Regular Governing Body Meeting
City of Rio Rancho
AGENDA
March 28, 2024
6:00 PM
Council Chambers

Governing Body Members

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Jim Owen, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, Councilor District 6
Bob Tyler, Councilor District 3	

Meeting Information
This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

Join by Computer:https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID:853 0235 3741
Passcode:789419

Join by Phone:
Dial+1 253 215 8782 US

Pursuant to the Governing Body Rules of Procedures, any person wishing to address the Governing Body related to an item listed under Second Reading of Ordinances, First Reading of Ordinances, or Discussion and Deliberation, shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the City Clerk, as clerk of the Governing Body, prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

Public Forum
Pursuant to the Governing Body Rules of Procedure, any person wishing to address the Governing Body related to a non-agenda item shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public forum at a meeting.

Comments by Councilors

Consent Calendar

There will be no discussion of these items unless a Governing Body Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. Minutes of March 14, 2024 Regular Meeting
Minutes of March 14, 2024 Regular Meeting

2. R25, Resolution Decommissioning and Allowing for Disposal of Vehicles and Equipment
Resolution
Exhibit A

3. R26, Resolution Authorizing a Budget Adjustment to the Repair and Maintenance Fund (101) for the Purchase and Installation of Signs at Drainage Facilities
Resolution

4. D9, Appointment of Florence Cunningham to the Arts Commission
Florence Cunningham - Resume_Redacted.pdf

5. D10, Appointment of Rada Moss to the Capital Improvements Plan Citizen's Advisory Committee (CIPCAC)
Rada Moss Resume 2024_Redacted.pdf

Boards/Commissions/Committee Reports

Public Hearings

6. D11, Site Plan Approval for a Multi-Tenant Commercial New Build at 1912 Wellspring Ave. SE, legally described as Unser Pavilion Lot 4-A
Location/Zone Map
Application
Letter of Agency SSW
Construction Plans - Full Set
Topographic Survey.pdf
Utility Plan.pdf
Parking and Circulation.pdf
Landscape Plan.pdf
Elevations.pdf
City of Rio Rancho Parks, Recreation and Community Services Comments
Noticed Properties
Legal Ad Proof
Notice Sign

7. O3, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Corrales South, Block H, Lot 14A1, from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District Split Zone to C-2; Providing for Severability and an Effective Date
Ordinane
Zoning, Location.pdf
Authorization.pdf
Justifiction .pdf
Reproduction of Notices.pdf

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

8. R27, Resolution Declaring the Intent to Issue Industrial Revenue Bonds (IRB) in a Principal Amount up to $250,000,000 in Connection with the Proposed 100-Megawatt Solar and Storage Project Located Within the Boundaries of City of Rio Rancho for the Purpose of Inducing Quail Ranch Solar LLC and Quail Ranch Energy Storage LLC and/or their Successors or Assigns to Construct and Install the Projects
Resolution
Atrisco Energy Complex Map.png
QR IRB Application Final 3.21.24.pdf

9. R28, Resolution Confirming and Hiring Noel Davis-Westlake to the Position of City Clerk
Resolution
Resume N. Davis Westlake_Redacted.pdf
Final Mayor Hull Davis Westlake Confirmation Letter March 2024.pdf
Final City Manager Memo Appt Westlake Davis City Clerk March 2024.pdf

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
March 28, 2024

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of March 14, 2024 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of March 14, 2024 Regular Meeting

Governing Body
of the
City of Rio Rancho

MINUTES
MARCH 14, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	STAFF PRESENT:
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Jim Owen, Councilor Dist. 1	Peter Wells, Deputy City Manager
Jeremy Lenentine, Councilor Dist. 2	Josh Rubin, City Attorney
Bob Tyler, Councilor Dist. 3	Rebecca Martinez, City Clerk
Paul Wymer, Councilor Dist. 4	James DeFillippo, Fire Chief
Karissa Culbreath, Councilor Dist. 5	Connie Peterson, Dir. of Parks, Rec & Comm Svcs.
Nicole List, Councilor Dist. 6	Stewart Steel, Police Chief
	Amy Rincon, Director of Development Services
	Jason Shoup, Library Director
	Loyola Martinez, Director of Human Resources

Call to Order and Pledge of Allegiance

Mayor Hull called the meeting to order at 6:00 p.m.

Proclamations and Awards of Merit

Public Forum

The following individuals spoke under public forum:

Casey Robinson
Neil Holmes

Comments by Councilors

Consent Calendar

1.) Minutes of February 20, 2024, Work Session Minutes
2.) Minutes of February 22, 2024 Regular Meeting
3.) R17, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) for the Broadmoor Senior Center
4.) R18, Resolution Authorizing Disposal of Police Department Property
5.) R19, Resolution Authorizing a Budget Adjustment to the State Grants Fund (252) for the Crime Victims Reparation Commission (CVRC) Intergovernmental Service Agreement

DRAFT

6.) R20, Resolution Authorizing a Budget Adjustment to the Law Enforcement Fleet Maintenance Account
7.) R21, Resolution Authorizing the Disposal of Obsolete and Non-Working Office Furniture and Minor Equipment
8.) R22, Resolution Authorizing a Budget Adjustment to the City Facility Improvement/Replacement Fund (313) for Fire/Rescue Station #8
9.) D6, Appointment of Christopher Daniel to the Investment Advisory Board
10.) D7, Appointment of Kyle Olsen to the Capital Improvements Plan Citizen's Advisory Committee (CIPCAC)

Jeremy Lenentine moved to approve consent calendar. Seconded by Karissa Culbreath

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

Boards/Commissions/Committee Reports

Public Hearings

Second Reading of Ordinances

First Reading of Ordinances

11.) O2, Ordinance Amending Chapter 131 Offenses Against Order and Safety & Chapter 154 Planning and Zoning

Peter Wells, Deputy City Manager presented this item. Existing Municipal Code, Chapter 131 Offenses Against Order and Safety, Section 131.06 Unreasonable Noise, has elements which are subjective and undefined. As a result, adherence and enforcement are challenging. From January 1, 2022 through December 31, 2023, the Police Department received 1,323 calls for service related to noise complaints, and 7 citations were issued for Municipal Court. Based on research and review, including an analysis of other New Mexico cities and those in other States, the proposed Ordinance establishes more objective criteria for what is and is not acceptable community noise levels and follows best practices and commonly adopted standards. By adding more objective criteria for what constitutes unreasonable noise, clear parameters will be established for citizens to adhere to and law enforcement personnel to utilize and enforce.

Paul Wymer moved to Approve O2. Seconded by Jim Owen

The following individuals spoke under this item:

DRAFT

Casey Robinson
Scott Salves
Chuck Wilkins
Jerry Schalow
Daniel Gray

Bob Tyler moved to postpone to the April 11, 2024 Governing Body meeting.
Seconded by Paul Wymer

After further discussion among the Governing Body a Governing Body Work Session will take place for further review.

The motion carried by a vote of 5 FOR and 1 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath
NO: Nicole List

Discussion and Deliberation

12.) D8, Advice and Consent of the Governing Body for American Federation of State, County and Municipal Employees (AFSCME L3277) Collective Bargaining Agreement

Mr. Wells presented this item. The term of the previous American Federation of State, County and Municipal Employees collective bargaining agreement ended on June 30, 2020. The terms and conditions of this agreement automatically roll over beyond the expiration term until a new agreement is reached. Since 2020, City Administration has been in negotiations with the AFSCME bargaining unit regarding a new collective bargaining agreement. The negotiations concluded in March 2024 and resulted in a tentative agreement, subject to Governing Body consent.

Jeremy Lenentine moved to approve D8. Seconded by Bob Tyler

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

13.) R23, Resolution Amending Personnel Policies and Work Rules

Mr. Wells presented this item. The Resolution will amend the current personnel policies and work rules to incorporate applicability to employees in positions covered by the AFSCME bargaining unit, and address clarity needs and clerical errors/drafting inconsistencies. This action is necessary to approve a new AFSCME collective bargaining agreement.

Karissa Culbreath moved to approve R23. Seconded by Nicole List

DRAFT

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

14.) R24, Resolution to Require Immediate Removal or Repair of Ruined Building, Structures(s), Rubbish, Wreckage, Weeds, and Debris and Abatement of Premises at 1621 37th St. SE, Rio Rancho, NM 87124

Matt Geisel, City Manager presented this item. The property located at 1621 37th St. SE, Rio Rancho, and its curtilage are so covered with ruins, rubbish, wreckage, and/or other debris that they constitute a menace and/or nuisance to the public comfort, health, peace, welfare, and/or safety. Code Enforcement has issued multiple notices of violations. Additionally, the Police Department has responded to calls for services seventeen times to the Property from dates ranging from March 11,2023 to February 25, 2024. After 10 days of receipt of this Resolution should the property owner not commence with cleanup/abatement or file a written objection to the Resolution with the City Clerk pursuant to State law, the City of Rio Rancho will begin abatement procedures as soon as possible. If the City expends public funds to abate the nuisance violations, a lien would be placed.

Jeremy Lenentine moved to approve R24. Seconded by Karissa Culbreath

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

City Manager

Mr. Geisel stated at Cabezon Park there will be a shop local market with many vendors and also Sabana Grande will host a Spring Craft Fair this coming Saturday.

Adjournment

7:49

APPROVED THIS MARCH 28, 2024

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
SEAL

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R25

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Public Works

SUBJECT:
R25, Resolution Decommissioning and Allowing for Disposal of Vehicles and Equipment

BACKGROUND AND ANALYSIS:

In accordance with the provisions outlined in the City of Rio Rancho Administrative Policies and Procedures (Chapter 2, Article 12, and Section 2-12-10; Revised March 20, 2017), City vehicles are disposed of either by auction or by salvage.

Most usable vehicles are auctioned off, while heavily damaged vehicles are disposed of by salvage. City staff coordinates and executes the vehicle disposal process.

The attached exhibit contains a list of the vehicles and equipment that will be decommissioned and sent to auction. The proceeds from the auction will be returned to the Other Revenues / Auction Revenue account; except Utilities vehicles and equipment, which will be returned to Other Financing Sources / Auction Revenue account. State Grant funded vehicle sale proceeds are returned to the Grantor(s).

IMPACT:

Execution of the attached Resolution will allow the City to decommission and dispose the specified vehicles and equipment for auction.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION DECOMMISSIONING AND ALLOWING FOR DISPOSAL OF VEHICLES AND EQUIPMENT

WHEREAS: the Department of Public Works is requesting approval to decommission and auction vehicles and equipment; and

WHEREAS: the list of vehicles and equipment that have been submitted meet the requirements outlined in the City of Rio Rancho Administrative Policies and Procedures (Chapter 2, Article 12, and Section 2-12-10; Revised March 20, 2017) to become eligible for decommissioning; and

WHEREAS: the proceeds from the auction will be returned to the Other Revenues/Auction Revenue account; except Utilities vehicles and equipment, which will be returned to Other Financing Sources / Auction Revenue account.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

That the vehicles and equipment listed in Exhibit A, attached hereto, is decommissioned and shall be disposed of at auction.

ADOPTED THIS _____DAY OF _____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Dept-Div	Unit #	Asset	Year	Make	Model
PARKS AND RECREATION	90	599			
PARKS AND RECREATION	84	604			
PARKS AND RECREATION	77	714		John Deere	260 Skidsteer
Police Department	DPT106	796	1997	Smart	Speed Trailer
Police Department	DPS058	973	2001	Chevrolet	Suburban
Police Department	DPS076	1266	1999	Ford	F350
Police Department	DPS019	1376	1995	Ford	F350
Police Department	DPS189	1672	1999	Ford	F350
DEVELOPMENT SERVICES	DS01	3602	2004	Ford	Ranger
SROW SHOP	SRW9	3714	2004	Chevrolet	1500
PARKS AND RECREATION	ARC44	3968	2004	Ford	F250
FIRE DEPARTMENT EMS	936	4058	2005	Ford	Crown Victoria
DEVELOPMENT SERVICES	CE06	4624	2005	Ford	F150
PARKS AND RECREATION	PR27	4646	2005	FORD	F450
PARKS AND RECREATION	102	4911			
FLEET MAINTENANCE	C03	5663	2006	Ford	E150
FIRE DEPARTMENT EMS	909	5853	2006	FORD	F350
Police Department	DPT107	5864	2006	Smart	Speed Trailer
PARKS AND RECREATION	PR30	6727	2007	FORD	F350
PUBLIC WORKS	PWEN20	6757	2007	Ford	F250
PARKS AND RECREATION	PR44	6779	2002	DODGE	1500
DEVELOPMENT SERVICES	DS16	6845	2007	FORD	RANGER
PARKS AND RECREATION	49	7517		John Deere	Gator
PARKS AND RECREATION	51	7518		John Deere	Gator
PUBLIC WORKS	PWEN21	8991	2007	Chevrolet	1500
POLICE DEPARTMENT	MC01	9525	2008	FORD	F150
Police Department	DPS148	9576	2008	Chevrolet	2500
PARKS AND RECREATION	185	9588			
PARKS AND RECREATION	109	9625			
PARKS AND RECREATION	76	10017			
Police Department	DPS236	11655	2010	Ford	Expedition
POLICE DEPARTMENT	BMW7	13958	2012	BMW	R12
POLICE DEPARTMENT	DPS268	14306	2012	DODGE	CHARGER
POLICE DEPARTMENT	DPS293	14307	2012	DODGE	CHARGER
POLICE DEPARTMENT	DPS272	14309	2012	Dodge	Charger
POLICE DEPARTMENT	DPS267	14310	2012	DODGE	CHARGER
POLICE DEPARTMENT	BMW9	14579	2013	BMW	R12
POLICE DEPARTMENT	DPS296	14829	2014	Chevrolet	Tahoe
POLICE DEPARTMENT	DPS275	15017	2014	DODGE	CHARGER
POLICE DEPARTMENT	DPS281	15025	2014	DODGE	CHARGER
POLICE DEPARTMENT	DPS277	15028	2014	DODGE	CHARGER
POLICE DEPARTMENT	BMW10	15050	2014	BMW	R12
POLICE DEPARTMENT	PD1403	15503	2014	DODGE	CHARGER
POLICE DEPARTMENT	PD1603	16348	2014	Dodge	Charger
POLICE DEPARTMENT	PD1607	16351	2014	DODGE	CHARGER
POLICE DEPARTMENT	PD1708	16910	2016	DODGE	CHARGER
CITY ADMINISTRATION	CA02	17248	2017	NISSAN	LEAF
Police Department	DPT108	NA	2006	Smart	Speed Trailer

Police Department	DPS027	NA	2005	Nissan	Altima
Police Department	PD1614	NA	1999	Chevrolet	Express
PARKS AND RECREATION	ACO042	NA	6818	Ford	F250
POLICE DEPARTMENT	DPT129	NA	2007	Pace	Enclosed Trailer
FIRE DEPARTMENT EMS	FATV6	NA	1994	HONDA	TRX300
POLICE DEPARTMENT	PD1501	NA	2015	FORD	EXPLORER
DEVELOPMENT SERVICES	DSEN03	NA	2007	DODGE	DURANGO
DEVELOPMENT SERVICES	DS13	NA	2006	FORD	150
UTILITIES	UT148	NA	2006	CHEVROLET	COLORADO
DEVELOPMENT SERVICES	DSEN25	NA	2008	CHEVROLET	1500
PARKS AND RECREATION	57	NA	1998		
PARKS AND RECREATION	53	NA	1998	John Deere	Gator

Mileage	Vin/Serial #	Notes
	M0F911X140356	925 MOWER
	1R2016	DITCH WITCH TRENCHER
	KU0260A36055	
N/A	1K9BS0816VK118539	
129577	1GNEC16T31J244622	
132500	1FDWF36F7XEE79225	
125367	1FDKF37F9SEA69600	
106387	1FDWF36F2XEC70782	
155234	1FTZR15E54PA40370	
243437	1GCEK14T04Z172315	
169908	1FTNF20L74EC57367	
102927	2FAHP71W94X167805	
143313	1FTPF12515NA85288	
136128	1FDXW47P35EB65344	
	550411	
111644	1FTRE14WO6HB18265	
68540	1FDWF36P16EC25968	
N/A	1K9BL10186K118011	
156998	1FDSW35P77EB05917	
258674	1FDSX21597EB05915	
123648	1D7HA16Z32J199740	
203978	1FTYR15E97PA58578	
	W006X4X03116	4X2 GATOR
	W004X2X0295577	4X2 GATOR
167460	1GCEK19017Z594094	
47650	1FTPS12V98FA18742	
133532	1GCHK23K98F121088	
	T0210LE888258	
	2000821319	SIMPLICITY
	TC1200A155131	1200 HYDRO BUNKER
117853	1FMJU1G55AEB45308	
NA	WB104400XCZW21223	
117985	2C3CDXAT2CH282696	
83139	2C3CDXAT0CH255481	
99186	2C3CDXAT4CH282697	
118324	2C3CDXAT6CH282698	
43065	WB1044003DZW22666	
65414	1GNLC2E06ER206605	
61266	2C3CDXAT4EH223748	
91426	2C3CDXAT0EH186696	
108333	2C3CDXAT4EH186717	
36621	WB1044002EZW23406	
90168	2C3CDXAT7EH343706	
90100	2C3CDXAT6EH340764	
102420	2C3CDXAT0EH344812	
77057	2C3CDXAT6GH293366	
6005	1N4BZ0CP3HC307993	
N/A	1K9BL10186K118042	

140372	1N4AL11D15N905348	
175509	1GCHG39R3X1096678	
128772	1FTNF20Y87EB00950	
NA	4P2FB121X7U076704	
NA	478TE1505RA625989	
67976	1FM5K8ATXFGC41681	CRASHED
81972	1D8HB38P37F570647	
164410	1FTRF14W16NA93049	
42415	1GCCS146968217312	
129666	1GCEK14058Z133117	
	TC1200A120614	1200A BUCKERRAKE
	W004X2A028527	4X2 GATOR

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R26

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Public Works

SUBJECT:
R26, Resolution Authorizing a Budget Adjustment to the Repair and Maintenance Fund (101) for the Purchase and Installation of Signs at Drainage Facilities

BACKGROUND AND ANALYSIS:

At the December 14, 2023 Governing Body meeting, portions of Chapters 91 - Nuisances Health and Sanitation; Chapter 94 - Parks and Open Spaces; Chapter - 130 General Provisions; Chapter 131 - Offenses Against Order and Safety; Chapter - 132 Offenses Against Property; and, Chapter 154 - Planning and Zoning Ordinance were amended to provide additional clarity.

To educate the public on changes to the ordinance, the Department of Public Works will install signs (more than 300) at drainage facilities informing them that they are not authorized to remain in these facilities for their safety. To provide this information, a budget adjustment is necessary to fund the costs associated with sign creation and installation. These signs will also assist in the enforcement of the amended ordinance.

IMPACT:

The proposed budget adjustment will increase expenditures in the Repair/Maintenance Infrastructure Fund (101-5520) by $55,000 and decrease the General Fund by $55,000.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT FOR THE PURCHASE AND INSTALLATION OF SIGNS AT DRAINAGE FACILITIES

WHEREAS: at the December 14, 2023, Governing Body meeting, portions of Chapters 91, Nuisances Health and Sanitation; Chapter 94 Parks and Open Spaces; Chapter 130, General Provisions; Chapter 131, Offenses Against Order and Safety; Chapter 132, Offenses Against Property; and Chapter 154 Planning and Zoning were amended for clarity; and

WHEREAS: based on the amended Municipal Code chapters, a budget adjustment is necessary to fund the cost associated with sign creation and installation that will be erected at City drainage facilities; and

WHEREAS: a budget adjustment is necessary to expend the funds as proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0515-410-9001 Ending Fund Balance Unreserved		$22,581,884	$0	$55,000	$22,526,884
101-5520-441-5038 Repair/ Maintenance Infrastructure	PW2462	$258,000	$55,000	$0	$313,000
Total Sources		$22,839,884	$55,000	$55,000	$22,839,884

ADOPTED THIS _____DAY OF _____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D9

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Administration

SUBJECT:
D9, Appointment of Florence Cunningham to the Arts Commission

BACKGROUND AND ANALYSIS:
The commission works to enhance and promote the arts within Rio Rancho. Commission members must have knowledge and experience in an art-related discipline.

Florence Cunningham resides in City Council District 4. She has formal education and work experience in an arts-related discipline.

If appointed, Cunningham will complete a term that will expire on December 31, 2024.

IMPACT:
The appointment will fill a vacancy on the Arts Commission caused by resignation.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
Mayor Hull recommends the appointment of Florence Cunningham to the Arts Commission.

ATTACHMENT: Florence Cunningham - Resume_Redacted.pdf

Florence Cunningham

[redacted]

Education
University of New Mexico Graduated 12.2014 Bachelors of Fine Arts, Art Studio- Printmaking, Photography, Art & Ecology

Tamarind School of Lithography Albuquerque, NM Lithography Workshop- Teaching Assistant 06.2013

Skills
- Manage a portfolio of over 80 artists.
- Processed archival works, showcasing works, and handling shipments.
- Negotiate sales contracts with organizations, artists, and independent clientele.
- Assisted in grant writing research
- Researched and synthesized information for museum literature.
- Maintained catalog database for research purposes.

Relevant Experience

Munson Graphics Santa Fe, NM Art Director 02.2016-09.2016

- Manage a portfolio of over 80 artists, valued over a half-million-dollars
- Negotiate sales contracts with organizations, artists in the greater New Mexico area, and independent clientele around the country.
- Composed custom layouts for poster, brochure, and *cards.
- Retouched distressed photos and images for product sales.
- Troubleshooting technical issues with Mac and PCs and printers.

Albuquerque Museum Albuquerque, NM Editing Assistant 02.2014- 12.2014

- Researched and synthesizes information for museum literature.
- Assisted in improving catalog database images for research purposes for future projects.
- Worked on special archival projects for future expositions.

Bunting Visual Research Library Albuquerque, NM Catalog Assistant 01.2013- 011.2013

- Updated online research library catalog by scanning images from books.
- Answered visitors' questions about the catalog services.
- Assisted graduate students with gathering images for their research.

- Santa Fe Art Auction Santa Fe, NM Auction Volunteer 12.2016/12.2017
- Handled artworks for display and shipments.

Other Experience

SITE Santa Fe Gallery Santa Fe, NM Museum Educator, Events 08.2014- 12.2015

- Assisted in grant writing research to continue student and community participation in visitation to the gallery and events.
- Lead special projects with students to aid their understanding of artist concepts.
- Worked independently with students with language barriers.
- Dialoguing with museum visitors about the SITE's exhibitions.
- Participated in new exhibition set up and assembly.

Bridge Academy Santa Fe, NM Art Teacher 08.2014-12.2015

- Assisted students with learning of popular artist concepts and devising their concepts by bridging their personal experiences with refined research.
- Assisted students with making both archival works and functions of ready-made art and the possible discourse of conservation.
- Devised themed lesson plans based on popular artists' in the current art world.
- Created curriculum in painting and drawing, and sculpture.

Youth Development program Santa Fe, NM Art Teacher 08.2014-12.2015

- Introduced special lectures for students to have relatable topics on prison and graffiti arts as respectable art forms based on research gathered from accredited MFA programs and their participating graduate students.
- Taught how to compose artist concepts, present projects, and vocabulary.
- Assisted students with learning of popular artist concepts and how to bridge their concepts despite their personal experiences.

Freelance Graphic Designer Albuquerque, NM Art Director 10.2015- 03-2018

- Executing contract work in an effectively please clientele.
- Photo restoration and color correction for antique memorabilia.
- Maintained digital archive and website.

Print Exchanges

2015 Just a Second, Brooklyn Art Library, Brooklyn, NY

2014 Undergraduate Exchange Exhibition, Central Michigan University Park Library, Mount Pleasant, MI

2013 A Little Note, Rainboeliza Studios, Red Lion, PA

2013 Stalker, University of New Mexico, Albuquerque, NM

2012 West to Southwest, University of San Francisco, San Francisco, CA 2012

2012 End of the world, Member exchange, Albuquerque, NM

Workshops and Collaborations

2014-2015 Bridge Academy, Art Teacher, Museum Education, Santa Fe, NM

2014-2015 Youth Development Program, Artist Development, Santa Fe, NM

2014 Monotype Workshop, Sandia High School, Albuquerque, NM

2012 Relief Workshop, St. Pius High School, Albuquerque, NM

2011Print collaboration, printed for Worldwide Women from Bangor, Northern Ireland

Selected Group Exhibitions

2016 Long Echo, Center for Contemporary Arts, Santa Fe, NM

2015 Just A second, Brooklyn Art Library, Brooklyn, NY

2015 Undergraduate Juried Show, University of New Mexico, Albuquerque, NM

2014 Advance Photography Portfolio, 5G Gallery, Albuquerque, NM

2014 20th Annual UNM Print Sale, Albuquerque, NM

2014 Undergraduate Exchange Exhibition, Central Michigan University Park Library, Mount Pleasant, MI

2013 Undergraduate Juried Show, University of New Mexico, Albuquerque, NM

2013 19th Annual UNM Print Sale, Albuquerque, NM

2013 Project Postcard, New Mexico State University, Las Cruses, NM

2012 18th Annual UNM Print Sale, Albuquerque, NM

2012 2012 Revolution, Sommer's Gallery- UNM, Albuquerque, NM

Professional Development

2014 SGCI International Conference, San Francisco, CA
2014 Yuma Artist Symposium, Yuma, Arizona

2014 Editing and development intern, Albuquerque Museum, Albuquerque, NM

2013 Teaching Assistant Intern; Lithography Summer Workshop,

Tamarind Institute, Albuquerque, NM

2013 Chinati Weekend, Marfa, Texas

2012 SGCI International Conference; New Orleans, LA

Collections

Brooklyn Art Library
Central Michigan University
Rainboeliza Studios
Private Collections

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D10

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Administration

SUBJECT:
D10, Appointment of Rada Moss to the Capital Improvements Plan Citizen's Advisory Committee (CIPCAC)

BACKGROUND AND ANALYSIS:
CIPCAC primarily advises on the preparation, implementation, and updating of the City's impact fees capital improvement plan. This plan pertains to construction and/or acquisition of public assets necessary to meet growth service level goals and objectives using fees paid by new development. CIPCAC also advises on federal Community Development Block Grant funding allocations.

CIPCAC consists of seven municipal residents with not less than 40% (three members) being representatives of the real estate, development or building industries, in accordance with the New Mexico Development Fees Act. No more than two members of CIPCAC can reside in the same City Council District, or be an employee or official of a municipality, county or other governmental entity per State law.

Rada Moss resides in City Council District 1. If appointed, Moss will serve a term that expires on March 28, 2027, and serve as a real estate/development member on the committee. Moss previously served on CIPCAC.

IMPACT:
The appointment will fill a vacancy on CIPCAC caused by term expiration.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
Mayor Hull recommends the appointment of Rada Moss to CIPCAC.

ATTACHMENT: Rada Moss Resume 2024_Redacted.pdf

Rada I. Moss

[redacted]

EXPERTISE/SKILLS

▪ Grant Writing, Research, Management and Fund Development ▪ Human Service and Social Justice ▪ Housing, Homelessness and Poverty Issues ▪ Re-entry and Criminal Justice ▪ Employment, Recovery and Sustainability ▪ Strategic and Project Planning ▪ Fund and Grant Development ▪ Program, Planning and Development ▪ Program Pilot Creation ▪ Budget Management and Development ▪ Evaluation, Impact and Outcome Measurement ▪ Multi-System Engagement Organizational and Leadership Development

PROFESSIONAL EXPERIENCE

Corporate Relations Officer. ***United Way of North Central New Mexico***. *Albuquerque, New Mexico*
June 2023 – Present

- Fund develop and relationship during annual fundraising campaigns
- Write grants to maximize fundraising capacities for community engagement and investment
- Assist with coalition building and collaborative development for the north central New Mexico region
- Manages sector campaigns during and off-season with strong relationship development

Resource & Development Manager. ***New Mexico Mortgage Finance Authority***, *Albuquerque, New Mexico*
January 2023 – May 2023

- Managed legislative briefs and policy for the Department of Policy & Planning during the 2023 legislative session
- Wrote federal and foundation funding applications for affordable housing and research study programming
- Assisted department director and executive director with Housing New Mexico implementation strategy and New Mexico Housing Trust Fund

Resource Development Officer/Client Services Manager. **The Grant Plant, Inc.** *Albuquerque, New Mexico*
January 2021 – December 2022

- Generates revenue for client programs and services through timely submission of well-researched, well-written and well documented fundraising proposals, grant applications, letters of inquiry, nominations, etc.
- Researches and identifies new public and private grant opportunities that are well-aligned with client interests
- Analyzes and compiles data and information on the performance of client program activities that are funded by third-party public and private sources
- Develops reports to government, foundations, corporations, and other funders on the progress or completion of client program activities
- Acts as company liaison between client and funding entities

Housing & Services Coordinator. **Supportive Housing Coalition of New Mexico.** *Albuquerque, New Mexico*
May 2020 – January 2021

- Served as direct line of communication for affordable housing services unit
- Provided expert guidance and leadership services for housing fragile community in and outside of Albuquerque
- Assisted senior leadership team with strategic direction of client-centered services

Center Manager. **Denver Workforce Services (ResCare).** *Denver, Colorado*
November 2018 – June 2020

- Served on the organizational leadership team and manages a diverse staff of 8. Oversaw management of two workforce centers for the city and county of Denver, allowing job seekers to receive, maintain and retain high level employment, training and education services
- Managed operations of high-traffic and high-functioning centers with visitors of over 100 participants on a daily basis
- Effectively oversaw diverse menu of funding programs and funding streams to ensure successful programmatic and financial outcomes. Programs included: WIOA, Lives Empowered Initiative, Disabilities Engagement Initiative/Ticket to Work, 50+ Work Development, Early Childhood Education Program and YouthBuild

Manager of Career Programs: **Hope Communities, Inc.** *Denver, Colorado*
May 2018 – November 2019

- Developed and implemented innovative pilot program for affordable housing community
- Oversaw and managed comprehensive employment services program for adults and youth

Project Manager. **New Mexico Coalition to End Homelessness.** *Santa Fe, New Mexico*
June 2016 – October 2017

- Facilitated funding resources for housing and housing development in New Mexico ○ Acquired over $5,000,000 in HUD/federal funding via the Continuum of Care application submission
- Created housing stability and housing development projects
    - Increased permanent housing programs by 15%
    - Increased housing program development and visibility in rural areas of the state by 5%
- Developed systemic improvements for homeless prevention, change and barriers ○ Integrated systemic language and change in agencies' policies and procedures regarding gender equality and identification for the prevention of human trafficking
    - Wrote and presented a Cold Weather Plan to reduce the high mortality rate of Native Americans
- Realigned and managed the funding evaluation process to ensure reallocated funding from poor-performing programs to stronger-performing programs

Director. **Transitional Housing Corporation.** *Washington, D.C.*
May 2013 – June 2016

- Directed and managed Employment Services department and staff team of at least six professionals at any given time
- Project managed the leadership, oversight, direction and planning for the provision of high level education and training pilot for Affordable Housing populations
- Created and developed work readiness program, EARN, for marginalized, unemployment and chronically homeless population
- Develop with fundraising efforts by writing up to five grants per year and securing more than $500,000 for the department
- Creatively developed new and strategic program techniques that crossed departmental boundaries including an interdepartmental work experience program
- Facilitated the organizational partnership for the summer youth employment program, life skills development integration and education and training partnership development
- Proactively set organizational strategic planning goals, programmatic vision and direction in collaboration with division director
- Restructured department staffing, saving two positions within department during a period of budgetary strife and organizational layoffs
- Raised over $1 million for education self-sufficiency project targeting formerly homeless population

Senior Program Manager, Mid-Atlantic Region. **Corporation for Supportive Housing.** *Washington, D.C.*
August 2008 – October 2012

- Initiated and implemented a model project in the Mid-Atlantic Region advocating for changes to policies and practices that improve experiences in disadvantaged and marginalized populations of multi-service systems
- Analyzed policy implications of budgets for re-entry and housing programs
- Skillfully collaborated with multiple stakeholder agencies and organizations including those of criminal justice, behavioral health systems, homeless services, community organizations, providers, city and state administrations, evaluators, policy and advocacy groups, and project developers
- Knitted together powerful coalitions to support effective and constructive systemic change
- Utilized data and data analysis to inform processes and decision-making for the purposes of program development and analyses
- Measured programmatic progress accurately against desired results
- Developed outcome measurement strategies for programmatic and process evaluations
- Assisted with fund development and grant writing to raise programmatic and operational funds for new and existing regional projects including projects in the District of Columbia, Baltimore, Richmond and Philadelphia. Generated necessary resources for maintaining programmatic development at nearly $1 million per year. Served on internal team for federal capacity building and technical assistance grant. Managed grant and contract program for re-entry and housing development projects throughout the Mid-Atlantic region

Program Manager. Community Housing and Partnership Development. **Associated Catholic Charities**. *Baltimore, Maryland.*
January 2008 – August 2008

- Oversaw the community housing program within Community Services Division
- Facilitated property and budget management for entire community housing program
- Worked cooperatively with program managers for case management supervision of program participants
- Developed and maintained strategic partnerships within the Our Daily Bread Employment Center (ODBEC) in order to maximize client service provision and programming
- Assisted divisional leadership to sustain and leverage diverse funding streams for ODBEC programs: Maryland Re-entry Partnership, Christopher Place Employment Academy, Our Daily Bread and Employment Services

Director, Maryland Re-entry Partnership. **Associated Catholic Charities**. *Baltimore, Maryland.*
February 2006 – January 2008

- Managed all aspects of the Maryland Re-entry Partnership
- Identified and developed key, strategic partnerships for growth and development of program
- Managed administrative and case management staff of up to 12
- Negotiated, executed, implemented and quality-assured 12 contracts with community partners inclusive of program budgets and scopes of service. Diversified funding base by adding new streams of support
- Maximized shared staffing potential, pro bono opportunities and partnership collaborations to draw significant savings in program budget without sacrifice to quality of client service provision
- Defined and maintained data management, evaluation and communication of outcome measures
- Developed local and national public relations and media strategy for representation via television, radio and print media, culminating in the Emmy-nominated film documentary, "Omar and Pete" and a 60 Minutes segment

EDUCATION

B.A. ENGLISH, Spelman College. Atlanta, Georgia

COMMUNITY LEADERSHIP & ENGAGEMENT

- Vice President, Albuquerque Alumnae Chapter, Delta Sigma Theta Sorority, Inc.
- Vice President, Board of Directors, Lovelace Women's Hospital, Albuquerque, New Mexico
- Member, Board of Directors, Haven House, Rio Rancho, New Mexico
- Advisory Committee Member – Capital Improvements, City of Rio Rancho, New Mexico
- Member, Rio Rancho Rotary Club

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D11

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
D11, Site Plan Approval for a Multi-Tenant Commercial New Build at 1912 Wellspring Ave. SE, legally described as Unser Pavilion Lot 4-A

BACKGROUND AND ANALYSIS:
The applicant, Randy Ko, through his agent, Studio Southwest Architects, requests approval of a site plan for a drive-thru restaurant and multi-tenant commercial new build at the property 1912 Wellspring Ave. SE. The subject property is legally described as Unser Pavilion, Lot 4-A and consists of approximately 1.1567 acres. The subject property is zoned SU: Special Use for C-1: Retail Commercial uses as stipulated in the Unser Pavilion Master Plan, under Ordinance No. 3, Enactment No. 12-04 enacted January 25th, 2012.

The subject property is located within the Unser Pavilion Master Plan. The Unser Pavilion Master Plan was adopted under Resolution No. 1, Enactment No. 12-001 on January 25, 2012. The purpose of the Unser Pavilion Master Plan is to develop a 7.75 acre campus, located on the southwest corner of Unser and Wellspring, to include commercial opportunities for the surrounding community such as retail, general office, medical office, banking/credit unions, and restaurants.

The Unser Pavilion Master Plan outlines permissive uses for the subject property as SU: Special Use for C-1: Retail Commercial to include the following uses (p. 13-14):

- Stores for the sale of retail goods and products.
- Restaurants, bars, and lounges which exclude drive up liquor dispensing windows.
- Drive-in or drive-up window restaurants, and/or convenience stores, provided drive up liquor dispensing windows are excluded at such establishments.

The proposed development is to include a drive-up restaurant, and 4 additional retail suites. Staff finds that the proposed development is consistent with the permissive uses listed in the adopted master plan as regulated by the subject property's Zoning Ordinance.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

The Rio Rancho Code of Ordinances (R.O. 2003) 154.43 (3) requires, "All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property."

Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan at a minimum shall contain the following:

a. Scale and north arrow; a scale and a north arrow are included on the site plan. Criteria is satisfied.

b. Lot boundaries and easements; site plan shows all public utility easements, public drainage and waterline easements, utility easements to PNM and Centurylink, private drainage easements, private driveway and access easements, and cross lot easements for drainage and vehicular/pedestrian cross lot access (see attachment Topographic Survey). Criteria is satisfied.

c. Existing and proposed utilities; a complete utility plan has been included as part of this submittal (see attachment Utility Plan). Criteria is satisfied.

d. Existing and proposed rights-of-way; there will be no right-of-way located within this development. The development will be accessed via Wellspring Ave. SE from either Westside Blvd. SE to the north or Unser Blvd. SE to the east.

e. Proposed structure with uses, dimension, and setbacks; the submittal of complete construction plans and a site plan shows the dimensions, conforming to the height requirements outlined by the Unser Pavilion Master to plan to not exceed 32 feet (measured from finished grade to the top of the parapet), and setbacks to conform to the 10 feet setback requirement for all buildings where the parcel is adjacent to residentially zoned property as directed by the Unser Pavilion Master Plan (see attachment Construction Plans). Criteria is satisfied.

f. Proposed ingress, egress, parking and circulation; ingress and egress are shown on site plan through cross lot access easements located at the west and north of the property. The City of Rio Rancho Code of Ordinances (R.O. 2003) § 154.76 Off-Street Parking Requirements (A)(1) outlines that *Restaurant, Bar* parking calculations as "1 space for every 4 seats or 1 per 100 square feet, whichever is greater." The total square footage of the development is 8,190 square feet, the restaurant accounts for 5,116 square feet, and the remainder of the development being 2,618 square feet. The restaurant will require at a minimum there is at least 52 spaces and the remaining retail space requiring 9 spaces as per R.O. 2003 § 154.76 Off-Street Parking Requirements (A)(1) *Office, Professional, Retail Businesses, and Public Buildings* requiring 1 space per 300 square feet of floor area.

The site plan shows 64 spaces, 3 ADA accessible, 1 ADA van accessible, and 3 motorcycle spaces. Parking requirements have been exceeded for this development as per requirements outlined by R.O. 2003 § 154.76 Off-Street Parking Requirements. Circulation through the site can be seen on the site plan (see attachment Parking and Circulation). Criteria is satisfied.

g. Landscaping and landscape buffers; R.O 2003 § 154.76 (B)(3) of Nonresidential Design Criteria states, "Appropriate landscaping shall be provided for visual relief along the frontage of the parcel; provided that no less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front. Cool season grass shall be limited to areas designated for recreational use and shall be limited to a maximum of 1,000 square feet of 20% of the total lot area, whichever is less." The applicant has provided a detailed landscape plan that includes landscape coverage, calculations, and species type. Minimum landscape square footage has been provided (see attachment Landscape Plan); Criteria is satisfied.

h. Elevations; elevations for this project show a structure that conforms to height requirements as outlined by R.O. 2003 Section 154.51 Zoning Table/Residential as well as to height requirements in the Unser Pavilion Master Plan which outlines that buildings shall conform to "Two Stories Height Requirement on all property within Unser Pavilion which shall in all cases not exceed 32 feet as measured from finished grade to the top of the parapet.". Elevations of this project show a single-story structure that reaches a maximum height of 25'4" from grade to parapet (see attachment Elevations). The Unser Pavilion Master Plan does not have additional building design guidelines,

and staff finds the proposed building design conforms to City Code regulations for non-residential design under Section 154.61 of City Code. Criteria is satisfied.

i. Adjacent property characteristics; properties to the west and north are similarly zoned SU: Special Use. Property to the east and south is zoned C-1: Retail Commercial and a City of Rio Rancho Public Facility, Gateway Park, is located south of the subject property.

j. Preliminary drainage plan; a preliminary drainage plan for this site has been provided and reviewed by city staff; Criteria is satisfied.

NOTIFICATIONS:
Adjacent property owners were notified of this hearing by certified mail. A notice sign was posted on the property one week prior to the hearing as required by Ordinance. A legal notice was published in the March 13, 2024 Albuquerque Journal for the Governing Body meeting. All legal notification requirements for this project have been meet.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
A transmittal and application materials were sent out to the Development Services Engineering, City of Rio Rancho Fire & Rescue, City of Rio Rancho Police, City of Rio Rancho Parks, Recreation and Community Services, Rio Rancho Public Schools, MRMPO-MRCOG, and SSCAFCA to provide comments on this Governing Body decision. Below are the comments received from the reviewers:

Reviewer	Comments
Development Services Engineering	No comments.
City of Rio Rancho Fire & Rescue	Fire 1 check list has been submitted and approved for this site. Fire has no other comments on transmittal.
City of Rio Rancho Police	No comments received.
City of Rio Rancho Parks, Recreation and Community Services	See attached comments.
Rio Rancho Public Schools	No comments received.
MRMPO-MRCOG	MRMPO has no adverse comments.
SSCAFCA	SSCAFCA has no comment.

IMPACT:
The Development Services Department recommends the Governing Body approves the applicant's request for Site Plan Approval with the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. R.O. 2003 154.43 (3) requires site plan approval for the Governing Body;
2. The applicant has the authority to apply for site plan approval;
3. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views was given.

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:
1. The subject property is zoned SU: Special Use District by Ordinance No. 3, Enactment No. 12-04. The SU: Special Use zoning designation requires that a site plan be reviewed and approved by the Governing Body.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. The site plan conforms to the Unser Pavilion Master Plan, adopted under Resolution No. 1,

Enactment No. 12-001.

4. Development of the site will conform to all City ordinances, standards, and specifications.
5. The review and subsequent building permit applications will ensure conformity to the approved Site Plan and City ordinances, standards, and specifications.
6. The signage of the development shall adhere to the applicable Sign Code Ordinance, R.O. 2003 Chapter 156.
7. The applicant shall address all of the Site Plan reviewer comments.
8. The Director of Development Services Department may approve minor changes to this site plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered site plan.
9. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.
10. Waste Management will have to review and approve of the dumpster location.

ALTERNATIVES:

The Governing Body has three alternatives on the disposition of this request and may:

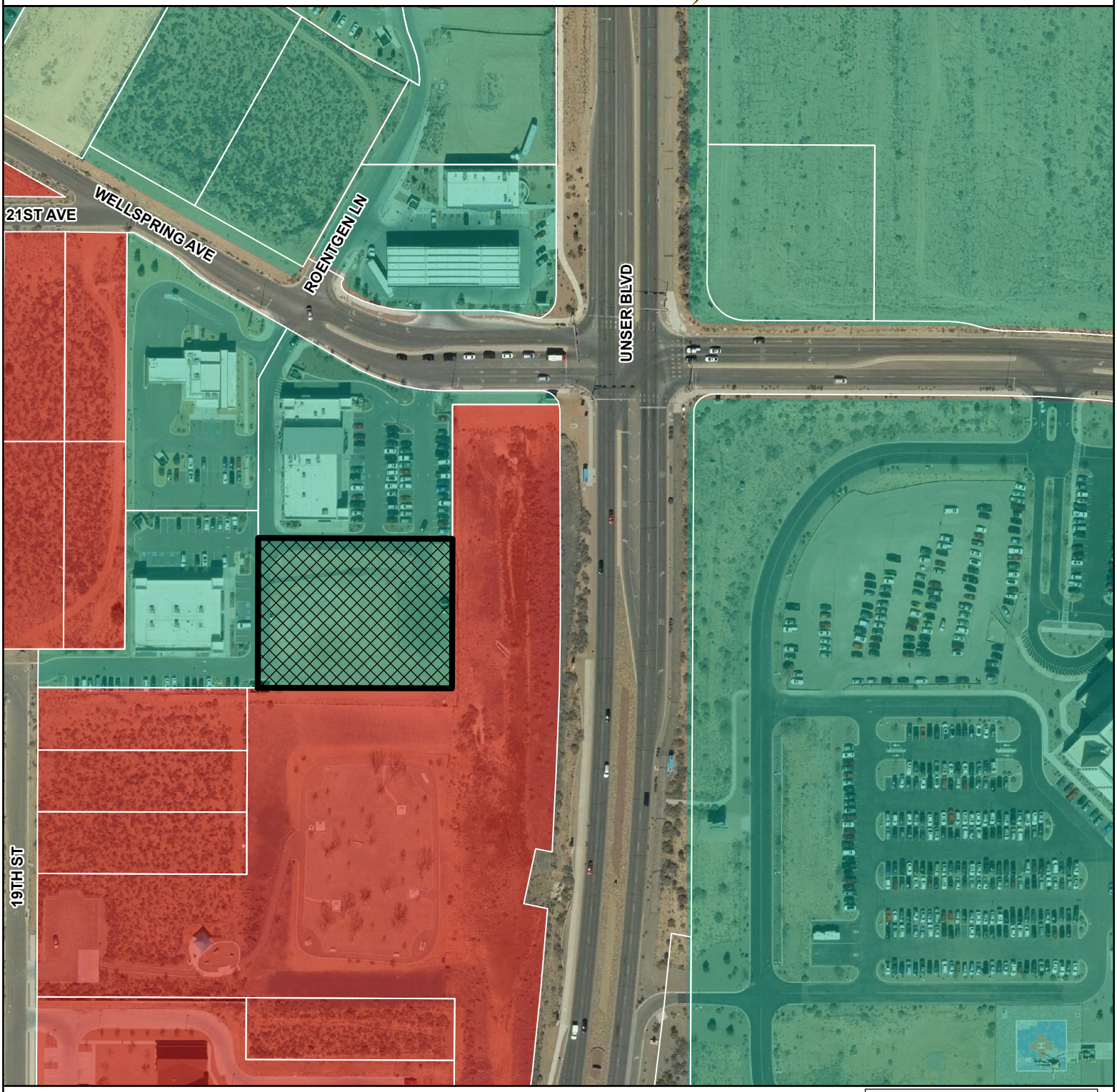
1. Approve the site plan.
2. Deny the site plan.
3. Postpone its decision to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Governing Body approve the applicant's request for the Site Plan approval with findings and conditions.

ATTACHMENT: Location/Zone Map
ATTACHMENT: Application
ATTACHMENT: Letter of Agency SSW
ATTACHMENT: Construction Plans - Full Set
ATTACHMENT: Topographic Survey.pdf
ATTACHMENT: Utility Plan.pdf
ATTACHMENT: Parking and Circulation.pdf
ATTACHMENT: Landscape Plan.pdf
ATTACHMENT: Elevations.pdf
ATTACHMENT: City of Rio Rancho Parks, Recreation and Community Services Comments
ATTACHMENT: Noticed Properties
ATTACHMENT: Legal Ad Proof
ATTACHMENT: Notice Sign

1912 WELLSPRING AVE SE
UNSER PAVILION, LOT 4-A



RioRancho
City of Vision

0 150 300 600
Feet

GIS
Moving Spatial Data Forward

N
W E
S

Subject Property

Zoning

- C-1
- MU-A
- SU

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 03/04/2024

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☒ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Randy Ko		Phone: 505-301-8680
Address: 1805 Avenida Alturas NE		E-Mail: randyfko@gmail.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Laura Anderson - Studio Southwest Architects		Phone: 505-321-6119
Address: 2101 Mountain Rd NW		E-Mail: mmartinezstudioswarch.com
City: Albuquerque	State: NM	ZIP Code: 87104

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Site plan approval by the Governing Body

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : UNSER PAVILION	Block(s):	Lot(s): 4-A
Existing Zoning: SU	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 1.1567 Acres

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Applicant: Randy Ko	Agent: Laura Anderson
Signature:		Date: 2/27/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-160-00002	$266.00	

APPLICATION ACCEPTED BY: Chris Benson **DATE:** 02/28/2024

Form revised June 2014

City of Rio Rancho
Planning Department

January 3rd, 2023

Ko Development, LLC, a New Mexico Limited Liability Company, authorizes Studio Southwest Architects to act as an agent for Lot 4A, Parcel 4, Unser Pavilion for planning and architectural reviews and submittals.

Sincerely,
Randy Ko



Manager
Ko Development, LLC

2/23/2024 11:41:54 AM
C:\Users\mnoe\Documents\2229_Retail at Unser Pavilion_Central_mnoeX58T5.rvt

RETAIL SHOPS AT UNSER PAVILION

1912 Wellspring Avenue SE Rio Rancho, NM 87124

February 23, 2024

PERMIT SET



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G-101	CODE ANALYSIS AND EGRESS PLAN

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C103	HORIZONTAL CONTROL PLAN
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C202	SITE GRADING PLAN
C301	SITE UTILITY PLAN
C501	CIVIL DETAILS
C502	CIVIL DETAILS
C503	INFILTRATION GALLERY DETAILS

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LS-01	LANDSCAPE PLAN
LS-02	MATERIAL PLAN

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E-301	ELECTRICAL ROOF PLAN
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E-601	PANEL SCHEDULES



VICINITY MAP/LOCATION MAP
NTS

PROJECT DIRECTORY

OWNER/CLIENT
RANDY KO
ALBUQUERQUE, NM
PHONE: (505) 301-8680
CONTACT: RANDY KO
EMAIL: randyfko@gmail.com

ARCHITECT
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 MOUNTAIN ROAD NW SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 843-9639
FAX: (505) 843-9683
CONTACT: LAURA ANDERSON
EMAIL: landerson@studioswarch.com

CIVIL
THOMPSON ENGINEERING
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
CONTACT: DAVID THOMPSON
EMAIL: tecnm@yahoo.com

STRUCTURAL ENGINEER
CHAVEZ-GRIEVES CONSULTING ENGINEERS
4700 LINCOLN ROAD
ALBUQUERQUE, NM 87109
PHONE: (505) 344-4080
CONTACT: DAVID ANTONIO LARA
EMAIL: dlara@cg-engrs.com

MECHANICAL, ELECTRICAL, PLUMBING
TESTUDO ENGINEERING
7007 WYOMING BLVD NE, SUITE E-1
ALBUQUERQUE, NM 87109
PHONE: (505) 554-1282
CONTACT: DAVID GRAHAM
EMAIL: david@testudoeng.com

LANDSCAPE ARCHITECT
YELLOWSTONE LANDSCAPE
7525 SECOND STREET NW
ALBUQUERQUE, NM 87107
PHONE: (505) 898-9615
CONTACT: MATTHEW HAGERMAN
EMAIL: mhagerman@yellowstonelandscape.com

STUDIO SW ARCHITECTS
2101 Mountain Road NW Suite B | Albuquerque NM 87104
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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:47-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
		Revision Schedule

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

COVER SHEET, PROJECT DIRECTORY

G-001



2 AERIAL

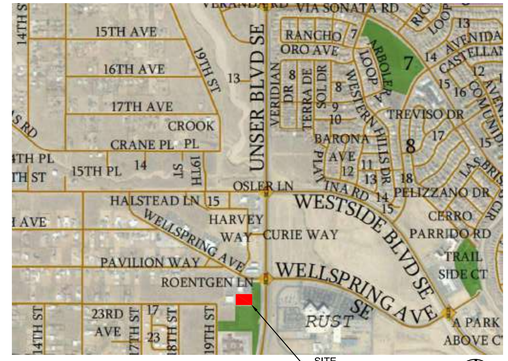
NOT TO SCALE

Approved w/ requirements

Acceptance of this document by The Rio Rancho Fire Marshals Office does not relieve the design professional of any liability for errors or omissions.

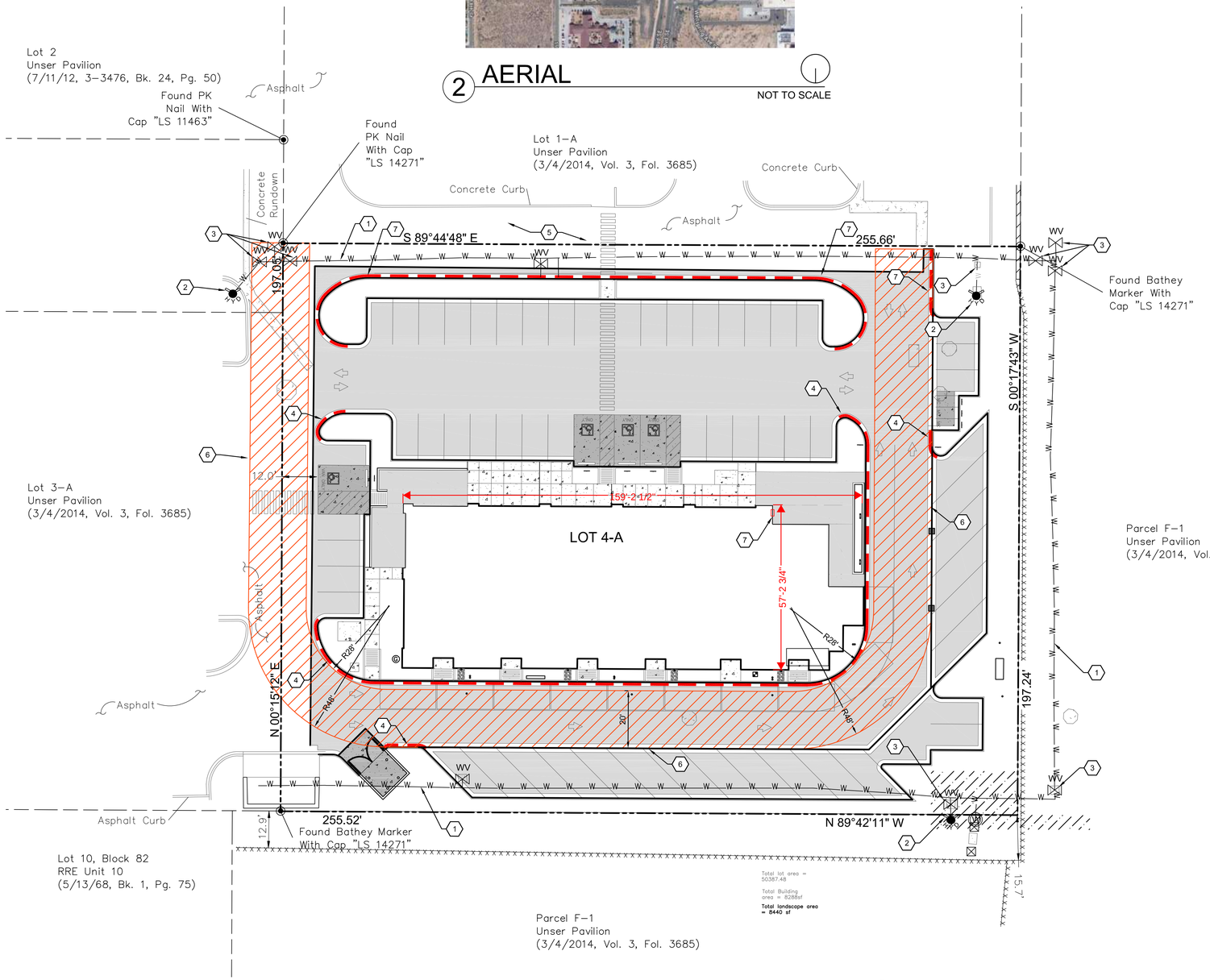
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GERARD BAUER



3 VICINITY MAP

NOT TO SCALE



1 FIRE 1 SITE PLAN

1"=20'-0"

BUILDING INFORMATION

8,272 SQUARE FEET, FULLY SPRINKLED, TYPE II-B CONSTRUCTION.

RESTAURANT OCCUPANCY A-3

INTERNATIONAL FIRE CODE 2021, APPENDIX B (TYPICAL BLDG)
FIRE FLOW PER IFC TABLE B105.1(2) IS 2,000 GPM (NON SPRINKLED BUILDING)

INTERNATIONAL FIRE CODE 2021, APPENDIX C
SPACING AND NUMBER OF HYDRANTS FOR PROPOSAL BUILDING PER TABLE C102.1
MINIMUM NUMBER OF HYDRANTS = 2
AVERAGE SPACING BETWEEN HYDRANTS = 450'
MAXIMUM DISTANCE FROM ANY POINT ON FIRE LANE TO HYDRANT = 225' PER

PERIMETER ROAD CONTAINS 3 HYDRANTS OVER A TRAVEL LENGTH OF 772'.
AVERAGE SPACING IS 257'.

FIRE LANE INFORMATION

FIRE LANE HAS BEEN DESIGNED TO SUPPORT THE 75,000 LB DESIGN VEHICLE.

MAXIMUM GRADE ON FIRE LANE IS LESS THAN 10%.

PREMISE ID WILL BE PROVIDED AS REQUIRED BY CITY OF RIO RANCHO FIRE DEPARTMENT

FIRE SITE PLAN KEYED NOTES

1. EXISTING PUBLIC 8" WATERLINE.
2. EXISTING FIRE HYDRANT
3. EXISTING PUBLIC GATE VALVE.
4. PAINT CURB RED, APPLY 6" TALL WHITE LETTERS "FIRE LANE NO PARKING".
5. EXISTING 20' WIDE FIRE LANE
6. PROPOSED 20' WIDE FIRE LANE
7. KNOX BOX LOCATION

MATERIAL LEGEND

- ASPHALT PAVEMENT DESIGNED TO SUPPORT 75,000LB VEHICLES
- HEAVY DUTY CONCRETE
- 4" THICK CONCRETE SIDEWALK
- EROSION PROTECTION

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Architect Engineer



Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124-4791

No	Date	Description
Revision Schedule		

ISSUE: 95% CD's CHECK SET
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DATE: January 26, 2024

SHEET TITLE

Fire Site Plan

FIRE 1

2/23/2024 11:36:03 AM
C:\Users\mnoel\Documents\2229_Retail at Unser Pavilion_Central_mnoeX58T5.rvt

CODE ANALYSIS

PROPERTY ADDRESS: 1913 WELLSPRING AVENUE SE, RIO RANCHO, NM 87124, Sandoval County

DESIGN DATA

LIST OF APPLICABLE CODES
2021 International Building Code
2018 International Energy Conservation Code
2020 National Electric Code
2021 Uniform Plumbing Code
2021 Uniform Mechanical Code
2021 International Fire Code
ICC/ANSI A117.1

DESCRIPTION OF WORK
This project includes new construction of the shell structure for retail purposes. Leased spaces will apply for individual Tenant Improvement permits as spaces are leased. The building will remain unoccupied until leased.

IECC ENVELOPE REQUIREMENTS
IECC Climate Zone: 4B
Roof Insulation above deck: R-30ci (6" rigid)
Roofs, attic and other: R-38
Wall Mass: U-.104/R-9.5ci
Below Grade Wall: R-7.5
Floors Mass (perimeter insulation): R-10ci (2" XPS)
Vertical Fenestration (Table 402.4)
Fixed: U-.38
Entrance Doors: U-.77
SHGC: PH<0.2; SEW: .36, N: .48
Skylights: U-.50/ SHGC: .40
C402.5.7 Vestibules
Not required at door that open directly into space less than 3,000 sf
Not required at doors for employee use only.

OCCUPANCY (Sections 304, 309, 508.3)
Shell Space Unoccupied
Group B and M are the only occupancies that will apply to this building.
Nonseparated occupancies, 508.3.3 Separation: No separation is required between nonseparated occupancies.

TYPES OF CONSTRUCTION (Section 601)
Fire Resistance Rating (IBC Chapter 6)

TABLE 601 RATING REQUIREMENTS FOR BUILDING ELEMENTS (Construction Type IIB)

Primary Structural Frame:	0 HRS
Bearing Walls (exterior and Interior):	0 HRS
Non-Bearing Exterior Walls:	0 HRS / 1 HR If Fire Separation Distance is < 5 feet*
Non-bearing Interior walls:	0 HRS
Floor construction & assoc. secondary:	0 HRS
Roof construction & assoc. secondary:	0 HRS

TABLE 602 RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (IIB, Group B or M)
X (feet) = Fire Separation Distance

*X < 5	1 HRS
10 ≤ x < 30	0 HRS
X ≥ 30	0 HRS

ALLOWABLE HEIGHTS AND AREAS (Section 504 and 506)
With automatic sprinkler system, in accordance with Section 903.3.1.1

GENERAL BUILDING HEIGHTS AND AREA (IBC Chapter 5 and Tables 504.3, 504.4, 506.2, & Section 506.3)

Allowable Building Height in feet above ground plane Group B & M/ Type II B/ S: 75'-0" MAX.

Allowable Number of Stories above ground plane Group M/ IIB/ S1: 3

Allowable Area: Aa = [At + (NS × If)]
At: Tabular allowable area factor in square feet per Table 506.2
Group B / IIB/ S1: 92,000 SF
Group M / IIB/ S1: 50,000 SF

Actual Height: 28'-0" < 75'-0"
Actual Stories: 1
Actual Building Area: 8,289 SF < 50,000 SF (**area increase not needed)

MAXIMUM EXTERIOR WALL OPENING (Table 705.8)
No limit, for distance greater than 30' — unprotected sprinklered
Actual distance to adjacent building = 40'

FIRE ALARM BOXES (Section 907.2.1)
Manual fire alarm box not required where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

NUMBER OF EXITS REQUIRED (Section 1006.2.1)

Occupant Load per Story	1-500
Exits Required:	2

PLUMBING FIXTURES
Building is currently unoccupied, plumbing fixtures shall be provided as spaces are leased.

GENERAL NOTES

A. COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS WITH FIRE MARSHAL

B. FIRE RATED WALL SEALANT TO BE USED AT ALL PENETRATIONS IN FIRE RATED WALLS.

C. PROVIDE FIRE-RETARDANT TREATED WOOD PER IBC SECTION 603.1

D. FIRE ALARM SYSTEM PLANS SHALL BE SUBMITTED TO THE FIRE MARSHALS OFFICE FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION.

E. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE MARSHALS OFFICE FOR APPROVAL PRIOR TO INSTALLATION OR ALTERATION.

F. AT RECESSED FIRE EXTINGUISHER CABINETS (NON-DETENTION GRADE), REFER TO ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED LOCATION AND ASSOCIATED DETAIL(S).

LEGEND

NON-OCCUPIED SPACE (LEASABLE SPACE)
OCCUPANT LOAD FACTOR: N/A

EXIT WIDTH PROVIDED: 36" 30" — NUMBER OF OCCUPANTS: 2
EXIT WIDTH REQUIRED

FDC

100 — DOOR NUMBER SEE DOOR SCHEDULE

E — EXIT LIGHT REFER TO ELECTRICAL LIGHTING PLAN AND SCHEDULE

1 HR RATED FIRE WALL

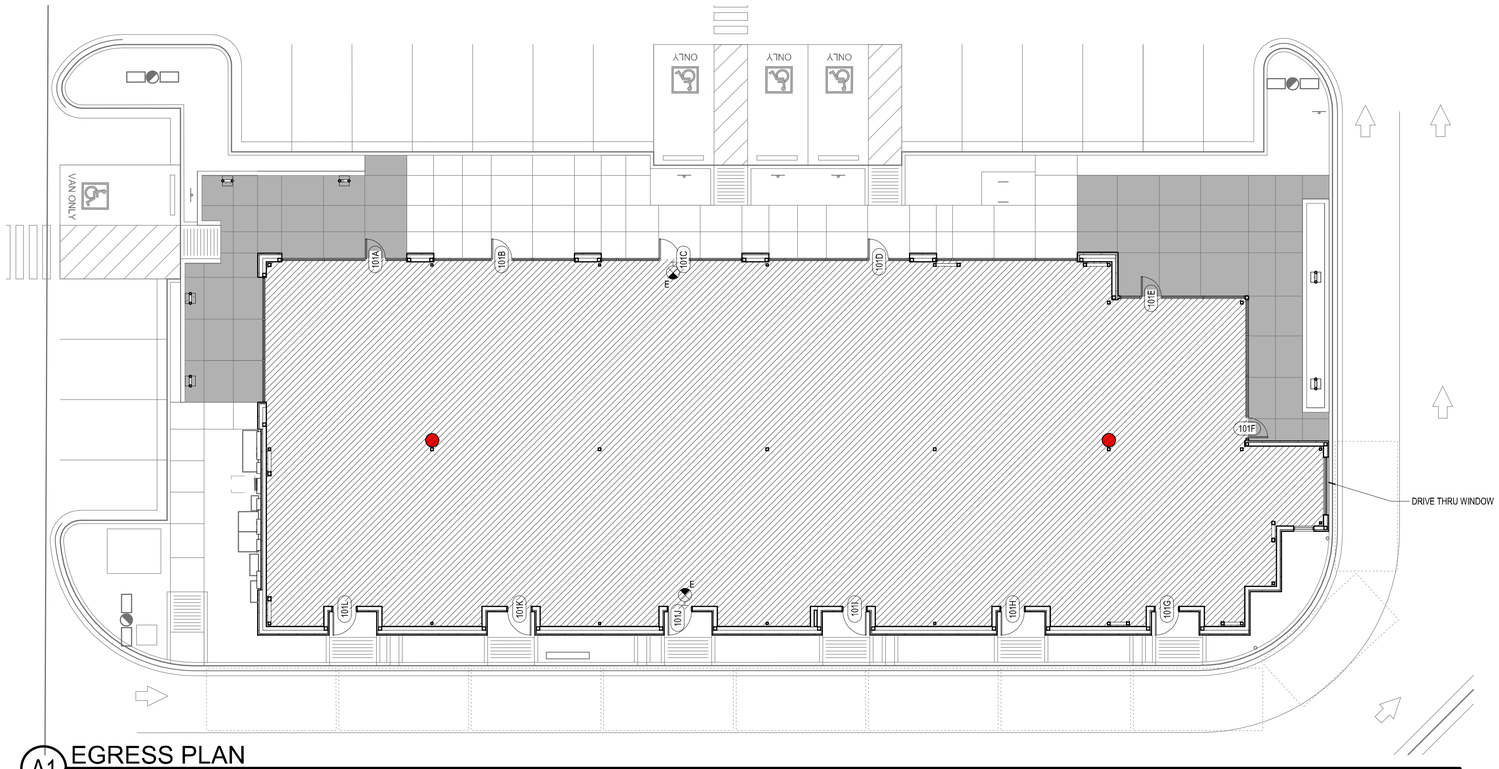
EM — EXIT LIGHT / EMERGENCY LIGHT COMBO REFER TO ELECTRICAL LIGHTING PLAN AND SCHEDULE

FIRE EXTINGUISHER LOCATIONS*
LEASABLE SPACE: 2 REQUIRED
*Coordinate Final Locations with Fire Marshal

CEILING OR BOTTOM OF JOIST MOUNTED EMERGENCY BACKUP LIGHT, REFER TO ELECTRICAL LIGHTING PLAN AND SCHEDULE

56 — EGRESS TRAVEL PATH

ROOM NUMBER - ROOM NAME
NO. OF EXITS REQUIRED: R: 1 DR(S) | FUNCTION OF USE: 100 NET | OCCUPANT LOAD FACTOR
NO. OF EXITS PROVIDED: P: 1DR(S) | 3 OCC | OCCUPANT
215 SF



A1 EGRESS PLAN
3/32" = 1'-0"

BUILDING AREAS



GROSS AREA
1" = 40'-0"

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SHEET TITLE
CODE ANALYSIS AND EGRESS PLAN

G-101

CIVIL CONSTRUCTION NOTES:

A. GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND OR CONCEALED UTILITIES IN ADVANCE OF ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL REPAIR ANY AND ALL INFRASTRUCTURE DAMAGED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. THE JOB SITE, AT THE COMPLETION OF CONSTRUCTION, SHALL BE CLEANED OF ANY DEBRIS OR SPOILS RESULTING FROM THE CONSTRUCTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO FAMILIARIZE HERSELF/HIMSELF WITH ALL THE EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS.
5. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
6. THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE OWNER AND ARCHITECT, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.
7. EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.
9. ALL EXISTING MAINLINE UTILITIES ARE TO REMAIN IN PLACE AND ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
10. NEITHER THE OWNER, CONSTRUCTION MANAGER, NOR THE ARCHITECT OR ENGINEER OF RECORD WILL ENFORCE ANY SAFETY MEASURE OR REGULATION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING TRAFFIC CONTROL, SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. IF ANYONE IN AS AUTHORITY OR SUPERVISORY POSITION SEES ANYTHING WRONG OR A SERIOUS LIFE THREATENING SITUATION CAUSED BY THE CONTRACTOR, THAT PERSON SHALL HAVE THE RIGHT TO STOP THE JOB AND DEMAND THAT THE CONTRACTOR IMMEDIATELY CORRECTS THE WRONG-DOING.
11. CONTRACTOR WILL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR.
12. ANY WORK DONE WITHOUT INSPECTION OR TESTING IS SUBJECT TO REMOVAL OR CORRECTION. THE CONTRACTOR SHALL PROVIDE A SIGNED DOCUMENT SHOWING PROOF OF INSPECTION AND/OR TESTING.
13. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NOR SHALL HE/SHE BE REQUIRED TO SUPERVISE THE CONDUCT OF THE WORK OR THE CONSTRUCTION PROCEDURES AND SAFETY PROCEDURES FOLLOWED BY THE CONTRACTOR OR THE SUBCONTRACTOR OR THEIR RESPECTIVE EMPLOYEES OR BY ANY OTHER PERSON AT THE JOB SITE OTHER THAN THAT OF THE ENGINEER'S EMPLOYEES.
14. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY 24 HOURS A DAY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, CONSTRUCTION MANAGER AND ENGINEER HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON HIS/HER PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
15. ALL EXISTING TOPO, EXISTING BOUNDARY, EXISTING EASEMENT INFORMATION, & EXISTING UTILITIES SHOWN ON THE PLANS DRAWINGS WERE OBTAINED FROM THE SURVEY AS OBTAINED FROM CARATESIAN LAND SURVEYING.
16. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION AS PREPARED BY GEOTEST, JOB NUMBER 1-21205.
17. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AT THE NEW MEXICO ONE CALL TWO (2) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION.

B. DEMOLITION

1. PROTECT THE EXISTING WATERLINE MAINS ON THE SITE AS SHOWN ON THE PLANS.
2. REMOVE AND DISPOSE OF ANY ADJACENT SIDEWALKS, STEPS, ASPHALT PAVEMENT, DRIVEPADS, SHEDS, FENCES, DEBRIS AND OTHER NON-CLASSIFIED MATERIAL, ETC. IF ANY ITEM APPEARS TO BE QUESTIONABLE, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CONCURRENCE.

C. PAVING

1. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT THE EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVING TO EXISTING.
2. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.
3. ALL EXISTING WATER VALVE BOXES, ELECTRICAL, TELEPHONE, TV AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.
4. ALL STATIONING IS TO CONSTRUCTION BASELINES UNLESS OTHERWISE NOTED.
5. ALL SLOPES AND GRADES ARE IN FEET/FOOT UNLESS OTHERWISE NOTED.
6. ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.
7. LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.
8. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF CITY OF RIO RANCHO TRAFFIC CONTROL DEPARTMENTS.

D. UTILITIES

1. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK.
2. THE EXISTING UTILITIES DEPICTED ON THESE PLANS WERE DERIVED FROM INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF PERTINENT UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY POTENTIAL DISRUPTIONS IN UTILITY SERVICE WITH THE UTILITY COMPANIES AFFECTED AT LEAST 48 HOURS PRIOR TO THE DISRUPTION.
3. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SANITARY SEWER LINES BEFORE SETTING ANY NEW INVERTS. SHOULD INVERTS DIFFER MORE THAN 0.20' FROM THOSE SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE ANY RESULTING CHANGES IN DESIGN.
4. REFERENCE MADE TO APWA REFERS TO AMERICAN PUBLIC WORKS ASSOCIATION.
5. ALL NEW AND EXISTING FRAMES, COVERS, VALVE BOXES, ETC, SHALL BE ADJUSTED TO NEW FINISHED GRADE PRIOR TO PLACING OF ASPHALT CONCRETE SURFACE COURSE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AT THE NEW MEXICO ONE CALL TWO (2) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION.

E. EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER, POLLUTION PREVENTION PLAN.

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROJECT BOUNDARY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
5. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.
6. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW MEXICO, AND SANDOVAL COUNTY.

E. EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER, POLLUTION PREVENTION PLAN (CONTINUED).

7. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEAN-UP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION OPERATIONS. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
10. THE CONTRACTOR SHALL APPRISE HIMSELF OF ALL AIR POLLUTION CONTROL REGULATIONS OF SANDOVAL COUNTY AND CITY OF RIO RANCHO PRIOR TO BIDDING AND PERFORMING THE WORK.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.
12. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIATIONS FOR STORM WATER POLLUTION PREVENTION AND MAKE ALL SUCH APPLICATIONS, NOTICE OF INTENTS AND POLLUTION PREVENTION PLANS AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA).

CIVIL MASTER LEGEND:

	EXISTING:	DEMOLITION:	NEW:
PROPERTY LINE			
BUILDING			
EDGE OF PAVEMENT			
CURB & GUTTER			
PAVEMENT STRIPING			
FENCE	X X	X X	X X
CMU OR BLOCK WALL			
UTILITY EASEMENT			
UNDERGROUND ELECTRIC LINE	UGE	UGE	UGE
OVERHEAD ELECTRIC LINE	OHE	OHE	OHE
WATER LINE	8W	8W	8W
SANITARY SEWER LINE	SS	SS	SS
STORM DRAIN LINE	SD	SD	SD
INDEX CONTOURS	25		25
INTERMEDIATE CONTOURS	24		24
POWER POLE			
LIGHT POLE			
ELECTRICAL TRANSFORMER			
WATER VALVE			
FIRE HYDRANT			
WATER METER			
POST INDICATOR VALVE			
SIAMESE CONNECTION			
POST HYDRANT	P		P
BACKFLOW PREVENTOR	B.F.P.		B.F.P.
SANITARY SEWER MANHOLE			
SANITARY SEWER SINGLE CLEANOUT			
SANITARY SEWER DOUBLE CLEANOUT			
STORM DRAIN MANHOLE			
SINGLE STORM DRAIN INLET			
GRADING SPOT ELEVATIONS	G=25.00		25.00 TC 24.50 FL

ABBREVIATIONS:

BOTTOM OF FOOTING	BOF	TOP OF CURB	TC
BOTTOM OF WALL	BOW	TOP OF FOOTING	TOF
EXISTING GROUND	EG	TOP OF CONCRETE	TOC
FINISH GRADE	FG	TOP OF RETAINING WALL	TOW
FINISH FLOOR	FF	TOP OF SIDEWALK	TSW
FLOWLINE	FL	TOP OF WALL	TW
INVERT	INV	RIM	RIM
TOP OF ASPHALT	TA	NOT IN CONTRACT	NIC

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Engineer



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No	Date	Description
Revision Schedule		

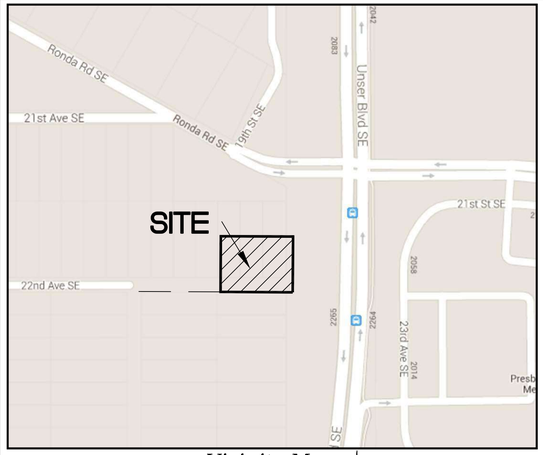
ISSUE:	PERMIT SET
PROJECT NUMBER:	
DRAWN BY:	
CHECKED BY:	
DATE:	February 23, 2024

SHEET TITLE

CIVIL GENERAL NOTES AND MASTER LEGEND

CG001

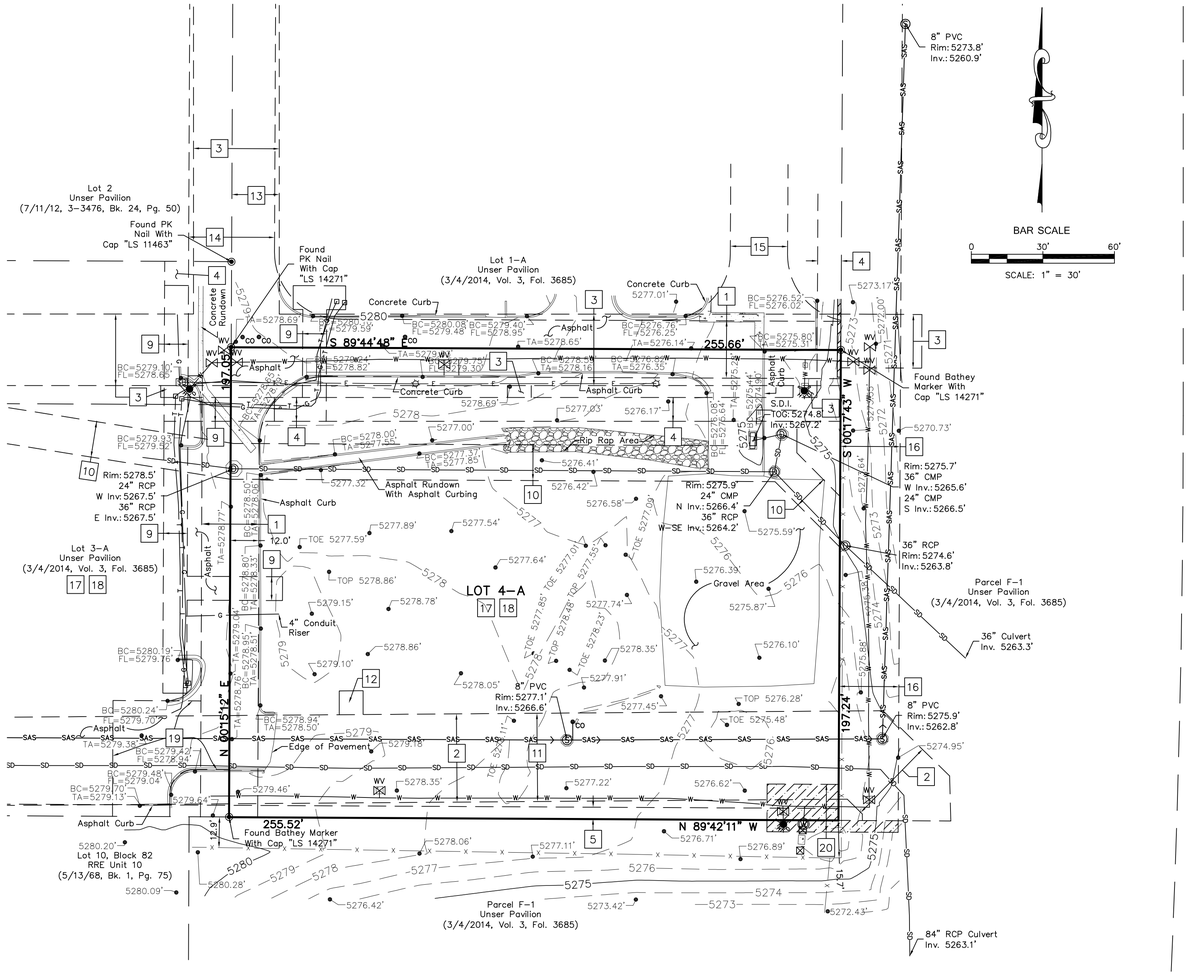
Topographic Map
for
Lot 4-A
Unser Pavilion
City of Rio Rancho
Sandoval County, New Mexico
February 2016



Vicinity Map n.t.s.

