



7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

NOT FOR CONSTRUCTION

ARCHITECT

PROJECT



NOTE: THIS IMAGE IS CONCEPTUAL IN NATURE AND MAY NOT REFLECT THE REQUIREMENTS OF THESE DOCUMENTS.

2440 LOUISIANA
2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

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2440 LOUISIANA

PROJECT TEAM

OWNER

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SAN DIEGO 92121
TEL: 858.547.1800 EXT 105

ARCHITECT

DEKKER/PERICH/SABATINI
7601 JEFFERSON NE, SUITE 100
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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

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OWNER'S CIVIL ENGINEER

BOHANNAN HUSTON
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109
TEL: 505.798.7988

DATE 04.07.2017

PROJECT NO: 14-0087

ISSUE PURPOSE

GENERAL SHEET NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS AND COA ZONING CODE. B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION. C. SIGNS SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDINGS. D. DIMENSIONS ARE TO FACE OF CURB, OR WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. E. PEDESTRIAN ACCESS RAMP WITHIN THE PUBLIC ROW WILL BE CONSTRUCTED PER COA STD DWGS #2426. F. ALL CURBS TO BE DESIGNED AND BUILT TO ACCORDING TO THE COA STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHERE POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION. G. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE COA ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS. H. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PHM. UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES. I. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. J. OWNER WILL BE RESPONSIBLE FOR THE PROPOSED/EXISTING LANDSCAPING IN THE RIGHT OF WAY. K. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL WILL NOT BE ACCEPTABLE IN THIS AREA.

SITE INFORMATION

LEGAL DESCRIPTION TRACT: LOT 5-A-1 ZONING: SU-3 FOR MU-UPT GROSS BUILDING AREA (GBA): ORIGINALLY APPROVED SDP (2015) BUILDING AREA- RETAIL: 14,067 SF RESIDENTIAL: 9,709 SF PROPOSED: RETAIL: 10,042 SF RESIDENTIAL: 11,337 SF RESTAURANT: 4,229 SF TOTAL SITE AREA: 52973.128 SF = 1.2138 ACRES TOTAL F.A.R. (GBA/SITE AREA) = 0.51

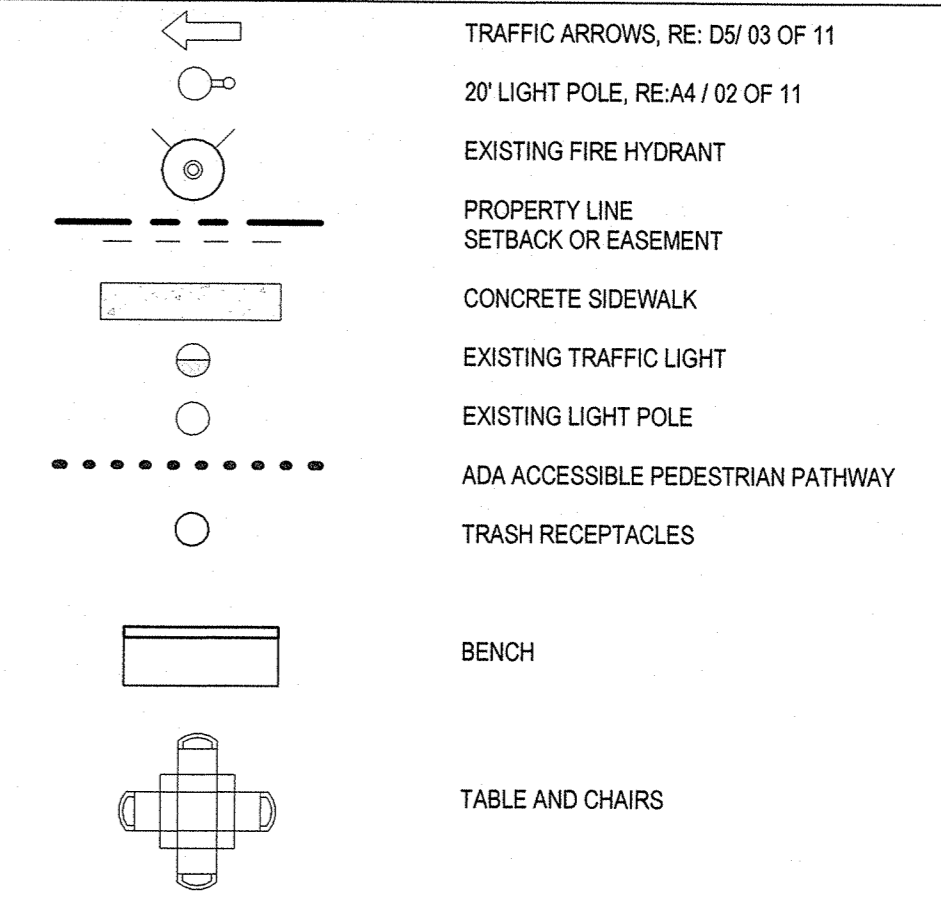
BUILDING INFORMATION

TYPE IIB CONSTRUCTION 26,942 SF BUILDING BUILDING SPRINKLER BUILDING HEIGHT 34'-0" PROVIDE 10" HIGH NUMERALS WITH 2" STROKE PREMISE ID @ STREET OF ADDRESS

SHEET KEYED NOTES

- 1. PAINTED PARKING STRIPING (4-INCH WIDE), COLOR: WHITE 2. PAINTED HANDICAP PARKING STRIPING, COLOR: BLUE 3. PAINTED A.D.A. PARKING SPACE PAVEMENT MARKING, RE: C3/ 02 OF 13 4. CONCRETE ACCESSIBLE RAMP TYPE B WITH 1:12 MAXIMUM SLOPE AT RAMP AND 1:12 SLOPE AT RAMP FLARE. FINISH: HEAVY BROOM FINISH PERPENDICULAR TO SLOPE TYPICAL ON RAMP. 5. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE, RE: C5/ 02 OF 13. 6. 6" CONCRETE CURB AND GUTTER, RE: CIVIL 7. CONCRETE SIDEWALK, RE: B3, B4, B5/ 02 OF 13 8. EXISTING RETAINING WALL TO REMAIN 9. EXTERIOR BOLLARD - 6 INCH DIAMETER, RE: C2/ 02 OF 13 10. CONCRETE APRON 11. LANDSCAPE AREA, RE: LANDSCAPE PLAN 12. NEW 20' - 0" LIGHT POLE 13. REFUSE ENCLOSURE, CMU WALL WITH STUCCO SYSTEM, COLOR: GREY, RE: A2, A3 & A4/ 02 OF 11 14. PROPERTY LINE 15. EXISTING CURB AND GUTTER TO REMAIN. 16. ROADWAY ARROW, RE: D2/ 02 OF 13 17. PAINTED CROSSWALK, RE: D1/ 02 OF 13 18. BIKE RACK, RE: D4/ 02 OF 13 19. MOTORCYCLE PARKING. 20. EXISTING SIDEWALK 21. ADA ACCESS AISLES SHALL BE LABELED, "NO PARKING" IN CAPITAL LETTERS, 1'-0" TALL AND 2" WIDE PLACED AT THE REAR OF THE SPACE. 22. DRY UTILITY EASEMENT 23. FIRE LANE STRIPING, NO PARKING FIRE LANE 24. EXISTING FIRE HYDRANT 25. NEW RETAINING WALL 26. CONCRETE STAIRS, RE: D3, 2 OF 13 27. EXISTING BUS STOP 28. EXISTING MONUMENT SIGN 29. EXISTING TRAFFIC LIGHT 30. EXISTING LIGHT POLE TO REMAIN 31. PROPOSED TRANSFORMER LOCATION. 32. EXISTING BUILDING 33. ELEVATOR 34. 6" STRIP OF CONTRASTING EDGING 35. EXISTING SIDEWALK RAMP. 36. EXISTING SHADE CANOPY TO REMAIN. 37. CONCRETE ACCESSIBLE RAMP TYPE A WITH 1:12 MAXIMUM SLOPE AT RAMP. HEAVY BROOM FINISH PERPENDICULAR TO SLOPE TYPICAL ON RAMP, RE: A1/ 02 OF 13 38. CONCRETE ACCESSIBLE RAMP TYPE C WITH 1:12 MAXIMUM SLOPE AT RAMP. HEAVY BROOM FINISH PERPENDICULAR TO SLOPE TYPICAL ON RAMP, RE: D2/ 02 OF 13 39. TRASH RECEPTICLES, TYP. 40. TABLE AND CHAIRS, TYP. 41. BENCH SEATING. 42. PARKING BUMPER, TYP.

LEGEND

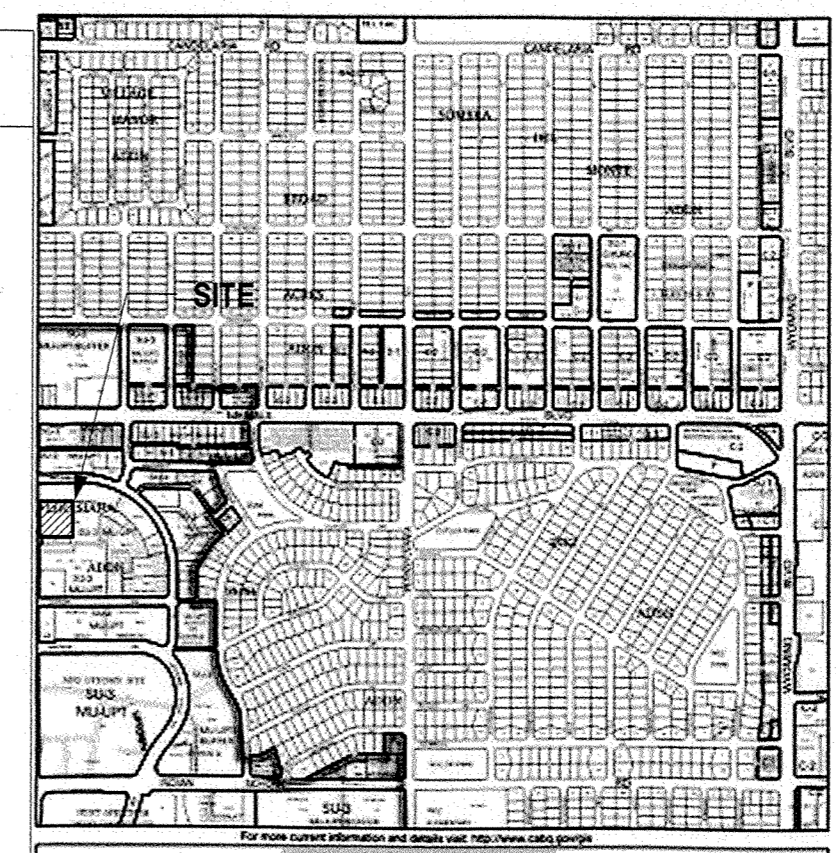


PARKING INFORMATION

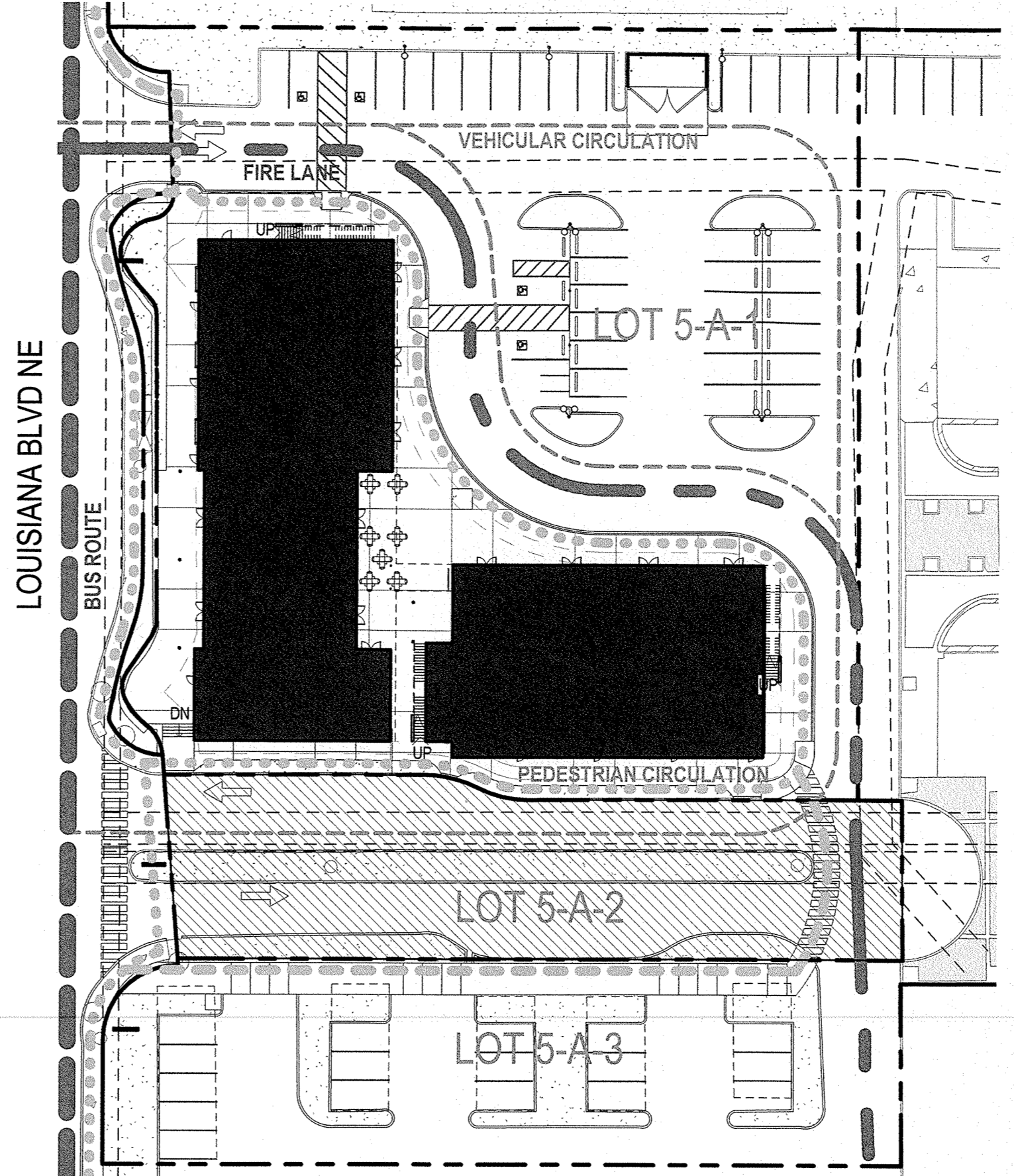
REQUIRED 26,352 SF BUILDING (RETAIL) 2:1000 SF (10,042/1000= 11*) = 22 SPACES (RESTAURANT) 2:1000 SF (4,229/1000= 5*) = 10 SPACES (HOUSING) 1 PER UNIT (10 UNITS* 2= 20) = 20 SPACES TOTAL = 52 SPACES

51-75 PARKING SPACES = 4 HANDICAPPED SPACE (1 VAN) 51-75 PARKING SPACES = 4 MOTORCYCLE 1:20 AUTOMOBILE (44/20) = 3 BICYCLE

PROVIDED SPACES PROVIDED: 53 SPACES (4 ACCESSIBLE) 4 MOTORCYCLE 3 BICYCLE

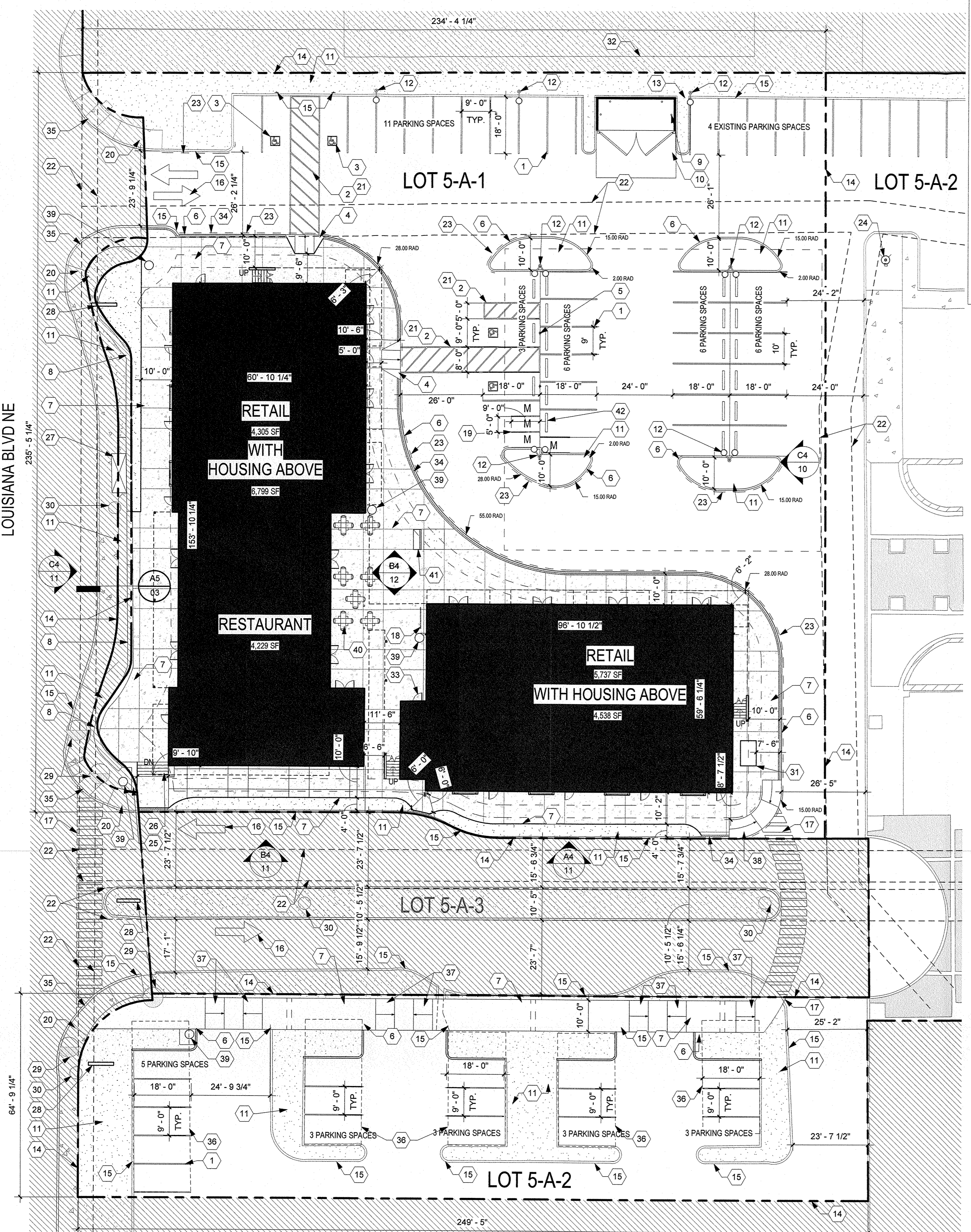


VICINITY MAP

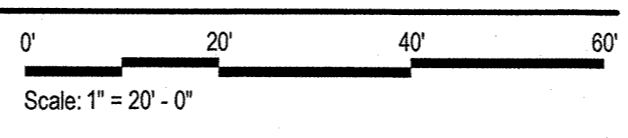


A1 CIRCULATION PLAN 1" = 40'-0"

Form for project and application numbers, DRB site development plan approval, and signatures of Traffic Engineer, Utilities Division, Parks and Recreation Department, City Engineer (Carb Wilkins, dated 4-25-17), Fire Marshall, and DRB Chairperson.



A3 SITE PLAN 1" = 20'-0"



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**URT REVIEW /
SITE PLAN FOR
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REVISIONS

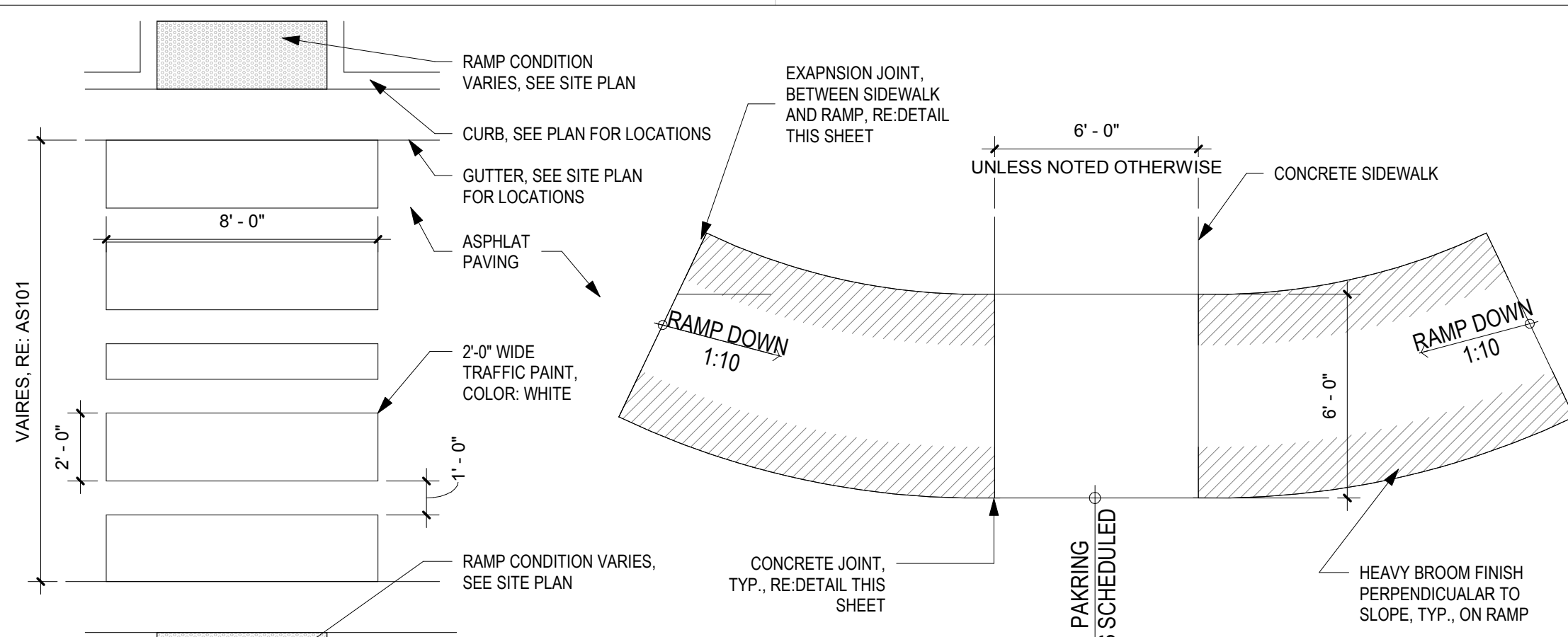
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DATE: 04.07.2017
PROJECT NO: 14-0087

