

CONSTRUCTION PLANS

FOR

HUNING CASTLE APARTMENTS

UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
JANUARY 2004

FW

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. APPROVED SITE PLAN
4. STORM SEWER & STRIPING IMPROVEMENTS
CENTRAL AVENUE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Gary Grisko, of Southwest Surveying, N.M.P.S. number 8686.



DRB # 1000434

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

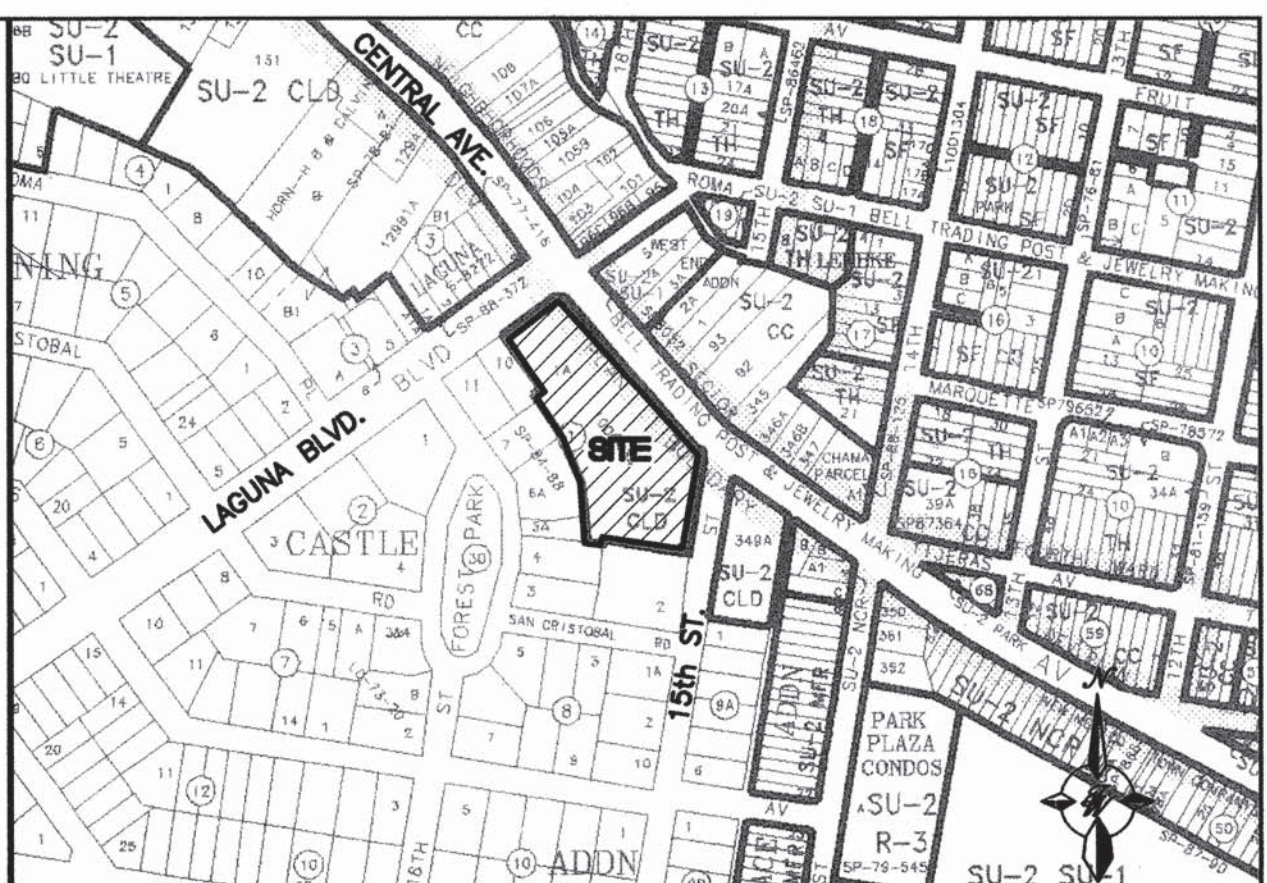
APPROVED AS RECORD DRAWINGS

DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 4/14/04

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 55 81 82 05

1/960031/9631TITL.DWG/JDN/01-08-04

Elevations are in NGVD 29.