Legal Description

LOT NUMBERED FOUR–A (4–A), PLAT OF LOTS 1–A, 3–A, 4–A AND PARCEL F–1, UNSER PAVILION, BEING A REPLAT OF LOTS 1, 3, 4, 5, 6, 7 AND PARCEL F, UNSER PAVILION, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 4, 2014, IN VOL. 3, FOLIO 3685, AS DOC. NO. 2014P00682.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
	CONCRETE
	RIP RAP AREA
⊡	UTILITY PEDESTAL
	BLOCK WALL
—x—	WIRE FENCE
☼	LIGHT POLE
SB	SIGNAL BOX
—E—	UNDERGROUND ELECTRIC LINE
WV	WATER VALVE
Ⓦ	WATER METER
	FIRE HYDRANT
—W—	UNDERGROUND WATER LINE
Ⓢ	SANITARY SEWER MANHOLE
	SAS CLEANOUT
—SAS—	UNDERGROUND SANITARY SEWER LINE
⊠	IRRIGATION BOX
Ⓓ	STORM DRAIN MANHOLE
—SD—	UNDERGROUND STORM DRAIN LINE
—G—	UNDERGROUND GAS LINE
S.D.I.	STORM DRAIN INLET
—▫—	SIGN
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TOP 5075.50	TOP ELEVATION
TOE 5075.50	TOE ELEVATION

Easement Notes

1. 24' PRIVATE DRIVEWAY EASEMENT (07/11/12, 3–3476, BK 24, PG 50)
2. PUBLIC DRAINAGE EASEMENT (07/11/12, 3–3476, BK 24, PG 50)
3. PUBLIC WATERLINE EASEMENT (07/11/12, 3–3476, BK 24, PG 50)
4. 10' P.U.E. (07/11/12, 3–3476, BK 24, PG 50)
5. 5' P.U.E. (07/11/12, 3–3476, BK 24, PG 50)
6. INTENTIONALLY OMITTED
7. INTENTIONALLY OMITTED
8. INTENTIONALLY OMITTED
9. 10' UTILITY EASEMENT TO PNM & CENTURYLINK (3/4/14, VOL. 3, FOL. 3685)
10. 15' PRIVATE DRAINAGE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
11. PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
12. 10' PUBLIC WATERLINE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
13. EXISTING PRIVATE SEWER LINE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
14. EXISTING 36' PRIVATE DRIVEWAY EASEMENT (07/11/12, 3–3476, BK 24, PG 50)
15. EXISTING 24' PRIVATE ACCESS EASEMENT (7/11/12, VOL. 3, FOL. 3476)
16. EXISTING 25' WATERLINE EASEMENT (PLAT OF PARCEL E, UNSER BOULEVARD R–O–W, PLAT BK. 24, PG 12–13)
17. BLANKET EASEMENT FOR CROSS LOT SURFACE DRAINAGE (7/11/12, VOL. 3, FOL. 3476)
18. BLANKET EASEMENT FOR CROSS LOT VEHICULAR AND PEDESTRIAN EASEMENT (7/11/12, VOL. 3, FOL. 3476)
19. EXISTING EASEMENT FOR CROSS LOT ACCESS AS DEFINED BY THE PLAT OF RECORD (3/4/14, VOL. 3, FOL. 3476) AND WITHIN REFERENCED DOCUMENT (5/17/12, DOC. 2012012144)
20. EXISTING 10' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (3/4/14, VOL. 3, FOL. 3685), SHOWN HEREON AS ▨

Benchmark -NAVD 88

ACS MONUMENT "8–A11" HAVING AN ELEVATION OF 5283.03'.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.
4. BEARINGS SHOWN HEREON ARE RECORD BEARINGS.
5. SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION MAY BE NECESSARY.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

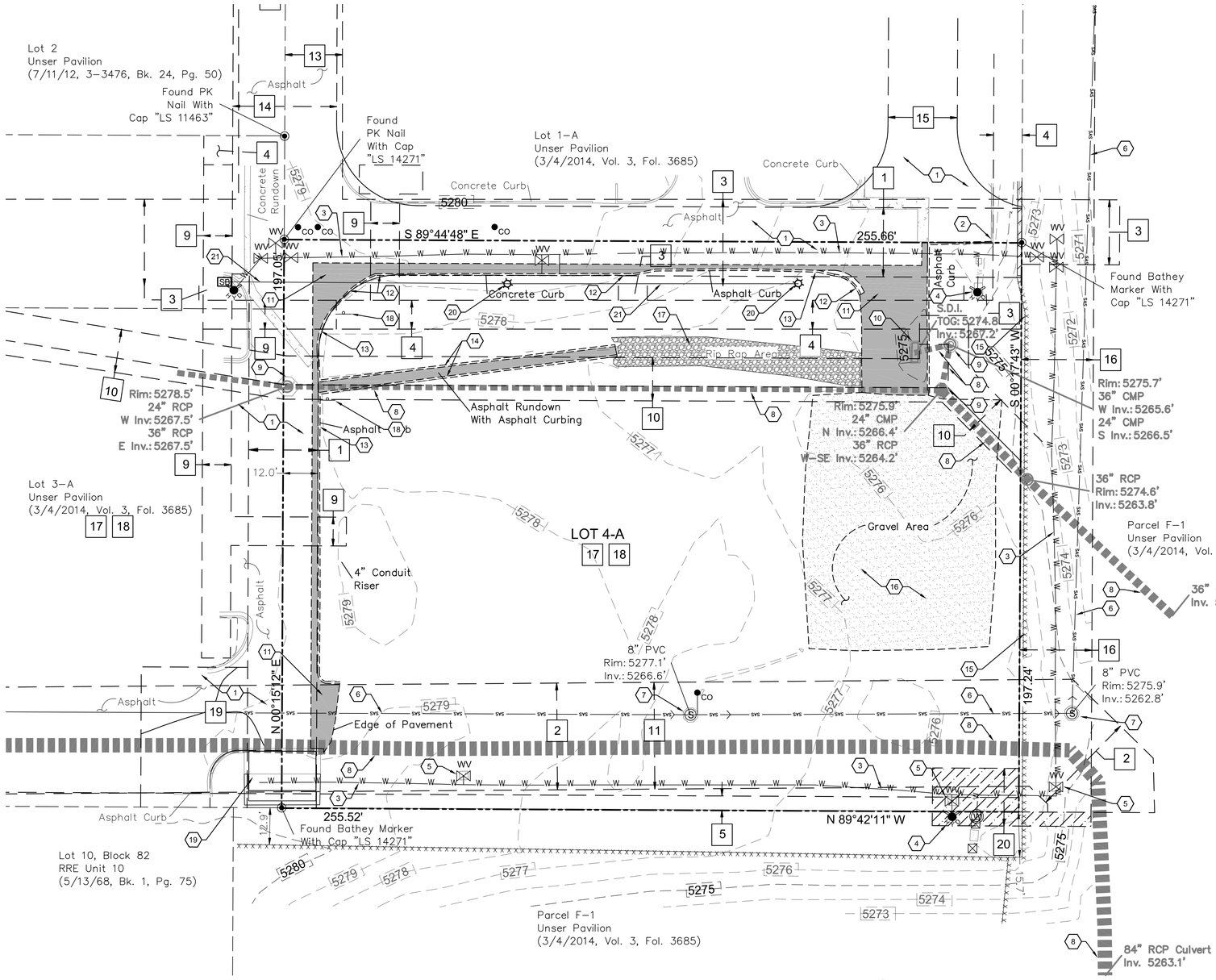
Will Plotner 2/9/16

Will Plotner Jr. Date
N.M.R.P.S. No. 14271

WILL W. PLOTNER JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.



1 SITE DEMOLITION PLAN

1"=20'-0"

DEMOLITION PLAN PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
II. ACCESS DRIVES TO SURROUNDING PROPERTIES TO REMAIN OPEN DURING CONSTRUCTION.
III. SEE SURVEY FOR DESCRIPTION OF EASEMENTS SURROUNDING AND PASSING THROUGH THE PROJECT SITE.

DEMOLITION PLAN KEYED NOTES (#)

1. EXISTING ASPHALT TO REMAIN
2. EXISTING CURB AND CUTTER TO REMAIN
3. EXISTING PUBLIC WATERLINE TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING PUBLIC WATERLINE GATE VALVE TO REMAIN.
6. EXISTING PUBIC SANITARY LINE TO REMAIN.
7. EXISTING SANITARY SEWER MANHOLE TO REMAIN.
8. EXISTING STORM SEWER LINE TO REMAIN.
9. EXISTING STORM SEWER MANHOLE TO REMAIN.
10. EXISTING STORM SEWER CATCH BASIN, ADJUST TO NEW FINISHED GRADE.
11. REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
12. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
13. REMOVE AND DISPOSE OF EXISTING ASPHALT CURB.
14. REMOVE AND DISPOSE OF EXISTING ASPHALT RUNDOWN.
15. EXISTING FENCE TO REMAIN.
16. REMOVE EXISTING GRAVEL OVERFLOW PARKING AREA.
17. REMOVE AND SALVAGE EXISTING RIPRAP.
18. REMOVE AND DISPOSE OF EXISTING SIGN.
19. REFUSE ENCLOSURE TO REMAIN ACCESSIBLE AND OPERATIONAL THROUGHOUT CONSTRUCTION.
20. EXISTING LIGHT POLE TO REMAIN.
21. EXISTING UNDERGROUND ELECTRICAL FOR LIGHT POLES TO REMAIN.

STUDIO SW ARCHITECTS
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Architect

Engineer

NEW MEXICO 9677 REGISTERED PROFESSIONAL ENGINEER
2-20-24

Retail Shops at Unser Pavilion

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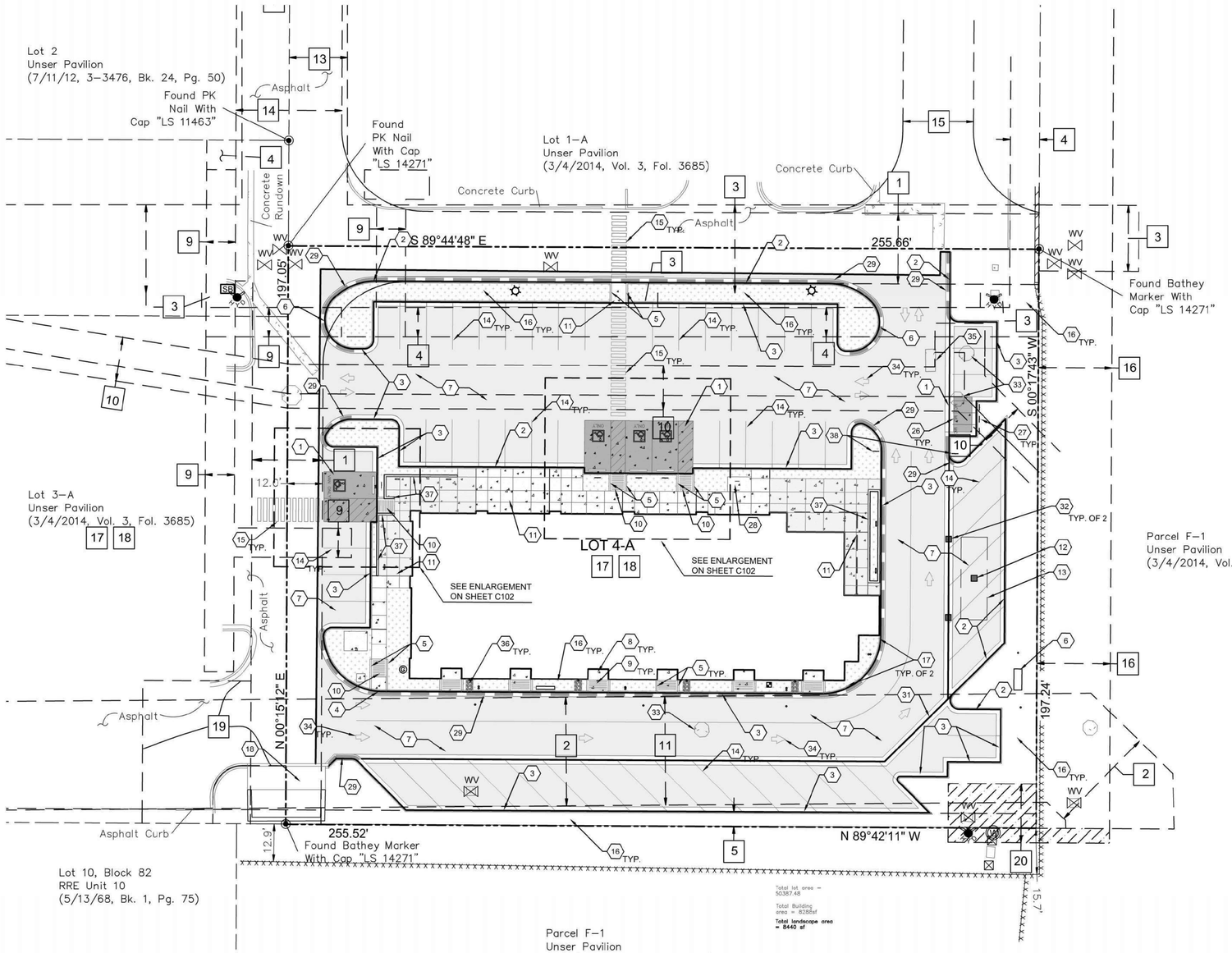
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Revision Schedule		

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SHEET TITLE

Site Demolition Plan

C001



1 SITE PAVING PLAN

1"=20'-0"

PAVING PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
II. ALL CURBS ARE 6" TALL UNLESS OTHERWISE NOTED.
III. ALL LANDSCAPING AREAS TO BE DEPRESSED THE DEPTH OF THE LANDSCAPING MULCH PLUS 2" IN RELATION TO THE ADJACENT SIDEWALK AND TOP BACK OF CURB GRADES.
IV. PRIOR TO ANY GRADING ON ADJACENT PROPERTIES, THE OWNER AND GENERAL CONTRACTOR WILL NEED TO OBTAIN WRITTEN AGREEMENT AUTHORIZING ACCESS AND MODIFICATIONS.
V. KEYED NOTES ARE COMMON TO PAVING SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY PAGE.

PAVING PLAN GENERAL NOTES

1. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B2/C501.
2. 6" STANDARD CURB AND GUTTER PER DETAIL A4/C501.
3. 6" DEPRESSED CURB AND GUTTER PER DETAIL A4/C501.
4. RUNDOWN DEPRESSED GUTTER PER DETAIL A4/C501.
5. 6" HEADER CURB PER DETAIL A4/C501.
6. GREASE INTERCEPTOR, SEE PLUMBING PLANS
7. ASPHALT PAVEMENT PER DETAIL C1/C501.
8. CONCRETE STOOP (44" @ 1.6% FROM THRESHOLD) PER DETAIL B3/C501.
9. CURB ACCESS RAMP PER DETAILA1/C501 SLOPE DOWN AT 8% BEGINNING AFTER 44" LANDING AT DOORWAY.
10. CONCRETE CURB ACCESS RAMP PER DETAIL A1/C501.
11. CONCRETE SIDEWALK PER DETAIL A4/C501.
12. 10" INSPECTION PORT TO INFILTRATION GALLERY. SEE GRADING PLAN SHEET C201 AND SHEET C503.
13. UNDERGROUND STORMWATER MANAGEMENT INFILTRATION GALLERY. SEE GRADING PLAN SHEET C201 AND SHEET C503.
14. 4" WIDE WHITE TRAFFIC PARKING.
15. CONTINENTAL STYLE CROSSWALK STRIPING TO MATCH EXISTING.
16. SEE LANDSCAPING PLANS FOR DETAILS.
17. 6" CONCRETE BOLLARDS AT REFUSE CONTAINER PER DETAIL A5/C501.
18. EXISTING REFUSE ENCLOSURE TO REMAIN.
19. RESERVED PARKING SYMBOL PER DETAIL D3/C502.
20. 12" TALL WHITE LETTERS "NO PARKING".
21. UNLOADING ZONE PER DETAIL A1/C502.
22. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C3/C502.
23. RESERVED PARKING SIGN PER DETAIL C3/C502.
24. PARKING BLOCK PER DETAIL D1/C501.
25. RIPRAP EROSION PROTECTION PER DETAIL D2/C501.
26. 12" TALL LETTERS FOR MOTORCYCLES "MC".
27. RESERVED PARKING SIGN "MOTORCYCLES ONLY".
28. BIKE RACK PER DETAIL B3/C502, 3' SPACING BETWEEN RACKS.
29. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
30. PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN ¾" AND 6" TALL.
31. CONCRETE VALLEY GUTTER PER DETAIL A3/C501.
32. 18" HDPE CATCH BASIN WITH 24" SQUARE GRATE PER DETAILS A4/C502 AND C4/C502.
33. ADJUST RIM OF MANHOLE TO NEW FINISHED GRADE. SEE SHEET C202.
34. PAINTED TRAFFIC ARROW PER DETAIL C5/C501.
35. ADJUST GRATE OF CATCH BASIN TO NEW FINISHED GRADE. SEE SHEET C-201.
36. RIPRAP EROSION PROTECTION AND CHANNEL FROM DOWNSPOUT THROUGH BACK OF CURB, PER DETAILS ON GRADING SHEETS. PROVIDE 12" WIDE X 6" CALL OPENING THROUGH CURB.
37. SITE WALL, SEE ARCHITECTURAL AND STRUCTURAL FOR DETAILS.
38. ONE WAY DO NOT ENTER SIGNS (18"X18") ON TRAFFIC POST PER DETAIL B3/C502.

MATERIAL LEGEND

- ASPHALT PAVEMENT PER DETAIL C2/C501
- HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B2/C501
- 4" THICK CONCRETE SIDEWALK PER DETAIL A4/C501
- RIPRAP EROSION PROTECTION SEE GRADING PLANS.
- LANDSCAPING AREA. SEE LANDSCAPING PLANS.

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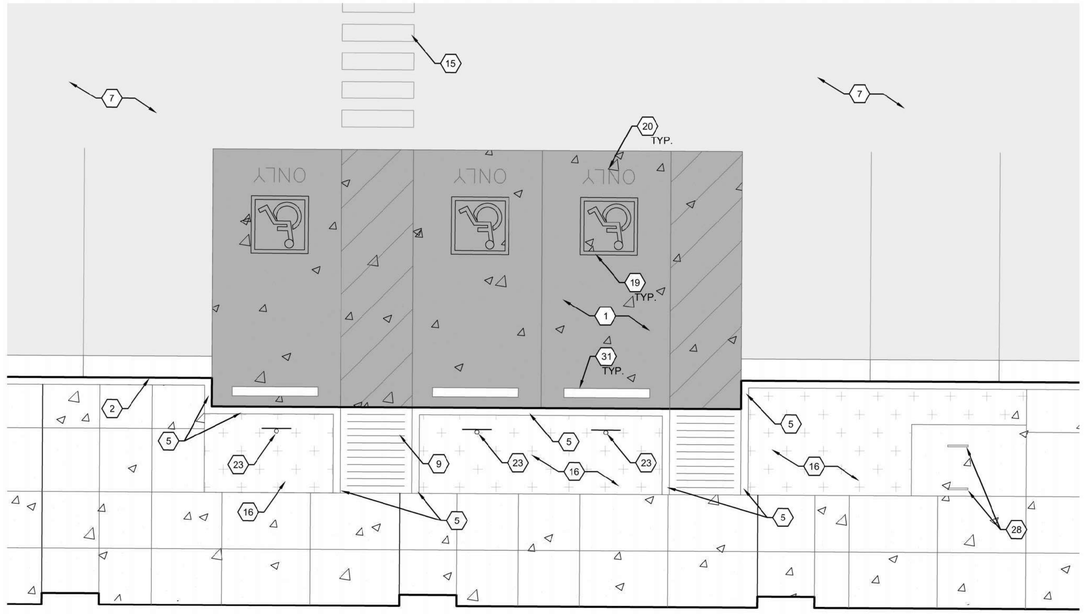
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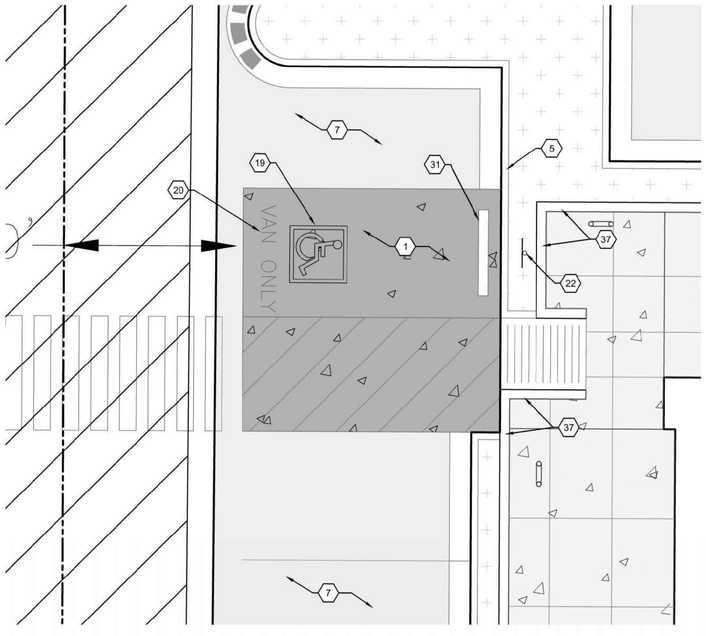
Site Paving Plan

C101



1 ENLARGED SITE PAVING PLAN

1"=5'-0"



2 ENLARGED SITE PAVING PLAN

1"=5'-0"

PAVING PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
II. ALL CURBS ARE 6" TALL UNLESS OTHERWISE NOTED.
III. ALL LANDSCAPING AREAS TO BE DEPRESSED THE DEPTH OF THE LANDSCAPING MULCH PLUS 2" IN RELATION TO THE ADJACENT SIDEWALK AND TOP BACK OF CURB GRADES.
IV. PRIOR TO ANY GRADING ON ADJACENT PROPERTIES, THE OWNER AND GENERAL CONTRACTOR WILL NEED TO OBTAIN WRITTEN AGREEMENT AUTHORIZING ACCESS AND MODIFICATIONS.
V. KEYED NOTES ARE COMMON TO PAVING SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY PAGE.

PAVING PLAN GENERAL NOTES

1. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B2/C501.
2. 6" STANDARD CURB AND GUTTER PER DETAIL A4/C501.
3. 6" DEPRESSED CURB AND GUTTER PER DETAIL A4/C501.
4. RUNDOWN DEPRESSED GUTTER PER DETAIL A4/C501.
5. 6" HEADER CURB PER DETAIL A4/C501.
6. GREASE INTERCEPTOR, SEE PLUMBING PLANS
7. ASPHALT PAVEMENT PER DETAIL C1/C501.
8. CONCRETE STOOP (44" @ 1.6% FROM THRESHOLD) PER DETAIL B3/C501.
9. CURB ACCESS RAMP PER DETAILA1/C501 SLOPE DOWN AT 8% BEGINNING AFTER 44" LANDING AT DOORWAY.
10. CONCRETE CURB ACCESS RAMP PER DETAIL A1/C501.
11. CONCRETE SIDEWALK PER DETAIL A4/C501.
12. 10" INSPECTION PORT TO INFILTRATION GALLERY. SEE GRADING PLAN SHEET C201 AND SHEET C503.
13. UNDERGROUND STORMWATER MANAGEMENT INFILTRATION GALLERY. SEE GRADING PLAN SHEET C201 AND SHEET C503.
14. 4" WIDE WHITE TRAFFIC PARKING.
15. CONTINENTAL STYLE CROSSWALK STRIPING TO MATCH EXISTING.
16. SEE LANDSCAPING PLANS FOR DETAILS.
17. 6" CONCRETE BOLLARDS AT REFUSE CONTAINER PER DETAIL A5/C501.
18. EXISTING REFUSE ENCLOSURE TO REMAIN.
19. RESERVED PARKING SYMBOL PER DETAIL D3/C502.
20. 12" TALL WHITE LETTERS "NO PARKING".
21. UNLOADING ZONE PER DETAIL A1/C502.
22. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C3/C502.
23. RESERVED PARKING SIGN PER DETAIL C3/C502.
24. PARKING BLOCK PER DETAIL D1/C501.
25. RIPRAP EROSION PROTECTION PER DETAIL D2/C501.
26. 12" TALL LETTERS FOR MOTORCYCLES "MC".
27. RESERVED PARKING SIGN "MOTORCYCLES ONLY".
28. BIKE RACK PER DETAIL B3/C502, 3' SPACING BETWEEN RACKS.
29. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
30. PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN $\frac{1}{4}$" AND 6" TALL.
31. CONCRETE VALLEY GUTTER PER DETAIL A3/C501.
32. 18" HDPE CATCH BASIN WITH 24" SQUARE GRATE PER DETAILS A4/C502 AND C4/C502.
33. ADJUST RIM OF MANHOLE TO NEW FINISHED GRADE. SEE SHEET C202.
34. PAINTED TRAFFIC ARROW PER DETAIL C5/C501.
35. ADJUST GRATE OF CATCH BASIN TO NEW FINISHED GRADE. SEE SHEET C-201.
36. RIPRAP EROSION PROTECTION AND CHANNEL FROM DOWNSPOUT THROUGH BACK OF CURB, PER DETAILS ON GRADING SHEETS. PROVIDE 12" WIDE X 6" CALL OPENING THROUGH CURB.
37. SITE WALL, SEE ARCHITECTURAL AND STRUCTURAL FOR DETAILS.
38. ONE WAY DO NOT ENTER SIGNS (18"X18") ON TRAFFIC POST PER DETAIL B3/C502.

MATERIAL LEGEND

- ASPHALT PAVEMENT PER DETAIL C2/C501
- HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B2/C501
- 4" THICK CONCRETE SIDEWALK PER DETAIL A4/C501
- EROSION PROTECTION, SEE GRADING AND DRAINAGE PLANS (SHEET C-201)
- LANDSCAPING AREA. SEE LANDSCAPING PLANS.

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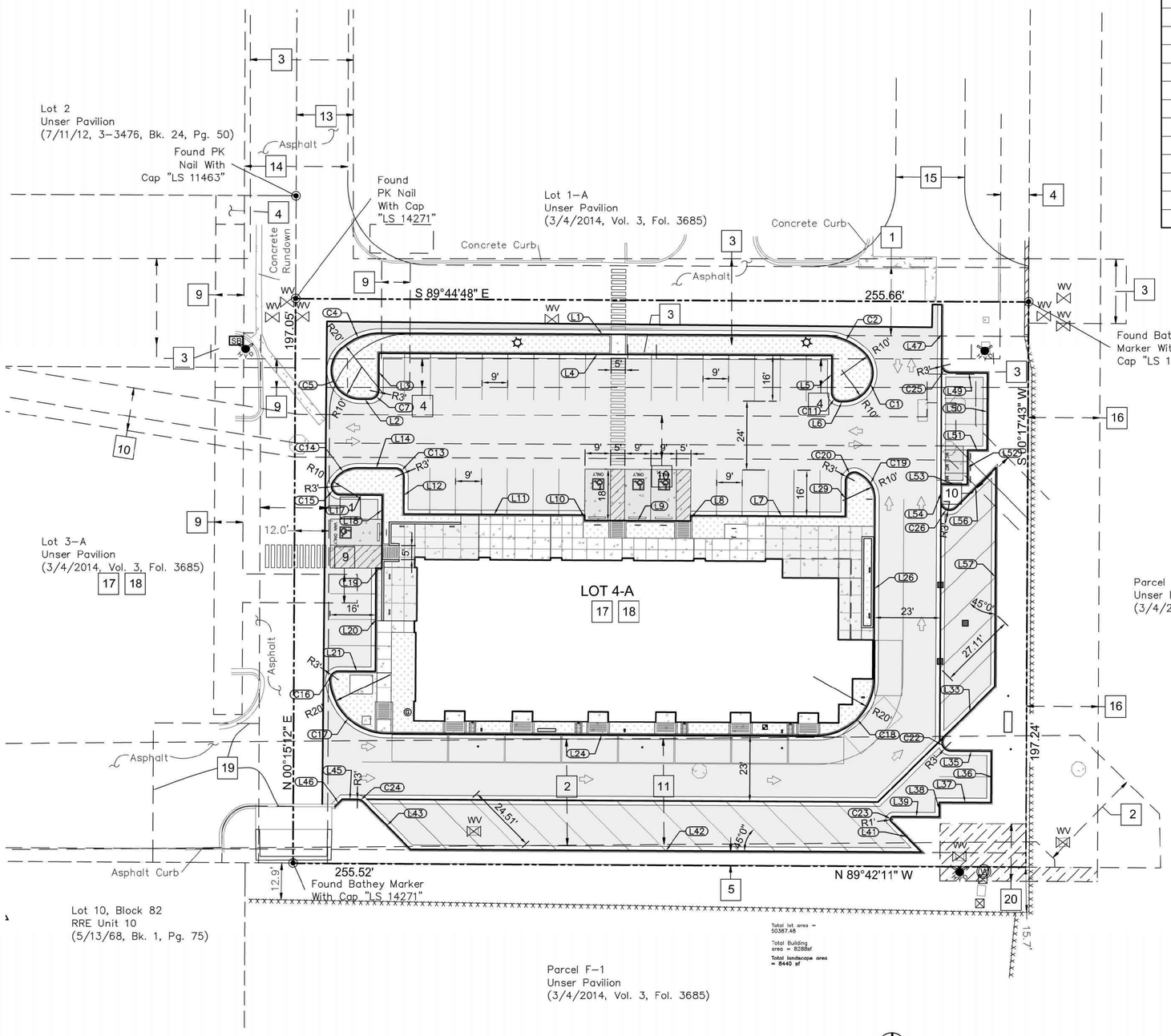
SHEET TITLE

Enlarged
Site Paving Plan

C102

HORIZONTAL CONTROL PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
II. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
III. SEE SURVEY FOR DESCRIPTION OF EASEMENTS.



1 HORIZONTAL CONTROL PLAN
1"=20'-0"

Curve Table					
Curve #	Length	Radius	Delta	Chrd. Len.	Chrd. Brg.
C1	23.37	10.00	133°55'08"	18.40	N23°20'15"E
C2	16.09	20.00	46°04'52"	15.66	N66°39'45"W
C4	16.09	20.00	46°04'52"	15.66	S67°15'23"W
C5	23.37	10.00	133°55'08"	18.40	S22°44'37"E
C7	4.71	3.00	90°00'00"	4.24	N45°17'49"E
C11	4.71	3.00	90°00'00"	4.24	S44°42'11"E
C13	4.71	3.00	90°00'00"	4.24	N44°42'11"W
C14	10.44	10.00	59°49'48"	9.97	S60°22'55"W
C15	6.29	3.00	120°10'12"	5.20	S29°37'05"E
C16	4.94	3.00	94°26'14"	4.40	S43°04'42"W
C17	29.87	20.00	85°33'46"	27.17	S46°55'18"E
C18	31.42	20.00	90°00'00"	28.28	N45°17'49"E
C19	11.67	10.00	66°52'03"	11.02	N33°08'13"W
C20	5.92	3.00	113°07'57"	5.01	S56°51'47"W
C22	7.07	3.00	135°00'00"	5.54	S22°12'11"E
C23	2.36	1.00	135°00'00"	1.85	S22°47'49"W
C24	2.36	3.00	45°00'00"	2.30	N67°12'11"W
C25	4.71	3.00	90°00'00"	4.24	S44°42'11"E
C26	7.07	3.00	135°00'00"	5.54	S67°12'11"E

Line Table		
Line #	Length	Direction
L1	154.43	N89°42'11"W
L2	3.58	S89°42'11"E
L3	13.00	N0°17'49"E
L4	158.00	S89°42'11"E
L5	13.00	S0°17'49"W
L6	1.25	S89°42'11"E
L7	54.00	N89°42'11"W
L8	2.00	S0°17'49"W
L9	37.00	N89°42'11"W
L10	2.00	N0°17'49"E
L11	63.00	N89°42'11"W
L12	13.00	N0°17'49"E
L14	13.26	N89°42'11"W
L17	14.73	S89°42'11"E
L18	25.50	S0°17'49"W
L19	2.00	N89°42'11"W
L20	36.00	S0°17'49"W
L21	12.95	N89°42'11"W
L24	149.83	S89°42'11"E
L26	62.67	N0°17'49"E
L29	12.44	S0°17'49"W
L33	24.67	S45°17'49"W
L35	14.16	S89°42'11"E
L36	18.00	S0°17'49"W
L37	18.00	N89°42'11"W
L38	5.00	S0°17'49"W
L39	16.08	N89°42'11"W
L41	15.03	S44°42'11"E
L42	178.19	N89°42'11"W
L43	23.27	N44°42'11"W
L45	5.29	N89°42'11"W
L46	3.67	S45°17'49"W
L47	20.79	S0°17'49"W
L49	13.00	S89°42'11"E
L50	27.00	S0°17'49"W
L51	6.83	N89°42'11"W
L52	12.00	S0°17'49"W
L53	9.17	N89°42'11"W
L54	5.92	S0°17'49"W
L56	19.86	N45°17'49"E
L57	76.37	S0°17'49"W

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Architect

Engineer

NEW MEXICO 9677 REGISTERED PROFESSIONAL ENGINEER
2-20-24

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124-4791

No	Date	Description
Revision Schedule		

ISSUE: PERMIT SET
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DATE: February 23, 2024

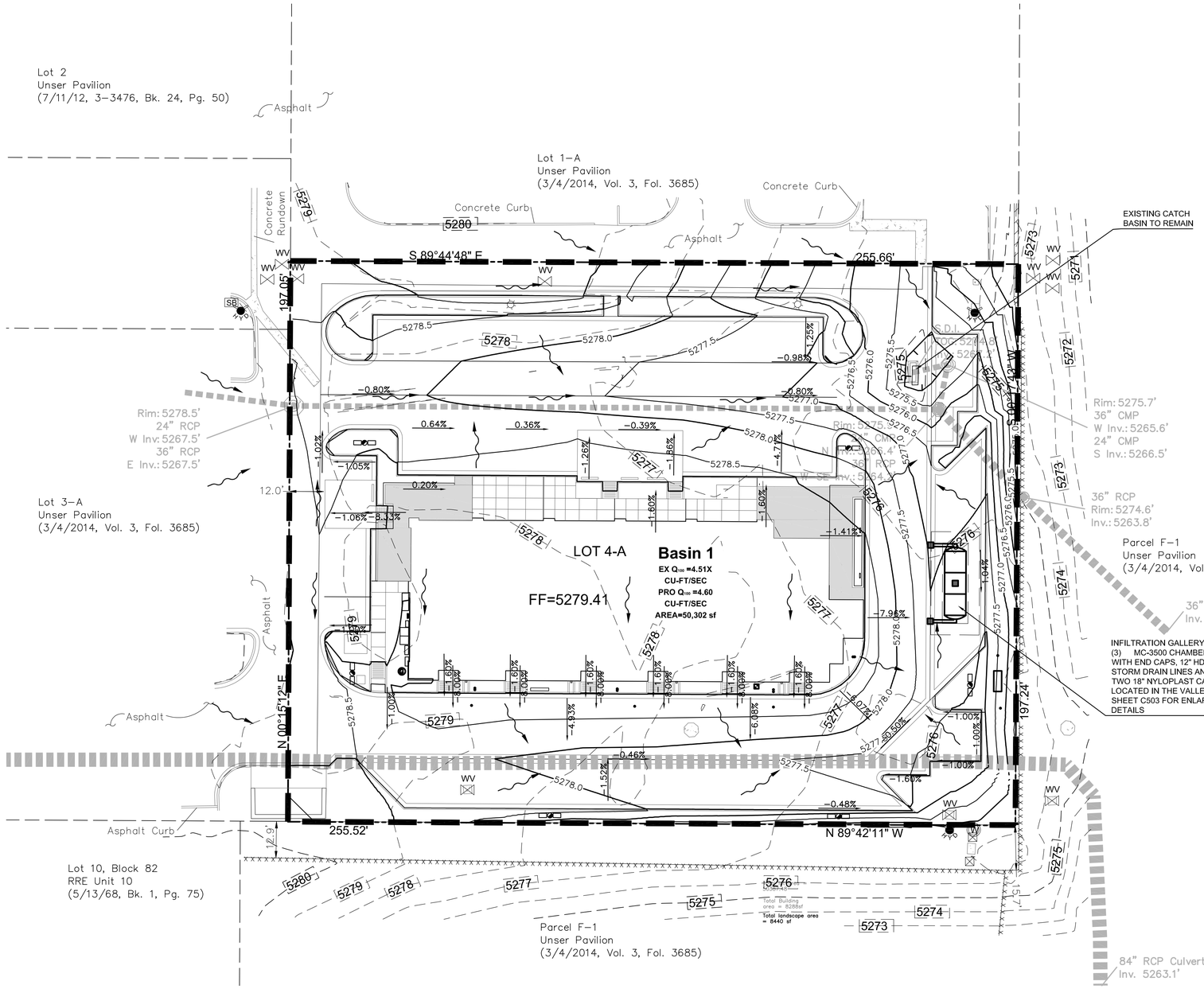
SHEET TITLE

Horizontal Control Plan

C103

GRADING PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
II. ALL CURBS ARE 6" TALL UNLESS OTHERWISE NOTED.
III. ALL LANDSCAPING AREAS TO BE DEPRESSED THE DEPTH OF THE LANDSCAPING MULCH PLUS 2" IN RELATION TO THE ADJACENT SIDEWALK AND TOP BACK OF CURB GRADES.
IV. PRIOR TO ANY GRADING ON ADJACENT PROPERTIES, THE OWNER AND GENERAL CONTRACTOR WILL NEED TO OBTAIN WRITTEN AGREEMENT AUTHORIZING ACCESS AND MODIFICATIONS.



1 SITE GRADING AND DRAINAGE PLAN
1"=20'-0"

Drainage Summary

Project	RETAIL SHOPS AT UNSER PAVILION
Project Numbe	2229
Date:	12/28/23
By:	Rave

Existing summary

Basin Name	Pre 1	
Area (sf)	50302.1898	
Area (acres)	1.15	
%A Land treatment		
%B Land treatment	20	
%C Land treatment		
%D Land treatment	80	
Soil Treatment (acres)		
Area "A"	0.00	
Area "B"	0.23	
Area "C"	0.00	
Area "D"	0.92	
Excess Runoff (acre-feet)		
100yr. 6hr.	0.1646	acre-ft
10yr. 6hr.	0.0997	acre-ft
2yr. 6hr.	0.0556	acre-ft
100yr. 24hr.	0.2000	acre-ft
Peak Discharge (cfs)		
100 yr.	4.51	cfs
10yr.	2.85	cfs
2yr	1.57	cfs

Proposed summary

Basin Name	Pre 1		Infiltration	Delta	
Area (sf)	50302.1898		50302.1898		
Area (acres)	1.155		1.155		
%A Land treatment					
%B Land treatment	16.5		25.0		
%C Land treatment					
%D Land treatment	83.5		75.0		
Soil Treatment (acres)					
Area "A"	0.00		0.00		
Area "B"	0.19		0.29		
Area "C"	0.00		0.00		
Area "D"	0.96		0.87		
				Acre-feet	CF
Excess Runoff (acre-feet)					
100yr. 6hr.	0.1689	acre-ft	0.1553	0.0136	593.20
10yr. 6hr.	0.1031	acre-ft	0.0948		
2yr. 6hr.	0.0580	acre-ft	0.0522		
100yr. 24hr.	0.2059	acre-ft	0.1915		
Peak Discharge (cfs)					
100 yr.	4.60	cfs	4.37		
10yr.	2.93	cfs	2.72		
2yr	1.64	cfs	1.47		
Water Quality Ponding Volume (cf)	0.0		1383.3		
Water Quality Acre Feet	0.0000		0.0318		

RETAIL SHOPS AT UNSER PAVILION

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the proposed Retail Shops.

II. SITE DESCRIPTION AND HISTORY

The site is generaly undeveloped, with the exception of a small overflow parking area at the north east corner. The site is part of a drainage masterplan that included extension of underground storm water management piping for conveyance of excess storm water runoff into a pair of stormwater ponds located between the site and Unser Boulevard. This parcel was identified in the drainage masterplan as residential and therefore is allowed free discharge up to 75% impervious. This includes the need for water quality volume that is contained within the SSCAFCA ponds along Unser Boulevard. Discussions with SSCAFCA have provided direction for the storm management system and the need to connect into the current storm piping (rather than surface drainage through a rundown into the pond).

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the City of Rio Rancho-DPM Volume 2, Chapter II.2, Section 2 released in 2009.

IV. PRECIPITATION

The 100-yr. 6-hr duration storm was used as the design storm for this analysis. The Rational Method was used to establish the 6-hr precipitation, excess precipitation and peak discharge.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

The existing site currently is undeveloped with the exception of a small overflow parking area at the north east corner. The surrounding sites contain collection and conveyance piping that connects into a 36" storm management pipe on the north side of the site. A single catch basin was constructed on site that connects to the 36" SD line near the north east corner of the site. This 36" line discharges into a pond directly east of the project.

There is also an 84" storm pipe that runs from west to east and discharges into a pond to the south east of the project site.

VI. DRAINAGE MANAGEMENT PLAN

The site overall drainage patterns are following the Master Drainage Plan for the area. There is an existing catch basin located in the north east portion of the site that was intended to collect and convey excess storm runoff from the site into the regional water quality pond located east of the project site.
The site generally drains from west to east. A concrete valley gutter has been included to allow for the reduction in slope of the parking and drive isles to less that 0.8%. These valley gutters will direct surface runoff to an infiltration gallery. When the infiltration gallery reaches capacity, the flow north will continue to the north east into the existing catch basin and drain to the regional water quality reservoir/pond.
To comply with the Master Drainage Plan the site has been designed to include an underground infiltration gallery that will contain the difference between the anticipated 75% impervious and the actual 83% impervious runoff volume of 400 cubic feet.

VII. CONCLUSIONS

The site generally drains from west to east, and historic patterns have been maintained. Runoff was anticipated from this site in the Master Drainage Report with a limiting 75% impervious being allowed free discharge. An underground infiltration gallery will be used to collect and percolate excess runoff beyond the limiting 75% impervious. The existing storm drainage piping passing through the site will remain unchanged. This project will not increase runoff to the regional pond, nor have an impact to downstream facilities.

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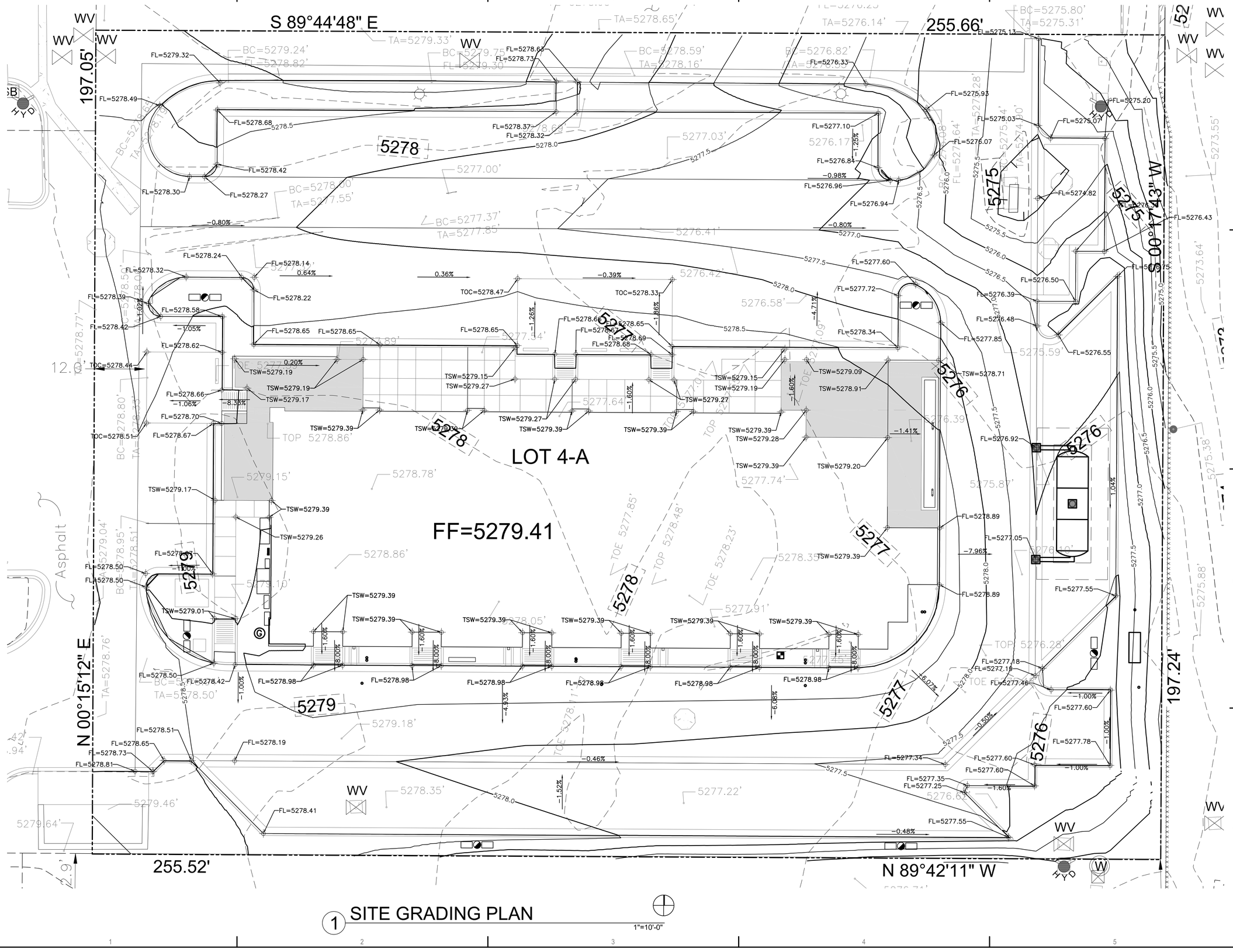
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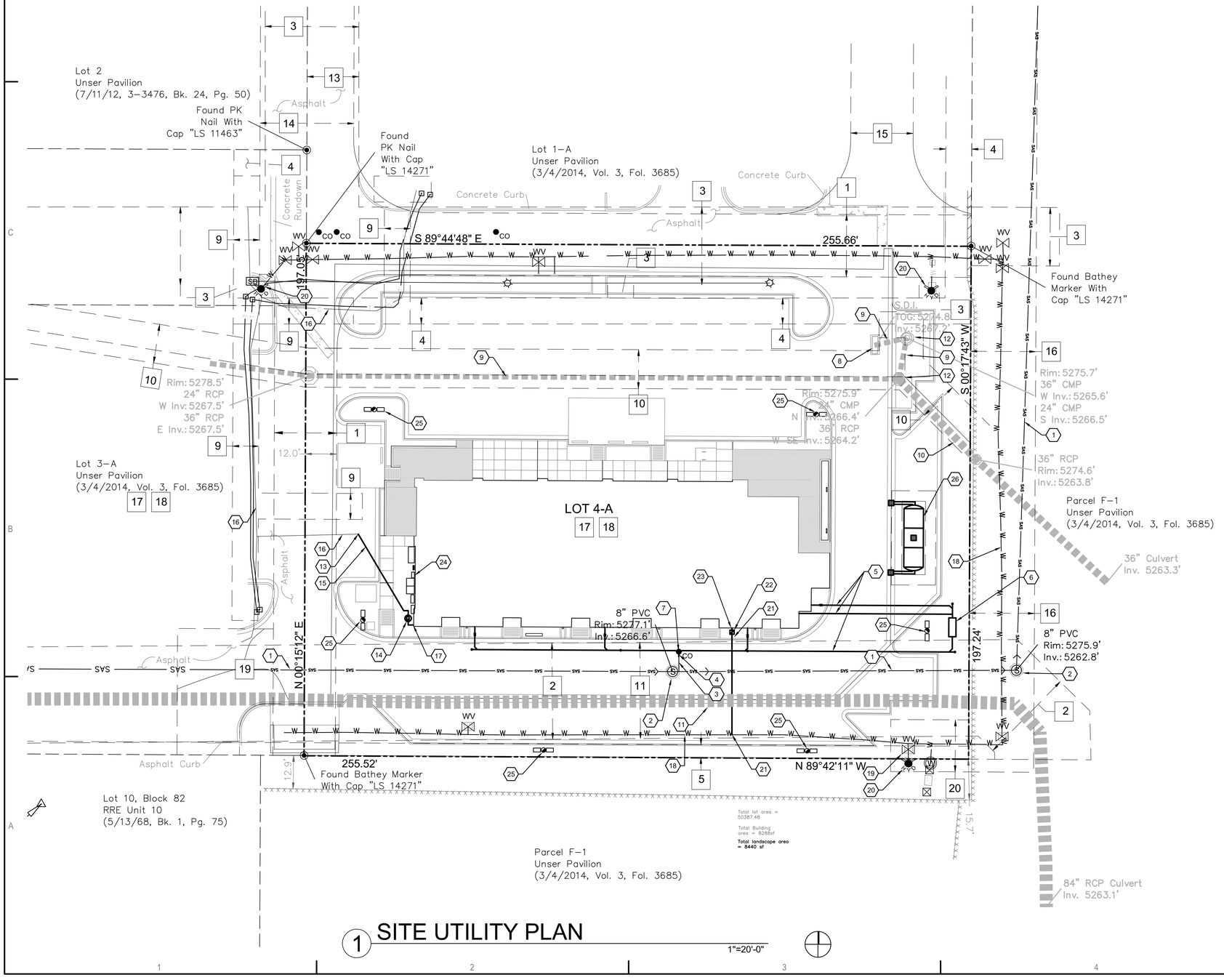
ISSUE: PERMIT SET
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CHECKED BY:
DATE: February 23, 2024

SHEET TITLE

Site Grading and Drainage Plan

C201


S 89°44'48" E
255.66'
N 00°47'43" W
197.05'
N 00°15'12" E
197.24'
255.52'
N 89°42'11" W
LOT 4-A
FF=5279.41
5278
5277
5276
5275
5279
TOC=5278.44
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FL=5277.78
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0.20%
−1.05%
−8.35%
−1.06%
−1.00%
−0.80%
−1.25%
−0.98%
−4.71%
−1.86%
−1.26%
−1.60%
−1.41%
−7.96%
−6.07%
−4.93%
−6.08%
−0.46%
−0.48%
−0.50%
1.04%
12.0'
Asphalt
WV
HYD
TOP 5277.89'
TOP 5278.86'
TOP 5276.28'
TOE 5277.91'
TOE 5278.23'
TOP 5278.48'
TOE 5277.85'
TOE 5278.71'
TOE 5277.11'
TOP 5277.07'
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5278.80'
5279.53'
5278.88'
5279.39'
5279.27'
5279.39'
5279.39'
5279.39



1 SITE UTILITY PLAN

1"=20'-0"

UTILITY PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

UTILITY PLAN KEYED NOTES

1. EXISTING PUBLIC SANITARY SEWER LINE TO REMAIN.
2. EXISTING PUBLIC SANITARY SEWER MANHOLE TO REMAIN.
3. EXISTING SANITARY SEWER STUB OUT.
4. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING SANITARY SEWER STUB OUT. SEE PLUMBING PLANS FOR ADDITIONAL LATERALS AND ONSITE WASTE LINE THROUGH GREASE INTERCEPTOR THAT CONNECT AT THIS LOCATION.
5. GREASE INTERCEPTOR, SEE PLUMBING PLANS.
6. SANITARY SEWER DRAIN, SEE PLUMBING PLANS.
7. CONNECT SANITARY SEWER LINE TO BUILDING SEWER LINES, SEE PLUMBING SHEETS.
8. EXISTING DOUBLE TYPE "D" CATCH BASIN. ADJUST GRATE TO NEW FINISHED GRADE.
9. EXISTING 24" STORM DRAIN LINE
10. EXISTING 36" STORM DRAIN LINE
11. EXISTING 84" STORM DRAIN LINE
12. EXISTING STORM SEWER MANHOLE, ADJUST RIM TO NEW FINISHED GRADE.
13. CONNECT NEW NATURAL GAS LINE TO EXISTING, SIZE TO BE DETERMINED BY NM GAS CO.
14. NATURAL GAS METER MANIFOLD AND METERS, SIZE TO BE DETERMINED BY NM GAS CO.
15. NEW NATURAL GAS LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
16. EXISTING NATURAL GAS LINE TO REMAIN.
17. CONNECT TO BUILDING. SEE PLUMBING AND MECHANICAL PLANS FOR CONTINUATION.
18. EXISTING WATERLINE TO REMAIN.
19. EXISTING GATE VALVE TO REMAIN.
20. EXISTING FIRE HYDRANT TO REMAIN.
21. NEW 2" WATER METER SERVICE, METER BOX AND METER PER CITY OF RIO RANCHO STANDARD DRAWING W-14.
22. NEW 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR IN SAFE-T-COVER 200T-AL ENCLOSURE WITH 1KW HEATER.
23. CONNECT DOMESTIC WATER SERVICE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
24. ELECTRICAL EQUIPMENT. SEE ELECTRICAL SITE PLAN ES-101.
25. LIGHT POLE, SEE ELECTRICAL SITE PLAN ES-101.
26. UNDERGROUND INFILTRATION GALLERY AND CATCH BASINS. SEE GRADING PLAN SHEET C201 AND SHEET C503.

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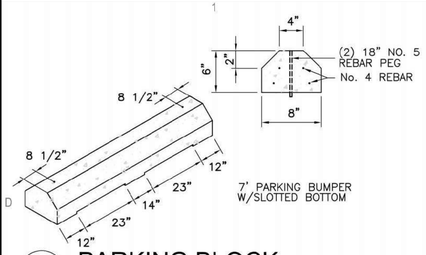
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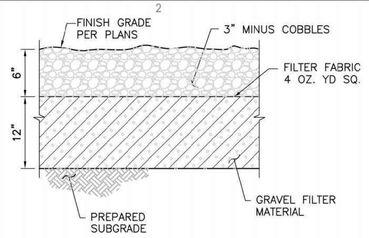
SHEET TITLE

SiteUtility Plan

C301

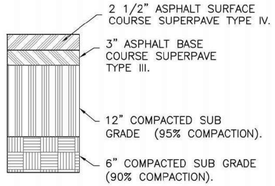


D1 PARKING BLOCK
NOT TO SCALE

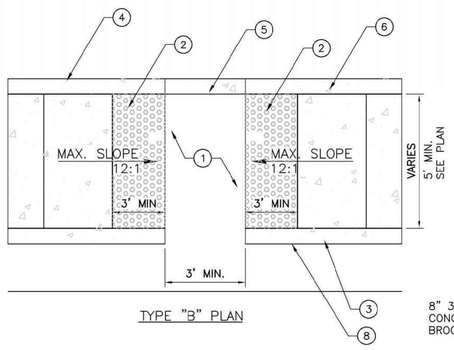


NOTE: Install gravel filter material or filter fabric

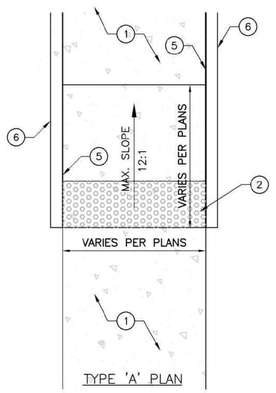
D2 RIP-RAP SECTION
NOT TO SCALE



C1 MAIN ASPHALT
NOT TO SCALE



TYPE "B" PLAN

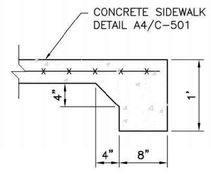


TYPE 'A' PLAN

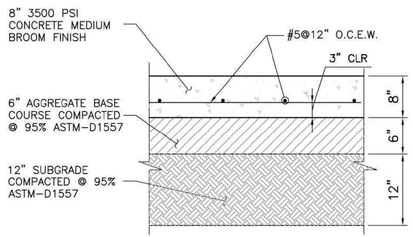
KEYED NOTES: (#)

1. 2.0% MAX CROSS SLOPE MADE IN ANY DIRECTION.
2. DETECTABLE WARNING SURFACE PER A2/C-501.
3. CONC. CURB, SEE PLANS
4. CURB, WALL, OR BUILDING, SEE PLANS
5. 1/2" EXPANSION MATERIAL.
6. STD. CONC. HEADER CURB AS REQUIRED
8. SLOPE CURB @ 12:1

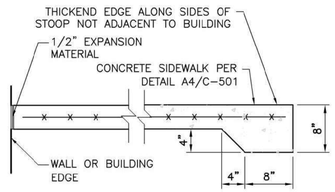
A1 CURB ACCESS RAMPS
NOT TO SCALE



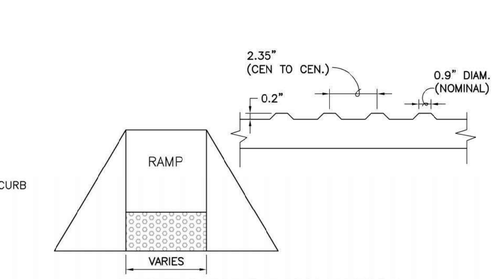
C2 TURNDOWN EDGE
NOT TO SCALE



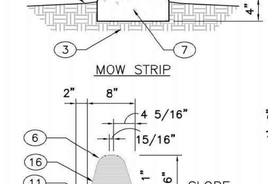
B2 CONCRETE PAVEMENT
NOT TO SCALE

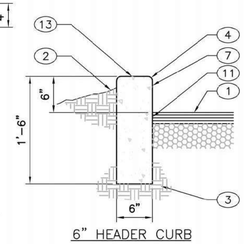


B3 CONCRETE STOOP
NOT TO SCALE



A2 DETECTABLE WARNING SURFACE
NOT TO SCALE





6" HEADER CURB

ASPHALT CURB

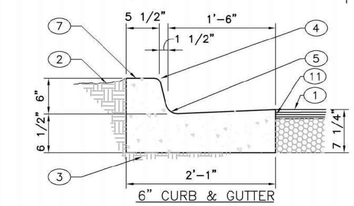
KEYED NOTES: (#)

1. PAVEMENT SECTION PER DRAWINGS AND SPECS.
2. FINISHED GRADE.
3. PREPARED SUBGRADE.
4. 3/4" RADIUS.
5. 1 1/2" RADIUS.
6. 2" RADIUS (BOTH SIDES).
7. CONCRETE CURB.
8. EXPANSION JOINT.
9. VARIES, DEPRESS AS NEEDED.
10. OMIT 6" CURB.
11. TACK COAT
12. NEW OR EXISTING PAVING.
13. SMOOTH RUBBED FINISH.
14. CONCRETE SIDEWALK.
15. DRIVE NO.4 BARS 18" DEEP IN HOLES DRILLED 2' O.C. SEAL WITH EPOXY.

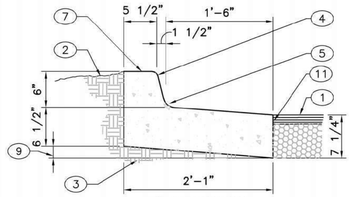
CURB & GUTTER CONSTRUCTION NOTES:

A. CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
B. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
C. REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
D. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
E. FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX, ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX, AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
F. FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C., PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.

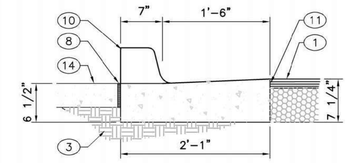
C3 CURB SECTIONS
NOT TO SCALE



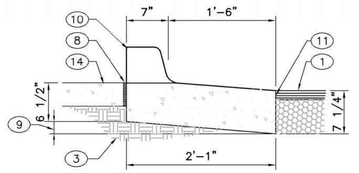
6" CURB & GUTTER



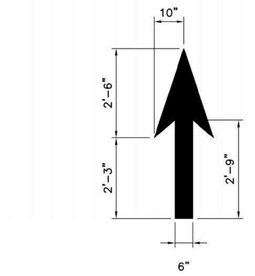
6" DEPRESSED
CURB & GUTTER



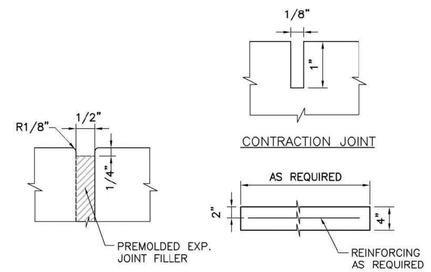
RUNDOWN GUTTER

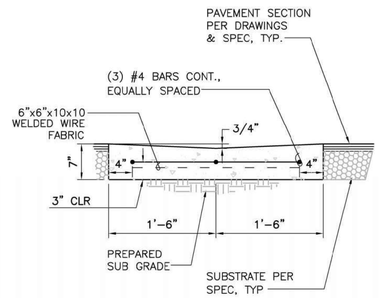


RUNDOWN DEPRESSED
GUTTER

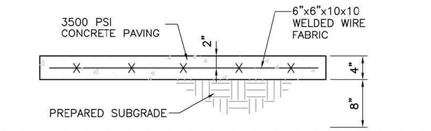


C5 PAINTED ARROWS
NOT TO SCALE





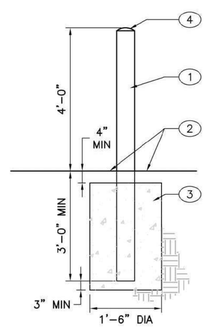
A3 CONCRETE VALLEY GUTTER
NOT TO SCALE



NOTE:
PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".

PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER.

A4 TYPICAL SIDEWALK
NOT TO SCALE



KEYED NOTES: (#)

1. 6" DIA. STEEL PIPE W/ REFLECTORIZED YELLOW PAINT (CONC. FILLED W/ SMOOTH EDGES).
2. FINISHED GRADE OR PAVING AS PER DRAWINGS & SPECS – SEE PLANS.
3. CONCRETE FOOTING.
4. ROUNDED CONCRETE.

A5 BOLLARD, 6"Ø
NOT TO SCALE

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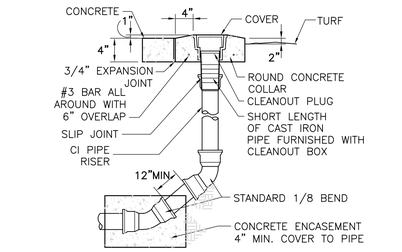
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Revision Schedule		

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CHECKED BY:	
DATE:	February 23, 2024

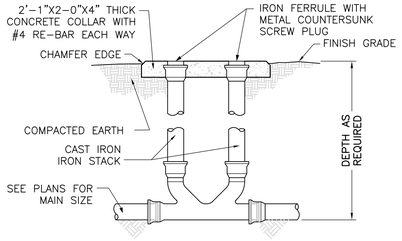
SHEET TITLE

CIVIL
DETAILS

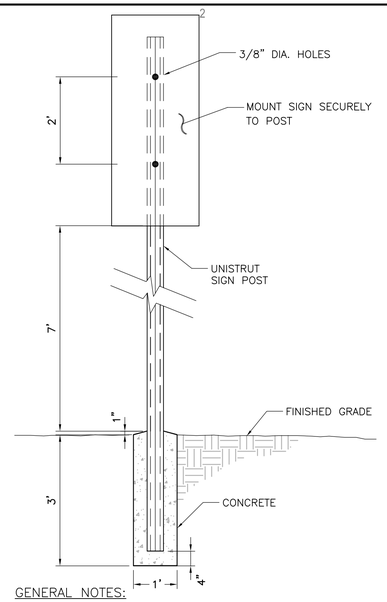
C501



D1 TERMINAL CLEANOUT
NOT TO SCALE



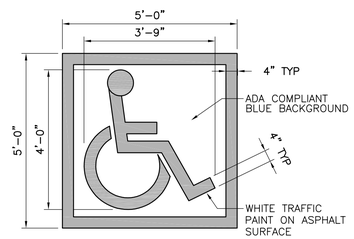
C1 DOUBLE CLEANOUT
NOT TO SCALE



GENERAL NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 3'-0", USE A 2" STEEL FLANGED CHANNEL FOR SIGN POSTS. FABRICATE SIGN PANELS OF .063 ALUMINUM. PAINT POST POSTAL BLUE, (MATTE FINISH).
2. LOCATE POSTS 2'-0" BACK FROM ADJACENT CURBS, UNLESS NOTED OTHERWISE.
3. ALL 2" FLANGED CHANNEL SIGN POSTS TO BE INSTALLED WITH WITH BREAK AWAY CONNECTION.
4. ALL SIGNS TO HAVE AN ANTI GRAFFITI COATING, BOTH SIDES.

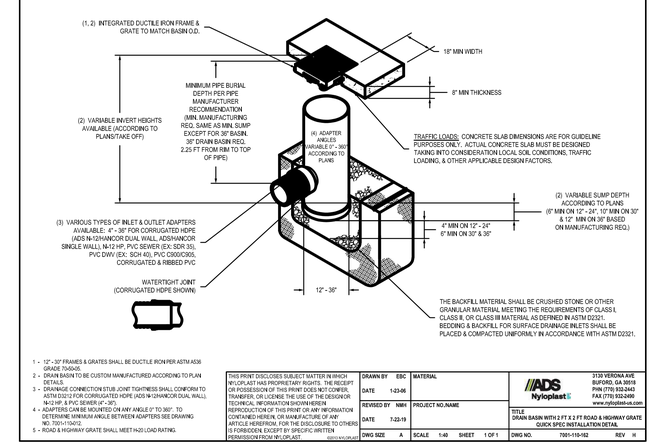
B3 PARKING SIGN POST
NOT TO SCALE



D3 RESERVED SYMBOL
NOT TO SCALE



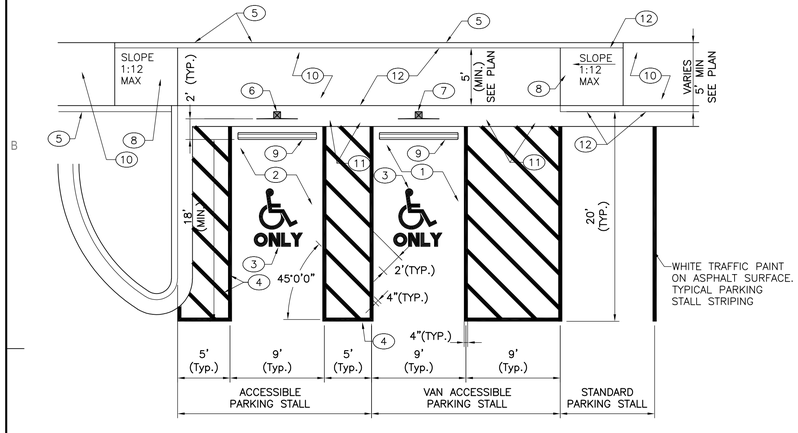
C3 RESERVED PARKING SIGNS
NOT TO SCALE



1 - 12"-30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4"-36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-N12.
5 - ROAD & HIGHWAY GRATE SHALL MEET H20 LOAD RATING.

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C4 24" TRAFFIC RATED GRATE
NOT TO SCALE

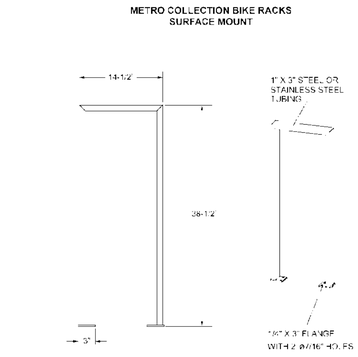


TYPICAL 90° PARKING SPACE STRIPING

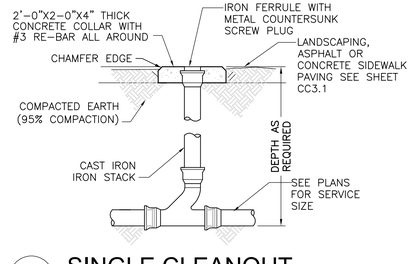
KEYED NOTES:

1. TYPICAL VAN ACCESSIBLE SPACE.
2. TYPICAL STANDARD ACCESSIBLE SPACE.
3. RESERVED PARKING SYMBOL PER DETAIL D3/C-502.
4. 4" WIDE WHITE STRIPING (TYP.).
5. CONCRETE HEADER CURB PER DETAIL C3/C-501.
6. RESERVED PARKING SIGN PER DETAIL C3/C-502.
7. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C3/C-502.
8. TYPICAL TYPE "B" CURB RAMP, PER DETAIL A1/C-501.
9. CONC. PARKING BARRIER PER DETAIL D1/C-501.
10. CONC. SIDEWALK, SEE PLANS AND DETAIL A4/C-501.
11. RUNDOWN OR DEPRESSED RUNDOWN GUTTER PER DETAIL C3/C-501.
12. 1/2" EXPANSION MATERIAL.

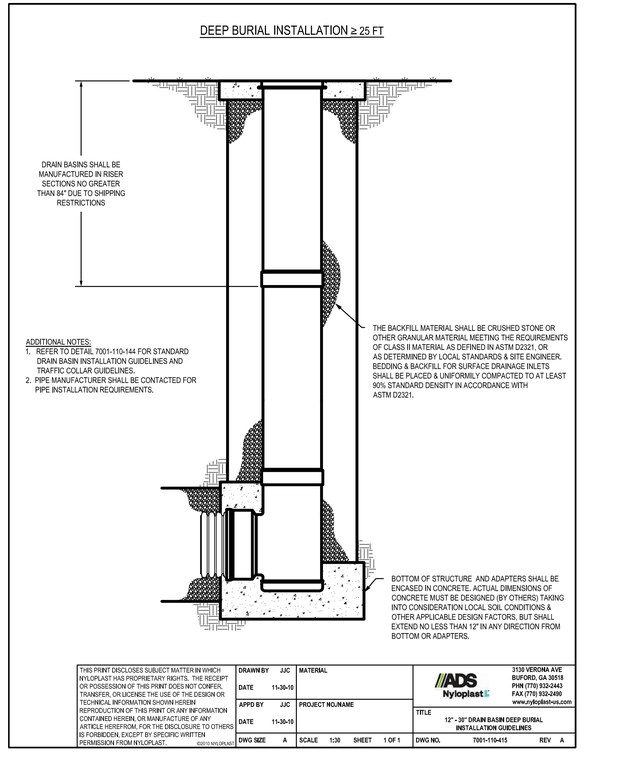
A1 ADA PARKING STALL
NOT TO SCALE



B3 BIKE RACK
NOT TO SCALE



A3 SINGLE CLEANOUT
NOT TO SCALE



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A4 18" CATCH BASIN DETAIL
NOT TO SCALE

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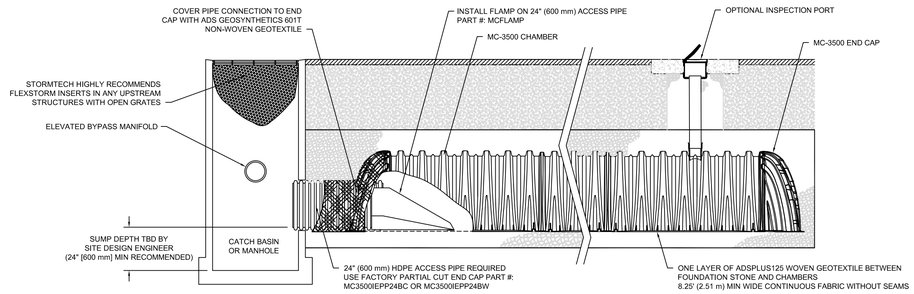
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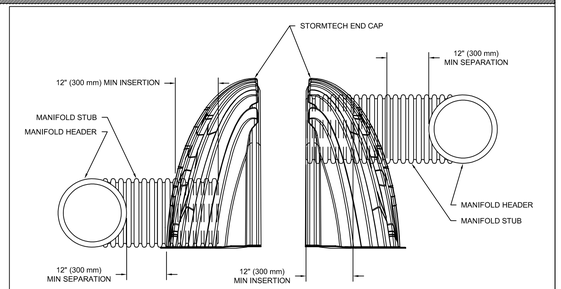
SHEET TITLE

CIVIL DETAILS

C502

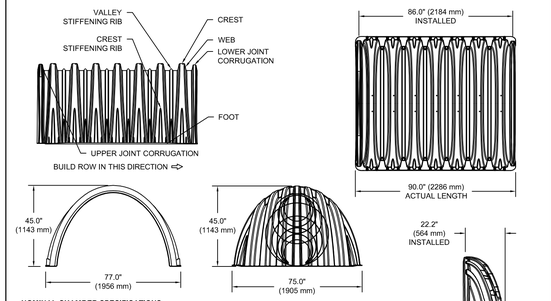


3 MC-3500 ISOLATOR ROW PLUS DETAIL



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

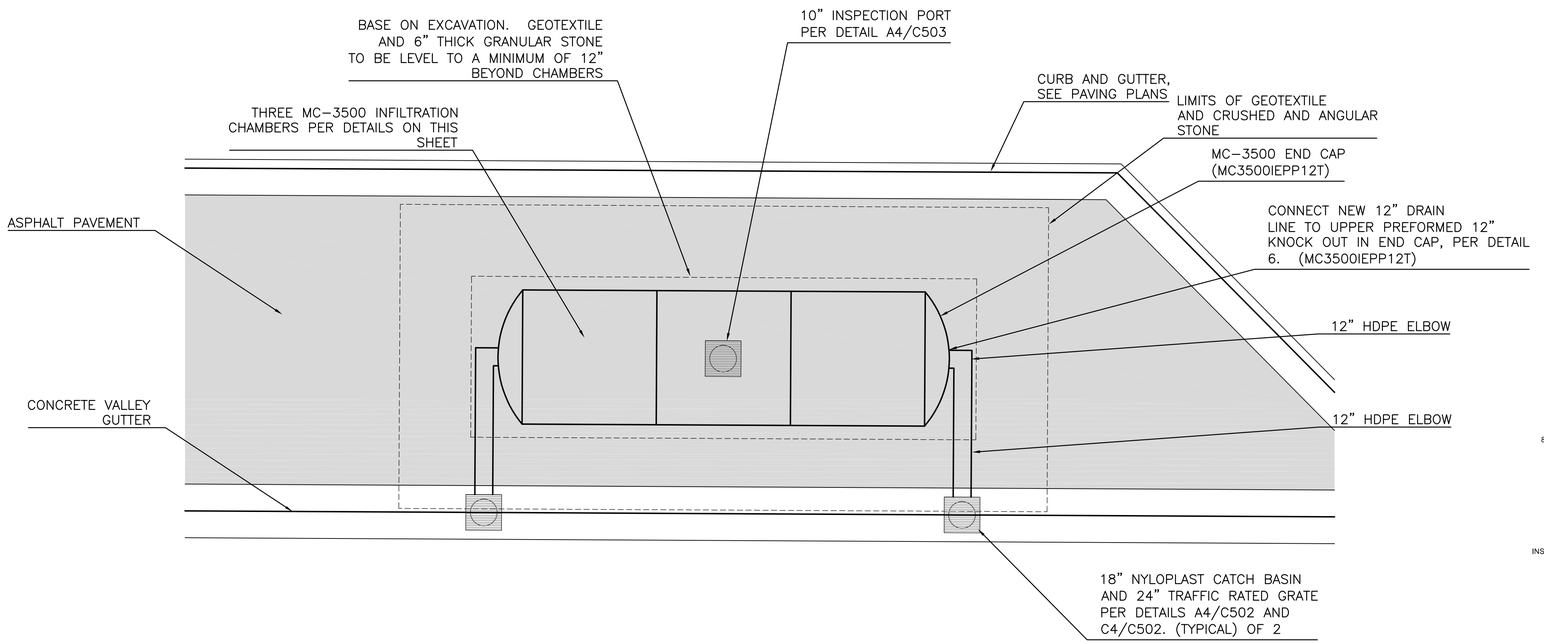
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

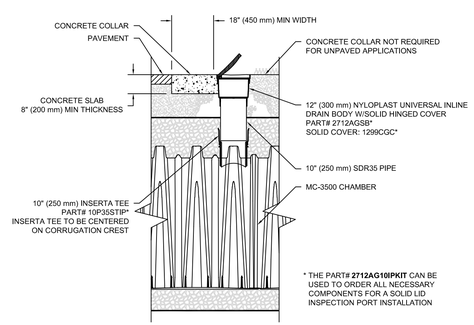
NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATIONS



A1 ENLARGED INFILTRATION GALLERY PLAN
SCALE: 1" = 4'-0"



MC-3500 10" (250 mm) INSPECTION PORT DETAIL
NTS

A4 10" INSPECTION PORT
NOT TO SCALE

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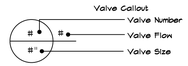
INFILTRATION GALLERY DETAILS

C-503

IRRIGATION SCHEDULE

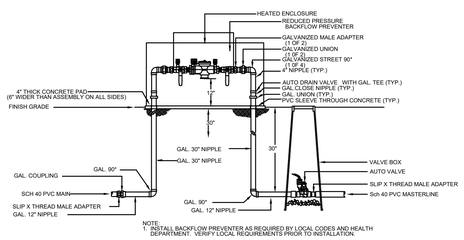
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE 1" RAIN BIRD XCZ-100-PRF. MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.	2
F	FLUSH CAP NDS CEP900	2
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	148
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	ISOLATION VALVE SPEARS TRUE UNION 2000 STANDARD BALL VALVE	1
MV	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y	1
C	CONTROLLER - RAIN BIRD ESP4ME3 4-22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE 3/4"	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	



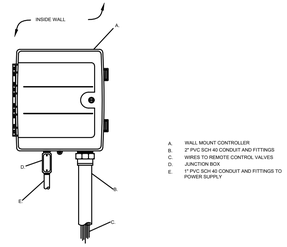
IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
2. IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
3. LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
11. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
12. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
13. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
14. WATER METER TO BE PROVIDED BY OTHERS.



1 RP BACKFLOW/MASTER VALVE DETAIL

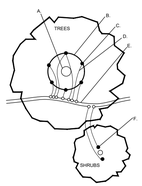
N.T.S.



A. WALL MOUNT CONTROLLER
B. 2" PVC SCH 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

4 WALL MOUNTED PLASTIC CONTROLLER

N.T.S.

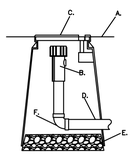


A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM

NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

2 EMITTER PLACEMENT DETAIL

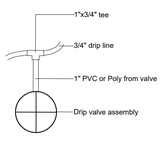
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 3" DEPTH OF GRAVEL
F. 90° PVC FITTING

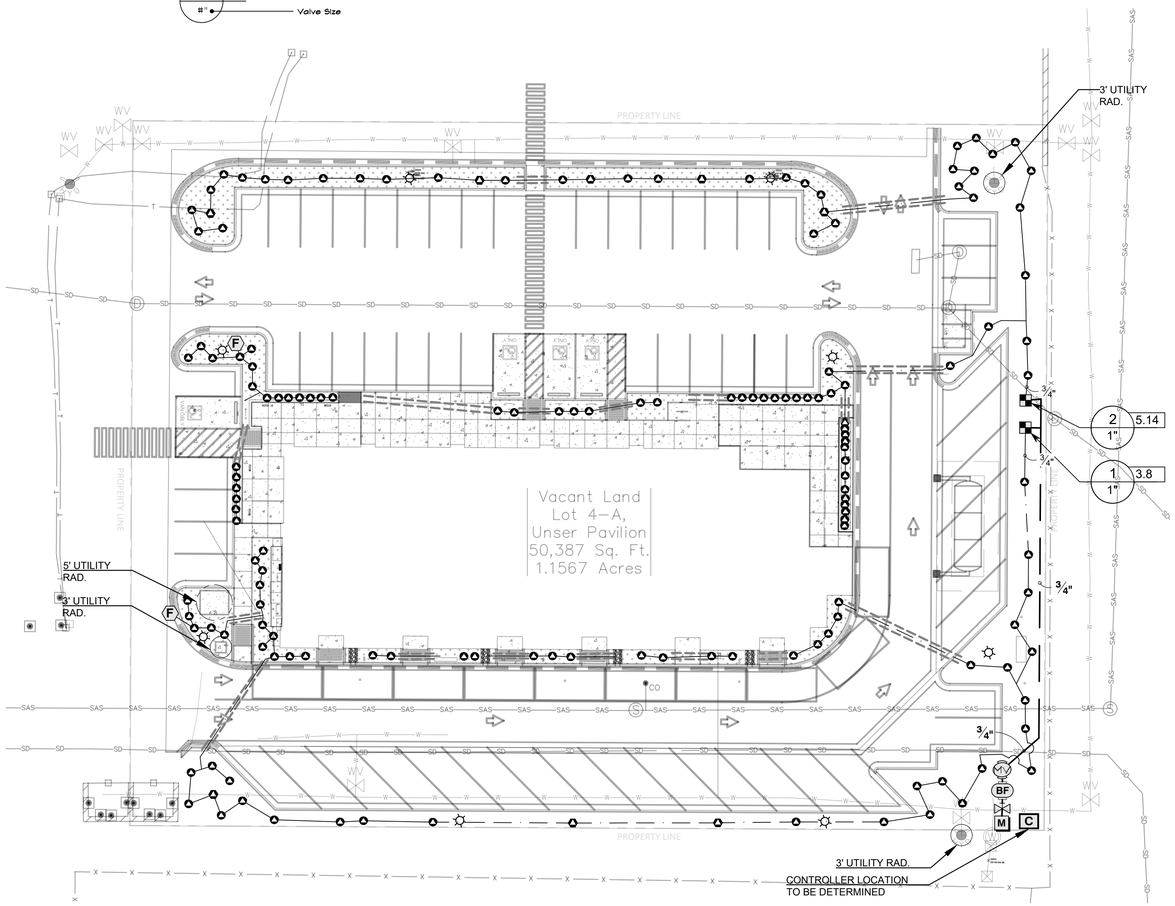
5 END FLUSH CAP

N.T.S.