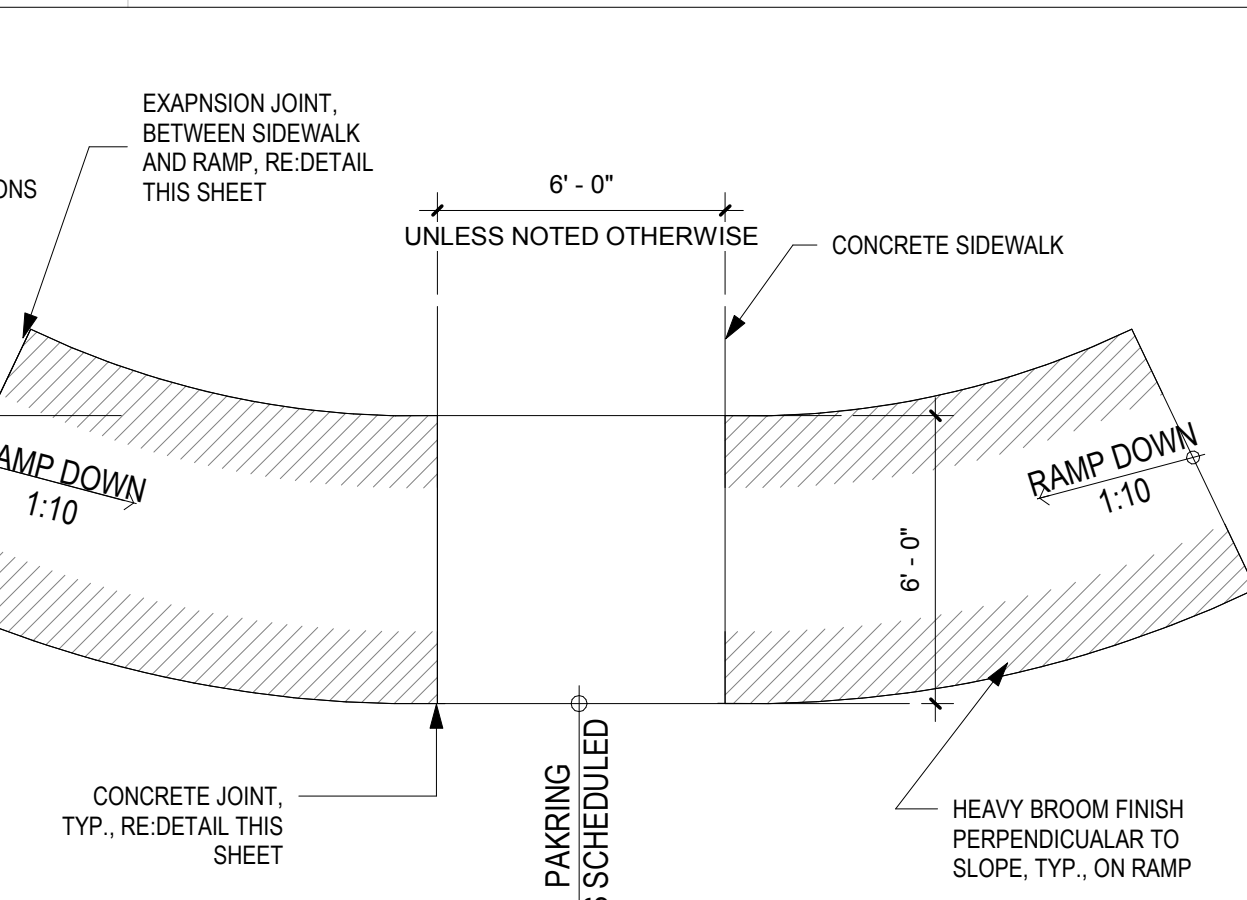
DRAWING NAME

**SITE SECTIONS
AND DETAILS**

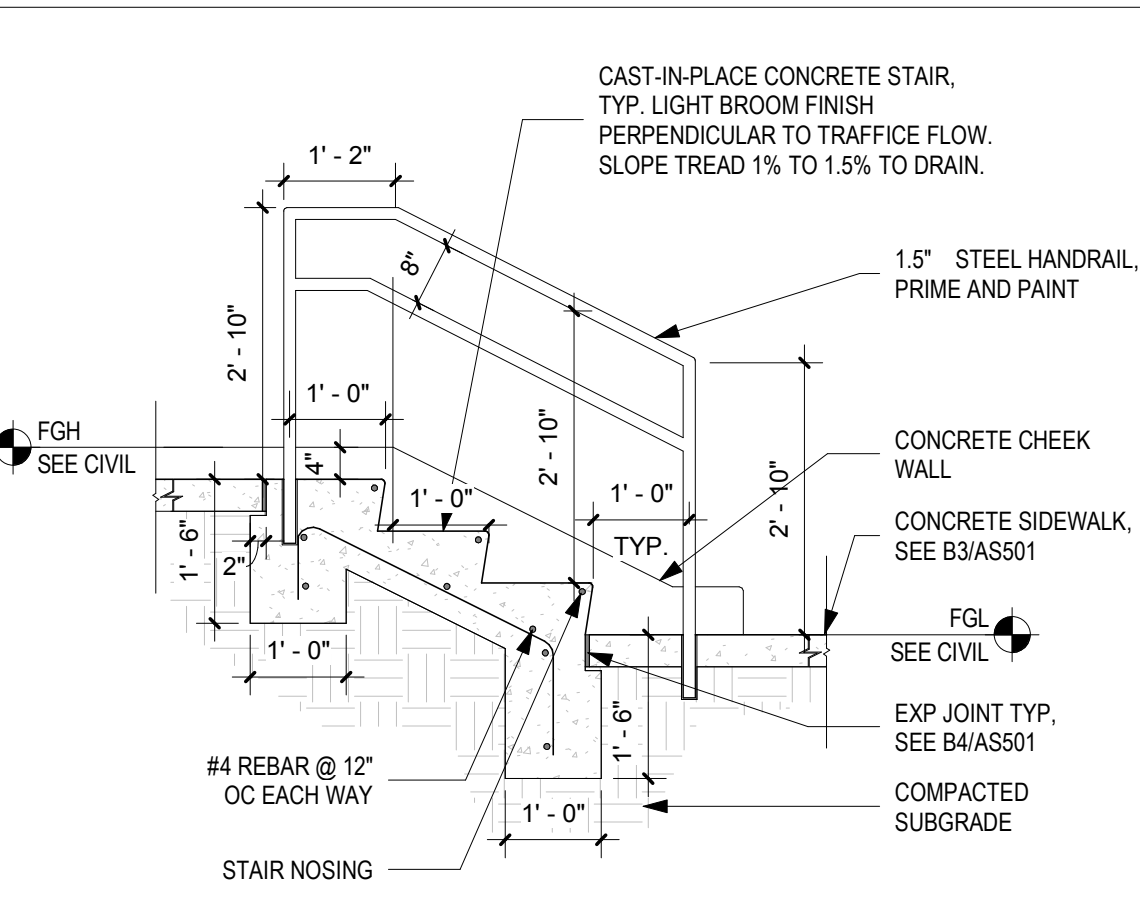
SHEET NO



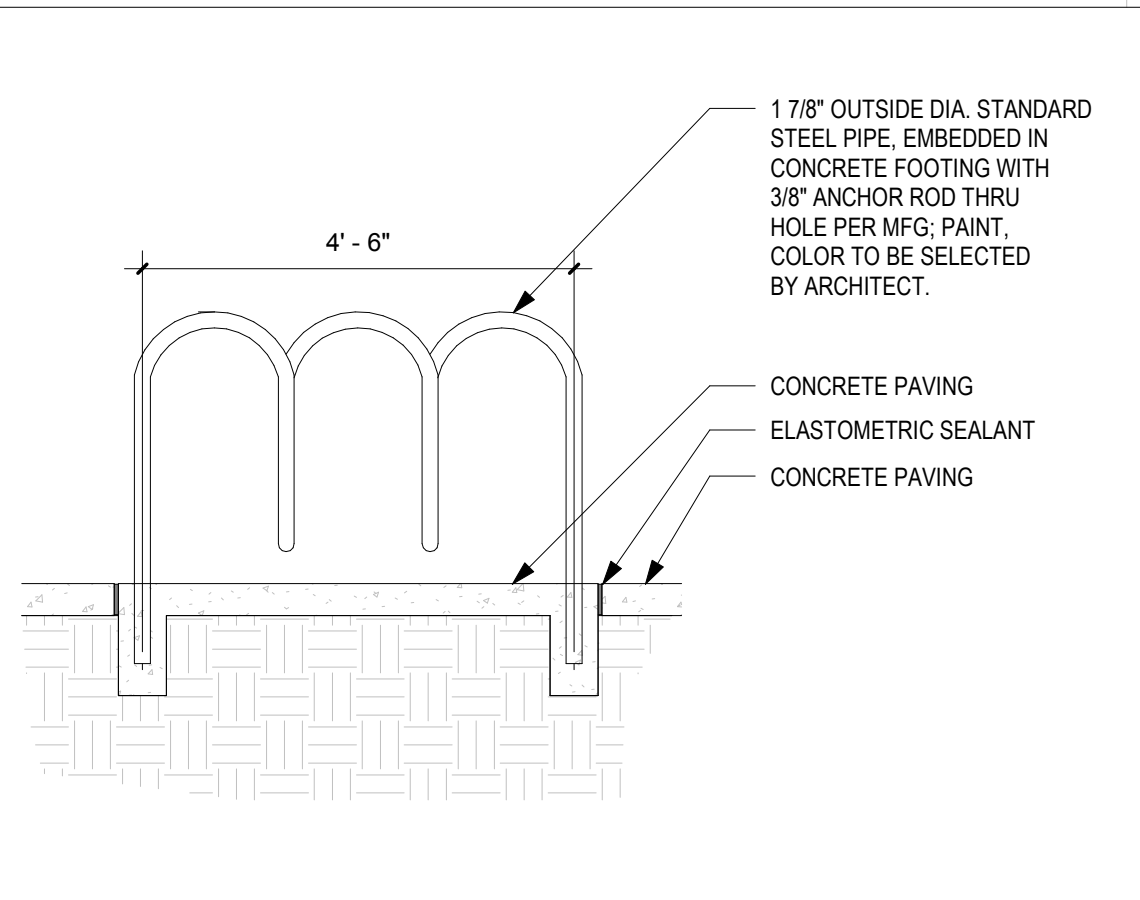
D1 CROSSWALK STRIPING
1/4" = 1'-0"



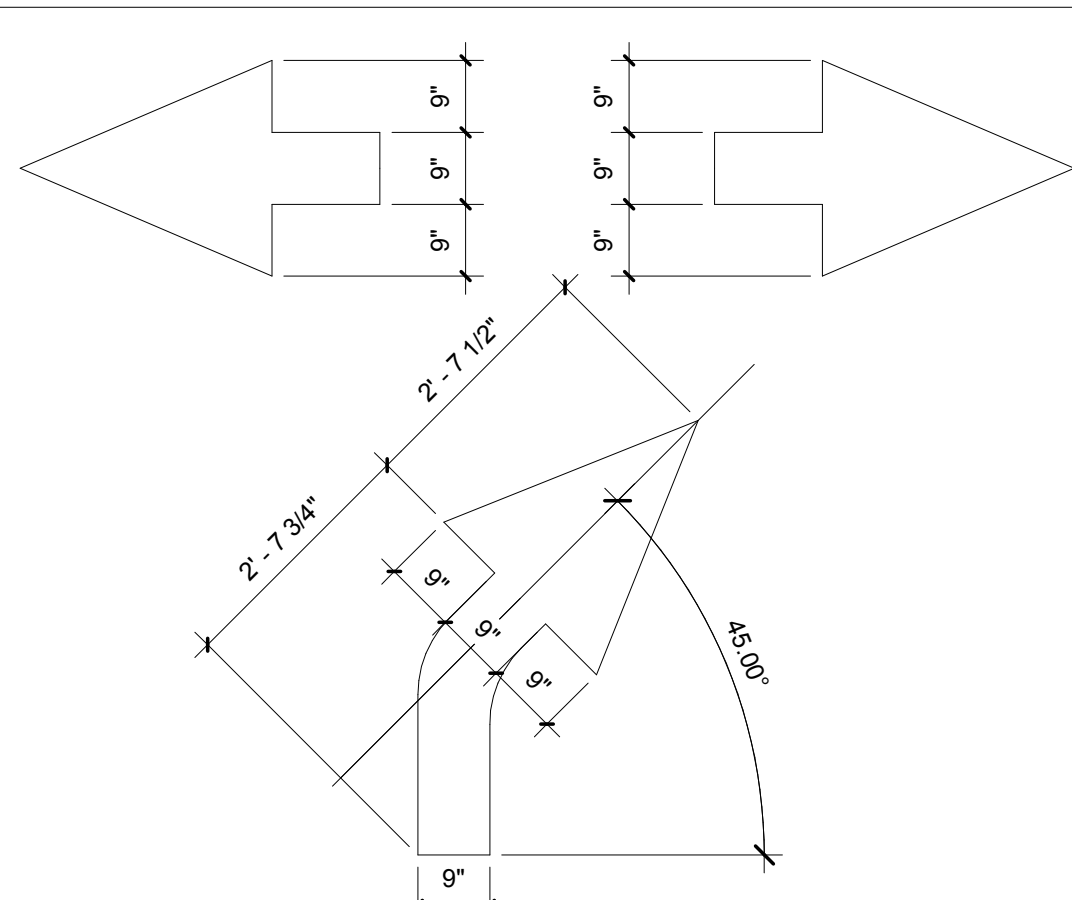
D2 ACCESSIBLE RAMP, TYPE C
1/4" = 1'-0"



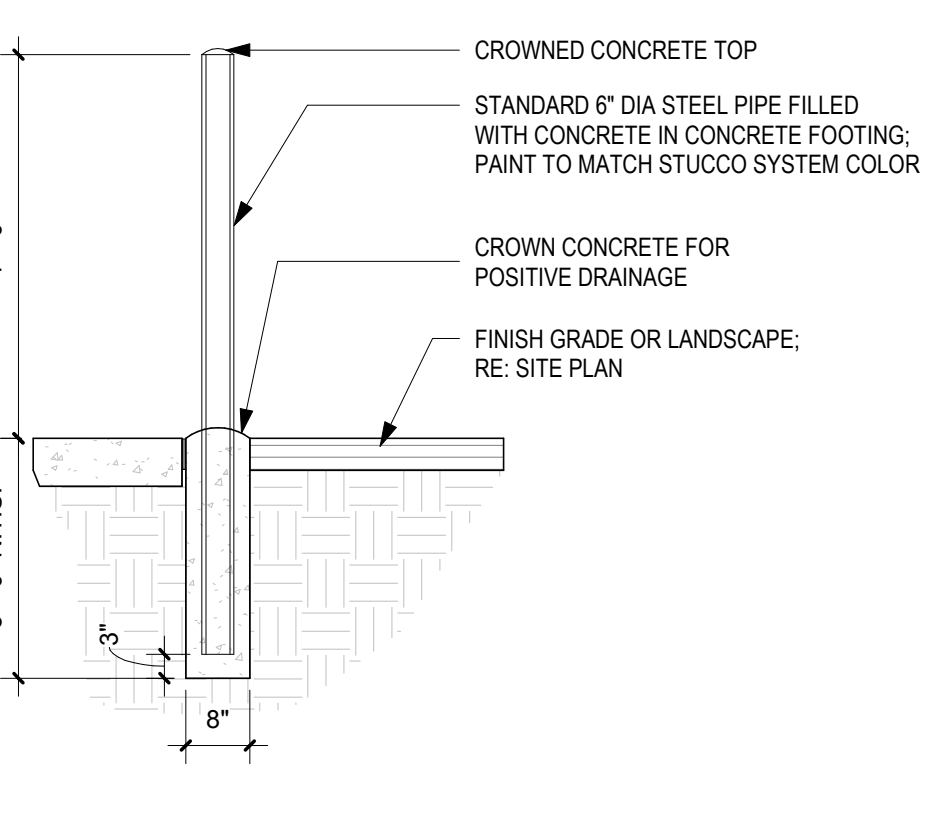
D3 CONCRETE STAIRS
1/2" = 1'-0"



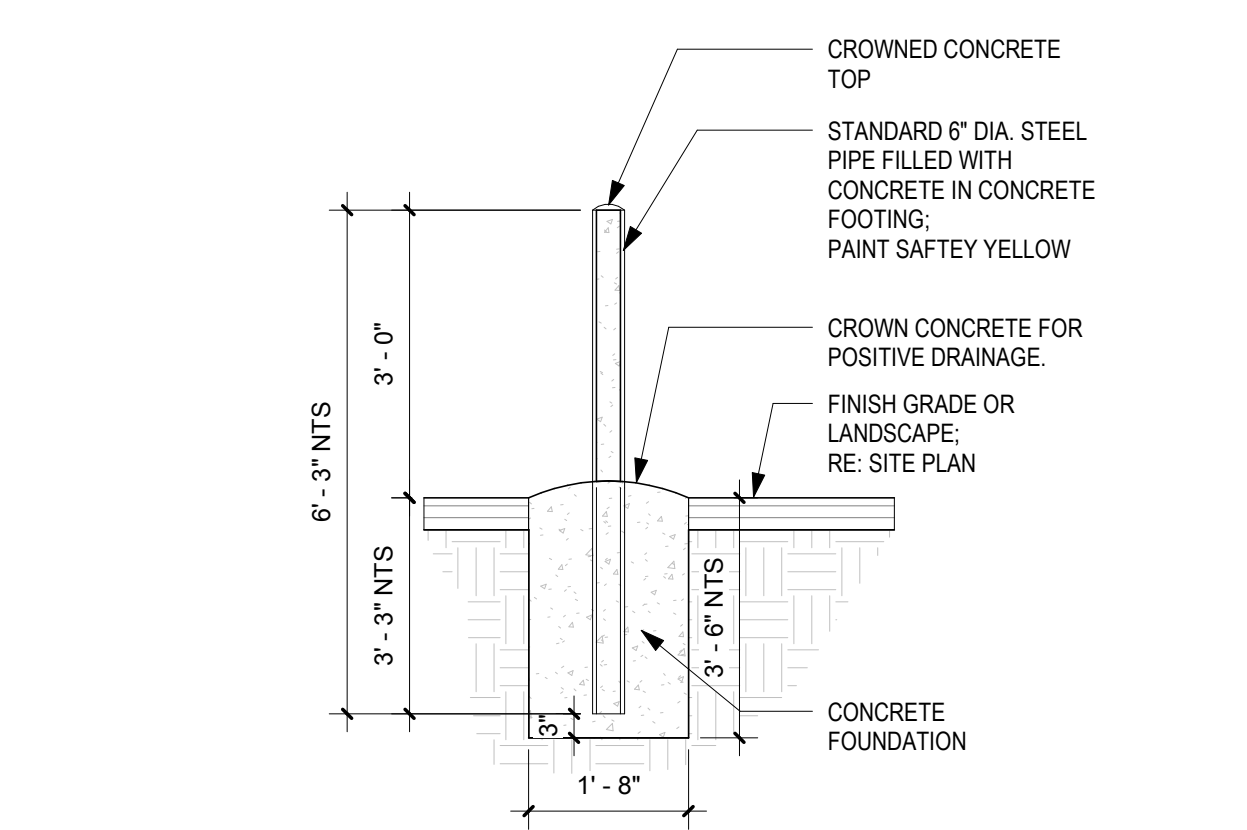
D4 BIKE RACK ELEVATIONS
1/2" = 1'-0"



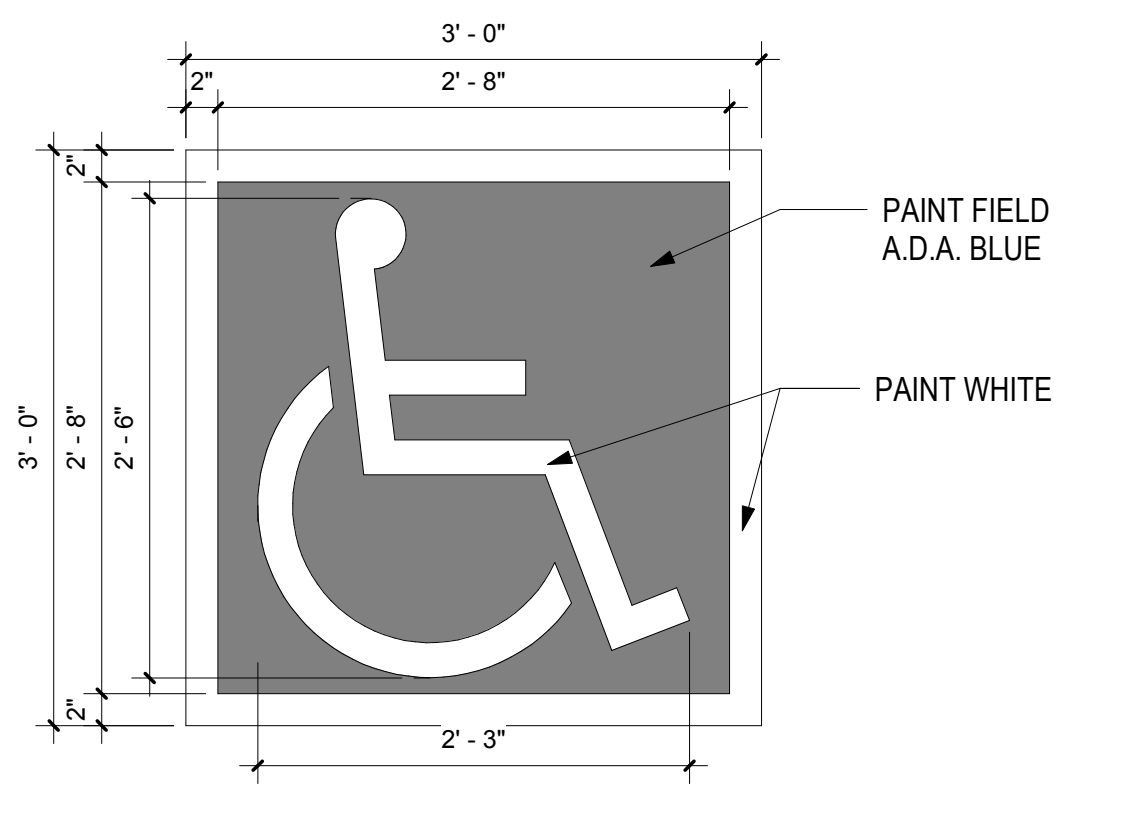
D5 DIRECTIONAL PAVEMENT ARROW
1/2" = 1'-0"



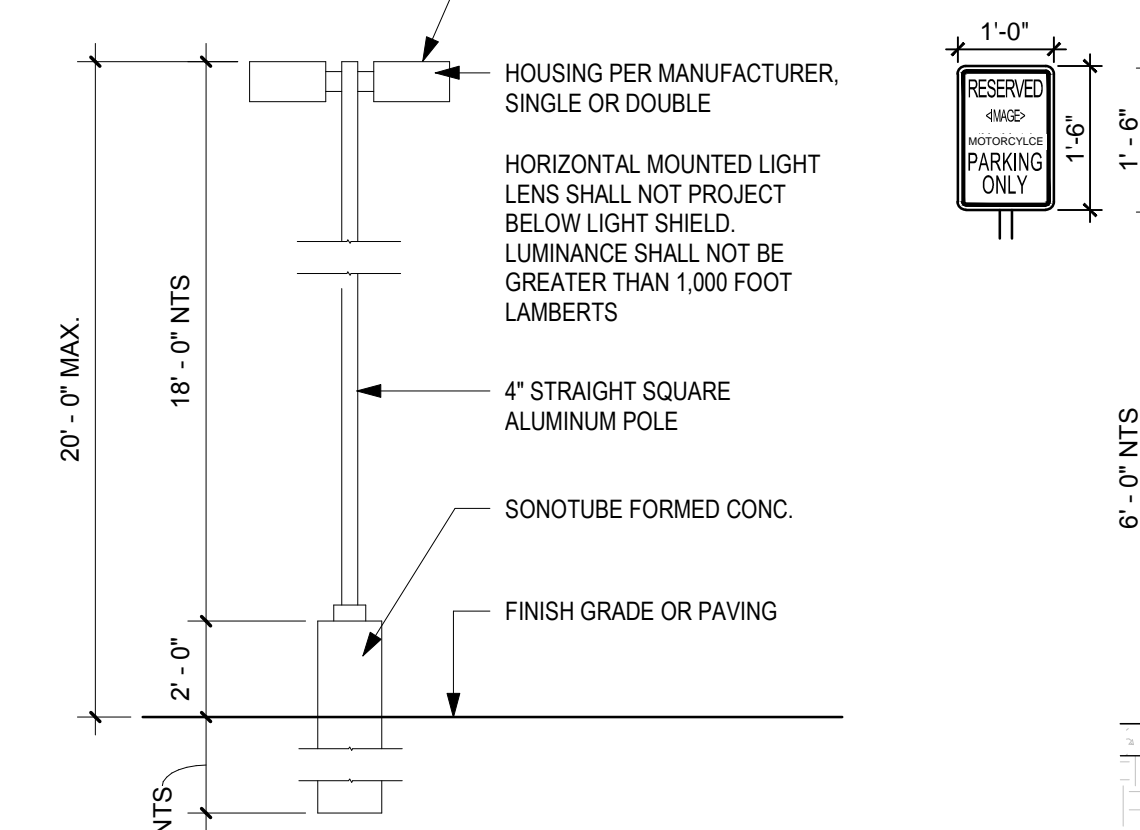
C1 TRASH ENCLOSURE GATE BOLLARD - 6" DIA
1/2" = 1'-0"



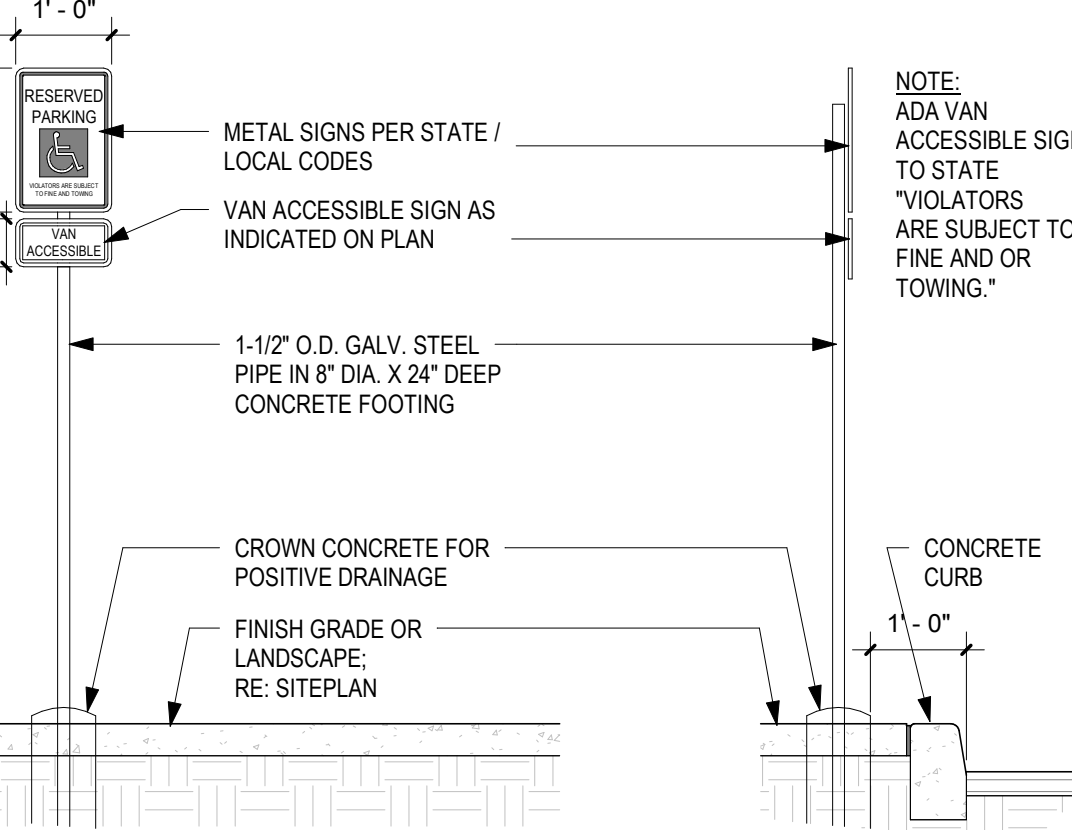
C2 BOLLARD - 6" DIA
1/2" = 1'-0"



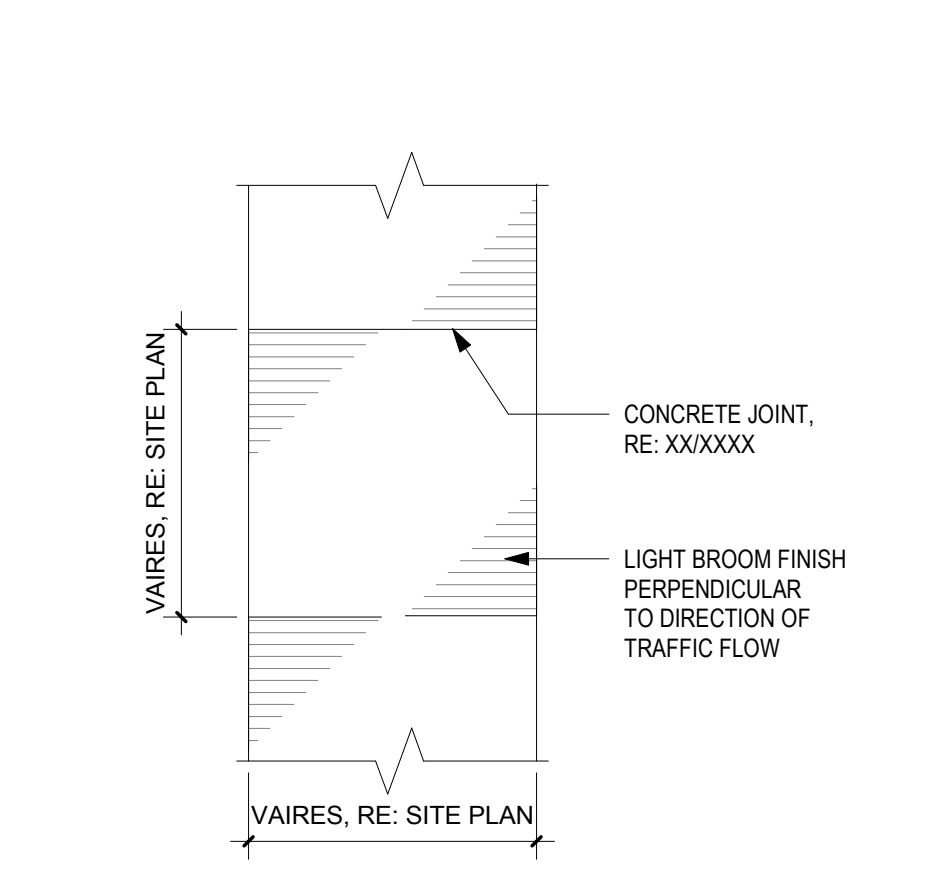
C3 A.D.A. PARKING SPACE SIGNAGE
1" = 1'-0"



