

SYMBOL LEGEND - SITE PLANS

	SETBACK LINE		ACCESSIBLE PARKING SPACE
	PROPERTY LINE		VAN ACCESSIBLE SPACE
	EASEMENT		FIRE HYDRANT
	GAS LINE		PARKING SPACES PER BAY
	WATER LINE		BUILDING TYPE
	BUILDING NUMBER		TYPE 'A' ANSI UNIT
	TRANSFORMER		ELECTRIC VEHICLE CHARGING
			ELECTRIC VEHICLE CHARGING (COVERED)
			"FUTURE" ELECTRIC VEHICLE - WALL MOUNT CHARGER

LIGHTING LEGEND

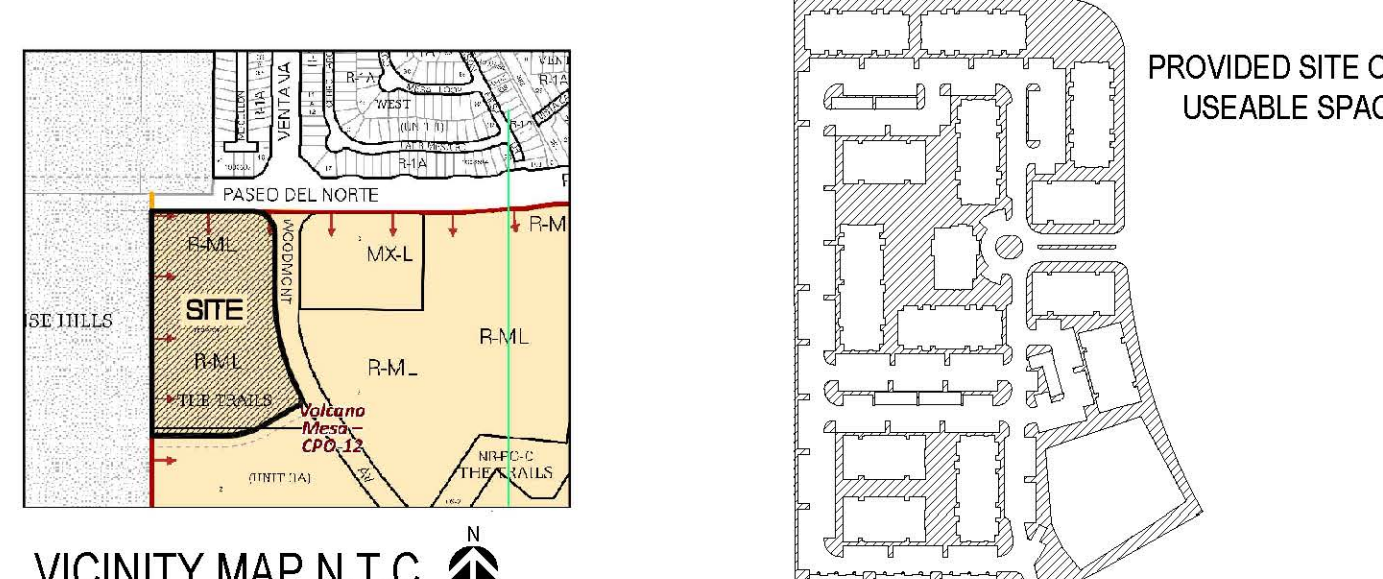
Symbol	Label	Description
	WP1	WST LED, Performance package 3, 5000 K, visual comfort forward throw, MVOLT
	P2	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 3 SHIELDS.
	P3	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 4 OPTICS.
	P4	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 4 OPTICS.
	C2	DMW2 L24 2000LM MD AFL MVOLT GZ1 50K 80CRI (GLEDS)
	WPS	WST LED, Performance package 1, 5000 K, visual comfort forward throw, MVOLT

- ### KEYNOTES
- 8'-6" x 19'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 3A9.01
 - 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 2A9.01
 - ACCESSIBLE TANDEM PARKING SPACE
 - TANDEM PARKING SPACE
 - 9'-0" x 22'-0" PARALLEL PARKING SPACE
 - ACCESSIBLE CURB RAMP, SEE DETAIL 4A9.01
 - ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE
 - CARPORIT PARKING STRUCTURE, SEE DETAIL 6-9A9.01
 - COMPACTOR ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
 - RECYCLE
 - RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOXBOX
 - PEDESTRIAN ENTRY GATE.
 - PERIMETER FENCE.
 - POOL, POND, AND DOG PARK FENCE.
 - POOL AND DOG GATE.
 - 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
 - 5'-0" SIDEWALK, TYPICAL ON SITE, 6'-0" WIDE SIDEWALKS ALONG PARKING.
 - EXISTING STREET.
 - 3'-6" RETAINING WALL.
 - FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
 - POOL EQUIPMENT ROOM
 - VAN ACCESSIBLE PARKING SPACE
 - MONUMENT SIGN
 - 6" CURB
 - BIKE STORAGE UNDER BUILDING STAIR CASE, 2 BIKES PER LOCATIONS
 - SECURED BIKE STORAGE
 - DO NOT ENTER SIGN, SEE 10A9.01
 - BULK WASTE SEPARATE FROM RECYCLE AND COMPACTOR

- ### SITE NOTES
- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
 - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - ALL SIDEWALKS, CURBS AND GUTTERS, AND ADA RAMP SHALL BE PER COA STANDARD DRAWINGS.
 - SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2% (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
 - ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
 - NO EXPOSED CONDUIT, PIPING, ETC IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
 - PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
 - A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
 - GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 9 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
 - THE WATER AUTHORITY APPROVES THIS SITE PLAN ON THE CONDITION THAT CONNECTION TO THE WATER LINE WILL NOT BE PERMITTED FOR THIS PROJECT UNTIL THE DEVELOPER (PAC VENTURES INC) HAS FULLY AND SATISFACTORILY COMPLETED CONSTRUCTION OF THE SW INFRASTRUCTURE AS SET FORTH IN THE INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED AS DOC. # 2021011321 IN THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
 - ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

OPEN SPACE REQUIRED AND PROVIDED

UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ. SQ.FT.	BALCONY SQ.FT.	PROVIDED BALCONY SQ.FT.
A1	1br/1ba	90	225	20,250	76	6,840
A1-CH	1br/1ba	3	225	675	0	0
A1-CH ALT	1br/1ba	6	225	1,350	22	132
B1	2br/2ba	84	285	23,940	65	5,460
B2	2br/2ba	72	285	20,520	96	6,912
C1	3br/2ba	78	350	27,300	80	6,240
TOTAL				94,035	339	25,584
PROVIDED BALCONY PRIVATE OPEN SPACE						25,584
PROVIDED SITE OPEN SPACE						198,627
TOTAL PROVIDED						224,211



DEVELOPMENT DATA

ZONING VPO-2 VOLCANO MESA - CPO 13

SETBACKS PROVIDED: REQUIRED: PROVIDED:

FRONT SETBACK: 15 FEET 15 FEET

SIDE SETBACK: 5', 10' CORNER >10 FEET

REAR SETBACK: 15 FEET >15 FEET

BUILDING HEIGHT:

ALLOWED: 38 FEET 30 FEET WITHIN 100' TO THE SOUTH

PROVIDED: 38 FEET 28 FEET

THE PRESERVE AT WOODMONT PAC VENTURES INC 2018666

UNIT TABULATION - 3 STORY BREEZEWAY AND 2 STORY CARRIAGE HOMES (TRACT 1) 5/14/21

UNIT NAME	UNIT TYPE	NET AREA	UNIT COUNT	PERCENTAGE	TOTAL NET AREA	% BREAKDOWN
A1	1br/1ba	700	90	27%	63,000	30%
A1-CH	1br/1ba	836	3	1%	2,508	
A1-CH ALT	1br/1ba	853	6	2%	5,118	
B1	2br/2ba	1,050	84	25%	88,200	47%
B2	2br/2ba	1,106	72	22%	79,632	
C1	3br/2ba	1,319	78	23%	102,882	23%
TOTALS			333	100%	341,340	100%

UNIT AVERAGE HUD GROSS SF: 1,025

UNIT AVERAGE HUD NET SF: 1,025

* HUD GROSS AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

* HUD NET AREA: THE SUM OF ALL LIVING UNIT AREAS MEASURED FROM THE INSIDE FACES OF CORRIDOR AND EXTERIOR WALLS AND FROM THE INSIDE FACES OF PARTITIONS SEPARATING THE LIVING UNITS FROM OTHER AREA.

PROJECT DATA

UNIT AVERAGE HUD NET SF: 1,025 S.F.

ACREAGE: 13.75 GROSS ACRES

DENSITY: 24 UNITS/ACRE

SINGLE FAMILY:

LOT (45'X110')	53 UNITS
LOT (40'X110')	55 UNITS
TOTAL UNITS	108 UNITS

PARKING:

REQUIRED	500 SPACES (10 HC ACCESSIBLE, 10 EV)
PROVIDED	531 SPACES
GARAGE PARKING	18 GARAGE SPACES
DETACHED HC	1 GARAGE SPACES
DETACHED GARAGE	30 GARAGE SPACES (5 FUTURE EV)
CARPORTS	70 CARPORT SPACES (5 EV)
SURFACE HC	10 SPACES
SURFACE PARKING	402 SURFACE SPACES (5 EV)
	1.59 SPACES/UNIT

BIKE STORAGE

REQUIRED	50 SPACE PER IDO 5-5-5
SECURED STORAGE	24 INSIDE CLUBHOUSE
EXTERIOR STORAGE PROVIDED	26 AT BUILDING BREEZE. UNDER STAIRCASES
	50 SPACES

BUILDING TABULATION

TYPE	TOT. AREA
TY I	121,824
TY II	161,208
TY III	31,110
TY IV	2,376
CLUBHOUSE	7,873
TOTAL	324,391

PROJECT NUMBER: PR-2018-001198

Application Number: SI-2021-00383

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

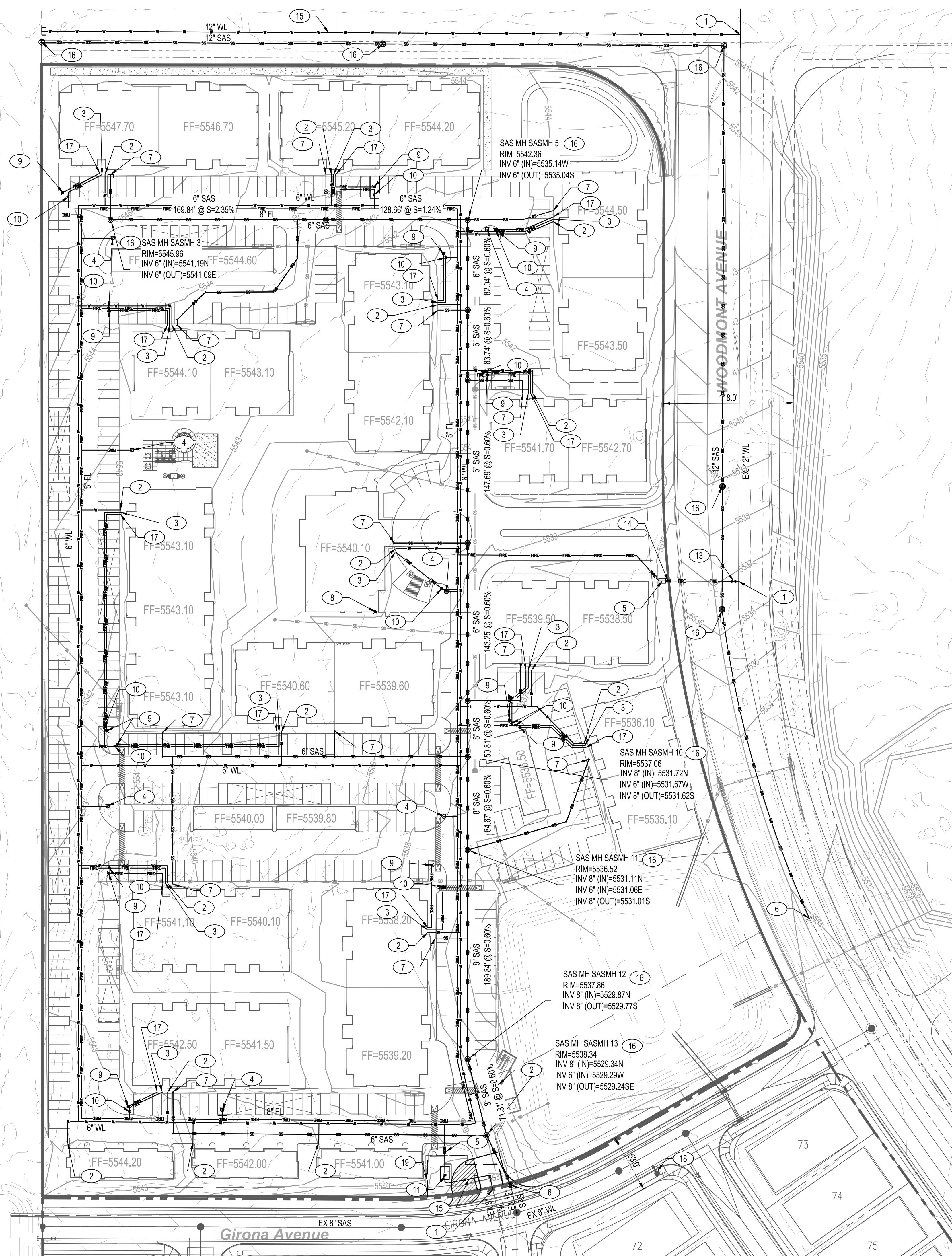
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Jeanne Wolfenbarger</i>	May 2, 2022
Jeanne Wolfenbarger (May 2, 2022 10:43 MDT)	Date
Traffic Engineering, Transportation Division	
<i>Blaine Carter</i>	Apr 29, 2022
Blaine Carter (Apr 29, 2022 15:06 MDT)	Date
ABC/VVA	
<i>Chris Humpal</i>	May 2, 2022
Chris Humpal (May 2, 2022 11:17 MDT)	Date
Parks and Recreation Department	
<i>Ernest Armijo</i>	Apr 28, 2022
Ernest Armijo (Apr 28, 2022 12:34 MDT)	Date
City Engineer/Hydrology	
<i>SM Pagan</i>	Apr 28, 2022
SM Pagan (Apr 28, 2022 12:34 MDT)	Date
Code Enforcement	
* Environmental Health Department (conditional)	Date
Herman Gallegos <i>Herman Gallegos</i>	10-19-21
Solid Waste Management	Date
<i>Jay Rodenbeck</i>	May 6, 2022
Jay Rodenbeck (May 6, 2022 10:00 MDT)	Date
DRB Chairperson, Planning Department	

Keynote 28 has not been approved as trash enclosure or where a dumpster can be located.

FILE: M:\01818665\Trails Master Plan\04_01_DRAWINGS\16668A101 - SITE PLAN DRB.dwg LAYOUT: Trail-1
 SCALE: 600 DATE/TIME: Oct 19 2021 - 10:29am
 USER: jhdez XREF(s): XR-BLDG2.dwg XR-BLDG3.dwg XR-BLDG4.dwg XR-BLDG5.dwg XR-BLDG6.dwg XR-BLDG7.dwg XR-BLDG8.dwg XR-BLDG9.dwg XR-BLDG10.dwg XR-BLDG11.dwg XR-BLDG12.dwg XR-BLDG13.dwg XR-BLDG14.dwg XR-BLDG15.dwg XR-BLDG16.dwg XR-BLDG17.dwg XR-BLDG18.dwg XR-BLDG19.dwg XR-BLDG20.dwg XR-BLDG21.dwg XR-BLDG22.dwg XR-BLDG23.dwg XR-BLDG24.dwg XR-BLDG25.dwg XR-BLDG26.dwg XR-BLDG27.dwg XR-BLDG28.dwg XR-BLDG29.dwg XR-BLDG30.dwg XR-BLDG31.dwg XR-BLDG32.dwg XR-BLDG33.dwg XR-BLDG34.dwg XR-BLDG35.dwg XR-BLDG36.dwg XR-BLDG37.dwg XR-BLDG38.dwg XR-BLDG39.dwg XR-BLDG40.dwg XR-BLDG41.dwg XR-BLDG42.dwg XR-BLDG43.dwg XR-BLDG44.dwg XR-BLDG45.dwg XR-BLDG46.dwg XR-BLDG47.dwg XR-BLDG48.dwg XR-BLDG49.dwg XR-BLDG50.dwg XR-BLDG51.dwg XR-BLDG52.dwg XR-BLDG53.dwg XR-BLDG54.dwg XR-BLDG55.dwg XR-BLDG56.dwg XR-BLDG57.dwg XR-BLDG58.dwg XR-BLDG59.dwg XR-BLDG60.dwg XR-BLDG61.dwg XR-BLDG62.dwg XR-BLDG63.dwg XR-BLDG64.dwg XR-BLDG65.dwg XR-BLDG66.dwg XR-BLDG67.dwg XR-BLDG68.dwg XR-BLDG69.dwg XR-BLDG70.dwg XR-BLDG71.dwg 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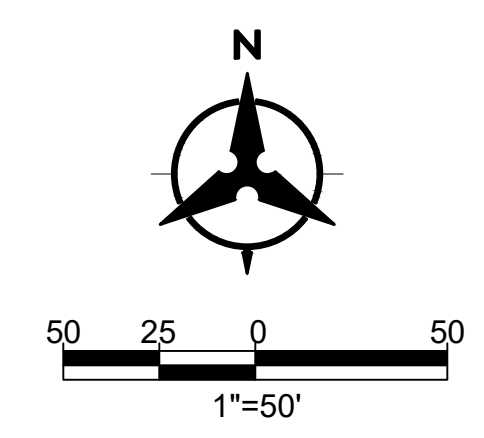
KEYED NOTES

1. CONNECT TO EXISTING WATERLINE.
2. INSTALL PRIVATE DOMESTIC SERVICE, INSTALL STUB WITHIN 5' OF BUILDING
3. INSTALL PRIVATE 6" FIRE PROTECTION LINE, INSTALL STUB WITHIN 5' OF BUILDING
4. INSTALL PRIVATE FIRE HYDRANT
5. BACK FLOW PREVENTION DEVICE AND HOTBOX
6. CONNECT TO EXISTING SANITARY SEWER
7. INSTALL SANITARY SEWER SERVICE (SIZE PER PLAN), INSTALL STUB WITHIN 5' OF BUILDING
8. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC)
9. INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC)
10. INSTALL POST INDICATOR VALVE
11. INSTALL 3" WATER METER AND VAULT WITH 35x35" ABCWUA WATER METER EASEMENT
12. STUB OF EXISTING 12" WATERLINE
13. PUBLIC VALVE
14. PRIVATE VALVE
15. INSTALL PUBLIC WATERLINE
16. INSTALL SANITARY SEWER MANHOLE
17. INSTALL PRIVATE 4" FIRE DEPARTMENT CONNECTION
18. EXISTING FIRE HYDRANT
19. PROPOSED WUA EASEMENT

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED CAP
- PROPOSED SANITARY SEWER
- PROPOSED WATER METER EASEMENT

THE WATER AUTHORITY APPROVES THIS SITE PLAN ON THE CONDITION THAT CONNECTION TO THE WATER LINE WILL NOT BE PERMITTED FOR THIS PROJECT UNTIL THE DEVELOPER (PACVENTURES) HAS FULLY AND SATISFACTORILY COMPLETED CONSTRUCTION OF THE 5W INFRASTRUCTURE AS SET FORTH IN THE INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED AS DOC. # 2021011321 IN THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.



