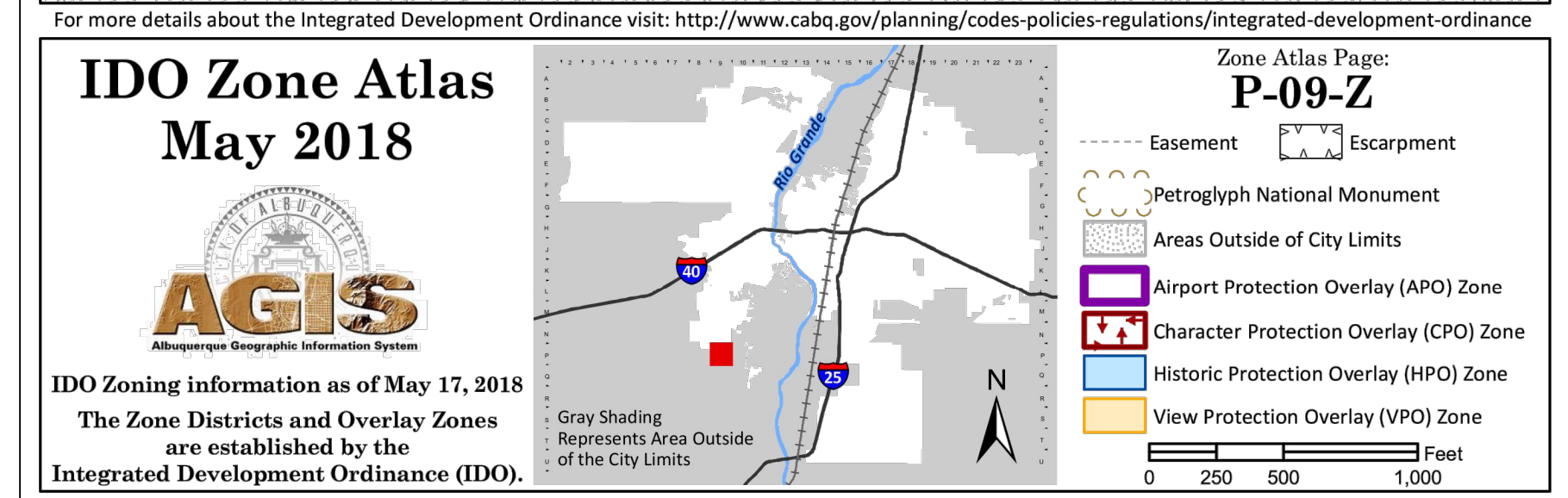
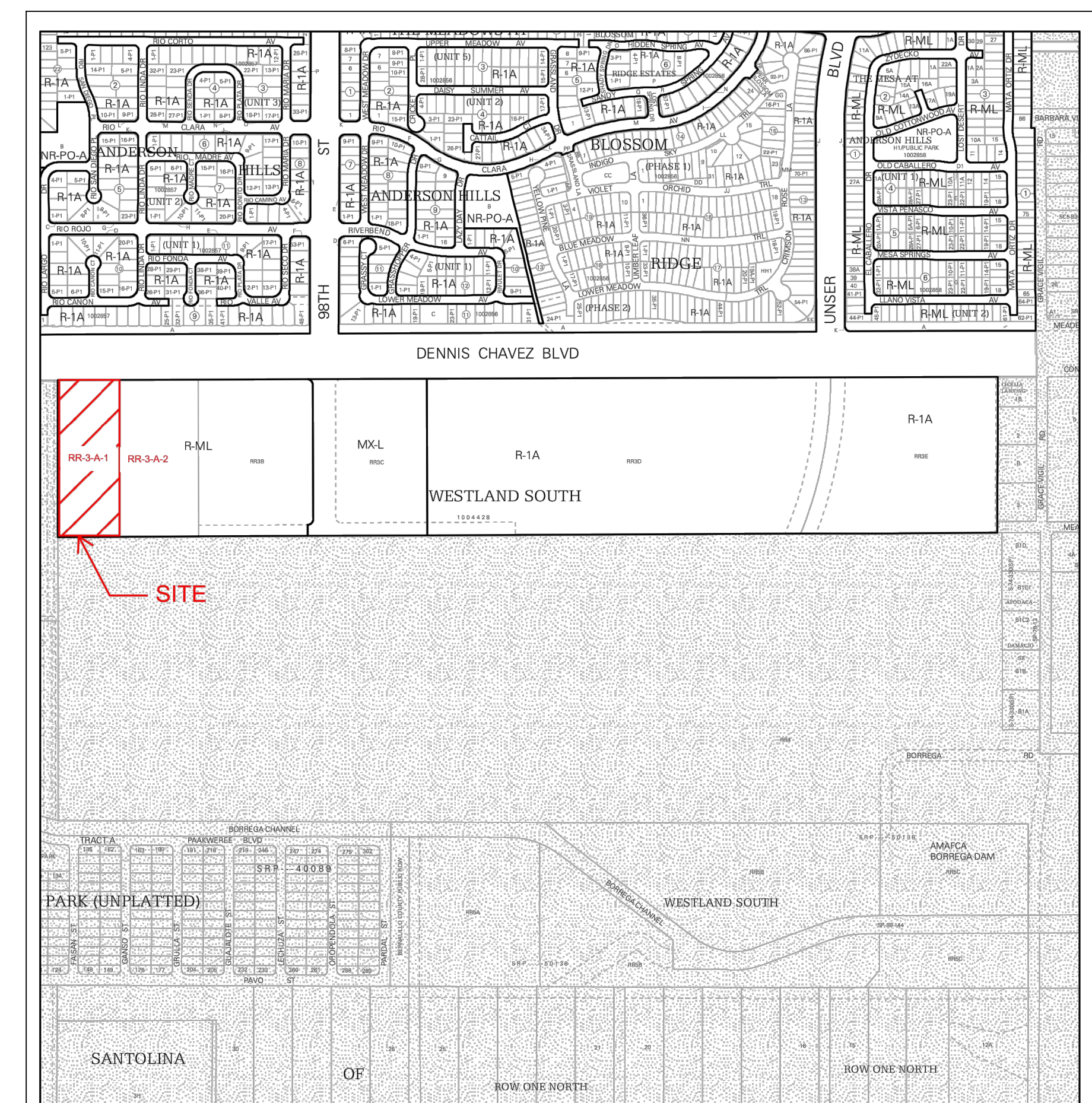


# DRAWING INDEX

- |         |   |
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| SDP 1.2 | SITE DETAILS                            |
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## VICINITY MAP



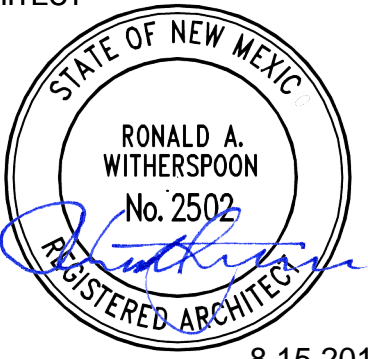
# CEJA VISTA

**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



8.15.2019

ENGINEER

PROJECT

CEJA VISTA  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

PROJECT TEAM

**OWNER/CONTRACTOR**

DGB PROPERTIES  
2164 W. PARK PLACE  
PORTLAND, OR 87205-1125  
PHONE: 505.402.0091

**ARCHITECT/LANDSCAPE**

DEKKER/PERICH/SABATINI, LTD.  
7601 JEFFERSON ST. NE, SUITE 100  
ALBUQUERQUE, NM 87109  
PHONE: 505.761.9700

**CIVIL**

HUITT-ZOLLARS INC.  
333 RIO RANCHO DR. NE SUITE 101  
RIO RANCHO, NM 87124  
505.892.5141

**MECHANICAL ENGINEER**

ARSED ENGINEERING GROUP, LLC.  
4700 LINCOLN RD. NE  
ALBUQUERQUE, NM 87109  
PHONE: 505.761.3100

**ELECTRICAL**

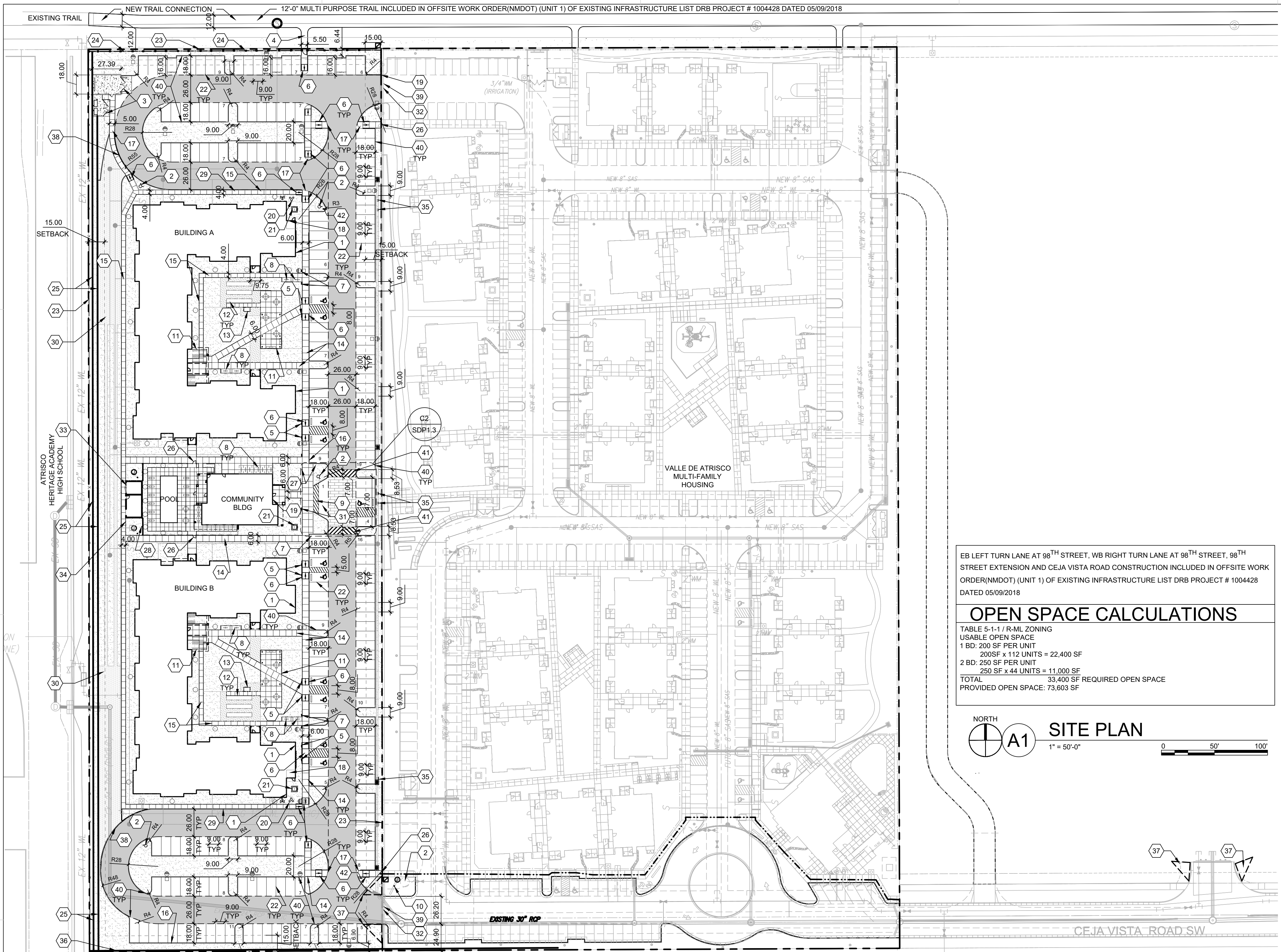
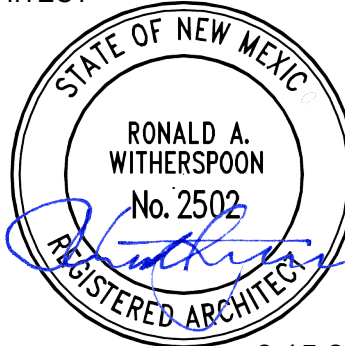
AC ENGINEERING ENTERPRISES, LLC.  
120 ALISO DR. SE  
ALBUQUERQUE, NM 87108  
PHONE: 505.842.5787

DATE 10/10/2019

PROJECT NO. 19-0019

ISSUE PURPOSE

**SDP FOR  
BUILDING  
PERMIT**



EB LEFT TURN LANE AT 98<sup>TH</sup> STREET, WB RIGHT TURN LANE AT 98<sup>TH</sup> STREET, 98<sup>TH</sup> STREET EXTENSION AND CEJA VISTA ROAD CONSTRUCTION INCLUDED IN OFFSITE WORK ORDER(NMDOIT) (UNIT 1) OF EXISTING INFRASTRUCTURE LIST DRB PROJECT # 1004428 DATED 05/09/2018

### OPEN SPACE CALCULATIONS

TABLE 5-1-1 / R-ML ZONING  
 USABLE OPEN SPACE  
 1 BD: 200 SF PER UNIT  
 2005 SF x 112 UNITS = 22,400 SF  
 2 BD: 250 SF PER UNIT  
 33,400 SF x 44 UNITS = 11,000 SF  
 TOTAL 33,400 SF REQUIRED OPEN SPACE  
 PROVIDED OPEN SPACE: 73,603 SF



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 ADA 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 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 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, GRADING AND DRAINAGE.
- 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.

SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- FIRE HYDRANT. PAINT SAFETY ORANGE. SEE CIVIL
- TRASH COMPACTOR ENCLOSURE WITH GATE. REF: A2/SDP1.3, A3/SDP1.3 & A4/SDP1.3
- WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. 12'-0" TRAIL. A PAVED MULTI-USE TRAIL CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOIT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION; WITH GATE REF: B2/SDP1.2.
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING. REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- ACCESSIBLE RAMP. REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, C4/SDP1.2
- MOTORCYCLE PARKING. REF: B3/ASP1.2
- BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING. REF: A1/SDP1.3
- ACCESSIBLE AISLE WITH STRIPING
- MONUMENT SIGN PER IDO REQUIREMENTS. REF: C4/SDP1.3
- SHADE STRUCTURE
- RAISED GARDEN BEDS
- POTTING STATION TABLE
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS. REF: B5/SDP1.2
- 4" WIDE SIDEWALK CONCRETE. REF: B5/SDP1.2
- CONCRETE CURB AND GUTTER. REF: A2/SDP1.2
- FLUSH CONCRETE SIDEWALK. REF: D4/SDP1.2
- FIRE RISER ROOM
- FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- FIRE DEPARTMENT CONNECTION (FDC) FREE STANDING

- ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- PARKING STRIPING 4" WIDE, COLOR WHITE
- PROPERTY LINE
- PERIMETER (MASONRY) WALL, TO MATCH ADJACENT. REF: B1/SDP1.2
- WEST MSE RETAINING WALL
- CONCRETE MOUNTABLE CURB. REF: D5/SDP1.2
- DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE. REF: B3/SDP1.2
- POOL SCREEN WALL
- SIDEWALK WITH TURNDOWN EDGE. REF: D3/SDP1.2
- STABILIZED BASE COURSE DEFINED BY EDGE TRANSITION & C5/SDP1.2
- GATE ENTRY PAD/POST WITH CONTROL ACCESS FOB
- POOL EQUIPMENT ENCLOSURE
- MAINTENANCE EQUIPMENT ROOM
- ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE. REF: B5/SDP1.2
- SOUTH PERIMETER WALL
- 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.
- CONCRETE MOUNTABLE CURB. REF: D5/SDP1.2
- EXISTING PRIVATE ACCESS EASEMENT (03-15-11.2011C-20) GRANTED PER PLAT 1004428 PR-2018-001345 DATED 08/15/2018
- CONCRETE HEADER CURB. REF: D2/SDP1.2
- SPEED BUMP. REF: B3/SDP1.3 & B2/SDP1.3
- SPEED LIMIT SIGN. REF: B3/SDP1.2

PROJECT DATA

**ZONING:** (RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT

**LEGAL DESCRIPTION:** TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW

**SITE AREA:** 5.423 ACRES

**ZONE ATLAS:** P-09-Z

**SETBACKS:** FRONT= 15', SIDES= STREET 10', INTERIOR= 5', REAR= 15'

**BUILDING HEIGHT:** 35'-0" +10% WAIVER @ 3'-0" = 38'-0"

**SPRINKLED:** FULLY SPRINKLED

**FIRE FLOW:** 4,500 GPM

**HYDRANTS REQUIRED:** 5 TOTAL

**BUILDING OCCUPANCY:** R-2, 156 APARTMENTS

**CONSTRUCTION TYPE:** V-A, FULLY SPRINKLED

**BUILDING SF:**

BUILDING A	20,777 GSF
FIRST LEVEL	20,296 GSF
SECOND LEVEL	19,912 GSF
THIRD LEVEL	60,985 GSF
TOTAL	60,985 GSF

**BUILDING B**

FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF

**CLUBHOUSE** 3,158 GSF

**TOTAL 125,128 GSF**

**PARKING CALCULATION:** (TABLE 5-5-1)

REQUIRED: MULTI FAMILY = 1.5 / DU  
 REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES  
 PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES  
 PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES  
 PROVIDED ELECTRIC VEHICLE CHARGING STATION: 2% OF 234 = 5 ELECTRIC CHARGING STATIONS CREDIT SPACES / EACH ELECTRIC CHARGING STATION SHALL COUNT AS 2 SPACES. 5 ELECTRIC CHARGING STATIONS X 2 = 5 CREDIT SPACES  
 REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT - 5 ELECTRIC CHARGING STATION CREDIT = 218 SPACES  
 TOTAL: 218 SPACES  
 PROVIDED: 218 PARKING SPACES

**25% OF 218 REQUIRED PARKING MAY BE COMPACT**  
 PROVIDED COMPACT PARKING: 3 SPACES @ 9'-0" x 16'-0"  
 PROVIDED STANDARD PARKING: 215 SPACES @ 9'-0" x 18'-0"

**STANDARD ACCESSIBLE SPACES:**  
 REQUIRED: 2 STANDARD SPACES & 8 VAN ACCESSIBLE  
 PROVIDED: 10 TOTAL SPACES; 8 VAN ACCESSIBLE AND 2 STANDARD

**BIKE PARKING: 00.25 PER UNIT**  
 REQUIRED: 0.25 x 156 = 39  
 PROVIDED: 40  
 20% SECURED LONG TERM STORAGE: 8  
 EXTERIOR BIKE PARKING: 32

**MOTORCYCLE PARKING**  
 REQUIRED AND PROVIDED: 5 SPACES FOR 51-300 TOTAL PARKING SPACES  
 PROVIDED = 5 SPACES

LEGEND

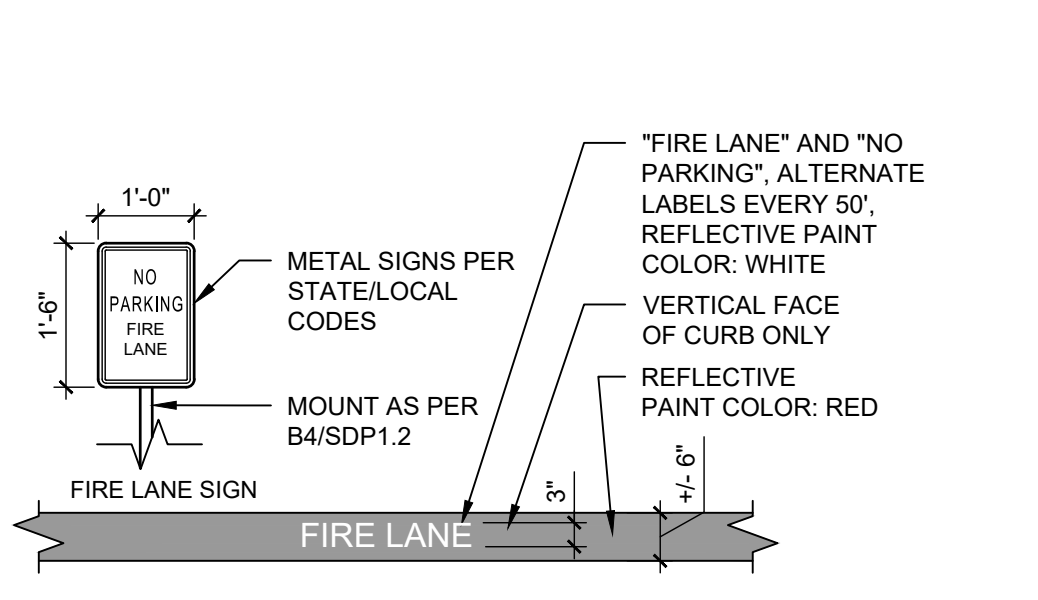
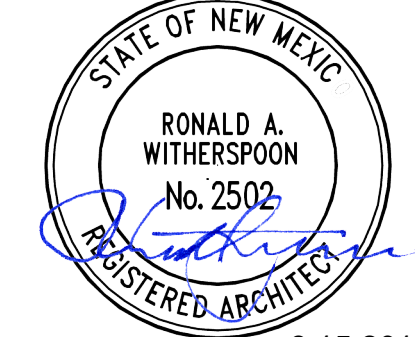
- LANDSCAPE AREA
- STABILIZED CRUSHER FINES
- REINFORCED CONCRETE PAVING
- HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
- BASE COURSE
- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: D1/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- SITE LIGHTING
- RAISED PLANTING BEDS
- CONCRETE BENCH
- BIKE RACK
- OUTDOOR FURNITURE
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- POOL PERIMETER FENCE
- PRIVATE SIDEWALK EASEMENT PER DOC #0219023680 DATED 03/2019
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING. REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING. REF: D5/SDP1.3

REVISIONS

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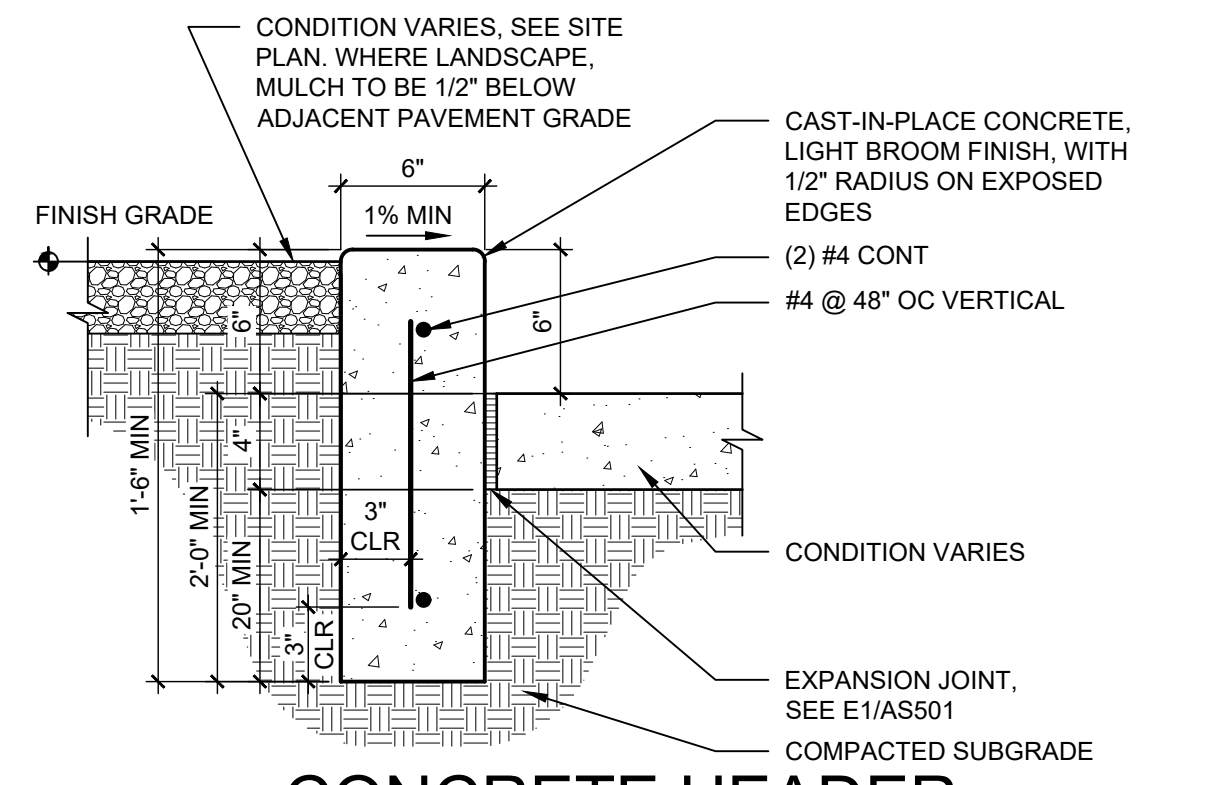
DRAWN BY	AG, RM
REVIEWED BY	RAW, JM
DATE	10/10/2019
PROJECT NO.	19-0019
DRAWING NAME	

SITE PLAN

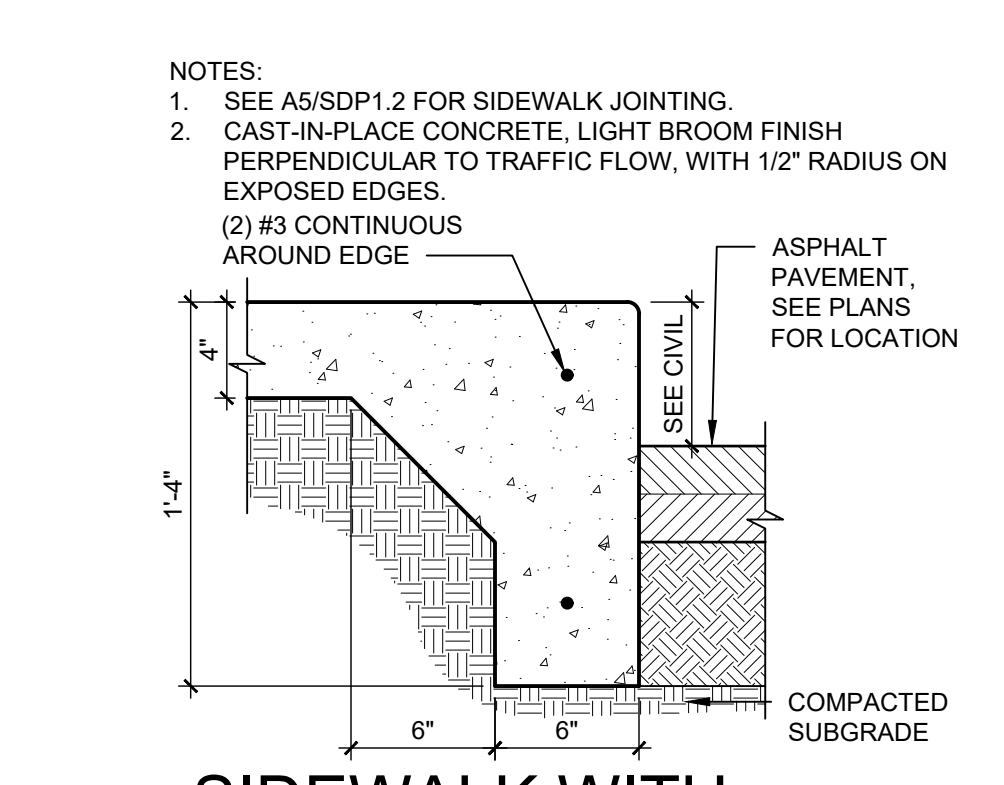


NOTES: 1. SEE PLANS FOR EXTENTS OF CURB PAINT.

