

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

OPEN SPACE CALCULATIONS

TABLE 2-4-7 / MX-H ZONING
USABLE OPEN SPACE
1 BD: 200 SF PER UNIT
200SF x 72 UNITS = 14,400 SF
2 BD: 250 SF PER UNIT
250 SF x 20 UNITS = 5,000 SF
TOTAL 19,400 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 19,898 SF

PROJECT NO.
APPLICATION NO.

IS AN APPROVED 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, DATE:
TRANSPORTATION DIVISION

ABCWUA DATE:

PARKS & RECREATION DEPARTMENT DATE:

CITY ENGINEER/HYDROLOGY DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:

SOLID WASTE MANAGEMENT DATE:

DRB CHAIRPERSON, PLANNING DEPT. DATE:

CODE ENFORCEMENT DATE:

LEGEND

- LANDSCAPE AREA
- REINFORCED CONCRETE
- HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
- STABILIZED CRUSHER FINES
- PERMEABLE PAVING
- LIGHT DUTY ASPHALT
- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV); RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- PERIMETER FENCE
- COMPACT COMPACT PARKING; REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

PROJECT DATA

RESIDENT BICYCLE PARKING (LONG-TERM) REQUIREMENTS
BICYCLE PARKING REQUIRED BY NMMFA = 23 SPACES
(0.25 SPACES PER DU = 92 X .25 = 23 SPACES. MUST BE SECURED AND COVERED)
IF CREDIT PURSUED, BICYCLE PARKING REQUIRED BY LEED FOR HOMES = (92X2)X30% = 56 SPACES
BICYCLE PARKING REQUIRED BY CABQ IDO SECTION 5-5(E) = 83 X 10% = 9 SPACES
25 MULTI-FAMILY OR LIVE-WORK UNITS: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
TOTAL LONG-TERM BICYCLE PARKING SPACES REQUIRED = 23 SPACES
TOTAL LONG-TERM BICYCLE PARKING SPACES PROVIDED = 24 SPACES
(SEE INDOOR BICYCLE STORAGE ROOM FOR SECURED LOCATION)
VISITOR BICYCLE PARKING (SHORT-TERM) REQUIREMENTS
BICYCLE PARKING REQUIRED BY LEED FOR HOMES = 5 SPACES
LEED SHORT-TERM BICYCLE PARKING = (92 X 2) X 0.025 = 4.6 = 5
TOTAL SHORT-TERM BICYCLE PARKING SPACES REQUIRED = 5 SPACES
TOTAL SHORT-TERM BICYCLE PARKING SPACES PROVIDED = 12 SPACES

PROJECT DATA

ZONING:
IDO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST
GATEWAY
MAJOR TRANSIT CORRIDOR AREA
ROUTE 66 ACTION PLAN

LEGAL DESCRIPTION:
TRACT C, VIDEO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK AND RECORDERS OFFICE AUGUST 9, 1994 IN BOOK 94C AT PAGE 263

SITE AREA: 1.88 ACRES
ZONE ATLAS: L-21-2
SETBACKS: FRONT = 5' MIN / N/A MAX
STREET SIDE = 5' MIN / N/A MAX
INTERIOR = 0', REAR = 15'

