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**DEKKER  
PERICH  
SABATINI**

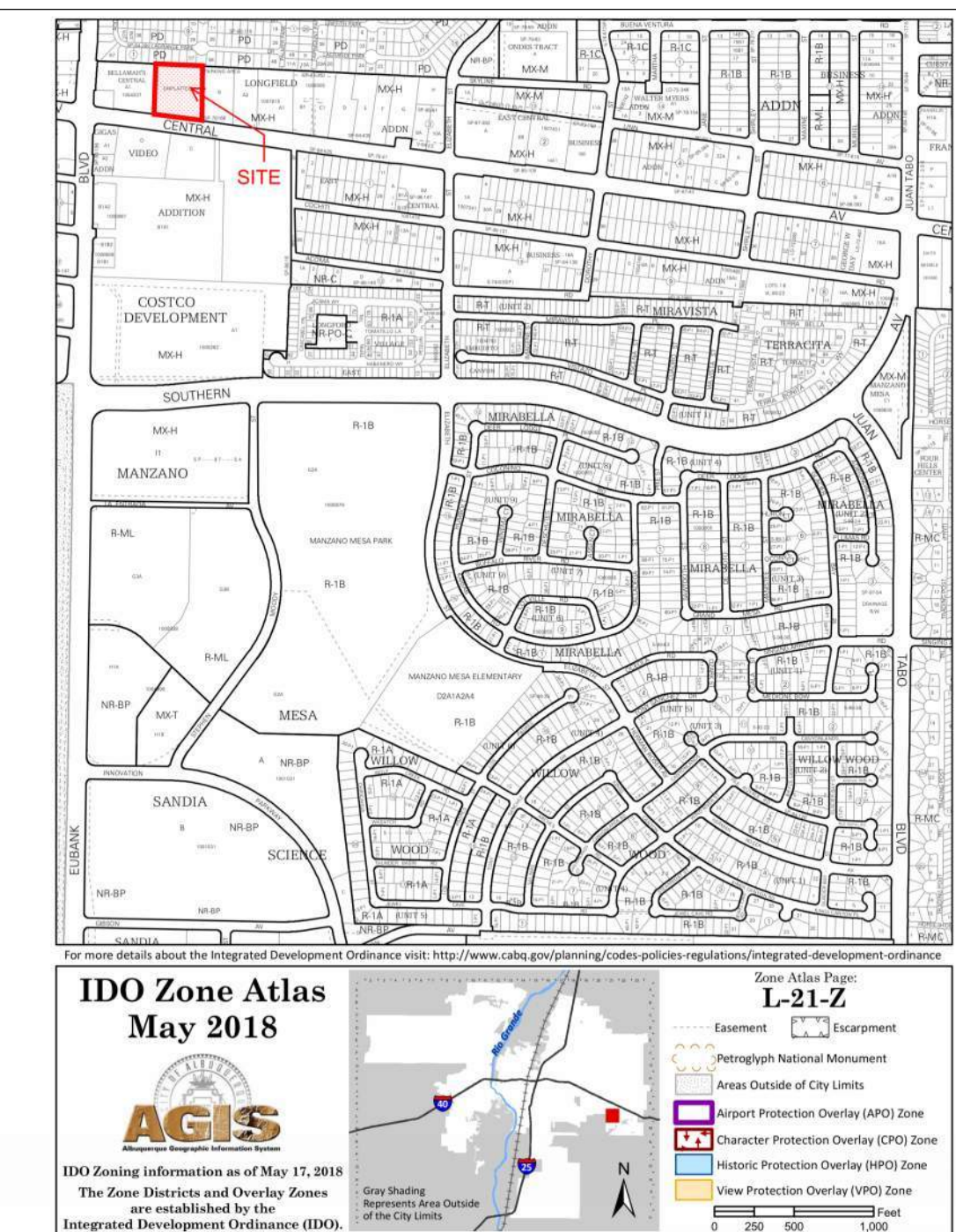
**Architecture  
in Progress**



ARCHITECT

PROJECT

**VICINITY MAP**



**FAROLITO SENIOR COMMUNITY  
10501 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87123**

# FAROLITO SENIOR COMMUNITY

**PROJECT TEAM**

**OWNER**  
FAROLITO APARTMENTS  
LIMITED PARTNERSHIP LLLP  
320 GOLD AVENUE SW  
ALBUQUERQUE, NM 87102  
(505) 244-1614

**ARCHITECT**  
DEKKER PERICH SABATINI  
7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
(505) 761-9700

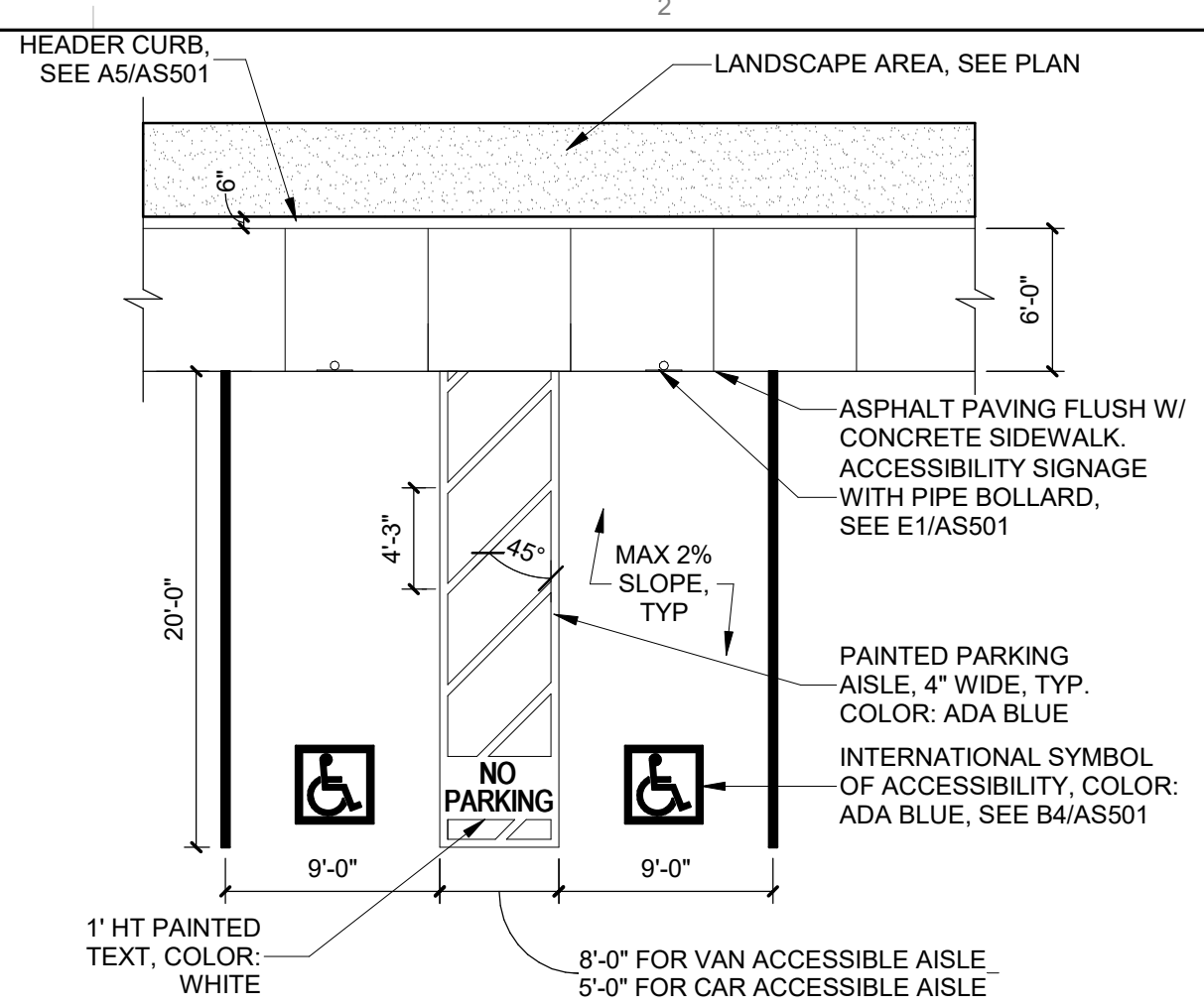
**LANDSCAPE ARCHITECT**  
DEKKER PERICH SABATINI  
7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
(505) 761-9700

**CIVIL ENGINEER**  
ISAACSON & ARFMAN, INC.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108  
(505) 268-8828

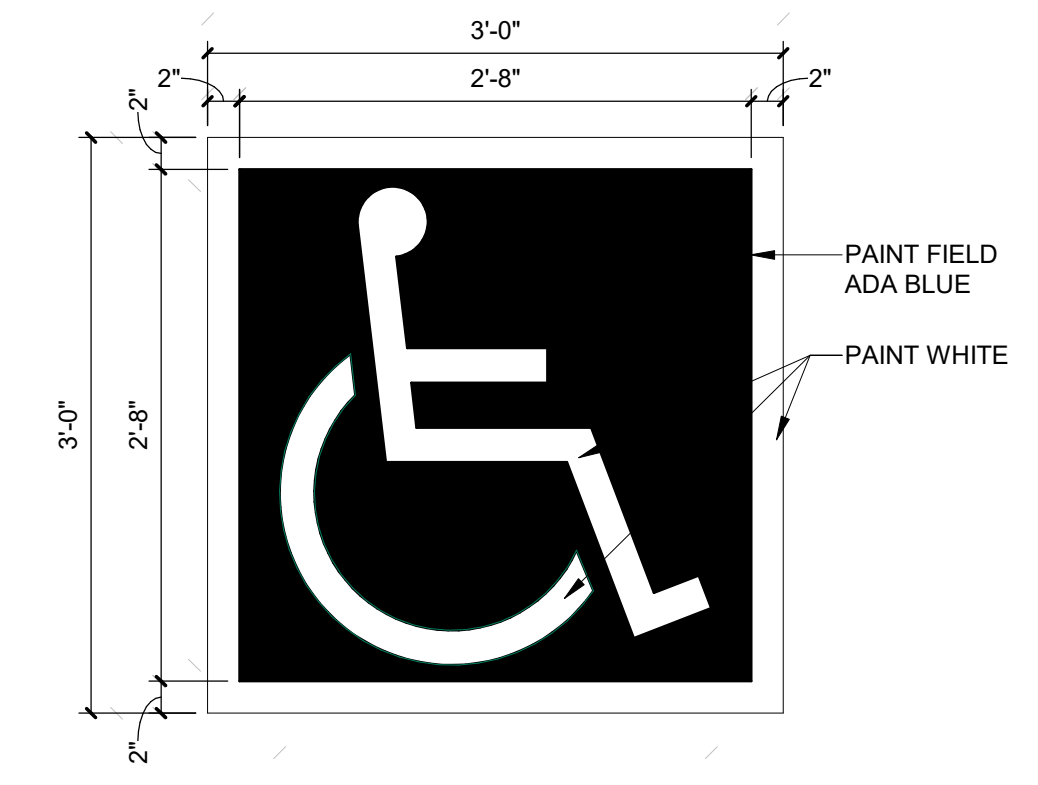
DATE 07/28/2023  
PROJECT NO: 22-0083

ISSUE PURPOSE  
**COVER**





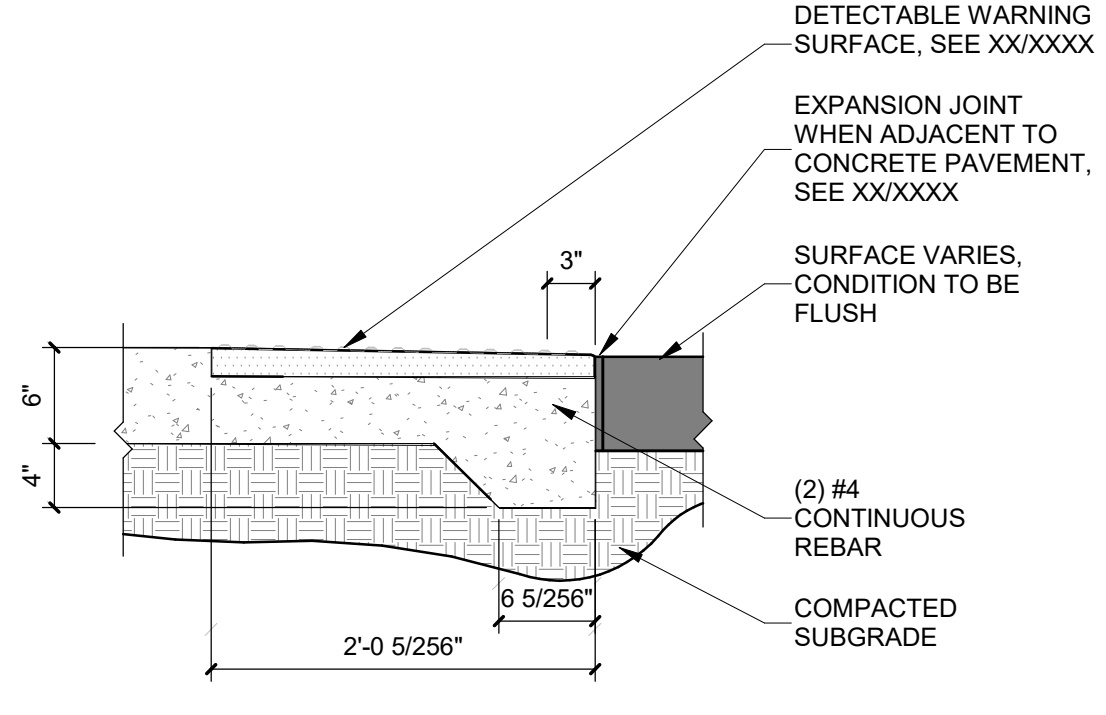
**D2 ACCESSIBLE PARKING**  
1/8" = 1'-0"



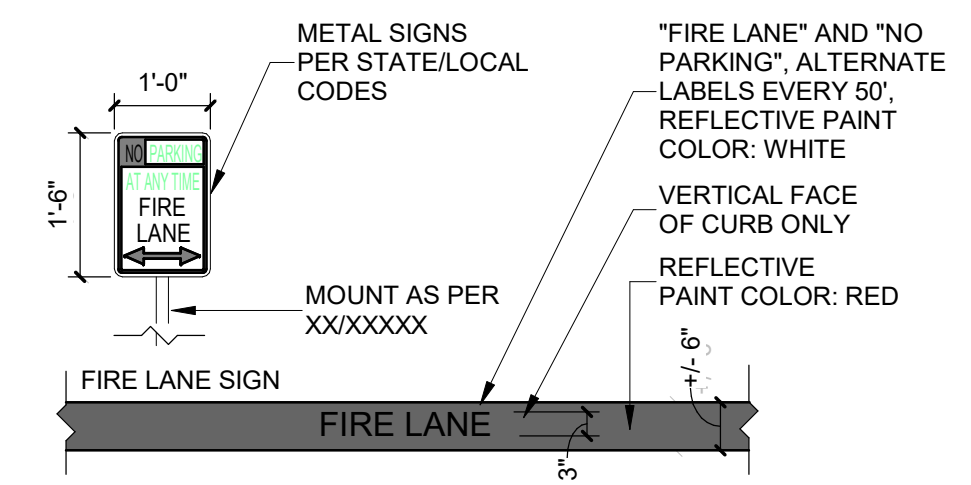
**D3 ACCESSIBLE PAVEMENT MARKING**  
1" = 1'-0"

NOTES:  
1. SEE PLANS FOR EXTENTS OF CURB PAINT

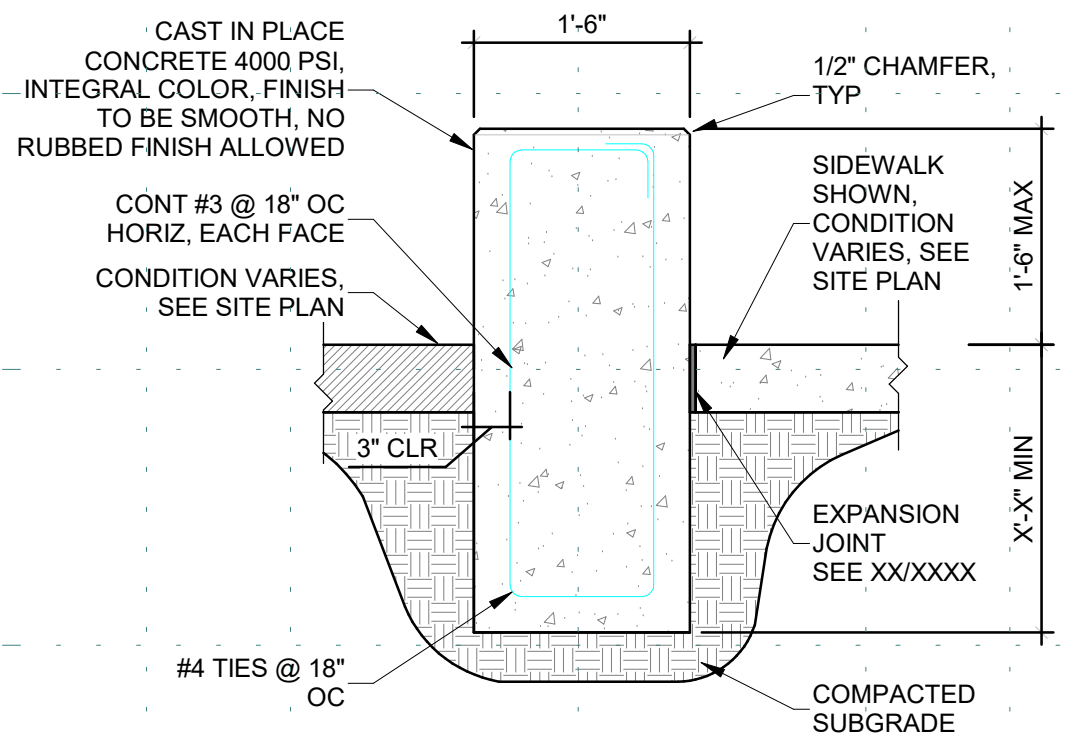
NOTES:  
1. SLOPE TOP OF WALL AT 1% TOWARD PAVEMENT  
2. TOP OF WALL TO BE CONSTANT FOR EACH INDIVIDUAL WALL



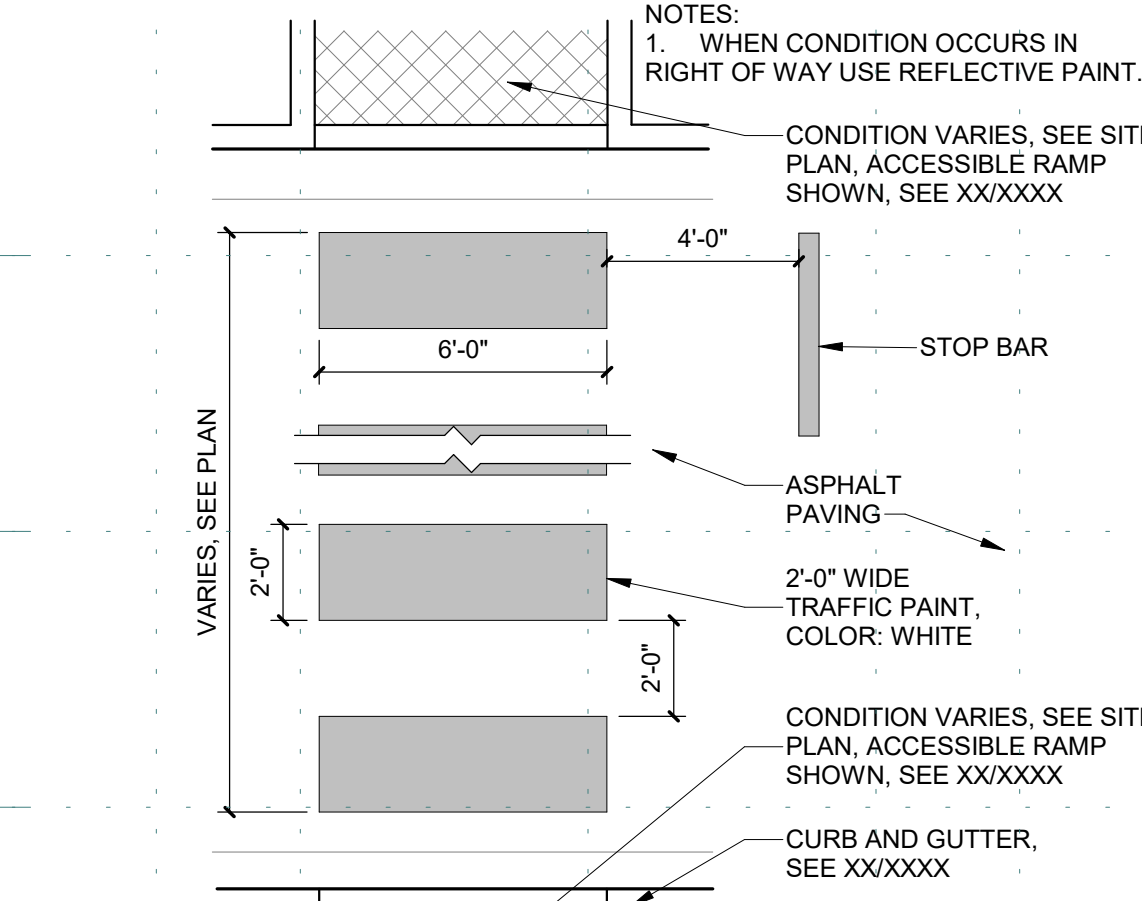
**C1 DETECTABLE / TACTILE SURFACE TRANSITION**  
1" = 1'-0"



