

SITE PLAN ADMINISTRATIVE - DFT SUBMITTAL
ROUTE 66 FLATS | PR-2024-009904

SECOND SUBMITTAL

DFT APPLICATION FORM

FORM P2

FORM P

ZONE ATLAS MAP

SITE PLAN & RELATED DRAWINGS



Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: TRACT 52, ATRISCO GRANT, UPC: 101005722814830517

Request Description: ROUTE 66 FLATS - SITE PLAN ADMINISTRATIVE APPLICATION

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan X Approved NA
- AMAFCA Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Renée C. Brissette
Hydrology Department

01/26/24
Date

Transportation:

- Traffic Circulations Layout (TCL) X Approved NA
- Traffic Impact Study (TIS) Approved X NA
- Neighborhood Impact Analysis (NIA) Approved X NA
- Bernalillo County Approved X NA
- MRCOG Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Ernest Armijo
Transportation Department

1/26/2024
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

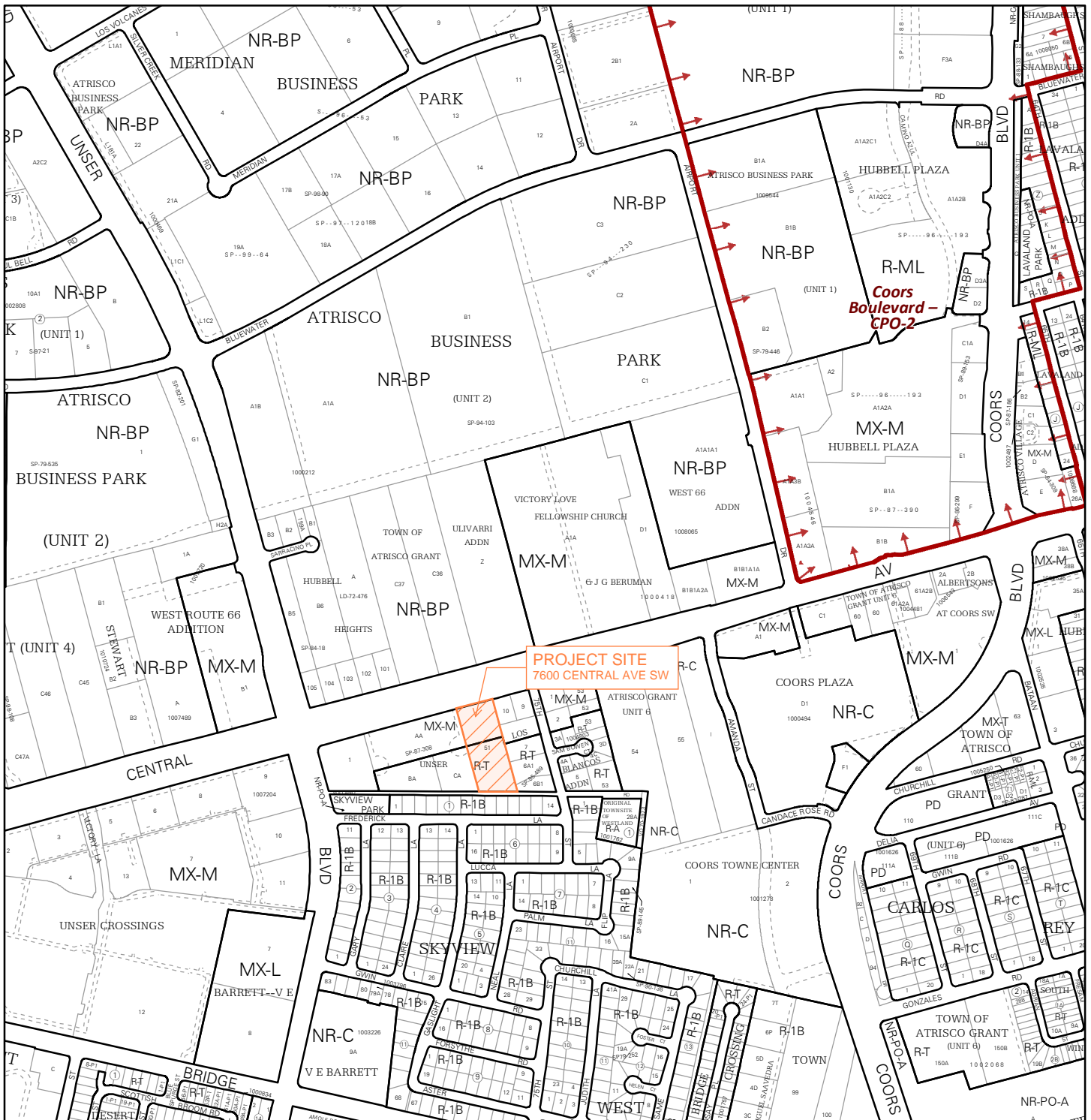
- Request for Availability submitted? X Yes No NA
- Availability Statement/Serviceability Letter Number 230629
- Note: Commitment for service is required prior to application approval.

[Signature]
ABCWUA

1/29/2024
Date


- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the Plan X Approved NA
- Fire Marshall Signature on the Plan X Approved NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

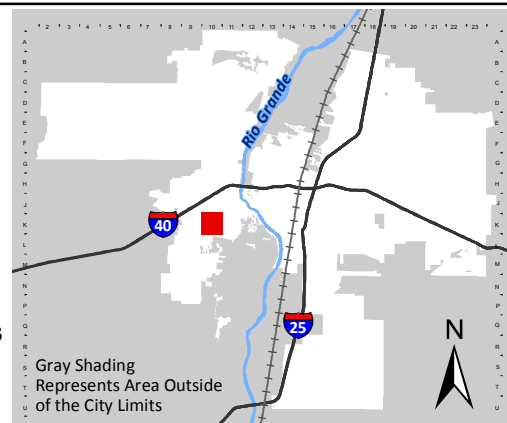


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018




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



Zone Atlas Page:
K-10-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits



Feet
0 250 500 1,000

SITE-0.0 : COVER SHEET

G003 : SURVEY

C-100 : DEMOLITION PLAN

C-101 : SITE PLAN

C-102 : SITE DETAILS

C200 : GRADING PLAN

C300 : UTILITY PLAN

SITE-1.0 : ARCHITECTURAL SITE PLAN

LS100 : LANDSCAPE NOTES

LS101 : OVERALL LANDSCAPE SITE PLAN

LS102 : LANDSCAPE SITE PLAN

LS501 : LANDSCAPE DETAILS

LS502 : LANDSCAPE DETAILS

LP101 : LANDSCAPE PLANTING PLAN

LP102 : LANDSCAPE PLANTING PLAN

LP501 : LANDSCAPE DETAILS

IR100 : IRRIGATION NOTES

IR101 : IRRIGATION PLAN

IR501 : IRRIGATION DETAILS

PH-01 : PHOTOMETRIC SITE PLAN

PH-02 : SITE LIGHTING DETAILS

SITE-5.0 : BUILDING ELEVATIONS

SITE-5.1 : BUILDING ELEVATIONS

SITE-5.2 : BUILDING ELEVATIONS

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: 2023-008589
APPLICATION NUMBER : PR-2024-009904



ADMINISTRATIVE SITE PLAN APPROVALS

TCL (K10-0065) - APPROVED	01/18/2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
AVAILABILITY STATEMENT - SIGNED	08/14/2023
ABC/WJA	DATE
HYDROTRANS # : K100065 - APPROVED	12/06/2023
HYDROLOGY	DATE
REF # : FP 23-014655 - APPROVED	08/23/2023
FIRE MARSHAL'S OFFICE	DATE
APPROVED	01/03/2024
SOLID WASTE DEPARTMENT	DATE

GENERAL NOTES

- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 15 TO OCTOBER 15. AT ALL OTHER TIMES THE INDIVIDUAL SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- 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.
- 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.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- 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

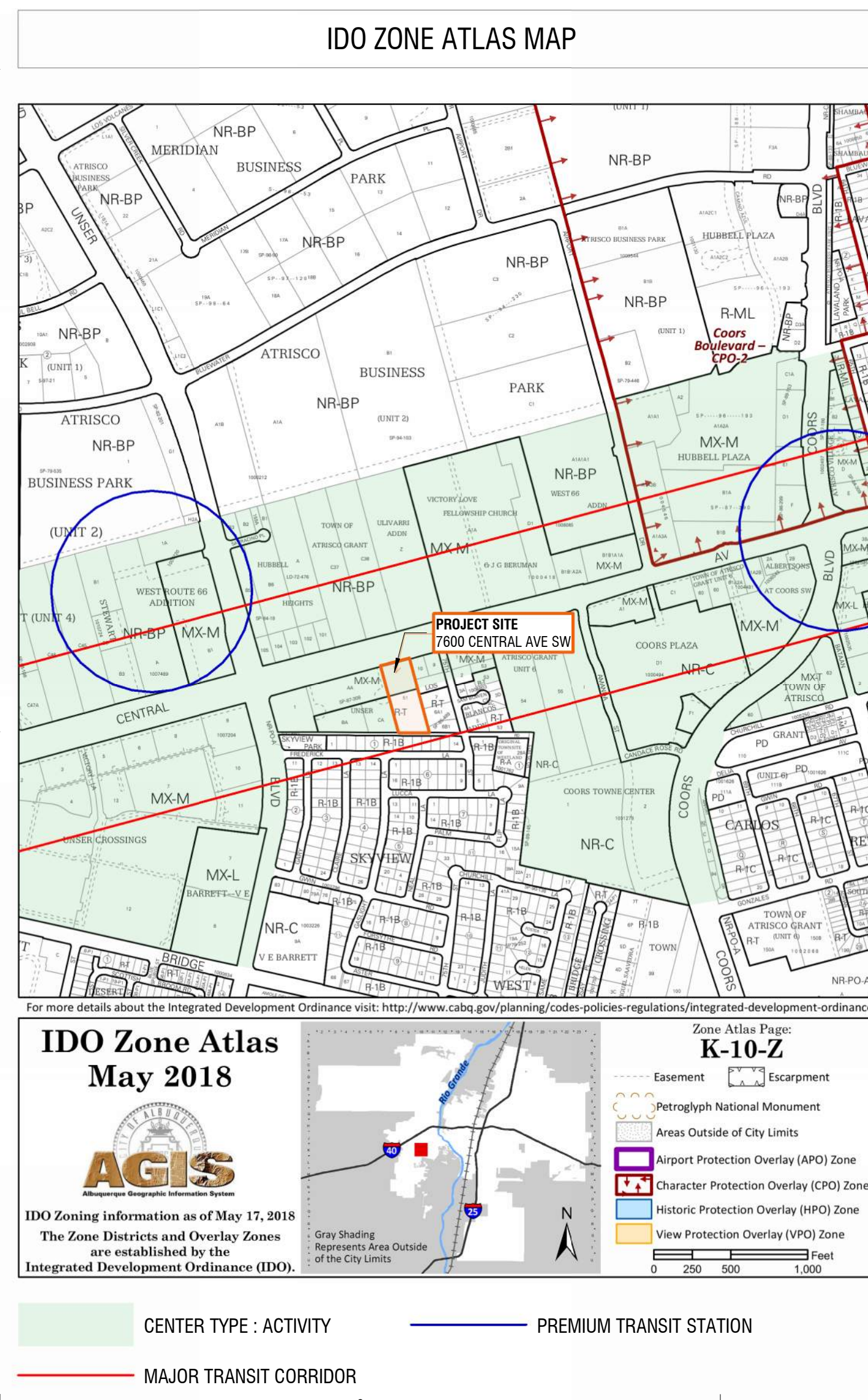
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer
X = Required [] = Public Hearing < > = Quasi-Judicial Hearing
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = 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

PERCENT of TTL	Bed / Bath	Name	CONCEPTUAL PROGRAM			Balkony	TTL	NOTES
			Av NLA	QTY	TTL			
91.2%	1/1	Unit 1.0	300	44	22,000	0	0	Type A units
6.2%	1/1	Unit 1.0	100	3	1,900	0	0	Property Manager Unit
2.1%	2/1	Unit 2.0	775	1	775	0	0	Yield
			Multi Family Average SF	506.98	42	24,335	0	Yield
Apartment RSF						24,335		
Core / Circulation						7,949		
Leasing / Lobby / Amenity						3,900		
Maintenance						600		
GLA						35,884	Parking & Balconies not included	
GBA						0	35,884	

Zone District	MX-M and B-1	On-Site Parking			
		Reduction	Req'd	Provided	
Parking	1.2 / unit	1 bedroom	47	56	
Zoning Requirement	1.8 / unit	2 bedroom	1	1	
Amenity	3 / 1,000sf	3,000sf x 3 x 3	9	9	calculations round down
Total required	50%		33	66	
EV Stalls (10%)	(2 car reduction per station)		6	6	Provide panel space, conduit, 200/240 volt and 40 amp circuit EV chargers installed
Proximity to Transit	(20% reduction)		20	20	reductions round up.
Motorcycle parking	1 per 25 cars		2	2	
Bicycle parking	10%		7	24	
Loading Space / NA					
Open space	1 bedroom - 225SF	225	47	10,575	
	2 bedroom - 285SF	285	1	285	
				10,960	

BUILDING & CODE INFORMATION

OCCUPANCY CONSTRUCTION TYPE	R-2, A-3, B
SPRINKLER SYSTEM	V-A
NUMBER OF STORIES	NFPA 13R
GROSS BUILDING AREA	3
	35,884 SF

ZONING / MULTIFAMILY CENTER TYPE	MX-M (IDO : 4-3(B)(8) & R-T (IDO : 4-3(D)(1))
CITY DEVELOPMENT AREA	ACTIVITY (IDO : 14-16-7-1)
MAJOR TRANSIT CORRIDOR	AREA OF CHANGE (IDO : 14-16-7-1)
CITY COUNCIL MRA W/ ADOPTED PLAN OVERLAY ZONE	DISTRICT 3
	WEST CENTRAL
	N/A

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	SO. FT.	ACRES
GENERAL ZONE LOT INFORMATION		103,679 GSF	2.38 ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)		N/A	N/A
AREA TO BE DEDICATED FOR ADDITIONAL RIGHT OF WAY		N/A	N/A
NET PROJECT AREA (AFTER DEDICATING OF ANY NEEDED PUBLIC RIGHT OF WAY)		N/A	N/A
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY ST = CENTRAL AVE. SW		
PROPOSED USES	AFFORDABLE HOUSING		
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY)	48 UNITS		
GROSS FLOOR AREA FOR EACH USE (FOR NON RESIDENTIAL AND MIXED USE PROJECTS)	35,884 GSF		
COMMUNITY GARDEN	6,000 SF		
BUILDING FORM USED	GENERAL		
DESIGN ELEMENTS (PER IDO TABLE 5-1-2)	REQUIRED	PROVIDED	
BUILDING HEIGHT, FEET (MAX)	48 FT	38'-3"	
USABLE OPEN SPACE (MIN) - 1BR : 225 SF/UNIT, 2BR : 285 SF/UNIT	225 x 47 = 10,575 SF	TOTAL PROVIDED : 48,950 SF	
MIN WIDTH : 10'-0"	10'-0"		
AVERAGE : 10' + 11'-2"			
MINIMUM : 10'-0"			
MAXIMUM : 10'-0"			
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"	
STREET SIDE : NOT APPLICABLE		N/W : 60'-5"	
REAR (MINIMUM)	15 FT	299'-5"	
PARKING	REQUIRED	PROVIDED	
STANDARD SPACES (1 BEDROOM : 1.2 / UNIT)	1.2 x 47 = 56		
STANDARD SPACES (2 BEDROOM : 1.6 / UNIT)	1.6 x 1 = 1		
STANDARD SPACES (AMENITY : 3 / 1000 SF @ 3,000 SF)	3 x 3 = 9		
ACCESSIBLE (2%)	40 x 2% = 0.8	5 SPACES	
TOTAL REQUIRED:	66 SPACES		
TRANSIT CORRIDOR REDUCTION (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 12645SF = 252,851	382,58F	
TOTAL TRANSPARENCY SIDE STREET (%)	N/A	N/A	

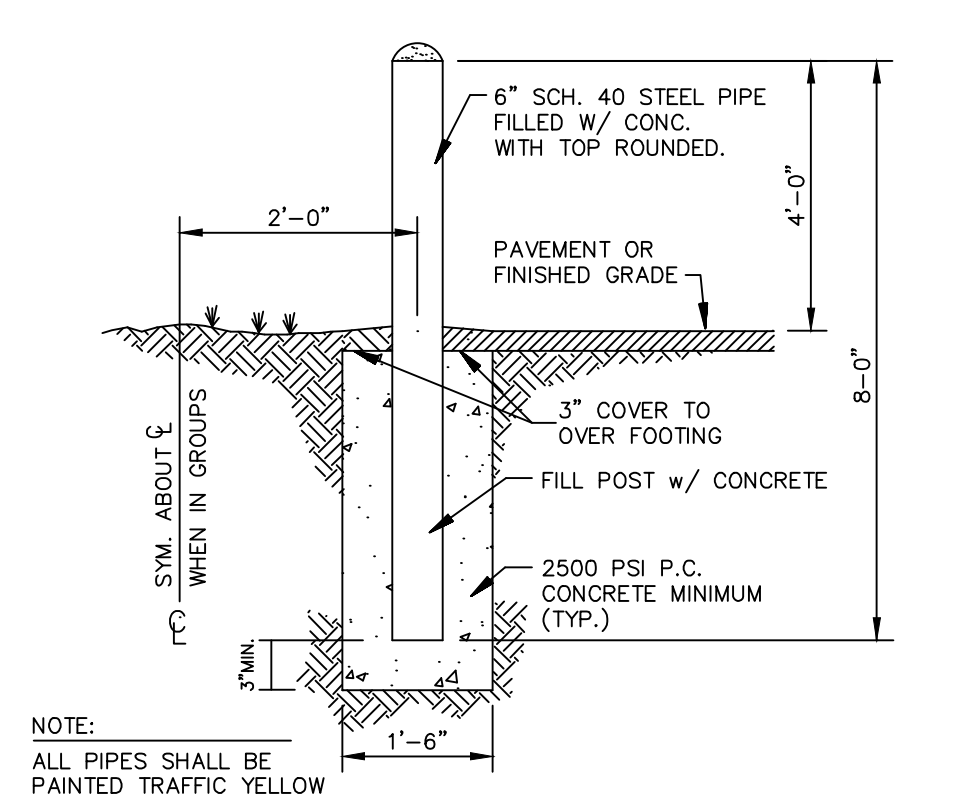
APPLICABLE IDO STANDARDS

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

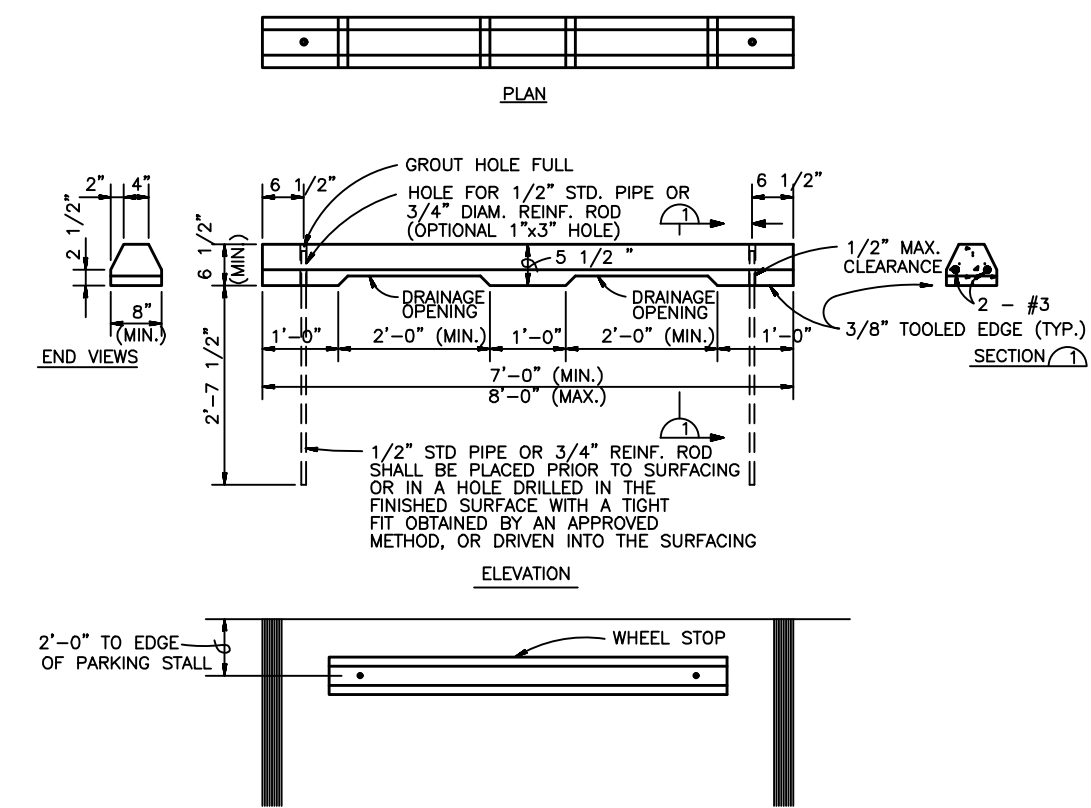


ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

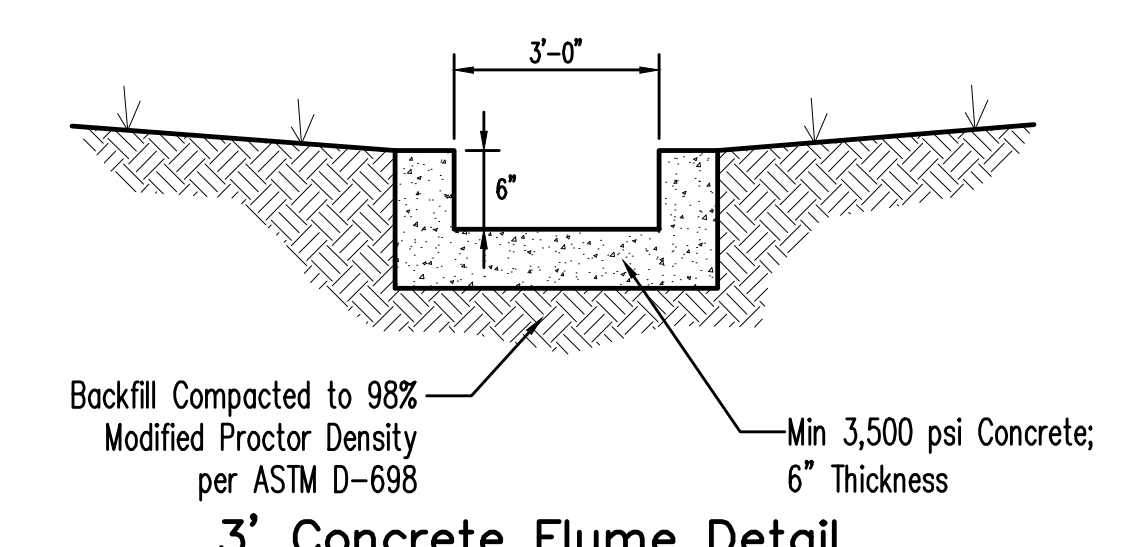
REV: _____
DRAWN: TB
REVIEWED: EP
DATE: 3/8/2024
PROJECT #: 21018
SHEET TITLE: COVER SHEET
SCALE: 1/2" = 1'-0"
NO. SITE-0.0



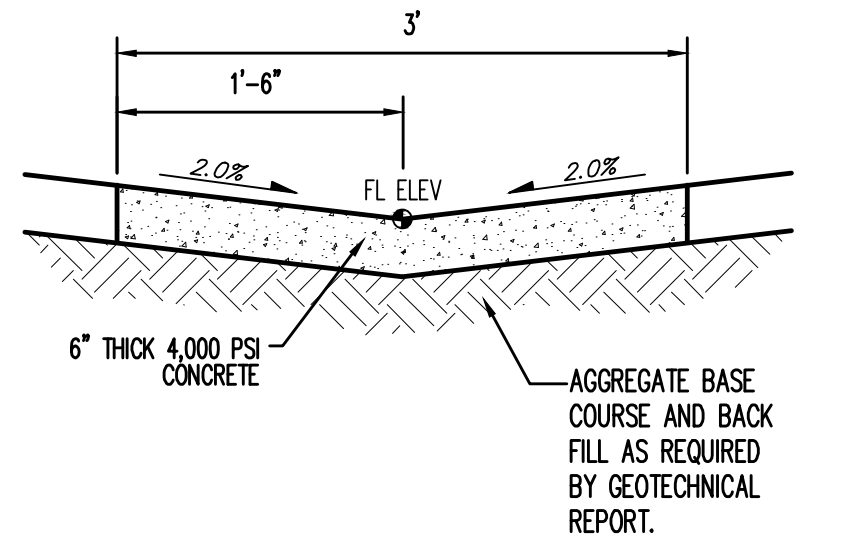
Pipe Bollard Detail
NTS



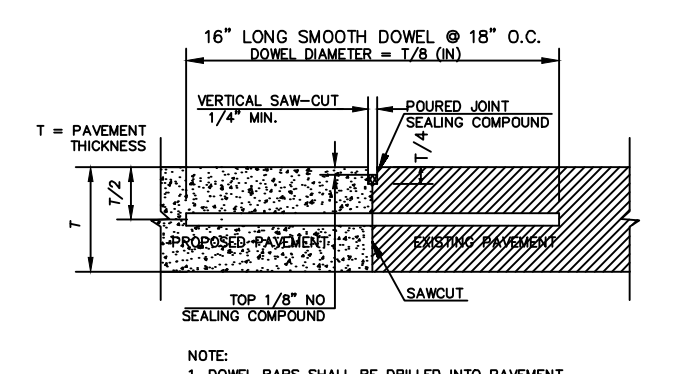
Precast Concrete Wheel Stop
NTS



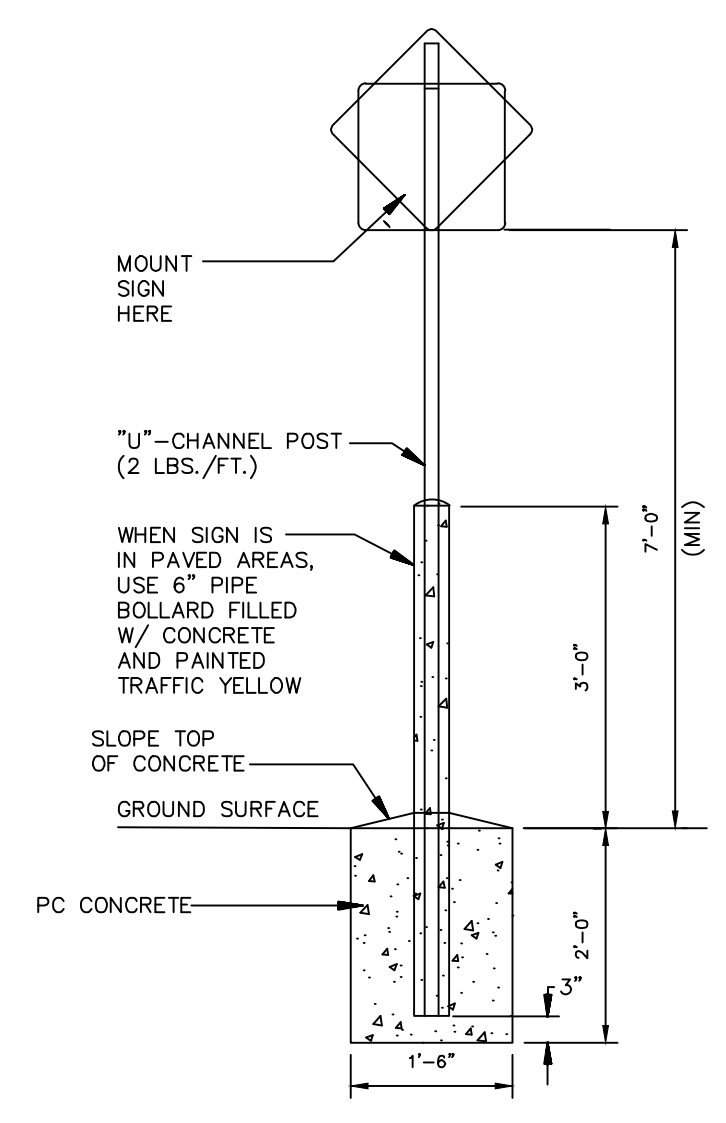
3' Concrete Flume Detail
NTS



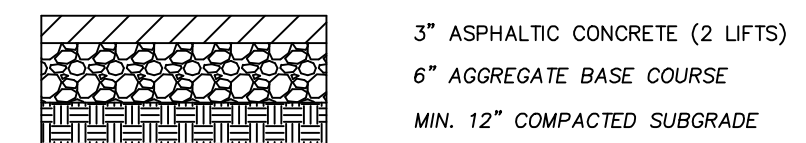
Valley Gutter Detail
NTS



Concrete Sidewalk Butt Joint
NTS

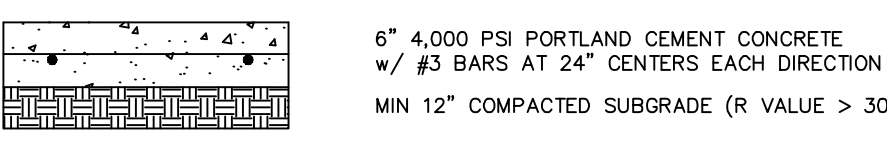


Standard Sign Base
NTS



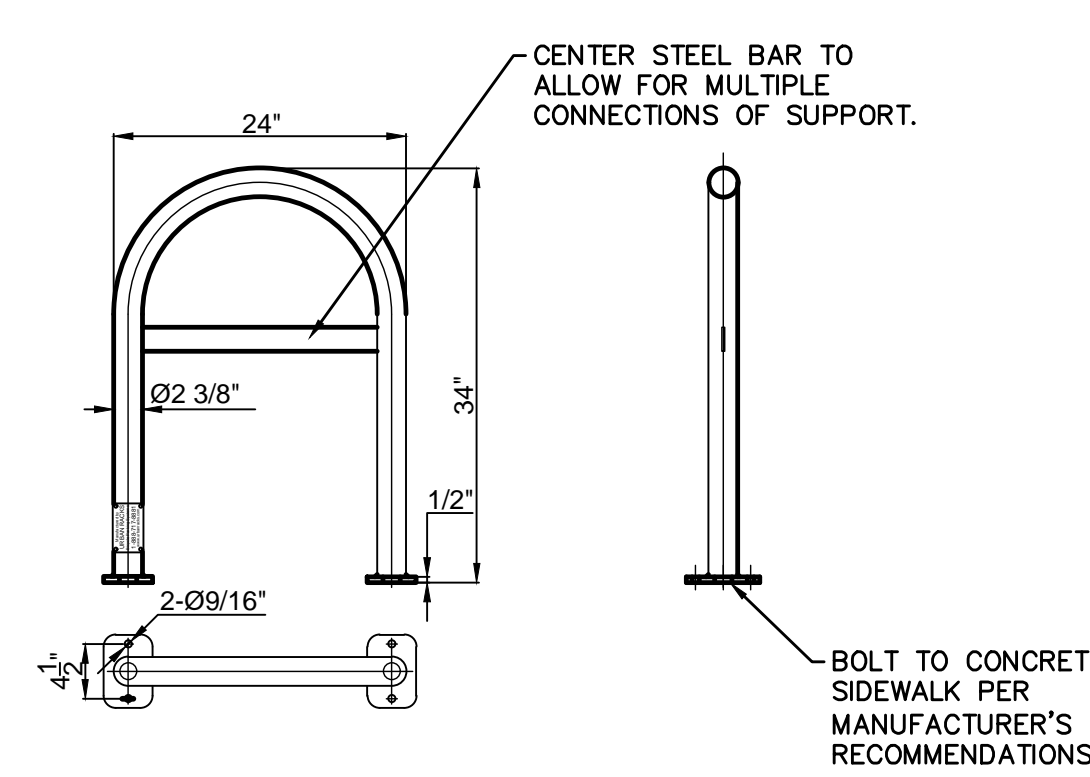
- NOTES:
- ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 - ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
 - AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
 - SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (A-7-35) AS DETERMINED BY ASTM D-1557.
 - ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section
N.T.S.



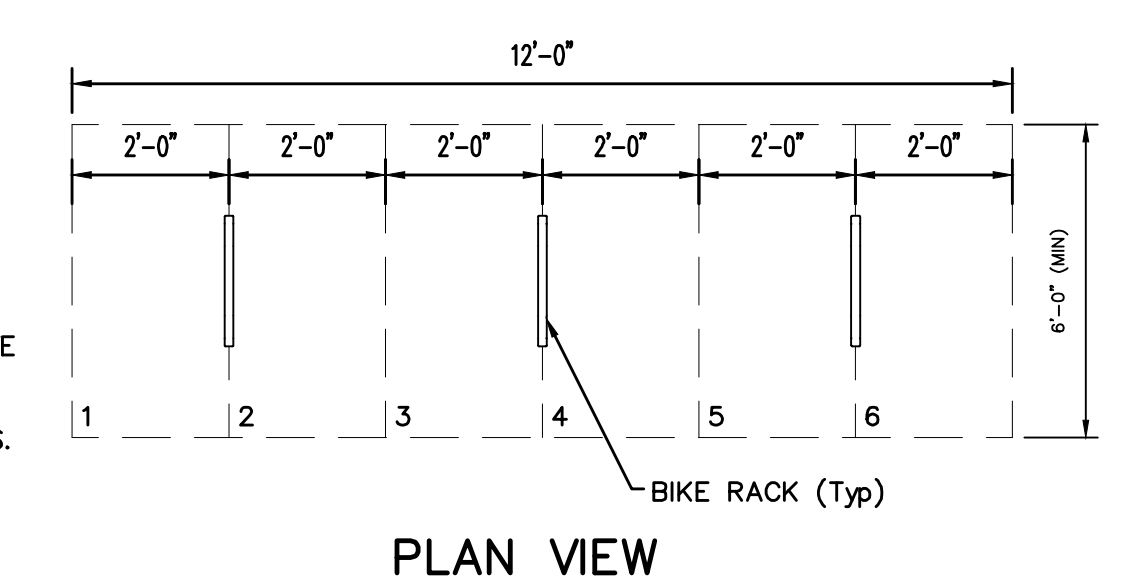
- NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section
N.T.S.

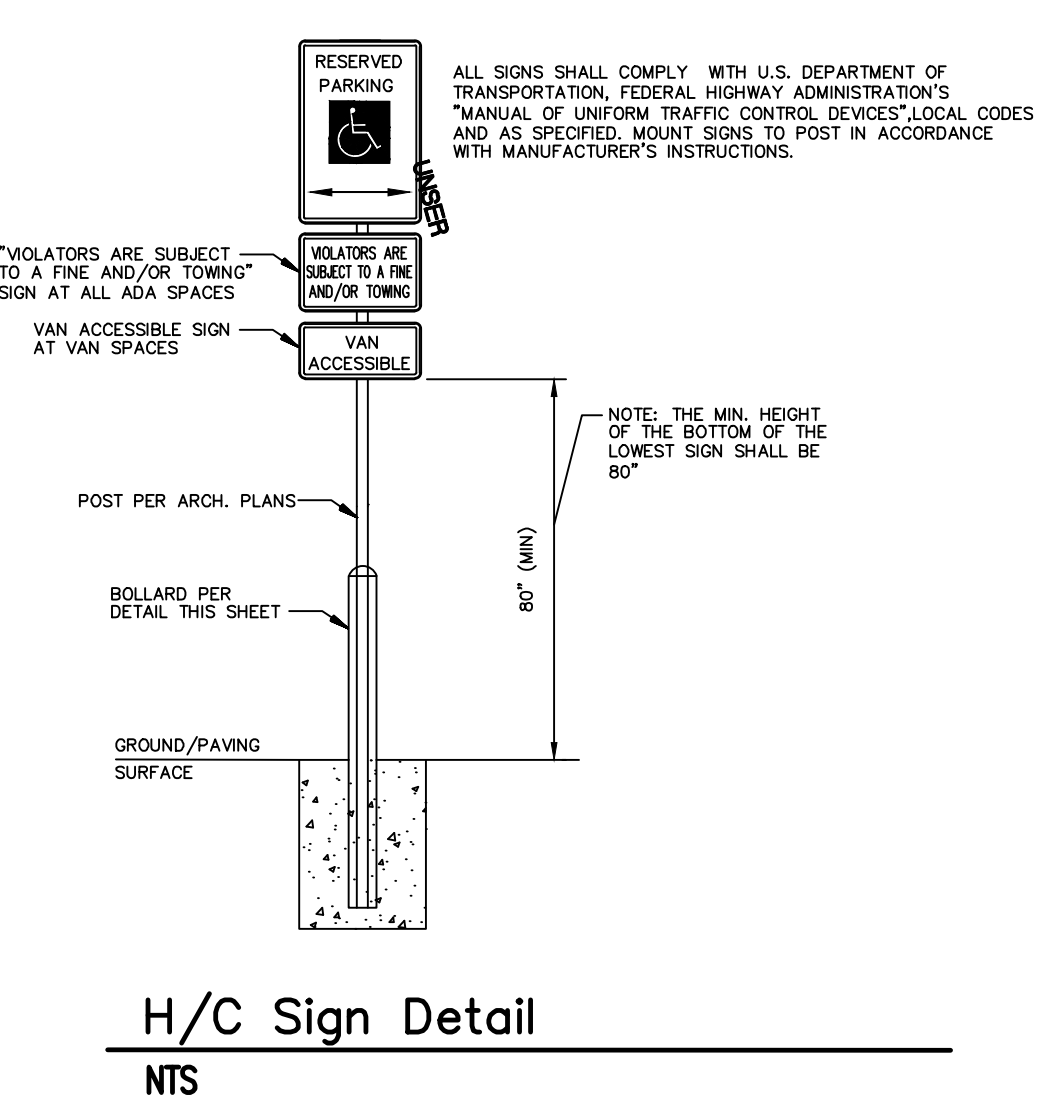


- Notes:
- Finish: Powder Coated - Color per Architect to Complement Building
 - Installation must be completed in accordance with specifications
 - For more product and company information please visit www.urbanracks.com

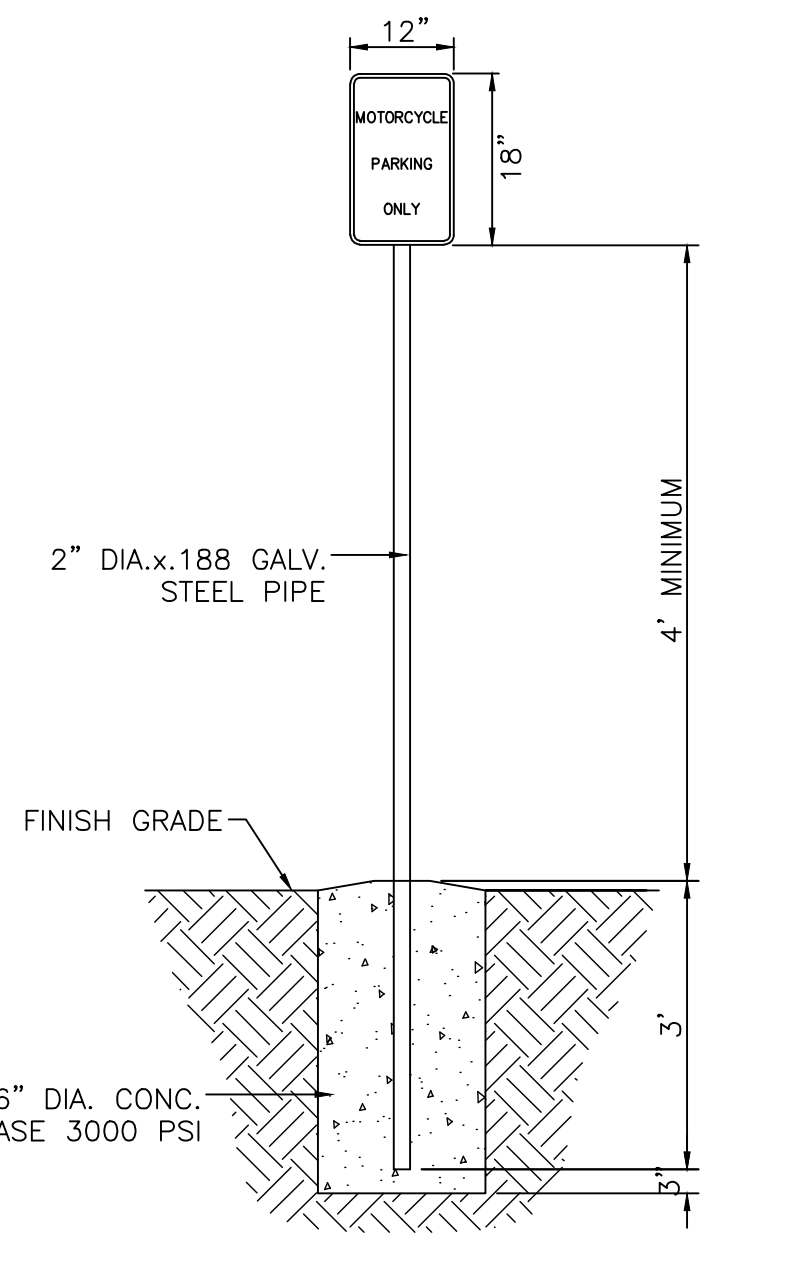
Urban Rack (UB-1000-STD)
NTS



PLAN VIEW



H/C Sign Detail
NTS



Motorcycle Parking Sign
NTS

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

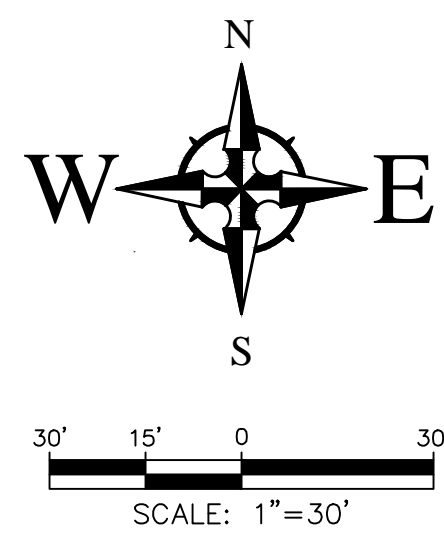


ROUTE 66 FLATS
HIGH DESERT HOUSING
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

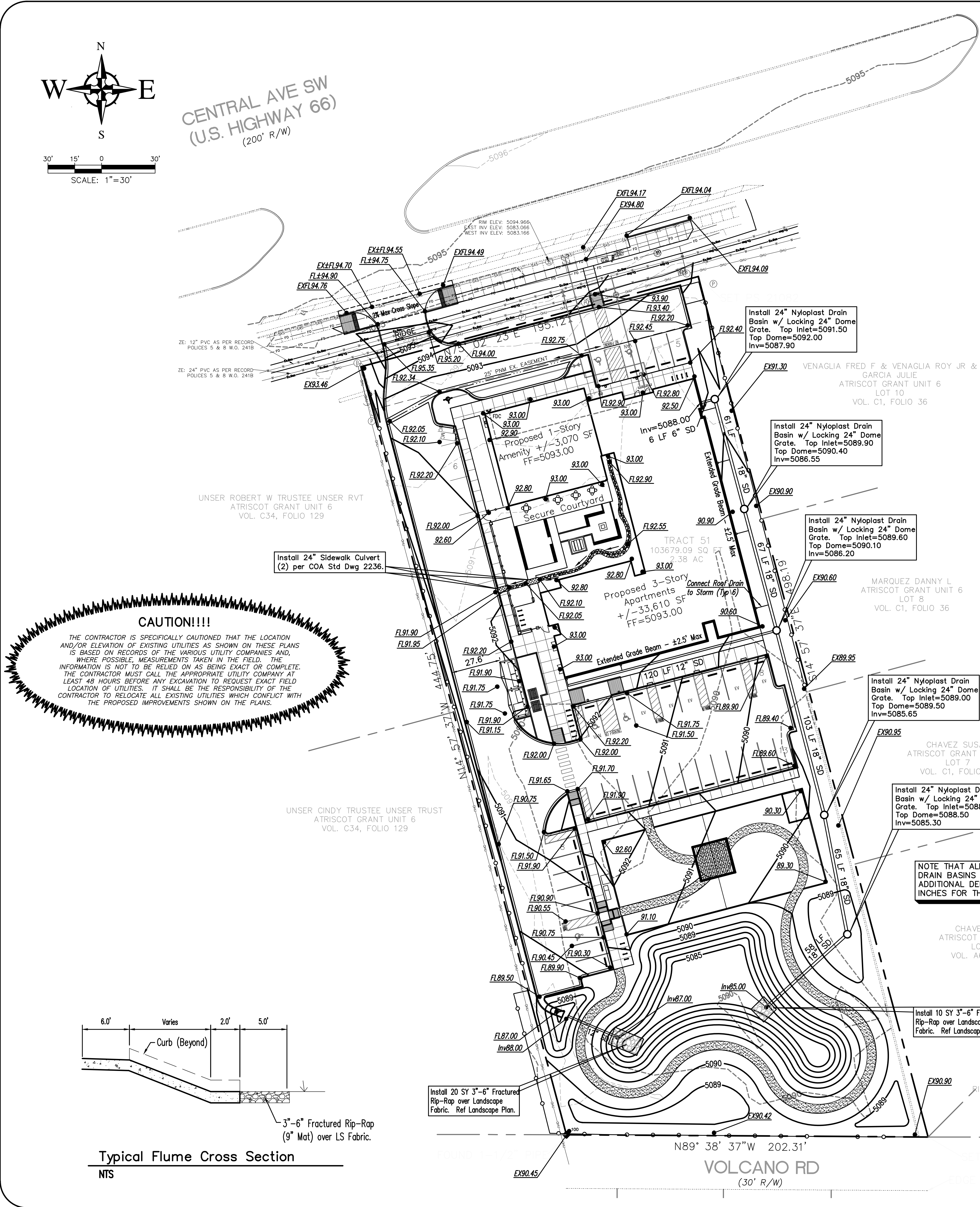
REV:

DRAWN: Author
REVIEWED: Approver

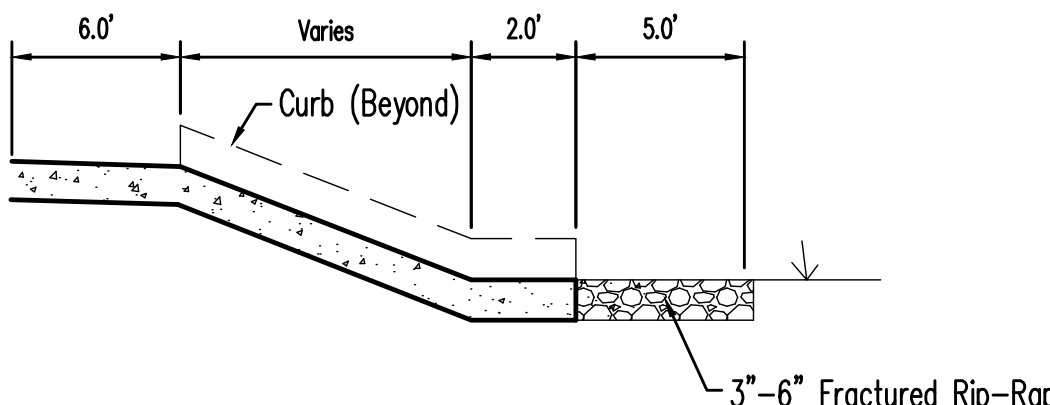
DATE: 3/8/2024
PROJECT #: 21018
SHEET TITLE:
SITE DETAILS



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

IMPERVIOUS AREA CALCULATIONS

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

STORMWATER QUALITY VOLUME CALCULATION
TOTAL IMPERVIOUS AREA = 52,616 SF
SWQ VOLUME 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

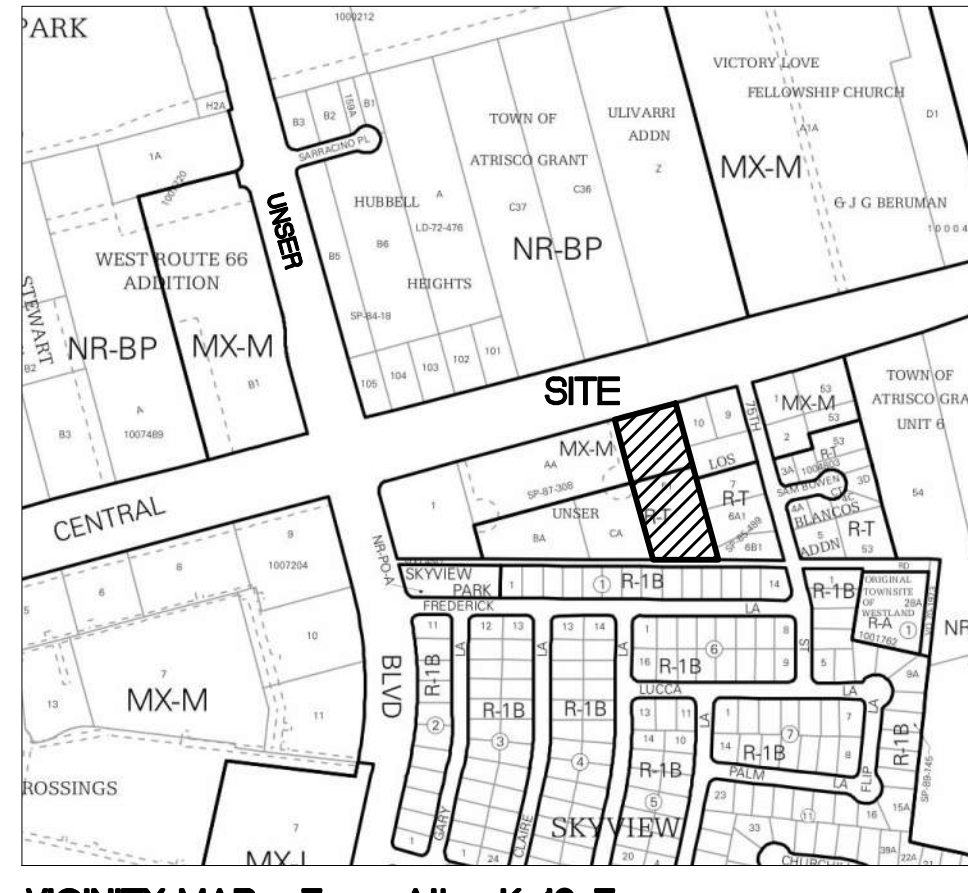
Proposed Drainage Calculations

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

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.