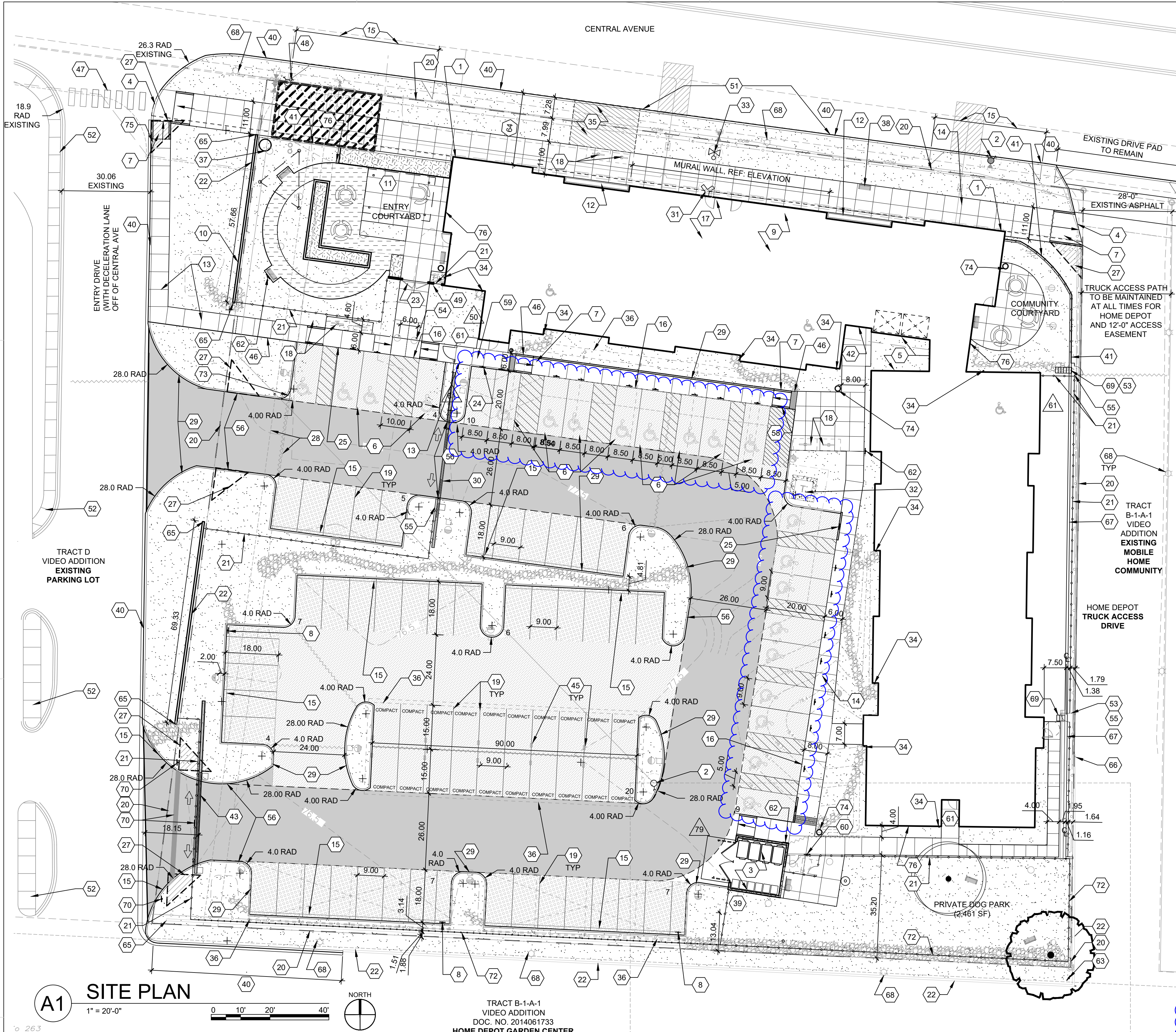
BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'-0"
ACTUAL HEIGHT: 51'-9"

SPRINKLED: YES, NFPA 13R
FIRE FLOW: 2,375 GPM
HYDRANTS REQUIRED: 2
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA

BUILDING SF:
FIRST LEVEL 17,505 GSF
SECOND LEVEL 17,095 GSF
THIRD LEVEL 17,095 GSF
FOURTH LEVEL 17,095 GSF
TOTAL 68,790 GSF

PARKING CALCULATION: (TABLE 5-5-1)
REQUIRED SPACES: 83 SPACES
1.5 SPACES / DWELLING UNITS: 92 X 1.5 = 138 SPACES
CREDITS TAKEN: 55 SPACES FOR A COMBINATION OF CREDITS TAKEN FOR (1) PROXIMITY TO TRANSIT, (2) VANPOOL PARKING, AND (3) OFF-STREET PARKING = 138 - 55 = 83 SPACES REQUIRED

DESCRIPTION OF CREDITS:
• 5-5(C)(5)(C) REDUCTION FOR PROXIMITY TO TRANSIT = 30% REDUCTION.
138 X 30% = 41 PARKING SPACES CREDIT
• 5-5(C)(5)(E) VAN AND CARPOOL PARKING CREDIT = PROVIDED 1 VAN/CAR POOL = 7 PARKING SPACES CREDIT
• TABLE 6-4-2 ALLOWABLE DEVIATIONS - OFF-STREET VEHICLE PARKING SPACES = 5% CREDIT = 138 X 5% = 7 PARKING SPACES CREDIT
TOTAL PROVIDED PARKING = 84 TOTAL SPACES
(20 COMPACT SPACES + 43 STANDARD SPACES + 6 VAN ACCESSIBLE SPACES + 15 STANDARD ACCESSIBLE SPACES)



TRACT B-1-A-1
VIDEO ADDITION
DOC. NO. 2014051733
HOME DEPOT GARDEN CENTER

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- G. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- H. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- J. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION.
- K. REMOVE EXISTING TREES.
- L. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- M. DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