Designed by: JUL
 Drawn by:
 Architect of Record:
 Date Plotted:
 Issue for Pricing / Bidding: XXXX/XX
 Issue for Permit Application: XXXX/XX
 Issue for Construction: XXXX/XX

Revisions:		
#	DATE	COMMENTS

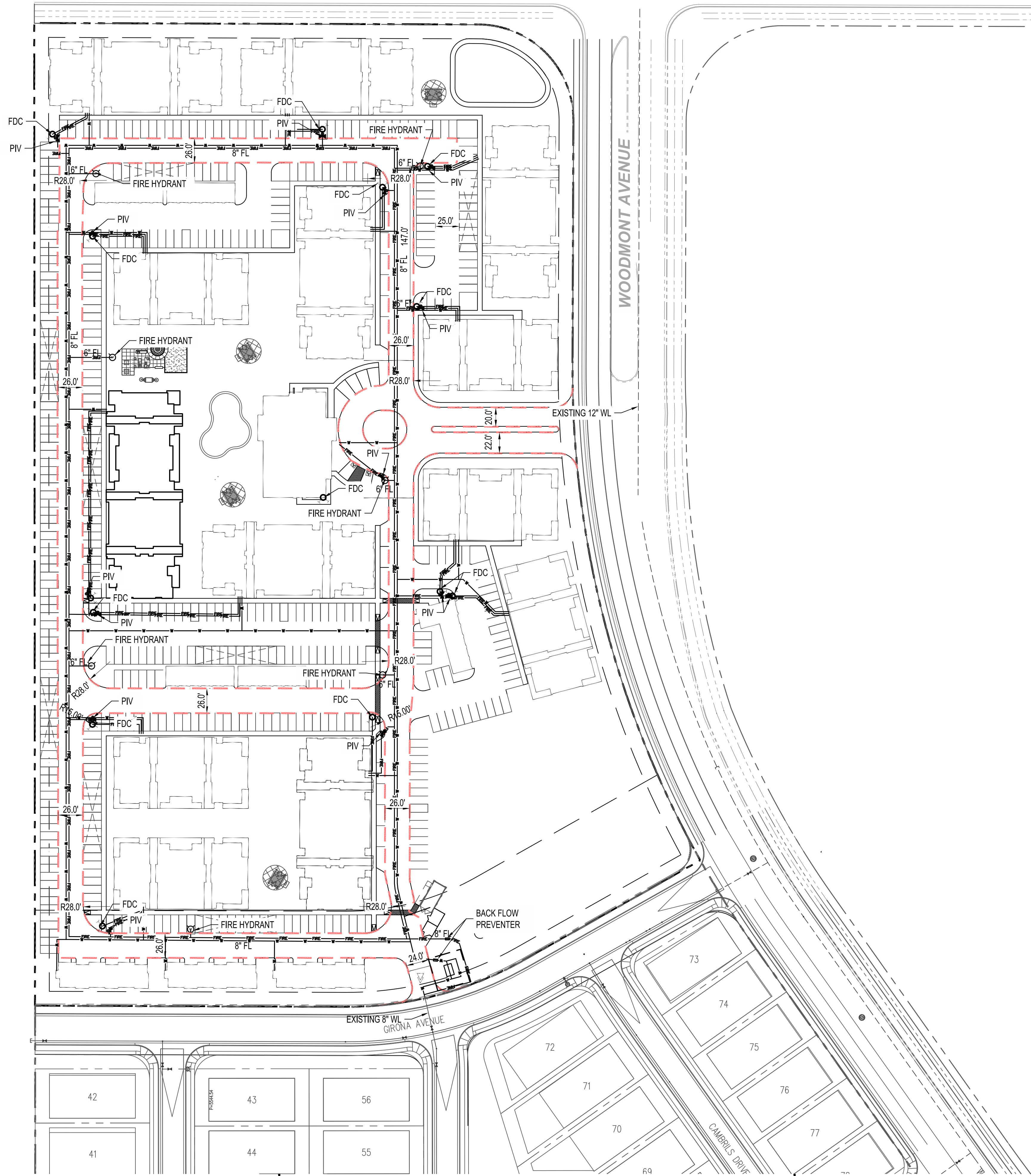


THE PRESERVE
 AT WOODMONT
 ALBUQUERQUE, NM
 PAC VENTURES INC.



DRB SET: 03-19-2021

SHEET CONTENTS:
 SHEET NO.
C200



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

PERMIT NUMBER: FP 210766
APPROVED DATE: 03/11/21

LEGAL DESCRIPTION: TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 2 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 2 & TRACT 12 THE TRAILS UNIT 2) CONT 13.9033 AC
ADDRESS: SOUTH WEST CORNER OF PASEO DEL NORTE AND WOODMONT

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCES, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 90 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM 1 HYDRANT
ZONE ATLAS: C-08-Z

LEGEND

- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED CAP

TOTAL BUILDING AREA:
- MAXIMUM BUILDING AREA = 15,000 SF

CONSTRUCTION TYPE: V-A

SPRINKLERED: YES.

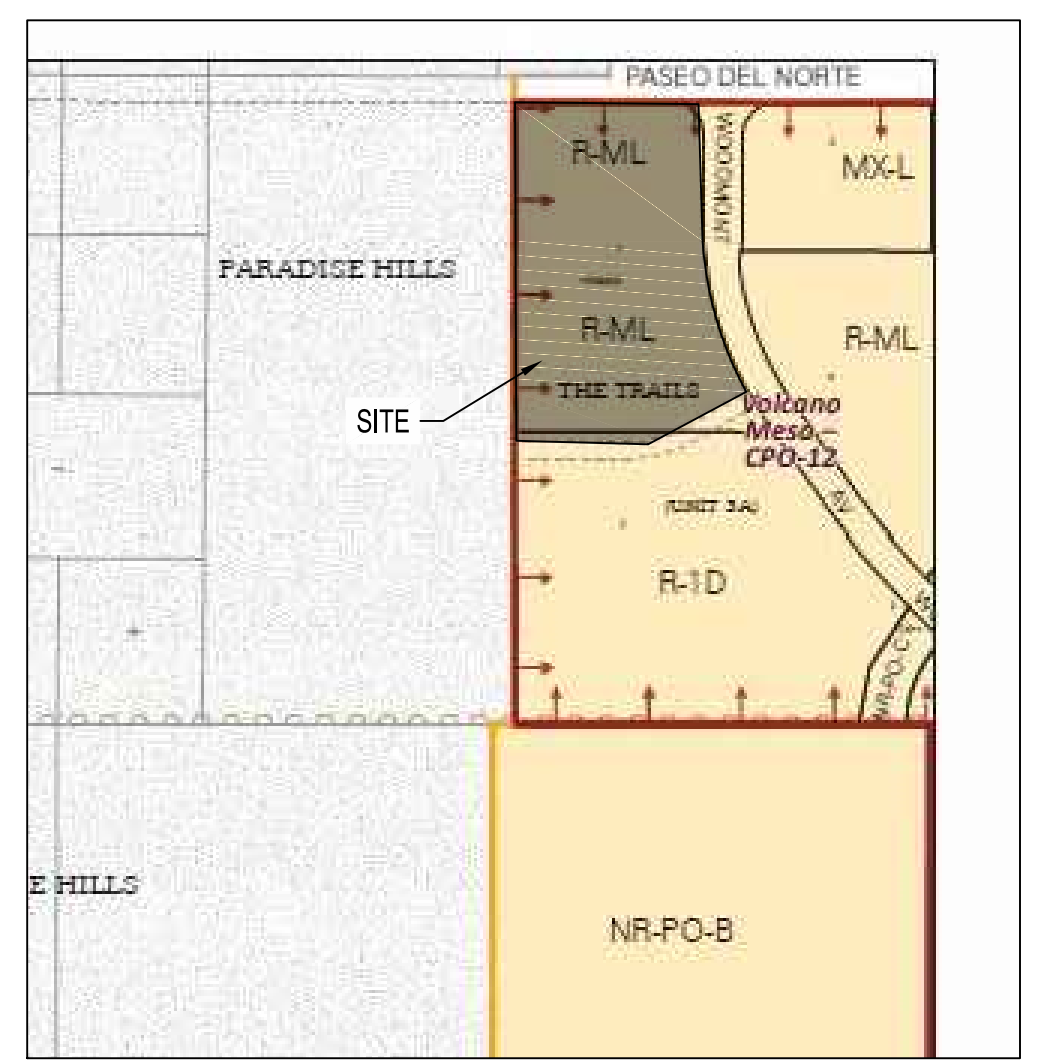
FIRE FLOW: (BASED ON LARGEST BUILDING FOOTPRINT) = 1,125 GPM

BUILDING HEIGHT: 38' (3 STORIES)

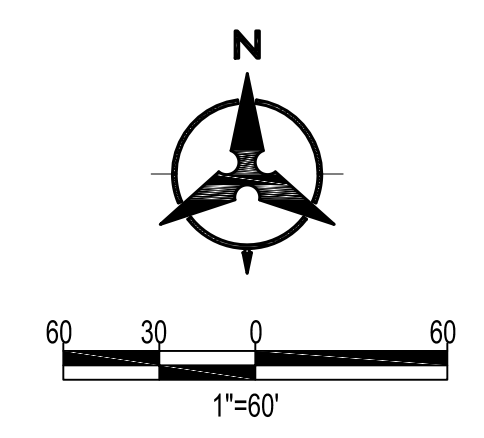
HYDRANTS REQUIRED: 1

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
2. MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS OR ON BUILDING.
3. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
4. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN.
5. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
6. ALL FIRE ACCESS ROUTES SHALL BE PAVED.
7. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
8. LINE SIZES, FIRE SERVICE LOCATIONS, CONSTRUCTION TYPES, SQUARE FOOTAGE PROVIDED BY OTHERS. REFER TO FIRE 2 PLAN FOR FURTHER INFORMATION.
9. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
10. STANDPIPES TO BE LOCATED IN STAIR WELLS AS INDICATED ON PLANS.

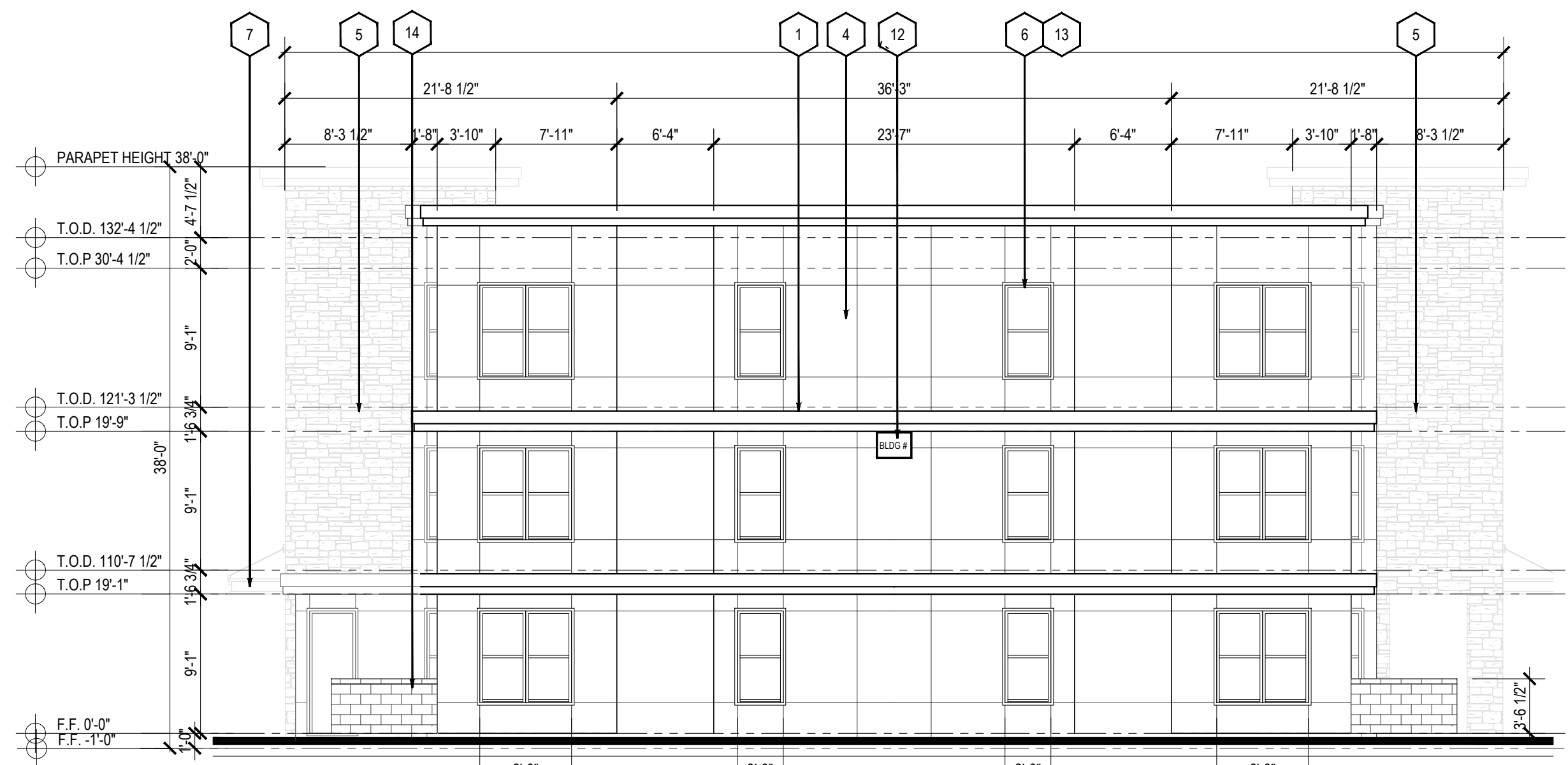


VICINITY MAP

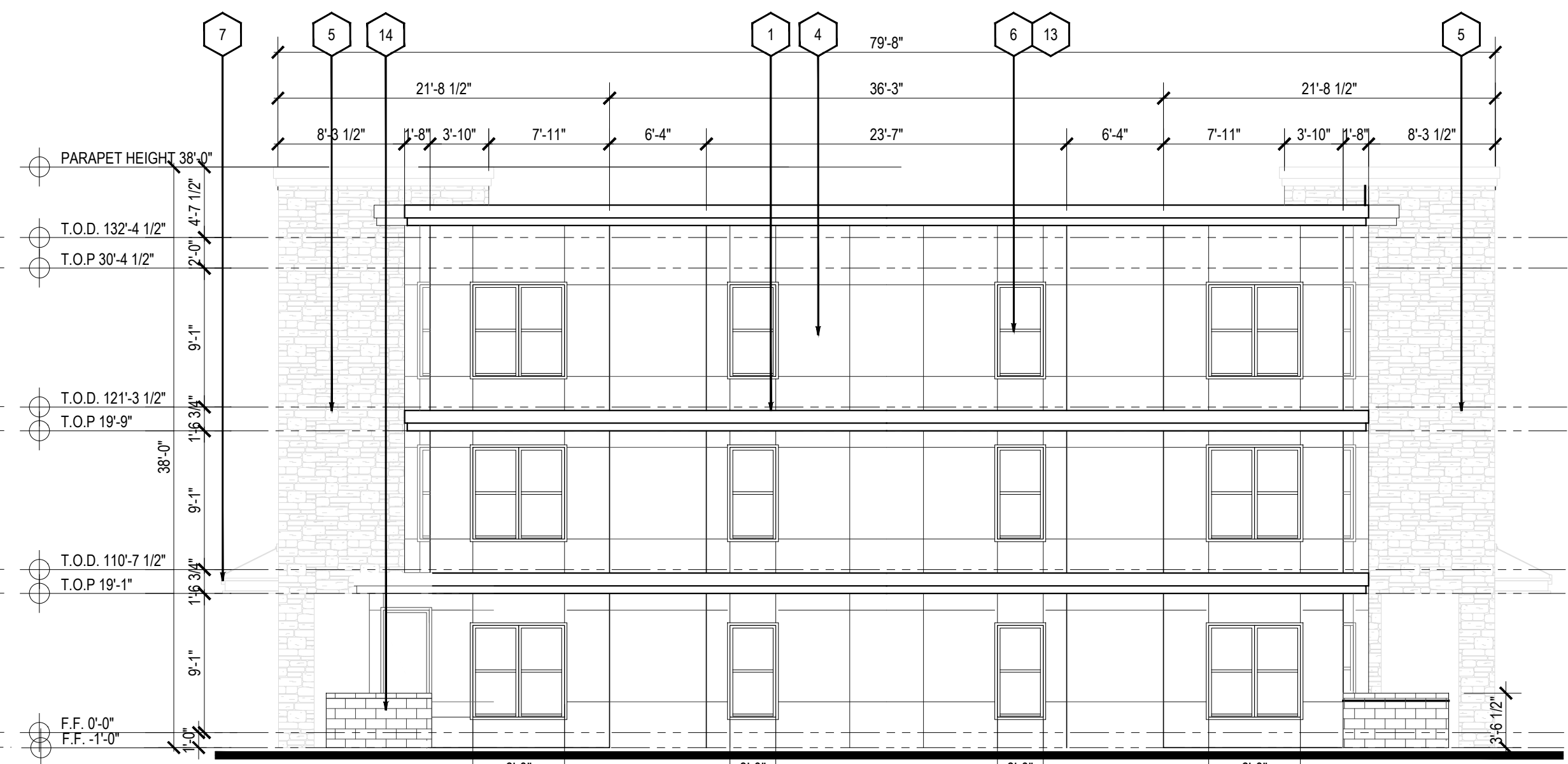


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**4 BLDG TYPE II
SIDE ELEV 3ST**
SCALE: 1/8" = 1'-0"



**3 BLDG TYPE II
SIDE ELEV 3ST**
SCALE: 1/8" = 1'-0"



**2 BLDG TYPE II
REAR ELEV 3ST**
SCALE: 1/8" = 1'-0"



**1 BLDG TYPE II
FRONT ELEV 3ST**
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)
 0' 8' 16' 32'

MATERIAL KEY NOTE

- 1 TRIM (SW-7005 PURE WHITE) *
- 2 STUCCO (SW-7632 MODERN GRAY) *
- 3 STUCCO (SW-7071 GRAY SCREEN) *
- 4 STUCCO (SW-7073 NETWORK GRAY) *
- 5 STONE
- 6 VINYL WINDOW
- 7 METAL AWNING
- 8 METAL RAILING
- 9 METAL ROOF
- 10 WOOD TRELLIS
- 11 COMPOSITION SHINGLES
- 12 WALL SIGNAGE, LIMITED 1 PER BUILDING PER STREET FRONTAGE, 24 SF MAX, PER TABLE 5-12-1 IDO.
- 13 WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
- 14 CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

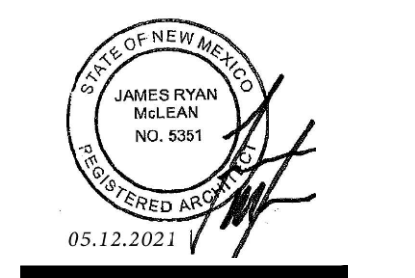
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 Drawn by: SR_FF
 Architect of Record: XXX
 Date Plotted: XXX/XX/XX
 Issue for Pricing / Bidding: XXX/XX/XX
 Issue for Permit Application: XXX/XX/XX
 Issue for Construction: XXX/XX/XX

Revisions:		
#	DATE	COMMENTS

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TRAILS MASTER PLAN
 ALBUQUERQUE, NM
 PAC VENTURES INC.



