ROUTE 66 FLATS

7600 CENTRAL AVE SW
ALBUQUERQUE, NM 87121

LOT : 51 / BLOCK : 0000
SUBDIVISION : TOWN OF ATRISCO GRANT UNIT 6

UPC : 101005722814830517
LEGAL DESCRIPTION : ATRISCO GRANT W1/2 TR52 W2.39 AC

DRB PROJECT NUMBER: PR-2023-008589 aka PR-2024-009904
APPLICATION NUMBER : SI-2024-000136

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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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

GENERAL NOTES

1. FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPERATE REVIEWS AND PERMITS.
2. ANGLES SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
3. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
4. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
5. APPROVAL FOR THIS PLAN DOES NO CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
6. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
7. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASS WILL BE IRRIGATED BY A SEPERATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREAS. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
9. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER
10. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE HOME OWNERS ASSOCIATION / PROPERTY OWNER(S) OF PARCEL(S) _____.

ALTERNATIVE LANDSCAPE PLAN APPROVAL

APPROVED DEVELOPMENT REVIEW DEPARTMENT — **04/10/2024** DATE

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer

X = Required [ ] = Public Hearing < > = Quasi-judicial Hearing

R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

	Mtgs		Public Notice					Review and Decision-making Bodies							
Subsection	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)	6-2(A)	
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff[1]	DHO	EPC	LC	ZHE	LUHO	City Council[2]	Specific Procedures
Site Plan – Administrative[4]	X[5]		X		X		X	D					<AR>	<AD>	6-5(G)

6-4(B)(1)(b) NEIGHBORHOOD MEETING (NOT REQUIRED) : THE APPLICATION IS A SITE PLAN - ADMINISTRATIVE PROPOSING A NEW BUILDING OR MULTIPLE BUILDINGS THAT INCLUDE A TOTAL OF ANY OF THE FOLLOWING:
1. MORE THAN 100 MULTI-FAMILY RESIDENTIAL DWELLING UNITS **(N/A)**
2. MORE THAN 50,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT **(N/A)**

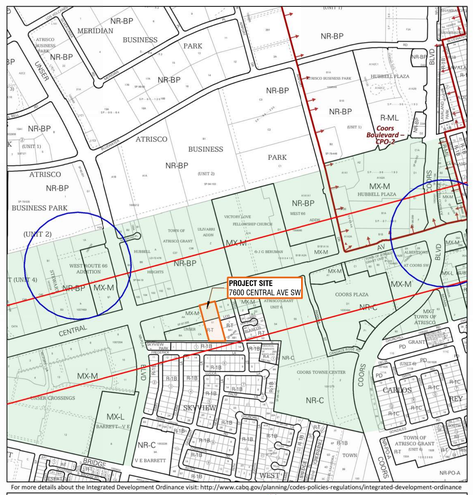
6-4(K)(2) ELECTRONIC MAIL : THE APPLICANT SHALL SEND AN ELECTRONIC MAIL NOTICE TO THE EMAIL ADDRESSES ON FILE WITH THE ONC FOR EACH NEIGHBORHOOD ASSOCIATION WHOSE BOUNDARIES INCLUDE OR ARE ADJACENT TO THE SUBJECT PROPERTY

6-4(K)(4) POSTED SIGN : THE APPLICANT SHALL POST AT LEAST 1 SIGN ON EACH STREET ABUTTING THE PROPERTY THAT IS THE SUBJECT OF THE APPLICATION, AT A POINT CLEARLY VISIBLE FROM THAT STREET, FOR AT LEAST 15 CALENDAR DAYS BEFORE THE PUBLIC HEARING AND FOR THE REQUIRED APPEAL PERIOUD FOLLOWING ANY FINAL DECISION (NOT APPLICABLE)

hOpWORKS architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF NEW MEXICO
CHAD H. HOLTZINGER
NO. 6016
REGISTERED ARCHITECT
03/08/2024

IDO ZONE ATLAS MAP



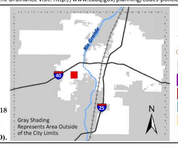
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

AGIS Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page: **K-10-Z**

Easement
Escarpment
Petroglyph National Monument
Areas Outside of City Limits
Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone
Feet 0 250 500 1,000

CENTER TYPE : ACTIVITY
PREMIUM TRANSIT STATION
MAJOR TRANSIT CORRIDOR

PROGRAM MATRIX

CONCEPTUAL PROGRAM

PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES
91.7%	1 / 1	Unit 1.0	500	44	22,000	0	0	
6.3%	1 / 1	Unit 1.0	520	3	1,560	0	0	Type A units
2.1%	2 / 1	Unit 2.0	775	1	775	0	0	Property Manager Unit
		Multi Family Average SF	**506.98**	48	24,335	0	0	Total
Apartment RSF					**24,335**			Floorplate Efficiency
Core / Circulation	**Lvl 1-3**				**7,949**			5'-2" corridors, MEP
Leasing / Lobby / Amenity	**Lvl 1**				**3,000**			Includes all space on Level 1
Maintenance	**Lvl 1**				**600**			Include Bedbug & Shed
GLA					**35,884**			Parking & Balconies not included
					0			
GBA					**35,884**			

Zone District	MX-M and R-T		Reduction	On-Site Parking Req'd	Provided	
Parking			Units	Cars	Cars	
Zoning Requirement	1.2 / unit	1 bedroom	47	56		
	1.6 / unit	2 bedroom	1	1		
Amenity	3 / 1,000sf	3,000= 3 x 3		9		calculations round down
Total required				**66**		
(max allowed reductions)	*50%*		*33*			
EV Stalls (10%)						
(2 car reduction per station)	*-1*		*6 stalls*	*-6*		*Provide panel space, conduit, 208/240 volt and 40 amp circuit EV chargers installed*
Proximity to Transit (30% reduction)			*20*	*-20*		reductions round up
				40	**40**	
Motorcycle parking		1 per 25 cars		2	**2**	
Bicycle parking	10%			7	**24**	
Loading Space / NA						
Open space						
1 bedroom- 225SF	225		47	10,575		
2 bedroom- 285SF	285		1	285		
				10,860		

BUILDING & CODE INFORMATION

OCCUPANCY	R-2, A-3, B
CONSTRUCTION TYPE	V-A
SPRINKLER SYSTEM	NFPA 13R
NUMBER OF STORIES	3
GROSS BUILDING AREA	35,884 SF
ZONING / MULTIFAMILY	MX-M **(IDO : 4-3(B)(8)** & R-T **(IDO : 4-3(D)(1)**
CENTER TYPE	ACTIVITY **(IDO : 14-16-7-1)**
CITY DEVELOPMENT AREA	AREA OF CHANGE **(IDO : 14-16-7-1)**
MAJOR TRANSIT CORRIDOR	YES **(IDO : 14-16-7-1)**
CITY COUNCIL	DISTRICT 3
MRA W/ ADOPTED PLAN	WEST CENTRAL
OVERLAY ZONE	N/A
PRIMARY ST	CENTRAL AVE SW / RTE 66
DWELLING UNITS	(47) 1 BEDROOM, (1) 2 BEDROOM
TOTAL	48
SURFACE PARKING	40 SPACES
TOTALS	2 MOTORCYCLE SPACES
	24 BICYCLE SPACES
JURISDICTION	ALBUQUERQUE
BUILDING CODES	2021 NEW MEXICO RESIDENTIAL BLDG CODE
	2021 NEW MEXICO MECH CODE
	2021 NEW MEXICO PLUMB CODE
	2020 NEW MEXICO ELEC CODE
LOCAL AMENDMENTS	2022 UNIFORM ADMINISTRATIVE CODE OF THE CITY OF ALBUQUERQUE
ENERGY REQUIREMENTS:	2018 INTERNATIONAL ENERGY CONSERVATION CODE Bernalillo County, Climate Zone 4B
	MFA DESIGN STANDARDS FOR FUNDING HERS certification of 55 or less

STATISTICAL INFORMATION

ZONE DISTRICT	MX-M & R-T	
GENERAL ZONE LOT INFORMATION	**SQ. FT.**	**ACRES**
ZONE LOT SIZE (GROSS PROJECT AREA)	103,679 GSF	2.38 ACRES
AREA TO BE DEEDED FOR ADDITIONAL RIGHT OF WAY	N/A	N/A
NET LOT AREA (AREA WITHIN PROPERTY LINE, MINUS BUILDING FOOTPRINT)	91,995 - 14,072 = 77,923 SF	-
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY ST = CENTRAL AVE. SW	
PROPOSED USES	AFFORDABLE HOUSING	
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY)	**48 UNITS** LEVEL 01 : 15 UNITS LEVEL 02 : 17 UNITS LEVEL 03 : 16 UNITS	
GROSS FLOOR AREA FOR EACH USE (FOR NON RESIDENTIAL AND MIXED USE PROJECTS)	35,884 GSF	
COMMUNITY GARDEN	6,000 SF	
BUILDING FORM USED	**GENERAL**	
DESIGN ELEMENTS (PER IDO TABLE 5-1-2)	**REQUIRED**	**PROVIDED**
BUILDING HEIGHT, FEET (MAX)	48 FT	36'-3"
USABLE OPEN SPACE (MIN) - 1BR : 225 SF/UNIT, 2BR : 285 SF/UNIT	225 x 47 = 10,575 SF 285 x 1 = 285 SF TOTAL REQ : 10,860 SF	TOTAL PROVIDED : 49,950 SF
IDO 5-3(D)(3)(b) : PEDESTRIAN WALKWAYS FOR STREET FACING FACADES WITH PEDESTRIAN ENTRANCE	**PER TABLE 5-3-1 :** MIN WIDTH : 10FT	10'-0" AVERAGE: 10' + 11'-2 + 10' = 10'-4
SETBACKS (PER IDO TABLE 5-1-2)	**REQUIRED**	**PROVIDED**
FRONT (MIN/MAX)	5 FT / N/A	44'-0"
INTERIOR SIDE (MIN/MAX) *STREET SIDE : NOT APPLICABLE*	0 FT	N/E : 17'-3" N/W : 60'-5"
REAR (MINIMUM)	15 FT	299'-5"
PARKING	**REQUIRED**	**PROVIDED**
STANDARD SPACES (1 BEDROOM : 1.2 / UNIT)	1.2 x 47 = 56	
STANDARD SPACES (2 BEDROOM : 1.6 / UNIT)	1.6 x 1 = 1	
STANDARD SPACES (AMENITY : 3 / 1000 SF @ 3,000 SF)	3 x 3 = 9	
ACCESSIBLE (2%)	40 x 2% = 0.8	5 SPACES
TOTAL REQUIRED:	**66 SPACES**	
TRANSIT CORRIDOR REDUCTION (30% RED.)	66 x 30% = 20.1	
EV SPACES (2 CAR REDUCTION PER STALL - 10% MAX)	66 x 10% = 6.6	6 STALLS
TOTAL REQUIRED AFTER REDUCTIONS:	**40 SPACES**	40 STALLS
BICYCLE (3 SPACES OR 10% OF REQUIRED PARKING, GREATER)	10% OF 67 = 6.7	24 SPACES
MOTORCYCLE (1 PER 25 CARS)	67 / 25 = 2.68	4
GROUND STORY ACTIVATION (TRANSPARENCY)	**REQUIRED**	**PROVIDED**
TOTAL TRANSPARENCY PRIMARY STREET (%)	20% x 1264SF = 252.8SF	**352.5SF**
TOTAL TRANSPARENCY SIDE STREET (%)	N/A	N/A

APPLICABLE IDO STANDARDS

ALLOWABLE USES	TABLE 4-2-1 RESIDENTIAL USE - DWELLING, MULTI-FAMILY (MX-M) TABLE 4-2-1 COMMERCIAL USE - COMMUNITY GARDEN (R-T)
USE SPECIFIC STANDARDS	IDO SECTION 4-3(B)(8)(a) / IDO SECTION 4-3(D)(1)(a)
DIMENSIONAL STANDARDS - TABLES & EXCEPTIONS	IDO SECTION 5-1(D)(1) MIXED-USE ZONE DISTRICT, TABLE 5-1-2 (MX-M) IDO SECTION 5-1(C)(1) RESIDENTIAL ZONE DISTRICT, TABLE 5-1-1 (R-T STANDARDS)
SITE DESIGN & SENSITIVE LANDS	N/A
SUBDIVISION OF LAND	N/A
PARKING AND LOADING	IDO SECTION 5-5(C)(1) OFF-STREET PARKING CALCULATIONS TABLE 5-5-1 MINIMUM O FF-STREET PARKING REQUIREMENTS IDO SECTION 5-5(C)(5)(c) REDUCTION FOR PROXIMITY TO TRANSIT IDO SECTION 5-5(C)(6)(a) ELECTRIC VEHICLE CHARGING CREDIT IDO SECTION 5-5(F)(2)(b) DESIGN, ACCESS & CIRCULATION
WALLS AND FENCES	TABLE 5-7-1 MAXIMUM WALL HEIGHT IDO SECTION 5-7(E)(1)(b) MATERIALS AND DESIGN
OUTDOOR AND SITE LIGHTING	IDO SECTION 5-8(D)(1) GENERAL DESIGN AND ILLUMINATION
NEIGHBORHOOD EDGES	N/A
SOLAR ACCESS	IDO SECTION 5-10(C) BUILDING HEIGHTS TABLE 5-10-1 SOLAR RIGHTS MAXIMUM BUILDING HEIGHTS
BUILDING DESIGN	IDO SECTION 5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR MULTI-FAMILY OUTSIDE OF UC-MS-PT AREAS IDO SECTION 5-11(E)(2)(b) FACADE DESIGN FOR ACTIVITY CENTERS
SIGNS	IDO SECTION 5-12(F)(2) SIGNS IN MIXED-USED AND NON-RESIDENTIAL ZONE DISTRICTS TABLE 5-12-2 ON-PREMISES SIGNS IN MIXED-USE AND NON-RESIDENTIAL ZONE DISTRICTS IDO SECTION 5-12(E)(5)(c) ILLUMINATION AND MOTION
OPERATION & MAINTENANCE	IDO SECTION 5-13(B)(2) BUILDING AND STRUCTURES

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: TB
REVIEWED: EP

DATE: 3/29/2024

PROJECT #: 21018
FILE:
SHEET TITLE:
COVER SHEET

SCALE: 12" = 1'-0"

NO. SITE-0.0

VICINITY MAP (NOT TO SCALE)

0 40 80 120
SCALE IN FEET

SYMBOL LEGEND:

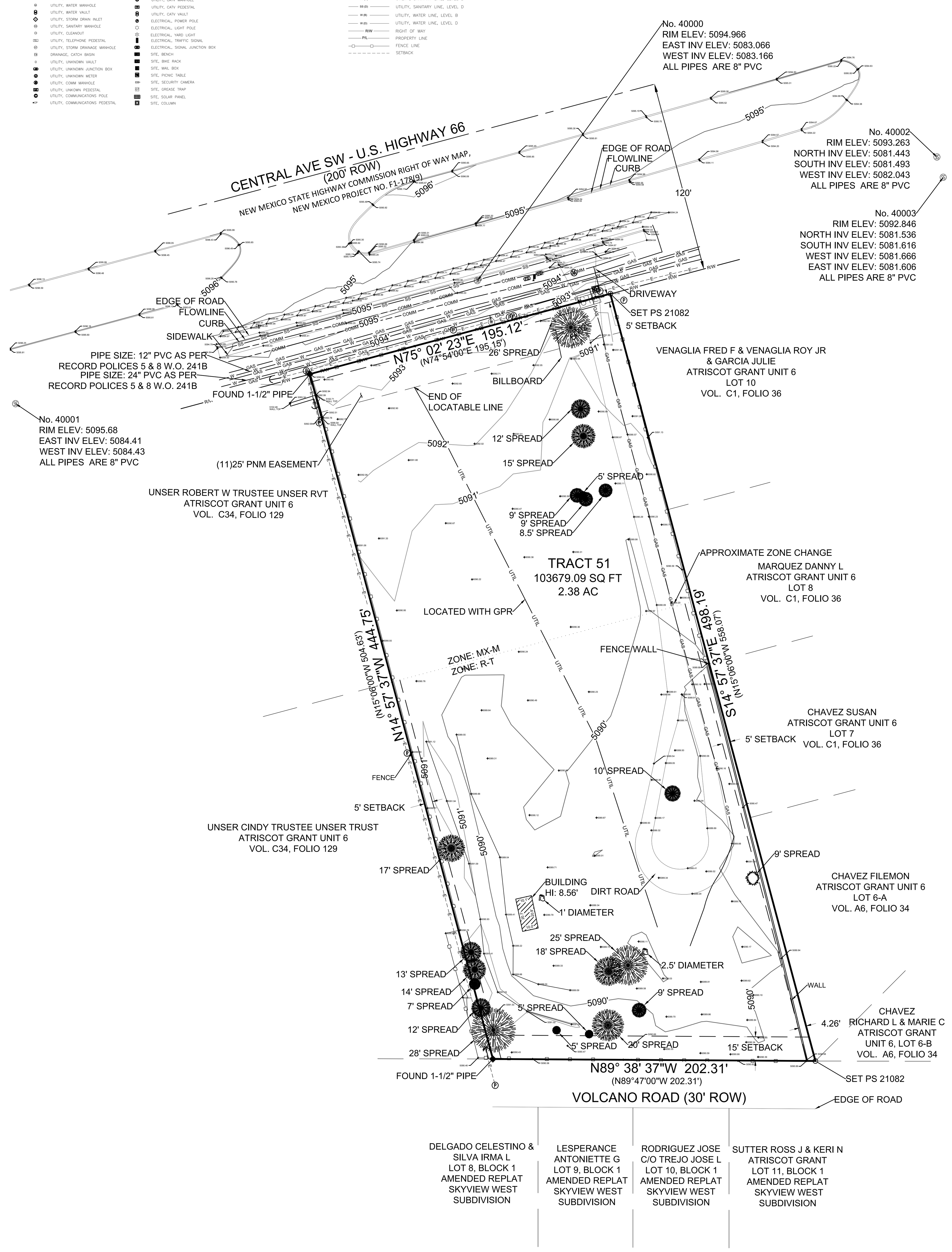
UTILITY, ELECTRIC JUNCTION BOX
UTILITY, ELECTRIC PEDESTAL
UTILITY, ELECTRIC METER
UTILITY, ELECTRIC MANHOLE
UTILITY, ELECTRIC PULL-BOX
UTILITY, ELECTRIC TRANSFORMER
UTILITY, ELECTRIC GUY WIRE
UTILITY, AIR CONDITIONING UNIT
UTILITY, GAS METER
UTILITY, GAS VALVE
UTILITY, GAS VENT PIPE
UTILITY, GAS REGULATOR VALVE
UTILITY, GAS VAULT
UTILITY, PROPANE TANK
UTILITY, FIRE HYDRANT
UTILITY, WATER FAUCET
UTILITY, WATER VALVE
UTILITY, WATER METER
UTILITY, WATER MANHOLE
UTILITY, WATER VAULT
UTILITY, STORM DRAIN INLET
UTILITY, SANITARY MANHOLE
UTILITY, CLEANOUT
UTILITY, TELEPHONE PEDESTAL
UTILITY, STORM DRAINAGE MANHOLE
DRAINAGE, CATCH BASIN
UTILITY, UNKNOWN VAULT
UTILITY, UNKNOWN JUNCTION BOX
UTILITY, UNKNOWN METER
UTILITY, COMM MANHOLE
UTILITY, UNKOWN PEDESTAL
UTILITY, COMMUNICATIONS POLE
UTILITY, COMMUNICATIONS PEDESTAL

UTILITY, STUB
UTILITY, CATV LINE MARKER
UTILITY, ELECTRIC LINE MARKER
UTILITY, FIBEROPTIC LINE MARKER
UTILITY, GAS LINE MARKER
UTILITY, TELEPHONE LINE MARKER
UTILITY, WATER LINE MARKER
UTILITY, FIBER OPTIC JUNCTION BOX
UTILITY, FIBER OPTIC PEDESTAL
UTILITY, FIBER OPTIC VAULT
UTILITY, IRRIGATION GATE VALVE
UTILITY, IRRIGATION VALVE
UTILITY, SPRINKLER HEAD
UTILITY, TELEPHONE MANHOLE
UTILITY, TELEPHONE PEDESTAL
UTILITY, TELEPHONE BOX
UTILITY, TELEPHONE VAULT
UTILITY, CATV MANHOLE
UTILITY, CATV PEDESTAL
UTILITY, CATV VAULT
ELECTRICAL, POWER POLE
ELECTRICAL, LIGHT POLE
ELECTRICAL, YARD LIGHT
ELECTRICAL, TRAFFIC SIGNAL
ELECTRICAL, SIGNAL JUNCTION BOX
SITE, BENCH
SITE, BIKE RACK
SITE, MAIL BOX
SITE, PICNIC TABLE
SITE, SECURITY CAMERA
SITE, GREASE TRAP
SITE, SOLAR PANEL
SITE, COLUMN

SITE, CONTROL POINT
SITE, FOUND MONUMENTATION
SITE, FINISHED FLOOR
SITE, FENCE CORNER
SITE, BOLLARD/ POST
SITE, BUSH
SITE, CACTUS
SITE, TREE
SITE, STUMP
SITE, WINDMILL
SITE, TRASH BIN
SITE, FLAG POLE
SITE, BASKETBALL GOAL
SITE, GATE
SITE, HANDICAP PARKING

LINE TYPES:

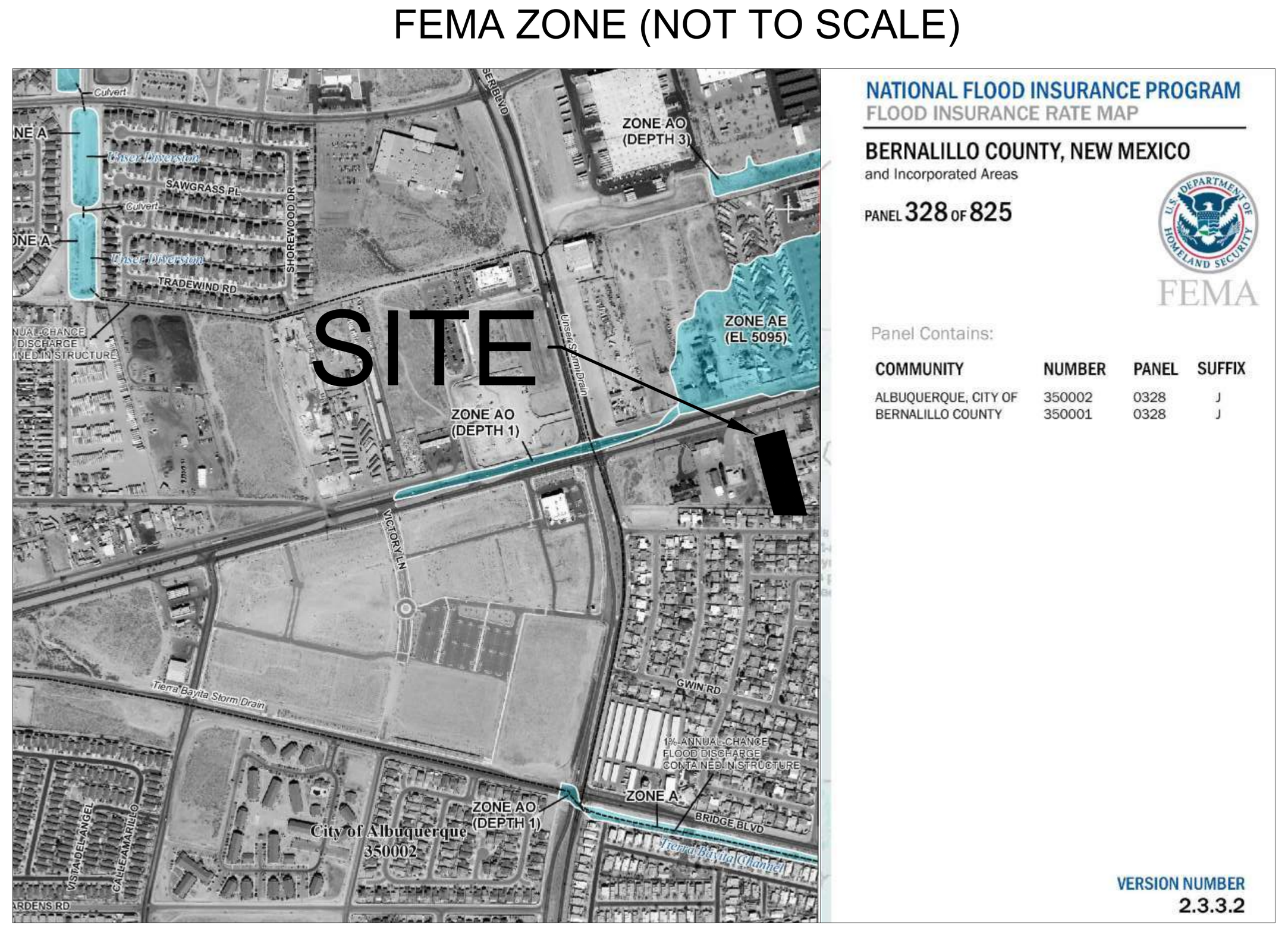
E — ELECTRICAL, UNDERGROUND LINE
W — UTILITY, WATER LINE
COMM — UTILITY, COMMUNICATIONS
UTIL — UTILITY, UNKNOWN LINE
GAS — GAS LINE
SS — SANITARY LINE
SD — STORM DRAIN LINE
OHE — OVERHEAD LINE
FO — UTILITY, FIBER OPTIC LINE
E (B) — UTILITY, ELECTRIC LINE, LEVEL B
E (D) — UTILITY, ELECTRIC LINE, LEVEL D
FO (B) — UTILITY, FIBER OPTIC LINE, LEVEL B
FO (D) — UTILITY, FIBER OPTIC LINE, LEVEL D
GAS (B) — UTILITY, GAS LINE, LEVEL B
GAS (D) — UTILITY, GAS LINE, LEVEL D
SS (B) — UTILITY, SANITARY LINE, LEVEL B
SS (D) — UTILITY, SANITARY LINE, LEVEL D
W (B) — UTILITY, WATER LINE, LEVEL B
W (D) — UTILITY, WATER LINE, LEVEL D
R/W — RIGHT OF WAY
P/L — PROPERTY LINE
FENCE LINE
SETBACK



PLAT NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & FIELD SURVEYS.
2. BEARINGS ARE NAD 83 SPCS NM CENTRAL GRID BASED.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE RECORD
5. FIELD SURVEY PERFORMED IN THE MONTH OF JULY 2023
6. RECORDS USED:
-NM 6 - COMMITMENT FOR TITLE INSURANCE, FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO, N0037514 / SP000133155
-BK A41 PG 1632 BERNALILLO COUNTY
-PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, INSTRUMENT NO. 1944120544A
-NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F1-178(9)
7. COORDINATES ARE NAD 1983/NAVD 1988 (GEOID 18A CONUS)-NEW MEXICO STATE PLANE-CENTRAL ZONE-UTILIZING HEXAGON SMARTNET
8. ALL LABELS MARKED AS "SET" ARE 5/8" RBR AND CAP PS 21082
9. IDO ZONE ATLAS IDENTIFICATION: K-10-Z
10. ZONE DISTRICT:
-NORTH PART OF AREA IS ZONE DISTRICT MX-M
-SOUTH PART OF AREA IS ZONE DISTRICT R-T
11. ZONING REQUIREMENTS WILL VARY DEPENDING ON THE AREA USAGE, REFER TO THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE FOR RESTRICTIONS AND ORDINANCES.
12. GROSS LAND AREA: 2.38 AC AND/OR 103679.09 SQ FT

FEMA ZONE (NOT TO SCALE)



LEGAL:
The West one-half (W.1/2) of Tract 52, Unit No. 6 of Plat of TOWN OF ATRISCO GRANT, said Tract 52 as shown on Plat filed for record in the office of the County Clerk of Bernalillo County on December 5, 1944 situate in Section 22, T.10N., R.2E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

A certain tract of land situated in School District No. 28 within the exterior boundaries of the Town of Atrisco Grant, in the County and State aforesaid, bounded on the North by US Highway #66 on the East by land now or formerly owned by Miramon Anaya, on the South by land belonging to the Town of Atrisco Grant, and on the West by land belonging to said Town of Atrisco Grant, and more particularly described by actual survey as follows:

Beginning at the Northwest corner, a point on the South Line of the Right-of-Way of US Highway #66, whence the Northeast corner of Section 3, Township 10 North, Range 2 East, NMPM bears N 8°03' E, 18,974.50 feet distant; Running from said beginning point N 74° 54' E, along the South line of US Highway #66, 192.125 feet to the Northeast corner; Thence S 15° 06' E 558.07 feet to the Southeast corner; Thence N 89° 47' W, 202.31 feet to the Southwest corner; Thence N 15° 06' W, 504.63 feet to the place of beginning.

ALL TITLE INFORMATION IS TAKEN FROM TABLE A OF THE ALTA NSPS TABLE PROVIDED BY ONWER. ALL ITEMS LISTED BELOW IN SCHEDULE B OF THE TITLE COMMITMENT #N0037514/SP000133155 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND IF PLOTTABLE , ARE DEPICTED HEREON. EACH PLOTTED ITEM LISTED BELOW IS IDENTIFIED BY REFERENCE EXCEPTION NOT LISTED HEREON

No.	Recording Information	Affect on Property
1	Rights or claims of parties in possession not shown by the Public Records.	Affects Not Plottable
2	Easements, or claims of easements, not shown by the Public Records.	Affects Not Plottable
3	Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.	Affects Not Plottable
4	Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.	Affects Not Plottable
5	Community property, survivorship or homestead rights, if any, of any spouse to the insured (or vestee in a leasehold or loan policy).	Affects Not Plottable
6	Water rights, claims or tile to water.	Affects Not Plottable
7	Taxed for the year 2023, and thereafter.	Affects Not Plottable
8	Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.	Affects Not Plottable
9	Reservation, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof. Recorded: in Book 35, page 91, records of Bernalillo County, New Mexico.	Affects Not Plottable
10	Easement(s) as set forth on the recorded plat filed December 5, 1944, in Plat Book D, page 117, records of Bernalillo County, New Mexico.	Does not Affect
11	Public Service Company of New Mexico Easement dated July 27, 2002 by Public Service Company of New Mexico, a New Mexico corporation, filed September 5, 2002, in Book A41, page 1632, as Document No. 2002111952, records of Bernalillo County, New Mexico.	Affects As Shown
12	Reservations of all minerals, including oil and gas, as set forth in Deed filed in Book D504, page 417, record of Bernalillo County, New Mexico.	Affects Not Plottable
13	Easement granted to American Telephone and Telephone company filed in Book 112, page 290; Amended by Modification of Easement filed in Book Misc. 298, page 635, and Assigned to Mountain States Telephone and Telegraph Company by Assignment filed in Book Misc. 575, page 928, as Document No. 77-77282, records of Bernalillo County, New Mexico.	Does Not Affect
14	Rights of parties in possession as tenants only under unrecorded rental or lease agreements.	Affects Not Plottable
15	Any possible assessment for paving, sewer or waterline extensions which may exist, but have not yet been recorded. In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Nothing herein prohibits the arbitration of all arbitrable matter when agreed to by both the Company and the insured. NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.	Affects Not Plottable

SURVEYORS CERTIFICATION

To: Fidelity National Title Insurance Company and Construction Survey Technologies, INC this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(A), 6(B), 7(A), 7(B1), 7(C) through 10,11(A), 11(B), 13, 14, 16-19 of Table A thereof. The fieldwork was completed on July 10 & July 20, 2023.