3 DRIP DETAIL

N.T.S.



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Date: 02/23/2024
Revisions:

Drawn by: E.G.
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RETAIL SHOPS
PERMIT SET

1912 Wellspring Ave SE
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NORTH

Scale: 1" = 20'

10 0 20 40

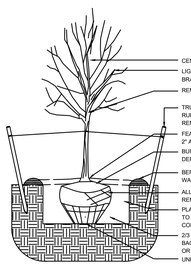
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Irrigation Plan

Sheet Number:
LI-01

PLANT SCHEDULE

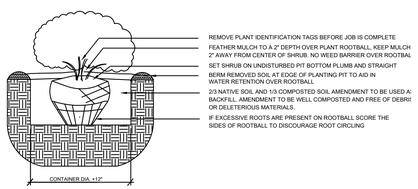
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE	
DECIDUOUS TREE							
	CL	4	CHILOPSIS LINEARIS / DESERT WILLOW	2" B&B	20` X 25`	491	
	PC	6	PRUNUS CERASIFERA / PURPLE-LEAF PLUM	2" B&B	15` X 15`	270	Tree Subtotal: 3,584
DESERT ACCENT							
	AP	7	AGAVE PARRYI / PARRY`S AGAVE	5 GAL	2` X 2`	3	
	HP	10	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3` X 3`	7	
	YB	4	YUCCA BACCATA / BANANA YUCCA	5 GAL	4` X 5`	20	
	YP	5	YUCCA PENDULA / SOFT LEAF YUCCA	5 GAL	4` X 3`	7	
PERENNIAL							
	SM	10	SALVIA NEMOROSA `MAY NIGHT` / MAY NIGHT SAGE	1 GAL	1.5` X 1.5`	2	
ORNAMENTAL GRASS							
	BB	11	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL	3` X 3`	7	
	CK	31	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	5 GAL	30" X 2`	3	
DECIDUOUS SHRUBS							
	BD	4	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	5` X 7`	38	
	CG	10	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL	8` X 10`	79	
	LF	8	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL	6` X 6`	28	
	RG	13	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 6`	28	
	SG	9	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL	3` X 4`	13	
EVERGREEN SHRUBS							
	BH	9	BACCHARIS X `STARN` / STARN COYOTE BRUSH	5 GAL	2` X 5`	20	
	JB	11	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2` X 5`	20	
	RA	9	ROSMARINUS OFFICINALIS `ARP` / ARP ROSEMARY	5 GAL	6` X 4`	13	Shrub Subtotal: 2,560

Plant Coverage: 6,144



1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.

WATER BUDGET CALCULATIONS

ALL SITE LANDSCAPING

YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

10	TREES	=	60	GALLONS PER RUN CYCLE				
151	SHRUBS	=	302	GALLONS PER RUN CYCLE				
362	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	32580	GPY	/	0.10	ACRE FT.
TOTAL WATER USE PER YEAR		=	32580.00	GPY	/	0.10	ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. .77 RUN CYCLES PER YEAR

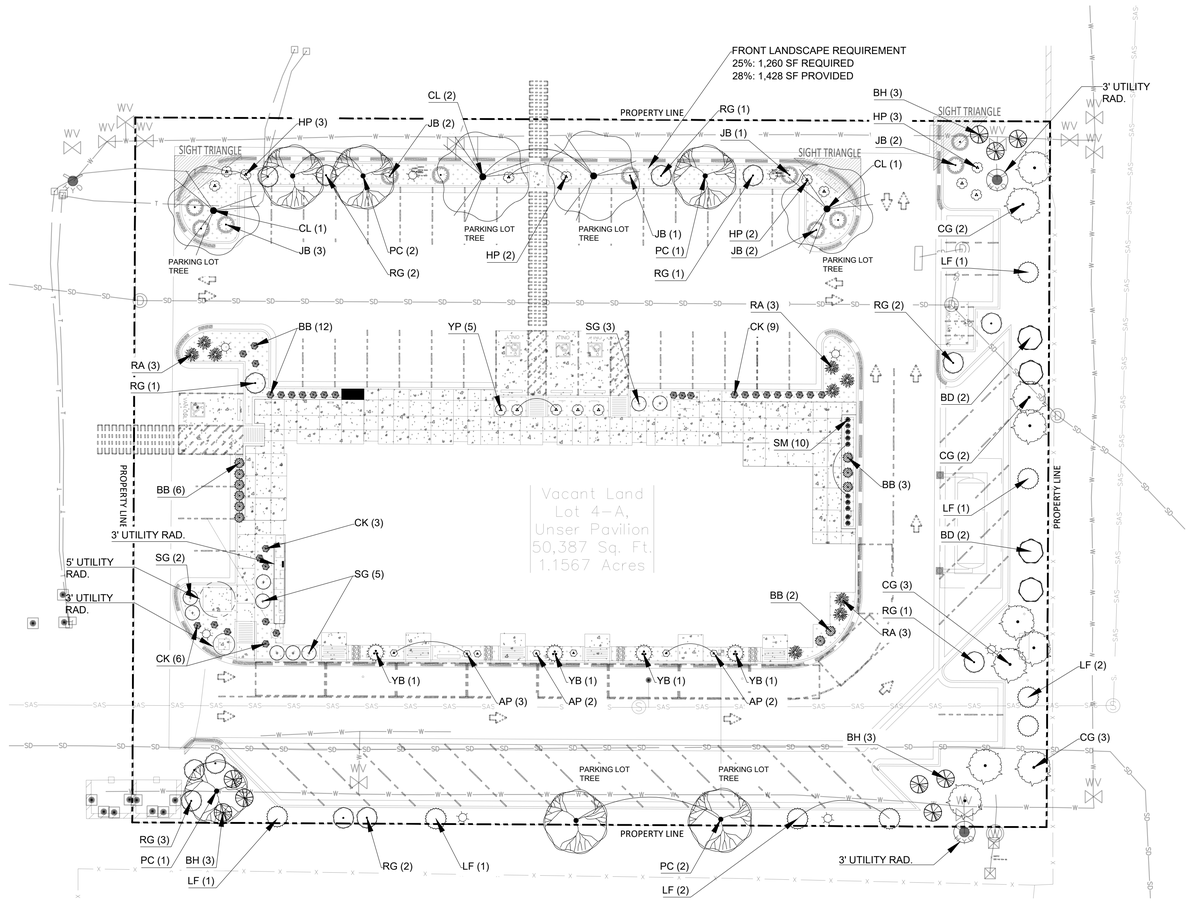
10	TREES	=	60	GALLONS PER RUN CYCLE				
151	SHRUBS	=	302	GALLONS PER RUN CYCLE				
362	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	27874	GPY	/	0.09	ACRE FT.
TOTAL WATER USE PER YEAR		=	27874.00	GPY	/	0.09	ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS

GROSS ACREAGE (SF):	50,387
MIN. LANDSCAPE AREA (10% GROSS LOT):	REQ: 5,039 SF / PROVIDED: 8,164 SF (16%)
MIN. COVERAGE (75% LANDSCAPE AREA):	REQ: 6,123 SF / PROVIDED: 6,144 SF (75%)
PARKING LOT TREES (64 STALLS) 1 TREE PER 10 STALLS:	6 REQUIRED / 10 PROVIDED

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE INSTALLED LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY THE OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
7. ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
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9. TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
10. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



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2/21/24

Date: 02/23/2024
Revisions:
1
2
3
4
5

Drawn by: E.G.
Reviewed by: MH

RETAIL SHOPS
PERMIT SET

1912 Wellspring Ave SE
Rio Rancho, New Mexico

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LS-01

WATER BUDGET CALCULATIONS

ALL SITE LANDSCAPING

YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

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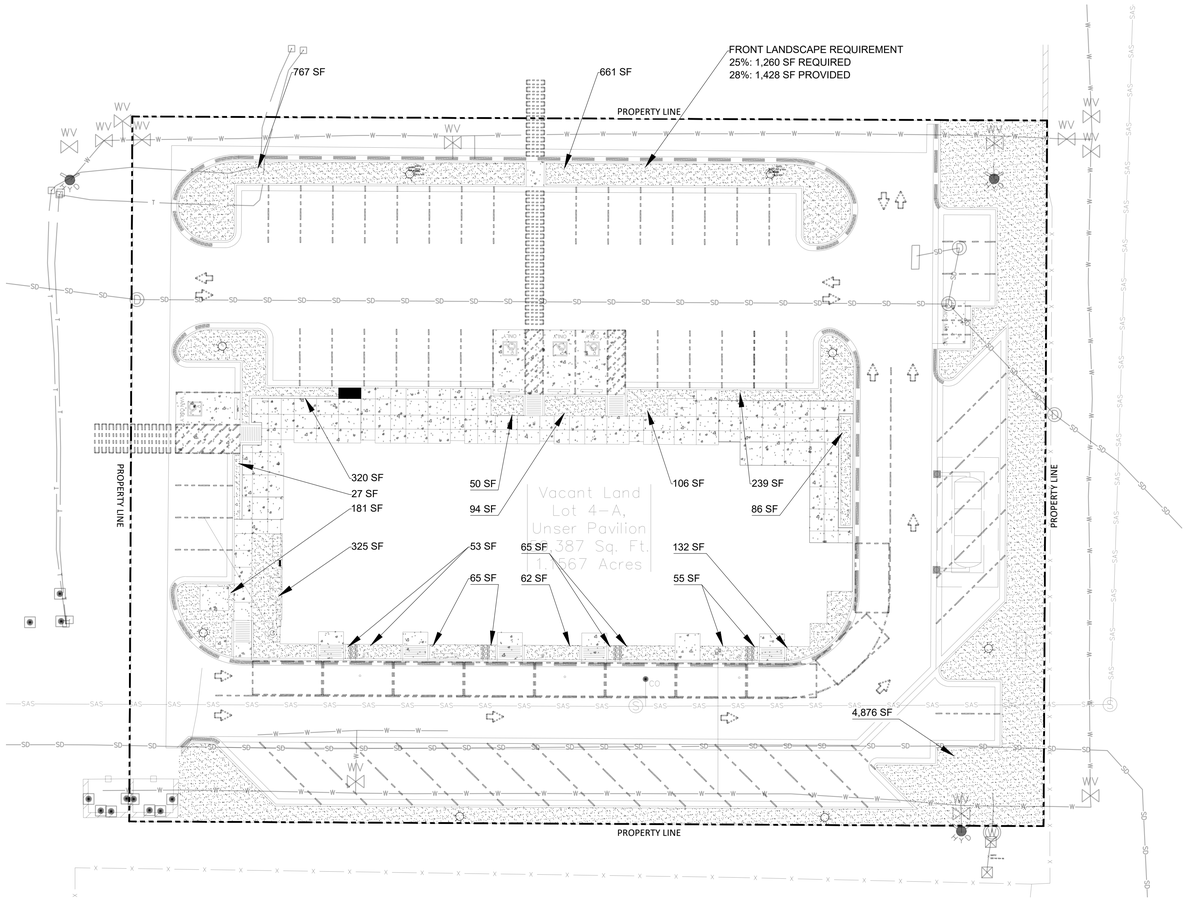
MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	WALLIN 7/8" GRAVEL 3" DEPTH OVER FILTER FABRIC

GROSS ACREAGE (SF):	50,387
MIN. LANDSCAPE AREA (10% GROSS LOT):	REQ: 5,039 SF / PROVIDED: 8,164 SF (16%)
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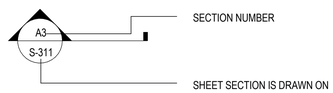
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Materials Plan

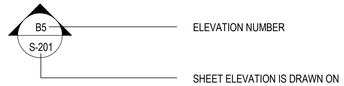
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STRUCTURAL GRAPHIC SYMBOLS

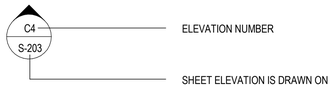
SECTION CROSS-REFERENCE SYMBOL



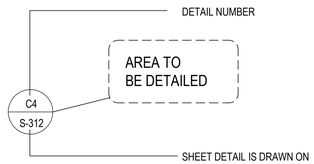
EXTERIOR ELEVATION CROSS-REFERENCE SYMBOL



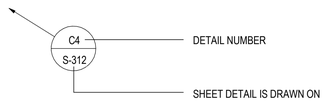
INTERIOR ELEVATION CROSS-REFERENCE SYMBOL



PLAN DETAIL CROSS-REFERENCE SYMBOL



DETAIL CROSS-REFERENCE SYMBOL



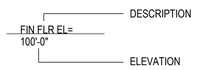
NORTH ARROW SYMBOL



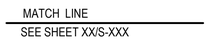
KEYNOTE SYMBOL



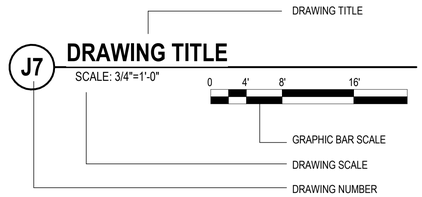
ELEVATION TARGET SYMBOL



MATCH LINE SYMBOL



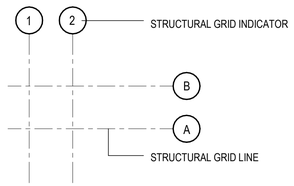
DRAWING TITLE SYMBOL



GRAPHIC BAR SCALE SYMBOL



STRUCTURAL GRID REFERENCE SYMBOL



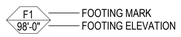
REVISION INDICATOR SYMBOL



BASE PLATE MARK SYMBOL



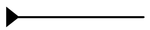
FOOTING MARK SYMBOL



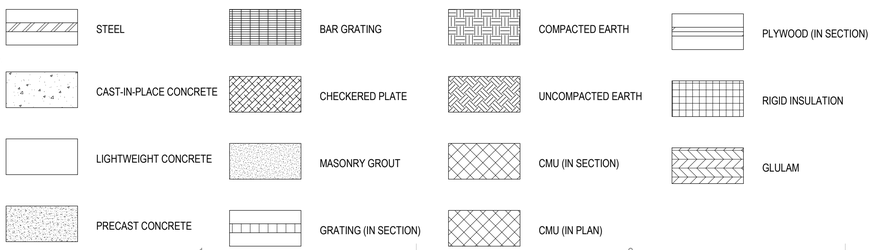
WALL MARK SYMBOL



MOMENT CONNECTION SYMBOL



STRUCTURAL MATERIALS LEGEND



ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABAN	ABANDON
ABBRV	ABBREVIATION
AC	ASPHALTIC CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
ACP	ASPHALTIC CONCRETE PAVING
ACR	ACROSS
ACST	ACOUSTIC
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJACENT/ADJOINING
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
AHR	ANCHOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALNMT	ALIGNMENT
ALT	ALTERNATE, ALTERNATIVE
ALUM	ALUMINUM
AMT	AMOUNT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPD	APPROVED
APPROX	APPROXIMATE
APPX	APPENDIX
AR	AS REQUIRED
ARCH	ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASPH	ASPHALT
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASSN	ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATCH	ATTACHMENT
ATTN	ATTENTION
AWS	AMERICAN WELDING SOCIETY
AZ	AZIMUTH
B&F	BELL AND FLANGE
BAL	BALANCE
B/B	BACK TO BACK
BC	BOTTOM CHORD
BD	BOARD
BDRY	BOUNDARY
BEV	BEVEL
BFF	BELOW FINISH FLOOR
BKG	BACKING
BKGD	BACKGROUND
BLD	BUILD
BLDG	BUILDING
BLK	BLOCK/BLOCKING
BLT	BUILT
BLVD	BOULEVARD
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BOT	BOTTOM
B PL	BASE PLATE
BRCG	BRACING
BRDG	BRIDGING
BRG	BEARING
BRG PL	BEARING PLATE
BS	BOTH SIDES
BSMT	BASEMENT
BT WLD	BUTT WELD
BTWN	BETWEEN
C	CHANNEL
C/C	CENTER TO CENTER
CAM	CAMBER
CAN	CANOPY
CD	CONSTRUCTION DOCUMENTS, CONTRACT DOCUMENTS
CEM	CEMENT
CHFR	CHAMFER
CHKD	CHECKED/CHECKERED
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CJ	CONTRACTION JOINT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	COMPANY
COA	CITY OF ALBUQUERQUE
COL	COLUMN
COM	COMMON
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS , CONTINUE
CONTR	CONTRACTOR
COORD	COORDINATE
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CU YD	CUBIC YARD
D	DEEP, DEPTH
D-B	DESIGN-BUILD
DAT	DATUM
DBL	DOUBLE
DEG	DEGREE
DEL	DELETE
DEMO	DEMOLITION
DET	DETAIL
DEV	DEVELOPMENT
DFTG	DRAFTING
DIA	DIAMETER

ABBREVIATIONS

DIAG	DIAGONAL
DIFF	DIFFERENCE, DIFFERENTIAL
DIM	DIMENSION
DIST	DISTANCE
DIV	DIVIDE
DJ	DOUBLE JOIST
DL	DEAD LOAD
DOC	DOCUMENT
DOUG FIR	DOUGLAS FIR
DSGN	DESIGN
DWG	DRAWING
DWL/DWLS	DOWELS
E	EAST, MODULUS OF ELASTICITY
EA	EACH
EE	EACH END
EF	EACH FACE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELEM	ELEMENTARY
ELEV	ELEVATOR
EMBED	EMBEDDED / EMBEDMENT
ENCL	ENCLOSURE
ENGR	ENGINEER
EOS	EDGE OF SLAB
EPA	ENVIRONMENTAL PROTECTION AGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESCAL	ESCALATOR
ESMT	EASEMENT
EST	ESTIMATE
ETC	ET CETERA
EW	EACH WAY
EX	EXAMPLE
EXC	EXCAVATE
EXCL	EXCLUDE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/F	FACE TO FACE
FAB	FABRIC
FACIL	FACILITY
FB	FLAT BAR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FAR FACE
FF EL	FINISH FLOOR ELEVATION
FIN GR	FINISH GRADE
FH	FLAT HEAD
FIN	FINISH
FIN FLR	FINISH FLOOR
FLG	FLANGE
FLR	FLOOR
FLR SK	FLOOR SINK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SLAB
FOS	FACE OF STUD
FOW	FACE OF WALL
FR	FRAME
FRMG	FRAMING
FS	FAR SIDE
FSTNR	FASTENER
FT	FOOT / FEET
FT/LB	FOOT/POUND
FT/LBF	FOOT/POUND FORCE
FTG	FOOTING
FUT	FUTURE
G	GIRDER
GA	GAGE
GALV	GALVANIZED
GALV STL	GALVANIZED STEEL
GR BM	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLU LAM	GLUED LAMINATED WOOD
GLZ	GLAZING
GOVT	GOVERNMENT
GRTG	GRATING
GT	GROUT
H	HIGH
HAS	HEADED ANCHOR STUD
HC	HOLLOW-CORE
HCP	HANDICAPPED
HD	HEAVY DUTY
HGR	HANGER
HLDN	HOLDDOWN
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HSKPG	HOUSEKEEPING
HSS	HOLLOW STRUCTURAL SECTIONS
HST	HOIST
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IFS	INSIDE FACE OF STUD
IN	INCH
INCL	INCLUDED
INFO	INFORMATION
IN-LB	INCH-POUND
IN-LBF	INCH-POUND FORCE
INSTL	INSTALL
INSUL	INSULATION
INT	INTERIOR
IR	INSIDE RADIUS
k	KIP
K	THOUSAND
KB	KNEE BRACE
KCJ	KEYED CONTROL JOINT
KIP	THOUSAND POUNDS
KIP FT	THOUSAND FOOT/POUNDS
KLF	KIPS PER LINEAL FOOT
KO	KNOCK OUT
KOP	KNOCK OUT PANEL
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE

ABBREVIATIONS

LAM	LAMINATE
LATL	LATERAL
LBF	POUND-FORCE
LBR	LUMBER
LBS	POUND
LD BRG	LOAD BEARING
LF	LINEAR FEET (FOOT)
LIN	LINEAR
LL	LIVE LOAD
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LT GA	LIGHT GAGE
LT WT	LIGHT WEIGHT
LVR	LOUVER
LWC	LIGHTWEIGHT CONCRETE
M	MOMENT
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MOMENT CONNECTION
MCJ	MASONRY CONTROL JOINT
MD	METAL DECK
ME	MECHANICAL ENGINEER
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MICRO-LAMINATED
ML	MONOLITHIC
MO	MASONRY OPENING
MS	MACHINE SCREW
MSL	MEAN SEA LEVEL
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NF	NEAR FACE
NIC	NOT IN CONTRACT
NM	NEW MEXICO
NO	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
O/O	OUT TO OUT
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFS	OUTSIDE FACE OF STUD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
OR	OUTSIDE RADIUS
PAR	PARALLEL, PARAPET
PART	PARTIAL
PC	PIECE, PORTLAND CEMENT
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCI	PRECAST/PRESTRESSED CONCRETE INSTITUTE
PED	PEDESTAL
PEN	PENETRATE
PERIM	PERIMETER
PERP	PERPENDICULAR
PH	PHASE
PIL	PILASTER
PL	PLATE
PLAT	PLATFORM
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLM	PARALLAM
PLYWD	PLYWOOD
POS	POSITION
PP	PANEL POINT
PRCST	PRECAST
PREFAB	PREFABRICATE
PRELIM	PRELIMINARY
PREV	PREVIOUS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSIONED
PT CONC	POST-TENSIONED CONCRETE
PTN	PARTITION
PVG	PAVING
QTY	QUANTITY
QUAD	QUADRANT
R	RADIUS, RISER
RC	REINFORCED CONCRETE
RD	ROAD, ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REINF	REINFORCE/REINFORCEMENT
REPL	REPLACE
REQ	REQUIRE
REQD	REQUIRED
REV	REVISION
RGD INS	RIGID INSULATION
RFI	REQUEST FOR INFORMATION
RND	ROUND
RO	ROUGH OPENING
RT	RIGHT
RVL	REVEAL
S	SOUTH
SCHEM	SCHEMATIC
SCHED	SCHEDULE
SD	SHOP DRAWINGS
SDI	STEEL DECK INSTITUTE
SDL	SADDLE
SE	STRUCTURAL ENGINEER
SECT	SECTION
SF	SQUARE FEET (FOOT)
SHT	SHEET, SHAFT
SHTHG	SHEATHING
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SLNT	SEALANT
SM	SMOOTH

ABBREVIATIONS

SP	SUMP PIT
SPA	SPACE/SPACES
SPEC	SPECIFICATION
SPRT	SUPPORT
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SSPC	STRUCTURAL STEEL PAINTING COUNCIL
ST	STAIRS
STAG	STAGGERED
STD	STANDARD
STIF	STIFFENER
STIR	STIRRUP
STAG	STAGGERED
STD	STANDARD
STIF	STIFFENER
STIR	STIRRUP
STL	STEEL
STL LNTL	STEEL LINTEL
STL	JST STEEL JOIST
STL PL	STEEL PLATE
STL RF DK	STEEL ROOF DECK
STR	STRINGERS
STRUCT	STRUCTURAL
SUB	SUBSTITUTE
SUF	SUFFICIENT
SUP	SUPPLEMENTARY
SUPPL	SUPPLEMENT
SYM	SYMBOL
SYMM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TAN	TANGENT
TB	THRU BOLT
TEMP	TEMPORARY
THD	THREAD
THK	THICKNESS
THRU	THROUGH
TJI	TRUSS JOIST INSTITUTE
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOC FTG	TOP OF CONCRETE FOOTING
TOC WALL	TOP OF CONCRETE WALL
TOF	TOP OF FOOTING
TOG	TOP OF GRATE
TOJ	TOP OF JOIST
TOL	TOLERANCE
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TRNBKL	TURNBUCKLE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VNR	VENEER
VR	VAPOR RETARDER
VRFY	VERIFY
W	WEST, WIDE
W/	WITH
W/O	WITHOUT
WBL	WOOD BLOCKING
WD	WOOD
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WL	WIND LOAD
WLD	WELDED
WM	WIRE MESH
WP	WATERPROOFING
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X BRACE	CROSS BRACING
XXH	DOUBLE EXTRA HEAVY
YD	YARD

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No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	
DRAWN BY:	PS
CHECKED BY:	DAL
DATE:	02/23/2024

SHEET TITLE

ABBREVIATIONS AND LEGEND

S-001

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GENERAL STRUCTURAL NOTES

FOUNDATION NOTES

GENERAL:

THE FOUNDATION NOTES INCLUDED HEREIN ARE A SUMMARY OF THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT. THESE NOTES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.

IF THERE ARE DISCREPANCIES BETWEEN THE FOUNDATION NOTES AND THE PROJECT GEOTECHNICAL REPORT, THE PROJECT GEOTECHNICAL REPORT SHALL GOVERN.

A SUBSURFACE GEOTECHNICAL INVESTIGATION HAS BEEN MADE BY GEO-TEST, PROJECT NO.1-21205.

A REPORT OF THAT INVESTIGATION DATED JANUARY 5, 2023 IS AVAILABLE FOR VIEWING IN THE PROJECT MANUAL.

THE FOUNDATION SYSTEM FOR THIS PROJECT IS SPREAD FOOTINGS OVER ENGINEERED FILL.

THE SLAB-ON-GRADE FOR THIS PROJECT WAS NOT DESIGNED AS A STRUCTURAL DIAPHRAGM.

ADDITIONAL INFORMATION CONCERNING THE SPECIFIC SITE SOIL CONDITIONS TO BE ENCOUNTERED ARE IN THE PROJECT GEOTECHNICAL REPORT AND SHALL BE REVIEWED AND FULLY UNDERSTOOD BY THE CONTRACTOR.

IF THERE ARE ANY QUESTIONS REGARDING THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT, THE CONTRACTOR SHALL ISSUE RFI'S (REQUESTS FOR INFORMATION) TO THE ARCHITECT FOR CLARIFICATION. EARTHWORK SHALL NOT PROCEED UNTIL THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT ARE FULLY UNDERSTOOD BY THE CONTRACTOR.

FIELD OBSERVATION AND TESTS:

THE OWNER SHALL EMPLOY THE SERVICES OF A REGISTERED, LICENSED GEOTECHNICAL ENGINEER TO OBSERVE ALL CONTROLLED EARTHWORK. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS ON-SITE OBSERVATION BY EXPERIENCED PERSONNEL DURING CONSTRUCTION OF CONTROLLED EARTHWORK. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO WORKING DAYS IN ADVANCE OF ANY FIELD OPERATIONS OF THE CONTROLLED EARTHWORK.

TESTS OF MATERIALS SHALL BE MADE AT THE FOLLOWING MINIMUM RATES. THE ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE THE ACTUAL TESTING RATES:

ONE FIELD DENSITY TEST PER 2500 SQUARE FEET OF COMPACTED SUBGRADE, PRIOR TO PLACING STRUCTURAL FILL OR SLAB-ON-GRADE, WITH A MINIMUM OF 3 TESTS.

ONE FIELD DENSITY TEST PER 2500 SQUARE FEET OF STRUCTURAL FILL PLACED OR PER EACH HORIZONTAL LAYER OF STRUCTURAL FILL, WHICHEVER IS THE GREATER NUMBER OF TESTS.

ONE MOISTURE-DENSITY CURVE FOR EACH TYPE OF MATERIAL USED, AS INDICATED BY THE SIEVE ANALYSIS AND THE PLASTICITY INDEX.

THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE RESULTS OF ALL REQUIRED TESTS.

CLEARING AND GRUBBING:

REMOVE ALL BRUSH, RUBBISH, GRASS, AND GRASS ROOTS FROM THE CONSTRUCTION AREA.

REMOVE STUMPS, MATTED ROOTS AND ROCKS LARGER THAN 2 INCHES IN DIAMETER WITHIN 6 INCHES OF THE SURFACE OF AREAS ON WHICH FILL AND/OR FOOTINGS ARE TO BE CONSTRUCTED.

REMOVE ALL TOPSOIL FROM THE CONSTRUCTION AREA. THIS MATERIAL SHALL NOT BE USED AS FILL MATERIAL, BUT MAY BE STOCKPILED AND LATER USED IN THE TOP 6 INCHES OF FILL OUTSIDE THE BUILDING PAD.

SITE, SUBFLOOR AND BEARING SURFACE PREPARATION:

A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL BE PRESENT TO CONFIRM COMPLETE EXCAVATION OF ANY UNCONTROLLED FILL.

OVEREXCAVATE ALL SOILS UNDERLYING FOOTINGS AND FLOOR SLAB AND ALL UNCONTROLLED FILL TO A MINIMUM DEPTH OF 3 FEET.

OVEREXCAVATE ALL SOILS UNDERLYING SITE RETAINING WALL FOOTINGS TO A MINIMUM DEPTH OF 3 FEET.

SCARIFY ALL EXPOSED SUBGRADE SOILS TO A DEPTH OF 12 INCHES, MOISTEN TO OPTIMUM MOISTURE CONTENT (+/- 2%) AND COMPACT TO THE DENSITY SPECIFIED HEREINAFTER.

PLACE ALL STRUCTURAL FILL IN APPROXIMATELY HORIZONTAL LAYERS NOT GREATER THAN 8 INCHES IN LOOSE THICKNESS OR 4 INCHES IF HANDHELD COMPACTION EQUIPMENT IS USED. MOISTEN TO OPTIMUM MOISTURE CONTENT (+/- 2%) AND COMPACT TO DENSITY SPECIFIED HEREINAFTER.

ALL EARTHWORK FOR THE BUILDING PAD SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE PERIMETER FOOTINGS.

STRUCTURAL FILL REQUIREMENTS:

GRADATION (ASTM D422):

SIEVE SIZE	PERCENT PASSING BY WEIGHT
3"	100
NO. 4	60-100
NO. 200	15-45

PLASTICITY INDEX (ASTM D4318): 15 MAXIMUM

MATERIAL LARGER THAN 3 INCHES SHALL NOT BE PLACED IN THE STRUCTURAL FILL.

NO BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE MATERIAL SHALL BE PLACED IN THE STRUCTURAL FILL. MATERIAL SHALL BE PLACED IN SUCH A MANNER AS TO RESULT IN A UNIFORMLY COMPACTED FILL.

BASED ON THE REQUIREMENTS FOR THE STRUCTURAL FILL AND THE DESCRIPTION OF THE EXISTING SITE SOILS IN THE PROJECT GEOTECHNICAL REPORT, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MOST APPROPRIATE METHOD FOR PROVIDING THE REQUIRED STRUCTURAL FILL. DEPENDING ON THE SITE CONDITIONS, APPROPRIATE METHODS COULD INCLUDE REBLENDING OF THE EXISTING SITE SOILS, MIXING THE EXISTING SITE SOILS WITH IMPORTED FILL, OR REMOVING THE EXISTING SITE SOILS ENTIRELY AND REPLACING WITH IMPORTED FILL.

GENERAL STRUCTURAL NOTES

GRANULAR BASE COURSE REQUIREMENTS:

GRADATION (ASTM C136):

SIEVE SIZE	PERCENT PASSING BY WEIGHT
1"	100
3/4"	70-100
NO. 4	35-85
NO. 200	0-10

PLASTICITY INDEX (ASTM D4318): 3 MAXIMUM

THE COURSE AGGREGATE SHALL HAVE A PERCENT WEAR OF 50 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM C131.

COMPACTION REQUIREMENTS:

IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR), SUBGRADE SOILS AND STRUCTURAL FILL MATERIALS SHALL BE COMPACTED TO THE FOLLOWING PERCENTAGES OF THE MAXIMUM DRY DENSITY AT +/- 2% OPTIMUM MOISTURE CONTENT:

MATERIAL	MINIMUM PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95
SUBBASE FOR SLAB SUPPORT	95
SUBGRADE BELOW STRUCTURAL FILL	95
MISCELLANEOUS BACKFILL	90

SITE RETAINING WALL DESIGN CRITERIA:

LOADING CONDITION	EQUIVALENT FLUID PRESSURE
PASSIVE EARTH PRESSURE	375 PCF
SOIL FRICTION FACTOR	0.40
SOIL BEARING CAPACITY	2500 PSF

GENERAL STRUCTURAL NOTES

CODES AND MANUALS:

IBC-21: INTERNATIONAL BUILDING CODE 2021
ASCE/SEI 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
AISC 360-16: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
AISC 341-16: SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
AISC MANUAL OF STEEL CONSTRUCTION 15TH EDITION
SJI-100-20: 45TH EDITION STANDARD SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR K-SERIES, LH-SERIES, DLH-SERIES AND JOIST GIRDERS.
SDI DIAPHRAGM DESIGN MANUAL, 4TH EDITION
SDI RD-17: STANDARD FOR STEEL ROOF DECK
AISI S100-16: NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
AISI S202-20: CODE OF STANDARD PRACTICE FOR COLD-FORMED STEEL FRAMING
AISI S240-20: NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL STRUCTURAL FRAMING
AISI S400-20: NORTH AMERICAN STANDARD FOR SEISMIC DESIGN OF COLD-FORMED STEEL STRUCTURAL SYSTEMS
ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
TMS 402-16 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
TMS 602-16 SPECIFICATIONS FOR MASONRY STRUCTURES
ANSI/AWC NDS-18 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT
ANSI/AWC SDPWS-21: SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC
AWS D1.1-10: STRUCTURAL WELDING CODE – STEEL
AWS D1.4/D1.4M-18: STRUCTURAL WELDING CODE – STEEL REINFORCING BARS

DESIGN CRITERIA:

VERTICAL:

ROOF LIVE LOAD: LR = 20*R1*R2	20 PSF
REDUCTION FACTOR BASED ON TRIB AREA	R1=1.0
REDUCTION FACTOR BASED ON ROOF SLOPE	R2=1.0
PHOTOVOLTAIC LOAD	10 PSF
SNOW LOAD	
GROUND SNOW LOAD	PG=20 PSF
FLAT ROOF SNOW LOAD**	PF=20 PSF
SNOW EXPOSURE FACTOR	CE=1.0
SNOW LOAD IMPORTANCE FACTOR	IS=1.0
THERMAL FACTOR	CT=1.0

HORIZONTAL:

WIND	
ULTIMATE DESIGN WIND SPEED	104 MPH
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT STRUCTURE IS FLEXIBLE	GCPI = 0.18
SEISMIC	
SEISMIC IMPORTANCE FACTOR	IE = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD	SS=0.456G
1 SECOND PERIOD	S1=0.147G
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENTS	
SHORT PERIOD	SDS=0.436G
1 SECOND PERIOD	SD1=0.226G
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM:	
BUILDING FRAMING SYSTEM - ORDINARY STEEL CONCENTRICALLY BRACED FRAMES	
SEISMIC RESPONSE COEFFICIENT	CS=0.134
RESPONSE MODIFICATION FACTOR	R = 3.25
DESIGN BASE SHEAR	V = 0.134W
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE	

ALLOWABLE SOIL BEARING PRESSURE = 2500 PSF

FROST DEPTH = 24 INCHES

FUTURE BUILDING EXPANSION: NONE

GENERAL:

STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND DRAWINGS FROM OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO THE SHOP DRAWINGS AND FIELD WORK.

COORDINATE DIMENSIONS OF ALL OPENINGS, DEPRESSIONS, BLOCKOUTS, ETC. WITH ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER DISCIPLINES, PROJECT SHOP DRAWINGS, AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL. THE STRUCTURAL DRAWINGS ONLY REPRESENT A PORTION OF THE REQUIREMENTS FOR THE PROJECT.

SEE ARCHITECTURAL PLANS FOR INTERIOR NON-BEARING PARTITION WALLS. PARTITION FRAMING SHALL BE CONNECTED TO THE PRIMARY STRUCTURE TO ALLOW FOR VERTICAL LIVE LOAD DEFLECTIONS OF SPAN/360 FOR FLOOR FRAMING AND SPAN/240 FOR ROOF FRAMING.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.

SHOP DRAWINGS SHALL BE FURNISHED AND REVIEWED BEFORE ANY FABRICATION OR ERECTION IS STARTED. THE CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT FOR REVIEW. POORLY EXECUTED SHOP DRAWINGS WILL BE REJECTED AND SHALL BE RESUBMITTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE SHORING FOR ALL PARTS OF THE STRUCTURE DURING CONSTRUCTION.

TEMPORARY PROVISIONS SHALL BE MADE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION.

NOTCHING OR CUTTING ANY STRUCTURAL MEMBER IN THE FIELD IS PROHIBITED.

THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF FOUNDATIONS UNDER MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED. NO CONCRETE PADS SHALL BE LOCATED ON ROOF UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

BACKFILL SHALL NOT BE PLACED BEHIND RETAINING WALLS UNTIL CONCRETE HAS ATTAINED 100 PERCENT OF DESIGN STRENGTH.

BACKFILL SHALL NOT BE PLACED BEHIND BASEMENT WALLS UNTIL THE CONCRETE HAS ATTAINED 100 PERCENT OF DESIGN STRENGTH AND THE ELEVATED FLOOR PROVIDING LATERAL SUPPORT AT THE TOP OF THE WALL IS COMPLETELY CONSTRUCTED, OR TEMPORARY BRACING/SHORING OF THE WALL IS PROVIDED. DESIGN OF ANY TEMPORARY WALL BRACING/SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL STRUCTURAL NOTES

REMOVAL OF FORMS AND SHORING SHALL BE IN ACCORDANCE WITH ACI 347. WHERE CONCRETE MUST SUPPORT SUPERIMPOSED LOADS PRIOR TO ATTAINING THE SPECIFIED DESIGN STRENGTH, RE-SHORE CONCRETE IN ACCORDANCE WITH ACI 347. RESHORING SHALL NOT BE REMOVED SOONER THAN 28 DAYS FROM THE DATE OF POUR OR UNTIL CONCRETE HAS ATTAINED THE SPECIFIED DESIGN STRENGTH.

THE CONTRACTOR SHALL SUBMIT FOR PRIOR APPROVAL THE END OF POUR LOCATIONS FOR CONCRETE GRADE BEAMS, CONCRETE COLUMNS, AND CONCRETE BEAMS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE STANDARDS SET FORTH BY OSHA, INCLUDING THE FOLLOWING REQUIREMENTS FROM STANDARDS - 29 CFR, SECTION 1926, SUBPART R:

A. THE STEEL ERECTION CONTRACTOR SHALL NOT ERECT STEEL UNLESS THEY HAVE RECEIVED WRITTEN NOTIFICATION FROM THE CONTRACTOR THAT THE CONCRETE IN THE FOOTINGS, PIERS AND WALLS OR THE MORTAR IN THE MASONRY PIERS AND WALLS HAS ATTAINED, ON THE BASIS OF AN APPROPRIATE ASTM STANDARD TEST METHOD OF FIELD-CURED SAMPLES, EITHER 75 PERCENT OF THE INTENDED MINIMUM COMPRESSIVE DESIGN STRENGTH OR SUFFICIENT STRENGTH TO SUPPORT THE LOADS IMPOSED DURING STEEL ERECTION.

PROVIDE STRUCTURAL ENGINEER A COPY OF WRITTEN NOTIFICATION WHEN IT IS PROVIDED TO THE STEEL ERECTOR.

B. ANCHOR RODS (ANCHOR BOLTS) SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT THE APPROVAL OF THE PROJECT STRUCTURAL ENGINEER OF RECORD.

PRIOR TO ERECTION OF COLUMNS, THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE STEEL ERECTOR IF THERE HAS BEEN ANY REPAIR, REPLACEMENT OR MODIFICATION OF THE ANCHOR RODS (ANCHOR BOLTS).

PROVIDE STRUCTURAL ENGINEER A COPY OF WRITTEN NOTIFICATION WHEN IT IS PROVIDED TO THE STEEL ERECTOR.

C. NO MODIFICATION THAT AFFECTS THE STRENGTH OF A STEEL JOIST OR STEEL JOIST GIRDER SHALL BE MADE WITHOUT THE APPROVAL OF THE PROJECT STRUCTURAL ENGINEER OF RECORD.

D. METAL DECKING HOLES AND OPENINGS SHALL NOT BE CUT UNTIL IMMEDIATELY PRIOR TO BEING PERMANENTLY FILLED WITH THE EQUIPMENT OR STRUCTURE OR SHALL BE IMMEDIATELY COVERED.

PROTECTION: PROPER PRECAUTIONS SHALL BE TAKEN AT ALL TIMES TO PROTECT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ANY DAMAGE OR INJURY WHICH MAY BE CAUSED, EITHER DIRECTLY OR INDIRECTLY, BY THE WORK INCLUDED ON THESE DRAWINGS. SUCH PRECAUTIONS SHALL INCLUDE THE ERECTION AND MAINTENANCE OF FENCES, BARRICADES, RAILINGS, GUARDS, SIGNS, COVERINGS, LIGHTS, AND OTHER PRECAUTIONS AS MAY BE REQUIRED. IF AT ANY TIME, IN THE OPINION OF THE OWNER OR THE OWNER'S REPRESENTATIVE, PROPER PRECAUTIONS ARE NOT BEING TAKEN TO SECURE THIS PROTECTION, THE CONTRACTOR SHALL AT NO ADDITIONAL COST TO THE OWNER, INSTALL AND MAINTAIN SUCH ADDITIONAL PROTECTION AS MAY BE DIRECTED BY THE OWNER.

POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

TYPICAL DETAIL SHEETS:

THE S-500 AND S-700 SERIES SHEETS IN THESE DRAWINGS CONTAIN TYPICAL STRUCTURAL DETAILS FOR VARIOUS BUILDING MATERIALS. SOME OF THESE DETAILS MAY NOT BE PART OF THIS PROJECT.

THE TYPICAL DETAILS SHALL BE USED WHEN SPECIFIC DETAILS ARE NOT REFERENCED ON THE DRAWINGS. THE APPROPRIATE CONDITIONS FOR USE OF THE TYPICAL DETAILS ARE REFERENCED IN THEIR TITLES.

DRAWINGS:

DO NOT SCALE DRAWINGS.

WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. DETAILS ON DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DETAILS NOTED "TYPICAL" APPLY TO ALL SIMILAR CONDITIONS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ELSEWHERE ON THE PROJECT.

CAST-IN-PLACE CONCRETE:

ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301-10.

ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER UNLESS NOTED OTHERWISE.

NORMALWEIGHT CONCRETE:

A. F'C = 4500 PSI @ 28 DAYS – ALL CONCRETE EXPOSED TO FREEZE/THAW CYCLES AND OCCASIONAL MOISTURE, INCLUDING CONCRETE FLAT WORK, EXPOSED BUILDING STEM WALLS, SITE WALLS, ETC... EXTERIOR CONCRETE SHALL MEET EXPOSURE CATEGORY AND CLASS F1 ACCORDING TO ACI 318 TABLE 19.3.1.1.
B. F'C = 3000 PSI @ 28 DAYS - ALL INTERIOR CONCRETE (I.E. FOOTINGS, PEDESTALS, TIE BEAMS, GRADE BEAMS, INTERIOR RETAINING WALLS, ETC.).
C. F'C = 3000 PSI @ 28 DAYS - ALL INTERIOR SLABS ON GRADE, UNLESS NOTED OTHERWISE.

CONCRETE MIX DESIGNS (INCLUDING AIR CONTENT, WATER TO CEMENT RATIOS, AND OTHER CRITERIA) SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN ACI 318 TABLE 19.3.2.1, BASED ON THE EXPOSURE CATEGORIES AND CLASSES DEFINED IN ACI 318 TABLE 19.3.1.1. USE AIR ENTRAINING ADMIXTURE IN ALL EXTERIOR CONCRETE. AIR CONTENT IN FIRE RATED SLABS SHALL ALSO COMPLY WITH THE REQUIREMENTS IN THE SPECIFIED UL LISTING.

COLD WEATHER CONCRETING: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH CAUSED BY FROST, FREEZING OR LOW TEMPERATURES. COMPLY WITH ACI 306.1.

HOT WEATHER CONCRETING: WHEN HOT WEATHER CONDITIONS EXIST THAT WOULD IMPAIR THE QUALITY AND STRENGTH OF THE CONCRETE, REDUCE DELIVERY TIME OF READY-MIX CONCRETE, LOWER THE TEMPERATURE OF MATERIALS, OR ADD RETARDER TO ENSURE THAT THE CONCRETE IS PLASTIC. RE-TEMPERING WITH WATER IS NOT ALLOWED. COMPLY WITH ACI 305R.

SLAB CURING: ALL INTERIOR CONCRETE SLABS, EXCEPT EXPOSED INTEGRALLY COLORED SLABS, ARE TO BE CURED WITH A MOISTURE RETAINING COVER FOR THE FIRST 7 DAYS (MINIMUM) AFTER PLACEMENT.

SAW-CUT CONTROL JOINTS IN SLABS-ON-GRADE SHALL NOT CUT THE SLAB REINFORCING.

THE CONTRACTOR IS ALLOWED TO CAST FOUNDATIONS AGAINST EXCAVATED SOIL SURFACES, PROVIDED THE FOLLOWING IS ADHERED TO:

A. THE SIDE SLOPES OF THE EXCAVATION SHALL BE ABLE TO MAINTAIN VERTICAL SLOPE WITHOUT SOIL SLOUGHAGE.
B. THE BOTTOM WIDTH OF THE EXCAVATION SHALL BE ONE INCH WIDER MINIMUM ON EACH SIDE THAN THE SPECIFIED FOOTING WIDTH.
C. THE SIDE WALLS OF THE EXCAVATION SHALL BE BATTERED A MINIMUM OF ONE INCH HORIZONTAL TO TWELVE INCHES VERTICAL.
D. IF SANDY OR LOOSE MATERIALS ARE ENCOUNTERED, THE FOOTING MUST BE FORMED.
E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL SLOUGHAGE FROM THE WET CONCRETE DURING THE CASTING OPERATION.
F. THE CONTRACTOR AGREES TO REMOVE AND RECAST ANY FOOTING WHERE THE ABOVE CONDITIONS ARE NOT MET.

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GENERAL STRUCTURAL NOTES

S-002

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GENERAL STRUCTURAL NOTES

EXPOSED SITE WALLS, RETAINING WALLS, AND STEM WALLS GREATER THAN 30 FEET IN LENGTH SHALL HAVE CONTROL JOINTS INSTALLED AT THE FOLLOWING MAXIMUM SPACING:

12'-0" ON CENTER FOR WALLS 6'-0" MAXIMUM HEIGHT
18'-0" ON CENTER FOR WALLS 10'-0" MAXIMUM HEIGHT
20'-0" ON CENTER FOR WALLS GREATER THAN 10'-0" IN HEIGHT

ALL CONCRETE EXPOSED TO GROUND SHALL BE MANUFACTURED WITH PORTLAND CEMENT TYPE II OR TYPE V.

SEE SHEET S-711 FOR TYPICAL CONCRETE DETAILS.

REINFORCING STEEL:

ALL REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318), AND DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 315).

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60; EXCEPT STIRRUPS, TIES AND INDICATED FIELD-BENT BARS, WHICH SHALL CONFORM TO ASTM A615 GRADE 40.

ALL WELDED WIRE FABRIC SHALL BE DEFORMED AND SHALL CONFORM TO ASTM A479. PROVIDE IN FLAT SHEETS ONLY.

SUPPLEMENTAL REINFORCEMENT FOR ANCHOR BOLTS SHALL COMPLY WITH ASTM A706 OR ASTM615 WITH THE FOLLOWING ADDITIONAL REQUIREMENTS: THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED fy BY MORE THAN 18,000PSI, AND THE RATIO OF THE ACTUAL TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS AT LEAST 1.25.

TENSION AND COMPRESSION LAPS IN REINFORCING SHALL CONFORM TO THE LAP SPLICE SCHEDULE ON SHEET S-601 AND BE IN ACCORDANCE WITH ACI 318, CHAPTER 12, UNLESS NOTED OTHERWISE.

ALL HORIZONTAL REINFORCING IN FOOTINGS, WALLS AND BEAMS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE BENT (CORNER) BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL BARS AND LAP 30 BAR DIAMETERS (18" MINIMUM).

CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

A. CONCRETE FOR FOUNDATIONS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
B. CONCRETE CAST AGAINST FORMS BUT EXPOSED TO EARTH OR WEATHER:
   1. BARS LARGER THAN NO. 5: 2"
   2. BARS NO. 5 OR SMALLER: 1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH GROUND:
   1. COLUMNS, GIRDERS AND BEAMS: 1 1/2"
   2. STRUCTURAL SLABS, WALLS AND JOISTS (NO. 11 AND SMALLER): 3/4"
D. 4" CONCRETE SLAB-ON-GRADE: 1 1/4" FROM TOP OF SLAB
E. 5" CONCRETE SLAB-ON-GRADE: 1 1/2" FROM TOP OF SLAB

FORM TIES SHALL BE EITHER OF THE THREADED OR SNAP-OFF TYPE SO THAT NO METAL WILL BE LEFT WITHIN 1 INCH OF THE SURFACE OF THE WALL. FOLLOWING REMOVAL OF FORM TIES, RECESSES ARE TO BE CAREFULLY FILLED AND POINTED WITH MORTAR.

REINFORCING SHALL NOT BE TACK WELDED OR WELDED IN ANY MANNER UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS.

BAR SUPPORTS AND SPACERS FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH ACI 315-99. REINFORCING SHALL BE SECURELY TIED TO SUPPORTS.

CHAIRS WITH 22 GAGE SAND PLATES OR PRECAST BLOCKS SHALL BE PROVIDED FOR ALL REINFORCING OF CONCRETE IN CONTACT WITH GRADE.

POST INSTALLED ANCHORS:

THE STRUCTURAL DESIGN IS BASED ON THE POST INSTALLED ANCHORING SYSTEMS NOTED BELOW. SINCE ANCHOR CAPACITIES VARY BY MANUFACTURER, THE CONTRACTOR SHALL USE ONLY THE SYSTEMS NOTED BELOW UNLESS AN ALTERNATE IS APPROVED BY THE ENGINEER OF RECORD. ALTERNATE ANCHORING SYSTEMS MAY REQUIRE RE-DESIGN TO VERIFY ANCHOR QUANTITIES, SPACING, AND EMBED DEPTHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONSTRUCTION AND RE-DESIGN COSTS ASSOCIATED WITH THE ALTERNATE ANCHORING SYSTEM.

INSTALLATION OF ALL POST-INSTALLED ANCHORS SHALL BE PER THE MANUFACTURER'S PRINTED INSTRUCTIONS.

ALL ADHESIVE (EPOXY OR ACRYLIC) FOR POST INSTALLED ANCHORS AND/OR REBAR INTO CONCRETE SHALL BE HILTI HIT-RE 500 V3 OR HIT-HY 200 EPOXY ADHESIVE ANCHORING SYSTEM.

ALL ADHESIVE (EPOXY OR ACRYLIC) FOR POST INSTALLED ANCHORS AND/OR REBAR INTO GROUT FILLED MASONRY SHALL BE HILTI HIT HY 270 ADHESIVE ANCHORING SYSTEM.

ALL ADHESIVE (EPOXY OR ACRYLIC) FOR POST INSTALLED ANCHORS AND/OR REBAR INTO HOLLOW MASONRY AND/OR BRICK SHALL BE HILTI HIT HY 270 ADHESIVE ANCHORING SYSTEM.

ALL POST INSTALLED MECHANICAL ANCHORS INTO CONCRETE SHALL BE HILTI KWIK BOLT TZ EXPANSION ANCHOR.

ALL POST INSTALLED MECHANICAL ANCHORS INTO GROUT FILLED MASONRY SHALL BE HILTI KWIK BOLT 3 EXPANSION ANCHOR.

ANCHOR LENGTHS SHOWN FOR ATTACHMENT TO CONCRETE AND/OR MASONRY ARE REQUIRED EMBEDMENT LENGTHS. THE CONTRACTOR SHALL PROVIDE ANCHORS WITH ADDITIONAL LENGTH TO FACILITATE THE REQUIRED CONNECTION.

SUBMIT ALL PROPOSED ANCHORING SYSTEMS INCLUDING ICC-ES REPORTS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE ICC–ES FORMS SHALL MEET THE REQUIREMENTS OF THE IBC EDITION REFERENCED IN THESE NOTES.

ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED WITH SPECIAL INSPECTION AS DICTATED BY THE RESPECTIVE PRODUCT'S ICC-ES EVALUATION SERVICE REPORT

THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING, UNLESS ALL PERSONNEL INSTALLING ANCHORS ARE CERTIFIED IN ACCORDANCE WITH ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT APPROVED BY THE ENGINEER OF RECORD.

INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE BUILDING OFFICIAL. INSTALLATION SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF INSTALLATION, AND INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL.

GENERAL STRUCTURAL NOTES

STRUCTURAL AND MISCELLANEOUS STEEL:

ALL STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".

ALL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, GRADE 50, UNLESS NOTED OTHERWISE.

ALL MISCELLANEOUS STEEL MEMBERS, SUCH AS CHANNELS, ANGLES, FLAT BARS, AND PLATES SHALL CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE.

ALL RECTANGULAR AND SQUARE STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, FY = 50 KSI OR ASTM 1085, GRADE A, FY = 50 KSI.

ALL ROUND STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI OR ASTM 1085, GRADE A, FY = 50 KSI.

ALL STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI.

BOLTS SHALL CONFORM TO ASTM A325N TENSION CONTROL BOLTS UNLESS NOTED OTHERWISE, WITH SIZES AS SHOWN ON THE DRAWINGS. WHERE CLEARANCE WITHIN A CONNECTION DOES NOT PERMIT THE USE OF TENSION CONTROL BOLTS, STANDARD A325N BOLTS SHALL BE USED AND INSPECTED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".

ALL BOLTS SHALL BE INSTALLED IN A SNUG TIGHT CONDITION EXCEPT AT MOMENT CONNECTIONS, BRACED FRAME CONNECTIONS, AND AT CONNECTIONS DETAILED WITH A325SC BOLTS. AT THESE LOCATIONS, THE BOLTS SHALL BE TIGHTENED SO AS TO SHEAR THE SPLINE OFF THE BOLT.

ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM F1554 GRADE 36 THREADED RODS WITH DOUBLE NUTS. PROVIDE FLAT WASHERS BETWEEN NUTS AND BASEPLATE SURFACES. ANCHOR BOLT LENGTHS SHOWN FOR ATTACHMENT TO CONCRETE AND/OR MASONRY ARE REQUIRED EMBEDMENT LENGTHS. THE CONTRACTOR SHALL PROVIDE ANCHOR BOLTS WITH ADDITIONAL BOLT LENGTH TO FACILITATE THE REQUIRED CONNECTION.

ANCHOR BOLT FLAT WASHERS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 14-2 OF AISC 360, AISC MANUAL OF STEEL CONSTRUCTION.

ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE AWS STRUCTURAL WELDING CODE.

ALL BOLT HOLES THAT ARE REQUIRED TO BE FIELD DRILLED SHALL BE DRILLED WITH A MAG DRILL. FLAME CUTTING OF HOLES OR ENLARGING OF MISALIGNED HOLES WILL NOT BE ALLOWED.

HEADED CONCRETE ANCHORS AND SHEAR CONNECTORS SHALL BE MADE FROM STEEL CONFORMING TO ASTM A108 AND MEET THE MECHANICAL PROPERTIES OF TYPE B, AS REQUIRED BY CHAPTER 7 OF AWS D1.1 "STRUCTURAL WELDING CODE-STEEL". STRUCTURAL STEEL TO RECEIVE SHEAR CONNECTORS SHALL BE FREE OF PAINT. WELDING PREQUALIFICATION REQUIRED.
SEE SHEET S-741 FOR TYPICAL STEEL DETAILS.

STEEL JOISTS:

STEEL JOISTS SHALL BE MANUFACTURED BY A MEMBER OF SJI.

STEEL JOISTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE STANDARD SPECIFICATIONS.

NO CONSTRUCTION LOADS OF ANY KIND SHALL BE PLACED ON UNBRIDGED JOISTS.

WHERE COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH STRUCTURAL STEEL MEMBERS, JOISTS AT OR CLOSEST TO COLUMN LINES SHALL BE FIELD BOLTED TO ADD LATERAL STABILITY DURING CONSTRUCTION.

PROVIDE BRIDGING IN ACCORDANCE WITH THE SJI STANDARD SPECIFICATIONS AND OSHA REQUIREMENTS.

THE STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE LOCATIONS AND WEIGHTS OF ALL MECHANICAL, PLUMBING, ELECTRICAL AND OTHER EQUIPMENT WITH THE APPLICABLE DRAWINGS. THE JOIST SUPPLIER SHALL ACCOUNT FOR THE LOADS IN THEIR DESIGN.

THE STEEL JOIST MANUFACTURER SHALL DESIGN ROOF JOISTS SUPPORTING MECHANICAL UNITS, INDICATED AS SP JOISTS ON THE DRAWINGS, FOR 1.2x MECHANICAL UNIT WEIGHTS SHOWN. USE 20 PSF DEAD LOAD AND 20 PSF LIVE LOAD (NON-REDUCIBLE) UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL LOADS. NOTIFY STEEL JOIST MANUFACTURER OF ANY DISCREPANCIES.

JOIST DEFLECTIONS SHALL BE LIMITED PER SJI REQUIREMENTS AND SHALL NOT BE LESS THAN THE FOLLOWING:
L/360 FOR ROOF LIVE LOAD WITH STANDARD SJI CAMBER WHERE PLASTER OR STUCCO CEILINGS ARE SUPPORTED.
L/240 FOR ROOF LIVE LOAD WITH STANDARD SJI CAMBER WHERE NON-PLASTER CEILINGS ARE SUPPORTED.
L/180 FOR ROOF LIVE LOAD WITH STANDARD SJI CAMBER WHERE NO CEILINGS ARE SUPPORTED AND PROVISIONS FOR FUTURE CEILINGS ARE NOT REQUIRED.

STEEL ROOF JOISTS SHALL BE DESIGNED FOR A NET WIND UPLIFT LOAD OF 24 PSF UNLESS NOTED OTHERWISE.

THE DEAD LOAD OF MISCELLANEOUS ROOFTOP ITEMS, INCLUDING SCREEN WALLS, SKYLIGHTS, FIRE SUPPRESSION SYSTEM, SOLAR PHOTOVOLTAIC SYSTEM, ETC. SHALL BE ACCOUNTED FOR IN THE DESIGN OF THE STEEL ROOF JOISTS. THE CONTRACTOR SHALL COORDINATE THE MISCELLANEOUS LOADS WITH THE STEEL JOIST MANUFACTURER.

JOIST BEARING SEATS SHALL BEAR ON STEEL SUPPORTS AND SHALL BE CONNECTED AS FOLLOWS UNLESS NOTED OTHERWISE:
K/KCS/E: TWO 1/8" x 2 1/2" LONG FILLET WELDS
LH02-06 (OR 2 1/2" AND SMALLER TOP CHORD ANGLE LEG): TWO 3/16" x 2 1/2" LONG FILLET WELDS
LH/DLH07-17 (OR 3 1/2" AND SMALLER TOP CHORD ANGLE LEG): TWO 1/4" x 2 1/2" LONG FILLET WELDS
LH/DLH 18-25 (OR 4" AND LARGER TOP CHORD ANGLE LEG): TWO 1/4" x 4" LONG FILLET WELDS
ALL WELDS SHALL MEET CURRENT MINIMUM SJI REQUIREMENTS

STEEL DECK:

ALL STEEL DECK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE SPECIFICATIONS.

SEE PLANS FOR STEEL DECK TYPE, GAGE, FINISH AND CONNECTIONS.

PROVIDE A MINIMUM OF 1 1/2" BEARING FOR ALL STEEL DECK.

ALL SPLICES AND LAPS SHALL BE A MINIMUM OF 2" IN LENGTH AND SHALL BE LOCATED DIRECTLY ABOVE SUPPORTS.

ALL DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS.

POWDER DRIVEN FASTENERS SHALL BE EQUIVALENT TO:
HILTI X-HSN 24 FOR STEEL BASE MATERIAL UP TO 3/8" THICK
HILTI ENP-19 FOR STEEL BASE MATERIAL ¼" OR THICKER

GENERAL STRUCTURAL NOTES

COLD-FORMED METAL FRAMING (43 MILS OR HEAVIER):

ALL COLD-FORMED METAL FRAMING SHALL CONFORM TO THE AISI STANDARD S100 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

WALLS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD BRIDGING: (EITHER WELDED 2 1/2" x 43 MILS STUD OR CLIPPED COLD-ROLLED CHANNEL 1 1/2" x 54 MILS). PROVIDE BRIDGING AT 4'-0" ON CENTER MAXIMUM FOR LOAD BEARING WALLS AND EXTERIOR WALLS.

PROVIDE ALL MISCELLANEOUS ACCESSORIES AND FOLLOW ERECTION PROCEDURES AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE.

COLD-FORMED METAL FRAMING SHALL MEET THE MINIMUM PROPERTIES AS SHOWN IN THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) SPECIFICATIONS.

ALL TRACK SHALL BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER x 3 1/2" EMBED EXPANSION ANCHORS SPACED AT 4'-0" ON CENTER UNLESS SHOWN OTHERWISE ON PLANS.

SECURE STUDS TO TOP AND BOTTOM TRACKS BY WELDING AT BOTH INSIDE AND OUTSIDE FLANGES OR WITH A MINIMUM OF 1-#10 SELF-DRILLING SCREW PER LOCATION UNLESS NOTED OTHERWISE.

ALL COMPONENTS OF BUILT-UP STUD SECTIONS, INCLUDING COLUMNS, JAMBS, HEADERS, ETC. SHALL BE WELDED TOGETHER UTILIZING 1/8" FILLET WELDS, 1" LONG AT 12" OC OR MECHANICALLY FASTENED WITH #10 SELF-DRILLING SCREWS AT 12" OC ALONG THE FULL LENGTH OF EACH FLANGE TO FLANGE CONNECTION.

FASTEN WELD CLIPS TO STUDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOAD DATA TO PROVIDE AN ALLOWABLE LOAD OF 700# MINIMUM IN THE HORIZONTAL DIRECTION AND 700# MINIMUM IN THE VERTICAL DIRECTION. SEE SHEET S-731 FOR TYPICAL WELD CLIP DETAIL.

FASTEN SLIDE CLIPS TO STUDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOAD DATA TO PROVIDE AN ALLOWABLE LOAD OF 700# MINIMUM IN THE HORIZONTAL DIRECTION. SEE SHEET S-731 FOR TYPICAL SLIDE CLIP DETAIL.

SEE SHEET S-731 FOR TYPICAL COLD-FORMED DETAILS.

MASONRY:

ALL MASONRY UNITS SHALL COMPLY WITH ASTM C 90 WITH A COMPRESSIVE STRENGTH OF 2000 PSI (NET AREA).

F'M = 1900 PSI

MORTAR SHALL BE TYPE S.

GROUT - F'C = 2000 PSI, MINIMUM.

CELLS CONTAINING REBAR SHALL BE GROUTED SOLID FROM THE BOTTOM TO THE TOP OF THE WALL IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID UP TO GRADE.

CELLS CONTAINING EXPANSION ANCHORS SHALL BE GROUTED SOLID.

ALL VERTICAL REBAR SHALL BE IN PLACE AND SECURED WITH REBAR POSITIONERS PRIOR TO GROUTING.

COVER FOR REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

A. MASONRY FACE NOT EXPOSED TO EARTH OR WEATHER: 1 1/2"
B. MASONRY FACE EXPOSED TO EARTH OR WEATHER:
   1. BARS LARGER THAN NO. 5: 2"
   2. BARS NO. 5 OR SMALLER: 1 1/2"

UNLESS OTHERWISE NOTED MASONRY CELLS SHALL BE GROUTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (MAXIMUM 5 FOOT GROUT LIFTS).

LAP REBAR PER THE LAP SPLICE SCHEDULE ON SHEET S601 UNLESS NOTED OTHERWISE.

ALL HORIZONTAL REINFORCING IN BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE BENT (CORNER) BARS OF THE SAME SIZE AND A LAP AS NOTED ABOVE. VERTICAL STEEL SHALL CONTINUE THROUGH BOND BEAMS.

PROVIDE STANDARD LADDER TYPE JOINT REINFORCING AT 16" ON CENTER (ALTERNATE COURSES) UNLESS NOTED OTHERWISE IN THE PROJECT DOCUMENTS. USE PREFABRICATED CORNERS AND TEES AT ALL WALL CORNERS AND INTERSECTIONS RESPECTIVELY.

PROVIDE A SLIDE BEARING CONNECTION FOR STEEL BEAMS BEARING ON MASONRY WALLS UNLESS NOTED OTHERWISE. SEE SHEET S-521 FOR TYPICAL CONNECTION DETAIL.

SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR INFORMATION REGARDING MASONRY COLORS, FINISHES, BOND, COURSING, ETC. AT ALL EXPOSED MASONRY WALLS.

ALL MASONRY WALL CONFIGURATIONS INCLUDING WALL OPENINGS SHALL BE COORDINATED WITH CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND DRAWINGS FROM ALL OTHER DISCIPLINES.

EXPOSED MASONRY SITE WALLS AND RETAINING WALLS GREATER THAN 16 FEET IN LENGTH SHALL HAVE MASONRY CONTROL JOINTS INSTALLED AT THE FOLLOWING MINIMUM SPACING:

12'-0" ON CENTER FOR WALLS 6'-0" MAXIMUM HEIGHT
18'-0" ON CENTER FOR WALLS 10'-0" MAXIMUM HEIGHT
20'-0" ON CENTER FOR WALLS GREATER THAN 10'-0" IN HEIGHT

SEE SHEET S-721 FOR TYPICAL MASONRY DETAILS.

GENERAL STRUCTURAL NOTES

VENEER:

FOR CMU OR BRICK VENEER (5" MAXIMUM, 3" MINIMUM THICKNESS) ATTACHMENT TO STRUCTURAL MASONRY, PROVIDE ADJUSTABLE INTEGRAL ANCHOR TIES. ADJUSTABLE INTEGRAL ANCHOR TIES SHALL BE CORROSION RESISTANT AND HAVE TWO PINTLE LEGS MINIMUM WITH W2.8 (3/16") WIRE OR APPROVED EQUAL. PROVIDE HOHMANN BARNARD 265 LADDER ADJUSTABLE INTEGRAL ANCHOR TIES OR APPROVED EQUAL.

FOR CMU OR BRICK VENEER (5" MAXIMUM, 3" MINIMUM THICKNESS) ATTACHMENT TO STRUCTURAL CONCRETE, PROVIDE ADJUSTABLE ANCHOR TIES. ADJUSTABLE ANCHOR TIES SHALL BE CORROSION RESISTANT AND HAVE A TWO PINTLE LEGS MINIMUM WITH A MINIMUM W2.8 (3/16") WIRE. ATTACH TO CONCRETE WITH 2-1/4" DIAMETER CONCRETE SCREWS, HILTI KWIKCON 11 x 1 1/2" OR APPROVED EQUAL.

FOR CMU OR BRICK VENEER (5" MAXIMUM, 3" MINIMUM THICKNESS) ATTACHMENT TO STRUCTURAL COLD FORMED METAL STUDS, PROVIDE ADJUSTABLE ANCHOR TIES. ADJUSTABLE ANCHOR TIES SHALL BE CORROSION RESISTANT AND HAVE TWO PINTLE LEGS MINIMUM W2.8 (3/16") WIRE. PROVIDE HOHMANN BARNARD HB-213 ADJUSTABLE ANCHOR TIE OR APPROVED EQUAL. ATTACH THROUGH SHEATHING TO STUDS WITH 2-1/4" x 1 1/2" CORROSION RESISTANT SELF-DRILLING SCREWS.

SEE TYPICAL DETAILS ON SHEET S-711, S-721, AND S-731 FOR VENEER TIE SPACING.

PROVIDE ADDITIONAL ANCHORS AROUND ALL OPENINGS LARGER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS WITHIN 12" OF OPENING PERIMETER AND MATCH HORIZONTAL OR VERTICAL ANCHOR TIE SPACING.

COORDINATE VENEER LOCATION, TYPE, BOND PATTERN, ETC. WITH ARCHITECTURAL DRAWINGS.

SEISMIC BRACING OF NON-STRUCTURAL COMPONENTS:

SEISMIC BRACING AND RESTRAINTS FOR MECHANICAL/ELECTRICAL EQUIPMENT AND SYSTEMS SHALL BE PROVIDED BY THE CONTRACTOR PER THE INTERNATIONAL BUILDING CODE (IBC) AND THE ASCE 7 STANDARD.

SEE THESE GENERAL STRUCTURAL NOTES FOR THE SITE-SPECIFIC SEISMIC DESIGN CRITERIA.

THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND INSTALLING THE SEISMIC BRACING AND RESTRAINTS. STAMPED SHOP DRAWINGS, INCLUDING CALCULATIONS, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY BRACING INSTALLATION.

THE ENGINEER STAMPING THE SHOP DRAWINGS SHALL BE REGISTERED IN THE STATE THAT THE PROJECT IS LOCATED.

SPECIAL INSPECTION:

THE OWNER SHALL PROVIDE FOR SERVICES OF A CERTIFIED INSPECTOR (APPROVED BY THE BUILDING OFFICIAL OR THE ENGINEER OF RECORD) IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE SPECIAL INSPECTION ITEMS NOTED ON SHEET S-002 – S-004.

DEFERRED SUBMITTALS:

THE DEFERRED SUBMITTALS LISTED BELOW ARE THOSE PORTIONS OF THE DESIGN THAT ARE NOT COMPLETED AT THE TIME OF APPLICATION FOR PERMIT AND ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO THE INSTALLATION OF THOSE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOLLOWING ITEMS:

SEISMIC BRACING OF NON-STRUCTURAL COMPONENTS
STEEL JOISTS WITH AN "SP" DESIGNATION

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EXP: 12/31/2025

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SHEET TITLE

GENERAL STRUCTURAL NOTES

S-003

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SCHEDULE OF STRUCTURAL SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS / TESTING - "SPECIAL STRUCTURAL INSPECTION" SHALL NOT RELIEVE THE OWNER OR THEIR AGENT FROM HAVING THE INSPECTIONS OF THE JURISDICTION BUILDING DEPARTMENT PER SECTION 110 OF THE IBC PERFORMED. BOTH THE JURISDICTION BUILDING DEPARTMENT INSPECTIONS AND "SPECIAL STRUCTURAL INSPECTION" SHALL BE PERFORMED.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE JURISDICTION BUILDING OFFICIAL AND SPECIAL INSPECTOR WHEN WORK IS READY FOR INSPECTION.

3. REPORTING FOR SPECIAL INSPECTION - SPECIAL INSPECTION AND TESTING REPORTS SHALL BE COMPLETED AND DISTRIBUTED AT THE COMPLETION OF EACH TASK. IF A TASK IS TO TAKE LONGER THAN THREE (3) DAYS, PROVIDE REPORTS FOR EACH DAY. PROVIDE COPIES OF REPORTS TO CONTRACTOR, OWNER, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. SPECIAL INSPECTOR TO KEEP A NON-COMPLIANCE LIST DOCUMENTING ITEMS INSPECTED NOT MEETING APPROVED CONSTRUCTION DOCUMENTS AND WHEN / HOW RESOLVED.

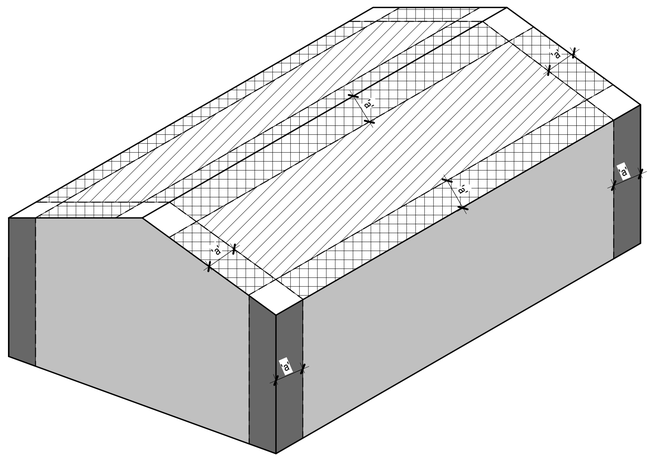
4. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DOCUMENTS FOR ADDITIONAL NON-STRUCTURAL SPECIAL INSPECTION ITEMS.

5. SPECIAL INSPECTION OF SHOP FABRICATED MEMBERS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 1704.2, UNLESS FABRICATOR IS APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION.

6. IN ACCORDANCE WITH IBC CHAPTER 17, THE OWNER OR THE OWNER'S AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TESTS, DURING CONSTRUCTION FOR THE TYPES OF WORK LISTED BELOW THESE SPECIAL INSPECTIONS AND TESTS ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL IDENTIFIED IN IBC SECTION 110

7. DEFINITIONS:
   * **SPECIAL INSPECTION:** INSPECTION AS HEREIN REQUIRED BY A QUALIFIED SPECIAL INSPECTOR COMPETENT WITH THE MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS (SEE SECTION 1704).
   * **CONTINUOUS SPECIAL INSPECTION:** FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
   * **PERIODIC SPECIAL INSPECTION:** THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.

ITEM	DESCRIPTION OF REQUIREMENTS	REQUIRED (YES/NO)
SPECIAL INSPECTION OF STRUCTURAL STEEL	TO BE PERFORMED IN ACCORDANCE WITH CHAPTER N OF AISC 360-10	YES
SPECIAL INSPECTION AND VERIFICATION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1705.2	YES
SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1705.3	YES
SPECIAL INSPECTIONS AND VERIFICATIONS FOR MASONRY CONSTRUCTION	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1705.4 AND REFERENCED STANDARDS	NO
SPECIAL INSPECTIONS AND VERIFICATIONS FOR WOOD CONSTRUCTION	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1705.5	NO
SPECIAL INSPECTIONS AND VERIFICATIONS OF SOILS	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1705.6, THE GEOTECHNICAL REPORT LISTED IN THE GENERAL FOUNDATION NOTES, AND ANY OTHER REQUIREMENTS LISTED IN THE GENERAL FOUNDATION NOTES	YES
SPECIAL INSPECTIONS AND VERIFICATIONS FOR DEEP FOUNDATIONS (DRIVEN PILES, CAST-IN-PLACE, OR HELICAL PILES AS APPLICABLE)	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTIONS 1705.7-1705.9 AS APPLICABLE, THE GEOTECHNICAL REPORT LISTED IN THE GENERAL FOUNDATION NOTES, AND ANY OTHER REQUIREMENTS LISTED IN THE CONSTRUCTION DOCUMENTS	NO
SPECIAL INSPECTIONS FOR WIND RESISTANCE (REQUIRED ONLY FOR Vult= 155MPH OR GREATER IN EXPOSURE CATEGORY B, OR Vult=142MPH OR GREATER IN EXPOSURE CATEGORY C OR D)	TO BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1705.11	NO
SPECIAL INSPECTIONS AND VERIFICATIONS FOR SEISMIC RESISTANCE (REQUIRED FOR STRUCTURES ASSIGNED TO CATEGORIES C, D, E, OR F)	TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF IBC SECTIONS 1705.12 AND 1705.13	YES



COMPONENTS AND CLADDING WIND PRESSURES (PSF) CALCULATED AT MEAN ROOF HEIGHT = 21 FEET, USING THE PART 4 METHOD OF ASCE 7-16 CHAPTER 30 FOR h<160FT			
a = 12 FT	EFFECTIVE WIND AREA (FT²)		
ZONE	10	100	500
1	8.5/-33.2	6.7/-25.9	6.7/-20.9
2	8.5/-43.8	6.7/-34.5	6.7/-27.9
1 AND 2 OVERHANGS	52.3	41.2	34.6
3	8.5/-59.7	6.7/-27.9	6.7/-27.9
3 OVERHANGS	68.2	34.6	34.6
4	19.1/-20.7	16.3/-17.9	14.3/-15.9
4 PARAPETS	72.8	58.6	48.8
5	19.1/-25.5	16.3/-19.8	14.3/-15.9
5 PARAPETS	72.8	48.8	48.8

ZONE 1 ZONE 4
ZONE 2 ZONE 5
ZONE 3

[NOTE: SEE ASCE 7-10 [TABLE 30.7-2 FOR ZONE EXTENTS FOR OTHER ROOF TYPES]

A1 COMPONENT AND CLADDING WIND LOADING DIAGRAM
SCALE: 3/8" = 1'-0"

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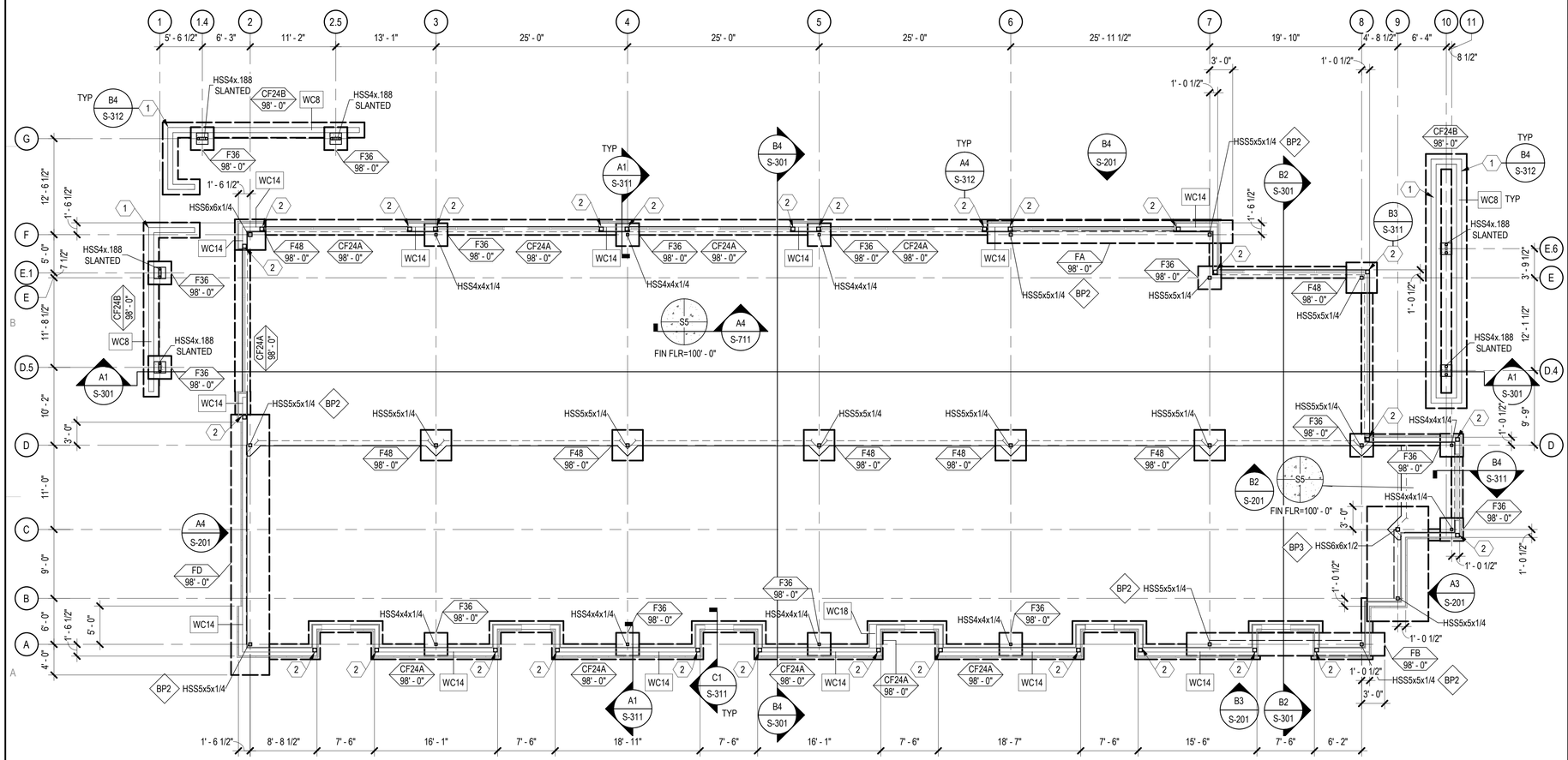
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SPECIAL INSPECTION TABLES

S-004

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A1 **FOUNDATION PLAN**
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

1. REFERENCE FINISH FLOOR ELEVATION 100'-0" = MEAN SEA FINISH FLOOR ELEVATION. SEE CIVIL DRAWINGS.
2. NOTE TO CONTRACTOR: ENLARGED SLAB BLOCKOUTS MAY BE REQUIRED AT FRAME COLUMNS FOR BRACED FRAME GUSSET PLATE CLEARANCE.
3. NOTE TO ERECTOR: LATERAL STABILITY OF THE STEEL FRAME IS DEPENDENT UPON THE BRACED FRAMES. THE ERECTOR SHALL PROVIDE TEMPORARY BRACING OF THE STEEL FRAME IN ACCORDANCE WITH SECTION 7.10 OF THE AISC CODE OF STANDARD PRACTICES.
4. PROVIDE BLOCKOUTS AT ALL COLUMNS UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO THE FACE OF STUD OR GRID LINES UNLESS NOTED OTHERWISE.
6. PROVIDE SLAB JOINTS AT 12'-0" ON CENTER MAXIMUM. THE AREA OF THE CONTROL JOINT SHALL NOT EXCEED A 2.1 RATIO. CONTROL JOINTS SHALL BE LOCATED AT COLUMN LINES WHERE THE LAYOUT PERMITS. AT RE-ENTRANT CORNERS THAT DO NOT HAVE CONTROL JOINTS, PROVIDE 2-#4 x 3'-0" DIAGONAL TO THE RE-ENTRANT CORNER.
7. STRUCTURAL COLD FORMED METAL STUDS SHALL BE 600S162-43 AT 16" ON CENTER UNLESS NOTED OTHERWISE.
8. SEE SHEET S-301 FOR TYPICAL FOUNDATION SECTIONS AND DETAILS.
9. SEE SHEETS S-711 THRU S-731 FOR TYPICAL DETAILS.
10. SEE SHEET S-601 FOR SCHEDULES.
11. ALL BASE PLATES SHALL BE BP1 UNLESS NOTED OTHERWISE.
12. ALL CONCRETE STEM WALLS SHALL BE WC8 UNLESS NOTED OTHERWISE.
13. ALL CONTINUOUS FOOTINGS SHALL BE CF18 UNLESS NOTED OTHERWISE.

