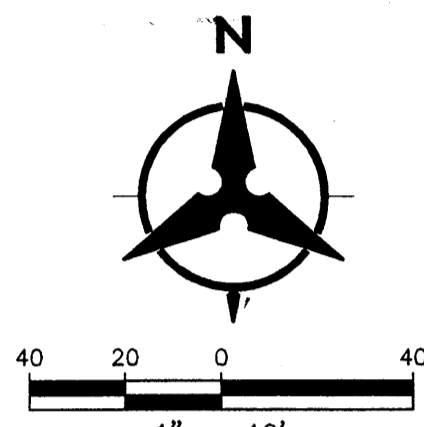


VICINITY MAP  
N.T.S.  
ZONE ATLAS PAGE 6-11-Z



CONSTRUCTION SEQUENCING NOTE:

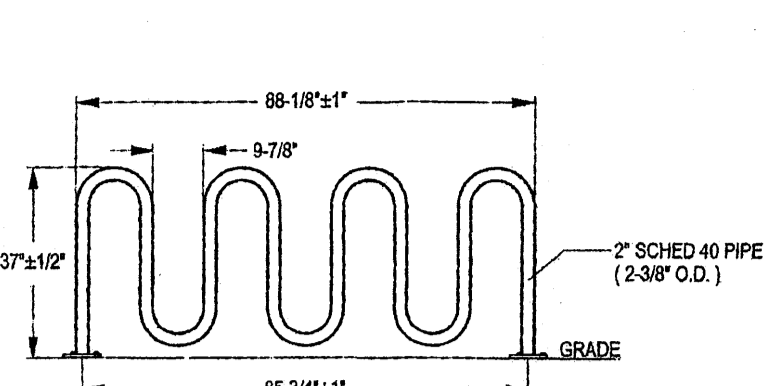
THE NEW RESIDENTIAL TREATMENT CENTER BUILDING WILL BE CONSTRUCTED FIRST, TO ALLOW THE EXISTING RESIDENTS TO BE MOVED INTO IT FROM THE EXISTING BUILDINGS. SUBSEQUENTLY, THE SITE IMPROVEMENTS, INCLUDING NEW PARKING, DRIVE AISLES AND OUTDOOR ACTIVITY AREAS WILL BE CONSTRUCTED.

PROJECT NUMBER:	1001386
Application Number:	13EPC-40154
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated <b>JANUARY 9TH, 2014</b> and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>Alfonso Pater</i> Traffic Engineering, Transportation Division	03-28-14 Date
<i>Alfonso Pater</i> Water Authority	02/12/14 Date
<i>Carol S. Dumont</i> Parks and Recreation Department	2-12-14 Date
<i>Antonio Chue</i> City Engineer	2-12-14 Date
<i>Roy Morgan</i> Solid Waste Management	2-4-2014 Date
<i>Paul Chis</i> DRB Chairperson, Planning Department	3-28-14 Date

GENERAL NOTES

- EXISTING SITE ENTRYWAYS TO REMAIN, AND RECONFIGURED
- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE CITY ENGINEER - SEE ALSO: GRADING PLAN.
- TRANSIT ROUTE ON COORS BLVD. SEE VICINITY MAP FOR PROXIMITY TO SITE
- PHASE 2 WORK TO INCLUDE INTERIOR REMODEL OF EXISTING BUILDINGS
- PROPOSED PLAN AREA, PLAYGROUND, SOCCER FIELD AREA, EXISTING ROPES AREA AND BASKETBALL COURT AREA ARE SHOWN CONCEPTUALLY FOR USE ONLY. EXACT DESIGN OF THESE AREAS, INCLUDING EQUIPMENT LAYOUT, PLANT MATERIAL, ETC. TO BE DEFINED BY CONSTRUCTION DOCUMENTS. SEE ALSO LANDSCAPE PLAN
- LANDSCAPING FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

Tue, 4-Feb-2014 - 8:41:am, Plotted by: MBALASKOVITS  
P:\20140253\CDP\Plans\General\DRB\SP01.dwg

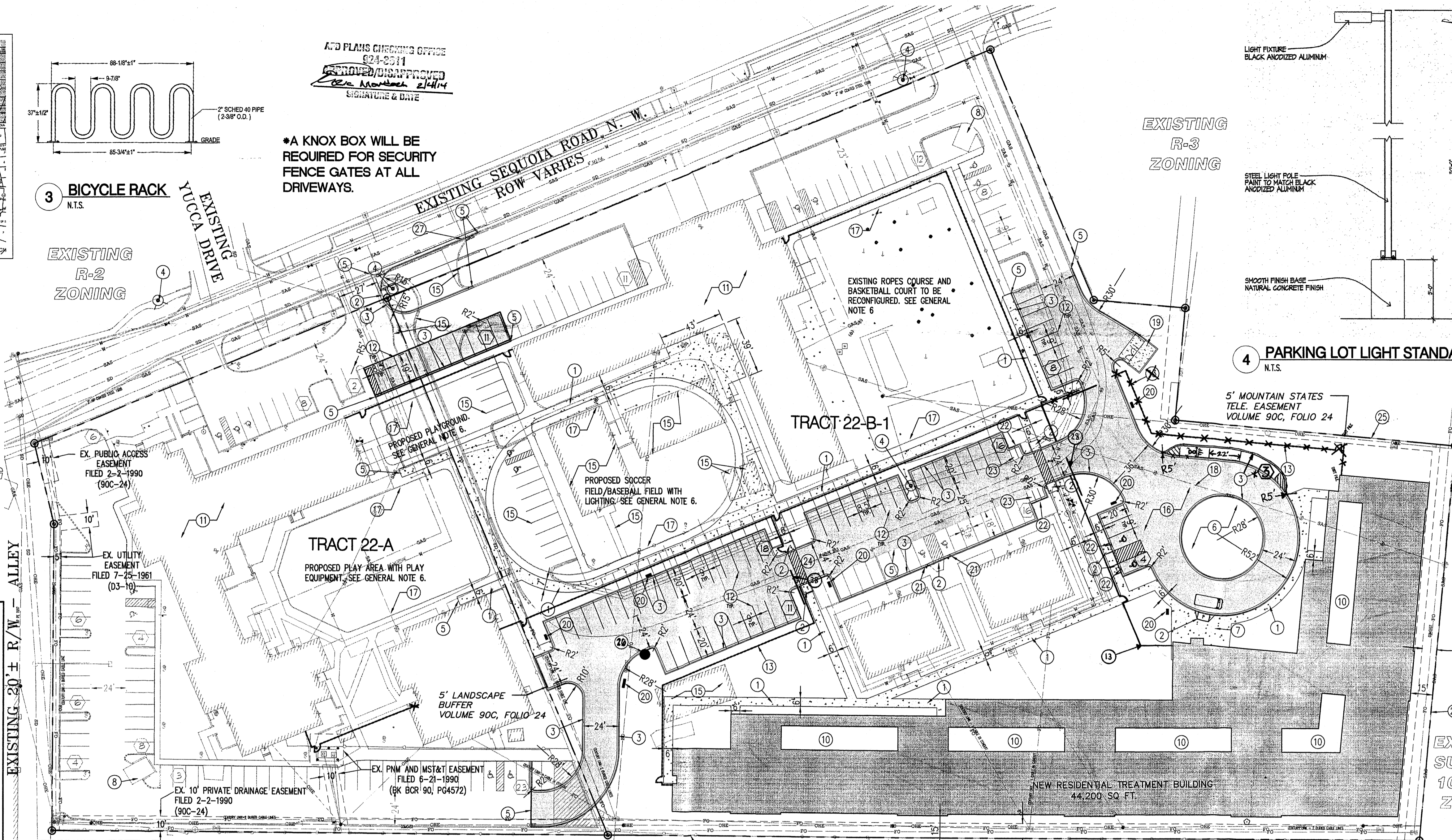


3 BICYCLE RACK  
N.T.S.

\*A KNOX BOX WILL BE REQUIRED FOR SECURITY FENCE GATES AT ALL DRIVEWAYS.

EXISTING R-2 ZONING

EXISTING C-1 ZONING

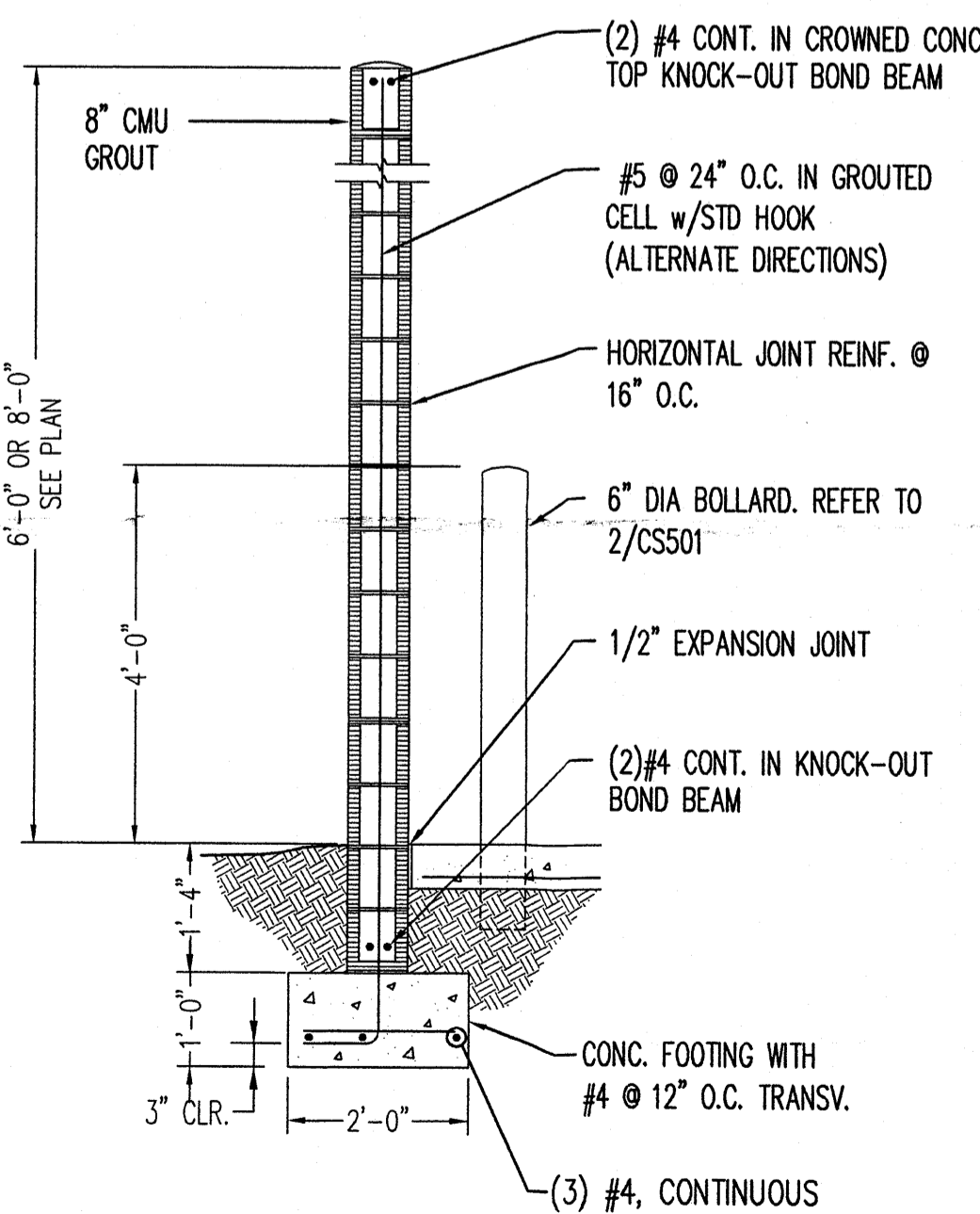


DRAWING LEGEND

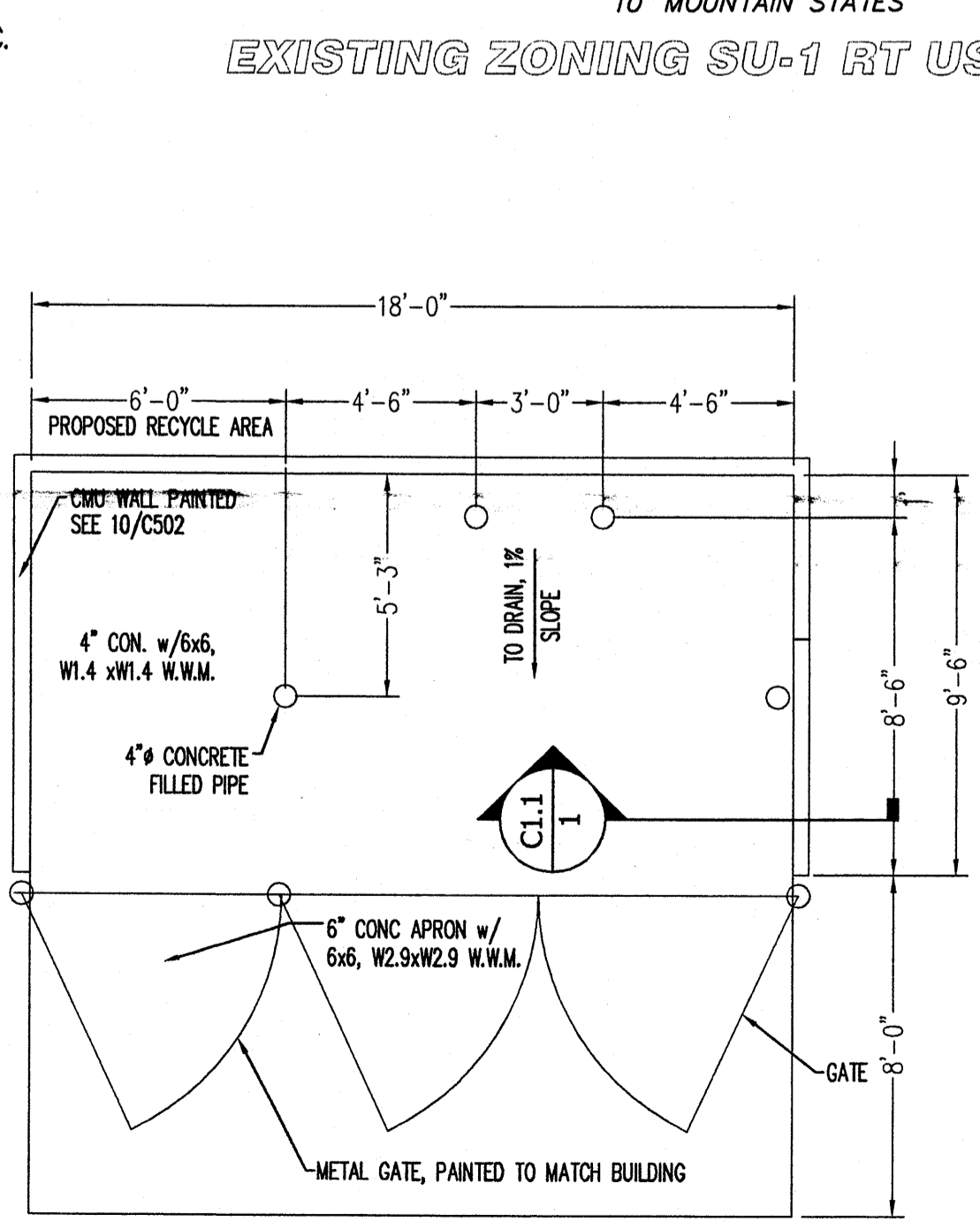
	INDICATES EXISTING PROPERTY LINE		PROPOSED HYDRANT
	INDICATES REQUIRED SETBACKS AND EASEMENTS		EXISTING HYDRANT
	INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE		EXISTING WATER VALVE
	INDICATES NEW ASPHALT SURFACE FOR PERMANENT USE		EXISTING LIGHTING (EXACT LOCATION AND QUANTITY TO BE DETERMINED WITH BUILDING POWER SUBMITTAL - SEE DRAWING THIS SHEET)
	INDICATES PEDESTRIAN OR ACCESSIBLE AISLE WITH PAINTED SIDEWALK		PARKING QUANTITY PER AREA
			EXISTING PARKING QUANTITY PER AREA