DAVID P. ACOSTA NEW MEXICO 21082 PROFESSIONAL SURVEYOR

DAVID P. ACOSTA PS NO. 21082 — 08-14-2023 DATE

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 16560
LAS CRUCES, NM 88004
575-644-0250

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO	
DSBY	
DRAWN	NS, JC, AN
CHECKED	NM
APPROVED	DPA
LAST EDIT	08-14-2023
PLOT DATE	08-14-2023
SUBMITTAL	08-14-2023

ALTA-NSPS OF 7600 CENTRAL AVENUE SW
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SCALE 1"=40'
DRAWING FILE NAME 7600 Central Avenue
PROJECT NUMBER 2023-134

SHEET NUMBER
1 OF 1

shop works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

ROUTE 66 FLATS HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

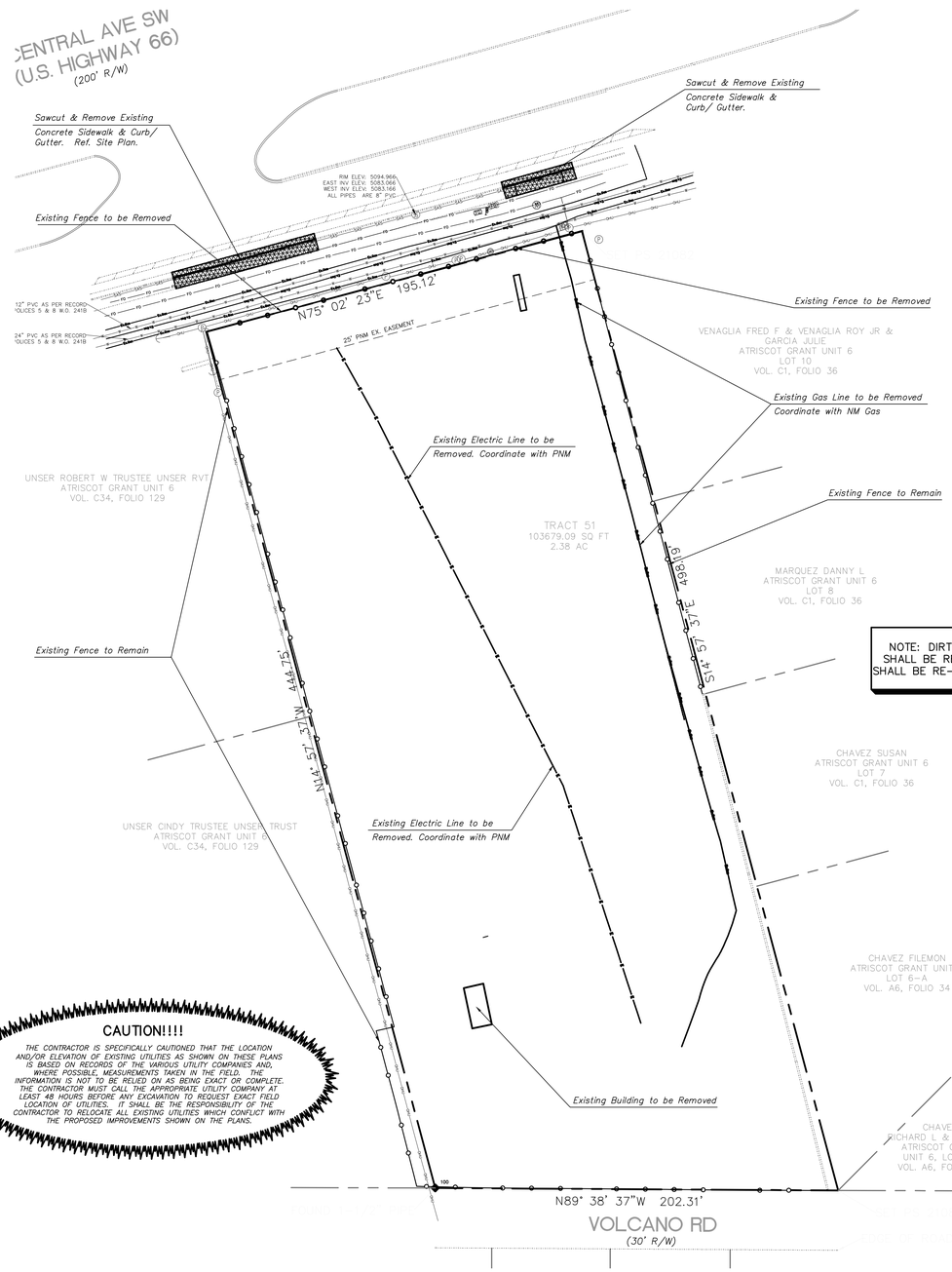
REV:

DRAWN: Author
REVIEWED: Approver

DATE: 3/8/2024
SITE PLAN SUBMITTAL
PROJECT #: 21018
FILE:
SHEET TITLE:
SURVEY

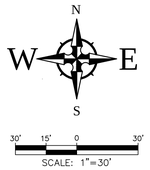
SCALE:

NO. G003



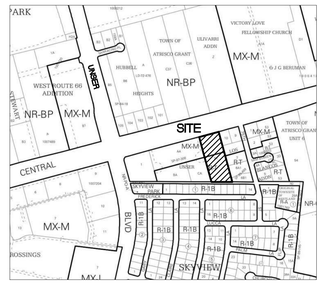
CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND

CONCRETE PAVEMENT / CURB TO BE REMOVED



VICINITY MAP - Zone Atlas K-10-Z

LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: JW — DATE: Nov 1, 2023
DRAWN BY: RG — DATE: Nov 1, 2023
CHECKED BY: JW — JOB NO.: 2023021 — DATE: Nov 1, 2023

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
1/10/2024

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Demolition Plan

C-100

shop WORKS architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

ROUTE 66

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

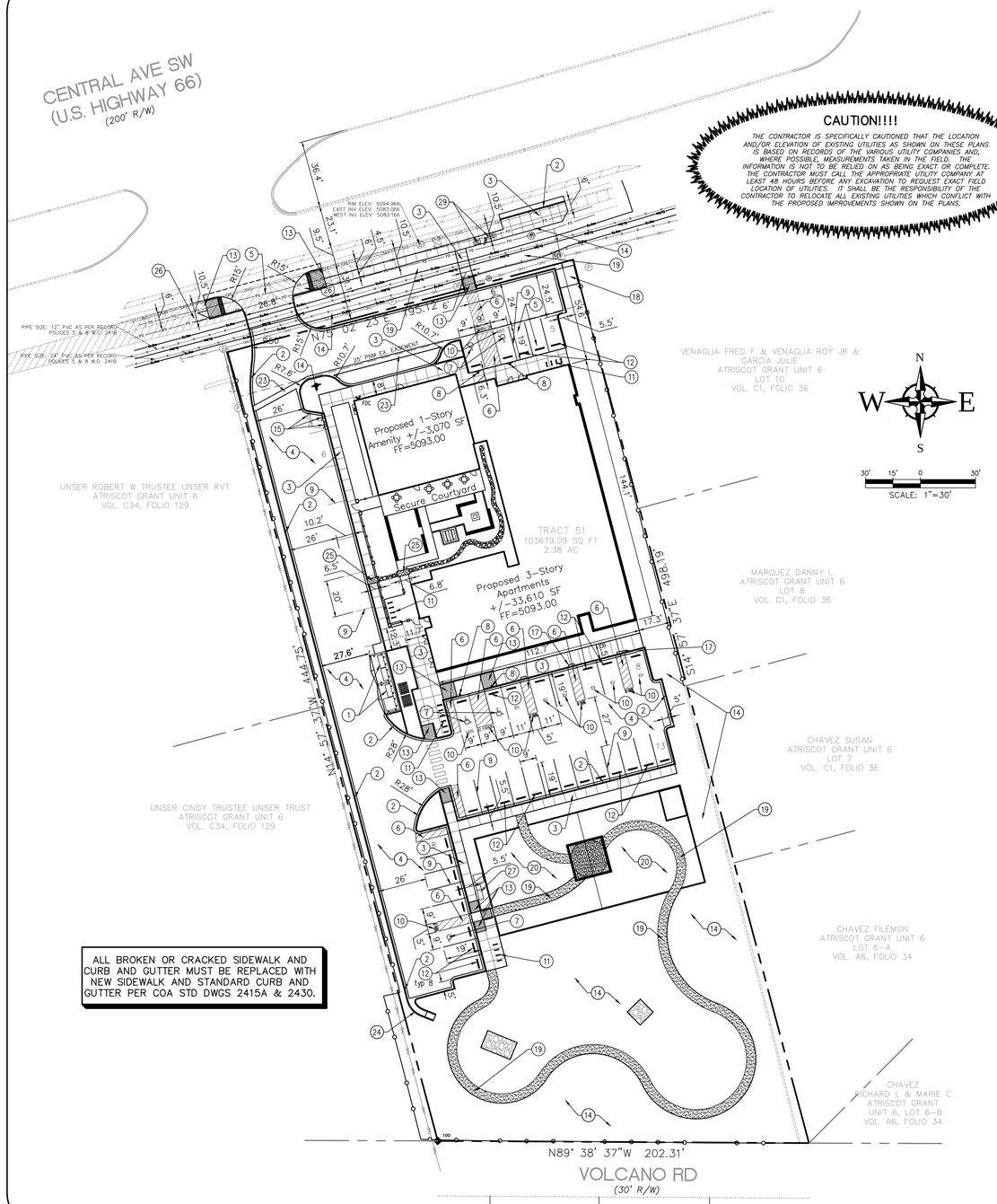
REV:

DRAWN: Author
REVIEWED: Approver

DATE: 3/8/2024
SITE PLAN SUBMITTAL
PROJECT #: 21018
FILE:
SHEET TITLE:
DEMOLITION PLAN

SCALE:

NO.
C100



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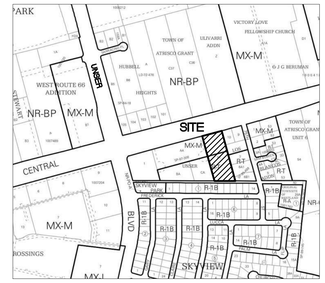
ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
DWELLING, MULTI-FAMILY	+/- 36,680 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
1.2 / UNIT 1 BEDROOM: 47 UNITS	56 spaces	
1.6 / UNIT 2 BEDROOM: 1 UNIT	1 spaces	
AMENITY 3 / 1,000 SF: 3,070 SF	9 spaces	
TOTAL	66 spaces	
PARKING REDUCTIONS		
EV STALLS (1 CAR REDUCTIONS PER STALL)	-6 spaces	
TRANSIT CORRIDOR (30% REDUCTIONS)	-20 spaces	
GRAND TOTAL	40 spaces	40 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	2 spaces	5 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	6 spaces	36 spaces



VICINITY MAP - Zone Atlas K-10-Z

LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. REF. ARCHITECTURAL DETAILS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
4. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
5. INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C102.
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING', 'VAN' & 'EV' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK(S) PER DETAIL, SHEET C-102.
12. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
13. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2446. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
14. LANDSCAPE AREA. REF. LANDSCAPE PLANS.
15. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
16. INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
17. INSTALL ELECTRIC VEHICLE CHARGING STATIONS. REF. ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL TRANSFORMER. REF. MEP PLANS FOR DETAILS.
19. NATURE TRAIL. REF. LANDSCAPE PLANS FOR DETAILS.
20. COMMUNITY GARDEN AREA. REF. LANDSCAPE PLANS FOR DETAILS.
21. BIKE STORAGE RACK. REF. ARCHITECTURAL PLANS FOR DETAILS.
22. NOT USED.
23. INSTALL 3' WIDE VALLEY GUTTER. DETAIL ON SHEET C102.
24. INSTALL 3' WIDE CONCRETE FLUME. DETAIL ON SHEET C102.
25. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
26. CLEAR SIGHT TRIANGLES (15'x590' LEFT, 15'x480' RIGHT). LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE; SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
27. GARDEN WASTE & COMPOST AREA. REF. LANDSCAPE PLANS FOR DETAILS.
28. INSTALL ADD'L 4.5' WIDE CONCRETE SIDEWALK ADJACENT TO EXISTING SIDEWALK FOR 10' TOTAL BETWEEN EXISTING BACK OF CURB AND EDGE OF NEW SIDEWALK. SIDEWALK CROSS SLOPE SHALL BE 2% MAX TO MATCH EXISTING. SIDEWALK PER COA STD DWG 2430. INSTALL DOWELS PER CONCRETE SIDEWALK BUTT JOINT DETAIL, SHEET C102. TOOLED JOINTS SHALL MATCH EXISTING.
29. ADJUST EXISTING UTILITY BOXES TO GRADE IN NEW SIDEWALK AS MAY BE REQUIRED.

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: JW — DATE: Nov 1, 2023
DRAWN BY: RG — DATE: Nov 1, 2023
JOB NO.: 2023021
CHECKED BY: JW — DATE: Nov 1, 2023

JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
3/5/2024

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Site Plan

C-101

shop works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

ROUTE 66

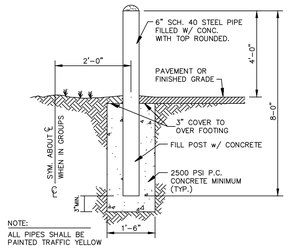
ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

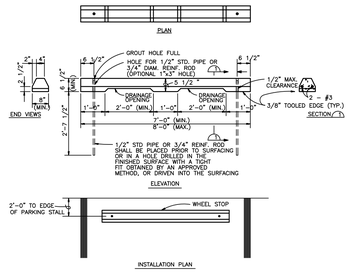
DRAWN: Author
REVIEWED: Approver
DATE: 3/8/2024
SITE PLAN SUBMITTAL
PROJECT #: 21018
FILE:
SHEET TITLE:
SITE PLAN

SCALE:

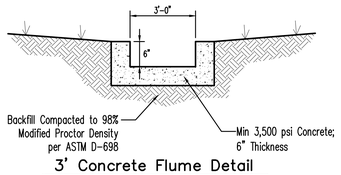
NO. C101



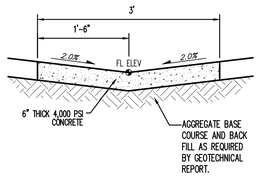
Pipe Bollard Detail
NTS



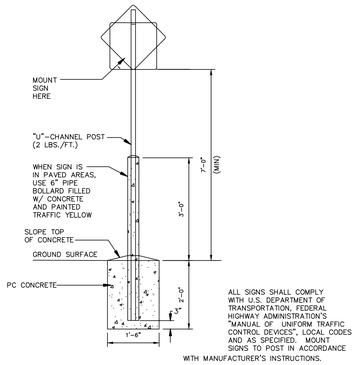
Precast Concrete Wheel Stop
NTS



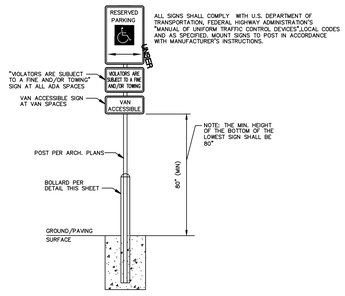
3' Concrete Flume Detail
NTS



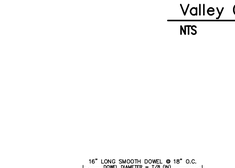
Valley Gutter Detail
NTS



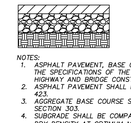
Standard Sign Base
NTS



H/C Sign Detail
NTS



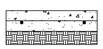
Concrete Sidewalk Butt Joint
NTS



3" ASPHALTIC CONCRETE (2 LIFTS)
6" AGGREGATE BASE COURSE
MIN. 12" COMPACTED SUBGRADE

NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
4. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-3%) AS DETEMINED BY ASTM D-1557.
5. ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

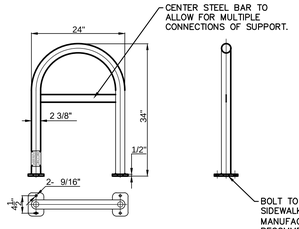
Asphalt Pavement Section
N.T.S.



6" 4,000 PSI PORTLAND CEMENT CONCRETE w/ #3 BARS AT 24" CENTERS EACH DIRECTION
MIN 12" COMPACTED SUBGRADE (R VALUE > 30)

NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

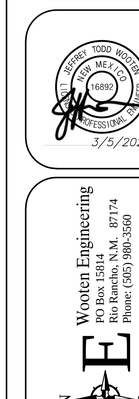
Concrete Pavement Section
N.T.S.



Notes:
1 Finish: Powder Coated - Color per Architect to Complement Building
2 Installation must be completed in accordance with specifications
3 For more product and company information please visit www.urbanracks.com

PLAN VIEW

Urban Rack (UB-1000-STD)
NTS



Motorcycle Parking Sign
NTS

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: JW	DATE: Nov 1, 2023
		DRAWN BY: RG	DATE: Nov 1, 2023
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Wooten Engineering
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Route 66 Flats
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Site Details

C-102

shop WORKS architecture
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ROUTE 66

ROUTE 66 FLATS
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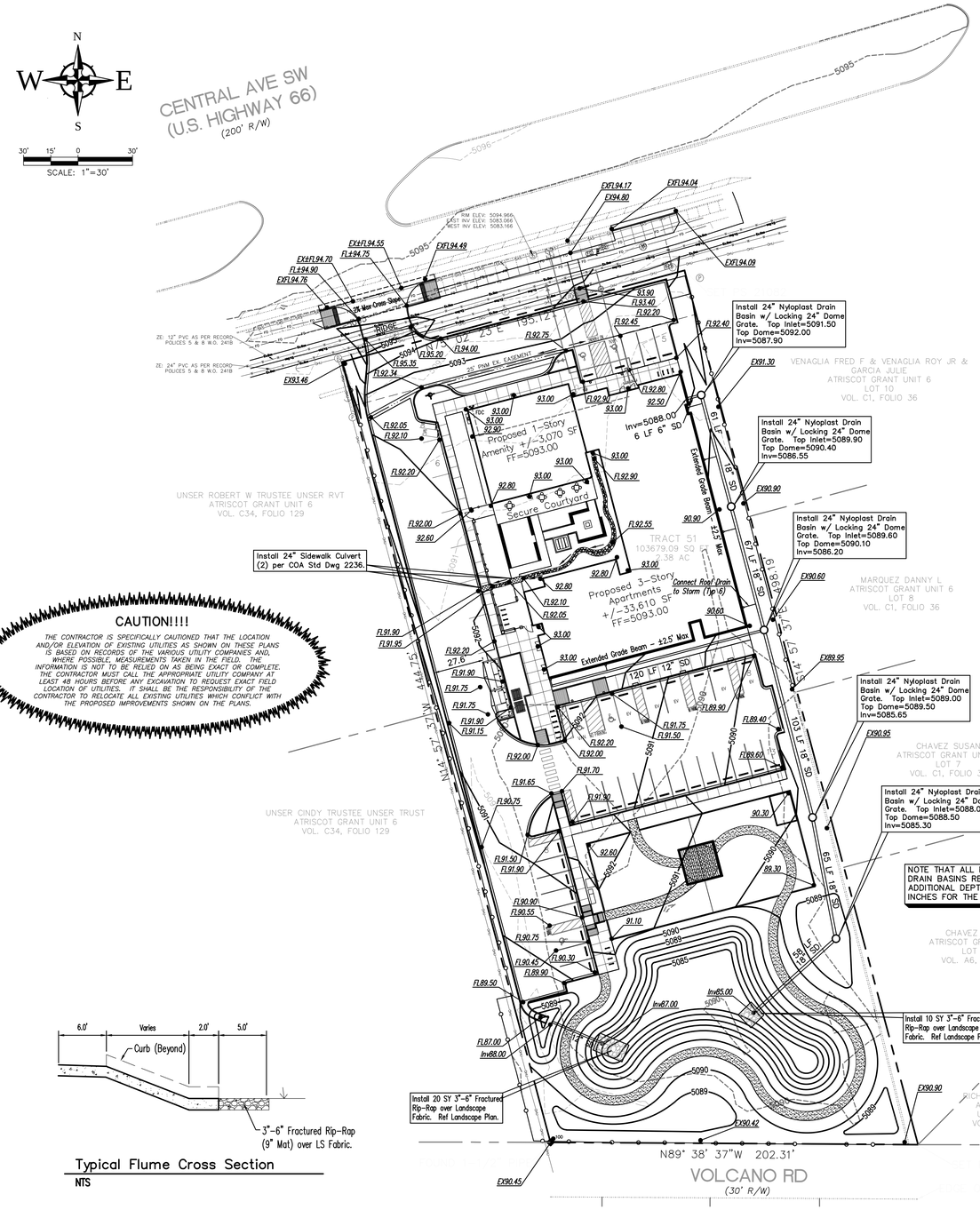
SHEET TITLE:
SITE DETAILS

SCALE:

NO.
C102



Typical Flume Cross Section

NTS

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LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 — PROPOSED GRADE AT TOP OF WALL
- FGL27.8 — PROPOSED GRADE AT BOTTOM OF WALL
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

GRADING NOTES

1. *EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.*
2. *THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.*
3. *ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).*
4. *EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.*
5. *IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.*
6. *THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.*
7. *A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.*
8. *PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.*
9. *ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.*
10. *VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.*
11. *THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND 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.*

IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS

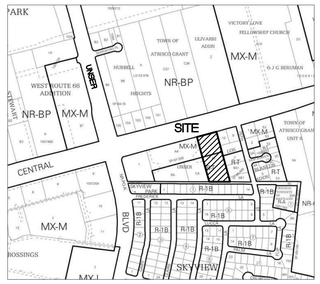
TOTAL SITE AREA: 91,995 SF
PERVIOUS AREA: 39,379 SF (42.80%)
IMPERVIOUS AREA: 52,616 SF (57.20%)

STORMWATER QUALITY VOLUME CALCULATION

TOTAL IMPERVIOUS AREA = 52,616 SF
SWQ VOLUME REQ'D = 52,616*0.42' / 12 = 1,842 CF
TOTAL VOLUME PROVIDED = 23,570 CF

Pond Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5085.0	1920	0.0	0.0
5086.0	2934	2427.0	2427.0
5087.0	4006	3470.0	5897.0
5088.0	5136	4571.0	10468.0
5089.0	6322	5729.0	16197.0
5090.0	8424	7373.0	23570.0



VICINITY MAP - Zone Atlas K-10-Z

LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

FIRM MAP 35001C0328J

Per FIRM Map 35001C0328J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a grading and drainage plan for a new multifamily project located at 7600 Central Ave SW. The site is currently undeveloped. The property consists of approximately 2.11 acres and is legally described as the West 1/2 of Tract 52, Unit No 6, Town of Atrisco Grant.

EXISTING HYDROLOGIC CONDITIONS
The site currently slopes from north to south into minor low areas that pond. The drainage either infiltrates into the existing sandy soils or drains to the east into the Volcano Road Right-of-Way. Volcano Rd is not paved and it is our understanding that this road will remain unpaved.

PROPOSED HYDROLOGIC CONDITIONS
*The proposed site will drain into a new retention pond located on the south side of the property. Per the Calculations Table this sheet, the site generates 12,928 CF of drainage during the 100-Yr, 6-Hr Storm. 23,570 CF of volume is provided in the proposed pond, which should discharge in approximately 7 hours via percolation into the soil.***

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of both Grading Permit and Building Permit.

Existing Drainage Calculations

This table is based on the COA DPM Chapter 6.2 (A), Zone: 1

BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	$V(100)_{360}$	$V(100)_{10day}$
	(AC.)	A	B	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
SITE	2.11	0.0	0.0	100.0	0.0	0.63	12.00	2.87	1.81	3.82	0.95	7276	7276
TOTAL	2.11									3.82		7276	7276

Proposed Drainage Calculations

Ultimate Development Conditions Basin Data Table

This table is based on the COA DPM Chapter 6.2(A), Zone: 1

BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	$V(100)_{360}$	$V(100)_{10day}$
	(AC.)	A	B	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
SITE	2.11	0.0	0.0	42.8	57.2	0.78	12.00	3.59	2.81	5.93	1.69	12928**	19368
TOTAL	2.11									5.93		12928	19368

**SOIL PERCOLATION DATA

PER PERCOLATION TESTS CONDUCTED BY GEO-TEST, INC. (PATRICK WHORTON, PE), THE SOILS AT THE SOUTH POND DRAIN AT A RATE OF 9 MINUTES PER INCH. THIS EQUATES TO 6.67 INCHES PER HOUR. THE POND BOTTOM IS 1,920 SF WHICH MEANS THAT THE POND CAN DRAIN 1,067CF/HR (25,613 CF/DAY).SINCE THE 100 YR - 6 HR STORM VOLUME FOR BASIN A IS 2,553 CF, THE POND SHOULD BE ABLE TO COMPLETELY DRAIN IN JUST OVER 7 HOURS.

NO.	DATE	REMARKS / REVISIONS	BY
		DESIGN	
		DESIGNED BY: JW	DATE: Nov. 1, 2023
		DRAWN BY: RG	DATE: Nov. 1, 2023
			JOB NO.: 2023021
		CHECKED BY: JW	DATE: Nov. 1, 2023

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
3/5/2023

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Grading Plan

C-200

shop works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

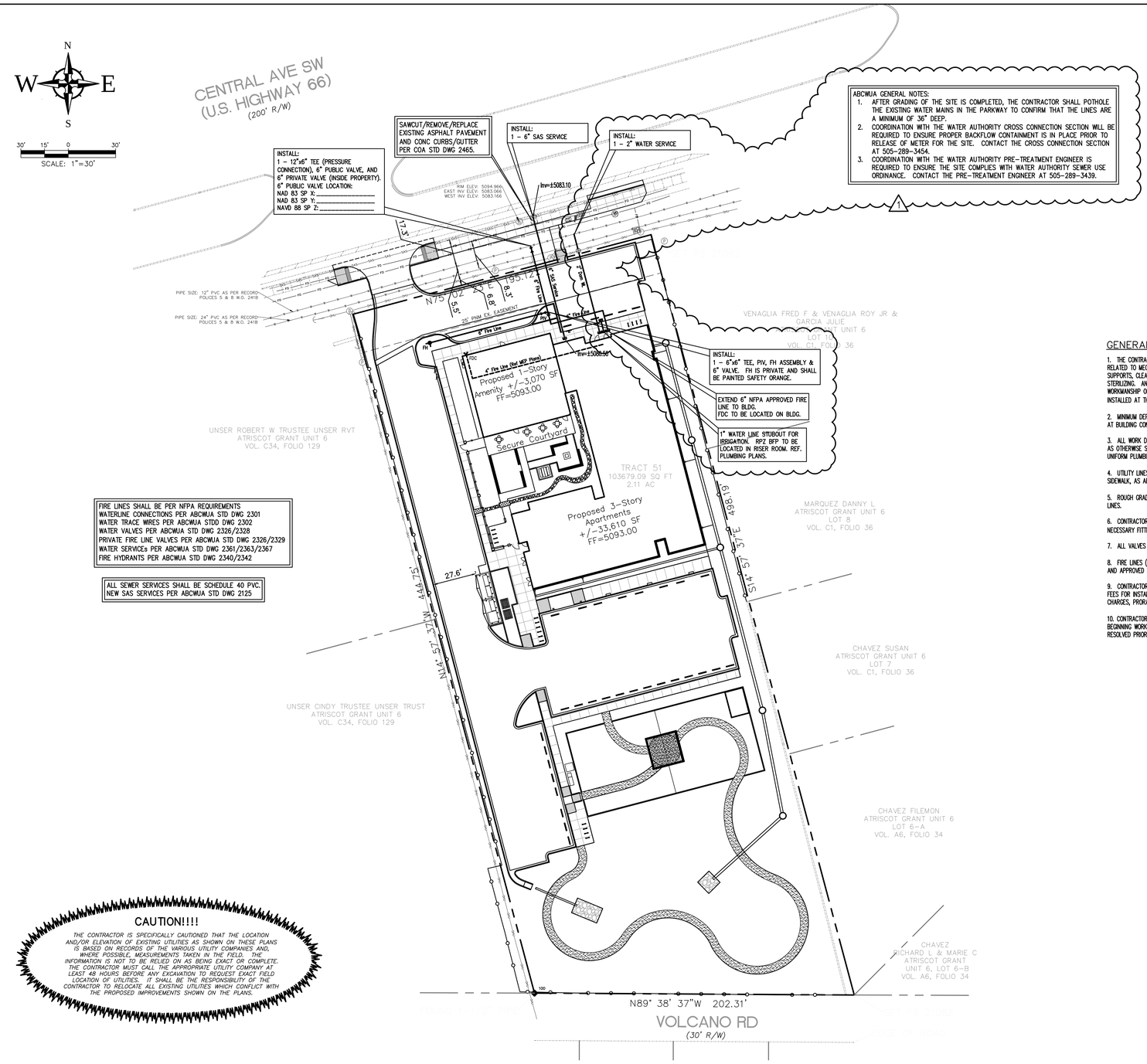
DRAWN: Author
REVIEWED: Approver

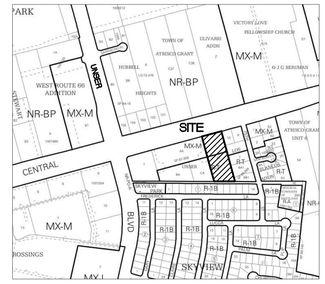
DATE: 3/8/2024
SITE PLAN SUBMITTAL

PROJECT #: 21016
FILE:
SHEET TITLE:
GRADING PLAN

SCALE:

NO. C200





VICINITY MAP – Zone Atlas K-10-Z

LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO WITHIN 5' OF BUILDING.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

NO.	DATE	REVISIONS / REMARKS	BY
1	4/9/2024	REVISION #1 – CITY RESPONSE #1	JTW

DESIGN
DESIGNED BY: JW — DATE: Nov 1, 2023
DRAWN BY: RG — DATE: Nov 1, 2023
JOB NO.: 2023021
CHECKED BY: JW — DATE: Nov 1, 2023

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
4/9/2024

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Utility Plan

C-300.R1

shoP works
architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: Author
REVIEWED: Approver
DATE: 3/8/2024
SITE PLAN SUBMITTAL
PROJECT #: 21018
FILE:
SHEET TITLE:
UTILITY PLAN