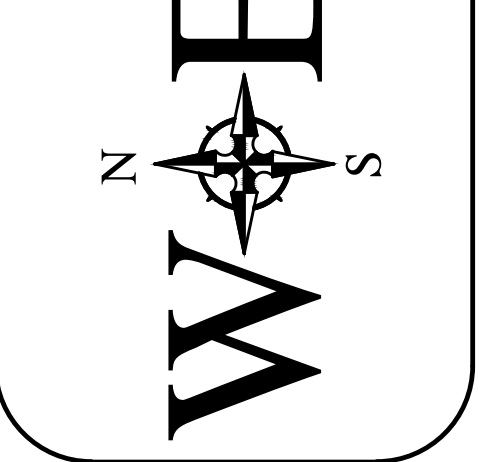
NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

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) 980-3560



Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Grading Plan

C-200



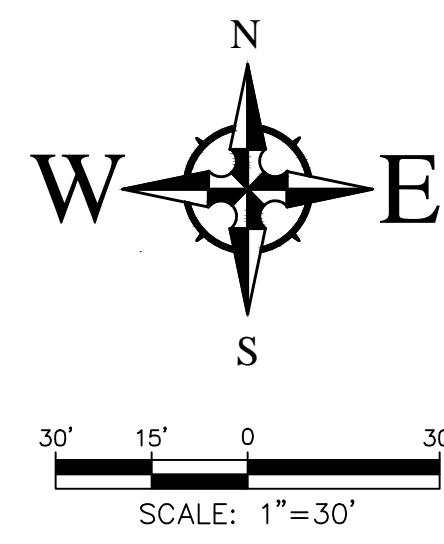
**ROUTE 66 FLATS
HIGH DESERT HOUSING**
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

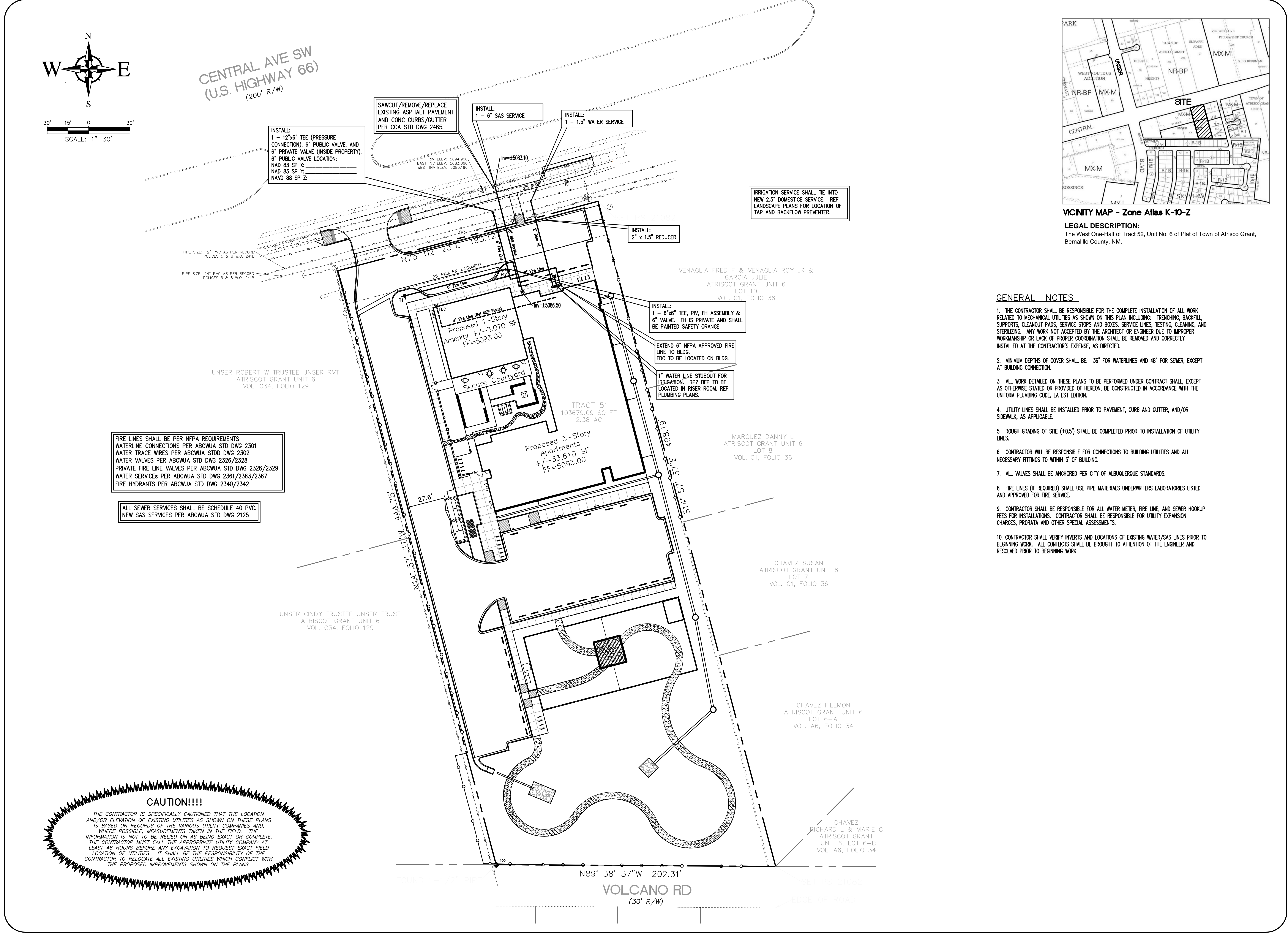
DRAWN: Author
REVIEWED: Approver
DATE: 3/8/2024
PROJECT #: 21018
SITE PLAN SUBMITTAL
SHEET TITLE:
GRADING PLAN

SCALE:

NO. C200



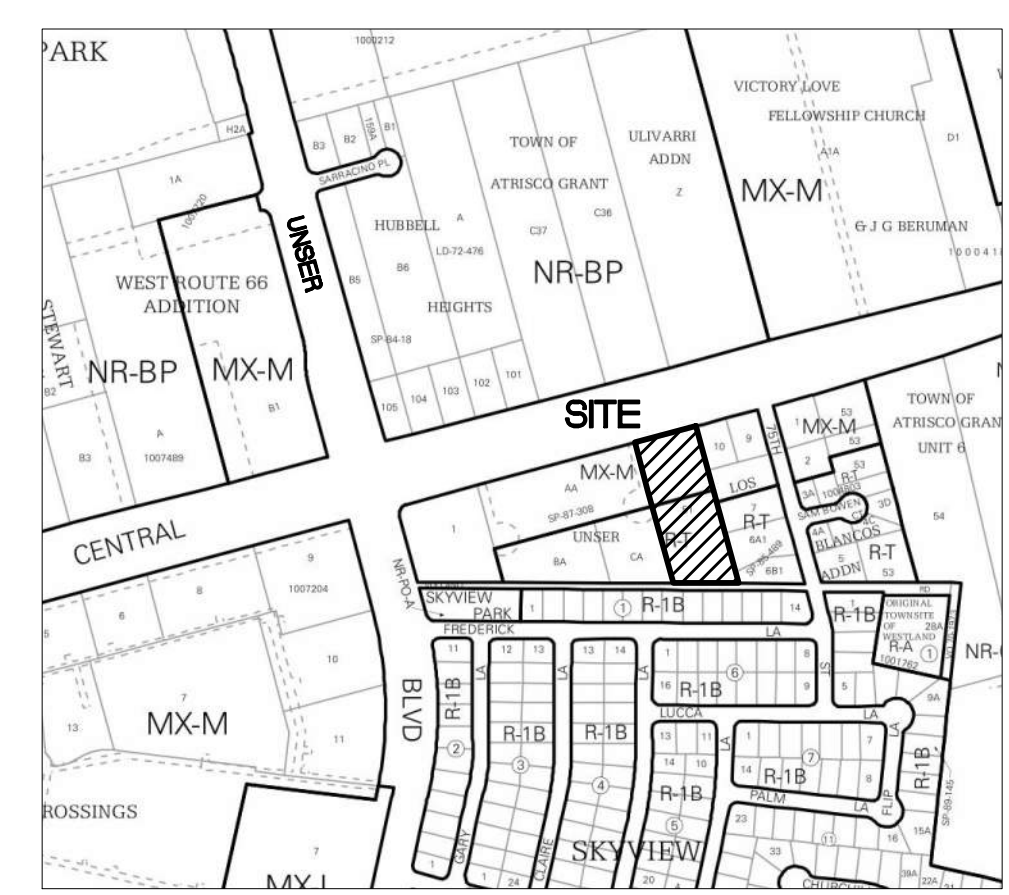
CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)



FIRE LINES SHALL BE PER NFPA REQUIREMENTS
WATERLINE CONNECTIONS PER ABCWJA STD DWG 2301
WATER TRACE WIRES PER ABCWJA STDD DWG 2302
WATER VALVES PER ABCWJA STD DWG 2326/2328
PRIVATE FIRE LINE VALVES PER ABCWJA STD DWG 2336/2329
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

CAUTION!!!!
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VICINITY MAP - Zone Atlas K-10-Z
LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

GENERAL NOTES

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

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGN	

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



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

Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Design Development
Utility Plan

C-300



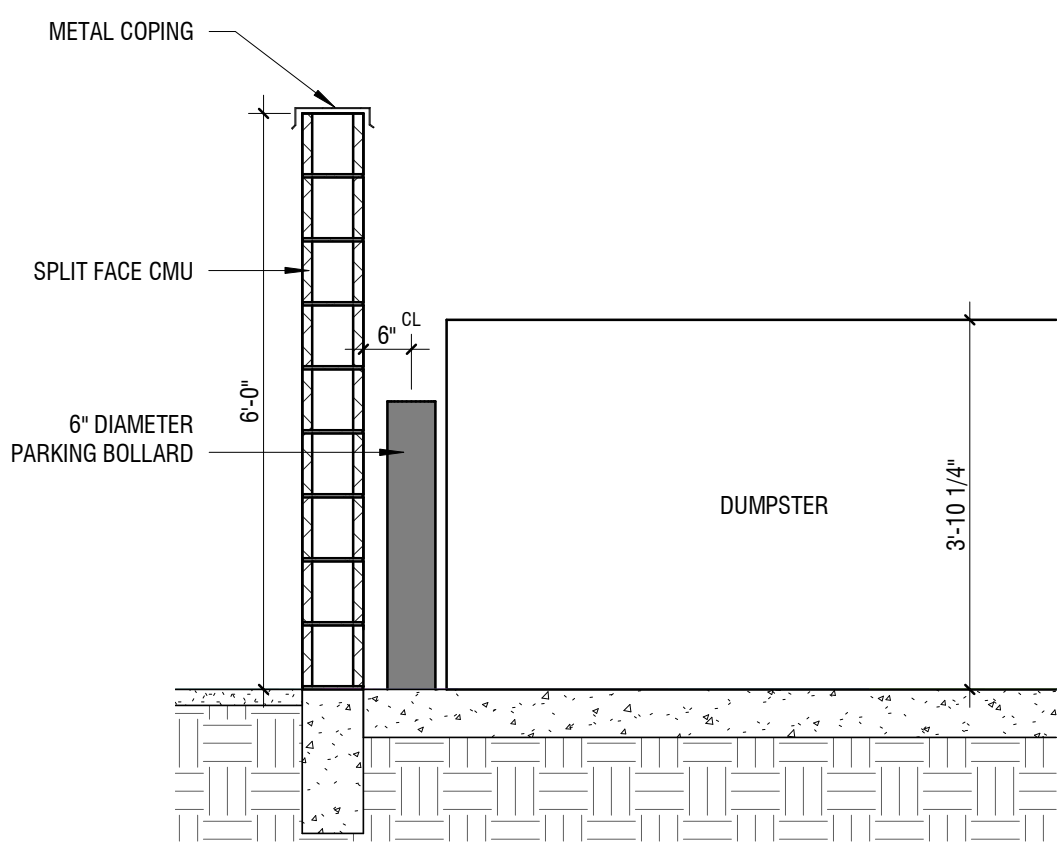
**ROUTE 66 FLATS
HIGH DESERT HOUSING**
7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

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

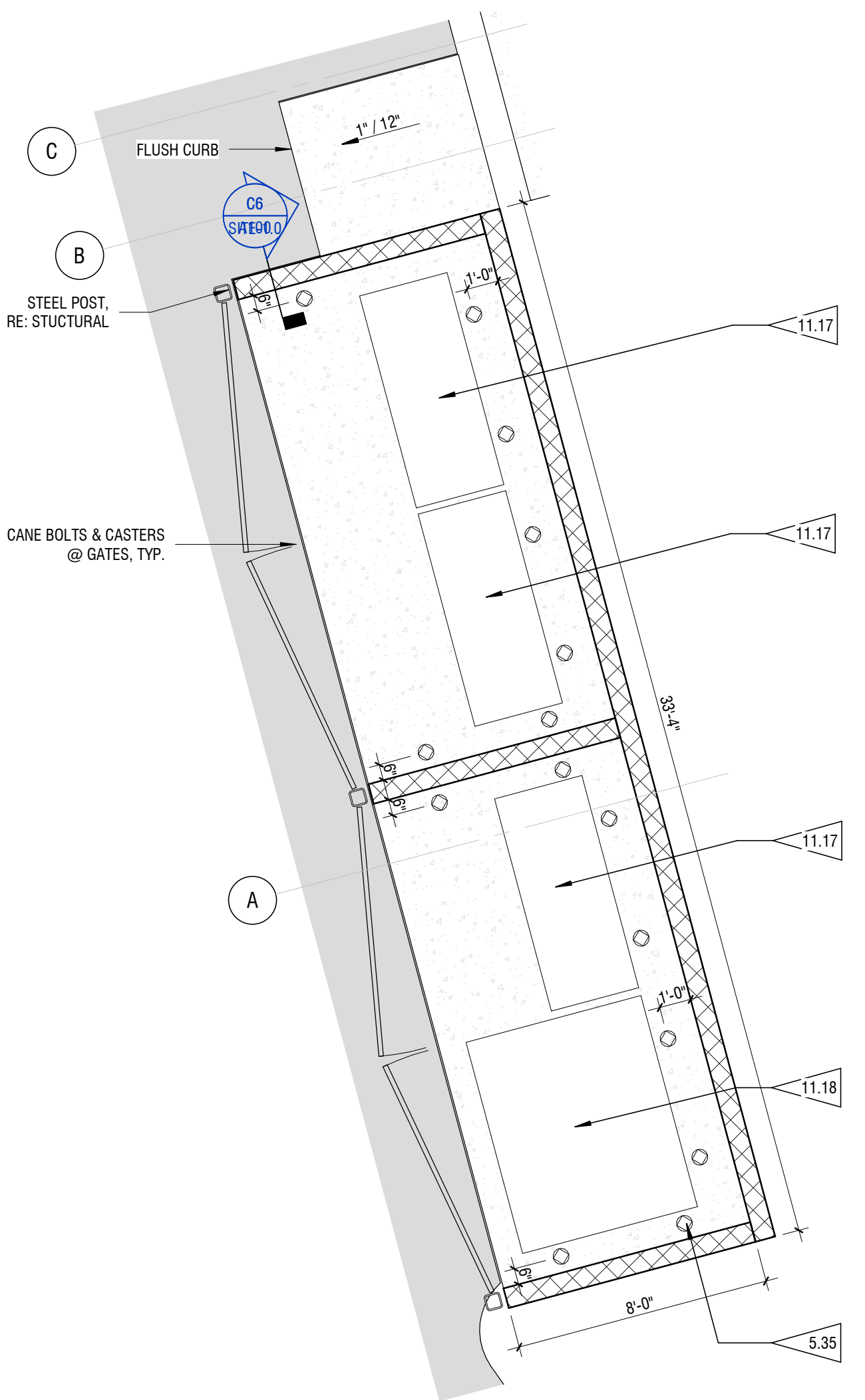
SOLID WASTE CALCS:
 48 UNITS x 0.55 = 26 CUBIC YARDS
 PROVIDED : 3 X 2 CUBIC YARD = 6 CUBIC YARDS, SERVICED 4X PER WEEK

RECYCLING CALCS:
 48 UNITS X 0.12 = 6 CUBIC YARDS

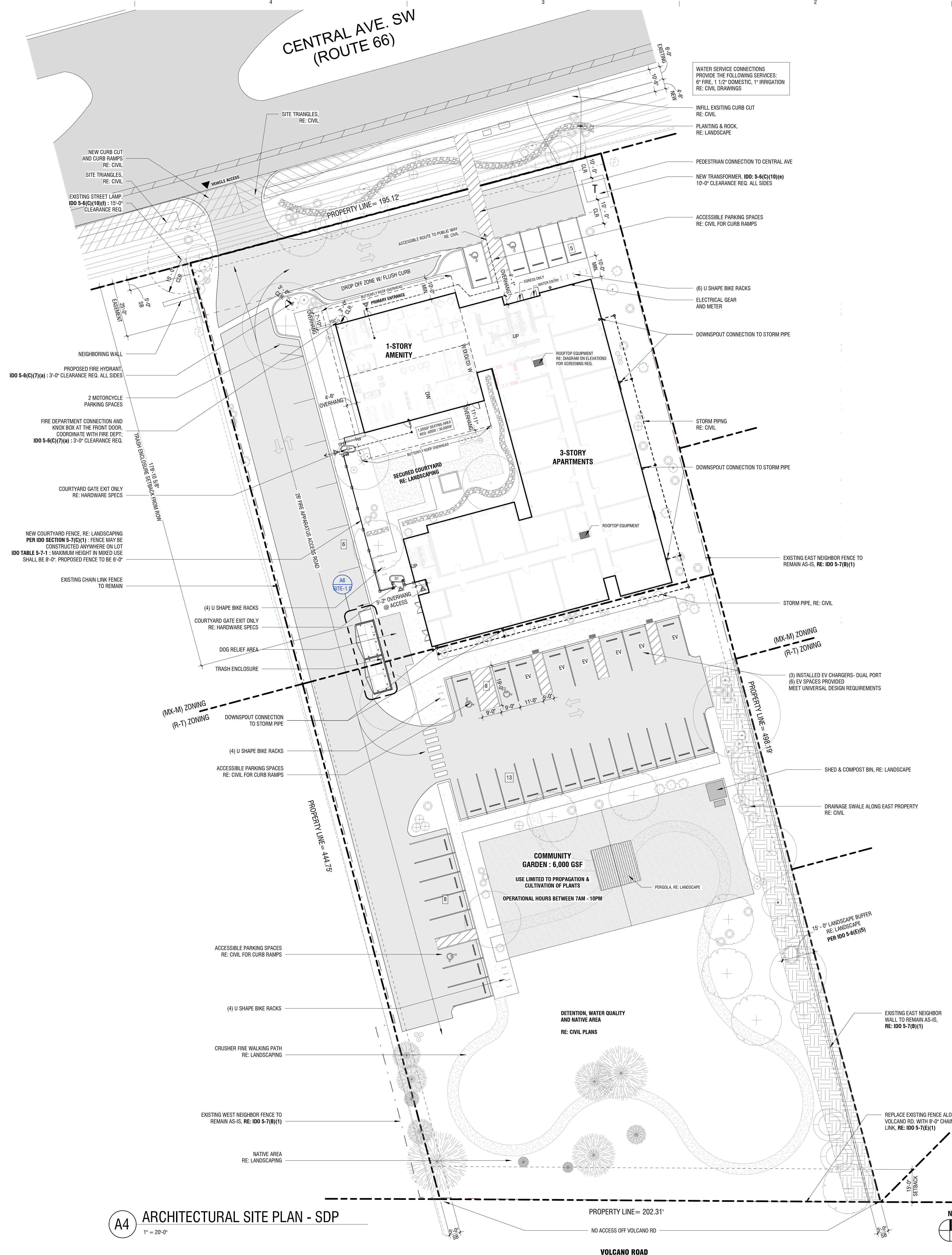
- NOTES:**
- RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE
 - NO DEVELOPMENT GATES
 - DUMPSTERS LOCATED AT SAME LEVEL AS DRIVE
 - NO TRASH COMPACTOR
 - NO TRASH CHUTES
 - NO OVERHEAD CLEARANCE RESTRICTIONS (MIN 14'-2" AT ACCESS, MIN 30' AT SERVICE)
 - PROJECT WILL NOT ALTER EXISTING TRASH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



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



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

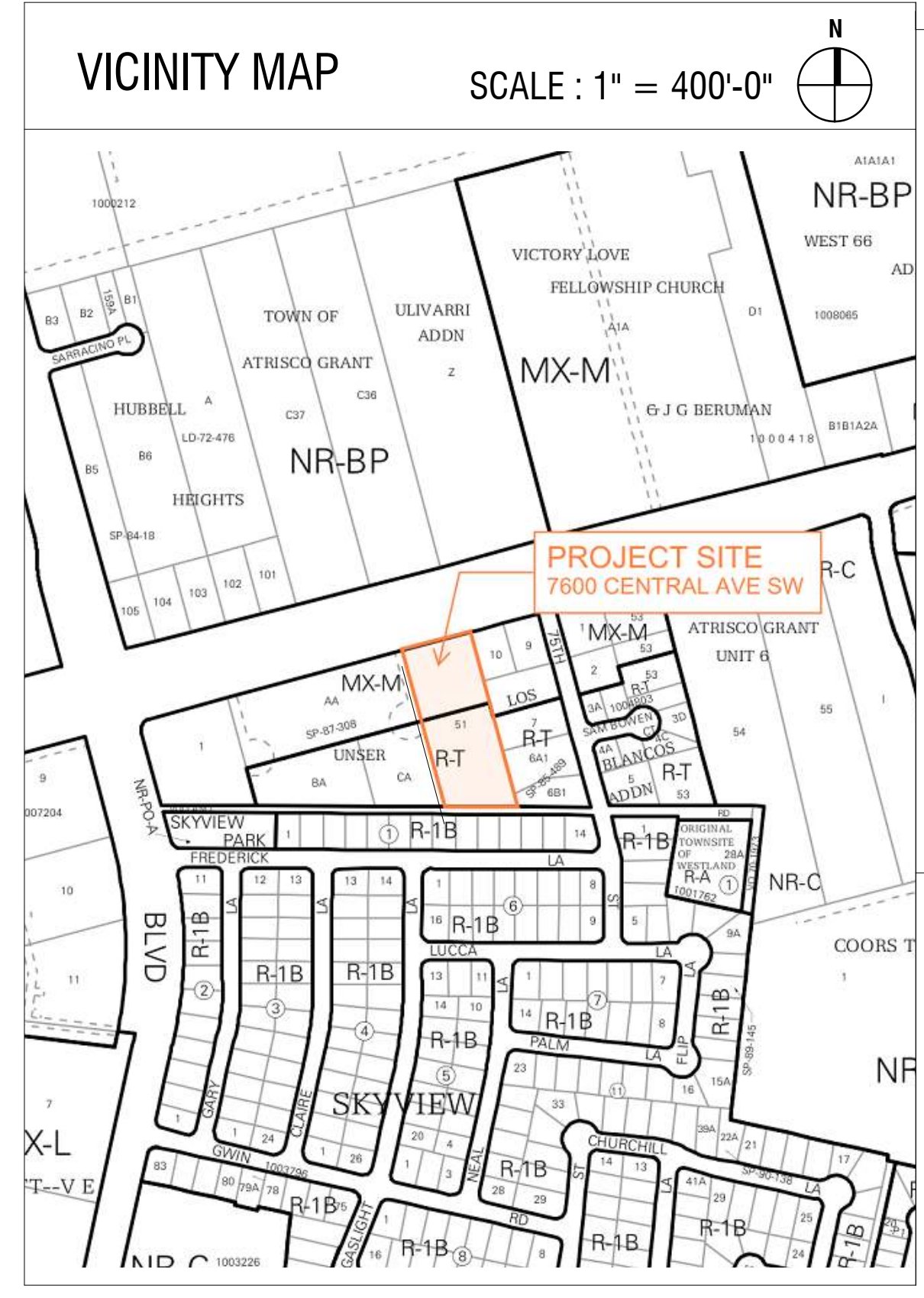


A4 ARCHITECTURAL SITE PLAN - SDP
 1" = 20'-0"

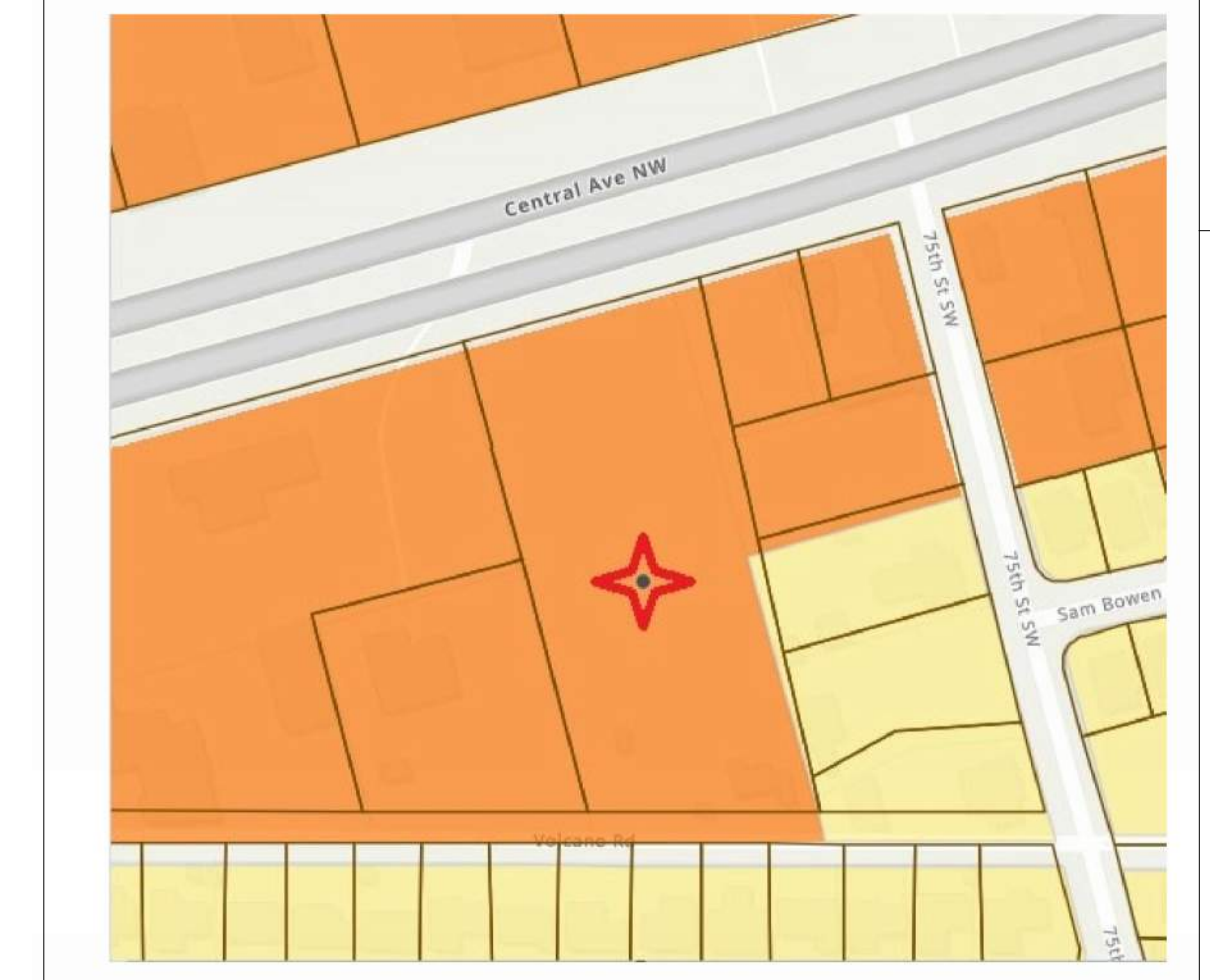
STATISTICAL INFORMATION :
 PROVIDED ON COVER SHEET

SITE PLAN LEGEND

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

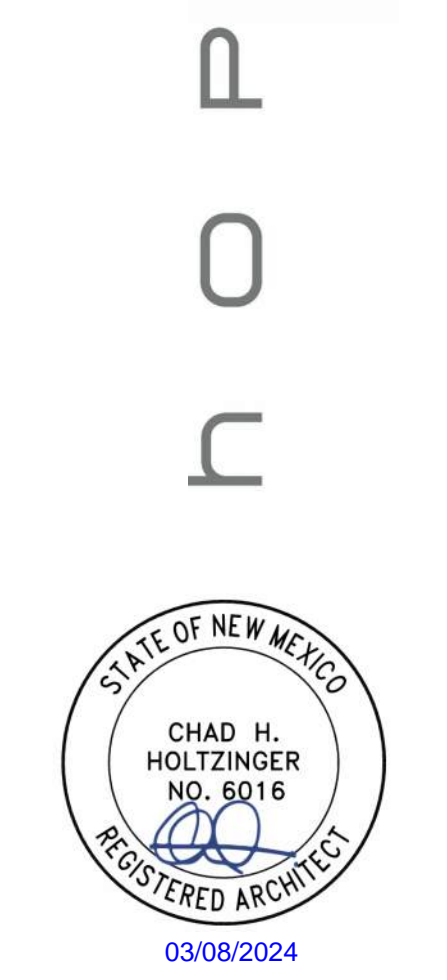


Property is located in the city development Area of Change. The site is adjacent to Areas of consistency on the east side and also on the south side across from Volcano Rd SW. Please see the image below. The orange color represents the Area of Change and the yellow color shows the Area of Consistency.



- Property is located in the city development Area of Change. The site is adjacent to Areas of consistency on the east side and also on the south side across from Volcano Rd SW. Please see the image below. The orange color represents the Area of Change and the yellow color shows the Area of Consistency.
- Property is located in the city development Area of Change. The site is adjacent to Areas of consistency on the east side and also on the south side across from Volcano Rd SW. Please see the image below. The orange color represents the Area of Change and the yellow color shows the Area of Consistency.
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URB
 ARCHITECTURE
 301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094



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

REV:
 DRAWN: TB
 REVIEWED: EP
 DATE: 3/8/2024
 PROJECT #: 21018
 FILE:
 SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SCALE: As Indicated
 NO. **SITE-1.0**

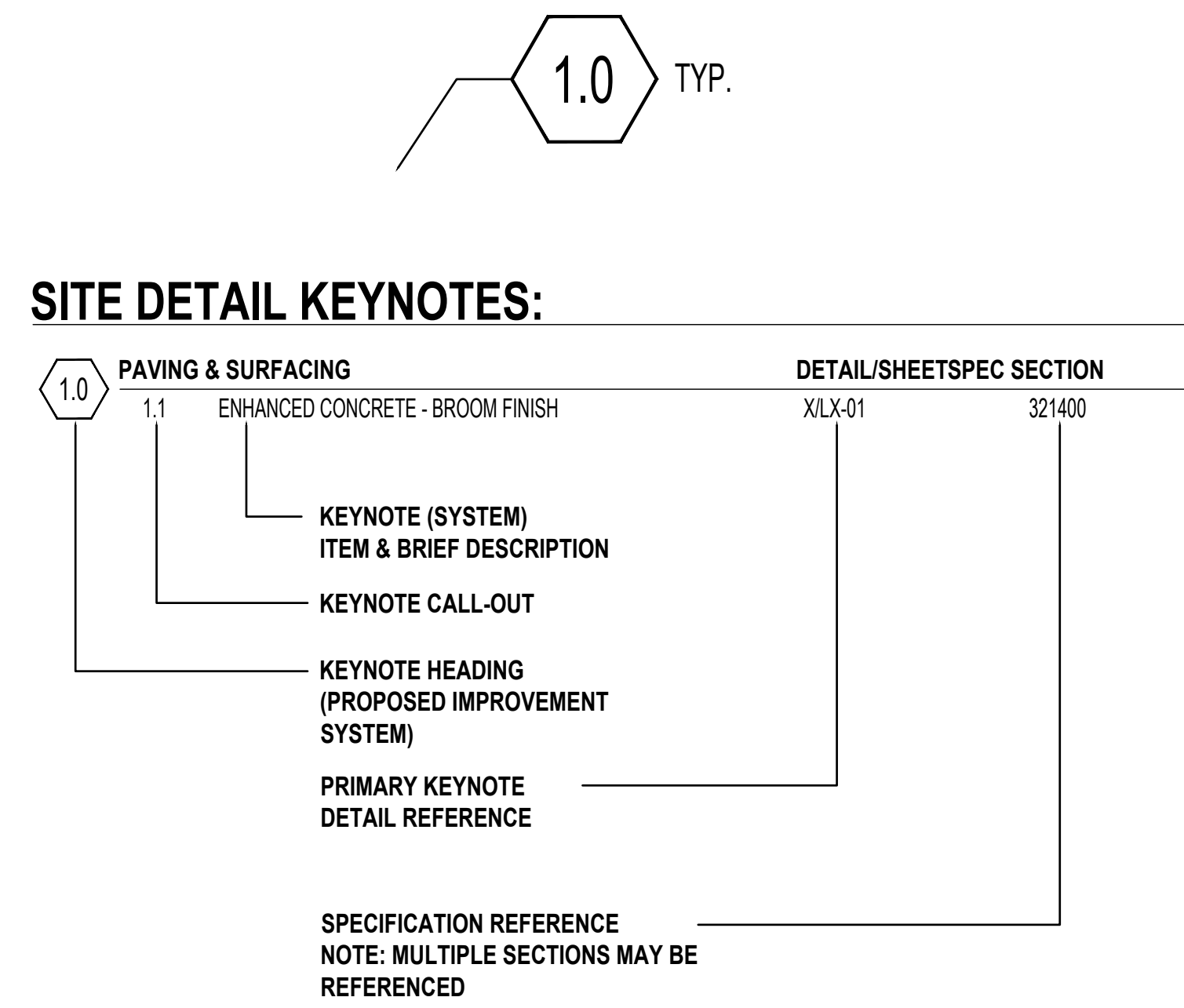
GENERAL NOTES

- 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.

PLANTING PLAN NOTES

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- 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.
- 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

SAMPLE KEYNOTE DRAWING CALL-OUT:



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

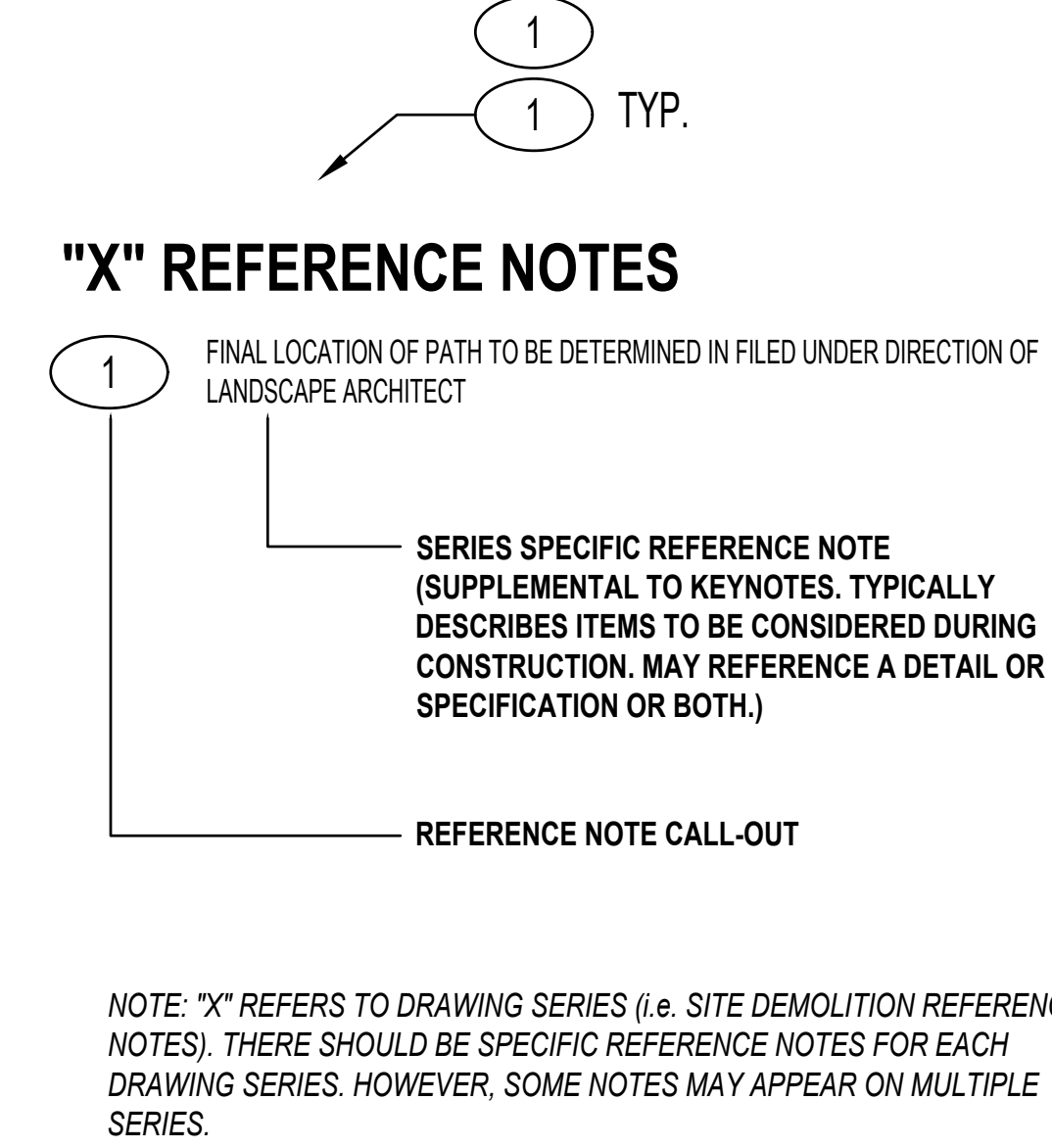
- 0.0 EXISTING CONDITIONS
- 1.0 PAVING & SURFACING
- 2.0 STEPS & RAMPS
- 3.0 WALL, CURBS & EDGERS
- 4.0 RAILINGS, BARRIERS & FENCING
- 5.0 SITE FURNISHINGS & SIGNS
- 6.0 DRAINAGE
- 7.0 SITE LIGHTING & ELECTRICAL
- 8.0 PLANTING & LANDSCAPE
- 9.0 MISCELLANEOUS

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

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.

SAMPLE REFERENCE NOTE DRAWING CALL-OUT:



LANDSCAPE REQUIREMENTS			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
15% OF NET LOT AREA SHALL BE LANDSCAPED 5-6(C)(2)	15 X (92,000SF-14,120SF) =	11,682 SF	16,180 SF
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION 5-6(C)(2)(c)	13,810 X .75 =	10,357.5 SF	12,802 SF
25% OF VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES 5-6(C)(2)(c)	12,802 X .25 =	3,200.5 SF	3,225 SF
LANDSCAPE ROW-1 TREE PER 20 LF 5-6(C)(10)(d)	195LF / 20FT	10 TREES	7 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

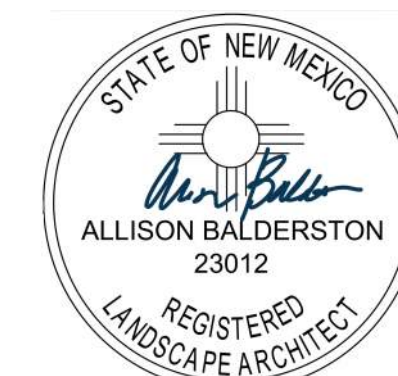
*DUE TO OVERHEAD UTILITIES, ORNAMENTAL TREES AT A MATURE HEIGHT OF AT LEAST 12FT ARE PROPOSED IN THE ROW. DUE TO OVERHEAD UTILITIES POSTS AND UNDERGROUND UTILITY EASEMENTS, TREE QUANTITIES DO NOT MEET SPACING STANDARDS. SOAP TREE YUCCAS ARE PROPOSED WITHIN ROW TO ADD ADDITIONAL HEIGHT IN PLANT MATERIAL.

