

VICINITY MAP
ZONE ATLAS PAGE J-13-Z

- KEYED NOTES**
- (A) DAYLIGHT PRIVATE STORM DRAIN TO POND WITH RIP RAP BLANKET
 - (B) PRIVATE STORM DRAIN
 - (C) TYPE D INLET
 - (D) PRIVATE STORM DRAIN MANHOLE

GRADING AND DRAINAGE NARRATIVE

THE EXISTING SITE GRADING IS RELATIVELY FLAT. THE SLOPE ACROSS THE SITE IS LESS THAN 1%, GENERALLY FROM EAST TO WEST. NO MAJOR CHANGES FROM THE EXISTING GRADES ARE PROPOSED WITH THIS PROJECT. THE SITE WILL BE GRADED TO ESTABLISH THE BUILDINGS SLIGHTLY ABOVE THE EXISTING GRADES, WITH SURFACE AND SUBSURFACE DRAINAGE AROUND THE BUILDINGS. THE ENTIRE SITE WILL DRAIN TO A DETENTION POND LOCATED NORTH OF SITE. THE POND IS AN EXISTING FACILITY WHICH WAS SIZED TO ACCEPT FLOWS FROM THE SITE AS PART OF THE EXISTING SAWMILL MASTER DRAINAGE PLAN AREA.

THE POND WAS ENLARGED TO ACCEPT THE DEVELOPED DRAINAGE FROM THIS SITE AS PART OF THE SAWMILL VILLAGE PHASE 1 PROJECT. (PLEASE REFER TO COA HYDROLOGY FILE NUMBER H13/D025A FOR THE APPROVED DRAINAGE MANAGEMENT PLAN AND GRADING PLAN WHICH CONSTRUCTED THESE IMPROVEMENTS).

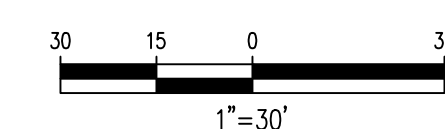
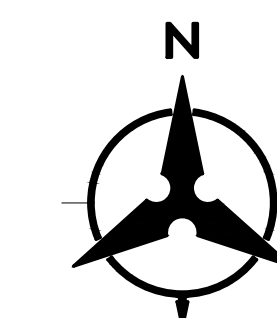
THE MAJORITY OF THE SITE WILL DRAIN TO THE POND VIA A PRIVATE STORM DRAIN. A SMALL PORTION OF THE SITE WILL DRAIN TO THE PARKING AREA EAST OF THE BUILDINGS, WHICH DRAINS TO THE POND VIA AN EXISTING STORM DRAIN SYSTEM. A SMALL PORTION OF THE SITE WILL DRAIN TO THE POND VIA SURFACE FLOW.

THE POND IS SIZED FOR FULL RETENTION OF THE 100 YEAR STORM. HOWEVER THERE IS A SMALL EXISTING "BLEED" LINE TO THE EXISTING PUBLIC STORM DRAIN IN BELLAMAH, WHICH ALLOWS THE POND TO COMPLETELY DRAIN OVER AN ACCEPTABLE TIME.

THE BOTTOM OF THE POND IS BELOW THE STORM DRAIN OUTLET. THERE IS SUFFICIENT DEAD STORAGE VOLUME TO ACCOMMODATE THE FIRST FLUSH FROM THE SITE.

LEGEND

- PROPERTY LINE
- - - 5301 - - - EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- EX=EXISTING, TG=TOP OF GRADE
- FGH=FINISH GROUND HIGH SIDE
- FGL=FINISH GROUND LOW SIDE
- PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK
- - - 5305 - - - PROPOSED INDEX CONTOURS
- - - PROPOSED INTER CONTOURS
- PROPOSED STORM DRAIN INLET
- PROPOSED MANHOLE
- EXISTING MONUMENT





