

**LIGHTING LEGEND**

- ☐ TYPE 'SA'. 18' TALL POLE LIGHT.
- ⊕ TYPE 'SB'. 12' TALL POLE LIGHT.
- ⊕ TYPE 'SC'. 7' TALL POLE LIGHT.
- ⊕ TYPE 'SD'. LED UPLIGHT.
- TYPE 'SE'. CARPORT LIGHT.
- ⊕ TYPE 'SF'. WALL SCONCE AT 6"-6" B.O.F. ADA COMPLIANT.
- ☐ TYPE 'SG'. 18' TALL POLE LIGHT.

B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.

T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

**DEVELOPMENT DATA**

NET SITE AREA : 11.6221 ACRES (506,259 S.F.)

ZONING :  
CURRENT: SU-2

BUILDING HEIGHT :  
PROVIDED: 38 FEET

DENSITY :  
PROPOSED: 19.96 DU/ACRE

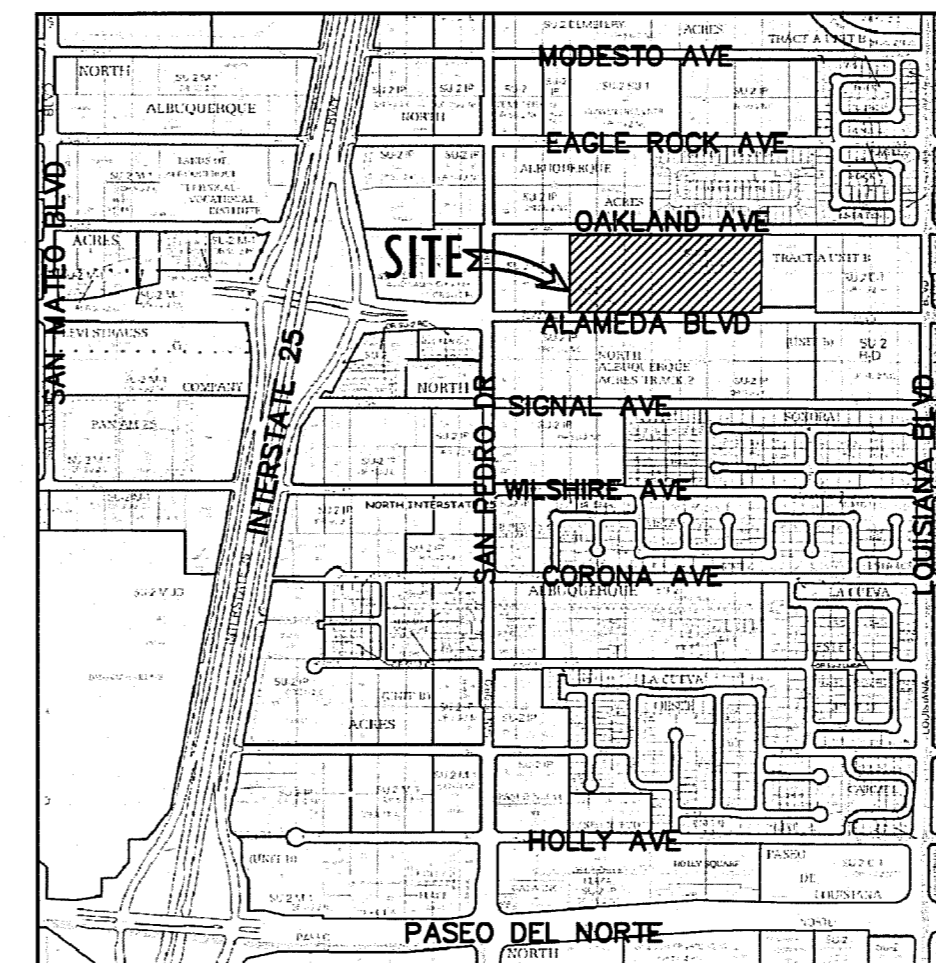
SETBACKS PROVIDED :

	REAR (N)	SIDE (W)	FRONT (S)	SIDE (E)
BUILDINGS	15'	59'	15'	59'
PARKING	22'	5'	15'	5'

	UNIT MIX				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,033	1,220	19	24	
BLDG TYPE 1	12		8		20	2	40
BLDG TYPE 2	10		6		16	6	96
BLDG TYPE 3			12	8	20	3	60
BLDG TYPE 4			8	8	18	2	32
BLDG TYPE 5			2		2	2	4
<b>TOTAL</b>	<b>84</b>	<b>4</b>	<b>104</b>	<b>40</b>	<b>15</b>	<b>232</b>	

	MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED			
	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200	
2 BEDROOM	500	104	52,000	
3 BEDROOM	600	40	24,000	
PROVIDED SITE OPEN SPACE				224,907
PROVIDED BALCONY PRIVATE OPEN SPACE				14,848
<b>TOTAL (excess of 126,555 SF)</b>	<b>232</b>	<b>111,200</b>	<b>239,755</b>	

	PARKING SPACE REQUIREMENTS		
	PARKING RATIO REQUIRED	PARKING SPACES	
UNIT A1, A2 < 1,000 SF	84 - 1 BR / 1 BATH	1.5 / 1	132
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2	208
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2	80
<b>Total Parking Spaces Required</b>			<b>420</b>
OPEN PARKING PROVIDED			189
CARPORIT PARKING PROVIDED			157
GARAGE PARKING PROVIDED			75
<b>Total Parking Provided</b>			<b>421</b>
Accessible Parking Required			12
OPEN ACCESSIBLE PARKING PROVIDED			7
CARPORIT ACCESSIBLE PARKING PROVIDED			3
GARAGE ACCESSIBLE PARKING PROVIDED			2
<b>Total Accessible Parking Provided</b>			<b>12</b>
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)			116
GARAGE BICYCLE RACK			75
<b>Total Bicycle Parking Provided</b>			<b>117</b>



VICINITY MAP  
NOT TO SCALE

PROJECT NUMBER: 100958  
Application Number: 1615-7086

This Plan is consistent with the Site Development Plan approved by the Environmental Planning Commission (EPC) and the Findings and Conditions in the Official Code of Ordinances are satisfied.

Is an Infrastructure List required? No. If yes, then a set of approved DRC plans with a permit is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

- Reginald M. M... / ABCWJA* Traffic Engineering Transportation Division Date: 5/18/16
- Mark Cab...* Date: 05/19/16
- Isadora* Parks and Recreation Department Date: 5/18/16
- ...* City Engineer Date: 11-18-16
- ...* Solid Waste Management Date: 11-18-16
- ...* DRB Chairperson, Planning Department Date: 4-18-16

**LEGACY NAA APARTMENTS**  
SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico

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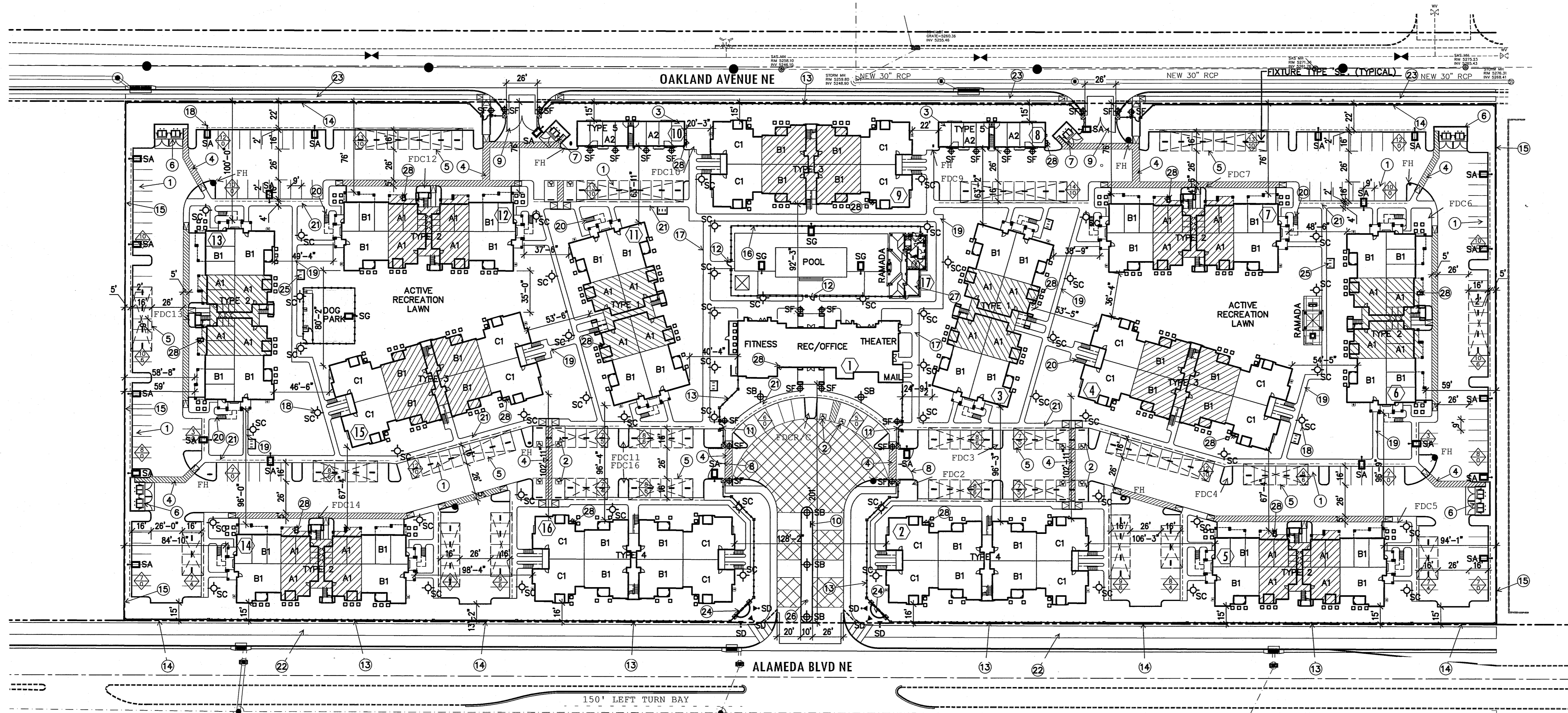
STATE OF NEW MEXICO  
RICH BARBER  
NO. 2295  
**PRELIMINARY NOT FOR CONSTRUCTION**  
LHI  
LEGACY HOSPITALITY

**KEYNOTES ①**

1. 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG. SEE DETAIL 05/A1.20.
3. ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING MARKING.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DET 06/A1.20.
6. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
7. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
8. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
9. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
10. GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
11. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
12. POOL GATE, SEE DETAIL 24/A1.21.
13. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A1.21.
15. CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
16. WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
17. 6" SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
18. SITE LIGHTING - SEE LIGHTING LEGEND.
19. 4" SIDEWALK, TYPICAL ON SITE.
20. 3'-0" SIDEWALK AT STAIR APPROACH, TYPICAL.
21. 6" SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
22. 10' MULTI-USE ASPHALT TRAIL.
23. 6" SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
24. MONUMENT SIGN, SEE DETAIL 29/A1.21.
25. BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A1.21.
26. FLAG POLE.
27. POOL EQUIPMENT AT POOL RAMADA.
28. FIRE RISER LOCATION, SEE BUILDING PLANS ( ALL BUILDINGS SHALL HAVE PIV )
29. ALL IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
30. LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED FROM GUTTER PAN WILL NOT BE ALLOWED WITHIN THE CLEAR SITE TRIANGLES.

INDEX OF SHEETS

A110-SITE PLAN FOR BUILDING PERMIT
A120-SITE PLAN DETAILS
A121-SITE PLAN DETAILS
A314-BUILDING 1 ELEVATIONS
A324-BUILDING 2 ELEVATIONS
A334-BUILDING 3 ELEVATIONS
A343-BUILDING 4 ELEVATIONS
A352-BUILDING 5 ELEVATIONS
A512-REC BUILDING ELEVATIONS
L6101-LANDSCAPE PLAN
C1-GRADING SHEET 1
C2-GRADING SHEET 2
C3- GRADING DETAILS
C4-MASTER UTILITY SHEET 1
C5-MASTER UTILITY SHEET 2

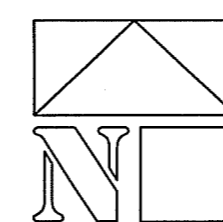


**LEGEND**

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ⊕ NO. OF PARKING SPACES
- ⊕ NO. OF COVERED SPACES
- ⊕ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- ⊕ FIRE HYDRANT

