Old Albq. High School
Renovation
7-25-02
K-14

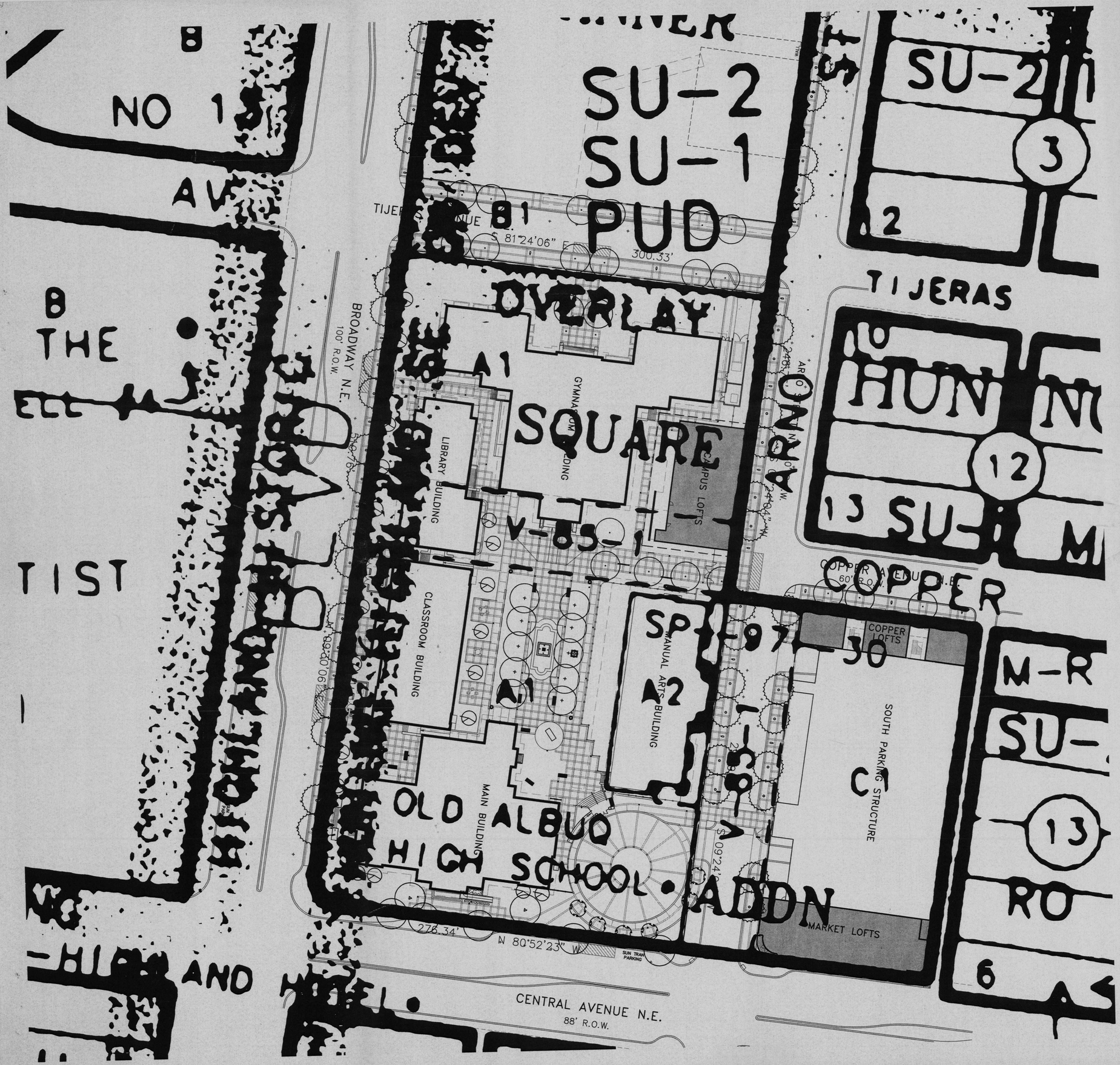
PLANS/PLATS ON FILE

FILE DESC:

EPC

1000184

 # PLANS/PLATS 15



AMENDMENT TO THE OLD ALBUQUERQUE HIGH SCHOOL SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, INCLUDING AN AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION

JULY 25, 2002

INDEX

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By

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

Old Albuquerque High School Renovation
Loft Addition
Central & Broadway
Albuquerque, New Mexico

REVISIONS

DRAWN BY	BRH
REVIEWED BY	
DATE	7/25/2002
PROJECT NO.	P02069
DRAWING NAME	COVER SHEET

SHEET NO.

TRACT / LOT NAMES	ACRES	USES	BUILDING GSF	F.A.R
TRACT A-1A	2.1027 ACS	Common Area	0.0	NA
A-3 (Old Main Building)	.3653 ACS	Residential Office (10% 1st floor)	49,178 GSF	3.13
A-4 (Classroom Building)	.2047 ACS	Residential Office (10% 1st floor)	26,459 GSF	3.04
A-5 (Library)	.153 ACS	Office	14,978 GSF	2.29
A-6 (Gymnasium)	.4731 ACS	Undetermined Proposed Residential Proposed Commercial/Office	56,503 GSF	2.75
A-7 (Gymnasium)	.172 ACS	Residential	22,300 GSF	NA
TRACT B-1a	1.7733 ACS	Parking Structure	0.0	NA
(*Parking Stucture 89,735 GSF, F.A.R=2.48 ACS/ TRACT B TOTAL F.A.R.=2.60 ACS)				
TRACT C-1A-1	.6847 ACS	Parking Structure Commercial Total:	87,670 GSF 1,959 89,629 GSF	 3.0
TRACT C-2A	.1564 ACS	Residential Commercial Total:	13,680 GSF 6,820 GSF 20,500 GSF	2.0 1.0 3.0
TRACT C-3A	.1084 ACS	Residential	10,872 GSF	NA
TOTAL	6.1935 ACS		380,298 GSF	1.40

(*PARKING STRUCTURE 87,670 GSF, F.A.R = 2.0/ TRACT C TOTAL F.A.R. = 3.0)
(*WITH PARKING STRUCTURES TOTALING 161,735 GSF, OVERALL SITE F.A.R IS 1.72)

General Notes

A. Lot A-1, Lot B-1 & Lot C-1 will be subdivided into 11 new tracts. New property lines on serveral tracts outline existing building footprints.

B. Future development of the north tract (Proposed tracts B-1a and B-1b) shall be complimentary with the established high school campus in the following manner:
1. Pedestrian connections shall ensure convenient linkage to the other buildings.
2. The landscaping treatment shall be similar or complementary, based on a similar plant palate, design treatment and hardscape elements.
3. Building architecture shall be complementary with existing campus structures (Historic and New), employing a combination of architectural similarities which may include: Height, massing, scale, entry design, parapet features and roofs, color and materials, and lighting, along with window size, type and spacing. The intent is not to duplicate architectural styles or features, but to ensure visual and functional compatibility.
4. Lighting treatment shall be consistent with the remainder of the established campus.
5. All phases of development shall be sensitive to the established campus context and the surrounding built environment.

C. No freestanding telecommunications towers or antenna are allowed; antenna shall be integrated into building architecture.

D. Perimeter walls shall comply with the City's Wall Guidelines document. Chainlink fencing shall only be of a temporary nature and used only in association with construction projects.

E. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.

F. Monument signs are the only type of freestanding signage allowed. Monument sign construction must integrate with campus building material. Signs are limited to 10 feet in height and 50 sf. per sign face. A maximum of two monument signs are allowed along any arterial road frontage of the high school campus. Freestanding signage along non-arterial streets or public access easements is limited to one monument-type directional sign per block and limited to 6 feet in height and 25 sf. per sign face.

G. Building-mounted signs for premises over 5,000 sf. of net leasable area shall note exceed 25 sf.; building-mounted signs shall note exceed 10 sf. for premises under 5,000 sf. of net leasable area; building-mounted signs are limited to 4 sf. where they face property zoned for single-family residential use. Illumination is limited to light sources external to the sign; no panel signs, neon or internally-illuminated letters are permitted. A maximum of one building-mounted sign for each frontage the premise faces is permitted.

H. The top of all rooftop equipment, including venting stacks, shall be below parapet height and screened from view from nearby properties. All ground mounted HVAC and venting stacks equipment shall be screened by screen walls with top of equipment below top of screen wall.

I. Parking on both sides of the streets and access easements adjacent to the project, as indicated on the submitted site plans, shall be permitted.

J. A minimum 10 foot wide textured pedestrian crossing of a material other than asphalt, shall occur at all drive and road crossings.

Phasing

The term "phasing" means having distinct stages of development or a systematic step-by-step process until completion of the project. The following is our anticipation of these phases, but it is not intended to be "set in stone". Many of the commercial/hotel/live/work/townhome units, whether they surround the North or South parking structures, may occur at any time during the process after the parking structures are built. This is not unlike the way our original Downtown was developed. The interior renovations in the Gymnasium and Library may also be accelerated or moved to a later time.

Phase A – Includes:
1. the redevelopment of the Old Albuquerque High School campus including the Bulldog Plaza, elevated Central Courtyard and the elevated terrace facing Broadway on the west side of Old Main;
2. the renovation of the exterior skins of Old Main, Classroom, Library and Gymnasium Buildings;
3. the interior remodeling of the Old Main and Classroom Building into loft apartments and the interior remodeling of the library into office space;
4. the construction of the 261 car parking garage on the south lot including minor landscaping; and
5. the demolition of the two non-contributing structures on the north lot.

CURRENT PHASE:
Phase B – the buildout of the wrapper buildings on the south and north sides of the south parking structure. The development of the future building site on the east side of the main campus between the Gymnasium and Manual Arts.

Future Phases are:

Phase C – the interior remodel of the Gymnasium.

Phase D – the construction of the 325 car parking garage on the north lot including minor landscaping.

Phase E – the buildout of the wrapper buildings on the north, east, south and west sides of the north parking structure.

General Notes

K. There are no temporary signs or other improvements.

L. See Utility sheet for fire hydrant locations and underground lines.

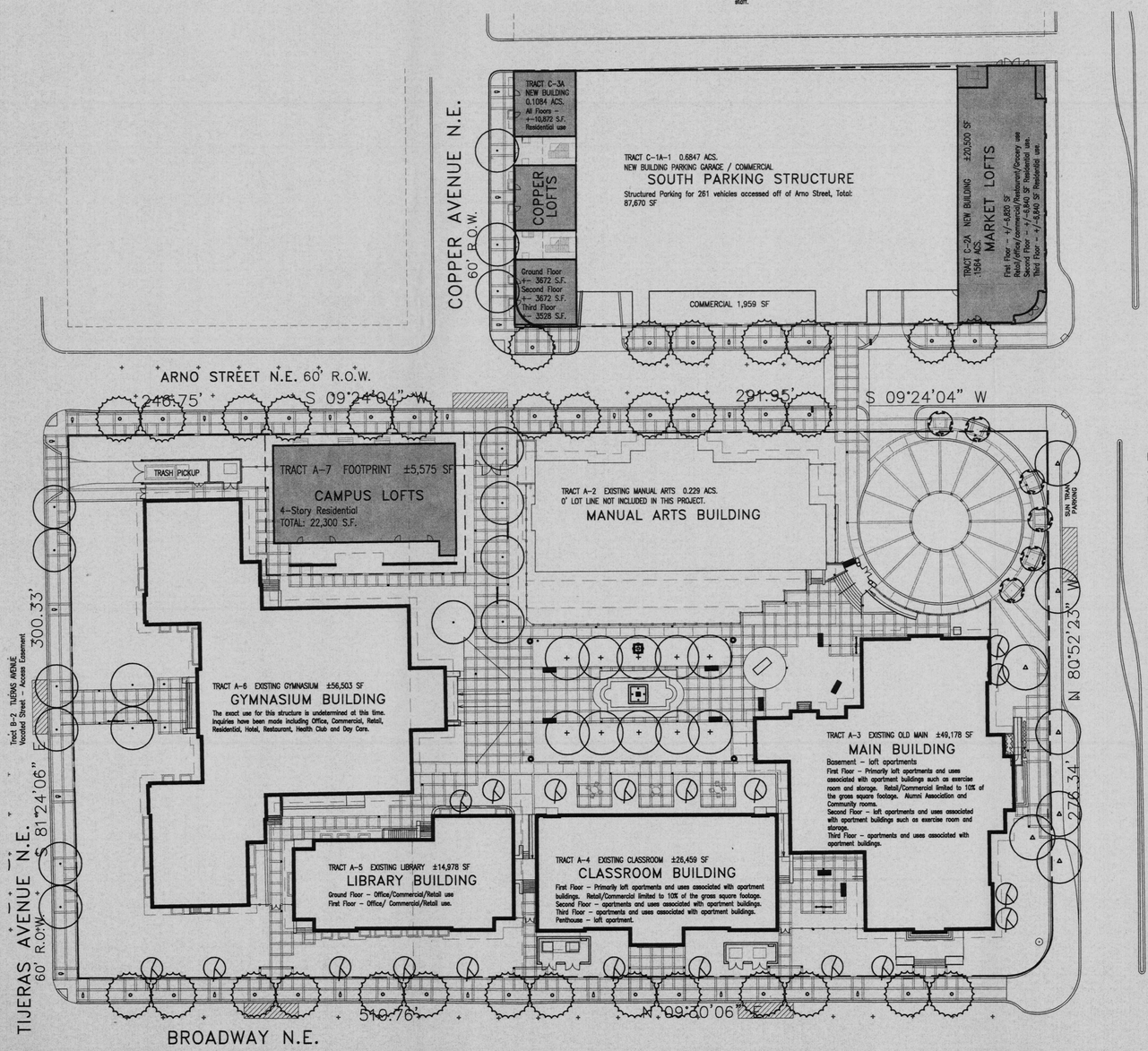
M. If, after one year of following completion of the south parking garage, the wrapper stuctures have not come in for EPC approval, the applicant must provide visual improvements to reduce the harshness of the blank south and north walls of the south parking structure. The application of murals, architectural features or other temporary applications to address this issue are required.

N. Dark colored roofing material shall not be permitted.

O. All ATM's shall be architecturally integrated into building design, at this time no ATM's are included in this phase.

P. Tenants will be allowed to bring their bikes into the units for secured storage. In addition to this exterior locking areas are provided.

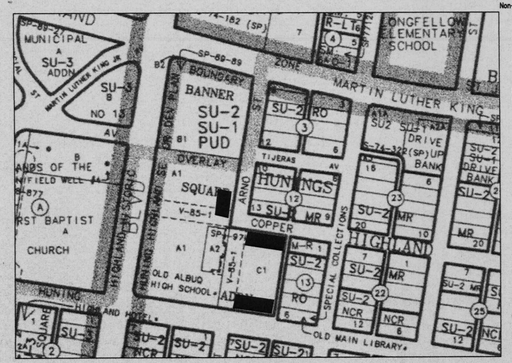
Q. No benches, chairs, or tables have been incorporated into the project at this time. It is intended to incorporate such items in the future that are largely compatible with and appropriate for the site. Selection of benches, chairs, and tables will be review by planning staff.



OVERALL SITE ORIENTATION PLAN
1" = 30'

Zoning

SU-1, SU-2, PUD



SITE VICINITY MAP
ZONE ATLAS PAGE K-14-Z
NO SCALE

Huning Highland Historic Overlay Zone Design Guidelines

A. The following Overall General Guidelines are proposed:
Any alteration or new construction in the district shall:

1. Maintain the over-all relationship of any one building's height, mass and scale to those of other buildings on the block;
2. Maintain the pattern created by the building fronts and setback from the street;
3. Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches;
4. Emphasize, protect and enhance existing streetscape components;
5. Protect the integrity of existing significant and contributing buildings;
6. Use exposed materials compatible with historic construction in the district as follows:
a. If new construction, all materials shall be compatible with materials used on adjacent buildings; if an already existing building, all materials shall be compatible with materials used on that structure;
b. The use of wood, brick, stone and adobe is recommended;
c. The use of asphalt shingles for roofs is acceptable;
d. Original material should not be covered by stucco or metal siding;
e. The use of plastic, metal, and other unsympathetic materials is discouraged.

B Rehabilitation/Renovation or Alteration of Existing Residential Structures:

1. Buildings listed in the Huning Highland Historic District on the National Register of Historic Places as Significant or Contributing shall:
a. Preserve unusual and irreplaceable architectural details;
b. Keep original materials (i.e. wood, brick) whenever possible;
c. Avoid the use of inappropriate materials (i.e. plastic, metal);
d. Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
e. Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
2. Additions to these buildings shall be:
a. Oriented to the alley, or set-back from the front facade, if placed on the side;
b. Related to the rest of the building in scale, mass and shape;
c. Appropriate in material and color;
d. Compatible with the original structure in window design;
e. Compatible with the original structure in terms of roof slope and shape.
3. Outbuildings
If the outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.
4. Non-contributing Buildings:
Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should work to enhance the relationship of these buildings to adjacent structures by:
a. Using paint color and exterior materials that are compatible to adjacent buildings;
b. Constructing additions to non-contributing buildings that are compatible in scale, mass, and height with the original building and with significant and contributing buildings nearby;
c. Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.

C. Rehab/Renovation of Alterations of Existing Commercial Structures:
1. All existing setbacks shall be maintained;
2. Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
3. On-site parking shall be located in back or to the side of the building;
4. Use of appropriate and compatible materials is recommended;
5. The alteration of facades to resemble architectural styles not common to the area when the structure was built is not allowed.