UTILITY NOTES

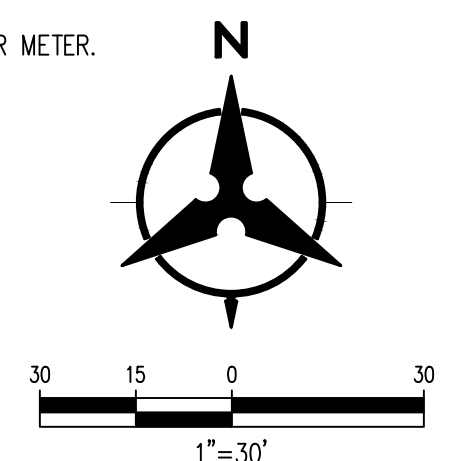
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT 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 OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE ($\pm 0.5'$) 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 PREPARE ALL SUBMITTAL MATERIALS & PAY APPLICABLE FEES REQUIRED TO OBTAIN THE "MINI WORK ORDER" REQUIRED FOR CONNECTION TO THE EXISTING CITY WATER MAIN AND OTHER "PUBLIC" WATER LINE CONSTRUCTION.

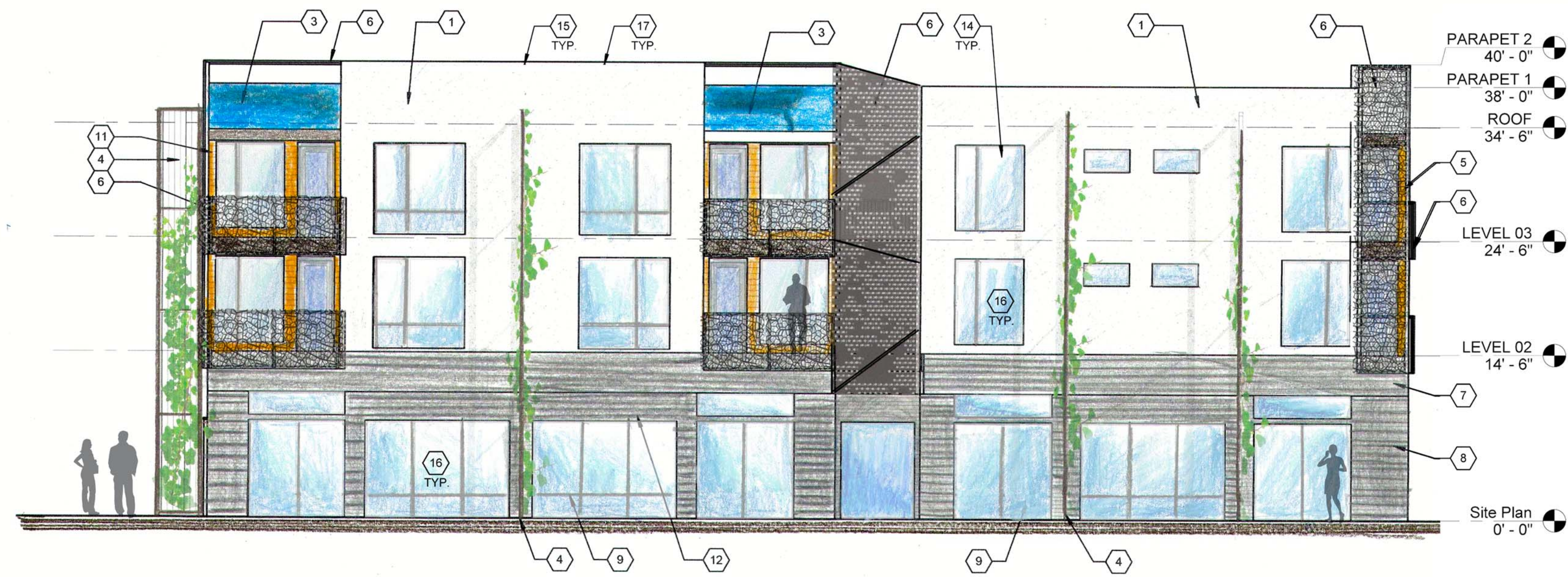
LEGEND

	PROPERTY LINE
	EX SANITARY SEWER & MANHOLE
	EX STORM DRAIN & MANHOLE
	EX WATER LINE
	RELOCATED PUBLIC FIRE HYDRANT
	EX FIRE HYDRANT
	PRIVATE FIRE HYDRANT
	PROPOSED CLEANOUT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED WATERLINE
	PROPOSED FIRELINE
	WATER METER VAULT

