

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



ADMINISTRATIVE SITE PLAN APPROVALS		
TCL (K10-0065) - APPROVED	DATE	01/19/2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
AVAILABILITY STATEMENT - SIGNED	DATE	08/14/2023
ABC/WJA	DATE	
HYDROTRANS # : K100065 - APPROVED	DATE	12/06/2023
HYDROLOGY	DATE	
REF # : TP 23-014655 - APPROVED	DATE	08/23/2023
FIRE MARSHAL'S OFFICE	DATE	
APPROVED	DATE	01/03/2024
SOLID WASTE DEPARTMENT	DATE	

ALTERNATIVE LANDSCAPE PLAN APPROVAL	
APPROVED	DATE
DEVELOPMENT REVIEW DEPARTMENT	04/10/2024

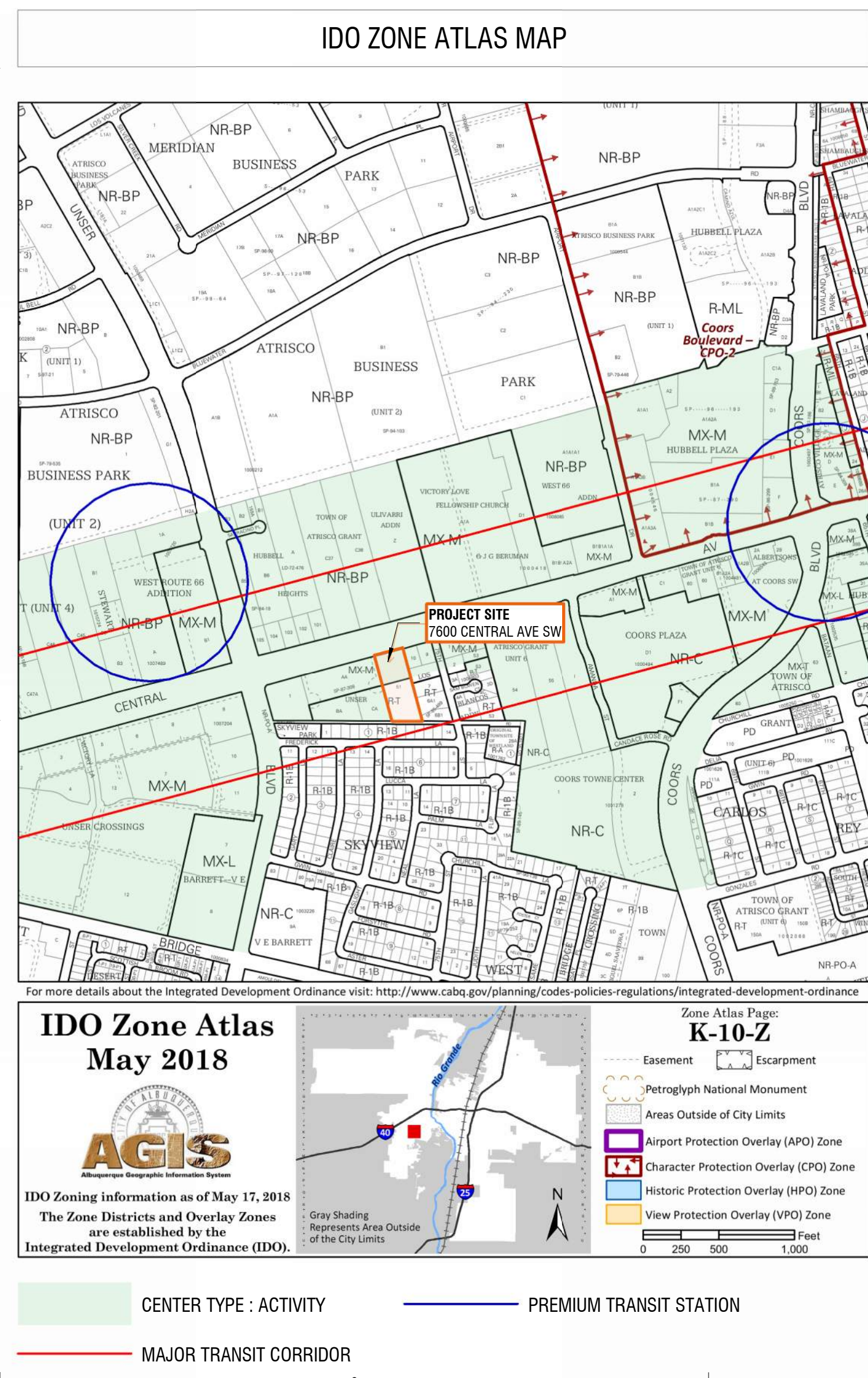
GENERAL NOTES	
1.	FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE PERMITS AND PERMITS.
2.	ANGLES SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
3.	PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
4.	PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
5.	APPROVAL FOR THIS PLAN DOES NOT 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 15 TH TO OCTOBER 15 TH . 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 SEPARATE ZONE FROM SOCGRASS. THIS INCLUDES TREES PLANTED IN SOCGRASS 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).

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																
Subsection	Mtgs		Public Notice				Review and Decision-making Bodies					Specific Procedures				
	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(I)	6-2(J)	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⁾		
Site Plan - Administrative ⁽⁴⁾	X ⁽⁵⁾	X	X	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 OMC 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 PERIOD FOLLOWING ANY FINAL DECISION (NOT APPLICABLE)



PROGRAM MATRIX									
CONCEPTUAL PROGRAM									
PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES	
91.7%	1/1	Unit 1.0	300	44	22,000	0	0	Type A Units	
6.2%	1/1	Unit 1.0	150	3	1,900	0	0	Type B Units	
2.1%	2/1	Unit 2.0	775	1	775	0	0	Property Manager Unit	
			Multi Family Average SF	506.98	42	24,335	0	Yield	
Apartment RSF						24,335		Floorplate Efficiency	
Core / Circulation						7,949		5'-2" corridors, MEP	
Leasing / Lobby / Amenity						3,000		Includes all space on Level 1	
Maintenance						600		Include Beebug & Shed	
GLA						35,884		Parking & Balconies not included	
GBA						0			
						35,884			

Zone District	MX-M and B-3	On-Site Parking			
		Reduction	Req'd	Provided	
Parking		Units	Cars	Cars	
Zoning Requirement	1.2 / unit 1.8 / unit	47	58	1	
Amenity	3 / 1,000sf 3,000sf x 3	9	9	0	calculations round down
Total required (max allowed reductions)	50%	33	66	1	
EV Stalls (10%) (2 car reduction per station)	-1	6 stalls	-6	0	Provide panel space, conduit, 200/240 volt and 40 amp circuit EV chargers installed
Proximity to Transit (20% reduction)		20	-20	40	reductions round up.
Motorcycle parking	1 per 25 cars	2	2	2	
Bicycle parking	10%	7	7	24	
Loading Space / NA					
Open space	1 bedroom - 225SF 2 bedroom - 285SF	225 285	47 1	10,575 285	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 (ID0 : 4-3(B)(B) & R-T (ID0 : 4-3(D)(1))
CENTER TYPE	ACTIVITY (ID0 : 14-16-7-1)
CITY DEVELOPMENT AREA	AREA OF CHANGE (ID0 : 14-16-7-1)
MAJOR TRANSIT CORRIDOR	YES (ID0 : 14-16-7-1)
CITY COUNCIL	DISTRICT 3
MRA W/ ADOPTED PLAN OVERLAY ZONE	WEST CENTRAL
PRIMARY ST	CENTRAL AVE SW / RTE 66
DWELLING UNITS TOTAL	(47) 1 BEDROOM, (1) 2 BEDROOM 48
SURFACE PARKING TOTALS	40 SPACES 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 DEDED FOR ADDITIONAL RIGHT OF WAY	N/A	N/A
NET LOT AREA (AREA WITHIN PROPERTY LINE, MINUS BUILDING FOOTPRINT)	91,895 - 14,072 = 77,823 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	
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 : 49,850 SF
IDO 5-10(3)(b) - PEDESTRIAN WALKWAYS FOR STREET FACING FACADES WITH PEDESTRIAN ENTRANCE	PER TABLE 5-3-1 : MIN WIDTH : 10 FT	10'-0" AVERAGE : 10' + 11'-2" 10' + 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)	0 FT	N/E : 17'-3" N/W : 60'-5"
STREET SIDE : NOT APPLICABLE		
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 (20% RED)	66 x 20% = 13.2	
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 = 2528SF	382.55F
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)(B) / IDO SECTION 4-3(D)(1)(A)
DIMENSIONAL STANDARDS - TABLES & EXCEPTIONS	IDO SECTION 5-10(1)(1) MIXED-USE ZONE DISTRICT, TABLES 5-12 (MX-M) IDO SECTION 5-10(1)(1) RESIDENTIAL ZONE DISTRICT, TABLE 5-11 (R-T STANDARDS)
SITE DESIGN & SENSITIVE LANDS	N/A
SUBDIVISION OF LAND	N/A
PARKING AND LOADING	IDO SECTION 5-10(1)(1) MIXED-USE ZONE DISTRICT, TABLES 5-12 (MX-M) IDO SECTION 5-10(1)(1) RESIDENTIAL ZONE DISTRICT, TABLE 5-11 (R-T STANDARDS)
WALLS AND FENCES	TABLE 5-7-1 MAXIMUM WALL HEIGHT IDO SECTION 5-7(1)(1) 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(P)(2) SIGNS IN MIXED-USED AND NON-RESIDENTIAL ZONE DISTRICTS TABLE 5-12-2 ON-PREMISES SIGNS IN MIXED-USED 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



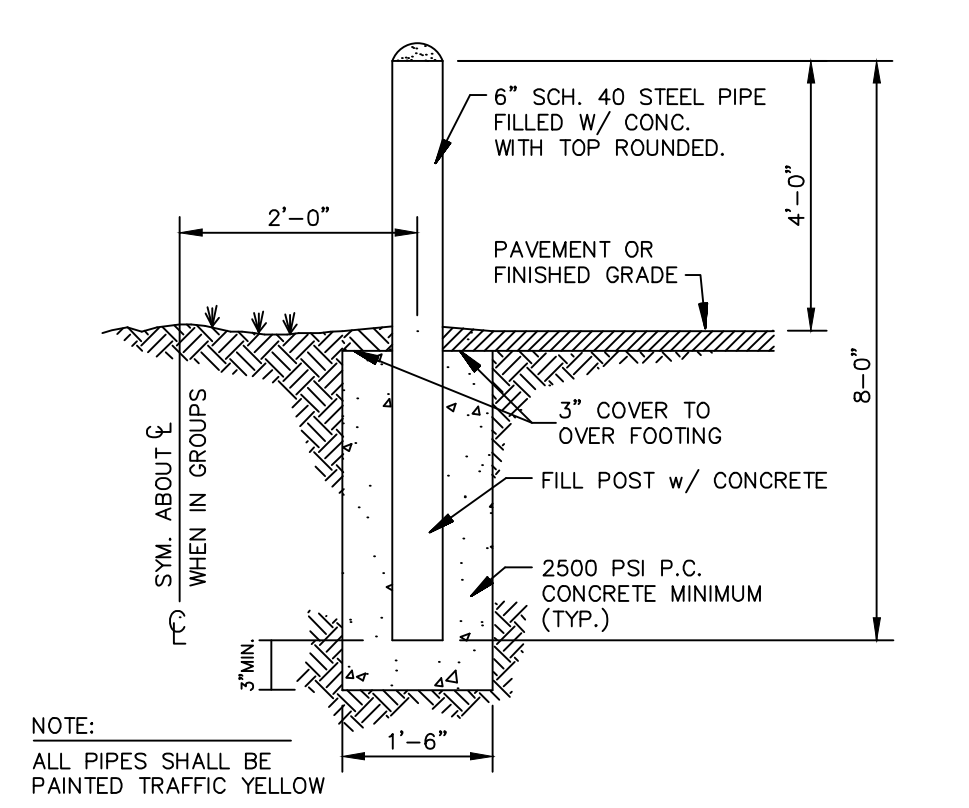
ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV: _____

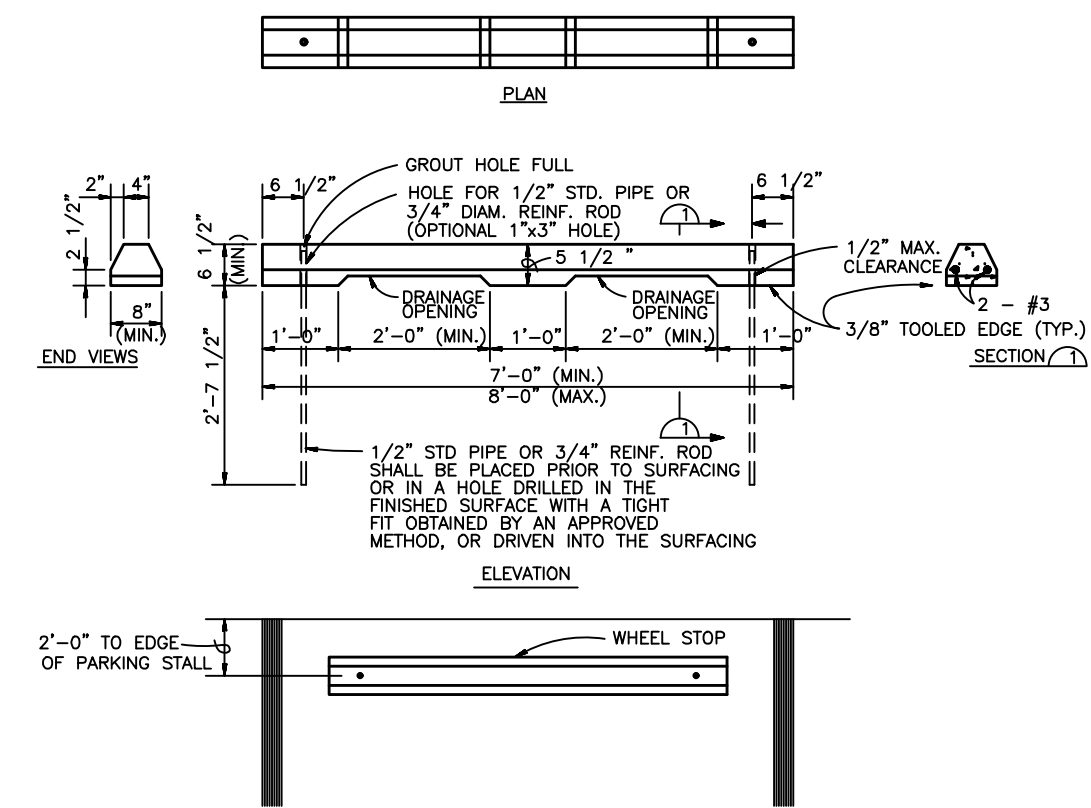
DRAWN: TB
REVIEWED: EP
DATE: 3/29/2024
PROJECT #: 21018
SHEET TITLE: COVER SHEET

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

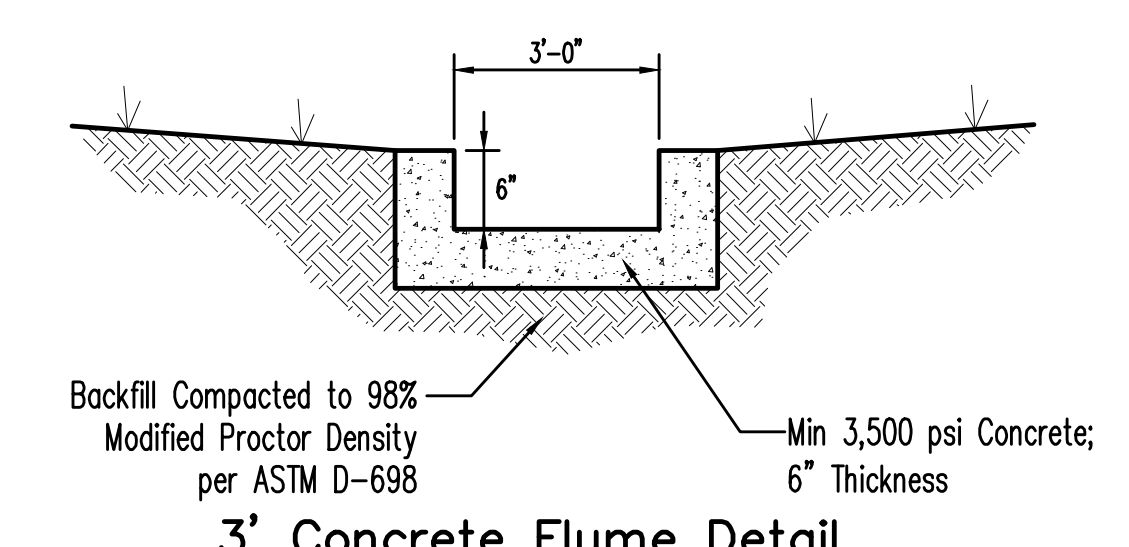
NO. **SITE-0.0**



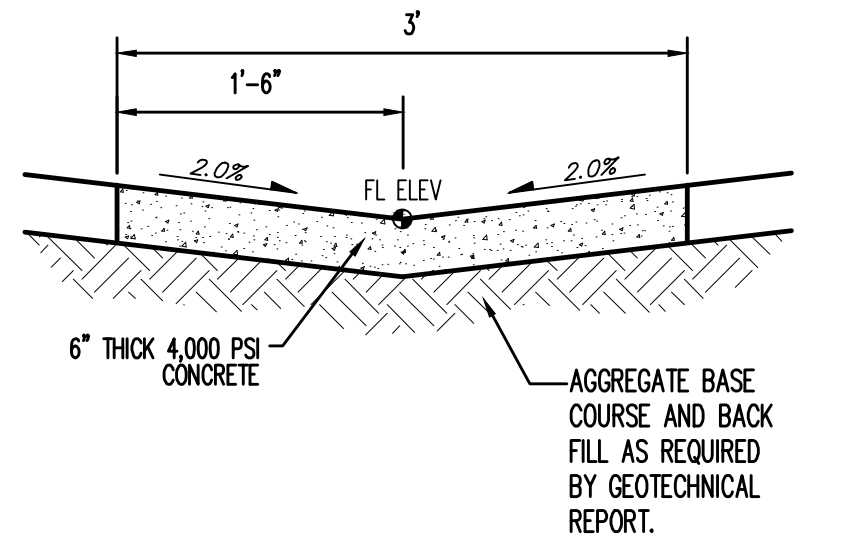
Pipe Bollard Detail
NTS



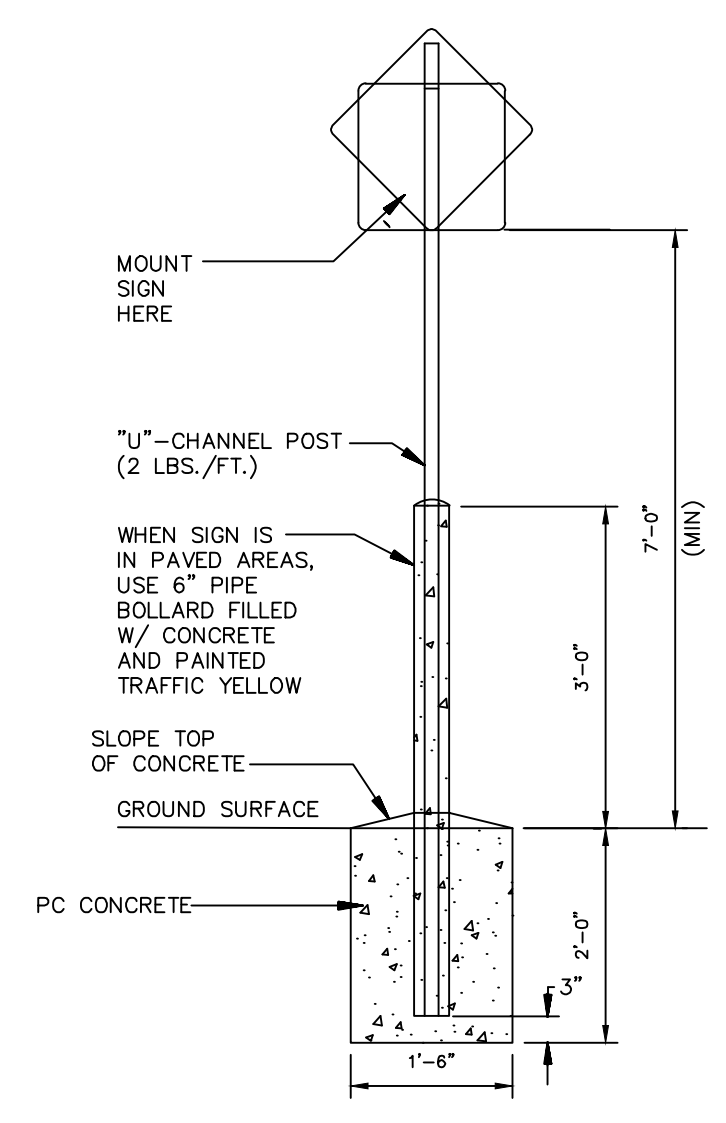
Precast Concrete Wheel Stop
NTS



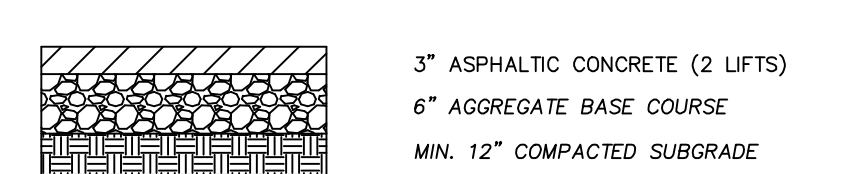
3' Concrete Flume Detail
NTS



Valley Gutter Detail
NTS

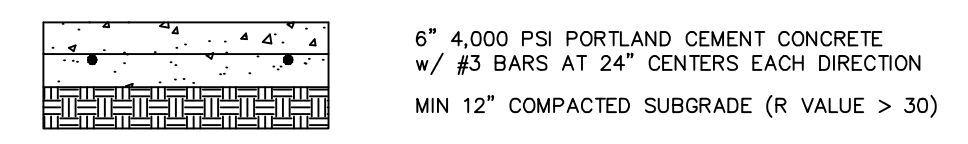


Standard Sign Base
NTS



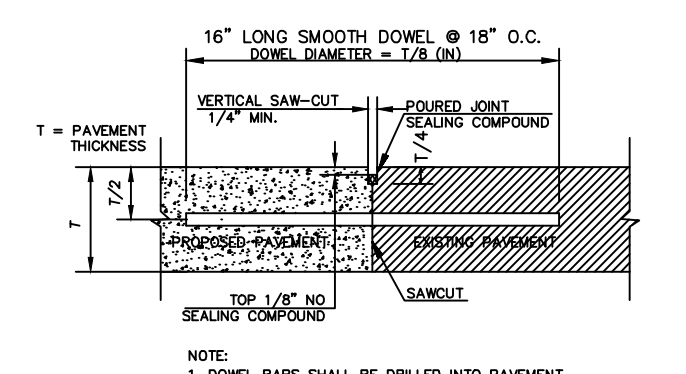
- NOTES:
- ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 - ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
 - AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
 - SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (A-1-35) AS DETERMINED BY ASTM D-1557.
 - ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section
N.T.S.

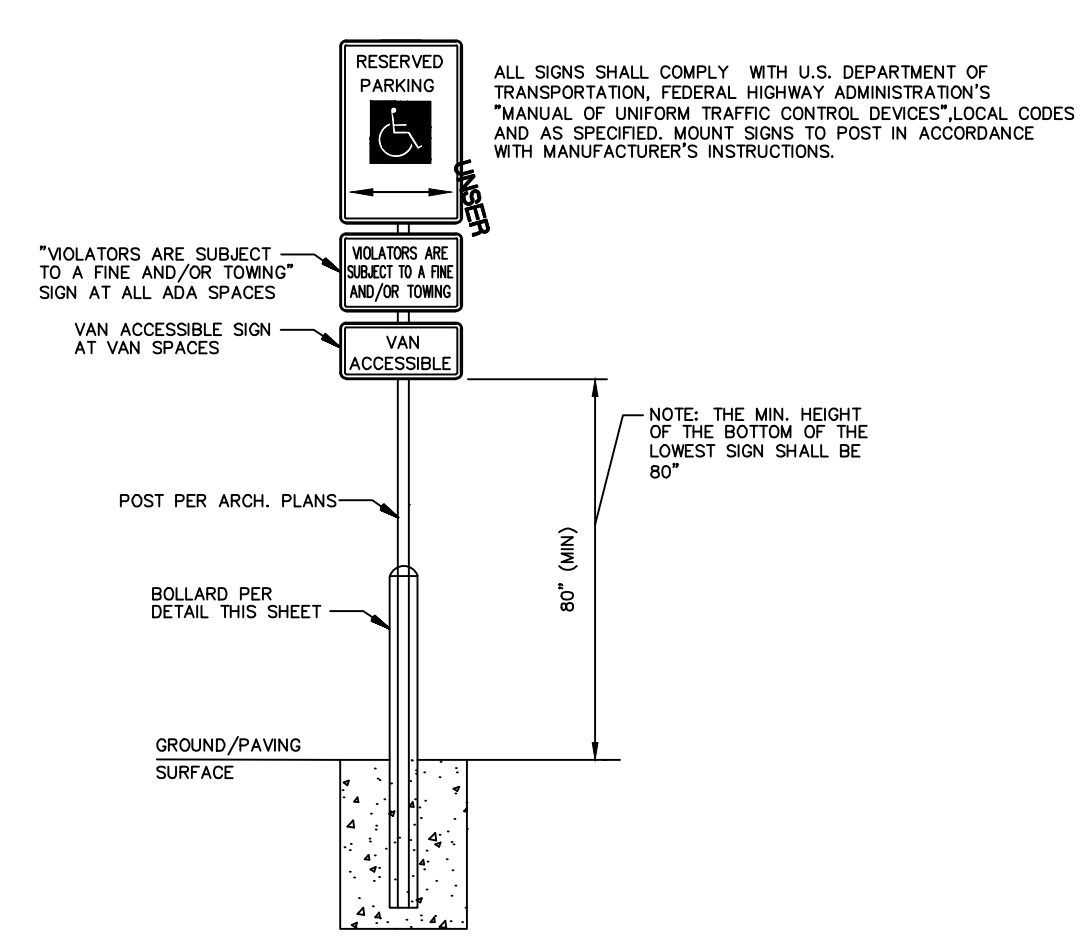


- NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

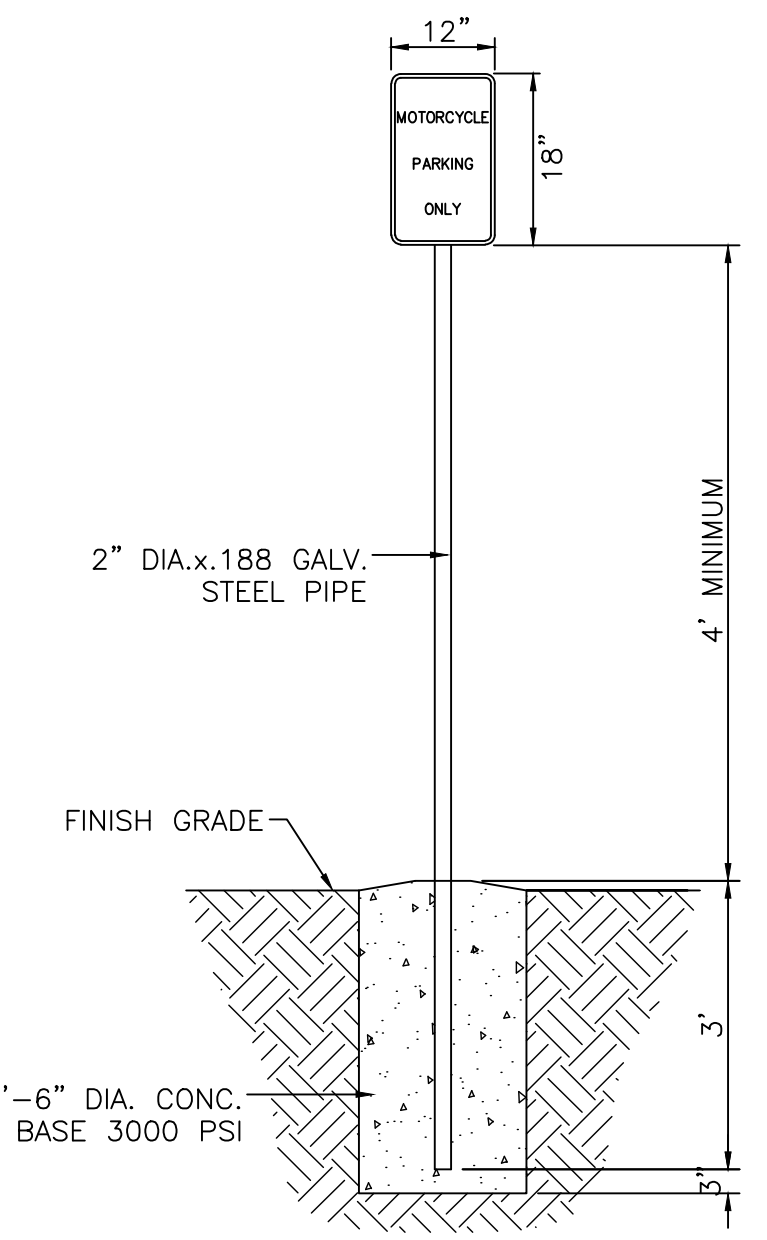
Concrete Pavement Section
N.T.S.



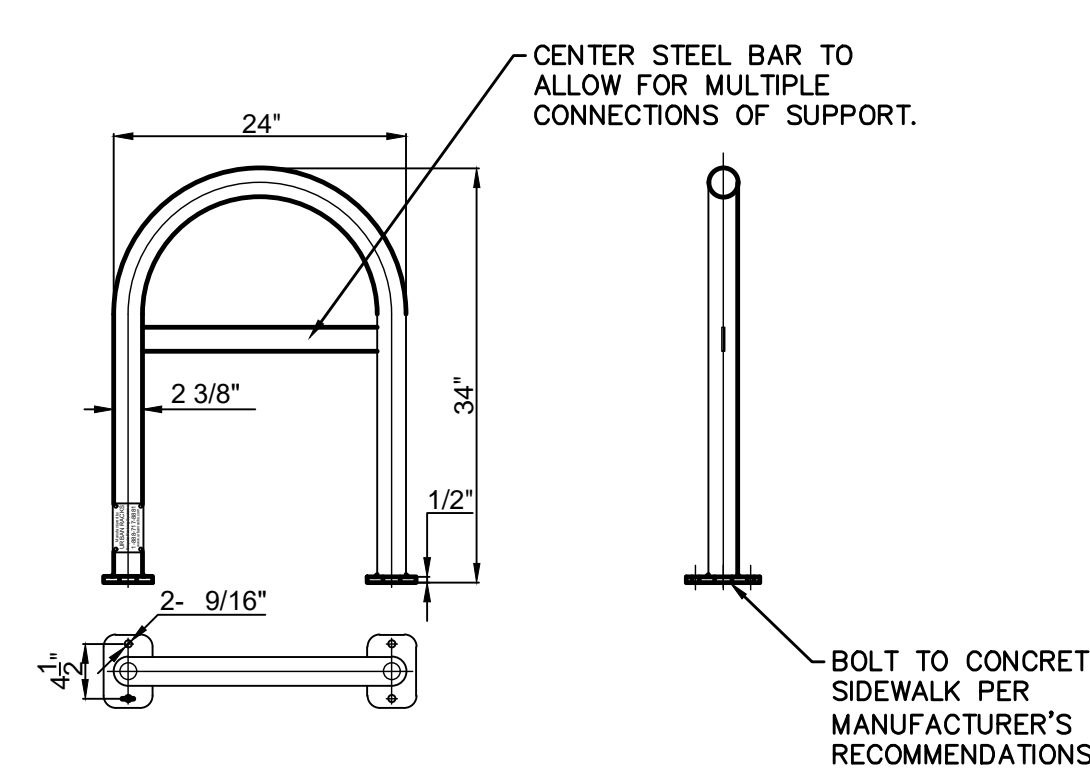
Concrete Sidewalk Butt Joint
NTS



H/C Sign Detail
NTS

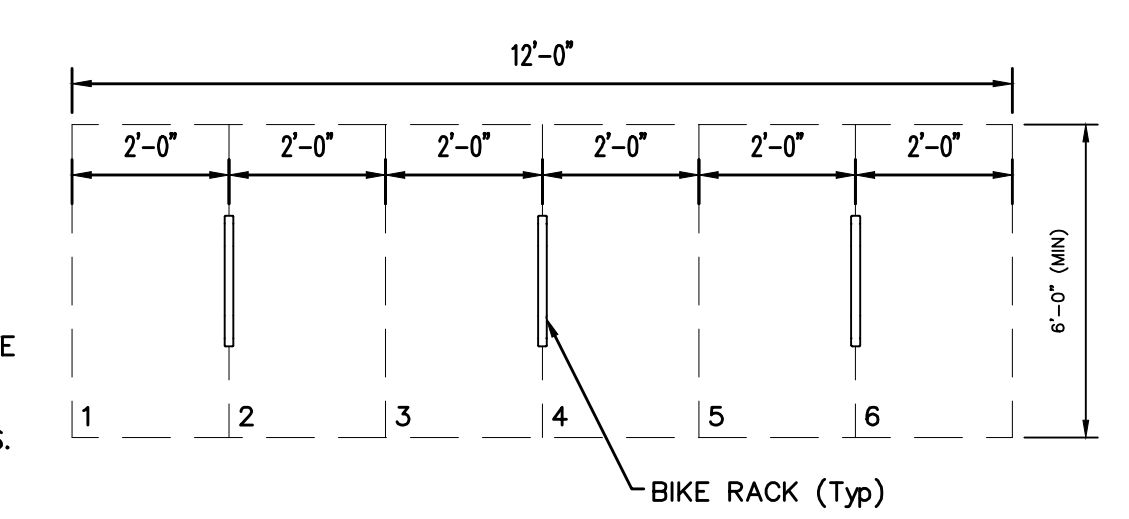


Motorcycle Parking Sign
NTS



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

Urban Rack (UB-1000-STD)
NTS



PLAN VIEW

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: JW
DRAWN BY: RG
CHECKED BY: JW

DATE: Nov. 1, 2023
DATE: Nov. 1, 2023
JOB NO.: 2023021
DATE: Nov. 1, 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

Site Details

C-102

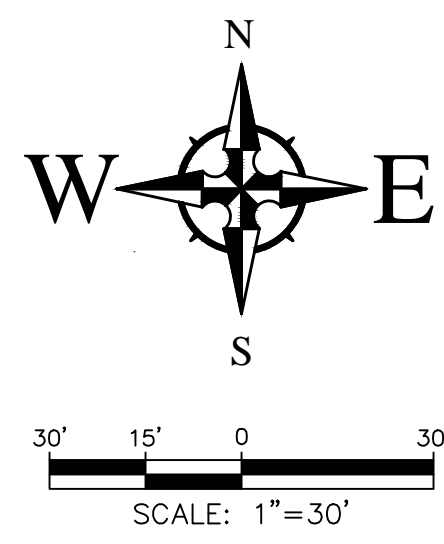


ROUTE 66 FLATS
HIGH DESERT HOUSING
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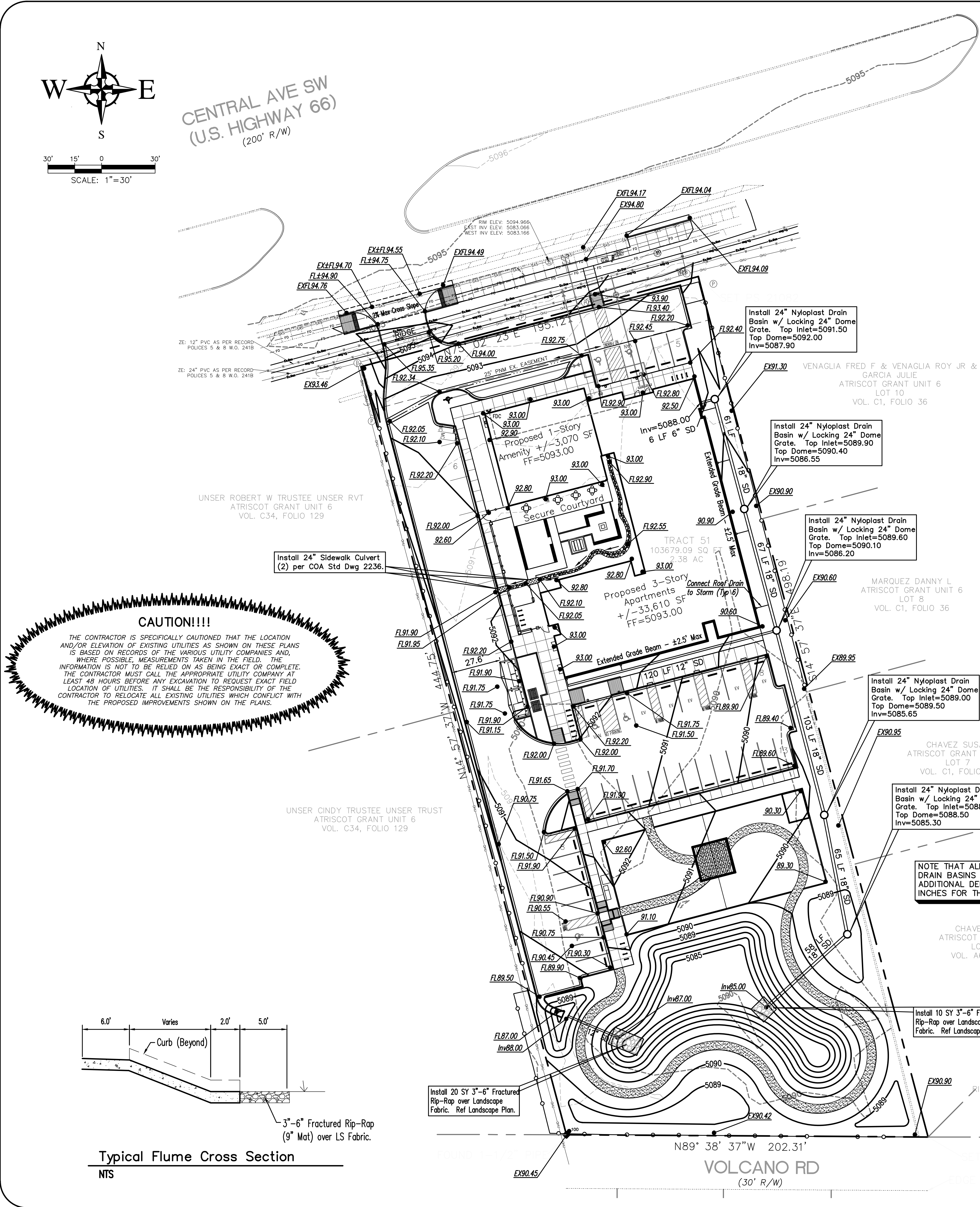
REV:

DRAWN: Author
REVIEWED: Approver

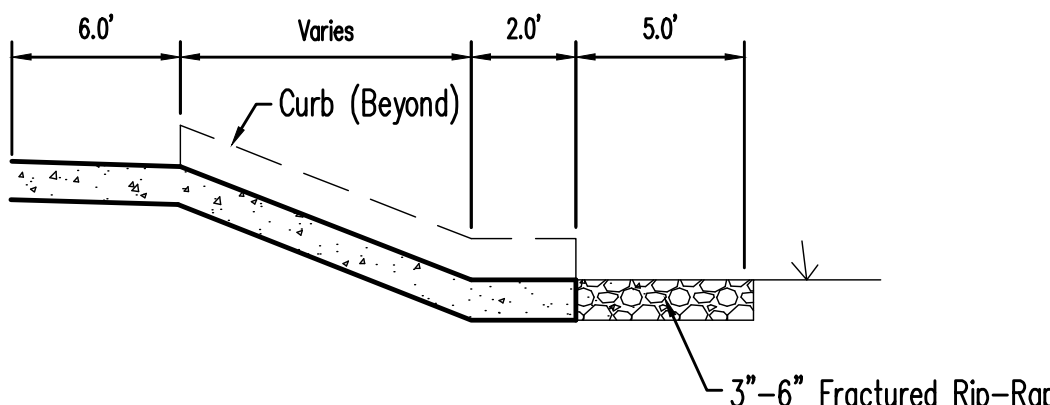
DATE: 3/8/2024
PROJECT #: 21018
SHEET TITLE:
SITE DETAILS



CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)



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
 - FL27.8 PROPOSED TOP OF GRADE/PWMT ELEVATIONS
 - TC27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - FGH27.8 PROPOSED TOP OF CURB ELEVATIONS
 - FGL27.8 PROPOSED GRADE AT TOP OF WALL
 - 515— 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 "GEO-TECHNICAL 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 BERM 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 RED'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

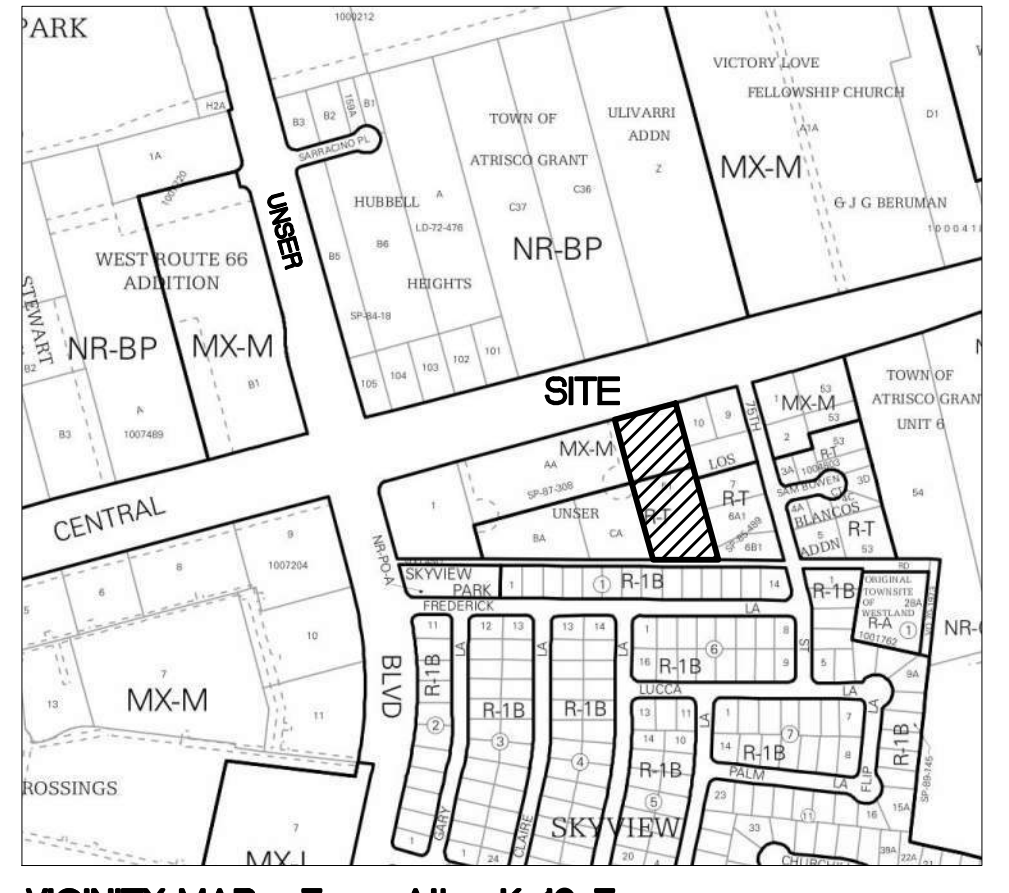
Existing Drainage Calculations
This table is based on the COA DPM Chapter 6.2(A), Zone 1:

BASIN	Area (AC)	Land Treatment Percentages (%)				Tc (min)	Q(100) (in/hr)	Q(100) (cfs)	WTE (inches)	V(100) (CF)	V(100) (CF)		
		A	B	C	D								
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		0.95	7276	7276

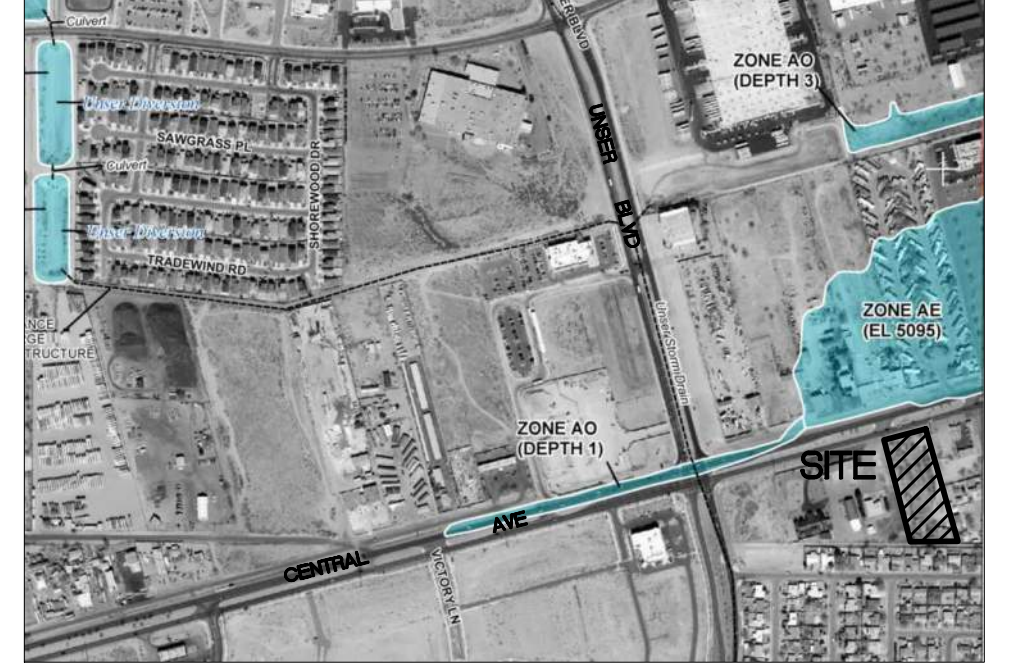
Proposed Drainage Calculations
Ultimate Development Conditions Basin Data Table
This table is based on the COA DPM Chapter 6.2(A), Zone 1:

BASIN	Area (AC)	Land Treatment Percentages (%)				Tc (min)	Q(100) (in/hr)	Q(100) (cfs)	WTE (inches)	V(100) (CF)	V(100) (CF)		
		A	B	C	D								
SITE	2.11	0.0	0.0	42.8	57.2	0.78	12.00	3.59	2.81	6.93	1.69	12928	19368
TOTAL	2.11								6.93		1.69	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 3500IC0328J
Per FIRM Map 3500IC0328J, 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 on 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
		DESIGN	
		REVISIONS	

DESIGNED BY: JW
DRAWN BY: RG
CHECKED BY: JW

DATE: Nov. 1, 2023
DATE: Nov. 1, 2023
DATE: Nov. 1, 2023



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3500

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Grading Plan

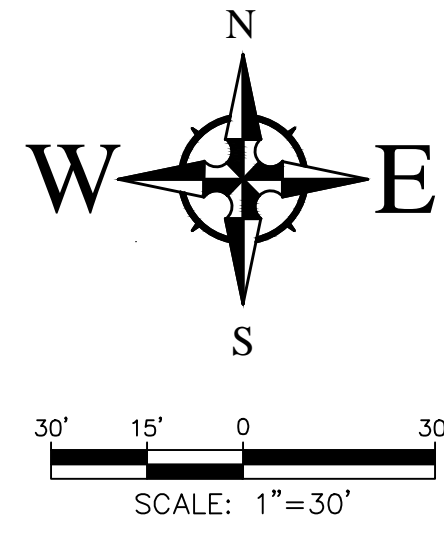
C-200



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

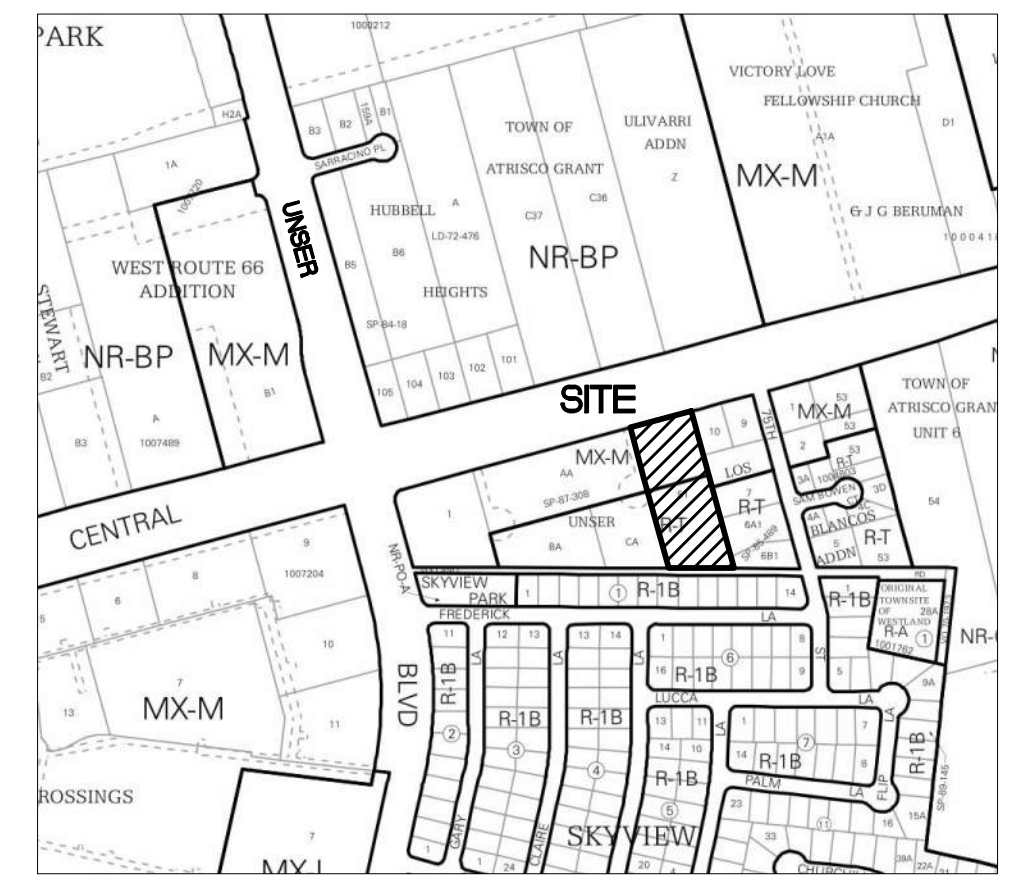
REV:
DRAWN: Author
REVIEWED: Approver
DATE: 3/8/2024
PROJECT #: 21018
SHEET TITLE: GRADING PLAN

SCALE:
NO. C200



CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)

ABCWJA GENERAL NOTES:
 1. AFTER GRADING OF THE SITE IS COMPLETED, THE CONTRACTOR SHALL POTHOLE THE EXISTING WATER MAINS IN THE PARKWAY TO CONFIRM THAT THE LINES ARE A MINIMUM OF 36" DEEP.
 2. COORDINATION WITH THE WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
 3. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.



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.

INSTALL:
 1 - 12" 40# TEE (PRESSURE CONNECTION), 6" PUBLIC VALVE, AND 6" PRIVATE VALVE (INSIDE PROPERTY).
 6" PUBLIC VALVE LOCATION:
 NAD 83 SP X:
 NAD 83 SP Y:
 NAVD 88 SP Z:

SAWCUT/REMOVE/REPLACE EXISTING ASPHALT PAVEMENT AND CONC CURBS/GUTTER PER COA STD DWG 2465.

INSTALL:
 1 - 6" SAS SERVICE

INSTALL:
 1 - 2" WATER SERVICE

INSTALL:
 1 - 6" 40# TEE, PIV, FH ASSEMBLY & 6" VALVE. FH IS PRIVATE AND SHALL BE PAINTED SAFETY ORANGE.

EXTEND 6" NFPA APPROVED FIRE LINE TO BLDG. FDC TO BE LOCATED ON BLDG.

1" WATER LINE STUBOUT FOR IRRIGATION, RPZ BPP TO BE LOCATED IN RISER ROOM. REF. PLUMBING PLANS.

FIRE LINES SHALL BE PER NFPA REQUIREMENTS
 WATERLINE CONNECTIONS PER ABCWJA STD DWG 2301
 WATER TRACE WIRES PER ABCWJA STD DWG 2302
 WATER VALVES PER ABCWJA STD DWG 2326/2328
 PRIVATE FIRE LINE VALVES PER ABCWJA STD DWG 2326/2329
 WATER SERVICES PER ABCWJA STD DWG 2361/2363/2367
 FIRE HYDRANTS PER ABCWJA STD DWG 2340/2342

ALL SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
 NEW SAS SERVICES PER ABCWJA STD DWG 2125

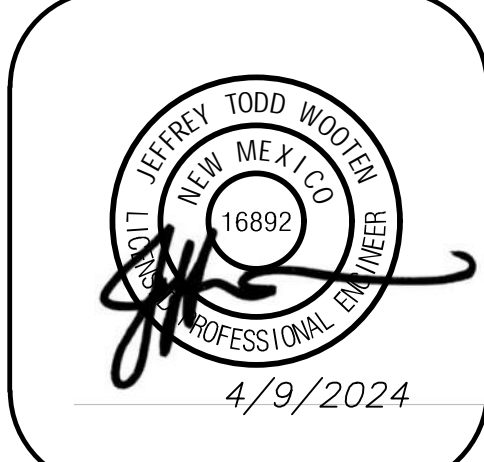
GENERAL NOTES

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 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.

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.

NO.	DATE	REVISION #1 - CITY RESPONSE #1	REMARKS	DESIGN	BY
1	4/9/2024			DESIGN	JTW

DESIGNED BY: JTW
 DATE: Nov. 1, 2023
 DRAWN BY: RG
 DATE: Nov. 1, 2023
 CHECKED BY: JTW
 DATE: Nov. 1, 2023



W E
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Route 66 Flats
 7600 Central Ave SW
 Albuquerque, NM 87121

Design Development
 Utility Plan

C-300.R1



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

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

GENERAL NOTES

- A KICK-OFF MEETING WITH THE LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO BEGINNING ANY SITE OR LANDSCAPE WORK.
- 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.
- REFER TO SURVEY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
- 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.
- RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THOROUGHLY REVIEW AND DOCUMENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THOROUGHLY REVIEW DRAWINGS, AND TECHNICAL SPECIFICATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION INSTALLATION, MATERIALS, TESTING, AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- TAKE NECESSARY STEPS TO PROTECT AND MAINTAIN ALL FINISHED WORK FOR THE DURATION OF THE CONTRACT UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE ALL MOCK-UPS, SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
- TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.
- PER 5-6(C)(6) ALL PLANT MATERIAL TO MEET THE SIZES SPECIFIED IN THE PLANT SCHEDULE.
- POND STABILIZATION TO FOLLOW SECTION 1013
- ALL VEGETATION SHALL MEET THE MINIMUM SIZE REQUIREMENTS IN TABLE 5-6-1 OF ALBUQUERQUE IDO.
- PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- 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.
- 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
- PER 5-6(C)(4)(G) ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 60902 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCE (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE
- PER 5-6(C)(5)(A) ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL
- PER 5-6(C)(5)(B) IF USED, WEED BARRIER SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF
- 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
- 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

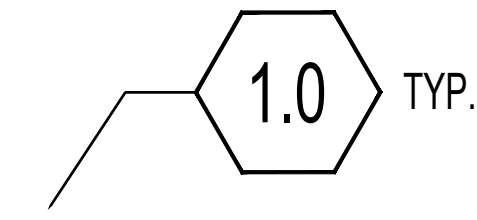
- CONTRACTOR TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE SITE SURVEY AND ACTUAL SITE CONDITIONS.
- ADDITIONAL LAYOUT INFORMATION MAY BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
- FINAL LOCATION OF ALL SITE FURNISHINGS, TREES & LANDSCAPE BOULDERS TO BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DIRECTLY FROM DRAWINGS.
- 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
- ALL ANGLES TO MATCH THOSE NOTED ON DRAWING
- 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.
- REFER TO CIVIL PLANS FOR ADDITIONAL SITE LAYOUT INFORMATION.

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
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

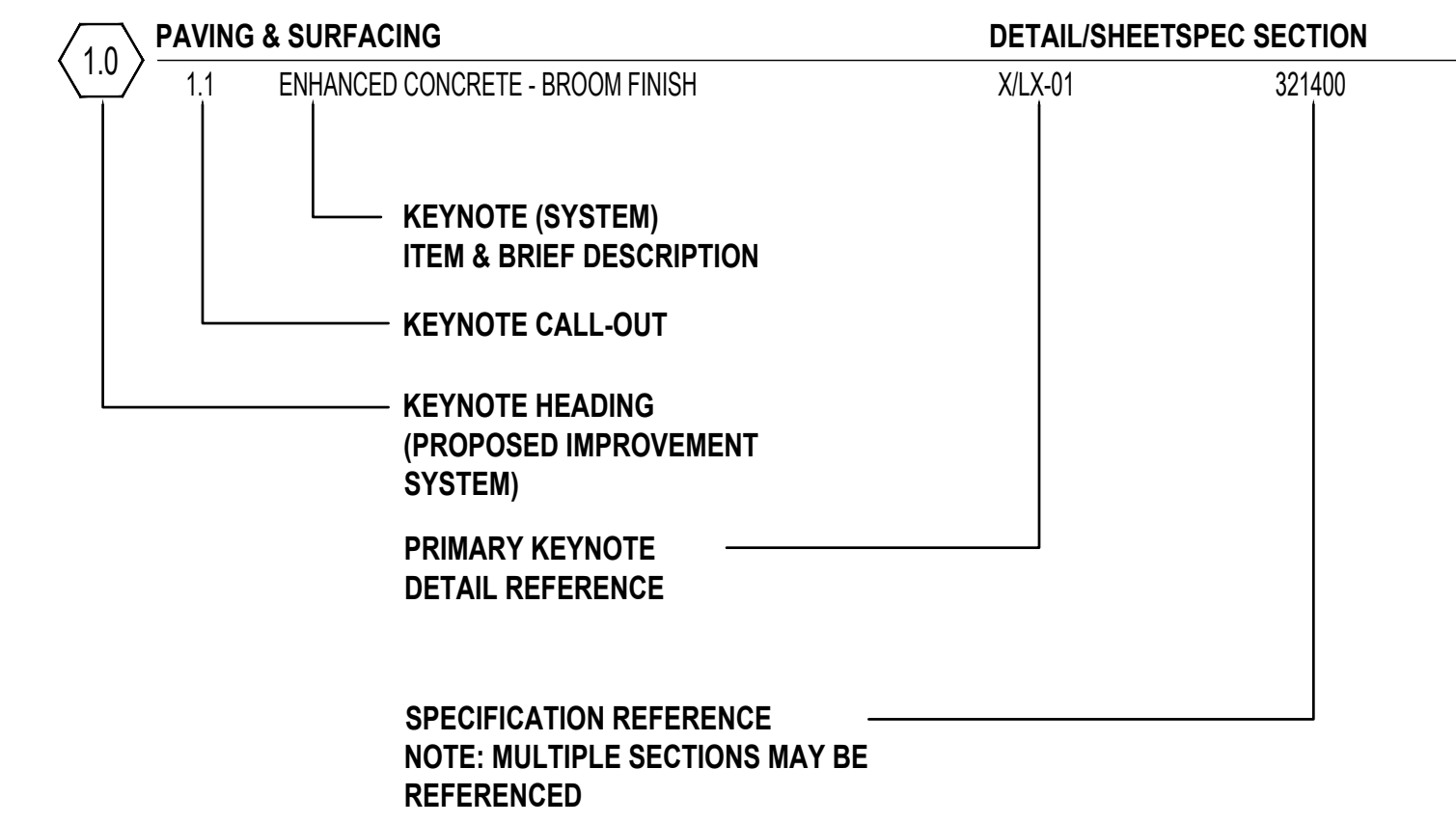
NET LOT AREA BREAKDOWN		
CALCULATION	DESCRIPTION	NET LOT AREA
91,995 SF - 14,072 SF	AREA WITHIN PROPERTY LINE MINUS BUILDING FOOTPRINT	77,923 SF

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

SAMPLE KEYNOTE DRAWING CALL-OUT:



SITE DETAIL KEYNOTES:

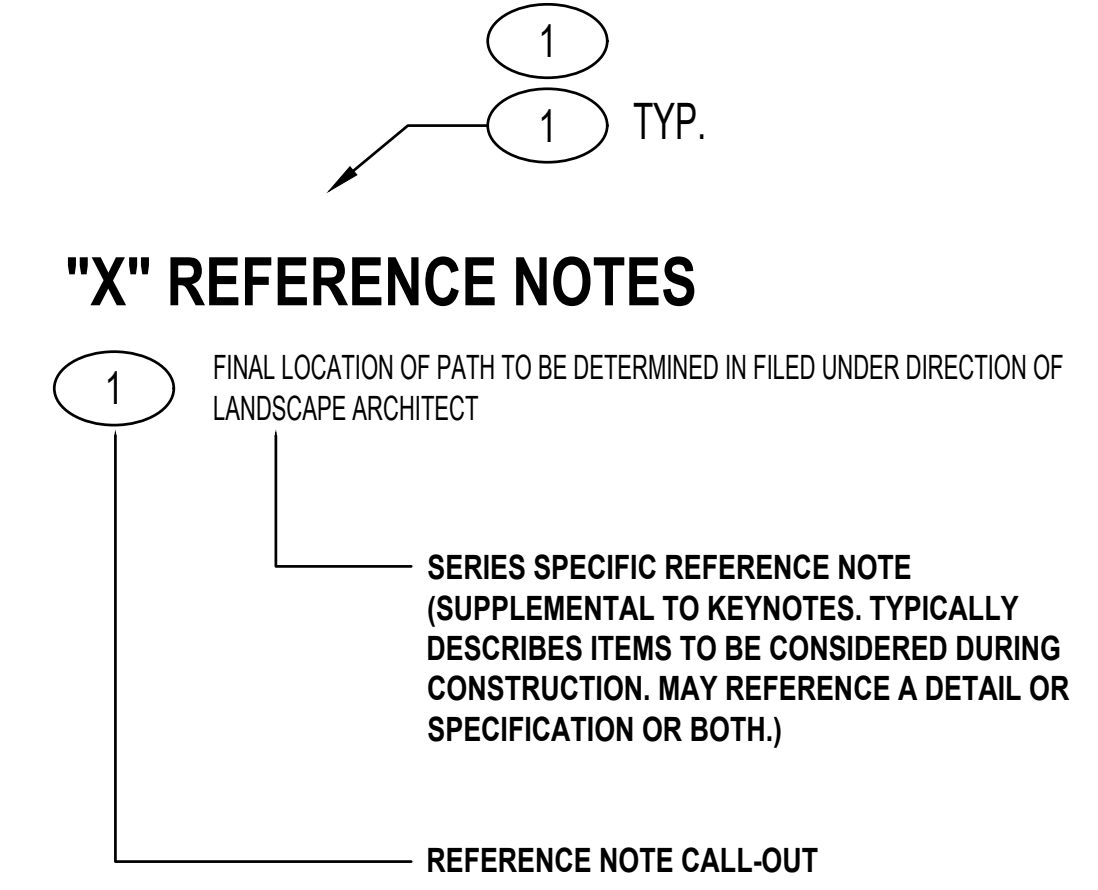


THE FOLLOWING LIST OF KEYNOTE HEADINGS (PROPOSED IMPROVEMENT SYSTEMS) HAVE BEEN INCORPORATED WITHIN THIS DRAWING SET:

- 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:



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.

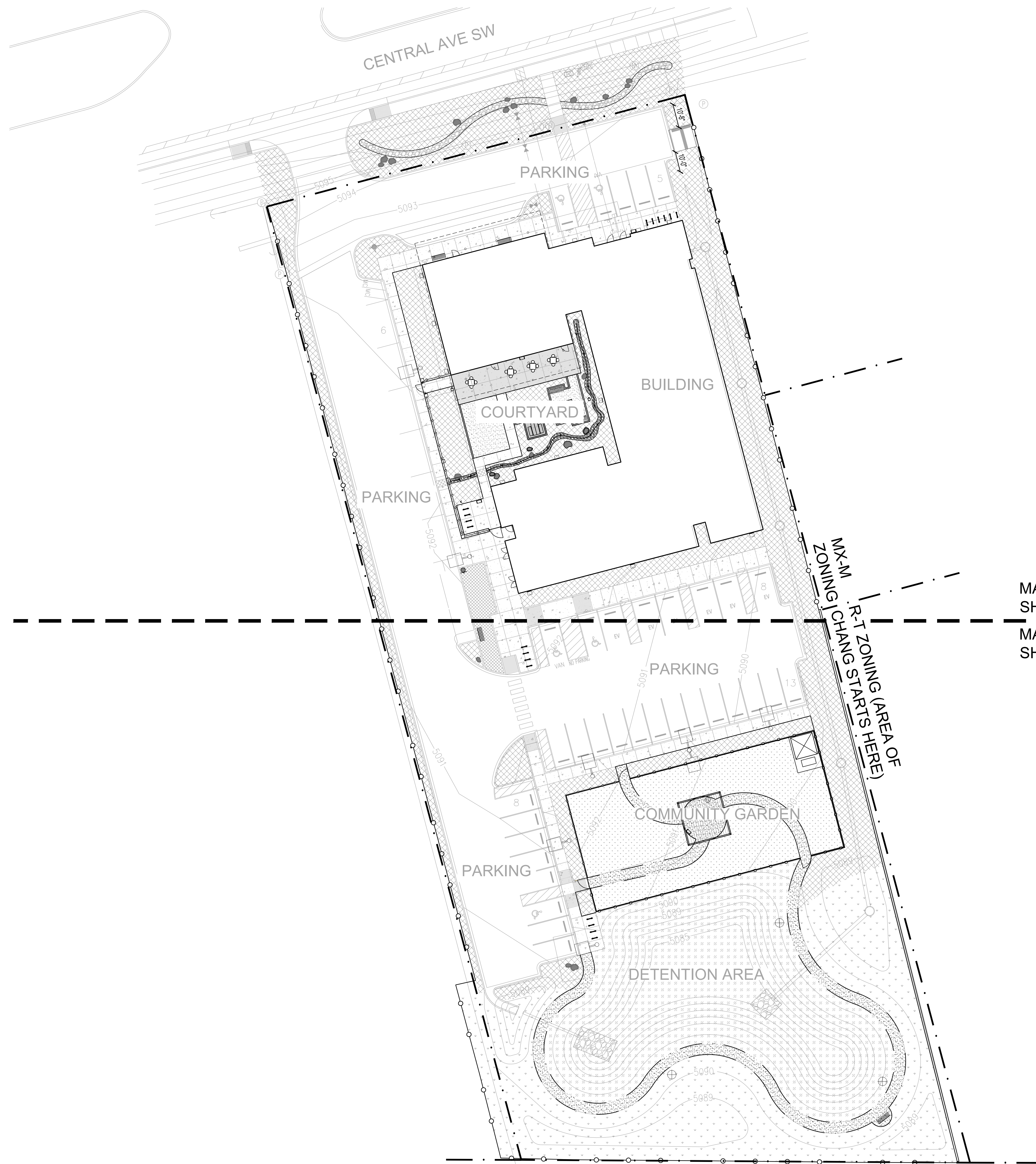
LANDSCAPE REQUIREMENTS (TABLE 1)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
25% OF NET LOT AREA SHALL BE LANDSCAPED 5-6(C)(2)	.25 X (77,923 SF) =	22,402 SF	35,489 SF (SEE TABLE 2)
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION 5-6(C)(2)(c)	35,489 SF X .75 =	26,616 SF	30,147 SF
25% OF REQUIRED VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES 5-6(C)(2)(g)	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)(9)(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 1/4 OF REQUIRED LANDSCAPING 5-6(C)(3)(a)	.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

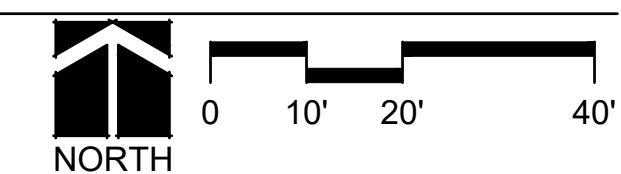
COMMUNITY GARDEN REQUIREMENTS (TABLE 3)			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
MAX SIZE 3 ACRES 4-3(D)(1)(a)			6,288 SF = .14 ACRES
LIMITED TO PROPOGATION AND CULTIVATION OF PLANTS 4-3(D)(1)(b)			REQUIREMENT MET
ACCESSORY STRUCTURES SHALL BE NOT EXCEED 25% OF THE GARDEN AREA 4-3(D)(1)(c)	400 SF/6,288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



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



REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/24
PROJECT #: ALTERNATIVE LANDSCAPE PLAN 21018
FILE:
SHEET TITLE:

CENTRAL AVE SW

PARKING

BUILDING

COURTYARD

PARKING

LEGEND

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

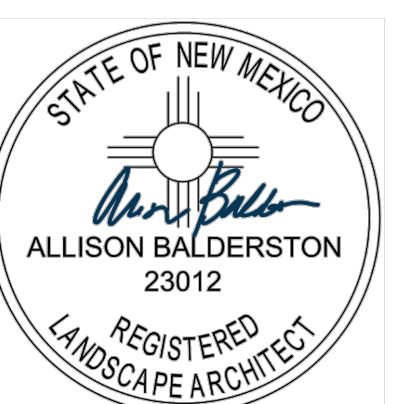
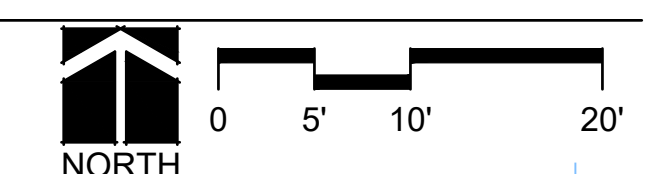
SITE DETAIL KEYNOTES: SITE PLAN

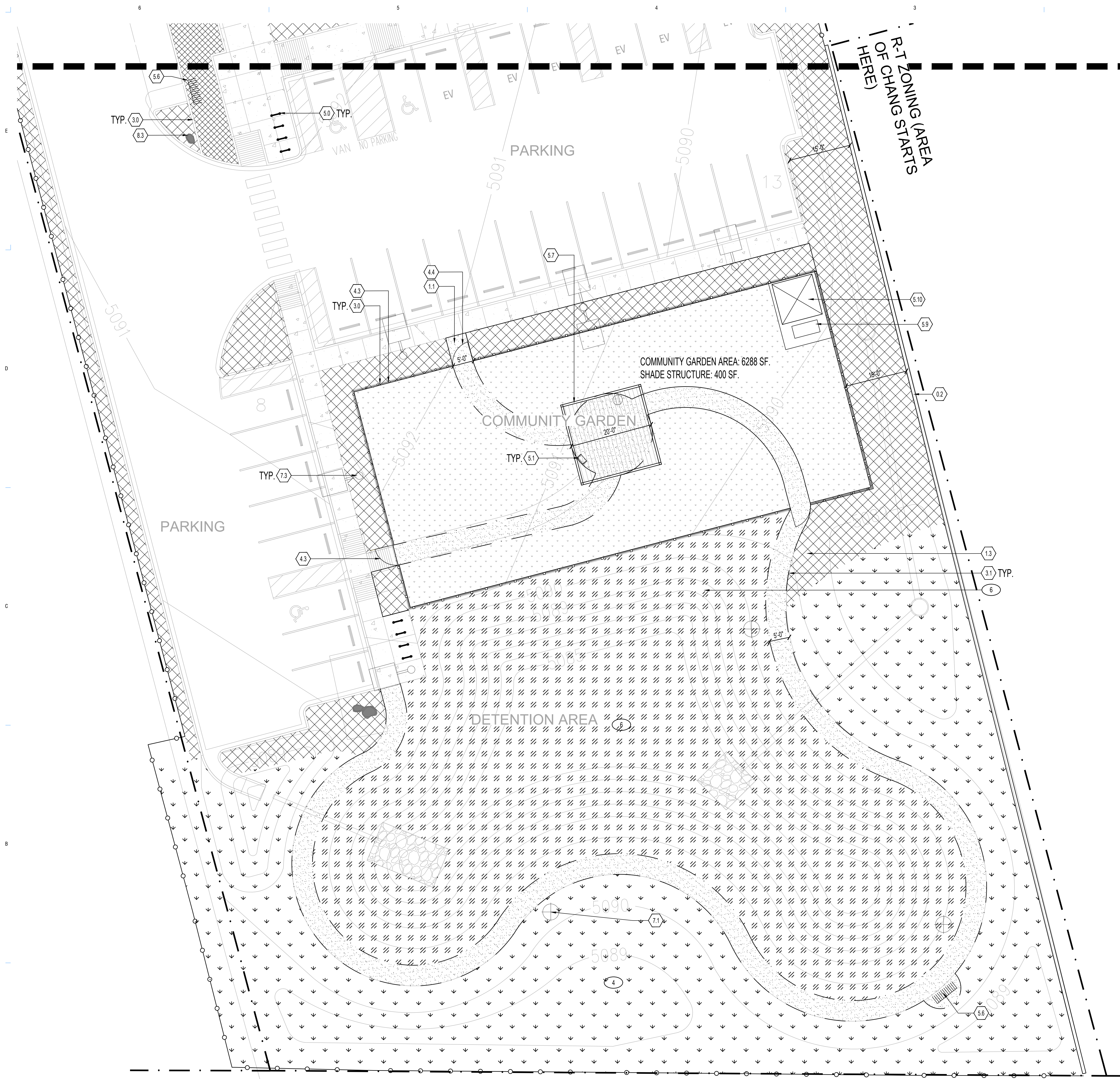
0.0 EXISTING CONDITIONS		
0.1 EXISTING FENCE		
0.2 EXISTING LANDSCAPE WALL		
1.0 PAVING & SURFACING		DETAIL/SHEETSPEC SECTION
1.0 STANDARD CONCRETE - BROOM FINISH		RE: CIVIL
1.1 CRUSHER FINES		ALS501
1.2 DOG RUN GRAVEL		
1.3 SQUEEGEE MULCH		
1.4 COBBLE MULCH		
1.5 ENHANCED CONCRETE		
2.0 STEPS & RAMPS		DETAIL
2.X NOT USED		
3.0 WALLS, CURBS & EDGERS		DETAIL
3.0 FLUSH CONCRETE HEADER		BLS501
3.1 STEEL EDGER		HLS502
4.0 RAILINGS, BARRIERS & FENCING		DETAIL
4.0 COURTYARD FENCING		CLS501
4.1 NORTHERN COURTYARD GATE		DLS501
4.2 SOUTHERN COURTYARD GATE		ELS501
4.3 GARDEN FENCE		CLS502
4.4 GARDEN GATE		DLS502
4.5 COURTYARD FENCE COLUMN		CLS501
5.0 SITE FURNISHINGS & SIGNS		DETAIL
5.0 BIKE RACK		JLS501
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		BLS502
5.8 SHADE STRUCTURE-WORK BOOTH		FALS501
5.9 COMPOST BIN		
5.10 SHED		
6.0 DRAINAGE		DETAIL
6.1 COBBLE SWALE		GLS501,
7.0 SITE LIGHTING & ELECTRICAL		DETAIL
7.0 TRANSFORMER		RE: ELECTRICAL
7.1 PEDESTRIAN POLE LIGHT		RE: ELECTRICAL
7.2 SCORCE		RE: ELECTRICAL
7.3 STREET LIGHT		RE: ELECTRICAL
8.0 PLANTING & LANDSCAPE		DETAIL
8.0 DECIDUOUS TREE IN PLANTING AREA		ALPS01
8.1 SHRUB PLANTING		BILPS01
8.2 PERENNIAL / GRASS / GROUNDCOVER		CLPS01
8.3 LANDSCAPE BOULDER		ELSS02
9.0 MISCELLANEOUS		DETAIL
9.X NOT USED		

REFERENCE NOTES:

- 1 CHASE 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 32920 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'

A LANDSCAPE SITE PLAN
SCALE: 1" = 10'





LEGEND

CONCRETE PAVING		PROPERTY LINE	
ENHANCED PAVING		COURTYARD FENCING	
CRUSHER FINES PAVING (3,121 SF)		GARDEN FENCING	
GRAVEL MULCH (12,874 SF)		STEEL EDGER	
ORGANIC MULCH (4,292 SF - IN PLANTING AREAS)		CONCRETE EDGER	
COMMUNITY GARDEN (6,288 SF)		RE: ALPS01	
DETENTION AREA (10,222 SF)		BUILDING OVERHANG	
NATIVE SEED (9,853 SF)		FLOWLINE	
		SITE FURNISHINGS	
TRANSFORMER		GARDEN FEATURE	
		LANDSCAPE BOULDER	
		BIKE RACKS	
		TRASH/RECYCLING RECEPTACLES	
		PET WASTE STATION	
		BENCH	