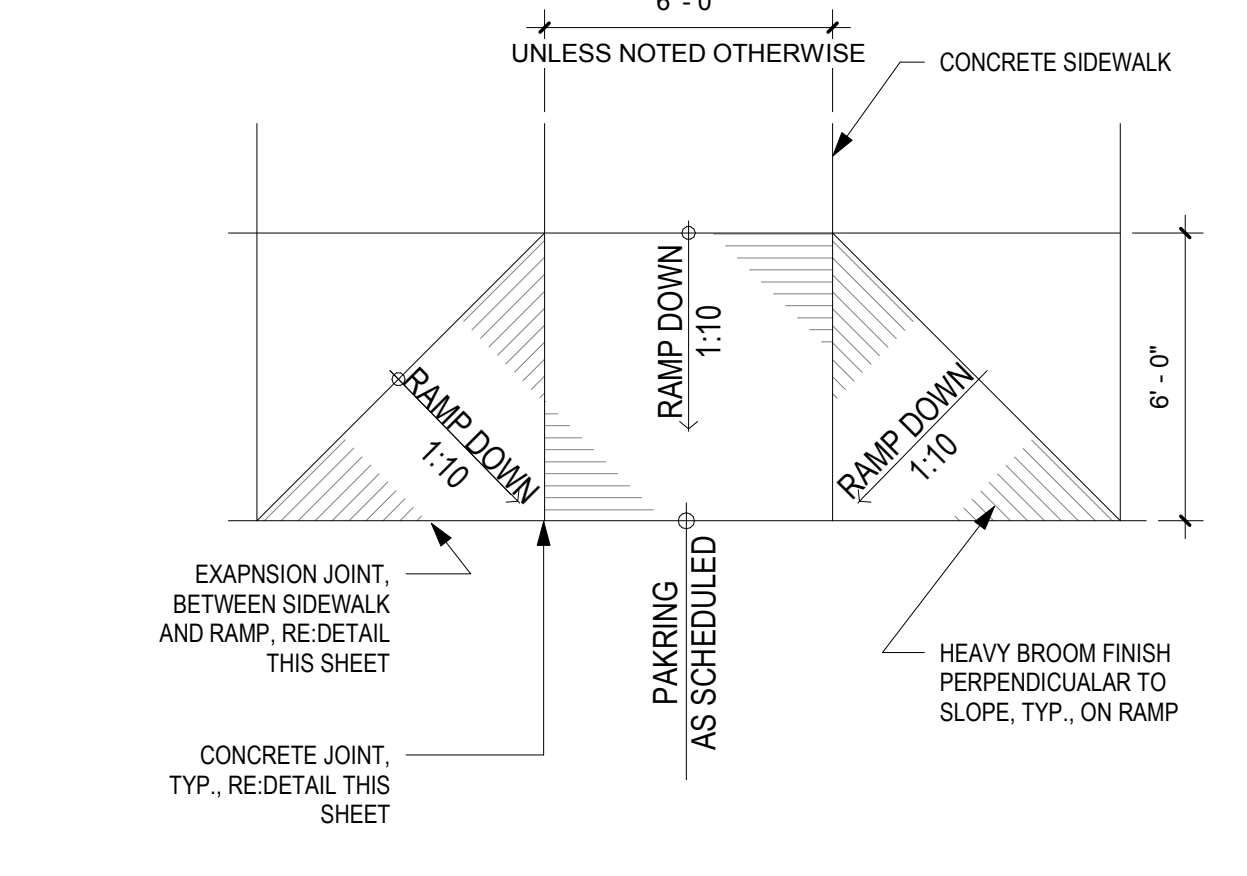
C4 PARKING LOT LIGHT POLE
1/4" = 1'-0"



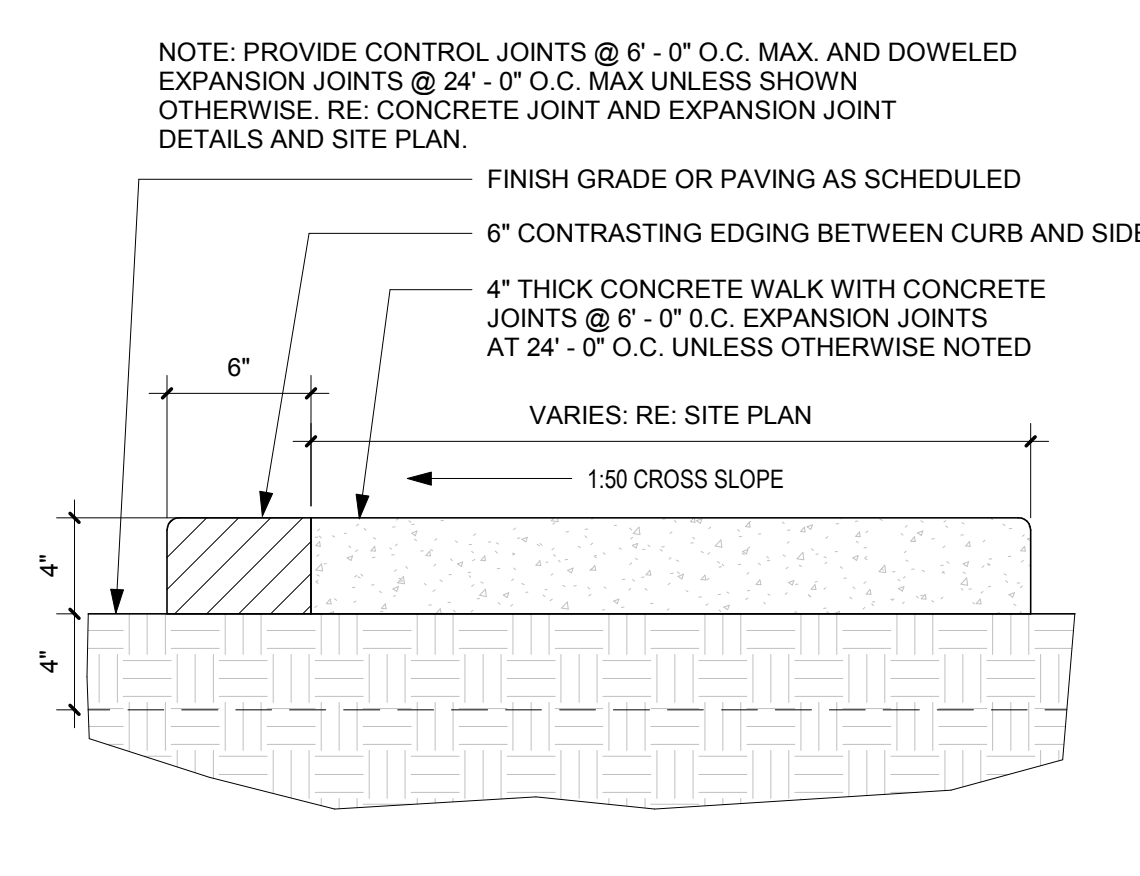
C5 POLE MOUNTED A.D.A. PARKING SPACE SIGN AND MOTORCYCLE PARKING
1/2" = 1'-0"



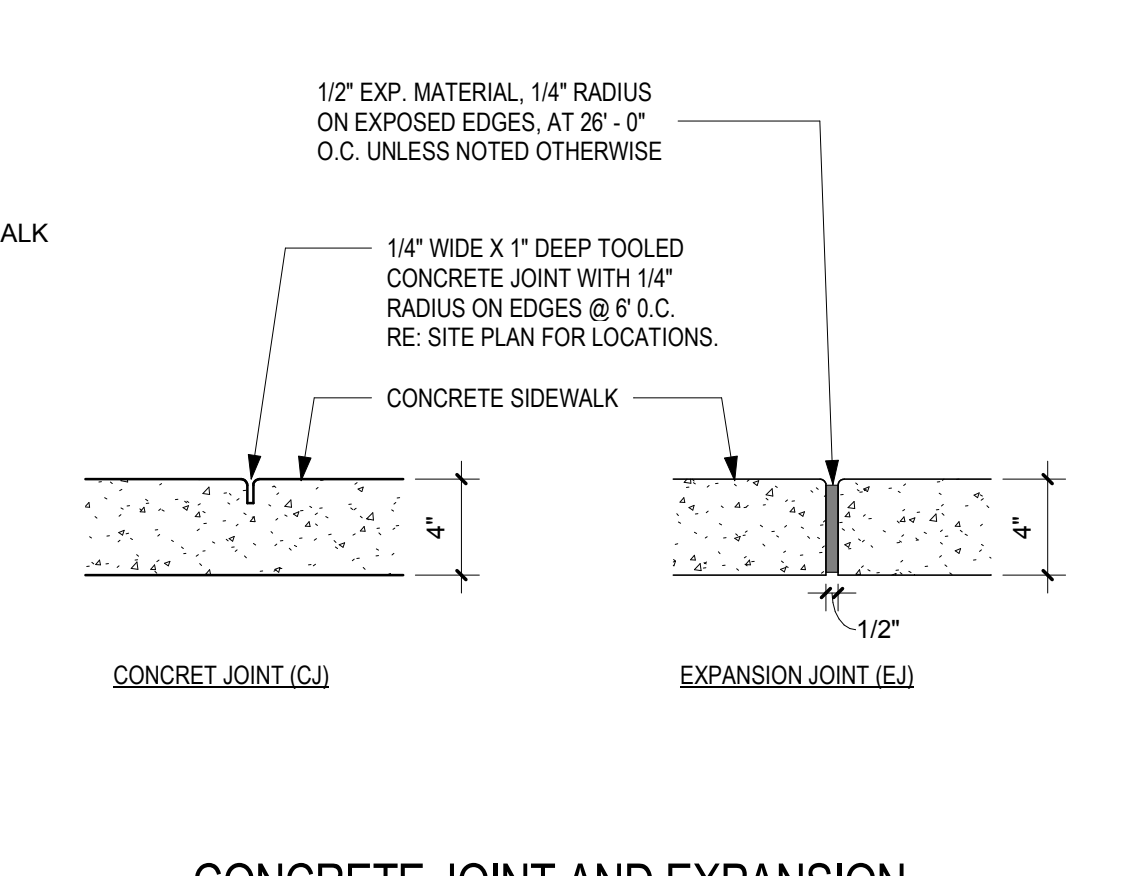
B1 CONCRETE WALK PLAN
1/4" = 1'-0"



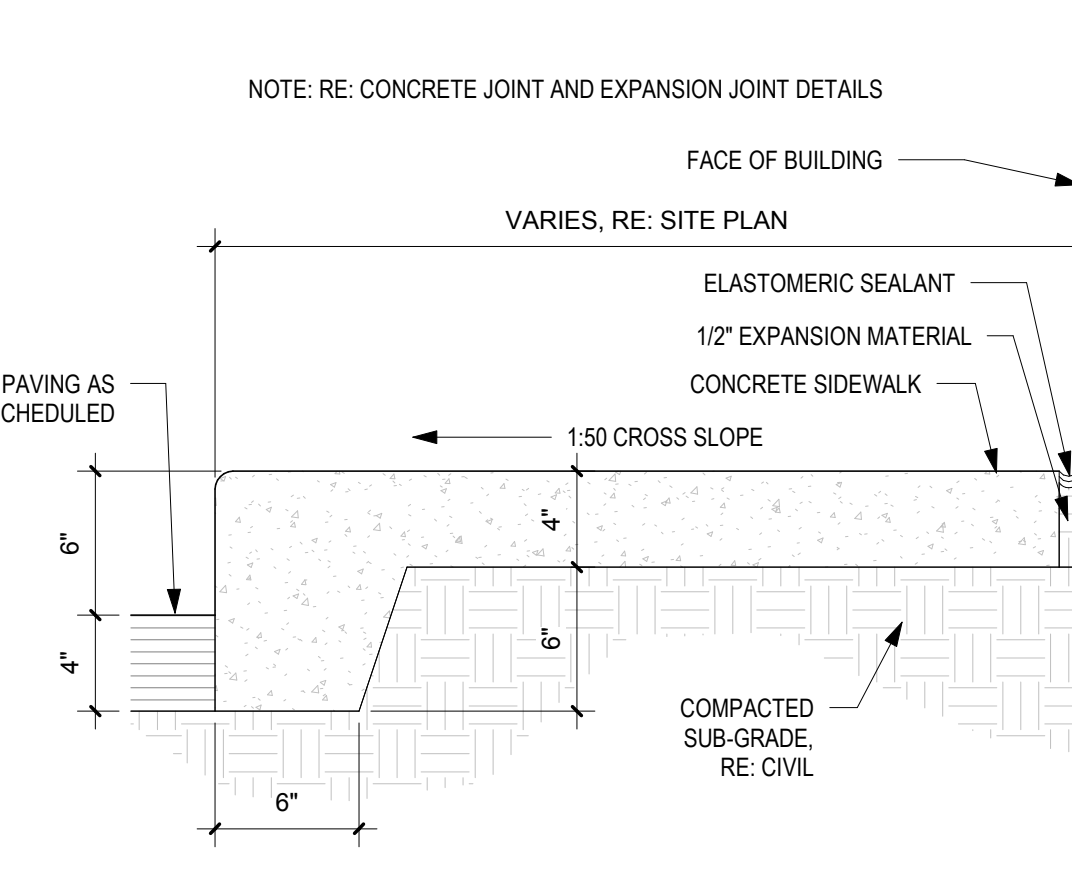
B2 ACCESSIBLE RAMP, TYPE B
1/4" = 1'-0"



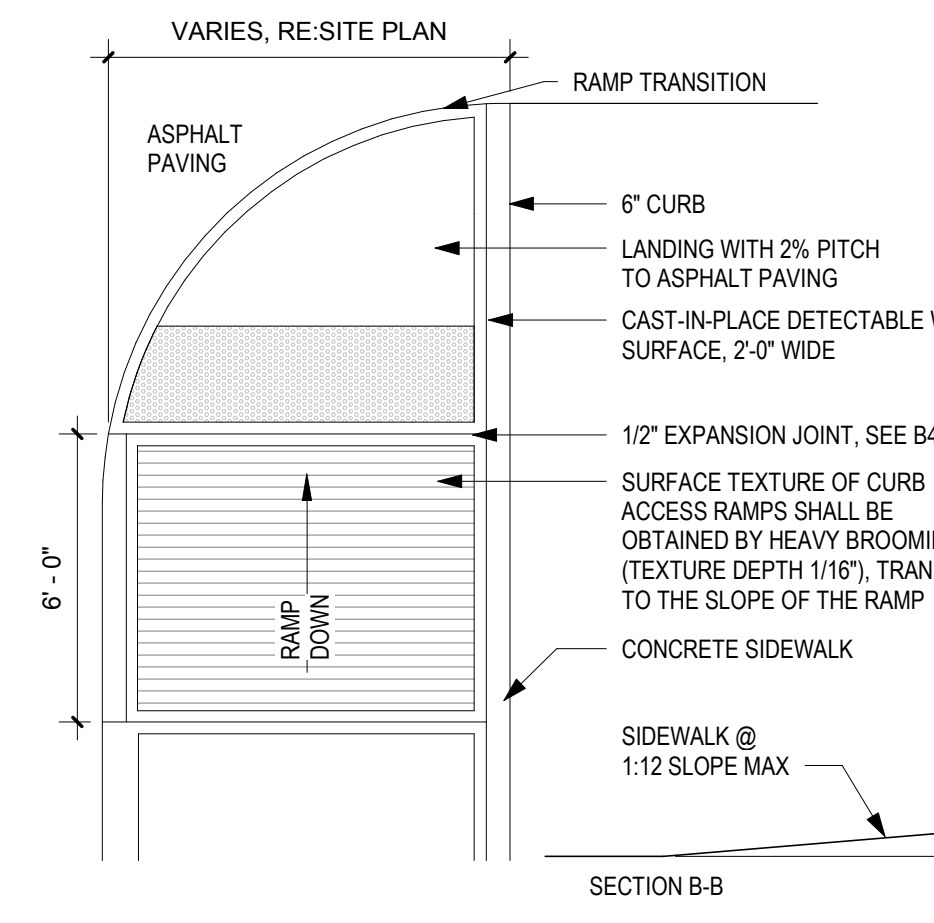
B3 CONCRETE SIDEWALK
1 1/2" = 1'-0"



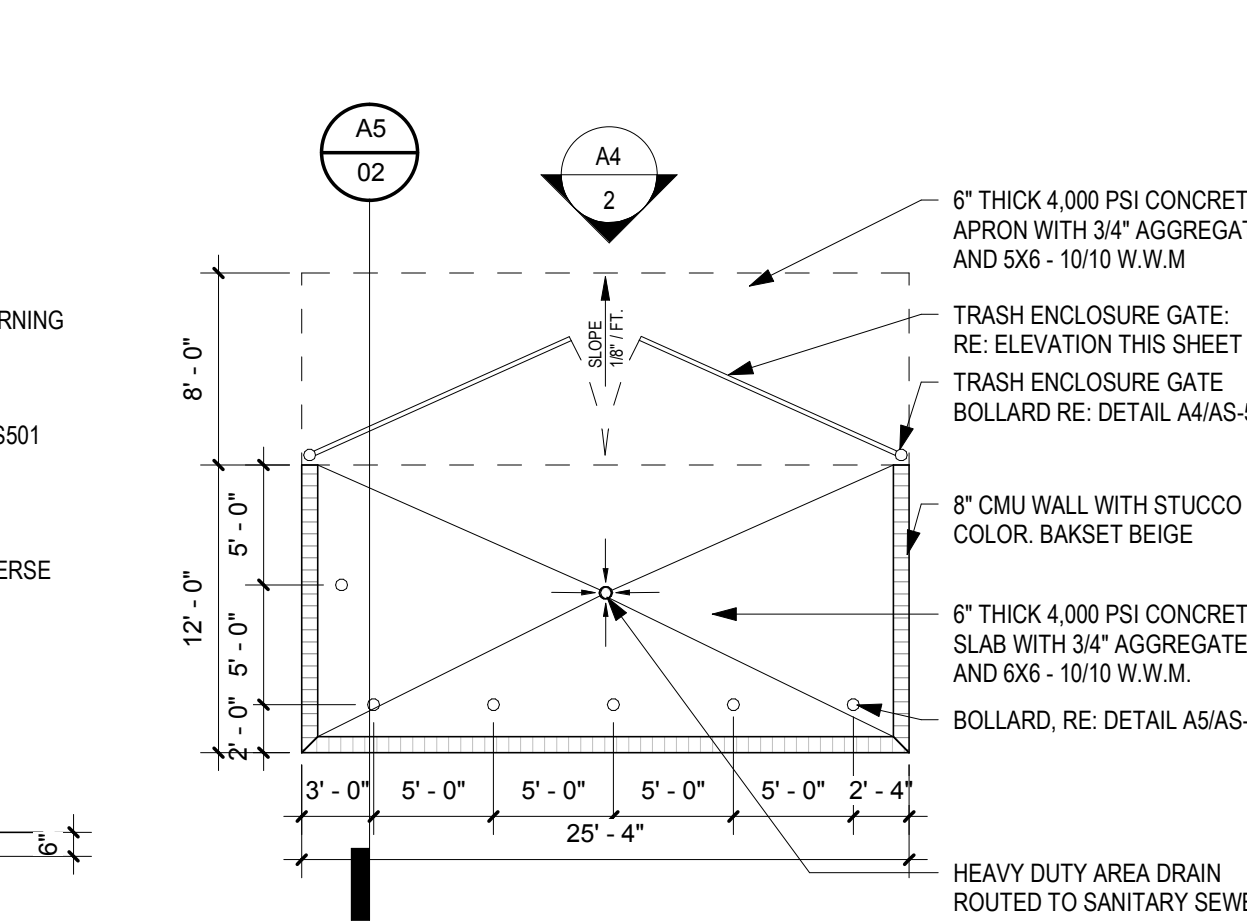
B4 CONCRETE JOINT AND EXPANSION JOINT
1 1/2" = 1'-0"



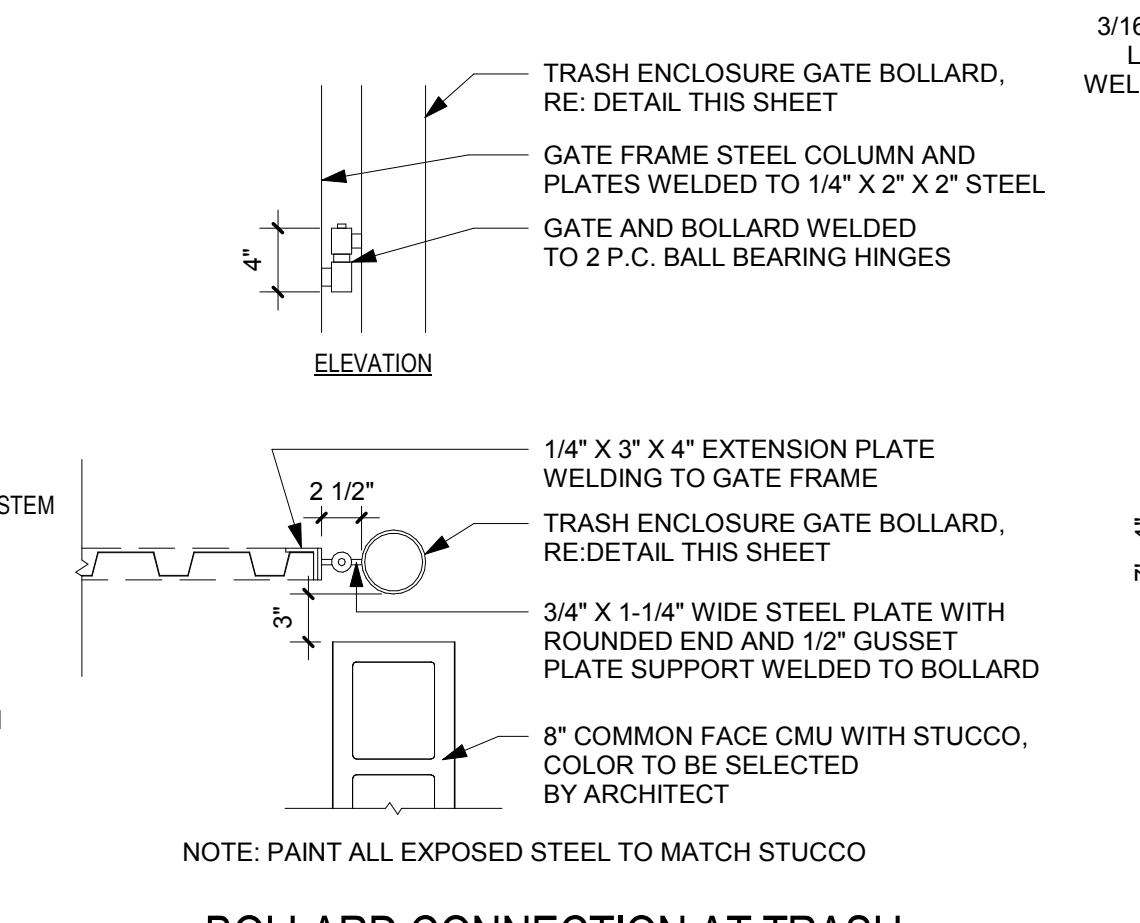
B5 BUILDING APRON
1 1/2" = 1'-0"



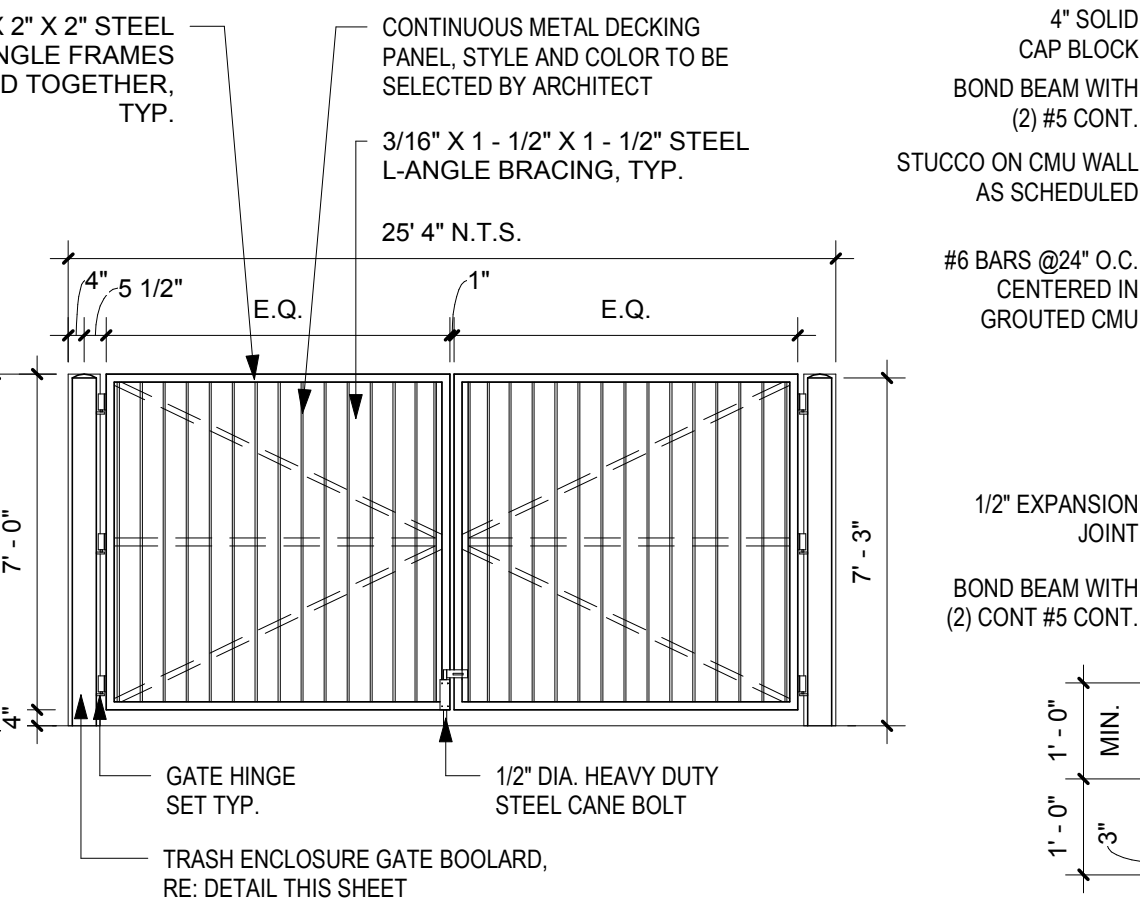
A1 ACCESSIBLE RAMP, TYPE A
1/4" = 1'-0"



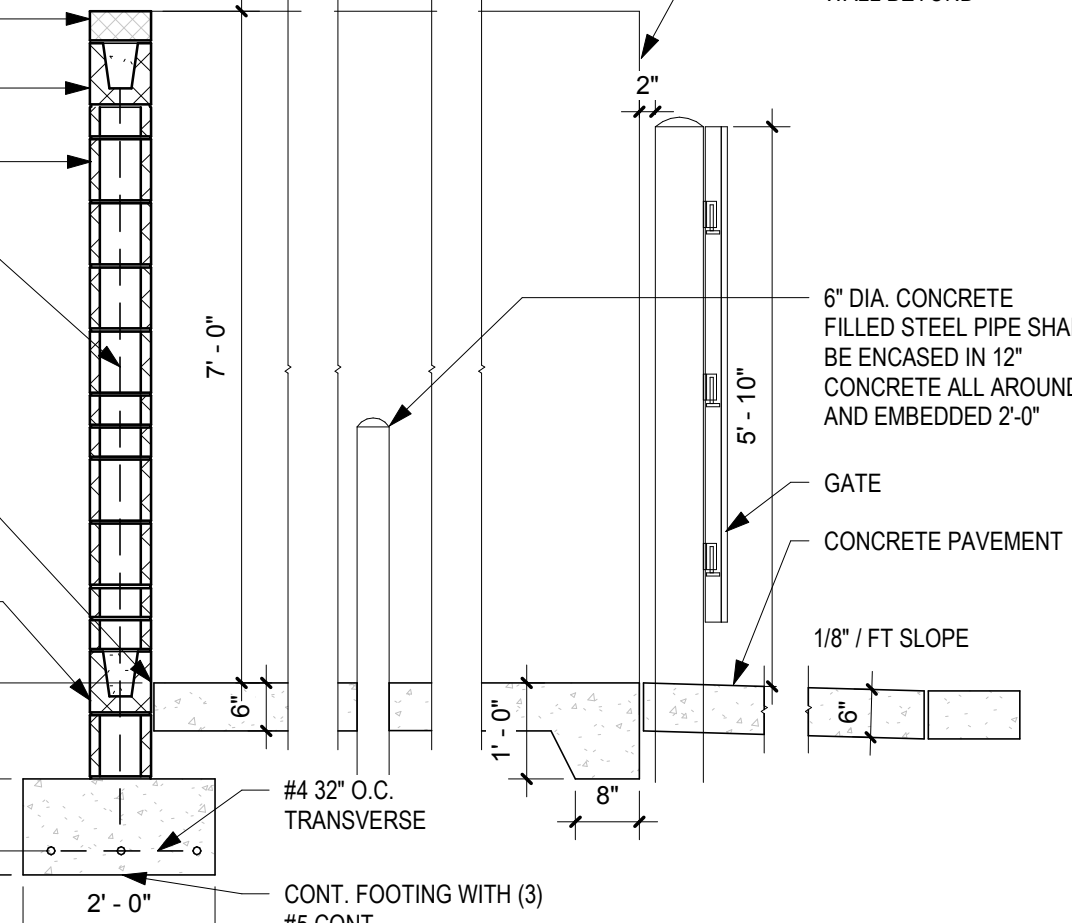
A2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



