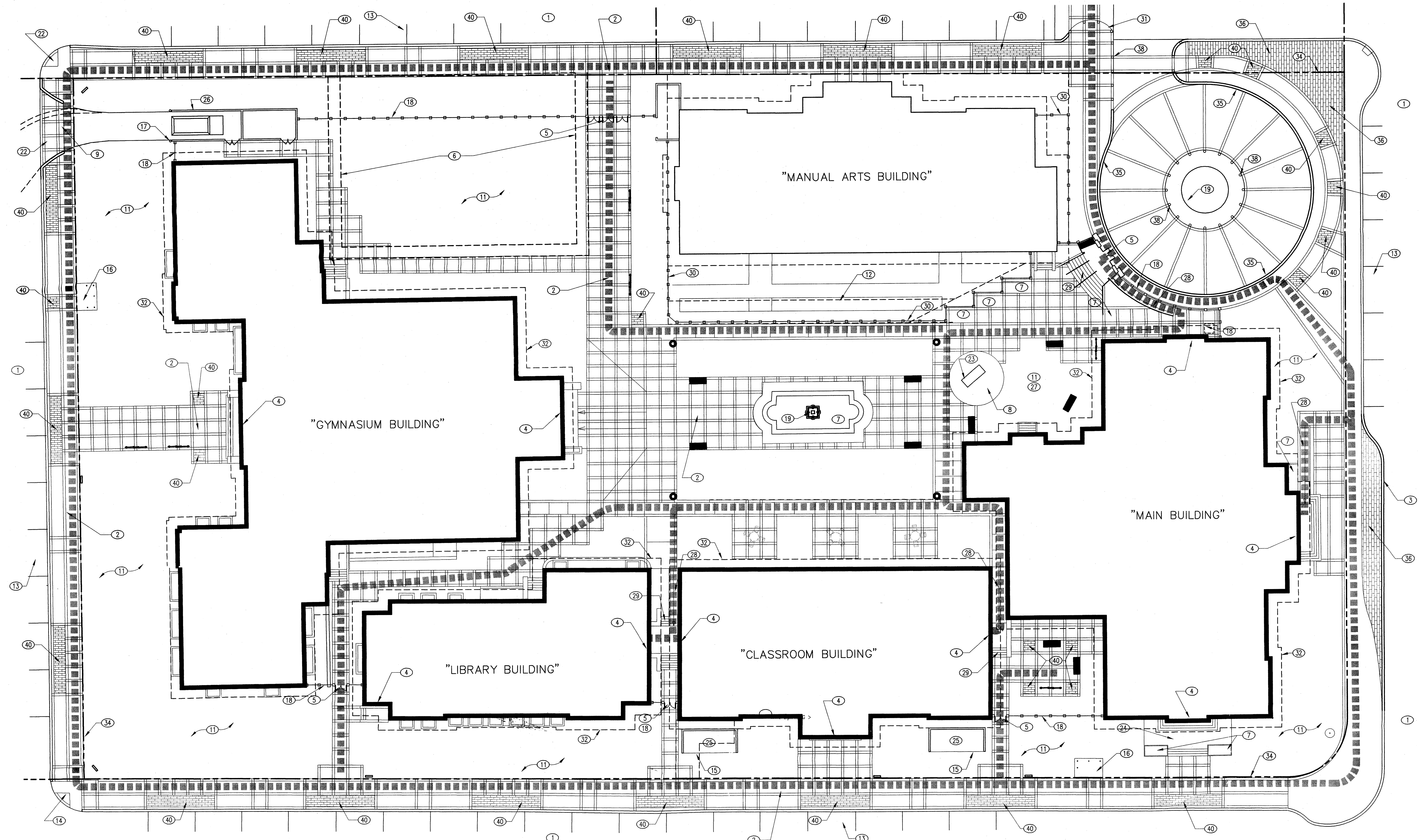
[Signature] 12/16/02 DATE  
City Engineer, Engineering Division / AMFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS-MANUAL

[Signature] 12/16/02 DATE  
SOLWASTE, ALBUQUERQUE

CITY PLANNER, ALBUQUERQUE / BERNALILLO  
COUNTY PLANNING DIVISION  
PLAZ (10700) 4/96





**Site Plan - Keyed Notes**

- 1 EXISTING ASPHALT PAVING
- 2 CONCRETE PAVING, DTL. 3/C8
- 3 NEW CURB AND GUTTER, COA STD. 2415
- 4 BUILDING ENTRY
- 5 ENTRY GATE, DTL. 11/C10
- 6 FUTURE BUILDING SITE - 7,500 SF. PAD
- 7 PLANTER, SEE LANDSCAPE DRAWINGS
- 8 ALUMINUM BRICK PAVERS, DTL. 1/C10
- 9 13'-0" PEDESTRIAN CROSSING - TO MATCH SIDEWALK PAVING
- 10 EXISTING 10'-0" PNM & MST & T UNDERGROUND EASEMENT
- 11 LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
- 12 20'-0" MANUAL ARTS EASEMENT
- 13 8'-6" x 20'-0" TYP. PARALLEL PARKING SPACE
- 14 TYP. CURB ACCESS RAMP, DTL. 1/C7
- 15 MONUMENT SIGN
- 16 BUS / TROLLEY SHELTER, COA STD. 2533
- 17 BOLLARD, DTL. 7/C10
- 18 SECURITY FENCE, DTL. 10/C10
- 19 FOUNTAIN, DTL. 1/C9
- 20 CURB ACCESS RAMP, DTL. 2/C7
- 21 CURB ACCESS RAMP, DTL. 3/C7
- 22 CURB ACCESS RAMP AND DRIVE PAD, DTL. 7/C7
- 23 HISTORIC WELL - RENOVATED TO APARTMENT MAILBOXES
- 24 DEMO AND REBUILD STAR TO MATCH EXISTING
- 25 TRANSFORMER AND SCREEN WALL, DTL. 5+6/C11 TYP.
- 26 TRASH COMPACTOR AND SCREEN WALL, DTL. 5+6/C11 SHI 23R #2
- 27 AHS ALUMINUM "MINI-GARDEN"
- 28 HANDICAP ACCESSIBLE RAMP, DTL. 4/C10
- 29 EXTERIOR STAR, SEE STAR DETAIL 8/C10
- 30 8' HIGH WOOD FENCE AROUND MANUAL ARTS BUILDING
- 31 PEDESTRIAN CROSSING AND BIPOUT, DTL. 2/C8
- 32 PRIVATE 5' EASEMENT AROUND BUILDING, SEE PLAT SH. C2
- 33 CITY OF ALBUQUERQUE RIGHT OF WAY, SEE PLAT SH. C2
- 34 PROPERTY LINE, SEE PLAT SH. C2
- 35 MEDIAN CURB, COA STD. 2415
- 36 MANGANESE IRON-SPOT BRICK SIDEWALK TO MATCH EXISTING, DTL. 5/C10
- 37 REFUSE TRUCK TURNING RADIUS
- 38 PRECAST CONC. BOLLARD, DTL. 6/C10
- 39 STREET SECTION, DTL. 1/C8
- 40 MANGANESE IRON-SPOT BRICK OVER STRUCTURAL SOIL, SEE LANDSCAPE DRAWINGS
- 41 FOUNTAIN, DTL. 2/C9
- 42 RETAINING WALL, DTL. 1/C11
- 43 DIRECT BURIAL PUMP, ROP-2-500 BY ROMAN FOUNTAINS, DTL. 1/C9

**Legend - Site Reference Plan**

- BENCH: MC110-72-MF, COLOR: RAVEN  
INSTALL AS PER MANUFACTURER SPECS.  
BRP Enterprises, Inc. (888) 438.5311
- ERIC TRUCK - 1W-10-MF, COLOR: RAVEN  
INSTALL AS PER MANUFACTURER SPECS.  
BRP Enterprises, Inc. (888) 438.5311
- TRASH RECEPTACLE: AH 401-FT-MF, COLOR: RAVEN  
INSTALL AS PER MANUFACTURER SPECS.  
BRP Enterprises, Inc. (888) 438.5311
- MOVABLE FURN: PARISSIAN PARK CHAIRS #1150, COLOR: GREEN  
PARISSIAN PARK TABLE #1147-31-1/2, COLOR: GREEN  
Smith & Rowen 1-800-340.1170
- ACCESSIBLE ROUTE

Old Albuquerque High School Renovation

Albuquerque, New Mexico

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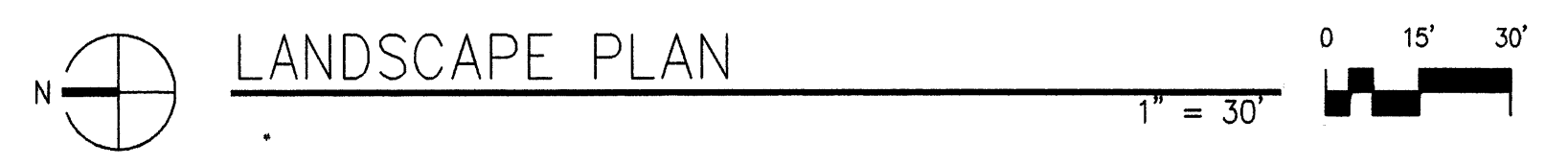
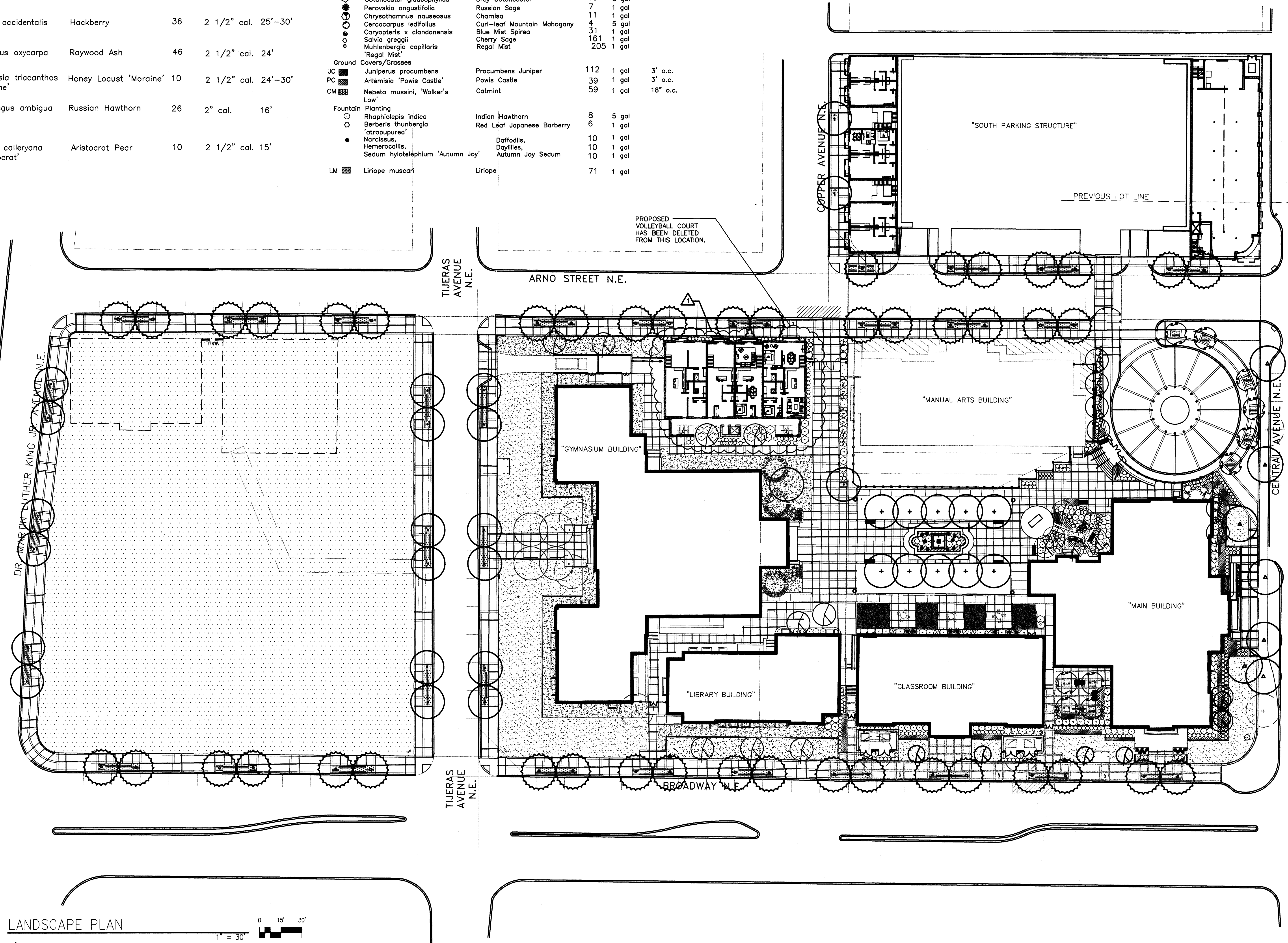
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drawn by **ES**  
reviewed by **CHG**  
date **8-31-01**  
project no.  
drawing name



**Plant Legend**

Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715  
Shrubs-- Install as per C.O.A. Std. Dwg # 2718  
Ground Covers--Install as per C.O.A. Std. Dwg # 2718

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CANOPY SIZE HT-WIDTH	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	Pinus nigra	Austrian Pine	3	9' ht.	18'		Forsythia intermedia	Forsythia	5	5 gal	
	Platanus wrightii	Arizona Sycamore	7	2 1/2" cal.	25'-30'		Berberis x mentorensis	Barberry	7	5 gal	
	Celtis occidentalis	Hackberry	36	2 1/2" cal.	25'-30'		Rhus trilobata	Three Leaf Sumac	21	5 gal	
	Fraxinus oxycarpa	Raywood Ash	46	2 1/2" cal.	24'		Mahonia aquifolium	Oregon Grape Holly	14	5 gal	
	Gleditsia triacanthos 'Moraine'	Honey Locust 'Moraine'	10	2 1/2" cal.	24'-30'		Rosmarinus officinalis 'Arp'	Arp Rosemary	69	5 gal	
	Crataegus ambigua	Russian Hawthorn	26	2" cal.	16'		Cotoneaster glaucophyllus	Grey Cotoneaster	18	5 gal	
	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	10	2 1/2" cal.	15'		Perovskia angustifolia	Russian Sage	7	1 gal	
							Chrysothamnus nauseosus	Chamisa	11	1 gal	
							Cercocarpus ledifolius	Curly-leaf Mountain Mahogany	4	5 gal	
							Caryopteris x clandonensis	Blue Mist Spirea	31	1 gal	
							Salvia greggii	Cherry Sage	161	1 gal	
							Muhlenbergia capillaris 'Regal Mist'	Regal Mist	205	1 gal	
							Juniperus procumbens	Procumbens Juniper	112	1 gal	3' o.c.
							Artemisia 'Powis Castle'	Powis Castle	39	1 gal	3' o.c.
							Nepeta mussini, 'Walker's Low'	Catmint	59	1 gal	18" o.c.
							Indian Hawthorn	Indian Hawthorn	8	5 gal	
							Rhododendron 'Humboldt'	Red Leaf Japanese Barberry	6	1 gal	
							Narcissus, Hemerocallis, Sedum hylotelephium 'Autumn Joy'	Daffodils, Daylilies, Autumn Joy Sedum	10, 10, 10	1 gal	
							Liriope muscari	Liriope	71	1 gal	



**Notes**

1. The maintenance of this landscaping will be covered by an agreement dated March 28, 2001 entitled "Historic Albuquerque High School Campus Declaration of Charter, Easements, Covenants and Restrictions" between Paradigm & Company, LLC and the City of Albuquerque, recorded in Bernalillo County, R 109.00, Bk-A17, Pg-9356."