SHEET KEYED NOTES

1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2015 INTERNATIONAL FIRE CODE.
2. NEW FIRE HYDRANT. PAINT SAFETY ORANGE. SEE CIVIL.
3. TRASH AND RECYCLING ENCLOSURE WITH GATE, REF: A1/SDP1.3, A3/SDP1.3, A5/SDP1.3, B1/SDP1.3, B3/SDP1.3 AND C3/SDP1.3.
4. WALKWAY CONNECTION TO CENTRAL AVE SE.
5. ELECTRIC METER BANK.
6. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, B5/SDP1.2 & C5/SDP1.2.
7. ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, AND C4/SDP1.2.
8. MOTORCYCLE PARKING, REF: C5/ASP1.2.
9. BICYCLE STORAGE ROOM (30 BICYCLES) PER IDO SECTION 5-5(E) AND DPM STANDARDS.
10. MONUMENT SIGNAGE MOUNTED ON EXISTED WALL, REF: D3/SDP1.3.
11. SHADE STRUCTURE
12. PLANTER
13. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2.
14. 8" WIDE SIDEWALK CONCRETE, REF: B4/SDP1.2.
15. NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2.
16. FLUSH CONCRETE SIDEWALK, REF: B3/SDP1.2.
17. FIRE RISER ROOM
18. OUTDOOR BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: C1/SDP1.3.
19. PARKING STRIPING 4" WIDE, COLOR WHITE
20. PROPERTY LINE
21. ORNAMENTAL FENCE, REF: D4/SDP1.2.
22. EXISTING CMU WALL TO REMAIN
23. PEDESTRIAN SLIDING GATE
24. DEDICATED RESERVED VAN POOL AND CAR POOL PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2 AND B5/SDP1.2 FOR BOLLARD
25. SIDEWALK WITH TURNDOWN EDGE, REF: B3/SDP1.2.
26. EXISTING CMU WALL TO BE DEMOLISHED UNLESS SALVAGEABLE BY CONTRACTOR. PARTIALLY REUSED EXISTING CMU WALL WITH OPAQUE FENCE INSTALLED ADJACENT - TOTAL HEIGHT 6'-0" (DESIGNED TO SCREEN ADJACENT REAR PROPERTY FROM HEADLIGHTS, DEMOLISH AND REPLACE EXISTING WALL AS REQUIRED)
27. CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
28. EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT, FILED: AUGUST 14, 1967, BOOK B76, PAGE 779
29. CONCRETE HEADER CURB, REF: B1/SDP1.2.
30. VEHICULAR ROLLING ENTRY GATE, FOB ACTIVATED
31. FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
32. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
33. POST INDICATOR VALVE (PIV)
34. DOWNSPOUT TO COBBLE RUN OFF, RE: CIVIL PLANS
35. OPTION FOR FUTURE CITY BUS SHELTER (CONCRETE PAD PROVIDED)
36. EXTERIOR AMENITY SIGNAGE - DOG PARK, SEPARATE PERMIT REQUIRED
37. VERTICAL MARQUEE SIGN, REF: C2/SDP1.3 AND B1/SDP1.3
38. BENCH
39. TRASH ENCLOSURE AND MAINTENANCE STORAGE, REF: A5/SDP1.3
40. EXISTING CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
41. NEW 3' HIGH CMU WALL WITH GUARDRAIL UP TO MINIMUM 42" FOR FALL PROTECTIONS FROM SIDEWALK TO COURTYARD ELEVATION CHANGE, REF: ELEVATIONS
42. RESIDENT MAIN ENTRANCE
43. VEHICULAR ROLLING EXIT GATE, PROXIMITY ACTIVATED
44. DOG PARK ENTRANCE
45. SUPPORT POST FOR OPTIONAL FUTURE CARPORT, 8"x16"
46. SIDEWALK CULVERT
47. PAINTED CROSSWALK
48. EXISTING FIRE HYDRANT
49. BUILDING KNOX BOX
50. EXISTING CLEAN OUTS RELOCATED INTO LANDSCAPE AREA
51. FIRE LANE, REF: A4/SDP1.2
52. EXISTING SIDEWALK
53. GATE, FIRE ACCESS ONLY
54. LIGHTED BOLLARD
55. GATE KNOX BOX
56. FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2 & LEGEND
57. NOT USED
58. DEDICATED RESERVED LOADING/UNLOADING PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2
59. PEDESTRIAN GATE, FOB ACCESS AND KEYPAD, POWER REQUIRED; REF: D5/SDP1.2
60. EXTERIOR AMENITY SIGNAGE - DOG PARK
61. EXTERIOR FITNESS SIGNAGE - GUIDE
62. EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER
63. SIGHT MIRROR, POST-MOUNTED
64. SIDEWALK EASEMENT GRANTED TO CITY OF ALBUQUERQUE
65. ADD PAINTED STEEL ANGLES AT ALL CUT ENDS OF EXISTING CMU WALLS TO REMAIN
66. END OF EXISTING CMU WALL, TRANSITION FROM EXISTING TO NEW CMU RETAINING WALL. PERIMETER FENCE TO PROVIDE CONTINUOUS PERIMETER ENCLOSURE
67. EAST RETAINING WALL
68. EXISTING LIGHT POLE
69. PREMANUFACTURED METAL ACCESS STAIRS
70. DO NOT ENTER SIGNAGE & STRIPING, REF: C5/SDP1.2 AND A4/SDP1.2
71. COMPACT PARKING SPACE WITH SIGN AND BOLLARD
72. BASE BID: 6'-0" TALL OPAQUE FENCE, ADD ALTERNATE: 6'-0" CMU WALL
73. KEYPAD AND POST FOR BY-PARTING GATE
74. TRASH CAN
75. EXISTING STOP SIGN TO REMAIN
76. WALL MOUNTED HOSE BIB; REF: PLUMBING

