

### PARKING DATA

**REQUIRED PARKING: NO REQUIREMENT**  
**BICYCLE PARKING: 10% OF TOTAL PARKING PROVIDED = 48 REQUIRED**

**ACCESSIBILITY PARKING**  
 ACCESSIBLE PARKING STALL 12  
 ACCESSIBLE VAN PARKING STALL 4  
**TOTAL 16**

**SURFACE PARKING**  
 STANDARD PARKING STALLS 239  
 ON STREET PARKING STALLS 75  
 COMPACT PARKING STALLS 17  
 ELECTRIC VEHICLE PARKING STALLS 10  
**TOTAL 341**

**GARAGE PARKING 128**

**TOTAL PARKING PROVIDED: 485**

MOTORCYCLE PARKING PROVIDED: 7  
 BICYCLE PARKING PROVIDED: 48

### UNIT DATA

UNIT TYPE	BALCONY	PATIO SF	NET SQUARE FOOTAGE (GHSF)	GROSS SQUARE FOOTAGE (GHSF)	TOTAL BEDROOMS	UNIT TOTALS	NSF TOTALS	GHSF TOTALS
S1*	0	0	550	680	14	14	7,812	8,494
S1	0	0	600	653	40	40	24,000	26,120
S2	15	0	603	652	22	22	13,264	14,344
S3	0	104	672	938	28	28	24,416	26,264
A1*	0	105	702	760	30	30	21,060	22,800
A1	72	0	736	795	110	110	80,960	87,450
WU-A1	75	80	756	784	24	24	18,120	18,816
WU-A2	75	0	835	894	108	54	45,090	48,276
WU-A4	75	0	863	922	32	16	13,808	14,752
WU-A5	75	0	788	847	72	36	28,368	30,492
B1*	0	215	895	964	20	10	8,950	9,640
B1	142	0	965	1019	48	24	22,680	24,432
B2*	0	215	945	1018	0	0	0	0
B2	142	0	1002	1078	18	6	6,012	6,456
B3 Corner	160	0	1132	1215	18	6	6,792	7,290
WU-B2	75	92	1300	1770	0	0	0	0
<b>TOTAL</b>			<b>59,579</b>	<b>64,500</b>	<b>584</b>	<b>420</b>	<b>321,334</b>	<b>345,615</b>

### PROJECT INFORMATION

LOCATION : ALBUQUERQUE NM  
 ZONING : PC (COMMUNITY CENTER MDS)  
 OCCUPANCY TYPE : R-2, B (RETAIL, LEASING, & AMENITY)  
 CONSTRUCTION TYPE : 3-A (PODIUM BUILDING)  
 5-A (4STORY APARTMENT BUILDINGS)  
 5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)

SITE AREA : 9.47 ACRES (412,529 SF)  
 DENSITY : 42.52 DU/A

### BUILDING DATA

BUILDING	DWELLING UNIT AREA (GHSF)	CIRCULATION SPACE (GHSF)	AMENITY AREA (GHSF)	RETAIL AREA (GHSF)	TOTAL GROSS HEATED BUILDING AREA (GHSF)	PATIO / BALCONY AREA (GSF)	GARAGE AREA (GSF)	TOTAL GROSS AREA
BUILDING A	8,510	1,990	-	7,512	18,012	1,794	-	19,806
LEVEL 1	15,030	2,702	-	-	17,732	1,145	-	18,877
LEVEL 2	15,030	2,702	-	-	17,732	1,145	-	18,877
LEVEL 4	15,028	2,650	-	-	17,678	1,145	-	18,823
<b>TOTAL</b>	<b>53,598</b>	<b>10,944</b>	<b>-</b>	<b>7,512</b>	<b>71,154</b>	<b>5,229</b>	<b>-</b>	<b>76,383</b>
BUILDING B	8,116	2,101	-	6,795	18,012	1,794	-	19,806
LEVEL 1	15,030	2,702	-	-	17,732	1,145	-	18,877
LEVEL 2	15,030	2,702	-	-	17,732	1,145	-	18,877
LEVEL 4	15,028	2,650	-	-	17,678	1,145	-	18,823
<b>TOTAL</b>	<b>54,204</b>	<b>10,155</b>	<b>-</b>	<b>6,795</b>	<b>71,154</b>	<b>5,229</b>	<b>-</b>	<b>76,383</b>
BUILDING C	18,618	4,032	9,500	-	30,150	3,354	-	33,504
LEVEL 1	17,940	3,872	7,500	-	29,112	1,340	-	30,452
LEVEL 3	21,773	4,985	-	-	26,758	1,340	-	28,098
LEVEL 4	21,773	4,795	-	-	26,528	1,340	-	27,868
<b>TOTAL</b>	<b>78,174</b>	<b>17,444</b>	<b>17,000</b>	<b>-</b>	<b>112,948</b>	<b>7,374</b>	<b>-</b>	<b>119,922</b>
BUILDING D	5,216	2,098	-	-	7,314	635	4,432	12,381
LEVEL 2	6,157	1,945	-	-	8,002	430	-	8,432
LEVEL 3	6,157	1,945	-	-	8,002	430	-	8,432
LEVEL 4	6,157	1,945	-	-	8,002	430	-	8,432
<b>TOTAL</b>	<b>23,687</b>	<b>7,833</b>	<b>-</b>	<b>-</b>	<b>31,320</b>	<b>1,925</b>	<b>4,432</b>	<b>37,677</b>
<b>TOTAL ON SITE</b>	<b>47,374</b>	<b>15,266</b>	<b>-</b>	<b>-</b>	<b>62,640</b>	<b>3,850</b>	<b>8,864</b>	<b>75,354</b>
BUILDING E	1,568	654	-	-	2,422	592	3,324	6,298
LEVEL 1	5,200	240	-	-	5,440	500	-	5,940
LEVEL 2	6,157	1,945	-	-	8,002	430	-	8,432
LEVEL 4	6,157	1,945	-	-	8,002	430	-	8,432
<b>TOTAL</b>	<b>11,988</b>	<b>1,334</b>	<b>-</b>	<b>-</b>	<b>13,302</b>	<b>1,552</b>	<b>3,324</b>	<b>18,178</b>
<b>TOTAL ON SITE</b>	<b>23,936</b>	<b>2,868</b>	<b>-</b>	<b>-</b>	<b>26,604</b>	<b>3,104</b>	<b>6,648</b>	<b>36,356</b>
BUILDING F	1,568	1,281	-	-	2,849	-	4,986	7,835
LEVEL 1	6,988	360	-	-	7,348	-	-	7,348
LEVEL 2	10,376	360	-	-	10,736	-	-	10,736
<b>TOTAL</b>	<b>18,532</b>	<b>2,001</b>	<b>-</b>	<b>-</b>	<b>20,933</b>	<b>-</b>	<b>4,986</b>	<b>25,919</b>
<b>TOTAL ON SITE</b>	<b>37,864</b>	<b>4,002</b>	<b>-</b>	<b>-</b>	<b>41,866</b>	<b>9,972</b>	<b>51,838</b>	
BUILDING G	4,986	-	-	-	4,986	-	-	4,986
LEVEL 1	4,986	-	-	-	4,986	-	-	4,986
<b>TOTAL</b>	<b>4,986</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,986</b>	<b>-</b>	<b>-</b>	<b>4,986</b>
<b>TOTAL ON SITE</b>	<b>4,986</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,986</b>	<b>-</b>	<b>-</b>	<b>4,986</b>
<b>TOTAL PROJECT</b>	<b>295,080</b>	<b>59,579</b>	<b>17,000</b>	<b>14,307</b>	<b>385,966</b>	<b>24,786</b>	<b>25,484</b>	<b>436,236</b>

PROJECT NUMBER : PR-2023-008551  
 Application Number : SI-2023-00778

Is an 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.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Ernest Armijo Aug 18, 2023  
 Traffic Engineering, Transportation Division  
 ABCWUA Sep 8, 2023  
 Whitney O'Brien Aug 18, 2023  
 Parks and Recreation Department  
 Hydrology Aug 18, 2023  
 Jeff Palmer (Aug 21, 2023 09:54 MDT) Aug 21, 2023  
 Code Enforcement  
 \* Environmental Health Department (conditional) Date  
 SEE TCL Date  
 Solid Waste Management Sep 7, 2023  
 Planning Department Date

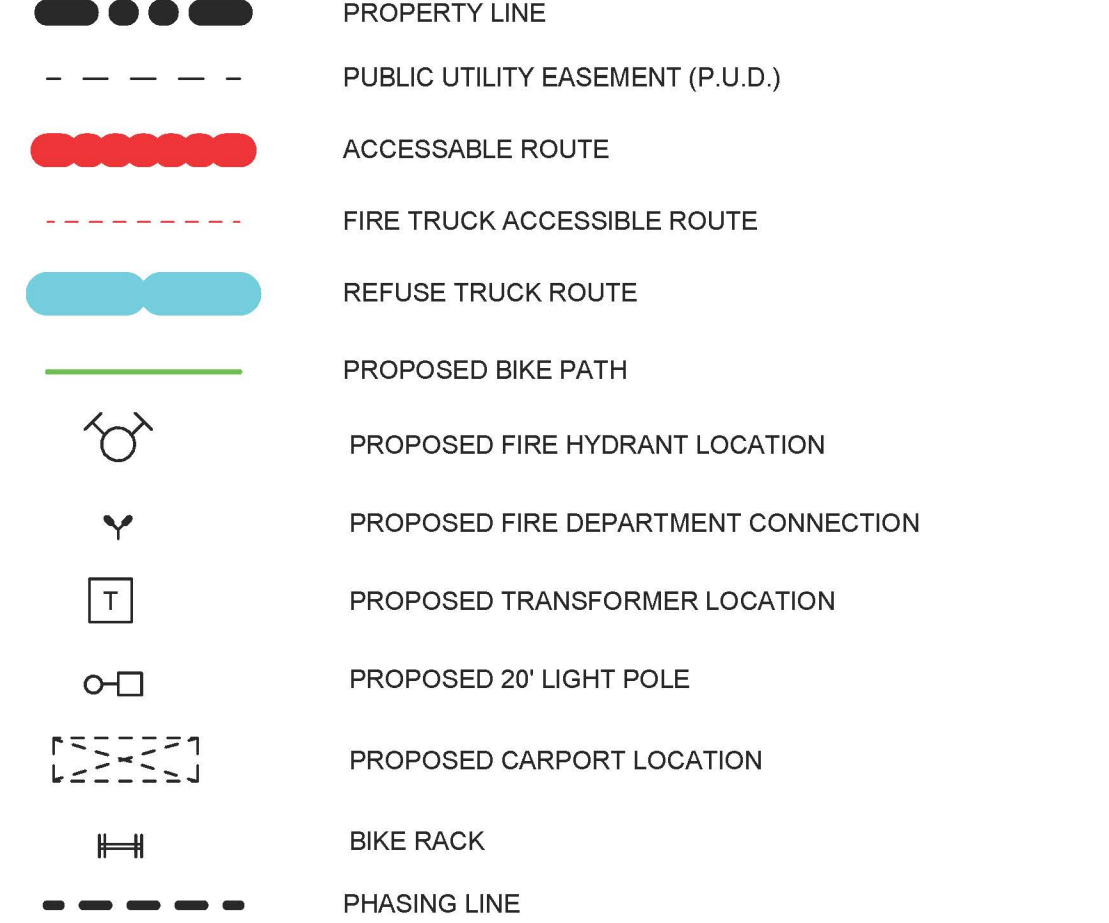
### GENERAL SHEET NOTES

- VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.
- SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. REFER TO CIVIL AND ELECTRICAL FOR DEMOLITION ITEMS.
- REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
- SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED A DEMOLITION AND CONSTRUCTION.
- REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS PER CITY OF ALBUQUERQUE.
- ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.

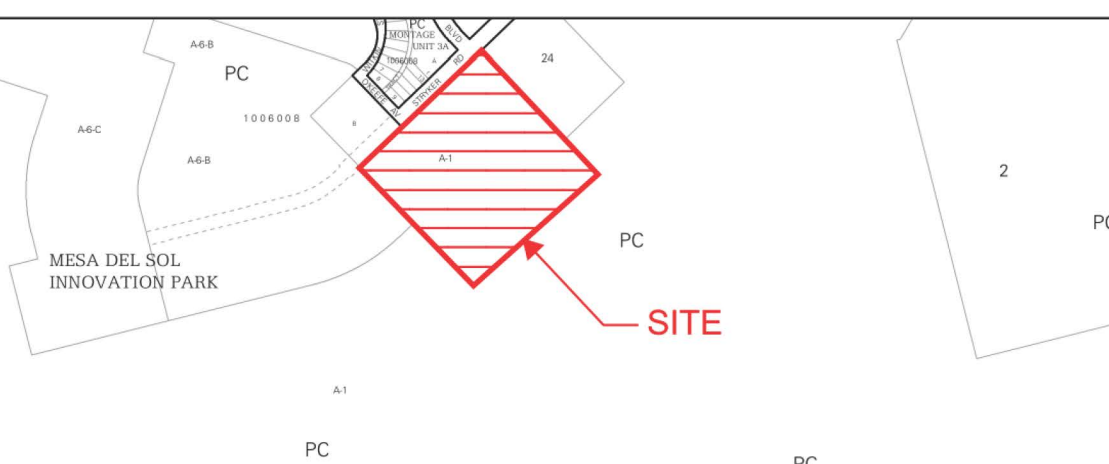
### SHEET KEYNOTES

- CONCRETE ACCESSIBLE RAMP TYP.
- PAINTED PEDESTRIAN CROSSWALK
- CONCRETE SIDEWALK WITH CONTROL JOINTS
- CONCRETE CURB. SEE CIVIL
- BICYCLE STALLS, 4 BIKE CAPACITY / PAD
- ASPHALT MARKINGS: PARKING STRIPING
- WROUGHT IRON RESIDENTIAL ENCLOSURE FENCE
- WROUGHT IRON GATE
- DUMPSTER ENCLOSURE, RE: SDP-5.7
- PEDESTRIAN GATE
- ASPHALT PAVING
- ACCESSIBLE PARKING STALL
- PUBLIC STREET PARALLEL PARKING
- RECYCLING ENCLOSURE, RE: SDP-5.7
- PROPERTY LINE
- 10' PUBLIC UTILITY EASEMENT
- 6' HIGH PRIVACY WALL AT AMENITY
- MONUMENT SIGN, RE: D4/SDP-1.2
- FIRE DEPARTMENT CONNECTION (FDC)
- PARKING CANOPY
- LIGHT POLE 20'-0"
- TRANSFORMER BOX
- FIRE HYDRANT - REFER TO CIVIL
- LOCATION OF KNOX BOX
- CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL 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
- MOUNTABLE CURB
- MOTORCYCLE PARKING SPACE
- ELECTRIC VEHICLE PARKING SPACE
- PRIMARY BUILDING ENTRANCE

### LEGEND

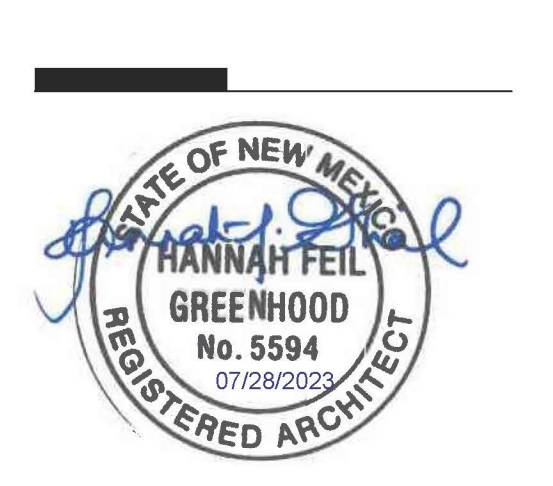


### VICINITY MAP



**DEKKER PERICH SABATINI**

Architecture in Progress



PROJECT

MESA DEL SOL-TRACT A  
 (TRACT A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

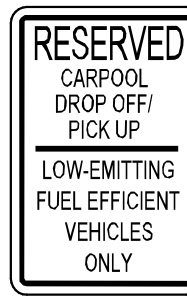
DRAWN BY TD - CWW  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME

SITE DEVELOPMENT PLAN

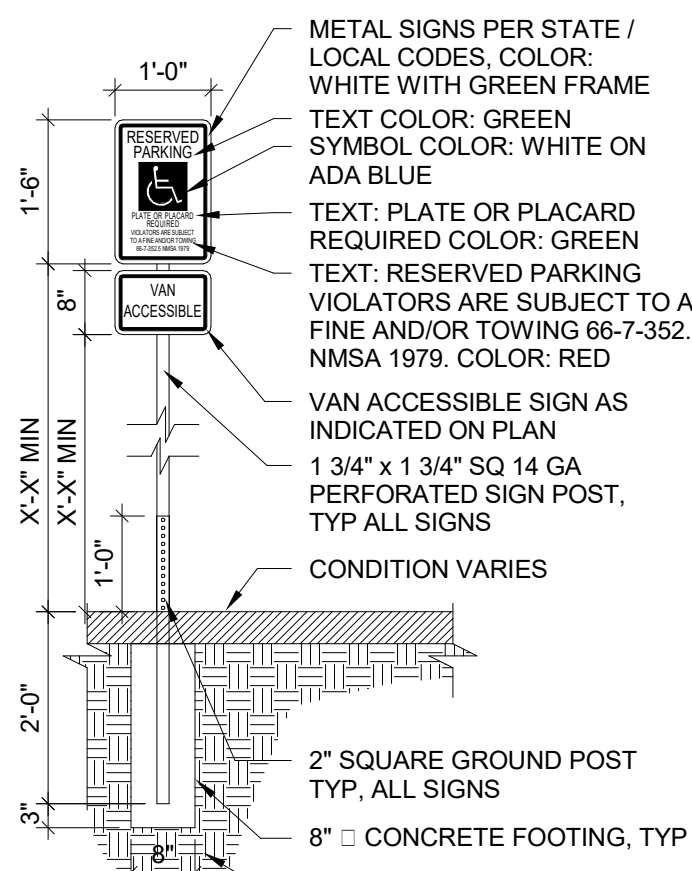
SHEET NO

SDP-1.1



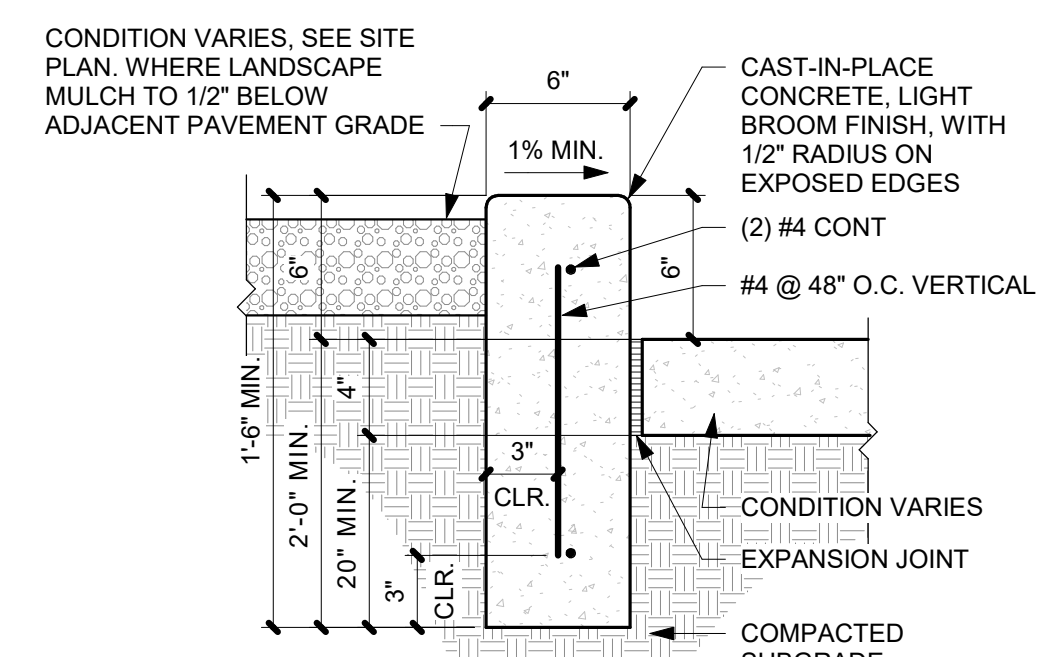
### D1 TRAFFIC SIGNAGE

1" = 1'-0"



### C1 SIGN MOUNTING DETAIL

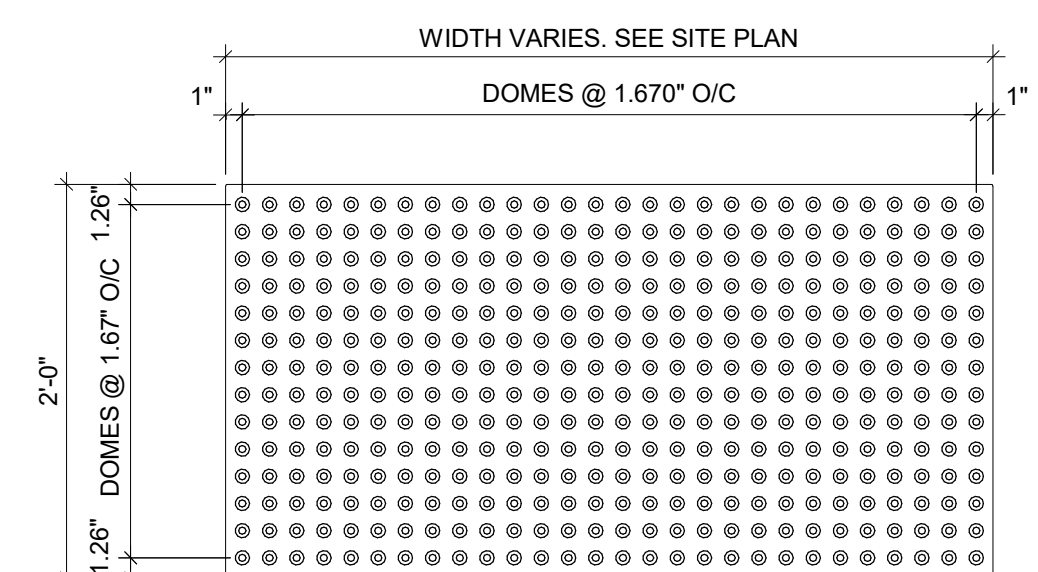
1/2" = 1'-0"



### B1 CONCRETE HEADER CURB

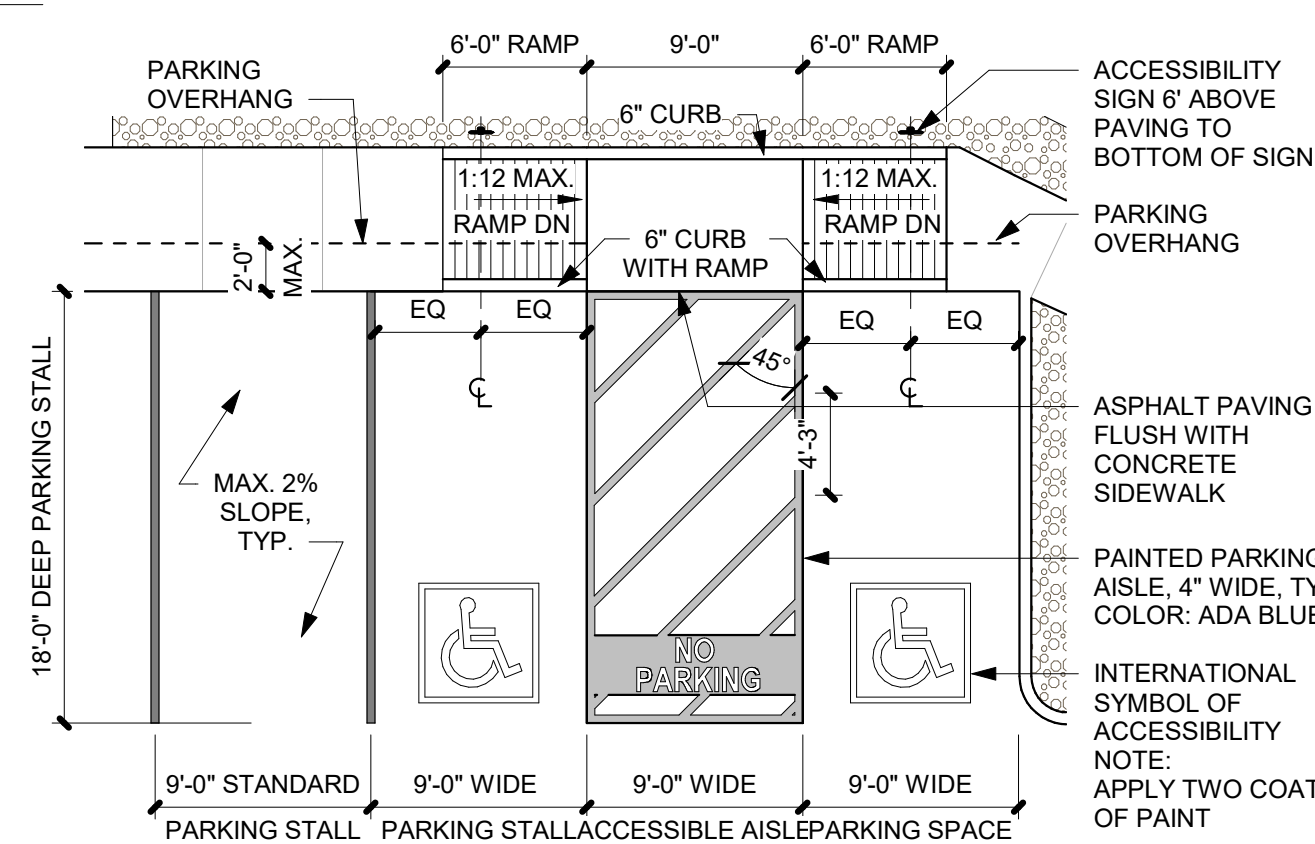
1 1/2" = 1'-0"

- NOTES:
1. MANUFACTURER: XXXX.
  2. COLOR: XXXX.
  3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



### A1 TACTILE SURFACE

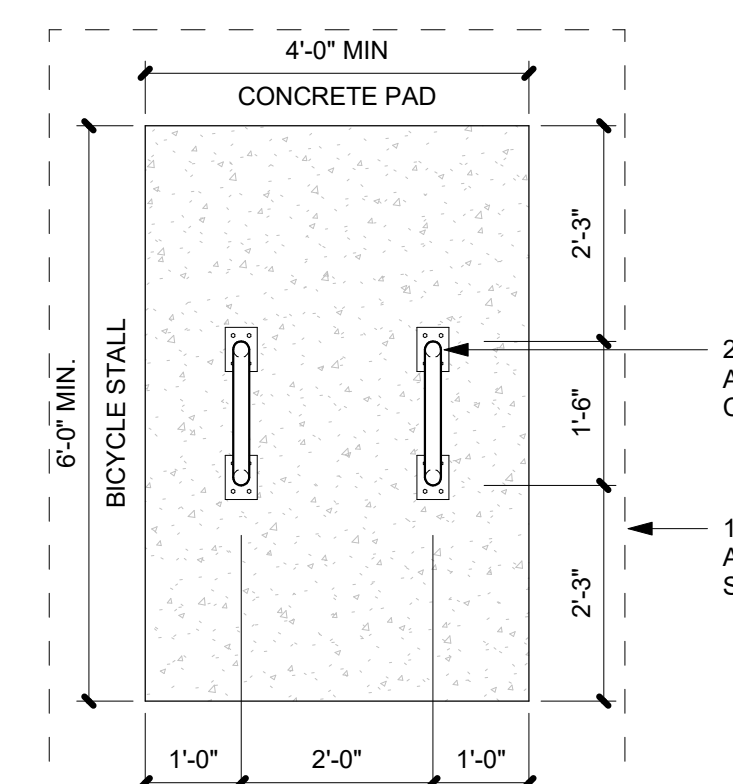
1" = 1'-0"



### C2 TYPICAL ACCESSIBLE PARKING STALL

1/8" = 1'-0"

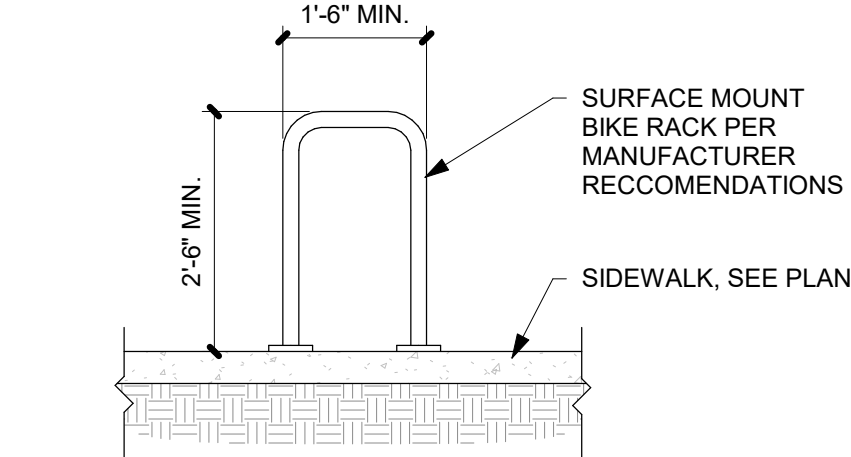
- NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
  2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



### B4 BICYCLE RACK

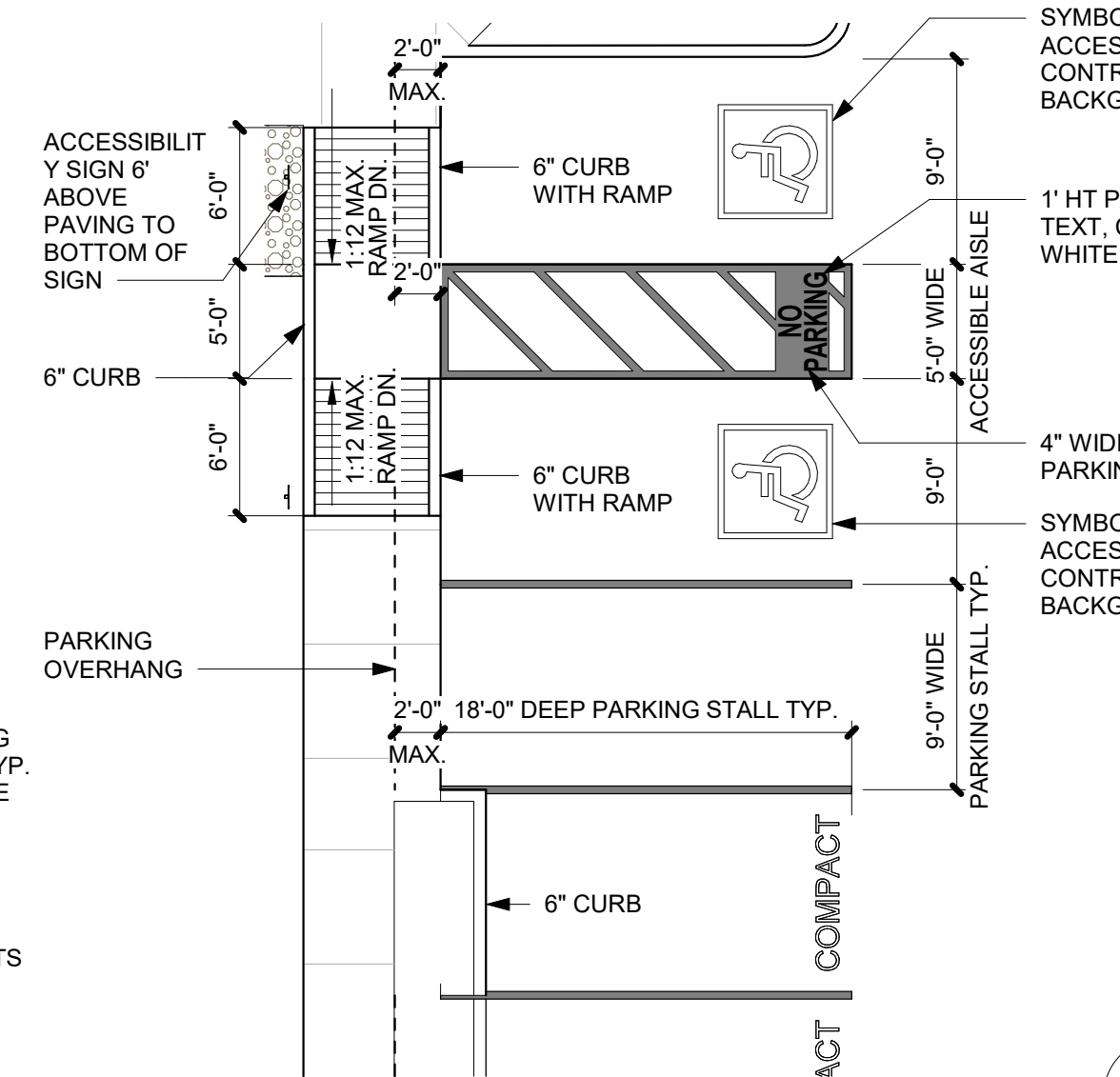
1/2" = 1'-0"

- NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
  2. BIKE CAPACITY PER RACK: 4 TOTAL PER PAD.



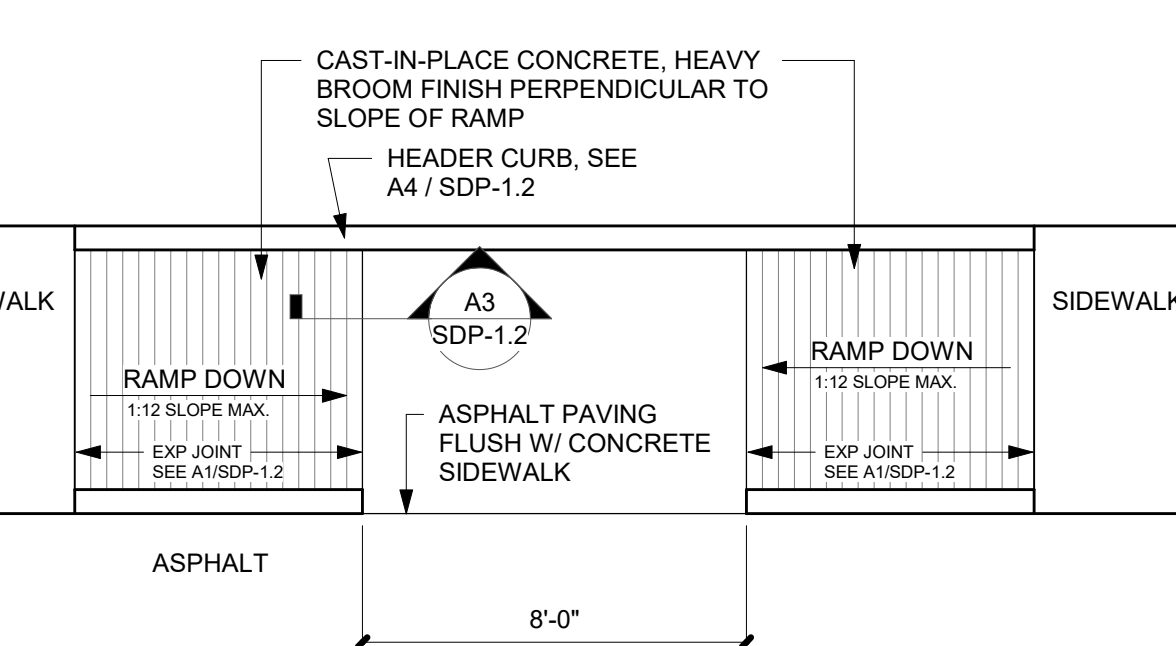
### A2 BICYCLE RACK

1/2" = 1'-0"



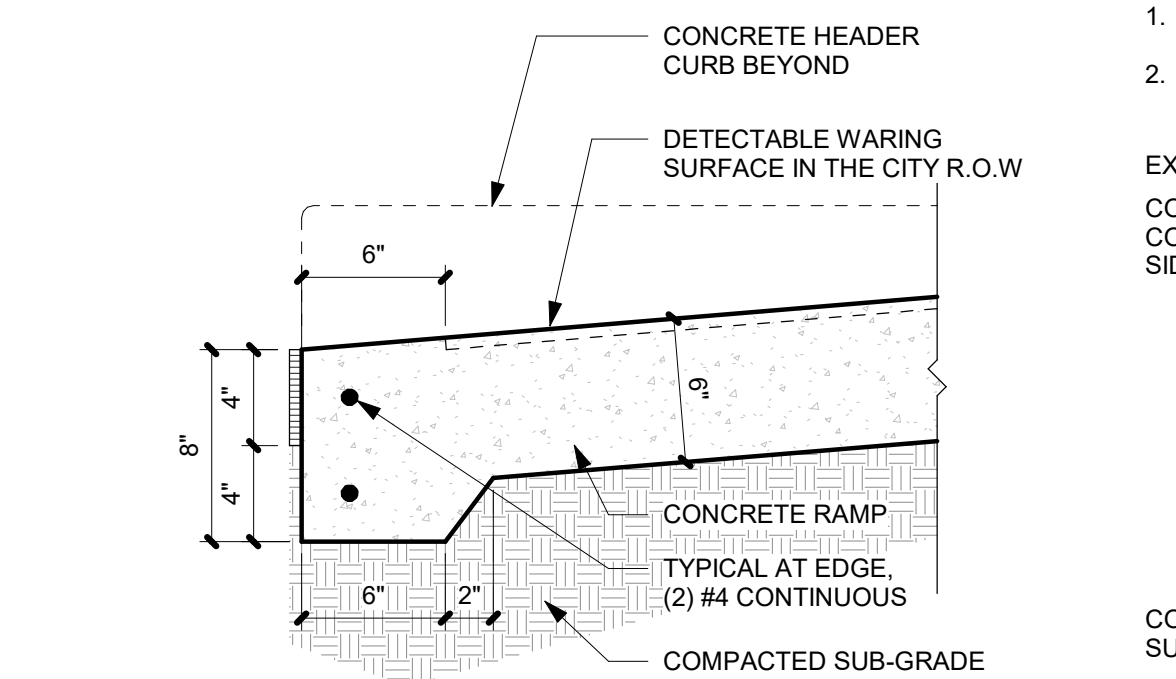
### C3 TYPICAL ACCESSIBLE PARKING

1/8" = 1'-0"