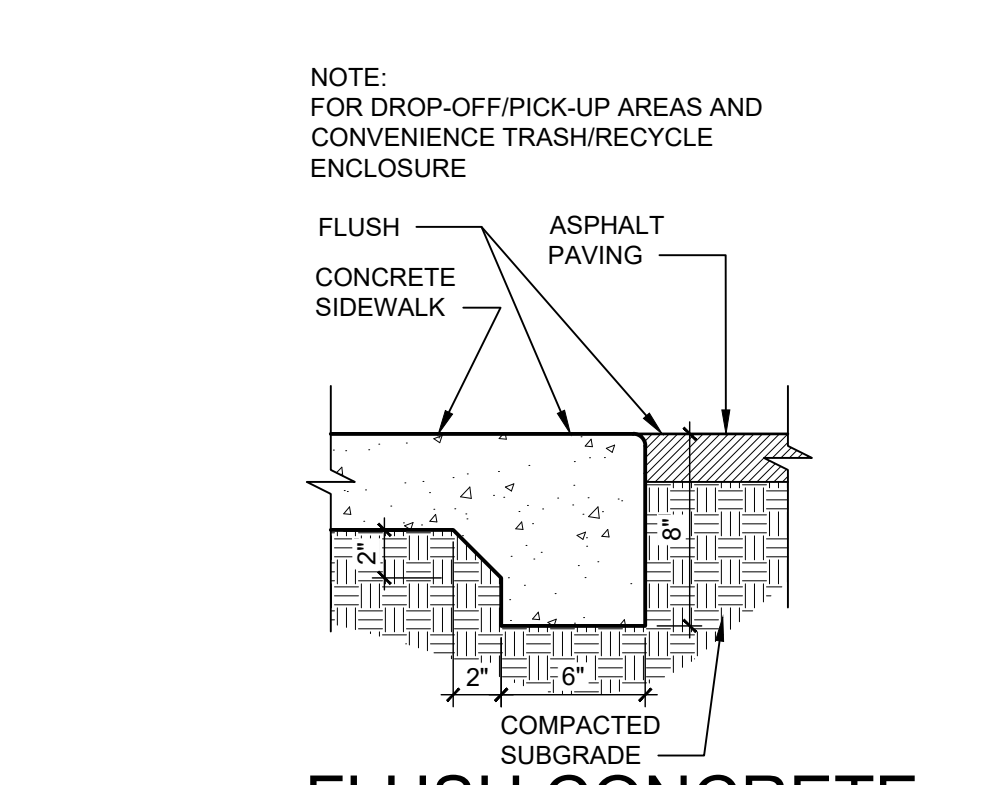
D1 FIRELANE STRIPING AND SIGNAGE 1/2" = 1'-0"



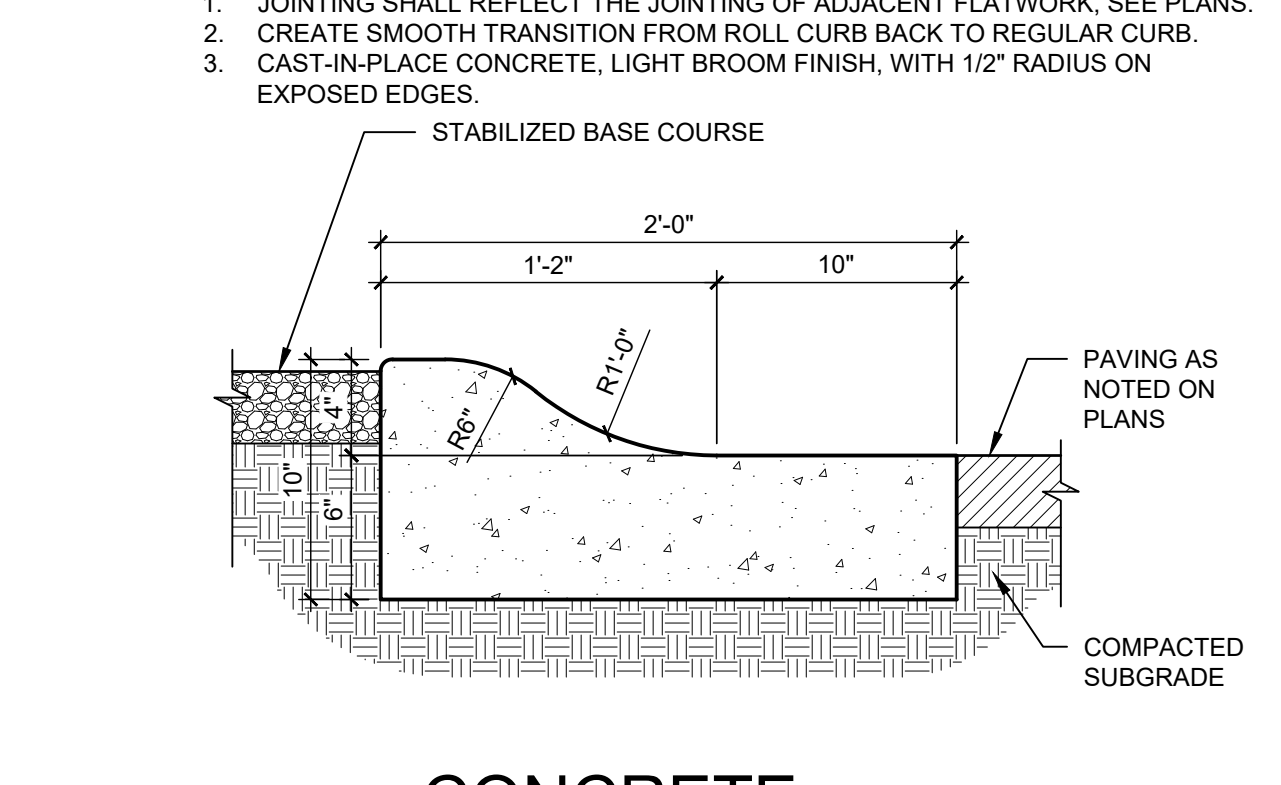
D2 CONCRETE HEADER CURB 1 1/2" = 1'-0"



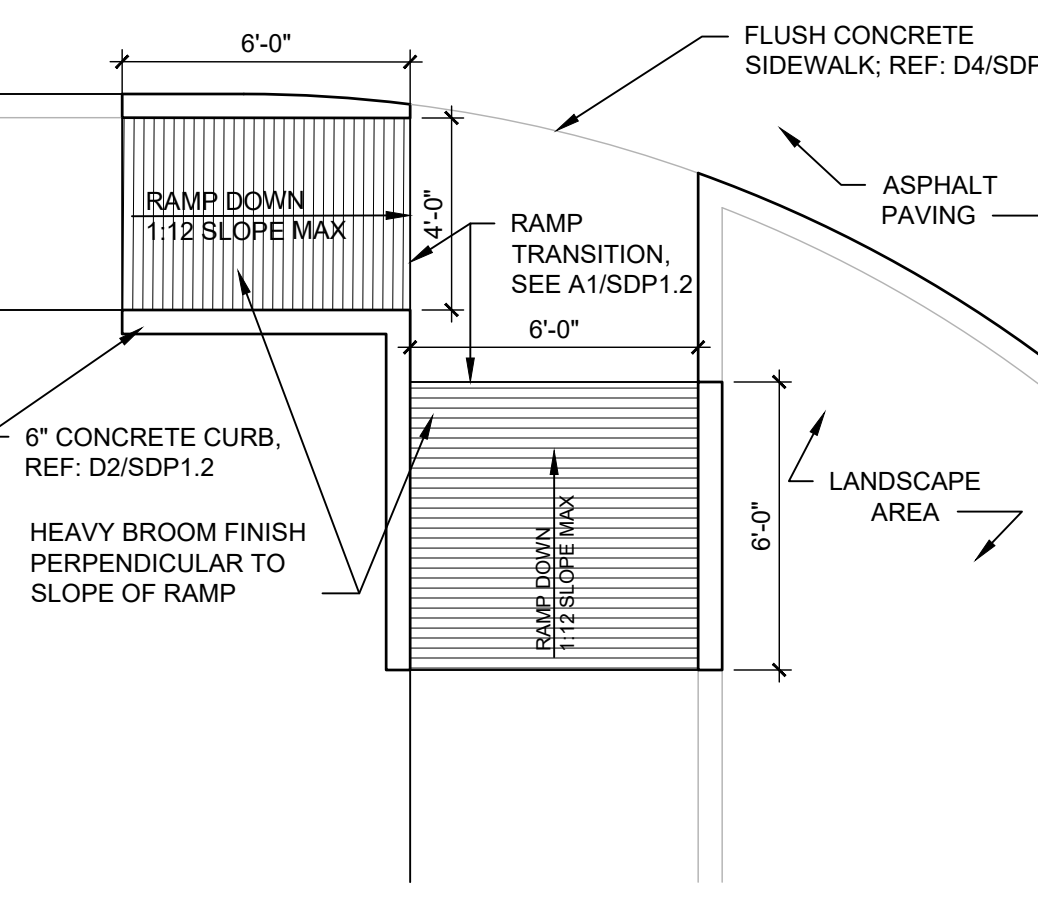
D3 SIDEWALK WITH TURNDOWN EDGE 1 1/2" = 1'-0"



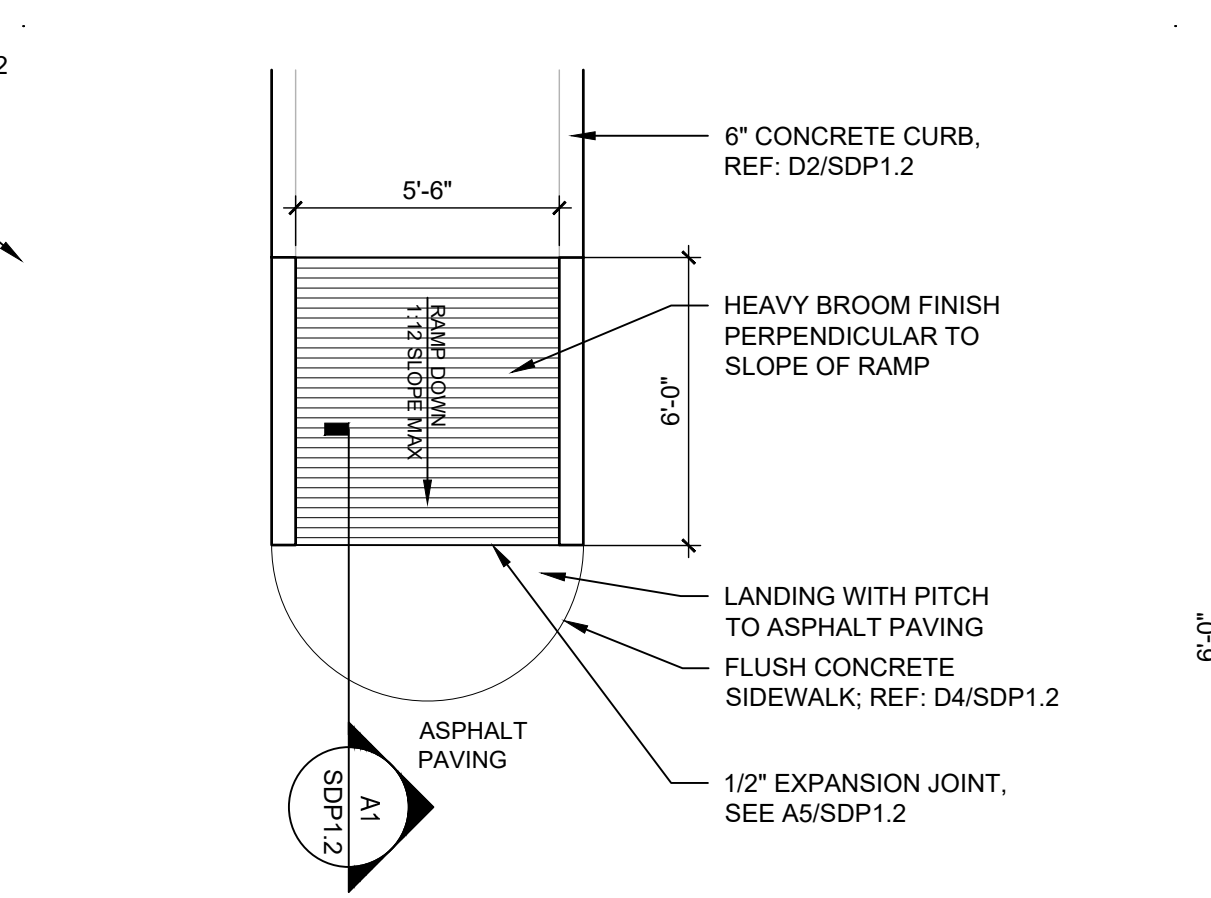
D4 FLUSH CONCRETE SIDEWALK 1 1/2" = 1'-0"



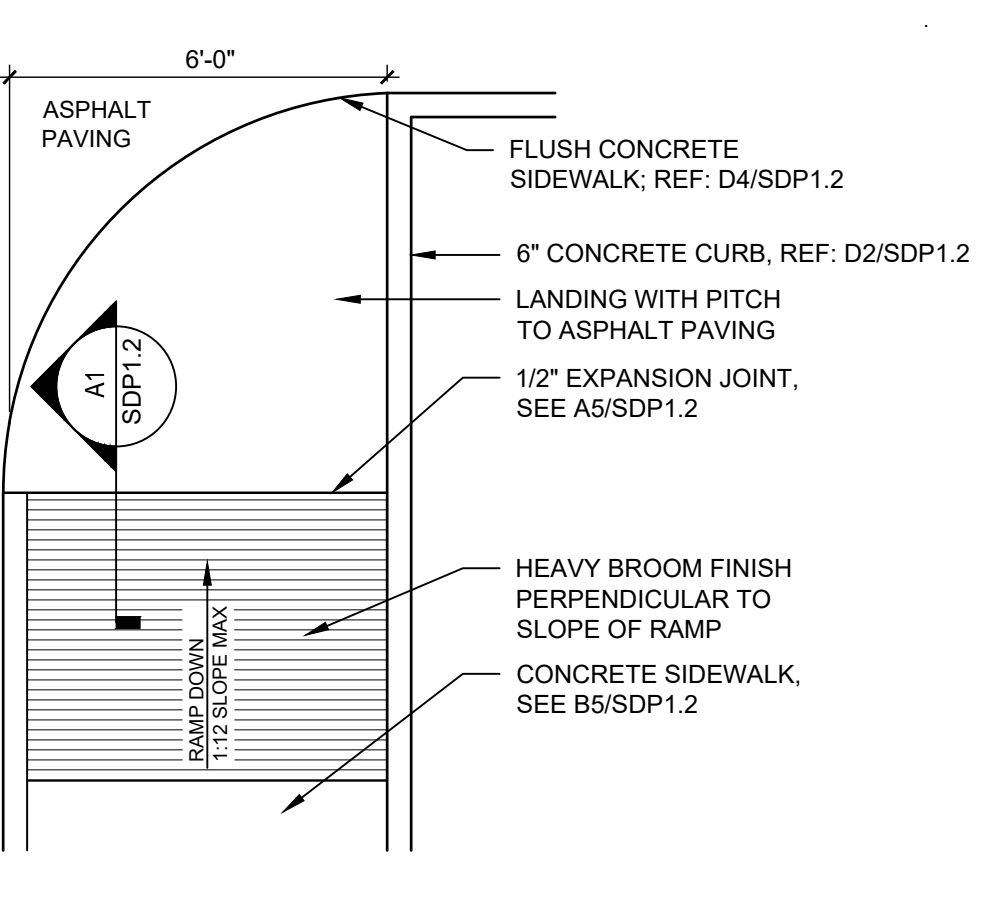
D5 CONCRETE MOUNTABLE CURB 1 1/2" = 1'-0"



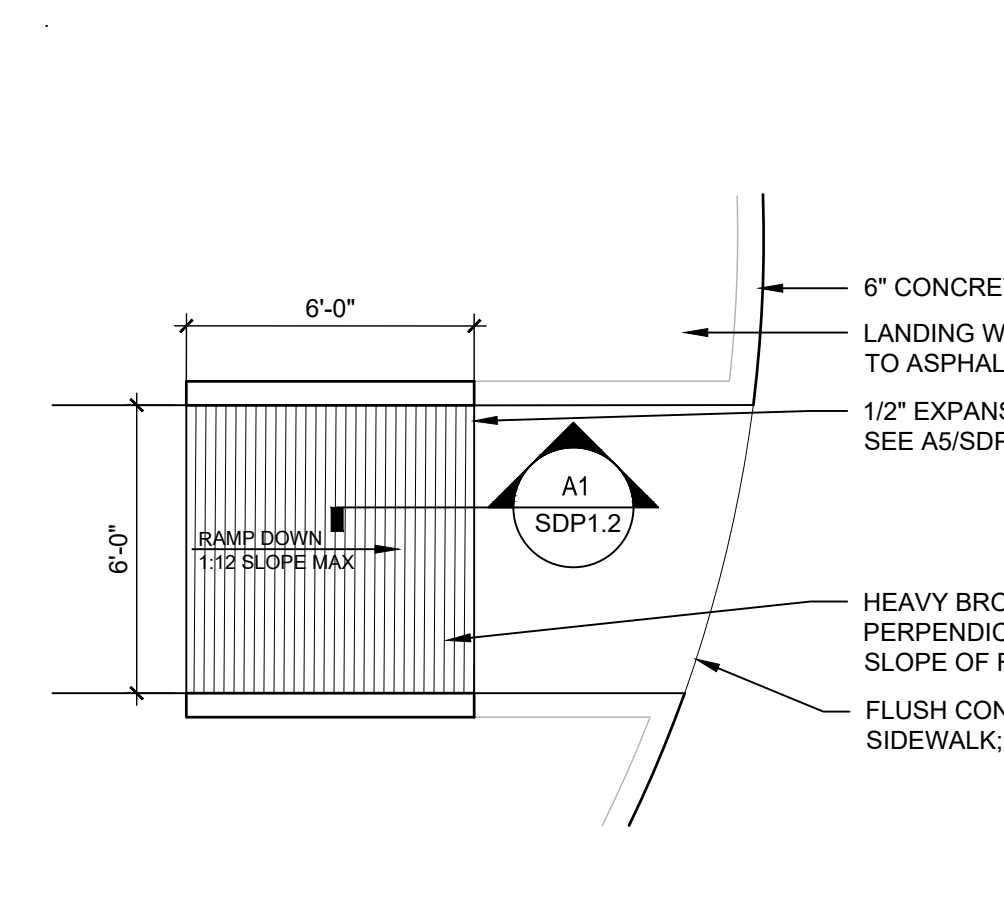
C1 ACCESSIBLE RAMP 1/4" = 1'-0"



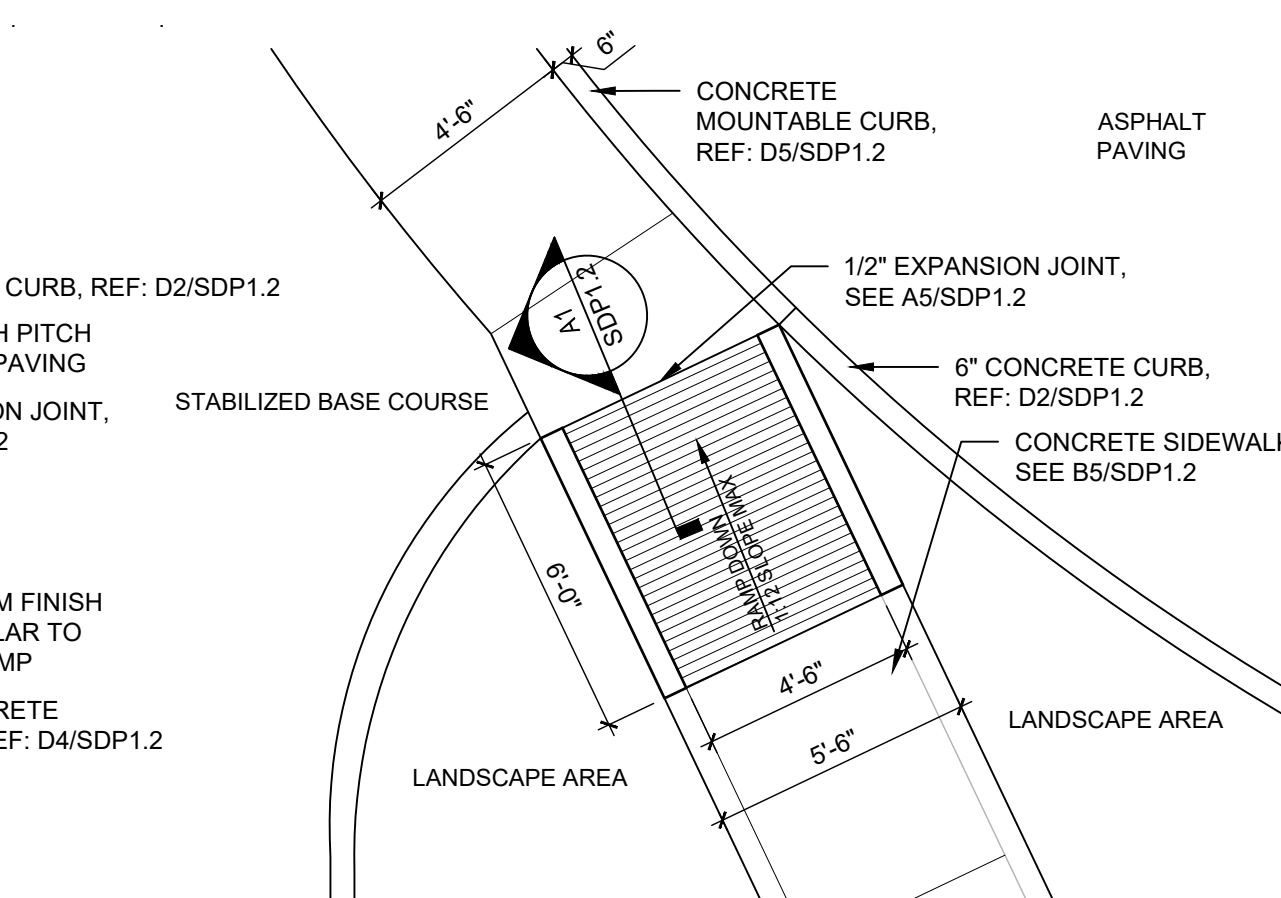
C2 ACCESSIBLE RAMP 1/4" = 1'-0"



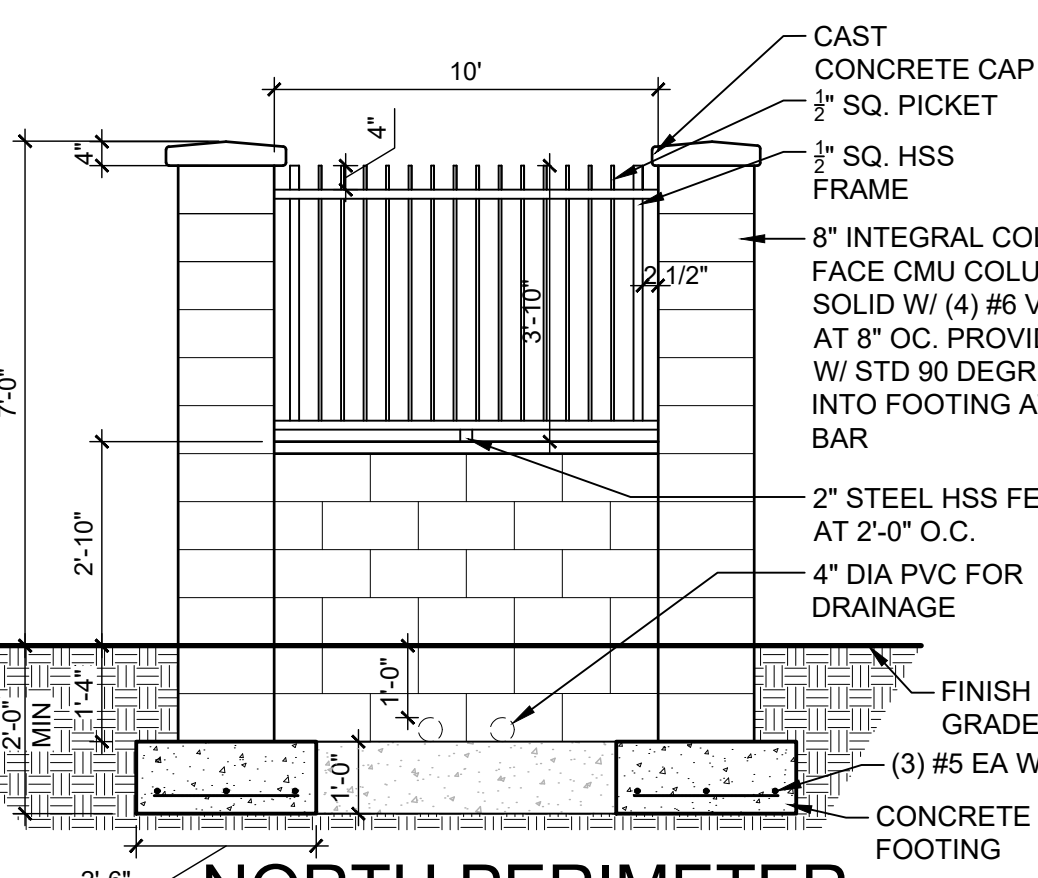
C3 ACCESSIBLE RAMP 1/4" = 1'-0"



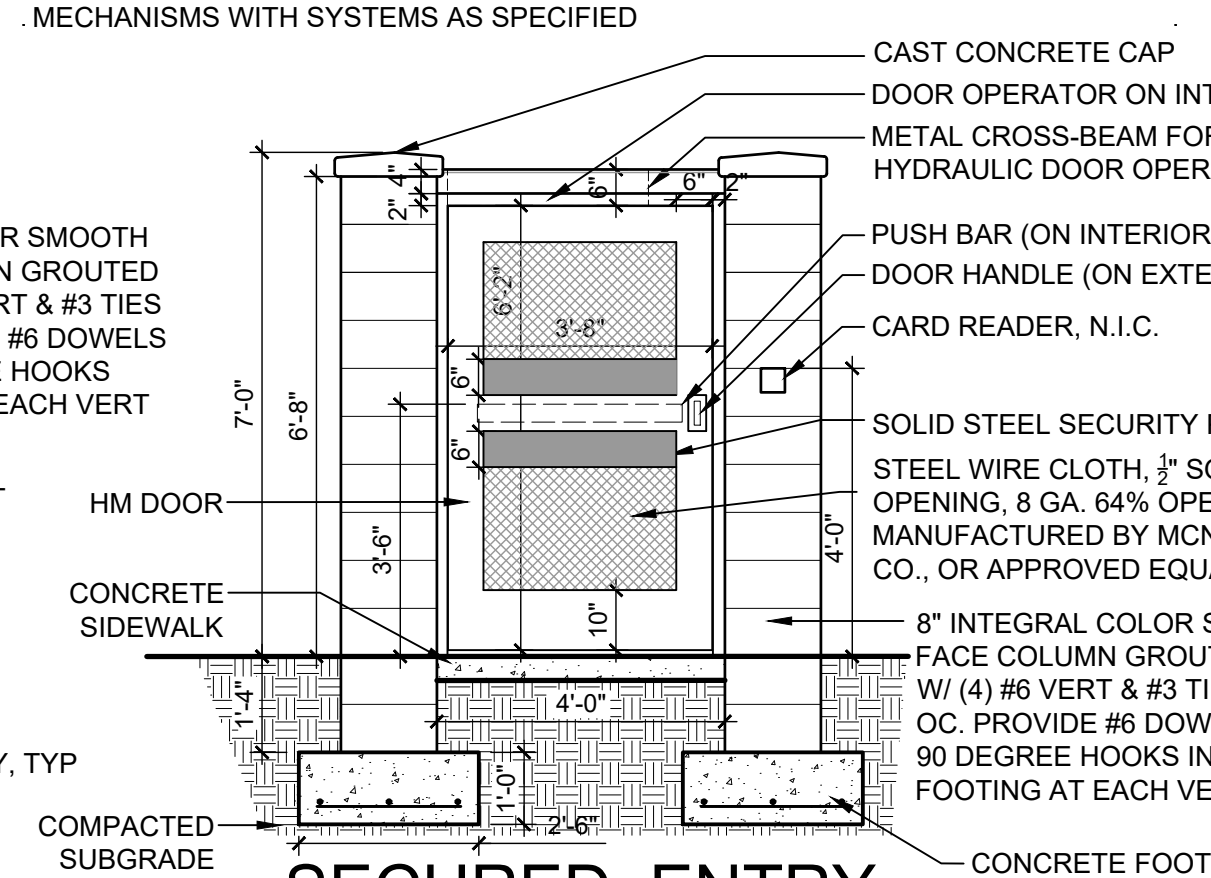
C4 ACCESSIBLE RAMP 1/4" = 1'-0"