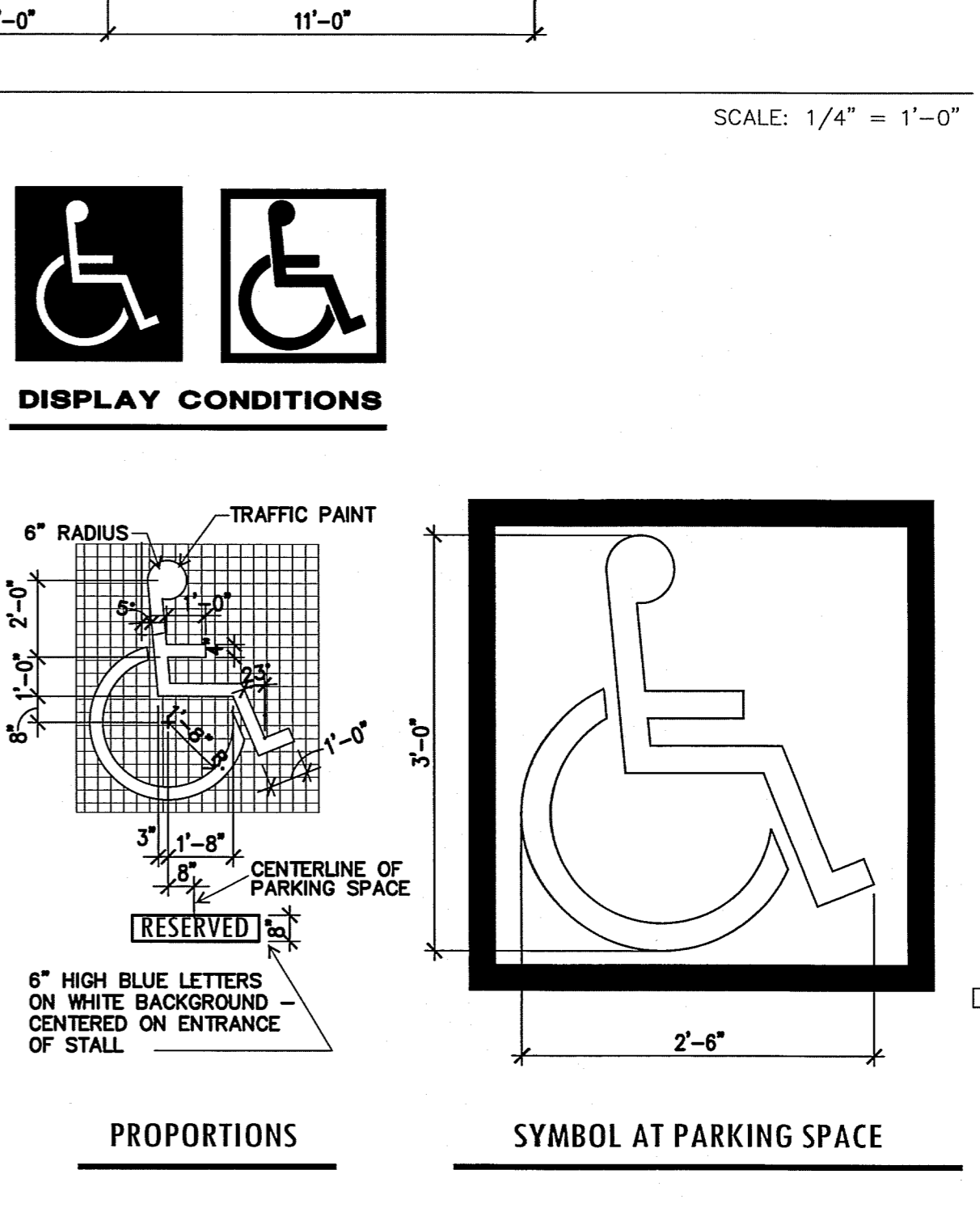
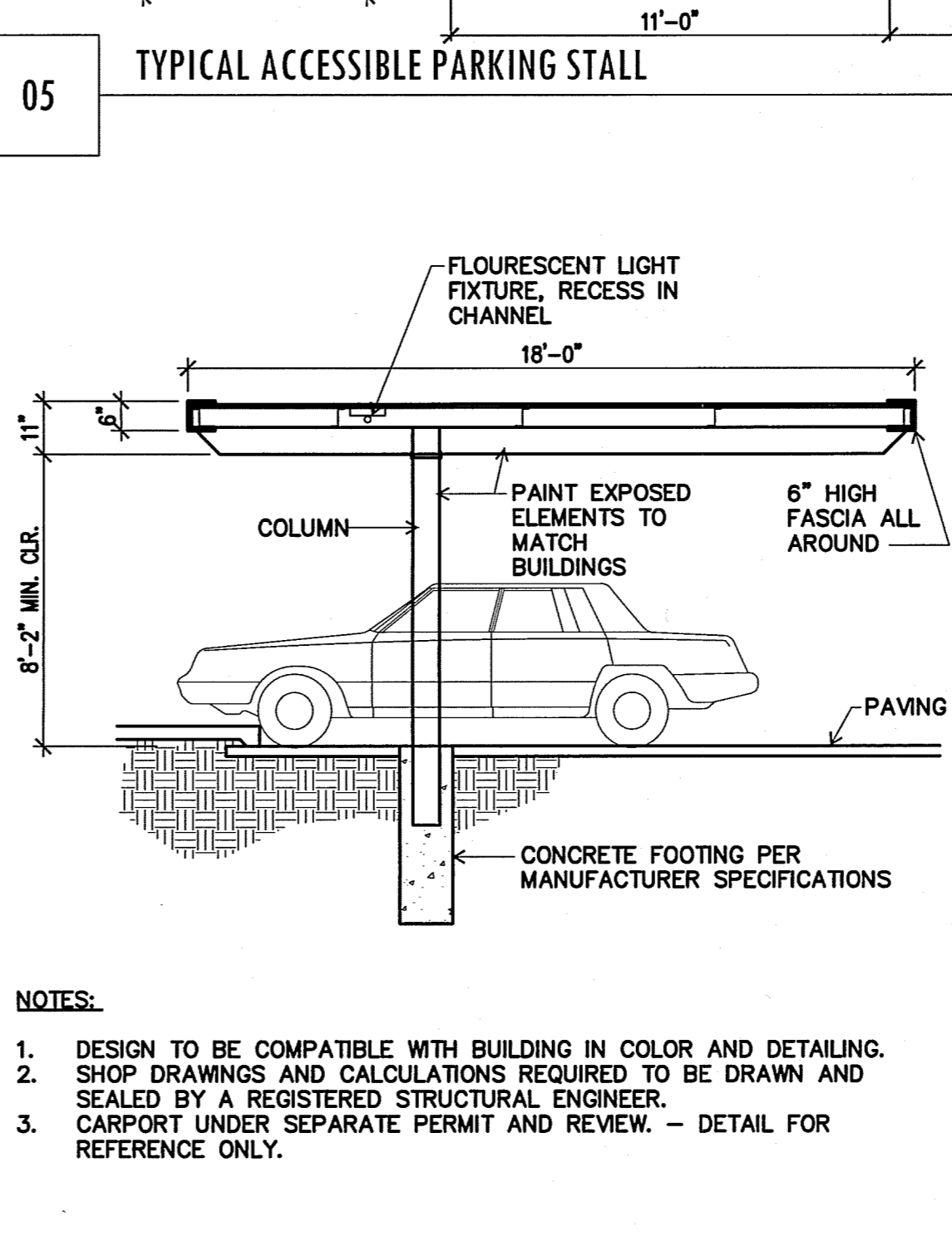
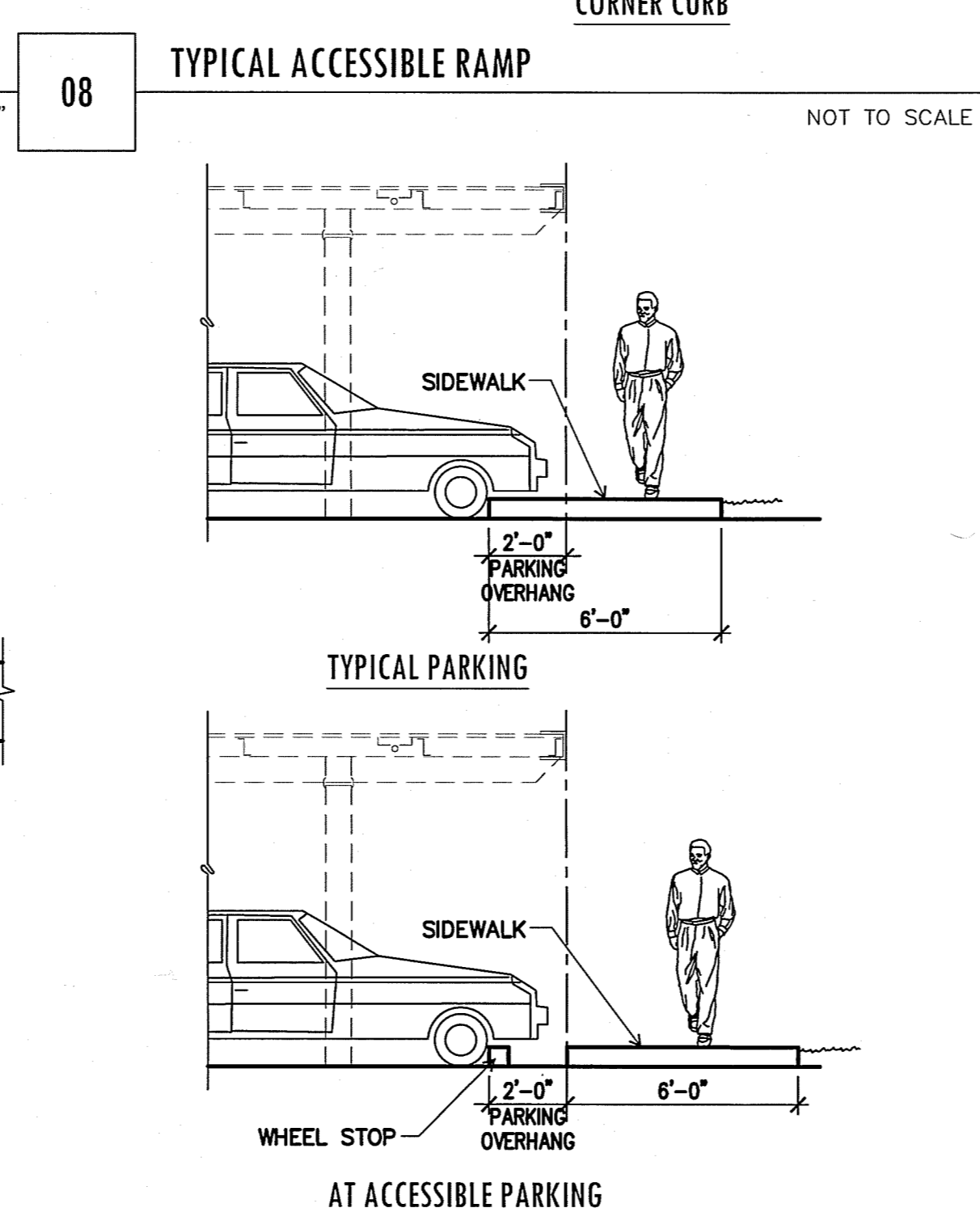
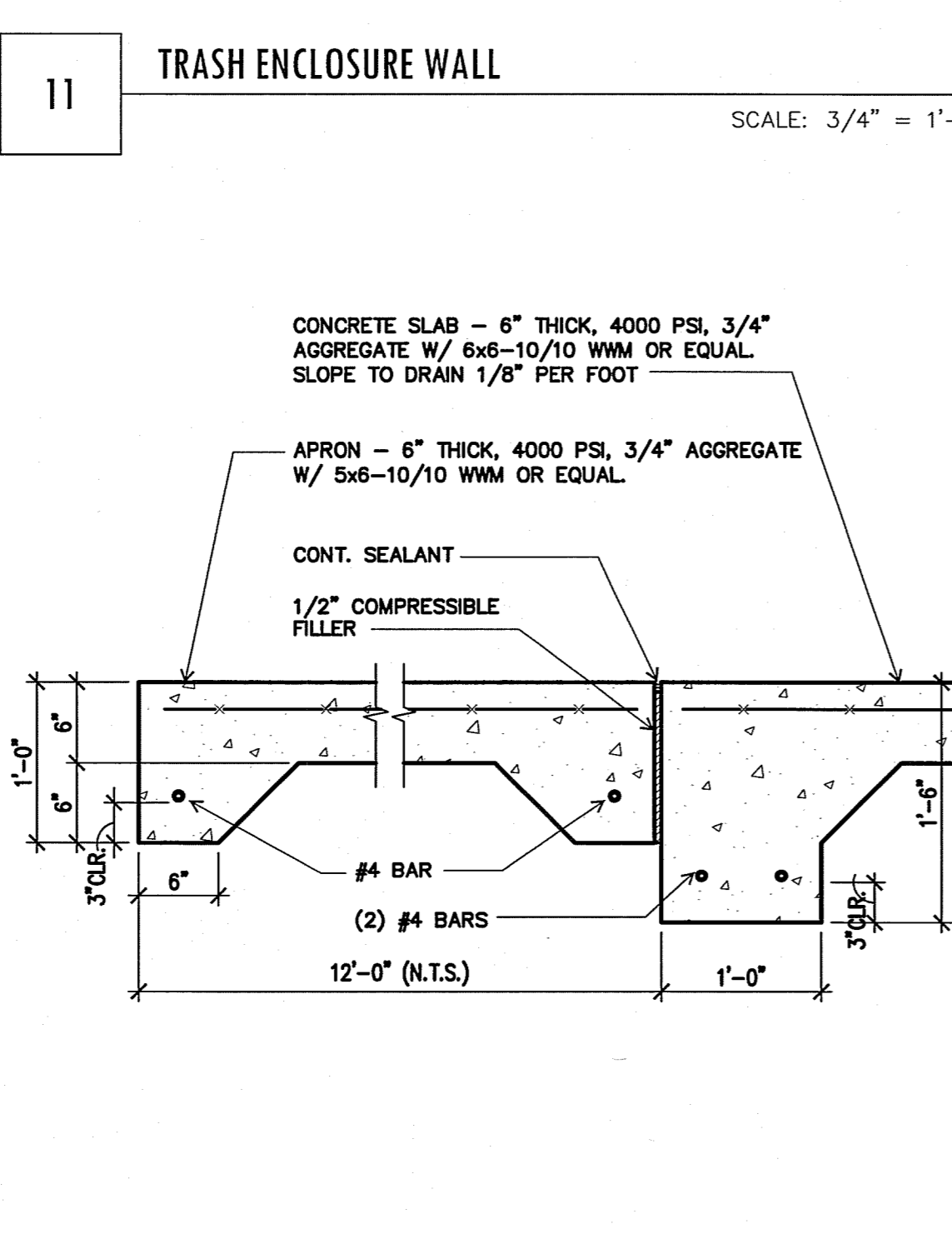
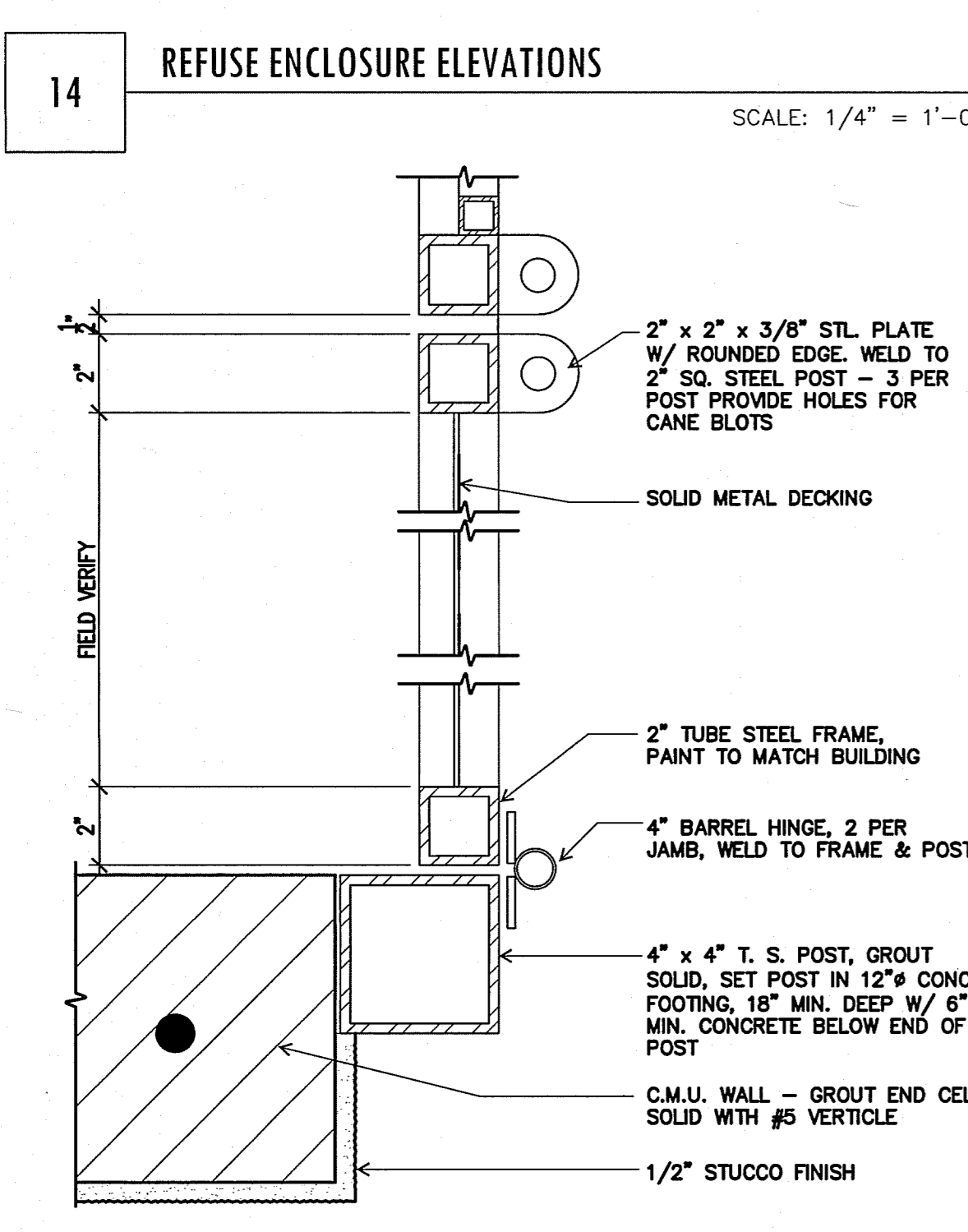
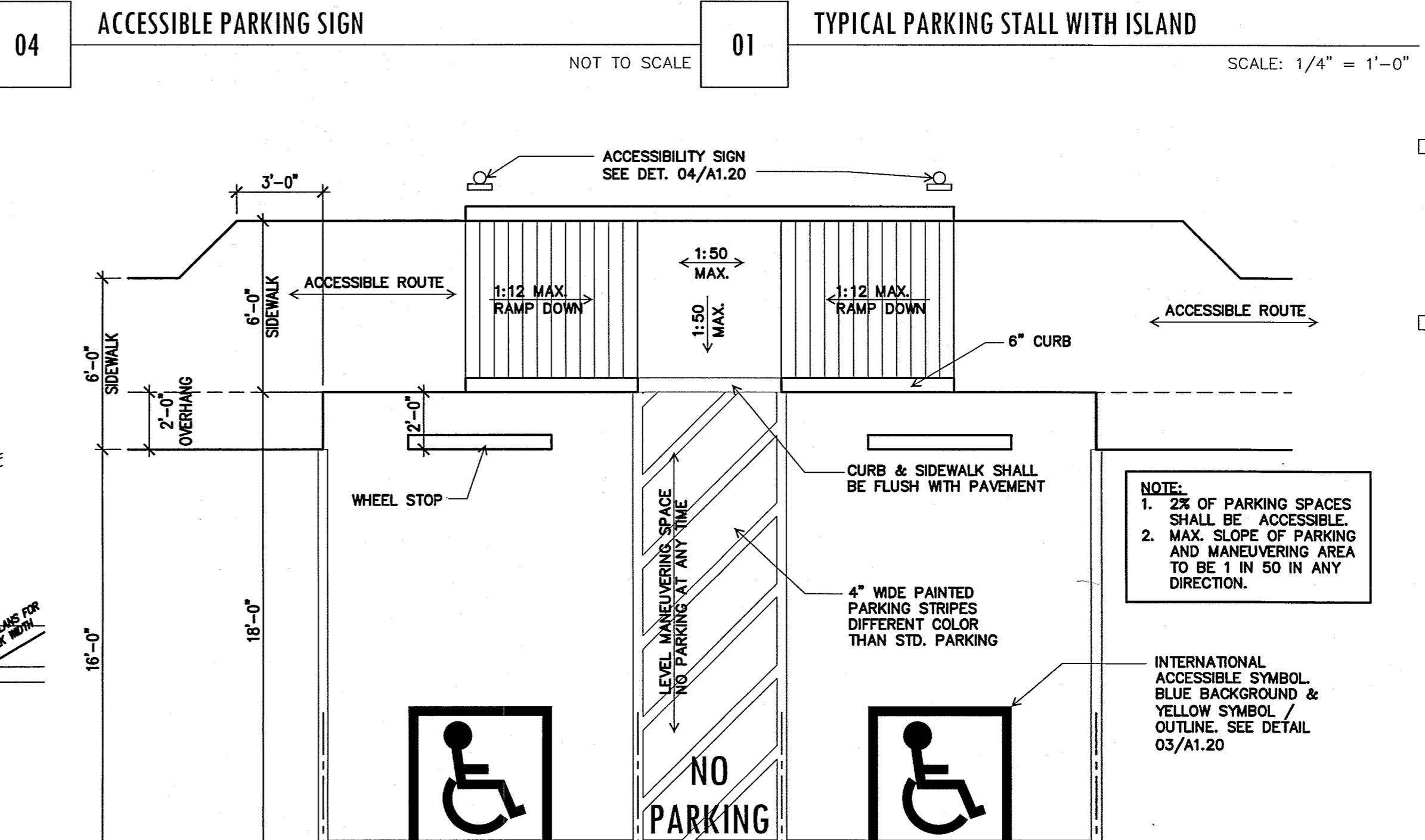
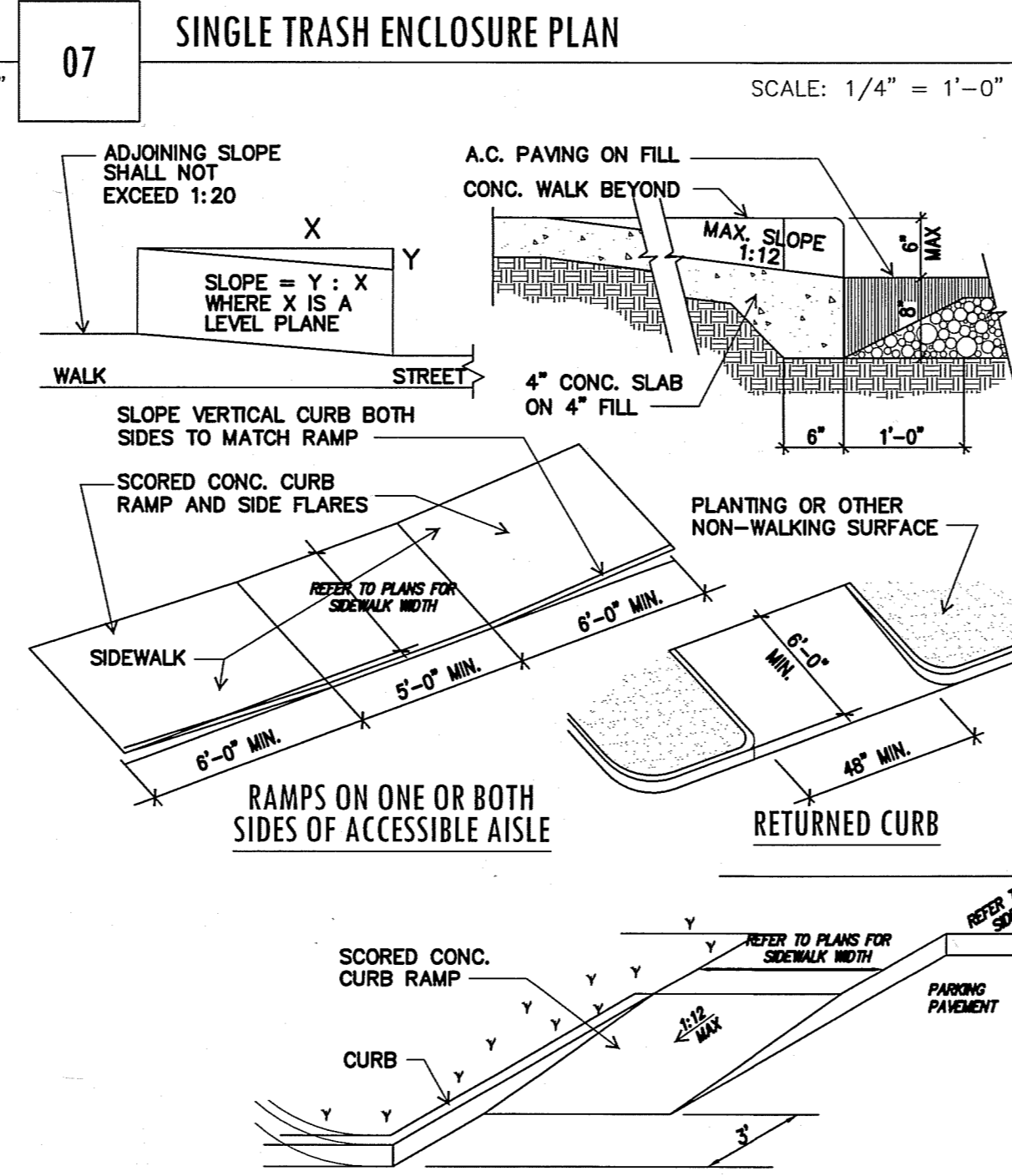
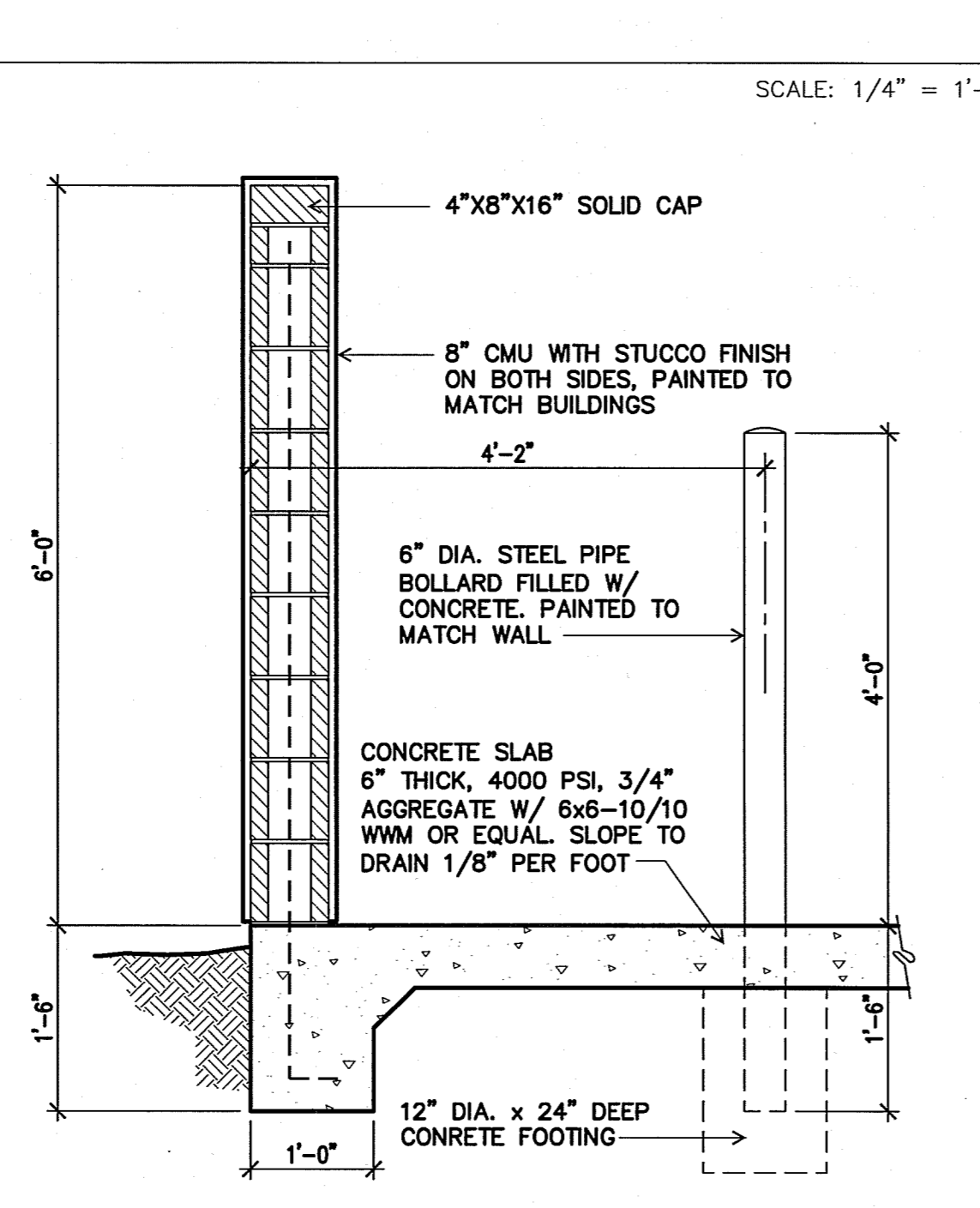
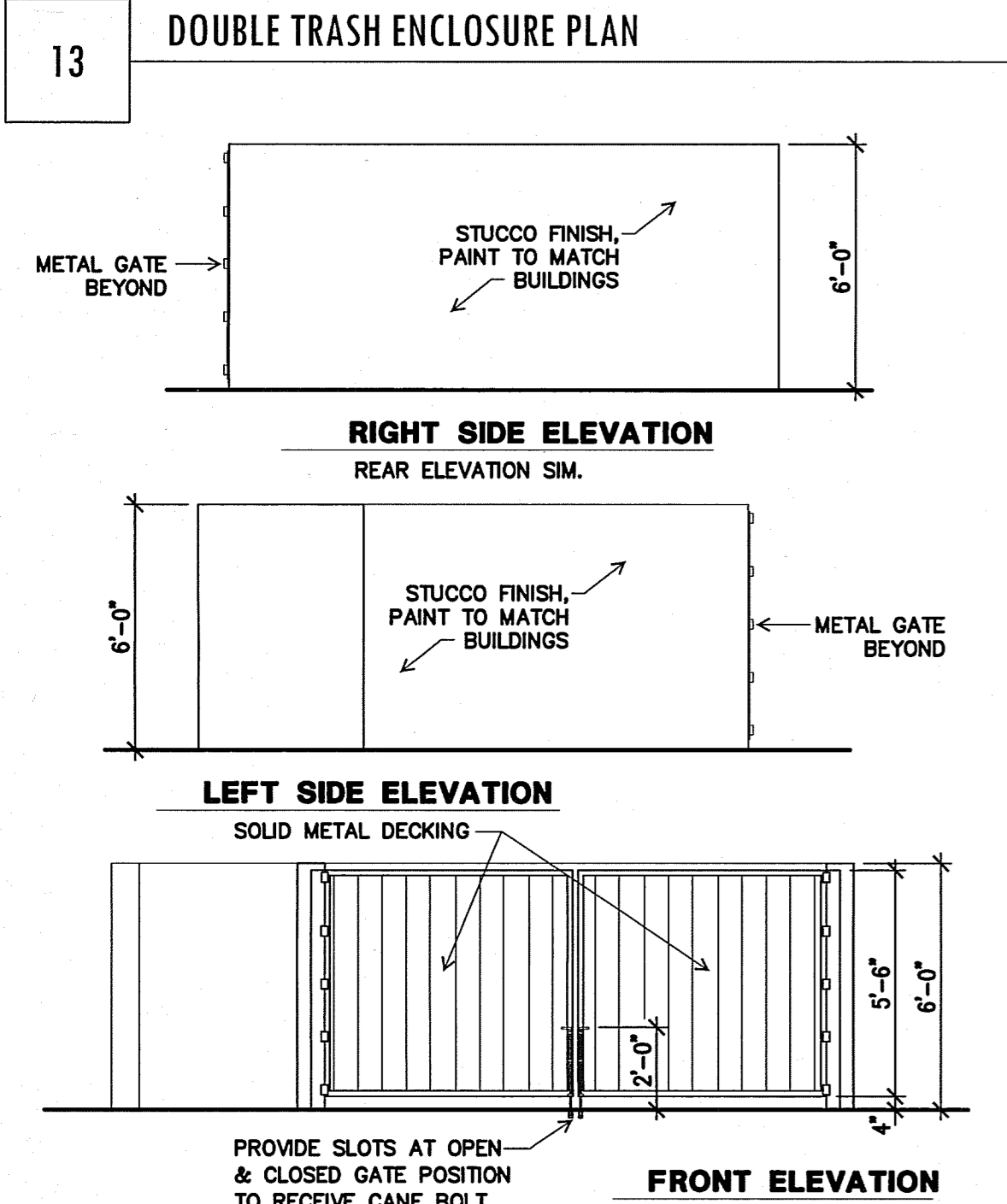
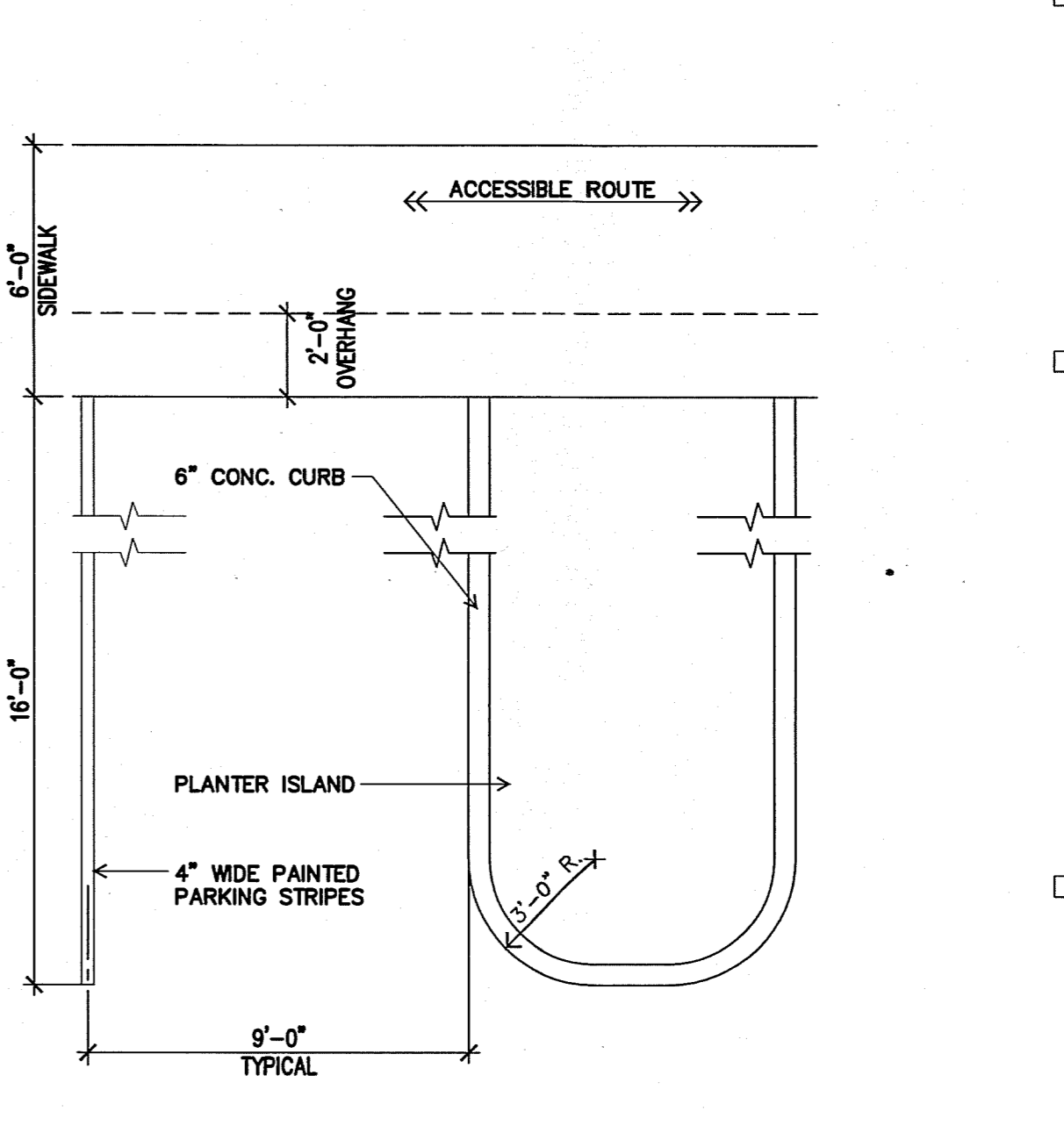
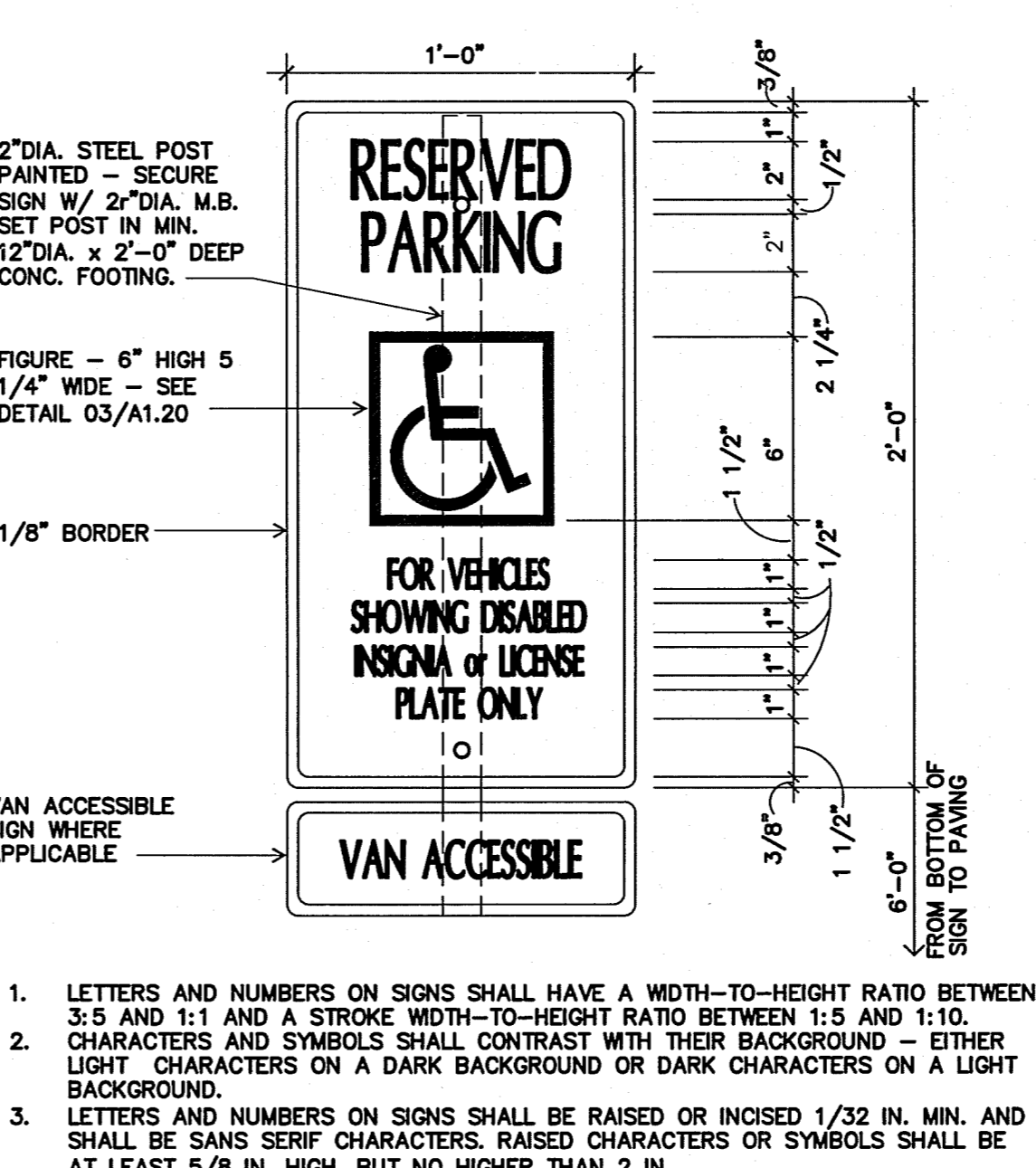
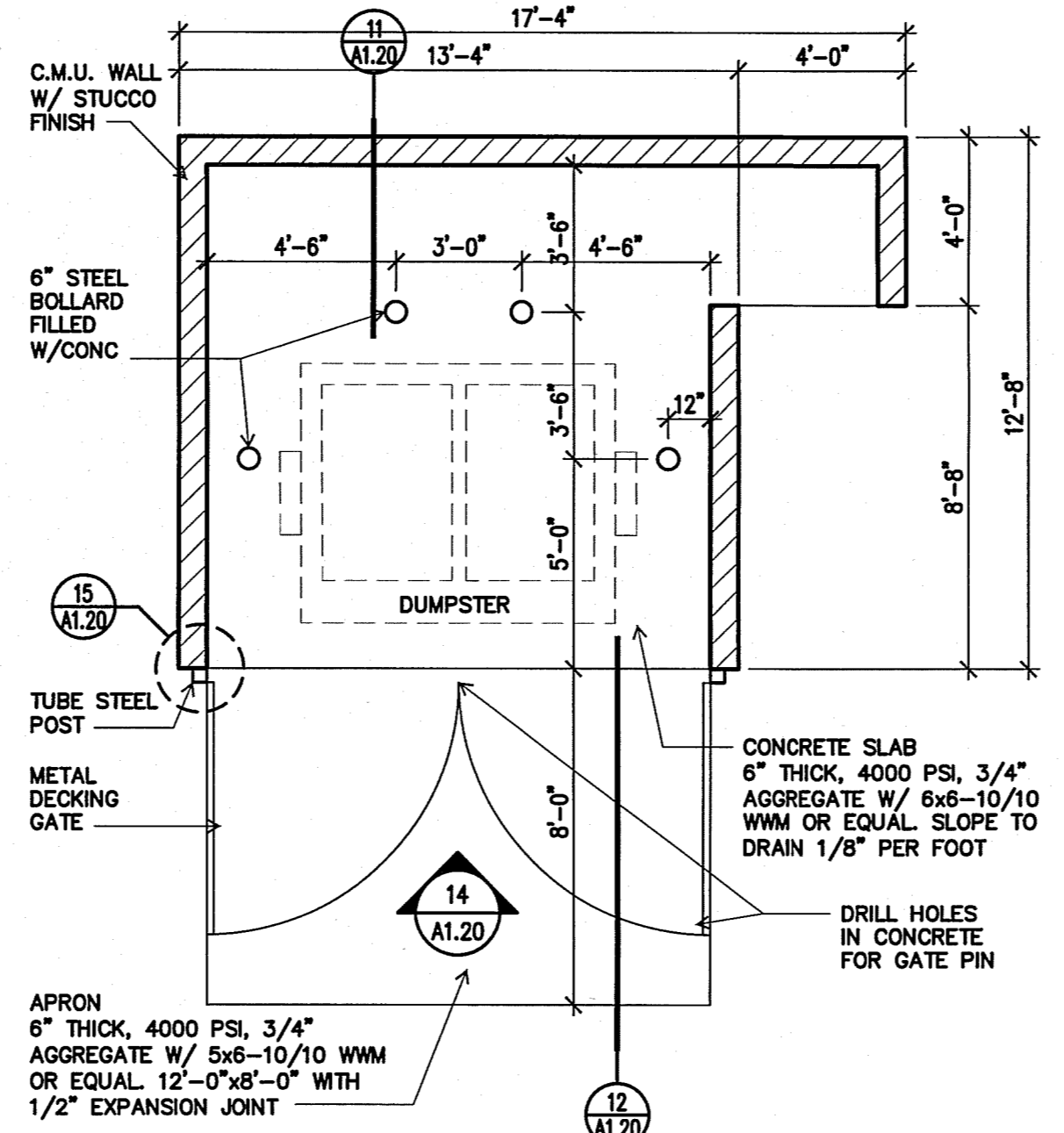
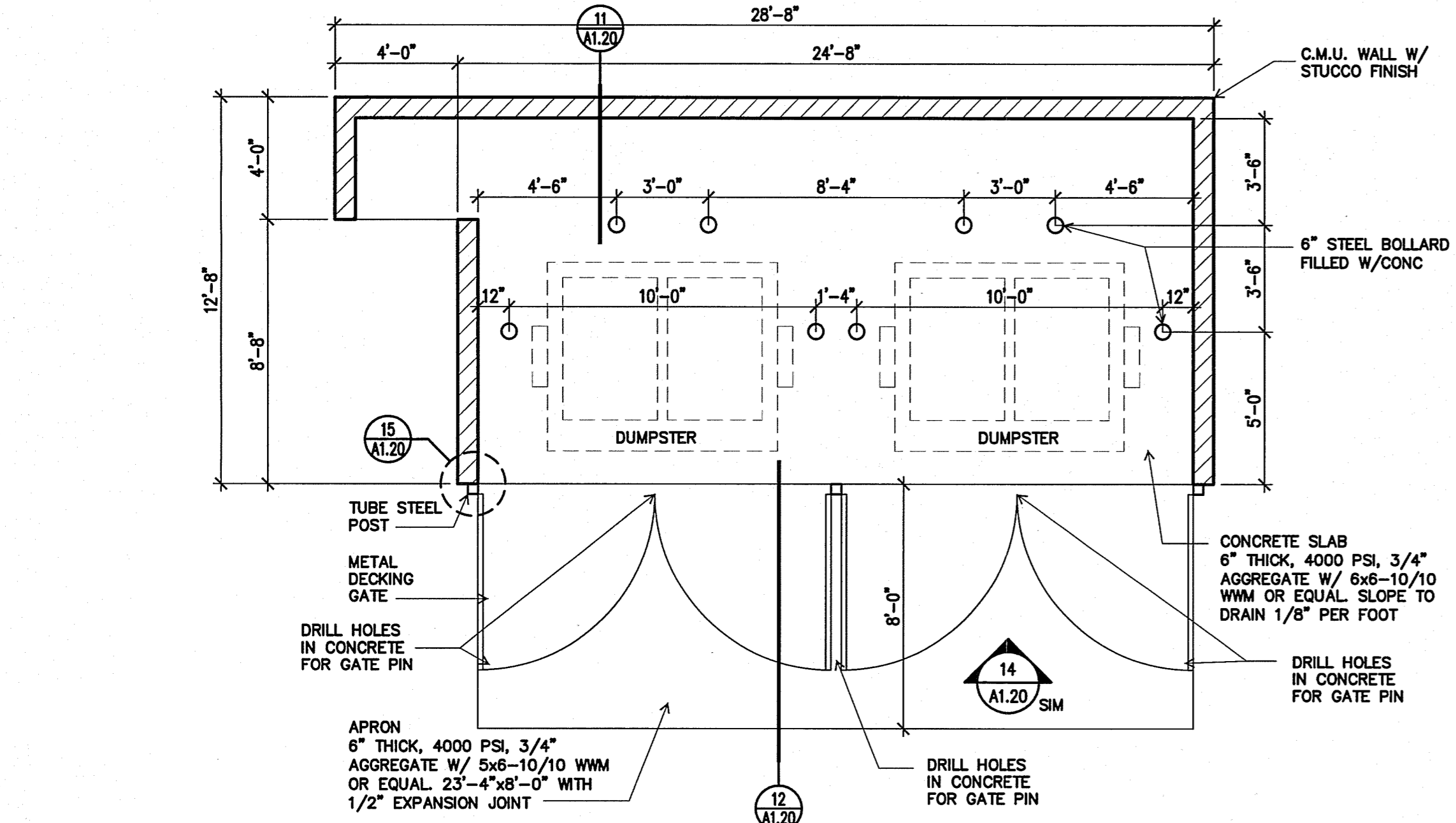
**PRELIMINARY SITE PLAN**

