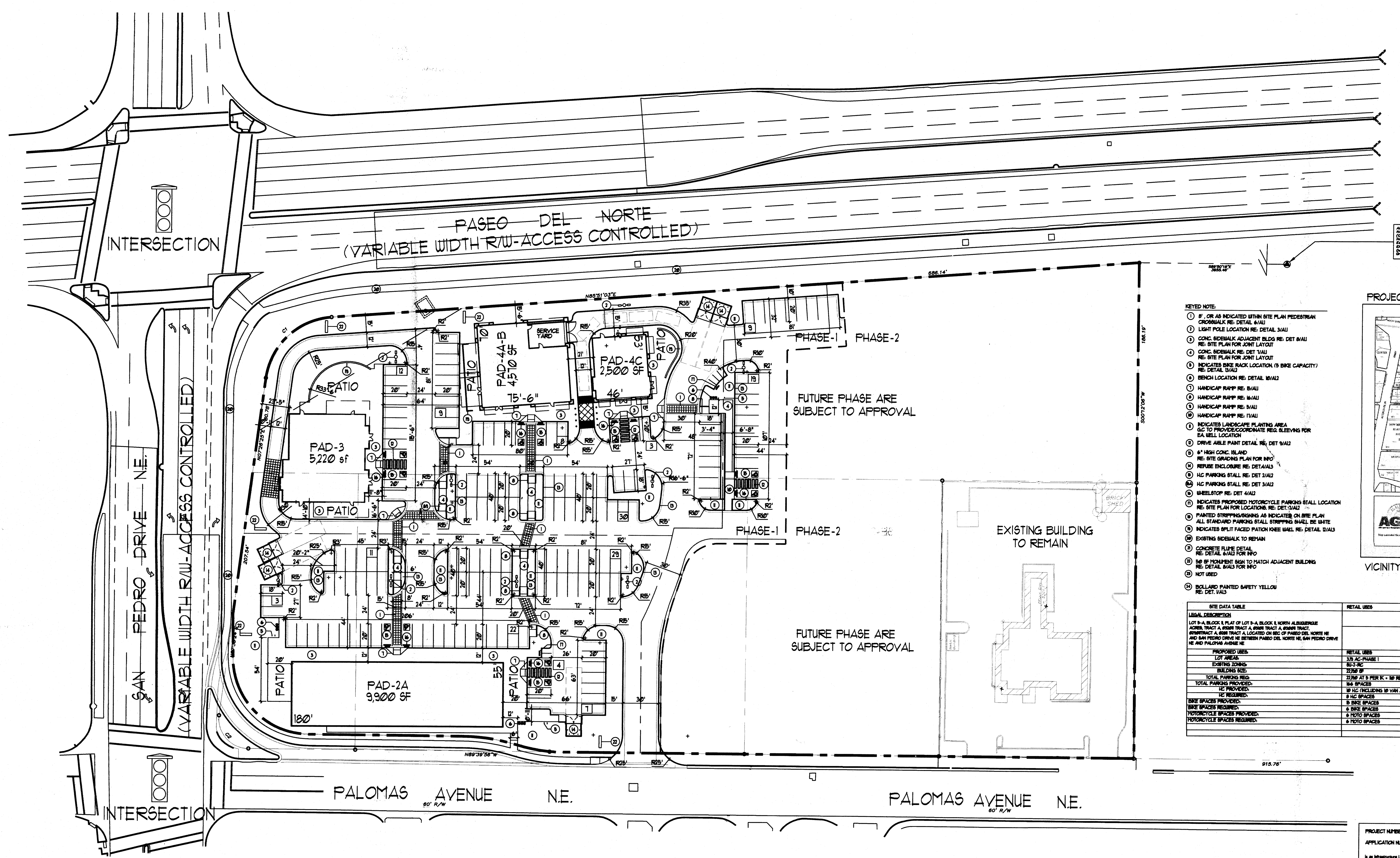
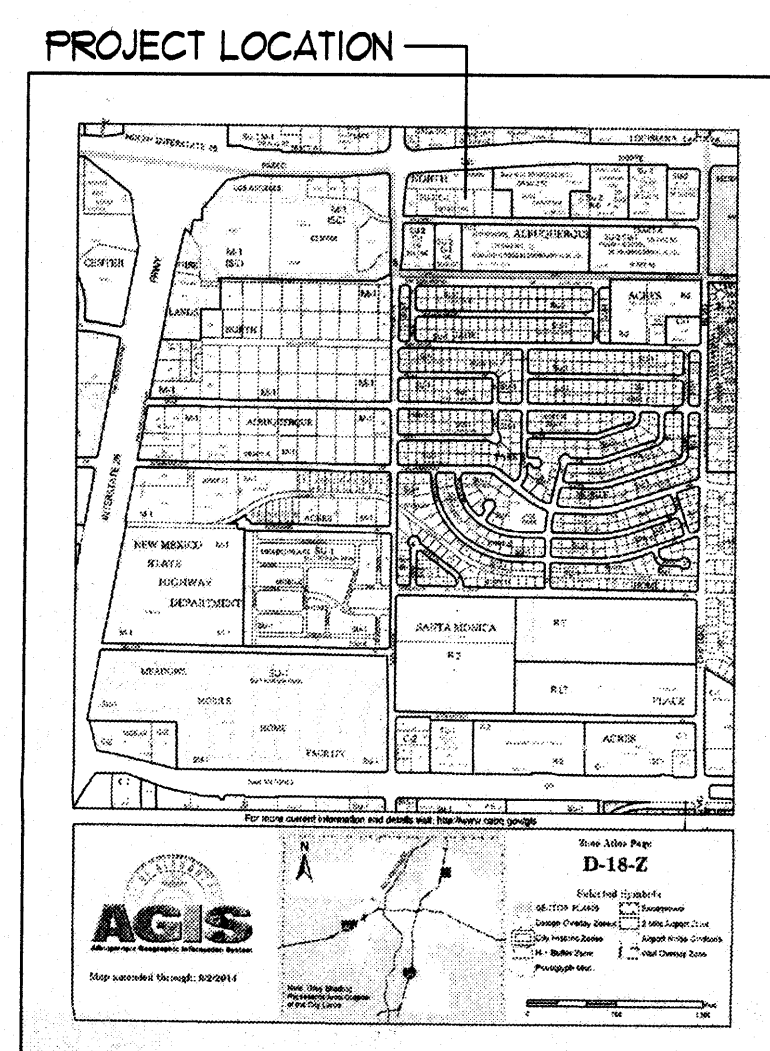


PROJECT: 101067-5
 DATE: 12-9-15
 APP: 15-1048, 15-1082
 REQUEST: (SPS) (SSP)

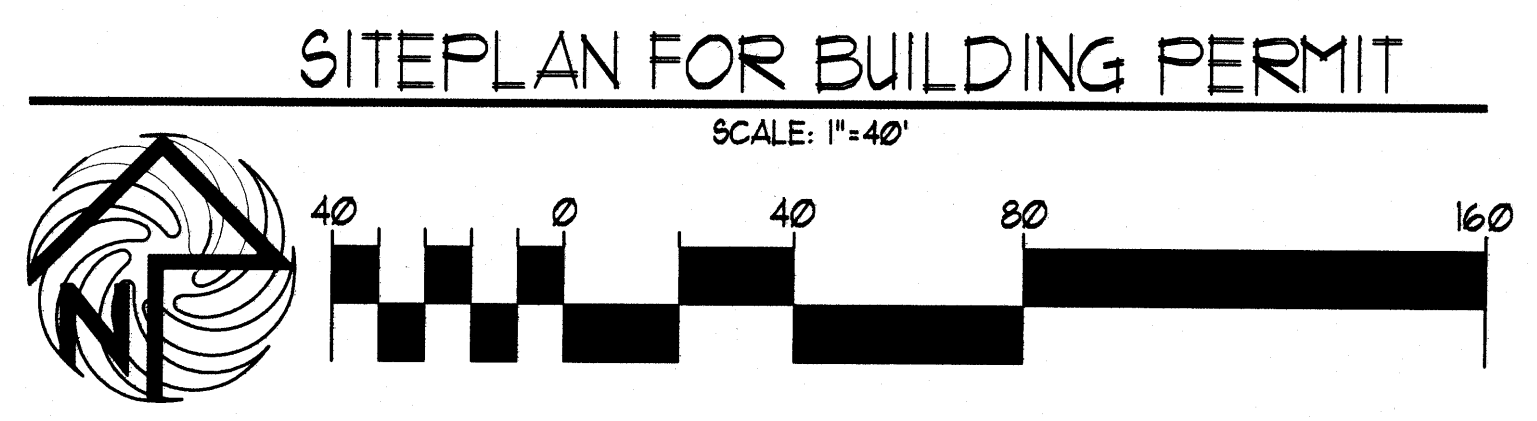
Albuquerque Central Survey Monument "HEAVEN"
 (see map, show these coordinates)
 North: 272,700.215 feet
 East: 1,047,227.100 feet
 Elevation: 5775.850 feet (NAVD 1988)
 Date: 1/21/2015
 Bound to One Factor: 0.000000



- KEYED NOTE:**
- ① 8" OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A1
 - ② LIGHT POLE LOCATION RE: DETAIL 3/A1
 - ③ CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A1
 - ④ CONC. SIDEWALK RE: DET 1/A1
 - ⑤ CONC. SIDEWALK RE: DET 2/A1
 - ⑥ CONC. SIDEWALK RE: DET 3/A1
 - ⑦ CONC. SIDEWALK RE: DET 4/A1
 - ⑧ CONC. SIDEWALK RE: DET 5/A1
 - ⑨ CONC. SIDEWALK RE: DET 6/A1
 - ⑩ CONC. SIDEWALK RE: DET 7/A1
 - ⑪ CONC. SIDEWALK RE: DET 8/A1
 - ⑫ CONC. SIDEWALK RE: DET 9/A1
 - ⑬ CONC. SIDEWALK RE: DET 10/A1
 - ⑭ CONC. SIDEWALK RE: DET 11/A1
 - ⑮ CONC. SIDEWALK RE: DET 12/A1
 - ⑯ CONC. SIDEWALK RE: DET 13/A1
 - ⑰ CONC. SIDEWALK RE: DET 14/A1
 - ⑱ CONC. SIDEWALK RE: DET 15/A1
 - ⑲ CONC. SIDEWALK RE: DET 16/A1
 - ⑳ CONC. SIDEWALK RE: DET 17/A1
 - ㉑ CONC. SIDEWALK RE: DET 18/A1
 - ㉒ CONC. SIDEWALK RE: DET 19/A1
 - ㉓ CONC. SIDEWALK RE: DET 20/A1
 - ㉔ CONC. SIDEWALK RE: DET 21/A1
 - ㉕ CONC. SIDEWALK RE: DET 22/A1
 - ㉖ CONC. SIDEWALK RE: DET 23/A1
 - ㉗ CONC. SIDEWALK RE: DET 24/A1
 - ㉘ CONC. SIDEWALK RE: DET 25/A1
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 - ㊺ CONC. SIDEWALK RE: DET 42/A1
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 - ㊼ CONC. SIDEWALK RE: DET 44/A1
 - ㊽ CONC. SIDEWALK RE: DET 45/A1
 - ㊾ CONC. SIDEWALK RE: DET 46/A1
 - ㊿ CONC. SIDEWALK RE: DET 47/A1



| SITE DATA TABLE | |
|---|-------------|
| LEGAL DESCRIPTION | RETAIL USES |
| LOT 9-A, BLOCK 8, PLAT OF LOT 9-A, BLOCK 8, NORTH ALBUQUERQUE ACRES TRACT A, 6889 TRACT A, 6889 TRACT B, 6889 TRACT C, 6889 TRACT D, 6889 TRACT E, 6889 TRACT F, 6889 TRACT G, 6889 TRACT H, 6889 TRACT I, 6889 TRACT J, 6889 TRACT K, 6889 TRACT L, 6889 TRACT M, 6889 TRACT N, 6889 TRACT O, 6889 TRACT P, 6889 TRACT Q, 6889 TRACT R, 6889 TRACT S, 6889 TRACT T, 6889 TRACT U, 6889 TRACT V, 6889 TRACT W, 6889 TRACT X, 6889 TRACT Y, 6889 TRACT Z, 6889 TRACT AA, 6889 TRACT AB, 6889 TRACT AC, 6889 TRACT AD, 6889 TRACT AE, 6889 TRACT AF, 6889 TRACT AG, 6889 TRACT AH, 6889 TRACT AI, 6889 TRACT AJ, 6889 TRACT AK, 6889 TRACT AL, 6889 TRACT AM, 6889 TRACT AN, 6889 TRACT AO, 6889 TRACT AP, 6889 TRACT AQ, 6889 TRACT AR, 6889 TRACT AS, 6889 TRACT AT, 6889 TRACT AU, 6889 TRACT AV, 6889 TRACT AW, 6889 TRACT AX, 6889 TRACT AY, 6889 TRACT AZ, 6889 TRACT BA, 6889 TRACT BB, 6889 TRACT BC, 6889 TRACT BD, 6889 TRACT BE, 6889 TRACT BF, 6889 TRACT BG, 6889 TRACT BH, 6889 TRACT BI, 6889 TRACT BJ, 6889 TRACT BK, 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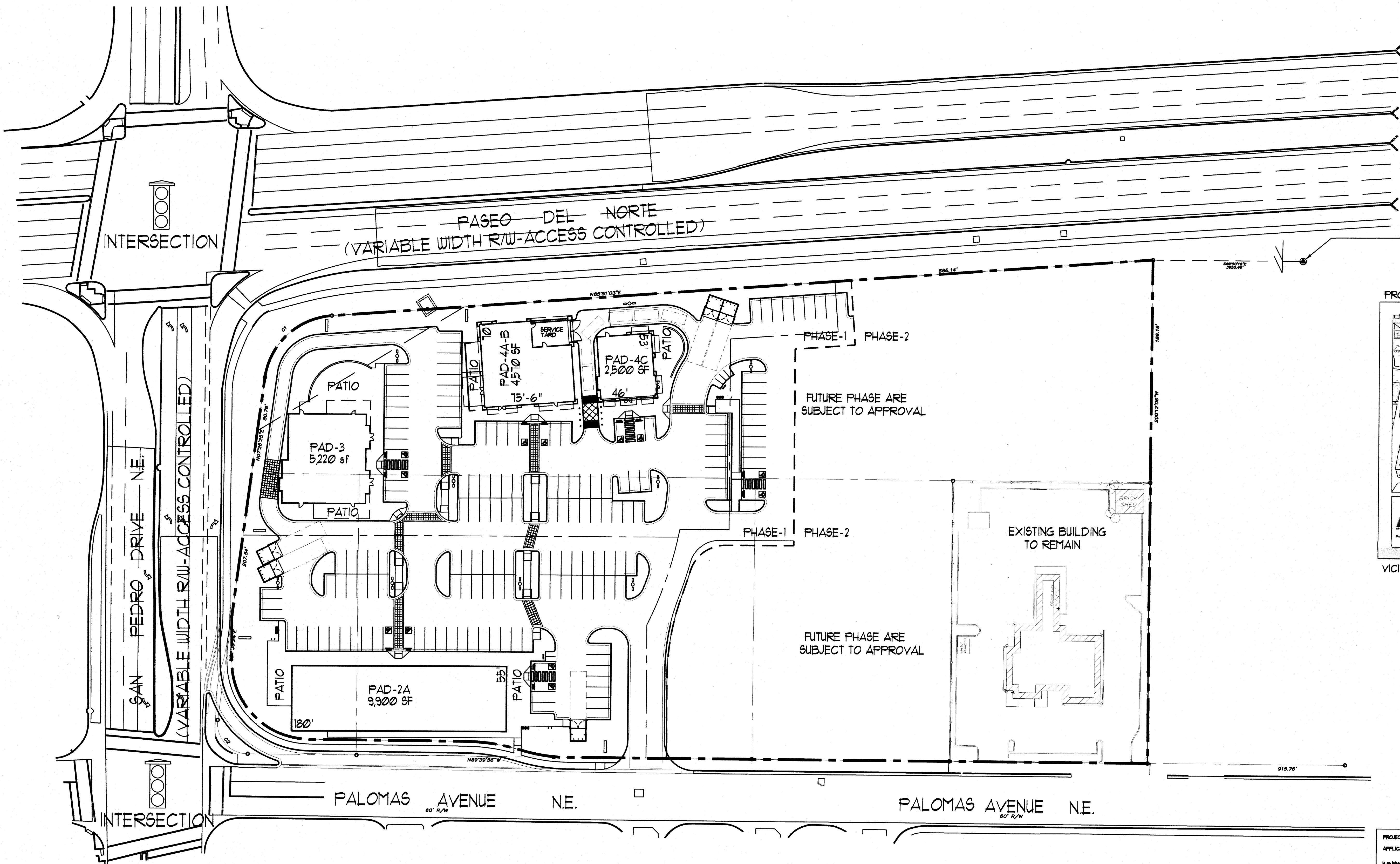
PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 Is an Infrastructure List request? () YES () NO If yes, then a set of approved DRC plans with a work order is required for any construction with Public Right-of-Way or for construction of public improvements.
 DRC SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division _____ Date _____
 DRC ARCHITECT ENGINEER _____ Date _____
 Parks and Recreation Department _____ Date _____
 City Engineer _____ Date _____
 Environmental Health Department _____ Date _____
 Solid Waste Management _____ Date _____
 DRC Chairperson, Planning Department _____ Date _____
 * Environmental Health, if necessary

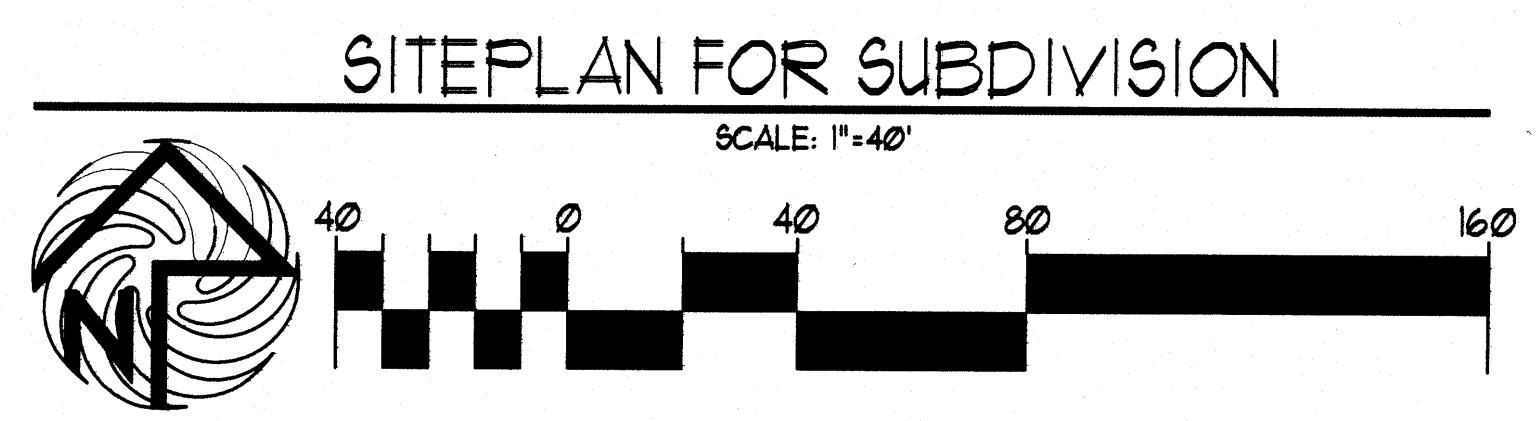
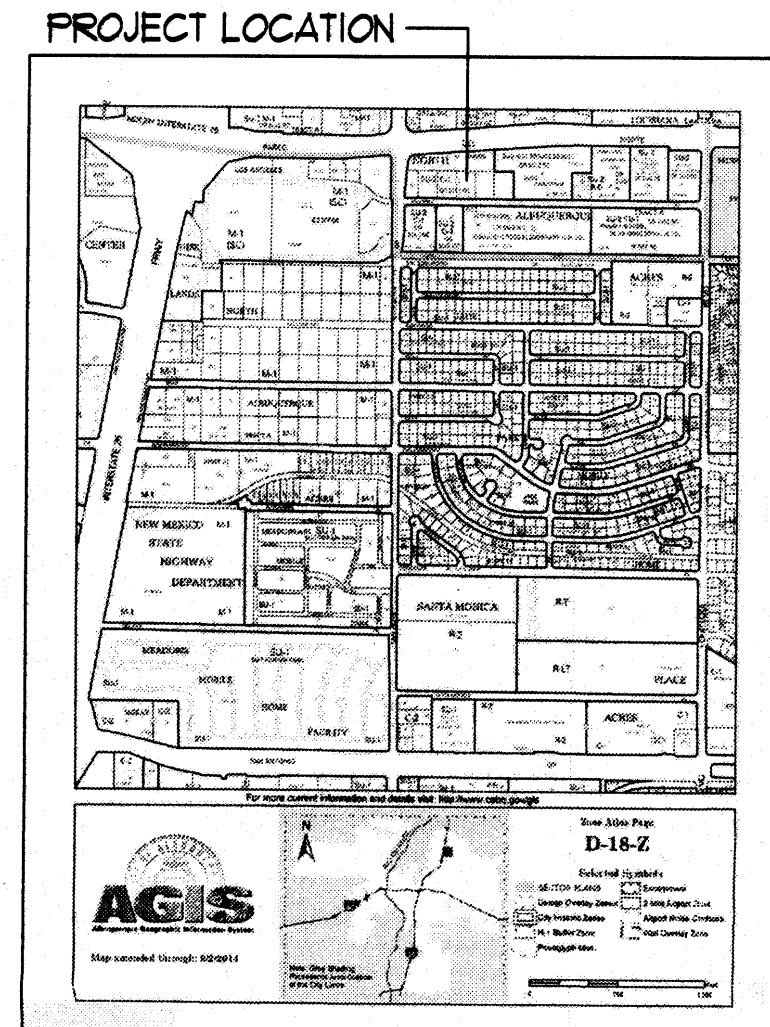
| REV | DATE | BY | REVISION |
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| 5 | | | |

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: PASEO-SAN PEDRO SEC OF PASEO DEL NORTE AND SAN PEDRO ALBUQUERQUE NEW MEXICO
 PROJECT NUMBER: _____ JOB NO.: XXXXXX
 DRAWN BY: _____ SHEET NO.: 5
 DATE: 10/22/15
 SCALE: AS NOTED
 SITE PLAN FOR BUILDING PERMIT



Albuquerque County Survey Monument "HEAVY"
 New Mexico State Plane Coordinate
 County Zone 10N 82E as published
 Center Point 2750 820
 Easting 124280.00 Feet
 Northing 4376230.00 Feet (DAVID 1988)
 Date of Survey 007/16/82
 Ground to Grid Factor 0.99998810



PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Infrastructure List required? / YES / NO / If yes, then a set of approved IRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DEVELOPMENT PLAN REVIEW APPROVAL

| | |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| DEB ARCHITECT ENGINEER | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| Environmental Health Department | Date |
| Solid Waste Management | Date |
| DEB Cityperson, Planning Department | Date |

* Environmental Health, if necessary

| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
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| 5 | | | |

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

| | | |
|--|--|---------------|
| PROJECT TITLE PASEO-SAN PEDRO SEC OF PASEO DEL NORTE AND SAN PEDRO ALBUQUERQUE NEW MEXICO | JOB NO. XXXXXX | DRAWN BY S |
| PROJECT NUMBER STEPHEN DUNBAR, AIA | SHEET TITLE SITE PLAN FOR SUBDIVISION | |
| DATE 10/22/15 | SHEET SP-2 | |
| SCALE AS NOTED | DATE | |

LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL Height/Spread H2O USE

Trees

- 12 2" cal Chinese Pistache 40x35 1225 14700 M
Pistacia chinensis
With Netafim Irrigation Spiral, per detail.
- 7 2" cal Honey Locust 50x45 2025 14175 M
Gleditsia triacanthos 'Inermis'
With Netafim Irrigation Spiral, per detail.
- 6 8-10' Austrian Pine 35x25 625 3750 M
Pinus nigra
With Netafim Irrigation Spiral, per detail.
- 13 15 Gal. Oklahoma Redbud 15x12 144 16212 M
Cercis reniformis
With Netafim Irrigation Spiral, per detail.

