

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,
TRANSPORTATION DIVISION

DATE:

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
	ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
	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 =

(0.25 X 30) = 7.5 SPACES

BICYCLE PARKING REQUIRED BY CABQ IDO SECTION 5-5(E) = 83 X 10% = 8 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)

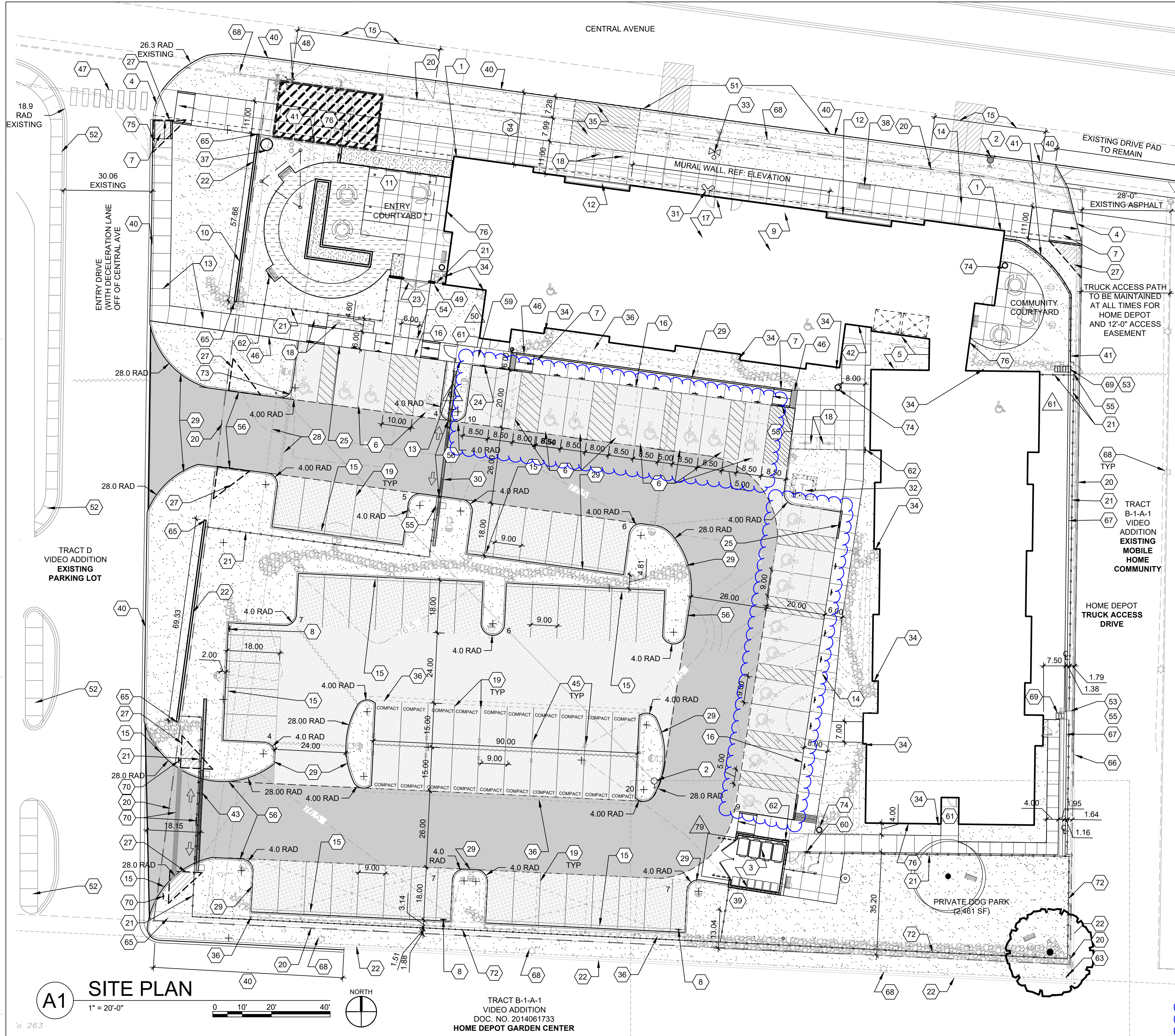
VISITOR BICYCLE PARKING (SHORT-TERM) REQUIREMENTS

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-Z

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"