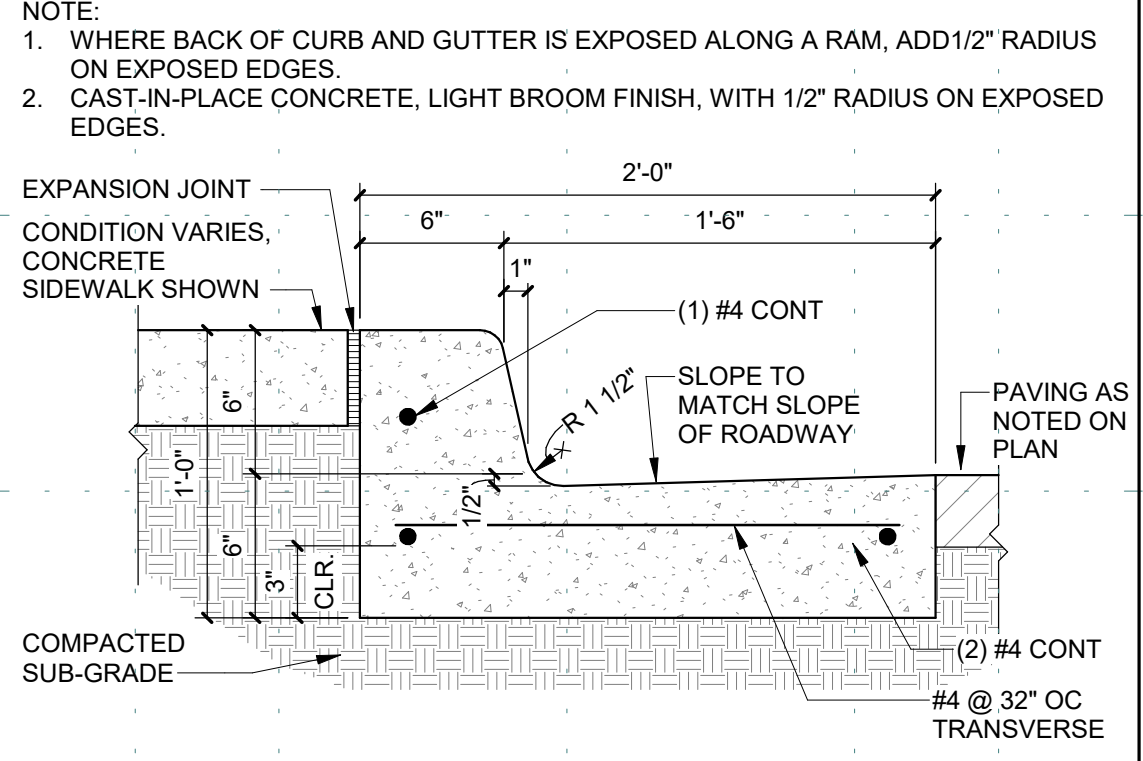
**C2 FIRE STRIPING AND SIGNAGE**  
1/2" = 1'-0"



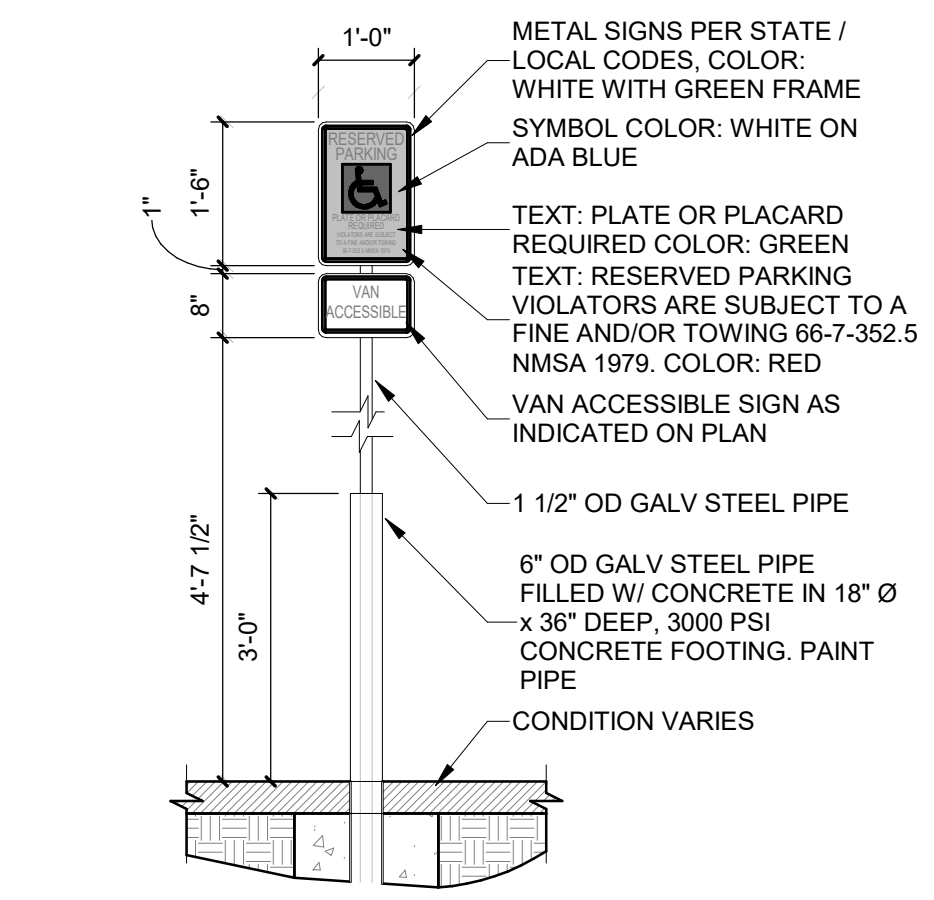
**C3 CONCRETE SEAT WALL**  
3/4" = 1'-0"



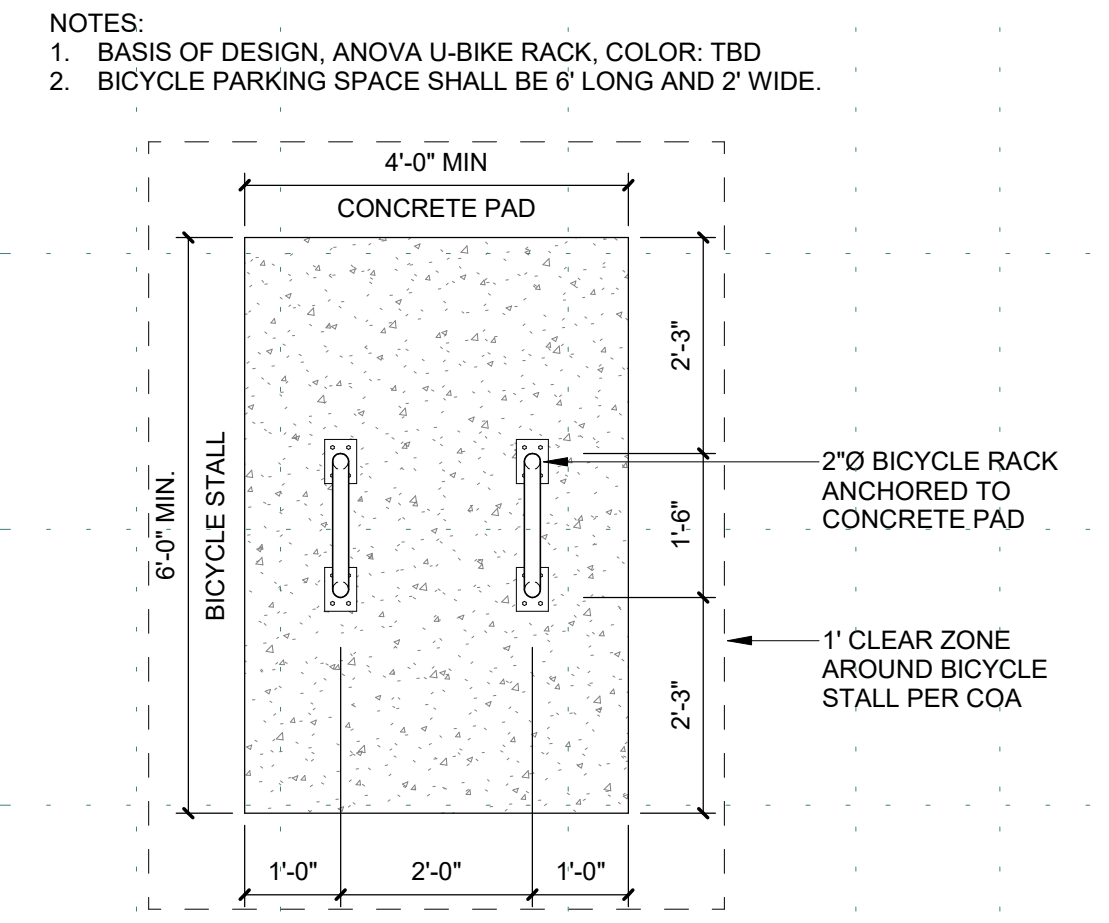
**C4 PAINTED CROSSWALK**  
1/4" = 1'-0"



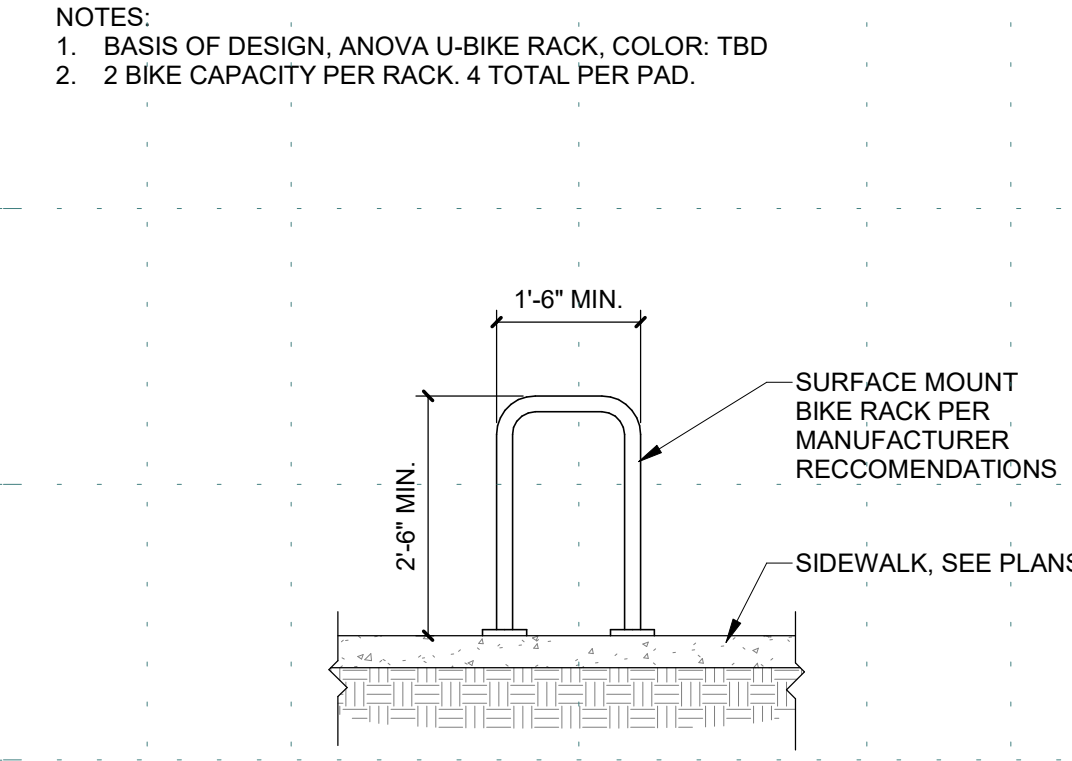
**C5 CONCRETE CURB & GUTTER**  
1 1/2" = 1'-0"



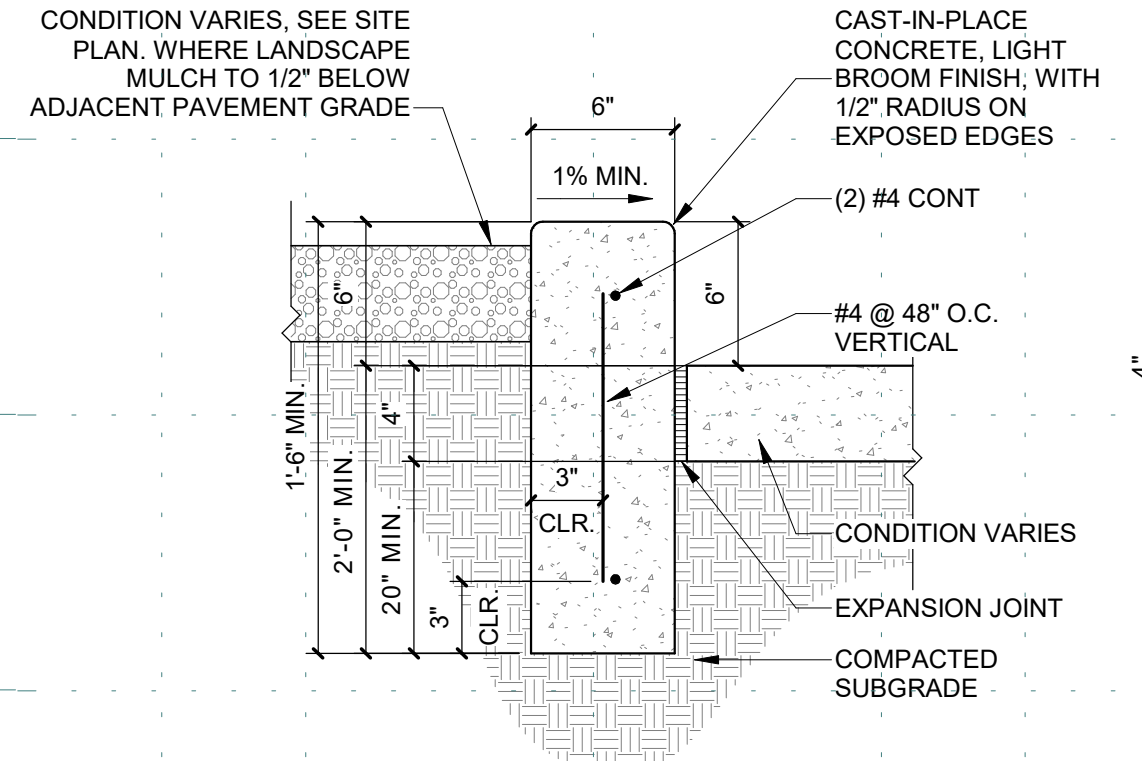
**B1 PIPE BOLLARD AND ACCESSIBLE SIGNAGE**  
1/2" = 1'-0"



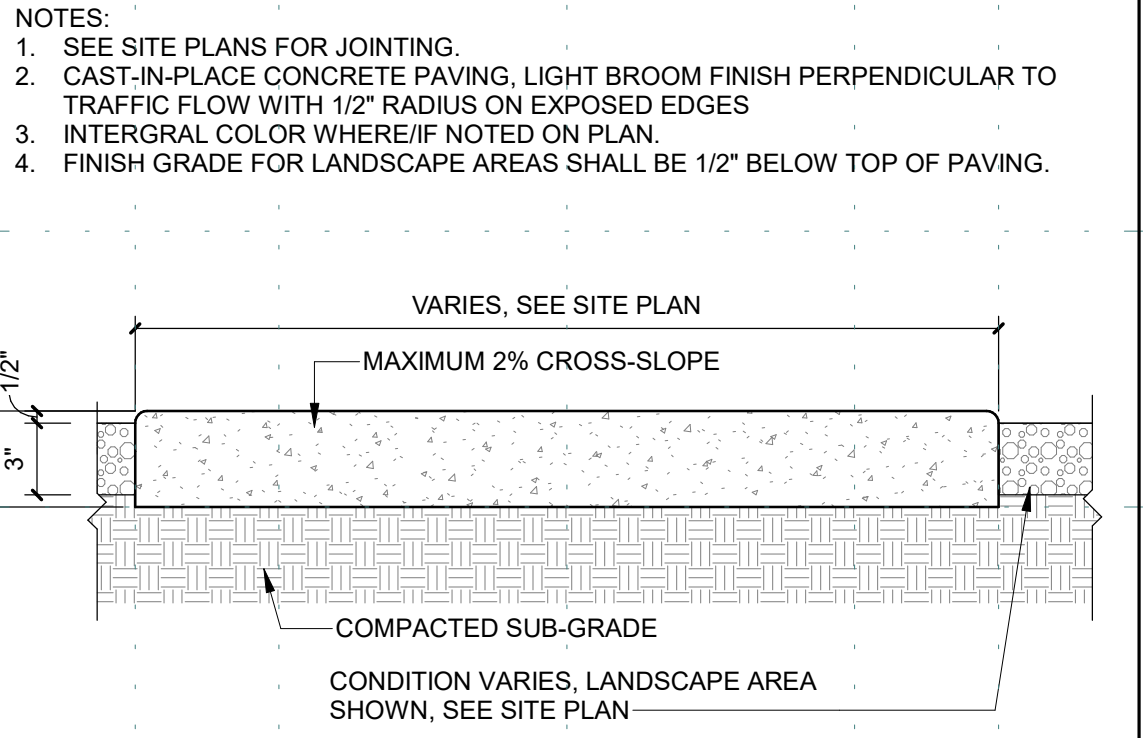
**B2 BICYCLE RACK PLAN**  
1/2" = 1'-0"