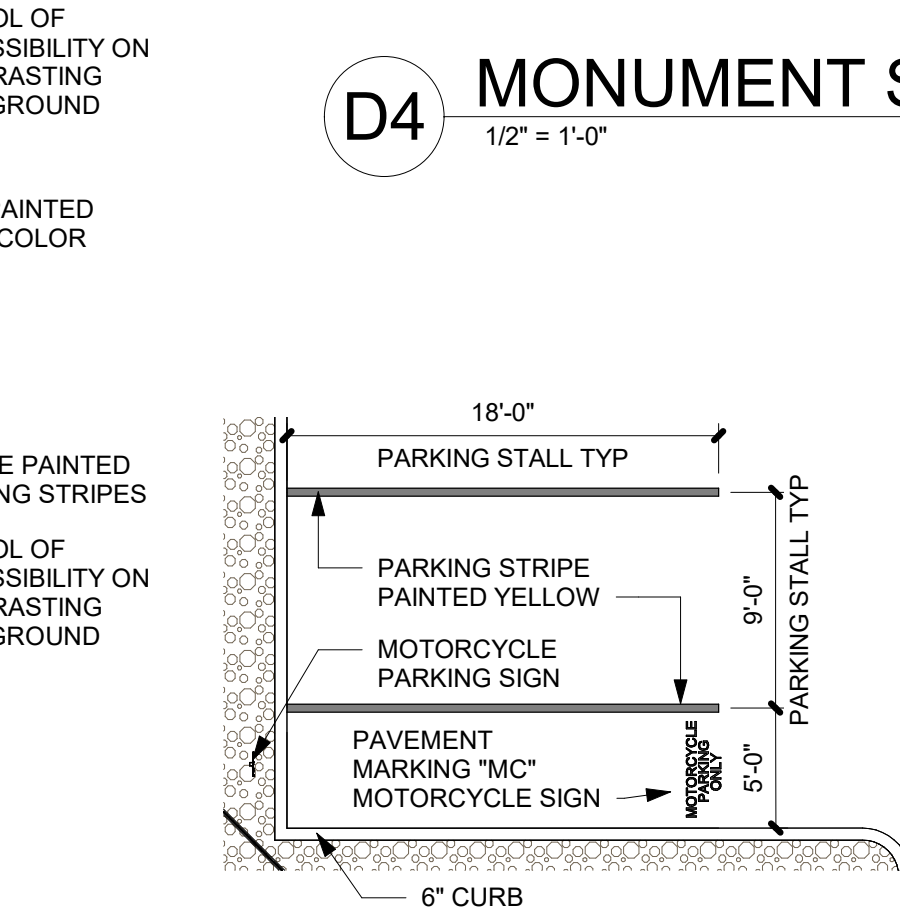
### B3 PAINTED CROSSWALK

1/4" = 1'-0"



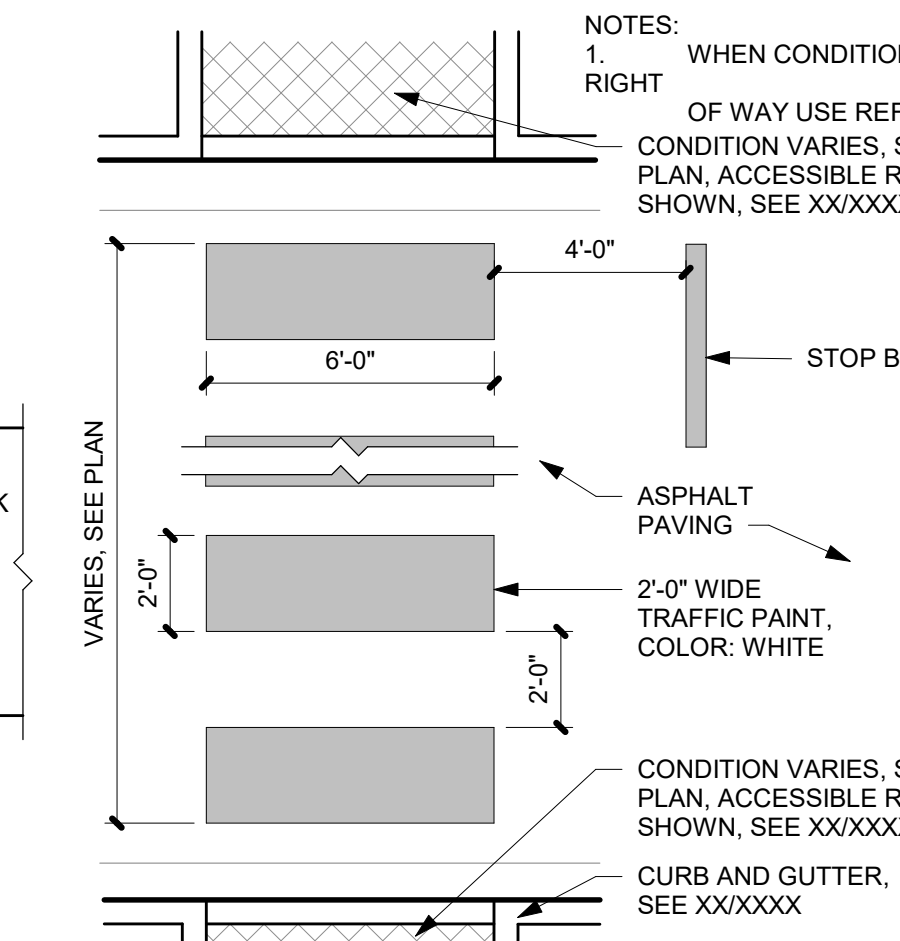
### A3 RAMP TRANSITION

1 1/2" = 1'-0"



### C4 TYPICAL MOTORCYCLE PARKING STALL

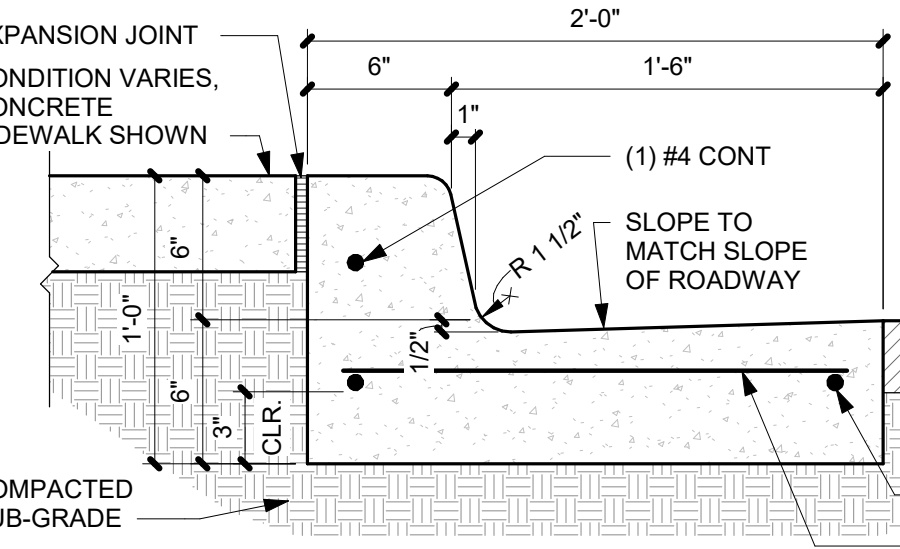
1/8" = 1'-0"



### B2 PAINTED CROSSWALK

1/4" = 1'-0"

- NOTE:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
  2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

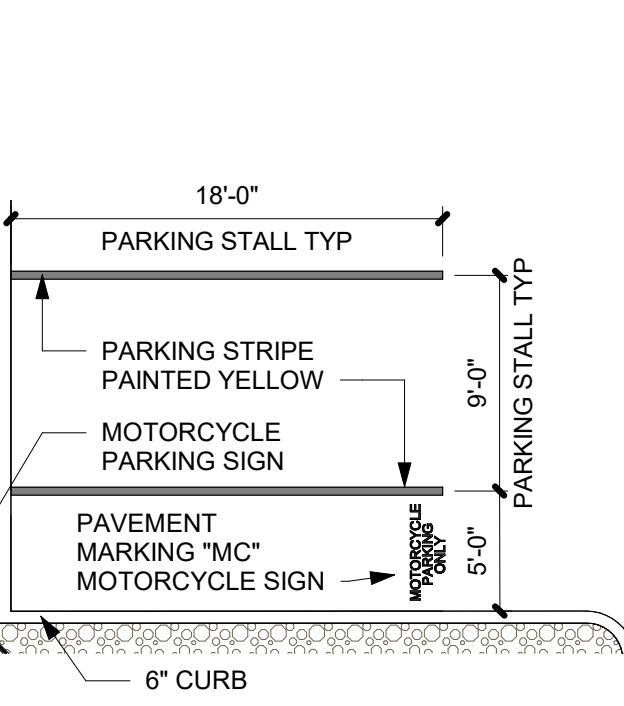


### A4 CONCRETE CURB & GUTTER

1 1/2" = 1'-0"

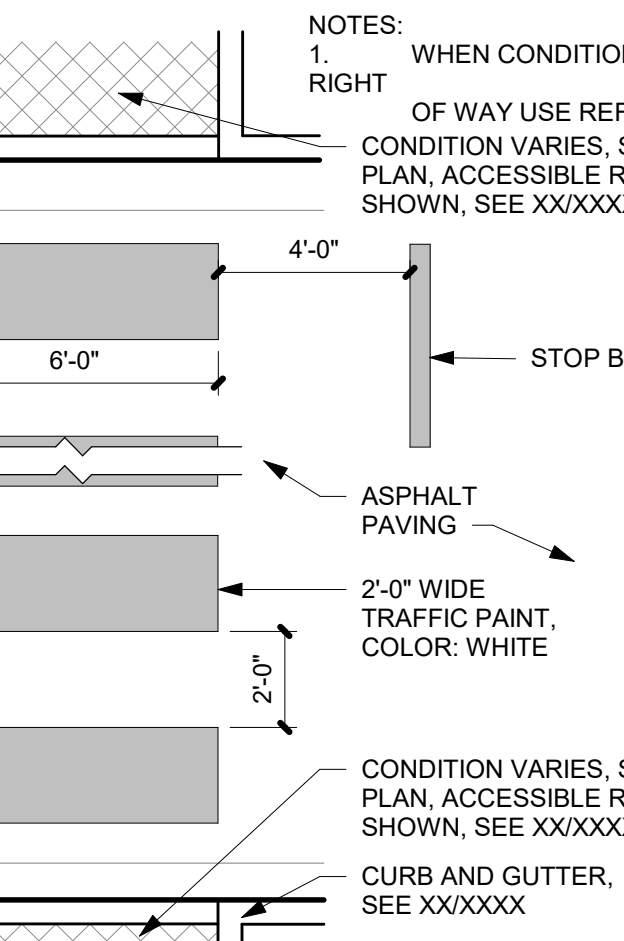
### D4 MONUMENT SIGN

1/2" = 1'-0"



### C5 ACCESSIBLE PAVEMENT MARKING

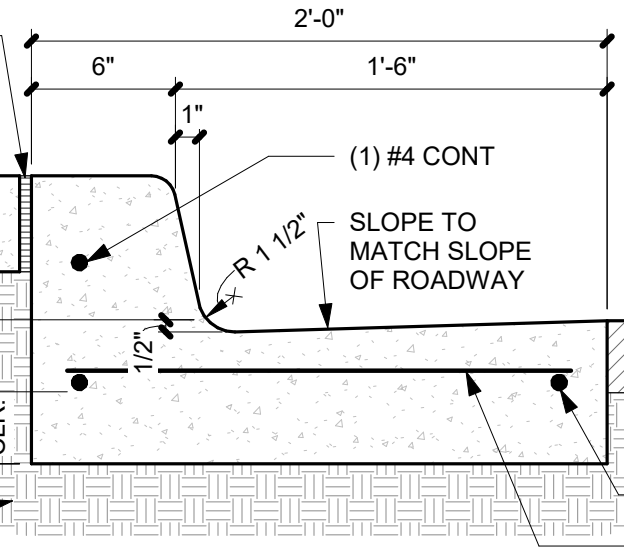
1" = 1'-0"



### B5 CONCRETE SIDEWALK

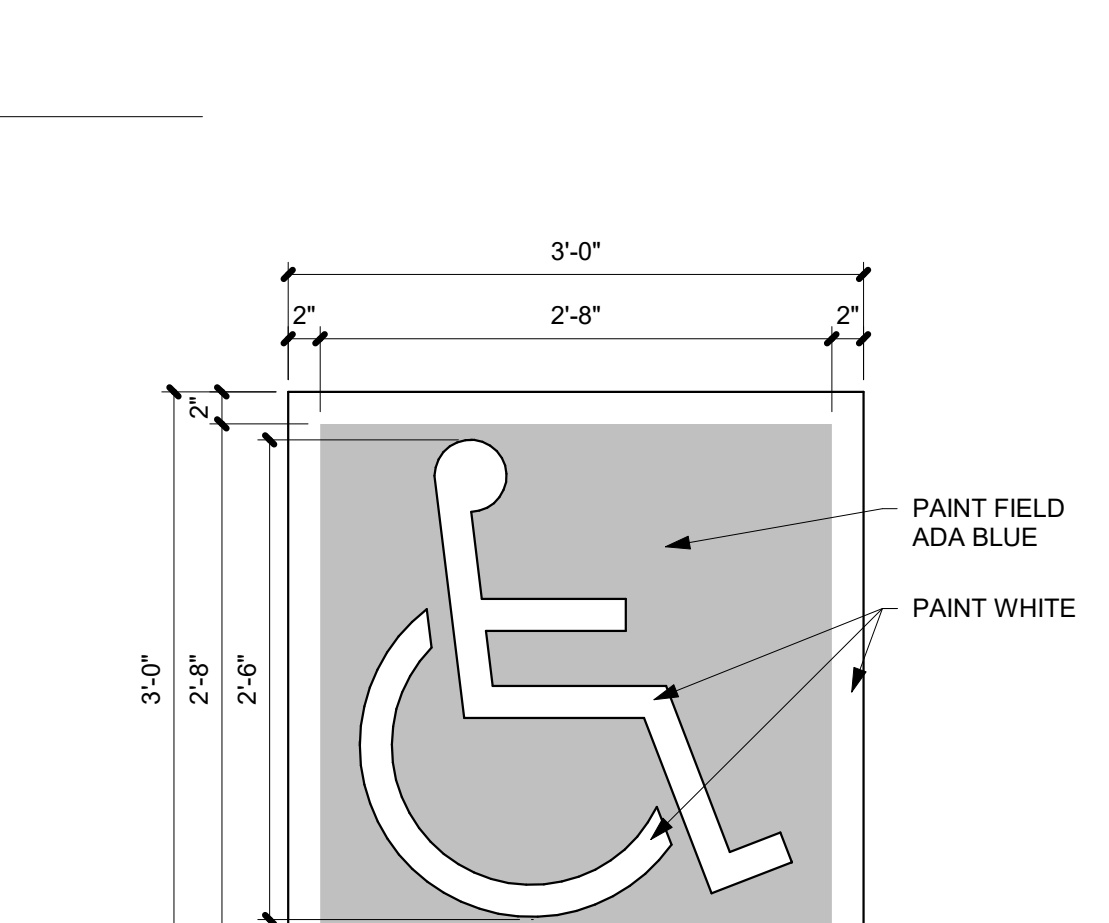
1 1/2" = 1'-0"

- NOTES:
1. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
  2. INTERGRAL COLOR WHERE/IF NOTED ON PLAN.
  3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



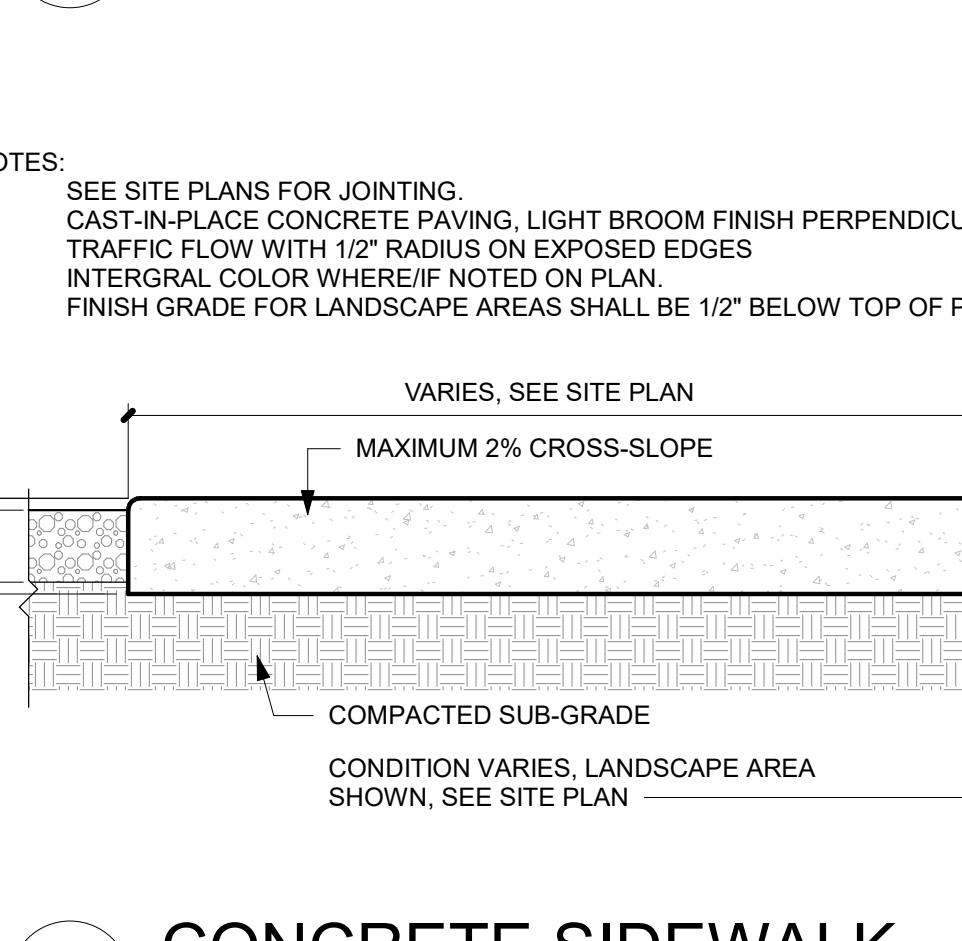
### A5 CONCRETE JOINTS & JOINT SPACING

1 1/2" = 1'-0"



### B5 CONCRETE SIDEWALK

1 1/2" = 1'-0"



### A5 CONCRETE JOINTS & JOINT SPACING

1 1/2" = 1'-0"

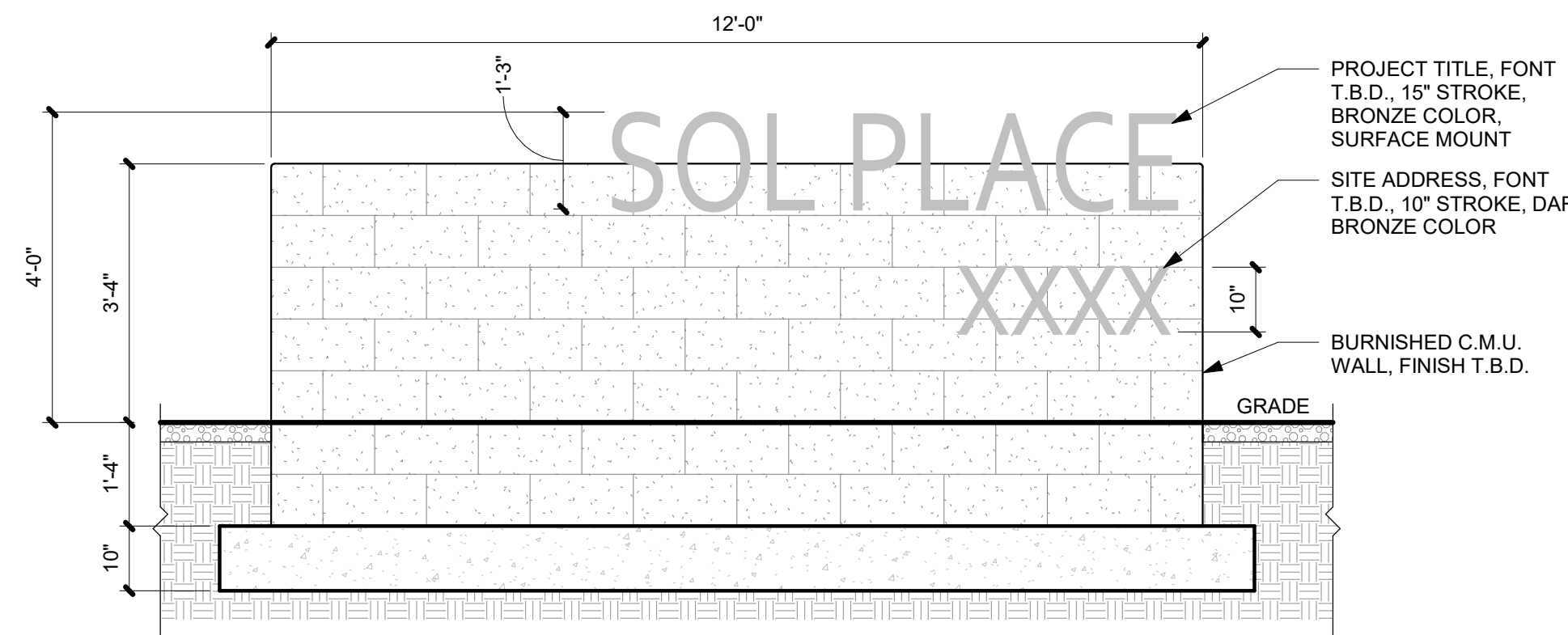
- NOTES:
1. SAWCUT 3/16" WIDE x 1/3rd DEPTH OF SLAB, SEE SITE PLAN FOR LOCATIONS
  2. 1/4" WIDE x 1" DEEP TOOLED CONCRETE JOINT WITH 1/4" RADIUS ON EDGED, SEE SITE PLAN FOR LOCATIONS
  3. POURABLE FILLER (COLOR TO MATCH CONCRETE) ON BACKER ROD, 1/4" RADIUS ON EXPOSED EDGES

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
CONTROL JOINTS	4' O.C.	5' O.C.	8' O.C.	6' O.C.
EXPANSION JOINTS	4' O.C.	5' O.C.	8' O.C.	6' O.C.

### A5 CONCRETE JOINTS & JOINT SPACING

1 1/2" = 1'-0"

- NOTES:
1. FINAL DESIGN T.B.D. FONT AND STROKE SHOWN FOR REFERENCE
  2. SIGN TO BE UP-LIT FROM SURROUNDING LANDSCAPING



**DEKKER PERICH SABATINI**  
Architecture in Progress



SEAL  
PROJECT

MESA DEL SOL-TRACT A  
(TRACT A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

DFT

- REVISIONS
- △
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DRAWN BY: TD  
REVIEWED BY: CWW - HFG  
DATE: 06/01/2023  
PROJECT NO: 22-0148

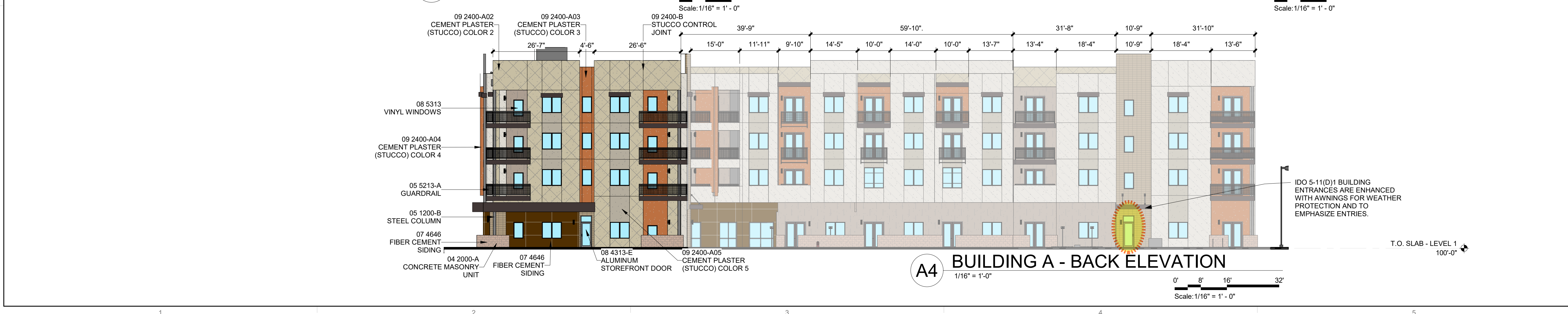
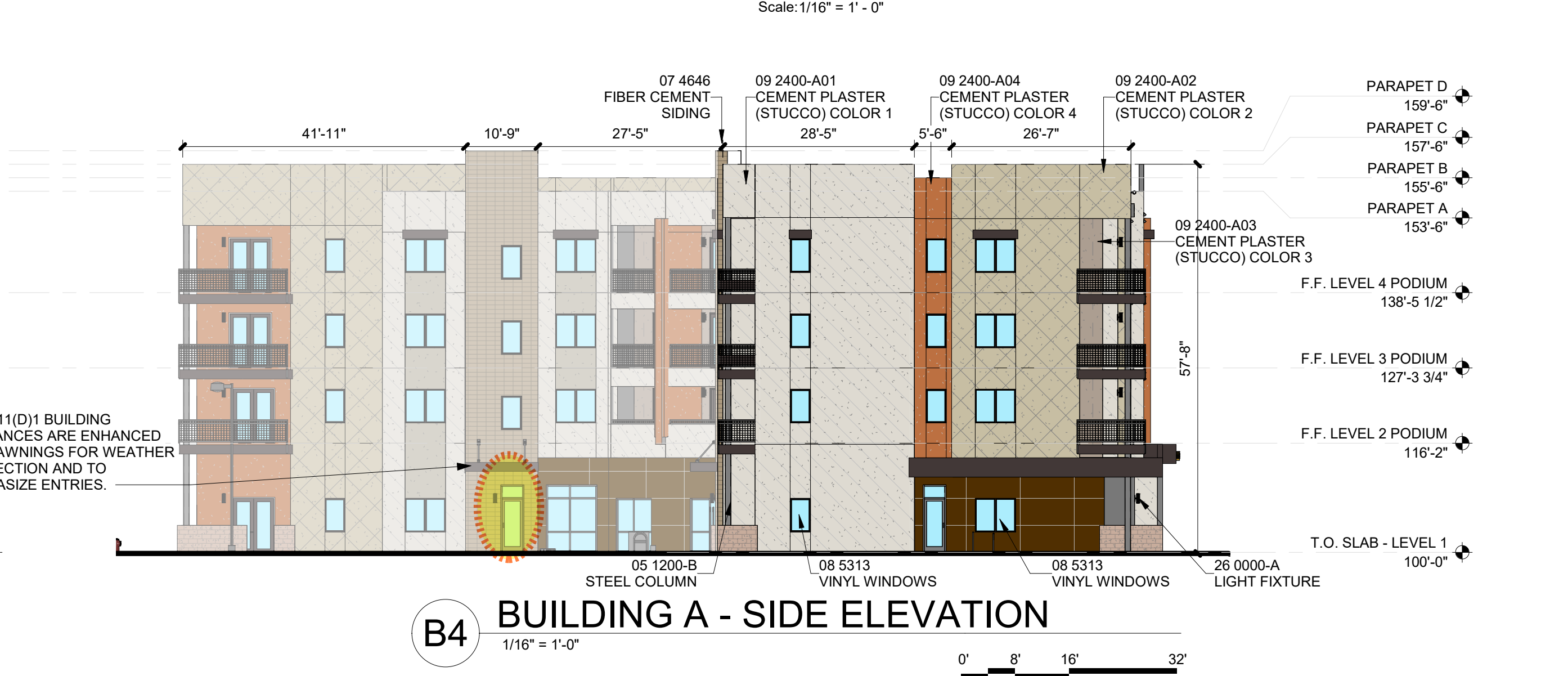
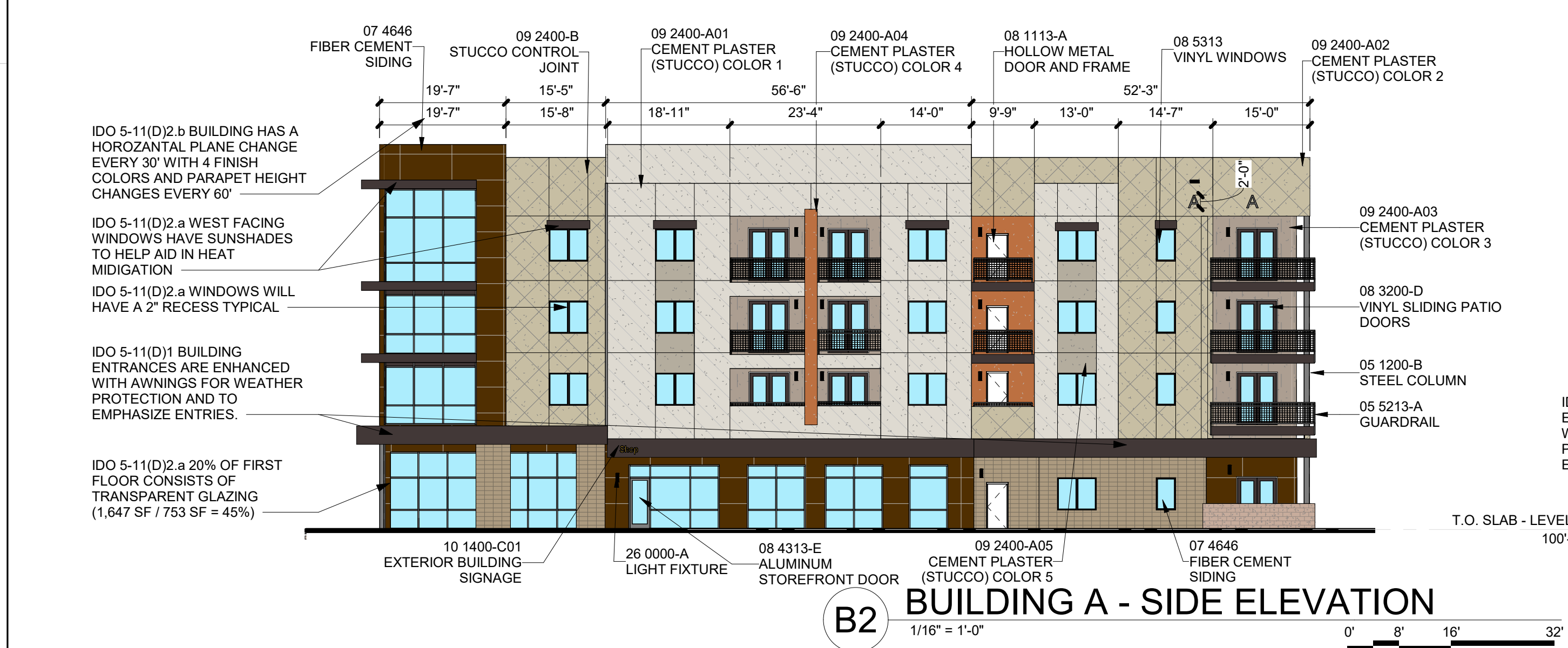
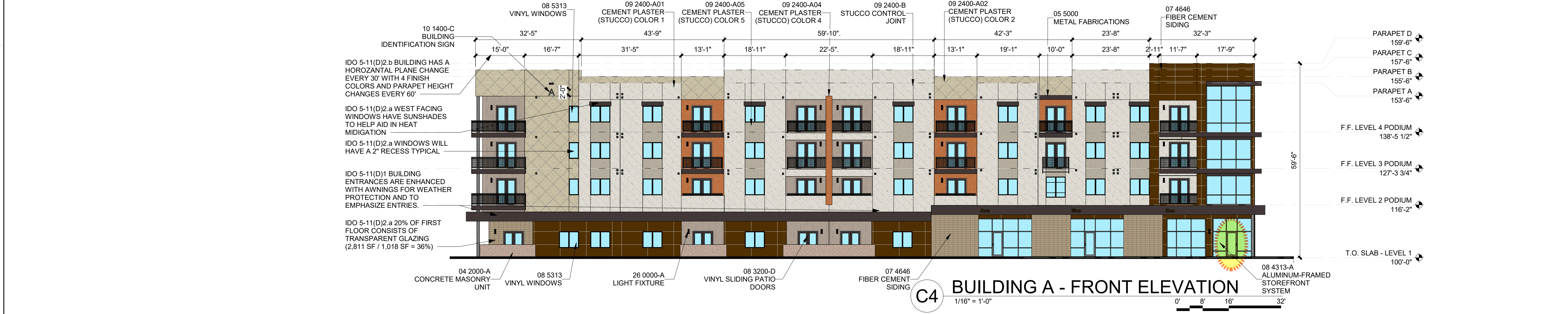
DRAWING NAME  
**ENLARGED PLANS & DETAILS**

SHEET NO  
**SDP-1.2**

<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b></p>	<p><b>REFERENCE KEYNOTES</b></p> <p>04 2000-A CONCRETE MASONRY UNIT  05 1200-B STEEL COLUMN  05 5000 METAL FABRICATIONS  05 5213-A GUARDRAIL  07 4646 FIBER CEMENT SIDING  08 1113-A HOLLOW METAL DOOR AND FRAME  08 3200-D VINYL SLIDING PATIO DOORS  08 4313-A ALUMINUM-FRAMED STOREFRONT SYSTEM  08 4313-E ALUMINUM STOREFRONT DOOR  08 5313 VINYL WINDOWS  09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1  09 2400-A02 CEMENT PLASTER (STUCCO) COLOR 2  09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3  09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4  09 2400-A05 CEMENT PLASTER (STUCCO) COLOR 5  09 2400-B STUCCO CONTROL JOINT  10 1400-C BUILDING IDENTIFICATION SIGN  10 1400-C01 EXTERIOR BUILDING SIGNAGE  26 0000-A LIGHT FIXTURE</p>	<p><b>LEGEND</b></p>	<p><b>KEY PLAN</b></p>
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**DEKKER PERICH SABATINI**

Architecture in Progress



SEAL

PROJECT

**MESA DEL SOL-TRACT A**  
(Tract A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

DRAWN BY CS - TD  
REVIEWED BY CWW - HFG  
DATE 06/01/2023  
PROJECT NO: 22-0148

DRAWING NAME

**BUILDING A - EXTERIOR ELEVATIONS**

SHEET NO

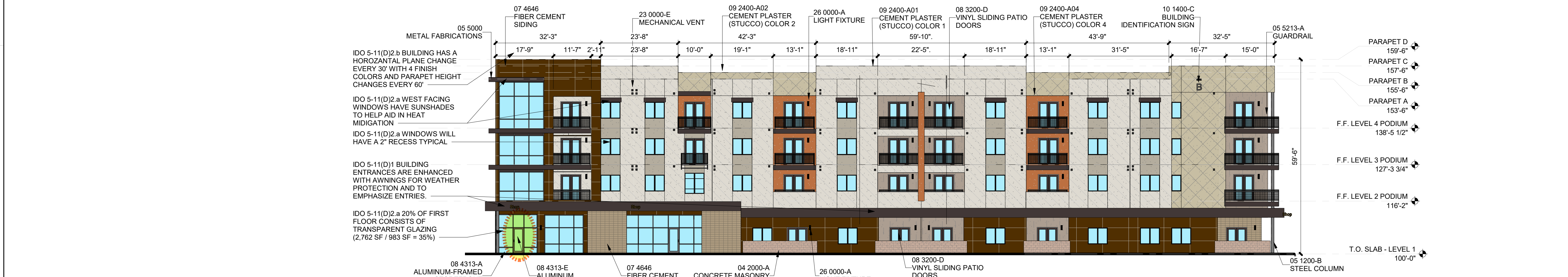
**SDP-5.1**

7/26/2023 9:40:54 AM

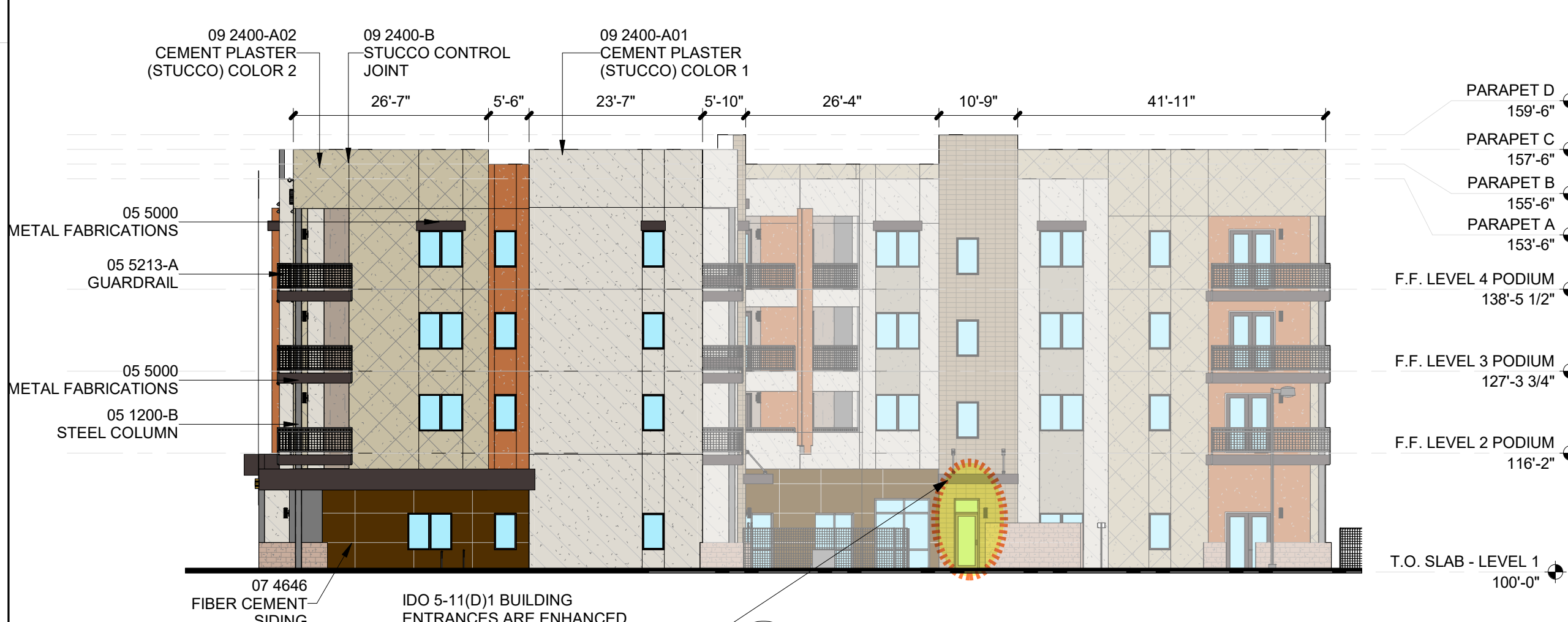
<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b></p>	<p><b>REFERENCE KEYNOTES</b></p> <p>04 2000-A CONCRETE MASONRY UNIT  05 1200-B STEEL COLUMN  05 5000 METAL FABRICATIONS  05 5213-A GUARDRAIL  05 7500 DECORATIVE FORMED METAL  07 4646 FIBER CEMENT SIDING  08 1113-A HOLLOW METAL DOOR AND FRAME  08 3200-D VINYL SLIDING PATIO DOORS  08 4313-A ALUMINUM-FRAMED STOREFRONT SYSTEM  08 4313-E ALUMINUM STOREFRONT DOOR  08 5313 VINYL WINDOWS  09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1  09 2400-A02 CEMENT PLASTER (STUCCO) COLOR 2  09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3  09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4  09 2400-A05 CEMENT PLASTER (STUCCO) COLOR 5  09 2400-B STUCCO CONTROL JOINT  10 1400-C BUILDING IDENTIFICATION SIGN  23 0000-E MECHANICAL VENT  26 0000-A LIGHT FIXTURE  26 0000-A LIGHT FIXTURE</p>	<p><b>LEGEND</b></p> <p>STUCCO: COLOR 1  STUCCO: COLOR 2  STUCCO: COLOR 3  STUCCO: COLOR 4  STUCCO: COLOR 5</p> <p>FIBER CEMENT  STONE/ MASONRY</p>	<p><b>KEY PLAN</b></p>
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**DEKKER PERICH SABATINI**

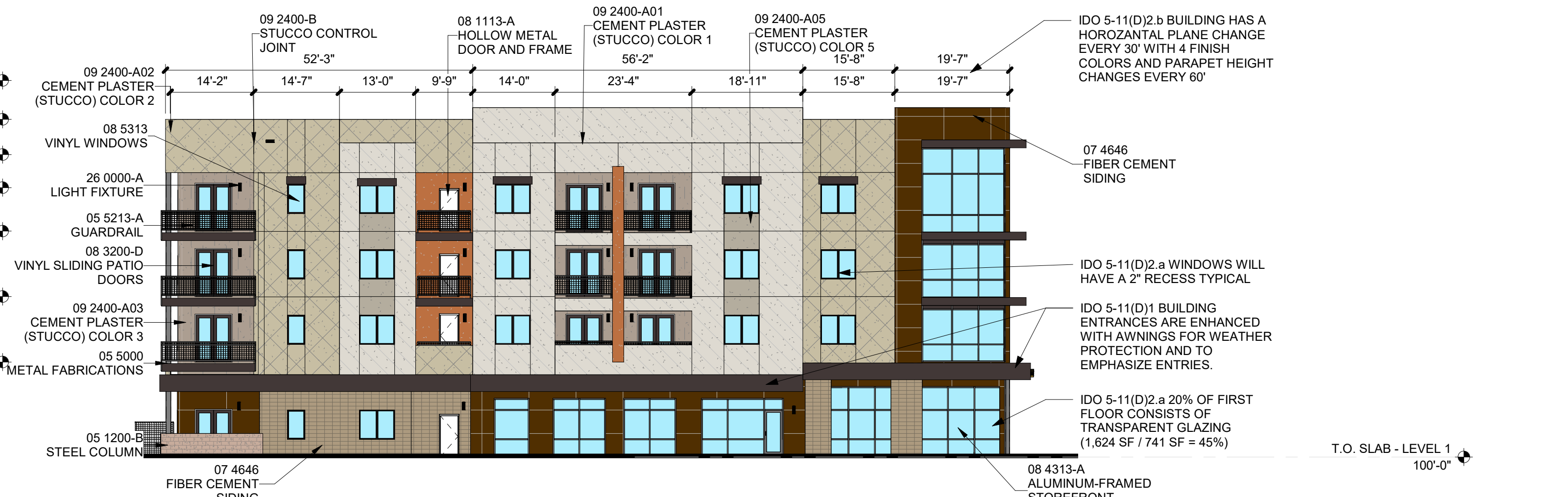
Architecture in Progress



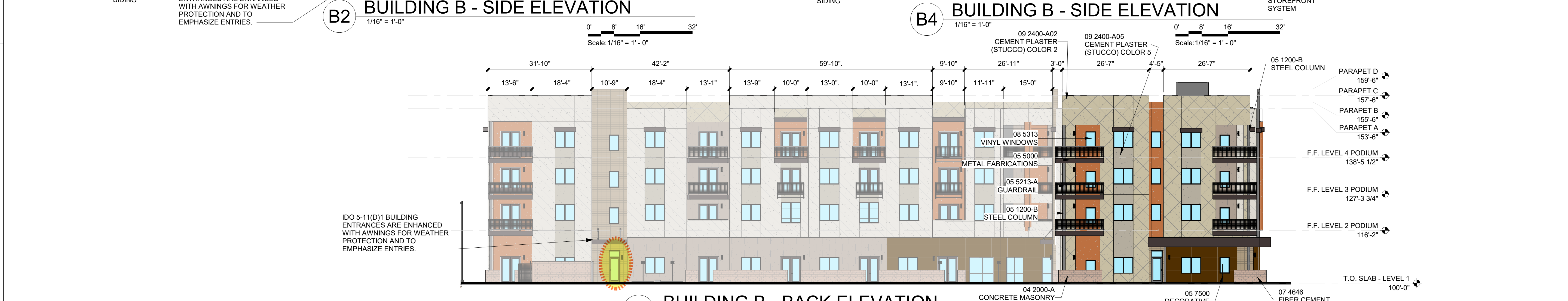
**C4 BUILDING B - FRONT ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"



**B2 BUILDING B - SIDE ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"



**B4 BUILDING B - SIDE ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"



**A4 BUILDING B - BACK ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"

SEAL

PROJECT

MESA DEL SOL-TRACT A  
(Tract A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

DFT

REVISIONS	
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DRAWN BY	CS - TD
REVIEWED BY	CWW - HFG
DATE	06/01/2023
PROJECT NO:	22-0148

DRAWING NAME

**BUILDING B - EXTERIOR ELEVATIONS**

SHEET NO

**SDP-5.2**

GENERAL SHEET NOTES

- A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
- B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
- C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
- D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.
- E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.