SCALE: 1" = 50'-0"



DATE: APRIL 7, 2016 ORB# 15-218

**A1.10**  
SITE PLAN  
PRELIMINARY



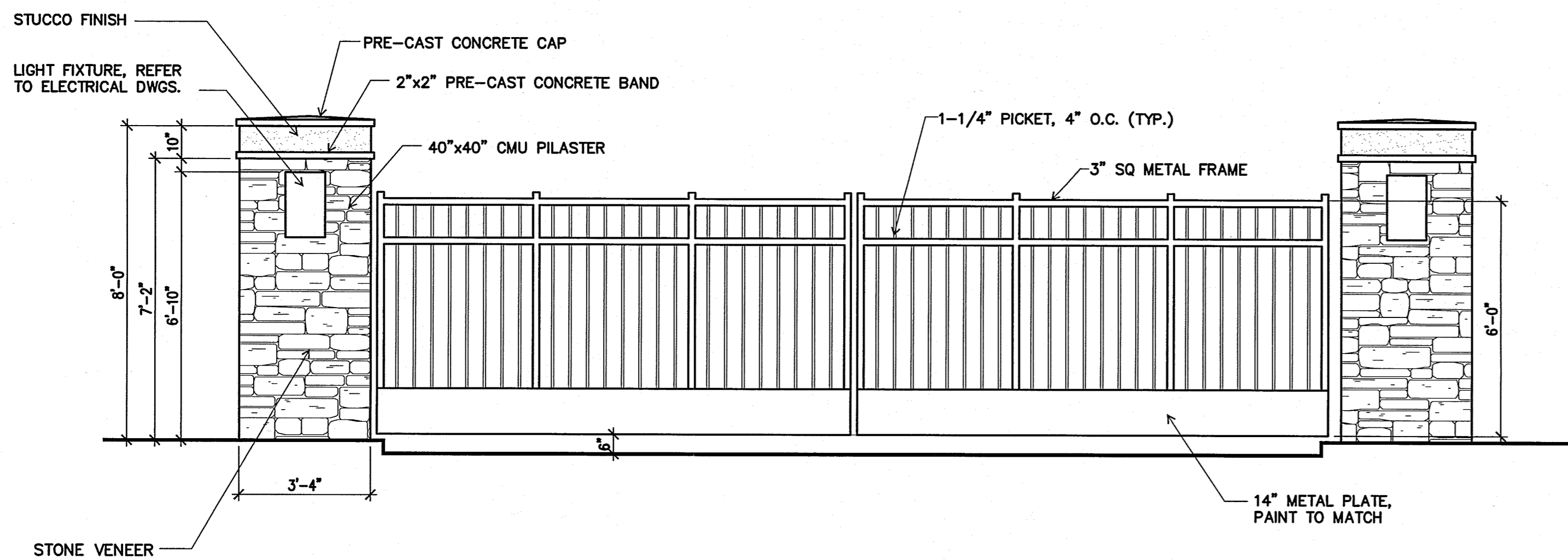
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NOTES:  
1. 2% OF PARKING SPACES SHALL BE ACCESSIBLE.  
2. MAX. SLOPE OF PARKING AND MANEUVERING AREA TO BE 1 IN 50 IN ANY DIRECTION.  
INTERNATIONAL ACCESSIBLE SYMBOL: BLUE BACKGROUND & YELLOW SYMBOL / OUTLINE. SEE DETAIL 03/A1.20