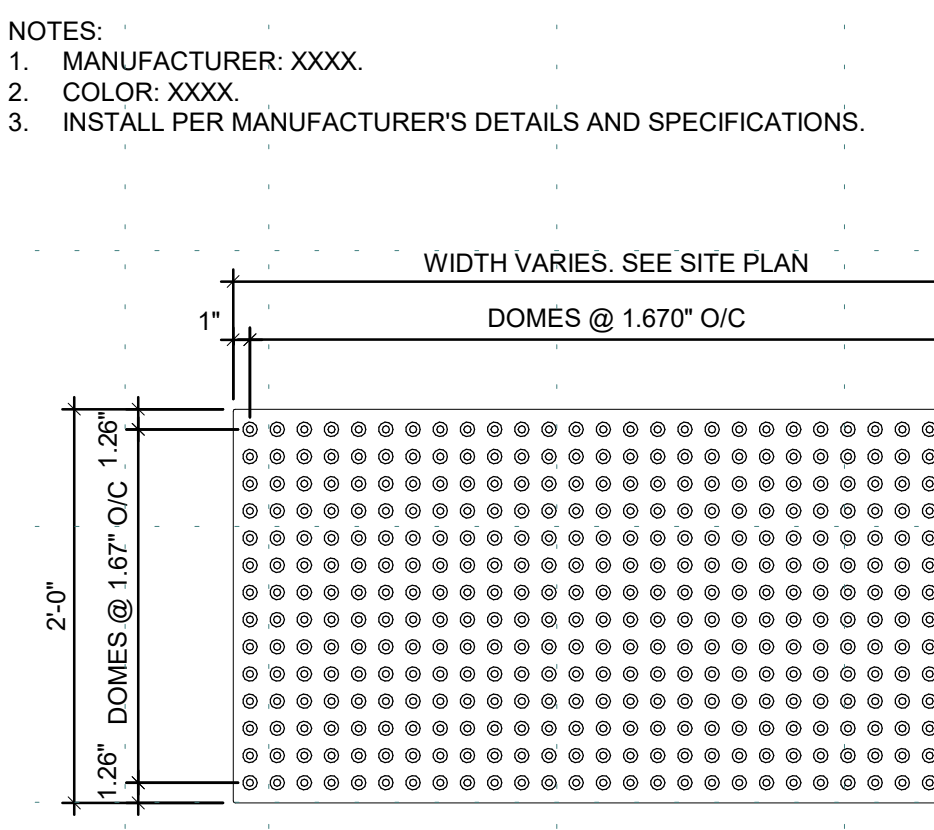
**B3 BICYCLE RACK**  
1/2" = 1'-0"



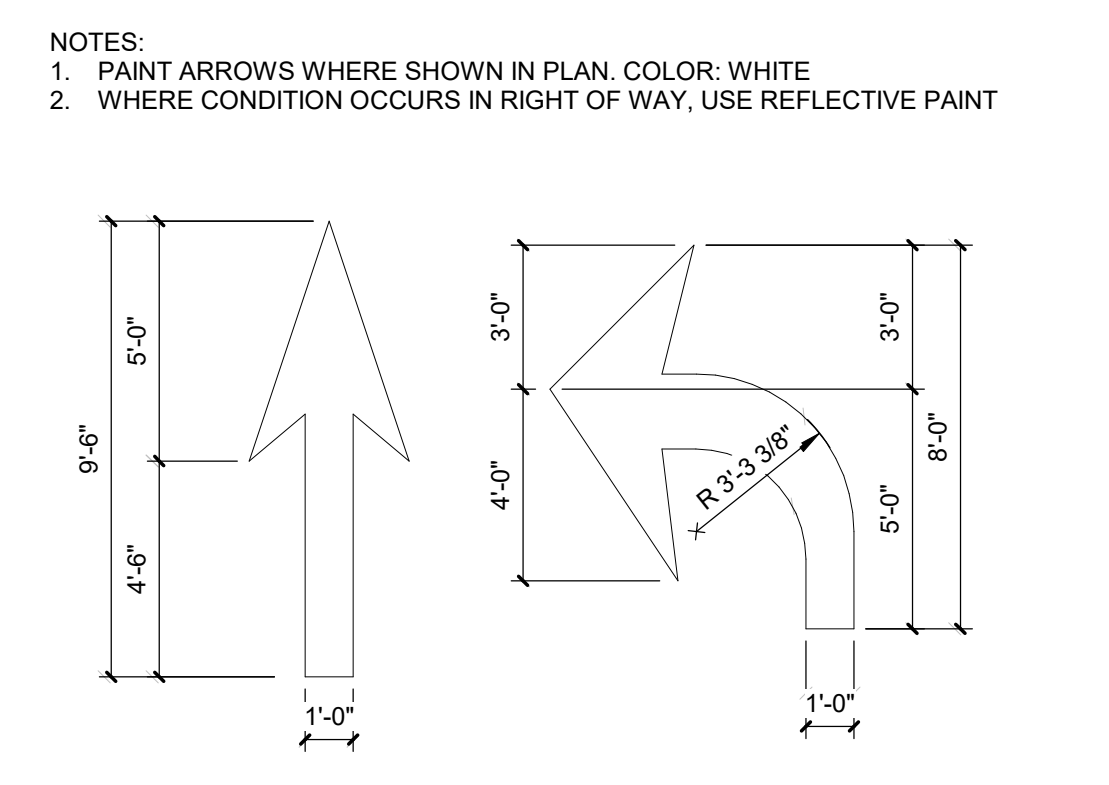
**B4 CONCRETE HEADER CURB**  
1 1/2" = 1'-0"



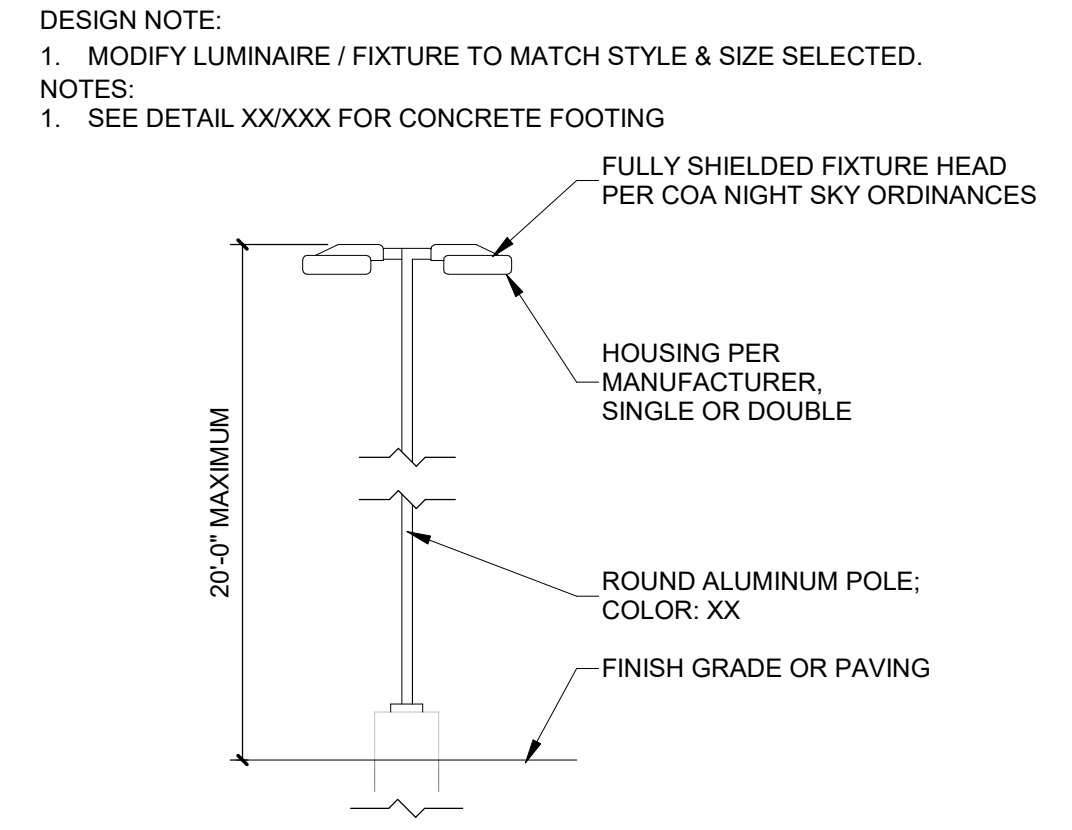
**B5 CONCRETE SIDEWALK**  
1 1/2" = 1'-0"



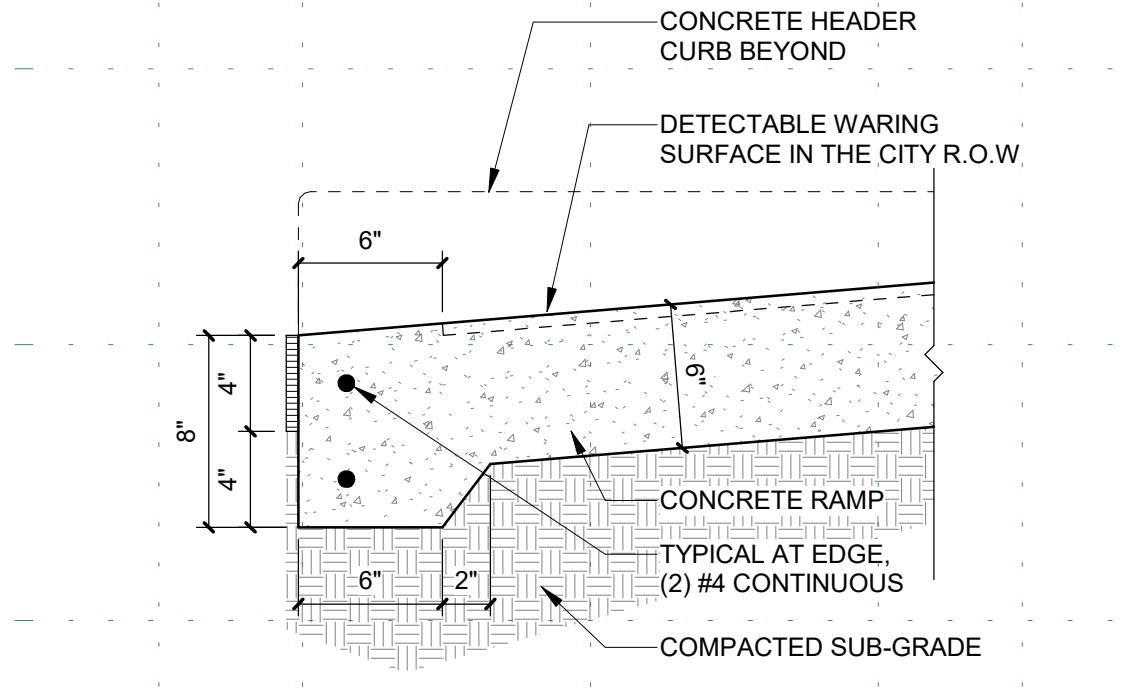
**A1 TACTILE SURFACE**  
1" = 1'-0"



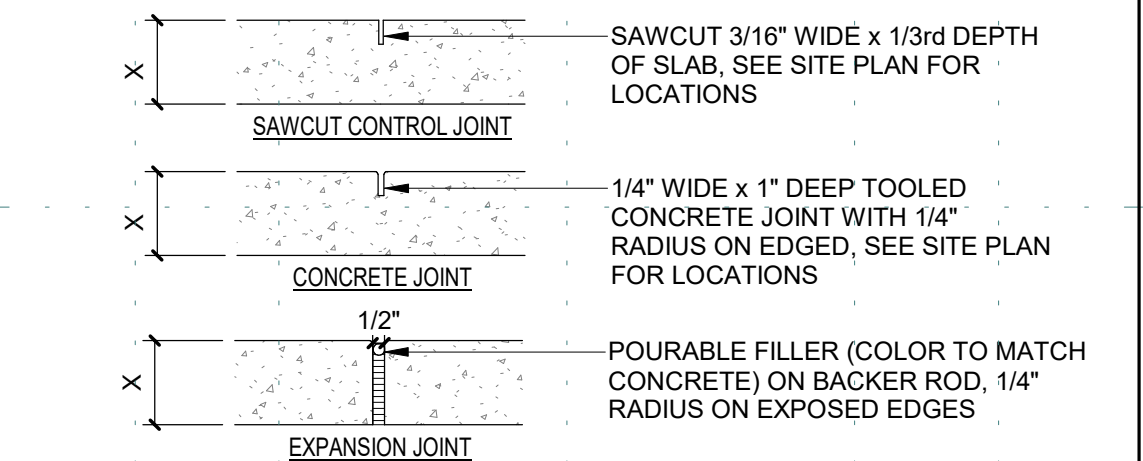
**A2 DIRECTIONAL PAVEMENT ARROW**  
1/4" = 1'-0"



**A3 PARKING LIGHT POLE**  
1/4" = 1'-0"



**A4 RAMP TRANSITION**  
1 1/2" = 1'-0"



CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4" O.C.	5' O.C.	8' O.C.	6' O.C.
EXPANSION JOINTS	4" O.C.	5' O.C.	8' O.C.	6' O.C.

**A5 CONCRETE JOINTS & JOINT SPACING**  
1 1/2" = 1'-0"

**DEKKER PERICH SABATINI**  
Architecture in Progress



SEAL  
PROJECT

**FAROLITO SENIOR COMMUNITY**  
10501 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87123

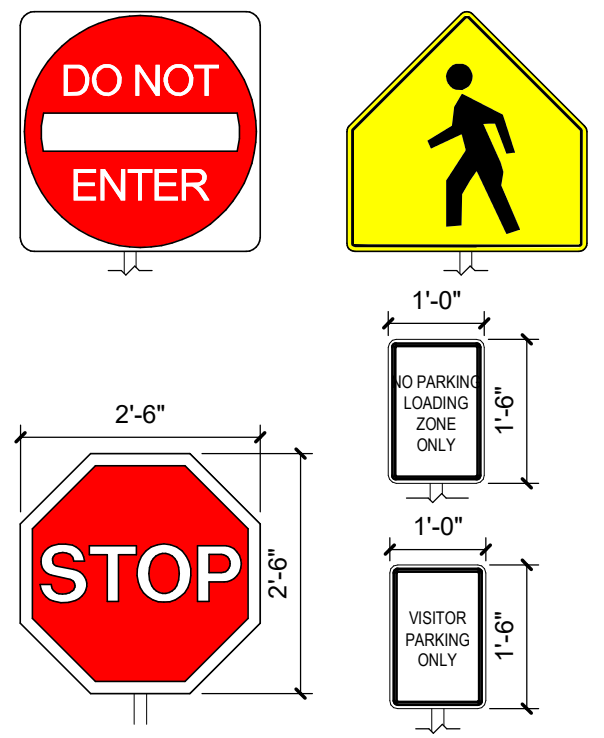
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REVISIONS  
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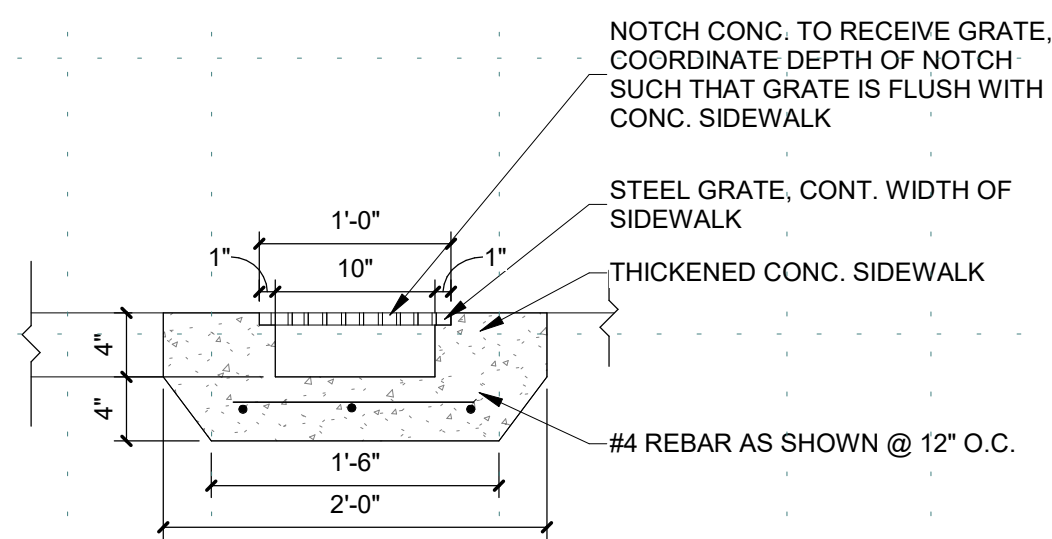
DRAWN BY BH  
REVIEWED BY CWW  
DATE 07/10/23  
PROJECT NO: 22-0083

DRAWING NAME  
**ENLARGED PLANS AND DETAILS**

SHEET NO  
**SDP 1.2**

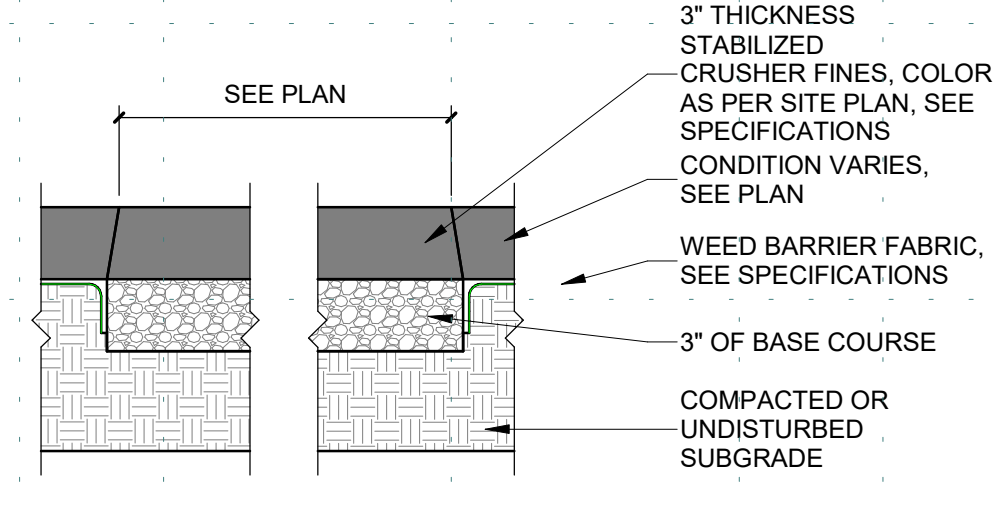


**D1 TRAFFIC SIGNAGE**  
1/2" = 1'-0"



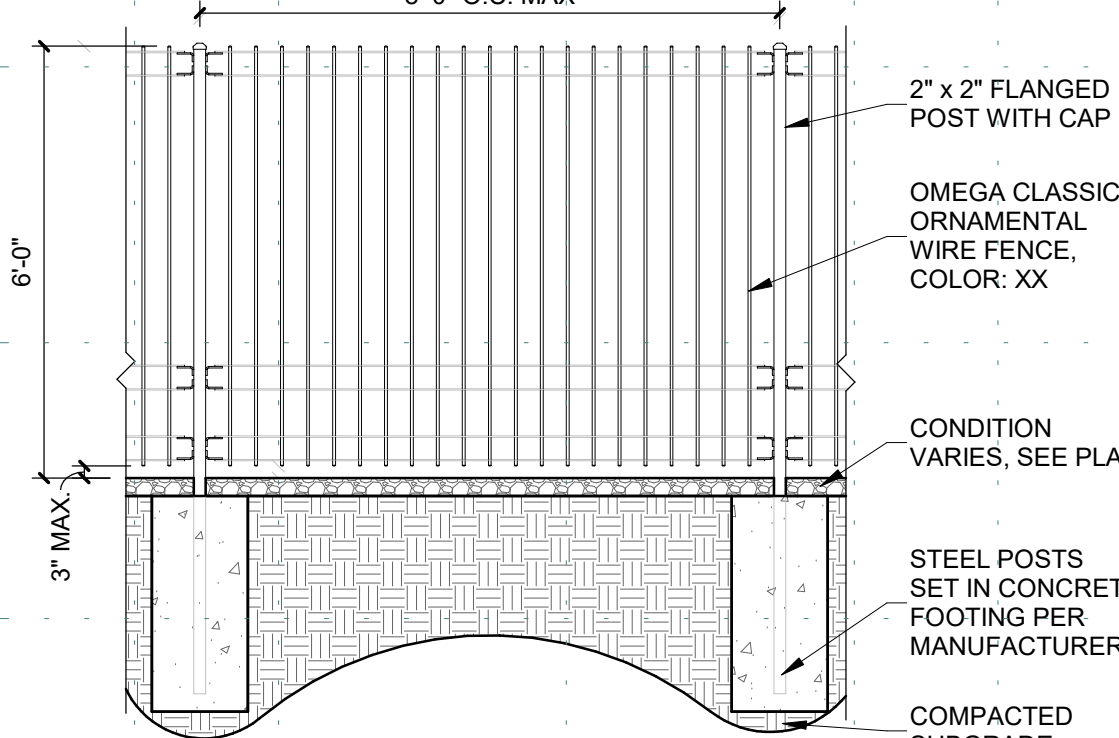
**C1 SIDEWALK CULVERT**  
1" = 1'-0"

- NOTES:
1. STABILIZED CRUSHER FINES SHALL BE FLUSH WITH TOP OF TOP OF ADJACENT CONCRETE PAVEMENT, CURB OR FINISH GRADE, AND TO MATCH FINISH GRADES ON CIVIL DRAWINGS
  2. INSTALL BASE COURSE AND CRUSHER FINES FIRST, THEN INSTALL AND COMPACT ADJACENT MULCH.

