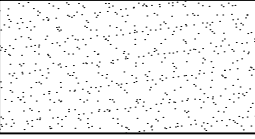
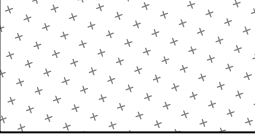
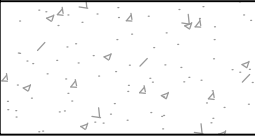







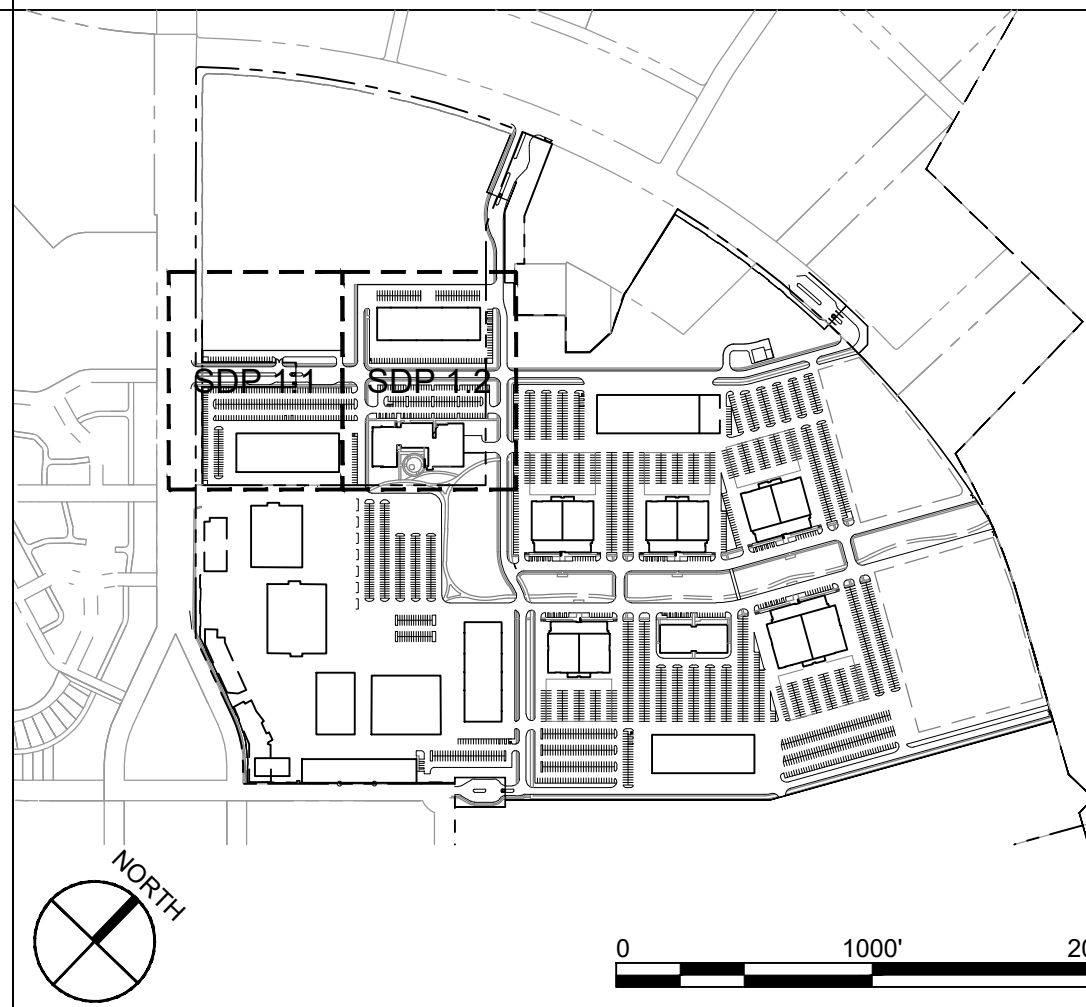
GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- E. CURBS AND ACCESSIBLE RAMPS IN PUBLIC RIGHT OF WAY WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE IN PUBLIC RIGHT OF WAY WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
- I. PUBLIC IMPROVEMENTS SHALL BE BUILT PER SEPARATE WORK ORDER DRAWINGS/INFRASTRUCTURE LIST.
- J. A BLANKET CROSS LOT DRAINAGE AND ACCESS EASEMENT WILL BE GRANTED AND MAINTAINED BY THE SAME PROPERTIES ACROSS TRACT P-2 MESA DEL SOL INNOVATION PARK AND TRACT 1 MESA DEL SOL INNOVATION PARK II WITH THE RECORDING OF THESE PLATS.

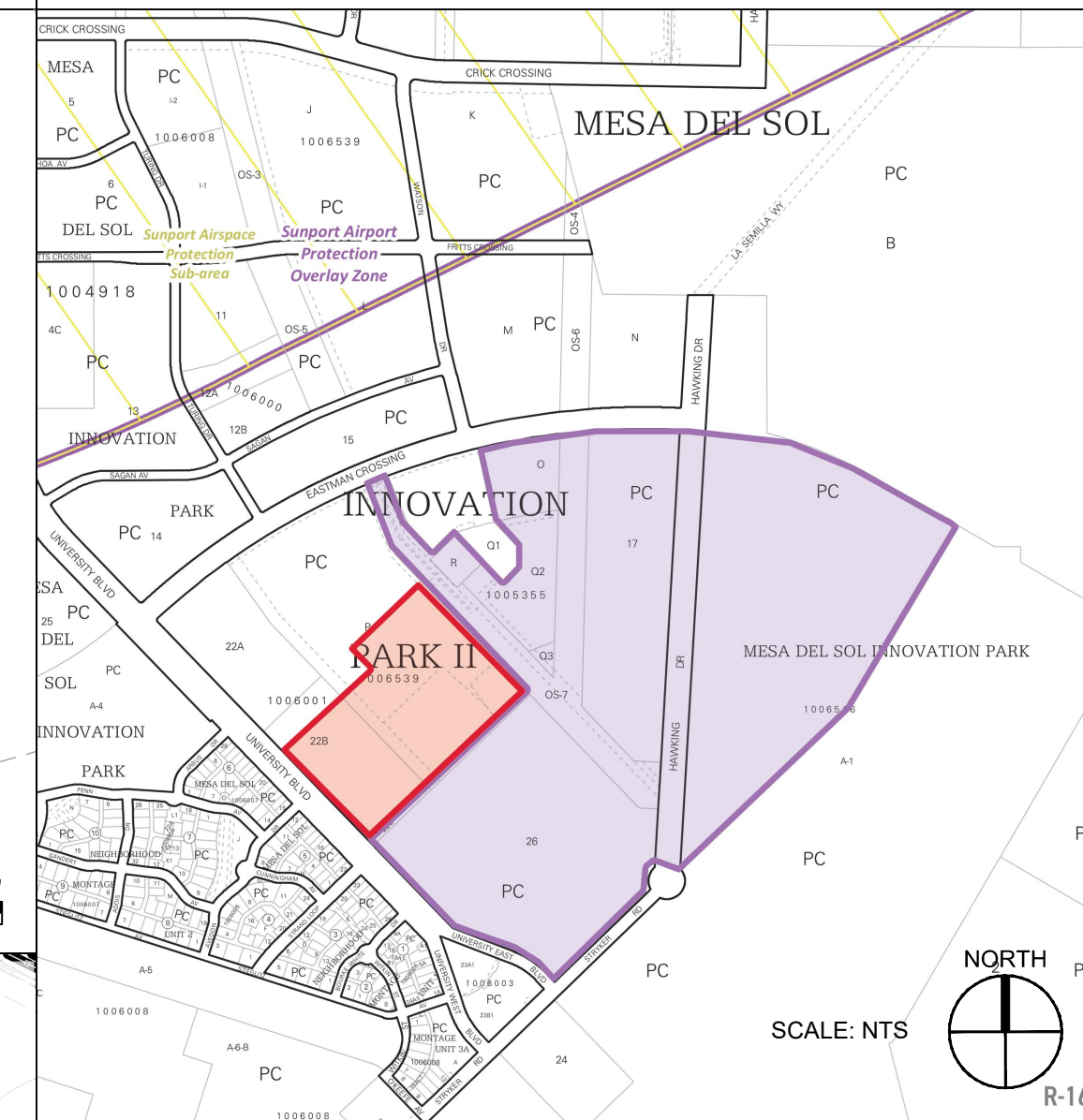
LEGEND

-  LANDSCAPE AREA, SEE ALTERNATIVE LANDSCAPE PLANS
-  LANDSCAPE STABILIZATION AREA, SEE ALTERNATIVE LANDSCAPE PLANS
-  ACCENT PAVING/COLORED OR TEXTURED CONCRETE
-  MATCH LINE
-  PROPERTY LINE
-  EAST DEVELOPMENT PACKAGE BOUNDARY
-  NORTH DEVELOPMENT PACKAGE BOUNDARY
-  LEVEL B BOUNDARY

KEYPLAN



VICINITY MAP



PROJECT NO.	2021-005684
APPLICATION NO.	SI-2021-00975
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:

DEKKER PERICH SABATINI

ARCHITECT
ENGINEER

NOT FOR CONSTRUCTION

PROJECT

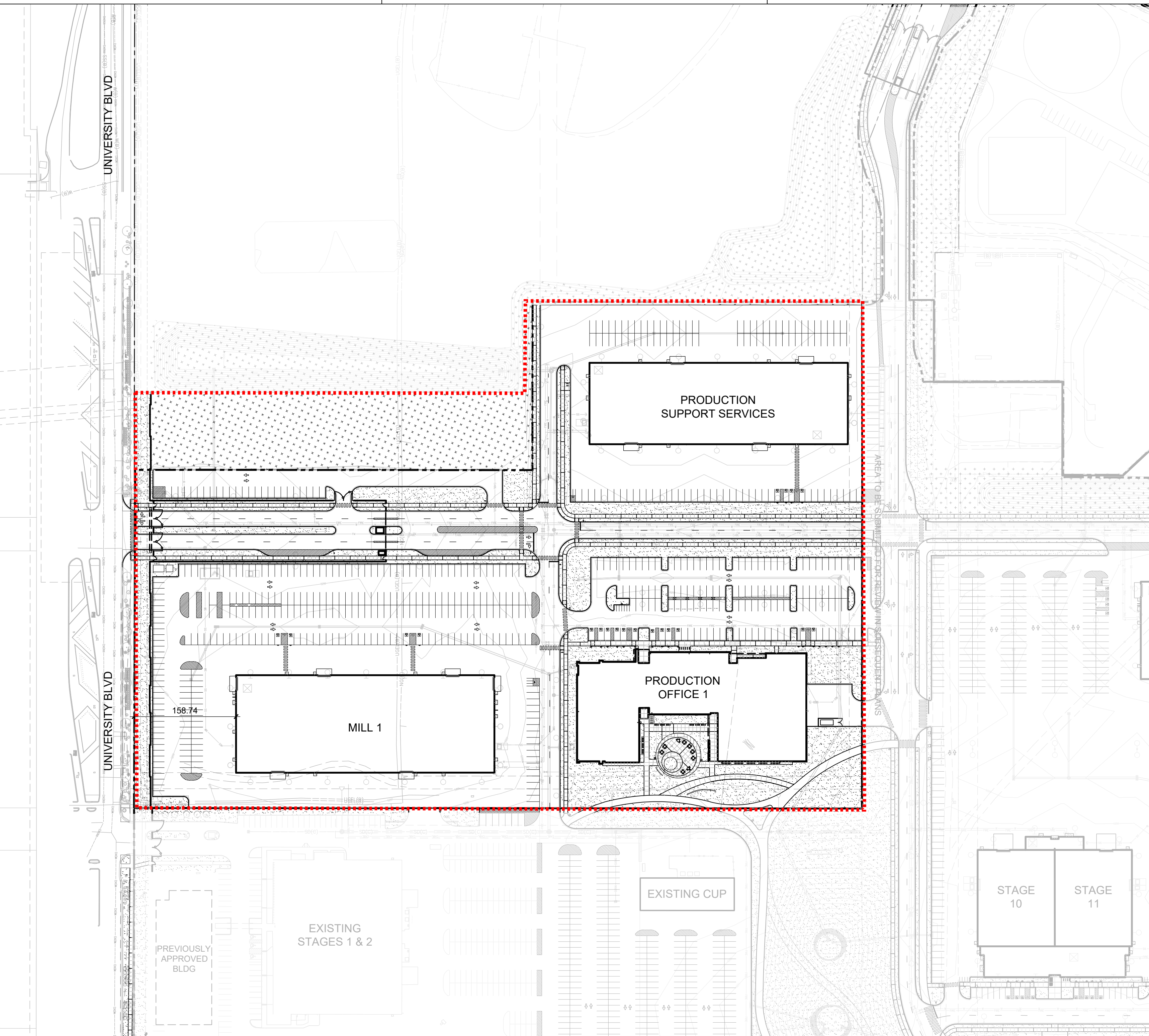
**ABQ Studios Expansion
NORTH DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

REVISIONS
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▲
▲
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DRAWN BY: BG
REVIEWED BY: JD
DATE: 10/22/2021
PROJECT NO.: 20-0072.008
DRAWING NAME:

OVERALL SITE DEVELOPMENT PLAN

SHEET NO.
SDP 1.0



PROJECT DATA

ZONING: PLANNED COMMUNITY (PC)
COMP PLAN DESIGNATION: MESA DEL SOL EMPLOYMENT CENTER
LEGAL DESCRIPTION:
Tract P-1 Mesa del Sol Innovation Park containing 22.8066 Acres
Tract P-2 Mesa del Sol Innovation Park containing 18.5393 Acres
Total Acreage of Plats= 41.350 Acres
SITE AREA: 18.5393 ACRES = 807,571 SF (site submitted)
IDO ZONE ATLAS: R-16-Z (MAY 2018)
SETBACKS: FRONT=0' MIN, SIDE= 10' MIN, REAR= 10' MIN
setbacks assumed from property/site plan boundary not individual parcels
USABLE OPEN SPACE
USABLE OPEN SPACE NOT REQUIRED PER IDO Table 5-1-2

BUILDING INFORMATION

BUILDING	HEIGHT	GFA	AREA OF LOT COVERED*	BUILDING OCCUPANCY	CONSTR. TYPE	FIRE FLOW	HYDRANTS REQUIRED / PROVIDED
MILL 1	32'-4"	60,786 SF	60,786 SF	F-1	IIB	2,613 GPM	3 / 3
PRODUCTION SUPPORT SERVICES	31'-10"	50,744 SF	50,744 SF	F-1	IIB	2,375 GPM	3 / 3
PRODUCTION OFFICE 1	66'-0"	105,360 SF	49,030 SF	B, A2, A3	IIB	3,375 GPM	3 / 4
TOTAL	-	-	160,560 SF	-	-	-	-

* this number is used to calculate net lot (see LANDSCAPE PLAN SDP2.0)

VEHICULAR PARKING

BUILDING	BUILDING TYPE	IDO PARKING REQUIREMENT*	PARKING REQUIRED	ACCESSIBLE PARKING	PARKING PROVIDED ***	EV CHARGING REQUIRED**	EV CHARGING PROVIDED
MILL 1	LIGHT MANUFACTURING	1 SPACE / 1,000 SF GFA	61	4	71	0	0
PRODUCTION SUPPORT SERVICES	LIGHT MANUFACTURING	1 SPACE / 1,000 SF GFA	51	4	112+19 EAST=131	0	0
PRODUCTION OFFICE**	OFFICE	3.5 SPACES / 1,000 SF GFA	369	12	400+2 EAST=402	8	8
TOTAL			481	20	583+21 EAST=604	8	8

* IDO Table 5-5-1

** IDO 5-5(C)(9) - when more than 200 off-street parking provided at least 2% parking spaces shall include charging stations

*** 262 of parking spots at Production Office are provided at location adjacent to Mill 1. Due to the DRB boundary cutting through parking lots, some parking provided is located in package EAST and noted in the table above. These spots are not necessary to comply with parking requirements.

MOTORCYCLE AND BICYCLE PARKING

BUILDING	MOTORCYCLE PARKING REQUIRED*	MOTORCYCLE PARKING PROVIDED	BICYCLE PARKING REQUIRED**	BICYCLE PARKING PROVIDED
MILL 1	3	3	3	4
PRODUCTION SUPPORT	2	2	3	4
PRODUCTION OFFICE	6	7	19	20
TOTAL	11	12	25	28

* IDO Table 5-5-4

** 1 space per 20 car spaces required (Mds Employment Center Design Standards)

A1 OVERALL SITE DEVELOPMENT PLAN
1" = 100'-0"
0 100' 200'

GENERAL SHEET NOTES

SEE SDP 1.0

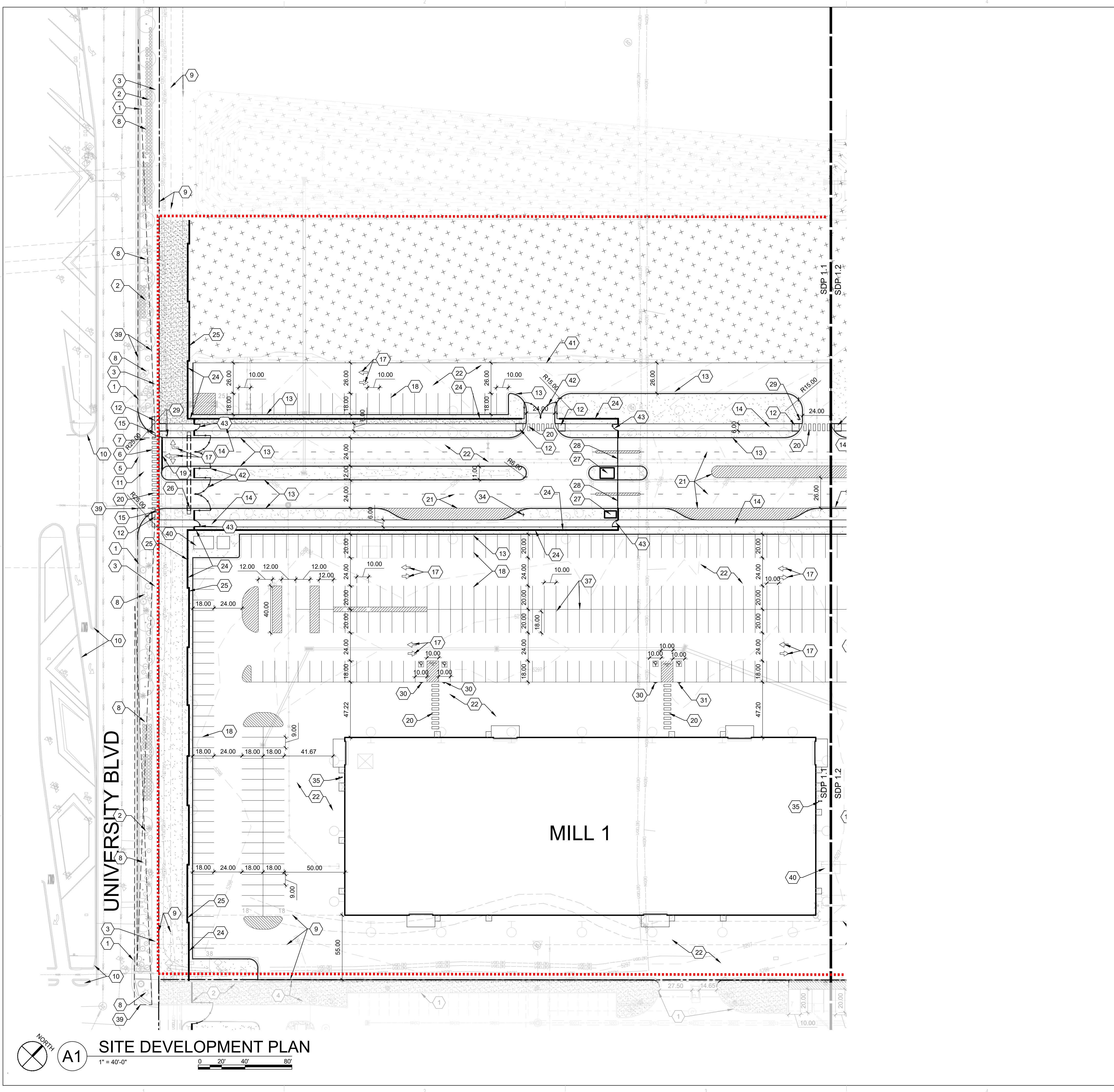
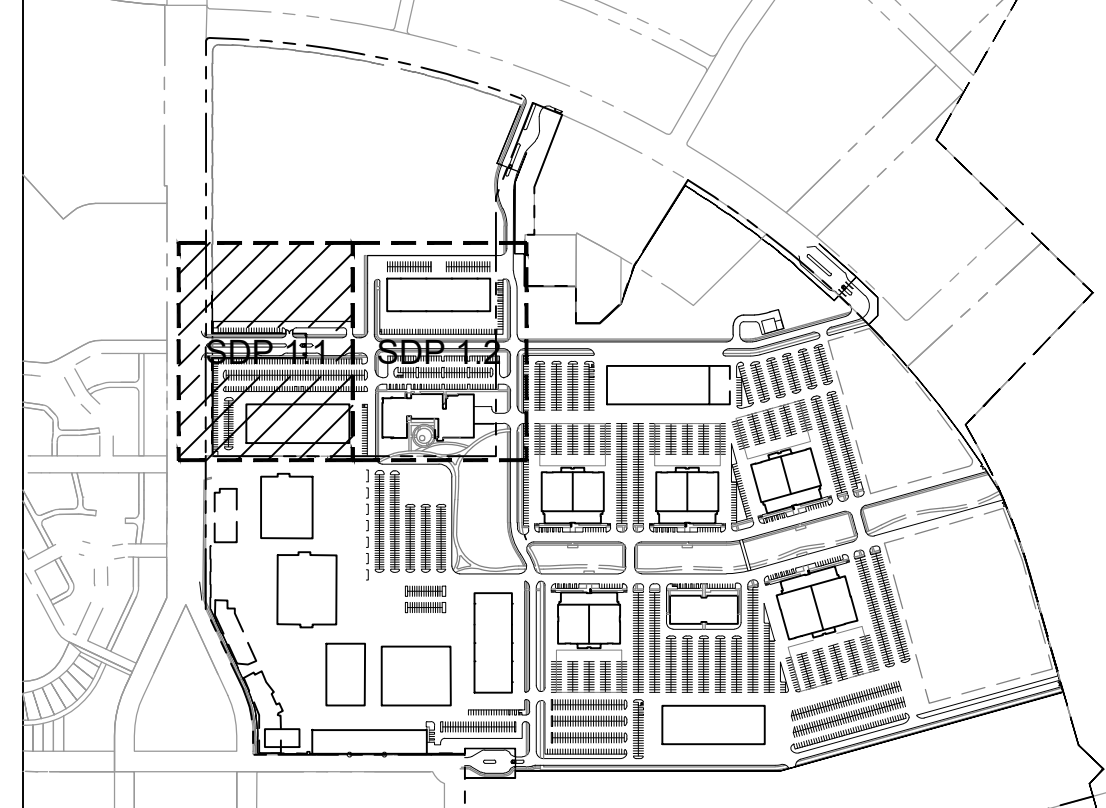
SHEET KEYNOTES

CODE	DESCRIPTION
1	EXISTING CONCRETE CURB
2	EXISTING LANDSCAPE
3	EXISTING SIDEWALK
4	EXISTING FENCE/WALL
5	EXISTING CURB TO BE REMOVED
6	EXISTING SIDEWALK TO BE REMOVED
7	EXISTING LANDSCAPE TO BE REMOVED AND IRRIGATION MODIFIED
8	EXISTING LIGHT POLE
9	EXISTING EASEMENT
10	EXISTING MEDIAN
11	EXISTING LIGHT POLE TO BE REMOVED
12	CONCRETE ACCESSIBLE RAMP, SEE D4 AND B2/SDP 1.3
13	CONCRETE CURB AND GUTTER, SEE A2/SDP 1.3
14	CONCRETE SIDEWALK, SEE B5/SDP 1.3
15	DETECTABLE WARNING SURFACE IN PUBLIC R.O.W, SEE C5/SDP 1.3
16	ASPHALT TRAIL, 12'-0" WIDTH
17	ASPHALT MARKINGS: DIRECTIONAL PAVEMENT ARROW, COLOR: WHITE, SEE D3/SDP 1.3
18	ASPHALT MARKINGS: PARKING STRIPING, COLOR: WHITE
19	ASPHALT MARKINGS: STOP BAR, COLOR: WHITE
20	ASPHALT MARKINGS: PAINTED CROSSWALK, COLOR: WHITE, SEE D2/SDP 1.3
21	ASPHALT MARKINGS: STRIPING, COLOR: WHITE
22	ASPHALT PAVING
23	FIRE LANE STRIPING, COLOR: RED, SEE B5.2/SDP 1.3
24	CMU WALL WITH STUCCO FINISH, 10' HEIGHT, COLOR: MATCH EXISTING, SEE C3/SDP 1.3
25	CMU WALL WITH INTEGRAL COLOR, 10' HEIGHT, SEE C3/SDP 1.3
26	ENTRANCE OVERHEAD GATE SIGN TO MATCH EXISTING
27	GUARD BOOTH ON CONCRETE PAD
28	GUARD ARM GATE
29	SITE SIGNAGE: STOP SIGN, SEE B1/SDP 1.3
30	SITE SIGNAGE: ACCESSIBLE PARKING, SEE B1/SDP 1.3
31	SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE B1/SDP 1.3
32	SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE B1/SDP 1.3
33	SITE SIGNAGE: YIELD TO PEDESTRIANS/BIKE, SEE B1/SDP 1.3
34	SITE SIGNAGE: DROP OFF AND PICK UP ONLY, SEE B1/SDP 1.3
35	BICYCLE RACK, SEE D5/SDP 1.3
36	NOT USED
37	EV CHARGING STATION WITH TWO PORTS, CONCRETE PAD AND PROTECTIVE BOLLARDS
38	COMPACTOR IN ENCLOSURE TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS, SEE C1/SDP 1.3
39	CLEAR SIGHT TRIANGLE
40	ELECTRIC TRANSFORMER ON CONCRETE PAD WITH PROTECTIVE BOLLARDS PER PNM
41	EDGE OF ASPHALT
42	CLOSABLE GATE, 10'-0" HEIGHT, NON-CLIMBABLE METAL, GATE TO REMAIN OPEN AND BE CLOSED DURING EMERGENCIES ONLY
43	PEDESTRIAN GATE, 10'-0" HEIGHT, METAL