SHEET KEYNOTES

1. SITE WALLS. COORDINATE EXACT LOCATION AND HEIGHT WITH ARCHITECTURAL DRAWINGS.
2. HSS6x6x1/4 COLUMN. BASE PLATE SHALL BE BP4.

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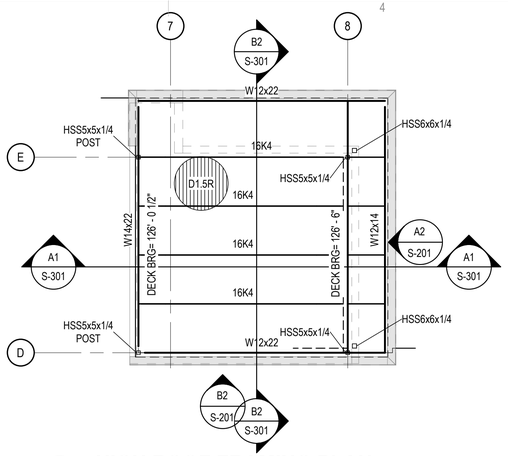
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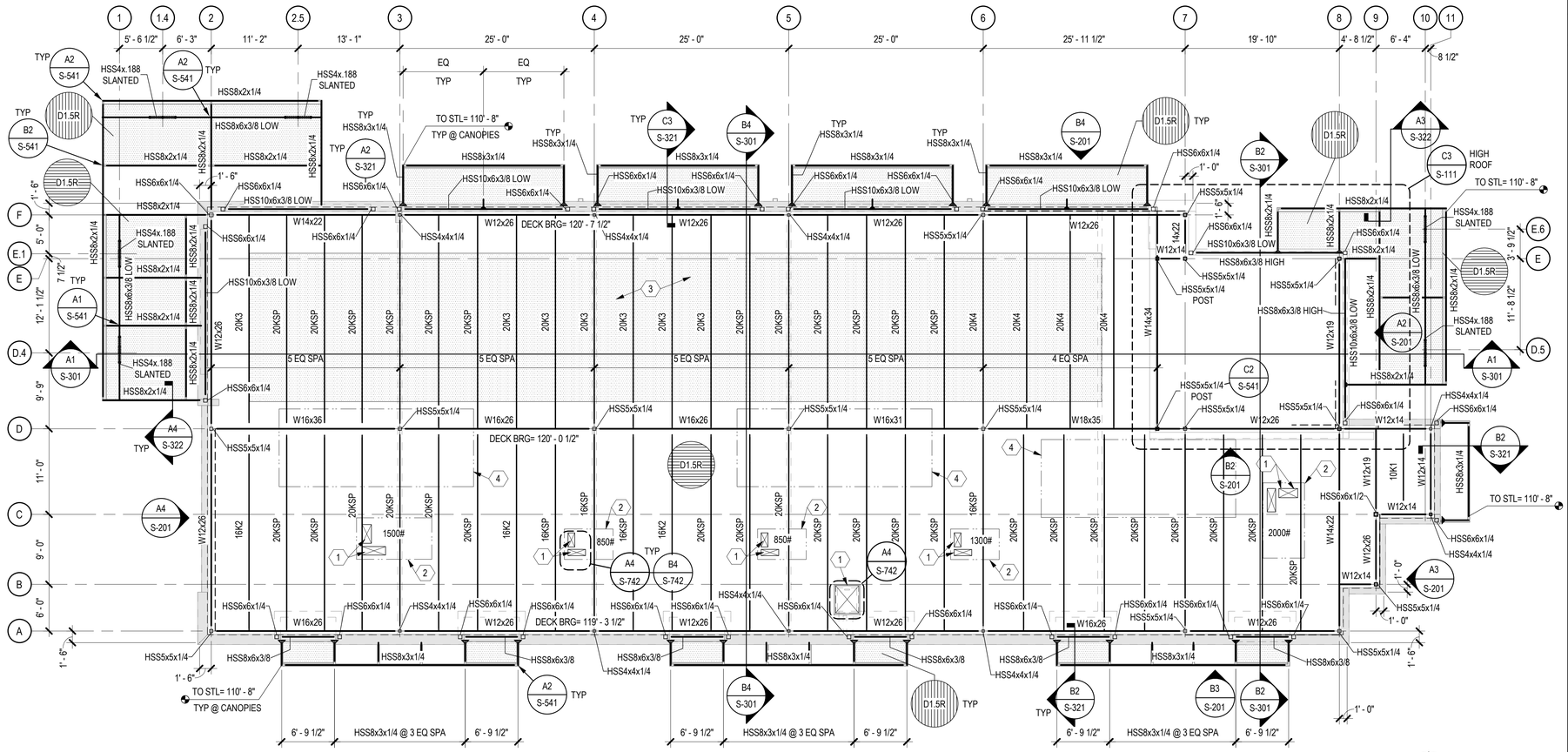
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FOUNDATION PLAN

S-101

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C3 HIGH ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



A1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

1. NOTE TO ERECTOR: LATERAL STABILITY OF THE STEEL FRAME IS DEPENDENT UPON THE BRACED FRAMES. THE ERECTOR SHALL PROVIDE TEMPORARY BRACING OF THE STEEL FRAME IN ACCORDANCE WITH SECTION 7.10 OF THE AISC CODE OF STANDARD PRACTICES.
2. DIMENSIONS ARE TO THE FACE OF STUD OR GRID LINES UNLESS NOTED OTHERWISE.
3. PROVIDE JOIST BRIDGING PER THE 42ND EDITION OF THE SJI SPECIFICATIONS AND OSHA REQUIREMENTS.
4. STEEL JOIST MANUFACTURER SHALL DESIGN ROOF JOISTS AND ROOF JOIST GIRDERS SUPPORTING MECHANICAL UNITS FOR 1.2x MECHANICAL UNIT WEIGHTS SHOWN. USE 20 PSF DEAD LOAD AND 20 PSF LIVE LOAD UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL LOADS. NOTIFY STEEL JOIST MANUFACTURER OF ANY DISCREPANCIES.
5. STRUCTURAL COLD FORMED METAL STUDS SHALL BE 600S162-43 AT 16" ON CENTER UNLESS NOTED OTHERWISE.
6. SEE SHEET S-311 FOR TYPICAL ROOF FRAMING SECTIONS.
7. SEE SHEET S-711 THRU S-731 FOR TYPICAL DETAILS.
8. SEE SHEET S-541 FOR TYPICAL FRAMING DETAILS.
9. SEE SHEET S-601 FOR SCHEDULES.

SHEET KEYNOTES

1. ROOF OPENING. COORDINATE EXACT SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. MECHANICAL UNIT, COORDINATE EXACT SIZE AND LOCATION WITH MECHANICAL DRAWINGS.
3. PV SOLAR PANELS. COORDINATE EXACT SIZE AND LOCATION WITH ARCHITECTURAL DRAWINGS.
4. FUTURE MAKE-UP AIR UNIT AND EXHAUST FAN. APPROXIMATE LOAD: 5,000 LBS.

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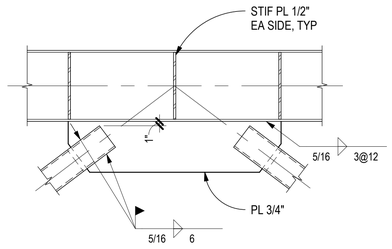
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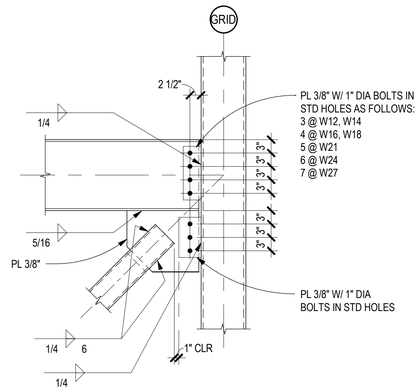
ROOF FRAMING PLAN

S-111

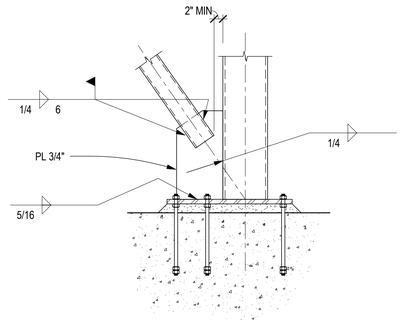
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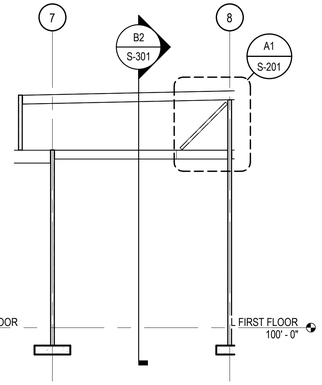
C1 BRACED FRAME CONNECTION
SCALE: 3/4" = 1'-0"



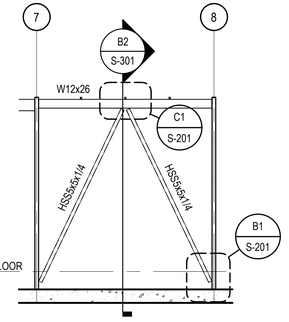
C2 BRACED FRAME CONNECTION
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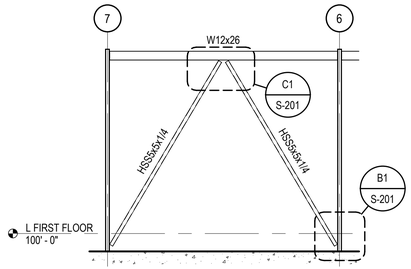
B1 BRACED FRAME CONNECTION
SCALE: 3/4" = 1'-0"



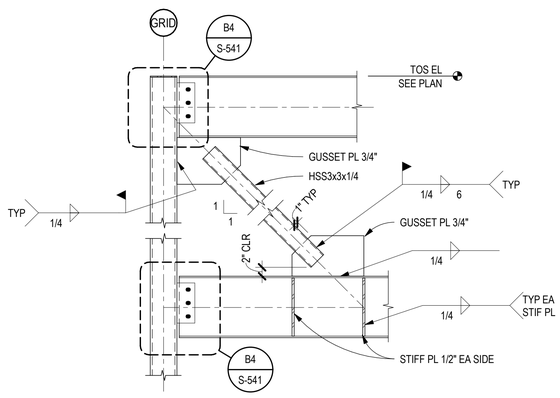
B2 BRACED FRAME
SCALE: 1/8" = 1'-0"



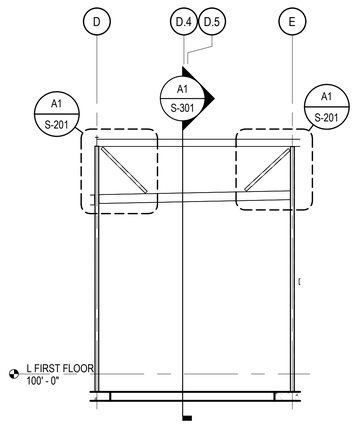
B3 BRACED FRAME
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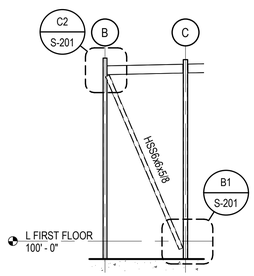
B4 BRACED FRAME
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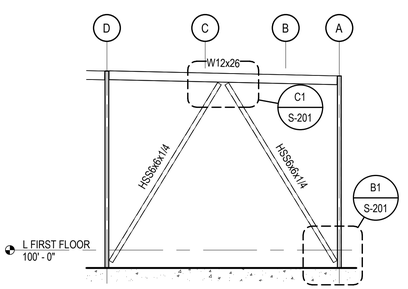
A1 BEAM TO HSS COL CONN
SCALE: 3/4" = 1'-0"



A2 BRACED FRAME
SCALE: 1/8" = 1'-0"



A3 BRACED FRAME
SCALE: 1/8" = 1'-0"



A4 BRACED FRAME
SCALE: 1/8" = 1'-0"

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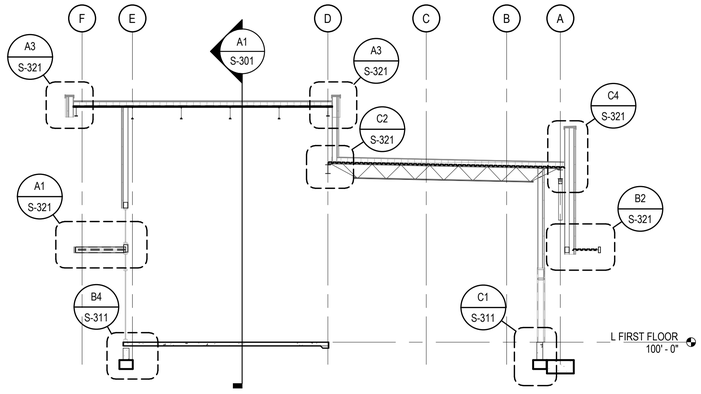
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DATE:	02/23/2024

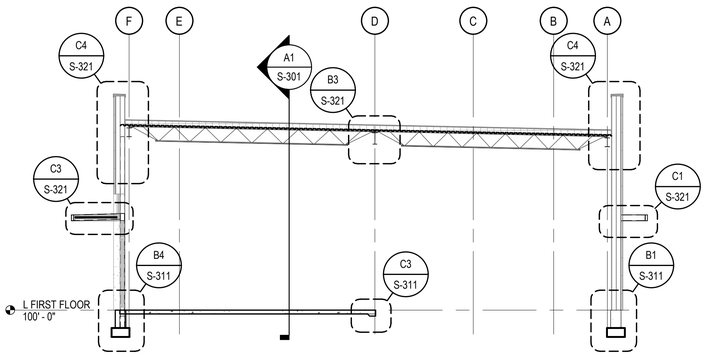
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ELEVATIONS

S-201

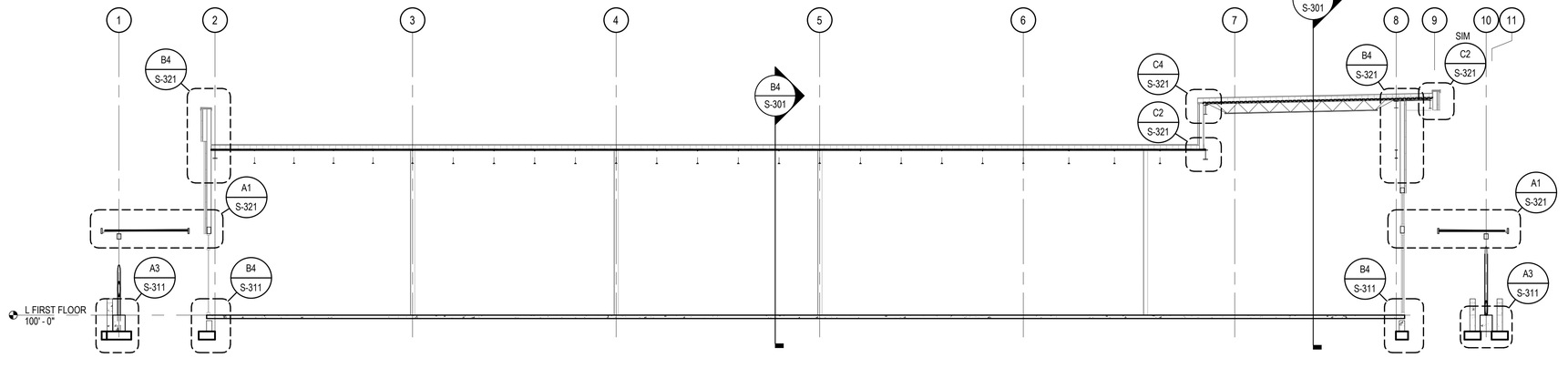
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B2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



B4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



A1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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DAVID ANTONIO LARA
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24179
PROFESSIONAL ENGINEER
02/20/2024
EXP: 12/31/2025

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

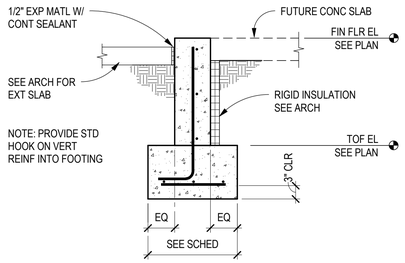
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DRAWN BY:	PS
CHECKED BY:	DAL
DATE:	02/23/2024

SHEET TITLE

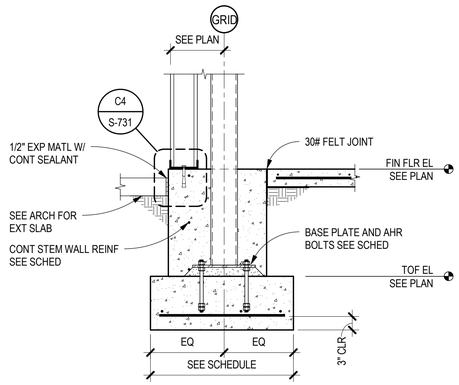
BUILDING SECTIONS

S-301

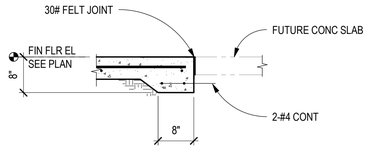
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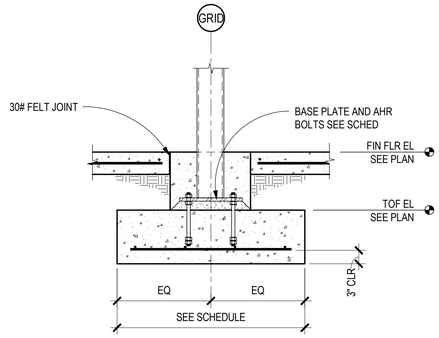
C1 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



C2 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



C3 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



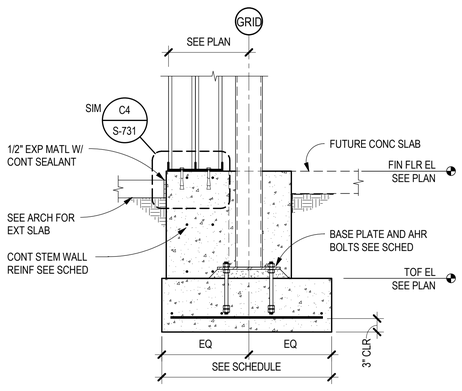
C4 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"

B1 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"

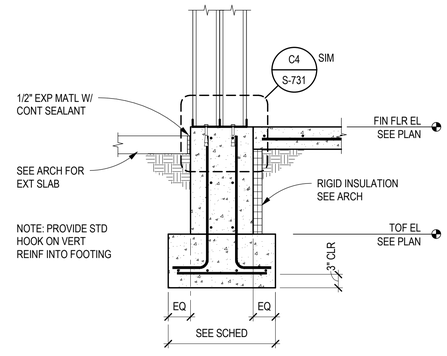
B2 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"

B3 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

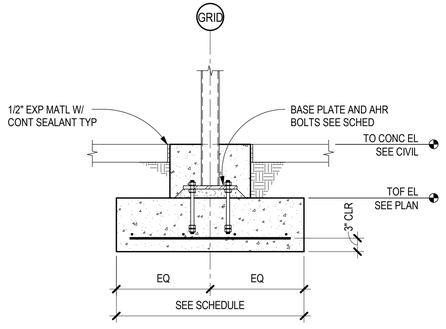
B4 FOUNDATION SECTION
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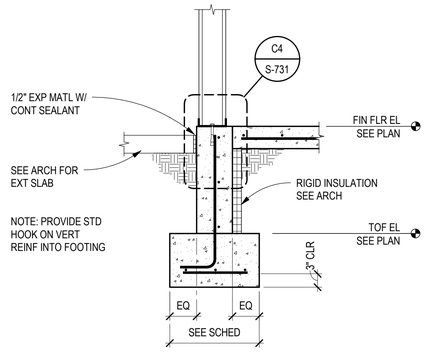
A1 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



A2 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



A3 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"



A4 FOUNDATION SECTION
SCALE: 3/4" = 1'-0"

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02/20/2024
EXP: 12/31/2025

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

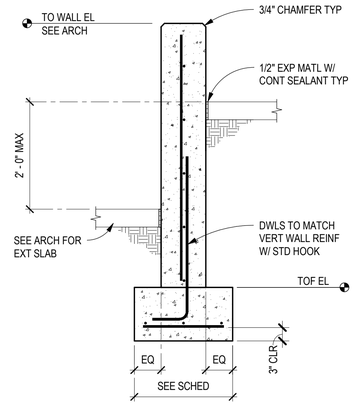
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DRAWN BY:	PS
CHECKED BY:	DAL
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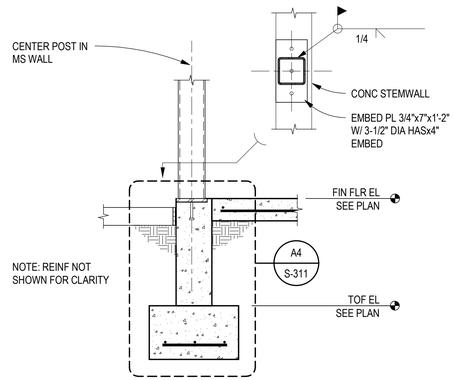
FOUNDATION SECTIONS

S-311

2/21/2024 12:22:33 PM
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B4 TYPICAL CONC RETAINING WALL
SCALE: 3/4" = 1'-0"



A4 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

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Revision Schedule		

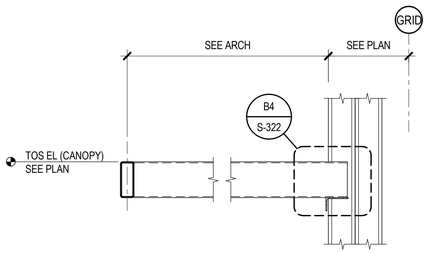
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FILE:	
DRAWN BY:	PS
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DATE:	02/23/2024

SHEET TITLE

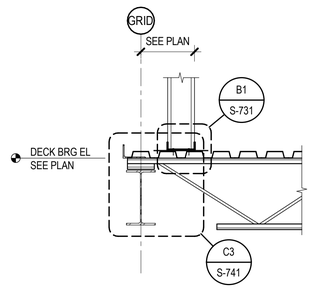
FOUNDATION SECTIONS

S-312

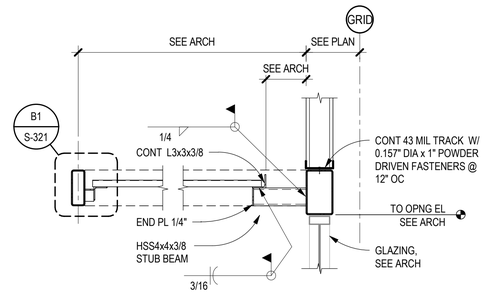
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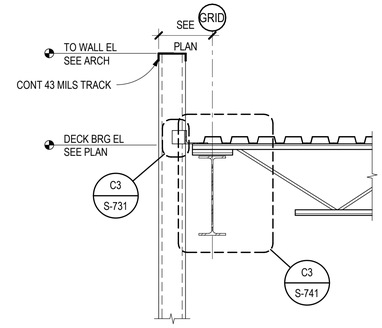
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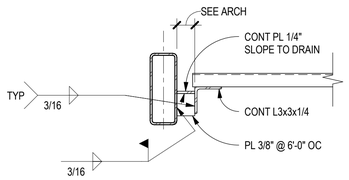
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SCALE: 3/4" = 1'-0"



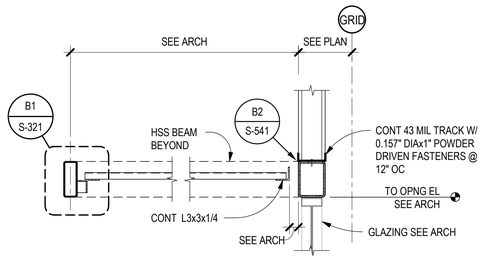
C3 FRAMING SECTION
SCALE: 3/4" = 1'-0"



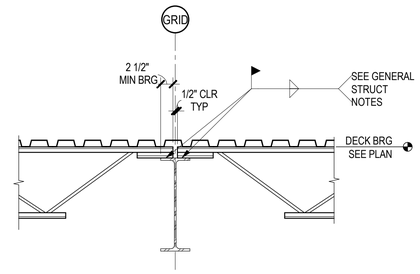
C4 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



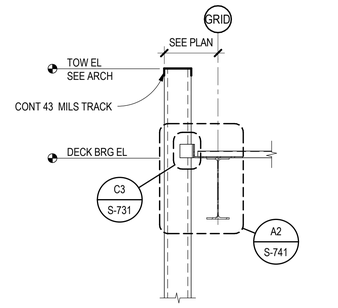
B1 FRAMING DETAIL
SCALE: 1 1/2" = 1'-0"



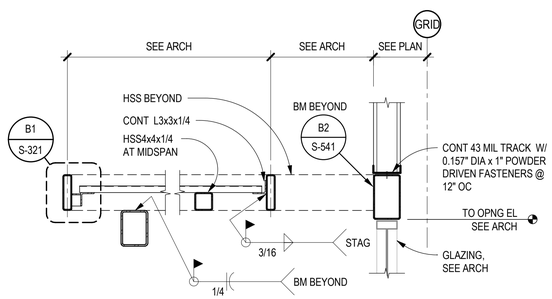
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SCALE: 3/4" = 1'-0"



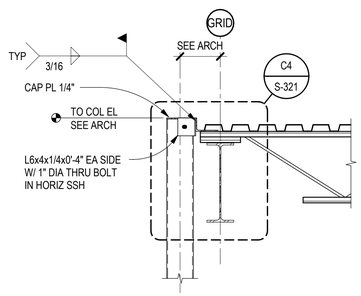
B3 ROOF FRAMING SECTION
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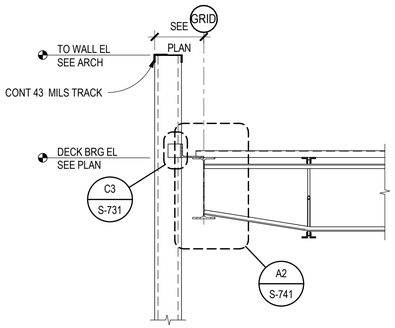
B4 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



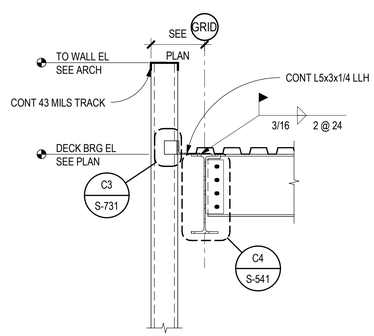
A1 FRAMING SECTION
SCALE: 3/4" = 1'-0"



A2 ROOF FRAMING DETAIL
SCALE: 3/4" = 1'-0"



A3 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"



A4 ROOF FRAMING SECTION
SCALE: 3/4" = 1'-0"

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No	Date	Description
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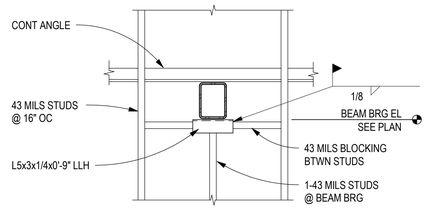
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DATE:	02/23/2024

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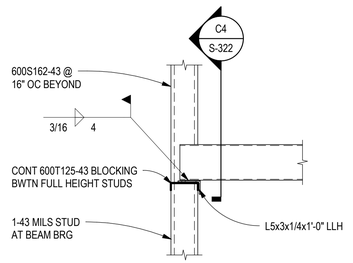
ROOF FRAMING SECTIONS

S-321

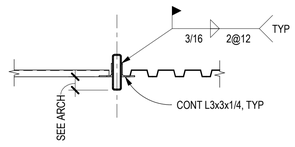
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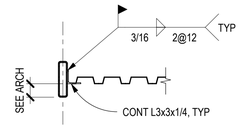
C4 BEAM BRG AT STUD ELEV
SCALE: 3/4" = 1'-0"



B4 BEAM BRG AT STUD WALL CONN
SCALE: 3/4" = 1'-0"



A3 FRAMING SECTION
SCALE: 3/4" = 1'-0"



A4 FRAMING SECTION
SCALE: 3/4" = 1'-0"

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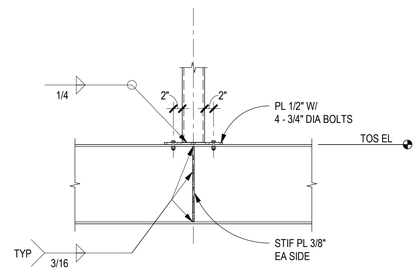
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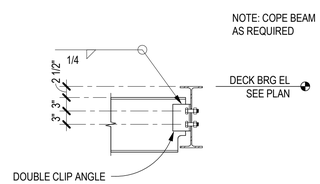
ROOF FRAMING SECTIONS

S-322

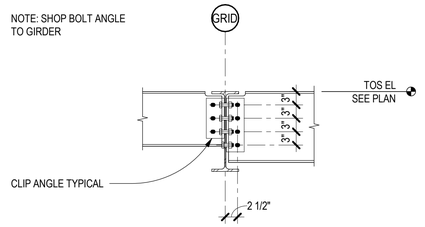
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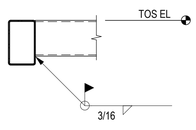
C2 HSS COL TO TRANSFER GIRDER
SCALE: 3/4" = 1'-0"



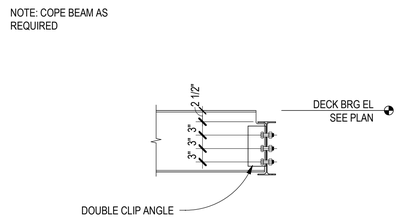
C3 BEAM TO BEAM CONN
SCALE: 3/4" = 1'-0"



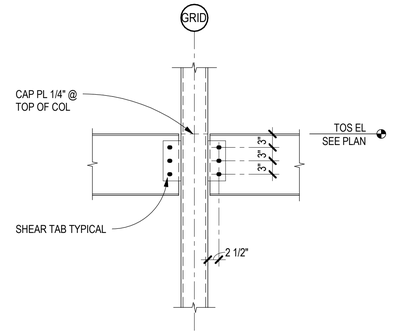
C4 TYPICAL BEAM TO BEAM CONN
SCALE: 3/4" = 1'-0"



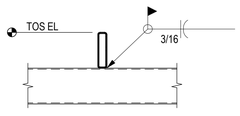
B2 BEAM TO BEAM CONN
SCALE: 3/4" = 1'-0"



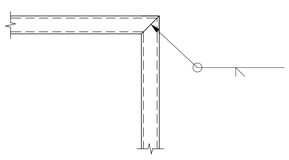
B3 BEAM TO BEAM CONN
SCALE: 3/4" = 1'-0"



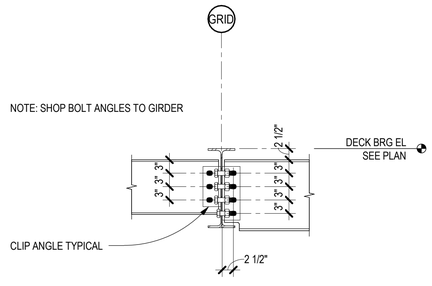
B4 BEAM TO COLUMN CONN
SCALE: 3/4" = 1'-0"



A1 BEAM OVER BEAM CONN
SCALE: 3/4" = 1'-0"



A2 HSS BEAM MITER CONN
SCALE: 3/4" = 1'-0"



A3 BEAM TO BEAM CONNECTION
SCALE: 3/4" = 1'-0"

STEEL CONNECTION NOTES

1. PROVIDE 1/4" CAP PLATE AT THE TOP OF ALL HOLLOW STRUCTURAL STEEL (HSS) COLUMNS UNLESS NOTED OTHERWISE.
2. PROVIDE 1/4" CAP PLATE AT THE TOP OF ALL PIPE COLUMNS UNLESS NOTED OTHERWISE.
3. PROVIDE 1/2" CAP PLATE AT THE TOP OF ALL WIDE FLANGE COLUMNS UNLESS NOTED OTHERWISE.
4. PROVIDE 1/4" END PLATE AT ALL EXPOSED HSS MEMBERS UNLESS NOTED OTHERWISE.
5. ALL CONNECTION CLIP ANGLES SHALL BE L4x4x3/8 UNLESS NOTED OTHERWISE. BOLT ANGLE TO SUPPORTING MEMBER UNLESS NOTED OTHERWISE.
6. ALL CONNECTION SHEAR PLATES SHALL BE PL 3/8" UNLESS NOTED OTHERWISE. PROVIDE 5/16" FILLET WELD EACH SIDE OF SHEAR PLATE TO SUPPORTING MEMBER.
7. ALL BOLTS SHALL BE 3/4" DIAMETER A325N IN SHORT SLOTS AS FOLLOWS UNLESS NOTED OTHERWISE:
   - 2 @ W8, W10
   - 3 @ W12, W14
   - 4 @ W16, W18
   - 5 @ W21
   - 6 @ W24
   - 7 @ W27
   - 8 @ W30
   - 9 @ W33
   - 10 @ W36
   - 11 @ W40
   - 12@ W44

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Architect | Engineer

DAVID ANTONIO LARA · NEW MEXICO · 24179 · PROFESSIONAL ENGINEER
02/20/2024
EXP: 12/31/2025

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

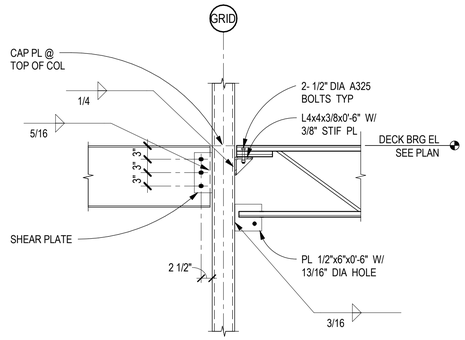
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	
DRAWN BY:	PS
CHECKED BY:	DAL
DATE:	02/23/2024

SHEET TITLE

STEEL DETAILS

S-541

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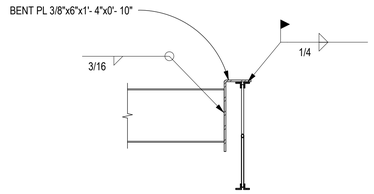


NOTE: DO NOT WELD BOTTOM CHORD TO STABILIZER PLATE

C4 BEAM/JOIST TO COLUMN CONN

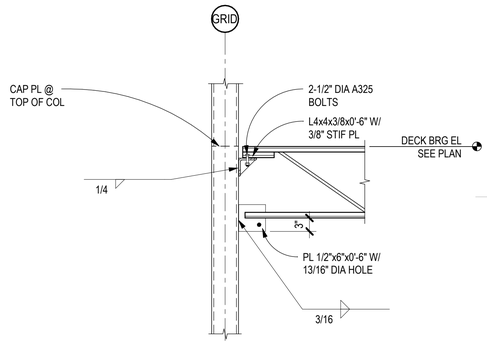
SCALE: 3/4" = 1'-0"

NOTE: COORDINATE LOCATIONS WITH ARCHITECTURAL DRAWINGS



B3 BEAM TO JOIST CONNECTION

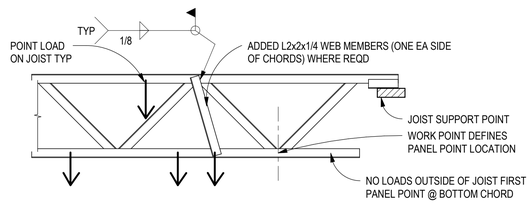
SCALE: 3/4" = 1'-0"



NOTE: DO NOT WELD BOTTOM CHORD TO STABILIZER PLATE

B4 JOIST TO HSS COLUMN CONN

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



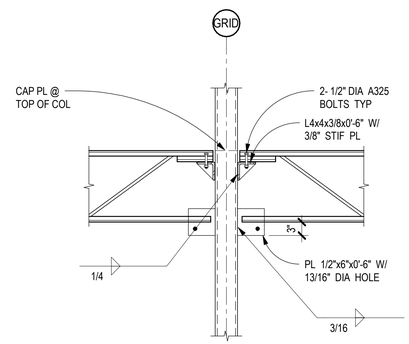
POINT LOADS ON K-SERIES OR LH-SERIES (NON SP JOISTS) SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- POINT LOADS ON THE JOIST TOP CHORD OR BOTTOM CHORD THAT EXCEED 100LBS SHALL BE PLACED WITHIN 4" OF A JOIST PANEL POINT, OR ADDITIONAL WEB MEMBERS SHALL BE ADDED AT THE POINT OF LOAD APPLICATION.
- WHERE MULTIPLE POINT LOADS ARE PLACED BETWEEN THE SAME TWO PANEL POINTS, THE SUM OF THOSE LOADS THAT ARE NOT REINFORCED WITH ADDITIONAL WEB MEMBERS SHALL NOT EXCEED100LBS.
- POINT LOADS SHALL BE CONCENTRIC WITH THE CHORD FROM WHICH IT IS HUNG. BEAM CLAMPS OR OTHER CONNECTIONS THAT INDUCE NON-CONCENTRIC LOADS ARE NOT PERMITTED.
- POINT LOADS SHALL BE SPACED SO THAT THE COMBINED TOP CHORD PLUS BOTTOM CHORD POINT LOADS DO NOT EXCEED AN EQUIVALENT LINE LOAD OF 65PLF AT ANY POINT ALONG THE JOIST.
- LOADS SHALL NOT BE PLACED ON THE BOTTOM CHORD OUTSIDE OF THE FIRST PANEL POINT.
- POINT LOADS IN EXCESS OF 350LBS THAT ARE NOT SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS SHALL NOT BE PLACED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD AND THE JOIST MANUFACTURER.

NOTE: JOISTS LABELED AS "SP" HAVE BEEN DESIGNED FOR THE LOADS NOTED ON THE STRUCTURAL PLANS. THOSE LOADS SHALL BE PLACED WITHIN 2" OF A PANEL POINT, OR ADDITIONAL WEB MEMBERS SHALL BE ADDED.

A3 TYPICAL JOIST REINFORCING

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



A4 JOISTS TO COLUMN CONN

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

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ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
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SHEET TITLE

STEEL JOIST DETAILS

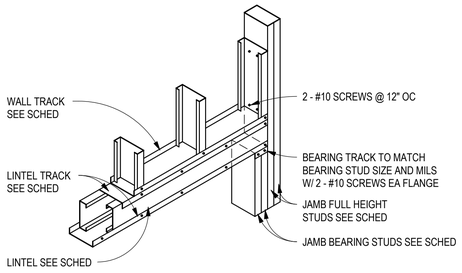
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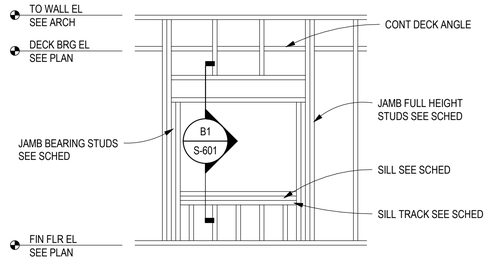
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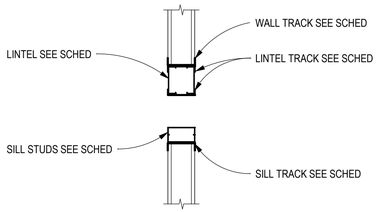
COLD-FORMED LINTEL SCHEDULE

MARK	LINTEL			JAMB STUDS		SILL		COMMENTS
	SIZE	LINTEL TRACK	WALL TRACK	BEARING	FULL HEIGHT	SIZE	SILL TRACK	
0'-0" - 4'-0"	2-600S162-43	1-600T125-43	1-600T125-43	1 - 600S162-43	1 - 600S162-43	2 - 600S162-43	1 - 600S162-43	
4'-1" - 8'-0"	2-600S162-43	1-600T125-43	1-600T125-43	2 - 600S162-43	2 - 600S162-43	2 - 600S162-43	2 - 600S162-43	
8'-1" - 12'-0"	3-600S162-43	1-600T125-43	1-600T125-43	2 - 600S162-43	2 - 600S162-43	2 - 600S162-43	2 - 600S162-43	
12'-1" - 16'-0"	3-600S162-54	1-600T125-43	1-600T125-43	2 - 600S162-54	3 - 600S162-43	2 - 600S162-43	3 - 600S162-43	

NOTE:
1. NOT ALL LINTELS MAY REQUIRE SILL STUDS. COORDINATE SILL LOCATIONS WITH ARCHITECTURAL PLANS AND ELEVATIONS



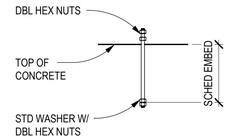




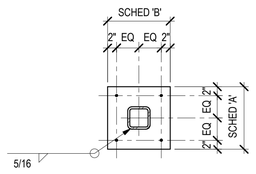
B1 TYPICAL COLD-FORMED LINTEL
SCALE: 3/4" = 1'-0"

BASE PLATE SCHEDULE

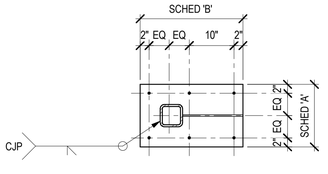
MARK	BASE PLATE TYPE	BASE PLATE SIZE "T"x"A"x"B"	ANCHOR BOLTS F1554 ANCHOR BOLTS	ANCHOR BOLTS TYPE	NON-SHRINK GROUT THICKNESS
BP1	A	PL 3/4" x14"x1'-2"	4 - 3/4" DIA x 8"	1	3"
BP2	B	PL 1 1/4" x14"x2'-0"	6 - 1 1/4" DIA x 12"	1	3"
BP3	C	PL 2" x26"x2'-10"	8 - 1 1/2" DIA x 12"	1	3"
BP4	D	PL 3/4" x6"x1'-1"	2 - 5/8" DIA POST-INSTALLED AHR W/ 6" MIN EMBED	-	-



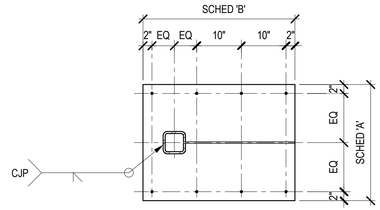
TYPE 1



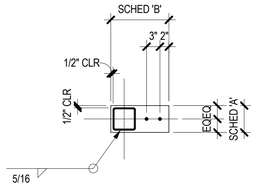
TYPE 'A'



TYPE 'B'



TYPE 'C'



TYPE 'D'

SLAB-ON-GRADE SCHEDULE

MARK	SLAB THICKNESS	SLAB MATL	REINFORCING	BEARING STRATA	COMMENTS
S5	5"	NORMAL WEIGHT CONC	#4 @ 18" OC EACH WAY	15 MIL VAPOR RETARDER OVER SUBGRADE PER GEN FDTN NOTES	

DECK SCHEDULE

MARK	METAL DECK DECK	TYPE	GAGE	FINISH	DECK ATTACHMENTS ATTACH PERP TO RIBS	ATTACH PARALLEL TO RIBS	ATTACH SIDELAPS	TOTAL SLAB / DECK THICKNESS	COMMENTS
D1.5R	1 1/2"	B	20	PAINTED	5-5/8" DIA PUDDLE WELDS PER 36" WIDE SHEET	5/8" DIA PUDDLE WELDS @ 12"OC	#10 SCREWS @ 12" OC	1 1/2"	

STEM WALL SCHEDULE

MARK	WALL WALL	REINFORCING VERTICAL	REINFORCING HORIZONTAL	COMMENTS
WC8	8" CONC	#4 @12" OC	#4 @ 12" OC	
WC14	14" CONC	#4 @12" OC EA FACE	#4 @ 12" OC EA FACE	
WC18	18" CONC	#4 @12" OC EA FACE	#4 @ 12" OC EA FACE	

REINFORCING LAP SPLICE SCHEDULE

REINFORCEMENT TYPE	#6 AND SMALLER (NUMBER OF BAR DIAMETERS) 3000 PSI	4000 PSI	5000 PSI	#7 AND LARGER (NUMBER OF BAR DIAMETERS) 3000 PSI	4000 PSI	5000 PSI	MINIMUM LENGTH (IN)	COMMENTS
CONTINUOUS WALL FOOTINGS AND HORIZONTAL REINFORCEMENT IN SITE WALLS AND STEMWALLS	30	30	30	30	30	30	18	
CONCRETE WALLS: ALL VERTICAL REINFORCEMENT	57	50	45	72	62	56	12	
CONCRETE WALLS: ALL HORIZONTAL REINFORCEMENT, EXCLUDING SITE WALLS AND STEMWALLS	75	65	58	93	81	72	12	
CONCRETE COLUMNS	57	50	45	72	62	56	12	
TOP FLEXURAL REINFORCEMENT, INCLUDING BEAMS, GRADE BEAMS, AND COMBINED FOOTING COLUMNS	75	65	58	93	81	72	12	
BOTTOM FLEXURAL REINFORCEMENT, INCLUDING BEAMS, GRADE BEAMS, AND COMBINED COLUMN FOOTINGS	57	50	45	72	62	56	12	
MINIMUM EMBEDMENT OF STANDARD HOOKS INTO CONCRETE BASE	22	19	17	22	19	17	6	ALLOWED FOR BARS LARGER THAN #11
SLABS-ON-GRADE	30			30			12	
SLABS OVER METAL DECK	30			30			6	WELDED WIRE FABRIC MINIMUM LAP LENGTH = 6 INCHES
ALL CMU LAPS UNLESS NOTED OTHERWISE	48			48			18	

NOTES:
1. LAP SPLICES SHALL NOT BE PERMITTED FOR BARS LARGER THAN #11 IN CONCRETE OR #9 IN MASONRY. SUCH SPLICES SHALL USE APPROVED MECHANICAL CONNECTIONS
2. LAP SPLICES FOR BUNDLED BARS SHALL BE IN ACCORDANCE WITH ACI 318
3. LAP LENGTHS FOR LIGHTWEIGHT CONCRETE SHALL BE INCREASED BY 33%
4. LAP LENGTHS FOR EPOXY COATED BARS SHALL BE INCREASED BY 50%
5. FOR INTERMEDIATE OR LARGER VALUES OF F'c, USE THE CLOSEST LOWER VALUE IN THE TABLE. DO NOT INTERPOLATE

SPOT FOOTING SCHEDULE

MARK	SIZE WIDTH	LENGTH	DEPTH	REINFORCING	BEARING PRESSURE	COMMENTS
F36	3' - 0"	3' - 0"	1' - 0"	4 - #4 EA WAY BOT	2500	
F48	4' - 0"	4' - 0"	1' - 0"	6 - #4 EA WAY BOT	2500	
FA	3' - 0"	32' - 0"	1' - 6"	6 - #5 CONT AND #5 @ 12" OC TRANS, TOP & BOT	2500	
FB	3' - 0"	25' - 10"	1' - 6"	6 - #5 CONT AND #5 @ 12" OC TRANS, TOP & BOT	2500	
FC	8' - 0"	15' - 0"	2' - 0"	10 - #7 CONT AND #6 @ 12" OC TRANS, TOP & BOT	2500	
FD	5' - 0"	34' - 0"	2' - 0"	7 - #6 CONT AND #5 @ 12" OC TRANS, TOP & BOT	2500	

CONTINUOUS FOOTING SCHEDULE

MARK	SIZE WIDTH	DEPTH	REINFORCING CONTINUOUS	TRANSVERSE	BEARING PRESSURE	COMMENTS
CF18	1' - 6"	1' - 0"	3 - #4	#4 @ 48" OC	2500	
CF24A	2' - 0"	1' - 0"	3 - #4	#4 @ 48" OC	2500	
CF24B	2' - 0"	1' - 0"	3 - #5	#5 @ 12" OC	2500	

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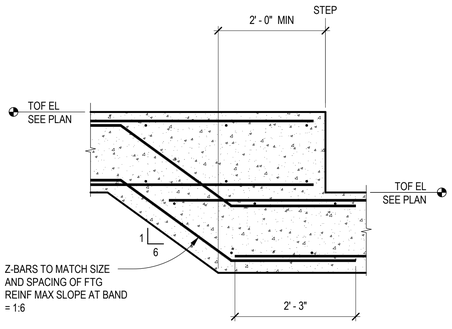
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DATE: 02/23/2024

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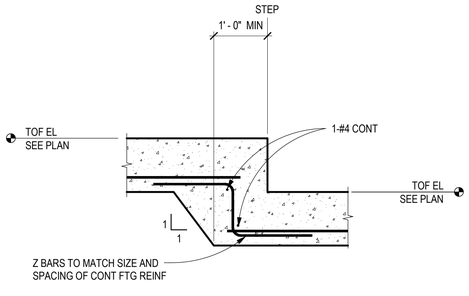
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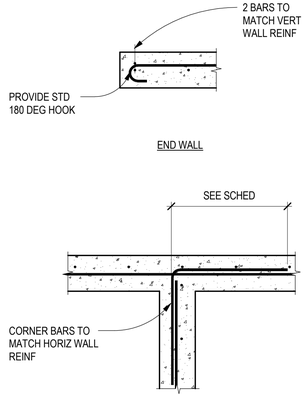


AT COMBINED COLUMN AND SHEAR WALL FOOTINGS

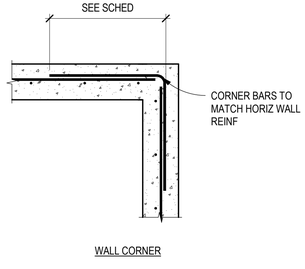
A1 TYPICAL STEPPED FOOTING DETAIL
SCALE: NTS



AT STEMWALL AND NON-SHEAR WALL FOOTINGS



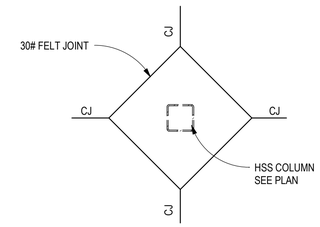
WALL TEE INTERSECTION



WALL CORNER

NOTE: REINFORCING SHOWN ON FOUNDATION SECTIONS AND SPECIFICALLY REFERENCED DETAILS SHALL TAKE GOVERN OVER REINFORCING IN STANDARD DETAILS.

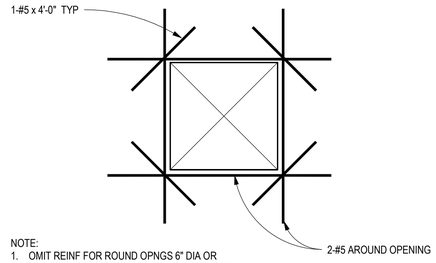
A2 TYPICAL SINGLE MAT WALL REINF
SCALE: NTS



NOTE : CONTRACTOR'S OPTION FOR TYPE TO BE USED. PLACE BLOCKOUTS AT ALL COLUMNS .

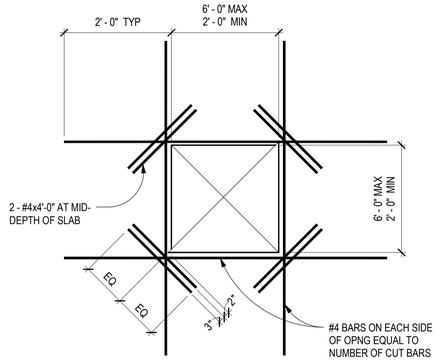
NOTE: ENLARGED BLOCKOUTS MAY BE REQUIRED AT BRACED FRAME LOCATIONS FOR GUSSET PLATE CLEARANCE.

C3 TYPICAL COLUMN BLOCKOUT
SCALE: NTS



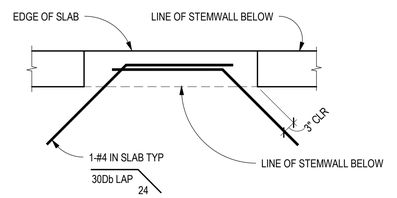
NOTE:
1. OMIT REINF FOR ROUND OPNGS 6" DIA OR LESS AND RECTANGULAR OPNGS 4" OR LESS
2. PROVIDE BARS SHOWN ON EACH FACE AT WALL WITH DOUBLE MAT REINF

C4 TYPICAL OPNG IN CONC WALL
SCALE: NTS



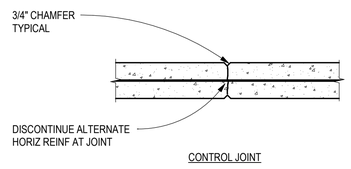
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B3 TYPICAL OPNG IN SLAB-ON-GRADE
SCALE: NTS

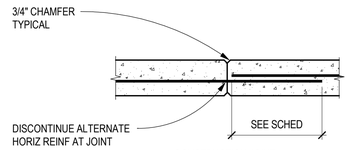


PLAN

B4 TYPICAL SLAB REINF AT OPNG
SCALE: NTS



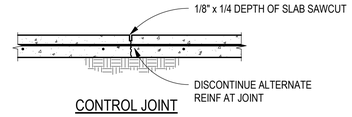
CONTROL JOINT



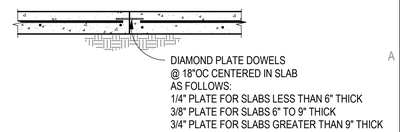
CONSTRUCTION JOINT

A3 TYPICAL WALL JOINT DETAIL
SCALE: NTS

NOTE: AT CONTRACTOR'S OPTION, A PLASTIC JOINT FORMER MAY BE INSTALLED INSTEAD OF THE SAWCUT



CONTROL JOINT



CONSTRUCTION JOINT

A4 TYPICAL SLAB JOINT
SCALE: NTS

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Architect

Engineer

DAVID ANTONIO LARA
NEW MEXICO
24179
PROFESSIONAL ENGINEER
02/20/2024
EXP: 12/31/2025

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

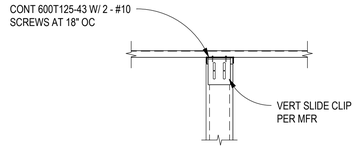
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	
DRAWN BY:	PS
CHECKED BY:	DAL
DATE:	02/23/2024

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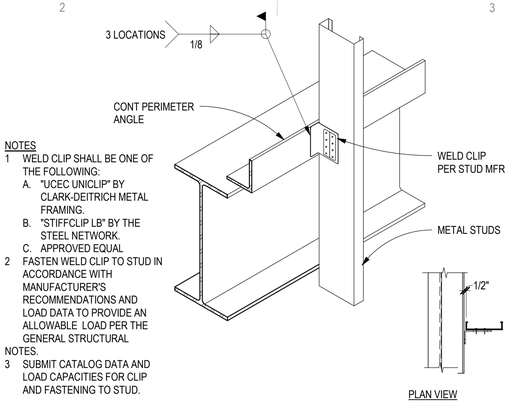
TYPICAL CONCRETE DETAILS

S-711

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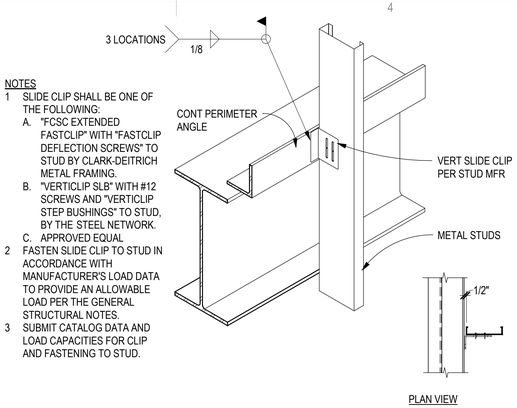


C1 TYPICAL SLIP TRACK ASSEMBLY
SCALE: NTS



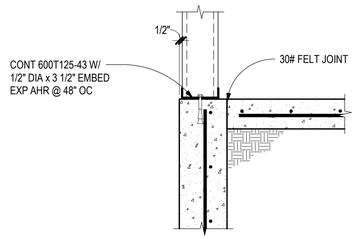
NOTES
1 WELD CLIP SHALL BE ONE OF THE FOLLOWING:
A. "UCEC UNICLIP" BY CLARK-DEITRICH METAL FRAMING.
B. "STIFFCLIP LB" BY THE STEEL NETWORK.
C. APPROVED EQUAL
2 FASTEN WELD CLIP TO STUD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOAD DATA TO PROVIDE AN ALLOWABLE LOAD PER THE GENERAL STRUCTURAL NOTES.
3 SUBMIT CATALOG DATA AND LOAD CAPACITIES FOR CLIP AND FASTENING TO STUD.

C2 TYPICAL WELD CLIP
SCALE: NTS



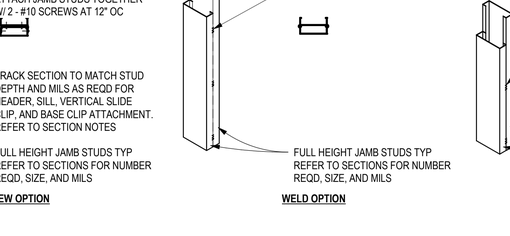
NOTES
1 SLIDE CLIP SHALL BE ONE OF THE FOLLOWING:
A. "FCSC EXTENDED FASTCLIP" WITH "FASTCLIP DEFLECTION SCREWS" TO STUD BY CLARK-DEITRICH METAL FRAMING.
B. "VERTICLIP SLB" WITH #12 SCREWS AND "VERTICLIP STEP BUSHINGS" TO STUD, BY THE STEEL NETWORK.
C. APPROVED EQUAL
2 FASTEN SLIDE CLIP TO STUD IN ACCORDANCE WITH MANUFACTURER'S LOAD DATA TO PROVIDE AN ALLOWABLE LOAD PER THE GENERAL STRUCTURAL NOTES.
3 SUBMIT CATALOG DATA AND LOAD CAPACITIES FOR CLIP AND FASTENING TO STUD.

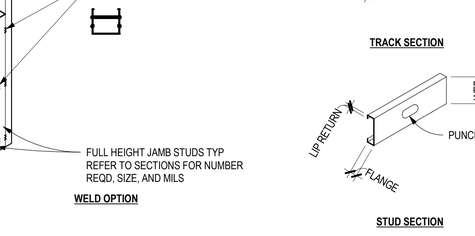
C3 TYPICAL VERTICAL SLIDE CLIP
SCALE: NTS

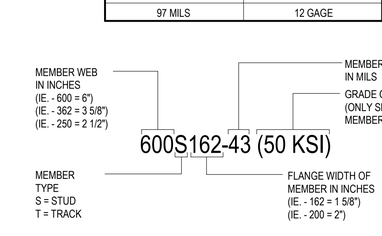


C4 TYPICAL STUDS AT STEMWALL
SCALE: 1" = 1'-0"

B1 TYPICAL STUD AT METAL DECK
SCALE: 3/4" = 1'-0"







B2 TYPICAL BRIDGING DETAILS
SCALE: NTS

B4 TYPICAL STUDS TO TRACK DETAIL
SCALE: NTS

A1 TYPICAL STUD JAMB ATTACHMENT DETAILS
SCALE: NTS

MILS TO GAGE CONVERSION CHART	
MILS	GAGE
33 MILS	20 GAGE
43 MILS	18 GAGE
54 MILS	16 GAGE
68 MILS	14 GAGE
97 MILS	12 GAGE

A4 TYPICAL COLD-FORMED MEMBER DESIGNATION
SCALE: NTS

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Architect | Engineer

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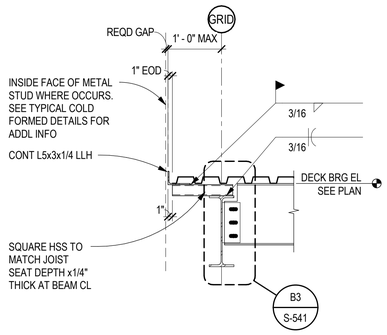
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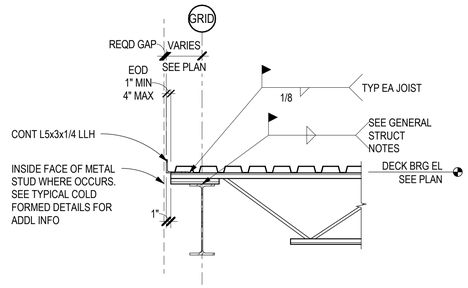
TYPICAL COLD-FORMED DETAILS

S-731

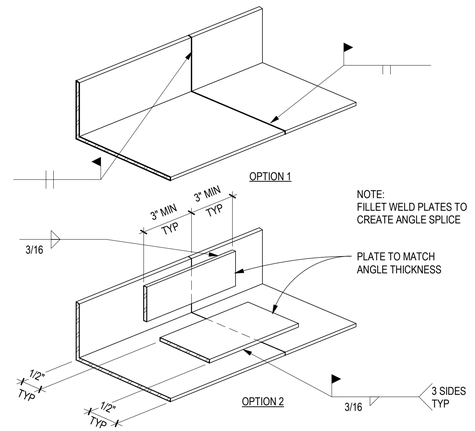
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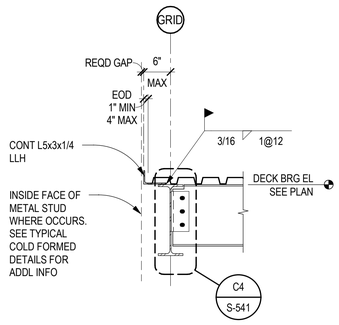
C2 TYPICAL DECK EDGE AT BEAM
SCALE: 3/4" = 1'-0"



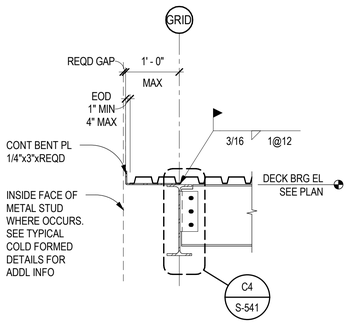
C3 TYPICAL ROOF BRG DECK EDGE
SCALE: 3/4" = 1'-0"



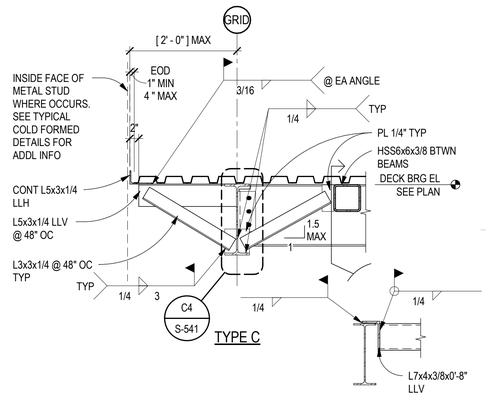
C4 TYPICAL PERIMETER ANGLE SPLICE
SCALE: 3/4" = 1'-0"



TYPE A

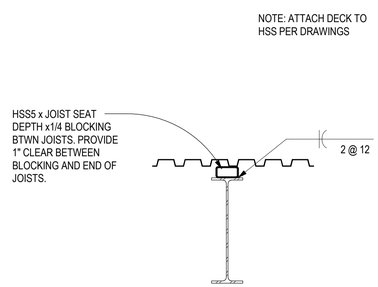


TYPE B

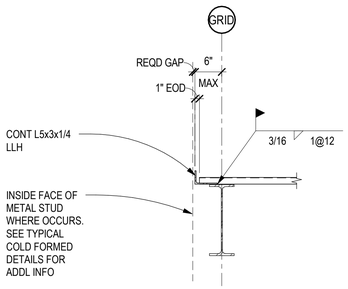


TYPE C

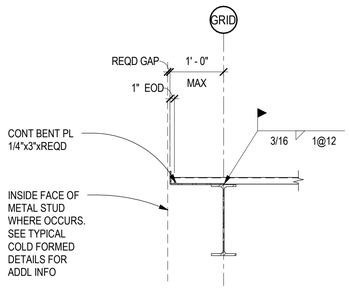
B2 TYPICAL DECK EDGE AT NON-BEARING BEAM
SCALE: 3/4" = 1'-0"



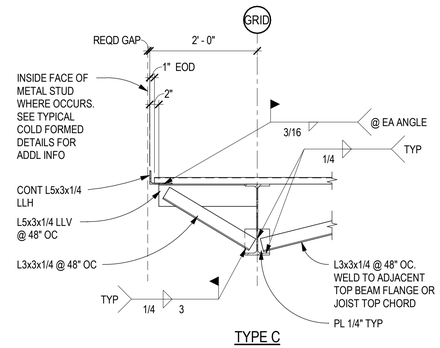
A1 TYPICAL HSS BLOCKING DETAIL
SCALE: 3/4" = 1'-0"



TYPE A



TYPE B



TYPE C

A2 TYPICAL ROOF DECK EDGE AT NON-BEARING BEAM
SCALE: 3/4" = 1'-0"

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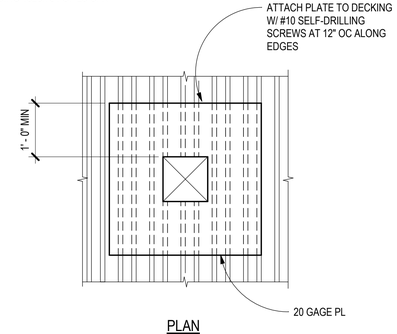
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TYPICAL STEEL DETAILS

S-741

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NOTE: INSTALL OPENINGS IN
COMPLIANCE WITH OSHA REQUIREMENTS
INCLUDING 1926.754 OF 29 CFR

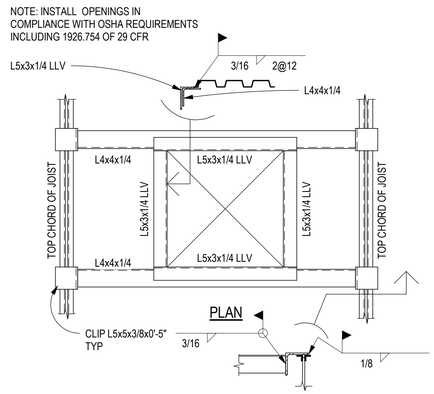


PLAN

B4 TYPICAL ROOF OPENING 0"-12"

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

NOTE: INSTALL OPENINGS IN
COMPLIANCE WITH OSHA REQUIREMENTS
INCLUDING 1926.754 OF 29 CFR



PLAN

A4 TYPICAL ROOF OPENING > 12"

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

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SHEET TITLE

TYPICAL STEEL DETAILS

S-742

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SYMBOLS

DETAIL DESIGNATION

A1 DRAWING TITLE

SCALE: 1/8" = 1'-0"

DRAWING SCALE

NORTH ARROWS

PLAN NORTH | TRUE NORTH | (SURVEYOR'S NORTH IF DIFFERENT FROM PLAN NORTH)

PLAN CALLOUT

A1 / A-401 — DETAIL DESIGNATION; SHEET DETAIL IS FOUND ON

SECTION SYMBOL

A1 / A-301

BUILDING SECTION SYMBOL

A1 / A-301

SECTION DETAIL SYMBOL

A1 / A-501

EXTERIOR ELEVATION DIRECTION SYMBOL

A1 / A-201

INTERIOR ELEVATION SYMBOL

A1 ELEVATION DESIGNATION; DIRECTION OF ELEVATION; A4 A-401 A2; SHEET NUMBER; A3

ELEVATION DATUM SYMBOL

100'-0" ELEVATION HEIGHT

ROOM IDENTIFICATION SYMBOL

JANITOR CLOSET / 101 — ROOM NAME; ROOM NUMBER

DOOR IDENTIFICATION SYMBOL

100A — SERIES LETTER; ROOM NUMBER

WALL TYPE SYMBOL

M8N1

TOILET ACCESSORIES & EQUIPMENT TYPE SYMBOL

TA-01

GLAZING TYPE SYMBOL

A

SHEET KEYNOTE

12

SPECIFICATION KEYNOTE

09 30 00.01

REVISION NUMBER

1

MATCH LINE A-101

STRUCTURAL GRID

20

GENERAL NOTES

A. ARCHITECTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE PROJECT MANUAL, SPECIFICATIONS, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, AND DRAWINGS FROM OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO THE CONSTRUCTION WORK.

B. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE CURRENT ADOPTED EDITION, STATE OF NEW MEXICO BUILDING CODE, AND ALL OTHER GOVERNING CODES AND AGENCIES

C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING THE WORK. ANY DISCREPANCIES AND/OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

D. CONTRACTOR TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS

E. CONTRACTOR TO REFER TO ANNOTATIVE DIMENSIONS ONLY - DO NOT SCALE DRAWINGS, NOR MAKE ASSUMPTIONS OF DIMENSIONS BY ALIGNING TO DIMENSIONED ELEMENTS.

F. DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF MASONRY AT EXTERIOR UNLESS OTHERWISE NOTED, FACE OF EXTERIOR SHEATHING LINES UP WITH FACE OF FOUNDATION WALL/SLAB UNLESS NOTED OTHERWISE

G. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. DETAILS ON DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DETAILS NOTED "TYPICAL" APPLY TO ALL SIMILAR CONDITIONS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUTION SHALL CONFORM TO SIMILAR WORK ELSEWHERE ON THE PROJECT.

H. ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT

I. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE

J. MAXIMUM EFFORT TO OPENING ANY DOOR SHALL NOT EXCEED 5 POUNDS PRESSURE FOR INTERIOR NON-RATED DOORS - 8 1/2 POUNDS PRESSURE FOR EXTERIOR DOORS AND 15 POUNDS PRESSURE FOR FIRE-RATED DOORS

K. DOOR THRESHOLDS SHALL BE MAXIMUM OF 1/2 INCH ABOVE ADJACENT FLOOR - THE EXPOSED EDGE SHALL BE BEVELED OR SLOPED TO MAXIMUM 45 DEGREES WITH MAXIMUM 1/4 INCH CHANGE IN VERTICAL ELEVATION

L. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY WHEELCHAIR FOOTREST

M. ALL PRODUCTS MARKED "OR APPROVED EQUAL" SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PURCHASING AND INSTALLATION OF WORK AND SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES AND AGENCIES

N. WALL AND CEILING COVERING SHALL COMPLY WITH THE CURRENTLY ADOPTED VERSION OF THE IBC EDITION

O. SUSPENDED CEILING FRAMING SYSTEM AND FIXTURES SHALL BE LATERALLY AND VERTICALLY BRACED AS PER ASTM E580 AND THE CURRENTLY ADOPTED IBC EDITION.

P. EXTERIOR AND INTERIOR GLASS AND GLAZING SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED IBC EDITION

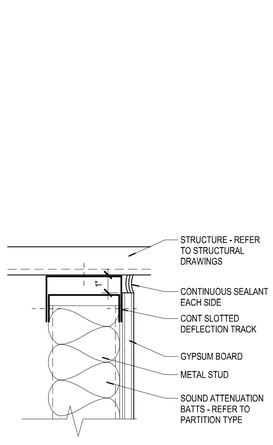
Q. WALL AND FLOOR COVERINGS AND OTHER DECORATIVE MATERIALS SHALL HAVE A FLAME SPREAD RATING PER THE CURRENTLY ADOPTED IBC EDITION. CERTIFICATION THEREOF SHALL BE PROVIDED . EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.

R. FOR ALL MOUNTED EQUIPMENT PROVIDE ALL NECESSARY BLOCKING, AND FRAMING AS RECOMMENDED BY THE MANUFACTURER. REQUIRED SUPPORT SHALL BE INSTALLED BY THE CONTRACTOR.

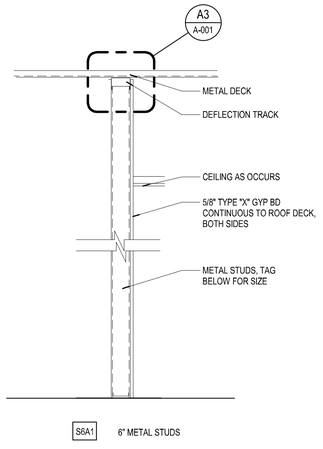
S. PROJECTIONS OR RECESSES IN SCHEDULED SPACES SHALL HAVE FINISHES AS SCHEDULED FOR RESPECTIVE SPACE IN WHICH THEY OCCUR.

T. ALL PIPING SHALL BE LABELED WITH DIRECTIONAL ARROWS EVERY 20 FEET AND AT ALL WALL PENETRATIONS. ACCESS PANELS SHALL BE PROVIDED AT ALL VALVES AND CONTROLS CONCEALED IN HARD CONSTRUCTION.

U. THESE SYMBOLS, ABBREVIATIONS AND MATERIAL INDICATIONS APPLY TO ARCHITECTURAL SHEETS ONLY.



A3 WALL DEFLECTION TRACK
3" = 1'-0"



A4 INTERIOR PARTITION TYPES
3/4" = 1'-0"

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:48-07'00'

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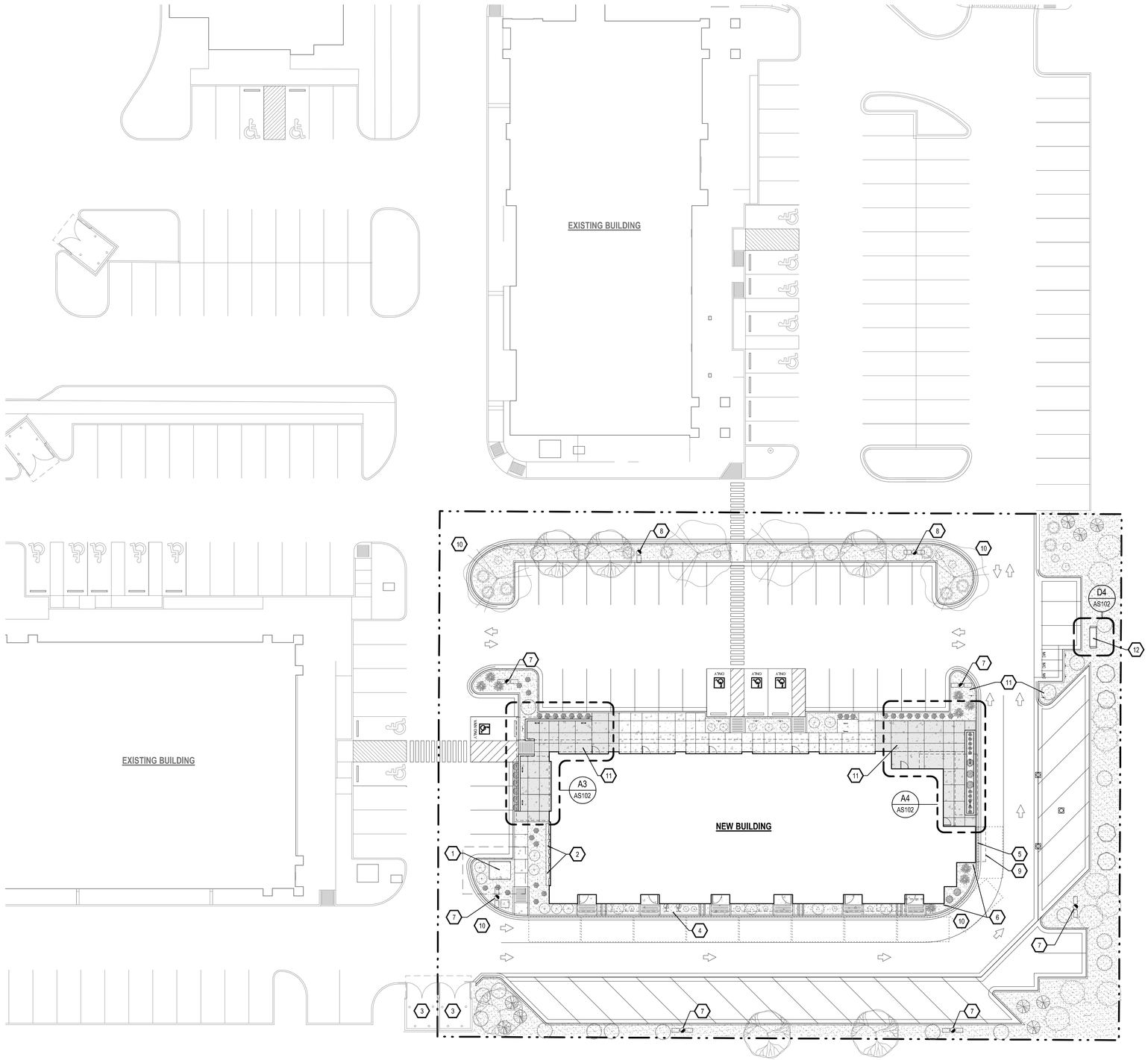
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FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

STANDARD ARCH SYMBOLS, GEN NOTES & PARTITION TYPES

A-001

2/23/2024 11:36:01 AM
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A1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

A. COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING

B. SEE CIVIL FOR ALL SITE-RELATED INFORMATION EXCEPT AT SITE WALLS/PLANTER DOCUMENTED ON SHEET AS102.

C. COORDINATE WITH OWNER AND DRIVE THRU TENANT THE REQUIREMENTS / LOCATIONS FOR DRIVE THRU WAYFINDING SIGNAGE, ADDITIONAL SIGNAGE, SPECIAL PAVEMENT STRIPING, ETC.