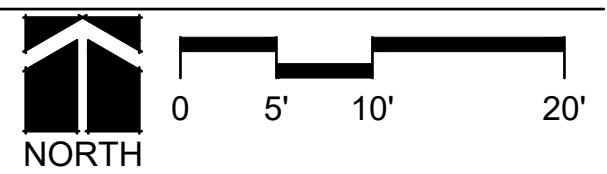
SITE DETAIL KEYNOTES: SITE PLAN

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	ALS501
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	BLS501
3.1	STEEL EDGER	HLS502
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4.0	COURTYARD FENCING	CLS501
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4.4	GARDEN GATE	DLS502
4.5	COURTYARD FENCE COLUMN	CLS501
5.0 SITE FURNISHINGS & SIGNS		DETAIL
5.0	BIKE RACK	JLS501
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	BLS502
5.8	SHADE STRUCTURE-WORK BOOTH	FALS501
5.9	COMPOST BIN	
5.10	SHED	
6.0 DRAINAGE		DETAIL
6.1	COBBLE SWALE	GLS501,
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		DETAIL
8.0	DECIDUOUS TREE IN PLANTING AREA	ALPS01
8.1	SHRUB PLANTING	BILPS01
8.2	PERENNIAL / GRASS / GROUNDCOVER	CLPS01
8.3	LANDSCAPE BOULDER	ELSS02
9.0 MISCELLANEOUS		DETAIL
9.X	NOT USED	

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A LANDSCAPE SITE PLAN
SCALE: 1" = 10'



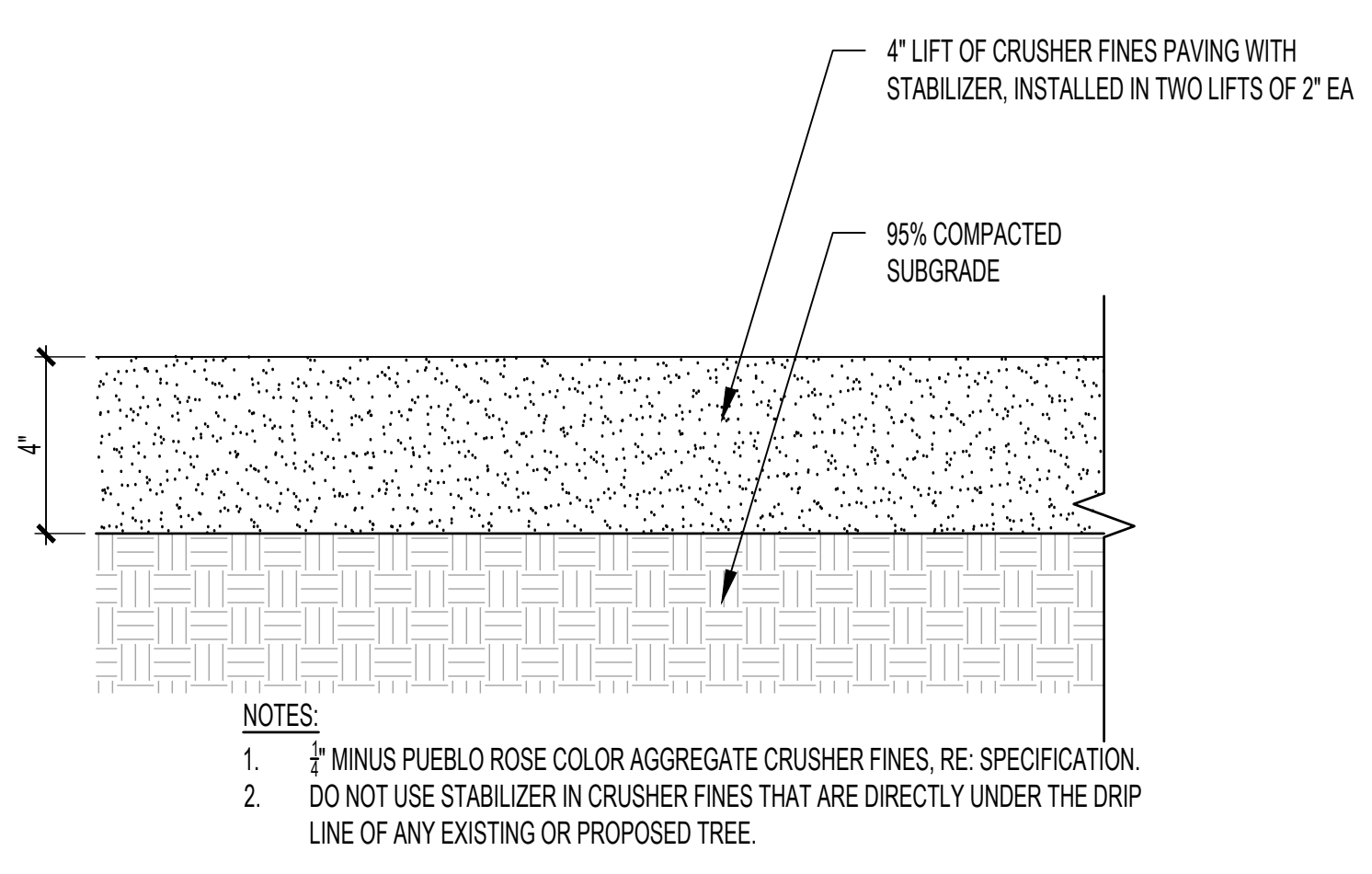
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REVIEWED: Approver

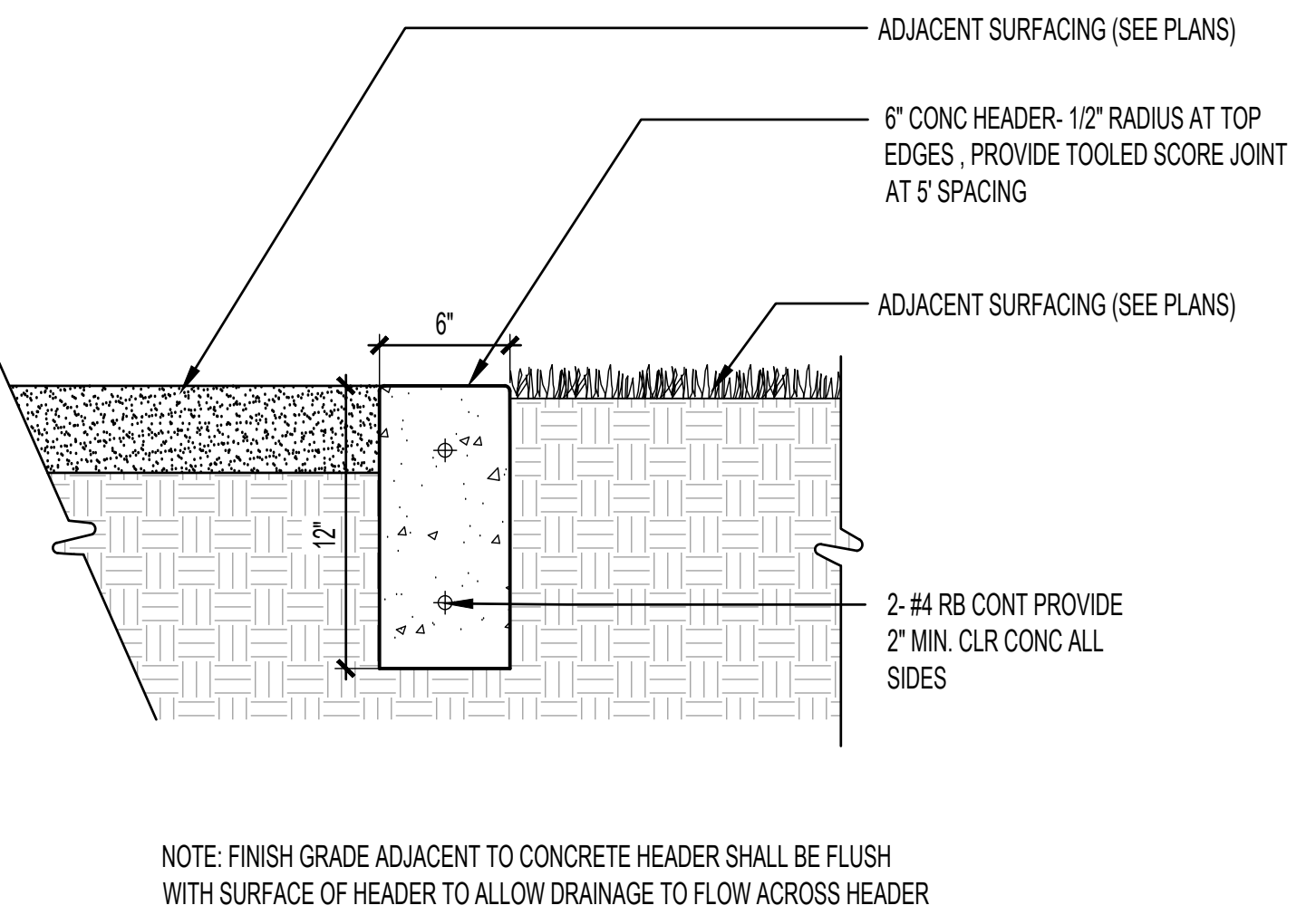
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ALTERNATIVE LANDSCAPE PLAN

PROJECT #: 21018

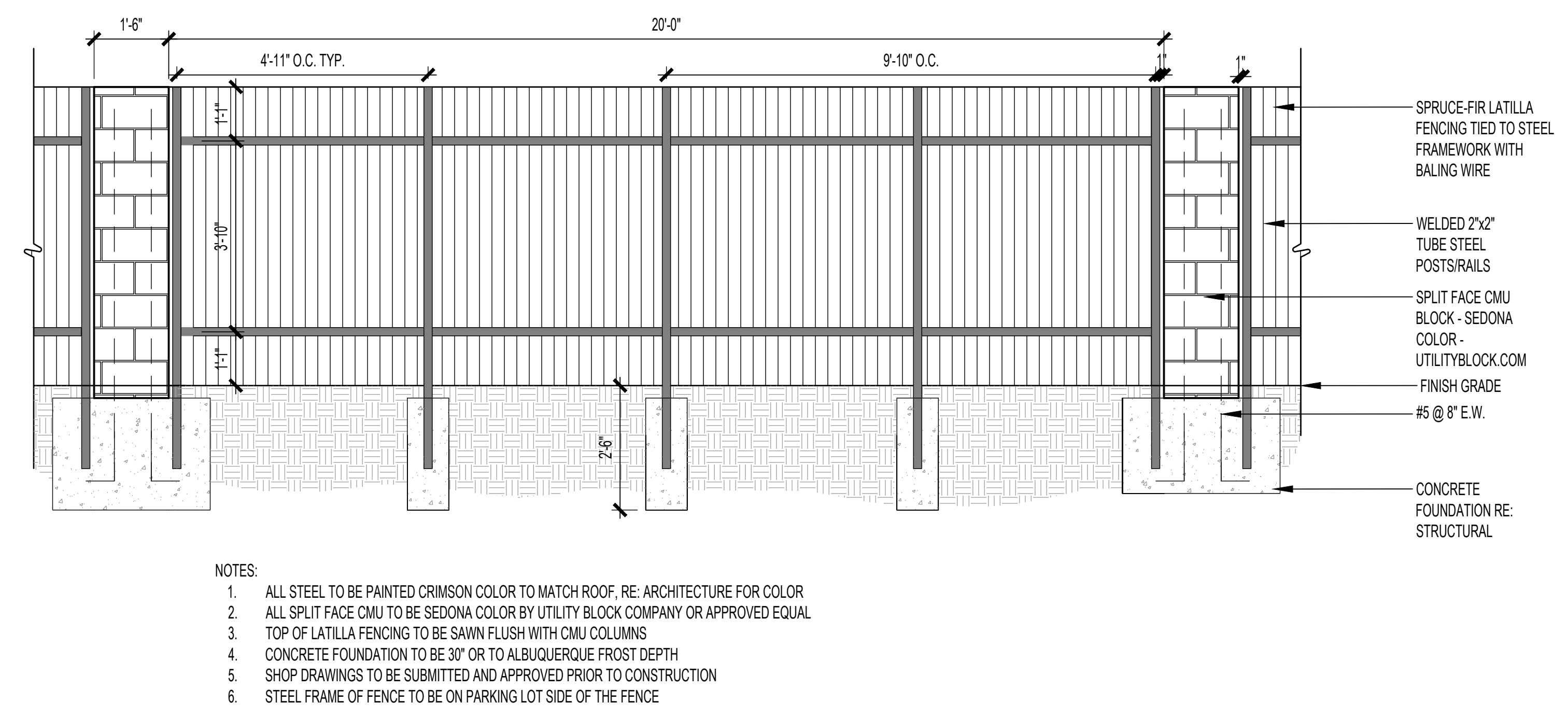
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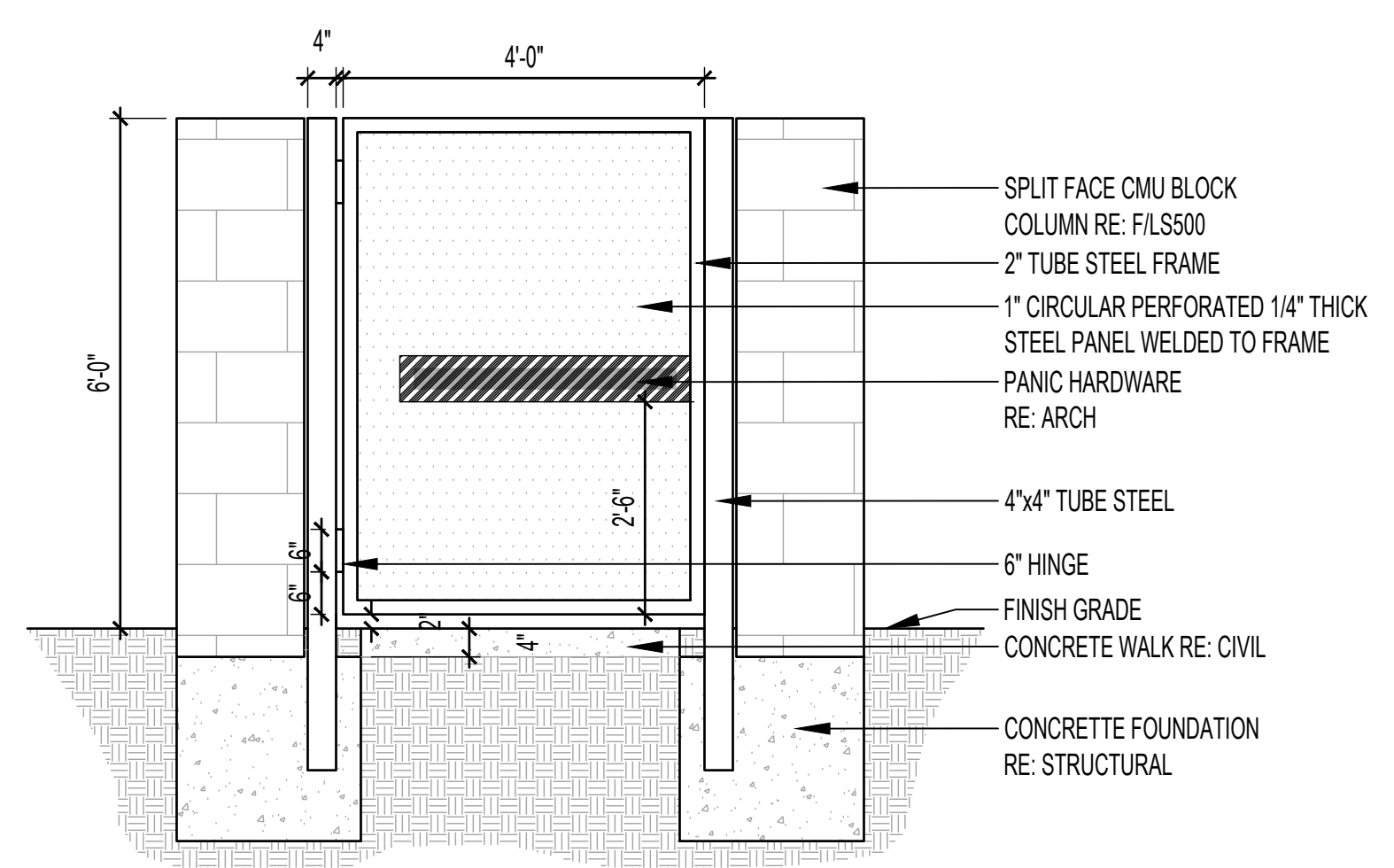
A CRUSHER FINES
SCALE: 3/4"=1'-0"



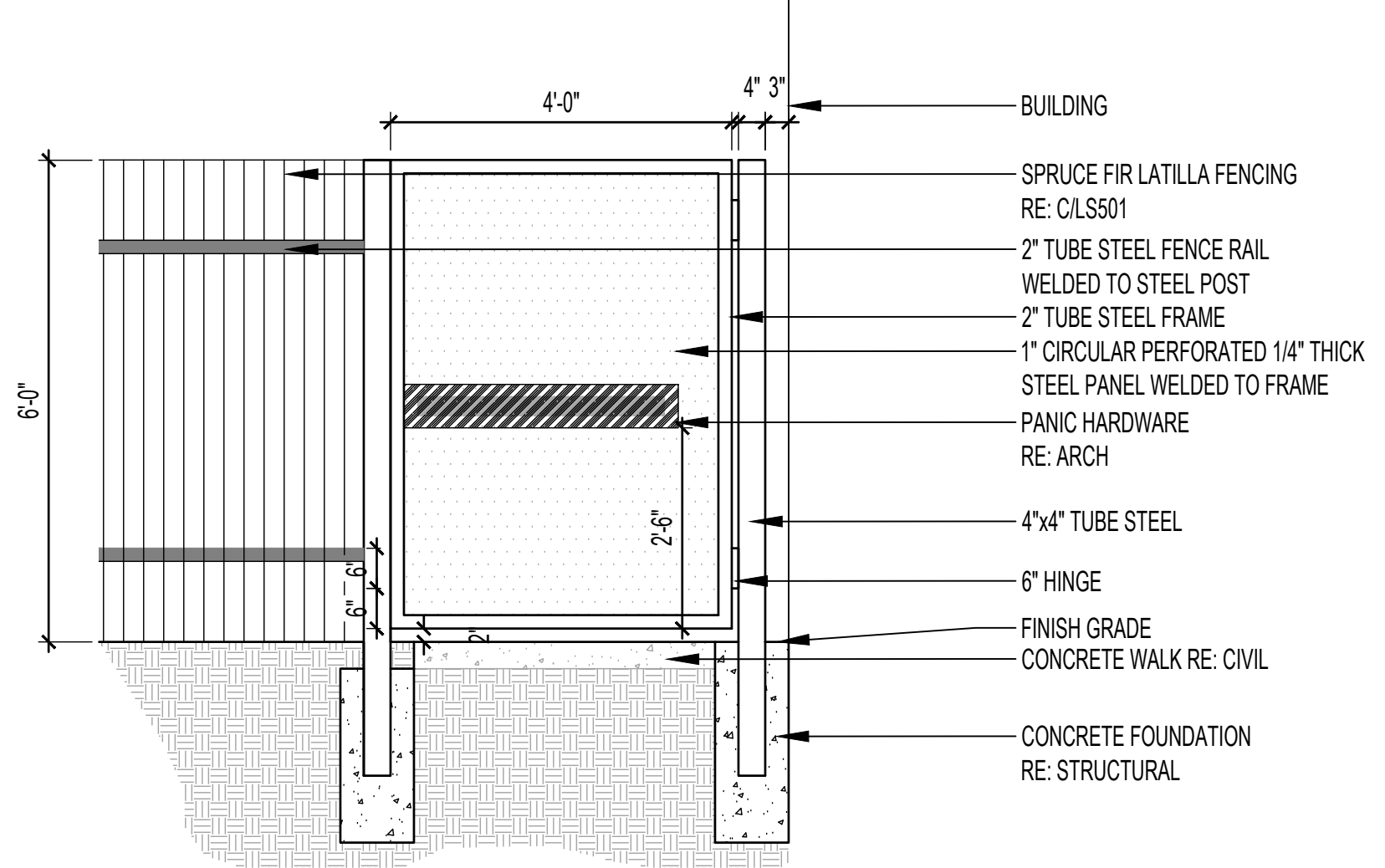
B FLUSH CONCRETE HEADER
SCALE: 1/12"=1'-0"



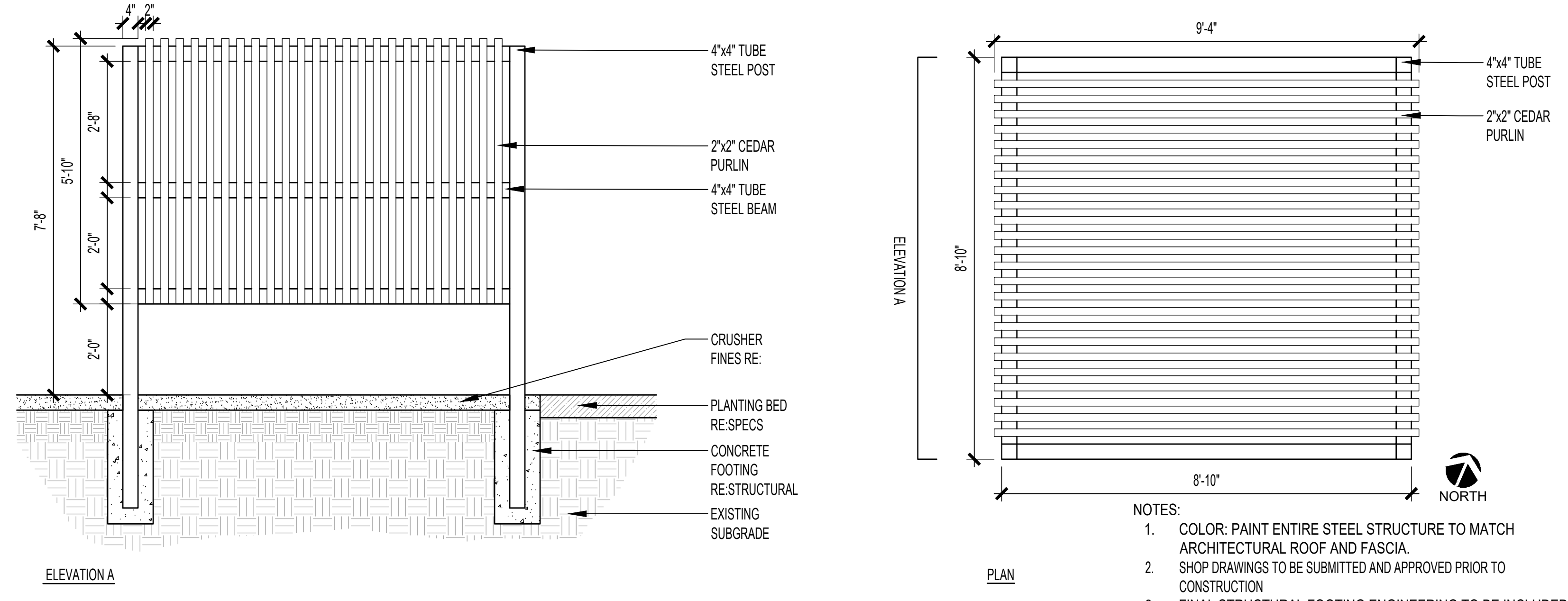
C 6' COYOTE FENCE WITH STUCCO COLUMNS
SCALE: 1/2"=1'-0"



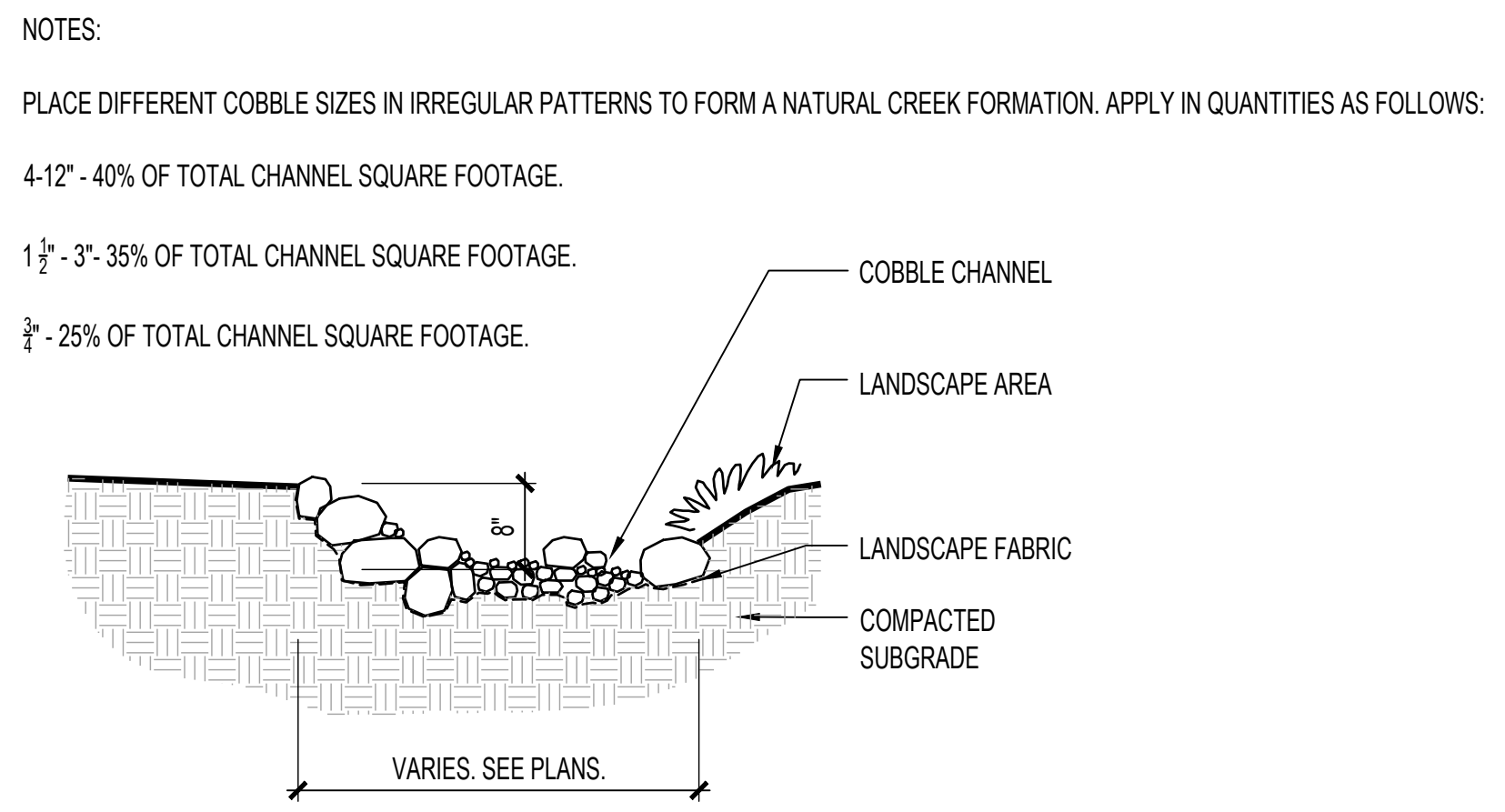
D NORTHERN COURTYARD GATE
SCALE: 1/2"=1'-0"



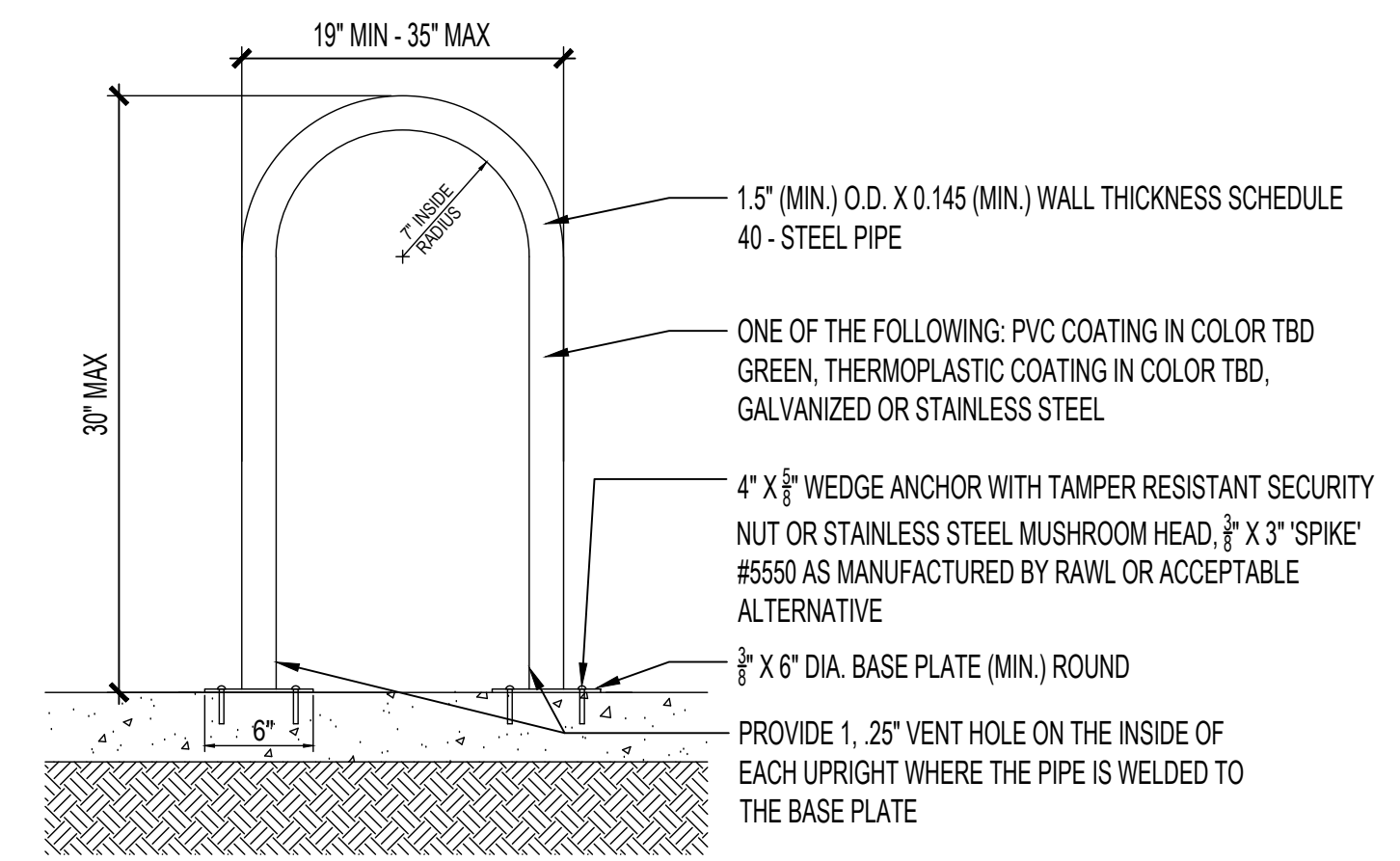
E SOUTHERN COURTYARD GATE
SCALE: 1/2"=1'-0"



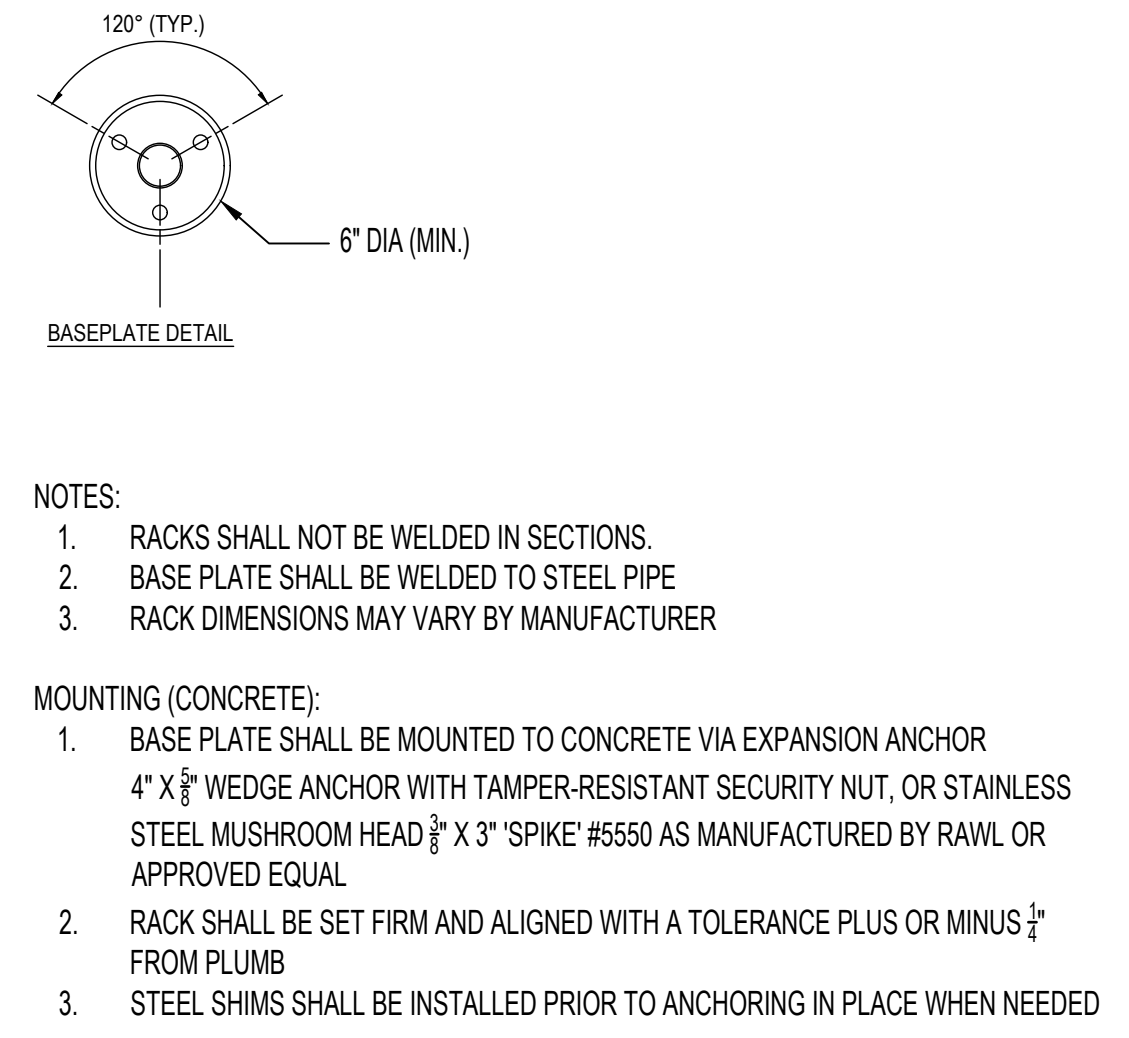
F SHADE STRUCTURE A
SCALE: 1/2"=1'-0"



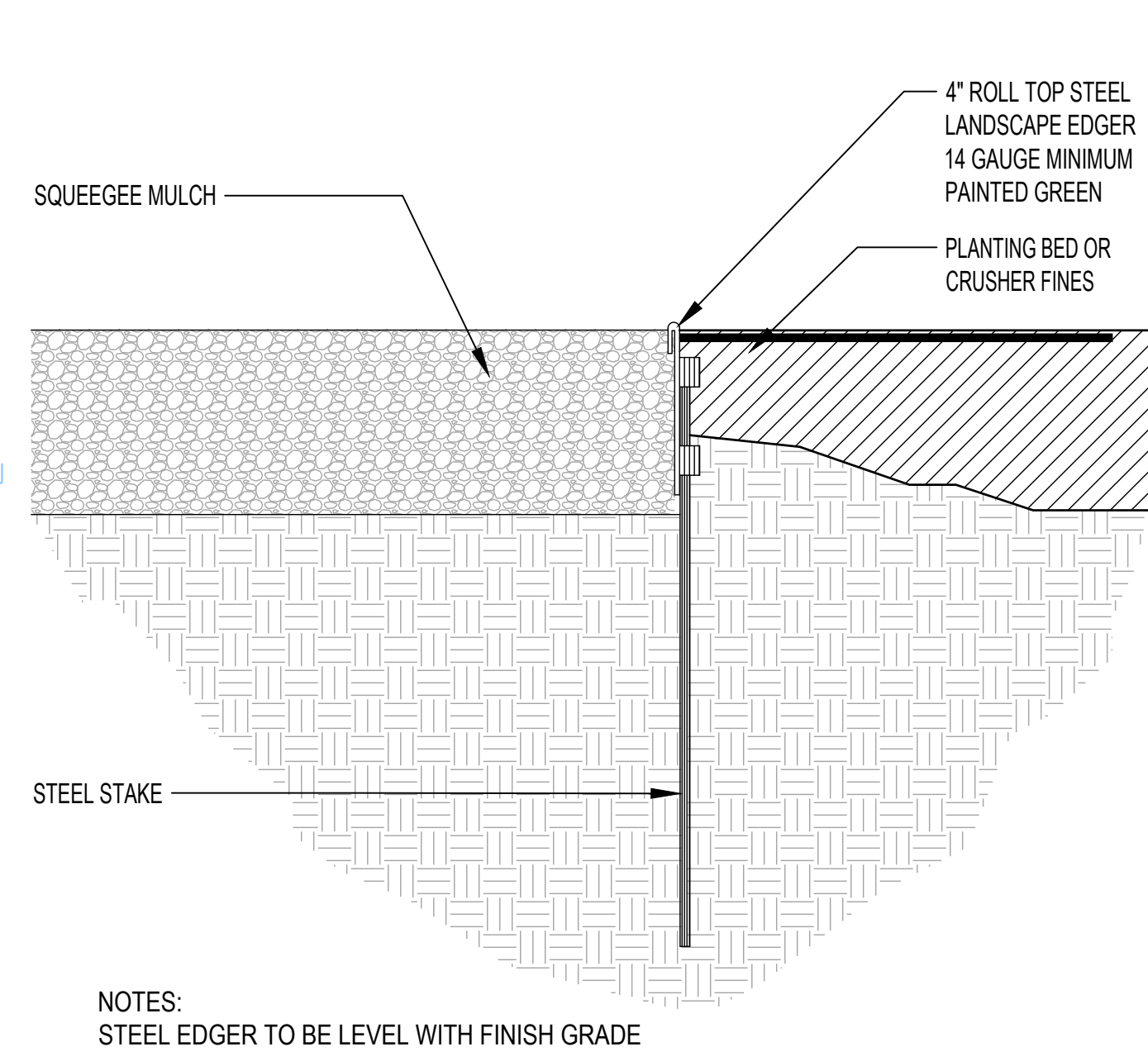
G DRY STREAM BED SECTION
SCALE: 3/8"=1'-0"