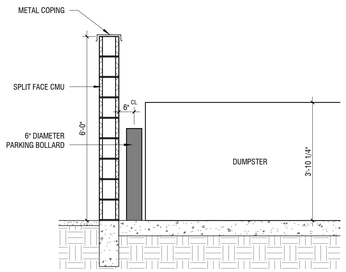
SCALE:

NO.
C300

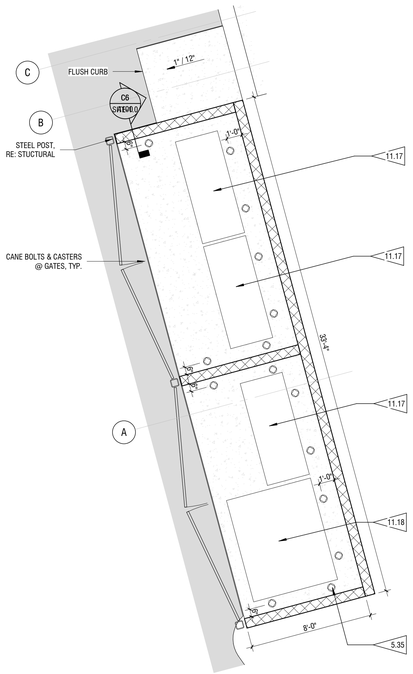
SOLID WASTE CALCS:
48 UNITS x 0.55 = 26 CUBIC YARDS
PROVIDED : 3 X 2 CUBIC YARD = 6 CUBIC YARDS, SERVICED 4X PER WEEK

RECYCLING CALCS:
48 UNITS X 0.12 = 6 CUBIC YARDS

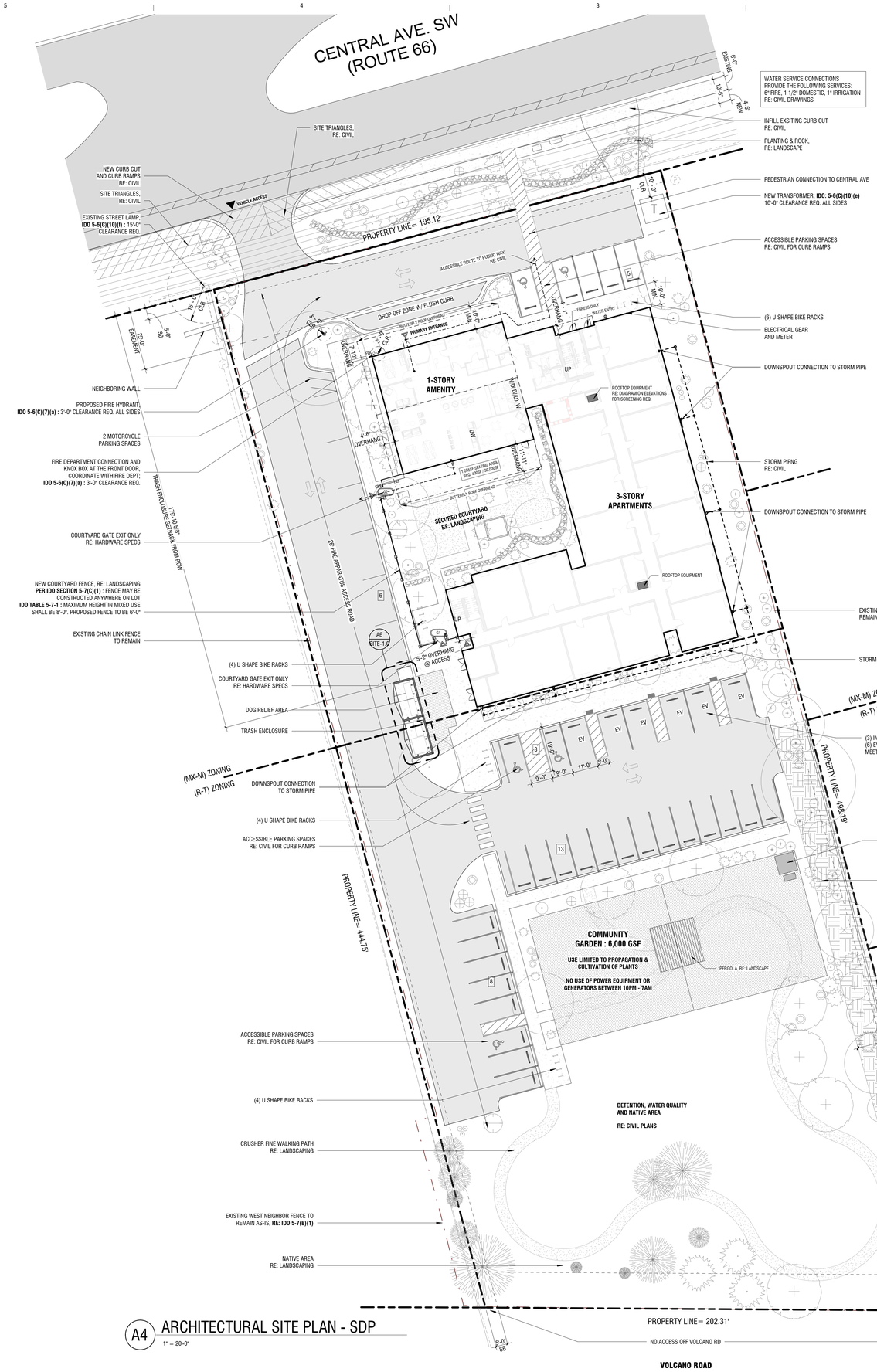
NOTES:
- RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE
- NO DEVELOPMENT GATES
- DUMPSTERS LOCATED AT SAME LEVEL AS DRIVE
- NO TRASH COMPACTOR
- NO TRASH CHUTES
- NO OVERHEAD CLEARANCE RESTRICTIONS (MIN 14'-2" AT ACCESS, MIN 30' AT SERVICE)
- PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION
- ACCESS TO REFUSE ALONG FIRE LANE, AMPLE TURN AROUND SPACE
- TRASH ENCLOSURES SIZED PER CITY REQUIREMENTS
- DUMPSTERS INCLUDE LIDS



C6 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



A6 TRASH ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"



A4 ARCHITECTURAL SITE PLAN - SDP
1" = 20'-0"

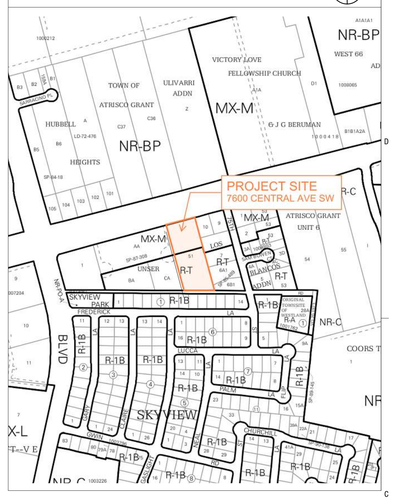
STATISTICAL INFORMATION :
PROVIDED ON COVER SHEET

SITE PLAN LEGEND

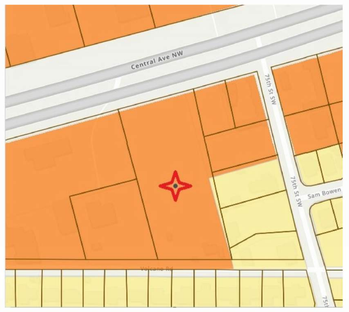
VEHICLE ACCESS	VEHICULAR BOLLARD
RESIDENT ACCESS	PARKING WHEEL STOP
VEHICLE DIRECTIONAL ARROW	FIRE HYDRANT
PARKING STALL DESIGNATION	FIRE DEPARTMENT CONNECTION
ACCESSIBLE ROUTE	GAS METER
PLANTING AND SOFT-SCAPING; RE: LANDSCAPE	CONCRETE SIDEWALK; RE: CIVIL & LANDSCAPE
PAINTED STRIPING	R.O.W. DEDICATION

VICINITY MAP

SCALE : 1" = 400'-0"



Property is located in the city development Area of Change. The site is adjacent to Areas of consistency on the east side and also on the south side across from Volcano Rd SW. Please see the image below. The orange color represents the Area of Change and the yellow color shows the Area of Consistency.



- Property is located in Comp Plan Major Transit Corridor 660 ft Central Avenue.
- Site is located in the Comp Plan area within 1320 feet (1/4 mile) of premium transit station area.
- Site is located in the Comp Plan West Route 66 Activity Center zone.
- IDO zoning for the site is MX-M on the north and R-T on the south. A zone boundary splits the parcel.
- The land use proposed for the MX-M portion of the property is a 3 story multi-family building. Land use proposed for the R-T portion of the property are uses to support the multi-family, i.e., parking and a community garden.
- MX-M part of the property is located in West Central Metropolitan Redevelopment area

hOp Works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF NEW MEXICO
CHAD H. HOLTZINGER
NO. 6016
REGISTERED ARCHITECT
03/08/2024

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: TB
REVIEWED: EP
DATE: 3/29/2024
PROJECT #: 21018
FILE:
SHEET TITLE:
ARCHITECTURAL SITE PLAN
SCALE: As indicated
NO. SITE-1.0

GENERAL NOTES

1. A KICK-OFF MEETING WITH THE LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO BEGINNING ANY SITE OR LANDSCAPE WORK.
2. OBTAIN NECESSARY PERMITS FROM ALL JURISDICTIONS AS REQUIRED TO CONSTRUCT THE WORK OF THIS PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS APPROVED BY CITY OF ALBUQUERQUE.
3. REFER TO SURVEY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
4. PROVIDE AND MAINTAIN UTILITY LOCATES DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT.
5. RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THOROUGHLY REVIEW AND DOCUMENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
7. THOROUGHLY REVIEW DRAWINGS, AND TECHNICAL SPECIFICATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONSTRUCTION INSTALLATION, MATERIALS, TESTING, AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
9. TAKE NECESSARY STEPS TO PROTECT AND MAINTAIN ALL FINISHED WORK FOR THE DURATION OF THE CONTRACT UNTIL FINAL ACCEPTANCE.
10. CONTRACTOR SHALL PROVIDE ALL MOCK-UPS, SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION.
11. THE WORK OF THIS CONTRACT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL AREAS HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS AND ALL DAMAGED ITEMS ARE REPAIRED.
12. UNLESS OTHERWISE NOTED, EXISTING TREES WITHIN THE LIMIT OF WORK TO BE PROTECTED. VEHICLES, EQUIPMENT AND MATERIALS SHOULD NOT INTERFERE WITH THE LIMITS OF THE PROTECTED TREES AND REMAIN OUTSIDE OF THE DRIPLINE OR TREE PROTECTION LIMITS.
13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, AT NO ADDITIONAL COST TO THE OWNER, FOR DAMAGE OF PROPERTY OUTSIDE OF THE LIMIT OF WORK INDICATED ON THE DRAWINGS, AND FOR ANY DAMAGE CAUSED TO SITE ELEMENTS THAT ARE TO BE PROTECTED OR REINSTALLED.
16. PER 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
17. PER 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.
18. PER 5-6(E)(2)(A) IF A WALL AT LEAST 3 FEET IN HEIGHT IS PROVIDED OR EXISTS ALONG THE PROPERTY LINE BETWEEN THE 2 PROPERTIES, 1 TREE AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING SHALL BE PROVIDED EVERY FOR 15 FEET ALONG THE WALL, WITH SPACING DESIGNED TO MINIMIZE SOUND AND LIGHT IMPACTS OF THE PROPOSED DEVELOPMENT ON THE ADJACENT PROPERTY.
19. PER 4-3(D)(1)(D) OPERATION OF POWER EQUIPMENT OR GENERATORS SHALL NOT OCCUR BETWEEN THE HOURS OF 10:00 P.M AND 7:00 A.M.
20. PER 4-3(D)(1)(F) A COMPOSITE SAMPLE OF THE NATIVE SOIL, CONSISTING OF NO LESS THAN 5 INDIVIDUAL SAMPLES WILL BE TESTED FOR METAL CONTENT USING THE US EPA 3050B, 3051, OR A COMPARABLE METHOD AND THAT THE METALS ARSENIC, CADMIUM, MERCURY, MOLYBDENUM, NICKEL, SELENIUM, AND ZINC ARE AT OR BELOW THE THRESHOLDS LISTED IN TABLE 4-3-1

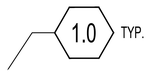
PLANTING PLAN NOTES

1. PER 5-6(C)(4)(H) ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. STAKE ALL TREES BASED ON THESE DRAWINGS. LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
4. TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
5. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALLOUTS AND/OR SCHEDULES ON THE PLANS AND THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE DRAWINGS.
6. THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
7. FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.
8. PER 5-6(C)(6) ALL PLANT MATERIAL TO MEET THE SIZES SPECIFIED IN THE PLANT SCHEDULE.
9. POND STABILIZATION TO FOLLOW SECTION 1013
10. ALL VEGETATION SHALL MEET THE MINIMUM SIZE REQUIREMENTS IN TABLE 5-6-1 OF ALBUQUERQUE IDO.
11. PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OFWAY 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.
12. PER 5-6(C)(9)(B) 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.
13. PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND
14. PER 5-6(C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 60602 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREE TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCE (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE
15. PER 5-6(C)(5)(A) ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL
16. PER 5-6(C)(5)(B) IF USED, WEED BARIER SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF
17. PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS. PLEASE CONFIRM COMPLIANCE WITH THIS CODE
18. PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.

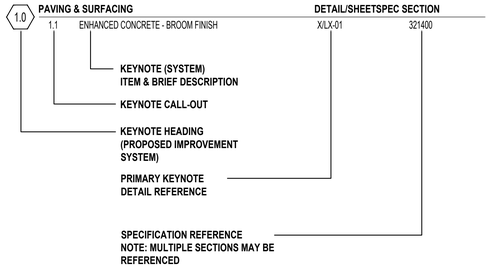
LAYOUT NOTES

1. CONTRACTOR TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE SITE SURVEY AND ACTUAL SITE CONDITIONS.
2. ADDITIONAL LAYOUT INFORMATION MAY BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
3. FINAL LOCATION OF ALL SITE FURNISHINGS, TREES & LANDSCAPE BOULDERS TO BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DIRECTLY FROM DRAWINGS.
5. ALL PAVED SURFACES SHALL HAVE SMOOTH, CONTINUOUS LINES OR CURVES AS INDICATED ON PLANS AND SHALL CONFORM TO GRADES INDICATED ON THE GRADING PLANS. ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED
6. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING
7. ADJUSTMENTS: IF THE CONTRACTOR BELIEVES IT IS NECESSARY TO MAKE AN ADJUSTMENT IN THE LAYOUT OF PROPOSED IMPROVEMENTS, SUCH ADJUSTMENT SHALL BE PROPOSED TO THE OWNER'S REPRESENTATIVE. NO ADJUSTMENTS WILL BE PERMITTED UNTIL IT HAS FIRST BEEN APPROVED BY THE OWNERS REPRESENTATIVE.
8. REFER TO CIVIL PLANS FOR ADDITIONAL SITE LAYOUT INFORMATION.

SAMPLE KEYNOTE DRAWING CALL-OUT:



SITE DETAIL KEYNOTES:



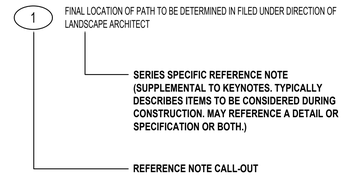
THE FOLLOWING LIST OF KEYNOTE HEADINGS (PROPOSED IMPROVEMENT SYSTEMS) HAVE BEEN INCORPORATED WITHIN THIS DRAWING SET:

0.0 EXISTING CONDITIONS
1.0 PAVING & SURFACING
2.0 STEPS & RAMPS
3.0 WALL, CURBS & EDGERS
4.0 RAILINGS, BARRIERS & FENCING
5.0 SITE FURNISHINGS & SIGNS
6.0 DRAINAGE
7.0 SITE LIGHTING & ELECTRICAL
8.0 PLANTING & LANDSCAPE
9.0 MISCELLANEOUS

NOTE: IF A KEYNOTE HEADING IS NOT INCORPORATED IN THE PROJECT, A "NOT USED AT THIS TIME" REFERENCE HAS BEEN PROVIDED.

SAMPLE REFERENCE NOTE DRAWING CALL-OUT:

"X" REFERENCE NOTES



NOTE: "X" REFERS TO DRAWING SERIES (i.e. SITE DEMOLITION REFERENCE NOTES). THERE SHOULD BE SPECIFIC REFERENCE NOTES FOR EACH DRAWING SERIES. HOWEVER, SOME NOTES MAY APPEAR ON MULTIPLE SERIES.

LANDSCAPE AREAS BREAKDOWN (TABLE 2)

AREA	DESCRIPTION	PROPOSED
PLANTING BEDS	GRAVEL/ORGANIC MULCHED AREA	12,894 SF GRAVEL, 4,292 SF ORGANIC MULCH, 17,166 SF TOTAL
NATIVE SEED AREA	AREAS SPRAYED WITH NATIVE SEED	9,853 SF
SEATING/GATHERING AREAS	COURTYARD, NORTH GATHERING AREA	2,182 SF
COMMUNITY GARDEN	GARDEN, SHADED AREA	6,288 SF

NET LOT AREA BREAKDOWN

CALCULATION	DESCRIPTION	NET LOT AREA
91,995 SF - 14,072 SF	AREA WITHIN PROPERTY LINE MINUS BUILDING FOOTPRINT	77,923 SF

USABLE OPEN SPACE AREAS BREAKDOWN (TABLE 5)

AREA	DESCRIPTION	PROPOSED
PLANTING BEDS	GRAVEL/ORGANIC MULCHED AREA	17,166 SF
NATIVE SEED AREA	AREAS SPRAYED WITH NATIVE SEED	9,853 SF
SEATING/GATHERING AREAS	COURTYARD, NORTH GATHERING AREA	2,182 SF
COMMUNITY GARDEN	GARDEN, SHADED AREA	6,288 SF
WALKS	CONCRETE WALKS, CRUSHER FINES WALKING PATH AROUND DETENTION AREA	7,316 SF

LANDSCAPE REQUIREMENTS (TABLE 1)

REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
25% OF NET LOT AREA SHALL BE LANDSCAPED **5-6(C)(2)**	.25 X (77,923 SF) =	22,402 SF	35,489 SF (SEE TABLE 2)
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION **5-6(C)(2)(c)**	35,489 SF X .75 =	26,616 SF	30,147 SF
25% OF REQUIRED VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES **5-6(C)(2)(c)**	26,616 X .25 =	6,654 SF	13,882 SF
LANDSCAPE ROW-1 TREE PER 25 LF 5-6(C)(4)(I)	199LF / 25FT	8 TREES	0 TREES*
1 TREE PER GROUND FLOOR UNIT, 1 TREE PER 2ND FLOOR UNIT **4-3(B)(8)(c)**	1 x 15 GROUND FLOOR UNITS 1 x 17 2ND FLOOR UNITS	32 TREES	32 TREES
AREA OF CHANGE BUFFER REQUIREMENT, 1 TREE PER 15' ALONG 6' WALL 5-6(E)(2)(a)	257 ft / 15 ft	17 TREES	17 TREES
USABLE OPEN SPACE MINIMUM **TABLE 5-1-2**	225 SF X 47 1BR = 285 SF X 1 2BR	10,575 SF + 285 SF =10,860 SF	42,805 SF (SEE TABLE 5)
NO MORE THAN 40% OF USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD **4-3(B)(8)(a)**	.40 X 43,950 SF =	<17,580 SF PRIVATE TO HOUSEHOLD	NO OPEN SPACE IS PRIVATE TO A HOUSEHOLD
CRUSHER FINES LIMITED TO 75% OF LANDSCAPED AREA **5-6(C)(5)(C)**	.75 X 35,489 SF =	<26,616 SF OF GRAVEL	12,874 SF OF GRAVEL
SEATING/GATHERING AREAS LIMITED TO ¼ OF REQUIRED LANDSCAPING **5-6(C)(3)(e)**	.33 X 19,470 SF =	<6,425 SF OF GATHERING AREAS	2,182 SF OF GATHERING AREAS
COOL SEASON GRASSES RESTRICTED TO 20% OF THE LANDSCAPE AREA **4-3(B)(8)(c)**	.20 X 35,489 SF =	<7,097 SF OF COOL SEASON GRASSES	0 SF OF COOL SEASON GRASSES

*DUE TO WATER LINES IN THE ROW, REQUIRED ROW TREES ARE RELOCATED ELSEWHERE ON SITE

COMMUNITY GARDEN REQUIREMENTS (TABLE 3)

REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
MAX SIZE 3 ACRES **4-3(D)(1)(a)**			6,288 SF = .14 ACRES
LIMITED TO PROPOGATION AND CULTIVATION OF PLANTS **4-3(D)(1)(b)**			REQUIREMENT MET
ACCESSORY STRUCTURES SHALL BE NOT EXCEED 25% OF OF THE GARDEN AREA **4-3(D)(1)(c)**	400 SF/6,288 SF = 6%	<1,572 SF	6%

PARKING LOT LANDSCAPING REQUIREMENTS (TABLE 4)

REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
10% OF PARKING LOT AREA LANDSCAPED **5-6-(F)(2)(a)**	.10 X 36,147 SF =	3,614.7 SF	5,973 SF
1 TREE PER 10 PARKING SPACES **5-6(F)(2)(c)**	40 SPACES/10	4 TREES	10 TREES
NO PARKING SPACE MAY BE MORE THAN 100 FT IN ANY DIRECTION FROM A TREE TRUNK **5-6(F)(2)(c)**			REQUIREMENT MET
AT LEAST 75% OF REQUIRED TREES SHALL BE DECIDUOUS SHADE TREES **5-6(F)(2)(c)**	10/10 TREES = 100%	75% DECIDUOUS SHADE TREES	100% DECIDUOUS SHADE TREES

OUTDOOR SEATING AND GATHERING AREAS REQUIREMENTS (TABLE 4)

REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
400 SF AREA PER 30,000 SF OF GROSS FLOOR AREA	GFA = 35,884, 400SF x 2	800 SF	2,182 SF
25% OF REQUIRED SEATING/GATHERING SHADED FROM THE SUN	.25 X 800 SF	200 SF	794 SF

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ALLISON BALDERSTON
23012
REGISTERED LANDSCAPE ARCHITECT

ROUTE 66 FLATS

7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

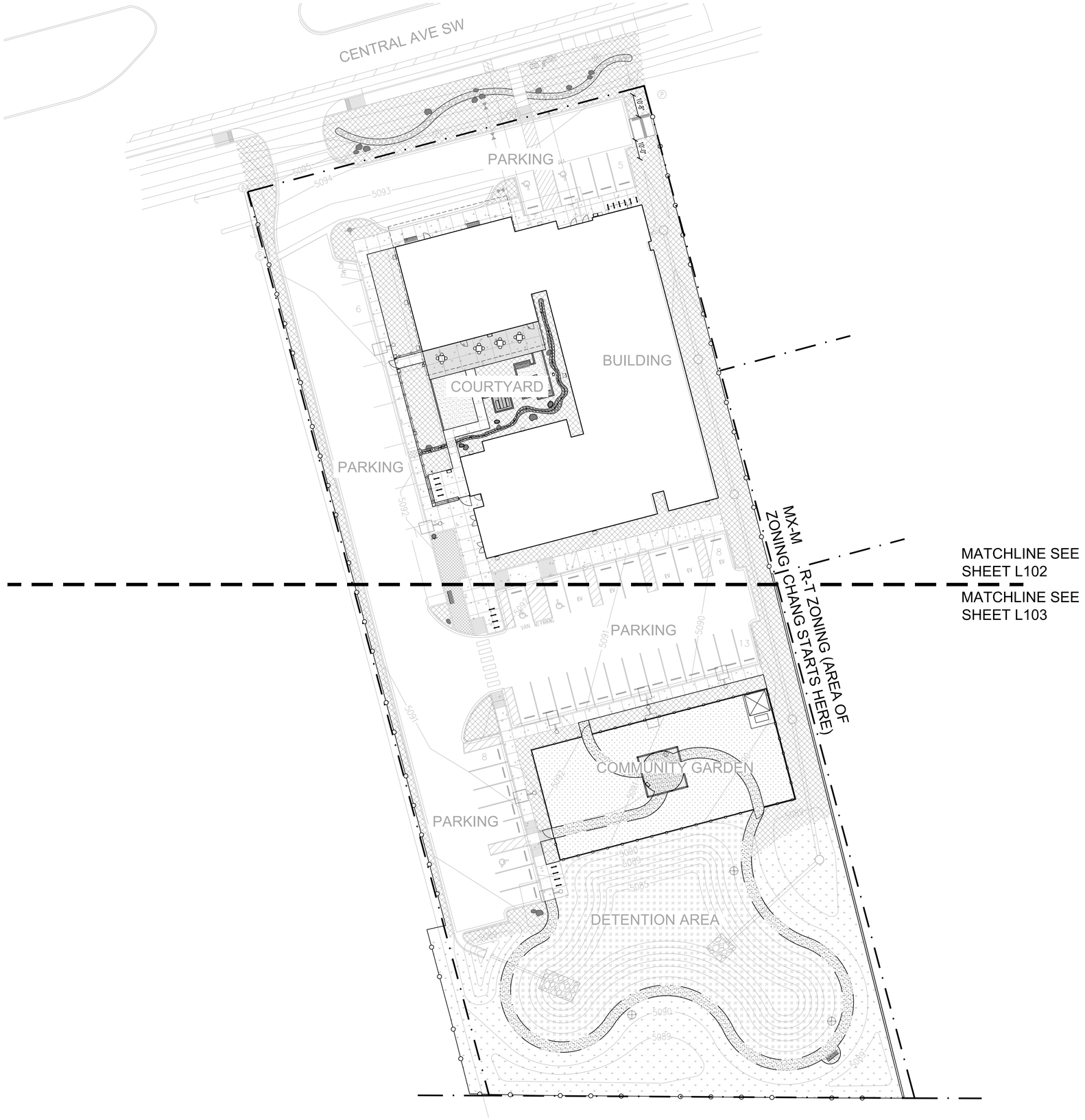
REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

LANDSCAPE NOTES

SCALE:

NO. LS100



A OVERALL LANDSCAPE SITE PLAN & SHEET LAYOUT
SCALE: 1" = 20'

NORTH 0 10' 20' 40'

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7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

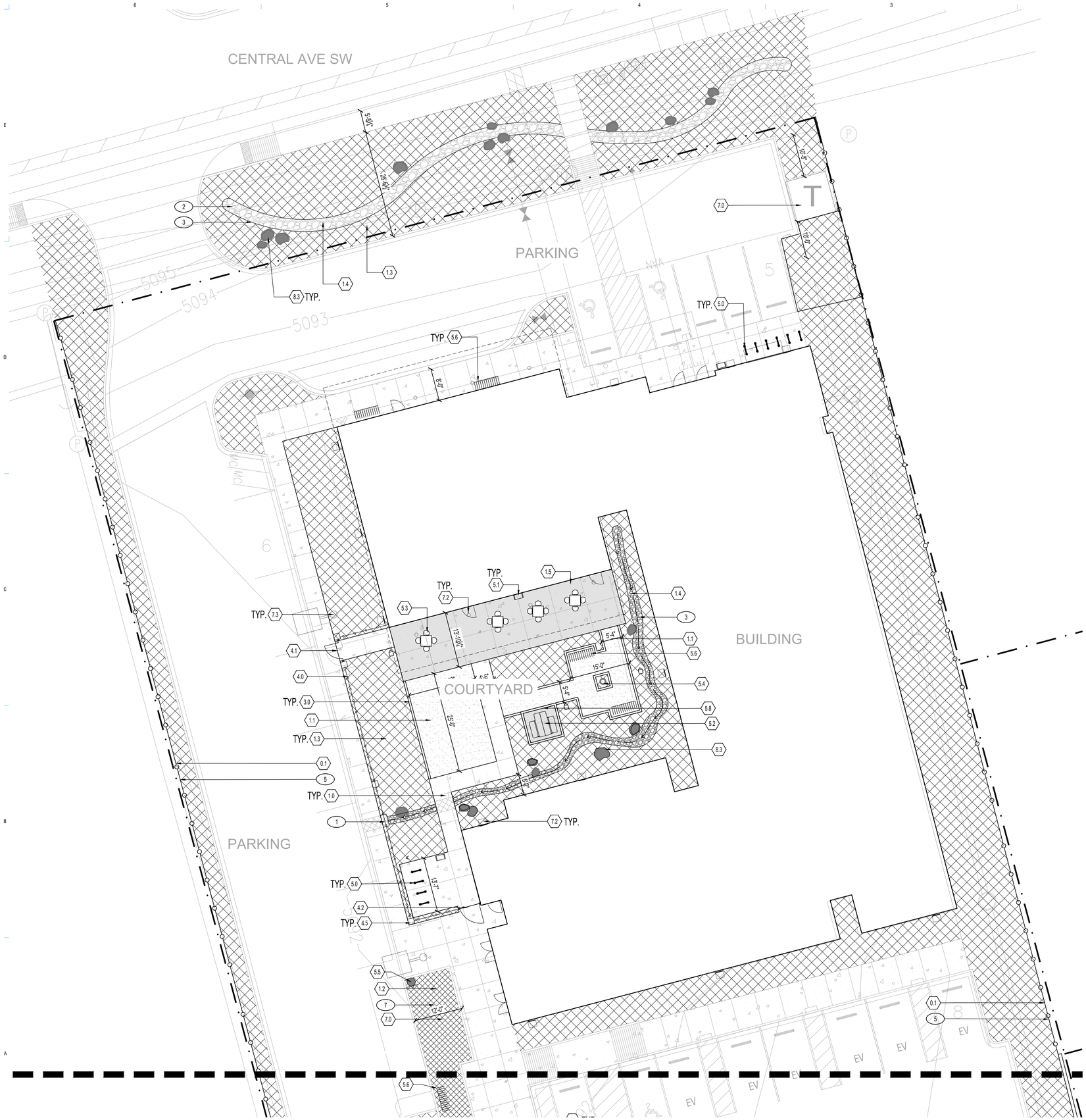
REV:

DRAWN: Author
REVIEWED: Approver

DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

OVERALL LANDSCAPE SITE PLAN
SCALE:

NO. LS101



A LANDSCAPE SITE PLAN
SCALE: 1" = 10'

NORTH 0 5' 10' 20'

LEGEND

- CONCRETE PAVING
- ENHANCED PAVING
- CRUSHER FINES PAVING (3,121 SF)
- GRAVEL MULCH (12,874 SF)
- ORGANIC MULCH (4,292 SF - IN PLANTING AREAS) — RE: A/LP501
- COMMUNITY GARDEN (6,288 SF)
- DETENTION AREA (10,222 SF)
- NATIVE SEED (9,853 SF)
- TRANSFORMER
- PROPERTY LINE
- COURTYARD FENCING
- GARDEN FENCING
- STEEL EDGER
- CONCRETE EDGER
- BUILDING OVERHANG
- FLOWLINE
- SITE FURNISHINGS
- GARDEN FEATURE
- LANDSCAPE BOULDER
- BIKE RACKS
- TRASH/RECYCLING RECEPTACLES
- PET WASTE STATION
- BENCH