MULTI-FAMILY DWELLING REQUIREMENTS			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
NO MORE THAN 40% OF USABLE OPEN SPACE CAN BE PRIVATE TO A HOUSEHOLD 4-3(B)(9)(a)	40 X 43,950 SF =	<5270 SF	0 SF
25% OF NET LOT AREA SHALL CONTAIN LANDSCAPING 4-3(B)(9)(c)	.25 X (92,000SF-14,120SF) =	19,470 SF	43,950 SF
CRUSHER FINES LIMITED TO 75% OF LANDSCAPED AREA	.75 X 43,950 SF =	<32,962 SF	3,850 SF
SEATING/GATHERING AREAS LIMITED TO 1/3 OF REQUIRED LANDSCAPING 5-6(C)(3)(e)	.33 X 19,470 SF =	<6,425 SF	2,600 SF
COOL SEASON GRASSES RESTRICTED TO 20% OF THE LANDSCAPE AREA 4-3(B)(9)(c)	.20 X 50,119 SF =	<10,023 SF	0 SF
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	43,950 SF

COMMUNITY GARDEN REQUIREMENTS			
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)			YES
ACCESSORY STRUCTURES SHALL BE NOT EXCEED 25% OF OF THE GARDEN AREA 4-3(D)(1)(c)	400 SF/6,288 SF = 6%	<1,572 SF	6%

PARKING LOT LANDSCAPING REQUIREMENTS			
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)			YES
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			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
400 SF AREA PER 30,000 SF OF GROSS FLOOR AREA	GFA = 35,884, 400SF x 2	800 SF	2,600 SF
25% OF REQUIRED SEATING/GATHERING SHADED FROM THE SUN	.25 X 800 SF	200 SF	794 SF



03/08/2024



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

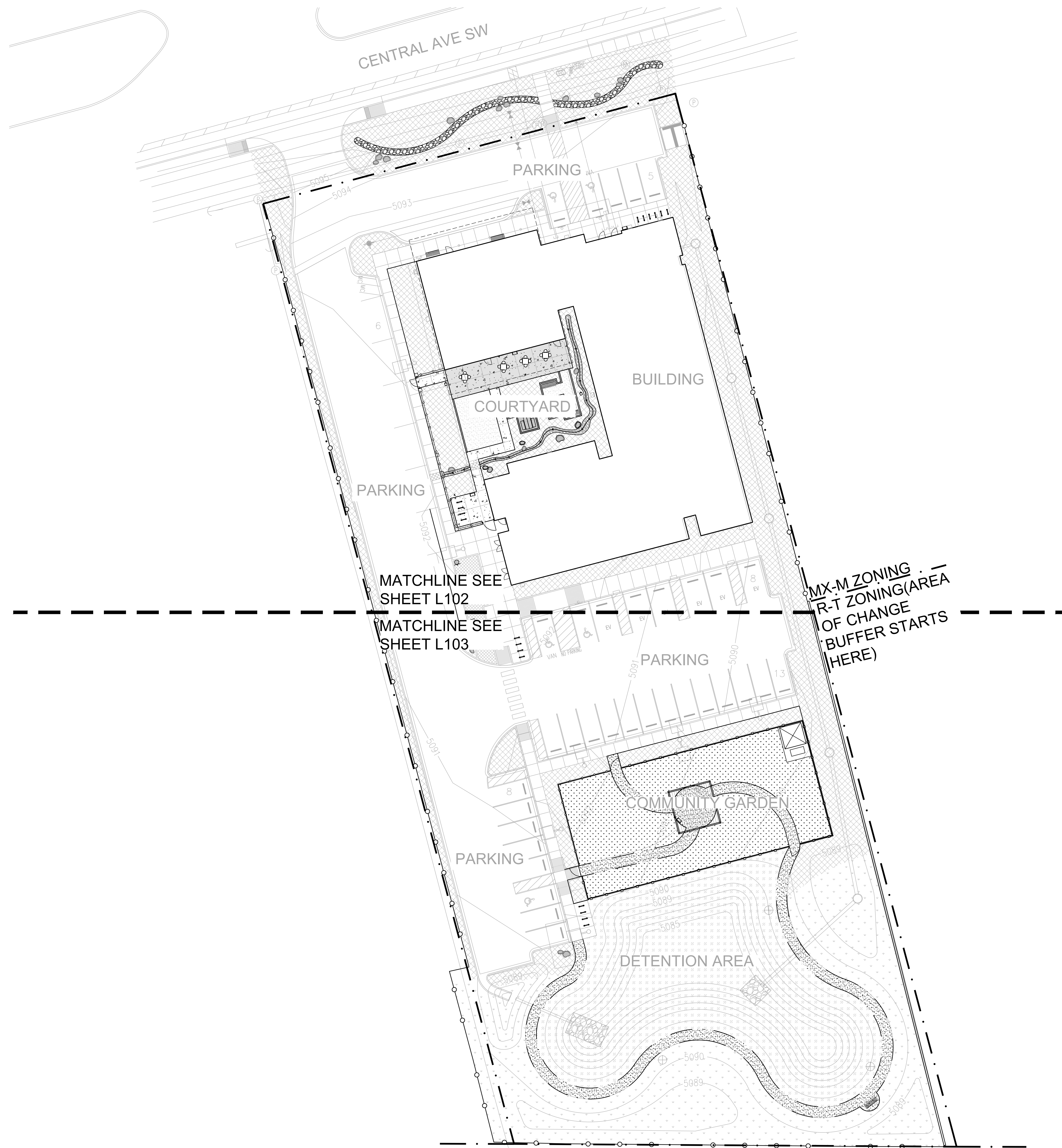
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DRAWN: Author
REVIEWED: Approver
DATE: 3/08/2024
PROJECT #: 21018
SHEET TITLE:

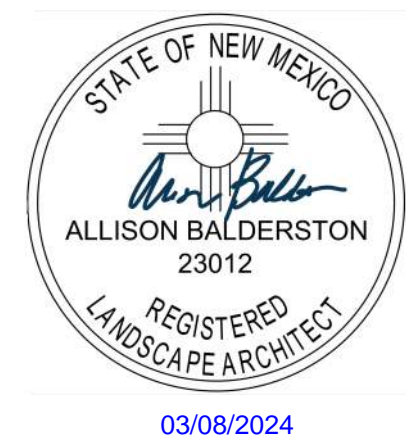
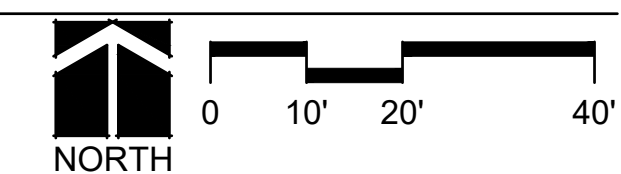
LANDSCAPE NOTES

SCALE:

NO. LS100



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

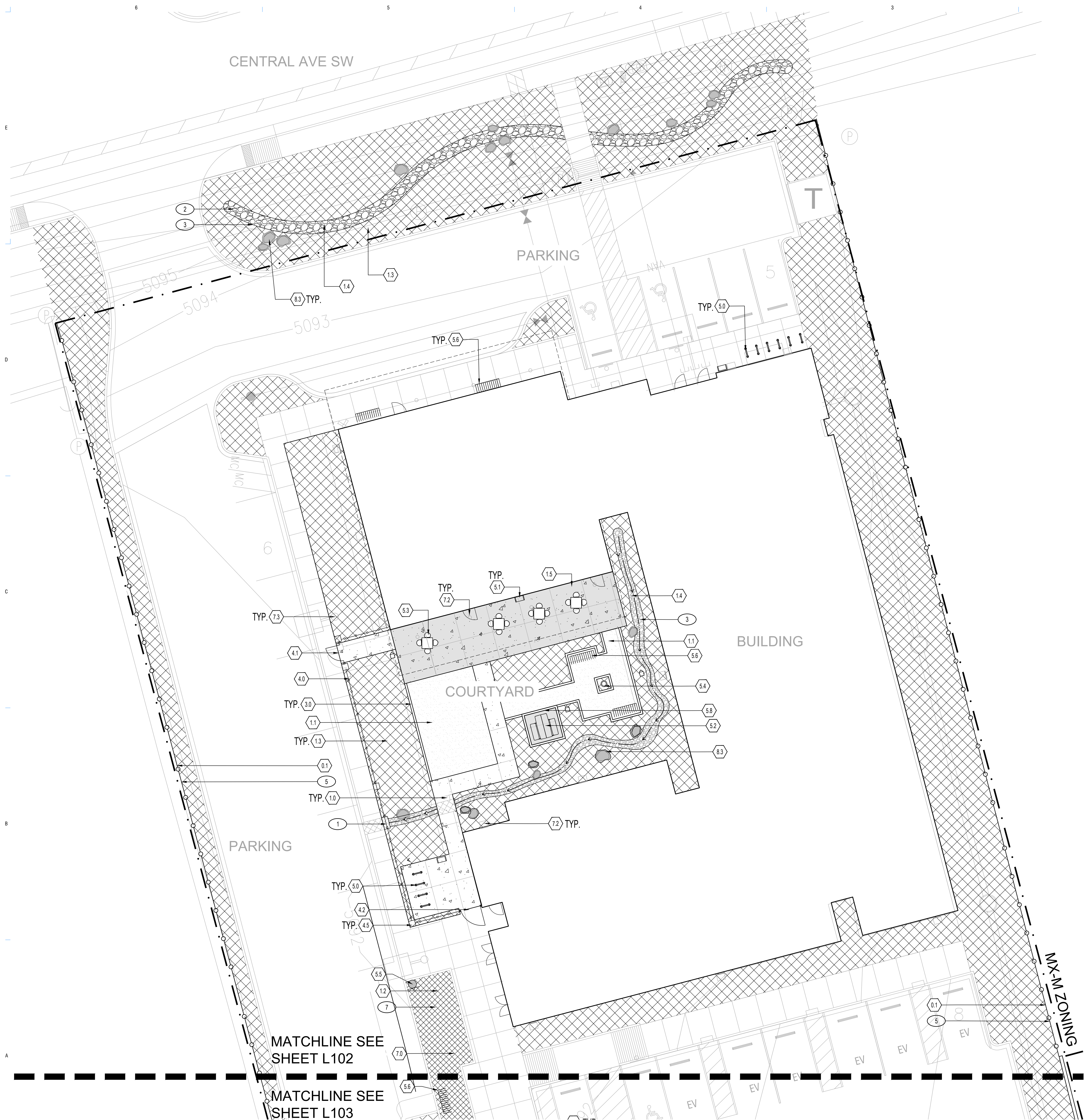


ROUTE 66 FLATS
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7600 CENTRAL AVE SW
ALBUQUERQUE, NEW MEXICO

REV:

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DATE: 3/08/2024
PROJECT #: 21018
SITE PLAN SUBMITTAL
FILE:
SHEET TITLE:

OVERALL LANDSCAPE
SITE PLAN
SCALE:



LEGEND

CONCRETE PAVING		PROPERTY LINE	
ENHANCED PAVING		COURTYARD FENCING	
CRUSHER FINES PAVING		GARDEN FENCING	
SQUEEGEE MULCH		STEEL EDGER	
DOG RUN GRAVEL		CONCRETE EDGER	
COBBLE MULCH		BUILDING OVERHANG	
COBBLE MULCH SWALE		FLOWLINE	
SMALL SCALE FARM LAND		SITE FURNISHINGS	
DETENTION POND		GARDEN FEATURE	
NATIVE SEED		LANDSCAPE BOULDER	
		BIKE RACKS	
		TRASH/RECYCLING RECEPTACLES	
		PET WASTE STATION	
		BENCH	

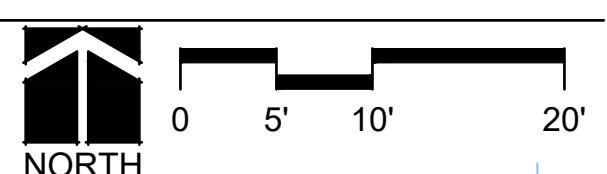
SITE DETAIL KEYNOTES: SITE PLAN

0.0 EXISTING CONDITIONS		
0.1 EXISTING FENCE		
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		BL5501
3.1 STEEL EDGER		HL5502
4.0 RAILINGS, BARRIERS & FENCING		DETAIL
4.0 COURTYARD FENCING		CL5501
4.1 NORTHERN COURTYARD GATE		DL5501
4.2 SOUTHERN COURTYARD GATE		EL5501
4.3 GARDEN FENCE		CL5502
4.4 GARDEN GATE		DL5502
4.5 COURTYARD FENCE COLUMN		CL5501
5.0 SITE FURNISHINGS & SIGNS		DETAIL
5.0 BIKE RACK		JL5501
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		BL5502
5.8 SHADE STRUCTURE-WORK BOOTH		FL5501
5.9 COMPOST BIN		
5.10 SHED		
6.0 DRAINAGE		DETAIL
6.1 COBBLE SWALE		GL5501
7.0 SITE LIGHTING & ELECTRICAL		DETAIL
7.0 TRANSFORMER		RE: ELECTRICAL
7.1 PEDESTRIAN POLE LIGHT		RE: ELECTRICAL
7.2 SCIENCE		RE: ELECTRICAL
7.3 STREET LIGHT		RE: ELECTRICAL
8.0 PLANTING & LANDSCAPE		
8.0 DECIDUOUS TREE IN PLANTING AREA		ALP501
8.1 SHRUB PLANTING		BLP501
8.2 PERENNIAL / GRASS / GROUNDCOVER		CLP501
8.3 LANDSCAPE BOULDER		EL5502
9.0 MISCELLANEOUS		DETAIL
9.X NOT USED		

REFERENCE NOTES:

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

A LANDSCAPE SITE PLAN
SCALE: 1" = 10'

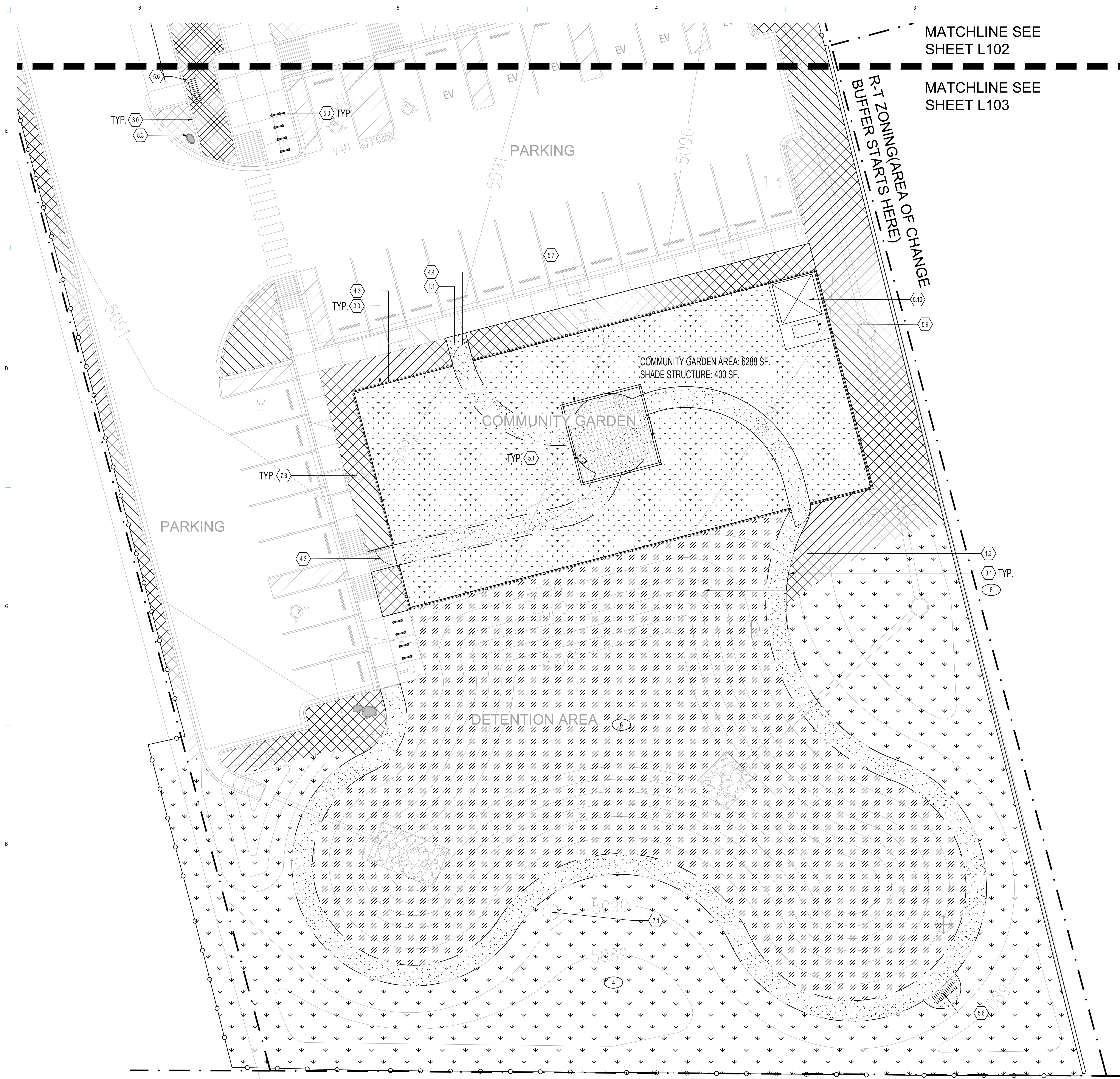


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 REGISTERED LANDSCAPE ARCHITECT
 03/08/2024



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

DRAWN: Author
 REVIEWED: Approver
 DATE: 3/08/2024
 PROJECT #: 21018
 SHEET TITLE:



MATCHLINE SEE SHEET L102
 MATCHLINE SEE SHEET L103

LEGEND

CONCRETE PAVING		PROPERTY LINE	
ENHANCED PAVING		COURTYARD FENCING	
CRUSHER FINES PAVING		GARDEN FENCING	
SQUEEGEE MULCH		STEEL EDGER	
DOG RUN GRAVEL		CONCRETE EDGER	
COBBLE MULCH		BUILDING OVERHANG	
COBBLE MULCH SWALE		FLOWLINE	
SMALL SCALE FARM LAND		SITE FURNISHINGS	
DETENTION POND		GARDEN FEATURE	
NATIVE SEED		LANDSCAPE BOULDER	
		BIKE RACKS	
		TRASH/RECYCLING RECEPTACLES	
		PET WASTE STATION	
		BENCH	

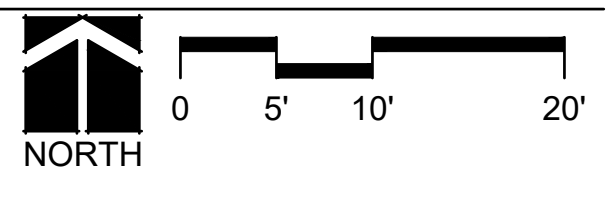
SITE DETAIL KEYNOTES: SITE PLAN

0.0 EXISTING CONDITIONS		
0.1	EXISTING FENCE	
1.0 PAVING & SURFACING		DETAIL/SHEETSPEC SECTION
1.0	STANDARD CONCRETE - BROOM FINISH	RE: CIVIL ALS01
1.1	CRUSHER FINES	
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	BLS01 HLS02
3.1	STEEL EDGER	
4.0 RAILINGS, BARRIERS & FENCING		DETAIL
4.0	COURTYARD FENCING	CILS01 DILS01 ELLS01
4.1	NORTHERN COURTYARD GATE	CILS02 DILS02 ELLS02
4.2	SOUTHERN COURTYARD GATE	CILS01 DILS01 ELLS01
4.3	GARDEN FENCE	CILS02 DILS02 ELLS02
4.4	GARDEN GATE	CILS01 DILS01 ELLS01
4.5	COURTYARD FENCE COLUMN	
5.0 SITE FURNISHINGS & SIGNS		DETAIL
5.0	BIKE RACK	JLS01
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	BLS02
5.8	SHADE STRUCTURE-WORK BOOTH	FLS01
5.9	COMPOST BIN	
5.10	SHED	
6.0 DRAINAGE		DETAIL
6.1	COBBLE SWALE	GLS01
7.0 SITE LIGHTING & ELECTRICAL		DETAIL
7.0	TRANSFORMER	RE: ELECTRICAL
7.1	PEDESTRIAN POLE LIGHT	RE: ELECTRICAL
7.2	SCENCE	RE: ELECTRICAL
7.3	STREET LIGHT	RE: ELECTRICAL
8.0 PLANTING & LANDSCAPE		
8.0	DECIDUOUS TREE IN PLANTING AREA	ALPS01
8.1	SHRUB PLANTING	BILP01
8.2	PERENNIAL / GRASS / GROUNDCOVER	CILP01
8.3	LANDSCAPE BOULDER	EILS02
9.0 MISCELLANEOUS		DETAIL
9.X	NOT USED	

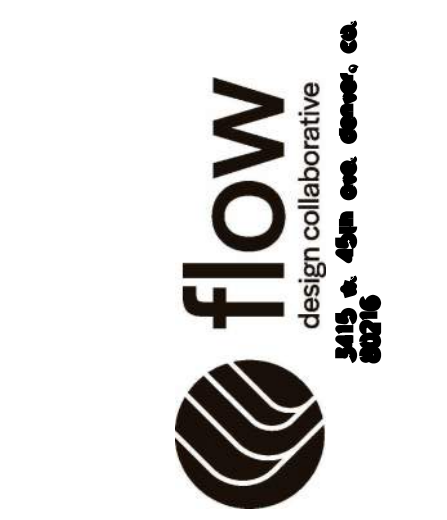
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A LANDSCAPE SITE PLAN
 SCALE: 1" = 10'



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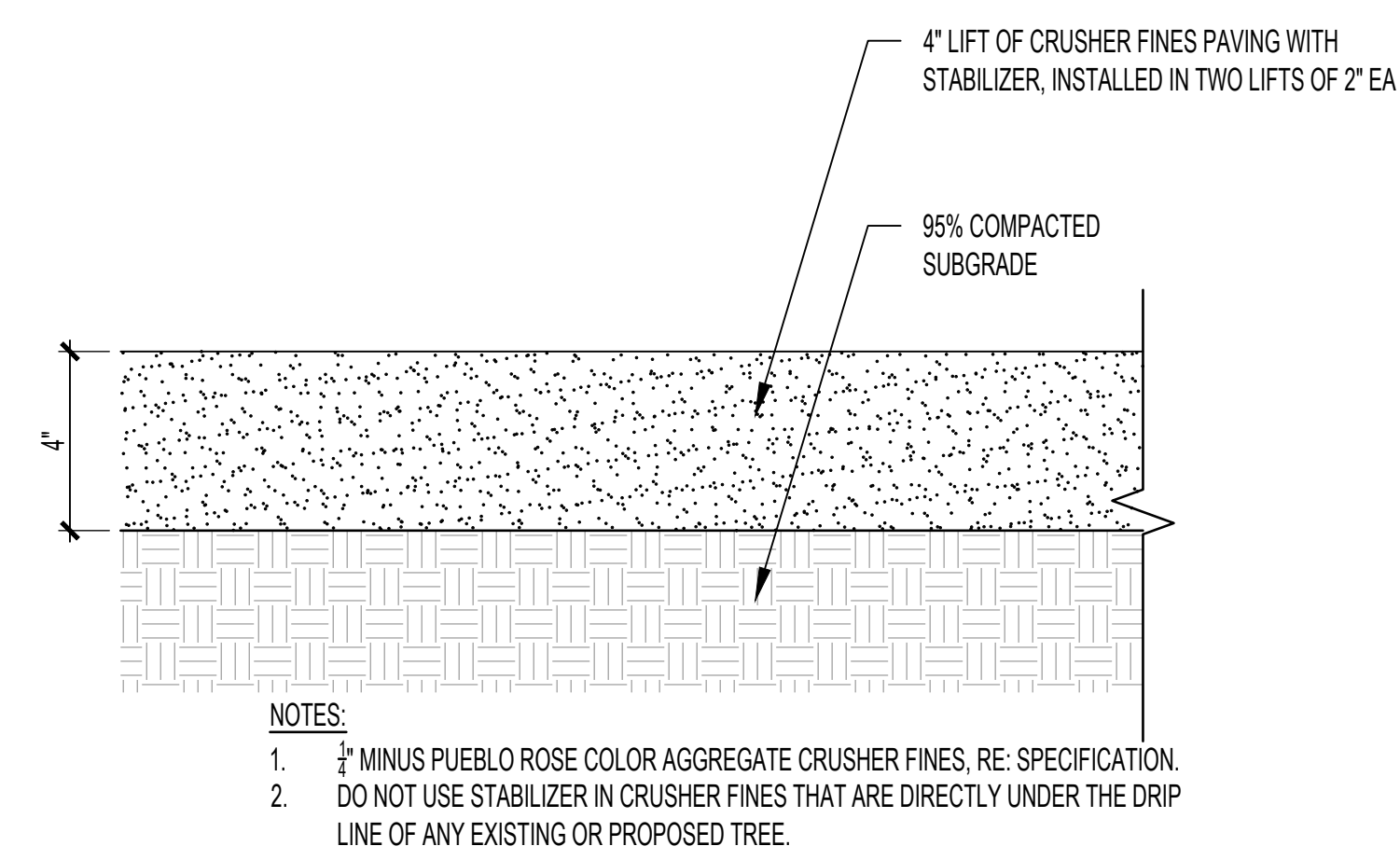


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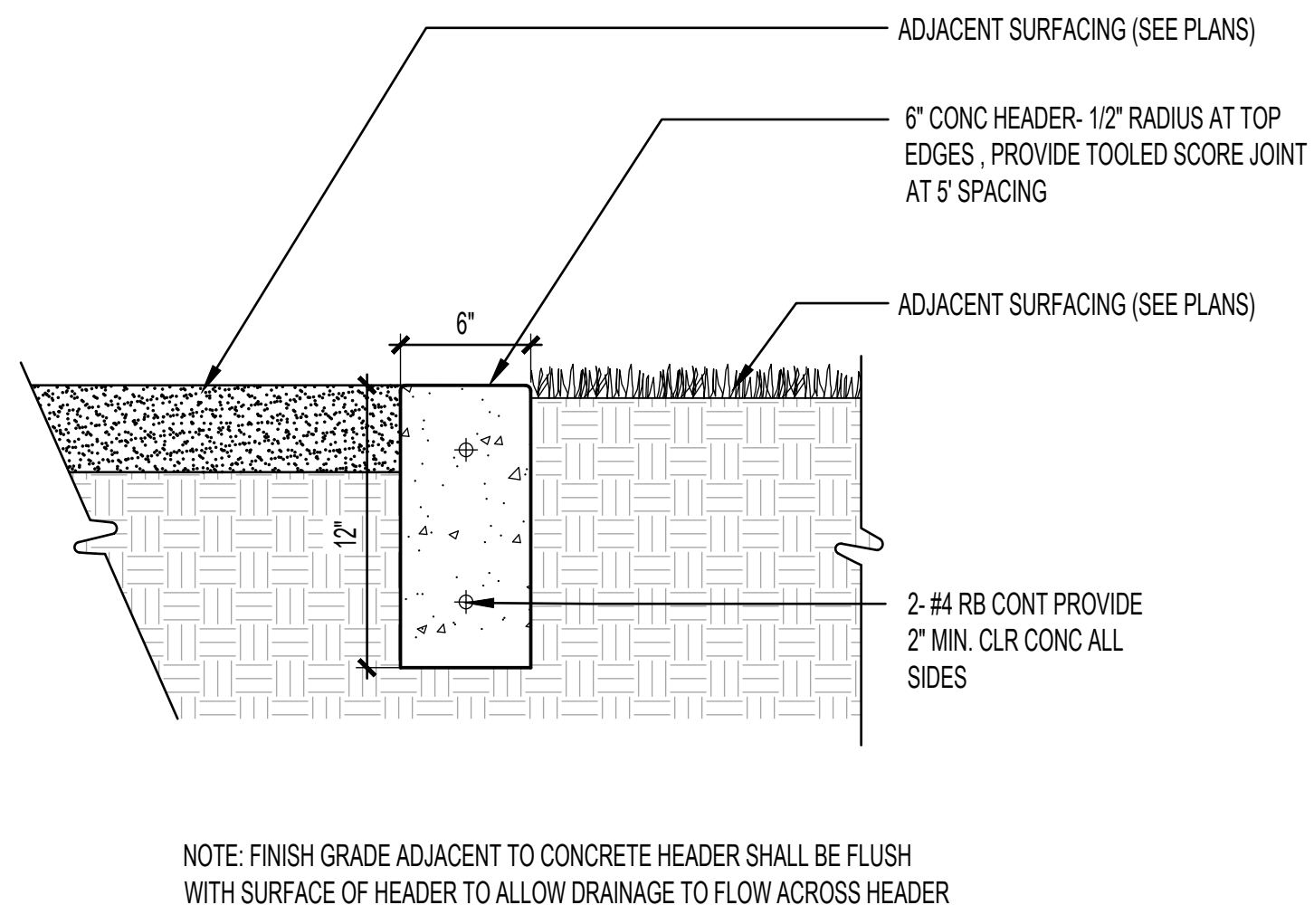
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 DRAWN: Author
 REVIEWED: Approver
 DATE: 3/08/2024
 PROJECT #: 21018
 FILE: SITE PLAN SUBMITTAL
 SHEET TITLE:

LANDSCAPE SITE PLAN
 SCALE:

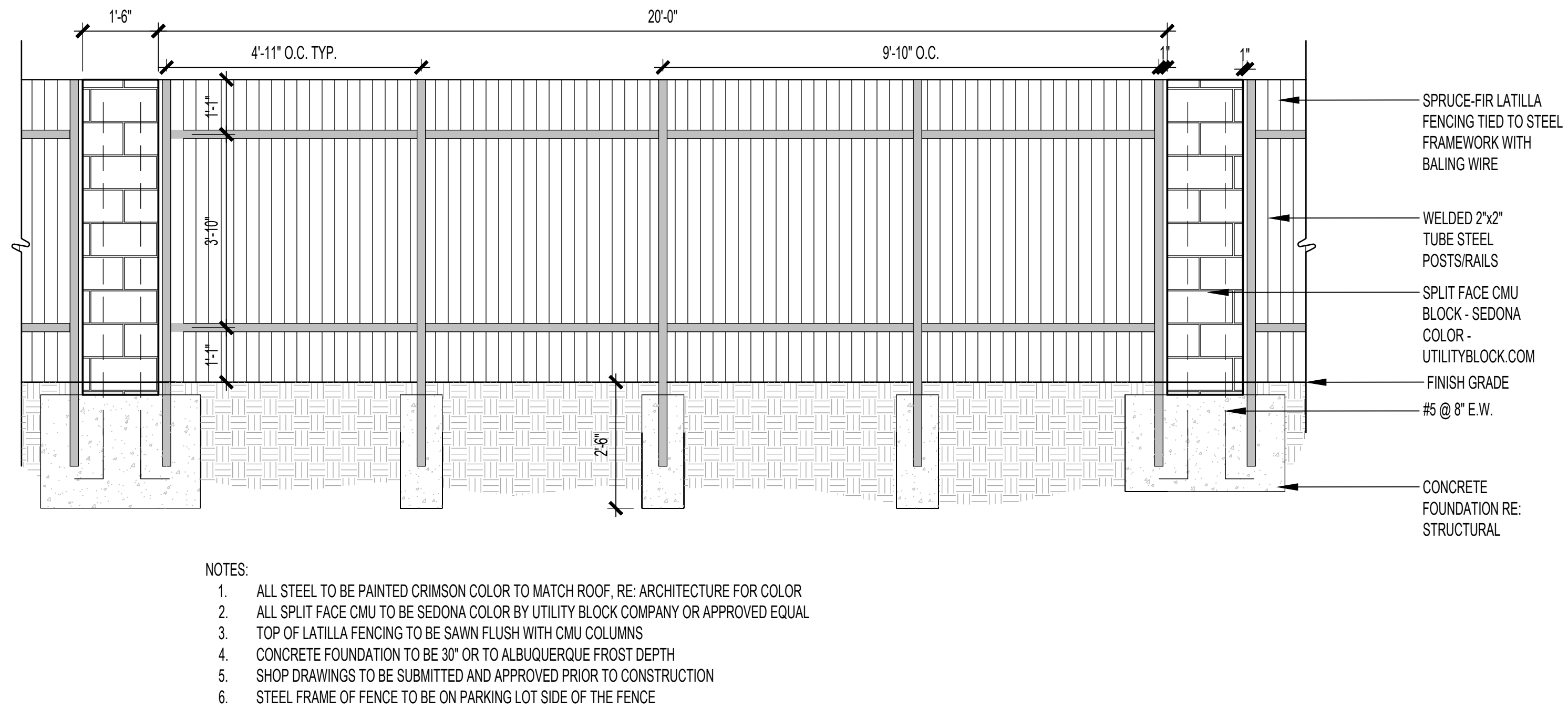
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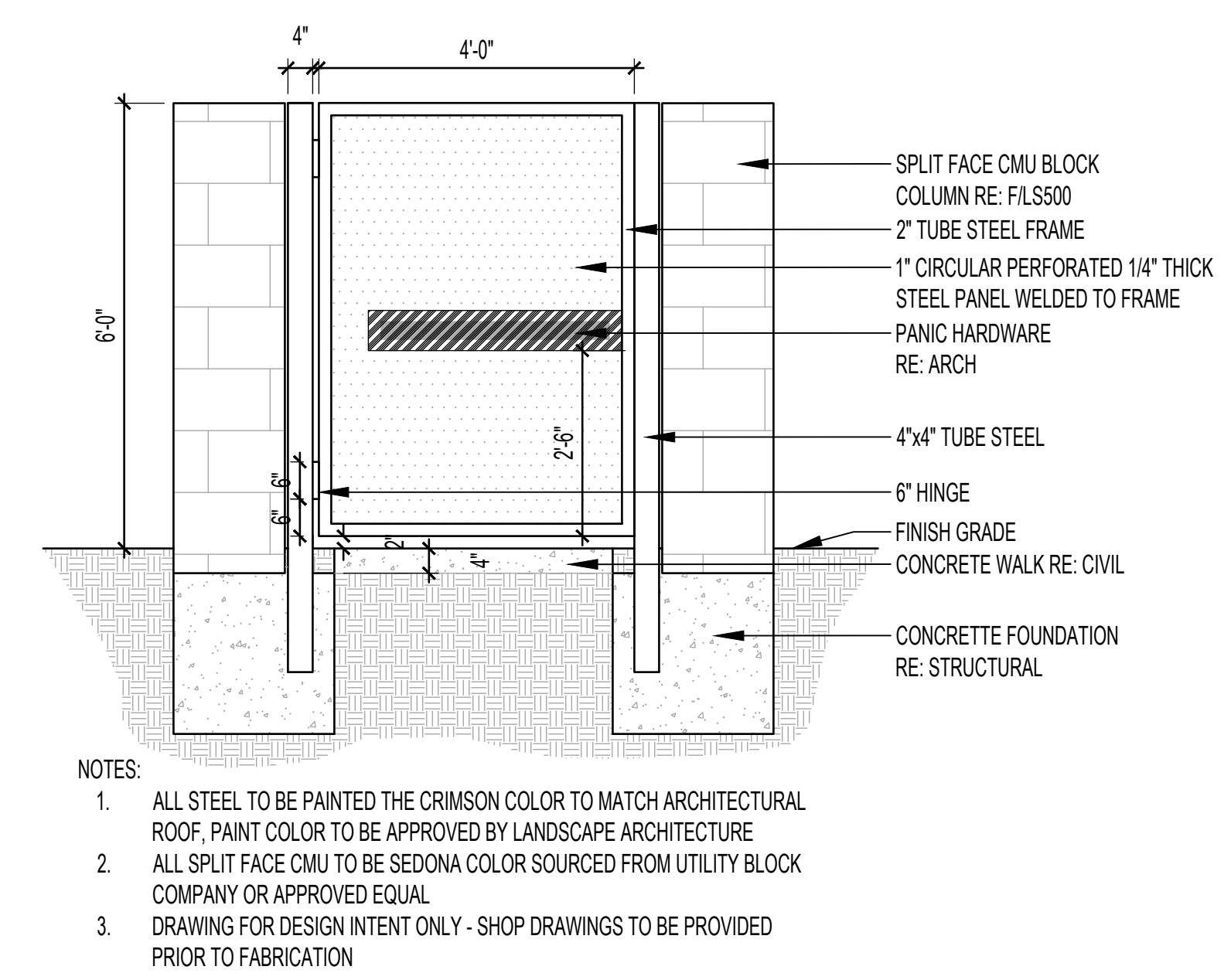
A CRUSHER FINES
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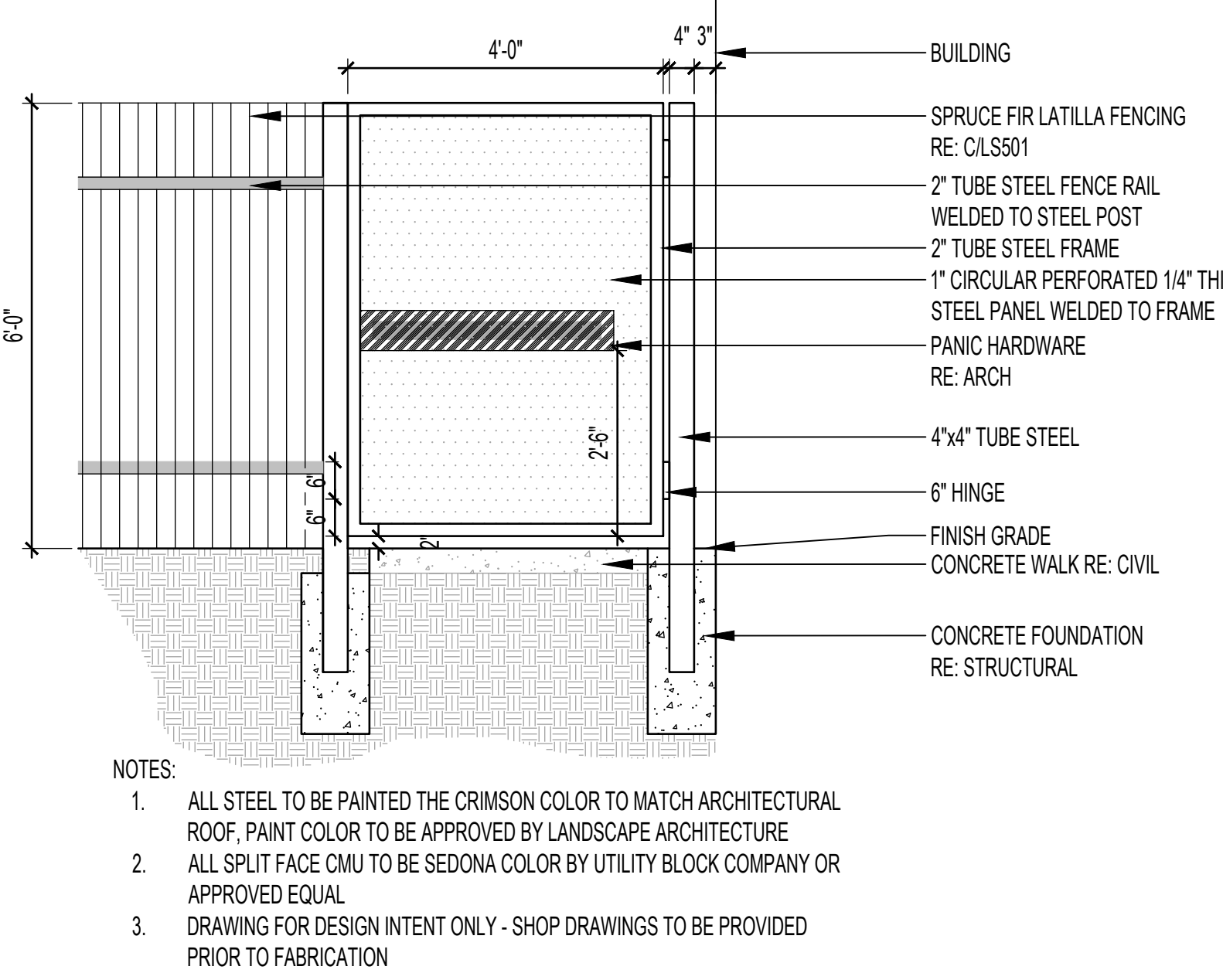
B FLUSH CONCRETE HEADER
SCALE: 1/2"=1'-0"



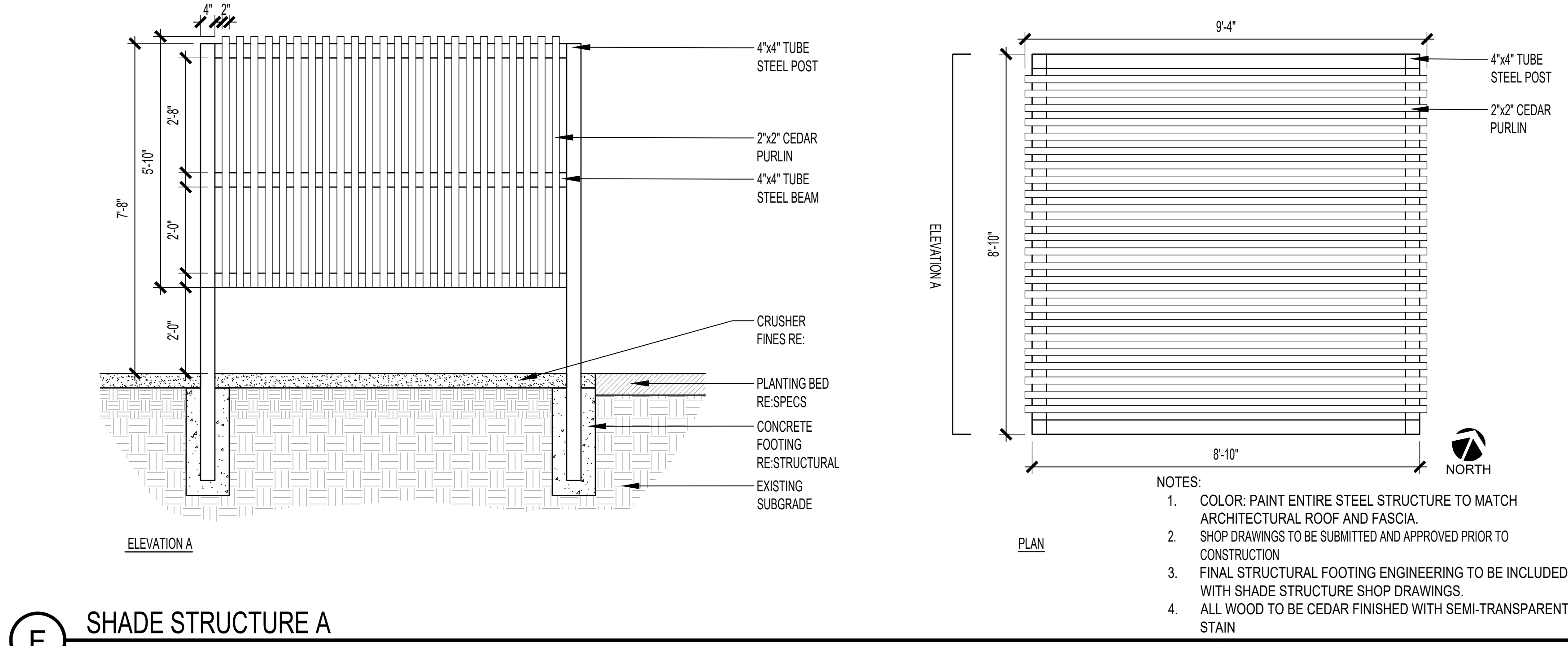
C 6' COYOTE FENCE WITH STUCCO COLUMNS
SCALE: 1/2"=1'-0"