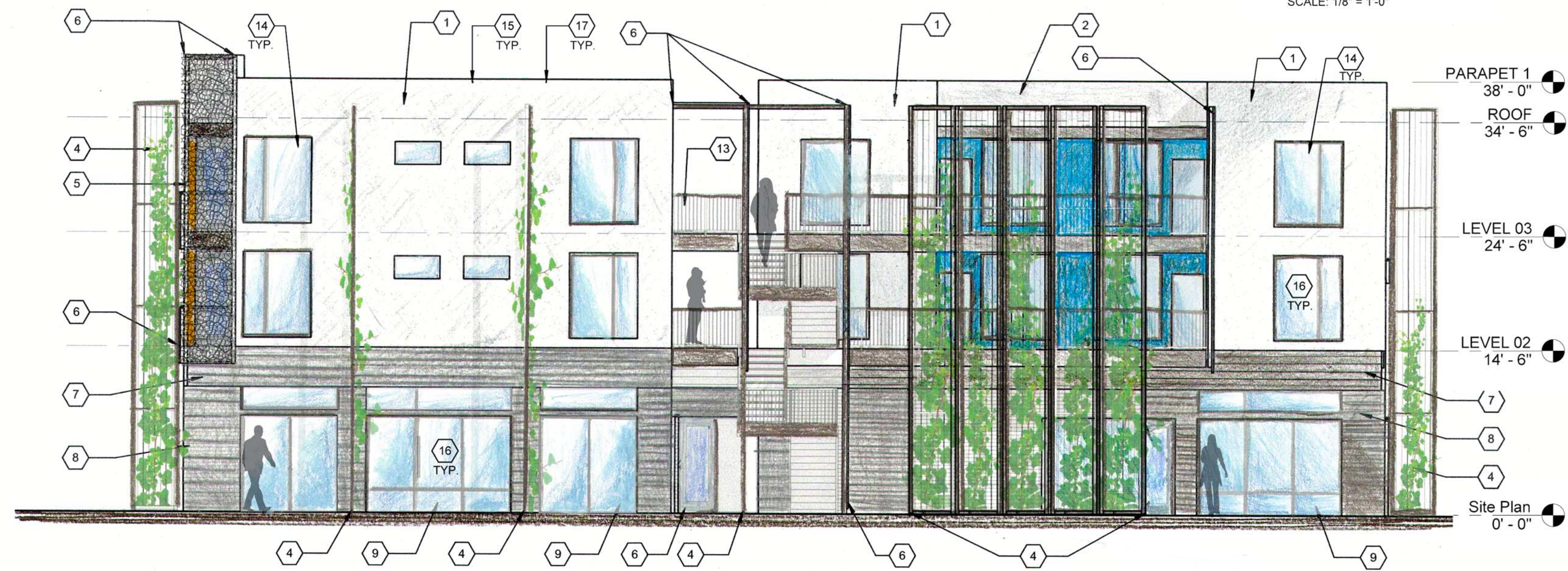
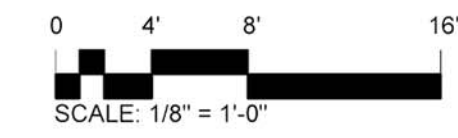
WATER KEYED NOTES

1. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
2. EXISTING 6" CAST IRON WATER LINE TO REMAIN.
3. 2" WATER METER.
4. INSTALL P.I.V.
5. INSTALL BACKFLOW PREVENTER IN HOT BOX
6. INSTALL PUBLIC FIRE HYDRANT.
7. STUB TO WITHIN 5' OF BUILDING
8. CONNECT SAS SERVICE TO EXISTING SERVICES CONSTRUCTED UNDER COA WORK #617585.
9. 1 1/2" WATER METER.