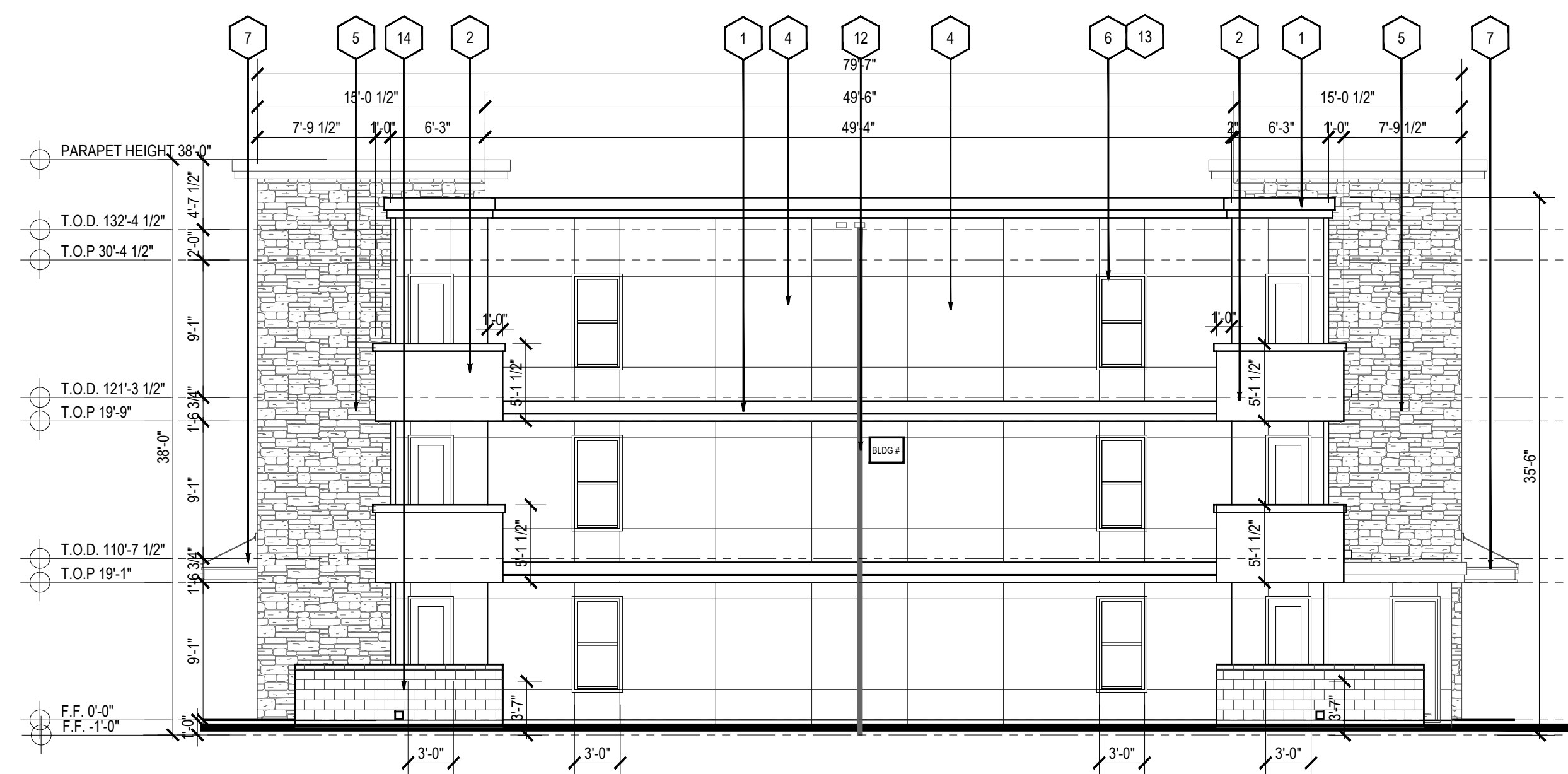
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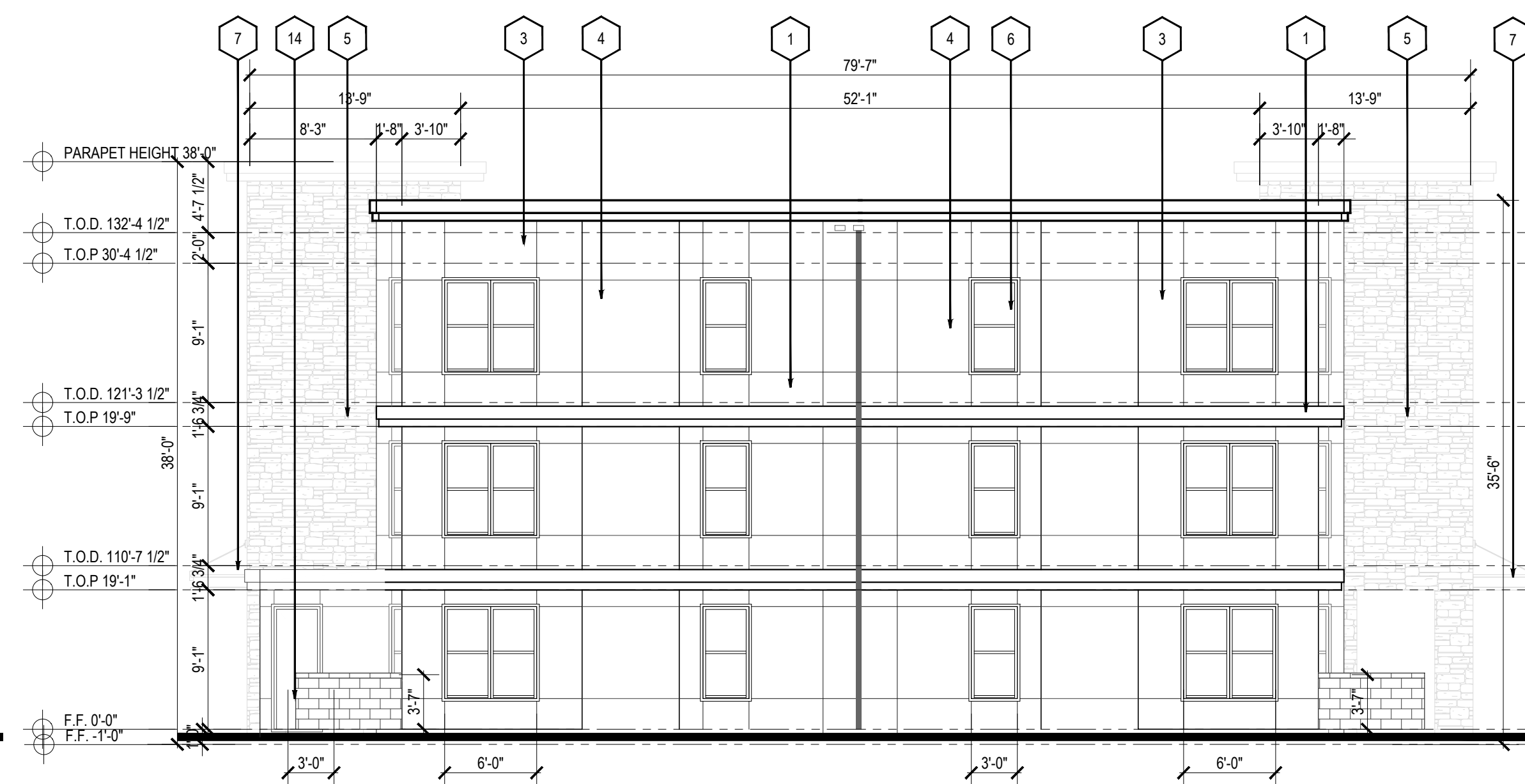
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**BLDG TYPE III
 SIDE ELEV 3ST**
 SCALE: 1/8" = 1'-0"



**BLDG II
 SIDE ELEV 3ST**
 SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTE

- 1 TRIM (SW-7005 PURE WHITE) *
- 2 STUCCO (SW-7632 MODERN GRAY) *
- 3 STUCCO (SW-7071 GRAY SCREEN) *
- 4 STUCCO (SW-7073 NETWORK GRAY) *
- 5 STONE
- 6 VINYL WINDOW
- 7 METAL AWNING
- 8 METAL RAILING
- 9 METAL ROOF
- 10 WOOD TRELLIS
- 11 COMPOSITION SHINGLES
- 12 WALL SIGNAGE LIMITED 1 PER BUILDING PER STREET FRONTAGE 24 SF MAX. PER TABLE 5-12-1 IDO.
- 13 WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
- 14 CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

Designed by: XXX
 Drawn by: FF
 Architect of Record: XXX

Date Plotted: XXX/XX/XX
 Issue for Pricing / Bidding: XXX/XX/XX
 Issue for Permit Application: XXX/XX/XX
 Issue for Construction: XXX/XX/XX

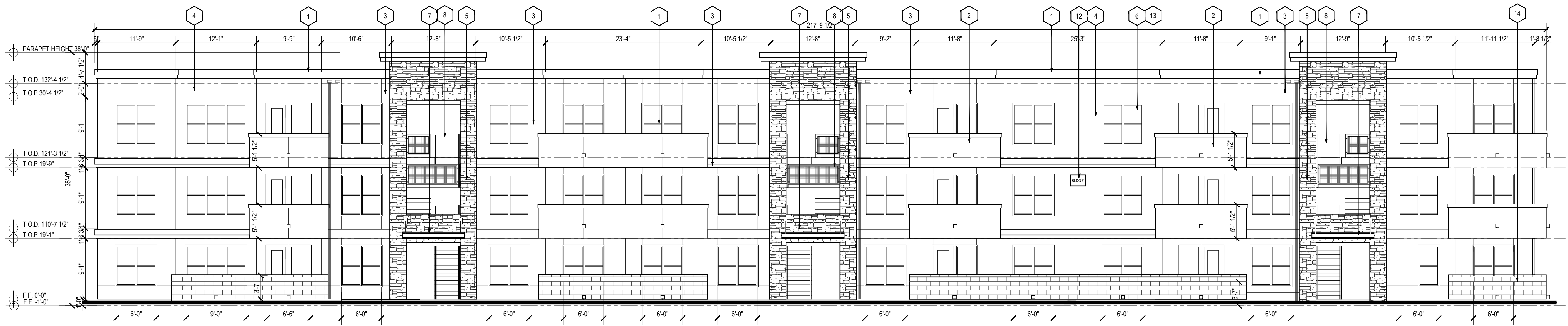
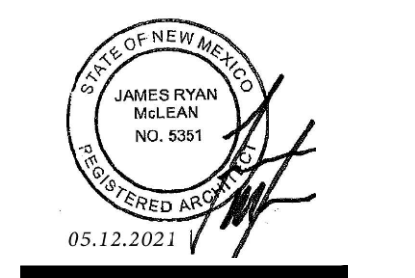
Revisions:

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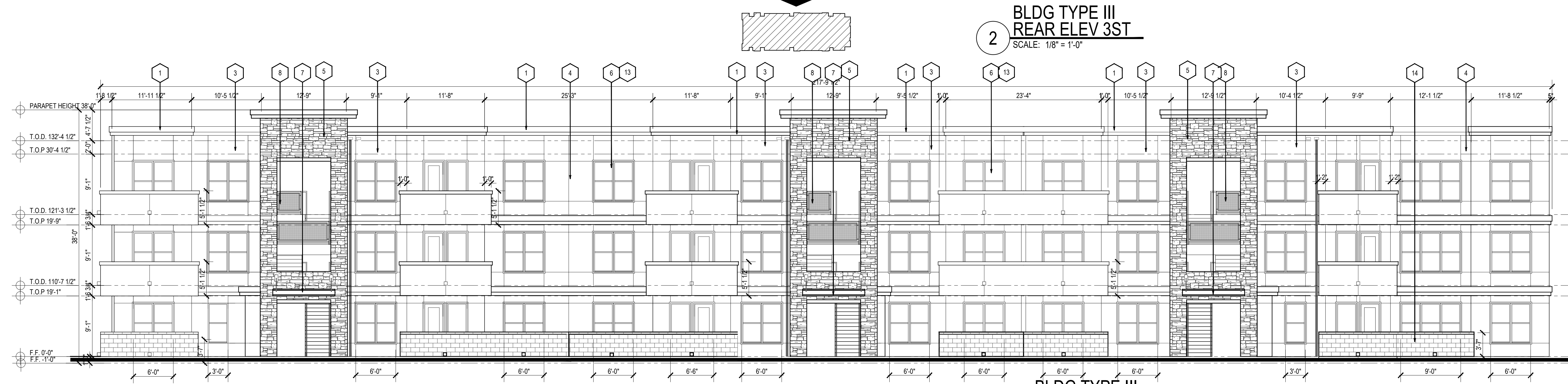
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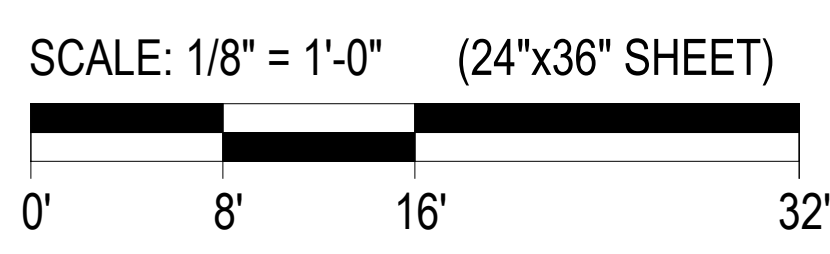
TRAILS MASTER PLAN
 ALBUQUERQUE, NM
PAC VENTURES INC.



**BLDG TYPE III
 REAR ELEV 3ST**
 SCALE: 1/8" = 1'-0"



**BLDG TYPE III
 FRONT ELEV 3ST**
 SCALE: 1/8" = 1'-0"



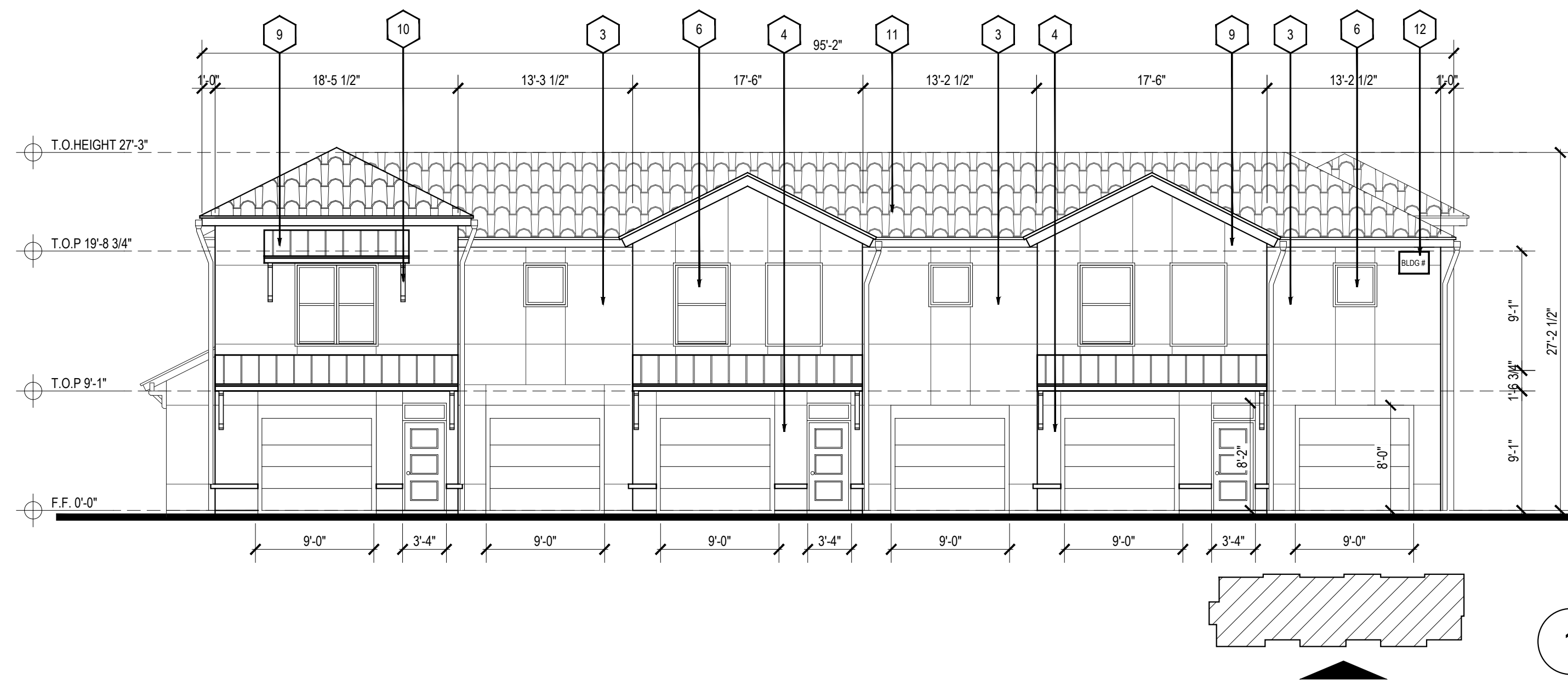
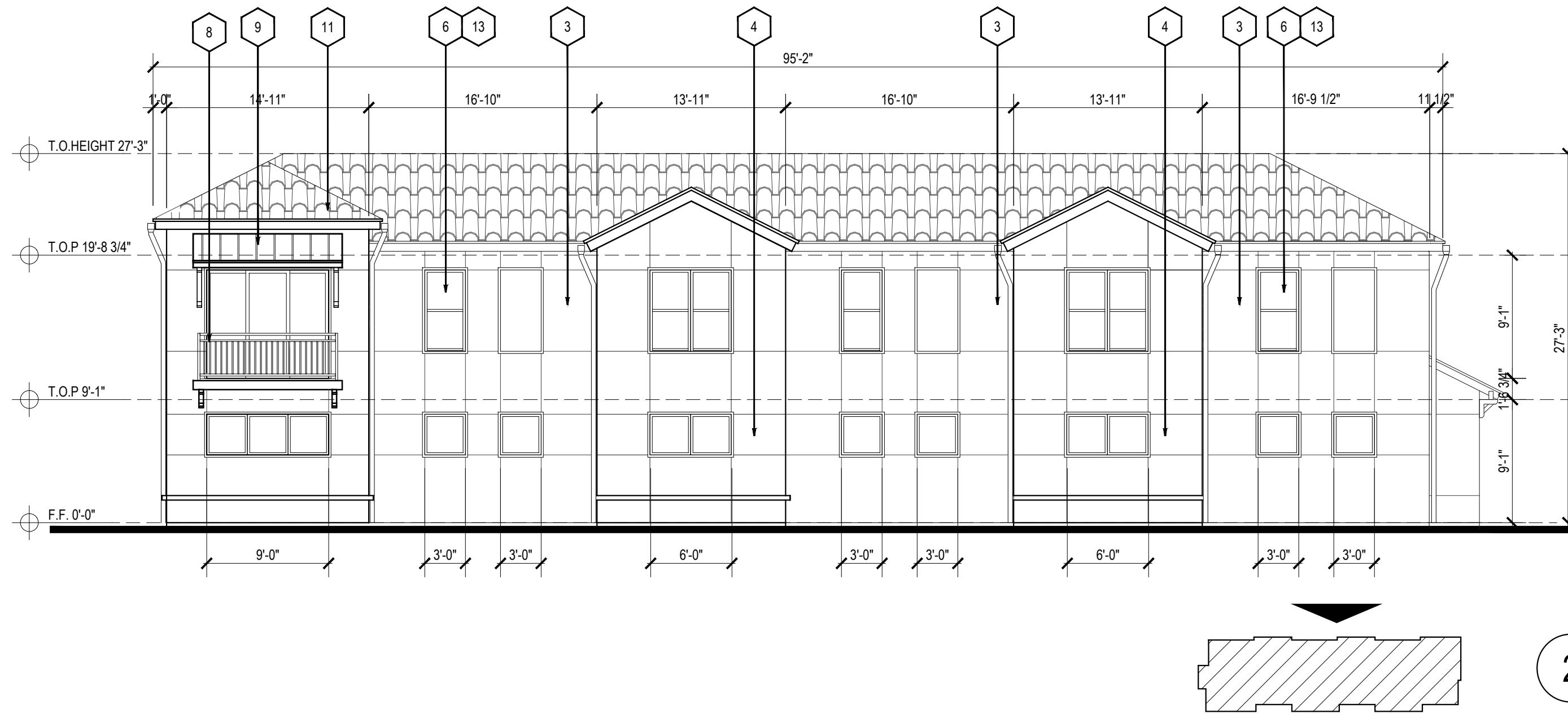
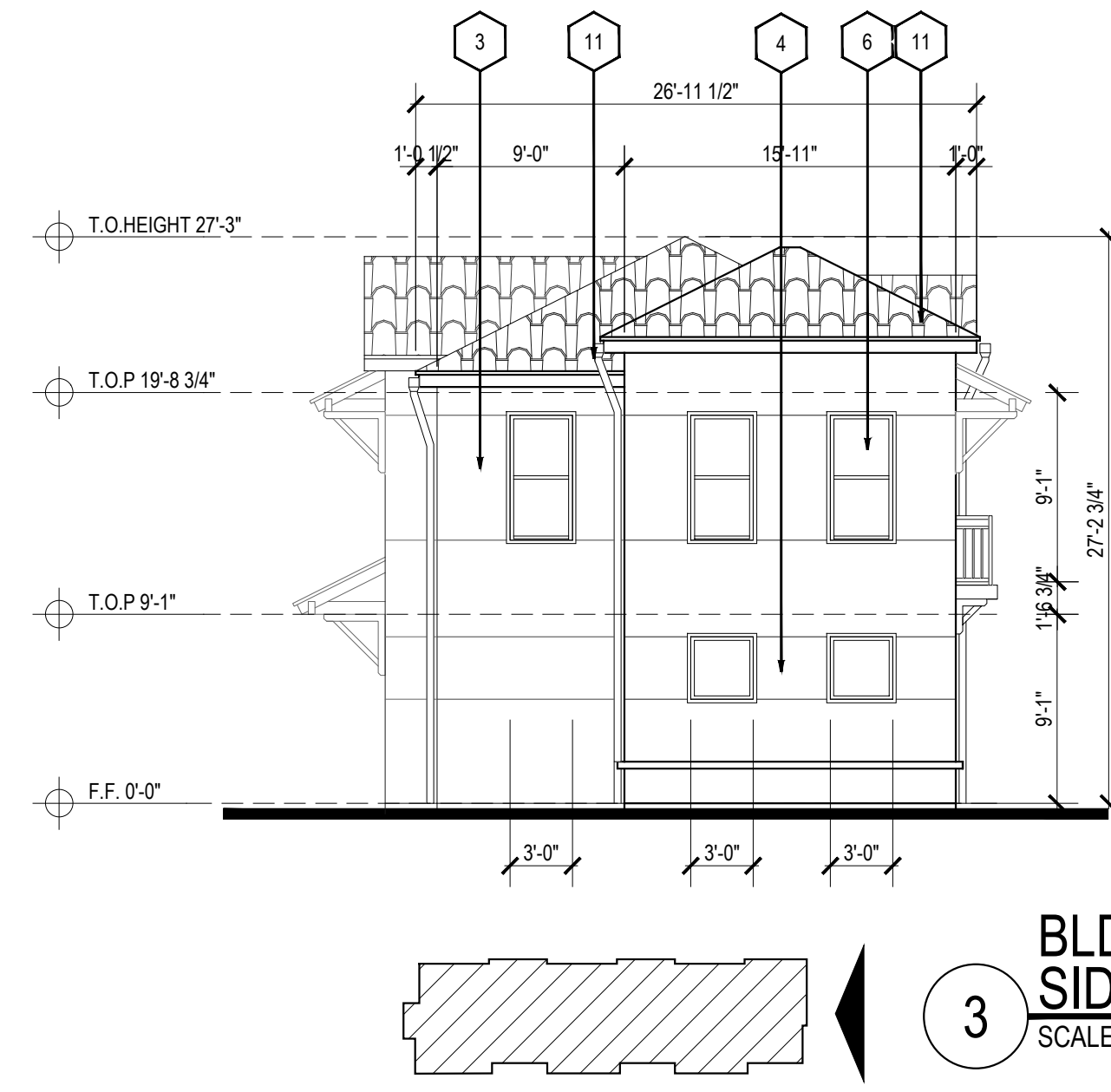
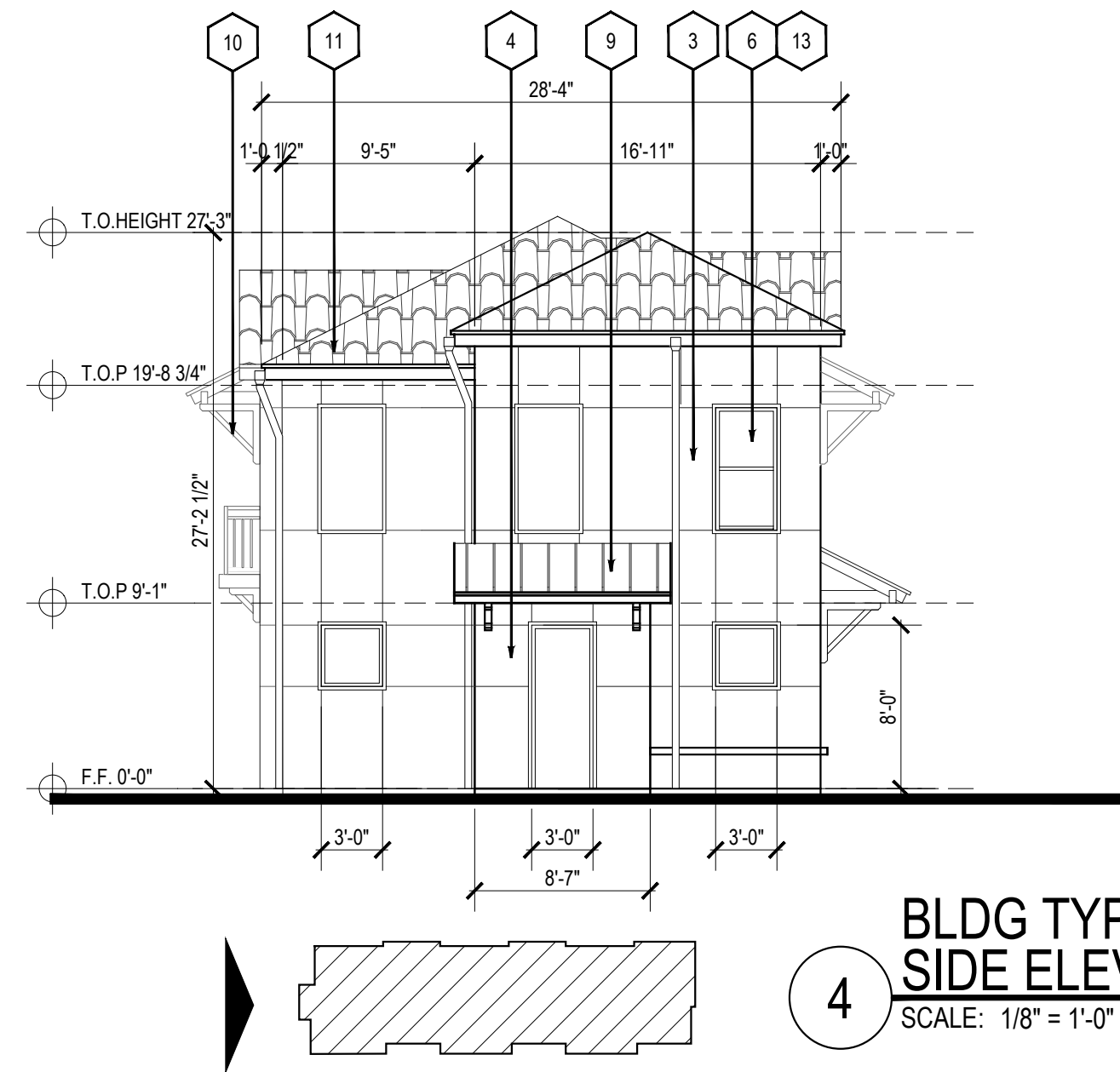
DRB SET: 02-15-2021