SPRINKLER: 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 =

5% CREDIT = 138 X 5% = 7 PARKING SPACES CREDIT

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)

SITE PLAN

1" = 20'-0"

0 10' 20' 40'



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

GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- 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.
- 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.
- SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- 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.
- ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION
- REMOVE EXISTING TREES
- 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
- DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2015 INTERNATIONAL FIRE CODE
- NEW FIRE HYDRANT, PAINT SAFETY ORANGE. SEE CIVIL.
- 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.
- WALKWAY CONNECTION TO CENTRAL AVE SE.
- ELECTRIC METER BANK.
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, B5/SDP1.2 & C5/SDP1.2
- ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, AND C4/SDP1.2.
- MOTORCYCLE PARKING, REF: C5/ASP1.2
- BICYCLE STORAGE ROOM (30 BICYCLES) PER IDO SECTION 5-5(E) AND OPM STANDARDS
- MONUMENT SIGNAGE MOUNTED ON EXISTED WALL, REF: D3/SDP1.3
- SHADE STRUCTURE
- PLANTER
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
- 8" WIDE SIDEWALK CONCRETE, REF: B4/SDP1.2
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- FLUSH CONCRETE SIDEWALK, REF: B3/SDP1.2
- FIRE RISER ROOM
- OUTDOOR BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: C1/SDP1.3
- PARKING STRIPING 4" WIDE, COLOR WHITE
- PROPERTY LINE
- ORNAMENTAL FENCE, REF: D4/SDP1.2
- EXISTING CMU WALL TO REMAIN
- PEDESTRIAN SLIDING GATE
- DEDICATED RESERVED VAN POOL AND CAR POOL PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2 AND B5/SDP1.2 FOR BOLLARD
- SIDEWALK WITH TURNDOWN EDGE, REF: B3/SDP1.2
- 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)
- 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.
- EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT, FILED: AUGUST 14, 1967, BOOK 876, PAGE 779
- CONCRETE HEADER CURB; REF: B1/SDP1.2
- VEHICULAR ROLLING ENTRY GATE, FOB ACTIVATED
- ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- POST INDICATOR VALVE (PIV)
- DOWNSPOUT TO COBBLE RUN OFF, RE: CIVIL PLANS
- OPTION FOR FUTURE CITY BUS SHELTER (CONCRETE PAD PROVIDED)
- PARKING STRIPING - DOG PARK
- PERMIT REQUIRED
- VERTICAL MARQUEE SIGN, REF: C2/SDP1.3 AND B1/SDP1.3
- BENCH
- TRASH ENCLOSURE AND MAINTENANCE STORAGE, REF: A5/SDP1.3
- EXISTING CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- NEW 3' HIGH CMU WALL WITH GUARDRAIL UP TO MINIMUM 42" FOR FALL PROTECTIONS FROM SIDEWALK TO COURTYARD ELEVATION CHANGE, REF: ELEVATIONS
- RESIDENT MAIN ENTRANCE
- VEHICULAR ROLLING EXIT GATE, PROXIMITY ACTIVATED
- DOG PARK ENTRANCE
- SUPPORT POST FOR OPTIONAL FUTURE CARPORT, 8"x16"
- SIDEWALK CULVERT
- PAINTED CROSSWALK
- EXISTING FIRE HYDRANT
- BUILDING KNOX BOX
- EXISTING CLEAN-OUTS RELOCATED INTO LANDSCAPE AREA
- FIRE LANE, REF: A4/SDP1.2
- EXISTING SIDEWALK
- GATE, FIRE ACCESS ONLY
- LIGHTED BOLLARD
- FIRELANS STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2 & LEGEND
- NOT USED
- DEDICATED RESERVED LOADING/UNLOADING PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2
- PEDESTRIAN GATE, FOB ACCESS AND KEYPAD, POWER REQUIRED; REF: D5/SDP1.2
- EXTERIOR AMENITY SIGNAGE - DOG PARK
- EXTERIOR FITNESS SIGNAGE - GUIDE
- EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER
- SIGHT MIRROR, POST-MOUNTED