KEYED NOTES

1	TRANSFORMER, REFER TO ELECTRICAL SITE PLAN
2	WALL MOUNTED ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL SITE PLAN
3	EXISTING TRASH ENCLOSURE
4	FUTURE LOCATION FOR DRIVE THRU MENU BOARD AND INTERCOM. COORINDATE ALL REQUIREMENTS WITH OWNER AND TENANT, INCLUDING EXACT LOCATION IN VEHICLE QUEUING AREA
5	DRIVE THRU WINDOW
6	BOLLARDS, REFER TO CIVIL DETAILS
7	NEW LIGHT POLE, REFER TO ELECTRICAL SITE PLAN
8	EXISTING LIGHT POLE
9	DRIVE THRU WINDOW AWNING ABOVE, PROVIDE OVERHEAD CLEARANCE WARNING SIGNAGE PER TENANT STANDARDS. FIELD VERIFY AS-BUILT HEIGHT ABOVE PAVEMENT.
10	SEE GENERAL NOTE 'C'
11	ONE WAY SIGNAGE, LOCATION TO BE DETERMINED
12	PYLON SIGN, LOCATION SHALL BE DETERMINED IN FIELD

ANALYSIS

TOTAL PARKING COUNT:
64 SPACES

HANDICAP:
3 SPACES

HANDICAP VAN:
1 SPACE

COMPACT CAR:
12 SPACES

MOTORCYCLE:
3 SPACES

ZONING
SU / C1

PARKING REQUIREMENTS

64 NEW PARKING SPACES PROVIDED

TOTAL GROSS BUILDING SQUARE FOOTAGE = 8,190 SF

5,116 SF MAXIMUM SPACE FOR RESTAURANT TENANTS = 52 REQUIRED SPACES @ 1 SPACE PER 100 SF

2,618 SF SPACE REMAINING FOR NON-RESTAURANT RETAIL TENANTS = 9 REQUIRED SPACES @ 1 SPACE PER 300 SF

LANDSCAPING

LOT SIZE = 1.1567 ACRES / 50,387 SF

LANDSCAPE AREA REQUIRED = 10% OF LOT = 5,040 SF

LANDSCAPE AREA PROVIDED = 8,164 SF = 16%

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 11:47:51-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

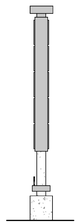
No	Date	Description
Revision Schedule		

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PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

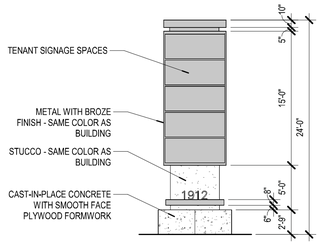
SHEET TITLE

ARCHITECTURAL SITE PLAN

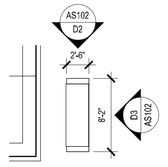
AS101



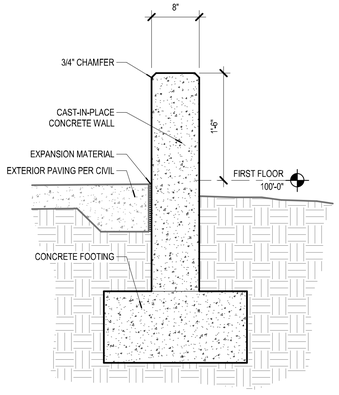
D2 PYLON SIGN - SIDE
1/8" = 1'-0"



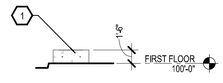
D3 PYLON SIGN - FRONT
1/8" = 1'-0"



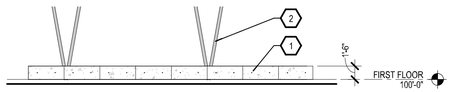
D4 PYLON SIGN
1/8" = 1'-0"



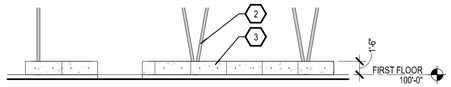
B2 CONCRETE SITE WALL
1" = 1'-0"



C3 PLANTER - NORTH
1/8" = 1'-0"



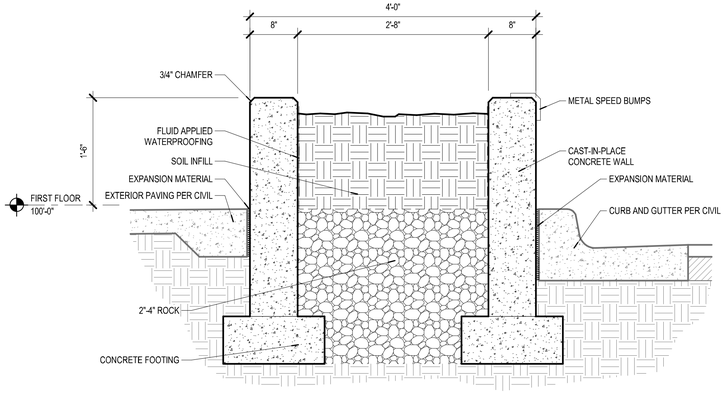
C4 PLANTER - EAST
1/8" = 1'-0"



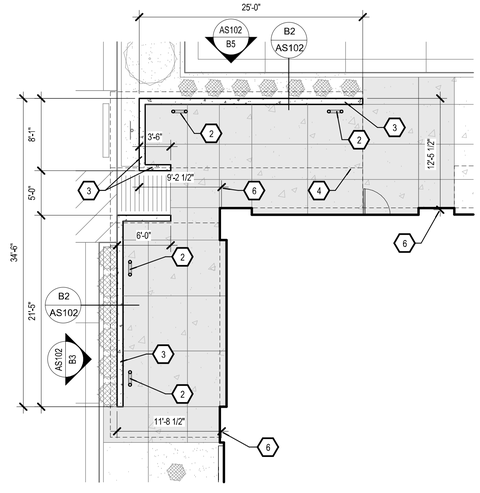
B3 SITE WALL - WEST
1/8" = 1'-0"



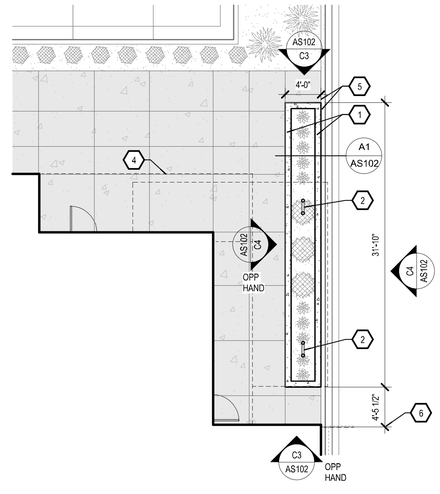
B5 SITE WALL - NORTH
1/8" = 1'-0"



A1 CONCRETE PLANTER
1" = 1'-0"



A3 NORTHWEST OUTDOOR DINING AREA
1/8" = 1'-0" REFERENCED FROM: A2/ A-201



A4 NORTHEAST OUTDOOR DINING AREA
1/8" = 1'-0"

GENERAL NOTES

A. COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING

B. SEE CIVIL FOR ALL SITE-RELATED INFORMATION EXCEPT AT SITE WALLS/PLANTER DOCUMENTED ON SHEET AS102.

C. COORDINATE WITH OWNER AND DRIVE THRU TENANT THE REQUIREMENTS / LOCATIONS FOR DRIVE THRU WAYFINDING SIGNAGE, ADDITIONAL SIGNAGE, SPECIAL PAVEMENT STRIPING, ETC.

KEYED NOTES

1	CAST-IN-PLACE CONCRETE PLANTER WITH SMOOTH FACE PLYWOOD FORMWORK
2	ANGLED CANOPY COLUMNS, SEE ARCHITECTURAL PLANS FOR CANOPY INFORMATION
3	CAST-IN-PLACE CONCRETE SITE WALL WITH SMOOTH FACE PLYWOOD FORMWORK
4	LINE OF OVERHANG ABOVE
5	EAST WALL OF PLANTER IS ALIGNED WITH INSIDE FACE OF CURB
6	DIMENSION IS TO OUTSIDE FACE OF BUILDING STEM WALL

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CONSULTANTS

Architect

Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:51-07'00'

Retail Shops at Unser Pavilion

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Rio Rancho, NM 87124

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DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEBRUARY 23, 2024

SHEET TITLE

ENLARGED ARCHITECTURAL SITE PLANS AND SITE DETAILS

AS102

2/23/2024 11:36:02 AM

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2/23/2024 11:35:50 AM
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KEYED NOTES

1 INTERNAL PIPES AT ROOF DRAIN, LEAD TO INFILTRATOR TANK WITH MAINTENANCE OVERFLOW
2 ROOF ACCESS LADDER ABOVE
3 CONCRETE PLANTER, SEE ARCHITECTURAL SITE SHEETS FOR INFORMATION
4 OVERHEAD LINE
5 SITE WALL, SEE ARCHITECTURAL SITE SHEETS FOR INFORMATION
6 WALL MOUNTED ELECTRICAL EQUIPMENT
7 DOUBLE FRAMED WALL (2 LAYERS 6" FRAMING). DIMENSIONS ARE TO OUTSIDE FACE OF INNER STUD LAYER
8 STRUCTURAL STEEL BRACE FRAME PER STRUCTURAL, PROVIDE INTUMESCENT PAINT
9 ALIGN FACES
10 ANGLED CANOPY COLUMNS
11 AREA FOR BACKFLOW PREVENTERS, SEE PLUMBING
12 STRIP LIGHT FIXTURE

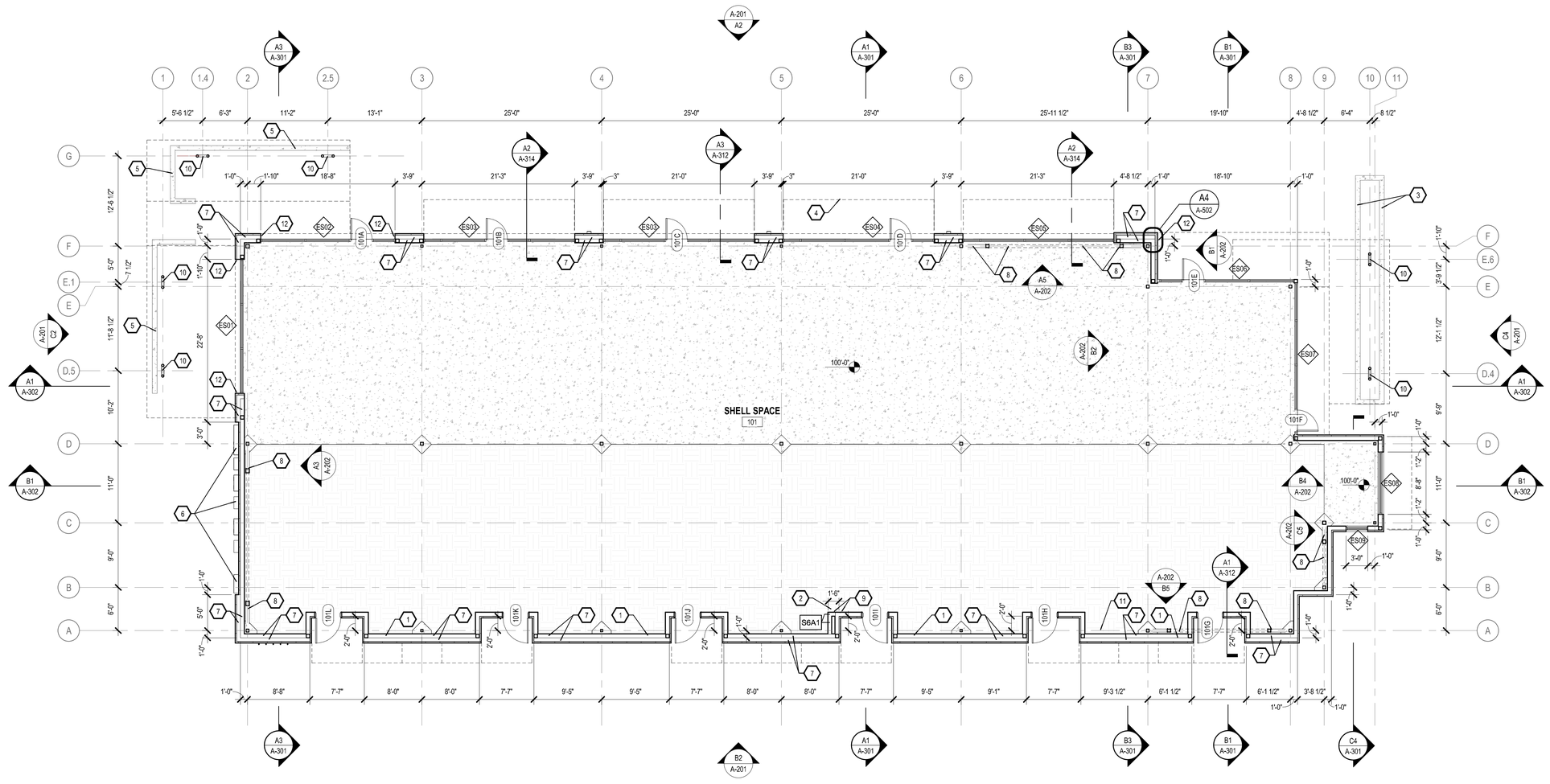
LEGEND

AREA(S) WITH NO FLOOR SLAB

AREA(S) WITH FLOOR SLAB, REFER TO STRUCTURAL

GENERAL NOTES

A. REFER TO A-001 FOR GENERAL PROJECT NOTES
B. COORDINATE FINAL LOCATIONS OF FIRE EXTINGUISHERS WITH FIRE MARSHAL
C. REFER TO A-601 FOR DOOR SCHEDULE, DOOR AND FRAME TYPE LEGEND
D. REFER TO A-601 FOR WINDOW SCHEDULE, GLAZING AND FRAME TYPE LEGEND
E. REFER TO A-001 FOR INTERIOR PARTITION TYPES



A1 FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'
Plan North True North

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:48-07'00'

Retail Shops at Unser Pavilion

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Rio Rancho, NM 87124

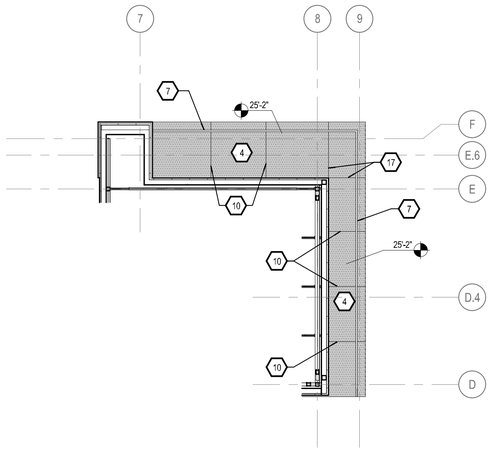
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DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE
FLOOR PLAN

A-101

2/23/2024 11:35:51 AM
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D2 REFLECTED CEILING PLAN - NORTHEAST SOFFIT
1/8" = 1'-0"

KEYED NOTES

1 BOTTOM OF AWNING
2 BOTTOM OF CANOPY
3 SYNTHETIC STUCCO SOFFIT
4 METAL PANEL SOFFIT
5 EXPOSED STEEL STRUCTURE, SEE GENERAL NOTE
6 ROOF ACCESS HATCH
7 CONTINUOUS STRIP LIGHTING FIXTURE
8 HIGH ROOF AREA
9 CONTINUOUS STRIP LIGHTING FIXTURE AT OVERHANG ABOVE
10 METAL PANEL CONTROL JOINT IS ALIGNED WITH VERTICAL STOREFRONT MULLION BELOW
11 CHANGE IN ROOF HEIGHT
12 ROOF ACCESS LADDER
13 METAL PANEL JOINT
14 TEMPORARY SHELL SPACE LIGHTING FIXTURES
15 LINEAR LIGHT FIXTURE ATTACHED TO UNDERSIDE OF AWNING
16 UPPER SOFFIT, SEE SEPARATE UNOBSTRUCTED REFLECTED CEILING PLAN FOR INFORMATION
17 METAL PANEL CONTROL JOINT IS ALIGNED WITH FACE OF EIFS

LEGEND

SYNTHETIC STUCCO

METAL PANEL SYSTEM

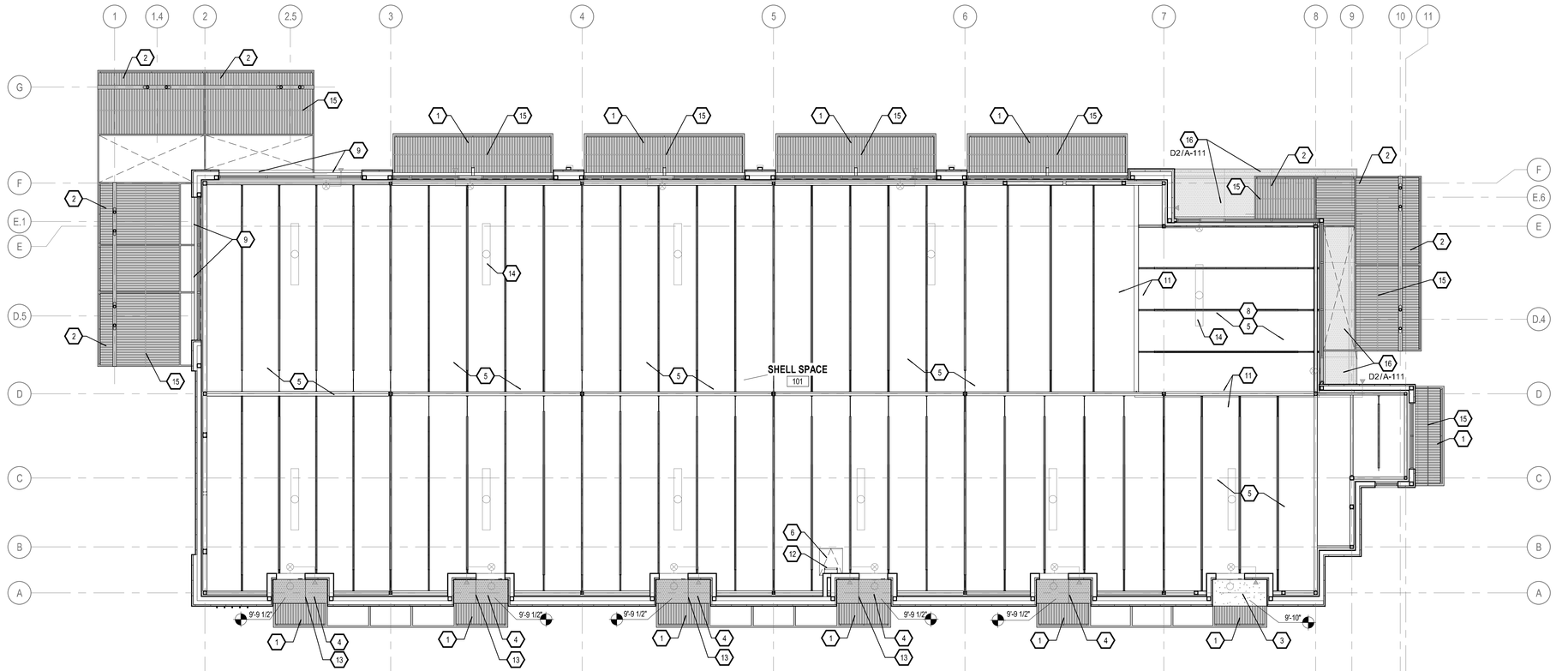
METAL WITH BRONZE FINISH OR PAINTED TO MATCH BRONZE FINISH

EXPOSED METAL DECKING AT CANOPIES / AWNINGS PAINTED TO MATCH BRONZE FINISH

GENERAL NOTES

A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

B. PROVIDE INTUMESCENT PAINT AT EXPOSED STEEL STRUCTURE.



A1 REFLECTED CEILING PLAN
1/8" = 1'-0"

0 4' 8' 16'

Plan North True North

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Architect Engineer

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LAURA B. ANDERSON
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2023.02.23 14:47:48-07'00'

Retail Shops at Unser Pavilion

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Rio Rancho, NM 87124

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Revision Schedule

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CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

REFLECTED CEILING PLAN

A-111

2/23/2024 11:49:09 AM
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KEYED NOTES

1 INTERNAL ROOF DRAIN WITH OVERFLOW
2 ROOF ACCESS HATCH CENTERED BETWEEN JOISTS
3 ROOFTOP MECHANICAL UNIT
4 SPACE FOR FUTURE MAKEUP AIR UNIT AND EXHAUST FAN
5 FUTURE SOLAR PANELS
6 AWNING BELOW
7 CANOPY BELOW
8 ROOF CRICKET, PROVIDE 1/2" PER 1'-0" SLOPE
9 DRAINAGE GUTTER WITH DRAIN HOLE AT EACH END, SEE A3 / A-501 FOR TYPICAL DETAIL
10 OUTLINE OF EXTERIOR WALL BELOW
11 PARPET BELOW, PROVIDE BIRD SPIKES UNDER ROOF OVERHANG
12 PARAPET HEIGHT CHANGE, SEE INDICATED DETAIL FOR CONDITION
14 FIELD VERIFY DIMENSION
15 CENTERLINE OF TUBE STEEL IS ALIGNED WITH VERTICAL STOREFRONT MULLION BELOW
16 SEE INDICATED DETAIL FOR PARAPET CONDITION BELOW
17 GAS LINES OVER PARPET, SEE PLUMBING

LEGEND

TPO ROOFING

METAL WITH BRONZE FINISH OR PAINTED TO MATCH BRONZE FINISH

EXPOSED METAL DECKING AT CANOPIES / AWNINGS PAINTED TO MATCH BRONZE FINISH

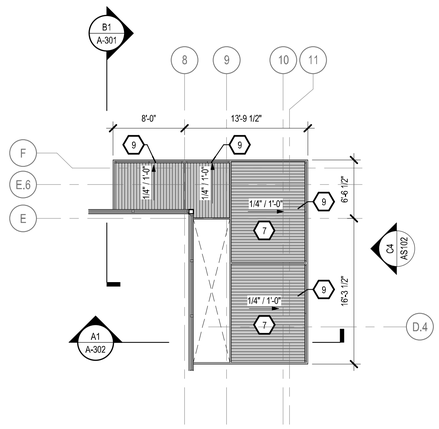
ROOF WALK PADS

GENERAL NOTES

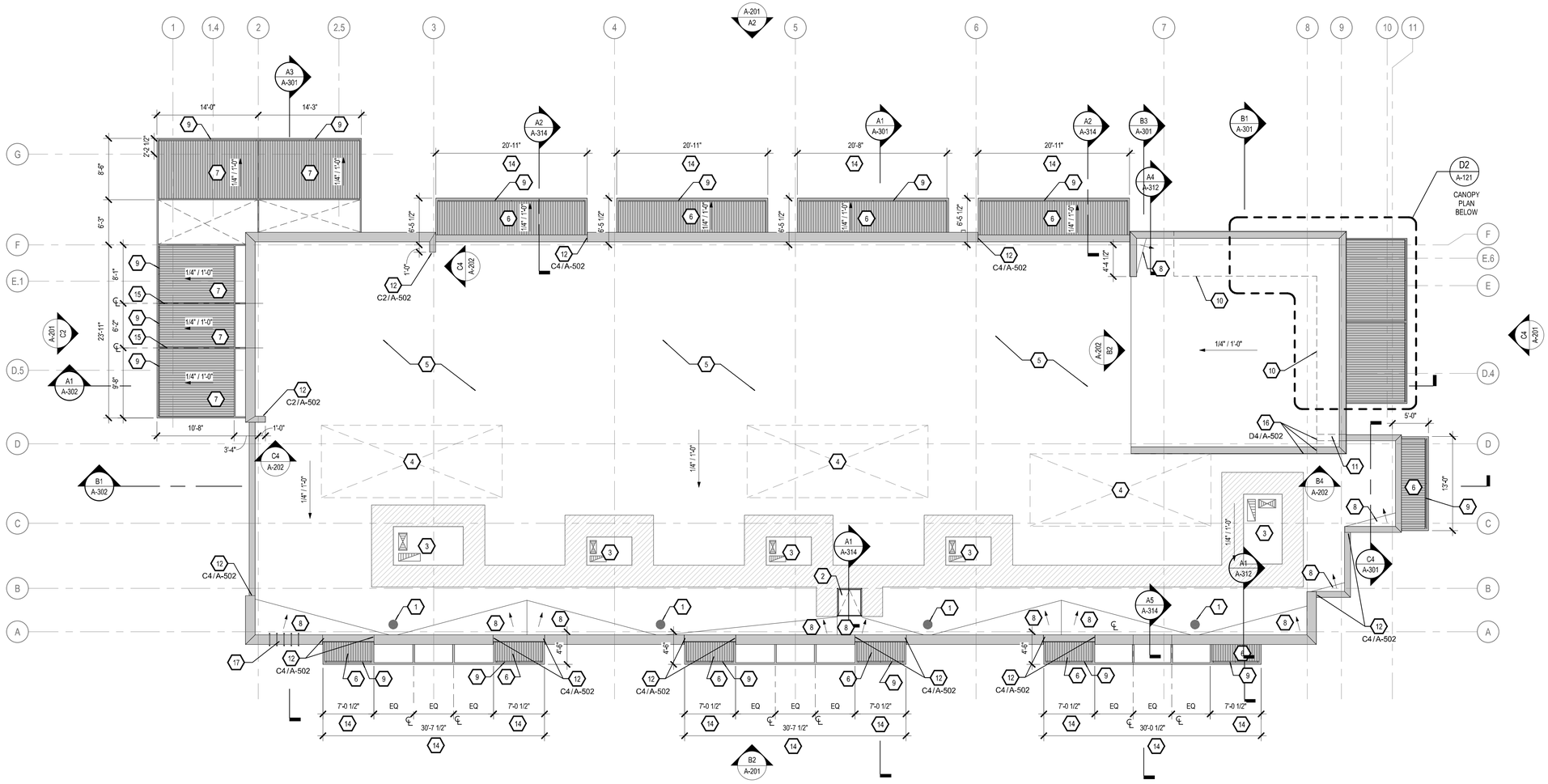
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

B. MINIMUM SLOPE ALLOWABLE ON THE ROOF SHALL BE NOT LESS THAN (1/4" PER FOOT) CRICKET THE UP SLOPE SIDE OF ALL CURBS AND PROJECTIONS OVER 20" WIDTH.

C. REFER TO A-501 FOR ROOF DETAILS.



D2 EAST CANOPY PLAN
1/8" = 1'-0"



A1 ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16'

Plan North True North

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Retail Shops at Unser Pavilion

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Rio Rancho, NM 87124

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SHEET TITLE

ROOF PLAN

A-121

2/23/2024 11:35:53 AM
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KEYED NOTES

1 WALL MOUNTED ELECTRICAL EQUIPMENT
2 METAL COPING, FINISH MATCHES METAL PANELS
3 STUCCO CONTROL JOINT
4 OUTLINE OF CONCRETE SITE WALL, SEE ARCHITECTURAL SITE SHEETS FOR INFORMATION
5 ANGLED CANOPY COLUMNS
6 OUTLINE OF CONCRETE PLANTER, SEE ARCHITECTURAL SITE SHEETS FOR INFORMATION
7 CANOPY, PAINT TO MATCH METAL PANELS
8 AWNING, PAINT TO MATCH METAL PANELS
9 MECHANICAL UNIT
10 TENANT SIGNAGE. COORDINATE SIZE AND LOCATION WITH OWNER. PENETRATIONS AT EIFS AND METAL PANELS TO BE DETERMINED IN FIELD
11 SEE SEPARATE UNOBSTRUCTED ELEVATION OF HIGH ROOF BEYOND
12 EXTERIOR WALL SCONCE, SEE ELECTRICAL
13 SEE INDICATED PLAN DETAIL FOR MATERIAL TRANSITION
14 CONTINUOUS STRIP LIGHTING FIXTURE ON INSIDE FACE
15 METAL PANEL CONTROL JOINT IS ALIGNED WITH VERTICAL STOREFRONT MULLION BELOW
16 AREA FOR FUTURE DRIVE THRU WINDOW, SEE SHEET A-601 FOR INFORMATION
17 METAL PANEL JOINT
18 METAL PANEL CONTROL JOINT IS ALIGNED WITH FACE OF EIFS
19 FACE OF EIFS IS ALIGNED WITH FACE OF METAL PANELS
20 EXTERIOR GAS LINES, PAINT TO MATCH BRONZE FINISH

GENERAL NOTES

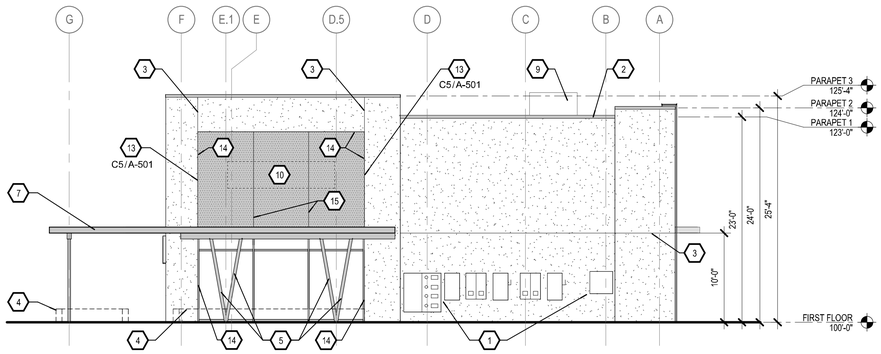
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

LEGEND

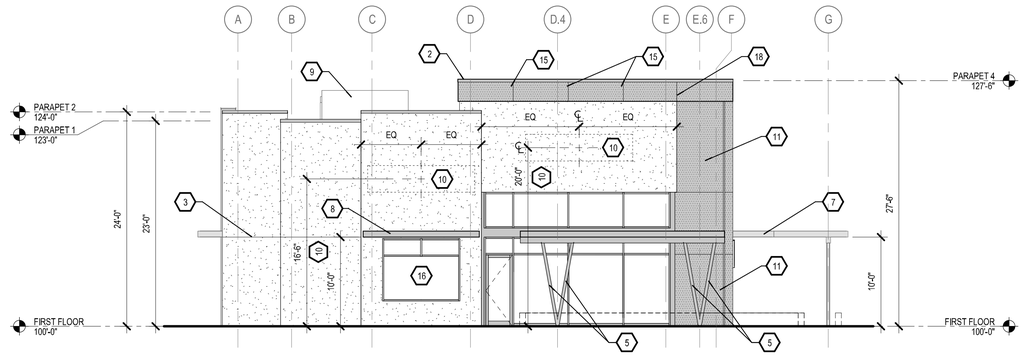
SYNTHETIC STUCCO

METAL PANEL SYSTEM

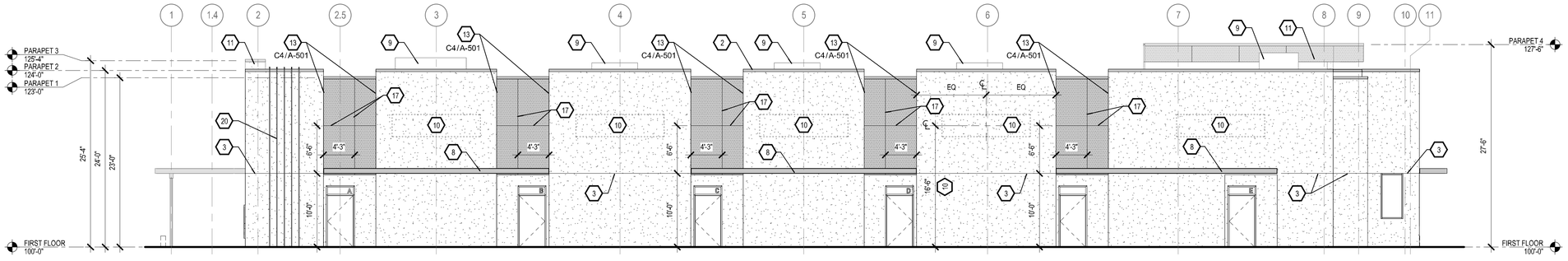
METAL WITH BRONZE FINISH OR PAINTED TO MATCH BRONZE FINISH



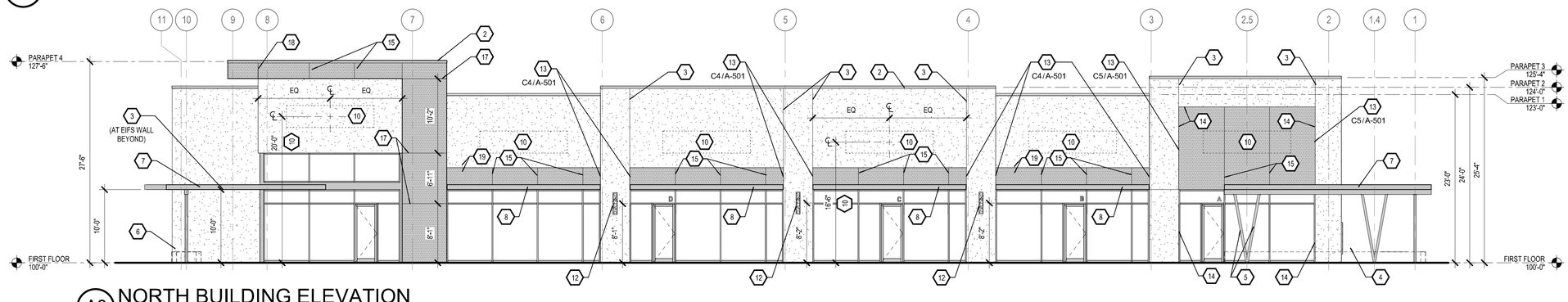
C2 WEST BUILDING ELEVATION
1/8" = 1'-0"



C4 EAST BUILDING ELEVATION
1/8" = 1'-0"



B2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



A2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

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SHEET TITLE

ELEVATIONS

A-201

2/23/2024 11:35:54 AM
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KEYED NOTES

1 CONTINUOUS STRIP LIGHTING FIXTURE
2 EXPOSED STEEL BRACE FRAME, PROVIDE INTUMESCENT PAINT
3 METAL COPING, FINISH MATCHES METAL PANELS
4 METAL PANELS
6 TPO MEMBRANE
7 METAL PANEL JOINT
8 METAL PANEL CONTROL JOINT IS ALIGNED WITH FACE OF EIFS BEYOND
9 METAL PANEL JOINT, SEE NORTH ELEVATION FOR HEIGHT
10 SEE INDICATED DETAIL FOR PARAPET CONDITION
11 INTERIOR GYP BOARD FINISH BY TENANT

GENERAL NOTES

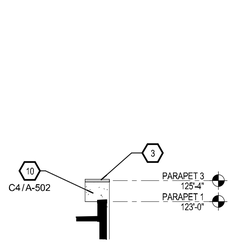
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

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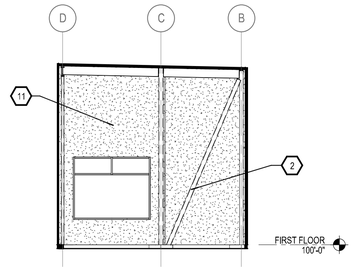
SYNTHETIC STUCCO

METAL PANEL SYSTEM

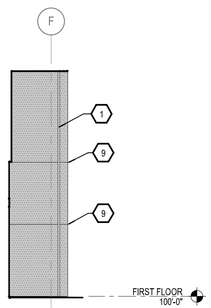
METAL WITH BRONZE FINISH OR PAINTED TO MATCH BRONZE FINISH



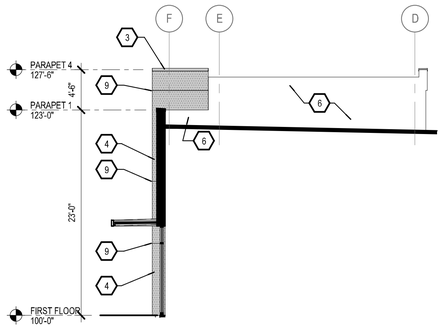
C4 PARAPET RETURN
1/8" = 1'-0"



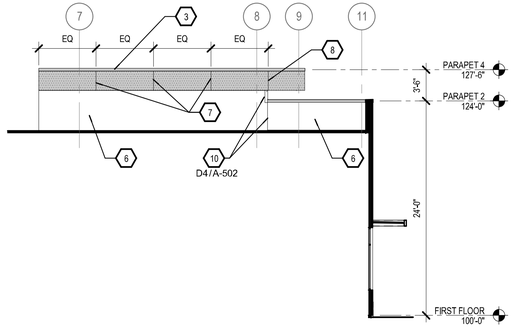
C5 EAST BRACE FRAME
1/8" = 1'-0"



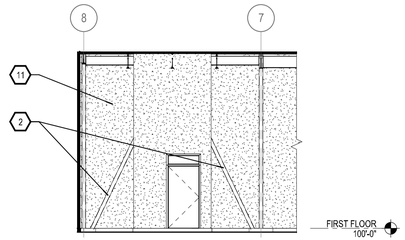
B1 INSIDE ELEVATION
1/8" = 1'-0"



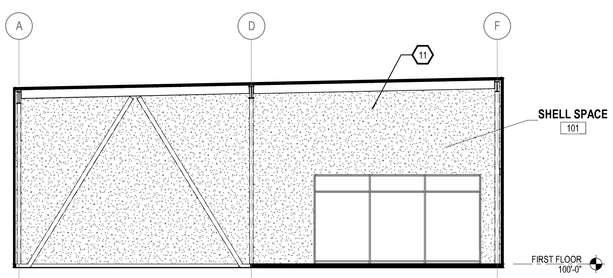
B2 WEST ELEVATION - HIGH ROOF
1/8" = 1'-0"



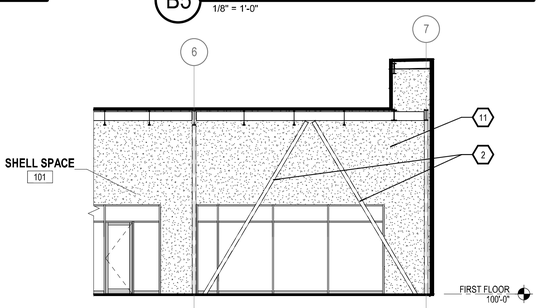
B4 SOUTH ELEVATION - HIGH ROOF
1/8" = 1'-0"



B5 SOUTH BRACE FRAME
1/8" = 1'-0"



A3 WEST BRACE FRAME
1/8" = 1'-0"



A5 NORTH BRACE FRAME
1/8" = 1'-0"

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:49-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEBRUARY 23, 2024

SHEET TITLE

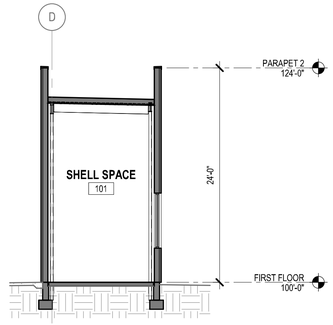
ELEVATIONS

A-202

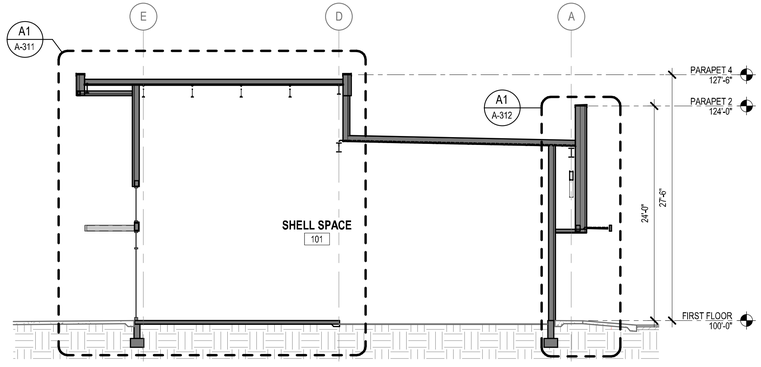
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GENERAL NOTES

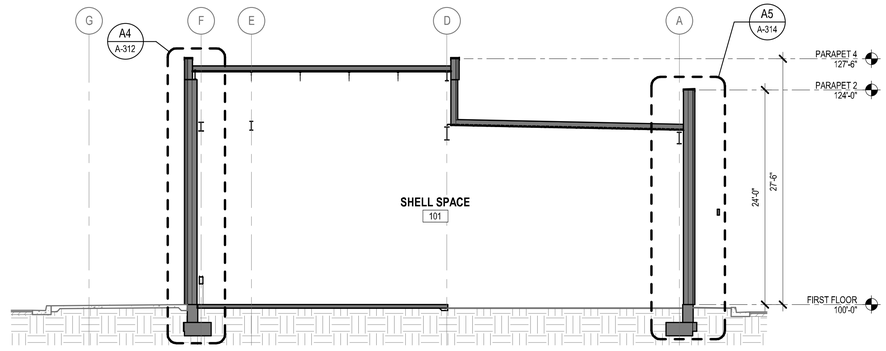
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.



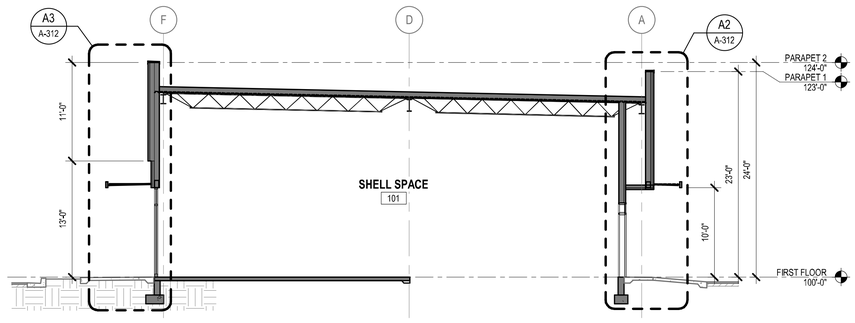
C4 NORTH / SOUTH SECTION 5
1/8" = 1'-0"



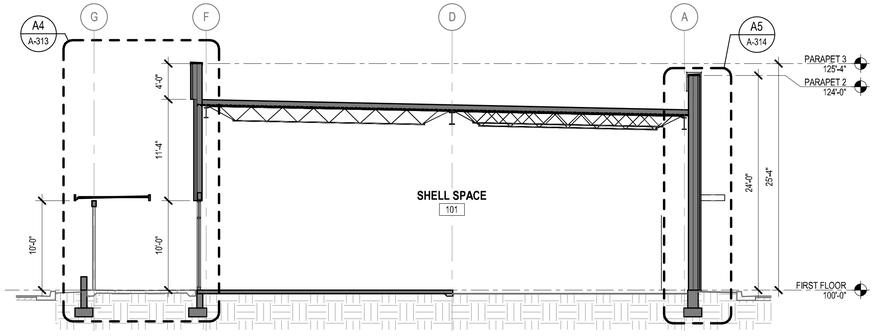
B1 NORTH / SOUTH SECTION 4
1/8" = 1'-0"



B3 NORTH / SOUTH SECTION 3
1/8" = 1'-0"



A1 NORTH / SOUTH SECTION 2
1/8" = 1'-0"



A3 NORTH / SOUTH SECTION 1
1/8" = 1'-0"

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2024.02.23 14:47:49-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

BUILDING SECTIONS

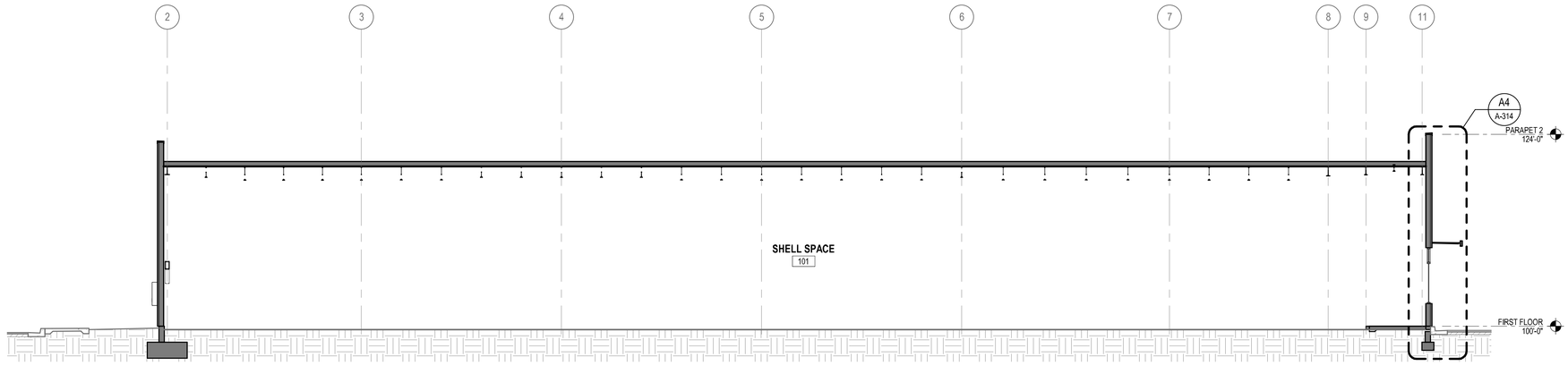
A-301

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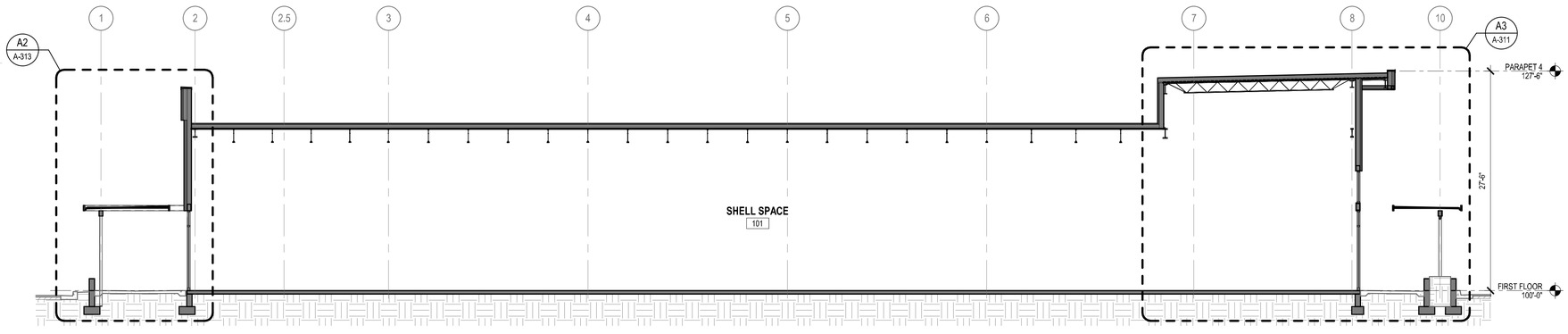
GENERAL NOTES

A. REFER TO A-001 FOR GENERAL PROJECT NOTES.



B1 EAST / WEST SECTION 2

1/8" = 1'-0"



A1 EAST / WEST SECTION 1

1/8" = 1'-0"

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CONSULTANTS

Architect

Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024-02-23 14:47:49-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEBRUARY 23, 2024

SHEET TITLE

BUILDING SECTIONS

A-302

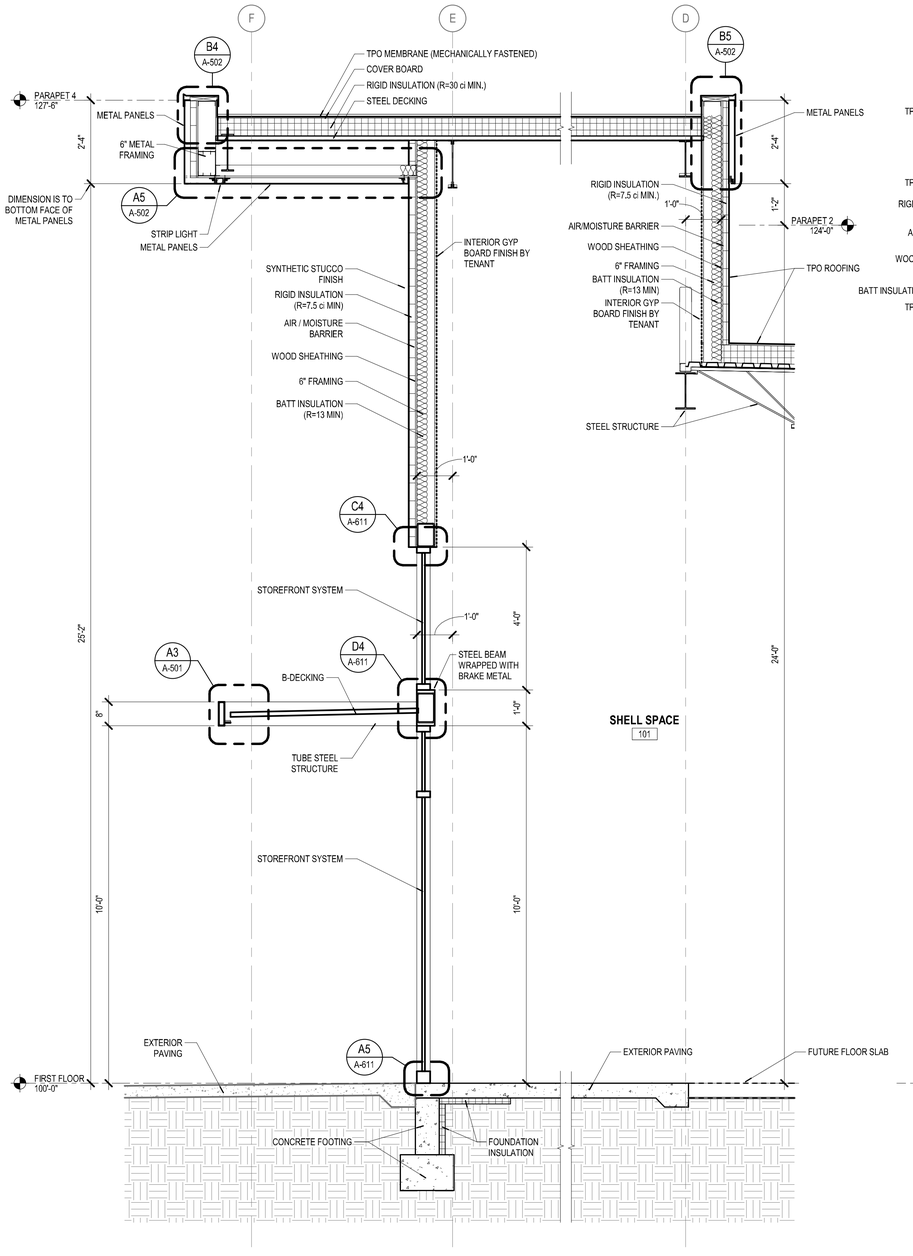
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GENERAL NOTES

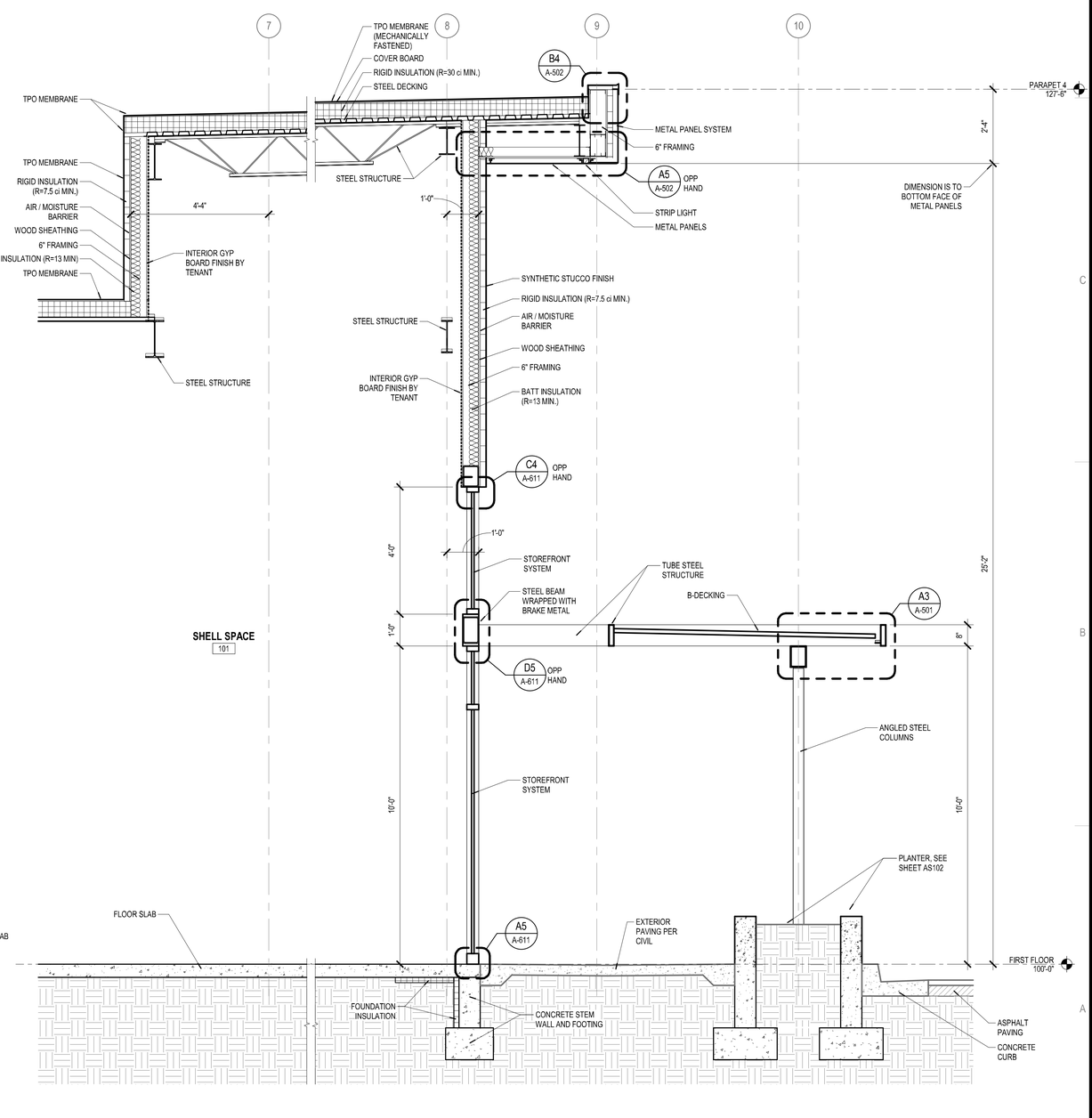
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

B. PAINT ALL EXPOSED STEEL



A1 WALL SECTION

1/2" = 1'-0"



A3 WALL SECTION

1/2" = 1'-0"

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CONSULTANTS

Architect

Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
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REGISTERED ARCHITECT
2024-02-23 14:47:49-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

WALL SECTIONS

A-311

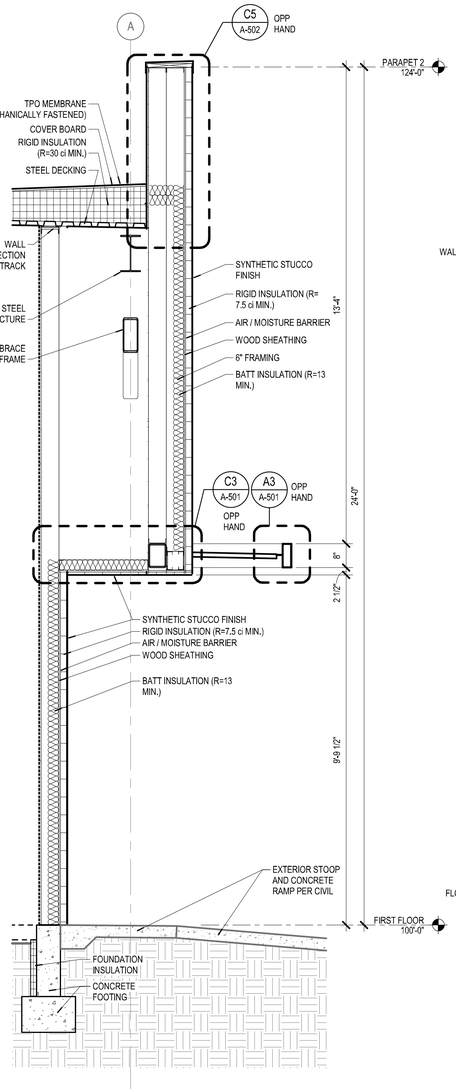
2/23/2024 11:35:57 AM

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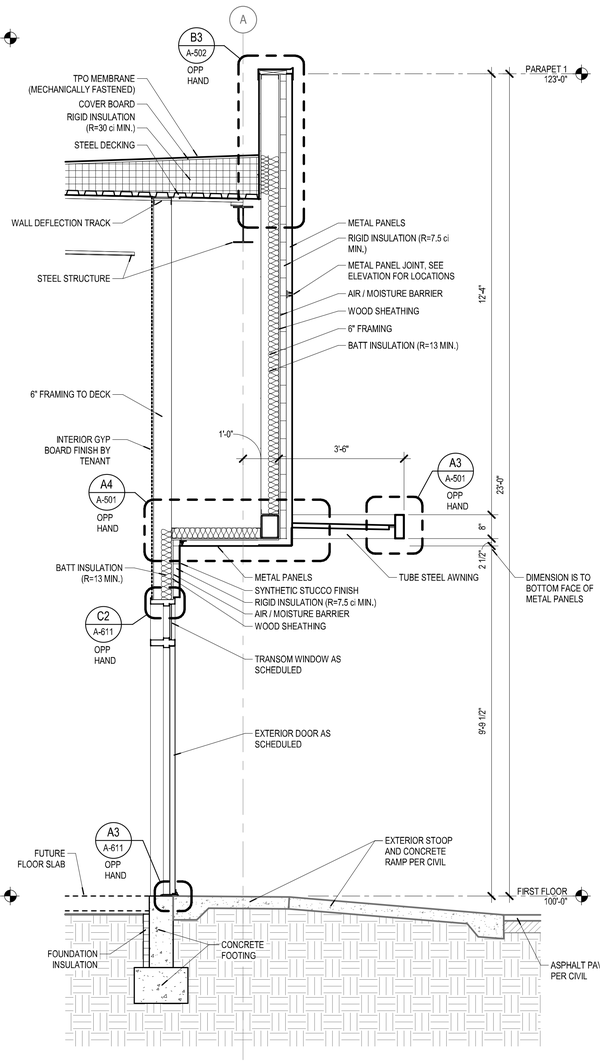
GENERAL NOTES

A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

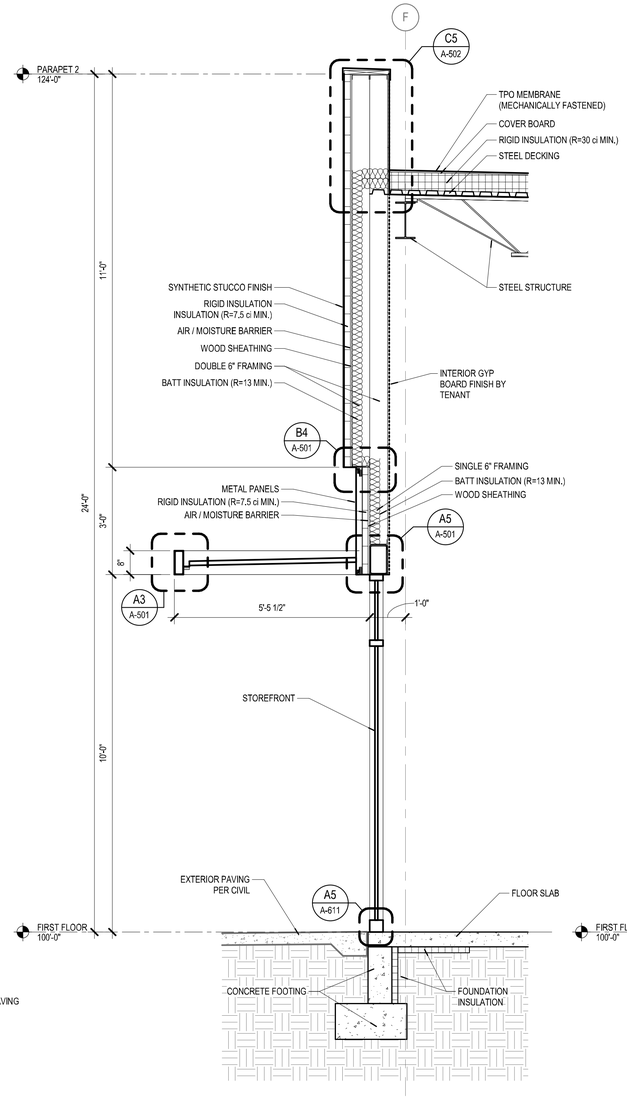
B. PAINT ALL EXPOSED STEEL



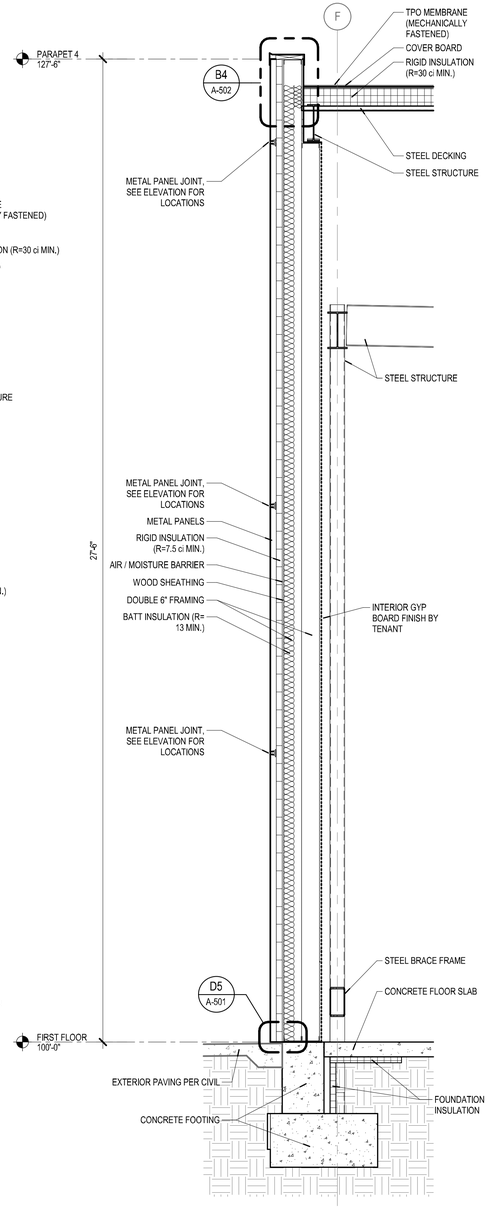
A1 WALL SECTION
1/2" = 1'-0"



A2 WALL SECTION
1/2" = 1'-0"



A3 WALL SECTION
1/2" = 1'-0"



A4 WALL SECTION 6
1/2" = 1'-0"

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:49-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

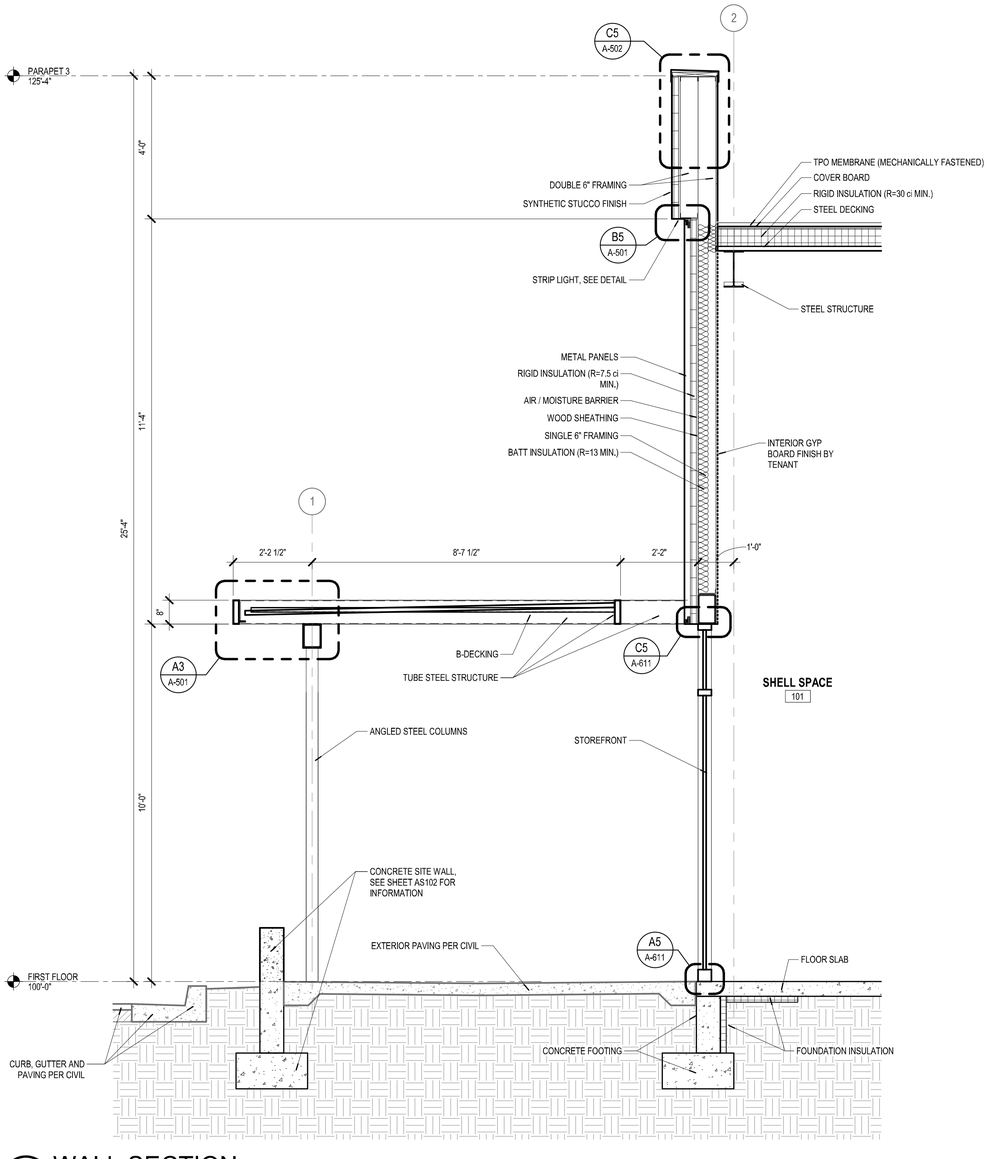
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

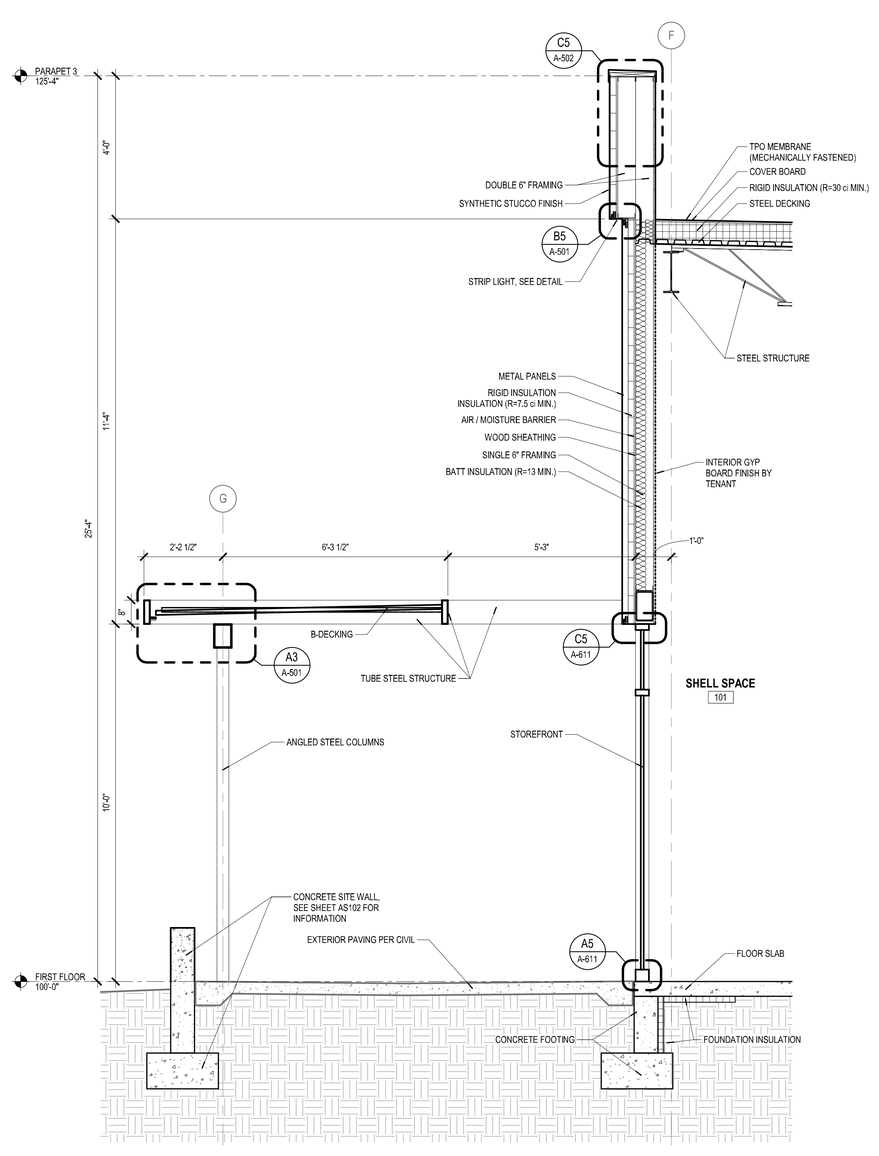
WALL SECTIONS

A-312

2/23/2024 11:35:57 AM
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A2 WALL SECTION
1/2" = 1'-0"



A4 WALL SECTION
1/2" = 1'-0"

GENERAL NOTES

A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

B. PAINT ALL EXPOSED STEEL

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:50-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description

Revision Schedule

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEBRUARY 23, 2024

SHEET TITLE

WALL SECTIONS

A-313

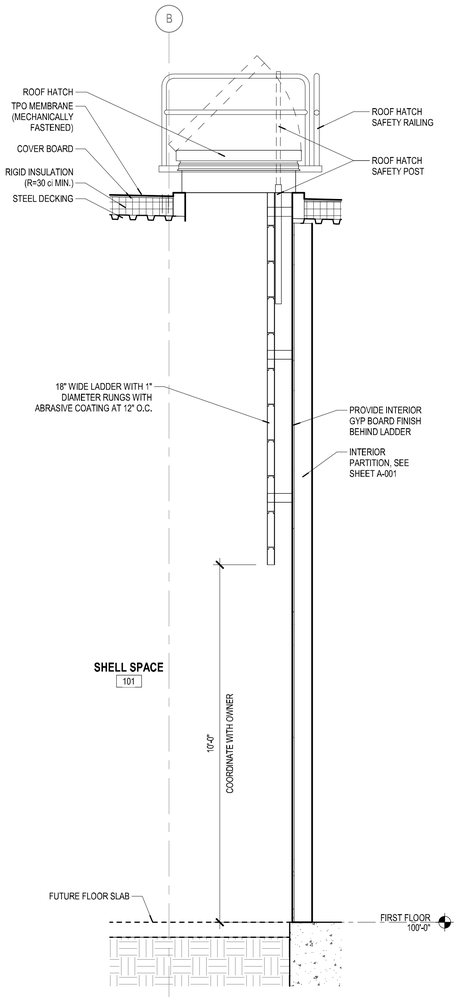
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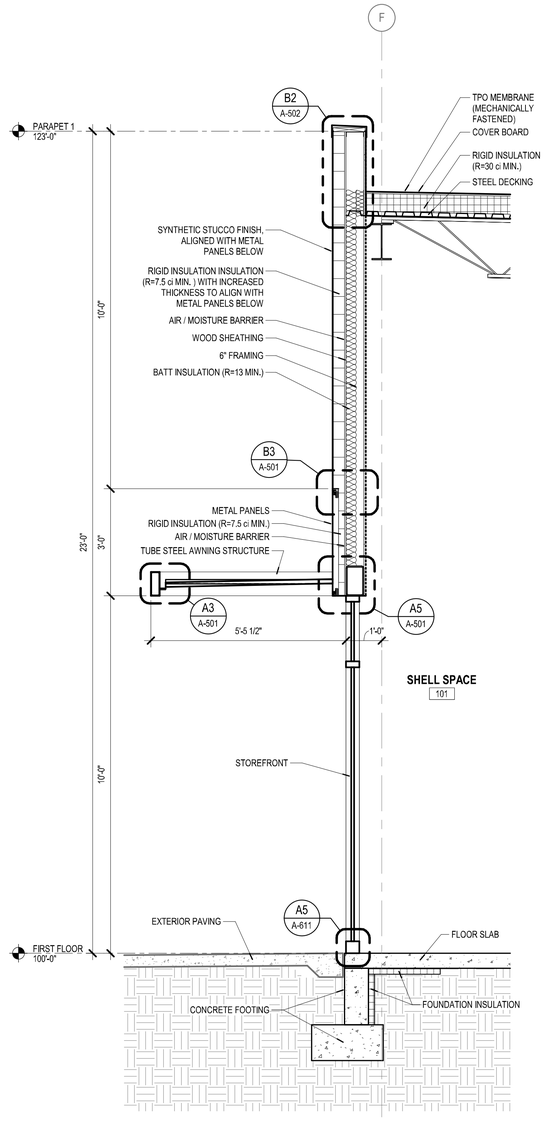
GENERAL NOTES

A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

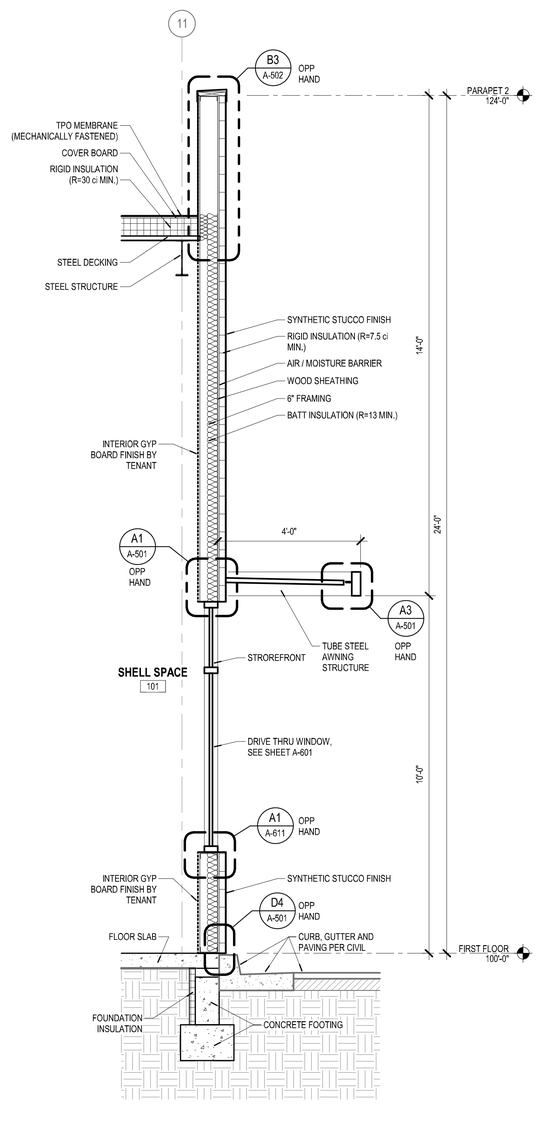
B. PAINT ALL EXPOSED STEEL



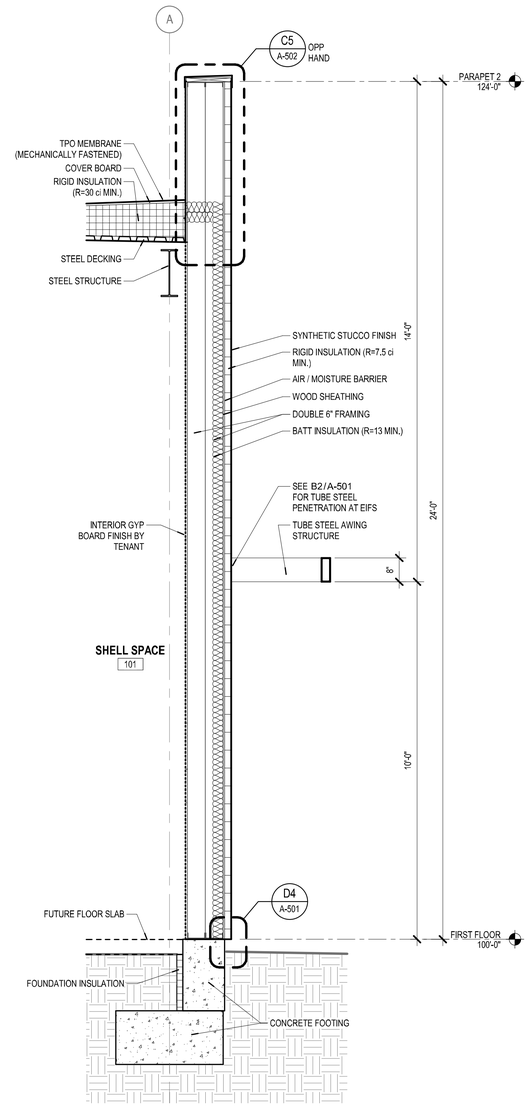
A1 ROOF ACCESS
1/2" = 1'-0"



A2 WALL SECTION
1/2" = 1'-0"



A4 WALL SECTION
1/2" = 1'-0"



A5 WALL SECTION
1/2" = 1'-0"

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CONSULTANTS

Architect

Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
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2024.02.23 14:47:50-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description

Revision Schedule

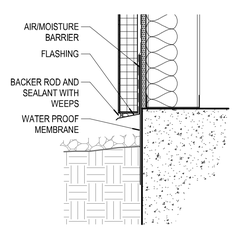
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEBRUARY 23, 2024

SHEET TITLE

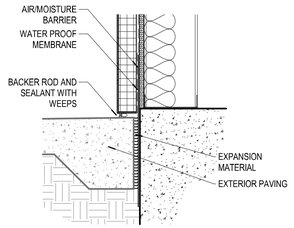
WALL SECTIONS

A-314

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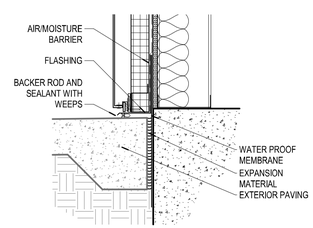


AT LANDSCAPE

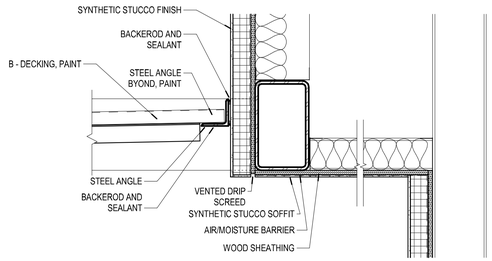


AT EXTERIOR PAVING

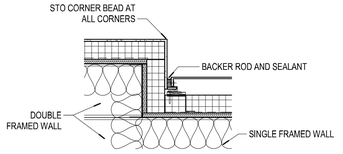
D4 STUCCO BASE TERMINATION
1 1/2" = 1'-0"



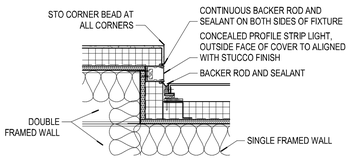
D5 METAL PANEL BASE AT EXTERIOR PAVING
1 1/2" = 1'-0"



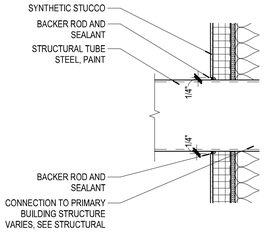
C3 AWNING / CANOPY AT EIFS SOFFIT
1 1/2" = 1'-0"



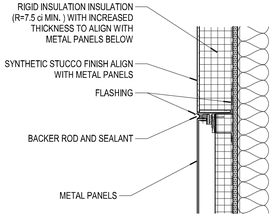
C4 PLAN DETAIL - METAL PANEL RECESS
1 1/2" = 1'-0"



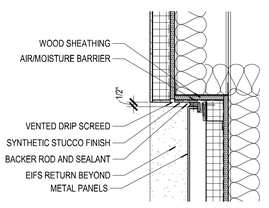
C5 PLAN DETAIL - METAL PANEL RECESS WITH STRIP LIGHT
1 1/2" = 1'-0"



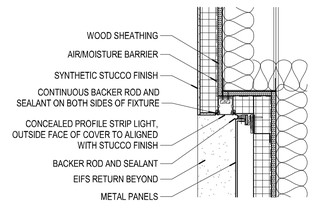
B2 TUBE STEEL PENETRATION AT EIFS
1 1/2" = 1'-0"



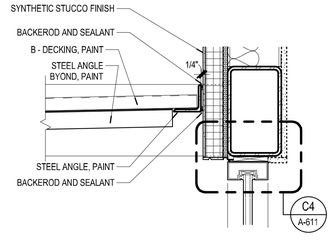
B3 EIFS TO METAL PANEL FLUSH TRANSITION
1 1/2" = 1'-0"



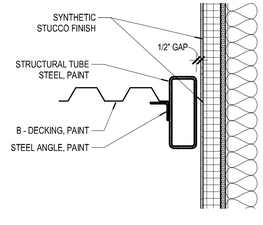
B4 METAL PANEL RECESS
1 1/2" = 1'-0"



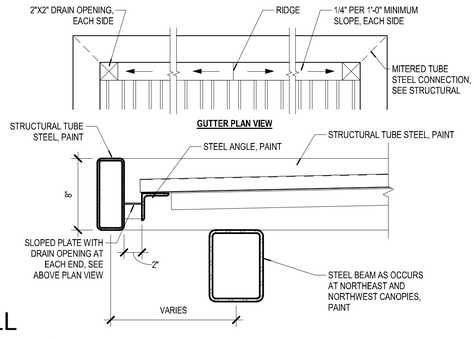
B5 METAL PANEL RECESS WITH STRIP LIGHT
1 1/2" = 1'-0"