**Old Albuquerque High School Renovation  
Loft Addition**  
Central & Broadway  
Albuquerque, New Mexico

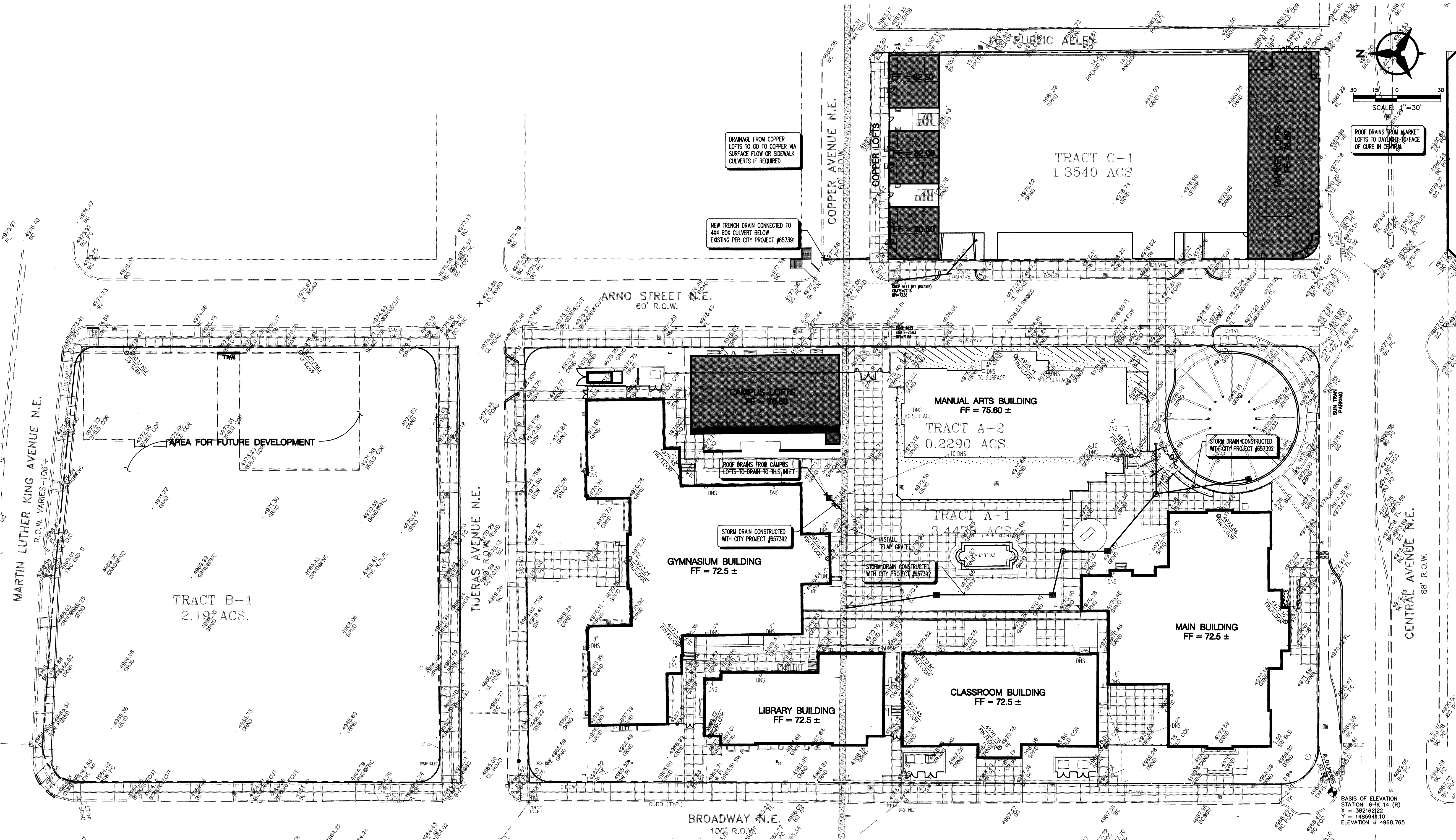
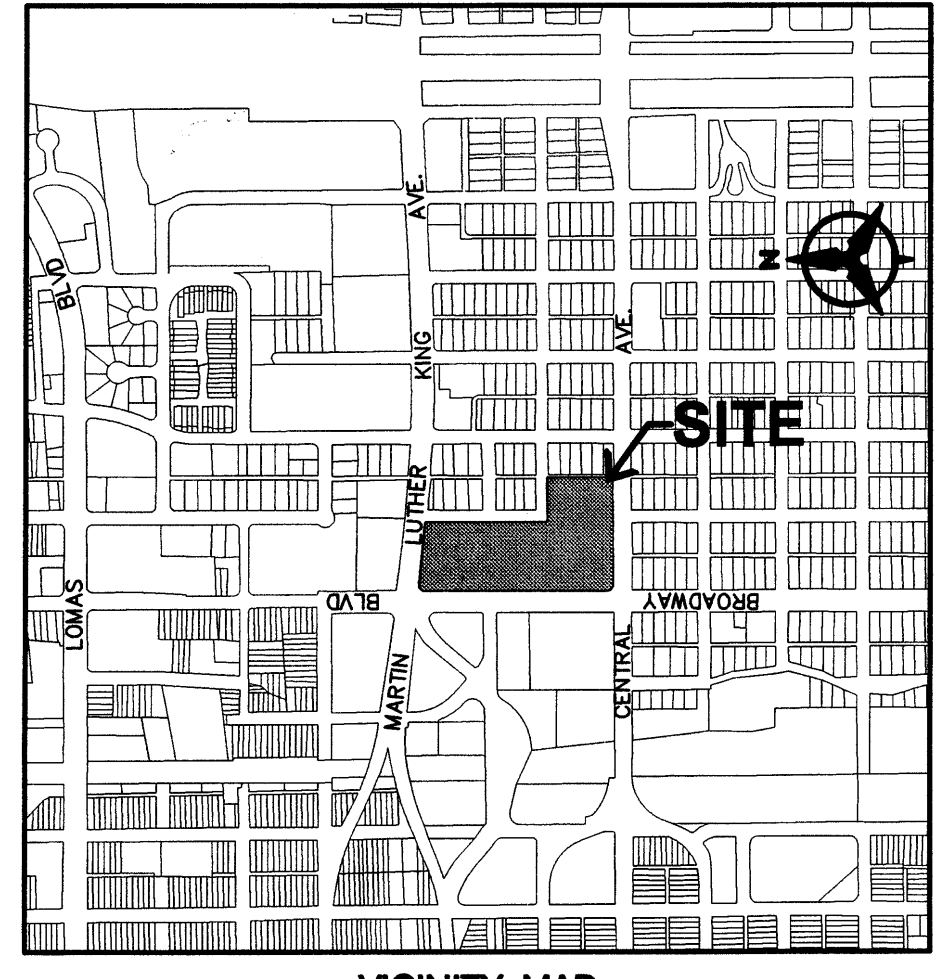
REVISIONS

△	9-25-02	Campus Lofts Landscaping
△		
△		
△		
△		

DRAWN BY: JLG  
REVIEWED BY:  
DATE: 9/25/2002  
PROJECT NO.: 02083  
DRAWING NAME:







**LEGEND**

---	PROPERTY LINE
○	EXISTING GROUND SPOT ELEVATION
⊗	EXISTING DROP INLET
⊘	EXISTING DUMPSTER
⊙	EXISTING FIRE HYDRANT
⊛	EXISTING LIGHT POLE
⊜	EXISTING POWER POLE
⊝	EXISTING SENEH MANHOLE
⊞	EXISTING TELEPHONE RISER
⊠	EXISTING TRANSFORMER
⊡	EXISTING WATER METER
⊣	EXISTING WATER VALVE
⊤	PROPOSED SPOT ELEVATION
⊥	PROPOSED DIRECTION OF FLOW
⊦	PROPOSED STORM DRAIN
⊧	PROPOSED INLET
⊨	PROPOSED STORM DRAIN MANHOLE

**LEGAL DESCRIPTION**  
TRACTS A1, A2, B1, B2, & C1 OF  
BANER SQUARE ADDITION

**PROJECT BENCH MARK**  
STATION 6+14 (R)  
ELEVATION = 4968.765  
X = 382162.22  
Y = 485941.10

**CONCEPTUAL GRADING & DRAINAGE NOTES**

1. NEW PRIVATE STORM DRAIN LINES SHOWN ON THIS PLAN ARE POSSIBLE CONCEPTS ONLY. FINAL ALIGNMENTS, SIZES, ETC., WILL BE DETERMINED WHEN THE ROOF DRAIN DESIGN IS DONE.
2. TO THE GREATEST EXTENTS PRACTICAL, ROOF DRAINS WILL BE TIED TO UNDERGROUND STORM DRAIN LINES WHERE FEASIBLE. ROOF DRAINS MAY "DAYLIGHT" EXISTING ROOF DRAINS WHICH FACE BROADWAY & CENTRAL WILL REMAIN AS-IS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT ALL SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND METING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. NOTHING IN THESE PLANS IS INTENDED TO IMPLY A BALANCED SITE. CONTRACTOR IS RESPONSIBLE FOR HIS OWN EARTHWORK CALCULATIONS. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAID ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

**I. INTRODUCTION**  
The purpose of this submission is to present a conceptual drainage and grading plan for the proposed Old Albuquerque High School Renovation project, consisting of approximately 7.2 acres. The project has been approved by the City of Albuquerque, New Mexico, on August 14, 2002. This plan was prepared by the City of Albuquerque, New Mexico, on August 14, 2002. This plan was prepared by the City of Albuquerque, New Mexico, on August 14, 2002.

**II. SITE LOCATION**  
The site is located on the northeast corner of Central and Broadway, extending north to Martin Luther King Jr. Blvd. and east to Arno. In its current condition, the majority of the site contains the original high school buildings. Smaller portions of the site are vacant. The site currently drains to the west at a slope of 1/8". The site is located within zone atlas map K-14-Z, and hydrologic zone 2.

**III. EXISTING HYDROLOGIC CONDITIONS**  
The site is a mixture of vacant land, existing buildings and paved areas. Accordingly, between the existing impervious areas and the hardsurfaced areas of the site, the site behaves as an essentially developed site with a high degree of imperviousness and soil compaction. The existing basins are the same as proposed, and have been identified on this sheet. Basin A (337,000 sq ft) is the old main campus, located between Central and Tijeras. Basin B consists of 2.7 acres and is located between Arno and Tijeras, and generally 8.6 cfs. Basin C (1.35 acres, 0100-5,524 sq ft) is located on the east side of Arno between Central and Copper. All stormwater discharged from the site drains to the existing storm drain lines in Broadway and Copper. Existing flows discharge to the storm drains primarily via inlets located in Broadway and Arno. There are no ponds or retention facilities of any kind on existing conditions.

**IV. PROPOSED HYDROLOGIC CONDITIONS**  
This renovation project proposes to construct new parking structures as well as residential and retail facilities on Tracts A and C, as well as complete renovation of the five existing buildings on the main part of the original campus. The drainage management plan for the development proposes free discharge to the Copper and Broadway storm drains. In accordance with pre-design meetings held City Hydrology staff, due to the site's previous history of development, free discharge is the correct and reasonable approach to site drainage. Some on-site underground drainage is proposed. All on-site storm drainage systems will be designed to current hydrology and hydraulic standards to carry 100 year peak flows. Under proposed developed conditions, Basin A will generate 16.6 cfs in 100-year, 6-hour design storm. Basin B will generate 9.6 cfs, and Basin C will generate 8.1 cfs.

**V. EXISTING PUBLIC 4X4 BOX CULVERT**  
There is an existing 4x4 concrete box culvert which passes under the right of way along the alignment of Copper Avenue. Submitted with this plan is a basin map and calculations for the offsite basin which contributes to the box culvert. These calculations make a number of reasonable assumptions for a conceptual level submission, and consider that the 100 year peak flow from the contributing basins is 37.7 cfs. We have calculated the capacity of the existing structure to be 37.7 cfs. In addition to the excess capacity available in the box culvert, we propose a number of measures to protect the proposed development in the event of a large storm.

1. Install a trench drain type inlet at the intersection of Copper and Arno to insure that surface drainage coming down Copper can get into the box culvert. Calculations for the inlet capacity and surface flow have been submitted with this plan.
2. Install a waterlock on the west side of Arno to prevent surface drainage from entering the site. Flow which could not get into the box culvert would be diverted north on Arno to Tijeras and west on Tijeras to Broadway.
3. Install a "Tee gate" on the existing inlet which connects directly to the culvert near the middle of the site. In addition, Tee gates would be installed on any new connections to the existing structure.
4. Ensure that the proposed grading for the site will allow for drainage to pass around the existing library building without entering the building.

The above measures were discussed during a meeting with the city engineer, and it was agreed that given these measures, the existing box culvert structure may remain in place.

**VI. CONCLUSION**  
This conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm and which meet city requirements. With this submission, we are seeking site plan for subdivision and site plan for building permit approvals.

**AMENDMENT**

The purpose of this submission is to amend the approved conceptual grading and drainage plan dated 7/2/02. That plan was approved (see letter from Brad Stephens dated 8/14/02) in August of 2002. This city drainage file number is 1414/02. This amendment is necessary in order to address drainage from the "Loft Addition", three proposed buildings to be located on the campus. These buildings were shown on the original approved plan. They are within A and C. This amendment simply explains how the roof drainage from these buildings will be handled. In addition, this plan has been amended to reflect the storm drain construction with city project #57392.

Below is a description of the amendment items:

1. Copper Lofts - This loft apartment building is to be split level. The eastern portion of the building's finished floor is to be approximately 1' above the site grade along Arno. The western portion of the building will then be 5.5' lower, which will allow the "back door" on the west side to match existing grade. The roof drains for this building will be tied into the area inlet constructed under city project # 57392 near the southwest corner of the building.
2. Copper Lofts - Located along the south side of Copper Avenue, this portion of the project is located between Broadway and Tijeras. These buildings were shown on the original approved plan. They are within A and C. This amendment simply explains how the roof drainage from these buildings will be handled. In addition, this plan has been amended to reflect the storm drain construction with city project # 57392.
3. Market Lofts - Located along the north side of Central Avenue, just east of Arno, this building is to consist of retail uses on the bottom floor with two levels of loft apartments above. The entrance to the first floor is to be from the corner of Arno and Central. Hence the finished floor elevation is to be with the grade at that location. The roof drains for this building are to drain directly to the face of the curb along Central.

All of the hydrologic calculations were provided on the original approved plan and are not repeated here.

**GENERAL NOTES**

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEO-TECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY, UNLESS SHOWN OTHERWISE.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY AND/OR APS M&O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, ETC.), AND SHALL FILE EPA NP FORM AS REQUIRED.
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM NIGHTMIGHT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ADJACENT TO MGR 14.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.

**ON-SITE EXISTING CONDITIONS CALCULATIONS**

Basin A - 3.68 acres, Zone 2  
Land Treatment S = "C" = 10% "T" = 90%  
Q100 = 0.1(3.68)3.14 + 0.9(3.68)4.7 = 16.7 cfs

Basin B - 2.19 acres, Zone 2  
Land Treatment S = "C" = 40% "T" = 60%  
Q100 = 0.4(2.19)3.14 + 0.6(2.19)4.7 = 8.3 cfs