A3 BOLLARD CONNECTION AT TRASH ENCLOSURE GATE
1" = 1'-0"



A4 TRASH ENCLOSURE GATE
1/4" = 1'-0"



A5 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"

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SEAL

PROJECT

2440 LOUISIANA
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ALBUQUERQUE, NM 87110

URT REVIEW /
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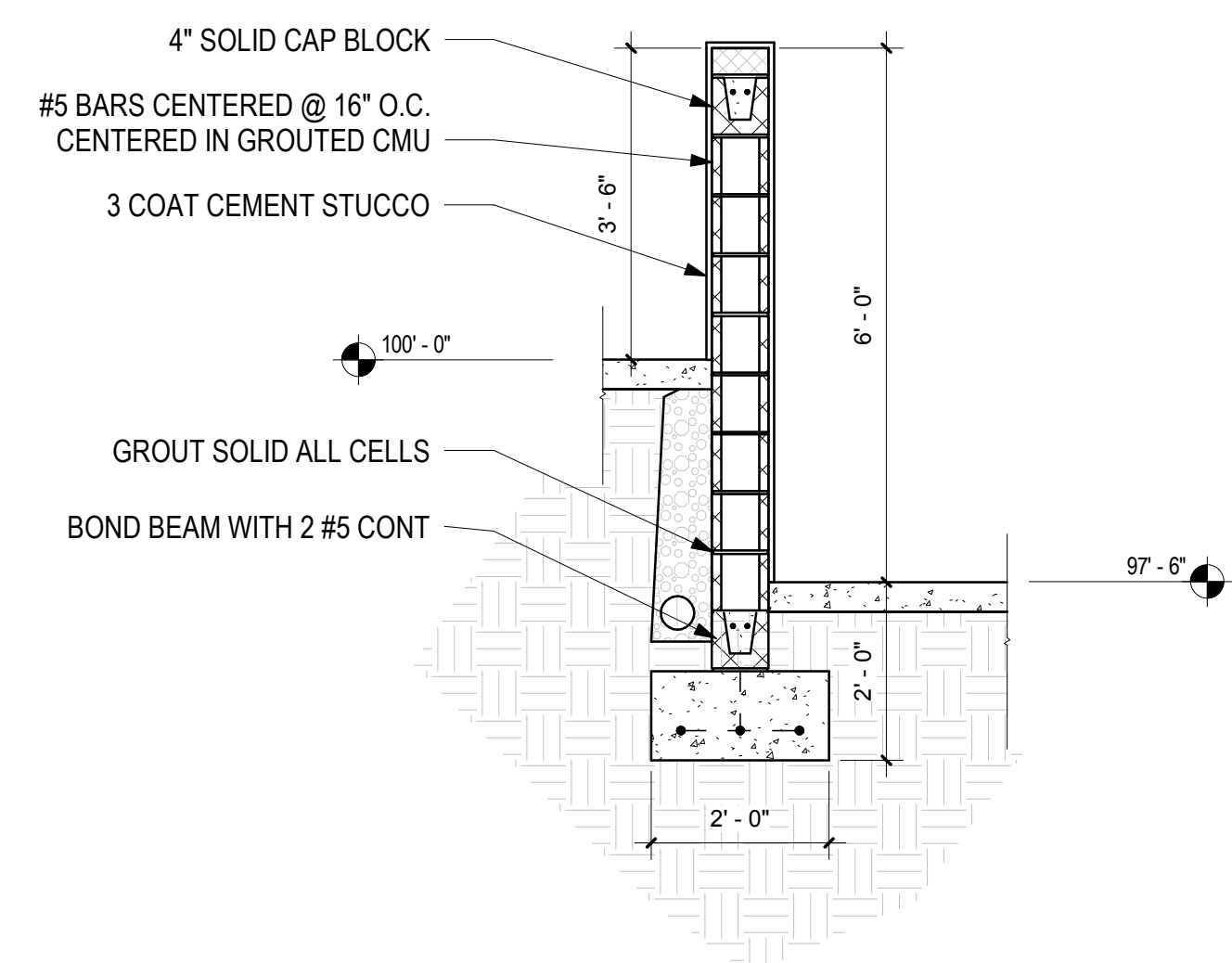
REVISIONS

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DATE	04.07.2017
PROJECT NO:	14-0087

DRAWING NAME
**SITE SECTIONS
AND DETAILS**

SHEET NO
03 OF 16



A5 RETAINING WALL
1/2" = 1'-0"

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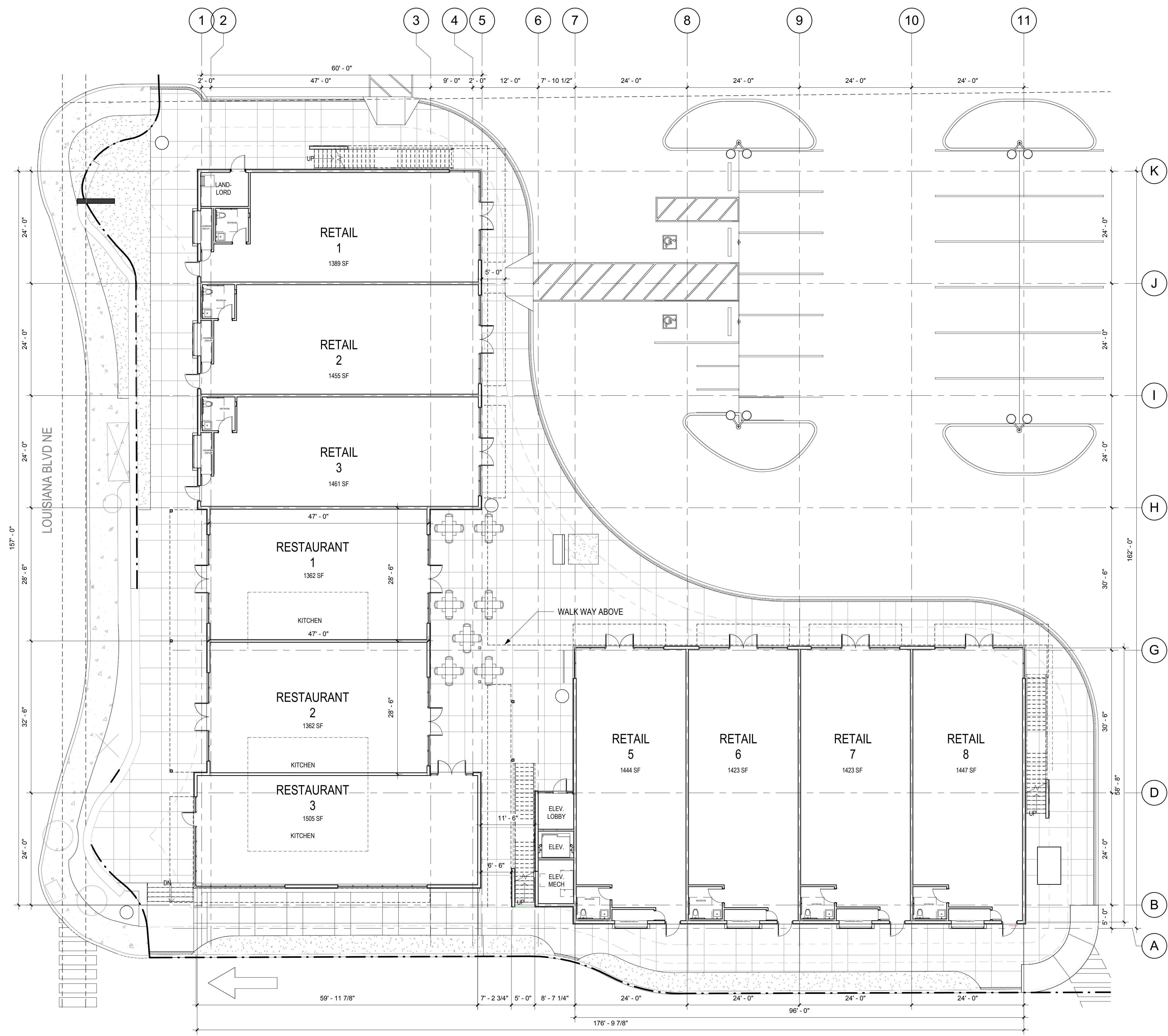
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REVIEWED BY	SL
DATE	04.07.2017
PROJECT NO.	14-0087

DRAWING NAME
LEVEL 1 FLOOR PLAN

SHEET NO
04 OF 16

GENERAL SHEET NOTES

A. GENERAL SHEET NOTES



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NORTH

A5 LEVEL 1 FLOOR PLAN

3/32" = 1'-0"

0' 4' 8' 16'

NORTH

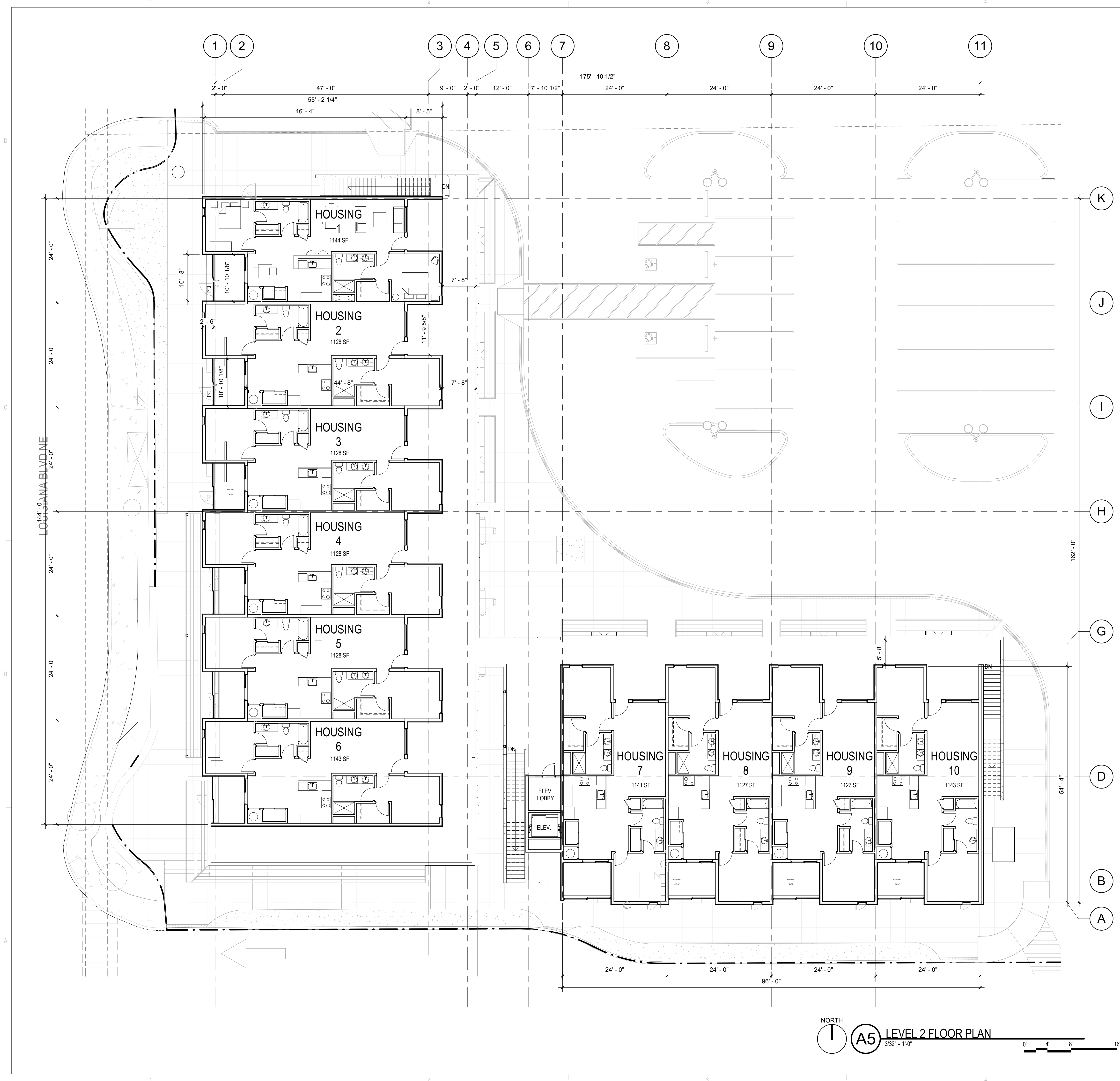
REVISIONS

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REVIEWED BY: SL
DATE: 04.07.2017
PROJECT NO: 14-0087

GENERAL SHEET NOTES

A. GENERAL SHEET NOTES



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LANDSCAPE CALCULATIONS

- TOTAL SITE AREA AREA, BOTH PROPERTIES: 68,873 SQFT
- TOTAL LANDSCAPE AREA REQUIRED: 2,755 SQFT
- TOTAL LANDSCAPE BED PROVIDED: 6,984 SQFT
- TOTAL LIVE GROUNDCOVER REQUIRED 75%: 2,066 SQFT
- TOTAL LIVE GROUNDCOVER PROVIDED: 3,445 SQFT
- TOTAL PARKING SPACES PROVIDED: 54
- TOTAL PARKING LOT TREES REQUIRED (1 PER 8 SPACES): 7
- TOTAL PARKING LOT TREES PROVIDED: 12 (4 EX./8 NEW)
- TOTAL STREET TREES REQUIRED ON LOUISIANA (25' O.C.): 15
- TOTAL STREET TREES PROVIDED: 12 (1 EX./11 NEW)
- TOTAL STREET AND PARKING LOT TREES REQUIRED: 22
- TOTAL STREET AND PARKING LOT TREES PROVIDED: 24 (5 EX./19 NEW)

- * PLANT MATERIAL PROVIDED TO MEET 10% FLOWERING SHRUB/FLOWER REQUIREMENT
- TOTAL NUMBER OF SHRUBS/PLANTS PROVIDED: 415
 - TOTAL NUMBER OF FLOWERING SHRUBS/PLANTS REQUIRED (10%): 42
 - TOTAL NUMBER OF FLOWERING SHRUBS/PLANTS PROVIDED: 259 (62%)

KEY NOTES

- PROPERTY LINE/LIMIT OF WORK LINE
- SITE TRIANGLE
- EXISTING SIGNAGE
- EXISTING TREE
- EXISTING RETAINING WALL
- EXISTING EASEMENT
- NOT PART OF THIS PROJECT, SEE NOTE 15 OF PLANTING NOTES THIS SHEET
- EXISTING LANDSCAPE: COORDINATE WITH ADJACENT PROPERTY OWNERS FOR LANDSCAPE IMPROVEMENTS IN THIS AREA.
- EXISTING LANDSCAPE TO REMAIN (SQUARE FOOTAGE AND PLANT MATERIAL NOT INCLUDED IN THE ABOVE CALCULATIONS).

GENERAL SHEET NOTES

- FOR GRADING AND DRAINAGE INFORMATION, SEE CIVIL DRAWINGS. DO NOT RELY ON LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
- FOR ADDITIONAL INFORMATION ON SITE ELEMENTS, SEE SITE PLAN.

PLANTING NOTES

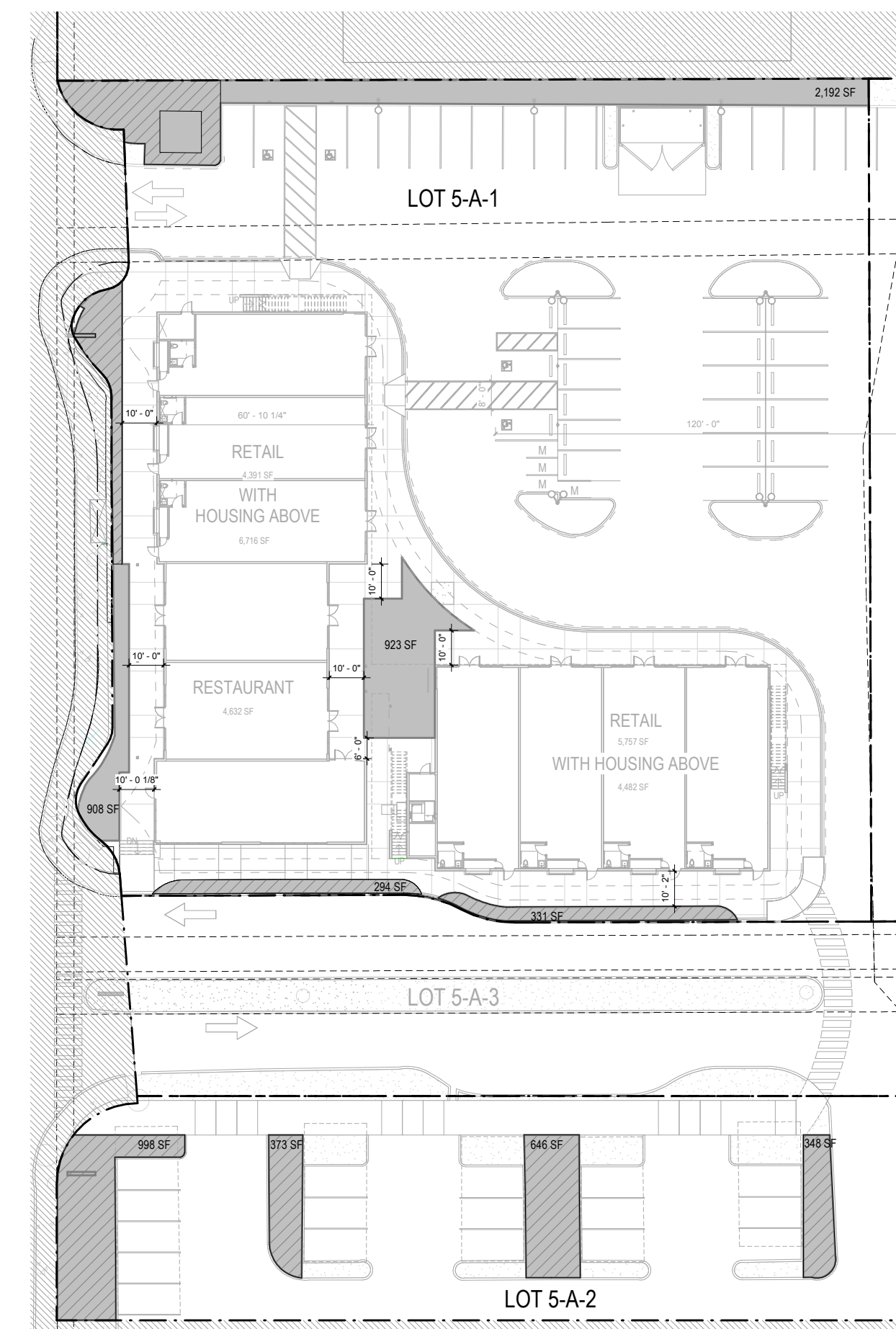
- THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN. INSTALLATION SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- AFTER SUBSTANTIAL COMPLETION, THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN ALSO SERVES AS THE PROJECTS STREET TREE PLAN.
- LANDSCAPING SHALL HAVE ADEQUATE MAINTENANCE. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER NOTIFICATION.
- NO TURF IS BEING PROPOSED IN THIS PROJECT.
- LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. SEE PLANTING LEGEND.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING AND IRRIGATION OPERATIONS.
- MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
- LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING, AND RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- ALL PLANT MATERIAL MUST BE NURSERY GROWN, AND ALL PLANTS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
- NATIVE SOILS MAY BE USED FOR LANDSCAPE INSTALLATION, BUT SHALL BE BLENDED WITH IMPORTED TOPSOIL BLEND AND/OR COMPOST.
- WHERE MULCH IS ADJACENT TO CONCRETE, FINISH GRADE OF MULCH TO BE APPROXIMATELY 1/2" BELOW TOP OF CONCRETE.
- A MINIMUM OF 10% OF ALL LANDSCAPED AREA SHALL CONTAIN FLOWERING PLANTS AND FLOWERING SHRUBS.
- NO PARKING SPACE SHALL BE MORE THAN SIXTY (60) FEET FROM A TREE TRUNK.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM DESIGN SHALL COMPLY WITH ALL CITY WATER CONSERVATION LANDSCAPE AND WASTE WATER ORDINANCES.
- A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREES, SHRUBS, AND GROUNDCOVER PLANTING AREAS.
- THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER AND MASTER VALVE. SEE COA STD DETAIL 2701.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH SEPARATE ZONES ACCORDING TO PLANT WATER REQUIREMENTS.
- EACH TREE SHALL RECEIVE THREE (3) - TWO (2) GPH EMITTERS. EACH SHRUB/PERENNIAL SHALL RECEIVE TWO (2) - TWO (2) GPH EMITTERS.
- THE MAINTENANCE OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PLANTING LEGEND

SYMBOL	SCIENTIFIC NAME/	COMMON NAME
TREES - SEE A1-LP501		
	<i>Robinia pseudoacacia</i> 'Purple Robe'	PURPLE ROBE LOCUST
	<i>Platanus wrightii</i>	ARIZONA SYCAMORE
	<i>Zelkova serrata</i>	GREEN VASE ZELKOVA
	<i>Ulmus parviflora</i> 'Emer II'	Allee Elm
SHRUB - SEE A2-LP501		
	<i>Buddleia davidii</i> nanhoensis 'Nanho Purple'	DWARF PURPLE BUTTERFLY BUSH
	<i>Rosa</i> 'Seafoam'	SEAFOAM ROSE
	<i>Pinus mugo</i> pumillo	DWARF MUGO PINE
	<i>Rhaphiolepis</i> 'Blueberry muffin'	BLUEBERRY INDIAN HAWTHORN
	<i>Prunus besseyi</i> 'Pawnee Buttes'	CREeping SAND CHERRY
PERENNIALS - SEE A2-LP501		
	<i>Salvia darcyl</i> 'Pscarf'	VERMILLION BLUFFS MEXICAN SAGE
	<i>Lavandula angustifolia</i> 'Hidcote'	DEEP BLUE LAVENDER
GROUNDCOVERS - SEE A2-LP501		
	<i>Juniperus horizontalis</i> 'Wiltonii'	BLUE RUG JUNIPER
	<i>Ericameria laricina</i>	TURPENTINE BUSH
	<i>Euphorbia rigida</i>	SPURGE
ACCENTS & GRASSES - SEE A2-LP501		
	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	KARL FOERSTER REED GRASS
	<i>Hesperaloe parviflora</i>	RED YUCCA
	<i>Bouteloua</i> 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA
	<i>Muhlenbergia rigens</i>	DEER GRASS
HARDSCAPES AND MULCH - SEE SPECS		
SYMBOL	DESCRIPTION	
	EXISTING VEGETATION TO REMAIN	
	3" DEPTH 1-1/2" GRAVEL OVER FILTER FABRIC, COLOR: BUILDOLGY BROWN	
	3" DEPTH, 7/16" GRAVEL OVER FILTER FABRIC, COLOR: BUILDOLGY BROWN	
	4" DEPTH, 2-4" STONE PLATING OVER FILTER FABRIC, COLOR: SANGRIA	
	MOSSROCK BOULDERS, SIZES RANGE FROM 2'x2'x2' TO 4'x4'x4'	



B4 OPEN SPACE DIAGRAM
1" = 40'-0"
0 40' 80'

CHAPTER V, SECTION D. OPEN SPACE

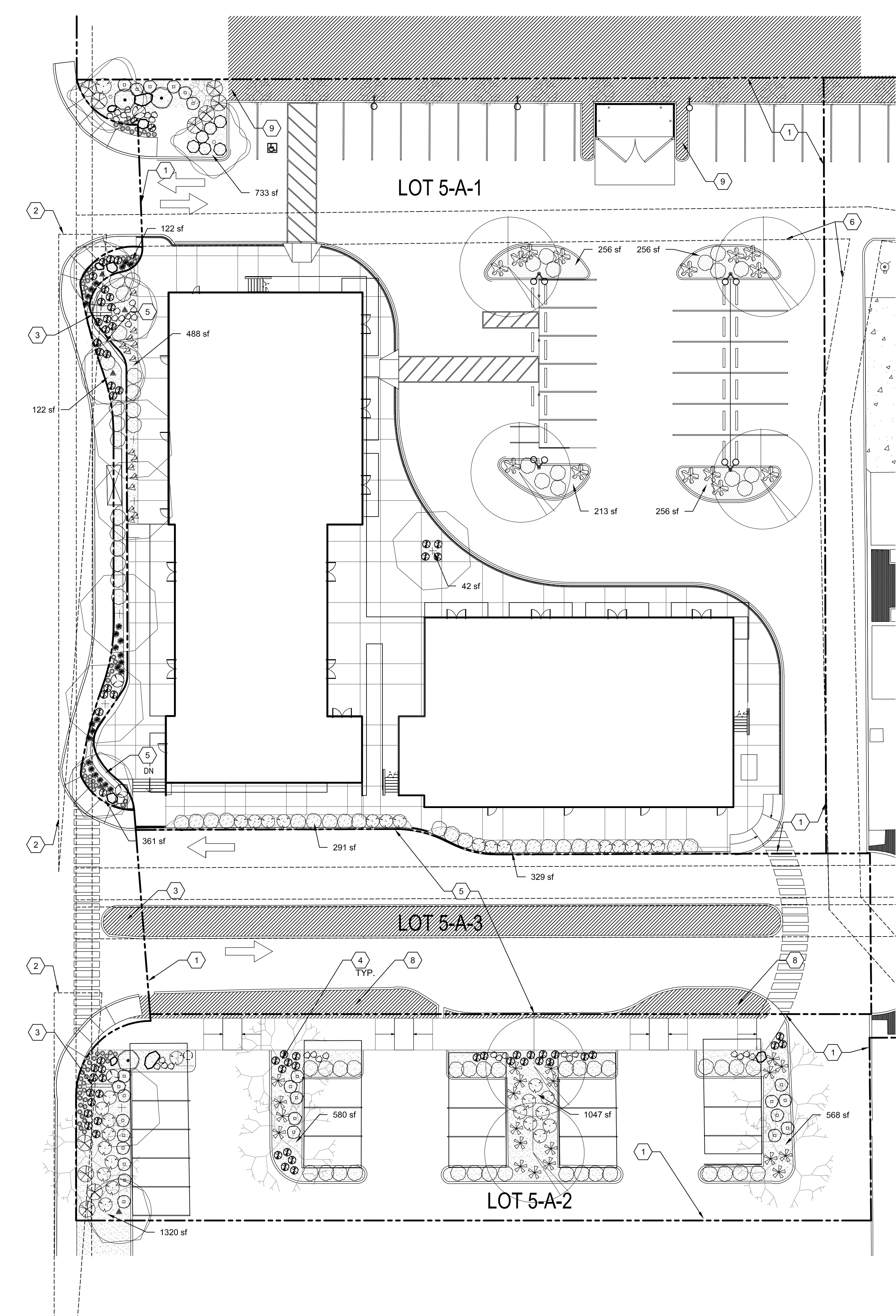
REQUIRED	LANDSCAPE AREA REQUIRED
LOT 5-A-1: 52,873 SF	LOT 5-A-1: 3,101 SF
LOT 5-A-3: 16,000 SF	LOT 5-A-2: 2,365 SF
TOTAL: 68,873 SF	TOTAL: 5,466 SF