LEGEND

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	TABLE AND CHAIRS
	BENCH
	SITE LIGHTING, SEE ELECTRICAL

KEYPLAN



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CONSTRUCTION**

**ABQ Studios Expansion
NORTH DEVELOPMENT PACKAGE**
5650 University Blvd SE
Albuquerque, NM 87106

REVISIONS

DRAWN BY	BG
REVIEWED BY	JD
DATE	10/22/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**SITE DEVELOPMENT
PLAN**

SHEET NO.
SDP 1.1

GENERAL SHEET NOTES

SEE SDP 1.0

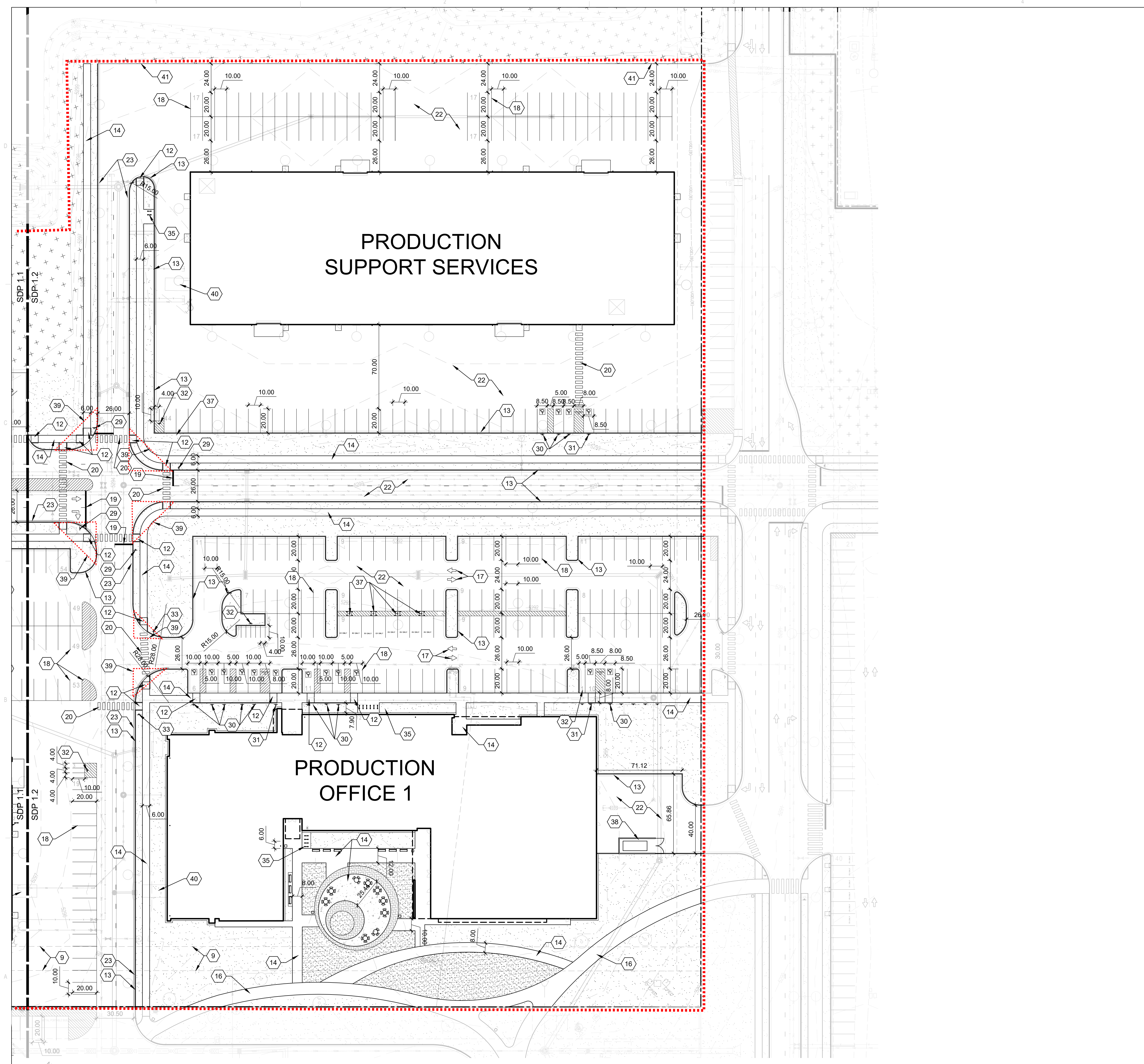
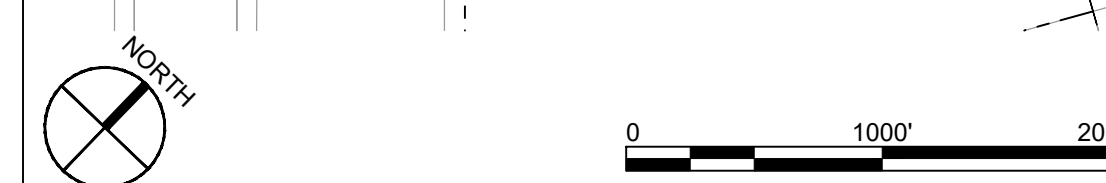
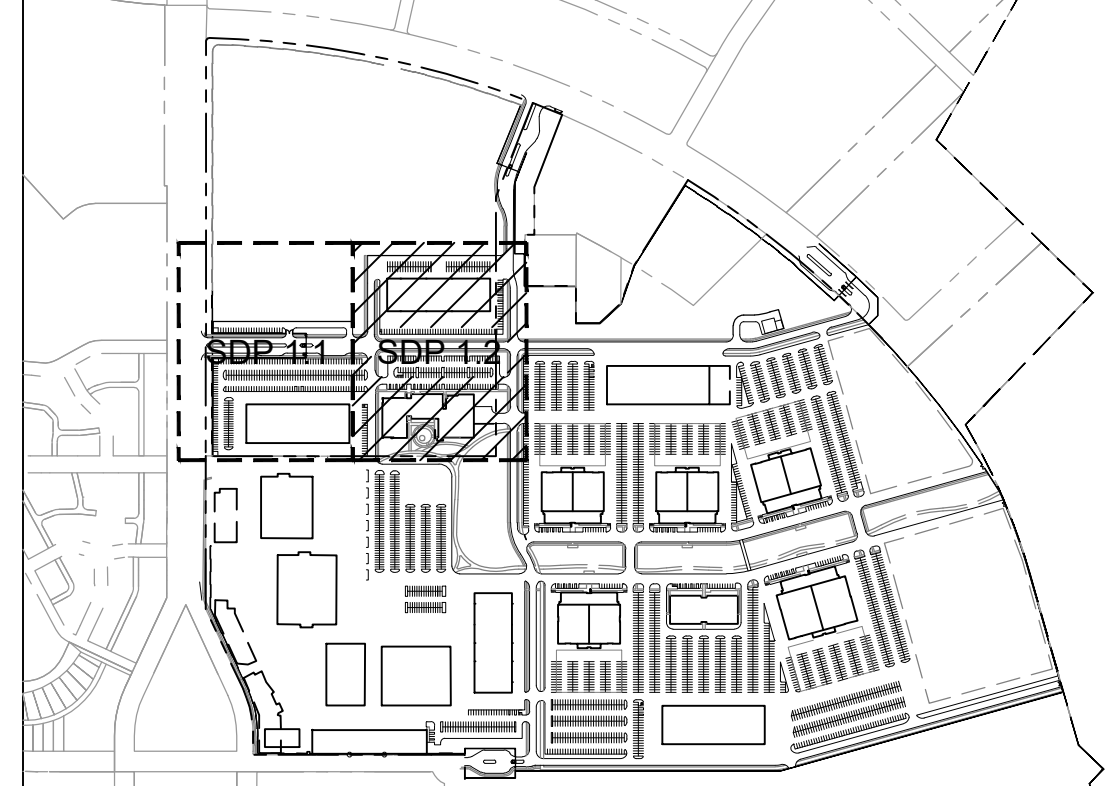
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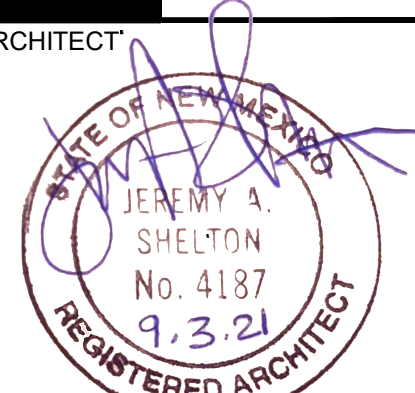
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KEYPLAN