SITE DETAIL KEYNOTES: SITE PLAN

0.0	**EXISTING CONDITIONS**		
	0.1	EXISTING FENCE	
	0.2	EXISTING LANDSCAPE WALL	
1.0	**PAVING & SURFACING**		**DETAIL/SHEETSPEC SECTION**
	1.0	STANDARD CONCRETE - BROOM FINISH	RE: CIVIL
	1.1	CRUSHER FINES	A/LS501
	1.2	DOG RUN GRAVEL	
	1.3	SQUEEGEE MULCH	
	1.4	COBBLE MULCH	
	1.5	ENHANCED CONCRETE	
2.0	**STEPS & RAMPS**		**DETAIL**
	2.X	NOT USED	
3.0	**WALLS, CURBS & EDGERS**		**DETAIL**
	3.0	FLUSH CONCRETE HEADER	B/LS501
	3.1	STEEL EDGER	H/LS502
4.0	**RAILINGS, BARRIERS & FENCING**		**DETAIL**
	4.0	COURTYARD FENCING	C/LS501
	4.1	NORTHERN COURTYARD GATE	D/LS501
	4.2	SOUTHERN COURTYARD GATE	E/LS501
	4.3	GARDEN FENCE	C/LS502
	4.4	GARDEN GATE	D/LS502
	4.5	COURTYARD FENCE COLUMN	C/LS501
5.0	**SITE FURNISHINGS & SIGNS**		**DETAIL**
	5.0	BIKE RACK	J/LS501
	5.1	LITTER & RECYCLING RECEPTACLE	
	5.2	SITE FURNISHINGS	
	5.3	SITE FURNISHINGS	
	5.4	COURTYARD GARDEN FEATURE	
	5.5	DOG WASTE STATION	
	5.6	BENCH	
	5.7	SHADE STRUCTURE-COMMUNITY GARDEN	B/LS502
	5.8	SHADE STRUCTURE-WORK BOOTH	F/LS501
	5.9	COMPOST BIN	
	5.10	SHED	
6.0	**DRAINAGE**		**DETAIL**
	6.1	COBBLE SWALE	G/LS501,
7.0	**SITE LIGHTING & ELECTRICAL**		**DETAIL**
	7.0	TRANSFORMER	RE: ELECTRICAL
	7.1	PEDESTRIAN POLE LIGHT	RE: ELECTRICAL
	7.2	SCONCE	RE: ELECTRICAL
	7.3	STREET LIGHT	RE: ELECTRICAL
8.0	**PLANTING & LANDSCAPE**		
	8.0	DECIDUOUS TREE IN PLANTING AREA	A/LP501
	8.1	SHRUB PLANTING	B/LP501
	8.2	PERENNIAL / GRASS / GROUNDCOVER	C/LP501
	8.3	LANDSCAPE BOULDER	E/LS502
9.0	**MISCELLANEOUS**		**DETAIL**
	9.X	NOT USED	

REFERENCE NOTES:

1. CHAISE DRAIN TO EXTEND UNDER FENCE
2. COBBLE MULCH IS PURELY DECORATIVE AND NOT INTENDED TO ACT AS A SWALE
3. DO NOT USE EDGER BETWEEN SQUEEGEE MULCH AND COBBLE
4. CLEAR AND GRUB ENTIRE SITE RE: DEMO PLAN
5. EXISTING FENCE TO REMAIN
6. RE: SPECIFICATIONS 329220 FOR DRAINAGE POND REQUIREMENTS. ALL ASPECTS OF DRAINAGE POND MUST COMPLY WITH SECTION 1013: SLOPE STABILIZATION AND SEEDING FOR DRAINAGE PONDS
7. DO NOT INSTALL LANDSCAPE FABRIC UNDER DOG RUN GRAVEL
8. DETENTION POND TREATMENT IS TO FOLLOW CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 1013 AS OUTLINED IN SPEC 32990 'NATIVE SEEDING'

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7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

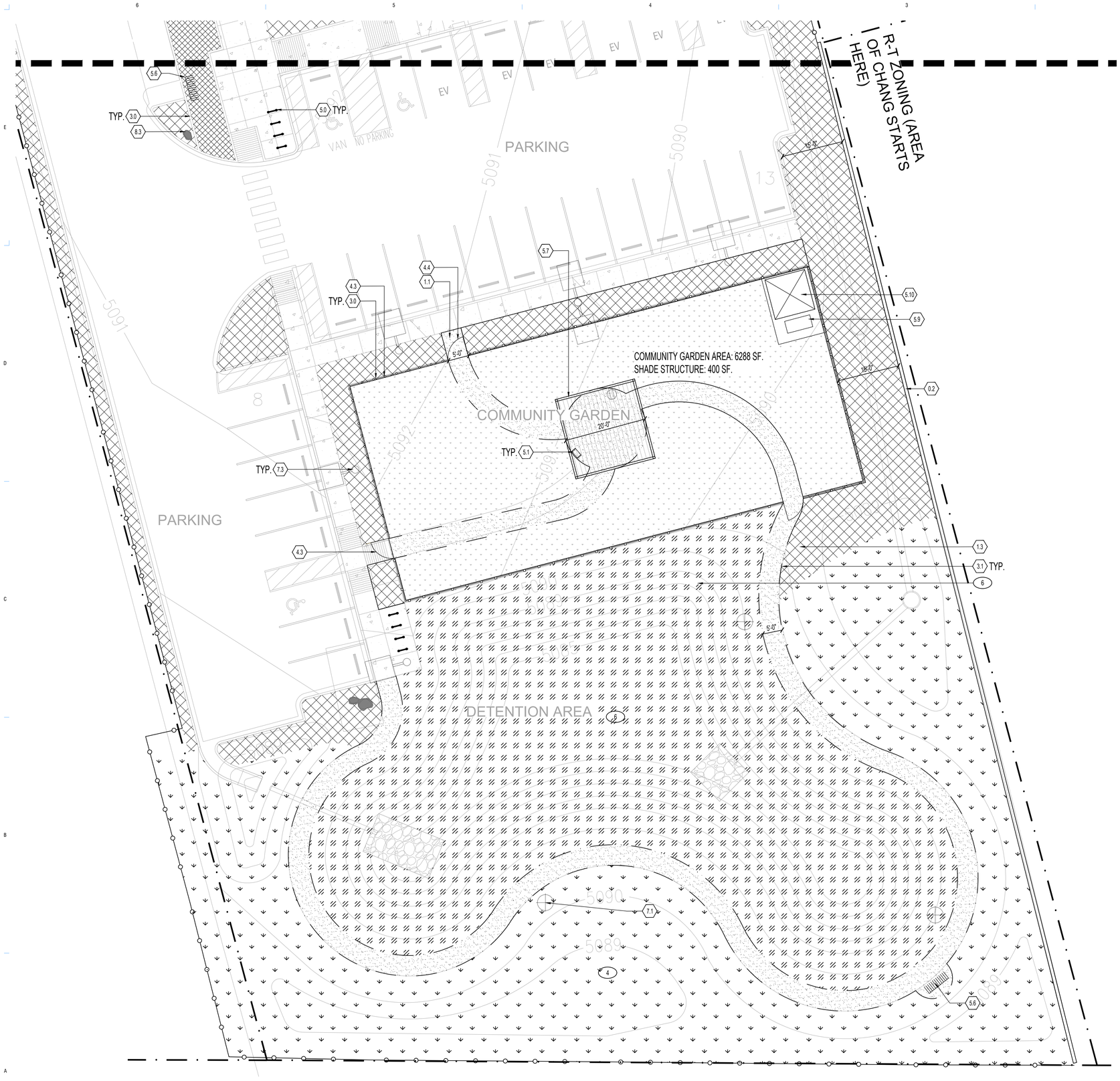
REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

LANDSCAPE SITE PLAN

SCALE:

NO. LS102



A LANDSCAPE SITE PLAN
SCALE: 1" = 10'

NORTH 0 5' 10' 20'

LEGEND

- CONCRETE PAVING
- ENHANCED PAVING
- CRUSHER FINES PAVING (3,121 SF)
- GRAVEL MULCH (12,874 SF)
- ORGANIC MULCH (4,292 SF - IN PLANTING AREAS) — RE: A/LP501
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- NATIVE SEED (9,853 SF)
- TRANSFORMER — T
- PROPERTY LINE
- COURTYARD FENCING
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- STEEL EDGER
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- BUILDING OVERHANG
- FLOWLINE
- SITE FURNISHINGS
- GARDEN FEATURE
- LANDSCAPE BOULDER
- BIKE RACKS
- TRASH/RECYCLING RECEPTACLES
- PET WASTE STATION
- BENCH

SITE DETAIL KEYNOTES: SITE PLAN

0.0	**EXISTING CONDITIONS**		
	0.1	EXISTING FENCE	
	0.2	EXISTING LANDSCAPE WALL	
1.0	**PAVING & SURFACING**		**DETAIL/SHEETSPEC SECTION**
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	1.1	CRUSHER FINES	A/LS501
	1.2	DOG RUN GRAVEL	
	1.3	SQUEEGEE MULCH	
	1.4	COBBLE MULCH	
	1.5	ENHANCED CONCRETE	
2.0	**STEPS & RAMPS**		**DETAIL**
	2.X	NOT USED	
3.0	**WALLS, CURBS & EDGERS**		**DETAIL**
	3.0	FLUSH CONCRETE HEADER	B/LS501
	3.1	STEEL EDGER	H/LS502
4.0	**RAILINGS, BARRIERS & FENCING**		**DETAIL**
	4.0	COURTYARD FENCING	C/LS501
	4.1	NORTHERN COURTYARD GATE	D/LS501
	4.2	SOUTHERN COURTYARD GATE	E/LS501
	4.3	GARDEN FENCE	C/LS502
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5.0	**SITE FURNISHINGS & SIGNS**		**DETAIL**
	5.0	BIKE RACK	J/LS501
	5.1	LITTER & RECYCLING RECEPTACLE	
	5.2	SITE FURNISHINGS	
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	5.9	COMPOST BIN	
	5.10	SHED	
6.0	**DRAINAGE**		**DETAIL**
	6.1	COBBLE SWALE	G/LS501,
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	7.0	TRANSFORMER	RE: ELECTRICAL
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	8.0	DECIDUOUS TREE IN PLANTING AREA	A/LP501
	8.1	SHRUB PLANTING	B/LP501
	8.2	PERENNIAL / GRASS / GROUNDCOVER	C/LP501
	8.3	LANDSCAPE BOULDER	E/LS502
9.0	**MISCELLANEOUS**		**DETAIL**
	9.X	NOT USED	

REFERENCE NOTES:

1. CHAISE DRAIN TO EXTEND UNDER FENCE
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3. DO NOT USE EDGER BETWEEN SQUEEGEE MULCH AND COBBLE
4. CLEAR AND GRUB ENTIRE SITE RE: DEMO PLAN
5. EXISTING FENCE TO REMAIN
6. RE: SPECIFICATIONS 329220 FOR DRAINAGE POND REQUIREMENTS. ALL ASPECTS OF DRAINAGE POND MUST COMPLY WITH SECTION 1013: SLOPE STABILIZATION AND SEEDING FOR DRAINAGE PONDS
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ALBUQUERQUE, NEW MEXICO

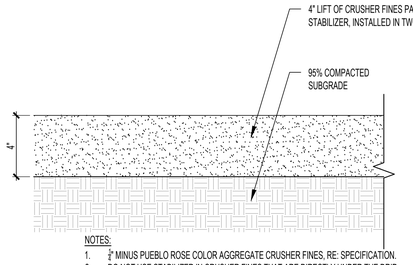
REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

LANDSCAPE SITE PLAN

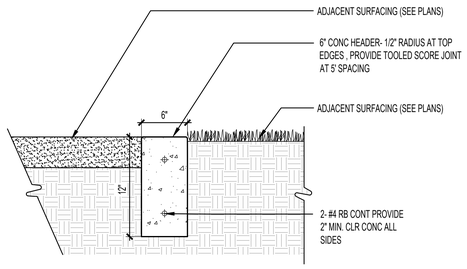
SCALE:

NO. LS103



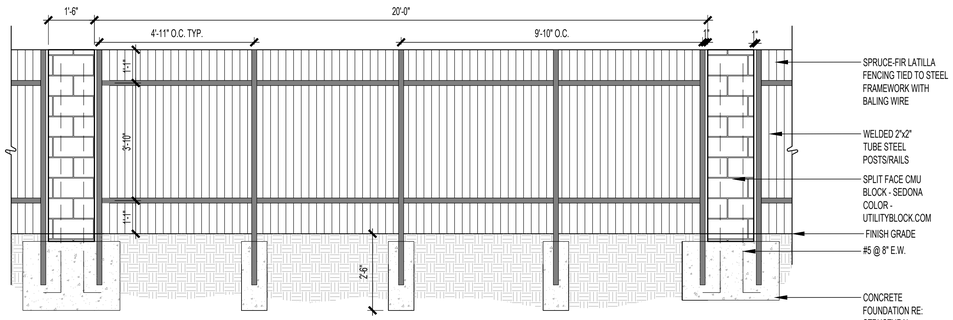
NOTES:
1. ¾" MINUS PUEBLO ROSE COLOR AGGREGATE CRUSHER FINES, RE: SPECIFICATION.
2. DO NOT USE STABILIZER IN CRUSHER FINES THAT ARE DIRECTLY UNDER THE DRIP LINE OF ANY EXISTING OR PROPOSED TREE.

A CRUSHER FINES
SCALE: 3"=1'-0"



NOTE: FINISH GRADE ADJACENT TO CONCRETE HEADER SHALL BE FLUSH WITH SURFACE OF HEADER TO ALLOW DRAINAGE TO FLOW ACROSS HEADER

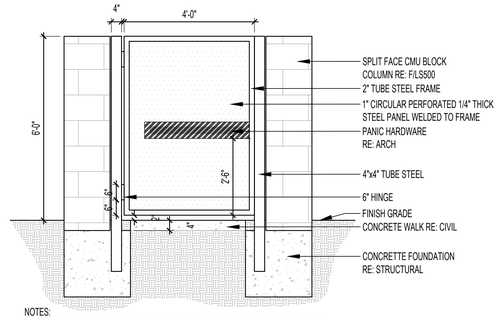
B FLUSH CONCRETE HEADER
SCALE: 1 1/2" = 1'-0"



NOTES:
1. ALL STEEL TO BE PAINTED CRIMSON COLOR TO MATCH ROOF, RE: ARCHITECTURE FOR COLOR
2. ALL SPLIT FACE CMU TO BE SEDONA COLOR BY UTILITY BLOCK COMPANY OR APPROVED EQUAL
3. TOP OF LATILLA FENCING TO BE SAWN FLUSH WITH CMU COLUMNS
4. CONCRETE FOUNDATION TO BE 30" OR TO ALBUQUERQUE FROST DEPTH
5. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
6. STEEL FRAME OF FENCE TO BE ON PARKING LOT SIDE OF THE FENCE

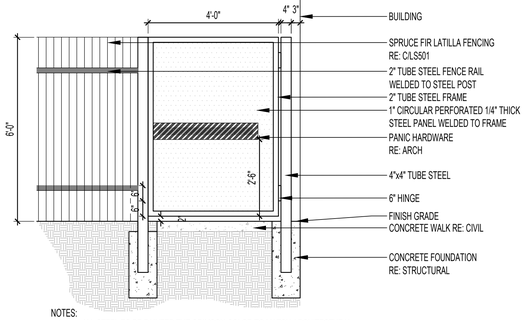
IMAGE PROVIDED FOR DESIGN INTENT ONLY

C 6' COYOTE FENCE WITH STUCCO COLUMNS
SCALE: 1/2"=1'-0"



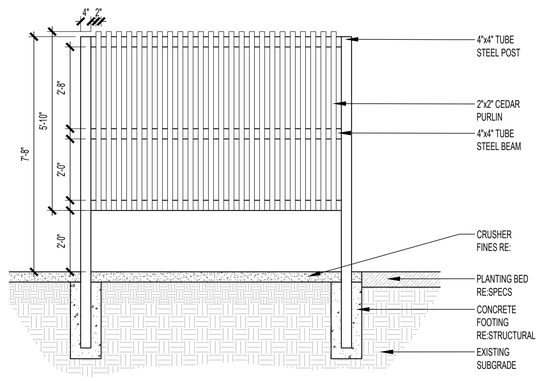
NOTES:
1. ALL STEEL TO BE PAINTED THE CRIMSON COLOR TO MATCH ARCHITECTURAL ROOF, PAINT COLOR TO BE APPROVED BY LANDSCAPE ARCHITECTURE
2. ALL SPLIT FACE CMU TO BE SEDONA COLOR SOURCED FROM UTILITY BLOCK COMPANY OR APPROVED EQUAL
3. DRAWING FOR DESIGN INTENT ONLY - SHOP DRAWINGS TO BE PROVIDED PRIOR TO FABRICATION

D NORTHERN COURTYARD GATE
SCALE: 1/2"=1'-0"

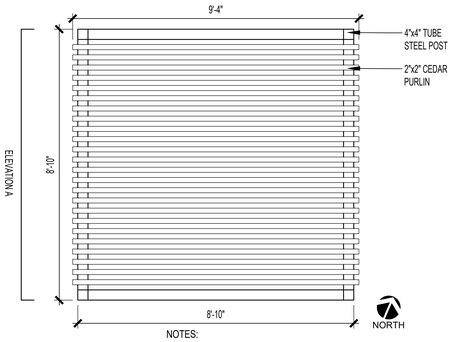


NOTES:
1. ALL STEEL TO BE PAINTED THE CRIMSON COLOR TO MATCH ARCHITECTURAL ROOF, PAINT COLOR TO BE APPROVED BY LANDSCAPE ARCHITECTURE
2. ALL SPLIT FACE CMU TO BE SEDONA COLOR BY UTILITY BLOCK COMPANY OR APPROVED EQUAL
3. DRAWING FOR DESIGN INTENT ONLY - SHOP DRAWINGS TO BE PROVIDED PRIOR TO FABRICATION

E SOUTHERN COURTYARD GATE
SCALE: 1/2"=1'-0"



ELEVATION A



PLAN

NOTES:
1. COLOR: PAINT ENTIRE STEEL STRUCTURE TO MATCH ARCHITECTURAL ROOF AND FASCIA.
2. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
3. FINAL STRUCTURAL FOOTING ENGINEERING TO BE INCLUDED WITH SHADE STRUCTURE SHOP DRAWINGS.
4. ALL WOOD TO BE CEDAR FINISHED WITH SEMI-TRANSPARENT STAIN

F SHADE STRUCTURE A
SCALE: 1/2" = 1'0"

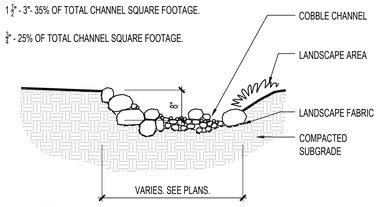
NOTES:

PLACE DIFFERENT COBBLE SIZES IN IRREGULAR PATTERNS TO FORM A NATURAL CREEK FORMATION. APPLY IN QUANTITIES AS FOLLOWS:

4-12" - 40% OF TOTAL CHANNEL SQUARE FOOTAGE.

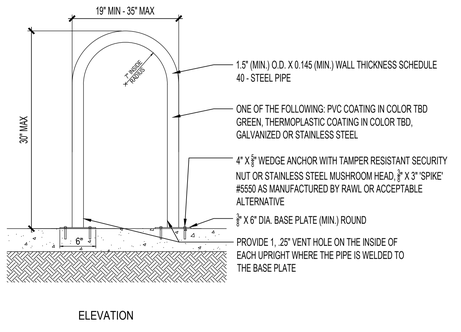
1 ½" - 3"- 35% OF TOTAL CHANNEL SQUARE FOOTAGE.

¾" - 25% OF TOTAL CHANNEL SQUARE FOOTAGE.

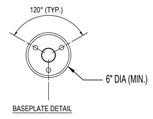


NOTES:
1. DO NOT USE EDGER TO DELINEATE BETWEEN COBBLE AND SQUEEGEE MULCH
2. SEE SPEC 329330 FOR COBBLE TYPE

G DRY STREAM BED SECTION
SCALE: 3/4"=1'-0"



ELEVATION



BASEPLATE DETAIL

NOTES:
1. RACKS SHALL NOT BE WELDED IN SECTIONS.
2. BASE PLATE SHALL BE WELDED TO STEEL PIPE
3. RACK DIMENSIONS MAY VARY BY MANUFACTURER

MOUNTING (CONCRETE):
1. BASE PLATE SHALL BE MOUNTED TO CONCRETE VIA EXPANSION ANCHOR 4" X ⅜" WEDGE ANCHOR WITH TAMPER-RESISTANT SECURITY NUT, OR STAINLESS STEEL MUSHROOM HEAD ⅜" X 3" 'SPIKE' #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL
2. RACK SHALL BE SET FIRM AND ALIGNED WITH A TOLERANCE PLUS OR MINUS ¼" FROM PLUMB
3. STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED

H U STYLE BIKE RACK
SCALE: NTS

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flow design collaborative 3415 w. 43th ave. denver, co. 80216

HIGH DESERT HOUSING

STATE OF NEW MEXICO
ALLISON BALDERSTON
23012
REGISTERED LANDSCAPE ARCHITECT

ROUTE 66 FLATS
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

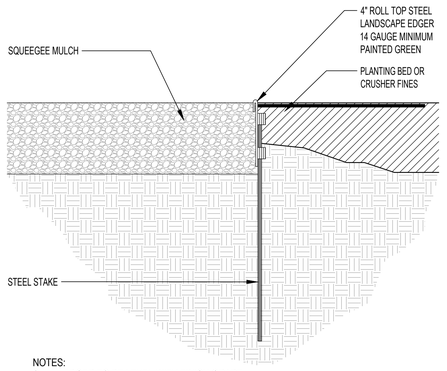
REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

LANDSCAPE DETAILS

SCALE:

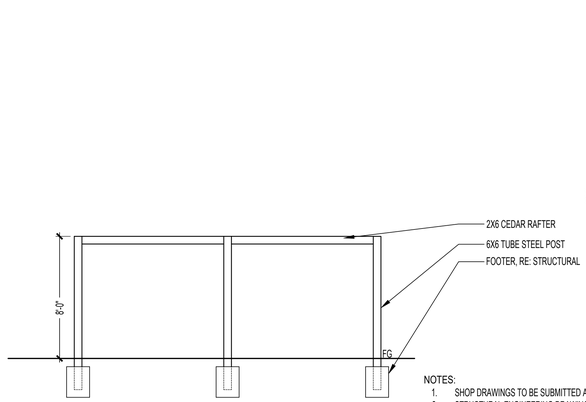
NO. LS501



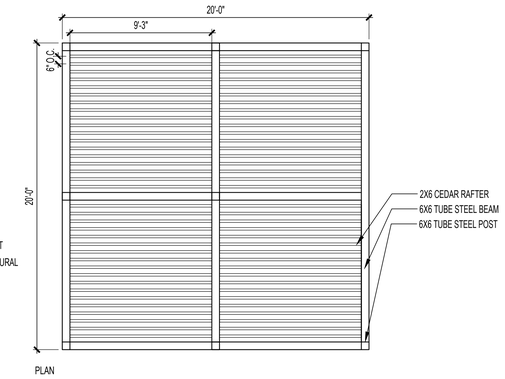
NOTES:
STEEL EDGER TO BE LEVEL WITH FINISH GRADE

A STEEL EDGER

SCALE: 3"=1'-0" FILENAME



SECTION

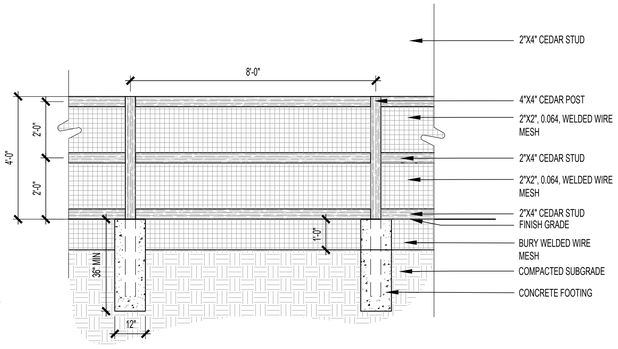


PLAN

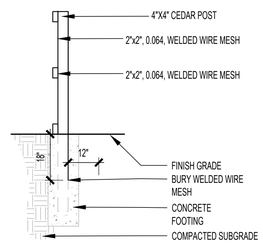
NOTES:
1. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
2. STRUCTURAL ENGINEERING DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
3. ALL STEEL TO BE PAINTED TO MATCH ARCHITECTURAL ROOF AND FASCIA
4. ALL WOOD TO BE CEDAR FINISHED WITH SEMI-TRANSPARENT STAIN
5. ALL FASTENERS TO BE CORROSION RESISTANT AND PAINTED TO MATCH ROOF AND FASCIA, SUBMIT PAINT COLOR FOR APPROVAL FROM LANDSCAPE ARCHITECT

B GARDEN TRELLIS

SCALE: 1/4"=1'-0" FILENAME



FRONT ELEVATION

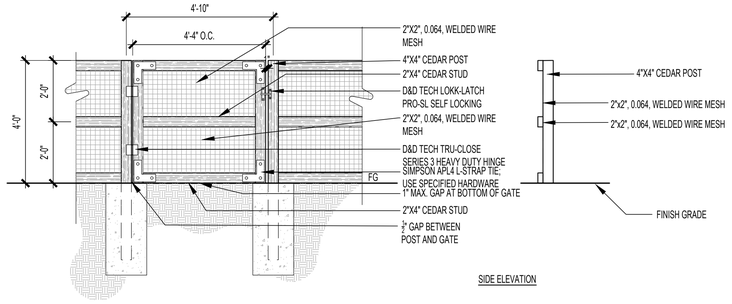


SIDE ELEVATION

NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR.
STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

C GARDEN FENCING

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



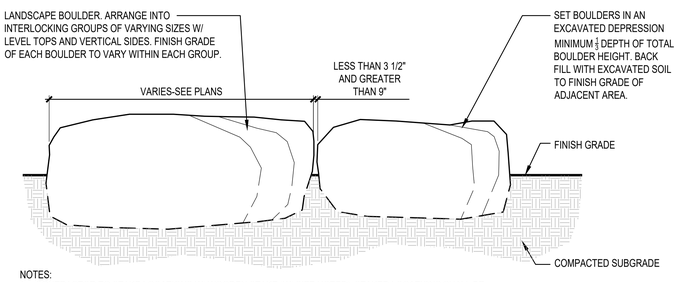
FRONT ELEVATION

SIDE ELEVATION

NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR.
STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

D GARDEN GATE

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



NOTES:
1. CONTRACTOR TO STAKE LOCATIONS W/ WOODEN STAKE (W/ SIZE NOTED). STAKED LOCATIONS SHALL BE APPROVED PRIOR TO INSTALLATION BY LANDSCAPE ARCHITECT OR OWNER.
2. GROUT ALL VOIDS IN BOULDERS GREATER THAN 4".
3. BOULDER LOCATIONS SHALL BE OUTSIDE OF CLEAR-ZONES OF ALL PUBLIC ROW. 50% BURIED IN PUBLIC ROW. NO MORE THAN 14" HEIGHT IN PUBLIC ROW.