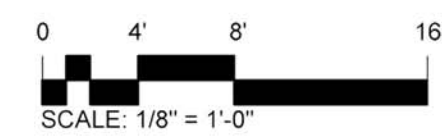




D2 SOUTH ELEVATION
1/8" = 1'-0"

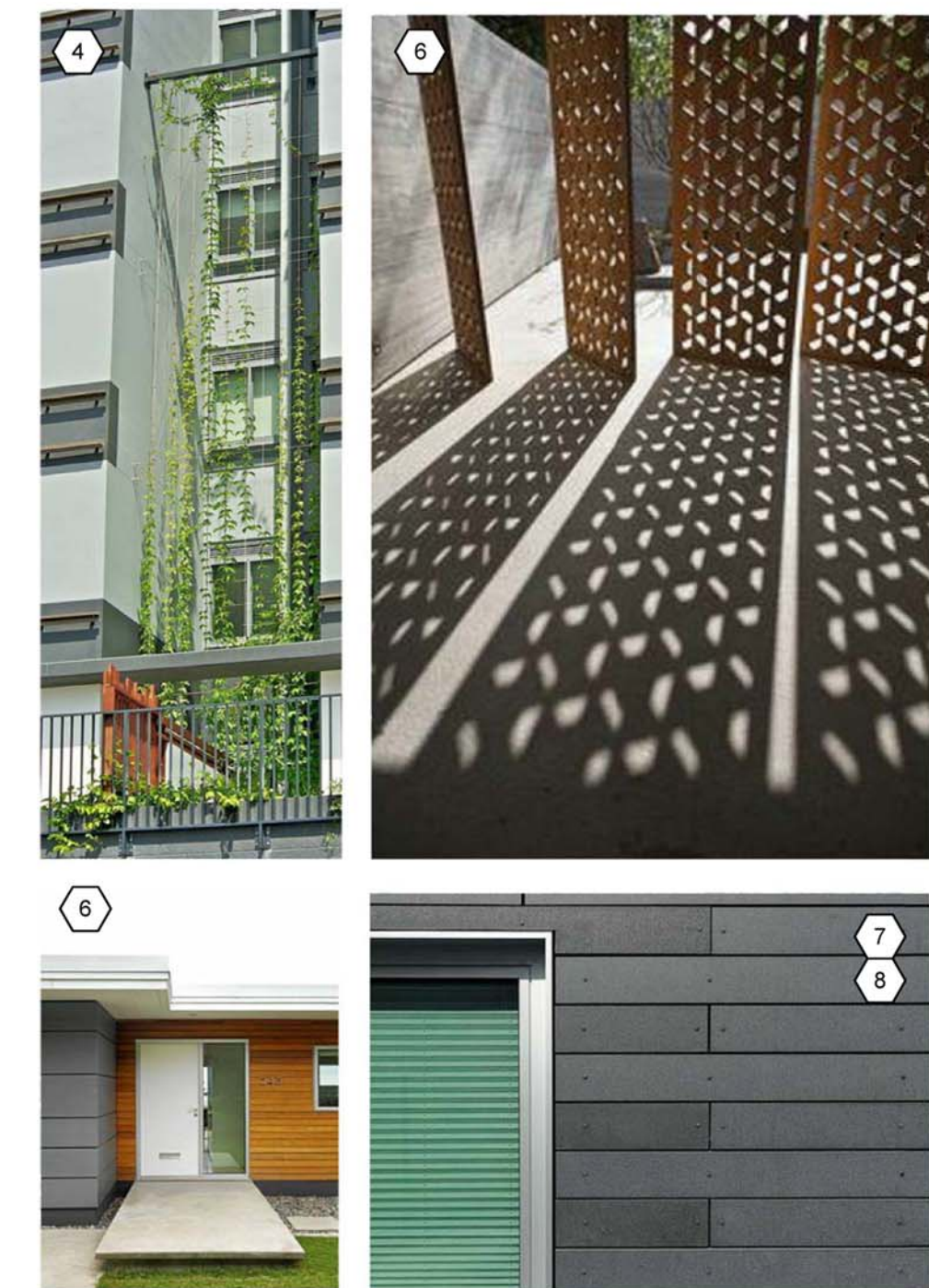


B2 NORTH ELEVATION
1/8" = 1'-0"