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ARCHITECT

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ENGINEER

PROJECT

**ABQ Studios Expansion
NORTH DEVELOPMENT PACKAGE**
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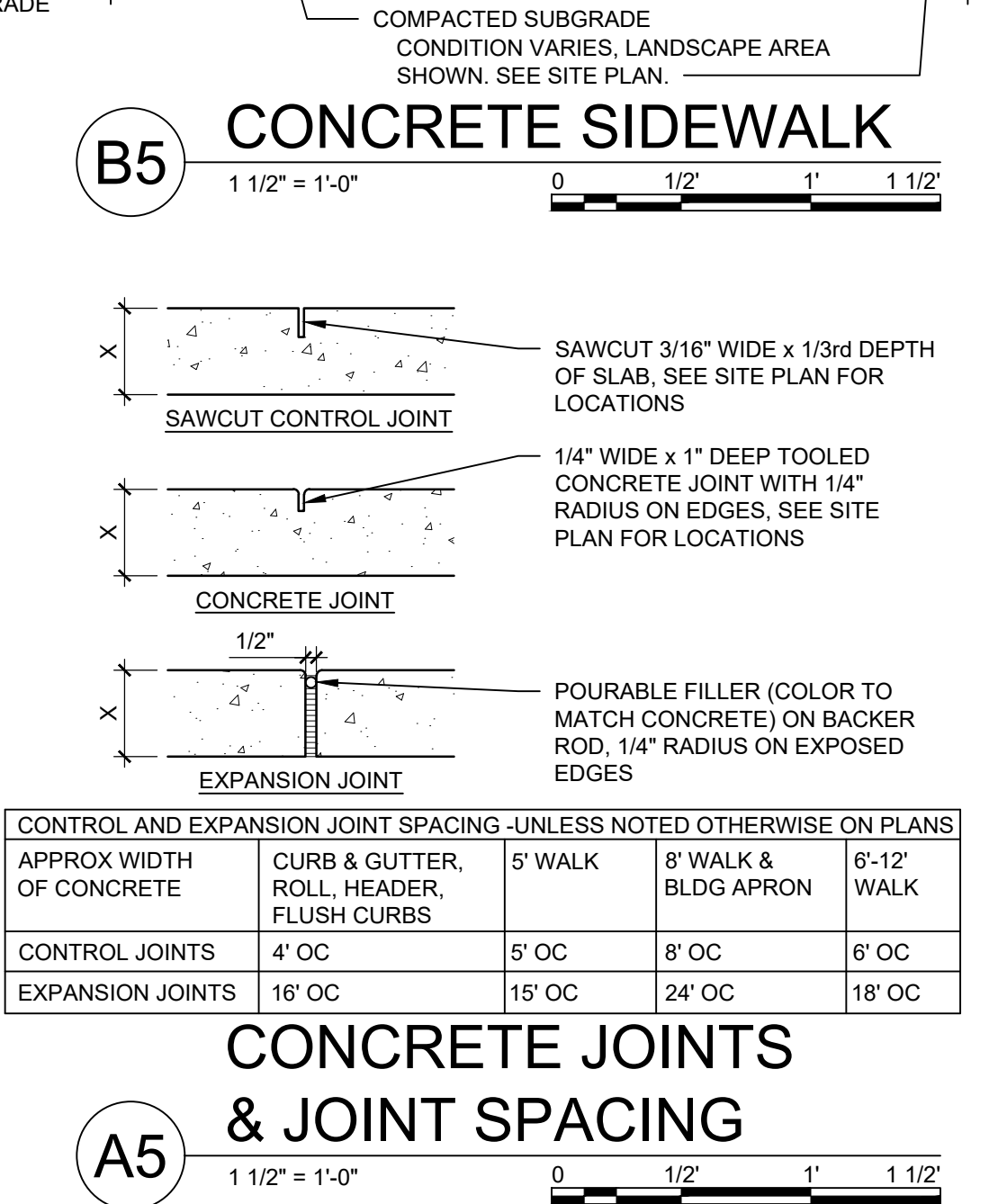
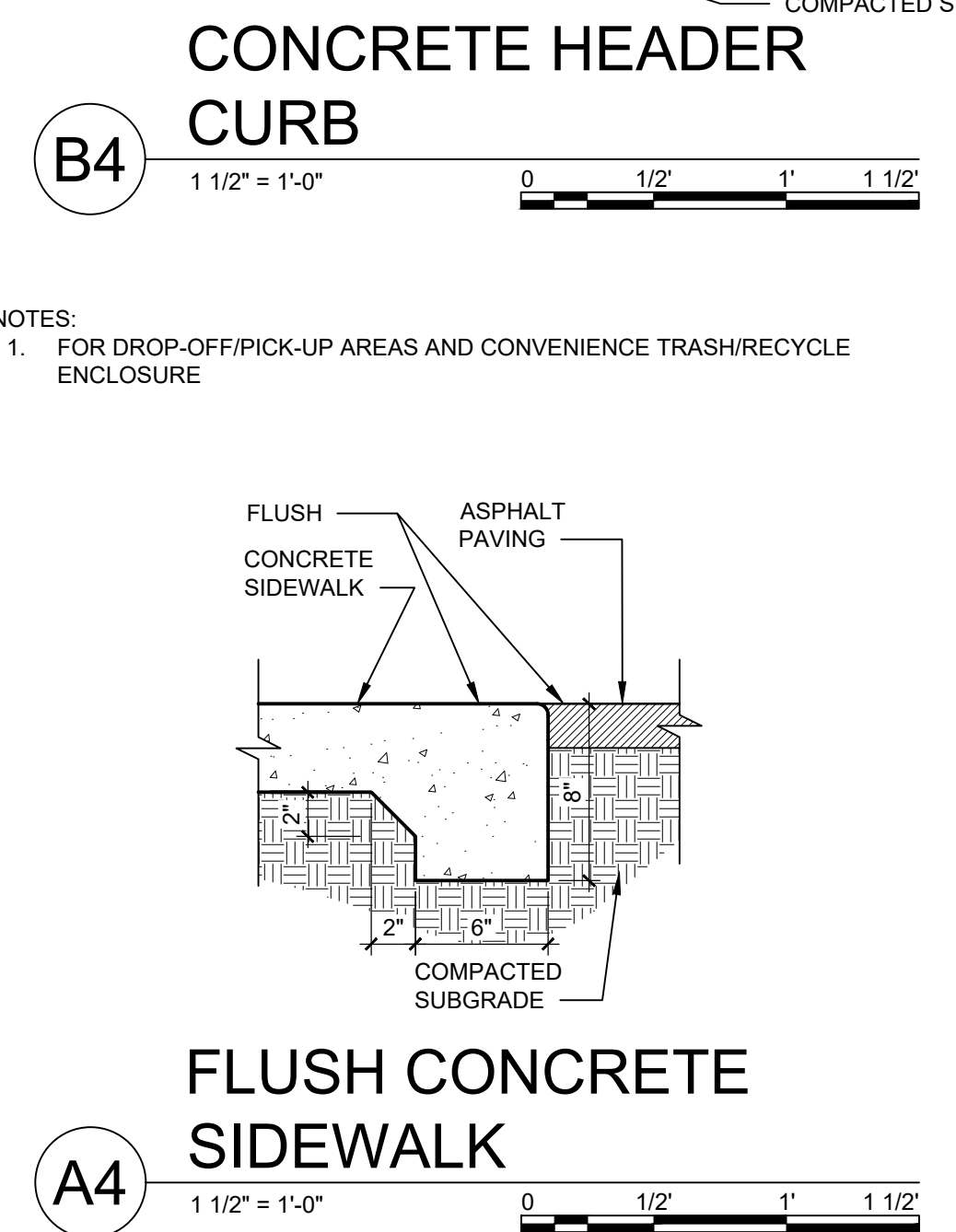