VICINITY MAP ZONE ATLAS J-13-Z

NOTICE TO CONTRACTORS

SCALE NONE

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #7)
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
9. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
10. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING ON SURFACE PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH OF 2 TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****APPROVED FOR CONSTRUCTION*****			
	DRC Chairman	<i>John Paul</i>	4-28-04	<i>Ronald R. Bohannon</i> City Engineer Date: 5-04-04			
	Transportation	<i>Paula</i>	4/16/04				
	Water/Wastewater	<i>Paula</i>	4/16/04				
	Hydrology	<i>Brady L. B...</i>	4/16/04				
	C.I.P.						
CITY PROJECT NO.		SHEET		1 OF 4			
558182							

**Bekker
Perich
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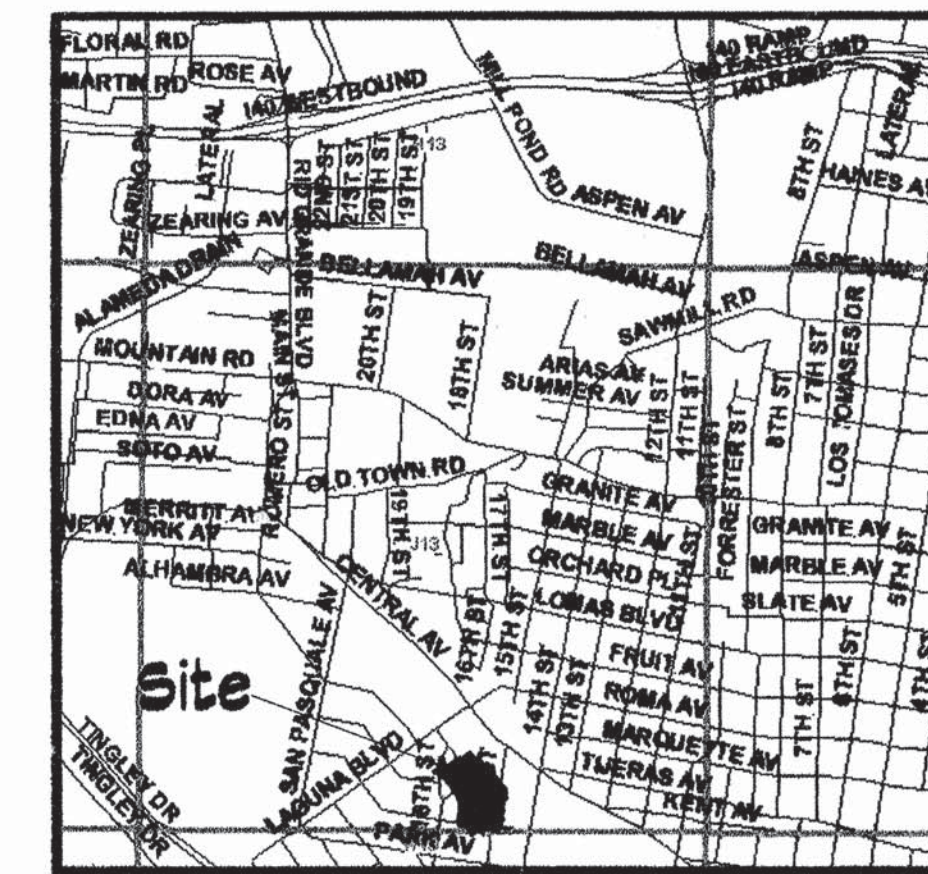
ARCHITECT

ENGINEER

PROJECT

**Huning Castle
Apartment Homes**
Central Avenue
Albuquerque, New Mexico

Vicinity Map
J-13-Z



Summary of Request

RE-SUBMISSION AND AGREEMENT TO CONFORM TO THE
CONDITIONS OF THE FOLLOWING PRIOR APPROVALS:

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT (FILE
#2-AA-99-107) APPROVED ON 9/10/99 TO THE APPROVED
SITE DEVELOPMENT PLAN (CASE #2-96-65) APPROVED BY
THE EPC ON 6/20/96.