Accent Plants

- 2 4 - 6' Palm Yucca 15x6 36 72 M
Yucca faxoniana
With 2 Boulders, and 100% of Cobble Accent
Total Tree Cover 48969

Shrubs & Groundcovers

- 15 Gal. Tuscarora Creeper 12x11 144 388 M
Lagerstroemia indica 'Tuscarora'
With Netafim Irrigation Spiral, per detail.
- 13 15 Gal. Desert Willow 20x25 625 11875 M
Multi-Trunk *Chilopsis linearis*
With Netafim Irrigation Spiral, per detail.
- 14 15 Gal. Vitex 20x20 625 8750 M
Multi-Trunk *Vitex agnus-castus*
With Netafim Irrigation Spiral, per detail.
- 41 5 Gal. India Hawthorne 3x5 25 1025 M
Raphiolepis indica
- 61 1 Gal. Kari Foxtail Grass 25x3 9 549 M
Calamagrostis arundinacea
- 9 5 Gal. Heavenly Bamboo 25x3 9 81 M
Nandina domestica
- 15 5 Gal. Red Barberry 5x5 25 375 M
Berberis juliflora
- 16 5 Gal. Butterfly Bush 5x5 25 400 M
Buddleia davidii 'Dark Knight'
- 8 5 Gal. Winter Jasmine 4x12 144 1152 M
Jasminum nudiflorum
- 25 5 Gal. Buffalo Juniper 1x12 144 3600 M
Juniperus sabinia 'Buffalo'
- 6 1 Gal. Cherry Sage 2x3 9 54 M
Salvia greggii
- 20 1 Gal. Blue Mist 3x3 9 180 M
Caryopteris x clandonensis
- 21 1 Gal. Fern Bush 5x6 36 756 L
Chamaebatiaria millefolium
- 20 1 Gal. Apache Plume 6x7 49 980 L
Fallugia paradoxa
- 48 1 Gal. Day Lilly 15x15 3 144 L
Hemerocallis 'Stella d'Oro'
Live Ground Cover 30209
- 20 2-3cf Boulders Live Veg. Cover 19118
To be placed at contractor discretion

28484 Landscape Gravel / Filter Fabric 15 Areas
3/4" Crushed Gray/Filter Fabric

28484 Oversize Landscape Gravel / Filter Fabric 6 Areas
2-4" Santa Ana Tan

LANDSCAPE CALCULATIONS

| | |
|-------------------------------------|--------|
| TOTAL LOT AREA (sf) | 251552 |
| PHASE TWO | 38510 |
| PHASE ONE | 212982 |
| TOTAL BUILDING AREA PHASE ONE | 21876 |
| NET LOT AREA PHASE ONE | 191026 |
| TOTAL REQUIRED LANDSCAPE AREA | 15% |
| TOTAL REQUIRED LANDSCAPE PHASE ONE | 28666 |
| TOTAL PROVIDED LANDSCAPE PHASE ONE | 28484 |
| TOTAL REQUIRED LIVE GROUNDCOVER 15% | 2363 |
| TOTAL PROVIDED LIVE GROUNDCOVER | 30209 |
| TOTAL PROVIDED LIVE PLANT MATERIAL | 18890 |

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Rio Rancho Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gray Gravel and Pueblo Rose Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas. Accent Cobble places as shown.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

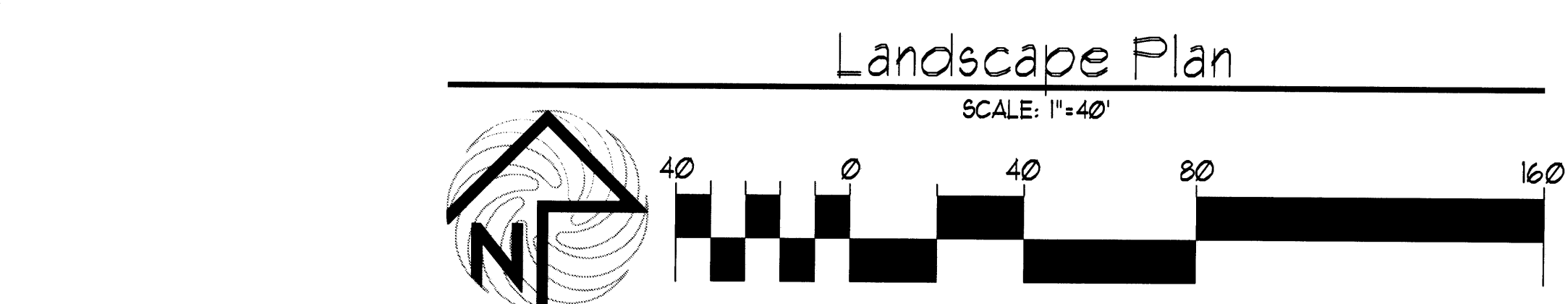
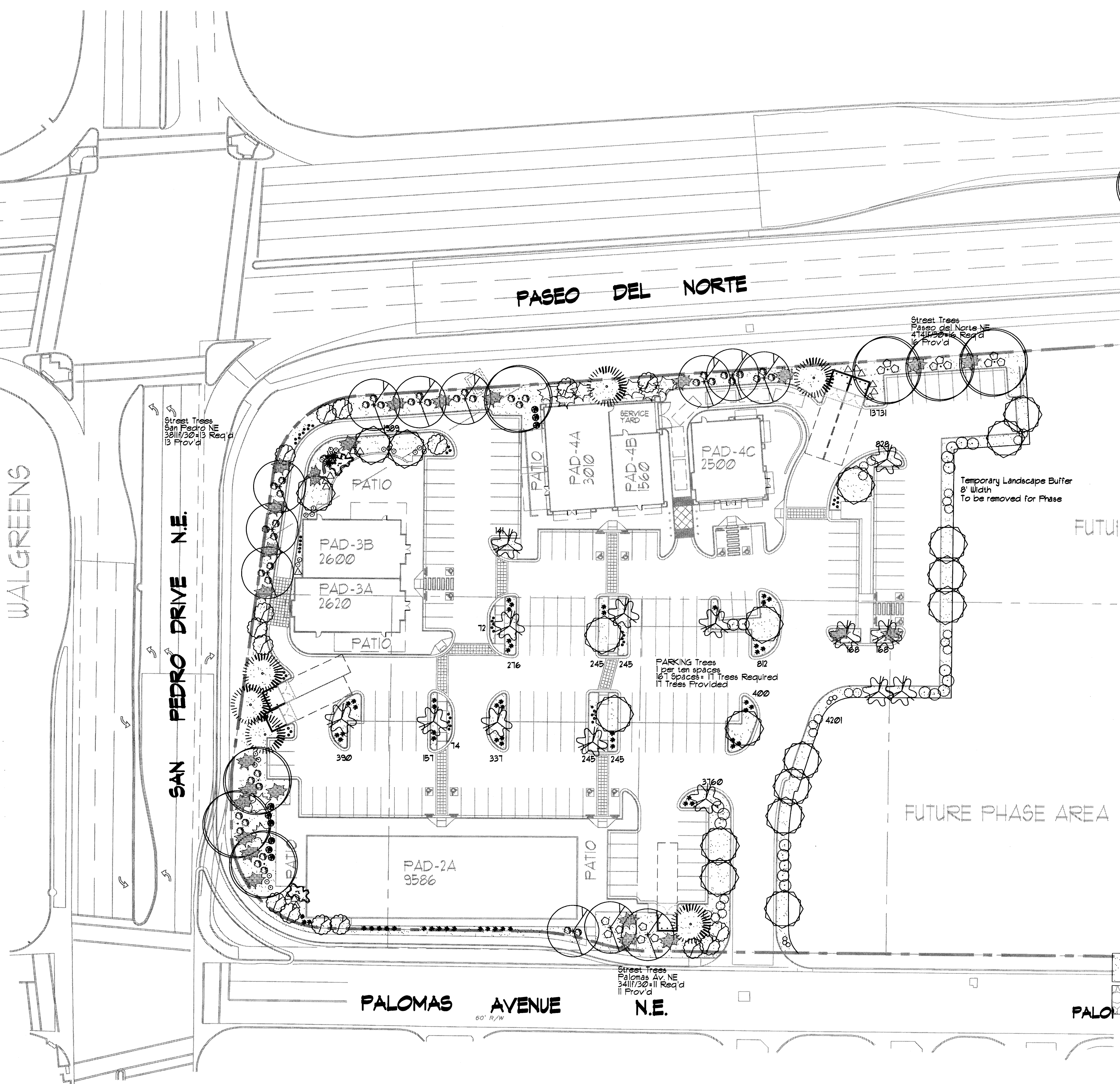
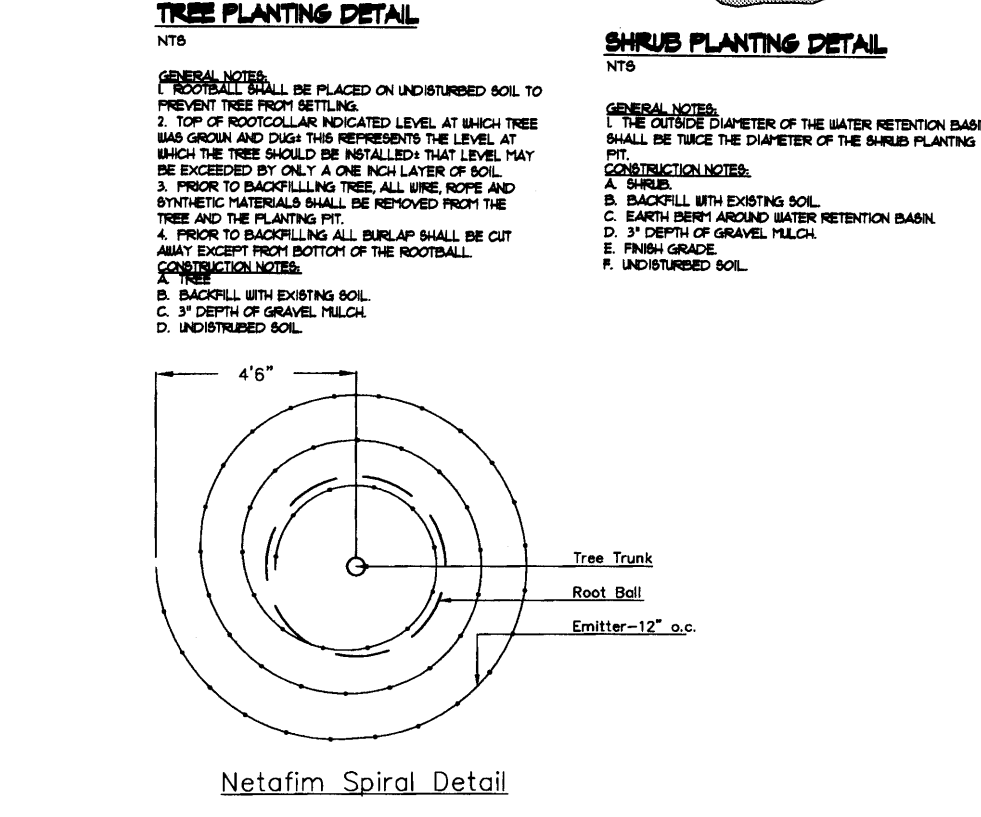
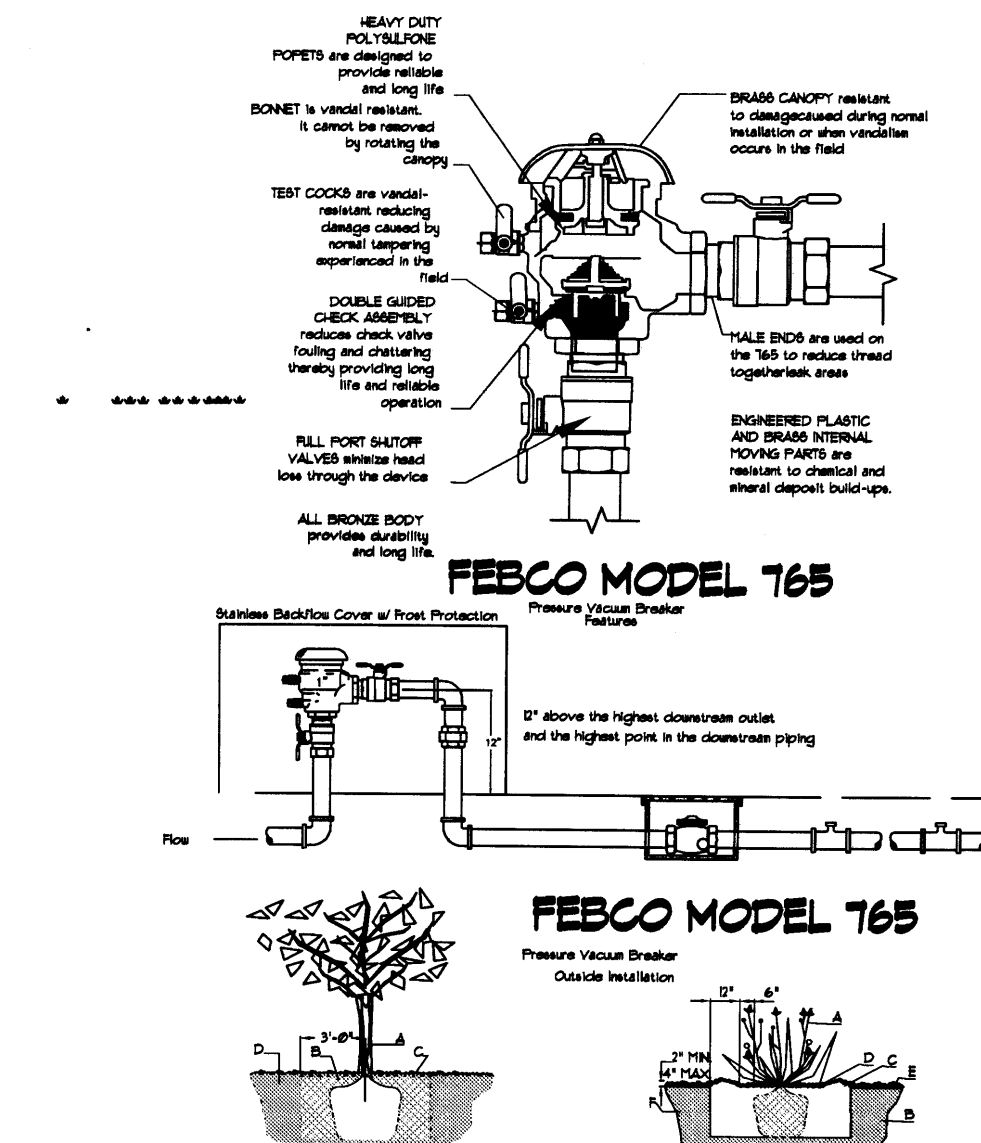
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



| REV | DATE | BY | REVISION |
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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

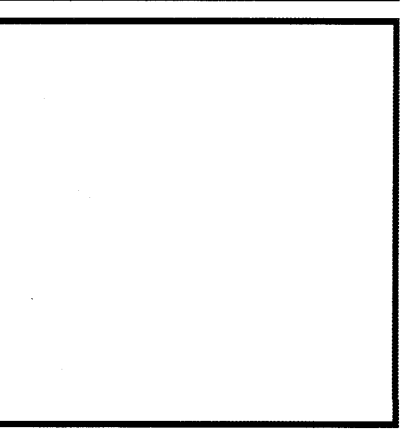
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
November 25, 2014

PROJECT TITLE: PASEO DEL NORTE AND SAN PEDRO SEC. OF ALBUQUERQUE, NEW MEXICO
JOB NO.: XXXXX
DRAWN BY: S
PROJECT MANAGER: STEPHEN DUNBAR, AIA
DATE: 10/22/15
SCALE: AS NOTED

Landscape Plan

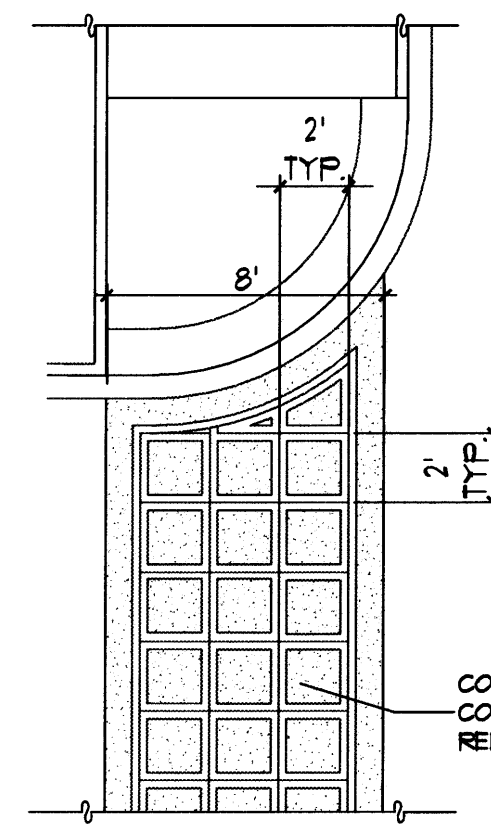
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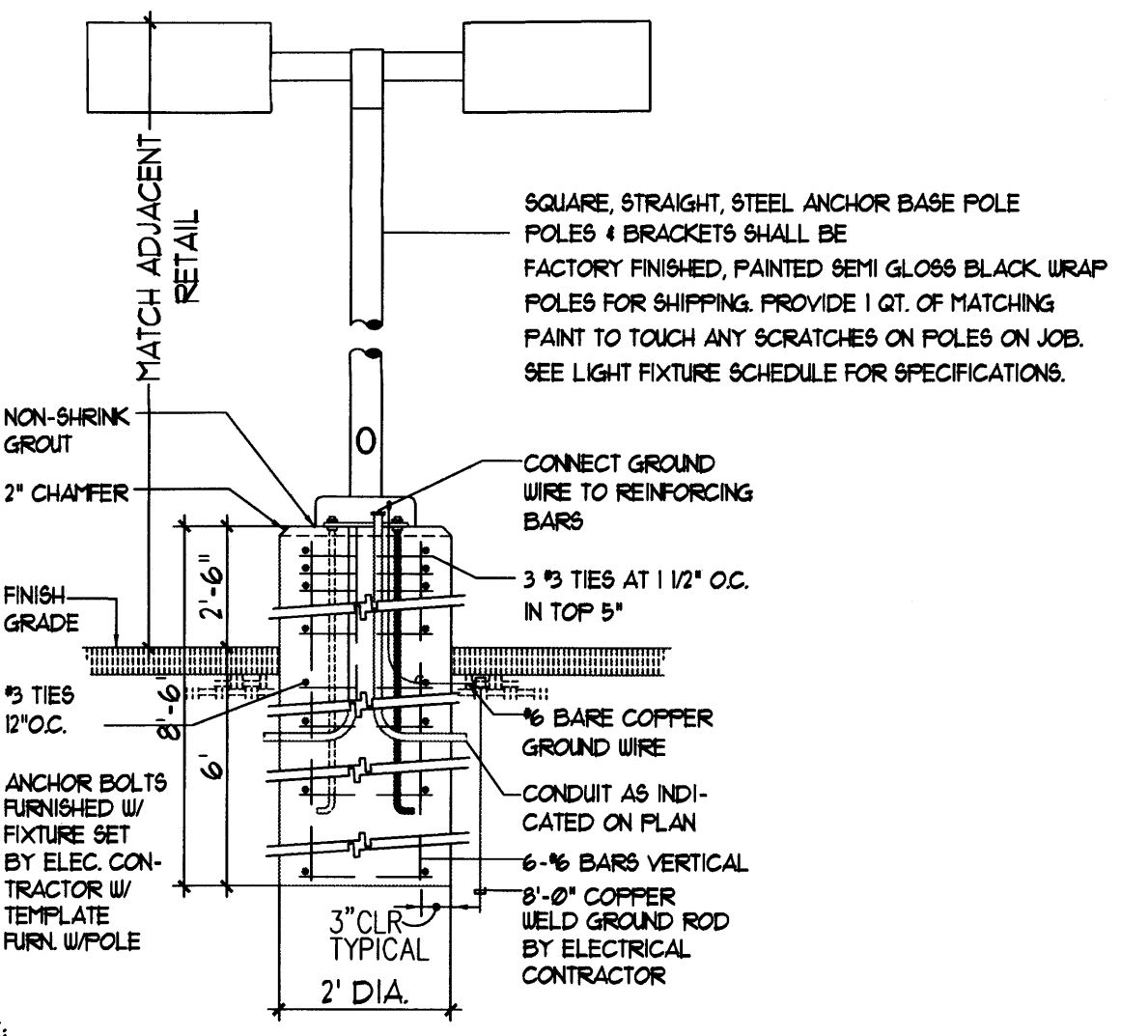



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|-----------------|---------------------|
| PROJECT TITLE | PASEO+SAN PEDRO |
| PROJECT MANAGER | STEPHEN DUNBAR, AIA |
| JOB NO. | XXXXXX |
| DRAWN BY | 5 |
| SHEET TITLE | SITE DETAILS |

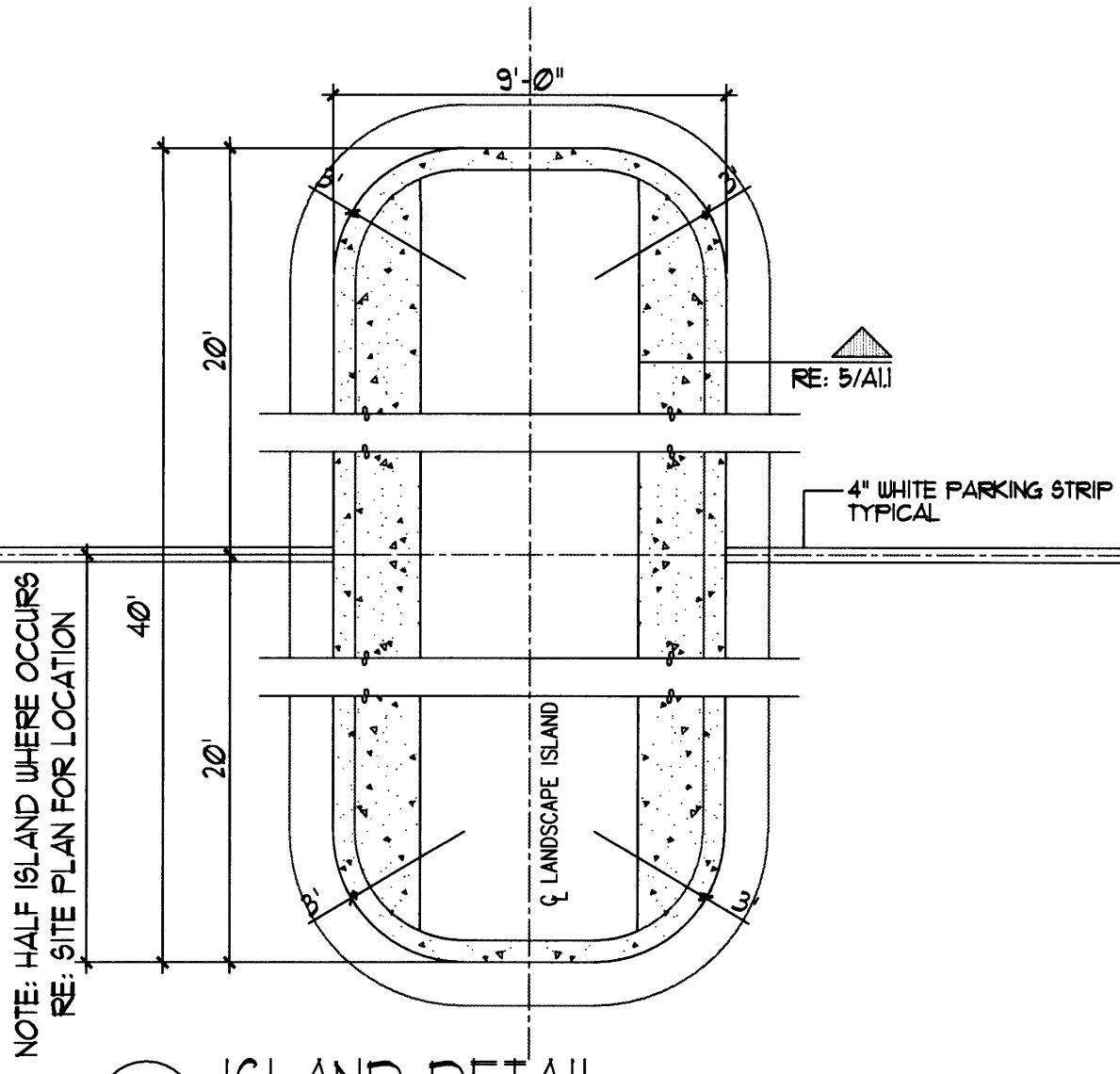
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| DATE | 10/22/15 |
| SCALE | AS NOTED |