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SHEET CONTENTS:
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 ELEVATIONS

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 18666

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MATERIAL KEY NOTE

- 1 TRIM (SW-7005 PURE WHITE) *
- 2 STUCCO (SW-7632 MODERN GRAY) *
- 3 STUCCO (SW-7071 GRAY SCREEN) *
- 4 STUCCO (SW-7073 NETWORK GRAY) *
- 5 STONE
- 6 VINYL WINDOW
- 7 METAL AWNING
- 8 METAL RAILING
- 9 METAL ROOF
- 10 WOOD TRELLIS
- 11 COMPOSITION SHINGLES
- 12 WALL SIGNAGE, LIMITED 1 PER BUILDING PER STREET FRONTAGE, 24 SF MAX, PER TABLE 5-12-1 IDO.
- 13 WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
- 14 CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

Designed by: XXX
 Drawn by: FF
 Architect of Record: XXX

Date Plotted: XXX/XX/XX
 Issue for Pricing / Bidding: XXX/XX/XX
 Issue for Permit Application: XXX/XX/XX
 Issue for Construction: XXX/XX/XX

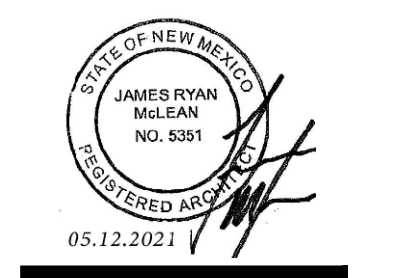
Revisions:

#	DATE	COMMENTS

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TRAILS MASTER PLAN
 ALBUQUERQUE, NM
 PAC VENTURES INC.

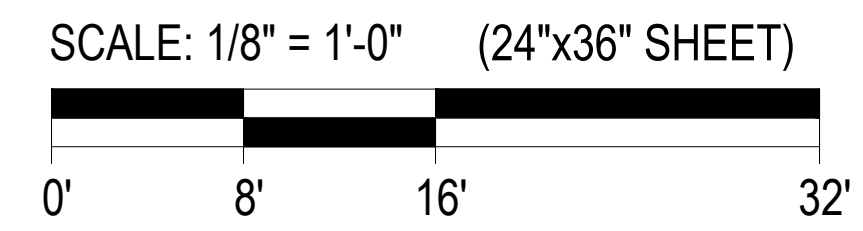


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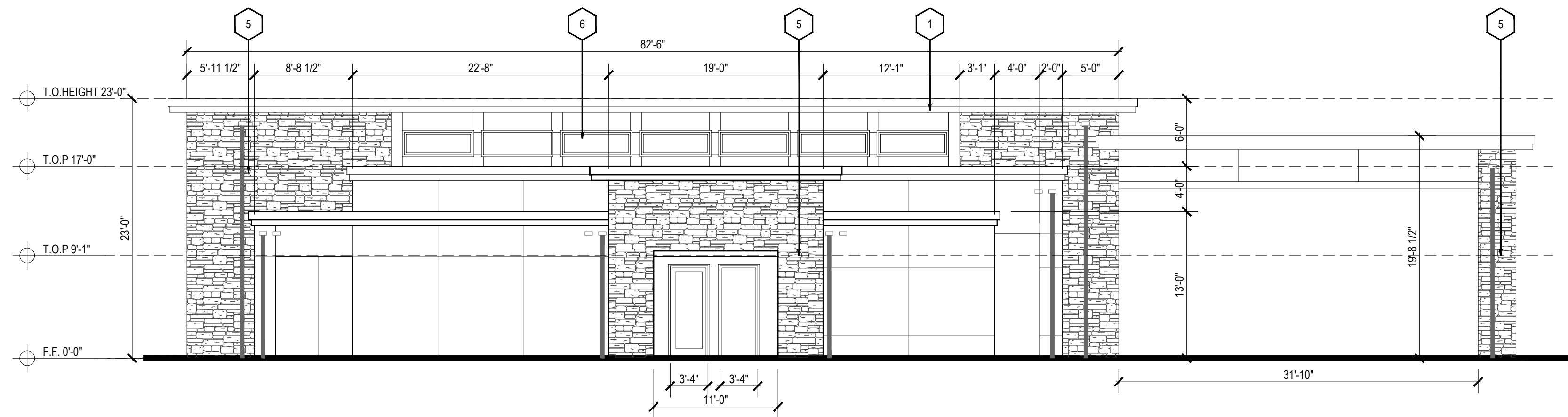
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SHEET NO.
A4.40

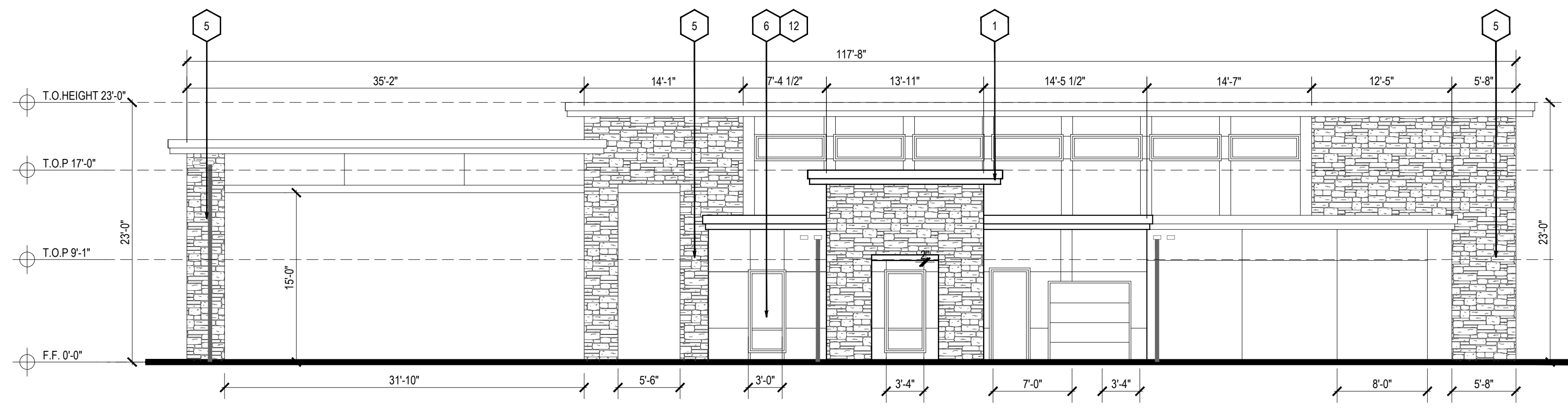
DRB SET: 02-15-2021



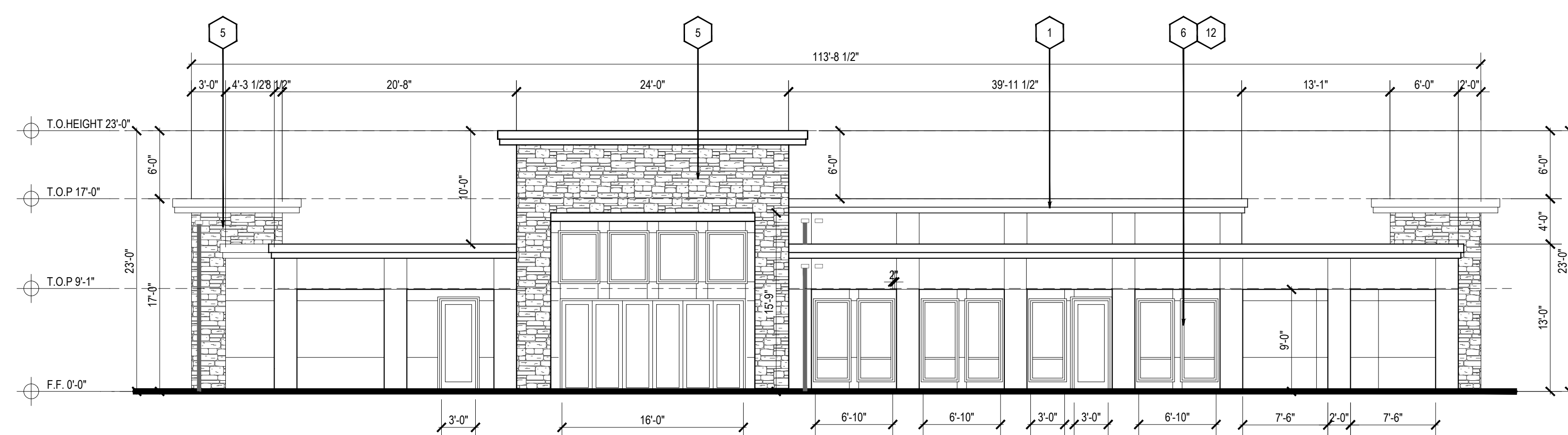
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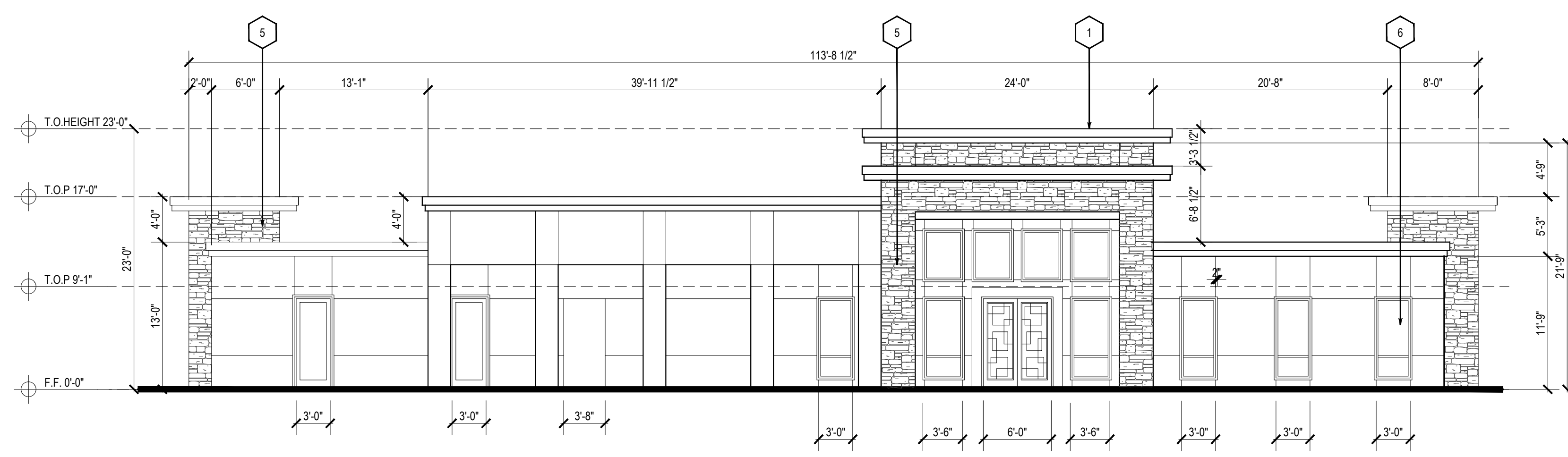
4 CLUBHOUSE SIDE ELEV
 SCALE: 1/8" = 1'-0"



3 CLUBHOUSE SIDE ELEV
 SCALE: 1/8" = 1'-0"



2 CLUBHOUSE REAR ELEV
 SCALE: 1/8" = 1'-0"



1 CLUBHOUSE FRONT ELEV
 SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTE

- 1 TRIM (SW-7005 PURE WHITE) *
- 2 STUCCO (SW-7632 MODERN GRAY) *
- 3 STUCCO (SW-7071 GRAY SCREEN) *
- 4 STUCCO (SW-7073 NETWORK GRAY) *
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- 8 METAL RAILING
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- 12 WALL SIGNAGE, LIMITED 1 PER BUILDING PER STREET FRONTAGE, 24 SF MAX. PER TABLE 5-12-1 IDO.
- 13 WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
- 14 CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

Designed by: XXX
 Drawn by: FF
 Architect of Record: XXX

Date Plotted: XXX/XX/XX
 Issue for Pricing / Bidding: XXX/XX/XX
 Issue for Permit Application: XXX/XX/XX
 Issue for Construction: XXX/XX/XX

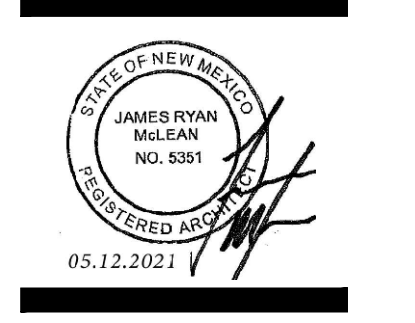
Revisions:

#	DATE	COMMENTS

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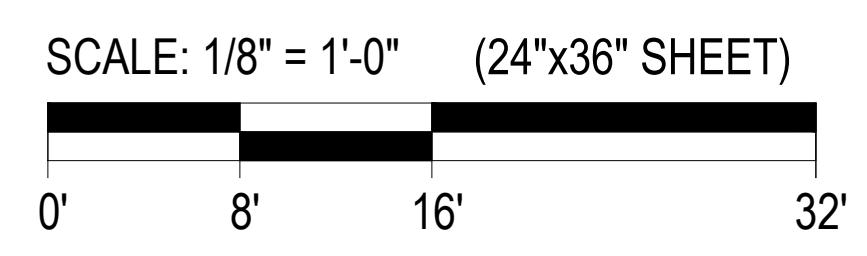
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SHEET CONTENTS:
 CLUBHOUSE ELEV

SHEET NO.
A4.51

18666

DRB SET: 02-15-2021



Designed by: XXX
 Drawn by: FF
 Architect of Record: XXX

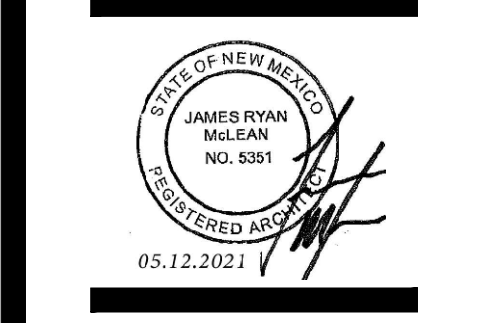
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 Issue for Pricing / Bidding: XXX/XX/XX
 Issue for Permit Application: XXX/XX/XX
 Issue for Construction: XXX/XX/XX