PROVIDED (SITE AREA*0.10) = 6,887 SF

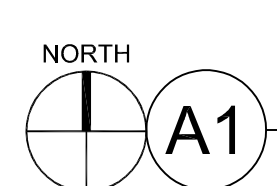
SHADED LANDSCAPE AREA REQUIRED: (LANDSCAPE AREA REQUIRED * 0.15) = 413 SF

OPEN SPACE LEGEND

- OPEN SPACE AREA
- LANDSCAPE AREA



A1 PLANTING PLAN
1" = 20'-0"
0 20' 40'

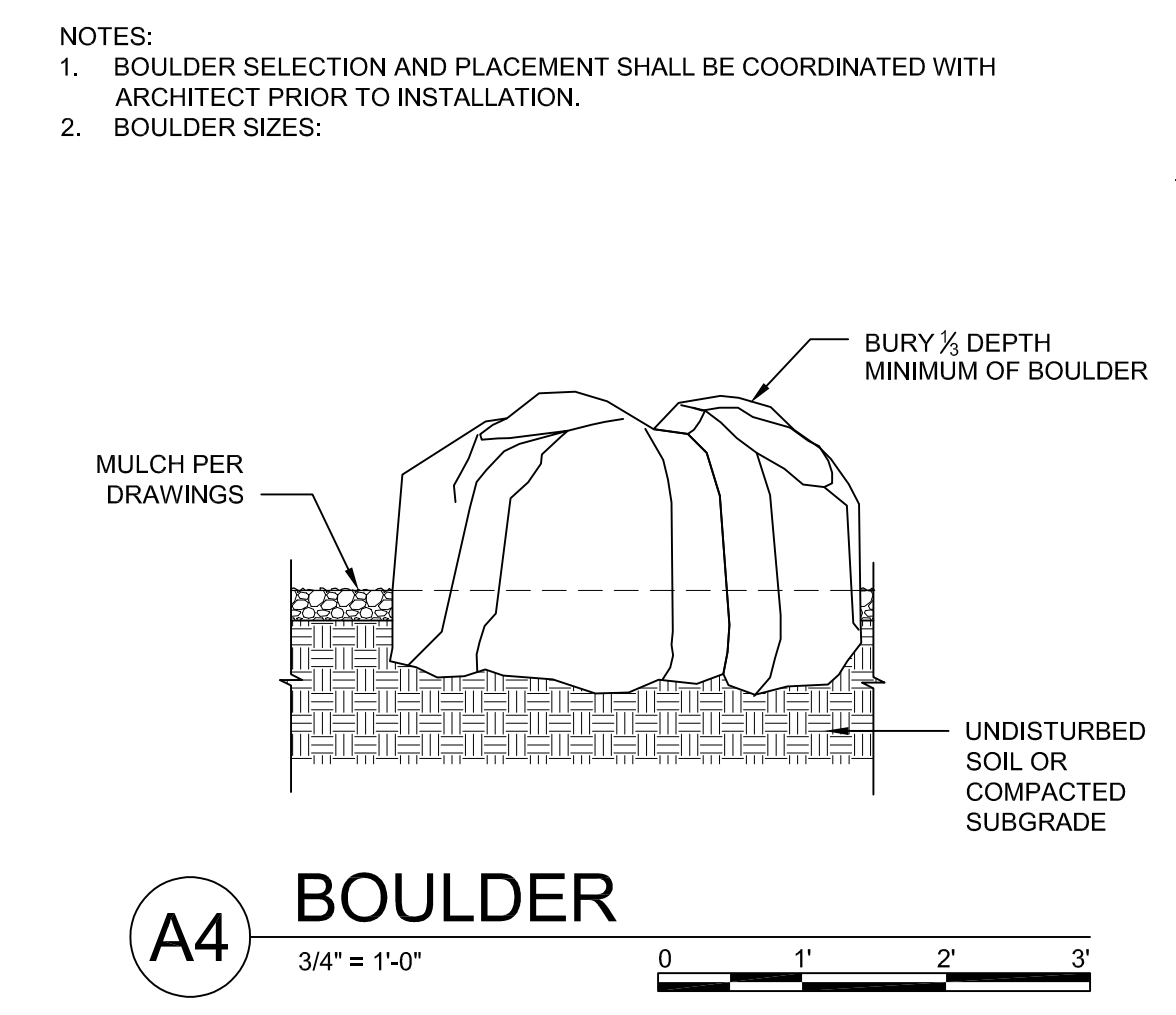
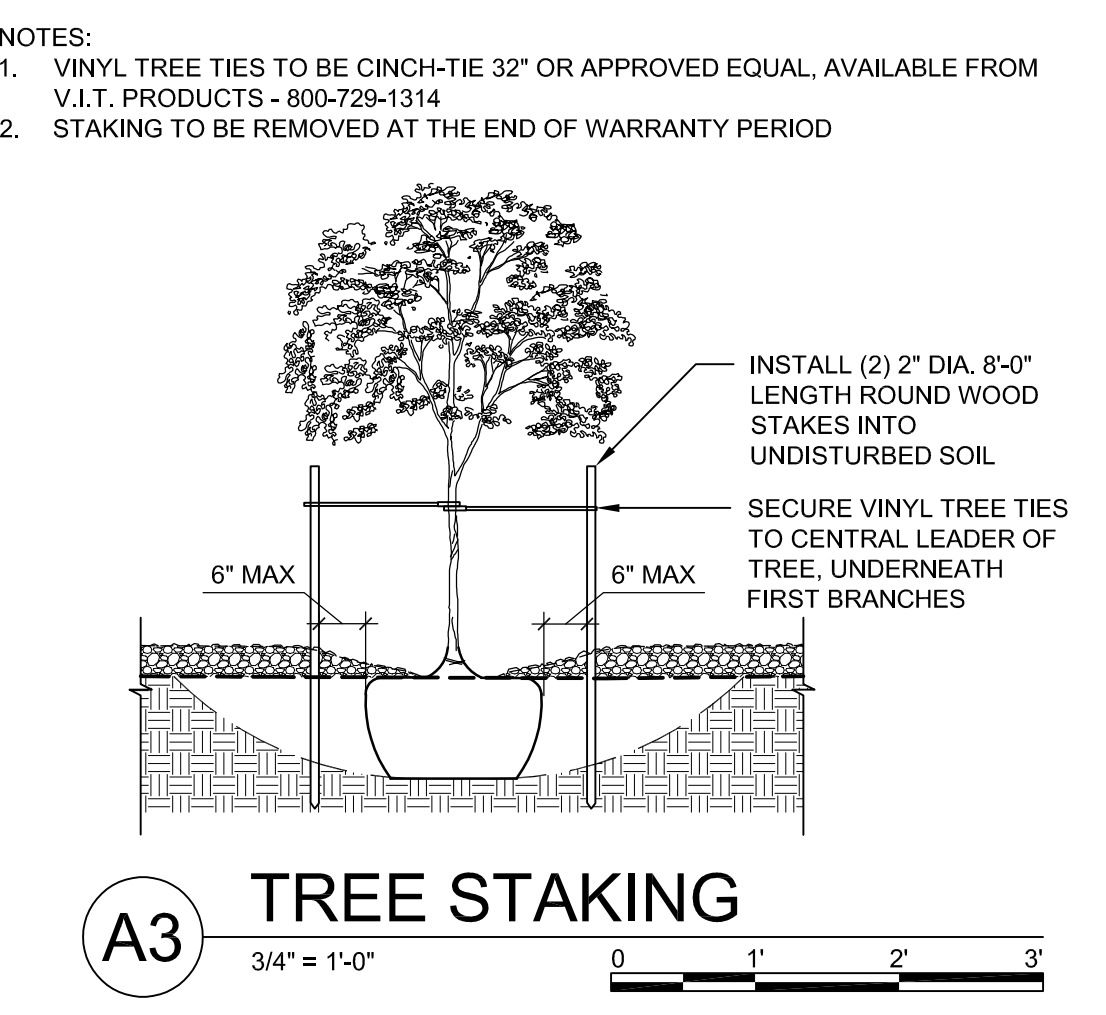
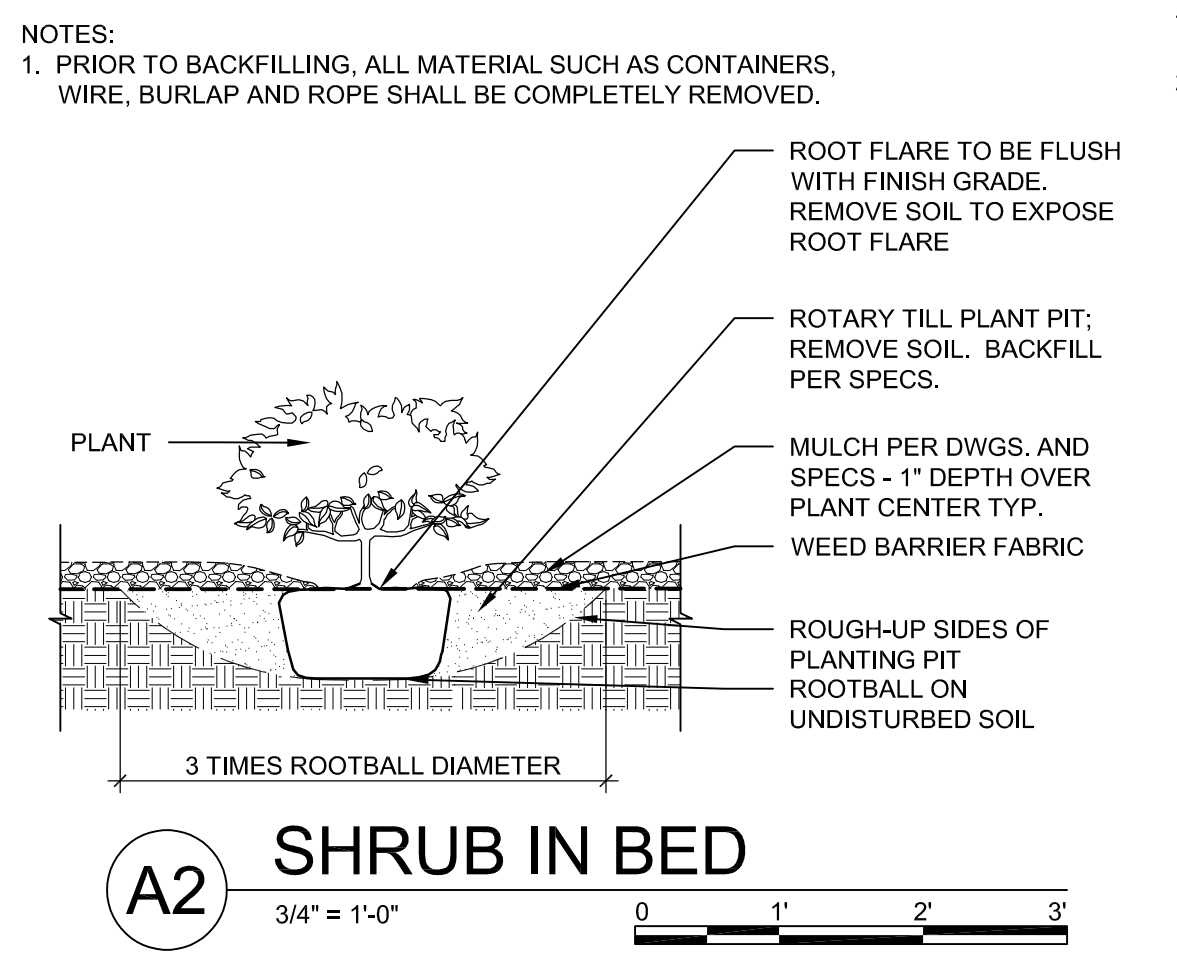
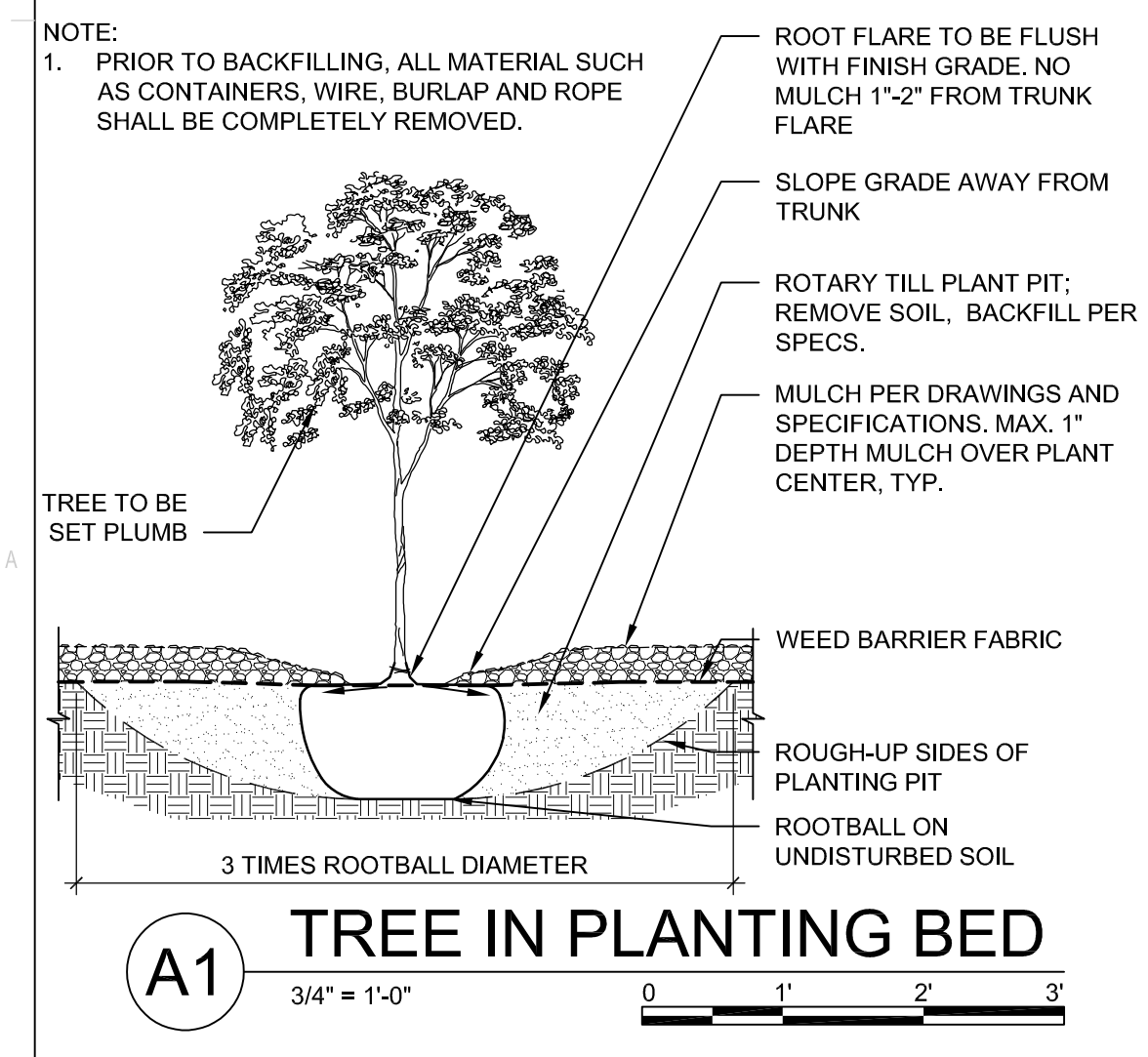


PLANTING SCHEDULE					* PLANT MATERIAL PROVIDED TO MEET 10% FLOWERING SHRUB/FLOWER REQUIREMENT	
SYMBOL	EST. QTY.	SCIENTIFIC NAME/	COMMON NAME	INSTALL SIZE	MATURE HT.	DIA.
TREES - SEE A1-LP501						
	6	Robinia pseudoacacia 'Purple Robe'	PURPLE ROBE LOCUST	2" CAL.	45.00	30.00
	6	Platanus wrightii	ARIZONA SYCAMORE	2" CAL.	40.00	35.00
	2	Zelkova serrata	GREEN VASE ZELKOVA	2" CAL.	35.00	25.00
	5	Ulmus parviflora 'Emer II'	ALLEE ELM	2" CAL.	50.00	35.00
SHRUB - SEE A2-LP501						
	26	Buddleia davidii nanhoensis 'Nanho Purple'	DWARF PURPLE BUTTERFLY BUSH	5-GAL	5.00	4.00
	4	Rosa 'Seafoam'	SEAFOAM ROSE	5-GAL	3.00	4.00
	3	Pinus mugo pumilio	DWARF MUGO PINE	5-GAL	4.00	7.00
	6	Rhaphiolepis 'Blueberry muffin'	BLUEBERRY INDIAN HAWTHORN	5-GAL	4.00	4.00
	14	Prunus besseyi 'Pawnee Buttes'	CREEPING SAND CHERRY	5-GAL	2.00	6.00
PERENNIALS - SEE A2-LP501						
	67	Salvia darcyl 'Pscarf'	VERMILLION BLUFFS MEXICAN SAGE	1-GAL	3.00	2.00
	72	Lavandula angustifolia 'Hidcote'	DEEP BLUE LAVENDER	1-GAL	1.50	1.50
GROUNDCOVERS - SEE A2-LP501						
	10	Juniperus horizontalis 'Wiltonii'	BLUE RUG JUNIPER	5-GAL	0.75	8.00
	34	Ericameria laevis	TURPENTINE BUSH	5-GAL	4.00	4.00
	15	Euphorbia rigida	SPURGE	1-GAL	2.00	2.00
ACCENTS & GRASSES - SEE A2-LP501						
	25	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	5-GAL	4.00	2.00
	21	Hesperaloe parviflora	RED YUCCA	5-GAL	4.00	4.00
	34	Bouteloua 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA	1-GAL	2.00	2.00
	84	Muhlenbergia rigens	DEER GRASS	5-GAL	5.00	5.00
HARDSCAPES AND MULCH - SEE SPECS (QUANTITIES BELOW ARE GENERAL ONLY)						
SYMBOL	EST. QTY.	DESCRIPTION				
		EXISTING VEGETATION TO REMAIN				
	982 SF	3" DEPTH 1-1/2" GRAVEL OVER FILTER FABRIC, COLOR: BUILDODOGY BROWN, AVAILABLE FROM: BUILDODOGY MATERIALS 505/344-6626				
	5,381 SF	3" DEPTH 7/16" GRAVEL OVER FILTER FABRIC, COLOR: BUILDODOGY BROWN, AVAILABLE FROM: BUILDODOGY MATERIALS 505/344-6626				
	621 SF	4" DEPTH, 2-4" STONE PLATING OVER FILTER FABRIC, COLOR: SANGRIA, AVAILABLE FROM: BUILDODOGY MATERIALS 505/344-6626				
	10	MOSSROCK BOULDERS, SIZES RANGE FROM 2'x2'x2' to 4'x4'x4' COLOR: AS LOCALLY AVAILABLE				

REVISIONS
△
△
△
△

DRAWN BY	CD
REVIEWED BY	KR/MB
DATE	04.04.2017
PROJECT NO.	14-0087
DRAWING NAME	

**PLANTING
SCHEDULE
AND
DETAILS**



**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

NOT FOR CONSTRUCTION

SEAL

PROJECT

2440 LOUISIANA

2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT

REVISIONS



DRAWN BY	EGN
REVIEWED BY	MJB
DATE	03.08.2017
PROJECT NO:	14-0087

DRAWING NAME

**CONCEPTUAL
GRADING PLAN**

SHEET NO

08 OF 16

DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED NEAR THE INTERSECTION OF LOUISIANA BLVD AND CUTLER AVE, EAST OF CORONADO MALL. THE SITE IS ADJACENT TO AN EXISTING 7 STORY BUILDING. THE CURRENT CONDITIONS OF THE SITE ARE FAIRLY FLAT.

REVIEW OF THE CITY HYDROLOGY FILES (COA HYDROLOGY FILE #H19-D1) AND THE EXISTING TOPOGRAPHIC SURVEY SHOWS THERE IS AN EXISTING INLET LOCATED WEST OF THE SITE WHICH DISCHARGE INTO THE PUBLIC RIGHT OF WAY. ALL THE DRAINAGE FROM THE SITE APPEARS TO ENTER THE EXISTING 60" STORM DRAIN LOCATED WITHIN LOUISIANA BLVD VIA A DIRECT STORM DRAIN CONNECTION AS WELL AS TO A SERIES OF EXISTING INLETS ONSITE. EXISTING SURFACE PARKING PONDS HELP TO MITIGATE THESE FLOWS AS NECESSARY.

A MORE RECENT GRADING AND DRAINAGE PLAN PREPARED BY LARRY READ AND APPROVED ON JANUARY 11, 2002 FOR PAVING PERMIT AND SITE PLAN FOR BUILDING PERMIT. CONSTRUCTED ADDITIONAL ONSITE PARKING. ACCORDING TO THIS PLAN, THE SITE UTILIZES THE PARKING LOTS AS DETENTION PONDS DURING LARGER STORM EVENTS. THESE PONDS AND OTHER ONSITE DRAINAGE IMPROVEMENTS WERE VERIFIED BY THE TOPOGRAPHIC SURVEY.

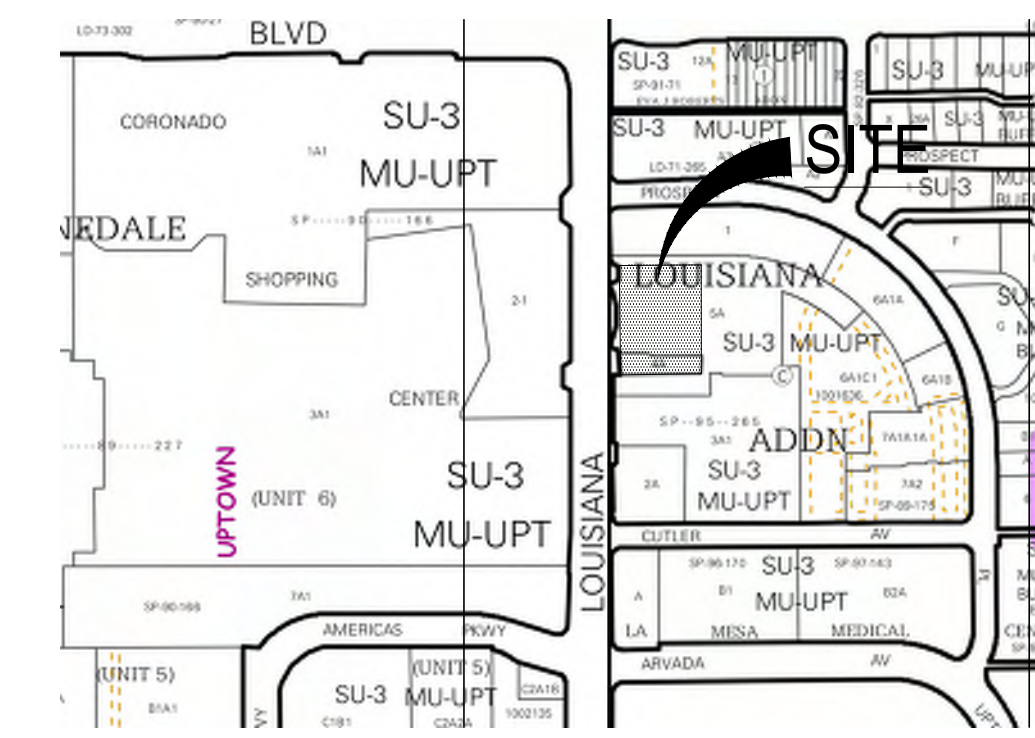
PER FEMA MAP PANEL #35001C0352H (SEE ABOVE), THE SITE IS NOT LOCATED WITHIN A KNOWN FLOOD ZONE.

PROPOSED CONDITIONS:

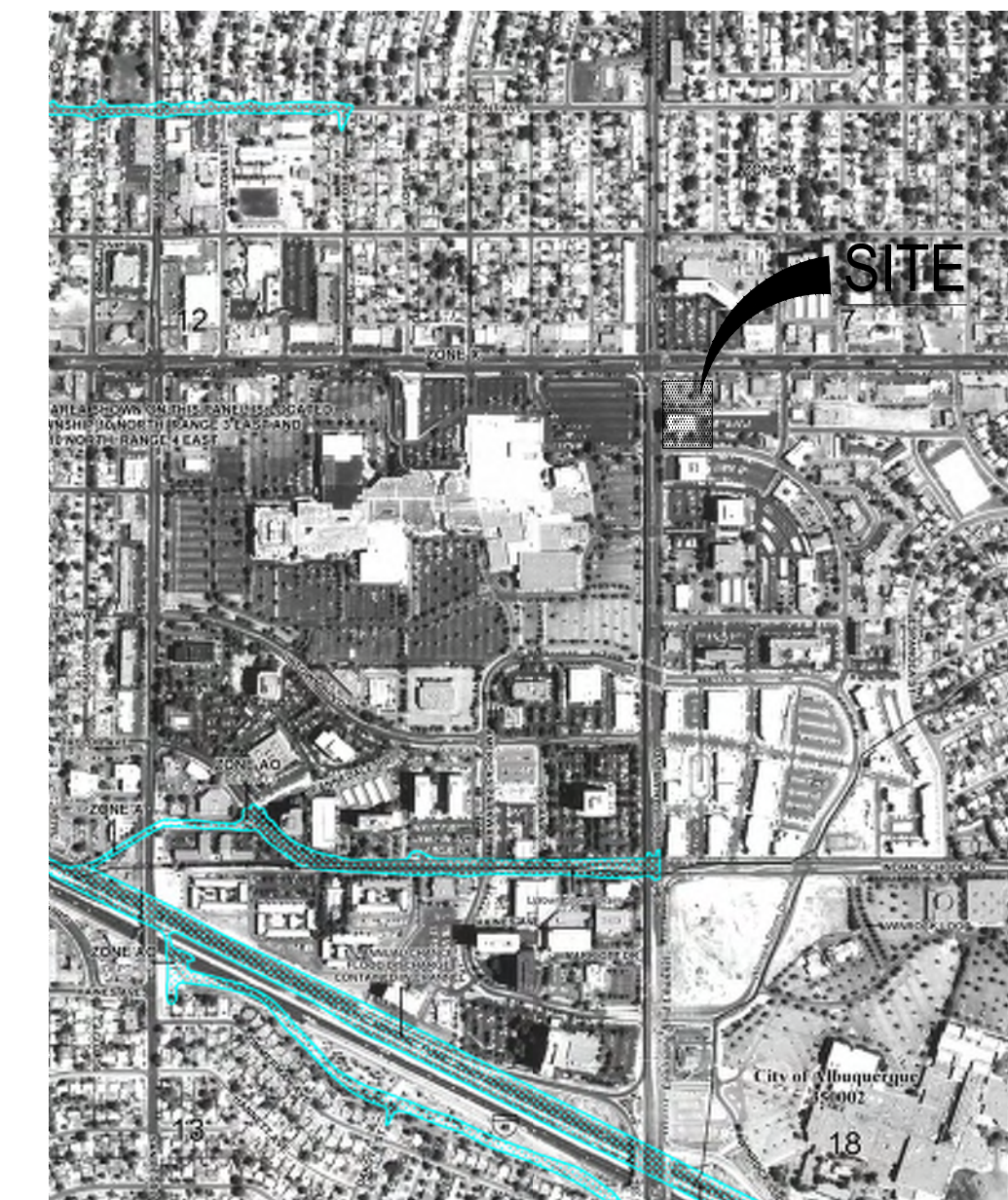
THE DEVELOPED FLOWS FOR THE SITE WILL MAINTAIN THE REDUCED DISCHARGE TO THE SURROUNDING RIGHT OF WAY. THE SITE WILL NOT DEVIATE SIGNIFICANTLY FROM HISTORIC FLOW PATHS. DUE TO THE PROPOSED BUILDINGS AND THE SITE SLOPE CONSTRAINTS, UNDERGROUND PONDING WILL BE REQUIRED TO ASSIST IN THE FIRST FLUSH REQUIREMENTS AS WELL AS HELP TO DETAIN THE PEAK DISCHARGE TO MEET THE ALLOWABLE DISCHARGE RATES.