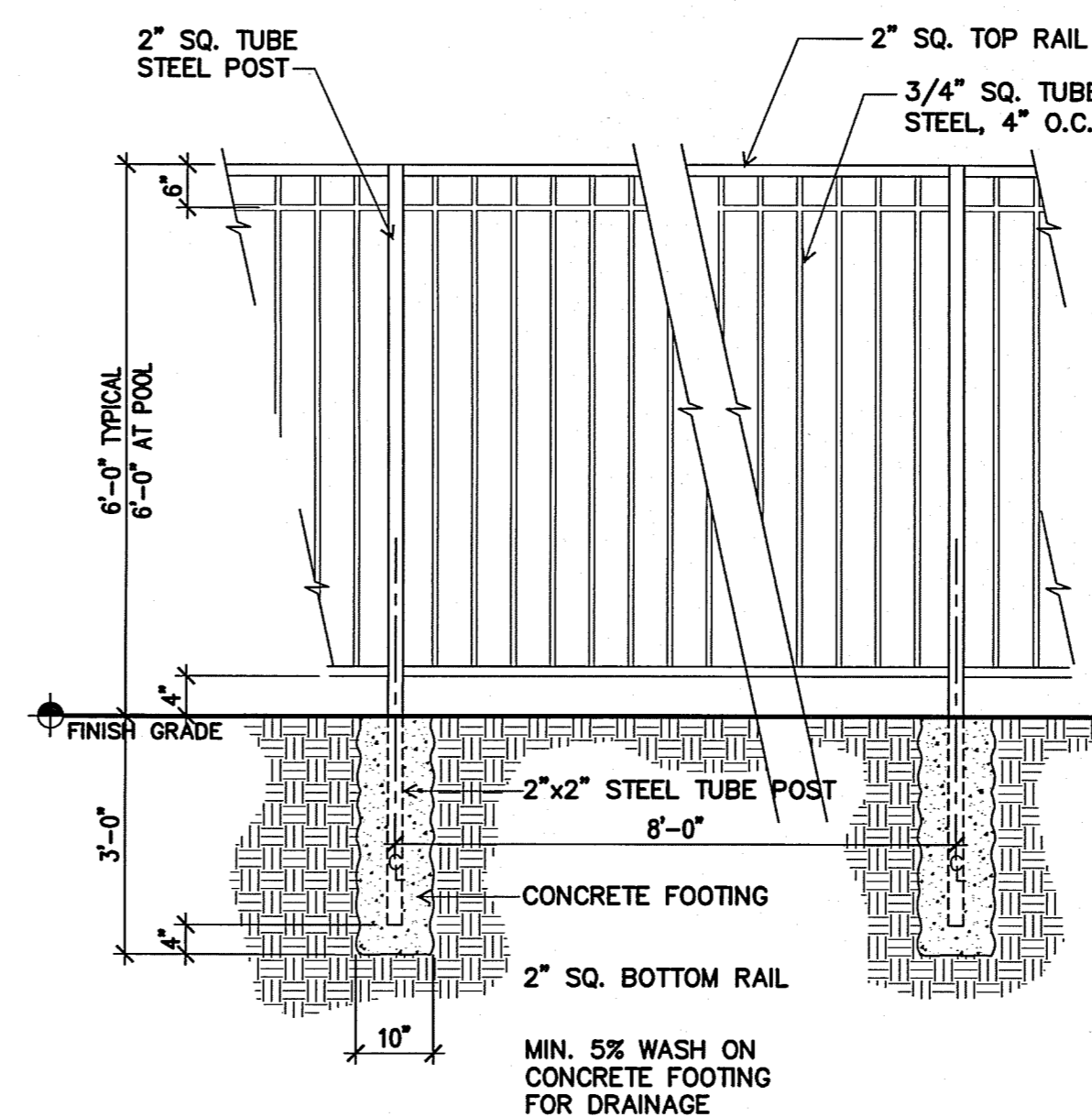
DATE: MARCH 25, 2016 ORB # 15-218

**A1.20**

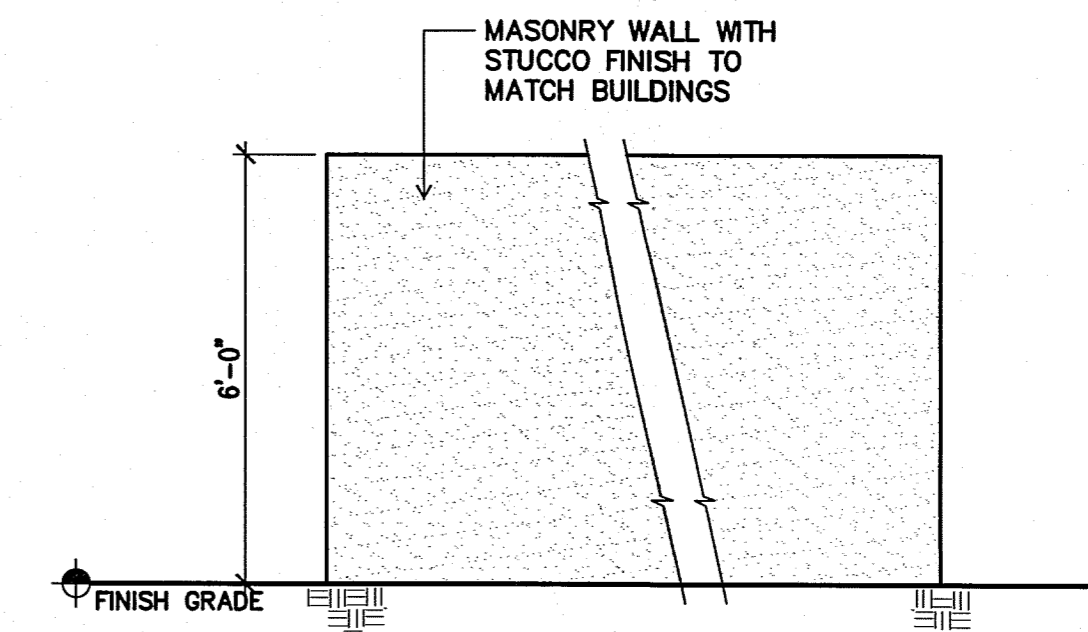
SITE DETAILS  
01 - 15



28 VEHICULAR ENTRY GATE



19 TUBULAR STEEL FENCE

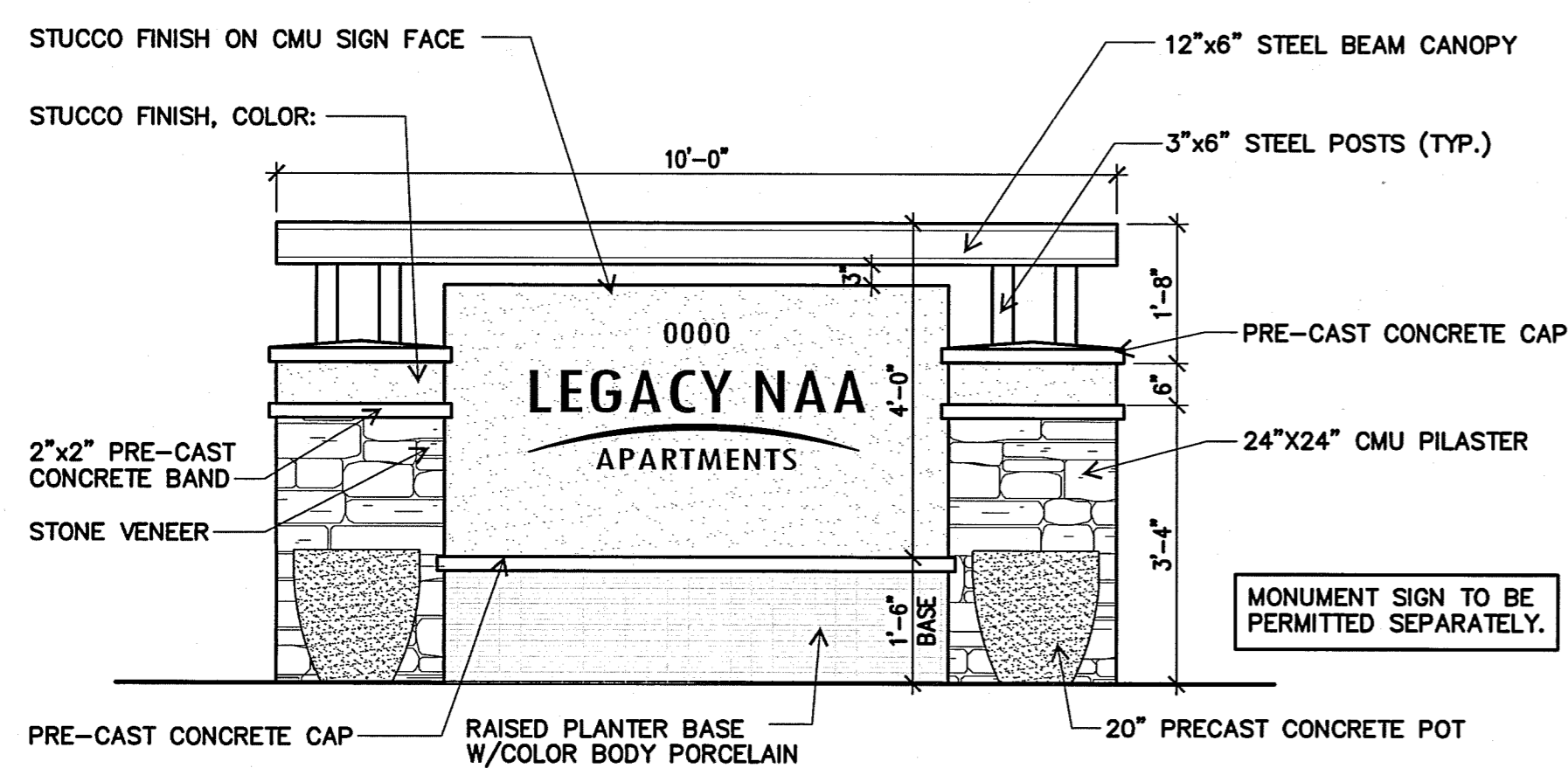


16 PERIMETER MASONRY WALL

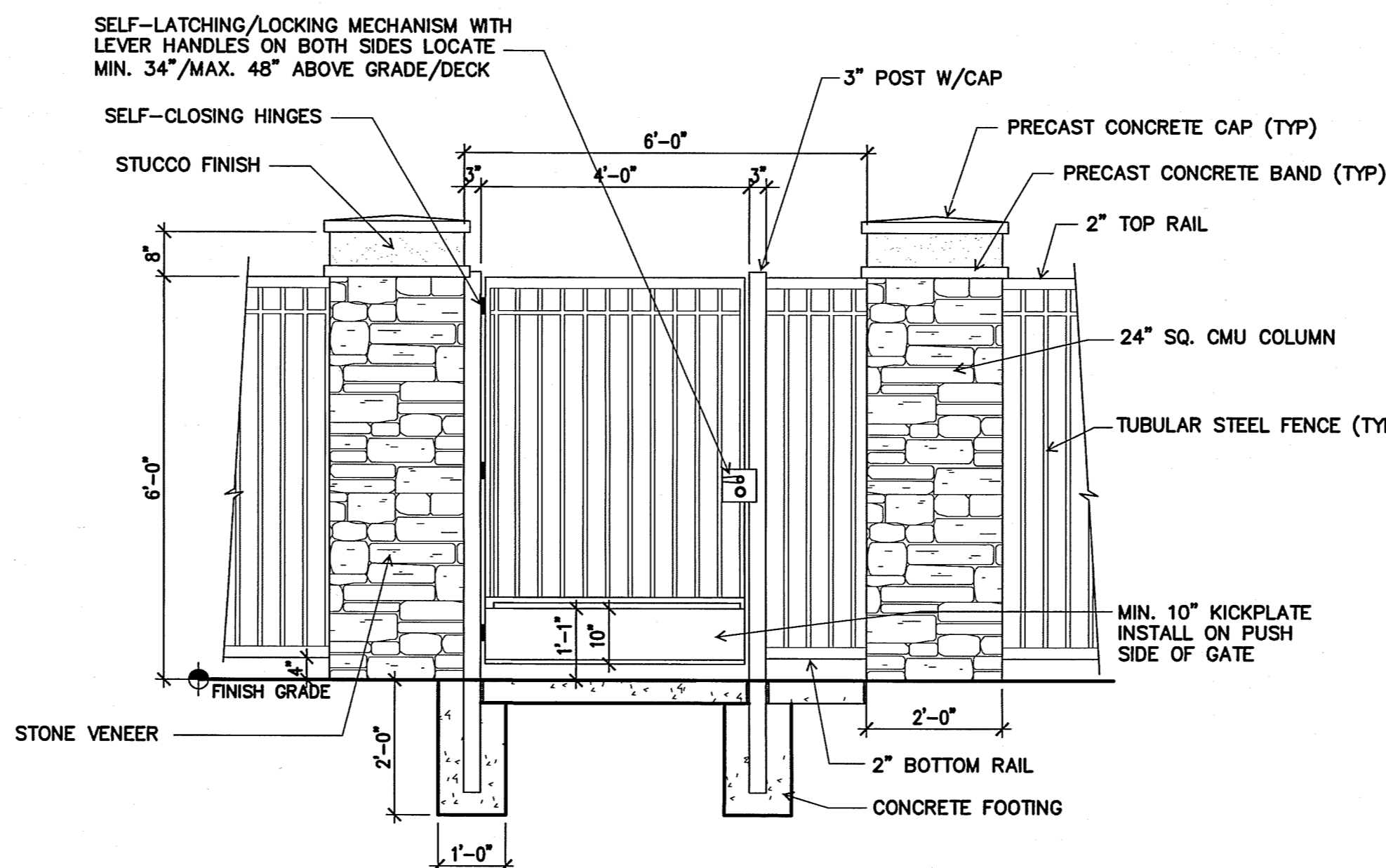
SCALE: 3/8" = 1'-0"

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

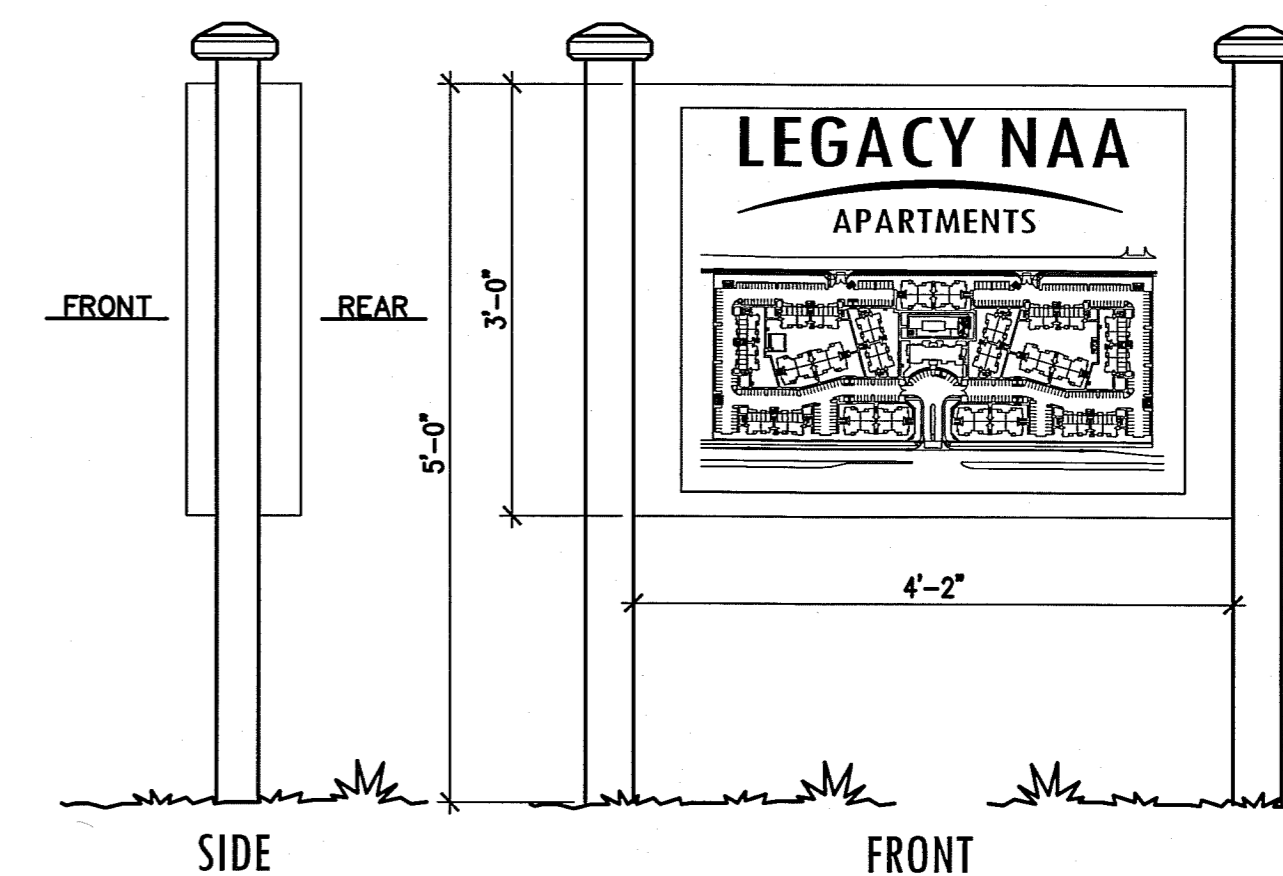
SCALE: 3/8" = 1'-0"



29 ENTRY MONUMENT ELEVATION



23 PEDESTRIAN ENTRY GATE

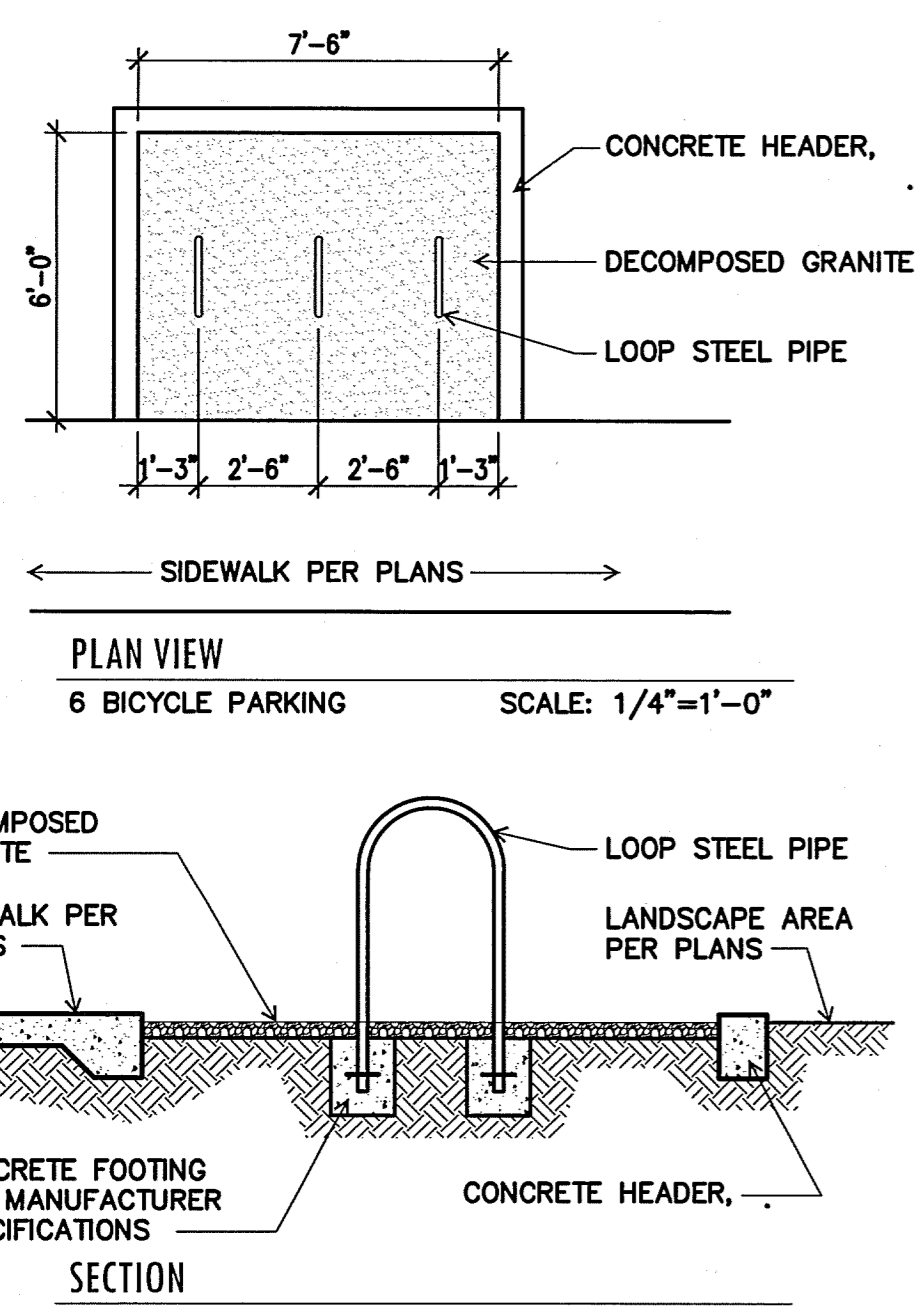


17 SITE DIRECTORY MAP

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

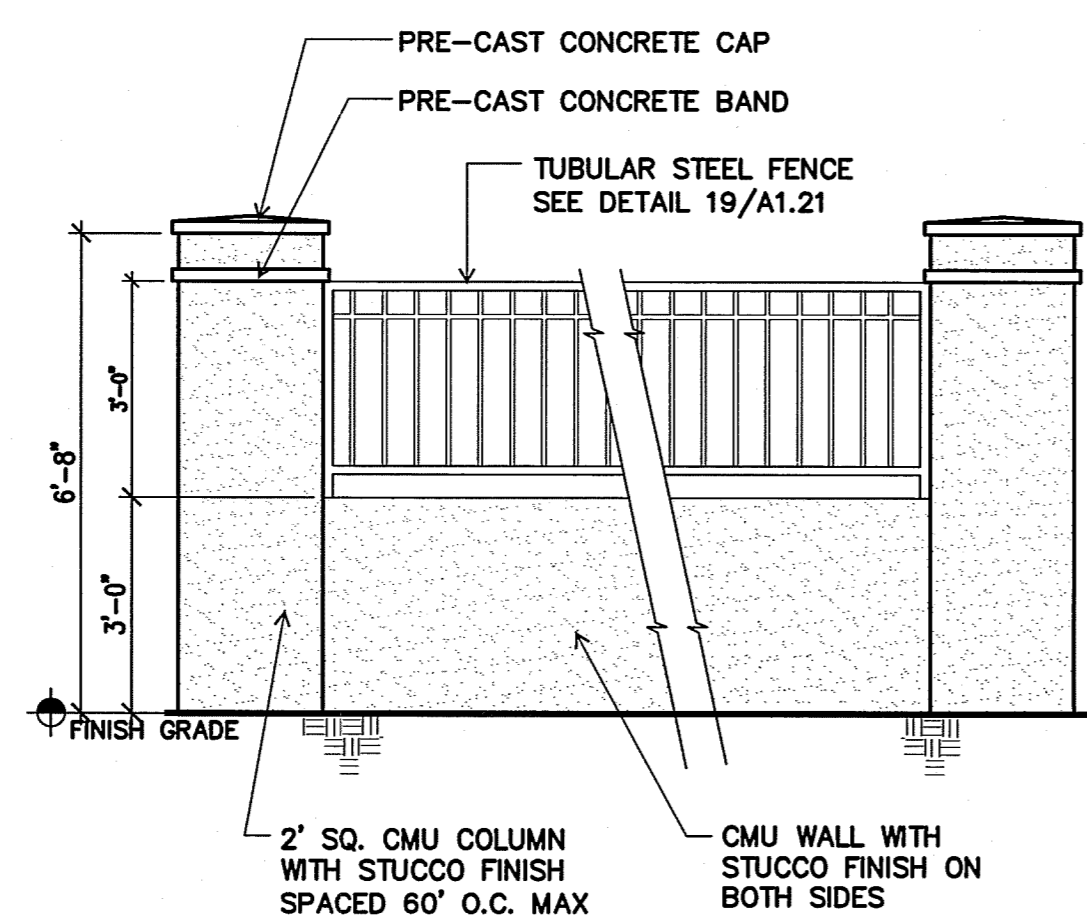
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SCALE: 1/2" = 1'-0"