Revisions:		
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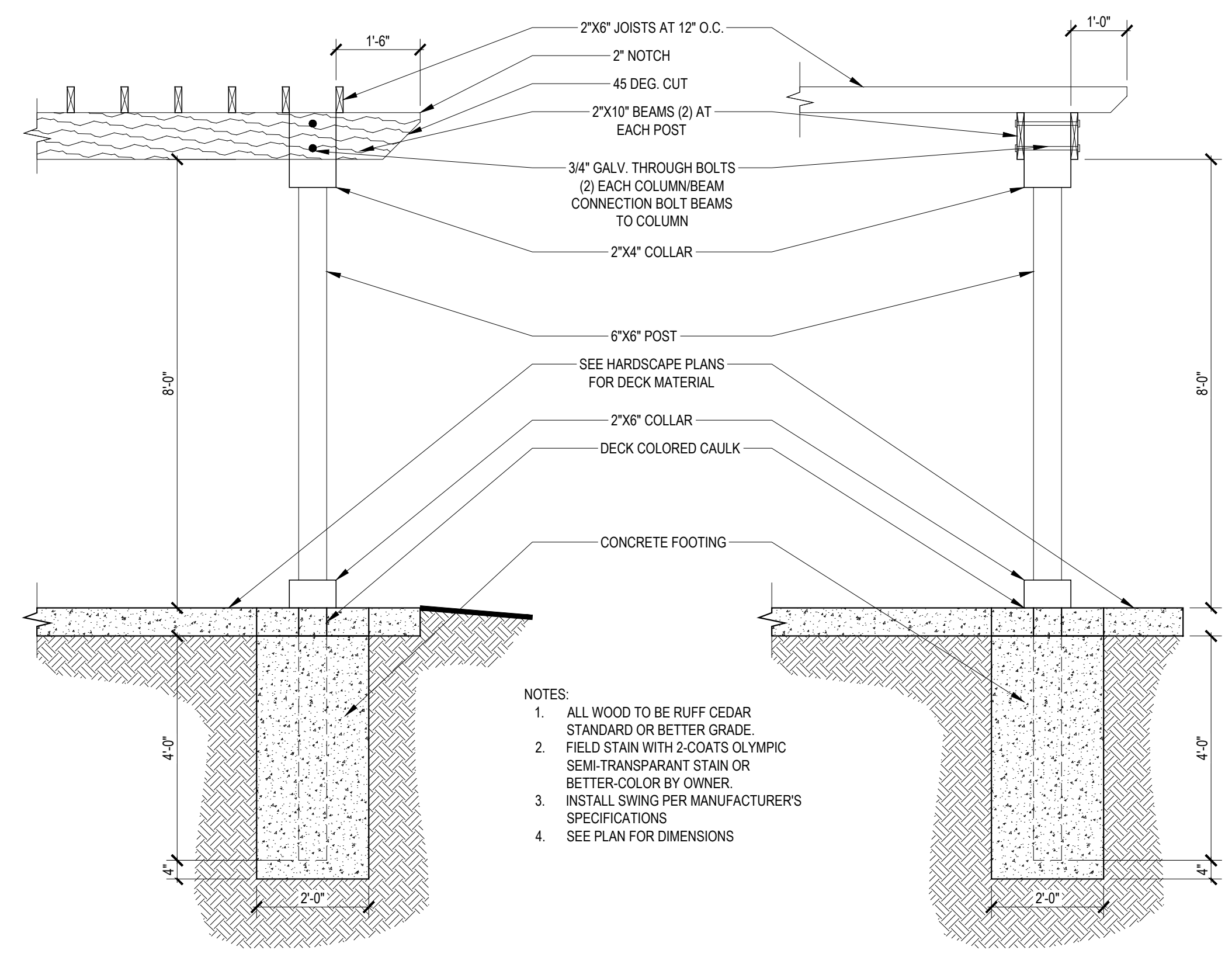
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DRB SET: 02-15-2021

SHEET CONTENTS:
 SITE DETAILS
 BBQ

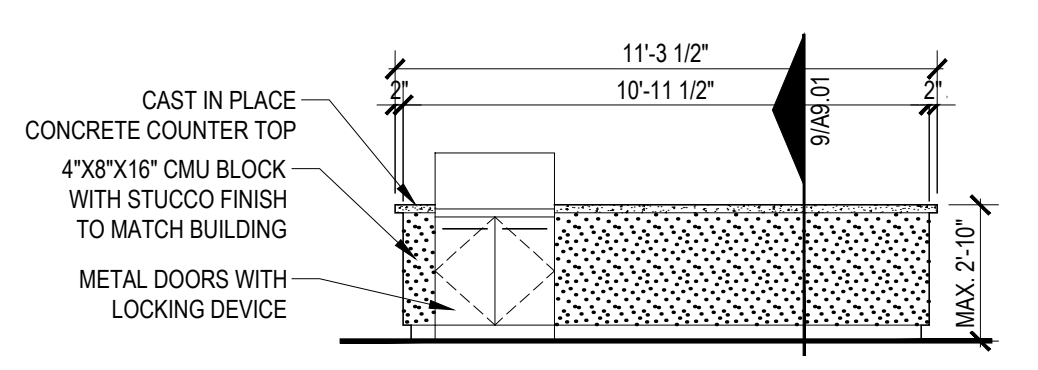
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18666

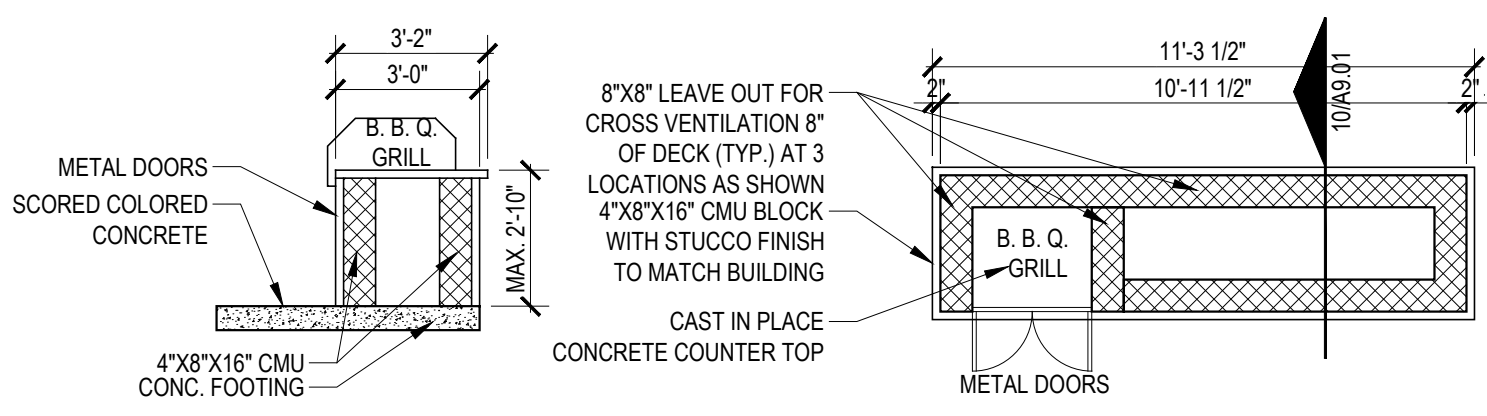


- NOTES:
1. ALL WOOD TO BE RUFF CEDAR STANDARD OR BETTER GRADE.
 2. FIELD STAIN WITH 2 COATS OLYMPIC SEMI-TRANSPARENT STAIN OR BETTER-COLOR BY OWNER.
 3. INSTALL SWING PER MANUFACTURER'S SPECIFICATIONS
 4. SEE PLAN FOR DIMENSIONS

3 DETAIL
 SCALE: 1/2" = 1'-0"

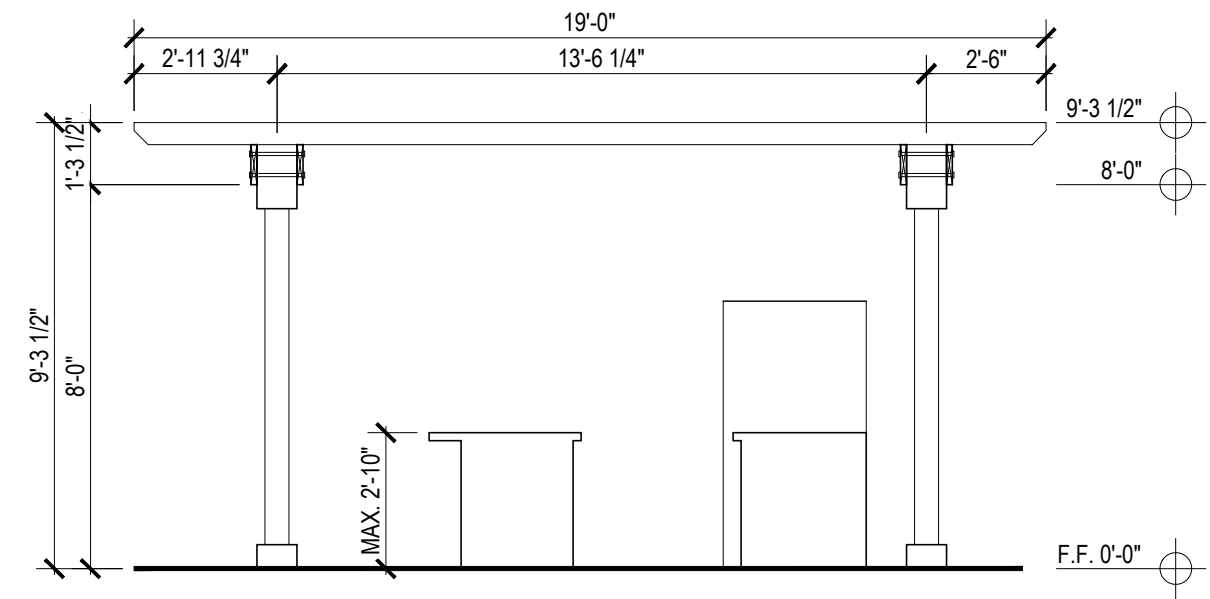


8 BARBEQUE FRONT ELEV.
 SCALE: 1/4" = 1'-0"

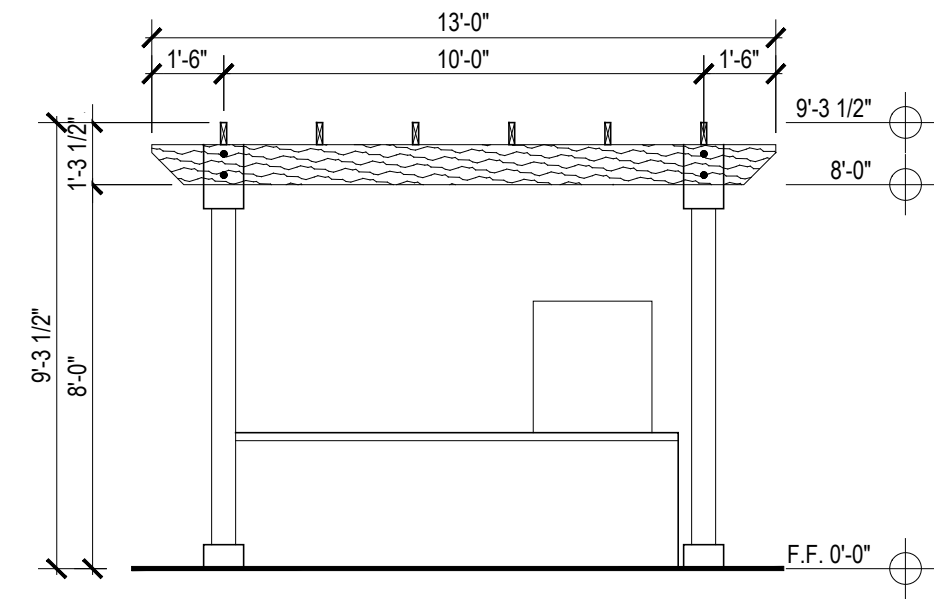


10 BARBEQUE SECTION
 SCALE: 1/4" = 1'-0"

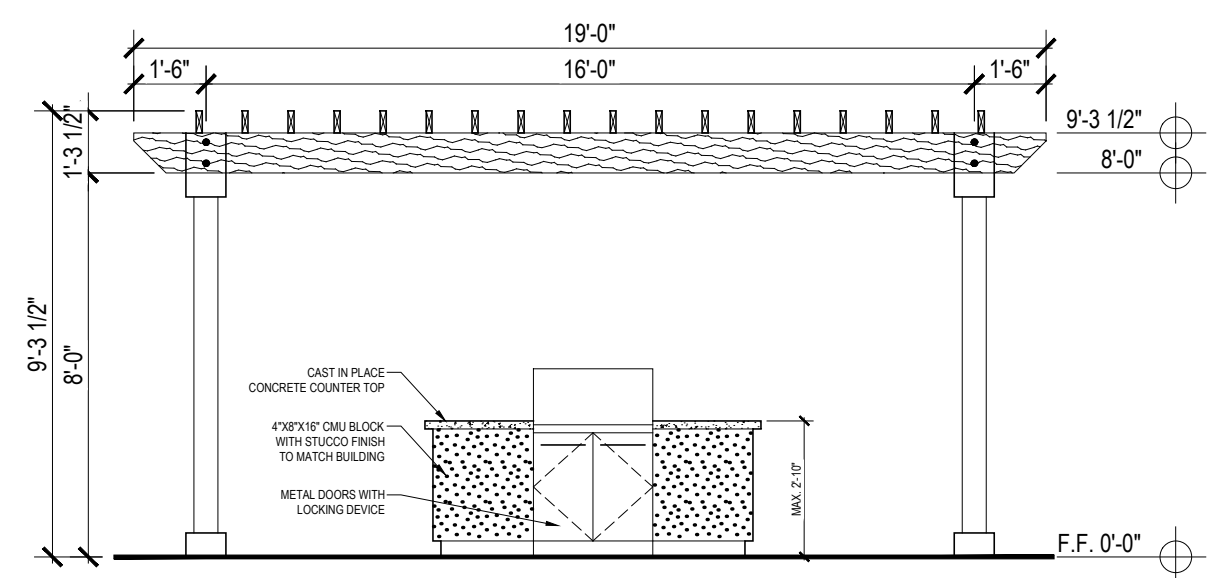
9 BARBEQUE DETAIL PLAN
 SCALE: 1/4" = 1'-0"



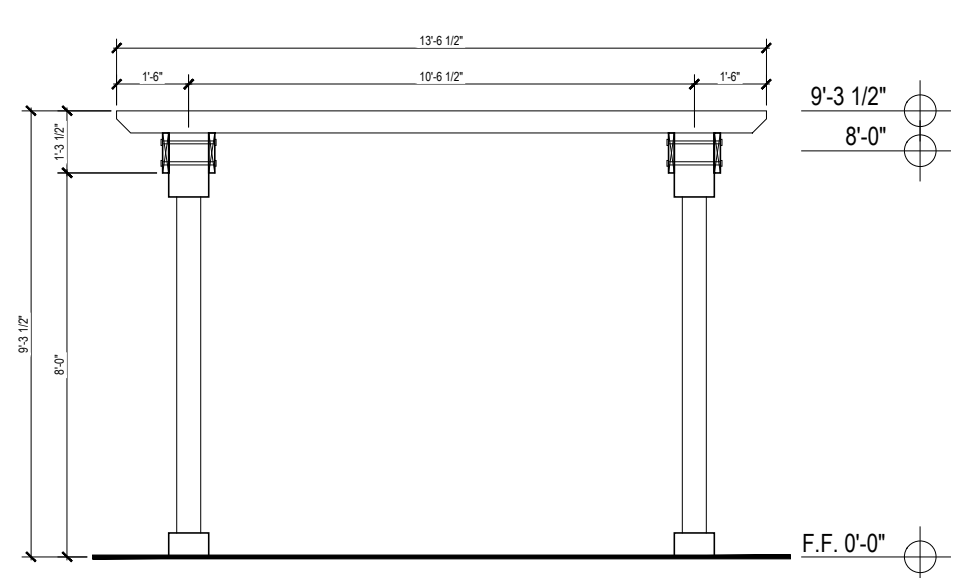
6 BBQ PIT FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



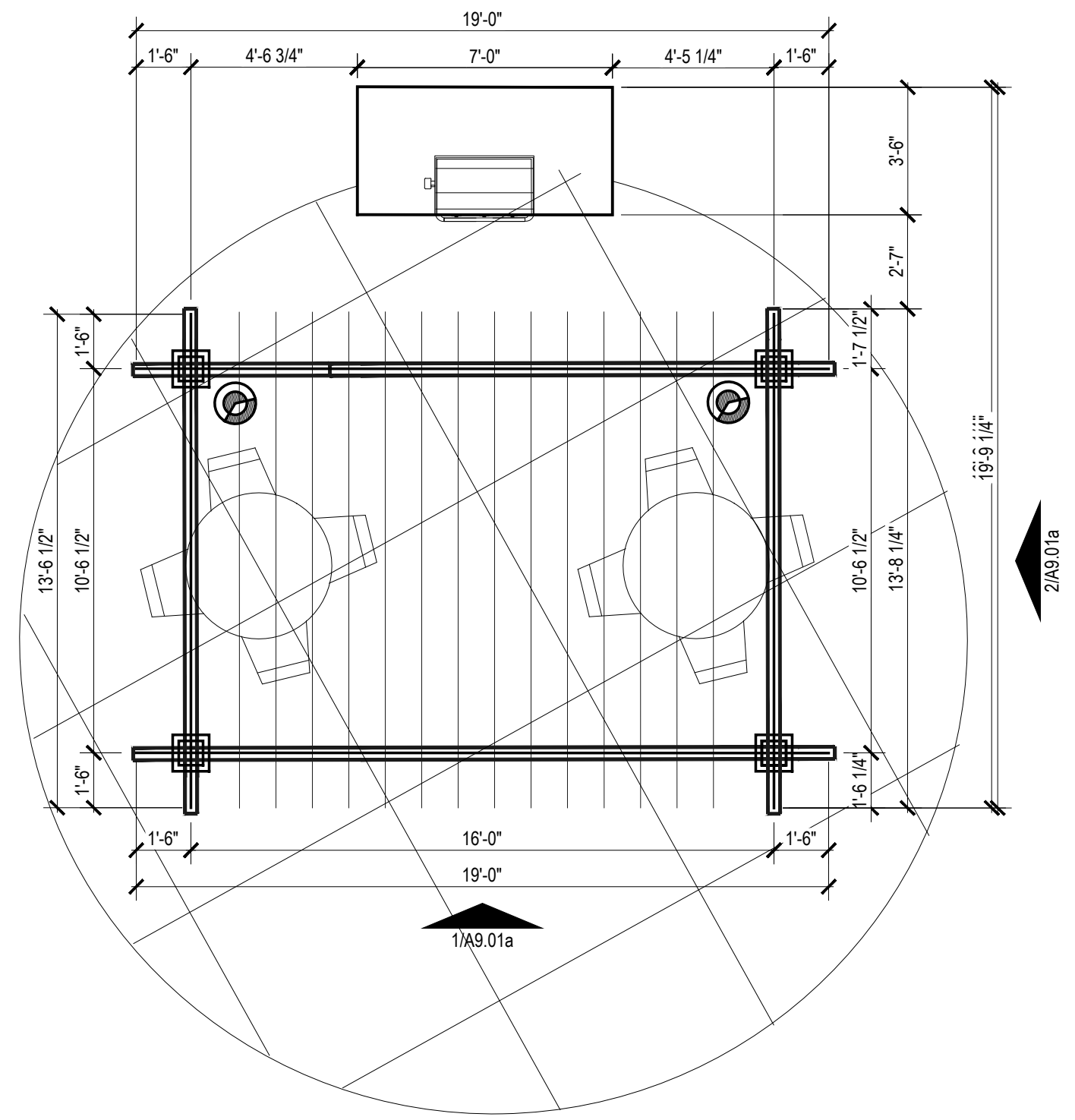
7 BBQ PIT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



