ACCESSIBLE PEDESTRIAL PATHWAY

THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

PROJECT NUMBER:
Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

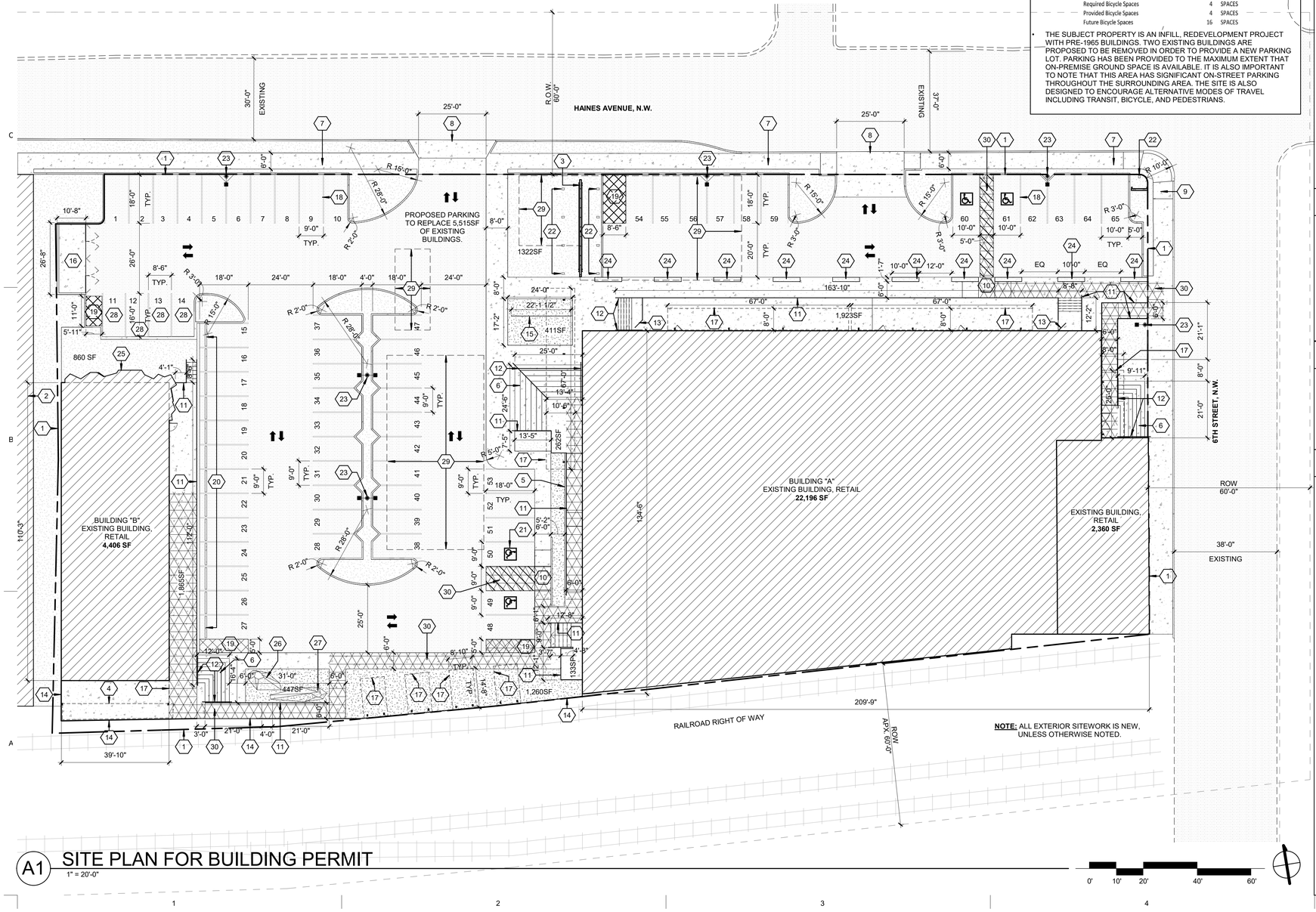
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PARKING CALCULATIONS

"NEW FACILITY" ALBUQUERQUE ZONING CODE
PARKING CALCULATIONS - 14-16-3-1 (A) (27)

BUILDING A (24,650 GSF)	24,650	GSF
Walls @ 5%	-1,232	SQ. FT.
Service/Circulation	-9,000	SQ. FT.
TOTAL BLDG. A NET LEASABLE AREA	14,418	SQ. FT.
BUILDING B (4,400 GSF)	4,400	GSF
Walls @ 5%	-220	SQ. FT.
Service/Circulation	-450	SQ. FT.
TOTAL BLDG. B NET LEASABLE AREA	3,730	SQ. FT.
TOTAL BLDG. A&B NET LEASABLE AREA	**18,148**	**SQ. FT.**
REQUIRED PARKING AT 1 SPACE/200 SQ. FT.	75	SPACES
REQUIRED PARKING AT 1 SPACE/250 SQ. FT.	13	SPACES
REQUIREMENT BEFORE TRANSIT REDUCTION	88	SPACES
10% TRANSIT REDUCTION PER 14-16-3-1 (E) (6) (a.))	-9	SPACES
TOTAL PARKING REQUIRED	**79**	**SPACES**
TOTAL PARKING PROVIDED	**65**	**SPACES**
(SEE NOTE BELOW)		
Required Handicapped Spaces	4	SPACES
Provided Handicapped Spaces	4	SPACES
Required Motorcycle Spaces	3	SPACES
Provided Motorcycle Spaces	4	SPACES
Required Bicycle Spaces	4	SPACES
Provided Bicycle Spaces	4	SPACES
Future Bicycle Spaces	16	SPACES

- THE SUBJECT PROPERTY IS AN INFILL, REDEVELOPMENT PROJECT WITH PRE-1965 BUILDINGS. TWO EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED IN ORDER TO PROVIDE A NEW PARKING LOT. PARKING HAS BEEN PROVIDED TO THE MAXIMUM EXTENT THAT ON-PREMISE GROUND SPACE IS AVAILABLE. IT IS ALSO IMPORTANT TO NOTE THAT THIS AREA HAS SIGNIFICANT ON-STREET PARKING THROUGHOUT THE SURROUNDING AREA. THE SITE IS ALSO DESIGNED TO ENCOURAGE ALTERNATIVE MODES OF TRAVEL INCLUDING TRANSIT, BICYCLE, AND PEDESTRIANS.



SITE PLAN LEGEND LEGEND

CONCRETE
ASPHALT PAVING
GRAVEL 1
GRAVEL 2
ACCESSIBLE PEDESTRIAN PATHWAY

SHEET KEYNOTES

1. PROPERTY LINE.
2. EXISTING ADJACENT BUILDING.
3. EXISTING BRICK IDENTITY WALL. SEE ELEVATION A1/SDP-5.3.
4. EXISTING OVERHEAD CANOPY.
5. CONCRETE WALL. 42" HIGH.
6. CONCRETE STEPS.
7. CONCRETE SIDEWALK PER COA STD DWG 2430.
8. CONCRETE DRIVEPAD PER COA STD DWG 2425.
9. CONCRETE ADA CURB ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER COA STD DWGS 2440 AND 2441.
10. ADA RAMP.
11. METAL GUARDRAIL. SEE BUILDING ELEVATIONS.
12. METAL HANDRAIL. SEE BUILDING ELEVATIONS.
13. 3'-0" WIDE GATE TO MATCH GUARDRAIL.
14. 6'-0" TALL METAL FENCE. SEE BUILDING ELEVATIONS.
15. BIKE RACK. 4 REQUIRED. 16 FUTURE. SEE BUILDING ELEVATIONS.
16. REFUSE ENCLOSURE. SEE ELEVATIONS ON SHEET SDP-5.1.
17. CANOPY OVERHEAD.
18. PAINTED PARKING STRIPES.
19. MOTORCYCLE PARKING.
20. PARKING BLOCKS.
21. PAINTED RESERVED PARKING SIGN. SEE DETAIL D2/SDP-1.1. TYPICAL.
22. EXTERIOR FLOOD SIGN LIGHT.
23. 20' PARKING LOT LED LIGHT POLES. SEE DETAIL B5/SDP-5.4.
24. FUTURE PHASE - RAISED PLANTER.
25. FUTURE TENANT IMPROVEMENT PHASE - CLIMBING WALL. COLORS: BLUE & YELLOW.
26. FUTURE TENANT IMPROVEMENT PHASE - SCULPTURAL SITE ELEMENT. COLORS: ORANGE & PURPLE.
27. FUTURE TENANT IMPROVEMENT PHASE - SCULPTURAL SITE ELEMENT. COLORS:PINK & GREEN.
28. COMPACT PARKING SPACE.
29. EXISTING BUILDING TO BE DEMOLISHED.
30. ACCESSIBLE PEDESTRIAN PATHWAY; SEE SHEET SDP-5.4 FOR DETAILS.

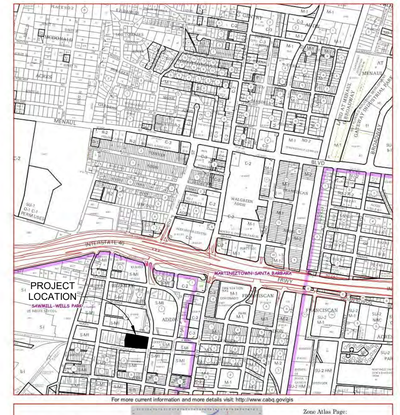
SHEET INDEX

PROJECT INFORMATION

TOTAL SITE AREA: 77,355 SQUARE FEET
PROPOSED ZOINING:SU-2/SU-1 FOR S-MI AND C-2 USES
WILL BE IN COMPLIANCE WITH GENERAL SU-2 REGULATIONS.