SHEET KEYNOTES

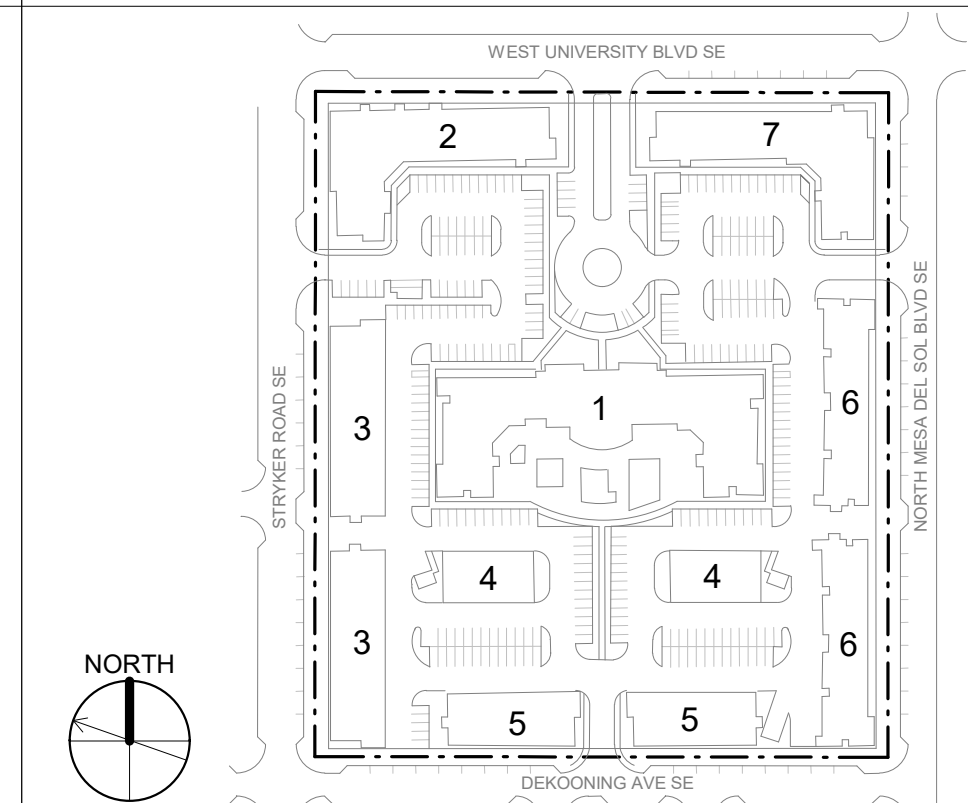
REFERENCE KEYNOTES

- 04 2616 ADHERED MASONRY VENEER
- 05 5000 METAL FABRICATIONS
- 05 5213-A GUARDRAIL
- 08 3200-D VINYL SLIDING PATIO DOORS
- 08 4313-A ALUMINUM-FRAMED STOREFRONT SYSTEM
- 08 4313-E ALUMINUM STOREFRONT DOOR
- 08 5313 VINYL WINDOWS
- 09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1
- 09 2400-A02 CEMENT PLASTER (STUCCO) COLOR 2
- 09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3
- 09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4
- 09 2400-A05 CEMENT PLASTER (STUCCO) COLOR 5
- 09 2400-B STUCCO CONTROL JOINT
- 10 1400-C BUILDING IDENTIFICATION SIGN
- 26 0000-A LIGHT FIXTURE

LEGEND

	STUCCO: COLOR 1		FIBER CEMENT
	STUCCO: COLOR 2		STONE/ MASONRY
	STUCCO: COLOR 3		
	STUCCO: COLOR 4		
	STUCCO: COLOR 5		

KEY PLAN



**DEKKER PERICH SABATINI**  
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MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

DFT

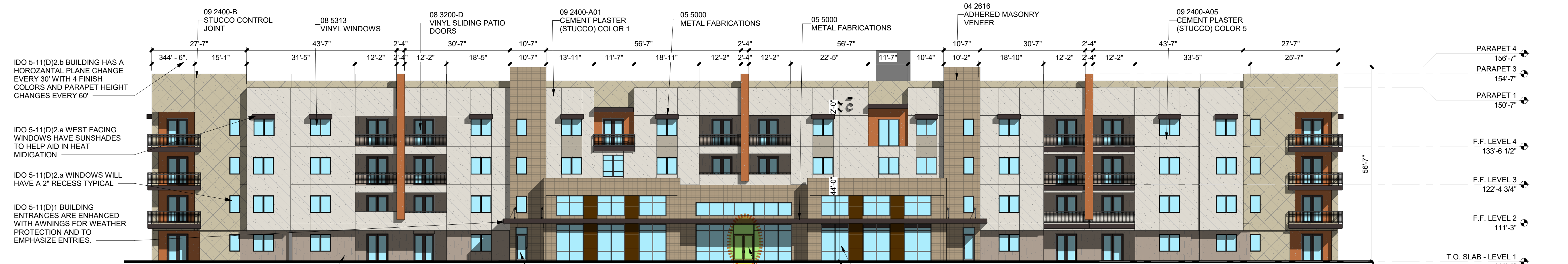
REVISIONS

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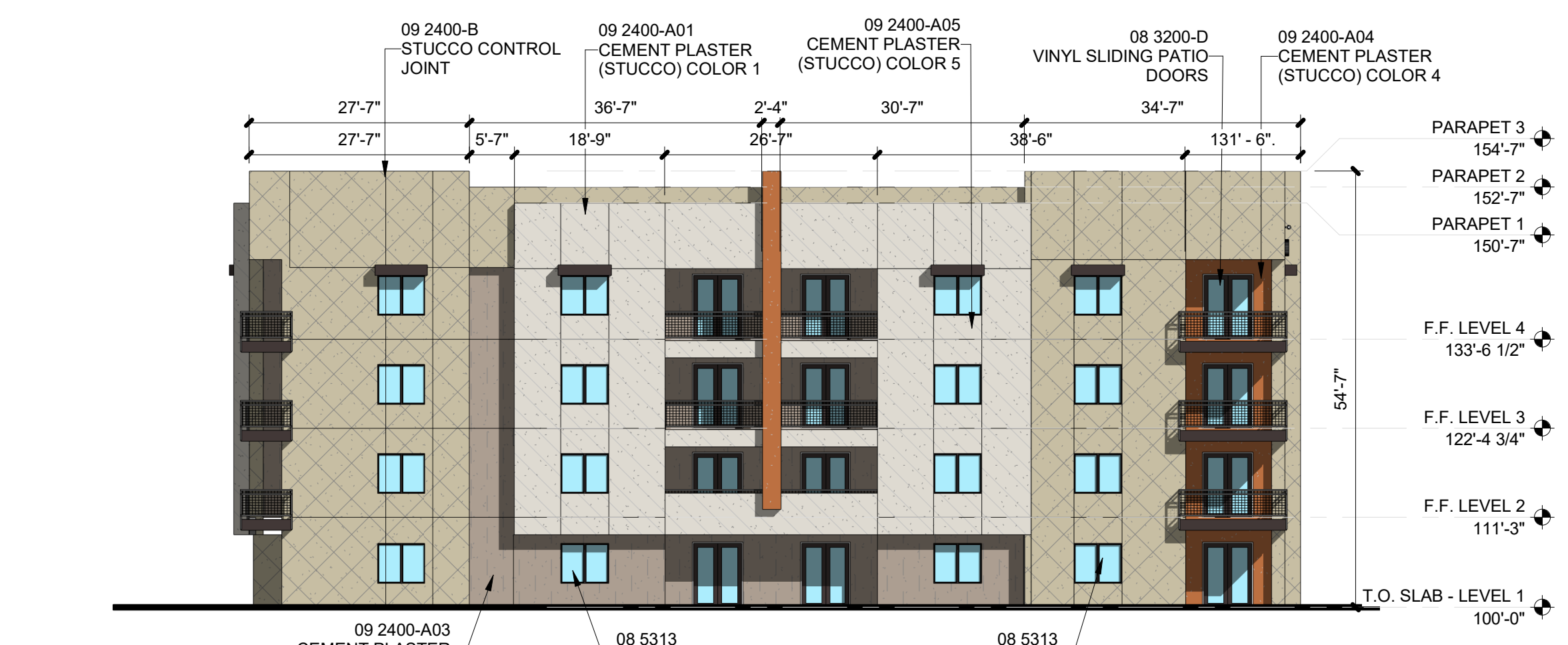
DRAWN BY	CS - TD
REVIEWED BY	CWW - HFG
DATE	06/01/2023
PROJECT NO.	22-0148

DRAWING NAME  
**BUILDING C - EXTERIOR ELEVATIONS**

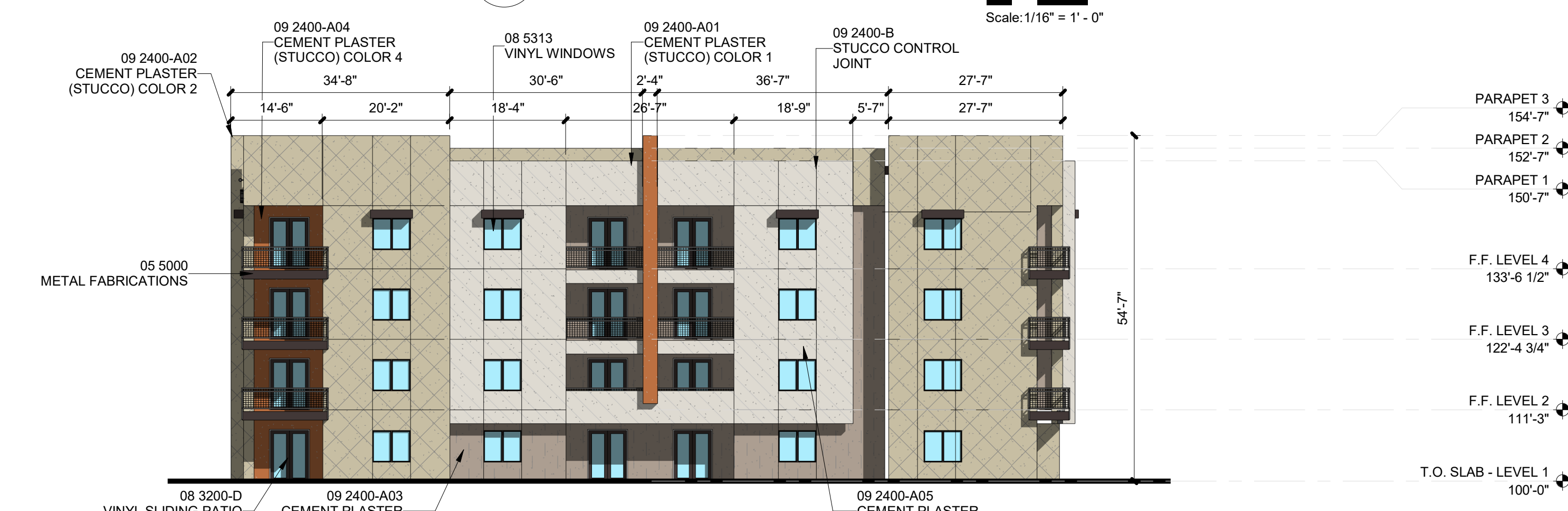
SHEET NO  
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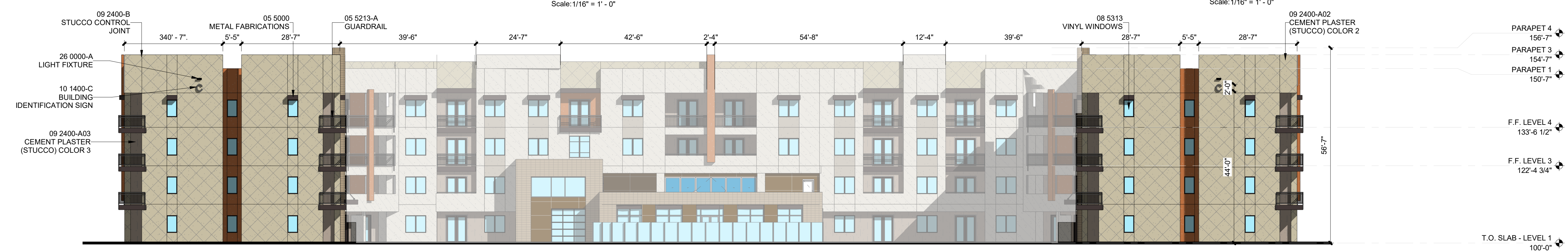
**C4 BUILDING C - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"



**B2 BUILDING C - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"



**B4 BUILDING C - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"



**A4 BUILDING C - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"

7/26/2023 9:41:44 AM

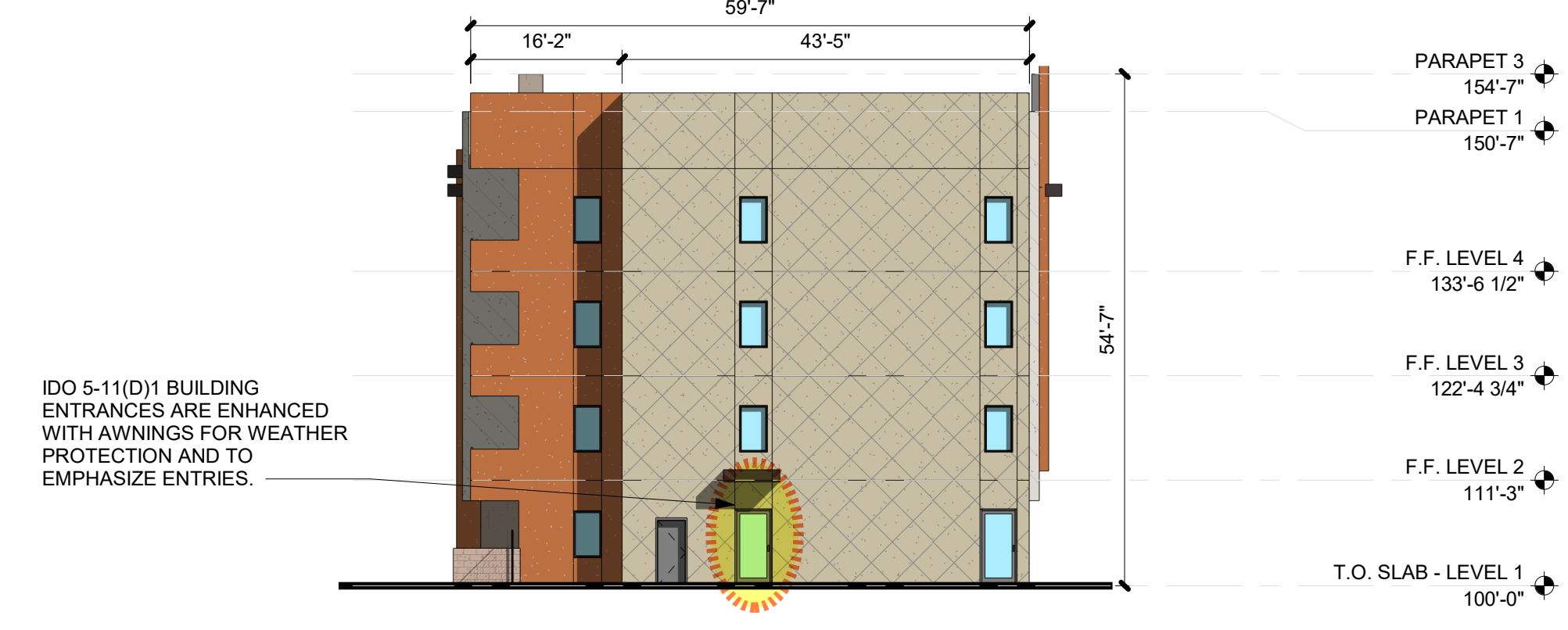
<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b> </p>	<p><b>REFERENCE KEYNOTES</b></p>	<p><b>LEGEND</b></p> <table border="0"> <tr> <td></td> <td>STUCCO: COLOR 1</td> <td></td> <td>FIBER CEMENT</td> </tr> <tr> <td></td> <td>STUCCO: COLOR 2</td> <td></td> <td>STONE/ MASONRY</td> </tr> <tr> <td></td> <td>STUCCO: COLOR 3</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STUCCO: COLOR 4</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STUCCO: COLOR 5</td> <td></td> <td></td> </tr> </table>		STUCCO: COLOR 1		FIBER CEMENT		STUCCO: COLOR 2		STONE/ MASONRY		STUCCO: COLOR 3				STUCCO: COLOR 4				STUCCO: COLOR 5			<p><b>KEY PLAN</b></p> <p>NORTH </p>
	STUCCO: COLOR 1		FIBER CEMENT																					
	STUCCO: COLOR 2		STONE/ MASONRY																					
	STUCCO: COLOR 3																							
	STUCCO: COLOR 4																							
	STUCCO: COLOR 5																							



**C4 BUILDING D - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B2 BUILDING D - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B4 BUILDING D - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A4 BUILDING D - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"

**DEKKER PERICH SABATINI**  
 Architecture in Progress



SEAL  
 PROJECT

MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

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DRAWN BY CS - TD  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME  
**BUILDING D - EXTERIOR ELEVATIONS**

SHEET NO  
**SDP-5.4**

GENERAL SHEET NOTES	SHEET KEYNOTES	REFERENCE KEYNOTES	LEGEND	KEY PLAN
<p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>		<p>04 2000-A CONCRETE MASONRY UNIT</p> <p>05 5000 METAL FABRICATIONS</p> <p>05 5100-A METAL PAN TREAD - CONCRETE FILLED</p> <p>05 5213-A GUARDRAIL</p> <p>08 1113-A HOLLOW METAL DOOR AND FRAME</p> <p>08 3200-D VINYL SLIDING PATIO DOORS</p> <p>08 5313 VINYL WINDOWS</p> <p>08 5313-A VINYL WINDOW</p> <p>09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1</p> <p>09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3</p> <p>09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4</p> <p>09 2400-B STUCCO CONTROL JOINT</p> <p>10 1400-C BUILDING IDENTIFICATION SIGN</p> <p>26 0000-A LIGHT FIXTURE</p>	<p>STUCCO: COLOR 1</p> <p>STUCCO: COLOR 2</p> <p>STUCCO: COLOR 3</p> <p>STUCCO: COLOR 4</p> <p>STUCCO: COLOR 5</p> <p>FIBER CEMENT</p> <p>STONE/ MASONRY</p>	<p>KEY PLAN</p> <p>NORTH</p>

**DEKKER  
PERICH  
SABATINI**

Architecture  
in Progress



SEAL

PROJECT

MESA DEL SOL-TRACT A  
(Tract A) UNIVERSITY BLVD,  
SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

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DRAWN BY CS - TD

REVIEWED BY CWW - HFG

DATE 06/01/2023

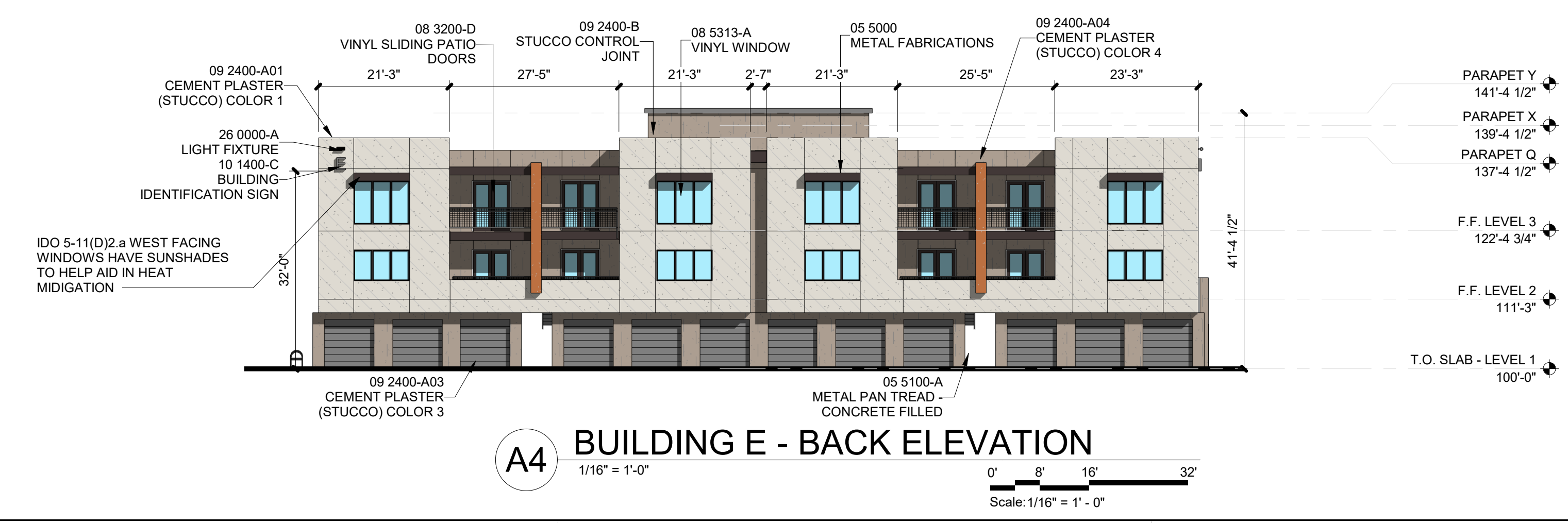
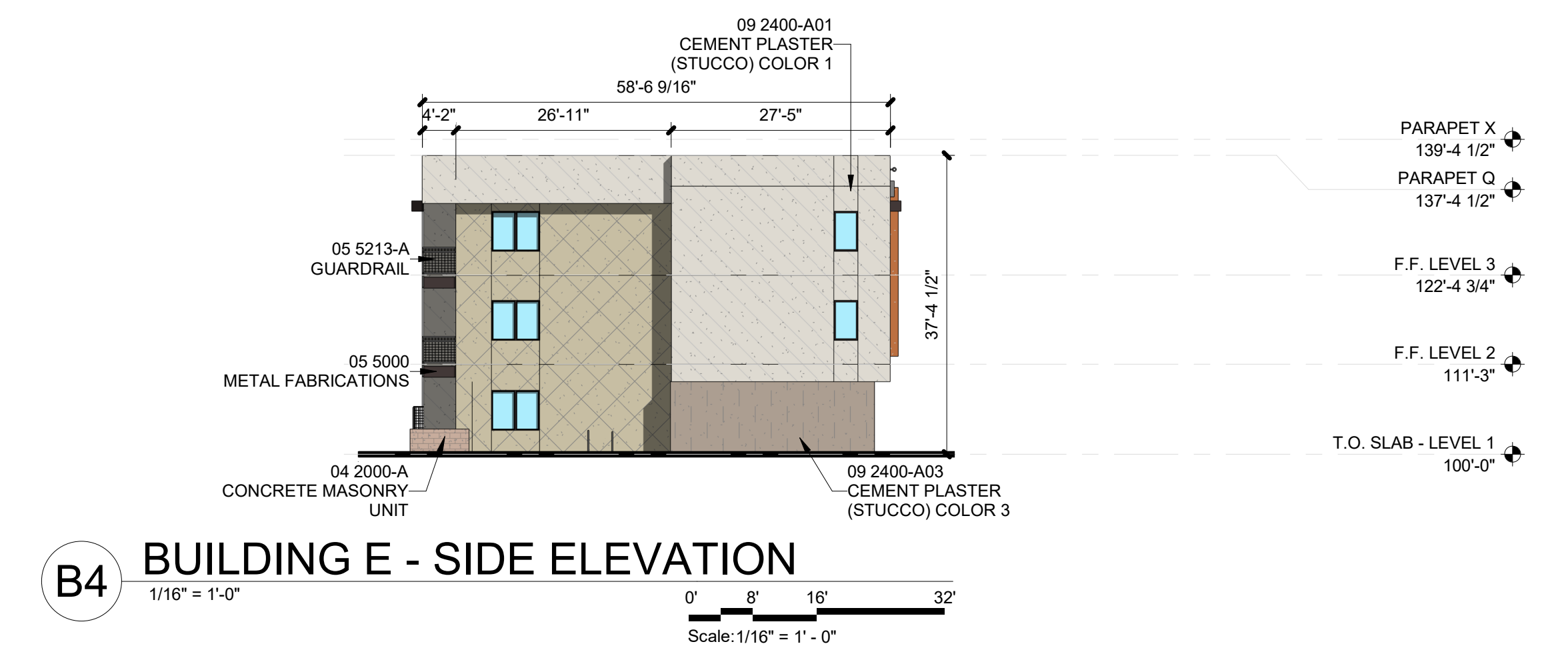
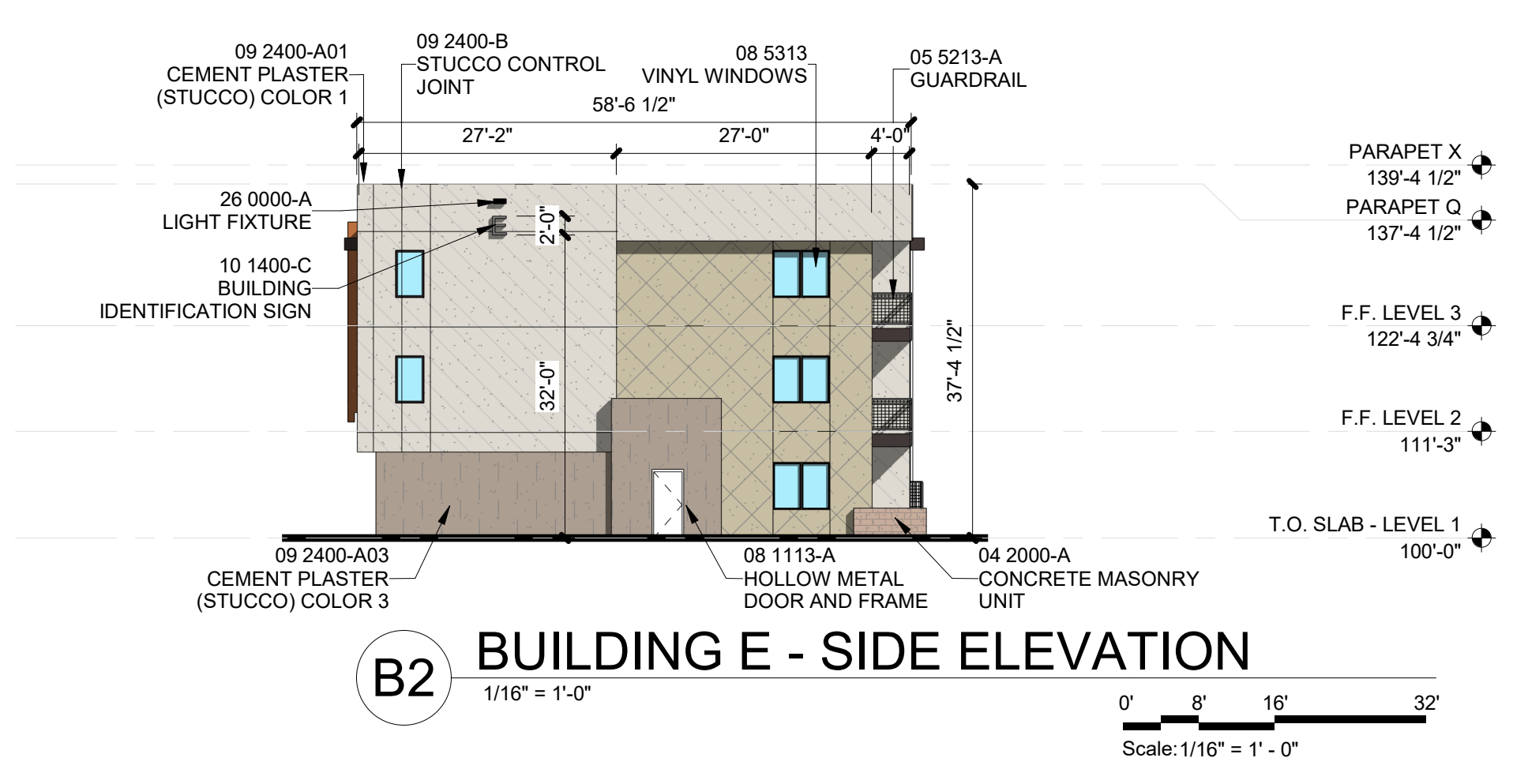
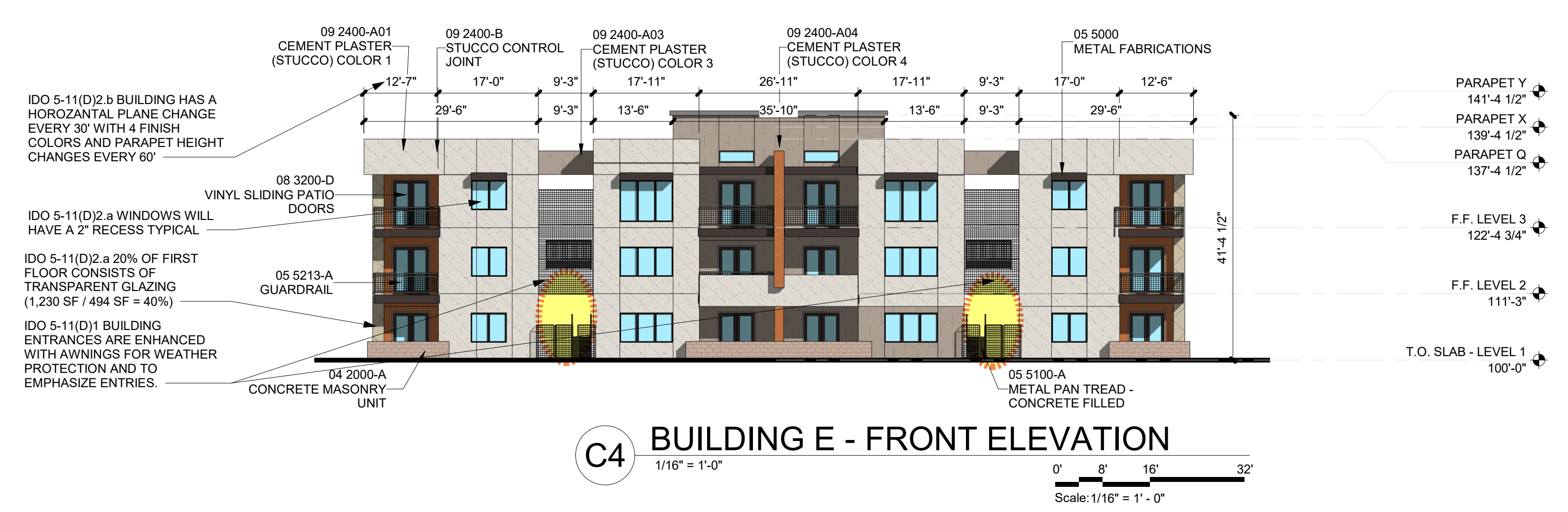
PROJECT NO: 22-0148

DRAWING NAME

**BUILDING E -  
EXTERIOR  
ELEVATIONS**

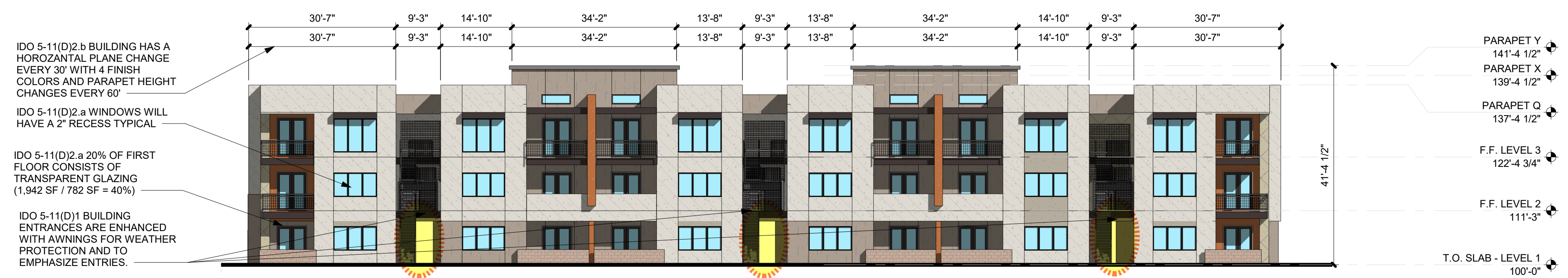
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**SDP-5.5**