D. New Construction
1. No attempt need be made to recreate a style from the past;
2. Main entrances should be oriented to the street;
3. Parking should be in back of buildings when possible;
4. Wood, brick, stone and adobe should be used for exposed surfaces rather than synthetic, or other unsympathetic material;
5. If cement block or any other materials not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible.
6. Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
7. Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
8. The space between adjacent buildings should be the same as the average space between all buildings on the block;
9. The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
10. Architectural elements such as windows should be vertical rather than horizontal;
11. The inclusion of porches is encouraged (residential only).

E. Streetscape:
1. Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged. In new construction, landscaping using disease-resistant trees similar in shape, type and size at maturity to those existing in the area should be encouraged;
2. Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained. The Landmarks and Urban Conversation Commission should review all plans for sidewalks and street changes;
3. Patterns of existing walls, steps, and raised entrances should be maintained;
4. Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
5. Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.

F. Security:
1. Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
2. Property owners considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of a building.

G. Efficient Energy Use:
Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommenced that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

Development Guidelines

Old Albuquerque High School
Adopted by the Albuquerque Landmarks and Urban Conservation Commission
August 1, 1990

The initial building analysis conducted for Old Albuquerque High School identifies the following significant architectural features:

1. The masonry construction and design details of the Collegiate Gothic style facades
2. The multi-light wood sash windows
3. The interior volumes of the gymnasium and library spaces

In any rehabilitation of Old Albuquerque High School:

The key masonry elements of the facades (red brick walls, cast-stone trim, parapets, roof pediments, stringercourses and entry bays) should be preserved. Any required treatment for the exterior surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surfaces.

The style, size, spacing, location and material of the wood sash windows should be preserved. Any arched windows should retain their original shape (arches should not be filled in). The style, size, location and material of the main entry doors should also be preserved.

The original parapet line should be retained.

The high ceiling, spaciousness and volume of the interior spaces of the main library room, boys' and girls' gymnasium should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Addition to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition. Any upper story additions should be set back so as not to be visible from ground level.

Any new construction should be compatible in scale, massing and exterior material with the original structure. The height of any new building should not exceed the height of adjacent buildings.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer application for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the proerty.

Project Data

A. LEGAL DESCRIPTION: LOT A-1, B-1, C-1-A1, C-2A AND C-3A OF THE BANNER SQUARE ADDITION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

AREAS:	
TOTAL TRACT AREA:	(6.1935 ACRES) 269,789 SF
BUILDING FOOTPRINT:	84,241 SF
HARD SURFACE AREA:	32,058 SF
LANDSCAPE AREA:	161,557 SF
B. LANDSCAPE AREA REQUIREMENTS:	
NET LOT AREA (TOTAL TRACT-BLDG FOOTPRINT SF):	193,615 SF
LANDSCAPE REQUIRED (15%):	29,042 SF
LANDSCAPE PROVIDED:	161,557 SF
C. PROPOSED USE:	
R-1 TOTAL GROSS SF:	46,097 SF
R-1 RESIDENTIAL GROSS SF:	122,489 SF
B BUSINESS GROSS SF:	101,613 SF
P PARKING GROSS SF:	183,716 SF
D. PHASE A PARKING:	
Old Main:	71 spaces
Classroom:	33 spaces
Manual Arts:	53 spaces
TOTAL PARKING REQUIRED:	157 spaces
DEDUCTION FOR LOCATION ALONG MAJOR TRANSIT CORRIDOR (10%):	-16 spaces
DEDUCTION FOR TRANSIT TROLLEY STOP (5%):	-8 spaces
TOTAL REQUIRED PARKING STALLS PHASE A:	133 spaces
Total Provided:	137 spaces

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm & Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan.

PHASE B PARKING:	
Campus (8 units x 1.5; 8 units x 2):	28 spaces
Copper (6 units x 1.5; 6 units x 2):	21 spaces
Market Res: (6 units x 1.5; 4 units x 2):	17 spaces
Retail (5400 SF / 200 SF)	27 spaces
TOTAL REQUIRED PARKING STALLS PHASE B:	93 spaces
Total Provided	124 spaces
TOTAL PARKING PROVIDED	261 spaces

E. Stipulated Agreement allocates 53 parking spaces total for Manual Arts. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.

F. H.C. PARKING REQUIRED:	8 spaces
H.C. PARKING PROVIDED:	8 spaces
BICYCLE PARKING REQUIRED (1:20 AUTOS):	30 spaces
BICYCLE PARKING PROVIDED (5 RACKS):	30 spaces
G. SETBACKS AND HEIGHT LIMITATIONS:	
Campus Maximum Building Height:	49'-6"
Campus Minimum Building Setback:	4'-0"
Campus Total Number of Dwelling Units:	16 units
Copper Maximum Building Height:	45'-3"
Copper Minimum Building Setback:	0'-0"
Copper Total Number of Dwelling Units:	12 units
Market Maximum Building Height:	41'-0"
Market Minimum Building Setback:	0'-0"
Market Total Number of Dwelling Units:	10 units
Non-Residential Maximum Floor Area Ratio (F.A.R.):	

CASE NUMBER: Z-_____
Site Development Plan for Subdivision Approval

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

_____ DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

_____ DATE
PARKS & GENERAL SERVICES DEPARTMENT

_____ DATE
PUBLIC WORKS, WATER UTILITIES DIVISION

_____ DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

_____ DATE
CITY PLANNER, ALBUQUERQUE /BERNALILLO COUNTY PLANNING DIVISION

PLNZ (10706) 4/96

architecture
interiors
planning
engineering
Dekker/Perich/Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsadq.com

ARCHITECT

ENGINEER

PROJECT

Old Albuquerque High School Renovation
Loft Addition
Central & Broadway
Albuquerque, New Mexico

REVISIONS

DRAWN BY	ERH
REVIEWED BY	
DATE	7/23/2002
PROJECT NO.	P02069
DRAWING NAME	AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SHEET NO.	1 OF

General Notes

A. Lot A-1, Lot B-1 & Lot C-1 will be subdivided into 11 new tracts. New property lines on serveral tracts outline existing building footprints.

B. Future development of the north tract (Proposed tracts B-1a and B-1b) shall be complementary with the established high school campus in the following manner:
   1. Pedestrian connections shall ensure convenient linkage to the other buildings.
   2. The landscaping treatment shall be similar or complementary, based on a similar plant palate, design treatment and hardscape elements.
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J. A minimum 10 foot wide textured pedestrian crossing of a material other than asphalt, shall occur at all drive and road crossings.

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Phase A – Includes:
1. the redevelopment of the Old Albuquerque High School campus including the Bulldog Plaza, elevated Central Coutyard and the elevated terrace facing Broadway on the west side of Old Main;
2. the renovation of the exterior skins of Old Main, Classroom, Library and Gymnasium Buildings;
3. the interior remodeling of the Old Main and Classroom Building onto loft apartments and the interior remodeling of the library into officce space;
4. the construction of the 200 car parking garage on the south lot including minor landscaping: and
5. the domolishion of the two non-contributing structures on the north lot.

Future Phases are:

Phase B – the interior remodel of the Gymnasium.

Phase C – the buildout of the wrapper buildings on the south, west and north sides of the south parking structure.

Phase D – the construction of the 325 car parking garage on the north lot including minor landscaping.

Phase E – the buildout of the wrapper buildings on the north, east, south and west sides of the north parking structure.

Phase F – the development of the future building site on the east side of the main campus between the Gymnasium and Manual Arts.

Project Data

A. **LEGAL DESCRIPTION**
LOT A-1, B-1 AND C-1 OF THE BANER SQUARE SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

AREAS

TOTAL TRACT AREA: 6.9918 ACRES	277,856 SQFT
BUILDING FOOTPRINT:	84,241 SQFT
HARD SURFACE AREA:	32,058 SQFT
LANDSCAPE AREA:	161,557 SQFT

B. **LANDSCAPE AREA REQUIREMENTS:**

NET LOT AREA (TOTAL TRACT-BLDG SF):	193,615 SQFT
LANDSCAPE REQUIRED (15%)	29,042 SQFT
LANDSCAPE PROVIDED:	161,557 SQFT
LANDSCAPE PROVIDED:	161,557 SQFT

C. **PROPOSED USE**

R-1 HOTEL GROSS SF:	46,097 SQFT
R-1 RESIDENTIAL GROSS SF:	126,702 SQFT
B-BUSINESS GROSS SF:	101,613 SQFT
P-PARKING GROSS SF:	183,716 SQFT

D. **PARKING PAHSE 1**

OLD MAN	71
CLASSROOM	33
MANUAL ARTS	53
TOTAL PARKING	157
TOTAL REQUIRED PARKING STALLS:	157
DEDUCTION FOR LOCATION ALONG MAJOR TRANSIT CORRIDOR: 10% (-16)	141
DEDUCTION FOR TRANSIT TROLLEY STOP: 5%	137
REQUIRED PARKING STALLS PROVIDED:	246

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm & Company, L.L.C., a New Mexico Limited Liability Company. See Section 412.
City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan.

E. Stipulated Agreement allocates 53 parking spaces total for Manual Arts. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.

F.

H.C. PARKING REQUIRED:	8
H.C. PARKING PROVIDED:	8
BICYCLE PARKING REQUIRED (1:20 AUTOS):	30
BICYCLE PARKING PROVIDED:	(5 racks) 30

TRACT / LOT NAMES	ACRES	USES	BUILDING GSF	F.A.R
TRACT A-1A	2.103 ACS	Common Area	0.0	NA
A-3 (Old Main Building)	.365 ACS	Residential Office (10% 1st floor)	49,178 GSF	3.13
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A-6 (Gymnasium)	.473 ACS	Undetermined Proposed Residential Proposed Commercial/Office	56,503 GSF	2.75
A-7 (Gymnasium)	.172 ACS	Undetermined	7,258 GSF	NA
TRACT B-1a	1.773 ACS	Parking Stucture	0.0	NA
(*Parking Stucture 89,735 GSF, F.A.R=2.48 ACS/ TRACT B TOTAL F.A.R.=2.60 ACS)				
TRACT C-1a	.553 ACS	Parking Stucture	0.0	NA
TRACT C-2	.397 ACS	Residential	25,833 GSF	1.48
TRACT C-3	.185 ACS	Office	19,771 GSF	1.14
			45,604 GSF	2.62
(*Parking Structure 72,000 GSF, F.A.R=3.74 ACS / TRACT C TOTAL F.A.R=2.84 ACS)				
TOTAL	6.379 ACS		301,190 GSF	1.12

Project ~~CASE~~ NUMBER: # 1000184
Site Development Plan APPL # 00450-00000-01167
For Subdivision Approval

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) 30128-00000-00143
ON 3/30/00
AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

[signature] 9-06-00 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Adriene E. Candelaria 9/4/00 DATE
PARKS & ~~GENERAL SERVICES~~ DEPARTMENT Recreation

Roger A Green 9/6/00 DATE
PUBLIC WORKS, WATER UTILITIES DIVISION

[signature] 7/19/01 DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

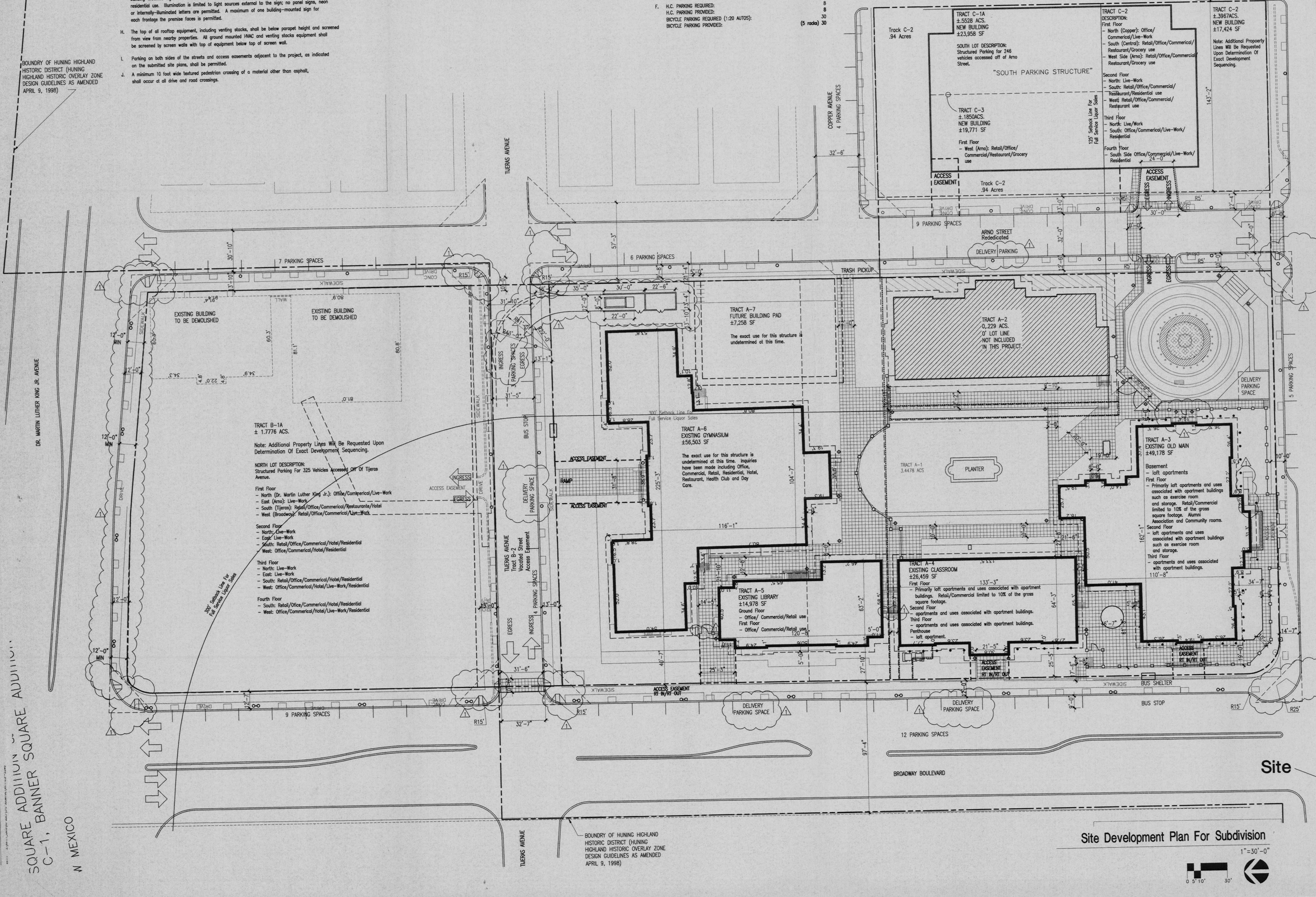
[signature] 8/10/01 DATE
CITY PLANNER, ALBUQUERQUE / ~~BERNALILLO COUNTY~~ PLANNING DIVISION

PLNZ (10706) 4/96

[signature] July 17-01

EB 8-1-01
BP 7-31-01

(*PARKING STRUCTURE 72,000 GSF, F.A.R = 3.74/ TRACT C TOTAL F.A.R. = 2.84)
(*WITH PARKING STRUCTURES TOTALING 161,735 GSF, OVERALL SITE F.A.R IS 1.72)



Site Development Plan For Subdivision
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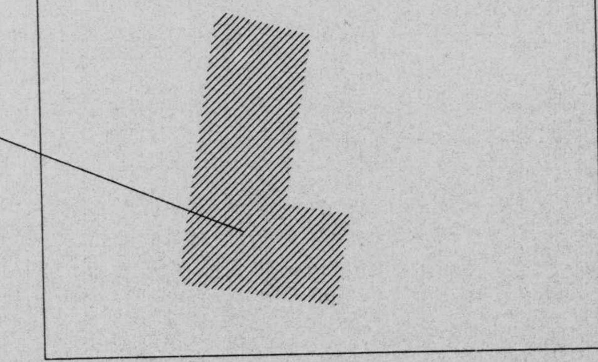
0 5' 10' 30'



Vicinity Map
1"=400'-0"
Vicinity Map
Zone Atlas Page K-14-Z

architecture interiors planning engineering
Dekker Perich Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

DRB SUBMITTAL

project

Old Albuquerque High School Renovation
Albuquerque, New Mexico

revisions

plotted: 07-13-2000 2:48P
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drawn by	JN
reviewed by	TF
date	8-31-00
project no.	99111

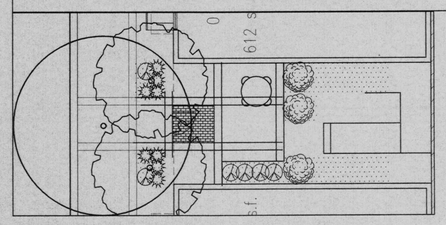
drawing name
Site Development Plan for Subdivision

sheet no.
1
of

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HT. X SPREAD	NOTES
TREES					
	Pyrus calleryana 'Chanticleer'	CHANTICLEAR PEAR	2" CAL. 36" BOX	35' x 15'	
SHRUBS & VINES					
	Cornus stolonifera	REDTWIG DOGWOOD	5 GAL.	6' x 6'	
	Aucuba japonica	JAPANESE AUCUBA	5 GAL.	6' x 6'	
	Mahonia aquifolium	OREGON GRAPE HOLLY	5 GAL.	6' x 6'	
	Buxus microphylla japonica	JAPANESE BOXWOOD	5 GAL.	4' x 4'	
	Nandina domestica 'Compacta'	HEAVENLY BAMBOO	5 GAL.	4' x 3'	
PERENNIALS/GROUND COVER					
	Muhlenbergia capillaris 'Regal Mist'	REGAL MIST MUHLY GRASS	1 GAL.	3' x 3'	

3" DEPTH CRUSHERFINE MULCH



1 COURTYARD AT COPPER LOFTS
1/8" = 1'-0"

General Notes

A. Lot A-1, Lot B-1 & Lot C-1 will be subdivided into 11 new tracts. New property lines on several tracts outline existing building footprints.