VICINITY MAP

PROPOSED LAND USE: RETAIL/ARTISAN MARKET



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DESIGN GROUP
Architects • Engineers • Interior Design
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120 Vassar Dr SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NAME
6TH & HAINES IMPROVEMENTS

1803 6TH ST NW
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	VM
Checked by	MW
Date	06/29/2017
Project number	2530

SHEET TITLE

SITE PLAN FOR BUILDING PERMIT

SHEET NUMBER

SDP-1.1

SHEET 1 OF 10

A1 SITE PLAN FOR BUILDING PERMIT
1" = 20'-0"

0' 10' 20' 40' 60'

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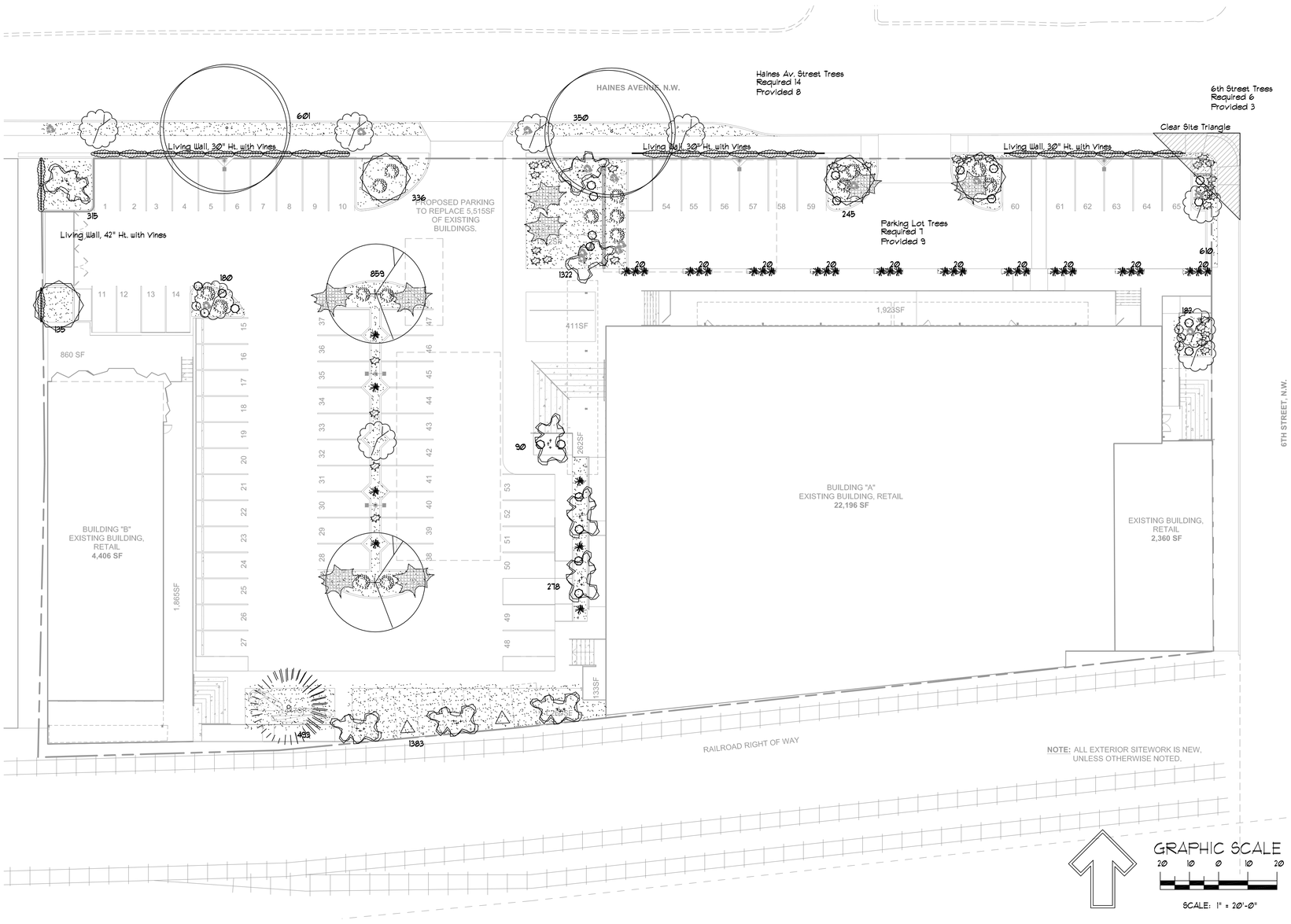


L1 LANDSCAPE PLAN

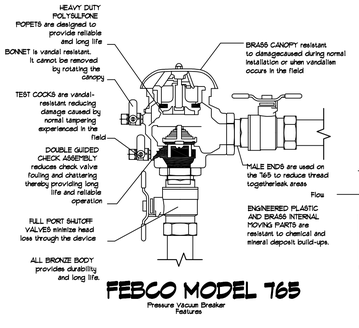
1" = 20'-0"

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL			H2O USE
Trees					
2	2" cal	Chinese Pistache *Pistacia chinensis*	40x35	1225	2450 M+
2	2" cal	Honey Locust *Gleditsia triacanthos*	50x45	2025	4050 M
1	6 - 8'	Austrian Pine *Pinus nigra*	35x25	625	625 M
9	2" Cal Multi Trunk	New Mexico Olive *Forestierra neomexicana*	15x15	225	2025 M
9	2" Cal	Oklahoma Redbud *Cercis reniformis*	15x12	144	1296 M
4	2" Cal Multi Trunk	Desert Willow *Chilopsis linearis*	15x15	225	900 M
					11346 Total Tree Cover
Shrubs & Groundcovers					
16	5 Gal	India Hawthorne *Raphiolepis indica*	3x5	25	400 M
38	5 Gal	Feather Reed Grass *Calamogrostis arudinacea*	2.5x2	4	152 M
31	5 Gal	Carpet Rose *Rosa sp.*	15x3	9	279 M
2	5 Gal	Butterfly Bush *Buddleia davidii*	5x5	25	50 M
8	5 Gal	Buffalo Juniper *Juniperus sabjna 'Buffalo' Female Only*	1x12	144	1152 M
22	5 Gal	Cherry Sage *Salvia greggii*	2x3	9	198 M
7	5 Gal	Blue Mist *Caryopteris x clandonensis*	3x3	9	63 M
24	5 Gal	Honeysuckle *Lonicera Japonica* 10' OC	2x10	100	2400 M
		Total Ground Cover			4694
		Total Live Plant Cover			16040
14	2-3cf	Boulders *To be placed at contractor discretio*			
7579		Impervious Area Landscape Gravel / Filter Fabric *Santa Fe Brown, 7/8"*			
100		Oversize Landscape Gravel / Filter Fabric *2-4" Santa Ana Tan*			

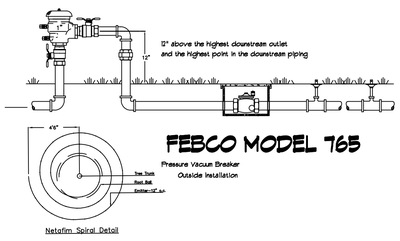
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	77370
TOTAL BUILDING AREA (sf)	-28950
TOTAL LOT AREA (sf)	48420
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	7263
TOTAL ON-SITE LANDSCAPE PROVIDED	7579
TOTAL LIVE GROUNDCOVER REQUIRED 30%	2274
TOTAL LIVE GROUNDCOVER PROVIDED	4694
TOTAL LIVE PLANTS REQUIRED 75%	5684
TOTAL LIVE GROUNDCOVER PROVIDED	16040



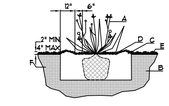
FEBCO MODEL 765

Pressure Vacuum Breaker Features



FEBCO MODEL 765

Netafim Spiral Detail



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

TREE PLANTING DETAIL

NTS

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUGH THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLEDH THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTRUBED SOIL.

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 Bernalillo Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

It is the intent of this plan to comply with The City of Albuquerque Water Waste and Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners 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 (36" length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe 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.

THE HARTMAN + MAJEWSK
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED ®
120 Vassar Dr SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

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STATE OF NEW MEXICO
DANIEL J. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
7/19/2017

LANDSCAPE PLAN FOR BUILDING PERMIT

PROJECT NAME
6TH & HAINES IMPROVEMENTS

1803 6TH ST NW
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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Checked by	Checker
Date	06/29/2017
Project number	2530

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER
SPD-2.1
Sheet 2 of 10

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6th and Haines Redevelopment

Existing summary

Basin Name	Ex 1	Ex 2	Ex 3	Ex 4	Ex 5	Ex 6
Area (sf)	2502	12402	23343	14484	22021	2608
Area (acres)	0.06	0.28	0.54	0.33	0.51	0.06
%A Land treatment	0	0	0	0	0	0
%B Land treatment	0	0	0	0	0	0
%C Land treatment	0	0	5	20	40	0
%D Land treatment	100	100	95	80	60	100
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.00	0.00	0.00	0.00
Area "C"	0.00	0.00	0.03	0.07	0.20	0.00
Area "D"	0.06	0.28	0.51	0.27	0.30	0.06
Excess Runoff (acre-feet)						
100yr. 6hr.	0.0101	0.0503	0.0925	0.0533	0.0726	0.01
10yr. 6hr.	0.0064	0.0318	0.0580	0.0326	0.0426	0.0067
2yr. 6hr.	0.0038	0.0187	0.0338	0.0183	0.0225	0.0039
100yr. 24hr.	0.0121	0.0598	0.1094	0.0621	0.0827	0.01
Peak Discharge (cfs)						
100 yr.	0.27	1.34	2.48	1.46	2.06	0.28
10yr.	0.18	0.89	1.64	0.95	1.30	0.19
2yr.	0.11	0.53	0.96	0.53	0.69	0.11

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the proposed 6th Street and Haines Redevelopment located at the SW Corner of 6th Street NW and Haines Avenue NW. The site is located in Zone Atlas Page H-14-Z. The site is currently fully developed. The proposed modifications include removing several buildings and creating new parking and pedestrian circulation.

