CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

December 19, 2024

Genevieve Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: San Pedro Apartments – Building 2
9320 San Pedro NE
Permanent Certificate of Occupancy
Engineer's Certification Date: 12/17/2024
Engineer's Stamp Date: 12/19/2022
Hydrology File: C18D108

Dear Mrs. Donart:

Based on the Engineer's Grading and Drainage Certification received 12/17/2024 and the site visit on 12/18/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division **for Building 2** of the San Pedro Apartments project.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: San Pedro Apartments   Hydrology File # C18D108
Legal Description: Lot 32A, Block 27, North Albuquerque Acres
City Address, UPC, OR Parcel: 9320 San Pedro Dr NE

Applicant/Agent: Isaacson & Arfman, Inc.   Contact: Genevieve Donart
Address: 128 Monroe St NE, Albuq. NM 87108   Phone: 505-268-8828
Email: gennyd@iacivil.com

Applicant/Owner: Tekin & Associates, LLC   Contact: Mark Tekin
Address: 2600 N Dallas Pkwy #370 - Frisco, TX 75034   Phone: (469) 458-0485
Email: mark.tekin@tekindevelopment.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT:
- ☐ PLAT (#of lots) ______
- ☑ DFT SITE
- ☐ RESIDENCE
- ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

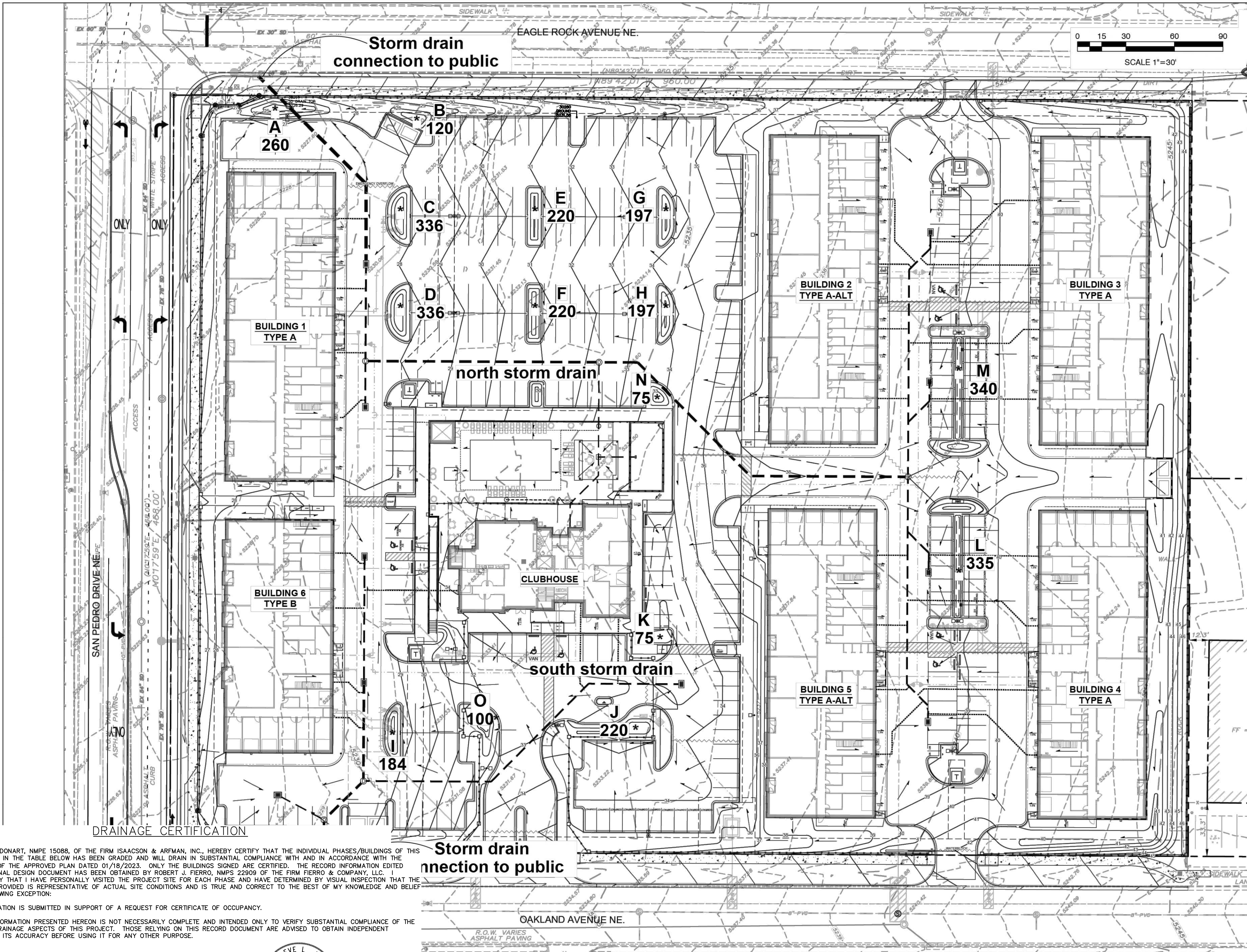
TYPE OF SUBMITTAL:
- ☑ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)________

TYPE OF APPROVAL SOUGHT:

BLDG PERMIT #: BP-2022-XXXXX

- ☐ BUILDING PERMIT APPROVAL
- ☑ CERTIFICATE OF OCCUPANCY BLDG 2
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY)________