CONDITIONS OF ORIGINAL EPC APPROVAL:

- COMMENTS OF THE TRANSPORTATION DIVISION, TRANSIT
DEPARTMENT AND THE ENVIRONMENTAL HEALTH
DEPARTMENT MUST BE ADDRESSED, PARTICULARLY:
 - ELIMINATE VEHICULAR ACCESS FROM CENTRAL AVENUE,
RELOCATING THE ACCESS TO DROP OFF PARKING FROM
15TH STREET.
 - REDUCE WALL/FENCE HEIGHT TO 5 FEET AND INSURE A
SETBACK OF 2 FEET FROM ADJACENT PUBLIC SIDEWALKS.
 - EXPAND PEDESTRIAN ELEMENTS INCLUDING GATES AND
INTERNAL PATHS.
 - PROVISION OF A TRANSIT STOP AND SHELTER.
- THE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE
SHOULD BE ENHANCED TO MINIMIZE THE IMPACT OF THIS
DEVELOPMENT ON ADJACENT RESIDENCES BY PROVIDING
A 15 FOOT BUFFER AREA AT MINIMUM.
- PEDESTRIAN ACCESS SHALL BE PROVIDED ON LAGUNA
BOULEVARD AND 15TH STREET AND THERE SHALL BE A
SIDEWALK CONNECTING THE TWO PEDESTRIAN ACCESSES.
- REPLANT THE PROPERTY FOR CONSISTENCY WITH THE SITE
PLAN.

DRB Project # 1000434
EPC Application # 03EPC 00498

This plan is consistent with the specific site development plan
approval by the Environmental Planning Commission (EPC) on May
15, 2003 and the findings and conditions in the Official
Notification of decision are satisfied.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Richard J. Davis 6-25-03
Traffic Engineer, Transportation Division Date
Rogan A. Sloan 6-25-03
Utilities Department Date
Christina Sandoval 6/25/03
Parks & Recreation Department Date
Bradley D. Bigham 6/25/03
City Engineer Date
N/A
Environmental Health (conditional) Date
Michael Holton 6-25-03
Solid Waste Management Date
Dorcas M. Merson 6/25/03
DRB Chairperson, Planning Department Date

Sheet Index

- SITE DEVELOPMENT PLAN
- LANDSCAPE PLAN
- GRAZING AND DRAINAGE PLAN
- MASTER UTILITY PLAN
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- SITE DETAILS
- SITE LIGHTING DETAILS

SHEET NO.

3 OF 4

FOR REFERENCE ONLY

General Notes

- Site lighting shall consist of a combination of
building mounted HPS fixtures, walkway area
lights and post-mounted light fixtures in entry
and parking areas. To the greatest extent
possible, lighting shall be building mounted.
Building entry and porch lighting shall be
controlled by photo-cells and/or time clocks,
as may be appropriate. Post lighting shall be
15' maximum height. All lighting shall be
shielded from surrounding properties.
- All signage shall conform to the City of
Albuquerque sign code. The project shall
have illuminated project identification signage
at the main entry on Central Ave. West, as
shown. Maximum signage area shall be twenty
four square feet, each face.
- All mechanical/electrical equipment shall be
screened from view to the greatest extent
practicable. Equipment shall be roof mounted
and screened from view by building parapet.
All yard mounted equipment shall be screened
by fencing or stucco walls.
- Perimeter wall to be 6'-0" high. Materials to
be a combination of painted split face
concrete block columns and walls with
wrought iron fence. Wall color to match
buildings. Fence color to match bldg railings.
- Owner to specify which trees along the South
property line are to remain.