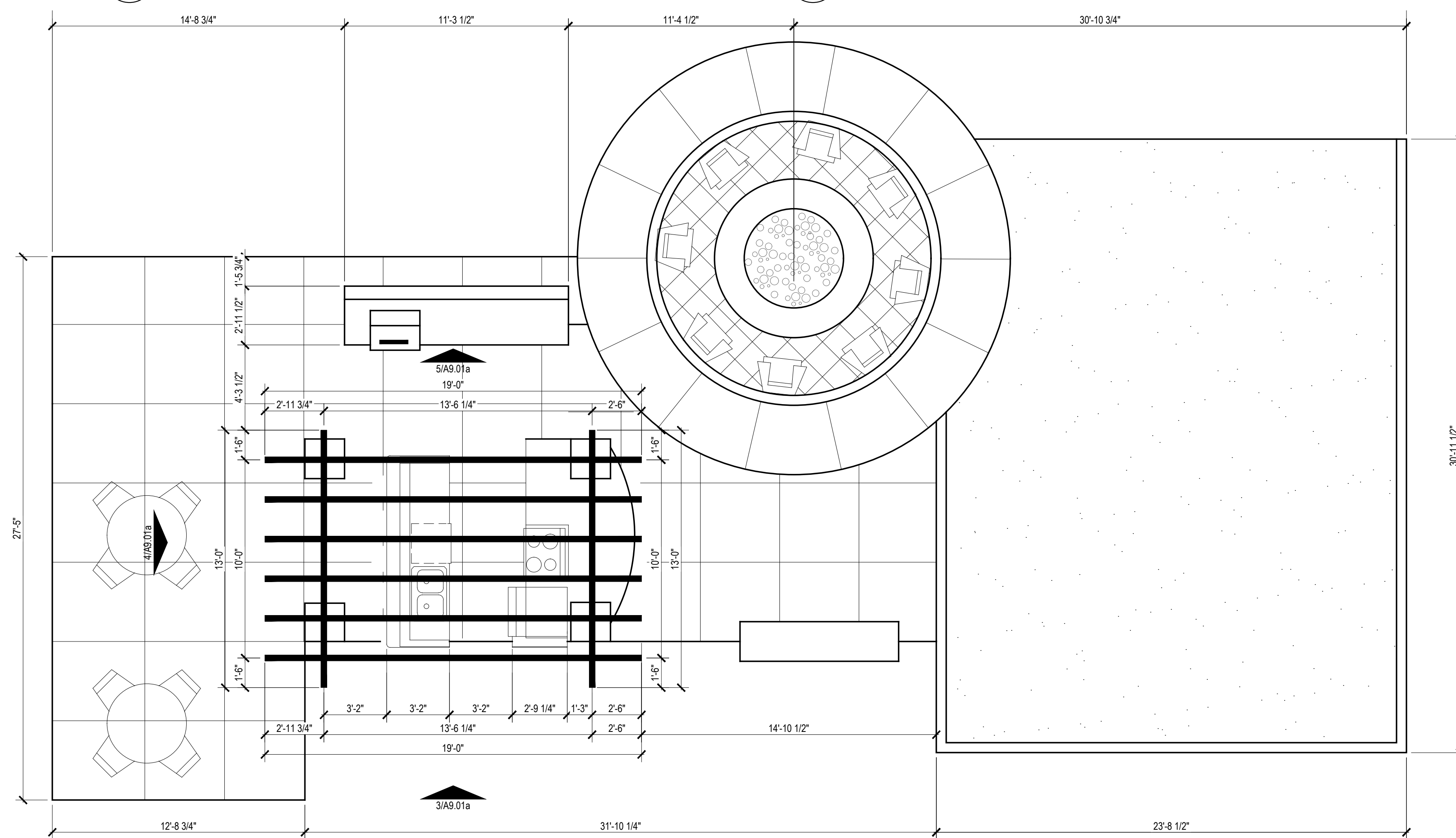
4 BBQ FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



5 BBQ SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



1 BBQ - FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 BBQ PIT - FLOOR PLAN
 SCALE: 1/4" = 1'-0"

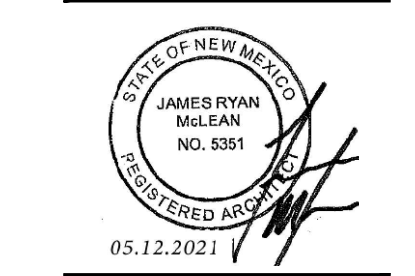
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 SCALE: A9 DATE/TIME: May 14, 2021 - 11:46am
 USER: v.madaku XREF(s): 18666TELK-24X36.dwg

Designed by:	XXX	
Drawn by:	XXX	
Architect of Record:	XXX	
Date Plotted:		
Issue for Pricing / Bidding:	XX/XX/XX	
Issue for Permit Application:	XX/XX/XX	
Issue for Construction:	XX/XX/XX	
Revisions:		
#	DATE	COMMENTS

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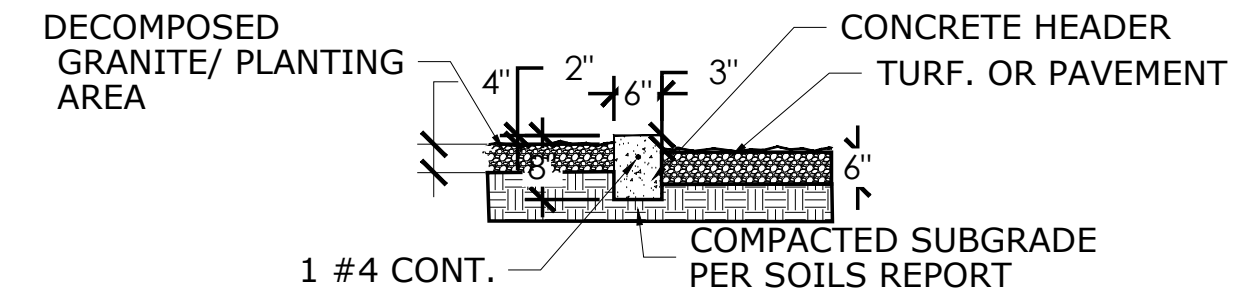
TRAILS MASTER PLAN
 ALBUQUERQUE, NM
 PAC VENTURES INC.



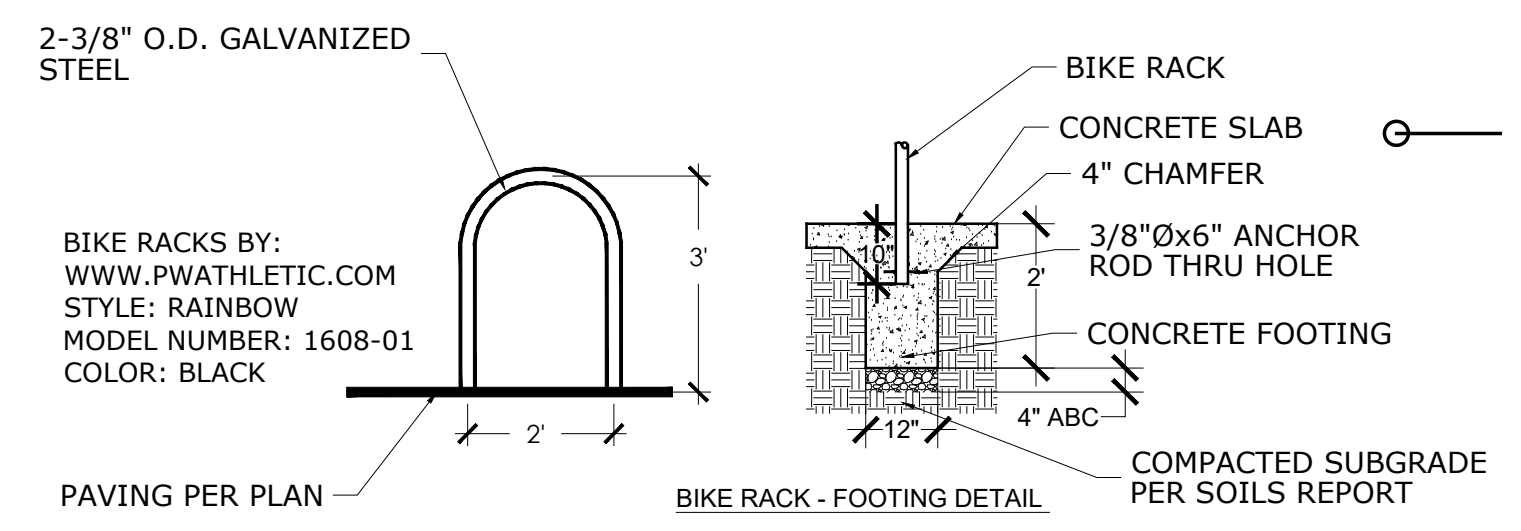
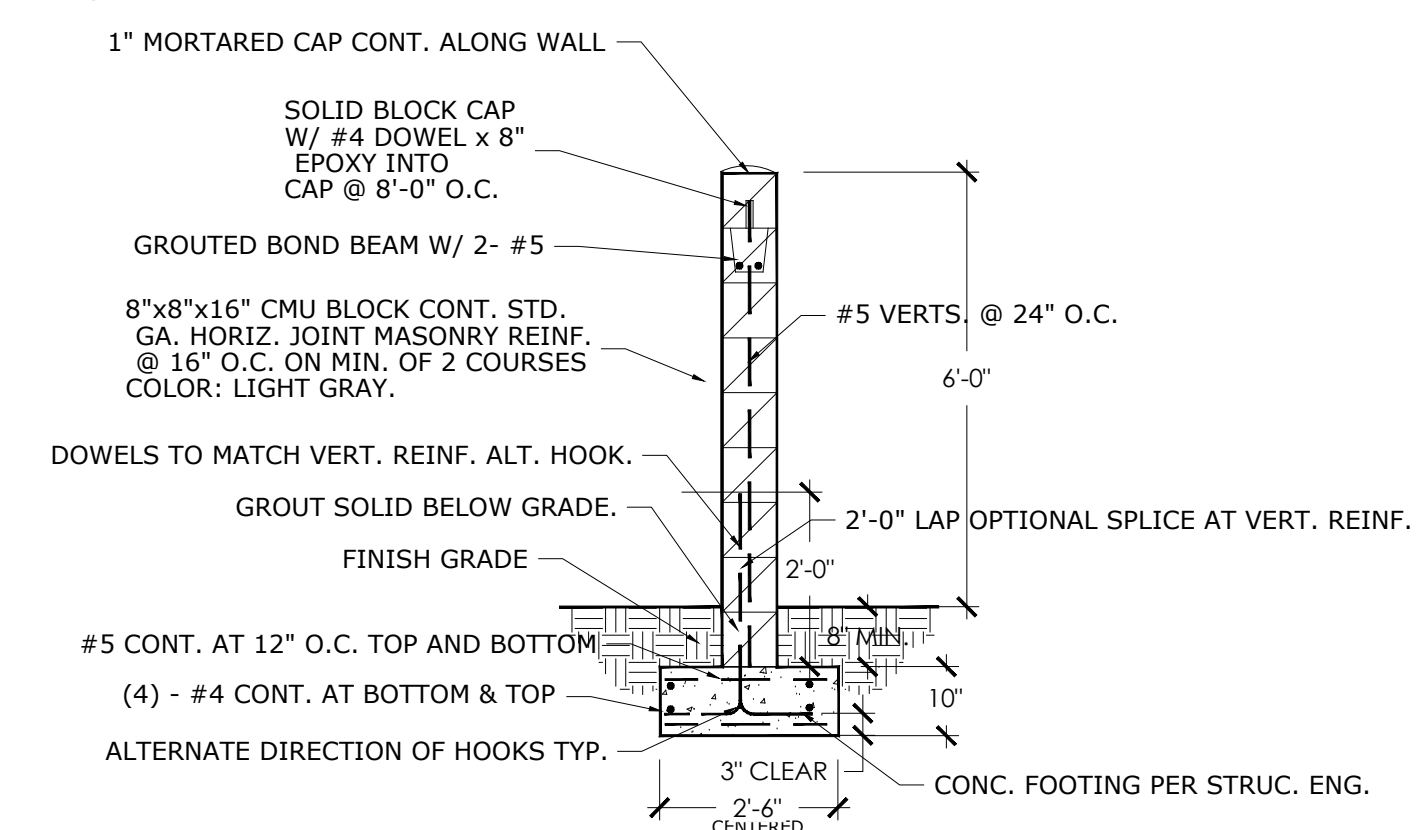
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DRB SET: 02-15-2021
 SHEET CONTENTS:
 SITE DETAILS
 SHEET NO.
A9.03
 18666

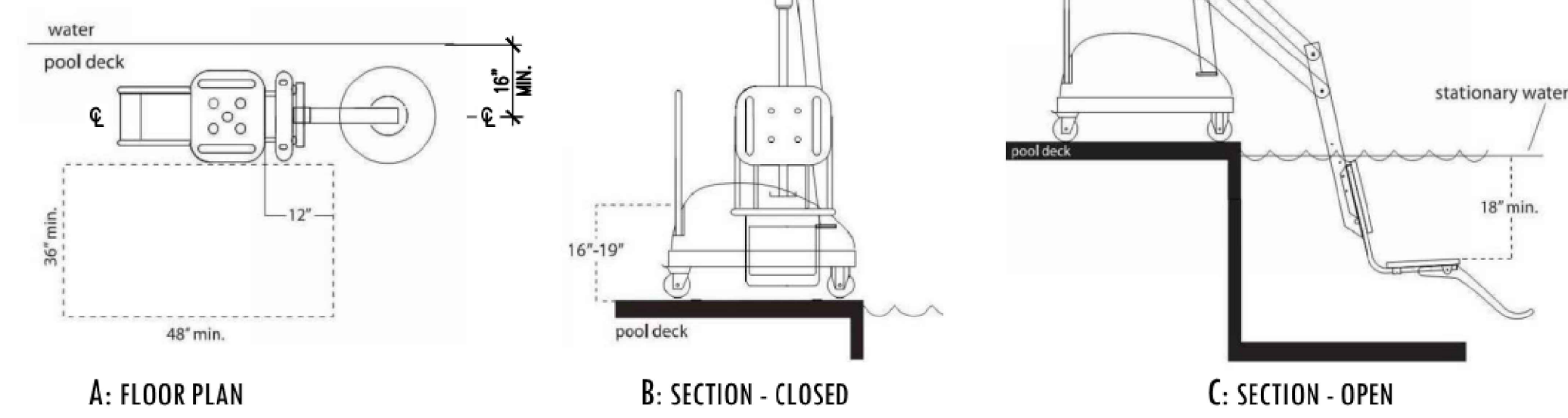
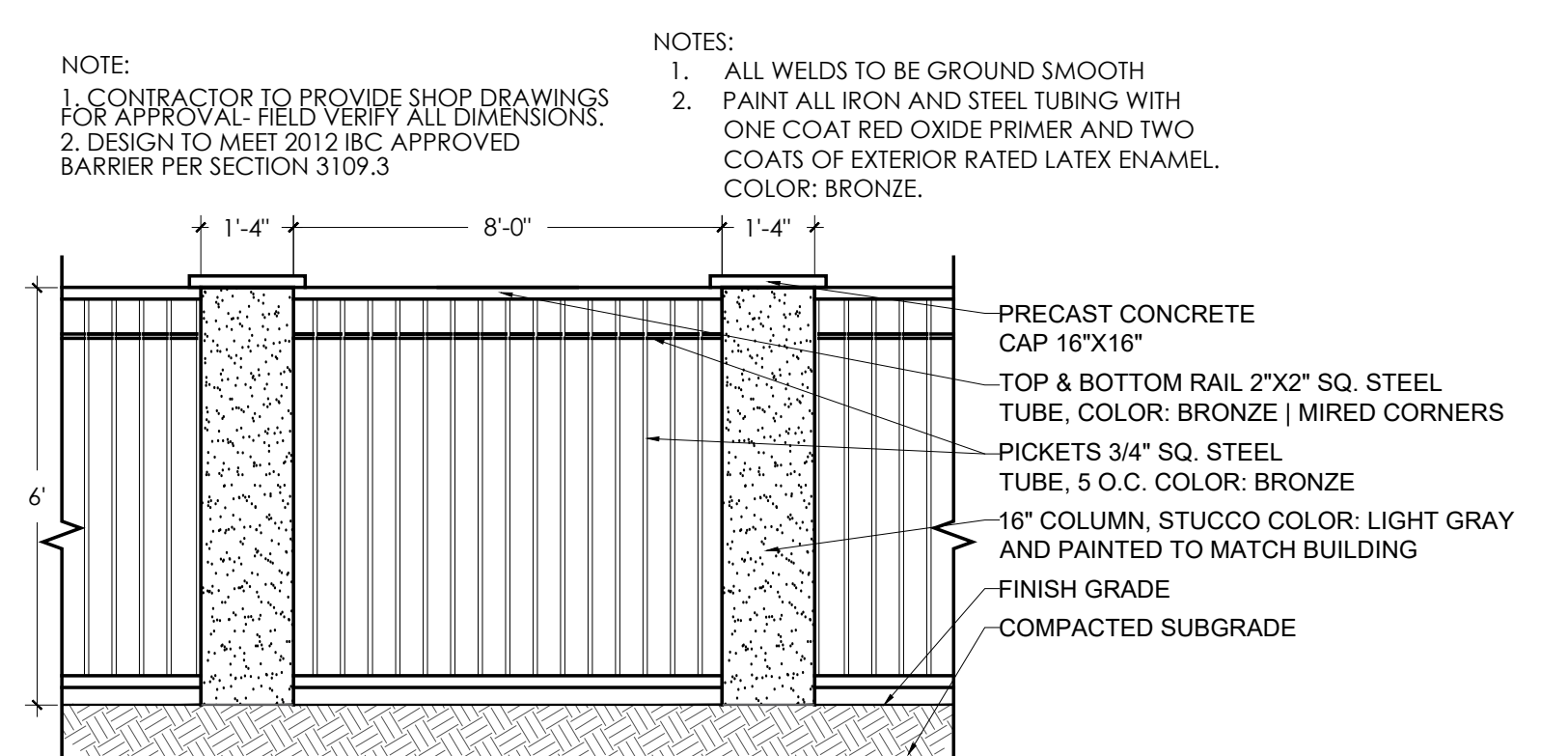
NOTES: EXPANSION JOINT AT 10'-0" O.C. W/24" #4 REBAR LINKING THE SEPARATE POURS. GREASE ONE END OF THE BAR.