DATE SUBMITTED: 12/17/2024



DRAINAGE CERTIFICATION

I, GENEVIEVE L. DONART, NMPE 15088, OF THE FIRM ISAACSON & ARFMAN, INC., HEREBY CERTIFY THAT THE INDIVIDUAL PHASES/BUILDINGS OF THIS PROJECT SHOWN IN THE TABLE BELOW HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/18/2023. ONLY THE BUILDINGS SIGNED ARE CERTIFIED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT J. FIERRO, NMPS 22909 OF THE FIRM FIERRO & COMPANY, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE FOR EACH PHASE AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE FOLLOWING EXCEPTION:

THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

GENEVIEVE L. DONART
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER

BLDG#	DATE	SIGNATURE	EXCEPTIONS TO BE COMPLETED PRIOR TO FINAL	EXCEPTION COMPLETE
6 & LEASING	SEE PREVIOUS		SEE PREVIOUS CERTIFICATION	.
1	08/29/2024	Genevieve Donart	.	.
2	12/17/2024	Genevieve Donart	.	.
3	.		.	.
4	.		.	.
5	12/17/2024	Genevieve Donart	.	.

LIANCE

CEED 20:1
CROSS SLOPE SHALL NOT

7% LONGITUDINAL SLOPE SHALL NOT

.5%. CROSS SLOPE SHALL NOT

PE = 1% TO 1.5%. SHALL NOT EXCEED

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE IMPERVIOUS AREA FOR THIS PROPERTY IS 237,779 SF (83% OF TOTAL AREA). THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * 237,779 SF) = 5,152 CF.

SWQV RETENTION WILL BE PROVIDED THROUGHOUT THE PROPERTY. THE TOTAL AVAILABLE VOLUME IS 3,215 CF (62.4% OF REQUIRED). AN IN-LIEU-OF WAIVER IS REQUESTED FOR THE REMAINING 1,937 CF.

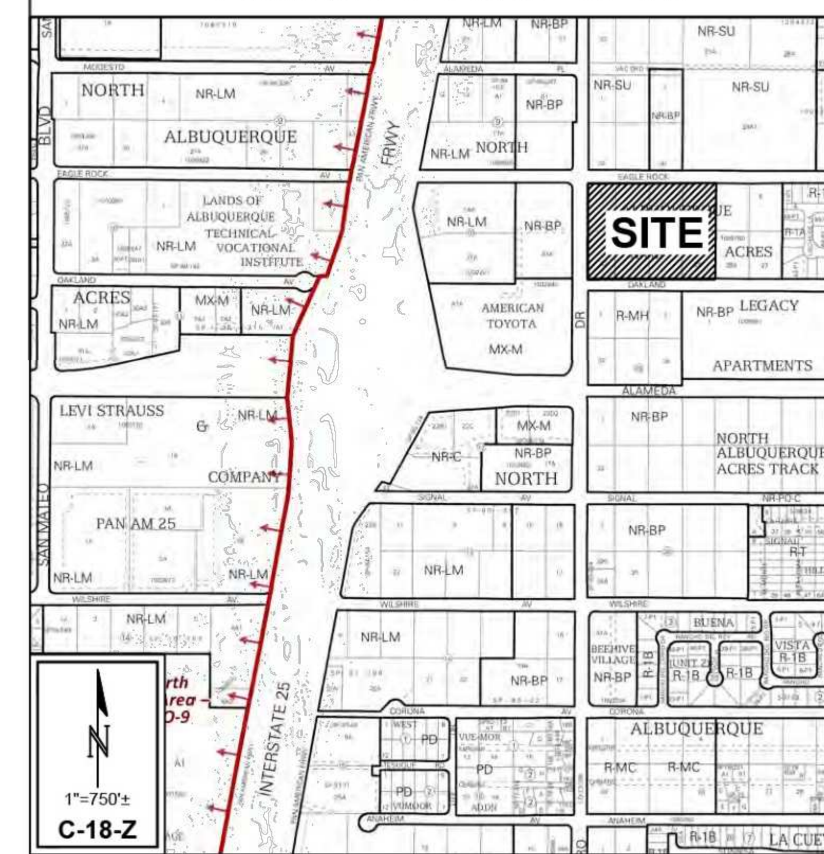
POND ID	VOLUME
A	260 CF
B	120 CF
C	336 CF
D	336 CF
E	220 CF
F	220 CF
G	197 CF

POND ID	VOLUME
H	197 CF
I	184 CF
J	220 CF
K	75 CF
L	335 CF
M	340 CF
N	75 CF
O	100 CF

LEGEND

39	PROPOSED 1.0' CONTOUR
	SURFACE FLOW DIRECTION
FF = 5237.5	FINISH FLOOR ELEVATION
	PROPOSED STORM DRAIN SYSTEM
J 320 *	PROPOSED STORMWATER QUALITY RETENTION POND (ID & VOLUME CF)

VICINITY MAP C-18



PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH BY EAGLE ROCK AVE., TO THE SOUTH BY OAKLAND AVE. AND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY. THE PROPERTY SLOPES FROM EAST TO WEST AT APPROXIMATELY 3%.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE MULTI-STORY APARTMENT BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, SITE AMENITIES, AND LANDSCAPING.

LEGAL: LOT 32A BLOCK 27, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO.