SITE SUMMARY

ZONING	AREAS	ADDITIONAL DATA
TRACT 22-A: SU-1 FOR STUDENT HOUSING, PSYCH TREATMENT FACILITY AND SENIOR CIT. APT. COMPLEX.	TOTAL NEW BUILDING AREA: 44,200 SQ. FT.	BICYCLE PARKING 1 / 20 VEHICLES =
TRACT 22-B-1: SU-1 TRANSITIONAL LIVING AND RELATED FACILITIES	PROPOSED USE: RESIDENTIAL TREATMENT CENTER	REQUIRED: 10
LEGAL DESCRIPTION: TRACTS 22-A AND 22-B-1, CORONA DEL SOL	PARKING	PROVIDED: 10
TOTAL SITE = 8.2 ACRES +/-	TOTAL PARKING REQUIRED PER CITY:	MOTORCYCLE SPACE: 5
SURROUNDING ZONES: NORTH - R-3 AND REDLANDS PARK EAST - SU-1 PRD SOUTH - C-1 WEST - C-1	COMMUNITY RESIDENTIAL PROGRAM - ONE SPACE, PLUS ONE SPACE PER FOUR BEDS: ONE PLUS 120 BEDS/4 = 30	
	31 TOTAL REQUIRED SPACES.	
	PROVIDED STANDARD STALLS: 167	
	PROVIDED ACCESSIBLE STALLS: 14	
	TOTAL PARKING PROVIDED: 181	



1 CMU WALL  
N.T.S.



2 REFUSE ENCLOSURE  
N.T.S.

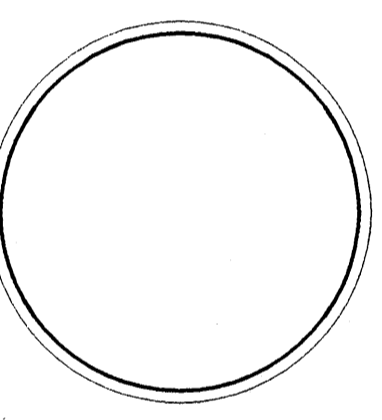
KEYED NOTES

- CONCRETE WALKWAY - WIDTH AS NOTED
- RAMP (ARROW =DOWN) - SEE DETAILS SHEET C1.1A
- NEW MEDIAN CURB AND GUTTER, PER COA STANDARD DRAWING 2415
- EXISTING FIRE HYDRANT
- TIE TO EXISTING
- LANDSCAPE ISLAND
- PEDESTRIAN DROP OFF AREA
- EXISTING REFUSE AREA
- CONCRETE PARKING BUMPER
- ENCLOSED COURTYARD
- EXISTING BUILDINGS AND SITE IMPROVEMENTS TO REMAIN
- PAINTED PARKING STRIPES (TYP.)
- 10' TALL SECURITY FENCE SEE DETAILS SHEET C1.1A.
- BICYCLE PARKING/RACK AREA SEE DETAIL 3 THIS SHEET
- EXISTING BUILDING/IMPROVEMENTS TO BE REMOVED
- NEW ASPHALT DRIVE/PARKING.
- NEW OUTDOOR ACTIVITY AREA
- EXISTING SANITARY SEWER LINE TO BE RELOCATED.
- NEW REFUSE DUMPSTER LOCATION - SEE DETAIL, THIS SHEET
- 30' TALL SITE LIGHTING - SEE NOTES IN DRAWING LEGEND AND DETAIL 4, THIS SHEET
- 12"x18" ACCESSIBLE PARKING SPACE SIGN MOUNTED 7'-0" AFG.
- 12"x18" MOTORCYCLE PARKING SPACE SIGN MOUNTED 7'-0" AFG.
- MOTORCYCLE PARKING SPACES.
- PAINTED CROSSWALK.
- 10' TALL TEMPORARY CONSTRUCTION FENCE PER COA STANDARD DRAWING 2415.
- NEW FIRE HYDRANT
- NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING 2415.
- Rolling Gate

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

**C1.1**

FEBRUARY 4, 2014



AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
CAMPUS MODERNIZATION  
AHC-DESERT HILLS OF NEW MEXICO  
ALBUQUERQUE, NEW MEXICO

DRB SUBMITTAL

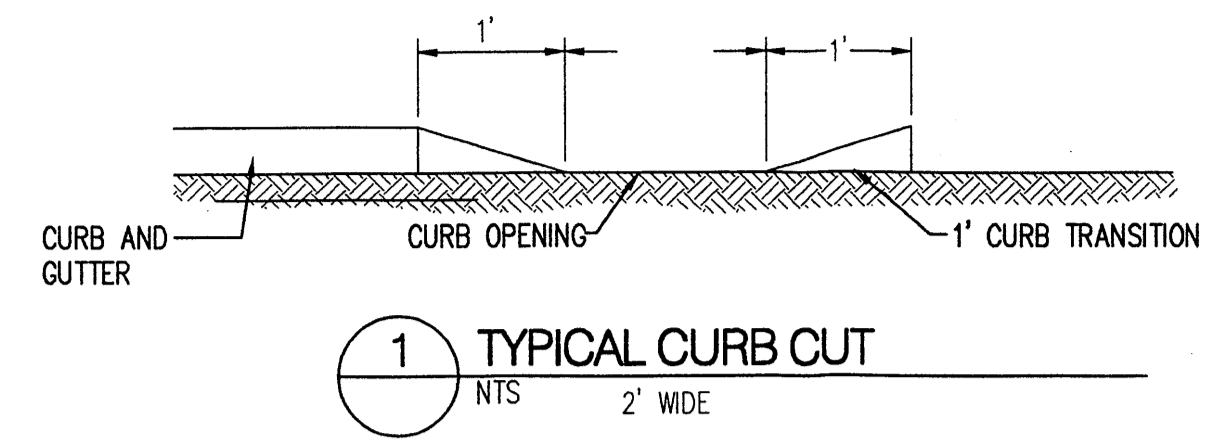
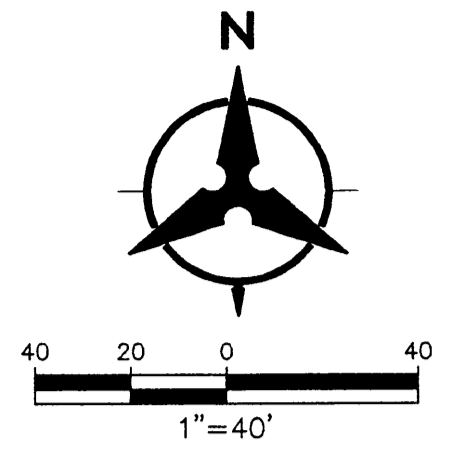
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800.877.5332



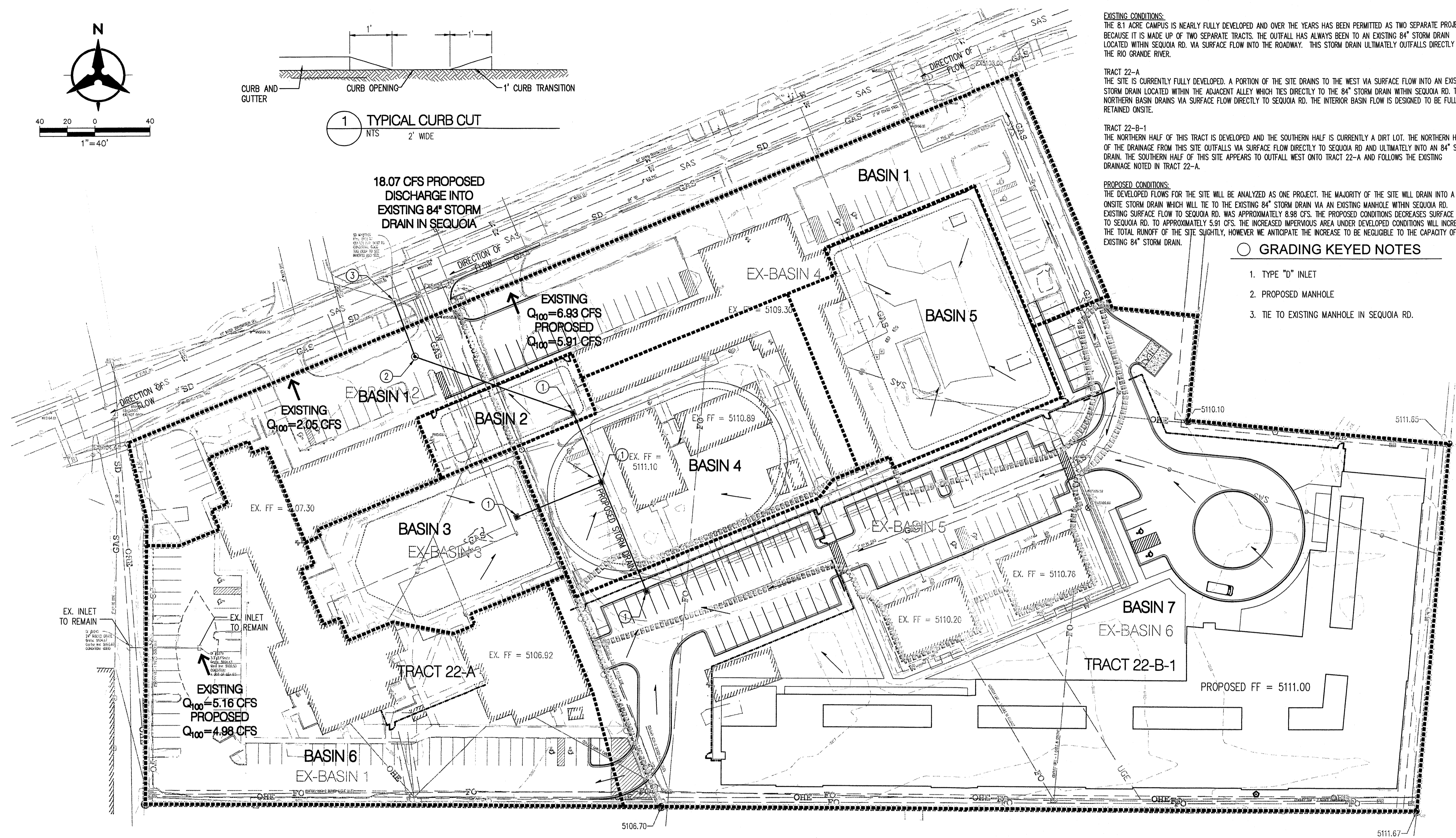






1 TYPICAL CURB CUT  
NTS 2' WIDE

18.07 CFS PROPOSED DISCHARGE INTO EXISTING 84" STORM DRAIN IN SEQUOIA



**EXISTING CONDITIONS:**  
THE 8.1 ACRE CAMPUS IS NEARLY FULLY DEVELOPED AND OVER THE YEARS HAS BEEN PERMITTED AS TWO SEPARATE PROJECTS BECAUSE IT IS MADE UP OF TWO SEPARATE TRACTS. THE OUTFALL HAS ALWAYS BEEN TO AN EXISTING 84" STORM DRAIN LOCATED WITHIN SEQUOIA RD. VIA SURFACE FLOW INTO THE ROADWAY. THIS STORM DRAIN ULTIMATELY OUTFALLS DIRECTLY TO THE RIO GRANDE RIVER.

TRACT 22-A  
THE SITE IS CURRENTLY FULLY DEVELOPED. A PORTION OF THE SITE DRAINS TO THE WEST VIA SURFACE FLOW INTO AN EXISTING STORM DRAIN LOCATED WITHIN THE ADJACENT ALLEY WHICH TIES DIRECTLY TO THE 84" STORM DRAIN WITHIN SEQUOIA RD. THE NORTHERN BASIN DRAINS VIA SURFACE FLOW DIRECTLY TO SEQUOIA RD. THE INTERIOR BASIN FLOW IS DESIGNED TO BE FULLY RETAINED ON-SITE.