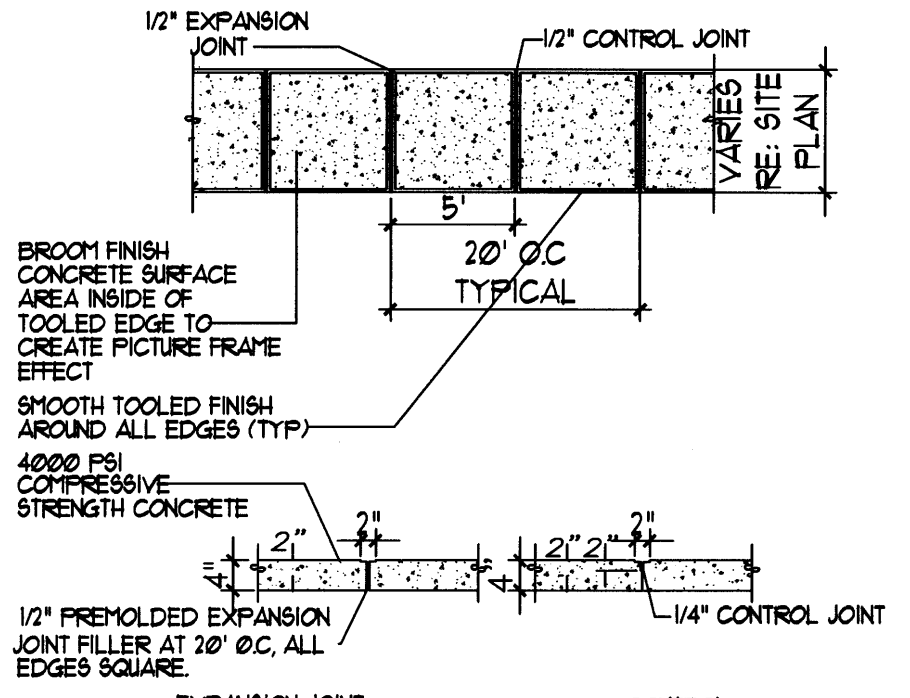
6 TYPICAL CONC. CROSSWALK
NTS



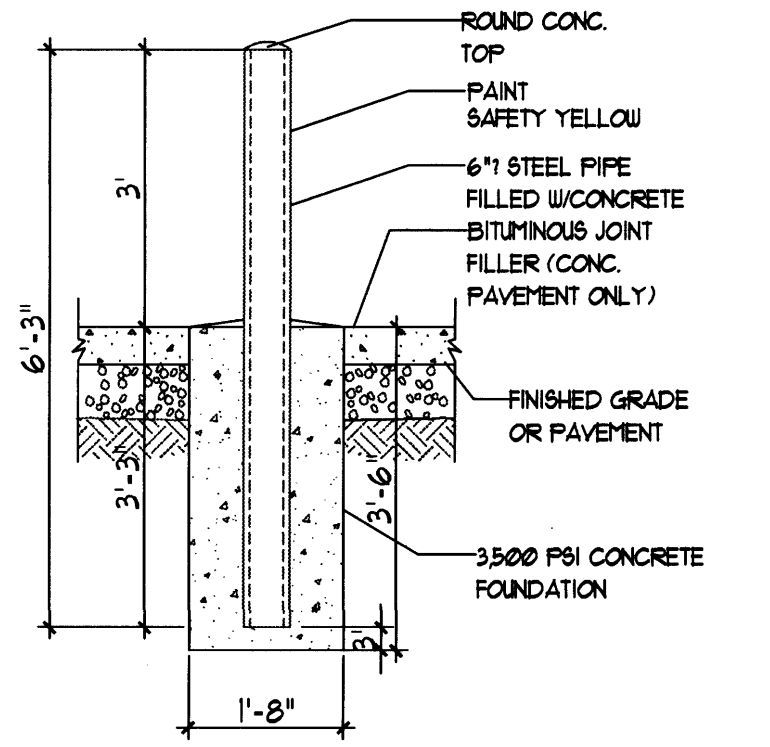
3 LIGHT POLE DETAIL
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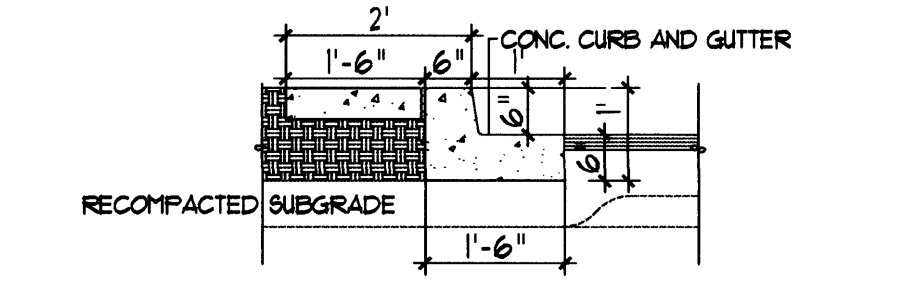
9 ISLAND DETAIL
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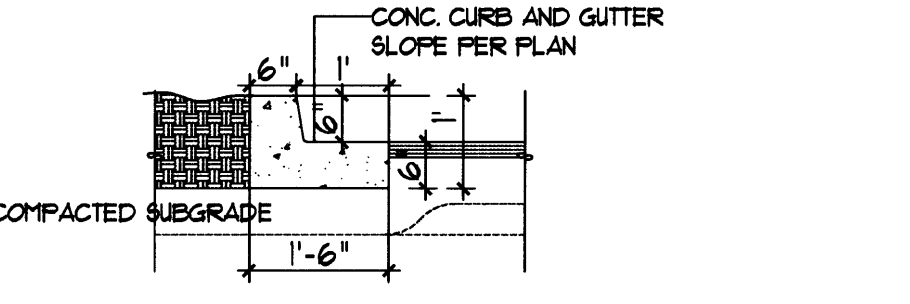
7 TYPICAL SIDEWALK
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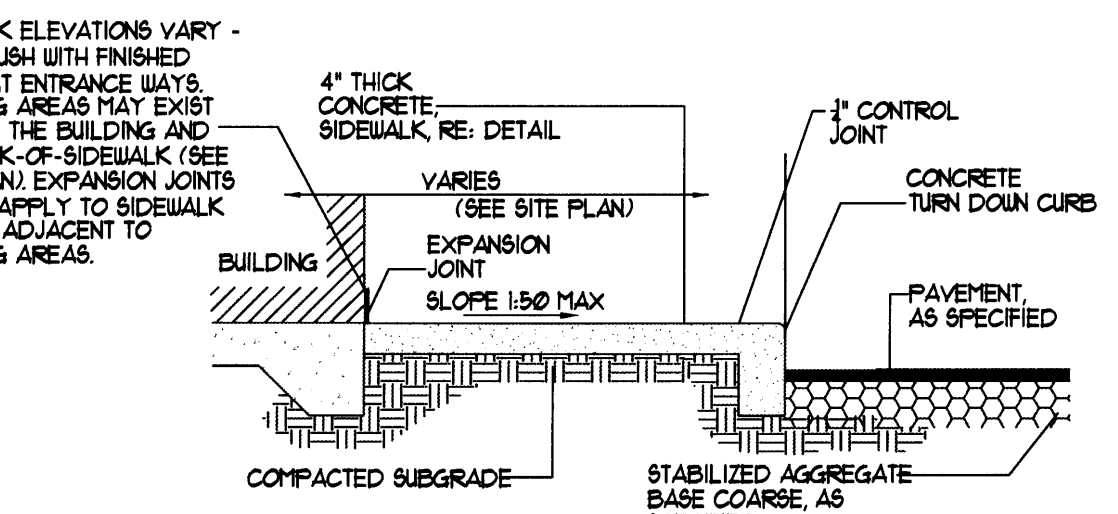
4 BOLLARD DETAIL
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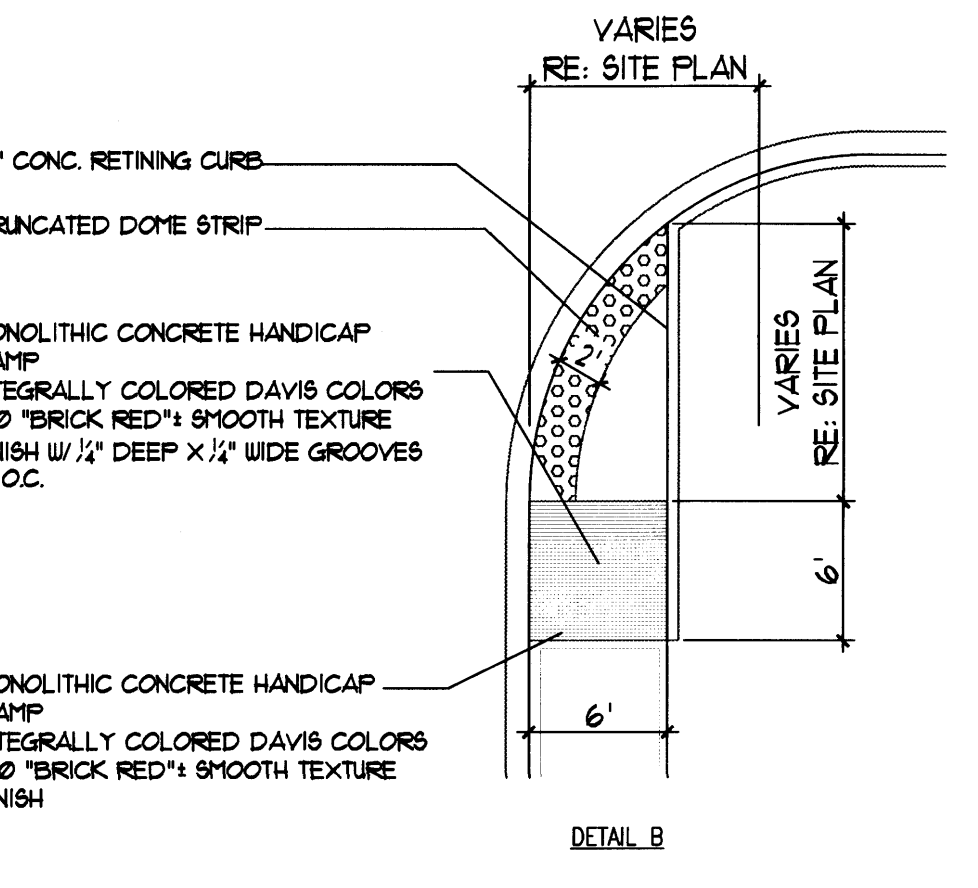
11 ISLAND CURB DETAIL
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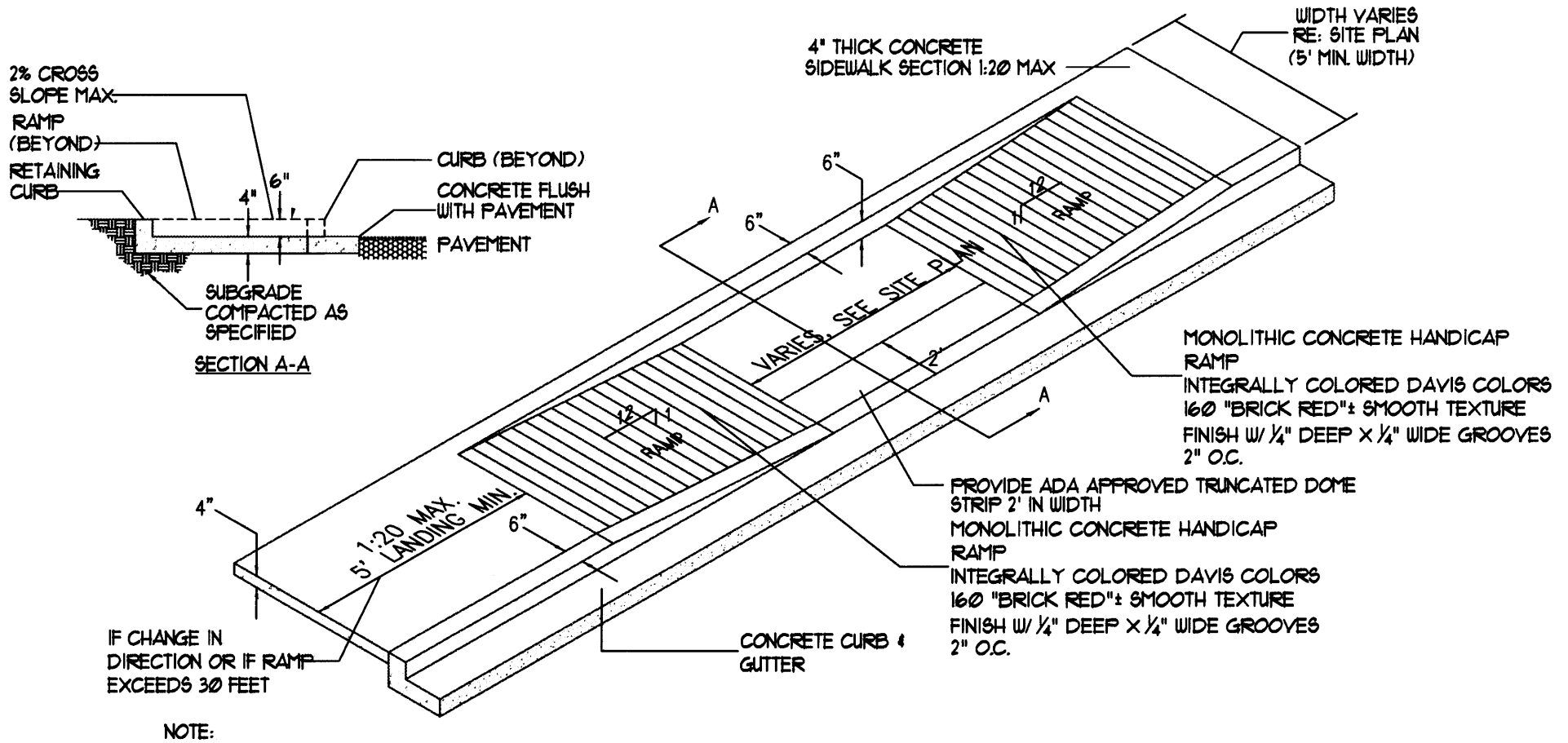
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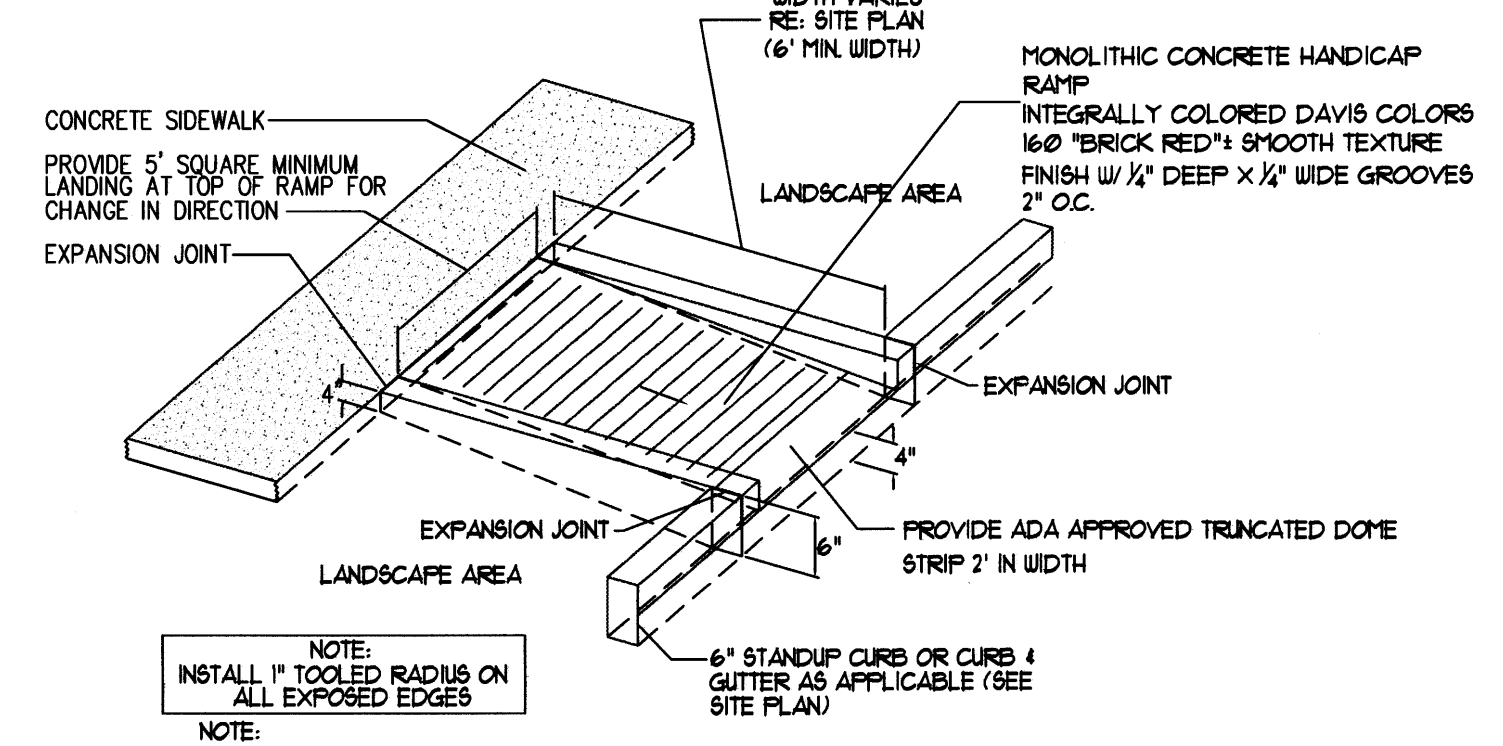
8 SIDEWALK JOINTS WITH TURNDOWN CURB SEC.
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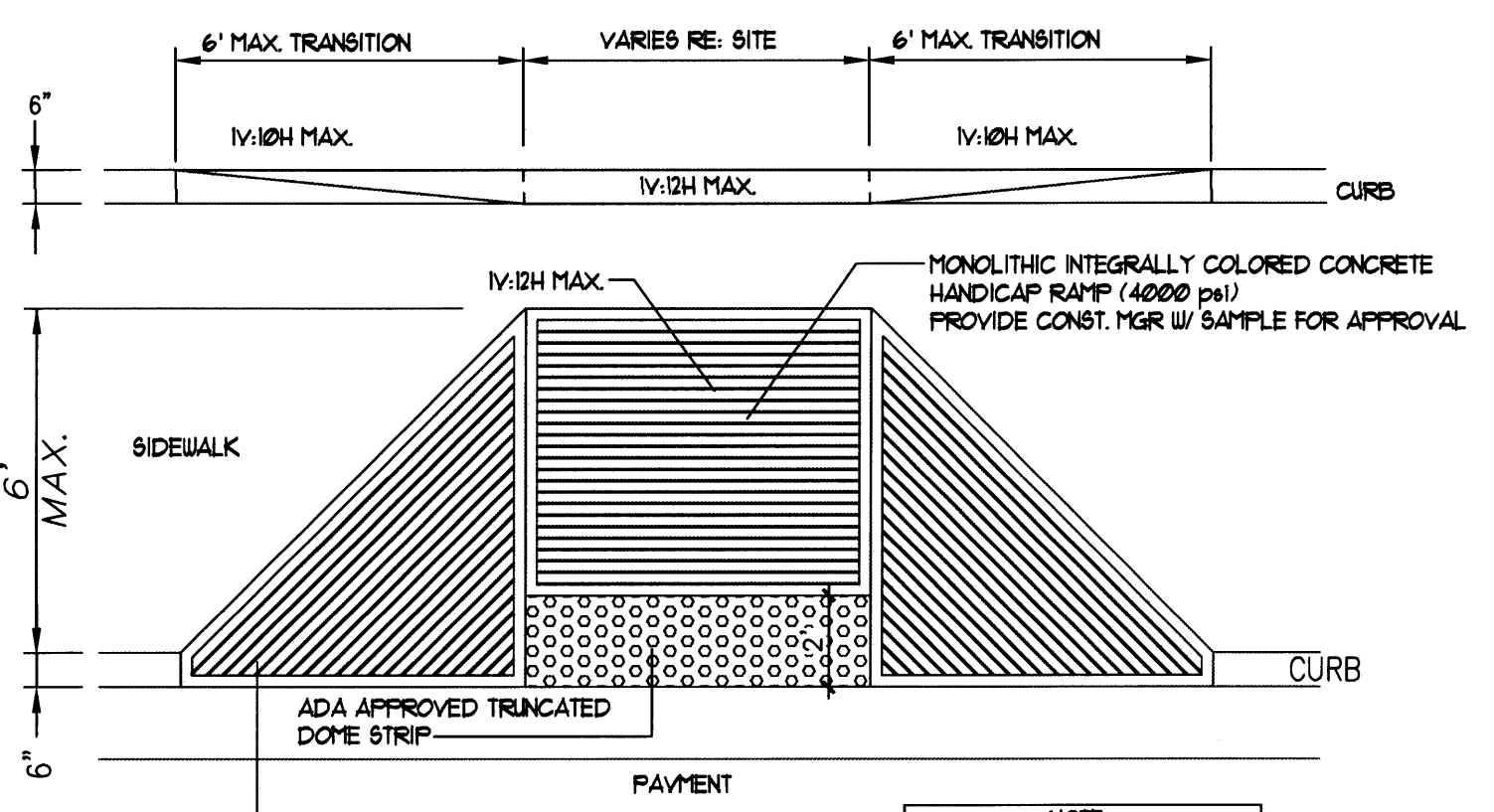
5 END ISLAND WITH WALK RAMP
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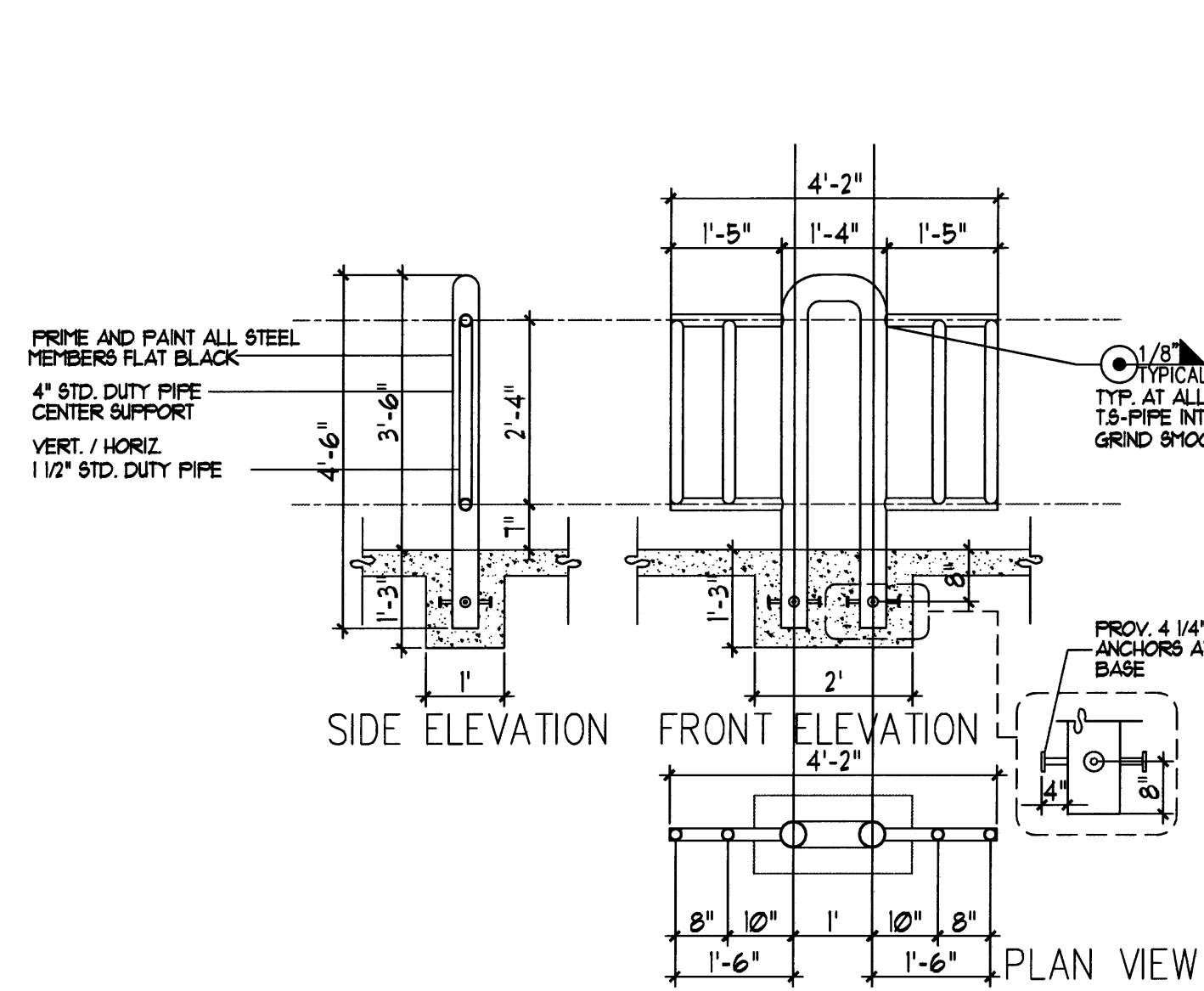
11 TAPERED RAMP DETAIL
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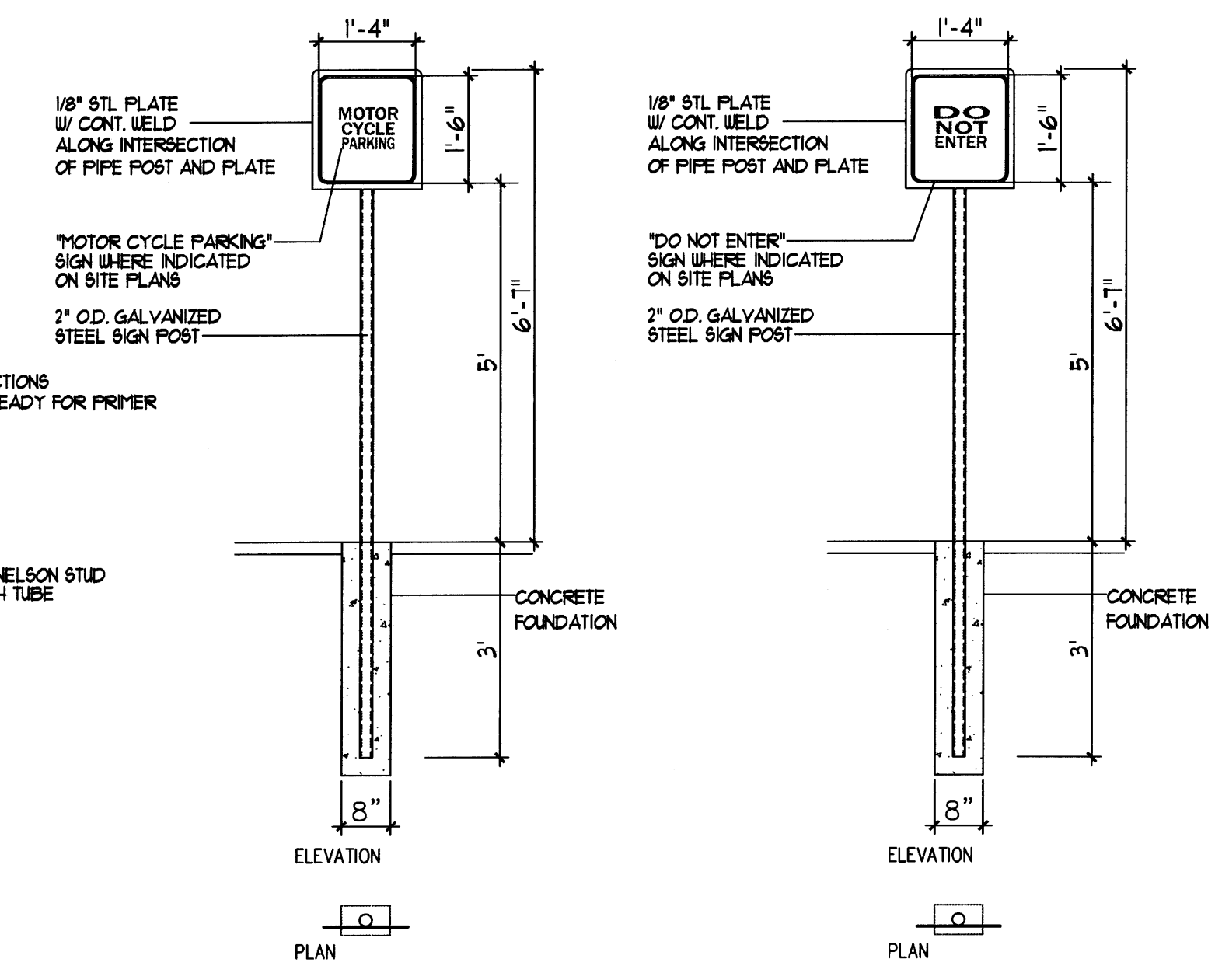
16 CURBED RAMP DETAIL
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15 FLARED H.C. RAMP
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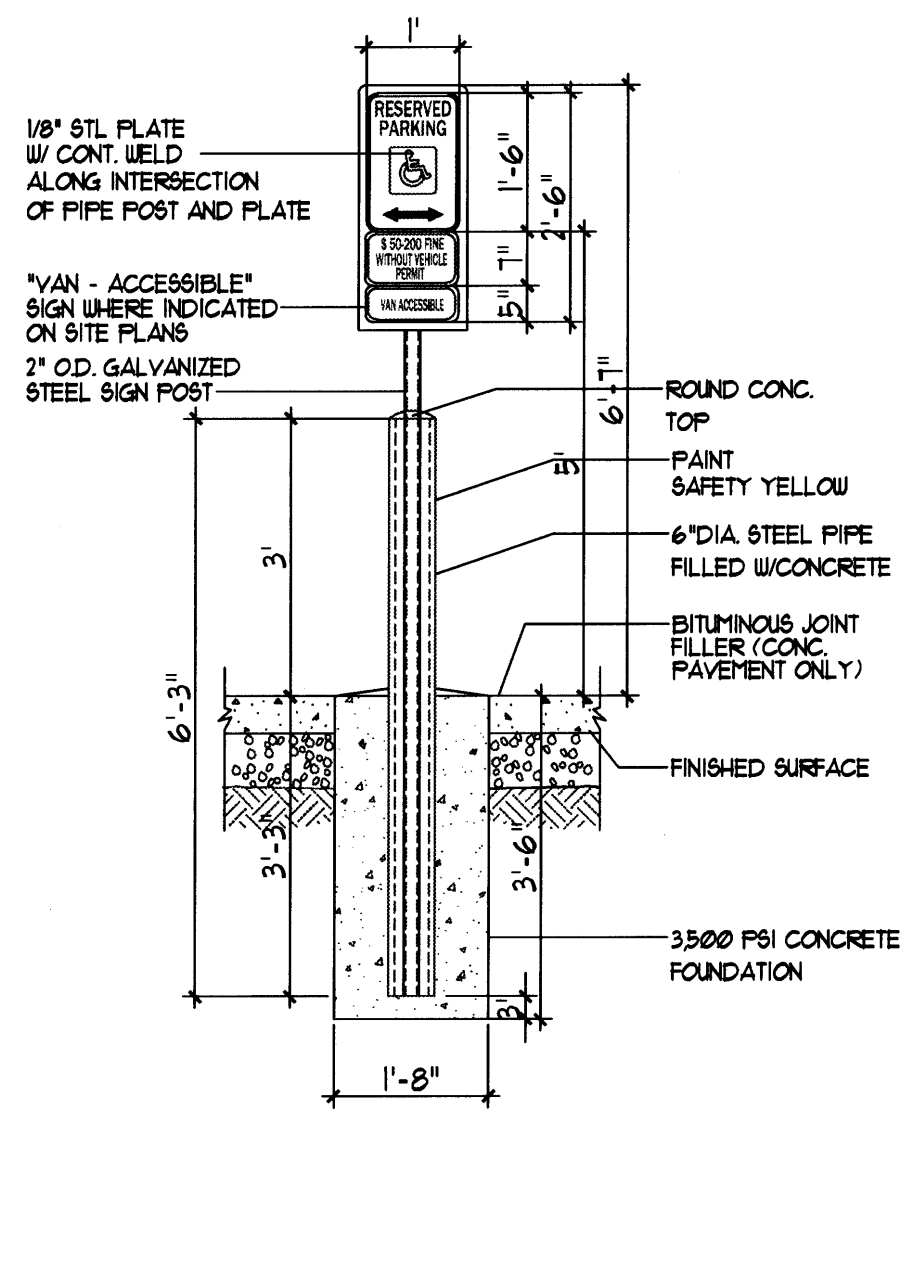