H U STYLE BIKE RACK
SCALE: NTS



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 3/8" WEDGE ANCHOR WITH TAMPER-RESISTANT SECURITY NUT, OR STAINLESS STEEL MUSHROOM HEAD 3/8" 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 1/8" FROM PLUMB
3. STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED

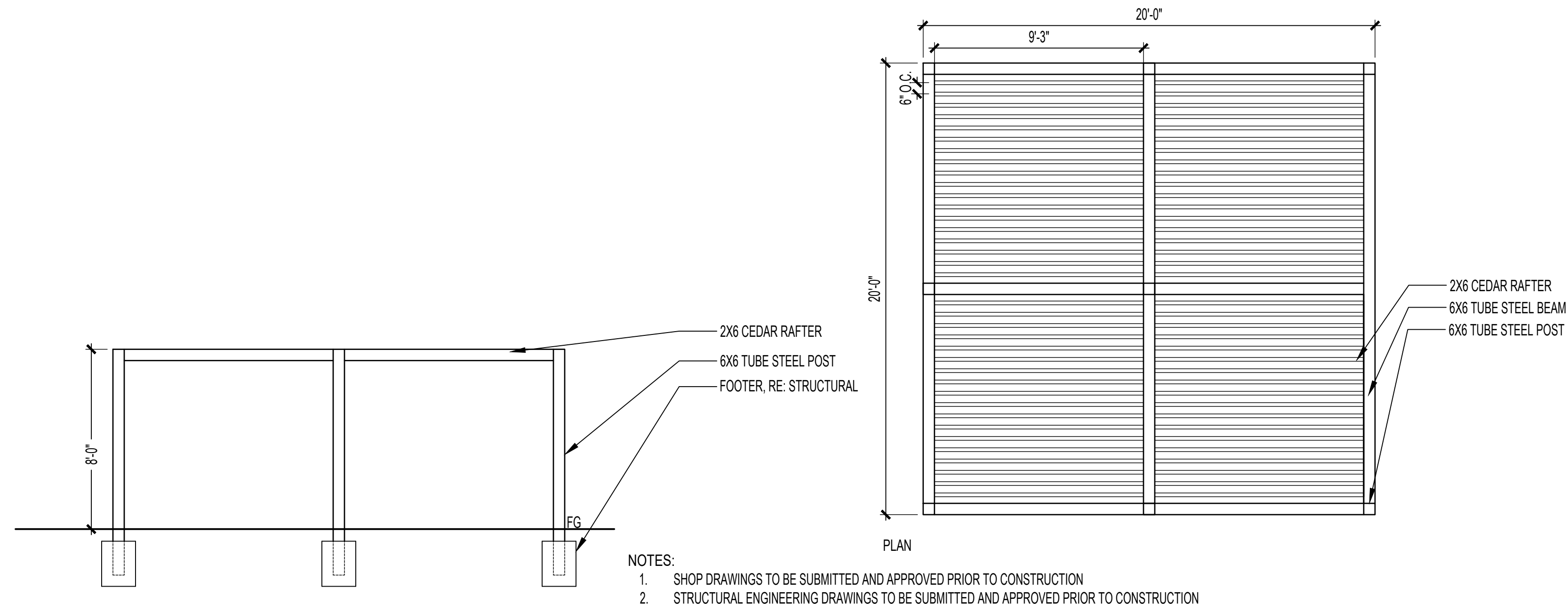


NOTES:
STEEL EDGER TO BE LEVEL WITH FINISH GRADE

A STEEL EDGER

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

FILENAME

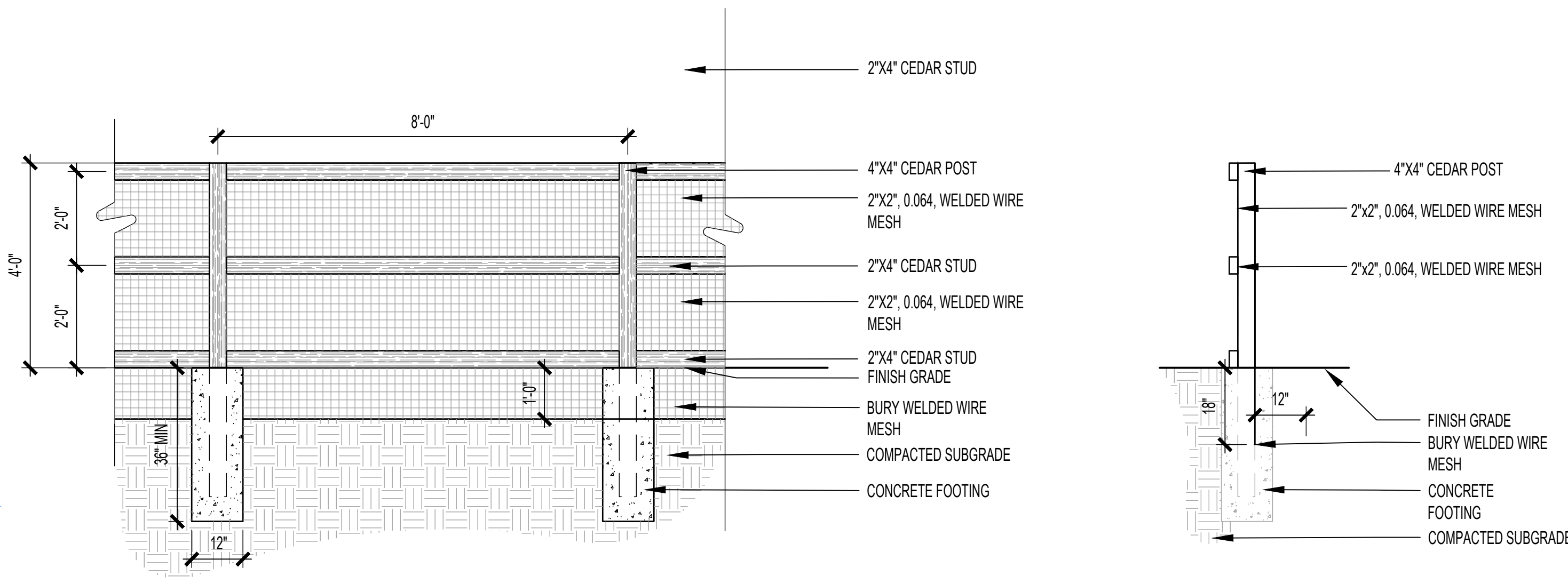


NOTES:
1. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
2. STRUCTURAL ENGINEERING DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
3. ALL STEEL TO BE PAINTED TO MATCH ARCHITECTURAL ROOF AND FASCIA
4. ALL WOOD TO BE CEDAR FINISHED WITH SEMI-TRANSPARENT STAIN
5. ALL FASTENERS 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"

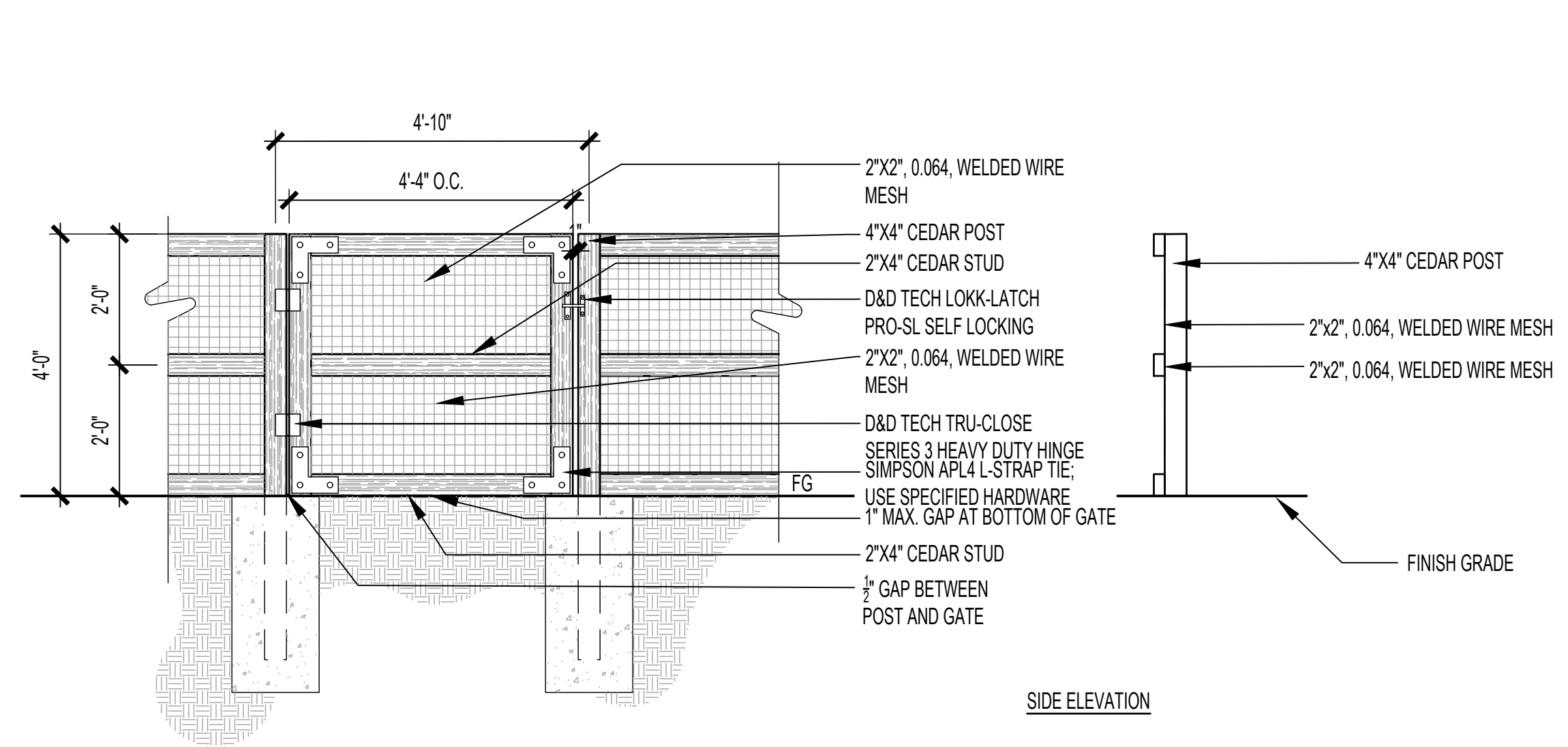
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NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR. STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

C GARDEN FENCING

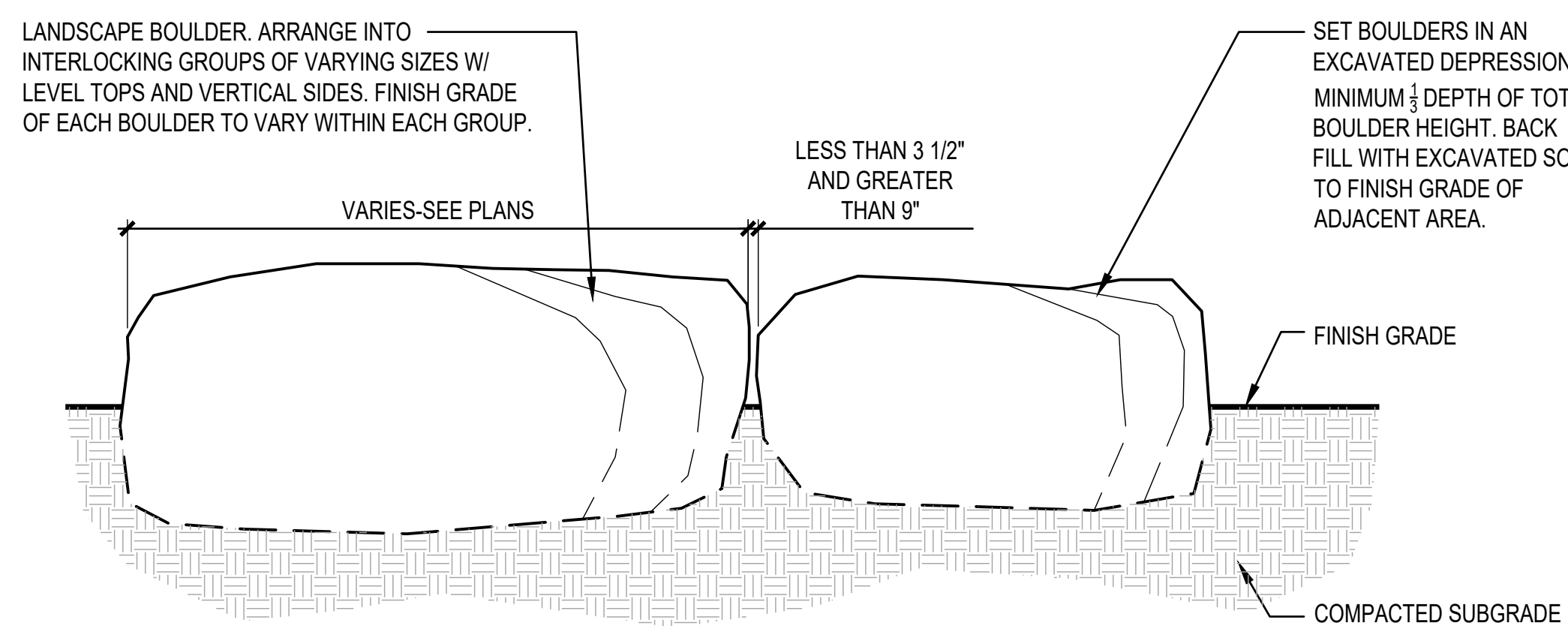
SCALE: 1/2"=1'-0"



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

D GARDEN GATE

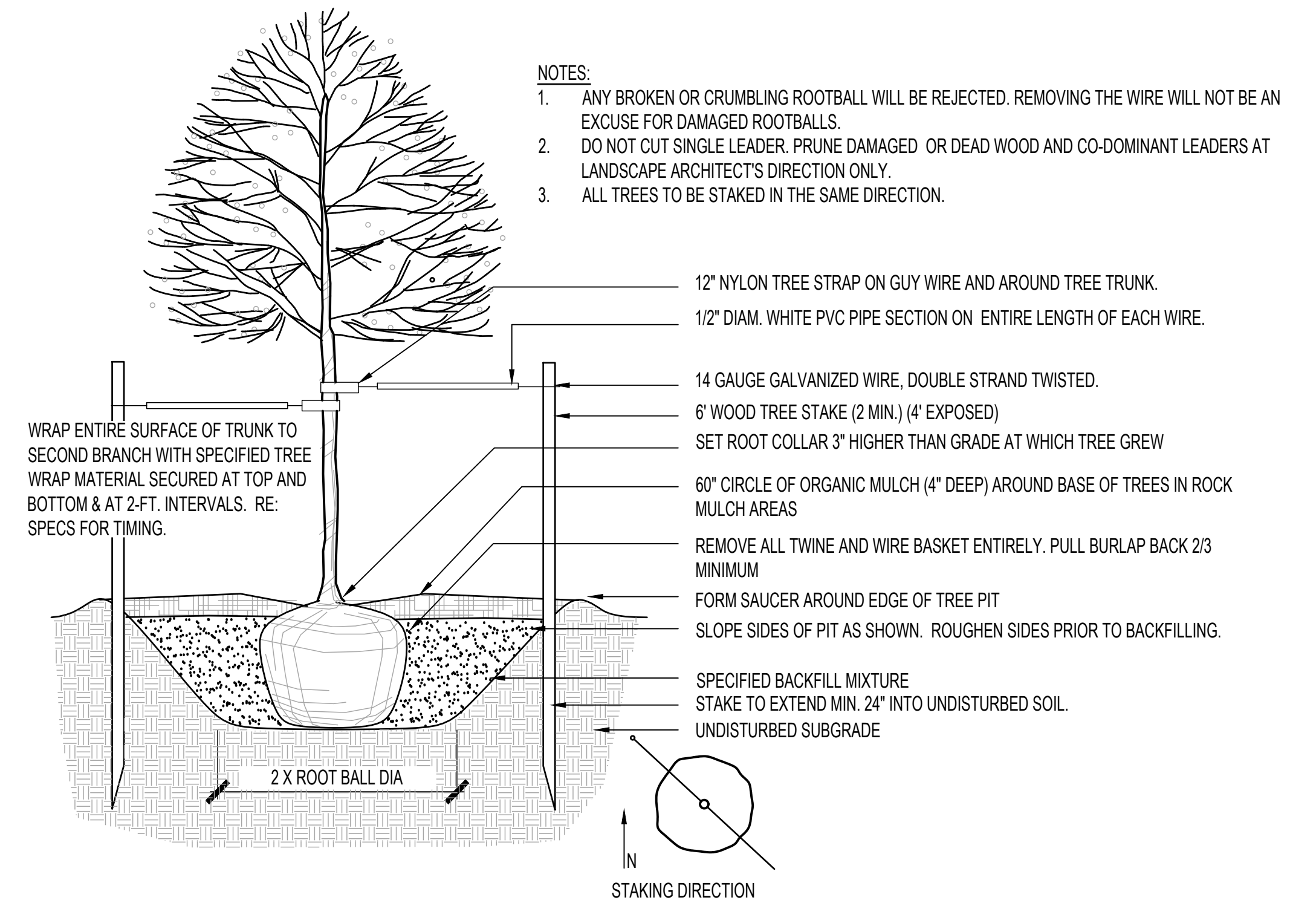
SCALE: 1/2"=1'-0"



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\"/>

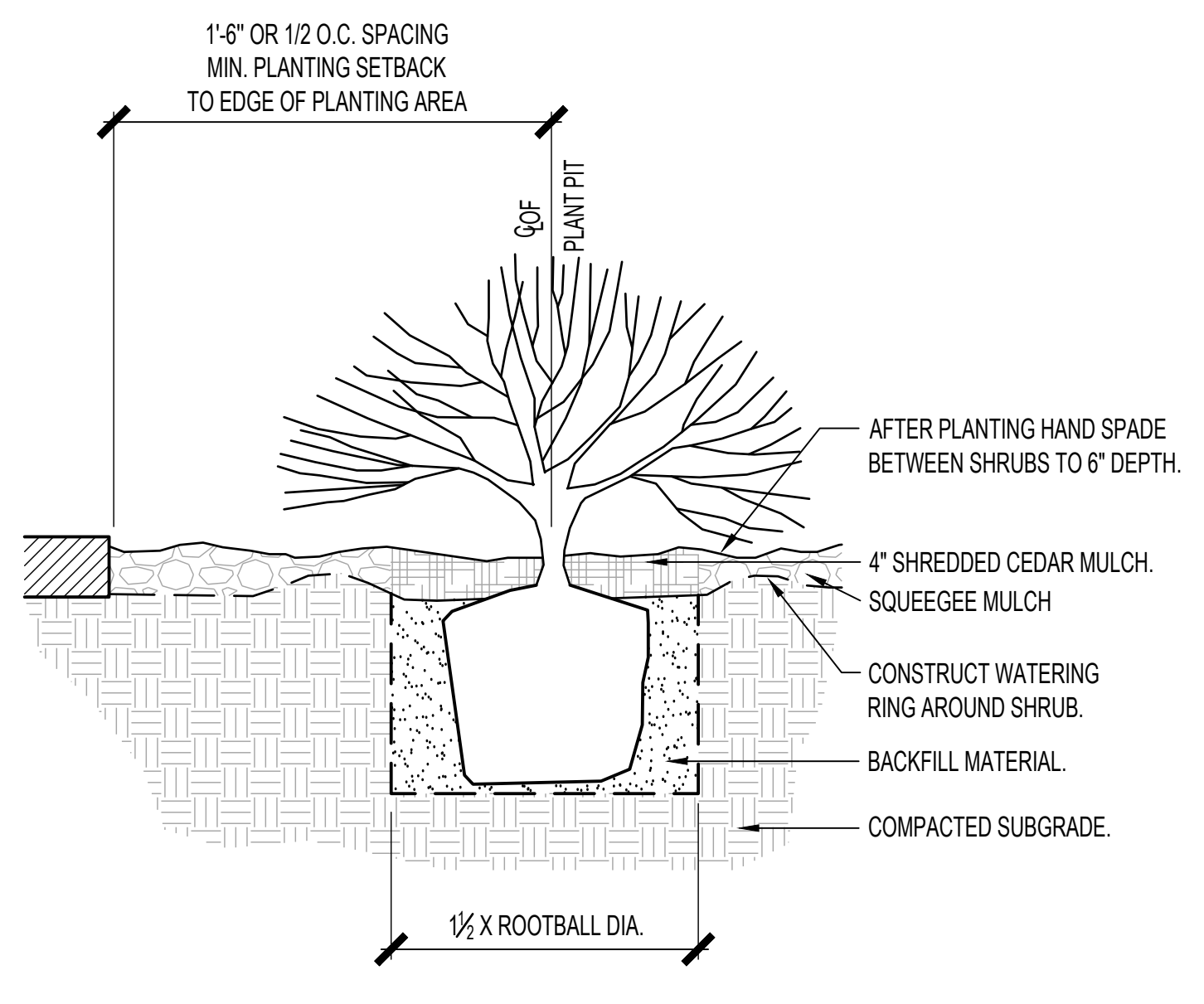
E LANDSCAPE BOULDER

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

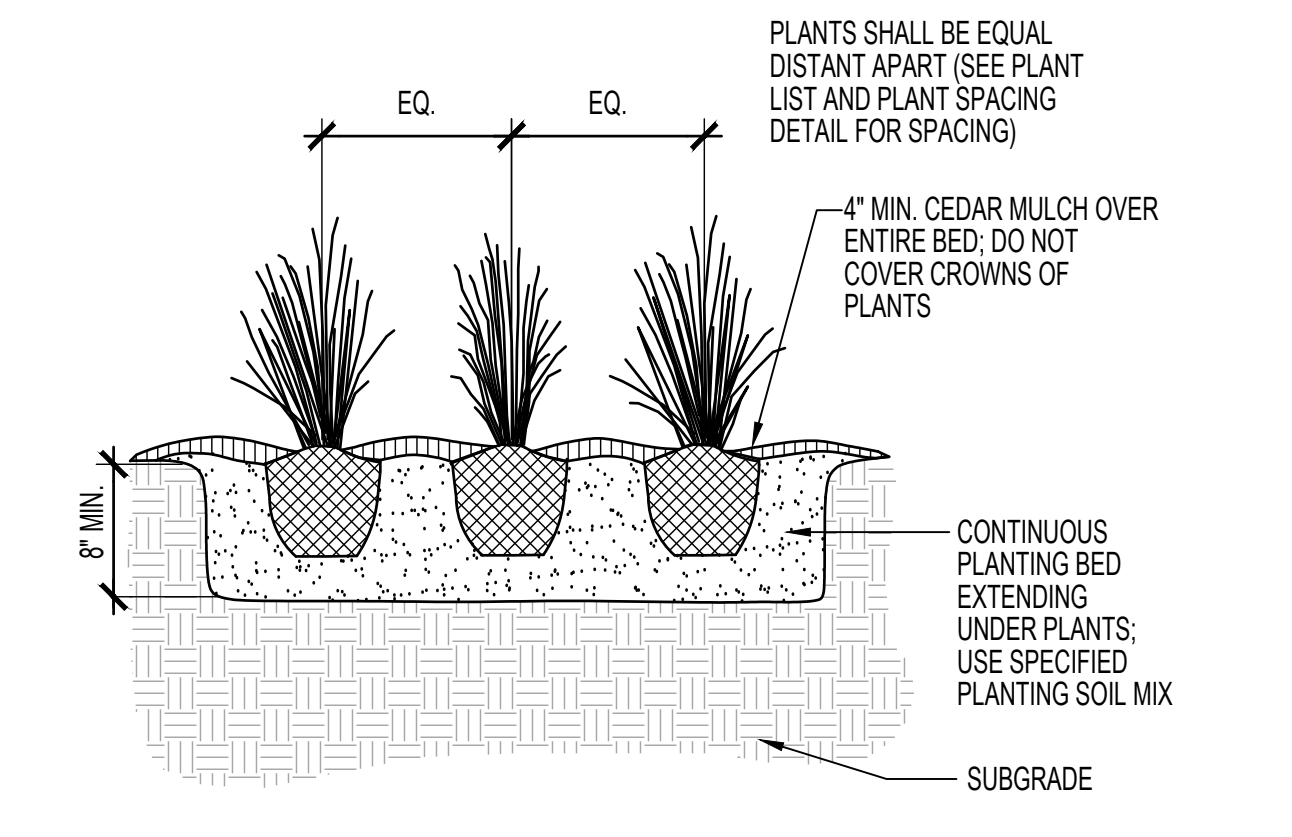


A DECIDUOUS TREE PLANTING
SCALE: NTS

- NOTES:**
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.
 3. ALL TREES TO BE STAKED IN THE SAME DIRECTION.



B SHRUB PLANTING
SCALE: NTS



C ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS

REV:

DRAWN: Author
REVIEWED: Approver
DATE: 4/01/24
PROJECT #: ALTERNATIVE LANDSCAPE PLAN 21018
FILE:
SHEET TITLE:

LANDSCAPE DETAILS

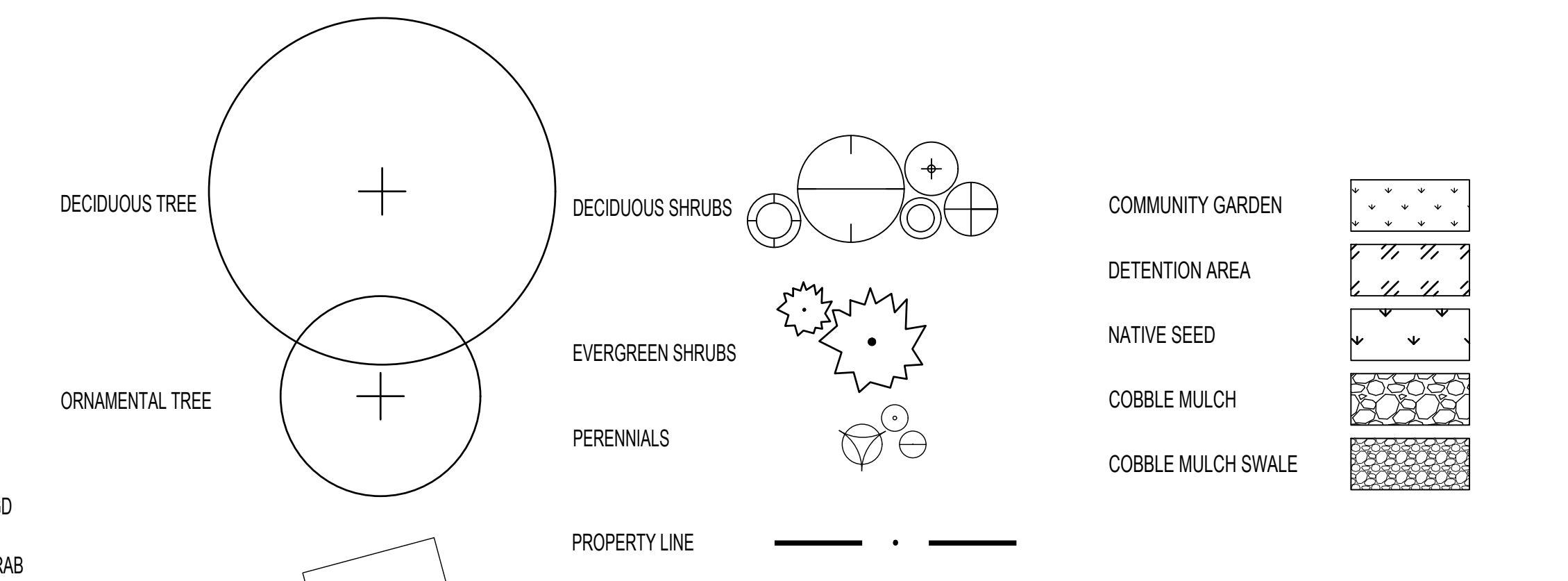
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NO. **LP501**

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

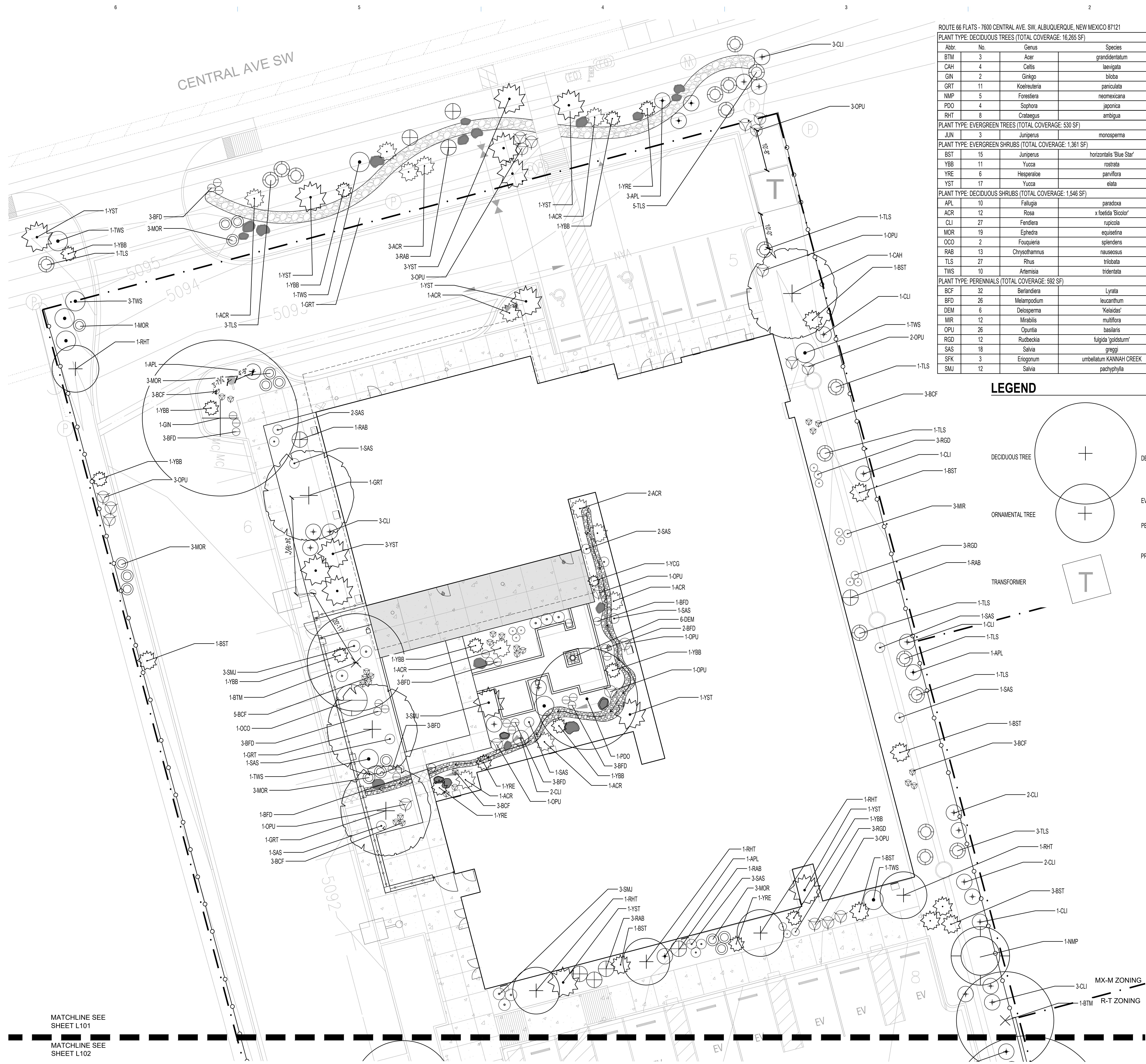
Abbr	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread	Area (SF)	Total (SF)
BTM	3	Acer	grandidentatum	Bigtooth Maple	2" Cal	Per Plan	25'x25'	490.87	1470
CAH	4	Celtis	laevigata	Canyon Hackberry	2" Cal	Per Plan	40'x40'	600	2400
GIN	2	Ginkgo	biloba	Ginkgo	2" Cal	Per Plan	40'x40'	600	1200
GRT	11	Koeleria	paniculata	Goldenrain Tree	2" Cal	Per Plan	25'x25'	490.87	5399
NMP	5	Forsythia	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: DECIDUOUS TREES (TOTAL COVERAGE: 16,265 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	Soapstone 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'x6'	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" x 18"	1.77	56
BFD	26	Melampodium	leucanthum	Black Foot Daisy	1 Gal	Per Plan	12" x 24"	3.14	81
DEM	6	Delosperma	'Kalamita'	Mesa Verde Ice Plant	1 Gal	Per Plan	6" x 24"	3.14	15
MIR	12	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan	24" x 24"	3.14	37
OPU	26	Opuntia	basisaris	Beavertail Cactus	1 Gal	Per Plan	12" x 36"	7.07	182
RGD	12	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan	24" x 24"	3.14	37
SAS	18	Salvia	greggia	Autumn Sage	1 Gal	Per Plan	30" x 30"	4.91	88
SFK	3	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan	18" x 24"	3.14	9
SMJ	12	Salvia	pachyphylla	Mojave Sage	1 Gal	Per Plan	36" x 36"	7.07	84

LEGEND



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 SF 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)(9)(a)	40 X 43,950 SF =	<17,580 SF PRIVATE TO A 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 1/3 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

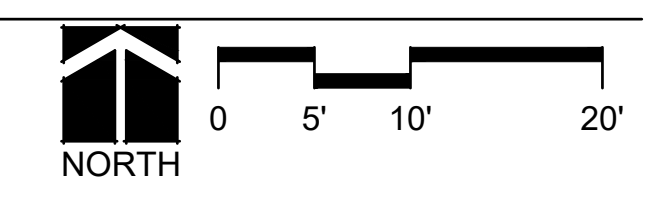
*DUE TO WATER LINES IN THE ROW, REQUIRED ROW TREES ARE RELOCATED ELSEWHERE ON SITE



MATCHLINE SEE SHEET L101

MATCHLINE SEE SHEET L102

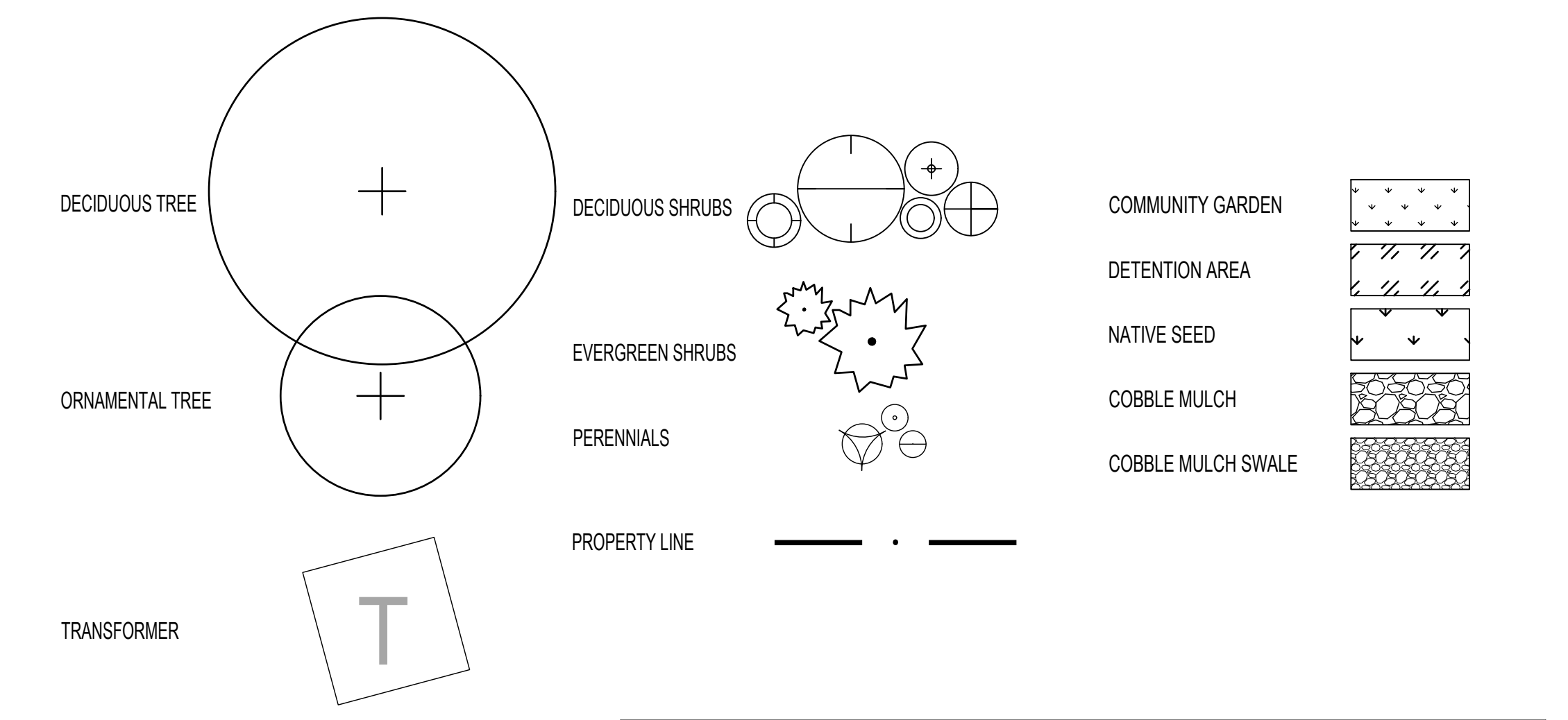
LANDSCAPE PLANTING PLAN
 SCALE: 1" = 10'