AREA: 6.5776 AC

BENCHMARKS:
ALBUQUERQUE CONTROL SURVEY MONUMENT 10C_18,
ELEVATION (FEET) = 5222.09 (NAVD88)

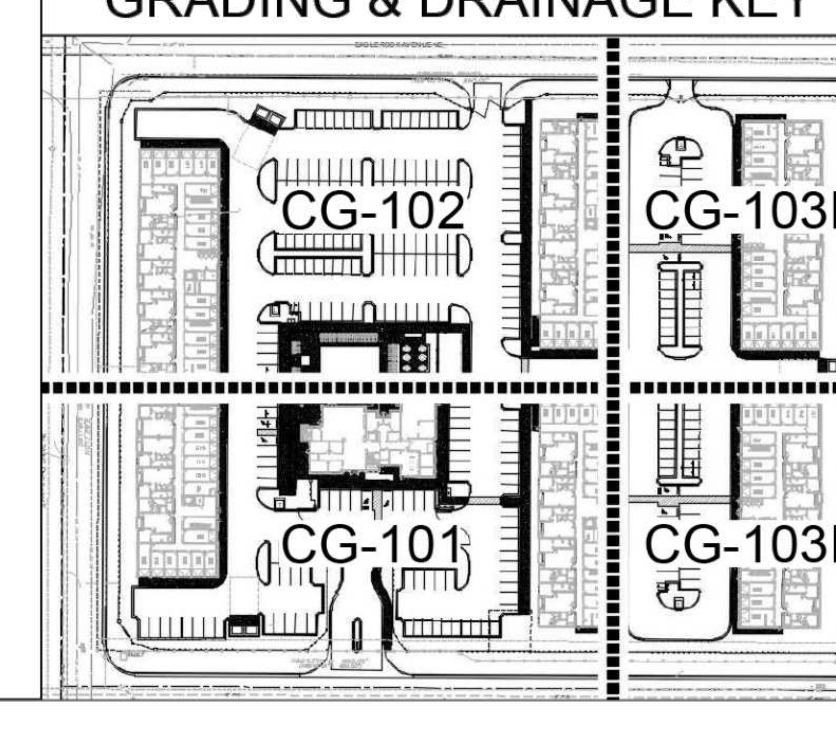
ALBUQUERQUE CONTROL SURVEY MONUMENT 9C_18,
ELEVATION (FEET) = 5232.47 (NAVD88)

OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY. ALL OPENINGS IN THE EXISTING CMU WALL TO THE EAST WILL BE GROUTED TO PREVENT OFFSITE STORMWATER FROM ENTERING THIS PROPERTY.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0137H, EFFECTIVE DATE 8/16/2012 WITH APPROVED LETTER OF MAP REVISION EFFECTIVE DATE 01/18/2023, THE SITE IS LOCATED WITHIN FLOOD HAZARD ZONE 'X' OR ZONE "X" (SHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/06/23
HydroTrans # C18D108

GRADING & DRAINAGE KEY



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SAN PEDRO APARTMENTS

San Pedro & Eagle Rock
Albuquerque, New Mexico

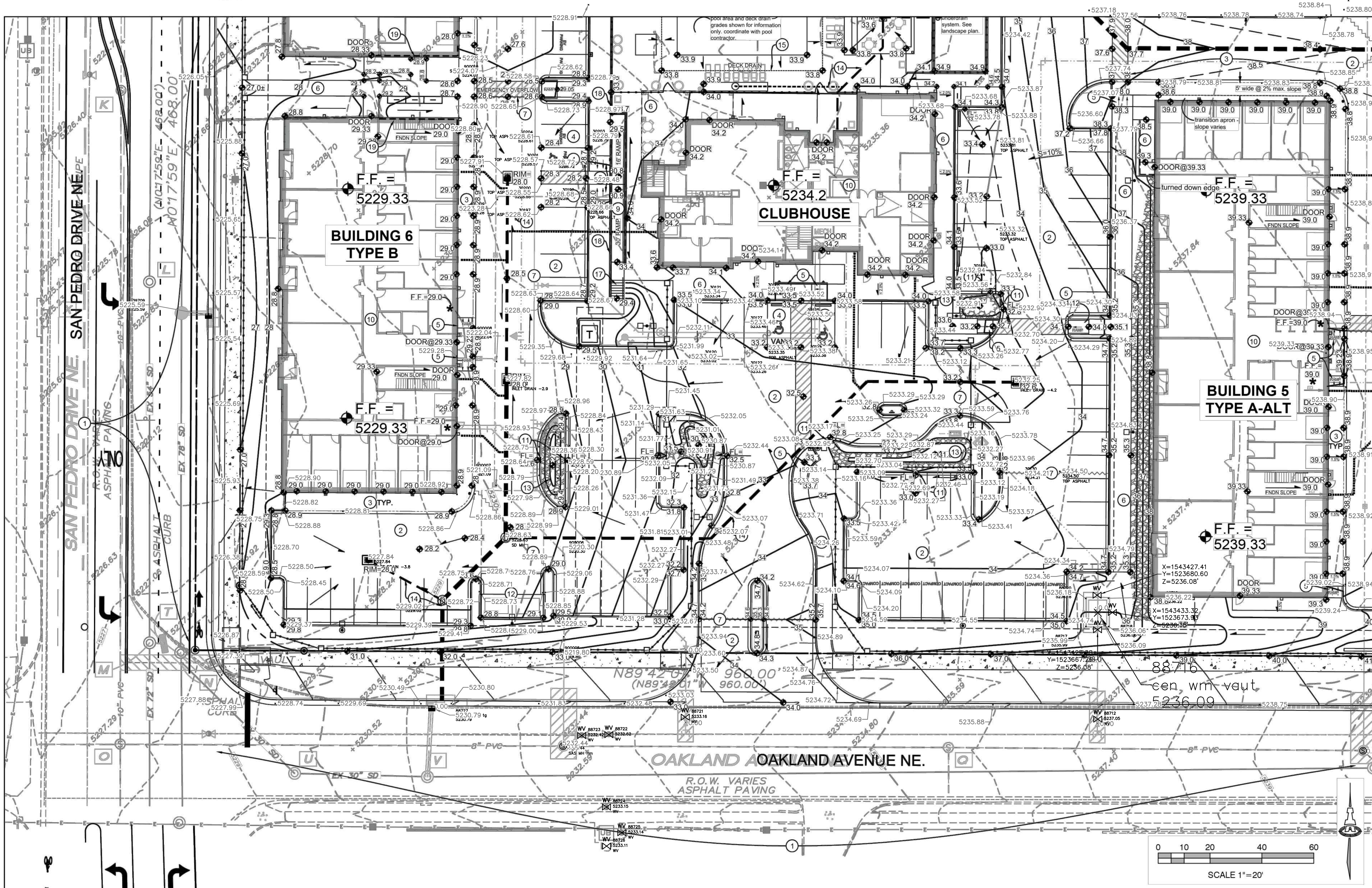
DESIGN ISSUE:	DEVELOPMENT
PROJECT NUMBER:	IA 2471
FILE:	-
DRAWN BY:	BJB/thor
CHECKED BY:	FCA
DATE:	05 - 25 - 2022