13 BIKE RACK
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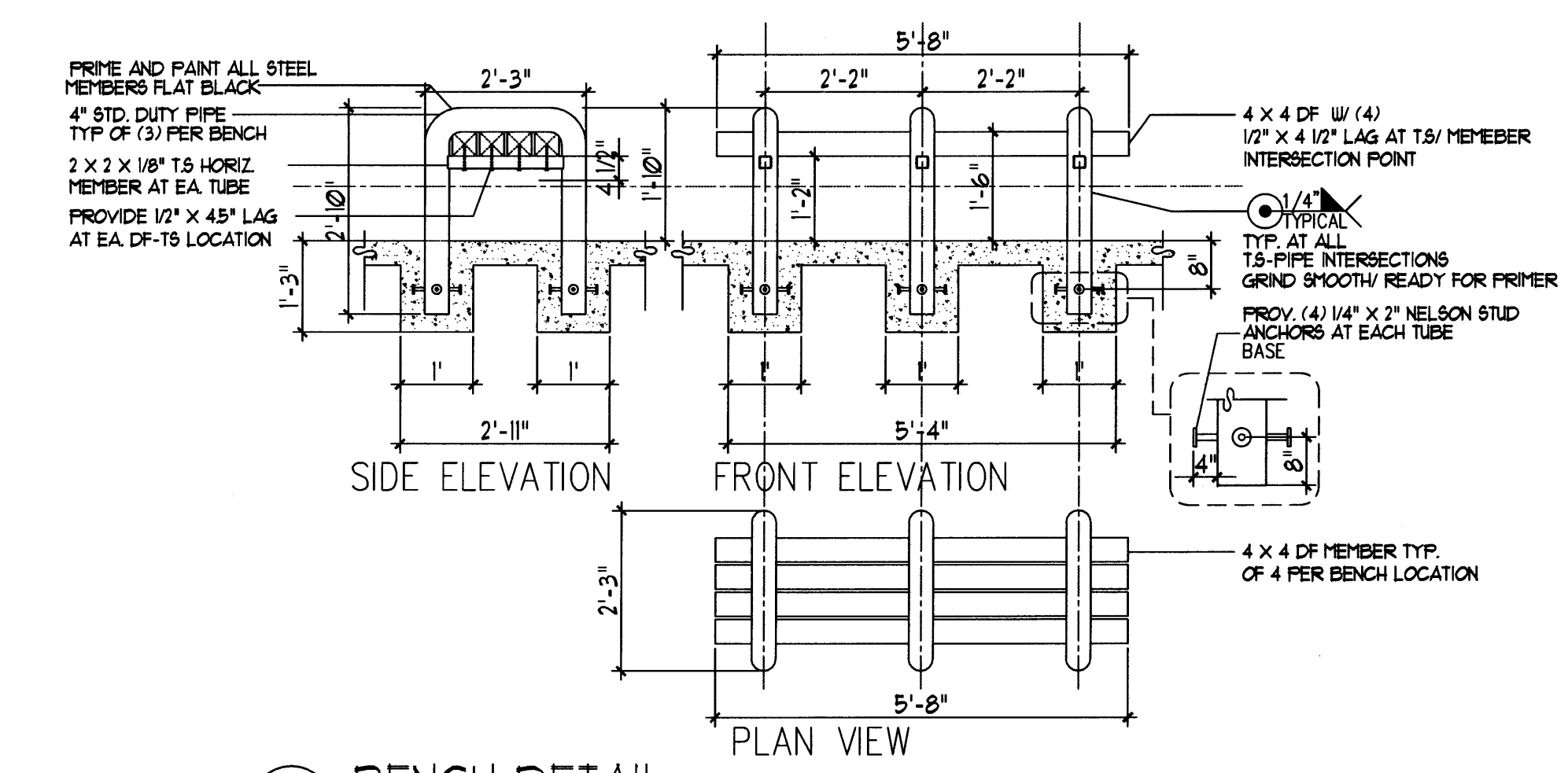


12 MISC. SIGNAGE
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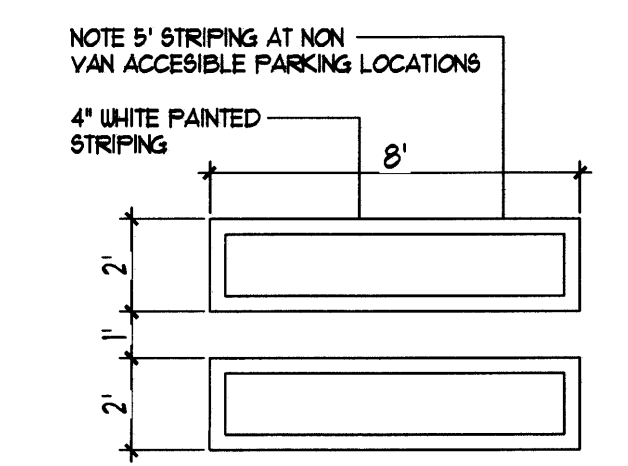
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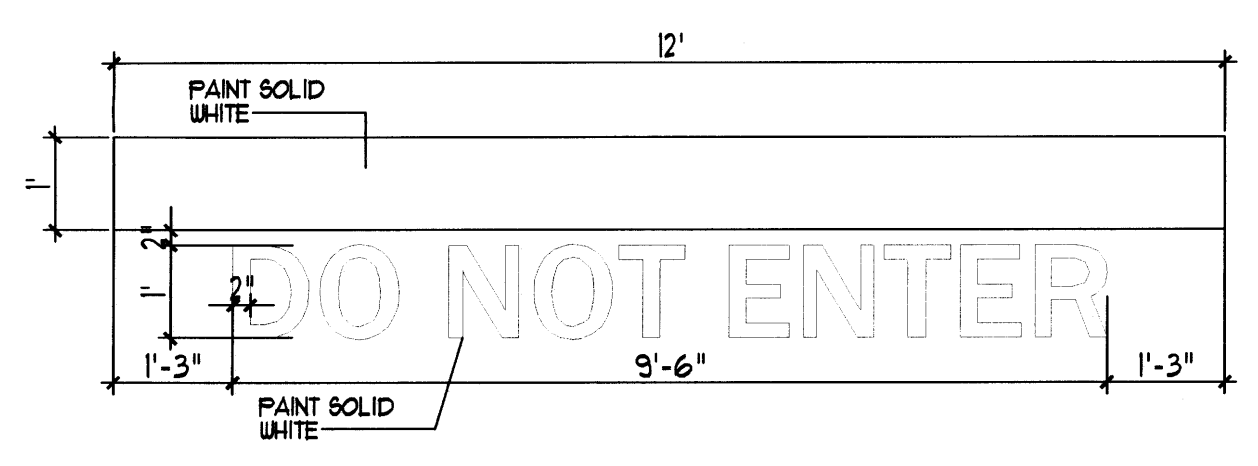
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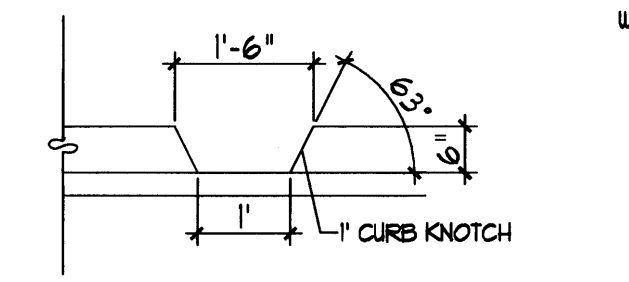
10 BENCH DETAIL
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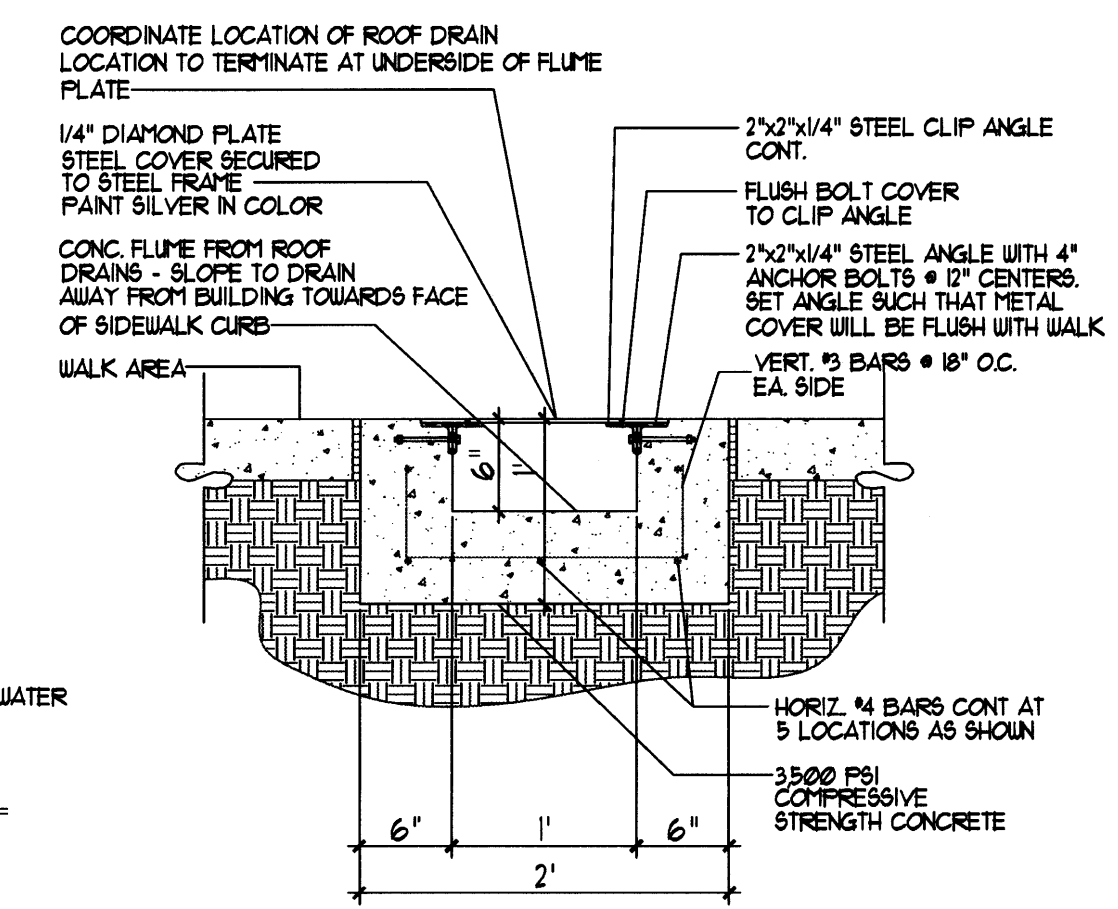
9 H.C. PARKING-WALK PAINT DETAIL
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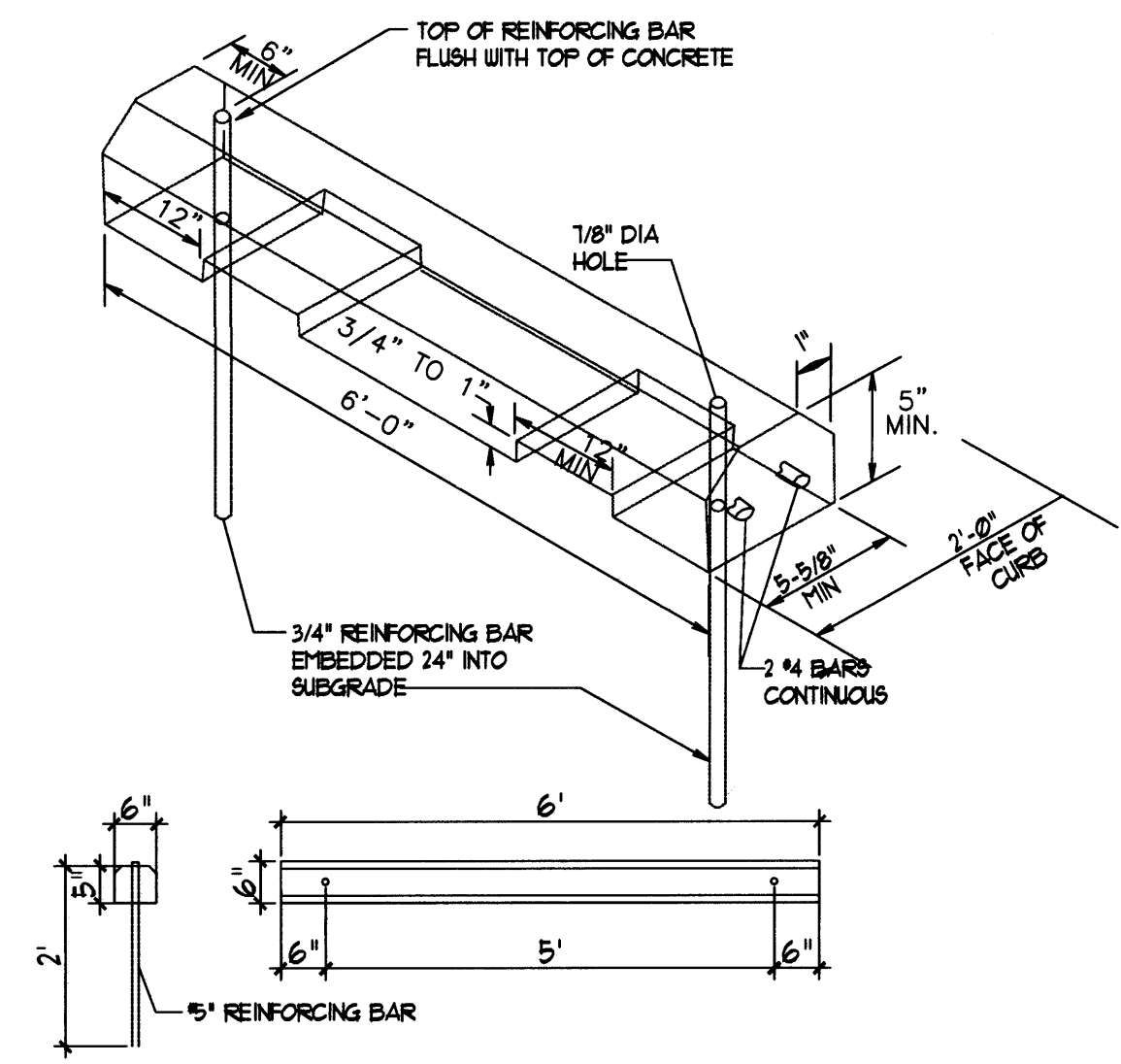
8 SITE DIRECTIONAL PAINT DETAIL
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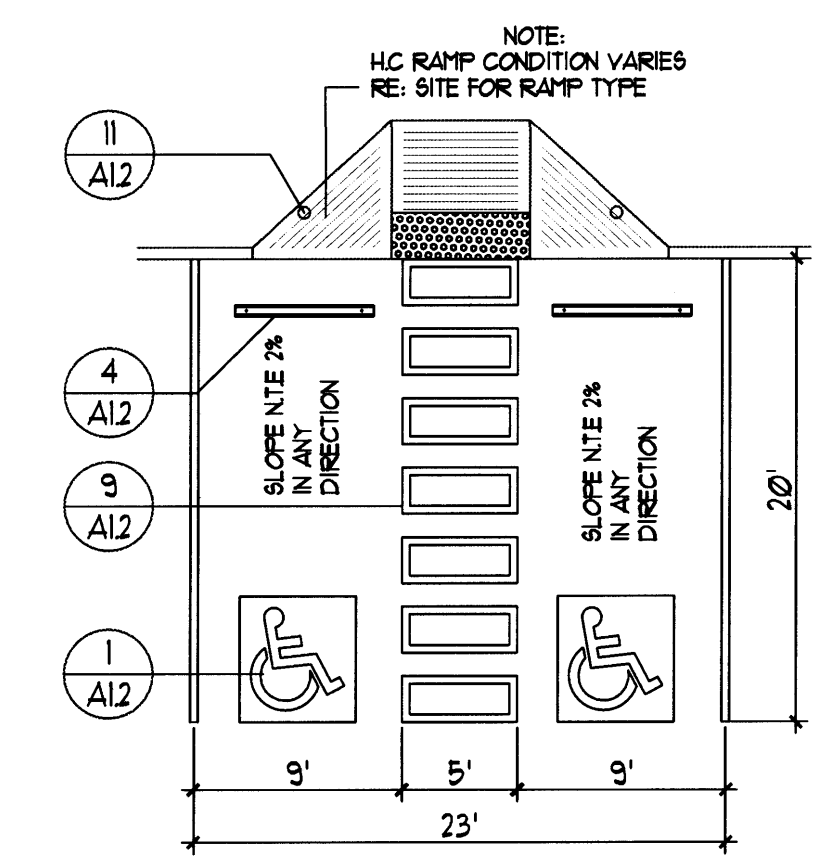
7 CURB NOTCH
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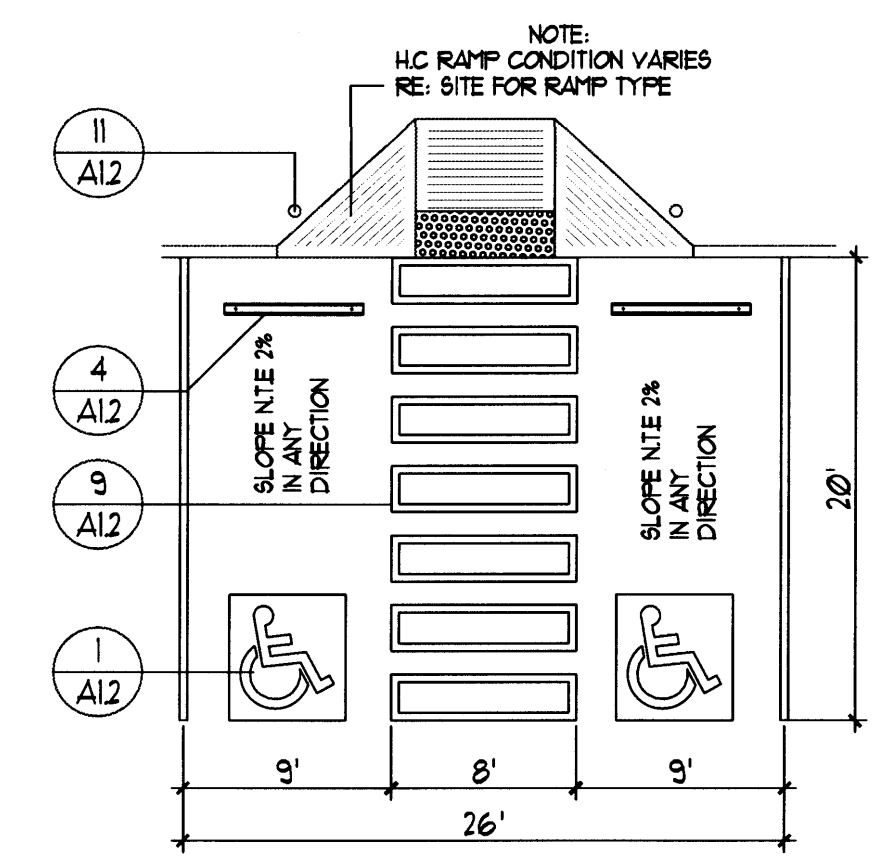
6 CONCRETE FLUME DETAIL
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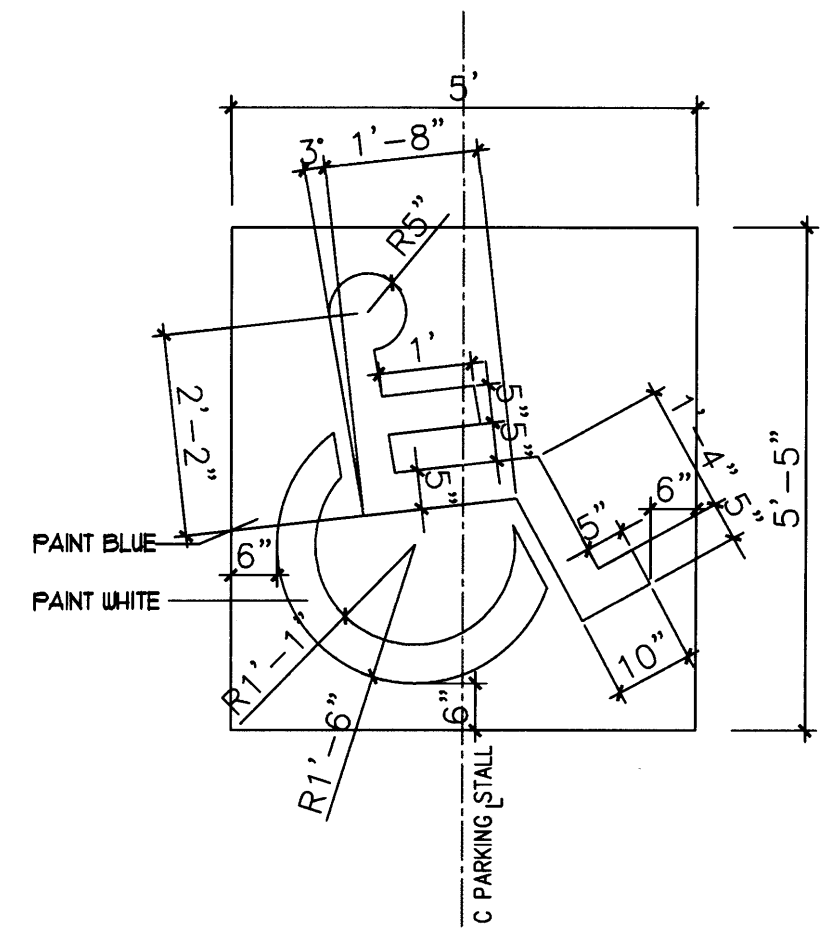
4 WHEEL STOP
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3 H.C. PARKING PLAN DETAIL
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2 H.C. PARKING PLAN DETAIL (VAN ACCESSIBLE)
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1 H.C. SIGNAGE
NTS