Habitable Space

Building A	42,340 S.F.
Apartment Units	5,284 S.F.
Corridors/stairs	1,766 S.F.
Leasing Office	1,074 S.F.
Exercise Room	5,124 S.F.
Total	12,260 S.F.
Building B	12,260 S.F.
Apartment Units	0 S.F.
Corridors/stairs	0 S.F.
Leasing Office	0 S.F.
Exercise Room	0 S.F.
Total	0 S.F.
Both Buildings	69,994 S.F.
Water Heater/Sto.	1,262 S.F.
Covered Balconies	4,091 S.F.
Garages	3,208 S.F.
Total Covered Area	12,228 S.F.

Apartment Data

Studio Units:	0
1 Bedroom/1 Bath Units	26 (41%)
2 Bedroom/2 Bath Units	27 (43%)
3 Bedroom/2 Bath Units	10 (16%)
Total Units	63
Net Rentable Area	54,680 S.F.
Average Unit Size	867 S.F.
Construction Type	V-1 Hour (Sprinkled)
Occupancy Group	R-1

Legal Description

Lot 1-A, Block One, Huning Castle Addition.
City of Albuquerque, Bernalillo County, New Mexico.
Plat Prepared by Southwest Surveying and recorded on
June 8, 2000.
Book 20000, page 181, document #2000055742.

Proposed Use: Apartments
Proposed Use: Apartments
Lot Area: 114,499 S.F. or 2.64 acres.
Total covered building area = 12,202 S.F.
Building A footprint = 14,802 S.F.
Building B footprint = 7,264 S.F.
Setbacks - 5' from Central Avenue, 15' from Laguna Blvd., 14'
from 15th Street, refuse bins - no closer than 55' from
adjacent R-1 zone, swimming pool - no closer than 120'
from adjacent R-1 zone. Public sidewalks - no closer than
14' from proposed blgds.
Density - Floor area ratio = 69,071 S.F. habitable/114,499
S.F. (site) = 5405
23.58 units per acre.
Height - Refer to section diagrams 1, 2 and 3 - this sheet
and building elevation sheets
Paving/Driveway area = 57,155 S.F.
Landscape area = 54,176 S.F.

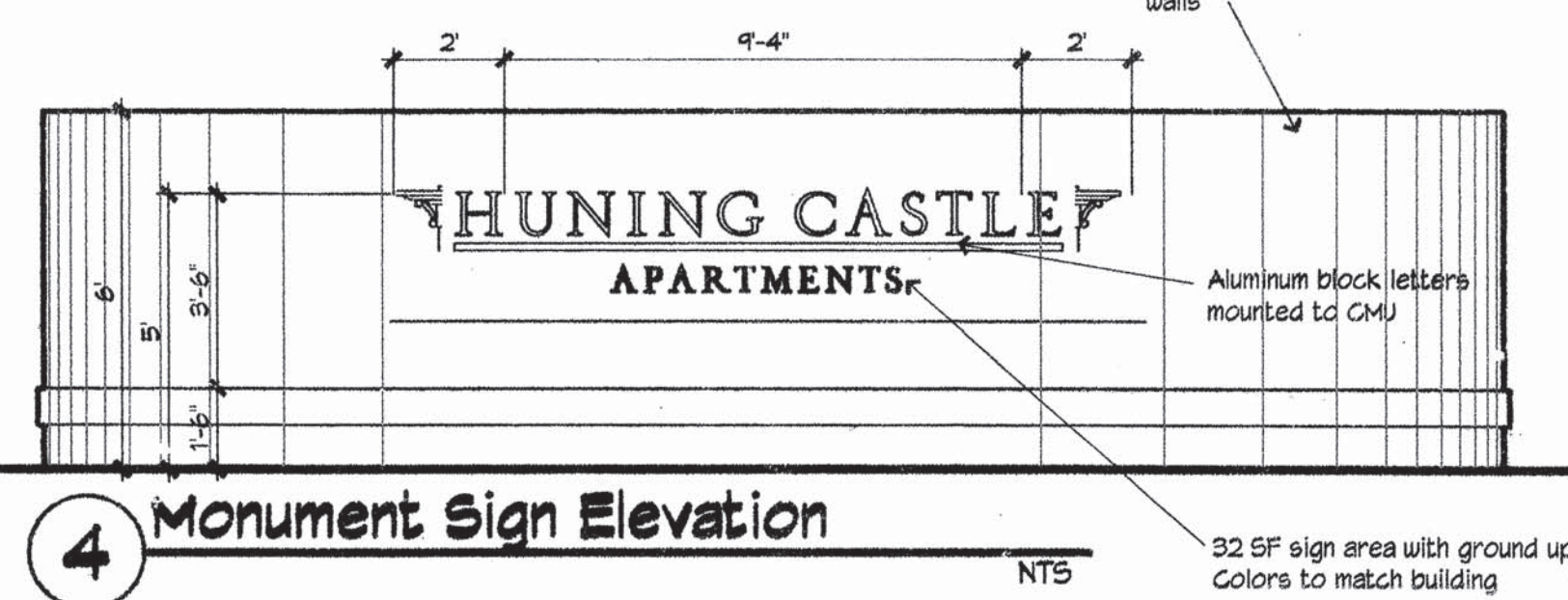
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Paving/Driveway area = 57,155 S.F.
Landscape area = 54,176 S.F.