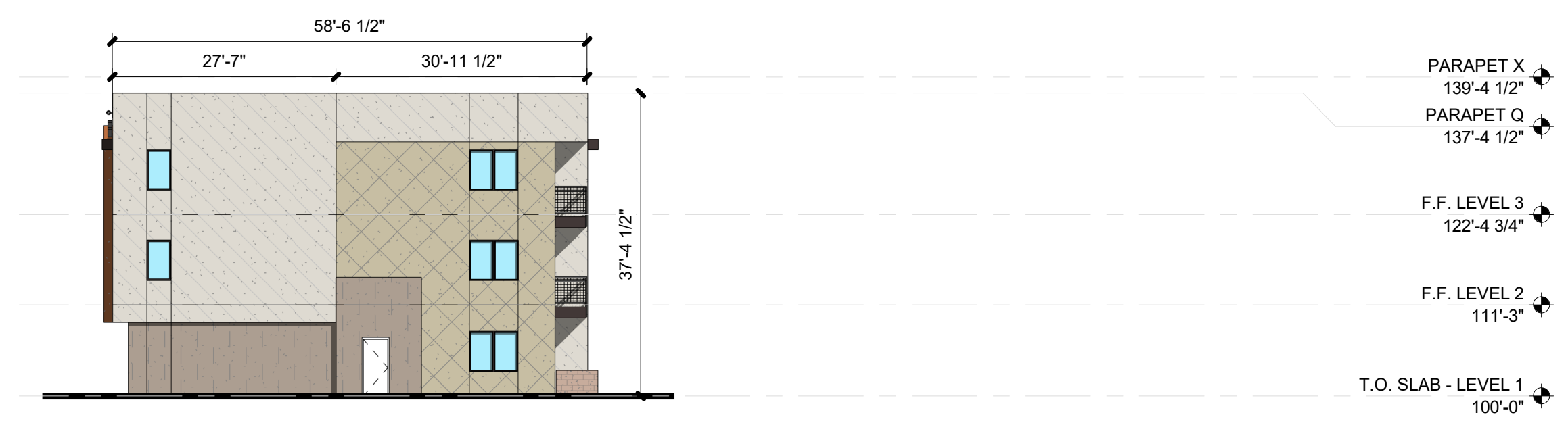


<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b></p>	<p><b>REFERENCE KEYNOTES</b></p> <p>10 1400-C BUILDING IDENTIFICATION SIGN 26 0000-A LIGHT FIXTURE</p>	<p><b>LEGEND</b></p> <p>STUCCO: COLOR 1 STUCCO: COLOR 2 STUCCO: COLOR 3 STUCCO: COLOR 4 STUCCO: COLOR 5</p> <p>FIBER CEMENT STONE/MASONRY</p>	<p><b>KEY PLAN</b></p>
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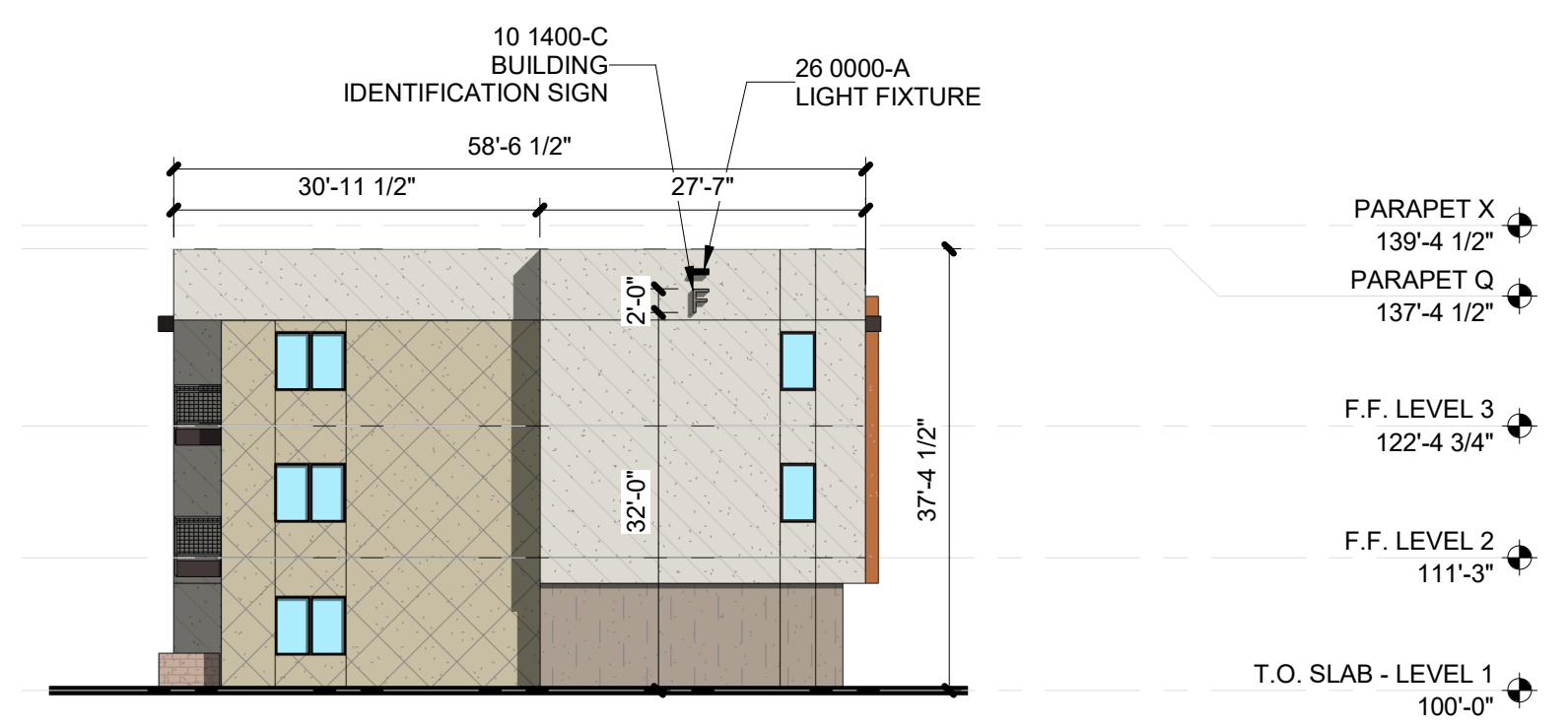
**DEKKER PERICH SABATINI**  
Architecture in Progress



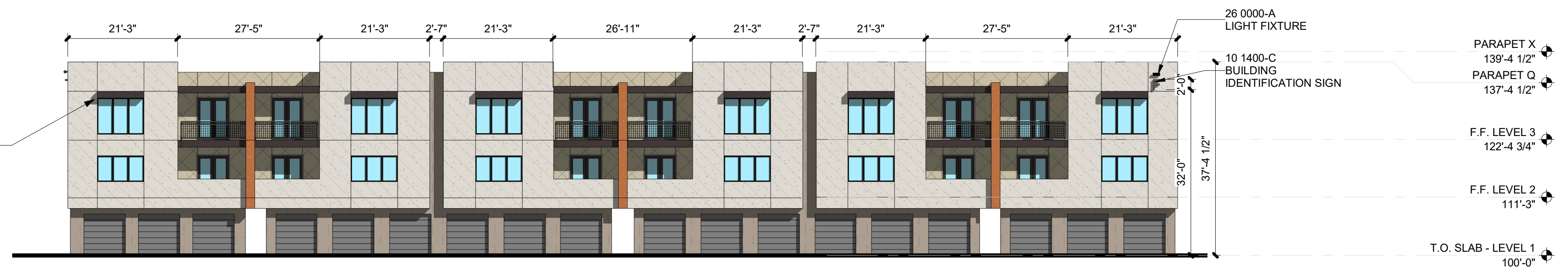
**C4 BUILDING F - FRONT ELEVATION**  
1/16" = 1'-0"



**B2 BUILDING F - SIDE ELEVATION**  
1/16" = 1'-0"



**B4 BUILDING F - SIDE ELEVATION**  
1/16" = 1'-0"



**A4 BUILDING F - BACK ELEVATION**  
1/16" = 1'-0"

SEAL  
PROJECT

MESA DEL SOL-TRACT A  
(Tract A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

DFT

REVISIONS


DRAWN BY	CS - TD
REVIEWED BY	CWW - HFG
DATE	06/01/2023
PROJECT NO.	22-0148

DRAWING NAME  
**BUILDING F - EXTERIOR ELEVATIONS**

SHEET NO  
**SDP-5.6**



**GENERAL SHEET NOTES**

A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.

B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.

D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.

E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.

**SHEET KEYNOTES**

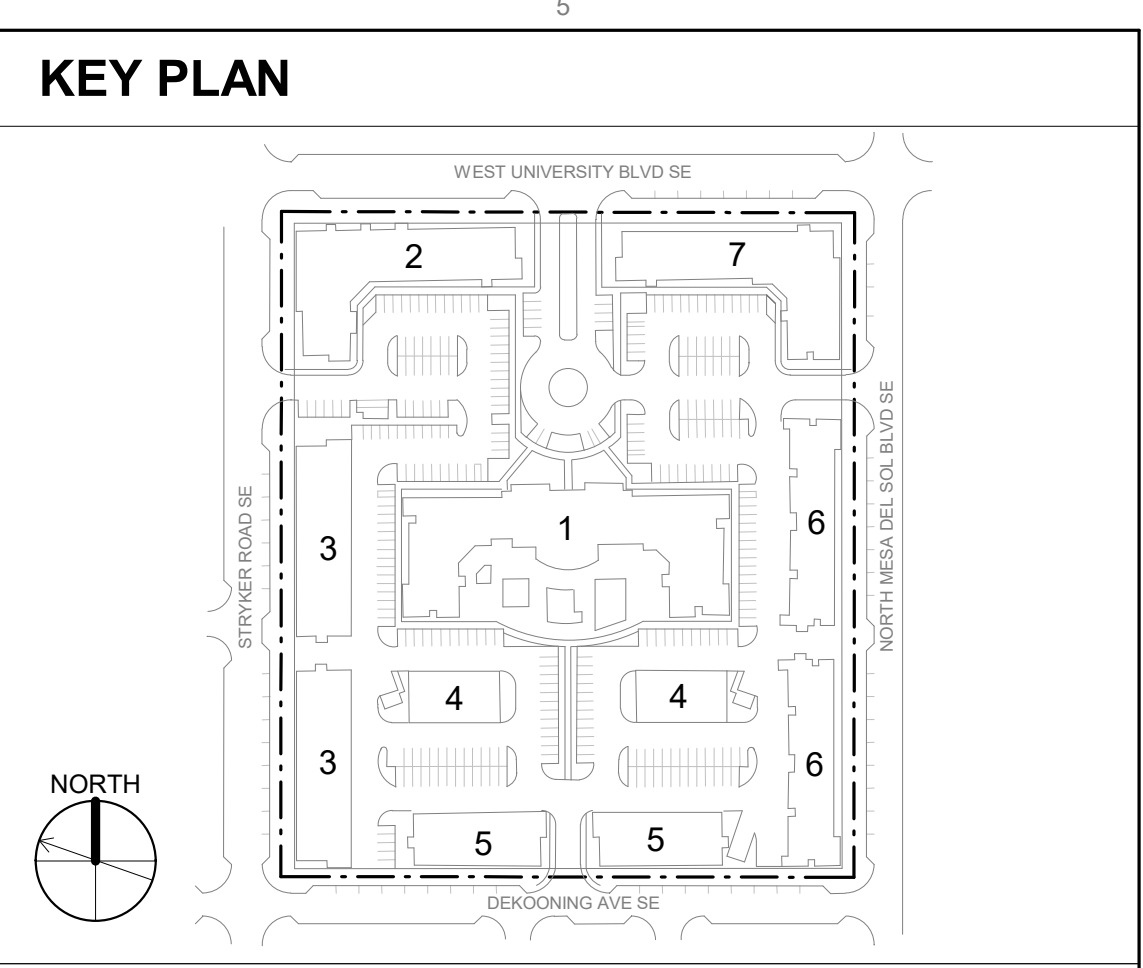
**REFERENCE KEYNOTES**

04 2000-A CONCRETE MASONRY UNIT  
 07 4646 FIBER CEMENT SIDING  
 08 3613-B OVERHEAD SECTIONAL DOOR, STEEL  
 09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1  
 09 2400-B STUCCO CONTROL JOINT  
 10 1400-C BUILDING IDENTIFICATION SIGN  
 26 0000-A LIGHT FIXTURE  
 32 0000-C02 DECORATIVE METAL GATE  
 32 0000-D02 BOLLARD

**LEGEND**

STUCCO: COLOR 1  
 STUCCO: COLOR 2  
 STUCCO: COLOR 3  
 STUCCO: COLOR 4  
 STUCCO: COLOR 5

FIBER CEMENT  
 STONE/ MASONRY



**DEKKER PERICH SABATINI**

Architecture in Progress



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PROJECT

MESA DEL SOL-TRACT A  
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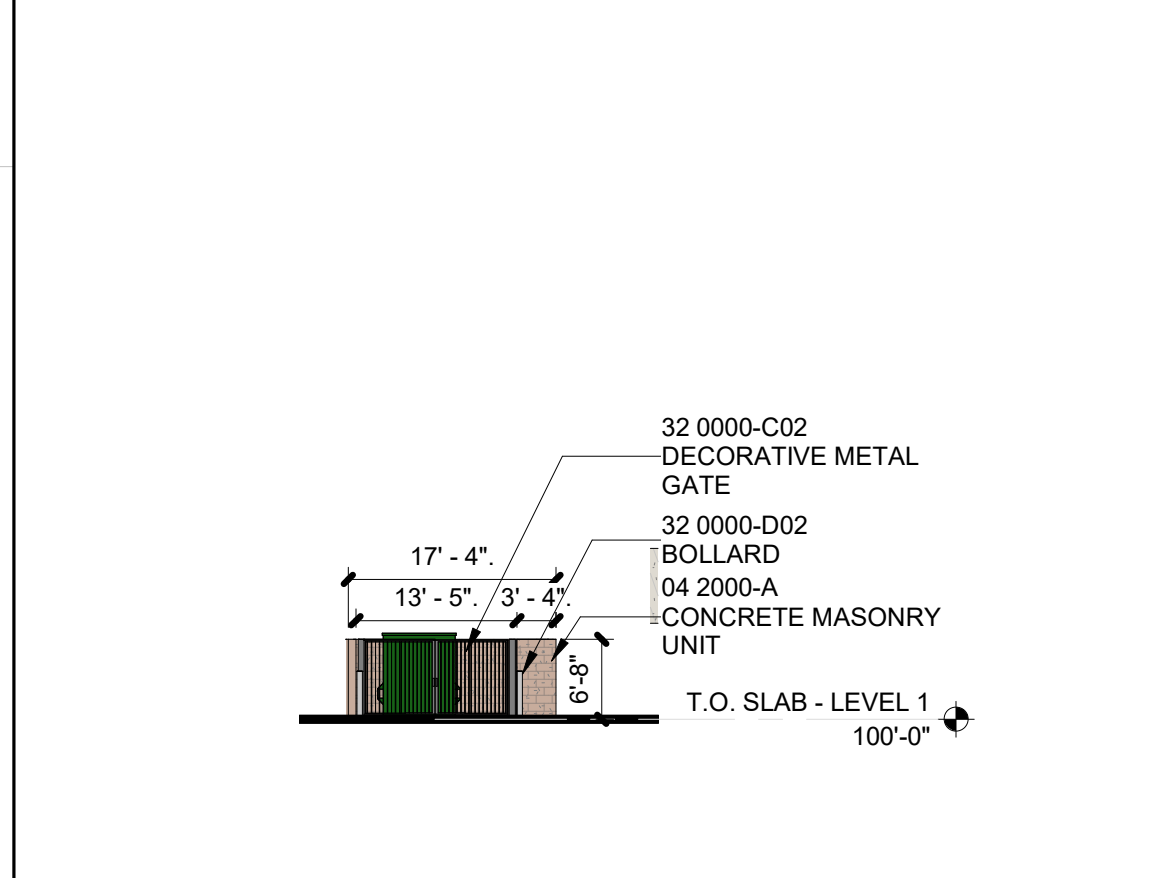
DFT

REVISIONS

DRAWN BY CS - TD  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME  
**BUILDING G & MISC. - EXTERIOR ELEVATIONS**

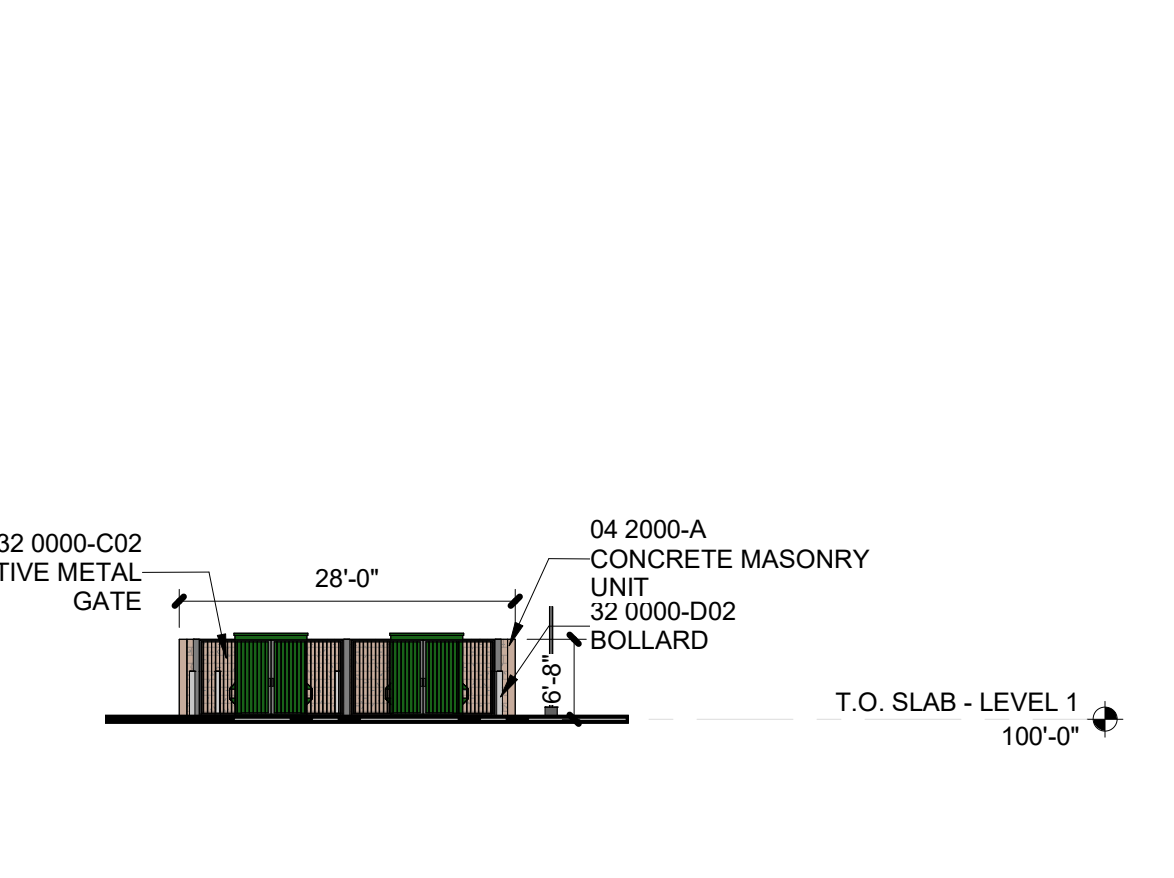
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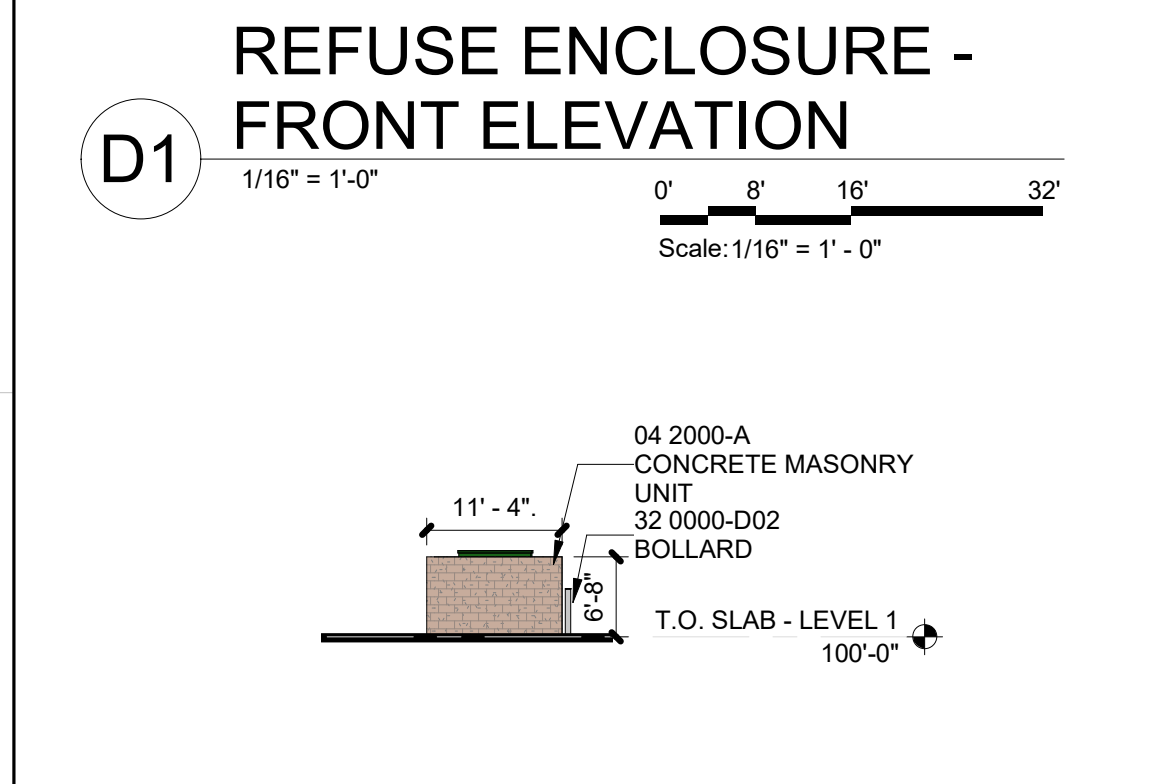
**D1 REFUSE ENCLOSURE - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**D3 REFUSE ENCLOSURE 1 - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



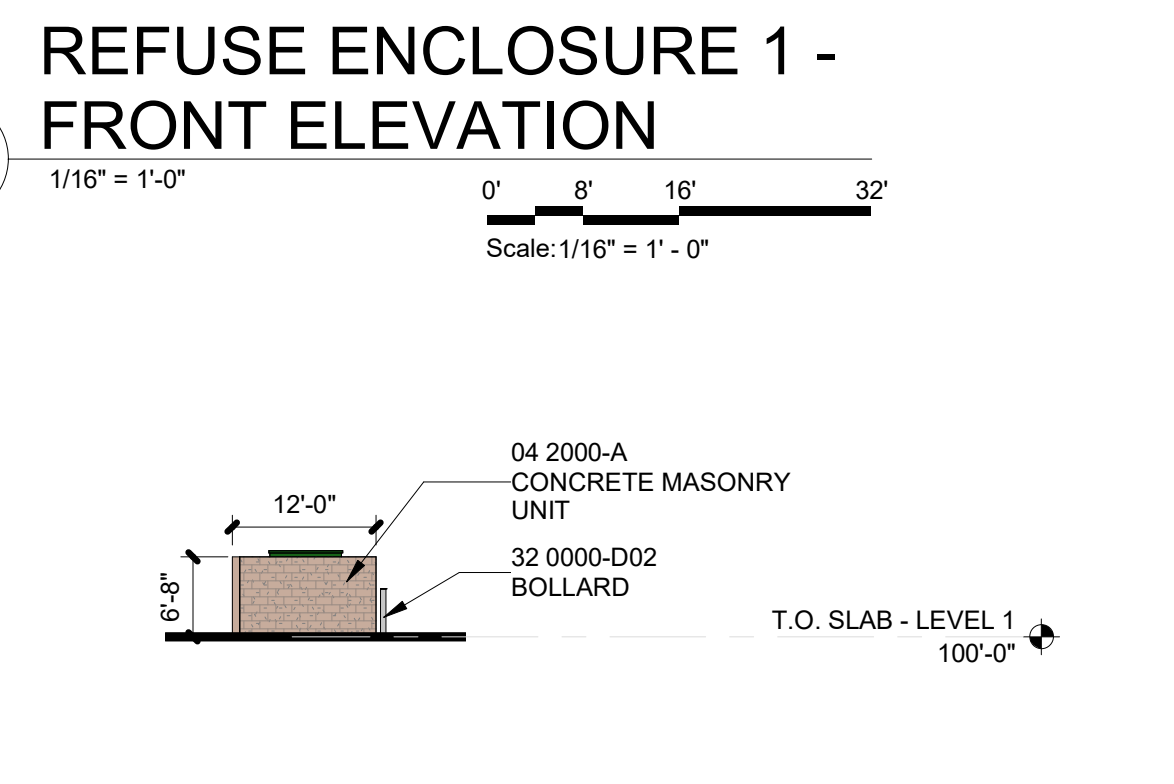
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 Scale: 1/16" = 1' - 0"



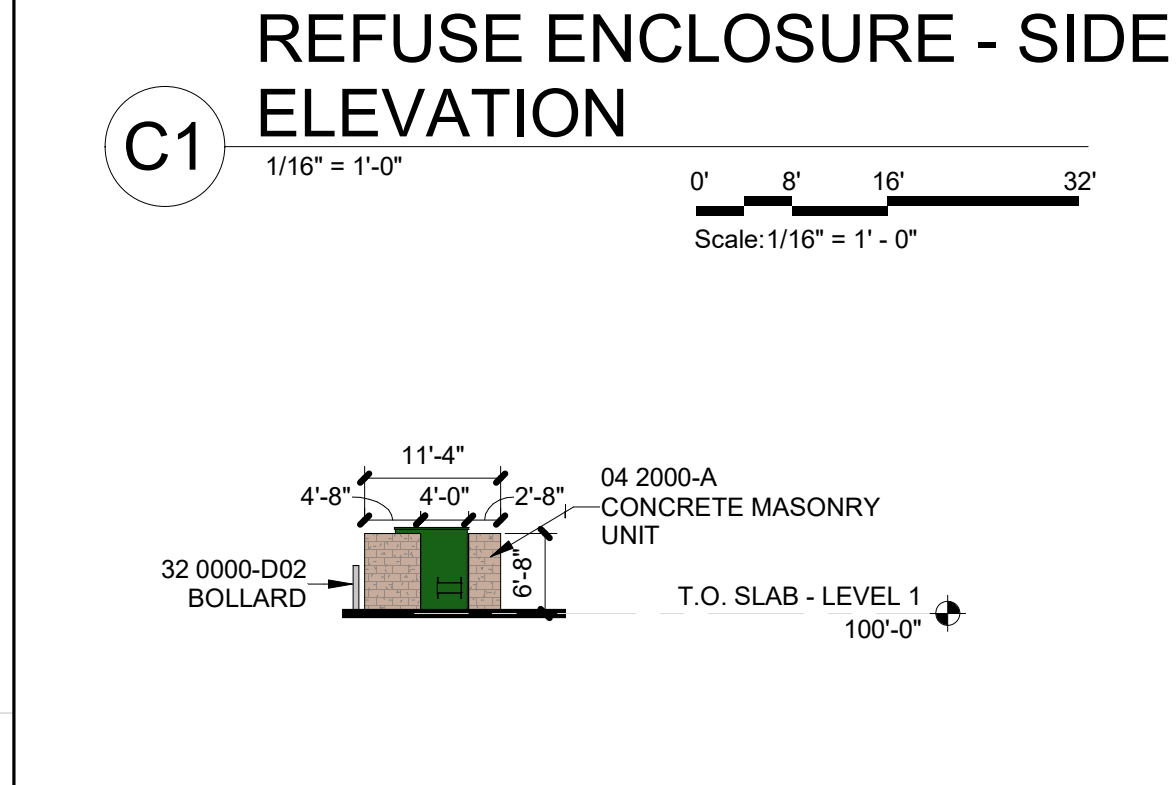
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 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**C3 REFUSE ENCLOSURE 1 - SIDE ELEVATION**  
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 Scale: 1/16" = 1' - 0"



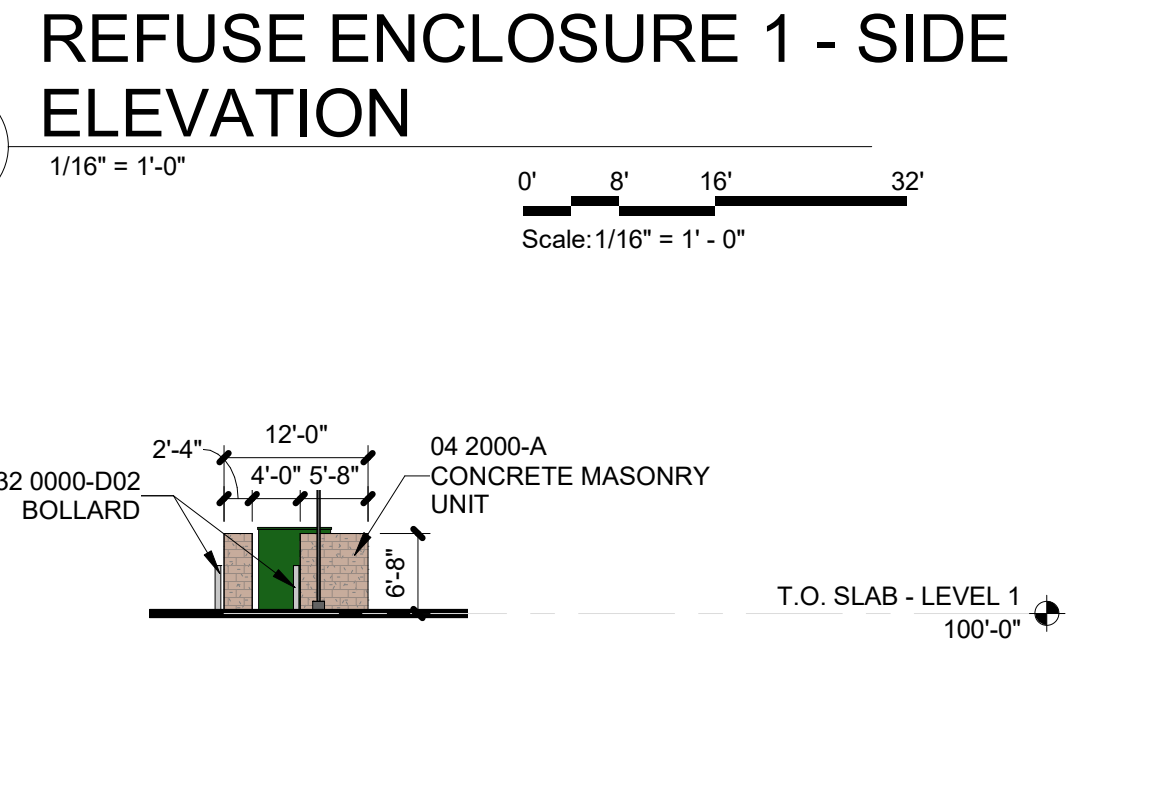
**C4 BUILDING G - SIDE ELEVATION**  
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 Scale: 1/16" = 1' - 0"



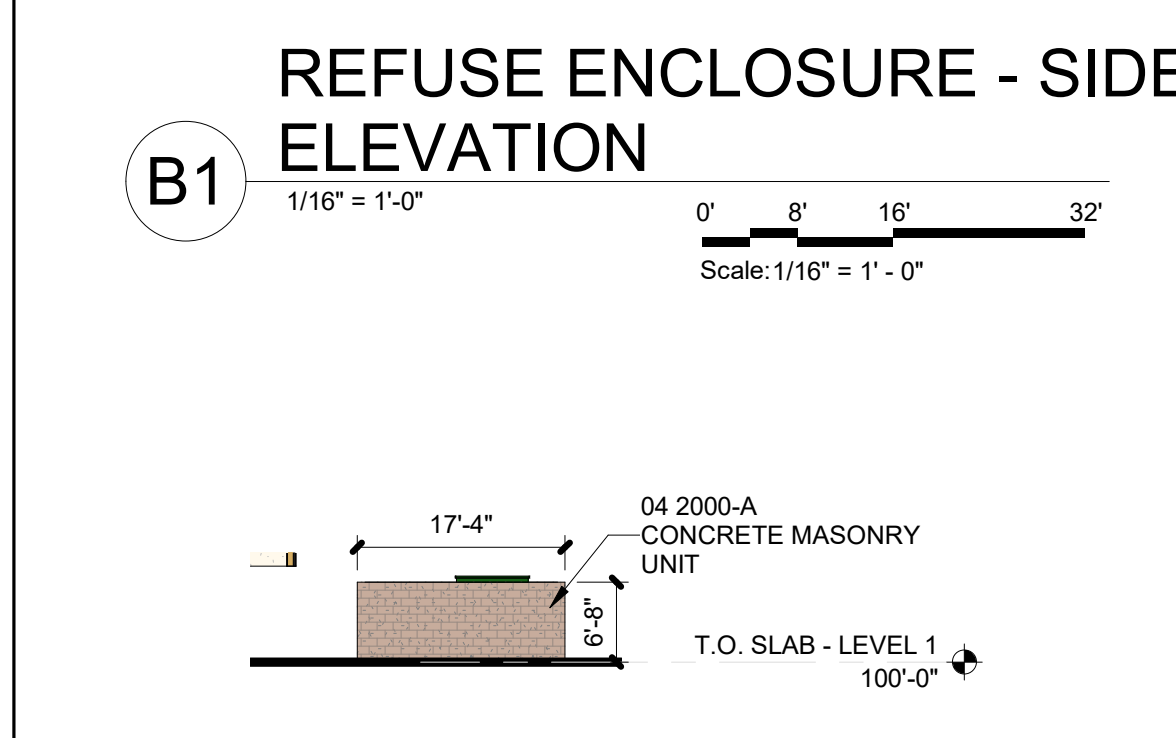
**B1 REFUSE ENCLOSURE - SIDE ELEVATION**  
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 Scale: 1/16" = 1' - 0"



**B3 REFUSE ENCLOSURE 1 - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



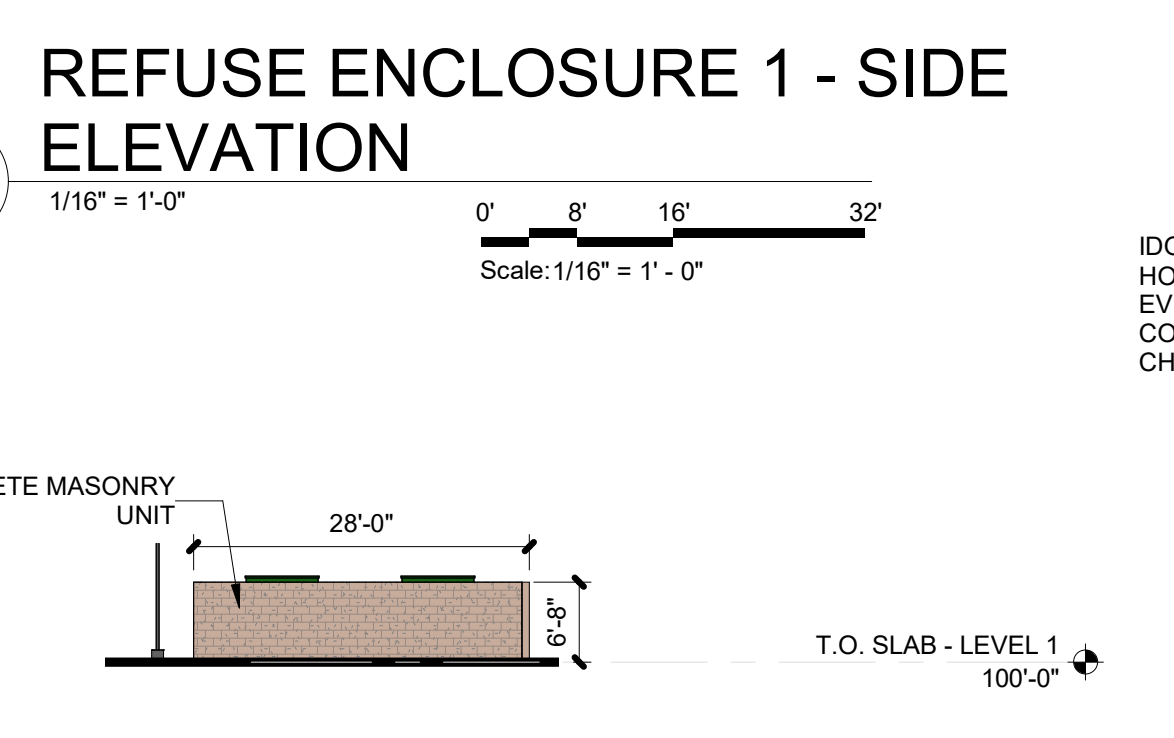
**B4 BUILDING G - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A1 REFUSE ENCLOSURE - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



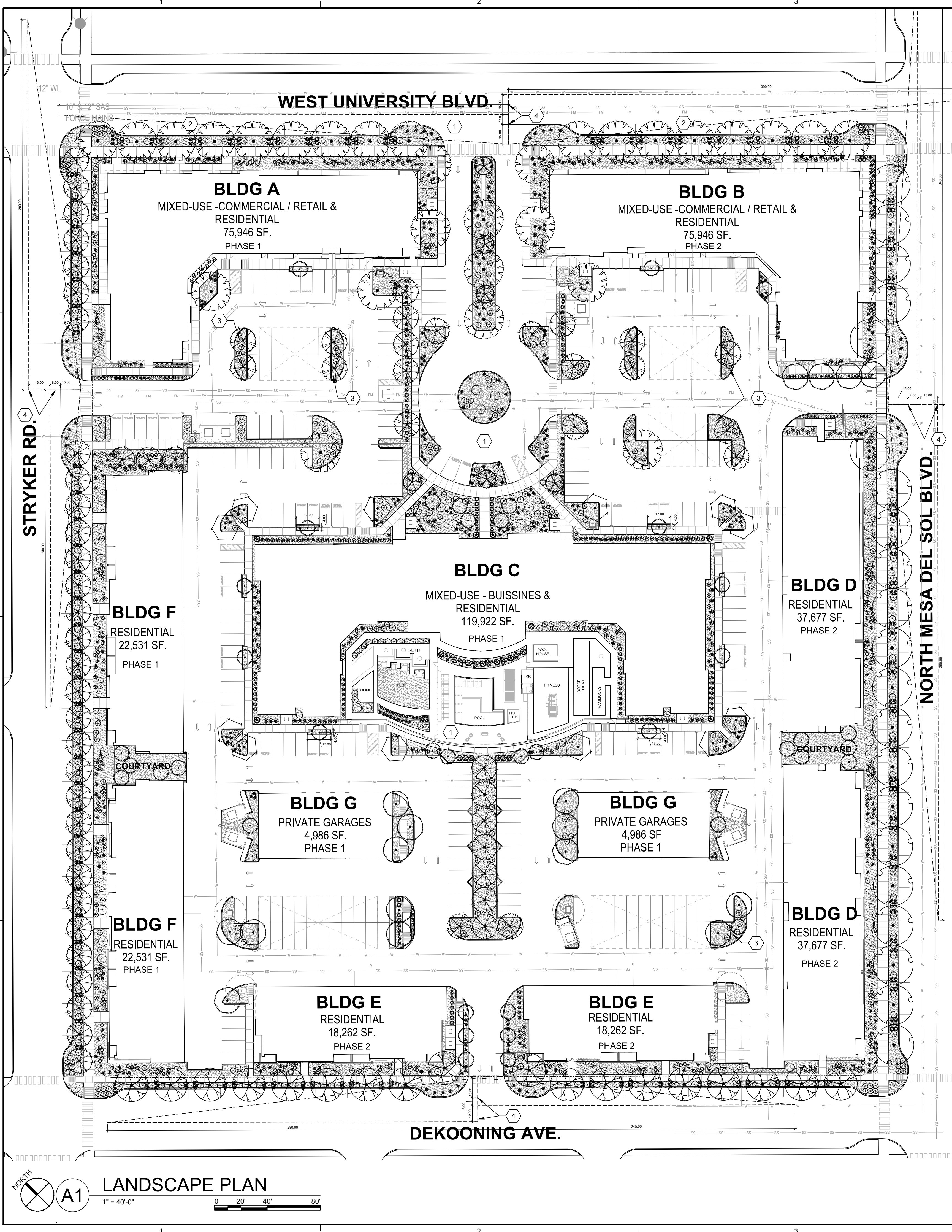
**A3 REFUSE ENCLOSURE 1 - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A4 BUILDING G - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"

IDO 5-11(D)2.b BUILDING HAS A HORIZONTAL PLANE CHANGE EVERY 30' WITH A FINISH COLOR AND PARAPET HEIGHT CHANGES EVERY 60'

7/26/2023 9:42:17 AM



### LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 9.47 AC = 412,529 SF  
 AREA OF LOT COVERED BY BUILDINGS = 141,873 SF  
 NET SITE AREA = 270,656 SF  
 15% OF NET SITE AREA MUST BE IN USABLE OPEN SPACE  
 USABLE OPEN SPACE = 79,009 SF  
 USABLE OPEN SPACE MUST BE AT LEAST 8' WIDE NOT INCLUDING SIDEWALKS

**REQUIRED LANDSCAPE**  
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 40,598 SF  
 PROVIDED LANDSCAPE AREA = 51,645 SF = 19%

**TREES:**  
 50% OF TREES SHALL HAVE A MATURE DIAMETER OF 25'.  
 TREE PLANTER AREAS SHALL BE A MINIMUM OF 64 SF.

**REQUIRED TREES: WALKWAYS**  
 PLACED AT A MAX OF EVERY 25' ALONG REQUIRED PEDESTRIAN WALKWAYS  
 REQUIRED WALKWAY TREES = 124

**REQUIRED TREES: DWELLING UNITS**  
 AT LEAST 1 TREE PER GROUND FLOOR DWELLING UNIT (66 UNITS)  
 REQUIRED TREES = 66

**REQUIRED TREES: PARKING LOT**  
 REQUIRED 1 TREE PER 10 PARKING SPACES  
 TOTAL NUMBER OF PARKING = 485 SPACES  
 REQUIRED TREES = 49

NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK  
 AT LEAST 75 PERCENT OF THE REQUIRED PARKING AREA TREES SHALL BE  
 DECIDUOUS CANOPY-TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE  
 CANOPY DIAMETER OF AT LEAST 25'

**TOTAL REQUIRED TREES = 239**  
**TOTAL PROVIDED TREES = 225**

**REQUIRED VEGETATIVE COVERAGE**  
 REQUIRED COVERAGE = 12,911 SF = 25% OF PROVIDED LANDSCAPE AREA  
 A MINIMUM 25% OF TOTAL LANDSCAPE COVERAGE BY GROUND-LEVEL PLANTS  
 PROVIDED TOTAL LANDSCAPE COVERAGE = 129,030 SF  
 TREE CANOPY COVERAGE (220 TREES TOTAL) = 95,830 SF = 75% OF PROVIDED  
 COVERAGE  
 GROUND-LEVEL PLANT COVERAGE (1660 PLANTS TOTAL) = 33,200 SF = 25% OF  
 PROVIDED COVERAGE

**GROUND COVER MATERIAL**  
 ROCK MULCH GROUND COVER = 38,733 SF = 75% OF PROVIDED LANDSCAPE AREA  
 ORGANIC MULCH GROUND COVER = 12,911 SF = 25% OF PROVIDED LANDSCAPE AREA  
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED

### GENERAL SHEET NOTES

- A. 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.
- B. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- C. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIFTLINE.
- D. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- E. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6" HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- F. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- G. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE. VEGETATION SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.
- H. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING. TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF SEWER OR WATER LINE.
- I. ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- J. ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.
- K. TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

### SHEET KEYED NOTES

1. ENTRANCE AND COMMON AREAS.
2. STREET FRONTAGE.
3. STORMWATER BASIN, SEE CIVIL.
4. CLEAR SIGHT TRIANGLE: IN ORDER TO MEET CLEAR SIGHT REQUIREMENTS, SIGNS, WALLS, FENCES, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

### IRRIGATION NOTES

1. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
2. THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
4. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
5. 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.
6. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
7. IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.