01 CONCRETE HEADER
 SCALE: 1/2" = 1'-0"

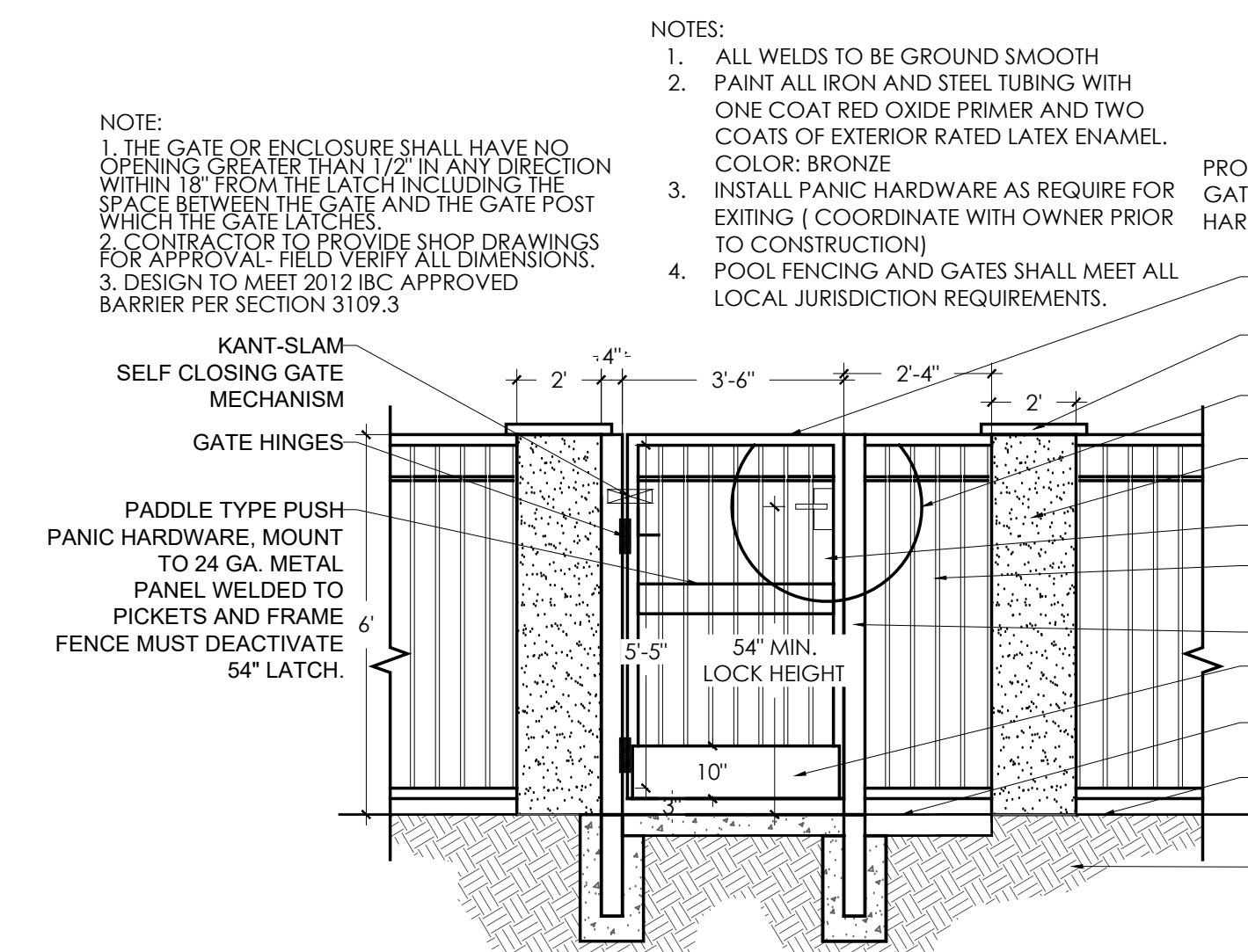


02 BICYCLE RACK
 SCALE: 1/2" = 1'-0"

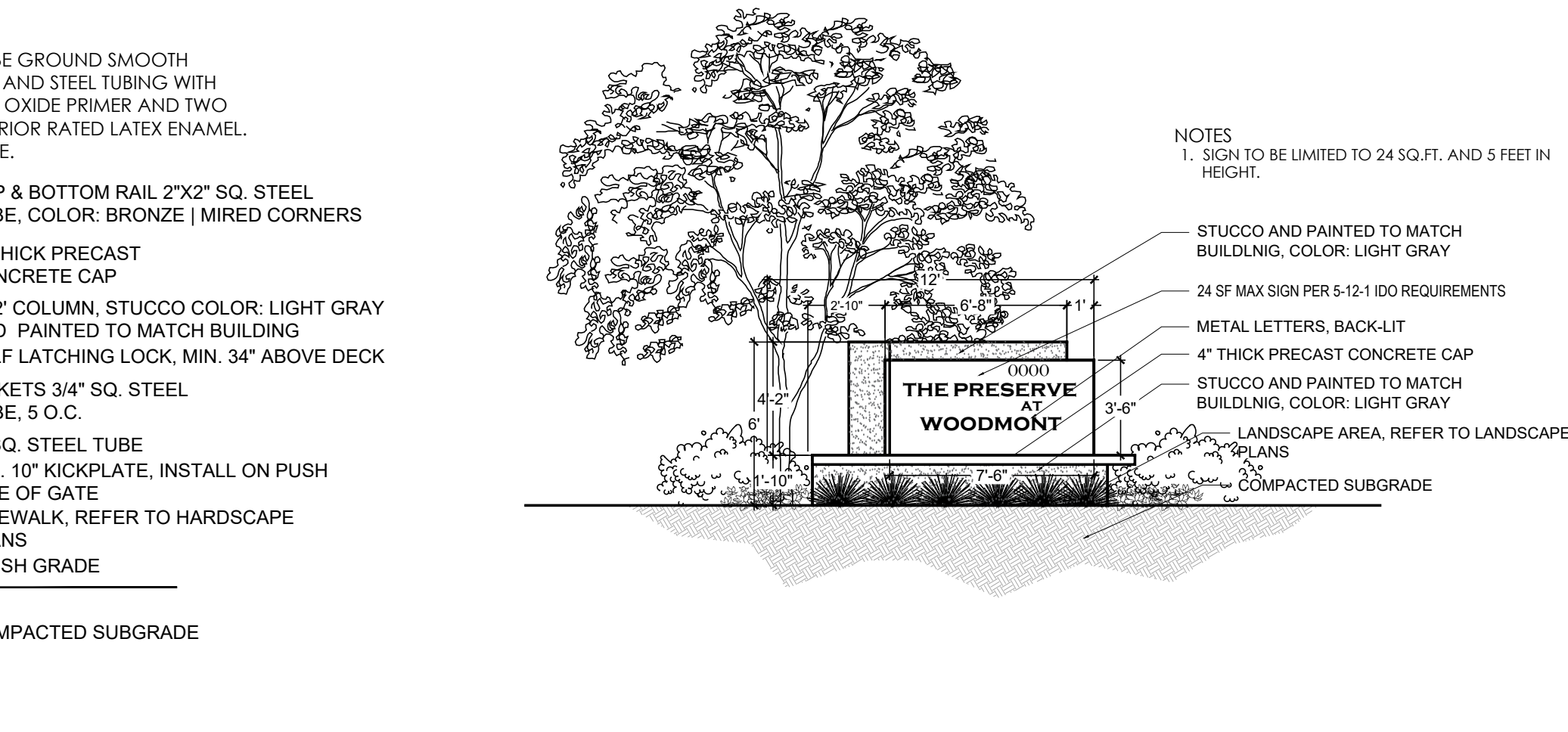
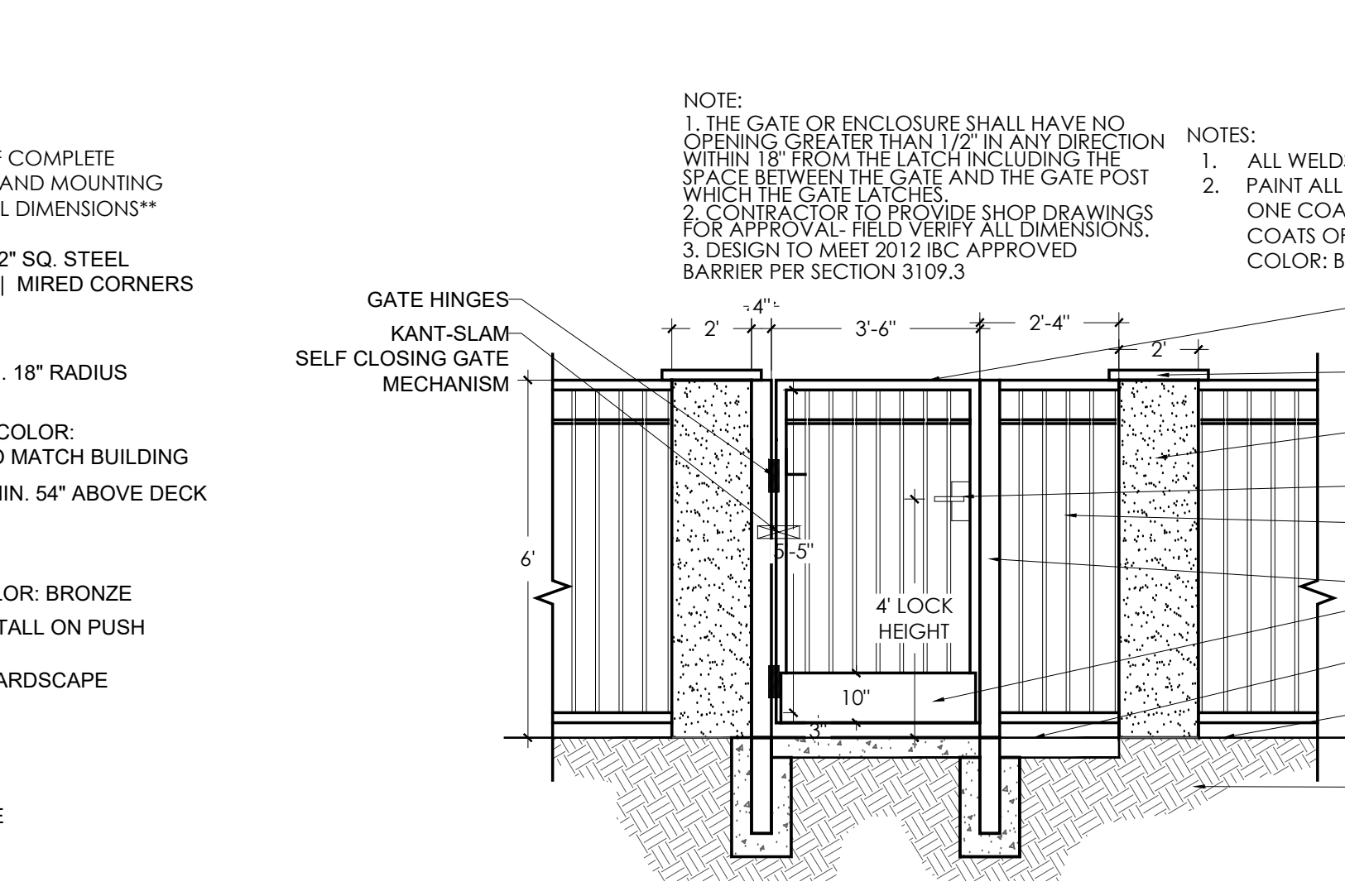


05 POOL ADA LIFT
 SCALE: 3/8" = 1'-0"

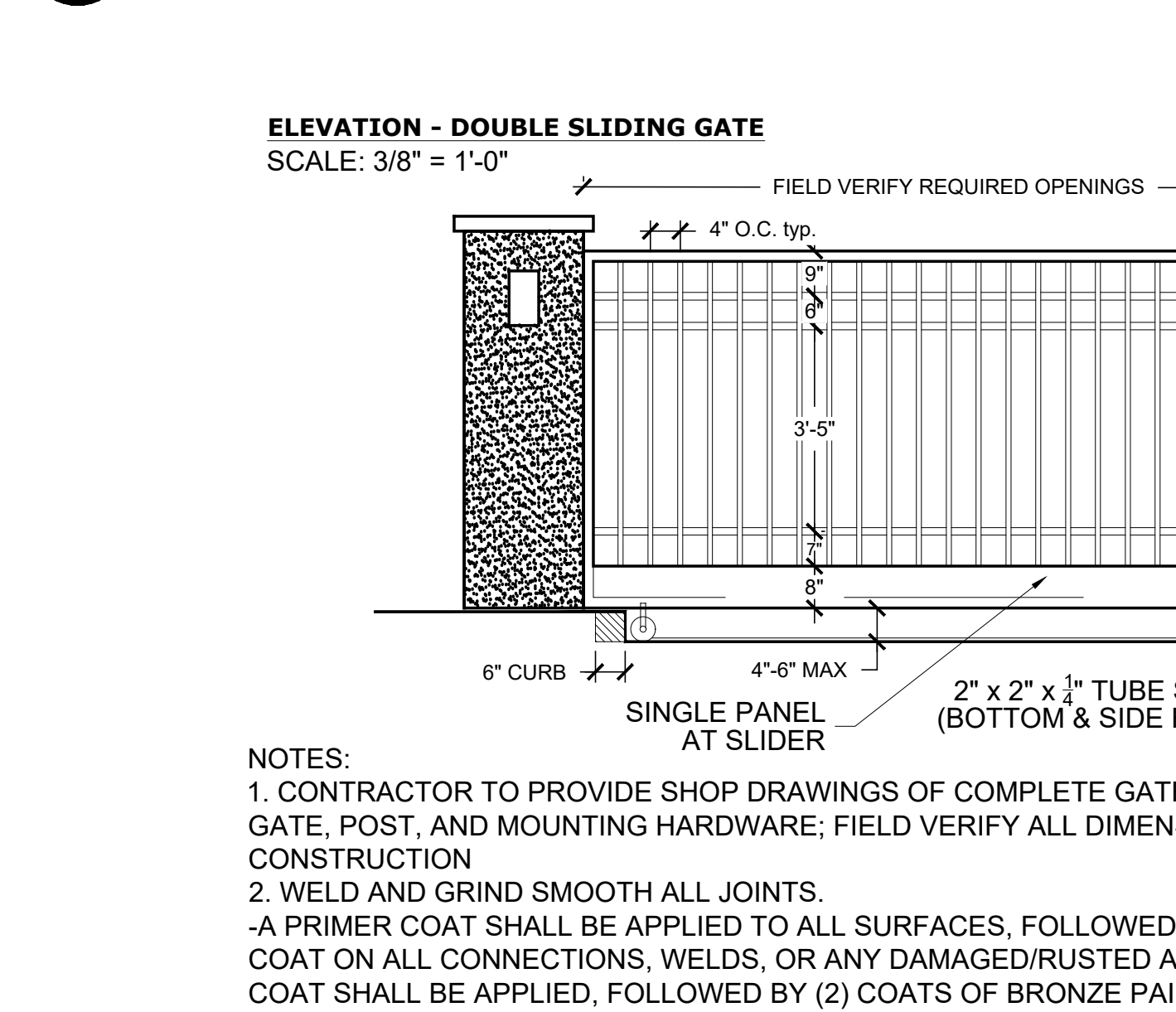
03 CMU SITE PERIMETER WALL
 SCALE: 3/8" = 1'-0"



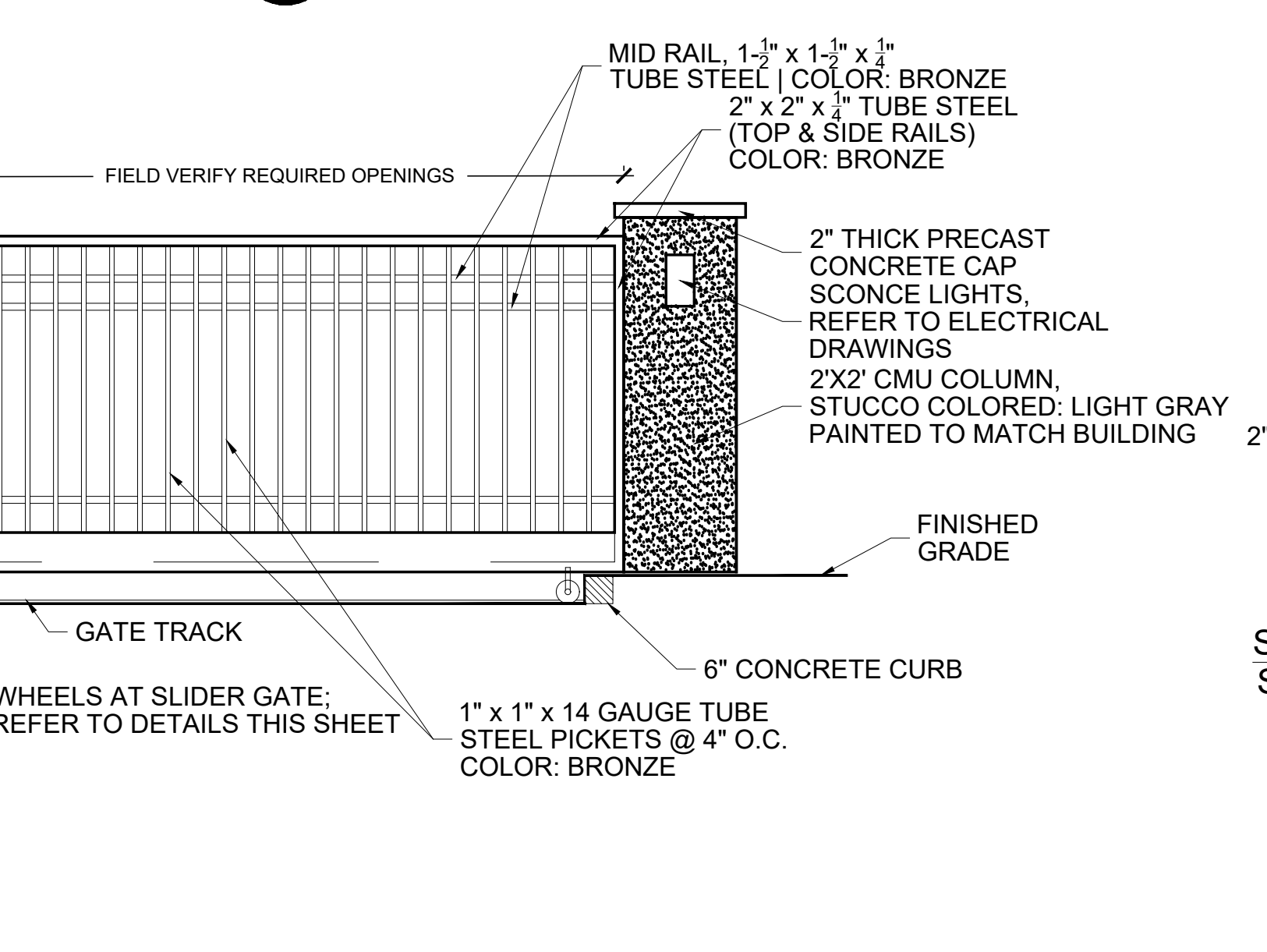
04 TUBE STEEL PERIMETER FENCE W/ PILASTERS
 SCALE: 1/2" = 1'-0"



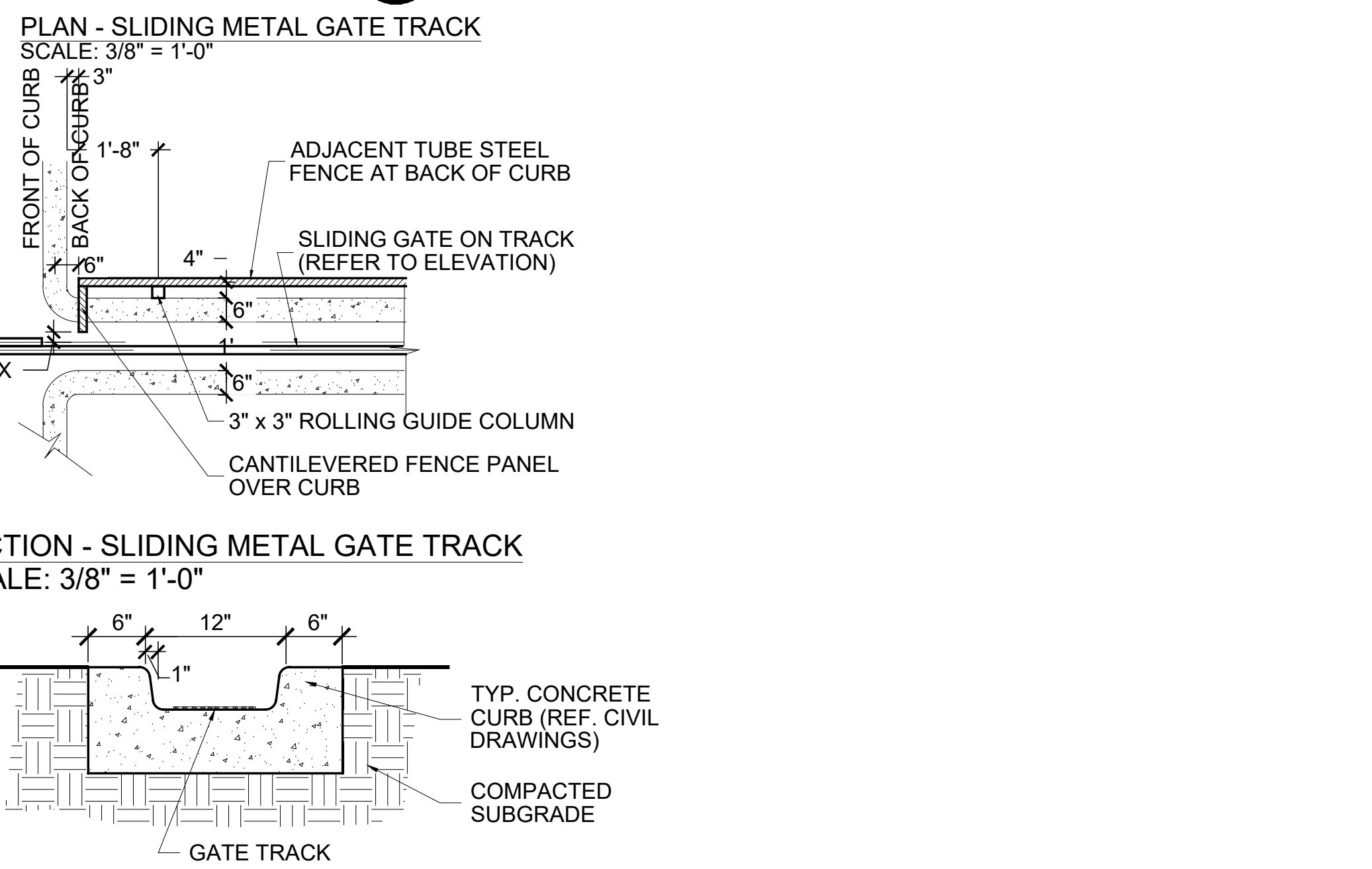
06 TUBE STEEL POOL FENCE
 SCALE: 3/8" = 1'-0"