B. Future development of the north tract (Proposed tracts B-1a and B-1b) shall be complimentary with the established high school campus in the following manner:
1. Pedestrian connections shall ensure convenient linkage to the other buildings.
2. The landscaping treatment shall be similar or complementary, based on a similar plant palette, design treatment and hardscape elements.
3. Building architecture shall be complementary with existing campus structures (Historic and New), employing a combination of architectural similarities which may include: Height, massing, scale, entry design, parapet features and roofs, color and materials, and lighting, along with window size, type and spacing. The intent is not to duplicate architectural styles or features, but to ensure visual and functional compatibility.
4. Lighting treatment shall be consistent with the remainder of the established campus.
5. All phases of development shall be sensitive to the established campus context and the surrounding built environment.

C. No freestanding telecommunications towers or antenna are allowed; antenna shall be integrated into building architecture.

D. Perimeter walls shall comply with the City's Wall Guidelines document. Chainlink fencing shall only be of a temporary nature and used only in association with construction projects.

E. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.

F. Monument signs are the only type of freestanding signage allowed. Monument sign construction must integrate with campus building material. Signs are limited to 10 feet in height and 50 sf. per sign face. A maximum of two monument signs are allowed along any arterial road frontage of the high school campus. Freestanding signage along non-arterial streets and public access easements is limited to one monument-type directional sign per block and limited to 6 feet in height and 25 sf. per sign face.

G. Building-mounted signs for premises over 5,000 sf. of net leasable area shall note exceed 25 sf.; building-mounted signs shall note exceed 10 sf. for premises under 5,000 sf. of net leasable area; building-mounted signs are limited to 4 sf. where they face property zoned for single-family residential use. Illumination is limited to light sources external to the sign; no panel signs, neon or internally-illuminated letters are permitted. A maximum of one building-mounted sign for each frontage the premise faces is permitted.

H. The top of all rooftop equipment, including venting stacks, shall be below parapet height and screened from view from nearby properties. All ground mounted HVAC and venting stacks equipment shall be screened by screen walls with top of equipment below top of screen wall.

I. Parking on both sides of the streets and access easements adjacent to the project, as indicated on the submitted site plans, shall be permitted.

J. A minimum 10 foot wide textured pedestrian crossing of a material other than asphalt, shall occur at all drive and road crossings.

Phasing

The term "phasing" means having distinct stages of development or a systematic step-by-step process until completion of the project. The following is our anticipation of these phases, but it is not intended to be "set in stone". Many of the commercial/hotel/live/work/townhome units, whether they surround the North or South parking structures, may occur at any time during the process after the parking structures are built. This is not unlike the way our original Downtown was developed. The interior renovations in the Gymnasium and Library may also be accelerated or moved to a later time.

Phase A – Includes:
1. the redevelopment of the Old Albuquerque High School campus including the Bulldog Plaza, elevated Central Courtyard and the elevated terrace facing Broadway on the west side of Old Main;
2. the renovation of the exterior skins of Old Main, Classroom, Library and Gymnasium Buildings;
3. the interior remodeling of the Old Main and Classroom Building into loft apartments and the interior remodeling of the library into office space;
4. the construction of the 261 car parking garage on the south lot including minor landscaping: and
5. the demolition of the two non-contributing structures on the north lot.

CURRENT PHASE:
Phase B – the buildout of the wrapper buildings on the south and north sides of the south parking structure. The development of the future building site on the east side of the main campus between the Gymnasium and Manual Arts.

Future Phases are:

Phase C – the interior remodel of the Gymnasium.

Phase D – the construction of the 325 car parking garage on the north lot including minor landscaping.

Phase E – the buildout of the wrapper buildings on the north, east, south and west sides of the north parking structure.

General Notes

K. There are no temporary signs or other improvements.

L. See Utility sheet for fire hydrant locations and underground lines.

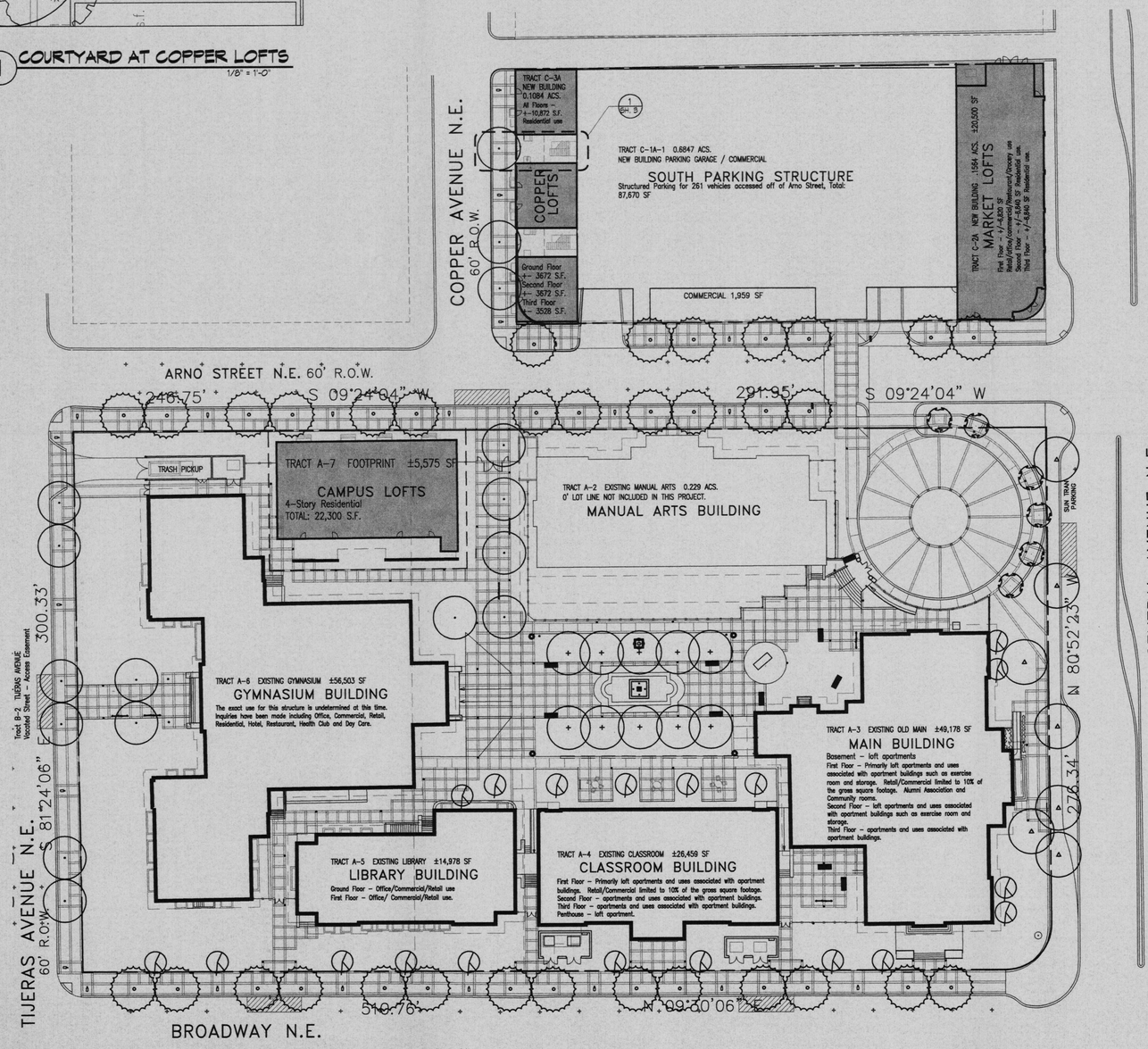
M. If, after one year of following completion of the south parking garage, the wrapper stuctures have not come in for EPC approval, the applicant must provide visual improvements to reduce the harshness of the blank south and north walls of the south parking structure. The application of murals, architectural features or other temporary applications to address this issue are required.

N. Dark colored roofing material shall not be permitted.

O. All ATM's shall be architecturally integrated into building design, at this time no ATM's are included in this phase.

P. Tenants will be allowed to bring their bikes into the units for secured storage. In addition to this exterior locking areas are provided.

Q. No benches, chairs, or tables have been incorporated into the project at this time. It is intended to incorporate such items in the future that are largely compatible with and appropriate for the site. Selection of benches, chairs, and tables will be review by planning staff.



OVERALL SITE ORIENTATION PLAN
1" = 30'

Huning Highland Historic Overlay Zone Design Guidelines

A. The following Overall General Guidelines are proposed:
Any alteration or new construction in the district shall:

1. Maintain the over-all relationship of any one building's height, mass and scale to those of other buildings on the block;
2. Maintain the pattern created by the building fronts and setback from the street;
3. Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches;
4. Emphasize, protect and enhance existing streetscape components;
5. Protect the integrity of existing significant and contributing buildings;
6. Use exposed materials compatible with historic construction in the district as follows:
a. If new construction, all materials shall be compatible with materials used on adjacent buildings; if an already existing building, all materials shall be compatible with materials used on that structure;
b. The use of wood, brick, stone and adobe is recommended;
c. The use of asphalt shingles for roofs is acceptable;
d. Original material should not be covered by stucco or metal siding;
e. The use of plastic, metal, and other unsympathetic materials is discouraged.

B Rehabilitation/Renovation or Alteration of Existing Residential Structures:

1. Buildings listed in the Huning Highland Historic District on the National Register of Historic Places as Significant or Contributing shall:
a. Preserve unusual and irreplaceable architectural details;
b. Keep original materials (i.e. wood, brick) whenever possible;
c. Avoid the use of inappropriate materials (i.e. plastic, metal);
d. Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
e. Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
2. Additions to these buildings shall be:
a. Oriented to the alley, or set-back from the front facade, if placed on the side;
b. Related to the rest of the building in scale, mass and shape;
c. Appropriate in material and color;
d. Compatible with the original structure in window design;
e. Compatible with the original structure in terms of roof slope and shape.
3. Outbuildings
If the outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.
4. Non-contributing Buildings:
Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should work to enhance the relationship of these buildings to adjacent structures by:
a. Using paint color and exterior materials that are compatible to adjacent buildings;
b. Constructing additions to non-contributing buildings that are compatible in scale, mass, and height with the original building and with significant and contributing buildings nearby;
c. Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.

C. Rehab/Renovation of Alterations of Existing Commercial Structures:
1. All existing setbacks shall be maintained;
2. Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
3. On-site parking shall be located in back or to the side of the building;
4. Use of appropriate and compatible materials is recommended;
5. The alteration of facades to resemble architectural styles not common to the area when the structure was built is not allowed.

D. New Construction
1. No attempt need be made to recreate a style from the past;
2. Main entrances should be oriented to the street;
3. Parking should be in back of buildings when possible;
4. Wood, brick, stone and adobe should be used for exposed surfaces rather than synthetic, or other unsympathetic material;
5. If cement block or any other materials not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible.
6. Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
7. Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
8. The space between adjacent buildings should be the same as the average space between all buildings on the block;
9. The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
10. Architectural elements such as windows should be vertical rather than horizontal;
11. The inclusion of porches is encouraged (residential only).

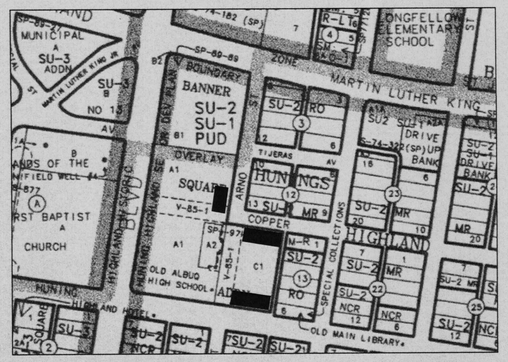
E. Streetscape:
1. Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged. In new construction, landscaping using disease-resistant trees similar in shape, type and size at maturity to those existing in the area should be encouraged;
2. Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained. The Landmarks and Urban Conversation Commission should review all plans for sidewalks and street changes;
3. Patterns of existing walls, steps, and raised entrances should be maintained;
4. Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
5. Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.

F. Security:
1. Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.
2. Property owners considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of a building.

G. Efficient Energy Use:
Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommenced that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

Zoning

SU-1, SU-2, PUD



SITE VICINITY MAP
ZONE ATLAS PAGE K-14-Z
NO SCALE

Development Guidelines

Old Albuquerque High School
Adopted by the Albuquerque Landmarks and Urban Conservation Commission
August 1, 1990

The initial building analysis conducted for Old Albuquerque High School identifies the following significant architectural features:

1. The masonry construction and design details of the Collegiate Gothic style facades
2. The multi-light wood sash windows
3. The interior volumes of the gymnasium and library spaces

In any rehabilitation of Old Albuquerque High School:

The key masonry elements of the facades (red brick walls, cast-stone trim, parapets, roof pediments, stringercourses and entry bays) should be preserved. Any required treatment for the exterior surfaces should use the gentlest method possible; any new mortar should match the original mortar in composition, color and texture to avoid causing deterioration of the exterior surfaces.

The style, size, spacing, location and material of the wood sash windows should be preserved. Any arched windows should retain their original shape (arches should not be filled in). The style, size, location and material of the main entry doors should also be preserved.

The original parapet line should be retained.

The high ceiling, spaciousness and volume of the interior spaces of the main library room, boys' and girls' gymnasium should be preserved.

Any alterations to this property should retain these significant features. Where necessary, these elements should be repaired rather than replaced; any replacement should utilize materials, texture and design matching the original. In addition to these guidelines, the Secretary of the Interior's Standards for Historic Preservation Projects should be utilized in reviewing proposed changes to the property.

Addition to the building could be allowed if necessary to facilitate reuse of the property. Additions should be compatible in scale, massing and exterior material with the original structure and should be designed so that it is possible to clearly distinguish the original structure from the later addition. Any upper story additions should be set back so as not to be visible from ground level.

Any new construction should be compatible in scale, massing and exterior material with the original structure. The height of any new building should not exceed the height of adjacent buildings.

City staff is authorized to review and approve proposed building changes that do not require a building permit, as well as proposals for changes to freestanding walls, fences and signs. Staff may refer application for these items to the Landmarks and Urban Conservation Commission if there are concerns regarding potential impacts on the architectural or historical character of the proerty.

Project Data

A. LEGAL DESCRIPTION: LOT A-1, B-1, C-1-A1, C-2A AND C-3A OF THE BANNER SQUARE ADDITION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

AREAS:	
TOTAL TRACT AREA:	(6.1935 ACRES) 269,789 SF
BUILDING FOOTPRINT:	84,241 SF
HARD SURFACE AREA:	32,058 SF
LANDSCAPE AREA:	161,557 SF
B. LANDSCAPE AREA REQUIREMENTS:	
NET LOT AREA (TOTAL TRACT-BLDG FOOTPRINT SF):	193,615 SF
LANDSCAPE REQUIRED (15%):	29,042 SF
LANDSCAPE PROVIDED:	161,557 SF
C. PROPOSED USE:	
R-1 TOTAL GROSS SF:	46,097 SF
R-1 RESIDENTIAL GROSS SF:	122,489 SF
B BUSINESS GROSS SF:	101,613 SF
P PARKING GROSS SF:	183,716 SF
D. PHASE A PARKING:	
Old Main:	71 spaces
Classroom:	33 spaces
Manual Arts:	53 spaces
TOTAL PARKING REQUIRED:	157 spaces
DEDUCTION FOR LOCATION ALONG MAJOR TRANSIT CORRIDOR (10%):	-16 spaces
DEDUCTION FOR TRANSIT TROLLEY STOP (5%):	-8 spaces
TOTAL REQUIRED PARKING STALLS PHASE A:	133 spaces
Total Provided:	137 spaces

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm & Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan.

PHASE B PARKING:	
Campus (8 units x 1.5; 8 units x 2):	28 spaces
Copper (6 units x 1.5; 6 units x 2):	21 spaces
Market Rez: (6 units x 1.5; 4 units x 2):	17 spaces
Retail (5400 SF / 200 SF)	27 spaces
TOTAL REQUIRED PARKING STALLS PHASE B:	93 spaces
Total Provided	124 spaces
TOTAL PARKING PROVIDED	261 spaces

E. Stipulated Agreement allocates 53 parking spaces total for Manual Arts. Based on a split of property into 1/3 and 2/3 shares. Private Owner would get 1/3 share or 18 spaces.