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
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DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING,
TRANSPORTATION DIVISION

DATE:

ABCWUA

DATE:

PARKS & RECREATION DEPARTMENT

DATE:

CITY ENGINEER/HYDROLOGY

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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
	ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
	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
IF CREDIT PURSUED, BICYCLE PARKING REQUIRED BY LEED FOR HOMES =
(92X2)X0.030 = 5.6 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

REFER TO SDPS 1 AND SDPS 3 FOR ELEVATION VIEWS
ITEM #1 FROM 5-11(E)(1) IS ADDRESSED:
-ALL FACIES INCLUDE COLOR CHANGE AND A BAND DESIGN
BETWEEN THE GROUND AND UPPER LEVELS TO DESIGNATE THE
BASE OF THE BUILDING FROM THE UPPER FLOORS.
-THE NORTH FACIE FACING CENTRAL AVENUE HAS A TILE
CHECKERED WAINSCOT 3' HIGH RELATING TO HUMAN SCALE AT
GROUND LEVEL AND BRINGING IN THE GOALS OF THE ROUTE 66
ACTION PLAN BY CELEBRATING ROUTE 66.
-THE NORTH FACIE FACING CENTRAL AVENUE HAS A SPACE
DEDICATED FOR A FUTURE MURAL AT THE GROUND LEVEL THAT
WILL BE LOCALLY SOURCED AND WILL BE INSPIRED BY HISTORIC
ROUTE 66.
ITEM #5 FROM 5-11(E)(2) IS ADDRESSED:
NORTH FACIE
-THE NORTH FACIE DESIGN INCLUDES 2 RAISED PLANTERS 3'
HIGH.
-WINDOWS ON ALL UPPER FLOORS THAT PROVIDE NATURAL
LIGHT.
-GROUND FLOOR WINDOWS INTO COMMUNITY AMENITIES
CREATE A DYNAMIC PEDESTRIAN EXPERIENCE.
EAST FACIE
-THE EAST FACIE INCLUDES THE NORTH EAST COURTYARD
ACCESS WITH WEATHER PROTECTION ALONG THE DOOR BY
INCLUDING CANOPY.
-THE STAIR EXIT ALONG THE EAST FACIE HAS WEATHER
PROTECTION WITH A CANOPY.
-ALL FLOORS INCLUDE WINDOWS FOR NATURAL LIGHT.
-AN OPTION FOR ADDITIONAL SHADE PROTECTION ON THIS
ELEVATION IS INCLUDED AS AN ADD ALTERNATE PER THE
SUGGESTION OF THE PLANNING DEPARTMENT AND THE
BUILDING OWNER.
SOUTH FACIE
-HAS WEATHER PROTECTION AND SHADE CANOPIES ABOVE
BUILDING ENTRANCE NEAR THE DOG PARK AND AT THE STAIR
ENTRY.
-WINDOWS ON ALL FLOORS THAT PROVIDE NATURAL LIGHT.
-AN OPTION FOR ADDITIONAL SHADE PROTECTION ON THIS
ELEVATION IS INCLUDED AS AN ADD ALTERNATE PER THE
SUGGESTION OF THE PLANNING DEPARTMENT AND THE
BUILDING OWNER.
WEST FACIE
-WINDOWS ON ALL UPPER FLOORS THAT PROVIDE NATURAL
LIGHT.
-PRIMARY PEDESTRIAN ENTRANCE ALONG THE WEST FACIE IN
THE ENTRY COURTYARD.
-SHADE AND WEATHER PROTECTION ALONG THE MAIN
ENTRANCE.
-TRELLIS DESIGN IN THE NORTHWEST ENTRY COURTYARD TO
PROVIDE SHADE.
-AN OPTION FOR ADDITIONAL SHADE PROTECTION ON THIS
ELEVATION IS INCLUDED AS AN ADD ALTERNATE PER THE
SUGGESTION OF THE PLANNING DEPARTMENT AND THE
BUILDING OWNER.