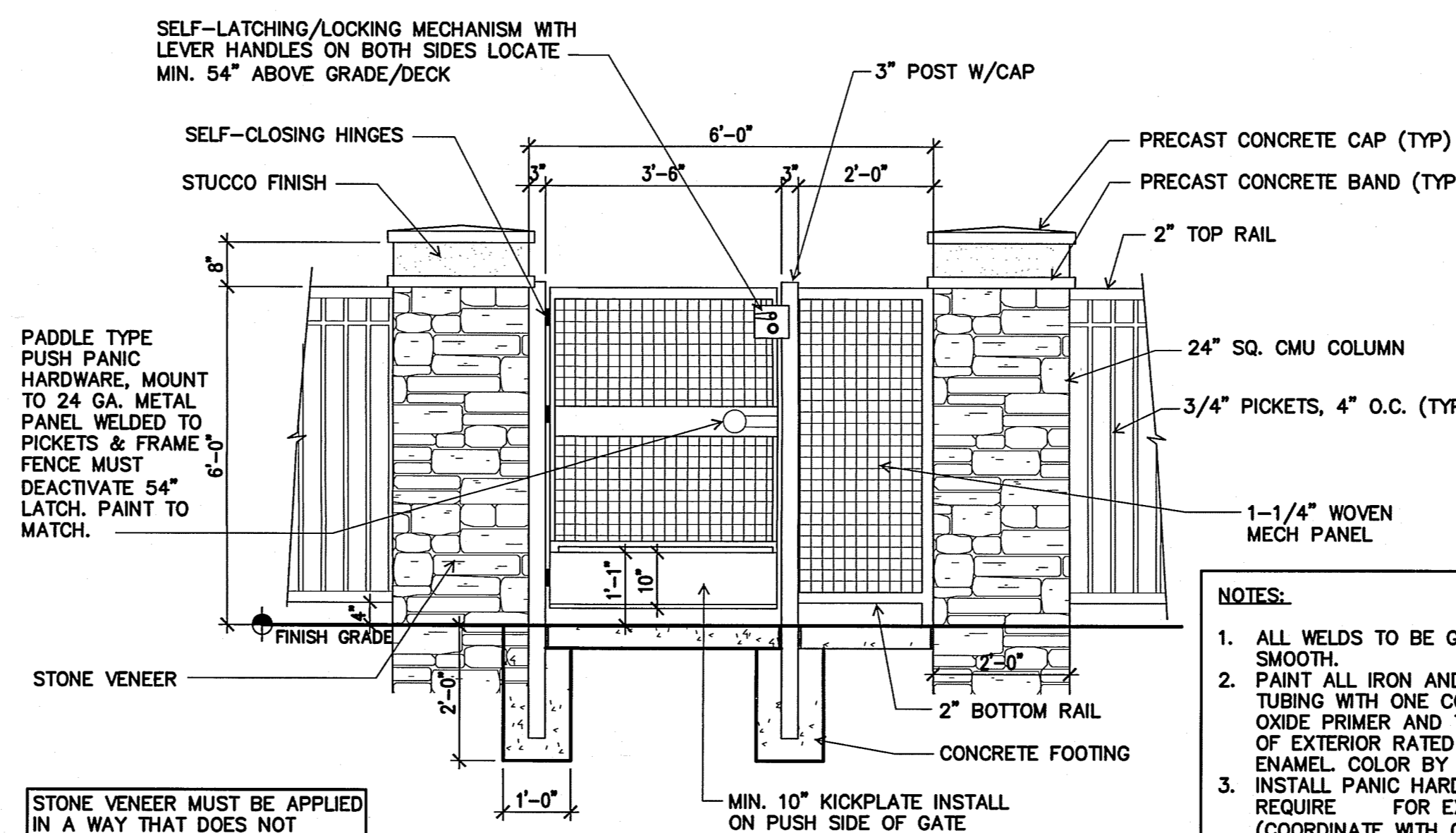
30 BICYCLE PARKING

SCALE AS NOTED



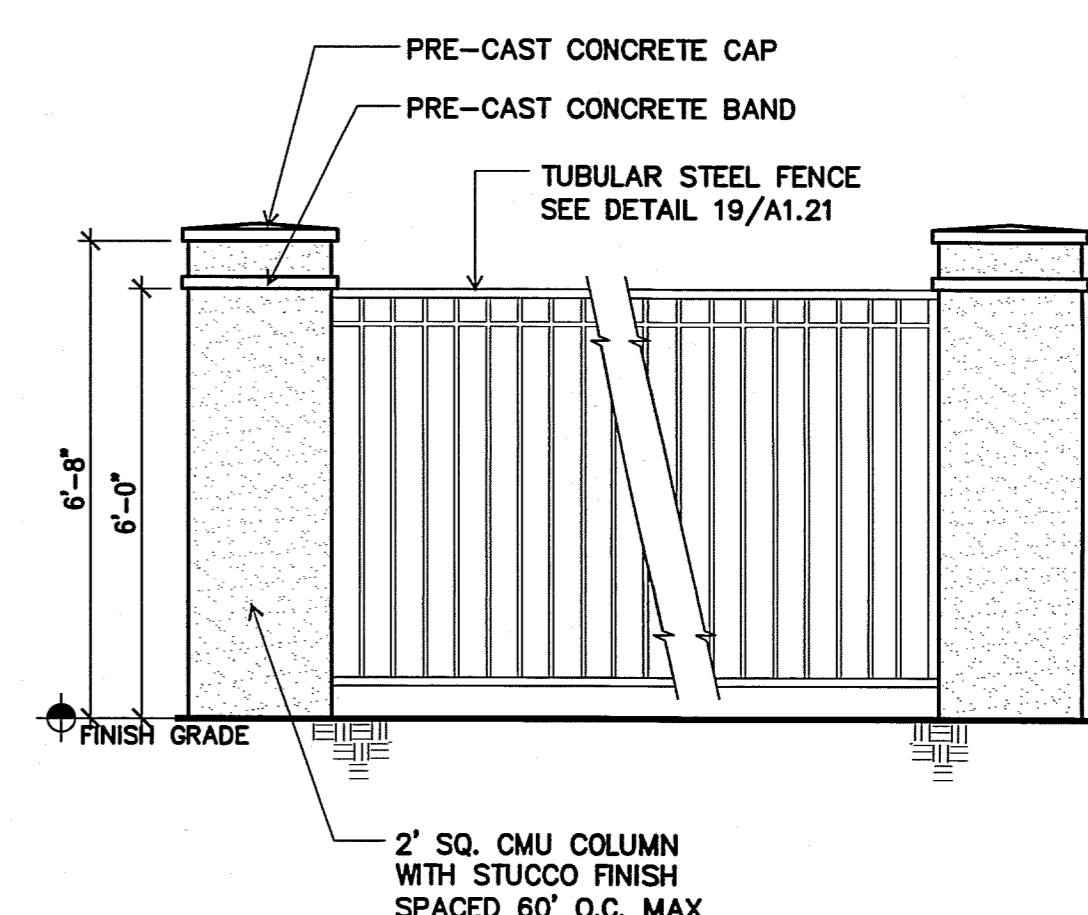
27 PILASTER AT CMU/TUBULAR COMBO FENCE

SCALE: 3/8" = 1'-0"



24 PEDESTRIAN ENTRY GATE AT POOL FENCE

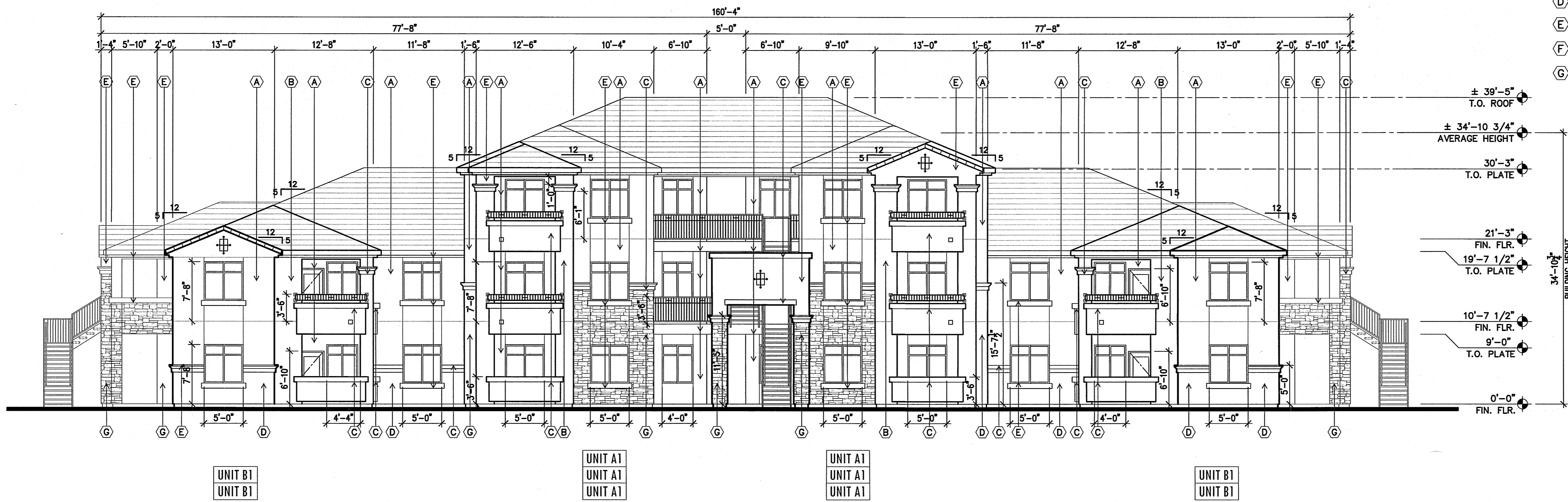
SCALE: 1/2" = 1'-0"



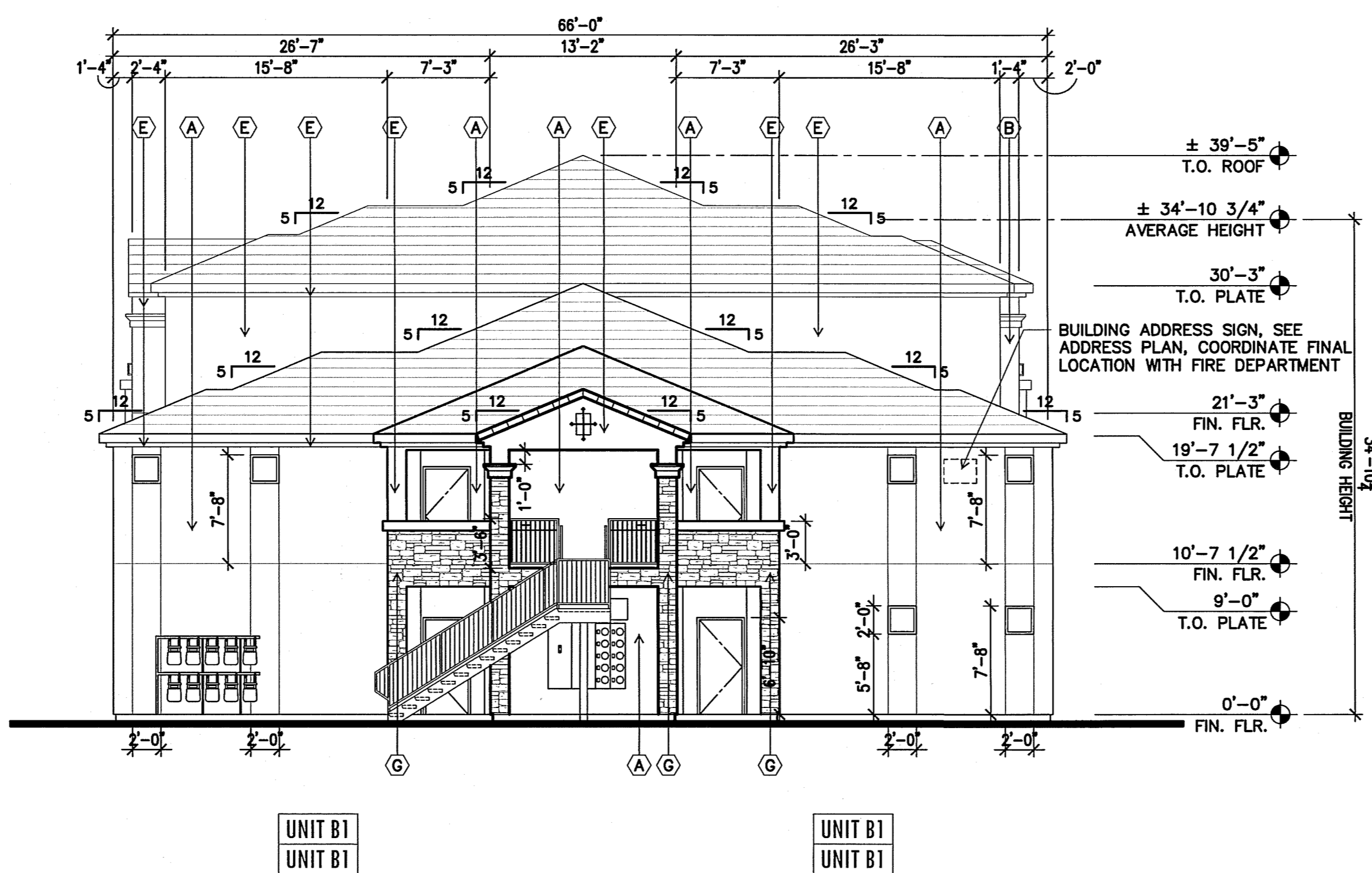
18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

SCALE: 3/8" = 1'-0"

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**FRONT/REAR ELEVATION**  
 BUILDING TYPE 1  
 SCALE: 1/8" = 1'-0"

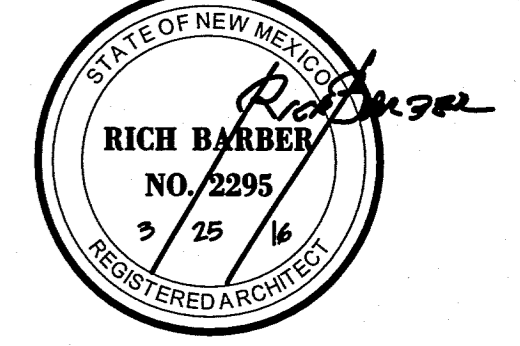


**SIDE ELEVATION**  
 BUILDING TYPE 1  
 SCALE: 1/8" = 1'-0"

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH BEIGE
  - (B) STUCCO FINISH LIGHT BROWN
  - (C) STUCCO FINISH DARK BROWN
  - (D) STUCCO FINISH BROWN
  - (E) STUCCO FINISH LIGHT BEIGE
  - (F) TILE ROOF
  - (G) STONE VENEER

**LEGACY NAA APARTMENTS**  
 SAN PEDRO AND ALAMEDA  
 Albuquerque, New Mexico

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**A3.14**  
 BUILDING TYPE 1  
 EXTERIOR ELEVATIONS

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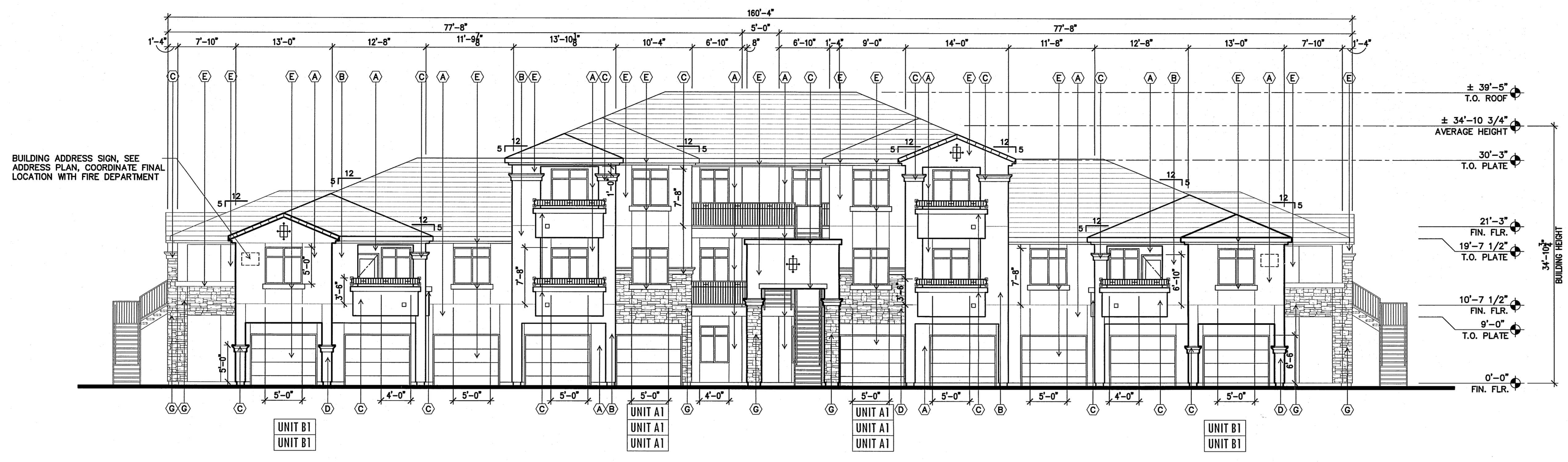
- MATERIAL KEY NOTES:**
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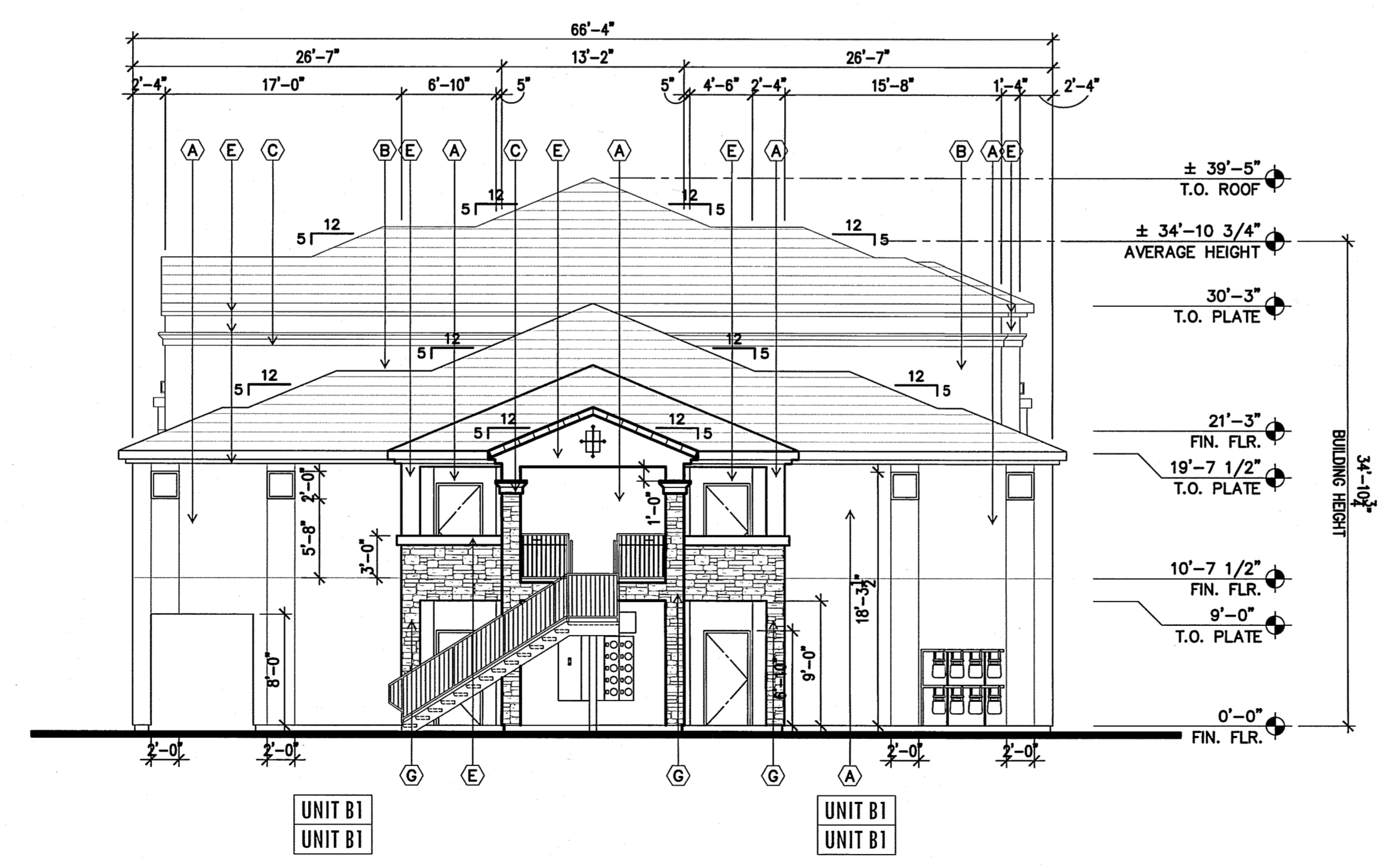
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**FRONT/REAR ELEVATION**  
 BUILDING TYPE 1  
 SCALE: 1/8" = 1'-0"