F. H.C. PARKING REQUIRED:	8 spaces
H.C. PARKING PROVIDED:	8 spaces
BICYCLE PARKING REQUIRED (1:20 AUTOS):	30 spaces
BICYCLE PARKING PROVIDED (5 RACKS):	30 spaces
G. SETBACKS AND HEIGHT LIMITATIONS:	
Campus Maximum Building Height:	49'-6"
Campus Minimum Building Setback:	4'-0"
Campus Total Number of Dwelling Units:	16 units
Copper Maximum Building Height:	46'-3"
Copper Minimum Building Setback:	0'-0"
Copper Total Number of Dwelling Units:	12 units
Market Maximum Building Height:	41'-0"
Market Minimum Building Setback:	0'-0"
Market Total Number of Dwelling Units:	10 units
Non-Residential Maximum Floor Area Ratio (F.A.R.):	

CASE NUMBER: Z-_____
Site Development Plan for Building Permit

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

_____ DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

_____ DATE
PARKS & GENERAL SERVICES DEPARTMENT

_____ DATE
PUBLIC WORKS, WATER UTILITIES DIVISION

_____ DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

_____ DATE
SOLIDWASTE, ALBUQUERUQE

_____ DATE
CITY PLANNER, ALBUQUERUQE /BERNALILLO COUNTY PLANNING DIVISION

PLNZ (10706) 4/96

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

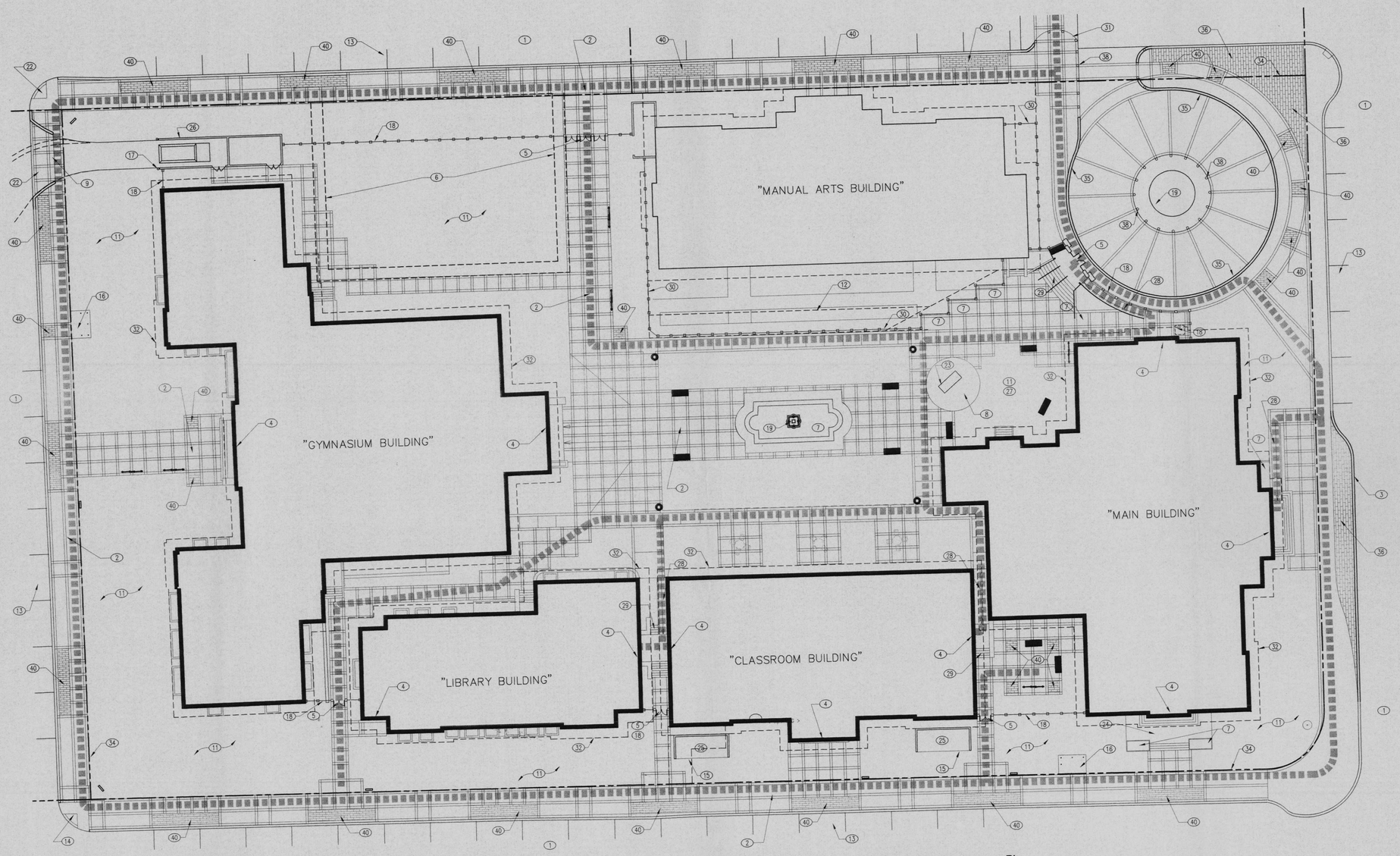
PROJECT

Old Albuquerque High School Renovation
Loft Addition
Central & Broadway
Albuquerque, New Mexico

REVISIONS

DRAWN BY	ERH
REVIEWED BY	
DATE	7/25/2002
PROJECT NO.	P02069
DRAWING NAME	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. 3 OF



2 Site Reference Plan

1"=20'

0 5' 10' 20'

Site Plan - Keyed Notes

< Cipkin.DWG >

1 EXISTING ASPHALT PAVING
2 CONCRETE PAVING, DTL. 3/C8
3 NEW CURB AND GUTTER, COA STD. 2415
4 BUILDING ENTRY
5 ENTRY GATE, DTL. 11/C10
6 FUTURE BUILDING SITE ~7,500 SF. PAD
7 PLANTER, SEE LANDSCAPE DRAWINGS
8 ALUMNI BRICK PAVERS, DTL. 1/C10
9 13'-0" PEDESTRIAN CROSSING- TO MATCH SIDEWALK PAVING
10 EXISTING 10'-0" PNM & MST & T UNDERGROUND EASEMENT
11 LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
12 20'-0" MANUAL ARTS EASEMENT
13 8'-6" x 20'-0" TYP. PARALLEL PARKING SPACE
14 TYP. CURB ACCESS RAMP, DTL. 1/C7
15 MONUMENT SIGN
16 BUS / TROLLY SHELTER, COA STD. 2533
17 BOLLARD, DTL. 7/C10
18 SECURITY FENCE, DTL. 10/C10
19 FOUNTAIN, DTL. 1/C9
20 CURB ACCESS RAMP, DTL. 2/C7
21 CURB ACCESS RAMP, DTL. 3/C7
22 CURB ACCESS RAMP AND DRIVE PAD, DTL. 7/C7
23 HISTORIC WELL- RENOVATED TO APARTMENT MAILBOXES
24 DEMO AND REBUILD STAIR TO MATCH EXISTING
25 TRANSFORMER AND SCREEN WALL, DTL. 5+6/C11 TYP.
26 TRASH COMPACTOR AND SCREEN WALL, DTL. 5+6/C11 SHT 23R #2
27 AHS ALUMNI "MINI-GARDEN"
28 HANDICAP ACCESSIBLE RAMP, DTL. 4/C10
29 EXTERIOR STAIR, SEE STAIR DETAIL 8/C10
30 8' HIGH WOOD FENCE AROUND MANUAL ARTS BUILDING
31 PEDESTRIAN CROSSING AND BUMPOUT, DTL. 2/C8
32 PRIVATE 5' EASEMENT AROUND BUILDING, SEE PLAT SH. C2
33 CITY OF ALBUQUERQUE RIGHT OF WAY, SEE PLAT SH. C2
34 PROPERTY LINE, SEE PLAT SH. C2
35 MEDIAN CURB, COA STD. 2415
36 MANGANESE IRON-SPOT BRICK SIDEWALK TO MATCH EXISTING, DTL. 5/C10
37 REFUSE TRUCK TURNING RADIUS
38 PRECAST CONC. BOLLARD, DTL. 6/C10
39 STREET SECTION, DTL. 1/C8
40 MANGANESE IRON-SPOT BRICK OVER STRUCTURAL SOIL, SEE LANDSCAPE DRAWINGS
41 FOUNTAIN, DTL. 2/C9
42 RETAINING WALL, DTL. 1/C11
43 DIRECT BURIAL PUMP, RDP-2-500 BY ROMAN FOUNTAINS, DTL. 1/C9

Legend - Site Reference Plan

BENCH: MC210-72-MF, COLOR: RAVEN
INSTALL AS PER MANUFACTURER SPECS.
BRP Enterprises, Inc. (888) 438.5311

BIKE RACK: HW-10-MF, COLOR: RAVEN
INSTALL AS PER MANUFACTURER SPECS.
BRP Enterprises, Inc. (888) 438.5311

TRASH RECEPTACLE: AH 401-FT-MF, COLOR: RAVEN
INSTALL AS PER MANUFACTURER SPECS.
BRP Enterprises, Inc. (888) 438.5311

MOVABLE FURN.: PARISIAN PARK CHAIRS #4150, COLOR: GREEN
PARISIAN PARK TABLE #4147-31-1/2", COLOR: GREEN
Smith & Hawken 1-800.940.1170

ACCESSIBLE ROUTE

interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

DRB
Submittal

project

Old Albuquerque High School Renovation

Albuquerque, New Mexico

revisions

plotted: 09-17-2001 3:37P
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drawn by	ES
reviewed by	CHG
date	8-31-01
project no.	
drawing name	Revised Site Development Plan For Building Permit

sheet no.

3R

of

09-17-2001 3:37P 99111 S:\99111_DARS\AS BUILT\AMENDMENT\06SITEREFPLAN.DWG

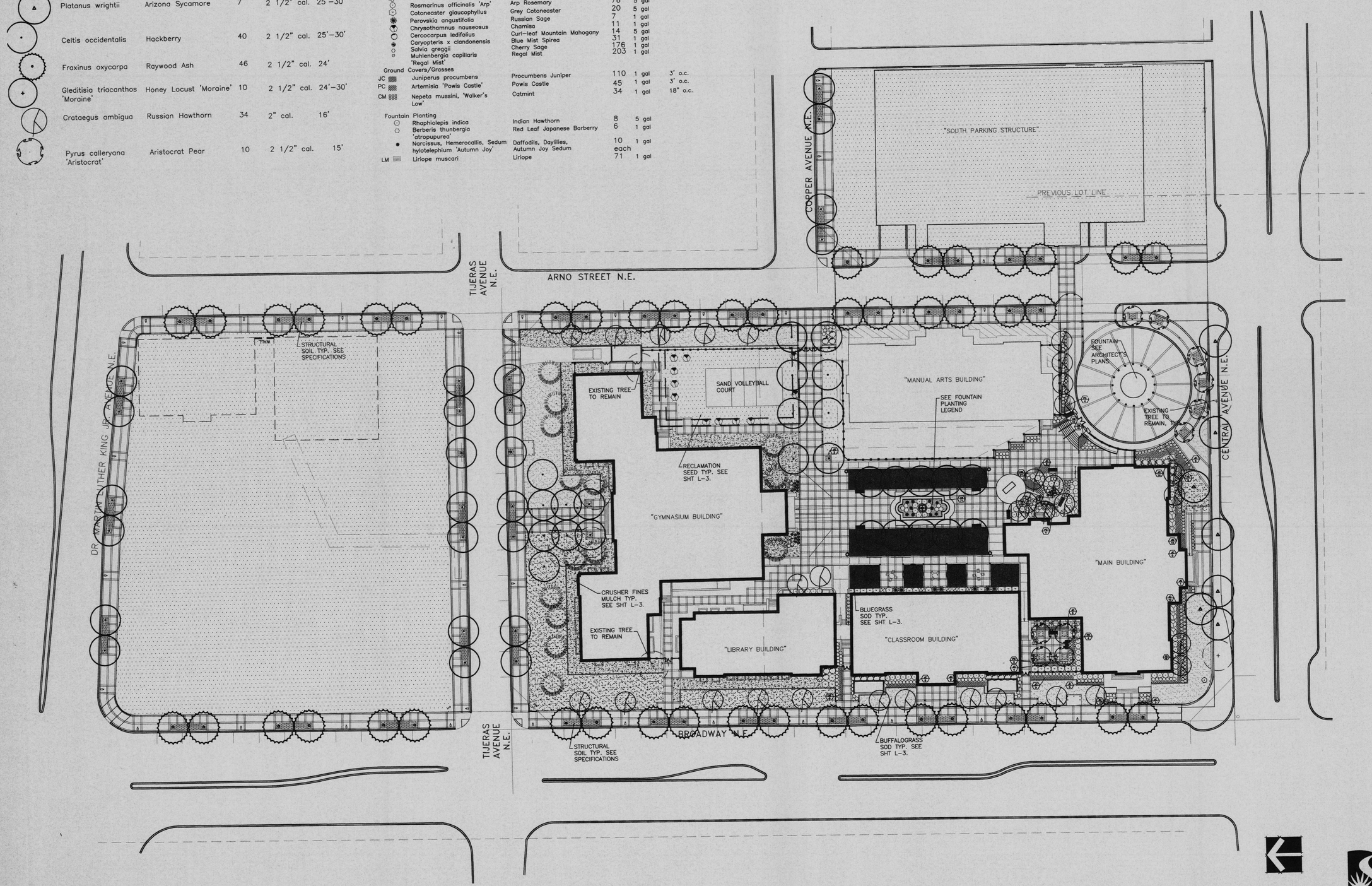
Plant Legend

Trees-- Install as per C.O.A. Std Dwg # 2714 and 2715
Shrubs-- Install as per C.O.A. Std. Dwg # 2718

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CANOPY SIZE HT-WIDTH
	Pinus nigra	Austrian Pine	14	9' ht.	18'
	Platanus wrightii	Arizona Sycamore	7	2 1/2" cal.	25'-30'
	Celtis occidentalis	Hackberry	40	2 1/2" cal.	25'-30'
	Fraxinus oxycarpa	Raywood Ash	46	2 1/2" cal.	24'
	Gleditisia triacanthos 'Moraine'	Honey Locust 'Moraine'	10	2 1/2" cal.	24'-30'
	Crataegus ambigua	Russian Hawthorn	34	2" cal.	16'
	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	10	2 1/2" cal.	15'

Ground Covers--Install as per C.O.A. Std. Dwg # 2718

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
Shrubs					
	Forsythia intermedia	Forsythia	5	5 gal	
	Berberis x mentorensis	Barberry	7	5 gal	
	Rhus trilobata	Three Leaf Sumac	25	5 gal	
	Mahonia aquifolium	Oregon Grape Holly	5	5 gal	
	Rosmarinus officinalis 'Arp'	Arp Rosemary	76	5 gal	
	Cotoneaster glaucophyllus	Grey Cotoneaster	20	5 gal	
	Perovskia angustifolia	Russian Sage	7	1 gal	
	Chrysothamnus nauseosus	Chamisa	11	1 gal	
	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	14	5 gal	
	Caryopteris x clandonensis	Blue Mist Spirea	31	1 gal	
	Salvia greggii	Cherry Sage	176	1 gal	
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	203	1 gal	
Ground Covers/Grasses					
JC	Juniperus procumbens	Procumbens Juniper	110	1 gal	3' o.c.
PC	Artemisia 'Powis Castle'	Powis Castle	45	1 gal	3' o.c.
CM	Nepeta mussini, 'Walker's Low'	Catmint	34	1 gal	18" o.c.
Fountain Planting					
	Rhaphiolepis indica	Indian Hawthorn	8	5 gal	
	Berberis thunbergia 'atropupurea'	Red Leaf Japanese Barberry	6	1 gal	
	Narcissus, Hemerocallis, Sedum hylotelephium 'Autumn Joy'	Daffodils, Daylilies, Autumn Joy Sedum	10 each	1 gal	
LM	Liriope muscari	Liriope	71	1 gal	



Notes

"The maintenance of this landscaping will be covered by an agreement dated March 28, 2001 entitled "Historic Albuquerque High School Campus Declaration of Charter, Easements, Covenants and Restrictions" between Paradigm & Company, LLC and the City of Albuquerque, recorded in Bernalillo County, R 109.00, Bk-A17, Pg-9356."

architecture
interiors
planning
engineering

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

DRB Submittal

project

Old Albuquerque High School Renovation

Albuquerque, New Mexico

revisions

plotted: 09-05-2001 1:46P
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drawn by

reviewed by

date 8-31-01

project no.