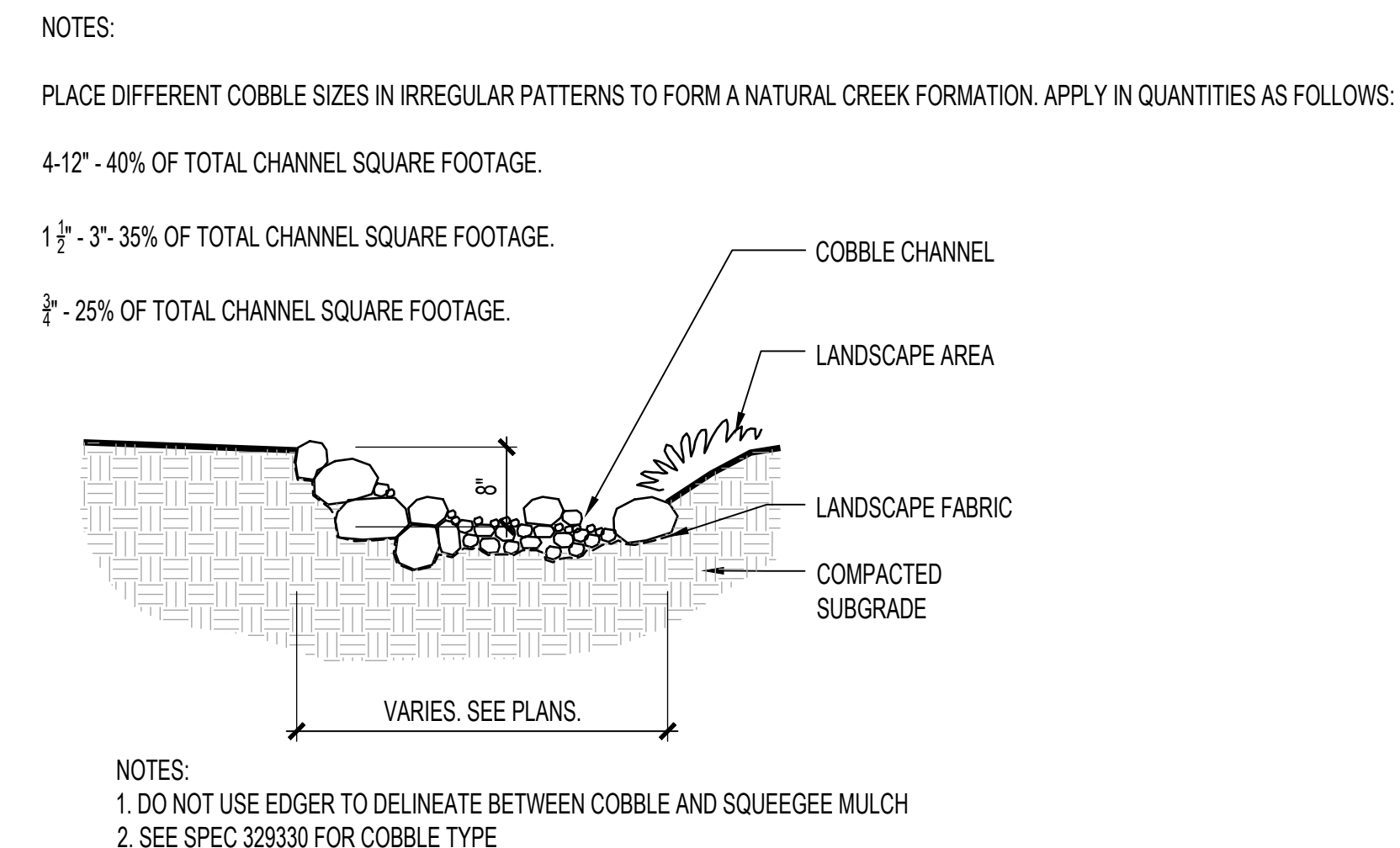
D NORTHERN COURTYARD GATE
SCALE: 1/2"=1'-0"



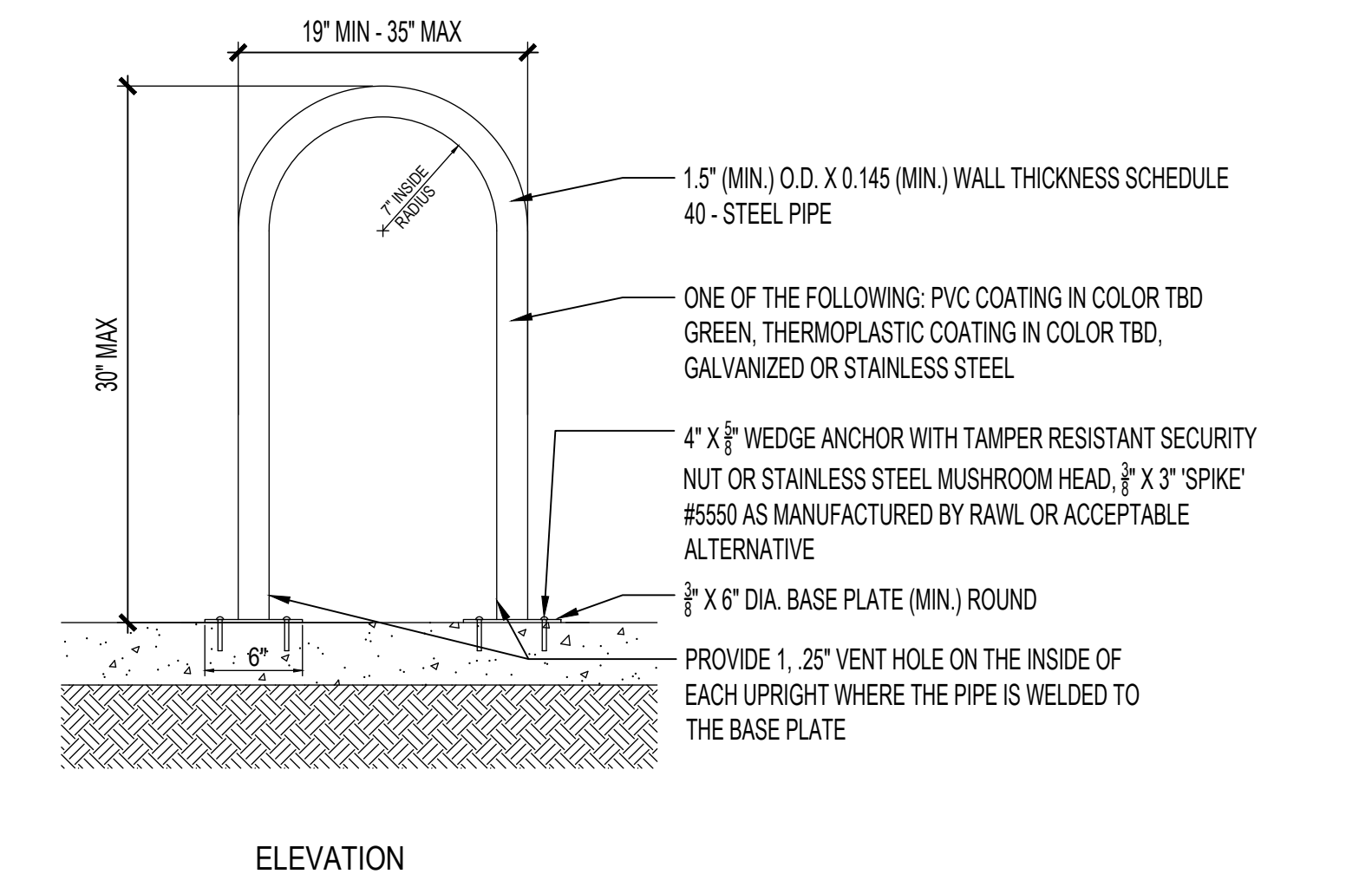
E SOUTHERN COURTYARD GATE
SCALE: 1/2"=1'-0"



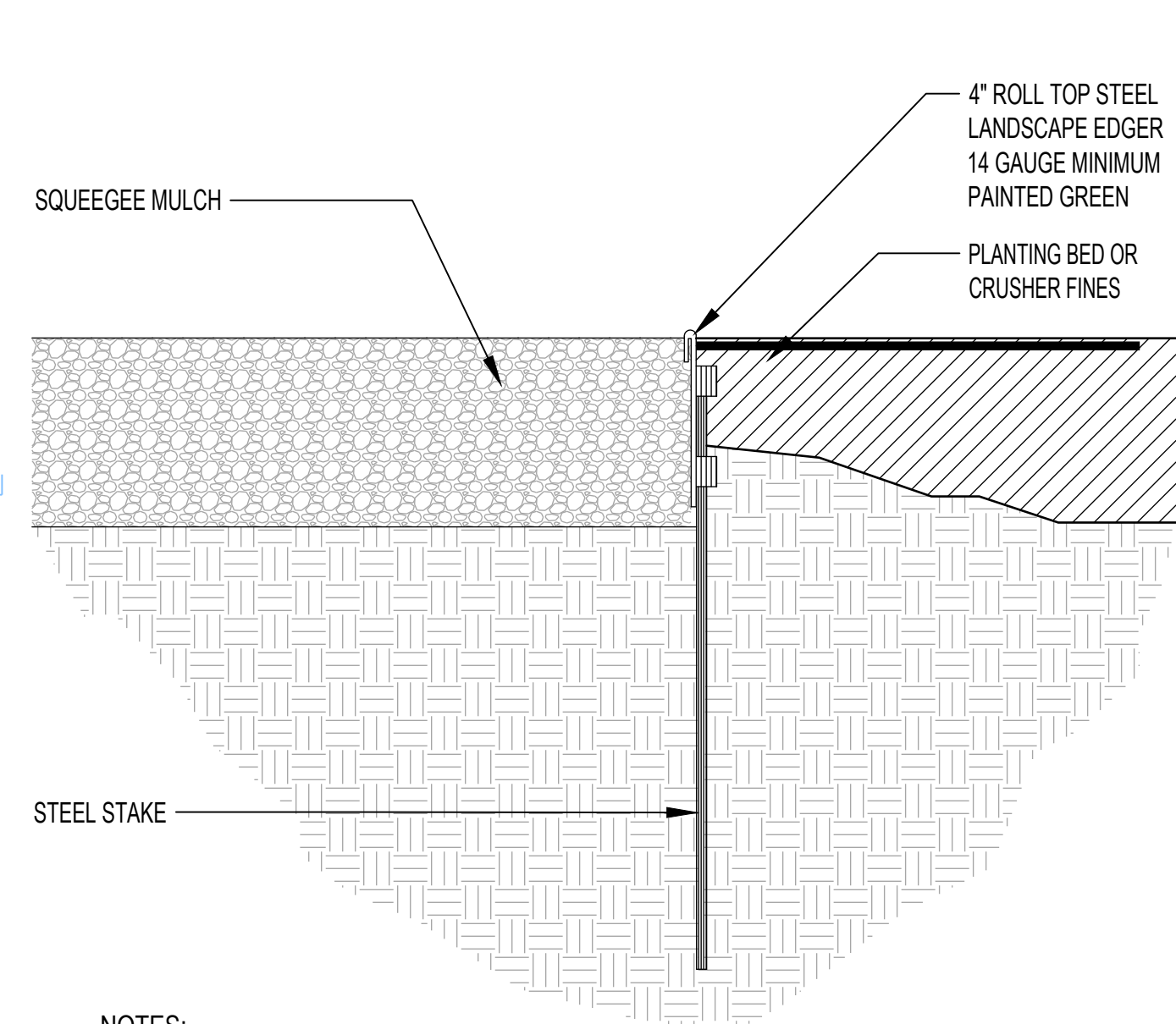
F SHADE STRUCTURE A
SCALE: 1/2"=1'-0"



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



H U STYLE BIKE RACK
SCALE: NTS

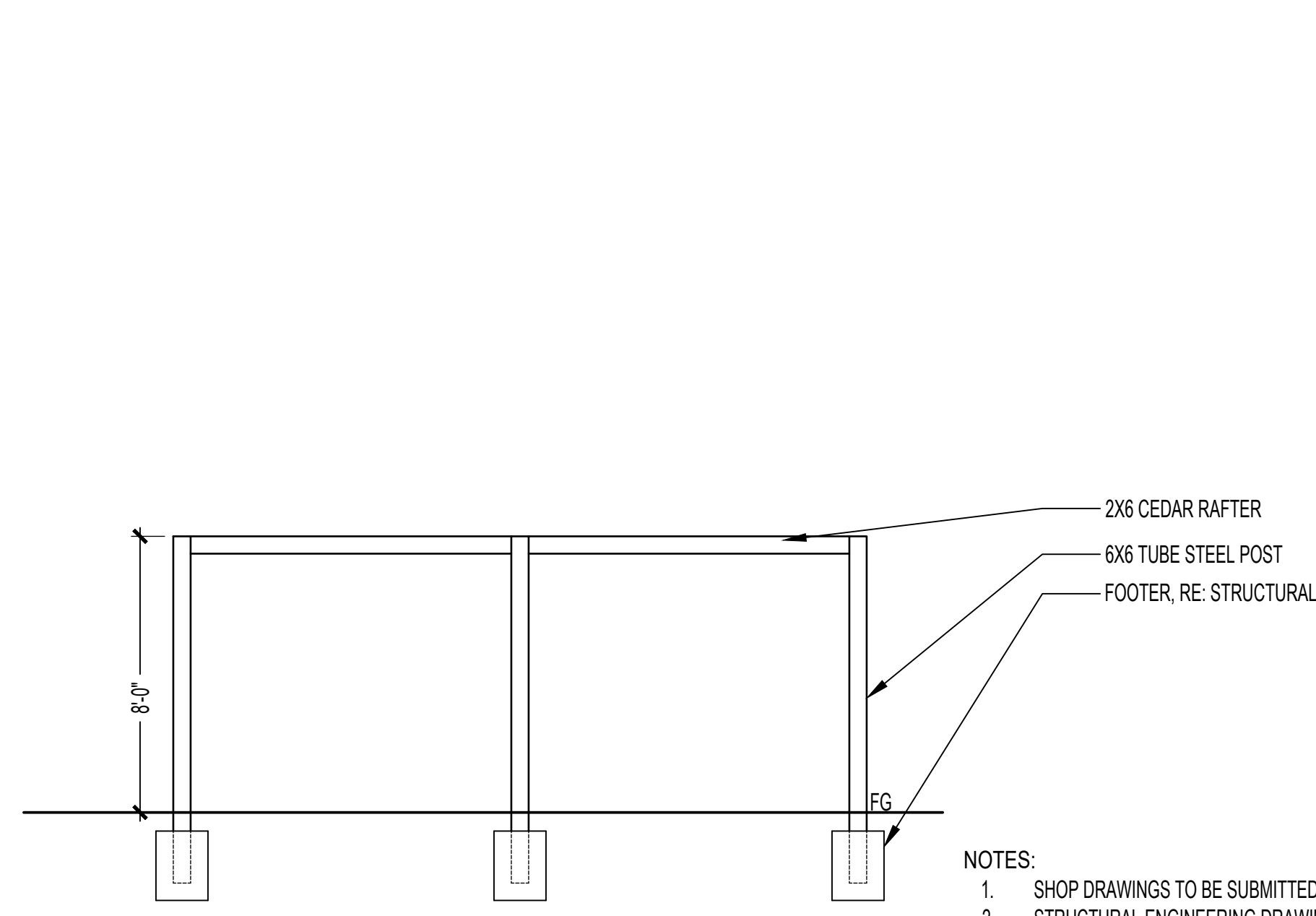


NOTES:
STEEL EDGER TO BE LEVEL WITH FINISH GRADE

A STEEL EDGER

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

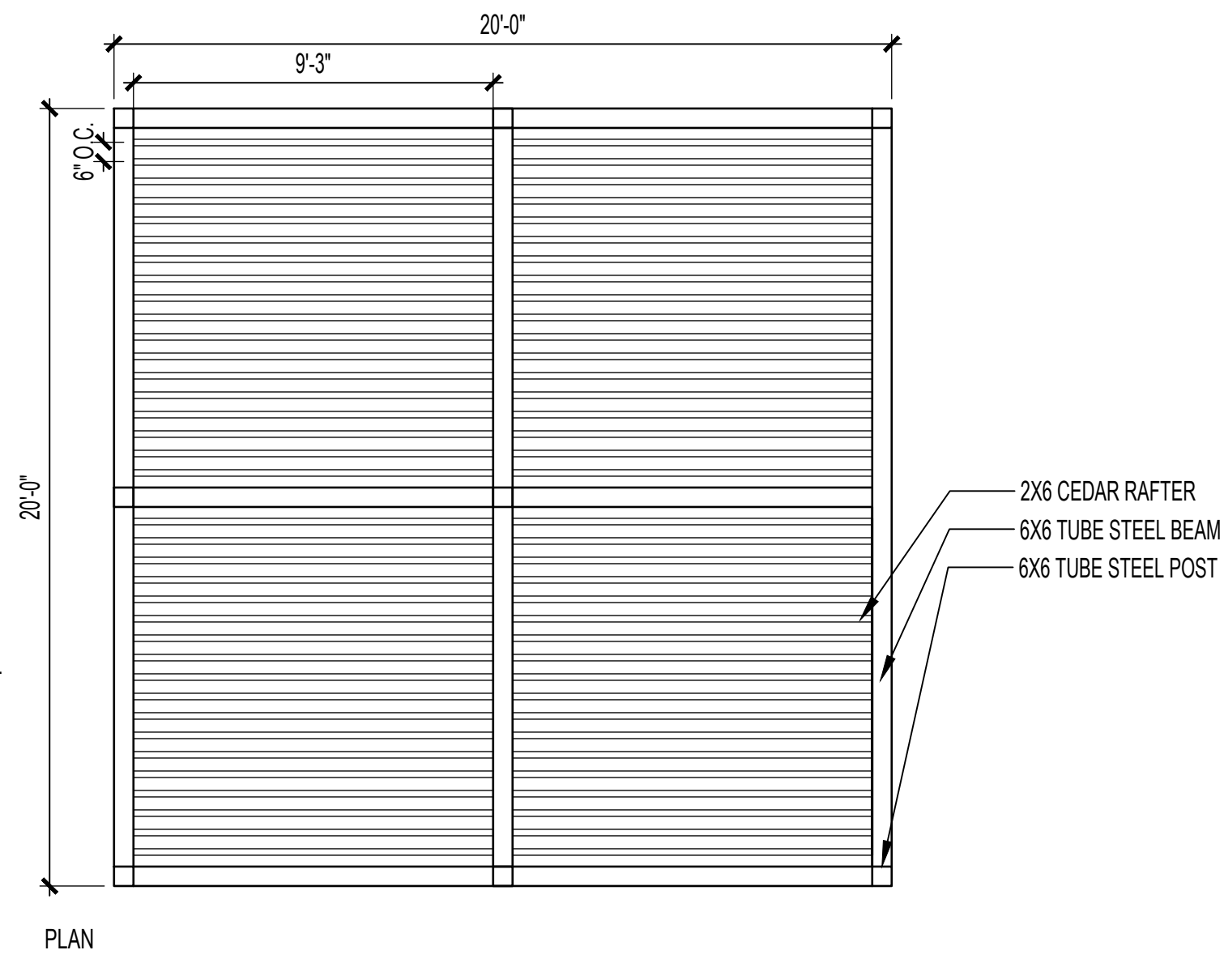
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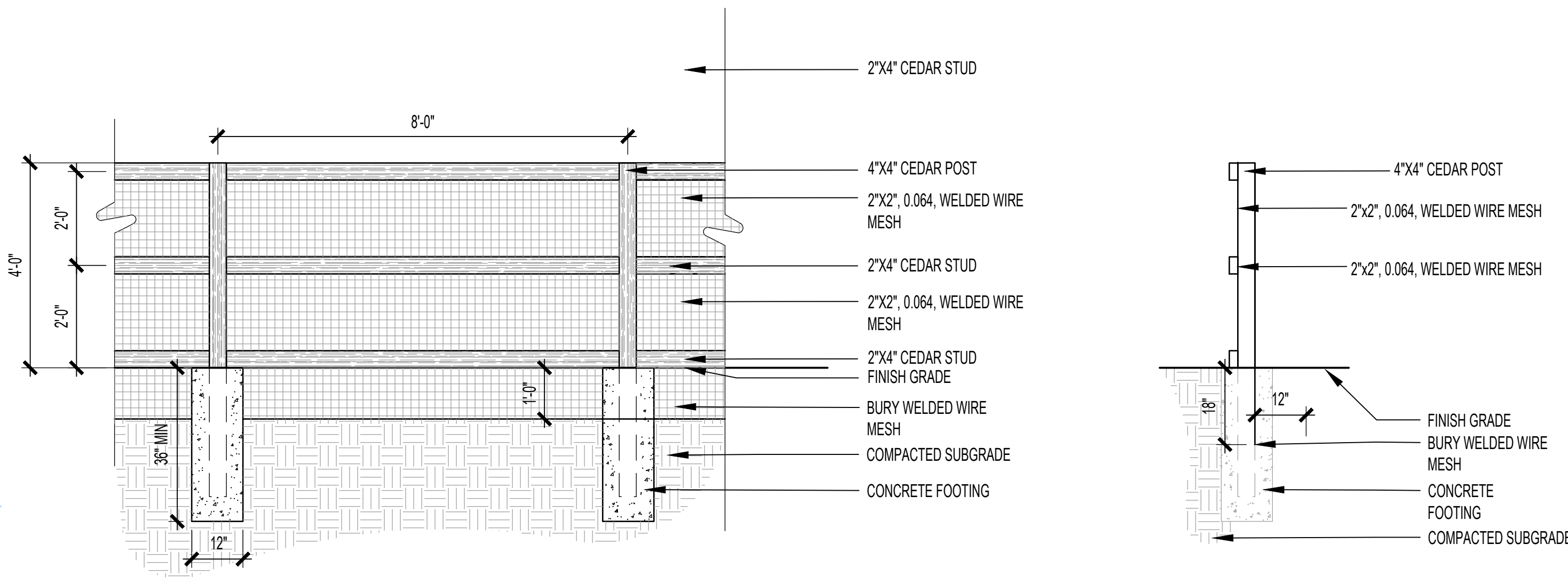
B GARDEN TRELLIS

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

FILENAME



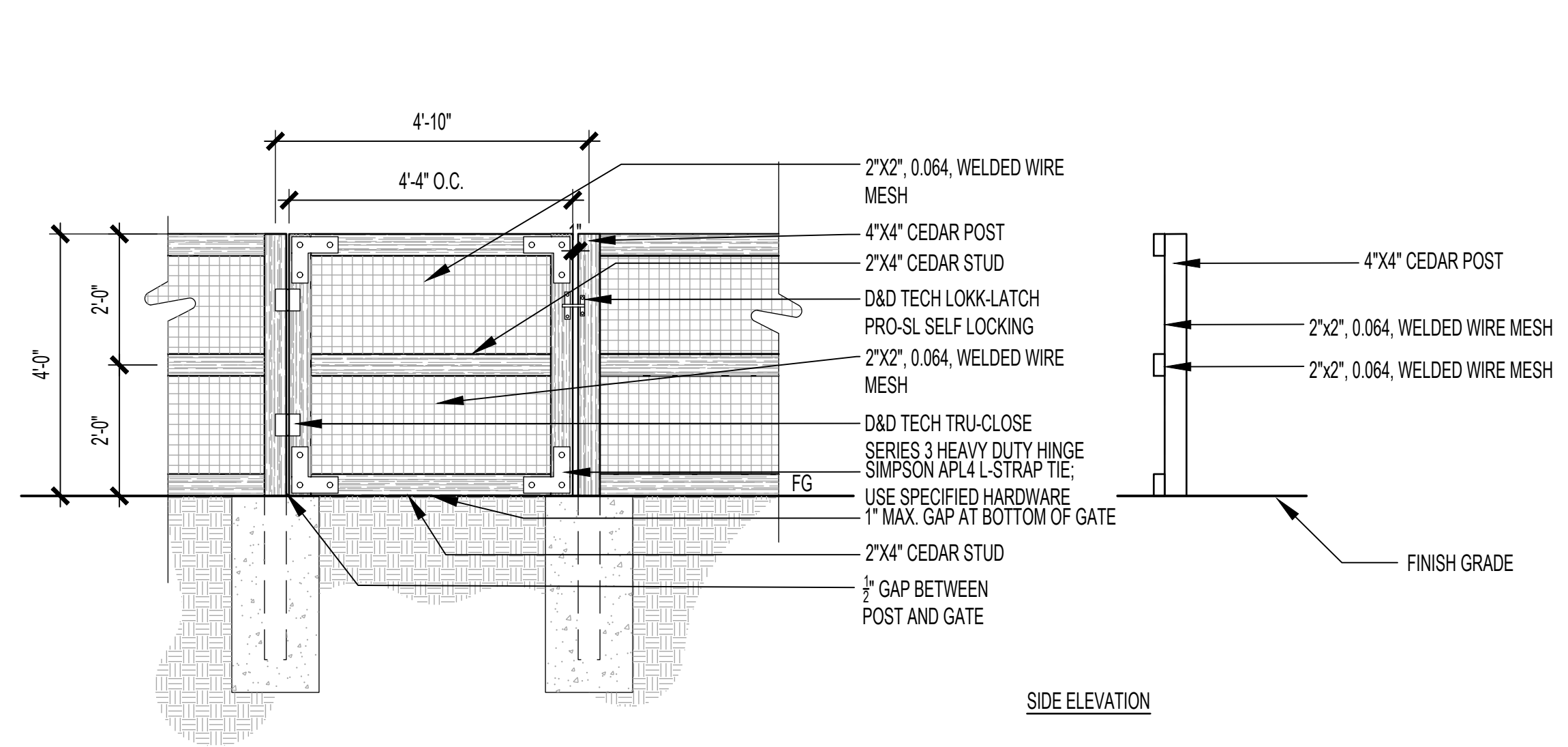
- NOTES:
1. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
 2. STRUCTURAL ENGINEERING DRAWINGS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION
 3. ALL STEEL TO BE PAINTED TO MATCH ARCHITECTURAL ROOF AND FASCIA
 4. ALL WOOD TO BE CEDAR FINISHED WITH SEMI-TRANSPARENT STAIN
 5. ALL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



C GARDEN FENCING

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

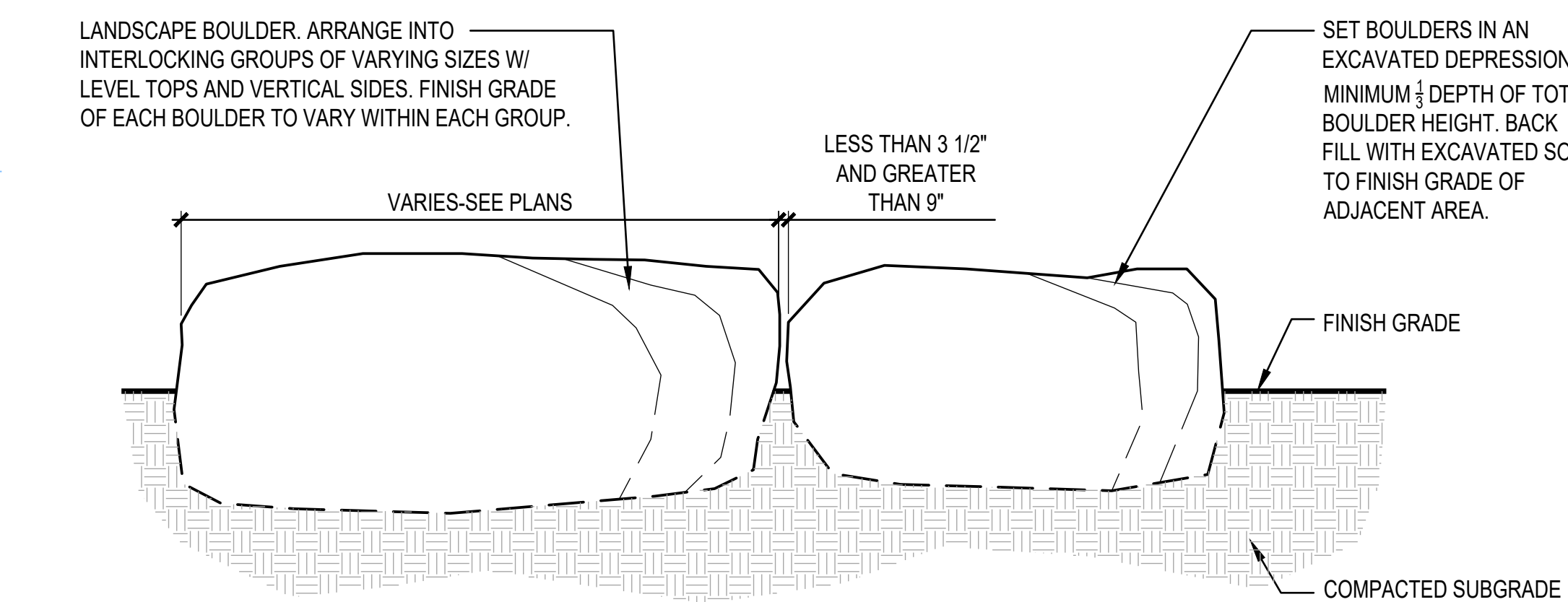
NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR. STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION



D GARDEN GATE

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

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



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

E LANDSCAPE BOULDER

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

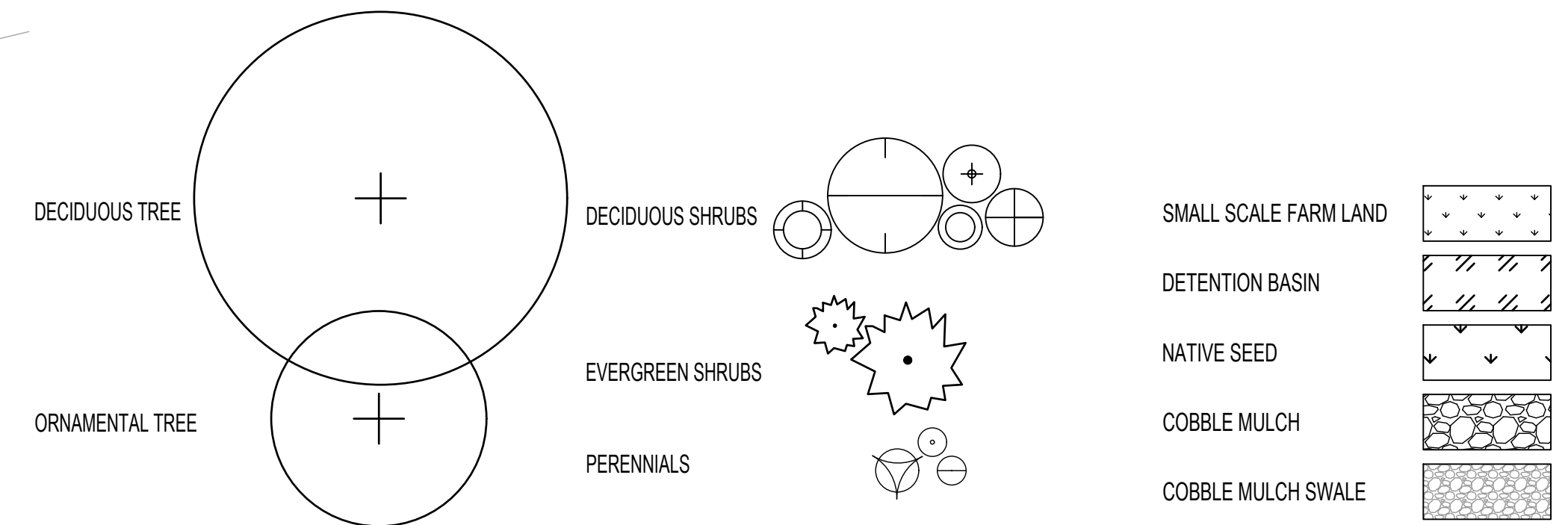


REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: 3/08/2024
 PROJECT #: SITE PLAN SUBMITTAL
 FILE: 21018
 SHEET TITLE:

CENTRAL AVE SW

LEGEND



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

PLANT TYPE: DECIDUOUS TREES

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread
BTM	3	Acer	grandidentatum	Bigtooth Maple	2" Cal	Per Plan	25'x25'
CAH	4	Celtis	laevigata	Canyon Hackberry	2" Cal	Per Plan	40'x40'
GIN	2	Ginkgo	biloba	Ginkgo	2" Cal	Per Plan	40'x40'
GRT	10	Koeleria	paniculata	Goldenrain Tree	2" Cal	Per Plan	25'x25'
NMP	6	Forestiera	neomexicana	New Mexico Olive	6" B&B	Per Plan	15'x15'
PDO	4	Sophora	japonica	Japanese Pagoda Tree	2" Cal	Per Plan	35'x35'
RHT	3	Crataegus	ambigua	Russian Hawthorn	2" Cal	Per Plan	20'x20'
SAM	2	Sambucus	'mexicana'	Mexican Elder	2" Cal	Per Plan	20'x25'

PLANT TYPE: EVERGREEN SHRUBS

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread
BST	15	Juniperus	horizontalis 'Blue Star'	Blue Star Juniper	5 Gal	Per Plan	3'x5'
YBB	11	Yucca	rostrata	Blue Beaked Yucca	5 Gal	Per Plan	6'x4'
YRE	6	Hesperaloe	parviflora	Red Tree Yucca	5 Gal	Per Plan	3'x4'
YST	17	Yucca	elata	Soap Tree Yucca	5 Gal	Per Plan	8'x8'

PLANT TYPE: DECIDUOUS SHRUBS

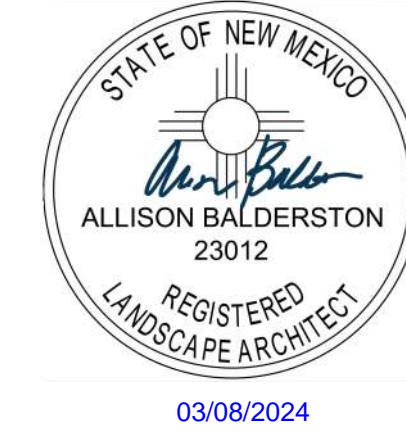
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread
APL	8	Fallugia	paradoxa	Apache Plume	5 Gal	Per Plan	4'x4'
ACR	10	Rosa	x foetida 'Bicolor'	Austrian Copper Rose	5 Gal	Per Plan	4'x4'
CLI	27	Fendlera	rupicola	Cliff Fendlerbush	5 Gal	Per Plan	4'x4'
MOR	19	Ephedra	equisetina	Mormon Tea	5 Gal	Per Plan	3'x3'
OCO	2	Fouquieria	splendens	Ocotillo	5 Gal	Per Plan	6'x8'
RAB	13	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	Per Plan	4'x4'
TLS	23	Rhus	trilobata	Three Leaf Sumac	5 Gal	Per Plan	4'x4'
TWS	10	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan	5'x5'

PLANT TYPE: PERENNIALS

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Height/Spread
BCF	32	Berlandiera	Lyrata	Chocolate Flower	1 Gal	Per Plan	18" x 18"
BFD	23	Melampodium	leucanthum	Black Foot Daisy	1 Gal	Per Plan	12" x 24"
DEM	5	Delosperma	'Kalaidas'	Mesa Verde Ice Plant	1 Gal	Per Plan	12" x 24"
MIR	12	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan	24" x 24"
OPU	22	Opuntia	basilaris	Beavertail Cactus	1 Gal	Per Plan	12" x 36"
RGD	12	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan	24" x 24"
SAS	18	Salvia	greggi	Autumn Sage	1 Gal	Per Plan	30" x 30"
SFK	3	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan	18" x 24"
SMJ	12	Salvia	pachyphylla	Mojave Sage	1 Gal	Per Plan	36" x 36"

LANDSCAPE REQUIREMENTS			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
15% OF NET LOT AREA SHALL BE LANDSCAPED 5-6(C)(2)	.15 X (92,000SF-14,120SF) =	11,682 SF	16,180 SF
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION 5-6(C)(2)(c)	13,810 X .75 =	10,357.5 SF	12,802 SF
25% OF VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES 5-6(C)(2)(c)	12,802 X .25 =	3,200.5 SF	3,225 SF
LANDSCAPE ROW-1 TREE PER 20 LF 5-6(C)(10)(d)	195LF / 20FT	10 TREES	7 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

*DUE TO OVERHEAD UTILITIES, ORNAMENTAL TREES AT A MATURE HEIGHT OF AT LEAST 12FT ARE PROPOSED IN THE ROW. DUE TO OVERHEAD UTILITIES POSTS AND UNDERGROUND UTILITY EASEMENTS, TREE QUANTITIES DO NOT MEET SPACING STANDARDS. SOAP TREE YUCCAS ARE PROPOSED WITHIN ROW TO ADD ADDITIONAL HEIGHT IN PLANT MATERIAL.



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

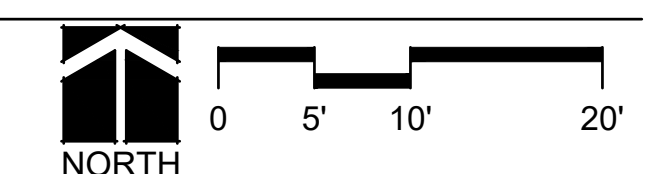
REV:
DRAWN: Author
REVIEWED: Approver
DATE: 3/08/2024
PROJECT #: 21018
FILE: SITE PLAN SUBMITTAL
SHEET TITLE:

LANDSCAPE PLANTING PLAN
SCALE:

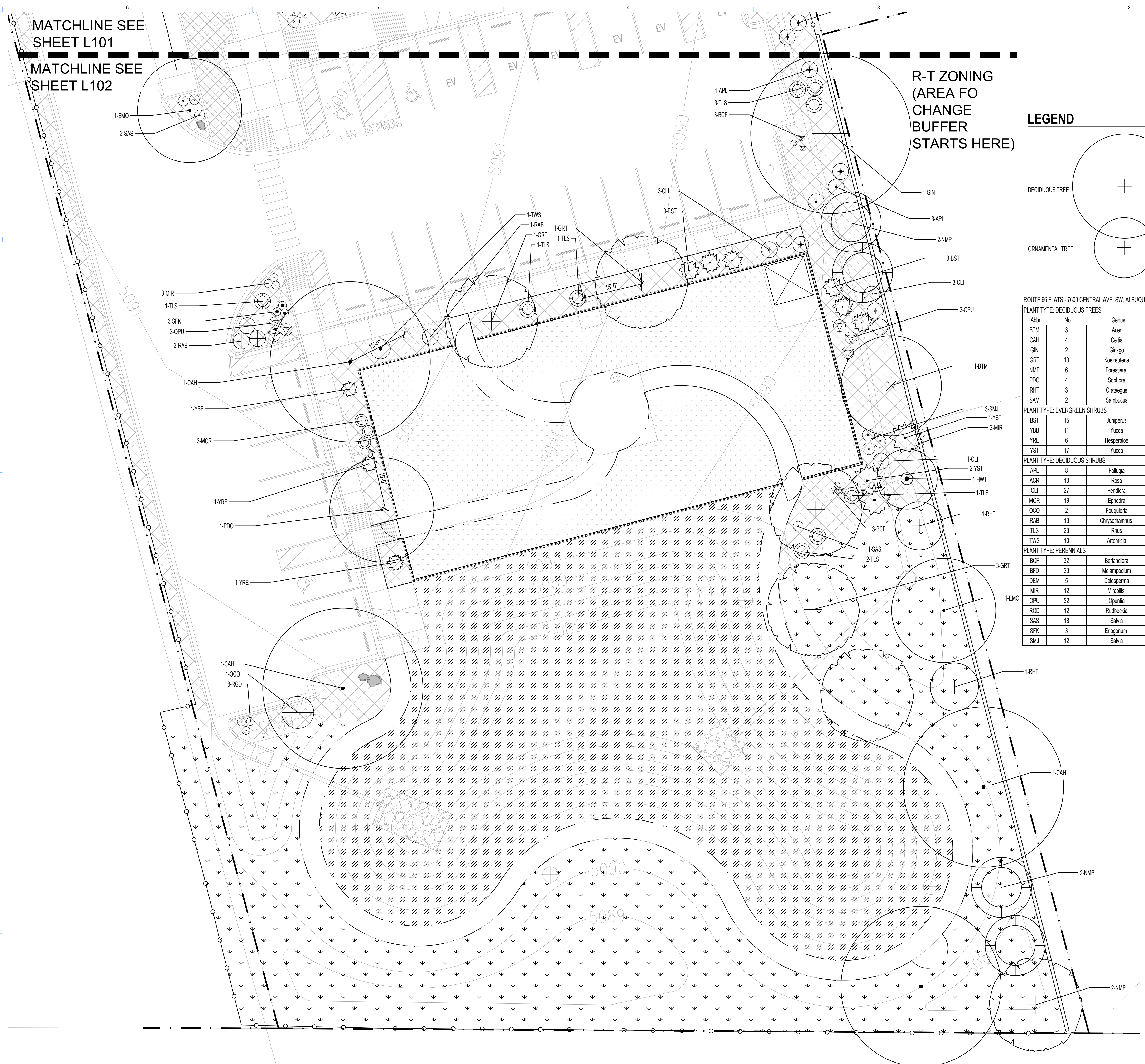
NO. LP101

MATCHLINE SEE SHEET L101
MATCHLINE SEE SHEET L102

LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'

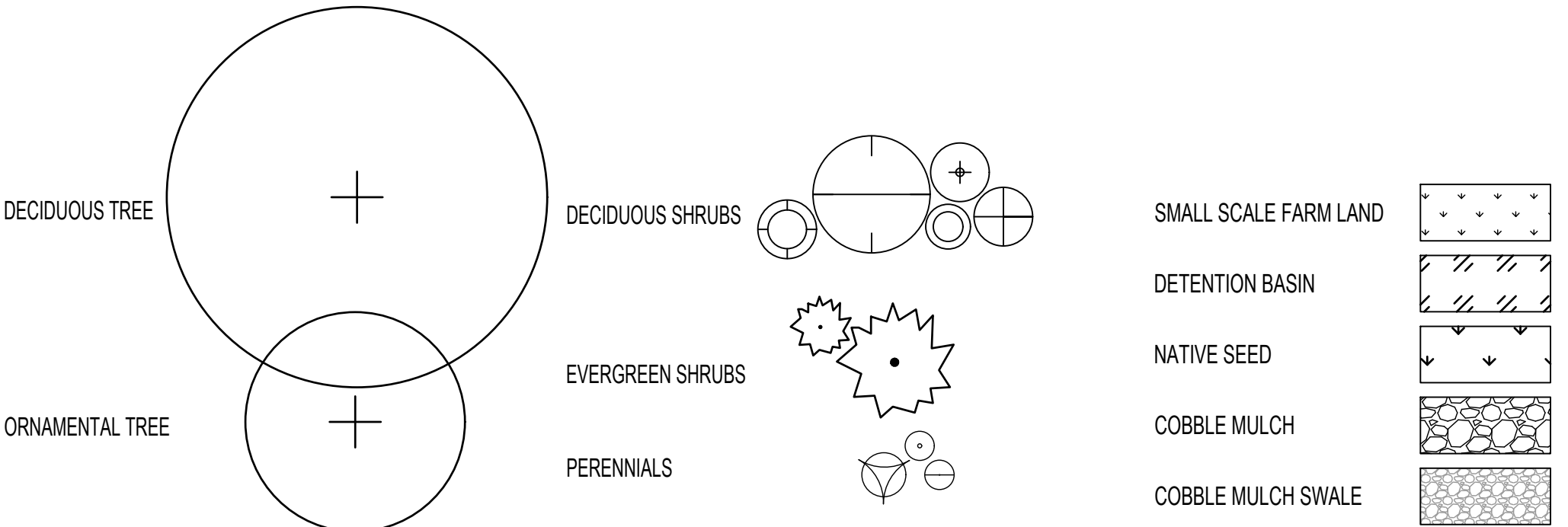


NO. LP101



R-T ZONING
(AREA FO
CHANGE
BUFFER
STARTS HERE)