OPEN SPACE CALCULATIONS

TABLE 2-4-7 / MX-H ZONING
USABLE OPEN SPACE
1 BD: 200 SF PER UNIT
200SF x 72 UNITS = 14,400 SF
2 BD: 250 SF PER UNIT
250 SF x 20 UNITS = 5,000 SF
TOTAL 19,400 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 19,898 SF

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APPLICATION NO.

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[] YES [] NO. IF YES, THEN A SET OF APPROVED
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DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, DATE:
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DRB CHAIRPERSON, PLANNING DEPT. DATE:

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LEGEND

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- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
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- COMPACT COMPACT PARKING; REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

PROJECT DATA

RESIDENT BICYCLE PARKING (LONG-TERM) REQUIREMENTS
BICYCLE PARKING REQUIRED BY NMMFA = 23 SPACES
(0.25 SPACES PER DU = 92 X 2) X 0.025 = 4.6 = 5 SPACES
IF CREDIT PURSUED, BICYCLE PARKING REQUIRED BY LEED FOR HOMES = (92X2)X0.01 = 3.68 SPACES
BICYCLE PARKING REQUIRED BY CABQ IDO SECTION 5-5(E) = 83 X 10% = 9 SPACES
≥ 5 MULTI-FAMILY OR LIVE-WORK UNITS: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
TOTAL LONG-TERM BICYCLE PARKING SPACES REQUIRED = 23 SPACES
TOTAL LONG-TERM BICYCLE PARKING SPACES PROVIDED = 24 SPACES
(SEE INDOOR BICYCLE STORAGE ROOM FOR SECURED LOCATION)
VISITOR BICYCLE PARKING (SHORT-TERM) REQUIREMENTS
BICYCLE PARKING REQUIRED BY LEED FOR HOMES = 5 SPACES
LEED SHORT-TERM BICYCLE PARKING = (92 X 2) X 0.025 = 4.6 = 5
TOTAL SHORT-TERM BICYCLE PARKING SPACES REQUIRED = 5 SPACES
TOTAL SHORT-TERM BICYCLE PARKING SPACES PROVIDED = 12 SPACES

PROJECT DATA

ZONING:
IDO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST
GATEWAY
MAJOR TRANSIT CORRIDOR AREA
ROUTE 66 ACTION PLAN

LEGAL DESCRIPTION:
TRACT C, VIDEO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK AND RECORDERS OFFICE AUGUST 9, 1994 IN BOOK 94C AT PAGE 263

SITE AREA: 1.88 ACRES
ZONE ATLAS: L-21-2
SETBACKS: FRONT = 5' MIN / N/A MAX
STREET SIDE = 5' MIN / N/A MAX
INTERIOR = 0', REAR = 15'