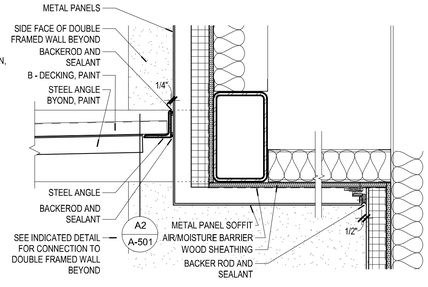
A1 AWNING / CANOPY AT DRIVE THRU WINDOW
1 1/2" = 1'-0"



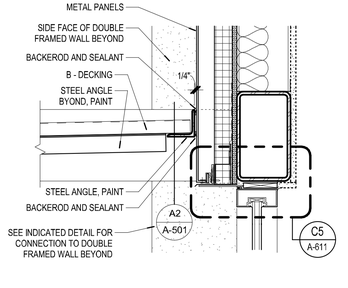
A2 AWNING DETAIL - SIDE WALL CONNECTION
1 1/2" = 1'-0"



A3 AWNING / CANOPY DRAINAGE
1 1/2" = 1'-0"



A4 AWNING / CANOPY AT METAL PANEL SOFFIT
1 1/2" = 1'-0"



A5 AWNING / CANOPY AT METAL PANELS
1 1/2" = 1'-0"

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:50-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

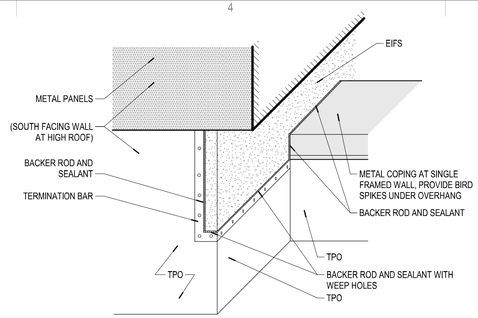
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PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE
DETAILS

A-501

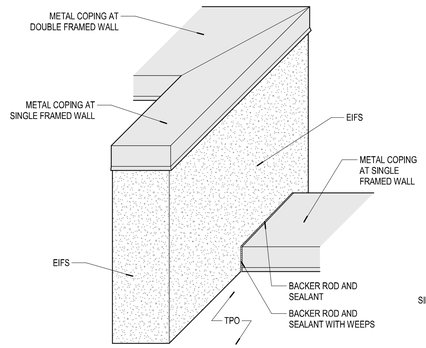
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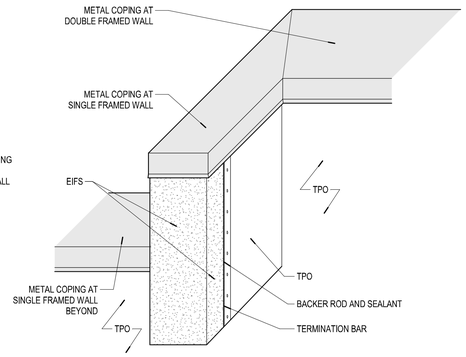
D4 SOUTHEAST CORNER AT HIGH ROOF

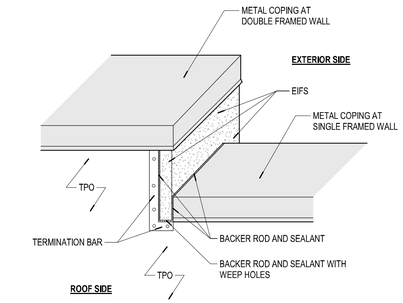
1" = 1'-0"



C2 PARAPET STEP WITH RETURN

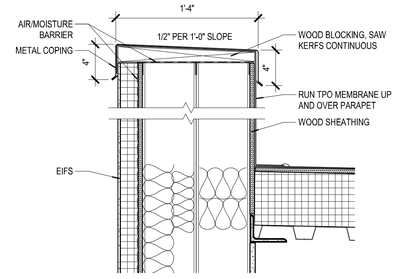
1" = 1'-0"





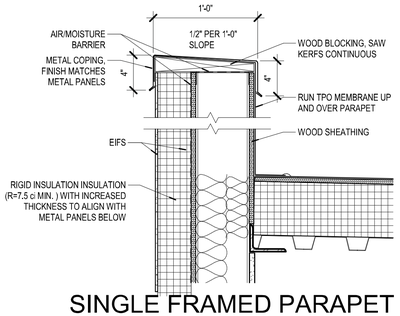
C4 PARAPET STEP

1" = 1'-0"



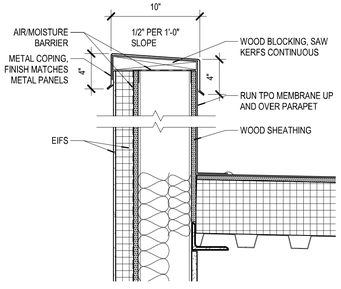
C5 DOUBLE FRAMED PARAPET

1 1/2" = 1'-0"



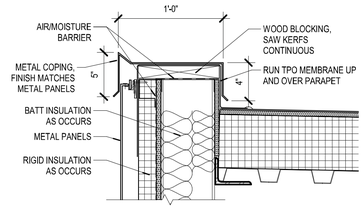
B2 SINGLE FRAMED PARAPET WITH THICKENED EIFS

1 1/2" = 1'-0"



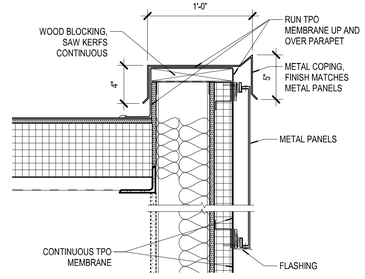
B3 SINGLE FRAMED PARAPET

1 1/2" = 1'-0"



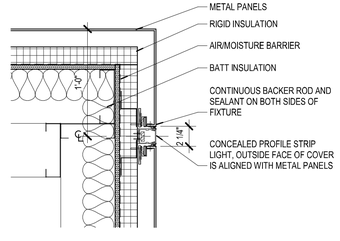
B4 PARAPET AT HIGH ROOF

1 1/2" = 1'-0"



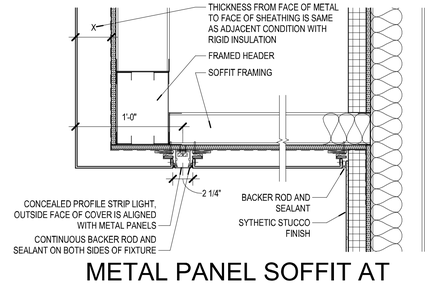
B5 SOUTH PARAPET AT HIGH ROOF

1 1/2" = 1'-0"



A4 PLAN DETAIL - STRIP LIGHT AT METAL PANELS

1 1/2" = 1'-0"



A5 METAL PANEL SOFFIT AT HIGH ROOF

1 1/2" = 1'-0"

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No	Date	Description
Revision Schedule		

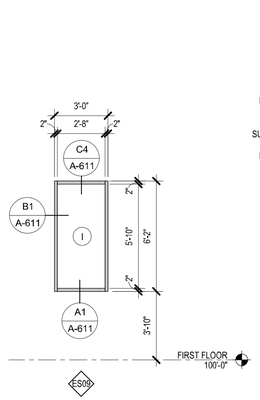
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEBRUARY 23, 2024

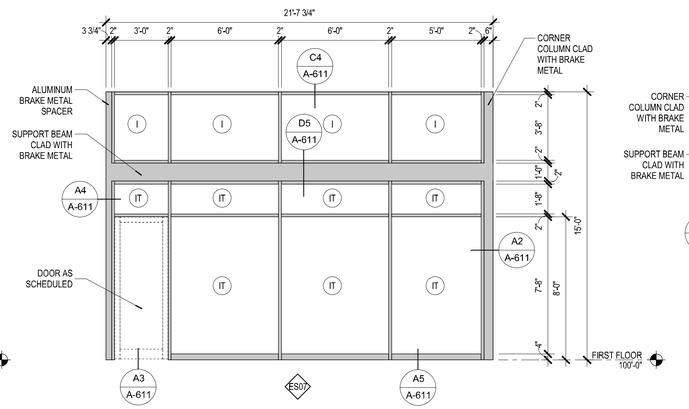
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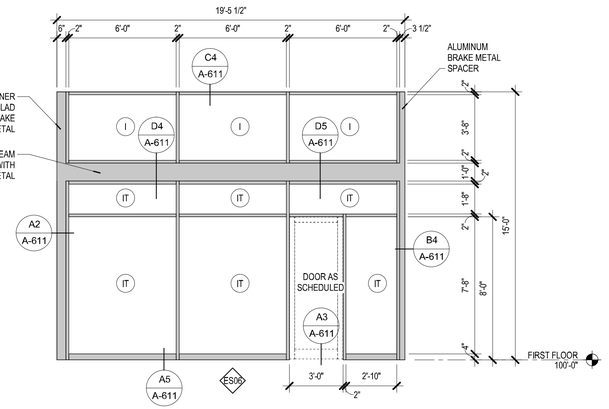
DETAILS

A-502

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GENERAL NOTES

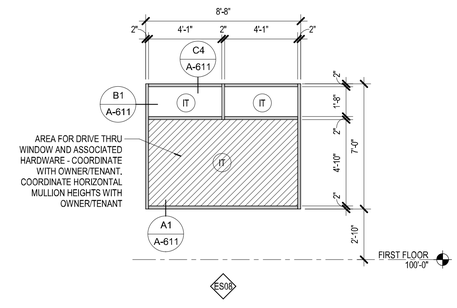
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

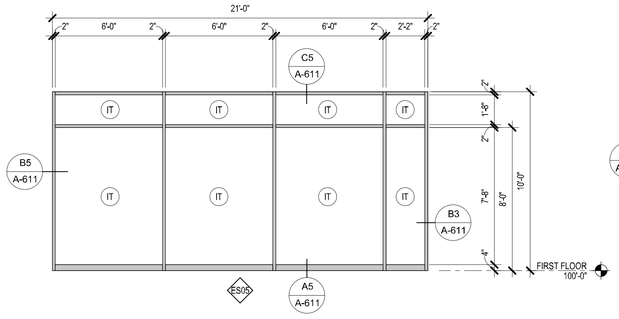
GLAZING TYPES

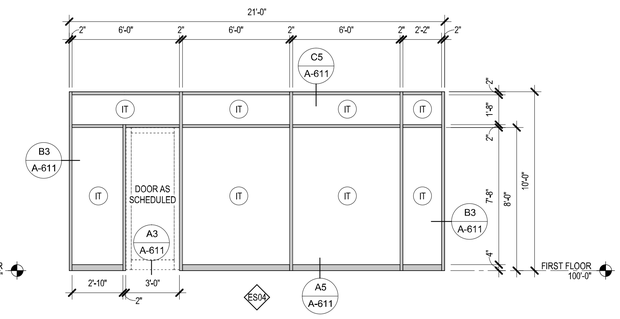
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IT	INSULATED TEMPERED GLAZING

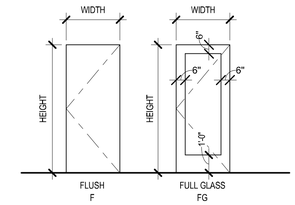
LEGEND

ALUMINUM STOREFRONT OR ALUMINUM BRAKE METAL WITH BRONZE FINISH



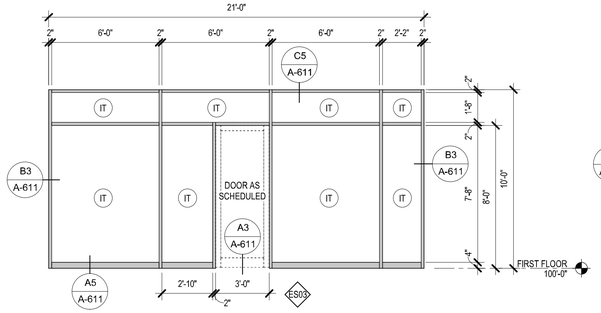


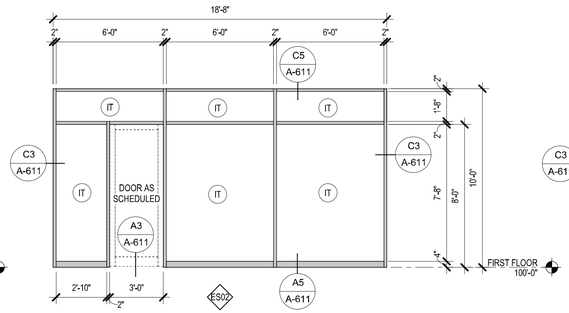


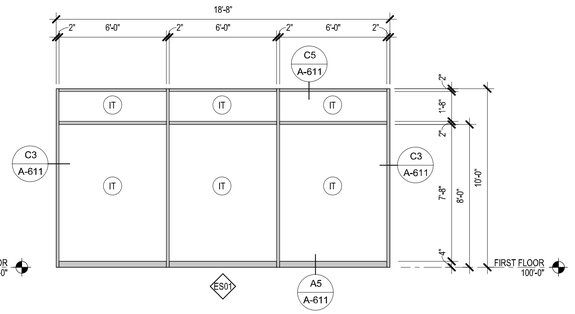


A1 DOOR TYPES

1/4" = 1'-0"

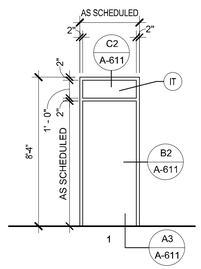






B1 STOREFRONT FRAMES

1/4" = 1'-0"



A2 DOOR FRAME TYPES

1/4" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR PAIR	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR GLASS TYPE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	COMMENTS
101A	SHELL SPACE	3'-0"	8'-0"	2"	-	FG	ALUMINUM	BRONZE	IT	ES02	ALUMINUM	BRONZE	
101B	SHELL SPACE	3'-0"	8'-0"	2"	-	FG	ALUMINUM	BRONZE	IT	ES03	ALUMINUM	BRONZE	
101C	SHELL SPACE	3'-0"	8'-0"	2"	-	FG	ALUMINUM	BRONZE	IT	ES03	ALUMINUM	BRONZE	
101D	SHELL SPACE	3'-0"	8'-0"	2"	-	FG	ALUMINUM	BRONZE	IT	ES04	ALUMINUM	BRONZE	
101E	SHELL SPACE	3'-0"	8'-0"	2"	-	FG	ALUMINUM	BRONZE	IT	ES06	ALUMINUM	BRONZE	
101F	SHELL SPACE	3'-0"	8'-0"	2"	-	FG	ALUMINUM	BRONZE	IT	ES07	ALUMINUM	BRONZE	
101G	SHELL SPACE	3'-6"	7'-0"	1 3/4"	-	F	HOLLOW METAL	PAINT		1	HOLLOW METAL	PAINT	PAINT DOOR AND FRAME TO MATCH STUCCO
101H	SHELL SPACE	3'-6"	7'-0"	1 3/4"	-	F	HOLLOW METAL	PAINT		1	HOLLOW METAL	PAINT	PAINT DOOR AND FRAME TO MATCH STUCCO
101I	SHELL SPACE	3'-6"	7'-0"	1 3/4"	-	F	HOLLOW METAL	PAINT		1	HOLLOW METAL	PAINT	PAINT DOOR AND FRAME TO MATCH STUCCO
101J	SHELL SPACE	3'-6"	7'-0"	1 3/4"	-	F	HOLLOW METAL	PAINT		1	HOLLOW METAL	PAINT	PAINT DOOR AND FRAME TO MATCH STUCCO
101K	SHELL SPACE	3'-6"	7'-0"	1 3/4"	-	F	HOLLOW METAL	PAINT		1	HOLLOW METAL	PAINT	PAINT DOOR AND FRAME TO MATCH STUCCO
101L	SHELL SPACE	3'-6"	7'-0"	1 3/4"	-	F	HOLLOW METAL	PAINT		1	HOLLOW METAL	PAINT	PAINT DOOR AND FRAME TO MATCH STUCCO

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CONSULTANTS

Architect

Engineer

STATE OF NEW MEXICO
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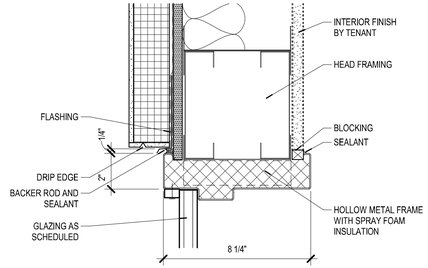
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PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

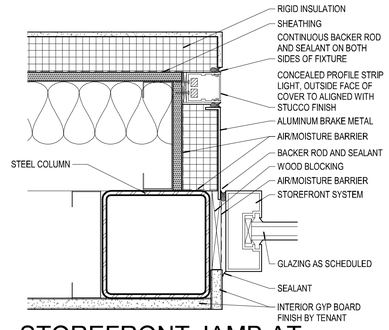
DOOR SCHEDULE, DOOR & FRAME TYPES, SIGN TYPES

A-601

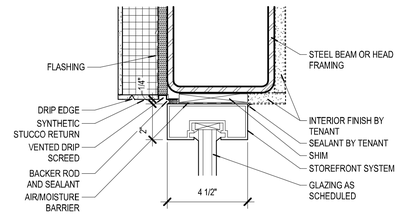
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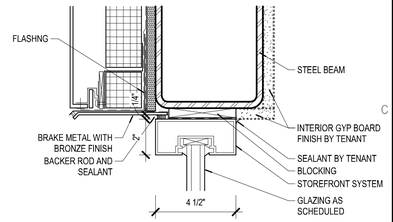
C2 HOLLOW METAL FRAME HEAD
3" = 1'-0"



C3 STOREFRONT JAMB AT VERTICAL STRIP LIGHT
3" = 1'-0"

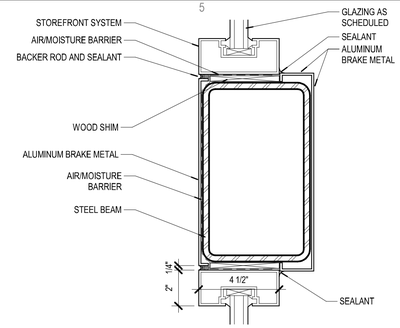


C4 STOREFRONT HEAD AT STUCCO
3" = 1'-0"

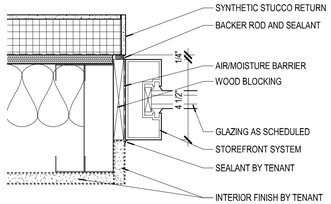


C5 STOREFRONT HEAD AT METAL PANELS
3" = 1'-0"

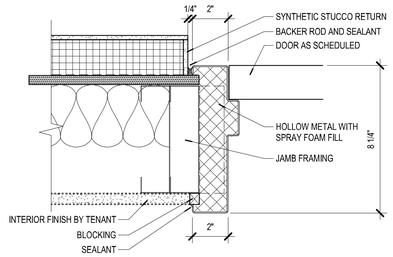
D4 STOREFRONT HEAD/SILL AT STEEL BEAM WITH CANOPY
3" = 1'-0"



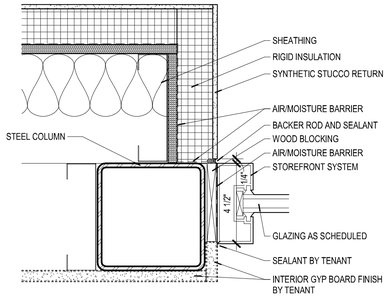
D5 STOREFRONT HEAD/SILL AT STEEL BEAM
3" = 1'-0"



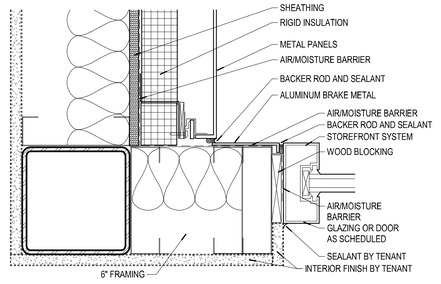
B1 STOREFRONT JAMB AT SINGLE FRAMED WALL
3" = 1'-0"



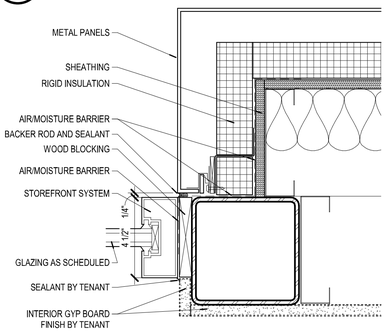
B2 HOLLOW METAL FRAME JAMB
3" = 1'-0"



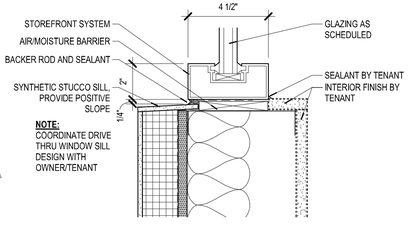
B3 STOREFRONT JAMB AT DOUBLE FRAMED WALL
3" = 1'-0"



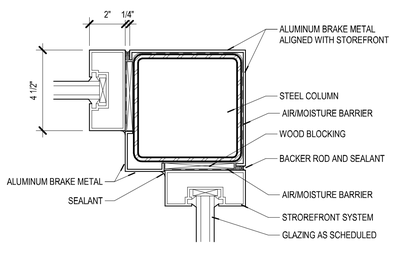
B4 FLUSH STOREFRONT JAMB AT METAL PANELS
3" = 1'-0"



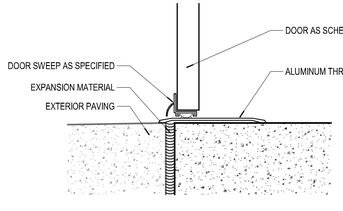
B5 STOREFRONT JAMB AT METAL PANELS
3" = 1'-0"



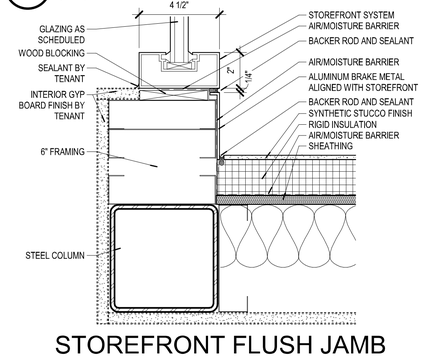
A1 STOREFRONT SILL AT SINGLE FRAMED WALL
3" = 1'-0"



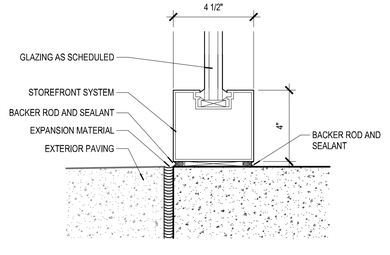
A2 STOREFRONT CORNER JAMB
3" = 1'-0"



A3 EXTERIOR DOOR THRESHOLD
3" = 1'-0"



A4 STOREFRONT FLUSH JAMB AT STUCCO
3" = 1'-0"



A5 STOREFRONT SILL AT FINISHED FLOOR
3" = 1'-0"

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Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:51-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

DOOR & WINDOW DETAILS

A-611

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Z:\PROJECTS 2023\23026 UNSER PAVILION\CADD\DRAWINGS

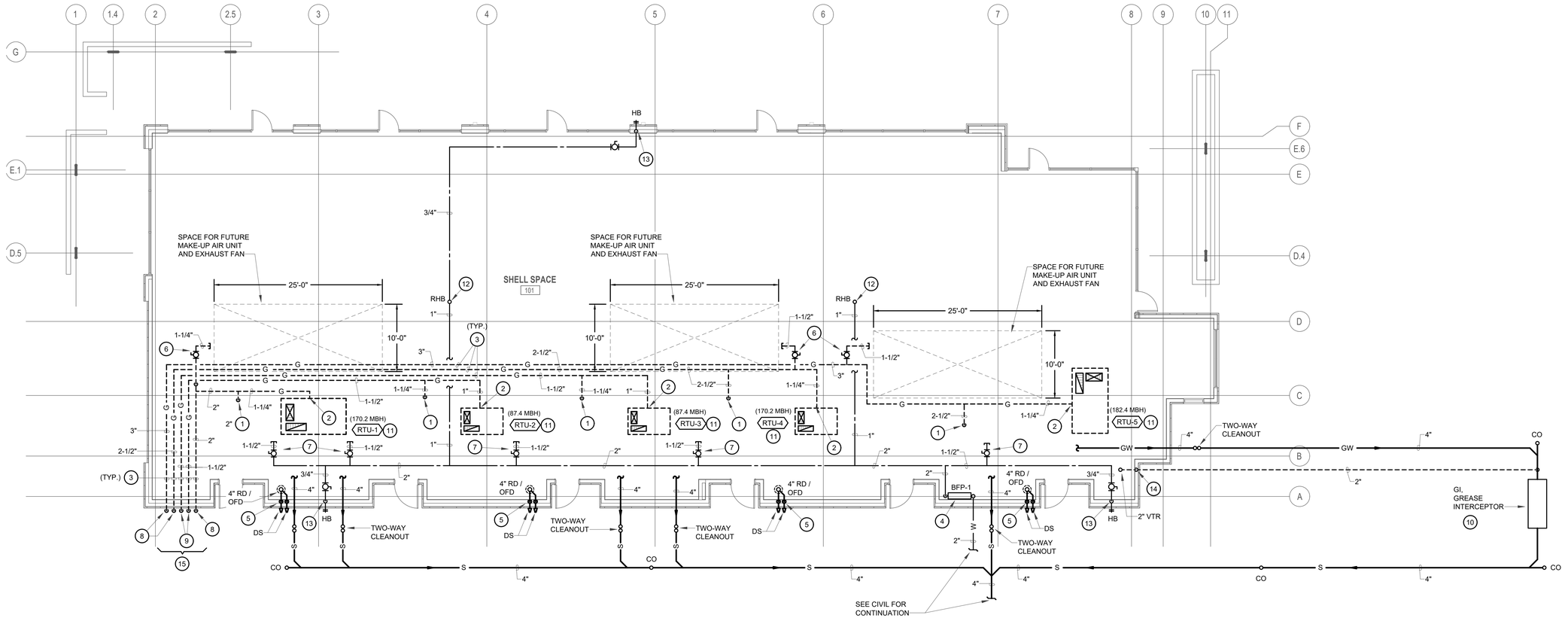
KEYED NOTES

1. GAS LINE DOWN THROUGH ROOF TO CEILING SPACE AND CAP FOR FUTURE. PROVIDE ISOLATION BALL VALVE IN CEILING SPACE..
2. CONNECT GAS LINE TO UNIT. PROVIDE GAS VALVE, UNION, DIRT LEG WITH REMOVABLE CAP AND FLEX CONNECTION.
3. GAS LINES ON ROOF SUPPORTED WITH PIPE SUPPORTS PER DETAIL ON DETAIL SHEET.
4. DOMESTIC WATER ENTRANCE. SEE DETAIL ON DETAIL SHEET.
5. 4" ROOF DRAIN AND OVERFLOW DRAIN LINES DOWN IN WALL TO DOWNSPOUTS, DS. INSTALL DOWNSPOUTS AT 30" ABOVE FINISH GRADE.
6. PROVIDE GAS STUB-OUT WITH BALL VALVE AND CAP FOR FUTURE EQUIPMENT ON ROOF.
7. PROVIDE WATER LINE STUB-OUT IN CEILING SPACE WITH ISOLATION BALL VALVE AND CAP FOR FUTURE.
8. GAS LINE UP ON WALL FROM GAS METERS TO ROOF. GAS METER SHALL BE FOR 1,200 MBH @ 7" LEAVING WATER COLUMN.
9. GAS LINE UP ON WALL FROM GAS METERS TO ROOF. GAS METER SHALL BE FOR 400 MBH @ 7" LEAVING WATER COLUMN.
10. INSTALL GREASE INTERCEPTOR AT THIS LOCATION IN LANDSCAPED AREA PER DETAIL ON DETAIL SHEET.
11. PROVIDE TRAP AT UNIT CONDENSATE DRAIN AND INSTALL PER DETAIL ON DETAIL SHEET.
12. 1" CW LINE UP THROUGH ROOF FROM CEILING SPACE TO ROOF HOSE BIBB, RHB.
13. 3/4" CW LINE DOWN IN WALL TO HOSE BIBB, HB. INSTALL AT 30" ABOVE FINISH GRADE. PROVIDE ISOLATION BALL VALVE IN CEILING SPACE.
14. 2" VENT LINE UP IN WALL FROM BELOW FLOOR TO CEILING SPACE.
15. CONTRACTOR TO COORDINATE GAS METERS AND GAS YARD LINE ROUTING WITH NM GAS COMPANY.

GENERAL NOTES

A. REFER TO SHEET MP-501 FOR DETAILS.

B. REFER TO SHEET MP-601 FOR GENERAL NOTES, LEGEND & SCHEDULES.



PLUMBING PLAN

SCALE: 1/8"=1'-0"

N

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02/23/2024

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_P-101
DRAWN BY:	MGO
CHECKED BY:	DCG
DATE:	FEBRUARY 23, 2024

SHEET TITLE

PLUMBING PLAN

P-101

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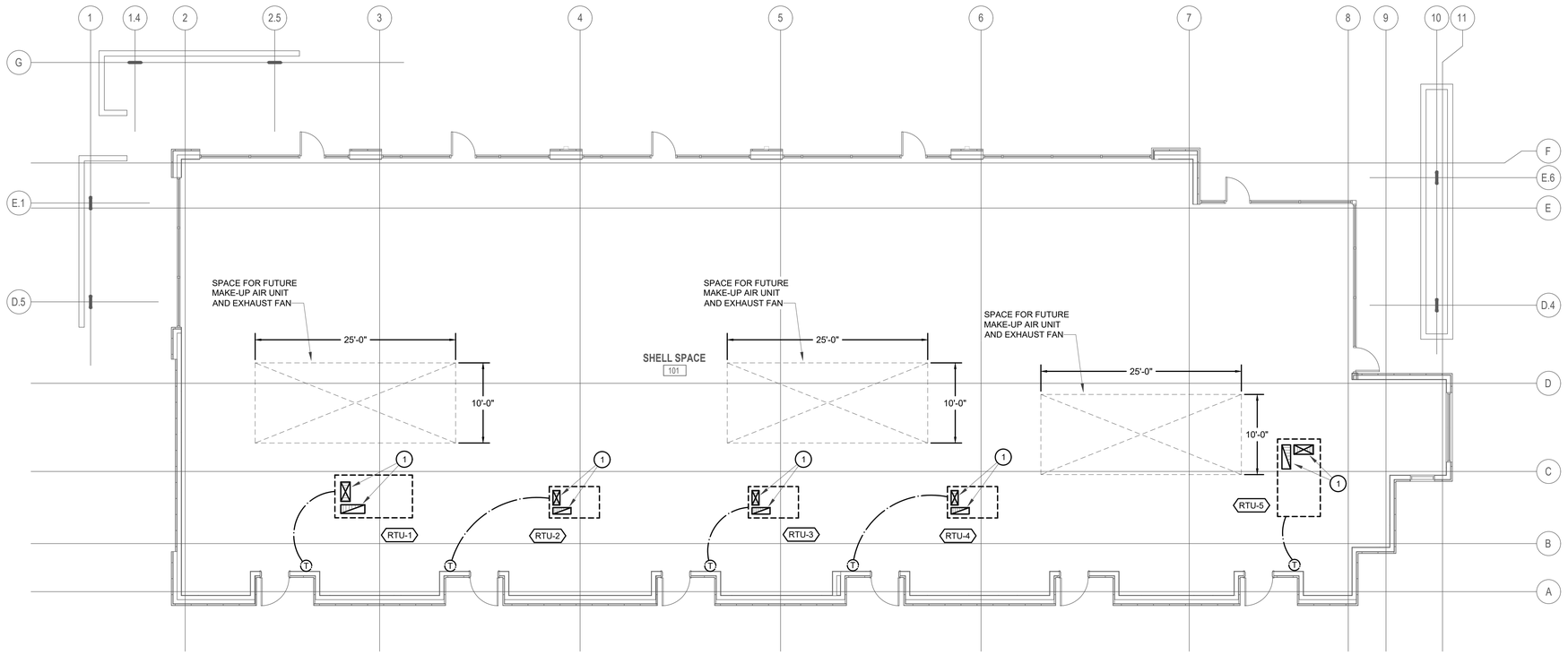
GENERAL NOTES

A. REFER TO SHEET MP-501 FOR DETAILS.

B. REFER TO SHEET MP-601 FOR GENERAL NOTES, LEGEND & SCHEDULES.

KEYED NOTES

1. EXTEND UNIT SIZE SUPPLY AIR DUCTWORK DOWN THROUGH ROOF AND TERMINATE BELOW ROOF STRUCTURE FOR FUTURE CONNECTION TO MAIN DUCTWORK LAYOUT. EXTEND UNIT SIZE RETURN AIR DUCTWORK DOWN THROUGH ROOF AND TERMINATE BELOW ROOF STRUCTURE WITH SOUND ELBOW PER DETAIL ON DETAIL SHEET.



HVAC NEW WORK PLAN

SCALE: 1/8"=1'-0"

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Architect Engineer

DAVID C. GRAHAM STATE OF NEW MEXICO 13658 REGISTERED PROFESSIONAL ENGINEER
02/23/2024

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_M-101
DRAWN BY:	MGO
CHECKED BY:	DCG
DATE:	FEBRUARY 23, 2024

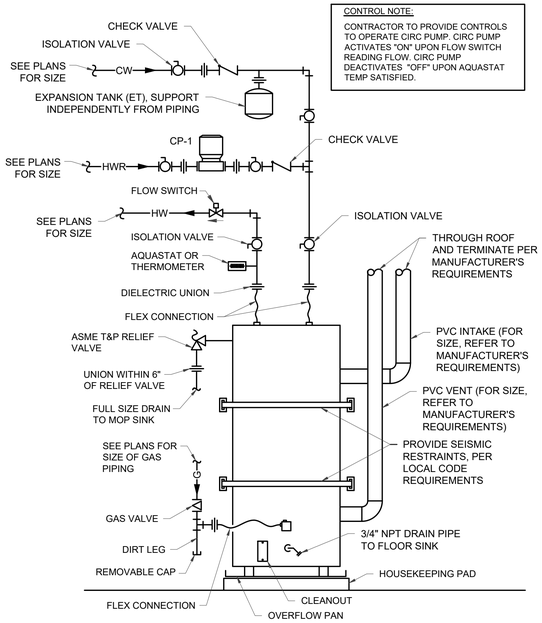
SHEET TITLE

HVAC NEW WORK PLAN

M-101

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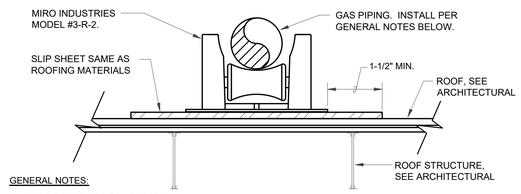
CONTROL NOTE:

CONTRACTOR TO PROVIDE CONTROLS TO OPERATE CIRC PUMP. CIRC PUMP ACTIVATES "ON" UPON FLOW SWITCH READING FLOW. CIRC PUMP DEACTIVATES "OFF" UPON AQUASTAT TEMP SATISFIED.

(REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION)

WATER HEATER PIPING SCHEMATIC

SCALE: NONE



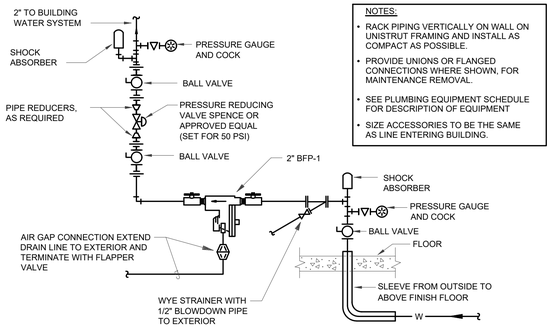
GENERAL NOTES:

1. GAS PIPING SHALL BE LOCATED ABOVE ROOF.
2.

PIPE SIZE	SUPPORT SPACING
1/2"	6'-0"
3/4" to 1"	8'-0"
1-1/4"& LARGER	10'-0"

GAS PIPING SUPPORT DETAIL

SCALE: NONE

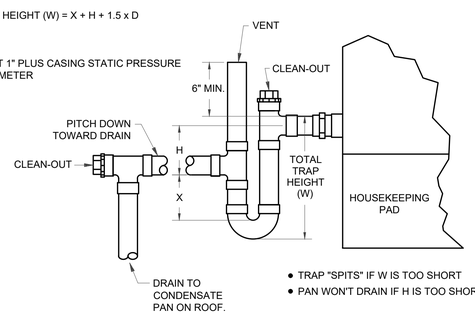


NOTES:

- RACK PIPING VERTICALLY ON WALL ON UNISTRUT FRAMING AND INSTALL AS COMPACT AS POSSIBLE.
- PROVIDE UNIONS OR FLANGED CONNECTIONS WHERE SHOWN, FOR MAINTENANCE REMOVAL.
- SEE PLUMBING EQUIPMENT SCHEDULE FOR DESCRIPTION OF EQUIPMENT
- SIZE ACCESSORIES TO BE THE SAME AS LINE ENTERING BUILDING.

DOMESTIC WATER ENTRANCE DETAIL

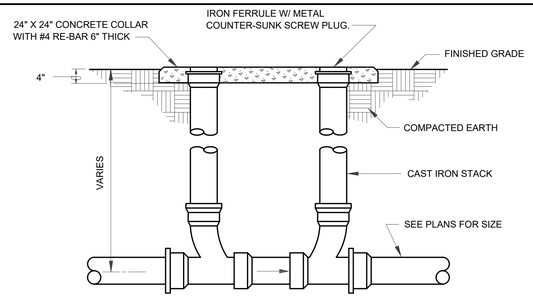
SCALE: NONE



- TRAP "SPITS" IF W IS TOO SHORT
- PAN WON'T DRAIN IF H IS TOO SHORT

CONDENSATE TRAP DETAIL

SCALE: NONE



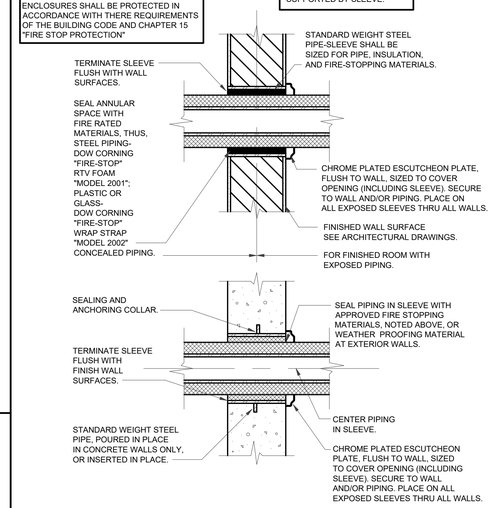
NOTE: THIS DETAIL SIMILAR FOR ONE-WAY CLEAN-OUT TO GRADE.

TWO-WAY CLEANOUT TO GRADE DETAIL

SCALE: NONE

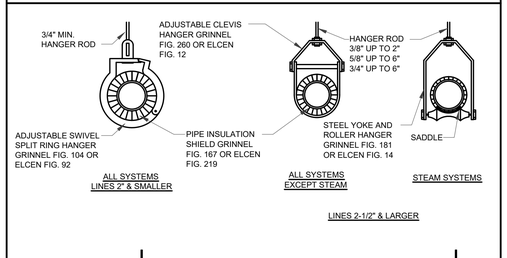
NOTE:
ALL PIPING PENETRATIONS THROUGH FIRE RATED WALLS, PARTITIONS, FLOORS, FLOOR/CEILING ASSEMBLIES AND SHAFT ENCLOSURES SHALL BE PROTECTED IN ACCORDANCE WITH THERE REQUIREMENTS OF THE BUILDING CODE AND CHAPTER 15 "FIRE STOP PROTECTION"

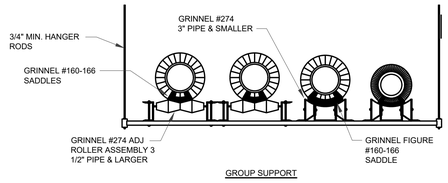
NOTE: PIPING SHALL NOT BE SUPPORTED BY SLEEVE.



PIPE SLEEVE THRU WALL DETAIL

SCALE: NONE

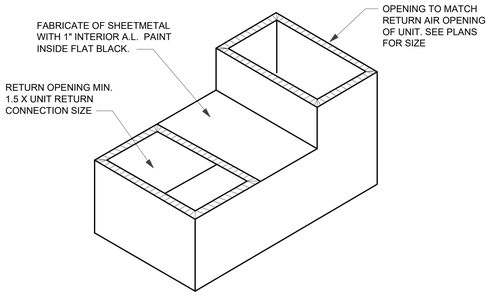




GROUP SUPPORT

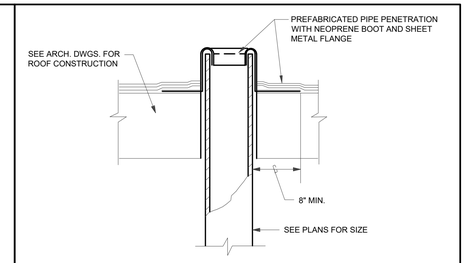
PIPE SUPPORTS DETAIL

SCALE: NONE



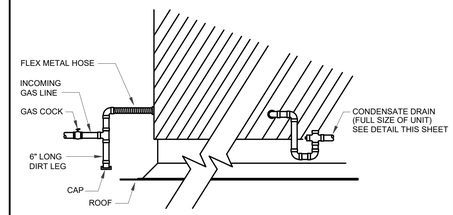
SOUND ELBOW DETAIL

SCALE: NONE



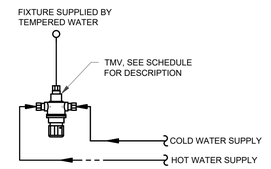
VENT THRU ROOF DETAIL

SCALE: NONE



ROOF TOP UNIT PIPING DETAIL

SCALE: NONE



THERMOSTATIC MIXING VALVE (TMV) DETAIL

SCALE: NONE

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Architect Engineer

DAVID C. GRAHAM STATE OF NEW MEXICO 13658 REGISTERED PROFESSIONAL ENGINEER
02/23/2024

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_MP-501
DRAWN BY:	MGO
CHECKED BY:	DCG
DATE:	FEBRUARY 23, 2024

SHEET TITLE

MECHANICAL DETAILS

MP-501

2/21/2024 2:17:33 PM

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SYMBOL LEGEND

ABBR.	SYMBOL	DESCRIPTION
	○	KEYED NOTES
	⬡	EQUIPMENT DESIGNATION
(TYP)		TYPICAL
	⊗	POINT OF CONNECTION
CFM		CUBIC FEET PER MINUTE
	Ⓣ	THERMOSTAT
DIA	Ø	DIAMETER
FCO		FLOOR CLEANOUT
WCO	—|—	WALL CLEANOUT
VTR	○	VENT THROUGH ROOF
	—⊣○	RISER DOWN
	—⊣●	RISER UP
	—⊖—	DROP
	—○—	RISER UP
CW	—— - ——	COLD WATER LINE
HW	—— - - ——	HOT WATER LINE
RHW	—— - - - ——	CIRCULATING HOT WATER LINE
V	- - - - - - -	VENT PIPING
S	—— S ——	SANITARY SEWER OR WASTE LINE
GW	—— GW ——	GREASE WASTE LINE
G	—— G ——	GAS PIPING
D	—— D ——	CONDENSATE DRAIN LINE
	—‖—	FLANGED CONNECTION
	—⋈—	BALL VALVE
	—⊪—	UNION

HVAC GENERAL NOTES

A. ALL DUCTS SHALL BE EXTERNALLY INSULATED, UNLESS OTHERWISE NOTED.

B. ALL DUCT SEAMS SHALL BE SEALED AIRTIGHT WITH HIGH PRESSURE DUCT SEALER.

C. PROVIDE ALL NECESSARY FITTINGS FOR RISES AND OFFSETS IN DUCTWORK AND PIPING REQUIRED FOR PROPER INSTALLATION WHETHER OR NOT SHOWN ON DRAWINGS.

D. ALL DUCTWORK INSTALLED IN AREAS WITH CEILING TO BE ROUTED BETWEEN LIGHTS AS MUCH AS POSSIBLE AND INSTALLED AS HIGH AS POSSIBLE.

E. ALL DUCT PENETRATIONS THROUGH THE ROOF SHALL BE CURBED, FLASHED AND COUNTER-FLASHED TO ACHIEVE A WATERTIGHT CONSTRUCTION.

F. COORDINATE ROOF PENETRATIONS TO AND FROM EQUIPMENT WITH STRUCTURAL DRAWINGS. ROOF OPENINGS SHALL BE LOCATED BETWEEN JOISTS.

G. INSTALL "SPIN-IN" TYPE FITTINGS WITH BALANCING DAMPERS FOR ROUND BRANCH RUN-OUTS TO DIFFUSER. BRANCH DUCTS TO DIFFUSERS SHALL BE OF EQUAL SIZE TO NECK DIAMETER. ALL BRANCH DUCTS SHALL HAVE BALANCING DAMPERS.

H. FLEXIBLE ROUND DUCT BRANCHES TO DIFFUSERS SHALL BE PRE-INSULATED AND SHALL NOT EXCEED 5 FT. IN TOTAL LENGTH.

I. THE SPACE ABOVE THE CEILING IS SERVING AS A RETURN AIR PLENUM. ALL AIR BEING SUPPLIED SHALL BE PROVIDED WITH RETURN AIR PATH BACK TO ITS ORIGIN. PROVIDE IN WALLS EXTENDING THROUGH CEILING AND UP TO STRUCTURE A RETURN AIR OPENINGS EQUAL TO 1 FT^2 PER 500 CFM OF AIR BEING RETURNED, UNLESS OTHERWISE NOTED. PROVIDE WITH FIRE DAMPER IN FIRE RATED WALL.

J. COORDINATE THE LOCATIONS OF ALL DUCTWORK WITH ANY PLUMBING LINES AND ELECTRICAL CONDUIT. THE SPACE ABOVE THE CEILING IS LIMITED. IN THE EVENT THAT ANY DUCT CANNOT BE ROUTED AS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL MODIFY THE DUCT AS REQUIRED, MAINTAINING THE SAME NET FREE AREA AS THE DESIGNED DUCT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, SHOWING THE PROPOSED CHANGES FOR APPROVAL. THIS SHALL BE DONE AT NO COST TO THE OWNER.

K. COORDINATE LOCATION OF ALL DIFFUSERS, GRILLES, AND REGISTERS TO BE SYMMETRICAL WITH RESPECT TO LIGHTS AND CEILING GRIDS. SEE REFLECTED CEILING PLAN AND LIGHTING PLAN.

L. ALL 90° SQUARE ELBOWS SHALL BE PROVIDED WITH DOUBLE THICK TURNING VANES.

M. ALL THERMOSTATS SHALL BE MOUNTED UP 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. PROVIDE APPROVED, STEEL VENTILATED LOCKING COVERS WITH GUARDS AT ALL THERMOSTATS, UNLESS OTHERWISE DIRECTED.

N. ALL FIRE AND/OR SMOKE DAMPERS SHALL BE INSTALLED IN A U.L. APPROVED MANNER AND SHALL BE U.L. LISTED

O. PROVIDE ACCESS DOORS IN FIXED CEILINGS, CHASES, AND DUCTWORK TO ALL FIRE DAMPERS, BALANCING DAMPERS, OR OTHER MECHANICAL DEVICES REQUIRING SERVICE ACCESS.

P. BEFORE CONTRACTOR ORDERS ANY GRILLES, REGISTERS, OR DIFFUSERS, HE SHALL VERIFY THE CEILING CONSTRUCTION IN ALL AREAS OF THE PROJECT. IF GRILLES, REGISTERS, OR DIFFUSERS SPECIFIED ARE NOT COMPATIBLE WITH THE TYPE OF CEILING CONSTRUCTION, THE CONTRACTOR SHALL ORDER PROPER TYPE OF GRILLE, REGISTER, OR DIFFUSER TO BE COMPATIBLE WITH THE CEILING.

PLUMBING GENERAL NOTES

A. ALL PIPING SHALL BE CONCEALED WHERE POSSIBLE. ALL EXPOSED PIPING, WHERE CONCEALMENT IS NOT POSSIBLE, SHALL BE INSTALLED AND PAINTED AS DIRECTED BY THE ARCHITECT.

B. ALL PIPING SHALL BE INSULATED, SEE SPECIFICATIONS.

C. ALL BRANCHES SHALL BE VALVED AND ALL VALVES SHALL HAVE UNIONS ADJACENT. ACCESS PANELS AND DOORS SHALL BE FURNISHED TO GENERAL CONTRACTOR FOR INSTALLATION AND ACCESS TO VALVES WHERE REQUIRED. LOCATE ADDITIONAL VALVES AS SHOWN ON DRAWINGS. SEE SPECIFICATIONS FOR ACCESS DOOR REQUIREMENTS.

D. ALL PIPING SHALL PITCH TO DRAIN, AND CONTRACTOR SHALL PROVIDE VALVING FOR SYSTEM DRAINAGE. CONTRACTOR SHALL DELIVER A MARKED-UP SET OF PLANS TO THE OWNER (PRIOR TO FINAL PAYMENT) SHOWING ALL BRANCH VALVES AND ALL DRAINAGE POINTS.

E. CARE SHALL BE TAKEN TO AVOID MECHANICAL DUCTWORK, ELECTRICAL EQUIPMENT AND AIR HANDLING EQUIPMENT ABOVE CEILING. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ROUTING OF PIPING WITH CEILING CONTRACTOR AND SHEET METAL CONTRACTOR. RELOCATION OF PIPING AS A RESULT OF POOR COORDINATION BY THIS CONTRACTOR SHALL BE AT HIS OWN EXPENSE.

F. NO WATER PIPING SHALL BE LOCATED IN OUTSIDE WALLS, UNLESS SHOWN TO BE AND THEN PIPING TO BE INSULATED AND LOCATED AS CLOSE AS POSSIBLE TO INSIDE OF WALL CAVITY WITH ADDITIONAL INSULATION BETWEEN PIPING AND EXTERIOR OF WALL.

G. WRITTEN PRIOR APPROVAL REQUIRED FOR ALL PROPOSED SUBSTITUTIONS OF EQUIPMENT AND MATERIALS, RECEIVED BY ENGINEER, 10 DAYS PRIOR TO BID DATE OF PROJECT TO ALLOW ADEQUATE TIME FOR REVIEW AND RESPONSE.

H. ALL TRENCHING AND BACKFILL FOR PIPING SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

I. ALL SEWER PIPING BELOW FLOOR SLAB (BELOW GRADE) SHALL BE STANDARD WEIGHT HUB AND SPIGOT CAST IRON.

J. ALL PIPE PENETRATIONS THRU FIRE-RATED ASSEMBLIES SHALL BE SLEEVED AND SEALED WITH CODE-APPROVED FIRE BARRIER MATERIALS.

K. SECURE ALL PIPING TO WALLS FOR A RIGID INSTALLATION WITH UNISTRUT BRACKETS AND GASKETED PIPE CLAMPS.

ROOFTOP UNIT SCHEDULE

MARK	CARRIER MANUFACTURER MODEL #	SYSTEM STYLE	SUPPLY FAN			O/A CFM	HEATING			DX COOLING					EER	ELECTRICAL			APPROX WEIGHT LBS
			CFM	ESP SP IN	DRIVE		INPUT MBH	AMBIENT DEG F	LEAVING AIR TEMP.	TOTAL MBH	SENS MBH	EAT DB/WB F	REFRIG	AMBIENT DEG F		MCA	MOCP	VOLT/PHASE	
RTU-1	48HCED11	CONSTANT VOLUME	4,000	0.75	BELT	725	136.8/170.2	10	98.8	103.49	87.84	81.3 / 63.3	410A	105	12.0	57.0	70	208V/3P	1,500
RTU-2	48HCEA06	CONSTANT VOLUME	2,200	0.75	BELT	300	62.3/87.4	10	98.4	50.72	48.32	80 / 63.5	410A	105	_	30.0	45	208V/3P	850
RTU-3	48HCEA06	CONSTANT VOLUME	2,500	0.75	BELT	300	62.3/87.4	10	98.4	50.72	48.32	80 / 63.5	410A	105	_	30.0	45	208V/3P	850
RTU-4	48HCTD09	CONSTANT VOLUME	3,400	0.75	BELT	1,200	136.8/170.2	10	95.6	100.50	100.50	86.2 / 62.7	410A	105	12.0	45.0	50	208V/3P	1,300
RTU-5	48HCFD14	CONSTANT VOLUME	5,000	0.75	BELT	1,100	145.9/182.4	10	90.5	127.90	127.90	82.4 / 63.2	410A	105	12.20	70.0	80	208V/3P	2,000

NOTES: (APPLICABLE TO ALL UNITS)

1. PROVIDE ALL SERVICE AND OPERATIONAL CLEARANCES AS REQUIRED, INCLUDING ALL CLEARANCES REQUIRED BY NEC ARTICLE 110.

2. PROVIDE SMOKE SHUT DOWN PER NFPA 90A.

3. UNITS ARE SELECTED AT AN ELEVATION OF 5300 FT ABOVE SEA LEVEL.

ALL ACCESSORIES APPLICABLE TO EACH UNIT:

1. 14" HIGH INSULATED PLENUM CURB.

2. COMPRESSOR SHORT CYCLE PROTECTION

3. MERV 13 EFFICIENT FILTERS

4. CONDENSER COIL HAIL GUARD ASSEMBLY

5. FUSED DISCONNECT AND SMOKE DETECTOR

7. PROVIDE WITH BIPOLAR IONIZATION.

PLUMBING FIXTURE/EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
GI	GREASE INTERCEPTOR: SCHIER POLYETHYLENE GREASE INTERCEPTOR, MODEL GB-250, 277 GALLON LIQUID CAPACITY, GREASE CAPACITY 1,895 LBS (260 GAL.) @ 100 GPM, GREASE CAPACITY 1,196 LBS (164 GAL.) @ 200 GPM , COMPLETE WITH RISER, ADAPTER, FINISH GRADE COVER AND ALL ACCESSORIES REQUIRED FOR A COMPLETE OPERATING UNIT, COMPLETE WITH EXTENSION AS REQUIRED, 4" INLET, 4" OUTLET. TRAP -- VENT 2"
HB	HOSE BIBB: J.R. SMITH 5609-QT NON-FREEZE, "ANTI-SIPHON", WITH NICKEL BRONZE PLATED, BRONZE CASING, ALL BRONZE INTERIOR PARTS AND REMOVABLE KEY. TRAP -- VENT -- CW 3/4" HW --
BFP-1	BACKFLOW PREVENTER: WATTS SERIES LF009 REDUCED PRESSURE BACKFLOW PREVENTION DEVICE, LEAD FREE, TWO IN-LINE CHECK VALVES, CAPTURED SPRINGS AND REPLACEABLE CHECK SEATS WITH AN INTERMEDIATE RELIEF VALVE, WORKING PRESSURE UP TO 175 PSI AND WATER TEMPERATURES OF 33 F TO 180 F, USC APPROVED. FURNISH WITH AIR GAP DRAIN AND PIPE FULL SIZE TO 4" DRAIN LINE. EXTEND DRAIN LINE THROUGH EXTERIOR WALL AND TERMINATE WITH FLAPPER VALVE. BACKFLOW PREVENTER IS 2" SIZE.
RHB	ROOF HOSE BIBB: WOODFORD RHY2, FREEZELESS ROOF HYDRANT, 50HF WITH 3/4" HOSE CONNECTION, 1" NPT FEMALE INLET CONNECTION, 1-1/4" GALVANIZED PIPE CASING, 1/8" NPT DRAIN HOLE (DRAIN AND ROUTE TO MOP BASIN), MOUNTING SYSTEM. INSTALL PER MANUFACTURE'S RECOMMENDATIONS. TRAP - VENT - CW 1" HW -
RD/ORD	COMBINATION ROOF DRAIN AND OVERFLOW DRAIN: FROET MODEL 100C4 13" DIA. ROOF DRAIN, DECK CLAMP, VANDAL PROOF CAST IRON DOME, SUMP RECEIVER, EXTENSION WHERE REQUIRED DUE TO ROOF CONSTRUCTION. SIZE OF SIDE OUTLET NOTED ON PLANS.
DS	DOWNSPOUT NOZZLE: JR SMITH NO. 1770, PLAIN BRONZE BODY, THREADED INLET AND WALL FLANGE, SIZE AS SHOWN ON DRAWING.

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No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_MP-601
DRAWN BY:	MGO
CHECKED BY:	DCG
DATE:	FEBRUARY 23, 2024

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GENERAL NOTES, LEGEND, & SCHEDULES

MP-601

2/21/2024 2:18:59 PM

Z:\PROJECTS 2023\23026 UNSER PAVILION\CADD\DRAWINGS

ELECTRICAL SYMBOL LEGEND

(ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS)

	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
GENERAL		EXISTING CONDUIT TO BE REMOVED.	J	CEILING JUNCTION BOX.
		HOME-RUN CONDUIT.	J	WALL JUNCTION BOX.
		CONDUCTOR TICK MARKS: NEUTRAL, PHASE, SWITCHED, AND GROUND CONDUCTORS RESPECTIVELY.	#	DUPLEX RECEPTACLE, 18"AFF. (#) INDICATES CIRCUIT.
		CAPPED CONDUIT / CONDUIT STUB-OUT.	GFCI	GFCI PROTECTED DUPLEX RECEPTACLE. RECEPTACLES WITH TRIP RESET SHALL BE IN READILY ACCESSIBLE LOCATION.
		CONDUIT SEAL.	EDF	SLAVE GFCI-PROTECTED RECEPTACLE (NEC 422.52) FOR ELECTRIC DRINKING FOUNTAIN (EDF) CONCEALED WITHIN CASE.
	#	ELECTRICAL KEYED NOTE TAG.		QUADPLEX RECEPTACLE, 18" AFF TO CENTER.
	E-16	KITCHEN ITEM TAG, SEE KITCHEN EQUIPMENT ELECTRICAL CONNECTION SCHEDULE.		GROUND FAULT CIRCUIT INTERRUPTER (GFCI) DUPLEX RECEPTACLE WITH WEATHER-RESISTANT (WR) COVER.
	B–2	MECHANICAL UNIT TAG (EXAMPLE: BOILER B-2 INDICATED), SEE MECHANICAL EQUIPMENT SCHEDULE.		SPLIT-WIRED DUPLEX RECEPTACLE
	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED.		CEILING MOUNTED DUPLEX RECEPTACLE.
	E OH	OVERHEAD PRIMARY ELECTRICAL LINE.		SPECIAL RECEPTACLE, TYPE AS NOTED.
	E UG	PRIMARY ELECTRICAL UNDERGROUND FEEDER.		FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE.
	E.GR.	EQUIPMENT GROUND.		ISOLATED GROUND DUPLEX RECEPTACLE
	AFF	ABOVE FINISH FLOOR.		DUPLEX RECEPTACLE WITH BUILT-IN USB CHARGER OUTLET.
	AC	ABOVE COUNTER.	HDMI	GANGABLE 3-COMPARTMENT MEDIA CENTER.
	WR	WEATHER-RESISTANT.		CABLE TRAY.
	GFCI	GROUND FAULT CIRCUIT INTERRUPTER.		MULTI-RECEPTACLE RACEWAY (PLUGMOLD).
	AHJ	AUTHORITY HAVING JURISDICTION.		SURFACE MOUNTED PANELBOARD, REFER TO ASSOCIATED PANEL SCHEDULE.
	$ $a	SINGLE-POLE WALL SWITCH. SUBSCRIPT DESIGNATES CONTROL OF PARTICULAR LIGHTING FIXTURES.		FLUSH MOUNTED PANELBOARD, REFER TO ASSOCIATED PANEL SCHEDULE.
	$3 $4	THREE-WAY AND FOUR-WAY SWITCHES, RESPECTIVELY.		DISTRIBUTION POWER PANEL, REFER TO ASSOCIATED PANEL SCHEDULE.
	$WR	WEATHER-RESISTANT SWITCH.	T	DRY-TYPE, STEP-DOWN / STEP-UP TRANSFORMER.
	$K	KEY-OPERATED SWITCH.	60/3	NON-FUSED DISCONNECT SWITCH, NEMA 3R IF OUTSIDE, AMPS / POLES INDICATED.
	$D	DIMMER SWITCH, 1200W MINIMUM WATTAGE.	60/3/45	FUSED DISCONNECT SWITCH, NEMA 3R IF OUTSIDE, AMPS/ POLES / FUSE SIZE INDICATED.
	$TT	MECHANICALLY WOUND TWIST-TIMER SWITCH OR ELECTRONIC TIME SWITCH.		MOTOR STARTER.
	$T	THERMAL SWITCH.	60/3/45	COMBINATION MOTOR STARTER/FUSED DISCONNECT SWITCH, NEMA 3R IF OUTSIDE.
	$OC	OCCUPANCY SENSOR SWITCH. WATT-STOPPER DUAL TECHNOLOGY #DW-100 OR EQUAL.	2	MOTOR, HP SIZE AS INDICATED, "F" = FRACTIONAL HORSEPOWER.
	$OCD	DUAL-TECHNOLOGY OCCUPANCY DIMMER SWITCH. WATT-STOPPER #DW-311-WH OR EQUAL.		CLOCK.
	$OCF	DUAL-TECHNOLOGY OCCUPANCY SENSOR WITH FAN DELAY CONTROL. WATT STOPPER #WDT200W OR EQUAL.		COMBINATION CLOCK/SPEAKER UNIT.
	$3OC	3-WAY / MULTI-WAY OCCUPANCY SENSOR SWITCH. WATT-STOPPER DUAL TECHNOLOGY #DW-103 OR EQUAL.	S	SPEAKER, CEILING MOUNTED
		LIGHTING CONTROL OCCUPANCY SENSOR, CEILING MOUNTED.		SURFACE MOUNTED SOUND SYSTEM SPEAKER.
	$EC	EVAPORATIVE COOLER SWITCH.	M	MICROPHONE OUTLET.
	$PF	PADDLE FAN / LIGHT CONTROL SWITCHES. SWITCHES ALLOW INDEPENDENT CONTROL OF FAN SPEED AND LIGHTING.		CALL-IN SWITCH (PUSH-TO-CALL) FOR INTERCOM SYSTEM.
LIGHTING	C	2'X4' LAY-IN LIGHTING FIXTURE (TROFFER), TYPE INDICATED BY LETTER (TYPICAL).	T	THERMOSTAT
	EM C	"EM" INDICATES LIGHTING FIXTURE IS SUPPLIED WITH AN EMERGENCY BATTERY PACK.		COMBINATION VOICE/DATA OUTLET, UP 18" U.N.O. EXTEND 3/4" CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.
		1'X4' SURFACE MOUNTED LIGHTING FIXTURE.		FLUSH CEILING VOICE/DATA OUTLET. EXTEND 3/4"C. WITH PULL STRING TO CEILING.
		1'X4' RECESSED (FLANGED) MOUNTED LIGHTING FIXTURE.		FLUSH FLOOR VOICE/DATA OUTLET. EXTEND 3/4"C. WITH PULL STRING TO CEILING.
		2'X2' LAY-IN LIGHTING FIXTURE (TROFFER).	TV	CATV OUTLET
		UTILITY STRIP FIXTURE.	PTZ	SURVEILLANCE CAMERA. PTZ = PAN, TILT, ZOOM. WEATHER-RESISTANT IF LOCATED ON BUILDING EXTERIOR.
		LINEAR PENDANT MOUNTED LIGHTING FIXTURE, LENGTH AS INDICATED.		EMERGENCY PUSH BUTTON.
		4' WALL BRACKET MOUNTED LIGHTING FIXTURE.		PROJECTOR.
		WALL BRACKET LIGHTING FIXTURE.	CR	DOOR ACCESS CARD READER.
		POLE MOUNTED AREA LIGHTING FIXTURE, SINGLE-HEAD.		INTERCOM HEAD-END UNIT.
		POLE MOUNTED AREA LIGHTING FIXTURE, DOUBLE-HEAD.	BSD	BARE SOFT-DRAWN.
		RECESSED DOWNLIGHT FIXTURE.		DOORBELL SYSTEM PUSHBUTTON.
		SURFACE MOUNTED DRUM TYPE LIGHTING FIXTURE.	D	DOORBELL/CHIME.
		BOLLARD LIGHTING FIXTURE.		MAGNETIC DOOR HOLD OPEN DEVICE.
		HIGH-BAY LIGHTING FIXTURE.	M	MAGNETIC DOOR LOCK.
		LOW-BAY LIGHTING FIXTURE.	WAP	WIRELESS ACCESS POINT.
		FLUSH IN-GROUND LIGHTING FIXTURE.	PC	PHOTOCELL.
		TWIN-LAMP AUTOMATIC MOTION-SENSOR FLOODLIGHT.		GAS SOLENOID VALVE FOR KITCHEN AUTO GAS SHUT-OFF.
		EXTERIOR WALLPACK LIGHTING FIXTURE.		DOOR OPERATOR PUSH-PAD UNIT (ADA COMPLIANT).
		INTERIOR WALL SCONCE LIGHTING FIXTURE.		MODULAR FURNITURE POWER CONNECTION POINT.
		EXTERIOR WALL SCONCE LIGHTING FIXTURE.		MAGNETIC DOOR HOLD OPEN DEVICE.
		STEP LIGHT LIGHTING FIXTURE.		MOTION SENSOR FOR SECURITY/INTRUSION ALARM SYSTEM.
		PENDANT HUNG DECORATIVE LIGHTING FIXTURE.		SECURITY/INTRUSION ALARM SYSTEM DOOR SWITCH.
		STANCHION MOUNTED SIGN-LIGHTER FIXTURE.		FIRE ALARM DUCT SMOKE DETECTOR.
		GOOSENECK MOUNTED LIGHTING FIXTURE.		FIRE ALARM STROBE UNIT.
		TRACK MOUNTED LIGHTING ASSEMBLY, ONE FIXTURE HEAD INDICATED.		FIRE ALARM AUDIO/STROBE UNIT.
		TWIN-EYE EMERGENCY LIGHTING UNIT WITH BATTERY BACK-UP. TYPE "EM", REFER TO LUMINAIRE SCHEDULE.	FPS	FIRE PROTECTION SPRINKLER SYSTEM POST INDICATOR VALVE.
		EXTERIOR EMERGENCY LIGHTING UNIT WITH BATTERY BACK-UP. TYPE "EMEX", REFER TO LUMINAIRE SCHEDULE.	2	FIRE ALARM SMOKE DETECTOR.
		EXIT SIGN, SINGLE FACE INDICATED BY SHADED QUADRANT. TYPE "EX", REFER TO LUMINAIRE SCHEDULE.		CEILING MOUNTED FIRE ALARM AUDIO/STROBE UNIT.
		EXIT SIGN, DOUBLE-FACED, DIRECTIONAL ARROWS INDICATED.	F	FIRE ALARM MANUAL PULL STATION.
		COMBO EXIT SIGN/EMERGENCY TWIN-EYE UNIT TYPE "XEM", REFER TO LUMINAIRE SCHEDULE.	FACP	FIRE ALARM CONTROL PANEL (FACP).
		PADDLE FAN, WITH OR WITHOUT LIGHT PER LUMINAIRE SCHEDULE.	FARA	FIRE ALARM REMOTE ANNUNCIATOR (FARA).
		J-BOX WITH FLEXIBLE CONDUIT CONNECTION TO LAY-IN LIGHTING FIXTURES.	R	RELAY INTERFACE
		PHOTOCELL.		
		DAYLIGHT HARVESTING PHOTOSENSOR, CEILING MOUNTED.		

POWER

SPECIAL SYSTEMS

FIRE ALARM

GENERAL ELECTRICAL NOTES

A. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC) AND REGULATIONS OF STATE AND LOCAL AUTHORITIES HAVING JURISDICTION (AHJ) IN A NEAT AND WORKMANLIKE MANNER.

B. CONTRACTOR SHALL COORDINATE WITH SERVING UTILITY COMPANY NEW SERVICE DEPARTMENT AND OBTAIN A PROJECT SPECIFIC "STANDARDS LETTER" PRIOR TO BIDDING, ORDERING, OR COMMENCING WITH THE ELECTRICAL DISTRIBUTION PORTION OF THIS PROJECT.

C. ALL REQUIREMENTS OF THE SERVING UTILITY COMPANY FOR ELECTRICAL SERVICE SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

D. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PROVIDING TELEPHONE, CATV, AND INTERNET IN ORDER TO ASCERTAIN JOB SPECIFIC UTILITY REQUIREMENTS AND COMPLIANCE WITH THOSE REQUIREMENTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

E. BY SUBMITTING A BID, THE CONTRACTOR AFFIRMS THEY HAVE FAMILIARIZED THEMSELVES WITH THE PROJECT SITE, PLANS, SPECIFICATIONS AND ALL APPLICABLE CODES IN ORDER TO PROVIDE A COMPREHENSIVE AND COMPLETE BID.

F. ALL DEVICES SHALL BE WHITE WITH COMPATIBLE PLASTIC PLATES, INSTALLED FOR ADA COMPLIANCE UNLESS NOTED OTHERWISE.

G. ALL TELEPHONE, DATA, SECURITY, CATV, SOUND AND INTERCOM LOW VOLTAGE SYSTEMS ARE PROVIDED BY OTHERS UNLESS NOTED OTHERWISE. NOTE: * LOW VOLTAGE CONTRACTORS ARE REQUIRED TO OBTAIN INDEPENDENT PERMITS FROM THE AHJ PRIOR TO STARTING THEIR WORK.

H. UTILIZE "DEEP" 4-SQUARES WHERE REQUIRED TO COMPLY WITH NEC 314.16 EXTRA CONSIDERATION SHALL BE GIVEN TO BOXES SUPPLYING HOME-RUNS.

I. CONFIRM EXACT ROUGH-IN DIMENSIONS WITH ARCHITECTURAL DRAWINGS, AND APPLICABLE KITCHEN/APPLIANCE EQUIPMENT, AND FURNITURE/MILL-WORK PLAN(S). EXTRA CARE SHALL BE EXERCISED IN COORDINATING THE EXACT REQUIREMENT(S) OF SPECIALTY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, PLUMBING EQUIPMENT, MEDICAL EQUIPMENT, OR PROCESSING EQUIPMENT.

ELECTRICAL DEVICES INSTALLATION SHALL COMPLY WITH ACCESSIBILITY (ADA) STATUTE ICC/ANSI 117.1 SECTION 308. SPECIFICALLY: MOUNT APPLICABLE SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS SO THAT THEY ARE LOCATED WITH THE TOP OF THE DEVICE NO HIGHER THAN 48" ABOVE FINISHED FLOOR (AFF) AND THE BOTTOM OF THE DEVICE NO LOWER THAN 15" AFF.

J. GENERAL CONTRACTOR TO SAW-CUT / REMOVE / PATCH EXISTING ARCHITECTURAL SURFACES INCLUDING BUT NOT LIMITED TO SLABS, WALLS AND ROOFS.

K. SHARED NEUTRALS ARE NOT PERMISSIBLE UNLESS NOTED OTHERWISE.

L. CONDUCTOR TICK MARKS, WHERE SHOWN, ARE SHOWN FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONDUCTORS WHETHER SHOWN OR NOT INCLUDING "TRAVELERS" AS NECESSARY FOR COMPLETELY OPERATIONAL SYSTEMS.

M. BRANCH CIRCUITING SHALL BE COPPER WIRE IN MC CABLE UNLESS SPECIFICALLY NOTED OTHERWISE. MINIMUM WIRE SIZE IS #12 AWG. WHEN CONDUIT IS UTILIZED, ALL FITTINGS SHALL BE COMPRESSION TYPE AND COLOR CODING VINYL BANDS IDENTIFYING DIFFERENT SYSTEMS SHALL BE AFFIXED AT EACH BOX, PANELBOARD, AND EVERY ACCESSIBLE 10'-0"

N. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONDUIT REQUIRED FOR MECHANICAL SYSTEMS CONTROLS. ALL CONTROLS WIRING SHALL BE INSTALLED AND TERMINATED BY CONTROLS CONTRACTOR. COORDINATE LOCATION AND ROUTING OF CONTROLS CONDUIT WITH MECHANICAL PLANS AND WITH MECHANICAL SEQUENCE OF CONTROLS.

O. ALL PANELS AND DISTRIBUTION BOARDS, NEW/EXISTING SHALL HAVE TYPEWRITTEN DIRECTORIES AND EQUIPMENT I.D. NAMEPLATES UPON COMPLETION OF ANY ELECTRICAL MODIFICATIONS UNDER THIS CONTRACT.

P. CONTRACTOR SHALL CONSIDER AND MAKE ADJUSTMENTS IN CONDUIT/WIRE SIZE(S) TO ACCOUNT FOR VOLTAGE DROP PRIOR TO COMMENCING WITH WORK UNDER THIS CONTRACT. VOLTAGE DROP SHALL NOT EXCEED THE FOLLOWING IN ACCORDANCE WITH IECC 2018 C405.9:

FEEDERS = 2% BRANCH WIRING = 3%

Q. CONTRACTOR SHALL COMPLY WITH NEC 110.16. AFFIX PERMANENT ARCH-FLASH HAZARD WARNING LABEL(S) ON ALL APPLICABLE ELECTRICAL EQUIPMENT MODIFIED OR INSTALLED UNDER THIS CONTRACT.

R. FOR ELECTRICAL DISTRIBUTION SYSTEMS HAVING A MAIN DISCONNECT RATING OF 1,000-AMPS OR MORE, CONTRACTOR SHALL OBTAIN THIRD PARTY OVER-CURRENT PROTECTION STUDY. ALL OVER-CURRENT DEVICES SHALL BE "SET" OR ADJUSTED TO COMPLY WITH COORDINATION STUDY PRIOR TO FINAL COMMISSIONING. A FULL COPY OF THE COMPLETED STUDY ALONG WITH CONTRACTOR'S CERTIFICATION OF COMPLIANCE SHALL BE INCLUDED IN THE PROJECT'S "CLOSE-OUT" DOCUMENTATION.

S. ALL EQUIPMENT AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT SHALL BE WARRANTABLE TO BE FREE FROM ANY DEFECT FOR A PERIOD EQUAL TO 1-YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

T. ALL PENETRATIONS IN FIRE-RATED WALLS, PARTITIONS, FLOORS, OR CEILING SHALL BE SEALED WITH FIRE STOPPING MATERIAL OR OTHER APPROVED METHOD(S) TO MAINTAIN THE FIRE-RATED ASSEMBLY (NEC 300.21). REFER TO ARCHITECTURAL DRAWINGS FOR THE LOCATIONS AND RATINGS OF ALL WALL AND FLOOR ASSEMBLIES.

IECC ELECTRICAL & LIGHTING COMPLIANCE

THE ELECTRICAL DESIGN ILLUSTRATED BY THESE PLANS AND SPECIFICATIONS IS IN COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE SECTION(S) C405, C408, C501-5, CA101-3, R202.4.5, R404, AND R501-5 AS SPECIFICALLY APPLICABLE TO THIS PROJECT AS FOLLOWS:

1. C405.2 - LIGHTING CONTROLS (MANDATORY)
   A. REFER TO LIGHTING PLAN(S) AND/OR DETAIL(S) FOR PROJECT REQUIREMENTS.
2. C405.3 - INTERIOR LIGHTING POWER REQUIREMENTS
   A. TABLE C405.3.2(1)
   ALLOWABLE INTERIOR POWER FOR THIS PROJECT IS: 8,681 WATTS
   ACTUAL INTERIOR POWER IS: 385 WATTS (SHELL ONLY)
3. C405.4 - EXTERIOR LIGHTING POWER REQUIREMENTS (MANDATORY)
   A. TABLE C405.4(1)
   - THIS PROVIDE IS IN LIGHTING ZONE # 2 .
   B. TABLE 405.4.2(2)
   - BASE SITE ALLOWANCE: 400W
   - PARKING AREAS AND DRIVES: 0.04 W/FT^2
   - WALKWAYS/RAMPS < 10'-0" WIDE: 0.5W/LINEAR FT
   - WALKWAYS/RAMPS > 10'-0" WIDE, PLAZA AREAS, SPECIAL FEATURE AREAS: 1.10 W/FT^2
   - PEDESTRIAN AND VEHICULAR ENTRANCES AND EXITS: 14W/LINEAR FT
   - ENTRY CANOPIES: 0.25W/FT^2
   C. TABLE 405.4.2(3)
   - BUILDING FACADES: 0.075W/FT OF GROSS ABOVE-GRADE WALL AREA
   ALLOWABLE EXTERIOR POWER FOR THIS PROJECT IS: 3,810 WATTS
   ACTUAL EXTERIOR POWER: 3,228 WATTS
4. C405.6 - ELECTRICAL TRANSFORMER (MANDATORY)
   A. LOW VOLTAGE DRY-TYPE DISTRIBUTION ELECTRIAL TRANSFORMERS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS AS TESTED AND RATED IN ACCORDANCE WITH DOE 10 CFR 431.
   B. C405.6
   - REFER TO SINGLE LINE DIAGRAM ON SHEET E-600 FOR TRANSFORMER(S) APPLICABLE TO THIS PROJECT.
5. C405.9 - VOLTAGE DROP IN FEEDERS AND BRANCH CIRCUITS
   A. REFER TO GENERAL NOTE "P" FOR PROJECT VOLTAGE DROP LIMITATIONS.

THIS FACILITY COMPLIES WITH THE MAXIMUM EXTERIOR POWER REQUIREMENTS.

LUMINAIRE SCHEDULE

UNSER PAVILION

TYPE	MANUFACTURER	CATALOG NUMBER	LAMP(S), DRIVER(S), SETTING(S) CRI	WATTS	TYPE	TEMP.	OUTPUT	DESCRIPTION	VOLT.	LUMENS	MOUNTING	COMMENTS
A	ILP	DSC8 5L SE U 40 FFLGR SR FIOS	80	35	LED	4000	-	STRIP LIGHT (TEMPORARY)	UNV	5261	CEILING	INTEGRAL OCCUPANCY SENSOR
B	LUMNII	KSW-LENGTH VARIES-72HO-40K-F-FC-BK-E/B-3	97	6.4W/FT	LED	4000	-	24VDC CUSTOM LENGTH EXTERIOR CANOPY	UNV	3571 M/FT	REFER TO ARCH	PROVIDE POWER SUPPLIES, FITTINGS AND ALL ACCESSORIES FOR COMPLETE INSTALLATION
EG	ILP	VWM-3L/4L/5L-U-CCTS-T4-BIK	70	40.2	LED	4000	LOW	WALL PACK	UNV	3000	WALL	RATING: B1-U0-G1
P1	LSI	#XGBM 5WLED SS NW UE BRZ 8 BK, RPP2 BRZ	70	(2) 189	LED	4000	-	TWIN HEAD FIXTURE AND ROUND POLE ADAPTER	UNV	15,173	POLE	RATING: B2-U0-G4
P1P	LSI	#RTP B5 S11G 20 D180 BRZ, 1583888CLR, AB KIT 122613	-	-	-	-	-	20' TAPERRED POLE , POLE ANCHOR BOLTS, POLE BASE COVER	-	-	POLE	
R	BRILLIANT BRAND	STRP12050/45HGB	-	3.7 W/FT	LED	RGB		RGB ACCENT LIGHTING IN RIGID CLEAR CHANNEL. CUSTOM LENGTH	120	3001 M/FT	SURFACE	PROVIDE POWER SUPPLIES, FITTINGS AND ALL ACCESSORIES FOR COMPLETE INSTALLATION
S	SOLERA	TELS-48-20W-3520-4000K-UNV-WM-OAL-F-TP/TS-WL-BL	70	30	LED	4000	-	ARCHITECTURAL 4'-0" WALL SCONCE	UNV	3520	WALL	
XEM	RAB	ECOMBO34-R/EREMOTEOUT-1	-	-	LED	-	-	EMERGENCY EGRESS WITH REMOTE HEAD	UNV	-	SURFACE	BATTERY BACK-UP

NOTES: 1. ALL EMERGENCY BALLASTS SHALL BE FACTORY INSTALLED UNLESS SCHEDULED OTHERWISE OR PRIOR APPROVED. 02-2024
2. ALL FIXTURES SHALL CONFORM TO APPLICABLE CODES INCLUDING BUT NOT LIMITED TO NIGHT SKY ACT(S) AND ENERGY CONSERVATION STATUTES.
3. ANY SUBSTITUTIONS REQUIRE WRITTEN APPROVAL 10 DAYS PRIOR TO BID (ACUITY, CURRENT, AND COOPER INCLUDING THEIR SUBSIDARIES ARE GENERALLY ACCEPTED EQUALS).