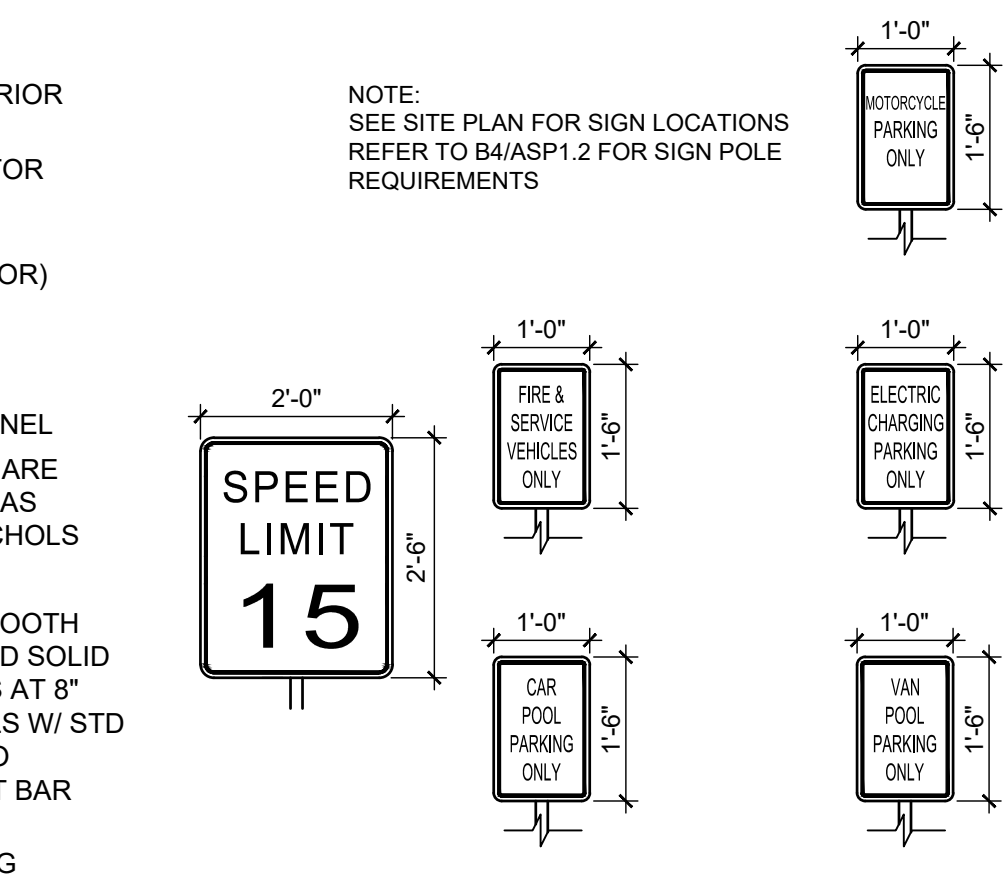
C5 ACCESSIBLE RAMP 1/4" = 1'-0"



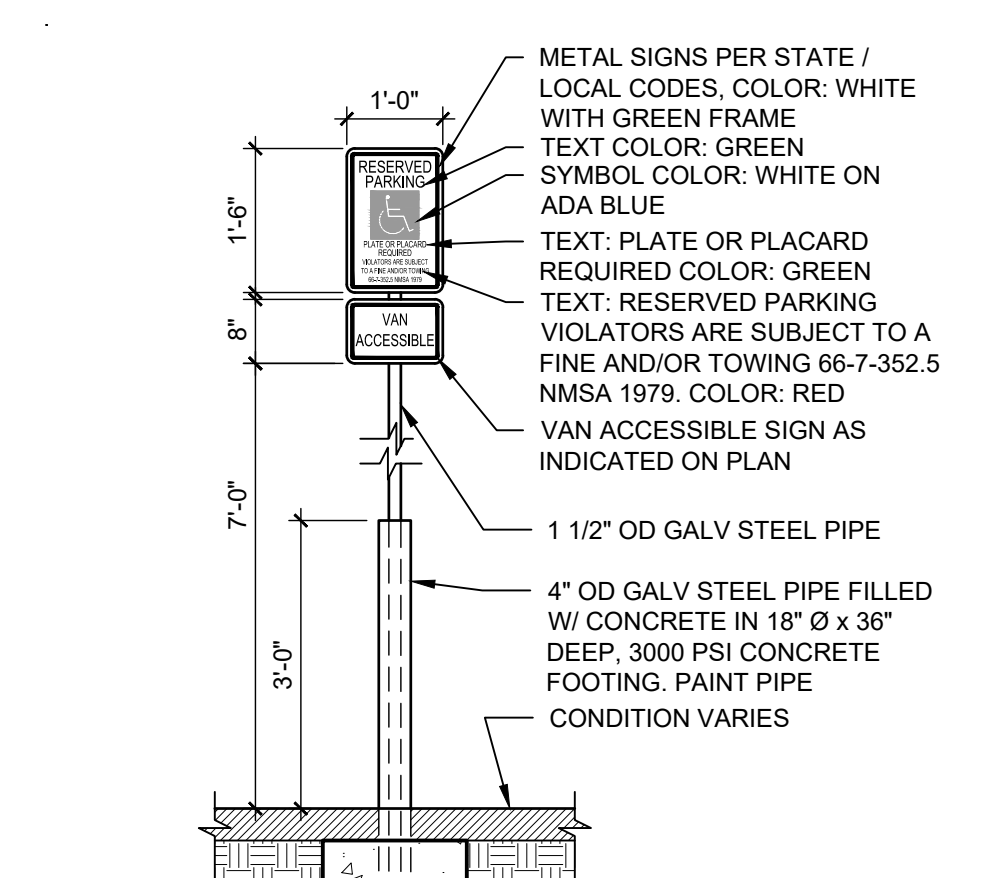
B1 NORTH PERIMETER FENCING 3/8" = 1'-0"



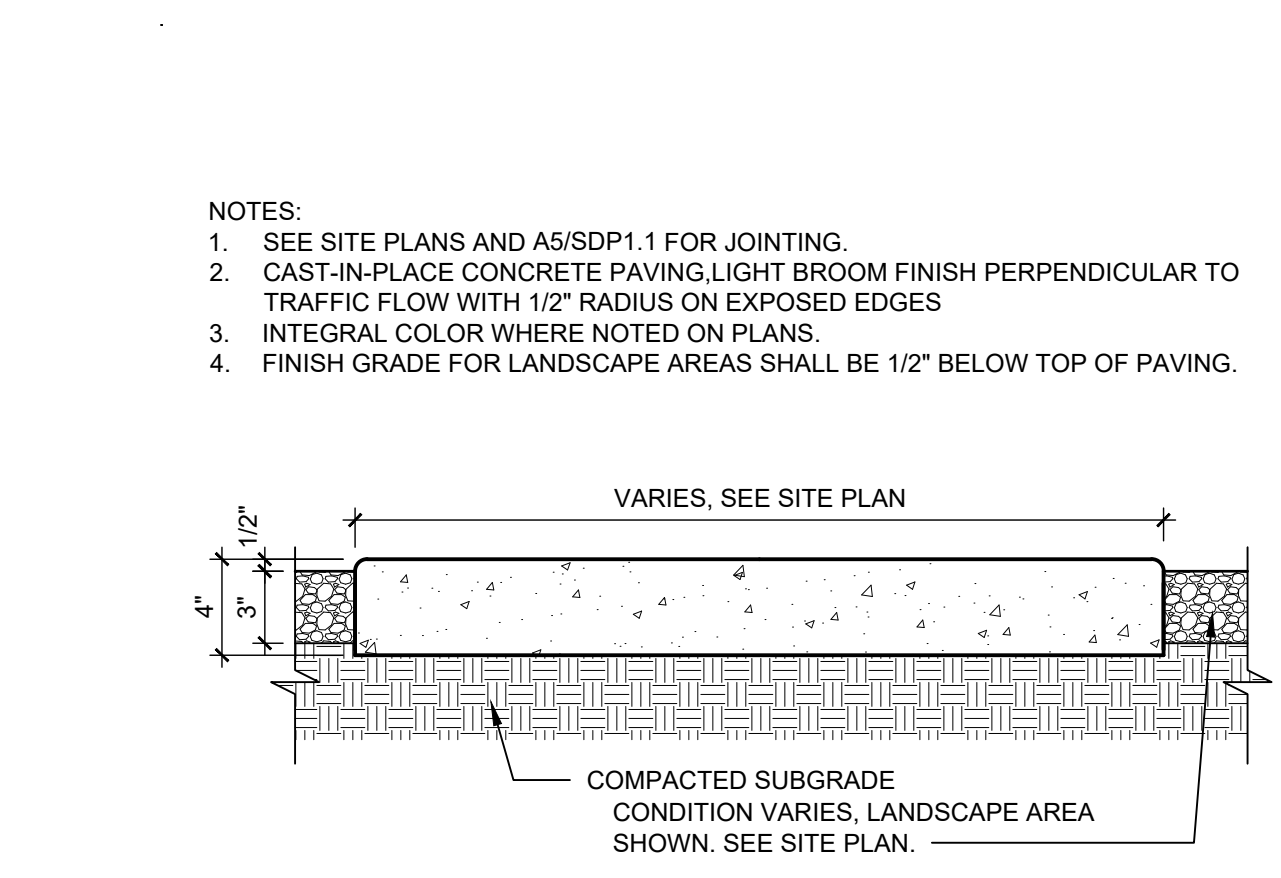
B2 SECURED ENTRY GATE 3/8" = 1'-0"



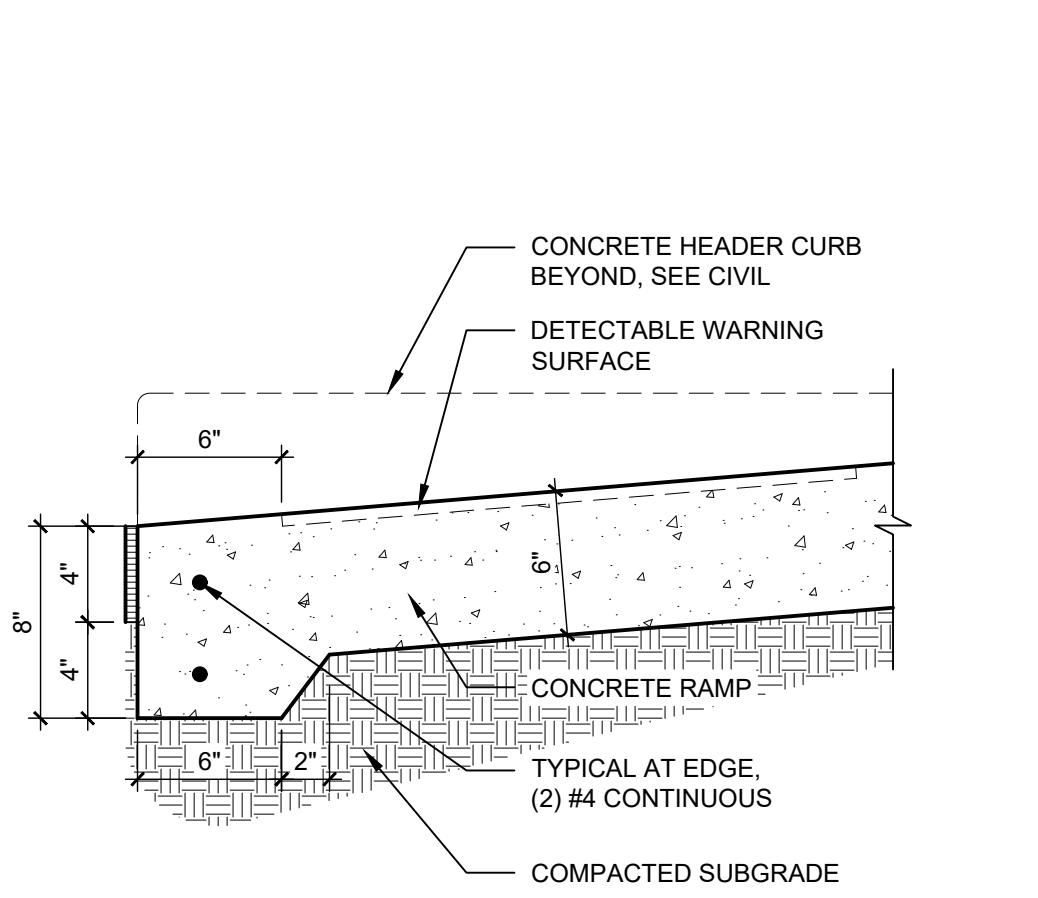
B3 TRAFFIC SIGNAGE 1/2" = 1'-0"



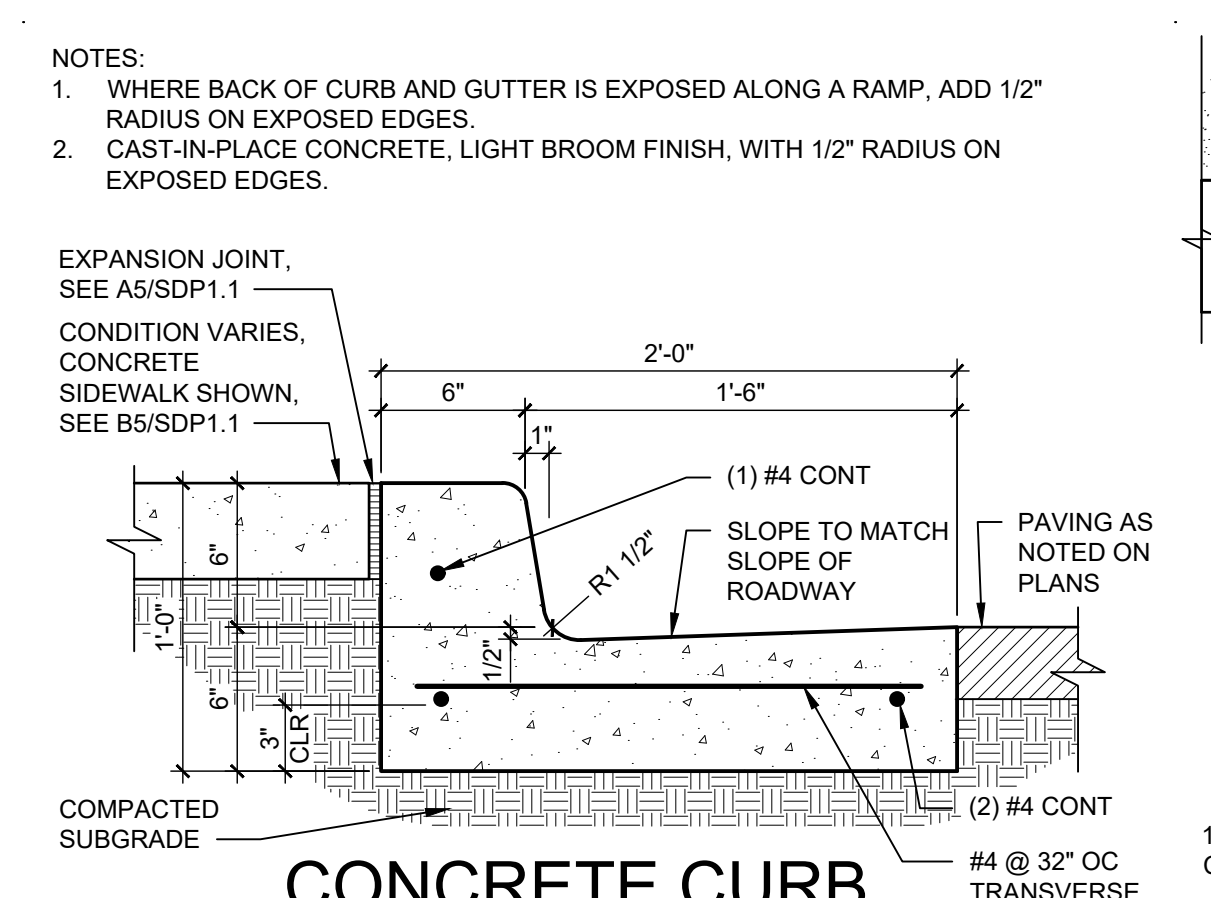
B4 POLE MOUNTED H.C. SIGN 1/2" = 1'-0"



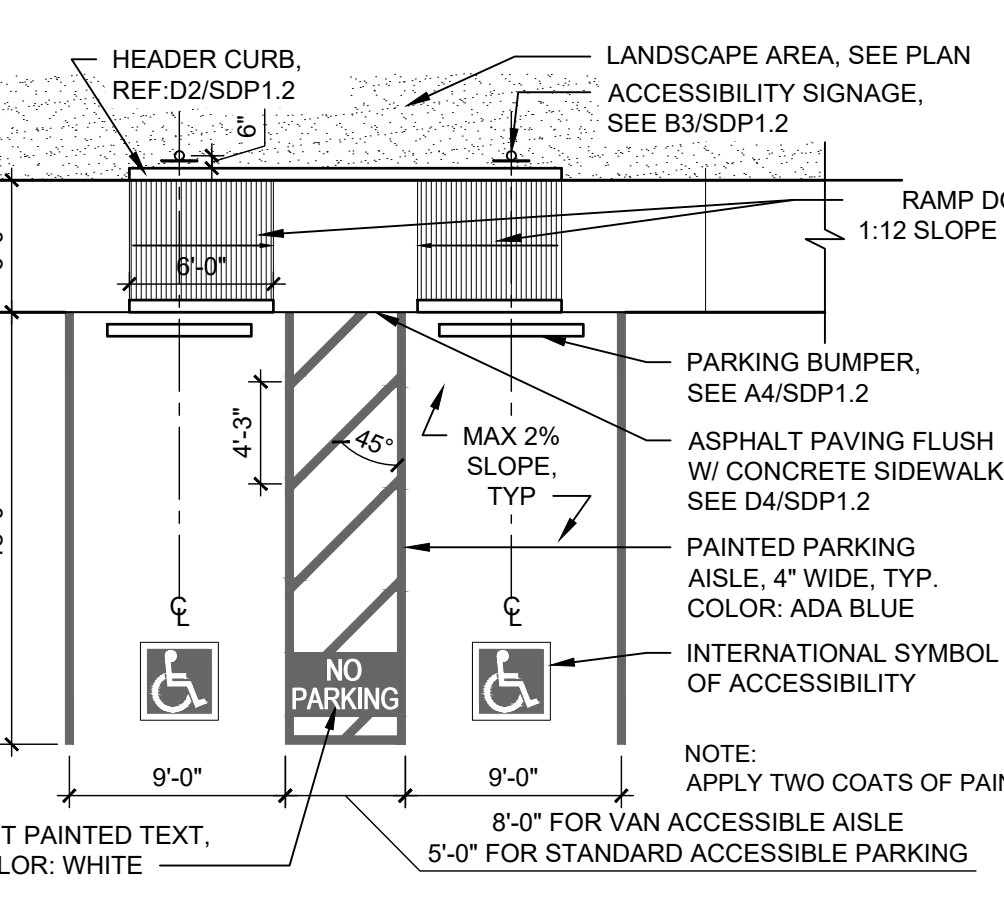
B5 CONCRETE SIDEWALK 1 1/2" = 1'-0"



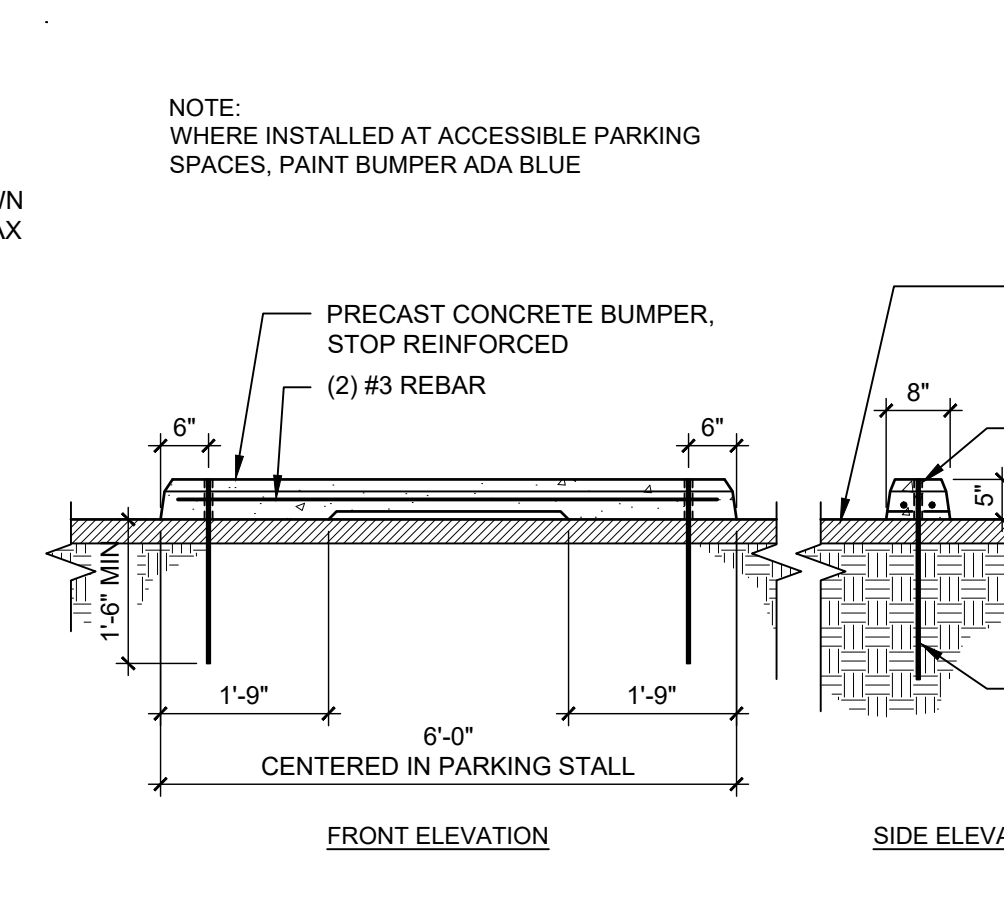
A1 RAMP TRANSITION 1 1/2" = 1'-0"



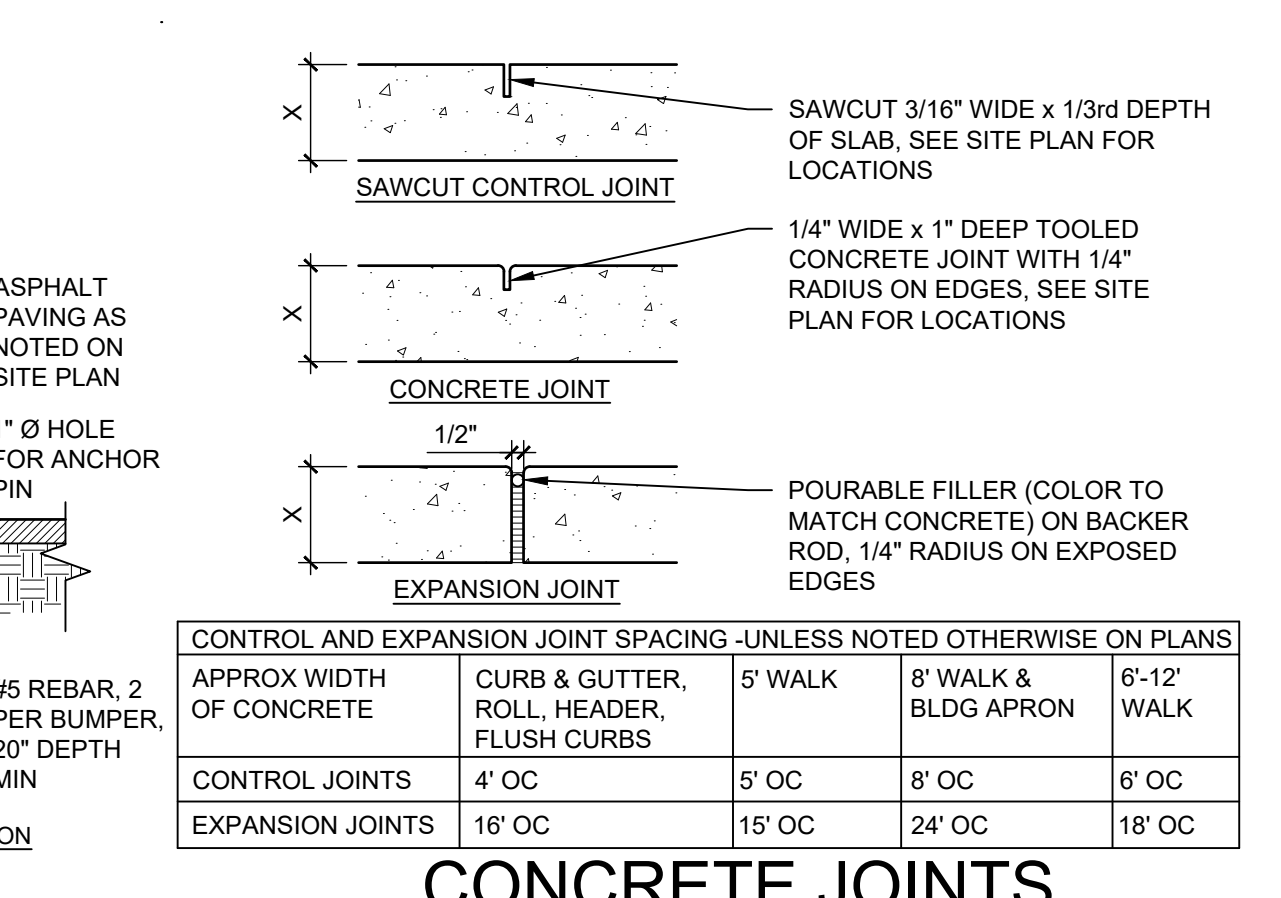
A2 CONCRETE CURB & GUTTER 1 1/2" = 1'-0"



A3 ACCESSIBLE PARKING 1/8" = 1'-0"



A4 PARKING BUMPER 1/2" = 1'-0"



A5 CONCRETE JOINTS & JOINT SPACING 1 1/2" = 1'-0"

Table with 5 columns: CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS, APPROX WIDTH OF CONCRETE, CURB & GUTTER, ROLL, HEADER, FLUSH CURBS, 5' WALK, 8' WALK & BLDG APRON, 6'-12' WALK. Rows include CONTROL JOINTS and EXPANSION JOINTS with various spacing values.

Table with 2 columns: REVISIONS, and a list of revision symbols (triangles).

Table with 2 columns: DRAWN BY (AG), REVIEWED BY (RAW, JM), DATE (10/10/2019), PROJECT NO. (19-0019), DRAWING NAME.