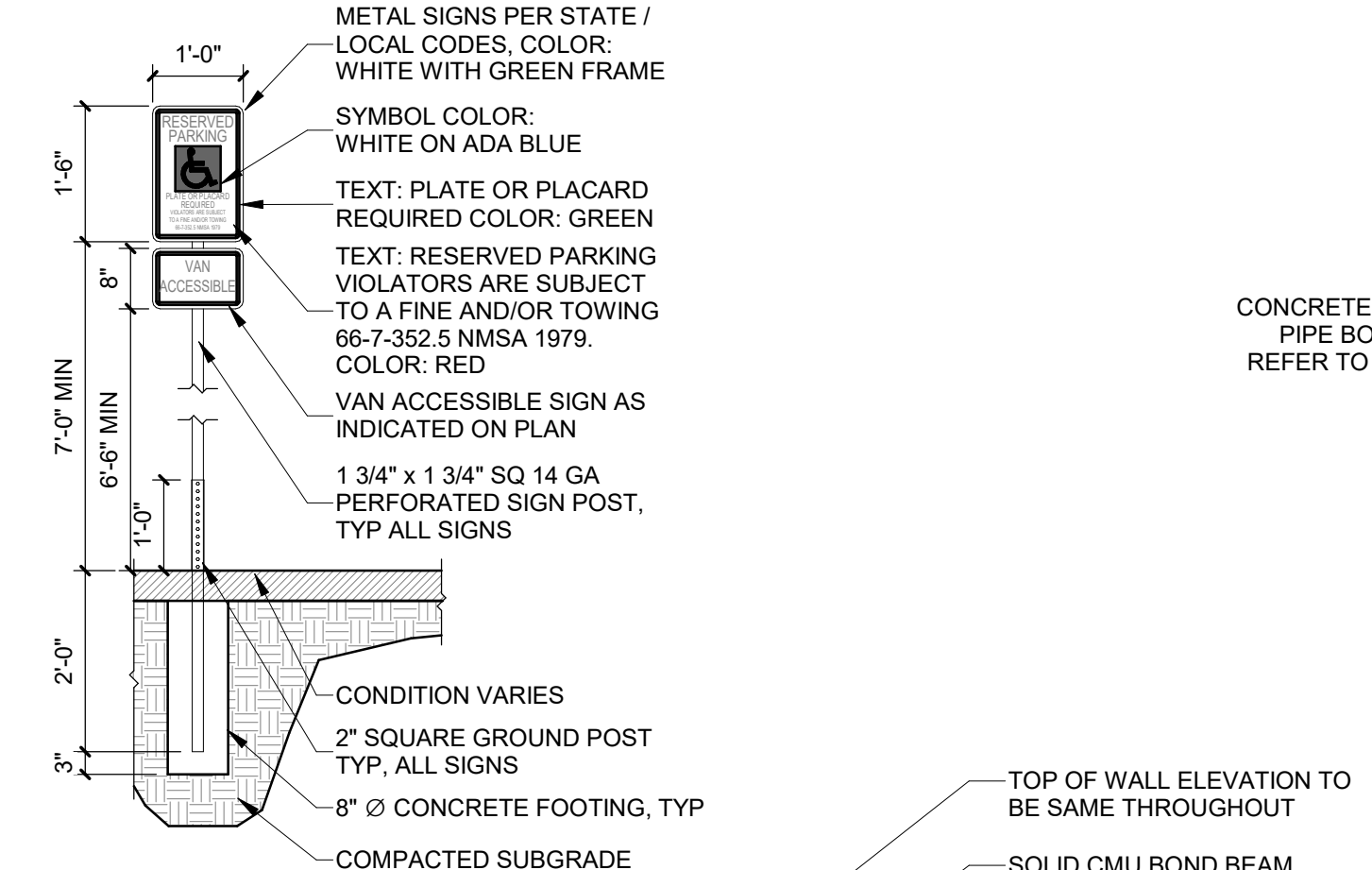


**B1 STABILIZED CRUSHER FINES**  
1 1/2" = 1'-0"

- NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL
  2. SEE SPECIFICATIONS
  3. SET CUT FENCE PANELS LEVEL
  4. IF CUTTING OR TRIMMING IS NECESSARY, PRIME AND PAINT EXPOSED ENDS OF FIELD CUT PANELS PER MANUFACTURERS

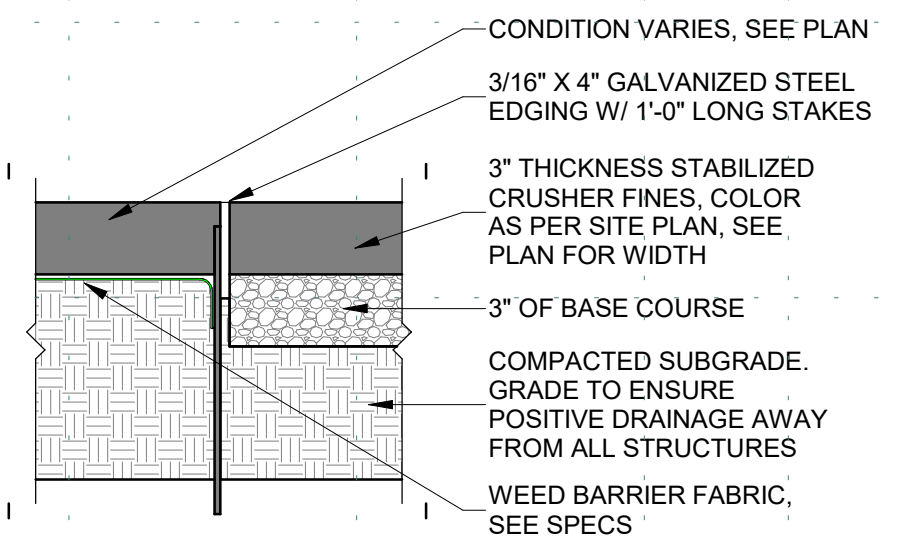


**A1 STEEL PICKET FENCE**  
3/8" = 1'-0"



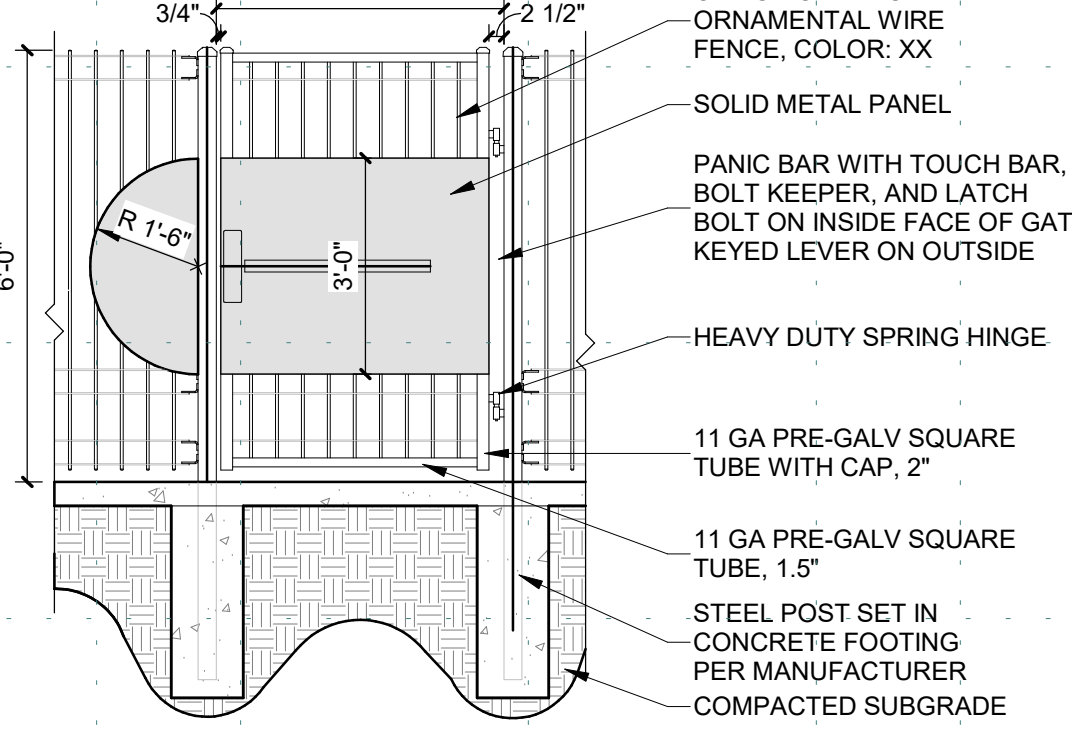
**C2 SDP - GARDEN WALL CMU**  
1" = 1'-0"

- NOTES:
1. STABILIZED CRUSHER FINES SHALL BE FLUSH WITH TOP OF ADJACENT CONCRETE PAVEMENT, CURB OR FINISH GRADE, AND TO MATCH FINISH GRADES ON CIVIL DRAWINGS
  2. STEEL EDGING TO BE LOCATED ALONG BOTH SIDES OF PATH EXCEPT WHERE CONCRETE, PAVING OR RAISED PLANTER MATERIAL IS PRESENT
  3. SEE SPECIFICATIONS

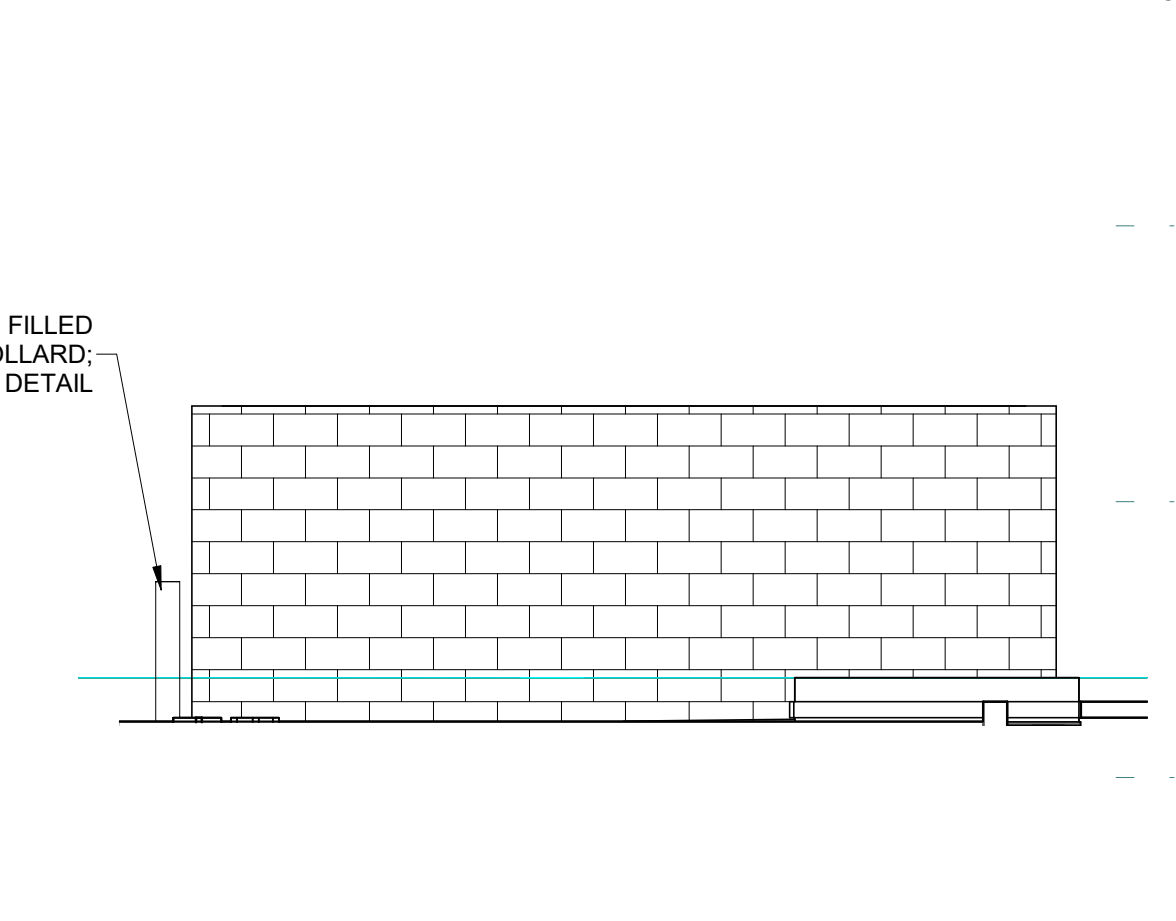


**B2 CRUSHER FINE PATH WITH STEEL EDGE**  
1 1/2" = 1'-0"

- NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL
  2. SEE SPECIFICATIONS
  3. CENTER PANEL IN FRAME
  4. PRIME AND PAINT EXPOSED ENDS OF FIELD CUT FENCE PANELS PER MANUFACTURER SPECIFICATIONS

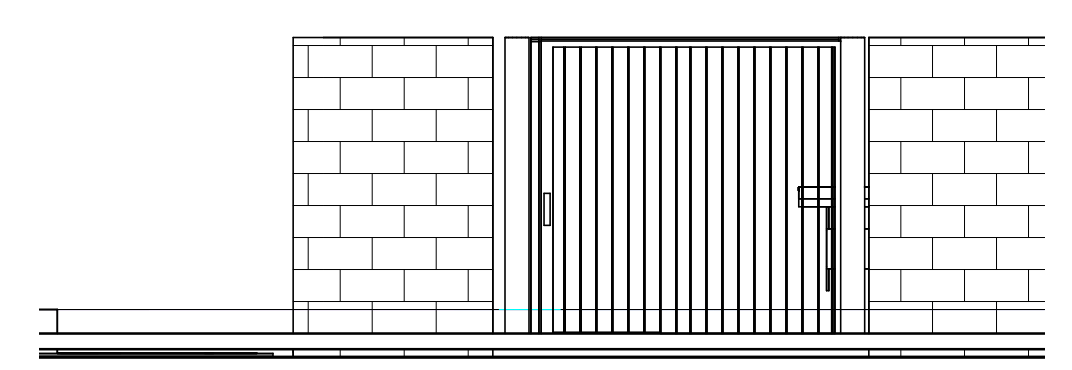


**A2 STEEL PICKET GATE**  
3/8" = 1'-0"

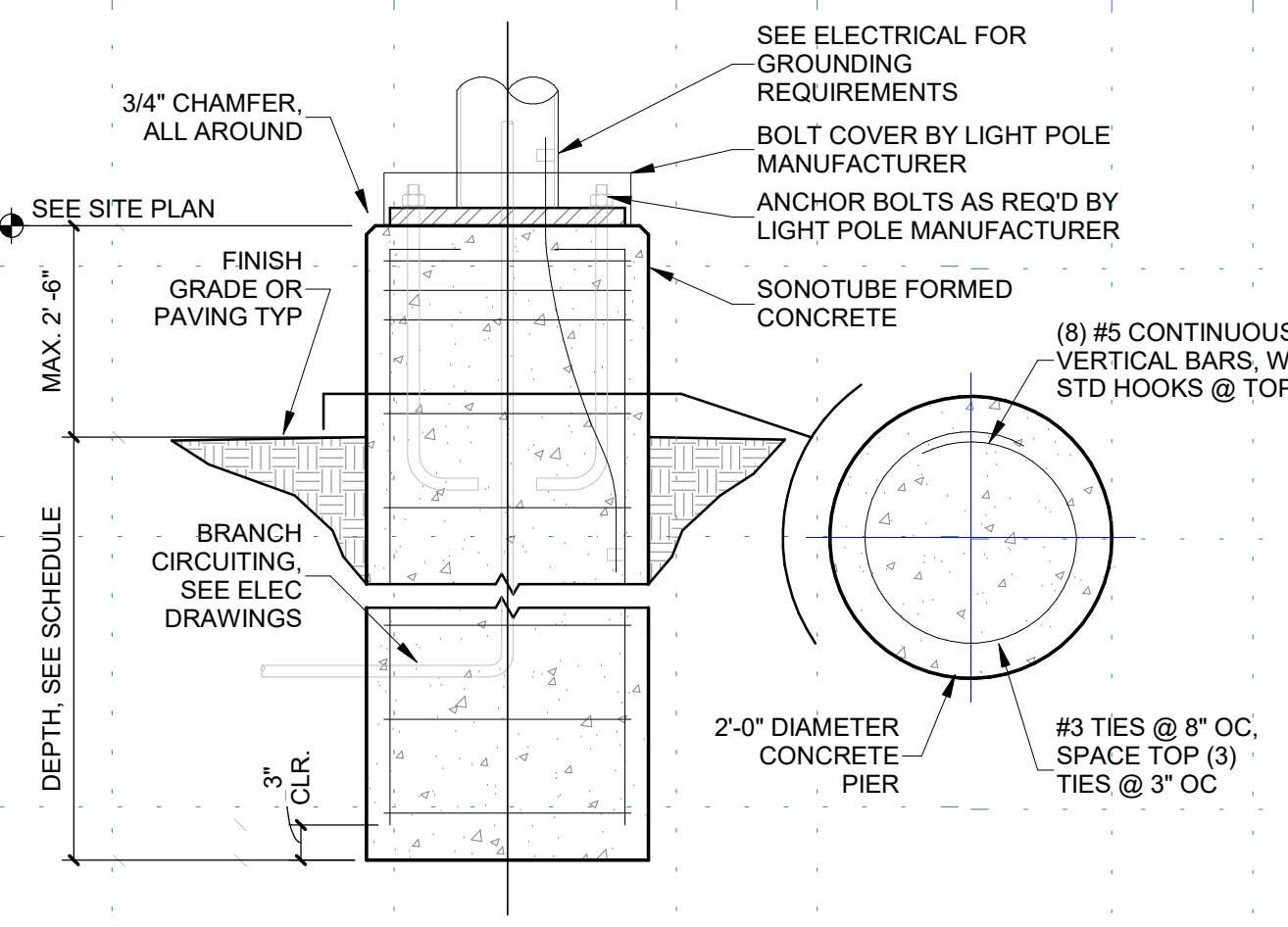


**D3 TRASH ENCLOSURE - NORTH/SOUTH - TYP.**  
1/4" = 1'-0"

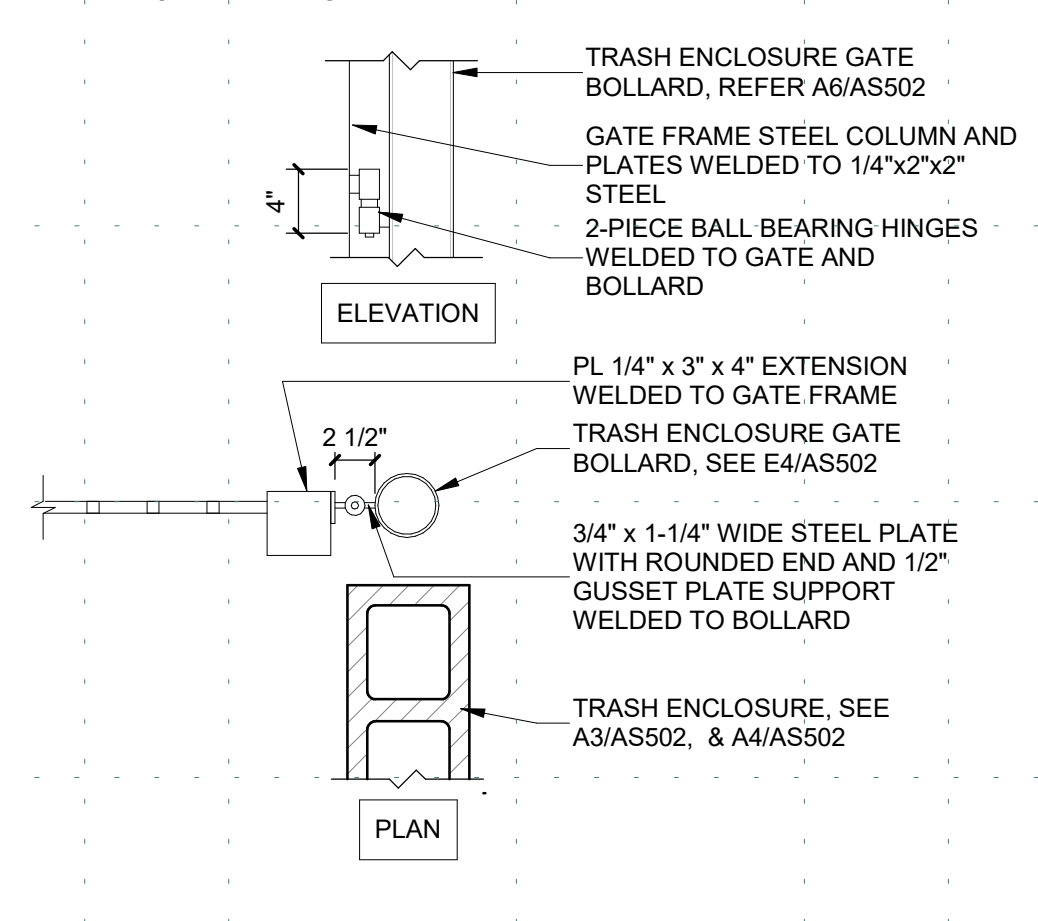
**C3 REFUSE ENCLOSURE - WEST**  
1/4" = 1'-0"