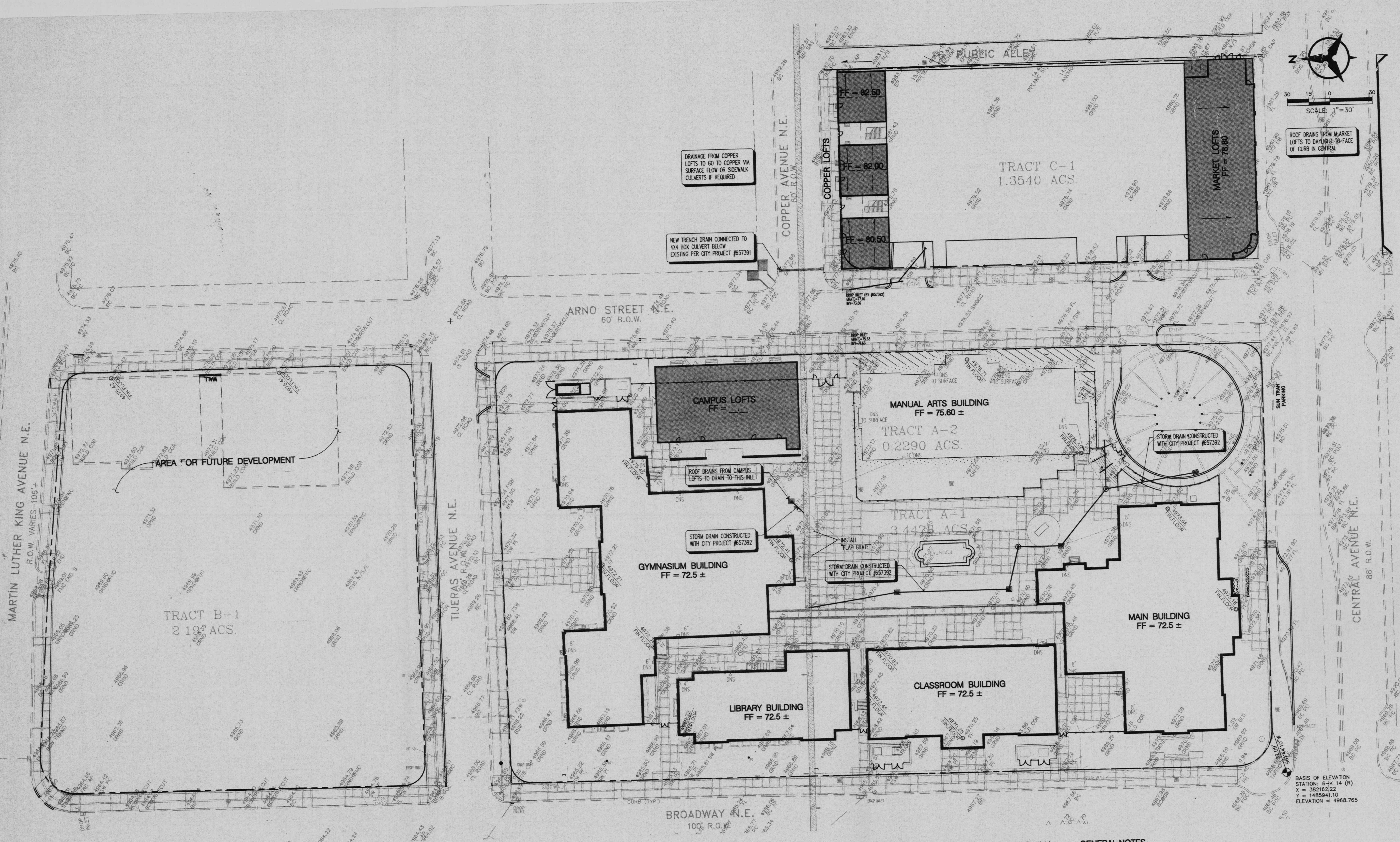
drawing name

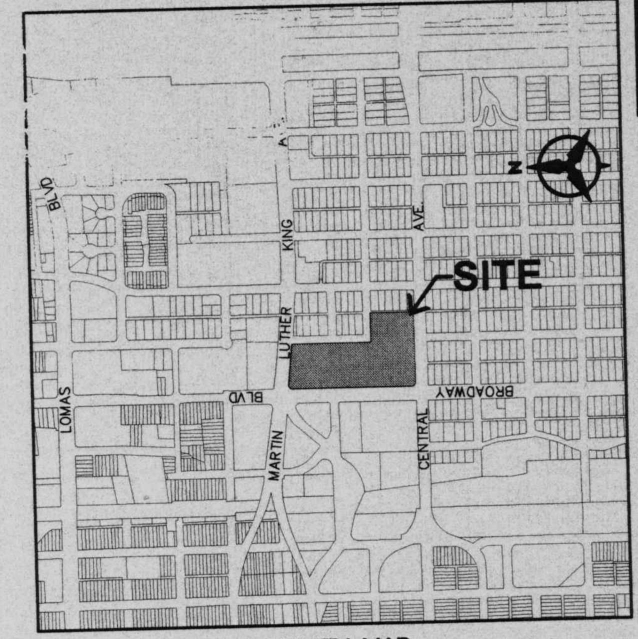
Revised Landscape P

sheet no.

4 R

of





VICINITY MAP

ZONE ATLAS PAGE K-14-Z

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

Old Albuquerque High School Renovation
Loft Addition
Central & Broadway
Albuquerque, New Mexico

LEGEND

- PROPERTY LINE
- EXISTING GROUND SPOT ELEVATION (4972.59 ×GRND)
- EXISTING DROP INLET
- EXISTING DUMPSTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING WATER VALVE
- 75.63 PROPOSED SPOT ELEVATION
  TC=TOP OF CURB, FL=FLOW LINE
  TW=TOP OF WALL, BW=BOTTOM OF WALL
  EX=EXISTING, TG=TOP OF GRADE
  HP=HIGH POINT, EP=EDGE OF PAVEMENT
- S=2.0% PROPOSED DIRECTION OF FLOW
- SD PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM DRAIN MANHOLE

LEGAL DESCRIPTION

TRACTS A1, A2, B1, B2, & C1 OF
BANNER SQUARE ADDITION

PROJECT BENCH MARK

STATION 6-K 14 (R)
ELEVATION=4968.765
X=382162.22
Y=1485941.10

CONCEPTUAL GRADING & DRAINAGE NOTES

1. NEW PRIVATE STORM DRAIN LINES SHOWN ON THIS PLAN ARE POSSIBLE CONCEPTS ONLY. FINAL ALIGNMENTS, SIZES, ETC., WILL BE DETERMINED WHEN THE ROOF DRAIN DESIGN IS DONE.

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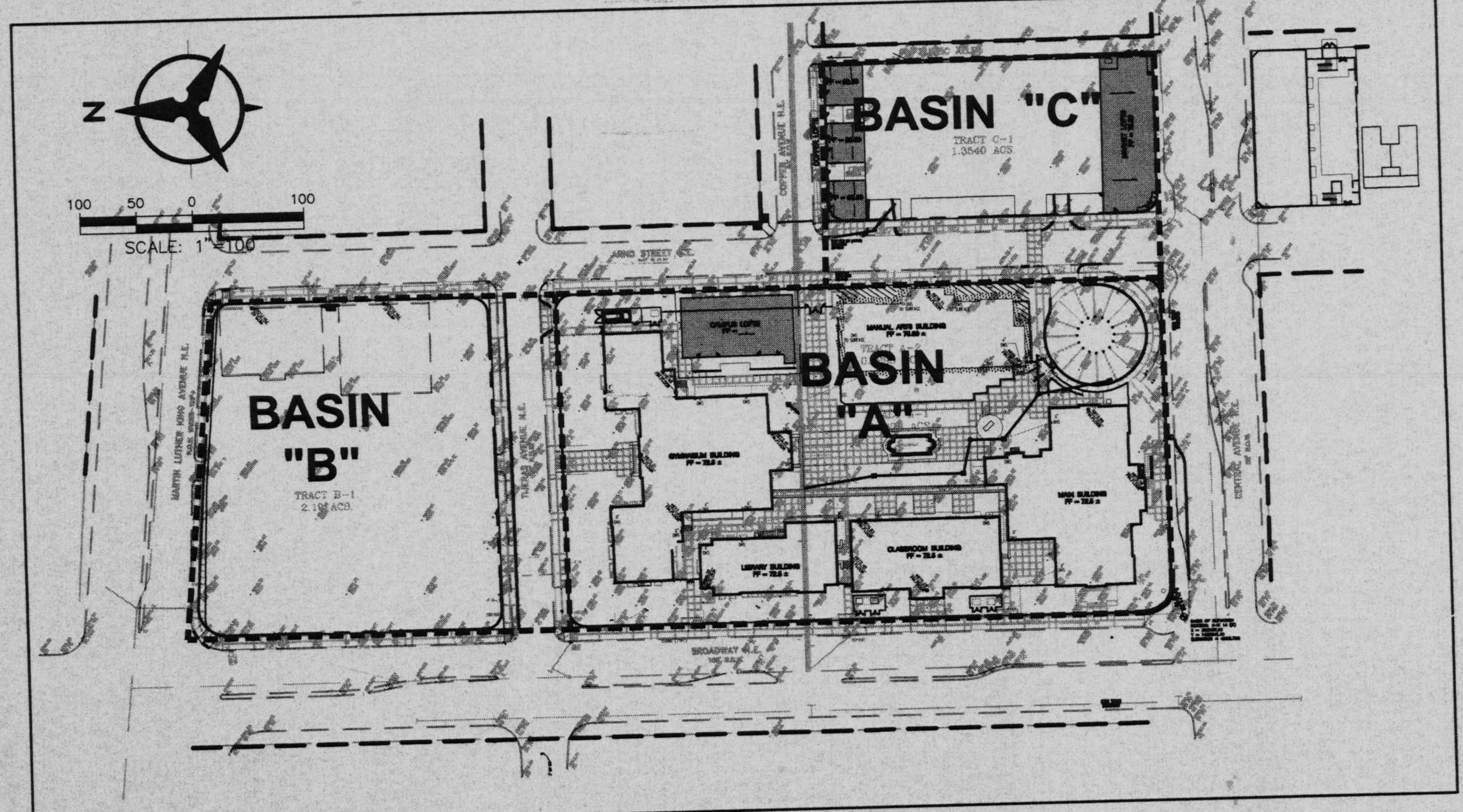

DRAINAGE BASIN MAP

SCALE: 1"=100'

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Old Albuquerque High School Renovation project, consisting of approximately 7.2 acres. The project has been approved by EPC, but has not yet received final sign-off from the DRB
II. SITE LOCATION
The site is located on the northeast corner of Central and Broadway, extending north to Martin Luther King Jr. Blvd, and east past Arno. In its current condition, the majority of the site contains the original high school buildings. Smaller portions of the site are vacant. The site currently drains to the west at a slope of 3%. The site is located within zone atlas map # K-14, and hydrologic zone 2.
III. EXISTING HYDROLOGIC CONDITIONS
The site is a mixture of vacant land, existing buildings and paved areas. Accordingly, between the existing impervious areas and the hardened dirt areas of the site, the site behaves as an essentially developed site with a high degree of imperviousness and soil compaction. The existing basins are the same as proposed, and have been identified on this sheet. Basin A (3.7acres, Q100 = 16.8cfs) is the old main campus, located between Central and Tijeras. Basin B consists of 2.2 acres and is located between MLK and Tijeras, and generates 8.9cfs. Basin C (1.35 acres, Q100=5.52cfs) is located on the east side of Arno between Central and Copper. All stormwater discharged from the site drains to the existing storm drain lines in Broadway and Copper. Existing flows discharge to the storm drains primarily via inlets located in Broadway and Arno. There are no ponds or mitigation facilities of any kind under existing conditions.
IV. PROPOSED HYDROLOGIC CONDITIONS
This renovation project proposes to construct new parking structures as well as residential and retail facilities on Tracts A and C, as well as complete renovations of the five existing buildings on the main part of the original campus. The drainage management plan for the development proposes free discharge to the Copper and Broadway storm drains. In accordance with pre-design meetings held City Hydrology staff, due to the site's previous history of development, free discharge is the correct and reasonable approach to site drainage. Some on-site underground drainage is proposed. All on-site storm drainage systems will be designed to current hydrology and hydraulic standards to carry 100 year peak flows.
Under proposed developed conditions, Basin A will generate 16.6cfs in 100-year, 6-hour design storm. Basin B will generate 9.9cfs, and Basin C will generate 6.1cfs
V. EXISTING PUBLIC 4'X4' BOX CULVERT
There is an existing 4x4 concrete box culvert which passes under the sight along the alignment of Copper Avenue. Submitted with this plan is a basin map and calculations for the offsite basin which contributes to the box culvert. These calculations make a number of reasonable assumptions for a conceptual level submittal, and conclude that the 100 year peak flow from the contributing basins is 317.6cfs. We have calculated the capacity of the existing structure to be 373cfs. In addition to the excess capacity available in the box culvert, we propose a number of measures to protect the proposed development in the event of a large storm:
1. Install a trench drain type inlet at the intersection of Copper and Arno to insure that surface drainage coming down Copper can get into the box culvert. Calculations for the inlet capacity and surface flow have been submitted with this plan.
2. Install a waterblock on the west side of Arno to prevent surface drainage from entering the site. Flow which could not get into the box culvert would be diverted north on Arno to Tijeras and west on Tijeras to Broadway.
3. Install a 'Flap gate' on the existing inlet which connects directly to the box culvert near the middle of the site. In addition, flap gates would be installed on any new connections to the existing structure.
4. Ensure that the proposed grading for the site will allow for drainage to pass around the existing library building without entering the building.
The above measures were discussed during a meeting with the city and engineer, and it was agreed that given those measures, the existing box culvert structure may remain in place.

VI. CONCLUSION
This conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm and which meet city requirements. With this submittal, we are seeking site plan for subdivision and site plan for building permit approvals.

The purpose of this submittal is to amend the approved conceptual grading and drainage plan dated 7/21/00. That plan was approved (see letter from Brad Bingham dated 8/14/00) in August of 2000. This city drainage file number is k14/D29). This amendment is necessary in order to address drainage from the "Loft Addition", three proposed buildings to be located on the campus. These buildings were shown on the original approved plan. They are within A and C. This amendment simply explains how the roof drainage from these buildings will be handled. In addition, this plan has been amended to reflect the storm drain facilities constructed with city project # 657392.

Below is a description of the amendment issues:

1. Campus Lofts – This loft apartment building is to be split level. The eastern portion of the building's finished floor is to be approximately 18" above the sidewalk grade along Arno. The western portion of the building will then be 5.5' lower, which will allow the 'back door' on the west side to match existing grade. The roof drains for this building will be tied into the drop inlet constructed (under city project # 657392) near the southwest corner of the building.
2. Copper Lofts – Located along the south side of Copper Avenue, this portion of the project is basically three separate buildings with three separate finished floor elevations stepping down from east to west in order to match the grade along Copper. There will be two courtyard areas between the buildings. The roof drains from the buildings will be directed into the courtyards. The courtyards will then be sloped to the north in order to drain into Copper Avenue. Sidewalk culverts may be required.
3. Market Lofts – Located along the north side Central Avenue, just east of Arno, this building is to consist of retail uses on the bottom floor with two levels of loft apartments above. The entrance to the first floor is to be from the corner of Arno and Central. Hence the finished floor elevation is set to work with the grade at that location. The roof drains for this building are to drain directly to the face of the curb along central.

All of the hydrologic calculations were provided on the original approved plan and are also provided here.

ONSITE EXISTING CONDITIONS CALCULATIONS
Basin A – 3.68 acres, Zone 2
Land Treatments % – "C" = 10%, "D" = 90%
Q100 = 0.1(3.68)3.14 + 0.9(3.68)4.7 = 16.7 cfs

Basin B – 2.19 acres, Zone 2
Land Treatments % – "C" = 40%, "D" = 60%
Q100 = 0.4(2.19)3.14 + 0.6(2.19)4.7 = 8.9 cfs

Basin C – 1.35 acres, Zone 2
Land Treatments % – "C" = 40%, "D" = 60%
Q100 = 0.4(1.35)3.14 + 0.6(1.35)4.7 = 5.5 cfs
TOTAL EXISTING PEAK FLOW = 31.1 cfs

ONSITE PROPOSED CONDITIONS CALCULATIONS
Basin A – Land Treatments % – "B" & "C" = 5%, "D" = 90%
Q100 = 0.05(3.68)(2.28+3.14) + 0.9(3.68)4.7 = 16.6 cfs

Basin B – Land Treatments % – "B" & "C" = 5%, "D" = 90%
Q100 = 0.05(2.19)(2.28+3.14) + 0.9(2.19)4.7 = 9.9 cfs

Basin C – Land Treatments % – "B" & "C" = 5%, "D" = 90%
Q100 = 0.05(1.35)(2.28+3.14) + 0.9(1.35)4.7 = 6.1 cf
TOTAL PROPOSED PEAK FLOW = 32.5 cfs

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY AND/OR APS M&O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, ETC.), AND SHALL FILE EPA NOI FORM AS REQUIRED.