TRACT 22-B-1  
THE NORTHERN HALF OF THIS TRACT IS DEVELOPED AND THE SOUTHERN HALF IS CURRENTLY A DIRT LOT. THE NORTHERN HALF OF THE DRAINAGE FROM THIS SITE OUTFALLS VIA SURFACE FLOW DIRECTLY TO SEQUOIA RD AND ULTIMATELY INTO AN 84" STORM DRAIN. THE SOUTHERN HALF OF THIS SITE APPEARS TO OUTFALL WEST ONTO TRACT 22-A AND FOLLOWS THE EXISTING DRAINAGE NOTED IN TRACT 22-A.

**PROPOSED CONDITIONS:**  
THE DEVELOPED FLOWS FOR THE SITE WILL BE ANALYZED AS ONE PROJECT. THE MAJORITY OF THE SITE WILL DRAIN INTO A NEW ON-SITE STORM DRAIN WHICH WILL TIE TO THE EXISTING 84" STORM DRAIN VIA AN EXISTING MANHOLE WITHIN SEQUOIA RD. EXISTING SURFACE FLOW TO SEQUOIA RD. WAS APPROXIMATELY 8.98 CFS. THE PROPOSED CONDITIONS DECREASES SURFACE FLOW TO SEQUOIA RD. TO APPROXIMATELY 5.91 CFS. THE INCREASED IMPERVIOUS AREA UNDER DEVELOPED CONDITIONS WILL INCREASE THE TOTAL RUNOFF OF THE SITE SLIGHTLY, HOWEVER WE ANTICIPATE THE INCREASE TO BE NEGLIGIBLE TO THE CAPACITY OF THE EXISTING 84" STORM DRAIN.

**GRADING KEYED NOTES**

1. TYPE "D" INLET
2. PROPOSED MANHOLE
3. TIE TO EXISTING MANHOLE IN SEQUOIA RD.

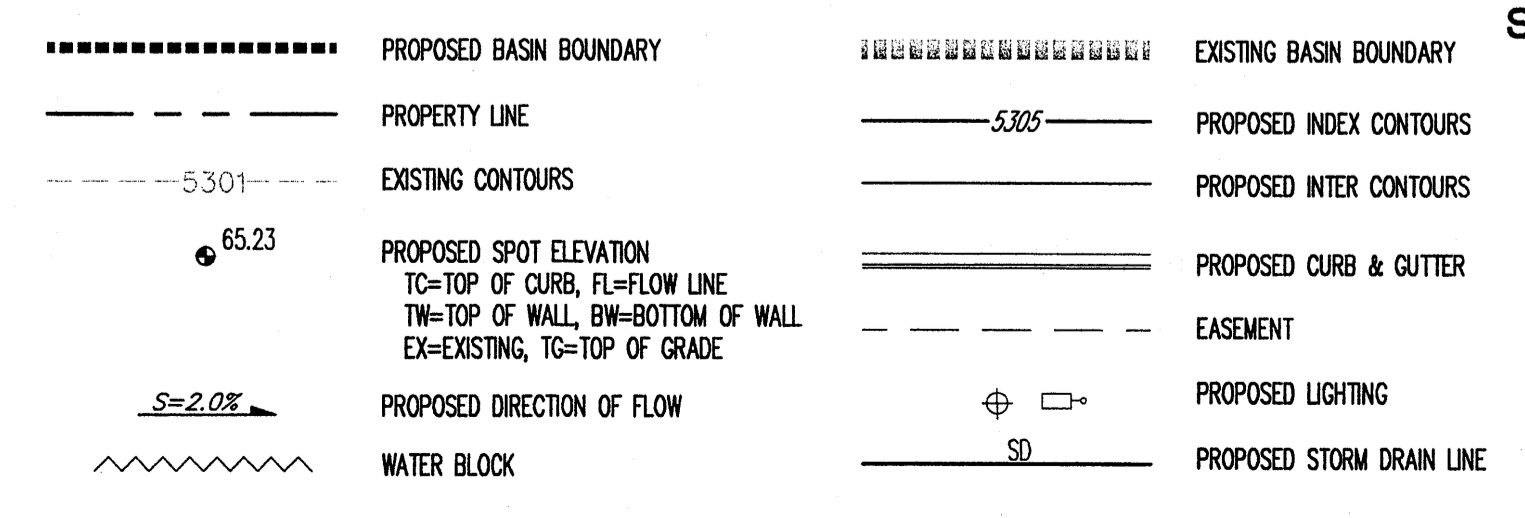
**GENERAL NOTES**

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, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. 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. 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., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
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 THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
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 BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
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". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) 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 NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. 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 HAUL 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. PAD 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.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

**LEGEND**



DESERT HILLS											
Existing Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 1											
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	CF
Existing (West Property)											
1	57608	1.32	0.0%	20.0%	0.0%	80.0%	3.90	5.16	1.71	8209	13855
2	24370	0.56	0.0%	30.0%	0.0%	70.0%	3.87	2.05	1.58	3209	5298
3	16376	0.38	0.0%	100.0%	0.0%	0.0%	2.03	0.76	0.67	914	914
<b>TOTAL</b>	<b>98354</b>	<b>2.26</b>									<b>20067</b>
Existing (East Property)											
4	101660	2.33	0.0%	15.0%	70.0%	15.0%	2.97	6.93	1.09	9226	11094
5	30910	0.71	0.0%	0.0%	5.0%	95.0%	4.30	3.05	1.92	4948	8545
6	122196	2.81	0.0%	30.0%	60.0%	10.0%	2.77	7.76	0.99	10102	11598
<b>TOTAL</b>	<b>254766</b>	<b>5.85</b>									<b>31237</b>

DESERT HILLS											
Proposed Ultimate Development Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 1											
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	CF
Proposed											
1	59953	1.38	0.0%	0.0%	5.0%	95.0%	4.30	5.91	1.92	9597	16575
2	5735	0.13	0.0%	40.0%	40.0%	20.0%	2.83	0.37	1.06	506	646
3	16382	0.38	0.0%	45.0%	45.0%	10.0%	2.64	0.99	0.94	1289	1489
4	30647	0.70	0.0%	40.0%	40.0%	20.0%	2.83	1.99	1.06	2702	3453
5	24913	0.57	0.0%	40.0%	40.0%	20.0%	2.83	1.62	1.06	2196	2807
6	54458	1.25	0.0%	10.0%	10.0%	80.0%	3.99	4.98	1.74	7905	13242
7	161050	3.70	0.0%	15.0%	15.0%	70.0%	3.79	14.03	1.63	21849	35659
<b>TOTAL</b>	<b>353138</b>	<b>8.11</b>									<b>73871</b>

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ACADIA  
HEALTH CARE

CONCEPTUAL GRADING PLAN

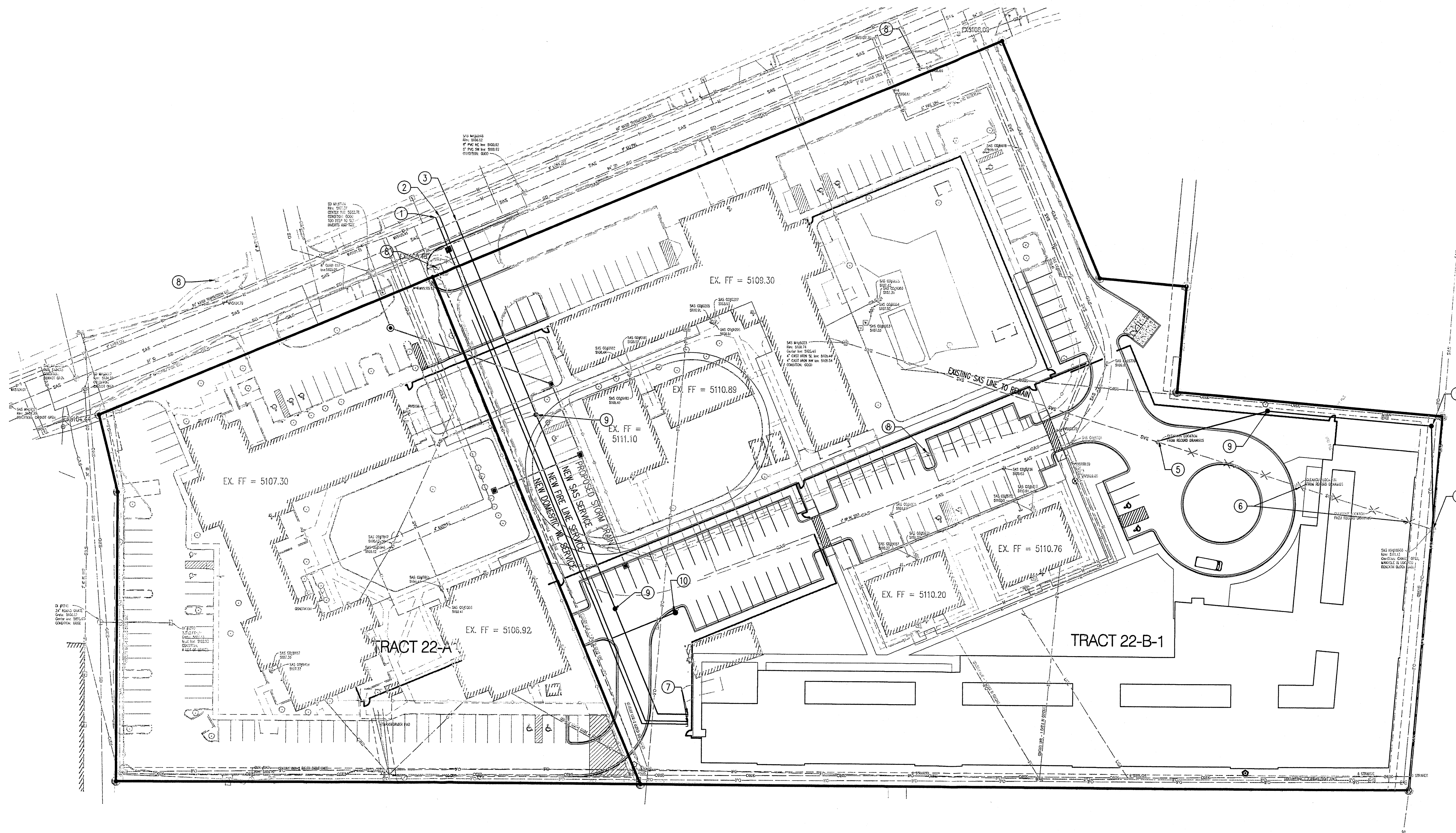
CAMPUS MODERNIZATION  
AHC-DESERT HILLS OF NEW MEXICO  
ALBUQUERQUE, NEW MEXICO

SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

C1.2

DRB SUBMITTAL





UTILITY KEYED NOTES

1. INSTALL NEW DOMESTIC WATER SERVICE FOR NEW RTC BUILDING
2. INSTALL NEW FIRE PROTECTION LINE TO SERVE SPRINKLERS FOR NEW RTC BUILDING.
3. INSTALL NEW SAS SERVICE FOR NEW RTC BUILDING.
4. RELOCATE EXISTING SAS SERVICE FOR EAST BUILDING NORTH OF THE RTC BUILDING.
5. CONNECT TO THE EXISTING SAS SERVICE FOR THE EXISTING EAST BUILDING.
6. REMOVE EXISTING SAS LINE FROM UNDER NEW RTC BUILDING FOOTPRINT.
7. STUB SERVICES TO WITHIN 5' OF BUILDING.
8. EXISTING FIRE HYDRANT TO REMAIN
9. NEW SAS CLEANOUT
10. NEW FIRE HYDRANT

LEGEND

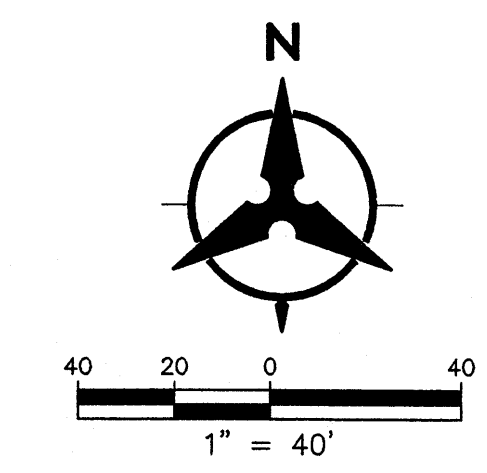
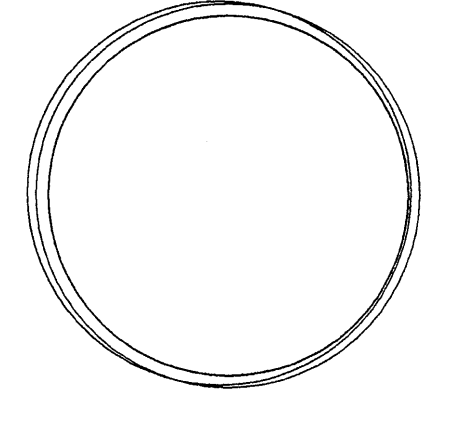
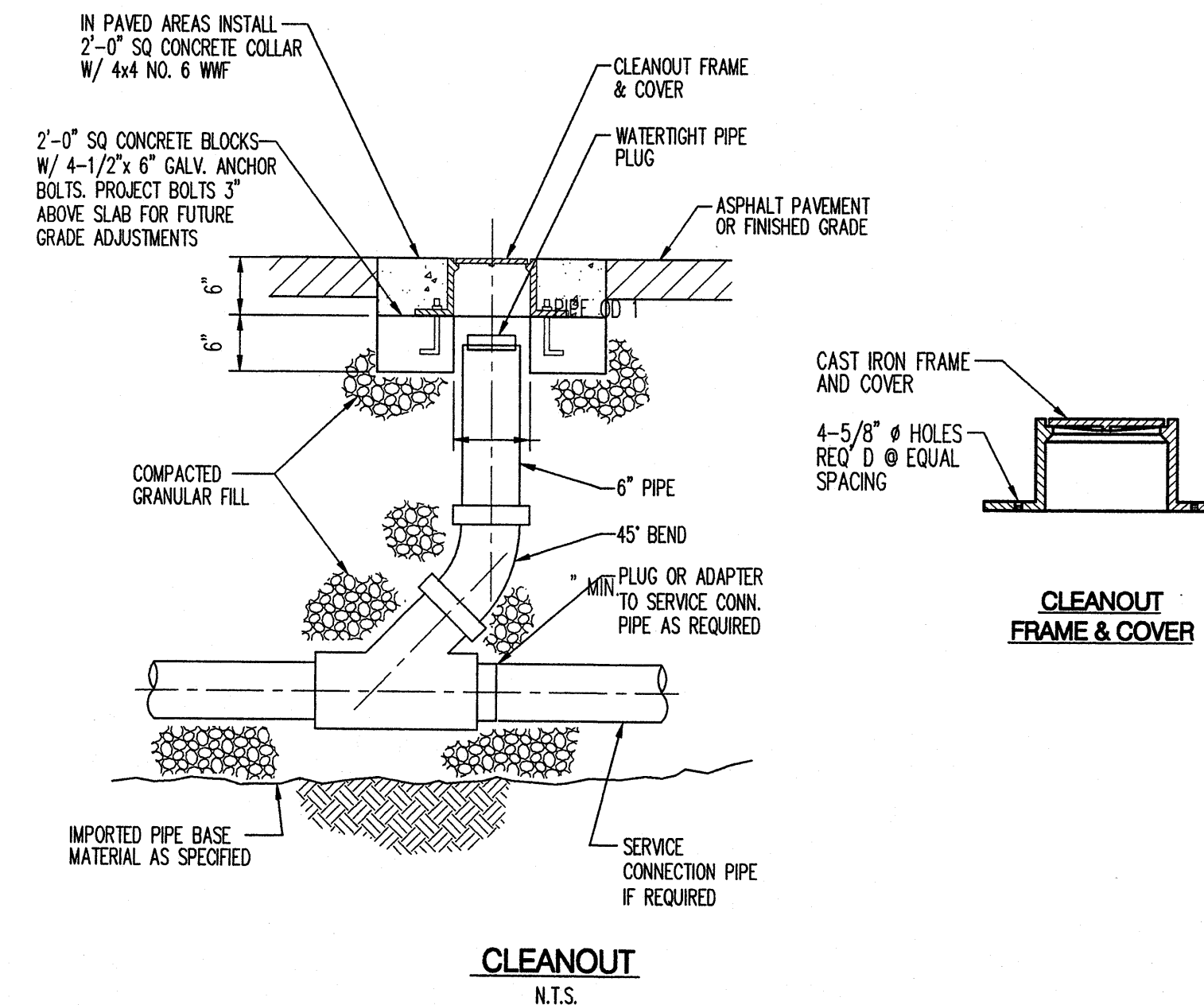
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE LINE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER
	PROPOSED POST INDICATOR VALVE

UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.
12. SCREENING SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS SHALL BE LOCATED 10' MIN. CLEAR FROM THE FRONT OF THE EQUIPMENT AND 6' MIN. CLEAR FROM THE REMAINING 3 SIDES.

GENERAL NOTES

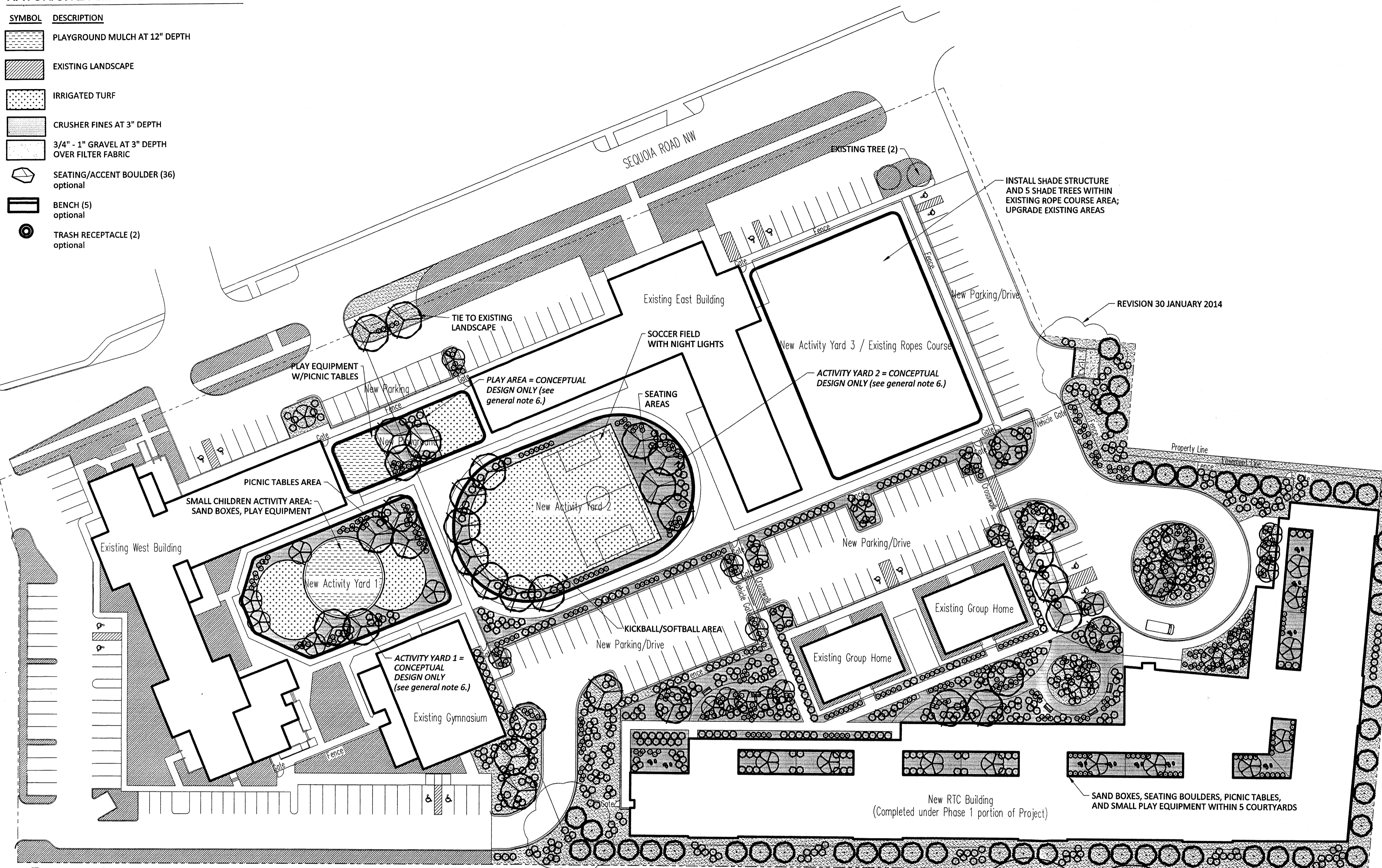
1. PRIOR TO BEGINNING ANY WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN A MINI-WORK ORDER FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) TO CONSTRUCT THE UTILITY SERVICE CONNECTIONS (WATER, AND FIRE) WITHIN PINON VERDE RD.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH CURRENT UPDATE.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTRY WATER UTILITY AUTHORITY (ABCWUA) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.





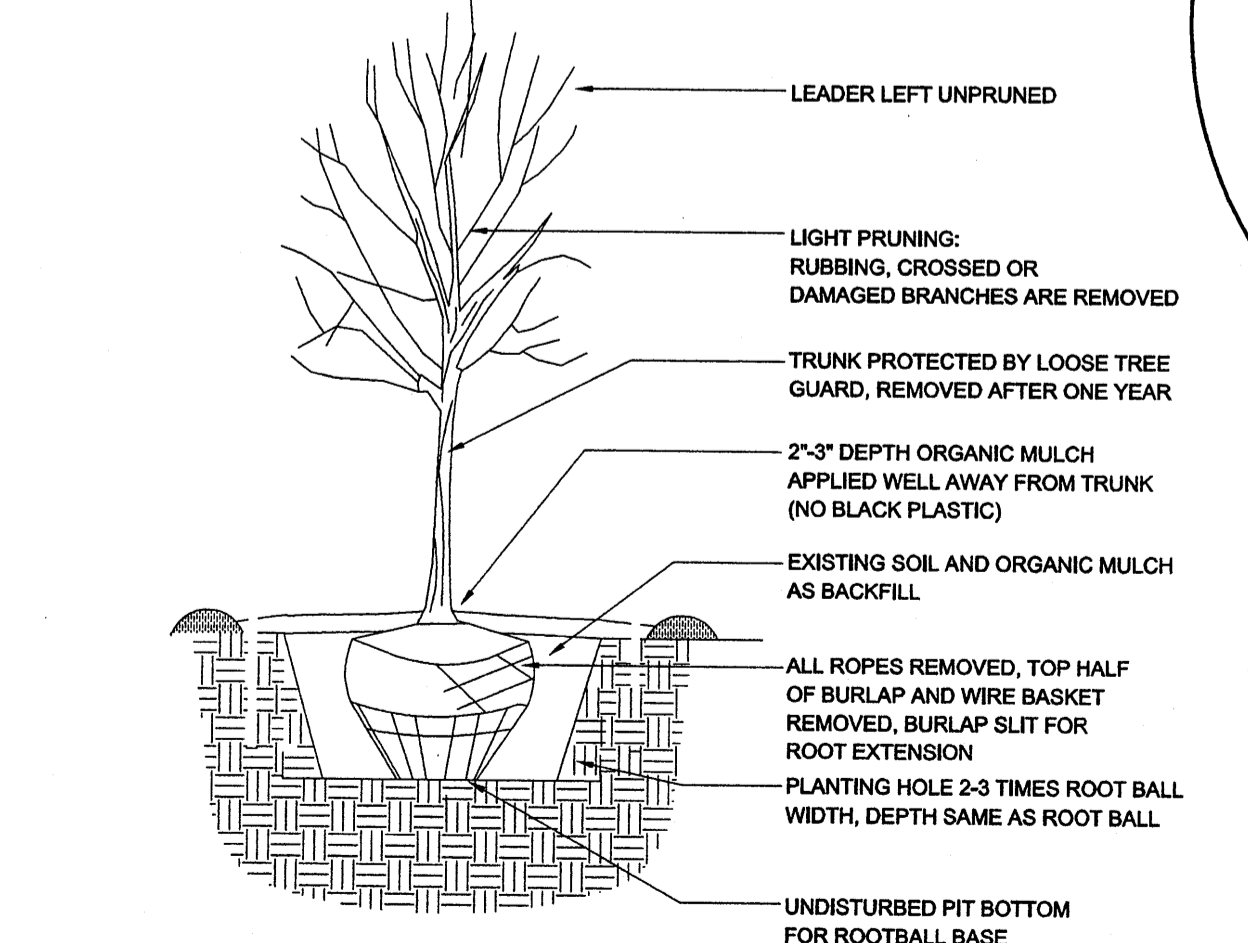
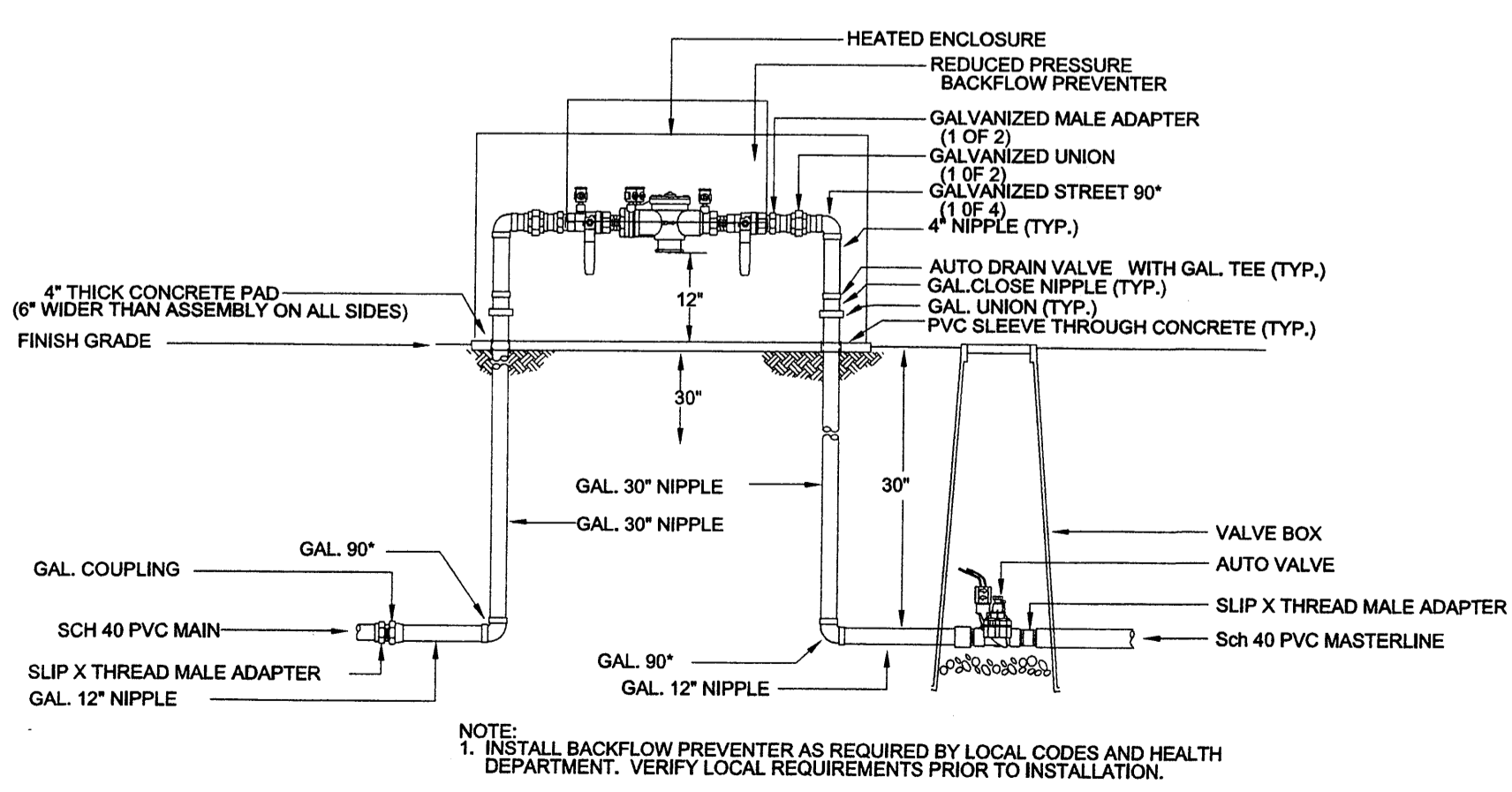
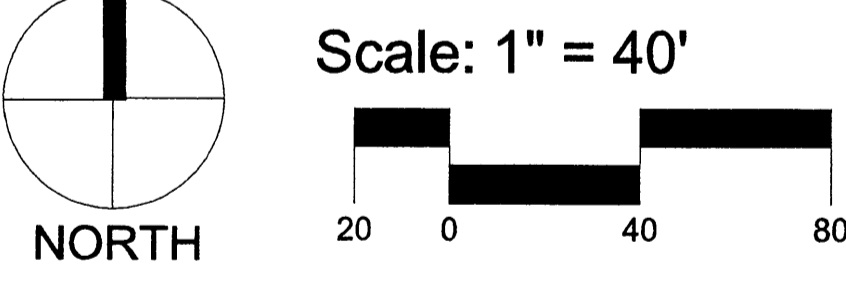
**HATCH/SITE AMENITIES SCHEDULE**