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-Z
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: 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 =
5% CREDIT = 138 X 5% = 7 PARKING SPACES CREDIT
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)



GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- 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.
- 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.
- SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- 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.
- ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION.
- REMOVE EXISTING TREES.
- 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.
- DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2015 INTERNATIONAL FIRE CODE.
- NEW FIRE HYDRANT PAINT SAFETY ORANGE. SEE CIVIL.
- 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.
- WALKWAY CONNECTION TO CENTRAL AVE SE.
- ELECTRIC METER BANK.
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, B5/SDP1.2 & C5/SDP1.2.
- ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, AND C4/SDP1.2.
- MOTORCYCLE PARKING, REF: C5/ASP1.2.
- BICYCLE STORAGE ROOM (30 BICYCLES) PER IDO SECTION 5-5(E) AND OPM STANDARDS.
- MONUMENT SIGNAGE MOUNTED ON EXISTED WALL, REF: D3/SDP1.3.
- SHADE STRUCTURE.
- PLANTER.
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2.
- 8" WIDE SIDEWALK CONCRETE, REF: B4/SDP1.2.
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2.
- FLUSH CONCRETE SIDEWALK, REF: B3/SDP1.2.
- FIRE RISER ROOM.
- OUTDOOR BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: C1/SDP1.3.
- PARKING STRIPING 4" WIDE, COLOR WHITE.
- PROPERTY LINE.
- ORNAMENTAL FENCE, REF: D4/SDP1.2.
- EXISTING CMU WALL TO REMAIN.
- PEDESTRIAN SLIDING GATE.
- DEDICATED RESERVED VAN POOL AND CAR POOL PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2 AND B5/SDP1.2 FOR BOLLARD.
- SIDEWALK WITH TURNDOWN EDGE, REF: B3/SDP1.2.
- 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).
- 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.
- EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT, FILED: AUGUST 14, 1967, BOOK 876, PAGE 779.
- CONCRETE HEADER CURB; REF: B1/SDP1.2.
- VEHICULAR ROLLING ENTRY GATE, FOB ACTIVATED BETWEEN 3' AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED.
- POST INDICATOR VALVE (PIV).
- DOWNSPOUT TO COBBLE RUN OFF, RE: CIVIL PLANS.
- OPTION FOR FUTURE CITY BUS SHELTER (CONCRETE PAD PROVIDED).
- PARKING STRIPING - DOG PARK.
- EXTERIOR AMENITY SIGNAGE - DOG PARK.
- EXTERIOR FITNESS SIGNAGE - GUIDE.
- EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER.
- SIGHT MIRROR, POST-MOUNTED.
- TRASH ENCLOSURE AND MAINTENANCE STORAGE, REF: A5/SDP1.3.
- EXISTING CONCRETE CURB AND GUTTER, REF: A2/SDP1.2.
- NEW 3' HIGH CMU WALL WITH GUARDRAIL UP TO MINIMUM 42" FOR FALL PROTECTIONS FROM SIDEWALK TO COURTYARD ELEVATION CHANGE, REF: ELEVATIONS.
- RESIDENT MAIN ENTRANCE.
- VEHICULAR ROLLING EXIT GATE, PROXIMITY ACTIVATED.
- DOG PARK ENTRANCE.
- SUPPORT POST FOR OPTIONAL FUTURE CARPORT, 8"x16".
- SIDEWALK CULVERT.
- PAINTED CROSSWALK.
- EXISTING FIRE HYDRANT.
- BUILDING KNOX BOX.
- EXISTING CLEAN OUTS RELOCATED INTO LANDSCAPE AREA.
- FIRE LANE, REF: A4/SDP1.2.
- EXISTING SIDEWALK.
- GATE, FIRE ACCESS ONLY.
- LIGHTED BOLLARD.
- GATE KNOX BOX.
- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2 & LEGEND.
- NOT USED.
- DEDICATED RESERVED LOADING/UNLOADING PARKING WITH SIGNAGE & BOLLARD, REF: C5/SDP1.2.
- PEDESTRIAN GATE, FOB ACCESS AND KEYPAD, POWER REQUIRED; REF: D5/SDP1.2.
- EXTERIOR AMENITY SIGNAGE - DOG PARK.
- EXTERIOR FITNESS SIGNAGE - GUIDE.
- EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER.
- SIGHT MIRROR, POST-MOUNTED.
- SIDEWALK EASEMENT GRANTED TO CITY OF ALBUQUERQUE.
- ADD PAINTED STEEL ANGLES AT ALL CUT ENDS OF EXISTING CMU WALLS TO REMAIN.
- END OF EXISTING CMU WALL, TRANSITION FROM EXISTING TO NEW CMU RETAINING WALL. PERIMETER FENCE TO PROVIDE CONTINUOUS PERIMETER ENCLOSURE.
- EAST RETAINING WALL.
- EXISTING LIGHT POLE.
- PREMANUFACTURED METAL ACCESS STAIRS.
- DO NOT ENTER SIGNAGE & STRIPPING, REF: C5/SDP1.2 AND A4/SDP1.2.
- COMPACT PARKING SPACE WITH SIGN AND BOLLARD.
- BASE BID: 6'-0" TALL OPAQUE FENCE, ADD ALTERNATE: 6'-0" CMU WALL.
- KEYPAD AND POST FOR BY-PARTING GATE.
- TRASH CAN.
- EXISTING STOP SIGN TO REMAIN.
- WALL MOUNTED HOSE BIB; REF: PLUMBING.