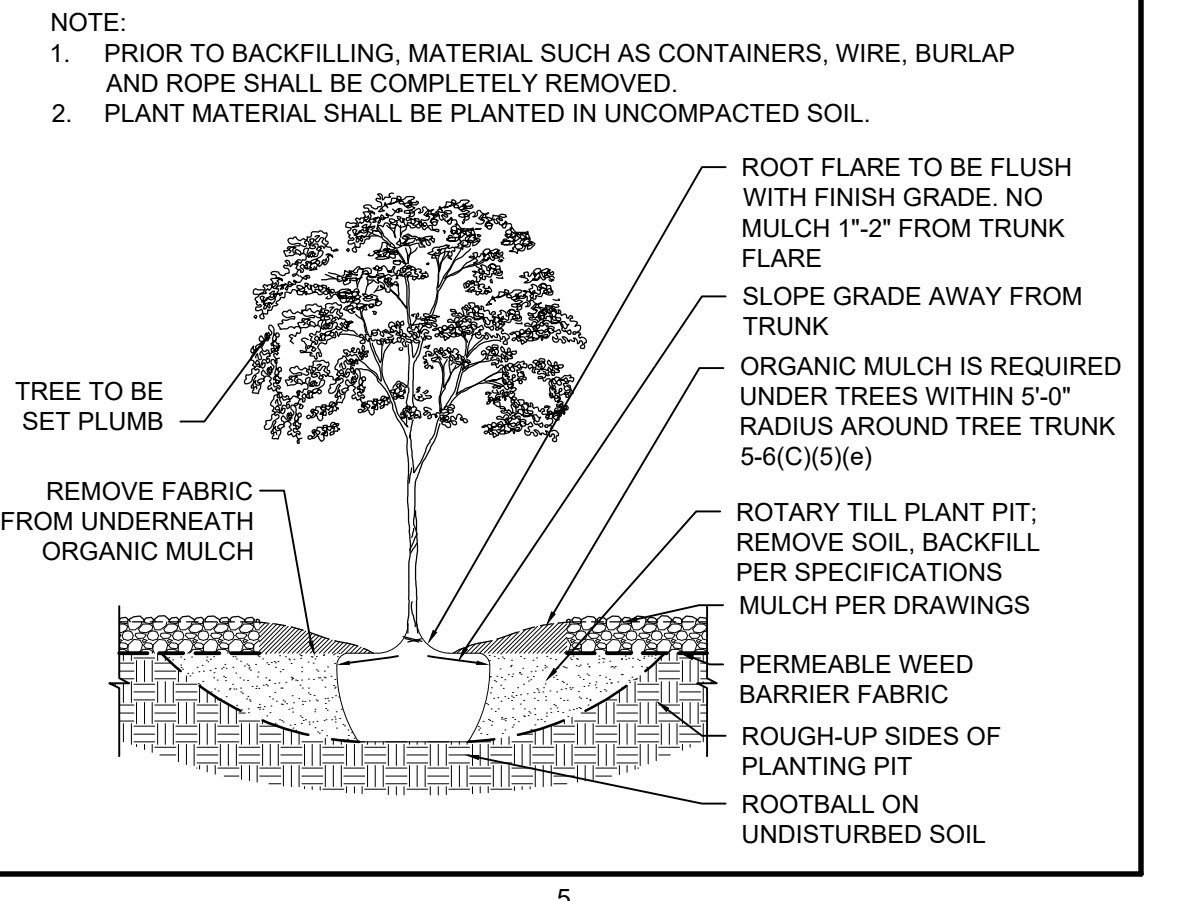
### LEGEND

	EST QTY
LANDSCAPE AREAS	34,240 SF
WATER HARVESTING AREAS	17,405 SF
PROPERTY LINE	

### PLANT LEGEND

SHADE TREES	QTY	COMMON NAME	COVERAGE
	40	HONEY MESQUITE, VITEX DESERT WILLOW, CHITALPA	490 SF
	26	ARBOVITAE, LEYLAND CYPRESS JUNIPER, ITALIAN STONE PINE	490 SF
	12	ESCARPMENT LIVE OAK BUR OAK, CHINOAPIN OAK	490 SF
	17	MODESTO ASH, MIMOSA BOSQUE LACEBARK ELM	490 SF
STREET TREES			
	29	CHINESE PISTACHE	490 SF
	21	TEXAS RED OAK	490 SF
	62	PURPLE ROBE LOCUST	490 SF
	18	IDAHO LOCUST	490 SF
SHRUBS/ ACCENTS/ GRASSES			
	230	CINQUEFOIL, ROSEMARY, LAVENDER, DWARF MUGO PINE, BIGLEAF SAGE	28 SF
	300	RED YUCCA, BEARGRASS, SOTOL GREEN DESERT SPOON, PRICKLY PEAR	15 SF
	545	DEER GRASS, FOUNTAIN GRASS MUHLY GRASS, SWITCH GRASS	15 SF
	485	PENSTEMON, BLUE SAGE, CONEFLOWER YARROW, BLACKFOOT DAISY, WORMWOOD	12 SF
	100	TREE LEAF SUMAC, SAND CHERRY TURPENTINE BUSH, MORMON TEA	28 SF

### TREE PLANTING DETAIL



**DEKKER PERICH SABATINI**  
 Architecture in Progress  
 STATE OF NEW MEXICO  
 COURTNEY L. McKEVEY  
 521 REGISTERED LANDSCAPE ARCHITECT  
 07/28/2023  
 SEAL

PROJECT

MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

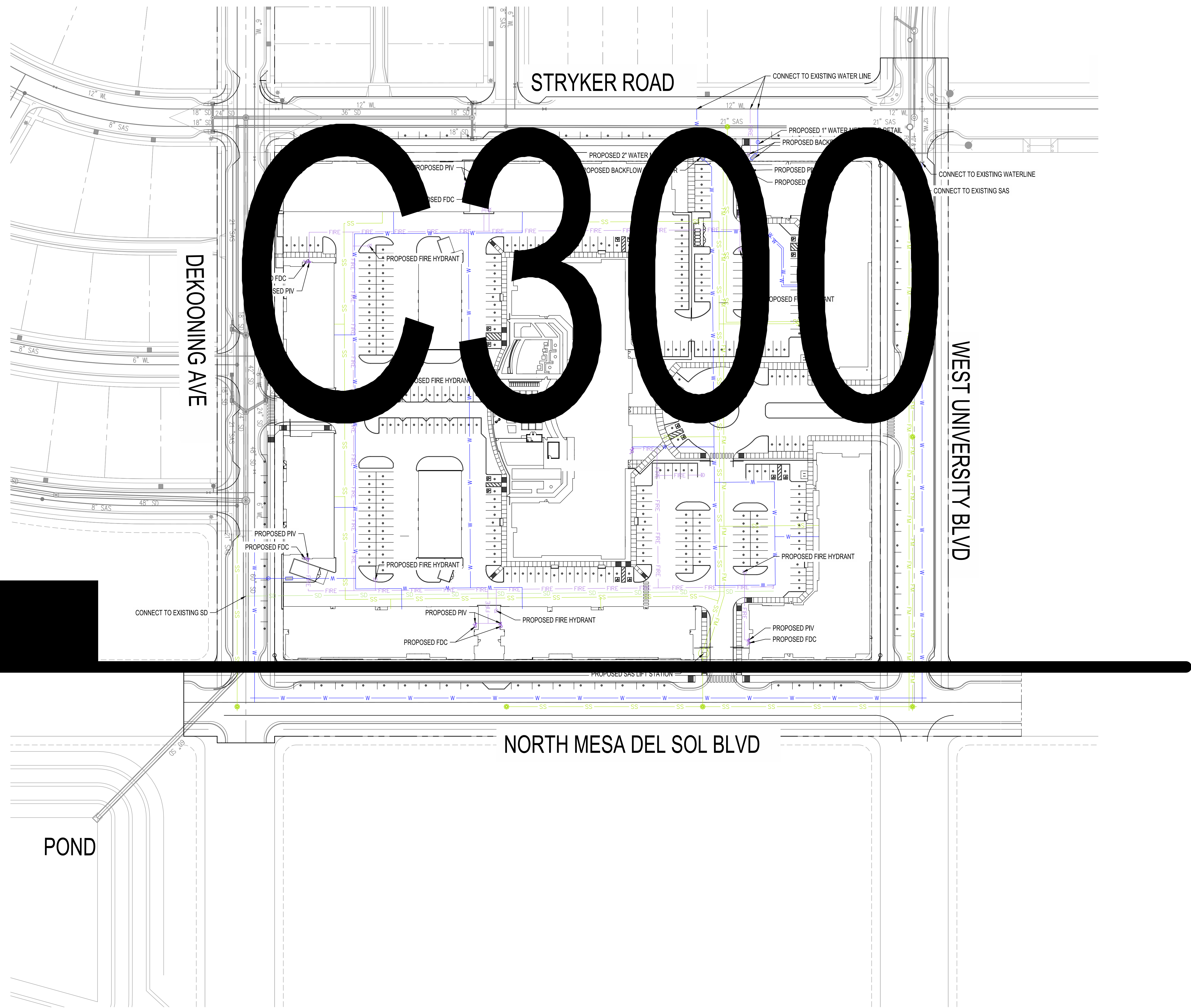
DFT

REVISIONS

DRAWN BY DM  
 REVIEWED BY JD  
 DATE 07/28/23  
 PROJECT NO. 22-0148

DRAWING NAME  
**LANDSCAPE PLAN**

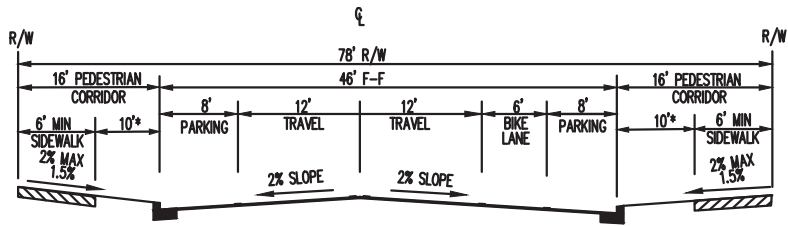
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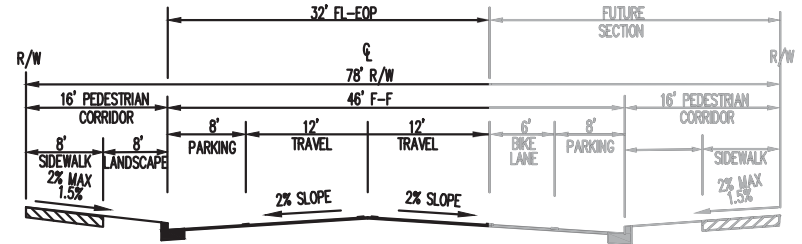


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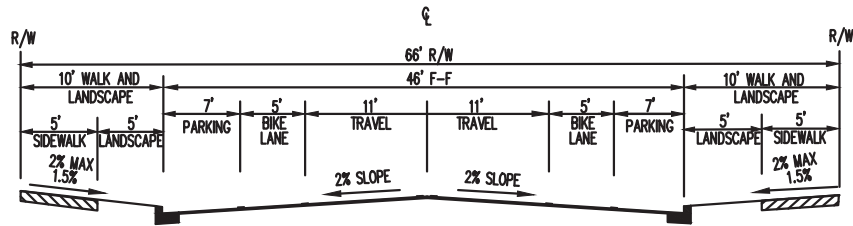


MESA DEL SOL MASTERPLAN  
 TYPICAL STREET SECTION - MESA DEL SOL BLVD/WEST UNIVERSITY BLVD  
 COUPLET WITH TRANSITWAY

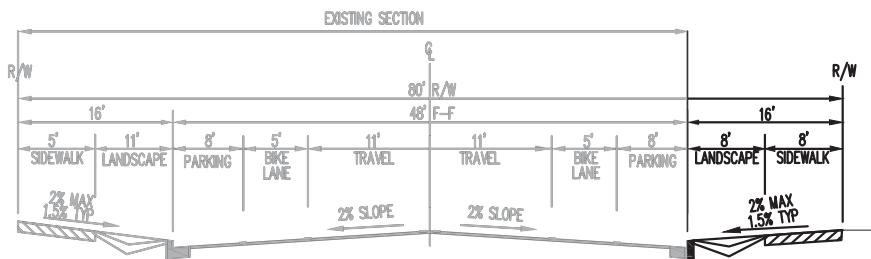
\* VARIES - CAN BE LANDSCAPING, LIGHTING, TREES AND/OR DECORATIVE CONCRETE



TYPICAL STREET SECTION  
 NORTH MESA DEL SOL BLVD (SE ENTRANCE TO W UNIVERSITY BLVD)  
 WEST UNIVERSITY BLVD (STRYKER RD TO N MESA DEL SOL BLVD)  
 COUPLET WITH TRANSITWAY



TYPICAL STREET SECTION -DEKOONING AVE  
 CONNECTOR RESIDENTIAL 66' ROW

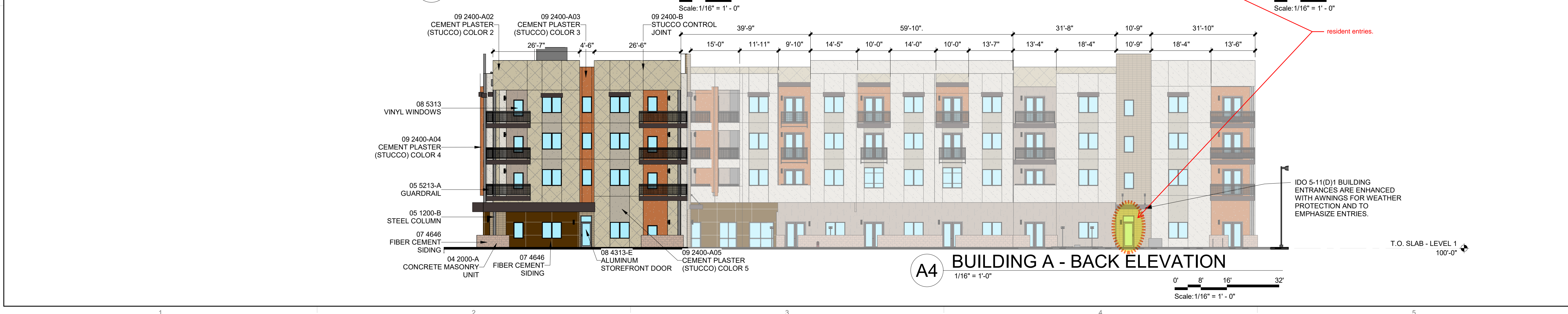
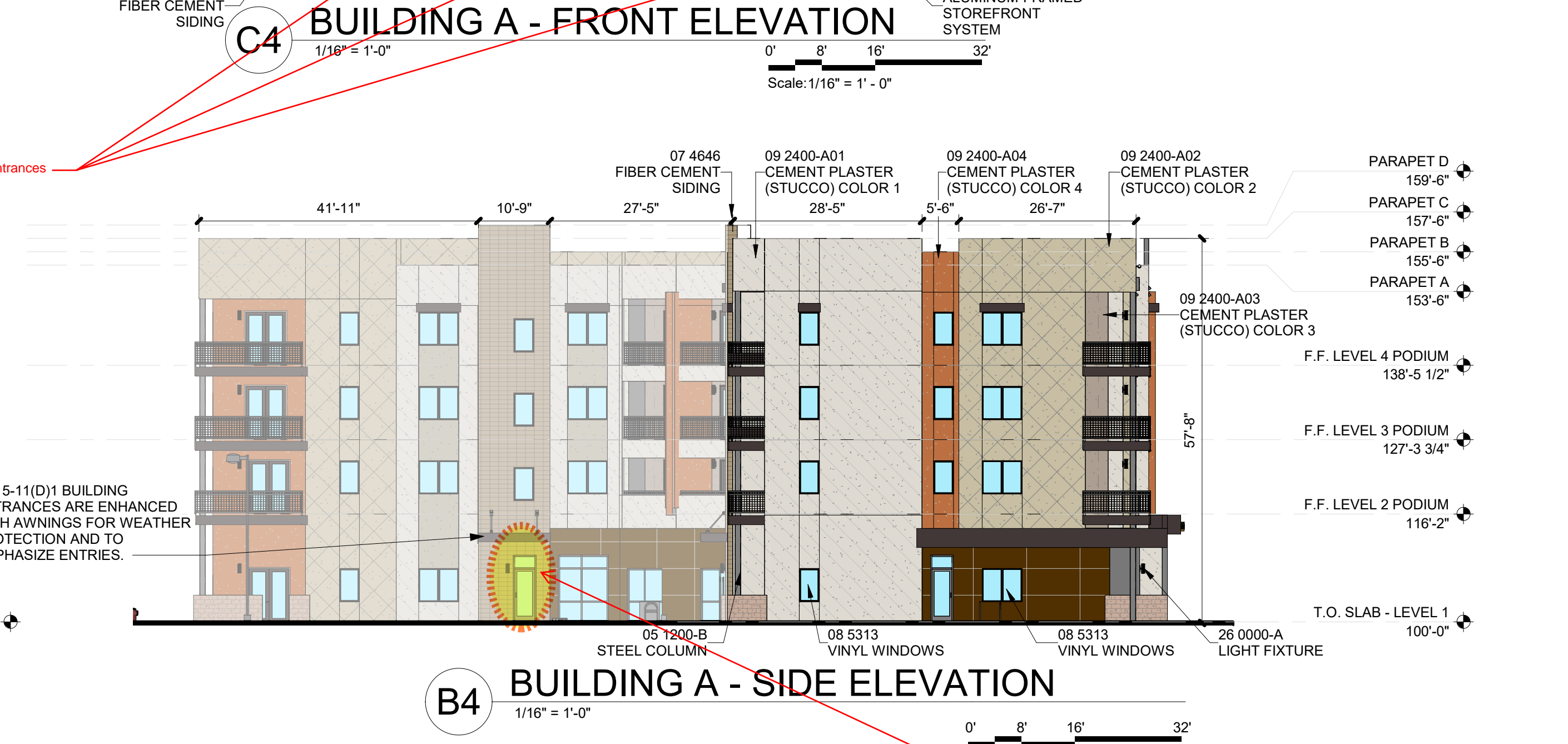
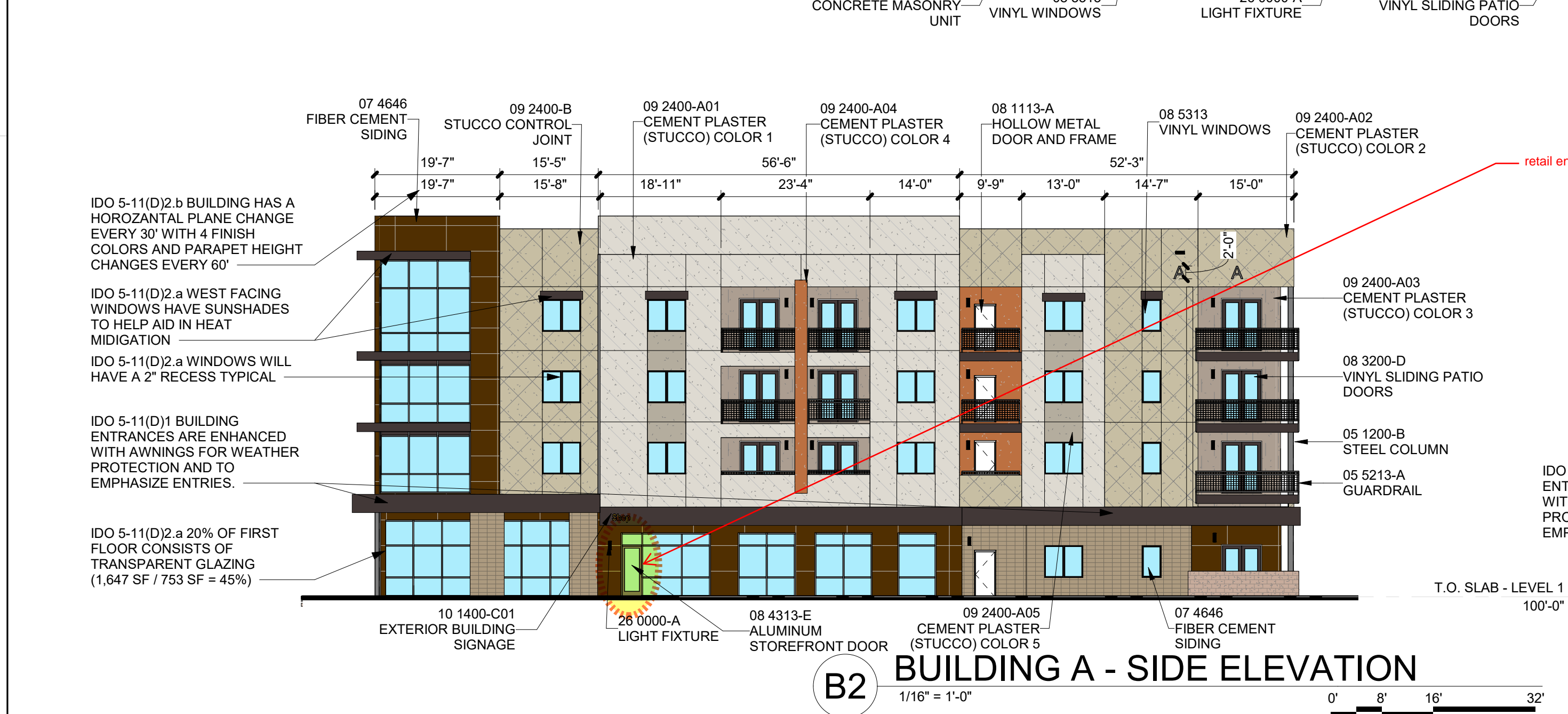
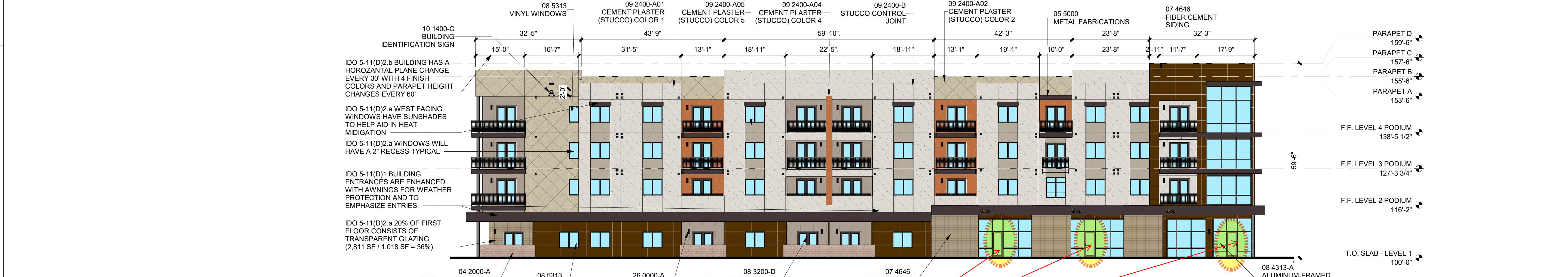


EX TYPICAL STREET SECTION - STRYKER ROAD  
 CONNECTOR RESIDENTIAL 80' ROW

<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b></p>	<p><b>REFERENCE KEYNOTES</b></p> <p>04 2000-A CONCRETE MASONRY UNIT  05 1200-B STEEL COLUMN  05 5000 METAL FABRICATIONS  05 5213-A GUARDRAIL  07 4646 FIBER CEMENT SIDING  08 1113-A HOLLOW METAL DOOR AND FRAME  08 3200-D VINYL SLIDING PATIO DOORS  08 4313-A ALUMINUM-FRAMED STOREFRONT SYSTEM  08 4313-E ALUMINUM STOREFRONT DOOR  08 5313 VINYL WINDOWS  09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1  09 2400-A02 CEMENT PLASTER (STUCCO) COLOR 2  09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3  09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4  09 2400-A05 CEMENT PLASTER (STUCCO) COLOR 5  09 2400-B STUCCO CONTROL JOINT  10 1400-C BUILDING IDENTIFICATION SIGN  10 1400-C01 EXTERIOR BUILDING SIGNAGE  26 0000-A LIGHT FIXTURE</p>	<p><b>LEGEND</b></p> <p>STUCCO: COLOR 1  STUCCO: COLOR 2  STUCCO: COLOR 3  STUCCO: COLOR 4  STUCCO: COLOR 5</p> <p>FIBER CEMENT  STONE/ MASONRY</p>	<p><b>KEY PLAN</b></p> <p>NORTH</p>
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**DEKKER PERICH SABATINI**

Architecture in Progress



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MESA DEL SOL-TRACT A  
(Tract A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

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REVISIONS

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DRAWN BY CS - TD  
REVIEWED BY CWW - HFG  
DATE 06/01/2023  
PROJECT NO: 22-0148

DRAWING NAME  
BUILDING A - EXTERIOR ELEVATIONS

SHEET NO  
SDP-5.1

7/26/2023 9:40:54 AM

GENERAL SHEET NOTES	SHEET KEYNOTES	REFERENCE KEYNOTES	LEGEND	KEY PLAN
<p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>		<p>04 2000-A CONCRETE MASONRY UNIT</p> <p>05 1200-B STEEL COLUMN</p> <p>05 5000 METAL FABRICATIONS</p> <p>05 5213-A GUARDRAIL</p> <p>05 7500 DECORATIVE FORMED METAL</p> <p>07 4646 FIBER CEMENT SIDING</p> <p>08 1113-A HOLLOW METAL DOOR AND FRAME</p> <p>08 3200-D VINYL SLIDING PATIO DOORS</p> <p>08 4313-A ALUMINUM-FRAMED STOREFRONT SYSTEM</p> <p>08 4313-E ALUMINUM STOREFRONT DOOR</p> <p>08 5313 VINYL WINDOWS</p> <p>09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1</p> <p>09 2400-A02 CEMENT PLASTER (STUCCO) COLOR 2</p> <p>09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3</p> <p>09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4</p> <p>09 2400-A05 CEMENT PLASTER (STUCCO) COLOR 5</p> <p>09 2400-B STUCCO CONTROL JOINT</p> <p>10 1400-C BUILDING IDENTIFICATION SIGN</p> <p>23 0000-E MECHANICAL VENT</p> <p>26 0000-A LIGHT FIXTURE</p> <p>26 0000-E MECHANICAL VENT</p> <p>26 0000-A LIGHT FIXTURE</p>	<p>STUCCO: COLOR 1</p> <p>STUCCO: COLOR 2</p> <p>STUCCO: COLOR 3</p> <p>STUCCO: COLOR 4</p> <p>STUCCO: COLOR 5</p> <p>FIBER CEMENT</p> <p>STONE/ MASONRY</p>	<p>KEY PLAN</p>

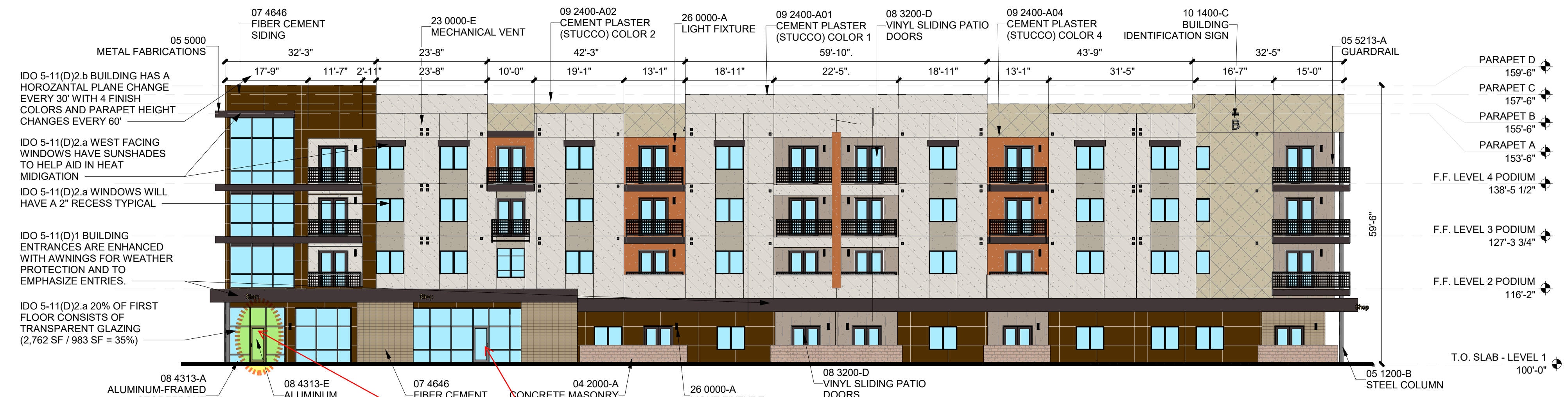
**DEKKER PERICH SABATINI**

Architecture in Progress

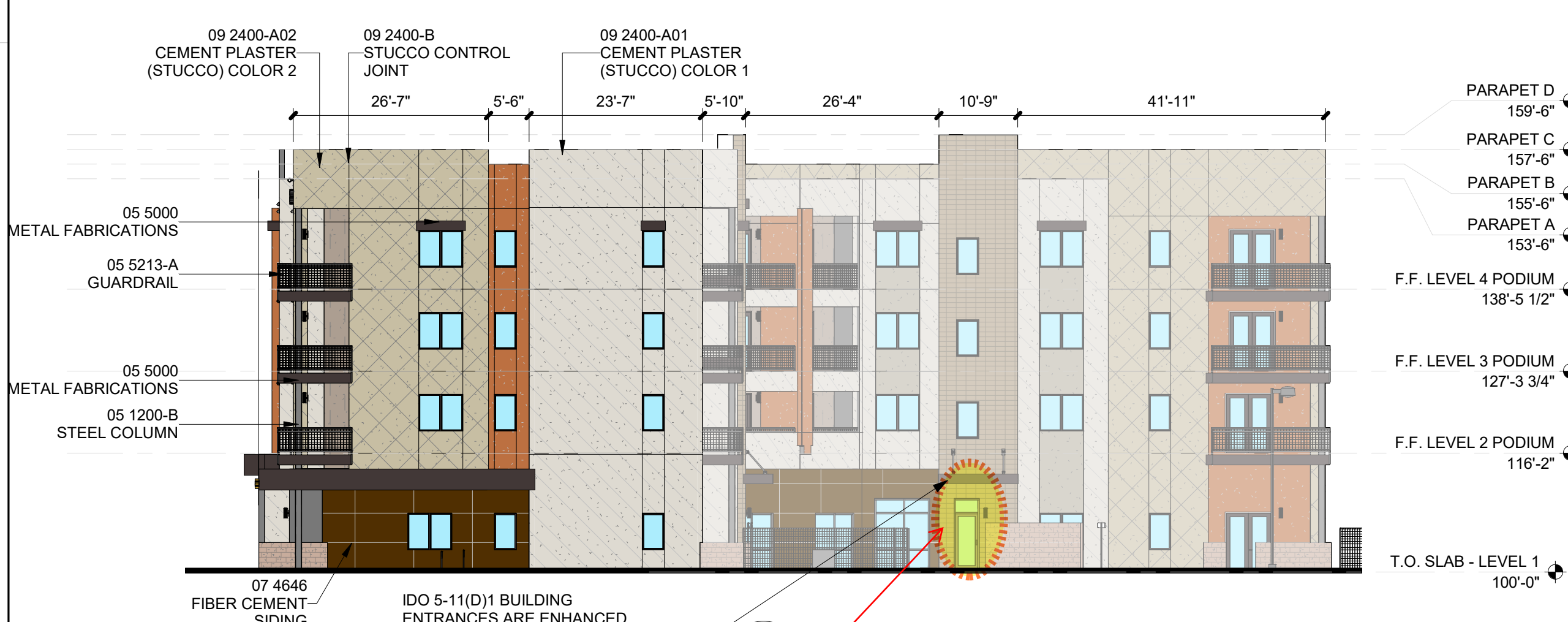


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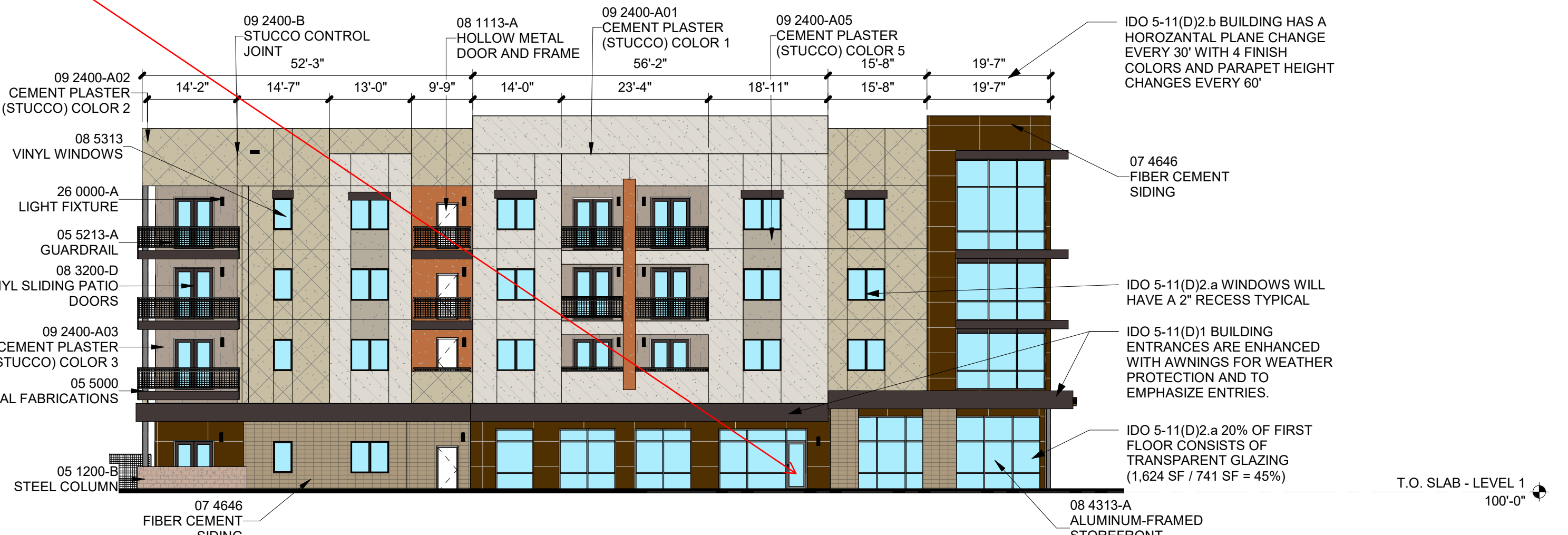
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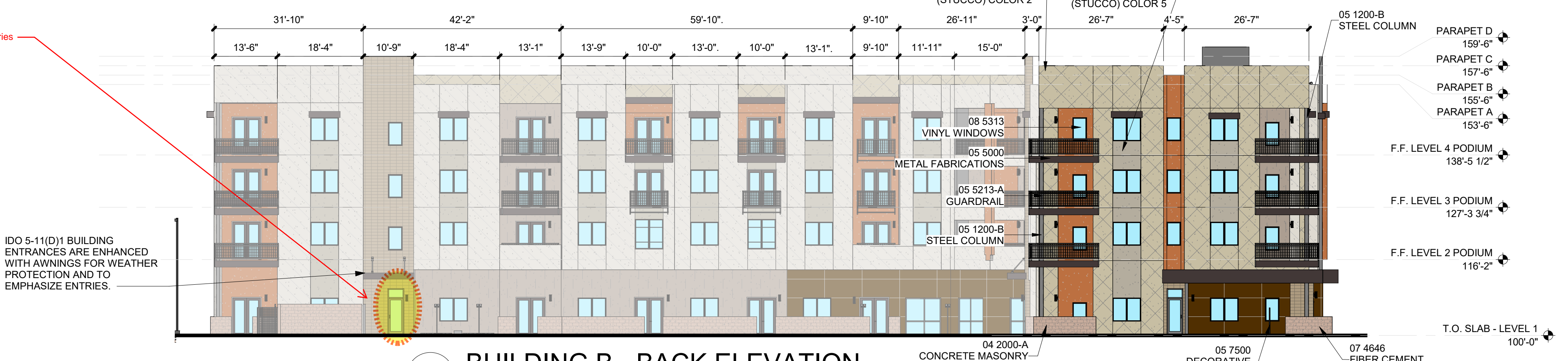
**C4 BUILDING B - FRONT ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"



**B2 BUILDING B - SIDE ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"



**B4 BUILDING B - SIDE ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"



**A4 BUILDING B - BACK ELEVATION**  
1/16" = 1'-0"  
Scale: 1/16" = 1'-0"

MESA DEL SOL-TRACT A  
(Tract A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

DRAWN BY CS - TD

REVIEWED BY CWW - HFG

DATE 06/01/2023

PROJECT NO: 22-0148

DRAWING NAME

**BUILDING B - EXTERIOR ELEVATIONS**

SHEET NO

**SDP-5.2**

7/26/2023 9:41:09 AM

**GENERAL SHEET NOTES**

A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.