SITE DETAILS

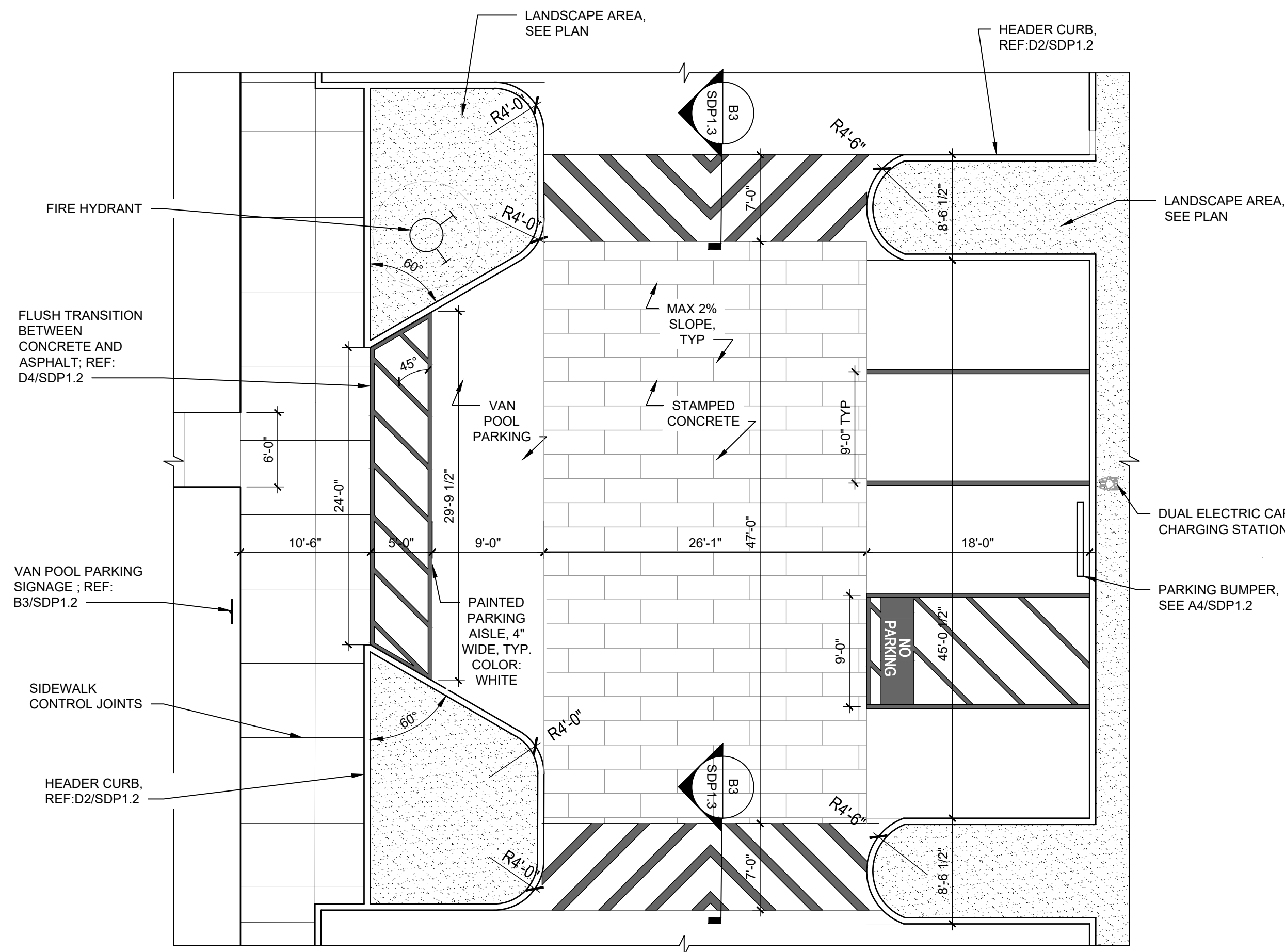


REVISIONS

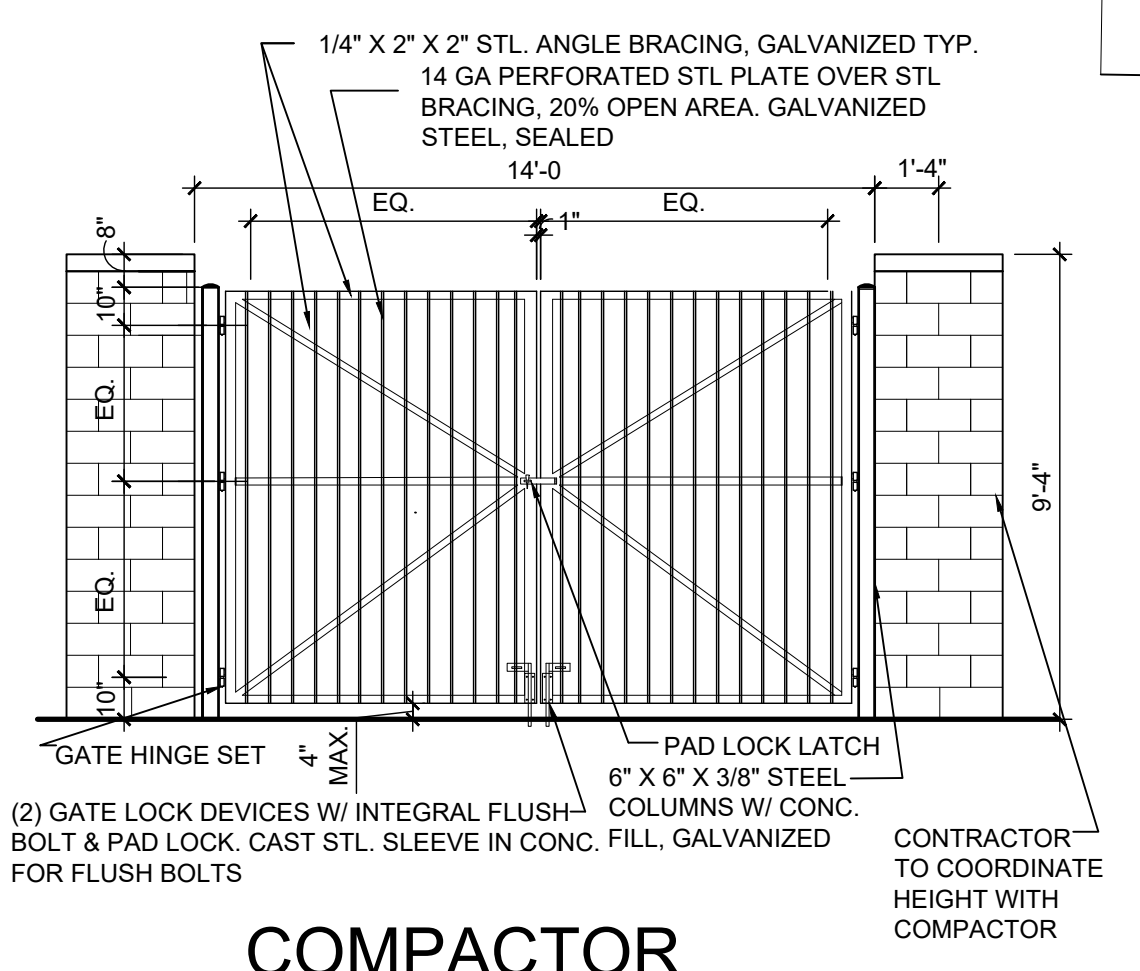
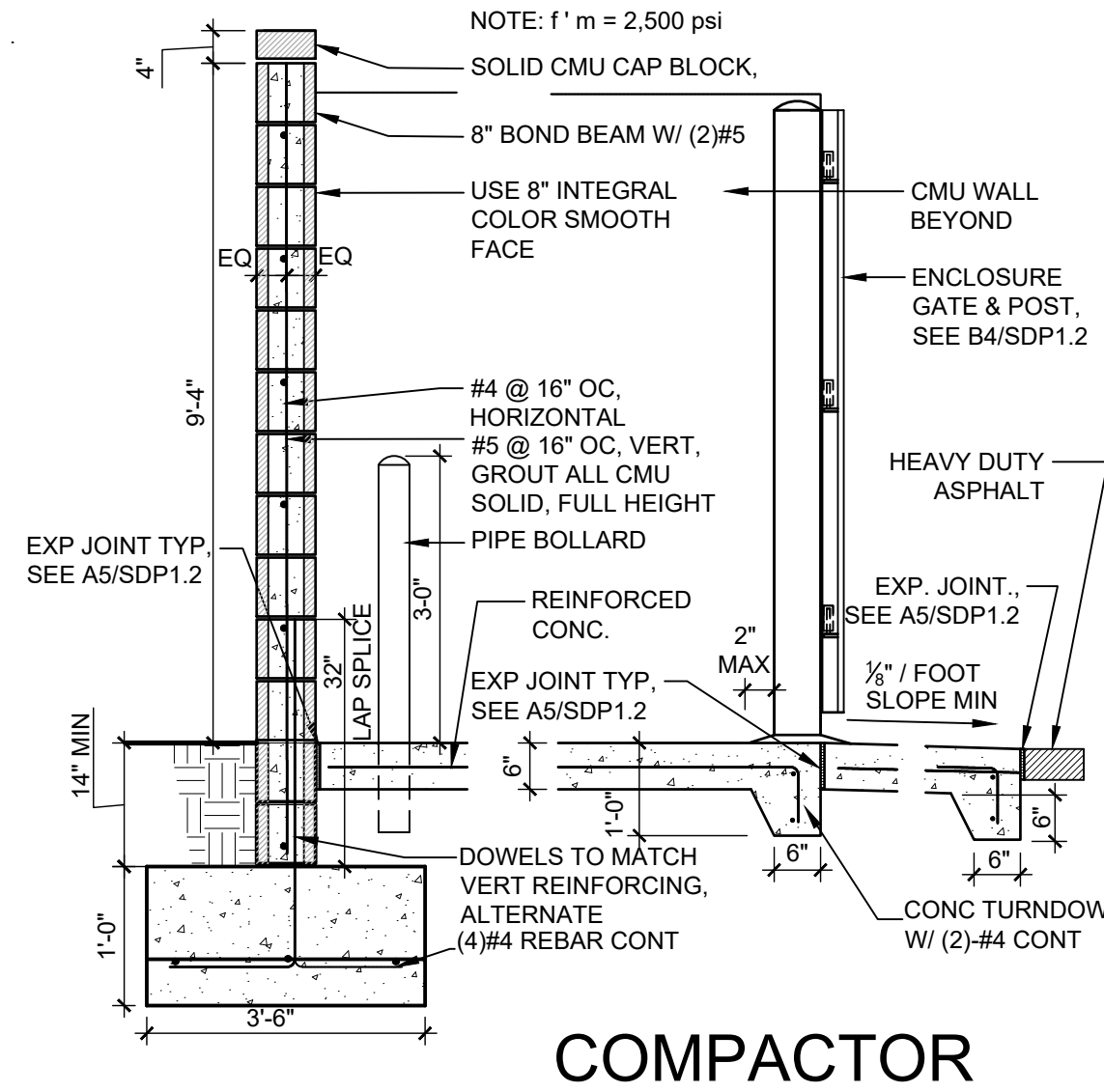
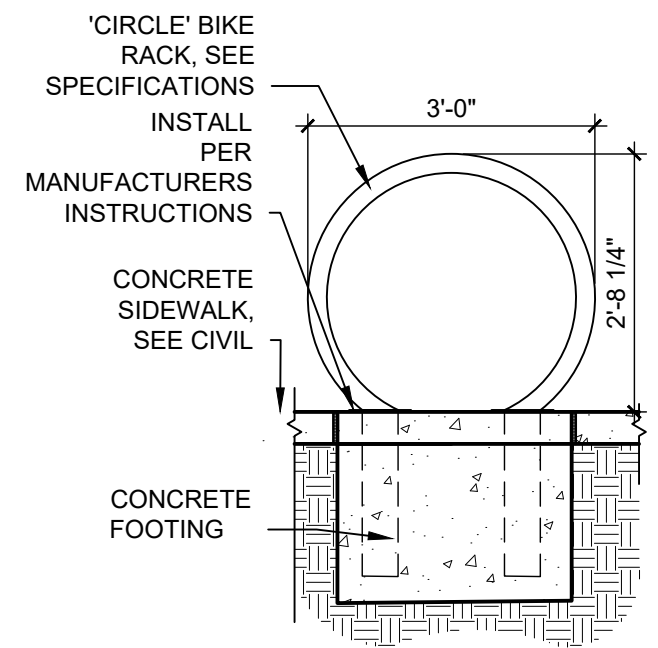
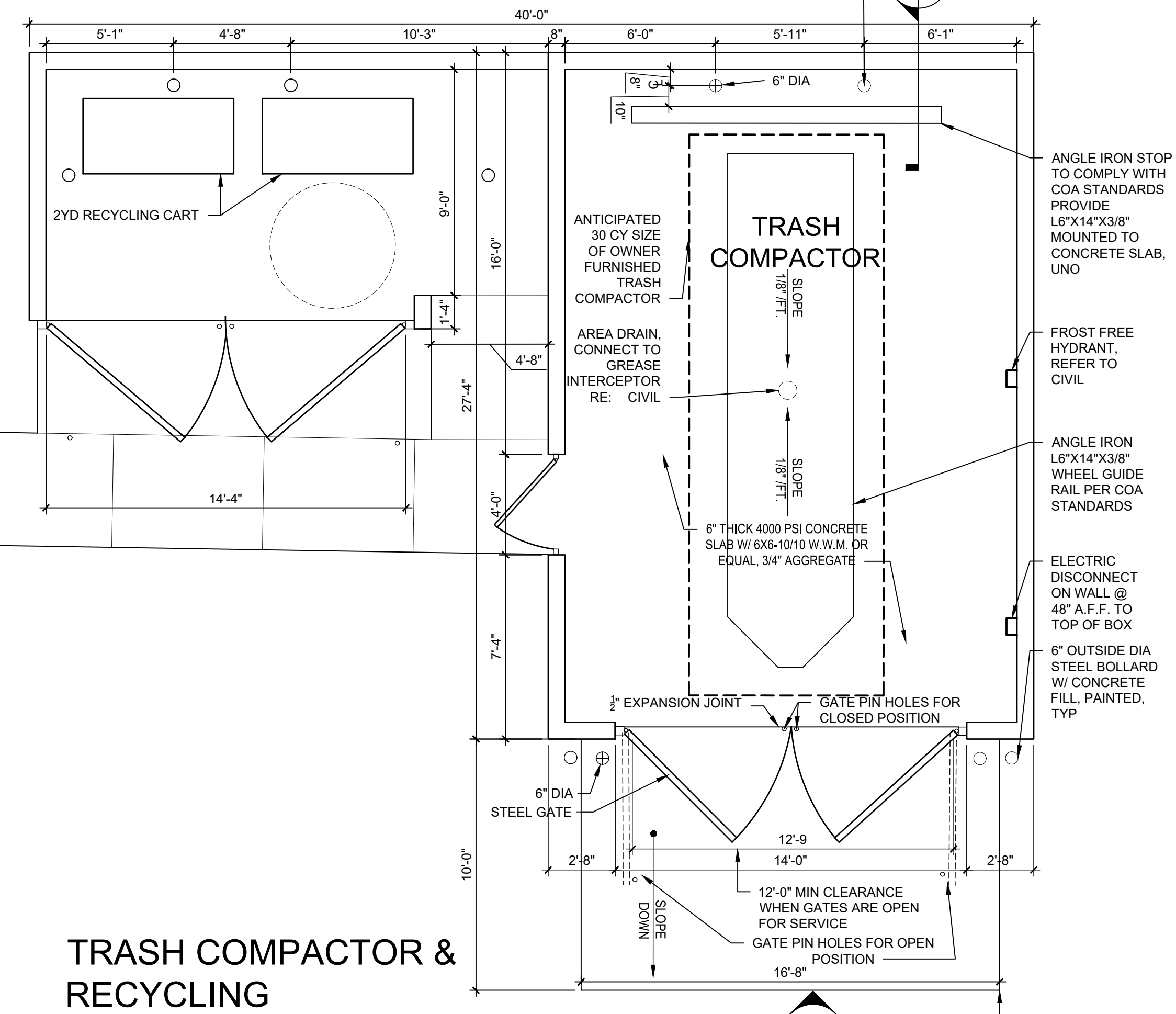
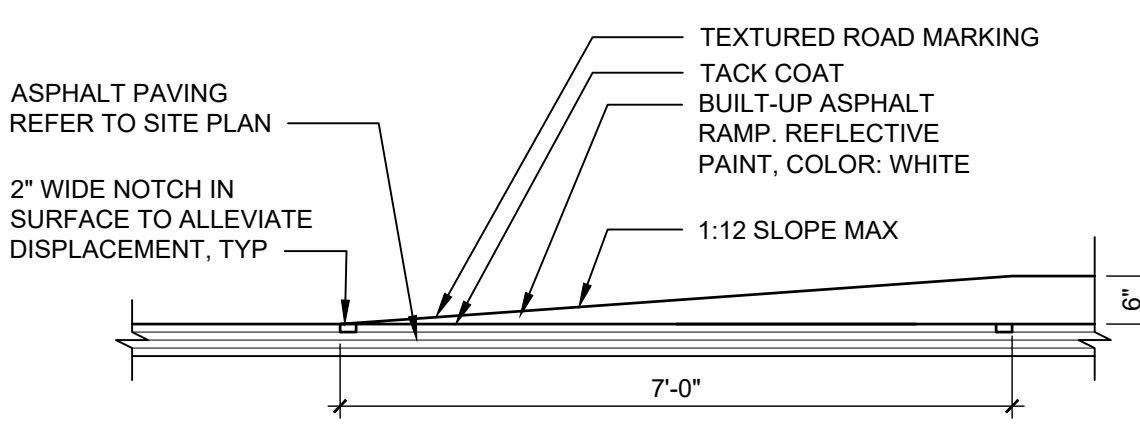
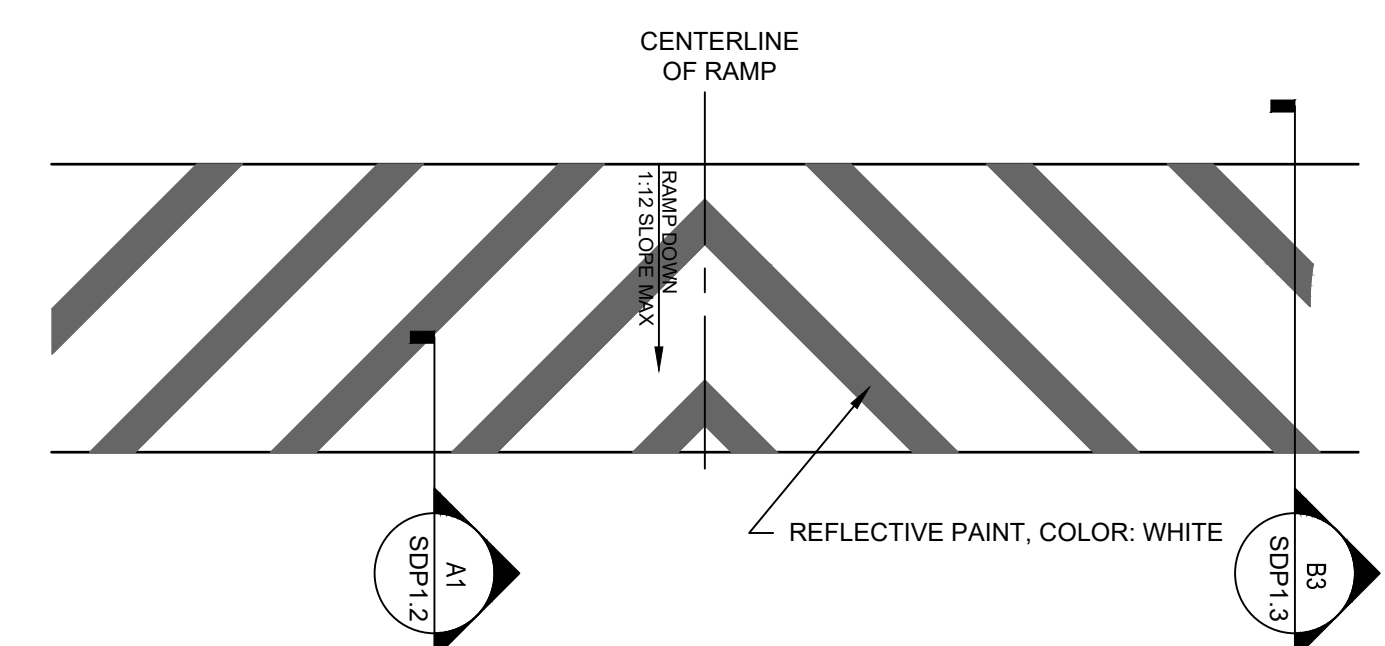
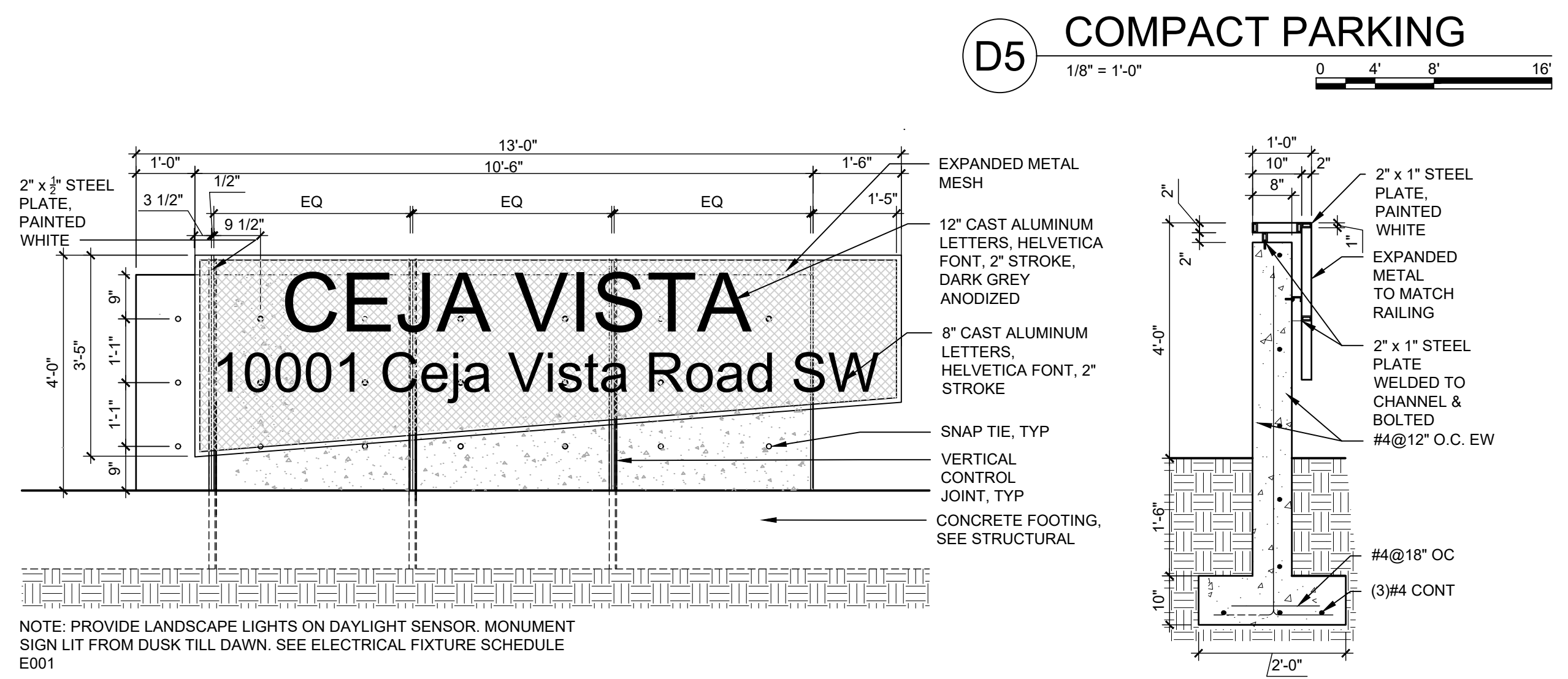

DRAWN BY	AG
REVIEWED BY	RAW, JM
DATE	10/10/2019
PROJECT NO.	19-0019
DRAWING NAME	

**SITE  
DETAILS**

SHEET NO.  
**SDP1.3**  
OF



**C2 RAISED PEDESTRIAN CROSSING**  
1/8" = 1'-0"

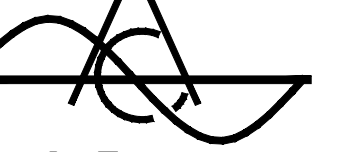


**A1 BICYCLE RACK**  
1/2" = 1'-0"

**A2 COMPACTOR ENCLOSURE SECTION**  
1/2" = 1'-0"

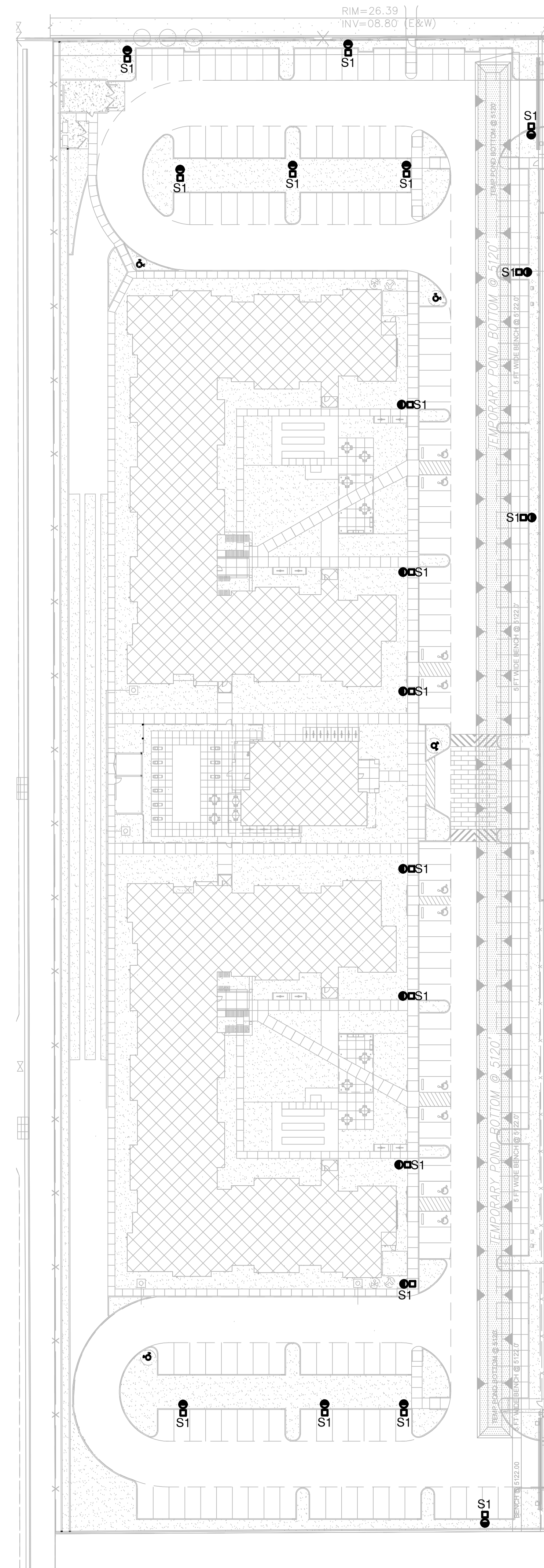
**A3 COMPACTOR ENCLOSURE GATE**  
1/4" = 1'-0"