E LANDSCAPE BOULDER

SCALE: 3/4"=1'-0"

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HIGH DESERT

STATE OF NEW MEXICO
ALLISON BALDERSTON
23012
REGISTERED LANDSCAPE ARCHITECT

ROUTE 66 FLATS

7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

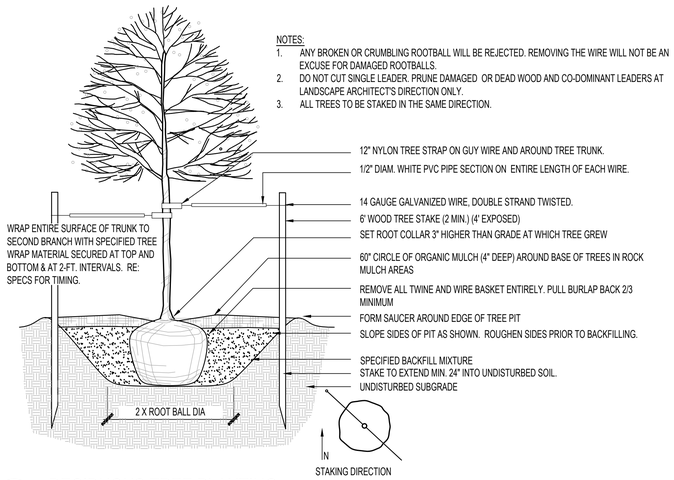
DRAWN: Author
REVIEWED: Approver

DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

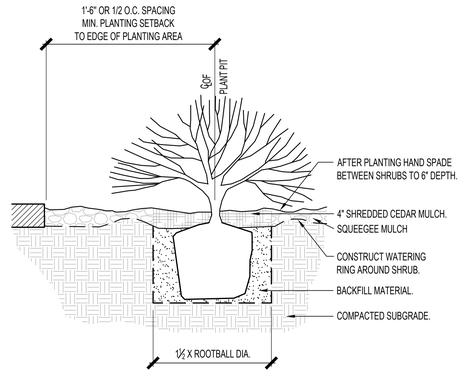
LANDSCAPE DETAILS

SCALE:

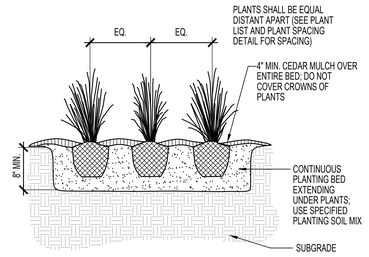
NO. LS502



A DECIDUOUS TREE PLANTING
SCALE: NTS



B SHRUB PLANTING
SCALE: NTS



C ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS

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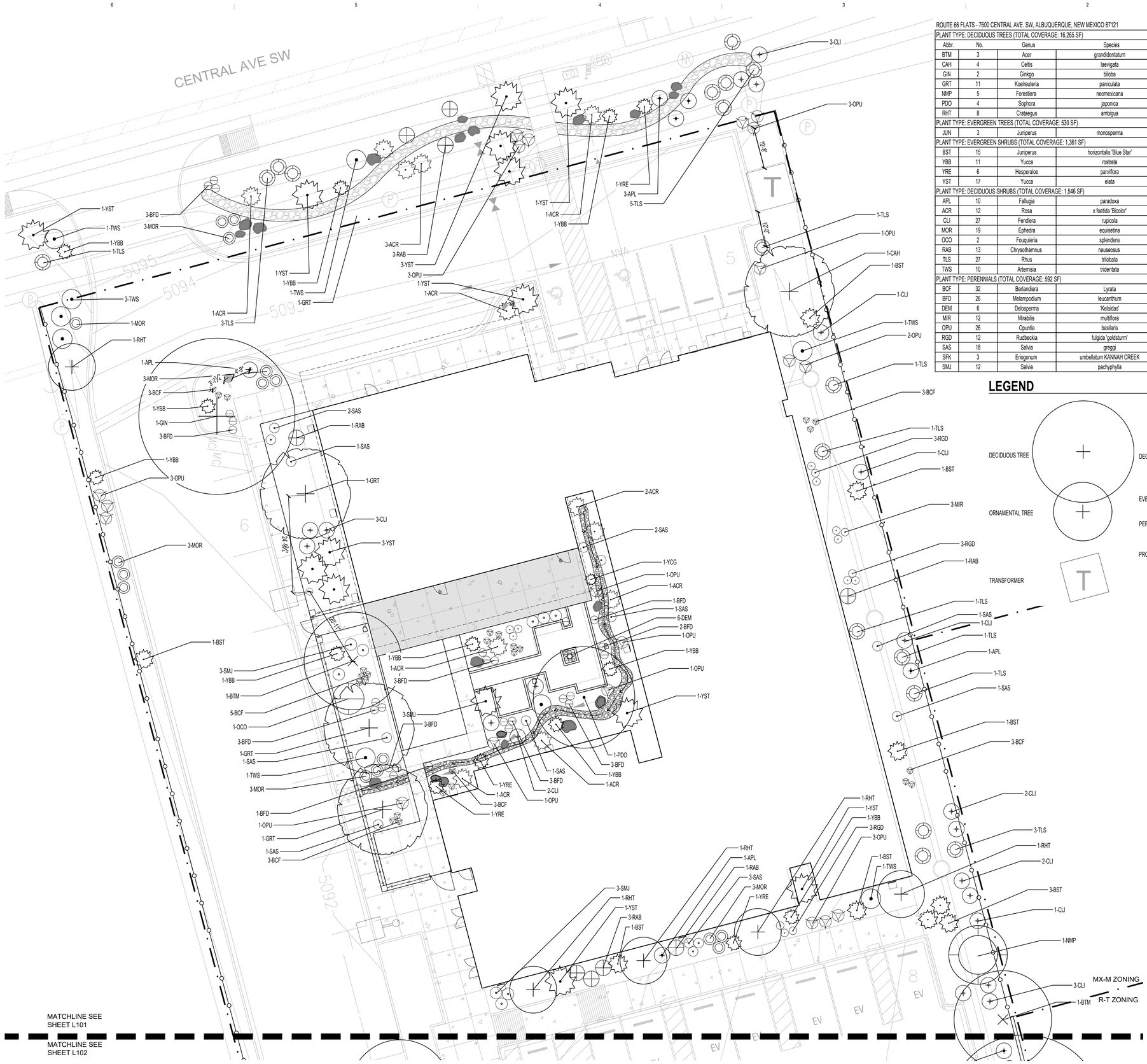
NO. LP501



ROUTE 66 FLATS - 7600 CENTRAL AVE. SW, ALBUQUERQUE, NEW MEXICO 87121

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread	Area (SF)	Total (SF)
PLANT TYPE: DECIDUOUS TREES (TOTAL COVERAGE: 16,265 SF)									
BTM	3	Acer	grandidentatum	Bigtooth Maple	2" Cal	Per Plan	25'x25	490.87	1470
CAH	4	Celtis	laevigata	Canyon Hackberry	2" Cal	Per Plan	40'x40'	600	2400
GIN	2	Ginkgo	biloba	Ginkgo	2" Cal	Per Plan	40'x40'	600	1200
GRT	11	Koelreuteria	paniculata	Goldenrain Tree	2" Cal	Per Plan	25'x25'	490.87	5399
NMP	5	Forestiera	neomexicana	New Mexico Olive	Min. 2 Trunk 2" Cal	Per Plan	15'x15'	176.71	883
PDO	4	Sophora	japonica	Japanese Pagoda Tree	2" Cal	Per Plan	35'x35'	600	2400
RHT	8	Crataegus	ambigua	Russian Hawthorn	2" Cal	Per Plan	20'x20'	314.16	2513
PLANT TYPE: EVERGREEN TREES (TOTAL COVERAGE: 530 SF)									
JUN	3	Juniperus	monosperma	Oneseed Juniper, FEMALES ONLY	6' B&B	Per Plan	15'x15'	176.71	530
PLANT TYPE: EVERGREEN SHRUBS (TOTAL COVERAGE: 1,361 SF)									
BST	15	Juniperus	horizontalis 'Blue Star'	Blue Star Juniper	5 Gal	Per Plan	3'x5'	19.63	294
YBB	11	Yucca	rostrata	Blue Beaked Yucca	5 Gal	Per Plan	6'x4'	12.57	138
YRE	6	Hesperaloe	parviflora	Red Yucca	5 Gal	Per Plan	3'x4'	12.57	75
YST	17	Yucca	elata	Soaptree Yucca	5 Gal	Per Plan	8'x8'	50.27	854
PLANT TYPE: DECIDUOUS SHRUBS (TOTAL COVERAGE: 1,546 SF)									
APL	10	Fallugia	paradoxa	Apache Plume	5 Gal	Per Plan	4'x4'	12.57	125
ACR	12	Rosa	x.foetida 'Bicolor'	Austrian Copper Rose	5 Gal	Per Plan	4'x4'	12.57	150
CLI	27	Fendlera	rupicola	Cliff Fendlerbush	5 Gal	Per Plan	4'x4'	12.57	339
MOR	19	Ephedra	equisetina	Mormon Tea	5 Gal	Per Plan	3'x3'	7.07	133
OCO	2	Fouquieria	splendens	Ocotillo	5 Gal	Per Plan	6'x8'	50.27	100
RAB	13	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	Per Plan	4'x4'	12.57	163
TLS	27	Rhus	trilobata	Three Leaf Sumac	5 Gal	Per Plan	4'x4'	12.57	339
TWS	10	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan	5'x5'	19.63	196
PLANT TYPE: PERENNIALS (TOTAL COVERAGE: 592 SF)									
BCF	32	Berlandiera	Lyrata	Chocolate Flower	1 Gal	Per Plan	18"x18"	1.77	56
BFD	26	Melampodium	leucanthum	Black Foot Daisy	1 Gal	Per Plan	12"x24"	3.14	81
DEM	6	Delosperma	'Kelaidas'	Mesa Verde Ice Plant	1 Gal	Per Plan	6"x24"	3.14	15
MIR	12	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan	24"x24"	3.14	37
OPU	26	Opuntia	basilaris	Beavertail Cactus	1 Gal	Per Plan	12"x36"	7.07	182
RGD	12	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan	24"x24"	3.14	37
SAS	18	Salvia	greggi	Autumn Sage	1 Gal	Per Plan	30"x30"	4.91	88
SFK	3	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan	18"x24"	3.14	9
SMJ	12	Salvia	pachyphylla	Mojave Sage	1 Gal	Per Plan	36"x36"	7.07	84

LEGEND

DECIDUOUS TREE

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PERENNIALS

PROPERTY LINE

TRANSFORMER

COMMUNITY GARDEN

DETENTION AREA

NATIVE SEED

COBBLE MULCH

COBBLE MULCH SWALE

LANDSCAPE REQUIREMENTS (TABLE 1)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
25% OF NET LOT AREA SHALL BE LANDSCAPED **5-6(C)(2)**	.25 X (77,923 SF) =	22,402 SF	35,489 SF (SEE TABLE 2)
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION **5-6(C)(2)(c)**	35,489 SF X .75 =	26,616 SF	30,147 SF
25% OF REQUIRED VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES **5-6(C)(2)(c)**	26,616 X .25 =	6,654 SF	13,882 SF
LANDSCAPE ROW-1 TREE PER 25 LF 5-6(C)(4)(i)	199LF / 25FT	8 TREES	0 TREES*
1 TREE PER GROUND FLOOR UNIT, 1 TREE PER 2ND FLOOR UNIT **4-3(B)(8)(c)**	1 x 15 GROUND FLOOR UNITS 1 x 17 2ND FLOOR UNITS	32 TREES	32 TREES
AREA OF CHANGE BUFFER REQUIREMENT, 1 TREE PER 15' ALONG 6' WALL 5-6(E)(2)(a)	257 ft / 15 ft	17 TREES	17 TREES
USABLE OPEN SPACE MINIMUM **TABLE 5-1-2**	225 SF X 47 1BR = 285 SF X 1 2BR	10,575 SF + 285 SF =10,860 SF	42,805 SF (SEE TABLE 5)
NO MORE THAN 40% OF USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD **4-3(B)(8)(a)**	.40 X 43,950 SF =	<17,580 SF PRIVATE TO HOUSEHOLD	NO OPEN SPACE IS PRIVATE TO A HOUSEHOLD
CRUSHER FINES LIMITED TO 75% OF LANDSCAPED AREA **5-6(C)(5)(C)**	.75 X 35,489 SF =	<26,616 SF OF GRAVEL	12,874 SF OF GRAVEL
SEATING/GATHERING AREAS LIMITED TO ⅓ OF REQUIRED LANDSCAPING **5-6(C)(3)(e)**	.33 X 19,470 SF =	<6,425 SF OF GATHERING AREAS	2,182 SF OF GATHERING AREAS
COOL SEASON GRASSES RESTRICTED TO 20% OF THE LANDSCAPE AREA **4-3(B)(8)(c)**	.20 X 35,489 SF =	<7,097 SF OF COOL SEASON GRASSES	0 SF OF COOL SEASON GRASSES

*DUE TO WATER LINES IN THE ROW, REQUIRED ROW TREES ARE RELOCATED ELSEWHERE ON SITE

A LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'

NORTH 0 5' 10' 20'

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HIGH DESERT HOUSING

STATE OF NEW MEXICO
ALLISON BALDERSTON
23012
REGISTERED LANDSCAPE ARCHITECT

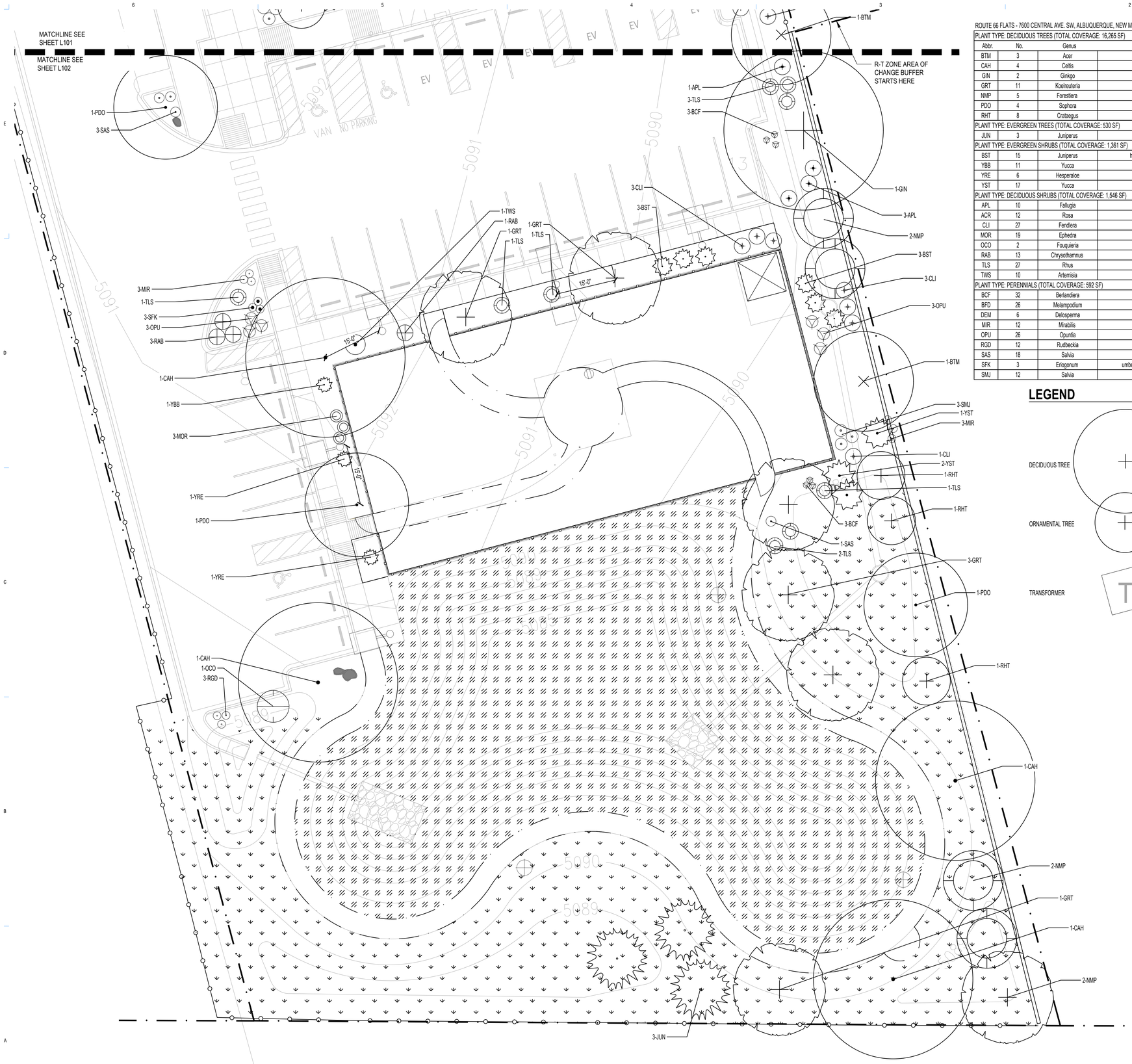
ROUTE 66 FLATS
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

LANDSCAPE PLANTING PLAN
SCALE:

NO. LP101



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LEGEND

DECIDUOUS TREE

ORNAMENTAL TREE

TRANSFORMER

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PERENNIALS

PROPERTY LINE

COMMUNITY GARDEN

DETENTION AREA

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COBBLE MULCH

COBBLE MULCH SWALE

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COOL SEASON GRASSES RESTRICTED TO 20% OF THE LANDSCAPE AREA **4-3(B)(8)(c)**	.20 X 35,489 SF =	<7,097 SF OF COOL SEASON GRASSES	0 SF OF COOL SEASON GRASSES

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A LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'

NORTH 0 5' 10' 20'

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LANDSCAPE PLANTING PLAN
SCALE:

NO. LP102

GENERAL IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE FOR UNINTERRUPTED LANDSCAPE WATERING/IRRIGATION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL SITE IS TRANSFERRED TO THE OWNER AND PER WRITTEN SPECIFICATIONS.
3. IF DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT.
4. INSTALL POP-UP TYPE SPRINKLER HEADS IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS 1.5" AWAY FROM ADJACENT SIDEWALK OR CURB.
5. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
6. WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. PERFORM ADJUSTMENTS AT NO COST TO OWNERS AUTHORIZED REPRESENTATIVE..
7. SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS AT THE PROPOSED POINT OF CONNECTION. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
8. THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. VALVE BOXES SHALL BE LOCATED TO BE AS INCONSPICUOUS AS POSSIBLE, WHILE STILL FULFILLING THE DESIGN INTENT. NO VALVE BOXES SHALL BE PLACED WITHIN PLAY FIELD AREAS.
9. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS. THIS INCLUDES SELECTING THE BEST DEGREE OF ARC TO FIT SITE CONDITIONS AND TO THROTTLE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM PRESSURE FOR EACH SYSTEM.
10. DO NOT WILLFULLY INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
11. INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
13. IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
14. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UN-SIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UN-SIZED SECTION SHALL BE OF THE SAME SIZE. IN NO CASE SHALL A SECTION OF PIPE BE SMALLER THAN ANY DOWNSTREAM SECTION LOCATED ON THE SAME LATERAL RUN.
15. PER 5-6(C)(14)(A) IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).
16. PER 5-6(C)(14)(B) ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
17. PER 5-6(C)(14)(C) ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
18. PER 5-6(C)(14)(D) THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.
19. PER 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
20. PER 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.

PLANTING IRRIGATION NOTES

1. PROVIDE PIPE AND SPACING PER SCHEDULE TO ALL PLANT MATERIAL SERVED BY DRIP LINE IRRIGATION SYSTEM.
2. DRIPPERLINE IS INTENDED TO IRRIGATE PLANT MATERIAL BY PLANT TYPE IN ORDER TO APPLY APPROPRIATE AMOUNTS OF WATER AS NEEDED FOR PROPER PLANT GROWTH AND PLANT CARE. EXCEPTIONS TO PLANT MATERIAL SYSTEM SEPARATIONS ARE NOTED WITH VALVE CALLOUTS ON PLAN. ADJUSTMENTS MAY BE NECESSARY AS PLANT MATERIAL ESTABLISHES.
3. IRRIGATION AREAS ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
4. INSTALL SUPPLY LATERAL WITHIN PVC SLEEVE WHEN ROUTING THROUGH PAVED SURFACES OR THROUGH PLANTER'S WALLS.
5. PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP SYSTEM OR AS SHOWN ON DETAILS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.
6. EACH EMITTER SHALL HAVE THE ABILITY TO INDEPENDENTLY REGULATE DISCHARGE RATES, WITH AN INLET PRESSURE RANGE OF 14.5 - 58 POUNDS PER SQUARE INCH (PSI), AT A CONSTANT FLOW AND WITH A MANUFACTURER'S COEFFICIENT OF VARIABILITY (CV) OF 0.03 OR LESS.

LANDSCAPE IRRIGATION NARRATIVE

1. PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH.
2. TURF AREAS WILL BE IRRIGATED USING 6" POP-UP ROTATOR TYPE SPRINKLER HEADS.
3. ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEEDED. ALL RE-SEEDED AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	SLEEVING: CLASS 200 PVC PROVIDE SEPARATE 2" MIN. SLEEVE FOR WIRING
	MAINLINE PIPE: CLASS 200 BE PVC - 1.5"
	DRIPPER LINE SUPPLY LATERAL PIPE: CLASS 200 BE PVC (1-INCH UNLESS OTHERWISE INDICATED)
	UNCONNECTED PIPE CROSSING
BF	BACKFLOW DEVICE RE:PLUMBIING
D	DRAIN VALVE
H	FROST FREE GARDEN HYDRANT
	ISOLATION GATE VALVE ASSEMBLY
Q	QUICK COUPLING VALVE ASSEMBLY
	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS (RAIN BIRD PESB-R - SIZED AS INDICATED)
	REMOTE CONTROL VALVE ASSEMBLY FOR DRIPPER LINE LATERALS (RAIN BIRD XCZ-100-PBR-LC) DRIP SUPPLY LATERAL
	PLANT IRRIGATION RING: SIZED PER PLANT NETAFIM TECHLINE CV - TLHCVXR-RW11-12
A	IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3
A 12 1.5 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

PIPE SCHEDULE

MAXIMUM FLOW RATE - PVC PLASTIC PIPE	
PIPE SIZE	MAXIMUM FLOW (GPM)
1"	16

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denver, co. 80216

STATE OF NEW MEXICO
ALLISON BALDERSTON
23012
REGISTERED LANDSCAPE ARCHITECT

ROUTE 66 FLATS
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

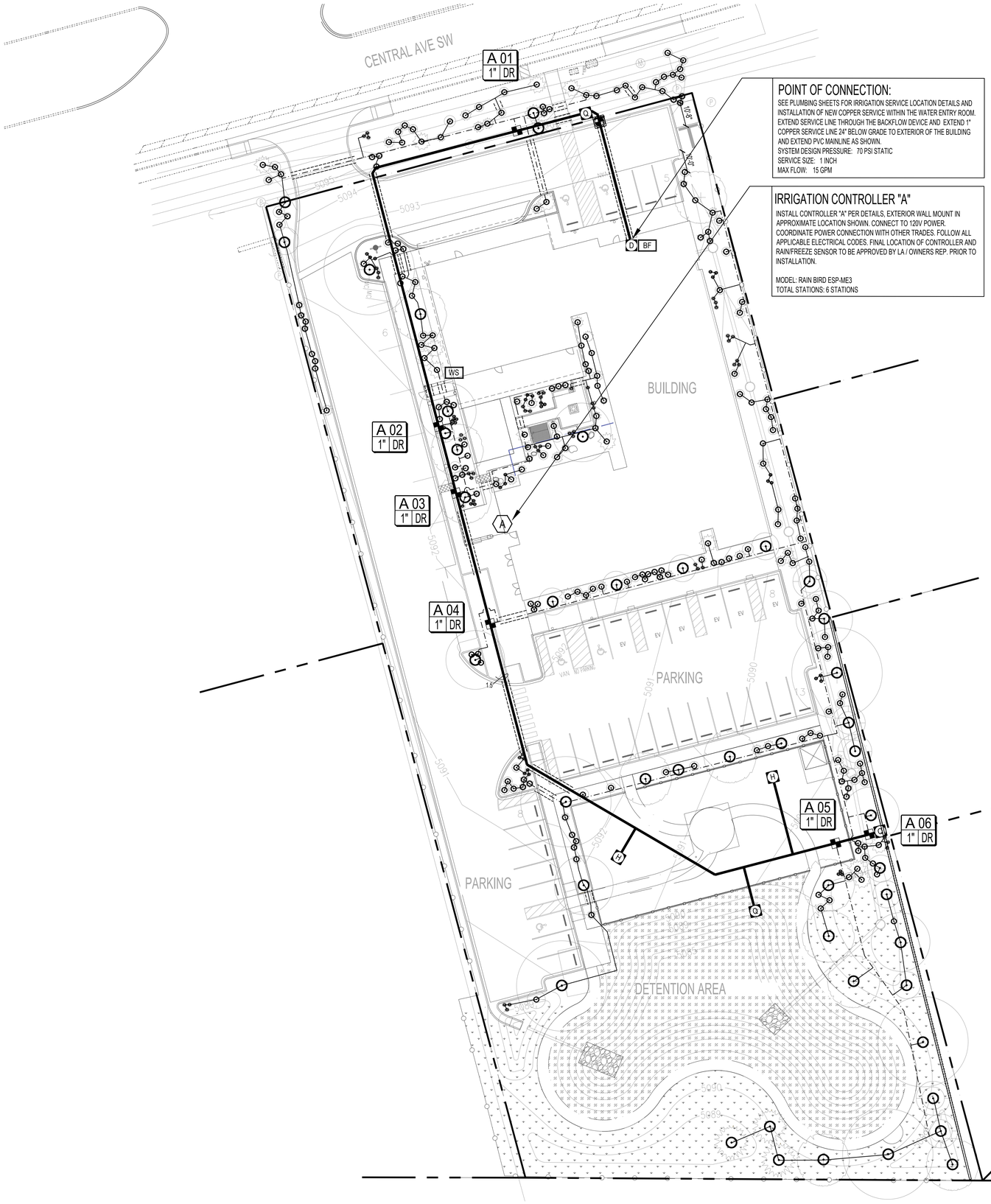
REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

IRRIGATION NOTES

SCALE:

NO. IR100



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A 12 1.5 | 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

PIPE SCHEDULE

MAXIMUM FLOW RATE - PVC PLASTIC PIPE

PIPE SIZE	MAXIMUM FLOW (GPM)
1"	16

A IRRIGATION PLAN
SCALE: 1" = 20'

NORTH 0 10' 20' 40'

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ALLISON BALDERSTON
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ROUTE 66 FLATS
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ALBUQUERQUE, NEW MEXICO

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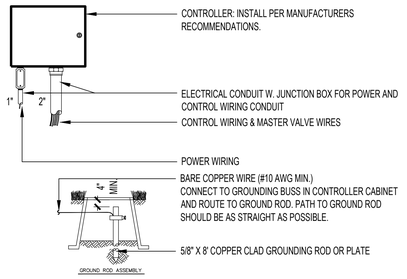
PROJECT #: 21018
FILE:
SHEET TITLE:

IRRIGATION PLAN

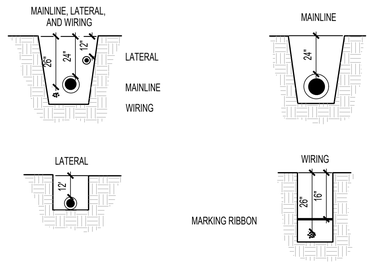
SCALE:

NO. IR101



A WALLMOUNT CONTROLLER INSTALLATION

SCALE: NTS

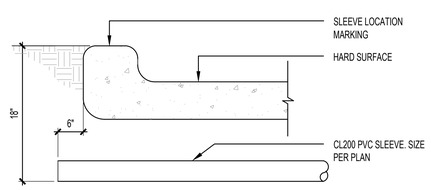


NOTES:

1. TAPE AND BUNDLE WIRING AT 10-FOOT INTERVALS.
2. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.
3. ROUTE TRENCH MINIMUM 6 FEET FROM ANY TREE PLANTING AND OUTSIDE THE DRIP LINE OF EXISTING TREES.
4. TIE A 20-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTIONS GREATER THAN 30 DEGREES. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
5. BACK FILL MATERIAL TO BE FREE OF ALL DEBRIS AND ROCKS LARGER THAN ¾" IN DIAMETER.

B TRENCHING AND PIPE/WIRE INSTALLATION

SCALE: NTS

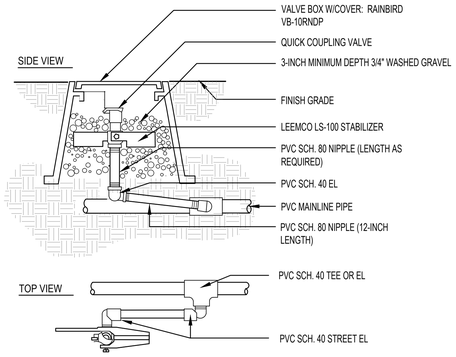


PIPE SIZE OR WIRE	QUANTITY REQUIRED SLEEVE
3/4"-1 1/4" PIPE	1 - 2"
1 1/2 - 2" PIPE	1 - 4"
2 1/2 - 3" PIPE	1 - 6"
4" PIPE	1 - 8"
6" PIPE	1 - 12"
8" PIPE	1 - 14"
12" PIPE	1 - 16"
1-25 CONTROL WIRES	1 - 2"
26-75 CONTROL WIRES	1 - 3"

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE

C SLEEVING

SCALE: 1"-1'-0" dt-sleeving

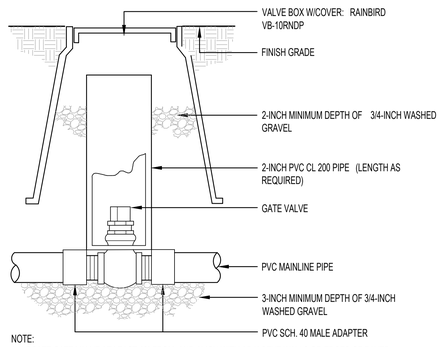


NOTE:

1. BRAND "QC" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

D QUICK COUPLING VALVE ASSEMBLY

SCALE: 1"-1'-0" dt-qc

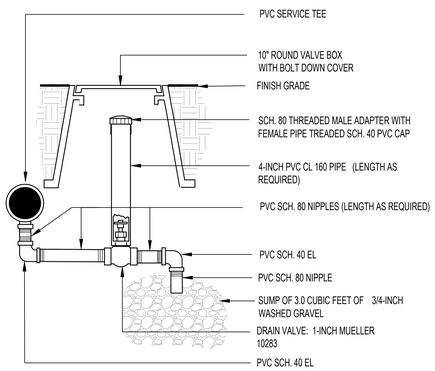


NOTE:

1. LOCATE GATE VALVE AT LEAST 12" FROM, AND ALIGN WITH ADJACENT WALLS OR EDGES OF PAVED AREAS.
2. BRAND "GV" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

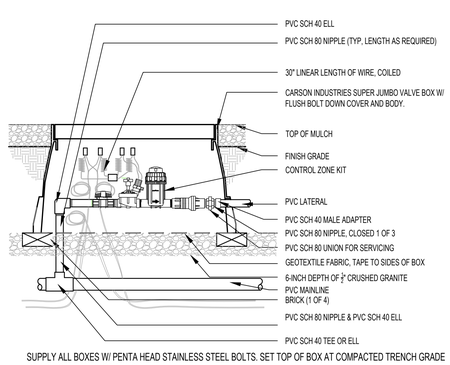
E ISOLATION GATE VALVE ASSEMBLY

SCALE: 1"-1'-0" dt-gate-3



F MANUAL DRAIN VALVE ASSEMBLY

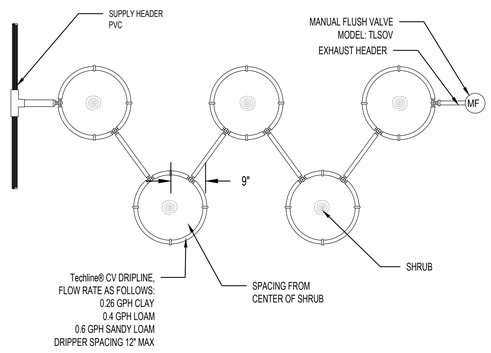
SCALE: NTS DT-MANUAL-DRAIN.dwg



SUPPLY ALL BOXES W/ PENTA HEAD STAINLESS STEEL BOLTS. SET TOP OF BOX AT COMPACTED TRENCH GRADE OF ADJACENT TURF OR MULCH.

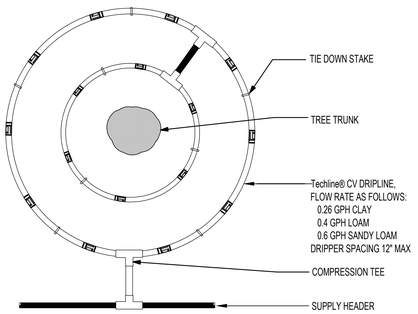
G DRIP ZONE CONTROL KIT

SCALE: NTS



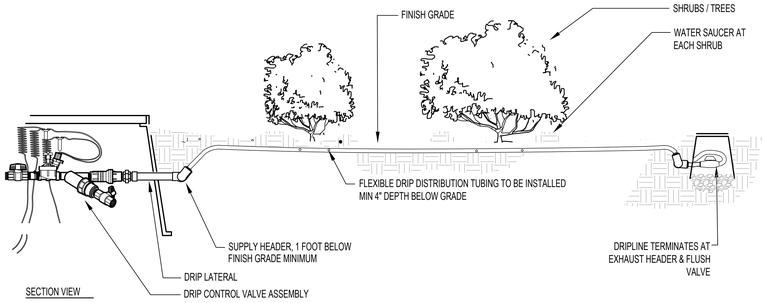
H DRIPPERLINE @ SHRUBS IN GRAVEL MULCH

SCALE: NTS



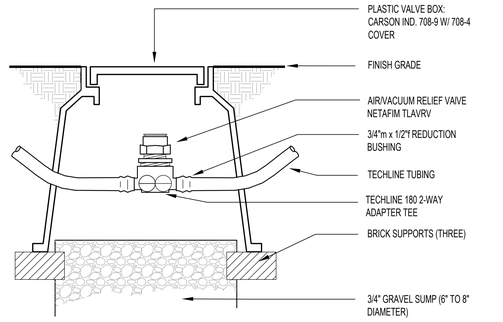
I DRIPPERLINE @ TREE IN GRAVEL MULCH

SCALE: NTS



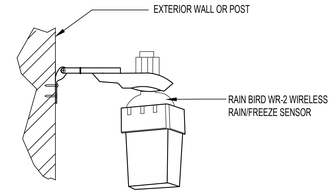
J DRIPLINE INSTALLATION @ GRAVEL PLANTING AREAS

SCALE: NTS



K TECHLINE AIR/VACUUM RELIEF VALVE

SCALE: NTS DT-AIRVAC.dwg



NOTE:

1. FINAL LOCATION TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. INSTALL IN A LOCATION WHERE RAINFALL WILL NOT BE OBSTRUCTED.