Dwelling Unit Areas

Building A	48 units	42,340 S.F.
Unit A - 1BR/1BA	0 units x 541 S.F. =	0 S.F.
Unit B - 1BR/1BA	18 units x 619 S.F. =	11,142 S.F.
Unit C - 2BR/2BA	14 units x 984 S.F. =	13,776 S.F.
Unit D - 2BR/2BA	4 units x 941 S.F. =	3,764 S.F.
Unit E - 2BR/2BA	2 units x 1,024 S.F. =	2,048 S.F.
Unit F - 2BR/2BA	6 units x 1,178 S.F. =	7,068 S.F.
Unit G - 2BR/2BA	3 units x 1,318 S.F. =	3,954 S.F.
Unit H - 2BR/2BA	0 units x 1,528 S.F. =	0 S.F.
Unit I - 2BR/2BA	1 unit x 1,074 S.F. =	1,074 S.F.
Total Bldg. A		42,340 S.F.
Building B	15 units	12,260 S.F.
Unit A - 1BR/1BA	4 units x 541 S.F. =	2,164 S.F.
Unit B - 1BR/1BA	4 units x 619 S.F. =	2,476 S.F.
Unit C - 2BR/2BA	4 units x 984 S.F. =	3,936 S.F.
Unit D - 2BR/2BA	0 units x 941 S.F. =	0 S.F.
Unit E - 2BR/2BA	0 units x 1,024 S.F. =	0 S.F.
Unit F - 2BR/2BA	0 units x 1,178 S.F. =	0 S.F.
Unit G - 2BR/2BA	0 units x 1,318 S.F. =	0 S.F.
Unit H - 2BR/2BA	0 units x 1,528 S.F. =	0 S.F.
Unit I - 2BR/2BA	0 units x 1,074 S.F. =	0 S.F.
Total Bldg. B		12,260 S.F.
Total Both Bldgs.		54,600 S.F.

Legend

- Existing Construction to Remain
- Property Line
- Existing to be Removed
- Proposed Sidewalk
- Proposed Light Fixture
- Proposed Fire Hydrant