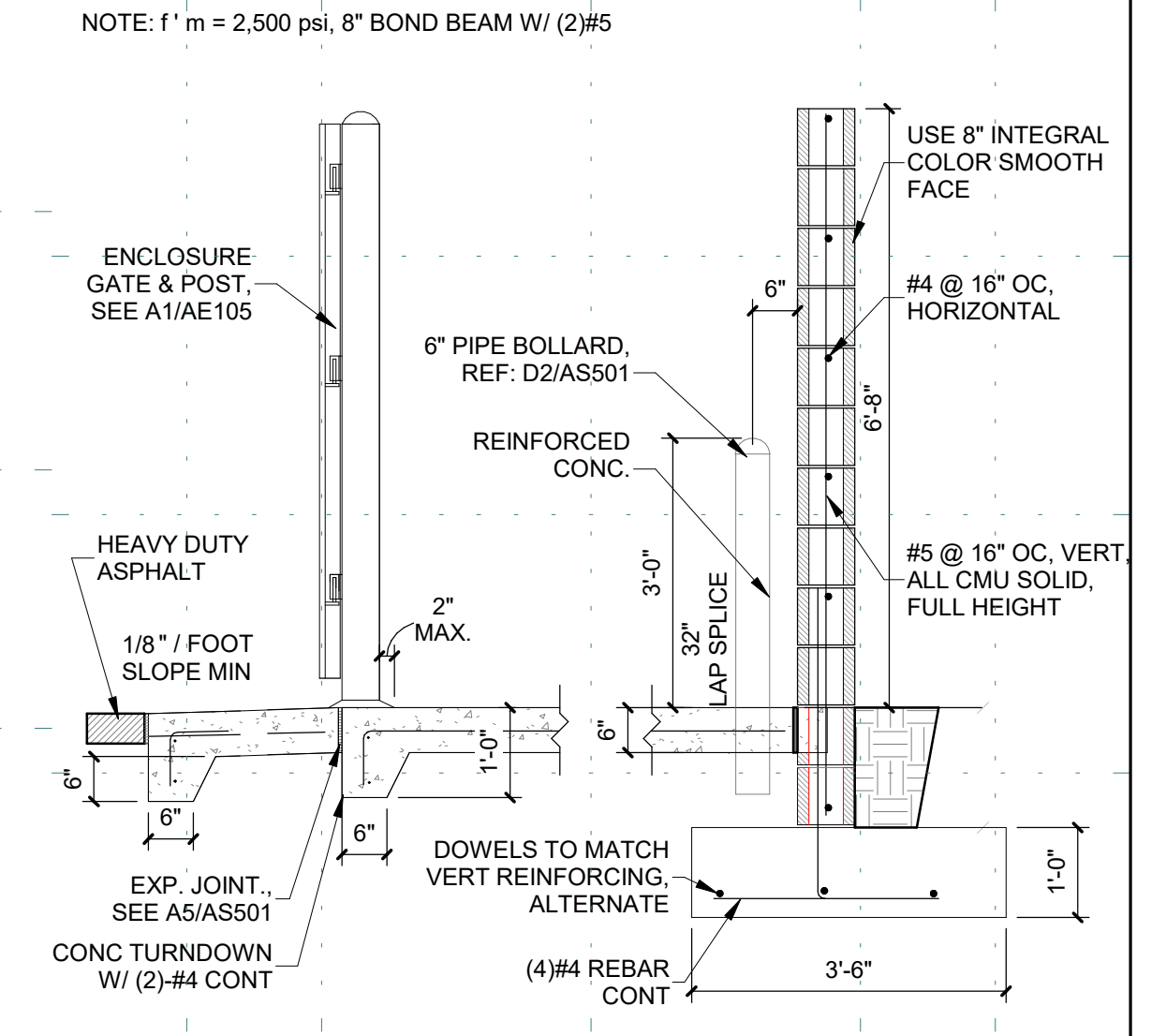
**B3 REFUSE ENCLOSURE - EAST**  
1/4" = 1'-0"



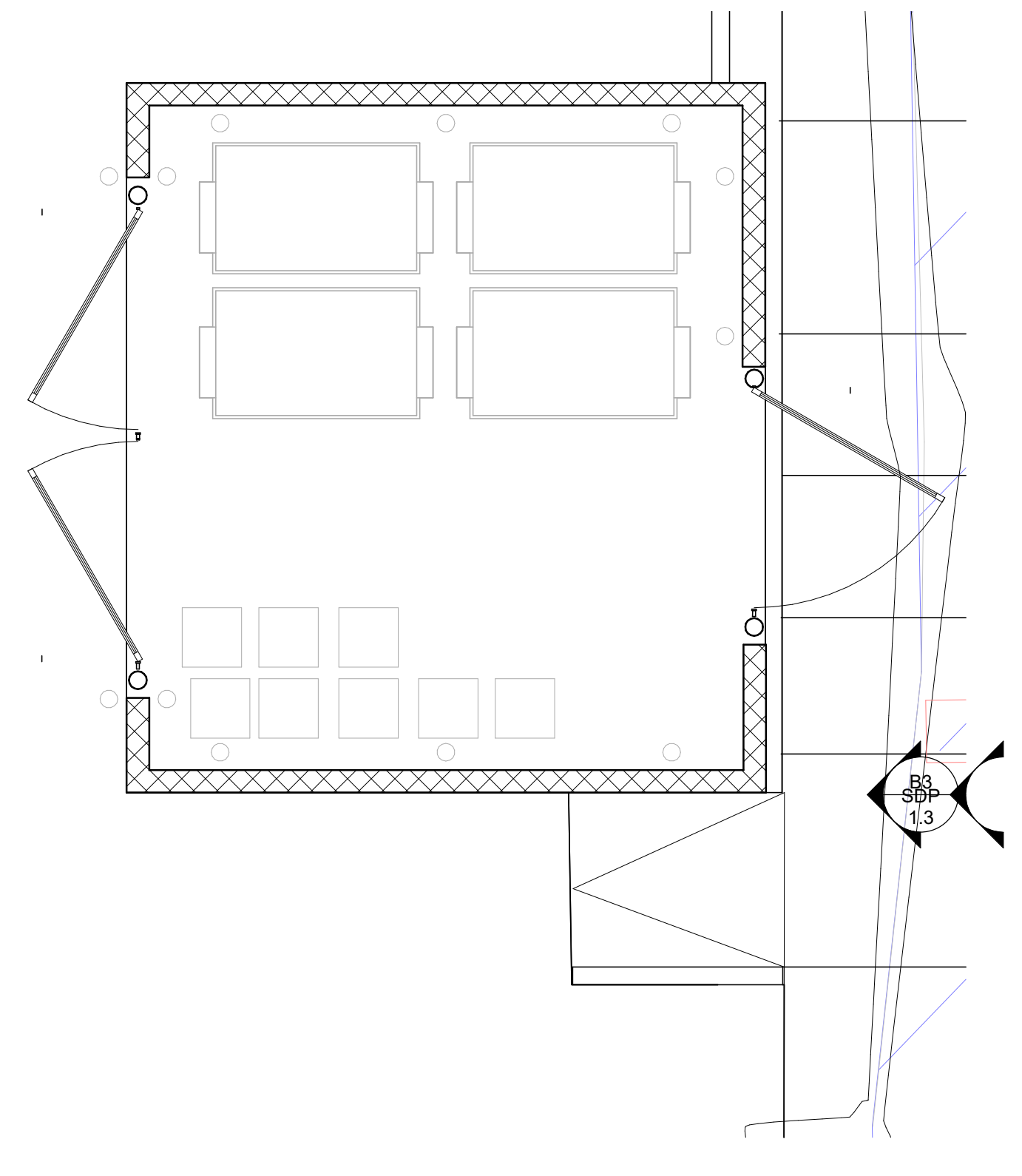
**A3 FOUNDATION AT LIGHTPOLE**  
3/4" = 1'-0"



**D2 REFUSE BOLLARD CONNECTION**  
1" = 1'-0"



**D4 REFUSE ENCLOSURE SECTION**  
1/2" = 1'-0"



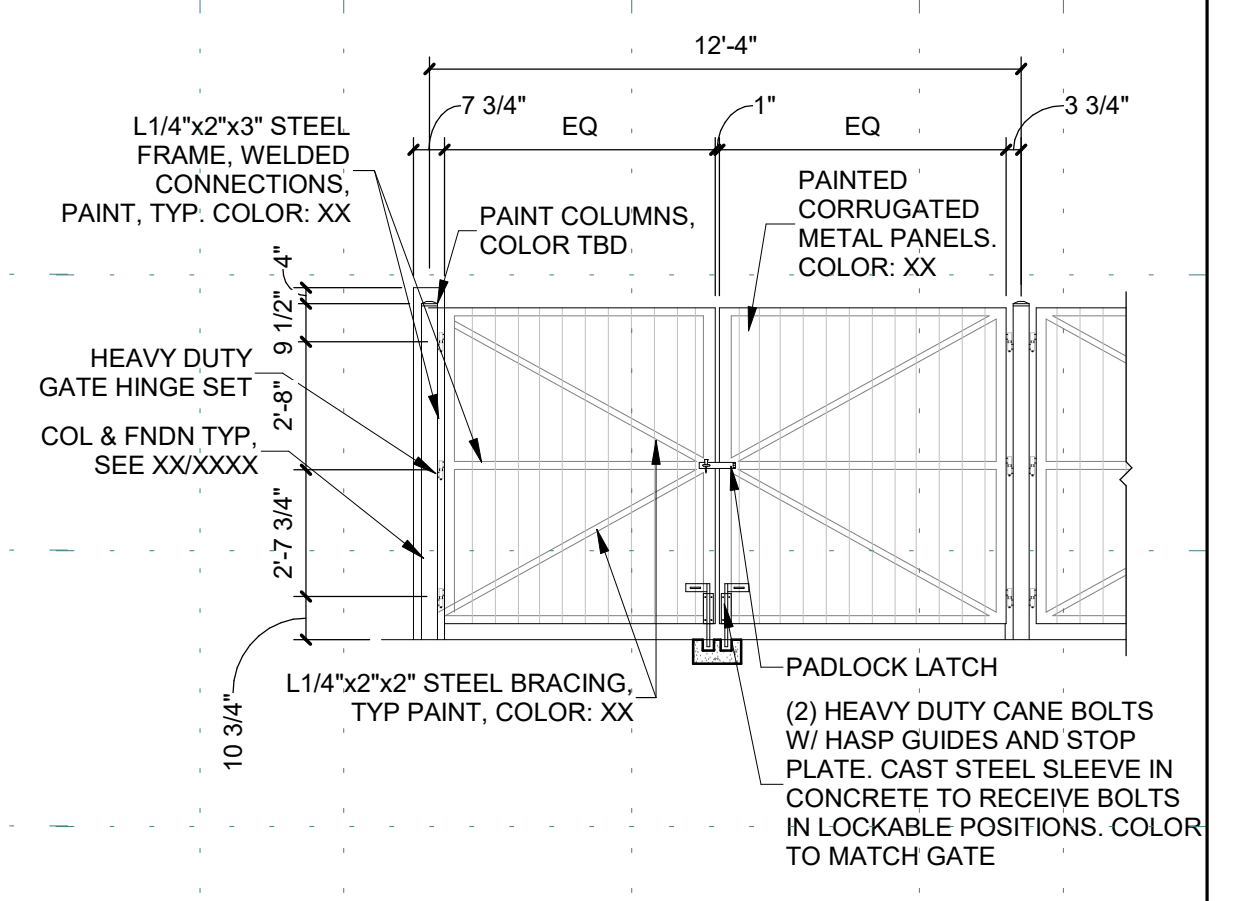
**B4 TRASH ENCLOSURE**  
1/4" = 1'-0"

- DESIGN NOTES:
1. COORDINATE WITH STRUCTURAL TO CONFIRM THE FOOTING AND SCHEDULE WORKS W/ SPECIFIC SITE CONDITIONS
  2. CONFIRM HEIGHT OF PIER ABOVE GRADE

**LIGHT POLE FOOTING SCHEDULE**

MAXIMUM POLE HEIGHT	MINIMUM FOOTING DEPTH
8'-0"	3'-0"
12'-0"	3'-0"
20'-0"	4'-0"
30'-0"	5'-0"
40'-0"	6'-0"

F' = 4000 PSI CONCRETE MINIMUM



**A5 REFUSE ENCLOSURE GATE**  
1/4" = 1'-0"

**DEKKER PERICH SABATINI**  
Architecture in Progress



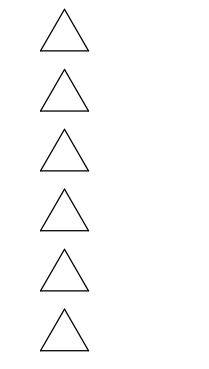
SEAL

PROJECT

**FAROLITO SENIOR COMMUNITY**  
10501 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87123

ISSUED FOR PERMIT

REVISIONS



DRAWN BY	BH
REVIEWED BY	CWW
DATE	07/10/23
PROJECT NO.	22-0083

DRAWING NAME  
**ENLARGED PLANS AND DETAILS**

SHEET NO  
**SDP 1.3**

12/29/2023 2:05:51 PM



REVISIONS

10/30/2023	ADD 003
11/17/2023	ADD 004

DRAWN BY	EH
REVIEWED BY	DS
DATE	08/18/2023
PROJECT NO.	22-0083
DRAWING NAME	PLANTING PLAN

**GENERAL SHEET NOTES**

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ALL SCREENING VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS MUST ALLOW 10 FEET OF CLEARANCE FOR ACCESS AN TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.
- TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.
- ALL PLANTING 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.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER LINE.
- THE BIOSWALE TERRAIN, DESIGNED BY I&A, CONSISTS OF SHALLOW BASINS WHICH WILL CONCENTRATE WATER FOR THE NATIVE SEED MIX. THESE AREAS REQUIRE VERY LITTLE MAINTENANCE. THEY REQUIRE MOWING ONCE PER YEAR WHEN THE PLANT MATERIAL IS DORMANT.
- ANY TREES THAT OVERHANG A PUBLIC SIDEWALK 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.
- TREES WILL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- PURPLE ROBE LOCUST REQUIRES SEASONAL STRUCTURAL PRUNING BY PROPERTY OWNER.

**IRRIGATION NOTES**

- PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA = 2.29 AC = 99,736 SF  
 AREA OF LOT COVERED BY BUILDINGS = 20,270 SF  
 NET LOT AREA = 79,466 SF

**REQUIRED LANDSCAPE**  
 REQUIRED LANDSCAPE AREA (25% OF NET LOT AREA) = 19,867 SF  
 PROVIDED LANDSCAPE AREA = 34,987 SF = 44%  
 (see hatch legend for exclusions from landscape areas)

**REQUIRED TREES**  
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES  
 TOTAL NUMBER OF PARKING = 82 SPACES  
 REQUIRED NUMBER OF PARKING LOT TREES = 8 TREES  
 PROVIDED NUMBER OF PARKING LOT TREES = 10 TREES  
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 9.5 placed at 20' on center (192' of street frontage)  
 PROVIDED STREET TREES = 6

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 38 TREES  
 1 TREE PER GROUND FLOOR DWELLING UNIT (15) AND 1 TREE PER SECOND-STORY UNIT (23)  
 PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 38 TREES

**REQUIRED VEGETATIVE COVERAGE**  
 REQUIRED VEGETATIVE COVERAGE = 23,812 SF = 75% OF PROVIDED LANDSCAPE AREA  
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS  
 TREE CANOPY COVERAGE = 42,293 SF  
 GROUND PLANT COVERAGE = 3,534 SF = 25% OF REQUIRED VEGETATIVE COVERAGE

PARKING LOT AREA = 33,434 SF  
 PARKING LOT LANDSCAPING PROVIDED = 6,262 SF = 18.7 %  
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

**GROUND COVER MATERIAL**  
 TOTAL ROCK MULCH GROUND COVER = 19,669 SF = 56.2%  
 TOTAL ORGANIC MULCH GROUND COVER = 6,675.9 SF = 19%  
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

**PARKING LOT EDGE LANDSCAPE**  
 2 TREES AND 6 SHRUBS PER 25' ARE PROVIDED ALONG THE WEST PROPERTY LINE TO SCREEN PARKING.