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM NMSHTD PRIOR TO BEGINNING ANY CONSTRUCTION WORK ADJACENT TO NMSR 14.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

REVISIONS

DRAWN BY	RWB
REVIEWED BY	BJS
DATE	7/24/2002
PROJECT NO.	P02069

DRAWING NAME
CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NO. 5 OF

P:\030120\cdp\general\030120GP02.dwg
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30 X 42

ACCEPTABLE MATERIALS FOR STORM DRAIN

- HIGH DENSITY POLYETHYLENE PER HANCOR SURELOK SPECIFICATION OR ENGINEER'S APPROVED EQUAL
- SDR 35, PVC (FOR STORM DRAIN PIPE 12" DIA, AND SMALLER)
- RCP CLASS III

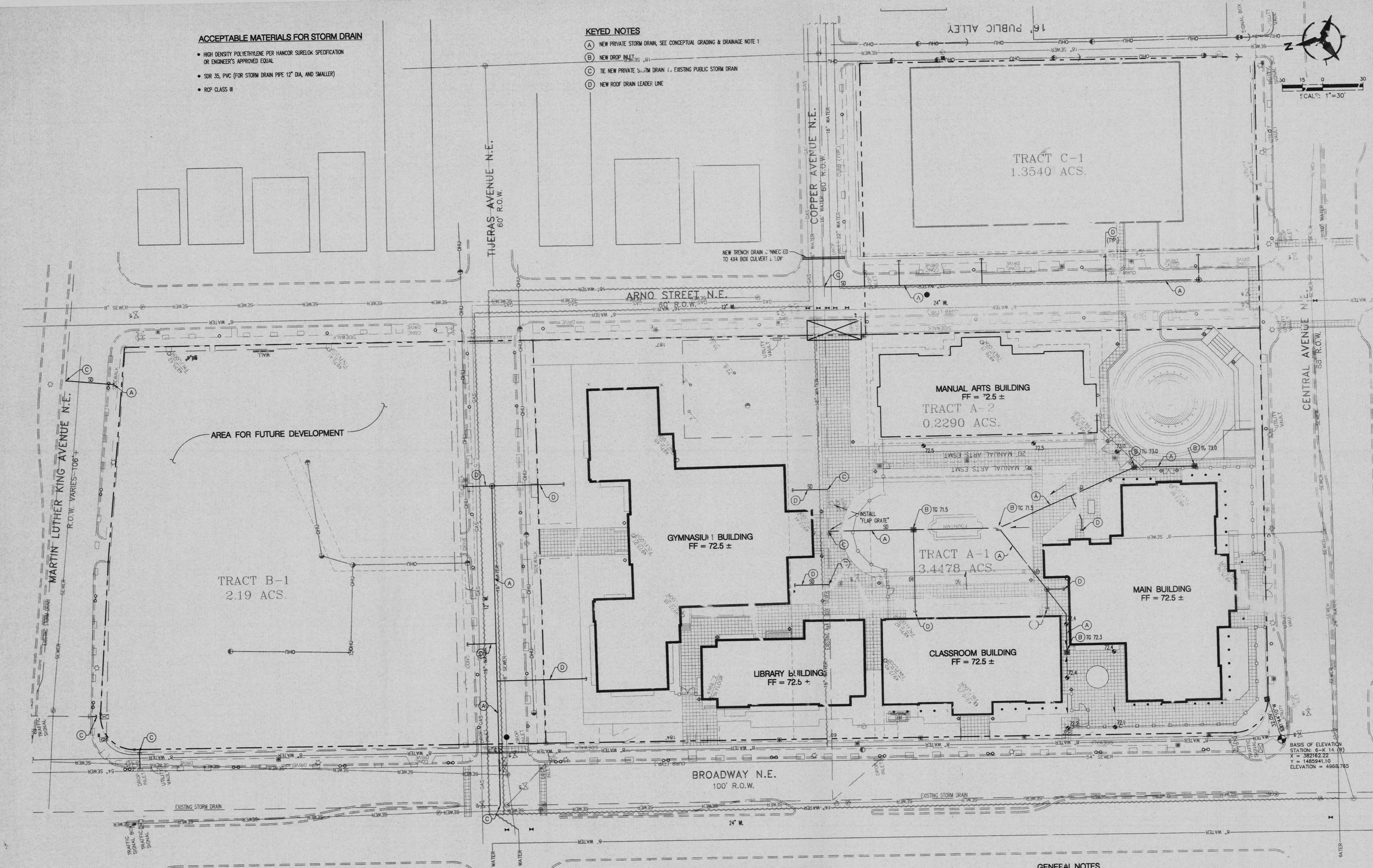
KEYED NOTES

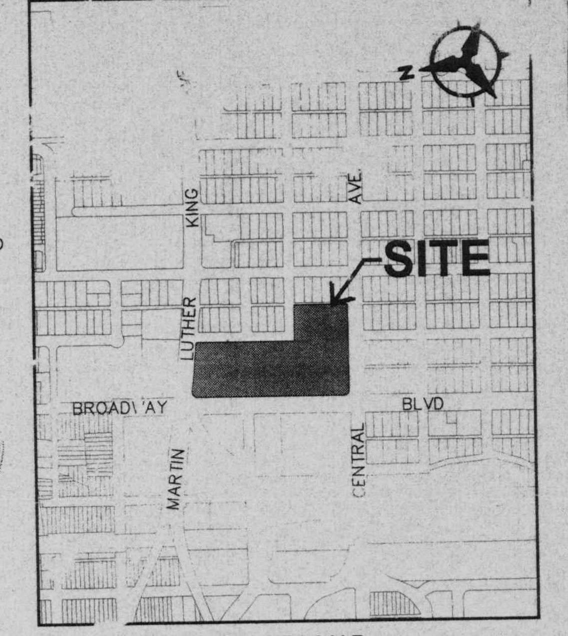
(A) NEW PRIVATE STORM DRAIN, SEE CONCEPTUAL GRADING & DRAINAGE NOTE 1

(B) NEW DROP INLET

(C) TIE NEW PRIVATE STORM DRAIN TO EXISTING PUBLIC STORM DRAIN

(D) NEW ROOF DRAIN LEADER LINE





VICINITY MAP

ZONE ATLAS PAGE K-14-Z

teriors
planning
engineering

Dekker
Perich
Sabatini

6 01 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER
7/21/00

project

LEGEND

- PROPERTY LINE
- EXISTING GROUND SPOT ELEVATION
- EXISTING DROP INLET
- EXISTING DUMPSTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
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- S=2.0% PROPOSED DIRECTION OF FLOW
- SD PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM DRAIN MANHOLE

LEGAL DESCRIPTION

TRACTS A1, A2, B1, B2, & C1 OF BANNER SQUARE ADDITION

PROJECT BENCH MARK

STATION 6-K 14 (R)
ELEVATION=4968.765
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Y=1485941.10

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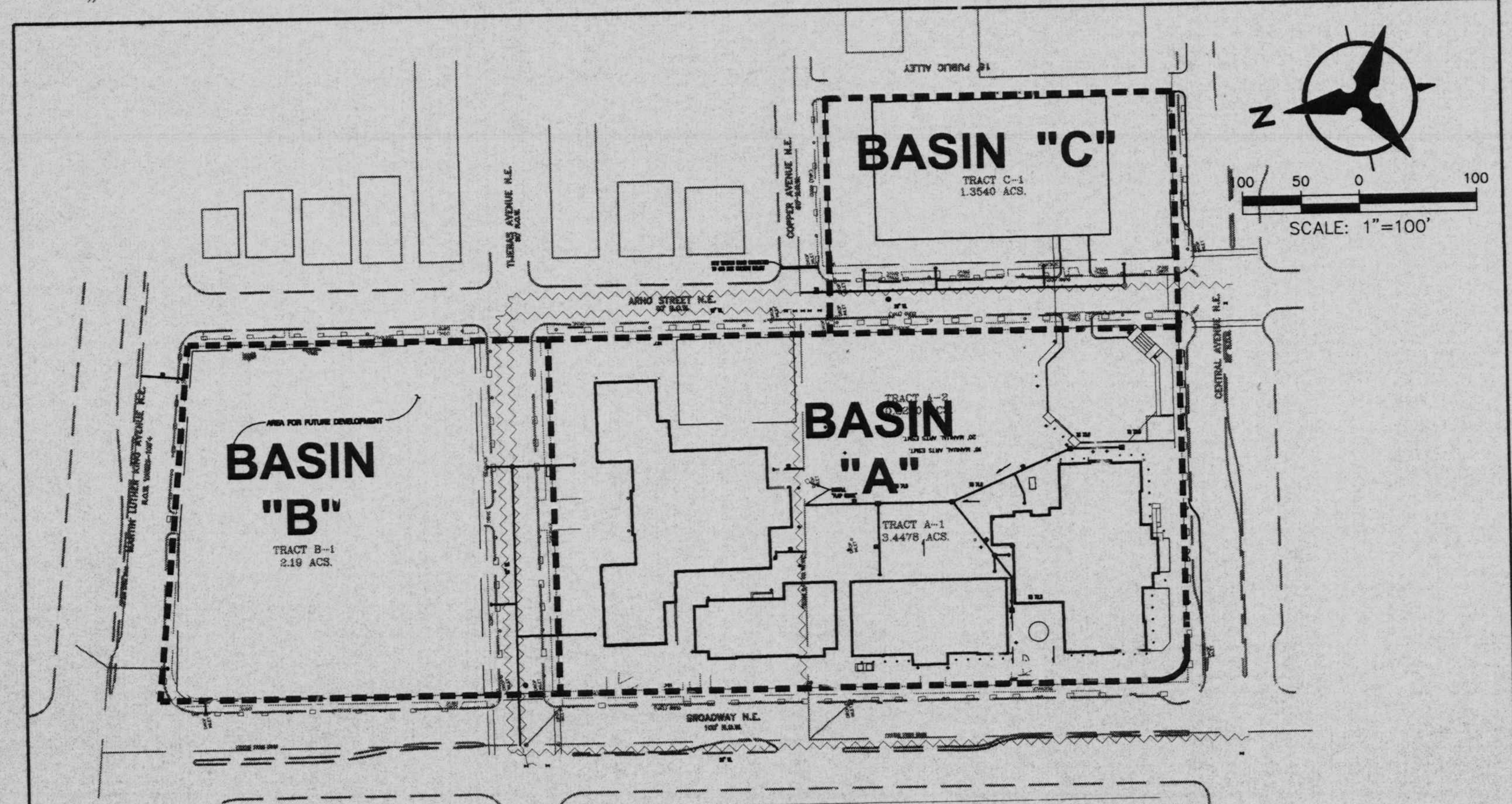
Old Albuquerque High School Renovation

Albuquerque, New Mexico



DRAINAGE BASIN MAP

SCALE: 1"=100'

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
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The site is a mixture of vacant land, existing buildings and paved areas. Accordingly, between the existing impervious areas and the hardened dirt areas of the site, the site behaves as an essentially developed site with a high degree of imperviousness and soil compaction. The existing basins are the same as proposed, and have been identified on this sheet. Basin A (3.7acres, Q100 = 16.8cfs) is the old main campus, located between Central and Tijeras. Basin B consists of 2.2 acres and is located between MLK and Tijeras, and generates 8.9cfs. Basin C (1.35 acres, Q100=5.52cfs) is located on the east side of Arno between Central and Copper. All stormwater discharged from the site drains to the existing storm drain lines in Broadway and Copper. Existing flows discharge to the storm drains primarily via inlets located in Broadway and Arno. There are no ponds or mitigation facilities of any kind under existing conditions.

IV. PROPOSED HYDROLOGIC CONDITIONS
This renovation project proposes to construct new parking structures as well as residential and retail facilities on Tracts A and C, as well as complete renovations of the five existing buildings on the main part of the original campus. The drainage management plan for the development proposes free discharge to the Copper and Broadway storm drains. In accordance with pre-design meetings held City Hydrology staff, due to the site's previous history of development, free discharge is the correct and reasonable approach to site drainage. Some on-site underground drainage is proposed. All on-site storm drainage systems will be designed to current hydrology and hydraulic standards to carry 100 year peak flows.
Under proposed developed conditions, Basin A will generate 16.6cfs in 100-year, 6-hour design storm. Basin B will generate 9.9cfs, and Basin C will generate 6.1cfs.

V. EXISTING PUBLIC 4'X4' BOX CULVERT
There is an existing 4x4 concrete box culvert which passes under the sight along the alignment of Copper Avenue. Submitted with this plan is a basin map and calculations for the offsite basin which contributes to the box culvert. These calculations make a number of reasonable assumptions for a conceptual level submittal, and conclude that the 100 year peak flow from the contributing basins is 317.6cfs. We have calculated the capacity of the existing structure to be 373cfs. In addition to the excess capacity available in the box culvert, we propose a number of measures to protect the proposed development in the event of a large storm:
1. Install a trench drain type inlet at the intersection of Copper and Arno to insure that surface drainage coming down Copper can get into the box culvert. Calculations for the inlet capacity and surface flow have been submitted with this plan.
2. Install a waterblock on the west side of Arno to prevent surface drainage from entering the site. Flow which could not get into the box culvert would be diverted north on Arno to Tijeras and west on Tijeras to Broadway.
3. Install a 'Flap gate' on the existing inlet which connects directly to the box culvert near the middle of the site. In addition, flap gates would be installed on any new connections to the existing structure.
4. Ensure that the proposed grading for the site will allow for drainage to pass around the existing library building without entering the building.
The above measures were discussed during a meeting with the city and engineer, and it was agreed that given those measures, the existing box culvert structure may remain in place.

VI. CONCLUSION
This conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm and which meet city requirements. With this submittal, we are seeking site plan for subdivision and site plan for building permit approvals.

ONSITE EXISTING CONDITIONS CALCULATIONS
Basin A - 3.68 acres, Zone 2
Land Treatments % - "C" = 10%, "D" = 90%
Q100 = 0.1(3.68)3.14 + 0.9(3.68)4.7 = 16.7 cfs

Basin B - 2.19 acres, Zone 2
Land Treatments % - "C" - 40%, "D" - 60%
Q100 = 0.4(2.19)3.14 + 0.6(2.19)4.7 = 8.9 cfs

Basin C - 1.35 acres, Zone 2
Land Treatments % - "C" = 40%, "D" = 60%
Q100 = 0.4(1.35)3.14 + 0.6(1.35)4.7 = 5.5 cfs
TOTAL EXISTING PEAK FLOW - 31.1 cfs

ONSITE PROPOSED CONDITIONS CALCULATIONS
Basin A - Land Treatments % - "B" & "C" = 5%, "D" = 90%
Q100 = 0.05(3.68)(2.28+3.14) + 0.9(3.68)4.7 = 16.6 cfs

Basin B - Land Treatments % - "B" & "C" = 5%, "D" = 90%
Q100 = 0.05(2.19)(2.28+3.14) + 0.9(2.19)4.7 = 9.9 cfs

Basin C - Land Treatments % - "B" & "C" = 5%, "D" = 90%
Q100 = 0.05(1.35)(2.28+3.14) + 0.9(1.35)4.7 = 6.1 cfs
TOTAL PROPOSED PEAK FLOW - 32.6 cfs

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY AND/OR APS M&O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, ETC.), AND SHALL FILE EPA NOI FORM AS REQUIRED.

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

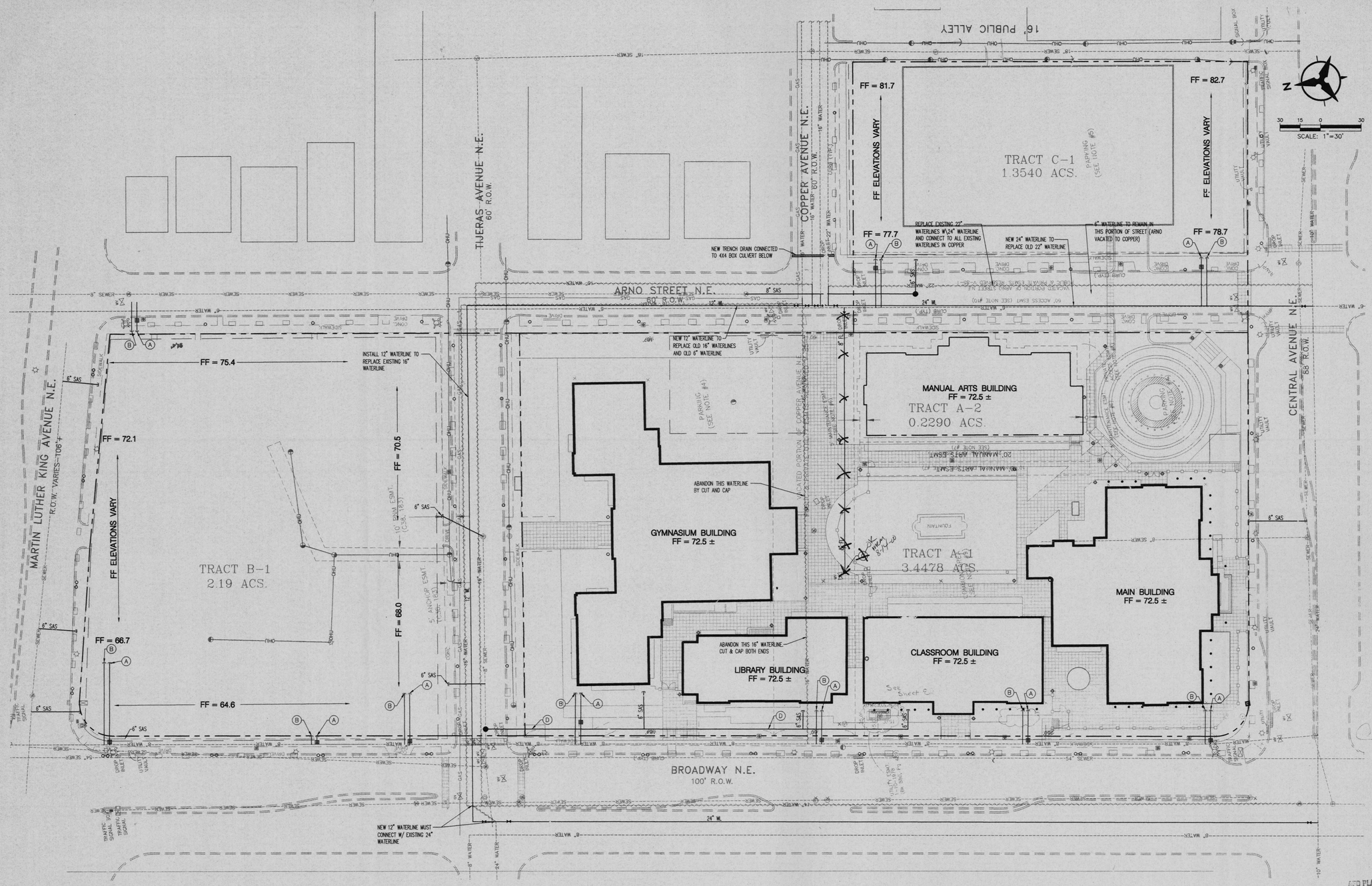
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM NMSHTD PRIOR TO BEGINNING ANY CONSTRUCTION WORK ADJACENT TO NMSR 14.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

revisions	
1	3/18/00 IMPROVEMENTS ON TRACT B-1 NO LONGER SHOWN
plotted	
drawn by	RWB
reviewed by	BJS
date	07-21-00
project no.	00 321 A 01
drawing name	MASTER GRADING & DRAINAGE PLAN
sheet no	5 of



LEGEND

- PROPERTY LINE
- EXISTING DROP INLET
- EXISTING DUMPSTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE RISER
- EXISTING TRANSFORMER
- EXISTING WATER METER
- EXISTING WATER VALVE
- SEWER — EXISTING SANITARY SEWER
- WATER — EXISTING WATERLINE
- GAS — EXISTING GAS LINE
- WATER — EXISTING WATERLINE TO BE TO BE ABANDONED OR REMOVED OR REPLACED
- OHU — EXISTING OVERHEAD UTILITY
- SAS — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- WL — PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED REDUCER
- PROPOSED METER
- PROPOSED FIRE HYDRANT

PROJECT BENCH MARK

STATION 6-K 14 (R)
ELEVATION=4968.765
X=382162.22
Y=1485941.10

NOTE:
EXISTING UTILITY DATA IS BASED ON SURVEY PROVIDED BY SOUTHWEST SURVEY

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
8/14/00
SIGNATURE & DATE

CONCEPTUAL UTILITY NOTES

1. THIS PLAN ASSUMES ALL WATER & SEWER SERVICES WILL BE REMOVED AND/OR ABANDONED.
2. EACH BUILDING IS ASSUMED TO HAVE IT'S OWN FIRE RISER FOR THE SPRINKLER SYSTEM.
3. THIS PLAN ASSUMES THAT BACKFLOW PREVENTERS FOR DOMESTIC WATER ARE NOT REQUIRED OR THAT THEY ARE LOCATED INSIDE THE BUILDING.
4. EXACT LOCATION (WETHER IN MECHANICAL ROOM OR OUTSIDE IN A "HOTBOX") & TYPE OF BACKFLOW PREVENTER FOR FIRE PROTECTION WILL BE DETERMINED BY FINAL DESIGN.