LEGEND



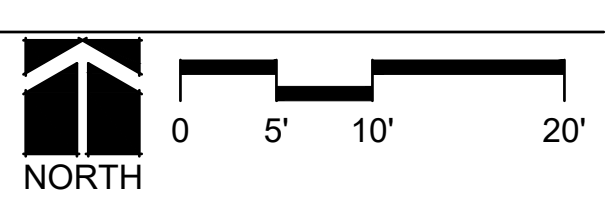
ROUTE 66 FLATS - 7600 CENTRAL AVE. SW, ALBUQUERQUE, NEW MEXICO 87121

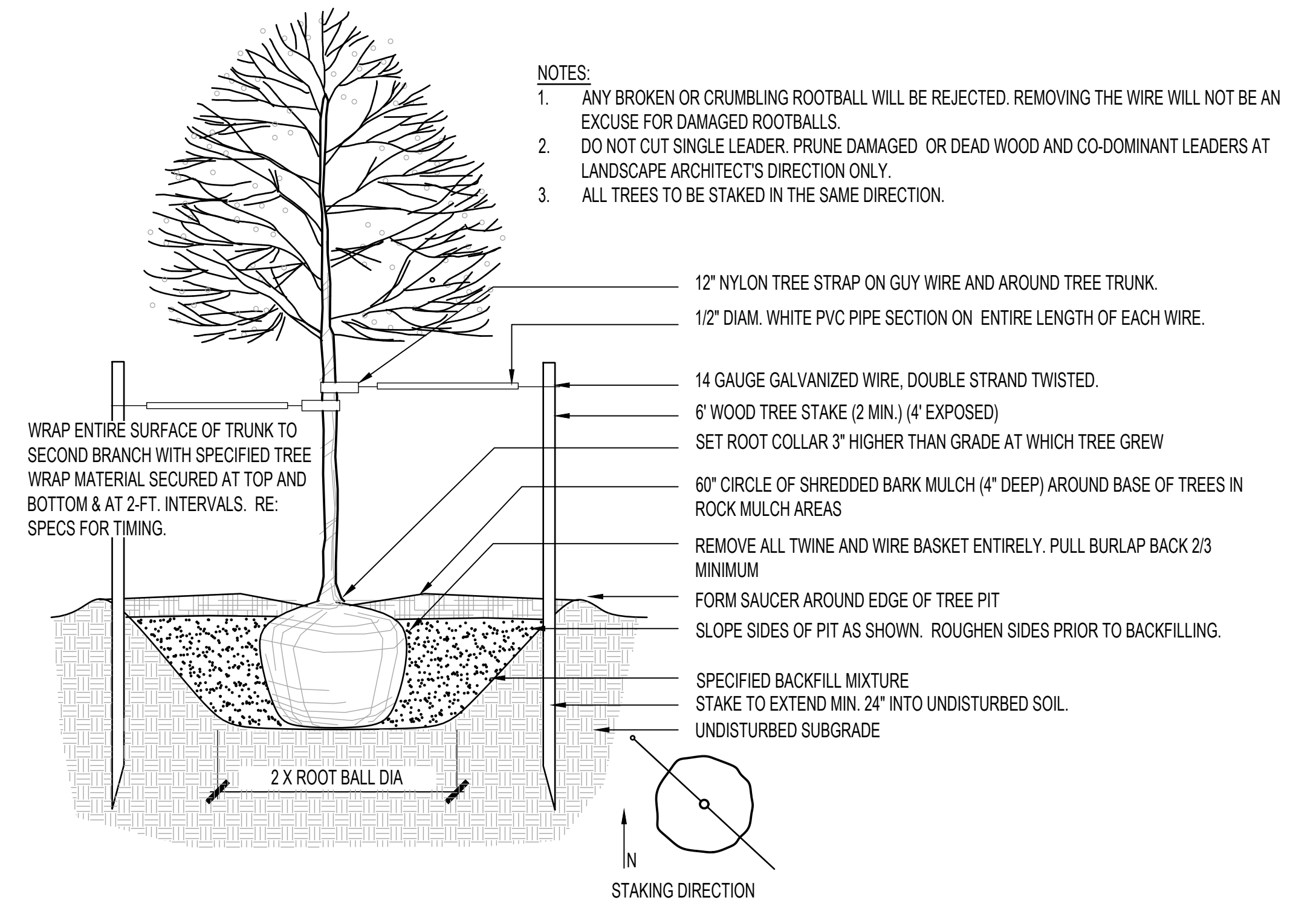
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CLU	17	Fandlira	rupicola	Cliff Fenderbush	5 Gal	Per Plan	4'x4'
MOR	19	Ephedra	equisetina	Mormon Tea	5 Gal	Per Plan	3'x3'
OCO	2	Fouquieria	splendens	Ocotillo	5 Gal	Per Plan	6'x8'
RAB	13	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	Per Plan	4'x4'
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MIR	12	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan	24'x24'
OPU	22	Opuntia	basilaris	Beavertail Cactus	1 Gal	Per Plan	12'x36'
RGD	12	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan	24'x24'
SAS	18	Salvia	greggii	Autumn Sage	1 Gal	Per Plan	30'x30'
SFK	3	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan	18'x24'
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LANDSCAPE REQUIREMENTS			
REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
15% OF NET LOT AREA SHALL BE LANDSCAPED 5-6(C)(2)	15 X (92,000SF-14,120SF) =	11,682 SF	16,180 SF
75% OF LANDSCAPED AREA TO BE COVERED WITH VEGETATION 5-6(C)(2)(c)	13,810 X .75 =	10,357.5 SF	12,802 SF
25% OF VEGETATION TO BE GROUND COVERS, SHRUBS, ORNAMENTAL GRASSES 5-6(C)(2)(c)	12,802 X .25 =	3,200.5 SF	3,225 SF
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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
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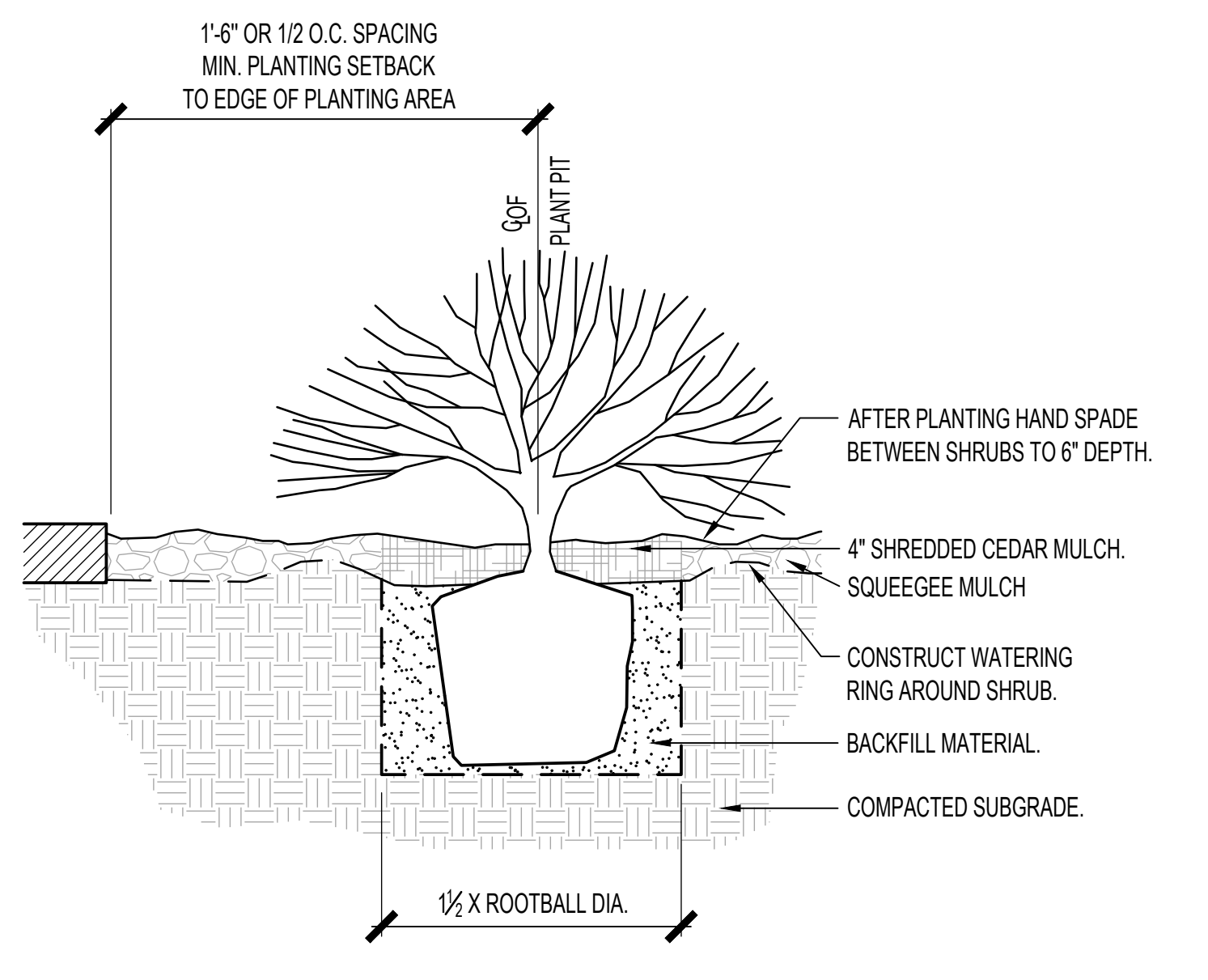
LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'



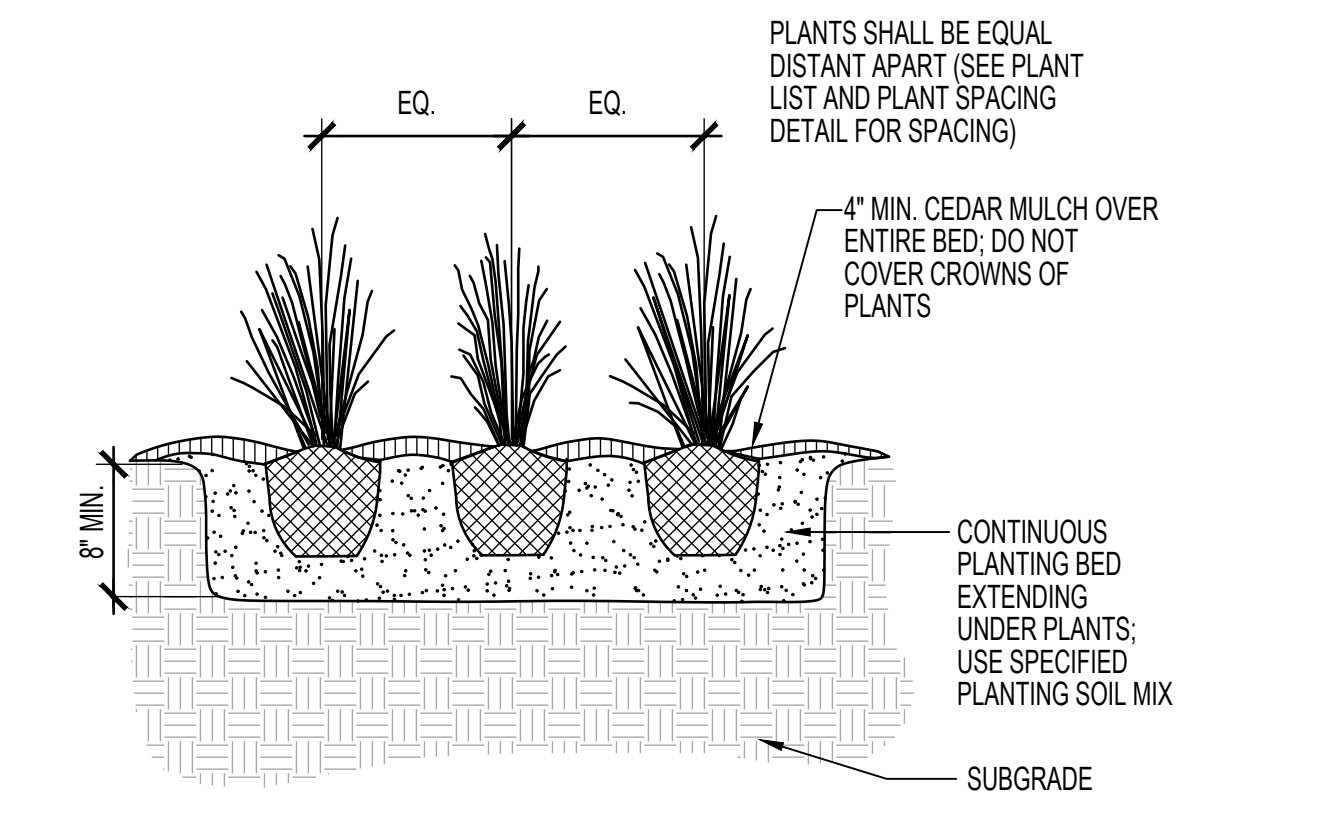


A DECIDUOUS TREE PLANTING
SCALE: NTS

- 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



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 ABCVUA 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
BF	BACKFLOW DEVICE RE-PLUMBING
D	DRAIN VALVE
H	FROST FREE GARDEN HYDRANT
IS	ISOLATION GATE VALVE ASSEMBLY
Q	QUICK COUPLING VALVE ASSEMBLY
RC	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS (RAIN BIRD PESB-R - SIZED AS INDICATED)
RC	REMOTE CONTROL VALVE ASSEMBLY FOR DRIPPER LINE LATERALS (RAIN BIRD XCZ-100-PBR-LC) DRIP SUPPLY LATERAL
IR	PLANT IRRIGATION RING: SIZED PER PLANT NETAFIM TECHLINE CV - TLHCVXR-RW11-12
A	IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3
A 12 1.5 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

PIPE SCHEDULE

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



REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: 3/08/2024
 PROJECT #: 21018
 SHEET TITLE:

IRRIGATION NOTES

SCALE:

NO. IR100

EQUIPMENT SCHEDULE

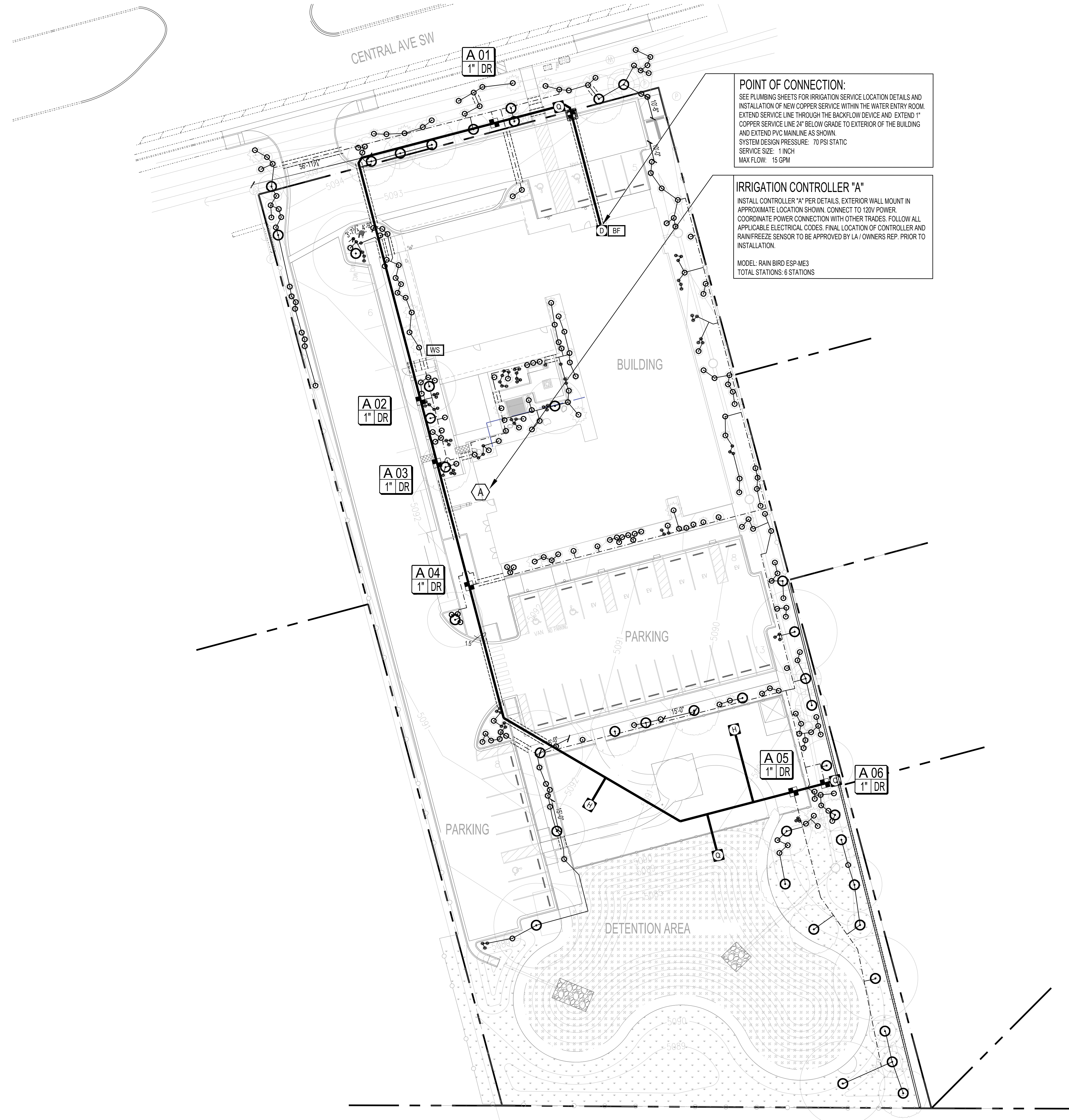
SYMBOL	DESCRIPTION
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—	MAINLINE PIPE: CLASS 200 BE PVC - 1.5"
- - - - -	DRIPPER LINE: SUPPLY LATERAL PIPE: CLASS 200 BE PVC (1-INCH UNLESS OTHERWISE INDICATED)
⊕	UNCONNECTED PIPE CROSSING
BF	BACKFLOW DEVICE RE-PLUMBING
D	DRAIN VALVE
H	FROST FREE GARDEN 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
A	IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3
A 12 1.5 55	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
WS	WEATHER SENSOR: RAIN BIRD WR-2 RAIN FREEZE

PIPE SCHEDULE

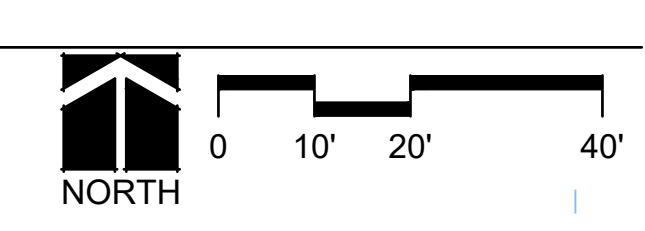
MAXIMUM FLOW RATE - PVC PLASTIC PIPE	
PIPE SIZE	MAXIMUM FLOW (GPM)
1"	16

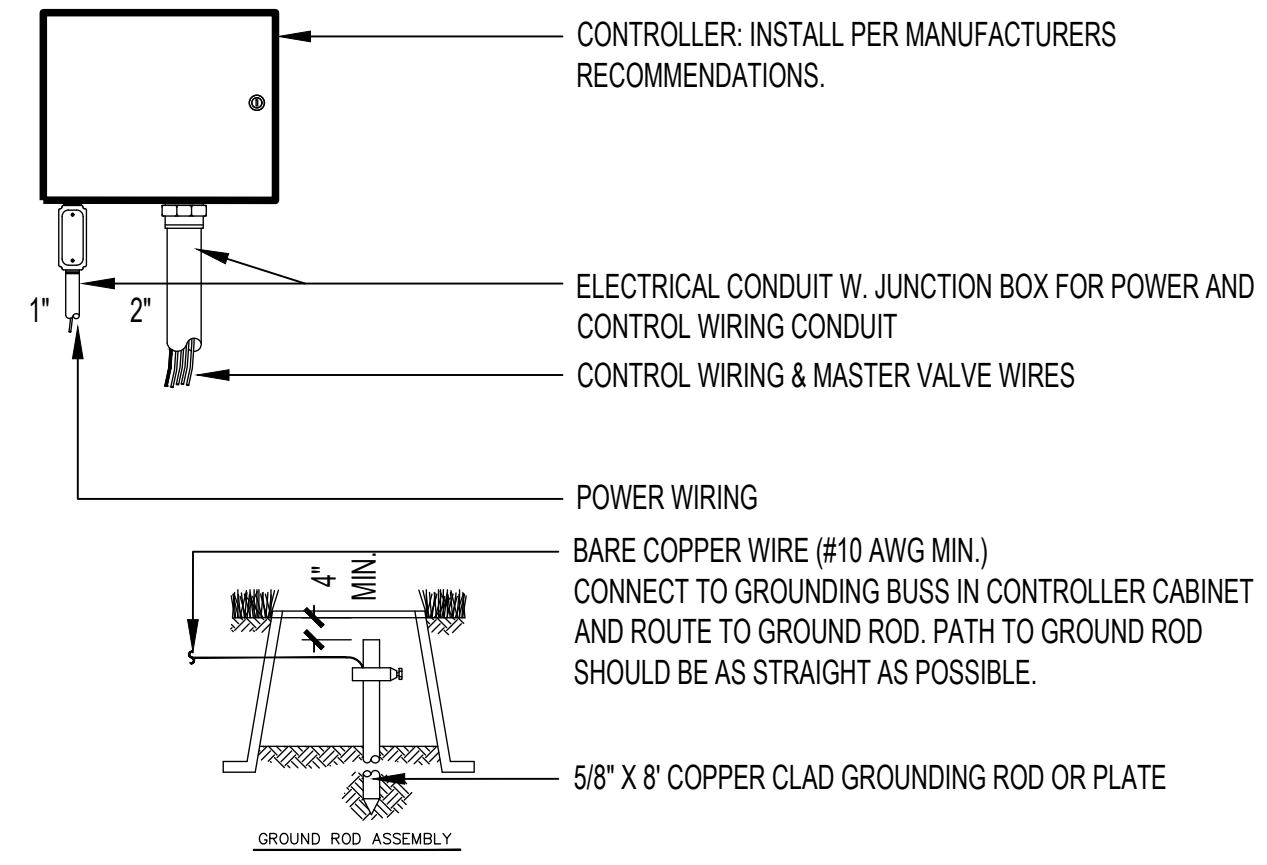
POINT OF CONNECTION:
SEE PLUMBING SHEETS FOR IRRIGATION SERVICE LOCATION DETAILS AND INSTALLATION OF NEW COPPER SERVICE WITHIN THE WATER ENTRY ROOM. EXTEND SERVICE LINE THROUGH THE BACKFLOW DEVICE AND EXTEND 1" COPPER SERVICE LINE 24" BELOW GRADE TO EXTERIOR OF THE BUILDING AND EXTEND PVC MAINLINE AS 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

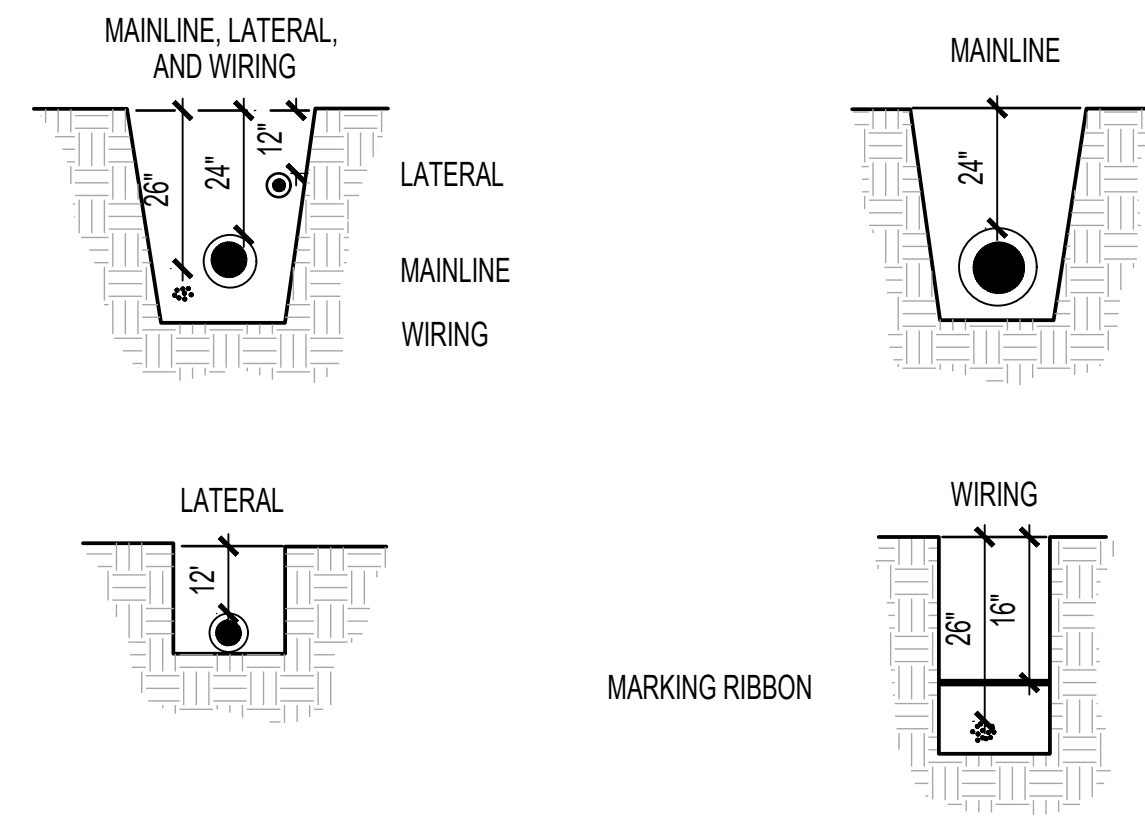


A IRRIGATION PLAN
SCALE: 1" = 20'



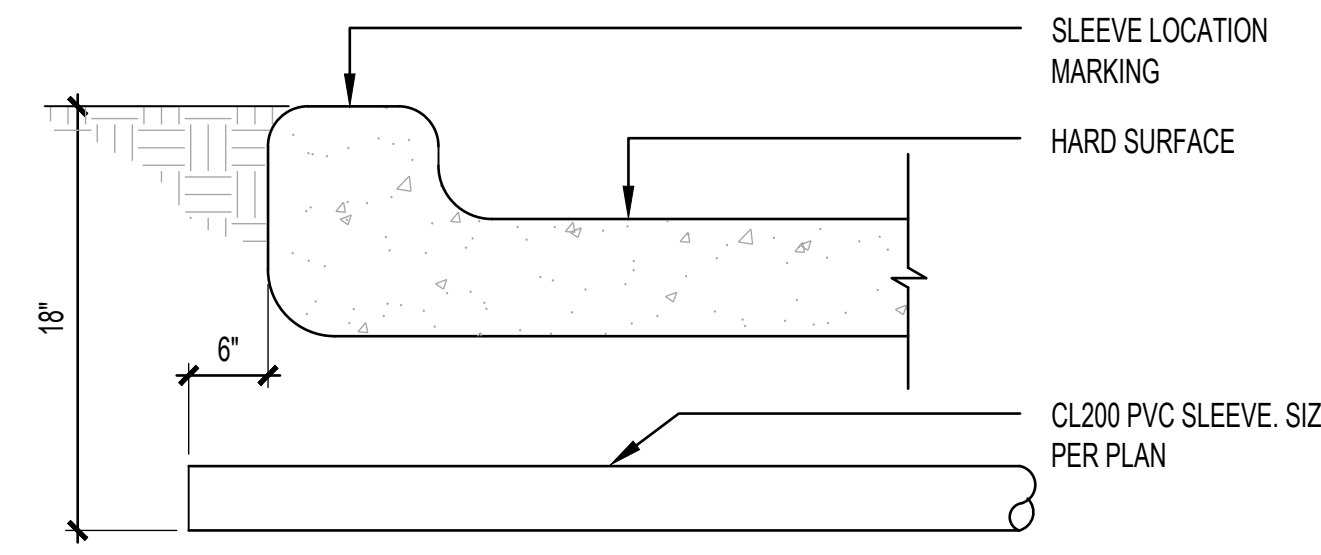


A WALLMOUNT CONTROLLER INSTALLATION
SCALE: NTS



- 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.

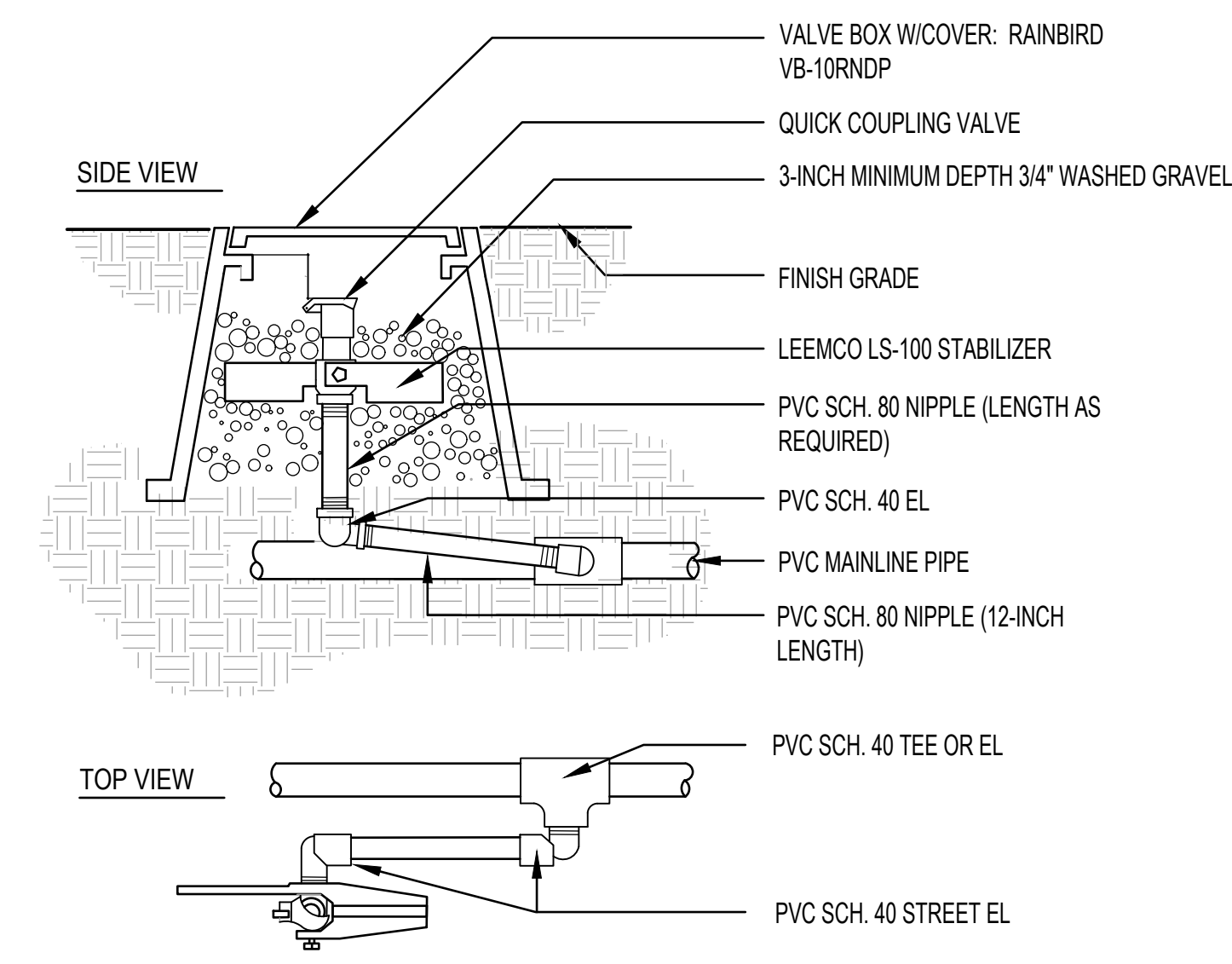
B TRENCHING AND PIPE/WIRE INSTALLATION
SCALE: NTS



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 - 18"
1-25 CONTROL WIRES	1 - 2"
26-75 CONTROL WIRES	1 - 3"

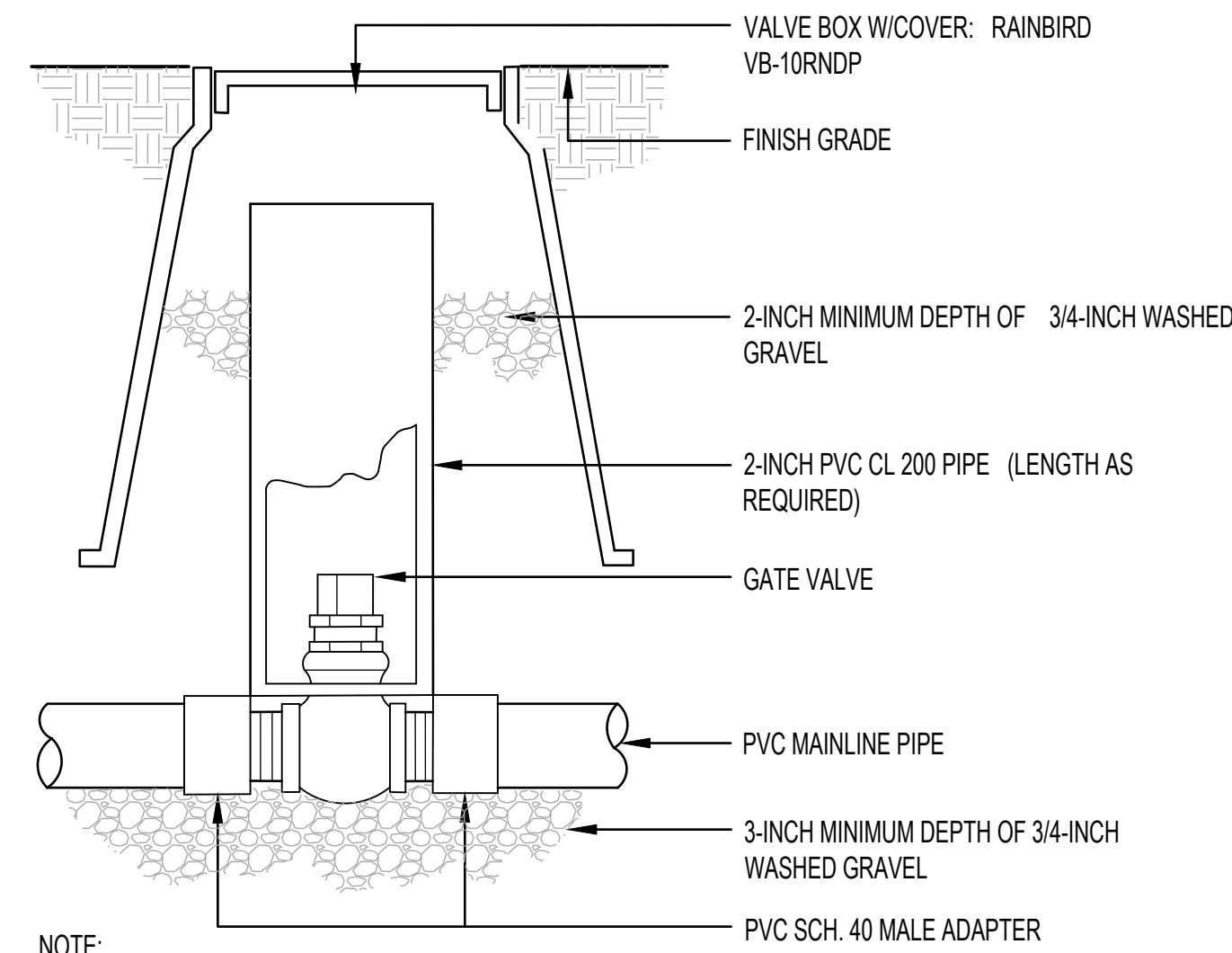
NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE

C SLEEVING
SCALE: 1"-1'0"



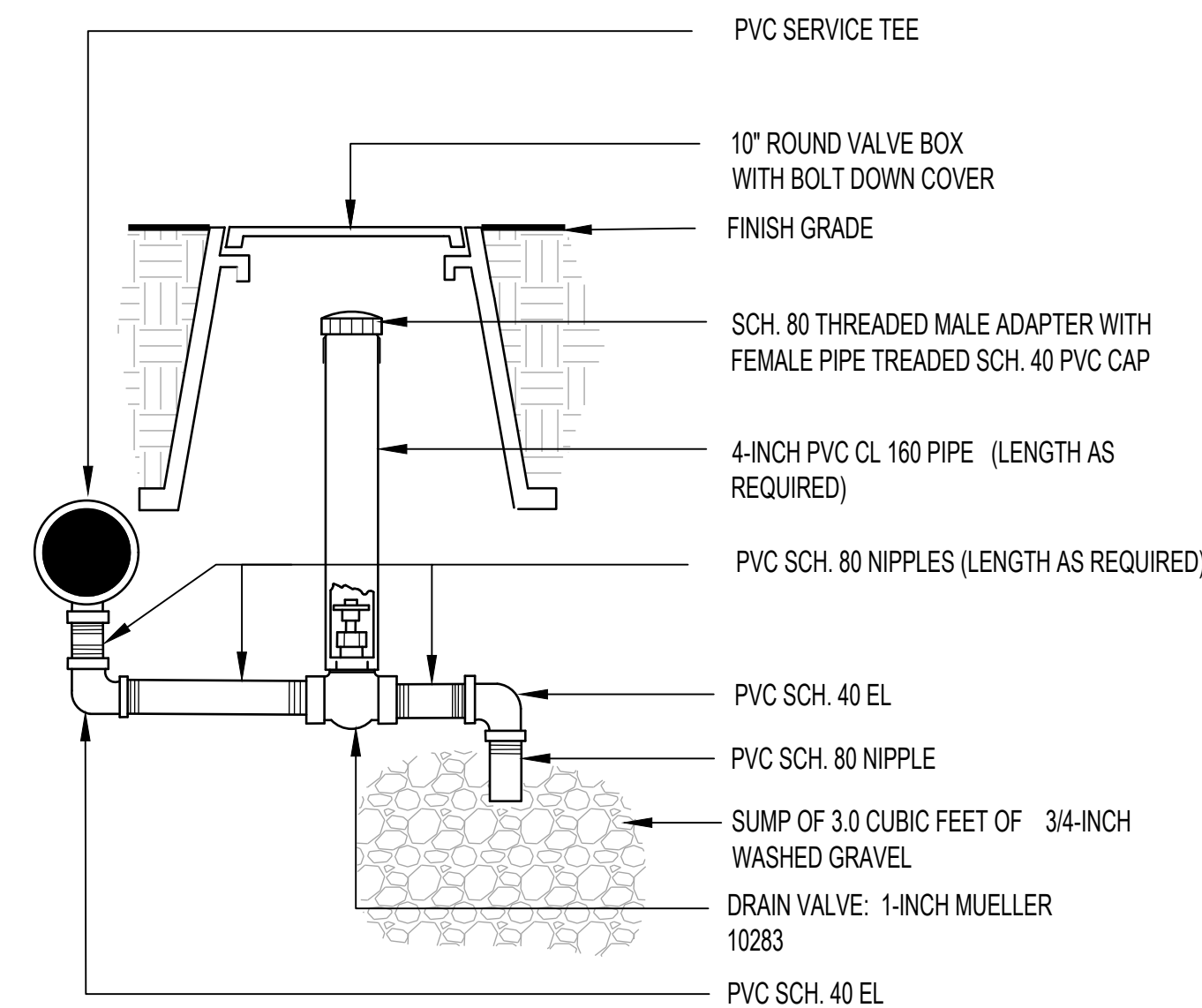
NOTE:
1. BRAND "QC" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

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

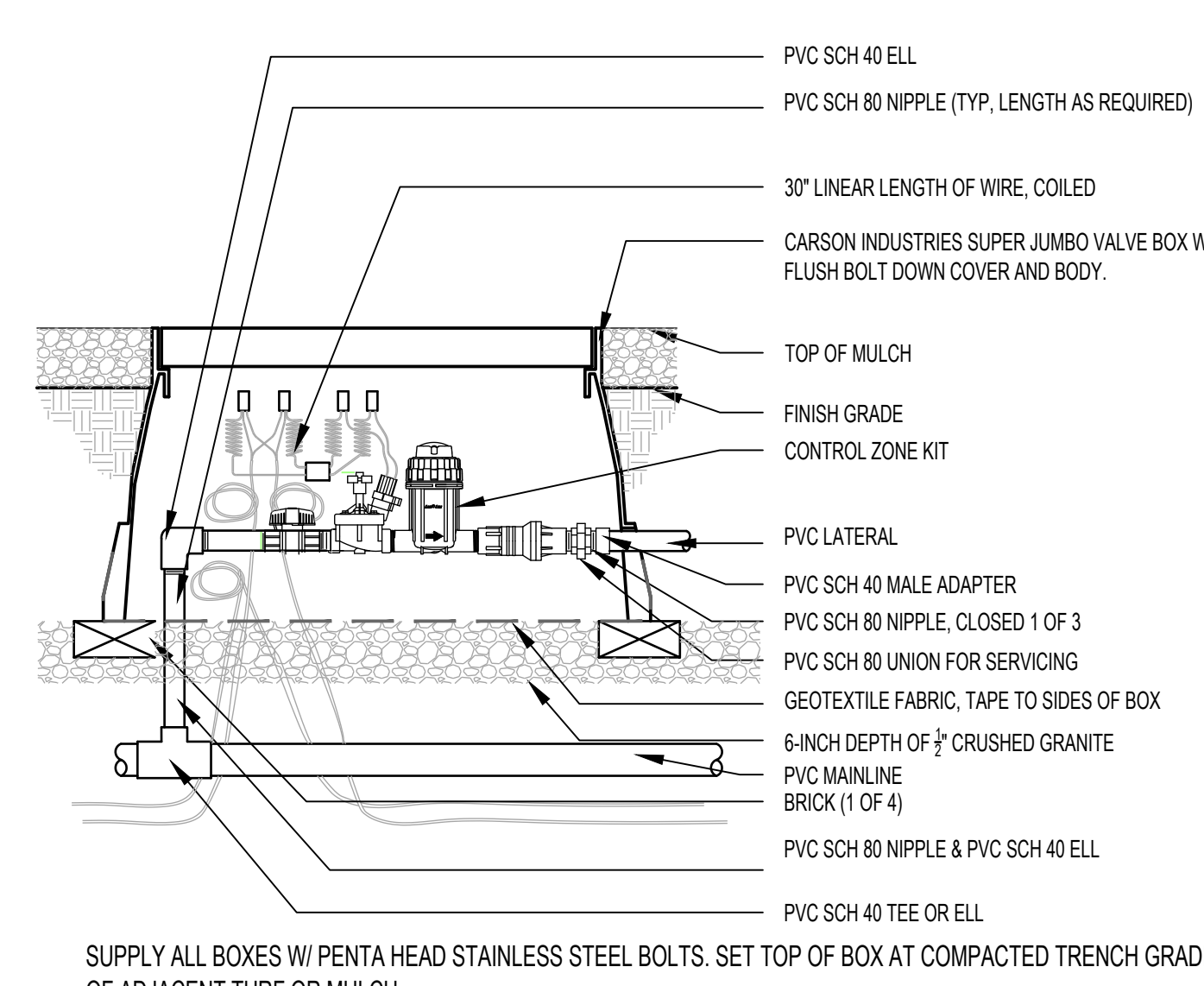


NOTE:
1. LOCATE GATE VALVE AT LEAST 12" FROM, AND ALIGN WITH ADJACENT WALLS OR EDGES OF PAVED AREAS.
2. BRAND "GV" INTO LID OF EACH VALVE BOX W/3-INCH HIGH LETTERS.