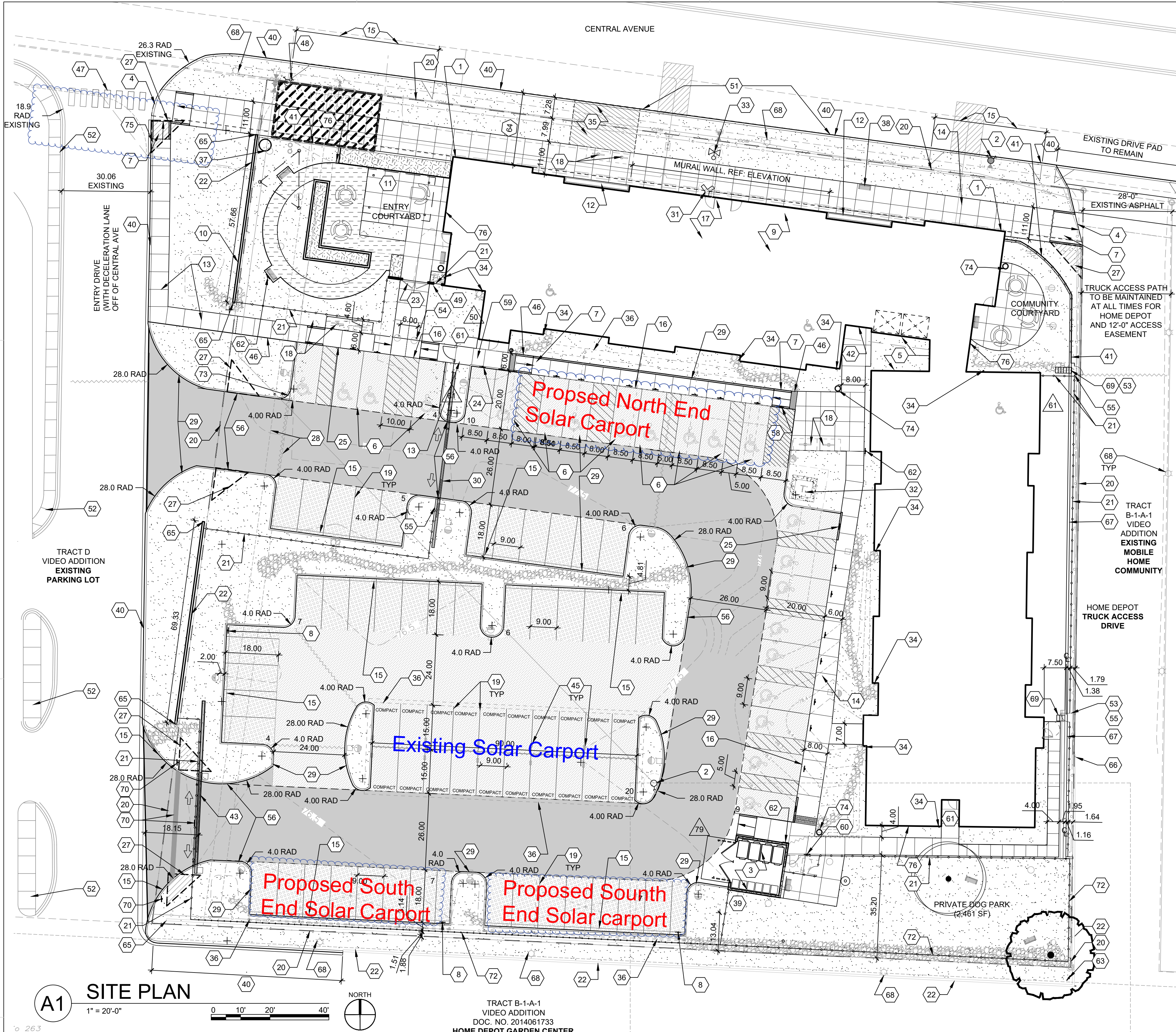
BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'-0"
ACTUAL HEIGHT: 51'-9"

SPRINKLED: YES, NFPA 13R
FIRE FLOW: 2,375 GPM
HYDRANTS REQUIRED: 2
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA

BUILDING SF:
FIRST LEVEL 17,505 GSF
SECOND LEVEL 17,095 GSF
THIRD LEVEL 17,095 GSF
FOURTH LEVEL 17,095 GSF
TOTAL 68,793 GSF

PARKING CALCULATION: (TABLE 5-5-1)
REQUIRED SPACES: 83 SPACES
1.5 SPACES / DWELLING UNITS: 92 X 1.5 = 138 SPACES
CREDITS TAKEN: 55 SPACES FOR A COMBINATION OF CREDITS TAKEN FOR (1) PROXIMITY TO TRANSIT, (2) VANPOOL PARKING, AND (3) OFF-STREET PARKING = 138 - 55 = 83 SPACES REQUIRED

DESCRIPTION OF CREDITS:
• 5-5(C)(5)(C) REDUCTION FOR PROXIMITY TO TRANSIT = 30% REDUCTION.
• 5-5(C)(5)(E) VAN AND CARPOOL PARKING CREDIT = PROVIDED 1 VAN/CAR POOL = 7 PARKING SPACES CREDIT
• TABLE 6-4-2 ALLOWABLE DEVIATIONS - OFF-STREET VEHICLE PARKING SPACES = 41+7+7 = 55 PARKING SPACES CREDIT
TOTAL PROVIDED PARKING = 84 TOTAL SPACES
(20 COMPACT SPACES + 43 STANDARD SPACES + 6 VAN ACCESSIBLE SPACES + 15 STANDARD ACCESSIBLE SPACES)



A1 SITE PLAN
1" = 20'-0"
NORTH
TRACT B-1-A-1
VIDEO ADDITION
DOC. NO. 2014051733
HOME DEPOT GARDEN CENTER

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMP SHALL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- G. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
- H. SLOPE WATER CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- J. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION
- K. REMOVE EXISTING TREES
- L. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
- M. DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