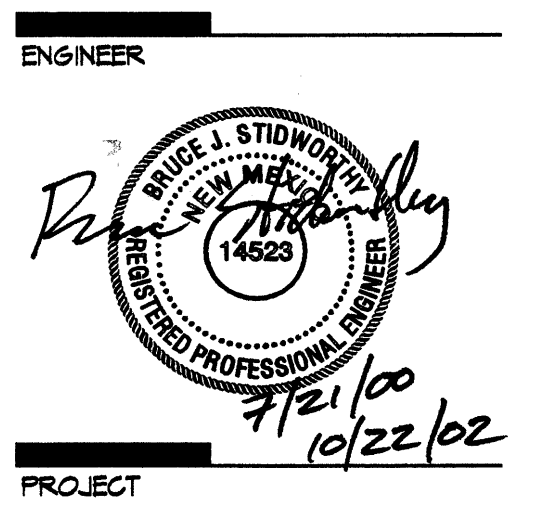
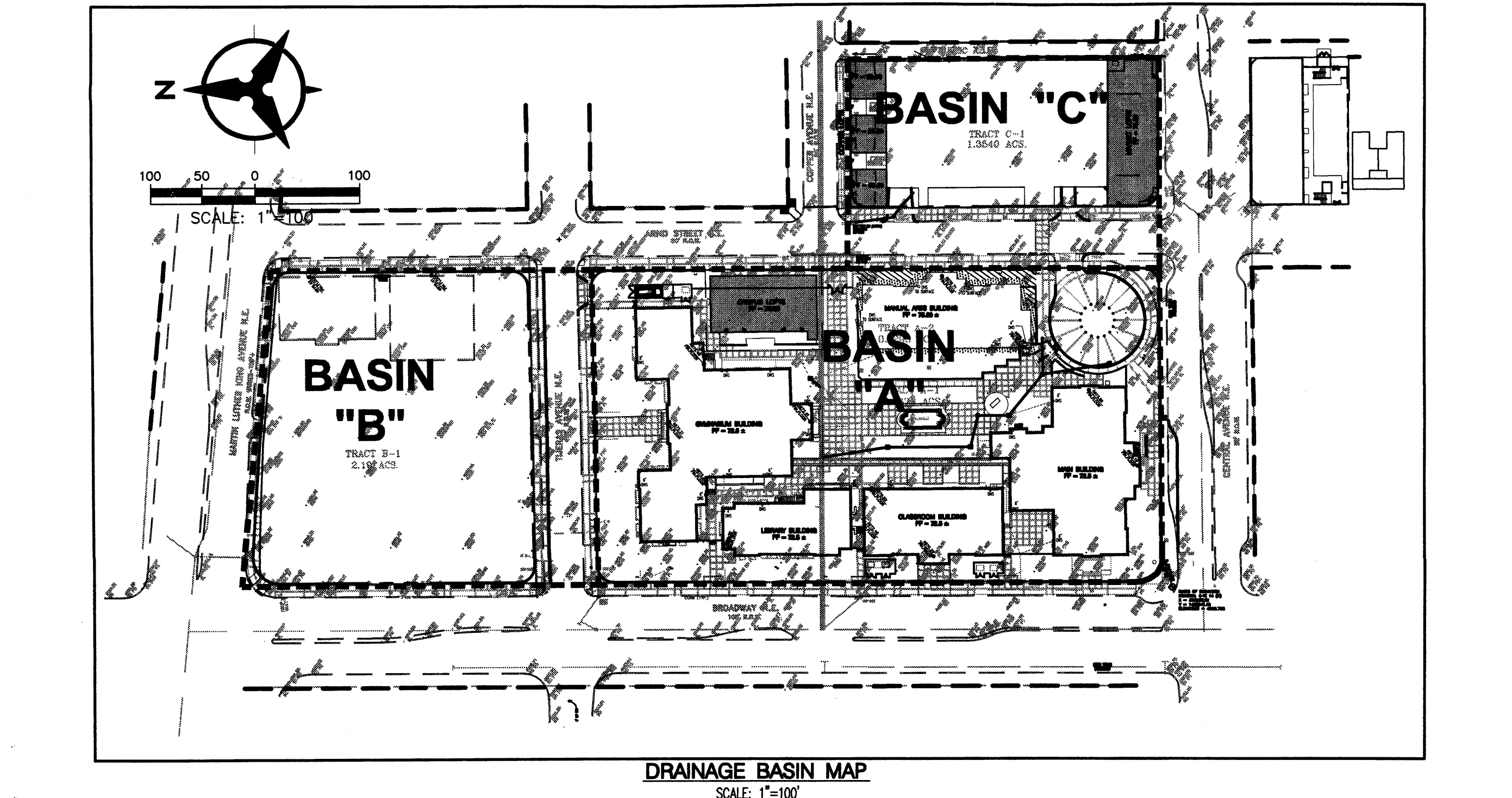
Basin C - 1.35 acres, Zone 2  
Land Treatment S = "C" = 40% "T" = 60%  
Q100 = 0.4(1.35)3.14 + 0.6(1.35)4.7 = 5.5 cfs  
TOTAL EXISTING PEAK FLOW = 31.1 cfs

**ON-SITE PROPOSED CONDITIONS CALCULATIONS**

Basin A - Land Treatment S = "B" & "C" = 5% "T" = 95%  
Q100 = 0.05(3.68)(2.28+3.14) + 0.9(3.68)4.7 = 16.6 cfs

Basin B - Land Treatment S = "B" & "C" = 5% "T" = 95%  
Q100 = 0.05(2.19)(2.28+3.14) + 0.9(2.19)4.7 = 9.5 cfs

Basin C - Land Treatment S = "B" & "C" = 5% "T" = 95%  
Q100 = 0.05(1.35)(2.28+3.14) + 0.9(1.35)4.7 = 6.1 cfs  
TOTAL PROPOSED PEAK FLOW = 32.2 cfs



**Old Albuquerque High School Renovation  
Loft Addition**  
Central & Broadway  
Albuquerque, New Mexico

REVISIONS

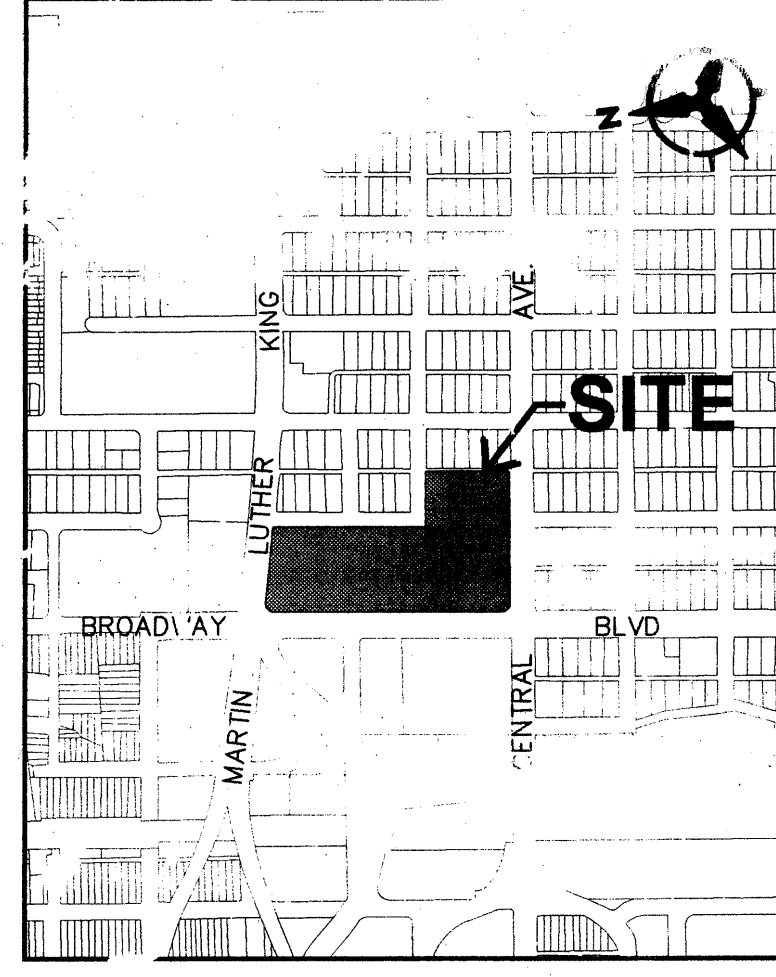
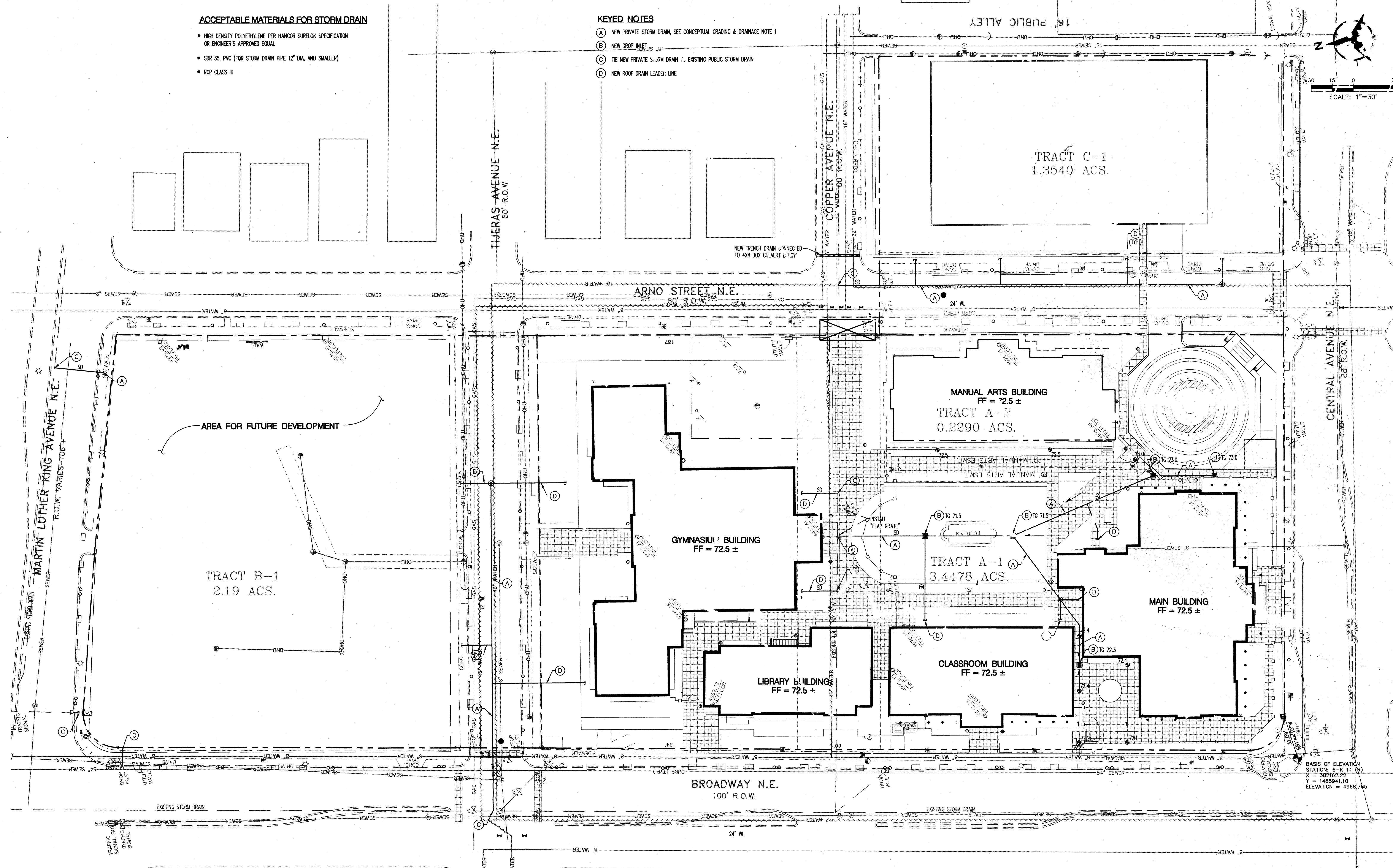
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DRAWN BY: R/B  
REVIEWED BY: B/S  
DATE: 7/24/2002  
PROJECT NO.: P02064  
DRAWING NAME: CONCEPTUAL GRADING & DRAINAGE PLAN  
SHEET NO.: 5



- ACCEPTABLE MATERIALS FOR STORM DRAIN**
- HIGH DENSITY POLYETHYLENE PER HANCOX SURELOK SPECIFICATION OR ENGINEER'S APPROVED EQUAL.
  - SDR 35, PVC (FOR STORM DRAIN PIPE 12" DIA. AND SMALLER)
  - RCP CLASS III

- KEYED NOTES**
- (A) NEW PRIVATE STORM DRAIN, SEE CONCEPTUAL GRADING & DRAINAGE NOTE 1
  - (B) NEW DROP INLET
  - (C) THE NEW PRIVATE STORM DRAIN IS EXISTING PUBLIC STORM DRAIN
  - (D) NEW ROOF DRAIN LEAD LINE



planning  
engineering

**Perich Sabatini**

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Suite 100  
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architect

- LEGEND**
- PROPERTY LINE
  - EXISTING GROUND SPOT ELEVATION
  - EXISTING DROP INLET
  - EXISTING DUMPSTER
  - EXISTING FIRE HYDRANT
  - EXISTING LIGHT POLE
  - EXISTING POWER POLE
  - EXISTING SEWER MANHOLE
  - EXISTING TELEPHONE Riser
  - EXISTING TRANSFORMER
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - PROPOSED SPOT ELEVATION
  - TO-TOP OF CURB, FLOW LINE
  - TO-TOP OF WALL, FLOW LINE
  - TO-TOP OF WALL, FLOW LINE
  - EXISTING, TO-TOP OF GRADE
  - HP-HIGH POINT, EP-EDGE OF PAVEMENT
  - PROPOSED DIRECTION OF FLOW
  - PROPOSED STORM DRAIN
  - PROPOSED INLET
  - PROPOSED STORM DRAIN MANHOLE

**LEGAL DESCRIPTION**  
TRACTS A1, A2, B1, B2, & C1 OF BANNER SQUARE ADDITION

**PROJECT BENCH MARK**  
STATION 6+K 14 (R)  
ELEVATION=468.765  
X=1485941.10  
Y=468941.10

**CONCEPTUAL GRADING & DRAINAGE NOTES**

1. NEW PRIVATE STORM DRAIN LINES SHOWN ON THIS PLAN ARE POSSIBLE CONCEPTS ONLY. FINAL ALIGNMENTS, SIZES, ETC., WILL BE DETERMINED WHEN THE ROOF DRAIN DESIGN IS DONE.
2. TO THE GREATEST EXTENTS PRACTICAL, ROOF DRAINS WILL BE UNDERGROUND STORM DRAIN, WHERE FEASIBLE, ROOF DRAINS WILL "DRAIN" TO EXISTING ROOF DRAINS WHICH FACE BROADWAY & CENTRAL AVENUE AS SHOWN.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION", AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED TO THE CONTRACTOR BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (LATEST) SPECIFICATIONS, AND/OR THE NEW MEXICO STATE AND SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 1 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
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8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.01' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTIGUOUS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.



Old Albuquerque High School Renovation  
Albuquerque, New Mexico

**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

**INTRODUCTION**  
The purpose of this submission is to present a conceptual drainage and grading plan for the proposed Old Albuquerque High School Renovation project, consisting of approximately 7.2 acres. The project has been approved by EPC, but has not yet received final sign-off from the USFS.

**SITE LOCATION**  
The site is located on the northeast corner of Central and Broadway, extending north to Martin Luther King Jr. Blvd. and east past Arno. In its current condition, the majority of the site contains the existing high school buildings. Smaller portions of the site are vacant. The site currently drains to the west at a slope of 0.2% to the site located within zone atlas map # K-14, and hydrologic zone 2.

**EXISTING HYDROLOGICAL CONDITIONS**  
The site is a mixture of recent, existing buildings and paved areas. Accordingly, between the existing impervious areas and the hardened dirt areas of the site, the site behaves as an essentially developed site with a high degree of imperviousness and soil compaction. The existing basins are the same as proposed, and have been identified on this sheet. Basin A (3.3 acres, 0.00 = 0.00%) is the old main campus, located between Central and Tijeras. Basin B consists of 2.2 acres and is located between MLK and Tijeras, and generates 8.5 cfs. Basin C (1.35 acres, 0.00 = 0.00%) is located on the east side of Arno between Central and Copper. All stormwater discharged from the site drains to the existing storm drain lines in Broadway and Copper. Existing flow discharge to the storm drains primarily via sumps located in Broadway and Arno. There are no ponds or mitigation facilities of any kind on existing conditions.

**PROPOSED HYDROLOGICAL CONDITIONS**  
This renovation project proposes to construct new parking structures as well as residential and retail facilities on Tracts A and C, as well as complete renovations of the fine existing buildings on the main part of the site. The drainage management plan for the development proposes re-configuration of the upper and lower storm drains. In accordance with pre-design meetings held City Hydrology staff, due to the site's previous history of development, free discharge to the current and reasonable approach to site drainage. Some on-site underground drainage is proposed. All on-site storm drainage systems will be designed to current hydrology and hydraulic standards to carry 100 year peak flows.

**UNDER PROPOSED DEVELOPMENT CONDITIONS**  
Basin A will generate 18.6 cfs in 100-year, 6-hour design storm. Basin B will generate 8.5 cfs. Basin C will generate 8.5 cfs.

**EXISTING PUBLIC BOX CULVERT**  
Submitted with this plan is a basin map of calculations for the offset box culvert which contributes to the box culvert. These calculations make a number of reasonable assumptions: 1. conceptual level submitted, and conclude that the 100 year peak flow from the contributing basins is 37.6 cfs. We have calculated the capacity of the existing structure to be 37.6 cfs. In addition, to the excess capacity available in the box culvert, we propose a number of measures to protect the structure and development in the event of a large storm:

1. Install a trench drain type inlet at the intersection of Copper and Arno to ensure that surface drainage around Copper can get into the box culvert. Calculations for the inlet capacity and surface flow have been submitted with this plan.
2. Install a waterlock on the west side of Arno to prevent surface drainage from entering the site. Flow which could not get into the box culvert will be directed north to Tijeras and west to Tijeras to Broadway.
3. Install a trap gate on the east side of the box culvert which connects directly to the box culvert near the middle of the site. In addition, flap gates would be installed on any new connections to the existing structure.
4. Ensure that the proposed grading for the site will allow for a 0.25% slope to the existing library building and the existing building.

The above measures were discussed during a meeting with the city and engineer. It was agreed that given these measures, the existing box culvert structure may remain in place.

**CONCLUSION**  
This conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm of which the city requires a 100 year return period. We are seeking site plan for submission and site plan for building permit.