REFERENCE KEYED NOTES

- 1 STUCCO FINISH COLOR #1: BENJAMIN MOORE 2129-70 SILVER CLOUD
- 2 STUCCO FINISH COLOR #2: BENJAMIN MOORE 2134-50 GULL WING GRAY
- 3 STUCCO FINISH COLOR #3: BENJAMIN MOORE 769 SKY BLUE
- 4 VERTICAL STEEL CABLE 'GREEN' TRELLIS. REFER TO ILLUSTRATIVE PHOTO. CABLES SPUN VERTICALLY IN TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE LIGHT GREY.
- 5 EXPOSED PAINTED TUBE STEEL STRUCTURE. COLOR TO BE MEDIUM WARM GREY.
- 6 DECORATIVE EXPOSED STEEL "MOIRE" SCRIM. REFER TO ILLUSTRATIVE PHOTO. FINISH TO BE NATURAL RUSTED STEEL WITH CLEAN SEALER. THE SCRIM IS USED AS BALCONY GUARD RAILS AS WELL AS VERTICAL FINS, OVERHEAD TRELLIS & SHADING COMPONENTS THROUGHOUT THE EXTERIOR OF THE BUILDING. THE SCRIM WILL BE MOUNTED ON EXPOSED 2X TUBE STEEL FRAME WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN.
- 7 8" H FIBER REINFORCED CEMENT BOARD CLADDING-COLOR: WARM DARK GREY. SEE ILLUSTRATIVE PHOTO.
- 8 4" H STAINED CEMENT PANEL CLADDING-COLOR: WARM DARK GREY. SEE ILLUSTRATIVE PHOTO.
- 9 ALUMINUM STOREFRONT-CLEAR ANODIZED FINISH WITH LOW E GLAZING (NO TINT).
- 10 STAIRCASE BEYOND
- 11 6" H EXPOSED EXTERIOR WOOD CLADDING: COLOR: WARM WALNUT. SEE ILLUSTRATIVE PHOTO.
- 12 SHADE OVERHANG @ EXTERIOR STOREFRONT (LOWER LEVEL): EXPOSED METAL "MOIRE" SCRIM WITH NATURAL RUSTED FINISH OVER 4X TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN.
- 13 42" H METAL GUARD RAIL. PAINTED FINISH. COLOR TO BE DARK WARM GREY.
- 14 CLAD WOOD WINDOWS. COLOR TO BE WHITE.
- 15 ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
- 16 REFLECTIVE GLASS IS PROHIBITED
NO REFLECTIVE
- 17 ALL ROOFS WILL BE LOW HEAT ABSORBING SINGLE-PLY MATERIALS IN A LIGHT COLOR.



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DESIGN PLUS LLC

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT AND SUBDIVISION AMENDMENT
SAWMILL VILLAGE
BELLMAH AVE NW AND 18TH STREET

DATE: 11/28/16

REVISIONS

PROJECT NO: Project Number

CAD DWG FILE:

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SHEET TITLE

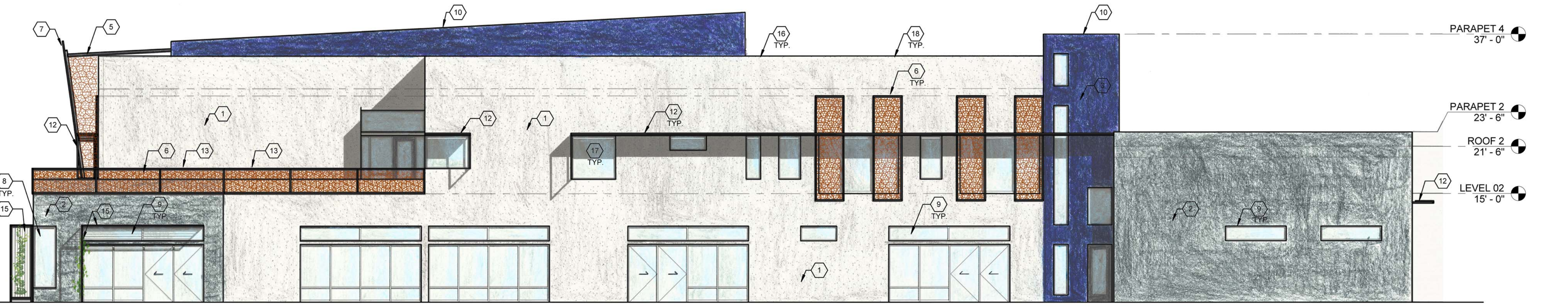
EXTERIOR
ELEVATIONS

SDP-5.1 V3

SHEET ___ OF ___



D1 SOUTH ELEVATION
 1/8" = 1'-0"