SYMBOL	DESCRIPTION
	PLAYGROUND MULCH AT 12" DEPTH
	EXISTING LANDSCAPE
	IRRIGATED TURF
	CRUSHER FINES AT 3" DEPTH
	3/4" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	SEATING/ACCENT BOULDER (36) optional
	BENCH (5) optional
	TRASH RECEPTACLE (2) optional



**PLANT SCHEDULE**

SHADE TREES	QTY	SIZE	EXAMPLES
	38	2" B&B	Gleditsia triacanthos inermis/Thornless Honey Locust 50' x 45' mature size, Medium+ water use Pistachia chinensis/Chinese Pistache 60' x 60' mature size, Medium water use Sophora japonica/Japanese Pagoda Tree 35' x 35' mature size, Medium water use
ORNAMENTAL TREES	QTY	SIZE	EXAMPLES
	41	2" B&B	Chilopsis linearis/Desert Willow 20' x 25' mature size, Low water use Vitex agnus castus/Chaste Tree 20' x 20' mature size, Medium water use Quercus gambelii/Gambel Oak 25' x 25' mature size, Medium water use Crataegus laevigata/English Hawthorn 20' x 20' mature size, Medium water use Prunus cerastifera/Purpleleaf Plum 20' x 20' mature size, Medium water use Rhus glabra/Smooth sumac 12' x 15' mature size, Medium water use Forestiera Neomexicana/New Mexican Olive 15' x 15' mature size, Medium water use
EVERGREEN TREES	QTY	SIZE	EXAMPLES
	48	6'-8'	Pinus stroboformis/White Pine 30' x 20' mature size, Medium+ water use Quercus turbinella/Desert Oak 20' x 20' mature size, Low+ water use
SHRUBS/GRASSES GROUNDCOVERS	QTY	SIZE	EXAMPLES
	741	5 gal	Vauquelinia sp./Arizona Rosewood 12' x 10' mature size, Low+ water use Perovskia atriplicifolia/Russian Sage 5' x 5' mature size, Medium water use Pinus mugo mugo/Dwarf Mugo Pine 5' x 10' mature size, Medium water use Hesperaloe parviflora/Red Yucca 3' x 4' mature size, Low+ water use Yucca recurvifolia/Soft-leaf Yucca 5' x 4' mature size, Low+ water use Buddleia davidii/Butterfly Bush 5' x 5' mature size, Medium water use Spartium junceum/Spanish Broom 8' x 8' mature size, Medium water use Miscanthus sp./Maiden Grass 5' x 5' mature size, Medium+ water use Nolina microcarpa/Beargrass 5' x 6' mature size, Low water use Juniperus sp./Blue Chip Juniper - female 2' x 5' mature size, Low+ water use Lavandula angustifolia/English Lavender 3' x 3' mature size, Medium water use Calamagrostis 'Karl Foester'/Reed Grass 2' x 2' mature size, Medium water use Muhlenbergia capillaris/Gulf Muhly 3' x 3' mature size, Medium water use Panicum virgatum/Switchgrass 4' x 3' mature size, Medium water use Caryopteris x clandonensis/Blue Mist Spirea 3' x 3' mature size, Low+ water use Salvia greggii/Cherry Sage 2' x 3' mature size, Low+ water use
	528	1 gal	



**GENERAL NOTES:**

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. ALL NEW LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
3. CLEAN UP ALL EXISTING LANDSCAPE AREAS, REMOVE DEAD PLANT MATERIALS, AND DRESS UP EXISTING GRAVEL.
4. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS §14-16-3-10, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.
5. PLANT MATERIALS, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
6. PROPOSED PLAY AREA, PLAYGROUND, SOCCER FIELD/BASEBALL AREAS, EXISTING ROPES AREA, AND BASKETBALL COURT ARE SHOWN CONCEPTUAL FOR INTENDED USE ONLY. EXACT DESIGN OF THESE AREAS, INCLUDING EQUIPMENT, LAYOUT, PLANT MATERIAL, ETC. TO BE DEFINED BY CONSTRUCTION DOCUMENTS. THE PROPOSED LAYOUT ON PLAN DOES NOT NECESSARILY MEAN THE FINAL SIZE/SHAPE OF PLAY AREAS.

**PLANTINGS RESTRICTIONS:**

1. A MINIMUM OF 80% OF THE NEW PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF PROPOSED LANDSCAPE TO BE HIGH WATER USE TURF.
2. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

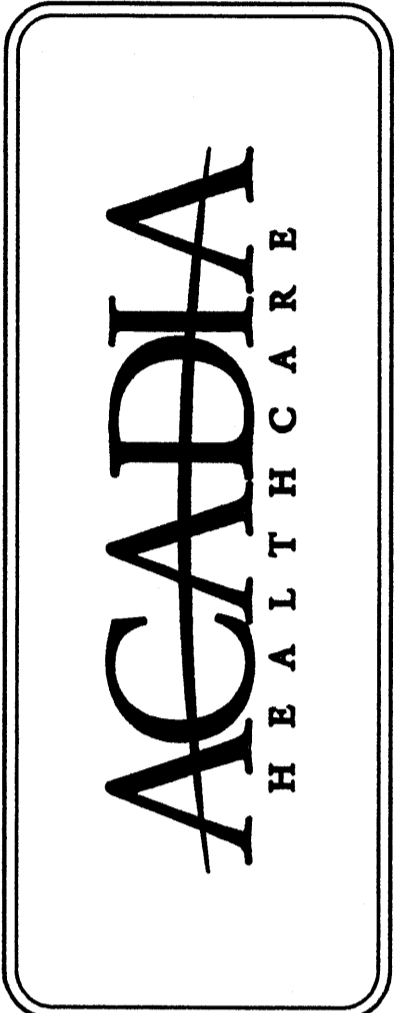
**IRRIGATION NOTES:**

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (SEE DETAIL 1/L101).
2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

**SITE DATA:**

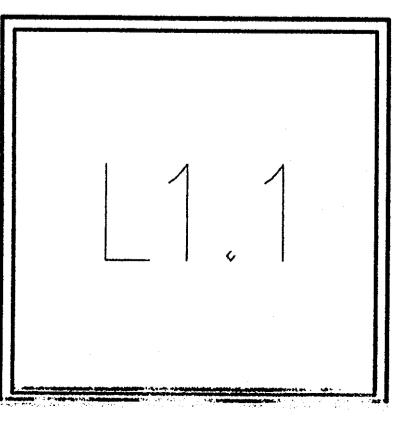
GROSS LOT AREA	.....8.1 acres
BUILDINGS (existing and proposed)	.....86,800 sf
NET LOT AREA (existing and proposed)	.....266,000 sf
EXISTING LANDSCAPE	.....28,300 sf
PROPOSED LANDSCAPE	.....77,600 sf
(does not include inner courtyards, play areas, R.O.W. landscape, and walking paths)	
proposed high water use turf area	.....13,600 sf
% of proposed landscape areas	.....17.5%
REQUIRED STREET TREES	.....2
provided, spaced at maximum 30' o.c.....2	
REQUIRED PARKING LOT TREES	.....9
1 tree per 10 spaces/91 parking spaces total	
provided parking lot trees	.....11
No new parking space shall be further than 100' from a tree.	
REQUIRED LANDSCAPE COVERAGE = 75%	.....48,000 sf
of non-turf areas (64,000 sf), measured at full maturity	
shrubs provided	.....1,269 = 40,600 sf
evergreen buffer zones	.....8,100 sf
min of 75% of mature evergreen canopy	.....48,700 sf = 76%
LANDSCAPE COVERAGE PROVIDED	.....48,700 sf = 76%
All newly planted trees shall be a minimum of 2" caliper or 10' in height at the time of planting.	

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LANDSCAPE PLAN  
CAMPUS MODERNIZATION  
AHC-DESERT HILLS OF NEW MEXICO  
ALBUQUERQUE, NEW MEXICO

30 JANUARY 2014  
31 DECEMBER 2013  
25 NOVEMBER 2013  
OVH1202

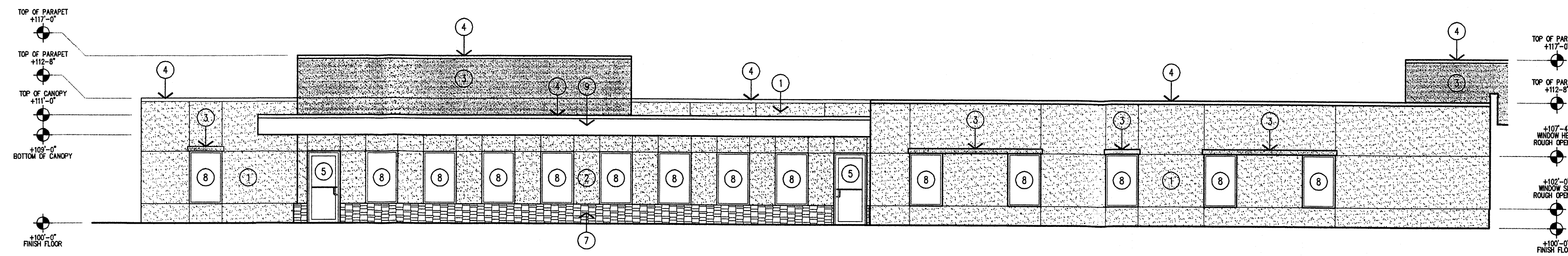


L1.1



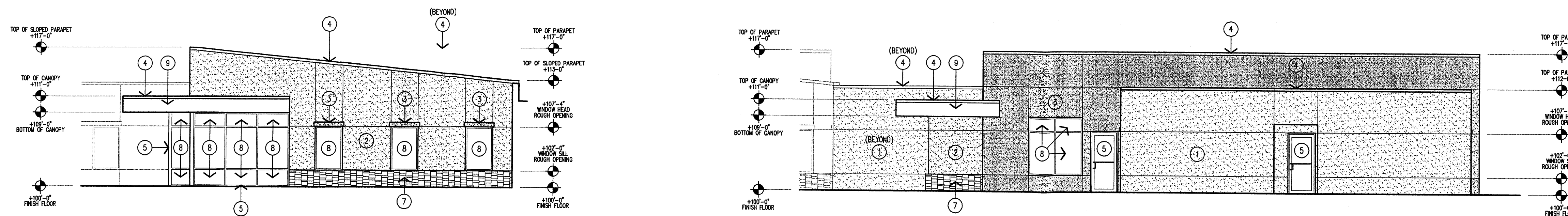
**ELEVATION NOTES**

- 1 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1). COLOR 1: BEIGE. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
- 2 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1). COLOR 2: RUST. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
- 3 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1). COLOR 3: BROWN. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
- 4 PREFINISHED ALUMINUM COPING SYSTEM. (07620)
- 5 ALUMINUM STOREFRONT/ENTRANCE SYSTEM (TYPE 1). (08400)
- 6 HOLLOW METAL DOOR (REFER TO OPENING SCHEDULE). (08111)
- 7 ROCKCAST ASHLAR SERIES CANTERA STONE AS MANUFACTURED BY READING ROCK (READING, PA) IN COLOR AND PATTERN TO BE SELECTED BY ARCHITECT. (04720)
- 8 TRANSLUCENT GLASS (TYPE G-29). (08800)
- 9 STOGUARD METALLIC EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 2). (07240)



**05 PARTIAL WEST EXTERIOR ELEVATION**

A1.1 1/8" = 1'-0"

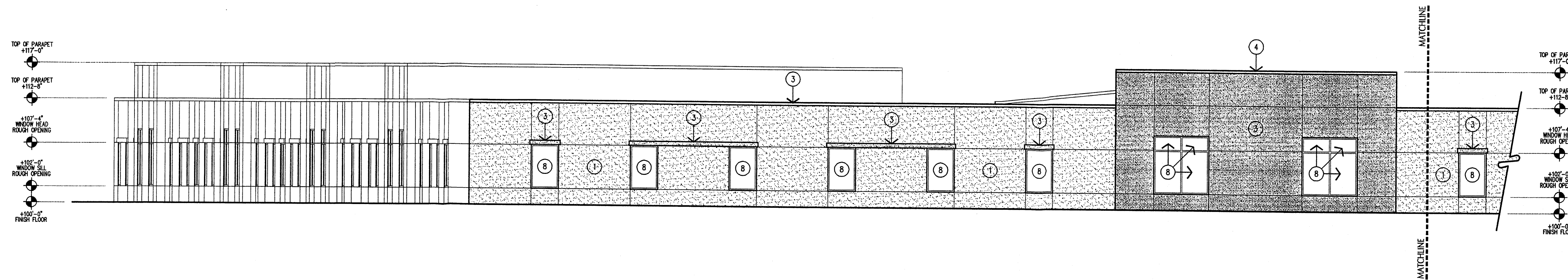


**04 PARTIAL WEST EXTERIOR ELEVATION**

A1.1 1/8" = 1'-0"