**PERCENTAGE OF WARM AND COOL SEASON GRASS**  
 0% OF GRASSES PROVIDED ARE COOL SEASON GRASS  
 100% OF GRASSES PROVIDED ARE WARM SEASON GRASS (

**PLANT SCHEDULE**

TREES	COMMON NAME
	AUTUMN BLAZE MAPLE
	NEW MEXICO OLIVE
	RAYWOOD ASH
	TRUESHADE HONEY LOCUST
	CHINESE PISTACHE
	ACCOLADE ELM
	AFGHAN PINE
	AUSTRIAN BLACK PINE
	OKLAHOMA TEXAS REDBUD
	BUBBA DESERT WILLOW
	PURPLE ROBE LOCUST
	CHICAGO HARDY FIG
	CRESTHAVEN PEACH
	METHLEY PLUM
	WONDERFUL POMEGRANATE
	HOT RASPBERRY BUTTERFLY BUSH
	LITTLE LEAF MOUNTAIN MAHOGANY
	FERNBUSH
	GROSSO LAVENDER
	BLUE DWARF SCOTCH PINE
	DWARF GOLDEN ALPINE CURRANT
	ARP ROSEMARY
	DORMAN RED THORNLESS RASPBERRY
	BRAKELIGHTS RED YUCCA
	BEARGRASS
	ENGELMANN PRICKLY PEAR
	TWISTLEAF YUCCA
	YERBA MANSO
	CHOCOLATE FLOWER
	SISKIYOU PINK GAURA
	DESERT BEARDTONGUE
	ULTRA VIOLET AUTUMN SAGE
	HIMROD GRAPE
	'BLONDE AMBITION' BLUE GRAMA
	DEER GRASS

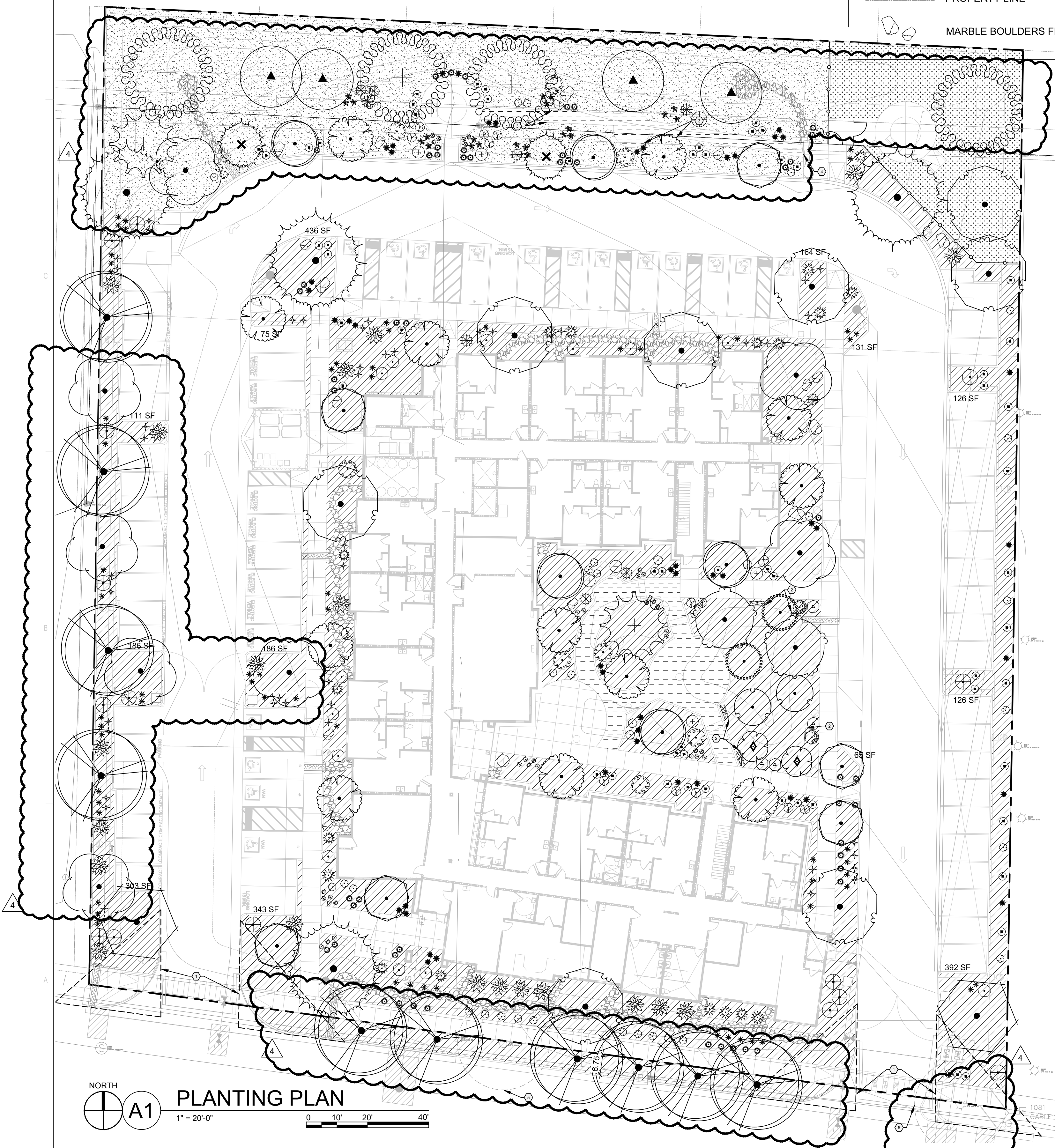
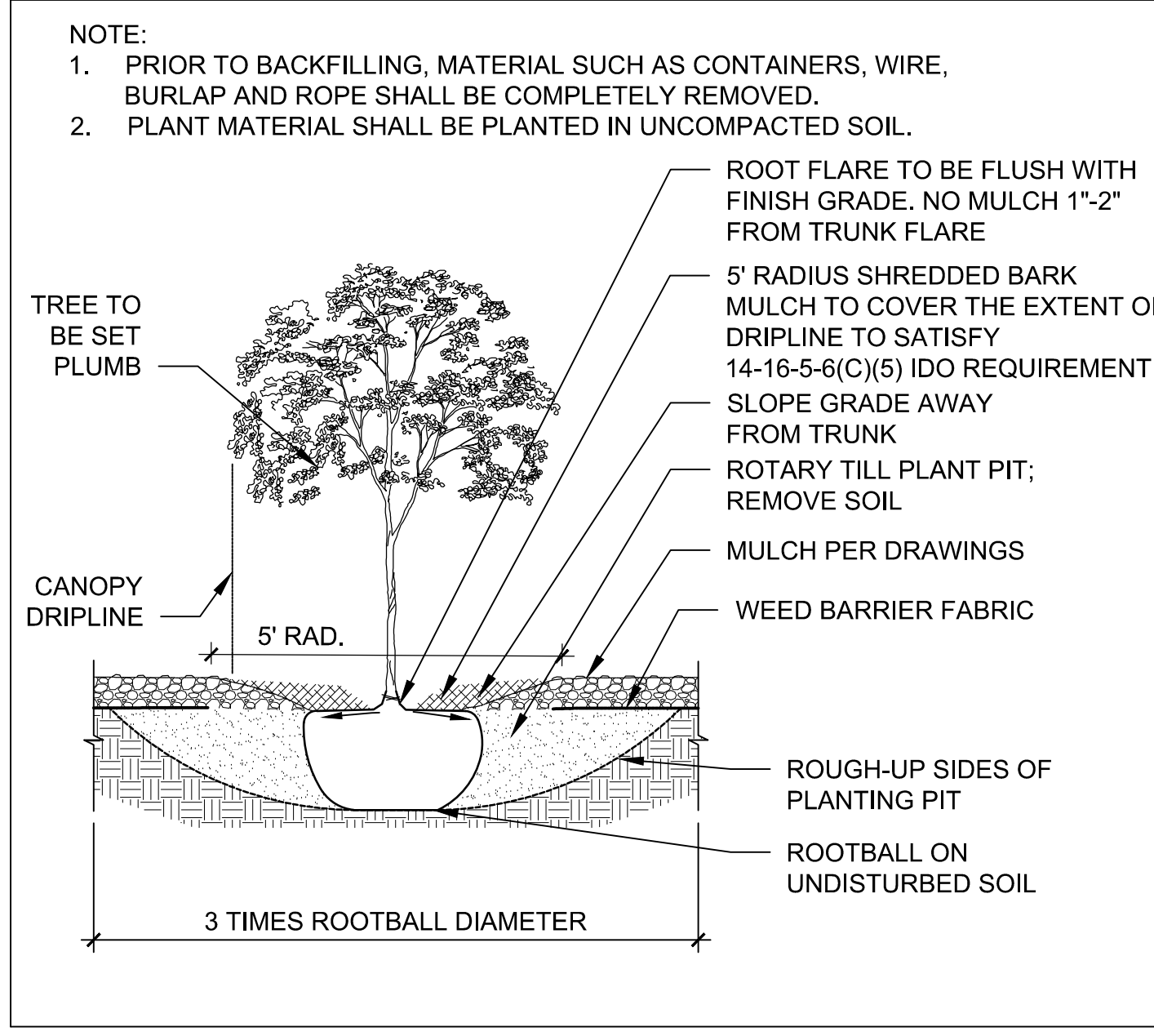
**SHEET KEYED NOTES**

- | CODE | DESCRIPTION  |
|------|--|
| 1    | CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING 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. |
| 2    | HIMROD GRAPES AND THORNLESS RASPBERRIES MUST BE PLANTED ALONG TRELLIS SYSTEM. SEE C1/LP501   |
| 3    | STEEL EDGING ALONG PATH. SEE SPECS.  |
| 4    | CRUSHER FINE TRAIL MUST GRADUALLY TRANSITION TO EDGE OF CONCRETE TO ENSURE ACCESSIBLE ROUTE.   |
| 5    | REQUIRED 15' RADIUS FROM LIGHT POLE  |

**LEGEND**

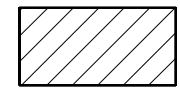
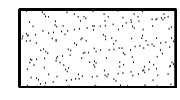
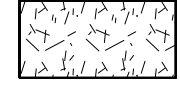
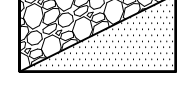
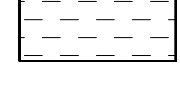
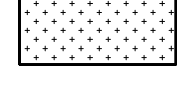


SYMBOL	NOTES	EST QTY
	7/8"Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC. COLOR: SANTA FE BROWN AVAILABLE FROM BUILDODOLOGY	20,073 SF
	UNIRRIGATED SANTA FE TRAIL SEED MIX SEEDING RATE 2 LBS / 1000 SF AVAILABLE FROM CURTIS AND CURTIS SEED	10,539 SF
	SCREENED TREE MULCH, 3" DEPTH. AVAILABLE FROM BARELAS LANDSCAPING MATERIALS	6,676 SF
	SEE CIVIL FOR STORMWATER INFRASTRUCTURE	
	STABILIZED CRUSHER FINES EXCLUDED FROM LANDSCAPE AREA CALCULATIONS. SEE SITE PLAN BASIS OF DESIGN: SANTA FE BROWN THROUGH BUILDODOLOGY, SEE E3 & E4/AS501	1,762 SF
	DOG PARK: SHREDDED WOOD MULCH, PLAYGROUND MULCH FROM SOLUTIONS, 6" DEPTH	2,791 SF
	PROPERTY LINE	
	MARBLE BOULDERS FROM JPR GRAVEL	EST QTY 19

**TREE PLANTING DETAIL**





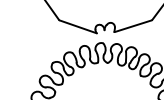
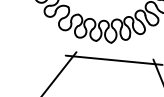

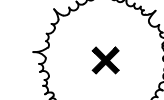





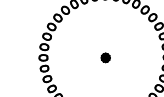


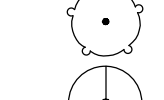


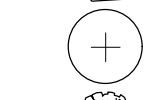




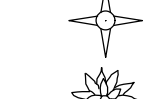












**PLANTING PLAN**  
1" = 20'-0"

## LANDSCAPE MATERIALS

SYMBOL	NOTES	EST QTY
	7/8"Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC BASIS. COLOR: SANTA FE BROWN AVAILABLE FROM BUILDODOGY	20,073 SF
	UNIRRIGATED SANTA FE TRAIL SEED MIX SEEDING RATE 2 LBS / 1000 SF AVAILABLE FROM CURTIS AND CURTIS SEED	10,539 SF
	SCREENED TREE MULCH, 3" DEPTH, AVAILABLE FROM BARELAS LANDSCAPING MATERIALS	6,676 SF
	SEE CIVIL FOR STORMWATER INFRASTRUCTURE	
	STABILIZED CRUSHER FINES EXCLUDED FROM LANDSCAPE AREA CALCULATIONS, SEE SITE PLAN. BASIS OF DESIGN: SANTA FE BROWN THROUGH BUILDODOGY, SEE E3 & E4/AS501	1,762 SF
	DOG PARK: SHREDDED WOOD MULCH, PLAYGROUND MULCH FROM SOLUTIONS, 6" DEPTH	2,791 SF
<b>BOULDERS:</b> MARBLE BOULDER, AVAILABLE FROM JPR GRAVEL BOULDERS TO BE SELECTED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE SEE DETAIL B1/LP501		
	4'x4' BOULDER	6 EA
	3'x3' BOULDER	13 EA

## PLANT SCHEDULE







SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
<b>TREES</b> SEE A2/LP501							
	4	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2" CAL	50.00	35.00	LOW
	4	SEE A3/LP501 CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	2" CAL	20.00	20.00	LOW
	12	SEE A2/LP501 FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	24" BOX, MULTI-TRUNK	15.00	15.00	MED
	8	FRAXINUS AMERICANA 'URBANITE'	URBANITE AMERICAN ASH	2" CAL.	45.00	30.00	MED
	4	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	15 GAL	30.00	30.00	MED
	2	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL.	40.00	30.00	MED
	10	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CAL	50.00	40.00	MED
<b>EVERGREEN TREES</b> SEE A2/LP501							
	2	PINUS ELDARICA	AFGHAN PINE	6' HT.	35.00	20.00	LOW
	2	SEE A2/LP501 PINUS PINEA	ITALIAN STONE PINE	6' HT.	50.00	25.00	MED
<b>FLOWERING TREES</b>							
	5	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2" CAL, B&B	15.00	15.00	LOW
	6	CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	24" BOX MULTI-TRUNK, 3 TRUNK MIN.	20.00	20.00	LOW
	8	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	2" CAL.	35.00	25.00	LOW
<b>FRUIT TREES</b> SEE A3/LP501							
	2	FICUS CARICA 'CHICAGO HARDY'	CHICAGO HARDY FIG	15 GAL	15.00	12.00	MED
	2	PRUNUS PERSICA 'CRESTHAVEN'	CRESTHAVEN PEACH	2" CAL	15.00	15.00	MED
	2	PRUNUS SALICINA 'METHLEY'	METHLEY PLUM	15 GAL	20.00	20.00	MED
	2	PUNICA GRANATUM 'WONDERFUL'	WONDERFUL POMEGRANATE	15 GAL	10.00	10.00	MED
<b>SHRUBS</b> SEE A1/LP501							
	4	BUDDLEJA X 'HOT RASPBERRY'	HOT RASPBERRY BUTTERFLY BUSH	5 GAL	3.00	3.00	MED
	16	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	8.00	5.00	LOW
	8	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL	6.00	6.00	LOW
	13	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	5 GAL	3.00	3.00	LOW
	9	PINUS SYLVESTRIS 'GLAUCA NANA'	BLUE DWARF SCOTCH PINE	15 GAL	6.00	6.00	MED
	4	RIBES ALPINUM 'AUREUM'	DWARF GOLDEN ALPINE CURRANT	5 GAL	3.00	4.00	MED
	8	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL	3.50	4.00	LOW
	2	RUBUS X 'DORMAN RED'	DORMAN RED THORNLESS RASPBERRY	5 GAL	5.00	4.00	MED
<b>DESERT ACCENTS</b> SEE B2/LP501							
	44	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	2.50	2.50	LOW
	20	NOLINA MICROCARPA	BEARGRASS	5 GAL	5.00	5.00	LOW
	14	OPUNTIA ENGELMANNII	ENGELMANN PRICKLY PEAR	5 GAL	3.00	5.00	LOW
	64	YUCCA PALLIDA	TWISTLEAF YUCCA	5 GAL	2.00	2.00	LOW
<b>PERENNIALS</b> SEE A1/LP501							
	21	ANEMOPSIS CALIFORNICA	YERBA MANSA	1 GAL	1.50	2.00	MED
	35	BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL	1.50	1.50	LOW
	47	GAURA LINDHEIMERI 'SISKIYOU PINK'	SISKIYOU PINK GAURA	1 GAL	2.50	2.50	MED
	50	PENSTEMON PSEUDOSPECTABILIS	DESERT BEARDTONGUE	5 GAL	2.00	2.00	LOW
	32	SALVIA GREGGII 'ULTRA VIOLET'	ULTRA VIOLET AUTUMN SAGE	1 GAL	1.50	2.50	LOW
<b>VINES</b> SEE C1/LP501							
	3	VITIS LABRUSCA 'HIMROD'	HIMROD GRAPE	5 GAL	15.00	10.00	MED
<b>ORNAMENTAL GRASSES</b> SEE A1/LP501							
	59	BOUTELOUA GRACILIS 'BLONDE AMBITION'	'BLONDE AMBITION' BLUE GRAMA	5 GAL	2.50	2.50	LOW



SEAL

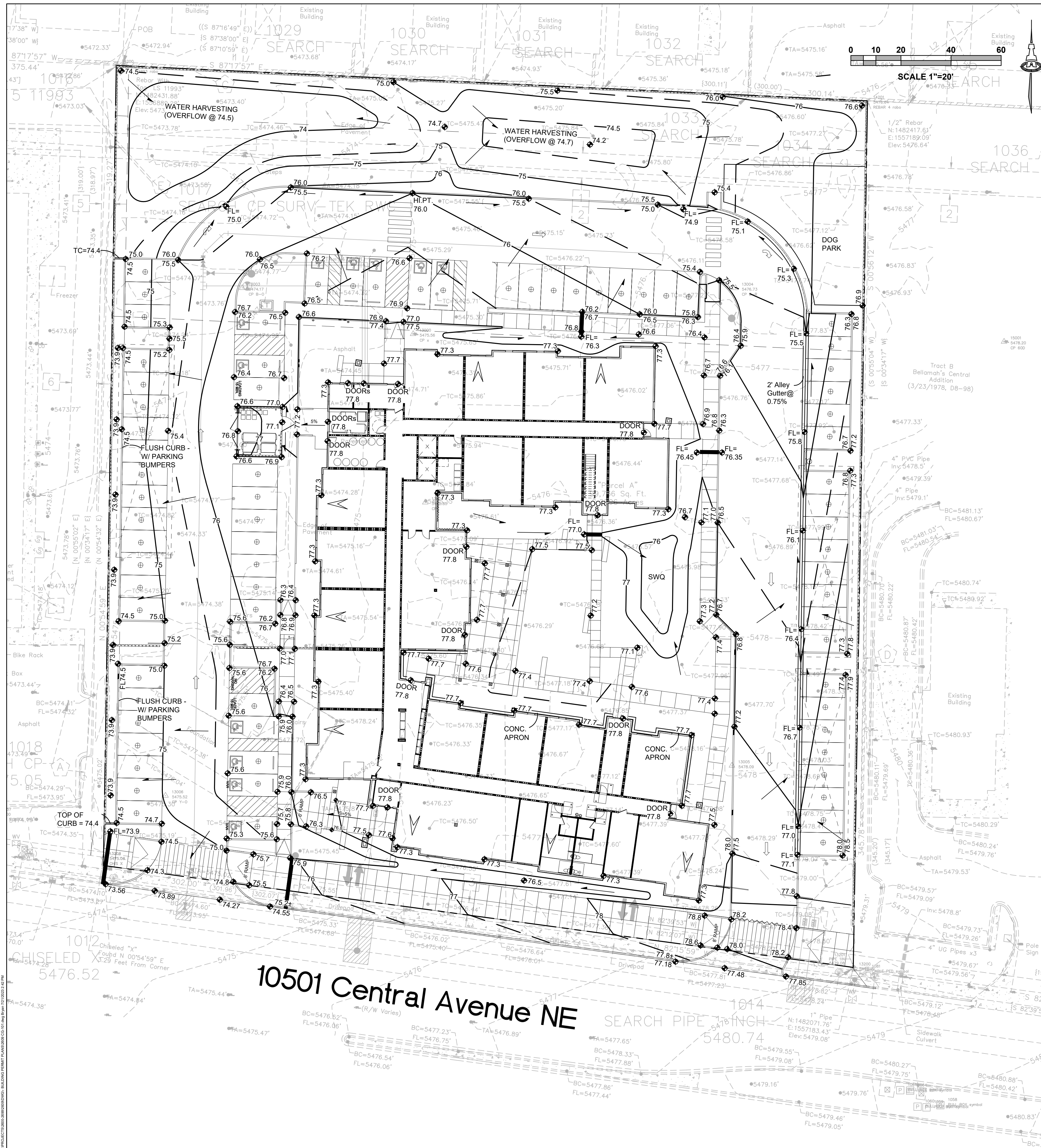
PROJECT

ISSUED FOR PERMIT

REVISIONS	
	9/22/23 ADD 001
	10/30/2023 ADD 003
	11/17/2023 ADD 004
	
	
	

DRAWN BY \_\_\_\_\_ EH/TC  
REVIEWED BY \_\_\_\_\_ CM  
DATE \_\_\_\_\_ 09/01/2023  
PROJECT NO. \_\_\_\_\_ 22-0083

DRAWING NAME  
**PLANTING DETAILS FOR DFT**



### STORMWATER QUALITY

STORMWATER QUALITY CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH".

REDEVELOPMENT: THIS SITE WAS PREVIOUSLY FULLY DEVELOPED. REDEVELOPMENT IS SUBJECT TO A REDUCED STORMWATER QUALITY VOLUME REQUIREMENT OF 0.26"/SF OF IMPERVIOUS AREA.

THE ESTIMATED IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 70% OF TOTAL AREA. (0.70 \* 101930) = 69,815 SF. THE REQUIRED FIRST FLUSH RETENTION VOLUME = 0.26"/12" TYPE "D" AREA = 1,513 CF.

STORMWATER QUALITY RETENTION WILL BE PROVIDED AS POSSIBLE. FINAL LOCATIONS AND VOLUMES WILL BE PROVIDED AS PART OF BUILDING PERMIT CONSTRUCTION DOCUMENTS.