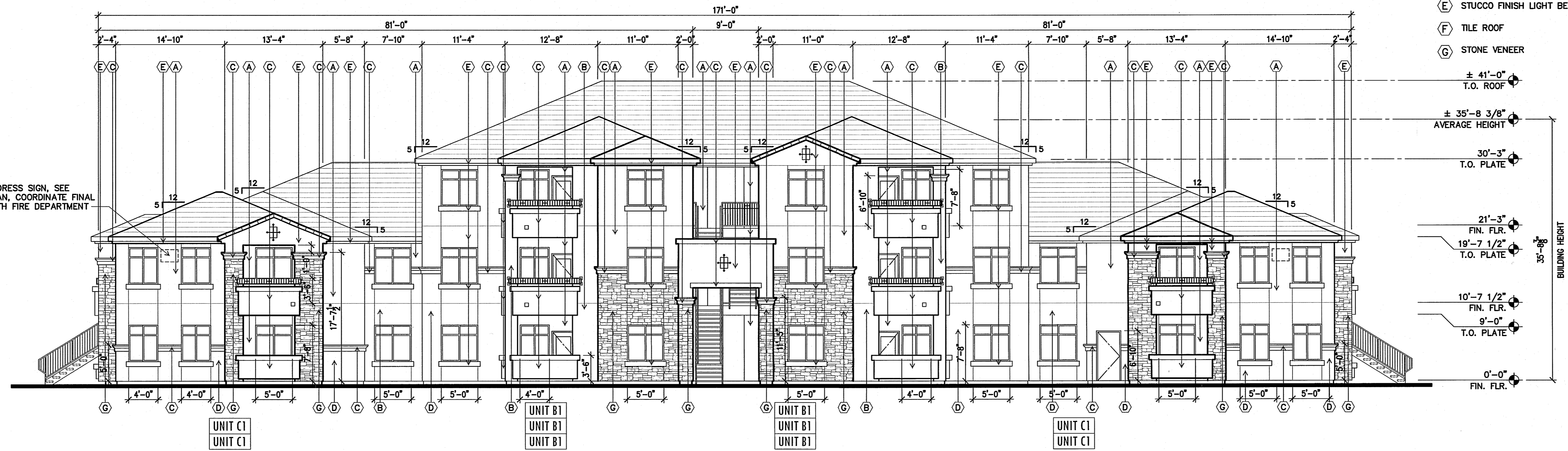


**SIDE ELEVATION**  
 BUILDING TYPE 1  
 SCALE: 1/8" = 1'-0"

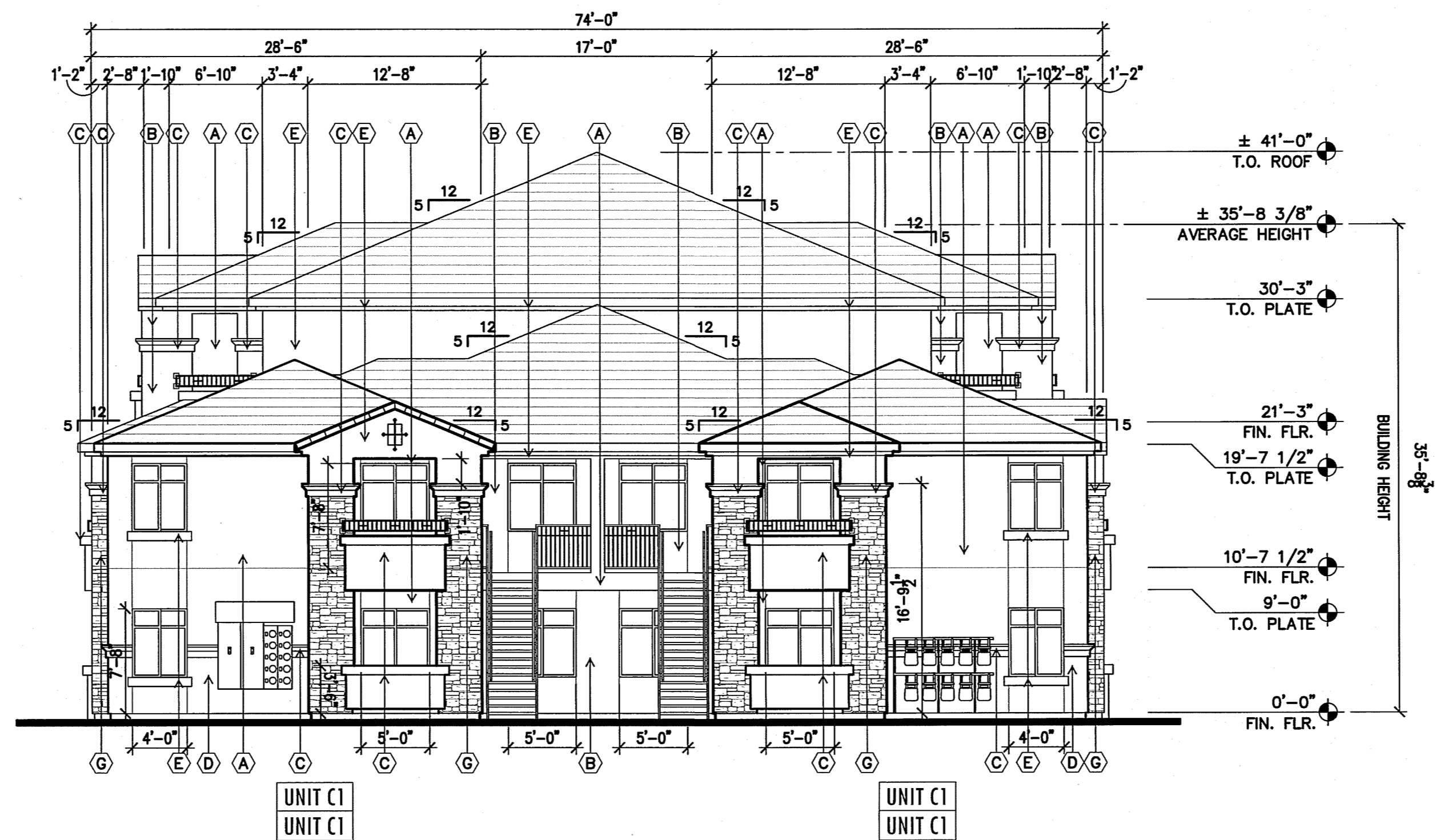
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**A3.24**

BUILDING TYPE 2  
 EXTERIOR ELEVATIONS



**FRONT/REAR ELEVATION**  
 BUILDING TYPE 3  
 SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
 BUILDING TYPE 3  
 SCALE: 1/8" = 1'-0"

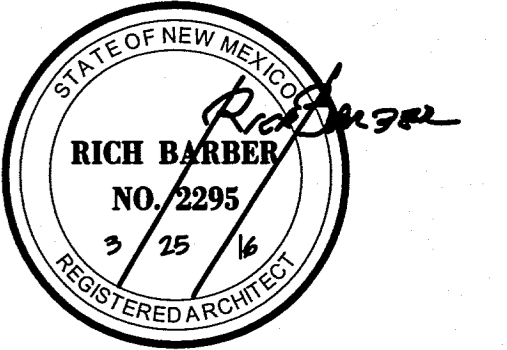
**MATERIAL KEY NOTES:**

- (A) STUCCO FINISH BEIGE
- (B) STUCCO FINISH LIGHT BROWN
- (C) STUCCO FINISH DARK BROWN
- (D) STUCCO FINISH BROWN
- (E) STUCCO FINISH LIGHT BEIGE
- (F) TILE ROOF
- (G) STONE VENEER

- ± 41'-0" T.O. ROOF
- ± 35'-8 3/8" AVERAGE HEIGHT
- 30'-3" T.O. PLATE
- 21'-3" FIN. FLR.
- 19'-7 1/2" T.O. PLATE
- 10'-7 1/2" FIN. FLR.
- 9'-0" T.O. PLATE
- 0'-0" FIN. FLR.

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**A3.34**

BUILDING TYPE 3  
 EXTERIOR ELEVATIONS

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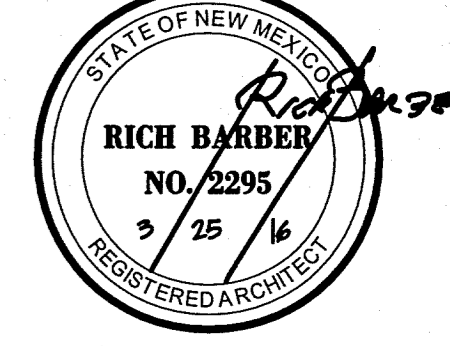
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- (E) STUCCO FINISH LIGHT BEIGE
- (F) TILE ROOF
- (G) STONE VENEER

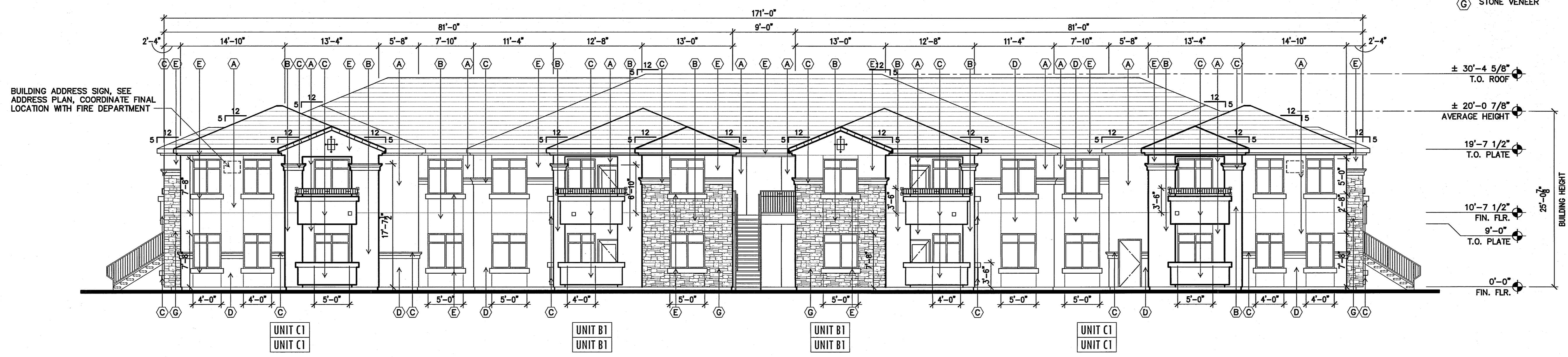
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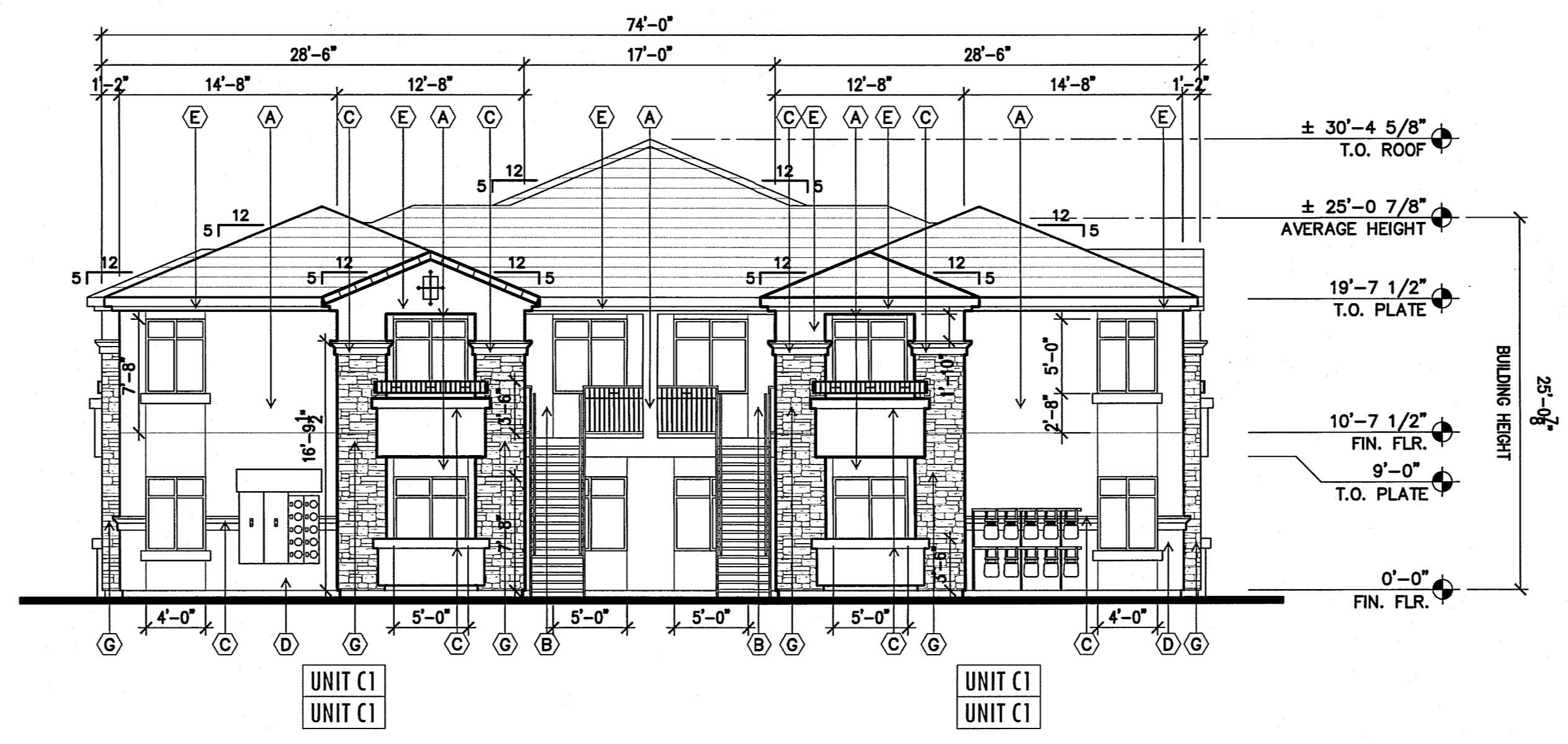
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**FRONT/REAR ELEVATION**  
 BUILDING TYPE 4  
 SCALE: 1/8" = 1'-0"



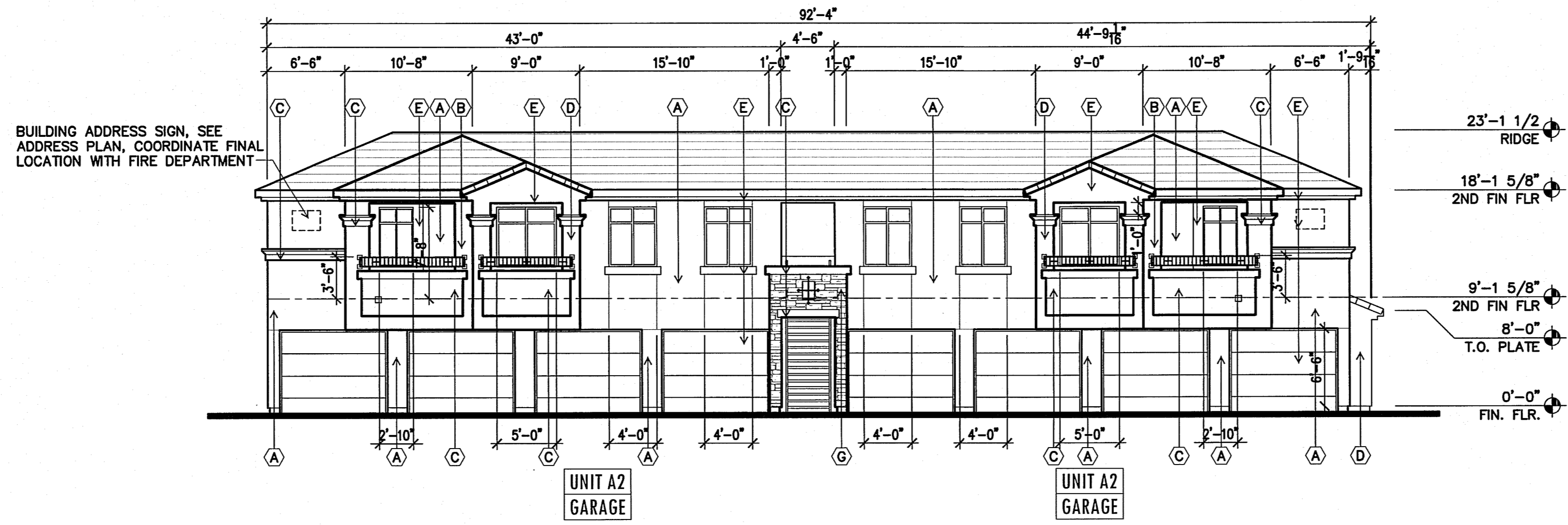
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 BUILDING TYPE 4  
 SCALE: 1/8" = 1'-0"

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**A3.43**

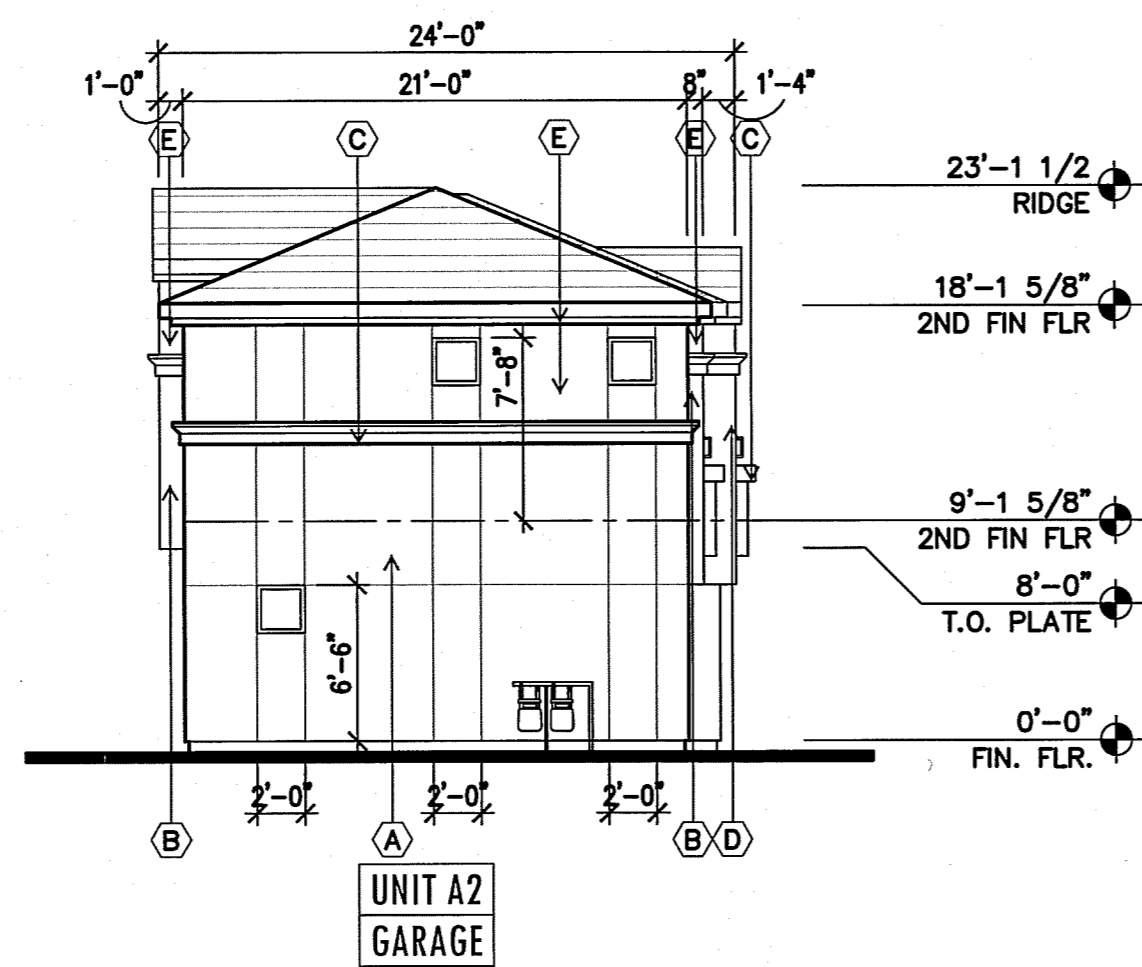
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 EXTERIOR ELEVATIONS

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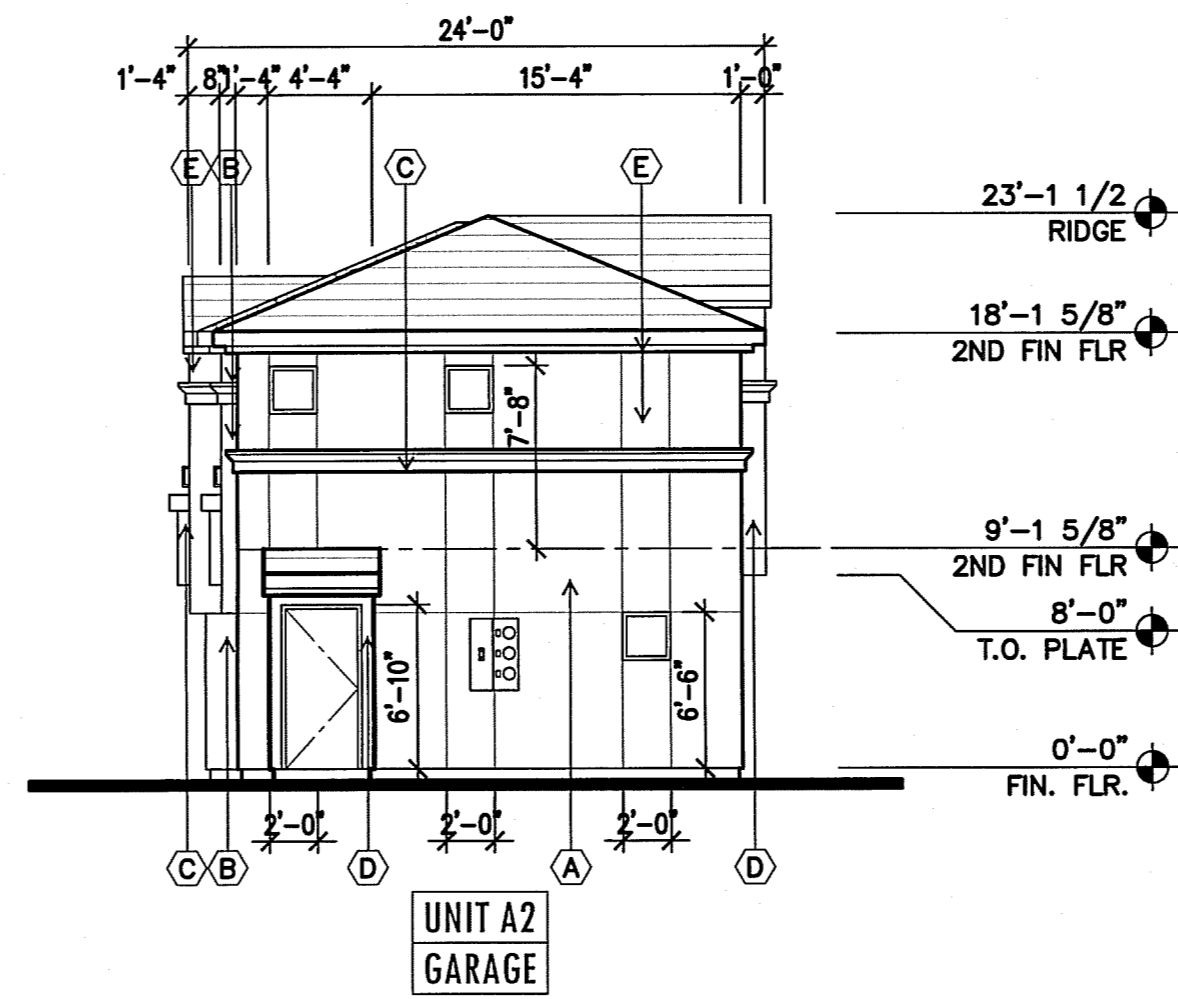
**FRONT ELEVATION**