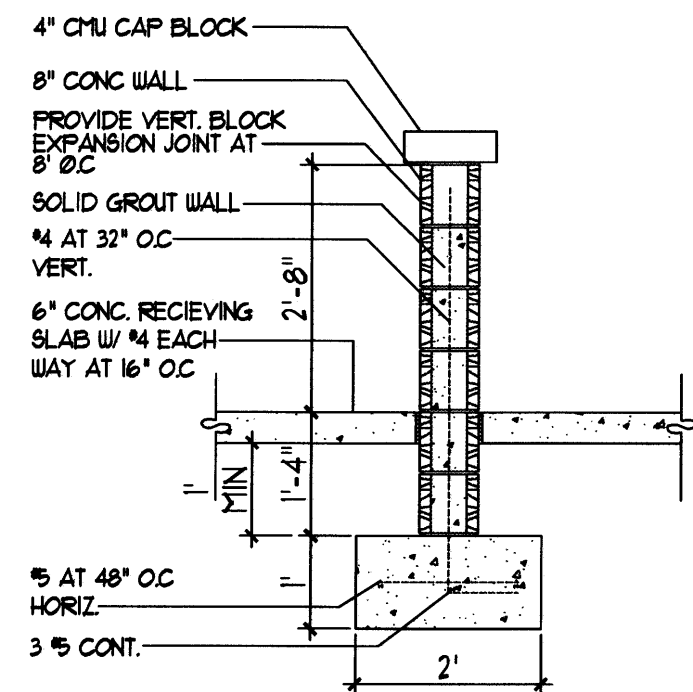
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MODULUS ARCHITECTS
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 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

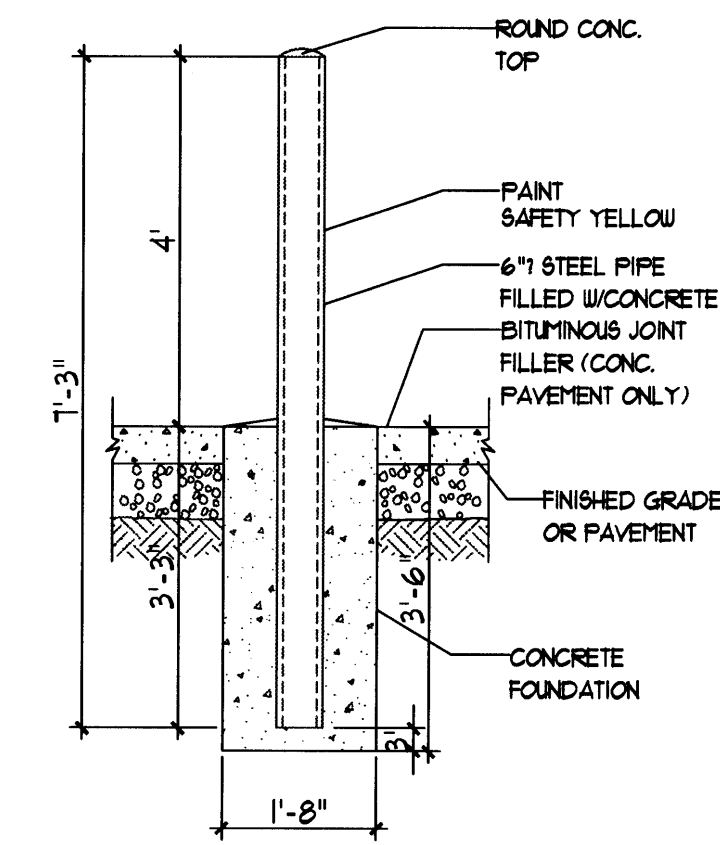


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| PROJECT TITLE | PASEO-SAN PEDRO |
| SEC OF PASEO DEL NORTE AND SAN PEDRO | |
| ALBUQUERQUE NEW MEXICO | |
| PROJECT MANAGER | STEPHEN DUNBAR, AIA |
| JOB NO. | XXXXX |
| DRAWN BY | S |
| SHEET TITLE | SITE DETAILS |

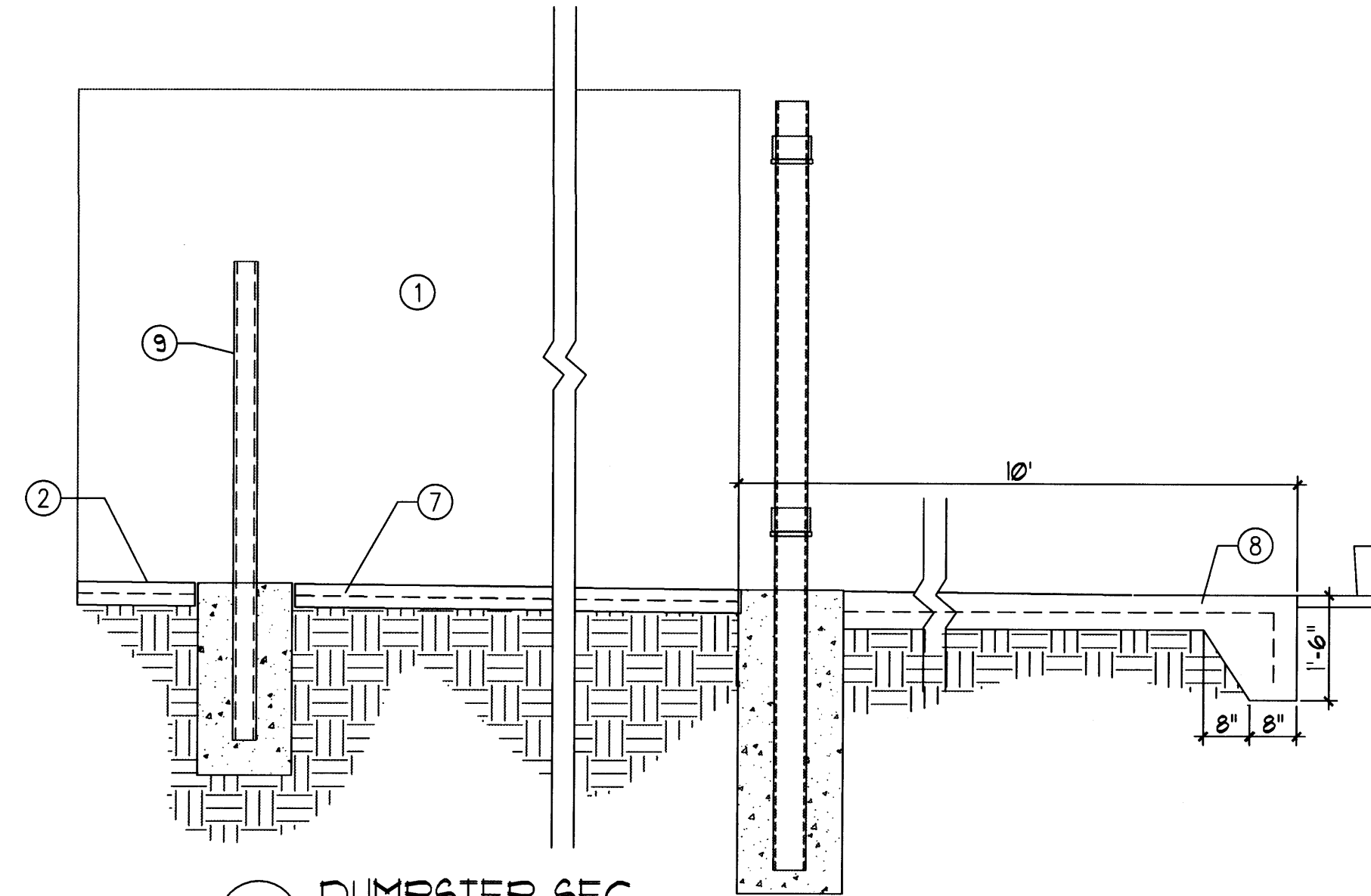
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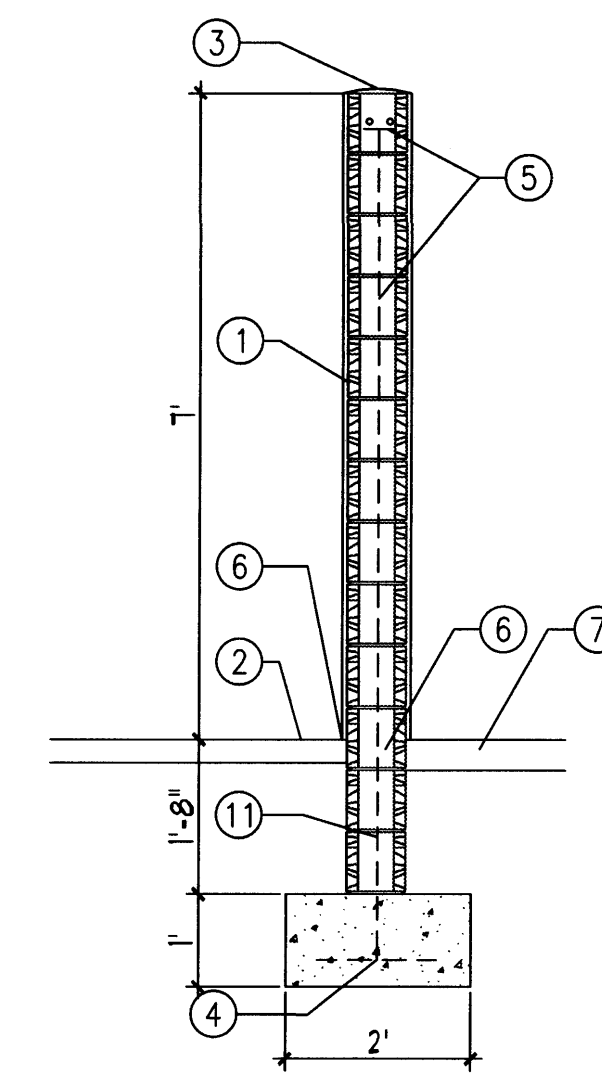
12 PATIO KNEE WALL DETAIL
NT.S



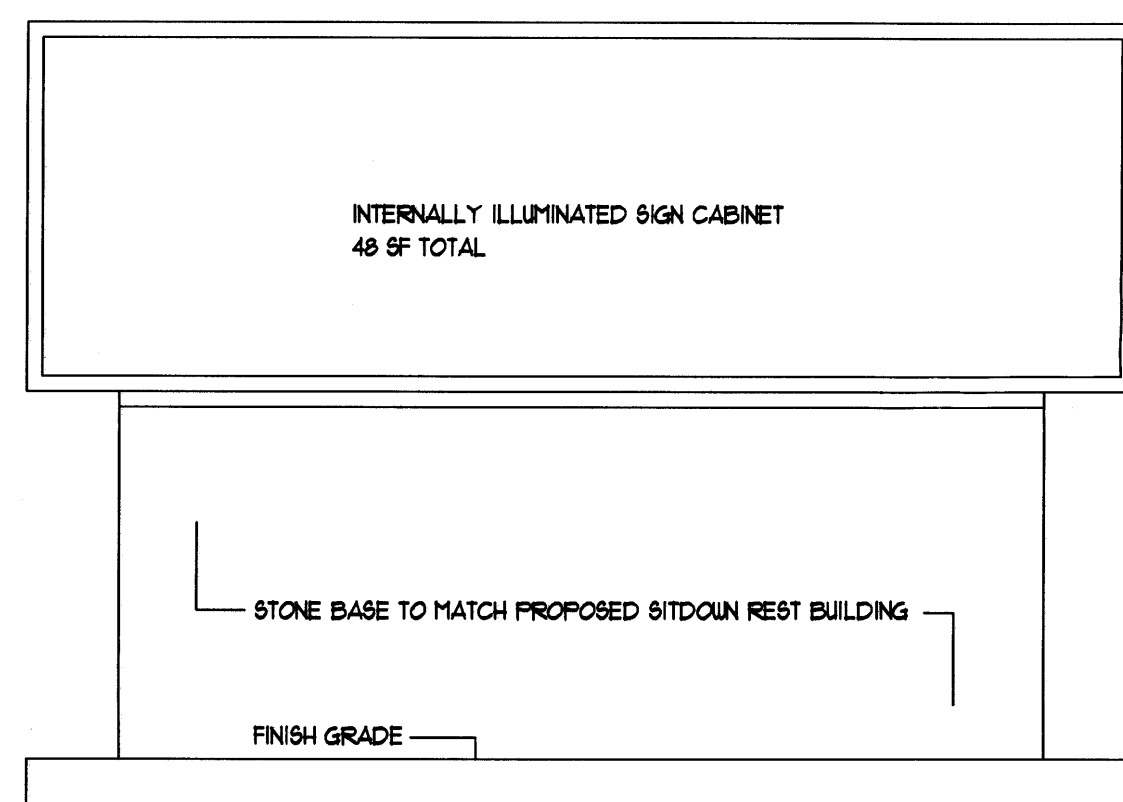
1 BOLLARD DETAIL
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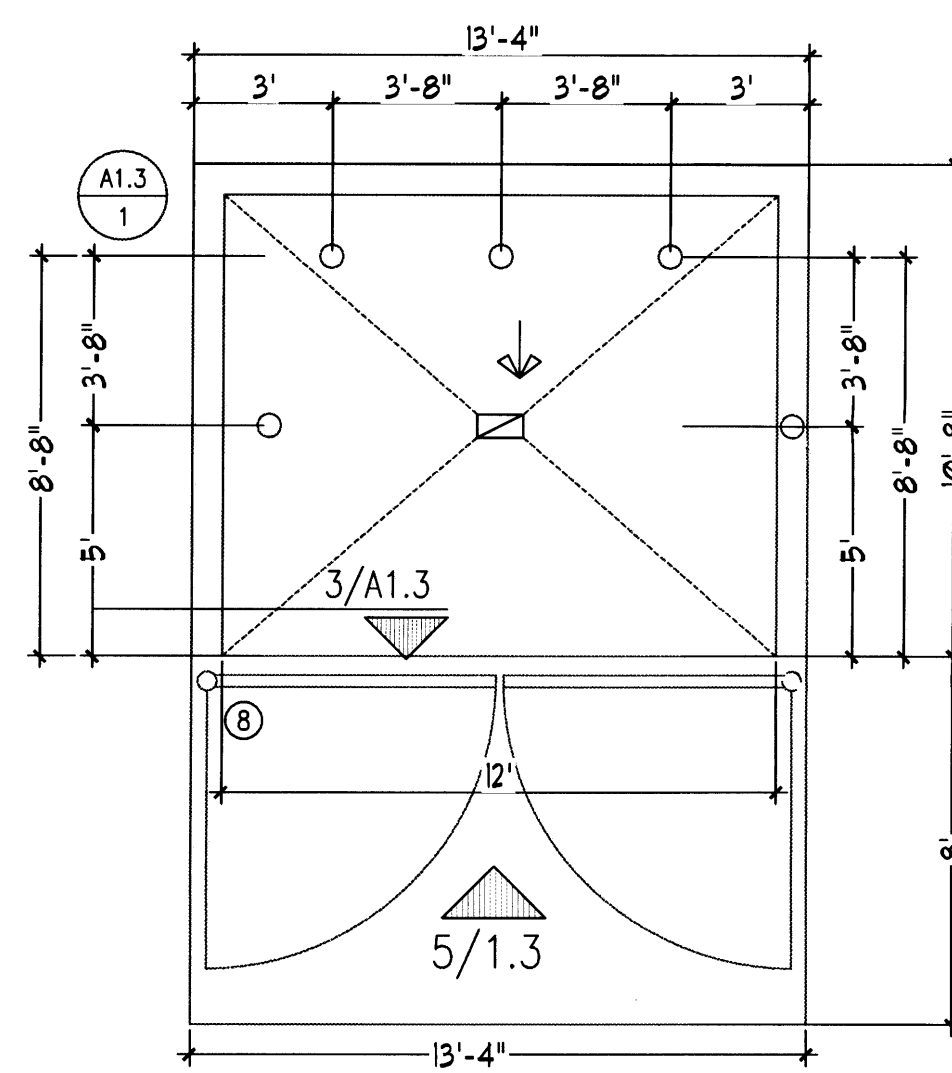
2 DUMPSTER SEC.
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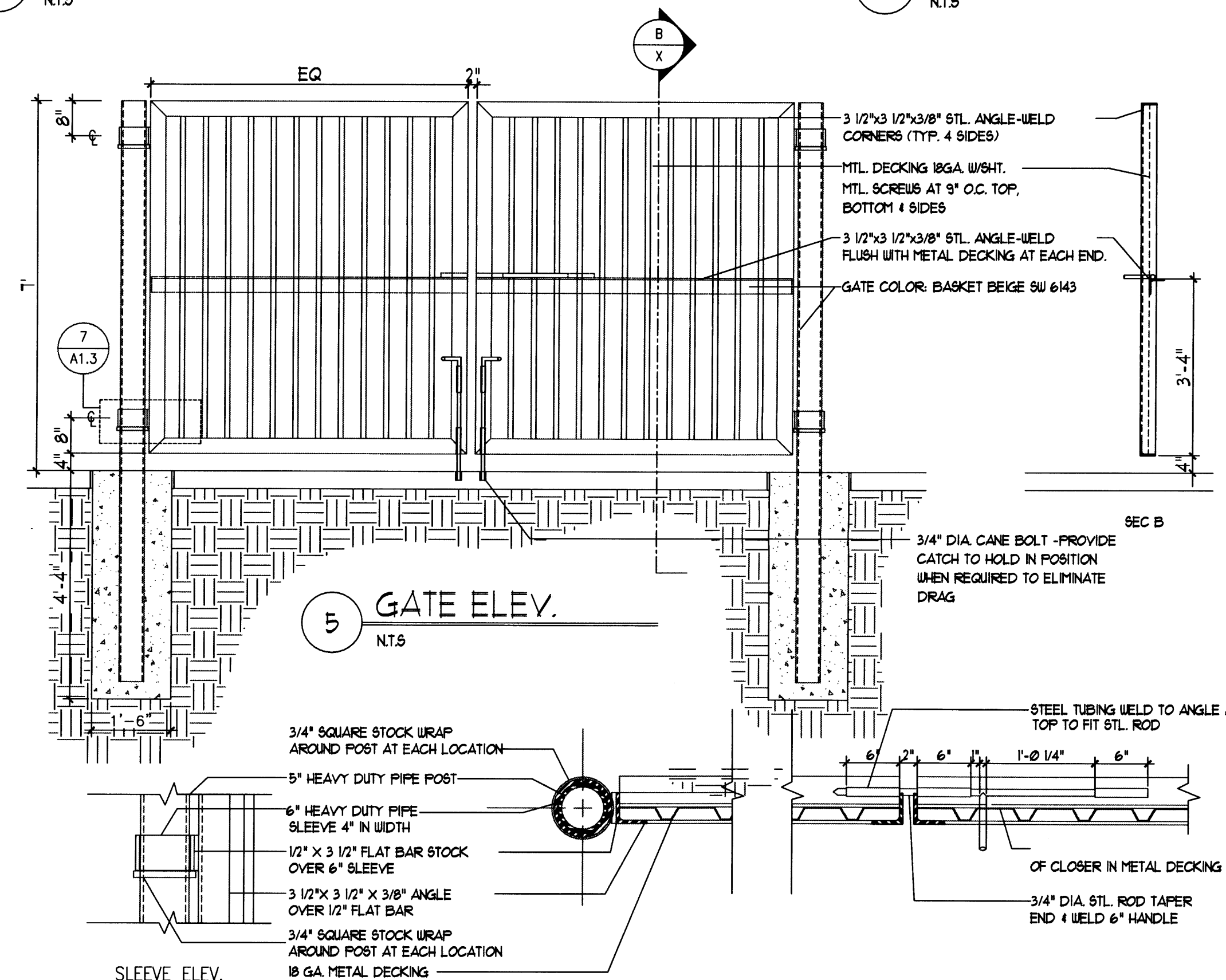
3 DUMPSTER SEC.
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8 MONUMENT SIGN LOCATION
NT.S