No	Date	Description

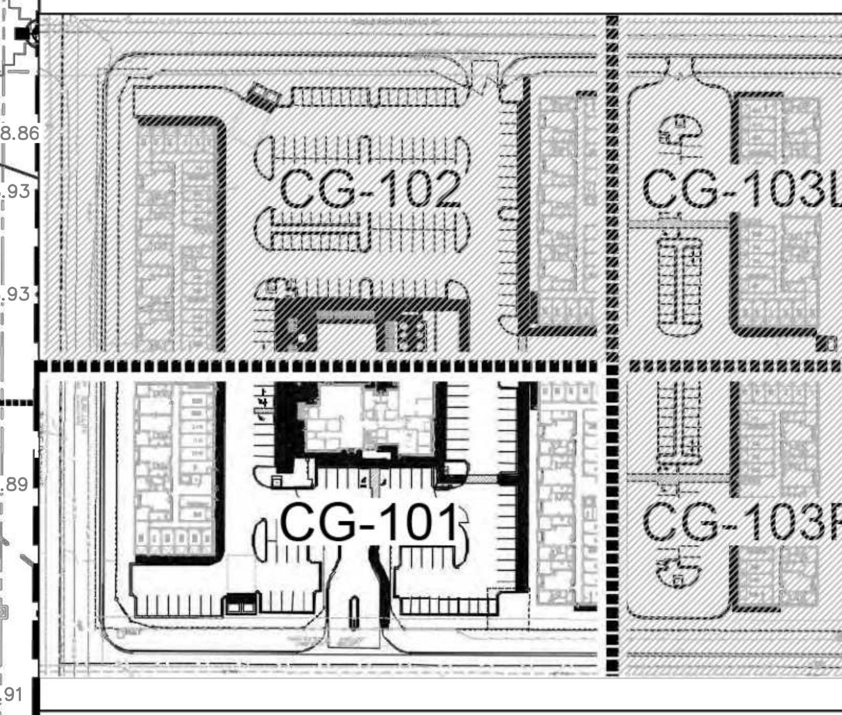
SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
CG-100

2022-11-30 - 100% CONSTRUCTION DOCUMENTS



GRADING & DRAINAGE KEY



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102 AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET.

1. CONSTRUCTION WITHIN THE R/W INCLUDING ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK AND RAMPS, STREET PAVEMENT, UTILITIES, ETC. SHALL BE CONSTRUCTED UNDER SEPARATE PUBLIC WORK ORDER. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF MEDIAN CURB / TOP OF ADJACENT TURNED DOWN WALK / TOP OF HEADER CURB ELEVATIONS. SEE PAVING PLAN FOR CURB AND WALK TYPES AND LOCATIONS.
3. FLUSH TRANSITION FROM ASPHALT CONCRETE AT ALL GARAGE DRIVE APRONS AND AS SHOWN ON THE PAVING PLAN. SEE CG-501 FOR SECTION AND ADDITIONAL INFORMATION.
4. ADA COMPLIANT PARKING AREAS @ TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. ADA COMPLIANT ACCESS RAMP (4", 6", 8" RISE - SEE PLAN). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
6. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN. TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE = 5% MAX.
7. HIGH POINT / GRADE BREAK LOCATION.
8. DRAINAGE FROM ADJACENT PROPERTY IS NOT PERMITTED TO ENTER THIS PROPERTY. CONTRACTOR TO FILL IN ALL OPENINGS.
9. CONSTRUCT ADA COMPLIANT RAMP WITH INTERMEDIATE LANDINGS AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
10. APARTMENT UNITS: ROOF DISCHARGE TO BE PIPED DIRECTLY TO PRIVATE STORM DRAIN SYSTEM (SEE CG-502). CLUBHOUSE: ROOF DRAINS VARY (DIRECT CONNECTION TO STORM DRAIN; EXTEND THROUGH FACE OF ADJACENT CURB). SEE CG-502.
11. PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CG-501 FOR DETAIL.
12. CONSTRUCT CONCRETE DUMPSTER PAD AT ELEVATIONS SHOWN.
13. CONSTRUCT 18" MAX. DEPTH STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 SIDESLOPES WITH 6" DEEP (3" AVG. DIA.) ANGULAR ROCK EROSION PROTECTION. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE VOLUME NOTED WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. SEE CG-100 FOR POND VOLUME TABLE. SEE CG-501 FOR SECTION.
14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
15. POOL DECK DRAIN BY POOL CONTRACTOR. EXTEND OUTFALL TO STORM DRAIN.
16. INSTALL 8" DEEP 'MEDIUM' ANGULAR ROCK EDGE PROTECTION. SEE CG-501 FOR ADDITIONAL INFORMATION.
    * ALL SIDE SLOPES > 3:1
    * 1'X2' AT ALL CURB OPENINGS
    * TO LIMITS HATCHED
17. CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE.
18. CONSTRUCT SITE RETAINING WALL(S) (RETAINING >12") TO ACHIEVE GRADE DIFFERENCE SHOWN. TOP OF FINISHED GRADE SHOWN ON EACH SIDE OF WALL. SEE STRUCTURAL FOR DETAILS INCLUDING TOTAL HEIGHT, FOOTING, REINFORCING, ETC.
19. BUILDING EXTENDED / RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
20. DOG PARK LEVEL AT 34.9. CONSTRUCT CURB INTEGRATED WITH FENCE AROUND PERIMETER. TOP OF CURB = 35.1 TYPICAL. BOTTOM VARIES BASED ON ADJACENT GRADES. TRANSITION CURB DOWN AT ENTRY GATE TO ACT AS OVERFLOW. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