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

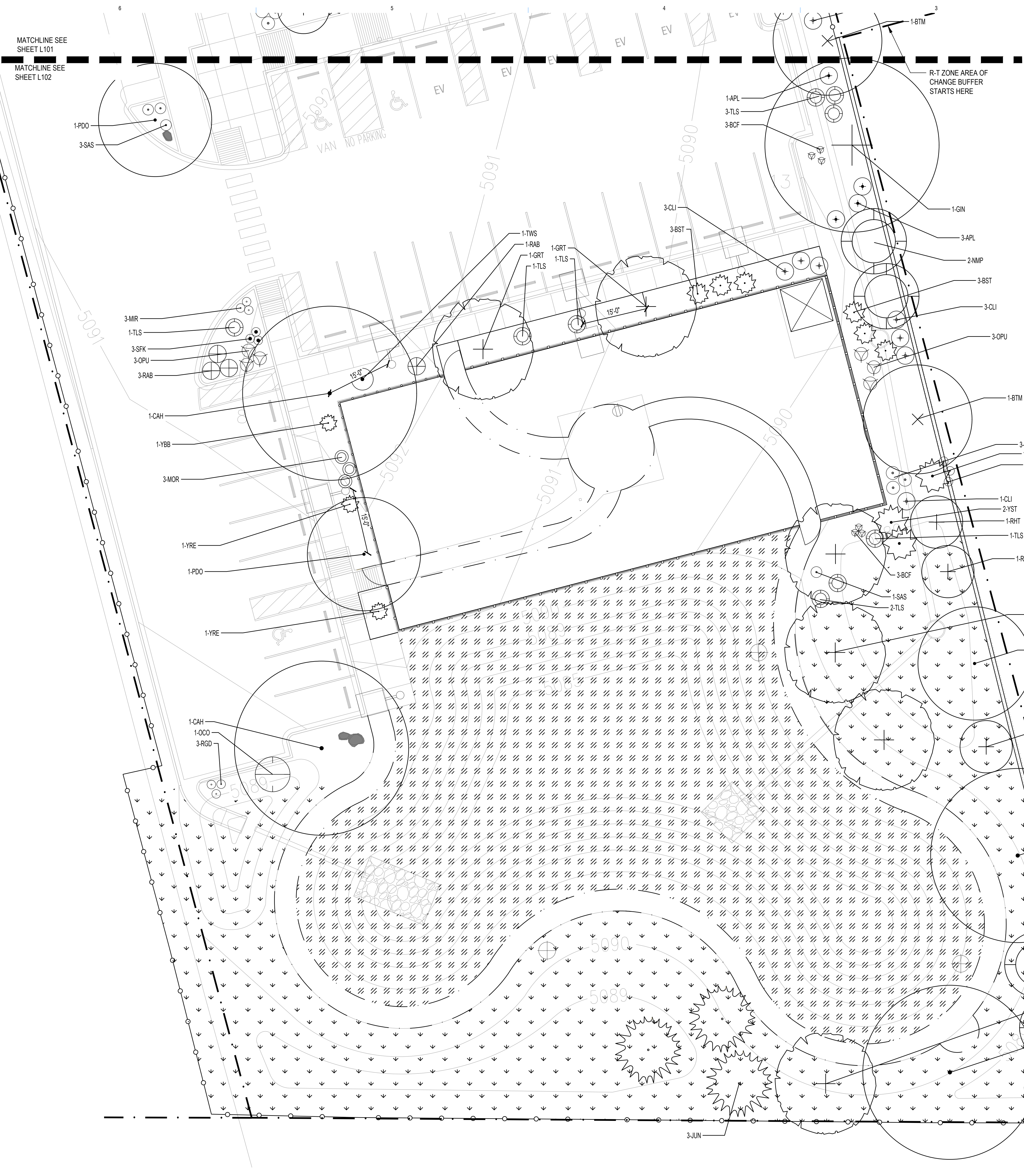
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread	Area (SF)	Total (SF)
PLANT TYPE: DECIDUOUS TREES (TOTAL COVERAGE: 16,265 SF)									
BTM	3	Acer	grandidentatum	Bigtooth Maple	2" Cal	Per Plan	25'x25'	490.87	1470
CAH	4	Celtis	laevigata	Canyon Hackberry	2" Cal	Per Plan	40'x40'	600	2400
GIN	2	Ginkgo	biloba	Ginkgo	2" Cal	Per Plan	40'x40'	600	1200
GRT	11	Koeleria	paniculata	Goldentain Tree	2" Cal	Per Plan	25'x25'	490.87	5399
NMP	5	Foresiiera	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
MCR	19	Ephedra	equisetina	Mormon Tea	5 Gal	Per Plan	3'x3'	7.07	133
OCO	2	Fouquieria	splendens	Ocotillo	5 Gal	Per Plan	6'x6'	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" x 18"	1.77	56
BFD	26	Melampodium	leucanthum	Black Foot Daisy	1 Gal	Per Plan	12" x 24"	3.14	81
DEM	6	Delosperma	'Kalahari'	Mesa Verde Ice Plant	1 Gal	Per Plan	6" x 24"	3.14	15
MIR	12	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan	24" x 24"	3.14	37
OPU	26	Opuntia	basilaris	Beavertail Cactus	1 Gal	Per Plan	12" x 36"	7.07	182
RGD	12	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan	24" x 24"	3.14	37
SAS	18	Salvia	greggii	Autumn Sage	1 Gal	Per Plan	30" x 30"	4.91	88
SFK	3	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan	18" x 24"	3.14	9
SMJ	12	Salvia	pachyphylla	Mojave Sage	1 Gal	Per Plan	36" x 36"	7.07	84

LEGEND

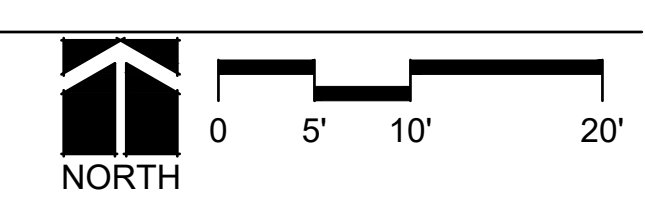


REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
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*DUE TO WATER LINES IN THE ROW, REQUIRED ROW TREES ARE RELOCATED ELSEWHERE ON SITE



A LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'



GENERAL IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE FOR UNINTERRUPTED LANDSCAPE WATERING/IRRIGATION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL SITE IS TRANSFERRED TO THE OWNER AND PER WRITTEN SPECIFICATIONS.
- IF DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT.
- INSTALL POP-UP TYPE SPRINKLER HEADS IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS 1.5" AWAY FROM ADJACENT SIDEWALK OR CURB.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
- 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.
- 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 OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- 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.
- 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.
- 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 OWNERS AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- 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.
- 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.
- 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.
- PER 5-6(C)(14)(A) IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).
- PER 5-6(C)(14)(B) ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(C) ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- 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.
- PER 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNERS 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.
- 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

- PROVIDE PIPE AND SPACING PER SCHEDULE TO ALL PLANT MATERIAL SERVED BY DRIP LINE IRRIGATION SYSTEM.
- 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.
- IRRIGATION AREAS ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
- INSTALL SUPPLY LATERAL WITHIN PVC SLEEVE WHEN ROUTING THROUGH PAVED SURFACES OR THROUGH PLANTER'S WALLS.
- 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.
- 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

- 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.
- TURF AREAS WILL BE IRRIGATED USING 6" POP-UP ROTATOR TYPE SPRINKLER HEADS.
- 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
	BACKFLOW DEVICE RE-PLUMBING
	DRAIN VALVE
	FROST FREE GARDEN HYDRANT
	ISOLATION GATE VALVE ASSEMBLY
	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
	IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3
	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

PIPE SCHEDULE

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

EQUIPMENT SCHEDULE

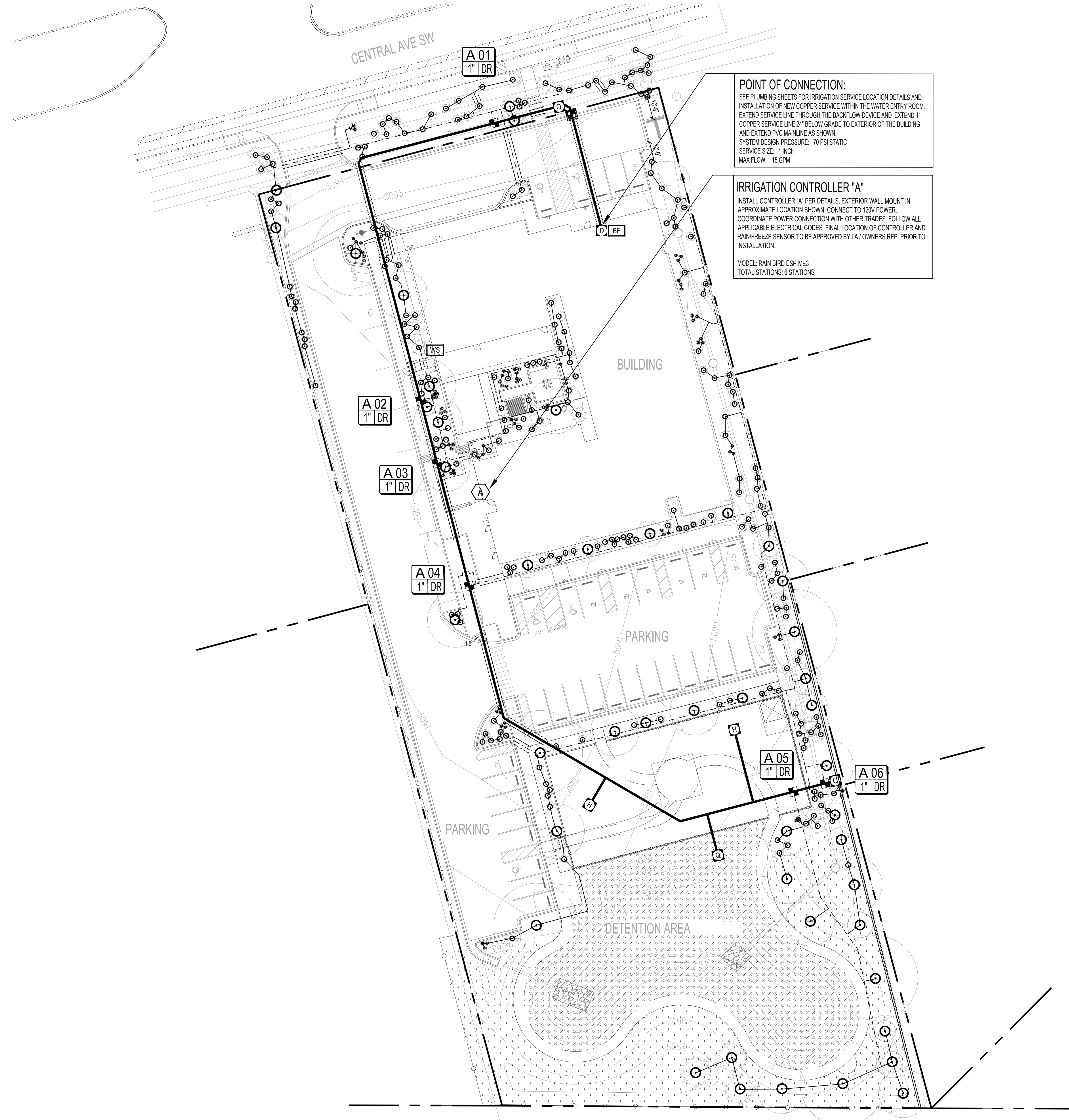
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A 12 1.5 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

PIPE SCHEDULE

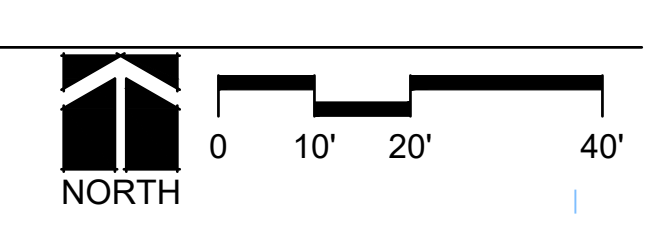
MAXIMUM FLOW RATE - PVC PLASTIC PIPE	
PIPE SIZE	MAXIMUM FLOW (GPM)
1"	16

POINT OF CONNECTION:
SEE PLUMBING SHEETS FOR IRRIGATION SERVICE LOCATION DETAILS AND INSTALLATION OF NEW COPPER SERVICE WITHIN THE WATER ENTRY ROOM. EXTEND SERVICE LINE THROUGH THE BACKFLOW DEVICE AND EXTEND 1" COPPER SERVICE LINE 24" BELOW GRADE TO EXTERIOR OF THE BUILDING AND EXTEND PVC MAINLINE AS SHOWN.
SYSTEM DESIGN PRESSURE: 70 PSI STATIC
SERVICE SIZE: 1 INCH
MAX FLOW: 15 GPM

IRRIGATION CONTROLLER "A"
INSTALL CONTROLLER "A" PER DETAILS, EXTERIOR WALL MOUNT IN APPROXIMATE LOCATION SHOWN, CONNECT TO 120V POWER. COORDINATE POWER CONNECTION WITH OTHER TRADES. FOLLOW ALL APPLICABLE ELECTRICAL CODES. FINAL LOCATION OF CONTROLLER AND RAIN/FREEZE SENSOR TO BE APPROVED BY LA / OWNERS REP. PRIOR TO INSTALLATION.
MODEL: RAIN BIRD ESP-ME3
TOTAL STATIONS: 6 STATIONS



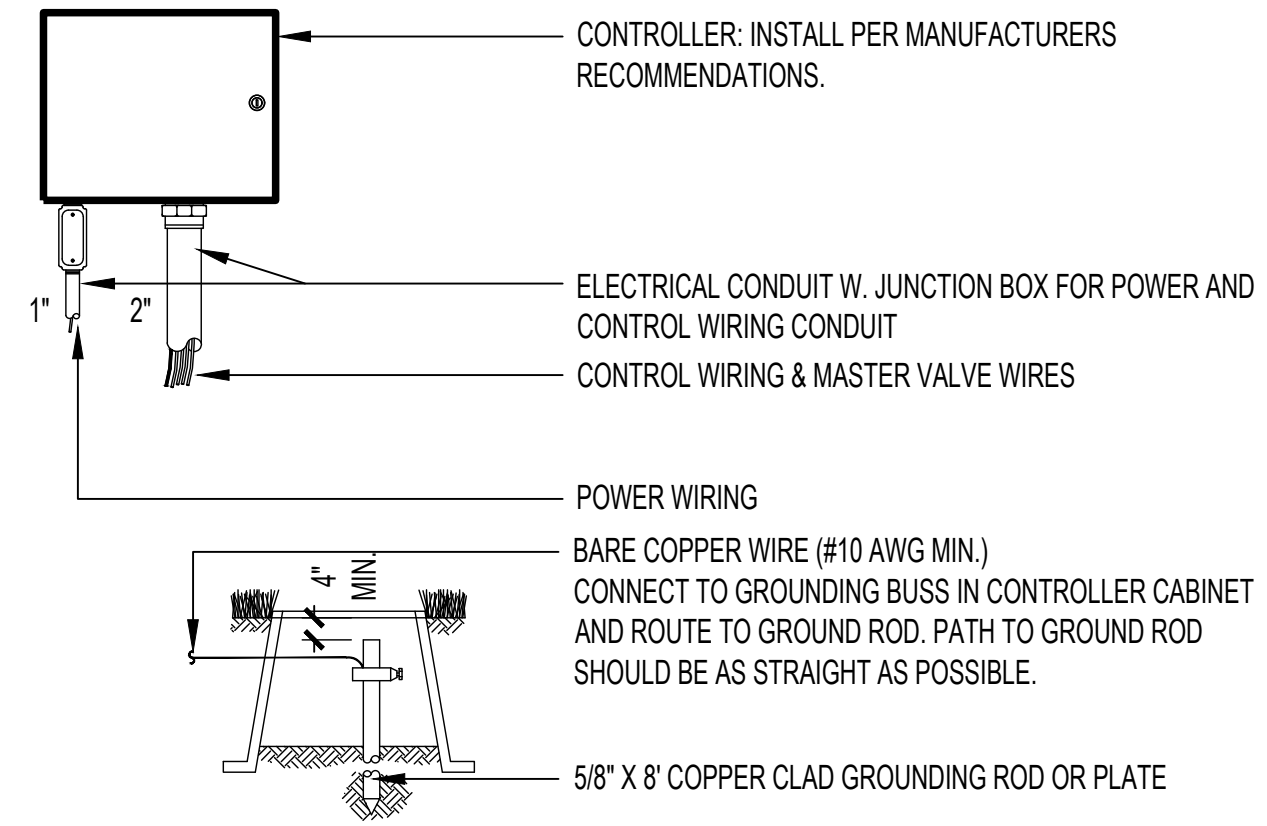
A IRRIGATION PLAN
SCALE: 1" = 20'



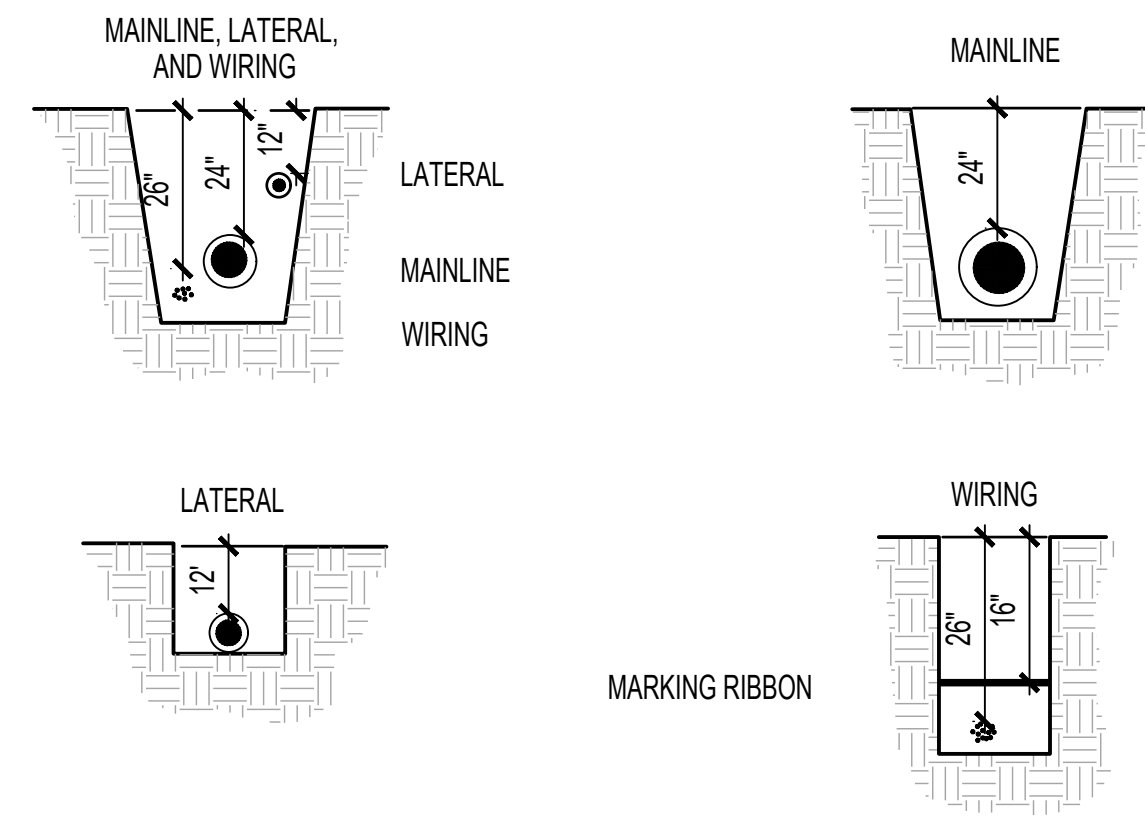
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REVIEWED: Approver
DATE: 4/01/24
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FILE:
SHEET TITLE:

IRRIGATION PLAN
SCALE:

NO. **IR101**

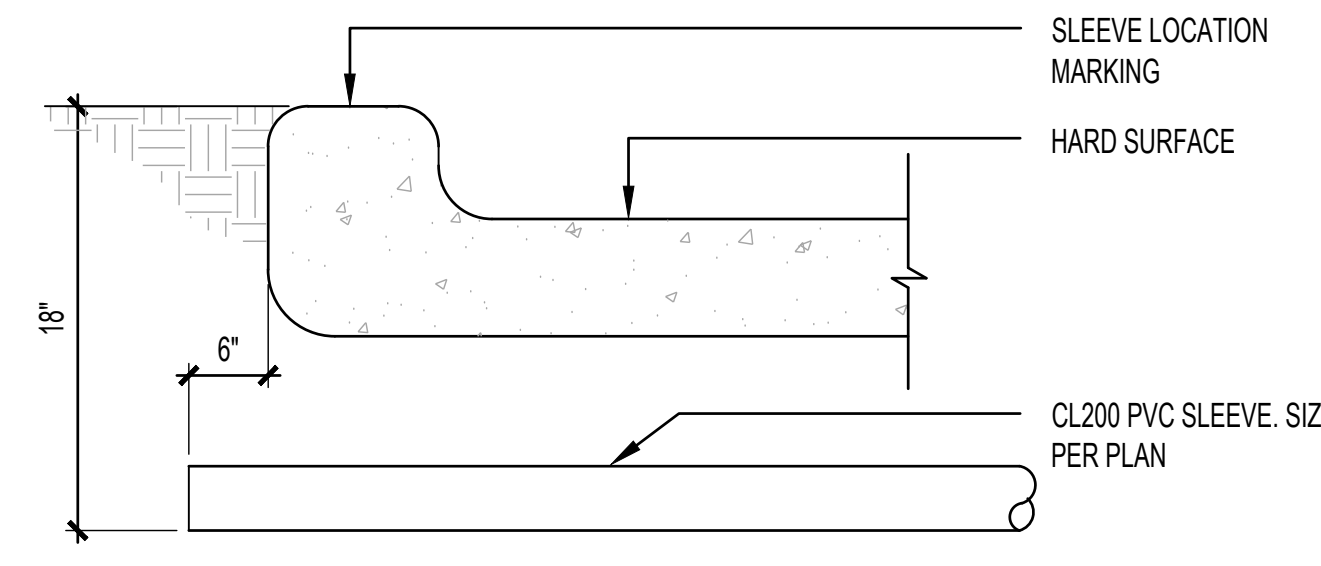


A WALLMOUNT CONTROLLER INSTALLATION
SCALE: NTS



- 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 3/4" IN DIAMETER.

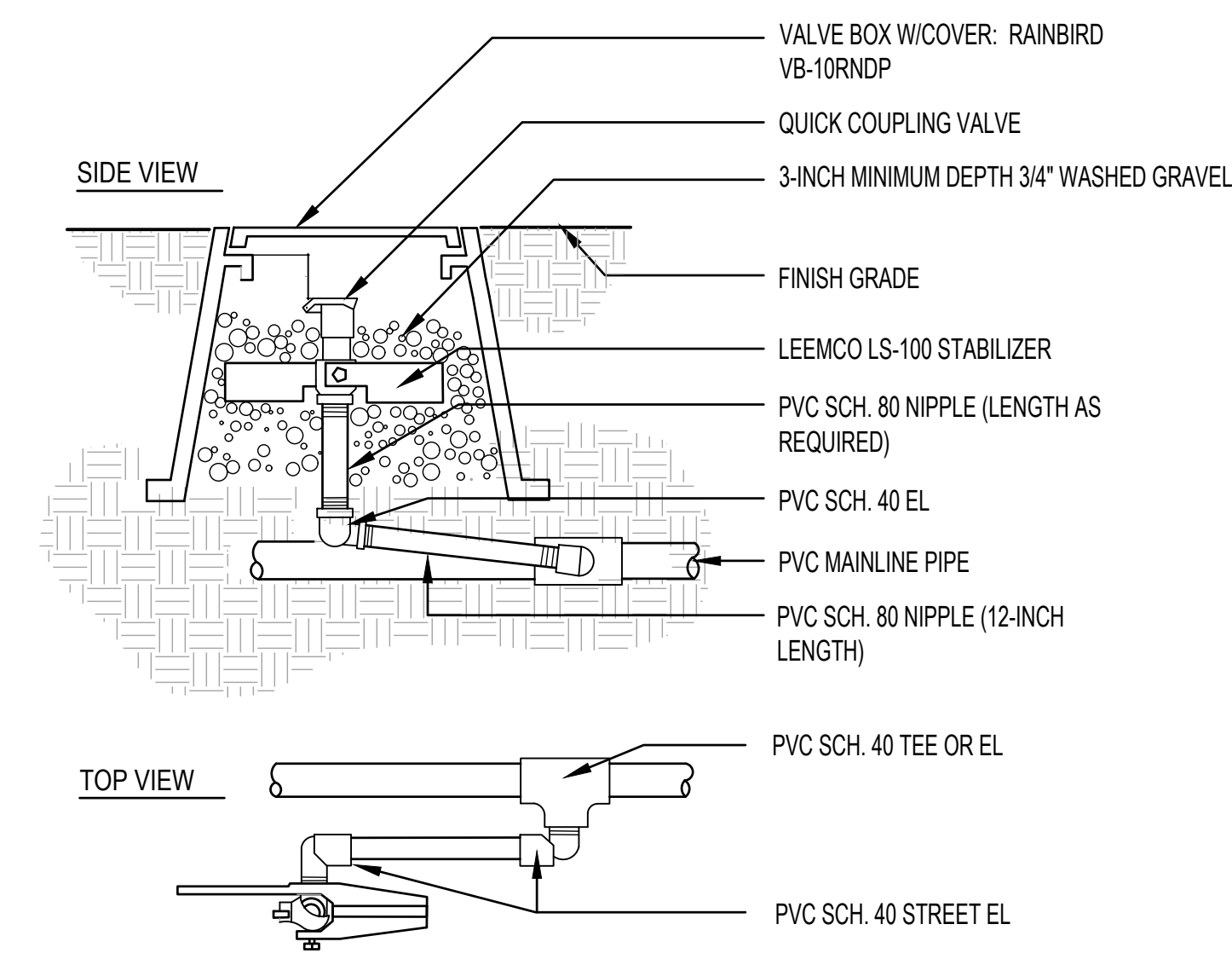
B TRENCHING AND PIPE/WIRE INSTALLATION
SCALE: NTS



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"

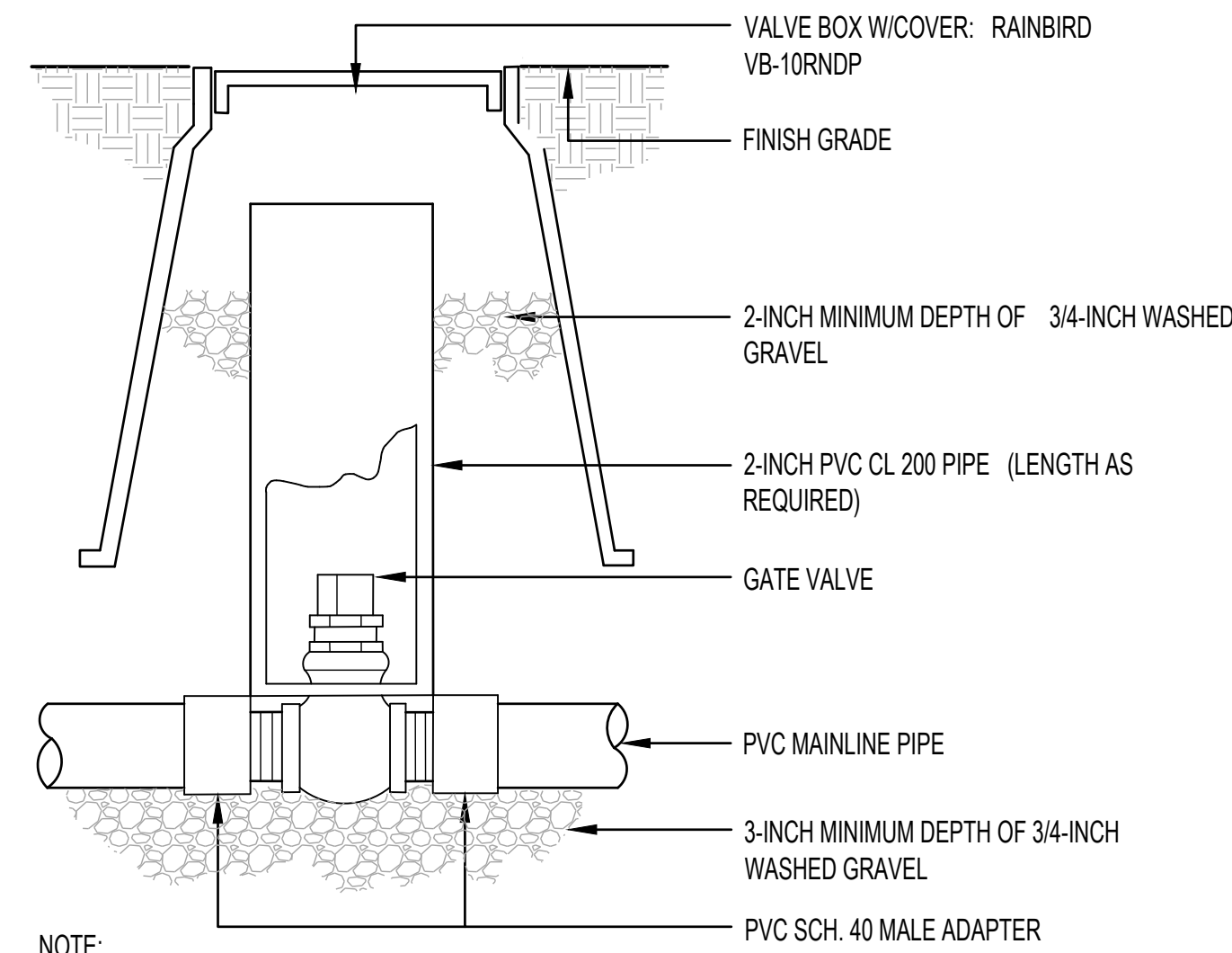
NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE.

C SLEEVING
SCALE: 1"-1'0"



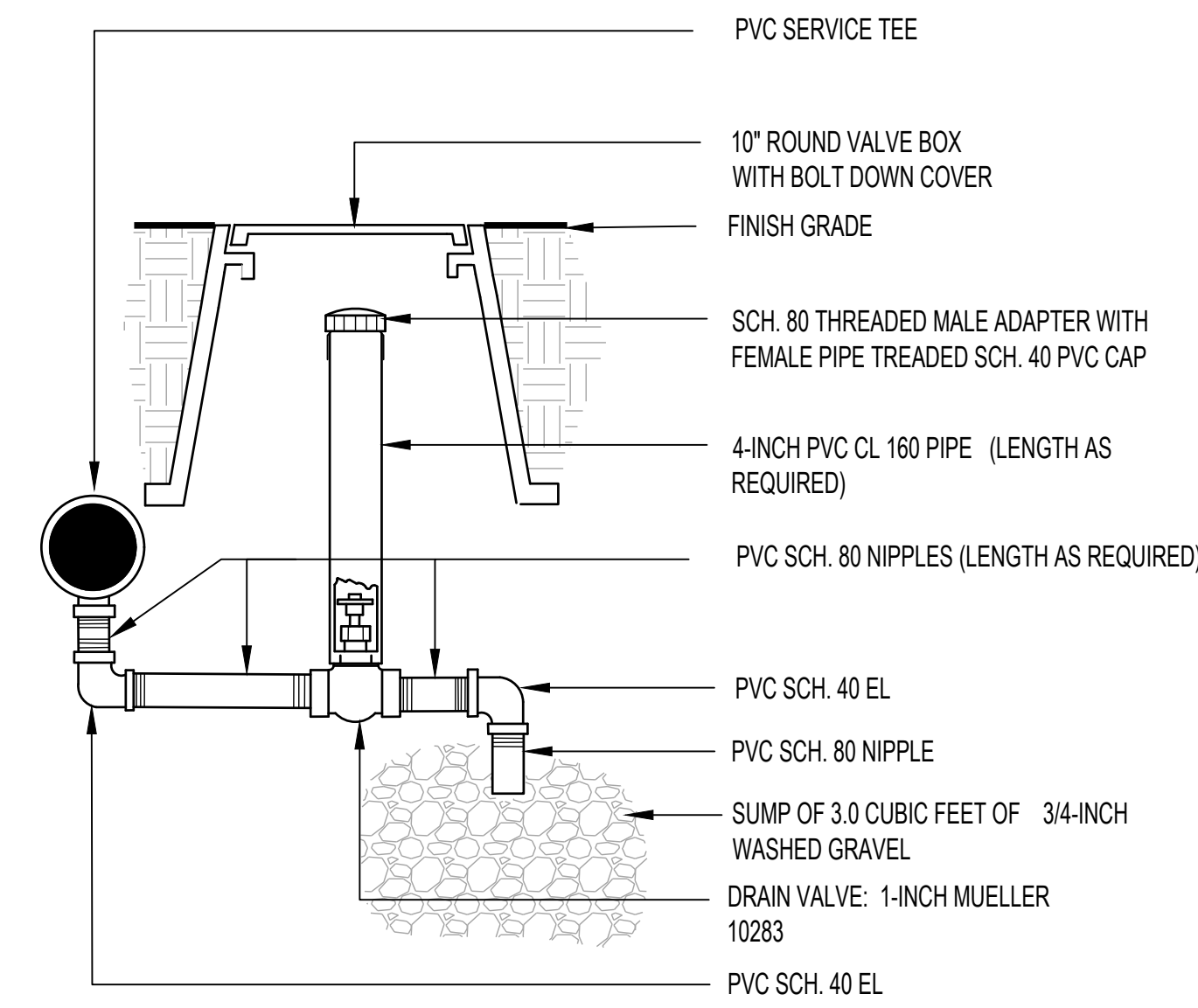
NOTE:
1. BRAND "QC" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

D QUICK COUPLING VALVE ASSEMBLY
SCALE: 1"-1'0"

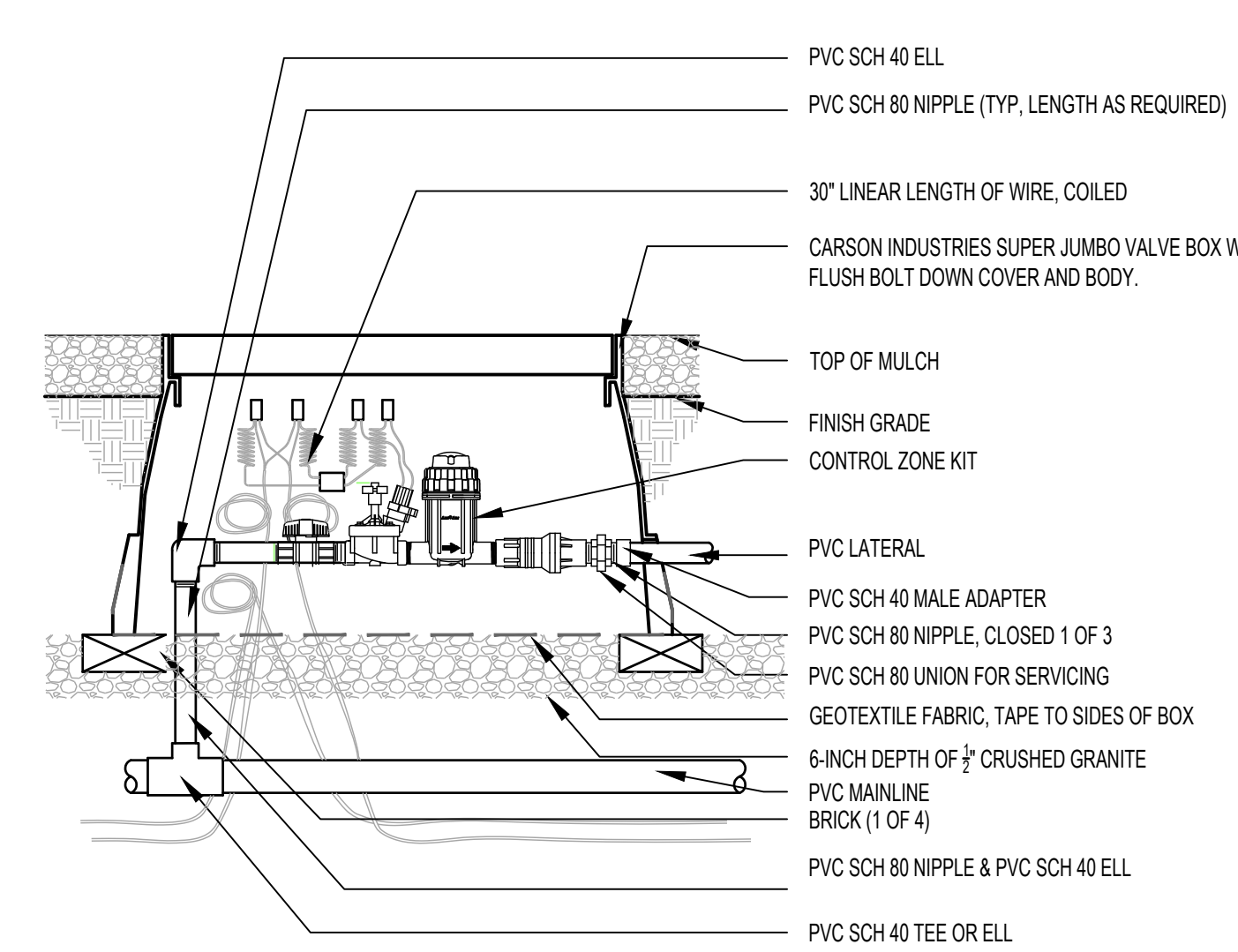


- NOTE:
1. LOCATE GATE VALVE AT LEAST 12" FROM, AND ALIGN WITH ADJACENT WALLS OR EDGES OF PAVED AREAS.
 2. BRAND "GV" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

E ISOLATION GATE VALVE ASSEMBLY
SCALE: 1"-1'0"