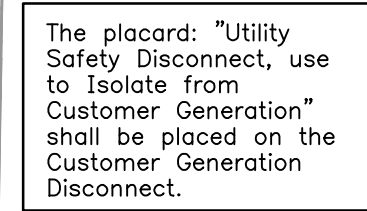
A. All conductors shall be copper unless otherwise noted.

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.



 Solar Foundation Location

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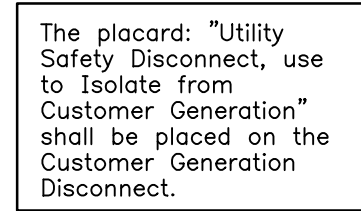
A. All conductors shall be copper unless otherwise noted.

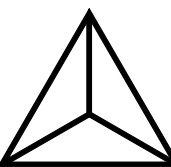
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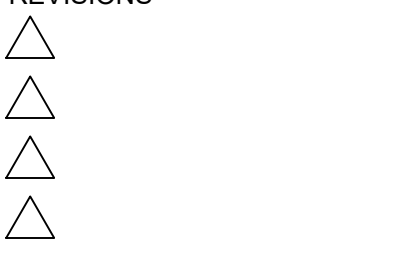
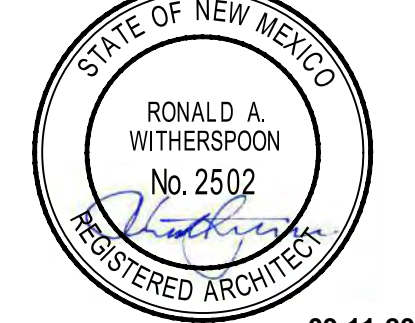
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16476	Disconnect Switches	06/06/16

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.