**A4 TRASH COMPACTOR & RECYCLING ENCLOSURE**  
1/4" = 1'-0"

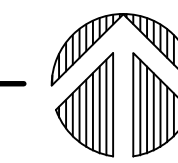


GENERAL SHEET NOTES

REFERENCE KEYNOTES



**A1** ELECTRICAL SITE LIGHTING PLAN  
1" = 40'-0"

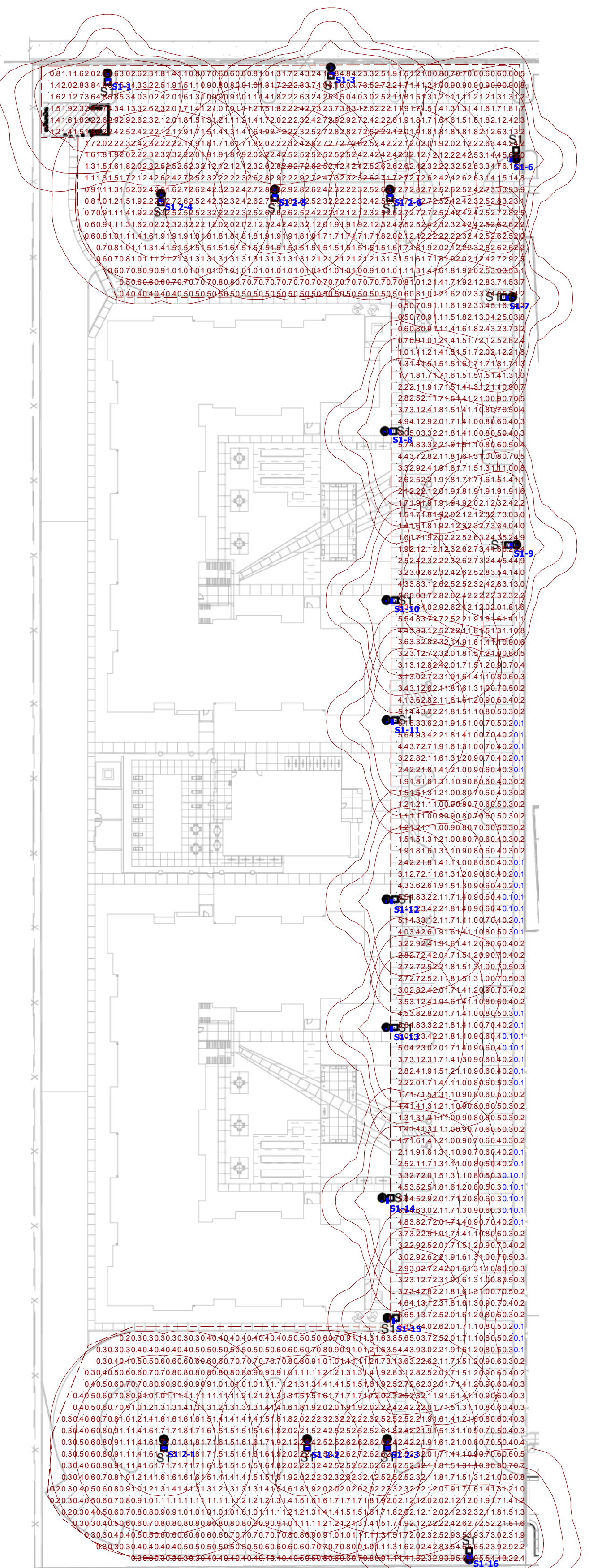


REVISIONS

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DRAWN BY	ACE
REVIEWED BY	FJT
DATE	10/10/2019
PROJECT NO.	17-0017
DRAWING NAME	

**ELECTRICAL  
SITE LIGHTING  
PLAN**



**A1 ELECTRICAL SITE LIGHTING PLAN**  
1" = 40'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	<b>S1</b>	13	Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P2_40K_R4.iex	9972	1	72.95
	<b>S1 2</b>	6	Lithonia Lighting	RSX1 LED P2 40K R5	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R5 Distribution		1	RSX1_LED_P2_40K_R5.iex	10106	1	72.95

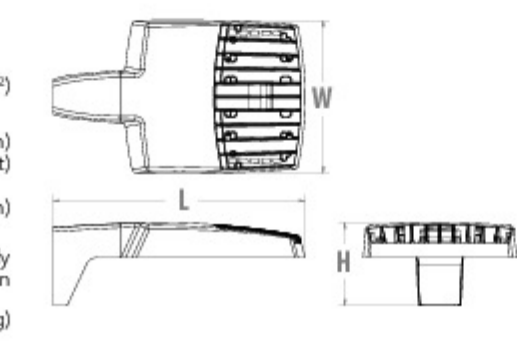
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT GRADE LEVEL	<b>+</b>	1.7 fc	6.3 fc	0.1 fc	63.0:1	17.0:1

**Note**  
1. ALL FIXTURES MOUNTED ON A 16' POLE, ON A 2.5' BASE FOR A TOTAL MOUNTING HEIGHT OF 18.5'



**RSX1 LED Area Luminaire**

**Specifications**  
 EPA (ft²/100'): 0.57 ft² (0.05 m²)  
 Length: 21.8" (55.4 cm) (SPA mount)  
 Width: 13.3" (33.8 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 7.2" (18.4 cm) Arm  
 Weight (max): 25.0 lbs (11.3 kg)



Color Number	File	File

**Introduction**  
 The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.  
 The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

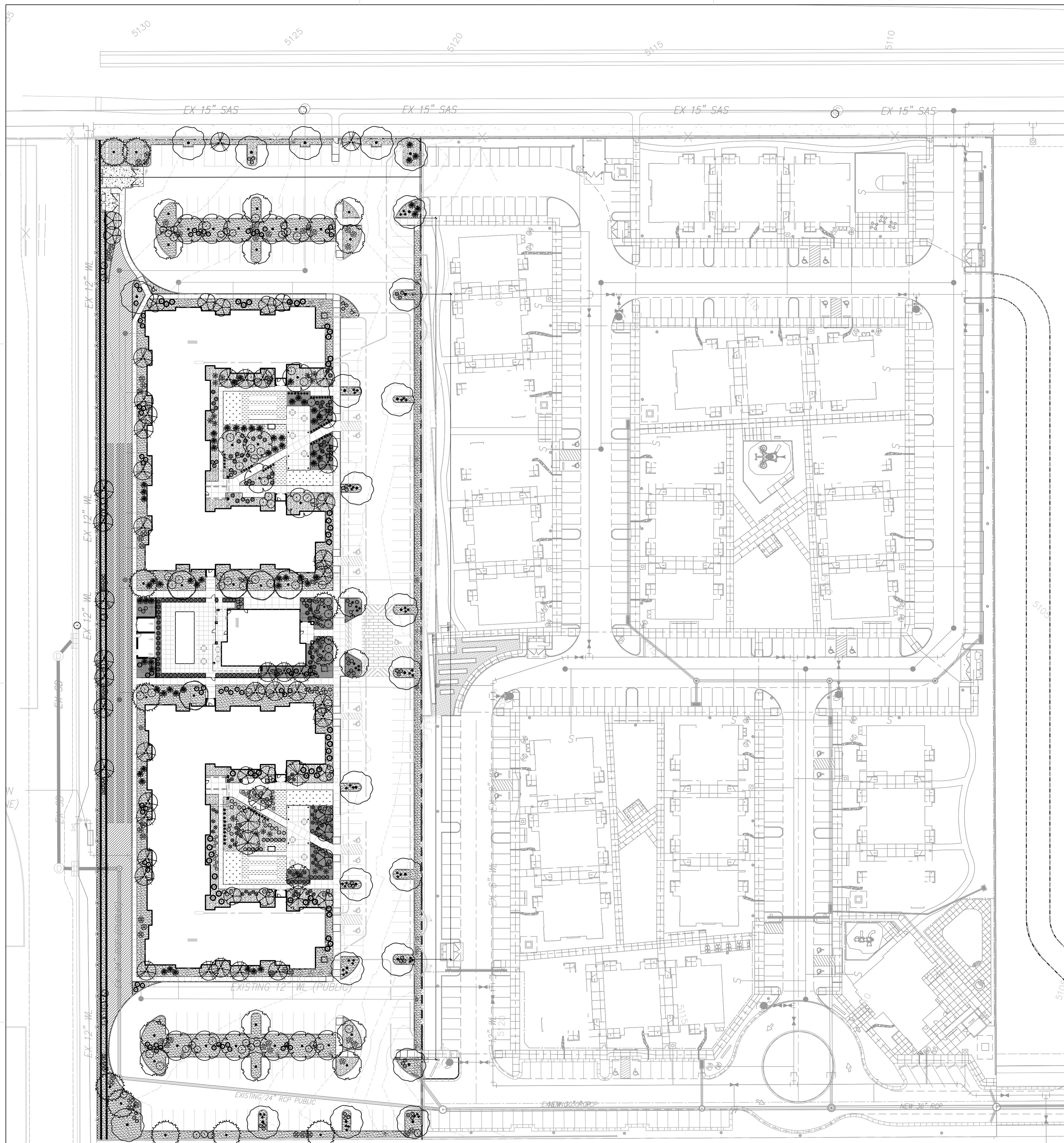
**Ordering Information** **EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD**

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R3 Type 3 Wide	MVOLT (120V-277V) <sup>1</sup>	SPA Square pole mounting (Min. 3.0" for 1 at 90°, Min. 3.5" for 2, 3, 4 at 90°)
	P2	40K 4000K	R4 Type 4 Wide	MVOLT (347V-480V) <sup>1</sup>	RPA Round pole mounting (2.2" min. pole dia. for 1, 2, 3 or 4 at 90°)
	P3	50K 5000K	R5 Type 5 Wide	(see specific voltage for options on table)	MA Mast arm adaptor (fits 2-3/8" OD horizontal mast)
	P4		ARS Type 5 Short Arm	208 <sup>1</sup> 277 <sup>1</sup>	IS Adjustable slipfitter (fits 2-3/8" OD mast) <sup>1</sup>

Options	Shipped Separately (requires sensor field assembly)	Shipped Installed	Finish
HS House-side shield	IGS External glass shield	*Standard Sensors Controls (factory default settings, see table page 5)	DDBXD Dark Bronze
PE Photocentric button style <sup>1</sup>	IGV External glass (90° mount/light aperture)	PRS Motion/ambient sensor for 8-20' mounting heights <sup>1, 2, 3</sup>	DNAXD Natural Aluminum
PEE Photocentric external shield, adjustable <sup>1, 2</sup>	IS IS Interchangeable slipfitter	PRMS Motion/ambient sensor for 20-40' mounting heights <sup>1, 2, 3</sup>	DWBXD White
PER Seven-way ball-lock rope/cable entry (per code only) <sup>1, 2, 3</sup>	IS IS Interchangeable slipfitter		DDBXD Tinted/Dark Bronze
CE33 Cordless entry 3/4" (19) Qty 2		*Networked Sensors Controls	DBLXD Tinted/Dark Black
SF Single fuse (120, 277, 347) <sup>1</sup>		NL NAR2 High-RS generation 2 <sup>1, 2</sup>	DNAXD Tinted/Natural Aluminum
DF Double fuse (120, 240, 480) <sup>1</sup>		PRM Networked, B-Level motion/ambient sensor (for use with NAR2) <sup>1, 2, 3</sup>	DWBXD Tinted/White
SP200V 200V surge protector (UL94V-0 standard)			
ESD ESD-protected cable			
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)			

<sup>1</sup>Note: Sensor coverage pattern is affected when luminaire is tilted.  
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...CEJA VISTA SITE LIGHTING...



### PLANTING LEGEND

TREES	COMMON NAME
	'BUBBA' DESERT WILLOW
	AUSTRIAN BLACK PINE
	CHINESE PISTACHE
	CHINKAPIN OAK
	EMERALD SUNSHINE ELM
	FRONTIER ELM
	CHASTE TREE
	GREEN VASE ZELKOVA
SHRUBS	COMMON NAME
	THOMPSON BROOM
	CHAMISA
	LENA BROOM
	TURPENTINE BUSH
	APACHE PLUME
	PROSTRATE SUMAC
	KNOCKOUT ROSE
	FURMAN'S RED SALVIA
DESERT ACCENTS	COMMON NAME
	GIANT HESPERALOE
	BRAKELIGHTS RED YUCCA
	BEARGRASS
	BANANA YUCCA
	TWISTED LEAF YUCCA
ORNAMENTAL GRASSES	COMMON NAME
	'BLONDE AMBITION' BLUE GRAMA
	'KARL FOERSTER' FEATHER REED GRAS
	DEER GRASS
OTHER	
	ACCENT BOULDER

### GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH TURF OR VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

### IRRIGATION NOTES

- PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

### LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 5.423 AC = 236,226 SF  
 AREA OF LOT COVERED BY BUILDINGS = 44,712 SF (20,777 SF + 20,777 SF + 3,158 SF)  
 NET LOT AREA = 191,514 SF

REQUIRED LANDSCAPE  
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 28,727 SF  
 PROVIDED LANDSCAPE AREA = 57,970 SF = 30%  
 (see hatch legend for exclusions from landscape areas)

REQUIRED TREES  
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES  
 TOTAL NUMBER OF PARKING = 218 SPACES  
 REQUIRED NUMBER OF PARKING LOT TREES = 22 TREES  
 PROVIDED NUMBER OF PARKING LOT TREES = 22 TREES  
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 9 placed at 30' on center (271' of street frontage)  
 PROVIDED STREET TREES = 9

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 104 TREES  
 1 TREE PER GROUND FLOOR DWELLING UNIT (52) AND 1 TREE PER SECOND-STORY UNIT (52)  
 PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 104 TREES

REQUIRED VEGETATIVE COVERAGE  
 REQUIRED GROUND COVERAGE = 43,478 SF = 75% OF PROVIDED LANDSCAPE AREA  
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND PLANTS  
 PROVIDED TOTAL GROUND COVERAGE = 56,980 SF = 98%  
 TREE CANOPY COVERAGE = 40,500 SF = 71% OF PROVIDED COVERAGE  
 GROUND PLANT COVERAGE = 16,480 SF = 29% OF PROVIDED COVERAGE  
 CALCULATION ASSUMES 300 SF PER TREE AND 20 SF PER GROUND PLANT AS AN AVERAGE OF MATURE SPREAD AND CANOPY COVERAGE  
 PROPOSED TURF AREA = 1,920 SF = 7% OF REQUIRED LANDSCAPE AREA  
 NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF

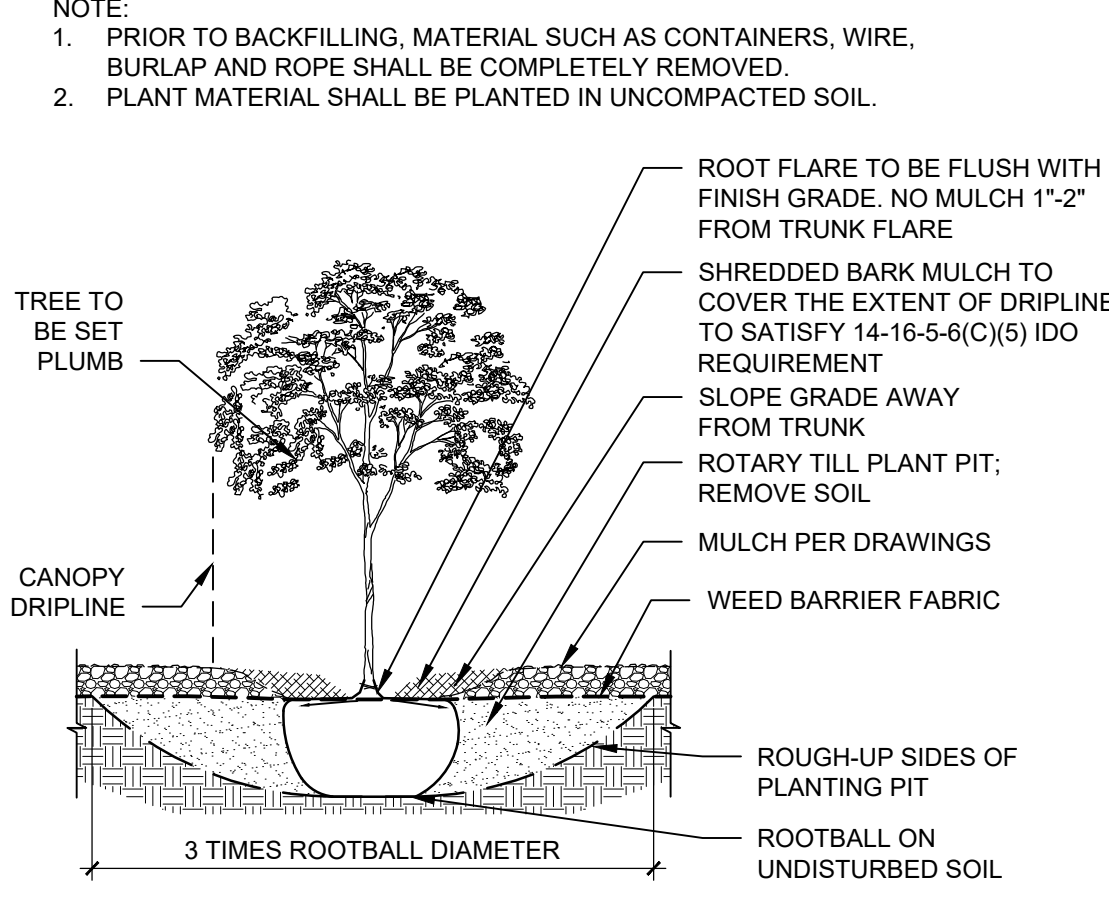
GROUND COVER MATERIAL  
 TOTAL ROCK MULCH GROUND COVER = 43,470 SF = 75%  
 TOTAL ORGANIC MULCH GROUND COVER = 14,500 SF = 25%  
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

PARKING LOT EDGE LANDSCAPE  
 NOT REQUIRED PER 14-16-5-6(F)(1)(c)

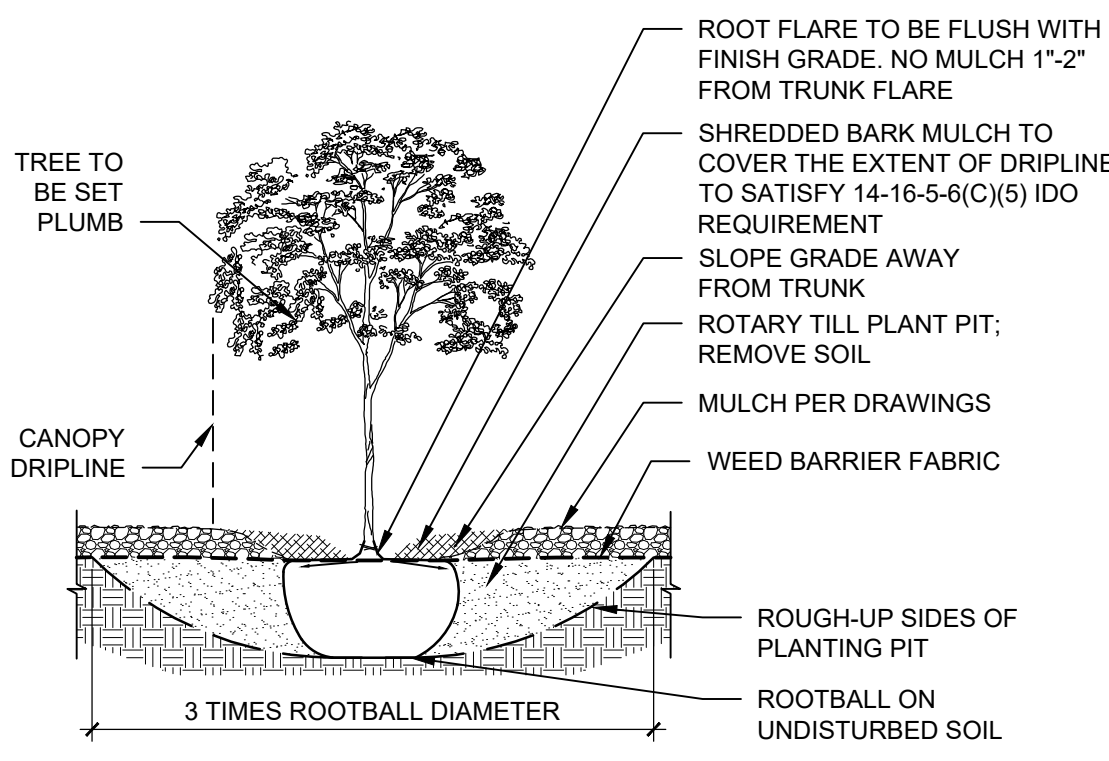
### HATCH LEGEND

SYMBOL	NOTES	QTY
	3/4" ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC	34,585 SF
	SODDED TURF - PARK BLEND IRRIGATED	1,920 SF
	SHREDDED BARK MULCH	12,580 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	8,885 SF
EXCLUDED FROM LANDSCAPE AREA CALCULATIONS		
	COMPACTED BASE COURSE SEE SITE PLAN	8,890 SF
	STABILIZED CRUSHER FINES SEE SITE PLAN	1,930 SF
	UNIRRIGATED NATIVE SEED MIX WITH HYDROMULCH	7,630 SF

### TREE PLANTING DETAIL



- NOTE:
- PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
  - PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.



3 TIMES ROOTBALL DIAMETER



7601 JEFFERSON NE, SUITE 100  
 ALBUQUERQUE, NM 87109  
 505.761.9700 / DPSDESIGN.ORG  
 ARCHITECT



ENGINEER

PROJECT

CEJA VISTA  
 10 001 CEJA VISTA ROAD SW  
 ALBUQUERQUE, NEW MEXICO

REVISIONS

△	
△	
△	
△	

DRAWN BY: JD  
 REVIEWED BY: D/P/S  
 DATE: 10.10.2019  
 PROJECT NO.: 19-0019  
 DRAWING NAME:

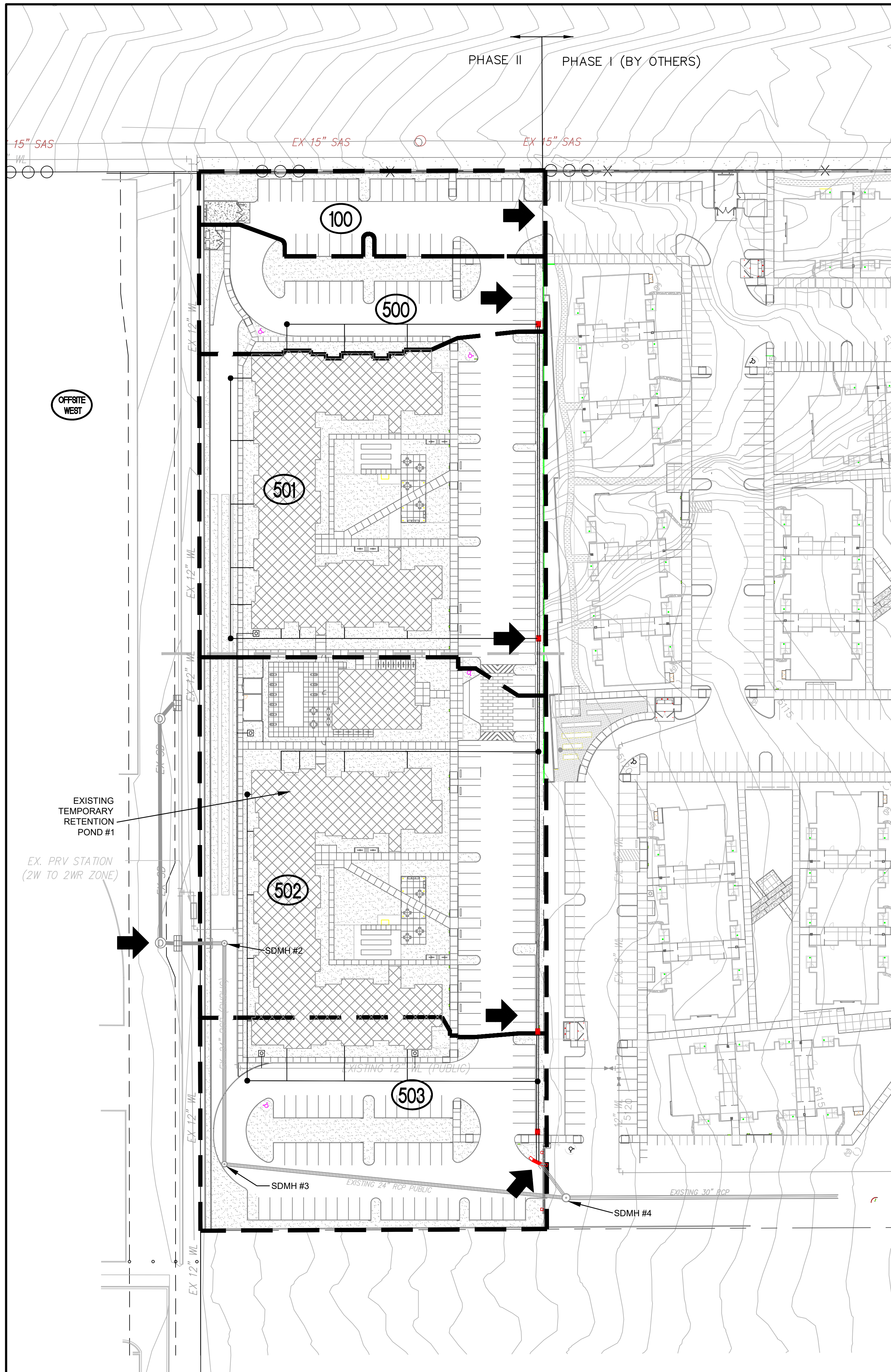
### LANDSCAPE PLAN

SHEET NO.  
**SDP2.1**  
 OF

NORTH

**A1** LANDSCAPE PLAN

1" = 50'-0"



**DRAINAGE PLAN:**

LEGAL DESCRIPTION: TRACT RR3A1 PLAT FOR WESTLAND SOUTH  
 SITE AREA: 5.4 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FIRM MAP DATED AUGUST 16, 2012 (MAP NUMBER 35001C0338H) INDICATES THAT THE SITE IS AN AREA OF MINIMAL FLOOD HAZARD (ZONE X).

**EXISTING DRAINAGE CONDITIONS:**

THE SITE HAS NOT BEEN PREVIOUSLY DEVELOPED. THE EXISTING LAND SLOPES FROM WEST TO EAST AT APPROXIMATELY 3%. THE ATRISCO HERITAGE ACADEMY HIGH SCHOOL TO THE WEST OF THE SITE IS ALLOWED TO DISCHARGE ONTO THIS SITE UNTIL A STORM DRAIN CONNECTION OUTFALL IS BUILT. IN THE MEANTIME, THE EXISTING TEMPORARY RETENTION POND #1 WAS BUILT TO MITIGATE THE OFFSITE FLOW FROM THE HIGH SCHOOL SITE.

THIS DRAINAGE PLAN REFERENCES THE "VALLE DE ATRISCO APARTMENT DEVELOPMENT DRAINAGE MANAGEMENT PLAN" BY MARK GOODWIN & ASSOCIATES, DATED SEPTEMBER 2018. THE DRAINAGE MANAGEMENT PLAN COMPLETED HYDROLOGIC AND HYDRAULIC ANALYSIS FOR THIS SITE AND THE ADJACENT CONNECTING SITE TO THE EAST. DEVELOPED FLOWRATES FOR THIS SITE ARE OBTAINED DIRECTLY FROM THE DRAINAGE MANAGEMENT PLAN. IN ADDITION, THE STORM DRAIN SYSTEM DESIGN FOR THIS SITE HAS BEEN DESIGNED WITH THE DRAINAGE MANAGEMENT PLAN.

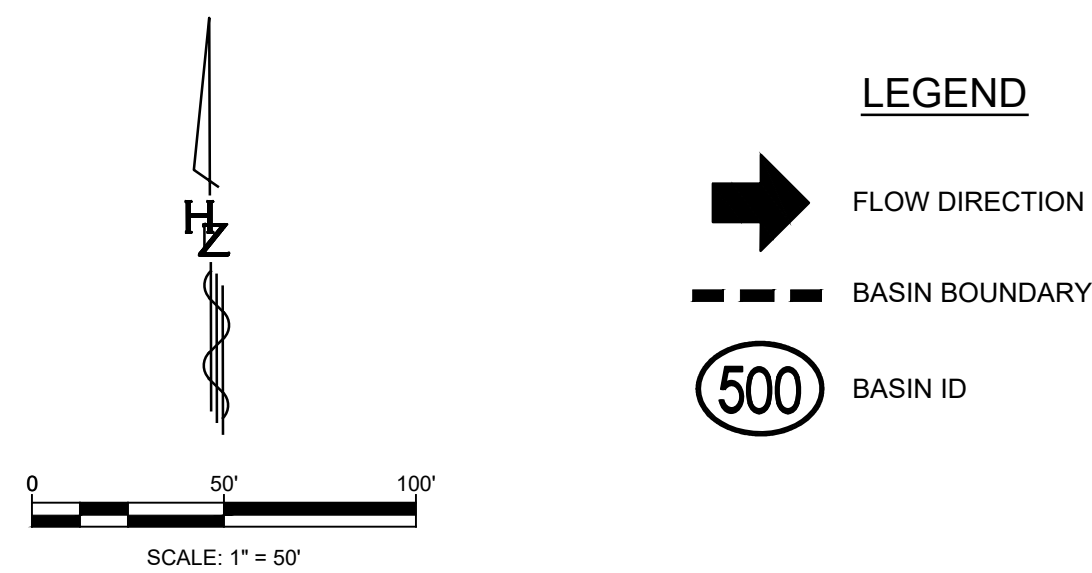
THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE HYDROLOGIC AND HYDRAULIC CRITERIA IN SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE 100-YEAR DESIGN STORM IS USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS.