Monument Sign Elevation

Parking Data

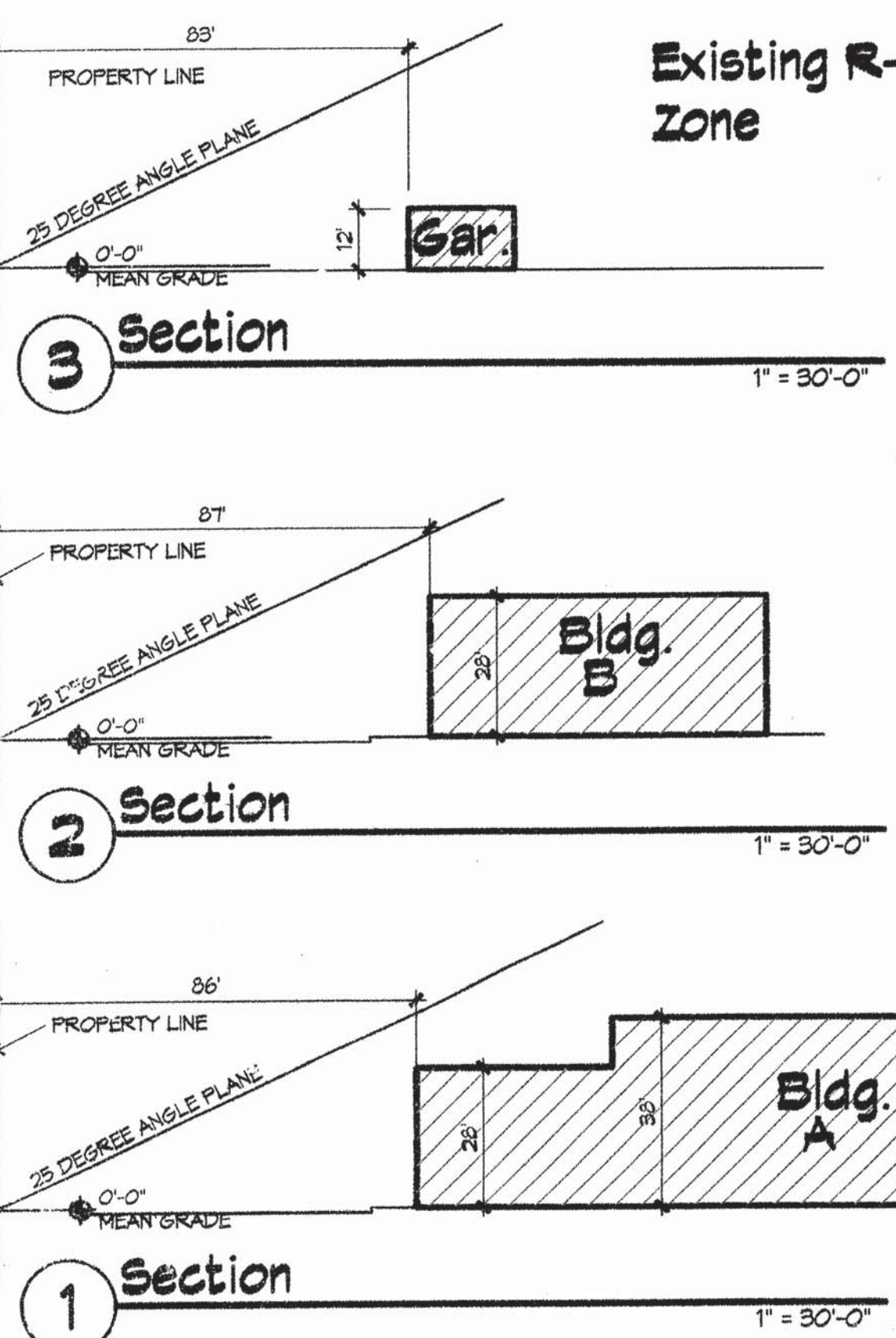
- TOTAL SPACES REQUIRED

26 - 1 Bedroom Units =	84
37 - 2 Bedroom Units =	74
Leasing Office - 2158/200 =	11
Exercise Room - 1164/300 =	4
Less 15% Bus Stop	14
Total Spaces Required	103
- TOTAL SPACES PROVIDED

Standard Spaces	68
Visitor Spaces	16
Handicap Spaces	6
Garage Spaces	15
Tandem Spaces	15
Total Spaces Provided	119

Keyed Notes

- New railroad tie retaining wall, ref. dtd.
4/2003
- Low voltage lighting within landscaping
this area, ref. dtd. 11/2003
- Wall mounted porch lights on garages -
see Ext. Elev.
- CMU Patio wall and wrought iron fence,
ref. dtd. 1, 2, 4 B/A003
- Entry gates shall be automatic and remain
closed unless activated for entering



Site Development Plan

HUNING CASTLE ADDITION
FILED: 3/30/39, D-71

LOT 2

LOT 4

LOT 5A

LOT 6A

LOT 7

LOT 8

LOT 9

LOT 10