B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.

D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.

E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.

**SHEET KEYNOTES**

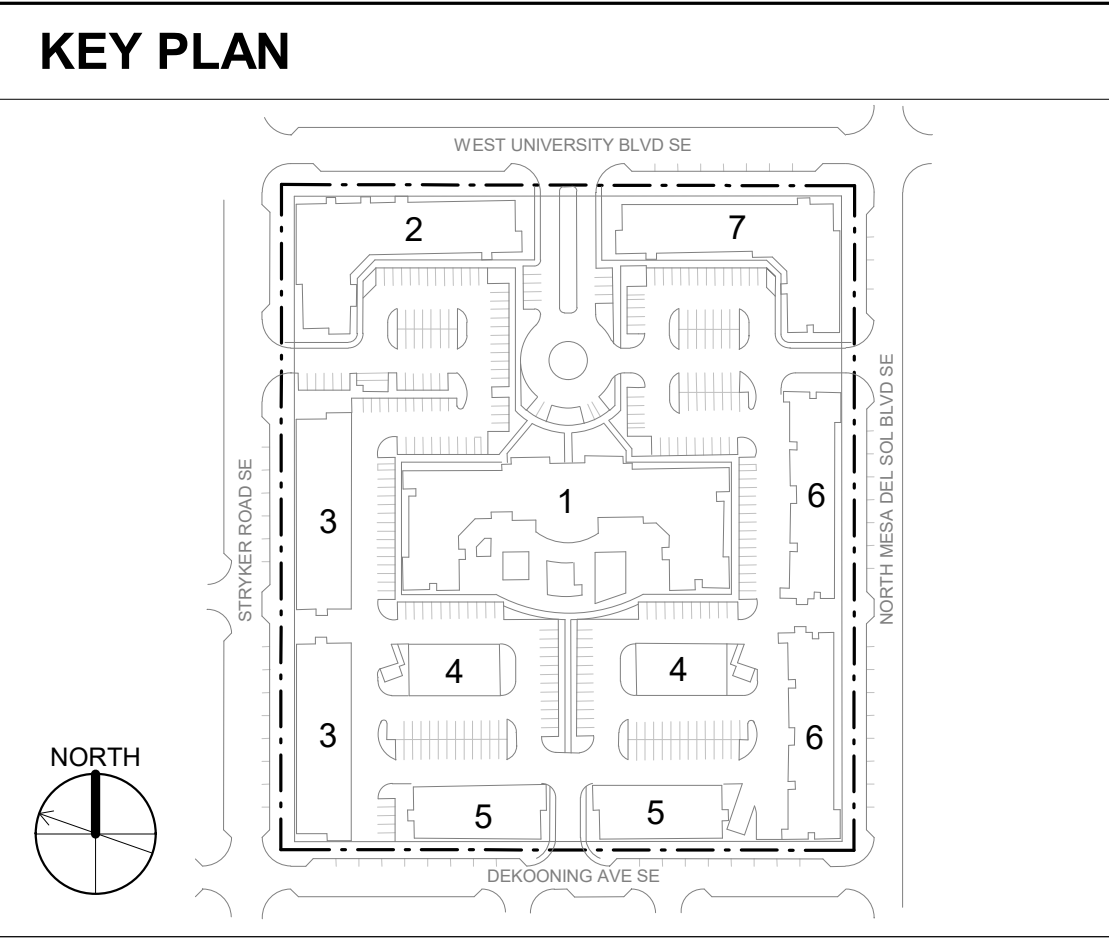
**REFERENCE KEYNOTES**

04 2616 ADHERED MASONRY VENEER  
 05 5000 METAL FABRICATIONS  
 05 5213-A GUARDRAIL  
 08 3200-D VINYL SLIDING PATIO DOORS  
 08 4313-A ALUMINUM-FRAMED STOREFRONT SYSTEM  
 08 4313-E ALUMINUM STOREFRONT DOOR  
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 09 2400-B STUCCO CONTROL JOINT  
 10 1400-C BUILDING IDENTIFICATION SIGN  
 26 0000-A LIGHT FIXTURE

**LEGEND**

STUCCO: COLOR 1  
 STUCCO: COLOR 2  
 STUCCO: COLOR 3  
 STUCCO: COLOR 4  
 STUCCO: COLOR 5

FIBER CEMENT  
 STONE/ MASONRY



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**REVISIONS**

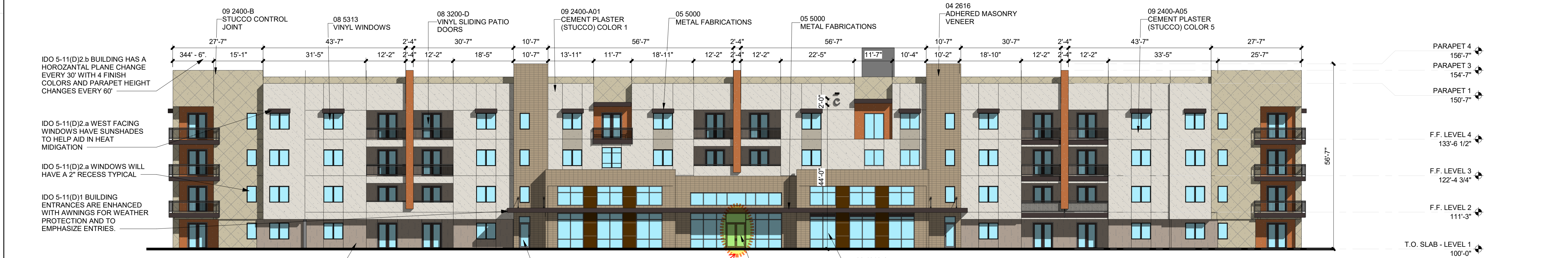

DRAWN BY CS - TD  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME

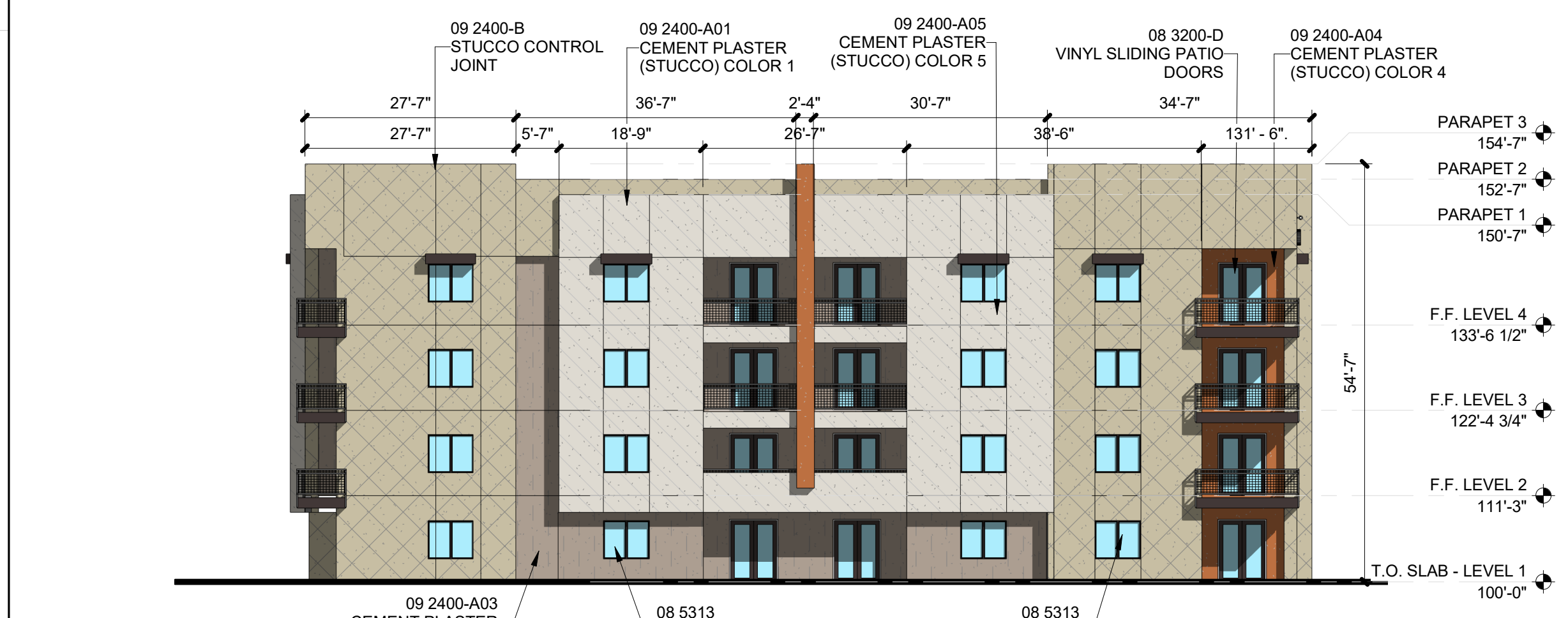
**BUILDING C - EXTERIOR ELEVATIONS**

SHEET NO

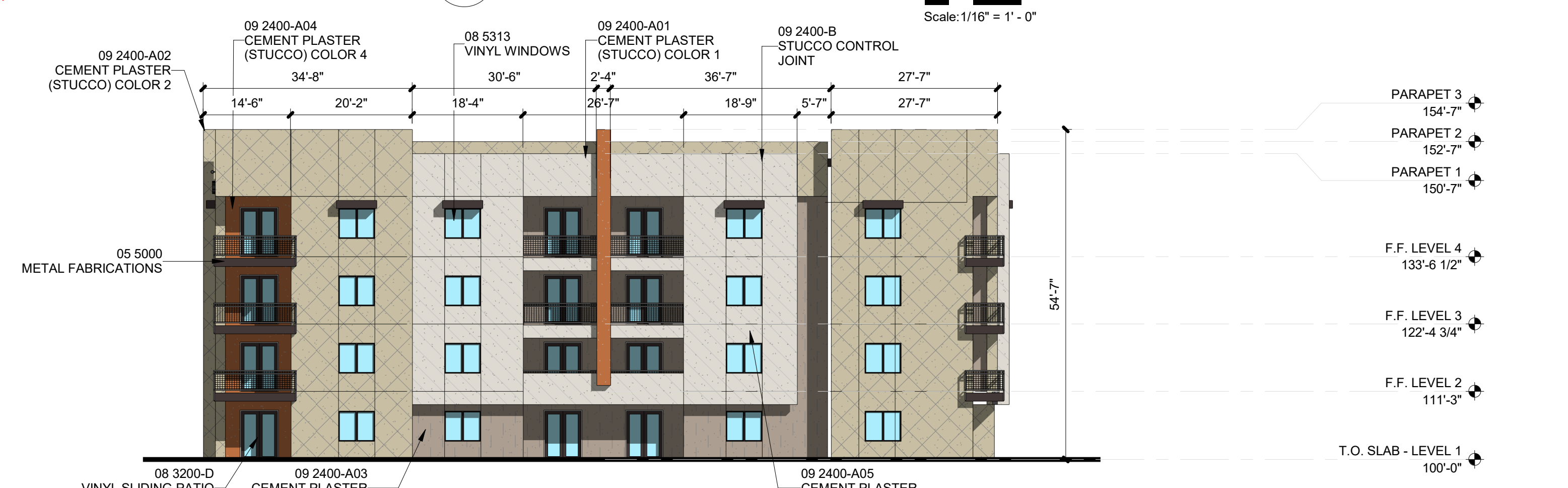
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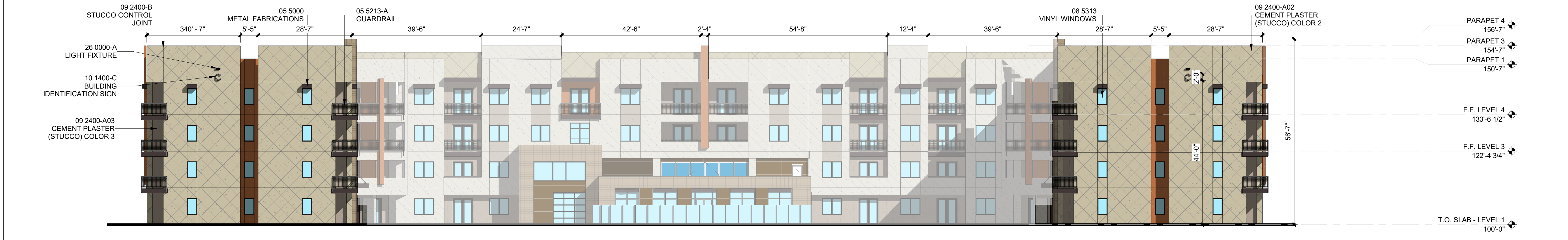
**C4 BUILDING C - FRONT ELEVATION**  
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 Scale: 1/16" = 1'-0"



**B2 BUILDING C - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"



**B4 BUILDING C - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"



**A4 BUILDING C - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1'-0"

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<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b> ☐</p>	<p><b>REFERENCE KEYNOTES</b></p>	<p><b>LEGEND</b></p> <table border="0"> <tr> <td></td> <td>STUCCO: COLOR 1</td> <td></td> <td>FIBER CEMENT</td> </tr> <tr> <td></td> <td>STUCCO: COLOR 2</td> <td></td> <td>STONE/ MASONRY</td> </tr> <tr> <td></td> <td>STUCCO: COLOR 3</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STUCCO: COLOR 4</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STUCCO: COLOR 5</td> <td></td> <td></td> </tr> </table>		STUCCO: COLOR 1		FIBER CEMENT		STUCCO: COLOR 2		STONE/ MASONRY		STUCCO: COLOR 3				STUCCO: COLOR 4				STUCCO: COLOR 5			<p><b>KEY PLAN</b></p>
	STUCCO: COLOR 1		FIBER CEMENT																					
	STUCCO: COLOR 2		STONE/ MASONRY																					
	STUCCO: COLOR 3																							
	STUCCO: COLOR 4																							
	STUCCO: COLOR 5																							

**DEKKER PERICH SABATINI**  
 Architecture in Progress



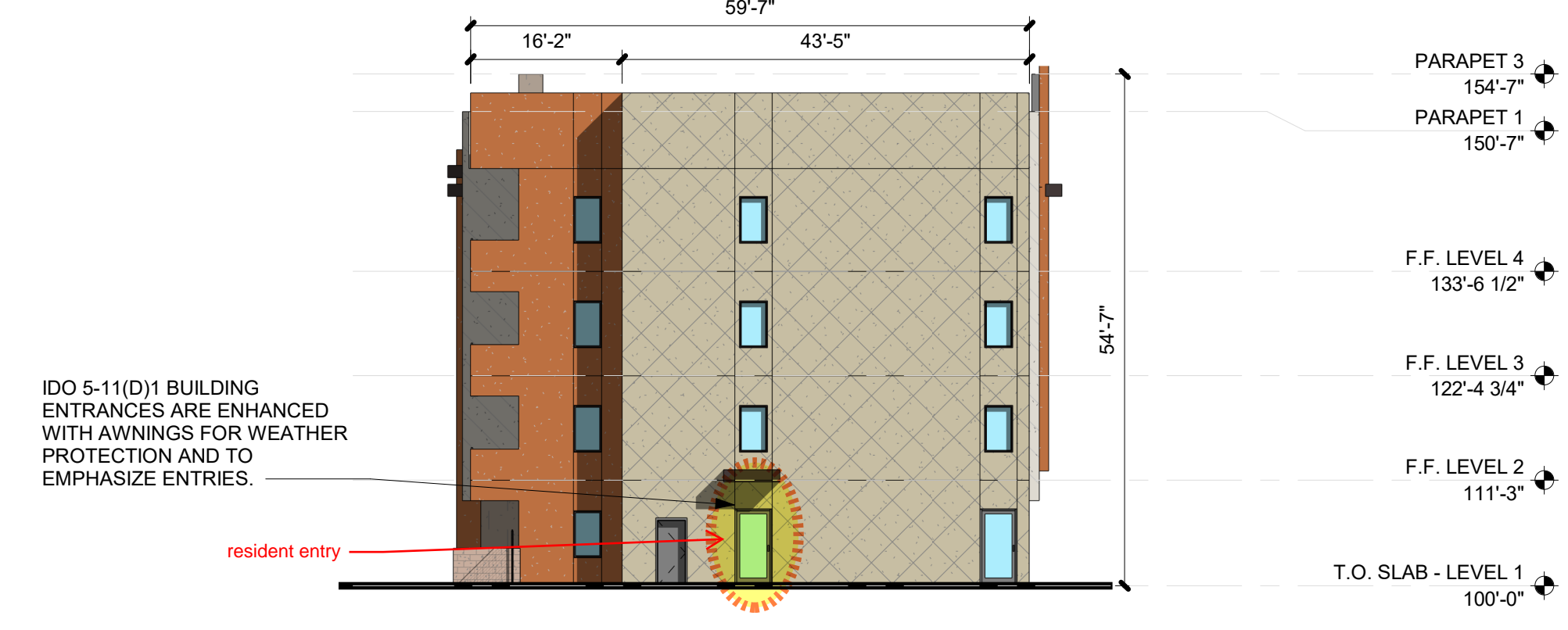
SEAL  
 PROJECT



**C4 BUILDING D - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B2 BUILDING D - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B4 BUILDING D - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A4 BUILDING D - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"

MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

DFT

REVISIONS

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DRAWN BY	CS - TD
REVIEWED BY	CWW - HFG
DATE	06/01/2023
PROJECT NO:	22-0148

DRAWING NAME  
**BUILDING D - EXTERIOR ELEVATIONS**

SHEET NO  
**SDP-5.4**



GENERAL SHEET NOTES	SHEET KEYNOTES	REFERENCE KEYNOTES	LEGEND	KEY PLAN
<p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>		<p>04 2000-A CONCRETE MASONRY UNIT</p> <p>05 5000 METAL FABRICATIONS</p> <p>05 5100-A METAL PAN TREAD - CONCRETE FILLED</p> <p>05 5213-A GUARDRAIL</p> <p>08 1113-A HOLLOW METAL DOOR AND FRAME</p> <p>08 3200-D VINYL SLIDING PATIO DOORS</p> <p>08 5313 VINYL WINDOWS</p> <p>08 5313-A VINYL WINDOW</p> <p>09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1</p> <p>09 2400-A03 CEMENT PLASTER (STUCCO) COLOR 3</p> <p>09 2400-A04 CEMENT PLASTER (STUCCO) COLOR 4</p> <p>09 2400-B STUCCO CONTROL JOINT</p> <p>10 1400-C BUILDING IDENTIFICATION SIGN</p> <p>26 0000-A LIGHT FIXTURE</p>	<p>STUCCO: COLOR 1</p> <p>STUCCO: COLOR 2</p> <p>STUCCO: COLOR 3</p> <p>STUCCO: COLOR 4</p> <p>STUCCO: COLOR 5</p> <p>FIBER CEMENT</p> <p>STONE/ MASONRY</p>	<p>KEY PLAN</p> <p>NORTH</p>

**DEKKER PERICH SABATINI**  
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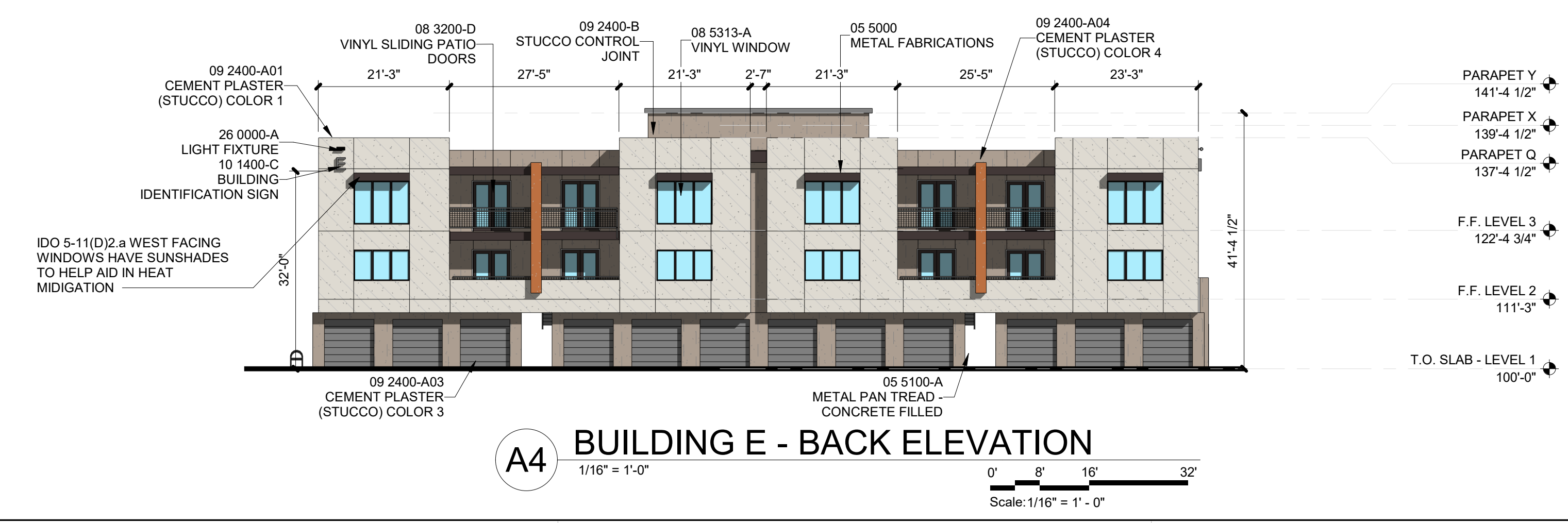
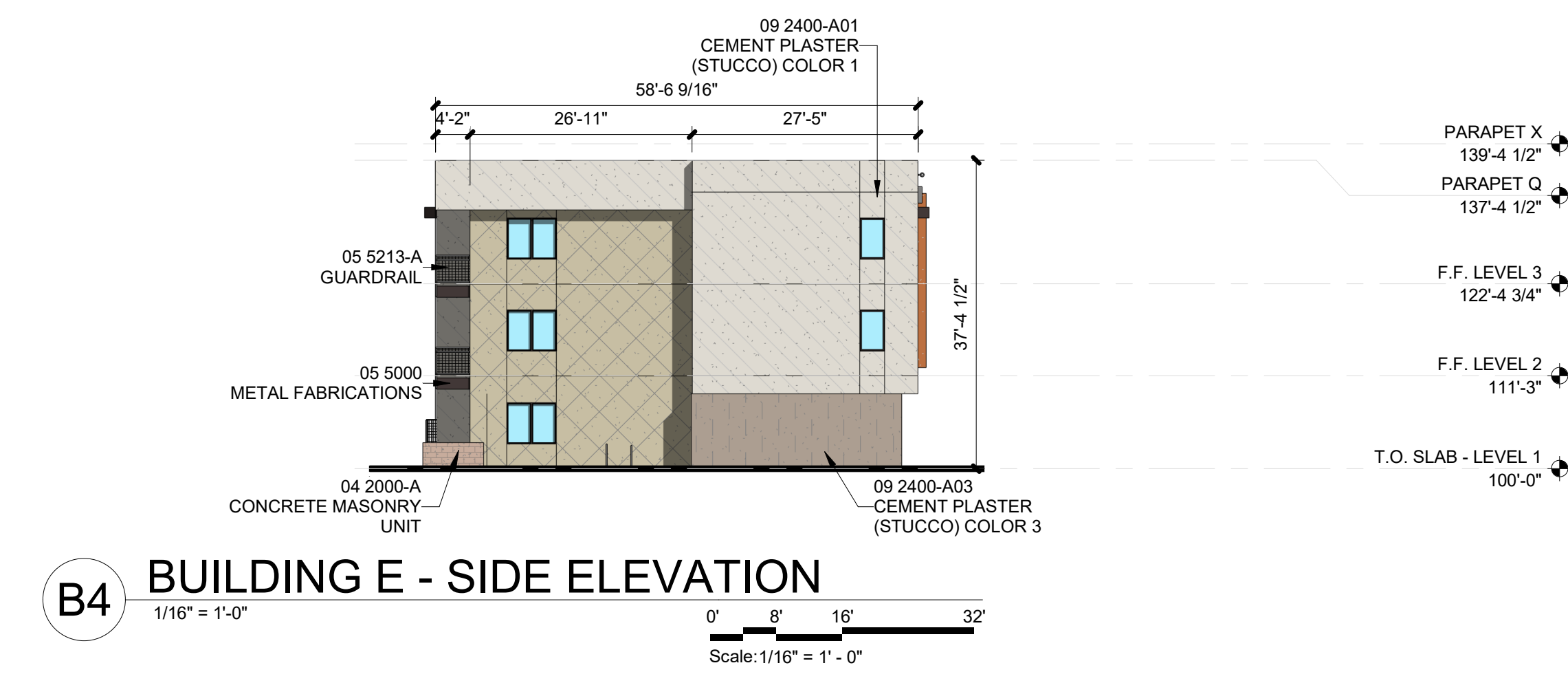
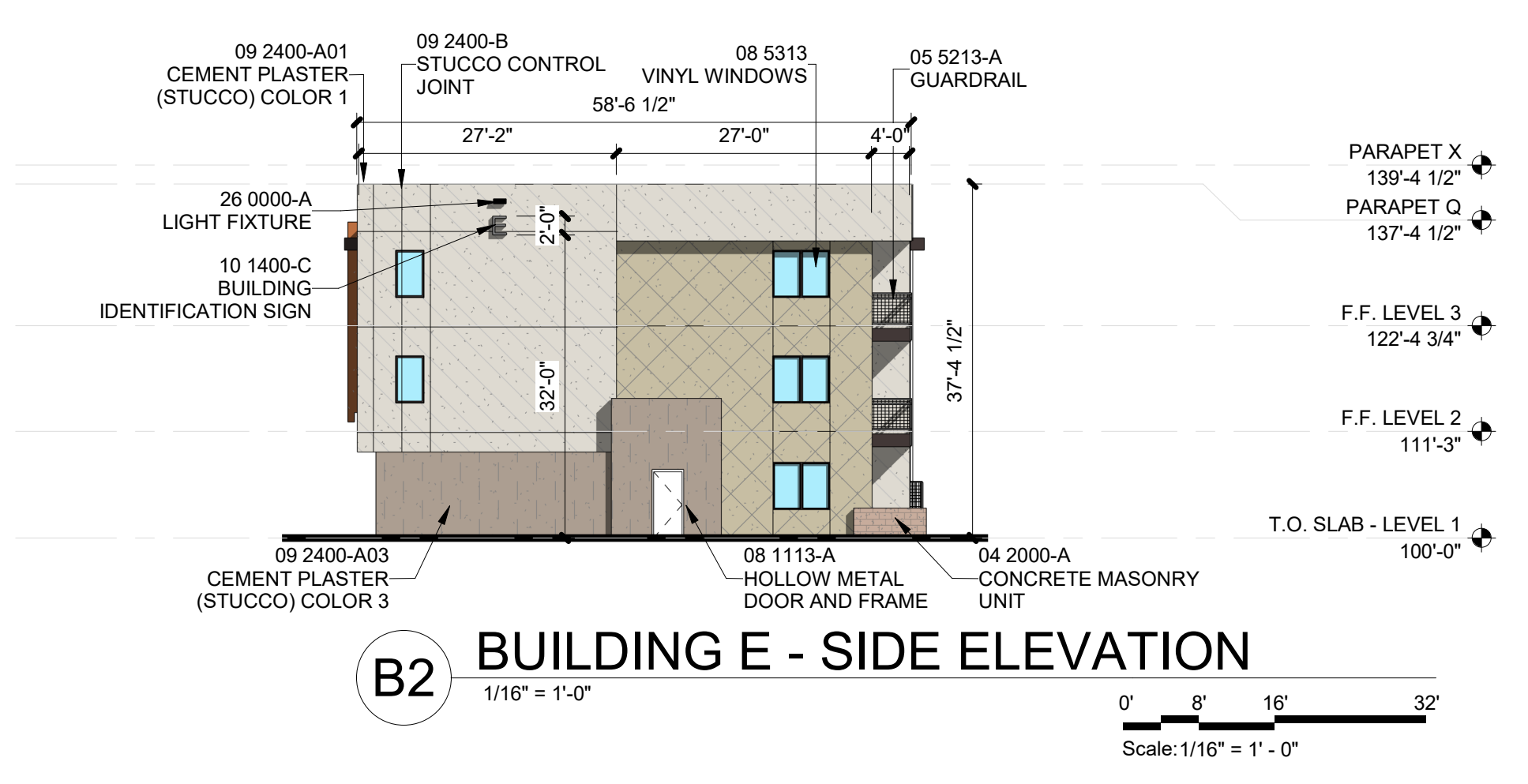
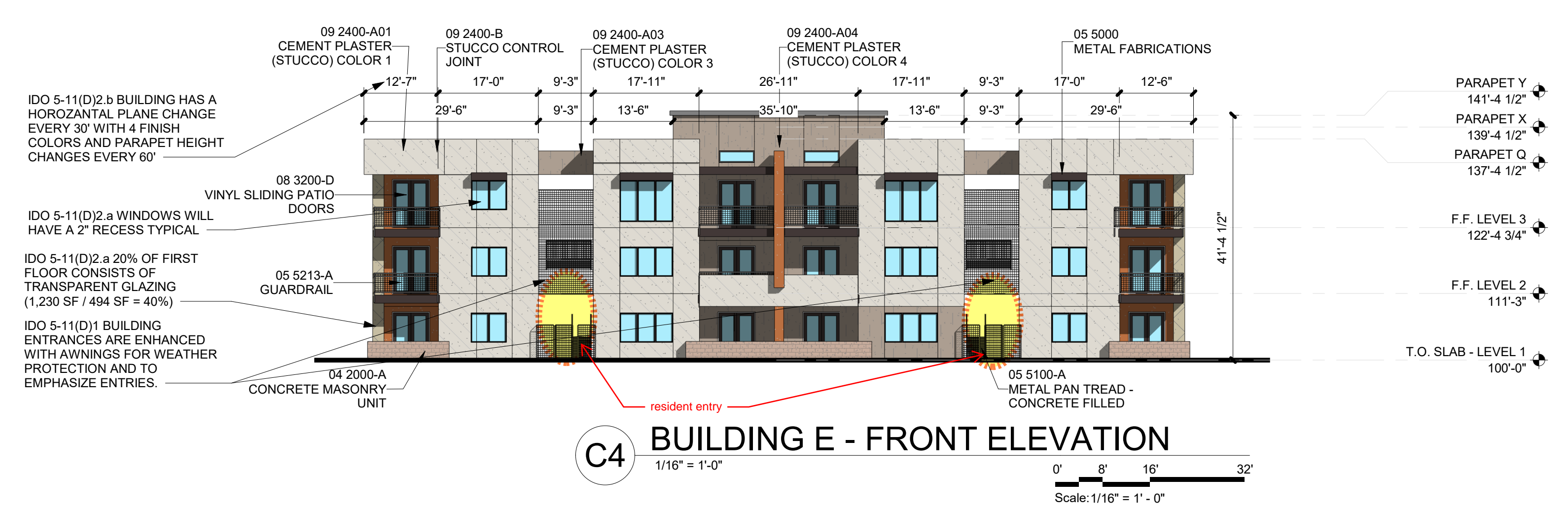
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DRAWN BY CS - TD  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME  
**BUILDING E - EXTERIOR ELEVATIONS**

SHEET NO  
**SDP-5.5**

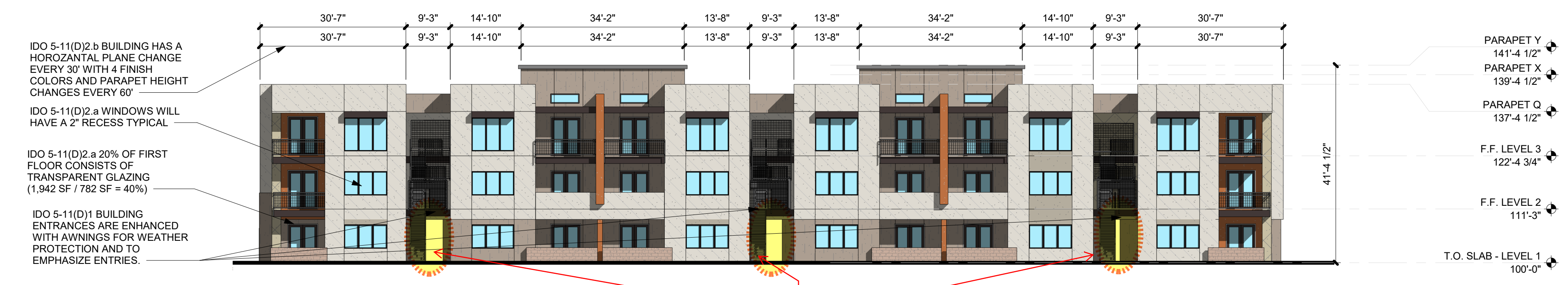


<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b> ○</p>	<p><b>REFERENCE KEYNOTES</b></p> <p>10 1400-C BUILDING IDENTIFICATION SIGN 26 0000-A LIGHT FIXTURE</p>	<p><b>LEGEND</b></p> <table border="0"> <tr> <td></td> <td>STUCCO: COLOR 1</td> <td></td> <td>FIBER CEMENT</td> </tr> <tr> <td></td> <td>STUCCO: COLOR 2</td> <td></td> <td>STONE/ MASONRY</td> </tr> <tr> <td></td> <td>STUCCO: COLOR 3</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STUCCO: COLOR 4</td> <td></td> <td></td> </tr> <tr> <td></td> <td>STUCCO: COLOR 5</td> <td></td> <td></td> </tr> </table>		STUCCO: COLOR 1		FIBER CEMENT		STUCCO: COLOR 2		STONE/ MASONRY		STUCCO: COLOR 3				STUCCO: COLOR 4				STUCCO: COLOR 5			<p><b>KEY PLAN</b></p>
	STUCCO: COLOR 1		FIBER CEMENT																					
	STUCCO: COLOR 2		STONE/ MASONRY																					
	STUCCO: COLOR 3																							
	STUCCO: COLOR 4																							
	STUCCO: COLOR 5																							

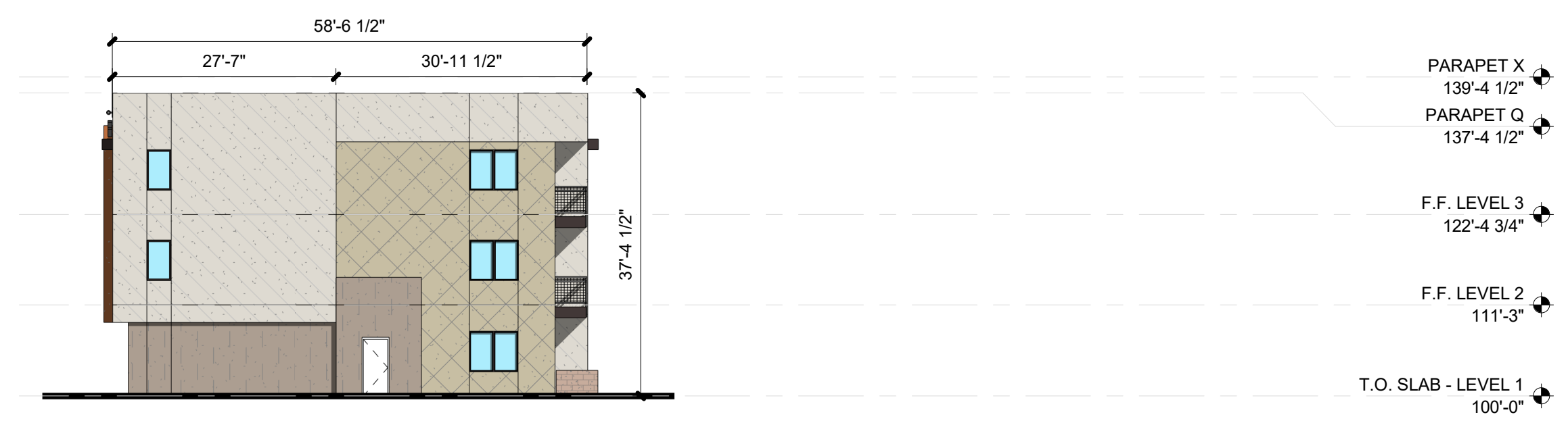
**DEKKER PERICH SABATINI**  
 Architecture in Progress



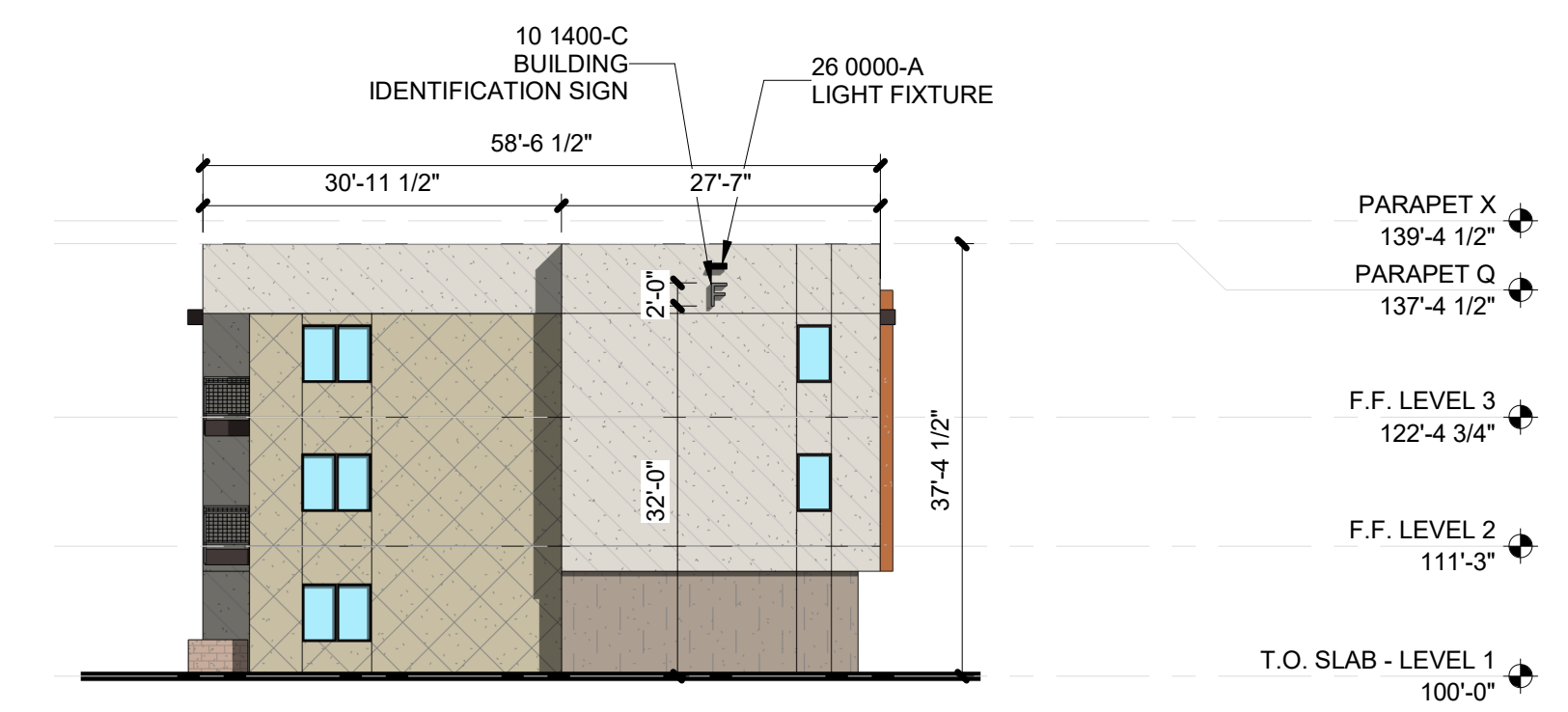
SEAL  
PROJECT



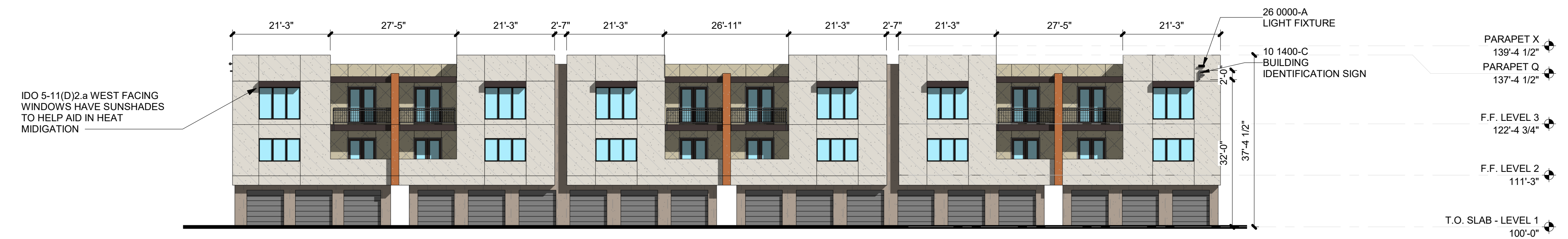
**C4 BUILDING F - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B2 BUILDING F - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B4 BUILDING F - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A4 BUILDING F - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"

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DRAWN BY CS - TD  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME  
**BUILDING F - EXTERIOR ELEVATIONS**

SHEET NO  
**SDP-5.6**

**GENERAL SHEET NOTES**

A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.