SHEET KEYED NOTES

1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2015 INTERNATIONAL FIRE CODE
2. NEW FIRE HYDRANT PAINT SAFETY ORANGE. SEE CIVIL
3. TRASH AND RECYCLING ENCLOSURE WITH GATE, REF: A1/SDP1.3, A3/SDP1.3, A5/SDP1.3, B1/SDP1.3, B3/SDP1.3 AND C3/SDP1.3
4. WALKWAY CONNECTION TO CENTRAL AVE SE.
5. ELECTRIC METER BANK
6. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, B5/SDP1.2 & C5/SDP1.2
7. ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, AND C4/SDP1.2
8. MOTORCYCLE PARKING, REF: C5/ASP1.2
9. BICYCLE STORAGE ROOM (30 BICYCLES) PER IDO SECTION 5-5(E) AND DPM STANDARDS
10. MONUMENT SIGNAGE MOUNTED ON EXISTED WALL, REF: D3/SDP1.3
11. SHADE STRUCTURE
12. PLANTER
13. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
14. 8" WIDE SIDEWALK CONCRETE, REF: B4/SDP1.2
15. NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
16. FLUSH CONCRETE SIDEWALK, REF: B3/SDP1.2
17. FIRE RISER ROOM
18. OUTDOOR BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: C1/SDP1.3
19. PARKING STRIPING 4" WIDE, COLOR WHITE
20. PROPERTY LINE
21. ORNAMENTAL FENCE, REF: D4/SDP1.2
22. EXISTING CMU WALL TO REMAIN
23. PEDESTRIAN SLIDING GATE
24. DEDICATED RESERVED VAN POOL AND CAR POOL PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2 AND B5/SDP1.2 FOR BOLLARD
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26. EXISTING CMU WALL TO BE DEMOLISHED UNLESS SALVAGEABLE BY CONTRACTOR. PARTIALLY REUSED EXISTING CMU WALL WITH OPAQUE FENCE INSTALLED ADJACENT - TOTAL HEIGHT 6'-0" (DESIGNED TO SCREEN ADJACENT REAR PROPERTY FROM HEADLIGHTS, DEMOLISH AND REPLACE EXISTING WALL AS REQUIRED)
27. CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
28. EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT, FILED: AUGUST 14, 1967, BOOK 876, PAGE 779
29. CONCRETE HEADER CURB, REF: B1/SDP1.2
30. VEHICULAR ROLLING ENTRY GATE, FOB ACTIVATED WITH SIGNAGE & BOLLARD, REF: A4/SDP1.2 & B4/SDP1.2
31. FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
32. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
33. POST INDICATOR VALVE (PIV)
34. DOWNSPOUT TO COBBLE RUN OFF, RE: CIVIL PLANS
35. OPTION FOR FUTURE CITY BUS SHELTER (CONCRETE PAD PROVIDED)
36. EXTERIOR AMENITY SIGNAGE - DOG PARK, SEPARATE PERMIT REQUIRED
37. VERTICAL MARQUEE SIGN, REF: C2/SDP1.3 AND B1/SDP1.3
38. BENCH
39. TRASH ENCLOSURE AND MAINTENANCE STORAGE, REF: A5/SDP1.3
40. EXISTING CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
41. NEW 3' HIGH CMU WALL WITH GUARDRAIL UP TO MINIMUM 42" FOR FALL PROTECTIONS FROM SIDEWALK TO COURTYARD ELEVATION CHANGE, REF: ELEVATIONS
42. RESIDENT MAIN ENTRANCE
43. VEHICULAR ROLLING EXIT GATE, PROXIMITY ACTIVATED
44. DOG PARK ENTRANCE
45. SUPPORT POST FOR OPTIONAL FUTURE CARPORT, 8"x16"
46. SIDEWALK CULVERT
47. PAINTED CROSSWALK
48. EXISTING FIRE HYDRANT
49. BUILDING KNOX BOX
50. EXISTING CLEAN OUTS RELOCATED INTO LANDSCAPE AREA
51. FIRE LANE, REF: A4/SDP1.2
52. EXISTING SIDEWALK
53. GATE, FIRE ACCESS ONLY
54. LIGHTED BOLLARD
55. GATE KNOX BOX
56. FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2 & LEGEND
57. NOT USED
58. DEDICATED RESERVED LOADING/UNLOADING PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2
59. PEDESTRIAN GATE, FOB ACCESS AND KEYPAD, POWER REQUIRED; REF: D5/SDP1.2
60. EXTERIOR AMENITY SIGNAGE - DOG PARK
61. EXTERIOR FITNESS SIGNAGE - GUIDE
62. EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER
63. SIGHT MIRROR, POST-MOUNTED
64. SIDEWALK EASEMENT GRANTED TO CITY OF ALBUQUERQUE
65. ADD PAINTED STEEL ANGLES AT ALL CUT ENDS OF EXISTING CMU WALLS TO REMAIN
66. END OF EXISTING CMU WALL, TRANSITION FROM EXISTING TO NEW CMU RETAINING WALL. PERIMETER FENCE TO PROVIDE CONTINUOUS PERIMETER ENCLOSURE
67. EAST RETAINING WALL
68. EXISTING LIGHT POLE
69. PREMANUFACTURED METAL ACCESS STAIRS
70. DO NOT ENTER SIGNAGE & STRIPING, REF: C5/SDP1.2 AND A4/SDP1.2
71. COMPACT PARKING SPACE WITH SIGN AND BOLLARD
72. BASE BID: 6'-0" TALL OPAQUE FENCE, ADD ALTERNATE: 6'-0" CMU WALL
73. KEYPAD AND POST FOR BY-PARTING GATE
74. TRASH CAN
75. EXISTING STOP SIGN TO REMAIN
76. WALL MOUNTED HOSE BIB; REF: PLUMBING