THE SITE, ALONG LOUISIANA BOULEVARD INCLUDING THE EXISTING LEWIS UNIVERSITY BUILDING, AND ASSOCIATED PARKING TO THE EAST WILL CONTINUE TO DISCHARGE TO THE 60" STORM DRAIN IN LOUISIANA BASED ON THE HISTORIC OFFSITE BASINS. UNDERGROUND PONDING WILL BE REQUIRED TO MAINTAIN THE ALLOWABLE DISCHARGE (±1.6CFS) AND TO RETAIN THE FIRST FLUSH VOLUME.

GIVEN THE ABOVE INFORMATION, THE SITE WILL MAINTAIN HISTORICAL FLOWPATHS AND FLOWS VIA ONSITE STORM DRAIN SYSTEMS AND UNDERGROUND PONDING. WITH THIS SUBMITTAL, WE ARE SEEKING SITE PLAN FOR SUBDIVISION APPROVAL.



ZONE ATLAS PAGE H18 & H19



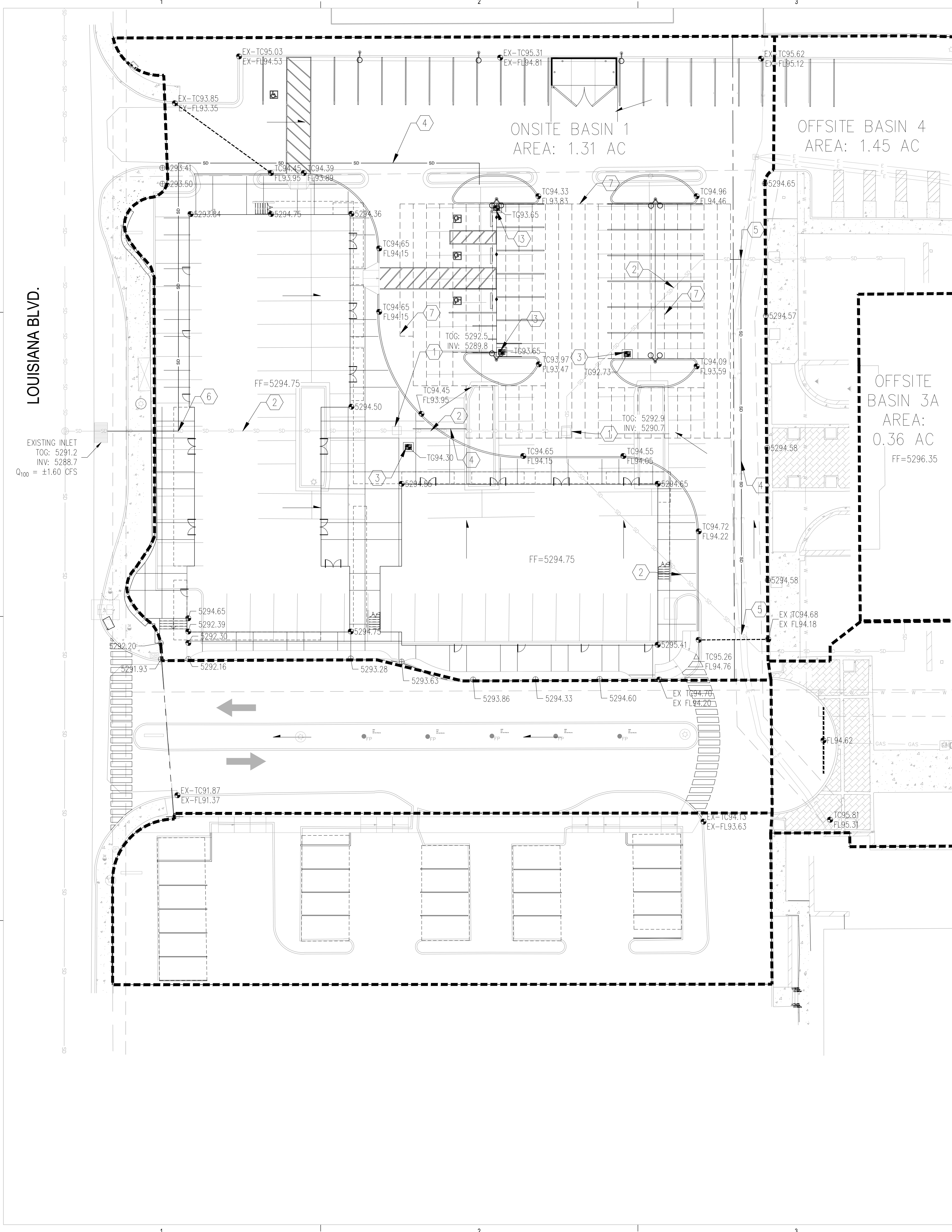
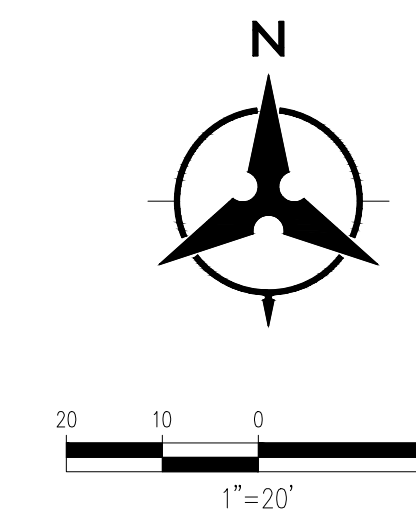
FEMA FIRM # 35001C0352H

GRADING KEYNOTES

1. REMOVE EXISTING INLET
2. REMOVE EXISTING STORM DRAIN
3. INSTALL NEW STORM DRAIN INLET
4. INSTALL NEW STORM DRAIN
5. CONNECT TO EXISTING 8" STORM DRAIN
6. CONNECT TO EXISTING 12" STORM DRAIN
7. INSTALL NEW UNDERGROUND DETENTION POND

GRADING LEGEND

	PROPERTY LINE		PROPOSED CURB & GUTTER
	PROJECT LIMITS OF GRADING		DIRECTION OF FLOW
	EXISTING INDEX CONTOUR		WATER BLOCK/GRADE BREAK
	EXISTING INTERMEDIATE CONTOUR		PROPOSED STORM DRAIN LINE
	EXISTING GROUND SPOT ELEVATION		PROPOSED STORM DRAIN MANHOLE
	PROPOSED INDEX CONTOUR		PROPOSED STORM DRAIN INLETS
	PROPOSED INTERMEDIATE CONTOUR		PROPOSED RETAINING WALL
	PROPOSED FINISHED GRADE SPOT ELEVATION		EASEMENT
	TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRADE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW		BASIN BOUNDARY



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PROJECT

2440 LOUISIANA

2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT

REVISIONS



DRAWN BY: EGN

REVIEWED BY: MJB

DATE: 03.08.2017

PROJECT NO: 14-0087

DRAWING NAME

CONCEPTUAL
UTILITY PLAN

SHEET NO

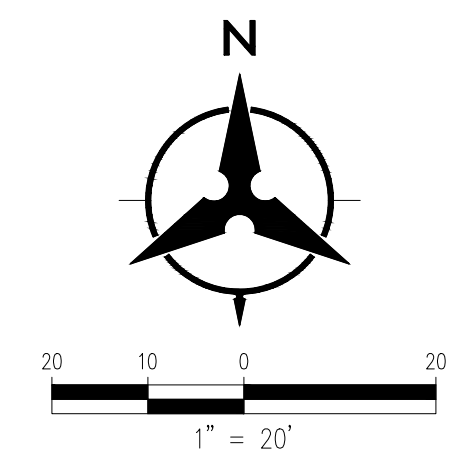
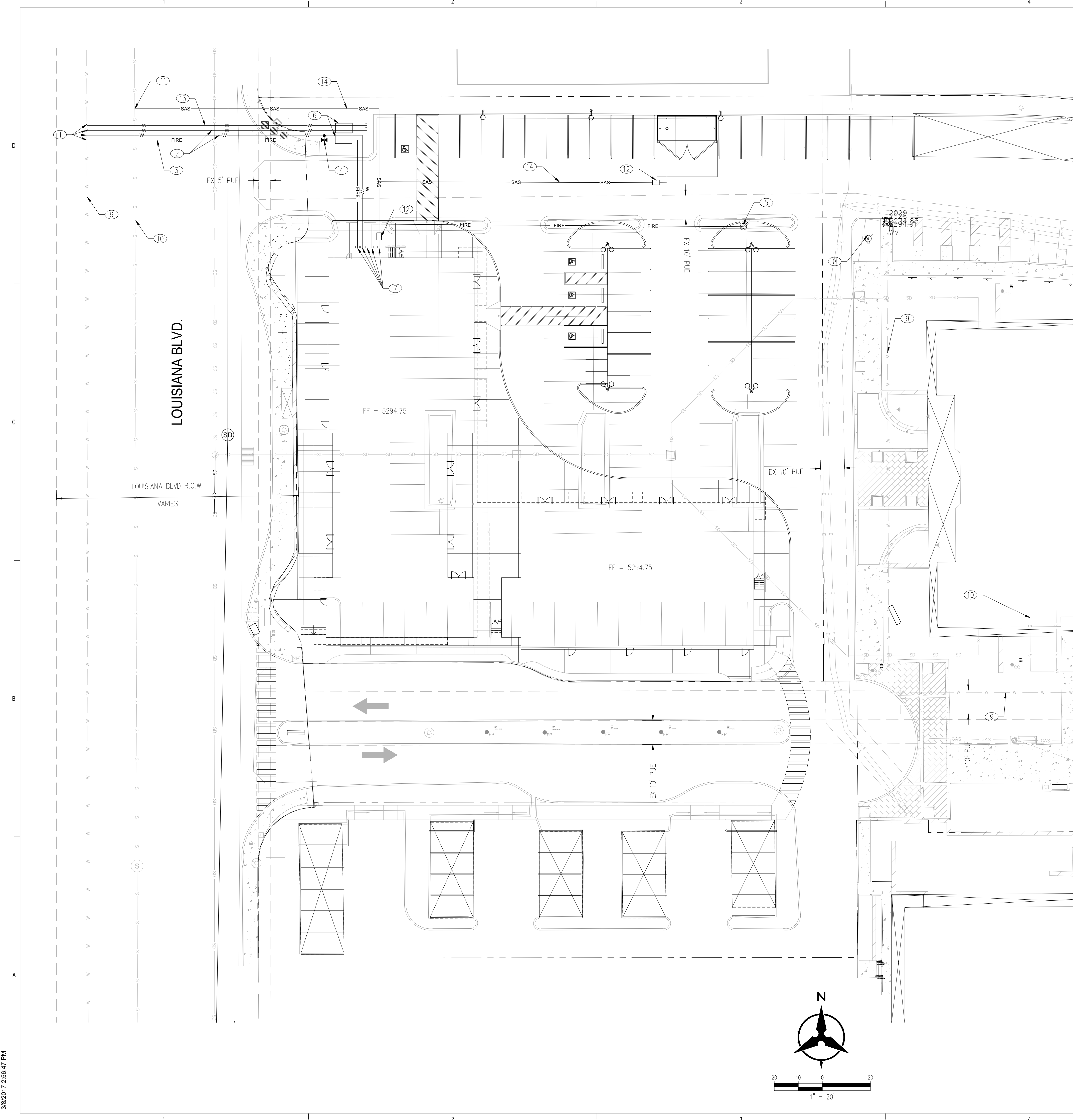
09 OF 16

UTILITY KEYNOTES

1. CONNECT TO EXISTING WATER LINE
2. INSTALL NEW 2" DOMESTIC SERVICE WATER LINE
3. INSTALL NEW FIRE PROTECTION LINE
4. INSTALL NEW POST INDICATOR VALVE
5. INSTALL NEW FDC
6. INSTALL NEW HEATED ENCLOSURE FOR DOMESTIC REDUCED BACKFLOW PREVENTION
7. STUB TO WITHIN 5' OF BUILDING
8. EXISTING FIRE HYDRANT
9. EXISTING WATER LINE
10. EXISTING SANITARY SEWER LINE
11. CONNECT TO EXISTING SANITARY SEWER LINE
12. INSTALL NEW GREASE TRAP
13. INSTALL NEW 3/4" LANDSCAPE WATER LINE
14. INSTALL NEW SANITARY SEWER LINE

UTILITY LEGEND

	PROPERTY LINE		PROPOSED EASEMENT
	EXISTING EASEMENT		PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER MANHOLE
	EXISTING WATER LINE		PROPOSED CLEANOUT
	EXISTING WATER METER		PROPOSED WATER LINE
	EXISTING CAP		PROPOSED VALVE
	EXISTING VALVE		PROPOSED FIRE WATER LINE
	EXISTING FIRE HYDRANT		PROPOSED HYDRANT
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CAP
	EXISTING STORM DRAIN MANHOLE		PROPOSED WATER METER
	EXISTING INLET		PROPOSED PIV
			REMOTE FIRE DEPARTMENT CONNECTION



3/8/2017 2:56:47 PM

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PROJECT

2440 LOUISIANA
2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

**URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT**

REVISIONS

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DRAWN BY	CTS
REVIEWED BY	SL
DATE	04.07.2017
PROJECT NO:	14-0087

DRAWING NAME
**EXTERIOR
ELEVATIONS**

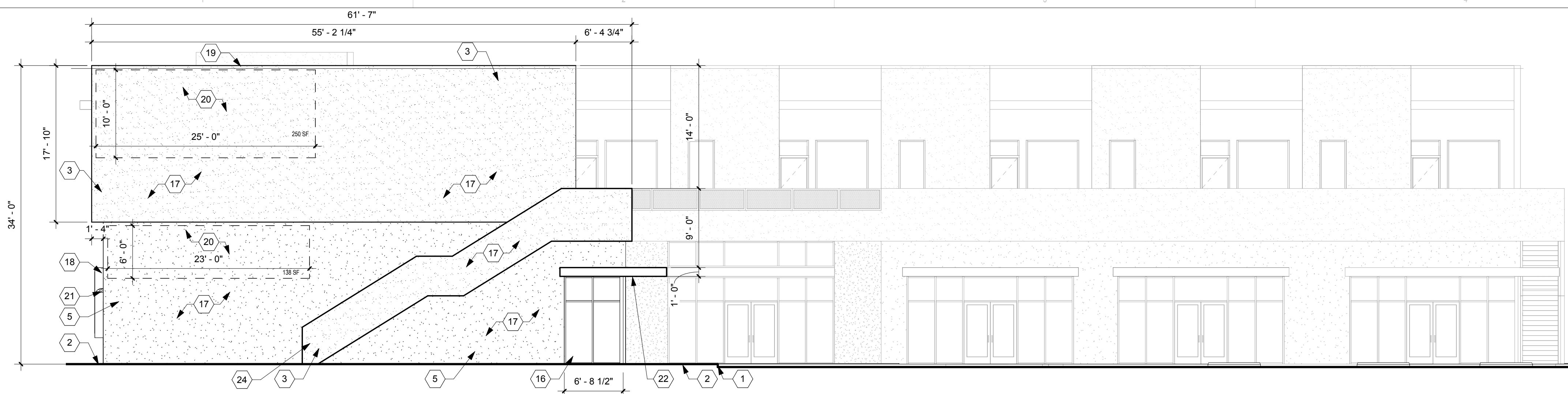
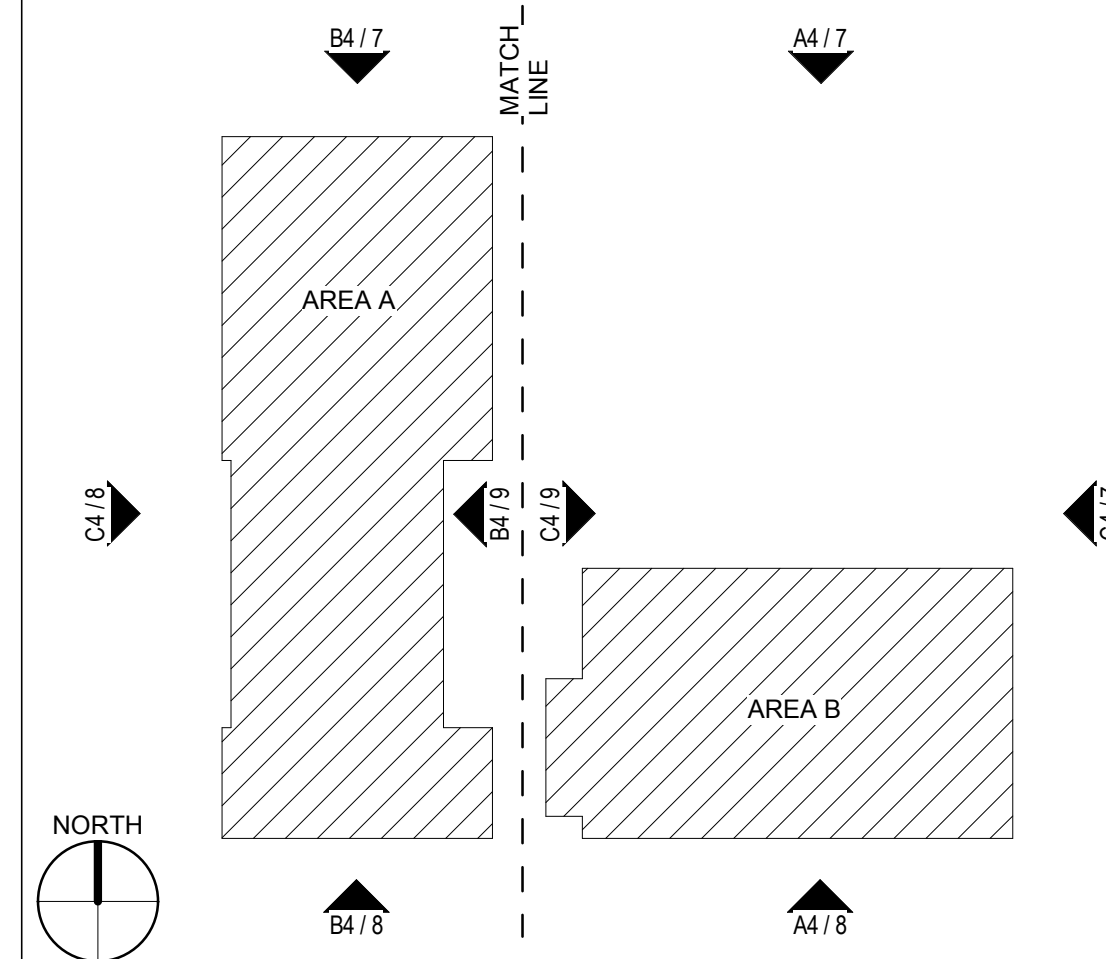
GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

SHEET KEYNOTES

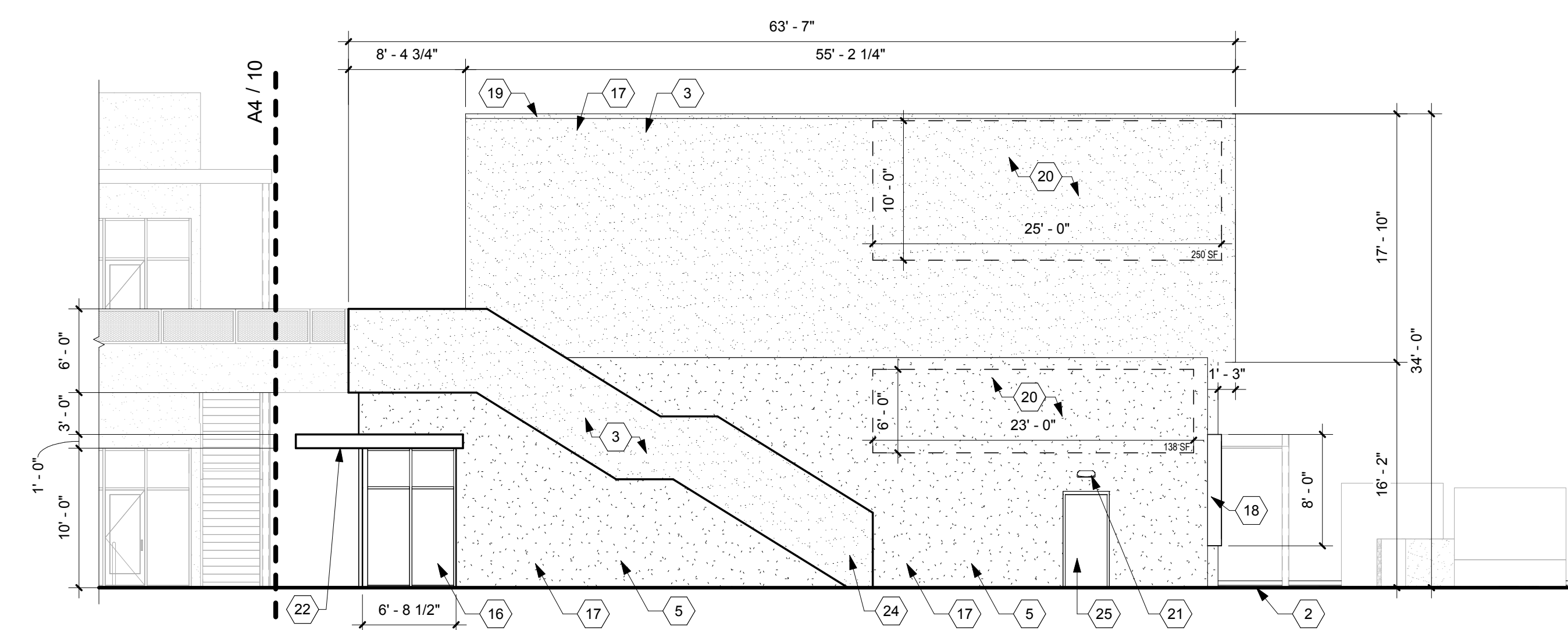
1. NEW CONCRETE AND CURB PAVING
2. NEW CONCRETE SIDEWALK
3. STUCCO COLOR "GREY". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
4. STUCCO COLOR "SLATE GREY". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
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12. STUCCO COLOR "BLUE". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
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15. STUCCO COLOR "DARK BROWN". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
16. THERMALLY BROKEN ALUMINUM AND GLASS CURTAIN WALL SYSTEM PRE-FINISHED KYNAR COATING WITH 1" INSULATED LOW E GLAZING. FINAL STOREFRONT / DOORS TO BE DETERMINED BY FUTURE TENANTS.
17. 3/4" STUCCO SYSTEM
18. METAL PANEL WHITE SHOWROOM FRAME
19. NEW KAYNAR COATED, PRE-FINISHED METAL COPING TO MATCH ADJACENT STUCCO COLOR
20. POTENTIAL SIGNAGE AREA OF FUTURE TENANTS. SIZE AND MAXIMUM SQUARE FOOTAGE AS NOTED. TO BE BACK LIT. FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY.
21. EMERGENCY EGRESS LIGHTING.
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24. EXTERIOR STAIR.
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27. RESIDENTIAL WINDOW.
28. STRUCTURAL COLUMN.
29. EXISTING RETAINING WALL TO REMAIN
30. NEW CONCRETE STAIRS
31. NEW RETAINING WALL.
32. PERFORATED METAL RAILING.
33. BICYCLE RACK.