II. SITE DESCRIPTION AND HISTORY

The site is currently fully developed. Several building will be removed to allow for the proposed redevelopment.

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the COA-DPM Section 22.2 released in June 1997.

IV. PRECIPITATION

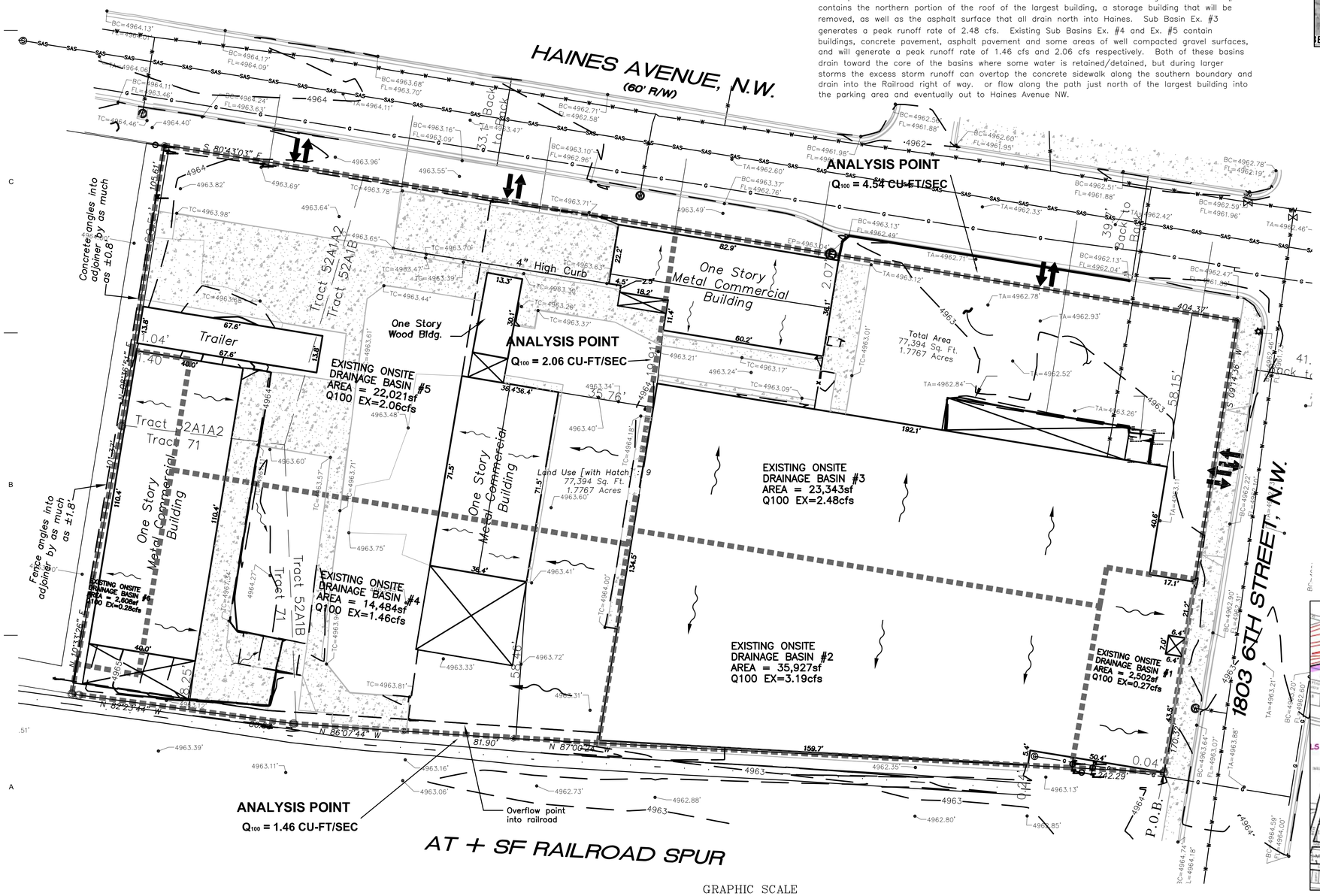
The 100-yr. 6-hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6-hr precipitation, excess precipitation and peak discharge.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

The existing project site is located on the south west corner of 6th and Haines Ave. just north of the railroad tracks before I-40 in downtown Albuquerque, barricaded by an existing fence to the west. The existing site accommodates four, one-story metal buildings, a one-story wood building, and a trailer. The largest of the buildings occupies the entirety of the lower SE quadrant of the lot. The second largest metal building lies in the SW corner, running vertically along the western fence. A trailer sits perpendicular at the northern end of the building. The third metal building is accessed from Haines Ave., and sits horizontally, half-way between 6th Street and the fence. The 4th metal building runs vertically and is positioned between the largest and second largest metal buildings directly in the middle of the lot, and to the north, a covered area connects it to the small, wood building. The previous identified buildings have ample, concreted space encompassing all four sides. The rest of the lot (approx. 40%) consists of concrete or asphalt in various states of aging and degradation.

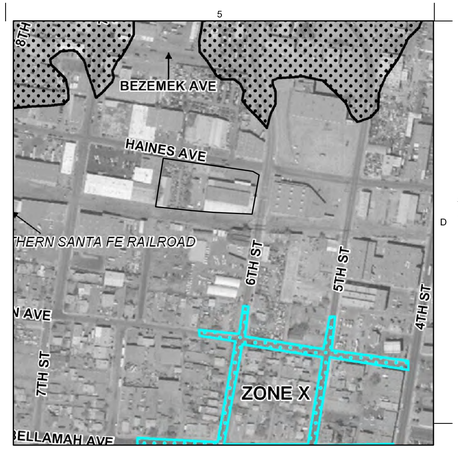
The site is approximately 1.78 acres with most of the runoff directed either towards Haines Ave. to the north or the railroad tracks to the south, small amounts of roof drains directly towards the east and west from the two buildings that will remain throughout the redevelopment.

For the purpose of this conceptual drainage plan, the projected site has been broken up into 6 sub-basins. Sub-basin Ex. #1 is a small roof area that creates a peak runoff rate of .27 cfs that will flow directly onto 6th Street NW. Sub-basin Ex. #2 is a south side of the largest existing building to remain and creates a peak runoff rate of 1.34 cfs that will drain directly into the railroad right of way. Sub-basin Ex. #6 is the western side of the SW corner metal building and has a peak runoff rate of .28 cfs that will drain west over the fence. Existing Sub Basin Ex. #3 contains the northern portion of the roof of the largest building, a storage building that will be removed, as well as the asphalt surface that all drain north into Haines. Sub Basin Ex. #3 generates a peak runoff rate of 2.48 cfs. Existing Sub Basins Ex. #4 and Ex. #5 contain buildings, concrete pavement, asphalt pavement and some areas of well compacted gravel surfaces, and will generate a peak runoff rate of 1.46 cfs and 2.06 cfs respectively. Both of these basins drain toward the core of the basins where some water is retained/detained, but during larger storms the excess storm runoff can overtop the concrete sidewalk along the southern boundary and drain into the Railroad right of way. or flow along the path just north of the largest building into the parking area and eventually out to Haines Avenue NW.

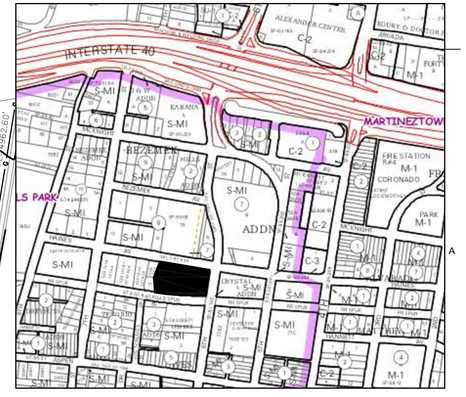


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



C6 FLOOD ZONE MAP
SCALE: NOT TO SCALE



A6 ZONE ATLAS PAGE
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A1 CONCEPTUAL EXISTING DRAINAGE PLAN
SCALE: 1" = 20'-0"

THE HARTMAN + MAJEWSK
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED ®
120 Vassar Dr SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP

DAVID A. AUBE — STATE OF NEW MEXICO — 14221 — REGISTERED PROFESSIONAL ENGINEER
9-22-17

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NAME

6TH & HAINES IMPROVEMENTS

1803 6TH ST NW
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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Checked by	DAA
Date	06/29/2017
Project number	

SHEET TITLE

CONCEPTUAL DRAINAGE PLAN EXISTING CONDITIONS

SHEET NUMBER

SDP-3.1

SHEET 3 OF 10

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Proposed summary

Basin Name	Pro 1	Pro 2	Pro 3	Pro 4	Pro 5	Pro 6
Area (sf)	2502	12402	23343	14484	22021	2608
Area (acres)	0.06	0.28	0.54	0.33	0.51	0.06
%A Land treatment	0	0	0	0	0	0
%B Land treatment	0	0	10	22	18	0
%C Land treatment	0	0	15	0	0	0
%D Land treatment	100	100	75	78	82	100
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.05	0.07	0.09	0.00
Area "C"	0.00	0.00	0.08	0.00	0.00	0.00
Area "D"	0.06	0.28	0.40	0.26	0.41	0.06
Excess Runoff (acre-feet)						
100yr. 6hr.	0.0101	0.0503	0.0821	0.0506	0.0791	0.01
10yr. 6hr.	0.0064	0.0318	0.0496	0.0307	0.0484	0.01
2yr. 6hr.	0.0038	0.0187	0.0276	0.0172	0.0274	0.00
100yr. 24hr.	0.0121	0.0598	0.0955	0.0592	0.0930	0.01
Peak Discharge (cfs)						
100 yr.	0.27	1.34	2.26	1.39	2.16	0.28
10yr.	0.18	0.89	1.45	0.88	1.39	0.19
2yr.	0.11	0.53	0.80	0.49	0.78	0.11
First Flush Ponding Voulme (cf)	91.7	454.7	641.9	414.2	662.1	95.6
First Flush Acre Feet	0.0021	0.0104	0.0147	0.0095	0.0152	0.0022

VI. DRAINAGE MANAGEMENT PLAN

The site will have several of the existing buildings removed in preparation for the new site configuration.