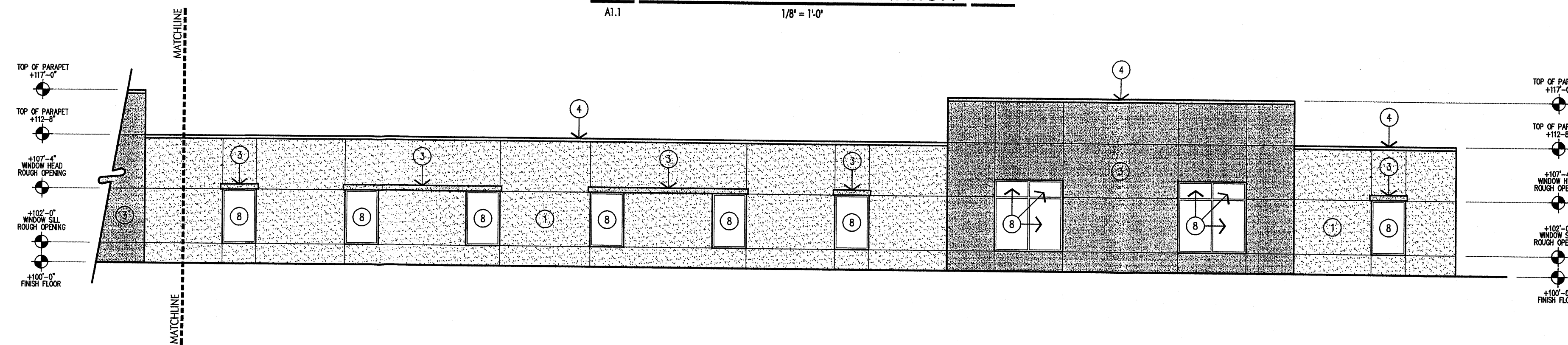
**03 PARTIAL WEST EXTERIOR ELEVATION**

A1.1 1/8" = 1'-0"



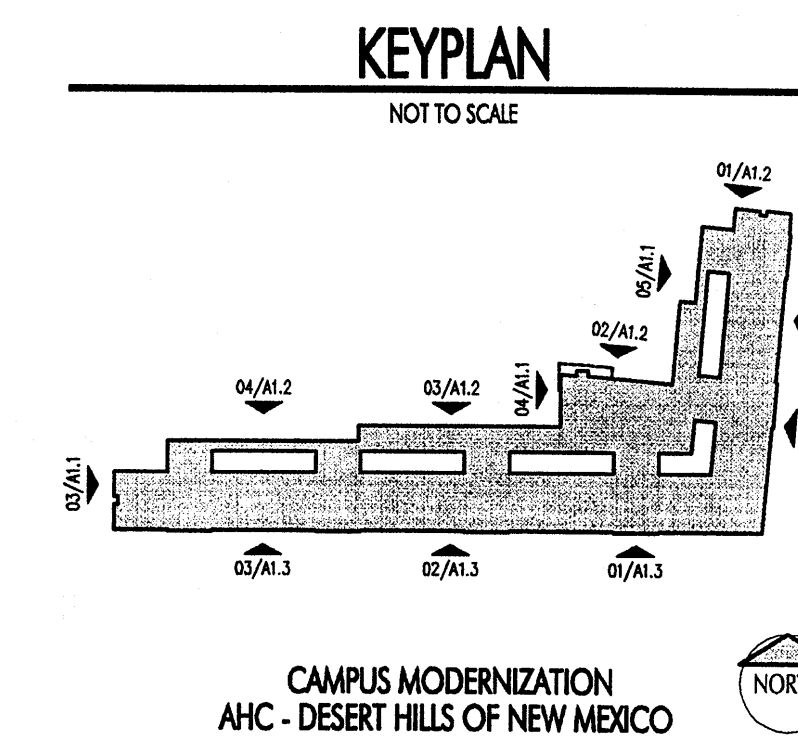
**02 PARTIAL EAST EXTERIOR ELEVATION**

A1.1 1/8" = 1'-0"



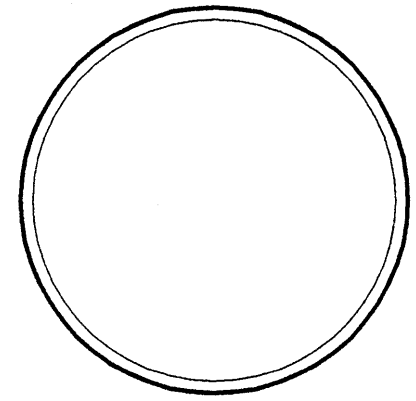
**01 PARTIAL EAST EXTERIOR ELEVATION**

A1.1 1/8" = 1'-0"



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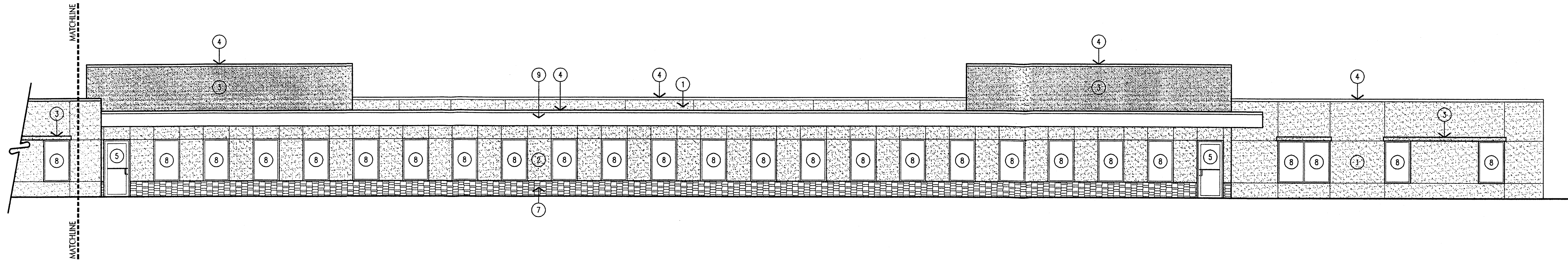
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EXTERIOR ELEVATIONS  
CAMPUS MODERNIZATION  
AHC - DESERT HILLS OF NEW MEXICO  
ALBUQUERQUE, NEW MEXICO

04 FEBRUARY 2014  
AHC1313

**A1.1**



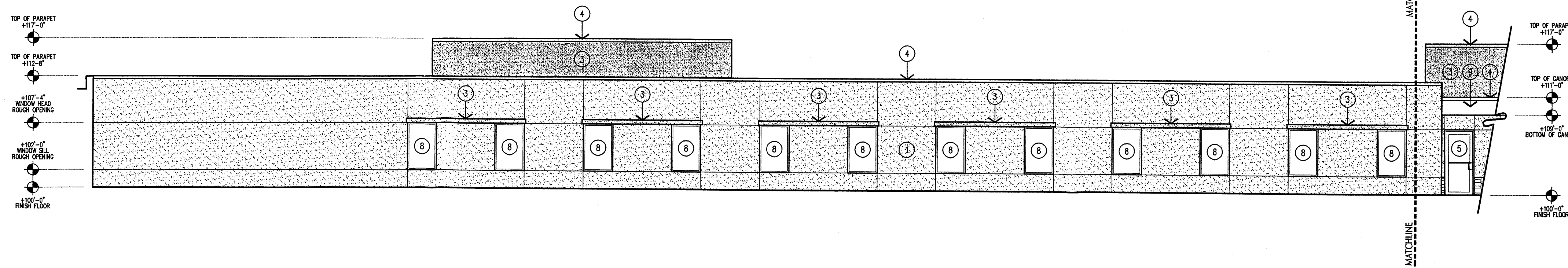


**04 PARTIAL NORTH EXTERIOR ELEVATION**

A1.2 1/8" = 1'-0"

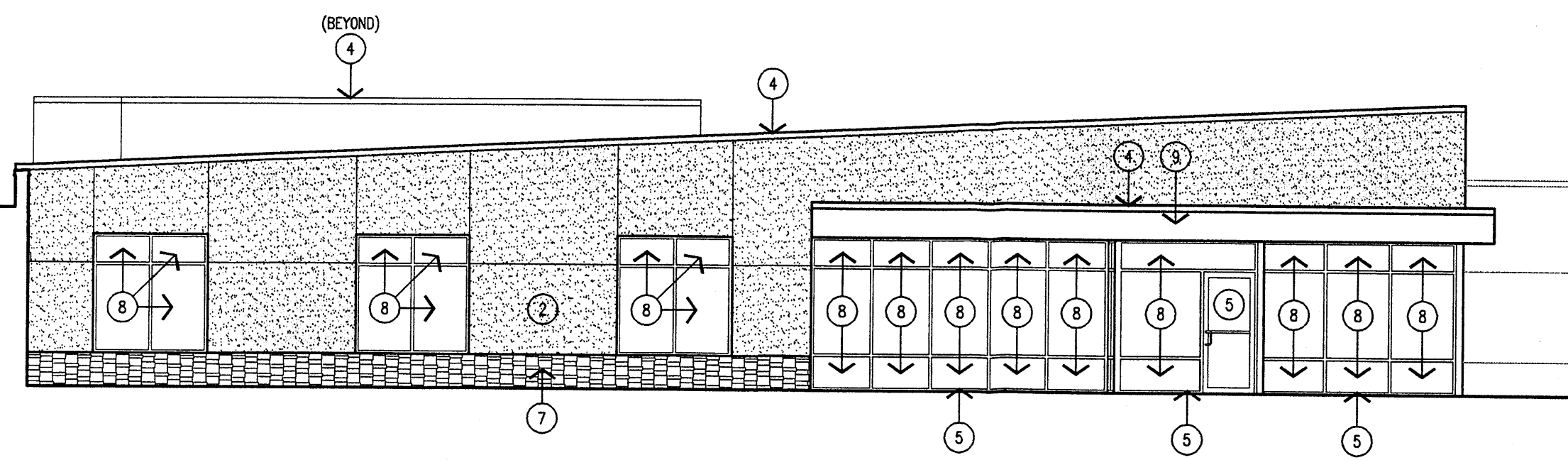
**ELEVATION NOTES**

- 1 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1), COLOR 1: BEIGE. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
- 2 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1), COLOR 2: RUST. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
- 3 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1), COLOR 3: BROWN. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
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- 8 TRANSLUCENT GLASS (TYPE G-28). (08800)
- 9 STOGIARD METALLIC EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 2). (07240)



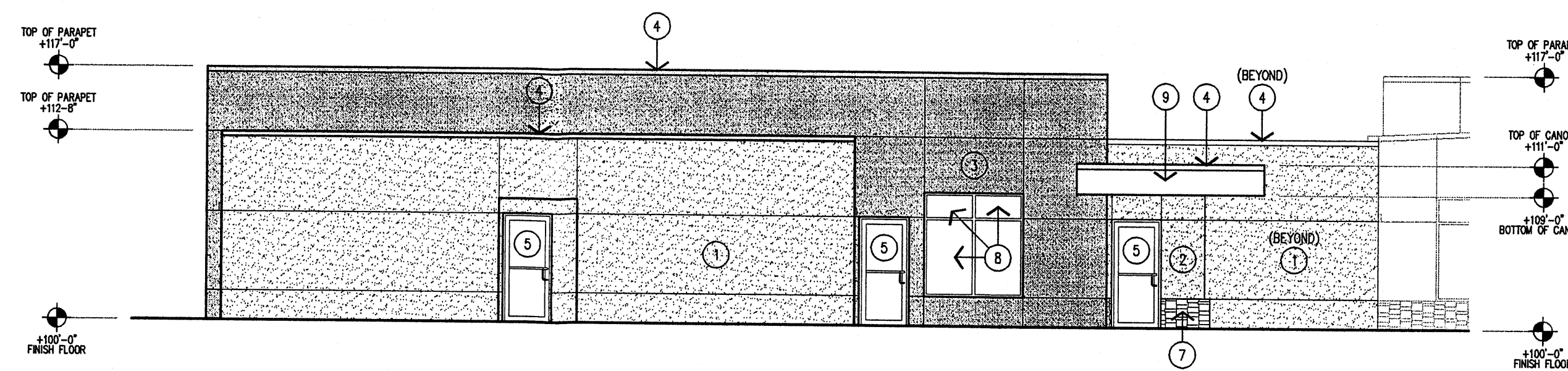
**03 PARTIAL NORTH EXTERIOR ELEVATION**

A1.2 1/8" = 1'-0"



**02 PARTIAL NORTH EXTERIOR ELEVATION**

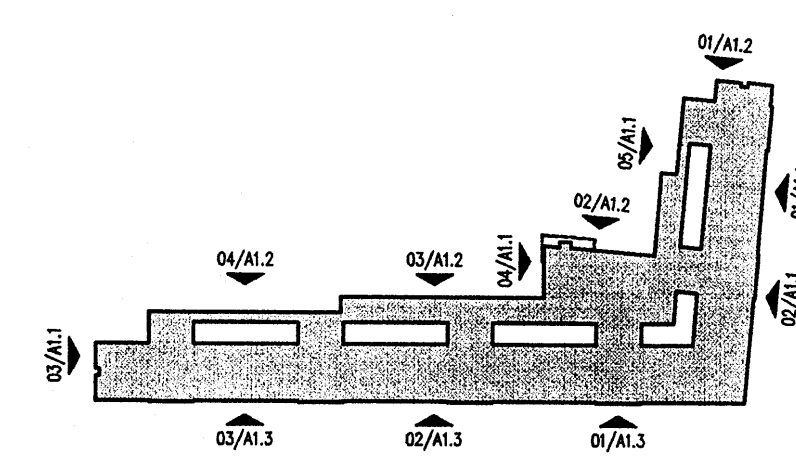
A1.2 1/8" = 1'-0"



**01 PARTIAL NORTH EXTERIOR ELEVATION**

A1.2 1/8" = 1'-0"

**KEYPLAN**  
NOT TO SCALE

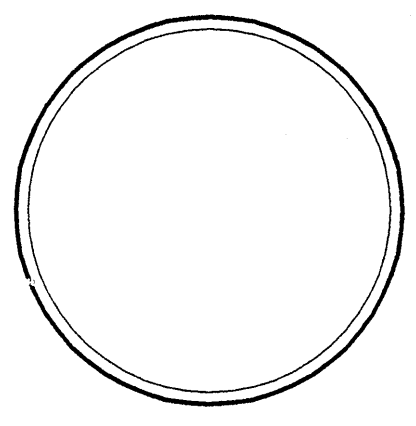


CAMPUS MODERNIZATION  
AHC - DESERT HILLS OF NEW MEXICO



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EXTERIOR ELEVATIONS  
CAMPUS MODERNIZATION  
AHC - DESERT HILLS OF NEW MEXICO  
ALBUQUERQUE, NEW MEXICO