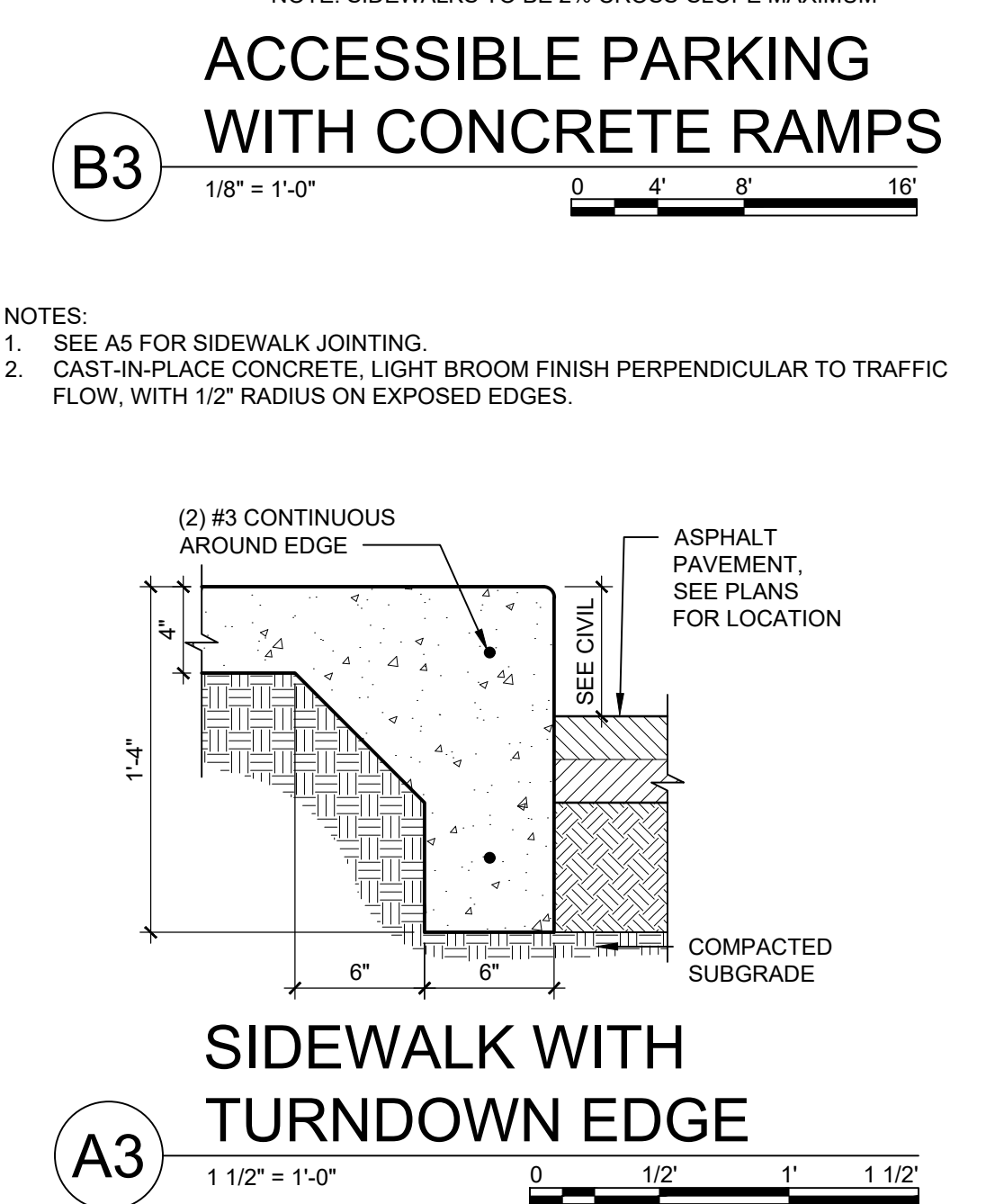
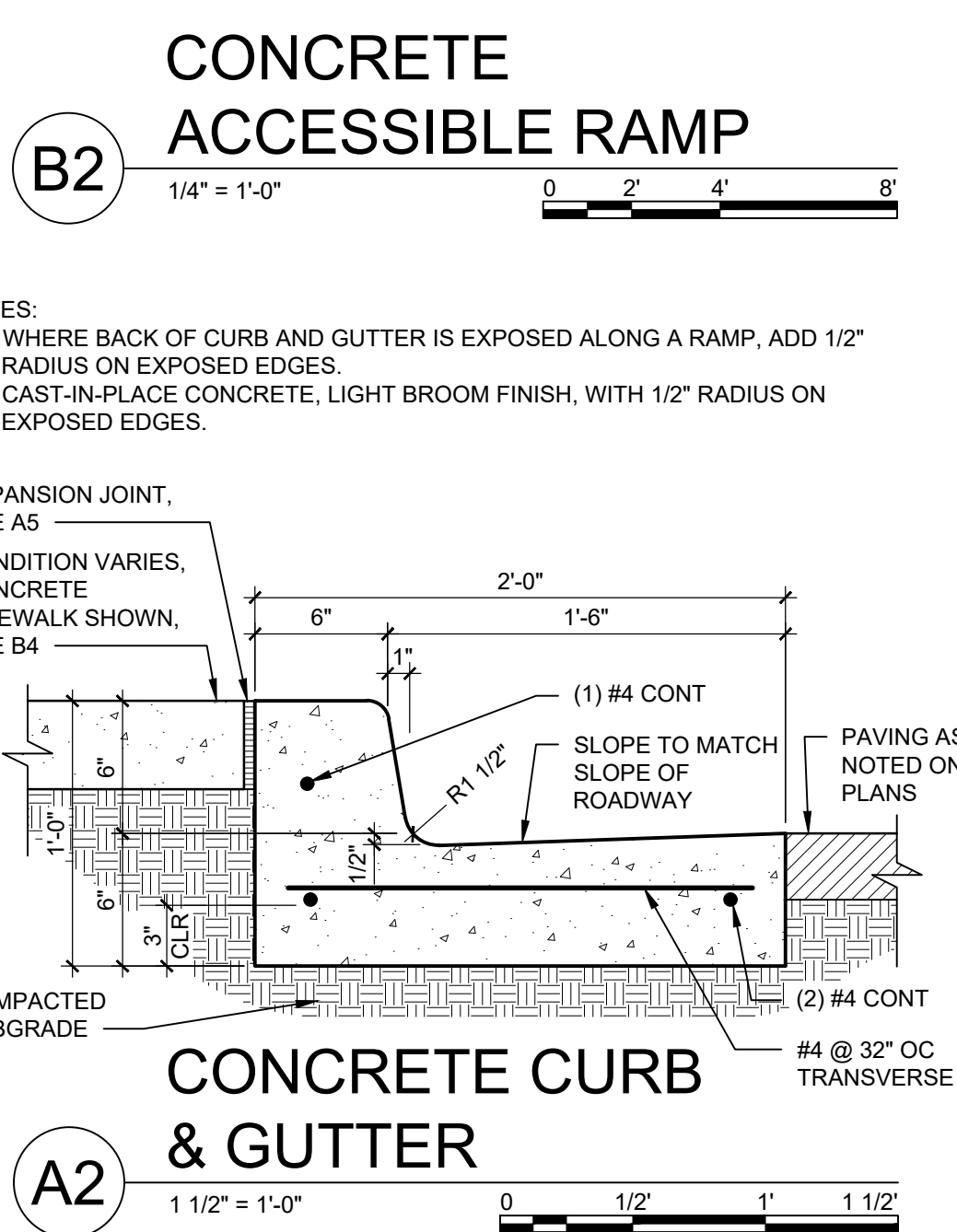
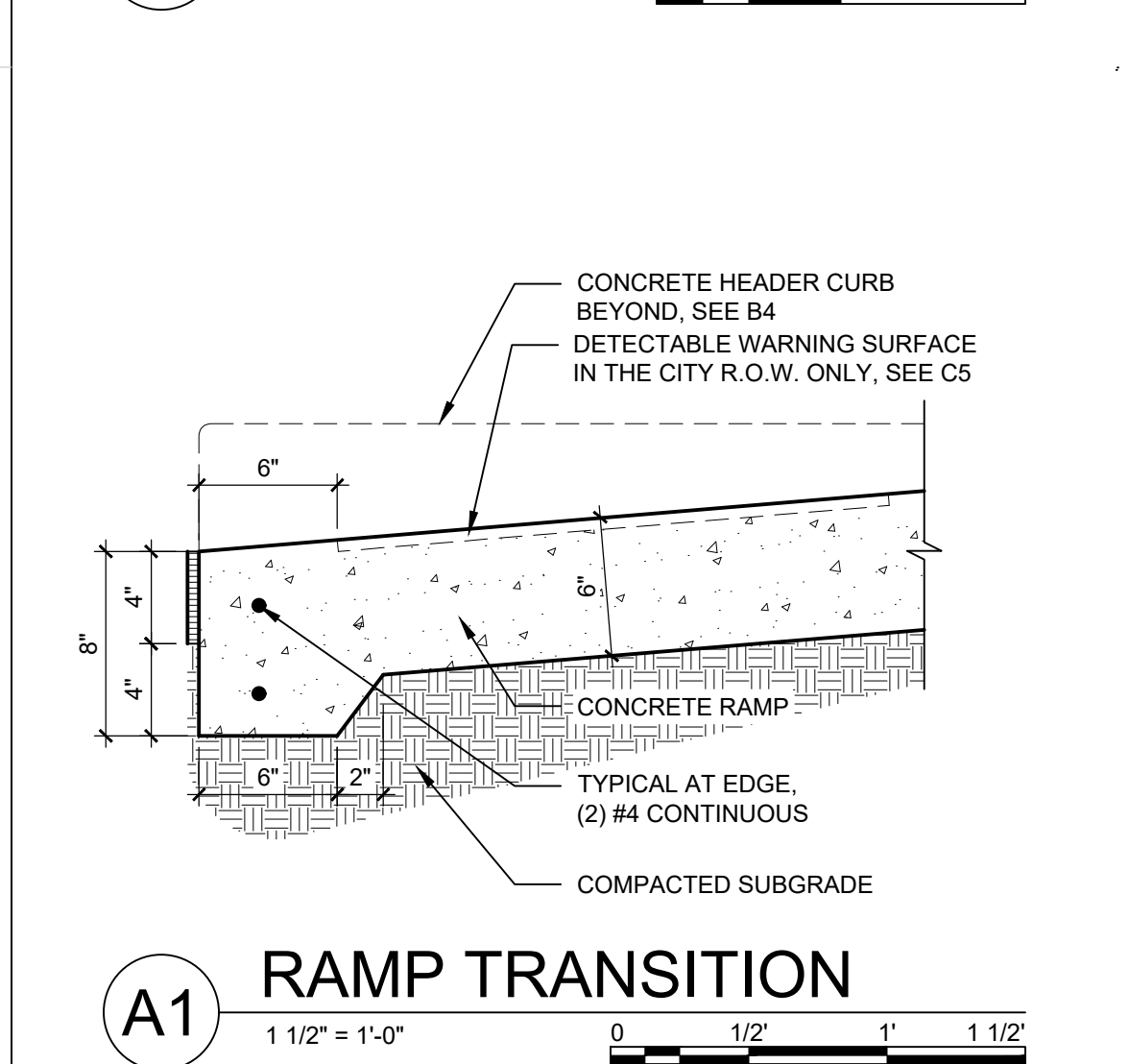
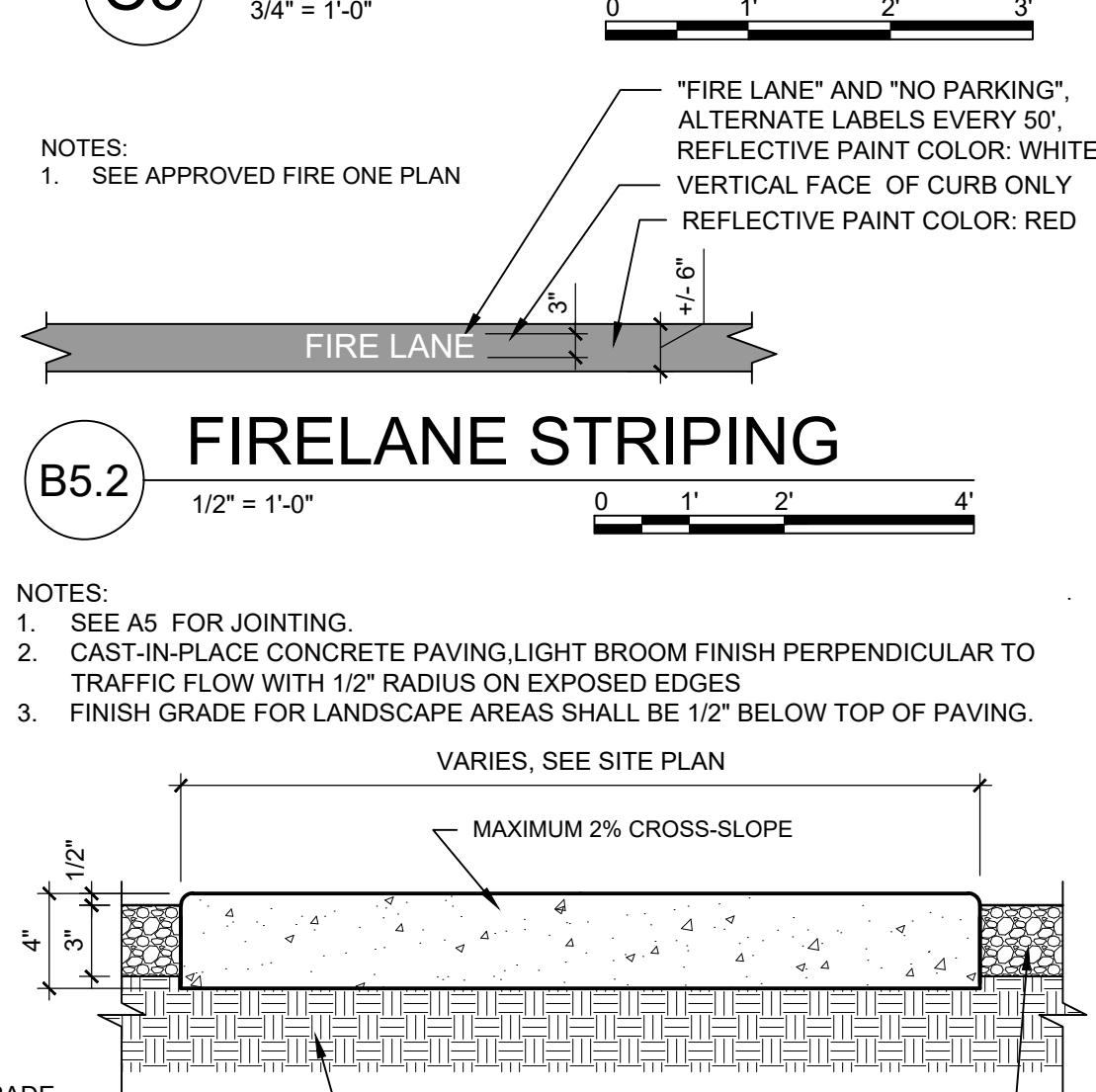
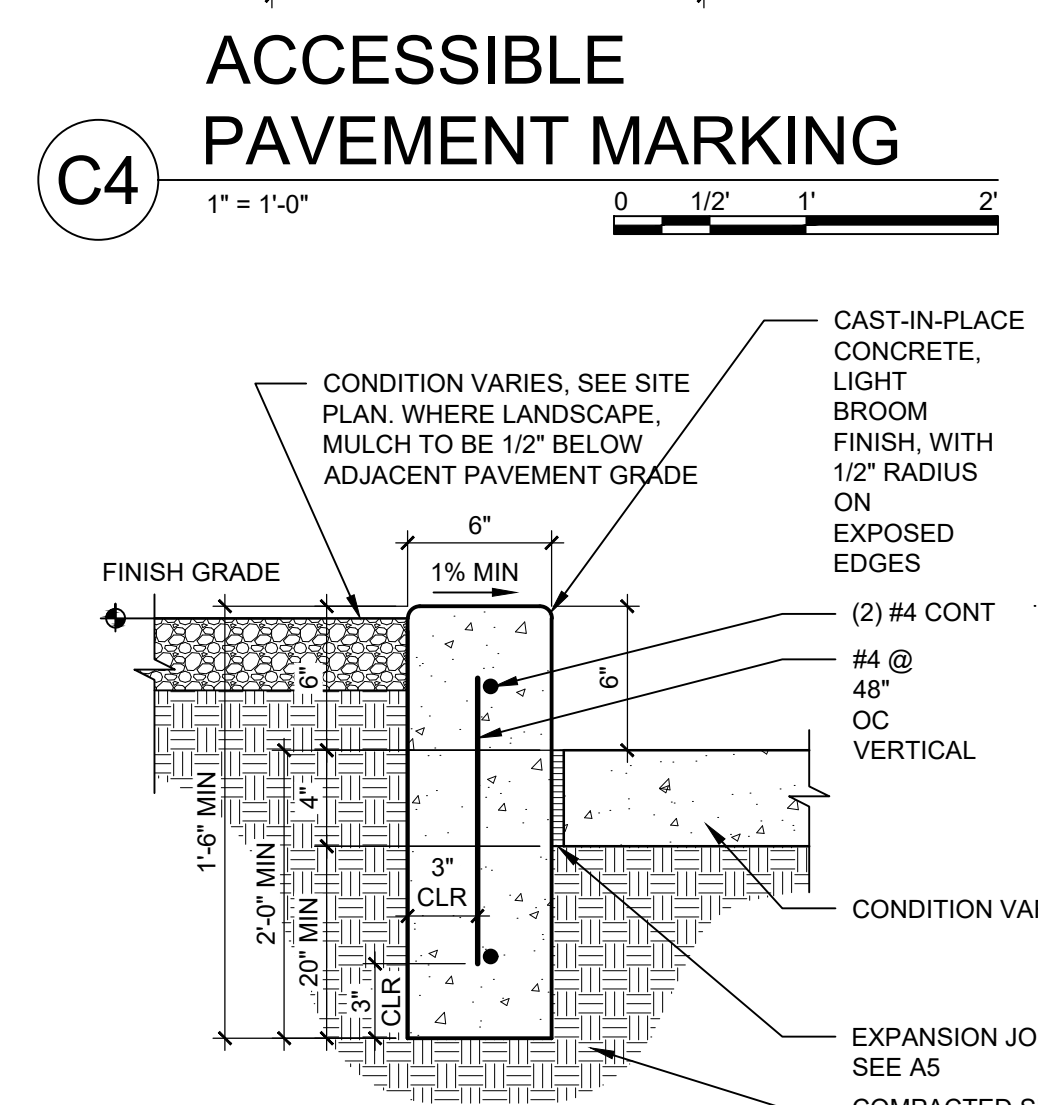
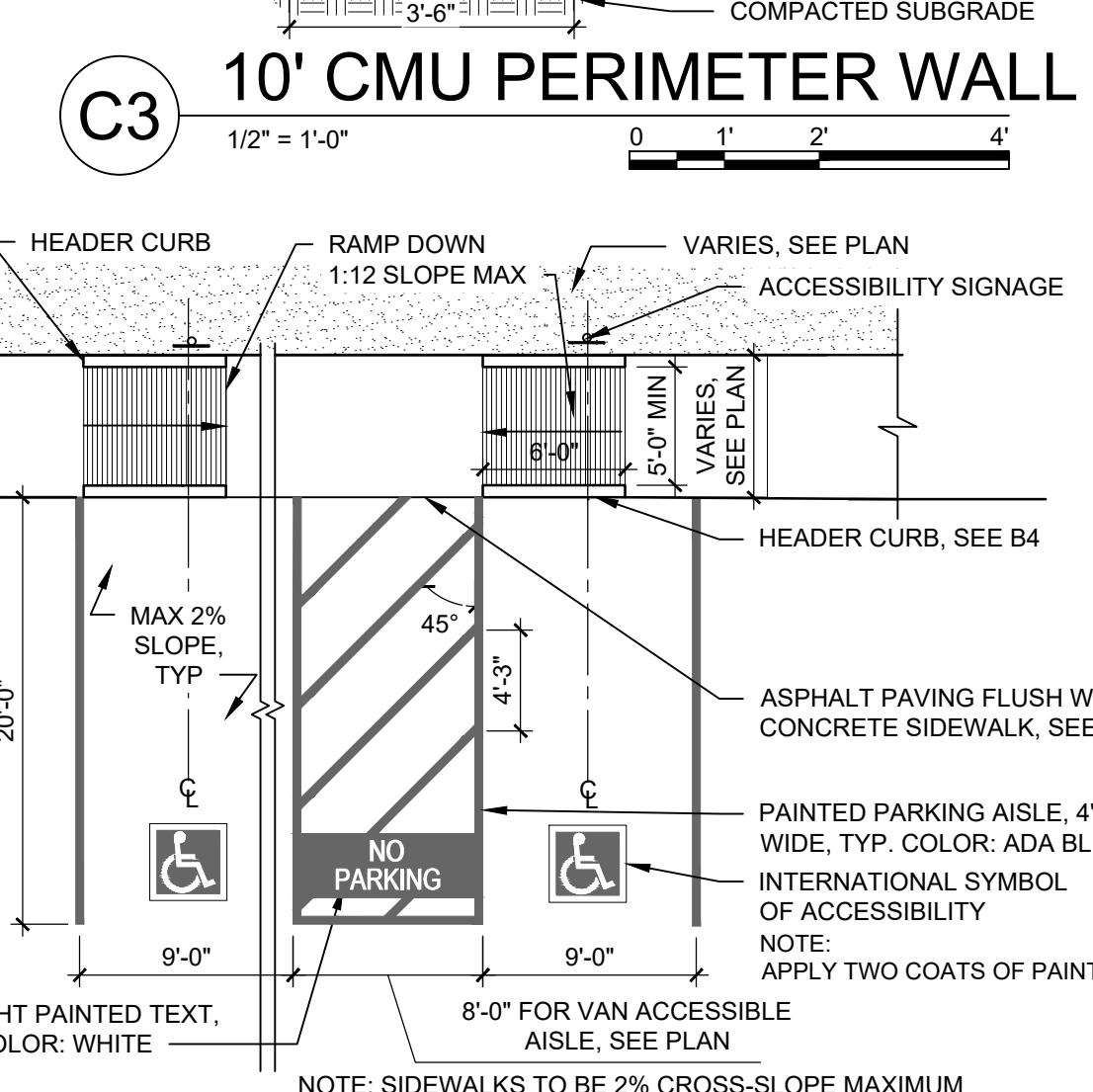
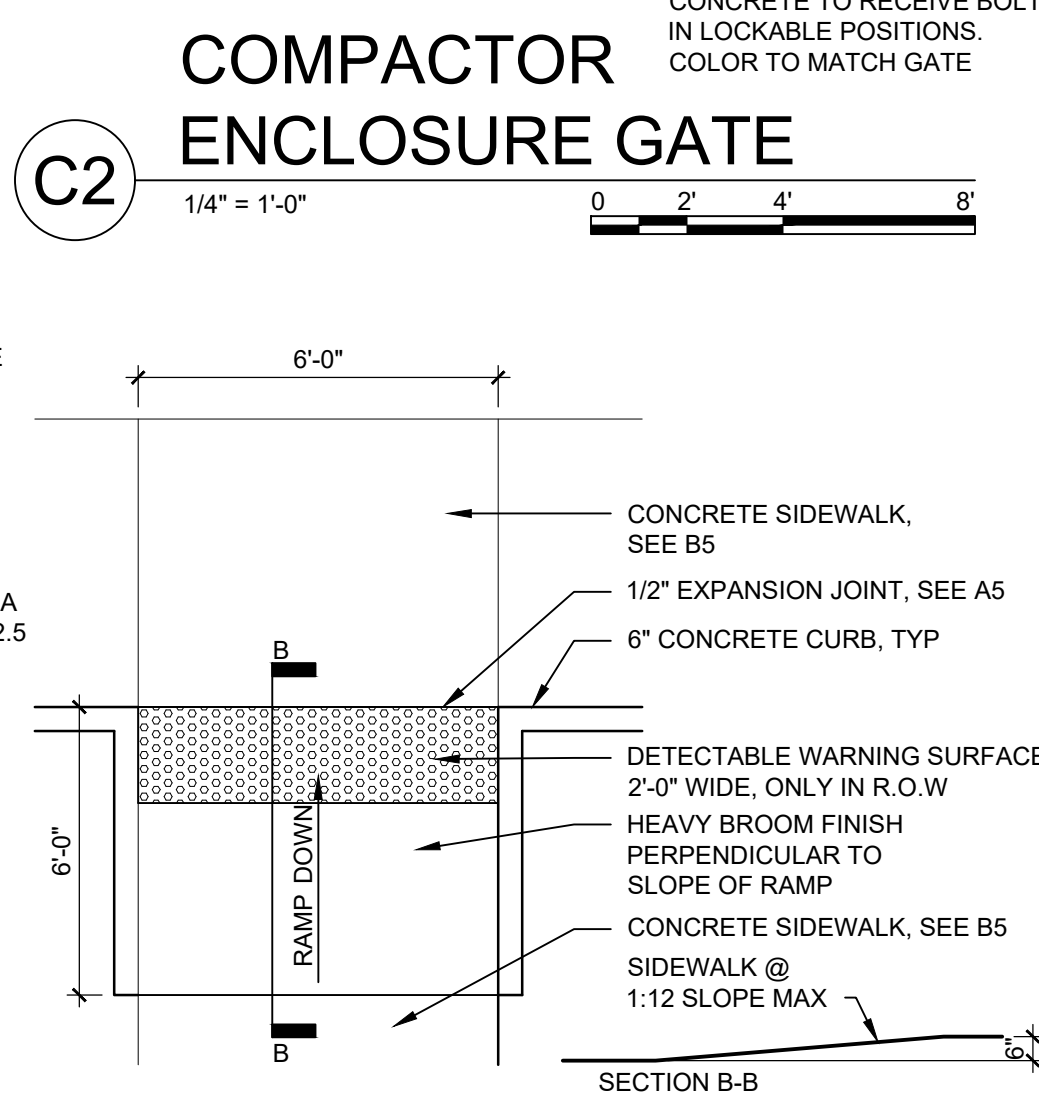
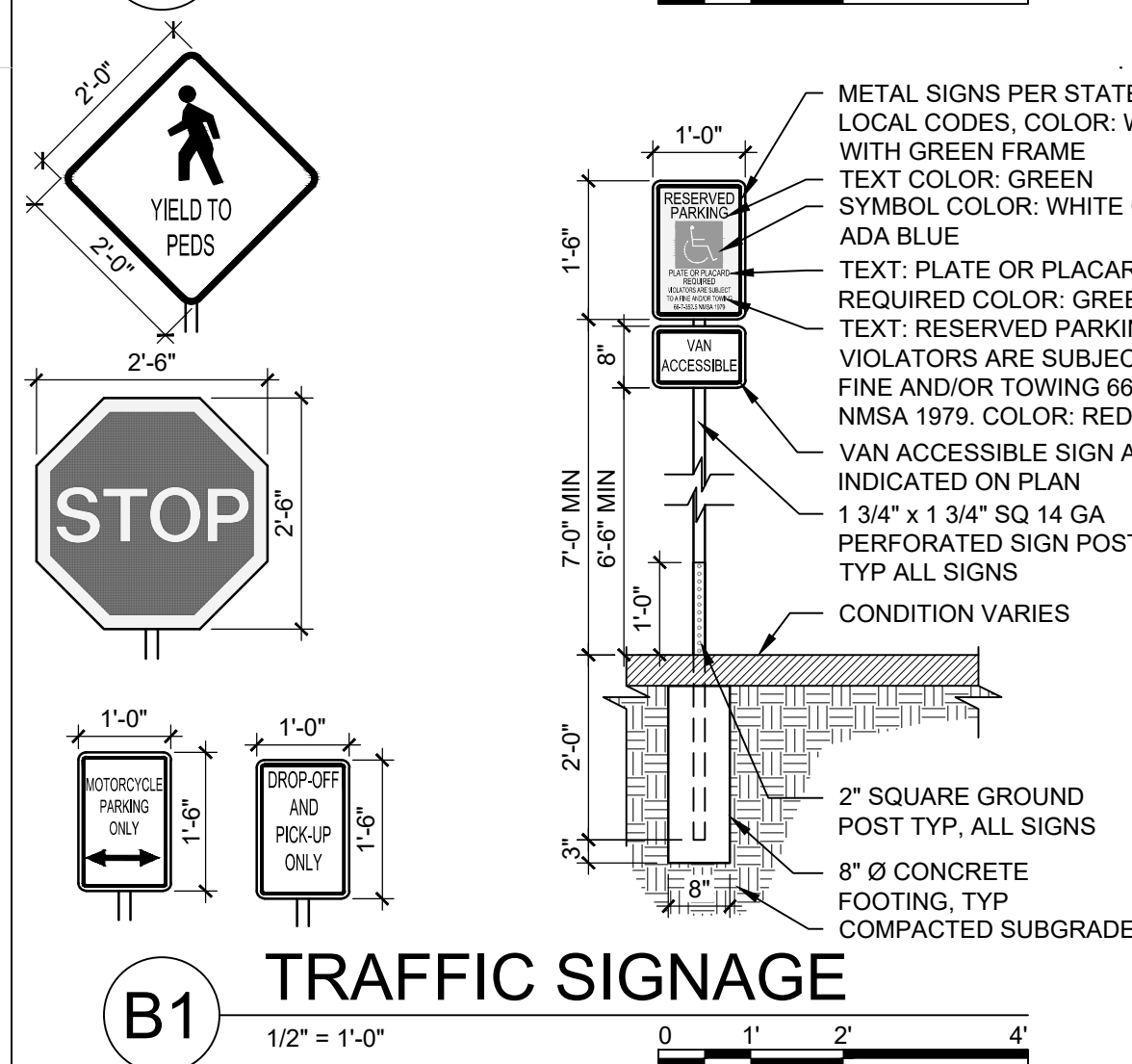