Proposed Sub-basins Pro #1, #2, #3 and #6 will be the locations of the two existing buildings to remain on the property. These are the existing largest and second largest buildings occupying the SE and SW corners, respectively. Both buildings sit on top of 3-4 feet of concrete base, eliminating any concern for flooding. The site is not located within a defined FEMA Flood zone.

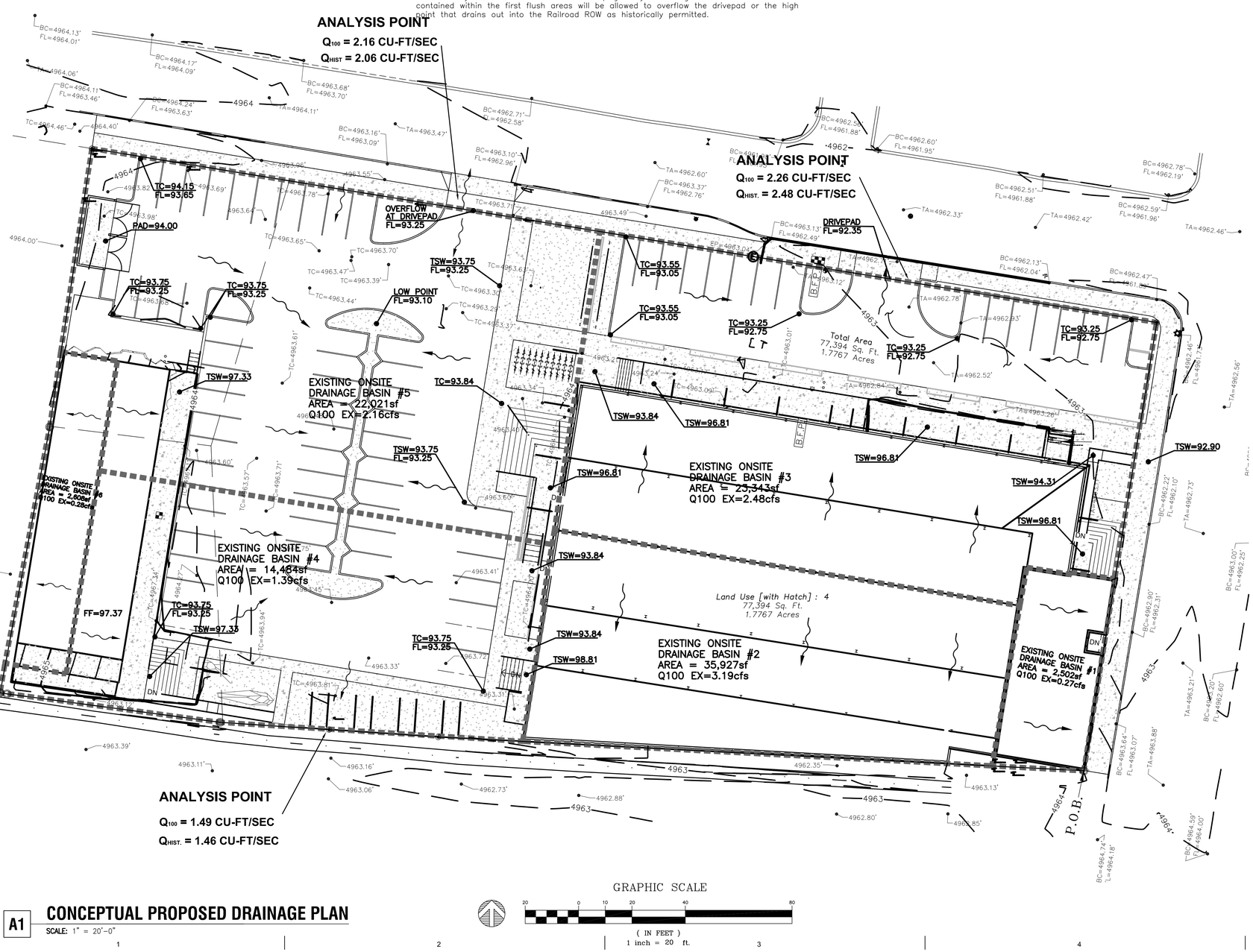
Proposed Sub-basins Pro. #3 will have a reduced peak runoff rate from that of the existing site since water runoff will be tempered by additional landscape throughout. Sub-basin Pro. #3 will have a north-bound peak runoff rate of 2.26 cfs and will drain through the drivepad into Haines. Some of the storm runoff water draining from the pitched roof will be harvested by landscape directly underneath the path of the runoff. Much of the remaining runoff will be abated from draining onto Haines Ave. by the additional landscape book-ending the parking lot exit. First Flush will be accounted for by landscaping buffers distributed around the parking areas, tree islands at each end of the center lot, and end isles near the driveway to the parking lot at the northern end. There is also a landscaping buffer running along Haines Ave between the Sidewalk and curb that will be used to harvest storm runoff and to contain the first flush.

Sub-basin Pro. #4 and #5 lay flat and will collect water until it overtops and flows out towards the south following the same pattern as the existing conditions. The sub-basins have a respective 1.39 cfs and 2.16 cfs peak runoff rate. There will be many local depressions for the containment of the MS4 First Flush volumes scattered throughtout the basins. These additional landscapes trenched to specifically collect drainage, will allow for a larger amount of absorption to occur, before any resulting overflow. Ponding of water within the parking lot will be minimized once the landscaping is better defined in a latter phase of the design efforts. The design will account for the necessary first flush volumes within landscaping. Any remaining runoff that is not contained within the first flush areas will be allowed to overflow the drivepad or the high point that drains out into the Railroad ROW as historically permitted.

VI. CONCLUSIONS

In summary, the considerable addition of landscaping throughout the property and along the street, as well as, the preexisting condition of the buildings three and four-foot concrete platform eliminates any concern for extensive runoff causing flooding to the on-site buildings. Downstream users will no be affected as the current conditions and the proposed conditions generate very similar peak runoff rates. The addition of on site retention for first flush volumes will actually reduce the excess runoff from current rates and volumes. This will be further developed in the Building Permit phase of the design efforts.

TREE ISLANDS TO HAVE OPENINGS TO ALLOW FOR STORM RUNOFF FROM PARKING AREAS TO ENTER LANDSCAPING AREAS. TYPICAL



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

A1 CONCEPTUAL PROPOSED DRAINAGE PLAN

SCALE: 1" = 20'-0"

6/6/2017 1:47:50 PM

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DAVID A. AUBE — STATE OF NEW MEXICO — 14221 — REGISTERED PROFESSIONAL ENGINEER
9-22-17

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NAME

6TH & HAINES IMPROVEMENTS

1803 6TH ST NW
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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Checked by	DAA
Date	06/29/2017
Project number	

SHEET TITLE

CONCEPTUAL DRAINAGE PLAN PROPOSED CONDITIONS

SHEET NUMBER

SDP-3.2

SHEET 4 OF 10

UTILITY PLAN GENERAL NOTES

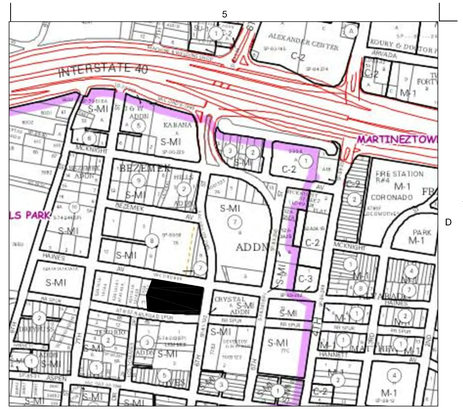
I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