B1 NORTH ELEVATION
 1/8" = 1'-0"

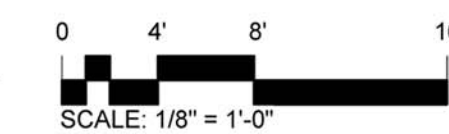


SHEET KEYED NOTES

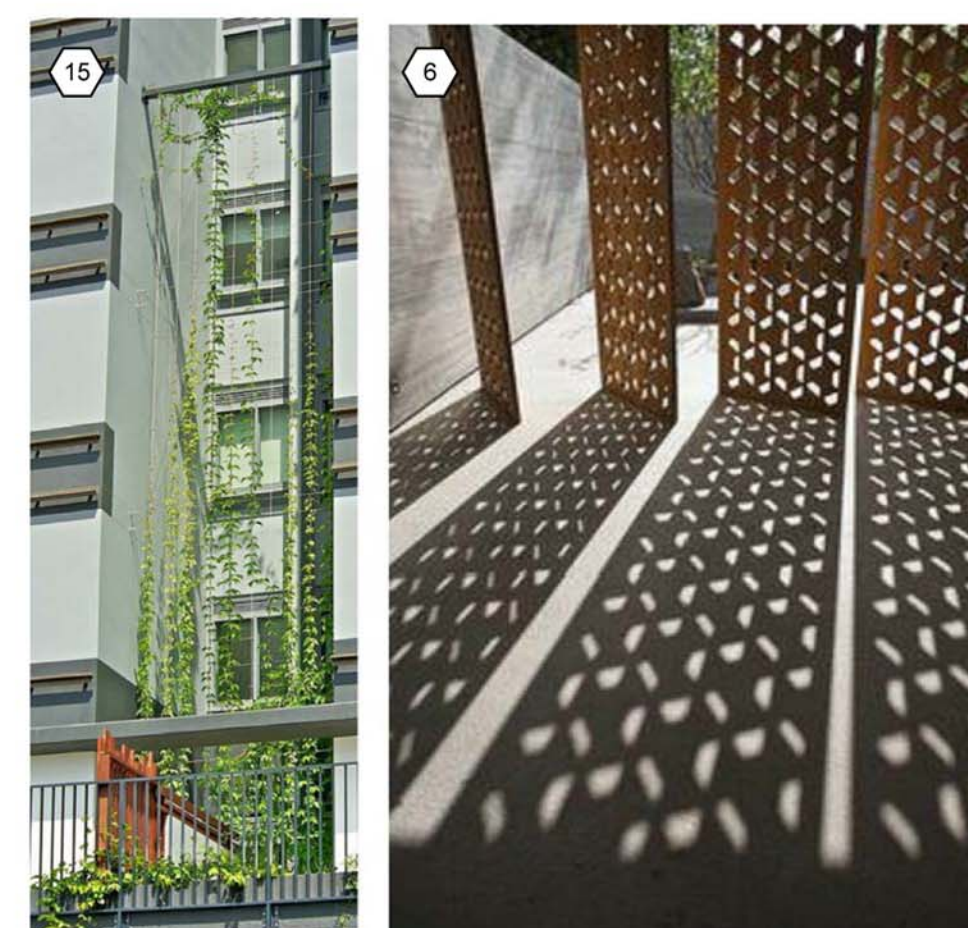
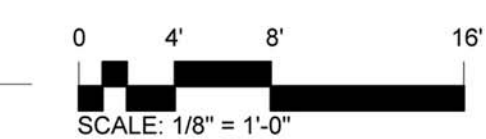
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|---|--|
| <p>1 STUCCO FINISH COLOR #1: BENJAMIN MOORE 2129-70 SILVER CLOUD</p> <p>2 STUCCO FINISH COLOR #2: BENJAMIN MOORE 2134-50 GULL WIND</p> <p>3 STUCCO FINISH COLOR #3: BENJAMIN MOORE 798 BASE 5 CHINABERRY</p> <p>4 STUCCO FINISH COLOR #4: BENJAMIN MOORE 1351</p> <p>5 EXPOSED PAINTED TUBE STEEL STRUCTURE. COLOR TO BE MEDIUM WARM GREY</p> <p>6 DECORATIVE EXPOSED STEEL "MOIRE" SCRIM. REFER TO ILLUSTRATIVE PHOTO. FINISH TO BE NATURAL, RUSTED STEEL WITH CLEAR SEALER. THE SCRIM IS USED AS BALCONY GUARDRAILS AS WELL AS VERTICAL FINS, OVERHEAD TRELLIS, AND SHADING COMPONENTS THROUGHOUT THE EXTERIOR OF THE BUILDING. THE STRUCTURE WILL BE MOUNTED ON EXPOSED 2X TUBE STEEL FRAME WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN</p> <p>7 ARCHITECTURAL METAL PANEL WITH BACK LIGHT</p> <p>8 STOREFRONT WINDOW WITH GLASS CORNER</p> <p>9 ALUMINUM STOREFRONT. CLEAR ANODIZED FINISH WITH LOW-E GLAZING (NO TINT).</p> | <p>10 STAIRCASE TOWER</p> <p>11 SCHOOL LOGO ON METAL SIGN</p> <p>12 SHADE OVERHANG AT EXTERIOR STOREFRONT WINDOW. EXPOSED METAL "MOIRE" SCRIM WITH NATURAL RUSTED FINISH OVER 4X TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN</p> <p>13 42" METAL GUARDRAIL. PAINTED FINISH. COLOR TO BE DARK WARM GREY.</p> <p>14 ROLL UP DOOR WITH TRANSLUCENT PANELS. ANODIZED FINISH.</p> <p>15 VERTICAL AND HORIZONTAL "GREEN" TRELLIS. REFER TO ILLUSTRATIVE PHOTO. CABLES SPUN VERTICALLY IN TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE LIGHT GREY. STEEL RODS TO BE USED HORIZONTALLY IN TUBE STEEL STRUCTURE. COLOR TO BE LIGHT GREY.</p> <p>16 ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW</p> <p>17 REFLECTIVE GLASS IS PROHIBITED</p> <p>18 ALL ROOFS WILL BE A LOW HEAT-ABSORBING SINGLE-PLY MATERIAL IN A LIGHT COLOR</p> |
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D1 EAST ELEVATION
1/8" = 1'-0"