ELECTRICAL SHEET INDEX

1. E-001 ELECTRICAL GENERAL NOTES, LEGEND & FIXTURE SCHEDULE
2. ES-100 ELECTRICAL SITE PLAN
3. E-101 LIGHTING NEW WORK PLAN
4. E-201 POWER NEW WORK PLAN
5. E-301 ELECTRICAL ROOF PLAN
6. E-600 RISER DIAGRAM, SERVICE CALCS
7. E-601 PANEL SCHEDULES

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No	Date	Description
		Revision Schedule

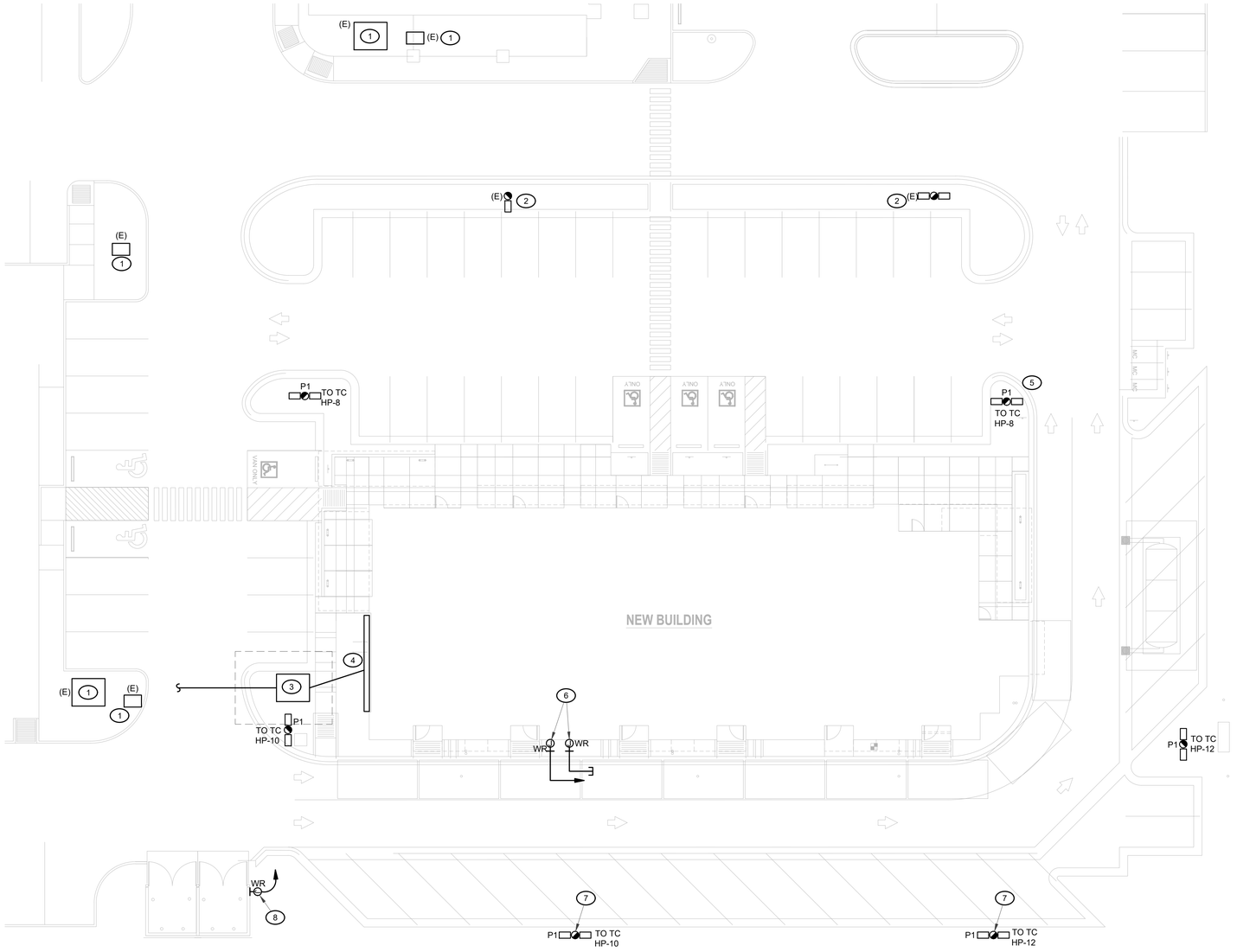
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_E-001
DRAWN BY:	JT
CHECKED BY:	BK
DATE:	FEBRUARY 23, 2024

SHEET TITLE

ELECTRICAL GENERAL NOTES, LEGEND & FIXTURE SCHEDULE

E-001

2/21/2024 3:12:26 PM
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ELECTRICAL SITE PLAN

SCALE: 1"=15'-0"

KEYED NOTES

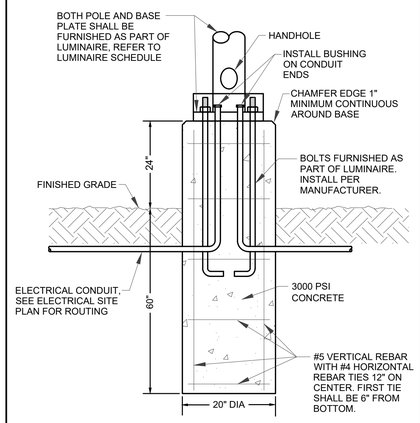
1. EXISTING IN THE AREA 150KVA T3 TRANSFORMERS AND COMMUNICATION BOXES, LOCATION FOR REFERENCE ONLY. REFER TO EXISTING SITE SURVEY DRAWINGS FOR UNDERGROUND CABLES AND MANHOLES IN THE AREA.
2. FOR REFERENCE ONLY. EXISTING IN THE AREA POLE LIGHTS.
3. NEW TRANSFORMER WITH BOLLARDS LOCATION. DASHED LINE INDICATES REQUIRED BY PNM CLEARANCES. CONTRACTOR TO PROVIDE MOUNTING PAD PER PNM REQUIREMENTS. REFER TO PNM DRAWINGS AND SPECIFICATIONS FOR DETAILS. SEE RISER DIAGRAM. PROVIDE TRENCHING AND CONDUIT FOR PNM PRIMARY SIDE CONDUCTORS. COORDINATE LOCATION WITH PNM ENGINEERING DEPARTMENT. PROVIDE TRENCHING, CONDUIT AND CONDUCTORS FROM TRANSFORMER TO BUILDING.
4. SERVICE ENTRANCE EQUIPMENT, METERING, COMM/DATA DEMARCATION, AND FUTURE PV ARRAY DISCONNECT/REC METER. REFER TO RISER DIAGRAM(S) FOR ADDITIONAL REQUIREMENTS.
5. NEW POLE LIGHTING TO MATCH EXISTING IN THE AREA. CONNECT TO TIME CLOCK AND PANEL "HP". REFER TO ARCHITECTURAL SITE PLAN FOR DETAILS. REFER TO LIGHT FIXTURE SCHEDULE. UTILIZE #8 CU CONDUCTORS THROUGH-OUT ENTIRE CIRCUIT.
6. WEATHER RESISTANT JUNCTION BOX(ES) FOR FUTURE DRIVE-THRU POWER AND DATA, EXTEND 1 X .75" CONDUIT TO PANEL "E" WITH PULL-STRING AND 1 X 1" BUSHED CONDUIT TO TENANT (SUITE "E") PHONE BOARD. COORDINATE EXACT REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.
7. PROVIDE HOUSE-SIDE SHIELD(S) TO PREVENT LIGHT TRESPASS AT THIS LOCATION.
8. EXTEND 1" CONDUIT WITH MULE-TAPE MEASURING PULL STRING TO PANEL "HP" FOR FUTURE USE. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.

POLE BASE NOTES:

A ALL LIGHT POLE CONCRETE BASES SHOULD BE VERIFIED WITH STRUCTURAL ENGINEER FAMILIAR WITH THE SOIL AND WIND CONDITIONS OF THIS PROJECT.

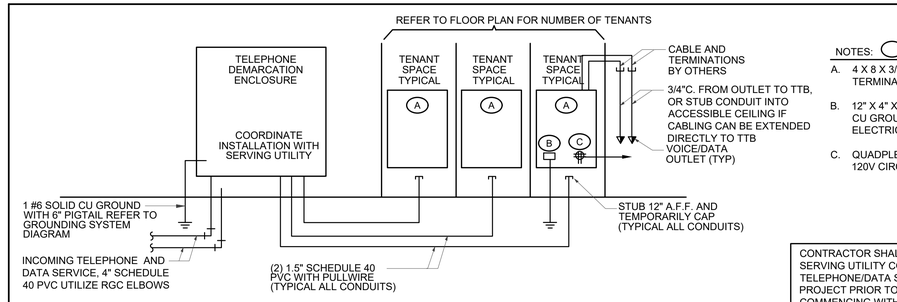
B G.C. TO PROVIDE AND INSTALL ENTIRE POLE BASE.

C LIGHTING FIXTURES SHALL BE OF TYPE INDICATED ON DRAWINGS.



POLE BASE MOUNTING DETAIL

SCALE: NONE



TELEPHONE RISER DIAGRAM

SCALE: NONE

NOTES:

A. 4 X 8 X 3/4" FIRE TREATED PLYWOOD TERMINAL BACKBOARD BY G.C.

B. 12" X 4" X 1/4" GROUND BAR. EXTEND #6 CU GROUNDING CONDUCTOR TO TENANT ELECTRICAL SERVICE.

C. QUADPLEX RECEPTACLE, TO DEDICATED 120V CIRCUIT.

CONTRACTOR SHALL COORDINATE WITH SERVING UTILITY COMPANY(S) FOR NEW TELEPHONE/DATA SERVICE SPECIFIC TO THIS PROJECT PRIOR TO BIDDING, ORDERING, OR COMMENCING WITH THE TELEPHONE/DATA SERVICE(S) PORTION OF THIS PROJECT.

WARNING:

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF TO THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY IT'S FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES, AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NM ONE CALL" PROCEDURES, OR OTHERWISE.

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No	Date	Description
Revision Schedule		

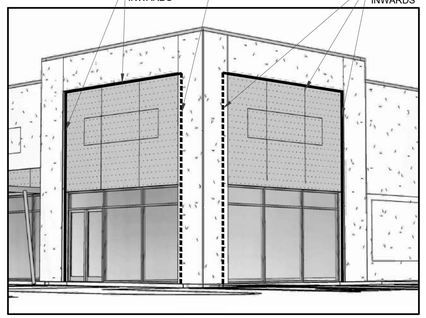
ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_ES-101
DRAWN BY:	JT
CHECKED BY:	BK
DATE:	FEBRUARY 23, 2024

SHEET TITLE

ELECTRICAL SITE PLAN

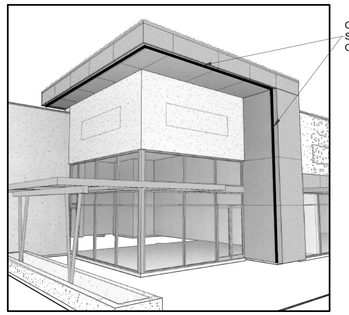
ES-101

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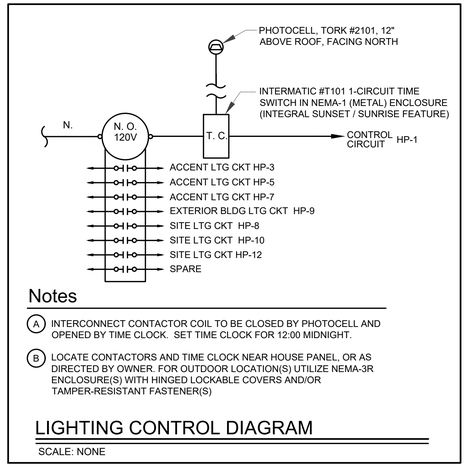
NORTHWEST CORNER - TYPE "R" REFERENCE

SCALE: NOT TO SCALE



NORTHEAST CORNER - TYPE "R" REFERENCE

SCALE: NOT TO SCALE



Notes

(A) INTERCONNECT CONTACTOR COIL TO BE CLOSED BY PHOTOCELL AND OPENED BY TIME CLOCK. SET TIME CLOCK FOR 12:00 MIDNIGHT.

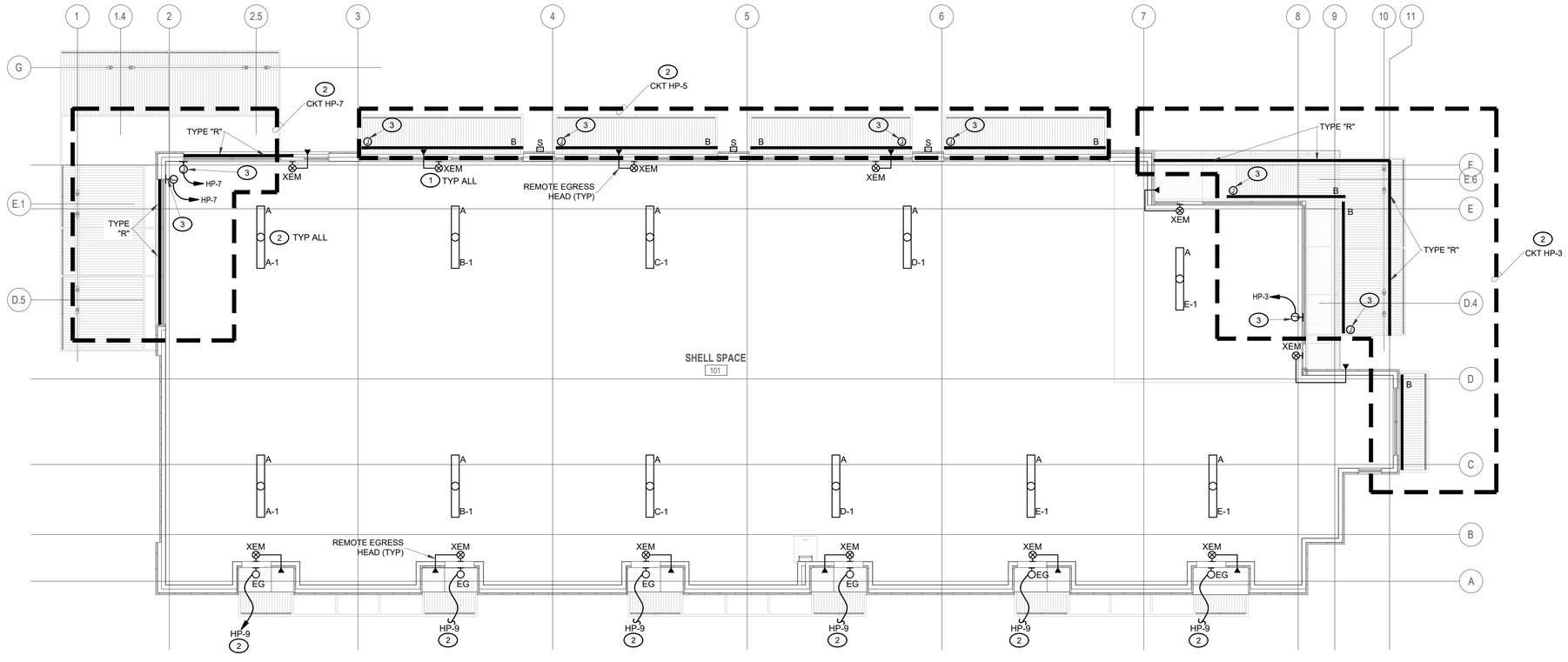
(B) LOCATE CONTACTORS AND TIME CLOCK NEAR HOUSE PANEL, OR AS DIRECTED BY OWNER. FOR OUTDOOR LOCATION(S) UTILIZE NEMA-3R ENCLOSURE(S) WITH HINGED LOCKABLE COVERS AND/OR TAMPER-RESISTANT FASTENER(S)

LIGHTING CONTROL DIAGRAM

SCALE: NONE

KEYED NOTES

1. COMBO EXIT SIGN / EMERGENCY TWIN-EYE UNIT, TYPE "XEM", WITH EMERGENCY BATTERY PACK. REFER TO LUMINAIRE SCHEDULE. CONNECT TO UNSWITCHED (120V OR 277V) LIGHTING CIRCUIT SERVING THIS ROOM.
2. EXTEND CIRCUIT THROUGH TIME CLOCK. REFER TO DETAIL. UTILIZE #10 CU WIRING THROUGH-OUT ENTIRE CIRCUIT.
3. JUNCTION BOX SERVING BUILDING EXTERIOR ACCENT LIGHTING TYPE "B" OR "R" POWER SUPPLY. EXTEND #10 CU WIRING THROUGH TIME CLOCK TO CIRCUIT INDICATED.
4. COORDINATE EXACT PLACEMENT AND LENGTH(S) REQUIRED OF ALL EXTERIOR FIXTURES WITH ARCHITECTURAL DETAILS AND/OR STEEL SHOP DRAWINGS PRIOR TO PROCUREMENT AND ROUGH-IN. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROPER "FIT" AND PROVIDING ALL NECESSARY FIXTURE COMPONENT(S) OR ACCESSORIES FOR A COMPLETE INSTALLATION.



LIGHTING NEW WORK PLAN

SCALE: 1/8"=1'-0"

N

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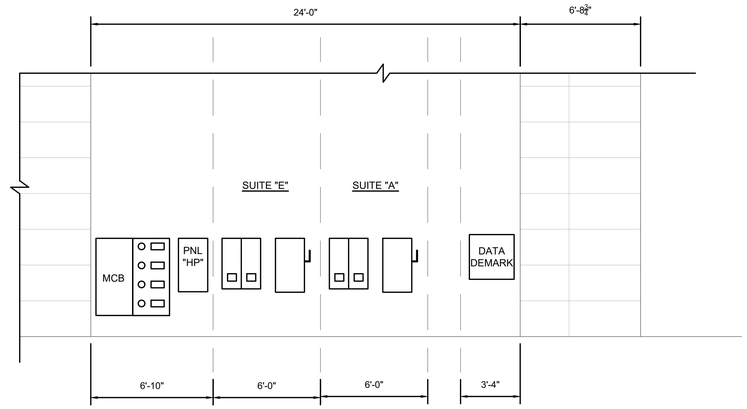
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LIGHTING NEW WORK PLAN

E-101

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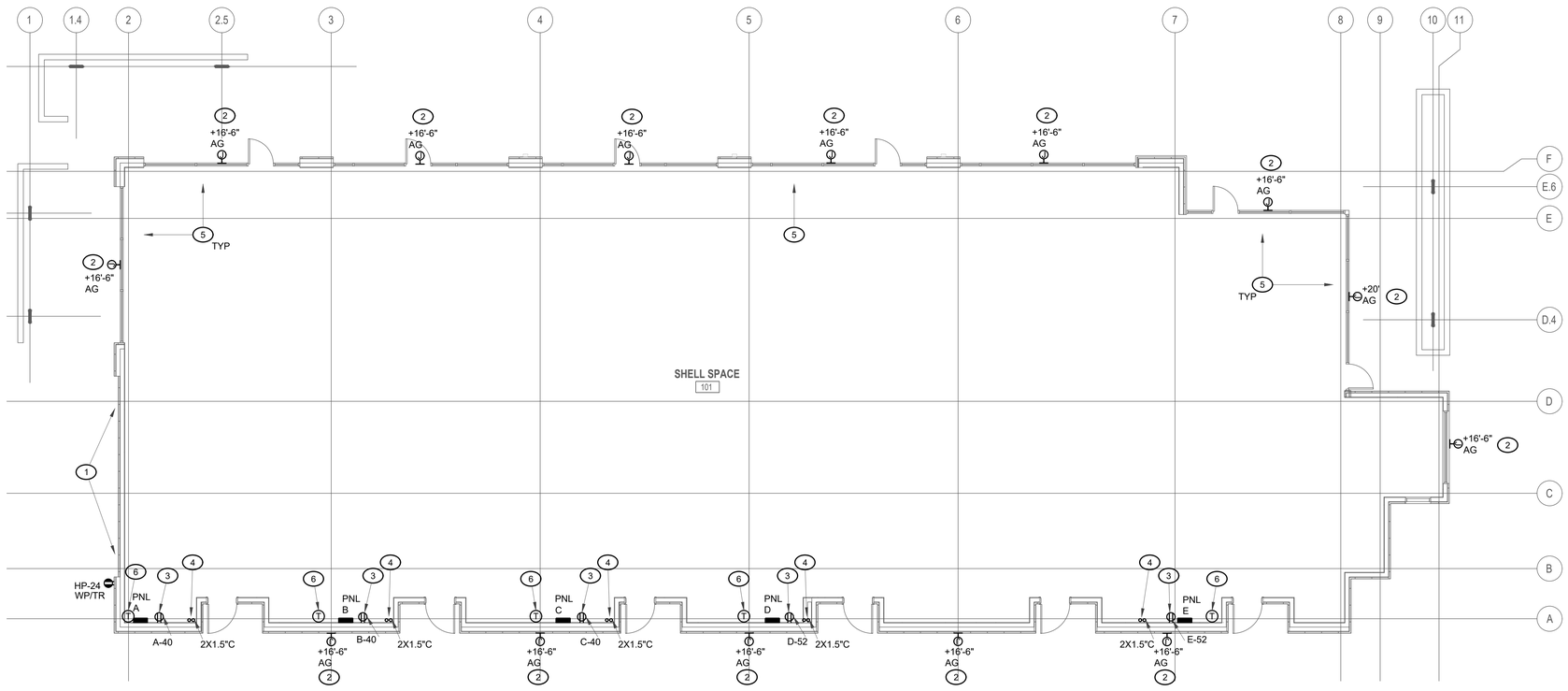


RISER ELEVATION

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

KEYED NOTES

1. SERVICE ENTRANCE EQUIPMENT, METERING, COMM/DATA DEMARCATION, AND FUTURE PV ARRAY DISCONNECT/REC METER. REFER TO RISER DIAGRAM FOR ADDITIONAL REQUIREMENTS.
2. APPROXIMATE LOCATION OF FUTURE TENANT SIGN. PROVIDE J-BOX WITH GASKETED WEATHER-PROOF BLANK COVER AND .75" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
3. RECEPTACLE ADJACENT TO TENANT PANEL PER NEC 210.63(B).
4. APPROXIMATE LOCATION OF TENANT PHONE/DATA BOARD. REFER TO DETAIL ON ES-101 FOR ADDITIONAL REQUIREMENTS.
5. SHOW-WINDOW RECEPTACLE(S) PER NEC 210.62. SHALL BE INSTALLED UNDER FUTURE TENANT IMPROVEMENT PERMIT(S).
6. .75" BUSHED CONDUIT WITH PULL STRING SUBBED UP TO ACCESSIBLE CEILING FOR T-STAT (TEMPORARY). COORDINATE EXACT LOCATION WITH MECHANICAL PRIOR TO ROUGH-IN



POWER AND SPECIAL SYSTEM NEW WORK PLAN

SCALE: 1/8"=1'-0"

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No	Date	Description
Revision Schedule		

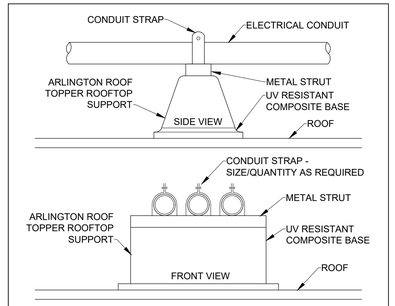
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SHEET TITLE

POWER NEW WORK PLAN

E-201

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CONDUIT SUPPORT ON ROOF DETAIL

SCALE: NONE

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

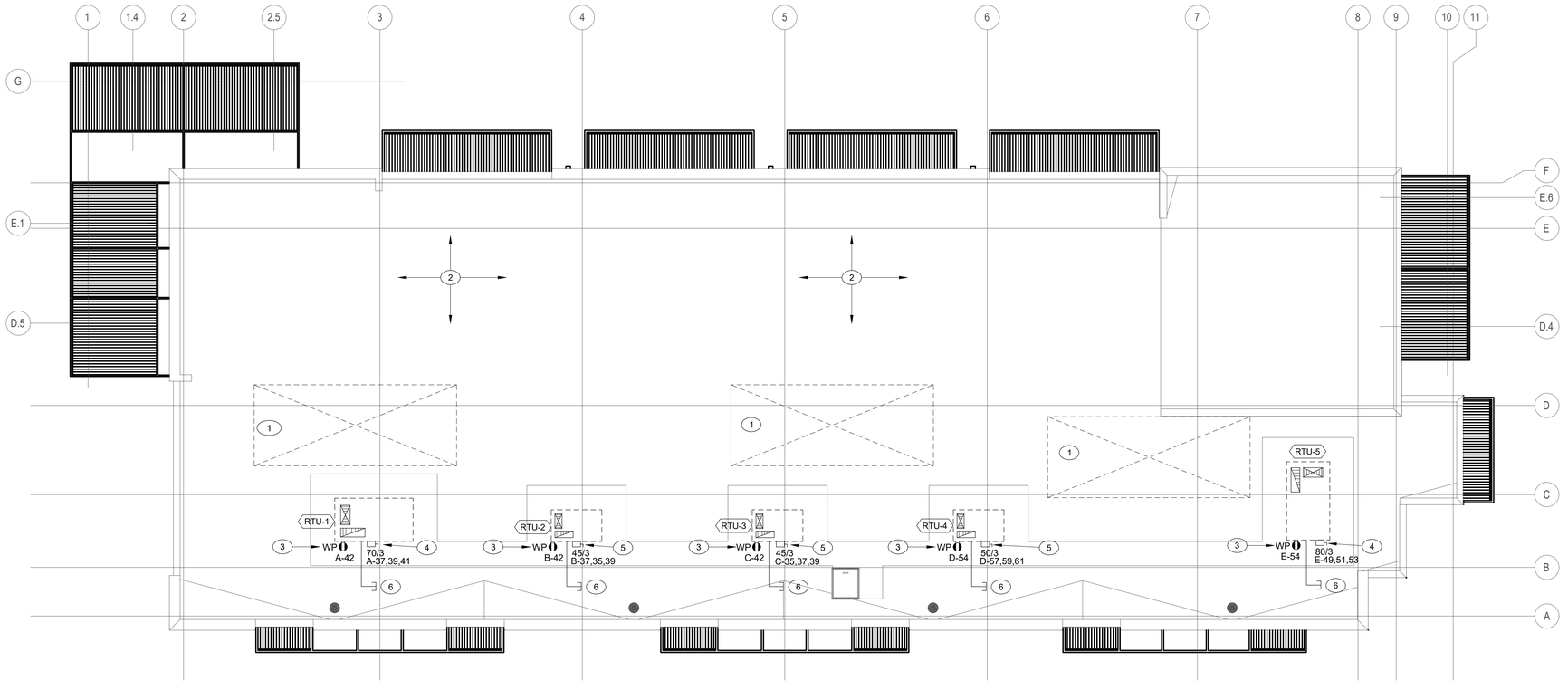
ITEM	DESCRIPTION	LOAD						Termination	Notes
		Volts	Phase	HP	KVA	MCA	MOCP		
RTU-1	ROOF TOP UNIT (HVAC)	208	3			57	70		**2, 3**
RTU-2	ROOF TOP UNIT (HVAC)	208	3			30	45		**2, 3**
RTU-3	ROOF TOP UNIT (HVAC)	208	3			30	45		**2, 3**
RTU-4	ROOF TOP UNIT (HVAC)	208	3			45	50		**2, 3**
RTU-5	ROOF TOP UNIT (HVAC)	208	3			70	80		**2, 3**

NOTES: **(Verify all equipment voltages and amp ratings with mechanical contractor prior to rough-in.)** 02-2024

1. NEMA 3R fused disconnect switch or breaker provided with unit. Refer to Mechanical Equipment Schedule.
2. Provide fused disconnect switch, NEMA 3R if outside.
3. Provide 120V GFCI duplex receptacle adjacent to unit; NEMA 3R if outside. Comply with NEC 210.63
4. Provide thermal switch.
5. Provide NEMA 3R combination starter / disconnect switch. Provide OCP per approved mechanical equipment.

KEYED NOTES

1. SPACE RESERVED FOR FUTURE MUA MAKEUP AIR UNIT AND EXHAUST FAN.
2. AREA RESERVED FOR FUTURE SOLAR SYSTEM.
3. WEATHER RESISTANT GFCI RECEPTACLE MOUNTED ON, OR ADJACENT TO, MECHANICAL UNIT INSTALLED IN A MANNER THAT DOES NOT IMPEDE ACCESS REQUIRED FOR ROUTINE MECHANICAL MAINTENANCE.
4. 100-AMP, 250-VOLT, 3-PHASE, FSS, DISCONNECT IN NEMA-3R ENCLOSURE MOUNTED ON, OR ADJACENT TO, MECHANICAL UNIT IN A MANNER THAT DOES NOT IMPEDE ACCESS REQUIRED FOR ROUTINE MECHANICAL MAINTENANCE. EXTEND 1.25" CONDUIT WITH (3) #2 CU AND (1) #8 CU EGR TO CIRCUIT INDICATED AND PROVIDE FUSES IN ACCORDANCE WITH MANUFACTURER'S NAMEPLATE.
5. 60-AMP, 250-VOLT, 3-PHASE, FSS DISCONNECT IN NEMA-3R ENCLOSURE MOUNTED ON, OR ADJACENT TO, MECHANICAL UNIT IN A MANNER THAT DOES NOT IMPEDE ACCESS REQUIRED FOR ROUTINE MECHANICAL MAINTENANCE. EXTEND .75" CONDUIT WITH (3) #6 CU AND (1) #10 CU EGR TO CIRCUIT INDICATED AND PROVIDE FUSES IN ACCORDANCE WITH MANUFACTURER'S NAMEPLATE.
6. 0.75" BUSHED CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE FOR T-STAT CONTROL WIRING INSTALLED BY MECHANICAL.



ELECTRICAL ROOF PLAN

SCALE: 1/8"=1'-0"

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No	Date	Description
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ELECTRICAL ROOF PLAN

E-301

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SERVICE GROUNDING SYSTEM GENERAL NOTES

A. ALL CONDUCTORS USED FOR THE GROUNDING SYSTEM SHALL BE COPPER.

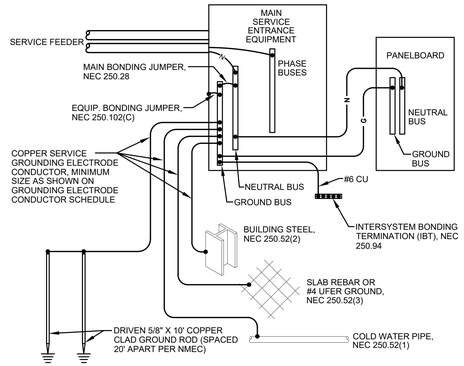
B. CONNECT THE GROUNDING SYSTEM TO THE FOUR FOLLOWING COMPONENTS:
1. BUILDING STEEL.
2. METAL U.G. COLD WATER PIPE.
3. CONCRETE ENCASED REBAR OR #4 COPPER UFER.
4. 10' GROUND RODS.

C. ANY SPLICING SHALL BE VIA IRREVERSIBLE COMPRESSION TYPE..

D. THE GROUNDING SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF ARTICLE 250 NEC, AND SHALL PROVIDE 5 OHMS OR LESS RESISTANCE TO GROUND. PROVIDE TEST REPORT VERIFYING RESISTANCE LEVEL IS IN COMPLIANCE WITH 5 OHM MAXIMUM.

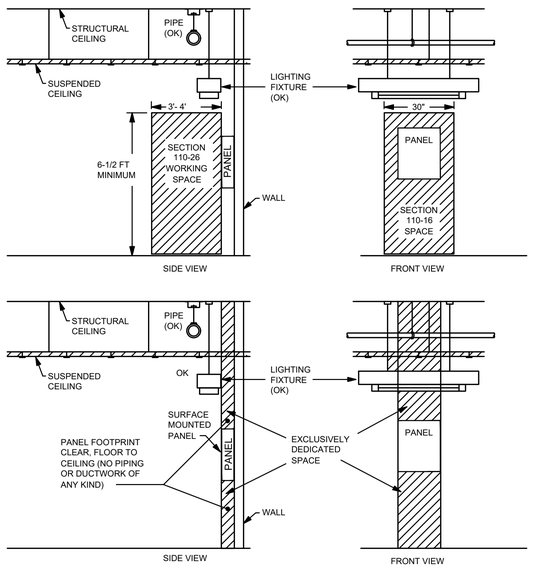
GROUNDING ELECTRODE CONDUCTOR SCHEDULE

SERVICE AMPACITY	EQUIV. CU WIRE SIZE	MAIN BONDING JUMPER	EQUIPMENT BONDING JUMPER	METALLIC PIPE CONDUCTOR	BUILDING STEEL CONDUCTOR	REBAR OR UFER CONDUCTOR	GROUND ROD CONDUCTOR
100A	#2	#8	#8	#8	#8	#8	#8
150A	#1/0	#6	#6	#6	#6	#6	#6
200A	#3/0	#4	#4	#4	#4	#4	#6
225A	#4/0	#2	#2	#2	#2	#4	#6
400A	500	#1/0	#1/0	#1/0	#1/0	#4	#6
600A	700	#2/0	#2/0	#2/0	#2/0	#4	#6
800A	(2) X 500	#3/0	#3/0	#2/0	#2/0	#4	#6
1000A	(3) X 400	#3/0	#3/0	#3/0	#3/0	#4	#6
1200A	(4) X 350	250KCMIL	250KCMIL	#3/0	#3/0	#4	#6
1600A	(5) X 400	350KCMIL	350KCMIL	#3/0	#3/0	#4	#6
2000A	(6) X 400	400KCMIL	400KCMIL	#3/0	#3/0	#4	#6



SERVICE GROUNDING SYSTEM DIAGRAM

SCALE: NONE



NOTE: COORDINATE EQUIPMENT INSTALLATION IN FIELD TO ENSURE ALL N.E.C. CLEARANCES ARE MAINTAINED

POWER PANEL CLEARANCE DIAGRAM

SCALE: NONE

SERVICE SIZING CALCULATIONS

SERVICE CHARACTERISTICS:
208Y/120 VOLT, 3-PHASE, 4-WIRE, 60HZ

CONNECTED LOADS: 146.3 kVA

HOUSE PANEL: 13.5 kVA (37.4 AMPS)

FUTURE LOADS:

PANEL A: 105.7 kVA (293.7 AMPS)

PANEL B: 37.7 kVA (104.8 AMPS)

PANEL C: 37.7 kVA (104.8 AMPS)

PANEL D: 32.3 kVA (89.8 AMPS)

PANEL E: 101.0 kVA (280.8 AMPS)

TOTAL LOAD: 474.2 kVA

RECOMMENDED SERVICE TRANSFORMER TO BE SIZED AT 500 kVA

SHORT-CIRCUIT CALCULATIONS

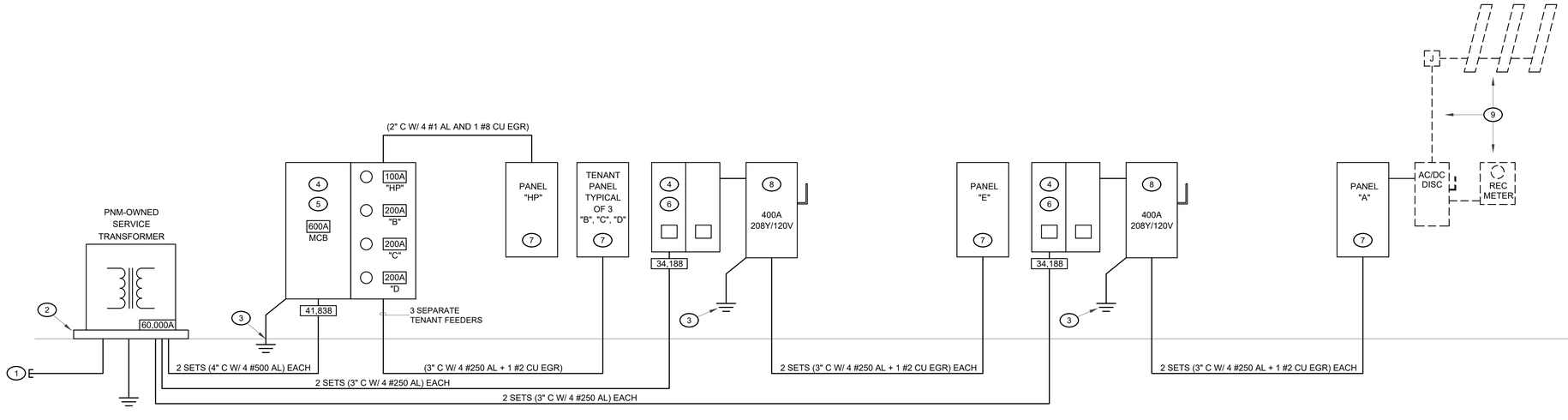
MAXIMUM FAULT CURRENT
AT TRANSFORMER SECONDARY: USE 60,000A PER UTILITY STANDARDS DM-4-11.0.

ALL PANELS SHALL HAVE A.I.C. AS SCHEDULED.

KEYED NOTES

1. CONTRACTOR TO PROVIDE 2X4" CONDUIT STUB-OUT'S APPROXIMATELY 10'-0" UTILIZING RGC ELBOWS PER PNM DS-7-16.7. CONFIRM REQUIREMENTS FOR NEW SERVICE WITH PNM JOB SPECIFIC STANDARDS AND PROCEDURES LETTER PUBLISHED BY PNM PRIOR TO COMMENCING WITH WORK.
2. CONTRACTOR FURNISHED CONCRETE PAD AND PROTECTIVE STEEL BOLLARDS PER PNM DS-7-16.7 OTC AS DIRECTED BY SERVING UTILITY.
3. GROUNDING ELECTRODES IN ACCORDANCE WITH NEC ARTICLE 250. REFER TO DETAIL.

   IF ONE, OR MORE, OF THE GROUNDING ELECTRODES PRESCRIBED BY THE NEC ARE ABSENT FROM THIS PROJECT, CONTRACTOR SHALL COMPLY WITH NEW MEXICO STATE CODE NMAC 14.10.4 ARTICLE 250.50.
4. PROVIDE PERMANENT PLACARD IN ACCORDANCE WITH NEC 230.2(E). EACH METER SHALL BE LABELED WITH CORRESPONDING TENANT SPACE.
5. MODULAR METER CENTER IN NEMA-3R ENCLOSURE, 250-VOLT, 3PH-IN / 3PH-OUT, BRACED AT 65,000 AIC, WITH MCB AND 4-GANG TENANT METER(S) PER MS-4-4.0 (OPTION A) CONFIGURED AS ILLUSTRATED.
6. OVER 200-AMP, 3-PHASE, UNDERGROUND METER ENCLOSURE PER MS-4.4.0 (OPTION B) AND MS-3-8.0.
7. PANEL BOARD. REFER TO PANEL SCHEDULE FOR REQUIREMENTS. ALL BREAKERS SHALL BE POPULATED DURING SHELL CONSTRUCTION.
8. 400-AMP, 250-VOLT HD, FSS, SERVICE ENTRANCE RATED DISCONNECT IN NEMA-3R ENCLOSURE. PROVIDE 400-AMP RK1 FUSED.
9. FUTURE PV ARRAY, COMBINER(S), DISCONNECT, REC METER, AND PLACARDS TO BE INSTALLED UNDER SEPARATE PERMIT.



RISER DIAGRAM - REFER TO GENERAL NOTES ON E-101

SCALE: NTS

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RISER DIAGRAM, SERVICE CALCS

E-600

2/21/2024 2:19:23 PM

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PANEL: "A" | VOLTAGE: 208/120V | MAINS: 400A MLO | WIRING: 3 PHASE, 4-W
LOCATION: TENANT SPACE | MOUNTING: SURFACE | DEVICE FAMILY: BOLT-ON | ENCLOSURE: NEMA 1
FED FROM: UTILITY XFMR/ FSS DISCONNECT | FEED: BOTTOM | O.C. DEVICE: CIRCUIT BREAKER | AIC: 22,000

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
20A/1P		LIGHTING	LTG	105	1	5865			2	5760		SPD NEC 242.14(A)	INTEGRAL 80ka DEVICE	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		3		5760		4	5760		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		5			5760	6	5760		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		7				8		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		9				10		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		11				12		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		13				14		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		15				16		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		17				18		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		19				20		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		21				22		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		23				24		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		25				26		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		27				28		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		29				30		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		31				32		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		33				34		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		35				36		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		37				38		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		39				40		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		41				42		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		43				44		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		45				46		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		47				48		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
70A/3P		RTU-1	MEC	6840	49	6840			50		FUTURE	WATER FOUNTIAN	GFCI C-B; NEC 422.5(A)(B)	20A/1P
-		-	-	6840	51		7020		52	180	REC	RECEPTACLE	NEC 210.63(B)	20A/1P
-		-	-	6840	53			7020	54	180	REC	RECEPTACLE	NEC 210.63	20A/1P
125A/3P	PV BACK-FEED C-B	PV ARRAY	FUTURE		55				56		FUTURE	PANEL "K"	SUB-FEED C-B	200A/3P
-	-	-	-		57				58		-	-	-	-
-	-	-	-		59				60		-	-	-	-

			PHASE TOTALS:	VA		AMPS
			PHASE A:	12705		105.9
	KVA	AMPS	PHASE B:	12780		106.5
TOTAL	38.3	106.3	PHASE C:	12780		106.5

NOTES: 02-2024
1.) PROVIDE GROUND BAR, NEUTRAL BAR, DOOR-IN-DOOR TRIM.
2.) 60 TOTAL POLES.
3.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.

PANEL: "B" | VOLTAGE: 208/120V | MAINS: 200A MLO | WIRING: 3 PHASE, 4-W
LOCATION: TENANT SPACE | MOUNTING: SURFACE | DEVICE FAMILY: BOLT-ON | ENCLOSURE: NEMA 1
FED FROM: METER CENTER | FEED: BOTTOM | O.C. DEVICE: CIRCUIT BREAKER | AIC: 22,000

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
20A/1P		LIGHTING	LTG	70	1	2950			2	2880		SPD NEC 242.14(A)	INTEGRAL 50ka DEVICE	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		3		2880		4	2880		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		5			2880	6	2880		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		7				8		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		9				10		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		11				12		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		13				14		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		15				16		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		17				18		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		19				20		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		21				22		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		23				24		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		25				26		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		27				28		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		29				30		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		31				32		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		33				34		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		35				36		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
45A/3P		RTU-2	MEC	3600	37	3600			38		FUTURE	WATER FOUNTIAN	GFCI C-B; NEC 422.5(A)(B)	20A/1P
-		-		3600	39		3780		40	180	REC	RECEPTACLE	NEC 210.63(B)	20A/1P
-		-		3600	41			3780	42	180	REC	RECEPTACLE	NEC 210.63	20A/1P

			PHASE TOTALS:	VA		AMPS
			PHASE A:	6550		54.6
	KVA	AMPS	PHASE B:	6660		55.5
TOTAL	19.9	55.2	PHASE C:	6660		55.5

NOTES: 02-2024
1.) PROVIDE GROUND BAR, NEUTRAL BAR, DOOR-IN-DOOR TRIM.
2.) 42 TOTAL POLES.
3.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.

PANEL: "C" | VOLTAGE: 208/120V | MAINS: 200A MLO | WIRING: 3 PHASE, 4-W
LOCATION: TENANT SPACE | MOUNTING: SURFACE | DEVICE FAMILY: BOLT-ON | ENCLOSURE: NEMA 1
FED FROM: METER CENTER | FEED: BOTTOM | O.C. DEVICE: CIRCUIT BREAKER | AIC: 22,000

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
20A/1P		LIGHTING	LTG	70	1	2950			2	2880		SPD NEC 242.14(A)	INTEGRAL 50ka DEVICE	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		3		2880		4	2880		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		5			2880	6	2880		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		7				8		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		9				10		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		11				12		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		13				14		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		15				16		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		17				18		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		19				20		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		21				22		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		23				24		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		25				26		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		27				28		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		29				30		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		31				32		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		33				34		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		35				36		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
45A/3P		RTU-3	MEC	3600	37	3600			38		FUTURE	WATER FOUNTIAN	GFCI C-B; NEC 422.5(A)(B)	20A/1P
-		-		3600	39		3780		40	180	REC	RECEPTACLE	NEC 210.63(B)	20A/1P
-		-		3600	41			3780	42	180	REC	RECEPTACLE	NEC 210.63	20A/1P

			PHASE TOTALS:	VA		AMPS
			PHASE A:	6550		54.6
	KVA	AMPS	PHASE B:	6660		55.5
TOTAL	19.9	55.2	PHASE C:	6660		55.5

NOTES: 02-2024
1.) PROVIDE GROUND BAR, NEUTRAL BAR, DOOR-IN-DOOR TRIM.
2.) 42 TOTAL POLES.
3.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.

PANEL: "D" | VOLTAGE: 208/120V | MAINS: 200A MLO | WIRING: 3 PHASE, 4-W
LOCATION: TENANT SPACE | MOUNTING: SURFACE | DEVICE FAMILY: BOLT-ON | ENCLOSURE: NEMA 1
FED FROM: METER CENTER | FEED: BOTTOM | O.C. DEVICE: CIRCUIT BREAKER | AIC: 22,000

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
20A/1P		LIGHTING	LTG	70	1	2950			2	2880		SPD NEC 242.14(A)	INTEGRAL 50ka DEVICE	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		3		2880		4	2880		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		5			2880	6	2880		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		7				8		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		9				10		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		11				12		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		13				14		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		15				16		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		17				18		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		19				20		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		21				22		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		23				24		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		25				26		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		27				28		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		29				30		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		31				32		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		33				34		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		35				36		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		37				38		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		39				40		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		41				42		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		43				44		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		45				46		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		47				48		FUTURE	FAÇADE SIGN	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		49				50		FUTURE	WATER FOUNTIAN	GFCI C-B; NEC 422.5(A)(B)	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		51				52	180	REC	RECEPTACLE	NEC 210.63(B)	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		53				54	180	REC	RECEPTACLE	NEC 210.63	20A/1P
80A/3P		RTU-5	MEC	8400	55	8400			56		FUTURE	PANEL "K"	SUB-FEED C-B	200A/3P
-		-		8400	57				58		-	-	-	-
-		-		8400	59				60		-	-	-	-

			PHASE TOTALS:	VA		AMPS
			PHASE A:	14230		118.6
	KVA	AMPS	PHASE B:	14340		119.5
TOTAL	42.9	119.2	PHASE C:	14340		119.5

NOTES: 02-2024
1.) PROVIDE GROUND BAR, NEUTRAL BAR, DOOR-IN-DOOR TRIM.
2.) 60 TOTAL POLES.
3.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.

PANEL: "E" | VOLTAGE: 208/120V | MAINS: 400A MLO | WIRING: 3 PHASE, 4-W
LOCATION: TENANT SPACE | MOUNTING: SURFACE | DEVICE FAMILY: BOLT-ON | ENCLOSURE: NEMA 1
FED FROM: UTILITY XFMR/ FSS DISCONNECT | FEED: BOTTOM | O.C. DEVICE: CIRCUIT BREAKER | AIC: 22,000

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
20A/1P		LIGHTING	LTG	70	1	5830			2	5760		SPD NEC 242.14(A)	INTEGRAL 80ka DEVICE	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		3		5760		4	5760		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		5			5760	6	5760		-	-	-
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		7				8		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		9				10		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		11				12		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		13				14		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		15				16		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		17				18		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		19				20		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		21				22		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		23				24		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		25				26		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		27				28		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		29				30		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		31				32		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		33				34		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		35				36		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		37				38		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		39				40		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		41				42		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		43				44		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		45				46		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		47				48		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		49				50		FUTURE	SPARE	TENANT IMPROVEMENT	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		51				52	180	REC	RECEPTACLE	NEC 210.63(B)	20A/1P
20A/1P	TENANT IMPROVEMENT	SPARE	FUTURE		53				54	180	REC	RECEPTACLE	NEC 210.63	20A/1P
80A/3P		RTU-5	MEC	8400	55	8400			56		FUTURE	PANEL "K"	SUB-FEED C-B	200A/3P
-		-		8400	57			8400	58		-	-	-	-
-		-		8400	59				60		-	-	-	-

			PHASE TOTALS:	VA		AMPS
			PHASE A:	14230		118.6
	KVA	AMPS	PHASE B:	14340		119.5
TOTAL	42.9	119.2	PHASE C:	14340		119.5

NOTES: 02-2024
1.) PROVIDE GROUND BAR, NEUTRAL BAR, DOOR-IN-DOOR TRIM.
2.) 60 TOTAL POLES.
3.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.

PANEL: "HP" | VOLTAGE: 208/120V | MAINS: 100A MLO | WIRING: 3 PHASE, 4-W
LOCATION: SEE POWER PLAN | MOUNTING: SURFACE | DEVICE FAMILY: BOLT-ON | ENCLOSURE: NEMA 3R
FED FROM: METER CENTER | FEED: TOP | O.C. DEVICE: CIRCUIT BREAKER | AIC: 42,000

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
20A/1P		TIME CLOCK	LTG	180	1	3060			2	2880		SPD NEC 242.14(A)	INTEGRAL 50ka DEVICE	-
20A/1P	EXTERIOR FAÇADE	ACCENT LTG	LTG	744	3		3624		4	2880		-	-	-
20A/1P	EXTERIOR FAÇADE	ACCENT LTG	LTG	690	5			3570	6	2880		-	-	-
20A/1P	EXTERIOR FAÇADE	ACCENT LTG	LTG	356	7	1112			8	756	LTG	SITE LIGHTING		20A/1P
20A/1P		WALL PACKS	LTG	420	9		1176		10	756	LTG	SITE LIGHTING		20A/1P
20A/1P		SPARE			11			756	12	756	LTG	SITE LIGHTING		20A/1P
20A/1P		SPARE			13				14			SPARE		20A/1P
20A/1P		SPARE			15				16			SPARE		20A/1P
20A/1P		SPARE			17				18			SPARE		20A/1P
20A/1P		SPARE			19				20			SPARE		20A/1P
20A/1P		SPARE			21				22			SPARE		20A/1P
20A/1P		SPARE			23				24	180	REC	RECEPTACLES	BLDG EXTERIOR	20A/1P

			PHASE TOTALS:	VA		AMPS
			PHASE A:	4172		34.8
	KVA	AMPS	PHASE B:	4800		40.0
TOTAL	13.5	37.4	PHASE C:	4506		37.6

NOTES: 02-2024
1.) PROVIDE GROUND BAR, NEUTRAL BAR, DOOR-IN-DOOR TRIM.
2.) 24 TOTAL POLES.
3.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.

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CONSULTANTS

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WWW.TESTUDOENG.COM

Architect | Engineer

WILLIAM KITSOS NEW MEXICO 10543 02/23/2024 REGISTERED PROFESSIONAL ENGINEER

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	23026_E-601
DRAWN BY:	JT
CHECKED BY:	BK
DATE:	FEBRUARY 23, 2024

SHEET TITLE
PANEL SCHEDULES

E-601

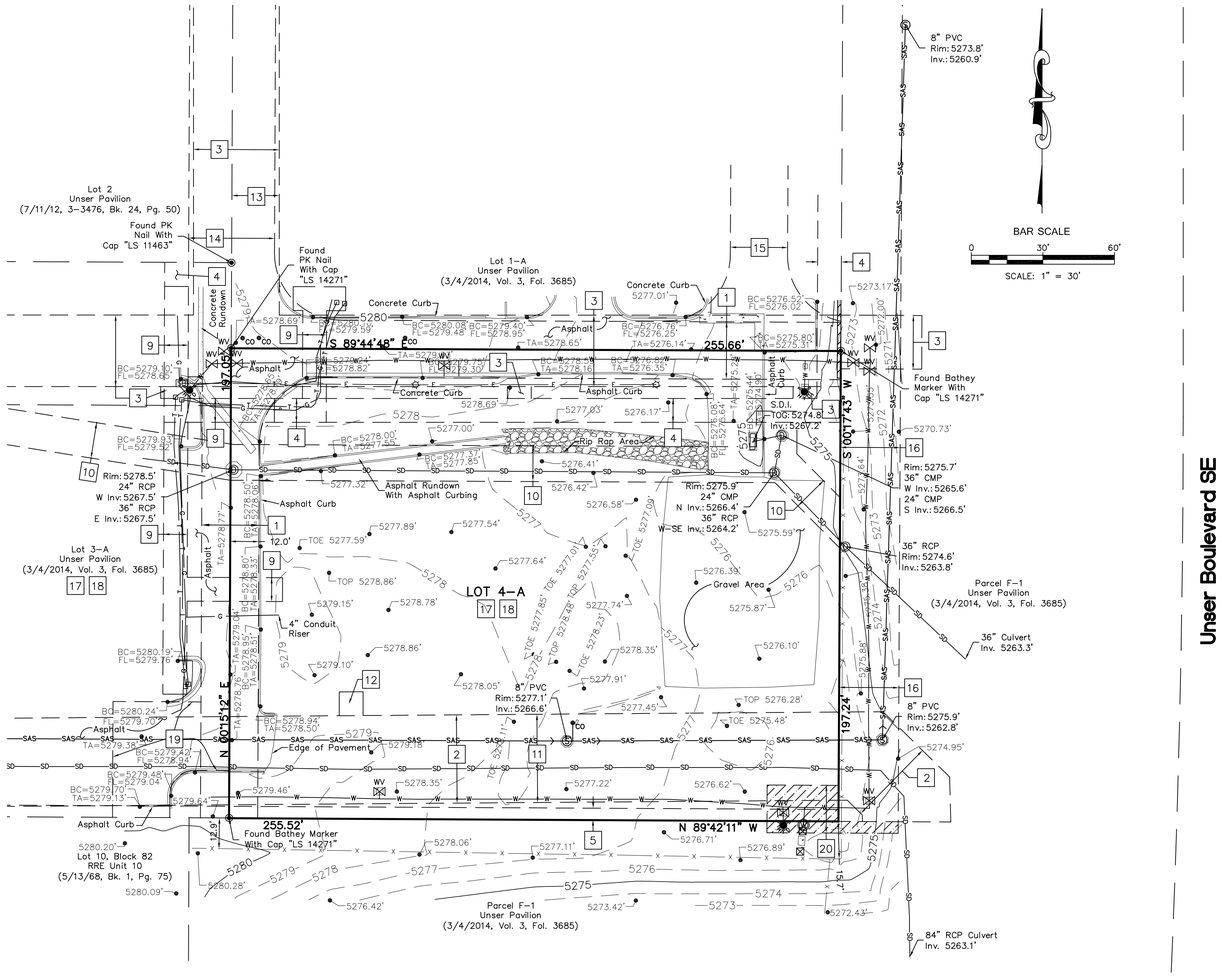
Topographic Map
for
Lot 4-A
Unser Pavilion
City of Rio Rancho
Sandoval County, New Mexico
February 2016



Vicinity Map n.t.s.

Legal Description

LOT NUMBERED FOUR-A (4-A), PLAT OF LOTS 1-A, 3-A, 4-A AND PARCEL F-1, UNSER PAVILION, BEING A REPLAT OF LOTS 1, 3, 4, 5, 6, 7 AND PARCEL F, UNSER PAVILION, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 4, 2014, IN VOL. 3, FOLIO 3685, AS DOC. NO. 2014P00682.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
	CONCRETE
	RIP RAP AREA
⊡	UTILITY PEDESTAL
	BLOCK WALL
—x—	WIRE FENCE
☼	LIGHT POLE
SB	SIGNAL BOX
—E—	UNDERGROUND ELECTRIC LINE
WV	WATER VALVE
Ⓦ	WATER METER
	FIRE HYDRANT
—W—	UNDERGROUND WATER LINE
Ⓢ	SANITARY SEWER MANHOLE
•co	SAS CLEANOUT
—SAS—	UNDERGROUND SANITARY SEWER LINE
⊠	IRRIGATION BOX
Ⓓ	STORM DRAIN MANHOLE
—SD—	UNDERGROUND STORM DRAIN LINE
—G—	UNDERGROUND GAS LINE
S.D.I.	STORM DRAIN INLET
—▫—	SIGN
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TOP 5075.50	TOP ELEVATION
TOE 5075.50	TOE ELEVATION

Easement Notes

1. 24' PRIVATE DRIVEWAY EASEMENT (07/11/12, 3-3476, BK 24, PG 50)
2. PUBLIC DRAINAGE EASEMENT (07/11/12, 3-3476, BK 24, PG 50)
3. PUBLIC WATERLINE EASEMENT (07/11/12, 3-3476, BK 24, PG 50)
4. 10' P.U.E. (07/11/12, 3-3476, BK 24, PG 50)
5. 5' P.U.E. (07/11/12, 3-3476, BK 24, PG 50)
6. INTENTIONALLY OMITTED
7. INTENTIONALLY OMITTED
8. INTENTIONALLY OMITTED
9. 10' UTILITY EASEMENT TO PNM & CENTURYLINK (3/4/14, VOL. 3, FOL. 3685)
10. 15' PRIVATE DRAINAGE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
11. PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
12. 10' PUBLIC WATERLINE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
13. EXISTING PRIVATE SEWER LINE EASEMENT (3/4/14, VOL. 3, FOL. 3685)
14. EXISTING 36' PRIVATE DRIVEWAY EASEMENT (07/11/12, 3-3476, BK 24, PG 50)
15. EXISTING 24' PRIVATE ACCESS EASEMENT (7/11/12, VOL. 3, FOL. 3476)
16. EXISTING 25' WATERLINE EASEMENT (PLAT OF PARCEL E, UNSER BOULEVARD R-O-W, PLAT BK. 24, PG 12-13)
17. BLANKET EASEMENT FOR CROSS LOT SURFACE DRAINAGE (7/11/12, VOL. 3, FOL. 3476)
18. BLANKET EASEMENT FOR CROSS LOT VEHICULAR AND PEDESTRIAN EASEMENT (7/11/12, VOL. 3, FOL. 3476)
19. EXISTING EASEMENT FOR CROSS LOT ACCESS AS DEFINED BY THE PLAT OF RECORD (3/4/14, VOL. 3, FOL. 3476) AND WITHIN REFERENCED DOCUMENT (5/17/12, DOC. 2012012144)
20. EXISTING 10' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (3/4/14, VOL. 3, FOL. 3685), SHOWN HEREON AS ▨

Benchmark -NAVD 88

ACS MONUMENT "8-A11" HAVING AN ELEVATION OF 5283.03'.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.
4. BEARINGS SHOWN HEREON ARE RECORD BEARINGS.
5. SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION MAY BE NECESSARY.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

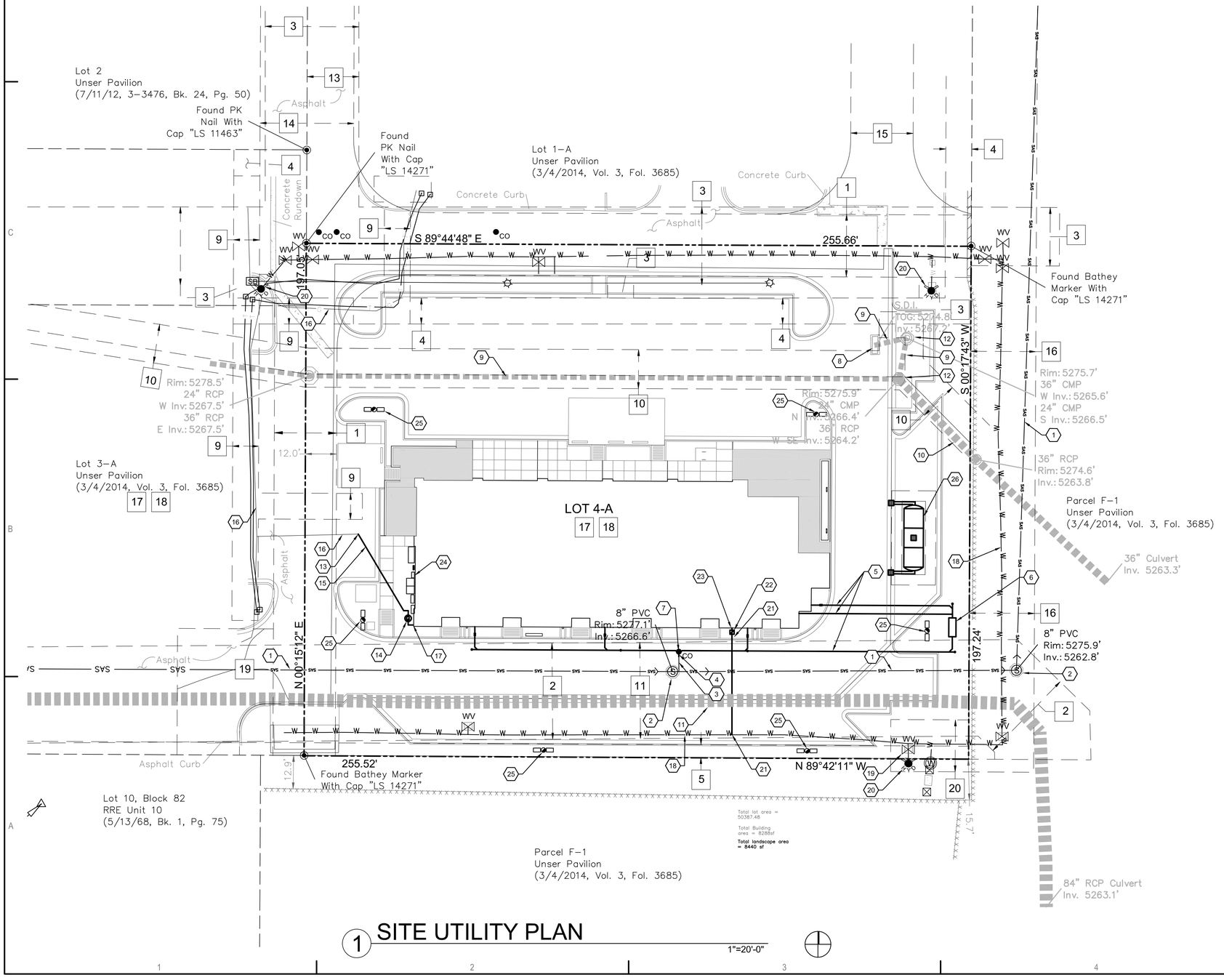
Will Plotner 2/9/16

Will Plotner Jr. Date
N.M.R.P.S. No. 14271

WILL W. PLOTNER JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.



1 SITE UTILITY PLAN

1"=20'-0"

UTILITY PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

UTILITY PLAN KEYED NOTES

1. EXISTING PUBLIC SANITARY SEWER LINE TO REMAIN.
2. EXISTING PUBLIC SANITARY SEWER MANHOLE TO REMAIN.
3. EXISTING SANITARY SEWER STUB OUT.
4. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING SANITARY SEWER STUB OUT. SEE PLUMBING PLANS FOR ADDITIONAL LATERALS AND ONSITE WASTE LINE THROUGH GREASE INTERCEPTOR THAT CONNECT AT THIS LOCATION.
5. GREASE INTERCEPTOR, SEE PLUMBING PLANS.
6. SANITARY SEWER DRAIN, SEE PLUMBING PLANS.
7. CONNECT SANITARY SEWER LINE TO BUILDING SEWER LINES, SEE PLUMBING SHEETS.
8. EXISTING DOUBLE TYPE "D" CATCH BASIN. ADJUST GRATE TO NEW FINISHED GRADE.
9. EXISTING 24" STORM DRAIN LINE
10. EXISTING 36" STORM DRAIN LINE
11. EXISTING 84" STORM DRAIN LINE
12. EXISTING STORM SEWER MANHOLE, ADJUST RIM TO NEW FINISHED GRADE.
13. CONNECT NEW NATURAL GAS LINE TO EXISTING, SIZE TO BE DETERMINED BY NM GAS CO.
14. NATURAL GAS METER MANIFOLD AND METERS, SIZE TO BE DETERMINED BY NM GAS CO.
15. NEW NATURAL GAS LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
16. EXISTING NATURAL GAS LINE TO REMAIN.
17. CONNECT TO BUILDING. SEE PLUMBING AND MECHANICAL PLANS FOR CONTINUATION.
18. EXISTING WATERLINE TO REMAIN.
19. EXISTING GATE VALVE TO REMAIN.
20. EXISTING FIRE HYDRANT TO REMAIN.
21. NEW 2" WATER METER SERVICE, METER BOX AND METER PER CITY OF RIO RANCHO STANDARD DRAWING W-14.
22. NEW 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR IN SAFE-T-COVER 200T-AL ENCLOSURE WITH 1KW HEATER.
23. CONNECT DOMESTIC WATER SERVICE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
24. ELECTRICAL EQUIPMENT. SEE ELECTRICAL SITE PLAN ES-101.
25. LIGHT POLE, SEE ELECTRICAL SITE PLAN ES-101.
26. UNDERGROUND INFILTRATION GALLERY AND CATCH BASINS. SEE GRADING PLAN SHEET C201 AND SHEET C503.

STUDIO SW ARCHITECTS
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P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9248

Architect

Engineer

NEW MEXICO 9677 REGISTERED PROFESSIONAL ENGINEER 2-23-24

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124-4791

No	Date	Description
Revision Schedule		

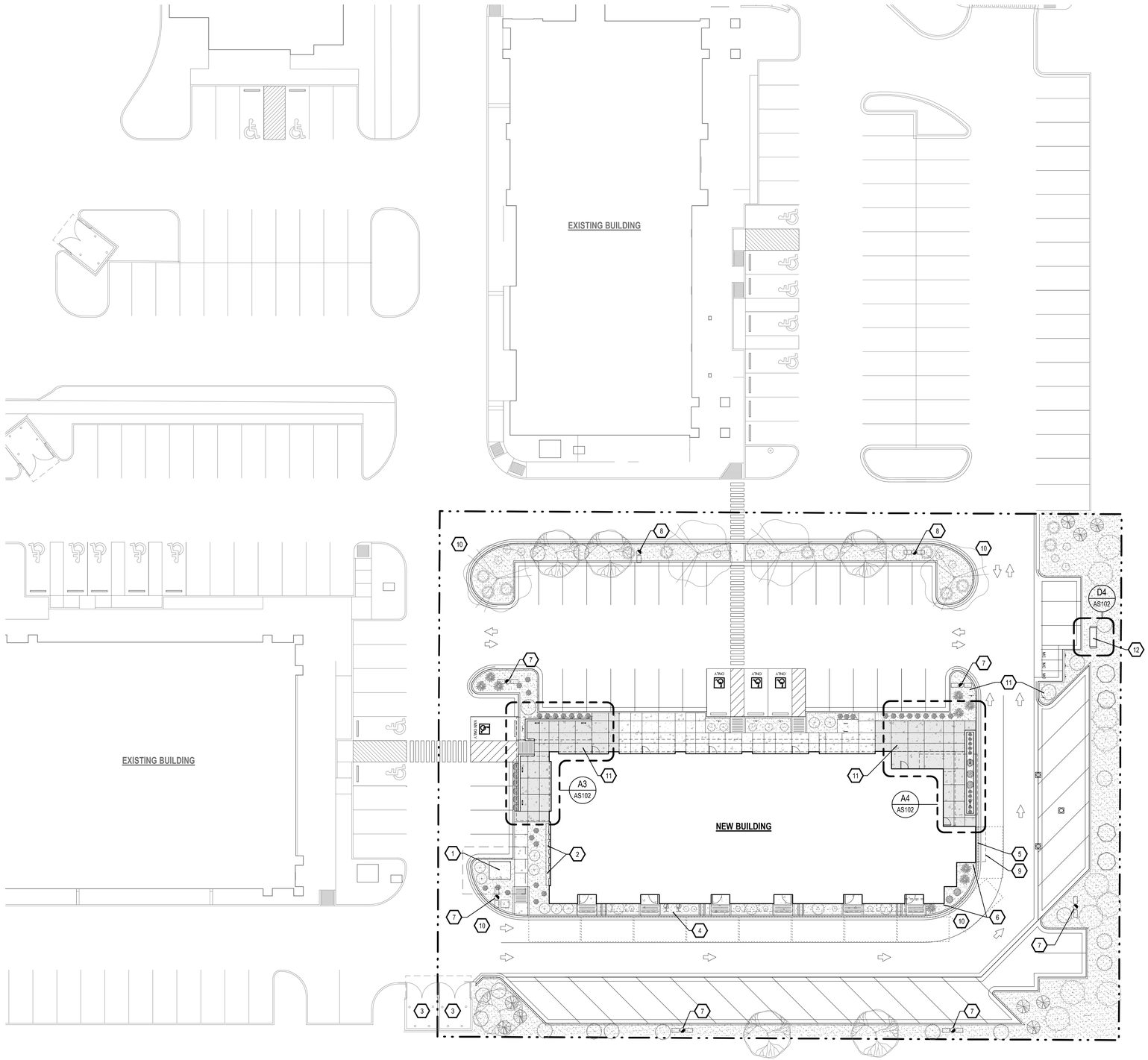
ISSUE:	PERMIT SET
PROJECT NUMBER:	
DRAWN BY:	
CHECKED BY:	
DATE:	February 23, 2024

SHEET TITLE

SiteUtility Plan

C301

2/23/2024 11:36:01 AM
C:\Users\mnoe\Documents\2229_Retail at Unser Pavilion_Central_mnoeX58T5.rvt



A1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

A. COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING

B. SEE CIVIL FOR ALL SITE-RELATED INFORMATION EXCEPT AT SITE WALLS/PLANTER DOCUMENTED ON SHEET AS102.

C. COORDINATE WITH OWNER AND DRIVE THRU TENANT THE REQUIREMENTS / LOCATIONS FOR DRIVE THRU WAYFINDING SIGNAGE, ADDITIONAL SIGNAGE, SPECIAL PAVEMENT STRIPING, ETC.

KEYED NOTES

1	TRANSFORMER, REFER TO ELECTRICAL SITE PLAN
2	WALL MOUNTED ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL SITE PLAN
3	EXISTING TRASH ENCLOSURE
4	FUTURE LOCATION FOR DRIVE THRU MENU BOARD AND INTERCOM. COORINDATE ALL REQUIREMENTS WITH OWNER AND TENANT, INCLUDING EXACT LOCATION IN VEHICLE QUEUING AREA
5	DRIVE THRU WINDOW
6	BOLLARDS, REFER TO CIVIL DETAILS
7	NEW LIGHT POLE, REFER TO ELECTRICAL SITE PLAN
8	EXISTING LIGHT POLE
9	DRIVE THRU WINDOW AWNING ABOVE, PROVIDE OVERHEAD CLEARANCE WARNING SIGNAGE PER TENANT STANDARDS. FIELD VERIFY AS-BUILT HEIGHT ABOVE PAVEMENT.
10	SEE GENERAL NOTE 'C'
11	ONE WAY SIGNAGE, LOCATION TO BE DETERMINED
12	PYLON SIGN, LOCATION SHALL BE DETERMINED IN FIELD

ANALYSIS

TOTAL PARKING COUNT:
64 SPACES

HANDICAP:
3 SPACES

HANDICAP VAN:
1 SPACE

COMPACT CAR:
12 SPACES

MOTORCYCLE:
3 SPACES

ZONING
SU / C1

PARKING REQUIREMENTS

64 NEW PARKING SPACES PROVIDED

TOTAL GROSS BUILDING SQUARE FOOTAGE = 8,190 SF

5,116 SF MAXIMUM SPACE FOR RESTAURANT TENANTS = 52 REQUIRED SPACES @ 1 SPACE PER 100 SF

2,618 SF SPACE REMAINING FOR NON-RESTAURANT RETAIL TENANTS = 9 REQUIRED SPACES @ 1 SPACE PER 300 SF

LANDSCAPING

LOT SIZE = 1.1567 ACRES / 50,387 SF

LANDSCAPE AREA REQUIRED = 10% OF LOT = 5,040 SF

LANDSCAPE AREA PROVIDED = 8,164 SF = 16%

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 11:47:51-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

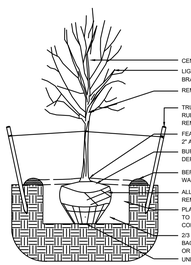
ARCHITECTURAL SITE PLAN

AS101

PLANT SCHEDULE

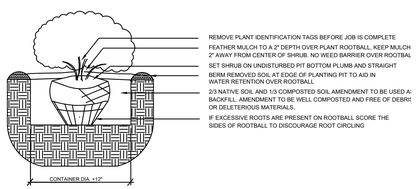
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE	
DECIDUOUS TREE							
	CL	4	CHILOPSIS LINEARIS / DESERT WILLOW	2" B&B	20` X 25`	491	
	PC	6	PRUNUS CERASIFERA / PURPLE-LEAF PLUM	2" B&B	15` X 15`	270	Tree Subtotal: 3,584
DESERT ACCENT							
	AP	7	AGAVE PARRYI / PARRY`S AGAVE	5 GAL	2` X 2`	3	
	HP	10	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	3` X 3`	7	
	YB	4	YUCCA BACCATA / BANANA YUCCA	5 GAL	4` X 5`	20	
	YP	5	YUCCA PENDULA / SOFT LEAF YUCCA	5 GAL	4` X 3`	7	
PERENNIAL							
	SM	10	SALVIA NEMOROSA `MAY NIGHT` / MAY NIGHT SAGE	1 GAL	1.5` X 1.5`	2	
ORNAMENTAL GRASS							
	BB	11	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL	3` X 3`	7	
	CK	31	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	5 GAL	30" X 2`	3	
DECIDUOUS SHRUBS							
	BD	4	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	5` X 7`	38	
	CG	10	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL	8` X 10`	79	
	LF	8	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL	6` X 6`	28	
	RG	13	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	2` X 6`	28	
	SG	9	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL	3` X 4`	13	
EVERGREEN SHRUBS							
	BH	9	BACCHARIS X `STARN` / STARN COYOTE BRUSH	5 GAL	2` X 5`	20	
	JB	11	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	2` X 5`	20	
	RA	9	ROSMARINUS OFFICINALIS `ARP` / ARP ROSEMARY	5 GAL	6` X 4`	13	Shrub Subtotal: 2,560

Plant Coverage: 6,144



1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.

WATER BUDGET CALCULATIONS

ALL SITE LANDSCAPING

YEAR 1 AND YEAR 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR

10	TREES	=	60	GALLONS PER RUN CYCLE				
151	SHRUBS	=	302	GALLONS PER RUN CYCLE				
362	GALLONS PER RUN CYCLE X 90 RUN TIMES	=	32580	GPY	/	0.10	ACRE FT.	
TOTAL WATER USE PER YEAR		=	32580.00	GPY	/	0.10	ACRE FT.	

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. .77 RUN CYCLES PER YEAR

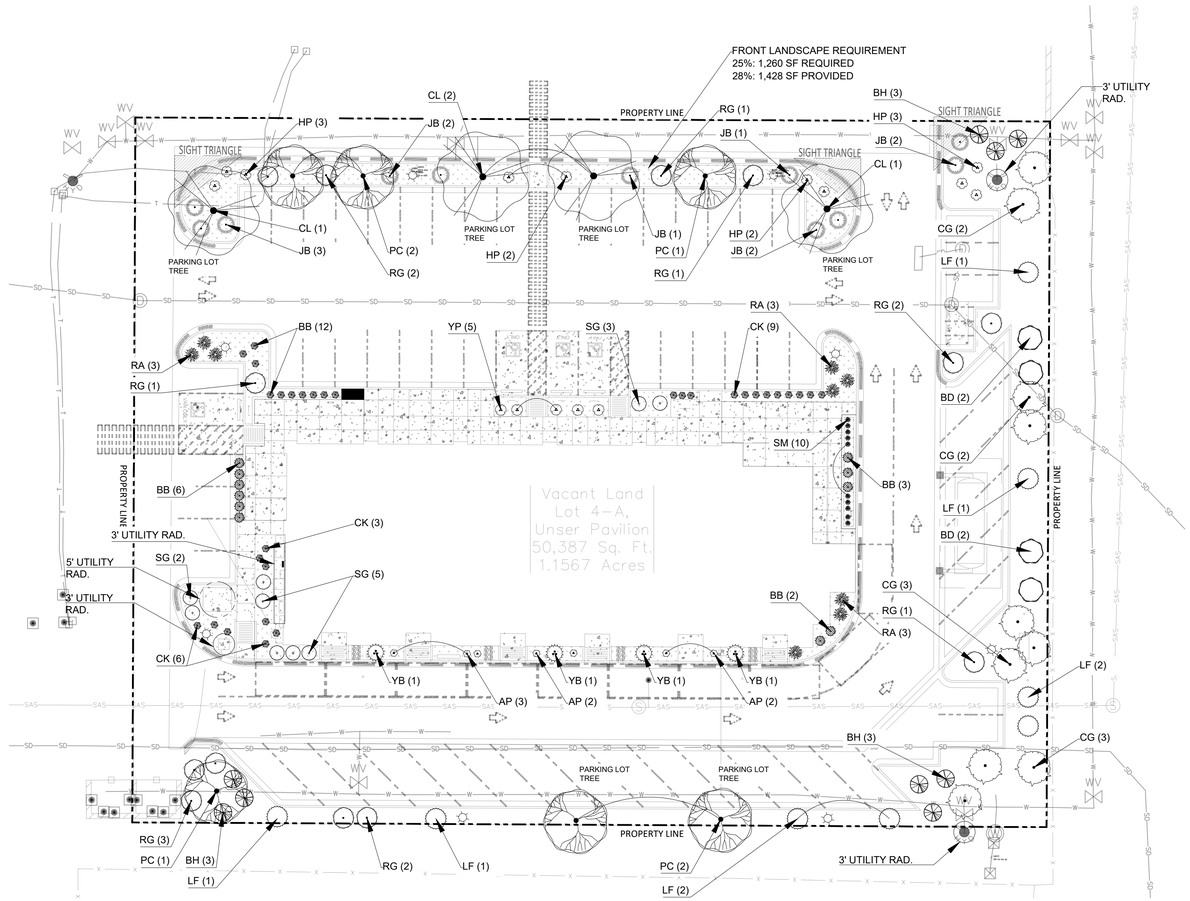
10	TREES	=	60	GALLONS PER RUN CYCLE				
151	SHRUBS	=	302	GALLONS PER RUN CYCLE				
362	GALLONS PER RUN CYCLE X .77 RUN TIMES	=	27874	GPY	/	0.09	ACRE FT.	
TOTAL WATER USE PER YEAR		=	27874.00	GPY	/	0.09	ACRE FT.	

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO SITE CONDITIONS

GROSS ACREAGE (SF):	50,387
MIN. LANDSCAPE AREA (10% GROSS LOT):	REQ: 5,039 SF / PROVIDED: 8,164 SF (16%)
MIN. COVERAGE (75% LANDSCAPE AREA):	REQ: 6,123 SF / PROVIDED: 6,144 SF (75%)
PARKING LOT TREES (64 STALLS) 1 TREE PER 10 STALLS:	6 REQUIRED / 10 PROVIDED

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE INSTALLED LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY THE OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
7. ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
8. ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
9. TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
10. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



YELLOWSTONE LANDSCAPE
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Albuquerque, NM 87184
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design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT
2/21/24

Date: 02/23/2024
Revisions:
1.
2.
3.
4.
5.