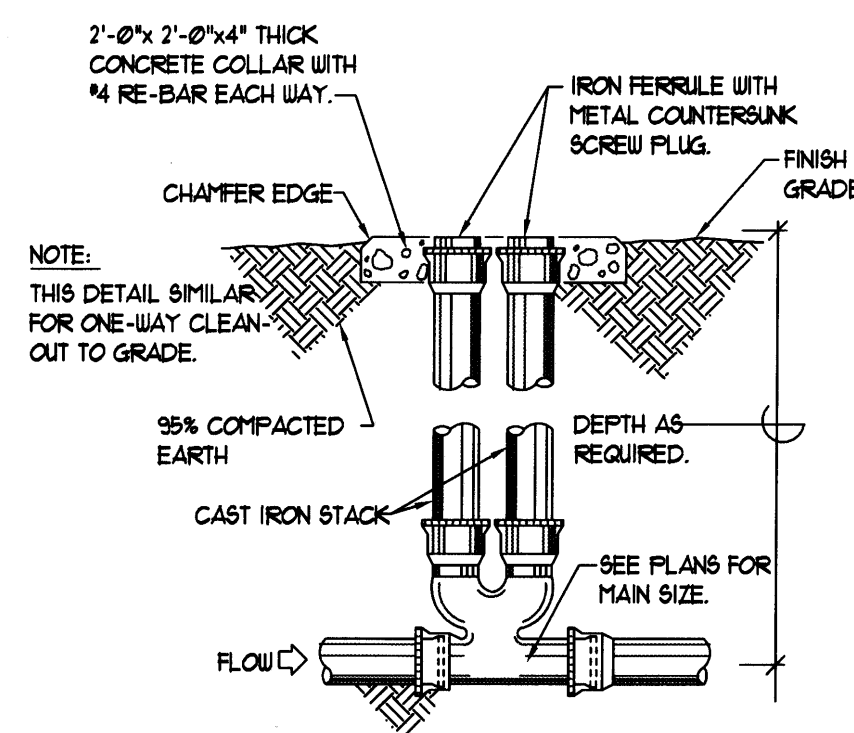


4 DUMPSTER PLAN
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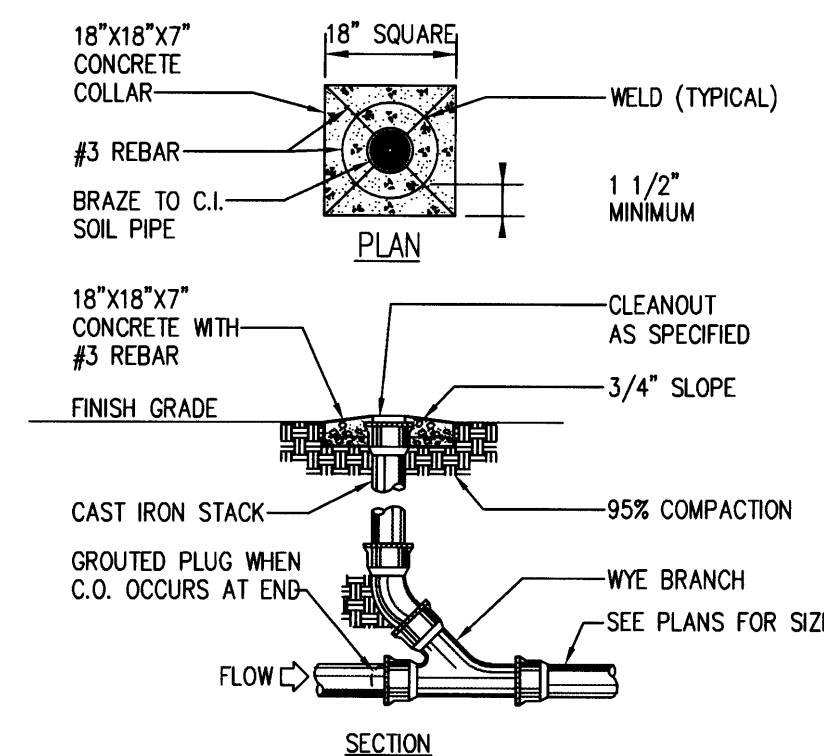


5 GATE ELEV.
NT.S

7 GATE POST/SLIDE BOLT DETAIL
NT.S



8A 2 WAY CLEANOUT DETAIL
NT.S



8 CLEANOUT DETAIL
NT.S

- KEYED NOTES**
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: BASKET BEIGE SW 6143
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6"x6" - 10"x10 W/M.
 - 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6"x6" - 10"x10 W/M W/ TURNDOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.
 - 2" VENT TO 16" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP.
 - CLEAN OUT RE: DET 8/5D3 FOR INFO
 - CATCH BASIN ZURN Z-991 6" X 20" SANI-FLO CATCH BASIN. FABRICATED 1/2" GAGE TYPE 304 STAINLESS STEEL. BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY CLASS TE 2-883-DGE DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET.
 - GREASE INTERCEPTOR ZURN 170E 600 (RE: DETAIL 9/5D3) 75 GPM FLOW RATE, 50 LB CAPACITY. WITH INTERNAL AIR RELIEF BYPASS. BRONZE CLEANOUT PLUG. VISIBLE DOUBLE WALL TRAP SEAL WITH REMOVABLE DIFFUSING BAFFLE AND SEDIMENT TRAY. FURNISH WITH Z-102 VENTED FLOW CONTROL VALVE (17) AND Z-110E SOLIDS INTERCEPTOR (NOTE 16) DET. 10/5D3 LOCATED PER DETAIL 4/5D3

1 ENCLOSURE NOTES
NT.S

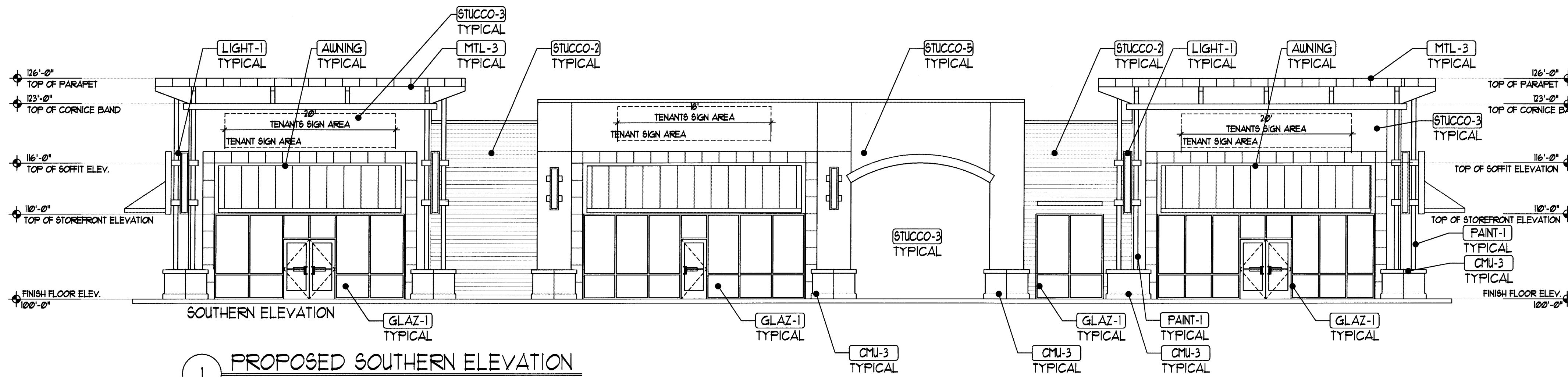
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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

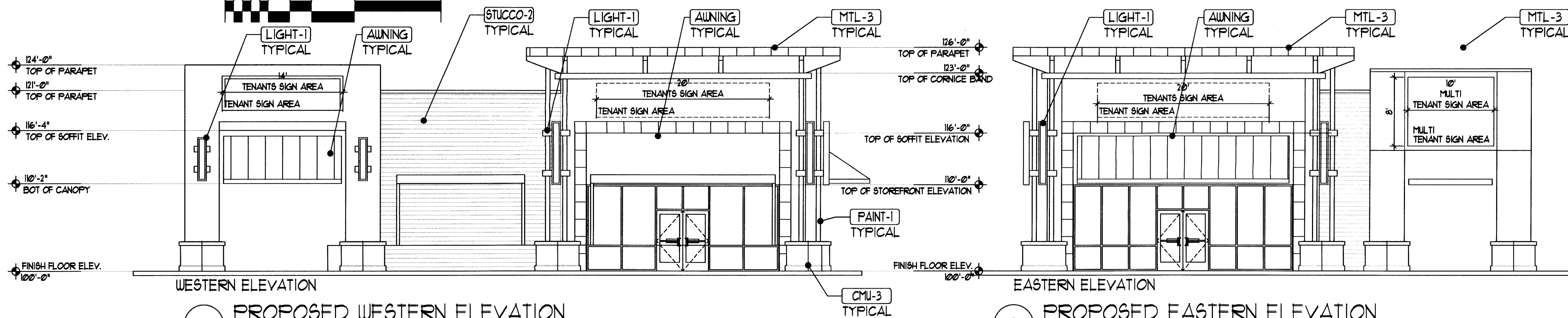
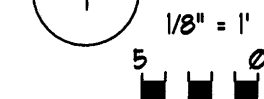


PROJECT TITLE: PASEO SAN PEDRO SEC OF PASEO DEL NORTE AND SAN PEDRO ALBUQUERQUE NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: XXXXXX
DRAWN BY: S
SHEET TITLE: SITE DETAILS

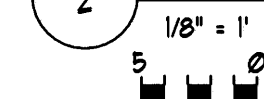
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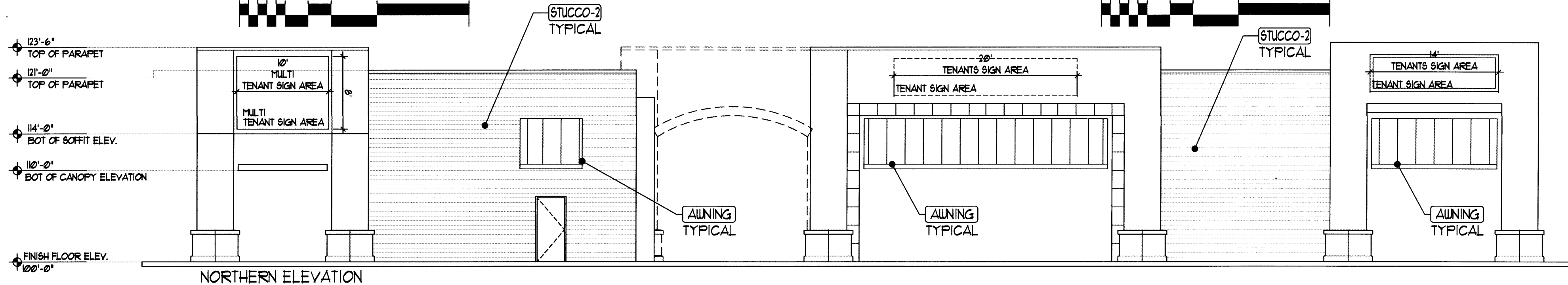
1 PROPOSED SOUTHERN ELEVATION



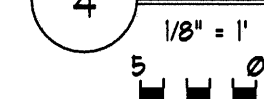
2 PROPOSED WESTERN ELEVATION



3 PROPOSED EASTERN ELEVATION



4 PROPOSED NORTHERN ELEVATION



EXTERIOR MATERIALS

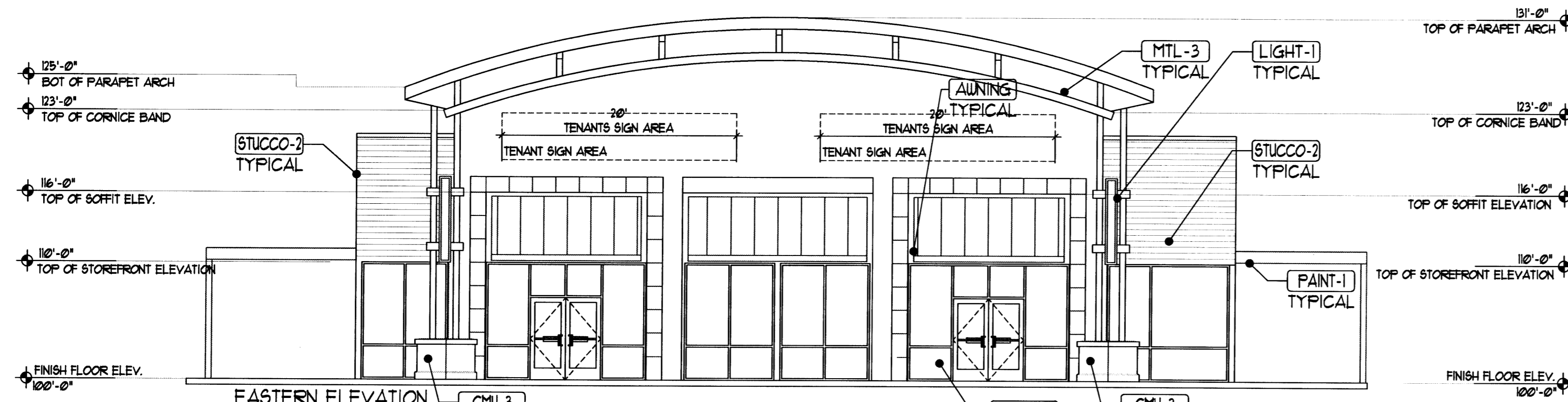
| | |
|----------|---|
| CMU-1 | EXISTING 12" VERTICAL SCORE CMU PAINTED FINISH - (PAINT TO MATCH DRYVIT 310 CHINA WHITE) |
| CMU-2 | EXISTING 12" SPLIT FACED BLOCK PAINTED FINISH - (PAINT TO MATCH DRYVIT 310 CHINA WHITE) |
| CMU-3 | 4" SPLIT FACED VENEER BLOCK WITH CAP BLOCK PAINTED FINISH - (BLACK TO MATCH PAINT-1) |
| STUCCO-1 | EXTERIOR STUCCO SYSTEM, COLOR = (DRYVIT 310 CHINA WHITE) |
| STUCCO-2 | EXTERIOR STUCCO SYSTEM, COLOR = (SW 6143 BASKET BEIGE) |
| STUCCO-3 | EXTERIOR STUCCO SYSTEM, COLOR = (DRYVIT 310 CHINA WHITE) |
| STUCCO-4 | EXTERIOR STUCCO SYSTEM, COLOR = BLACK TO MATCH PAINT-1 |
| STUCCO-5 | EXTERIOR STUCCO SYSTEM, COLOR = (SW 6145 THATCH BROWN) |
| COPING-1 | PREFINISHED METAL COPING OVER NEW EPS CORNICE TRIM COLOR = TO MATCH ADJACENT STUCCO COLOR |
| COPING-2 | PREFINISHED METAL COPING OVER NEW EPS TRIM DETAIL COLOR = TO MATCH ADJACENT EIFS COLOR COAT |
| MTL-1 | PREFINISHED STANDING SEAM METAL ROOF COLOR=FIRESSTONE KYNAR UNA CLAD AWARD BLUE. |
| MTL-2 | PREFINISHED STANDING SEAM METAL ROOF COLOR=FIRESSTONE KYNAR UNA CLAD MATTE BLACK. |
| MTL-3 | EXTERIOR METAL FACIA AND SOFFIT TRIM OVER 5/8" FIRE RETARDANT PLY. SHEATING (COLOR FIRESSTONE KYNAR UNA CLAD MATTE BLACK) |
| PAINT-1 | EXTERIOR PAINT (DECORATIVE ELEMENTS/AWNING STEEL) COLOR =FLAT BLACK |
| GLAZ-1 | ALUMINUM STOREFRONT SYSTEM, SILVER KAUWEER TRI-FAB 451T THERMALLY BROKEN SILVER ANNO. W/ TEMP. FROSTED GLAZING UNITS |
| SIGN-1 | PROPOSED TENANT SIGN AREA |
| SIGN-2 | MULTI-TENANT CABINET SIGN |
| LIGHT-1 | EXTERIOR DECORATIVE LIGHT FIXTURE, TO MATCH CENTER STD. |
| LIGHT-2 | EXTERIOR CANOPY LIGHTING/ WALL WASH MOUNTED BEHIND DECORATIVE CANOPY |
| HMD-1 | EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJACENT STUCCO |
| CJ-1 | 1/4" STUCCO CONTROL JOINT |
| CJ-2 | 1/2" "V" REVAL JOINT IN PATTERN DESIGNATED ON ELEVATION |
| AWNING | STEEL DECORATIVE AWNING/ STEEL PAINTED TO MATCH P-1 |

| REV | DATE | BY | REVISION |
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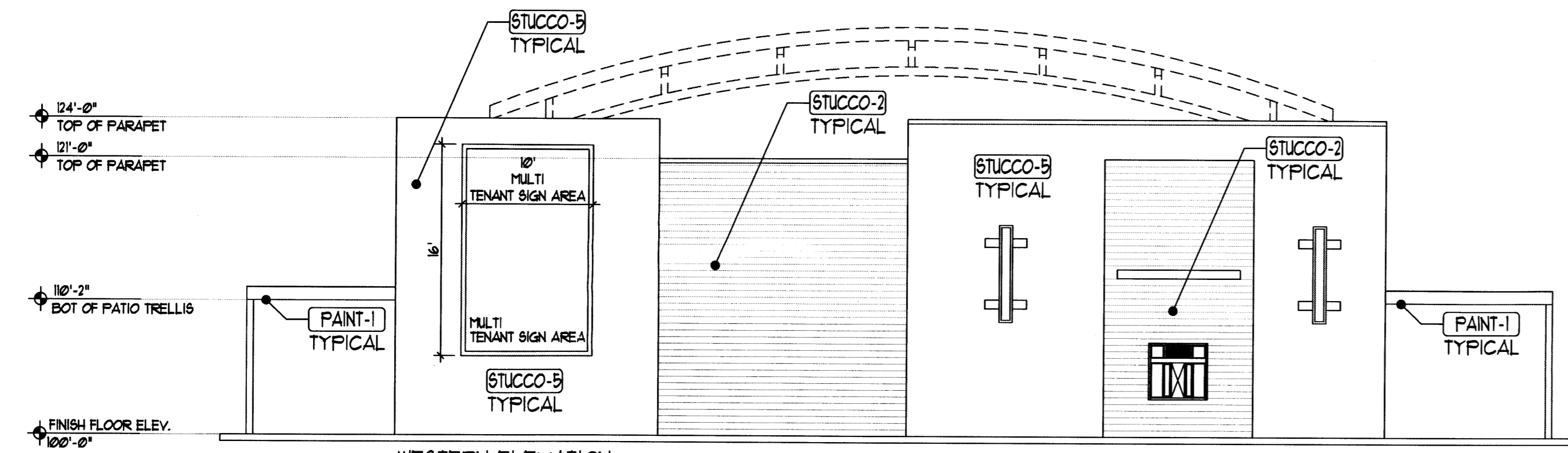
MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

| | |
|-----------------|---|
| PROJECT TITLE | PASEO SAN PEDRO SEC OF PASEO DEL NORTE AND SAN PEDRO ALBUQUERQUE NEW MEXICO |
| PROJECT MANAGER | STEPHEN DUNBAR, AIA |
| JOB NO. | XXXXXX |
| DRAWN BY | S |
| SHEET TITLE | BLDG-4 ELEVATIONS |

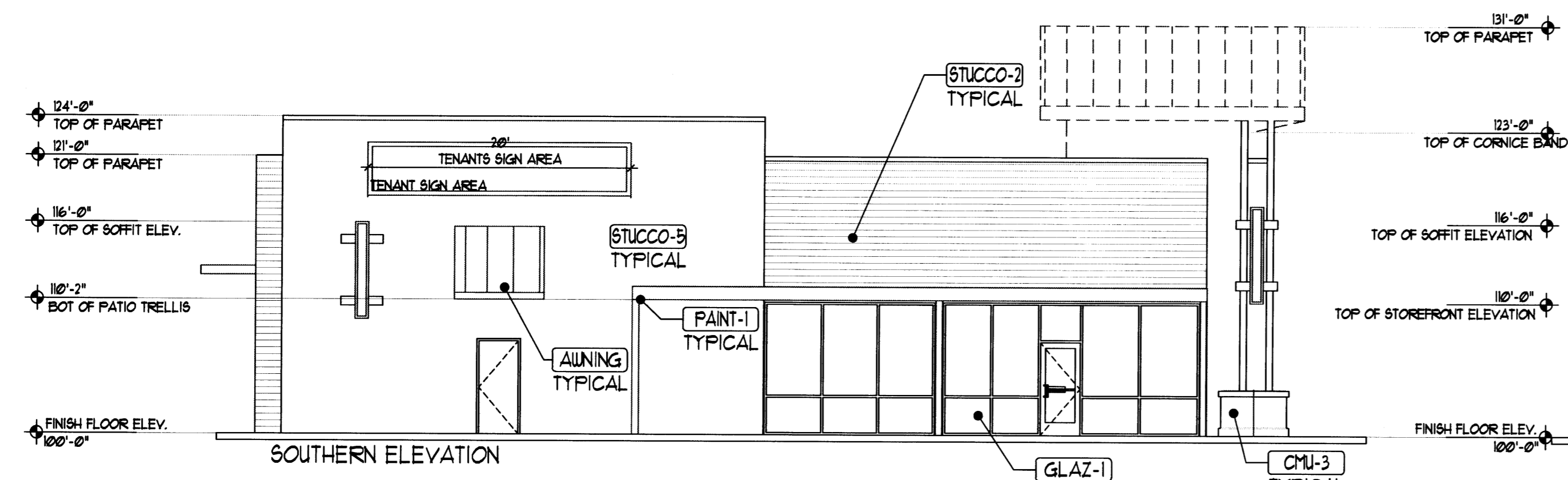
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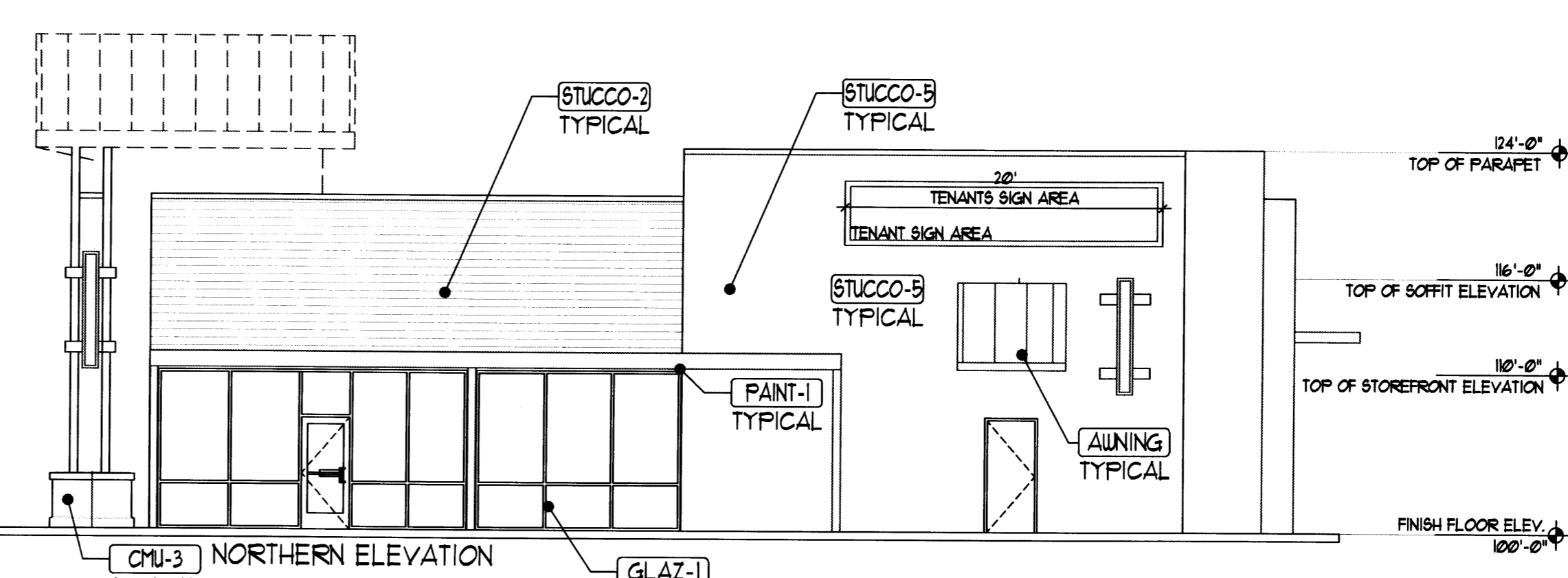
1 PROPOSED EASTERN ELEVATION