**ON-SITE EXISTING CONDITIONS CALCULATIONS**

Basin A - 3.6 acres, Zone 2  
Land Treatment = 10% 10% 10% = 30%  
Q100 = 0.4(3.6) 1.48 (2.16) 1.48 = 3.24 cfs

Basin B - 2.2 acres, Zone 2  
Land Treatment = 10% 10% 10% = 30%  
Q100 = 0.4(2.2) 1.48 (1.54) 1.48 = 1.9 cfs

Basin C - 1.35 acres, Zone 2  
Land Treatment = 10% 10% 10% = 30%  
Q100 = 0.4(1.35) 1.48 (1.99) 1.48 = 1.9 cfs

**ON-SITE PROPOSED CONDITIONS CALCULATIONS**

Basin A - Land Treatment = 10% 10% 10% = 30%  
Q100 = 0.4(3.6) 1.48 (2.16) 1.48 = 3.24 cfs

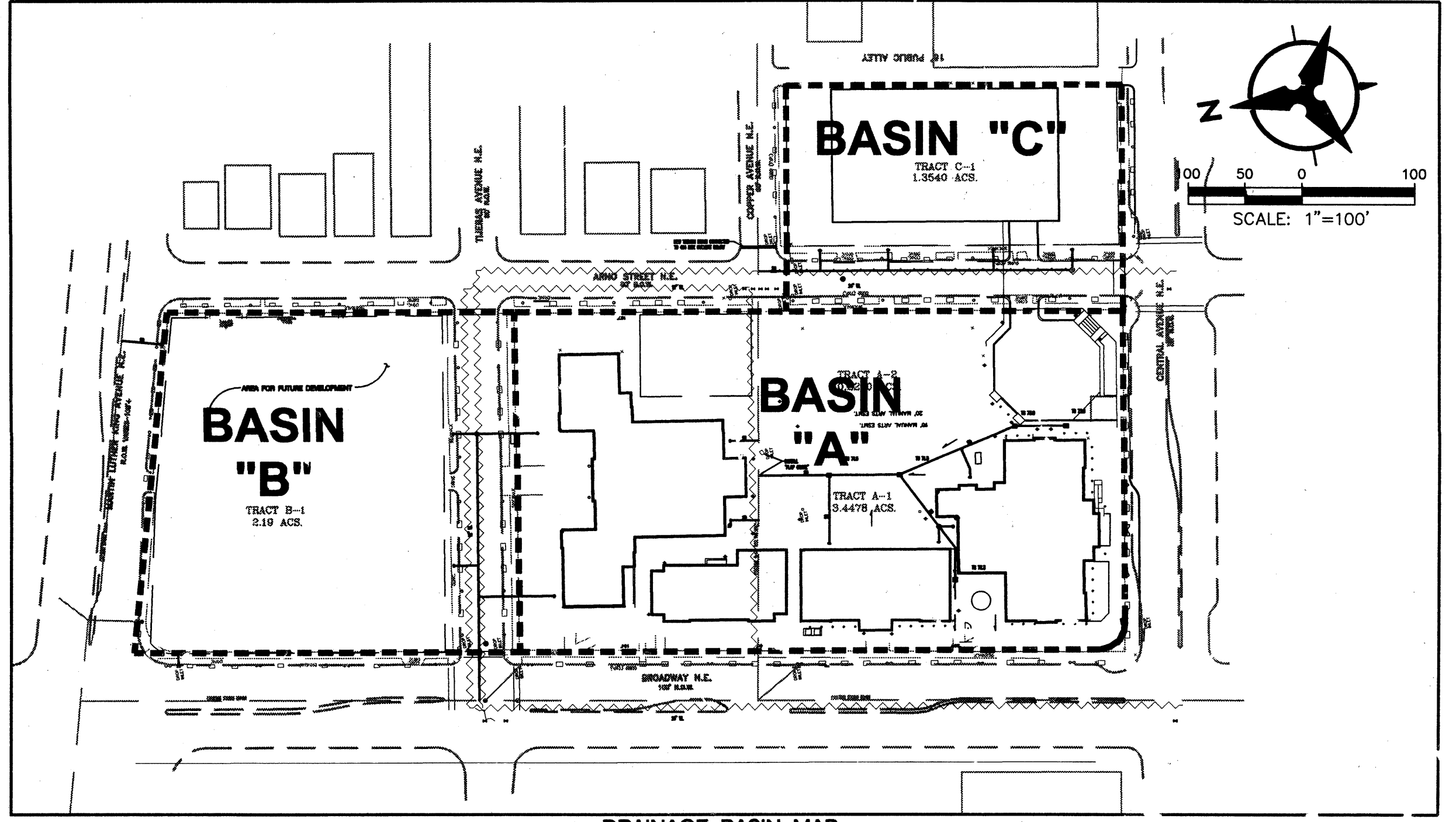
Basin B - Land Treatment = 10% 10% 10% = 30%  
Q100 = 0.4(2.2) 1.48 (1.54) 1.48 = 1.9 cfs

Basin C - Land Treatment = 10% 10% 10% = 30%  
Q100 = 0.4(1.35) 1.48 (1.99) 1.48 = 1.9 cfs

**TOTAL PROPOSED PEAK FLOW** = 7.04 cfs

**GENERAL NOTES**

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY AND/OR AFS BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR WILL BE REQUIRED TO RELOCATE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STAKE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, ETC.), AND SHALL FILE WITH THE CITY AS REQUIRED.
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RE-SET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION WORK IN ACCORDANCE WITH MNR 14.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END OF EACH WORKING DAY.



**DRAINAGE BASIN MAP**  
SCALE: 1"=100'

**Bohannon Huston**  
COURTNEY ONE 7500 JEFFERSON NW ALBUQUERQUE, NEW MEXICO 87109

ENGINEERING PLANNING PROJECT MANAGEMENT SURVEYING SOFTWARE DEVELOPMENT

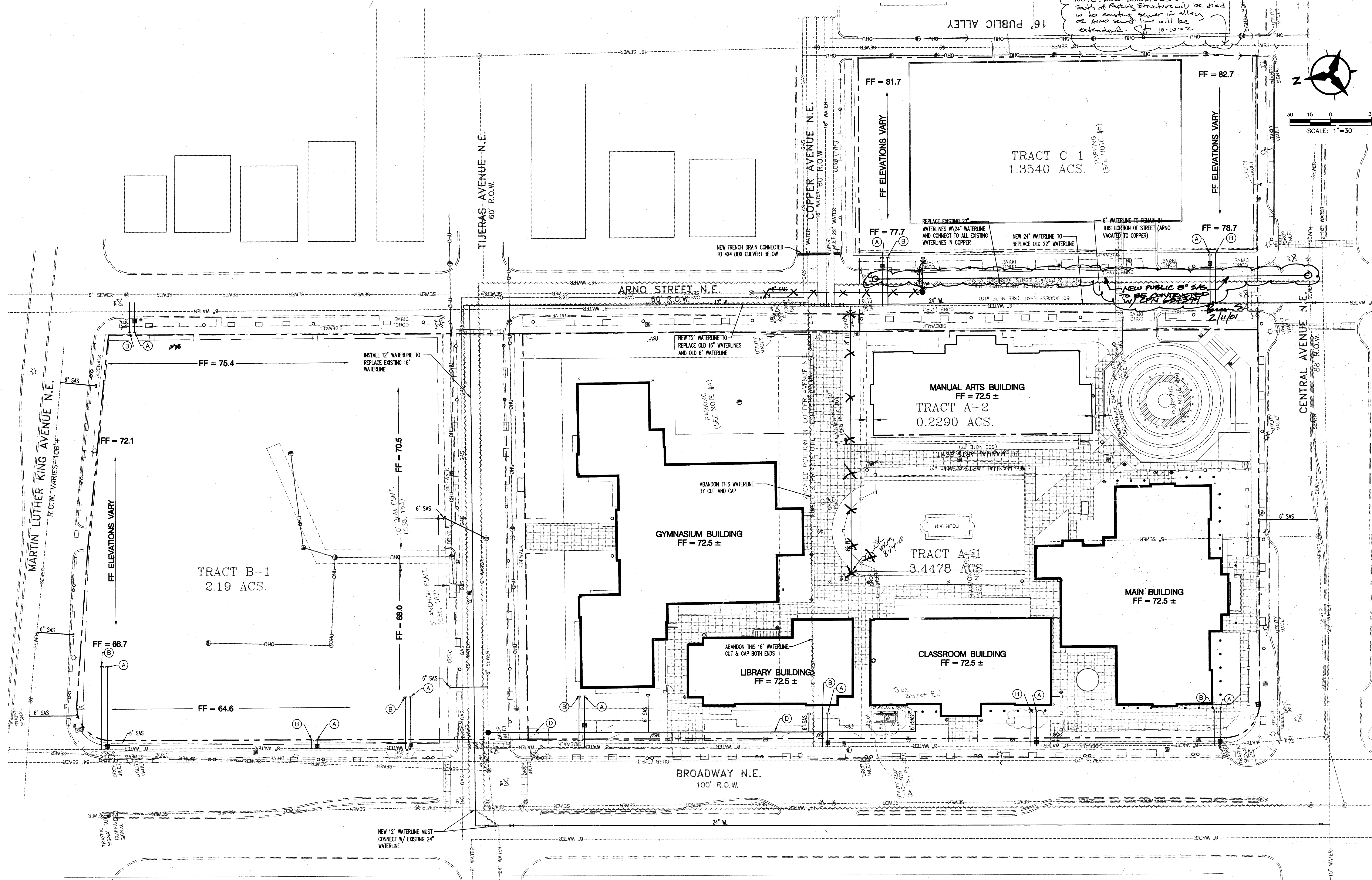
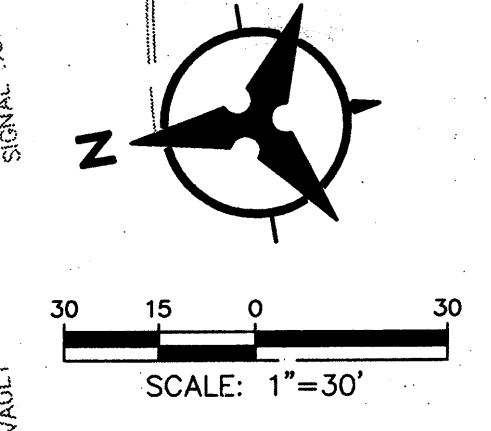
MASTER  
CADING &  
DRAINAGE  
PLAN

sheet no.



**LEGEND**

- PROPERTY LINE
- EXISTING DROP INLET
- EXISTING DUMPSTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- GAS
- EXISTING GAS LINE
- WATER
- EXISTING WATERLINE TO BE  
TO BE ABANDONED OR  
REMOVED OR REPLACED
- OHU
- EXISTING OVERHEAD UTILITY
- SAS
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED REDUCER
- PROPOSED METER
- PROPOSED FIRE HYDRANT



NOTE: NEW BUILDINGS TO NORTH AND SOUTH OF PARKING STRUCTURE WILL BE TIED TO EXISTING SEWER IN ALL OR ARNO STREET LINE WILL BE EXTENDED. 10.10.02

**PROJECT BENCH MARK**

STATION 6+14 (R)  
ELEVATION=496.765  
X=362162.22  
Y=485941.10

NOTE:  
EXISTING UTILITY DATA IS BASED ON SURVEY  
PROVIDED BY SOUTHWEST SURVEY

**CONCEPTUAL UTILITY NOTES**

1. THIS PLAN ASSUMES ALL WATER & SEWER SERVICES WILL BE REMOVED AND/OR ABANDONED.
2. EACH BUILDING IS ASSUMED TO HAVE ITS OWN FIRE RISER FOR THE SPRINKLER SYSTEM.
3. THIS PLAN ASSUMES THAT BACKFLOW PREVENTERS FOR DOMESTIC WATER ARE NOT REQUIRED OR THAT THEY ARE LOCATED INSIDE THE BUILDING.
4. EXACT LOCATION (WHETHER IN MECHANICAL ROOM OR OUTSIDE IN A 'HOTBOX') & TYPE OF BACKFLOW PREVENTER FOR FIRE PROTECTION WILL BE DETERMINED BY FINAL DESIGN.