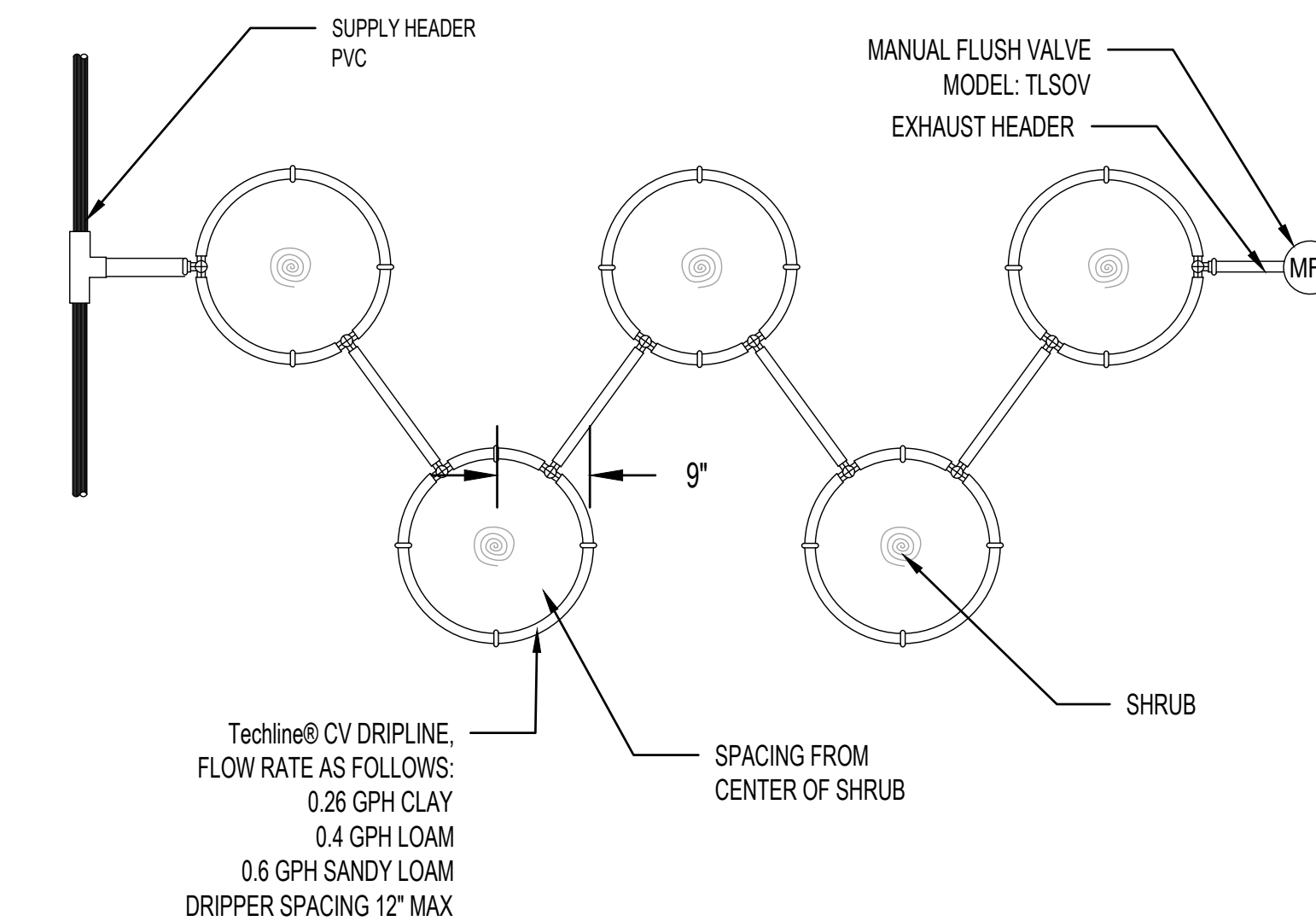


F MANUAL DRAIN VALVE ASSEMBLY
SCALE: NTS

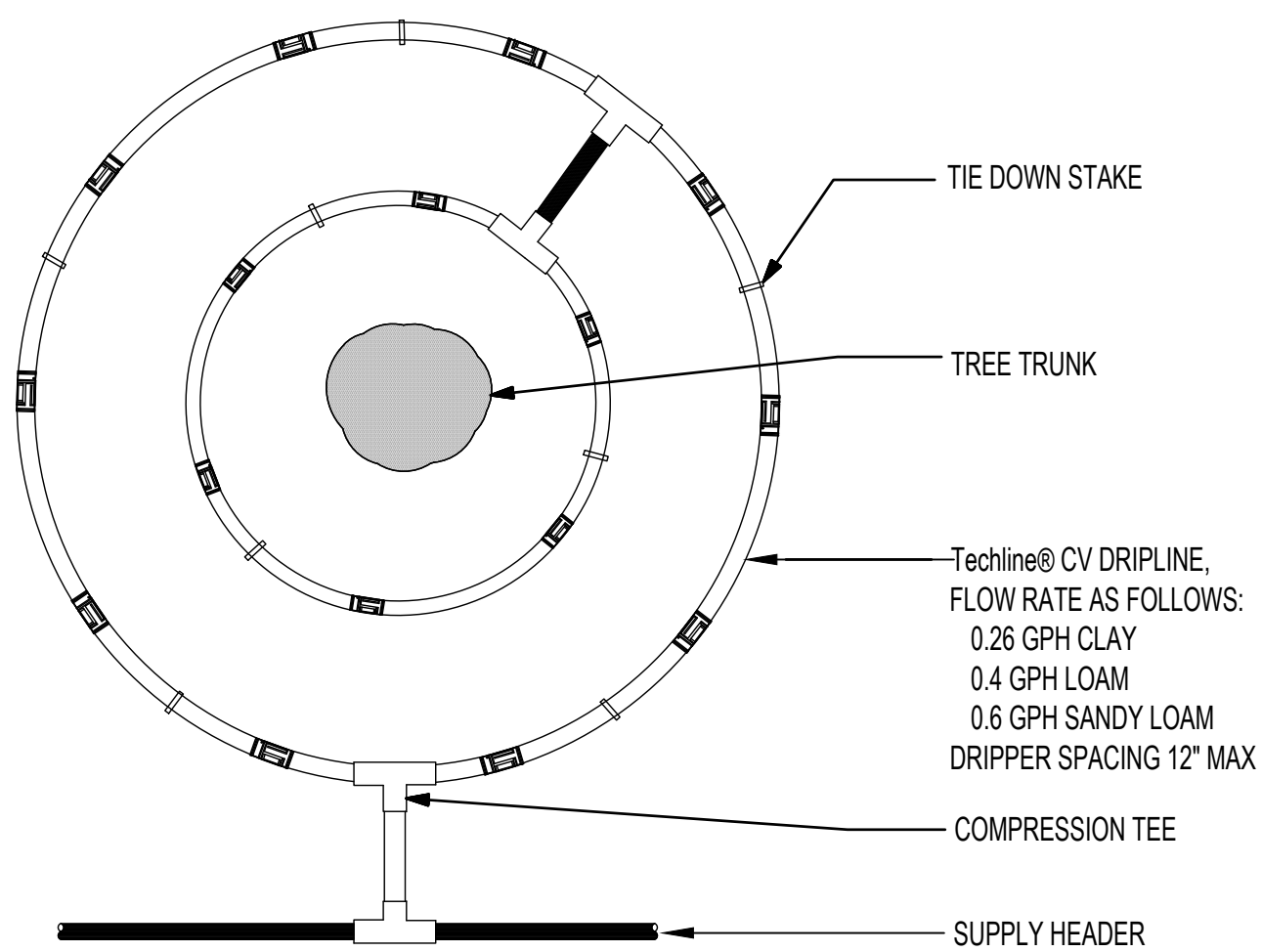


SUPPLY ALL BOXES W/ PENTA HEAD STAINLESS STEEL BOLTS. SET TOP OF BOX AT COMPACTED TRENCH GRADE OF ADJACENT TURF OR MULCH.

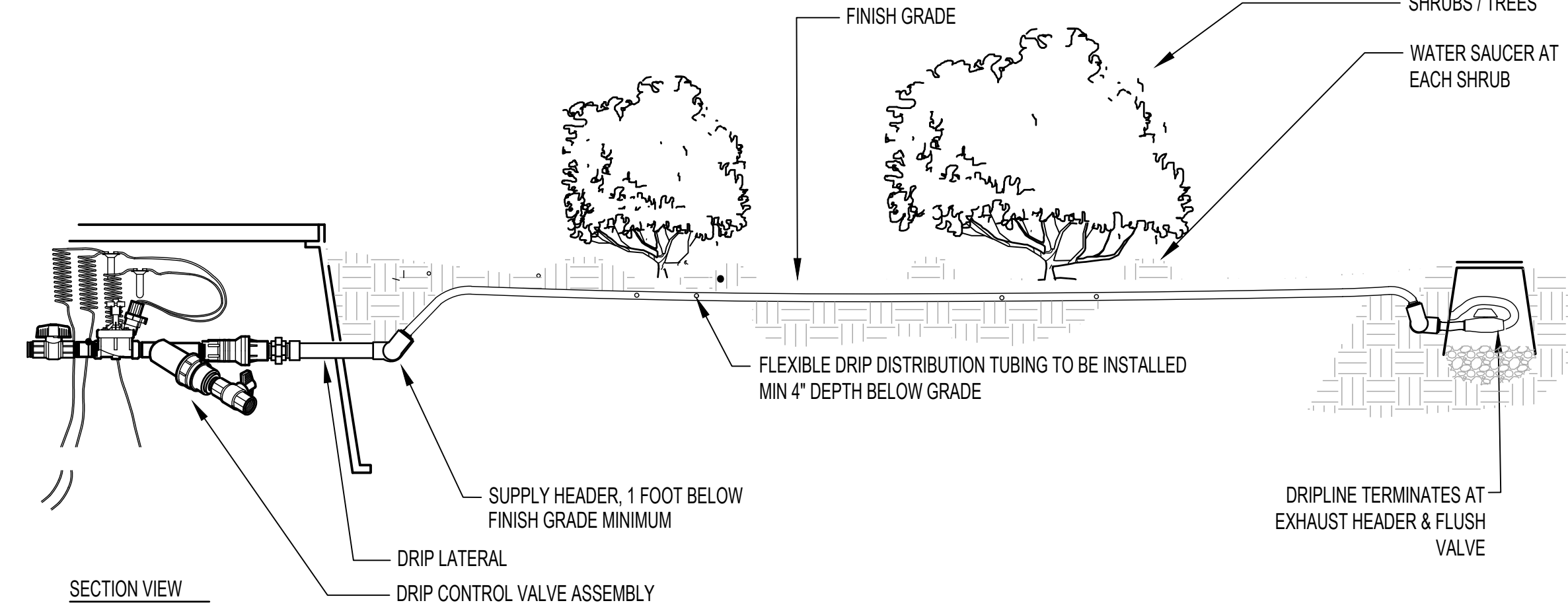
G DRIP ZONE CONTROL KIT
SCALE: NTS



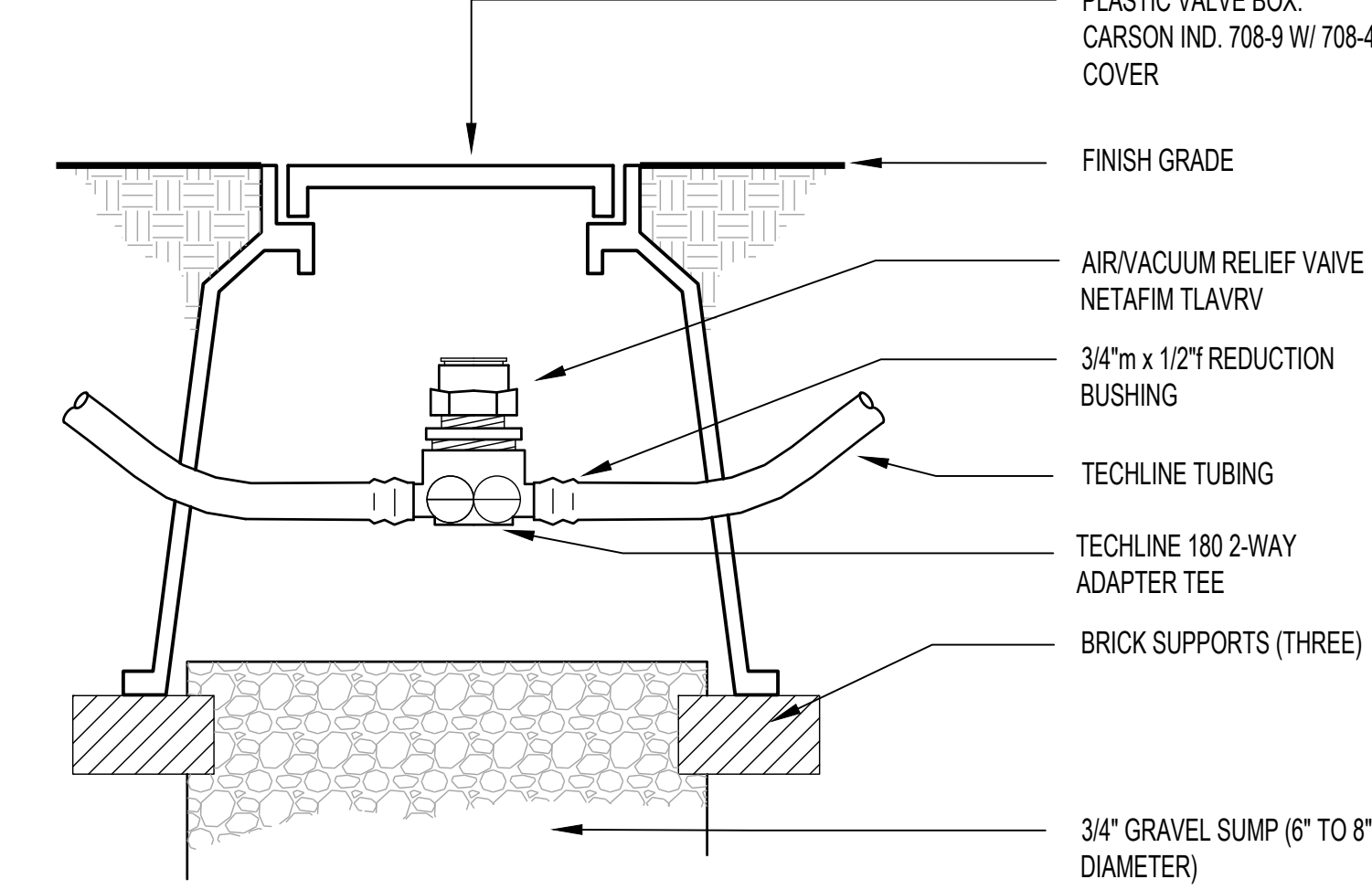
H DRIPPERLINE @ SHRUBS IN GRAVEL MULCH
SCALE: NTS



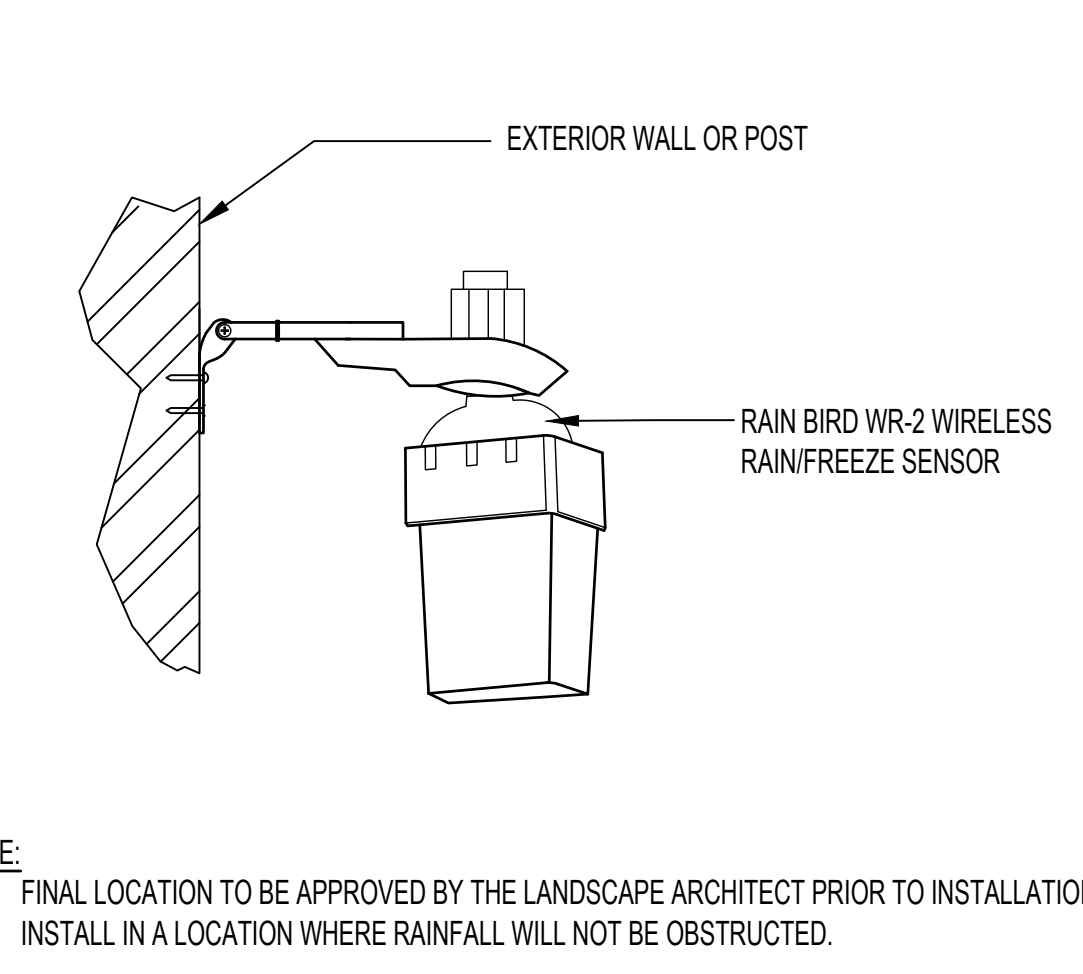
I DRIPPERLINE @ TREE IN GRAVEL MULCH
SCALE: NTS



J DRIPPERLINE INSTALLATION @ GRAVEL PLANTING AREAS
SCALE: NTS

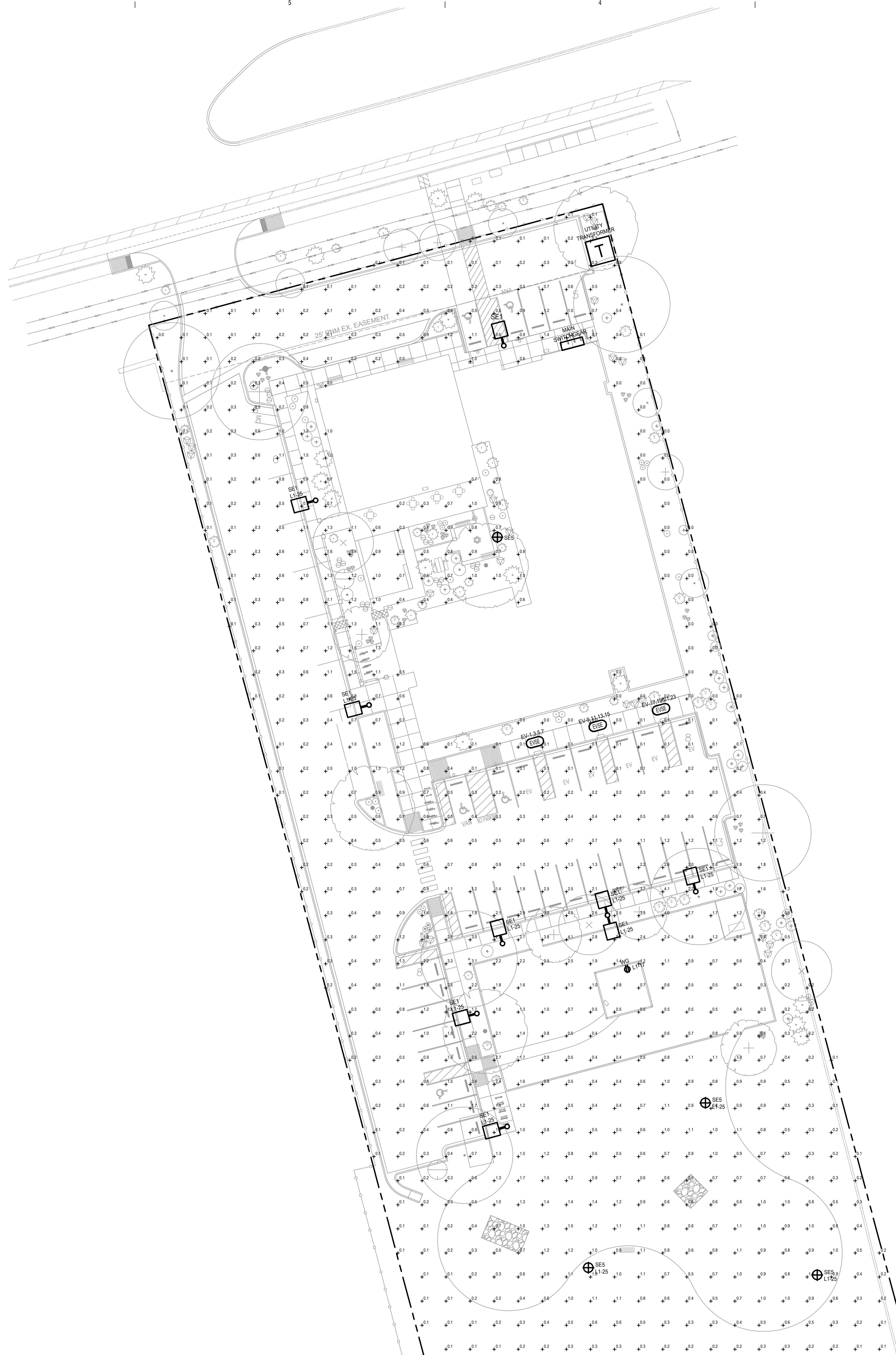


K TECHLINE AIR/VACUUM RELIEF VALVE
SCALE: NTS



- 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



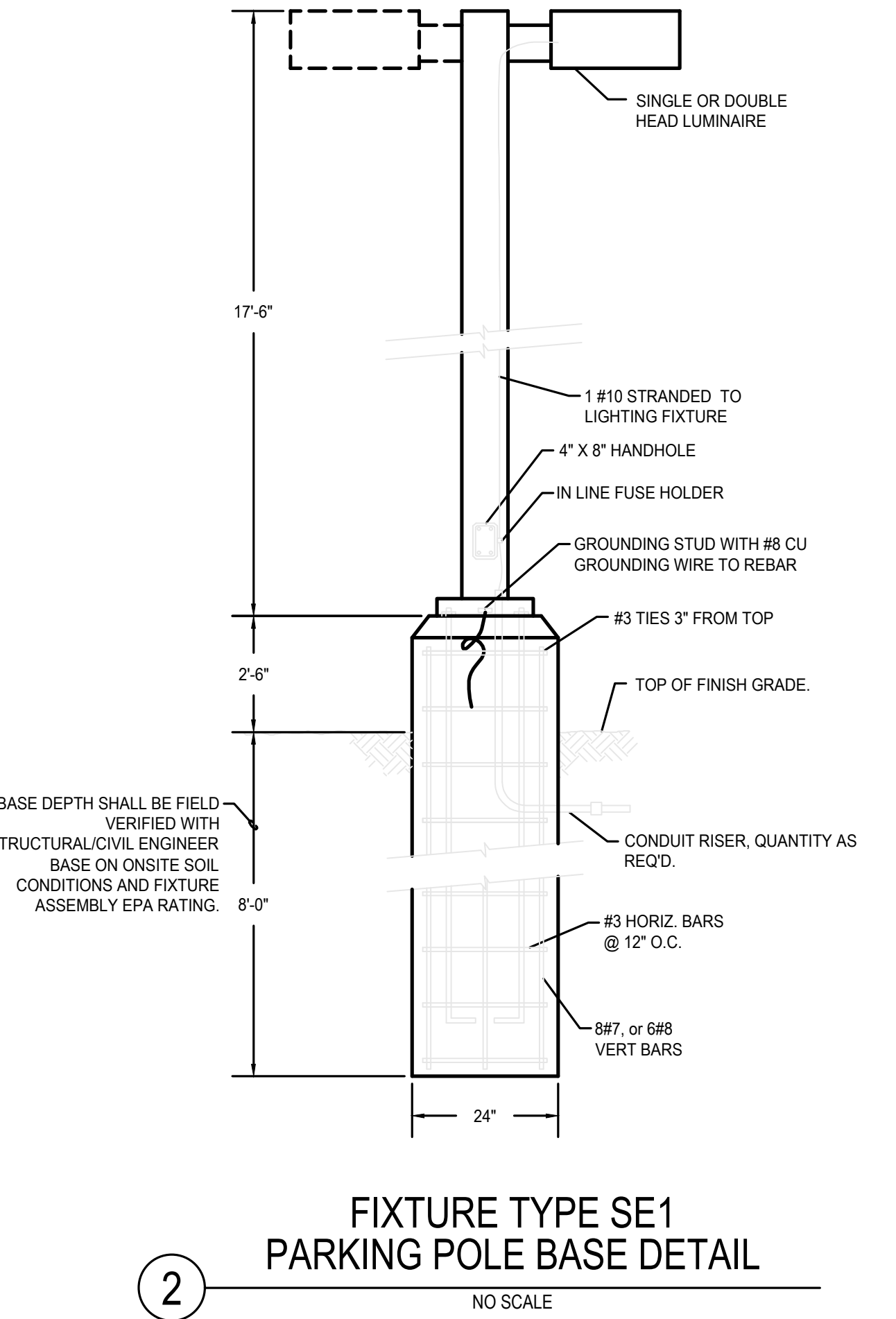
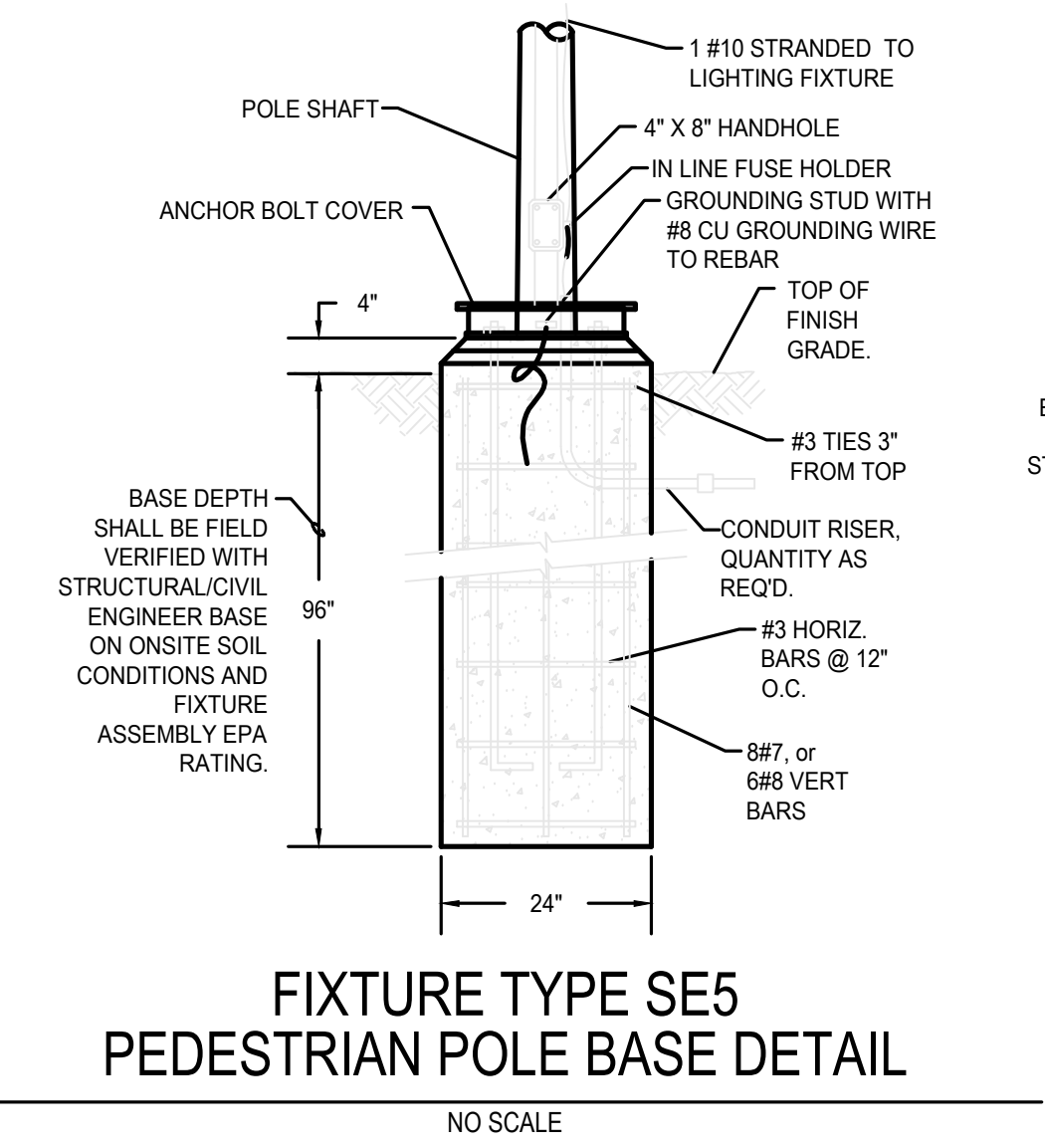
1 SITE PLAN - SDP
1" = 20'-0"

- 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 LUKESCAPE LXS-VA3-830-LIASC-A-BK	LED 3000K	120	20'-0" AFG.	8500	114	B3-U0-G3
SE5	PEDESTRIAN LIGHT	INVUE LUKESCAPE LXS-VA2-830-LI-SYM-S-BK	LED 3000K	120	15'-0" AFG.	4500	55	B3-U0-G2

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



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

REV:
 DRAWN: RWC
 REVIEWED: MTV
 DATE: 3/8/2024
 PROJECT #: 2023-034-00
 FILE:
 SHEET TITLE:

SITE PLAN SUBMITTAL

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural... 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.

SPECIFICATION FEATURES

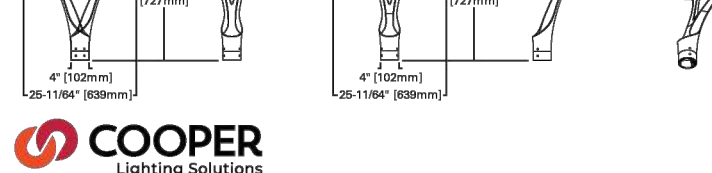
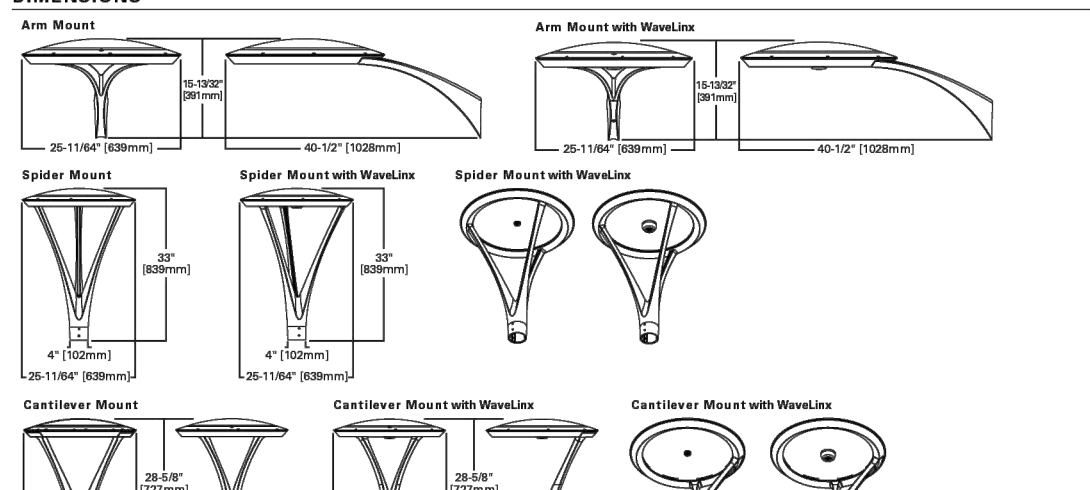
Construction Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum... Optics Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric NEMA II, III, IV distributions.

Optics Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric 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.

Mounting Inset's aluminum round decorative pole (ARP) offering provides a seamless transition and complements 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.

Electrical LED drivers are uniquely positioned and mounted for

DIMENSIONS



Invue

Table with columns: Project, Date, Prepared by

CERTIFICATION DATA

UL94V-0 Label, FCC Class A, IC 60529 PIM Housing, ANSI C136.31 2G Vibration, ASTM A262.4 Low Copper Alloy, ASTM B117 Salt Spray Tested, RoHS, ISO 9001, DesignLights Consortium® Qualified®

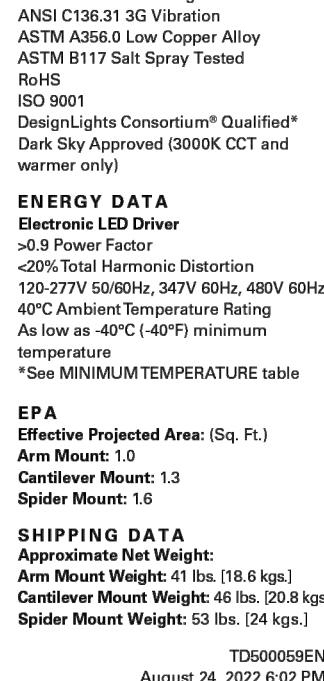
ENERGY DATA, Effective Projected Area (Eq. P1), Arm Mount: 1.3, Cast-Inner Mount: 1.3, Spider Mount: 1.6

SHIPPING DATA, Approximate Net Weight (lb. lbs. (28 kg)), Arm Mount Weight (lb. lbs. (28 kg)), Cast-Inner Mount Weight (lb. lbs. (28 kg)), Spider Mount Weight (lb. lbs. (28 kg))

COOPER Lighting Solutions logo

LXS LUXESCAPE COLLECTION

DECORATIVE POLUR



COOPER Lighting Solutions logo

1 FIXTURE TYPE SE1

N.T.S.

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural... 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.

SPECIFICATION FEATURES

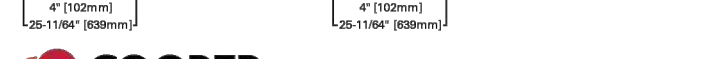
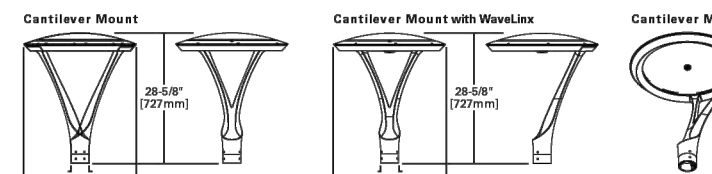
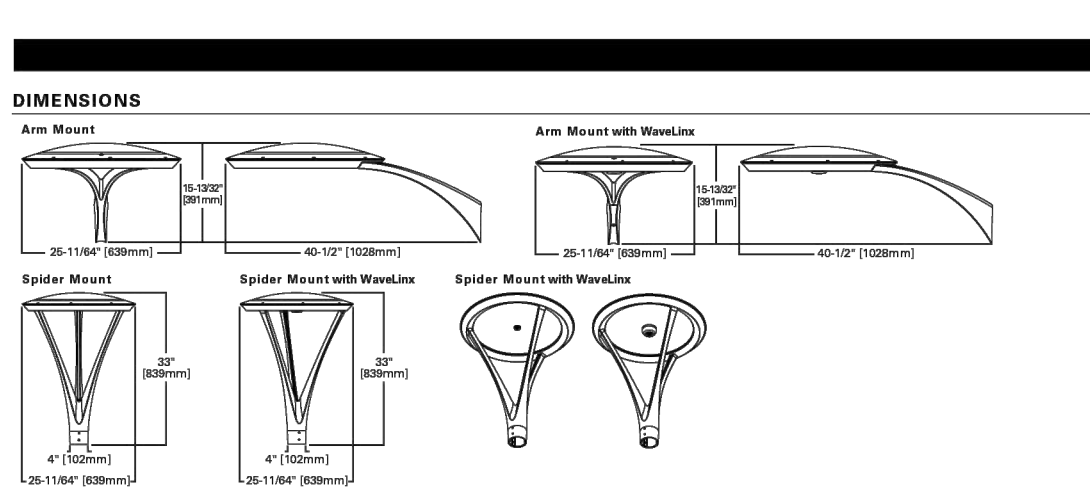
Construction Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum... Optics Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric NEMA II, III, IV distributions.

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Invue

Table with columns: Project, Date, Prepared by

CERTIFICATION DATA

UL94V-0 Label, FCC Class A, IC 60529 PIM Housing, ANSI C136.31 2G Vibration, ASTM A262.4 Low Copper Alloy, ASTM B117 Salt Spray Tested, RoHS, ISO 9001, DesignLights Consortium® Qualified®

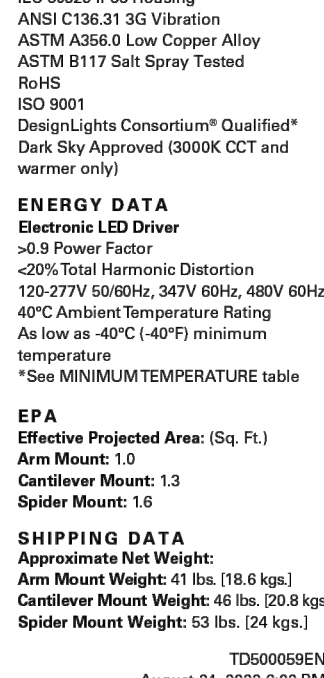
ENERGY DATA, Effective Projected Area (Eq. P1), Arm Mount: 1.3, Cast-Inner Mount: 1.3, Spider Mount: 1.6

SHIPPING DATA, Approximate Net Weight (lb. lbs. (28 kg)), Arm Mount Weight (lb. lbs. (28 kg)), Cast-Inner Mount Weight (lb. lbs. (28 kg)), Spider Mount Weight (lb. lbs. (28 kg))

COOPER Lighting Solutions logo

LXS LUXESCAPE COLLECTION

DECORATIVE POLUR



COOPER Lighting Solutions logo

2 FIXTURE TYPE SE5

N.T.S.

page 2

ORDERING INFORMATION

Sample Number: LXS-VAS-LED-D1-T2-QM-6

Table with columns: Product Family, Optics Type, Lumen Package, CR/CCT, Voltage, Distribution, Mounting, Finish

Options (Add as Suffix)

Table listing various options for the fixture, such as F-Single Face, X-Driver Surge Only, and MS-L2M-Motion Sensor.

NOTES

Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our website (www.designlights.com) for additional support information. 2. DesignLights Consortium®... 10. Not available with Type AOC, A2W and A2T distributions. 16. Not available with Type AOC, A2W and A2T distributions.

ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

SAMPLE NUMBER: ARP1LIM2BZ

Table with columns: Product Family, Shaft Size, Wall Thickness, Pole Top Diameter, Mounting Height, Base Type, Finish, Mounting Type, Number and Location of Arms, Options (Add as Suffix)

NOTES: 1. All shaft sizes include 2. Provisions for 3.0" pole top for other Pole Top. 3. Provisions for 4.0" pole top for other Pole Top. 4. Rotation direction counter-clockwise on 18" shaft add suffix "V" in catalog number. 5. Specify rotation direction. Rotations not included, please refer to...