KEY PLAN



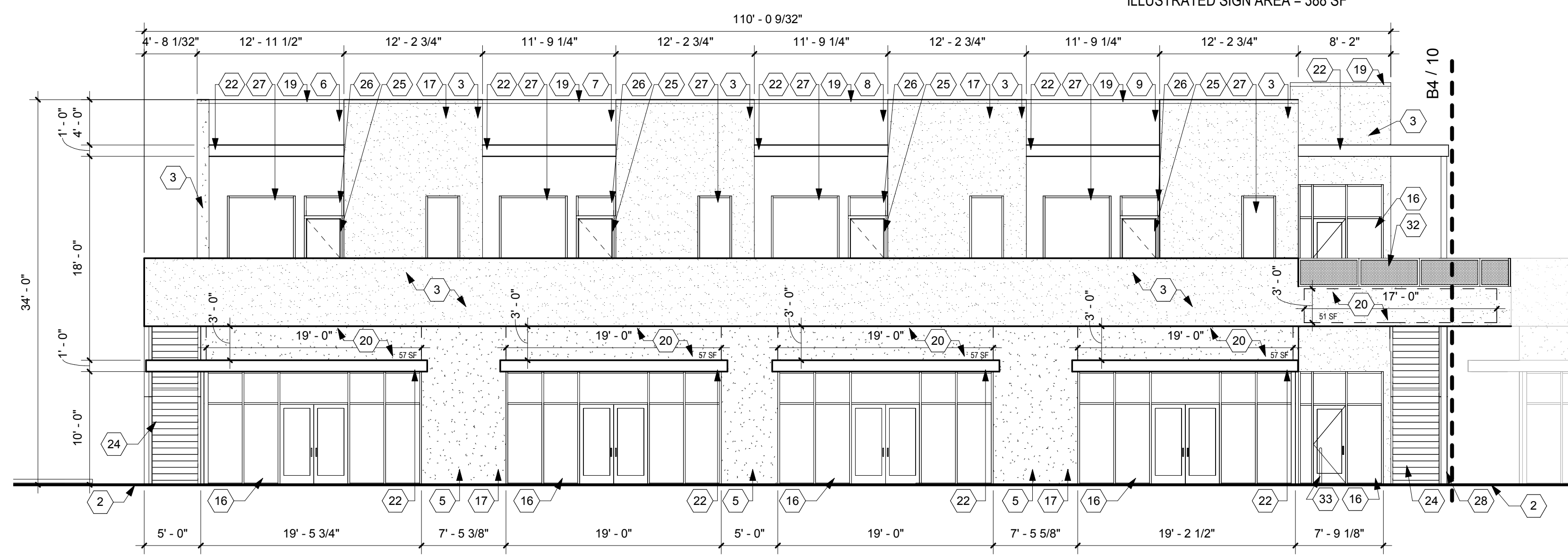
C4 EAST ELEVATION
1/8" = 1'-0"

EAST SIGNAGE AREA = 1,978 SF
MAX ALLOWABLE SIGN AREA = 492 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 388 SF



B4 NORTH ELEVATION
1/8" = 1'-0"

EAST SIGNAGE AREA = 1,968 SF
MAX ALLOWABLE SIGN AREA = 492 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 388 SF



A4 NORTH ELEVATION
1/8" = 1'-0"

EAST SIGNAGE AREA = 3,576.25 SF
MAX ALLOWABLE SIGN AREA = 894 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 279 SF

NOT FOR CONSTRUCTION

SEAL

PROJECT

2440 LOUISIANA

**2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110**

**URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT**

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: CTS
REVIEWED BY: SL
DATE: 04.07.2017
PROJECT NO: 14-0087

DRAWING NAME:
**EXTERIOR
ELEVATIONS**

SHEET NO:
11 OF 16

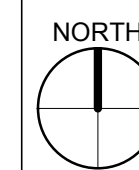
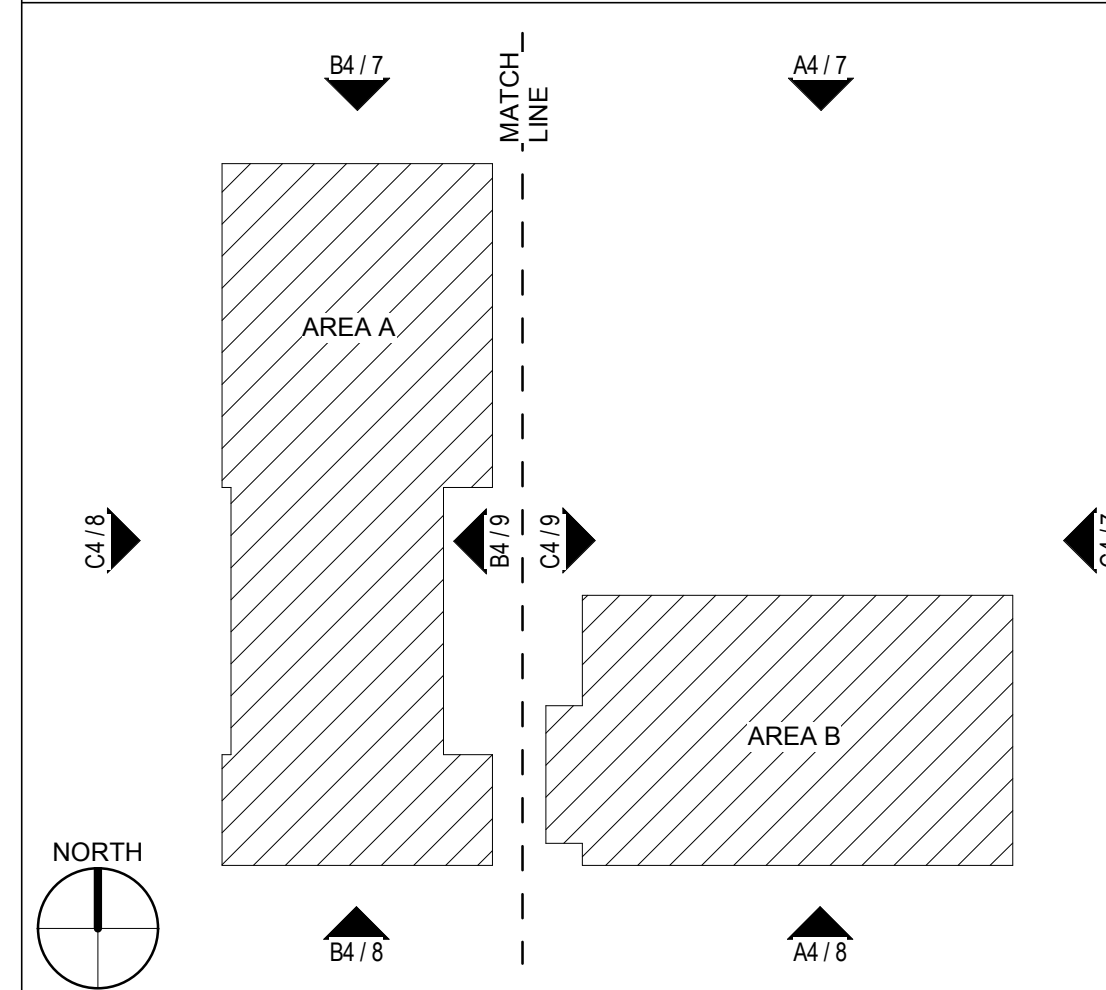
GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

SHEET KEYNOTES

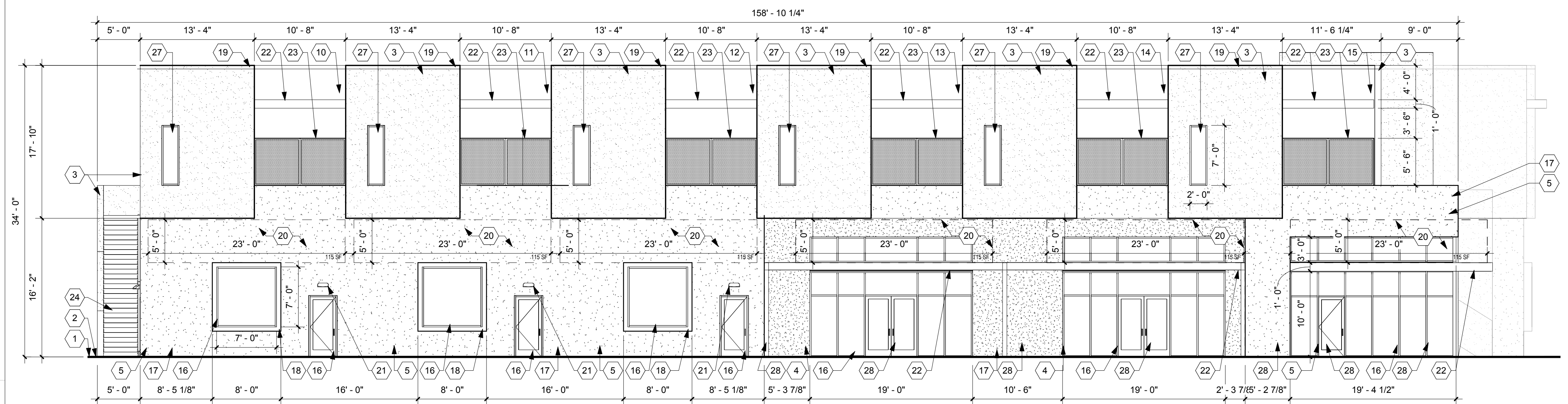
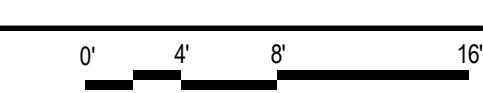
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33. BICYCLE RACK.

KEY PLAN



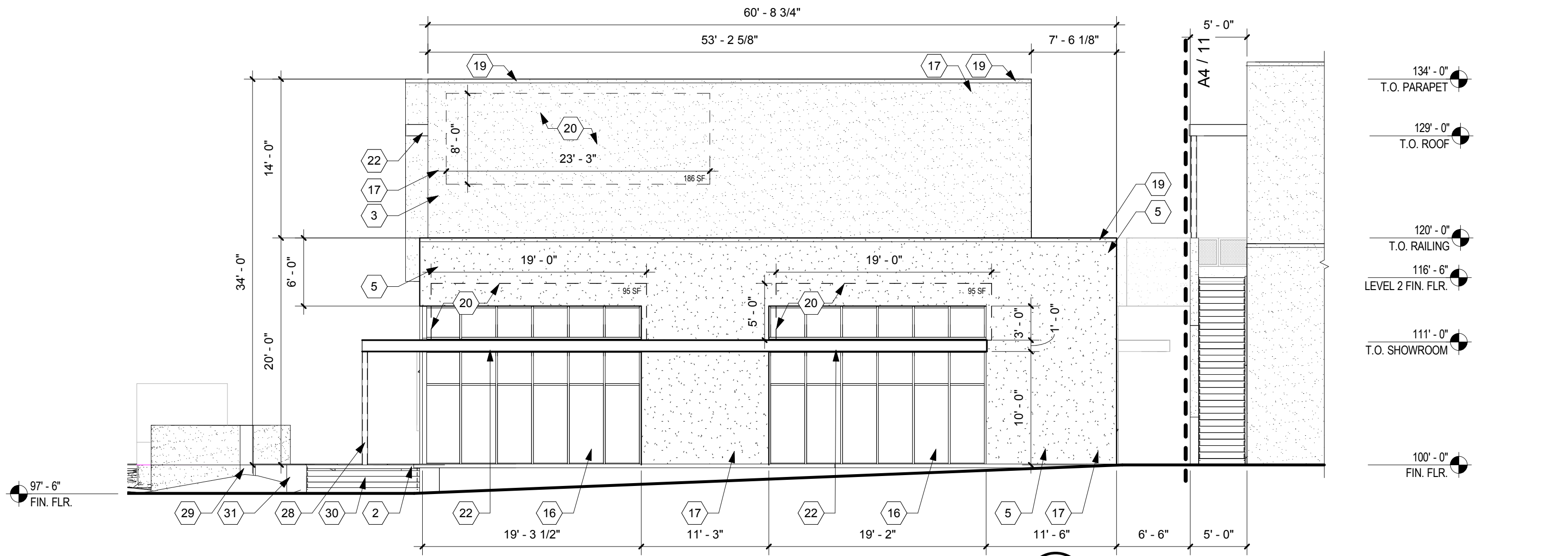
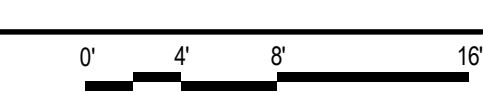
C4 WEST ELEVATION

1/8" = 1'-0"
WEST SIGNAGE AREA = 4,729.85 SF
MAX ALLOWABLE SIGN AREA = 1,418.95 SF (30% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 690 SF



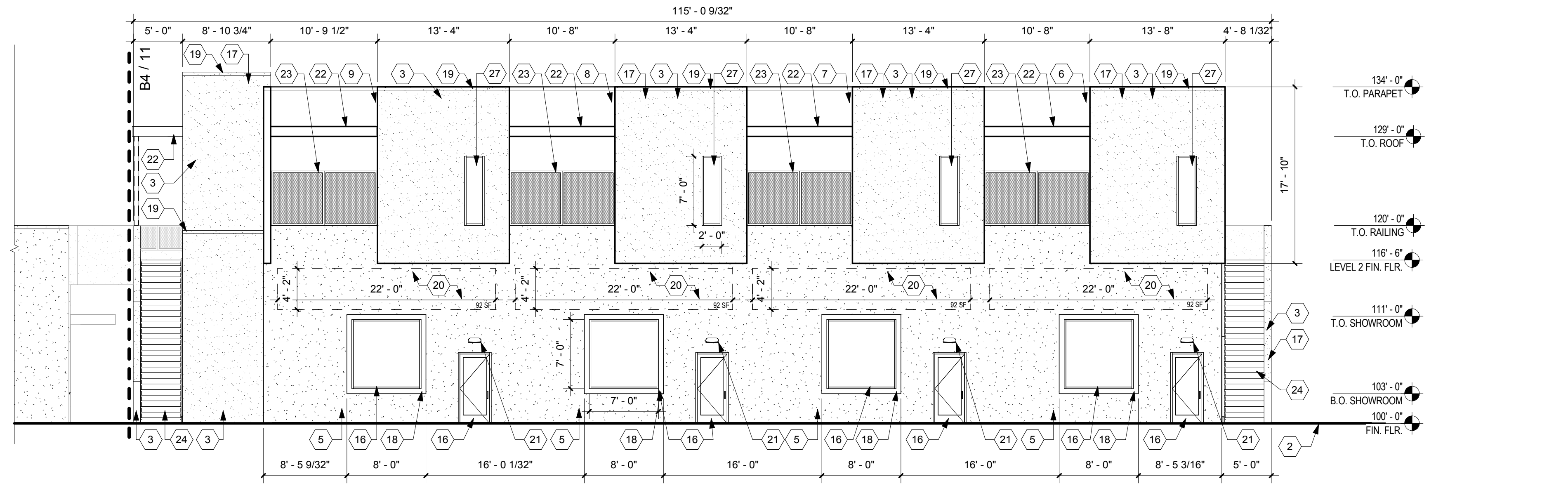
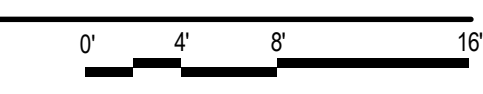
B4 SOUTH ELEVATION

1/8" = 1'-0"
SOUTH SIGNAGE AREA = 1,960.23 SF
MAX ALLOWABLE SIGN AREA = 490 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 376 SF



A4 SOUTH ELEVATION

1/8" = 1'-0"
EAST SIGNAGE AREA = 3,576.25 SF
MAX ALLOWABLE SIGN AREA = 894 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 368 SF



4/7/2017 7:58:57 AM

NOT FOR CONSTRUCTION

PROJECT

2440 LOUISIANA

2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY	CTS
REVIEWED BY	SL
DATE	04.07.2017
PROJECT NO:	14-0087

DRAWING NAME
**EXTERIOR
ELEVATIONS**

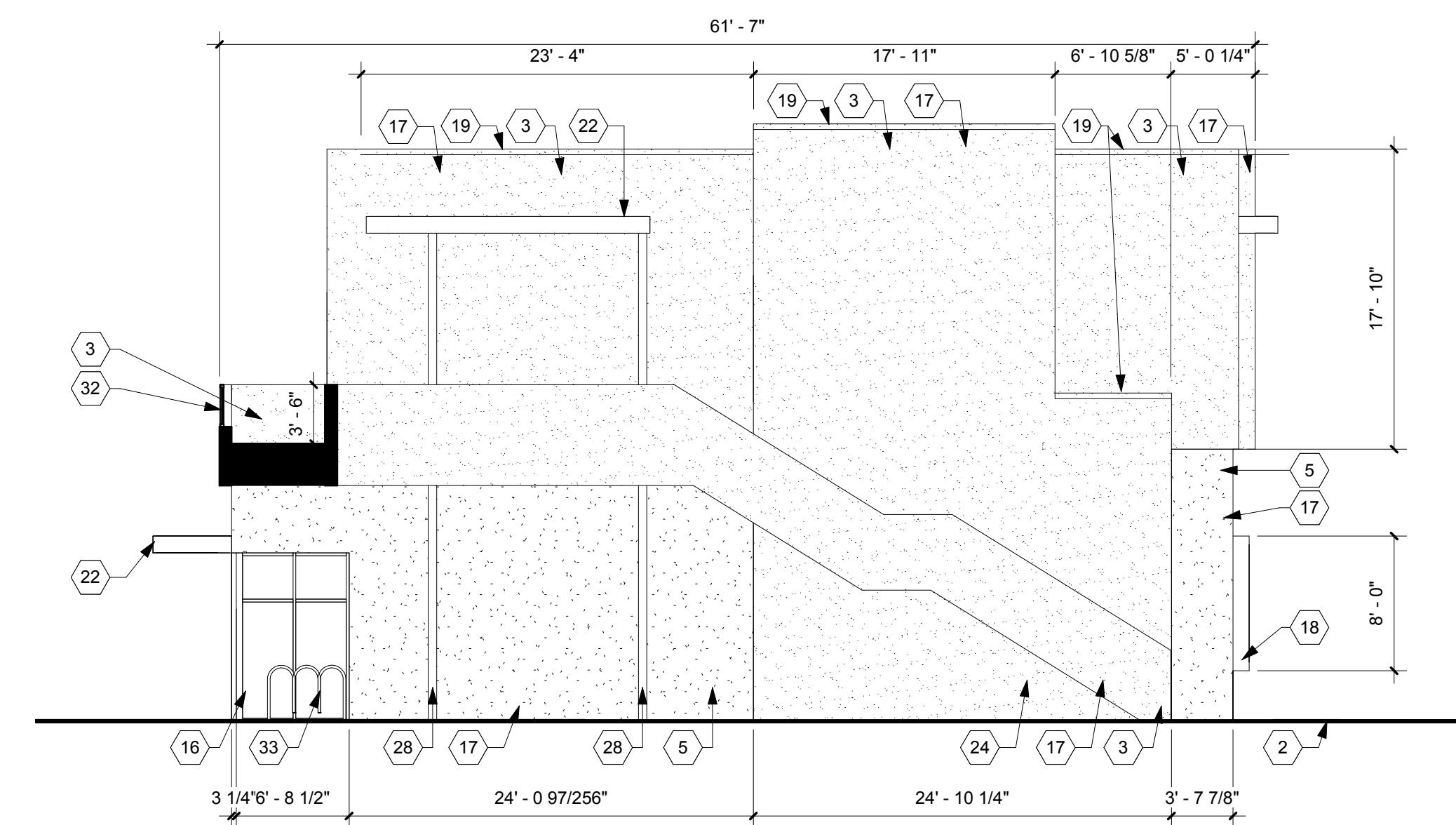
SHEET NO
12 OF 16

GENERAL SHEET NOTES

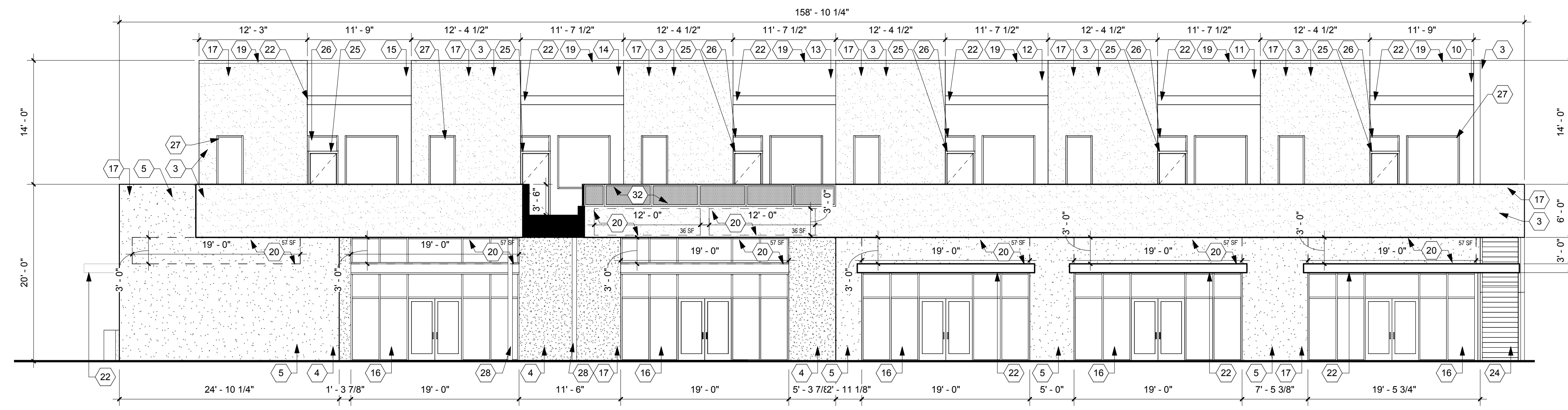
A. GENERAL SHEET NOTES

SHEET KEYNOTES

1. NEW CONCRETE AND CURB PAVING
2. NEW CONCRETE SIDEWALK.
3. STUCCO COLOR "GREY". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
4. STUCCO COLOR "SLATE GREY". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
5. STUCCO COLOR "TAN". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
6. STUCCO COLOR "DARK SIENNA". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
7. STUCCO COLOR "TEAL". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
8. STUCCO COLOR "GREEN". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
9. STUCCO COLOR "RED". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
10. STUCCO COLOR "SIENNA". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
11. STUCCO COLOR "MUSTARD". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
12. STUCCO COLOR "BLUE". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
13. STUCCO COLOR "LIME GREEN". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
14. STUCCO COLOR "PLUM". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
15. STUCCO COLOR "DARK BROWN". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
16. THERMALLY BROKEN ALUMINUM AND GLASS CURTAIN WALL SYSTEM PRE-FINISHED KYNAR COATING WITH 1" INSULATED LOW E GLAZING. FINAL STOREFRONT / DOORS TO BE DETERMINED BY FUTURE TENANTS.
17. 3/4" STUCCO SYSTEM
18. METAL PANEL WHITE SHOWROOM FRAME.
19. NEW KAYNAR COATED, PRE-FINISHED METAL COPING TO MATCH ADJACENT STUCCO COLOR.
20. POTENTIAL SIGNAGE AREA OF FUTURE TENANTS. SIZE AND MAXIMUM SQUARE FOOTAGE AS NOTED. TO BE BACK LIT. FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY.
21. EMERGENCY EGRESS LIGHTING.
22. LOUVERED WHITE SHADE CANOPY
23. PERFORATED WHITE BALCONY SLIDING SCREEN.
24. EXTERIOR STAIR.
25. PAINTED HMTL DOOR TO MATCH ADJACENT STUCCO COLOR AND FRAME WITH ASSOCIATED HARDWARE.
26. CLERESTORY WINDOW, TYP.
27. RESIDENTIAL WINDOW, TYP.
28. STRUCTURAL COLUMN.
29. EXISTING RETAINING WALL TO REMAIN
30. NEW CONCRETE STAIRS
31. NEW RETAINING WALL.
32. PERFORATED METAL RAILING.
33. BICYCLE RACK.

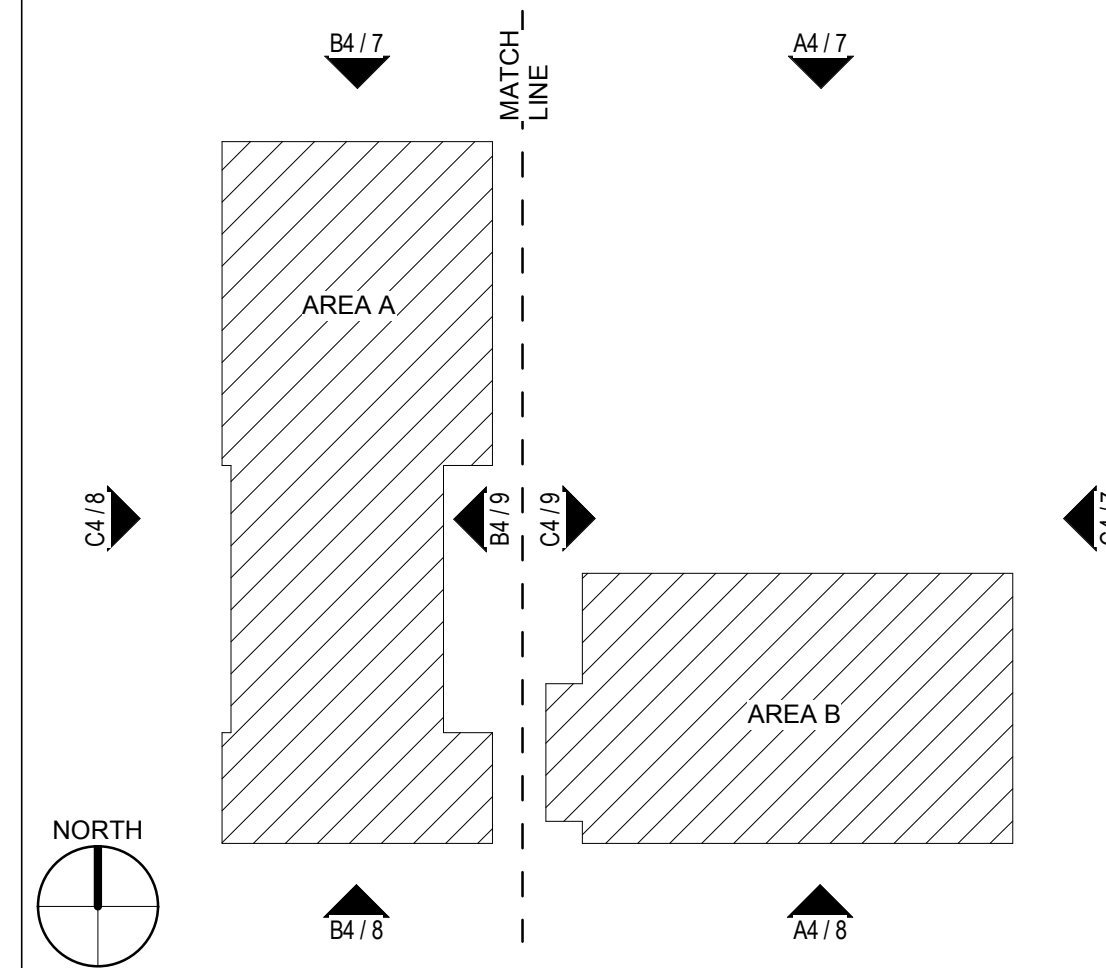


C4 WEST ELEVATION
1/8" = 1'-0"
WEST SIGNAGE AREA = 5,128.15 SF
MAX ALLOWABLE SIGN AREA = 1,282 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 909 SF



B4 EAST ELEVATION
1/8" = 1'-0"
EAST SIGNAGE AREA = 4,729.85 SF
MAX ALLOWABLE SIGN AREA = 1,182 SF (25% OF BLDG FACADE AREA)
ILLUSTRATED SIGN AREA = 414 SF

KEY PLAN



NOT FOR CONSTRUCTION

PROJECT

2440 LOUISIANA
2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT

REVISIONS



DRAWN BY	CTS
REVIEWED BY	SL
DATE	04.07.2017
PROJECT NO:	14-0087

DRAWING NAME
**EXTERIOR
ELEVATIONS
(COLOR)**

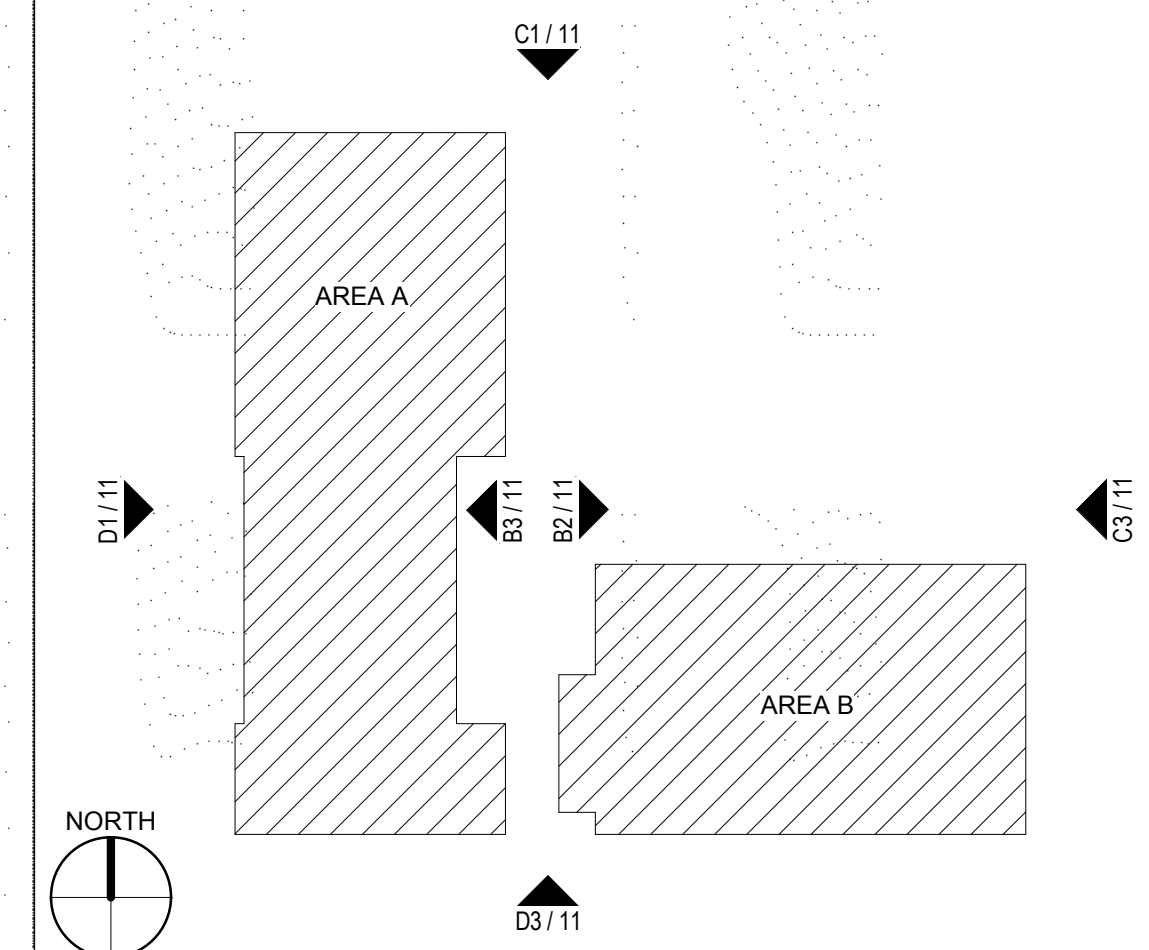
GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