**KEYED NOTES**

- (A) NEW 2" DOMESTIC WATER SERVICE
- (B) NEW 6" PRIVATE FIRE LINE
- (C) NEW PRIVATE FIRE HYDRANT
- (D) PRIVATE SAS LINE

AND PLANS CHECKING OFFICE  
924-3611  
**APPROVED/DISAPPROVED**  
W. J. [Signature]  
DATE

**Old Albuquerque High School Renovation**

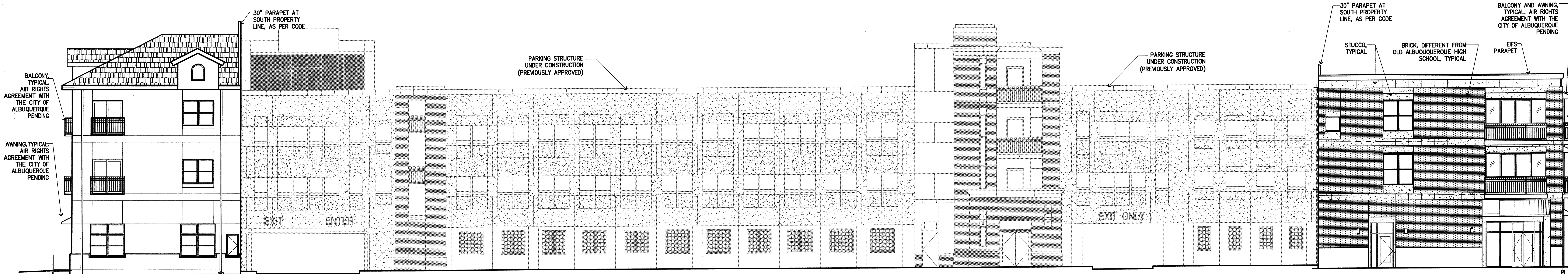
Albuquerque, New Mexico

revisions	
1	ADD 2" DOMESTIC WATER SERVICE
2	ADD 6" PRIVATE FIRE LINE
3	ADD PRIVATE FIRE HYDRANT
4	ADD PRIVATE SAS LINE

drawn by	RWB
reviewed by	BJS
date	07-21-00
project no.	00 321 A 02
drawing name	

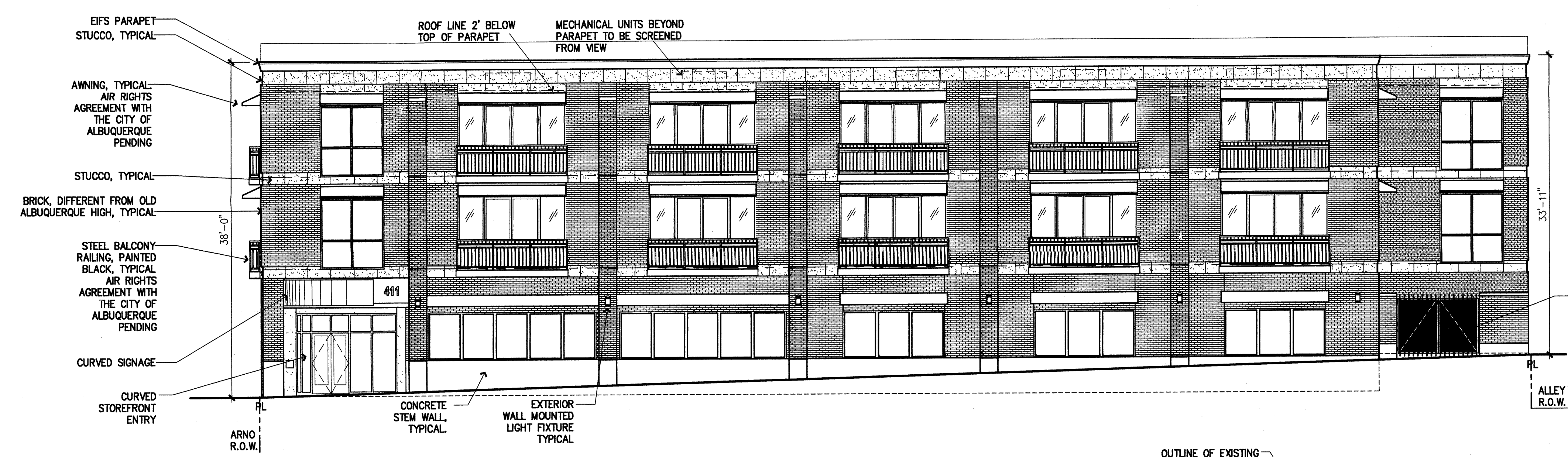
**CONCEPTUAL  
UTILITY PLAN**



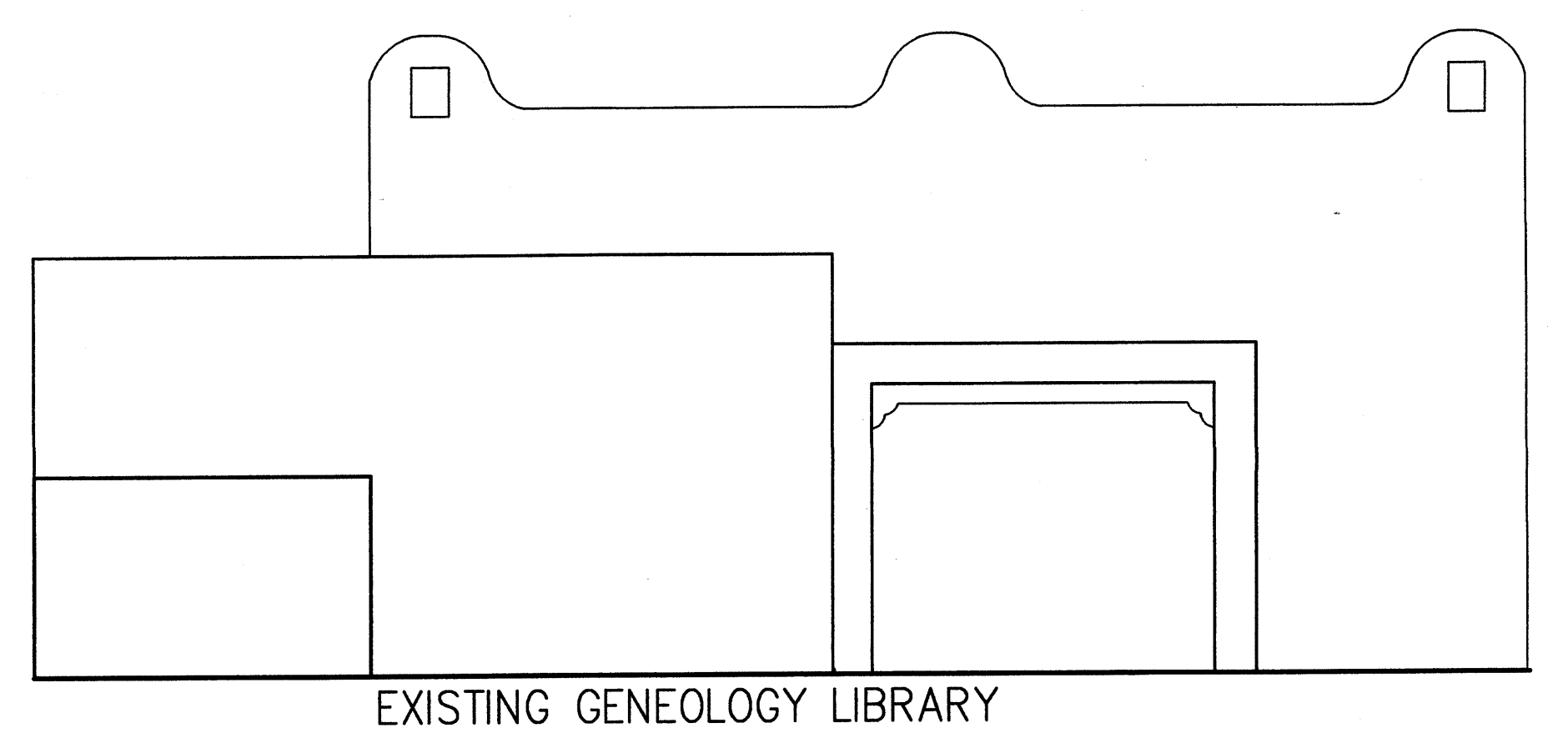


1 COPPER WEST ELEVATION (FROM ARNO)  
1/8" = 1'-0"

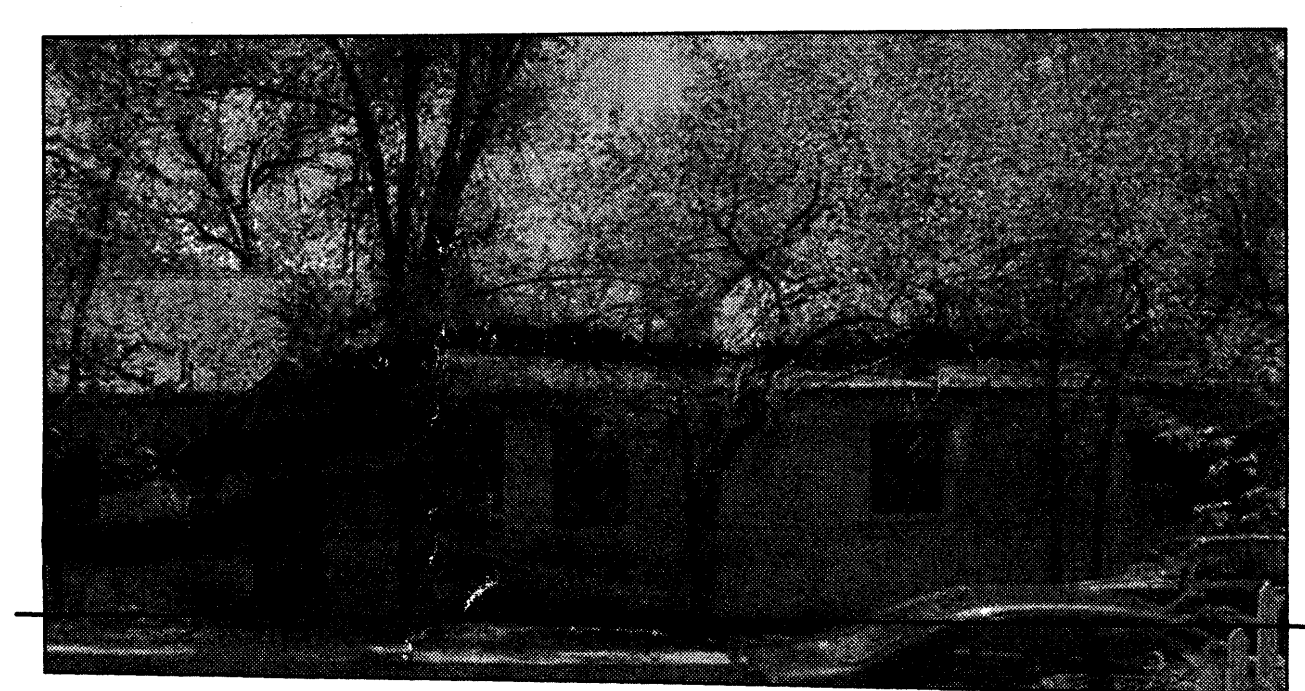
2 MARKET WEST ELEVATION  
1/8" = 1'-0"



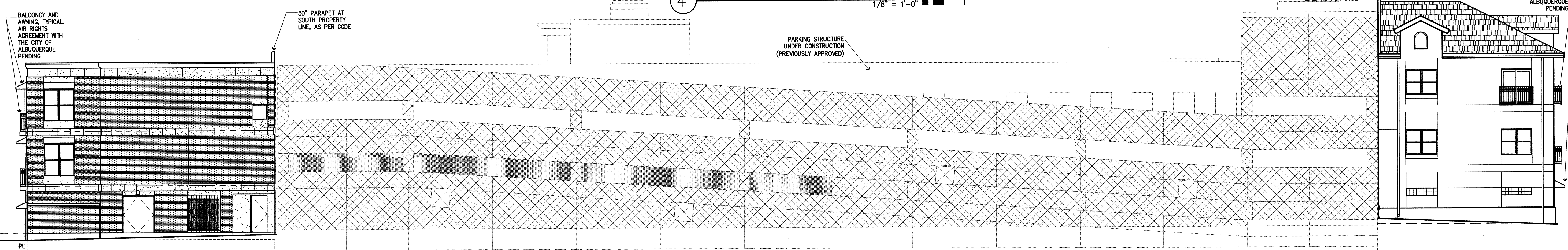
3 MARKET SOUTH ELEVATION  
1/8" = 1'-0"



EXISTING GENEOLGY LIBRARY



4 COPPER NORTH ELEVATION  
1/8" = 1'-0"



5 MARKET EAST ELEVATION (FROM ALLEY)  
1/8" = 1'-0"

6 COPPER EAST ELEVATION  
1/8" = 1'-0"

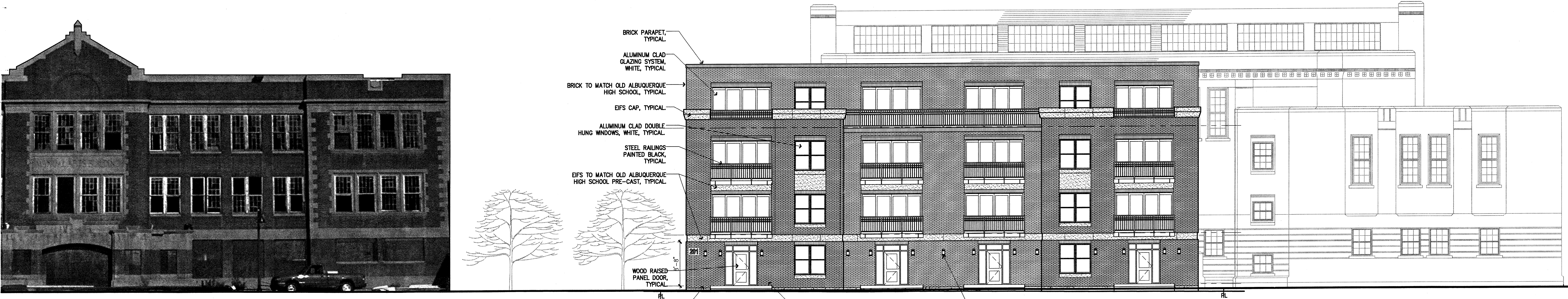
Old Albuquerque High School Renovation  
 Loft Addition  
 Central & Broadway  
 Albuquerque, New Mexico

REVISIONS

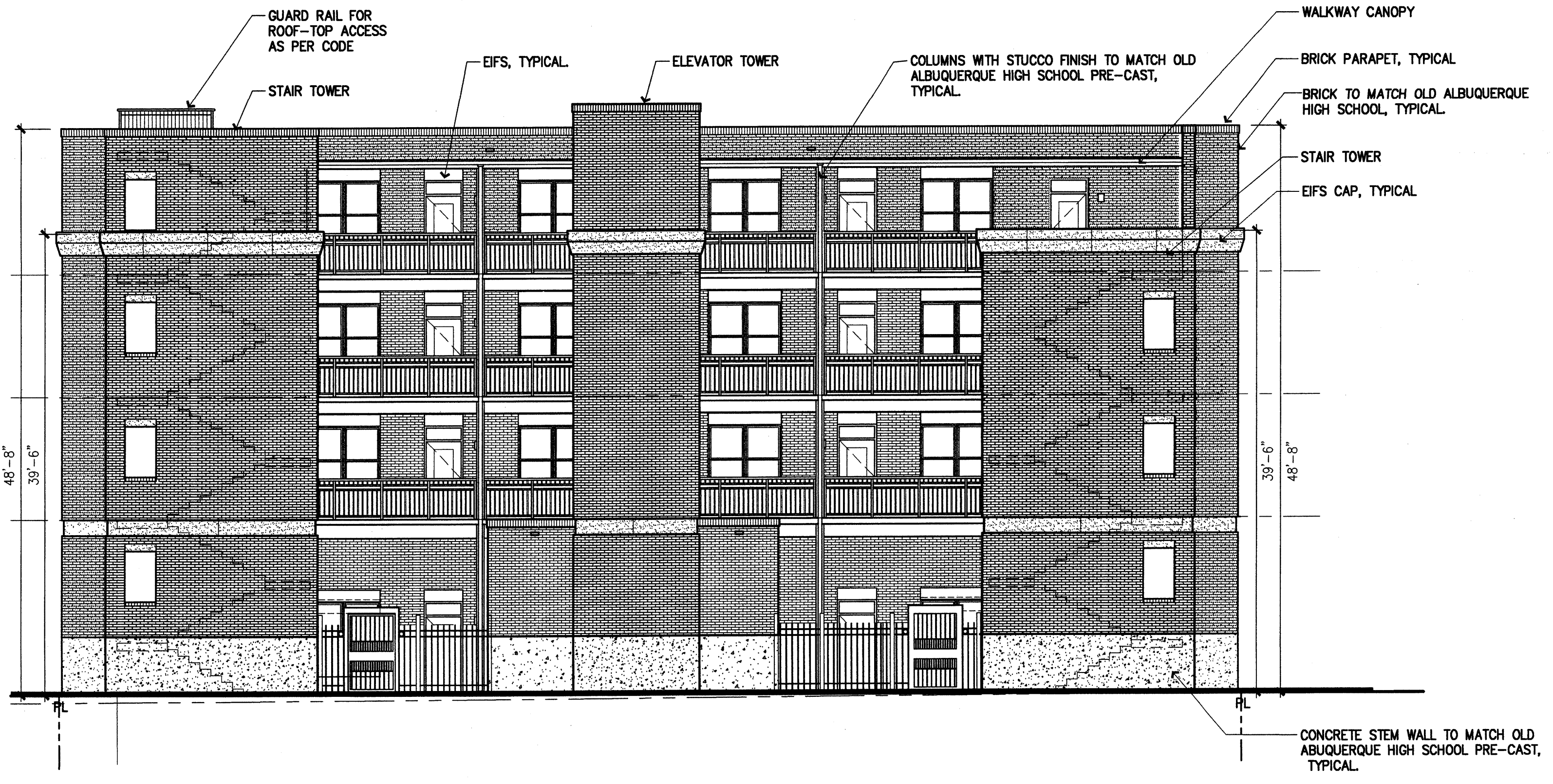
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DRAWN BY	ERH, ANW
REVIEWED BY	CHG
DATE	03/20/03
PROJECT NO.	02083
DRAWING NAME	ELEVATIONS FOR COPPER LOFTS & MARKET LOFTS
SHEET NO.	6A OF