1 Phase 2 - add array 2.1 + 2.2		JMD	12/20/22
REV. NO.	REVISION DESCRIPTION	APPROVED	DATE
	<div style="text-align: center;">  </div> <p>DeLapp & Associates, Inc. dba DeLapp Engineering® 1190 Harrison Road, Suite 3a Santa Fe, NM 87507 (505) 983-5557 jmdelapp@DeLapp.com; http://DeLapp.com</p>		
<h2 style="margin: 0;">AM ENERGY</h2> <h1 style="margin: 0;">Luminaria Senior Community</h1> <h2 style="margin: 0;">Carport Solar PV System</h2> <p style="margin: 0;">10600 Central Ave SE, Albuquerque, NM 87123</p>			
<h1 style="margin: 0;">Electrical</h1> <h2 style="margin: 0;">Site Plan, General Notes, Legend, Specifications</h2>			
DRAWN BY CBE	CHECKED BY JMD	PROJECT NO. 21031	DRAWING NO. E1
PLOT SCALE 1 = 1		DATE 10/13/21	SHEET OF



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:

Jeanne Wolfenbarger Dec 2, 2020

Jeanne Wolfenbarger (Dec 2, 2020 15:13 MST) DATE:

TRAFFIC ENGINEERING,
TRANSPORTATION DIVISION

Kristopher Cadena Dec 7, 2020

Kristopher Cadena (Dec 7, 2020 10:25 MST) DATE:

ABCWUA

Cheryl Campbell Dec 2, 2020

Cheryl Campbell (Dec 2, 2020 15:02 MST) DATE:

PARKS & RECREATION DEPARTMENT

Ernest Armijo Dec 2, 2020

Ernest Armijo (Dec 2, 2020 15:02 MST) DATE:

CITY ENGINEER/HYDROLOGY

DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL)

Herma Gallegos Dec 3, 2020

Herma Gallegos (Dec 3, 2020 16:10 MST) DATE:

SOLID WASTE MANAGEMENT

Carl Garcia Dec 7, 2020

Carl Garcia (Dec 7, 2020 23:18 MST) DATE:

DRB CHAIRPERSON, PLANNING DEPT.

Carl Garcia Dec 2, 2020

Carl Garcia (Dec 2, 2020 23:18 MST) 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 PARKING; REF: D5/SDP1.3
	LIGHT POLE
	6" BOLLARD WITH SIGN

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING,
REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2.

COMPACT PARKING; REF: D5/SDP1.3

LIGHT POLE

6" BOLLARD WITH SIGN

PROJECT DATA

PARKING CALCULATION: (TABLE 5-5-1)

REQUIRED SPACES: 83 SPACES

(15 SPACES) / DWELLING UNITS: 92 X 1.5 = 138 SPACES MINUS PARKING

CREDIT OF 55 SPACES FOR PROXIMITY TO TRANSIT, VANPOOL PARKING, AND

OFF-STREET PARKING = 83 SPACES REQUIRED)

PROVIDED PARKING = 85 TOTAL SPACES

(77 STANDARD SPACES + 8 VAN ACCESSIBLE SPACES)

MOTORCYCLE PARKING REQUIRED = 3 SPACES

MOTORCYCLE PARKING PROVIDED = 3 SPACES

BICYCLE PARKING REQUIRED = 23 SPACES

(0.25 SPACES PER DU = 92 X 0.25 = 23 SPACES)

BICYCLE PARKING PROVIDED = 42 SPACES

(30 INDOOR BICYCLE SPACES + 12 OUTDOOR BICYCLE SPACES)

12 OUTDOOR SPACES ARE PROVIDED FOR VISITORS THAT ARE FIXED,

PERMANENT AND ARE LOCATED AT MULTIPLE RACKS SERVING THE

LEASING OFFICE, AND ALONG CENTRAL AVENUE PER THE ROUTE 66

ACTION PLAN

REFER TO SDPS 1 AND SDPS 2 FOR

ELEVATION VIEWS.