**DEVELOPED DRAINAGE CONDITIONS:**

THIS SITE (PHASE II) AND THE ADJACENT CONNECTING SITE TO THE EAST (PHASE I) WILL BE DEVELOPED INTO AN APARTMENT COMPLEX. AS DETERMINED BY THE DRAINAGE MANAGEMENT PLAN, THIS SITE WILL ACCEPT 25 CFS OF OFFSITE FLOW FROM THE HIGH SCHOOL SITE VIA AN ONSITE DRAIN SYSTEM AND PHASE II WILL DISCHARGE ONSITE DEVELOPED FLOW INTO THE STORM DRAIN WHICH CONNECTS TO PHASE I.

FIRST FLUSH VOLUME = 5.4 ACRES (0.34") = 6665 CF  
 THIS VOLUME WILL BE PROVIDED BY OFFSITE OUTFALL POND BUILT WITH THE "VALLE DE ATRISCO APARTMENT DEVELOPMENT DRAINAGE MANAGEMENT PLAN".

CEJA VISTA APARTMENT COMPLEX PHASE II BASIN SUMMARY			
BASIN ID	DESCRIPTION OF FLOW DIRECTION	ALLOWABLE Q (CFS)	ACTUAL Q (CFS)
OFFSITE WEST	Allowable discharge from high school site enters onsite storm drain system at SDMH#2	25.00	25.00
100	Onsite basin surface flow east toward Phase I	1.85	1.57
500	Onsite basins surface flow east and are intercepted by drainage inlets into the onsite storm drain system and flows toward SDMH #4	2.55	2.01
501		6.20	6.37
502		6.96	7.23
503		3.76	4.17
<b>TOTAL Q AT SDMH #4</b>		<b>44.47</b>	<b>44.77</b>



**Inlet Worksheet (Sump Condition)**

**Objective:** Design a Type C or Type D Inlet in Sump Condition for a 100-year flow

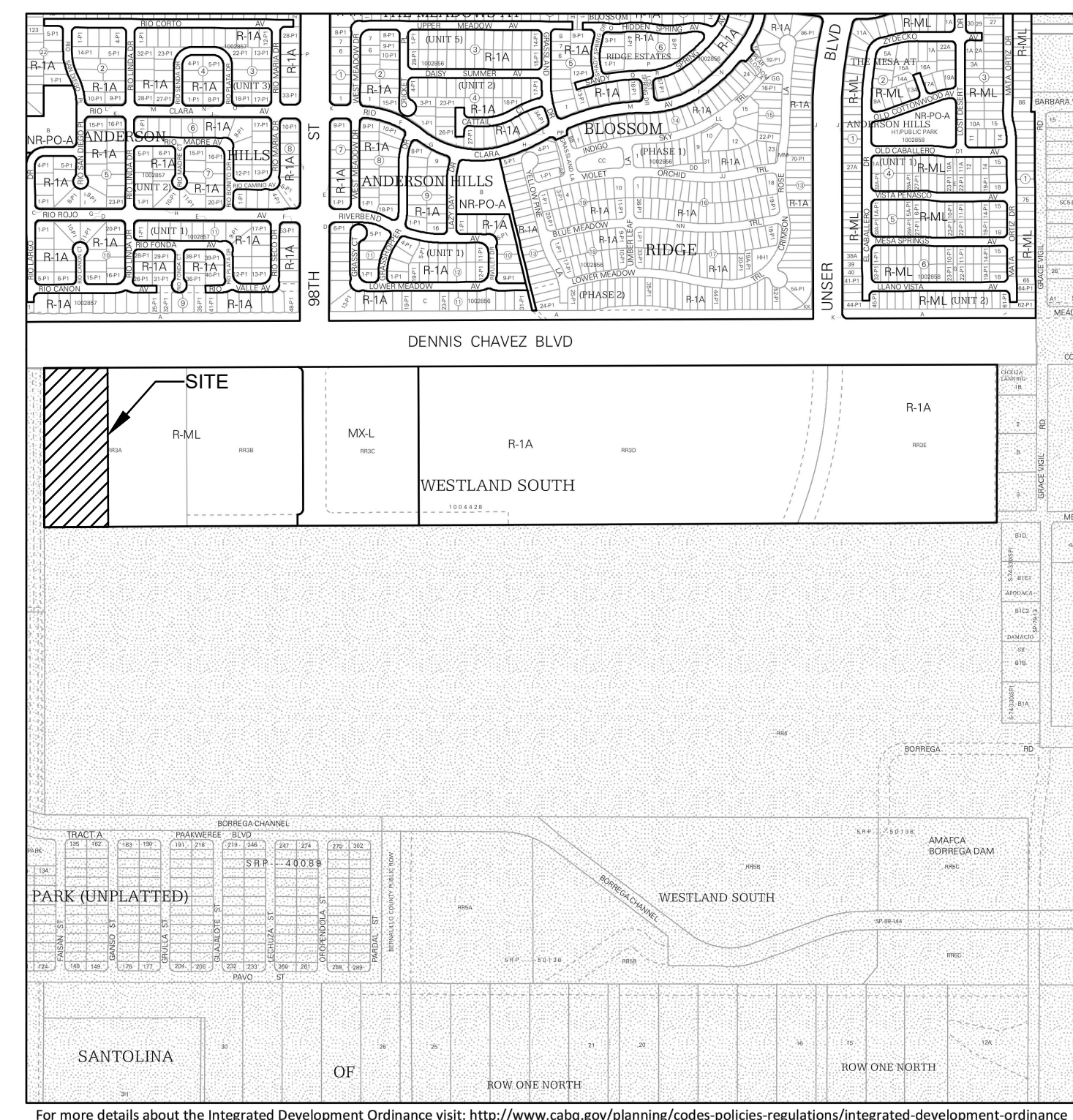
- Inlet to collect peak flow amount before overtopping headwall.
- Grate Dimensions: 35.5 x 18.5 ft. Net dimensions of open area of a single grate. (Total Area less Area of Bars)
- Calculate Orifice and Weir Flow into Grate at Design Depth
 

Orifice Equation: $Q = 0.6 \times A \times (2 \times g \times h)^{1/2}$	Weir Equation: $Q = 2.85 \times P \times H^{1.5}$
Where: A = 4.6 sq. ft., g = 32.2 ft./sec <sup>2</sup> , h = 0.5 ft.	Where: P = 9.0 ft., H = 0.5 ft.
Therefore: Q = 15.5 cfs	Therefore: Q = 16.9 cfs
- Apply 25% Clogging Factor to determine allowable design flow into inlet
 

15.5 x 0.75	12 cfs
-------------	--------

Therefore Capacity of Single CID Inlet in Sump Condition = 12 cfs  
 Capacity of Double CID Inlet in Sump Condition = 23 cfs

\*Grate Capacities do not account for curb opening inflow. Therefore, inlet capacities are the same for Type C and Type D inlets.



**IDO Zone Atlas May 2018**

**Zone Atlas Page: P-09-Z**

AGIS (Albuquerque Geographic Information System)

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Legend includes: Easement, Escarpment, Petroglyph National Monument, Areas Outside of City Limits, Airport Protection Overlay (APO) Zone, Character Protection Overlay (CPO) Zone, Historic Protection Overlay (HPO) Zone, View Protection Overlay (VPO) Zone.

**National Flood Hazard Layer FIRMette**

FEMA

Legend includes: Special Flood Hazard Areas (0.2% Annual Chance Flood Hazard, 1% Annual Chance Flood Hazard, 1% Annual Chance Flood Hazard with average depth less than one foot, etc.), Other Areas of Flood Hazard, Other Areas, Other Features, Map Panels.

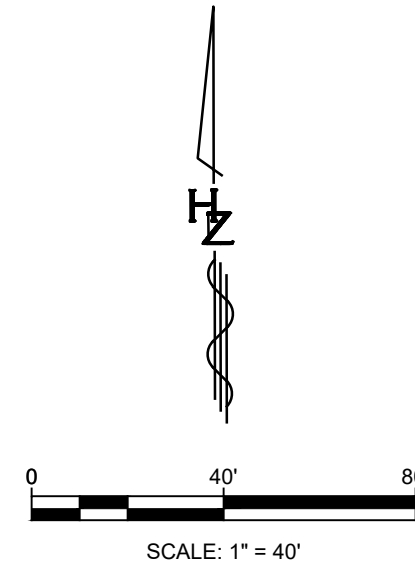
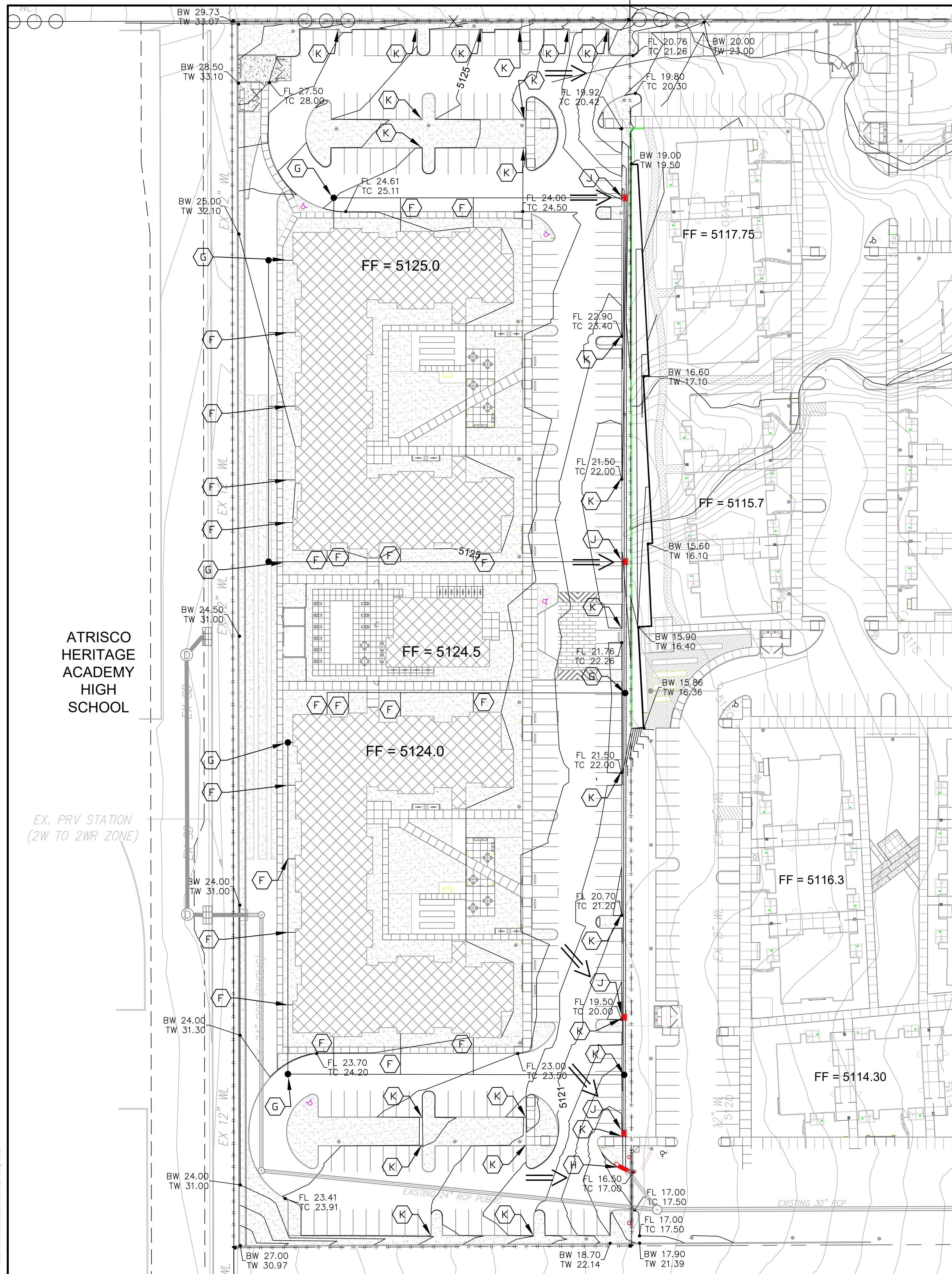
Map shows the project site location within the City of Albuquerque (350012) and Bernalillo County (35001).

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AGRS BRASS CAP STAMPED "ACS BN 4-19"	DATE	NO.	BY	NO.	DATE
INSPECTOR'S NAME	DATE	FROM THE INTERSECTION OF DENNIS CHAVEZ BLVD. AND COORS BLVD. SW TRAVEL WEST ON DENNIS CHAVEZ BLVD. 1.8 MILES TO THE BENCHMARK ON THE RIGHT.	DATE	NO.	BY	NO.	DATE
FIELD CHECK BY	DATE	THE CAP IS ON THE SOUTH TOP OF A CONCRETE CHANNEL.	DATE	NO.	BY	NO.	DATE
VERIFICATION BY	DATE	GEORGIC POSITION IN FEET (NAD83)	DATE	NO.	BY	NO.	DATE
MICRO-FILM INFORMATION	DATE	NM STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	NO.	BY	NO.	DATE
RECORDED BY	DATE	ELEVATION IN FEET (NAVD83) = 5129.396	DATE	NO.	BY	NO.	DATE
REVISIONS	DATE	REVISIONS	DATE	NO.	BY	NO.	DATE
DESIGN	DATE	DESIGN	DATE	NO.	BY	NO.	DATE
DRAWN BY:	DATE:	DRAWN BY:	DATE:	NO.	BY	NO.	DATE:
DWG NAME:	PROJ #:	DWG NAME:	PROJ #:	NO.	BY	NO.	DATE:
CHECKED BY:		CHECKED BY:		NO.	BY	NO.	DATE:
<b>DBG PROPERTIES, LLC</b> TITLE: CEJA VISTA APARTMENT COMPLEX PHASE II DRAINAGE PLAN Design Review Committee: City Engineer City Project No.: Zone Map No. P-09-Z Sheet: SDP 3.1							

Printed: 10/10/2019 5:28:58 PM. By: vlm, vlm  
 File: C:\Users\vlm\Documents\Projects\10 CADDD & BIM\10 - AutoCAD/CEJA VISTA DRG.dwg  
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 Last Saved: 10/8/2019 5:28:06 PM. vlm



Plotted: 10/10/19 5:14:42 PM. By: jllm. Title: Huit-Zollars - CEJA Vista Apartment Complex Grading Plan. Component: 10 CAD & BIM 10 - AutoCAD/CEJA VISTA DRG.dwg. Last Saved: 10/8/2019 5:00:08 PM. nvlb



- LEGEND**
- DISCHARGE LOCATION
  - FLOW DIRECTION
  - LIMITS OF DISTURBANCE
  - HIGH POINT

- KEYED NOTES**
- (F) INSTALL 1 - 12" x 6" HDPE TEE WITH SINGLE CLEANOUT
  - (G) INSTALL 4' SD MANHOLE PER NMAPWA STD. DWG. 2101
  - (H) INSTALL TRIPLE GRATE TYPE C STORM INLET PER NMAPWA STD. DWG. 2205
  - (J) INSTALL DOUBLE GRATE TYPE D STORM INLET PER NMAPWA STD. DWG. 2206
  - (K) INSTALL 2' WIDE CURB OPENING

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

**EROSION SEDIMENT CONTROL PLAN**  
SHALL BE SUBMITTED UNDER SEPARATE COVER

**GENERAL NOTES**

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS. LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

Designed By:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, New Mexico 87124  
Phone (505) 892-5141 Fax (505) 892-3259

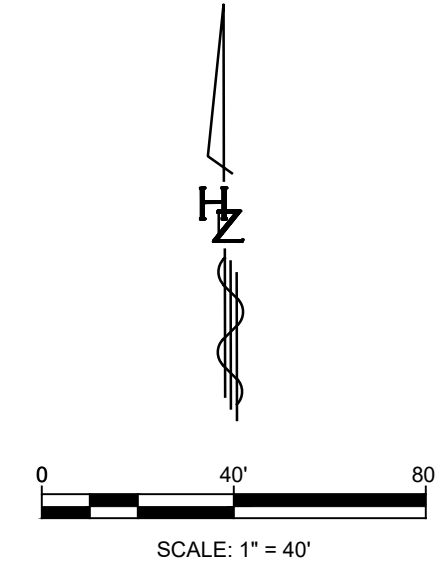
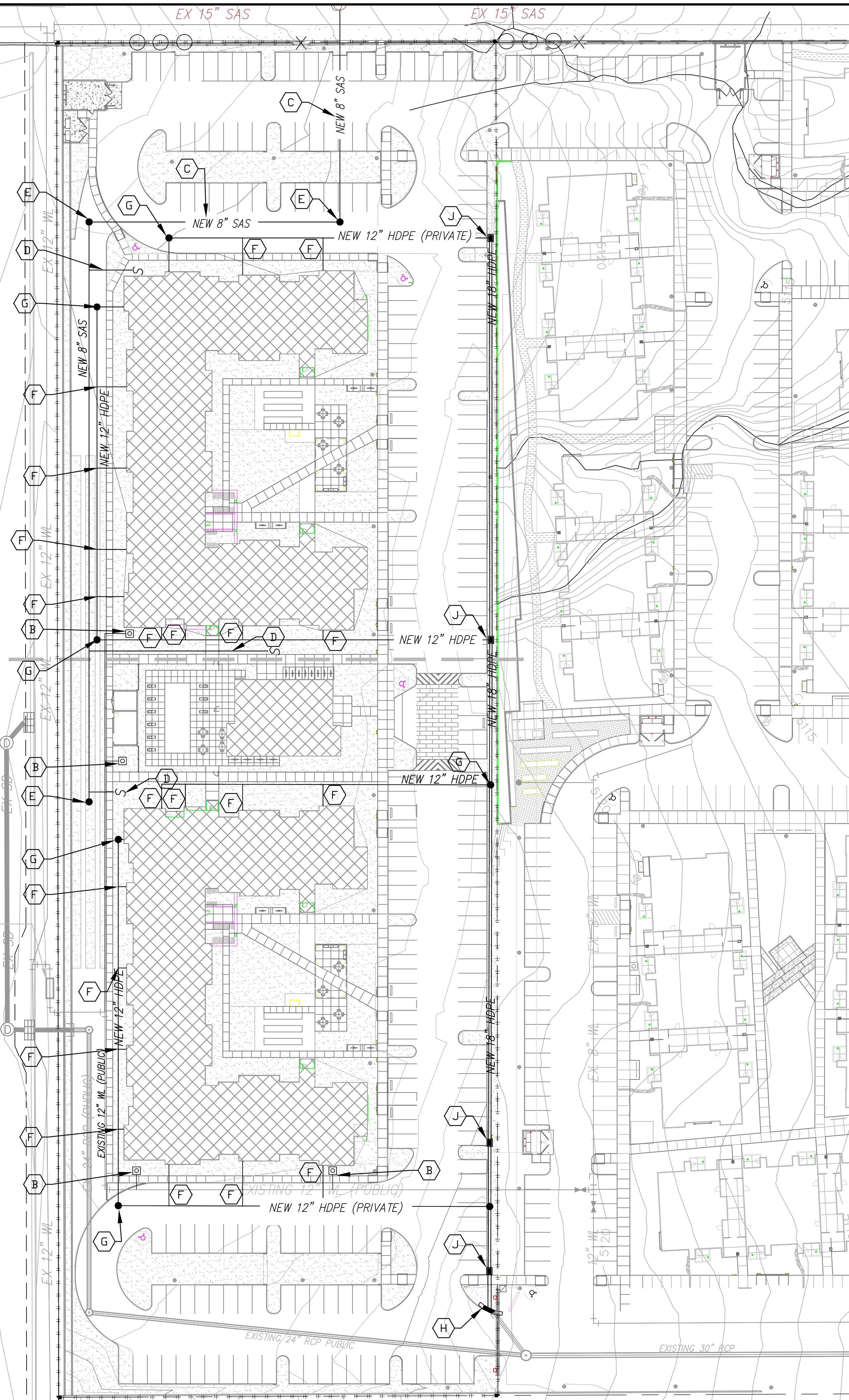
DBG PROPERTIES, LLC			
TITLE: CEJA VISTA APARTMENT COMPLEX PHASE II GRADING PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No. P-09-Z	Sheet	SDP 3.2

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AGRS BRASS CAP STAMPED "ACS BN 4-19"	DATE	NO.	BY	REVISIONS	
INSPECTOR'S NAME	DATE	FROM THE INTERSECTION OF DENNIS CHAVEZ BLVD. AND COORS BLVD. SW TRAVEL WEST ON DENNIS CHAVEZ BLVD. 1.8 MILES TO THE BENCHMARK ON THE RIGHT. THE CAP IS ON THE SOUTH TOP OF A CONCRETE CHANNEL.	DATE	NO.	BY	DESIGN	
VERIFICATION BY	DATE	GEOGRAPHIC POSITION IN FEET (NAD83)	DATE	NO.	BY	DESIGN	
MICRO-FILM INFORMATION	DATE	NM STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	NO.	BY	DESIGN	
		ELEVATION IN FEET (NAVD88) = 5129.396					

Plotfile: 1910251 5:42:26 PM, By: vllm, Name: HUITT-ZOLLARS, Inc. - AutoCAD/CEA VISTA DRB.dwg  
 Last Saved: 10/08/2019 5:39:43 PM, mvlh

ATRISCO  
HERITAGE  
ACADEMY  
HIGH  
SCHOOL

PRV STATION  
TO 2WR ZONE)



**KEYED NOTES**

- (A) INSTALL 8" C-900 CL 150 PVC WATER LINE
- (B) INSTALL 1-2" WATER METER
- (C) INSTALL 8" SDR-35 PVC SEWER LINE
- (D) INSTALL 1 - 8" SANITARY SEWER WYE WITH SINGLE CLEANOUT
- (E) INSTALL 4" SAS MANHOLE PER NMAPWA STD. DWG. 2101
- (F) INSTALL 1 - 12" x 6" HDPE TEE WITH SINGLE CLEANOUT
- (G) INSTALL 4" SD MANHOLE PER NMAPWA STD. DWG. 2101
- (H) INSTALL TRIPLE GRATE TYPE C STORM INLET PER NMAPWA STD. DWG. 2205
- (J) INSTALL DOUBLE GRATE TYPE D STORM INLET PER NMAPWA STD. DWG. 2206

**GENERAL NOTES**

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

Designed By:  
**HUITT-ZOLLARS**  
 Huittz-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Dr, NE, Suite 101  
 Rio Rancho, New Mexico 87124  
 Phone (505) 892-5141 Fax (505) 892-3259

<b>DBG PROPERTIES, LLC</b>			
TITLE: <b>CEJA VISTA APARTMENT COMPLEX PHASE II UTILITY PLAN</b>			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	SDP 3.3
	P-09-Z		

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD OFFICE BY	DATE
VERIFICATION BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
AGRS BRASS CAP STAMPED ACS BN 4-19"	DATE
FROM THE INTERSECTION OF DENNIS CHAVEZ BLVD. AND COORS BLVD. SW TRAVEL WEST ON DENNIS CHAVEZ BLVD. 1.8 MILES TO THE BENCHMARK ON THE RIGHT. THE CAP IS ON THE SOUTH TOP OF A CONCRETE CHANNEL. GEOGRAPHIC POSITION IN FEET (NAD83)	DATE
NM STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
ELEVATION IN FEET (NAVD88) = 5129.396	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

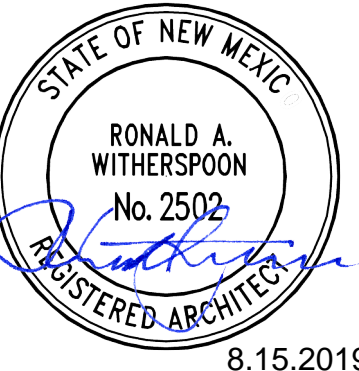
ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	
DRAWN BY:		DATE:	
DWG NAME:		DATE:	
PROJECT #:		PROJ #:	R311035-01
CHECKED BY:		DATE:	

**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG



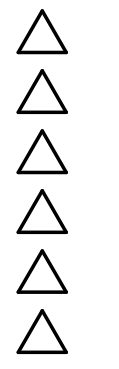
SEAL

PROJECT

**CEJA VISTA**  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN FOR BUILDING PERMIT

REVISIONS



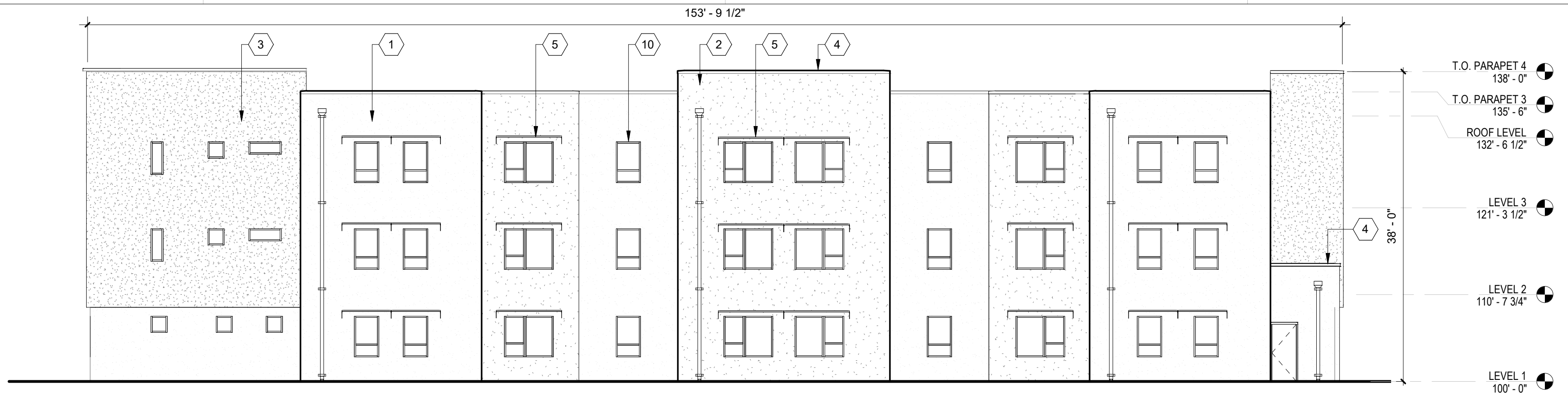
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REVIEWED BY	RAW, JM
DATE	08/15/2019
PROJECT NO.	19-0019