Drawn by: E.G.
Reviewed by: MH

RETAIL SHOPS
PERMIT SET

1912 Wellspring Ave SE
Rio Rancho, New Mexico

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LS-01

2/23/2024 11:35:53 AM

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KEYED NOTES

1 WALL MOUNTED ELECTRICAL EQUIPMENT
2 METAL COPING, FINISH MATCHES METAL PANELS
3 STUCCO CONTROL JOINT
4 OUTLINE OF CONCRETE SITE WALL, SEE ARCHITECTURAL SITE SHEETS FOR INFORMATION
5 ANGLED CANOPY COLUMNS
6 OUTLINE OF CONCRETE PLANTER, SEE ARCHITECTURAL SITE SHEETS FOR INFORMATION
7 CANOPY, PAINT TO MATCH METAL PANELS
8 AWNING, PAINT TO MATCH METAL PANELS
9 MECHANICAL UNIT
10 TENANT SIGNAGE. COORDINATE SIZE AND LOCATION WITH OWNER. PENETRATIONS AT EIFS AND METAL PANELS TO BE DETERMINED IN FIELD
11 SEE SEPARATE UNOBSTRUCTED ELEVATION OF HIGH ROOF BEYOND
12 EXTERIOR WALL SCONCE, SEE ELECTRICAL
13 SEE INDICATED PLAN DETAIL FOR MATERIAL TRANSITION
14 CONTINUOUS STRIP LIGHTING FIXTURE ON INSIDE FACE
15 METAL PANEL CONTROL JOINT IS ALIGNED WITH VERTICAL STOREFRONT MULLION BELOW
16 AREA FOR FUTURE DRIVE THRU WINDOW, SEE SHEET A-601 FOR INFORMATION
17 METAL PANEL JOINT
18 METAL PANEL CONTROL JOINT IS ALIGNED WITH FACE OF EIFS
19 FACE OF EIFS IS ALIGNED WITH FACE OF METAL PANELS
20 EXTERIOR GAS LINES, PAINT TO MATCH BRONZE FINISH

GENERAL NOTES

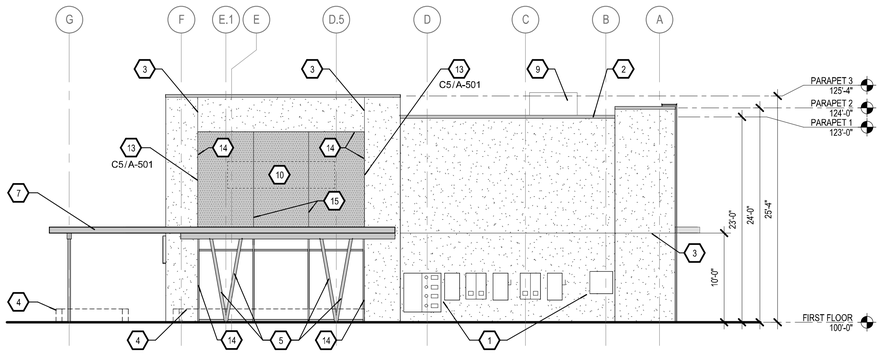
A. REFER TO A-001 FOR GENERAL PROJECT NOTES.

LEGEND

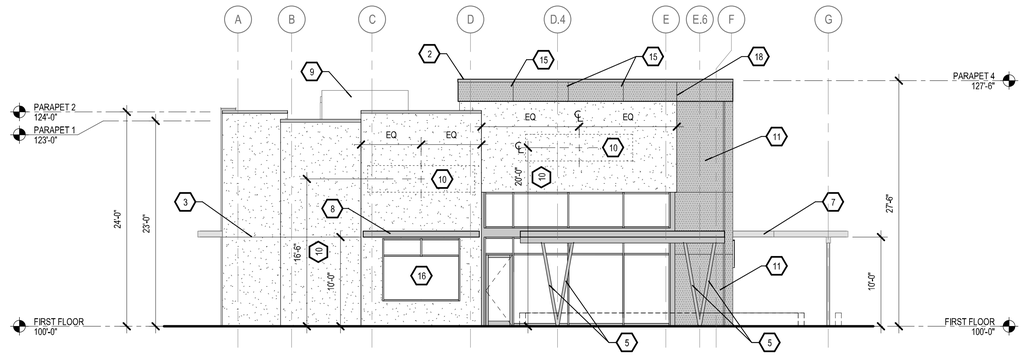
SYNTHETIC STUCCO

METAL PANEL SYSTEM

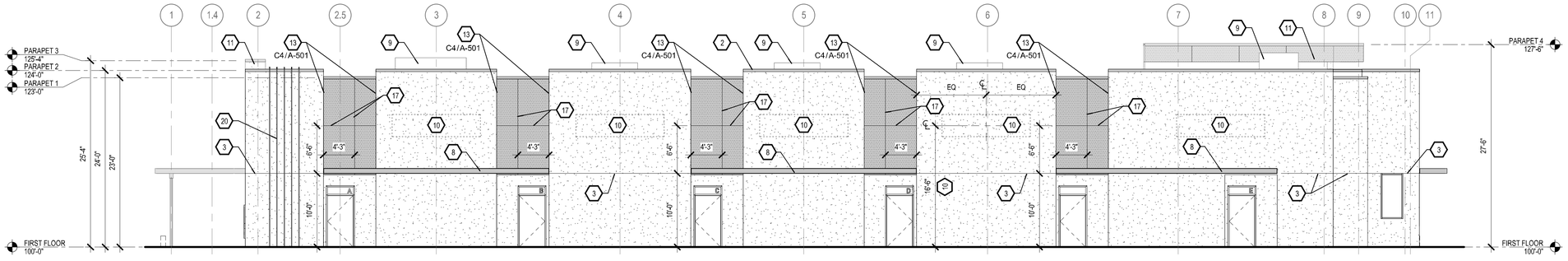
METAL WITH BRONZE FINISH OR PAINTED TO MATCH BRONZE FINISH



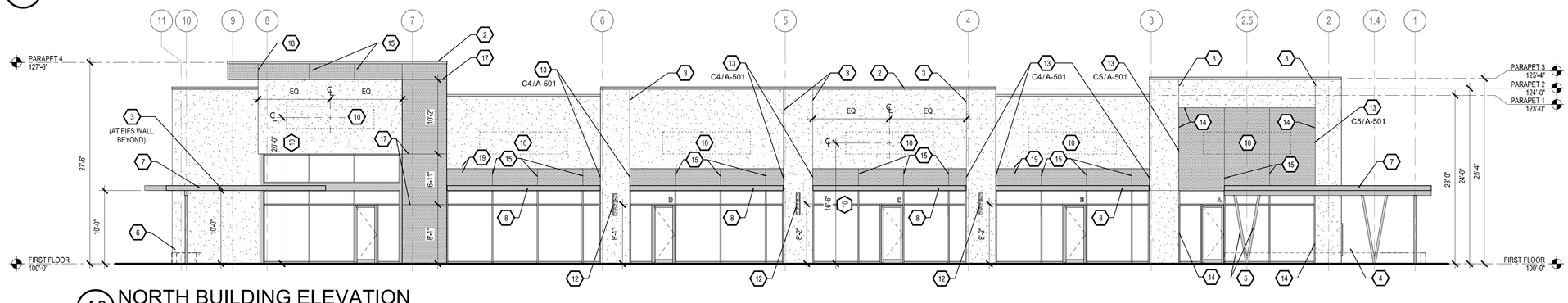
C2 WEST BUILDING ELEVATION
1/8" = 1'-0"



C4 EAST BUILDING ELEVATION
1/8" = 1'-0"



B2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



A2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

STUDIO SW ARCHITECTS
2101 Mountain Road NW Suite B | Albuquerque NM 87104
505-843-9639 | www.studioswarch.com

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
LAURA B. ANDERSON
No. 5528
REGISTERED ARCHITECT
2024.02.23 14:47:48-07'00'

Retail Shops at Unser Pavilion

1912 Wellspring Avenue SE
Rio Rancho, NM 87124

No	Date	Description
Revision Schedule		

ISSUE:	PERMIT SET
PROJECT NUMBER:	2229
FILE:	2229_Retail at Unser Pavilion_Central.rtv
DRAWN BY:	MN
CHECKED BY:	MM/LA
DATE:	FEBRUARY 23, 2024

SHEET TITLE

ELEVATIONS

A-201

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 28, 2024

TO:
(X) Development Services – Matt Geisel, Amy Rincon, David Serrano, Brian Babyak, Cedric Smith, Peter Prukup
(X) Fire and Rescue – James Wenzel, Gerard Bauer
(X) Police – Lt. Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: **Development Services Department, Planning & Zoning Division**

RE: **Site Plan**: DSD #24-160-00002, 1912 Wellspring Ave SE (Unser Pavilion, Lot 4-A)

The applicant, Randy Ko, through his agent, Studio Southwest Architects, requests site plan approval for a drive-thru restaurant and multi-tenant retail space in an SU: Special Use zoned property. The subject property is located at 1912 Wellspring Ave SE, legally described as Unser Pavilion, Lot 4-A, and is approximately 1.1567 acres in size.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday March 13, 2024**. If redline comments are made on the application or application materials, please also provide me with a copy. Please contact Chris Benson at 505-896-8342 or e-mail cbenson@rrnm.gov if you have any questions or would like to review a hard copy at my office.

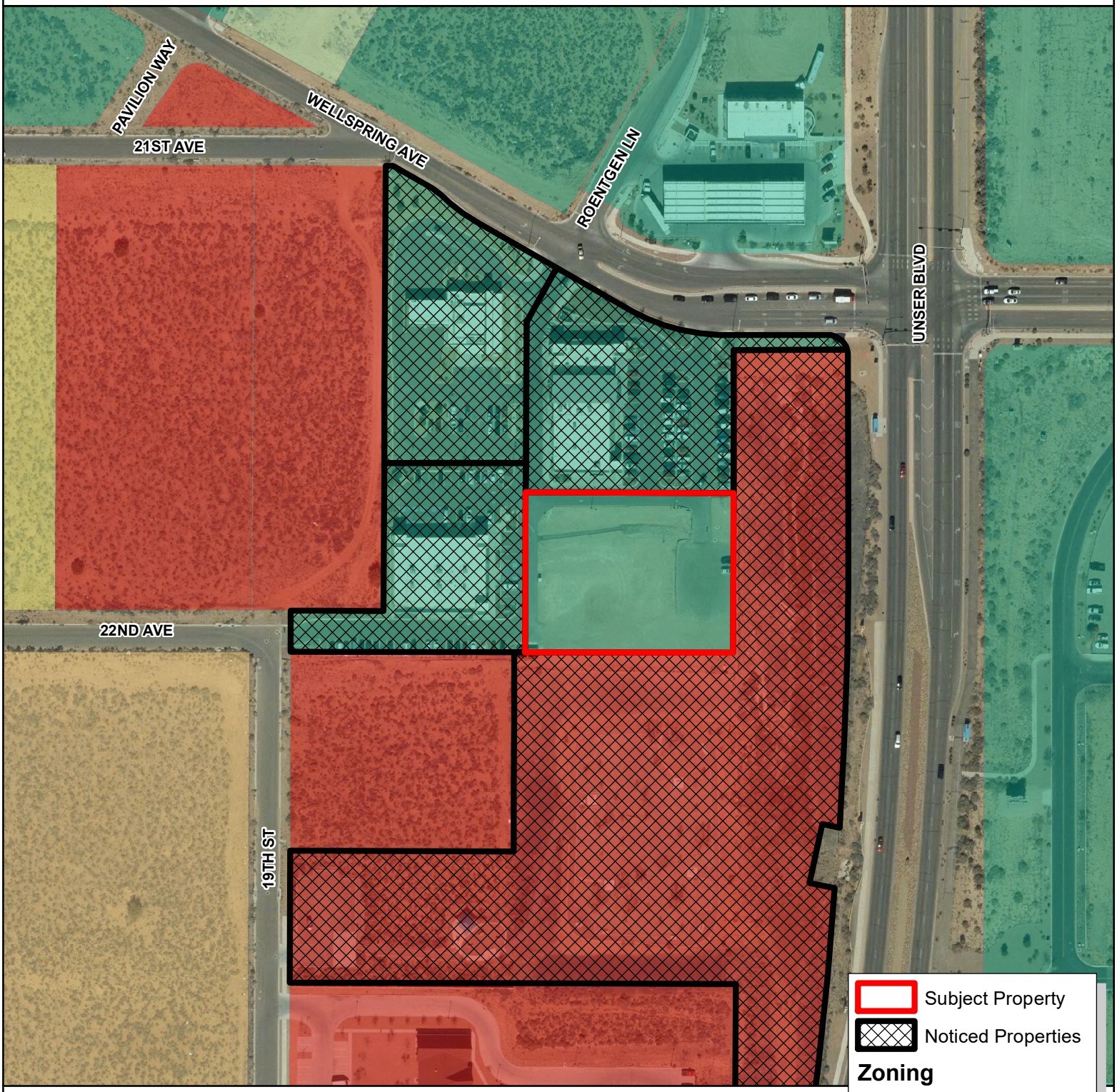
This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No recommendation for or against approval. PRCS Defers to DSD on any requirement for resubmittal. Comments: Landscaping amount, information, species selection and placement appears acceptable. Note that Irrigation backflow preventer will need to be registered and tested per ordinance 54.0. The following is required for any new parking associated with this development: Verify that handicap parking spaces are designed and constructed as ADA compliant – with no slope (run, cross slope, etc.) within the handicap parking space and aisle – greater than 2.083% in any given direction. Sheet C502 – Detail A1: For the accessible aisle between the handicap parking spaces, follow the NM Statute which requires that the striped area meet the requirements set out in NMSA 66-1- 4.1.B] and that 1' high letters that are at least 2" wide stating NO PARKING are stenciled in the aisle. Sheet C502 – Detail C3 (the scanned detail image is too poor to tell if this has been provided) Please reference the Parking Lot Checklist provided by the NM Governor's Commission on Disability for parking space and sign requirements found at: http://gcd.state.nm.us/wp-content/uploads/2018/11/2015-NM-Accessible-Parking-FINAL2.pdf. Page 7 of this checklist also clearly shows the type and color/s of handicap parking signs (New Mexico specific) to be installed, as well as the language required per State Statute.

Dyane N. Sonier *03/05/2024*

Reviewer Date

1912 WELLSPRING AVE SE NOTICED PROPERTIES



RioRancho City of Vision

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GIS Moving Spatial Data Forward

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 03/05/2024

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7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001588068

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah		**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail	sbitah@rrnm.gov		**PO Number**	240051	
Ad Cost		$81.64	**Sales Rep**	dmontoya	
Tax Amount		$6.23	**Order Taker**	dmontoya	
Total Amount		$87.87			
Amount Paid		$0.00			
Amount Due		$87.87			
Affidavits	0				

To pay by Credit Card or ACH: Click on the link below or enter online through your broswer.

https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001588068-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEGOVERNINGBODYOFTH ECITYOFRIORANCHOWILLCONSIDE RTHEFOLLOWINGMATTERATITSREG ULARLYSCHEDULEDMEETINGAT
Ad Size	1 X 97 li		
Color			

Run Date
03/13/2024
03/13/2024
03/13/2024

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, March 28, 2024:

Site Plan Approval
Case #24-160-00002

The applicant, Randy Ko, through his agent, Studio Southwest Architects, requests approval of a site plan for a drive-thru restaurant and multi-tenant commercial new build at the property 1912 Wellspring Ave SE. The subject property is legally described as Unser Pavilion, Lot 4-A and consists of approximately 1.1567 acres. The subject property is zoned SU: Special Use for C-1: Retail Commercial uses as stipulated in the Unser Pavilion Master Plan, under Ordinance No. 3, Enactment No. 12-04.

Zone Map Amendment
Case #24-100-00002

The applicants, Katrina, Ltd., through their agent, Jason Hall, are requesting a Zone Map Amendment to correct a C-2 and R-6 split zone to C-2 at the property located at 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lot 14A1.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: March 13, 2024



CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O3

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
O3, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Corrales South, Block H, Lot 14A1, from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District Split Zone to C-2; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicants, Katrina, Ltd., through their agent, Jason Hall, request a Zone Map Amendment from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District split zone to C-2 for the property located at 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lot 14A. The subject property area is approximately 3.04 acres in total.

The Zone Map Amendment request was heard by the Planning and Zoning Board at their meeting on February 27, 2024. The motion to recommend approval carried by a vote of four (4) for and 0 against.

The subject property is located off of Stephanie Rd SE, a residential road, which can be accessed off of Sara Rd SE to the south, a minor arterial, and Meadowlark Ln SE, a minor arterial, via Jackie Rd to the north and Eileen Rd SE to the west.

The adopted Generalized Land Use Map (GLUM), Chapter 5, Map L-2 of the City's Comprehensive Plan conceptualizes this area as Commercial and Neighborhood Community, Mixed-Use and Office. It is also within the Urban Center Specific Area Plan, which was created to meet planning and economic development goals of the City. This Specific Area Plan recommended a zoning designation of C-2 for the subject property. The property was re-zoned from C-1: Retail Commercial District to C-2 in June 2002 per Ordinance No. 19, Enactment 02-018.

The property to the north went through a preliminary/final plat process, which adjusted the lot line so that it ended just north of a 60 foot buffer easement, and dedicated right-of-way at the corner of 1301 Stephanie Rd SE and 4135 Jackie Rd SE. The plat was approved by the Planning and Zoning Board on December 13, 2022, filed under Book 32, Pages 94-95. This adjustment resulted in the lot to the south having a split zoning. The applicant is requesting an amendment to the split zoning in order to develop on the subject property, resulting in C-2: Wholesale and Warehousing Commercial for the entirety of the property.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Finding: The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

(D)(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

In the justification letter provided as an attachment to this item, the applicant states: "This zoning change request is consistent with the existing health, safety, morals and general welfare if the City. This zoning change will have no detrimental impact on these characteristics."

The Planning and Zoning Board recommends the Governing Body find that the proposed zone map amendment would be consistent with the health, safety, morals, and general welfare of the City by furthering the goals of the Urban Center Specific Area Plan, which seeks to promote and integrate wholesale and warehouse land uses into an area zoned for commercial activity and urban infill. This plan has policies that minimize the impact of wholesale and warehouse commercial businesses on the surrounding properties.

(D)(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The applicant's justification letter states: "The property line that defined the zoning division between the C-2 and R-6 zoning no longer exists creating a split zoning situation on a lot that is predominately C-2. The pervious separation of property and zoning has moved north 60’-0”. The zoning separation should be moved to be consistent with the property line division, since there is currently no clearly defined separation between the R-6 and C-2 designation on Lot 14-A."

The Planning and Zoning Board recommends the Governing Body find that amending the split zoning of the subject property results in a stability of land use and zoning, allowing consistent development and land use on the subject property.

(D)(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant's justification letter states: "This change is consistent with the adopted elements of the Comprehensive Plan in that the C-2 and R-6 division will match the new property separation removing the existing split zoning issue and clearly defining that separation by using the newly establish property line to clearly establish that division."

The Planning and Zoning Board finds that the C-2 zoning of the property is in alignment with Map L-2: Generalized Land Use (Existing and Planned) from the Comprehensive Plan, given that it is designated as commercial. It is also in alignment with the Urban Center Specific Area Plan, which was adopted by the City in 2002.

(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because:

a. There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City’s incorporation and adoption of its own zoning code

or on land annexed by the City; or
b. Changed neighborhood or community conditions justify the change; or
c. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply.

The applicant's justification letter states: "There was no error to correct. The conditions changed to the community conditions when the property line was moved north after purchase of the 60’-0” buffer zone. The existing commercial/warehouse complex has several existing tenants and has been a positive benefit to the City for the past 18 years. Many Intel contractors lease space on this site. By further expanding leasing opportunity to these contractors it will enhance Intel’s operational abilities thus enhancing the community financially and increase employment opportunities."

The Planning and Zoning Board recommends the Governing Body find that the proposed zone map amendment addresses criteria (b), as the lot line adjustment resulted in a split zone, which makes it difficult to determine and enforce the proper zoning requirements for new development on that property.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone determining factor for a change of zone

The applicant's justification letter states: "Cost of the land is not a consideration."

The Planning and Zoning Board recommends the Governing Body find that the cost of land or other economic consideration were not the determining factor for this request, and the applicant has relied on other factors.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant's justification letter states: "Street location and designation does not factor into the justification."

The Planning and Zoning Board recommends the Governing Body find that the property is not located on a major street and is not a part of the applicant's reasoning for the zone map amendment.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a 'spot zone.' Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant's justification letter states: "Spot zoning does not apply to this situation. The proposed zoning change is not different than the surrounding land or current use of the property."

The Planning and Zoning Board recommends the Governing Body find that the requested zone map amendment would not create a spot zone, as a majority of the property was already zoned C-2 and this will be correcting the split zone that was in result of a lot line adjustment. There are also properties adjacent to the property that are zoned C-2 or have C-2 permissive uses.

SURROUNDING LAND USE/ZONING:
The properties to the north is zoned R-6: Multi-Family Residential. The properties to the west is zoned R-4: Single-Family Residential. The properties are zoned SU: Special Use for C-2 with allowance for Multi-Family Residential and C-2 per the same Ordinance with of the subject property. The property to the east is zoned SU for C-2 and assisted living, nursing and community residential care facilities and similar institutions.

NOTIFICATIONS:
Notice of pending development application was sent via certified mail, return receipt requested, to the property owners within 100 ft of the subject property. A legal notification was published in the Albuquerque Journal on March 13, 2024. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	No Comments Provided
Rio Rancho Public Schools	X	No Comments Provided
Fire and Rescue	X	No Comments Provided
Police Department	X	No Comments Provided
SSCAFCA	X	No Comments Provided
MRCOG	X	No Comments Provided
Parks, Recreation and Community Services	X	No Comments Provided

IMPACT:
The Planning and Zoning Board recommends the Governing Body adopt the Zoning Ordinance, subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City.
2. The applicant has provided sound justification in a narrative for the proposed zone change which provides stability of zoning along with providing for adequate compatibility with surrounding zoning and future uses.
3. The proposed zone map amendment would be consistent with adopted elements of the Comprehensive Plan.
4. The proposed zone map amendment would be in alignment with the Urban Center Specific Area Plan.
5. The proposed zone change is more advantageous to the community, as articulated in the justification letter.
6. The applicant has provided sufficient justification that the cost of the land or other economic

considerations is not the main justification for the proposed zone map amendment.
7. The applicant has provided sufficient justification that the zone map amendment request is not based on the location of the subject property.
8. The requested zone map amendment is in alignment with the surrounding zoning and is not a "spot zone."

If the Governing Body determines the proposed zone map amendment is not justified, the following findings are recommended for any denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:
1. The Governing Body may approve the zone map amendment request.
2. The Governing Body may deny the zone map amendment request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:
The Planning and Zoning Board recommends the Governing Body adopt the Ordinance.

ATTACHMENT: Ordinane
ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Justifiction .pdf
ATTACHMENT: Reproduction of Notices.pdf

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, BLOCK H, LOT 14A1, CORRALES SOUTH, FROM C-2: WHOLESALE AND WAREHOUSING COMMERCIAL DISTRICT AND R-6: MULTI-FAMILY RESIDENTIAL DISTRICT SPLIT ZONE TO C-2: WHOLESALE AND WAREHOUSING COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 24-100-00002; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Urban Center Specific Area Plan on May 13, 2002, with Resolution No. 33, Enactment No. 02-032, and amended on February 11, 2004 with Resolution No. 6, Enactment No. 04-006 to exclude Tract C; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on February 27, 2024, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on March 28, 2024 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances

and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. Rezoning of Property: The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 3.04 acres from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District split zone to C-2: Wholesale and Warehousing Commercial District on the land legally described as:

> Corrales South, Block H, Lot 14A1, as shown on "Summary Plat for 14-A-1 and 16-B-1-B-1, Block H, Corrales South, Being Comprised of Lots 14-A and 16-B-1B, Block H, Corrales South, City of Rio Rancho, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico on February 14, 2023, Book 3, Page 5015.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:
The properties identified in Section 1, above, are subject to all requirements of the C-2: Wholesale and Warehousing Commercial District as set forth in R.O. 2003 Section 154.25 (as of the effective date of this ordinance or as subsequently amended).

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____ DAY _____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CORRALES SOUTH, BLOCK H, LOT 14A1



GIS
Moving Spatial Data Forward

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RioRancho
City of Vision

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

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Feet

Map created by: Michelle Costilla 1/30/2024

File No. 51601 KTW LandAmerica New Mexico Title

New Mexico Mandatory Form Rev. 8-96

WARRANTY DEED

Vista West Development, L.L.C., a New Mexico Limited Liability Company, for consideration paid grant(s) to Katrina Ltd. Co. a New Mexico limited liability company

whose address is P.O. Box 94030 Albuquerque, NM 87199

following described real estate in Sandoval County, New Mexico:

Lot numbered Fourteen-A (14A) in Block lettered "H", Corrales South as the same is shown and designated on the plat entitled "SUMMARY PLAT LOTS 26 THRU 35A IN BLOCK F AND LOTS 11A THRU 14A IN BLOCK H AND A PORTION OF JACKIE ROAD S.E. A REPLAT OF LOTS 26 THRU 35 IN BLOCK F AND LOTS 11 THRU 14 IN BLOCK H AND A PORTION OF JACKIE ROAD S.E., CORRALES SOUTH, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on April 21, 1989 in Vol. 3, Folio 772A.

SUBJECT TO All patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2005 and subsequent years; with warranty covenants.

WITNESS my hand and seal this 4th day of October, 2005.

Vista West Development, L.L.C.

BY: Aldo Vaio
Manager

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, _____,
by _____.

My Commission Expires: _____
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF New Mexico)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 4th day of October, 2005,
by Aldo Vaio (name of officer), _____, Manager (title of officer)
of Vista West Development, L.L.C. (name of corporation), a New Mexico (state of incorporation)
corporation on behalf of said corporation.

My Commission Expires: 07/09/09

Notary Public

Notary Public

SANDOVAL COUNTY
200540605
Book-405 Page- 41605
1 of 1
[illegible] PM
For Recording See Only

I authorize Jason Hall to act as the agent on behalf of Katrina, Ltd.

Scott Hauquitz, Manager

Date 1/24/24

Chapter 150.07
(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

   This zoning change request is consistent with the existing health, safety, morals and general welfare if the City. This zoning change will have no detrimental impact on these characteristics.

2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

   The property line that defined the zoning division between the C-2 and R-6 zoning no longer exists creating a split zoning situation on a lot that is predominately C-2. The pervious separation of property and zoning has moved north 60'-0". The zoning separation should be moved to be consistent with the property line division, since there is currently no clearly defined separation between the R-6 and C-2 designation on Lot 14-A.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

   This change is consistent with the adopted elements of the Comprehensive Plan in that the C-2 and R-6 division will match the new property separation removing the existing split zoning issue and clearly defining that separation by using the newly establish property line to clearly establish that division.

4. The applicant must demonstrate that the existing zoning is inappropriate because:

   a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or

      There was no error to correct.

   b) changed neighborhood or community conditions justify the change, or

      The conditions changed to the community conditions when the property line was moved north after purchase of the 60'-0" buffer zone.

   c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and

(b) that need will be best served by changing the classification of the piece of property in question as compared with other available property.

The existing commercial/warehouse complex has several existing tenants and has been a positive benefit to the City for the past 18 years. Many Intel contractors lease space on this site. By further expanding leasing opportunity to these contractors it will enhance Intel's operational abilities thus enhancing the community financially and increase employment opportunities.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Cost of the land is not a consideration.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Street location and designation does not factor into the justification.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

   Spot zoning does not apply to this situation.

2. the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

   The proposed zoning change is not different than the surrounding land or current use of the property.

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

March 8, 2024

RE: Zone Map Amendment, Case No. 24-100-00002
Corrales South, Block H, Lot 14A1

Dear Property Owner:

You are receiving this certified notice because your property is within 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicants, Katrina, Ltd., through their agent, Jason Hall, are requesting a Zone Map Amendment from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District split zone to C-2 for the property located at 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lot 14A1.

The **Governing Body** will consider the request and have the final approval on **Thursday, March 28, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

On the back of this letter is a location map of the project, with the property identified with a light blue outline.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Governing Body meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741 Passcode: 789419 Join via phone: 1-346-248-7799 US

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

CORRALES SOUTH, BLOCK H, LOT 14A1



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map created by: Michelle Costilla 1/30/2024

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7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001588068

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Sharon Bitah		**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail	sbitah@rrnm.gov		**PO Number**	240051	
Ad Cost		$81.64	**Sales Rep**	dmontoya	
Tax Amount		$6.23	**Order Taker**	dmontoya	
Total Amount		$87.87			
Amount Paid		$0.00			
Amount Due		$87.87			
Affidavits	0				

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https://securepayment.link/abqjournal/

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001588068-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEGOVERNINGBODYOFTH ECITYOFRIORANCHOWILLCONSIDE RTHEFOLLOWINGMATTERATITSREG ULARLYSCHEDULEDMEETINGAT
Ad Size	1 X 97 li		
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Run Date
03/13/2024
03/13/2024
03/13/2024

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, March 28, 2024:

Site Plan Approval
Case #24-160-00002

The applicant, Randy Ko, through his agent, Studio Southwest Architects, requests approval of a site plan for a drive-thru restaurant and multi-tenant commercial new build at the property 1912 Wellspring Ave SE. The subject property is legally described as Unser Pavilion, Lot 4-A and consists of approximately 1.1567 acres. The subject property is zoned SU: Special Use for C-1: Retail Commercial uses as stipulated in the Unser Pavilion Master Plan, under Ordinance No. 3, Enactment No. 12-04.

Zone Map Amendment
Case #24-100-00002

The applicants, Katrina, Ltd., through their agent, Jason Hall, are requesting a Zone Map Amendment to correct a C-2 and R-6 split zone to C-2 at the property located at 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lot 14A1.

This meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: March 13, 2024

CORRALES SOUTH, BLOCK H, LOT 14A1



Subject Property

100 ft.

GIS
Moving Spatial
Data Forward

N
W E
S

RioRancho
City of Vision

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

0 150 300 600

Feet

Map created by: Michelle Costilla 2/8/2024

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R27

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Administration

SUBJECT:
R27, Resolution Declaring the Intent to Issue Industrial Revenue Bonds (IRB) in a Principal Amount up to $250,000,000 in Connection with the Proposed 100-Megawatt Solar and Storage Project Located Within the Boundaries of City of Rio Rancho for the Purpose of Inducing Quail Ranch Solar LLC and Quail Ranch Energy Storage LLC and/or their Successors or Assigns to Construct and Install the Projects

BACKGROUND AND ANALYSIS:
The IRB Act, Sections 3-32-1 through 3-32-16 NMSA 1978, as amended authorizes the City of Rio Rancho (City) to issue IRBs and to acquire "Projects" as defined in the IRB Act.

The 100-megawatt Quail Ranch Project is an addition to 300-megawatts Atrisco solar and storage project IRBs at Quail Ranch that were approved by the Governing Body in December 2022 and amended in October 2023. The total project site encompasses 3,376 acres.

Quail Ranch Solar/Clenara filed an Industrial Revenue Bond (IRB) application for the City to issue two series of bonds in the aggregate principal amount of up to $250,000,000 to (i) acquire equipment, improvements and other tangible personal property located in the City for a 100 megawatt solar power generation facility for its affiliate Quail Ranch Solar LLC, a Delaware limited liability company (the "Solar Company") which will constitute an industrial development project (the "Solar Project"); and (ii) acquire equipment, improvements and other tangible personal property located in the City for a 100 megawatt storage project for use by the its affiliate Company Quail Ranch Energy Storage LLC, a Delaware limited liability company (the "Storage Company") which will constitute an industrial development project (the "Storage Project" and together with the Solar Project, the "Projects")) at Quail Ranch and to pay for certain costs of issuance of such bonds.

This IRB Inducement Resolution (attached) is the first step in the formal IRB approval process. The Inducement Resolution does not obligate the Governing Body to adopt the Bond Ordinances or issue the IRBs, nor does the adoption of this resolution obligate Quail Ranch Solar/Clenera to proceed with the projects. Adoption of the resolution authorizes the publication of required notices and authorizes staff to continue development of the required ordinances and instruments required to proceed with the proposed bond issuance and amendments.

A subsequent Bond Ordinance for each of the two projects will follow, typically within 45 – 60 days, for final Governing Body consideration and action. Each Bond Ordinance will include provisions for a payment in lieu of taxes (PILOT) to both the Albuquerque Public Schools and Rio Rancho Public Schools Districts, final stated maturity of not more than 30 years and clawback provisions consistent with New Mexico Statute (3-32-6(A)(2)) for renewable energy projects, and the IRB requirements of the Comprehensive Economic Development Policy established in Resolution No.

66, Enactment No. 04—65.

The Quail Ranch area is in the Albuquerque Public Schools service area. As such, the PILOT shall be divided between the two school districts, pursuant to 3-32-6(A)(2)(c), and the City.

The Bond ordinances will require two (2) readings. If issued, the City of Rio Rancho's name will be on the bonds (along with references to the Solar Project, the Solar Project Company, the Storage Project, and the Storage Project Company), but the Bonds will be payable from the revenues of the Project and by Quail Ranch Solar/Clenera and will not constitute a debt or indebtedness of the City Rio Rancho.

The IRB benefit to the applicant includes a property tax abatement on tangible Business Personal Property, with a PILOT to the Albuquerque Public Schools and Rio Rancho Public Schools Districts and an exemption on the compensating tax for the purchase of equipment. Clawback provisions are established in the two lease agreements that require the applicant to pay back 100% of the ad valorem property taxes if the business fails to operate, or ceases to operate, the leased property within five years after the date of issuance of the bonds.

The State of New Mexico's Energy Transition Act (ETA) of 2019 has spurred the demand for the development of new renewable energy resources. Quail Ranch is a 6,492-acre tract of master-planned yet undeveloped land in the outlying southwest portion of the City of Rio Rancho. The area lacks utility and road connectivity from the core of Rio Rancho. It is accessed by dirt road from Albuquerque. The roadway alignment for the potential future Paseo del Volcan goes through the middle of Quail Ranch, with the Solar Project to be located on the west side of the roadway alignment.

Clenera/Atrisco Solar broke ground on the initial phase of the project for 300 megawatts in January 2023 and is now 99% constructed and nearly ready for testing.

The proposed site is appropriately zoned for renewable energy. On June 9, 2022, the Governing Body (Resolution/Enactment numbers) approved a Zone Map Amendment (Ordinance No. 11, Enact. 22-11) and Master Plan Addendum (Resolution No. 32, Enact. 22-032) to allow for renewable energy overlay zone in Quail Ranch.

IMPACT:

Approval of the Inducement Resolution will allow for the next steps in the development of the Quail Ranch Solar project in Quail Ranch supporting New Mexico's transition to renewables while creating new one-time and recurring revenues for the City in an outlying undeveloped area of the City.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

City Administration recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Atrisco Energy Complex Map.png
ATTACHMENT: QR IRB Application Final 3.21.24.pdf

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION RELATING TO THE PROPOSED INDUSTRIAL REVENUE BONDS ENTITLED CITY OF RIO RANCHO, NEW MEXICO TAXABLE INDUSTRIAL REVENUE BONDS (QUAIL RANCH SOLAR LLC PROJECT), SERIES 2024 AND CITY OF RIO RANCHO, NEW MEXICO TAXABLE INDUSTRIAL REVENUE BONDS (QUAIL RANCH ENERGY STORAGE LLC PROJECT), SERIES 2024, DECLARING THE INTENT OF CITY OF RIO RANCHO TO ISSUE SUCH INDUSTRIAL REVENUE BONDS IN AN AGGREGATE COMBINED PRINCIPAL AMOUNT UP TO $250,000,000 IN CONNECTION WITH THE PROPOSED PROJECTS LOCATED WITHIN THE BOUNDARIES OF CITY OF RIO RANCHO FOR THE PURPOSE OF INDUCING QUAIL RANCH SOLAR LLC AND QUAIL RANCH ENERGY STORAGE LLC AND/OR THEIR SUCCESSORS OR ASSIGNS TO CONSTRUCT AND INSTALL THE PROJECTS

WHEREAS: the New Mexico Legislature has passed the "Industrial Revenue Bond Act" (the "Act"), Sections 3-32-1 to 3-32-16 inclusive, NMSA 1978, as amended, which authorizes the City of Rio Rancho, New Mexico (the "City") to issue industrial revenue bonds and to acquire projects as defined in the Act; and

WHEREAS: the City desires to promote industry and trade by inducing manufacturing, industrial and commercial enterprises to locate or expand in the City, to promote the use of the natural resources of the City, and to promote a sound and proper balance in the State of New Mexico between agriculture, commerce and industry, and to promote the public health, safety, security, and the general welfare of the citizens of the City; and

WHEREAS: Clenera, LLC, a Delaware limited liability company has made a proposal to the City whereby the City will (i) acquire equipment, improvements and other tangible personal property located in the City for a 100 megawatt solar power generation facility for its affiliate Quail Ranch Solar LLC, a Delaware limited liability company (the "Solar Company") which will constitute an industrial development project (the "Solar Project"); and (ii) acquire equipment, improvements and other tangible personal property located in the City for a 100 megawatt storage project for use by the its affiliate Company Quail Ranch Energy Storage LLC, a Delaware limited liability company (the "Storage Company") which will constitute an industrial development project (the "Storage Project" and together with the Solar Project, the "Projects")); and

WHEREAS: the proposed project site for each of the Projects is within the corporate boundaries of the City of Rio Rancho; and

WHEREAS: the City's issuance of industrial revenue bonds in one or more series for the Solar Project (the "Solar Bonds") and for the Storage Project (the "Storage Project Bonds" and collectively, the "Bonds") to finance each Project will constitute one of the inducements whereby the Company will determine to

proceed with the Projects; and

WHEREAS: the City Council (the "Council") constitutes the Governing Body of the City within the meaning of the Act; and

WHEREAS: the Projects have been considered by the Council and the Council has concluded that the Projects will promote the health, safety, security, and general welfare of the citizens of the City, and the Council desires to indicate its intent to consider proceeding with the issuance of the Bonds for the financing the Projects; and

WHEREAS: concurrently with the issuance of the Bonds, each Project Company will enter into an installment sale, lease or other financing agreement with the City under which the City will acquire each Project, and which will provide for the payment of installments, lease rentals or other payments by each Project Company from the revenues generated by each Project or other funds of the respective Project Company sufficient to pay the debt service on the Bonds, subject to the prior adoption by the Council of an ordinance approving of each such agreement and authorizing issuance of the Bonds (each such ordinance a "Bond Ordinance" and collectively, the "Bond Ordinances"); and

WHEREAS: the City and each Project Company understand that the adoption of this Resolution shall not obligate the City to issue the Bonds except in full compliance with the terms of the respective Bond Ordinance to be considered for adoption by the Council prior to the issuance of the Bonds and with the terms of the related bond documents.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. All actions (not inconsistent with the provisions hereof) heretofore taken by the Council and the officers and employees of the City, related to the proposal, the acquisition of the Projects, and the sale and issuance of the Bonds therefore, be and the same hereby are, ratified, approved and confirmed.

Section 2. The Council has been informed as follows:

A. The Solar Project will consist of a solar energy project with up to 100 megawatts of generating capacity. The developer and operator of the Solar Project will be the Solar Company or its permitted successors or assigns. The proposed project site of the Solar Project is located in the corporate boundaries of the City. The Solar Company will make all necessary arrangements with the proposed bond purchaser for the purchase of the Solar Bonds issued to finance the Solar Project and the City shall have no responsibility to make such arrangements. The Solar Company has agreed to pay or reimburse the City for all costs of legal counsel, including independent bond counsel of the City directly related to adoption of this

Resolution, consideration and adoption of the Bond Ordinance and issuance of the Bonds. The Solar Company has agreed to such payment or reimbursement irrespective of whether the Bonds are issued or not. The Solar Company shall make payments in lieu of taxes to the City as agreed upon by the Solar Company and the City, which arrangement shall be as set forth in the transaction documents approved by the Bond Ordinance approving the Solar Project.

B. The Storage Project will consist of a 100 megawatt of storage facility. The developer and operator of the Storage Project will be the Storage Company or its permitted successors or assigns. The proposed project site of the Storage Project is located in the corporate boundaries of the City. The Storage Company will make all necessary arrangements with the proposed bond purchaser for the purchase of the Storage Bonds issued to finance the Storage Project and the City shall have no responsibility to make such arrangements. The Storage Company has agreed to pay or reimburse the City for all costs of legal counsel, including independent bond counsel of the City directly related to adoption of this Resolution, consideration and adoption of the Bond Ordinance and issuance of the Bonds. The Storage Company has agreed to such payment or reimbursement irrespective of whether the Bonds are issued or not. The Storage Company shall make payments in lieu of taxes to the City as agreed upon by the Storage Company and the City, which arrangement shall be as set forth in the transaction documents approved by the Bond Ordinance approving the Storage Project.

Section 3. In order to promote the health, safety, security and general welfare of the citizens of the City, it is the Council's intent to take all necessary and advisable steps to consider and, if appropriate, to effect the issuance of (i) the Solar Bonds in an aggregate principal amount up to $110,000,000 in one or more series in order to defray part or all of the costs of the Solar Project and (ii) Storage Bonds in an aggregate principal amount up to $140,000,000 in one or more series in order to defray part or all of the costs of the Storage Project. The Solar Bonds are to be entitled substantially as follows: "City of Rio Rancho, New Mexico Taxable Industrial Revenue Bonds (Quail Ranch Solar LLC Project), Series 2024," provided, however, that the Bond Ordinance may authorize or provide a method for authorization of a different title and series designation for the Bonds. The Storage Bonds are to be entitled substantially as follows: "City of Rio Rancho, New Mexico Taxable Industrial Revenue Bonds (Quail Ranch Energy Storage LLC Project), Series 2024," provided, however, that the Bond Ordinance may authorize or provide a method for authorization of a different title and series designation for the Bonds.

Section 4. The Bonds shall be payable from the revenues of each Project or other moneys payable by each Project Company with respect thereto, and shall not constitute a debt or indebtedness of the City within the meaning of any provision or limitation of the Constitution or statutes of the State of New Mexico. In addition, if each series of Bonds are issued, each Project Company shall indemnify and hold harmless the City, the Council and their respective officers, employees, designated representatives and agents

(collectively, the "Indemnified Persons") from and against any liability to any Project Company or to any third parties that may be asserted against the City with respect to the City's ownership of or leasehold interest in the Projects or the issuance of the Bonds. Nothing contained in this Resolution or in any other instrument shall be considered as obligating the City to any pecuniary liability or a charge upon the general credit of the City or against its taxing power, it being understood that no costs are to be borne by the City and that all costs incurred by the City in connection with the Bonds are to be promptly reimbursed by the Company. The City's adoption of this Resolution shall not be deemed a conclusion or expression of approval by the City or any Indemnified Person of the Company or the Project.

Section 5. Each Company, as agent for the City, will acquire each Project. For this purpose, by adoption of this Resolution, the City authorizes each Project Company to act as agent for the City for the purchase of tangible personal property including, to the extent required for each Project, "solar generation equipment" and "related equipment", as such terms are defined in Section 7-9-54.3 NMSA 1978. For tangible personal property relating to each Project, the City will cooperate with the respective Project Company to obtain and allow use of Type 9 Nontaxable Transaction Certificates ("Certificates") that have been properly executed for acquisition of tangible personal property relating to the Project as applicable under the New Mexico Gross Receipts and Compensating Tax Act. Neither Project Company shall use the Certificates other than for such purchases as may be permitted by law, if any, nor shall either Project Company use such Certificates after the completion of its respective Project. No costs, expenses or other monetary relief will be recoverable from the City by any vendors of equipment for use in the Projects to the Project Companies.

Section 6. The City Councilors and other appropriate City officials and employees are hereby authorized and empowered to take such steps and to do such things as may be necessary to achieve the purposes of this Resolution; provided, however, the issuance of the Bonds and the execution and delivery of any documents to which the City is a party in connection therewith shall be subject to the approval and authorization of the Council pursuant to the Bond Ordinances, adopted following public notice of the Council's intent to adopt such Bond Ordinances at least fourteen days prior to the consideration of each Bond Ordinance by the Council at a public meeting, such public notices to specify the time, date and place of the Council's public hearing on each Bond Ordinance and the meeting at which each Bond Ordinance will be considered. In particular, no provision of this Resolution shall in any way obligate the City or any other person to issue the Bonds or any other bonds, or to in any way finance either Project; and the City retains full and complete discretion with respect thereto.

Section 7. If Bonds are issued by the City, the documentation evidencing the obligations of each Project Company shall provide that the applicable Project Company shall make annual payments in lieu of taxes to the City and the relevant school districts for the term set forth in such documentation in accordance with the terms of the Act.

Section 8. This Resolution shall not give rise to a pecuniary liability of the City and shall

not give rise to a charge against its general credit or taxing powers.

Section 9. The City Clerk is hereby authorized and directed to deliver the 30 day notice to the Sandoval Board of County Commissioners and Assessor as required under Section 3-32-6.1 NMSA with respect to each series of Bonds. The City Clerk is hereby further directed to publish in a newspaper of general circulation within the City a title and general summary of the ordinance relating to and authorizing issuance of the Solar Bonds, substantially the form attached hereto as Exhibit A-1 and of the Storage Bonds, substantially the form attached hereto as Exhibit A-2, at least two weeks prior to the meeting at which the City Council will consider such ordinance. The City Clerk may undertake such publication upon her own initiative, following consultation with the City Manager and receipt by the City of a draft Bond Ordinance and any necessary documents related thereto.

Section 10. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 11. All orders and resolutions, or parts thereof, in conflict with this Resolution are hereby repealed; provided, however, this repealer shall not be construed to revive any order, resolution or part thereof, heretofore repealed.

Section 12. This Resolution shall take effect immediately upon its adoption and approval by the Council.

ADOPTED THIS _____ DAY OF_____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Exhibit A-1

FORM OF NOTICE OF INTENT TO ADOPT INDUSTRIAL REVENUE BOND ORDINANCE FOR PUBLICATION

CITY OF RIO RANCHO, NEW MEXICO NOTICE OF INTENT TO ADOPT INDUSTRIAL REVENUE BOND ORDINANCE

Notice is hereby given that at its regular meeting on _____ __, 2024, commencing at the hour of _____ pm., the City Council of the City of Rio Rancho, New Mexico will conduct a public hearing to consider a proposed Ordinance, the title of which appears below. The meeting will take place at the regular meeting place of the Council, being Council Chambers 3200 Civic Center Circle, Rio Rancho, New Mexico. Information regarding the location of the meeting will be posted on the website of the City. A complete copy of the Ordinance is available for public inspection during normal and regular business hours at the Office of the City Clerk at 3200 Civic Center Circle, Rio Rancho, New Mexico

The title of the proposed Ordinance is:

CITY OF RIO RANCHO, NEW MEXICO
BOARD OF CITY COUNCILORS
ORDINANCE NO. _____]

AUTHORIZING THE ISSUANCE AND SALE OF CITY OF RIO RANCHO, NEW MEXICO TAXABLE INDUSTRIAL REVENUE BONDS (QUAIL RANCH SOLAR LLC PROJECT), IN A MAXIMUM PRINCIPAL AMOUNT OF UP TO $110,000,000 IN ONE OR MORE SERIES TO PROVIDE FUNDS TO FINANCE THE EQUIPPING OF AN INDUSTRIAL REVENUE BOND PROJECT FOR USE BY QUAIL RANCH SOLAR LLC OR ITS SUCCESSORS OR ASSIGNS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE, A LEASE, A BOND PURCHASE AGREEMENT, THE BONDS AND OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS AND THE PROJECT; AUTHORIZING A PAYMENT IN LIEU OF TAXES TO THE CITY BY THE COMPANY; AND MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO THE BONDS AND THE PROJECT; RATIFYING CERTAIN ACTIONS TAKEN PREVIOUSLY; AND REPEALING ALL ACTIONS INCONSISTENT WITH THIS ORDINANCE.

As proposed in the Ordinance: (1) the Bonds will be issued under the authority of the New Mexico City Industrial Revenue Bond Act, Chapter 3, Article 32, NMSA 1978, as amended; (2) the proceeds of the Bonds will finance the acquisition of equipment for a solar power generation in the City of Rio Rancho, New Mexico (the "Project") for the use by Quail Ranch Solar LLC, (the “Company”); and (3) the Project will be leased to the Company.

Under the terms of a proposed Lease Agreement (the "Lease") between the City and the Company, the Company will be obligated to pay rent for the Project sufficient to pay, when due, the principal of, interest on and redemption price, if any, of the Bonds and to make certain other payments as provided in the Lease. The Bonds will be issued

pursuant to an Indenture (the "Indenture") among the Company, the City, the bond purchaser and a depositary. The Bonds will be sold to a bond purchaser pursuant to the terms of a proposed Bond Purchase Agreement.

THE PRINCIPAL OF, INTEREST ON AND REDEMPTION PRICE OF THE BONDS WILL NEVER CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY PROVISION OR LIMITATION OF THE CONSTITUTION OR STATUTES OF THE STATE OF NEW MEXICO. THE BONDS WILL NEVER CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

The Bonds will mature, bear interest, be subject to prior redemption and contain other terms and provisions all in accordance with the respective Indenture and the Ordinance.

This notice is given pursuant to Section 3-17-3 NMSA 1978.

(To be published once in a newspaper of general circulation in the City of Rio Rancho at least two weeks before consideration of Bond Ordinance)

Exhibit A-2

FORM OF NOTICE OF INTENT TO ADOPT INDUSTRIAL REVENUE BOND ORDINANCE FOR PUBLICATION

CITY OF RIO RANCHO, NEW MEXICO NOTICE OF INTENT TO ADOPT INDUSTRIAL REVENUE BOND ORDINANCE

Notice is hereby given that at its regular meeting on _____ __, 2024, commencing at the hour of _____ pm., the City Council of the City of Rio Rancho, New Mexico will conduct a public hearing to consider a proposed Ordinance, the title of which appears below. The meeting will take place at the regular meeting place of the Council, being Council Chambers 3200 Civic Center Circle, Rio Rancho, New Mexico. Information regarding the location of the meeting will be posted on the website of the City. A complete copy of the Ordinance is available for public inspection during normal and regular business hours at the Office of the City Clerk at 3200 Civic Center Circle, Rio Rancho, New Mexico

The title of the proposed Ordinance is:

CITY OF RIO RANCHO, NEW MEXICO
BOARD OF CITY COUNCILORS
ORDINANCE NO. _____]

AUTHORIZING THE ISSUANCE AND SALE OF CITY OF RIO RANCHO, NEW MEXICO TAXABLE INDUSTRIAL REVENUE BONDS (QUAIL RANCH ENERGY STORAGE LLC PROJECT), IN A MAXIMUM PRINCIPAL AMOUNT OF UP TO $140,000,000 IN ONE OR MORE SERIES TO PROVIDE FUNDS TO FINANCE THE EQUIPPING OF AN INDUSTRIAL REVENUE BOND PROJECT FOR USE BY QUAIL RANCH ENERGY STORAGE LLC OR ITS SUCCESSORS OR ASSIGNS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE, A LEASE, A BOND PURCHASE AGREEMENT, THE BONDS AND OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS AND THE PROJECT; AUTHORIZING A PAYMENT IN LIEU OF TAXES TO THE CITY BY THE COMPANY; AND MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO THE BONDS AND THE PROJECT; RATIFYING CERTAIN ACTIONS TAKEN PREVIOUSLY; AND REPEALING ALL ACTIONS INCONSISTENT WITH THIS ORDINANCE.

As proposed in the Ordinance: (1) the Bonds will be issued under the authority of the New Mexico City Industrial Revenue Bond Act, Chapter 3, Article 32, NMSA 1978, as amended; (2) the proceeds of the Bonds will finance the acquisition of equipment for a solar storage facility in the City of Rio Rancho, New Mexico (the "Project") for the use by Quail Ranch Energy Storage LLC, (the “Company”); and (3) the Project will be leased to the Company.

Under the terms of a proposed Lease Agreement (the "Lease") between the City and the Company, the Company will be obligated to pay rent for the Project sufficient to pay, when due, the principal of, interest on and redemption price, if any, of the Bonds and to make certain other payments as provided in the Lease. The Bonds will be issued

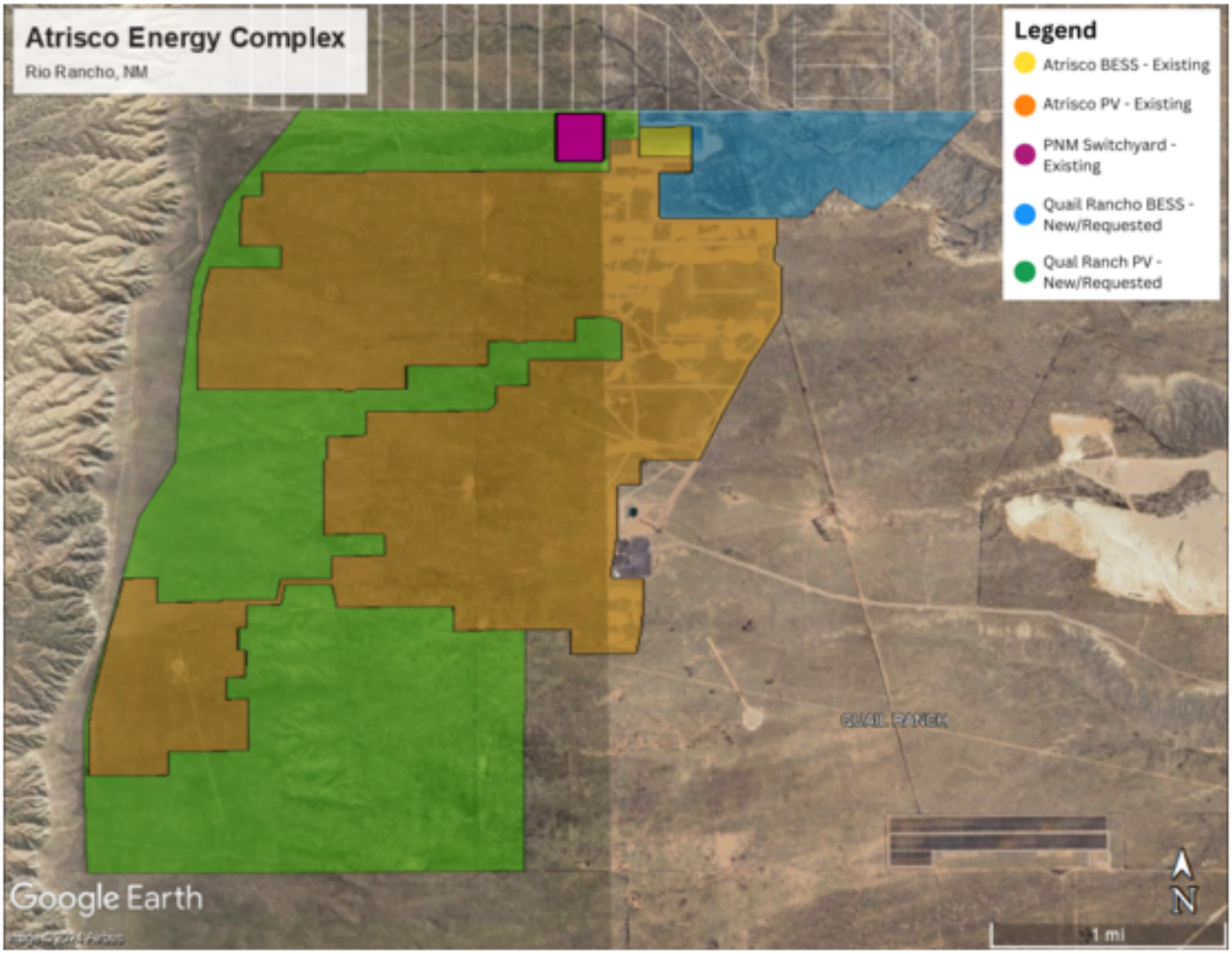
pursuant to an Indenture (the "Indenture") among the Company, the City, the bond purchaser and a depositary. The Bonds will be sold to a bond purchaser pursuant to the terms of a proposed Bond Purchase Agreement.

THE PRINCIPAL OF, INTEREST ON AND REDEMPTION PRICE OF THE BONDS WILL NEVER CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY PROVISION OR LIMITATION OF THE CONSTITUTION OR STATUTES OF THE STATE OF NEW MEXICO. THE BONDS WILL NEVER CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

The Bonds will mature, bear interest, be subject to prior redemption and contain other terms and provisions all in accordance with the respective Indenture and the Ordinance.

This notice is given pursuant to Section 3-17-3 NMSA 1978.

(To be published once in a newspaper of general circulation in the City of Rio Rancho at least two weeks before consideration of Bond Ordinance)


Atrisco Energy Complex
Rio Rancho, NM
Legend
Atrisco BESS - Existing
Atrisco PV - Existing
PNM Switchyard - Existing
Quail Rancho BESS - New/Requested
Qual Ranch PV - New/Requested
QUAIL RANCH
Google Earth
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Industrial Revenue Bond (IRB) Application

Name of Project: Quail Ranch Solar and Energy Storage Project

Applicant: Quail Ranch Solar LLC and Quail Ranch Energy Storage LLC

Address: c/o Clenera LLC
P.O. Box 2576
Boise, ID 83701

Telephone: (208) 639-3232

Email: eric.desmarais@clenera.com

Industry NAICS Code(s): 221114

Location of Project (Address): Parcel contains real property in the City of Rio Rancho, Bernalillo County, New Mexico, containing approximately 3,300 acres of land and more particularly described as Tracts 2-A of the Lands of Quail Ranch, as said tract is shown and described on the Bulk Plat thereof recorded in the office of the County Clerk of Bernalillo County, New Mexico, on March 1, 2019, in Book 2019C, Page 18, as Document No. 2019016035

Total Bond Amount Requested: $250,000,000 comprised of $110,000,000 for solar Project and 140,000,000 for Storage Project

What is the amount requested for each?

Real Property: $0 Personal Property: $ 250,000,000

The maximum Bond term is 30 years for real property, and personal property term maximum is determined by the depreciable life of the equipment purchased. What term(s) are you requesting (Bond term and lease term will coincide) for:

Real Property: $0 Years Personal Property: 30 Years

Fees:

1. Upon application, a fee of one-tenth of one percent (0.10%) ofthe total face amount ofthe requested bonds is due. The fee shall not be less than $3,000.00 and no more than $100,000. Should Bond issuance not be transacted, up to two-thirds (2/3) of this fee may be refunded, less any expenses incurred by the City.

2. Third party review fees (for economic impact and other analyses); and

3. City Bond Counsel Fees

Application Fee Submitted:
City Fee: $100,000
Bond Counsel Fee: $88,790.63
Total = $188,790.63 (Pending Payment)

Applicant's Bond Counsel: Sutin, Thayer & Browne

Address: 6100 Uptown Parkway NE
Suite 400
Albuquerque, NM 87110

Telephone: (505) 883-2500

Email: ead@sutinfirm.com

Bond Counsel for the City of Rio Rancho will be designated by the City Attorney's office at time of application.

Supporting documentation (attach to application):

1. Sources and uses table or summary showing all forms of public and private investment in the project, including state and local incentives.

Sources:

Solar Project	
Equity*	$13mm
Lender Financing	$197mm
Total	$110mm

Storage Project	
Equity*	$19mm
Lender Financing	$121mm
Total	$140Mmm

*Company currently contemplates self-financing the project through current and future equity. The Company will also seek lender financing for the project,.

2. Project cost and public benefits schedule.

See attached. Breakdown of employment creation by job classification and compensation profile.

During operation there will likely be 2 full time positions, all of which will be hired by the Company's subcontractors. Two will be High Voltage licensed electricians who will make approximately $45/hour. The other four will be licensed electricians that will make approximately $35/hour.

3. Short Description: Please attach to this application a maximum two-page description/summary of the proposed project. Include all relevant information related to the company requesting the bonds and to the project including but not limited to:

a. History of company.

Clēnera was founded in 2013 with the vision of making solar and energy storage a valuable and sustainable future. Underpinning years of profitable growth, Clēnera was acquired by Enlight Renewable Energy LTD (TASE:ENLT) in 2021. Clēnera has developed and manages 23 large-scale solar projects on behalf of third-party owners in nine states, totaling 1.6 GWdc of clean energy in operation.

b. Location of company headquarters.

Clenera is located at 800 W Main St, Suite 900 Boise, ID 83702.

c. Sales (past and projected).

100 MW Solar plus 100 MW Energy Storage with four hour duration (Total 300 MWh) producing approximately 300,000 MWh of renewable energy annually. The renewable energy and capacity will be sold via a Power Purchase Agreement to the Public Service Company of New Mexico.

d. Description of primary business activity.

Clenera is a highly-skilled solar and storage developer based in Boise, Idaho, the Clenera team has an extensive track record, having successfully developed and sold 25 solar projects totaling c.1.6 GW.

With a robust pipeline approaching 12 GW (out of Enlight's total 17 GW), including 1.7 GW of contracted projects, Clenera's portfolio is expected to become an increasingly important part of Enlight's overall business in the years to come

e. Expected use of bond proceeds.

100% of Bond proceeds will go towards the acquisition of project assets.

f. Zoning of project property.

The entire site is within the proposed Renewable Energy Zone District.

g. Square footage of facility.

The project is sited on an approximately 3100-acre parcel. Roughly 1700 acres of this parcel is occupied by the existing Atrisco Solar and Storage project. The Quail Ranch project will cover a portion of the unoccupied site but will not cover the entire site. The exact acreage is not yet known as final designs have not been completed.

h. Neighborhood and environmental impacts.

The project will have limited neighborhood and environmental impacts. The majority of the site is already occupied by the 300 MW Atrisco Solar and Storage project. To the south there are industrial users, to the west there is a berm that blocks the view of the facility, mostly vacant lots to the north, and there is a proposed highway on the eastern side of the project. There will be limited environmental impacts as the site is already grazed and due to the flat nature of the site there will be limited need to grade.

i. Infrastructure needs.

The project has limited infrastructure needs and will not require a water line or sewage. The access road has already been constructed for

j. Expected timeframe to project completion.

The project is expected to begin construction in Q3 of 2024 and begin commercial operations before November, 2025.

k. Net new job creation (both construction and permanent).

i. If an expansion, note current headcount and additional jobs to be created above that threshold.

ii. Note the breakdown of full-time and part-time positions to be created through this project.

iii. Note average salary and benefit package of new jobs.

iv. Note how many jobs are economic-base (directly related to the manufacturing or production of the company's products or services, of which a minimum of 50% of sales are outside the state of New Mexico), administrative and retail.

During construction we may see a peak of approximately 200 workers on site. These workers will be paid competitive construction wages. They will be contracted by our EPC contractor and as a result we do not have good insight into what their wages will be. These construction jobs will be temporary.

During operation there will likely be two full time positions, all of which wil be hired by the Company's subcontractors. Two will be High Voltage licensed electricians who will make approximately $45/hour. The other four will be licensed electricians that will make approximately $35/hour. These employees will be part of a subcontracted operations and maintenance team.

l. Whether requested bonds will be underwritten (specify which entity) and/or purchased (specify by whom).

The Bond will be purchased by an affiliated entity of the company in a self-purchase transaction. The Bonds will not be underwritten

m. Company's/Applicant's equity in this project.

Company currently contemplates self-financing a portion of the the project through current and future equity. The Bond will be purchased by an affiliated entity of the company. The Company also anticipates securing lender financing for the project, although no loans are currently being pursued.

n. "But for" test- If an IRB is not provided, how will it affect this project?

The state tax abatements provided under industrial revenue bonds are crucial to the development of the project. Like most renewable energy projects in New Mexico, the development of the project will only be economically viable if the company receives the state tax abatements afforded under industrial revenue bonds. If the tax incentives provided under industrial revenue bonds are not available for the project, the company will not be able to develop the project.

The City reserves the right to request additional information, verification, and documentation from the applicant as the City deems necessary.

Application and all supporting documents should be submitted to:

Savannah Jermance, Economic Development & Business Relations Manager
3200 Civic Center Cir NE
Rio Rancho, NM 87144
(505) 896-82191
sjermance@rrnm.gov

Process:

1. Pre-application meeting: City Manager's Office will meet with the applicant to review and discuss the requirements to become eligible for an IRB issued by the City of Rio Rancho.

2. Upon receipt of a complete application (including submittal of fee), the City Manager's Office will meet with the applicant by phone or in person to review the application. Once satisfied that the Project is ready to move forward, the City Manager's Office may initiate a third-party economic impact analysis.

3. Within fifteen (15) days following receipt of the economic impact analysis, the application and analysis may be evaluated by a committee including but not limited to the City Manager, City Attorney, Financial Services Director, Development Services Director, and Economic Development Manager.

4. Once the committee has reviewed the application, the City Manager may commence presentation of a recommended action before the Governing Body, in accordance with the applicable state statute.

5. The applicant will be notified as to when the Governing Body meeting(s) will consider and discuss the recommendation. Applicant is encouraged to attend these meetings, and may speak on behalf of the Project.

6. If the Governing Body approves and passes an inducement resolution, the applicant may apply for a non-taxable transaction certificate (NTTC) through the State Tax and Revenue Department for gross receipts and compensating tax exemptions on personal property. The applicant and their bond counsel are responsible for securing an underwriter (if applicable) and bond purchaser. Payment in Lieu of Taxes will be due to the public schools for their portion of property taxes foregone through the IRB. Clawback provisions shall apply for failure to perform regarding job-creation, capital investment obligations, or both.

For Staff Use Only:

Date Application was Received: _____

Fee Received: _____

Economic Development Manager Initial Review: _____

IRB Committee Evaluation: _____

Governing Body Meeting: _____

Action: _____

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R28

AGENDA DATE:
March 28, 2024

DEPARTMENT:
Administration

SUBJECT:
R28, Resolution Confirming and Hiring Noel Davis-Westlake to the Position of City Clerk

BACKGROUND AND ANALYSIS:
City Manager Matthew Geisel has nominated Noel Davis-Westlake for the position of City Clerk.

The City Clerk's duties consist of, but are not limited to, the following: official custodian of public records; administers business registration process; serves as Clerk to the Governing Body, responsible for the Governing Body's compliance with the Open Meetings Act; administer of municipal elections; and authenticates and records all ordinances, resolutions, and municipal laws.

Davis-Westlake has approximately nine years of applicable experience. Her years of experience include working for the State of New Mexico in a variety of different capacities including regulation and licensing and board administration. In addition, Davis-Westlake holds a Bachelor of Science in Business Administration.

If the Governing Body confirms the appointment, Davis-Westlake would begin her tenure on April 1, 2024.

The City Charter, Article 5, establishes the City Clerk position, and that the position is at-will and appointed in the same manner as Department Directors.

The City Charter, Article 5, provides for the appointment of qualified individuals to serve as Department Directors at the nomination of the City Manager, written approval of the Mayor, and the confirmation, by Resolution, of the Governing Body.

The position was advertised externally and different candidates were vetted and interviewed for appointment consideration.

A vacancy in the position of City Clerk, due to retirement, will occur in late April/early May 2024.

IMPACT:
A soon-to-be vacant position will be filled.

ALTERNATIVES:
Approve the appointment and Resolution.

Do not approve the appointment and Resolution.

DEPARTMENT RECOMMENDATION:

City Manager Geisel recommends the appointment of Noel Davis-Westlake. Mayor Hull has concurred with the appointment.

ATTACHMENT: Resolution
ATTACHMENT: Resume N. Davis Westlake_Redacted.pdf
ATTACHMENT: Final Mayor Hull Davis Westlake Confirmation Letter March 2024.pdf
ATTACHMENT: Final City Manager Memo Appt Westlake Davis City Clerk March 2024.pdf

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION CONFIRMING AND HIRING NOEL DAVIS-WESTLAKE TO THE POSITION OF CITY CLERK

WHEREAS: the City Charter, Article 5, establishes the City Clerk position, and that the position is at-will and appointed in the same manner as Department Directors; and

WHEREAS: the City Charter, Article 5, provides for the appointment of qualified individuals to serve as Department Directors at the nomination of the City Manager, written approval of the Mayor, and the confirmation, by Resolution, of the Governing Body; and

WHEREAS: City Manager Matthew Geisel has nominated Noel Davis-Westlake to fill the position of City Clerk, and Davis-Westlake has accepted tentative appointment pending final confirmation by the Governing Body; and

WHEREAS: Mayor Greggory Hull has concurred with the nomination of Davis-Westlake in writing as required by the City Charter; and

WHEREAS: Davis-Westlake, by virtue of her education and experience, is qualified and desirable to serve as City Clerk.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

That the Governing Body does hereby confirm the nomination of Noel Davis-Westlake to the position of City Clerk and approves her hiring in that capacity.

ADOPTED THIS _____ DAY OF _____, 2024.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Noel C. Davis-Westlake

[redacted]

Twenty-five year's marketing and management experience including state government and private sector with a demonstrated track record of customer service, operational efficiency and profitability. Excellent organizational management skills; accustomed to working on multiple projects in a fast-paced environment, while leading and managing a team. Exceptional communication skills; able to relate to people at any level of business and management. Proven ability to interview, research, learn, and communicate complex concepts quickly, clearly, and effectively via concise, narrative and presentations.

Consistently exceeded goals and expectations with:

- Cross-functional sales growth including nontraditional revenue
- Policy implementation and workflow process design
- Relationship management and staff development

PROFESSIONAL EXPERIENCE

New Mexico Regulation & Licensing Department August 2021- Present

Team Manager and Senior Board Administrator (June 2022)

- Board Administrator for the (Executive Director) New Mexico Public Accountancy Board and the (Executive Secretary) New Mexico Real Estate Commission.
- Managed the daily operational matters of the Albuquerque Boards and Commissions Professional Licensing Team consisting of five unique Boards, board administrators, licensing, finance and education staff.
- Planned, organized, and coordinated all Board meetings, committee meetings, rule hearings and events, including agenda preparation, material distribution, logistical arrangements and meeting minutes in accordance with the Board Act, Open Meetings Act and State Records and Archives Act and applicable Regulation and Licensing procedures for the Accountancy Board and Real Estate Commission.
- Served as the primary point of administrative contact and liaison between the Boards, staff, constituents, Office of the Attorney General, compliance, licensees, the division and applicable National and local associations.
- Trusted advisor to professional and public members appointed by the Governor to the Board.
- Maintained Board websites including form creation for all application types. Ensured all Board information is displayed in accordance with the Open Meetings Act.
- Supervised staff members, to include recruitment, selection, onboarding, training, labor relations, personnel discipline, scheduling, leave approval and staff performance review.
- Continually monitored systems and processes for program performance. Analyze licensing and exam information and to identify trends/deficiencies for Board consideration.
- Received, processed and approved licenses, to include verifying applicant background database and Board approval as required. Serve as a liaison to the applicant/licensee and the Board.
- Managed all communications shared on behalf of the Board or staff, including email blasts, website information, newsletters, meeting agendas, renewal notices and meeting minutes.
- Developed and managed the Board's annual budget including Board member reimbursement.
- Records custodian for the Albuquerque Boards processing all records requests in accordance with the Information Public Records Act.
- Subject Matter Expert on the new licensing platform (Sales Force) including development and testing for three Boards.
- Developed and conducted a comprehensive Board Administrator training program to the 28 Boards and Commissions Board Administrators, licensing and compliance staff.

Senior Board Administrator (August 2021- June 2022)

- Board Administrator (Executive Director) for the New Mexico Public Accountancy Board.
- Planned, organized, and coordinated all Board meetings, committee meetings, rule hearings and events, including agenda preparation, material distribution, logistical arrangements and meeting minutes in accordance with the Board Act, Open Meetings Act and State Records and Archives Act and applicable Regulation and Licensing procedures for the Accountancy Board.
- Served as the primary point of administrative contact and liaison between the Boards, staff, constituents, Office of the Attorney General, compliance, licensees, the division and applicable National and local associations.
- Trusted advisor to professional and public members appointed by the Governor to the Board.
- Represented the Accountancy Board at National and local association meetings.
- Maintained Board websites including form creation for all application types. Ensured all Board information is displayed in accordance with the Open Meetings Act.
- Supervised staff members, to include recruitment, selection, onboarding, training, labor relations, personnel discipline, scheduling, leave approval and staff performance review.
- Represented the Accountancy Board at national and local association meetings.

New Mexico Department of Health, May 2021-August 2021

Ancillary Services Manager, Los Lunas Community Program

- Managed a fleet of vehicles serving the developmentally delayed in Valencia County.
- Allocated and maintained vehicles to meet the special needs of the served individual.
- Managed the budget for preventative service, repairs and additional vehicle equipment.
- Staff management of one direct report and up to twenty individuals within the program. Coached individuals on life skills while working with direct care staff.
- Implemented procedures to increase driver accountability including training on policies and procedures of state vehicle use.
- Monitored vehicle use and coached employees on state requirements.

New Mexico Corrections Department October 2020- May 2021

Support Services Manager, New Mexico Corrections Industries

- Managed warehouse operations including the inmate commissary program consisting of fifteen inmate workers and one correctional officer.
- Maintained warehouse inventory levels to meet the client base consisting of prisons, inmates and government agencies throughout New Mexico.
- Coached inmates on interview skills, resume develop and job skills to reduce recidivism.
- Worked with divisions within the New Mexico Corrections Department to ensure safety and security protocols are implemented and enforced to meet state, federal and county requirements.
- Developed a distribution methodology that is effective and cost efficient.
- Obtained bids, established contracts and negotiated terms for goods or services utilized within corrections.
- Managed the “Old Main Penitentiary” including tours, facility rentals and maintenance.

New Mexico Regulation & Licensing Department November 2018-October 2020

Licensing Manager, New Mexico Public Accountancy Board

- Enforced the 1999 Public Accountancy Act through the issuance and compliance of Certified Public Accounts and Accounting firms licensed by the State of New Mexico.
- Provided exceptional customer service to internal and external customers.

- Reviewed, evaluated, audited and approved all application types for license eligibility.
  - Evaluated educational records (transcripts and continuing education requirements) and test scores for minimum licensure requirements.
  - Researched compliance violations. Completed enforcement referrals.
- Served as a liaison to the applicant/licensee and the Board; presented applicant and licensee requests to the Board for consideration.
- Generated monthly license renewal notifications. Tracked and monitored licensing trends.
- Provided clarification on licensure requirements, policies and utilization of the online renewal system to licensees and applicants.
- Managed additional daily office administrative functions including: receiving and processing or routing incoming telephone calls and incoming/outgoing emails and mail, daily deposits and records maintenance.

New Mexico Taxation and Revenue Department July 2014- August 2018

Bureau Chief Dealer Licensing Bureau & Financial Responsibility (June 2015- August 2018)

- Managed the Motor Vehicle Division's Financial Responsibility Bureau Call center and Dealer Licensing Bureau, which included, licensing and monitoring of automobile dealers, automobile recyclers, title service companies/MVD Partners and VIN Inspectors.
- Ensured compliance with MVD statutes, regulations, policies and procedures; contributed to organizational improvements that are consistent with legislative Key Performance Indicators (KPI) and executive directives.
- Decreased application processing time through implementation of standardize operating guidelines and work flow enhancements including a department procedural operating manual.
- Reduced training expenses through a refreshed online Vehicle Identification Number training curriculum, increasing the number of certified inspectors and decreasing public wait times.
- Eliminated title fraud and decreased office wait times through the creation and implementation of a standardized process for bonded title applications.
- Decreased State expenditures and increased staff morale by combining work units in an open office environment, increasing employee engagement, performance and team environment.
- Simplified the dealer, auto recycler and partner license application process with the implementation of a web-based application including the release of custom user guides as the Tapestry Subject Matter Expert.
- Designed a web based automotive dismantler notification process for licensed auto recyclers to document vehicle records in real time decreasing expense for all parties and decreasing fraud.
- Established performance standards for staff to ensure organization success. Coached staff of twelve on customer service standards; decreasing response times while improving response continuity. Mentored and provided constructive feedback to improve and motivate employee performance.
- Conducted Legislative Bill Analysis.
- Supervised staff members, to include recruitment, selection, onboarding, training, labor relations, personnel discipline, scheduling, leave approval and staff performance review.
- Continually monitored systems and processes for program performance. Analyze information collected from a variety of sources and identify trends/deficiencies to improve operations.
- Presented on MVD policies and procedures to automotive associations and their members.

- Served as the MVD representative for the Office of the Superintendent of Insurance's Auto Theft Task Force.
- Improved customer outcomes across MVD while managing the day to day administrative and operating processes of two unique work units.

Bureau Chief Zone B, Motor Vehicle Division (June 2014- July 2015)

- Managed and advised on the daily operations of five State, three Municipal and the compliance of all privately-operated Motor Vehicle offices.
- Decreased office wait times by introducing nontraditional work flow processes resulting in increased customer satisfaction and improved staff morale.
- Directed, lead and trained staff to ensure policies and procedures are followed on all transactions and manage MVD performance measures and reports enhancing customer service while assuring compliance to laws and regulations relating to the Motor Vehicle Code.
- Implemented communication standards with office staff to provide clear, thoughtful guidance to the public while assisting with vehicle and driver transactions and increasing staff engagement.
- Supervised staff members, to include recruitment, selection, onboarding, training, labor relations, personnel discipline, scheduling, leave approval and staff performance review.
- Trained and presented to community organizations' on MVD policies and procedures to secure New Mexico Identification.
- Managed additional daily office administrative functions including: opening and closing procedures, monetary deposits, inventory, safety and security issues.

Galles & Davis Motor Company, Albuquerque, NM January 2001- June 2014

Customer Relations Director (June 2005- June 2014)

- Served as a liaison between the dealer, management, factories, customers and staff concerning factory program implementation and compliance.
- Managed a dedicated aftermarket sales department with 3 direct reports for four brands
- Designed, stocked and managed the second largest HUMMER retail store nationally
- Increased monthly Subaru sales by +10 units and reduced customer inquiry response time with a new Internet Lead Management process. Trained all sales managers and support staff.
- Continually reviewed, researched, monitored and negotiated vendor contracts. Initiated the RFI and RFP process for all new vendors for dealership services in service, parts, sales and accounting. Lead all negotiations and remained main contact for all vendors to ensure all service level agreements were met.
- Marketing:
  - Digital advertising execution including content on multiple dealership websites
  - Managed Cooperative manufacture advertising funds including payment allocation
  - Media buying and placement
  - Dealer Events (Subaru Dog Adoption, Customer Training, Hummer Happenings, etc.)

Finance & Insurance Business Manager (June 2002- June 2005)

- Secured customer financing for vehicle purchase.
- Expanded the customer purchase cycle through the sale of extended warranties, insurance products and additional dealership services.

Customer Relations Coordinator (January 2001-June 2002)

- Executed the brand-new aftermarket sales department serving four car franchises.
  - Implemented dealership labor standards for all accessory installations and pricing criteria
  - Actively marketed products during the new car sales process
  - Increased customer satisfaction acting as the point person for after purchase needs

EDUCATION

University of Northern Colorado, Greeley, CO
Bachelor of Science in Business Administration, Marketing

VOLUNTEER EXPERIENCE

- Club Soccer Team Manager 2015-2018
- Albuquerque High School Ladies Soccer Fundraising Manager Fall 2019
- City of Albuquerque, Animal Welfare Department July 2018- October 2022
  - Volunteer dog walker
- Alpha Delta Pi Albuquerque Alumna October 2022- Present
  - Ronald McDonald House

Rio Rancho
City of Vision

Greggory D. Hull
Mayor

DATE: March 20, 2024

TO: Matthew B. Geisel, City Manager

FROM: Greggory D. Hull, Mayor of Rio Rancho

SUBJECT: Approval of the City Clerk Appointment

I have reviewed Noel Davis-Westlake's resume and met with her personally.

Her State of New Mexico experience makes her an ideal candidate to be the next City Clerk.

She understands the needs and complexities surrounding compliance with the Open Meetings Act and Inspection of Public Records Act.

A key aspect of the City Clerk's Office is administering business registration/licensing, and she has ample knowledge of what is necessary to ensure this type of government process operates effectively and efficiently.

She has direct experience managing the needs associated with governments boards, which is critical as the City Clerk works closely with the Governing Body.

I concur with your appointment of Ms. Davis-Westlake as City Clerk, pending Governing Body approval.

Sincerely,



Greggory D. Hull
Mayor of Rio Rancho

RioRancho
City of Vision

Matthew B. Geisel
City Manager

DATE: March 18, 2024

TO: The Honorable Greggory D. Hull, Mayor

FROM: Matthew B. Geisel, City Manager

SUBJECT: Appointment Approval for the City Clerk

In accordance with Section 5.02 (A)(1) of the City Charter, I submit to you the nomination of Noel Davis-Westlake for the position of City Clerk. I intend to forward this nomination to the Governing Body for approval at its March 28, 2024 meeting.

Davis-Westlake has approximately nine years of applicable experience. Her years of experience include working for the State of New Mexico in a variety of different capacities including regulation and licensing and board administration. In addition, Davis-Westlake holds a Bachelor of Science in Business Administration.

Via a thorough vetting and interview process, Davis-Westlake highlighted on-point experience, and that she is ready and very capable to oversee the operations of the City Clerk's Office. She has:

- managed government boards and associated needs;
- worked to ensure compliance with the Open Meetings Act and the Inspection of Public Records Act;
- extensive and first-hand knowledge of government licensing and regulation matters; and
- managed personnel and implemented technology advancements

I believe Davis-Westlake is the best candidate to fill the City Clerk position vacancy.

Sincerely,

Matthew B. Geisel
City Manager