LEGEND

39	PROPOSED 1.0' CONTOUR
38.5	PROPOSED 0.5' CONTOUR
37.5	PROPOSED SPOT ELEVATION
	SURFACE FLOW DIRECTION
FF = 5237.5	FINISH FLOOR ELEVATION
	PROPOSED STORM DRAIN SYSTEM
	PROPOSED STORMWATER QUALITY RETENTION (CONCEPTUAL)
*	LOWERED 4" BELOW MAIN F.F.BUILDING ELEV. SEE FOUNDATION PLANS.
FNDN	FOUNDATION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/06/23
BY:
HydroTrans # C18D108

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12/19/2022
Engineer

SAN PEDRO APARTMENTS

San Pedro & Eagle Rock
Albuquerque, New Mexico

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER:	IA 2471
FILE:	-
DRAWN BY:	BJB/thor
CHECKED BY:	FCA
DATE:	JULY 2022

No	Date	Description

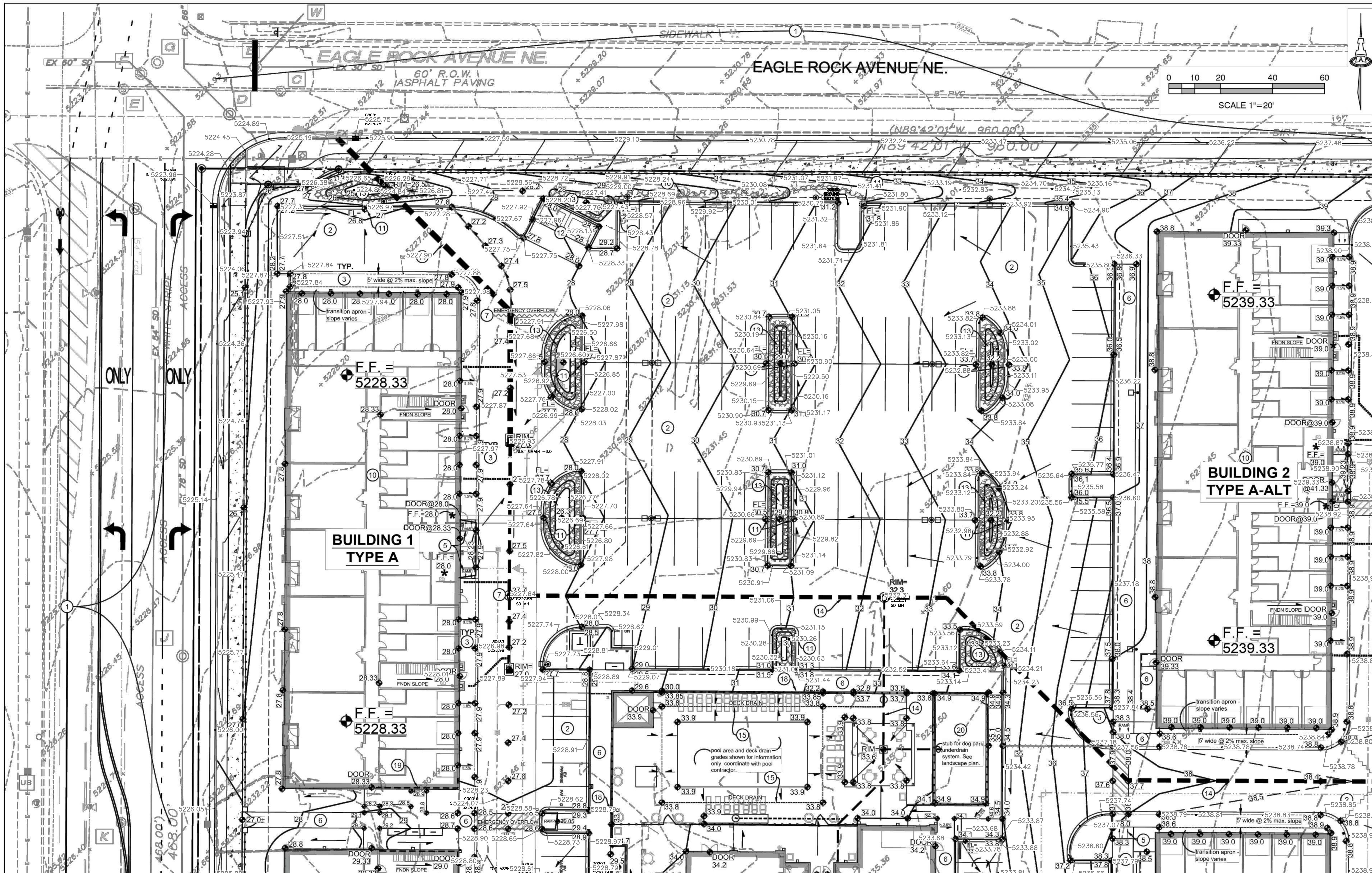
SHEET TITLE

GRADING & DRAINAGE PLAN 1 OF 3

SHEET NUMBER

CG-101

2022-11-30 - 100% CONSTRUCTION DOCUMENTS



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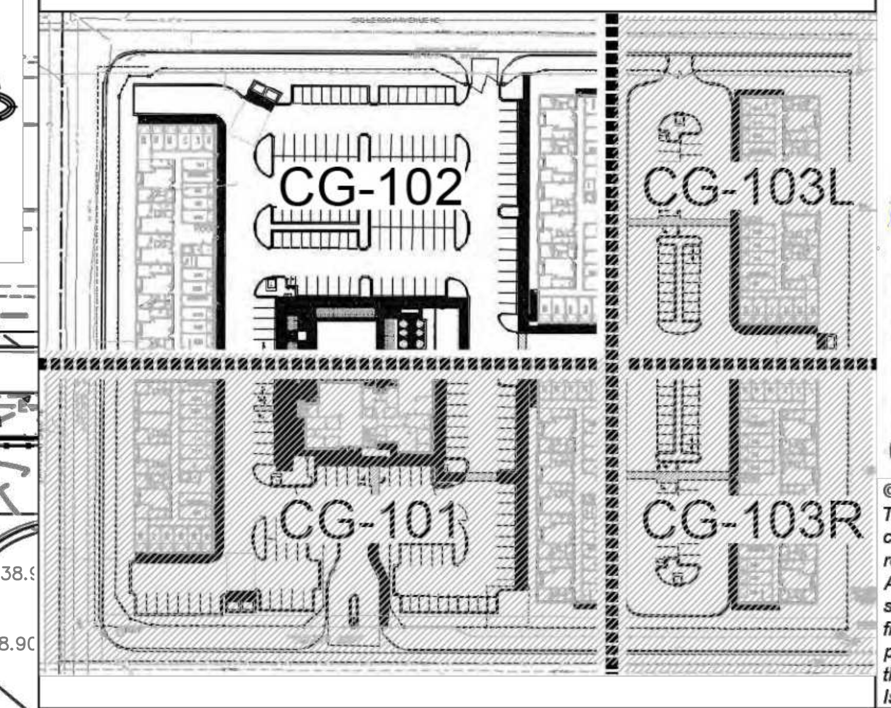