General Notes

A. All conductors shall be copper unless otherwise noted.

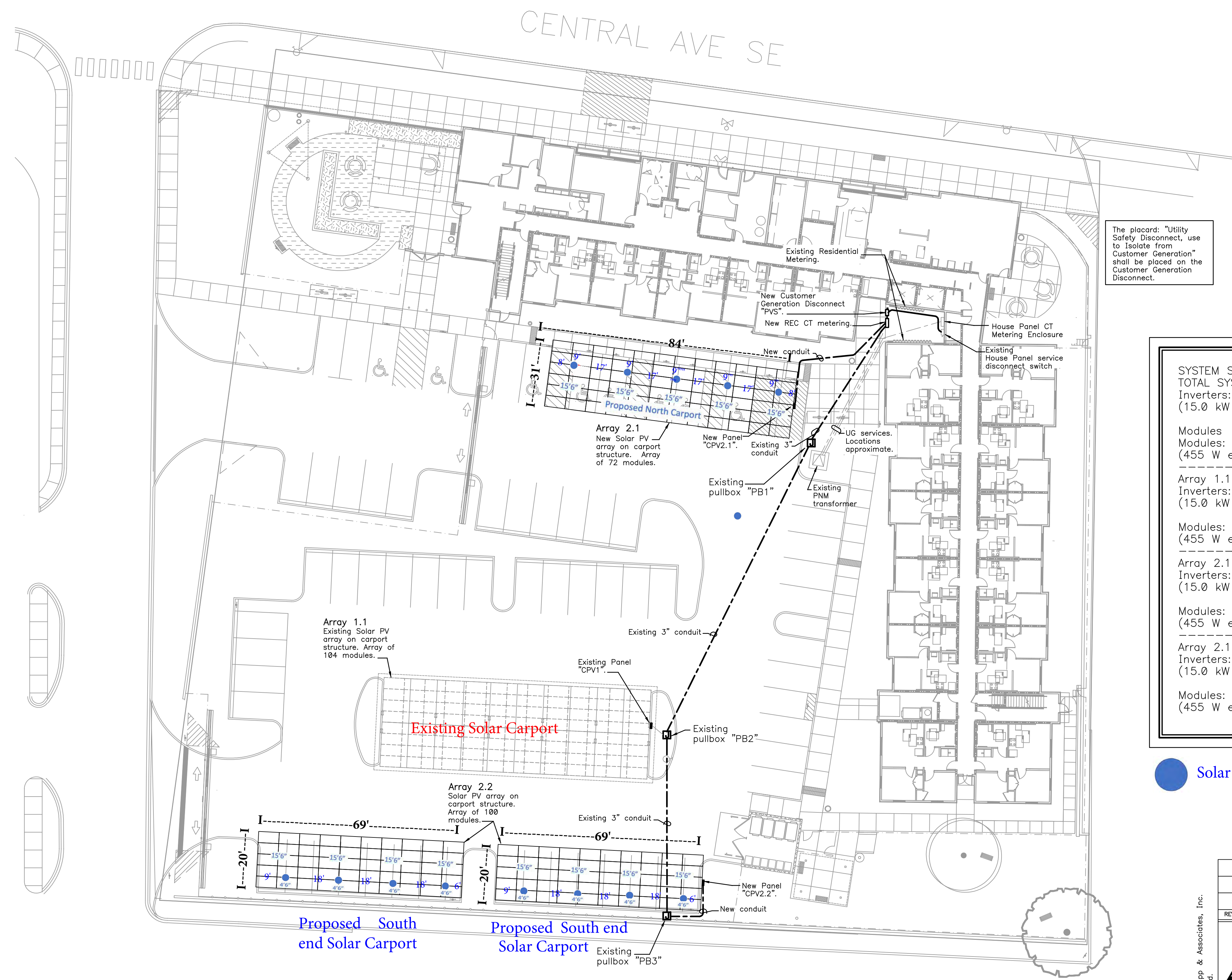
Electrical Symbol Legend

AFG	Above Finished Grade
GFI	Ground Fault circuit Interrupter
Isc	Available short circuit current. Circuit breaker and fuse AIC ratings shall be minimum 110% x Isc.
Typ	Typical
UON	Unless Otherwise Noted
WP	Weather Proof
UG	Underground
#	Inverter equipment identification. See One-Line Diagram.
GFI	Duplex receptacle outlet with ground fault circuit-interrupter. Mount 16" AFF UON.
[Symbol]	Safety switch with number of poles and rating as required. NEMA-3R enclosure if located outdoors. Where fused switch is required, provide fuses sized at 125% of FLA UON
[Symbol]	Circuit breaker panelboard.
[Symbol]	Power distribution panelboard or switchboard.
[Symbol]	Special cabinet. Telephone type terminal cabinet UON.
[Symbol]	Transformer, pad mount.
[Symbol]	Meter.
[Symbol]	Connection to grounding electrode system.
[Symbol]	Switch.
[Symbol]	Fuse.
[Symbol]	Circuit breaker.
[Symbol]	Junction box, pull box
[Symbol]	Concealed raceway in walls or ceiling with neutral, hot, switched and ground conductors respectively.
[Symbol]	Homerun to panelboard with circuit numbers as indicated.
[Symbol]	Concealed raceway in floor, underfloor or underground.

Specifications:
All work shall be in accordance with the following DeLapp & Associates, Inc. Standard Specifications for Electrical Construction which are incorporated by reference:

Section	Description	Date
16010	Electrical General Provisions	06/06/16
16110	Raceways And Boxes	06/06/16
16120	Wire And Cable	06/06/16
16140	Wiring Devices	06/06/16
16195	Electrical Identification	06/06/16
16450	Grounding	06/06/16
16470	Panelboards	06/06/16
16475	Fuses	06/06/16
16476	Disconnect Switches	06/06/16