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"



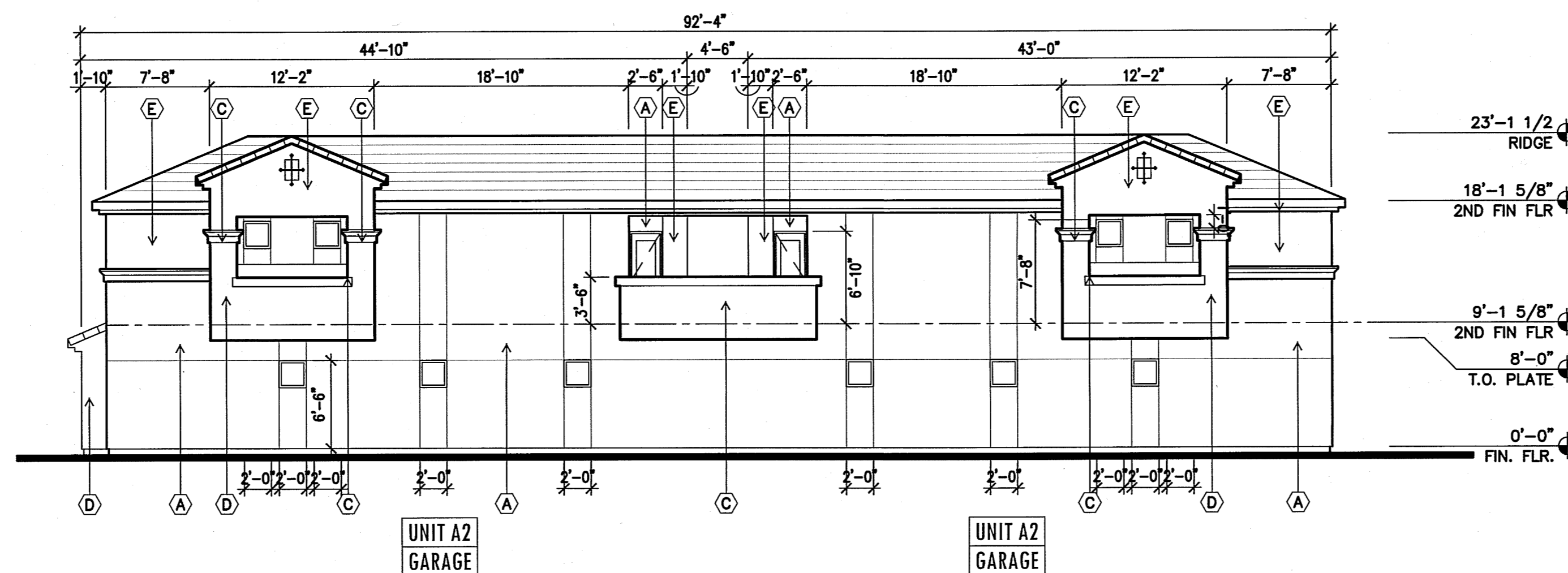
**LEFT ELEVATION**

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"



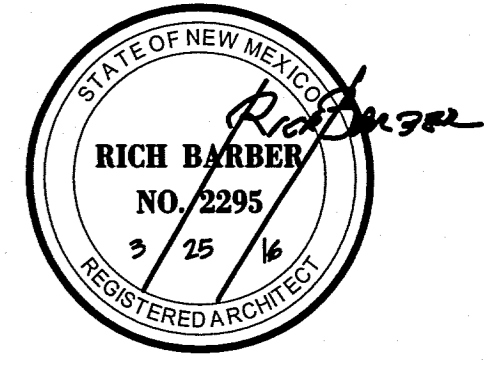
**REAR ELEVATION**

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH BEIGE
  - (B) STUCCO FINISH LIGHT BROWN
  - (C) STUCCO FINISH DARK BROWN
  - (D) STUCCO FINISH BROWN
  - (E) STUCCO FINISH LIGHT BEIGE
  - (F) TILE ROOF
  - (G) STONE VENEER

**LEGACY NAA APARTMENTS**  
SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



**LHI**  
LEGACY HOSPITALITY

DATE: MARCH 25, 2016 ORB # 15-218

**A3.52**

BUILDING TYPE 5  
EXTERIOR ELEVATIONS



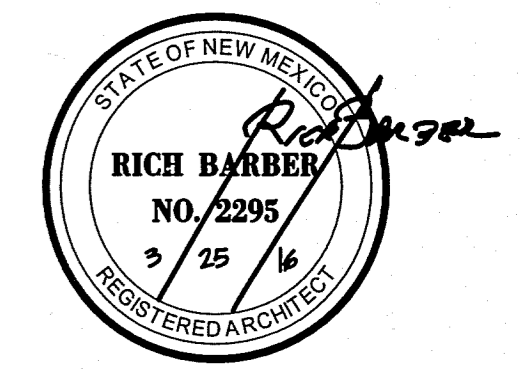
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**MATERIAL KEY NOTES:**

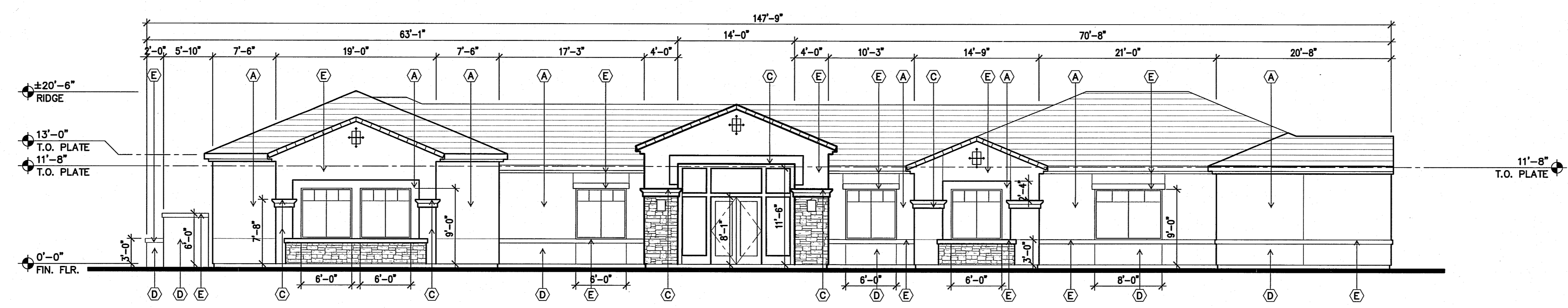
- (A) STUCCO FINISH BEIGE
- (B) STUCCO FINISH LIGHT BROWN
- (C) STUCCO FINISH DARK BROWN
- (D) STUCCO FINISH BROWN
- (E) STUCCO FINISH LIGHT BEIGE
- (F) TILE ROOF
- (G) STONE VENEER

**LEGACY NAA APARTMENTS**  
SAN PEDRO AND ALAMEDA  
Albuquerque, New Mexico

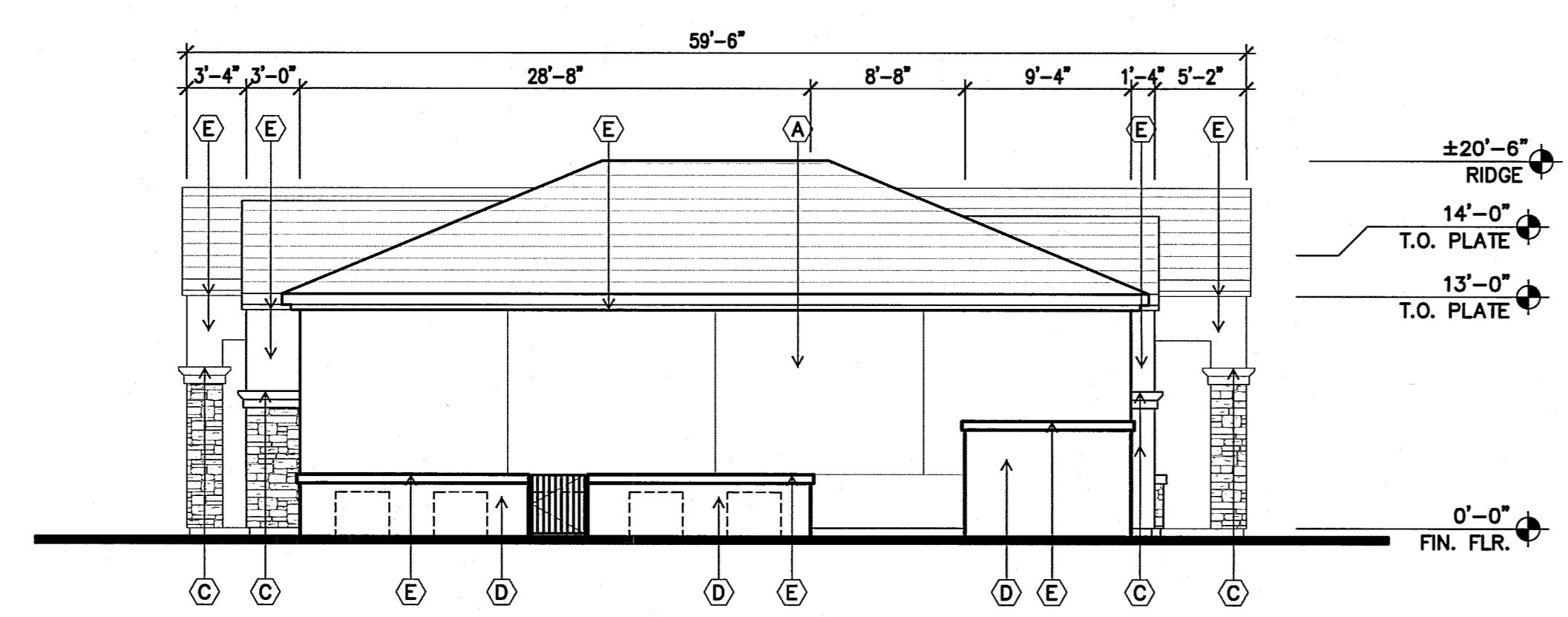
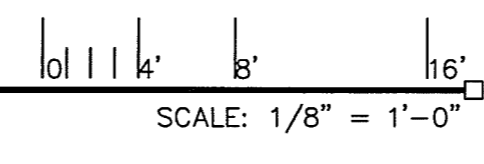
Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



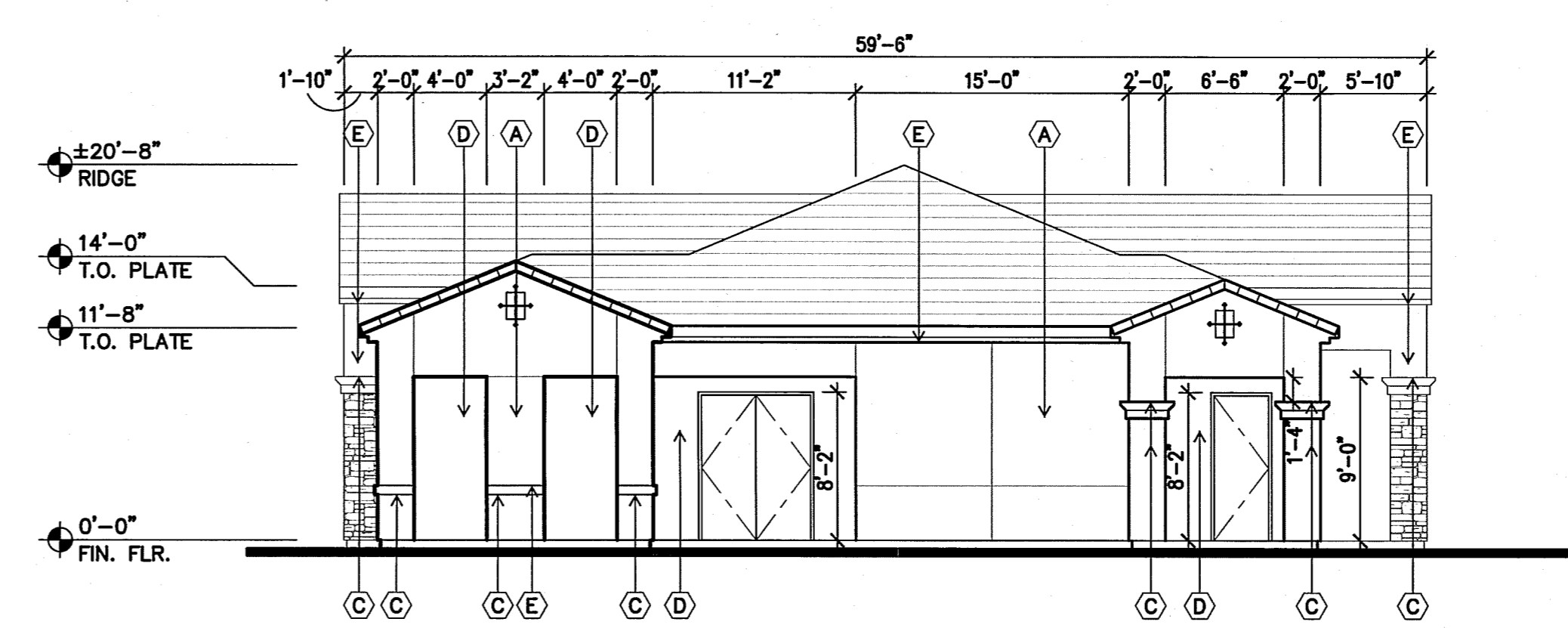
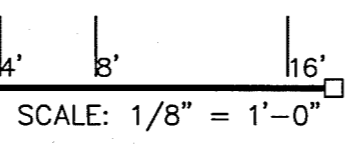
**LHI**  
LEGACY HOSPITALITY



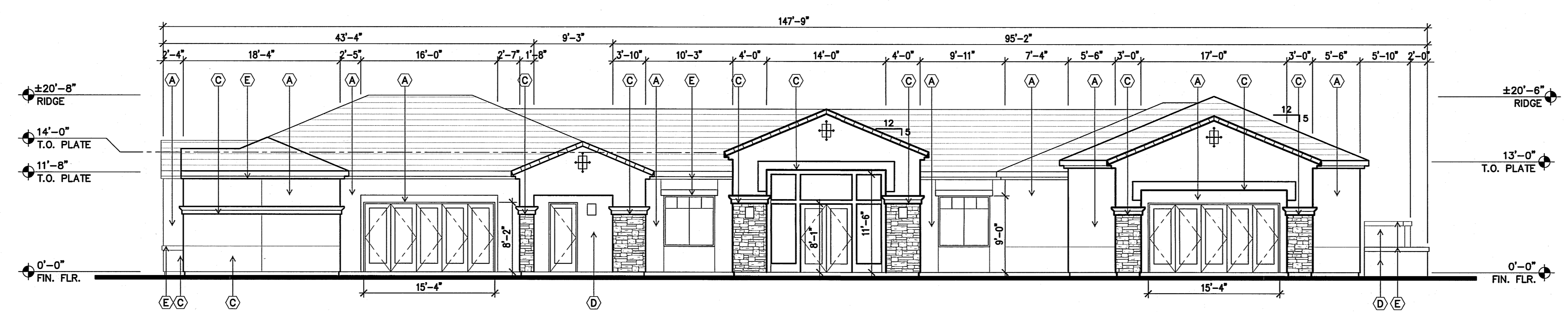
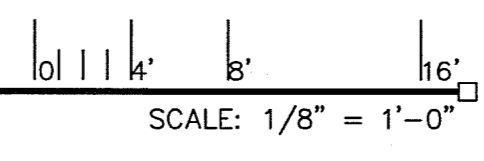
**FRONT ELEVATION**  
REC/LEASING OFFICE



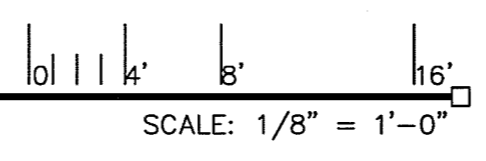
**LEFT ELEVATION**  
REC/LEASING OFFICE



**RIGHT ELEVATION**  
REC/LEASING OFFICE



**REAR ELEVATION**  
REC/LEASING OFFICE



DATE: MARCH 25, 2016 ORB # 15-218

**A5.12**

REC/LEASING/FITNESS ELEVATIONS

OAKLAND AVE. NE

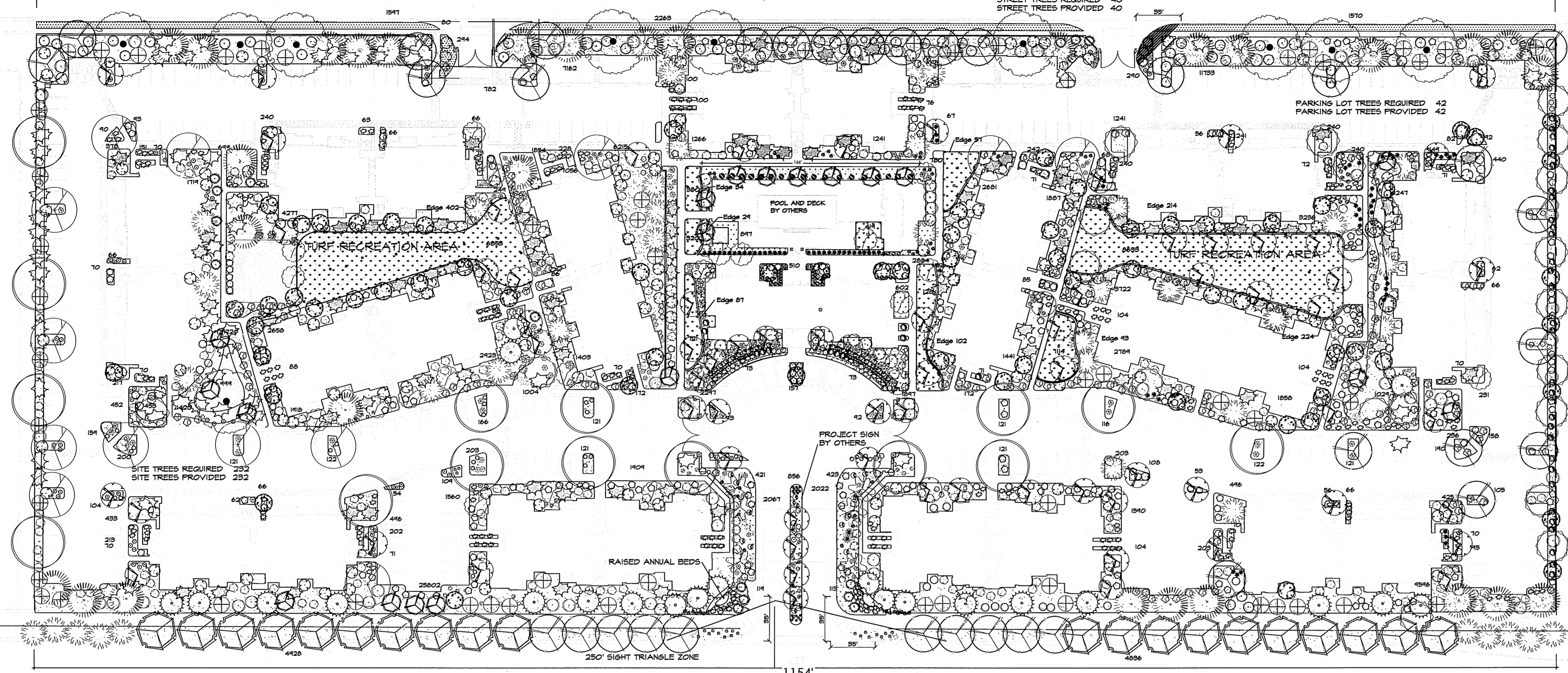
1154'

STREET TREES REQUIRED 40  
STREET TREES PROVIDED 40

PARKING LOT TREES REQUIRED 42  
PARKING LOT TREES PROVIDED 42

ALAMEDA BLVD. NE

STREET TREES REQUIRED 40  
STREET TREES PROVIDED 40



LANDSCAPE NOTES:  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas.  
IRRIGATION NOTES:  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others. Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	11,6221 AC (506,254)
TOTAL BUILDING AREA (sf)	131,410
NET LOT AREA (sf)	3,74189
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	56218
TOTAL LANDSCAPE PROVIDED	141242
TOTAL TERRACE AREA	170138
TOTAL TURF	20504
TOTAL GROUND COVER REQ'D 15%	143431
TOTAL GROUND COVER PROVIDED	150280

LANDSCAPE LEGEND

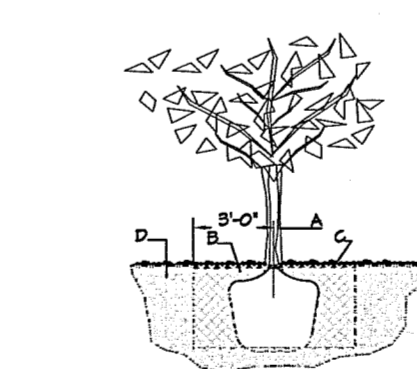
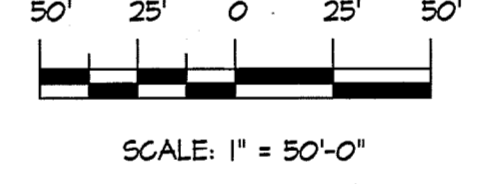
QTY	SIZE	COMMON BOTANICAL	HEIGHT/SPREAD	W20 USE
<b>Trees</b>				
15	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45 2025	30375 M
22	2" cal	Upright Ash <i>Fraxinus 'Urbanite'</i>	35x25 625	13750M+
13	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35 23275	11025 M+
10	2" cal	Byr Oak <i>Quercus macrocarpa</i>	50x45 2025	20250 M
73	15 gal	Prairie Fire Crabapple <i>Malus 'Prairiefire'</i>	20x20 400	24200 M
64	2" cal	Chanticleer Pear <i>Pyrus 'Chanticleer'</i>	20x15 400	21600 M
34	2" cal	Purple Leaf Plum <i>Prunus cerasifera</i>	20x20 400	13600 M
40	4 - 6'	Pinon <i>Pinus edulis</i>	30x20 400	16000 M
24	8-10'	Austrian Pine <i>Pinus nigra</i>	50x30 900	26100 M
22	8-10'	Wichita Blue Juniper <i>Juniperus virginiana</i>	35x25 625	13750 M
23	15 gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 144	3312 M
4	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 90	180 M
350	Total Trees			205142