2 PROPOSED WESTERN ELEVATION



3 PROPOSED SOUTHERN ELEVATION

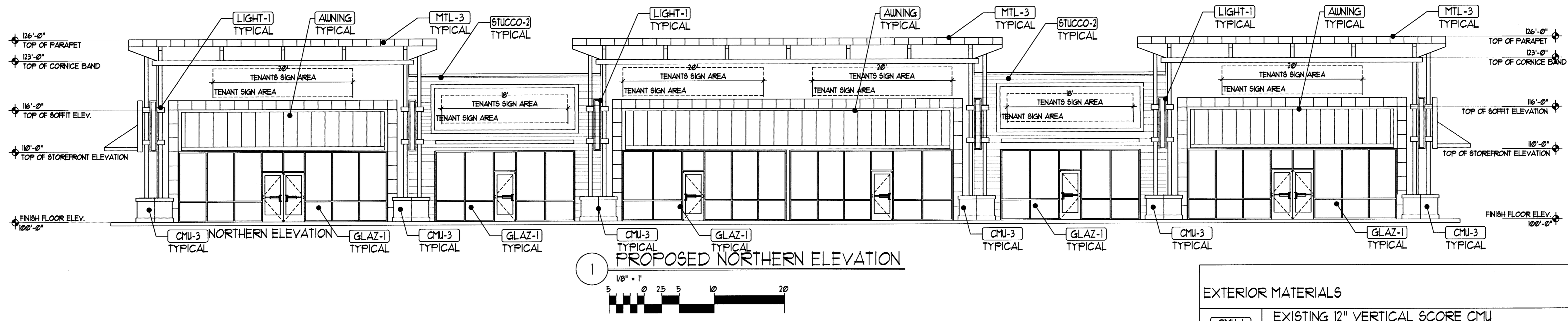


4 PROPOSED NORTHERN ELEVATION

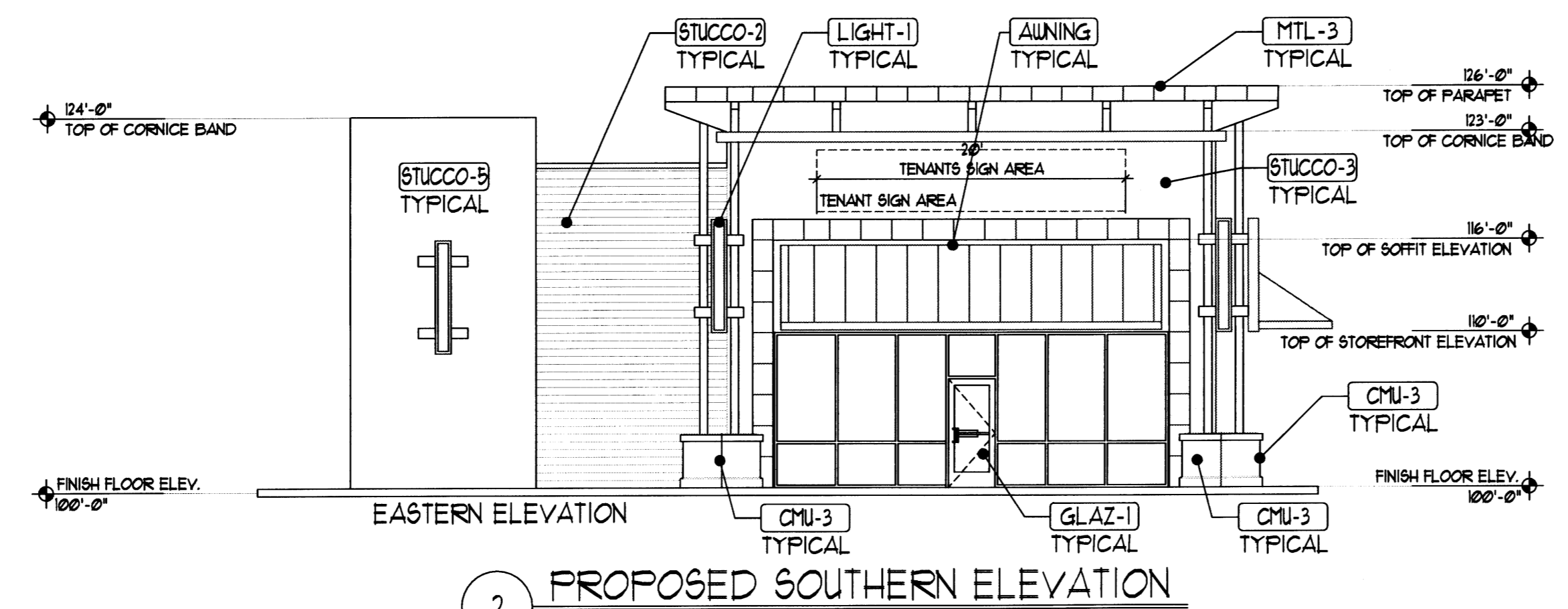
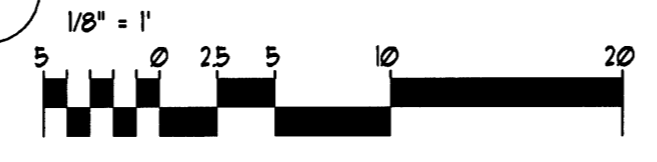
| EXTERIOR MATERIALS | | REVISION |
|--------------------|---|----------|
| CMU-1 | EXISTING 12" VERTICAL SCORE CMU PAINTED FINISH - (PAINT TO MATCH DRYVIT 310 CHINA WHITE) | |
| CMU-2 | EXISTING 12" SPLIT FACED BLOCK PAINTED FINISH - (PAINT TO MATCH DRYVIT 310 CHINA WHITE) | |
| CMU-3 | 4" SPLIT FACED VENEER BLOCK WITH CAP BLOCK PAINTED FINISH - (BLACK TO MATCH PAINT-1) | |
| STUCCO-1 | EXTERIOR STUCCO SYSTEM COLOR = (DRYVIT 310 CHINA WHITE) | |
| STUCCO-2 | EXTERIOR STUCCO SYSTEM COLOR = (SW 6143 BASKET BEIGE) | |
| STUCCO-3 | EXTERIOR STUCCO SYSTEM COLOR = (DRYVIT 310 CHINA WHITE) | |
| STUCCO-4 | EXTERIOR STUCCO SYSTEM COLOR = BLACK TO MATCH PAINT-1 | |
| STUCCO-5 | EXTERIOR STUCCO SYSTEM COLOR = (SW 6145 THATCH BROWN) | |
| COPING-1 | PREFINISHED METAL COPING OVER NEW EPS CORNICE TRIM COLOR = TO MATCH ADJACENT STUCCO COLOR | |
| COPING-2 | PREFINISHED METAL COPING OVER NEW EIFS TRIM DETAIL COLOR = TO MATCH ADJACENT EIFS COLOR COAT | |
| MTL-1 | PREFINISHED STANDING SEAM METAL ROOF COLOR=FIRESTONE KYNAR UNA CLAD AWARD BLUE. | |
| MTL-2 | PREFINISHED STANDING SEAM METAL ROOF COLOR=FIRESTONE KYNAR UNA CLAD MATTE BLACK. | |
| MTL-3 | EXTERIOR METAL FACIA AND SOFFIT TRIM OVER 5/8" FIRE RETARDANT PLY. SHEATING(COLOR FIRESTONE KYNAR UNA CLAD MATTE BLACK) | |
| PAINT-1 | EXTERIOR PAINT(DECORATIVE ELEMENTS/AWNING STEEL) COLOR =FLAT BLACK | |
| GLAZ-1 | ALUMINUM STOREFRONT SYSTEM SILVER KAUNEER TRI-FAB 451T THERMALLY BROKEN SILVER ANNO. W/ TEMP. FROSTED GLAZING UNITS | |
| SIGN-1 | PROPOSED TENANT SIGN AREA | |
| SIGN-2 | MULTI-TENANT CABINET SIGN | |
| LIGHT-1 | EXTERIOR DECORATIVE LIGHT FIXTURE, TO MATCH CENTER STD. | |
| LIGHT-2 | EXTERIOR CANOPY LIGHTING/ WALL WASH MOUNTED BEHIND DECORATIVE CANOPY | |
| HMD-1 | EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJACENT STUCCO | |
| CJ-1 | 1/4" STUCCO CONTOL JOINT | |
| CJ-2 | 1/2" "V" REVAL JOINT IN PATERN DESIGNATED ON ELEVATION | |
| AWNING | STEEL DECORATIVE AWNING/ STEEL PAINTED TO MATCH P-1 | |

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

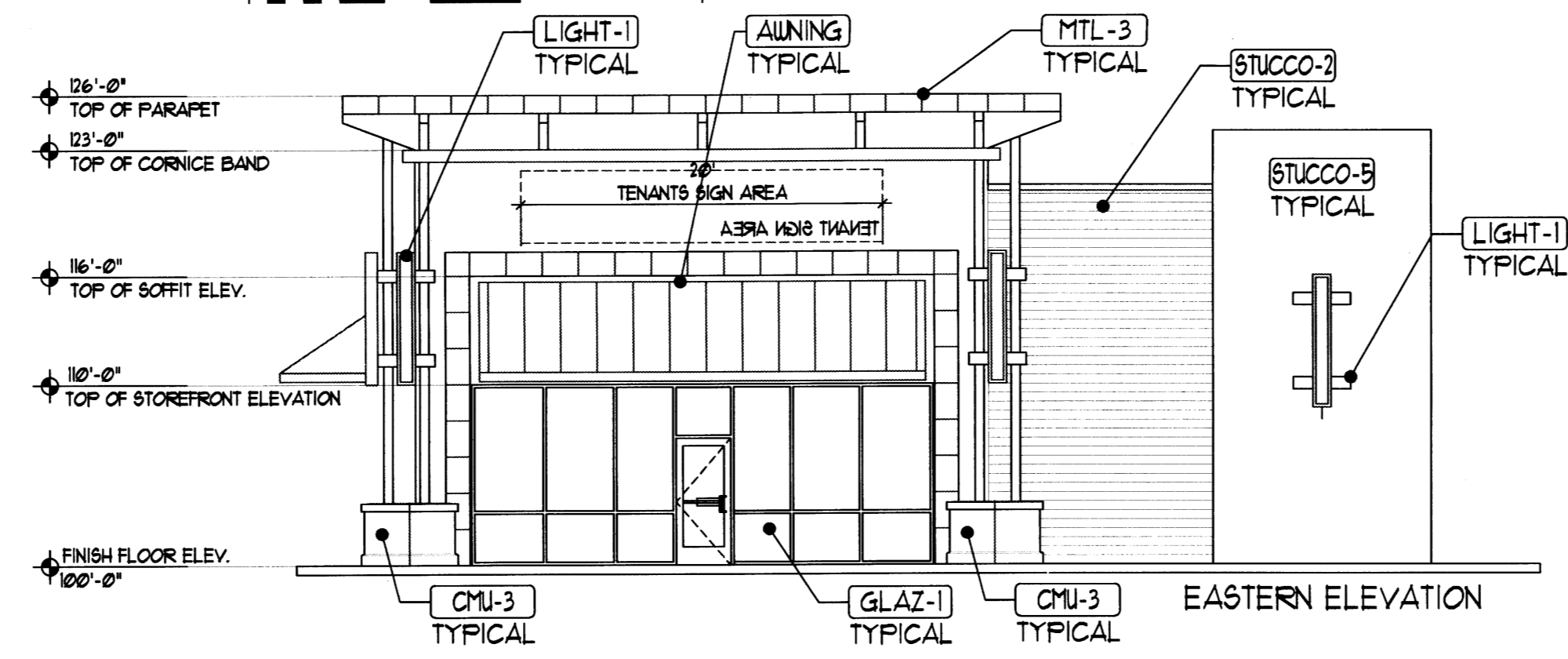
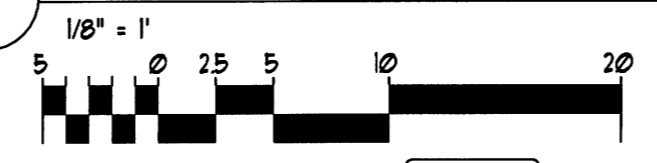
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|----------------|---|-----------|----------|
| PROJECT TITLE | PASEO SAN PEDRO SEC OF PASEO DEL NORTE AND SAN PEDRO ALBUQUERQUE NEW MEXICO | DRAWN BY | S |
| PROJECT NUMBER | STEPHEN DUNBAR, AIA | JOB NO. | XXXXX |
| SHEET TITLE | BLDG-3 ELEVATIONS | SHEET NO. | 15 |
| DATE | 10/22/15 | SCALE | AS NOTED |



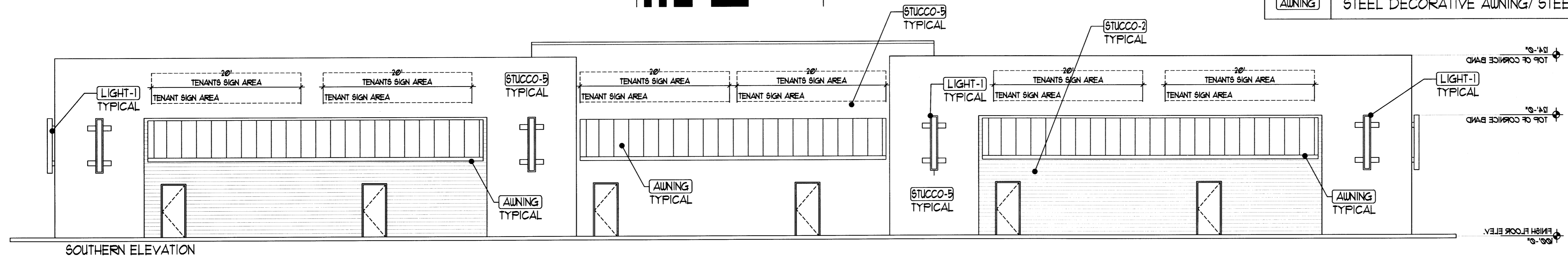
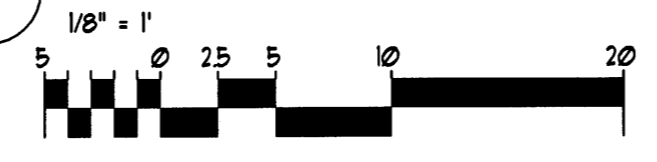
1 PROPOSED NORTHERN ELEVATION



2 PROPOSED SOUTHERN ELEVATION



3 PROPOSED EASTERN ELEVATION



SOUTHERN ELEVATION

EXTERIOR MATERIALS

| | |
|----------|---|
| CMU-1 | EXISTING 12" VERTICAL SCORE CMU PAINTED FINISH - (PAINT TO MATCH DRYVIT 310 CHINA WHITE) |
| CMU-2 | EXISTING 12" SPLIT FACED BLOCK PAINTED FINISH - (PAINT TO MATCH DRYVIT 310 CHINA WHITE) |
| CMU-3 | 4" SPLIT FACED VENEER BLOCK WITH CAP BLOCK PAINTED FINISH - (BLACK TO MATCH PAINT-1) |
| STUCCO-1 | EXTERIOR STUCCO SYSTEM, COLOR = (DRYVIT 310 CHINA WHITE) |
| STUCCO-2 | EXTERIOR STUCCO SYSTEM, COLOR = (9U 6143 BASKET BEIGE) |
| STUCCO-3 | EXTERIOR STUCCO SYSTEM, COLOR = (DRYVIT 310 CHINA WHITE) |
| STUCCO-4 | EXTERIOR STUCCO SYSTEM, COLOR = BLACK TO MATCH PAINT-1 |
| STUCCO-5 | EXTERIOR STUCCO SYSTEM, COLOR = (9U 6145 THATCH BROWN) |
| COPING-1 | PREFINISHED METAL COPING OVER NEW EPS CORNICE TRIM, COLOR = TO MATCH ADJACENT STUCCO COLOR |
| COPING-2 | PREFINISHED METAL COPING OVER NEW EIFS TRIM DETAIL, COLOR = TO MATCH ADJACENT EIFS COLOR COAT |
| MTL-1 | PREFINISHED STANDING SEAM METAL ROOF, COLOR=FIRESTONE KYNAR UNA CLAD AWARD BLUE. |
| MTL-2 | PREFINISHED STANDING SEAM METAL ROOF, COLOR=FIRESTONE KYNAR UNA CLAD MATTE BLACK. |
| MTL-3 | EXTERIOR METAL FACIA AND SOFFIT TRIM OVER 5/8" FIRE RETARDANT PLY. SHEATING(COLOR FIRESTONE KYNAR UNA CLAD MATTE BLACK) |
| PAINT-1 | EXTERIOR PAINT(DECORATIVE ELEMENTS/AWNING STEEL) COLOR =FLAT BLACK |
| GLAZ-1 | ALUMINUM STOREFRONT SYSTEM, SILVER KAUNER TRI-FAB 45IT THERMALLY BROKEN SILVER ANNO. W/ TEMP. FROSTED GLAZING UNITS |
| SIGN-1 | PROPOSED TENANT SIGN AREA |
| SIGN-2 | MULTI-TENANT CABINET SIGN |
| LIGHT-1 | EXTERIOR DECORATIVE LIGHT FIXTURE, TO MATCH CENTER STD. |
| LIGHT-2 | EXTERIOR CANOPY LIGHTING/ WALL WASH MOUNTED BEHIND DECORATIVE CANOPY |
| HMD-1 | EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJACENT STUCCO |
| CJ-1 | 1/4" STUCCO CONTROL JOINT |
| CJ-2 | 1/2" "V" REVAL JOINT IN PATTERN DESIGNATED ON ELEVATION |
| AWNING | STEEL DECORATIVE AWNING/ STEEL PAINTED TO MATCH P-1 |

| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| | | | |
| | | | |
| | | | |
| | | | |

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: PASEO-SAN PEDRO SEC OF PASEO DEL NORTE AND SAN PEDRO ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: XXXXXX
 DRAWN BY: S
 SHEET TITLE: BLDG-3 ELEVATIONS

DATE: 10/22/15
 SCALE: AS NOTED
 SHEET: A16

Calculations for the Runoff Rate

The following calculations are based on Zone 2 from Table A-9 found in the Albuquerque Development Process Manual, Section 22.2 page 15.

| 100 YEAR PEAK DISCHARGE - TABLE A-9 | Zone | A | B | C | D |
|-------------------------------------|-------|-------|-------|-------|---|
| 1 | 1.270 | 2.030 | 2.870 | 4.370 | |
| 2 | 1.560 | 2.280 | 3.140 | 4.700 | |
| 3 | 1.870 | 2.600 | 3.450 | 5.020 | |
| 4 | 2.200 | 2.920 | 3.730 | 5.250 | |

Treatment Type Areas for Proposed Conditions:

$$Area_{A1} = 0 \quad Area_{A2} = 0 \quad Area_{A3} = 1.00 \quad Area_{A4} = 5.66 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 31.863 \quad cfs$$

Treatment Type Areas for Future Conditions Per RTI Report:

$$Area_{A1} = 0 \quad Area_{A2} = 0 \quad Area_{A3} = 2.00 \quad Area_{A4} = 4.66 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 30.293 \quad cfs$$

Treatment Type Areas for Offsite Flows:

$$Area_{A1} = 2.02 \quad Area_{A2} = 0 \quad Area_{A3} = 1.26 \quad Area_{A4} = 0 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 8.124 \quad cfs$$

Treatment Type Areas for Existing Flow to San Pedro Inlet:

$$Area_{A1} = 0 \quad Area_{A2} = 0 \quad Area_{A3} = 0 \quad Area_{A4} = 0.0786 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 0.395 \quad cfs$$

Treatment Type Areas for Existing Flow to Palomas Inlets:

$$Area_{A1} = 0 \quad Area_{A2} = 0 \quad Area_{A3} = 0 \quad Area_{A4} = 1.70 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 8.534 \quad cfs$$

Treatment Type Areas for Proposed Onsite Flow to San Pedro Inlet:

$$Area_{A1} = 0 \quad Area_{A2} = 0 \quad Area_{A3} = 0.39 \quad Area_{A4} = 2.21 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 12.44 \quad cfs$$

Treatment Type Areas for Proposed Onsite Flow to Beehive Inlet:

$$Area_{A1} = 0 \quad Area_{A2} = 0 \quad Area_{A3} = 0.609 \quad Area_{A4} = 3.451 \quad Ac$$

$$Q_{A1} = 1.870 \cdot Area_{A1} + 2.600 \cdot Area_{A2} + 3.450 \cdot Area_{A3} + 5.020 \cdot Area_{A4} = 19.425 \quad cfs$$

Water Quality First Flush Volumes Required

Subbasin Areas:

$$Area_{S1} = 0.631 \quad Area_{S2} = 0.236 \quad Area_{S3} = 1.240 \quad Ac$$

$$Area_{S4} = 0.162 \quad Area_{S5} = 0.806 \quad Area_{S6} = 2.683 \quad Ac$$

Subbasin 1:

$$P_{1st} = Area_{S1} + 43560 \cdot \frac{0.34}{12} = 778.78 \quad cu. ft.$$

Subbasin 2:

$$P_{1st} = Area_{S2} + 43560 \cdot \frac{0.34}{12} = 291.271 \quad cu. ft.$$

Subbasin 3:

$$P_{1st} = Area_{S3} + 43560 \cdot \frac{0.34}{12} = 1530.408 \quad cu. ft.$$

Subbasin 4:

$$P_{1st} = Area_{S4} + 43560 \cdot \frac{0.34}{12} = 199.94 \quad cu. ft.$$

Subbasin 5:

$$P_{1st} = Area_{S5} + 43560 \cdot \frac{0.34}{12} = 994.765 \quad cu. ft.$$

Subbasin 6:

$$P_{1st} = Area_{S6} + 43560 \cdot \frac{0.34}{12} = 3311.359 \quad cu. ft.$$

Total Pond Volume:

$$P_{Total} = P_{1st} + P_{2nd} + P_{3rd} + P_{4th} + P_{5th} + P_{6th} = 7106.524 \quad cu. ft.$$

Pond Outlet Pipe into San Pedro Inlet

Circular Channel Input

Flow 12.5 cfs
Slope 0.19 ft/ft
Manning's n 0.011
Diameter 18 in

Output

Depth 0.490 ft
Flow Area 0.502 sf
Velocity 24.9 fps
Velocity Head 9.63 ft
Top Width 1.41 ft
Froude Number 7.35
Critical Depth 1.334 ft
Critical Slope 0.00903 ft/ft

San Pedro 24" Storm Drain

Circular Channel Input

Flow 13 cfs
Slope 0.0129 ft/ft
Manning's n 0.013
Diameter 24 in

Output

Depth 1.007 ft
Flow Area 1.58 sf
Velocity 8.20 fps
Velocity Head 1.05 ft
Top Width 2.00 ft
Froude Number 1.62
Critical Depth 1.297 ft
Critical Slope 0.00581 ft/ft

San Pedro 30" Storm Drain

Circular Channel Input

Flow 13 cfs
Slope 0.00955 ft/ft
Manning's n 0.013
Diameter 30 in

Output

Depth 0.979 ft
Flow Area 1.78 sf
Velocity 7.29 fps
Velocity Head 0.826 ft
Top Width 2.44 ft
Froude Number 1.50
Critical Depth 1.212 ft
Critical Slope 0.00447 ft/ft

Orifice Calculations for San Pedro Outlet

Pipe size for runoff discharged to the San Pedro inlet

Head Water Depth = h

$$h = 2.15 \cdot ft$$

$$Cf = 0.6$$

Max flow rate calculated using dpm 22.2 blah

$$Q_{max} = 12.44 \cdot \frac{h^3}{s}$$

Area of Orifice

$$A_{orif} = \frac{Q_{max}}{Cf \cdot \sqrt{2 \cdot g \cdot h}} = 1.763 \cdot ft^2$$

$$A_{orif} = 253.831 \cdot in^2$$

$$D_{orif} = 2 \cdot \sqrt{\frac{A_{orif}}{\pi}} = 17.977 \cdot in$$

Orifice Calculations into 84" Storm Drain

Pipe size for runoff discharged to the Beehive inlet

Head Water Depth = h

$$h = 3.35 \cdot ft$$

$$Cf = 0.6$$

Max flow rate calculated using dpm 22.2 blah

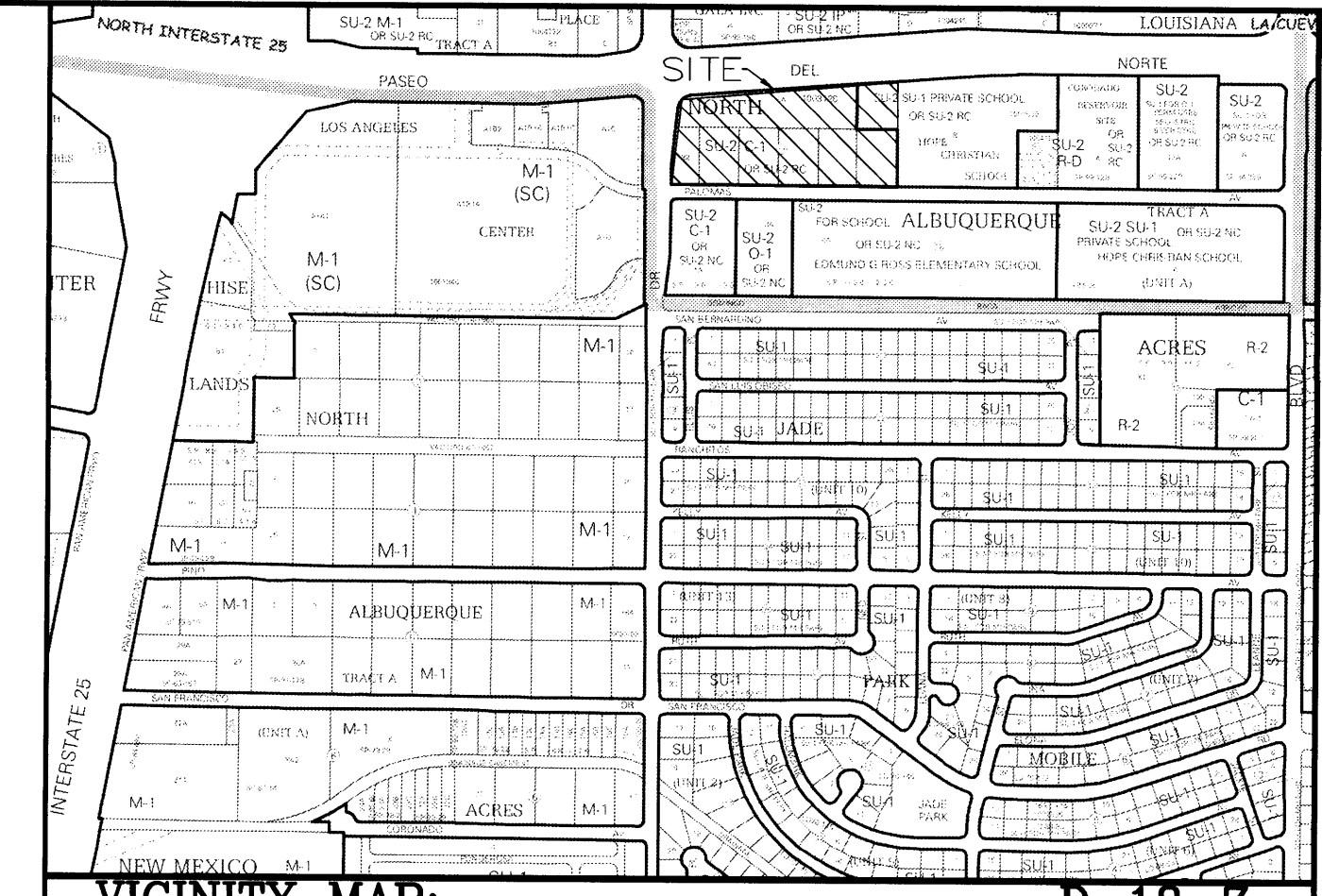
$$Q_{max} = 27.549 \cdot \frac{h^3}{s}$$