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DATE:	JULY 2022

No	Date	Description

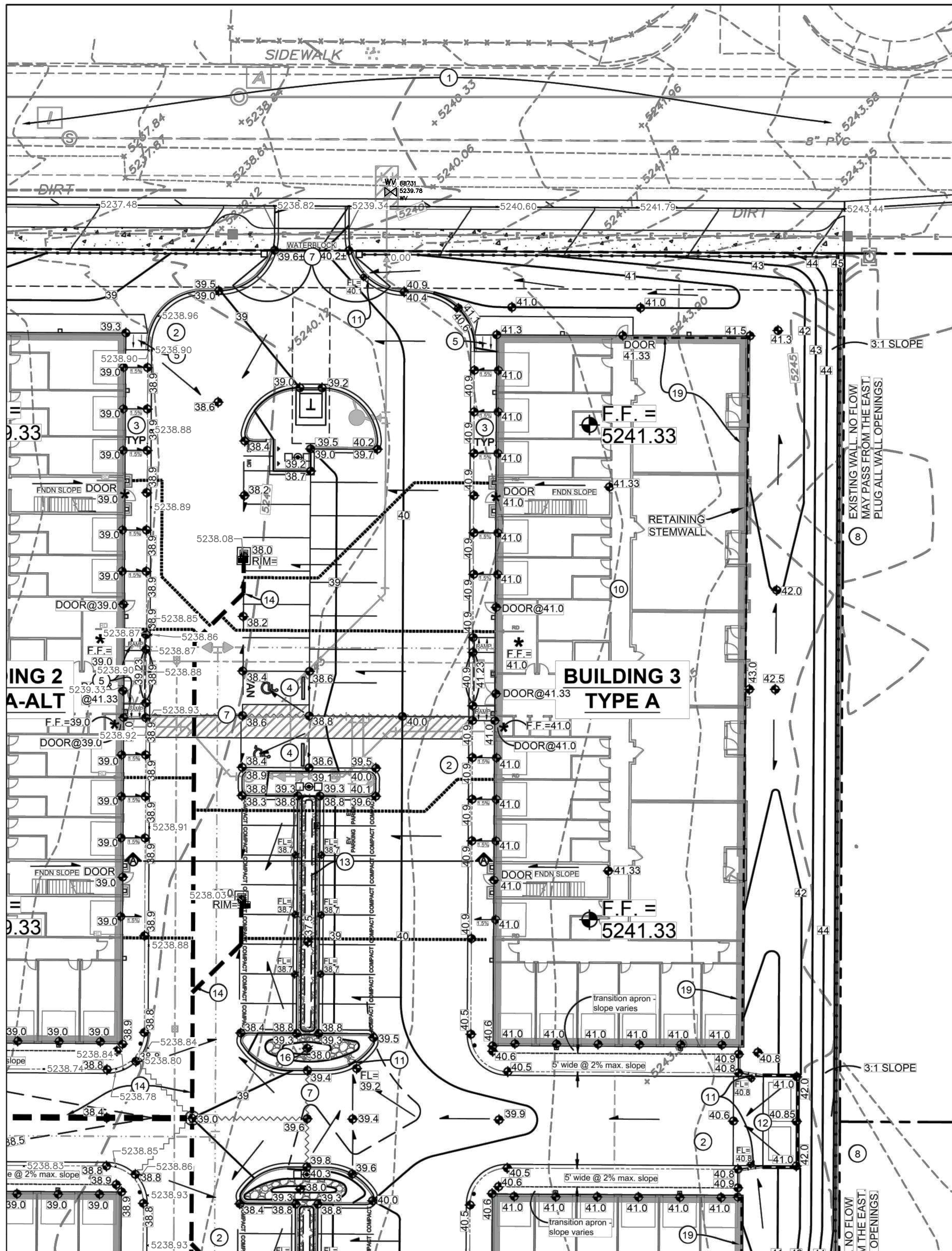
SHEET TITLE