IF NECESSARY, A "PAYMENT IN-LIEU FOR STORMWATER QUALITY VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY BASED ON THE PORTION OF STORMWATER QUALITY VOLUME THAT IS NOT RETAINED ON-SITE. A COPY OF THE PAID RECEIPT WILL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL.

### ADA COMPLIANCE

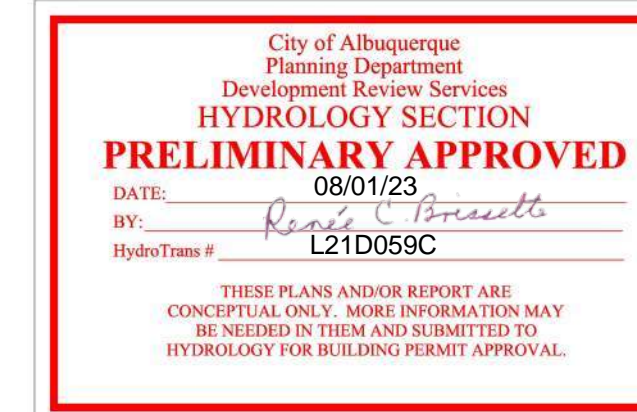
SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

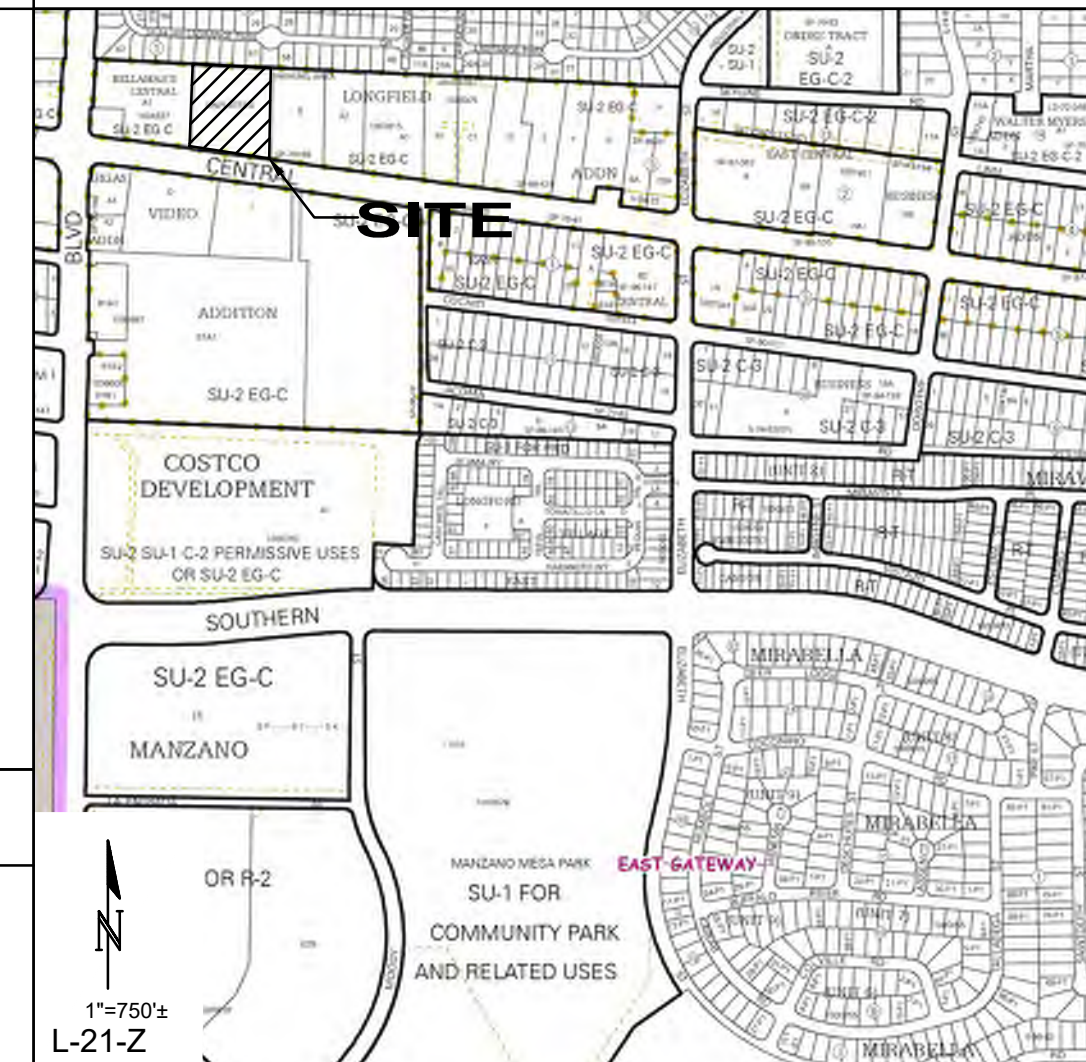
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

### LEGEND

- 5478 --- EXISTING CONTOUR
- 5478.21 EXISTING SPOT ELEVATION
- 77 --- PROPOSED 1.0' CONTOUR
- 77.5 --- PROPOSED 0.5' CONTOUR
- ◆ 77.0 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 5479.00 FINISH FLOOR ELEVATION



### C.O.A VICINITY MAP L-21



### PROJECT INFORMATION

PROPERTY: THE PROPERTY IS A PREVIOUSLY DEVELOPED COMMERCIAL PROPERTY BOUNDED ON THE NORTH BY SINGLE FAMILY RESIDENTIAL, TO THE EAST AND WEST BY DEVELOPED COMMERCIAL PROPERTY, AND TO THE SOUTH BY CENTRAL AVENUE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF MULTI-FAMILY HOUSING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LOT SIZE: 2.2896 ACRES ±

LEGAL: PARCEL A AS SHOWN ON THE ORIGINAL SURVEY OF TRACT C, VIDEO ADDITION AND PARCELS OF LAND OWNED BY THE STATE OF NEW MEXICO

BENCHMARK: VERTICAL DATUM SHOWN HEREON WAS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "5-K20" HAVING AN ELEVATION OF 5429.995.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0359G DATED 9/26/2008, THE SITE IS LOCATED WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR: BRIAN J. MARTINEZ, CSI-CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, NEW MEXICO 87174

DRAINAGE PLAN CONCEPT: ONSITE FLOW ON THE EAST AND NORTH SIDES OF THE PROPOSED BUILDING WILL BE ROUTED NORTH TO SHALLOW (6") WATER HARVESTING (STORMWATER QUALITY) BASINS ON THE NORTH END OF THE PROPERTY WHICH IS INTENDED TO BE USED AS A NATURAL AREA FOR PLANTS, ANIMALS, AND INSECTS.

ONSITE FLOW ON THE WEST SIDE OF THE PROPOSED BUILDING WILL BE DIRECTED TO A SHALLOW STORMWATER QUALITY POND ALONG THE WEST PROPERTY LINE.

A PORTION OF ROOF FLOW TO THE SOUTH SIDE OF THE PROPOSED BUILDING WILL BE DIRECTED TO A COVERED SIDEWALK CULVERT TO CENTRAL AVE.

ONCE THE STORMWATER QUALITY / WATER HARVESTING BASINS FILL, EXCESS STORMWATER WILL BE RELEASED TO CENTRAL AVE. VIA A NEW COVERED SIDEWALK CULVERT AT THE SW CORNER OF THE PROPERTY.

TOTAL DISCHARGE FROM THE SITE WILL BE LESS THAN HISTORIC DUE TO A REDUCTION OF IMPERVIOUS AREA AS WELL AS THE ADDITION OF ONSITE WATER HARVESTING.

#### CALCULATIONS: Farolito Senior Community : July 21, 2023

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS					
AREA OF SITE:	99735.6859	SF	=	2.29	ACRE
<b>HISTORIC FLOWS:</b>					
Area A	0	0%	Area A	0	0%
Area B	0	0%	Area B	0	0%
Area C	14960	15%	Area C	29921	30%
Area D	84775	85%	Area D	69815	70%
Total Area	99736	100%	Total Area	99736	100%
<b>DEVELOPED FLOWS:</b>					
Area A	0	0%	Area A	0	0%
Area B	0	0%	Area B	0	0%
Area C	29921	30%	Area C	29921	30%
Area D	69815	70%	Area D	69815	70%
Total Area	99736	100%	Total Area	99736	100%
<b>EXCESS PRECIP:</b>					
EA	=	0.67			
EB	=	0.86			
EC	=	1.09			
ED	=	2.58			
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)					
Weighted E	=	$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$			
Historic E	=	2.36 in.	Developed E	=	2.13 in.
On-Site Volume of Runoff: V360 = $\frac{E^* A}{12}$					
Historic V <sub>360</sub>	=	19586 CF	Developed V <sub>360</sub>	=	17728 CF
On-Site Peak Discharge Rate: $Q_p = Q_{pA} + Q_{pB} + Q_{pC} + Q_{pD} / 43,560$					
For Precipitation Zone 3					
Q <sub>pA</sub>	=	1.84	Q <sub>pC</sub>	=	3.17
Q <sub>pB</sub>	=	2.49	Q <sub>pD</sub>	=	4.49
Historic Q <sub>p</sub>	=	9.8 CFS	Developed Q <sub>p</sub>	=	9.4 CFS

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-266-8828 | www.iacivil.com

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7322  
CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION

07/21/2023

Engineer

**FAROLITO SENIOR COMMUNITY**  
**10501 CENTRAL AVE. NE**

DESIGN DEVELOPMENT	ISSUE:
PROJECT NUMBER: IA 2609	PROJECT NUMBER:
FILE:	FILE:
DRAWN BY:	DRAWN BY:
CHECKED BY:	CHECKED BY:
DATE:	DATE: 07/20/23

DESCRIPTION

DATE

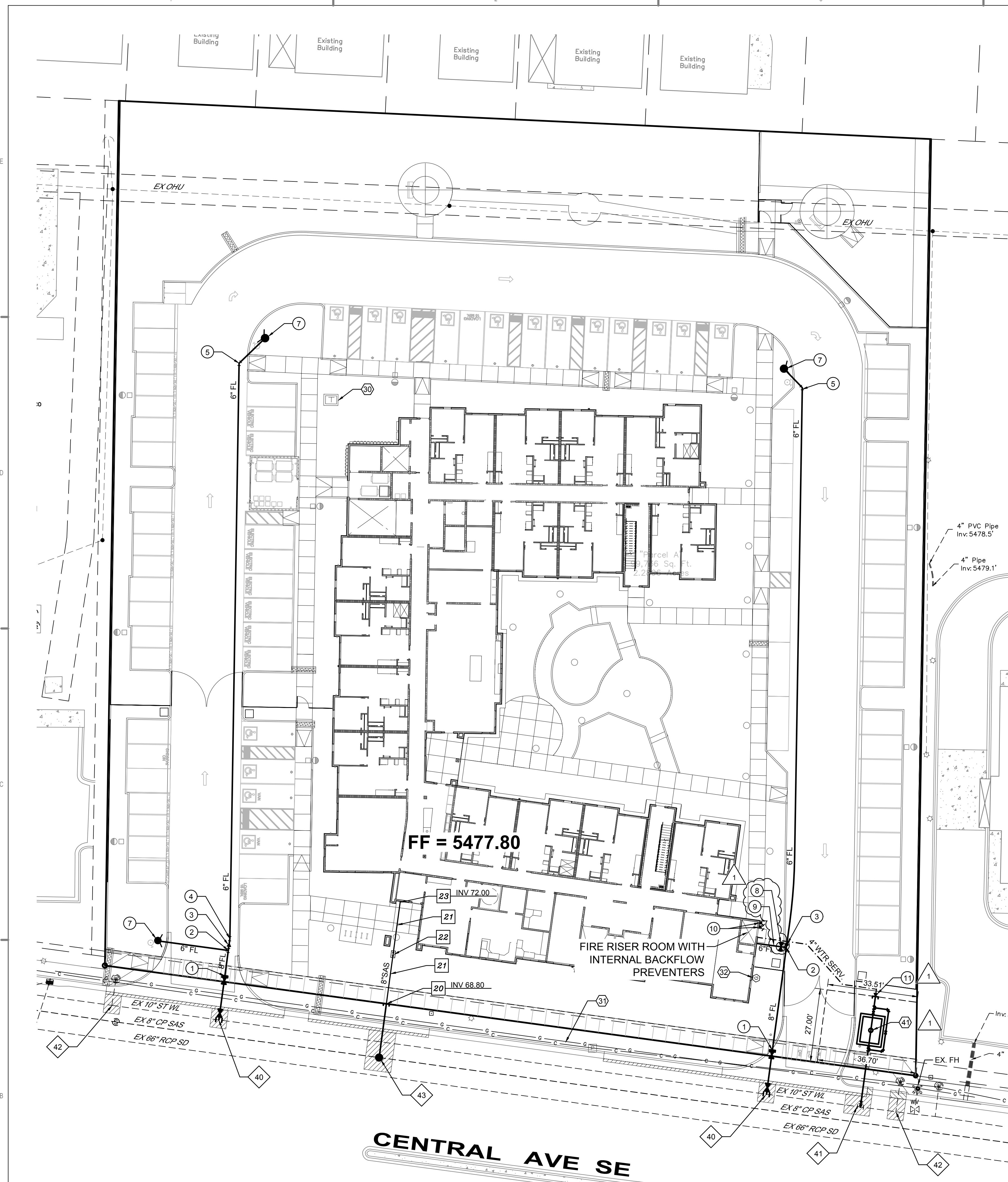
NO

SHEET TITLE

**GRADING & DRAINAGE PLAN**

SHEET NUMBER

**CG-101**



**KEYED NOTES**

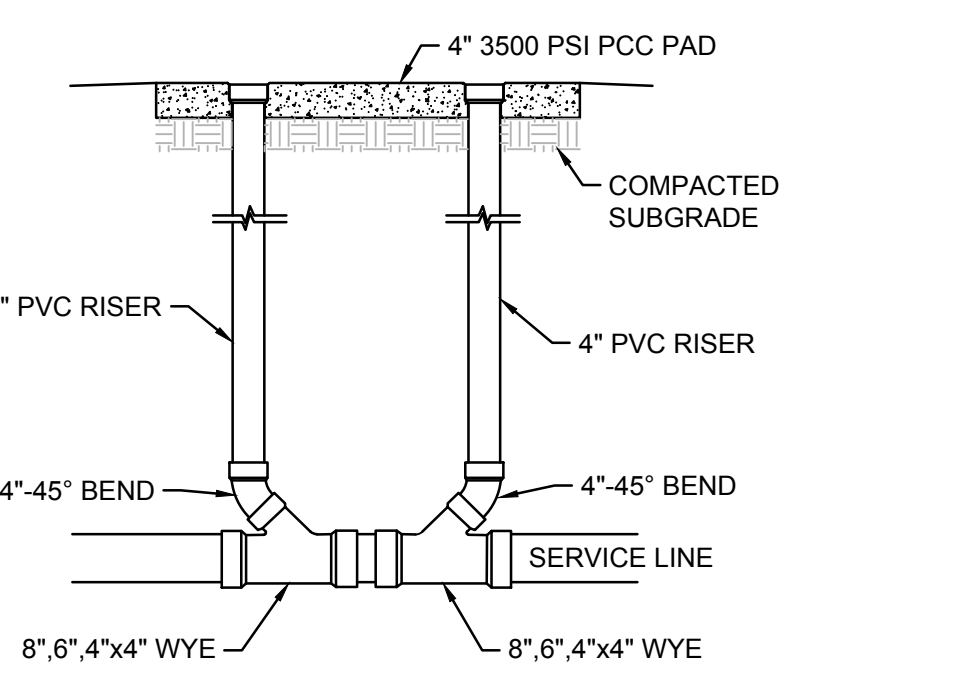
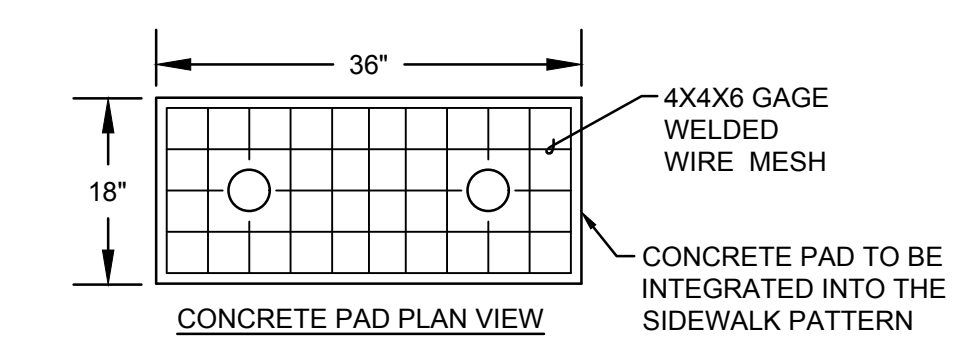
- WATER KEYED NOTES
  1. REMOVE EXISTING 8" CAP AND CONNECT NEW 6" WATERLINE.
  2. 8" x 6" TEE.
  3. 8" x 6" REDUCER.
  4. 6" - 11 1/2" BEND. (LT=3)
  5. 6" - 45" BEND. (LT=9)
  6. PRIVATE 6" GATE VALVE W/ BOX. (LT=46) PER ABCWUA STD DWG 2326, 2328 & 2329
  7. PRIVATE FIRE HYDRANT PER ABCWUA STD DWG 2340. PAINTED SAFETY ORANGE.
  8. PIV (POST INDICATOR VALVE).
  9. 3/4" ELECTRICAL CONDUIT W/ PULL STRING FROM PIV TO FIRE ROOM.
  10. WALL MOUNT FDC (FIRE DEPARTMENT CONNECTION).
  11. REMOVE 3" CAP. INSTALL 4"x3" REDUCER AND CONNECT NEW 4" SERVICE LINE TO BUILDING.
- SEWER KEYED NOTES
  20. INSTALL 4" DIA. TYPE E MANHOLE PER ABCWUA STD DWGS #2102 & #2109.
  21. 8" SANITARY SEWER SERVICE AT 8.44% (2% MIN. SLOPE).
  22. INSTALL DOUBLE CLEAN OUT PER DETAIL THIS SHEET.
  23. SEE MECHANICAL PLAN FOR CONTINUATION. (INV.#5472.0)
- DRY UTILITY KEYED NOTES
  30. PNM TRANSFORMER. OWNER / CONTRACTOR TO COMPLETE AND SUBMIT A COMMERCIAL SERVICE APPLICATION TO PNM. PNM REPRESENTATIVE TO PROVIDE ONSITE ELECTRICAL SERVICE LINE LOCATION.
  31. NEW MEXICO GAS COMPANY GAS MAIN. OWNER / CONTRACTOR TO COMPLETE AND SUBMIT A COMMERCIAL SERVICE APPLICATION TO NMCGO.
  32. GAS METER LOCATION TO BE DETERMINED BY OWNER AND NMCGO.
- ABCWUA CONNECTION PERMIT ITEMS (NOT PART OF THIS PLAN)
  40. PUBLIC WATERLINE AND 8" GATE VALVES W/BOX. PART OF PRIVATE FIRE SUPPRESSION LINE CONNECTION TO 10" PUBLIC WATER LINE.
  41. 3" METER IN VAULT.
  42. REMOVE AND DISPOSE EXISTING WATER METER BOX. CLOSE CORP STOP AT MAIN.
  43. 4" SANITARY SEWER MANHOLE AND NEW 8" SERVICE LINE TO ROW.