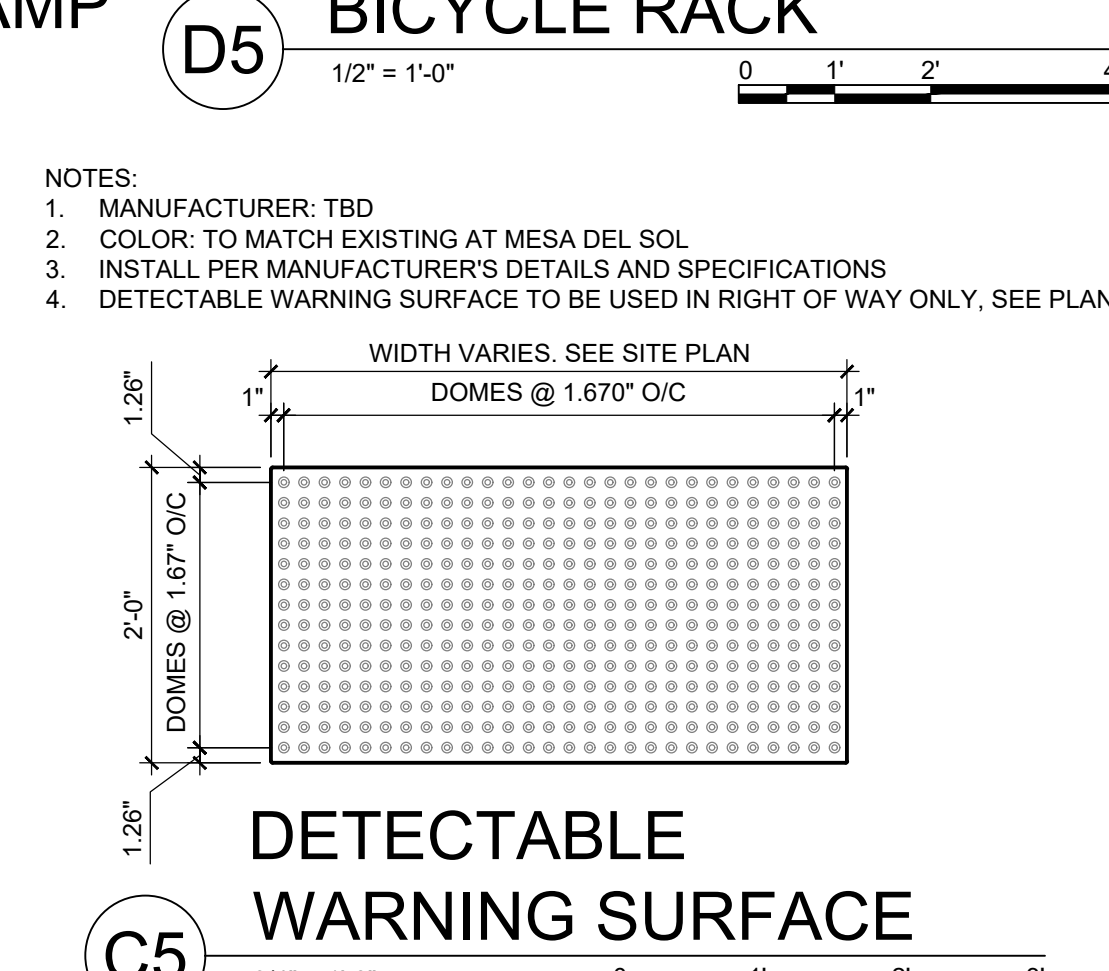
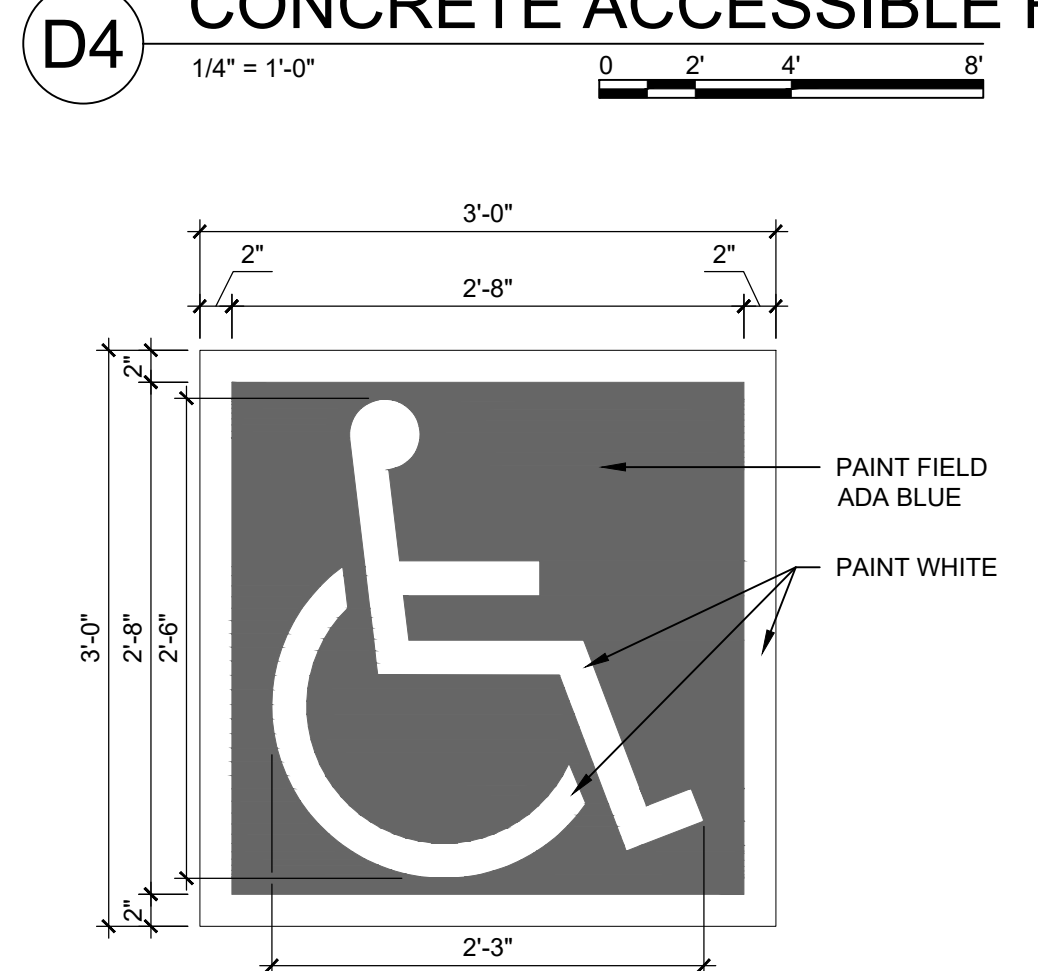
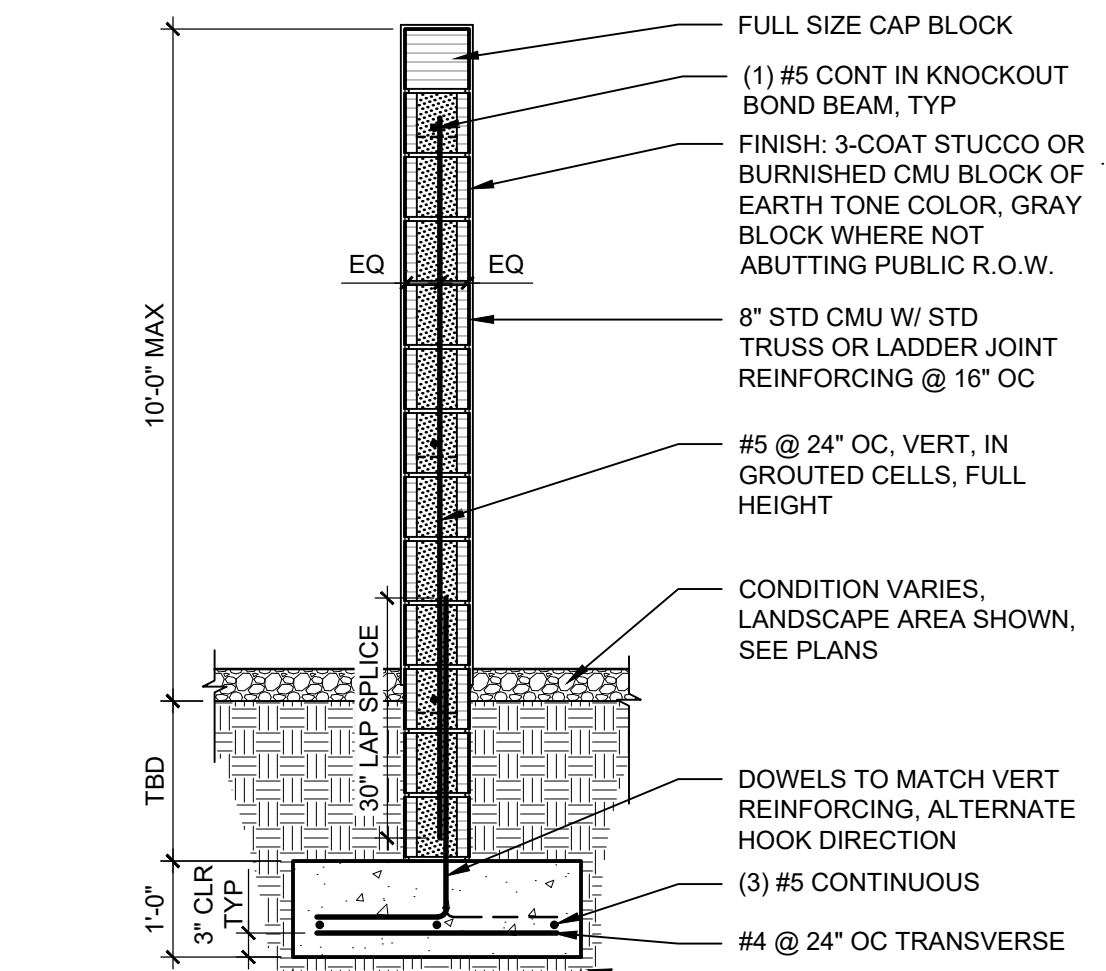
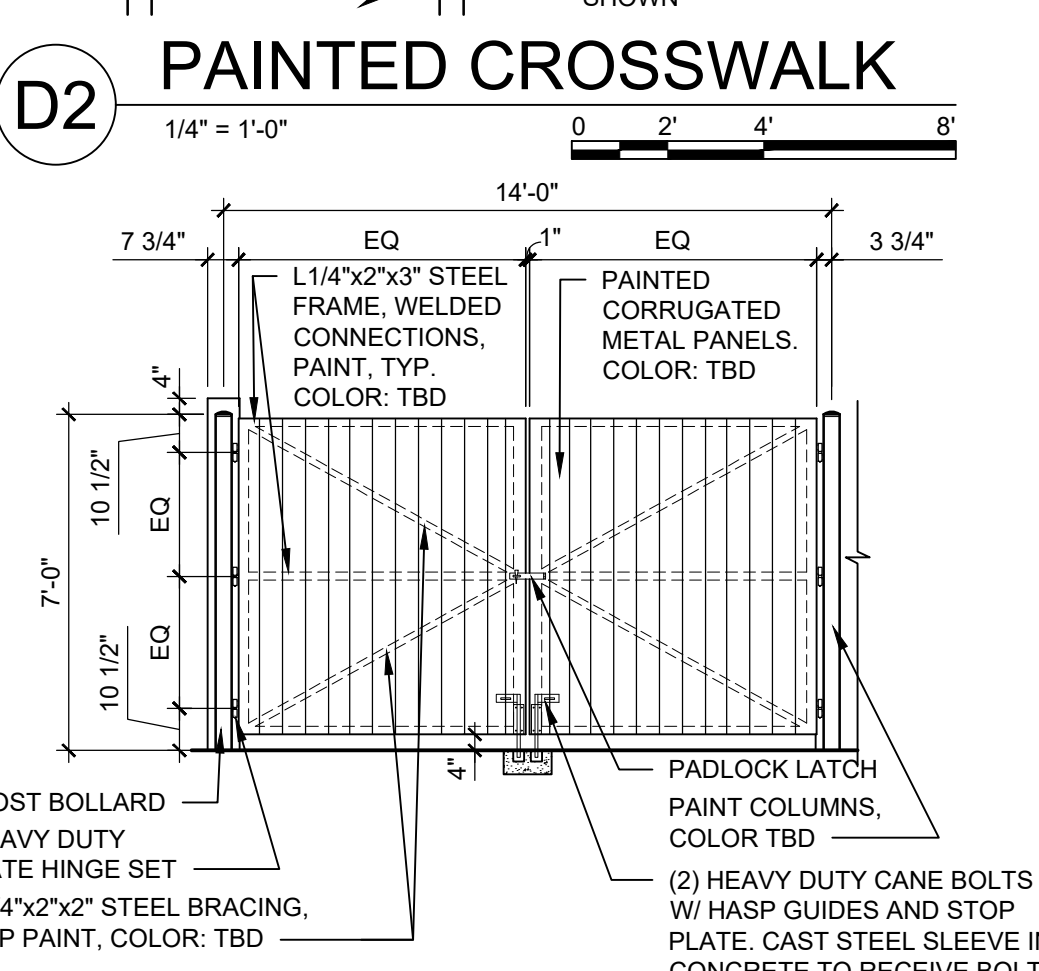
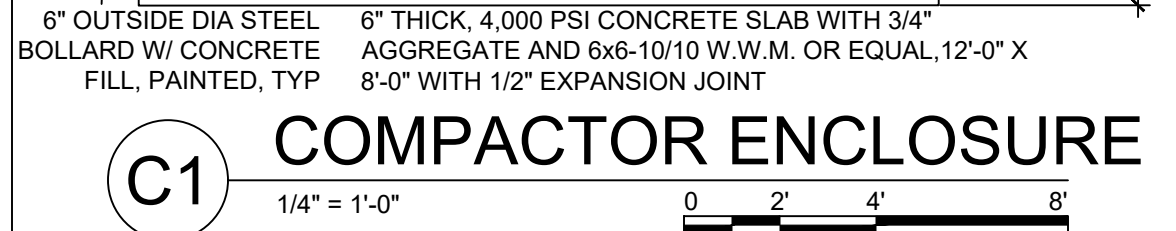
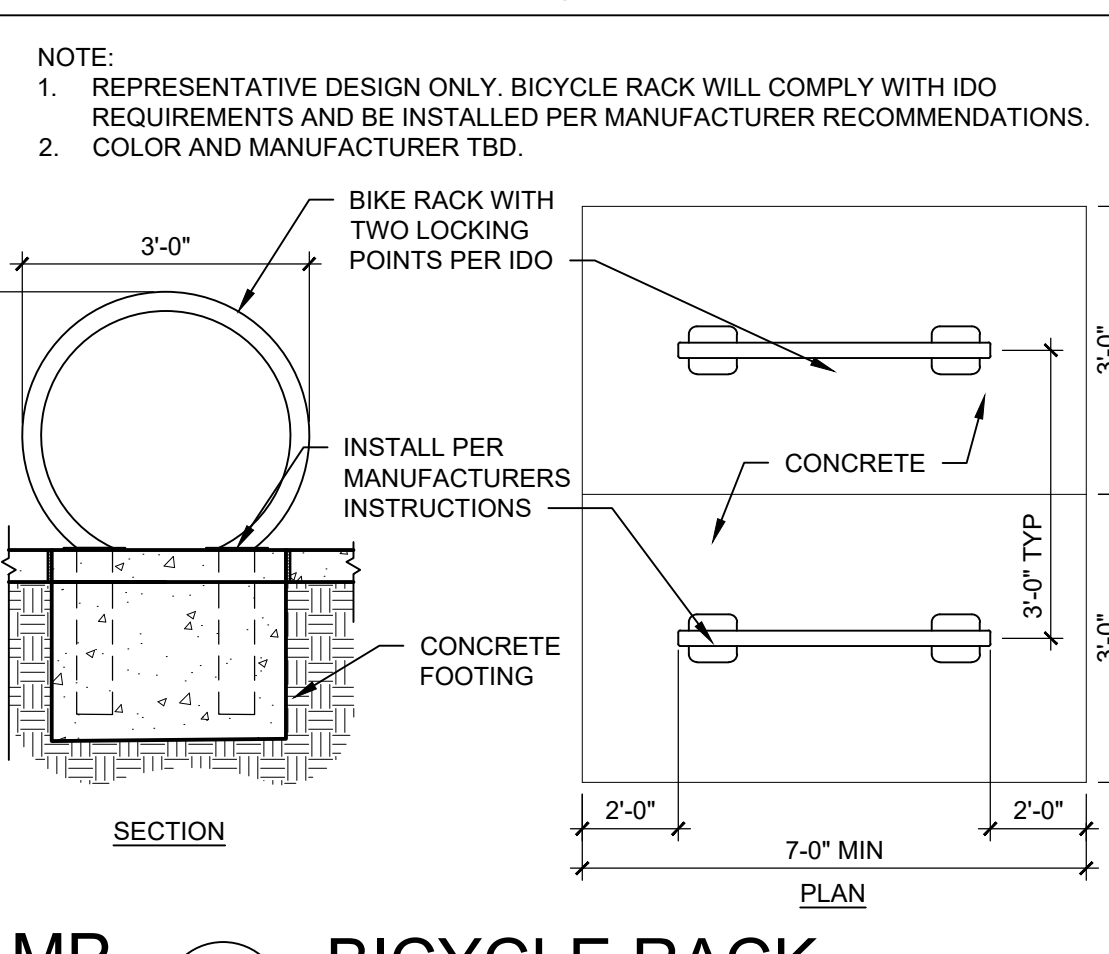
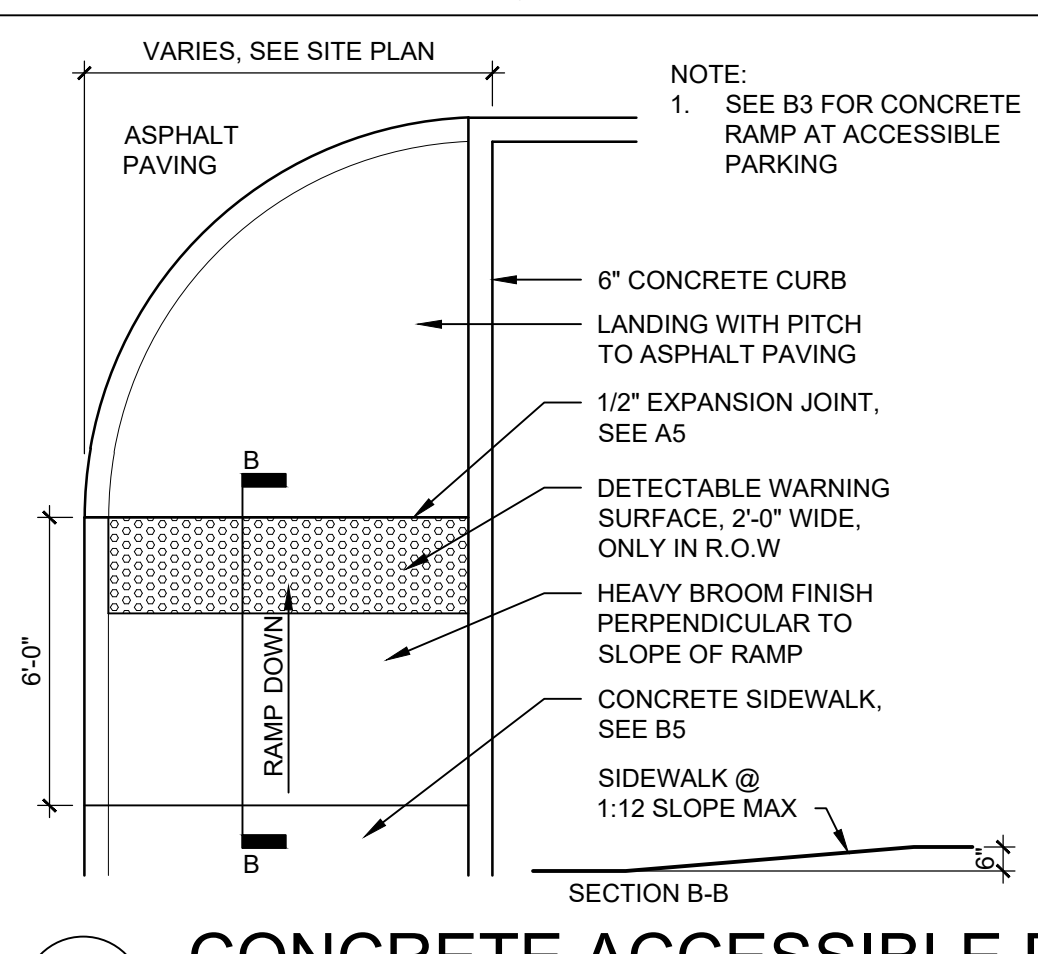
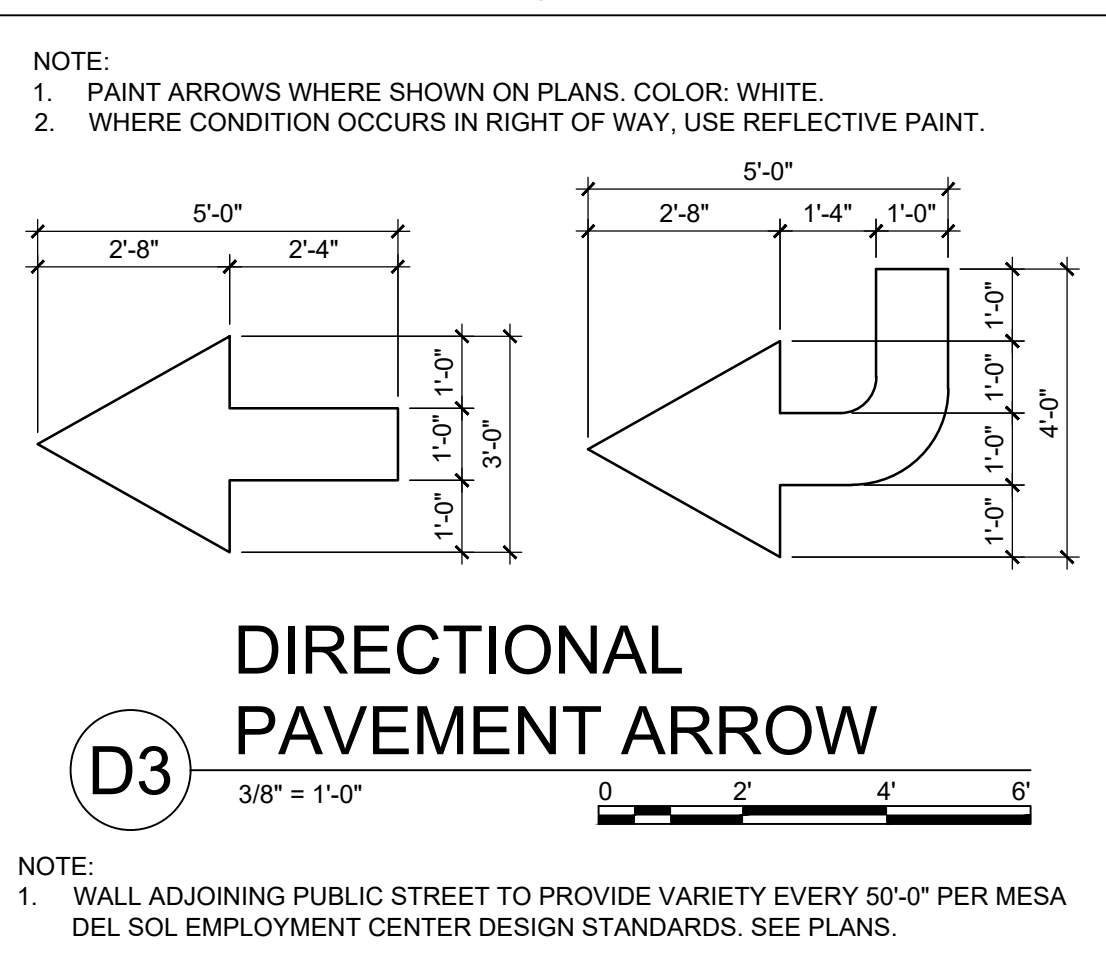