UTILITY PLAN KEYED NOTES

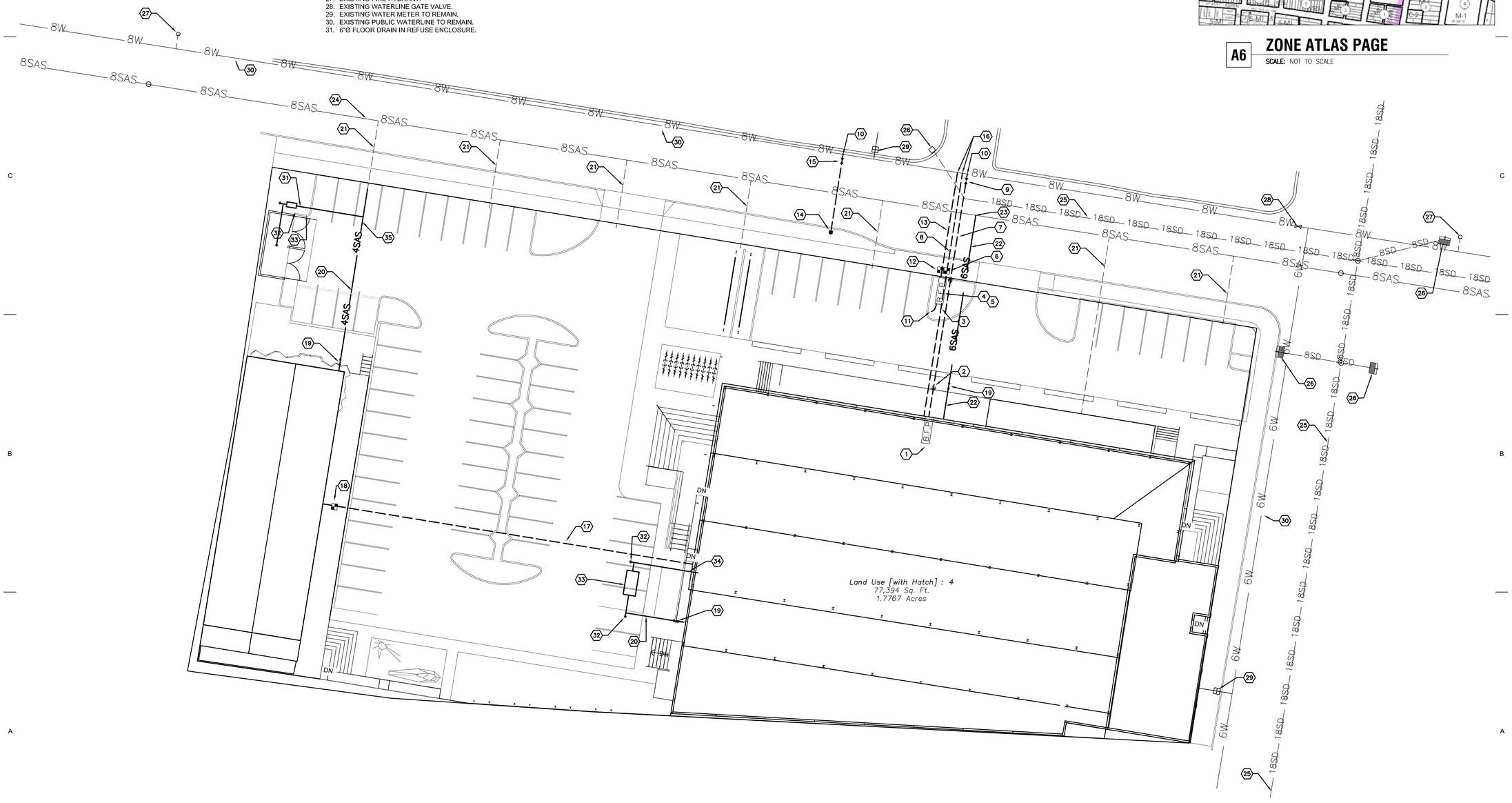
1. FIRE RISE ROOM WITH 6" BACK FLOW PREVENTOR.
2. WALL MOUNTED FIRE DEPARTMENT CONNECTION.
3. 2" PVC SCHEDULE 40 TO BUILDING.
4. 1" REDUCED PRESSURE ZONE BACK FLOW PREVENTION IN HOT BOX.
5. 2" REDUCED PRESSURE ZONE BACK FLOW PREVENTION IN HOT BOX.
6. NEW 2" WATER METER PER COA STD DWGS 2363 & 2367.
7. 6" FIRE LINE.
8. 2" DOMESTIC.
9. 6" GATE VALVE AND VALVE BOX PER COA STD DWG 2326 & 2328. LID TO READ "FIRE."
10. 6" TEE & TRANSITIONING COUPLING FOR NON PRESSURE CONNECTION.
11. TO IRRIGATION CONTROLLER.
12. NEW 1" IRRIGATION METER PER COA STD DWG 2362 & 2364.
13. 1" IRRIGATION TYPE K COPPER PER 2362.
14. NEW FIRE HYDRANT PER COA STD DWG 2340.
15. 6" GATE VALVE AND VALVE BOX PER COA STD DWG 2326 & 2328.
16. TAPPING SADDLE AND CORPORATION STOP.
17. 1" WATER LINE (PVC SCHEDULE 40).
18. PRIVATE WATER SUPPLY SUBMETER.
19. SANITARY SEWER DCO.
20. 4" PVC SDR 35 SANITARY SEWER LINE
21. EXISTING 4" SERVICE LATERAL FROM T-BOOK.
22. 6" PVC SDR 35 SANITARY SEWER LINE
23. NEW 6" SANITARY SEWER SERVICE LATERAL PER 2125.
24. EXISTING 8" PUBLIC SANITARY SEWER MAIN 26-4378.93-92
25. EXISTING STORM DRAIN PIPING
26. EXISTING STORM DRAIN INLET.
27. EXISTING FIRE HYDRANT.
28. EXISTING WATERLINE GATE VALVE.
29. EXISTING WATER METER TO REMAIN.
30. EXISTING PUBLIC WATERLINE TO REMAIN.
31. 6"Ø FLOOR DRAIN IN REFUSE ENCLOSURE.
32. TERMINAL CLEAN OUT.
33. GREASE INTERCEPTOR.
34. RETURN LINE FROM GREASE INTERCEPTOR TO CRAWL SPACE.
35. 4" SANITARY WYE.

LEGEND

	EXISTING:	NEW:
Water valve	⋈	⋈
Fire hydrant	○	●
Water meter	卐	▣
Post indicator valve	⊸●	⊸●
Siamese connection	⊕	●
Post hydrant	○P	○P
Backflow preventor	B.F.P.	B.F.P.
Sanitary sewer manhole	○	●
Sanitary sewer single cleanout	○	○
Sanitary sewer double cleanout	○○	○○
Storm drain manhole	⊙	●
Single storm drain inlet	□	■



A6 **ZONE ATLAS PAGE**
SCALE: NOT TO SCALE



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

A1 **CONCEPTUAL UTILITY PLAN**
SCALE: 1" = 20'-0"

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Project number	

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NUMBER
SDP-4.1
SHEET 5 OF 10

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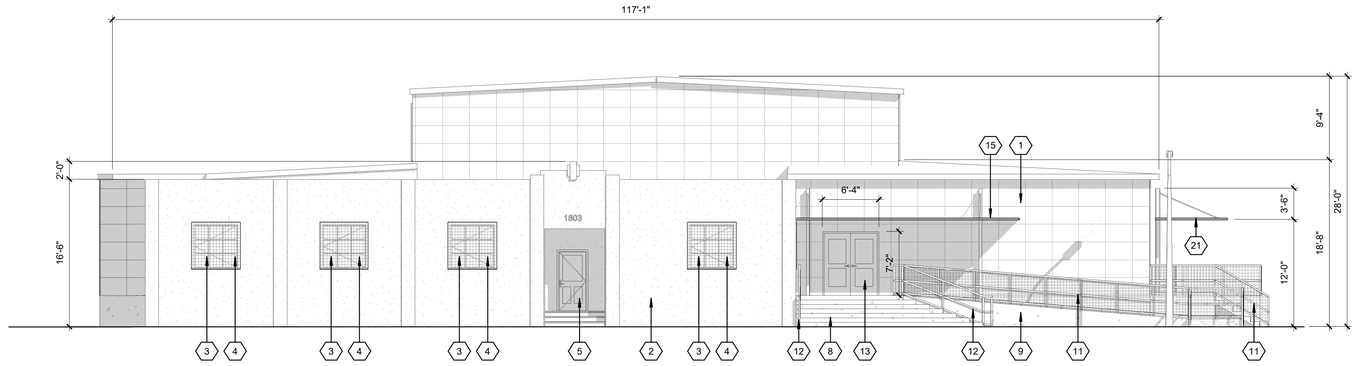
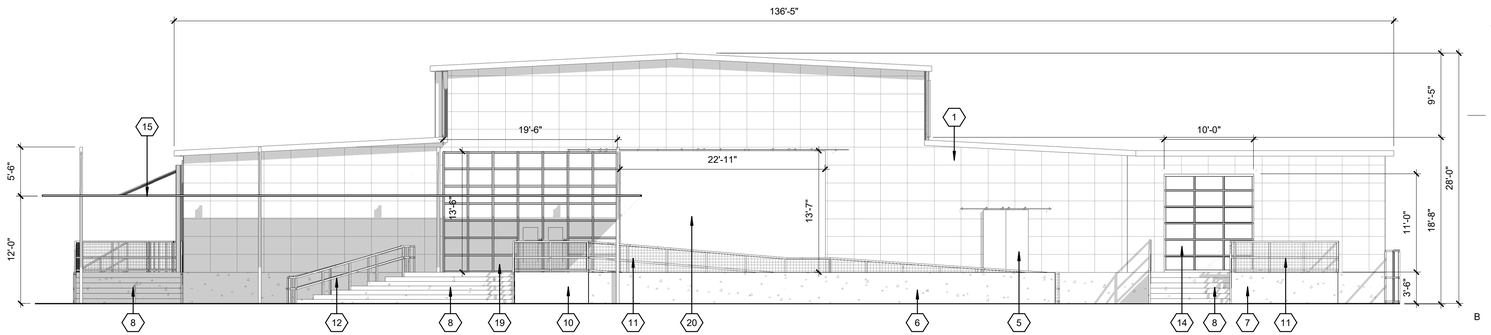