L RAIN SENSOR

SCALE: NTS

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ALLISON BALDERSTON
23012
REGISTERED LANDSCAPE ARCHITECT

ROUTE 66 FLATS

7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: Author
REVIEWED: Approver

DATE: 4/01/024
ALTERNATIVE LANDSCAPE PLAN
PROJECT #: 21018
FILE:
SHEET TITLE:

IRRIGATION DETAILS

SCALE:

NO. IR501

GENERAL NOTES

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES TO COMPLY WITH SEC. 10.7.4.2.A.1.
3. EXTERIOR LIGHT FIXTURES SHALL BE DIMMED AS REQUIRED TO COMPLY WITH BUILDING DEPARTMENT 8 FOOT CANDLE MAX AND 2 FOOT CANDLE AT THE ZONE LOT LINE REQUIREMENTS.
4. B.U.G. RATING OF FIXTURES IS BELOW BUILDING DEPT. MAXIMUM PER LUMINAIRE SCHEDULE BELOW.

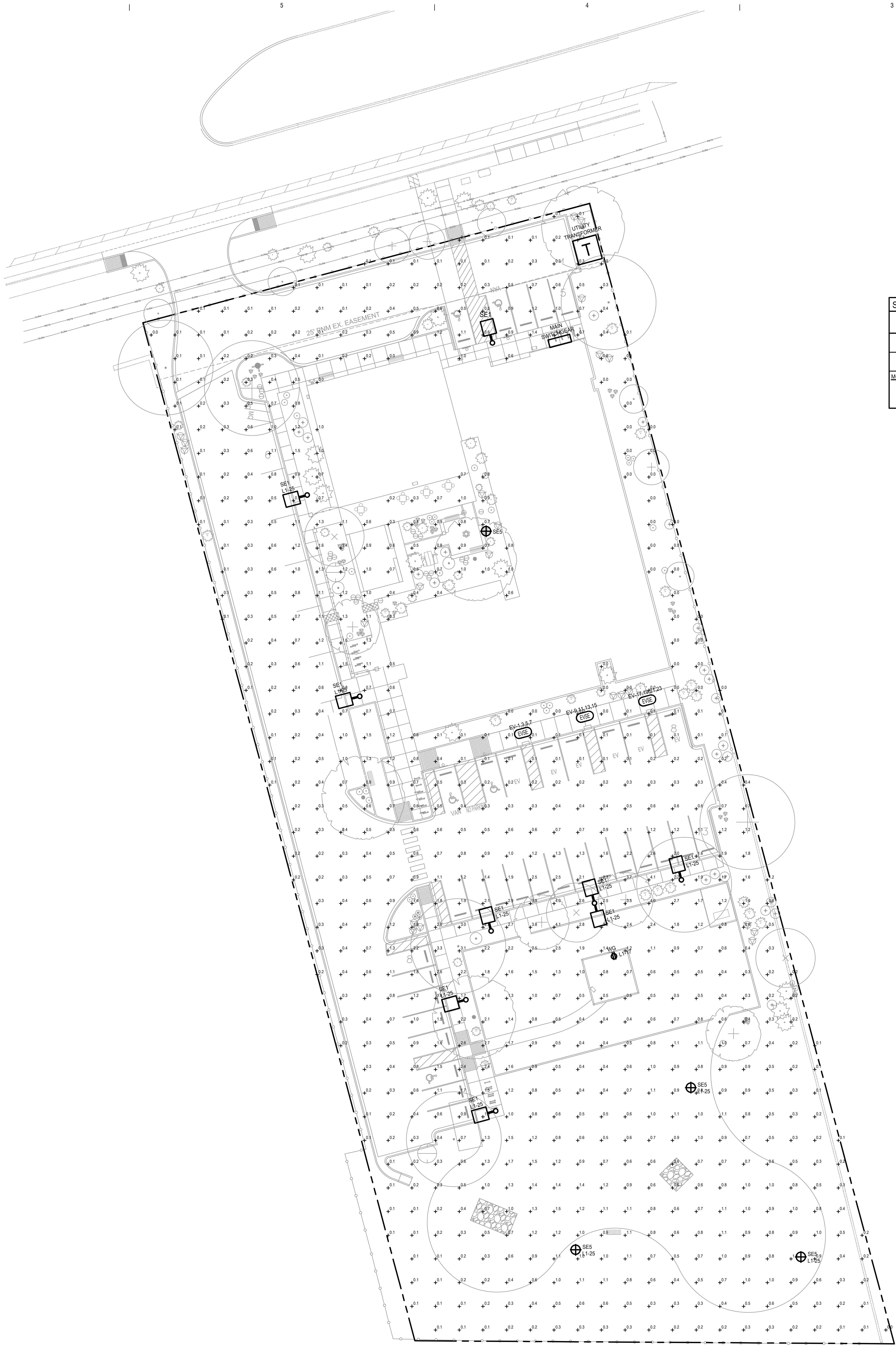
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	4.1 fc	0.0 fc	N/A	N/A

SITE LUMINAIRE SCHEDULE

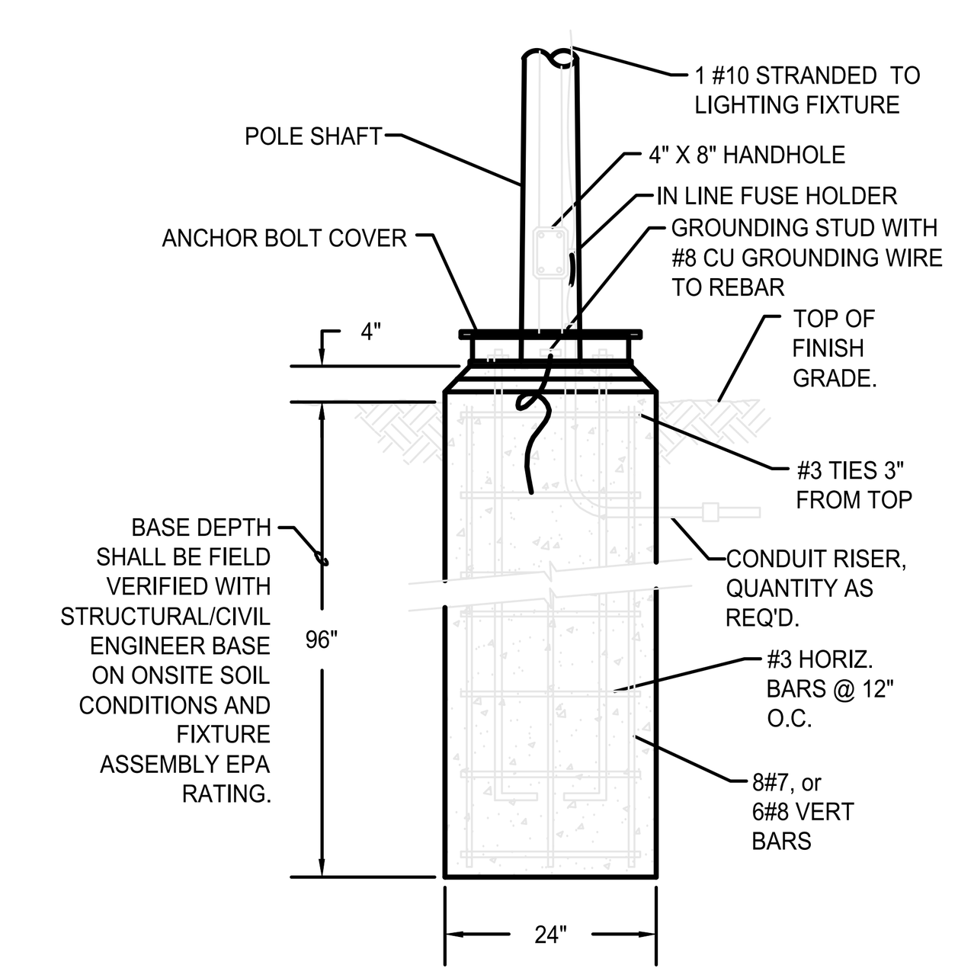
KEY	DESCRIPTION	MFR. & CAT.NO.	LAMP/ COLOR TEMP.	VOLTS	MOUNTING INFORMATION	LUMENS	MAX WATTS	B.U.G. RATING
SE1	ARCHITECTURAL AREA LIGHT	INVUE LUXESCAPE LXS-VA3-830-U-ASC-A-BK	LED 3000K	120	20'-0" AFG.	8500	114	B3-U0-G3
SE5	PEDESTRIAN LIGHT	INVUE LUXESCAPE LXS-VA2-830-U-SYM-S-BK	LED 3000K	120	15'-0" AFG	4500	55	B3-U0-G2

MOUNTING ABBREVIATIONS
AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE

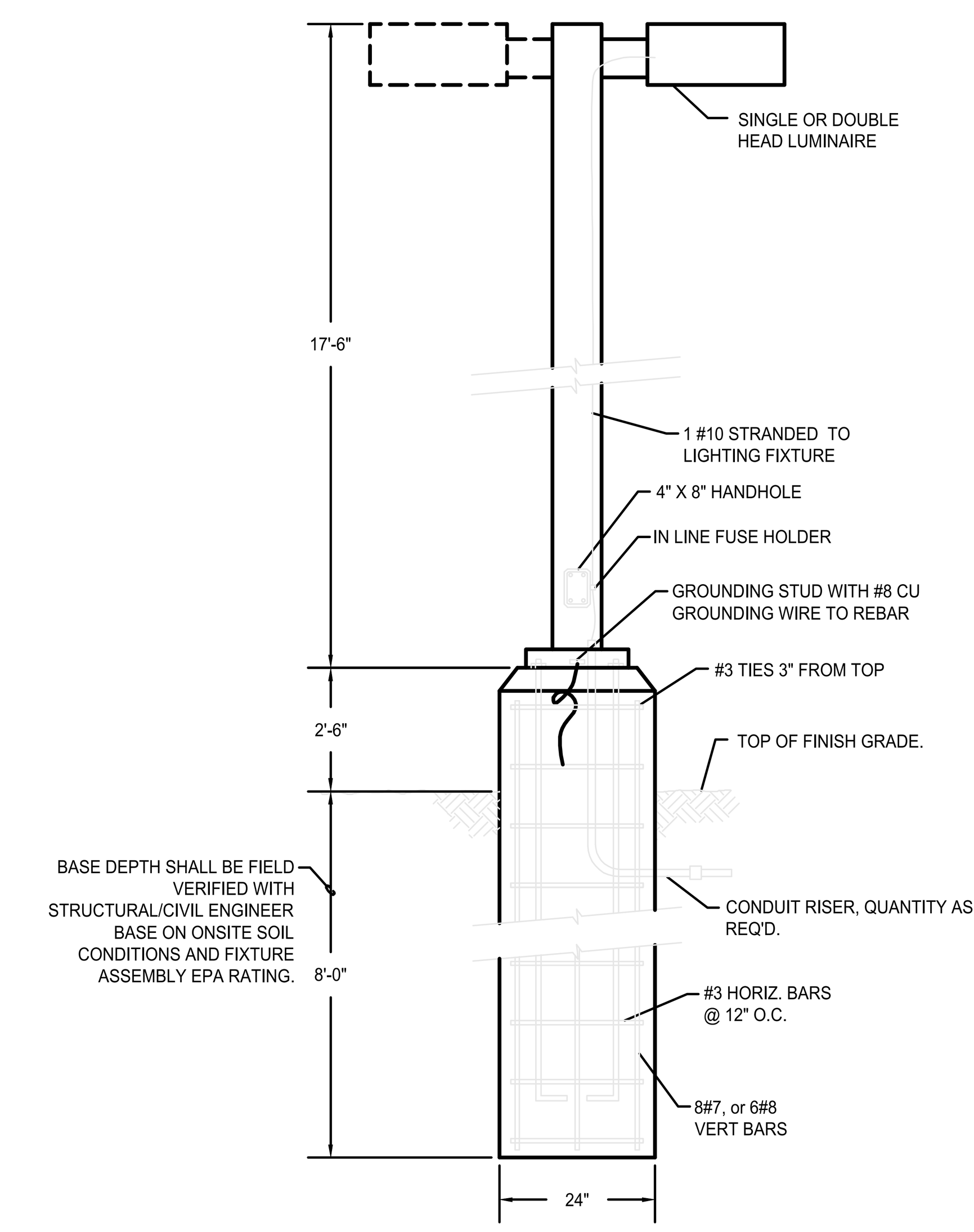


1 SITE PLAN - SDP
1" = 20'-0"

N



3 FIXTURE TYPE SE5 PEDESTRIAN POLE BASE DETAIL
NO SCALE



2 FIXTURE TYPE SE1 PARKING POLE BASE DETAIL
NO SCALE

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MV CONSULTING INC
4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211
303.325.3271 MV-C.NET

MARCUS T. VAHLING NEW MEXICO 22218 PROFESSIONAL ENGINEER
03/08/2024

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: RWC
REVIEWED: MTV

DATE: 3/8/2024
2ND SITE PLAN SUBMITTAL
PROJECT #: 2023-034-00
FILE:
SHEET TITLE:

SITE PLAN SUBMITTAL

SCALE:

NO. PH-01

Invue

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural dayform providing superior uniformity and efficient illumination. Designed to enhance urban spaces with beautiful visual appearances and integral control solutions, LuxeScape integrates into any environment while providing high visibility by utilizing industry-leading WaveStream™ LED optics.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. 3G rated construction avoids damages from installation generated vibration. Corrosion-resistant color matching hardware are minimized to enhance appearance.

Optics
Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric NEMA Type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic delivering visual comfort and optically controlled illumination for improved glare control. Luminaire efficacy measures in excess of 100 lm/W for 4000K (+/- 275K) CCT at 70 CRI (min). Optional 3000K CCT at 70 CRI or 3000K CCT at 80 CRI also available.

Electrical
LED drivers are uniquely positioned and mounted for maximum thermal performance and extended life. Standard 0-10V dimming drivers and surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V 60Hz or 480V 60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). High ambient options available allow for 50°C operation.

Controls
Control options are designed to be simple, cost-effective, energy code, and regulation compliant solutions featuring WaveLinx. See control options page for more details.

Mounting
Invue's aluminum round decorative pole (ARP) offering provides a seamless transition and compliments the contemporary design architecture with its unique sleek taper and base design. The tenon mount pole comes standard with an access door feature integrated into the base.
Arm Mount
The integrated aluminum contemporary upsweep arm is bolted directly to the pole using an "N" drill pattern. Provides a seamless transition to a 4" or 5" round pole.
Spider & Cantilever Mount
Fitter assembly mounts over 3" O.D. tenon and can be adapted to a 2-3/8" tenon. It is secured via concealed, corrosion resistant set screw and jam screw pairs in six inconspicuous locations.
Fitter design provides seamless transition to 4" O.D. round pole top. Optional mounting accessories include a twin arm mount and wall mount arm.

Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings specifically formulated to withstand extended outdoor exposure while providing decorative appeal. Finish is compliant to 3,000 hour salt spray standard (per ASTM B117). RAL and custom color matches available. Options to meet Buy American Act requirements.

Warranty
Five-year warranty.

LXS LUXESCAPE COLLECTION

DECORATIVE LUMINAIRE

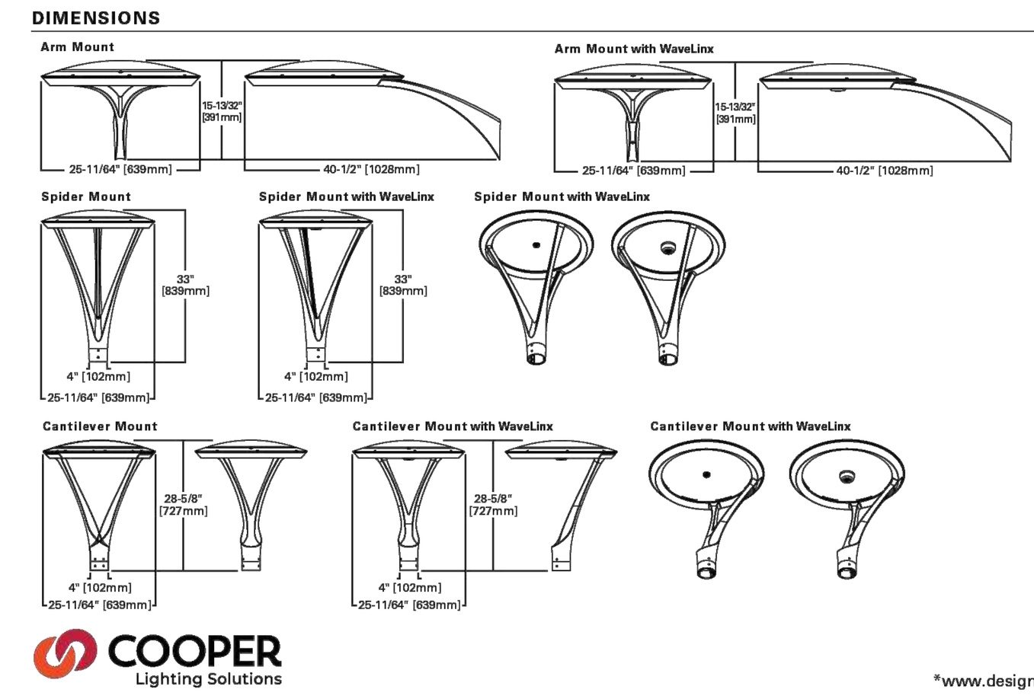
CERTIFICATION DATA
UL/cUL Listed
FCC Class A
IEC 60529 IP66 Housing
ANSI C136.31 3G Vibration
ASTM A356.0 Low Copper Alloy
ASTM B117 Salt Spray Tested
RoHS
ISO 9001
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V 60Hz, 480V 60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUM TEMPERATURE table

EPA
Effective Projected Area: (Sq. Ft.)
Arm Mount: 1.0
Cantilever Mount: 1.3
Spider Mount: 1.6

SHIPPING DATA
Approximate Net Weight:
Arm Mount Weight: 41 lbs. [18.6 kgs.]
Cantilever Mount Weight: 46 lbs. [20.8 kgs.]
Spider Mount Weight: 53 lbs. [24 kgs.]

DIMENSIONS



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LXS LUXESCAPE COLLECTION

ORDERING INFORMATION

Sample Number: LXS-VA3-LED-D1-T2-GM-S

Product Family [1,2]	Optic Type	Lumen Package [3]	CRI/CCT	Voltage	Distribution	Mounting	Finish
LXS=LuxeScape Collection **BAA-LXS**=LuxeScape Collection Buy American Act Compliant [36]	**VA**=Visual Comfort / WaveStream	**1**=Nominal 2,300 Lumens **2**=Nominal 4,500 Lumens [✓ **3**=Nominal 8,500 Lumens] **4**=Nominal 9,500 Lumens [4]	**730**=70 CRI / 3000K **735**=70 CRI / 3500K **740**=70 CRI / 4000K [✓ **830**=80 CRI / 3000K] **835**=80 CRI / 3500K **AMB**=Amber 590nm [22, 35]	[✓ **U**=120-277] **1**=120 **2**=208 **3**=240 **4**=277 **8**=480 [5, 6] **9**=347 [5]	[✓ **ASC**=Asymmetric Curbline [7]] **ASW**=Asymmetric Wide [8] **AST**=Asymmetric Transverse [9] **SYM**=Symmetric Round [10]	[✓ **A**=Arm Mount] **S**=Spider Mount **C**=Cantilever Mount	**AP**=Grey [✓ **BK**=Black] **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color [11]

Options (Add as Suffix)

F=Single Fuse [12]
FF=Double Fuse [13]
X=Driver Surge only
10MSP=10K MOV Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
DIM=External 0-10V Dimming Leads [14]
HA=50°C High Ambient Temperature [15]
VS=Vandal Shield [16]
MUSA=Final Assembly in the USA [17]
CC=Coastal Construction [18]
DALI=DALI Driver [19]
BPC=Button Type Photocontrol [20]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [21]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
PC=Twistlock NEMA Photocontrol
LLPC=Long Life Twistlock NEMA Photocontrol [34]
SC=Shorting Cap
MS-L08=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height [22, 23, 24]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [22, 23, 24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [22, 23, 24]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [22, 23, 24]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [22, 23, 25]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [22, 23, 26]
DIM10=Synapse Integrated Control Module
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [27,28,38,39]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [27,28,38,39]
ZW-WOBWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZW-WOFWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZD-WOBWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZD-WOFWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZW-SWPD4WH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,38,39]
ZW-SWPD5WH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,38,39]
ZD-SWPD4WH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,38,39]
ZD-SWPD5WH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,38,39]

Accessories (Order Separately) [20, 37]

FSIR-100=Wireless Configuration Tool for Occupancy Sensor [29]
ARPA2=2-3/8" O.D. Tenon Sleeve Adapter [31]
VA6028-XX=Twin Mount Arm (EPA 1.36 sq./ft.) [31, 32]
VA6029-XX=Wall Mount Arm [31, 32]
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [30]
WOB-WH= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
WOF-WH= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
SWPD4-WH= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,33,38]
SWPD5-WH= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,33,38]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. **2.** DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **3.** Lumens are nominal. See lumen table for more information. **4.**9,500 Lumen package available only on SYM distribution **5.** Requires the use of a step-down transformer. **6.** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **7.** IESNA Type III typical. **8.** IESNA Type IV typical. **9.** IESNA Type IV typical. **10.** IESNA Type V typical. **11.** Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information. **12.** Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg. **13.** Must specify voltage (208V, 240V, or 480V) to fuse the both hot legs. **14.** Low voltage control leads brought out 18" outside fixture. Not available with control options. **15.** Not available in VA3 with Type ASC, ASW and AST distributions. **16.** Reduce total lumens by a 0.95 multiplier to accommodate losses. **17.** This designates the option for final assembly performed within the USA and USA territories. This is not intended to address all the Federal Acquisition Regulation (FAR) and Defense Federal Acquisition Regulation (DFAR) clauses. **18.** Post-coating over the primary finish providing 7,000+ salt spray hours. Extended lead-times can be 4 -10 additional weeks. **19.** Only available with VA3 and VA4 lumen packages. **20.** Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options. **21.** Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options. **22.** Not available with HA option. **23.** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative at Cooper Lighting Solutions for more information. **24.** Approximately 22' detection diameter at 8' mounting height. **25.** Approximately 40' detection diameter at 20' mounting height. **26.** Approximately 100' detection diameter at 40' mounting height. **27.** Cannot be used in conjunction with photocontrol or other controls systems (BPC, PR, PR7, MS). **28.** NWAC Gateway required to enable field-configurability. Order WAC-POE and WPOE-120 (10V to POE injector) power supply if needed. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. **29.** This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. **30.** Requires 7-PIN NEMA twistlock photocontrol receptacle. WOLC-7P-10A cannot be used in conjunction with additional sensors or controls. **31.** Not vibration rated at this time. Consult your lighting representative at Cooper Lighting Solutions for more information. **32.** Replace XX with color designation. **33.** Requires ZW or ZD. **34.** Requires photocontrol receptacle PR or PR7. **35.** Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package 1. See IES files for photometric performance. **36.** Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. **37.** Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. **38.** Not available with 5LTD option. **39.** If ZD or ZW only, shorting cap will be installed on 4-pin receptacle. **40.** Not available with 2300 or 9500 lumen package.

ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

SAMPLE NUMBER: ARP5L310ABZ2

Product Family	Shaft Size (Inches) [1]	Wall Thickness (Inches)	Pole Top Diameter (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
ARP=Aluminum Round Tapered Decorative **BAA-ARP=Aluminum Round Tapered Decorative Buy American Act Compliant [36]**	**5**=5"	**L**=0.156" **M**=0.188"	**3**=3" O.D. [2] **6**=4" O.D. [3]	**10**=10' **12**=12' **14**=14' **16**=16' **18**=18' [4] **22**=22' [4]	**A**=Aluminum (Round 4-Bolt Pole)	**AP**=Grey **BA**=Anodized Bronze **BK**=Black **BZ**=Bronze **CA**=Anodized Clear **DA**=Anodized Black **DP**=Dark Platinum **GM**=Graphite Metallic **GN**=Hartford Green **WH**=White	**2**=2-3/8" O.D. Tenon (4" Long) **5**=3" O.D. Tenon (4" Long)	**X**=None	**C**=Convenience Outlet [5] **E**=GFCI Convenience Outlet [5] **G**=Ground Lug **V**=Vibration Dampener [4]

NOTES 1 All shaft sizes nominal. 2 Provides 3" O.D. pole top suited for Arbor Post Top. 3 Provides 4" O.D. pole top suited for LuxeScape post tops. 4 Vibration damper recommended over 18 feet add suffix "V" to catalog number. 5 Specify outlet location. Receptacle not included, provision only.

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

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1 FIXTURE TYPE SE1
N.T.S.

Invue

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural dayform providing superior uniformity and efficient illumination. Designed to enhance urban spaces with beautiful visual appearances and integral control solutions, LuxeScape integrates into any environment while providing high visibility by utilizing industry-leading WaveStream™ LED optics.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. 3G rated construction avoids damages from installation generated vibration. Corrosion-resistant color matching hardware are minimized to enhance appearance.

Optics
Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric NEMA Type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic delivering visual comfort and optically controlled illumination for improved glare control. Luminaire efficacy measures in excess of 100 lm/W for 4000K (+/- 275K) CCT at 70 CRI (min). Optional 3000K CCT at 70 CRI or 3000K CCT at 80 CRI also available.

Electrical
LED drivers are uniquely positioned and mounted for maximum thermal performance and extended life. Standard 0-10V dimming drivers and surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V 60Hz or 480V 60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). High ambient options available allow for 50°C operation.

Controls
Control options are designed to be simple, cost-effective, energy code, and regulation compliant solutions featuring WaveLinx. See control options page for more details.

Mounting
Invue's aluminum round decorative pole (ARP) offering provides a seamless transition and compliments the contemporary design architecture with its unique sleek taper and base design. The tenon mount pole comes standard with an access door feature integrated into the base.
Arm Mount
The integrated aluminum contemporary upsweep arm is bolted directly to the pole using an "N" drill pattern. Provides a seamless transition to a 4" or 5" round pole.
Spider & Cantilever Mount
Fitter assembly mounts over 3" O.D. tenon and can be adapted to a 2-3/8" tenon. It is secured via concealed, corrosion resistant set screw and jam screw pairs in six inconspicuous locations.
Fitter design provides seamless transition to 4" O.D. round pole top. Optional mounting accessories include a twin arm mount and wall mount arm.

Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings specifically formulated to withstand extended outdoor exposure while providing decorative appeal. Finish is compliant to 3,000 hour salt spray standard (per ASTM B117). RAL and custom color matches available. Options to meet Buy American Act requirements.

Warranty
Five-year warranty.

LXS LUXESCAPE COLLECTION

DECORATIVE LUMINAIRE

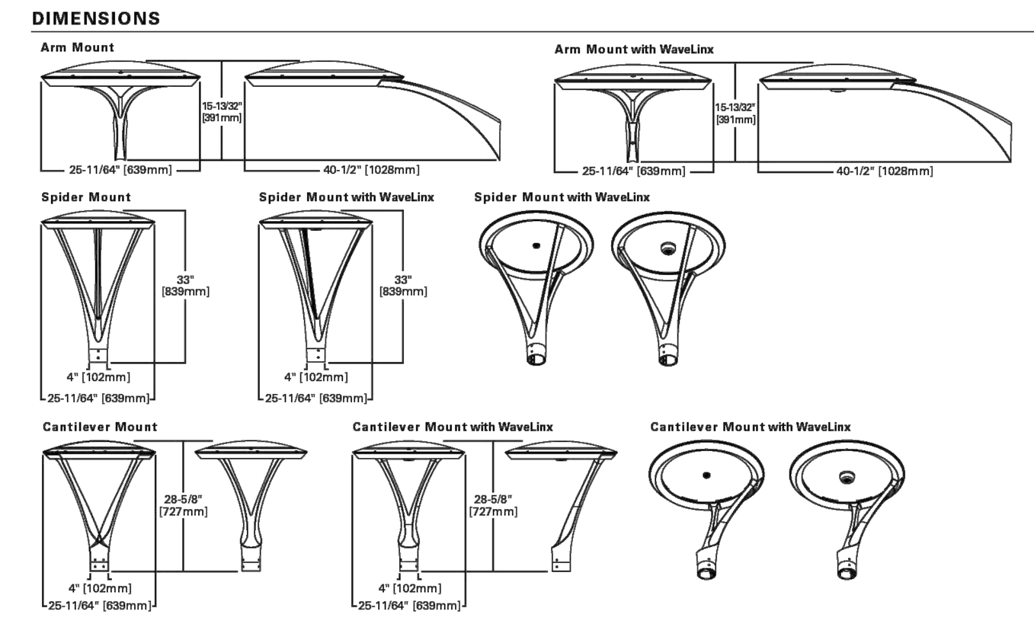
CERTIFICATION DATA
UL/cUL Listed
FCC Class A
IEC 60529 IP66 Housing
ANSI C136.31 3G Vibration
ASTM A356.0 Low Copper Alloy
ASTM B117 Salt Spray Tested
RoHS
ISO 9001
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V 60Hz, 480V 60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUM TEMPERATURE table

EPA
Effective Projected Area: (Sq. Ft.)
Arm Mount: 1.0
Cantilever Mount: 1.3
Spider Mount: 1.6

SHIPPING DATA
Approximate Net Weight:
Arm Mount Weight: 41 lbs. [18.6 kgs.]
Cantilever Mount Weight: 46 lbs. [20.8 kgs.]
Spider Mount Weight: 53 lbs. [24 kgs.]