DRAWING NAME

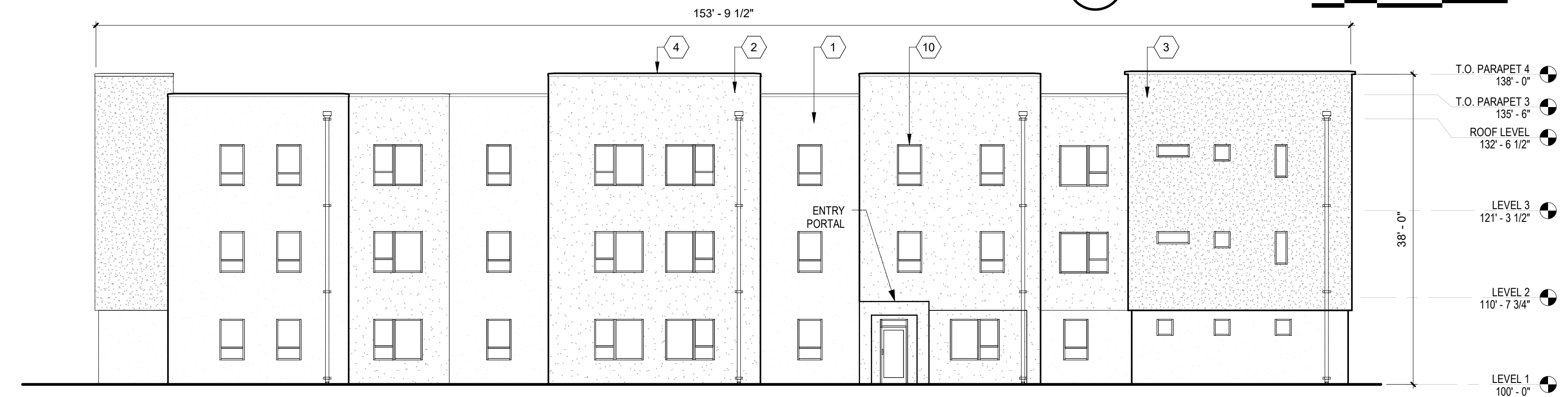
**EXTERIOR  
ELEVATIONS**

SHEET NO

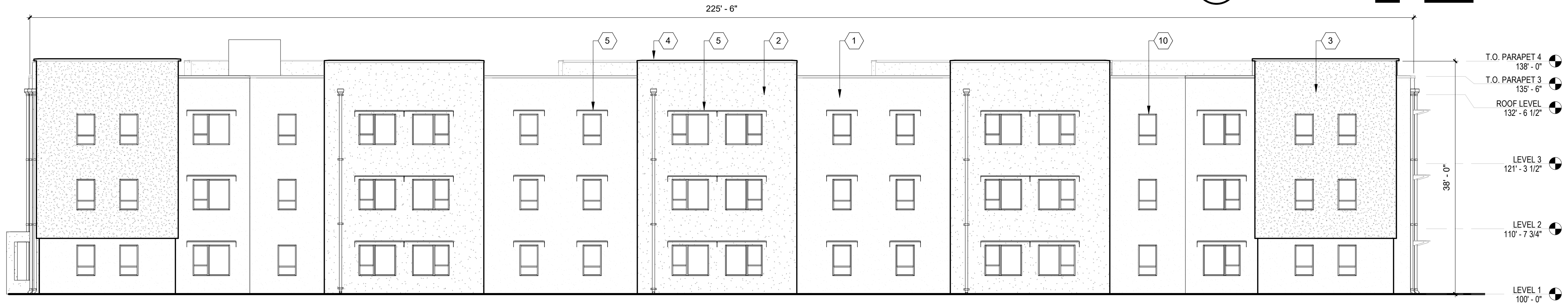
**SDP5.1**



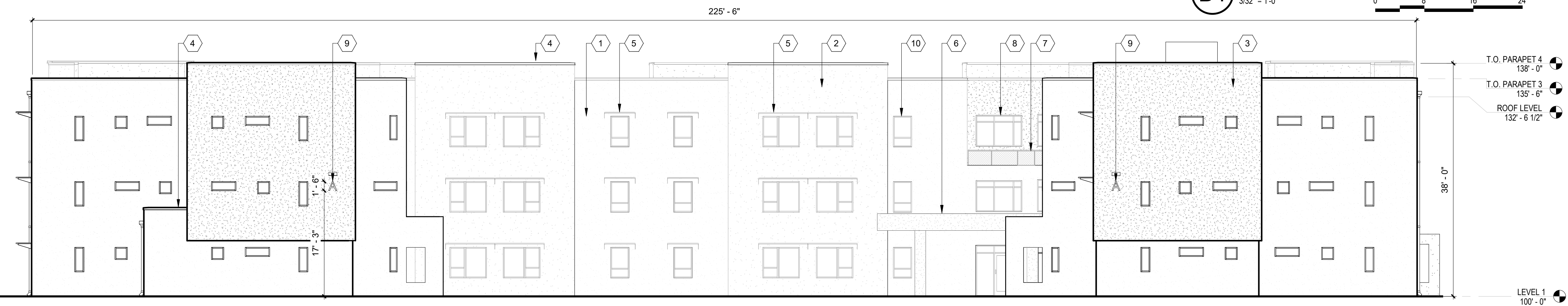
**D4 SOUTH ELEVATION @ BUILDING A**  
3/32" = 1'-0"



**C4 NORTH ELEVATION @ BUILDING A**  
3/32" = 1'-0"



**B4 WEST ELEVATION**  
3/32" = 1'-0"



**A4 EAST ELEVATION**  
3/32" = 1'-0"

**GENERAL SHEET NOTES**

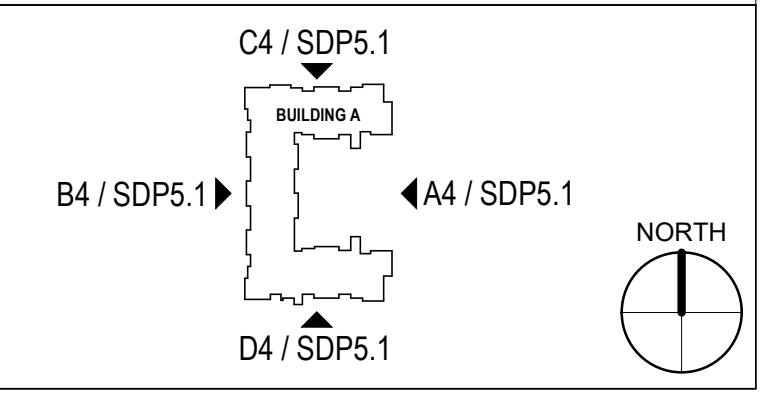
- A. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
- B. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20" ABOVE FINISHED FLOOR.

**REFERENCE KEYNOTES**

- 1. STUCCO FINISH (COLOR 1)
- 2. STUCCO FINISH (COLOR 2)
- 3. STUCCO FINISH (COLOR 3)
- 4. PREFINISHED METAL COPING
- 5. OPTIONAL WINDOW SHADE, TYP
- 6. SHADE TRELLIS
- 7. GUARDRAIL AT ROOFTOP TERRACE
- 8. BRONZE ALUMINUM STOREFRONT
- 9. BUILDING IDENTIFICATION SIGNAGE
- 10. RESIDENTIAL WINDOWS
- 11. WOOD SLAT FENCE
- 12. POOL ENCLOSURE FENCE AND GATE TO MEET POOL BARRIER REQUIREMENT PER CODE
- 13. ANALOG PHONE LINE
- 14. HOSE BIB

**LEGEND**

**KEY PLAN**



8/13/2019 2:40:52 PM

**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

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8.15.2019

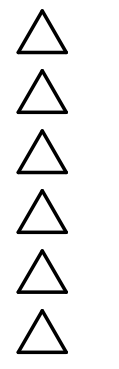
SEAL

PROJECT

**CEJA VISTA**  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

SITE PLAN FOR BUILDING PERMIT

REVISIONS



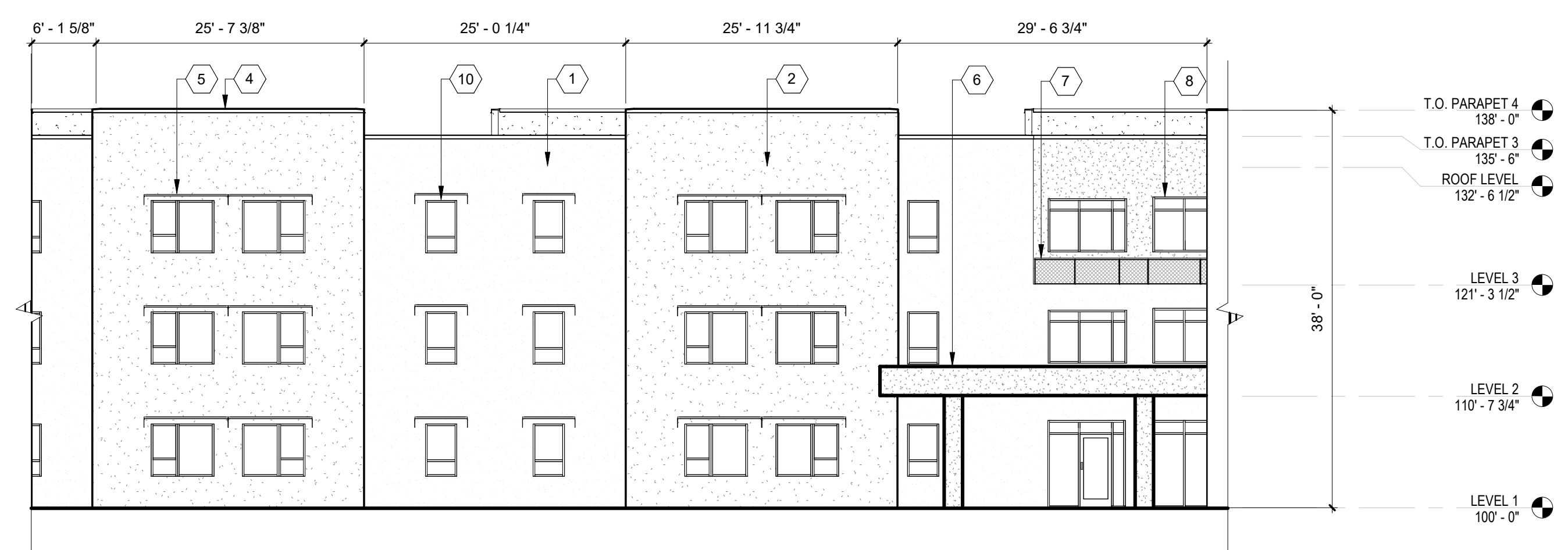
DRAWN BY	AG
REVIEWED BY	RAW, JM
DATE	08/15/2019
PROJECT NO:	19-0019

DRAWING NAME

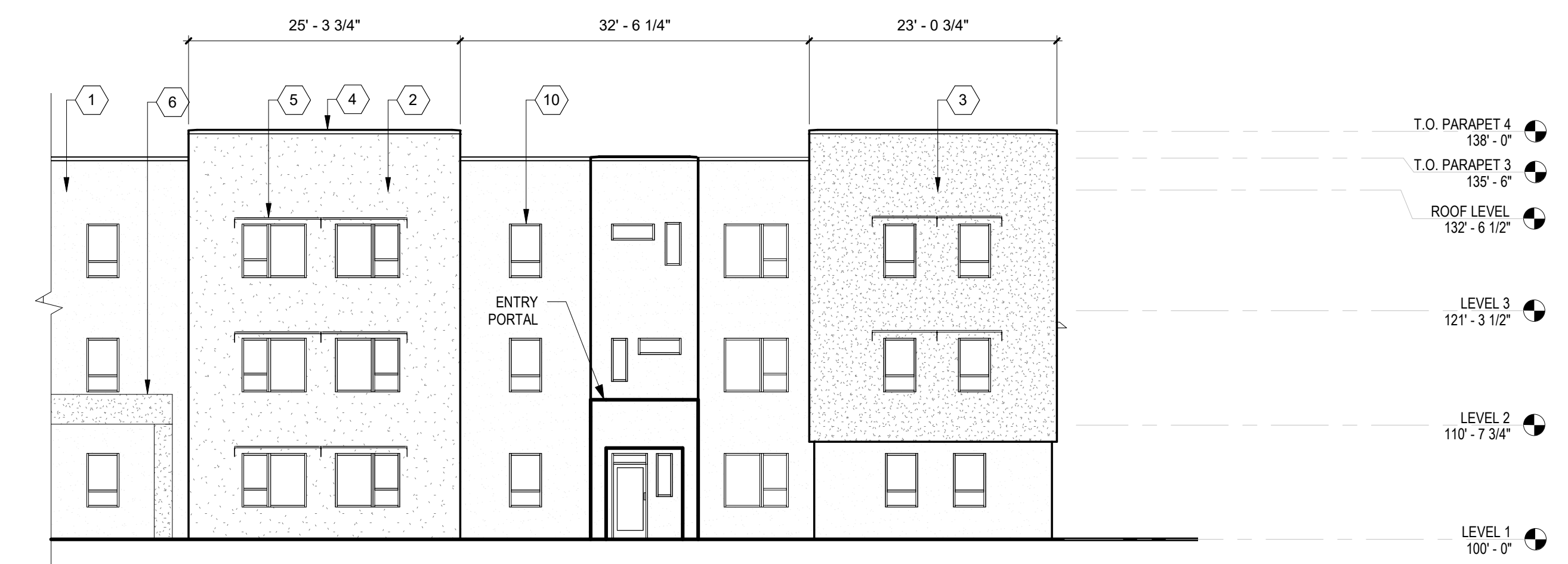
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ELEVATIONS**

SHEET NO

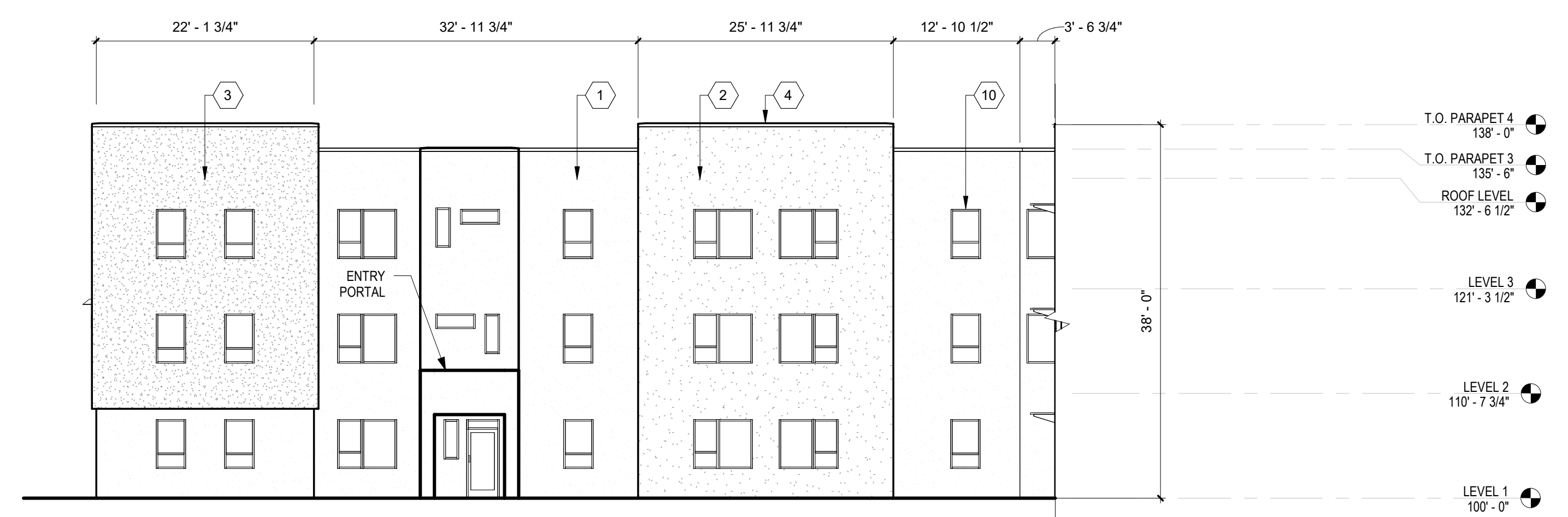
**SDP5.2**



**3C WEST ELEVATION - COURTYARD**  
3/32" = 1'-0"



**3B NORTH ELEVATION - COURTYARD**  
3/32" = 1'-0"



**3A SOUTH ELEVATION - COURTYARD**  
3/32" = 1'-0"

**GENERAL SHEET NOTES**

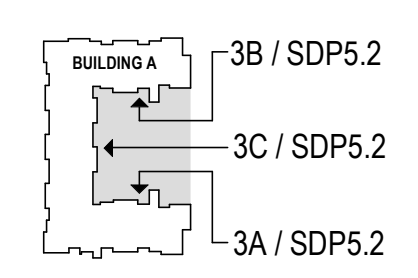
- A. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE
- B. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS. LT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20" ABOVE FINISHED FLOOR.

**REFERENCE KEYNOTES**

- 1. STUCCO FINISH (COLOR 1)
- 2. STUCCO FINISH (COLOR 2)
- 3. STUCCO FINISH (COLOR 3)
- 4. PREFINISHED METAL COPING
- 5. OPTIONAL WINDOW SHADE, TYP
- 6. SHADE TRELLIS
- 7. GUARDRAIL AT ROOFTOP TERRACE
- 8. BRONZE ALUMINUM STOREFRONT
- 9. BUILDING IDENTIFICATION SIGNAGE
- 10. RESIDENTIAL WINDOWS
- 11. WOOD SLAT FENCE
- 12. POOL ENCLOSURE FENCE AND GATE TO MEET POOL BARRIER REQUIREMENT PER CODE
- 13. ANALOG PHONE LINE
- 14. HOSE BIB

**LEGEND**

**KEY PLAN**

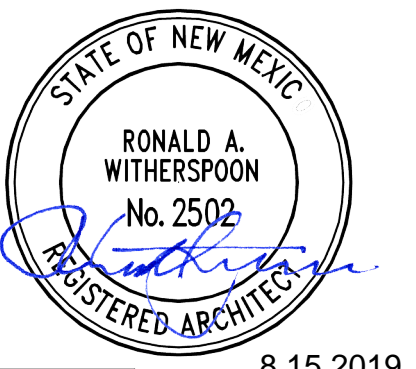


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**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

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8.15.2019  
SEAL

PROJECT

**CEJA VISTA**  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

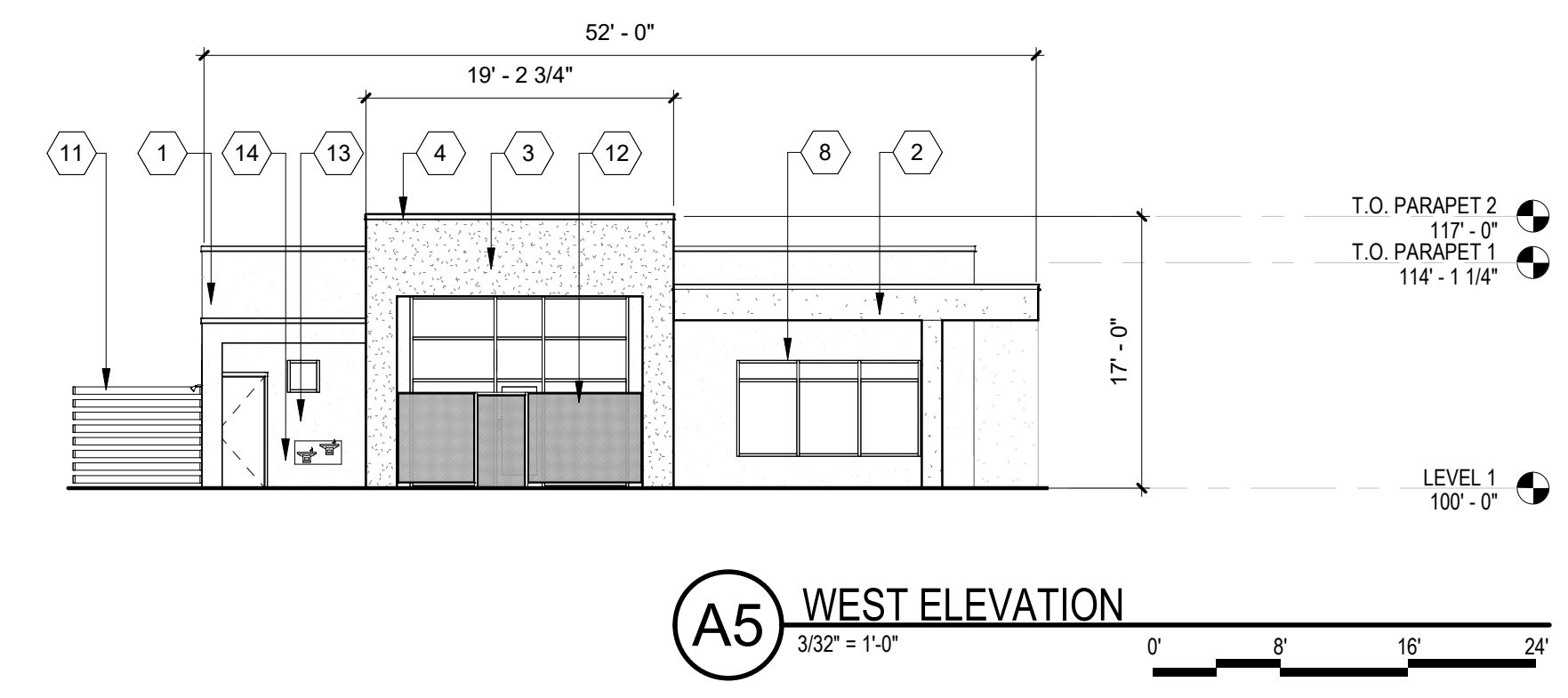
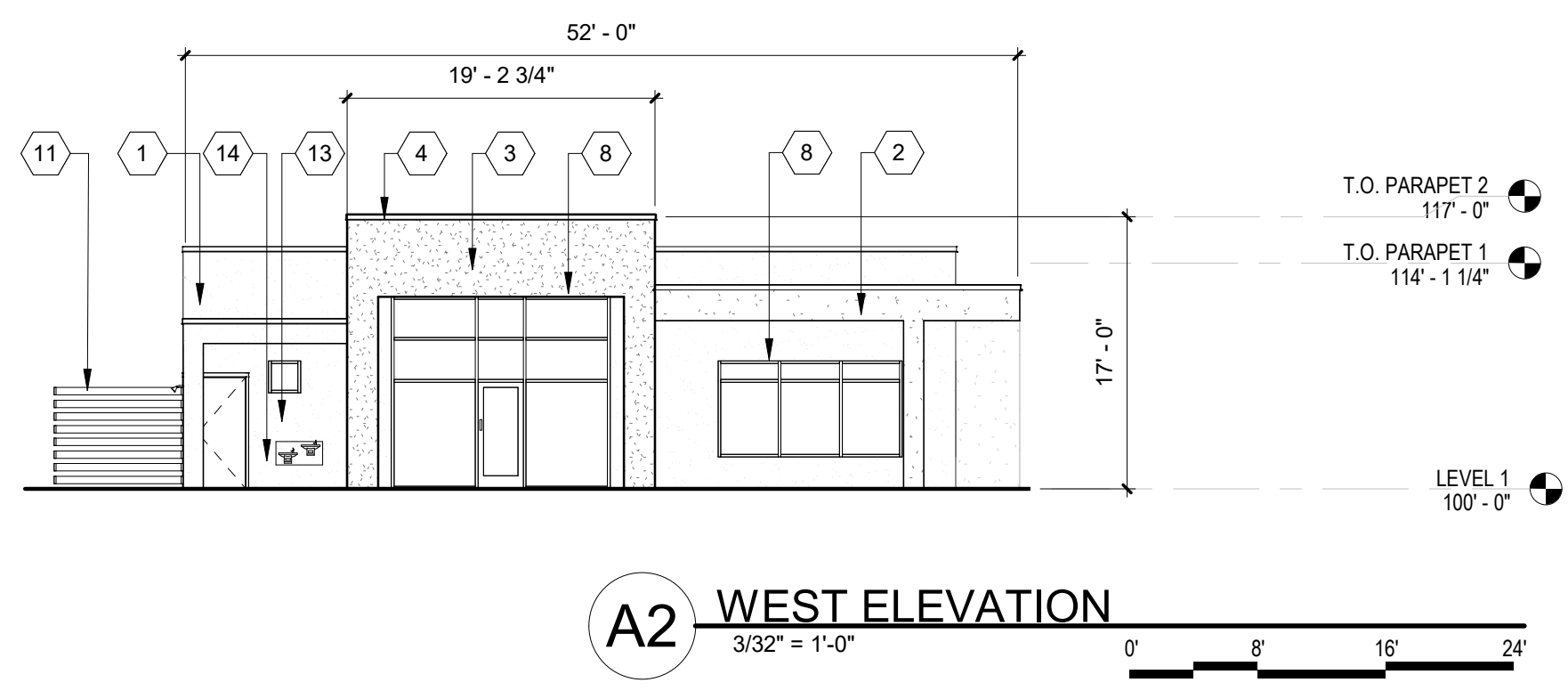
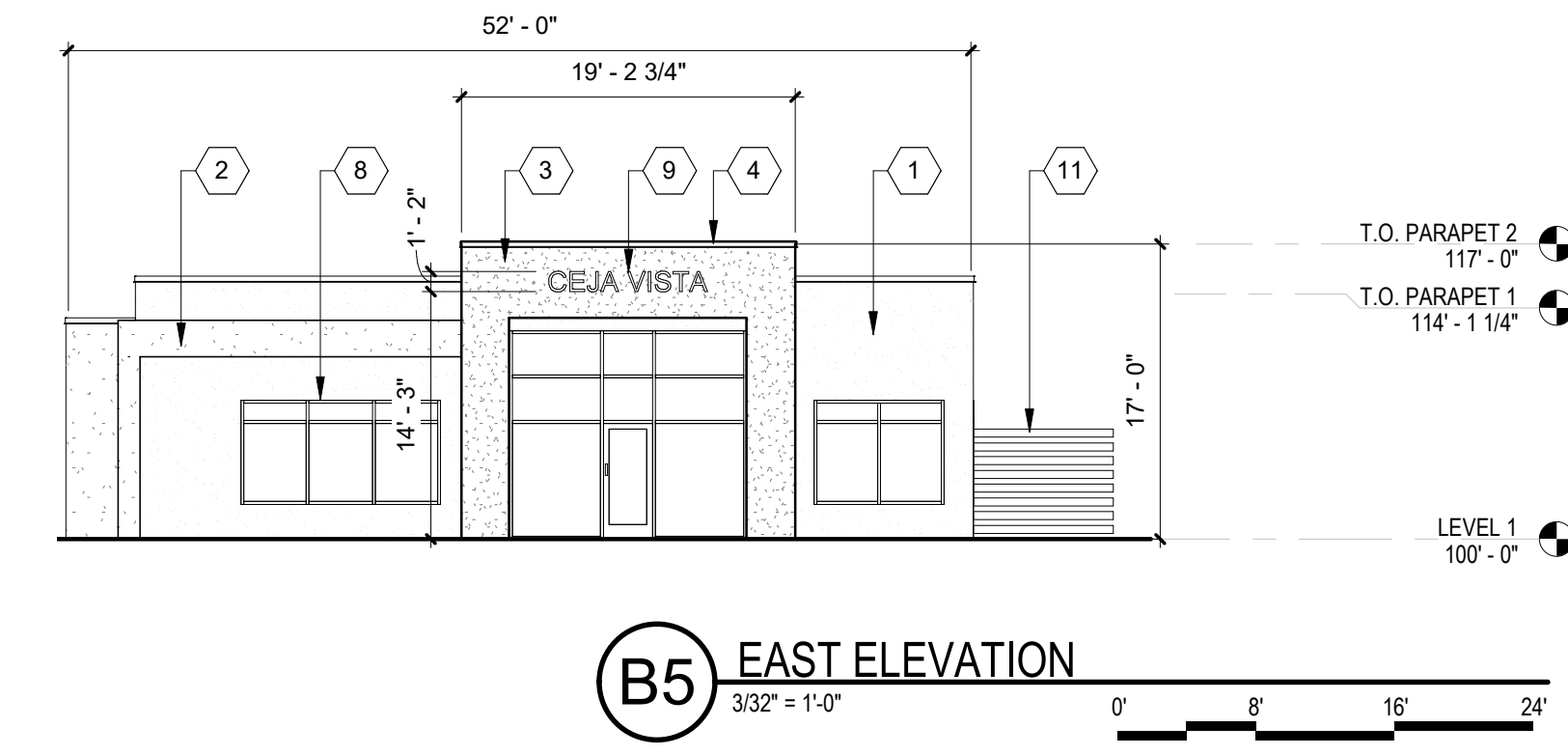
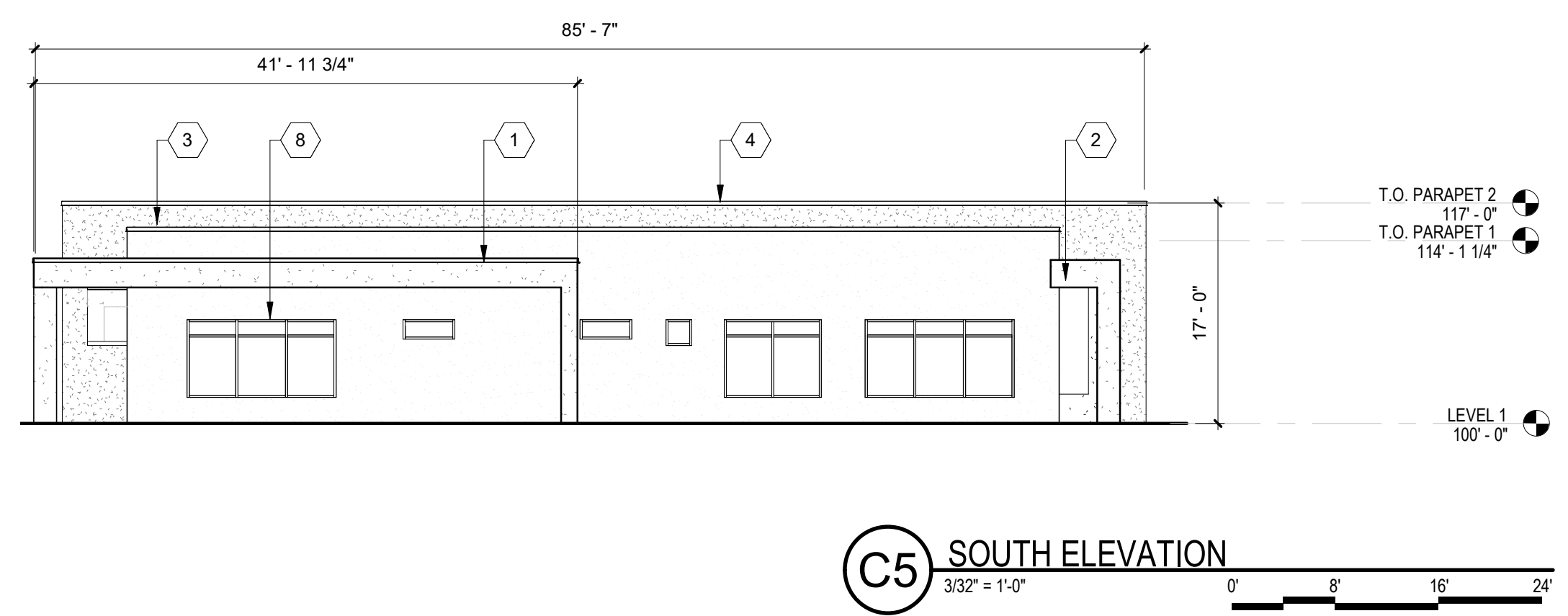
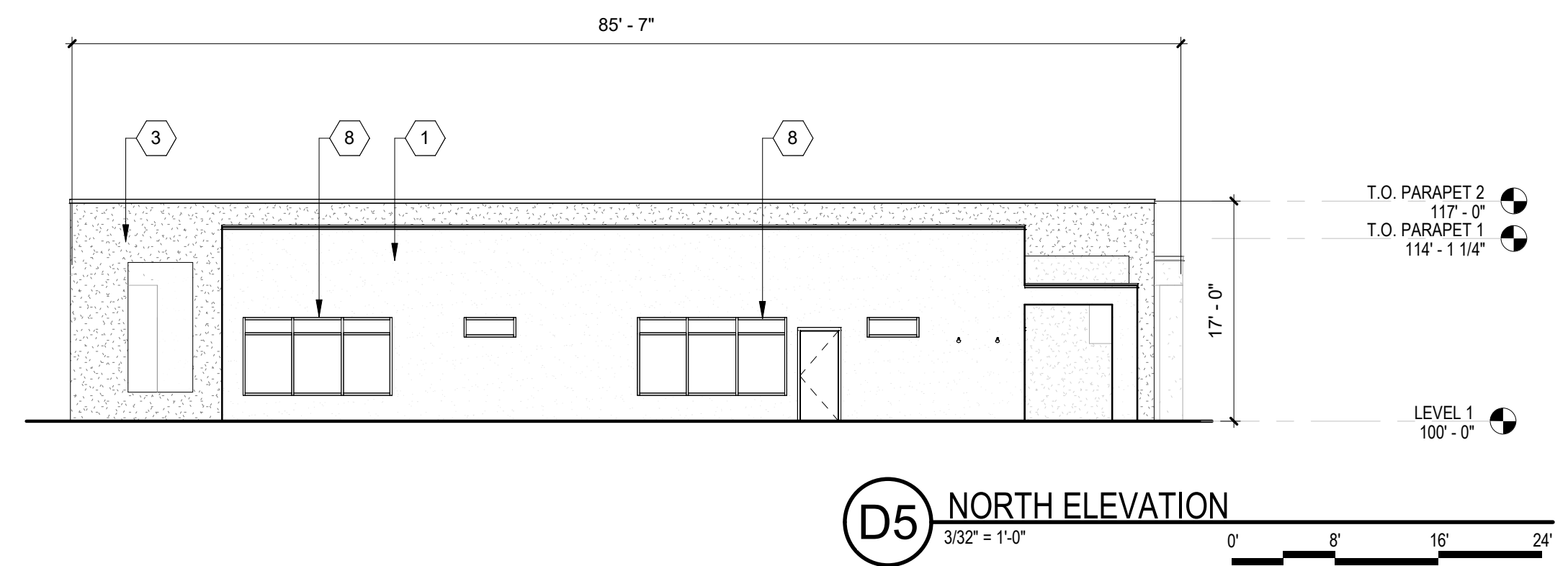
SITE PLAN FOR BUILDING PERMIT