1 FIXTURE TYPE SE1

N.T.S.

page 2

ORDERING INFORMATION

Sample Number: LXS-VAS-LED-D1-T2-QM-6

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ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

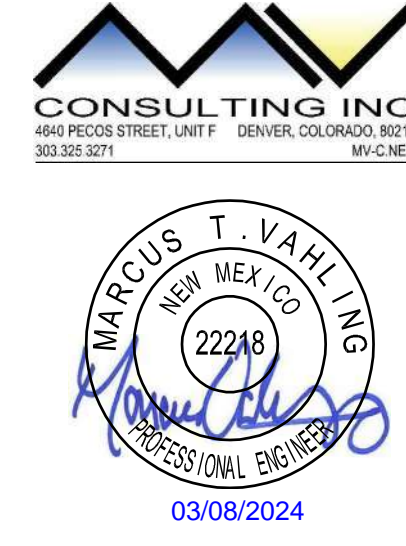
SAMPLE NUMBER: ARP1LIM2BZ

Table with columns: Product Family, Shaft Size, Wall Thickness, Pole Top Diameter, Mounting Height, Base Type, Finish, Mounting Type, Number and Location of Arms, Options (Add as Suffix)

NOTES: 1. All shaft sizes include 2. Provisions for 3.0" pole top for other Pole Top. 3. Provisions for 4.0" pole top for other Pole Top. 4. Rotation direction counter-clockwise on 18" shaft add suffix "V" in catalog number. 5. Specify rotation direction. Rotations not included, please refer to...



CONSULTING INC. 301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094



3/3/2024

ROUTE 66

7600 CENTRAL AVE SW ALBUQUERQUE, NEW MEXICO



3/3/2024

ROUTE 66

7600 CENTRAL AVE SW ALBUQUERQUE, NEW MEXICO

REV:

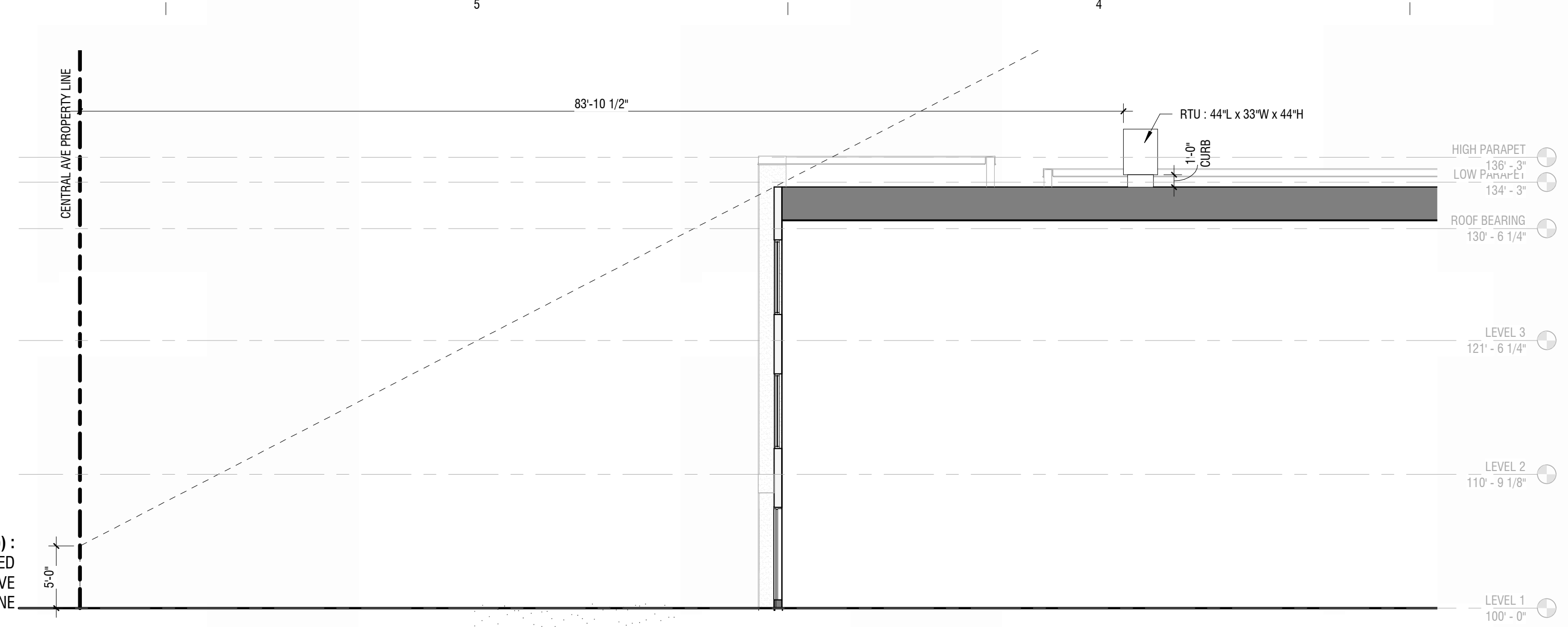
DRAWN: RWC REVIEWED: MTW DATE: 3/8/2024 PROJECT NO: 2023-034-00 FILE SHEET TITLE:

SITE LIGHTING DETAILS

SCALE:

PH-02

NO.



ELEVATIONS MATERIAL LEGEND

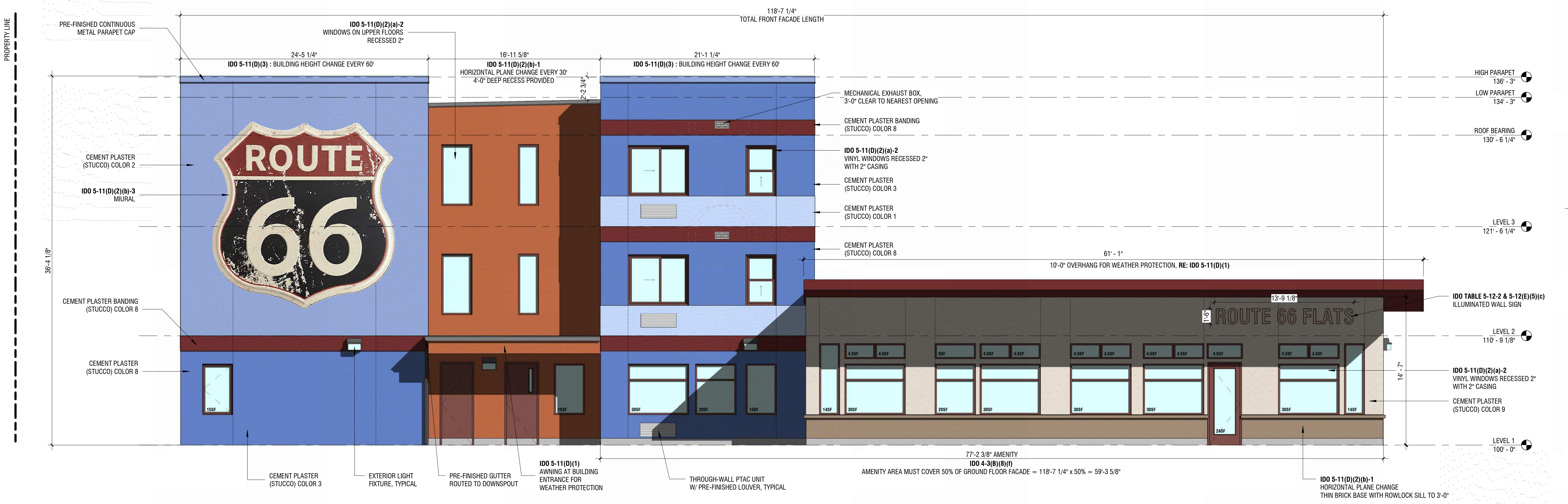
	STUCCO: COLOR 1, TBD		STUCCO: COLOR 7, TBD		THIN BRICK: COLOR, TBD
	STUCCO: COLOR 2, TBD		STUCCO: COLOR 8, TBD		PAINTED CEMENT BOARD: COLOR 1, TBD
	STUCCO: COLOR 3, TBD		STUCCO: COLOR 9, TBD		PAINTED CEMENT BOARD: COLOR 2, TBD
	STUCCO: COLOR 4, TBD				DECORATIVE METAL MESH / STEEL SECURITY FENCE, RE: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

- ### GENERAL ELEVATION NOTES
- ALL WINDOWS TO BE VINYL WITH A 2" RECESS HORIZONTAL CONTROL JOINT AT STUCCO COLOR BANDING, TYPICAL.

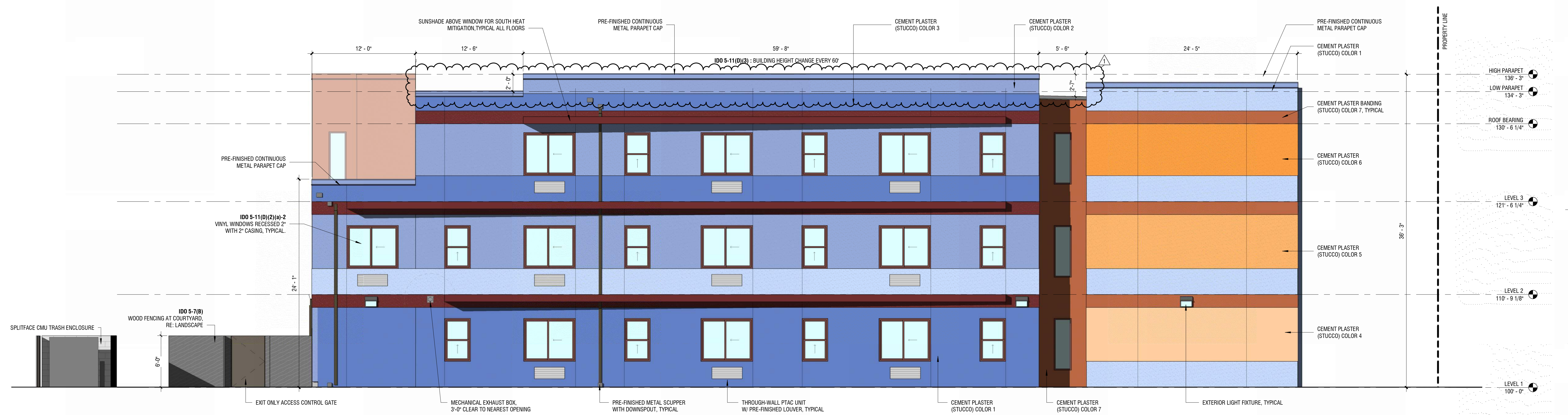
D6 ROOF-MOUNTED MECHANICAL EQUIPMENT
 1/8" = 1'-0"

TRANSPARENCY

PRIMARY STREET - CENTRAL AVE.	REQUIRED	PROVIDED
BUILDING LENGTH = 118.60' FIRST FLOOR SURFACE SOFT = 1284 SF		
IDO 5-11(D)(2)(a) WINDOWS: 20% TRANSPARENCY REQUIRED AT STREET FACING FACADE	20% x 1284 SF = 252.8 SF	352.5 SF



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



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

ARCHITECTURE
 301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094
 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: BUILDING ELEVATIONS

SCALE: As Indicated

NO. **SITE-5.0**

ELEVATIONS MATERIAL LEGEND

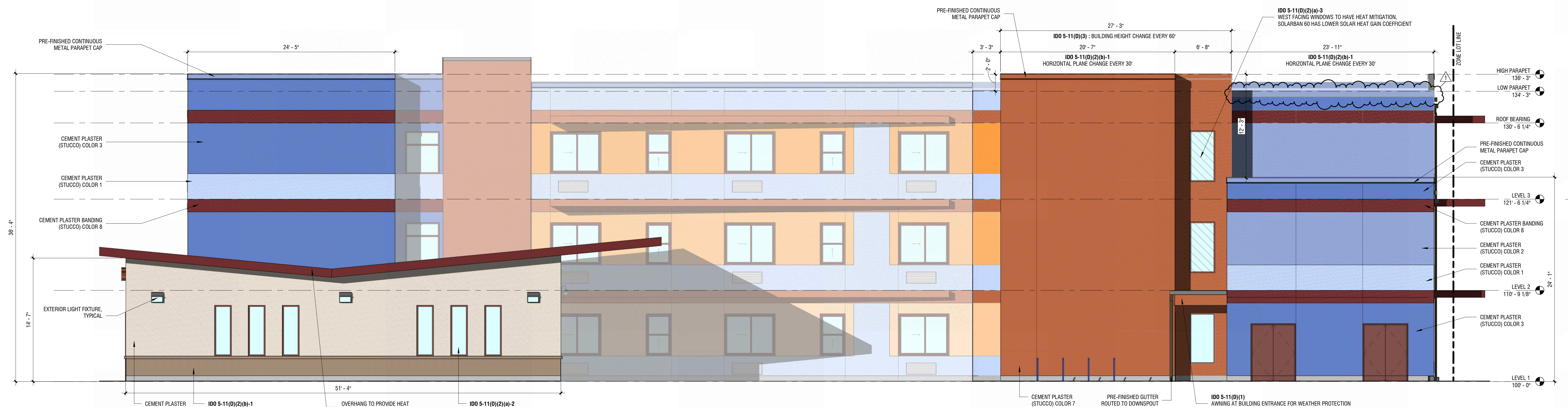
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	STUCCO: COLOR 2, TBD		STUCCO: COLOR 8, TBD		PAINTED CEMENT BOARD: COLOR 1, TBD
	STUCCO: COLOR 3, TBD		STUCCO: COLOR 9, TBD		PAINTED CEMENT BOARD: COLOR 2, TBD
	STUCCO: COLOR 4, TBD				DECORATIVE METAL MESH / STEEL SECURITY FENCE, RE: LANDSCAPE
	STUCCO: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

- ### GENERAL ELEVATION NOTES
- ALL WINDOWS TO BE VINYL WITH A 2" RECESS HORIZONTAL CONTROL JOINT AT STUCCO COLOR BANDING, TYPICAL.

ARCHITECTURE
 301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094
PROHIBIT
 STATE OF NEW MEXICO
 CHAD H. HOLTZINGER
 NO. 60116
 REGISTERED ARCHITECT
 03/08/2024



2 EAST ELEVATION (SIDE)
 3/16" = 1'-0"



1 WEST ELEVATION (SIDE)
 3/16" = 1'-0"



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: 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				

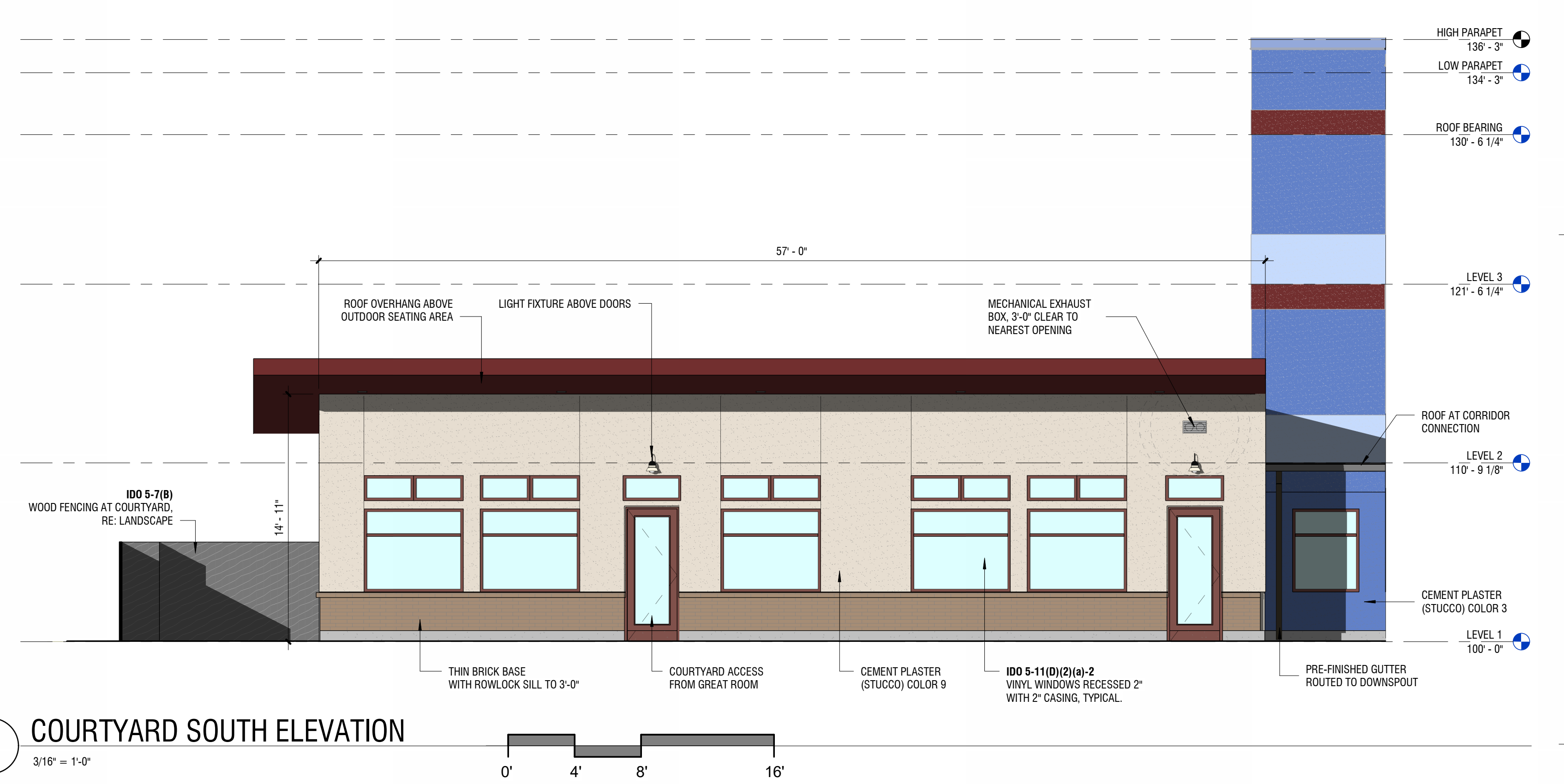
GENERAL ELEVATION NOTES

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

TRANSPARENCY

PRIMARY STREET - CENTRAL AVE.	REQUIRED	PROVIDED
BUILDING LENGTH = 118.60' FIRST FLOOR SURFACE SFFT = 1264 SF		
IDD 5-11(D)(2)(a) WINDOWS: 20% TRANSPARENCY REQUIRED AT STREET FACING FACADE	20% x 1264SF = 252.8SF	382.5SF

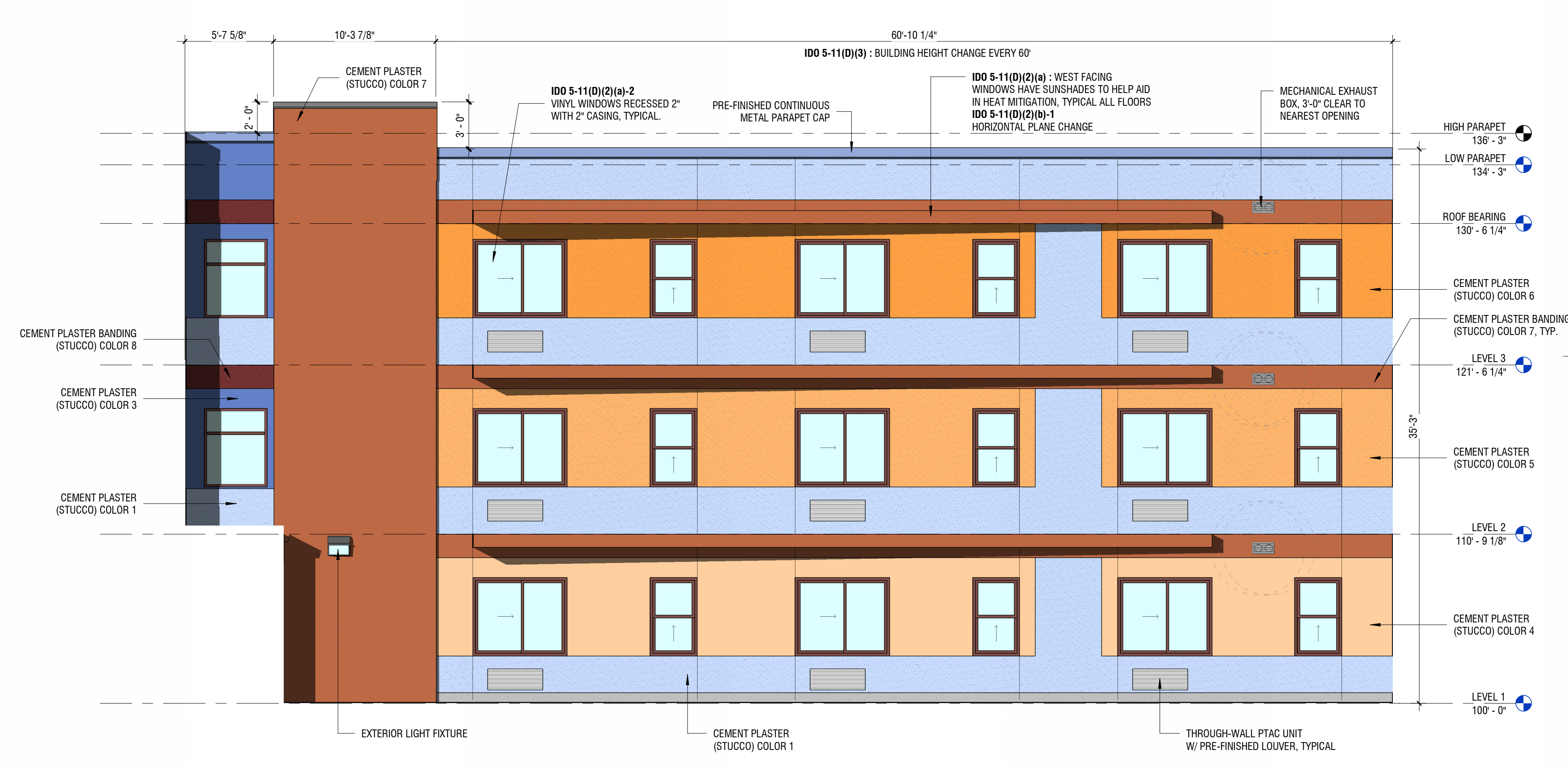
STATE OF NEW MEXICO
 CHAD H. HOLTZINGER
 NO. 8016
 REGISTERED ARCHITECT
 03/29/2024
 301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094
 A R C H I T E C T U R E
 P O R T F O L I O



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



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



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

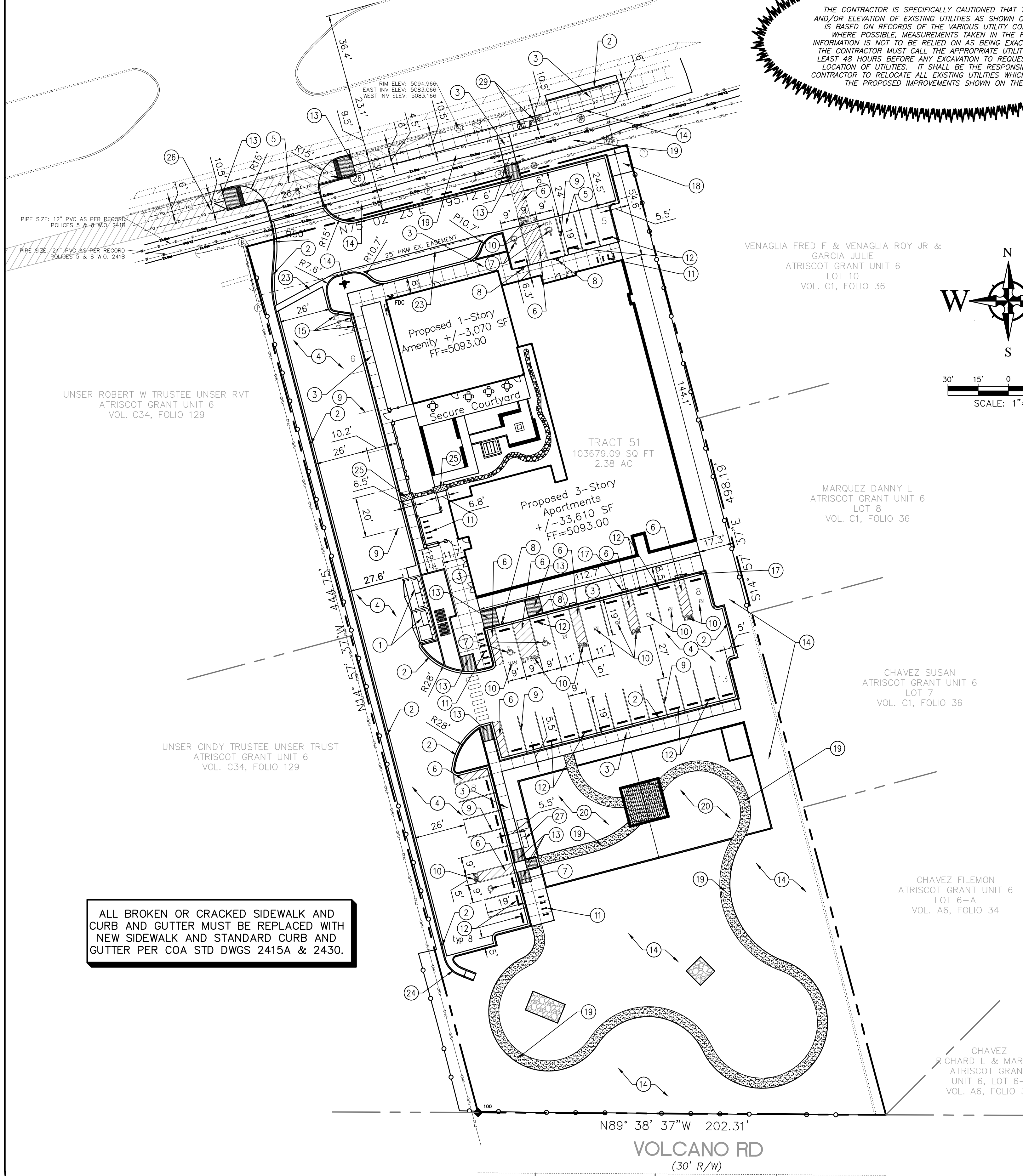
ROUTE 66 FLATS
HIGH DESERT HOUSING
 7600 CENTRAL AVE SW
 ALBUQUERQUE, NEW MEXICO

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

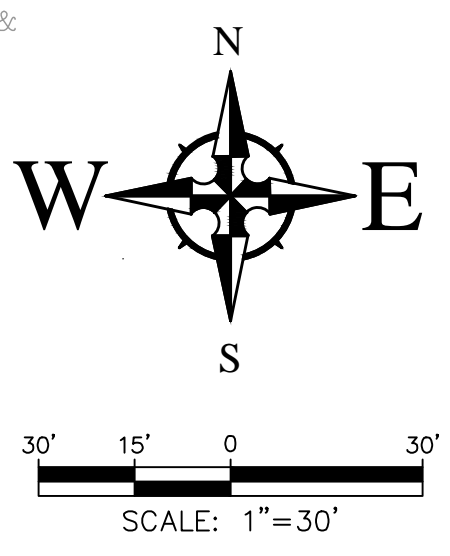
SCALE: As Indicated

NO. **SITE-5.2**

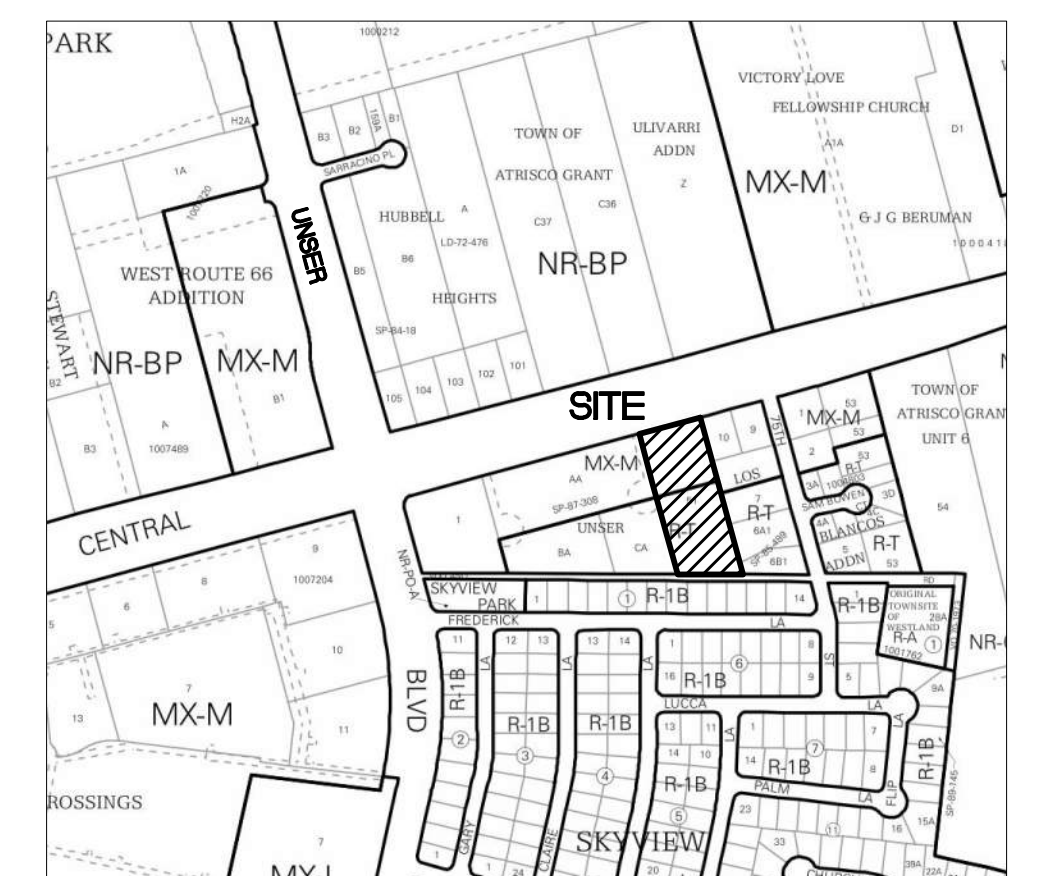
CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)



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.



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

- 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.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
- INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
- 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.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- 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.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING', 'VAN' & 'EV' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK(S) PER DETAIL, SHEET C-102.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
- INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440-2446. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
- LANDSCAPE AREA. REF. LANDSCAPE PLANS.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
- INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
- INSTALL ELECTRIC VEHICLE CHARGING STATIONS. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL TRANSFORMER. REF. MEP PLANS FOR DETAILS.
- NATURE TRAIL. REF. LANDSCAPE PLANS FOR DETAILS.
- COMMUNITY GARDEN AREA. REF. LANDSCAPE PLANS FOR DETAILS.
- BIKE STORAGE RACK. REF. ARCHITECTURAL PLANS FOR DETAILS.
- NOT USED.
- INSTALL 3' WIDE VALLEY GUTTER. DETAIL ON SHEET C102.
- INSTALL 3' WIDE CONCRETE FLUME. DETAIL ON SHEET C102.
- INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- 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.
- GARDEN WASTE & COMPOST AREA. REF. LANDSCAPE PLANS FOR DETAILS.
- 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.
- ADJUST EXISTING UTILITY BOXES TO GRADE IN NEW SIDEWALK AS MAY BE REQUIRED.

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.

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

NO.	DATE	REMARKS	BY
		DESIGN	JW
		REVISIONS	RC
			JW

DESIGNED BY: JW
DRAWN BY: RC
CHECKED BY: JW

DATE: Nov 1, 2023
DATE: Nov 1, 2023
JOB NO.: 2023021
DATE: Nov 1, 2023

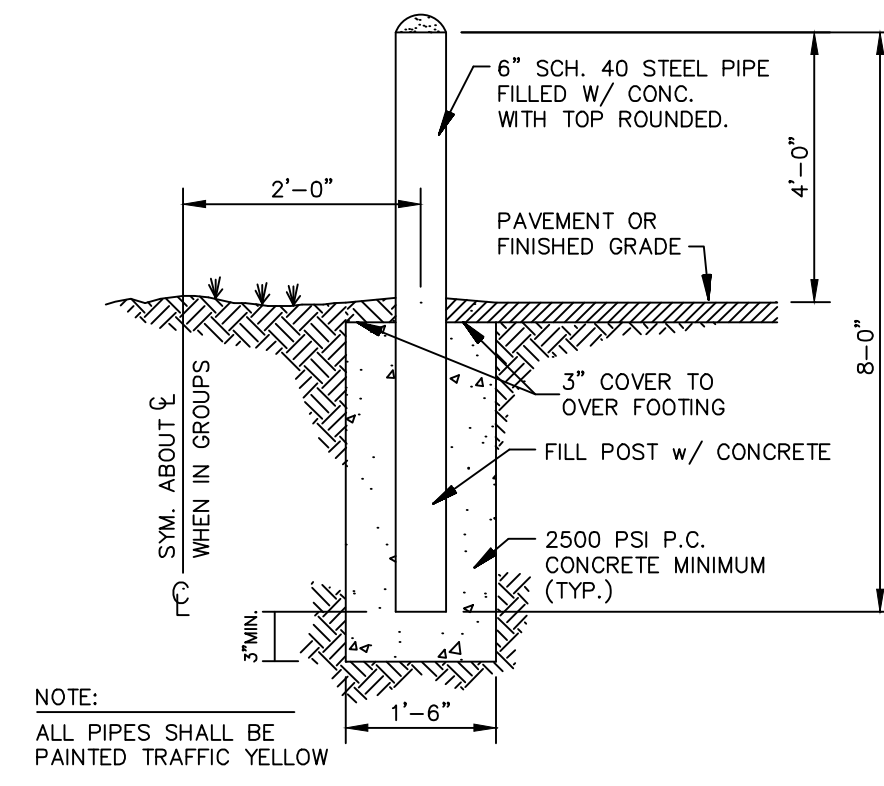
TIERRA NUEVA TODD WOODRUFF
NEW MEXICO
16892
PROFESSIONAL ENGINEER
3/5/2024

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

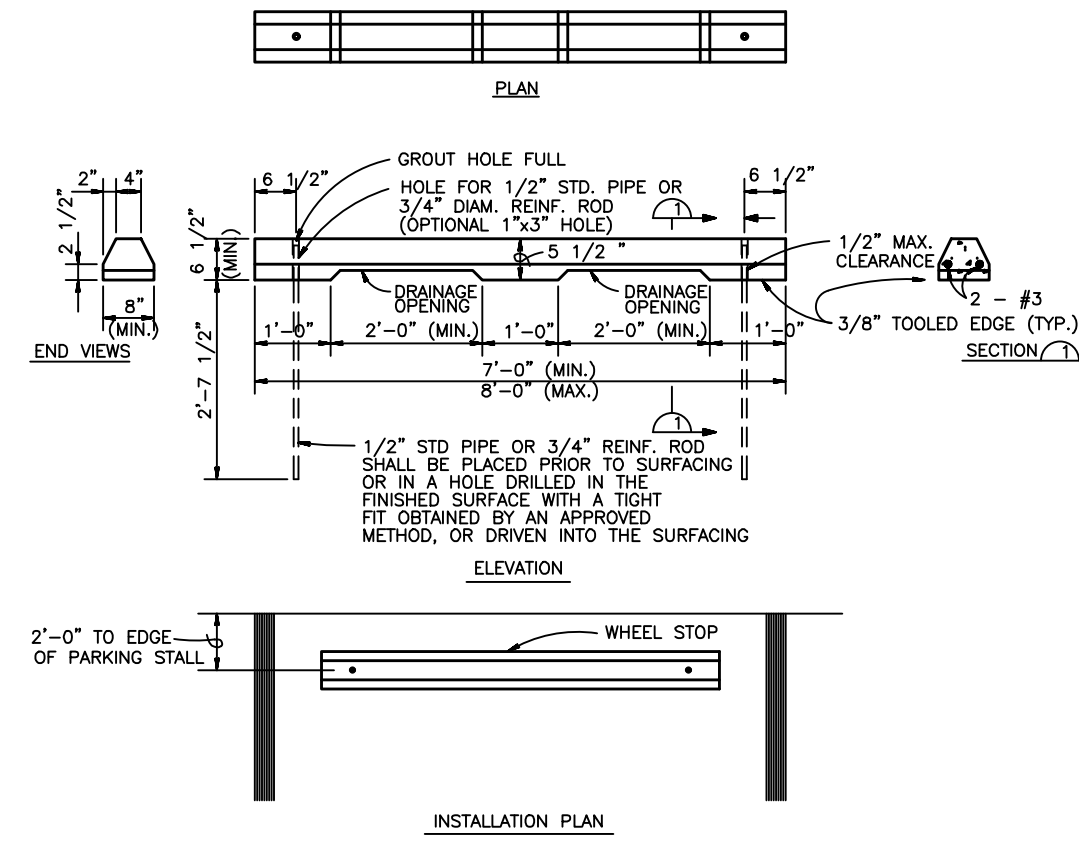
Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Site Plan