DIMENSIONS



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LXS LUXESCAPE COLLECTION

ORDERING INFORMATION

Sample Number: LXS-VA3-LED-D1-T2-GM-S

Product Family [1,2]	Optic Type	Lumen Package [3]	CRI/CCT	Voltage	Distribution	Mounting	Finish
[✓ **LXS**=LuxeScape Collection] **BAA-LXS**=LuxeScape Collection Buy American Act Compliant [36]	**VA**=Visual Comfort / WaveStream	**1**=Nominal 2,300 Lumens [✓ **2**=Nominal 4,500 Lumens] **3**=Nominal 8,500 Lumens **4**=Nominal 9,500 Lumens [4]	**730**=70 CRI / 3000K **735**=70 CRI / 3500K **740**=70 CRI / 4000K [✓ **830**=80 CRI / 3000K] **835**=80 CRI / 3500K **AMB**=Amber 590nm [22, 35]	[✓ **U**=120-277] **1**=120 **2**=208 **3**=240 **4**=277 **8**=480 [5, 6] **9**=347 [5]	**ASC**=Asymmetric Curbline [7] **ASW**=Asymmetric Wide [8] **AST**=Asymmetric Transverse [9] [✓ **SYM**=Symmetric Round [10]]	[✓ **A**=Arm Mount] **S**=Spider Mount **C**=Cantilever Mount	**AP**=Grey [✓ **BK**=Black] **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color [11]

Options (Add as Suffix)

F=Single Fuse [12]
FF=Double Fuse [13]
X=Driver Surge only
10MSP=10K MOV Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
DIM=External 0-10V Dimming Leads [14]
HA=50°C High Ambient Temperature [15]
VS=Vandal Shield [16]
MUSA=Final Assembly in the USA [17]
CC=Coastal Construction [18]
DALI=DALI Driver [19]
BPC=Button Type Photocontrol [20]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [21]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
PC=Twistlock NEMA Photocontrol
LLPC=Long Life Twistlock NEMA Photocontrol [34]
SC=Shorting Cap
MS-L08=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height [22, 23, 24]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [22, 23, 24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [22, 23, 24]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [22, 23, 24]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [22, 23, 25]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [22, 23, 26]
DIM10=Synapse Integrated Control Module
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [27,28,38,39]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [27,28,38,39]
ZW-WOBWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZW-WOFWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZD-WOBWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZD-WOFWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZW-SWPD4WH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,38,39]
ZW-SWPD5WH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,38,39]
ZD-SWPD4WH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,38,39]
ZD-SWPD5WH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,38,39]

Accessories (Order Separately) [20, 37]

FSIR-100=Wireless Configuration Tool for Occupancy Sensor [29]
ARPA2=2-3/8" O.D. Tenon Sleeve Adapter [31]
VA6028-XX=Twin Mount Arm (EPA 1.36 sq./ft.) [31, 32]
VA6029-XX=Wall Mount Arm [31, 32]
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [32]
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MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [30]
WOB-WH= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
WOF-WH= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
SWPD4-WH= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,33,38]
SWPD5-WH= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,33,38]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. **2.** DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **3.** Lumens are nominal. See lumen table for more information. **4.**9,500 Lumen package available only on SYM distribution **5.** Requires the use of a step-down transformer. **6.** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **7.** IESNA Type III typical. **8.** IESNA Type IV typical. **9.** IESNA Type IV typical. **10.** IESNA Type V typical. **11.** Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information. **12.** Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg. **13.** Must specify voltage (208V, 240V, or 480V) to fuse the both hot legs. **14.** Low voltage control leads brought out 18" outside fixture. Not available with control options. **15.** Not available in VA3 with Type ASC, ASW and AST distributions. **16.** Reduce total lumens by a 0.95 multiplier to accommodate losses. **17.** This designates the option for final assembly performed within the USA and USA territories. This is not intended to address all the Federal Acquisition Regulation (FAR) and Defense Federal Acquisition Regulation (DFAR) clauses. **18.** Post-coating over the primary finish providing 7,000+ salt spray hours. Extended lead-times can be 4 -10 additional weeks. **19.** Only available with VA3 and VA4 lumen packages. **20.** Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options. **21.** Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options. **22.** Not available with HA option. **23.** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative at Cooper Lighting Solutions for more information. **24.** Approximately 22' detection diameter at 8' mounting height. **25.** Approximately 40' detection diameter at 20' mounting height. **26.** Approximately 100' detection diameter at 40' mounting height. **27.** Cannot be used in conjunction with photocontrol or other controls systems (BPC, PR, PR7, MS). **28.** NWAC Gateway required to enable field-configurability. Order WAC-POE and WPOE-120 (10V to POE injector) power supply if needed. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. **29.** This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. **30.** Requires 7-PIN NEMA twistlock photocontrol receptacle. WOLC-7P-10A cannot be used in conjunction with additional sensors or controls. **31.** Not vibration rated at this time. Consult your lighting representative at Cooper Lighting Solutions for more information. **32.** Replace XX with color designation. **33.** Requires ZW or ZD. **34.** Requires photocontrol receptacle PR or PR7. **35.** Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package 1. See IES files for photometric performance. **36.** Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. **37.** Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. **38.** Not available with 5LTD option. **39.** If ZD or ZW only, shorting cap will be installed on 4-pin receptacle. **40.** Not available with 2300 or 9500 lumen package.

ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

SAMPLE NUMBER: ARP5L310ABZ2

Product Family	Shaft Size (Inches) [1]	Wall Thickness (Inches)	Pole Top Diameter (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
ARP=Aluminum Round Tapered Decorative **BAA-ARP=Aluminum Round Tapered Decorative Buy American Act Compliant [36]**	**5**=5"	**L**=0.156" **M**=0.188"	**3**=3" O.D. [2] **6**=4" O.D. [3]	**10**=10' **12**=12' **14**=14' **16**=16' **18**=18' [4] **22**=22' [4]	**A**=Aluminum (Round 4-Bolt Pole)	**AP**=Grey **BA**=Anodized Bronze **BK**=Black **BZ**=Bronze **CA**=Anodized Clear **DA**=Anodized Black **DP**=Dark Platinum **GM**=Graphite Metallic **GN**=Hartford Green **WH**=White	**2**=2-3/8" O.D. Tenon (4" Long) **5**=3" O.D. Tenon (4" Long)	**X**=None	**C**=Convenience Outlet [5] **E**=GFCI Convenience Outlet [5] **G**=Ground Lug **V**=Vibration Dampener [4]

NOTES 1 All shaft sizes nominal. 2 Provides 3" O.D. pole top suited for Arbor Post Top. 3 Provides 4" O.D. pole top suited for LuxeScape post tops. 4 Vibration damper recommended over 18 feet add suffix "V" to catalog number. 5 Specify outlet location. Receptacle not included, provision only.

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

TD500059EN
August 24, 2022 6:02 PM

2 FIXTURE TYPE SE5
N.T.S.

shop works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

CONSULTING INC
4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211
303.325 3271 MV-C.NET

MARCUS T. VAHLING
NEW MEXICO
22218
PROFESSIONAL ENGINEER
[illegible]
03/08/2024

ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: RWC
REVIEWED: MTV

DATE: 3/8/2024
2ND SITE PLAN SUBMITTAL
PROJECT #: 2023-034-00
FILE:
SHEET TITLE:

SITE LIGHTING DETAILS
SCALE:

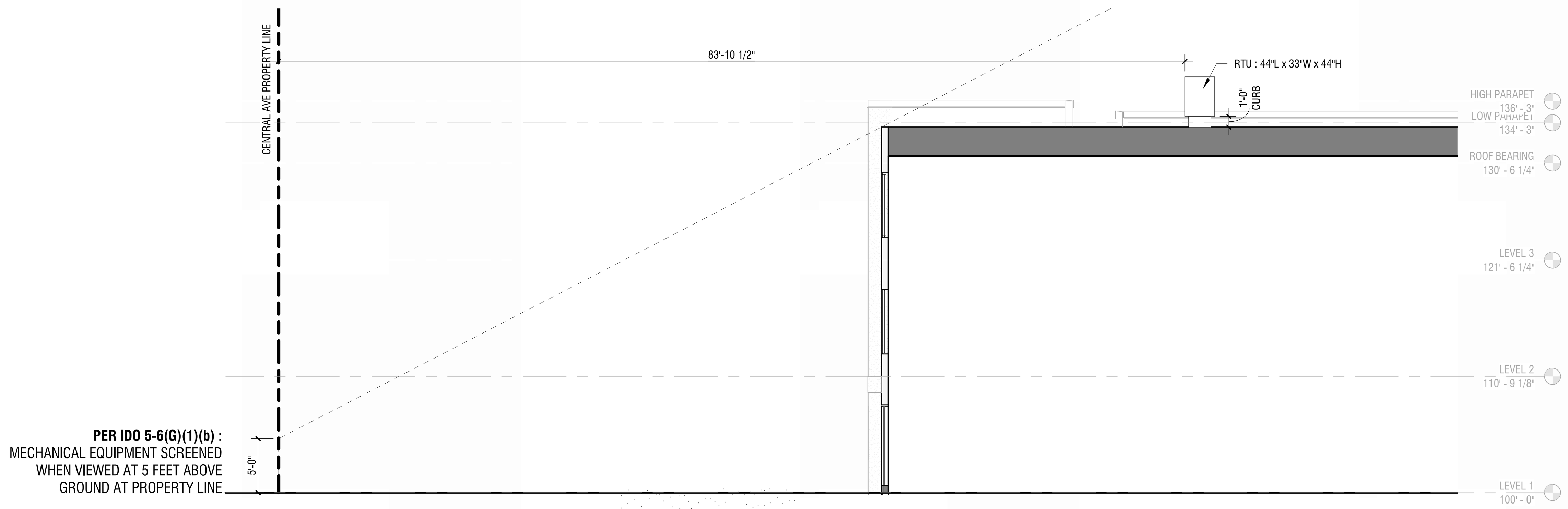
NO. PH-02

ELEVATIONS MATERIAL LEGEND

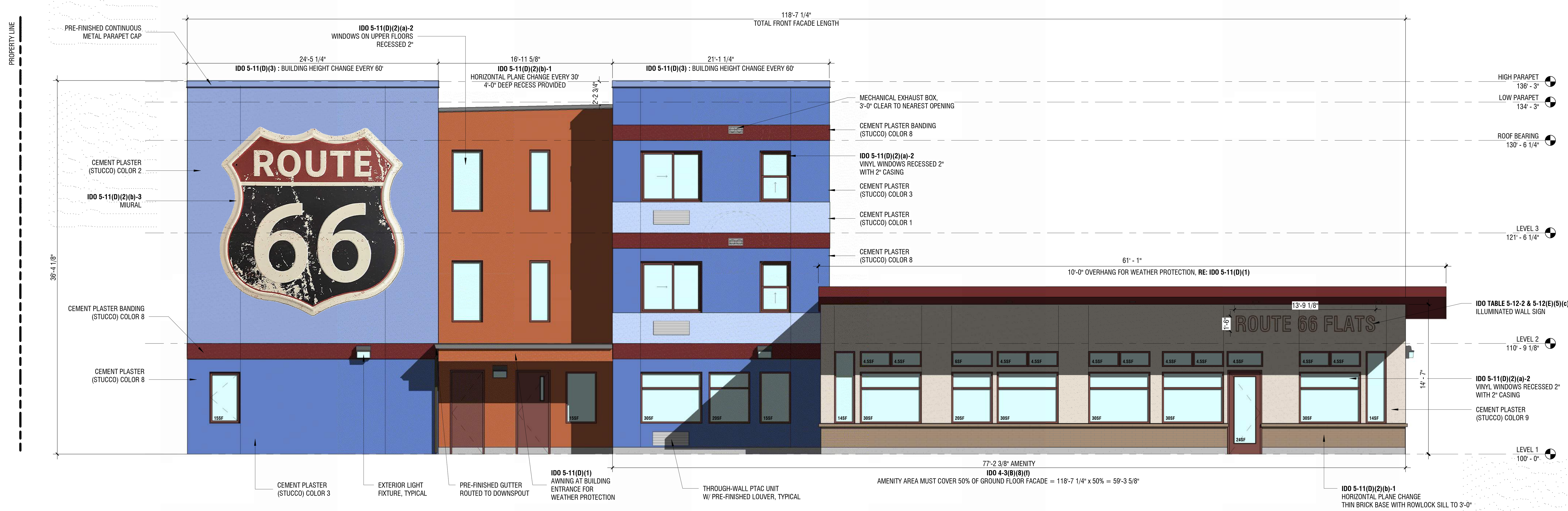
▨	STUCCO: COLOR 1, TBD	▨	STUCCO; COLOR 7, TBD	▨	THIN BRICK COLOR, TBD
▨	STUCCO: COLOR 2, TBD	▨	STUCCO; COLOR 8, TBD	▨	PAINTED CEMENT BOARD; COLOR 1, TBD
▨	STUCCO: COLOR 3, TBD	▨	STUCCO; COLOR 9, TBD	▨	PAINTED CEMENT BOARD; COLOR 2, TBD
▨	STUCCO; COLOR 4, TBD			▨	DECORATIVE METAL MESH / STEEL SECURITY FENCE, RE: LANDSCAPE
▨	STUCCO; COLOR 5, TBD				
▨	STUCCO; COLOR 6, TBD				

GENERAL ELEVATION NOTES

1. ALL WINDOWS TO BE VINYL WITH A 2" RECESS
2. HORIZONTAL CONTROL JOINT AT STUCCO COLOR BANDING, TYPICAL.

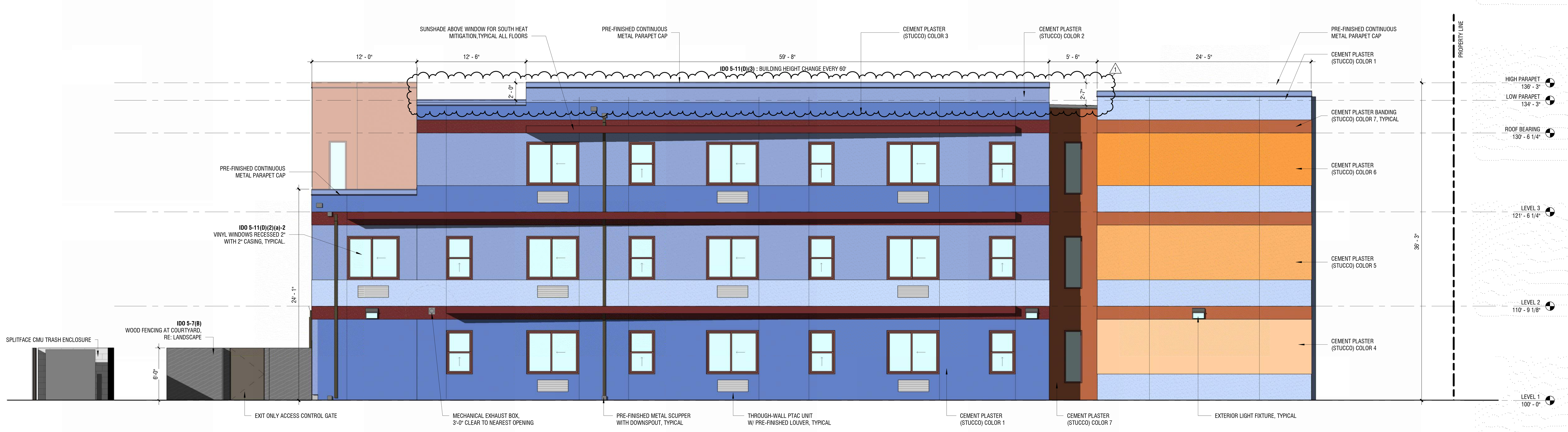


D6 ROOF-MOUNTED MECHANICAL EQUIPMENT
1/8" = 1'-0"



TRANSPARENCY		
PRIMARY STREET - CENTRAL AVE.	REQUIRED	PROVIDED
BUILDING LENGTH = 118.60' **FIRST FLOOR SURFACE SQFT = 1264 SF** **IDO 5-11(D)(2)(a) WINDOWS :** 20% TRANSPARENCY REQUIRED AT STREET FACING FACADE	20% x 1264SF =252.8SF	**352.5SF**

B6 CENTRAL AVE ELEVATION (FRONT)
3/16" = 1'-0"
0' 4' 8' 16'



A6 SOUTH ELEVATION (REAR)
3/16" = 1'-0"
0' 4' 8' 16'

hopworks architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF NEW MEXICO
CHAD H. HOLTZINGER
NO. 6016
REGISTERED ARCHITECT
03/08/2024

ROUTE 66 FLATS HIGH DESERT HOUSING

7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:
1 04/03/2024 CITY RESPONSE #1

DRAWN: TB
REVIEWED: EP
DATE: 3/29/2024
PROJECT #: 21018
FILE:
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: As indicated

NO. SITE-5.0

ELEVATIONS MATERIAL LEGEND

STUCCO; COLOR 1, TBD	STUCCO; COLOR 7, TBD	THIN BRICK COLOR, TBD
STUCCO; COLOR 2, TBD	STUCCO; COLOR 8, TBD	PAINTED CEMENT BOARD; COLOR 1, TBD
STUCCO; COLOR 3, TBD	STUCCO; COLOR 9, TBD	PAINTED CEMENT BOARD; COLOR 2, TBD
STUCCO; COLOR 4, TBD		DECORATIVE METAL MESH / STEEL SECURITY FENCE, RE: LANDSCAPE
STUCCO; COLOR 5, TBD		
STUCCO; COLOR 6, TBD		

GENERAL ELEVATION NOTES

1. ALL WINDOWS TO BE VINYL WITH A 2" RECESS
2. HORIZONTAL CONTROL JOINT AT STUCCO COLOR BANDING, TYPICAL.

2 EAST ELEVATION (SIDE)

3/16" = 1'-0"

0' 4' 8' 16'

1 WEST ELEVATION (SIDE)

3/16" = 1'-0"

0' 4' 8' 16'

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STATE OF NEW MEXICO
CHAD H. HOLTZINGER NO. 6016
REGISTERED ARCHITECT
03/08/2024

ROUTE 66 FLATS
HIGH DESERT HOUSING

7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:
1 04/03/2024 CITY RESPONSE #1

DRAWN: Author
REVIEWED: Approver

DATE: 3/29/2024

PROJECT #: 21018
FILE:
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: As indicated

NO. SITE-5.1

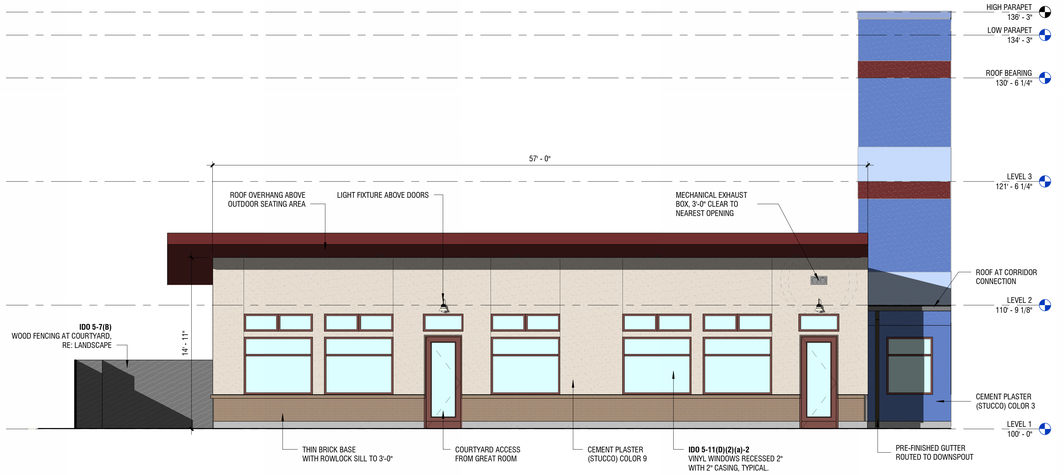
ELEVATIONS MATERIAL LEGEND

STUCCO; COLOR 1, TBD	STUCCO; COLOR 7, TBD	THIN BRICK COLOR, TBD
STUCCO; COLOR 2, TBD	STUCCO; COLOR 8, TBD	PAINTED CEMENT BOARD; COLOR 1, TBD
STUCCO; COLOR 3, TBD	STUCCO; COLOR 9, TBD	PAINTED CEMENT BOARD; COLOR 2, TBD
STUCCO; COLOR 4, TBD		DECORATIVE METAL MESH / STEEL SECURITY FENCE, RE: LANDSCAPE
STUCCO; COLOR 5, TBD		
STUCCO; COLOR 6, TBD		

GENERAL ELEVATION NOTES

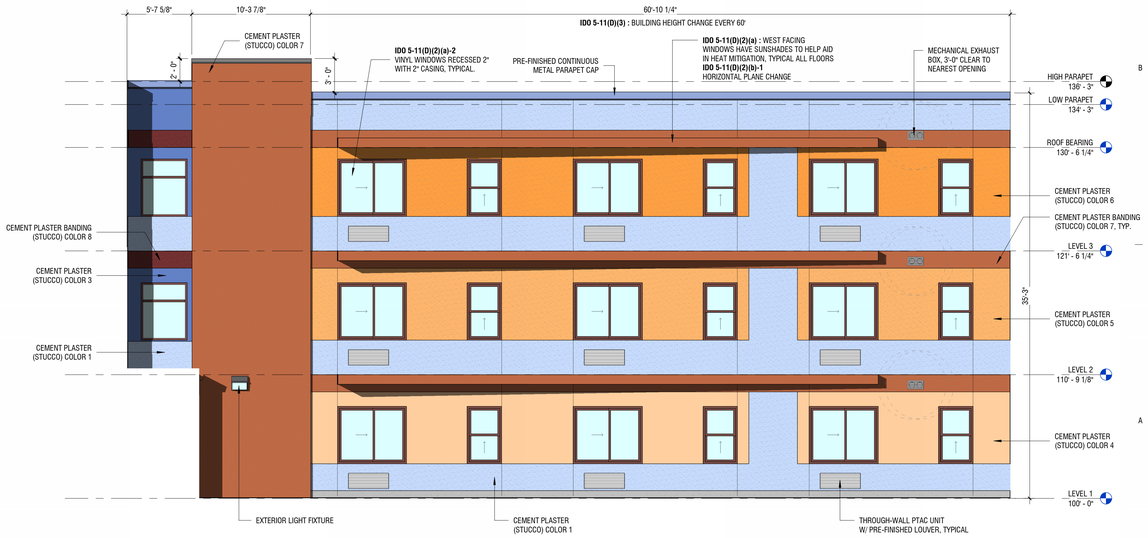
1. ALL WINDOWS TO BE VINYL WITH A 2" RECESS
2. HORIZONTAL CONTROL JOINT AT STUCCO COLOR BANDING, TYPICAL.

TRANSPARENCY		
PRIMARY STREET - CENTRAL AVE.	REQUIRED	PROVIDED
BUILDING LENGTH = 118.60' **FIRST FLOOR SURFACE SQFT = 1264 SF** **IDO 5-11(D)(2)(a) WINDOWS :** 20% TRANSPARENCY REQUIRED AT STREET FACING FACADE	20% x 1264SF = 252.8SF	**352.5SF**



3 COURTYARD SOUTH ELEVATION
3/16" = 1'-0"
0' 4' 8' 16'

2 COURTYARD SOUTH ELEVATION
3/16" = 1'-0"
0' 4' 8' 16'



1 COURTYARD WEST ELEVATION
3/16" = 1'-0"
0' 4' 8' 16'

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STATE OF NEW MEXICO
CHAD H. HOLTZINGER
NO. 6016
REGISTERED ARCHITECT
03/29/2024

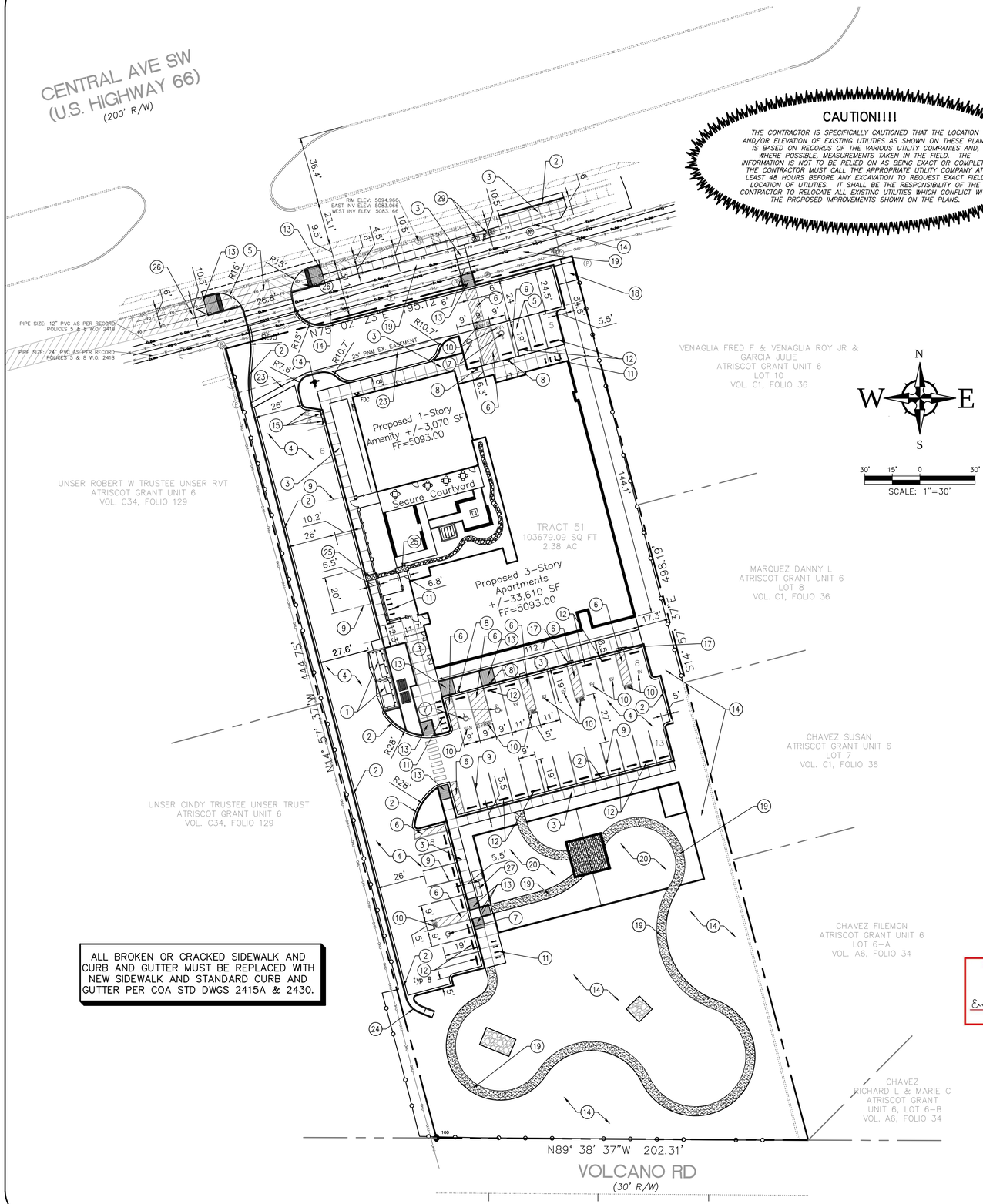
ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: Author
REVIEWED: Approver
DATE: 3/29/2024
PROJECT #: 21018
FILE:
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: As indicated

NO. SITE-5.2



CAUTION!!!!

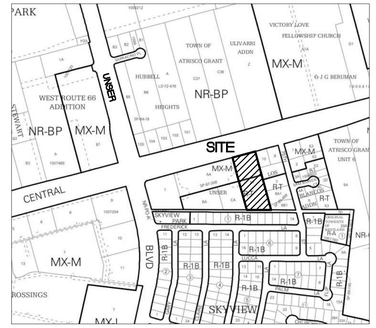
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL BROKEN OR CRACKED SIDEWALK AND CURB AND GUTTER MUST BE REPLACED WITH NEW SIDEWALK AND STANDARD CURB AND GUTTER PER COA STD DWGS 2415A & 2430.

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
DWELLING, MULTI-FAMILY	+/- 36,680 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
1.2 / UNIT 1 BEDROOM: 47 UNITS	56 spaces	
1.6 / UNIT 2 BEDROOM: 1 UNIT	1 spaces	
AMENITY 3 / 1,000 SF: 3,070 SF	9 spaces	
TOTAL	66 spaces	
PARKING REDUCTIONS		
EV STALLS (1 CAR REDUCTIONS PER STALL)	-6 spaces	
TRANSIT CORRIDOR (30% REDUCTIONS)	-20 spaces	
GRAND TOTAL	40 spaces	40 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	2 spaces	5 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	6 spaces	36 spaces

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 3/5/2024
Signed Date



VICINITY MAP - Zone Atlas K-10-Z

LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. REF. ARCHITECTURAL DETAILS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
4. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
5. INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C102.
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING', 'VAN' & 'EV' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK(S) PER DETAIL, SHEET C-102.
12. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
13. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2446. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
14. LANDSCAPE AREA. REF. LANDSCAPE PLANS.
15. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
16. INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
17. INSTALL ELECTRIC VEHICLE CHARGING STATIONS. REF. ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL TRANSFORMER. REF. MEP PLANS FOR DETAILS.
19. NATURE TRAIL. REF. LANDSCAPE PLANS FOR DETAILS.
20. COMMUNITY GARDEN AREA. REF. LANDSCAPE PLANS FOR DETAILS.
21. BIKE STORAGE RACK. REF. ARCHITECTURAL PLANS FOR DETAILS.
22. NOT USED.
23. INSTALL 3' WIDE VALLEY GUTTER. DETAIL ON SHEET C102.
24. INSTALL 3' WIDE CONCRETE FLUME. DETAIL ON SHEET C102.
25. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
26. CLEAR SIGHT TRIANGLES (15'x590' LEFT, 15'x480' RIGHT). LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE; SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
27. GARDEN WASTE & COMPOST AREA. REF. LANDSCAPE PLANS FOR DETAILS.
28. INSTALL ADD'L 4.5' WIDE CONCRETE SIDEWALK ADJACENT TO EXISTING SIDEWALK FOR 10' TOTAL BETWEEN EXISTING BACK OF CURB AND EDGE OF NEW SIDEWALK. SIDEWALK CROSS SLOPE SHALL BE 2% MAX TO MATCH EXISTING. SIDEWALK PER COA STD DWG 2430. INSTALL DOWELS PER CONCRETE SIDEWALK BUTT JOINT DETAIL, SHEET C102. TOOLED JOINTS SHALL MATCH EXISTING.
29. ADJUST EXISTING UTILITY BOXES TO GRADE IN NEW SIDEWALK AS MAY BE REQUIRED.