Copies of the specifications are available at DeLapp & Associates, Inc. web site at <http://DeLapp.com>. Printed copies of the specifications can be obtained from DeLapp & Associates, Inc.



The placard: "Utility Safety Disconnect, use to Isolate from Customer Generation" shall be placed on the Customer Generation Disconnect.

SYSTEM SUMMARY
TOTAL SYSTEM
Inverters: 9 x Fronius SYMO 15.0-3-208 (15.0 kW each) = 135.0 kW AC

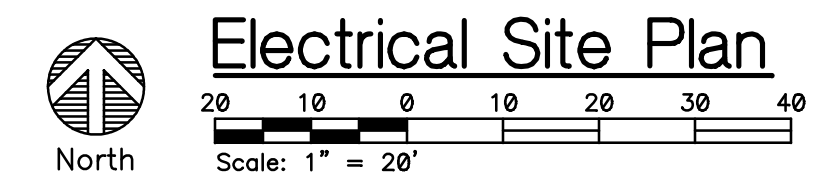
Modules
Modules: 276 x Longi LR4-72HPH-455M (455 W each) = 125.58 kW DC

Array 1.1
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kW each) = 45.0 kW AC
Modules: 104 x Longi LR4-72HPH-455M (455 W each) = 47.32 kW DC

Array 2.1
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kW each) = 45.0 kW AC
Modules: 72 x Longi LR4-72HPH-455M (455 W each) = 32.04 kW DC

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Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kW each) = 45.0 kW AC
Modules: 100 x Longi LR4-72HPH-455M (455 W each) = 45.50 kW DC

Solar Foundation Location



1	Phase 2 - add array 2.1 + 2.2	JMD	12/20/22
REV. NO.	REVISION DESCRIPTION	APPROVED	DATE

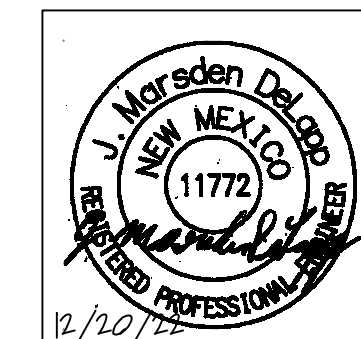
DeLapp & Associates, Inc. dba
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AM ENERGY
Luminaria Senior Community
Carport Solar PV System
10600 Central Ave SE, Albuquerque, NM 87123

Electrical
Site Plan, General Notes,
Legend, Specifications

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PLOT SCALE 1 = 1	DATE 10/13/21		SHEET OF

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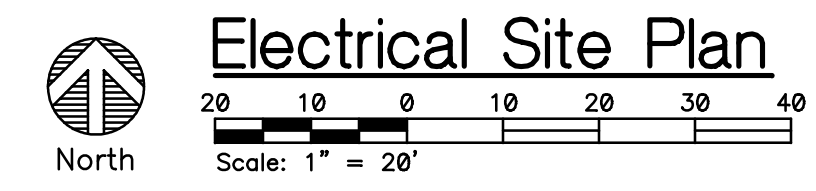
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South Property line to the center of carport structure mono posts - 10'



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1	Phase 2 - add array 2.1 + 2.2	JMD	12/20/22
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