B1 WEST ELEVATION
1/8" = 1'-0"



SHEET KEYED NOTES

- | | | | |
|---|---|----|---|
| 1 | STUCCO FINISH COLOR #1: BENJAMIN MOORE 2129-70 SILVER CLOUD | 10 | STAIRCASE TOWER SCHOOL LOGO ON METAL SIGN |
| 2 | STUCCO FINISH COLOR #2: BENJAMIN MOORE 2134-50 GULL WIND | 11 | SHADE OVERHANG AT EXTERIOR STOREFRONT WINDOW |
| 3 | STUCCO FINISH COLOR #3: BENJAMIN MOORE 798 BASE 5 | 12 | EXPOSED METAL "MOIRE" SCRIM WITH NATURAL RUSTED FINISH OVER 4X TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN |
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| 5 | EXPOSED PAINTED TUBE STEEL STRUCTURE. COLOR TO BE MEDIUM WARM GREY | 14 | ROLL UP DOOR WITH TRANSLUCENT PANELS. ANODIZED FINISH. |
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| 7 | ARCHITECTURAL METAL PANEL WITH BACK LIGHT | 16 | ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW |
| 8 | STOREFRONT WINDOW WITH GLASS CORNER | 17 | REFLECTIVE GLASS IS PROHIBITED |
| 9 | ALUMINUM STOREFRONT. CLEAR ANODIZED FINISH WITH LOW-E GLAZING (NO TINT). | 18 | ALL ROOFS WILL BE A LOW HEAT-ABSORBING SINGLE-PLY MATERIAL IN A LIGHT COLOR |

DATE: 9/29/16

REVISIONS

NO.	DESCRIPTION	DATE

Project Number

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SHEET TITLE

A

EXTERIOR ELEVATIONS

SDP 5.3 V3

SHEET ___ OF ___