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: JW	DATE: Nov 1, 2023
		DRAWN BY: RG	DATE: Nov 1, 2023
			JOB NO.: 2023021
		CHECKED BY: JW	DATE: Nov 1, 2023

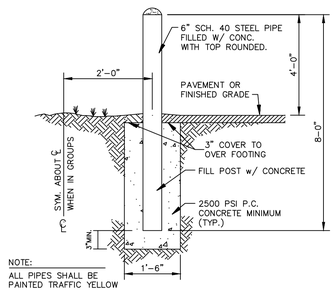
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
3/5/2024

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

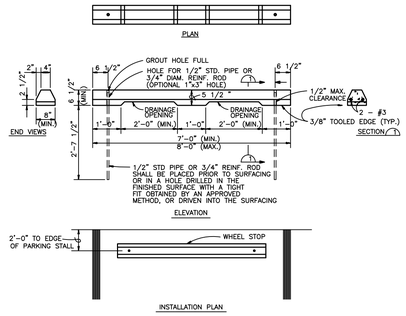
Site Plan

C-101

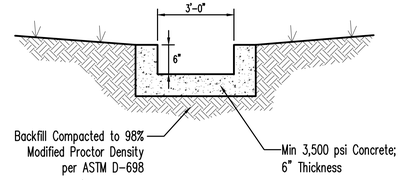


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

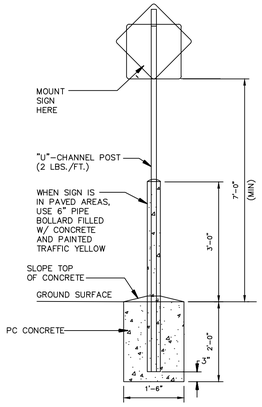
Pipe Bollard Detail
NTS



Precast Concrete Wheel Stop
NTS

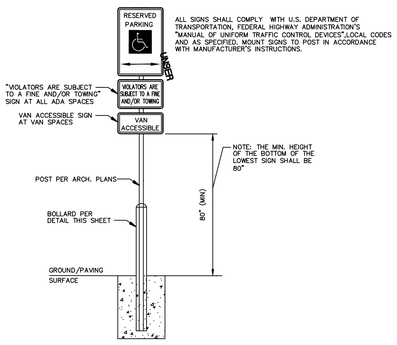


3' Concrete Flume Detail
NTS

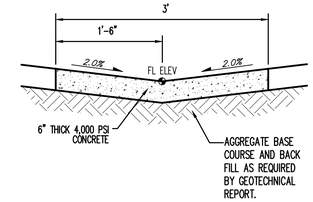


ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

Standard Sign Base
NTS

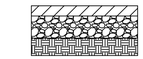


H/C Sign Detail
NTS



Valley Gutter Detail
NTS

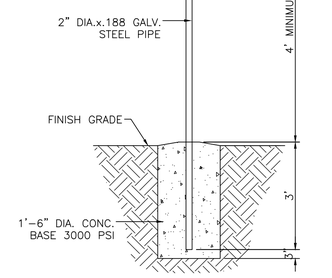
TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 3/5/2024
Signed Date



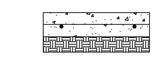
3" ASPHALTIC CONCRETE (2 LIFTS)
6" AGGREGATE BASE COURSE
MIN. 12" COMPACTED SUBGRADE

NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
4. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-3%) AS DETEMINED BY ASTM D-1557.
5. ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section
N.T.S.



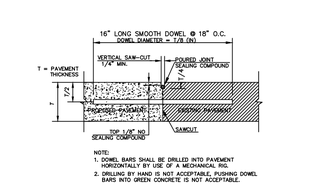
Motorcycle Parking Sign
NTS



6" 4,000 PSI PORTLAND CEMENT CONCRETE w/ #3 BARS AT 24" CENTERS EACH DIRECTION
MIN 12" COMPACTED SUBGRADE (R VALUE > 30)

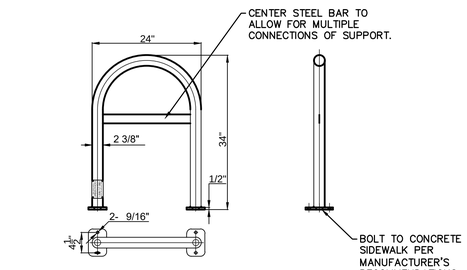
NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section
N.T.S.



NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

Concrete Sidewalk Butt Joint
NTS



PLAN VIEW

Notes:
1 Finish: Powder Coated - Color per Architect to Complement Building
2 Installation must be completed in accordance with specifications
3 For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)
NTS

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: JW	DATE: Nov 1, 2023
		DRAWN BY: RG	DATE: Nov 1, 2023
			JOB NO.: 2023021
		CHECKED BY: JW	DATE: Nov 1, 2023

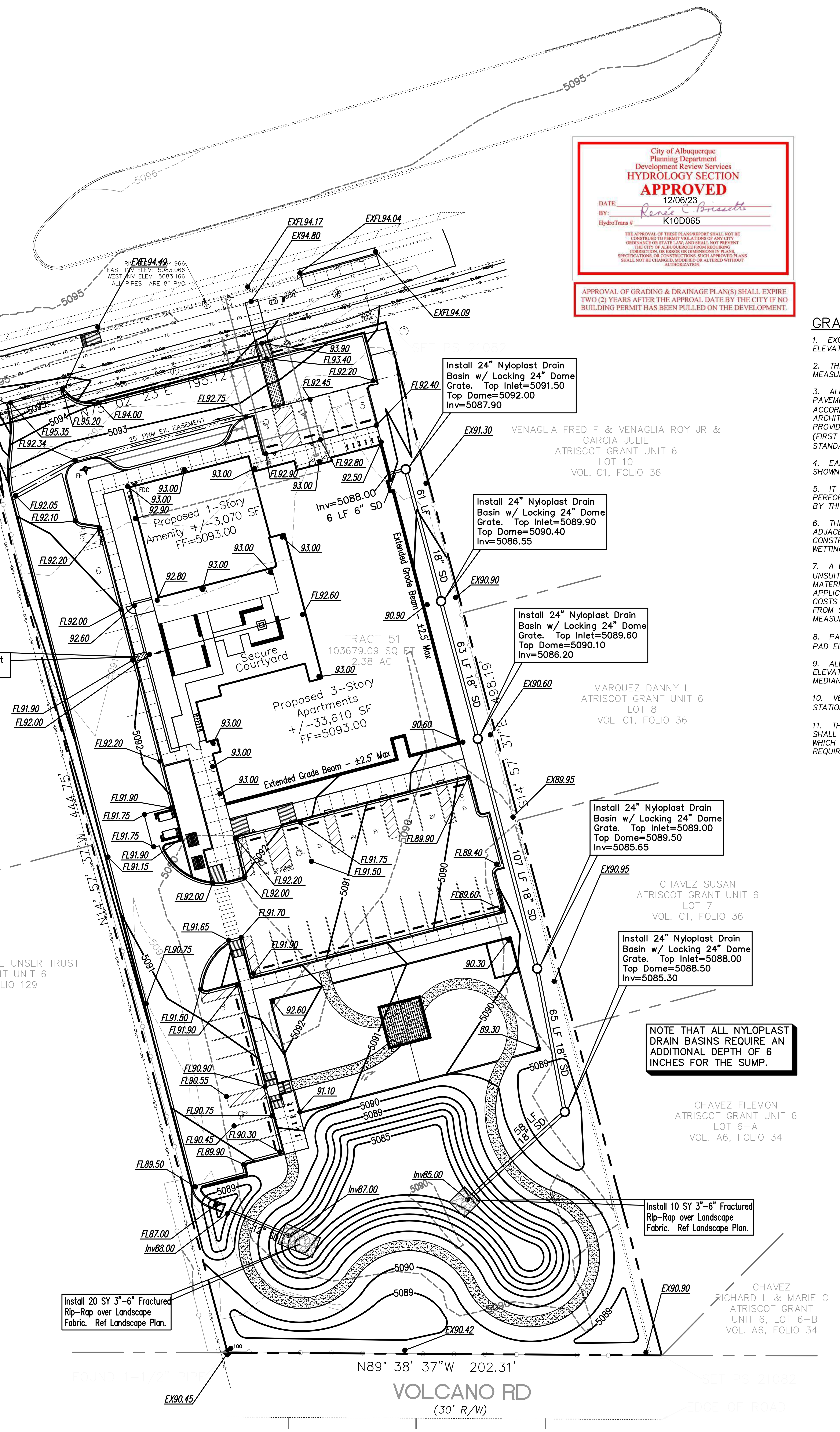
JEFFREY TODD WOOTEN 16892 NEW MEXICO PROFESSIONAL ENGINEER
3/5/2024

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Site Details

C-102



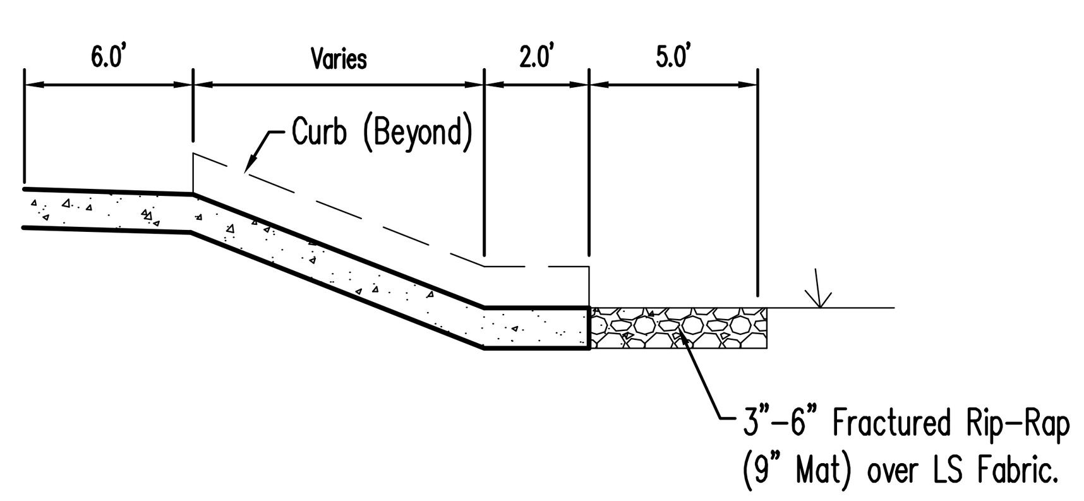
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/06/23
BY: Renée C. Brissette
HydroTrans #: K10D065

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Typical Flume Cross Section

NTS

LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 — PROPOSED GRADE AT TOP OF WALL
- FGL27.8 — PROPOSED GRADE AT BOTTOM OF WALL
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND 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.

IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS

TOTAL SITE AREA: 91,995 SF
PERVIOUS AREA: 39,379 SF (42.80%)
IMPERVIOUS AREA: 52,616 SF (57.20%)

STORMWATER QUALITY VOLUME CALCULATION

TOTAL IMPERVIOUS AREA = 52,616 SF
SWQ VOLUME REQ'D = 52,616*0.42" / 12 = 1,842 CF
TOTAL VOLUME PROVIDED = 23,570 CF

Pond Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5085.0	1920	0.0	0.0
5086.0	2934	2427.0	2427.0
5087.0	4006	3470.0	5897.0
5088.0	5136	4571.0	10468.0
5089.0	6322	5729.0	16197.0
5090.0	8424	7373.0	23570.0

Existing Drainage Calculations

This table is based on the COA DPM Chapter 6.2 (A), Zone: 1

BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	$V(100)_{360}$	$V(100)_{10day}$
	(AC.)	A	B	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
SITE	2.11	0.0	0.0	100.0	0.0	0.63	12.00	2.87	1.81	3.82	0.95	7276	7276
TOTAL	2.11									3.82		7276	7276

Proposed Drainage Calculations

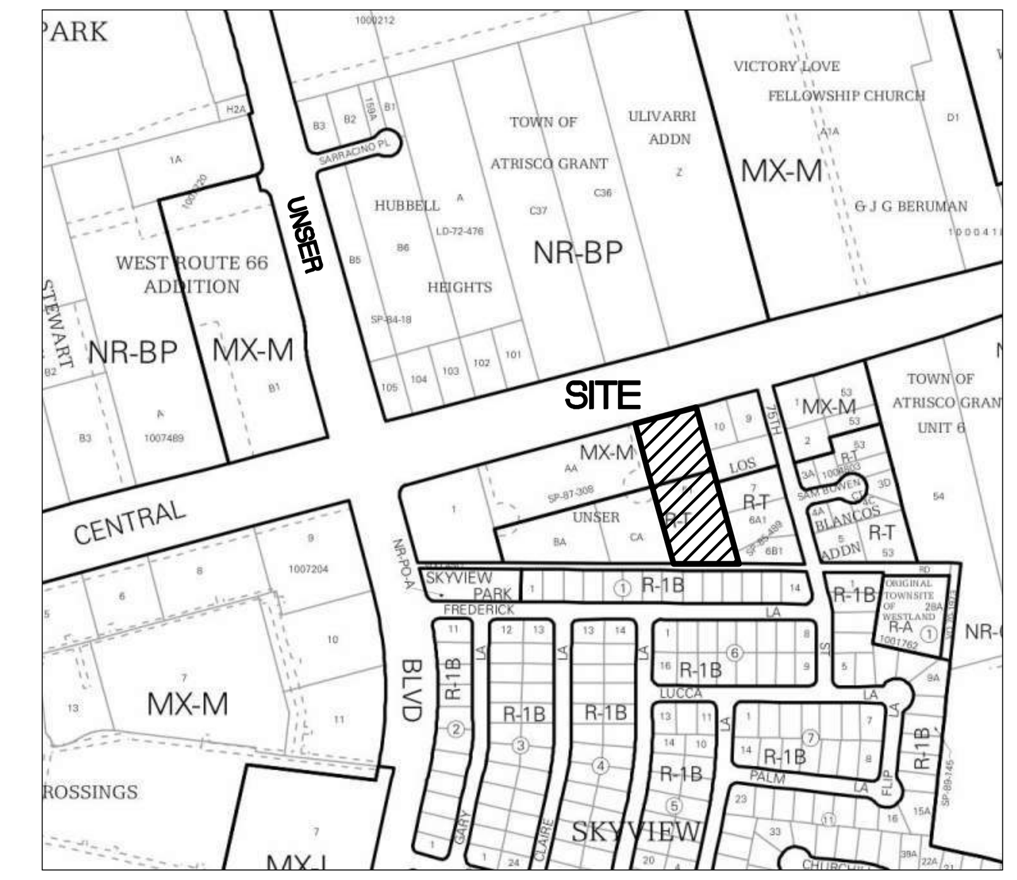
Ultimate Development Conditions Basin Data Table

This table is based on the COA DPM Chapter 6.2(A), Zone: 1

BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	$V(100)_{360}$	$V(100)_{10day}$
	(AC.)	A	B	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
SITE	2.11	0.0	0.0	42.8	57.2	0.78	12.00	3.59	2.81	5.93	1.69	12928**	19368
TOTAL	2.11									5.93		12928	19368

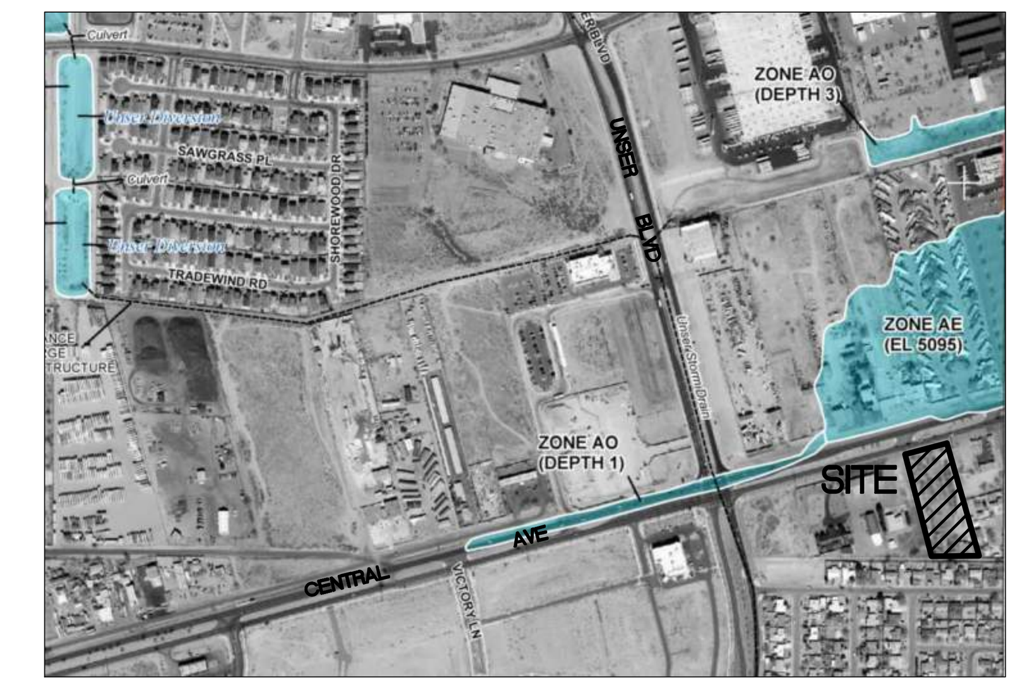
**SOIL PERCOLATION DATA

PER PERCOLATION TESTS CONDUCTED BY GEO-TEST, INC. (PATRICK WHORTON, PE), THE SOILS AT THE SOUTH POND DRAIN AT A RATE OF 9 MINUTES PER INCH. THIS EQUATES TO 6.67 INCHES PER HOUR. THE POND BOTTOM IS 1,920 SF WHICH MEANS THAT THE POND CAN DRAIN 1,067CF/HR (25,613 CF/DAY).SINCE THE 100 YR - 6 HR STORM VOLUME FOR BASIN A IS 2,553 CF, THE POND SHOULD BE ABLE TO COMPLETELY DRAIN IN JUST OVER 7 HOURS.



VICINITY MAP - Zone Atlas K-10-Z

LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.



FIRM MAP 35001C0328J

Per FIRM Map 35001C0328J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.'

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a grading and drainage plan for a new multifamily project located at 7600 Central Ave SW. The site is currently undeveloped. The property consists of approximately 2.11 acres and is legally described as the West 1/2 of Tract 52, Unit No 6, Town of Atrisco Grant.

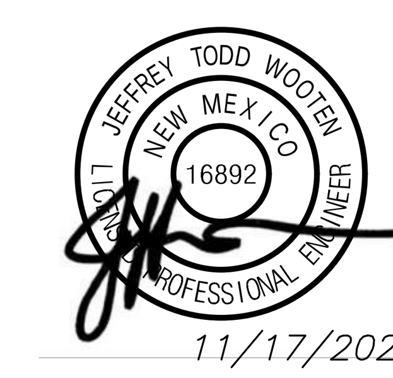
EXISTING HYDROLOGIC CONDITIONS
The site currently slopes from north to south into minor low areas that pond. The drainage either infiltrates into the existing sandy soils or drains to the east into the Volcano Road Right-of-Way. Volcano Rd is not paved and it is our understanding that this road will remain unpaved.

PROPOSED HYDROLOGIC CONDITIONS
*The proposed site will drain into a new retention pond located on the south side of the property. Per the Calculations Table this sheet, the site generates 12,928 CF of drainage during the 100-Yr, 6-Hr Storm. 23,570 CF of volume is provided in the proposed pond, which should discharge in approximately 7 hours via percolation into the soil.***

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of both Grading Permit and Building Permit.

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: JW DATE: Nov 1, 2023
DRAWN BY: RG DATE: Nov 1, 2023
JOB NO.: 2023021
CHECKED BY: JW DATE: Nov 1, 2023



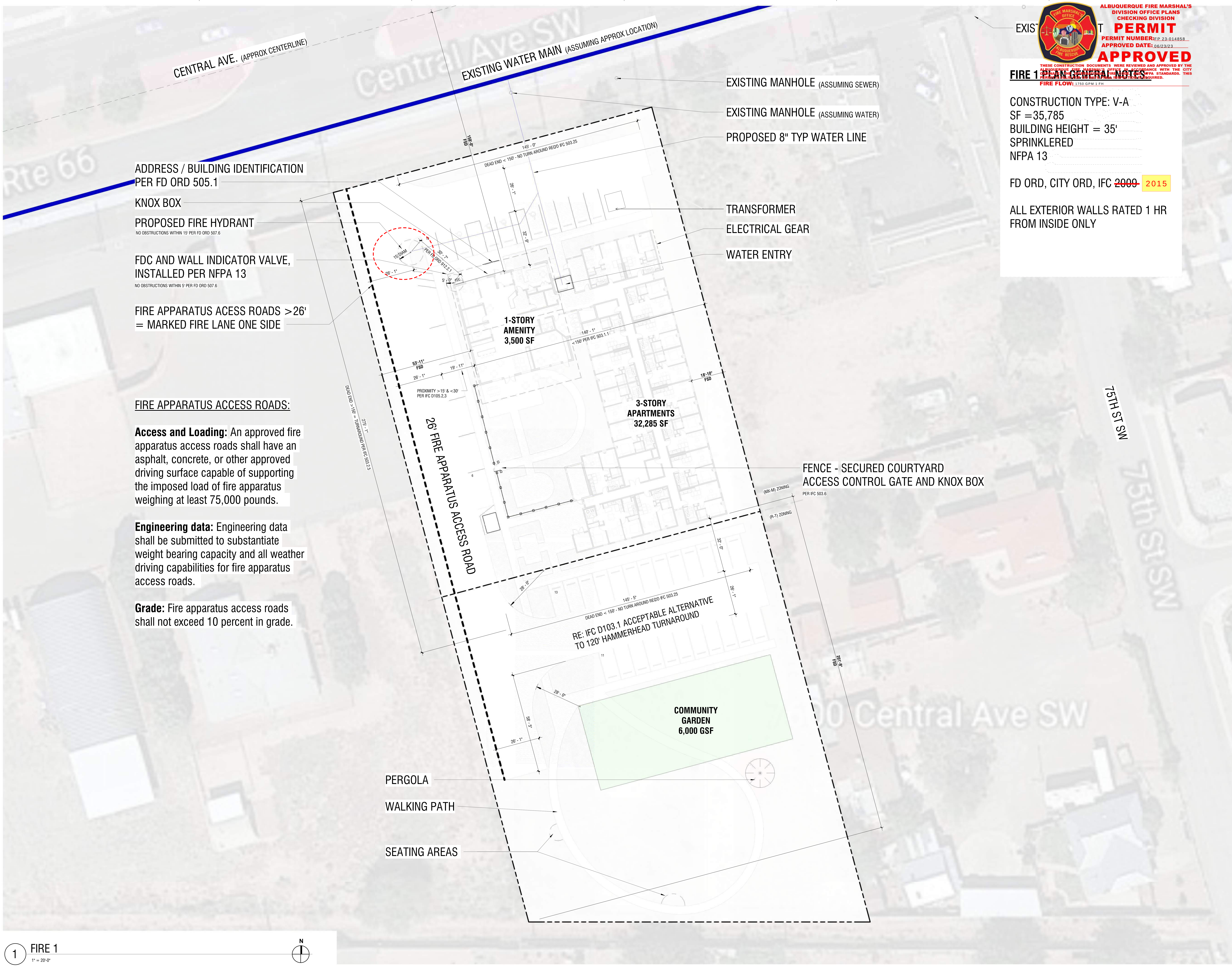
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Route 66 Lofts
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Grading Plan

C-200

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 23-014858
APPROVED DATE: 06/23/23
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1750 GPM 1 FH



FIRE 1 PLAN GENERAL NOTES

CONSTRUCTION TYPE: V-A
SF =35,785
BUILDING HEIGHT = 35'
SPRINKLERED
NFPA 13

FD ORD, CITY ORD, IFC ~~2009~~ 2015

ALL EXTERIOR WALLS RATED 1 HR FROM INSIDE ONLY

<u>FIRE APPARATUS ACCESS ROADS:</u>

Access and Loading: An approved fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Engineering data: Engineering data shall be submitted to substantiate weight bearing capacity and all weather driving capabilities for fire apparatus access roads.

Grade: Fire apparatus access roads shall not exceed 10 percent in grade.

1 FIRE 1
1" = 20'-0"

shopworks architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

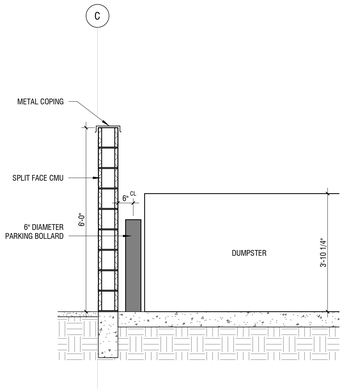
ROUTE 66 FLATS
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

RE

DRAW Author
REVIEW Approver
DAT 07/26/23
NOT FOR CONSTRUCTION
PROJEC 21018
FIL
SHEET TITLE:
FIRE 1

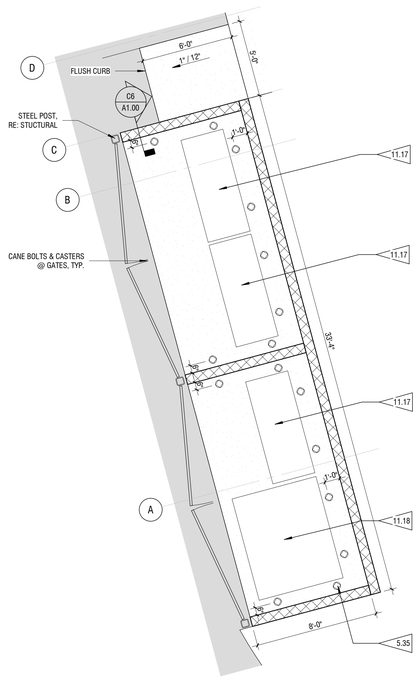
SCALE: 1" = 20'-0"

N
FIRE 1



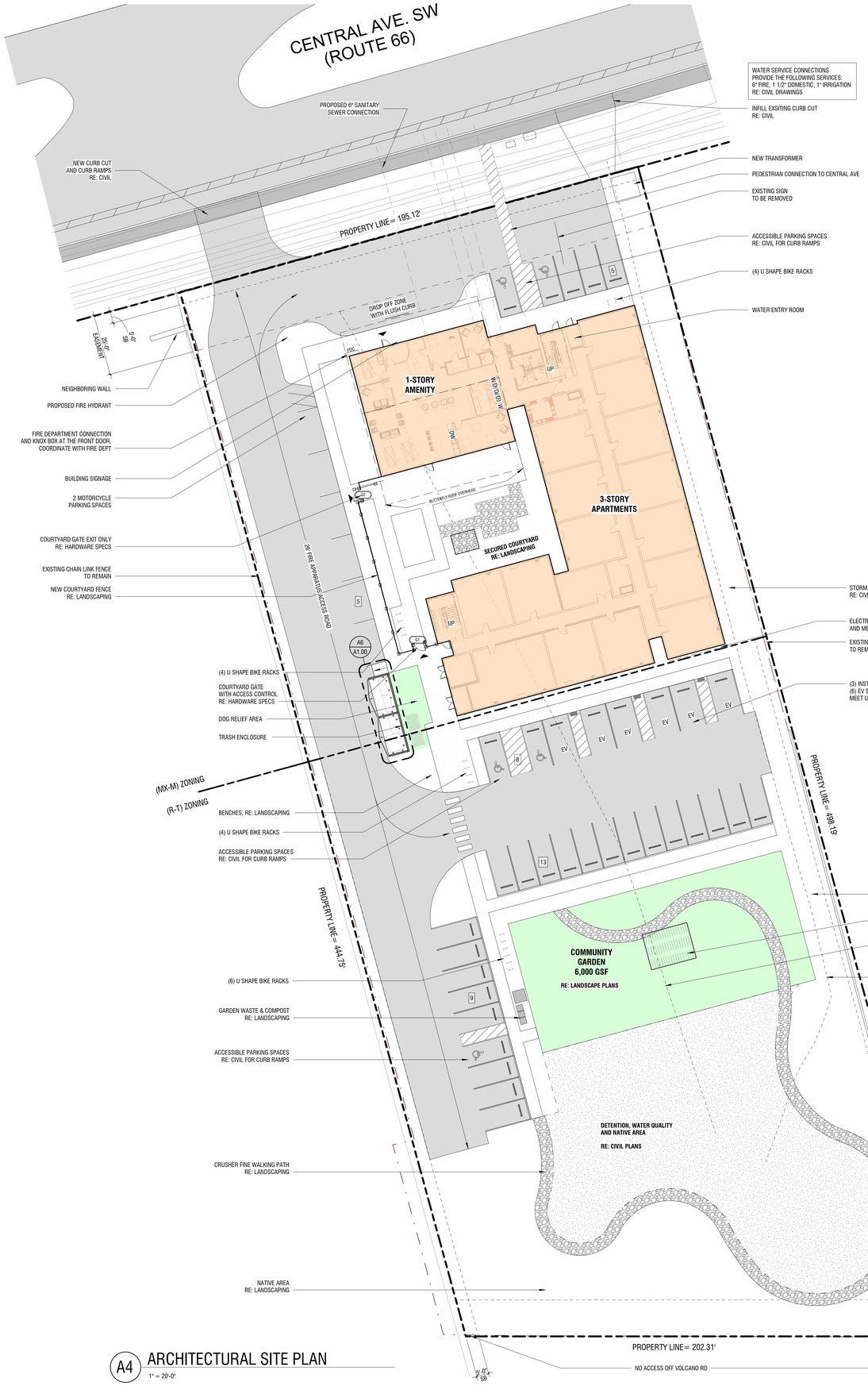
C6 TRASH ENCLOSURE WALL SECTION

1/2" = 1'-0"



A6 TRASH ENCLOSURE ENLARGED PLAN

1/4" = 1'-0"



A4 ARCHITECTURAL SITE PLAN

1" = 20'-0"

FLAGNOTES PER SHEET

5.35	STEEL VEHICULAR BOLLARD, GROUT SOLID, PAINT
11.17	TRASH DUMPSTER, 2YDS; 82-9/16" X 34"
11.18	RECYCLING DUMPSTER, 6YDS; 82-1/8" X 68"

DEVELOPMENT STATISTICS

SITE AREA:	2.38 ACRES (103,679 SF)
BUILDING FOOTPRINT:	14,068 SF
PARKING/ DRIVE LANES:	26,940 SF
DETENTION / WQ:	10,080 SF
OPEN SPACE PROVIDED:	52,591 SF
OPEN SPACE REQUIRED:	10,860 SF
1-BEDROOM / 225 SF	10,575 SF
2-BEDROOM / 285 SF	285 SF

SOLID WASTE MANAGEMENT DEPARTMENT
CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: Herman Gallegos
Date: 01-03-24 **Hazard Route Only**

shop works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

STATE OF NEW MEXICO
CHAD H. HOLTZINGER
NO. 6016
REGISTERED ARCHITECT
01/03/2024

HIGH DESERT HOUSING

ROUTE 66

ROUTE 66 FLATS
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

DRAWN: Author
REVIEWED: Approver
DATE: 1/19/2024
PERMIT SUBMITTAL
PROJECT #: 21018
FILE:
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SCALE: As indicated

NO. A1.00