ITEM #1 FROM 5-11(E)(2) IS ADDRESSED:

-ALL FACADES INCLUDE COLOR CHANGE

AND A BAND DESIGN BETWEEN THE

GROUND AND UPPER LEVELS TO

DESIGNATE THE BASE OF THE BUILDING

FROM THE UPPER FLOORS.

-THE NORTH FACADE FACING CENTRAL

AVENUE HAS A TILE CHECKERED

WAINSCOT 3' HIGH RELATING TO HUMAN

SCALE AT GROUND LEVEL AND BRINGING

IN THE GOALS OF THE ROUTE 66 ACTION

PLAN BY CELEBRATING ROUTE 66.

-THE NORTH FACADE FACING CENTRAL

AVENUE HAS A SPACE DEDICATED FOR A

FUTURE MURAL AT THE GROUND LEVEL

THAT WILL BE LOCALLY SOURCED AND

WILL BE INSPIRED BY HISTORIC ROUTE

66.

ITEM #2 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN INCLUDES

2 RAISED PLANTERS 3' HIGH.

-WINDOWS ON ALL UPPER FLOORS THAT

PROVIDE NATURAL LIGHT.

-GROUND FLOOR WINDOWS INTO

COMMUNITY AMENITIES CREATE A

DYNAMIC PEDESTRIAN EXPERIENCE.

EAST FACADE

-THE EAST FACADE INCLUDES THE

NORTH EAST COURTYARD ACCESS WITH

WEATHER PROTECTION ALONG THE

DOOR BY INCLUDING CANOPY.

-THE STAIR EXIT ALONG THE EAST

FACADE HAS WEATHER PROTECTION

WITH A CANOPY.

-ALL FLOORS INCLUDE WINDOWS FOR

NATURAL LIGHT.

-AN OPTION FOR ADDITIONAL SHADE

PROTECTION ON THIS ELEVATION IS

INCLUDED AS AN ADD ALTERNATE PER

THE SUGGESTION OF THE PLANNING

DEPARTMENT AND THE BUILDING

OWNER.

WEST FACADE

-WINDOWS ON ALL UPPER FLOORS THAT

PROVIDE NATURAL LIGHT.

-PRIMARY PEDESTRIAN ENTRANCE

ALONG THE WEST FACADE IN THE ENTRY

COURTYARD.

-SHADE AND WEATHER PROTECTION

ALONG THE MAIN ENTRANCE.

-TRELLIS DESIGN IN THE NORTHWEST

ENTRY COURTYARD TO PROVIDE SHADE.

-AN OPTION FOR ADDITIONAL SHADE

PROTECTION ON THIS ELEVATION IS

INCLUDED AS AN ADD ALTERNATE PER

THE SUGGESTION OF THE PLANNING

DEPARTMENT AND THE BUILDING

OWNER.

ITEM #3 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN

INCORPORATES 5 STUCCO COLOR

CHANGES INTEGRATED IN A MINIMUM OF

EVERY 35 LINEAR FEET.

-THE NORTH FACADE WILL HAVE A

MURAL DESIGN WITH COLOR CHANGING

INTRICACIES AND WILL BE COORDINATE

THROUGH THE CITY PUBLIC ART

PROGRAM.

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT

LEAST EVERY 100 LINEAR FEET AND

EXTENDS AT LEAST 25% OF THE LENGTH

OF THE FACADE.

-THE NORTH FACADE HAS A BASE

TREATMENT USING 3 FEET HIGH TILE

WAINSCOT.

-THE DESIGN INCLUDES CHANGE IN

PARAPET HEIGHT FOR EVERY 100 LINEAR

FEET OF THE FACADE.

EAST, SOUTH AND WEST FACADE

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT

LEAST EVERY 100 LINEAR FEET AND

EXTENDS AT LEAST 25% OF THE LENGTH

OF THE FACADE.

-THE DESIGN INCLUDES CHANGE IN

PARAPET HEIGHT FOR EVERY 100 LINEAR

FEET OF THE FACADE.