KEYED NOTES

- (A) NEW 2" DOMESTIC WATER SERVICE
- (B) NEW 6" PRIVATE FIRE LINE
- (C) NEW PRIVATE FIRE HYDRANT
- (D) PRIVATE SAS LINE

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Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

project

Old Albuquerque High School Renovation

Albuquerque, New Mexico

revisions

plotted

drawn by	RWB
reviewed by	BJS
date	07-21-00
project no.	00 321 A 02

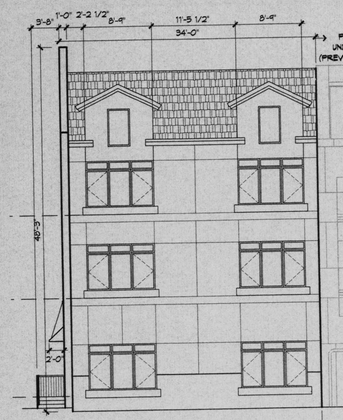
drawing name

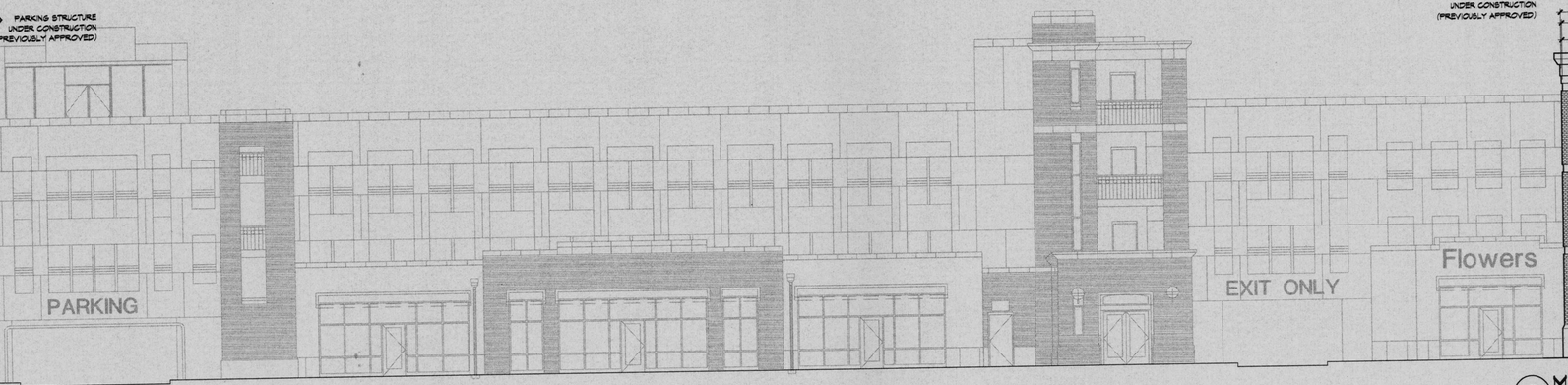
CONCEPTUAL UTILITY PLAN

shcet no

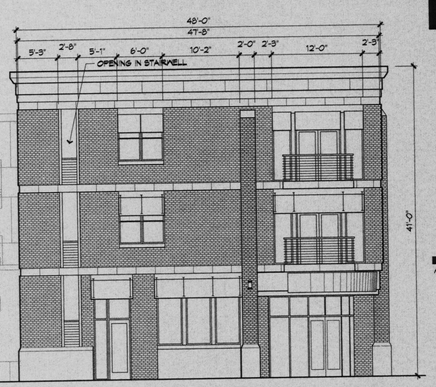
Bohannan Huston

P:\00321\cdp\general\00321up01.dwg
Monday, August 14, 2000





1 COPPER WEST ELEVATION (FROM ARNO)
1/8" = 1'-0"



2 MARKET WEST ELEVATION
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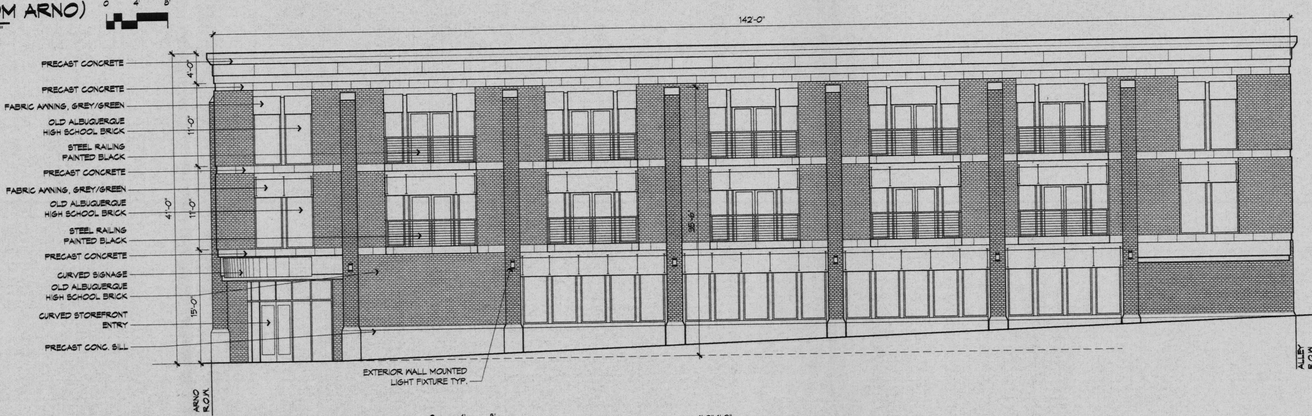
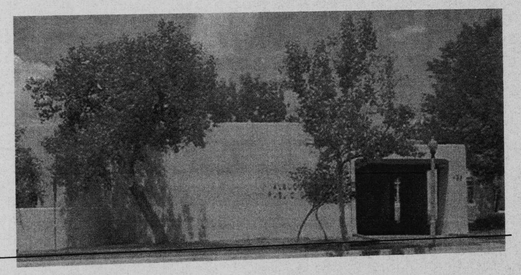
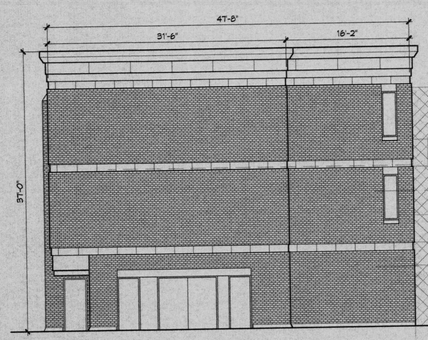


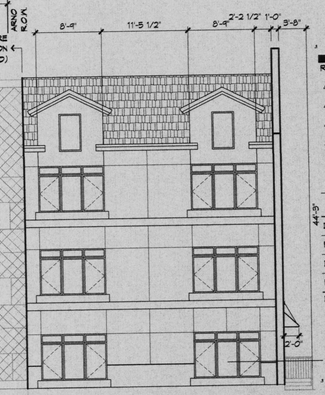


3 MARKET SOUTH ELEVATION
1/8" = 1'-0"

4 COPPER NORTH ELEVATION
1/8" = 1'-0"



5 MARKET EAST ELEVATION (FROM ALLEY)
1/8" = 1'-0"



6 COPPER EAST ELEVATION
1/8" = 1'-0"

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6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

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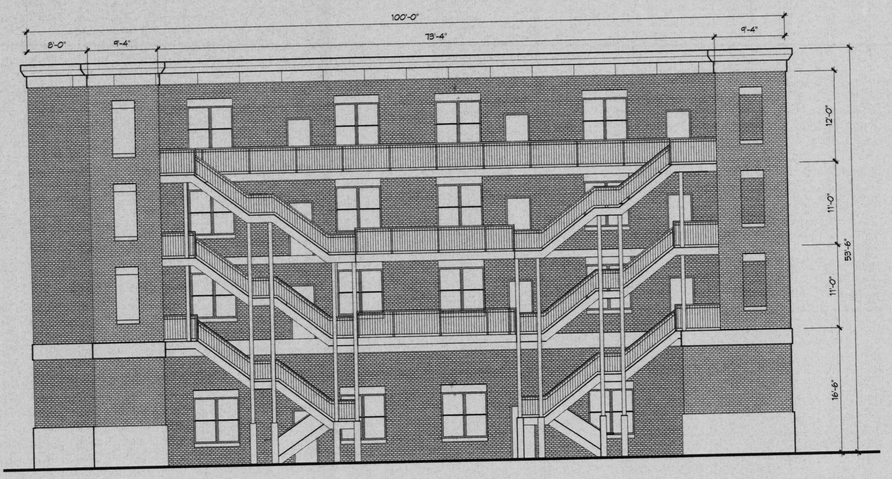
PROJECT

Old Albuquerque High School Renovation
Loft Addition
Central & Broadway
Albuquerque, New Mexico

REVISIONS

DRAWN BY	ERH
REVIEWED BY	
DATE	7/25/2002
PROJECT NO.	P02069
DRAWING NAME	ELEVATIONS FOR COPPER LOFTS & MARKET LOFTS
SHEET NO.	6A OF

1 EAST ELEVATION
1/8" = 1'-0"



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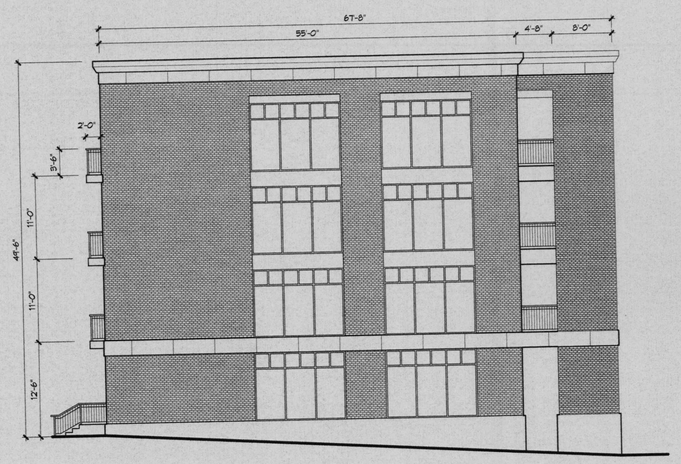

3 NORTH ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION
1/8" = 1'-0"

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Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

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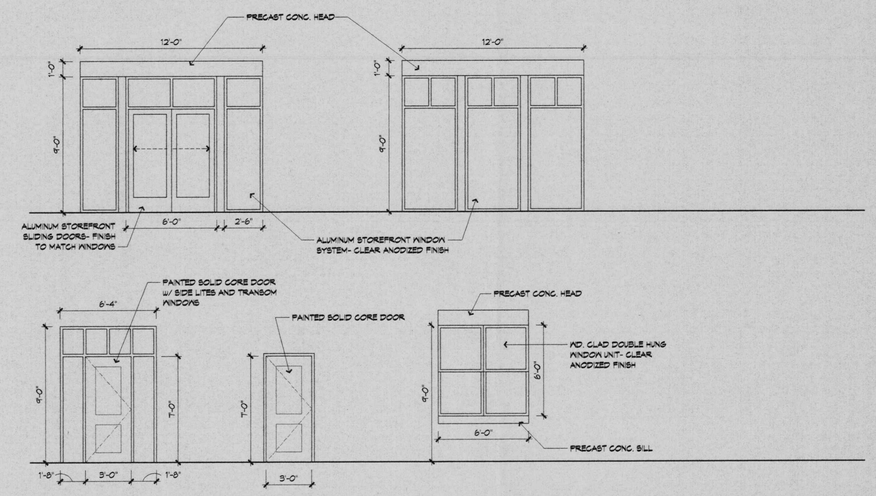
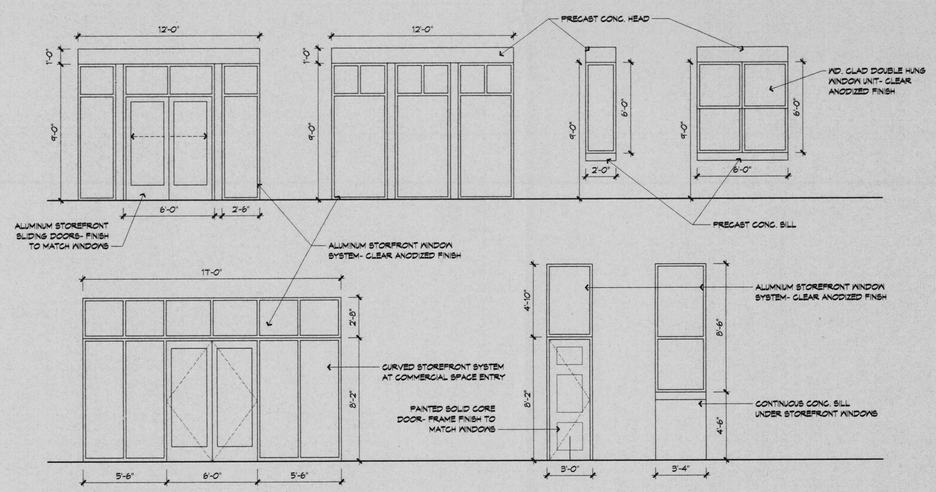
PROJECT NO.	P02069
DRAWING NAME	ELEVATIONS FOR CAMPUS LOFTS

SHEET NO.
6B
OF



1 CAMPUS DOOR/ WINDOW TYPES
1/4"=1'-0"



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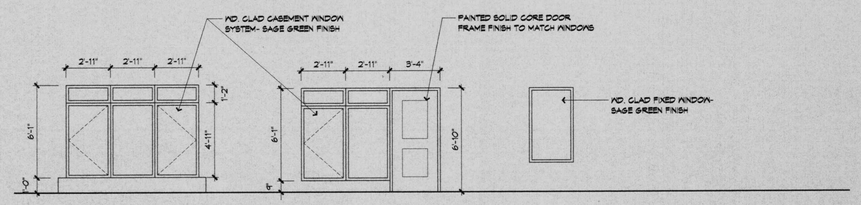

3 COPPER DOOR/ WINDOW TYPES
1/4"=1'-0"

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Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