07 PEDESTRIAN GATE
 SCALE: 3/8" = 1'-0"

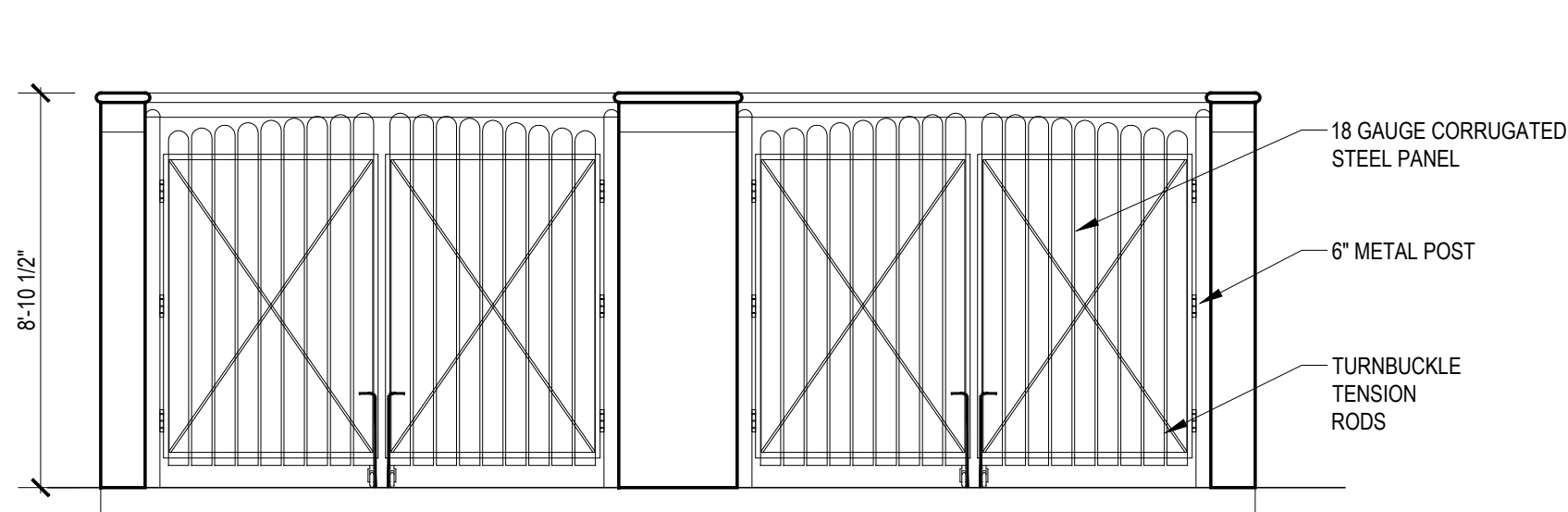


08 MONUMENT SIGN
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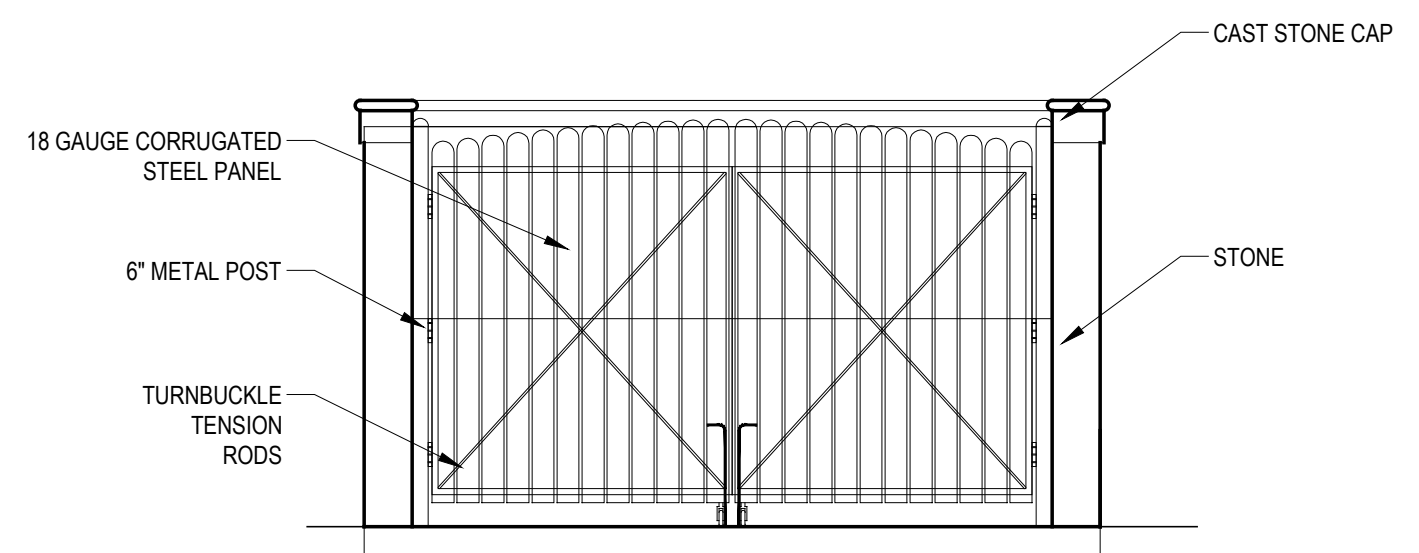


09 VEHICULAR GATE

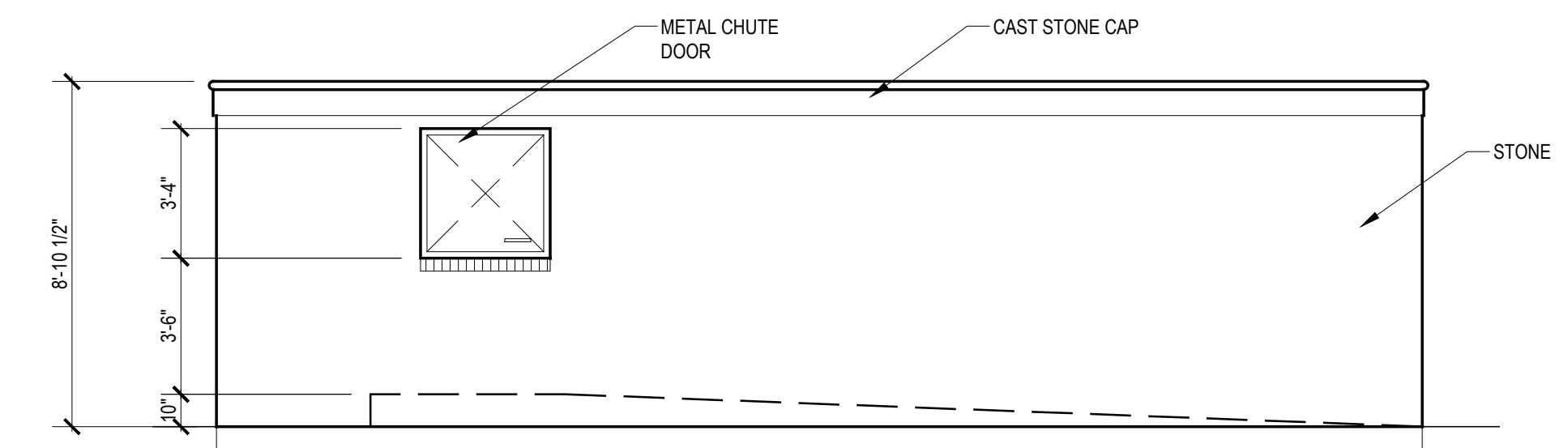
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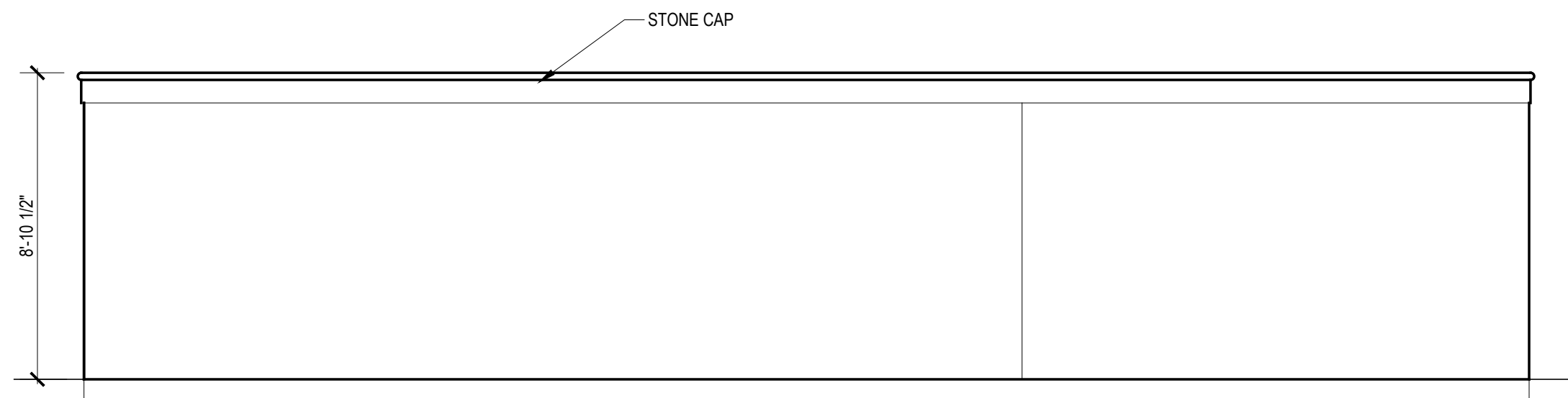
6 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



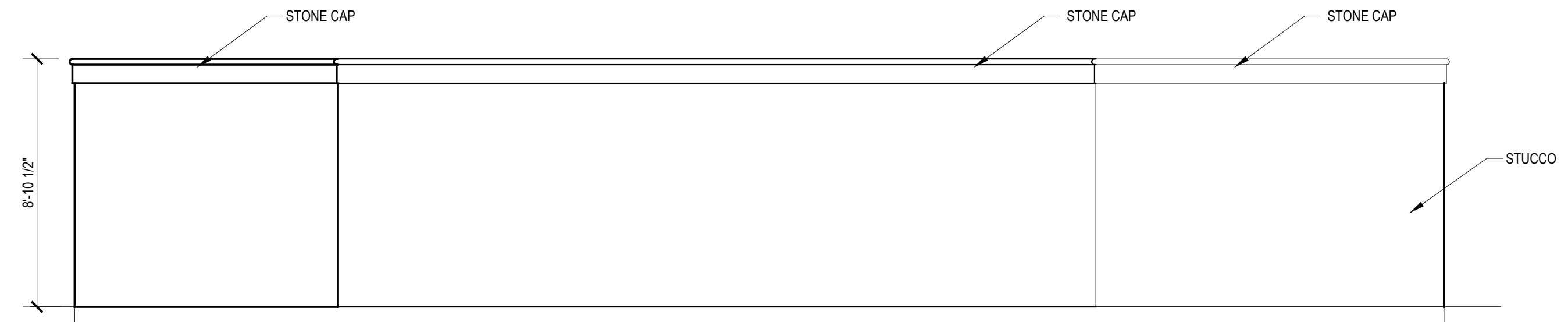
5 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



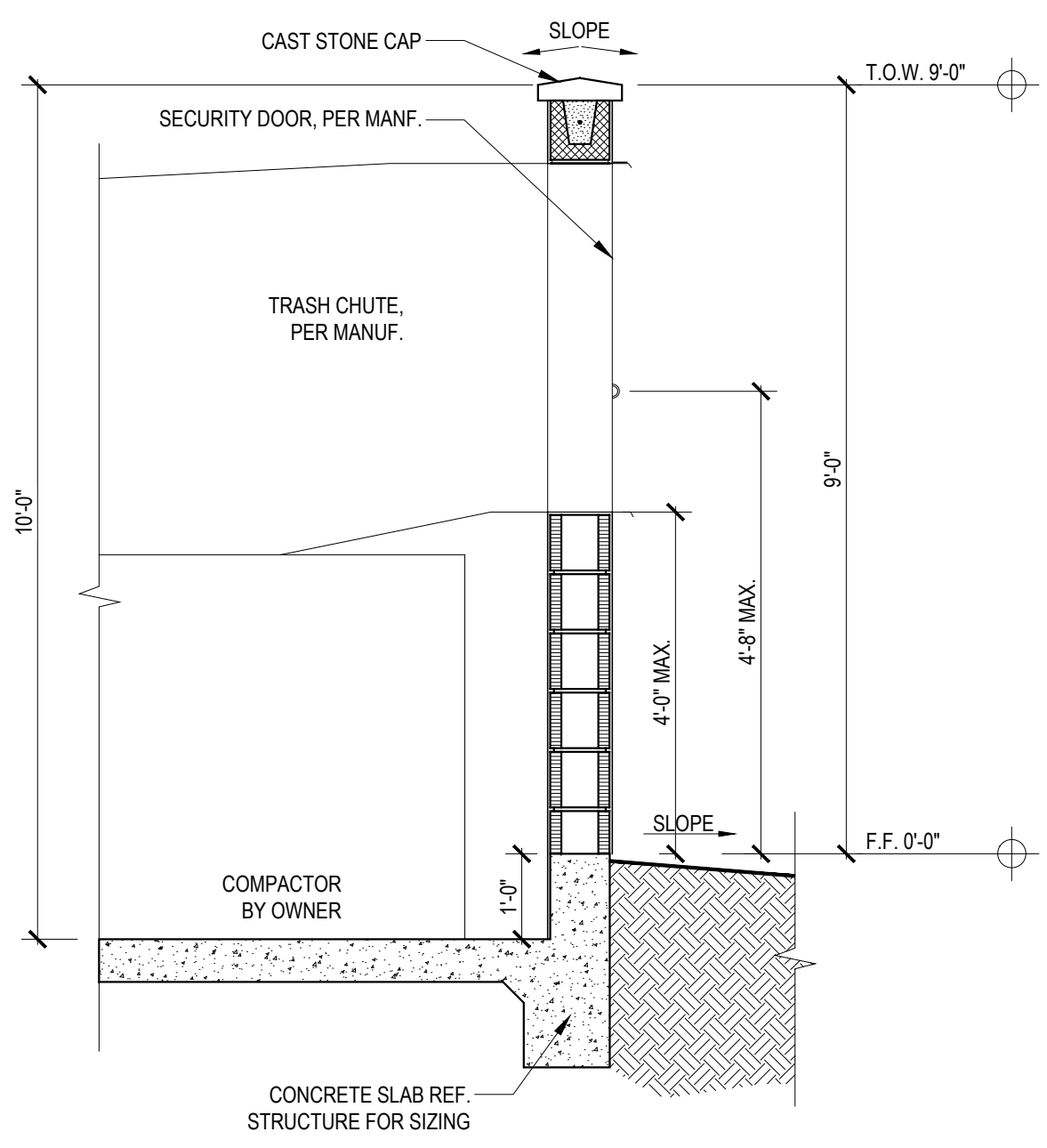
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



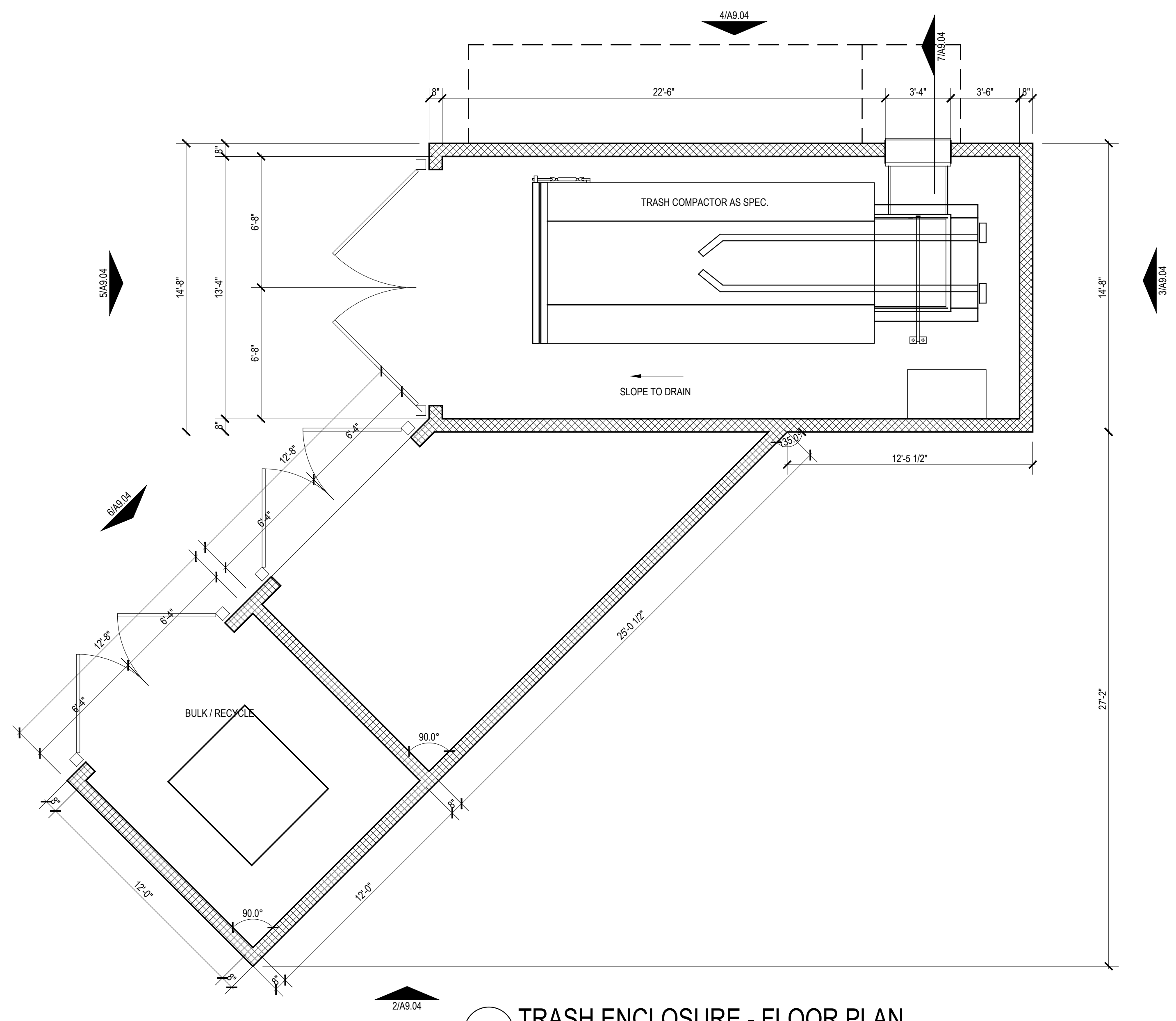
3 TRASH ENCLOSURE BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



7 TRASH COMPACTOR WALL SECTION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

Designed by: XXX
 Drawn by: SR_FF
 Architect of Record: XXX

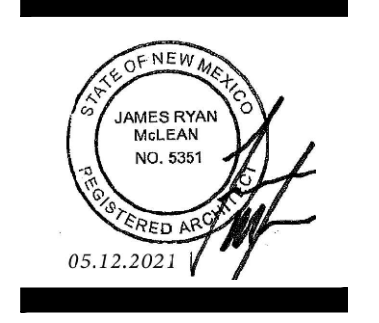
Date Plotted: XXX/XX/XX
 Issue for Pricing / Bidding: XXX/XX/XX
 Issue for Permit Application: XXX/XX/XX
 Issue for Construction: XXX/XX/XX

Revisions:		
#	DATE	COMMENTS

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SHEET CONTENTS:
 TRASH COMPACTOR

SHEET NO.
A9.04

DRB SET: 02-15-2021
 18666

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