

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 building 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. Foundation connections shall ensure convenient access 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 styles 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.
 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. Chain-link 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 premises faces is permitted.
- H. The top of all roofing 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 landscaped 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/live/work/warehouse 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 Developer 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 reorganization of the Old Albuquerque High School campus including the Building Plaza, elevated Central Courtyard and the elevated terrace facing Broadway on the west side of Old Main.
 2. The renovation of the exterior sides of Old Main, Classroom, Library and Gymnasium Buildings.
 3. The interior remodeling of the Old Main and Classroom Building into loft apartments and the interior remodeling of the library into office space.
 4. The construction of the 500 car parking garage on the south lot, including minor landscaping; and
 5. The demolition of the two non-contributing structures on the north lot.
- Future Phases are:
- 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 Central Ave.

Project Data

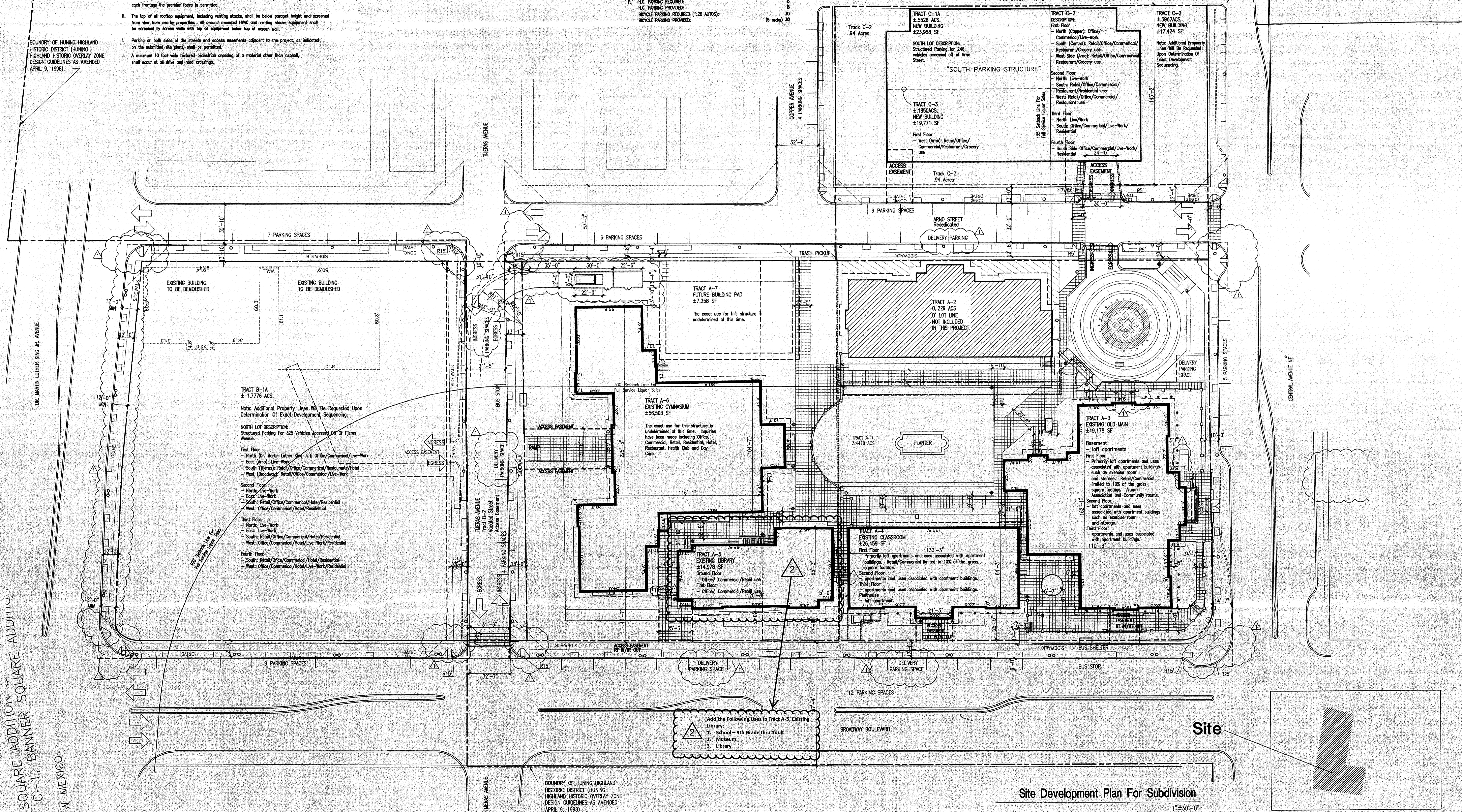
TRACT / LOT NAMES	ACRES	USES	BUILDING GSF	F.A.R.
TRACT A-1A	2.103	Common Area	0.0	NA
A-3 (Old Main Building)	.365	Residential	49,176 GSF	3.13
A-4 (Classroom Building)	.204	Residential	26,459 GSF	3.04
A-5 (Library)	.153	Office	14,976 GSF	2.29
A-6 (Gymnasium)	.473	Undetermined	56,503 GSF	2.79
A-7 (Gymnasium)	.172	Undetermined	7,258 GSF	NA
TRACT B-1a	1.773	Parking Structure	0.0	NA
(Parking Structure 88,735 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	.387	Residential	25,833 GSF	1.48
TRACT C-3	.186	Office	19,771 GSF	1.14
(Parking Structure 72,000 GSF, F.A.R.=3.74 ACS / TRACT C TOTAL F.A.R.=2.84 ACS)			45,604 GSF	2.62
TOTAL	6.379		301,190 GSF	1.12

APPROVED/NOT APPROVED
 B24-3611-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

CASE NUMBER: Z-1000184
 Site Development Plan
 For Subdivision Approval
 THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON May 9 2013
 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:
 Traffic Engineer, Transportation Division
 Parks & Recreation
 City Engineer, Engineering Division / AMAFCA
 APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.
 City Planner, Albuquerque / Planning Division

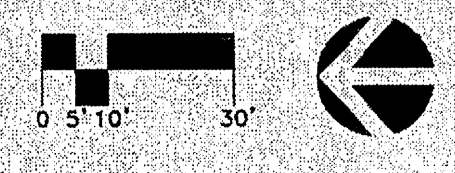
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BOUNDARY OF HUNING HIGHLAND HISTORIC DISTRICT (HUNING HIGHLAND HISTORIC OVERLAY ZONE DESIGN GUIDELINES AS AMENDED APRIL 9, 1998)



Add the Following Uses to Tract A-5, Existing Library:
 1. School - 9th Grade thru Adult
 2. Museum
 3. Library

Site Development Plan For Subdivision



Vicinity Map
 Zone Atlas Page K-14-2

DRB SUBMITTAL

Old Albuquerque High School Renovation
 Albuquerque, New Mexico

Revisions

5/9/2013 - Revised Project Data Table	JN
5/9/2013 - Add the Following Uses to Tract A-5, School - 9th Grade thru Adult/Museum/Library	TF
plotted: 07-13-2000 2:48P	
5/9/11 DHS VAS BUILT/EPIC SUBMITTAL/9/11/2013	
drawn by:	JN
reviewed by:	TF
date:	8-31-00
project no.:	99111
drawing name:	Site Development Plan for Subdivision