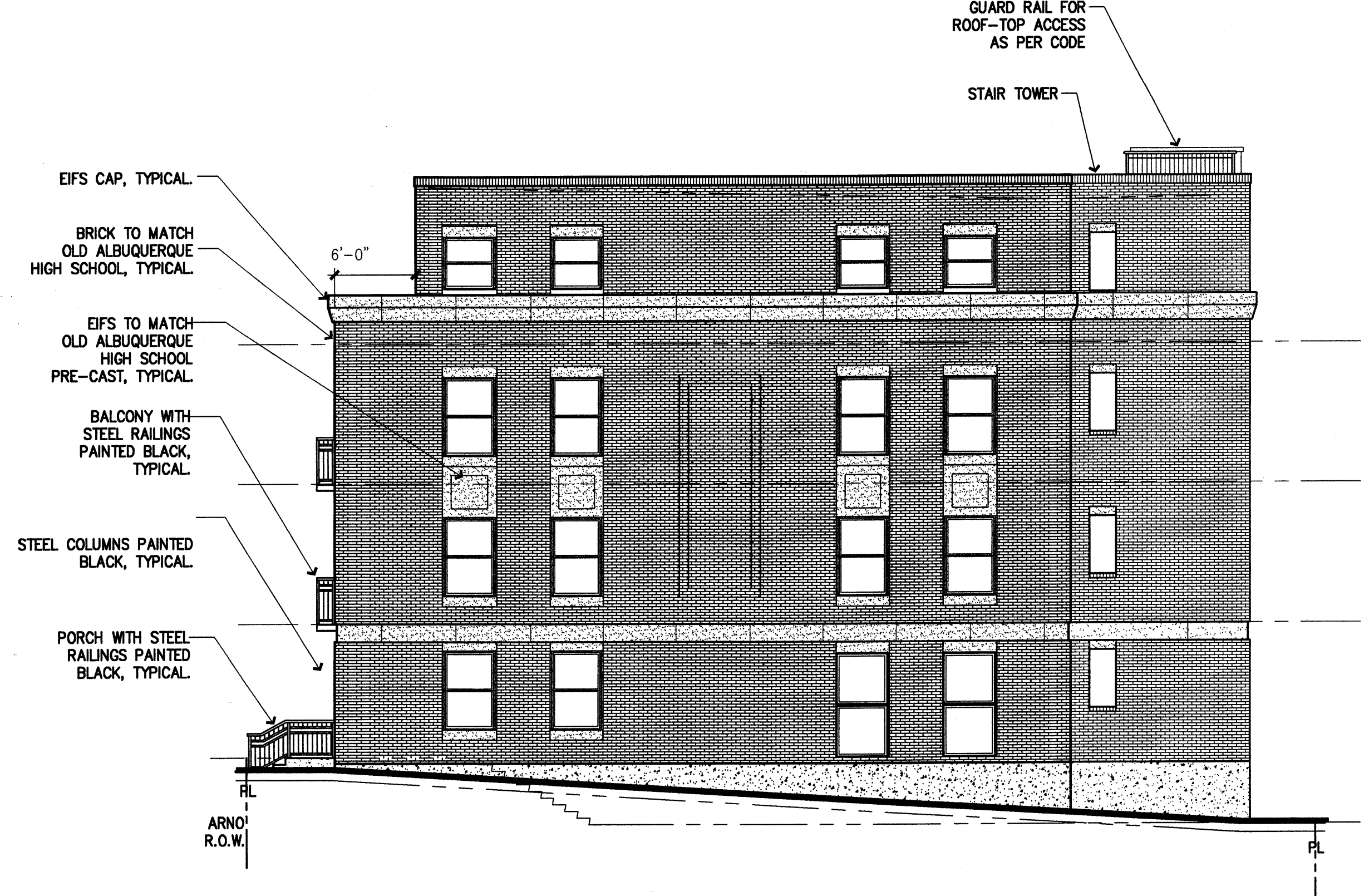




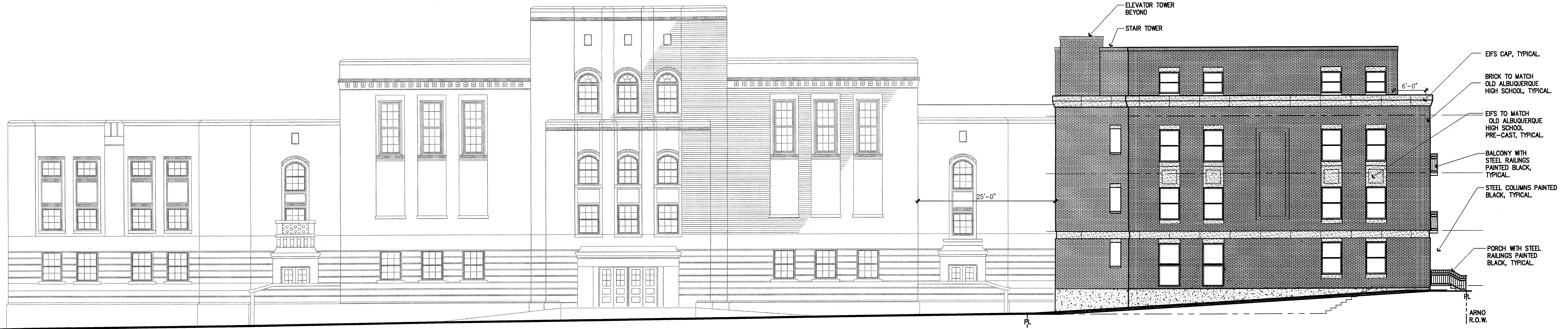
1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"

**Old Albuquerque High School Renovation**  
**Loft Addition**  
 Central & Broadway  
 Albuquerque, New Mexico

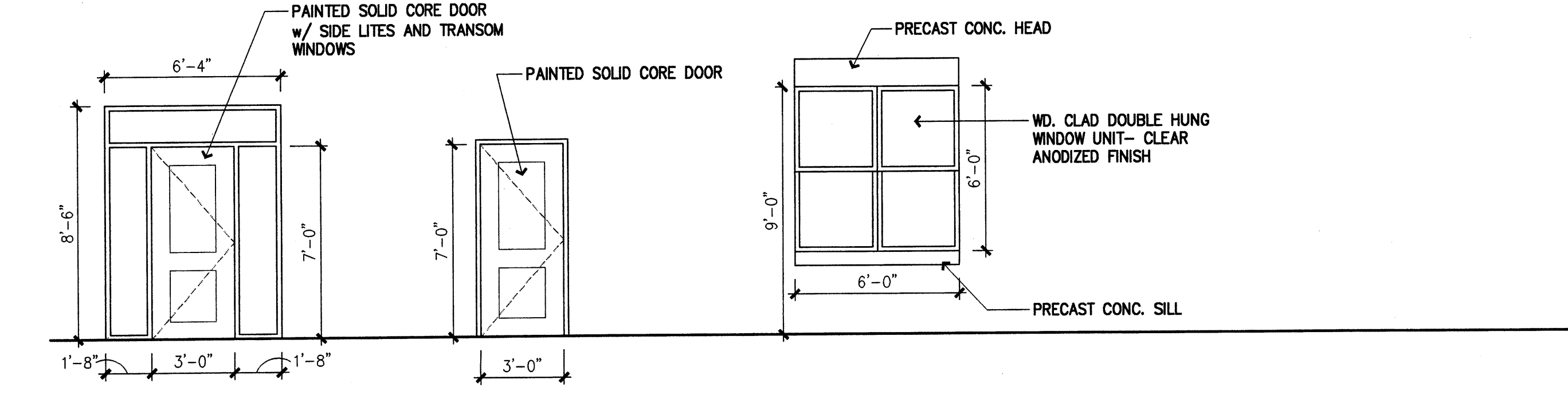
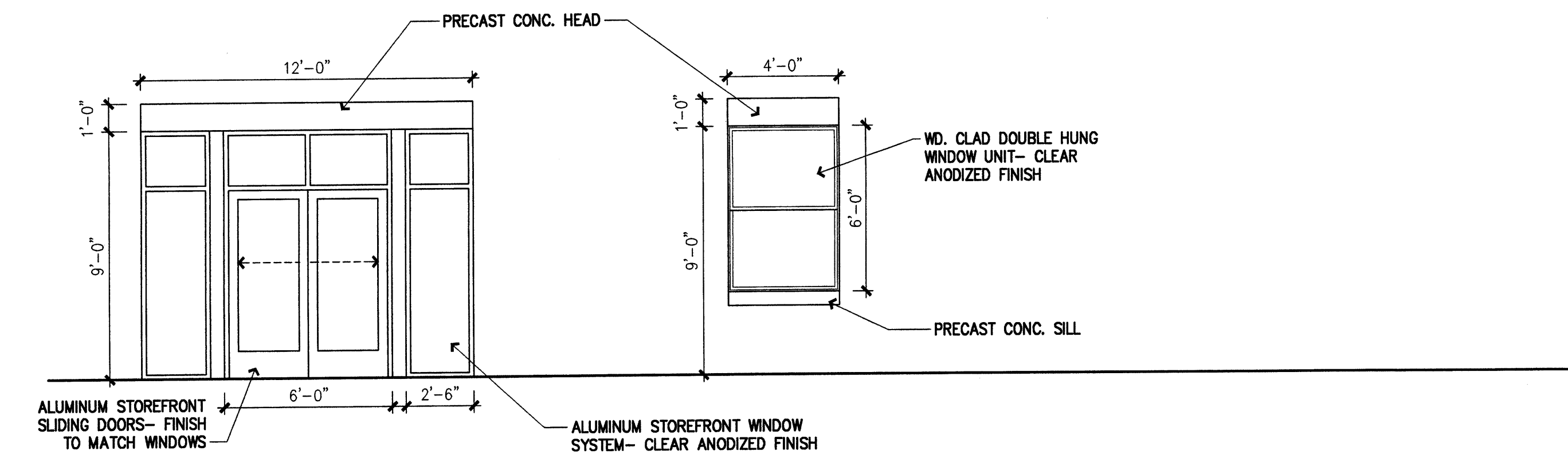
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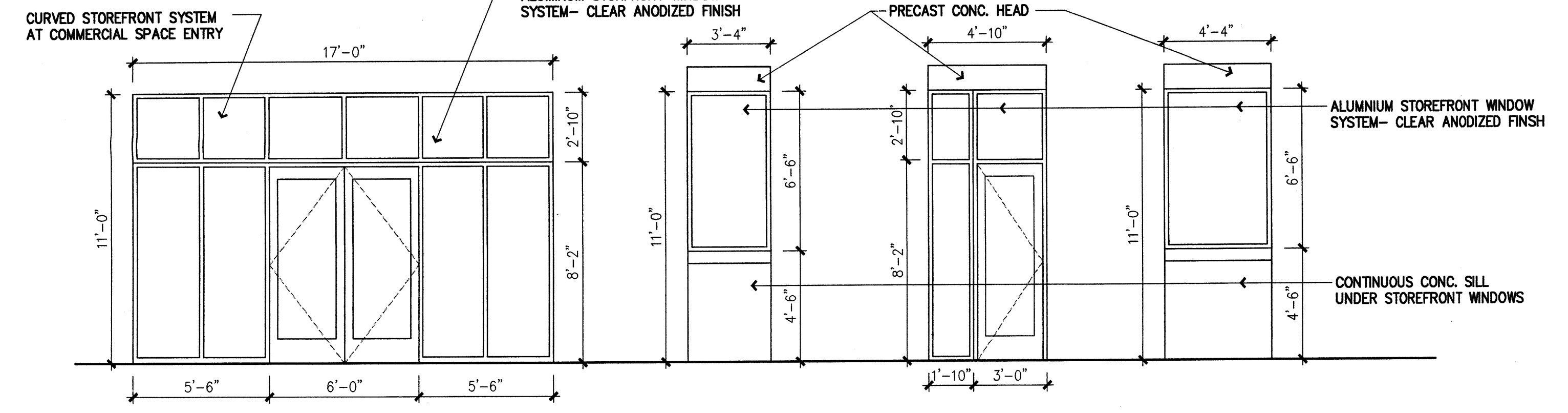
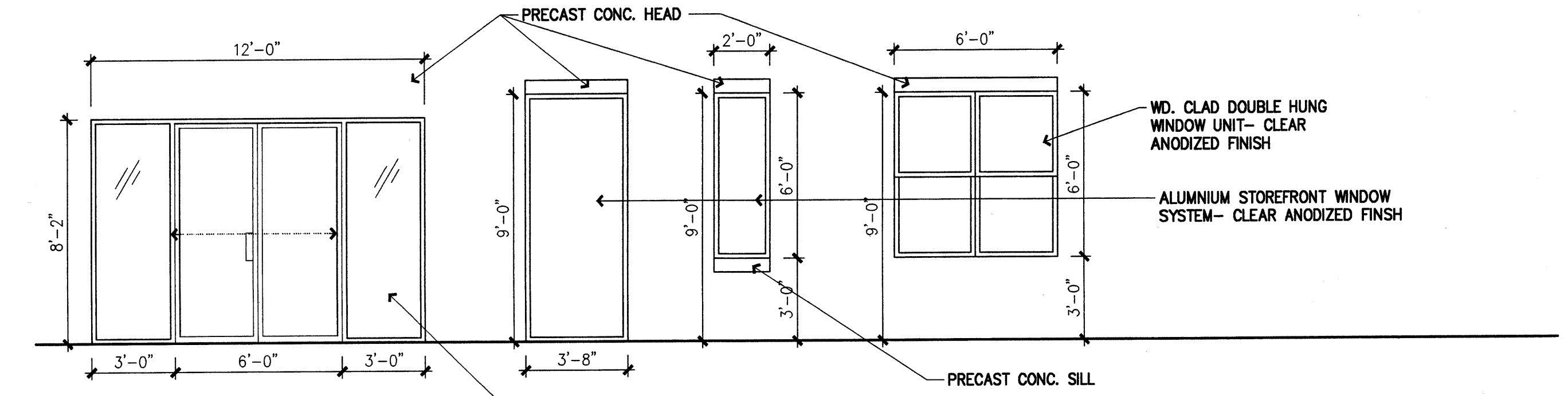
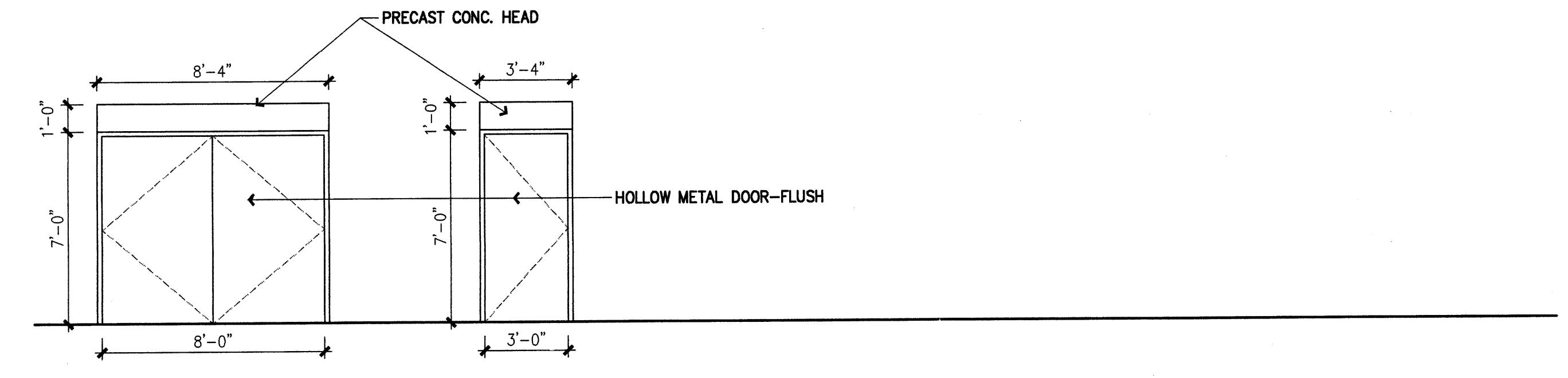
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REVIEWED BY CHG  
DATE 02/06/03  
PROJECT NO. 02083  
DRAWING NAME

ELEVATIONS FOR  
CAMPUS LOFTS

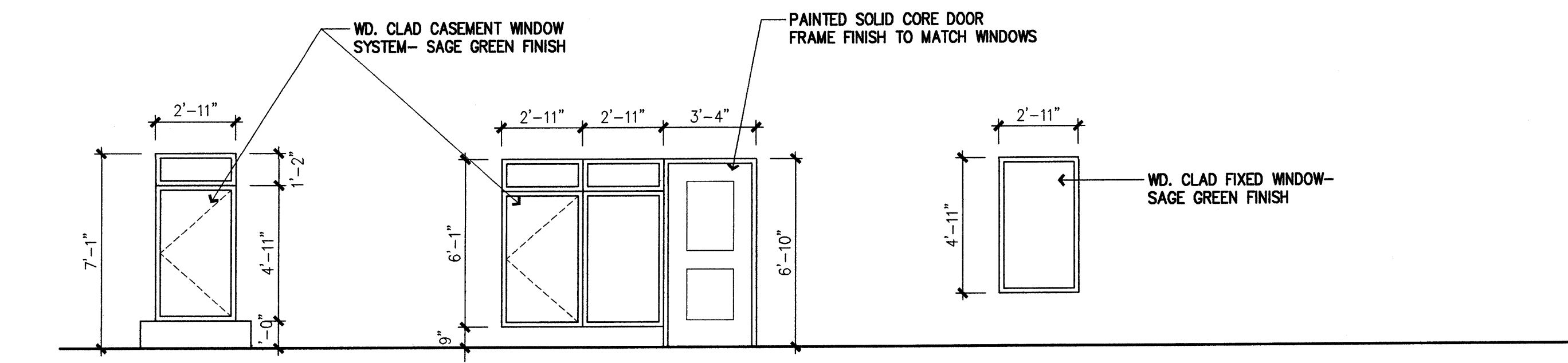




① **CAMPUS DOOR/ WINDOW TYPES**  
1/4"=1'-0"



② **MARKET DOOR/ WINDOW TYPES**  
1/4"=1'-0"



③ **COPPER DOOR/ WINDOW TYPES**  
1/4"=1'-0"

**Old Albuquerque High School Renovation**  
**Loft Addition**  
 Central & Broadway  
 Albuquerque, New Mexico

REVISIONS

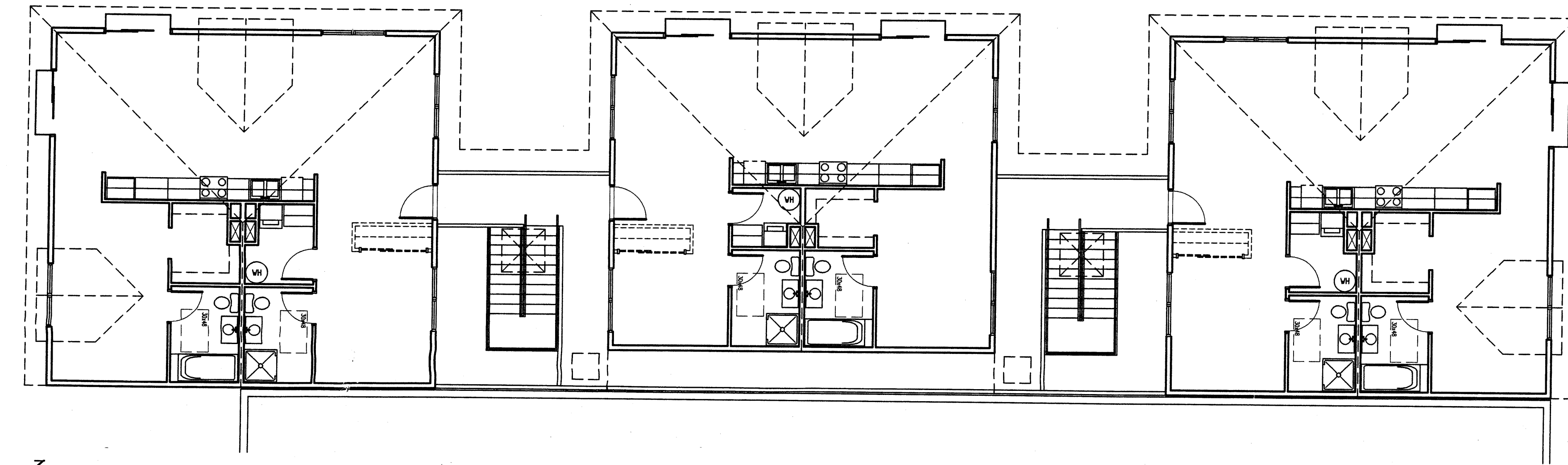
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REVIEWED BY	CHG
DATE	03/20/03
PROJECT NO.	02083
DRAWING NAME	