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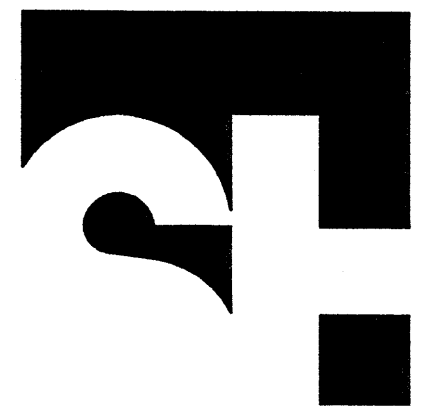
04 FEBRUARY 2014  
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**A1.2**



**ELEVATION NOTES**

- 1 EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 1), COLOR 1: BEIGE. PROVIDE CONTROL JOINTS AND REVEALS AS INDICATED. (07240)
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- 8 TRANSLUCENT GLASS (TYPE G-28). (08800)
- 9 STOGIARD METALLIC EXTERIOR INSULATION AND FINISH SYSTEM (TYPE 2). (07240)



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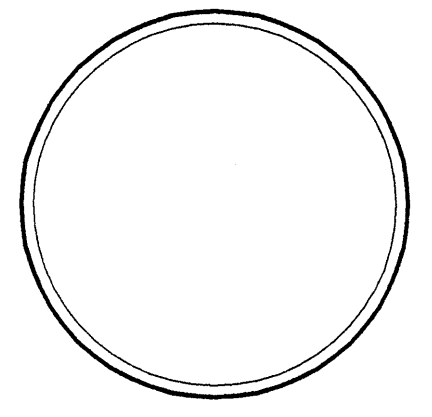
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**ACADIA**  
HEALTH CARE

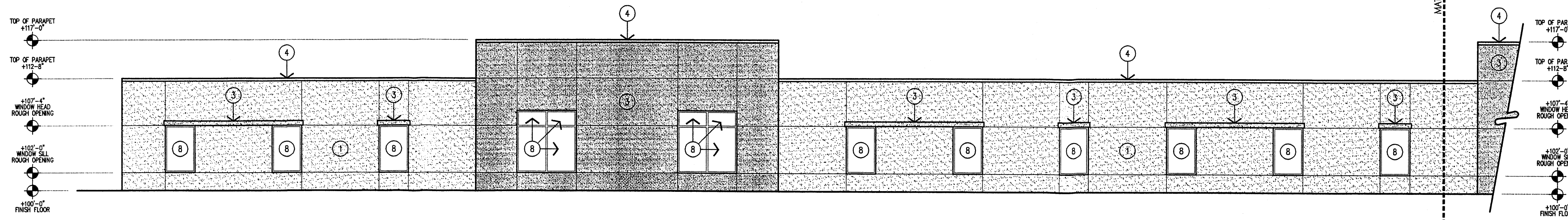
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EXTERIOR ELEVATIONS  
CAMPUS MODERNIZATION  
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ALBUQUERQUE, NEW MEXICO

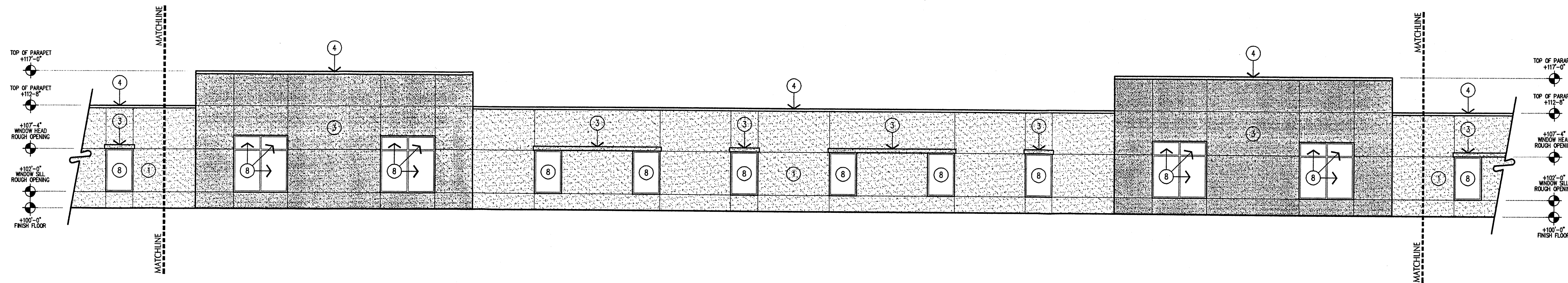
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**A1.3**



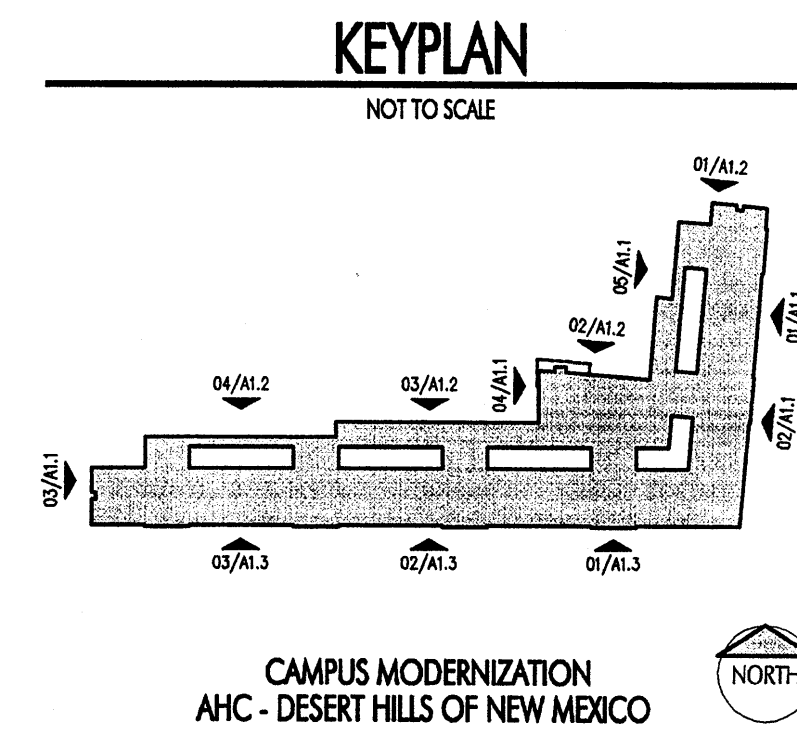
**03 PARTIAL SOUTH EXTERIOR ELEVATION**

A1.3 1/8" = 1'-0"

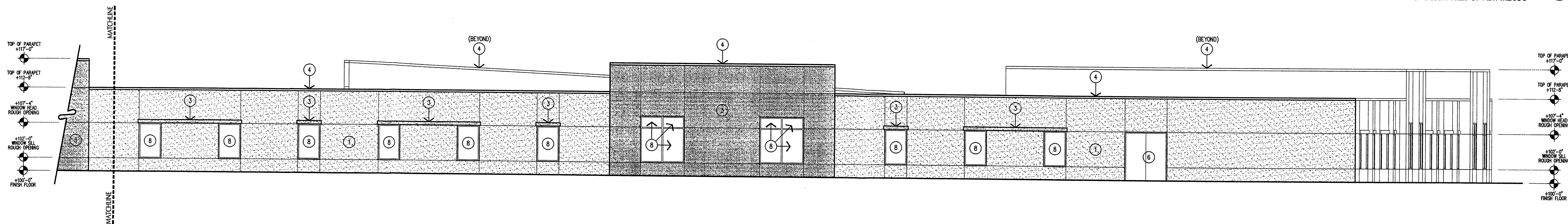


**02 PARTIAL SOUTH EXTERIOR ELEVATION**

A1.3 1/8" = 1'-0"



CAMPUS MODERNIZATION  
AHC - DESERT HILLS OF NEW MEXICO

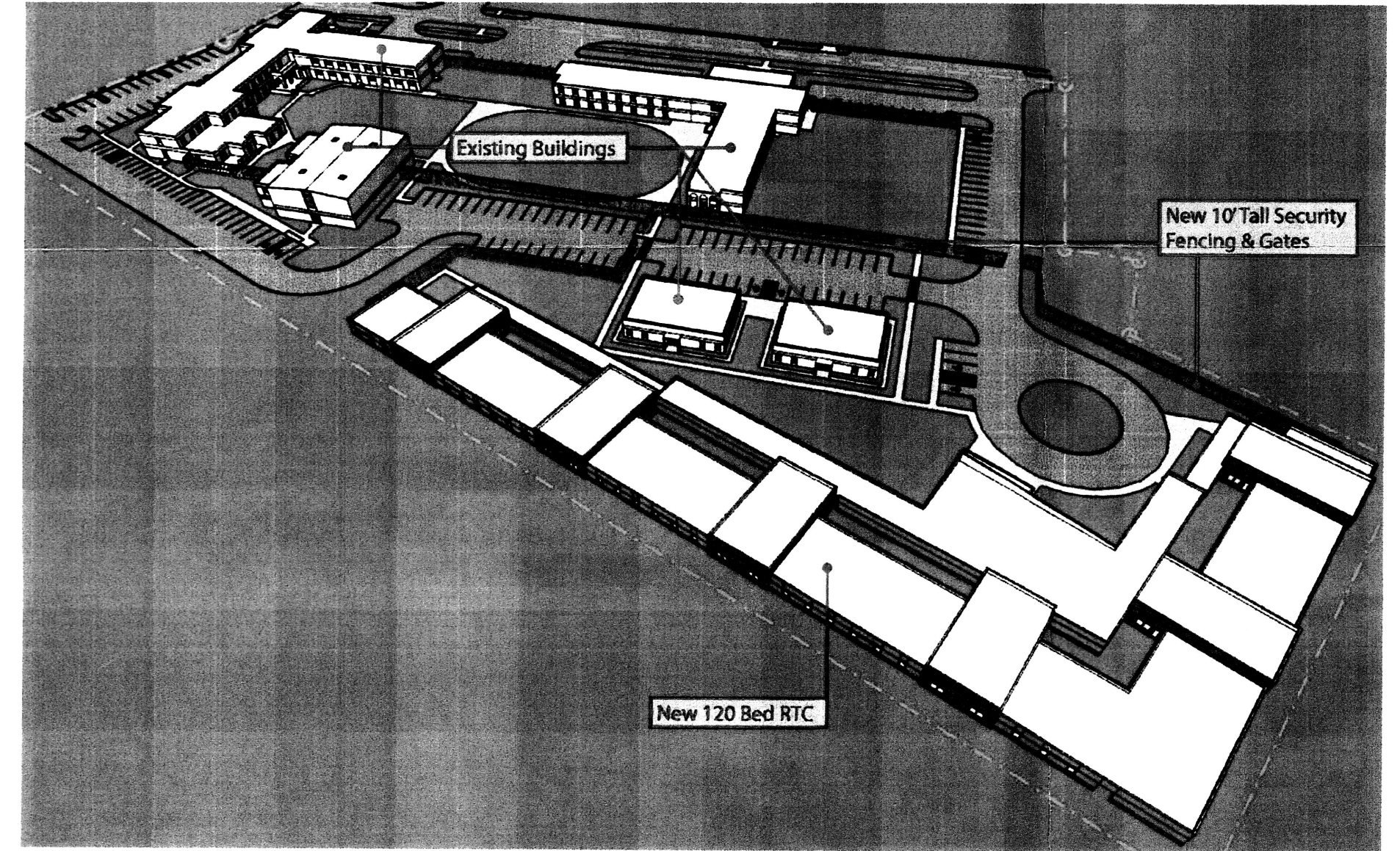


**01 PARTIAL SOUTH EXTERIOR ELEVATION**

A1.3 1/8" = 1'-0"