D3 ELEVATION - RETAIL BLD. A - EAST

1/8" = 1'-0"

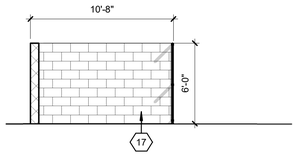
0' 4' 8' 16' 24'



B2 ELEVATION - RETAIL BLD A. - WEST

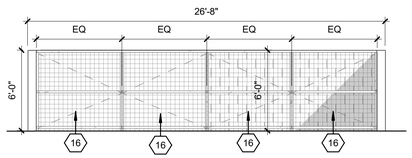
1/8" = 1'-0"

0' 4' 8' 16' 24'



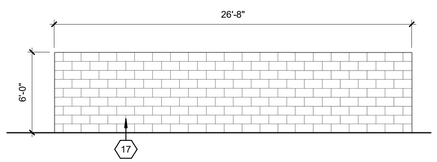
C1 ELEV. - REFUSE ENCLOSURE - SOUTH

3/16" = 1'-0"



B1 ELEV. - REFUSE ENCLOSURE - EAST

3/16" = 1'-0"



A1 ELEV. - REFUSE ENCLOSURE - WEST

3/16" = 1'-0"

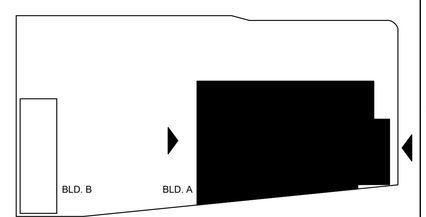
SIGNAGE NOTE

1. SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS.
2. WALL SIGNS ARE LIMITED TO 12.5% OF THE FACADE WHEN A FREESTANDING SIGN IS ON PREMISES. A FREESTANDING SIGN IS LIMITED TO 75 SQUARE FEET WHEN PREMISES IS ON A LOCAL STREET PER ZONING CODE 14-16-2-17(10)(c)1.a.

1 SHEET KEYNOTES

1 EXISTING METAL PANEL.
2 EXISTING PLASTER WALL.
3 EXISTING WINDOW.
4 EXISTING WINDOW SCREEN.
5 EXISTING DOOR.
6 CONCRETE WALL.
7 CONCRETE PATIO.
8 CONCRETE STEPS.
9 CONCRETE RAMP.
10 CONCRETE WALL PLANTER.
11 METAL GUARDRAIL. COLOR: RUST RED.
12 METAL HANDRAIL. COLOR: RUST RED.
13 DOOR.
14 GARAGE DOOR.
15 CANOPY. COLOR: RUST RED.
16 REFUSE ENCLOSURE METAL GATE. COLOR: RUST RED.
17 CONCRETE MASONRY UNIT WALL.
19 FRAMED OPENEING WITH GLAZING.
20 METAL BARN STYLE DOOR.
21 FUTURE CANOPY. COLOR: RUST RED.

KEY PLAN



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ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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Checked by	MW
Date	06/29/2017
Project number	2530

SHEET TITLE

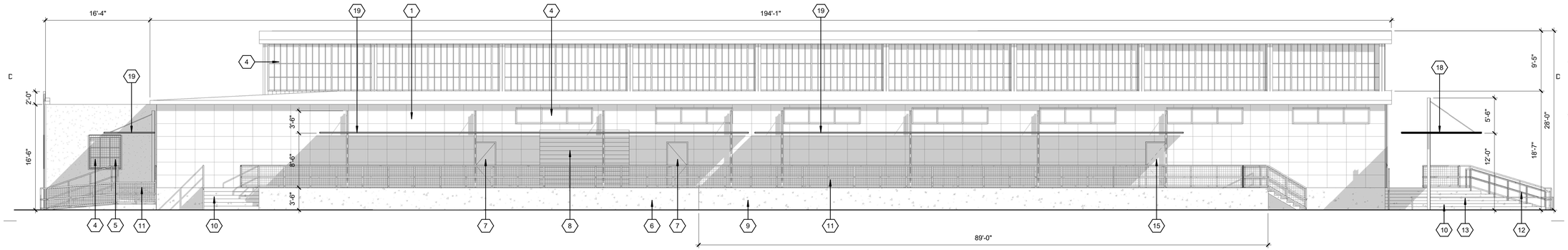
BUILDING AND STRUCTURE ELEVATIONS

SHEET NUMBER

SDP-5.1

SHEET 6 OF 10

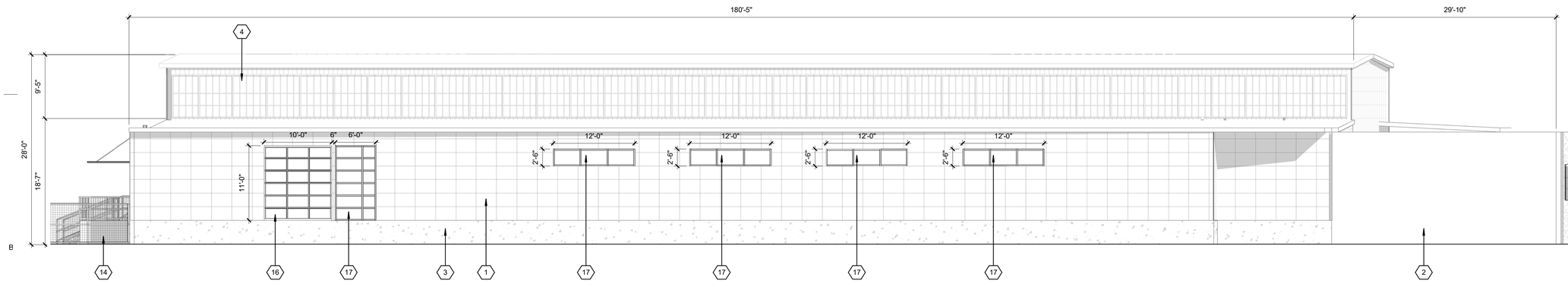
9/25/2017 9:42:41 AM



D1 ELEVATION - RETAIL BLD. A - NORTH

1/8" = 1'-0"

0' 4' 8' 16' 24'



B1 ELEVATION - RETAIL BLD. A - SOUTH

1/8" = 1'-0"

0' 4' 8' 16' 24'

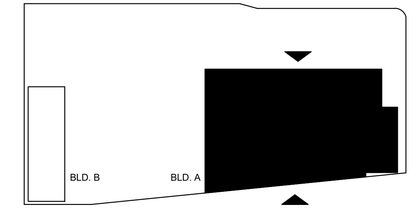
SIGNAGE NOTE

1. SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS.
2. WALL SIGNS ARE LIMITED TO 12.5% OF THE FACADE WHEN A FREESTANDING SIGN IS ON PREMISES. A FREESTANDING SIGN IS LIMITED TO 75 SQUARE FEET WHEN PREMISES IS ON A LOCAL STREET PER ZONING CODE 14-16-2-17(10)(c)1.a.

1 SHEET KEYNOTES

1 EXISTING METAL PANEL.
2 EXISTING PLASTER WALL.
3 EXISTING CONCRETE WALL.
4 EXISTING WINDOW.
5 EXISTING WINDOW SCREEN.
6 EXISTING CONCRETE PATIO.
7 EXISTING DOOR.
8 EXISTING GARAGE DOOR.
9 CONCRETE PATIO.
10 CONCRETE STEPS.
11 METAL GUARDRAIL. COLOR: RUST RED.
12 METAL HANDRAIL. COLOR: RUST RED.
13 BIKE RACK. COLOR: RUST RED. 4 REQUIRED. 16 FUTURE.
14 6'-0" TALL METAL FENCE. COLOR: RUST RED.
15 DOOR.
16 GARAGE DOOR.
17 FRAMED OPENEING WITH GLAZING.
18 CANOPY. COLOR: RUST RED.
19 FUTURE CANOPY. COLOR: RUST RED.

KEY PLAN



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NEW MEXICO CAPITAL PARTNERS

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SHEET TITLE

BUILDING AND STRUCTURE ELEVATIONS

SHEET NUMBER

SDP-5.2

SHEET 7 OF 10

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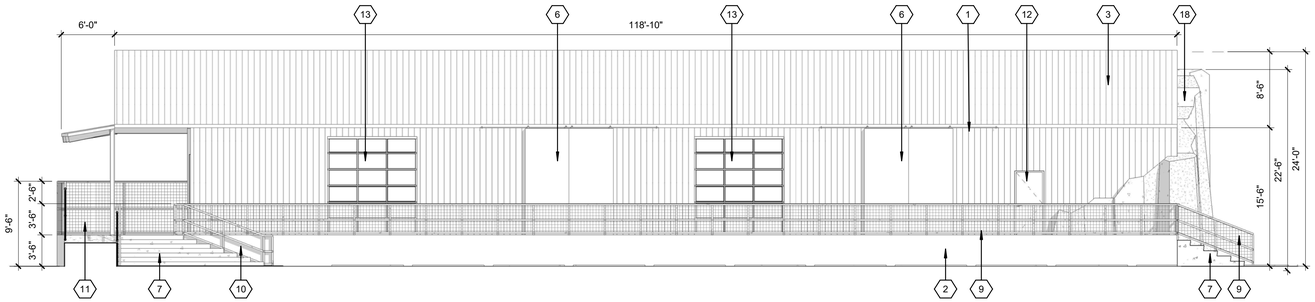
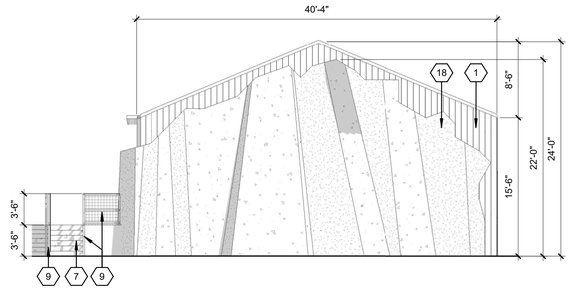