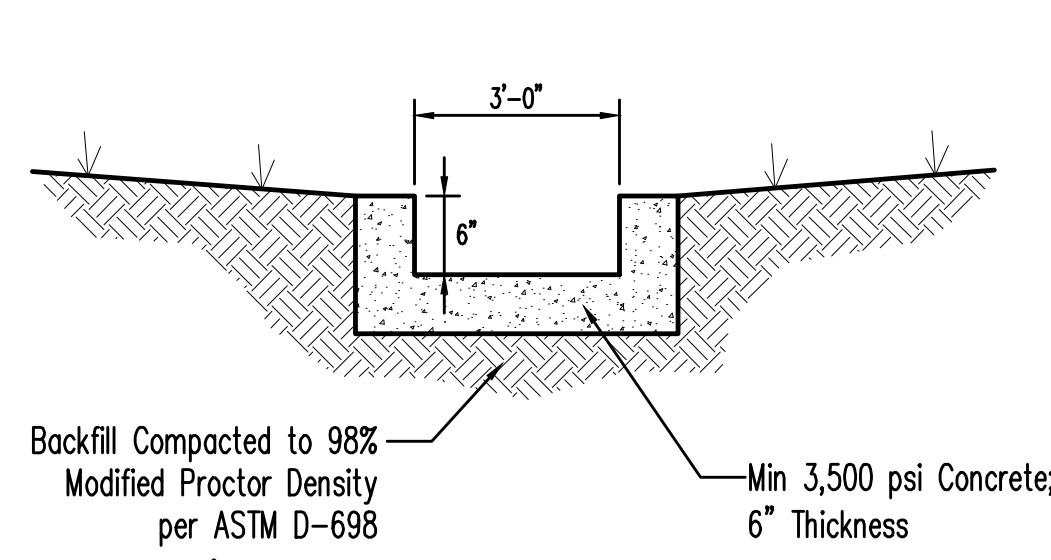
C-101



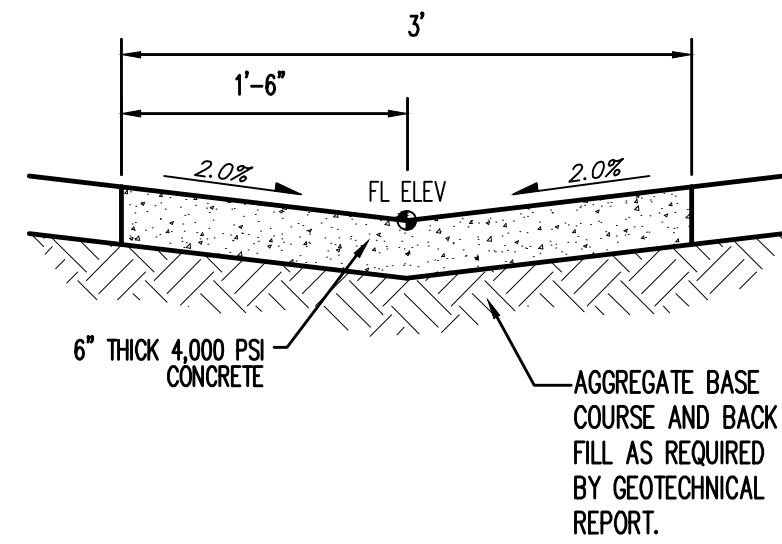
Pipe Bollard Detail
NTS



Precast Concrete Wheel Stop
NTS

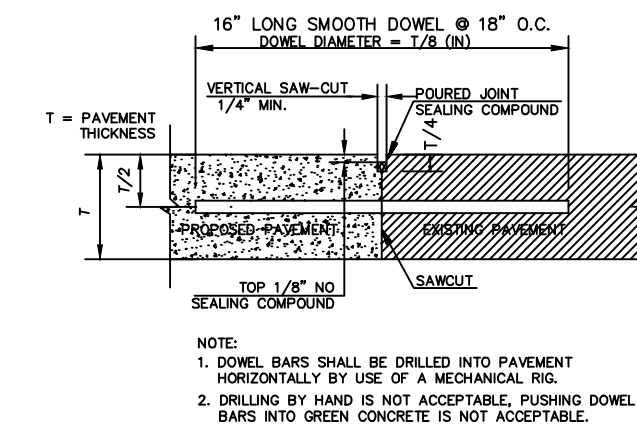


3' Concrete Flume Detail
NTS

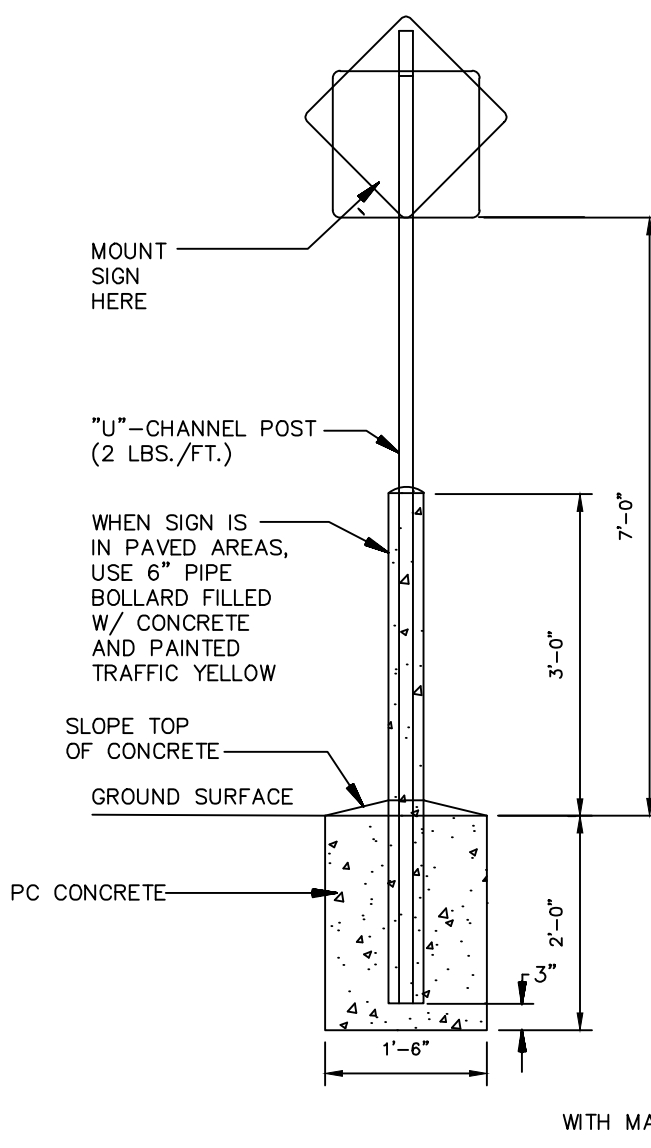


Valley Gutter Detail
NTS

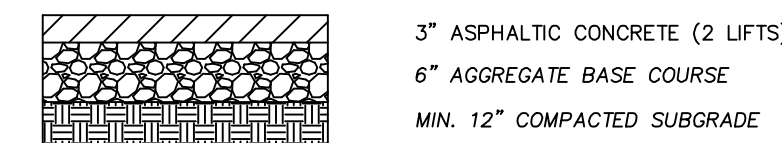
TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Amijo 3/5/2024
Signed Date



Concrete Sidewalk Butt Joint
NTS

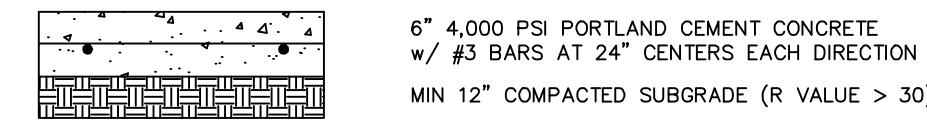


Standard Sign Base
NTS



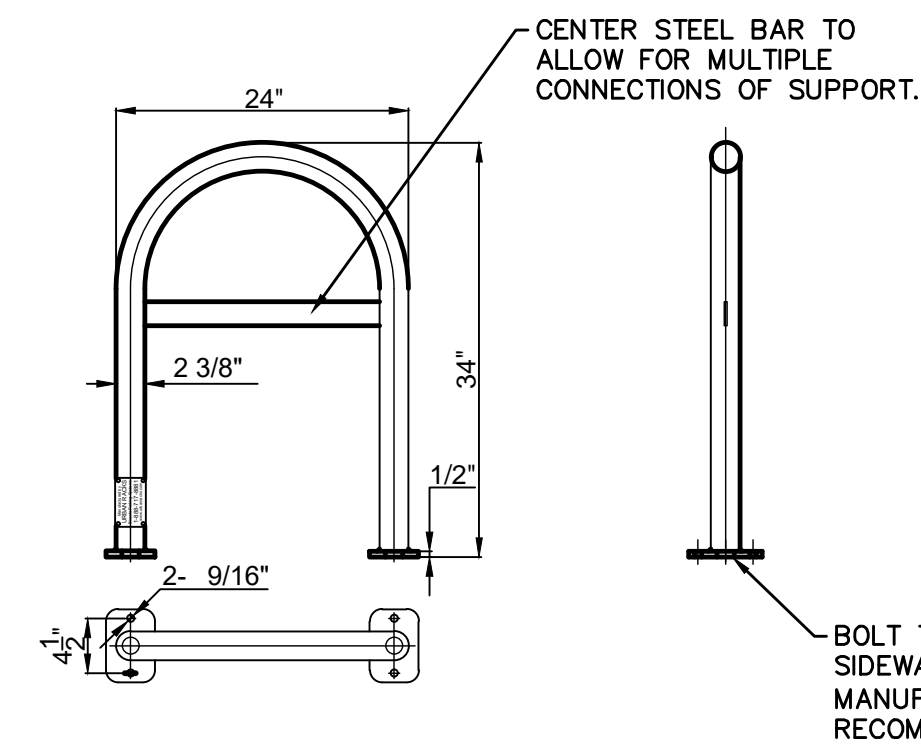
- NOTES:
- ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 - ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 425.
 - AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
 - SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/- 3%) AS DETERMINED BY ASTM D-1557.
 - ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section
N.T.S.



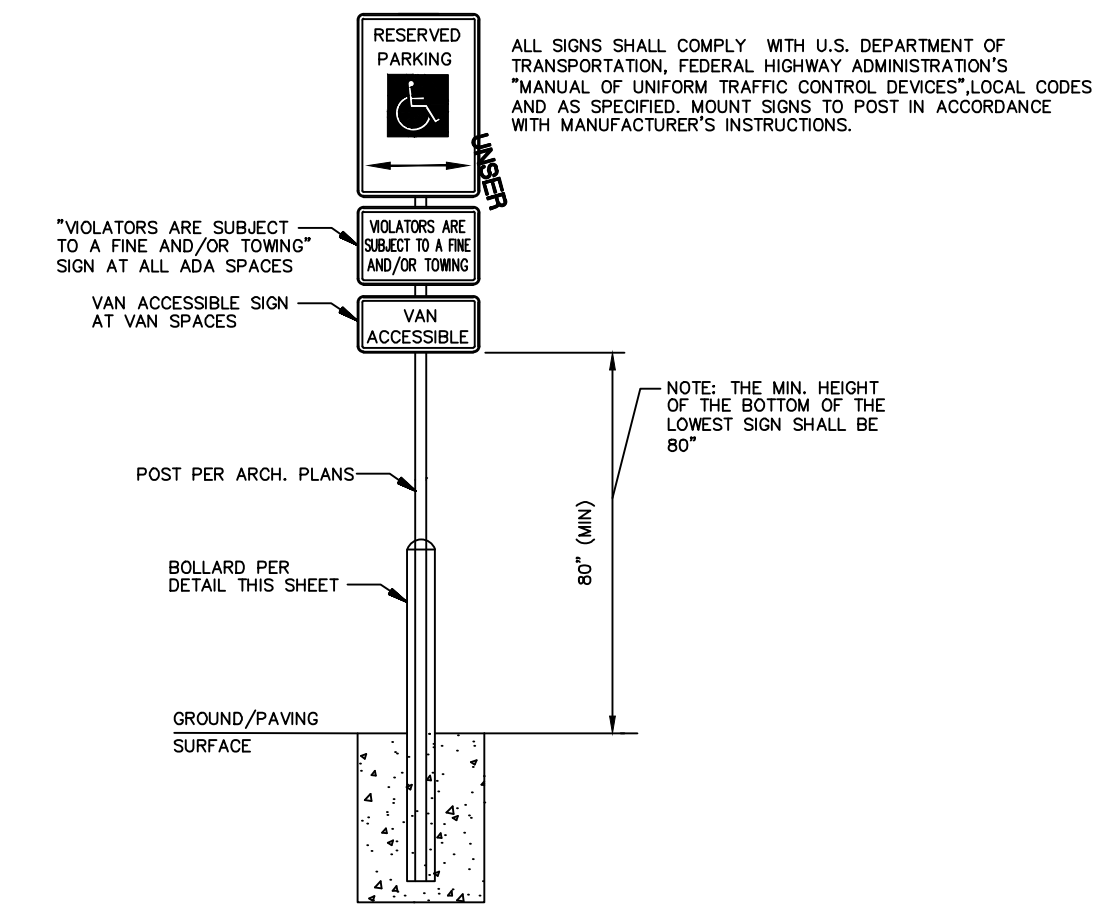
NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section
N.T.S.

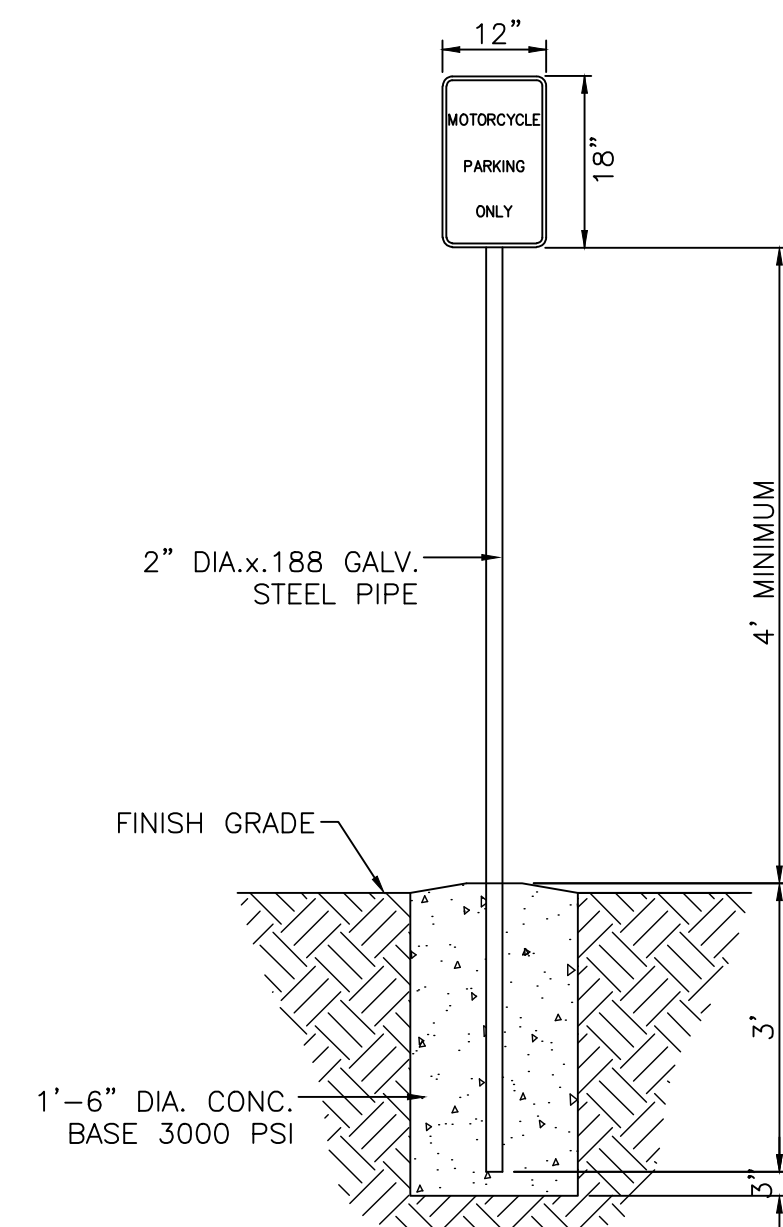


- Notes:
- Finish: Powder Coated - Color per Architect to Complement Building
 - Installation must be completed in accordance with specifications
 - For more product and company information please visit www.urbanracks.com

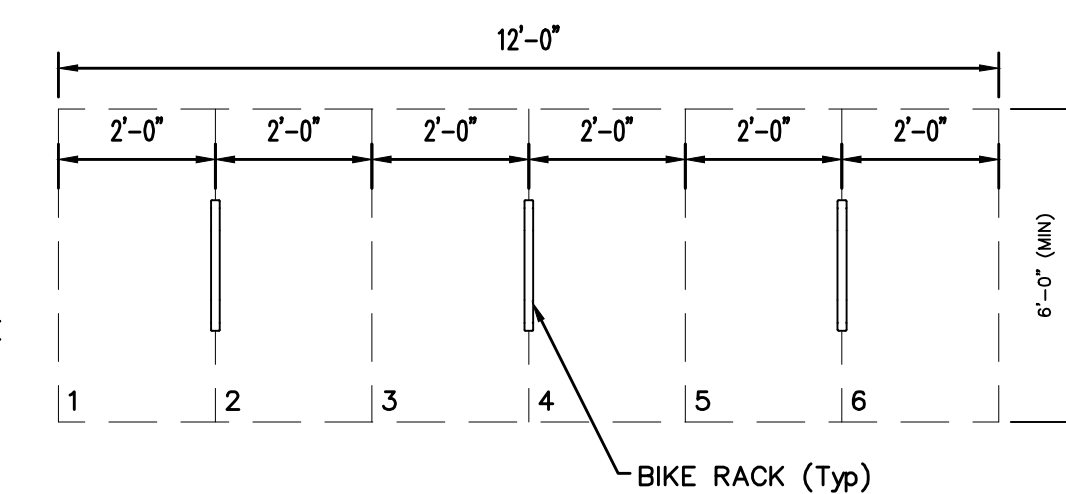
Urban Rack (UB-1000-STD)
NTS



H/C Sign Detail
NTS



Motorcycle Parking Sign
NTS



PLAN VIEW

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: JW
DRAWN BY: RG
CHECKED BY: JW

DATE: Nov 1, 2023
DATE: Nov 1, 2023
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JEFFREY TODD WOOTEN
NEW MEXICO
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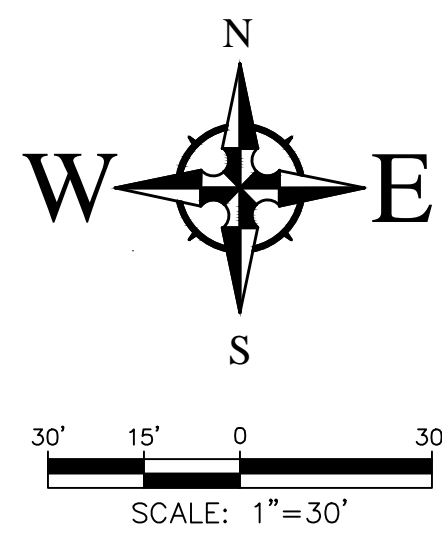
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

W E

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Site Details

C-102



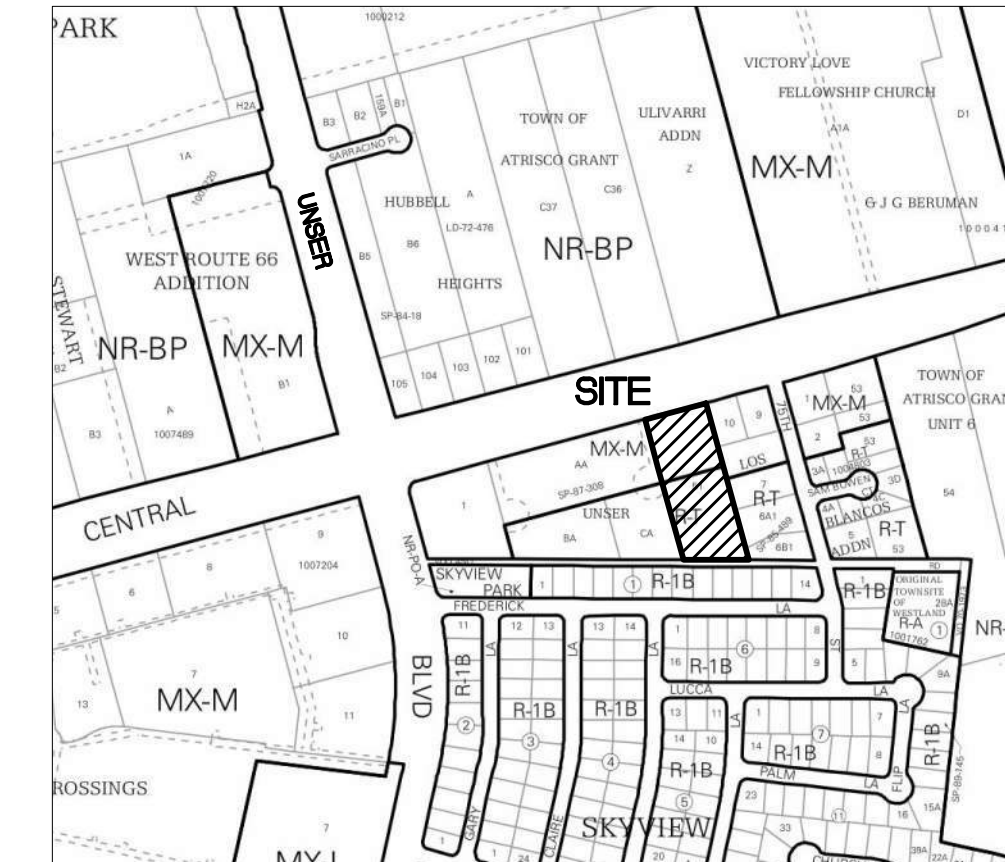
CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/06/23
BY: *Renee Brantley*
HydroTeam # K10D065

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

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



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 12,328 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.

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 THE 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

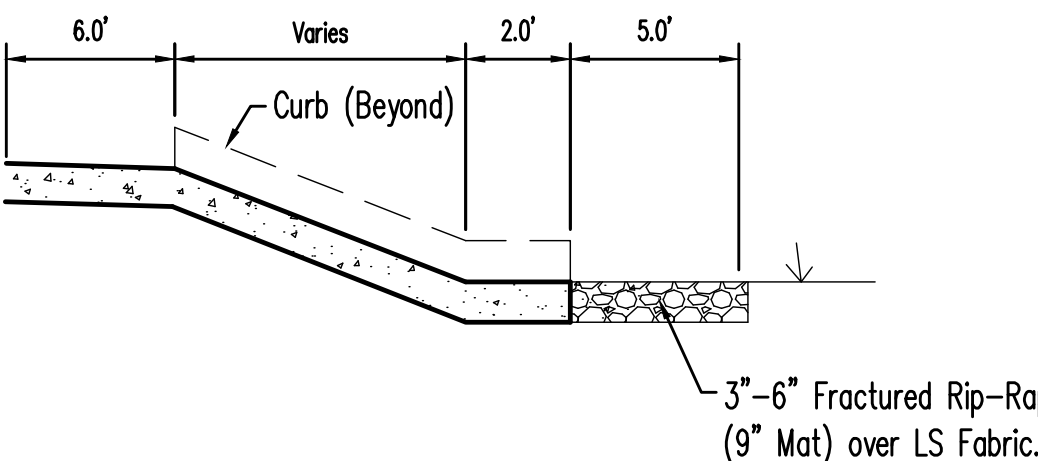
Elevation (ft)	Area (sq. ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5085.0	1920	0.0	0.0
5086.0	2934	2427.0	2427.0
5087.0	4006	3470.0	5897.0
5088.0	5136	4571.0	10468.0
5089.0	6322	5729.0	16197.0
5090.0	8424	7373.0	23570.0

Existing Drainage Calculations													
This table is based on the COA DPM Chapter 6.2 (A), Zone: 1													
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	WTE (inches)	V(100) ₃₀₀ (CF)	V(100) ₆₀₀ (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 (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	WTE (inches)	V(100) ₃₀₀ (CF)	V(100) ₆₀₀ (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.

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

NO.	DATE	REMARKS	BY
		DESIGN	JW
		REVISIONS	RC
		DESIGN	JW



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: EP-23-014858
APPROVED DATE: 06/23/23
APPROVED
FIRE FLOW: 1750 CFM @ 1 PSI

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



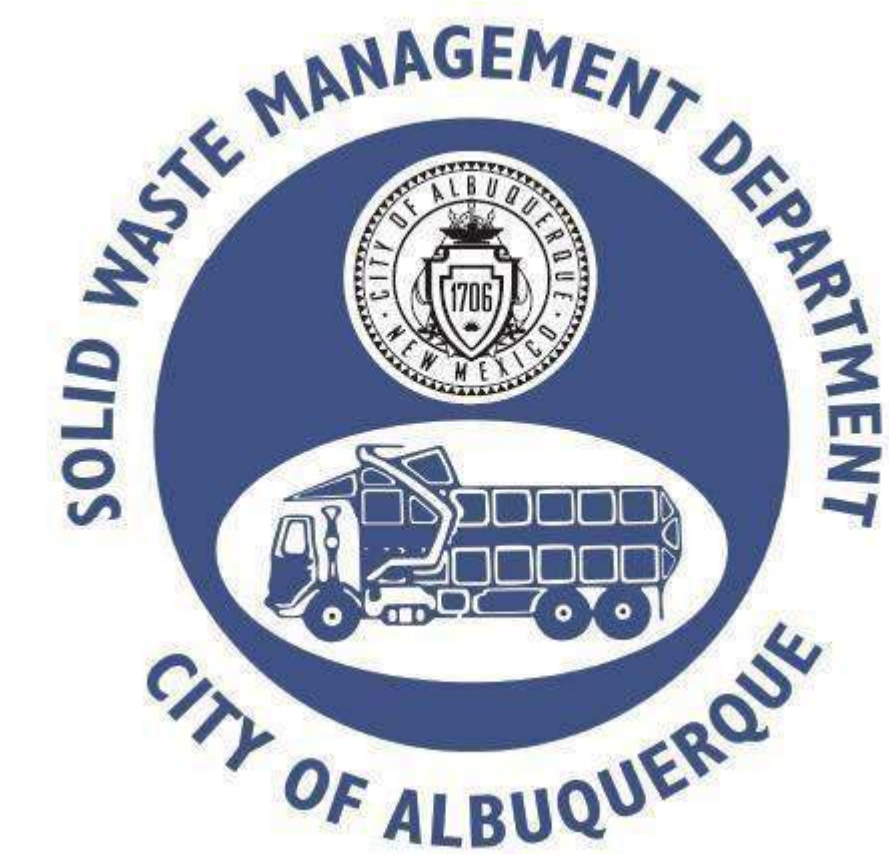
ADDRESS / BUILDING IDENTIFICATION
PER FD ORD 505.1
KNOX BOX
PROPOSED FIRE HYDRANT
NO OBSTRUCTIONS WITHIN 15' PER FD ORD 507.6
FDC AND WALL INDICATOR VALVE,
INSTALLED PER NFPA 13
NO OBSTRUCTIONS WITHIN 9' PER FD ORD 507.6
FIRE APPARATUS ACCESS ROADS >26'
= MARKED FIRE LANE ONE SIDE

FIRE APPARATUS ACCESS ROADS:
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.

FLAGNOTES PER SHEET	
5.35	STEEL VEHICULAR BOLLARD, GROUT SOLID, PAINT
11.17	TRASH DUMPSTER, 210S, 82-3/16" X 34"
11.18	RECYCLING DUMPSTER, 610S, 82-1/8" X 66"

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



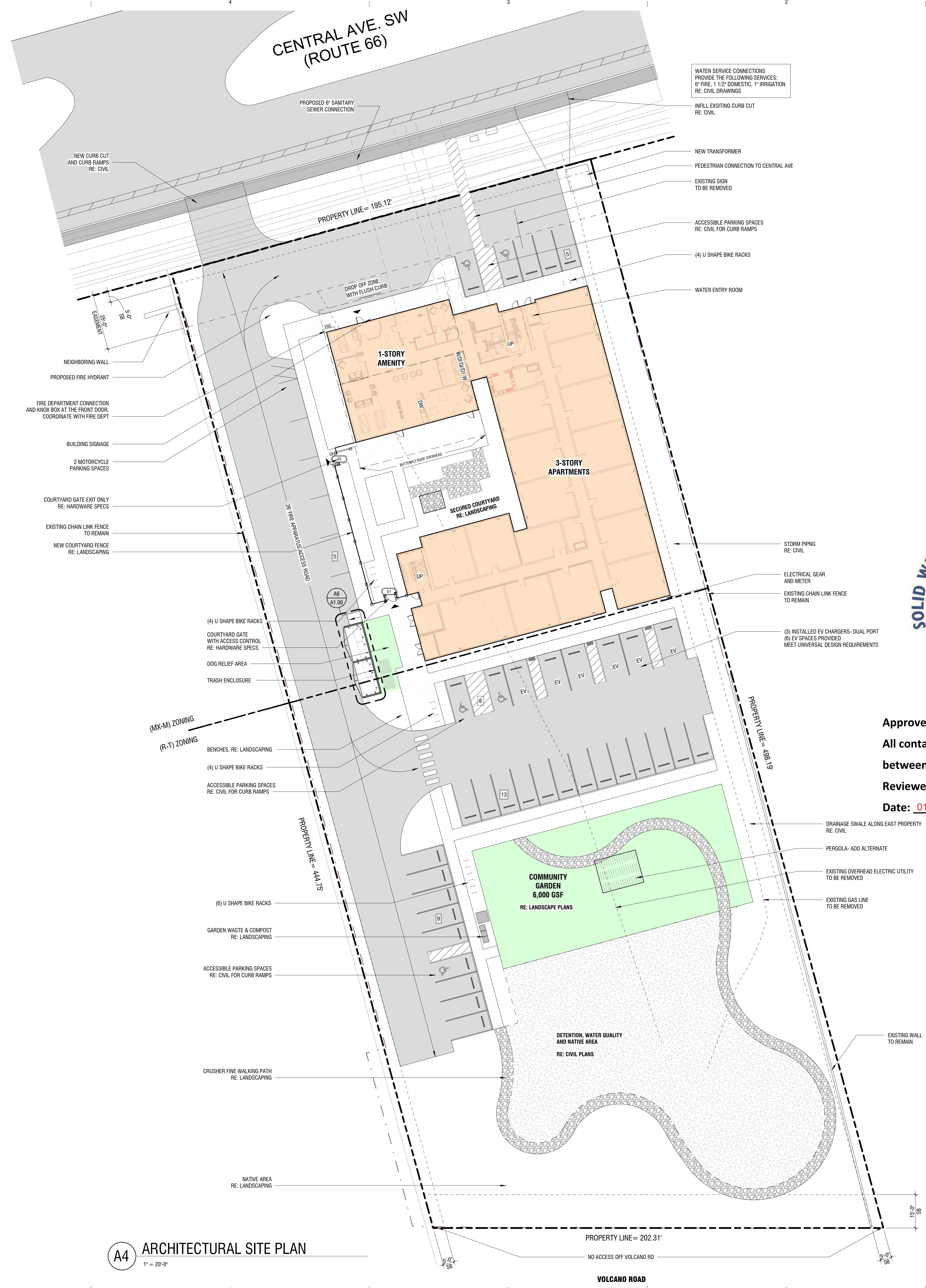
Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
 Reviewer: *Herman Gallegos*
 Date: 01-03-24
 Hazard Route Only



ROUTE 66 FLATS
 7600 CENTRAL AVE SW
 ALBUQUERQUE, NEW MEXICO

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

SCALE: As Indicated
 NO. **A1.00**



WATER SERVICE CONNECTIONS
 PROVIDE THE FOLLOWING SERVICES:
 8" FIRE, 1 1/2" DOMESTIC, 1" IRRIGATION
 RE: CIVIL DRAWINGS

INFILL EXISTING CURB CUT
 RE: CIVIL

NEW TRANSFORMER
 PEDESTRIAN CONNECTION TO CENTRAL AVE
 EXISTING SIGN
 TO BE REMOVED

ACCESSIBLE PARKING SPACES
 RE: CIVIL FOR CURB RAMPS

(4) U SHAPE BIKE RACKS

WATER ENTRY ROOM

STORM PIPING
 RE: CIVIL

ELECTRICAL GEAR
 AND METER
 EXISTING CHAIN LINK FENCE
 TO REMAIN

(3) INSTALLED EV CHARGERS- DUAL PORT
 (6) EV SPACES PROVIDED
 MEET UNIVERSAL DESIGN REQUIREMENTS

EXISTING WALL
 TO REMAIN

DRAINAGE SWALE ALONG EAST PROPERTY
 RE: CIVIL

PERGOLA- ADD ALTERNATE

EXISTING OVERHEAD ELECTRIC UTILITY
 TO BE REMOVED

EXISTING GAS LINE
 TO BE REMOVED

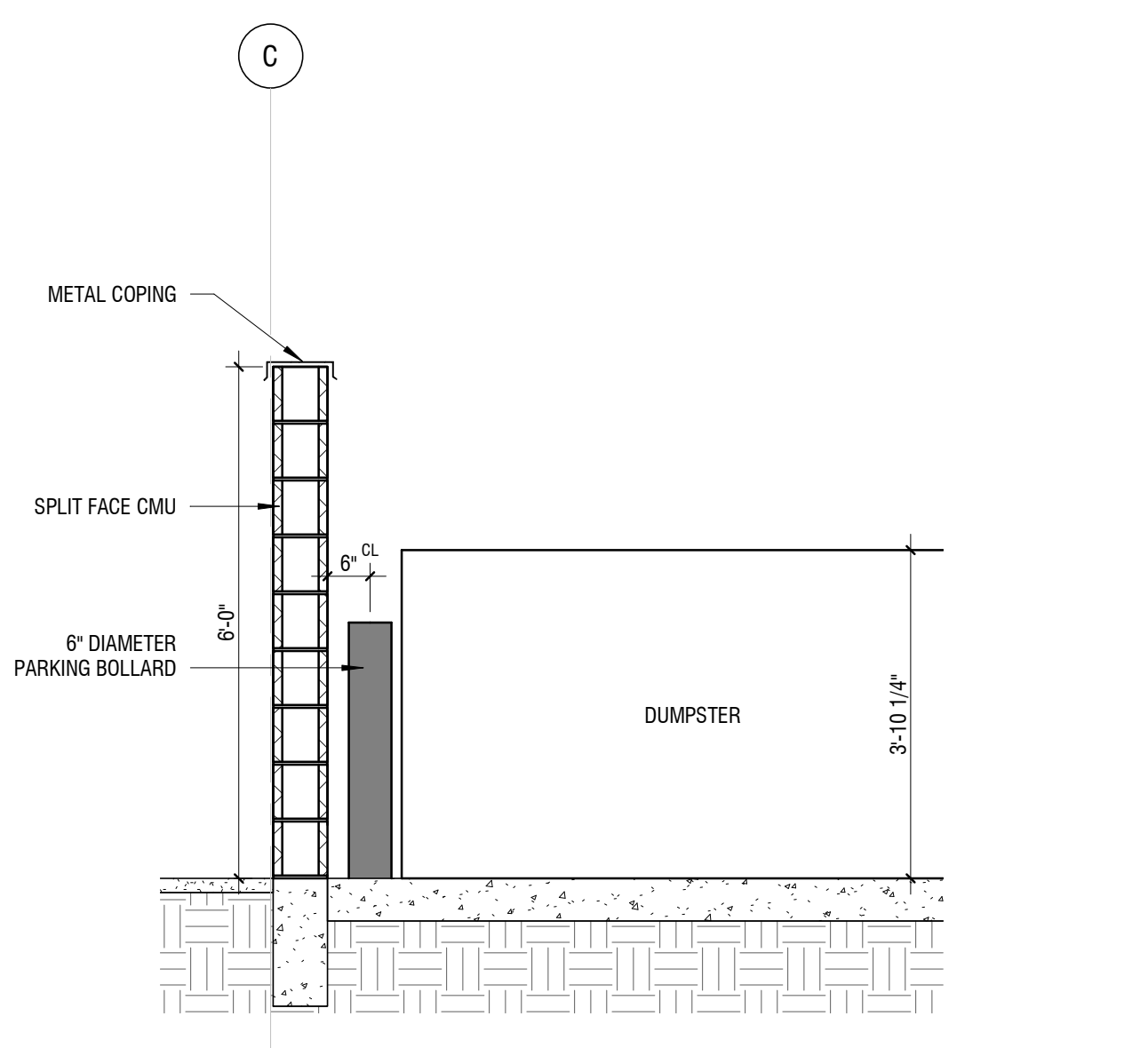
EXISTING WALL
 TO REMAIN

EXISTING WALL
 TO REMAIN

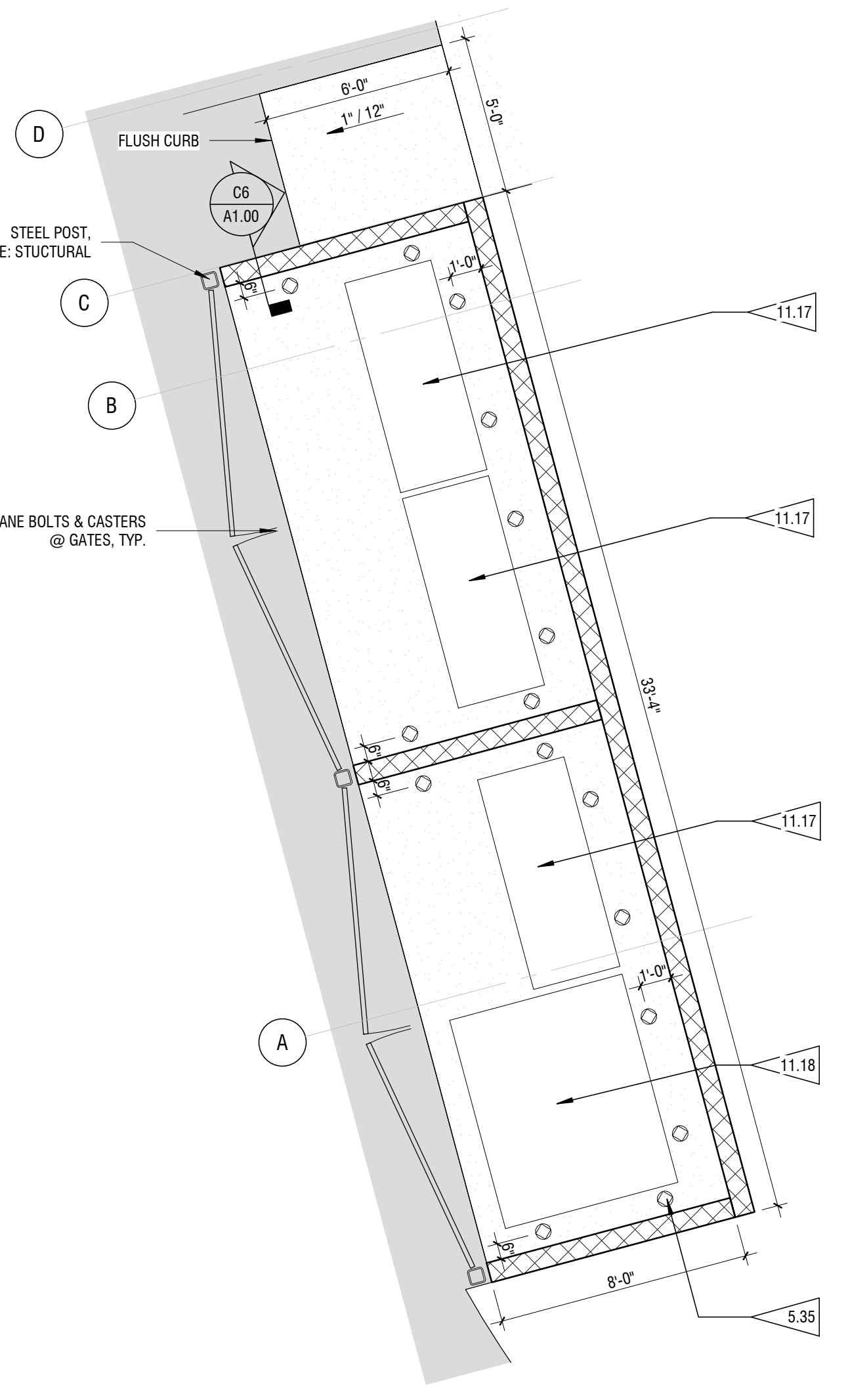
EXISTING WALL
 TO REMAIN

EXISTING WALL
 TO REMAIN

EXISTING WALL
 TO REMAIN



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"