Area of Orifice

$$A_{orif} = \frac{Q_{max}}{Cf \cdot \sqrt{2 \cdot g \cdot h}} = 3.127 \cdot ft^2$$

$$A_{orif} = 450.326 \cdot in^2$$

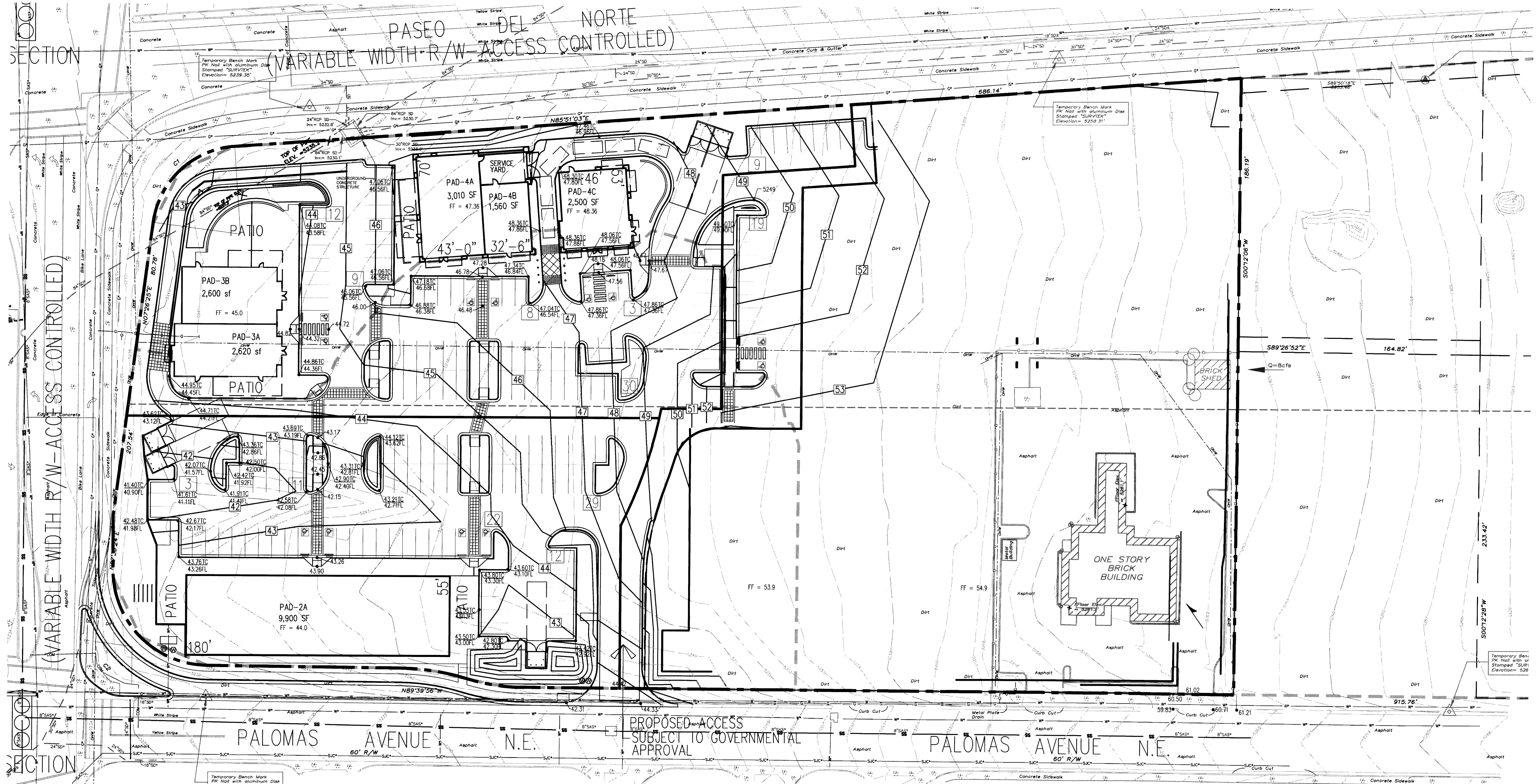
$$D_{orif} = 2 \cdot \sqrt{\frac{A_{orif}}{\pi}} = 23.945 \cdot in$$



VICINITY MAP: D-18-Z



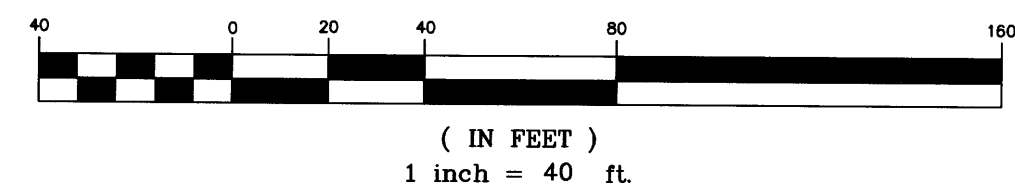
FIRM MAP: FM35001C0137H



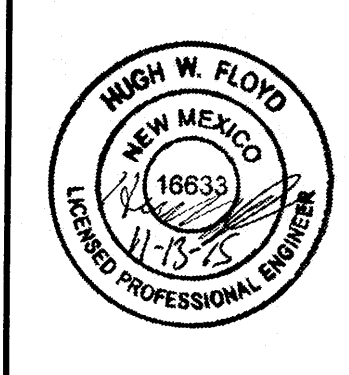
Legend

- WQ SUBBASIN BOUNDARY
- SUBBASIN BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS

GRAPHIC SCALE



ENGINEER'S SEAL



Lots 5A & 27 Thru 32 of North Albuquerque Acres

CONCEPTUAL DRAINAGE

FLOYD DEVELOPMENT SERVICES, LLC
DEVELOPMENT, ENGINEERING, & WATERSHED CONSULTING
918 PINEHURST RD SE, SUITE 102
RIO RANCHO, NM 87124
HUGH@DEVELOPNM.COM
505-366-4187

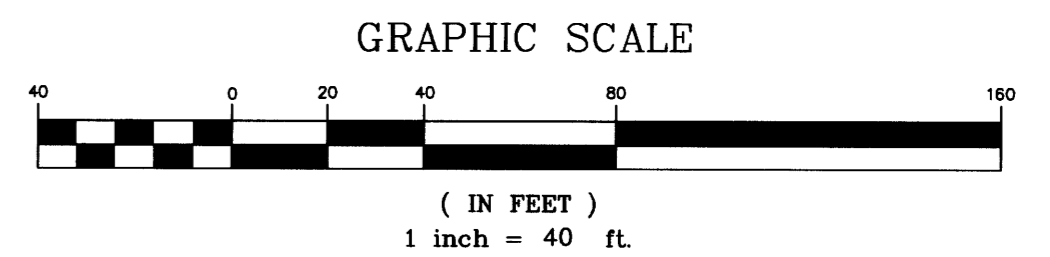
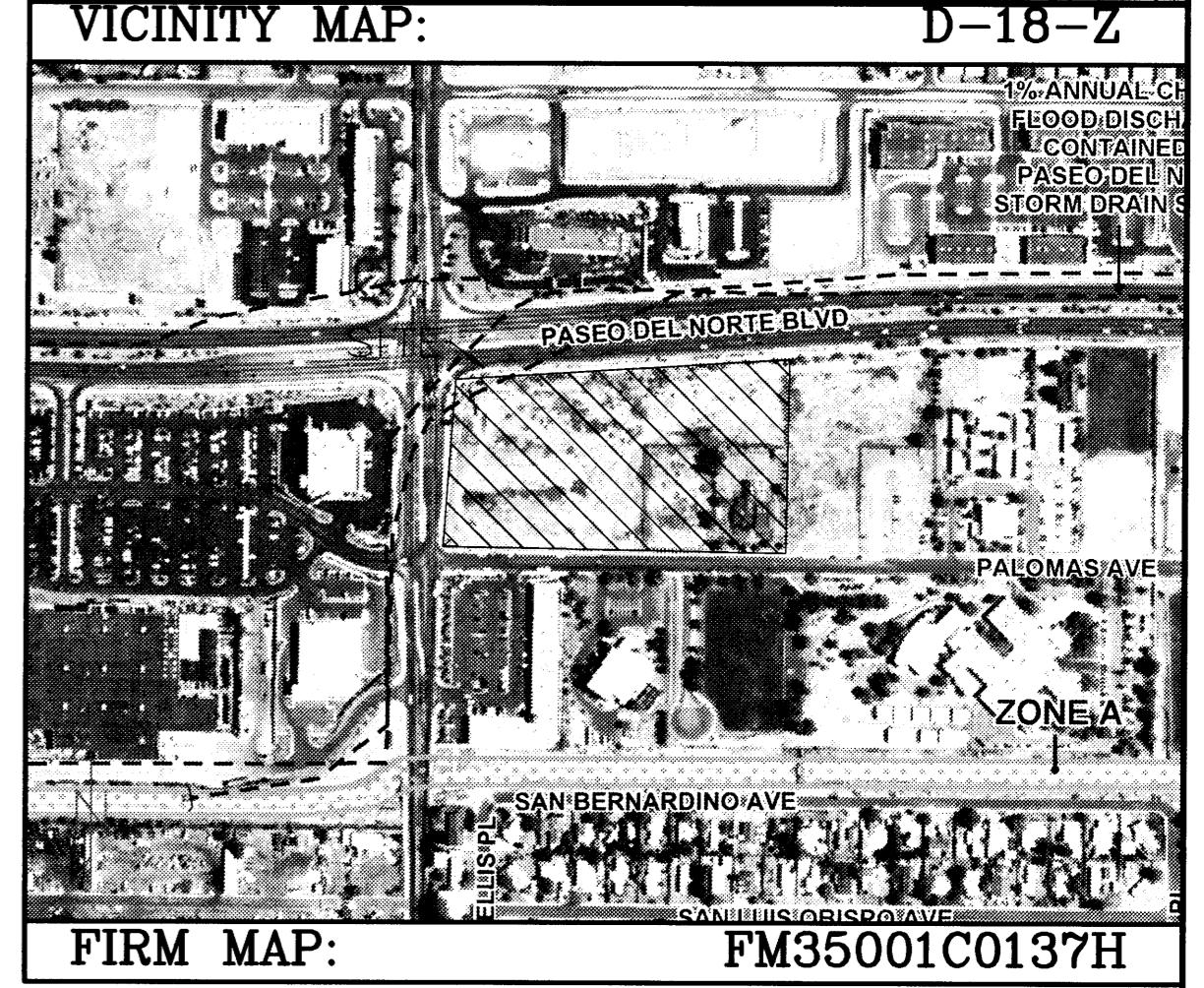
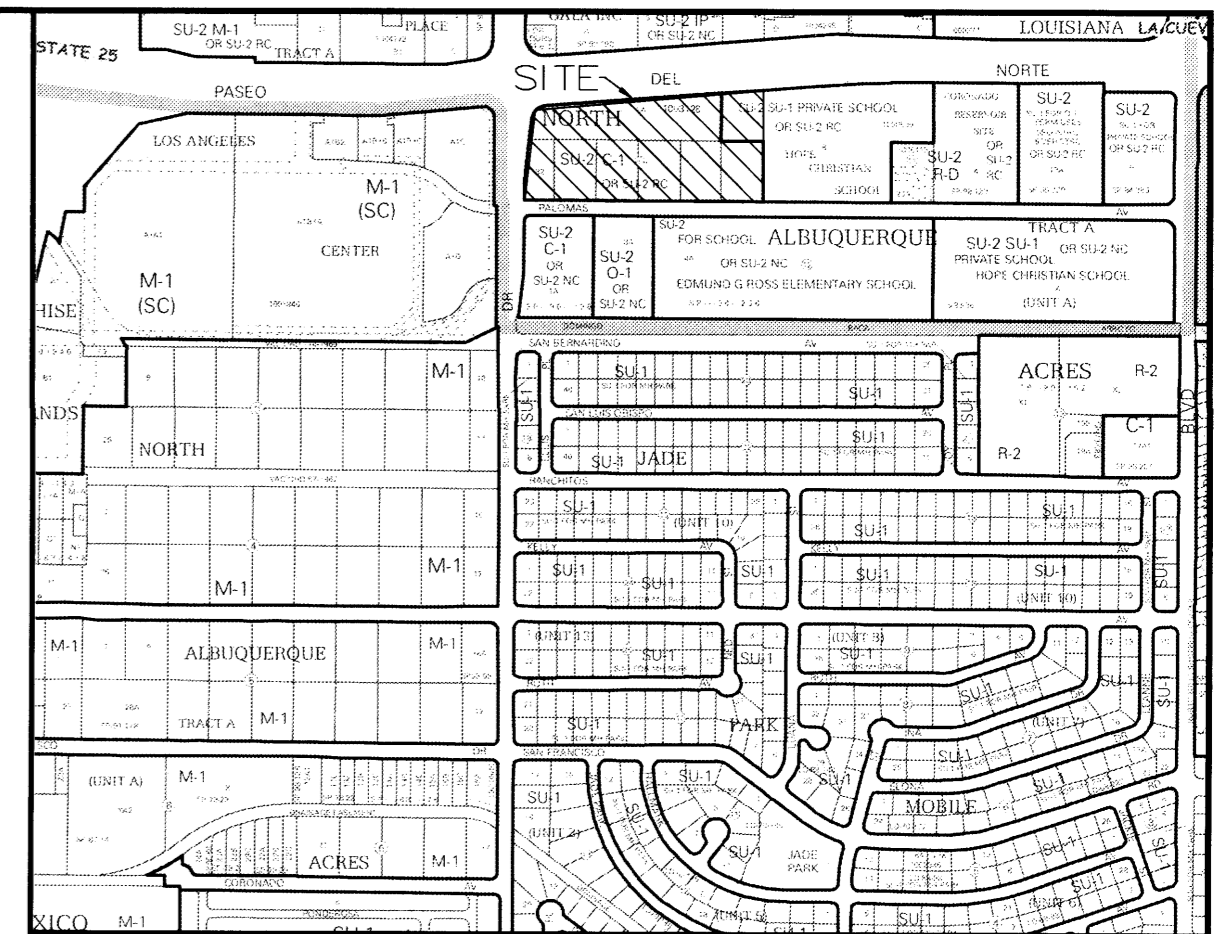
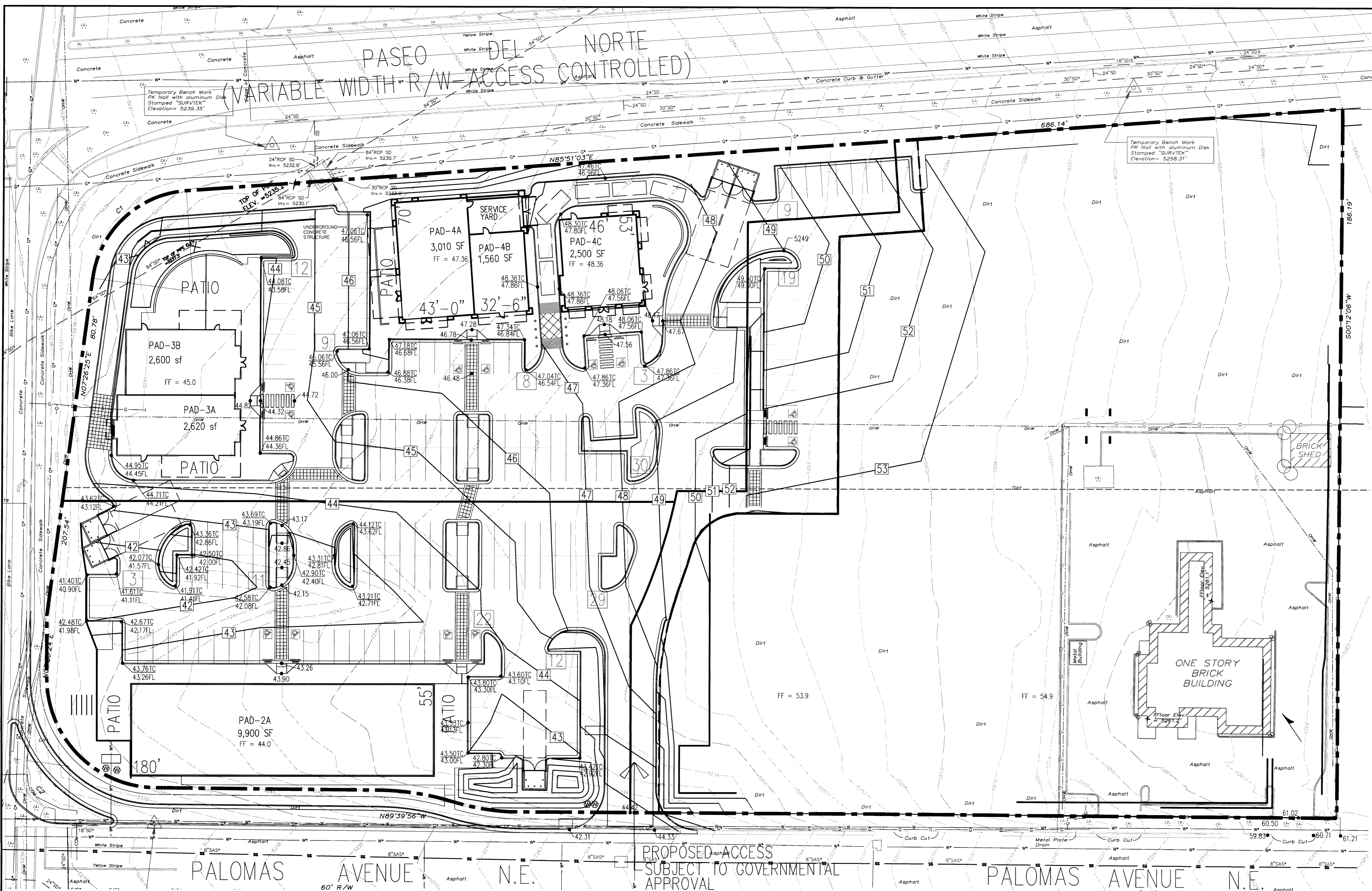
DRAWN BY: JS

DATE 11-13-2015

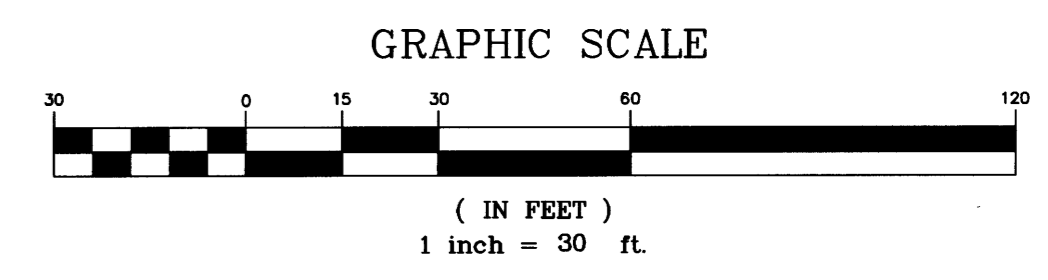
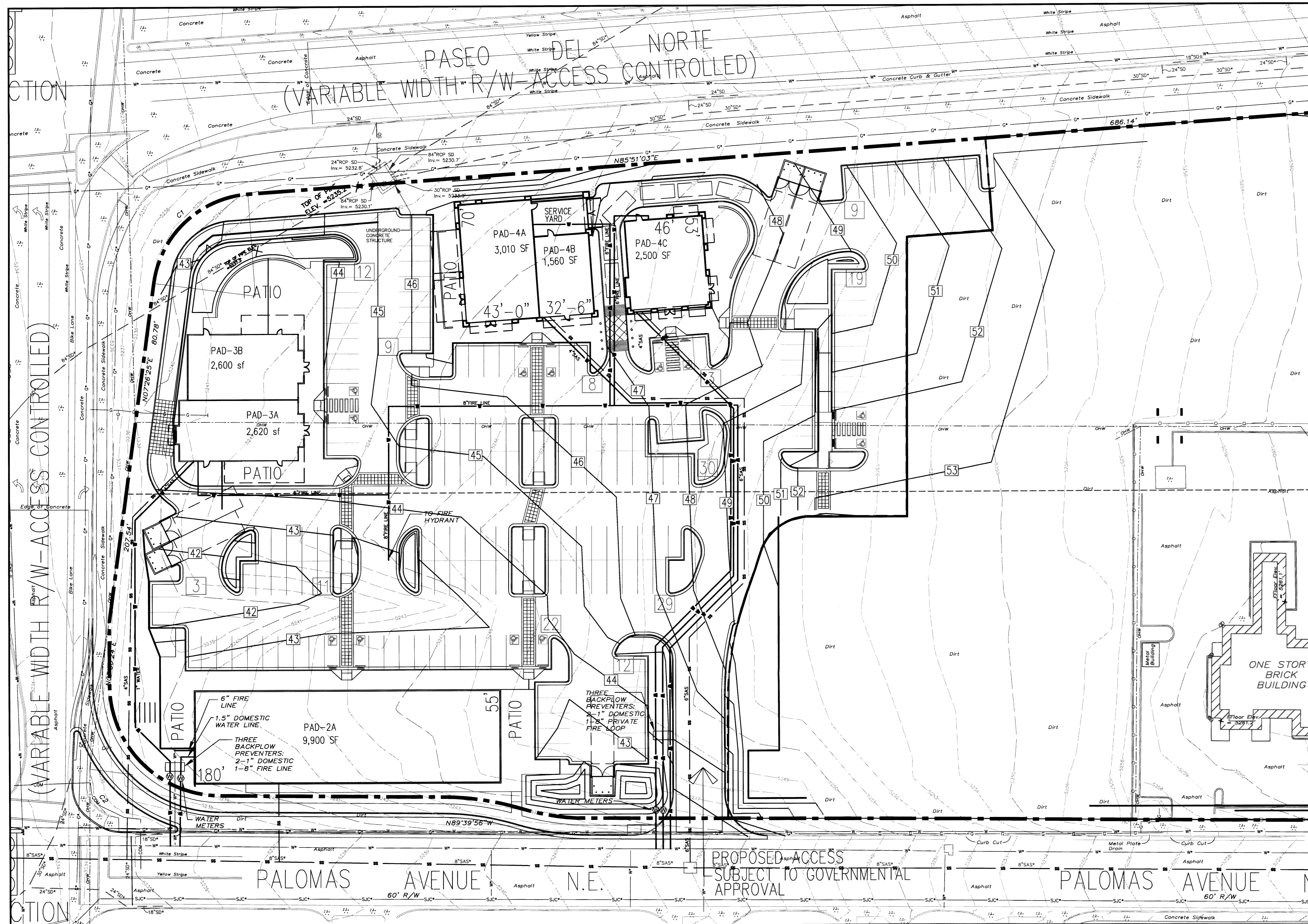
SHEET

C-1

JOB # 018-15-200



| | | | |
|--|-----------------------------|---|---------------------|
| | ENGINEER'S SEAL | LOTS 5A AND 27-32 OF NORTH ALBUQUERQUE ACRES | DRAWN BY: JS |
| | | CONCEPTUAL GRADING | DATE 11-13-2015 |
| | | FLOYD DEVELOPMENT SERVICES, LLC DEVELOPMENT, ENGINEERING, & WATERSHED CONSULTING 918 PINEHURST RD SE, SUITE 102 RIO RANCHO, NM 87124 HUGH@DEVELOPNM.COM 505-366-4187 | SHEET C-2 |
| | HUGH W. FLOYD P.E. 16633 | | JOB # 018-15-200 |



ENGINEER'S SEAL

HUGH W. FLOYD
P.E. 16633

LOTS 5A AND 27 - 32 OF
NORTH ALBUQUERQUE ACRES

CONCEPTUAL UTILITIES

FLOYD DEVELOPMENT SERVICES, LLC
DEVELOPMENT, ENGINEERING, & WATERSHED CONSULTING
918 PINEHURST RD SE, SUITE 102
RIO RANCHO, NM 87124
HUGH@DEVELOPNM.COM
505-366-4187

DRAWN BY: ST

DATE
11-13-2015

SHEET
C-3

JOB #
018-15-200