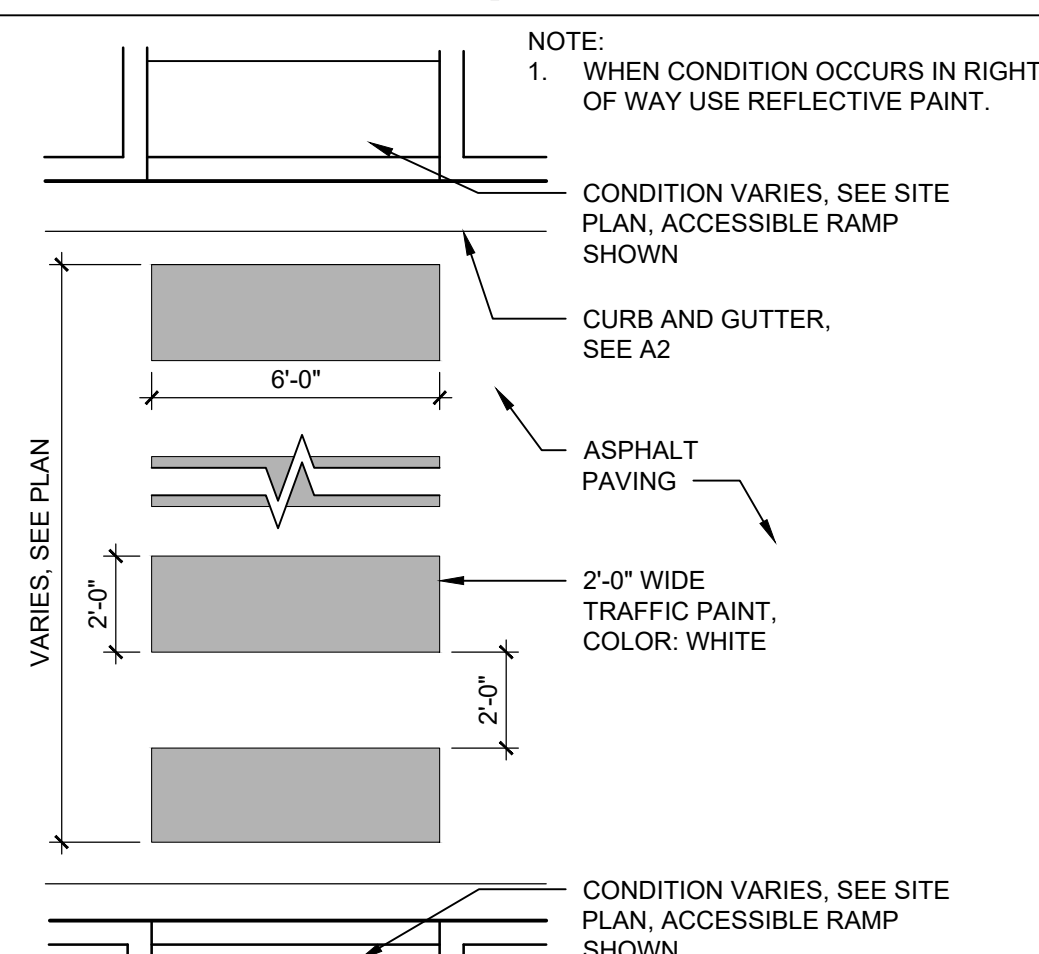
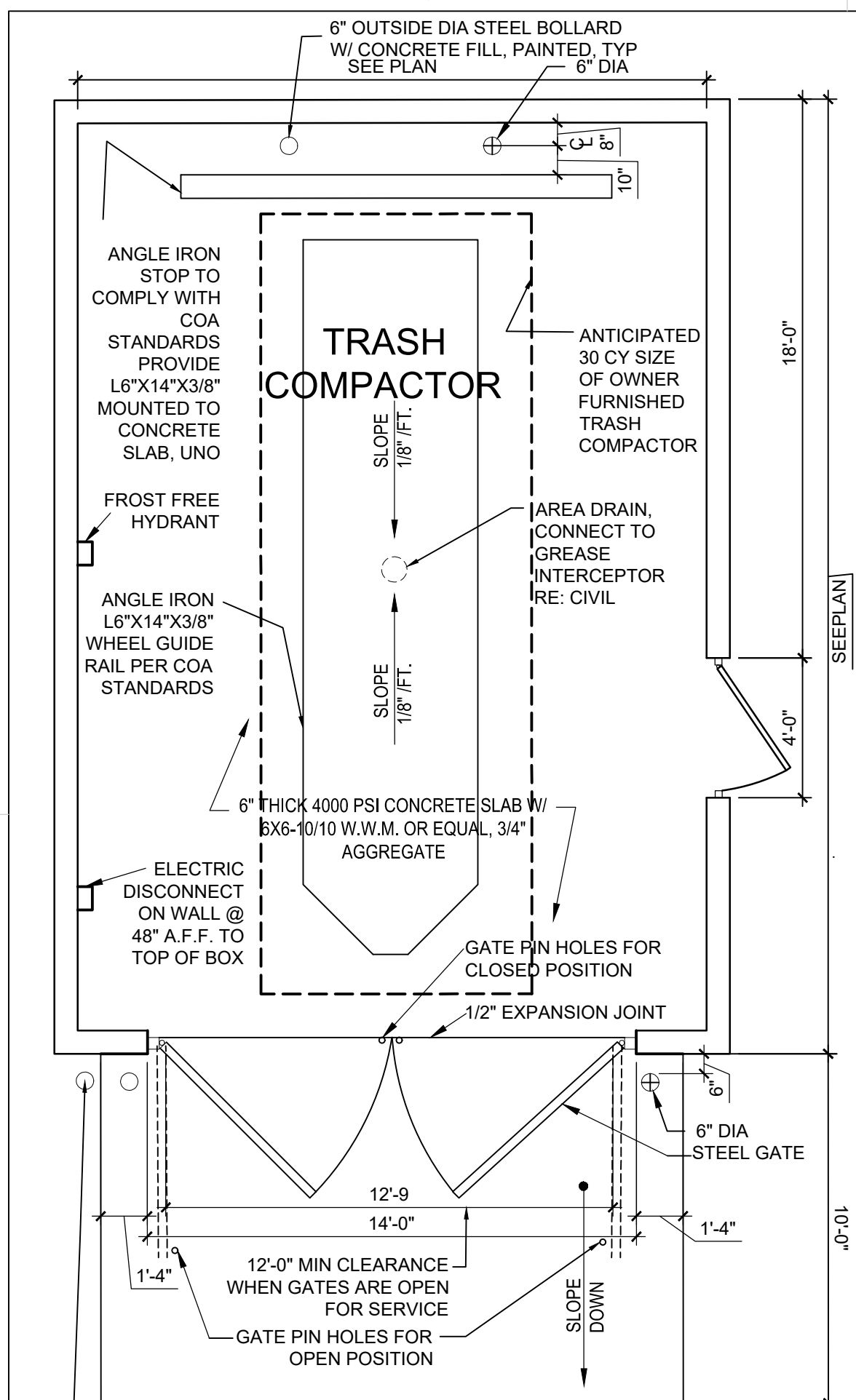
REVISIONS

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DRAWN BY	BG
REVIEWED BY	JD
DATE	10/22/2021
PROJECT NO.	20-0072.008
DRAWING NAME	

**SITE DEVELOPMENT
PLAN**

SHEET NO.
SDP 1.2



DEKKER PERICH SABATINI

ARCHITECT

ENGINEER

PROJECT

NOT FOR CONSTRUCTION

ABQ Studios Expansion NORTH DEVELOPMENT PACKAGE

5650 University Blvd SE Albuquerque, NM 87106

REVISIONS

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DRAWN BY BG

REVIEWED BY JD

DATE 10/22/2021

PROJECT NO. 20-0072.008

DRAWING NAME

SITE DETAILS

SHEET NO.

SDP 1.3