D1 ELEVATION - RETAIL BLD. B - EAST

1/8" = 1'-0"

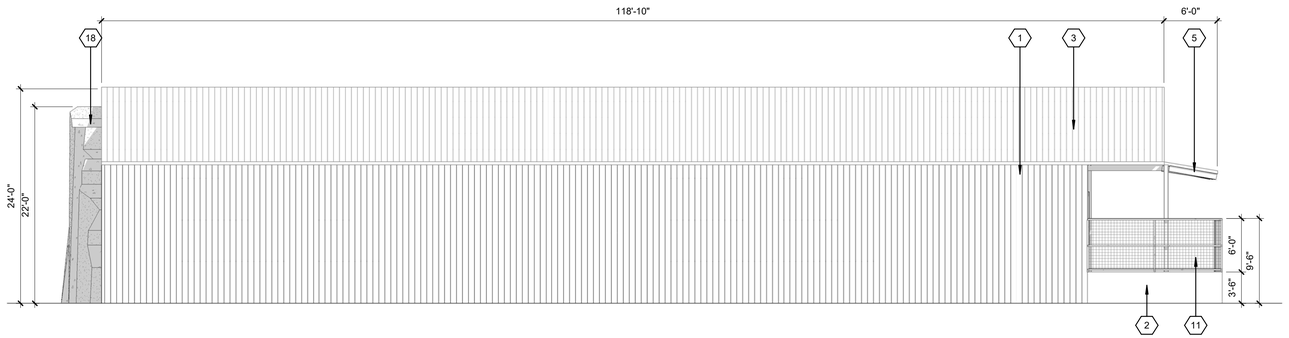
0' 4' 8' 16' 24'



D3 ELEVATION - RETAIL BLD. B - NORTH

1/8" = 1'-0"

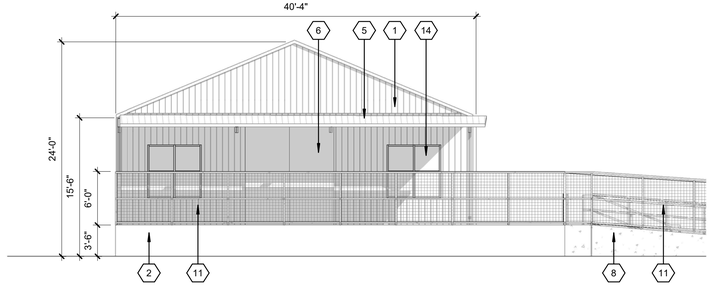
0' 4' 8' 16' 24'



C1 ELEVATION - RETAIL BLD. B - WEST

1/8" = 1'-0"

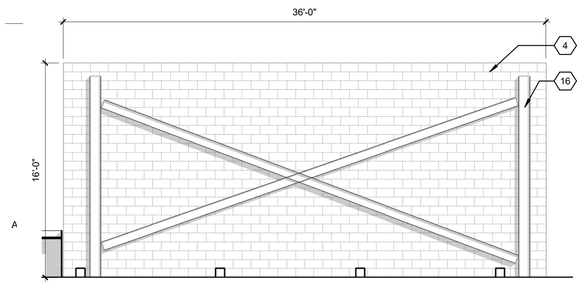
0' 4' 8' 16' 24'



C3 ELEVATION - RETAIL BLD. B - SOUTH

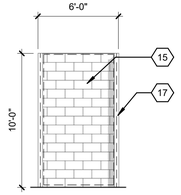
1/8" = 1'-0"

0' 4' 8' 16' 24'



A1 ELEV. - IDENTITY WALL - EAST & WEST

3/16" = 1'-0"



A2 MONUMENT SIGN ELEVATION

3/16" = 1'-0"

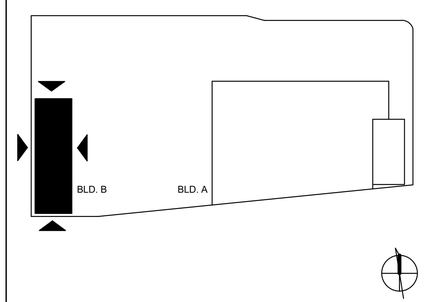
SIGNAGE NOTE

1. SIGNAGE TO BE DETERMINED UNDER A SEPARATE PERMIT TO MEET C-2 REGULATIONS.
2. WALL SIGNS ARE LIMITED TO 12.5% OF THE FACADE WHEN A FREESTANDING SIGN IS ON PREMISES. A FREESTANDING SIGN IS LIMITED TO 75 SQUARE FEET WHEN PREMISES IS ON A LOCAL STREET PER ZONING CODE 14-16-2-17(10)(c)1.a.

1 SHEET KEYNOTES

1 EXISTING METAL PANEL.
2 EXISTING CONCRETE PATIO.
3 EXISTING METAL ROOF.
4 SIGNAGE AREA LIMITED TO 75 SQUARE FEET.
5 EXISTING CANOPY.
6 EXISTING DOOR.
7 CONCRETE STEPS.
8 CONCRETE RAMP.
9 METAL GUARDRAIL. COLOR: RUST RED.
10 METAL HANDRAIL. COLOR: RUST RED.
11 6'-0" TALL METAL FENCE. COLOR: RUST RED.
12 DOOR.
13 GARAGE DOOR.
14 FRAMED OPENEING WITH GLAZING.
15 BRICK WALL
16 STRUCTURE SUPPORTS FOR EXISTING BRICK WALL. COLOR: RUST RED.
17 STEEL STRUCTURE. COLOR: RUST RED.
18 FUTURE CLIMBING WALL. COLORS: BLUE & YELLOW.

KEY PLAN



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Date	06/29/2017
Project number	2530

SHEET TITLE

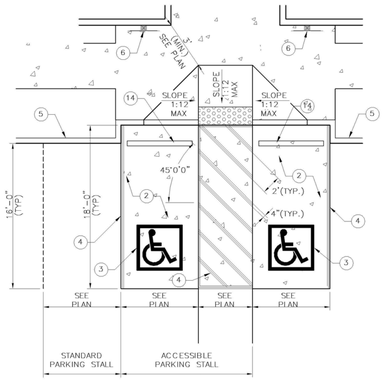
BUILDING AND STRUCTURE ELEVATIONS

SHEET NUMBER

SDP-5.3

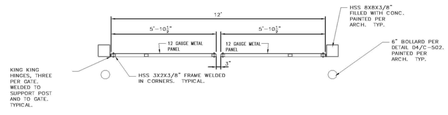
SHEET 8 OF 10

9/25/2017 9:42:50 AM

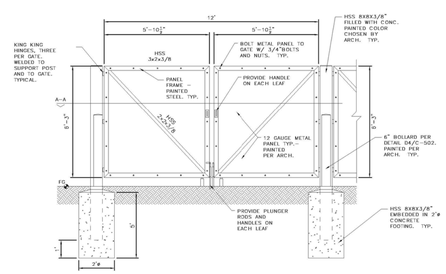


KEYED NOTES:
1. NOT USED
2. TYPICAL STANDARD ACCESSIBLE SPACE
3. RESERVED PARKING SYMBOL; PER DETAIL A5/SDP-5.4
4. 4" WIDE WHIT STRIPING (TYP)
5. CONCRETE HEADER CURB
6. RESERVED PARKING SIGN PER DETAIL A2/SDP-5.4
7. NOT USED
8. NOT USED
9. NOT USED
10. NOT USED
11. NOT USED
12. DETECTABLE WARNING SURFACE
13. NOT USED
14. CONCRETE PARKING BLOCK

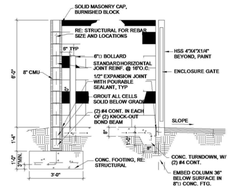
C2 ADA PARKING STALL
1/8" = 1'-0"



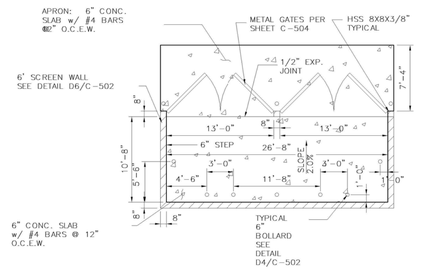
C4 SECTION A-A TRASH ENCLOSURE
1/4" = 1'-0"



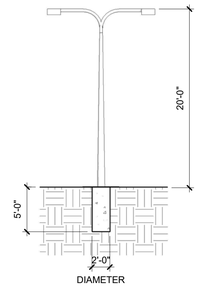
B2 TRASH ENCLOSURE - GATES
1/4" = 1'-0"



B3 SECTION - REFUSE ENCLOSURE
1/4" = 1'-0"

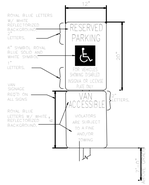


B4 TRASH ENCLOSURE FLOOR PLAN
1/8" = 1'-0"

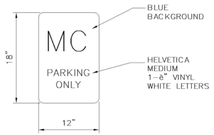


B5 PARKING LOT LIGHT POLE DETAIL
1/8" = 1'-0"

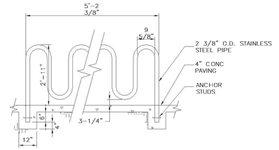
1. BLACK METAL LIGHT POLE WITH CUT-OFF BOX METAL HALIDE OR LED LIGHT FIXTURE
2. LIGHT FIXTURES SHALL NOT SHINE DIRECTLY ON PUBLIC RIGHT OF WAY.