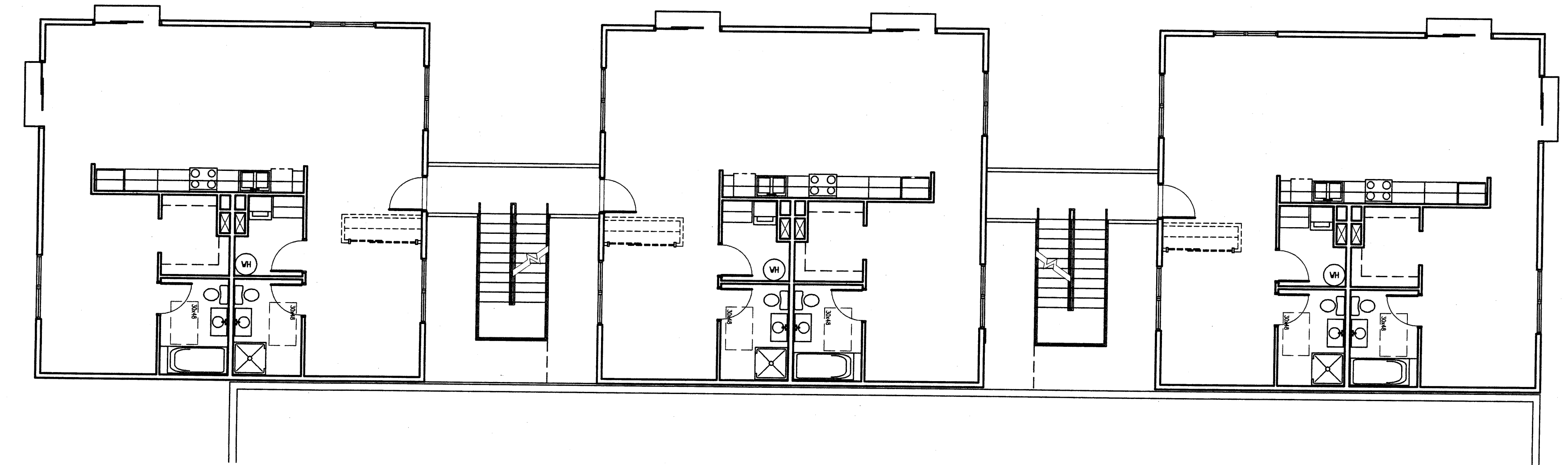
WINDOW TYPES  
FOR COPPER,  
MARKET & CAMPUS  
LOFTS

SHEET NO.

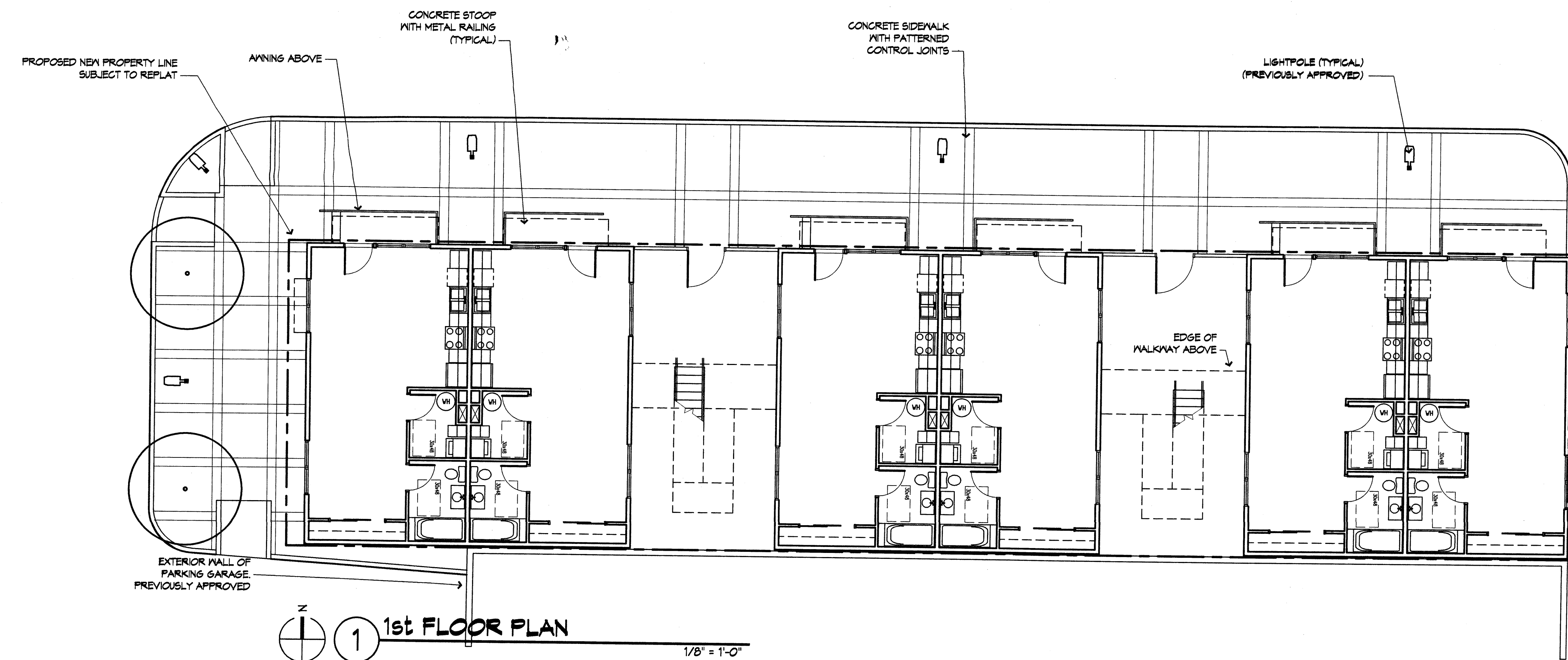




3 3rd FLOOR PLAN  
1/8" = 1'-0"



2 2nd FLOOR PLAN  
1/8" = 1'-0"



1 1st FLOOR PLAN  
1/8" = 1'-0"

Old Albuquerque High School Renovation  
Loft Addition  
Central & Broadway  
Albuquerque, New Mexico

REVISIONS

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DRAWN BY ERM, ANW

REVIEWED BY CHG

DATE 10/10/02

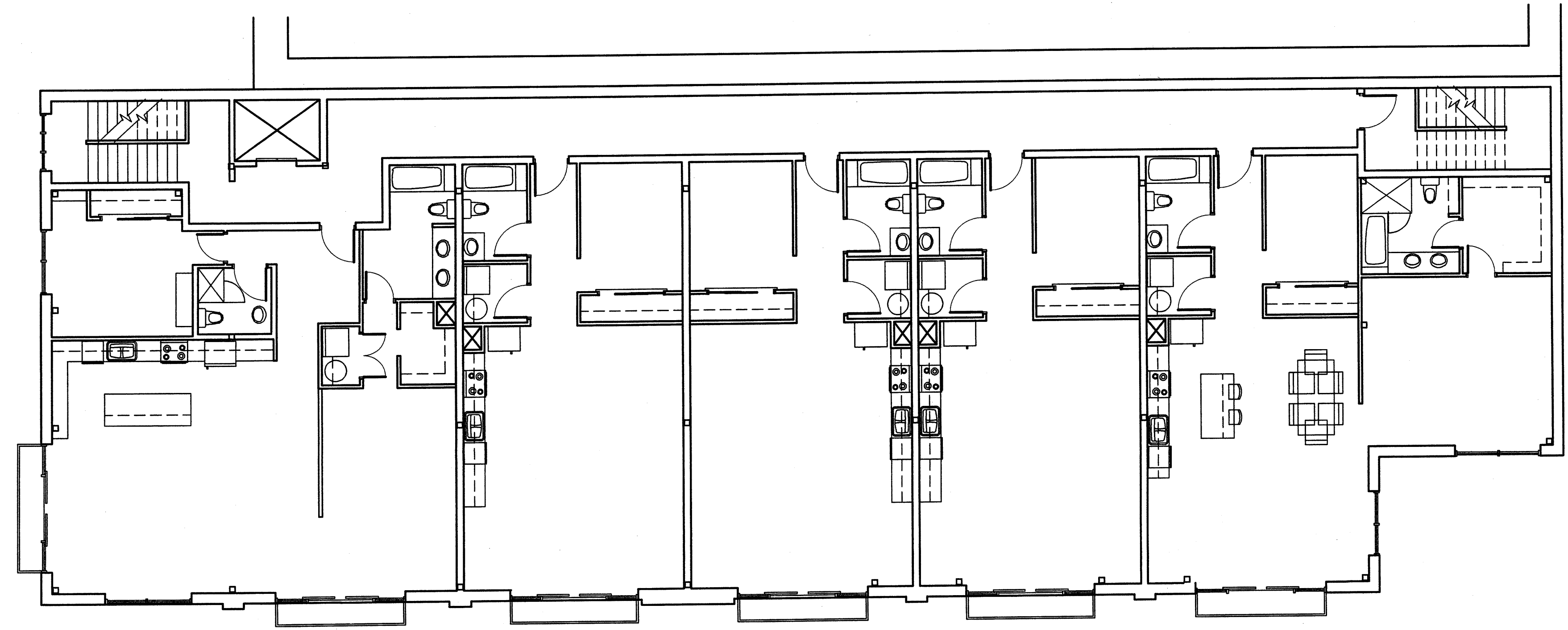
PROJECT NO. 02088

DRAWING NAME

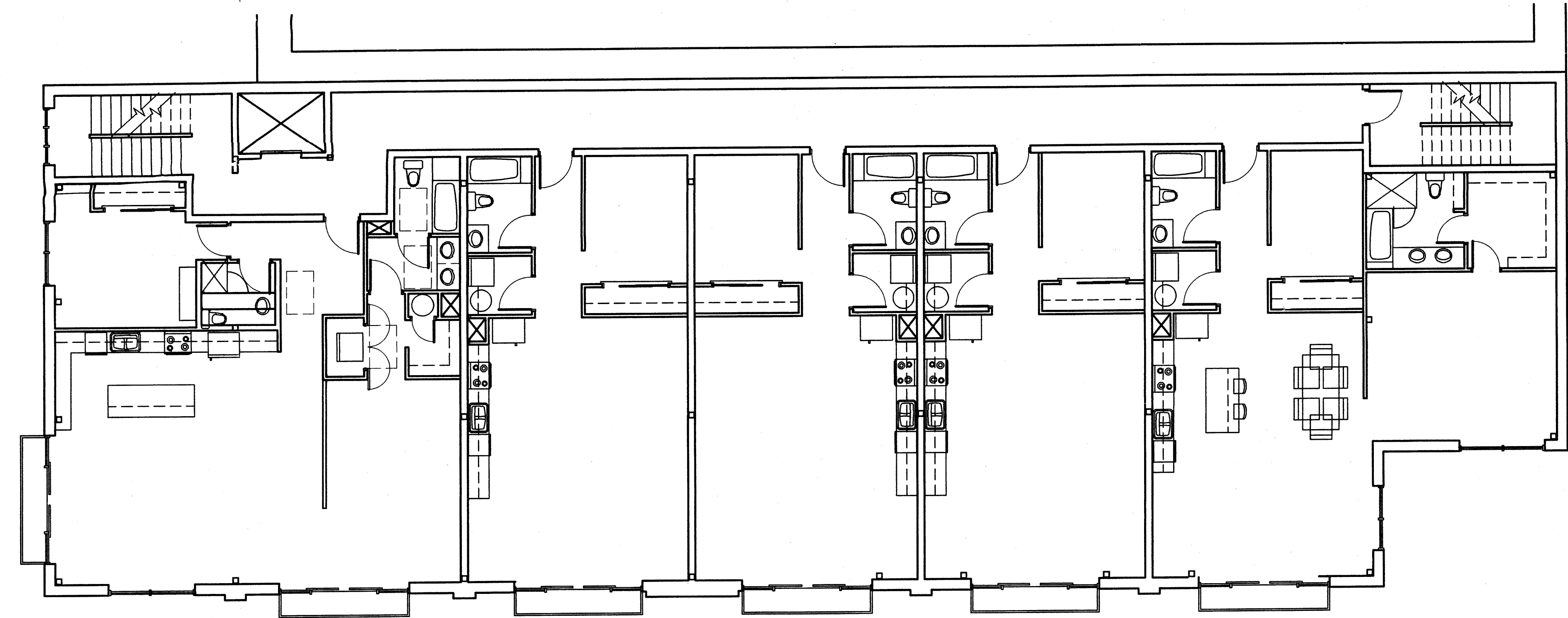
FLOOR PLANS FOR COPPER LOFTS

SHEET NO.

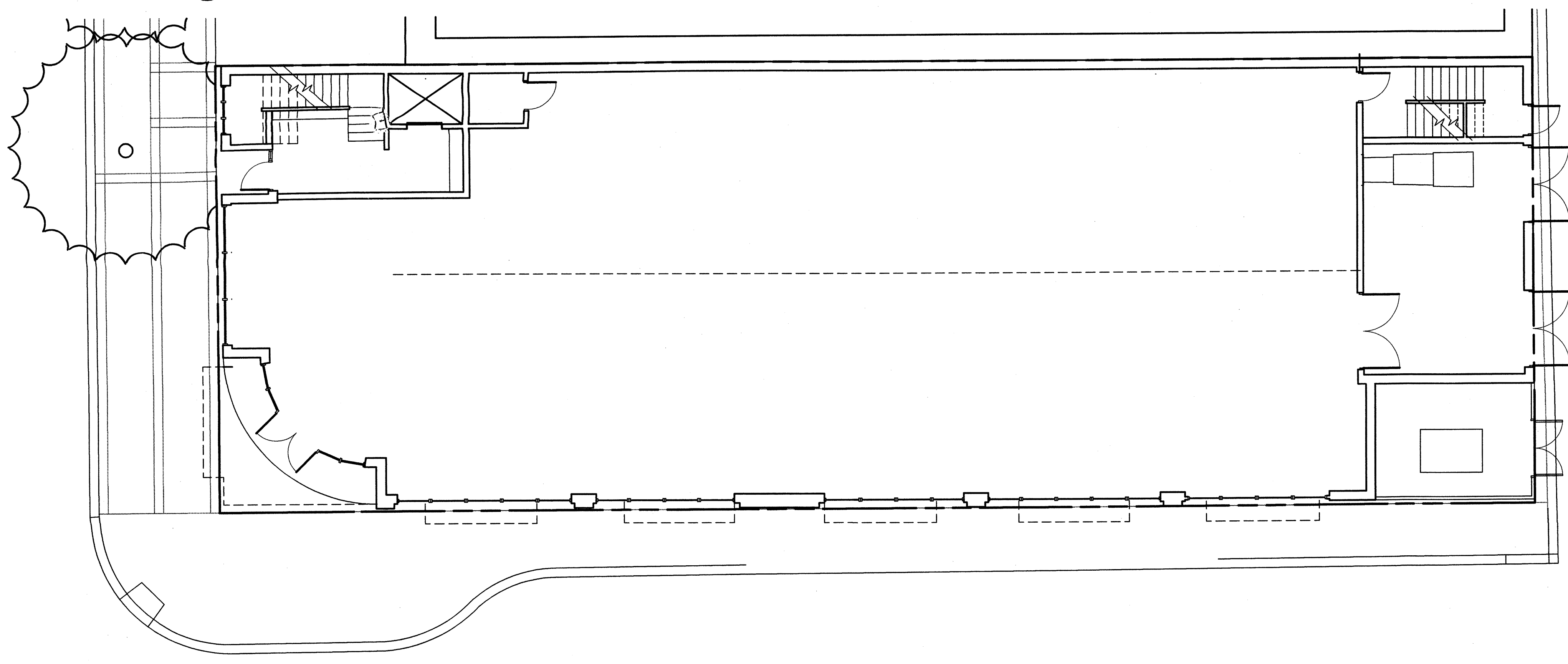




3 3rd FLOOR PLAN  
1/8" = 1'-0"