- REVISIONS
- △
  - △
  - △
  - △
  - △
  - △

DRAWN BY RM, AG  
REVIEWED BY RAW, JM  
DATE 08/15/2019  
PROJECT NO: 19-0019

DRAWING NAME  
**EXTERIOR ELEVATIONS**

SHEET NO  
**SDP5.3**



GENERAL SHEET NOTES	REFERENCE KEYNOTES	LEGEND	KEY PLAN
<p>A. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE</p> <p>B. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISHED FLOOR.</p>	<p>1. STUCCO FINISH (COLOR 1)</p> <p>2. STUCCO FINISH (COLOR 2)</p> <p>3. STUCCO FINISH (COLOR 3)</p> <p>4. PREFINISHED METAL COPING</p> <p>5. OPTIONAL WINDOW SHADE, TYP</p> <p>6. SHADE TRELLIS</p> <p>7. GUARDRAIL AT ROOFTOP TERRACE</p> <p>8. BRONZE ALUMINUM STOREFRONT</p> <p>9. BUILDING IDENTIFICATION SIGNAGE</p> <p>10. RESIDENTIAL WINDOWS</p> <p>11. WOOD SLAT FENCE</p> <p>12. POOL ENCLOSURE FENCE AND GATE TO MEET POOL BARRIER REQUIREMENT PER CODE</p> <p>13. ANALOG PHONE LINE</p> <p>14. HOSE BIB</p>		

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**GENERAL SHEET NOTES**

- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- E. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- F. ALL PARKING SPACES AT 9'-0" X 18'-0" UNO
- G. DESIGN WILL COMPLY WITH 2009 INTERNATIONAL FIRE CODE APPENDIX B, C&D
- H. ALL RADII ALONG FIRE LANE SHALL BE 28'-0"
- I. CLUBHOUSE AND CARD ACCESS GATES WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS
- J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES
- K. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT
- L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS
- M. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 15,000 POUNDS.

**SHEET KEYED NOTES**

- 1. PROPERTY LINE
- 2. FIRE DEPARTMENT ACCESS - SECONDARY ACCESS POINT
- 3. FIRE LANE, 26' WIDTH STANDARD, 28' RADIUS
- 4. FIRE HYDRANT
- 5. FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNT OR FREE STANDING
- 6. GATE ENTRY PADPOST
- 7. KNOX BOX LOCATION
- 8. FIRE RISER ROOM, 7'-6" X 8'-0"
- 9. FIRE ACCESS ONLY GATE WITH FIRE DEPARTMENT ACCESS SIGN AND KNOX BOX
- 10. MONUMENT SIGN WITH APPROVED ADDRESS IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- 11. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- 12. EASEMENT FIRE LANE, 20'-0" WIDE
- 13. RETAINING WALL
- 14. TRANSFORMER
- 15. POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- 16. FLUSH CONCRETE SIDEWALK
- 17. DRIVABLE GRAVEL FOR FIRE ACCESS ROAD
- 18. DRIVABLE LANDSCAPE
- 19. FLUSH TRANSITION BETWEEN ASPHALT AND DRIVABLE GRAVEL
- 20. FLUSH TRANSITION BETWEEN DRIVABLE GRAVEL AND LANDSCAPE
- 21. FIRE LANE, 20' WIDTH, 28' RADIUS

**SITE DATA**

**SITE ADDRESS:** DENNIS CHAVEZ AND 98TH STREET SW  
ALBUQUERQUE, NM SW 87121

**LEGAL DESCRIPTION:** TRACT RR-3A-1, LOCATED ON DENNIS CHAVEZ BLVD, SW, BETWEEN 98TH ST., SW & 118TH ST. SW

**ACRES:** 5.423 ACRES

**ZONE ATLAS:** P-09-Z

**ZONING SUMMARY:** (RM-L) RESIDENTIAL - MULTI-FAMILY HIGH DENSITY ZONE DISTRICT

**CONSTRUCTION TYPE:** V/A

**BUILDING HEIGHT:** 38'-6"

**SPRINKLERED:** FULLY SPRINKLERED

**FIRE FLOW:** 4,500 GPM

**HYDRANTS REQUIRED:** 05

**BUILDING DATA**

**BUILDING TYPE A:**

FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
FIRE FLOW	4,500 GPM

**BUILDING TYPE B:**

FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
FIRE FLOW	4,500 GPM

**BUILDING TOTAL:** 121,970 GSF

**CLUB HOUSE:**

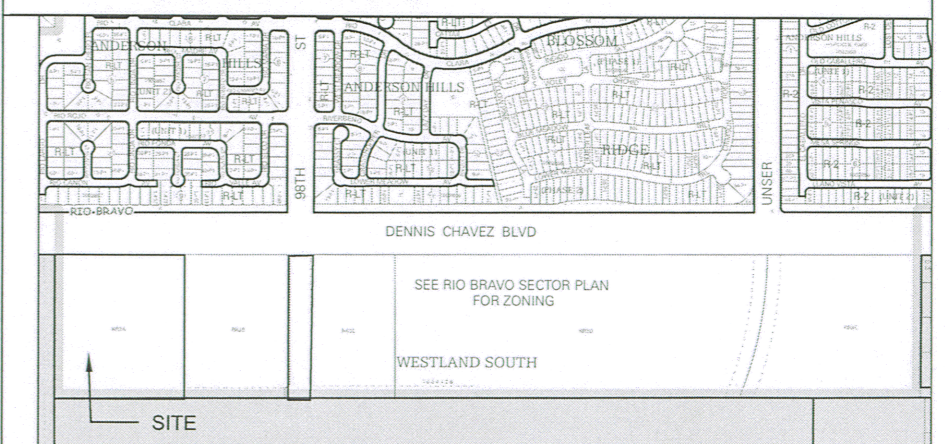
LEVEL 1	3,158 GSF
FIRE FLOW	1,500 GPM

**TOTAL BUILDING AREA:** 125,128 GSF  
**LARGEST SF SPACE- CLUB HOUSE COMMUNITY ROOM** 800 GSF

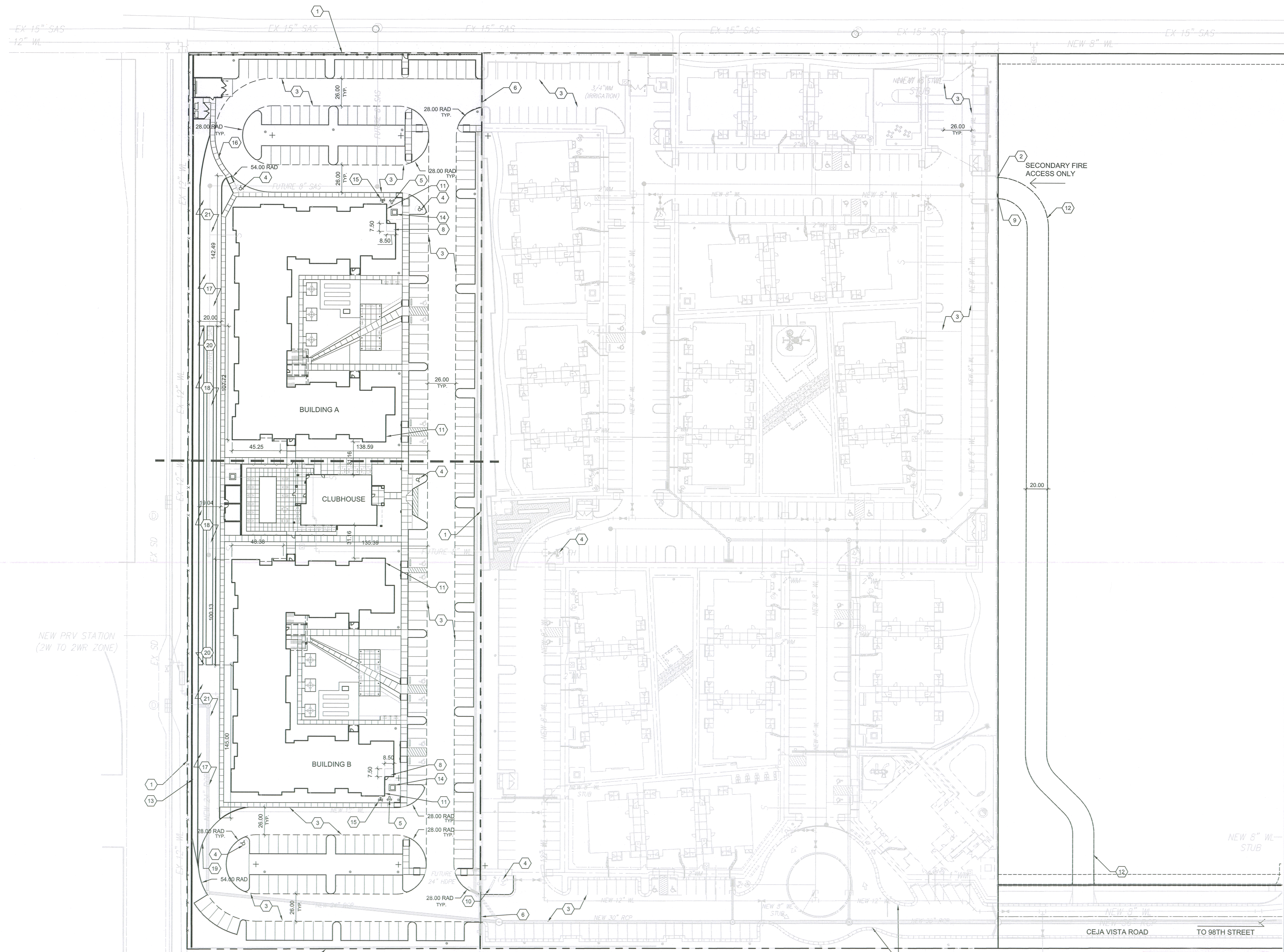
**LEGEND**

- PAINTED DIRECTIONAL ARROWS
- FH FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- FDC FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- PIV POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- C COMPACT PARKING @ 8'-0" X 15'-0"

**VICINITY MAP**



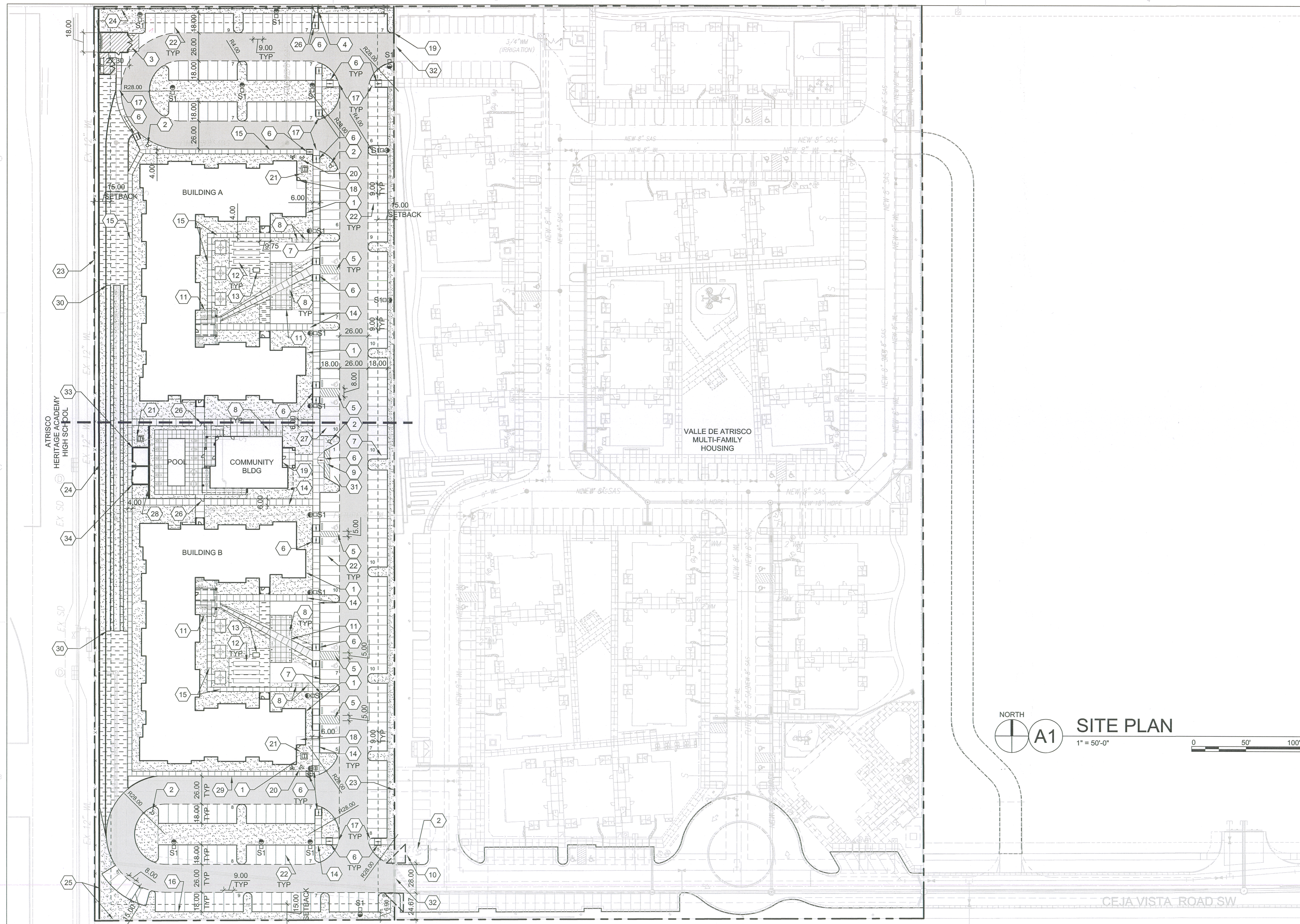
**A5 VICINITY MAP**  
NTS



**A1 FIRE ONE PLAN**  
1" = 50'-0"  
0 50' 100'



**HYDRANT AND FIRE ACCESS**  
ALBUQUERQUE FIRE MARSHAL'S OFFICE  
PLANS CHECKING DIVISION  
SOP: 60995 CONSTRUCTION TYPE: FA  
GPM: 2250 NUMBER OF HYDRANT: 2  
**APPROVED/DISAPPROVED**  
DATE: 9/3/19  
SIGNATURE: [Signature] MAN NUMBER: [Number] DATE: [Date]  
2872-19 Rev. 5/04



NORTH  
A1 SITE PLAN  
1" = 50'-0"  
0 50' 100'

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 ADA 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 DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-B 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 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, GRADING AND DRAINAGE.
- 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.

SHEET KEYED NOTES

- 1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- 2. FIRE HYDRANT, PAINT SAFETY ORANGE, SEE CIVIL
- 3. TRASH COMPACTOR ENCLOSURE (7'-4" MASONRY WALL) WITH GATE, REF: C5/SDP1.2
- 4. WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. TRAIL, A PAVED MULTI-USE TRAIL, CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION; REF: B2/SDP1.2
- 5. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
- 6. ACCESSIBLE RAMP, REF: A3/SDP1.2, C2/SDP1.2 & C3/SDP1.2
- 7. MOTORCYCLE PARKING
- 8. BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: D5/SDP1.2
- 9. ACCESSIBLE AISLE WITH STRIPING
- 10. MONUMENT SIGN PER IDO REQUIREMENTS, REF: D1/SDP1.2 & D2/SDP1.2
- 11. SHADE STRUCTURE
- 12. RAISED GARDEN BEDS
- 13. POTTING STATION TABLE
- 14. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2
- 15. 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2
- 16. CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- 17. FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2
- 18. FIRE RISER ROOM
- 19. FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- 20. FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNT OR FREE STANDING
- 21. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- 22. PARKING STRIPING 4" WIDE, COLOR WHITE
- 23. PROPERTY LINE
- 24. PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2
- 25. RETAINING WALL
- 26. PEDESTRIAN GATE
- 27. DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE
- 28. POOL SCREEN WALL
- 29. SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2
- 30. STABILIZED BASED COURSE DEFINED BY EDGE TRANSITION
- 31. VANPOOL PARKING
- 32. GATE ENTRY PAD/ POST WITH CONTROL ACCESS FOB
- 33. POOL EQUIPMENT ENCLOSURE
- 34. MAINTENANCE EQUIPMENT ROOM

PROJECT DATA

**ZONING:** (RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT

**LEGAL DESCRIPTION:** TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW

**SITE AREA:** 6.423 ACRES  
**ZONE ATLAS:** P-09-Z  
**SETBACKS:** FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'

**BUILDING HEIGHT:** 35'-0"+10% DEVIATION @ 3'-0" = 38'-0"  
**SPRINKLED:** FULLY SPRINKLED  
**FIRE FLOW:** 4,500 GPM  
**HYDRANTS REQUIRED:** 5 TOTAL  
**BUILDING OCCUPANCY:** R-2, 156 APARTMENTS  
**CONSTRUCTION TYPE:** V-B, FULLY SPRINKLED

**BUILDING SF:**

BUILDING A	FIRST LEVEL	20,777 GSF
	SECOND LEVEL	20,296 GSF
	THIRD LEVEL	19,912 GSF
TOTAL		60,985 GSF

**BUILDING B**

FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF

CLUBHOUSE 3,158 GSF

**TOTAL** 125,128 GSF

**PARKING CALCULATION:** (TABLE 5-5-1)  
REQUIRED: MULTI FAMILY = 1.5 / DU  
REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES  
PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES  
PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES  
REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT = 223 TOTAL: 223 SPACES  
PROVIDED: 223 PARKING SPACES

**25% OF 223 REQUIRED PARKING MAY BE COMPACT**  
PROVIDED COMPACT PARKING: 5 SPACES @ 8'-0" x 15'-0"  
PROVIDED STANDARD PARKING: 218 SPACES @ 9'-0" x 18'-0"

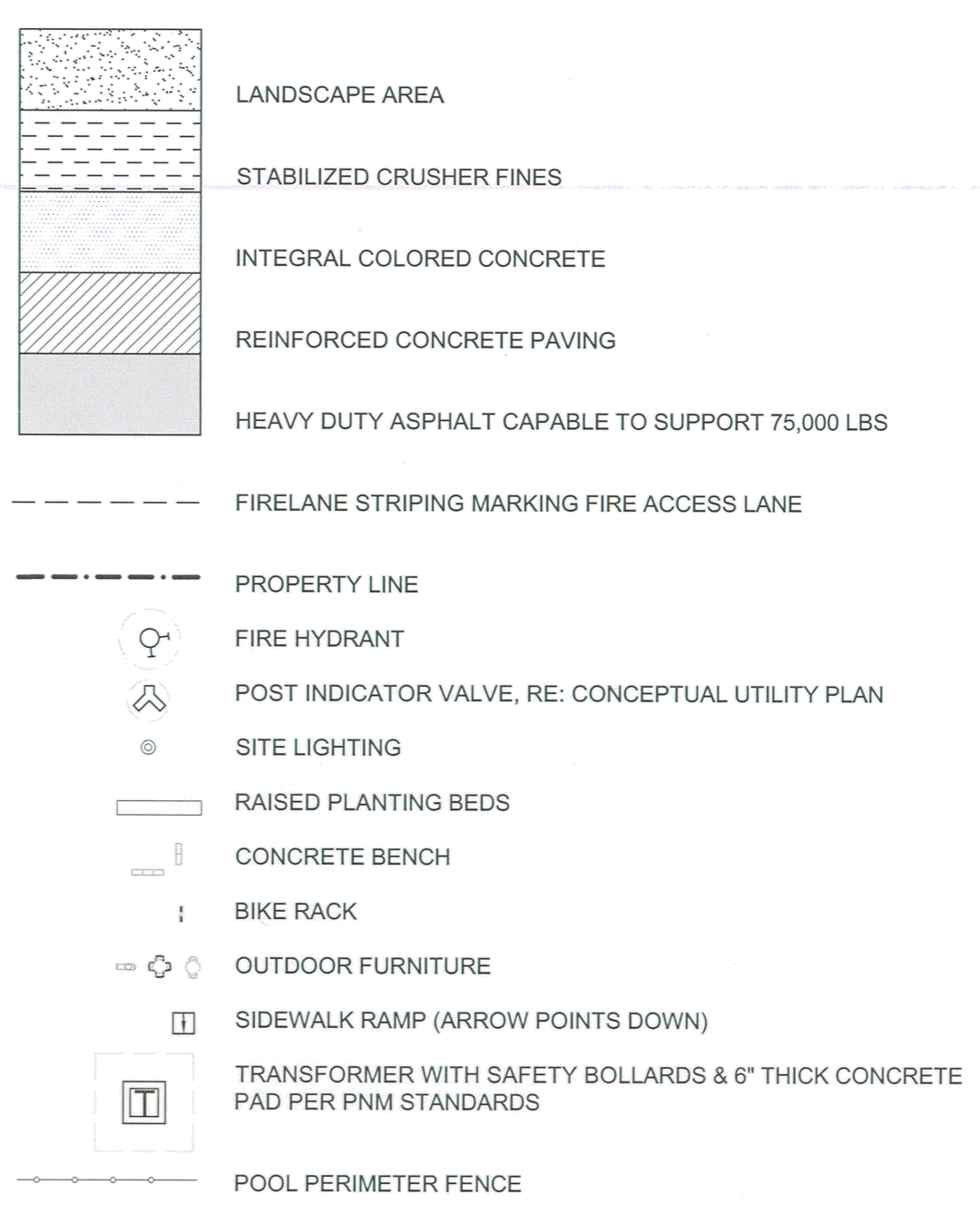
**STANDARD ACCESSIBLE SPACES:**  
REQUIRED: 8 STANDARD SPACES & 2 VAN ACCESSIBLE  
PROVIDED: 10 SPACES

**BIKE PARKING: 00.25 PER UNIT**  
REQUIRED: 0.25 x 156 = 39  
PROVIDED: 40  
20% SECURED LONG TERM STORAGE: 8  
EXTERIOR BIKE PARKING: 32

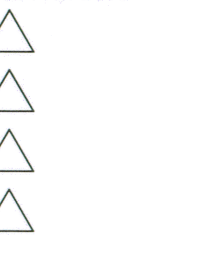
**MOTORCYCLE PARKING**  
REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES  
REQUIRED = 5 SPACES  
PROVIDED = 5 SPACES

PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED 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:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL) <i>[Signature]</i>	DATE: 9-3-19
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

LEGEND



REVISIONS



DRAWN BY AG, RM

REVIEWED BY RAW, JM

DATE 08/16/2019

PROJECT NO. 19-0019

DRAWING NAME

SITE PLAN

SHEET NO.

SDP1.1

OF