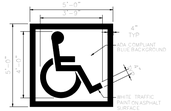
A2 RESERVED PARKING SIGNS
1/8" = 1'-0"



A3 MOTORCYCLE PARKING SIGN
3/4" = 1'-0"



A4 BIKE RACK DETAIL
1/8" = 1'-0"



A5 RESERVED PARKING SIGNS
1/8" = 1'-0"

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Albuquerque New Mexico 87106
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CONSULTANT

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NAME
6TH & HAINES IMPROVEMENTS

1803 6TH ST NW
ALBUQUERQUE, NM 87102

NEW MEXICO CAPITAL PARTNERS

REVISIONS

NO.	DATE	DESCRIPTION

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Checked by	MW
Date	06/29/2017
Project number	2530

SHEET TITLE

DETAILS

SHEET NUMBER

SDP-5.4

SHEET 9 OF 10

9/25/2017 9:42:52 AM

SITE AXONOMETRIC - LOOKING SE

BLD "A" EXISTING WEST ENTRY LOOKING SE - EXISTING METAL PANELS TO REMAIN THROUGHOUT.

BUILDING "A" WEST ENTRY LOOKING SOUTHEAST

BUILDING "A" NORTH FACADE LOOKING SW

BUILDING "A" EAST ENTRY LOOKING WEST

BUILDING "A" NORTH PATIO LOOKING WEST

A1 COLOR RENDERING ILLUSTRATIONS

3/4" = 1'-0"

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BUILDING AND STRUCTURE ELEVATIONS - RENDERINGS

SHEET NUMBER

SDP-6.1

SHEET 10 OF 10

BUILDING INFORMATION

EXISTING BUILDING A
GROSS SF = 24,556 SF
TYPE 2B CONSTRUCTION
USE WAREHOUSE/STORAGE
NON-SPRINKLED

PROPOSED BUILDING A
GROSS SF = 24,556 SF
TYPE 2B CONSTRUCTION
USE RETAIL/RESTAURANT
FULLY SPRINKLED

EXISTING BUILDING B
GROSS SF = 4,406 SF
TYPE 2B CONSTRUCTION
USE WAREHOUSE/STORAGE
NON SPRINKLED

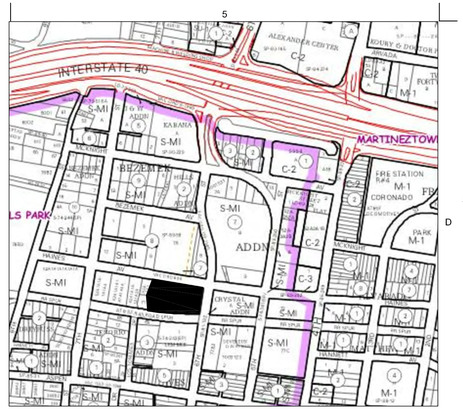
PROPOSED BUILDING B
GROSS SF = 4,406 SF
TYPE 2B CONSTRUCTION
USE CLIMBING GYM
NON SPRINKLED

FIRE 1 PLAN KEYED NOTES

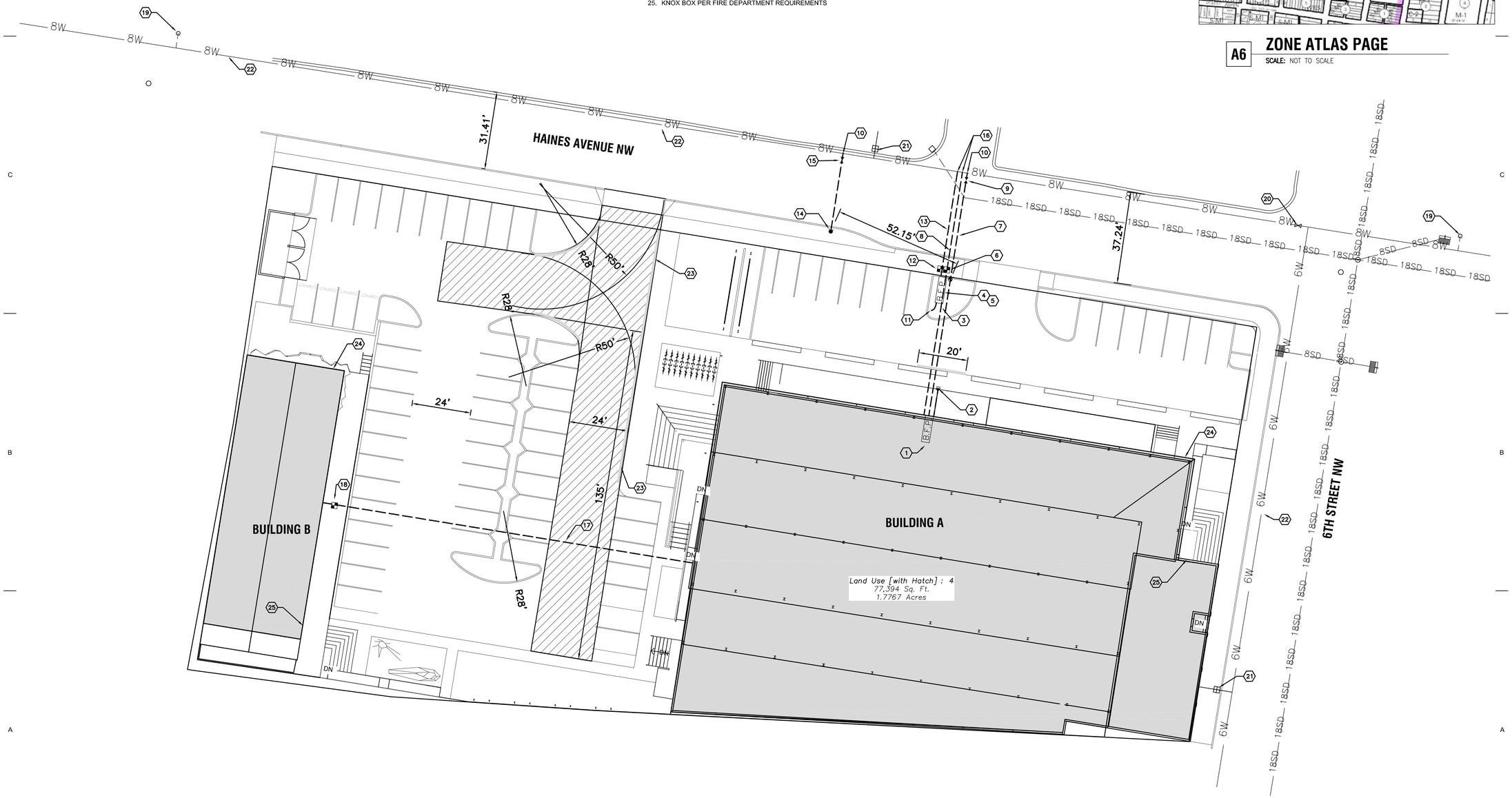
1. FIRE RISE ROOM WITH 6" BACK FLOW PREVENTOR.
2. WALL MOUNTED FIRE DEPARTMENT CONNECTION.
3. 2" PVC SCHEDULE 40 TO BUILDING.
4. 1" REDUCED PRESSURE ZONE BACK FLOW PREVENTION IN HOT BOX.
5. 2" REDUCED PRESSURE ZONE BACK FLOW PREVENTION IN HOT BOX.
6. NEW 2" WATER METER PER COA STD DWGS 2363 & 2367.
7. 6" FIRE LINE.
8. 2" DOMESTIC.
9. 6" GATE VALVE AND VALVE BOX PER COA STD DWG 2326 & 2328. LID TO READ "FIRE."
10. 6" TEE & TRANSITIONING COUPLING FOR NON PRESSURE CONNECTION.
11. TO IRRIGATION CONTROLLER.
12. NEW 1" IRRIGATION METER PER COA STD DWG 2362 & 2364.
13. 1" IRRIGATION TYPE K COPPER PER 2362.
14. NEW FIRE HYDRANT PER COA STD DWG 2340.
15. 6" GATE VALVE AND VALVE BOX PER COA STD DWG 2326 & 2328.
16. TAPPING SADDLE AND CORPORATION STOP.
17. 1" WATER LINE (PVC SCHEDULE 40).
18. PRIVATE WATER SUPPLY SUBMETER.
19. EXISTING FIRE HYDRANT.
20. EXISTING WATERLINE GATE VALVE.
21. EXISTING WATER METER TO REMAIN.
22. EXISTING PUBLIC WATERLINE TO REMAIN.
23. PAINT CURB RED WITH WHITE LETTERS THAT READ "NO PARKING FIRE LANE"
24. PREMISE ID 12" TALL MINIMUM NUMBERS (STREET ADDRESS AND BLDG LETTER).
25. KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS

LEGEND

	EXISTING:	NEW:
Water valve	⋈	⋈
Fire hydrant	○	●
Water meter	卐	▣
Post indicator valve	⊸●	⊸●
Siamese connection	⊕	⊕
Post hydrant	○P	●P
Backflow preventor	B.F.P.	B.F.P.
Sanitary sewer manhole	○	●
Sanitary sewer single cleanout	○	○
Sanitary sewer double cleanout	○○	○○
Storm drain manhole	⊙	●
Single storm drain inlet	□	■



A6 ZONE ATLAS PAGE
SCALE: NOT TO SCALE



A1 FIRE 1 PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

6/6/2017 1:47:50 PM

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FIRE 1 PLAN

SHEET NUMBER
FIRE 1