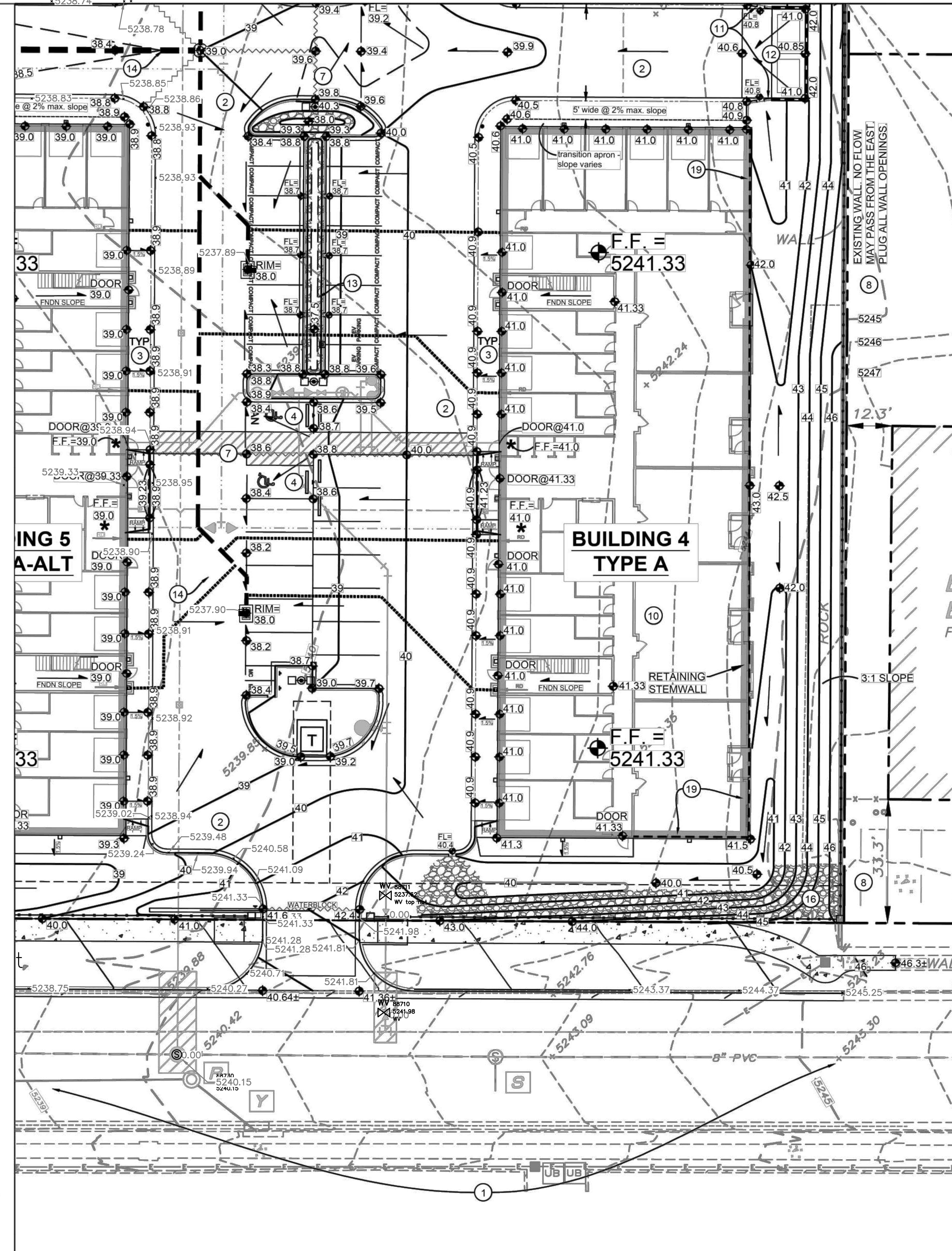
GRADING & DRAINAGE PLAN 2 OF 3

SHEET NUMBER

CG-102

2022-11-30 - 100% CONSTRUCTION DOCUMENTS





0 10 20 40 60

SCALE 1"=20'