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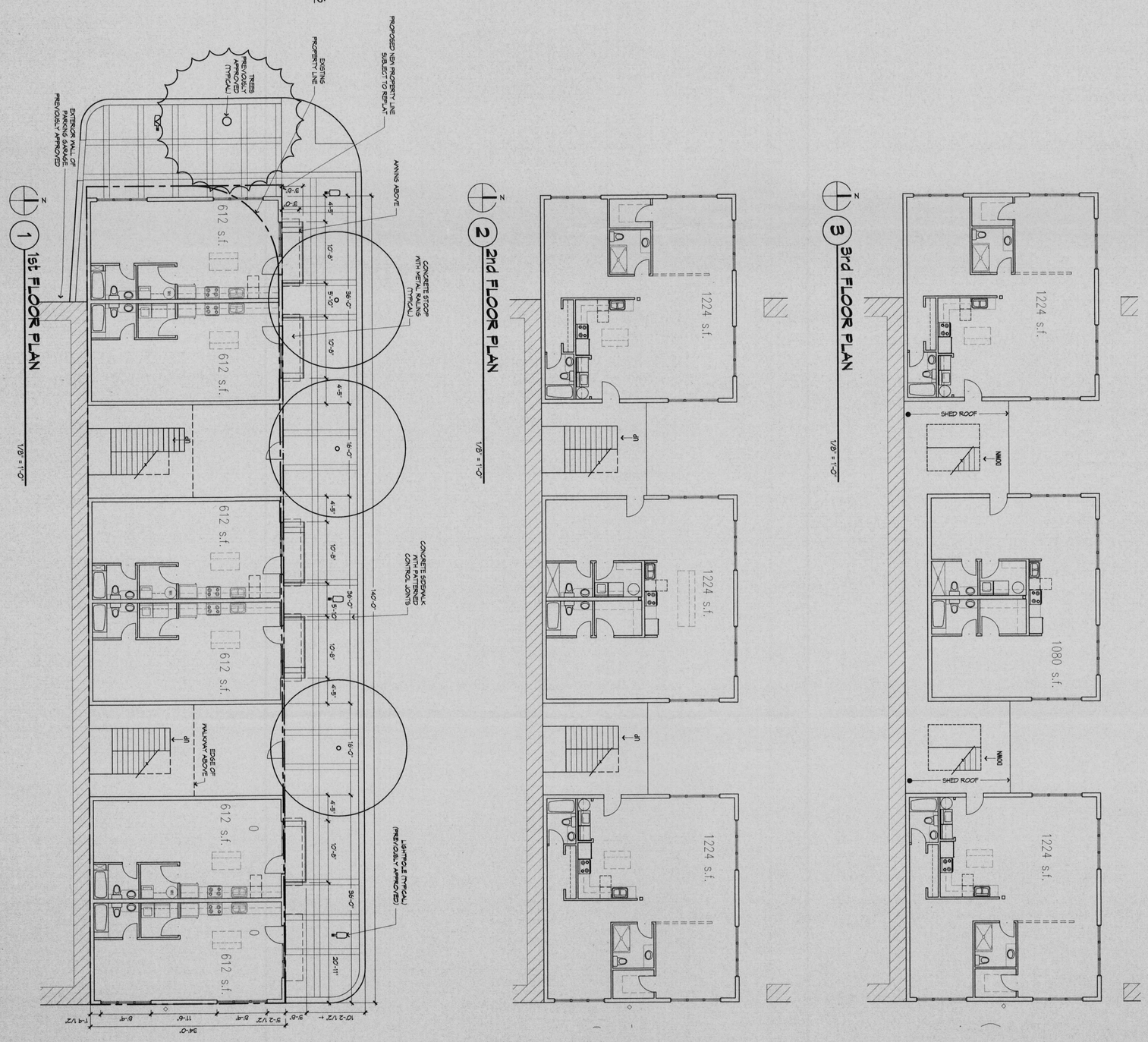
DRAWING NAME	WINDOW TYPES FOR COPPER, MARKET & CAMPUS LOFTS
SHEET NO.	6C OF



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6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesb.com

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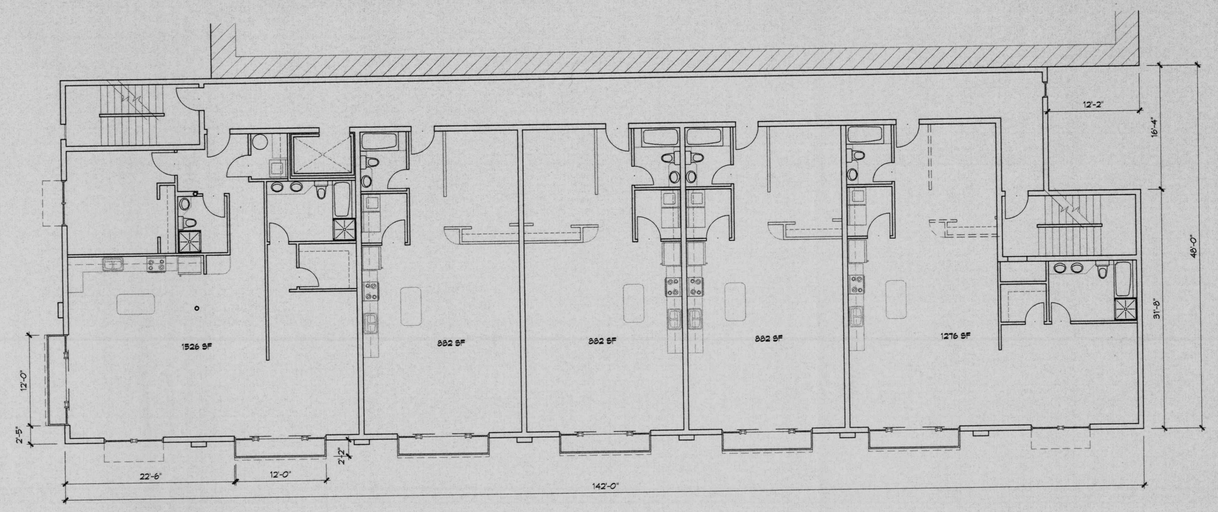
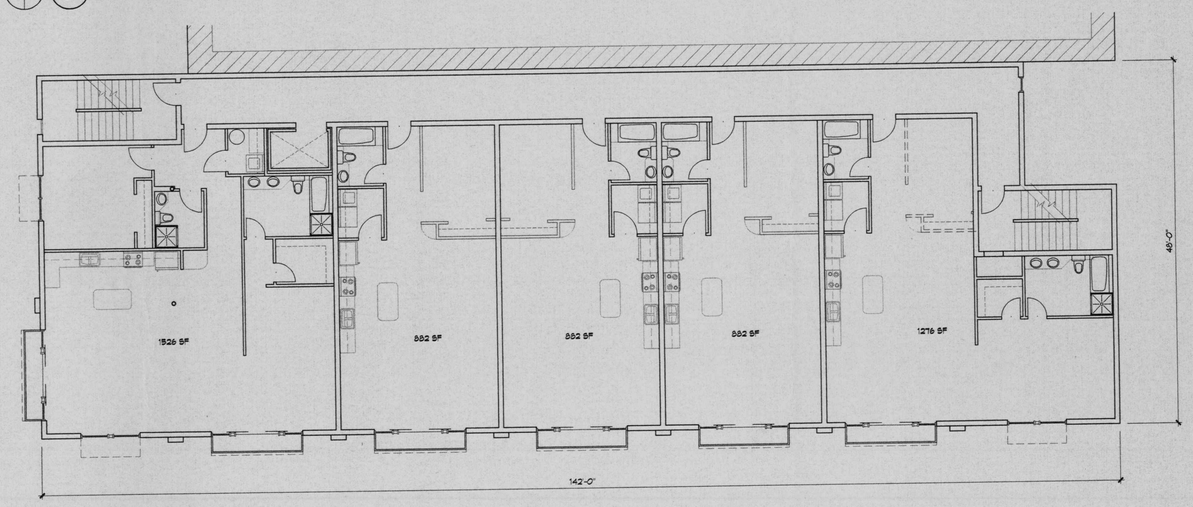
DRAWING NAME
FLOOR PLANS FOR COPPER LOFTS

SHEET NO. 6D OF



3 3rd FLOOR PLAN
1/8" = 1'-0"



MARKET LOFTS
-10 DWELLING UNITS

2 2nd FLOOR PLAN
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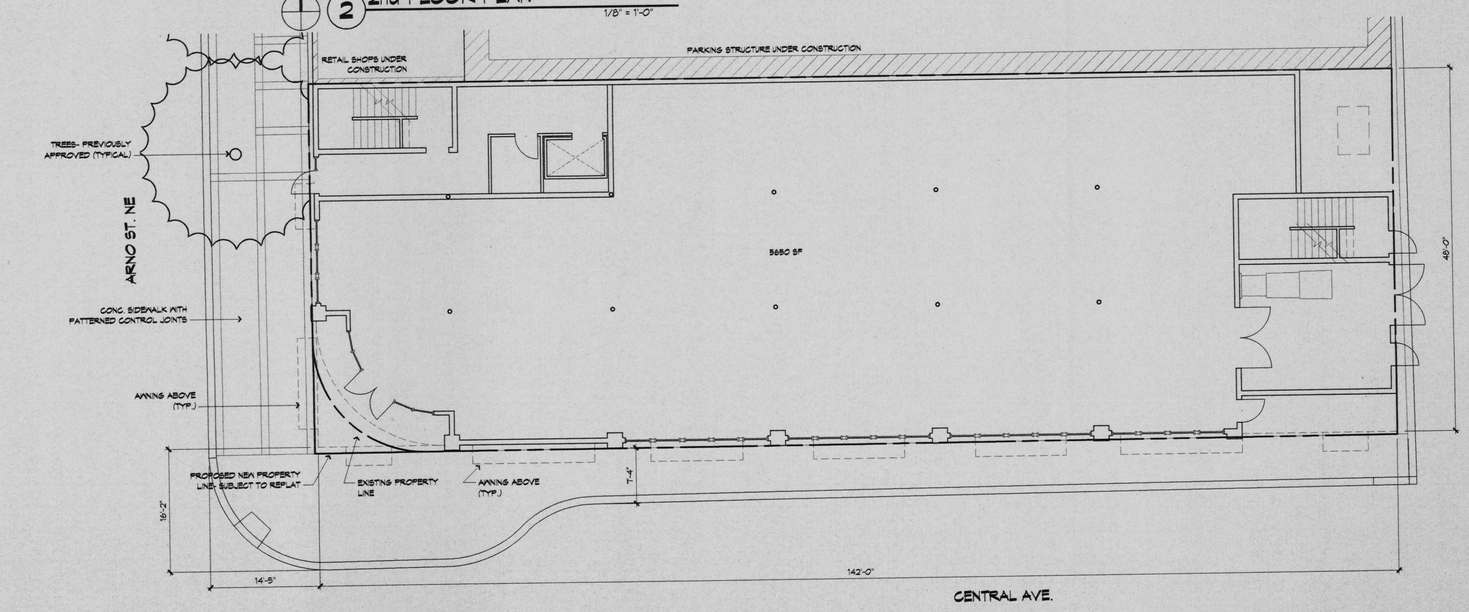

1 1st FLOOR PLAN
1/8" = 1'-0"

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Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

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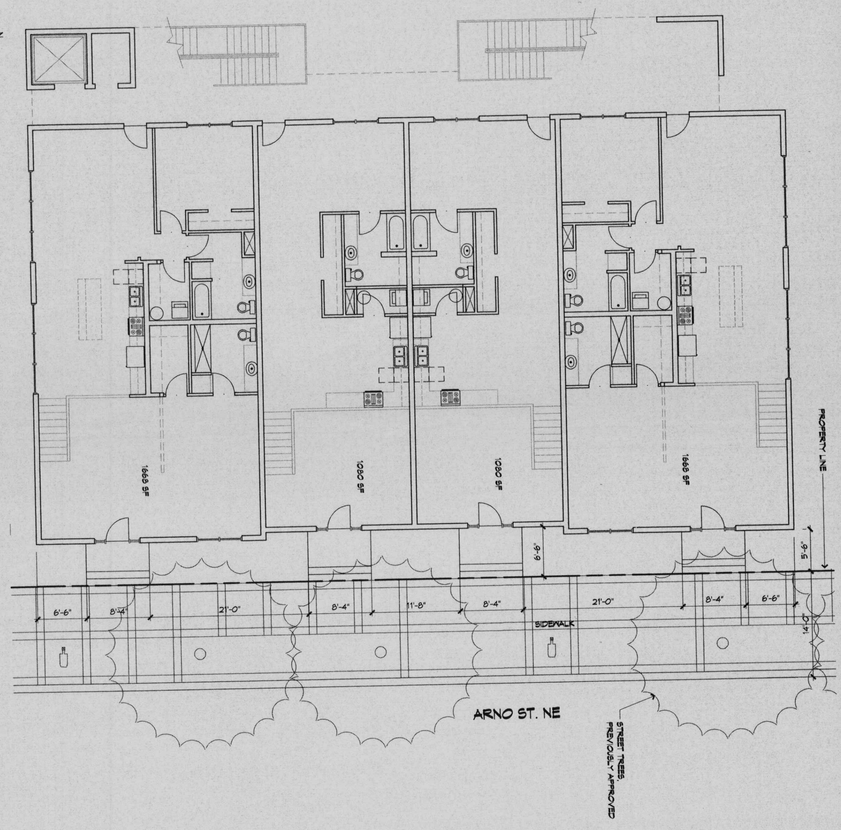
DATE	7/23/2002
PROJECT NO.	P02069
DRAWING NAME	FLOOR PLANS FOR MARKET LOFTS
SHEET NO.	6E
OF	



1 1st FLOOR PLAN

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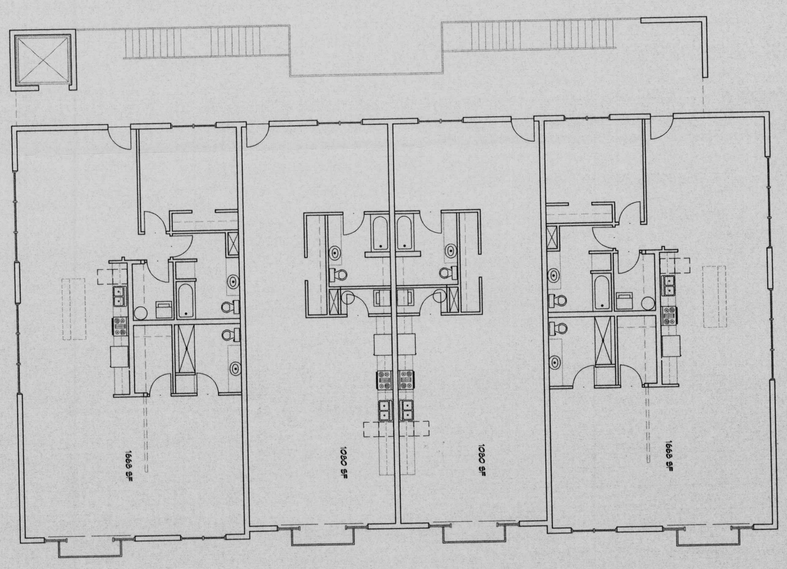

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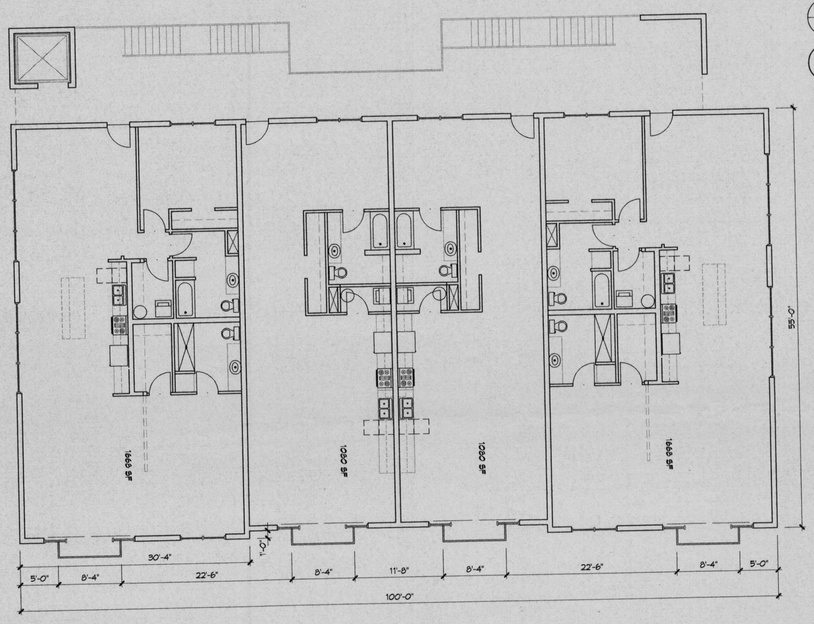

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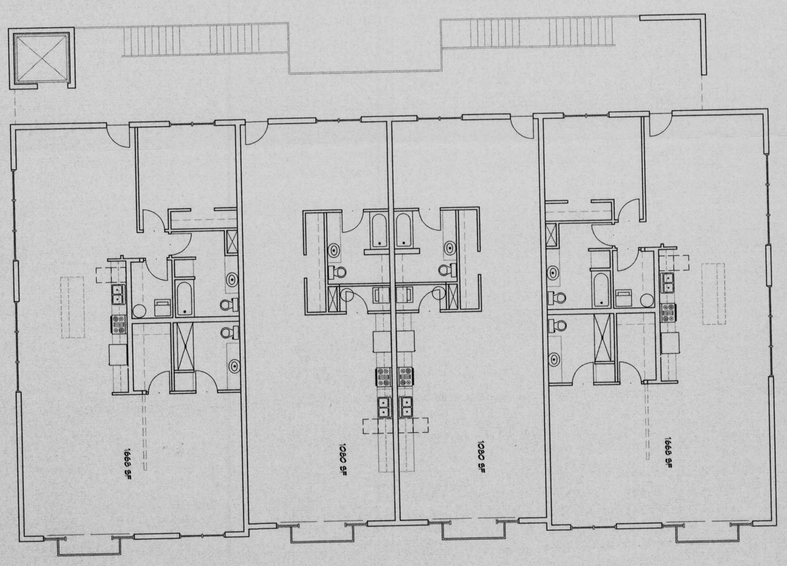

4 4th FLOOR PLAN

1/8" = 1'-0"

CAMPUS LOFTS

-16 DWELLING UNITS

Old Albuquerque High School Renovation

Loft Addition

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Albuquerque, New Mexico

Dekker Perich Sabatini

interiors planning engineering

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.com

ARCHITECT

ENGINEER

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REVISIONS

DRAWN BY: ERH

REVIEWED BY:

DATE: 1/25/2022

PROJECT NO: P222045

DRAWING NAME: FLOOR PLANS FOR CAMPUS LOFTS

SHEET NO: 6F