ITEM #4 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN

INCORPORATES 5 STUCCO COLOR

CHANGES INTEGRATED IN A MINIMUM OF

EVERY 35 LINEAR FEET.

-THE NORTH FACADE WILL HAVE A

MURAL DESIGN WITH COLOR CHANGING

INTRICACIES AND WILL BE COORDINATE

THROUGH THE CITY PUBLIC ART

PROGRAM.

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT

LEAST EVERY 100 LINEAR FEET AND

EXTENDS AT LEAST 25% OF THE LENGTH

OF THE FACADE.

-THE NORTH FACADE HAS A BASE

TREATMENT USING 3 FEET HIGH TILE

WAINSCOT.

-THE DESIGN INCLUDES CHANGE IN

PARAPET HEIGHT FOR EVERY 100 LINEAR

FEET OF THE FACADE.

ITEM #5 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN

INCORPORATES 5 STUCCO COLOR

CHANGES INTEGRATED IN A MINIMUM OF

EVERY 35 LINEAR FEET.

-THE NORTH FACADE WILL HAVE A

MURAL DESIGN WITH COLOR CHANGING

INTRICACIES AND WILL BE COORDINATE

THROUGH THE CITY PUBLIC ART

PROGRAM.

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT

LEAST EVERY 100 LINEAR FEET AND

EXTENDS AT LEAST 25% OF THE LENGTH

OF THE FACADE.

-THE NORTH FACADE HAS A BASE

TREATMENT USING 3 FEET HIGH TILE

WAINSCOT.

-THE DESIGN INCLUDES CHANGE IN

PARAPET HEIGHT FOR EVERY 100 LINEAR

FEET OF THE FACADE.

ITEM #6 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN

INCORPORATES 5 STUCCO COLOR

CHANGES INTEGRATED IN A MINIMUM OF

EVERY 35 LINEAR FEET.

-THE NORTH FACADE WILL HAVE A

MURAL DESIGN WITH COLOR CHANGING

INTRICACIES AND WILL BE COORDINATE

THROUGH THE CITY PUBLIC ART

PROGRAM.

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT

LEAST EVERY 100 LINEAR FEET AND

EXTENDS AT LEAST 25% OF THE LENGTH

OF THE FACADE.

-THE NORTH FACADE HAS A BASE

TREATMENT USING 3 FEET HIGH TILE

WAINSCOT.

-THE DESIGN INCLUDES CHANGE IN

PARAPET HEIGHT FOR EVERY 100 LINEAR

FEET OF THE FACADE.

ITEM #7 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN

INCORPORATES 5 STUCCO COLOR

CHANGES INTEGRATED IN A MINIMUM OF

EVERY 35 LINEAR FEET.

-THE NORTH FACADE WILL HAVE A

MURAL DESIGN WITH COLOR CHANGING

INTRICACIES AND WILL BE COORDINATE

THROUGH THE CITY PUBLIC ART

PROGRAM.

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT

LEAST EVERY 100 LINEAR FEET AND

EXTENDS AT LEAST 25% OF THE LENGTH

OF THE FACADE.

-THE NORTH FACADE HAS A BASE

TREATMENT USING 3 FEET HIGH TILE

WAINSCOT.

-THE DESIGN INCLUDES CHANGE IN

PARAPET HEIGHT FOR EVERY 100 LINEAR

FEET OF THE FACADE.

ITEM #8 FROM 5-11(E)(2) IS ADDRESSED:

NORTH FACADE

-THE NORTH FACADE DESIGN

INCORPORATES 5 STUCCO COLOR

CHANGES INTEGRATED IN A MINIMUM OF

EVERY 35 LINEAR FEET.

-THE NORTH FACADE WILL HAVE A

MURAL DESIGN WITH COLOR CHANGING

INTRICACIES AND WILL BE COORDINATE

THROUGH THE CITY PUBLIC ART

PROGRAM.

-THE CHANGE IN WALL PLANE OF AT

LEAST 1 FOOT IN DEPTH OCCURS AT