B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.

D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION, AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.

E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.

**SHEET KEYNOTES**

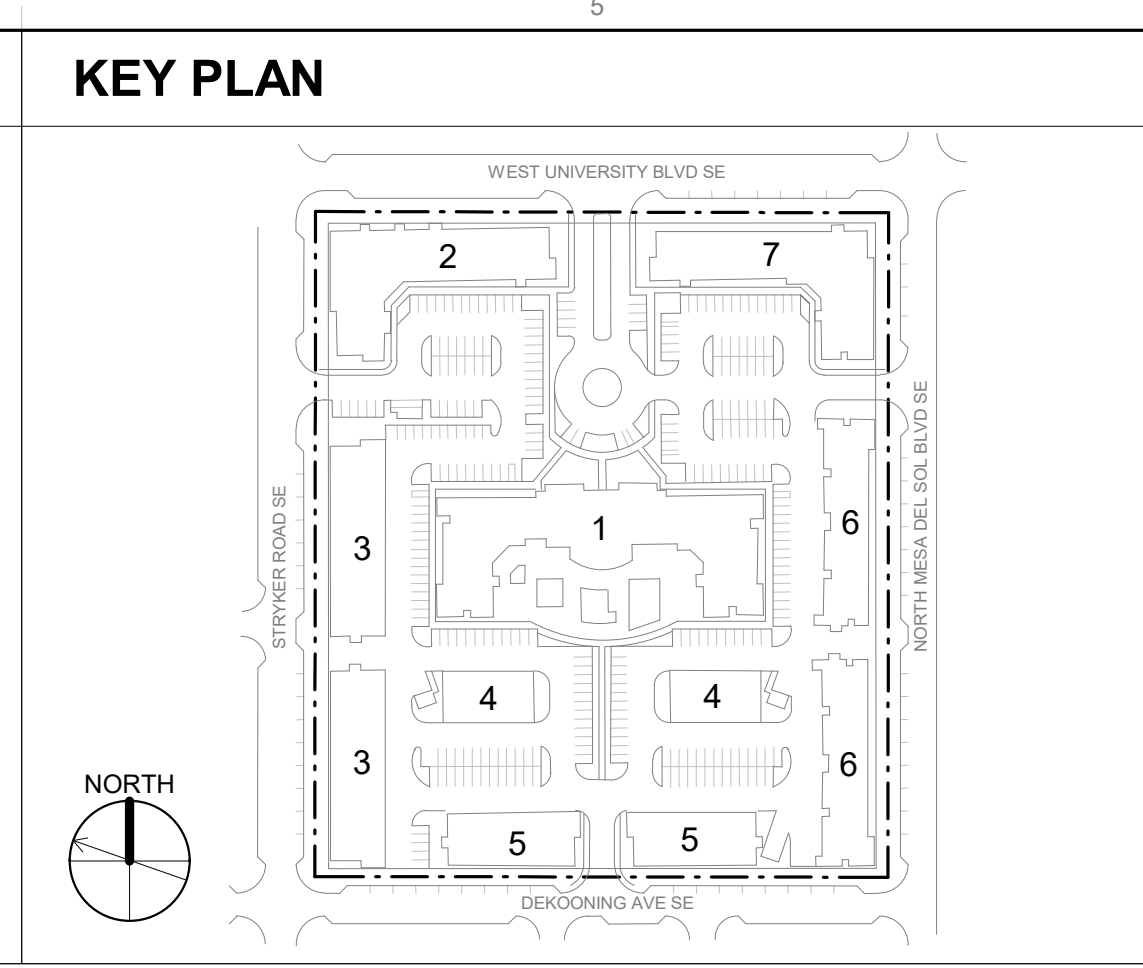
**REFERENCE KEYNOTES**

04 2000-A CONCRETE MASONRY UNIT  
 07 4646 FIBER CEMENT SIDING  
 08 3613-B OVERHEAD SECTIONAL DOOR, STEEL  
 09 2400-A01 CEMENT PLASTER (STUCCO) COLOR 1  
 09 2400-B STUCCO CONTROL JOINT  
 10 1400-C BUILDING IDENTIFICATION SIGN  
 26 0000-A LIGHT FIXTURE  
 32 0000-C02 DECORATIVE METAL GATE  
 32 0000-D02 BOLLARD

**LEGEND**

STUCCO: COLOR 1  
 STUCCO: COLOR 2  
 STUCCO: COLOR 3  
 STUCCO: COLOR 4  
 STUCCO: COLOR 5

FIBER CEMENT  
 STONE/ MASONRY



**DEKKER PERICH SABATINI**

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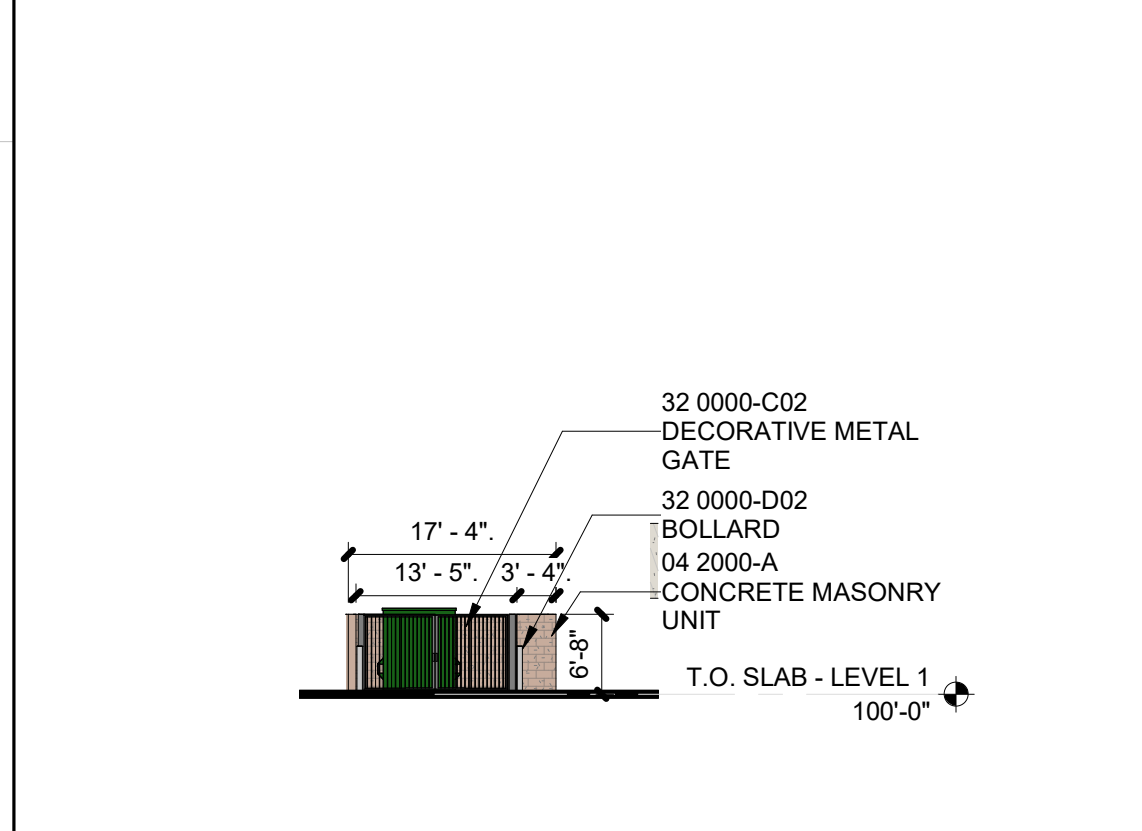
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DRAWN BY CS - TD  
 REVIEWED BY CWW - HFG  
 DATE 06/01/2023  
 PROJECT NO: 22-0148

DRAWING NAME  
**BUILDING G & MISC. - EXTERIOR ELEVATIONS**

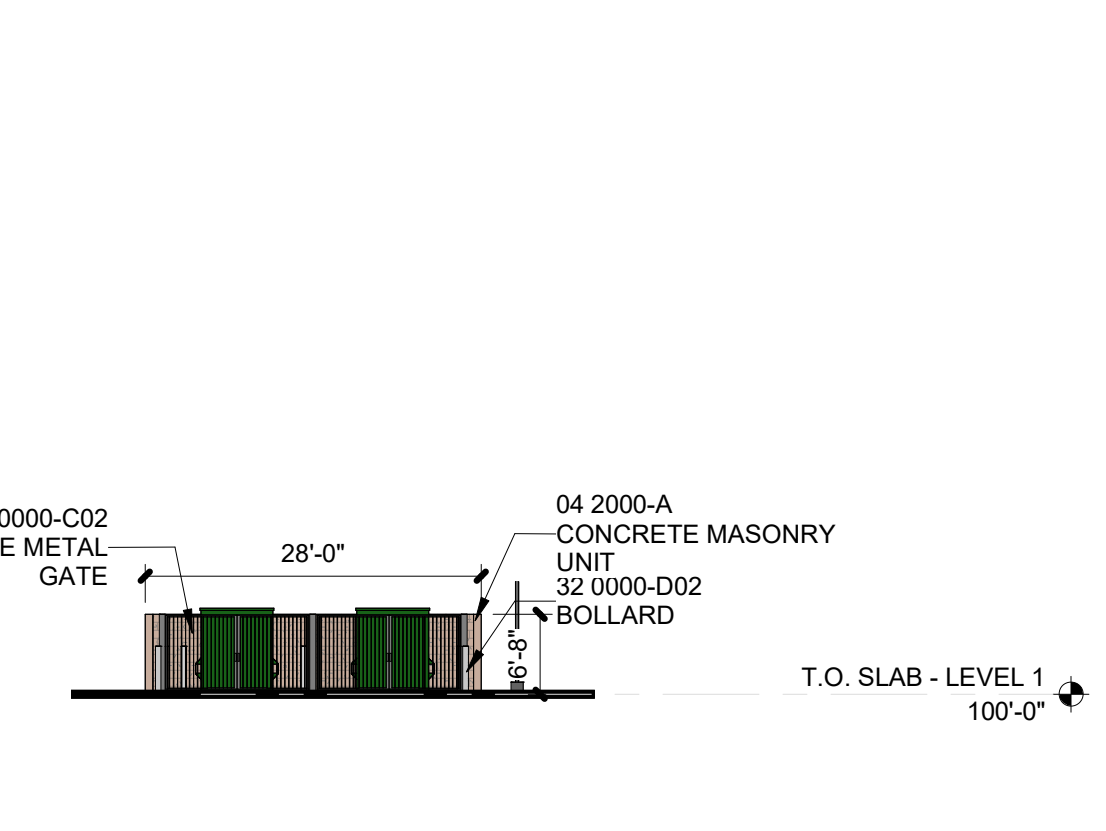
SHEET NO  
**SDP-5.7**



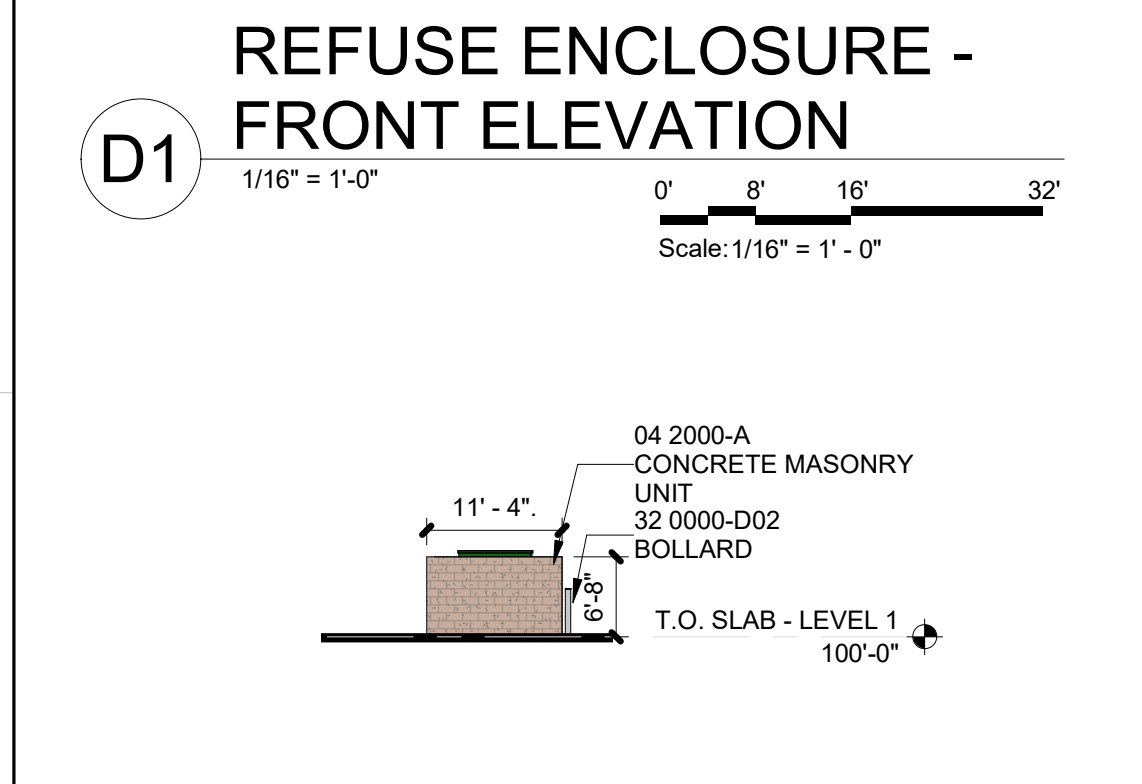
**D1 REFUSE ENCLOSURE - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**D3 REFUSE ENCLOSURE 1 - FRONT ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



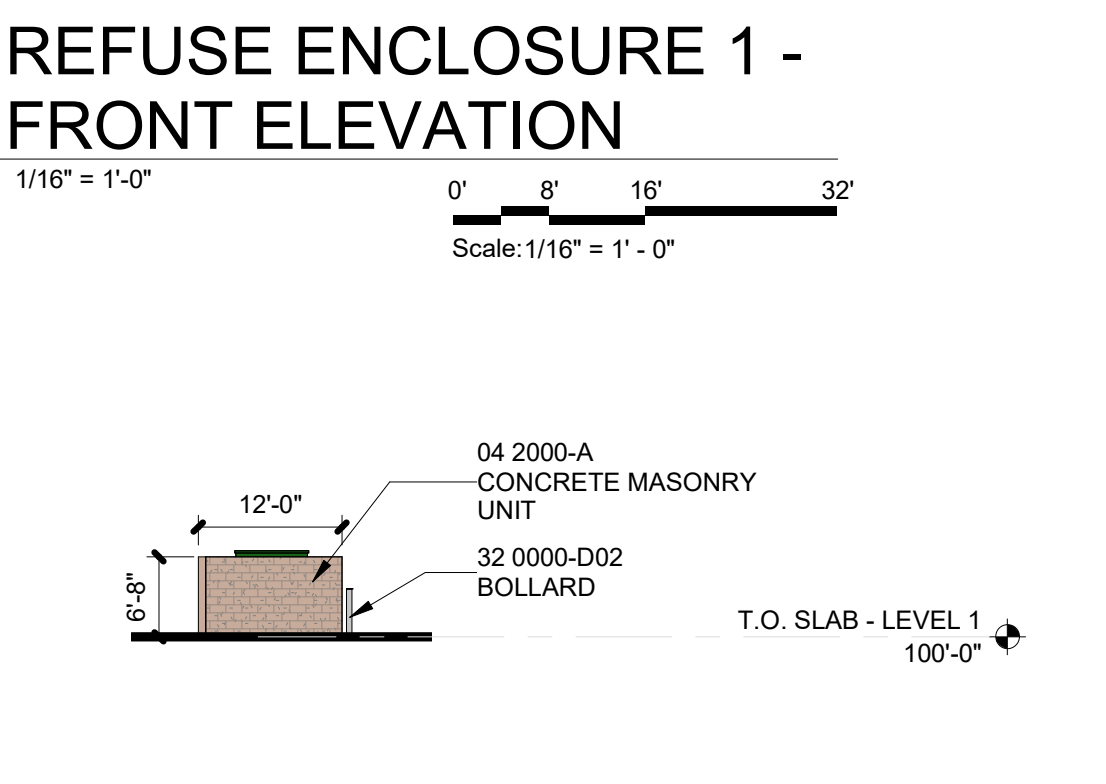
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 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



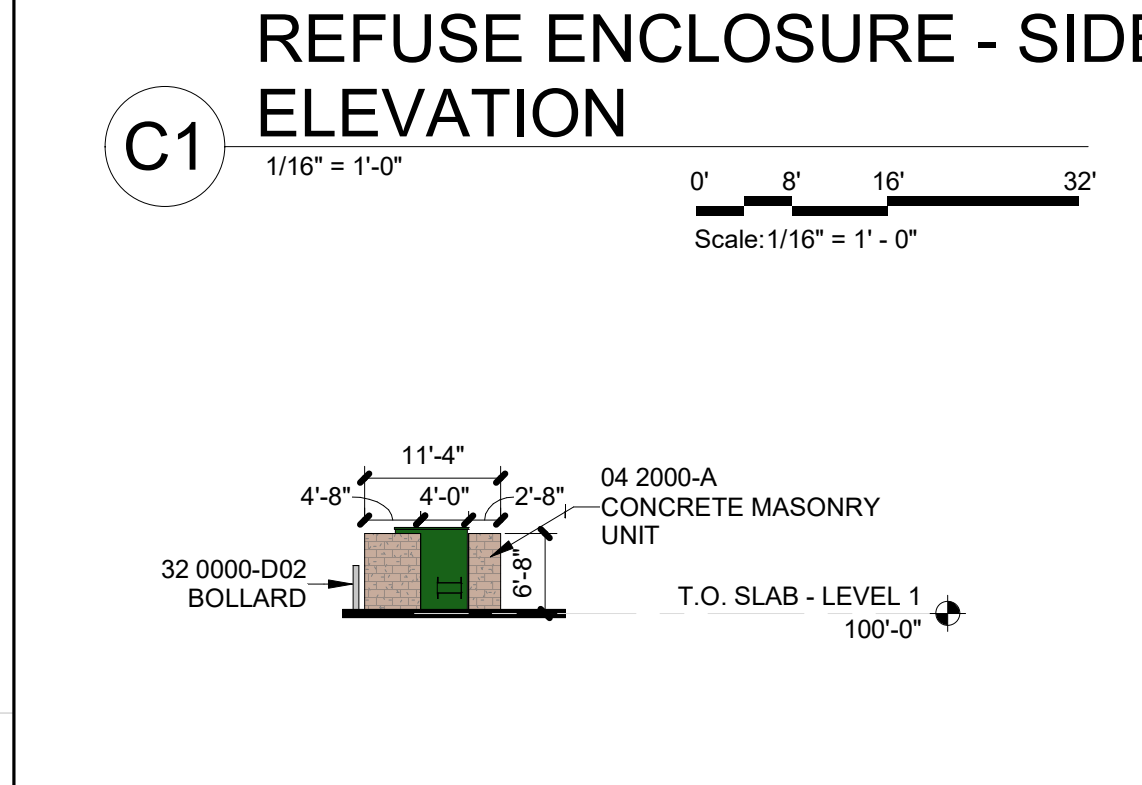
**C1 REFUSE ENCLOSURE - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**C3 REFUSE ENCLOSURE 1 - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



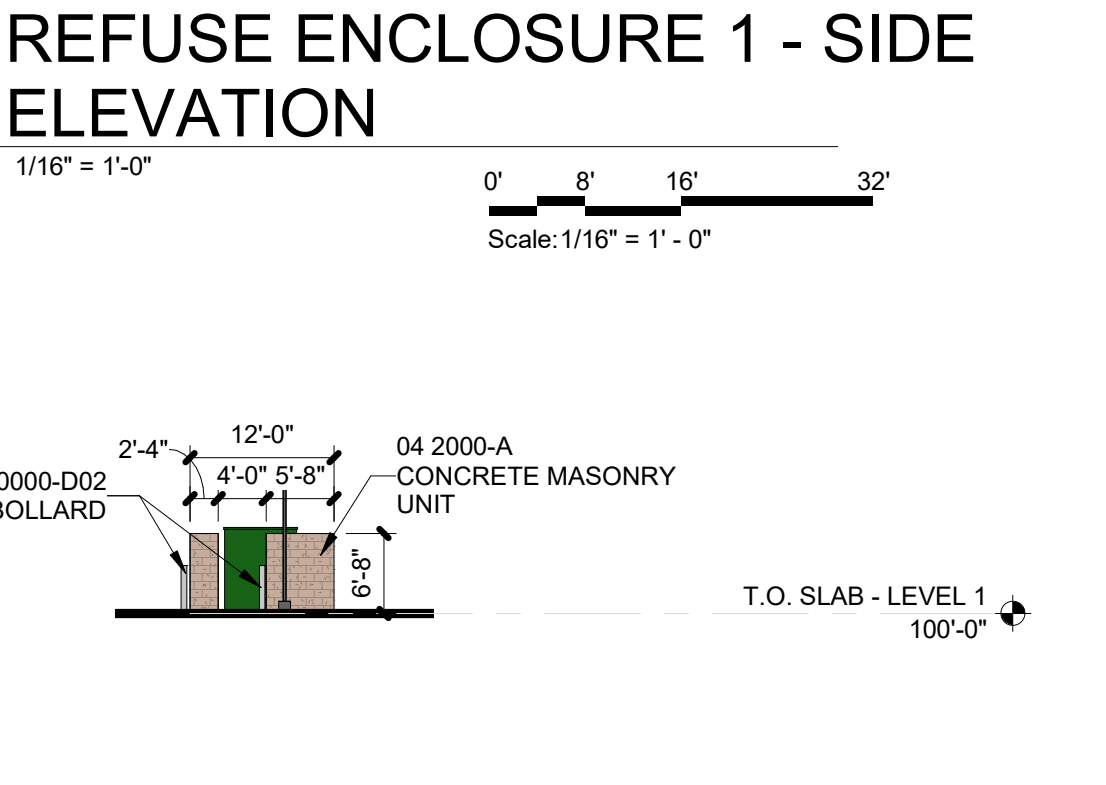
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 Scale: 1/16" = 1' - 0"



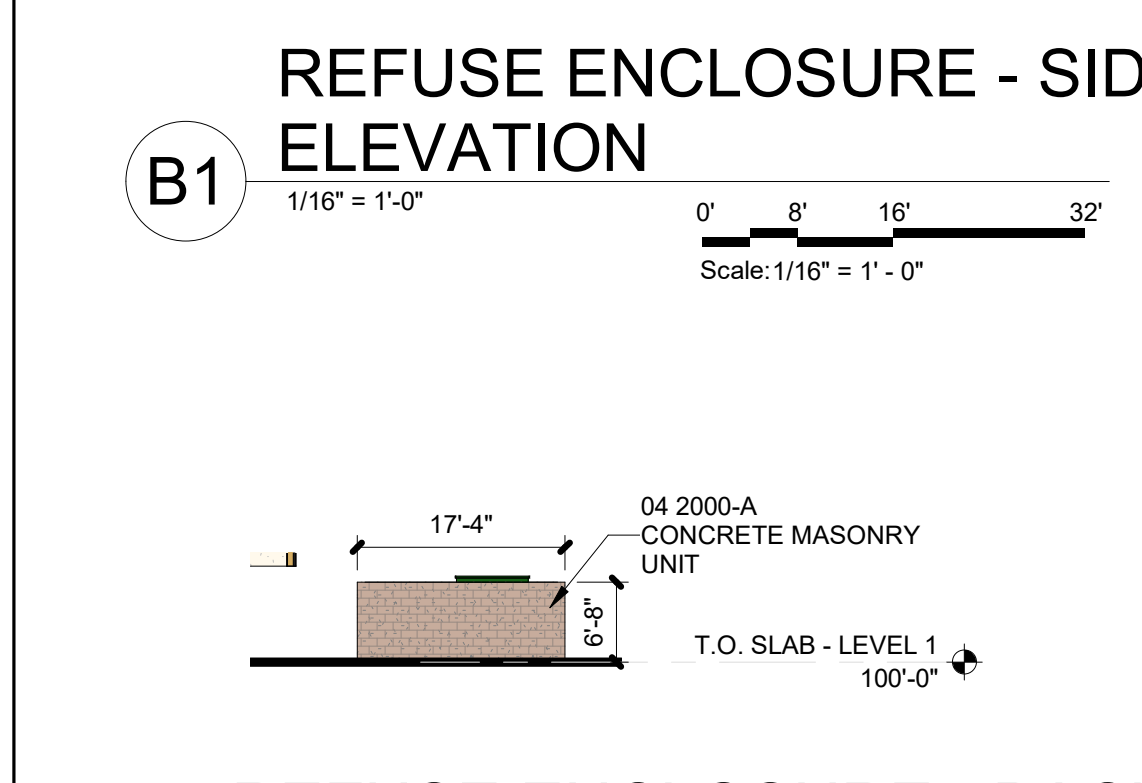
**B1 REFUSE ENCLOSURE - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**B3 REFUSE ENCLOSURE 1 - SIDE ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



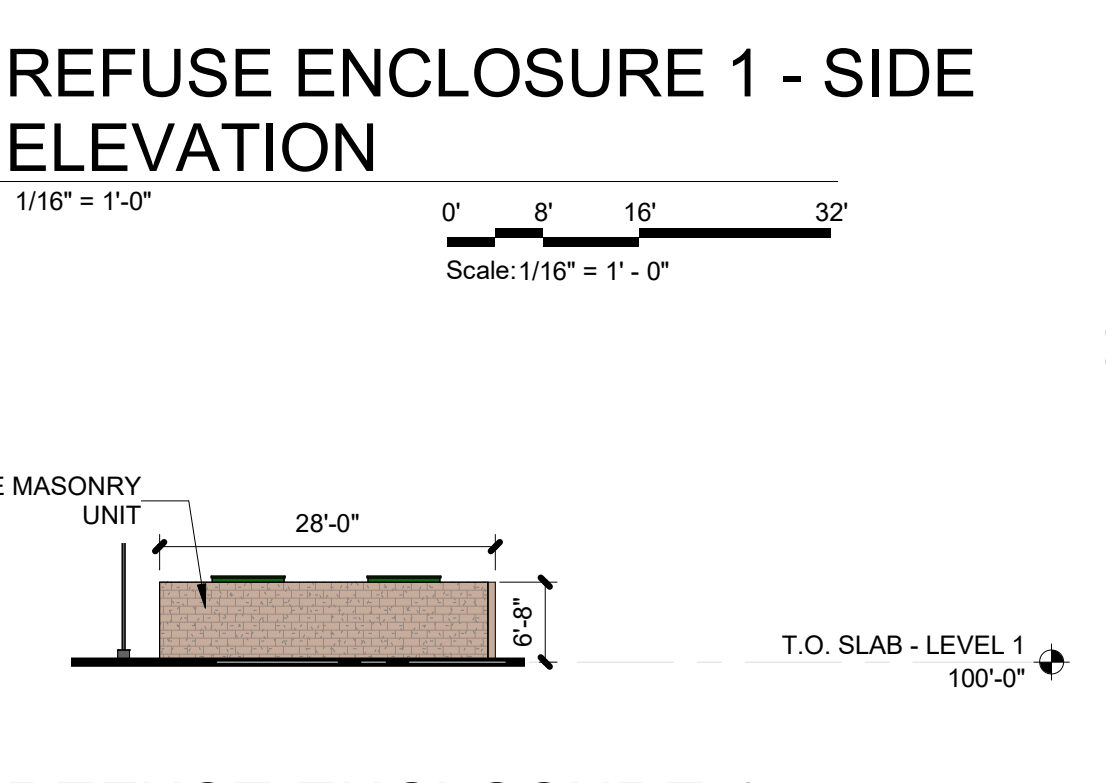
**B4 BUILDING G - SIDE ELEVATION**  
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 Scale: 1/16" = 1' - 0"



**A1 REFUSE ENCLOSURE - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A3 REFUSE ENCLOSURE 1 - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"



**A4 BUILDING G - BACK ELEVATION**  
 1/16" = 1'-0"  
 Scale: 1/16" = 1' - 0"

7/26/2023 9:42:17 AM



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

**PERMIT BUILDING INFORMATION**

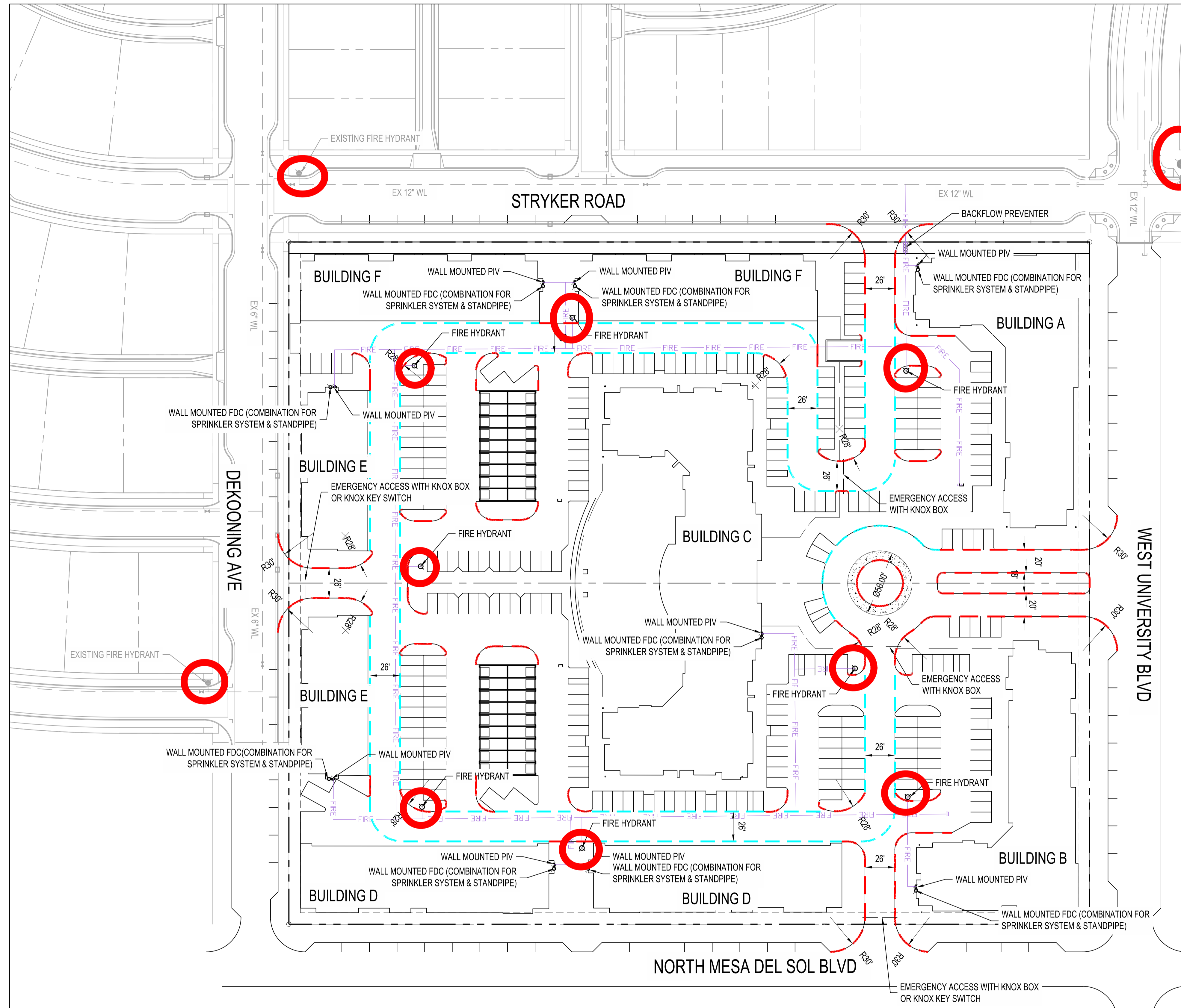
APPROVED DATE: 12/15/22

**APPROVED**

DESCRIPTION: PORTION OF TRACT 17 OF THE BULK LAND PLAT, TRACT 17, PHASE 1, LOT 18, ARTISTE, MESA DEL SOL, INNOVATION PARK, CITY OF ALBUQUERQUE, NEW MEXICO

ADDRESS: SOUTHEAST CORNER OF STRYKER ROAD AND DEKOONING AVE

FIRE FLOW: 3375 GPM, 4 HYDRANTS, VA



ZONE ATLAS: S-16-Z

LARGEST BUILDING AREA: 138,506 GSF (BUILDING C)

CONSTRUCTION TYPE: VA

SPRINKLERED: YES

FIRE FLOW: BASED ON LARGEST BUILDING FIRE FLOW DEMAND (3,375 GPM)

BUILDING OCCUPANCY CLASSIFICATION: TYPE R-2 & B

BUILDING HEIGHT: 40' (4 STORIES)

HYDRANTS REQUIRED: 4

AVERAGE SPACING BETWEEN HYDRANTS: 350'

- NOTES**
- ALL RADII ALONG FIRE LANE SHALL BE 28'.
  - MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS OR ON BUILDING.
  - ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
  - FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN.
  - FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
  - ALL FIRE ACCESS ROUTES SHALL BE PAVED.
  - SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
  - LINE SIZES, FIRE SERVICE LOCATIONS, CONSTRUCTION TYPES, AND SQUARE FOOTAGE PROVIDED BY OTHERS. REFER TO FIRE 2 PLAN FOR FURTHER INFORMATION.
  - ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
  - STANDPIPES TO BE LOCATED IN STAIR WELLS AS INDICATED ON PLANS.
  - NO OVERHEAD OBSTRUCTIONS.
  - BUILDINGS WILL NOT BE SEPARATED BY FIRE RATED WALL.
  - ALL MAIN FIRE LINES AND FIRE HYDRANT LEGS WILL BE A MINIMUM OF 6" LINES.
  - ALL WATER LINE MAIN LINES WILL BE A MINIMUM OF 4" LINES.