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

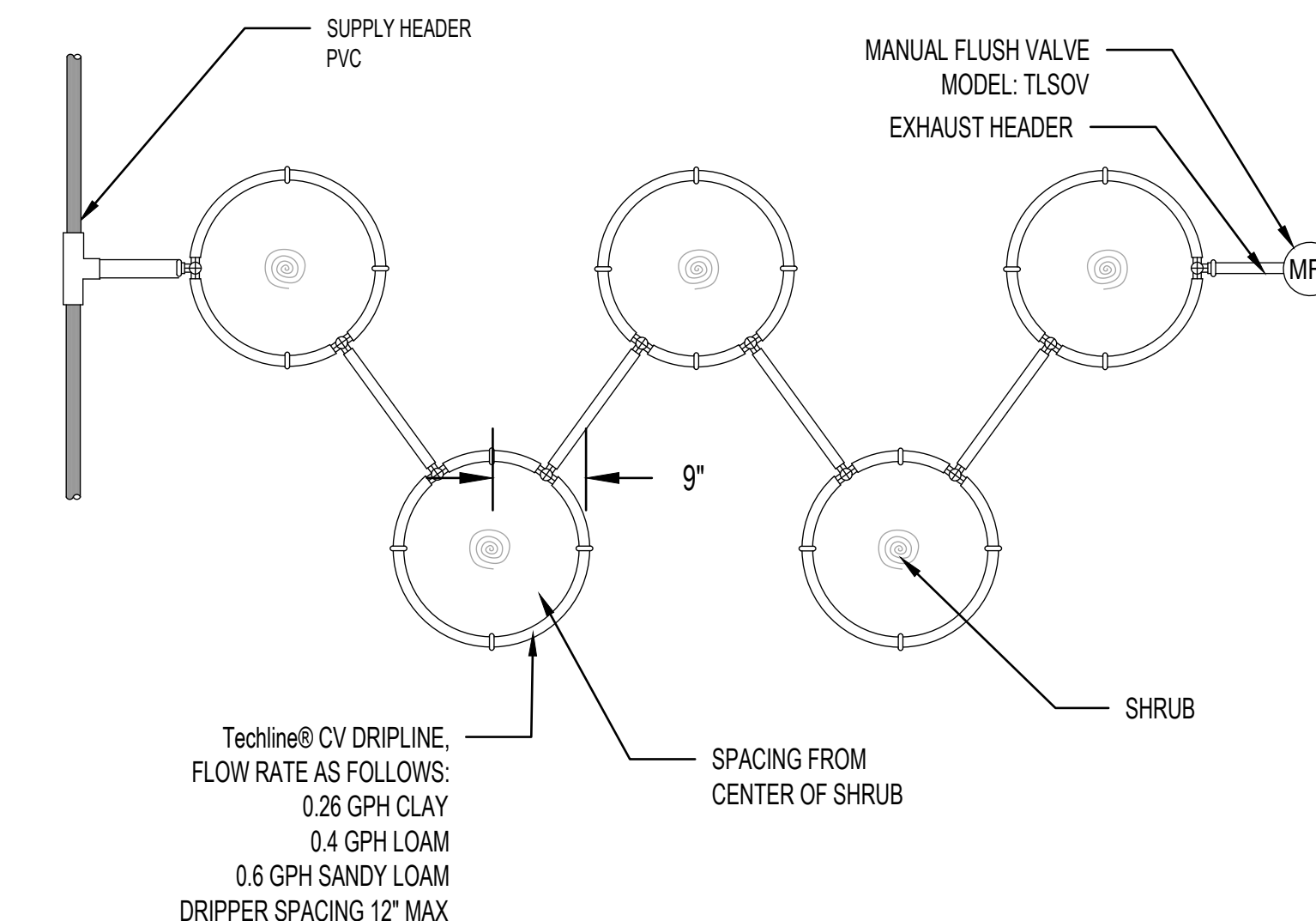


F MANUAL DRAIN VALVE ASSEMBLY
SCALE: NTS

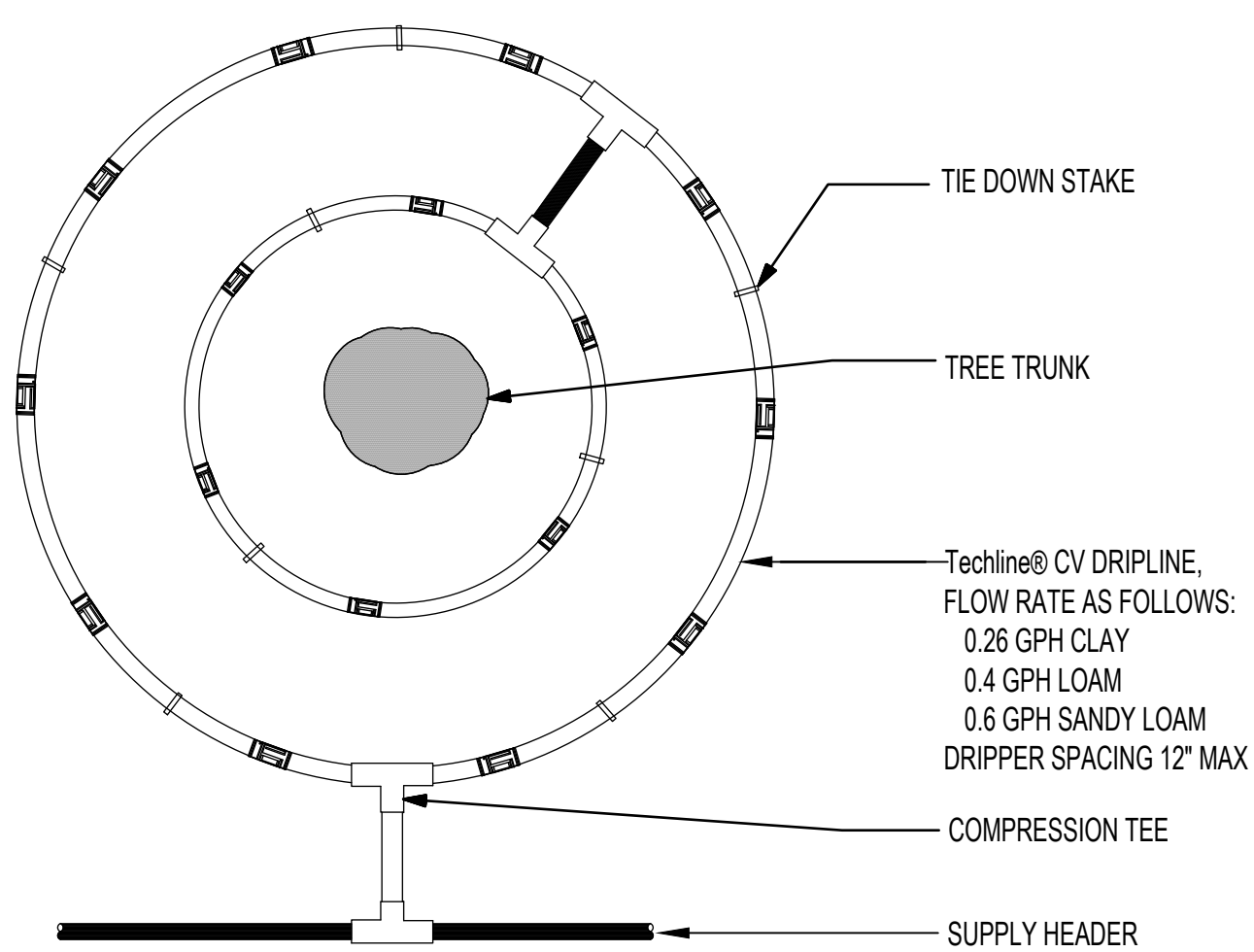


SUPPLY ALL BOXES W/ PENTA HEAD STAINLESS STEEL BOLTS. SET TOP OF BOX AT COMPACTED TRENCH GRADE OF ADJACENT TURF OR MULCH.

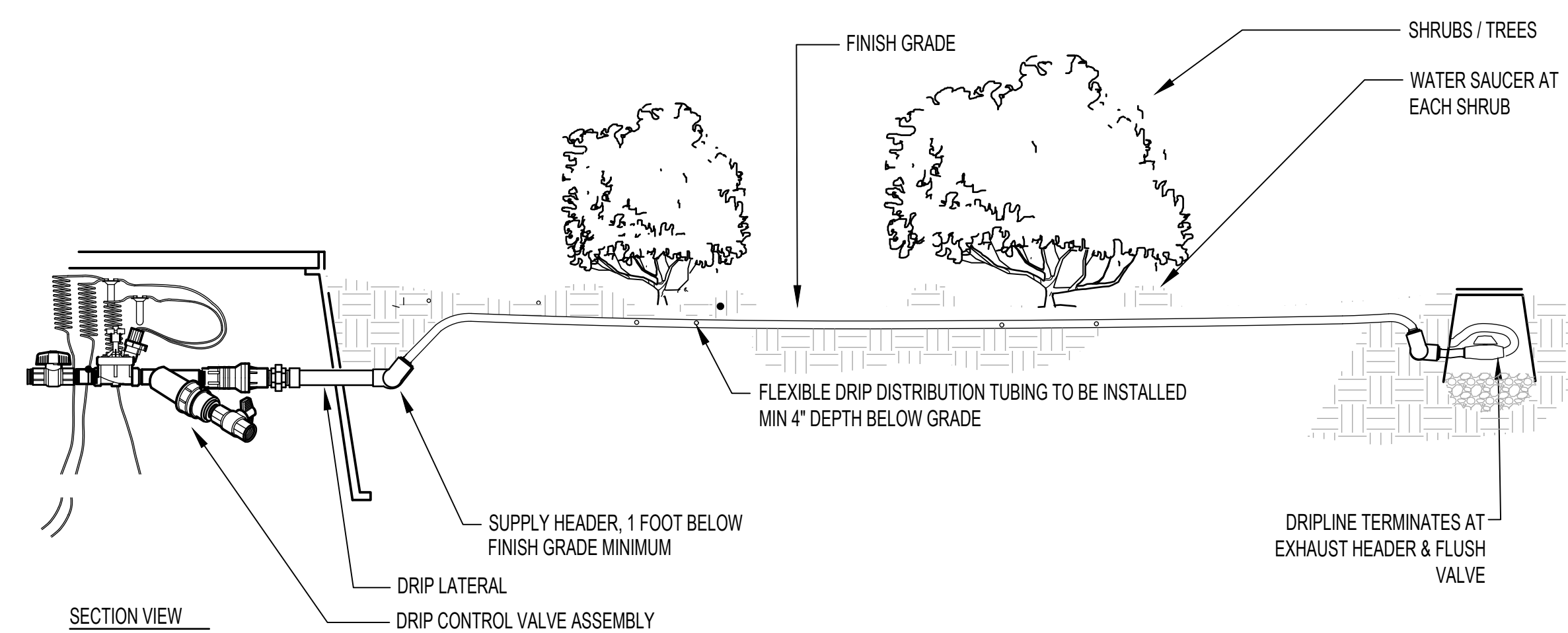
G DRIP ZONE CONTROL KIT
SCALE: NTS



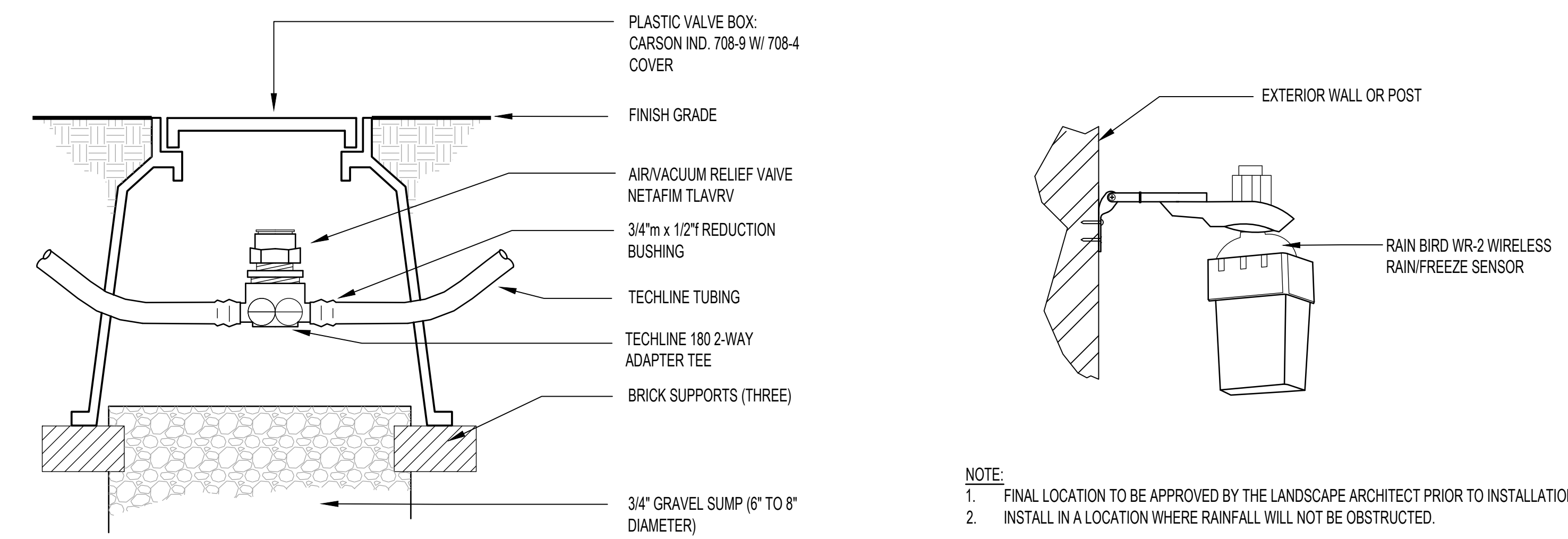
H DRIPPERLINE @ SHRUBS IN GRAVEL MULCH
SCALE: NTS



I DRIPPERLINE @ TREE IN GRAVEL MULCH
SCALE: NTS

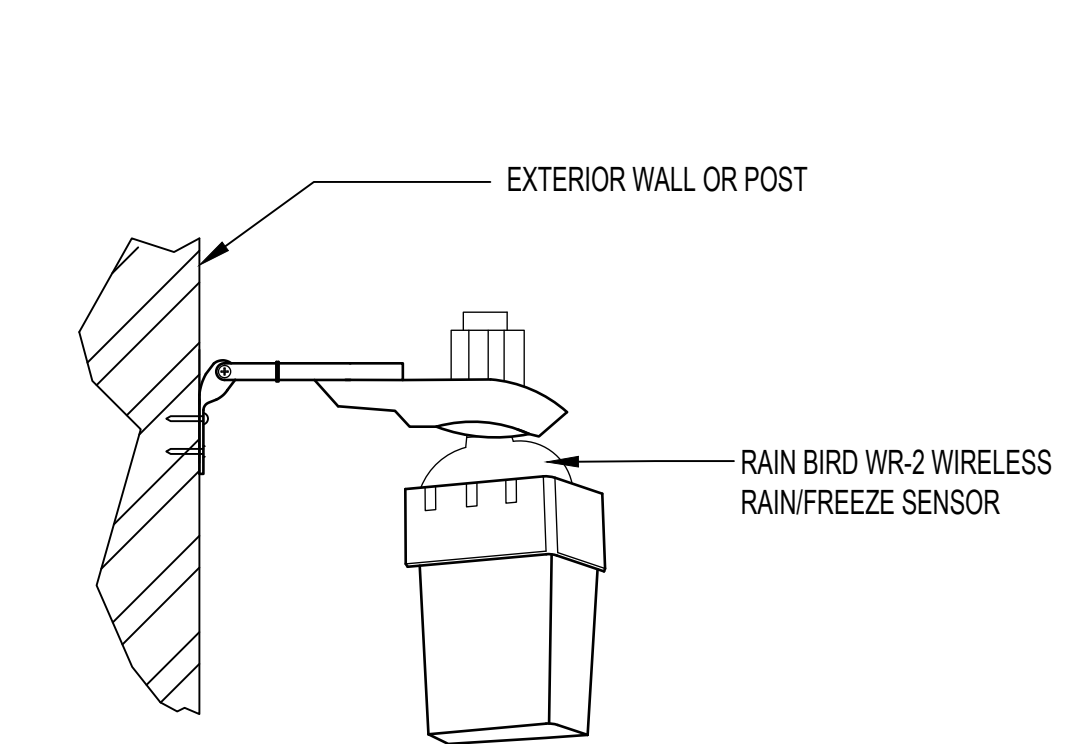


J DRIPPERLINE INSTALLATION @ GRAVEL PLANTING AREAS
SCALE: NTS

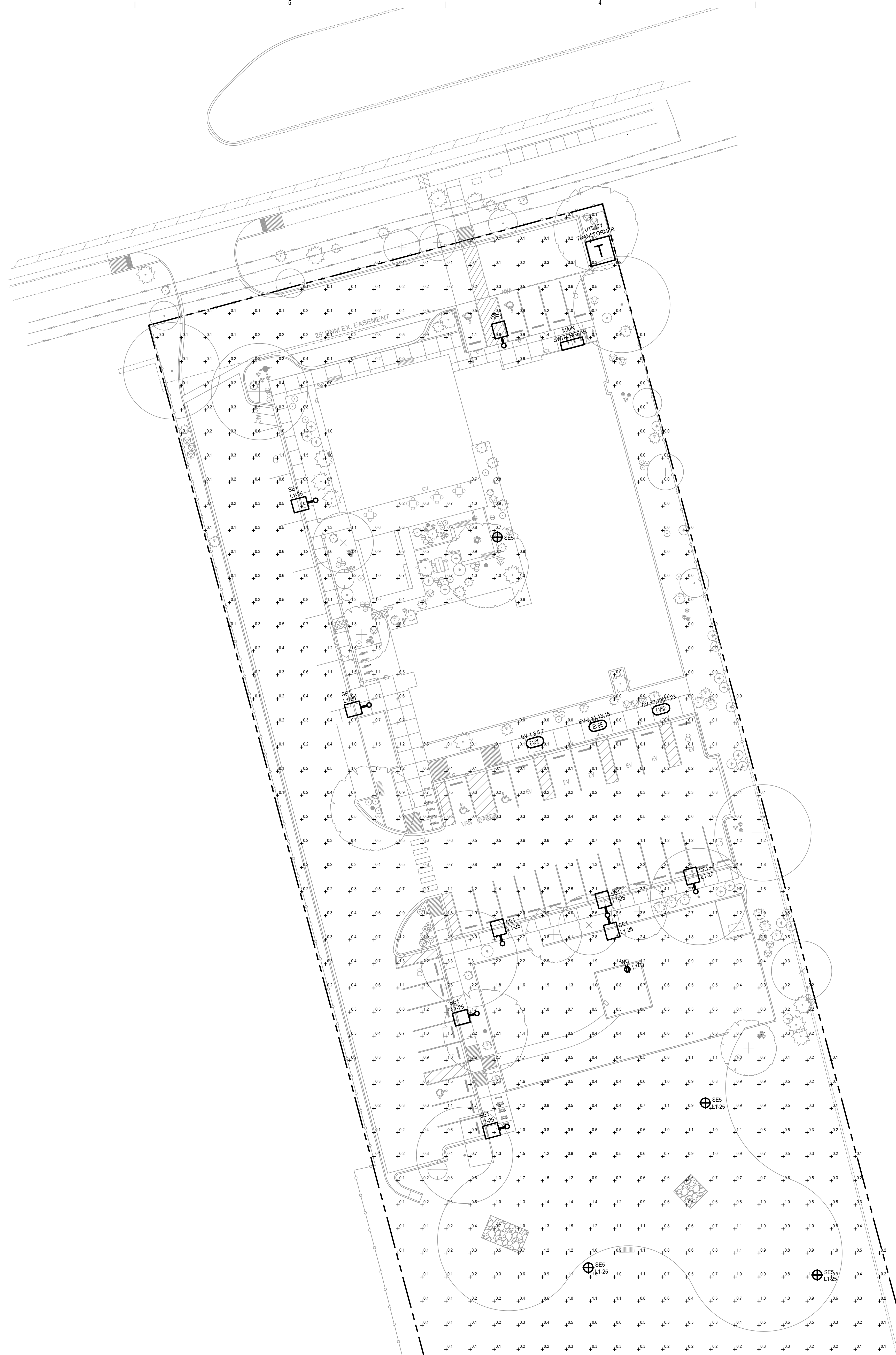


NOTE:
1. FINAL LOCATION TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. INSTALL IN A LOCATION WHERE RAINFALL WILL NOT BE OBSTRUCTED.

K TECHLINE AIR/VACUUM RELIEF VALVE
SCALE: NTS



L RAIN SENSOR
SCALE: NTS



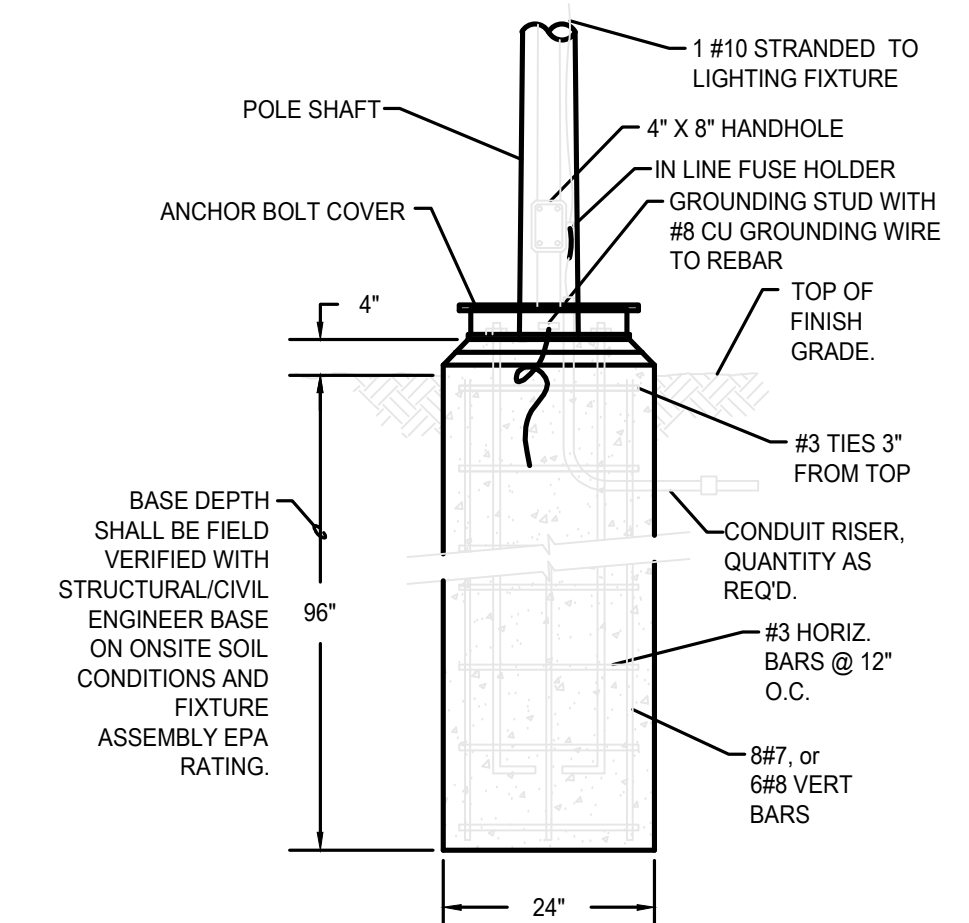
1 SITE PLAN - SDP
1" = 20'-0"

- 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.

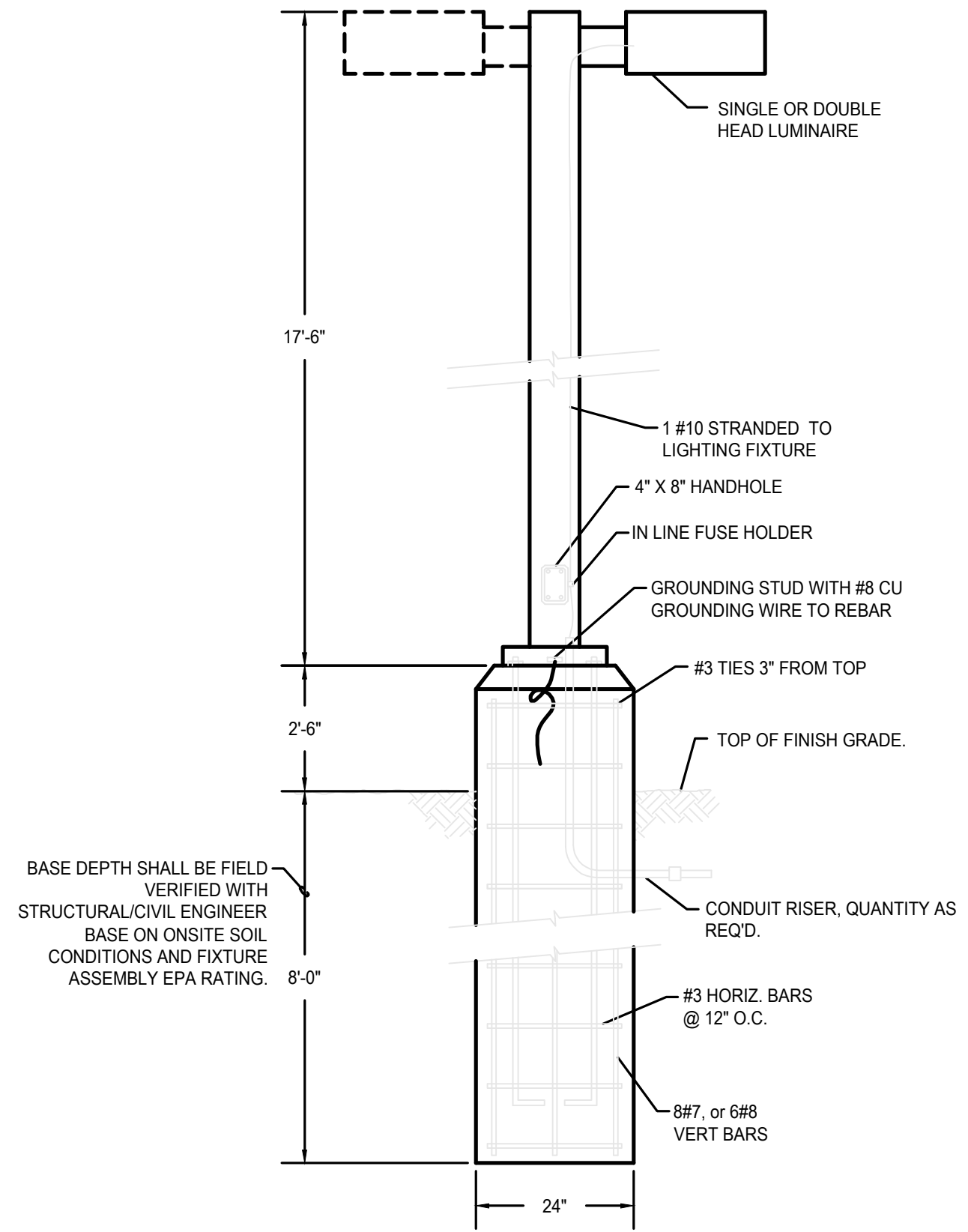
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	4.1 fc	0.0 fc	N/A	N/A

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 LUXESCAPE LXSV3430-UASC-A-BK	LED 3000K	120	20'-0" AFG	8500	114	B3-U0-G3
SE5	PEDESTRIAN LIGHT	INVUE LUXESCAPE LXSV2430-U-SYM-S-BK	LED 3000K	120	15'-0" AFG	4500	55	B3-U0-G2

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



3 FIXTURE TYPE SE5
PEDESTRIAN POLE BASE DETAIL
NO SCALE



2 FIXTURE TYPE SE1
PARKING POLE BASE DETAIL
NO SCALE

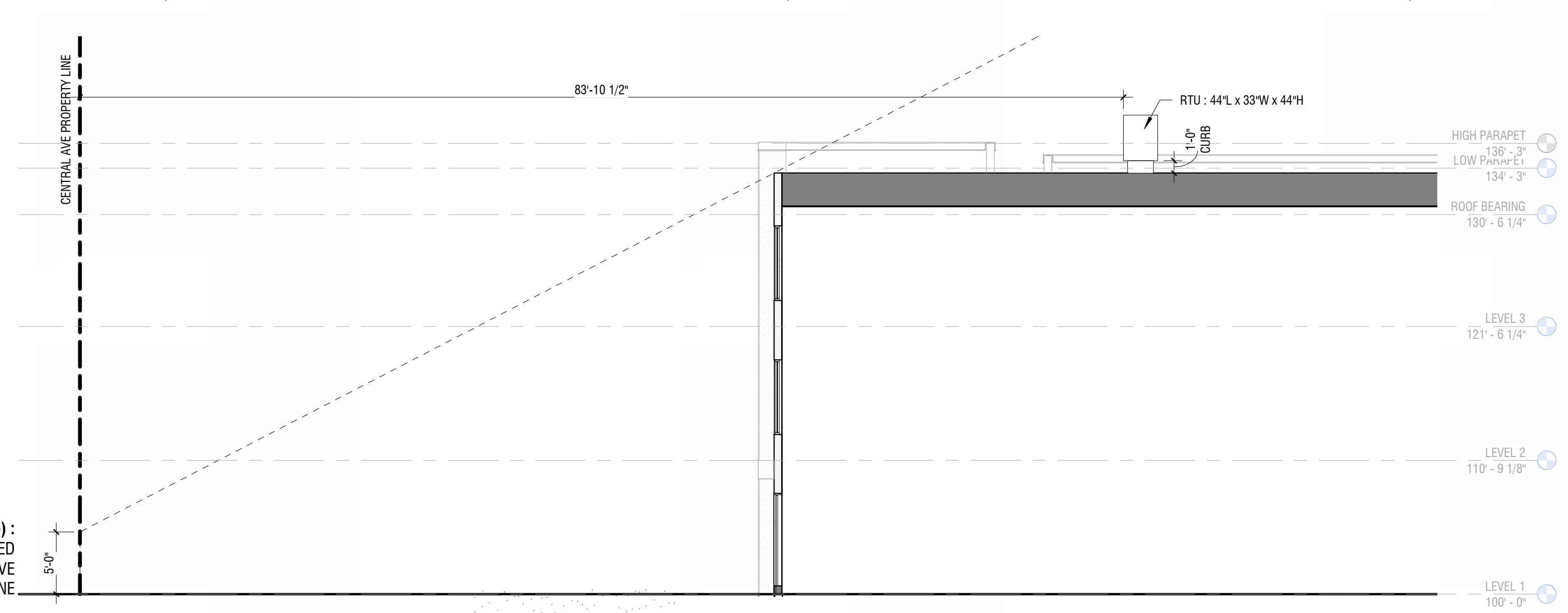


GENERAL ELEVATION NOTES

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

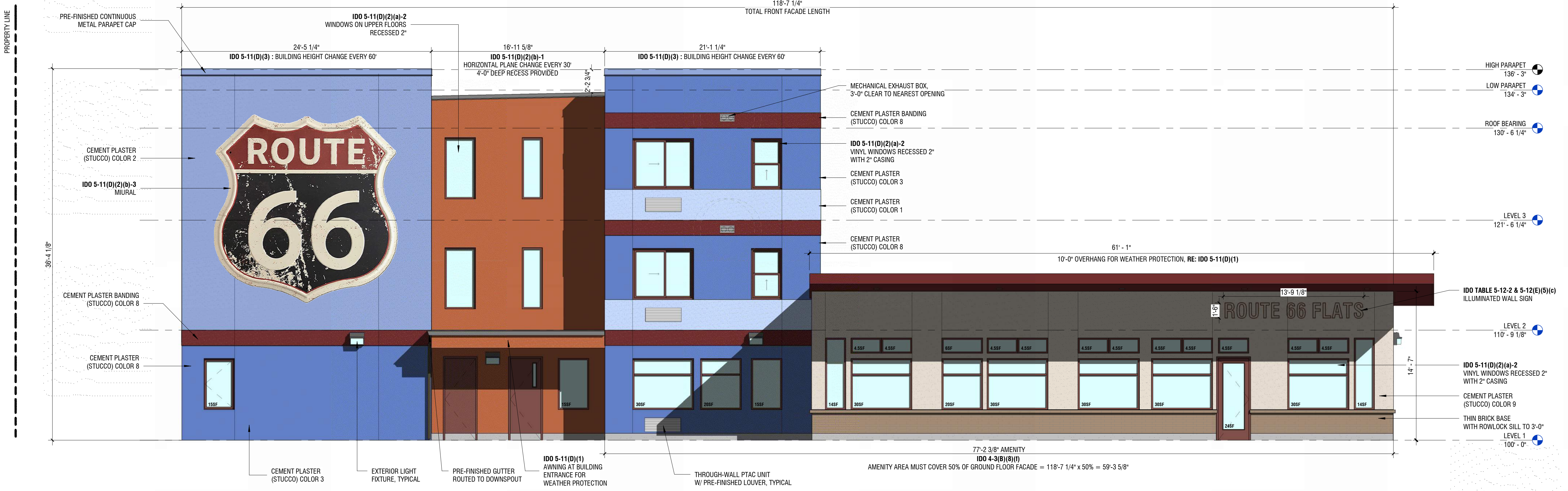
ELEVATIONS MATERIAL LEGEND

	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				



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"



ELEVATIONS MATERIAL LEGEND

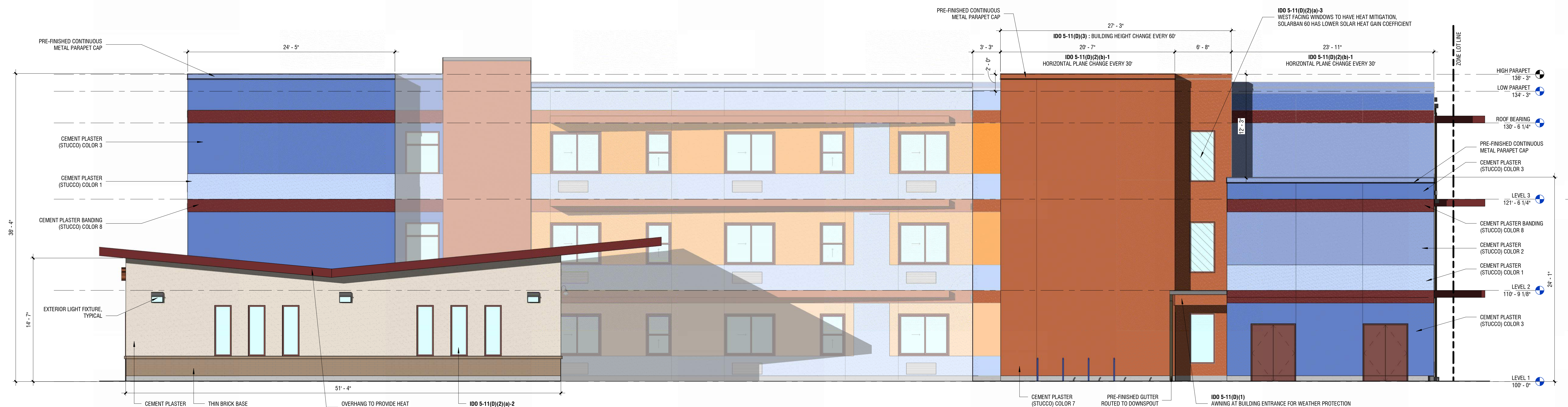
	STUCCO: COLOR 1, TBD		STUCCO: COLOR 7, TBD		THIN BRICK COLOR, TBD
	STUCCO: COLOR 2, TBD		STUCCO: COLOR 8, TBD		PAINTED CEMENT BOARD: COLOR 1, TBD
	STUCCO: COLOR 3, TBD		STUCCO: COLOR 9, TBD		PAINTED CEMENT BOARD: COLOR 2, TBD
	STUCCO: COLOR 4, TBD				DECORATIVE METAL MESH / STEEL SECURITY FENCE, RE: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

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



2 EAST ELEVATION (SIDE)
 3/16" = 1'-0"
 0' 4' 8' 16'



1 WEST ELEVATION (SIDE)
 3/16" = 1'-0"
 0' 4' 8' 16'

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

REV: _____
 DRAWN: TB
 REVIEWED: EP
 DATE: 3/8/2024
 PROJECT #: 21018
 FILE: _____
 SHEET TITLE: **BUILDING ELEVATIONS**

SCALE: As Indicated
 NO. **SITE-5.1**



GENERAL ELEVATION NOTES

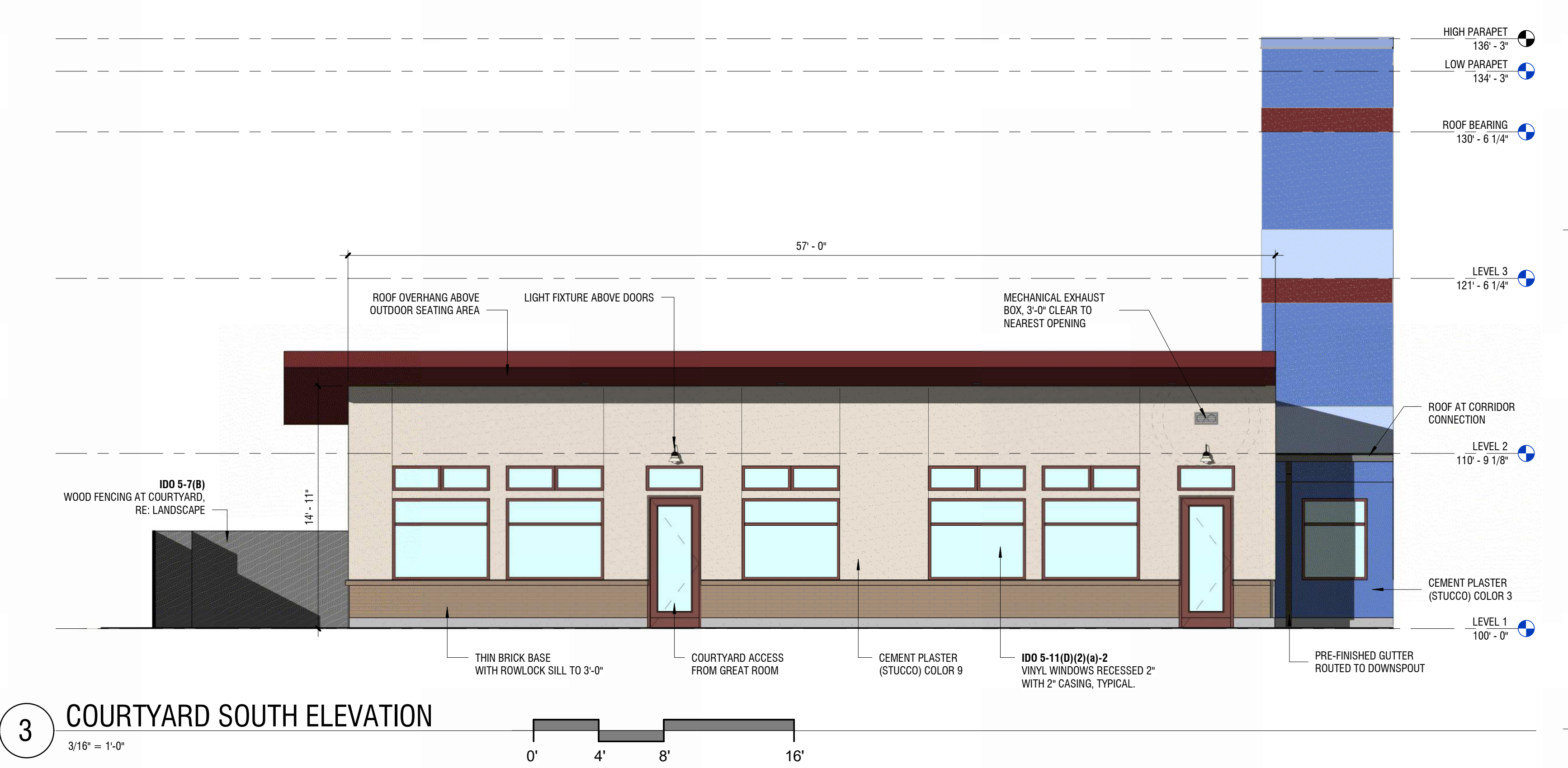
- ALL WINDOWS TO BE VINYL WITH A 2" RECESS
- HORIZONTAL CONTROL JOINT AT STUCCO COLOR BANDING, TYPICAL.

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

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				



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



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



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

C101/C102 : APPROVED TCL PLANS

C200 : APPROVED GRADING PLAN

FIRE 1 : APPROVAL

A1.00 : ARCHITECTURAL SITE PLAN W/ SOLID WASTE APPROVAL

WATER UTILITY AUTHORITY AVAILABILITY STATEMENT

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 5, 2024

Jeffrey T. Wooten, P.E.
Wooten Engineering
P.O. Box 15814
Rio Rancho, NM 87174

Re: Route 66 Lofts
7600 Central Ave. SW
Traffic Circulation Layout
Engineer's Stamp 3-5-24 (K10D065)

Dear Mr. Wooten,

The revised TCL submittal received 3-5-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

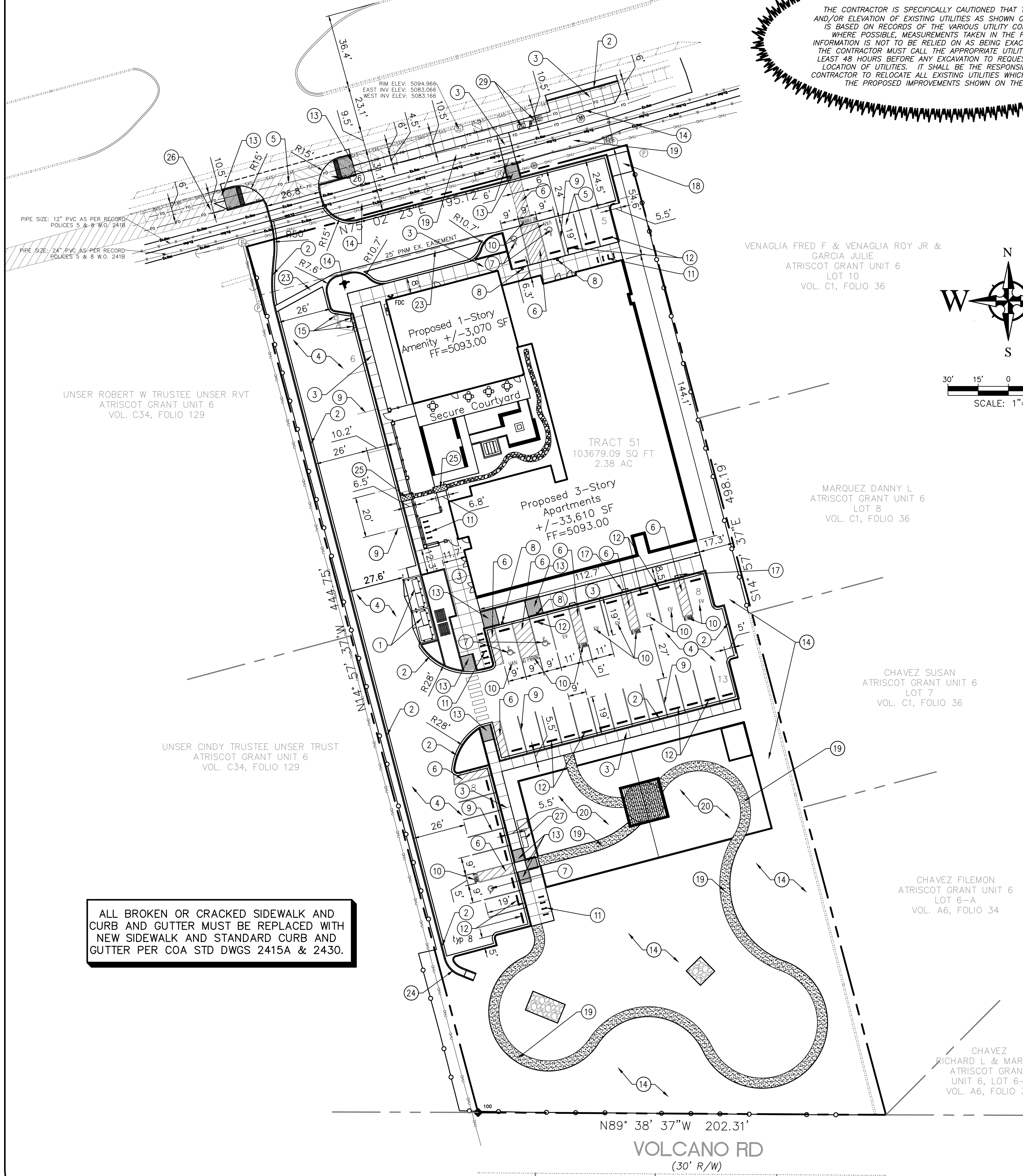
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

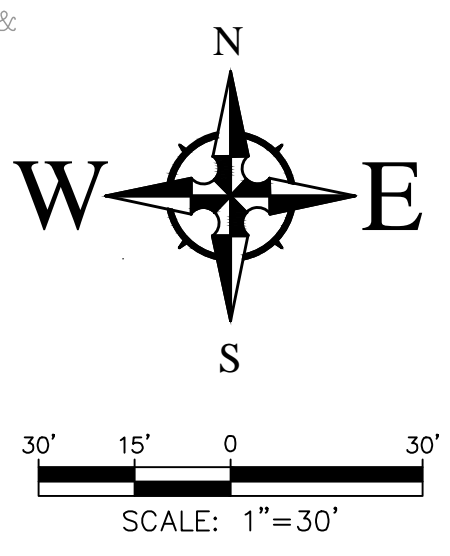
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

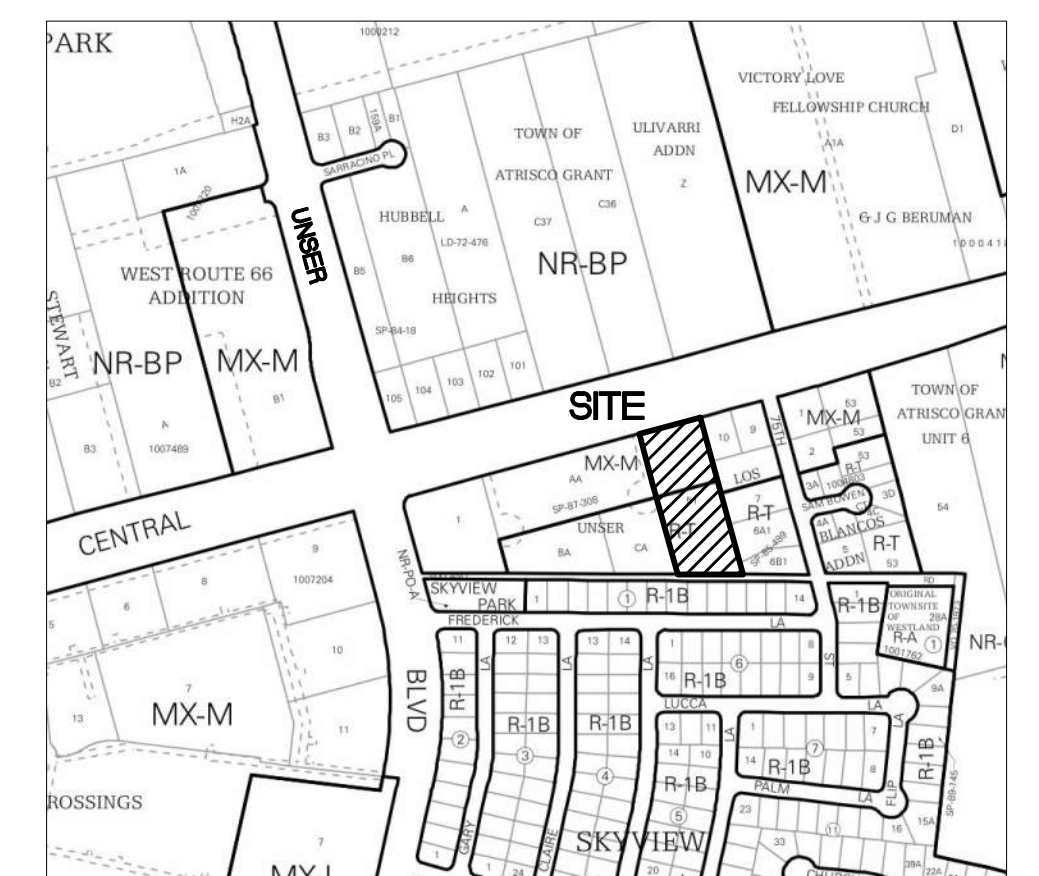
CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)



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
PARKING REQUIREMENTS		
HANDICAP PARKING	2 spaces	5 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	6 spaces	36 spaces



VICINITY MAP - Zone Atlas K-10-Z
LEGAL DESCRIPTION:
The West One-Half of Tract 52, Unit No. 6 of Plat of Town of Atrisco Grant, Bernalillo County, NM.