2 2nd FLOOR PLAN  
1/8" = 1'-0"



1 1st FLOOR PLAN  
1/8" = 1'-0"

**Old Albuquerque High School Renovation  
Loft Addition  
Central & Broadway  
Albuquerque, New Mexico**

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REVIEWED BY	CHG
DATE	10/10/02
PROJECT NO.	02088
DRAWING NAME	

**FLOOR PLANS FOR  
MARKET LOFTS**



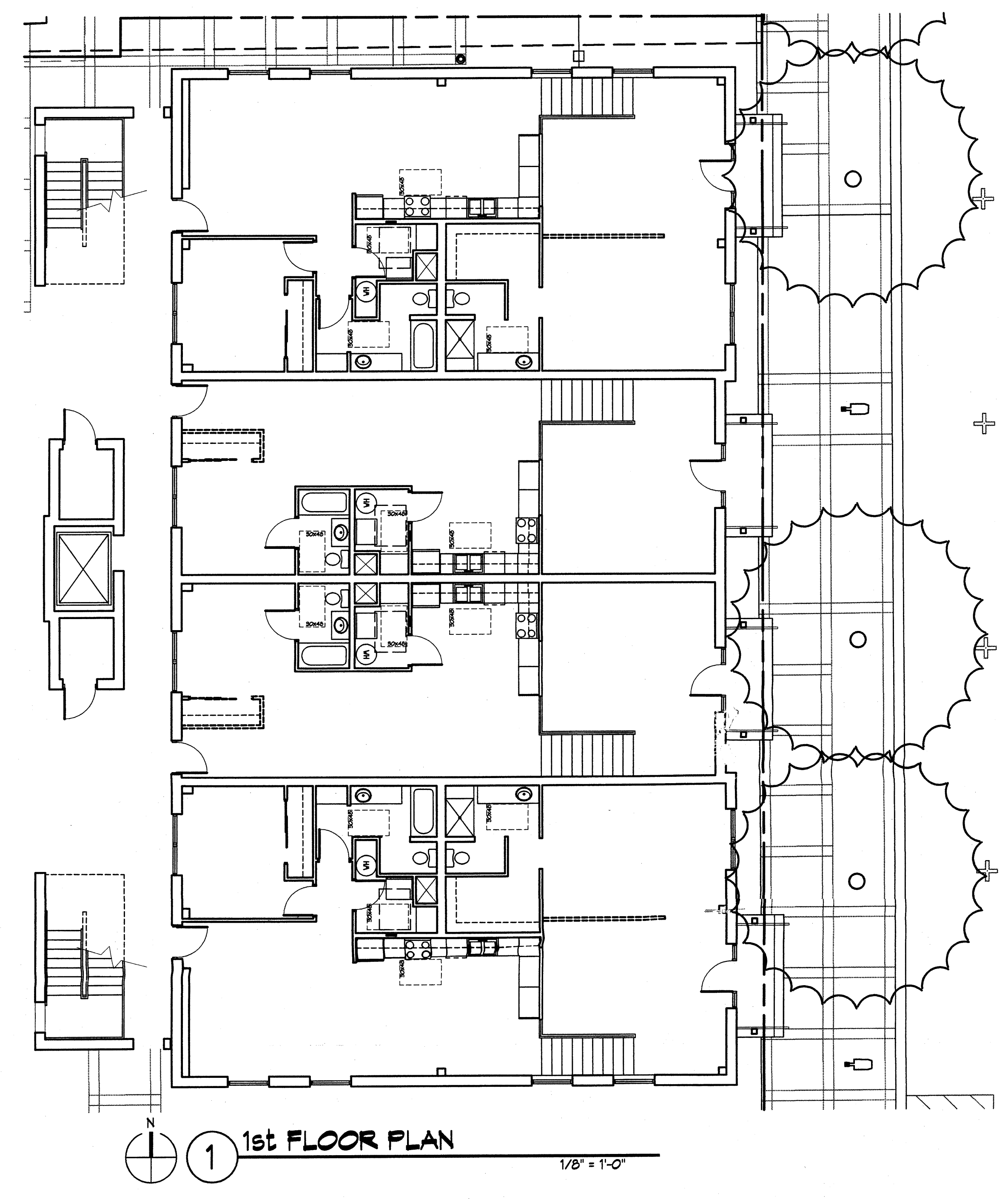
**Old Albuquerque High School Renovation  
Loft Addition  
Central & Broadway  
Albuquerque, New Mexico**

REVISIONS

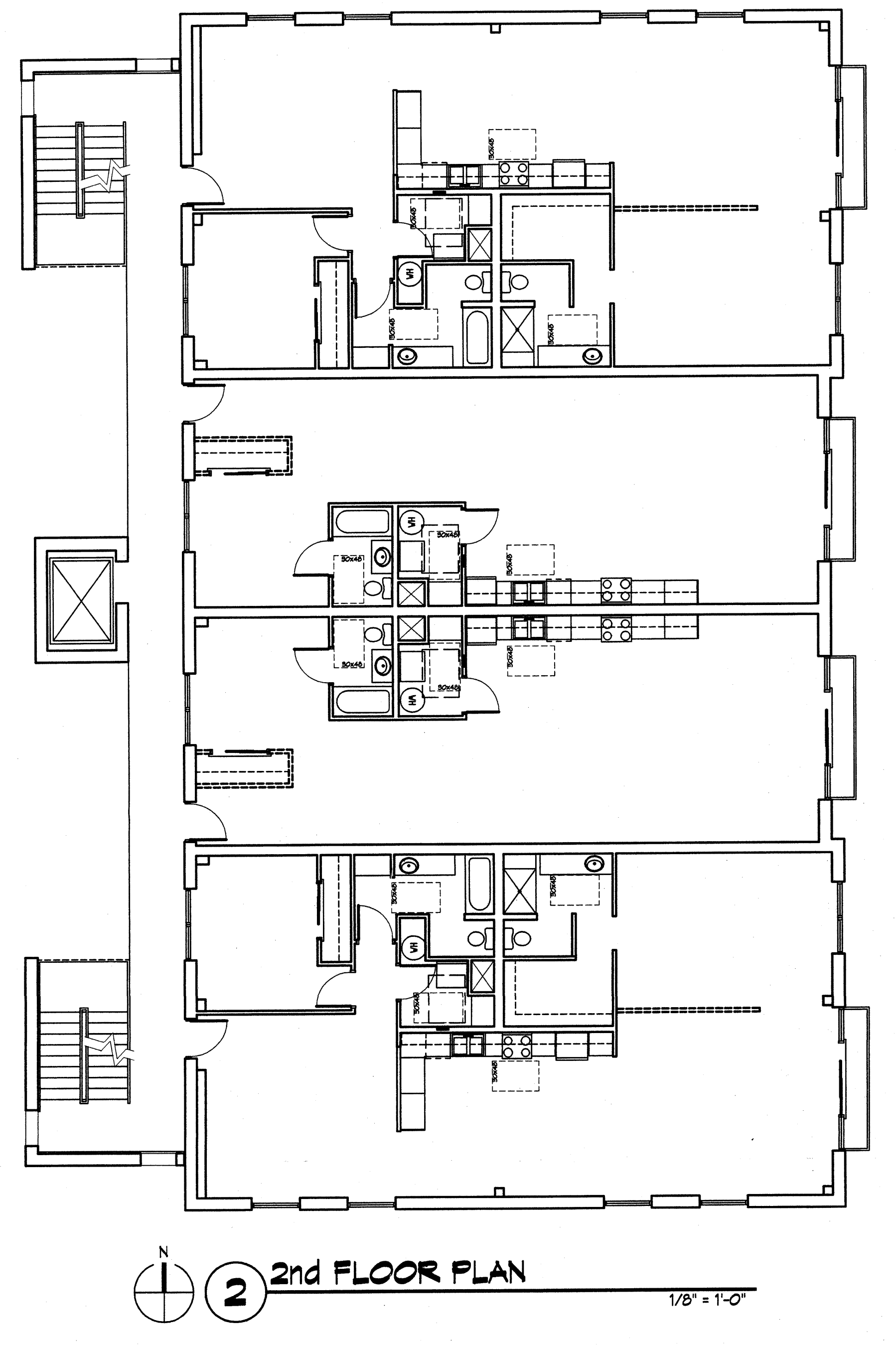
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DRAWN BY	ERH, ANH
REVIEWED BY	CHG
DATE	10/10/02
PROJECT NO.	02085
DRAWING NAME	

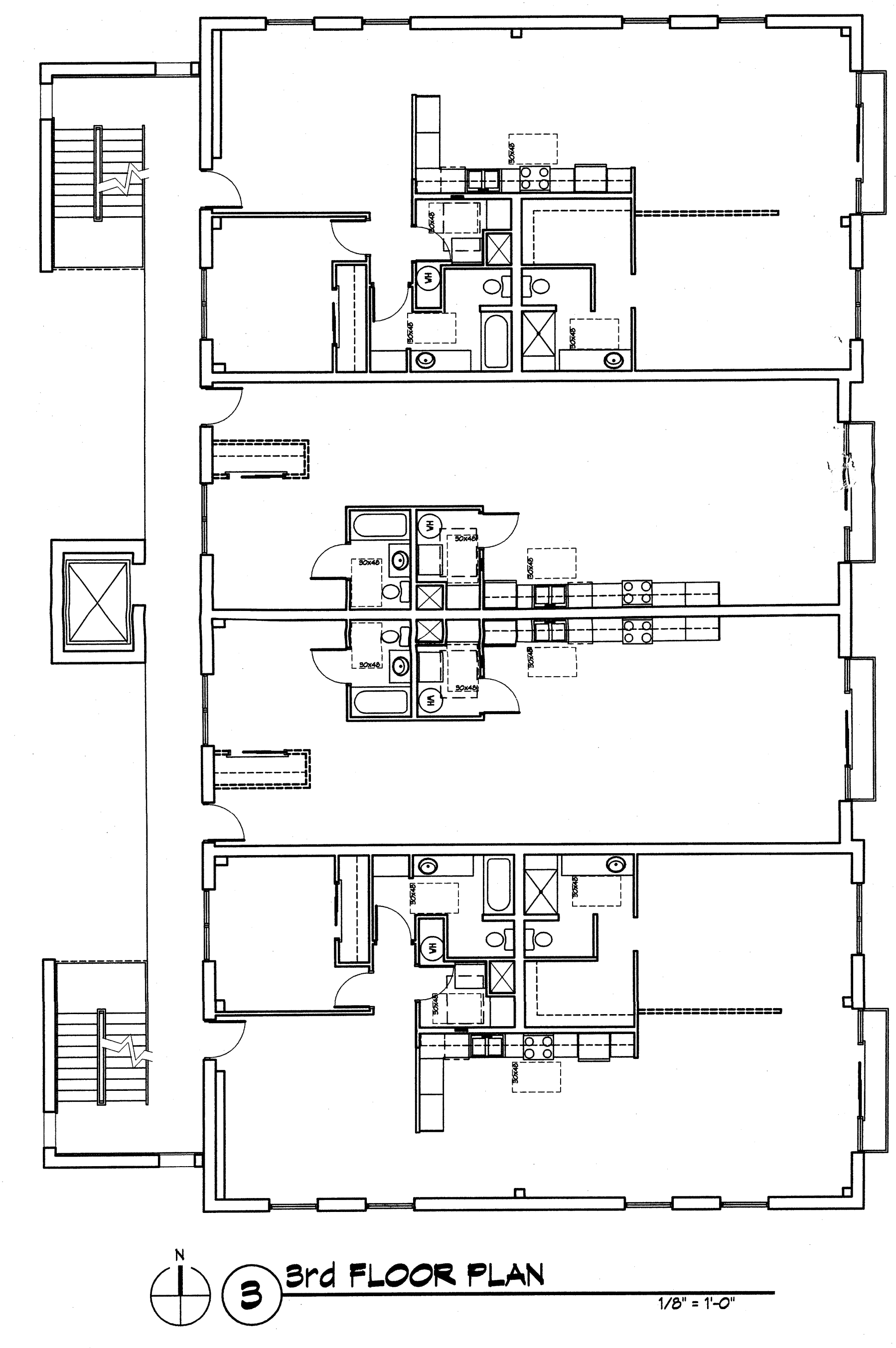
FLOOR PLANS FOR  
CAMPUS LOFTS



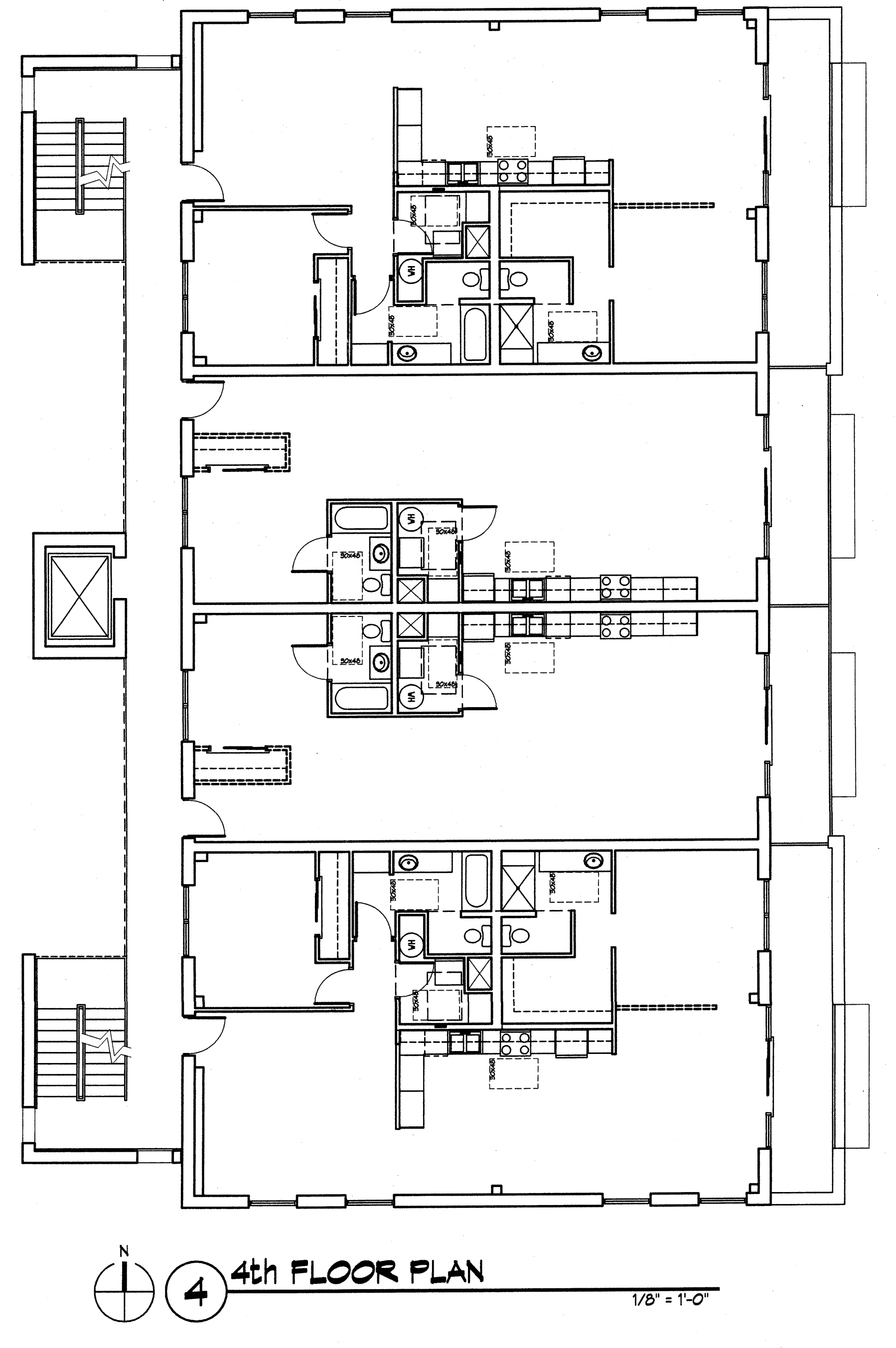
1 1st FLOOR PLAN 1/8" = 1'-0"



2 2nd FLOOR PLAN 1/8" = 1'-0"



3 3rd FLOOR PLAN 1/8" = 1'-0"



4 4th FLOOR PLAN 1/8" = 1'-0"