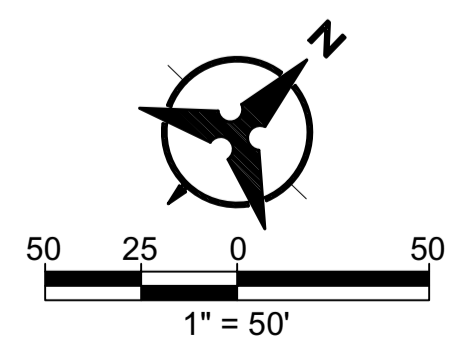
**LEGEND**

- PROPERTY LINE
- MARKED FIRE ACCESS
- FIRE ROUTE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE LINE
- PROPOSED HYDRANT
- PROPOSED WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WALL MOUNTED POST INDICATOR VALVE (PIV)
- PROPOSED CAP

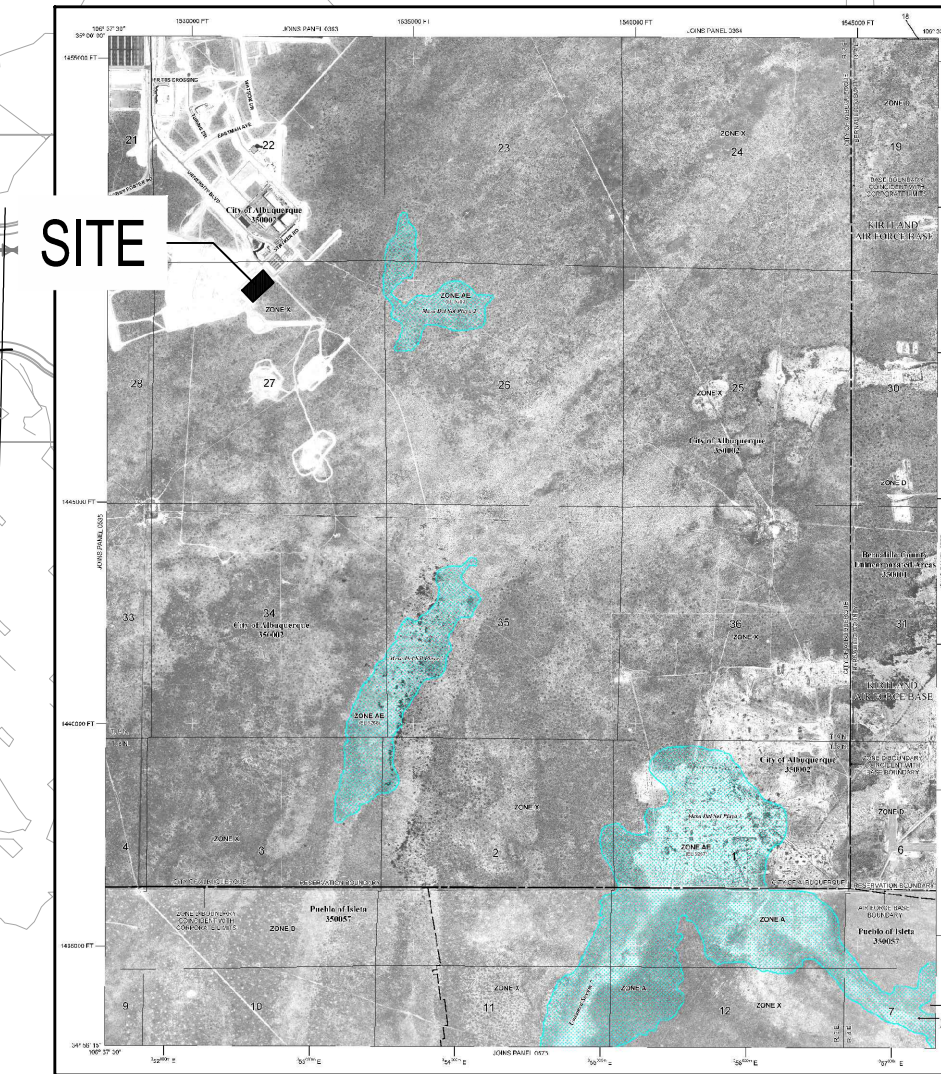
**FIRE ONE PLAN**

**WOODBURY APARTMENTS**

DRAWN BY:	SS	DATE:	12/07/2022
CHECKED BY:	JL	BHI PROJECT NO.:	20230331
		SHEET NO.:	FP-100



# STRYKER ROAD



FEMA FIRM MAP # 35001C055H

### LEGEND

- 62.22 PROPOSED SPOT ELEVATION
- TA=TOP OF ASPHALT
- TC=TOP OF CURB
- FL=FLOW LINE
- TOC=TOP OF CONCRETE
- TG=TOP OF SIDEWALK
- TS=TOP OF GRATE
- FG=FINISHED GRADE
- 4960 — EXISTING INDEX CONTOUR
- 4959 — EXISTING INTERMEDIATE CONTOUR
- 4960 — PROPOSED INDEX CONTOUR
- 4959 — PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- ⚡ WATER BLOCK / GRADE BREAK



Pond Top = 5296  
 Pond Bottom = 5290  
 Q = 12.0 cfs  
 Required Volume = 0.81 ac-ft  
 Volume Provided = 0.84 ac-ft

### GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
8. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
9. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
10. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
11. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
12. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
13. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
14. CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
15. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
16. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
17. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1991) FOR THE LOCATION OF EXISTING UTILITIES.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
19. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/ STREET USE.
20. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
21. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
22. CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

### GRADING KEYED NOTES

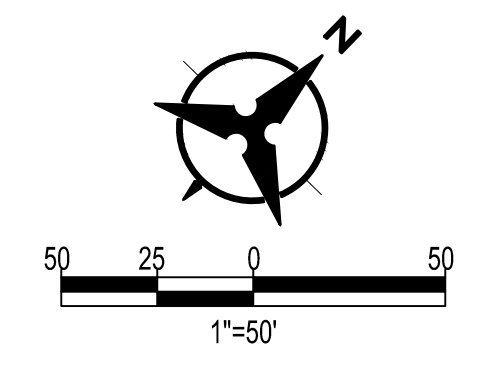
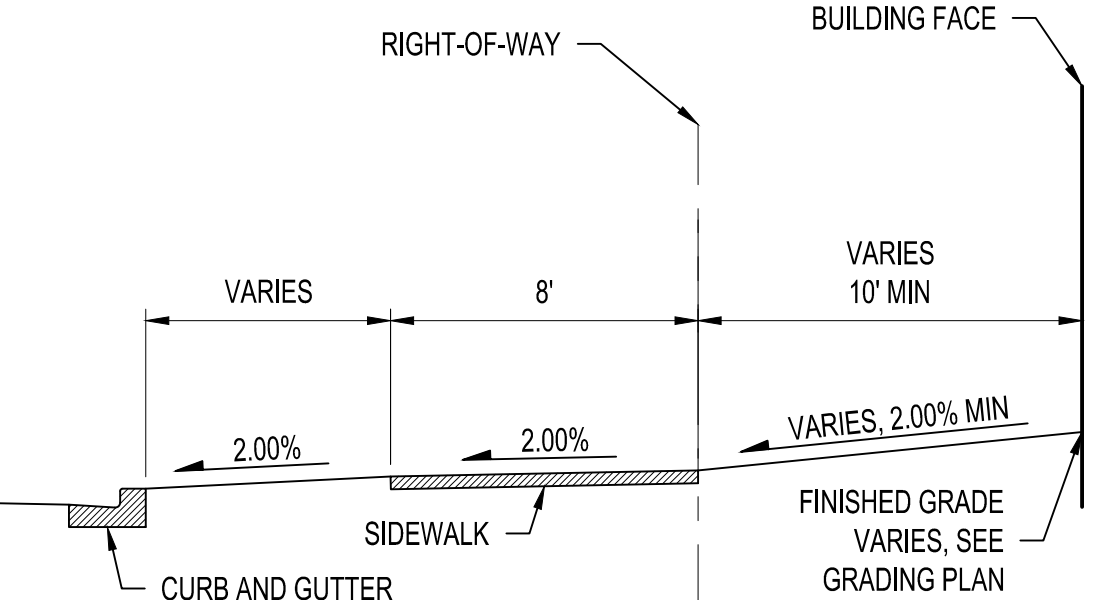
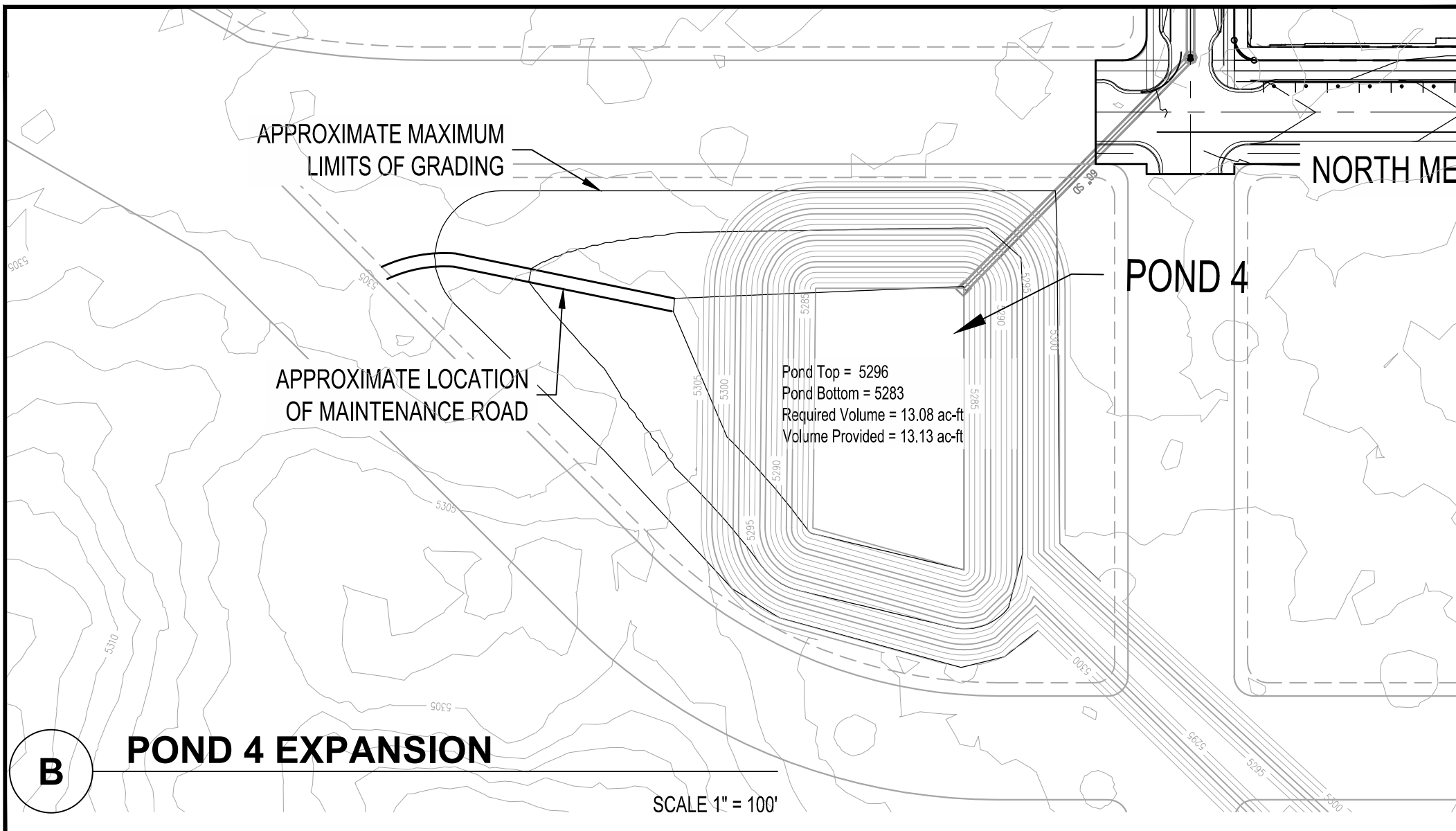
1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
2. CONNECT TO EXISTING STORM DRAIN.
3. CONSTRUCT TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
4. CONSTRUCT NYLOPLAST STORM DRAIN INLET.

DEKOONING AVE

WEST UNIVERSITY BLVD

NORTH MESA DEL SOL BLVD

POND 4



**BENCH MARKS**  
 ALBUQUERQUE CONTROL SURVEY MONUMENT "BH 23-331-01"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 N = 1,450,690.175, E = 1,532,134.113  
 COMBINED FACTOR = 0.999656215  
 ELEVATION = 5,298.791 (NAVD 88)

MESA DEL SOL-TRACT A  
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 SE ALBUQUERQUE, NM 87106

ARC

REVISIONS

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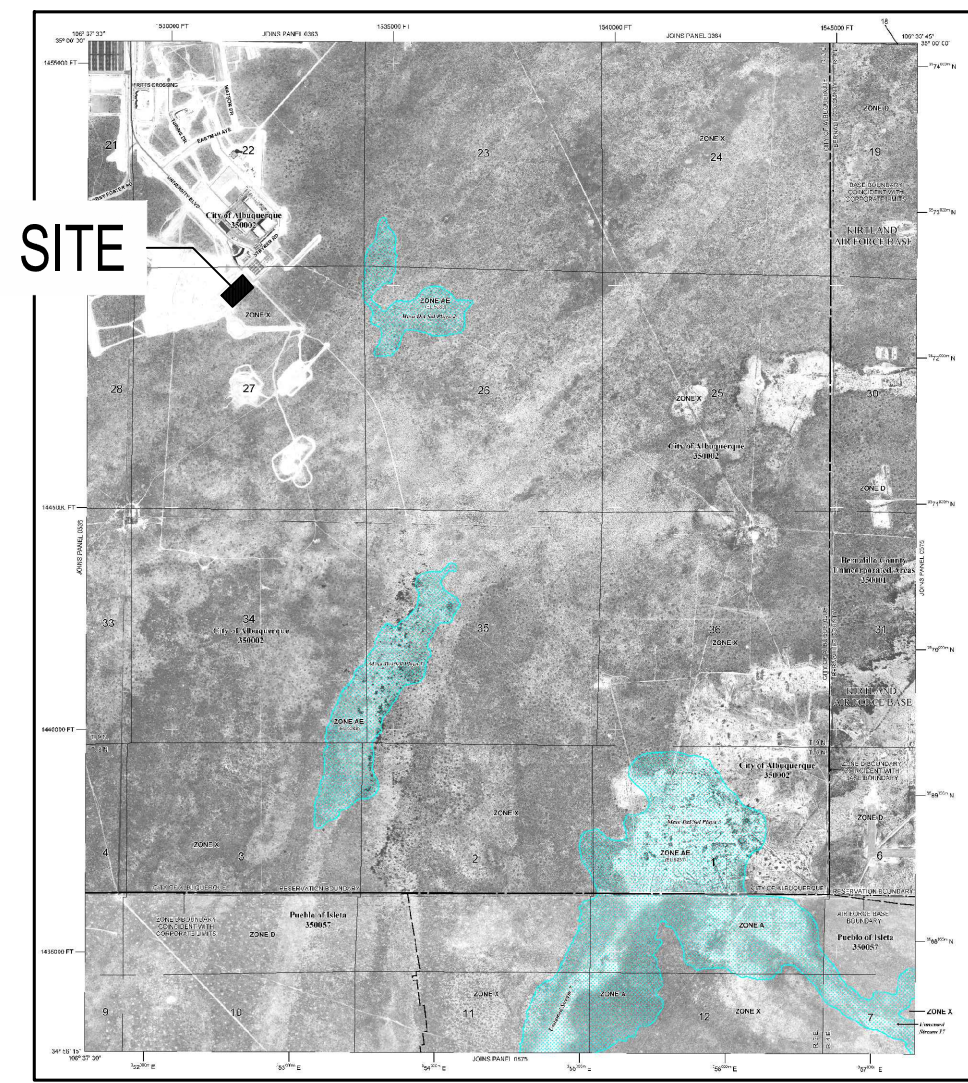
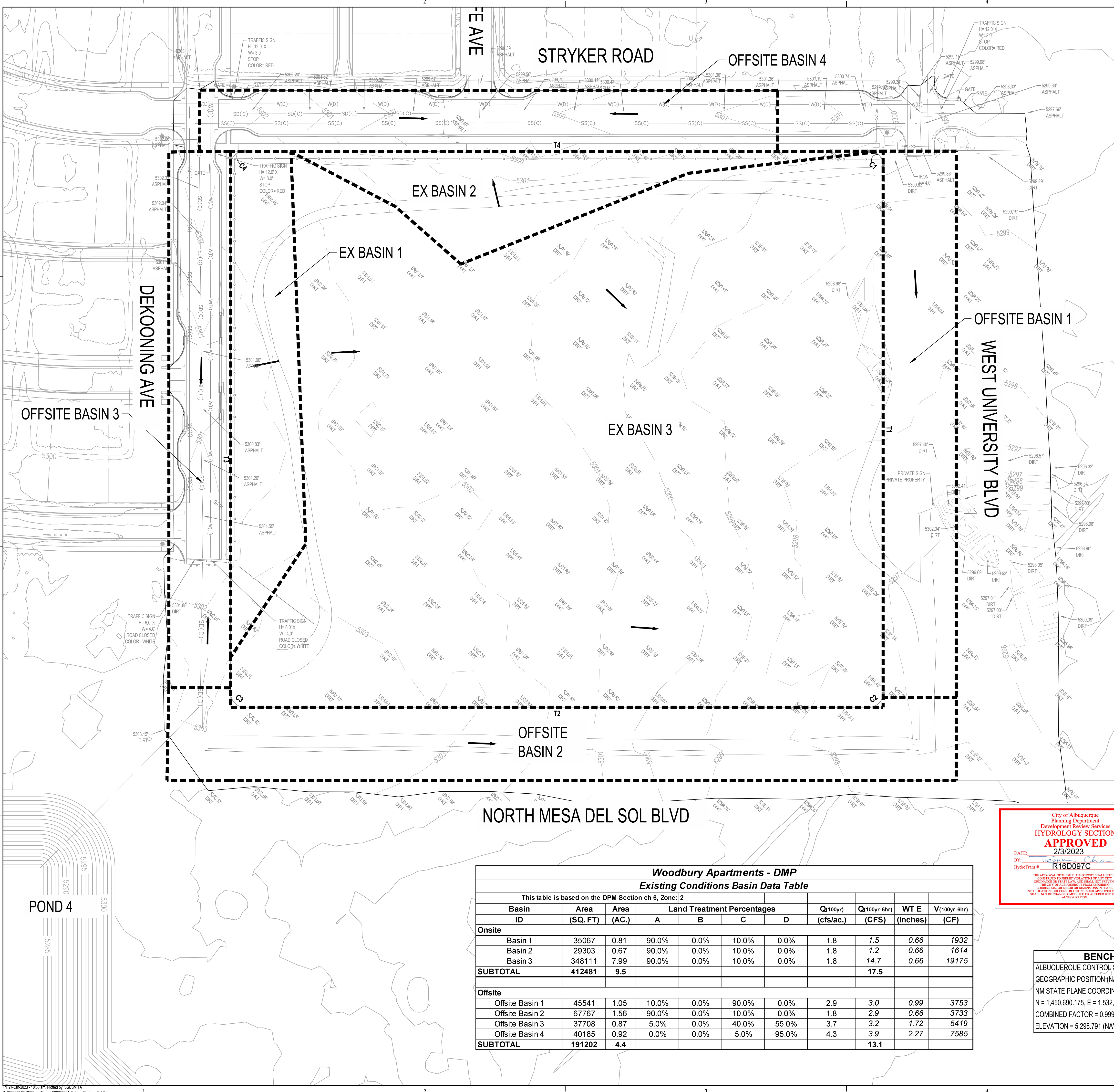
DRAWN BY  
 REVIEWED BY  
 DATE 01/20/2023  
 PROJECT NO. 22-0148

DRAWING NAME  
 CONCEPTUAL  
 GRADING EXHIBIT

SHEET NO.  
**C200**

**DEKKER PERICH SABATINI**  
 Architecture  
 in Progress





FEMA FIRM MAP # 35001C0555H

**DRAINAGE NARRATIVE:**

**INTRODUCTION:**  
 THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF STRYKER ROAD AND DEKOONING AVE INTERSECTION. THE SITE WILL CONSIST OF 9 TOTAL MULTI FAMILY AND RETAIL BUILDINGS WITH ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY THE DPM.

**METHODOLOGY:**  
 THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6.2 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED CONDITIONS BASIN DATA TABLE" ON THIS SHEET. THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

**EXISTING CONDITIONS:**  
 IN THE EXISTING CONDITIONS, THERE IS NO DEVELOPMENT IN THE PROPOSED SITE. BASED ON THE EXISTING TOPO, THE SITE IS DIVIDED INTO THREE ONSITE BASINS AND FOUR OFFSITE BASINS. ONSITE EXISTING BASIN 1 DRAINS SOUTHWEST TOWARD DEKOONING AVE AND COMBINES WITH FLOW FROM OFFSITE BASINS 3. ONSITE EXISTING BASIN 2 DRAINS NORTHWEST TOWARDS STRYKER ROAD AND COMBINES WITH OFFSITE BASIN 4. THERE IS EXISTING STORM DRAIN INFRASTRUCTURE WITHIN STRYKER ROAD AND DEKOONING AVE WHICH CONVEYS THESE FLOWS TO POND 4 LOCATED AT THE SOUTHWEST CORNER OF DEKOONING AVE AND NORTH MESA DEL SOL BLVD. ONSITE EXISTING BASIN 3 CONSISTS OF THE MAJORITY OF THE PROPOSED SITE AND DRAINS SOUTHEAST. OFFSITE BASIN 1 AND 2 SURFACE DRAINS SOUTH AND EAST RESPECTIVELY AND FOLLOWS THE EXISTING TERRAIN DOWNSTREAM. THE TOTAL FLOW FROM ONSITE AND OFFSITE BASINS IN EXISTING CONDITIONS IS SUMMARIZED IN THE TABLE SHOWN ON THIS SHEET.



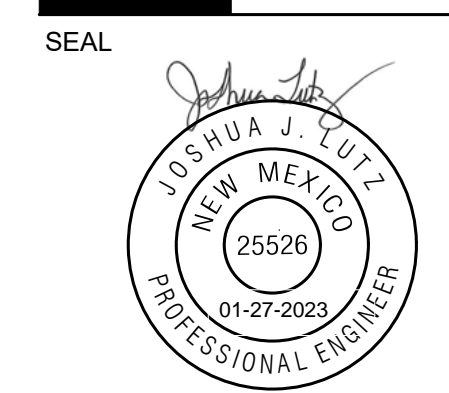
**BENCH MARKS**  
 ALBUQUERQUE CONTROL SURVEY MONUMENT "BH 23-331-01"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 N = 1,450,690.175, E = 1,532,134.113  
 COMBINED FACTOR = 0.999856215  
 ELEVATION = 5,298.791 (NAVD 88)

Woodbury Apartments - DMP										
Existing Conditions Basin Data Table										
This table is based on the DPM Section ch 6, Zone: 2										
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WT E (inches)	V(100yr-6hr) (CF)
			A	B	C	D				
<b>Onsite</b>										
Basin 1	35067	0.81	90.0%	0.0%	10.0%	0.0%	1.8	1.5	0.66	1932
Basin 2	29303	0.67	90.0%	0.0%	10.0%	0.0%	1.8	1.2	0.66	1614
Basin 3	348111	7.99	90.0%	0.0%	10.0%	0.0%	1.8	14.7	0.66	19175
<b>SUBTOTAL</b>	<b>412481</b>	<b>9.5</b>						<b>17.5</b>		
<b>Offsite</b>										
Offsite Basin 1	45541	1.05	10.0%	0.0%	90.0%	0.0%	2.9	3.0	0.99	3753
Offsite Basin 2	67767	1.56	90.0%	0.0%	10.0%	0.0%	1.8	2.9	0.66	3733
Offsite Basin 3	37708	0.87	5.0%	0.0%	40.0%	55.0%	3.7	3.2	1.72	5419
Offsite Basin 4	40185	0.92	0.0%	0.0%	5.0%	95.0%	4.3	3.9	2.27	7585
<b>SUBTOTAL</b>	<b>191202</b>	<b>4.4</b>						<b>13.1</b>		

- LEGEND**
- BASIN BOUNDARY
  - 5320 --- PROPOSED INDEX CONTOUR
  - 5319 --- PROPOSED INTERMEDIATE CONTOUR
  - 5320 --- EXISTING INDEX CONTOUR
  - 5319 --- EXISTING INTERMEDIATE CONTOUR
  - DIRECTION OF FLOW
  - ~~~~~ WATER BLOCK/GRADE BREAK

**DEKKER PERICH SABATINI**

Architecture in Progress



MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

ARC

REVISIONS

DRAWN BY

REVIEWED BY

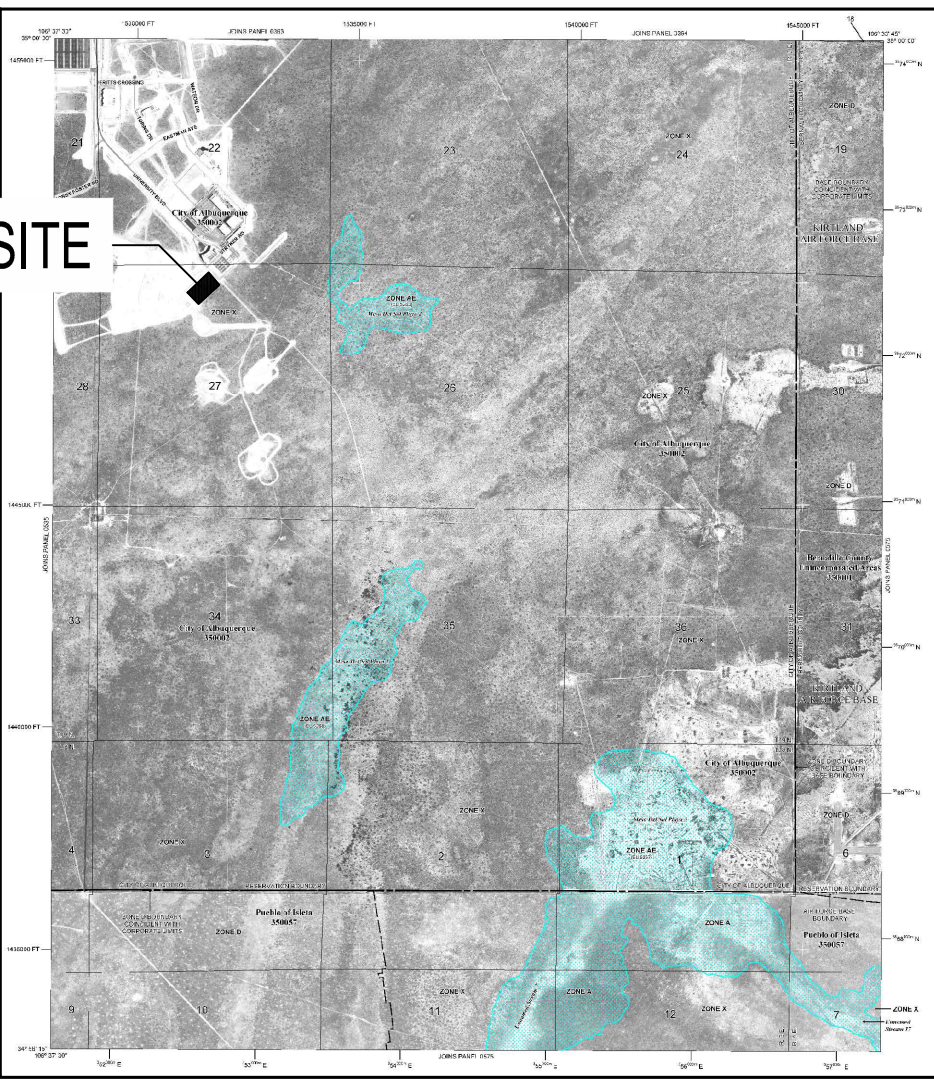
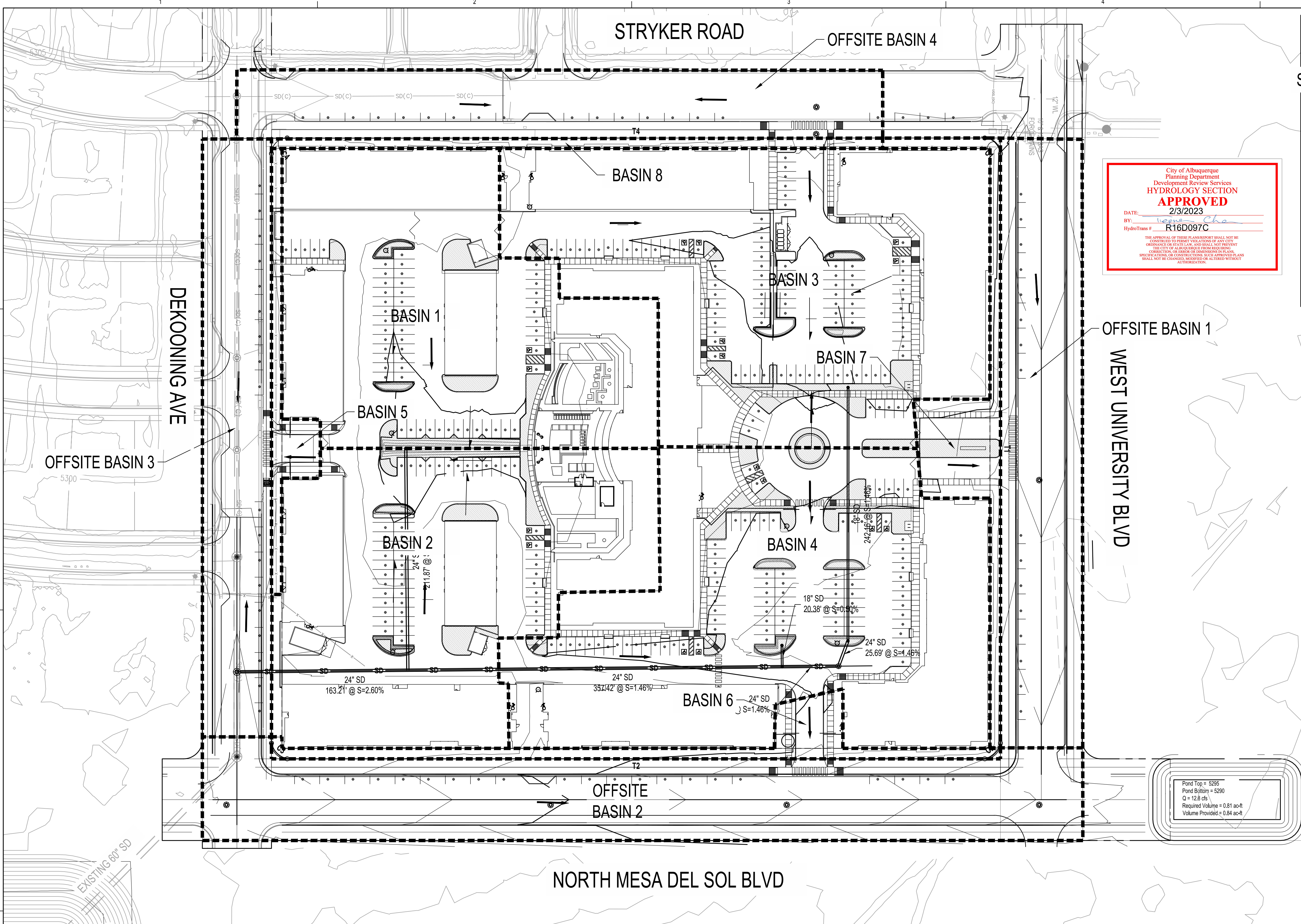
DATE 01/20/2023

PROJECT NO. 22-0148

DRAWING NAME

CONCEPTUAL EXISTING DRAINAGE EXHIBIT

SHEET NO. C800



FEMA FIRM MAP # 35001C0555H

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 2/3/2023  
BY: [Signature]  
HydroTrans # R16D097C

**DRAINAGE NARRATIVE:**

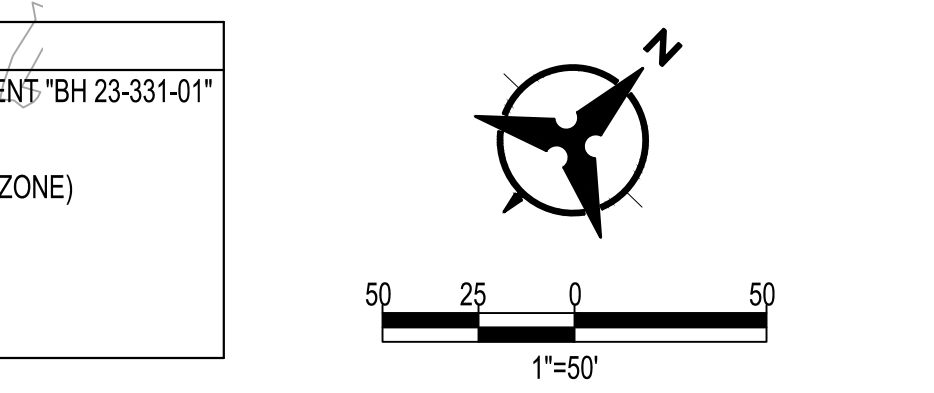
**INTRODUCTION:**  
THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF STRYKER ROAD AND DEKOONING AVE INTERSECTION. THE SITE WILL CONSIST OF 9 TOTAL MULTI FAMILY AND RETAIL BUILDINGS WITH ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY THE DPM.

**METHODOLOGY:**  
THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6.2 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED CONDITIONS BASIN DATA TABLE" ON THIS SHEET. THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

**PROPOSED:**  
IN THE PROPOSED CONDITIONS, THE SITE HAS BEEN DIVIDED INTO EIGHT ONSITE BASINS AND FOUR OFFSITE BASINS. ONSITE BASIN 1 AND 2 MAKE UP THE WEST HALF OF THE SITE AND DRAINS TOWARD THE MIDDLE OF THE SITE TO BE CAPTURED IN A SERIES OF FIRST FLUSH PONDS. ONSITE BASINS 3 AND 4 MAKE UP THE EAST HALF OF THE SITE AND DRAINS TOWARD THE MIDDLE OF EACH BASIN TO BE CAPTURED IN A SERIES OF FIRST FLUSH PONDS. ULTIMATELY ONSITE BASINS 1-4 WILL BE COLLECTED BY STORM DRAIN AND CONVEYED TO THE EXISTING 60" STORM DRAIN PIPE WITHIN DEKOONING AVE. THE 60" STORM DRAIN PIPE OUTFALLS TO POND 4. POND 4 WILL BE UP-SIZED TO ACCOMMODATE THE ADDITIONAL FLOWS FROM THIS TRACT. DEVELOPED FLOW FROM OFFSITE BASINS 1 AND 2 WILL BE CONVEYED TO A TEMPORARY POND LOCATED NORTHEAST OF NORTH MESA DEL SOL BLVD. ONCE NORTH MESA DEL SOL BLVD IS EXTENDED, THIS POND SHALL BE RELOCATED UNTIL IT ULTIMATELY DISCHARGES TO ITS ULTIMATE LOCATION.

**LEGEND**

- BASIN BOUNDARY
- 5320 --- PROPOSED INDEX CONTOUR
- 5319 --- PROPOSED INTERMEDIATE CONTOUR
- 5320 --- EXISTING INDEX CONTOUR
- 5319 --- EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- SD --- WATER BLOCK/GRADE BREAK
- SD --- PROPOSED STORM DRAIN PIPE
- ⊙ --- PROPOSED STORM DRAIN MANHOLE
- ⊙ --- PROPOSED STORM DRAIN INLETS
- AREA DESIGNATED TO PROVIDE STORM WATER QUALITY VOLUME



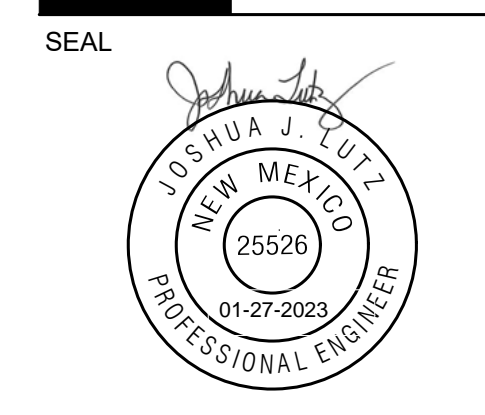
**POND 4**  
SEE GRADING PLAN FOR POND EXPANSION INFORMATION  
13.13 ac-ft

**Woodbury Apartments - DMP**  
**Proposed Conditions Basin Data Table**

This table is based on the DPM Section ch 6, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				SWQV											
			A	B	C	D	Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)	V(100yr-10day)	Imperv. Area	First Flush	Required Volume	Req'd Volume	Volume	
	(SQ. FT)	(AC.)					(cfs/fac.)	(CFS)	(inches)	(CF)	(CF)	(AC-FT)	(SF)	(IN)	(CF)	(AC-FT)	(AC-FT)	(AC-FT)
<b>Onsite</b>																		
BASIN 1	82452	1.89	0.0%	0.0%	8.0%	92.0%	4.2	8.0	2.23	15295	23,702	0.54	75,855	0.420	2,655	0.061	0.064	
BASIN 2	83557	1.92	0.0%	0.0%	8.0%	92.0%	4.2	8.7	2.23	15500	24,020	0.55	76,873	0.420	2,697	0.062	0.067	
BASIN 3	106881	2.45	0.0%	0.0%	16.0%	84.0%	4.1	10.1	2.12	18900	28,851	0.66	89,780	0.420	3,142	0.072	0.249	
BASIN 4	103907	2.39	0.0%	0.0%	17.0%	83.0%	4.1	9.8	2.11	18262	27,820	0.64	86,242	0.420	3,018	0.069	0.092	
BASIN 5	6262	0.14	0.0%	0.0%	79.0%	21.0%	3.3	0.5	1.30	680	826	0.02	1,315	0.420	46	0.001	0.000	
BASIN 6	10309	0.24	0.0%	0.0%	85.0%	15.0%	3.2	0.8	1.23	1052	1,224	0.03	1,546	0.420	54	0.001	0.007	
BASIN 7	13413	0.31	0.0%	0.0%	75.0%	25.0%	3.4	1.0	1.36	1515	1,886	0.04	3,353	0.420	117	0.003	0.022	
BASIN 8	5854	0.13	0.0%	0.0%	95.0%	5.0%	3.1	0.4	1.10	534	567	0.01	293	0.420	10	0.000	0.000	
<b>SUBTOTAL</b>	<b>412635</b>	<b>9.5</b>						<b>38.8</b>				<b>2.50</b>			<b>0.269</b>	<b>0.502</b>		
<b>Offsite</b>																		
Offsite Basin 1	45541	1.05	0.0%	0.0%	10.0%	90.0%	4.2	4.4	2.20	8349	12,892	0.30	40,987	0.420	1,435	0.033	0.840	
Offsite Basin 2	67767	1.56	0.0%	0.0%	10.0%	90.0%	4.2	6.6	2.20	12424	19,184	0.44	60,990	0.420	2,135	0.049	0.840	
Offsite Basin 3	37708	0.87	0.0%	0.0%	10.0%	90.0%	4.2	3.6	2.20	6913	10,675	0.25						
Offsite Basin 4	40185	0.92	0.0%	0.0%	10.0%	90.0%	4.2	3.9	2.20	7367	11,376	0.26						
<b>SUBTOTAL</b>	<b>191202</b>	<b>4.4</b>						<b>18.5</b>				<b>1.24</b>						

**DEKKER PERICH SABATINI**  
Architecture in Progress



MESA DEL SOL-TRACT A  
(Tract A) UNIVERSITY BLVD.  
SE ALBUQUERQUE, NM 87106

ARC  
REVISIONS  
DRAWN BY  
REVIEWED BY  
DATE 01/20/2023  
PROJECT NO. 22-0148  
DRAWING NAME  
CONCEPTUAL PROPOSED DRAINAGE EXHIBIT  
SHEET NO. C801















# PR-2023-008551\_SI-2023-00778\_Site\_Plan\_Approved\_8-17-23\_Sheet\_1

Final Audit Report

2023-09-08

Created:	2023-08-18
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAywwDIA41SNgDLngK6lrf7N597INmR2u

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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature  
2023-08-18 - 8:48:19 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature  
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-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature  
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-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature  
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-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature  
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-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature  
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Agreement completed.

2023-09-08 - 3:20:26 PM GMT



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