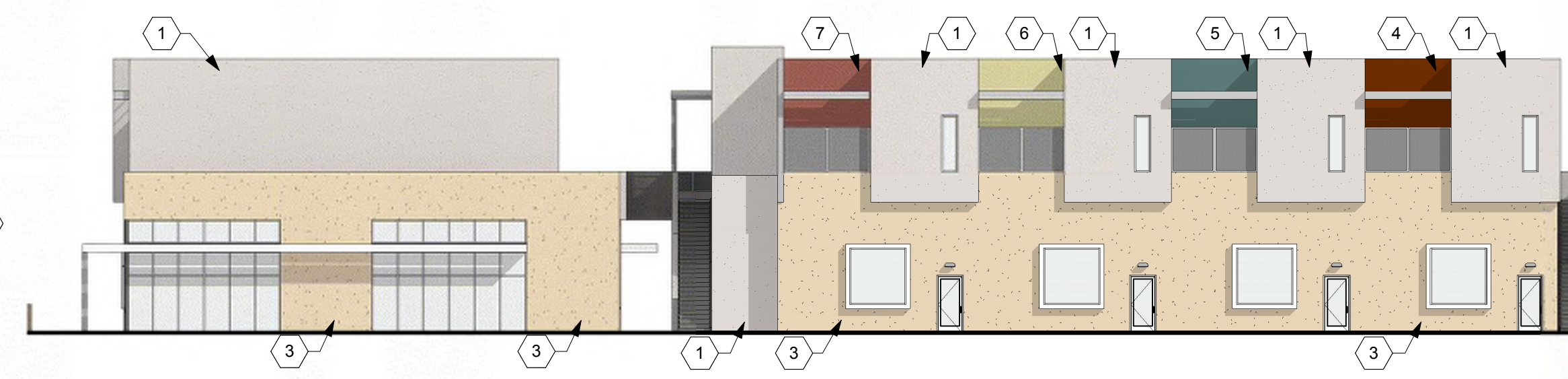
SHEET KEYNOTES

1. STUCCO COLOR "GREY". (ADJACENT PRE-FINISHED COPING COLOR TO BE SIMILAR TO EIFS COLOR).
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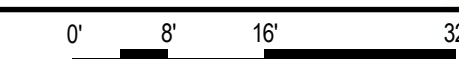
KEY PLAN



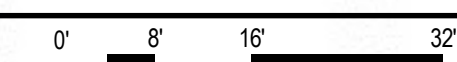
D1 WEST ELEVATION
1/16" = 1'-0"



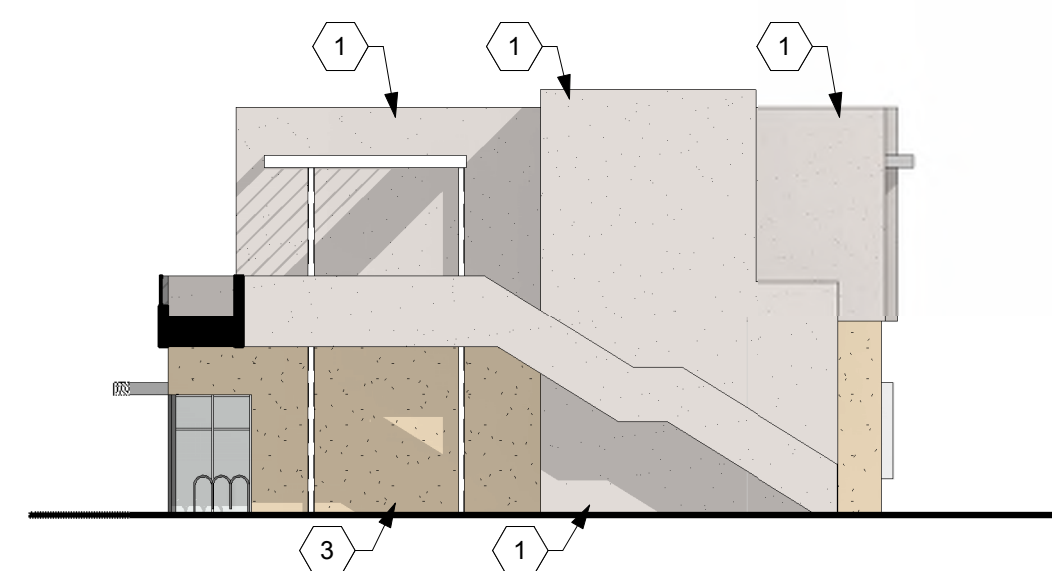
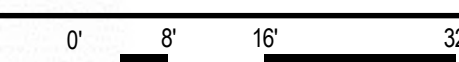
D3 SOUTH ELEVATION
1/16" = 1'-0"



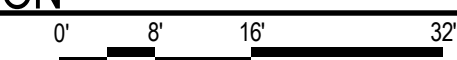
C1 NORTH ELEVATION
1/16" = 1'-0"



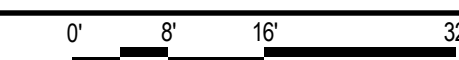
C3 EAST ELEVATION
1/16" = 1'-0"



B2 WEST ELEVATION
1/16" = 1'-0"



B3 EAST ELEVATION
1/16" = 1'-0"



NOTE: SEE RENDERINGS SHEET, 11 OF 13.

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL

PROJECT

NOT FOR CONSTRUCTION

2440 LOUISIANA
2440 Louisiana Blvd. NE
ALBUQUERQUE, NM 87110

URT REVIEW /
SITE PLAN FOR
BUILDING PERMIT

REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY CTS

REVIEWED BY SL

DATE 04.07.2017

PROJECT NO: 14-0087

DRAWING NAME

RENDERINGS

SHEET NO

14 OF 16



AERIAL VIEW, LOOKING NORTHEAST



AERIAL VIEW, LOOKING SOUTHWEST



PERSPECTIVE VIEW, LOOKING SOUTHWEST



PERSPECTIVE VIEW, LOOKING SOUTHEAST

NOTE: THE IMAGES ABOVE ARE CONCEPTUAL IN NATURE AND MAY NOT REFLECT THE REQUIREMENTS OF THESE DRAWINGS.

FIRE CHIEF

David Downey

11500 Sunset Gardens Rd SW
Albuquerque, NM 87121



THE ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE

FIRE MARSHAL

Jason Garcia

724 Silver SW
Albuquerque, NM 87102

FIRE DEPARTMENT HYDRANT AND ACCESS PERMIT REVIEW CHECKLIST

PROJECT INFORMATION REVISED 01 28 2015

Project Name	Address and/or Legal Description	PRT Number	Case Number
	2440 LOUISIANA		1260-17

SITE PLAN CHECKLIST

PASS	FAIL	N/A	REQUIREMENT	CODE REFERENCE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Systems installed at the Project shall be indicated on the Plans	IFC 901.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Flow Requirements Construction Type: <u>11A</u> Square Footage: <u>14936</u> Fire Flow: <u>2500/2</u>	IFC Appendix B
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Hydrants Required and Spacing Average Spacing Between Hydrants: _____ Number of Hydrants: <u>150</u> Maximum Distance from any Point on Road: _____	IFC Appendix C
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apparatus Access shall extend to within 150 feet of all portions of the first floor of the facility.	IFC 503.1.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Apparatus Road Dimensions shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. Fire apparatus access roads shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	IFC 503.2.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dead End Apparatus access roads which exceed 150 feet require an approved turn around area	IFC 503.2.5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security Gates across fire apparatus access roads shall have an approved means of operation.	IFC 503.6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Lanes Roads 20 feet to 26 feet a fire lane shall be marked fire lane on both sides. Roads 26 feet to 32 feet wide shall be marked fire lane on one side.	IFC D103.6.1 and IFC D103.6.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Fire Department Connection (FDC) shall be located within 100 feet of a hydrant.	CITY ORD 912.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler FDC The FDC shall be unobstructed from any object for a minimum distance of 3 feet.	IFC 912
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standpipe FDC The FDC shall be located within 100 feet of a hydrant.	NFPA 14.6.4.5.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Premise ID Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.	IFC 505
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Knox Box is required if access to the building is necessary for life safety or firefighting purposes	IFC 506
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access and Loading. approved fire apparatus access roads shall have an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds	APP D Sec D102.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access road width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	APP D Sec D103.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	APP D Sec D103.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Turning Radius. The minimum turning radius shall be 28 feet as determined by the fire code official.	APP D Sec D103.3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings Exceeding Three Stories or 30 feet in Height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	APP D Sec D104.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings exceeding 62,000 gross square feet shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	APP D Sec D104.2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property.	APP D Sec D104.3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerial Apparatus Road Dimensions Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width. Access is required on two sides of the structure and overhead obstructions are prohibited.	APP D Sec D105.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.	D 106.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One- or two-Family Dwelling Residential Developments where units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.	D 107.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans as per NFPA 13	IFC 901.2

INSPECTOR SIGNATURE AND BADGE NUMBER DATE

RECEIVING PARTY SIGNATURE DATE

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ISSUED FOR
DRB/URT
Site Plan for Subdivision

SEAL

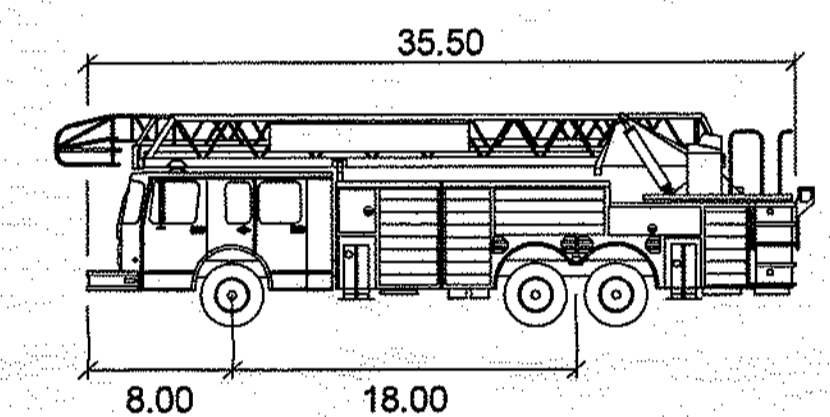
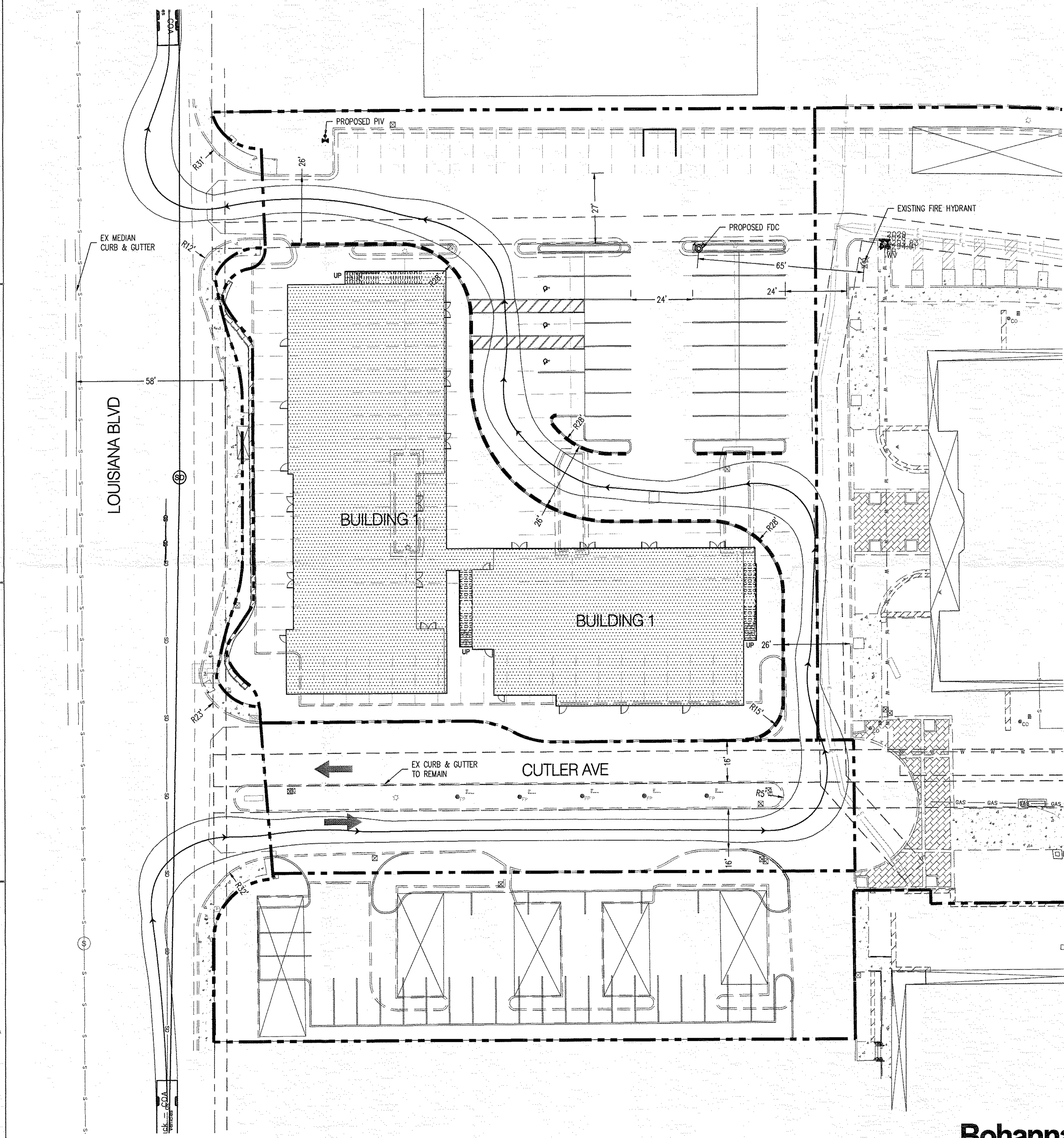
PROJECT

2440 LOUISIANA LOTS
Albuquerque, New Mexico
SITE PLAN FOR SUBDIVISION
DRB SUBMITTAL

BUILDING INFORMATION

BUILDING 1

ADDRESS : 2440 LOUISIANA BLVD.
LEGAL DESCRIPTION : TRACT 5-A-1, BLOCK C OF THE REPLAT OF LOUISIANA SUBDIVISION
ZONE ATLAS : H-19
BUILDING AREA : 26,394 SF
LEVEL 1 - 14,936 SF
LEVEL 2 - 11,458 SF
CONSTRUCTION TYPE : II-B
SPRINKLERED : YES
FIRE FLOW : 1,750 GPM
BUILDING HEIGHT : 32' - 0"
HYDRANTS REQUIRED : 1



Fire truck - COA	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

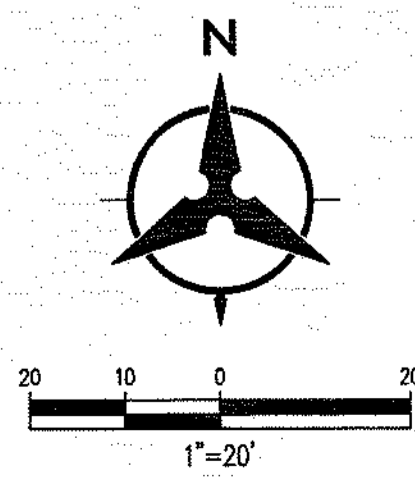
1260-17
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT 11.17.17 CONSTRUCTION TYPE 118
SPRINKLERED NUMBER OF HYDRANTS 1
APPROVED / DISAPPROVED
Kauder 2-2-17
SIGNATURE, TEAM NUMBER / DATE

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
2. MONUMENT SIGN IDENTIFY BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS.
3. ALL BUILDINGS SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
4. FIRE HYDRANT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
5. ALL AREAS PAVED INCLUDING FIRE ACCESS.
6. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD
7. AREA/OCCUPANCY SEPARATION AS REQUIRED BY THE CURRENTLY ENFORCED IBC SHALL BE PROVIDED AS NECESSARY.

LEGEND

- PROPERTY LINE
- - - MARKED FIRE ACCESS
- [Hatched Box] BUILDING FOOTPRINT



REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY
REVIEWED BY
DATE 1.23.17
PROJECT NO 20160384

DRAWING NAME
FIRE ONE PLAN

GENERAL SHEET NOTES

- A. APPLICABLE PLANS: UPTOWN SECTOR DEVELOPMENT PLAN (2013)
- B. PROPOSED USES: MIXED USE INCLUDING RETAIL, RESTAURANT, OFFICE AND HOUSING
- C. REFER TO CIVIL DRAWING, SHEET 2 FOR CONCEPTUAL UTILITY PLAN

SHEET KEYED NOTES

1. EXISTING PROPERTY LINE
2. PROPOSED PROPERTY LINE
3. 10' PRIVATE WATER LINE EASEMENT
4. 10' PRIVATE SANITARY SEWER EASEMENT
5. EXISTING 5' P.U.E.
6. EXISTING 10' UNDERGROUND UTILITY EASEMENT MST&T
7. 10' PNM AND MST&T UNDERGROUND EASEMENT
8. 25' SANITARY SEWER, WATER MAIN AND FIRE PROTECTION EASEMENT
9. 10' PRIVATE GAS LINE EASEMENT
10. PORTION OF ORIGINAL EASEMENT RELEASED BY PNM
11. PROPOSED BUILDINGS AND ASSOCIATED SITE DEVELOPMENT ARE ILLUSTRATIVE ONLY
12. EXISTING RECIPROCAL PRIVATE PARKING AND STORM DRAINAGE EASEMENT (8.14.89, C39-140) BLANKET IN NATURE.
13. EXISTING PRIVATE DRAINAGE EASEMENT (2.9.84, C23-461) BLANKET IN NATURE.
14. EXISTING LOT LINE TO BE RE-PLATTED PER SHEET 4 OF 5 OF THIS SUBMITTAL.

SITE DATA

UPC: 101905903119330904 & 101905906316730907
 SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110
 LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C) CONT'G 2.997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A BLOCK C LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-A-C & 7-A-1-A-A BLOCK C LOUISIANA SUBDIVISION CONT 2.5592 AC
 ACRES: EXISTING 3.2997 & 2.5592
 SECTOR DEVELOPMENT PLANS: UPTOWN SDP
 COMPREHENSIVE PLAN DESIGNATION: ESTABLISHED URBAN
 ZONE: SU-3 FOR MU-UPT

LOT	PROPOSED USE	AREA (SF)	FAR
LOT 5-A-1	RETAIL	14,067 SF	
	RESIDENTIAL	9,709 SF (1 STORY ABOVE RETAIL)	
	FAR		0.45
LOT 5-A-2	EXISTING OFFICE	93,799 SF (7 STORY)	
LOT 6-A-1-C-1-A	RESIDENTIAL	54,000 SF (5 STORY)	
	FAR		0.82
LOT 6-A-1-C-1-B	OFFICE	5,015 SF (1 STORY)	
	FAR		0.27

DESIGN STANDARDS

FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL ADHERE TO DESIGN STANDARDS AS DESCRIBED WITHIN THE UPTOWN SECTOR DEVELOPMENT PLAN:

ZONING AND DESIGN REGULATIONS

STREET REALM / LANDSCAPING:

OPEN SPACE	Chapter V Section D (pgs 51 - 53)
PLAZAS	Chapter V Section E (pgs 54 - 55)
LANDSCAPE	Chapter V Section F (pgs 55 - 57)
TREES	Chapter V Section G (pgs 57 - 60)
WALKWAYS	Chapter V Section F (pgs 60 - 61)
LANDSCAPE BUFFERS	Chapter V Section I (pgs 61 - 62)
LANDSCAPE PLAN	Chapter V Section K (pgs 65 - 66)

BUILDING DESIGN:

HEIGHT / SETBACK REGULATIONS	Chapter IV Sections G & H (pgs 46 - 47) Chapter V Section A (pgs 49 - 50)
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SIGNAGE:

REGULATIONS	Chapter V Section L (pgs 66 - 73)
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SITE DESIGN:

PARKING REGULATIONS	Chapter V Section J (pgs 62 - 65) Chapter V Section B (pg 50) Screening Chapter V Section C (pg 51) Fencing and Walls Chapter VI Section A - F (pgs 75 - 77) Connectivity
---------------------	--

PROJECT NUMBER: 10 10042
 APPLICATION NUMBER: 15 DRB-70382
 Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRB plan a work order is required for any construction within Public Right-of-Way or for construction public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	2/3/16	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION		
<i>[Signature]</i>	05/03/16	DATE
ABCWUA		
<i>[Signature]</i>	9-3-16	DATE
PARKS AND RECREATION DEPARTMENT		
<i>[Signature]</i>	8-3-16	DATE
CITY ENGINEER		
<i>[Signature]</i>	10-28-14	DATE
SOLID WASTE MANAGEMENT		
<i>[Signature]</i>	10-20-16	DATE
DRD CHAIRPERSON, PLANNING DEPARTMENT		

SITE PLAN LEGEND

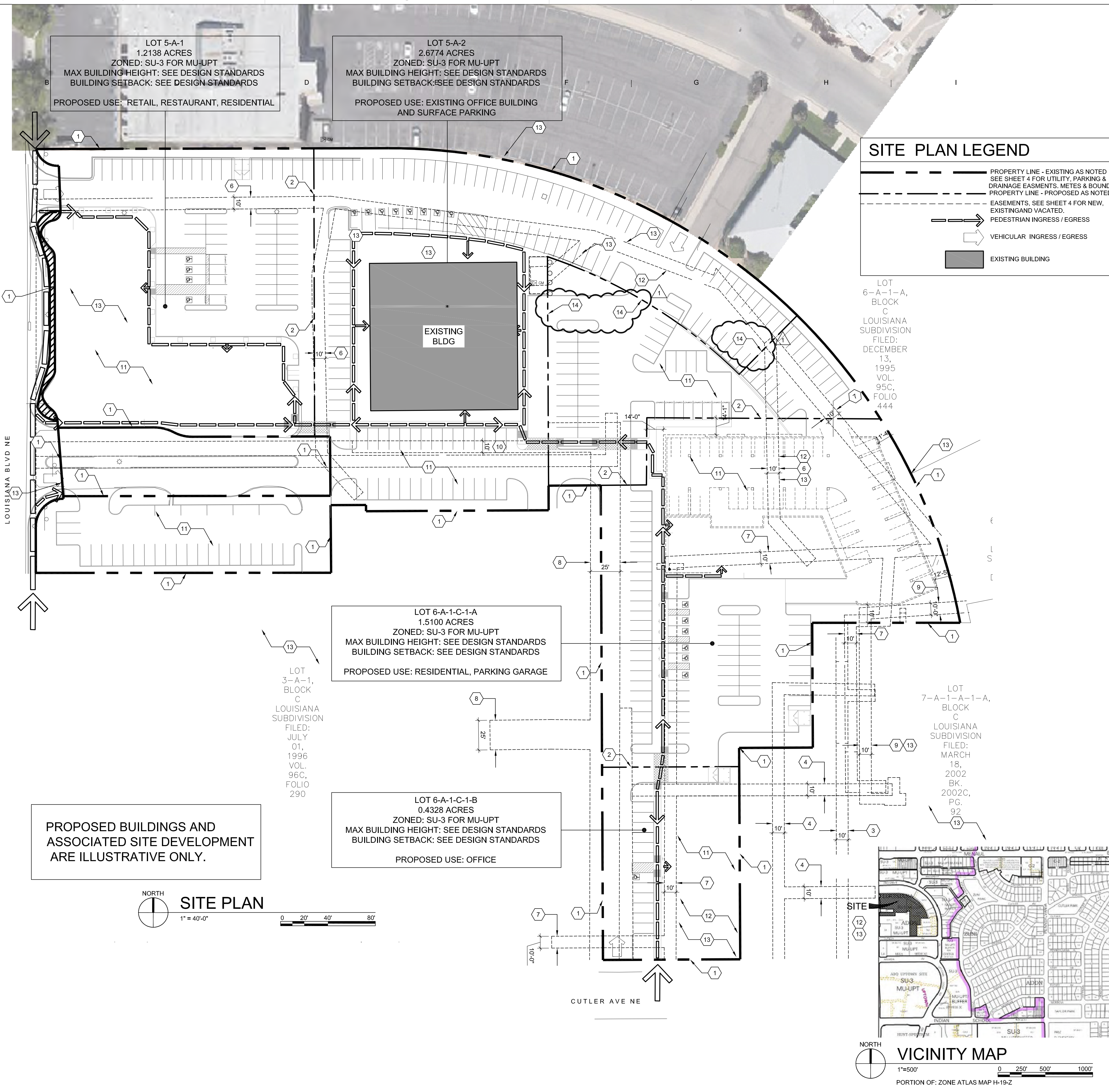
- PROPERTY LINE - EXISTING AS NOTED SEE SHEET 4 FOR UTILITY, PARKING & DRAINAGE EASEMENTS, METES & BOUNDS
- PROPERTY LINE - PROPOSED AS NOTED EASEMENTS, SEE SHEET 4 FOR NEW, EXISTING AND VACATED.
- PEDESTRIAN INGRESS / EGRESS
- VEHICULAR INGRESS / EGRESS
- EXISTING BUILDING

LOT 6-A-1-A, BLOCK C LOUISIANA SUBDIVISION FILED: DECEMBER 13, 1995 VOL. 95C, FOLIO 444

LOT 7-A-1-A-1-A, BLOCK C LOUISIANA SUBDIVISION FILED: MARCH 18, 2002 BK. 2002C, PG. 92



VICINITY MAP
 1"=500'
 PORTION OF: ZONE ATLAS MAP H-19-Z



LOT 5-A-1
 1.2138 ACRES
 ZONED: SU-3 FOR MU-UPT
 MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
 BUILDING SETBACK: SEE DESIGN STANDARDS
 PROPOSED USE: RETAIL, RESTAURANT, RESIDENTIAL

LOT 5-A-2
 2.6774 ACRES
 ZONED: SU-3 FOR MU-UPT
 MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
 BUILDING SETBACK: SEE DESIGN STANDARDS
 PROPOSED USE: EXISTING OFFICE BUILDING AND SURFACE PARKING

LOT 6-A-1-C-1-A
 1.5100 ACRES
 ZONED: SU-3 FOR MU-UPT
 MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
 BUILDING SETBACK: SEE DESIGN STANDARDS
 PROPOSED USE: RESIDENTIAL, PARKING GARAGE

LOT 6-A-1-C-1-B
 0.4328 ACRES
 ZONED: SU-3 FOR MU-UPT
 MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
 BUILDING SETBACK: SEE DESIGN STANDARDS
 PROPOSED USE: OFFICE

PROPOSED BUILDINGS AND ASSOCIATED SITE DEVELOPMENT ARE ILLUSTRATIVE ONLY.



SITE PLAN