KEYED NOTES

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

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

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

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

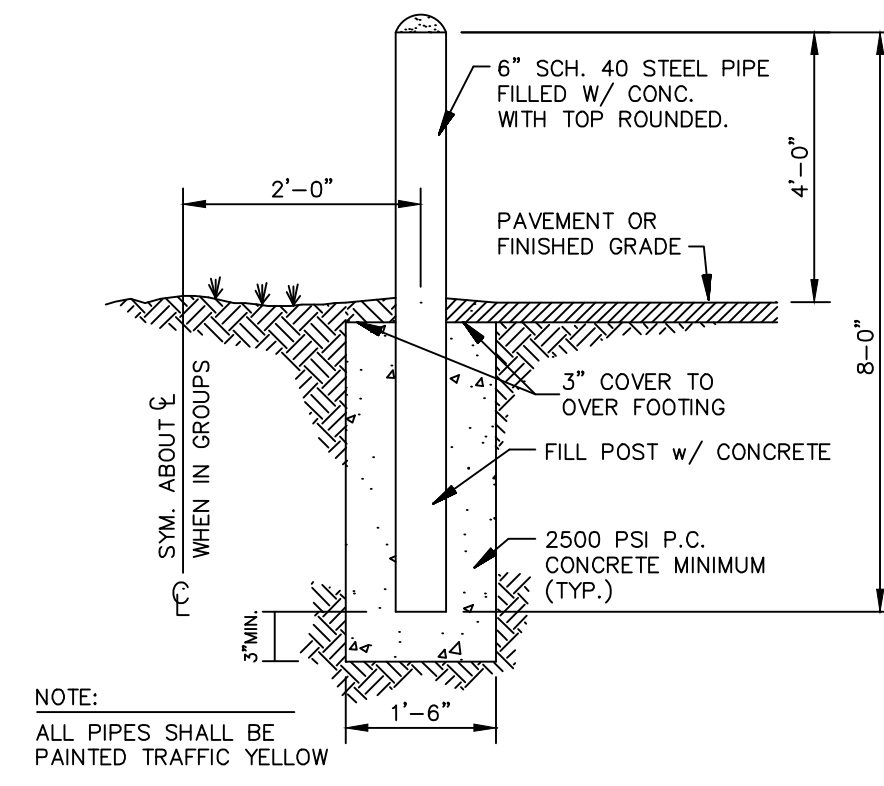
Professional Engineer
Ernest Arriaga
New Mexico
16892
3/5/2024

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

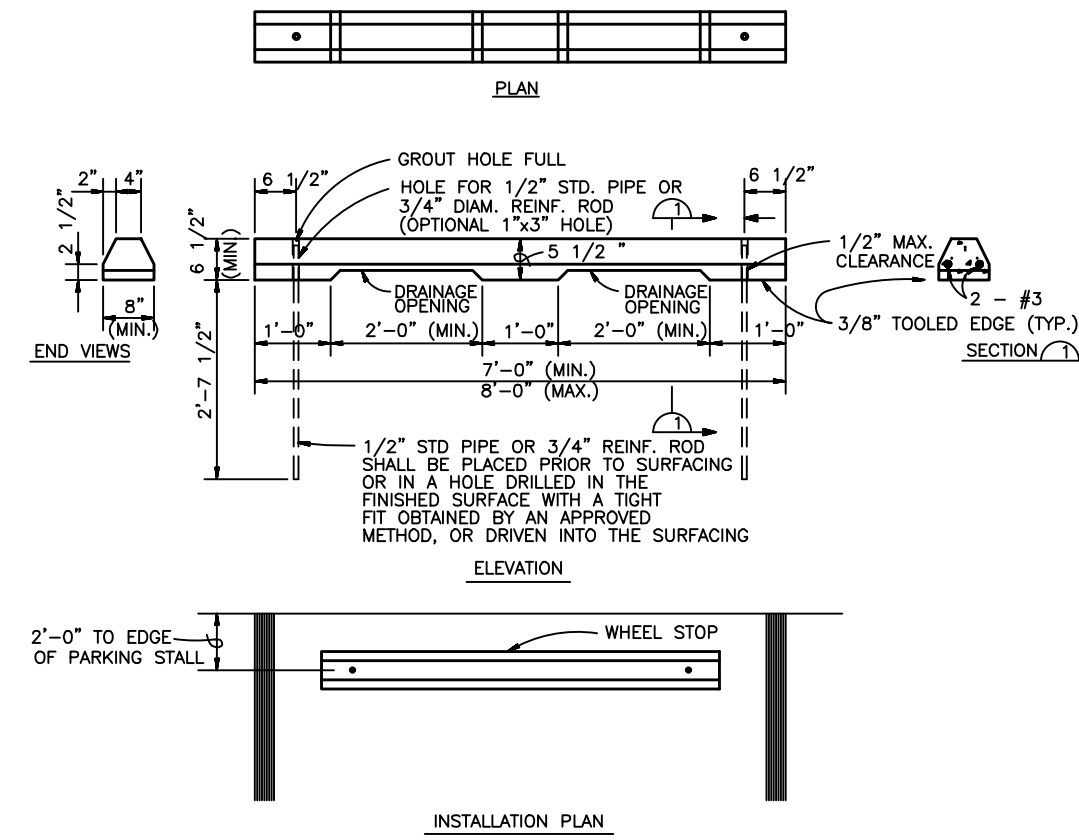
Route 66 Flats
7600 Central Ave SW
Albuquerque, NM 87121

Site Plan

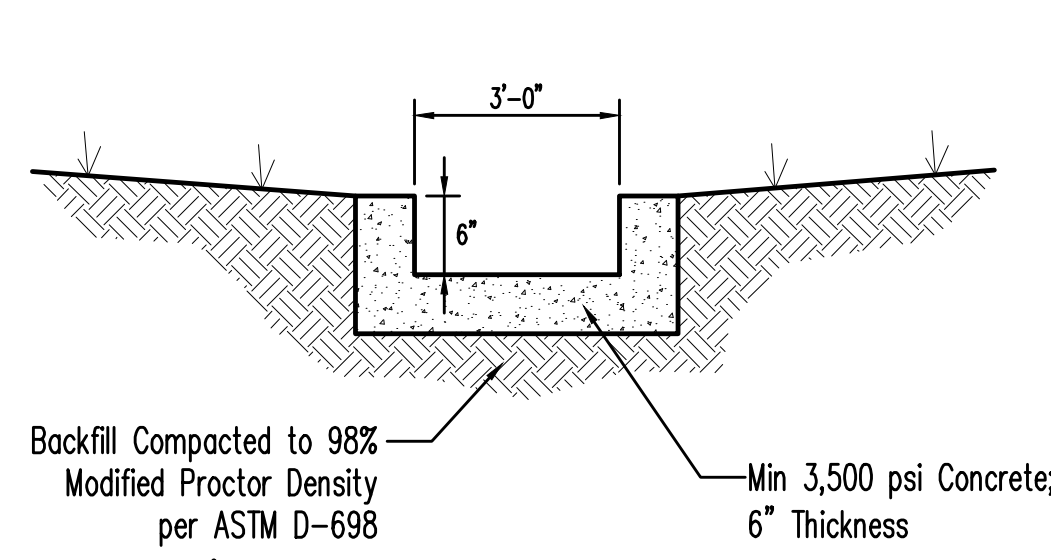
C-101



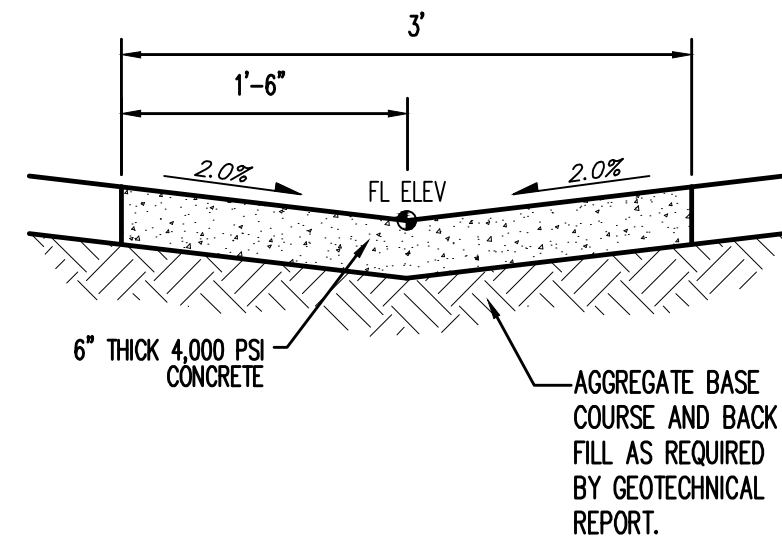
Pipe Bollard Detail
NTS



Precast Concrete Wheel Stop
NTS

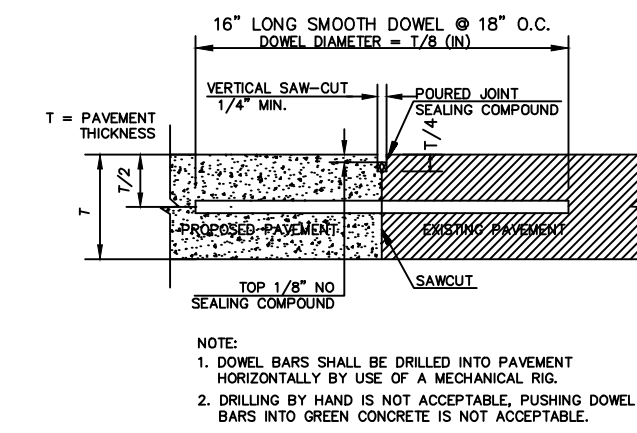


3' Concrete Flume Detail
NTS

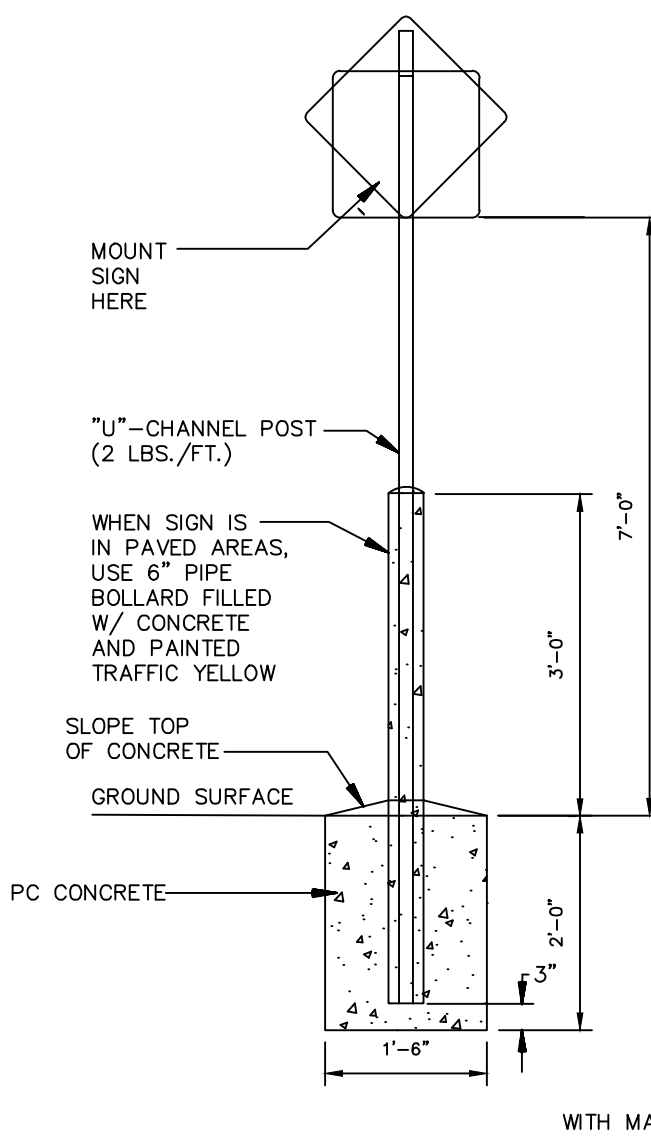


Valley Gutter Detail
NTS

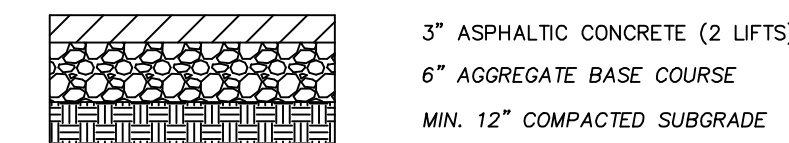
**TRAFFIC CIRCULATION
LAYOUT APPROVED**
 Ernest Amijo 3/5/2024
 Signed Date



Concrete Sidewalk Butt Joint
NTS

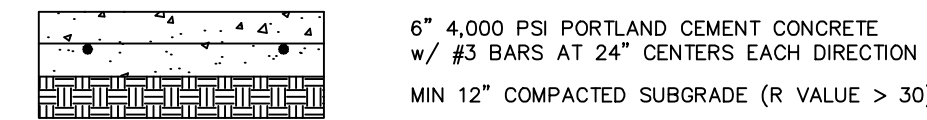


Standard Sign Base
NTS



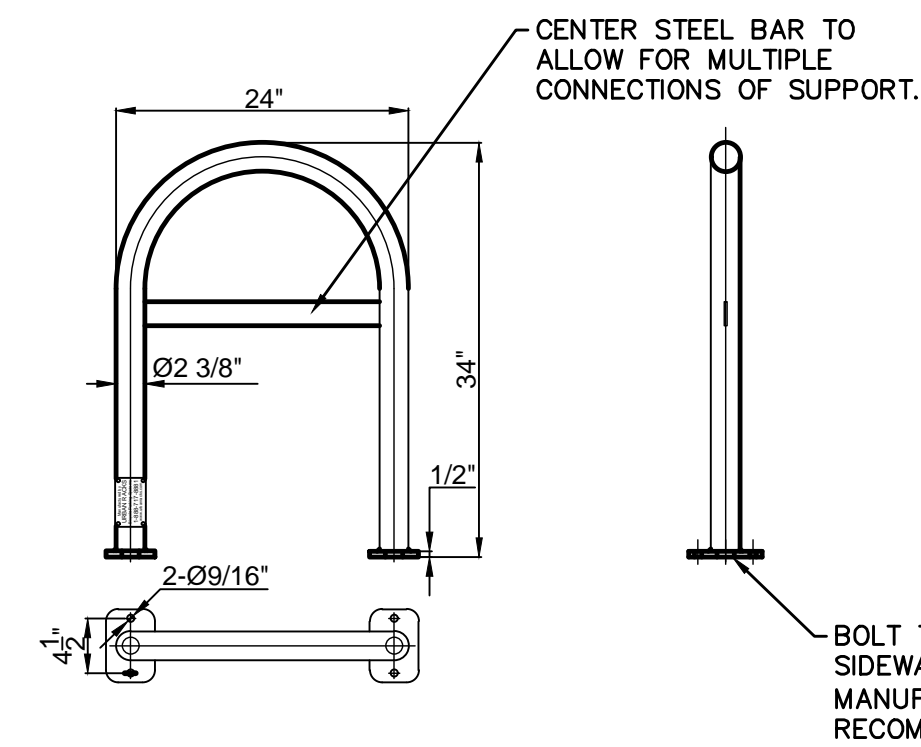
- NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 2. ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
 3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
 4. SUBGRADE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

Asphalt Pavement Section
N.T.S.



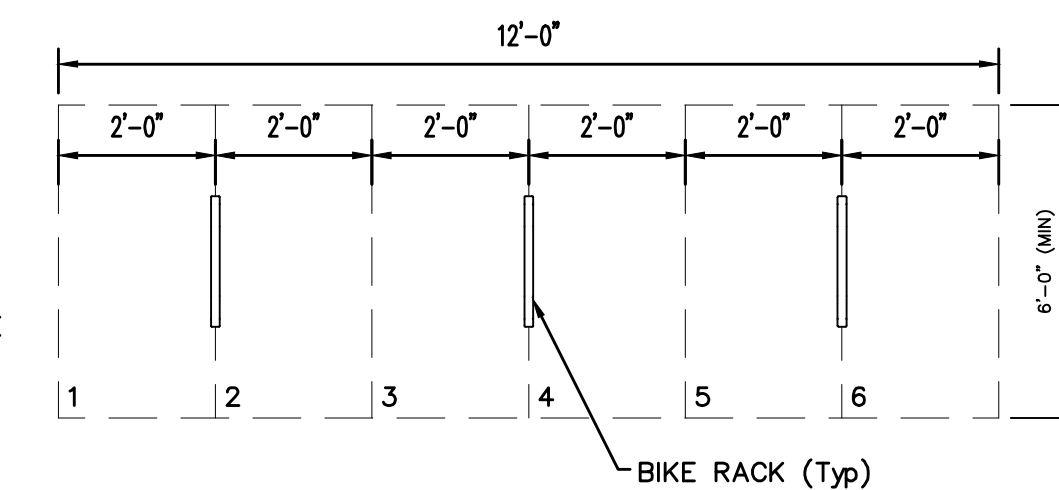
- NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section
N.T.S.

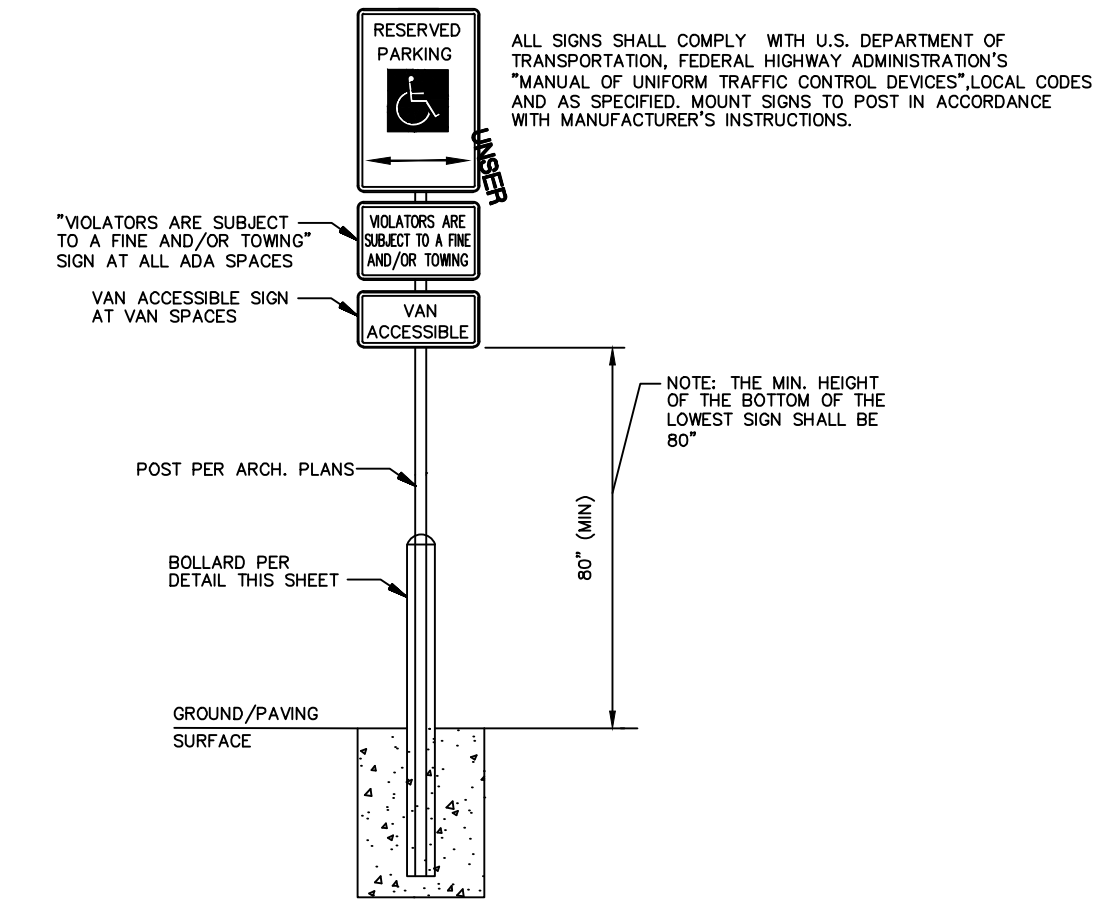


- Notes:
1. Finish: Powder Coated - Color per Architect to Complement Building
 2. Installation must be completed in accordance with specifications
 3. For more product and company information please visit www.urbanracks.com

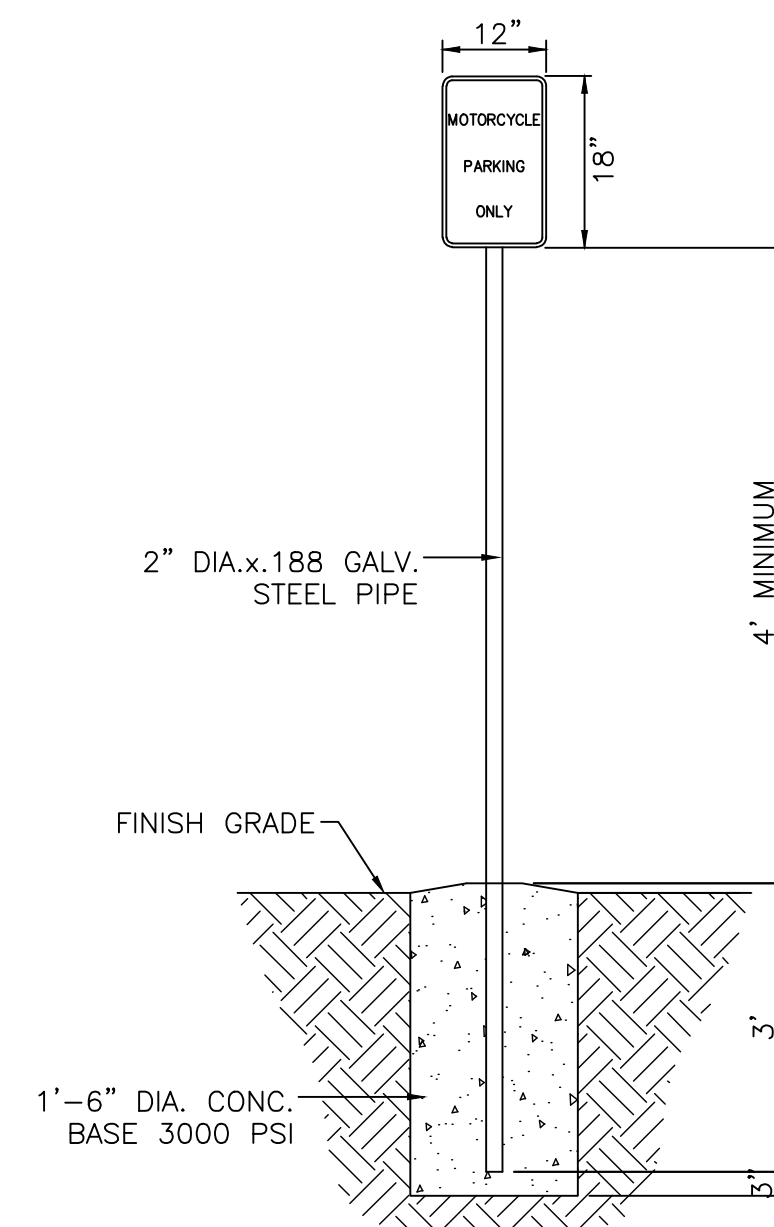
Urban Rack (UB-1000-STD)
NTS



PLAN VIEW



H/C Sign Detail
NTS



Motorcycle Parking Sign
NTS

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

3/5/2024

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

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 6, 2023

Jeffrey T. Wooten, P.E.
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

**RE: Route 66 Lofts
7600 Central Ave SW
Grading and Drainage Plan
Engineer's Stamp Date: 11/17/23
Hydrology File: K10D065**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 11/23/2023, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

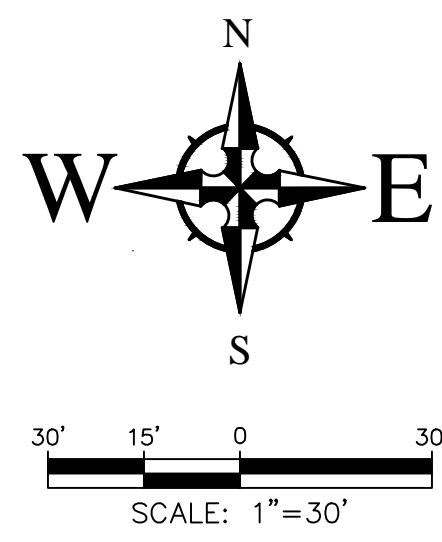
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

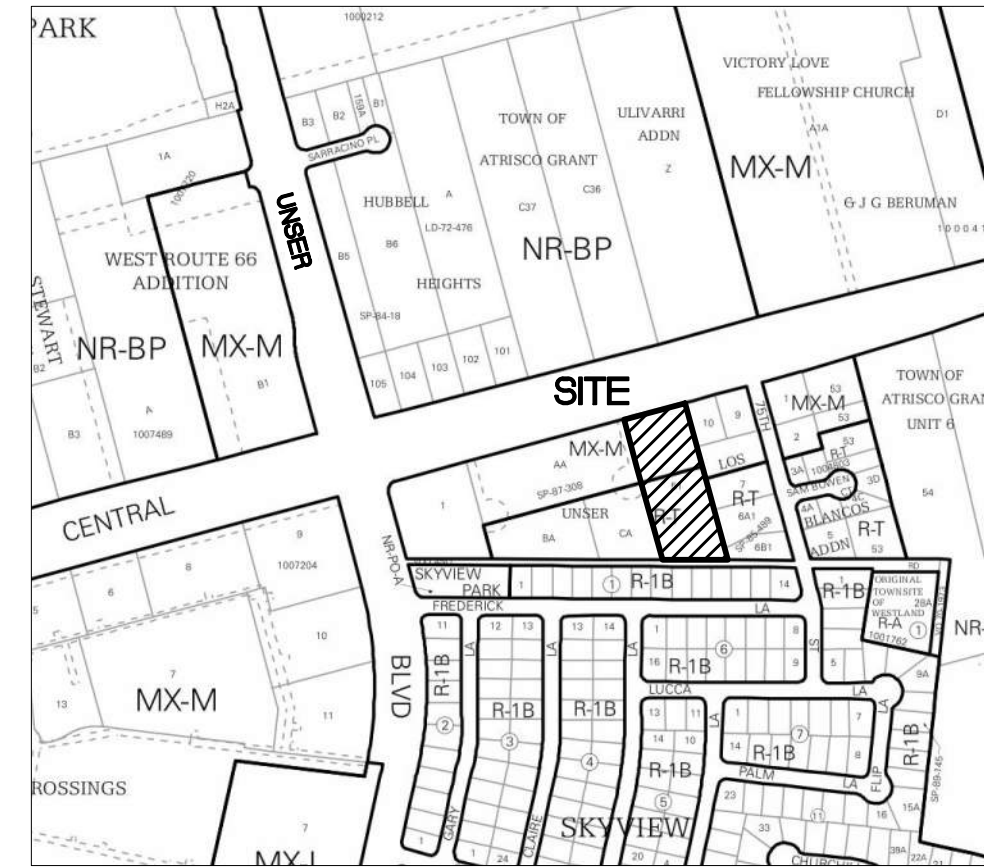


CENTRAL AVE SW
(U.S. HIGHWAY 66)
(200' R/W)

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 THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

IMPERVIOUS AREA CALCULATIONS

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

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

Pond Volume Calculations

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

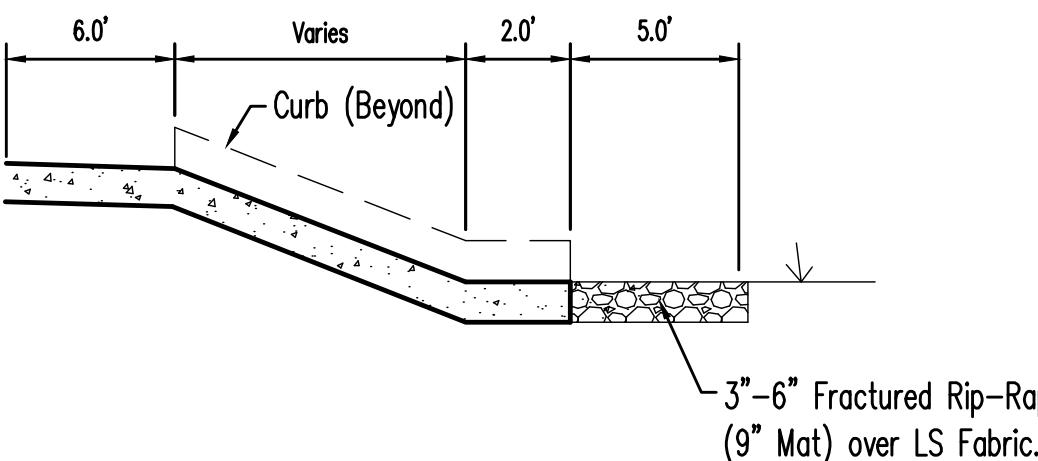
Existing Drainage Calculations													
This table is based on the COA DPM Chapter 6.2 (A), Zone: 1													
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	Q(100) (cfs)	WTE (inches)	V(100)300 (CF)	V(100)300 (CF)
SITE	2.11	0.0	0.0	100.0	0.0	0.63	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													
BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs)	Q(100) (cfs)	WTE (inches)	V(100)300 (CF)	V(100)300 (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



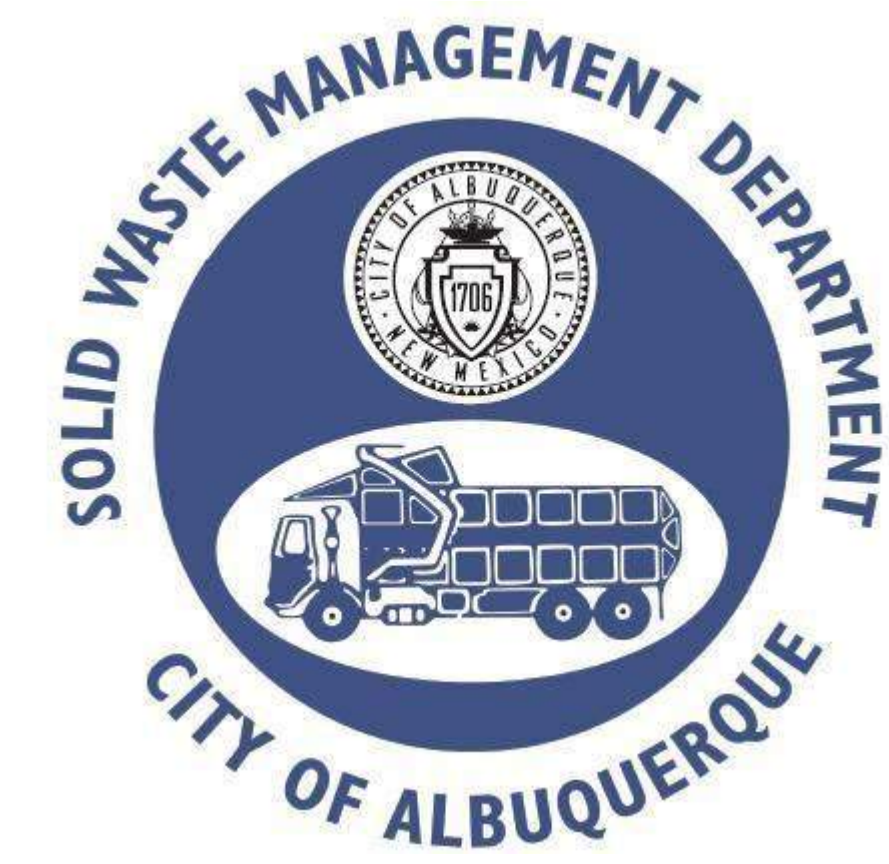
ADDRESS / BUILDING IDENTIFICATION
PER FD ORD 505.1
KNOX BOX
PROPOSED FIRE HYDRANT
NO OBSTRUCTIONS WITHIN 15' PER FD ORD 507.6
FDC AND WALL INDICATOR VALVE,
INSTALLED PER NFPA 13
NO OBSTRUCTIONS WITHIN 9' PER FD ORD 507.6
FIRE APPARATUS ACCESS ROADS >26'
= MARKED FIRE LANE ONE SIDE

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, 92-1/8" 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



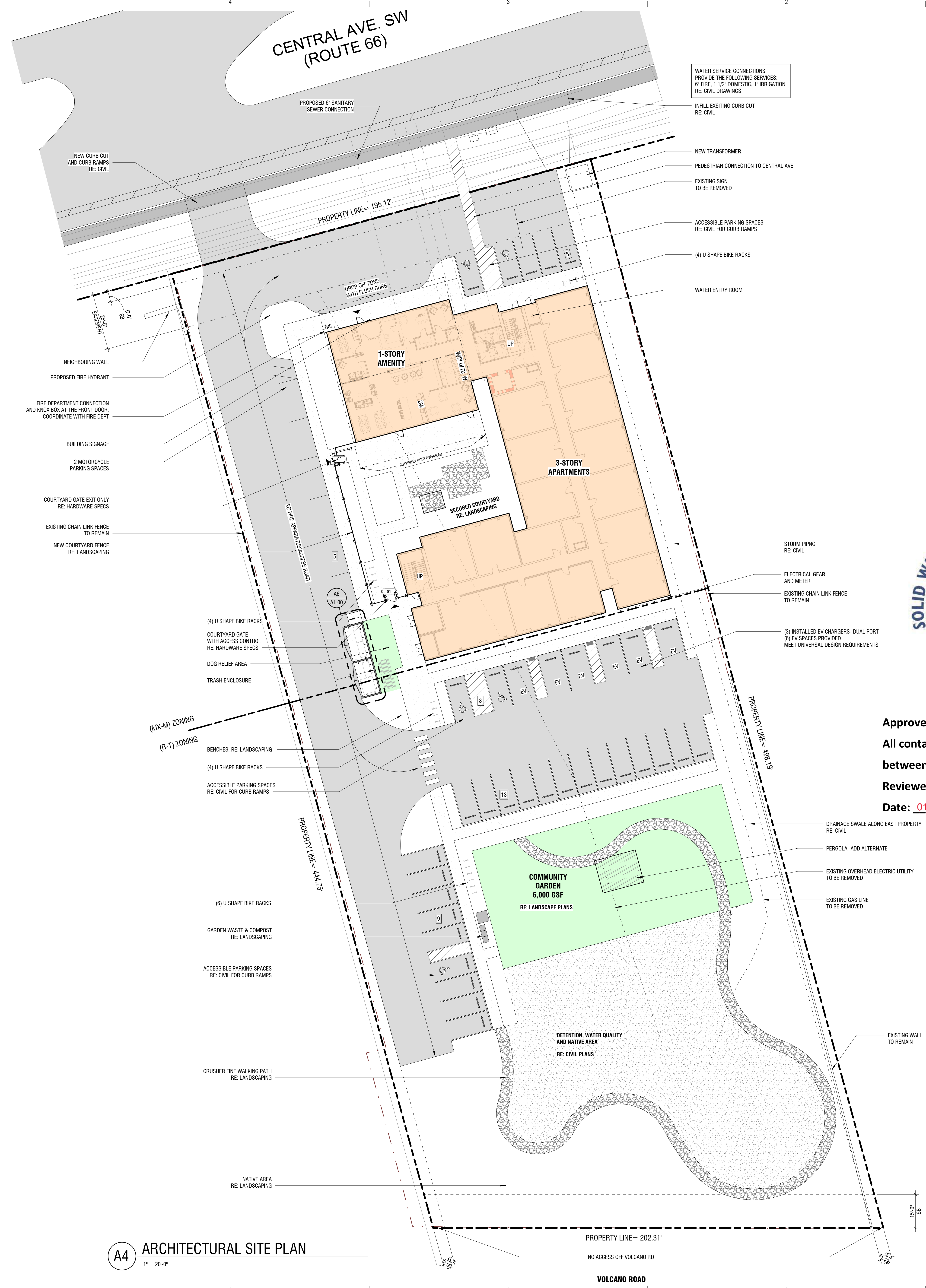
Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
Reviewer: *Herman Gallegos*
Date: 01-03-24
****Hazard Route Only****



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



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

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

PROPERTY LINE = 195.12'

PROPERTY LINE = 108.1'

PROPERTY LINE = 202.31'

NO ACCESS OFF VOLCANO RD
VOLCANO ROAD

NEW CURB CUT
AND CURB RAMPS
RE: CIVIL

PROPOSED 6" SANITARY
SEWER CONNECTION

PROPERTY LINE = 195.12'

DROP OFF ZONE
WITH FLUSH CURB

NEIGHBORING WALL

PROPOSED FIRE HYDRANT

FIRE DEPARTMENT CONNECTION
AND KNOX BOX AT THE FRONT DOOR,
COORDINATE WITH FIRE DEPT

BUILDING SIGNAGE

2 MOTORCYCLE
PARKING SPACES

COURTYARD GATE EXIT ONLY
RE: HARDWARE SPECS

EXISTING CHAIN LINK FENCE
TO REMAIN

NEW COURTYARD FENCE
RE: LANDSCAPING

(4) U SHAPE BIKE RACKS

COURTYARD GATE
WITH ACCESS CONTROL
RE: HARDWARE SPECS

DOG RELIEF AREA

TRASH ENCLOSURE

(MX-M) ZONING
(R-T) ZONING

BENCHES, RE: LANDSCAPING

(4) U SHAPE BIKE RACKS

ACCESSIBLE PARKING SPACES
RE: CIVIL FOR CURB RAMPS

(6) U SHAPE BIKE RACKS

GARDEN WASTE & COMPOST
RE: LANDSCAPING

ACCESSIBLE PARKING SPACES
RE: CIVIL FOR CURB RAMPS

CRUSHER FINE WALKING PATH
RE: LANDSCAPING

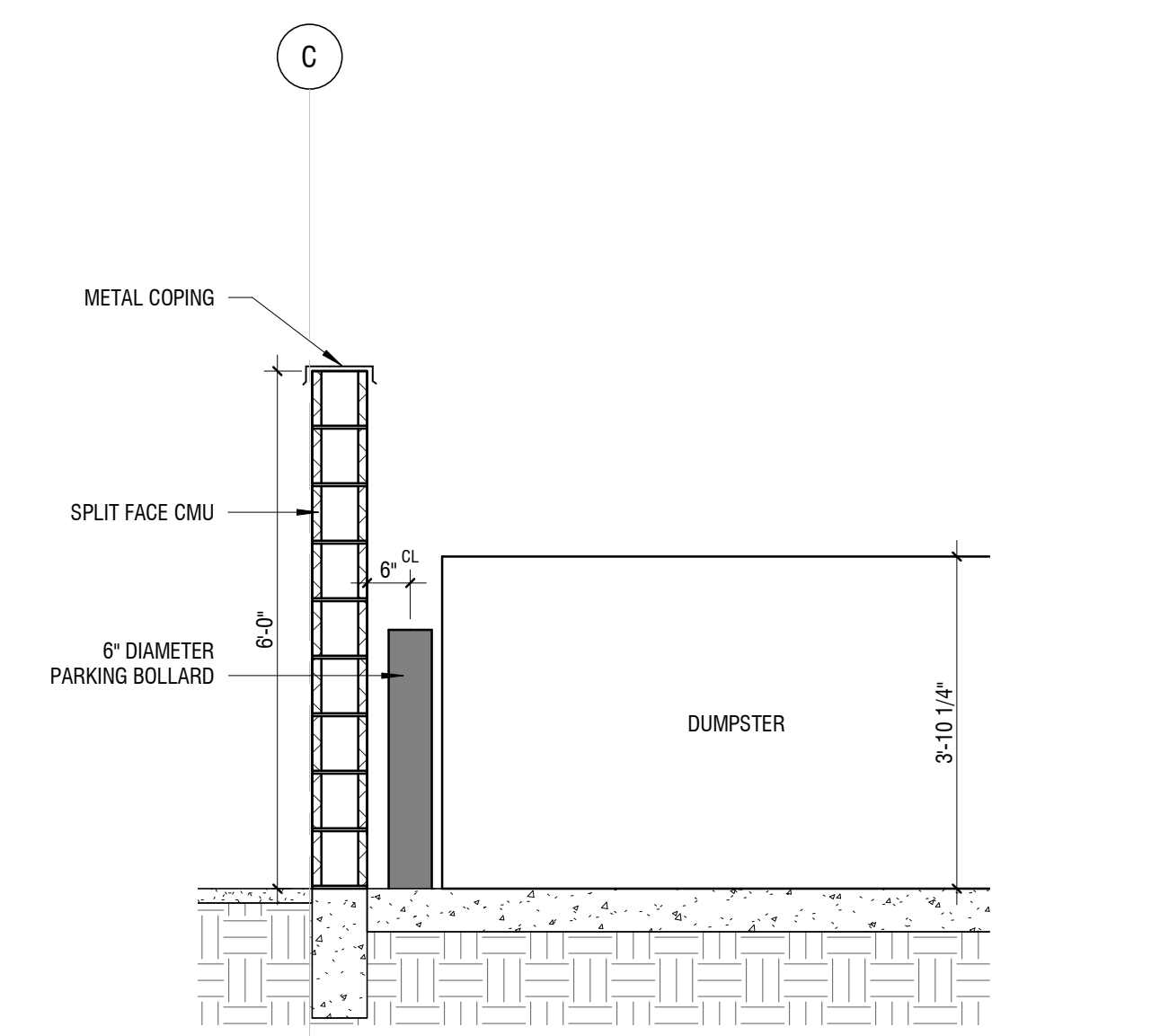
NATIVE AREA
RE: LANDSCAPING

PROPERTY LINE = 44.75'

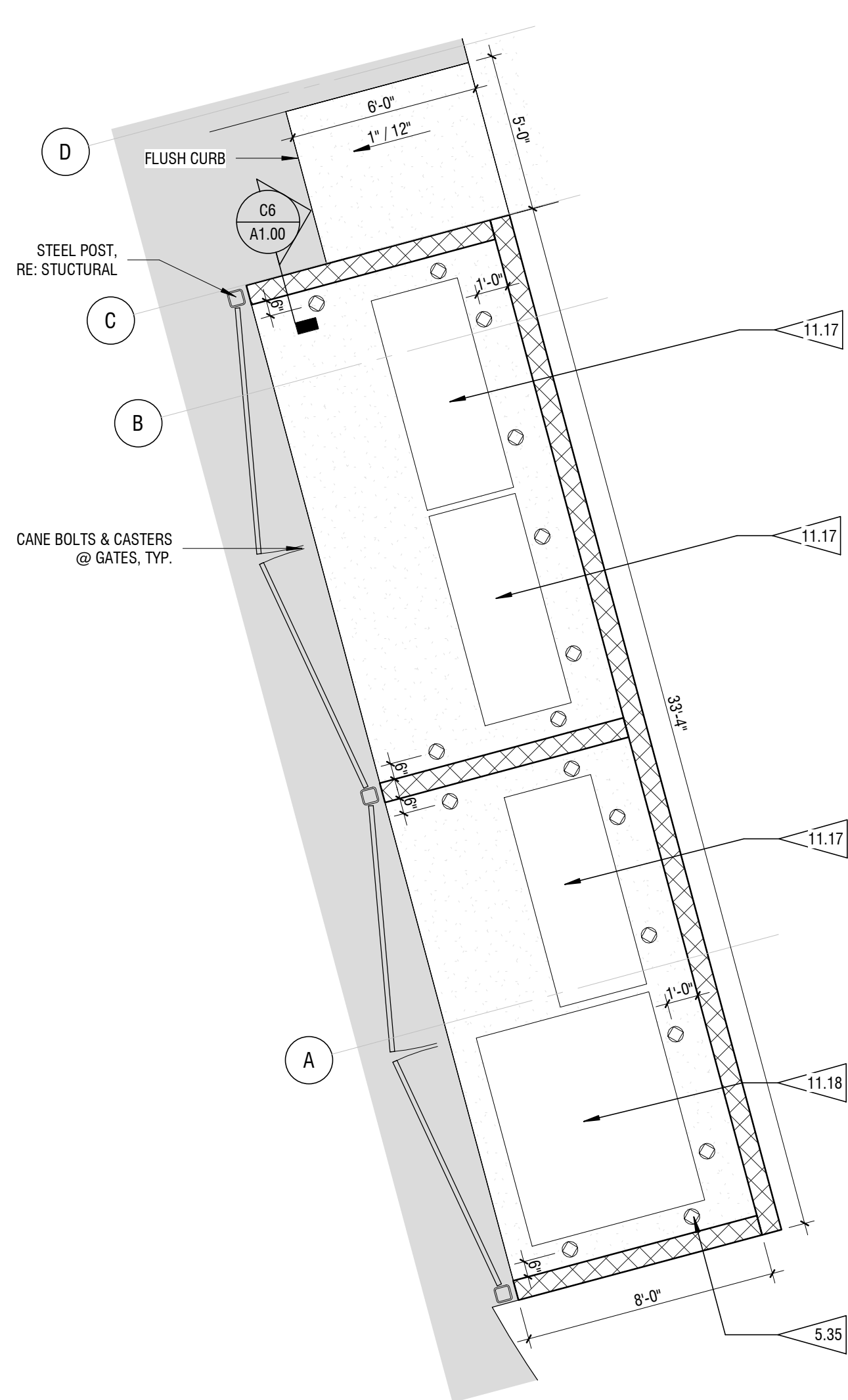
PROPERTY LINE = 108.1'

PROPERTY LINE = 202.31'

NO ACCESS OFF VOLCANO RD
VOLCANO ROAD

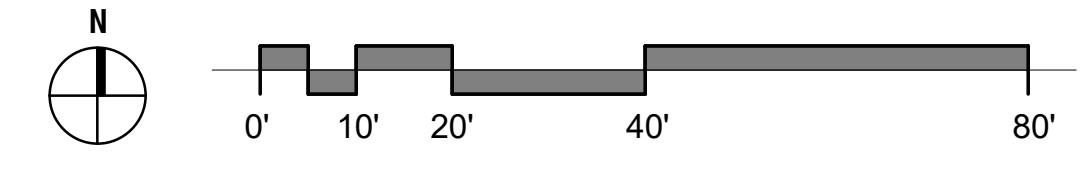


C6 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"



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

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



August 14, 2023

Chair

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Adam Buehler
Shopworks Architecture
301 W 45th Ave
Denver, CO 80216

RE: Water and Sanitary Sewer Availability Statement #230629

Project Name: Route 66 Flats

Project Address: 7600 Central Ave SW

Legal Description: Tract 52, Atrisco Grant

UPC: 101005722814830517

Zone Atlas Map: K-10

Dear Mr. Buehler:

Project Description: The subject site is located along Central Avenue west of 75th Street within the City of Albuquerque. The proposed development consists of approximately 2.11 acres and the property is currently zoned MX-M for the north portion of the site and R-T for the southern portion of the site. These stand for mixed-use moderate intensity and residential townhouses, respectively. The property lies within the Pressure Zone 2WR in the Atrisco Trunk. The request for availability indicates plans to develop a three story 48-unit apartment building intended to supplement the affordable housing market.