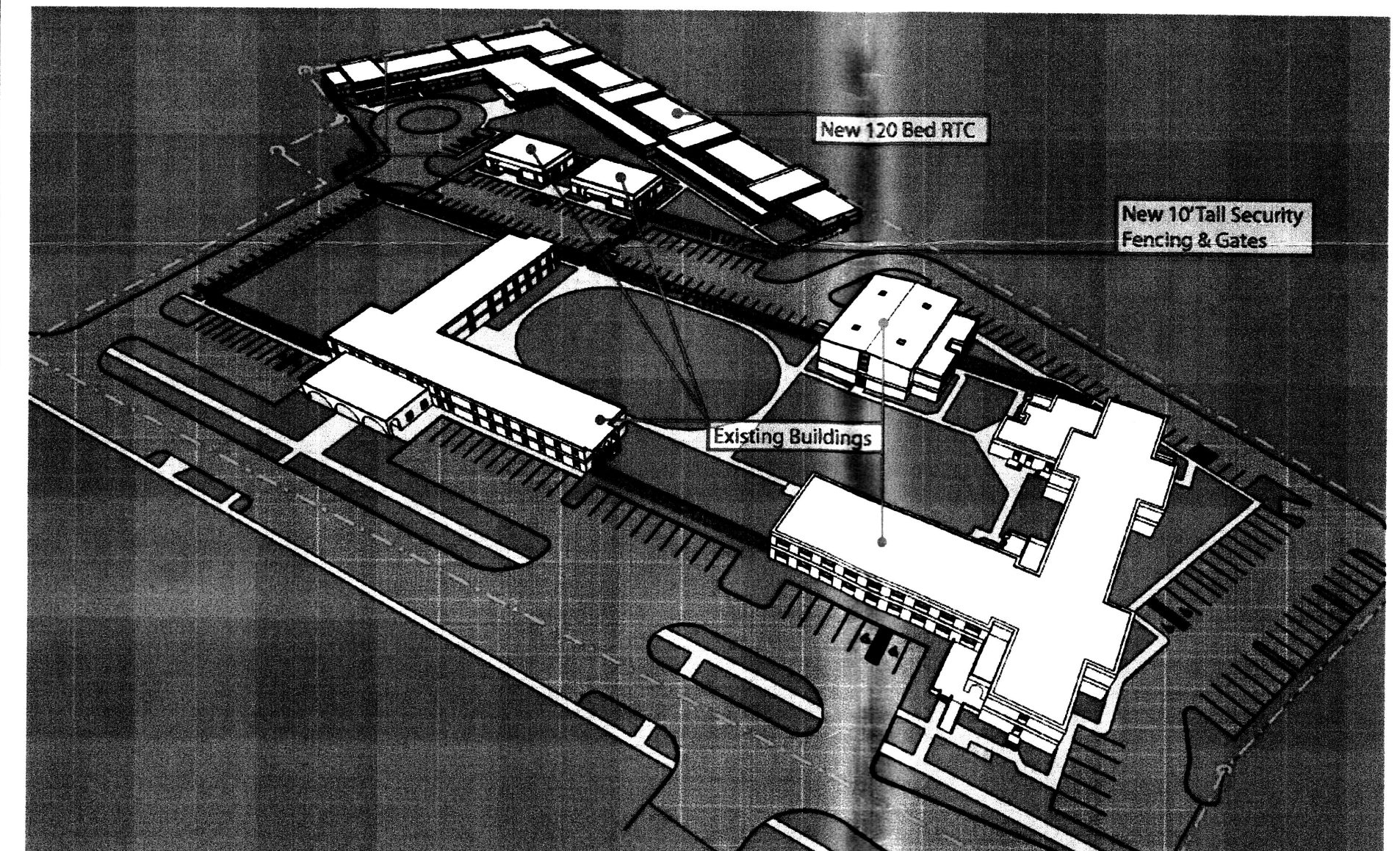


Conceptual Exterior Rendering - View #1 25 November 2013



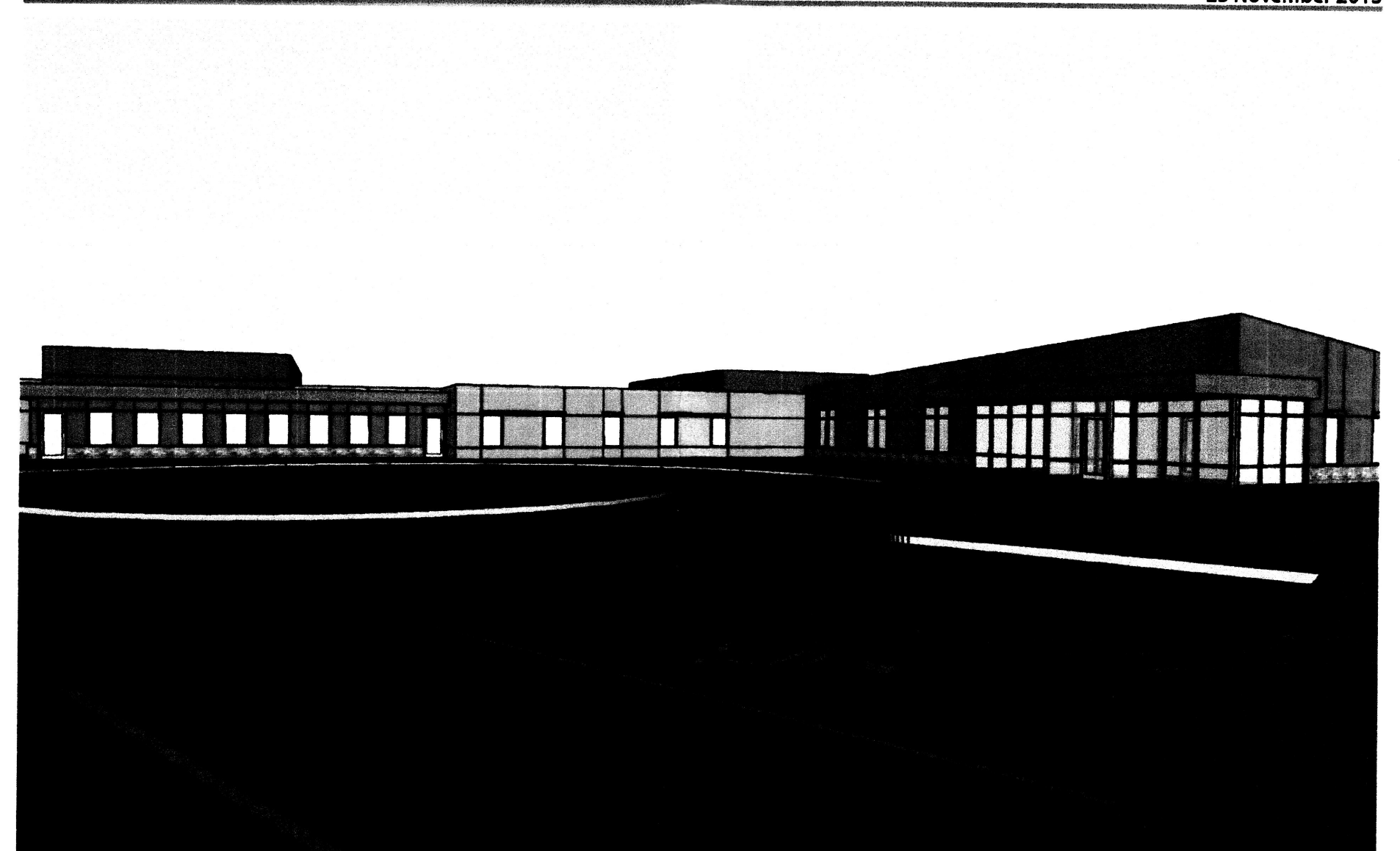
Desert Hills of New Mexico - Albuquerque, New Mexico  
ACADIA HEALTHCARE STENDEL HILL ARCHITECTURE

Conceptual Exterior Rendering - View #2 25 November 2013



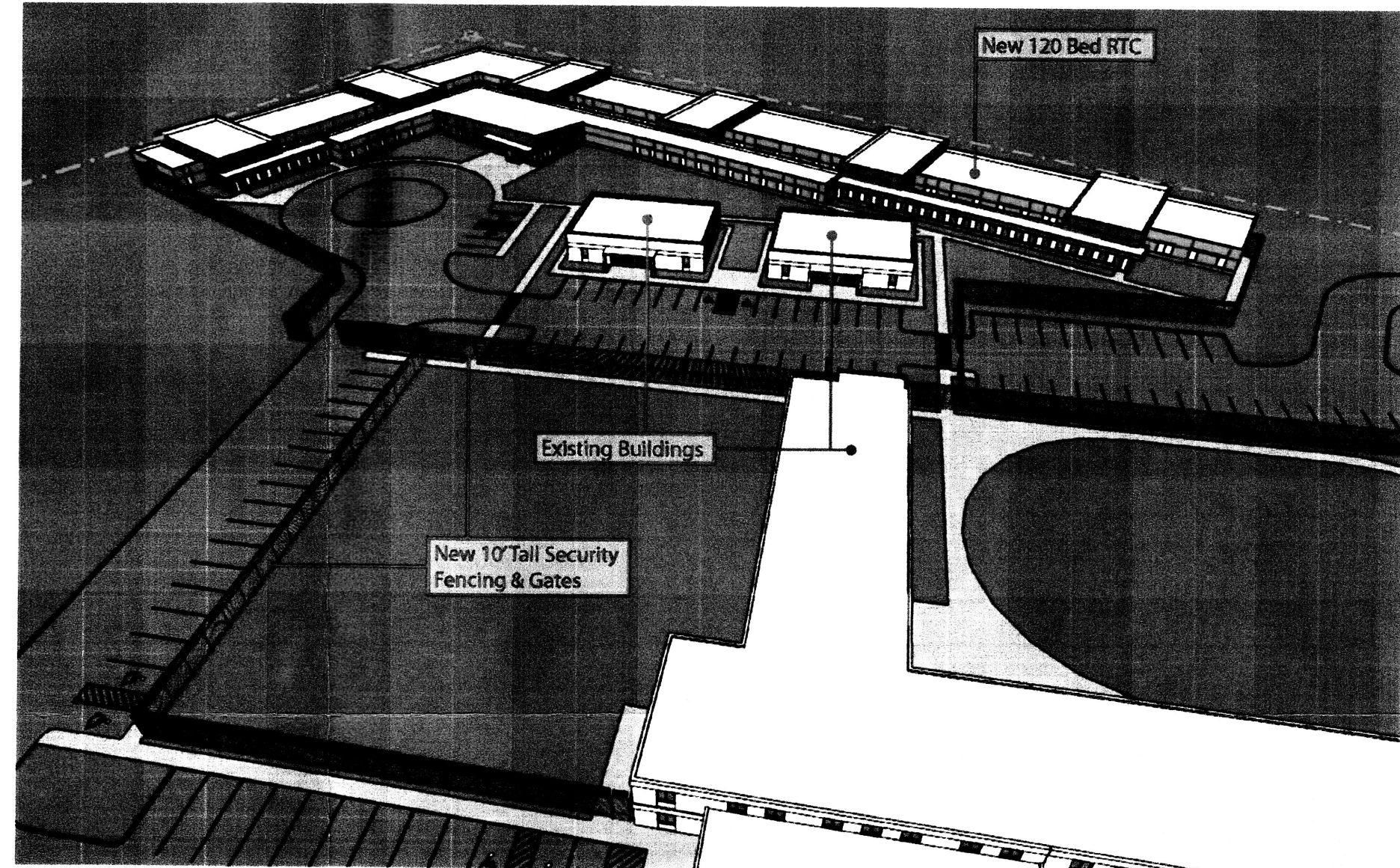
Desert Hills of New Mexico - Albuquerque, New Mexico  
ACADIA HEALTHCARE STENDEL HILL ARCHITECTURE

Conceptual Exterior Rendering - View #5 25 November 2013



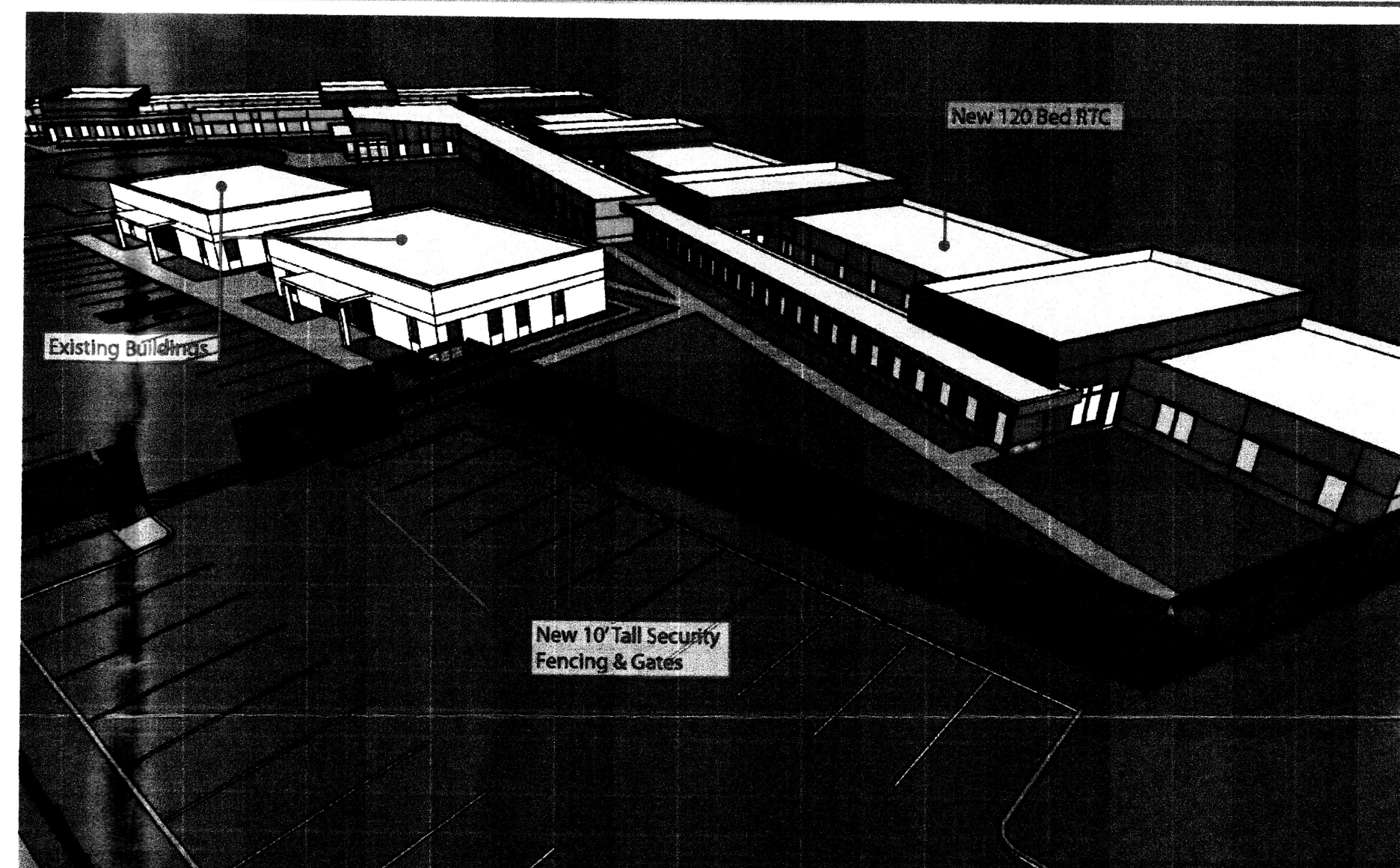
Desert Hills of New Mexico - Albuquerque, New Mexico  
ACADIA HEALTHCARE STENDEL HILL ARCHITECTURE

Conceptual Exterior Rendering - View #3 25 November 2013



Desert Hills of New Mexico - Albuquerque, New Mexico  
ACADIA HEALTHCARE STENDEL HILL ARCHITECTURE

Conceptual Exterior Rendering - View #4 25 November 2013



Desert Hills of New Mexico - Albuquerque, New Mexico  
ACADIA HEALTHCARE STENDEL HILL ARCHITECTURE