**GENERAL NOTES**

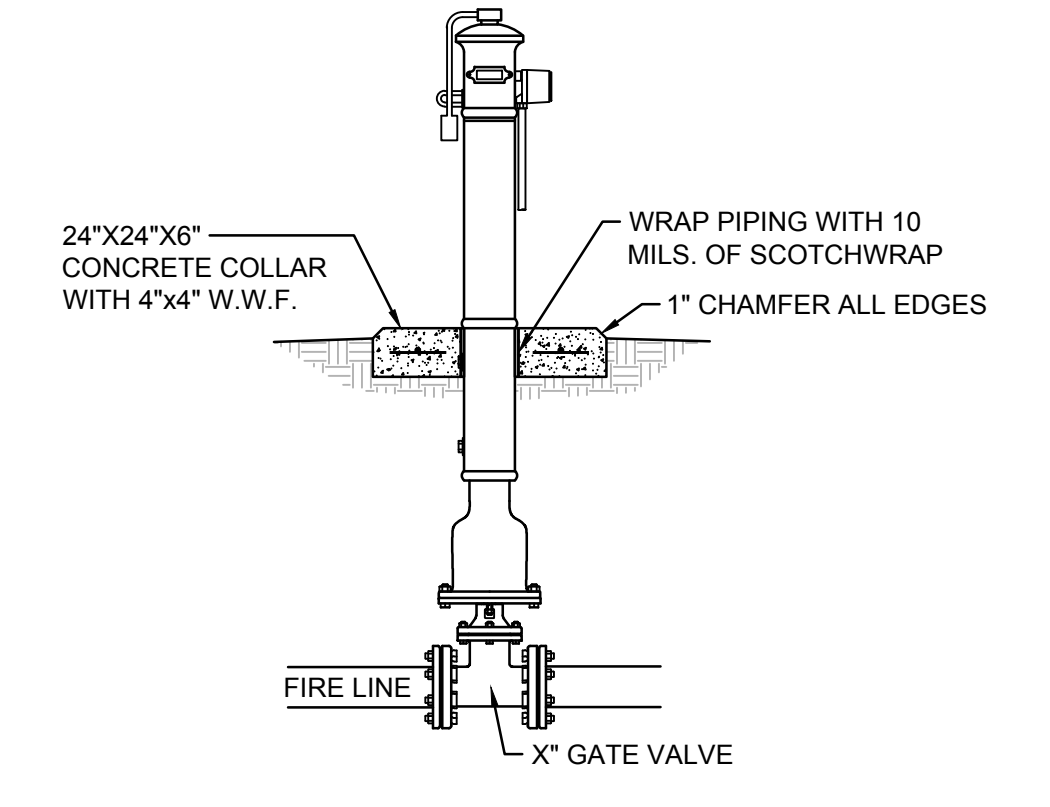
- A. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- C. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- D. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- E. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- F. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- G. SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- H. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-269-3454.
- J. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-269-3439.
- K. CONNECTION TO THE 10" STEEL LINE WILL REQUIRE ENGINEERED DETAILS ON THE CONNECTION PERMIT PLAN SUBMITTAL.
- L. ALL WORK PERFORMED ON PRIVATELY OWNED SEWER LINE AND SERVICE LINES MUST BE INSPECTED BY THE CITY OF ALBUQUERQUE'S CODE ADMINISTRATION DIVISION. IN ORDER THAT INSPECTION BY THE PLANNING DEPARTMENT, CODE ADMINISTRATION DIVISION, PLUMBING SECTION CAN BE EFFICIENTLY HANDLED, WITH A MINIMUM LOSS OF TIME TO CONTRACTOR, THE FOLLOWING SHALL BE NOTED:
  - INSPECTION ARRANGEMENTS FOR A SEWER SERVICE LINE SHALL BE MADE BY THE CONTRACTOR CALLING THE CITY OF ALBUQUERQUE, CODE ADMINISTRATION DIVISION, PLUMBING SECTION.
  - INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 8:00 A.M. AND 12:00 NOON WILL BE INSPECTED THE SAME AFTERNOON. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 1:00 AND 5:00 P.M. WILL BE INSPECTED THE FOLLOWING MORNING, EXCEPT IN CASES OF EMERGENCY.

**RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS**

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
  2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
  3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
  4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT JOINTS.
- DEPTH OF BURY: 3.0 FT. MINIMUM  
 FACTOR OF SAFETY: 1.5  
 MATERIAL: PVC  
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.



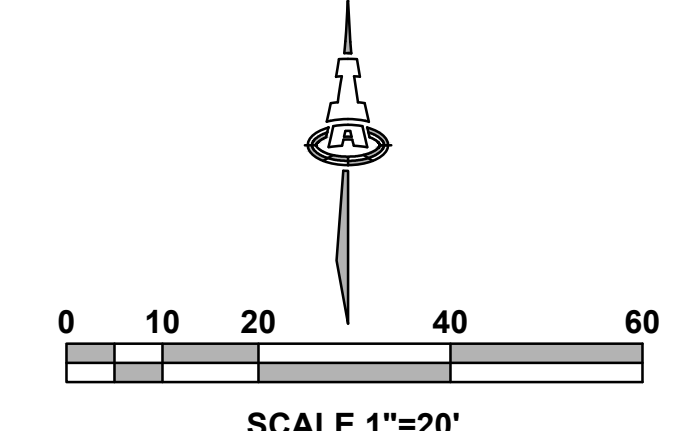
**DOUBLE CLEANOUT**  
SCALE: N.T.S.



**POST INDICATOR VALVE**  
SCALE: N.T.S.

**LEGEND**

- - - - - EXISTING WATERLINE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- - - - - EXISTING SEWER LINE
- ⊗ EXISTING SEWER MANHOLE
- NEW FIRE LINE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW FDC
- NEW PIV
- NEW SEWER LINE
- ⊗ PUBLIC WATER VALVE
- ⊗ PUBLIC FIRE HYDRANT
- (LT=X) DISTANCE JOINTS TO BE RESTRAINED FROM FITTING OR VALVE



**FAROLITO SENIOR COMMUNITY**  
 10501 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87123

ISSUED FOR PERMIT

REVISIONS


NOTES, MTR, 4" W SER, PIV LOC.

DRAWN BY: JTSB,BDEC  
 REVIEWED BY: FCAMA  
 DATE: 08/01/2023  
 PROJECT NO.: IA 2609 22-0083  
 DRAWING NAME: UTILITY PLAN

**Isaacson & Arfman, Inc.**  
 Civil Engineering Consultants  
 128 Monroe Street NE  
 Albuquerque, NM 87108  
 505-265-8828 | www.isacfi.com

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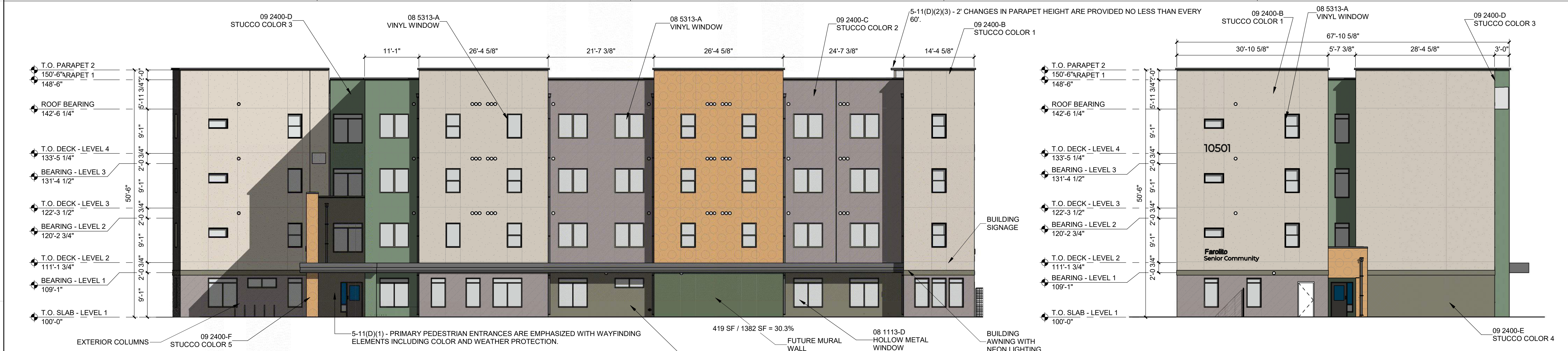
SHEET NO. **CU101**



<p><b>GENERAL SHEET NOTES</b></p> <p>A. PAINT WALL AND ROOF MOUNTED EQUIPMENT/ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.</p> <p>B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.</p> <p>C. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.</p> <p>D. EXTERIOR BUILDING AREAS WILL BE ILLUMINATED WITH FIXTURES UTILIZING FULL CUT-OFF OPTICS SO AS TO MINIMIZE LIGHT POLLUTION AND TO COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.</p> <p>E. MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW BY BUILDING PARAPETS.</p>	<p><b>SHEET KEYNOTES</b></p>	<p><b>REFERENCE KEYNOTES</b></p> <p>08 1113-D HOLLOW METAL WINDOW          08 5313-A VINYL WINDOW          09 2400-B STUCCO COLOR 1          09 2400-C STUCCO COLOR 2          09 2400-D STUCCO COLOR 3          09 2400-E STUCCO COLOR 4          09 2400-F STUCCO COLOR 5</p>	<p><b>LEGEND</b></p> <p>STUCCO: COLOR 1          STUCCO: COLOR 2          STUCCO: COLOR 3          STUCCO: COLOR 4          STUCCO: COLOR 5</p>	<p><b>KEY PLAN</b></p>
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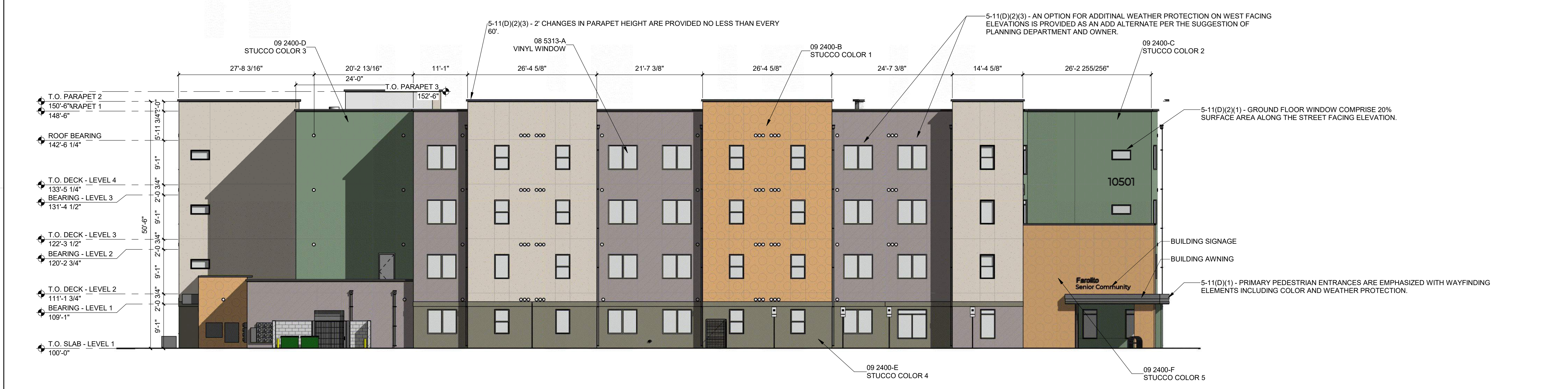
**DEKKER PERICH SABATINI**

**Architecture in Progress**



**C1 SOUTH ELEVATION**  
3/32" = 1'-0"

**C3 SOUTHEAST ELEVATION**  
3/32" = 1'-0"



**A1 WEST ELEVATION**  
3/32" = 1'-0"

SEAL

PROJECT

**FAROLITO SENIOR COMMUNITY**  
 10501 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87123

ISSUED FOR PERMIT

REVISIONS

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DRAWN BY	BH
REVIEWED BY	CWW
DATE	05/14/23
PROJECT NO.	22-0083

DRAWING NAME

**EXTERIOR ELEVATIONS - SOUTH AND WEST**

SHEET NO

**SDP 4.1**

12/29/2023 2:05:59 PM

**GENERAL SHEET NOTES**

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

B. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

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

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

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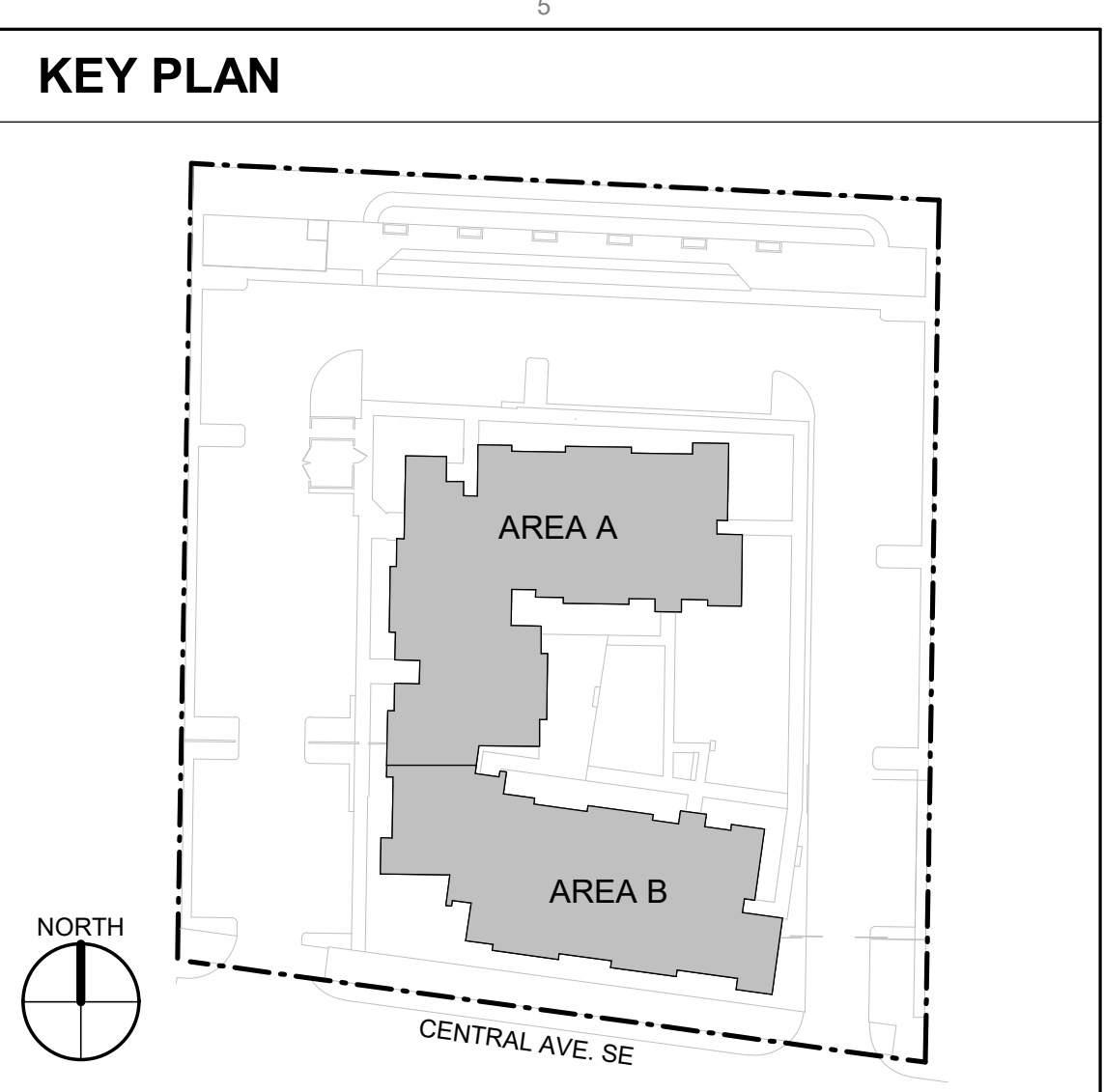
**SHEET KEYNOTES** ◻

**REFERENCE KEYNOTES**

08 5313-A VINYL WINDOW  
 09 2400-B STUCCO COLOR 1  
 09 2400-C STUCCO COLOR 2  
 09 2400-D STUCCO COLOR 3  
 09 2400-E STUCCO COLOR 4  
 09 2400-F STUCCO COLOR 5  
 10 1400-C01 EXTERIOR BUILDING SIGNAGE

**LEGEND**

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



**DEKKER PERICH SABATINI**

Architecture in Progress



SEAL

PROJECT

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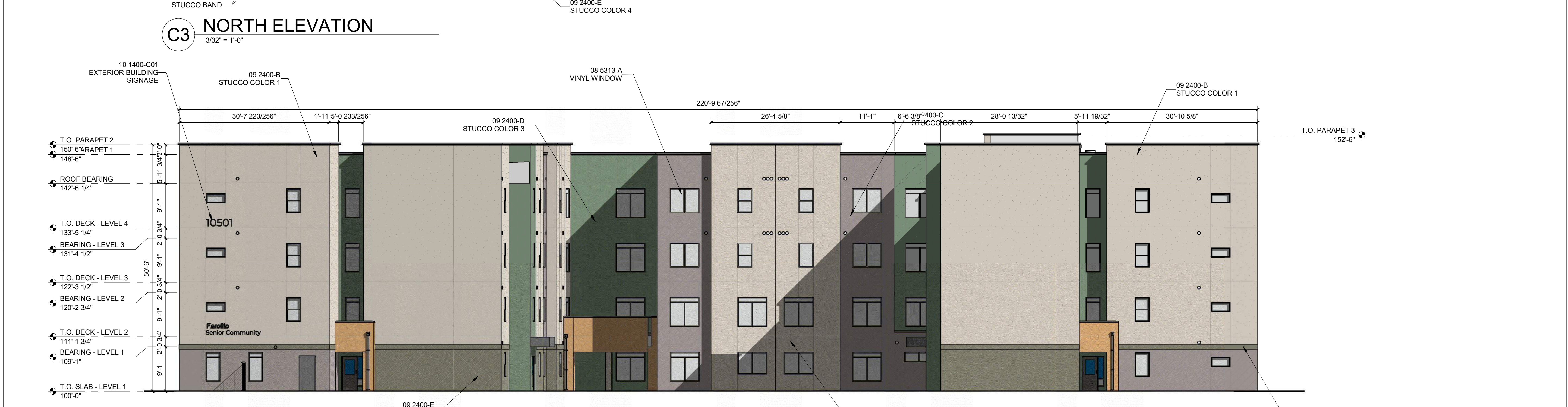
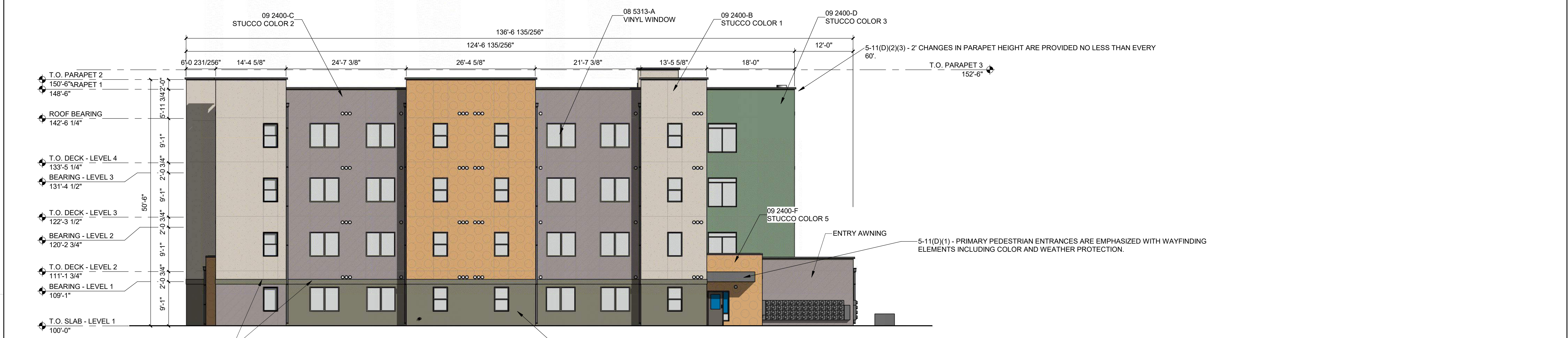
REVISIONS

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DRAWN BY BH  
 REVIEWED BY CWW  
 DATE 05/14/23  
 PROJECT NO: 22-0083

DRAWING NAME  
**EXTERIOR ELEVATIONS - NORTH AND EAST**

SHEET NO  
**SDP 4.2**



12/29/2023 2:06:12 PM