LEGEND

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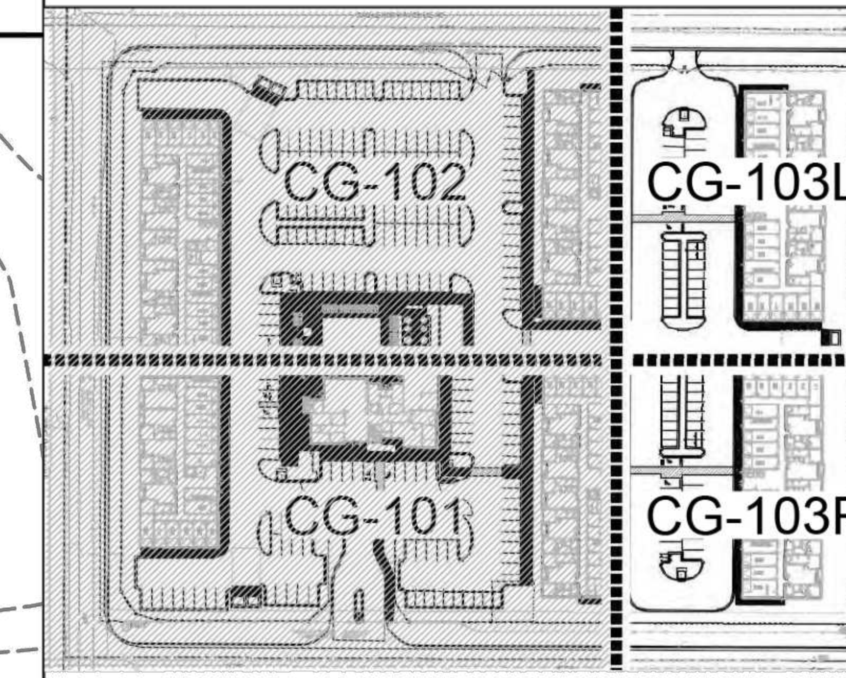

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3. FLUSH TRANSITION FROM ASPHALT CONCRETE AT ALL GARAGE DRIVE APRONS AND AS SHOWN ON THE PAVING PLAN. SEE CG-501 FOR SECTION AND ADDITIONAL INFORMATION.
4. ADA COMPLIANT PARKING AREAS @ TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. ADA COMPLIANT ACCESS RAMP (4", 6", 8" RISE - SEE PLAN). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
6. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN. TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE = 5% MAX.
7. HIGH POINT / GRADE BREAK LOCATION.
8. DRAINAGE FROM ADJACENT PROPERTY IS NOT PERMITTED TO ENTER THIS PROPERTY. CONTRACTOR TO FILL IN ALL OPENINGS.
9. CONSTRUCT ADA COMPLIANT RAMP WITH INTERMEDIATE LANDINGS AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
10. APARTMENT UNITS: ROOF DISCHARGE TO BE PIPED DIRECTLY TO PRIVATE STORM DRAIN SYSTEM (SEE CG-502). CLUBHOUSE: ROOF DRAINS VARY (DIRECT CONNECTION TO STORM DRAIN; EXTEND THROUGH FACE OF ADJACENT CURB). SEE CG-502.
11. PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CG-501 FOR DETAIL.
12. CONSTRUCT CONCRETE DUMPSTER PAD AT ELEVATIONS SHOWN.
13. CONSTRUCT 18" MAX. DEPTH STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 SIDESLOPES WITH 6" DEEP (3" AVG. DIA.) ANGULAR ROCK EROSION PROTECTION. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE VOLUME NOTED WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. SEE CG-100 FOR POND VOLUME TABLE. SEE CG-501 FOR SECTION.
14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
15. POOL DECK DRAIN BY POOL CONTRACTOR. EXTEND OUTFALL TO STORM DRAIN.
16. INSTALL 8" DEEP 'MEDIUM' ANGULAR ROCK EDGE PROTECTION. SEE CG-501 FOR ADDITIONAL INFORMATION.
    * ALL SIDE SLOPES > 3:1
    * 1'X2' AT ALL CURB OPENINGS
    * TO LIMITS HATCHED
17. CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE.
18. CONSTRUCT SITE RETAINING WALL(S) (RETAINING >12") TO ACHIEVE GRADE DIFFERENCE SHOWN. TOP OF FINISHED GRADE SHOWN ON EACH SIDE OF WALL. SEE STRUCTURAL FOR DETAILS INCLUDING TOTAL HEIGHT, FOOTING, REINFORCING, ETC.
19. BUILDING EXTENDED / RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
20. DOG PARK LEVEL AT 34.9. CONSTRUCT CURB INTEGRATED WITH FENCE AROUND PERIMETER. TOP OF CURB = 35.1 TYPICAL. BOTTOM VARIES BASED ON ADJACENT GRADES. TRANSITION CURB DOWN AT ENTRY GATE TO ACT AS OVERFLOW. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/06/23
BY: Renée C. Brissette
HydroTrans # C18D108

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

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Engineer

SAN PEDRO APARTMENTS
San Pedro & Eagle Rock
Albuquerque, New Mexico

DESIGN
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2471
FILE: -
DRAWN BY: BJB/thor
CHECKED BY: FCA
DATE: JULY 2022

No	Date	Description

SHEET TITLE

GRADING & DRAINAGE PLAN 3 OF 3

SHEET NUMBER

CG-103

2022-11-30 - 100% CONSTRUCTION DOCUMENTS