Existing Conditions:

Water infrastructure in the area consists of the following:

- 12-inch cast iron distribution line (project #09-169-55) along Central Avenue.
- 24-inch cast iron transmission line (project #09-169-55) along Central Avenue.
- 42-inch concrete cylinder transmission line (project #09-002-83) along Central Avenue.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch vitrified clay sanitary sewer collector (project #21-063-75) along the south side of Central Avenue.

Water Service: New metered water service to the property can be provided via routine connection to the existing 12-inch distribution main along Central Avenue. Connection into the 24-inch or 42-inch transmission mains are prohibited. A water extension is not required along Volcano Road given that the tracts immediately west of the subject lot either have service or have immediate access to water service. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual independent water services. No property shall

share a water service with any other property. Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Central Avenue. No property shall share a private sewer service with any other property. A sanitary sewer extension is not required along Volcano Road given that the tracts immediately west of the subject lot either have service or have immediate access to sanitary sewer service. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,750 GPM gallons-per-minute. One fire hydrant is required. There is one existing hydrant available and one new private hydrant is proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at the proposed location of the private fire line.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, or possible connection fittings or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way. The containment backflow device can be installed within the building if there are no tees, branches, or possible connection fittings or openings between the reduced principal backflow prevention assembly and the service connection, unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Fats, Oils and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses and meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for outdoor pools, dumpsters pads and outdoor washdown areas that have the potential to discharge grease, sand, solids, flammable liquids to the sanitary sewer. Pad shall be installed at an elevation higher than surrounding grade. It is not required for dumpster pads to have a sewer connection.
 - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.

2. All FOGS source within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

Required public water and/or sanitary sewer easements shall be for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement, and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

UEC's associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UEC's take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or

leasing office, that will be metered separately. UEC's for these amenities will not be charged as they are included in the multi-family UEC calculation. UEC's associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly.

The Rate Ordinance does provide an opportunity for UEC discounts for low income housing developments. If the development qualifies for these discounts, the developer will be required to provide documentation as stated in the Rate Ordinance.

Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UEC's.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

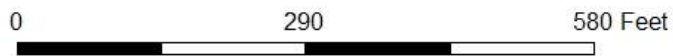
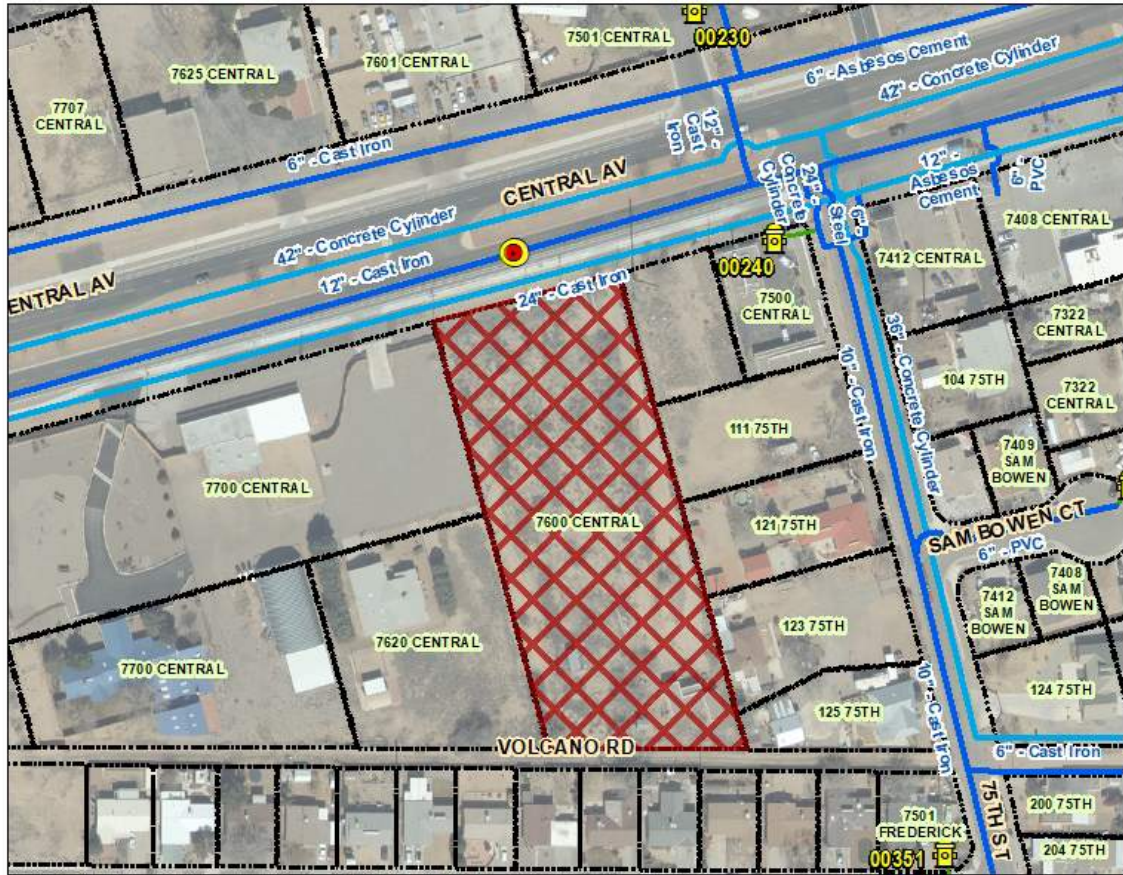


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #230629**

230629 - Water



Legend



Hydrant



Base Map City

Water Pipe

Subtype

Distribution Line

Hydrant Leg

In Zone Transmission



Project Location

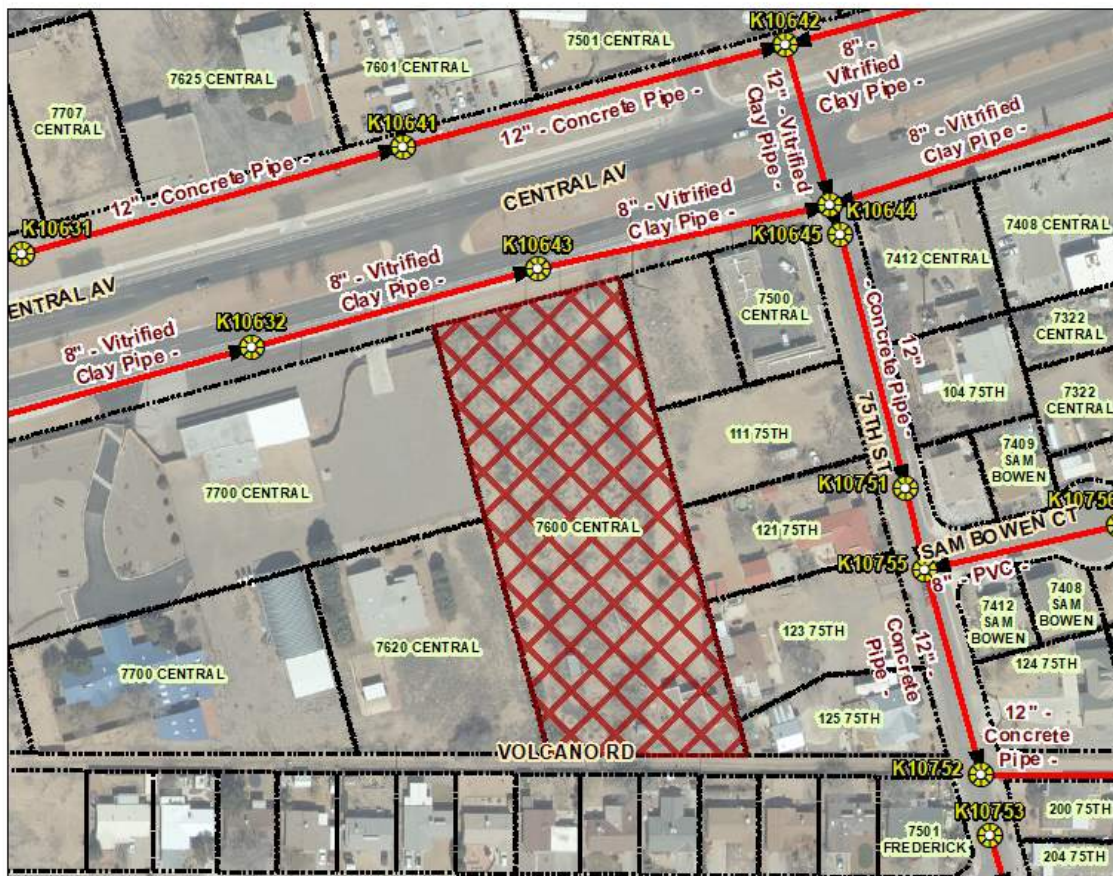
Fire Flow Analysis Points



Analysis Point - Proposed Fire Line (1)



230629 - Sanitary Sewer



Legend

-  Sewer Manhole
-  Base Map City
- Sewer Pipe**
- Subtype**
-  COLLECTOR
-  Project Location



SITE PLAN CHECKLIST

AUTHORIZATION LETTER

JUSTIFICATION LETTER

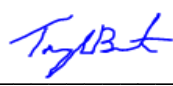
PHASE 1 ENVIRONMENTAL ASSESSMENT PHOTOS (IDO 4-3(D)(1)(f))

SITE PLAN CHECKLIST

Project #: PR-2024-009904 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 01.26.2024

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- N/A E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - N/A 3. Location of traffic signs and signals related to the functioning of the proposal
 - N/A 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - N/A 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - N/A 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



January 26, 2024

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

Re: Route 66 Flats Site Plan Document Submission

To whom it may concern,

As the Owner of the property located at 7600 Central Ave. SW, in the City of Albuquerque, this letter is to authorize Shopworks Architecture, LLC as agent of BlueLine Development, Inc., to submit the enclosed Route 66 Flats Site Plan application and associated documents.

Please contact us with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Pritchett", written over a light blue horizontal line.

Christian Pritchett
Director of Development

January 26, 2024

City of Albuquerque Planning
Development Review Services
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Route 66 Flats

To Whom It May Concern,

On behalf of High Desert Housing and BlueLine Development, Shopworks Architecture is pleased to submit this Site Plan for a new 48-unit affordable housing apartment building at 7600 Central Avenue SW. This future affordable housing development was awarded Low-Income Housing Tax Credits (LIHTC) from the New Mexico Mortgage Finance Authority and is looking to have a building permit in hand by March 2024.

This request has been created by the following parties:

Developer

BlueLine Development
1004 South Avenue West
Missoula, MT 59801
Contact: Ashley Grant
ashley@bluelinedevelopment.com

Building Owner

High Desert Housing
PO Box 80009
Albuquerque, NM 87198
Contact: Kara Summers
kara@hdhnm.org

Architect

Shopworks Architecture
301 W. 45th Avenue
Denver, CO 80216
Contacts: Ed Parcell
ed@shopworksarc.com

PROJECT DESCRIPTION

The approximately 2.11-acre vacant site is well-served by transit being in the Route 66 corridor, and within a half mile of Central & Unser Transit Center. The site lies within two zone districts, the northern half is zoned MX-M and the southern half is zoned R-T. The site is organized with the building entirely within the MX-M zone district, facing Central Ave, with half of the surface parking lot, community garden and enhanced landscaping on the southern half of the site in the R-T zone district.

We are proposing an approximately 35,884 sf multifamily building comprised of a mix of 1- and 2-bedroom units and an approximately 3,000sf amenity area in a three-story configuration. We are providing 40 total parking spaces onsite, which includes 5 ADA spaces, 6 EV capable parking spaces, and 2 motorcycle spaces. We are also providing 24 bicycle parking spaces onsite.

The building is organized around a central southwestern facing community courtyard. The architectural forms and materials for Route 66 Apartments are intended to embrace the adjacent neighborhood as well as provide an engaging façade with strong horizontal and vertical articulation. This 3-story residential courtyard building incorporates base-middle-top design principles and will utilize high-quality, durable building materials that will provide a modern and pedestrian-scale design.

A single-story resident amenity area and lobby anchor the northwest corner of the building, along Route 66 welcoming future residents. Larger formal gestures including changes in roof height, wall notches, horizontal bands of color, and vertical accents with texture and material changes creates undulating depth along the building façade, breaking up the massing and creating a warm, modern southwestern style building. A variation in building fenestration, window and entry detailing creates additional visual interest.

Residents will enjoy a central fenced courtyard with a covered patio, contemplative spaces, outdoor seating and gathering areas. In addition, a large community garden will be provided south of the building, with walking paths and seating. A detention pond is provided south of the community garden and is landscaped as an amenity with a crusher fine walking path at its perimeter.

COMMUNITY OUTREACH

The design and development team reached out to the South West Alliance of Neighborhoods (SWAN Coalition), Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations between June 19 and July 20, 2023 via email, with the previously reviewed sketch plan, and description of the development proposal; however we did not receive any response from any group. Robert Webb with the City of Albuquerque was copied on all public outreach emails. The copy of communication is added to this submittal at the end.

CONFORMANCE WITH MAJOR SITE PLAN CRITERIA FOR APPROVAL

This site plan complies with the criteria set forth in Section 6-5(G)(3) for site plan approval through the following:

- A. The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The proposed Route 66 Apartment site plan substantially complies with the dimensional standards and design requirements articulated in the IDO for the MX-M and R-T zone districts.

- B. The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/ or signed in an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(o) to add adequate capacity.

The subject property is in a well-served infill site, and the proposed development will not result in undue or unnecessary burden on the city's existing infrastructure. Please see enclosed site plan that accompanies this letter. The design of the building maximizes the efficiency of development and connection to its neighborhood context.

- C. If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

The site is not within a Master Development Plan and is not subject to additional requirements above and beyond the applicable standards for the MX-M and R-T zone districts in the IDO.

- D. If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

The site is not within a Framework Plan and is not subject to additional requirements above and beyond the applicable standards for the MX-M and R-T zone districts in the IDO.

We look forward to working with the City of Albuquerque to making this future affordable housing development a success!

Regards,



Ed Parcell
Shopworks Architecture

PHASE I ENVIRONMENTAL SITE ASSESSMENT 7600 CENTRAL AVE. SW – ALBUQUERQUE, NM 87121

NV5 PROJECT NO.: 444322-11710000.00

Original Issue Date: May 31, 2022

Prepared For:

Blueline Development, Inc.

Ms. Gabrielle Masucci
1004 South Ave West
Missoula, MT 59805

Phone: 908.463.5868

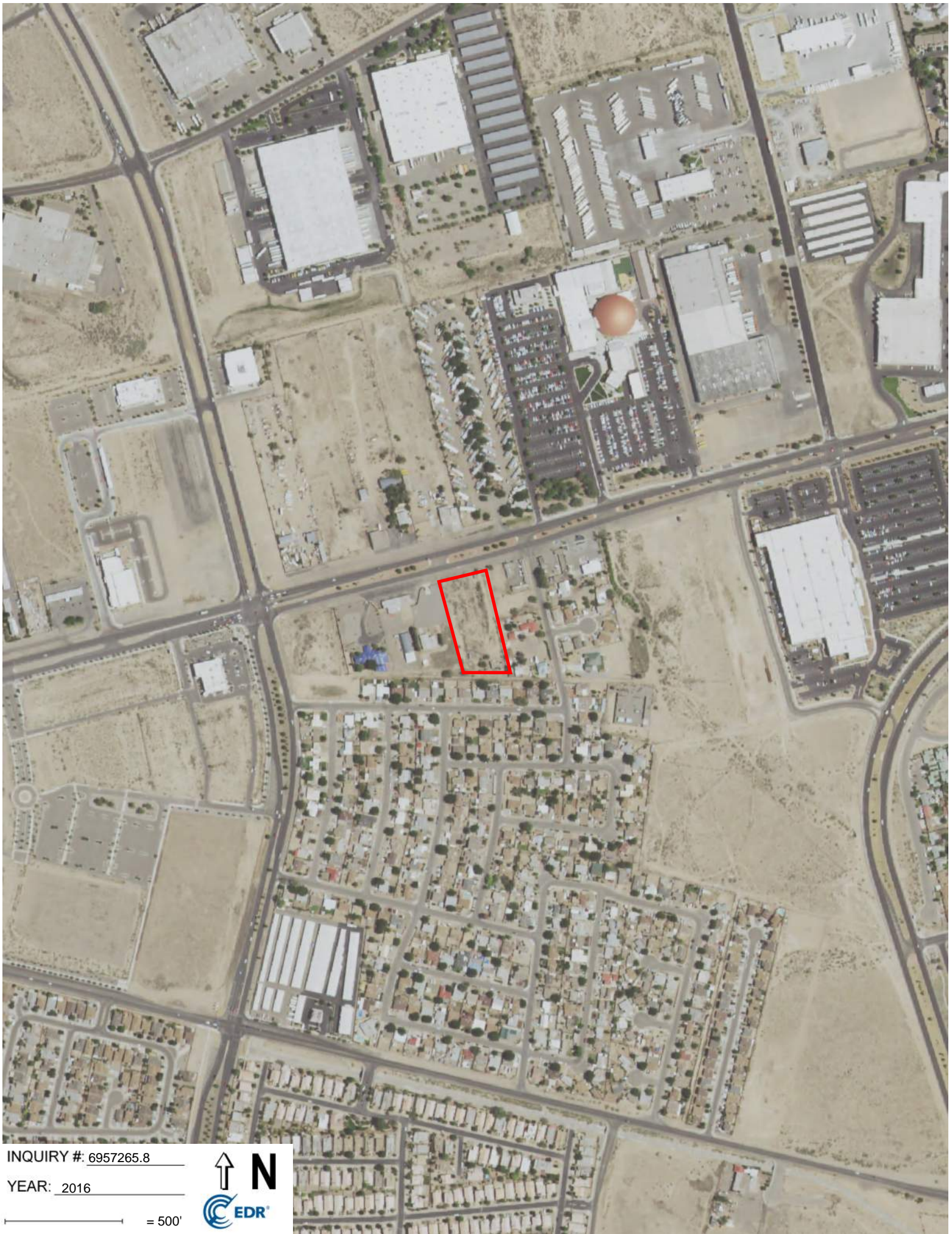
Email: gabby@bluelinedevelopment.com



N|V|5

4374 Alexander Blvd NE, Suite K
Albuquerque, NM 87107
505.344.7373

NV5 PROJECT NUMBER: 444322-11710000.00
DOCUMENT NO. 444322-11710000.00 -ABQ22RP001



INQUIRY #: 6957265.8

YEAR: 2016

— = 500'



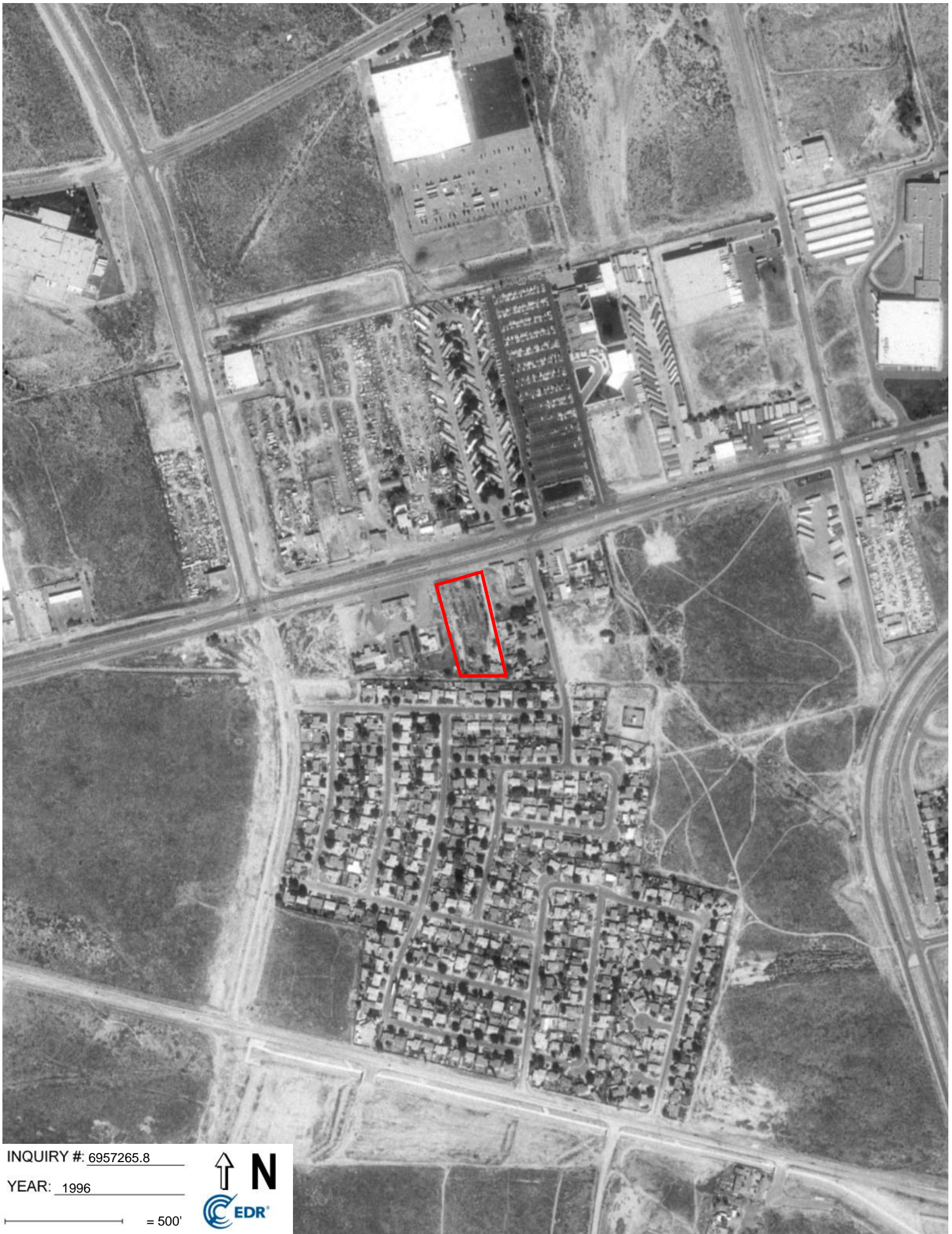


INQUIRY #: 6957265.8

YEAR: 2011

— = 500'



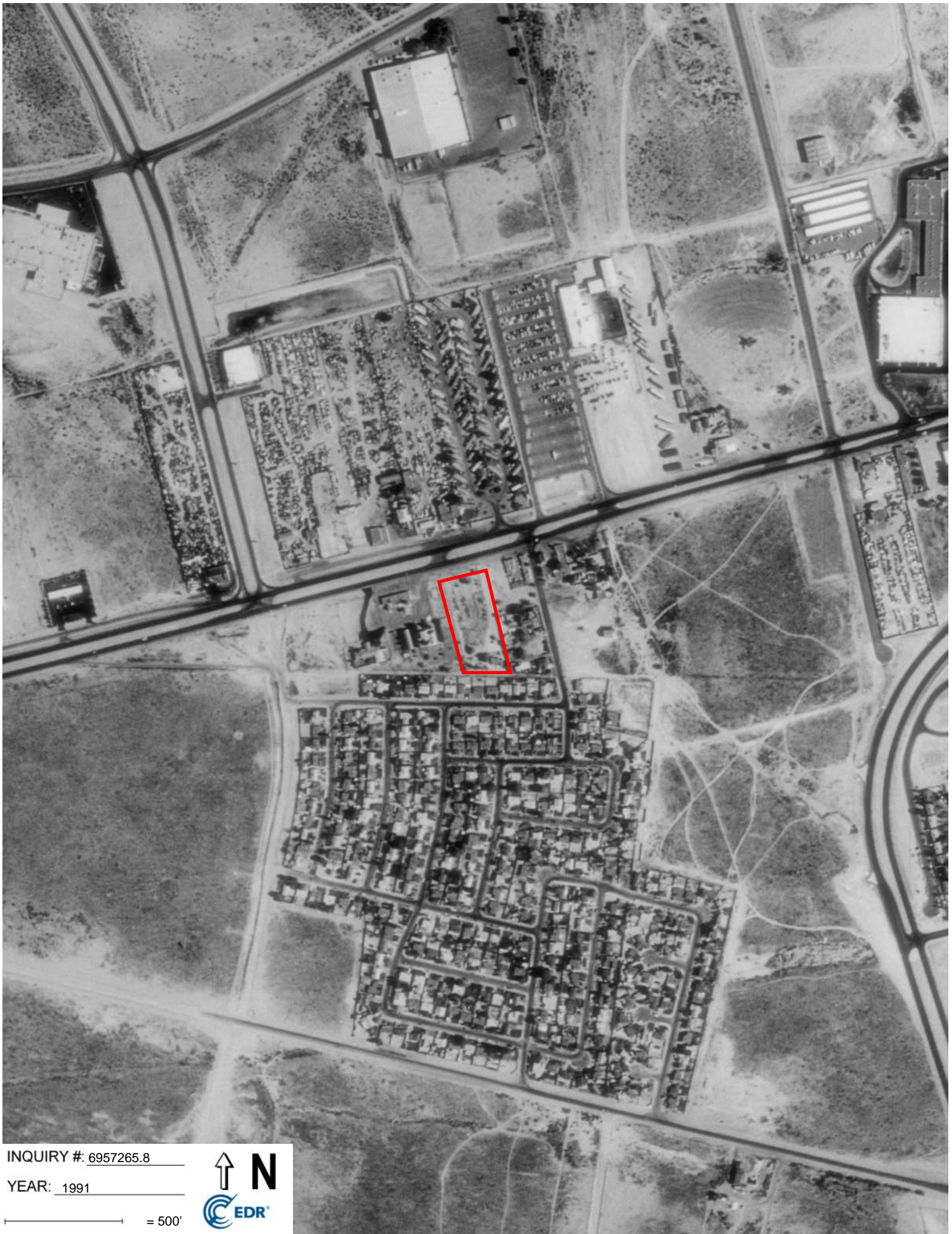


INQUIRY #: 6957265.8

YEAR: 1996

 = 500'





INQUIRY #: 6957265.8

YEAR: 1991

 = 500'





INQUIRY #: 6957265.8

YEAR: 1986

— = 500'





INQUIRY #: 6957265.8

YEAR: 1982

 = 500'





INQUIRY #: 6957265.8

YEAR: 1973

— = 500'



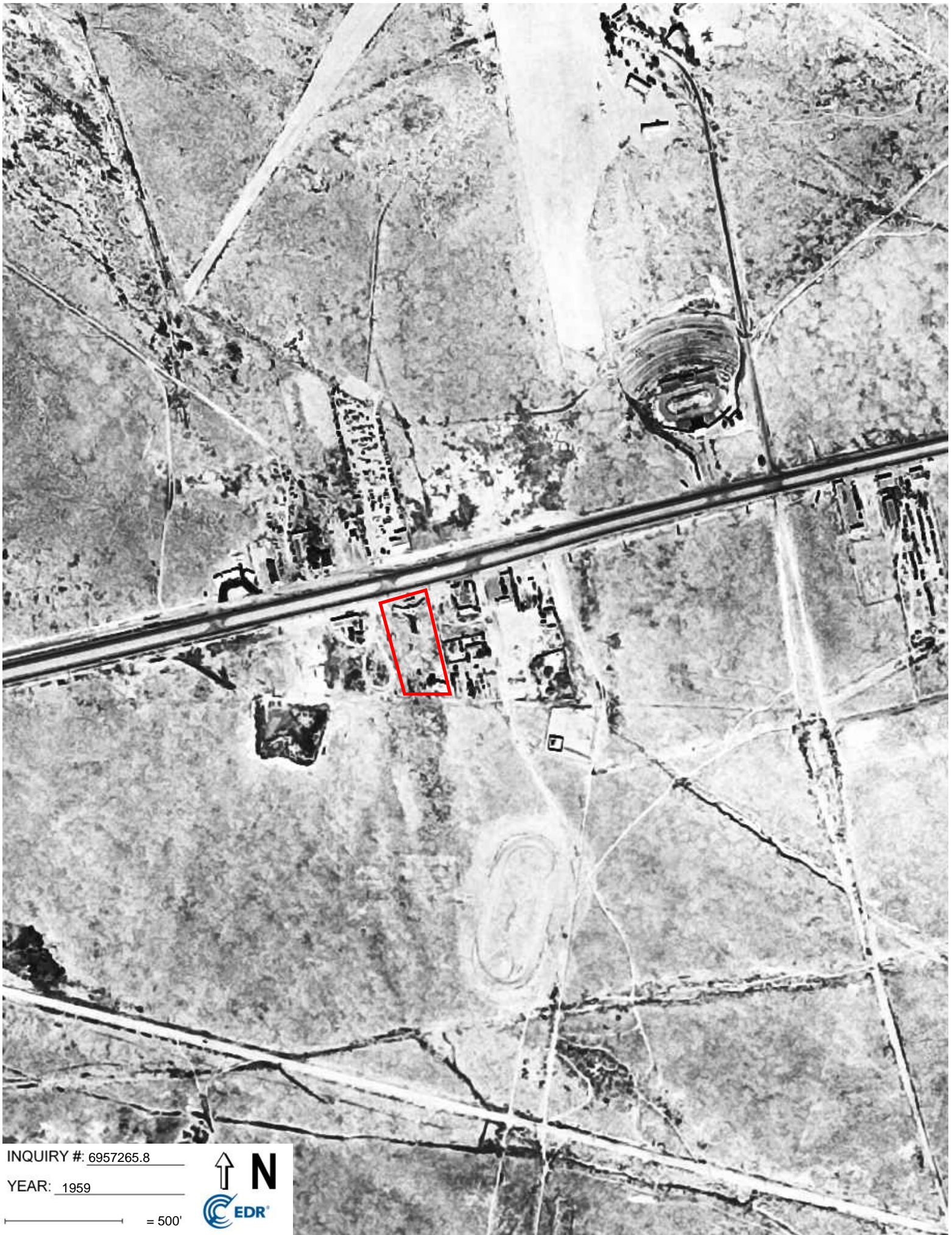


INQUIRY #: 6957265.8

YEAR: 1967

— = 500'





INQUIRY #: 6957265.8

YEAR: 1959

— = 500'





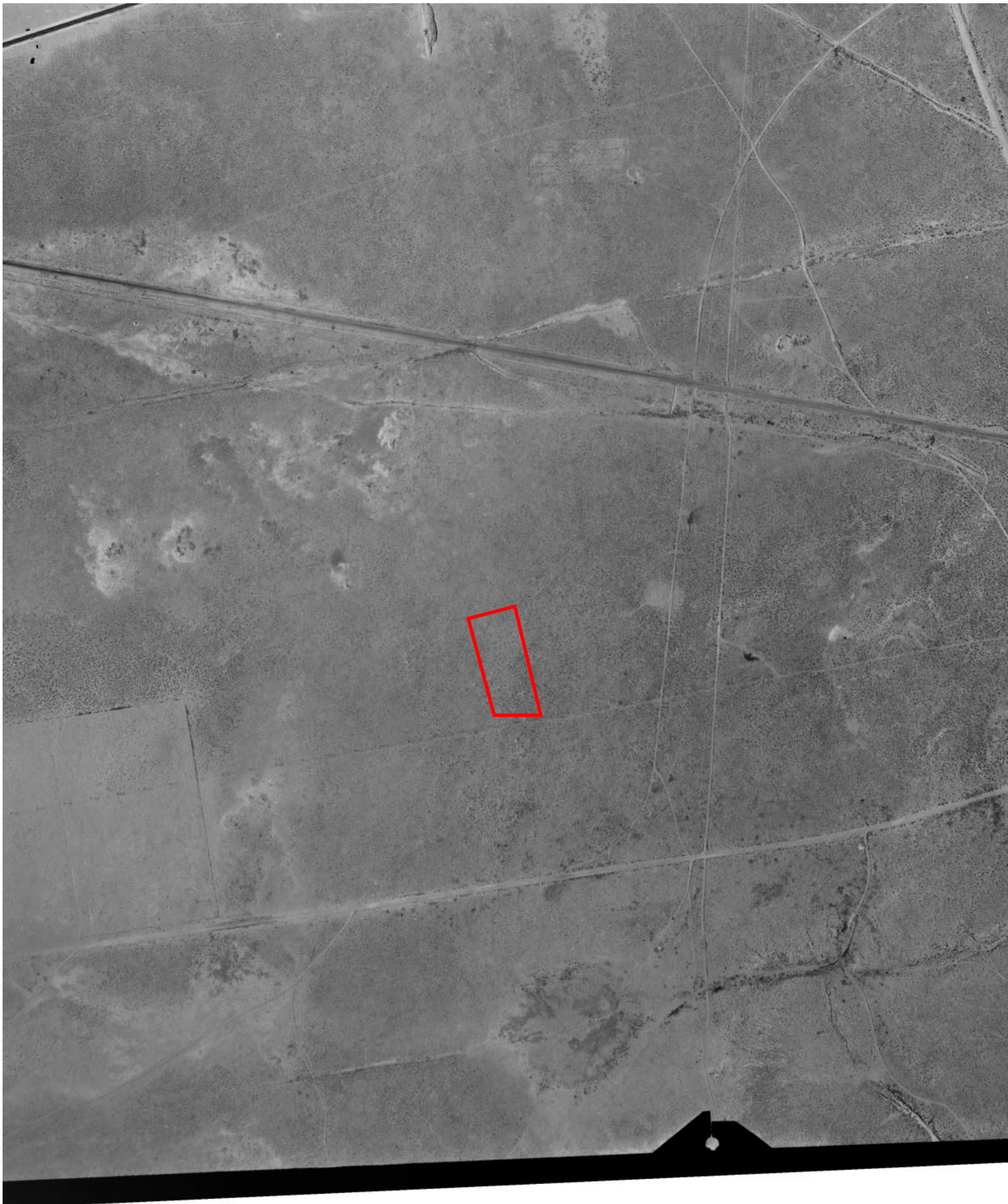
INQUIRY #: 6957265.8

YEAR: 1951

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6957265.8

YEAR: 1947

— = 500'



- SIGN POSTING AGREEMENT
- PROOF OF SIGN POSTING
- ONC NOTICE INQUIRY RESPONSE
- COMPLETED NOTIFICATION FORM & PROOF OF ADDITIONAL INFORMATION PROVIDED
- PROOF OF EMAILED NOTICE TO NEIGHBORHOOD ASSOCIATIONS

REQUIREMENTS FOR PRE-SUBMITTAL AND AT SUBMITTAL

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(J)		6-2(I)	6-2(A)	
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]		
Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D						<AR>	<AD>	6-5(G)

[5] Required for applications that meet thresholds established in Subsection 14-16-6-4(B)(1)(b)

NOT APPLICABLE

6-4(B)(1)(b) The application is a Site Plan – Administrative proposing a new building or multiple new buildings that include a total of any of the following:

1. More than 100 multi-family residential dwelling units.
2. More than 50,000 square feet of non-residential development.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ashley Grant
(Applicant or Agent)

1/30/2024
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Taylor Bissert

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Wednesday, January 31, 2024 2:35 PM
To: Taylor Bissert
Subject: 7600 Central Ave SW_ Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-10-Z.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from onc@cabq.gov. [Learn why this is important](#)

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
Los Volcanes NA		Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375
Los Volcanes NA		Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560
South West Alliance of Neighborhoods (SWAN Coalition)	jgallegoswccd@gmail.com	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809
South West Alliance of Neighborhoods (SWAN Coalition)	jgallegoswccd@gmail.com	Geraldine	Ulibarri	gerulibbarri1@gmail.com	9009 Starboard NW	Albuquerque	NM	87121	5059076851

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, January 31, 2024 1:10 PM
To: Office of Neighborhood Coordination <taylor@shopworksarc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Administrative Decision
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Taylor Bissert
Telephone Number
3036816023
Email Address
taylor@shopworksarc.com
Company Name
Shopworks Architecture
Company Address
City
State
ZIP
Legal description of the subject site for this project:
ATRISCO GRANT W1/2 TR52
UPC : 101005722814830517
Physical address of subject site:
7600 Central Ave SW.
Subject site cross streets:
Central Ave
Other subject site identifiers:
This site is located on the following zone atlas page:
K-10-Z
Captcha
x

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 02/01/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) *: Los Volcanes NA

Name of NA Representative*: Ted Trujillo / Doug Cooper

Email Address* or Mailing Address* of NA Representative¹: nedcarla@live.com / douglascooper@hotmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 7600 Central Ave SW
Location Description ATRISCO GRANT W1/2 TR52
2. Property Owner* Meyer Paul & Meyer Donald J Trustees Meyer LVT
3. Agent/Applicant* *[if applicable]* Shopworks Architecture
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
 - Sign Permit
 - Alternative Signage Plan
 - Wall/Fence Permit
 - Site Plan – Administrative²

Summary of project/request*:

A 48 unit affordable housing apartment building with courtyard, community garden and amenity space

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found^{*3}:
Taylor Bissert, taylor@shopworksarc.com
-

Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*4} K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}:

Deviation(s) Variance(s)⁵ Waiver(s)⁶

Explanation^{*}:

N/A

4. Pre-submittal Neighborhood Meeting: Not Required
5. **For Site Plan – Administrative Applications only^{*}**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. ^{*}
- b. Access and circulation for vehicles and pedestrians. ^{*}
- c. Maximum height of any proposed structures, with building elevations. ^{*}
- d. **For residential development^{*}**: Maximum number of proposed dwelling units.

N/A e. **For non-residential development^{*}**:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 2.11 acres
2. IDO Zone District MX-M and R-T
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] Area of change, adjacent to Areas of consistency
Additionally, located in a Major Transit Corridor
and Activity Center
-

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

South West Alliance of Neighborhoods (SWAN Coalition)

Jerry Gallegos, jgallegoswccd@gmail.com

Geraldine Ulibarri, gerulibbarri1@gmail.com

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 02/01/2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) *: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Jerry Gallegos / Geraldine Ulibarri

Email Address* or Mailing Address* of NA Representative¹: jgallegoswccd@gmail.com / gerulibbarri1@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 7600 Central Ave SW
Location Description ATRISCO GRANT W1/2 TR52
2. Property Owner* Meyer Paul & Meyer Donald J Trustees Meyer LVT
3. Agent/Applicant* [if applicable] Shopworks Architecture
4. Application(s) Type* per IDO [Table 6-1-1](#)
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[Note: Items with an asterisk (*) are required.]

- 6. Where more information about the project can be found^{*3}:
Taylor Bissert, taylor@shopworksarc.com
-

Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)^{*4} K-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
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- Deviation(s)
- Variance(s)⁵
- Waiver(s)⁶

Explanation^{*}:

N/A

- 4. Pre-submittal Neighborhood Meeting: Not Required
- 5. **For Site Plan – Administrative Applications only^{*}**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. ^{*}
- b. Access and circulation for vehicles and pedestrians. ^{*}
- c. Maximum height of any proposed structures, with building elevations. ^{*}
- d. **For residential development^{*}**: Maximum number of proposed dwelling units.

N/A e. **For non-residential development^{*}**:

- Total gross floor area of proposed project.
- Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 2.11 acres
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- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] Area of change, adjacent to Areas of consistency
Additionally, located in a Major Transit Corridor
and Activity Center

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

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NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

Los Volcanes NA

Ted Trujillo, nedcarla@live.com

Doug Cooper, douglascooper@hotmail.com

NO RESPONSE AS OF 03/08/2024

Taylor Bissert

From: Taylor Bissert
Sent: Thursday, February 1, 2024 8:29 AM
To: nedcarla@live.com; douglascooper@hotmail.com
Cc: Ed Parcell; Alisha Hammett
Subject: Site Plan - Administrative Submittal Route 66 Flats [Filed 01 Feb 2024 08:29]
Attachments: Emailed-Notice-Administrative-Los Volcanes NA.pdf
Categories: Filed by Mail Manager

ATTACHMENT INCLUDED:
- COVER SHEET
- SITE PLAN
- BUILDING ELEVATIONS

Dear Neighborhood Association Representatives,

Shopworks Architecture, an agent of High Desert Housing, is seeking an administrative Site Plan approval for multi-family housing located along Central Ave SW. The property is 2.11 acres, situated within the land between 75th St. SW and Unser Blvd SW. The new building will host 48 affordable housing units with a courtyard, community garden and amenity space.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(K)(2), the project team is notifying you of this application submittal. Attached are the site plan and elevations for the proposed development. If you have any questions or concerns, please feel free to contact Shopworks Architecture.

Have a good day!

TAYLOR BISSERT

shopworks architecture

301 W. 45th Ave. Denver, CO 80216

O: 303.433.4094

D: 720.689.1440

M: 303.681.6023

Pronouns: She/Her/Hers. Please tell me yours. ([What's this?](#))

NO RESPONSE AS OF 03/08/2024

Taylor Bissert

From: Taylor Bissert
Sent: Thursday, February 1, 2024 8:28 AM
To: jgallegoswccd@gmail.com; gerulibbarri1@gmail.com
Cc: Ed Parcell; Alisha Hammett
Subject: Site Plan - Administrative Submittal Route 66 Flats
Attachments: Emailed-Notice-Administrative-SWAN Coalition.pdf

ATTACHMENT INCLUDED:
- COVER SHEET
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Have a good day!

TAYLOR BISSERT
shopworks architecture
301 W. 45th Ave. Denver, CO 80216
O: 303.433.4094
D: 720.689.1440
M: 303.681.6023

Pronouns: She/Her/Hers. Please tell me yours. ([What's this?](#))