Shrubs & Groundcovers

84	15 Gal	Flameleaf Sumac <i>Rhus copallina var. latifolia</i>	10x15 225	20025 L
24	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25 625	15000 M
6	15 Gal	Vitex <i>Vitex agnus-castus</i>	20x20 625	3150 M
123	1 Gal	Spanish Broom <i>Genista hispanica</i>	8x8 64	7872 L
64	1 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7 49	3136 L
58	1 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12 144	8352 M
82	5 Gal	Byrtalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12 144	11808 M
64	1 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6 36	2484 L
57	5 Gal	Nanking Cherry <i>Prunus tomentosa</i>	12x12 144	8208 M
84	5 Gal	Red Clusterberry <i>Cotoneaster parneyii</i>	8x10 100	8400 M
28	1 Gal	Mugo Pine <i>Pinus mugo mugo</i>	6x6 36	1008 M
41	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25	1025 M
275	1 Gal	Purple Leaf Sandcherry <i>Prunus cistena</i>	6x6 36	9900 M
167	1 Gal	Low Grow Sumac <i>Rhus aromatica</i>	6x6 36	6084 L
240	1 Gal	Rock Cotoneaster <i>Cotoneaster dammeri</i>	2x7 49	11760 M
14	526 SF			
24' OC	53			
total plants	2424			
		Live Veg. Cover	129176	
		TURF	20504	150280
1218 lf		Steel Edging Mow Strip		
45		Boulders To be placed at contractor discretion	2-3cf	

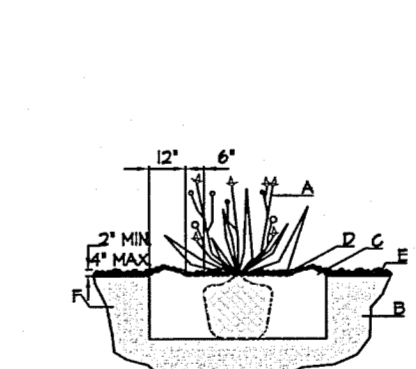
ALAMEDA BLVD. NE

GRAPHIC SCALE



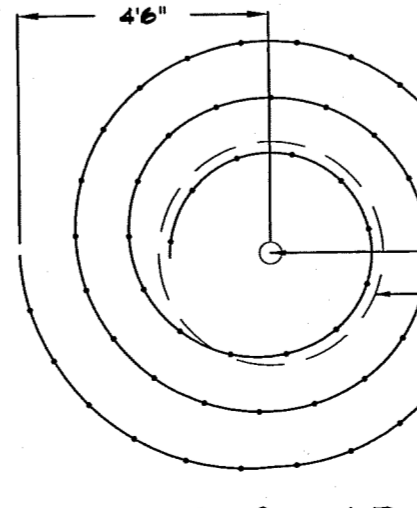
TREE PLANTING DETAIL

NTS  
GENERAL NOTES:  
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.  
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE HAS GROWN AND THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.  
3. PRIOR TO BACKFILLING TREE ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.  
4. PRIOR TO BACKFILLING ALL DRILFAT SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.  
CONSTRUCTION NOTES:  
A. TREE  
B. BACKFILL WITH EXISTING SOIL  
C. 3" DEPTH OF GRAVEL MULCH  
D. UNDISTURBED SOIL

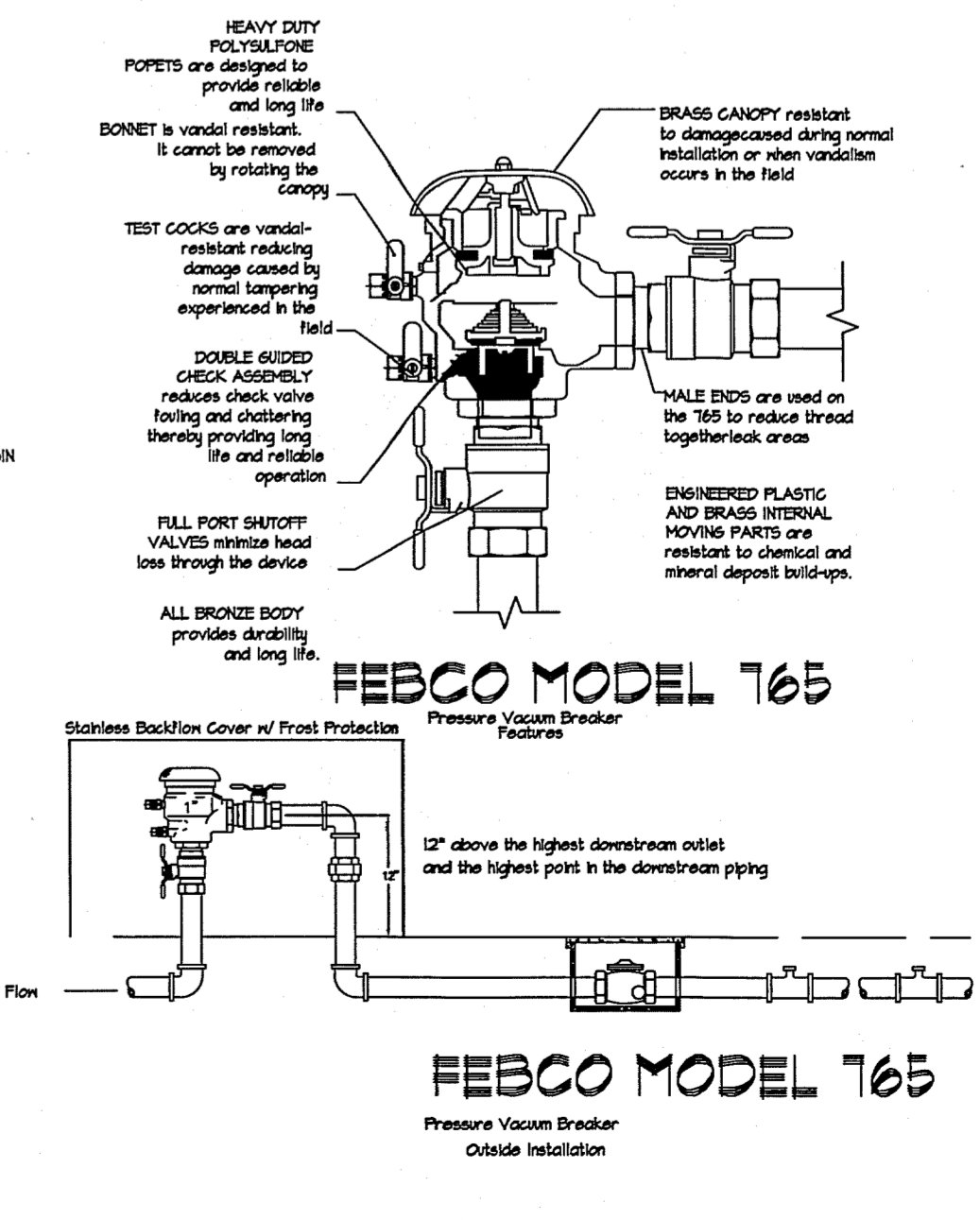


SHRUB PLANTING DETAIL

NTS  
GENERAL NOTES:  
1. THE DIAMETER OF THE WATER RETENTION BASIN SHALL BE THREE TIMES THE DIAMETER OF THE SHRUB PLANTING PIT.  
CONSTRUCTION NOTES:  
A. SHRUB  
B. BACKFILL WITH EXISTING SOIL  
C. EARTH BERRY ARIZONA WATER RETENTION BASIN  
D. 3" DEPTH OF GRAVEL MULCH  
E. FINISH GRADE  
F. UNDISTURBED SOIL

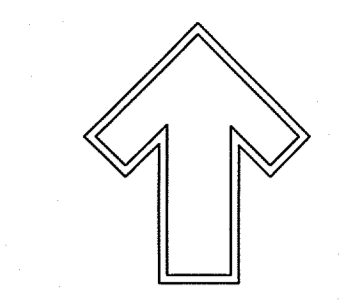


Netafim Spiral Detail



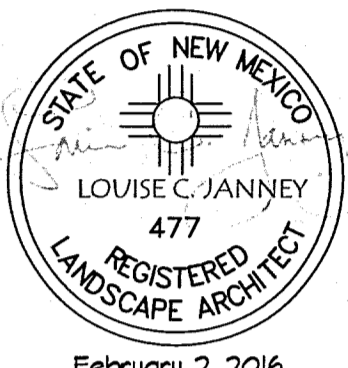
FEBCO MODEL 765

FEBCO MODEL 765



The Hilltop  
2909 Edith NE  
Albuquerque, NM 87114  
Cont. LL: 476459  
Ph: (505) 848-4640  
Fax: (505) 848-1737  
dani@hilltoplandscaping.com

Landscape Architect



February 2, 2016

LEGACY NAA APARTMENTS  
SAN PEDRO AND ALAMEDA  
Albuquerque, NM

The design within this landscape architectural plan and all other documents and are protected by copyright laws. This is an original design and must not be released or copied unless application has been filed or a job order product.



DRAWN BY: [initials]  
REVISION #: 5/24/2016  
DATE: 2/9/2016

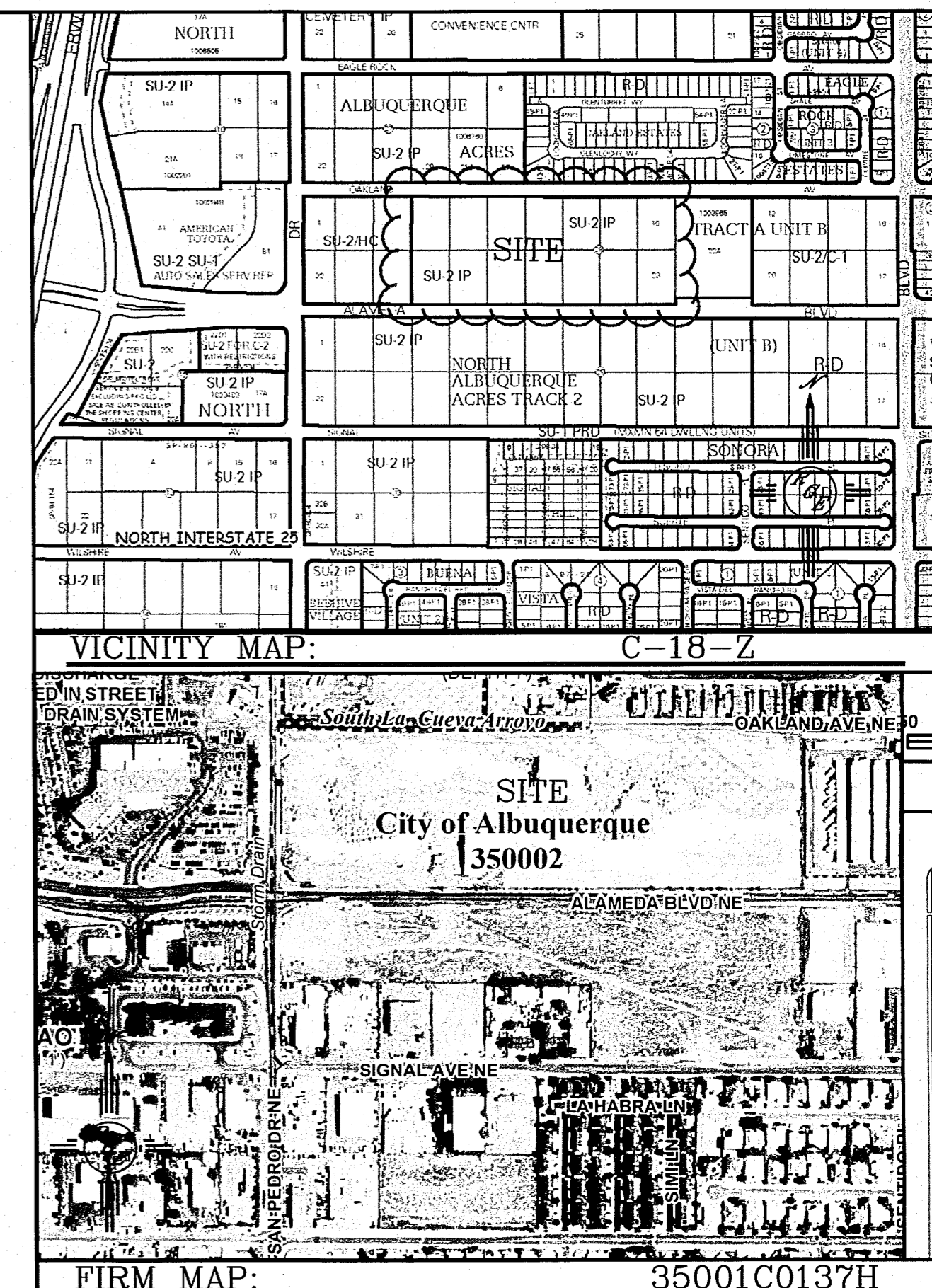
SHEET #  
LS-101

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO CONDUCT ALL  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO ANY EXCAVATION TO DETERMINE THE  
ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.

**DRAINAGE NARRATIVE**  
THE SITE WILL DISCHARGE AT ALLOWED RATES VIA  
GROUND STORM DRAIN. DISCHARGE WILL BE CONTROLLED BY  
INTERIOR PONDS WITH OVERFLOWS SIZED TO THROTTLE FLOW  
TO ALLOWED.

**EROSION CONTROL NOTES:**

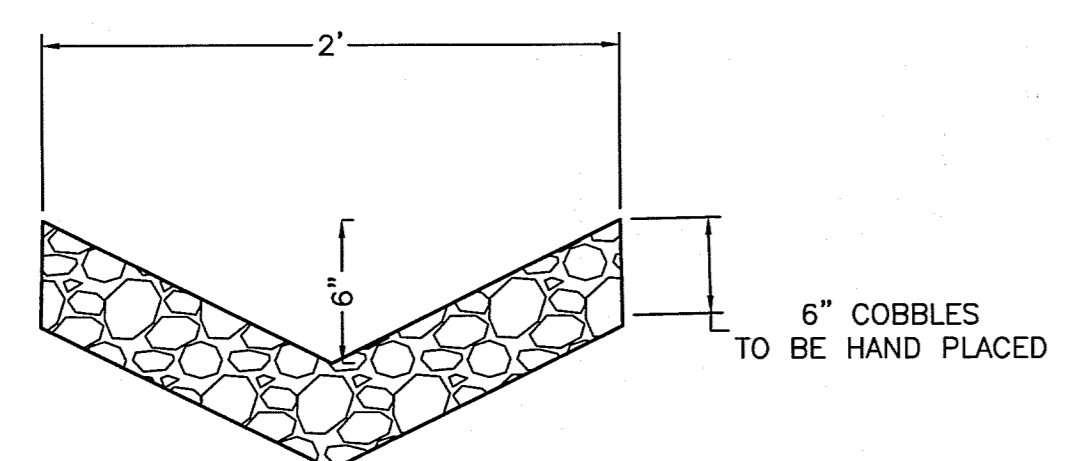
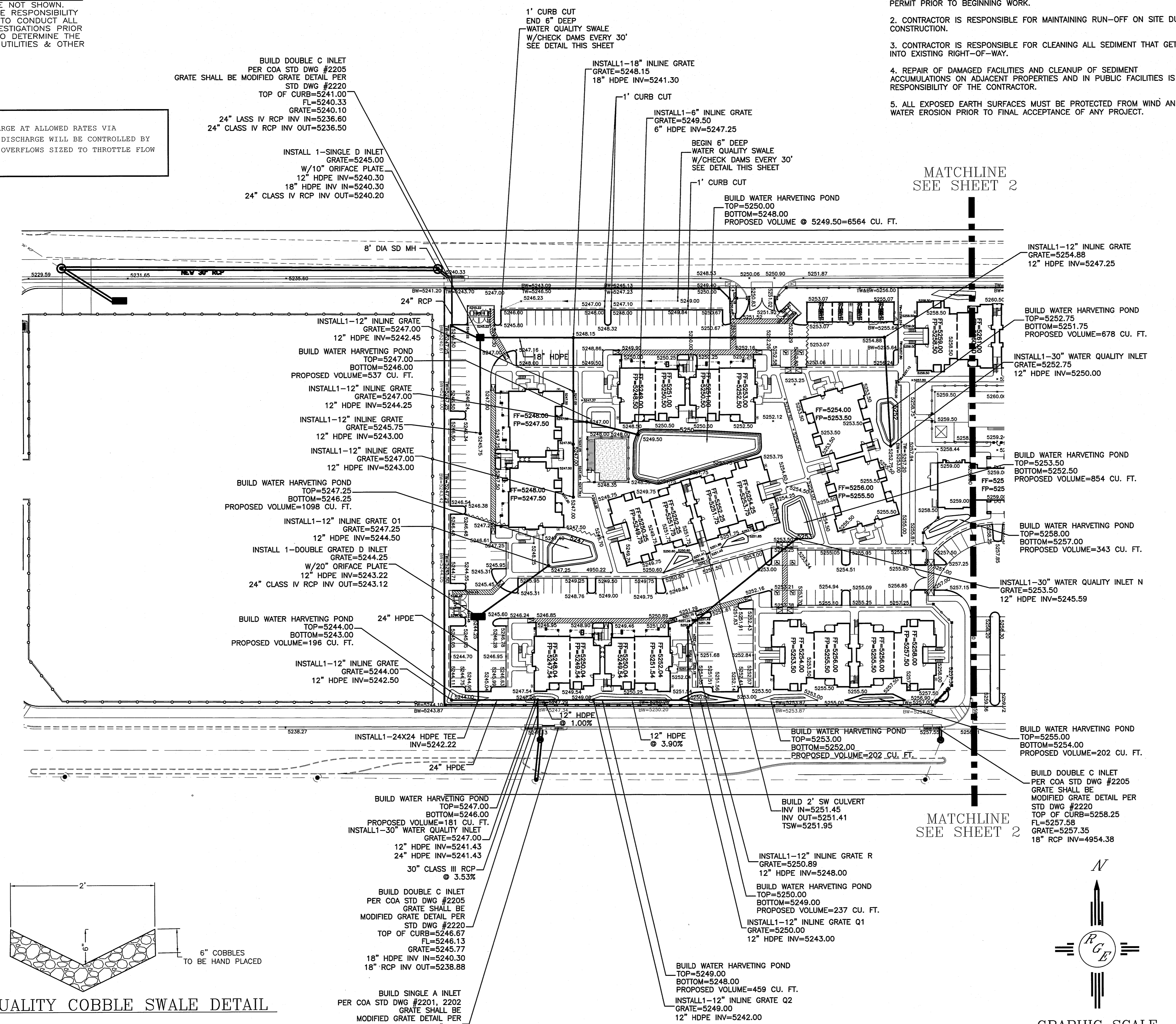
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
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5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



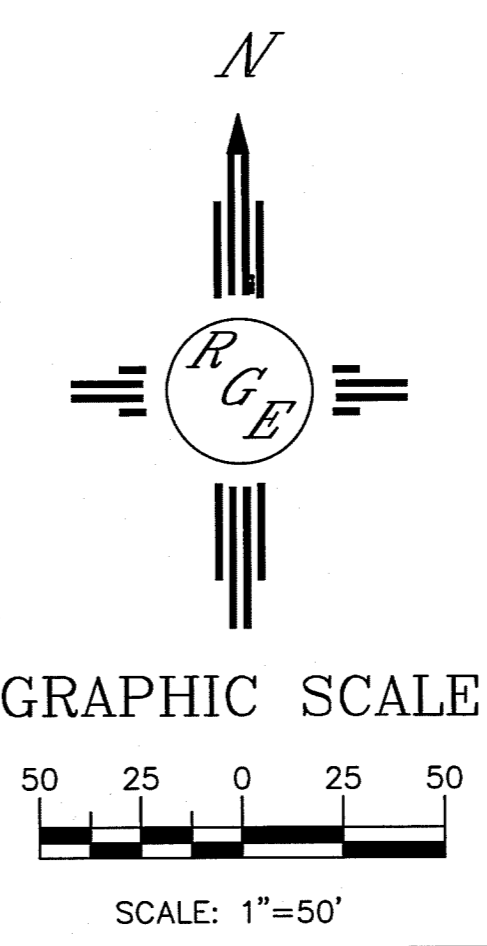
**LEGAL DESCRIPTION:**

**NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.



**WATER QUALITY COBBLE SWALE DETAIL**



**LEGEND**

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

	<p><b>LEGACY NAA APARTMENTS</b></p> <p><b>GRADING AND DRAINAGE PLAN</b></p>	<p>DRAWN BY WCUJ</p> <p>DATE 3-14-16</p> <p>21601-LAYOUT-1-07-16</p>
	<p>4/8/16</p> <p>DAVID SOULE P.E. #14522</p>	<p><i>Rio Grande Engineering</i></p> <p>1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899</p>

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 GROUND STORM DRAIN. DISCHARGE WILL BE CONTROLLED BY  
 INTERIOR PONDS WITH OVERFLOWS SIZED TO THROTTLE FLOW  
 TO ALLOWED.

BUILD DOUBLE C INLET  
 PER COA STD DWG #2205  
 GRATE SHALL BE MODIFIED GRATE DETAIL PER  
 STD DWG #2220  
 TOP OF CURB=5262.82  
 FL=5262.28  
 GRATE=5261.92  
 12" HDPE INV IN=5255.43  
 18" RCP INV OUT=5254.93

INSTALL 1-TYPE D INLET  
 GRATE=5261.03  
 12" HDPE INV=5256.99

8" DIA SD MH

MATCHLINE  
 SEE SHEET 1

INSTALL 1-12" INLINE GRATE  
 GRATE=5263.24  
 12" HDPE INV=5257.94

18" CLASS IV RCP

INSTALL 1-6" INLINE  
 GRATE=5262.75  
 6" HDPE INV=5258.07

1' CURB CUT  
 END 6" DEEP  
 WATER QUALITY SWALE  
 W/CHECK DAMS EVERY 30'  
 SEE DETAIL THIS SHEET

BUILD WATER HARVESTING POND  
 TOP=5263.50  
 BOTTOM=5261.75  
 PROPOSED VOLUME @5262.75=1750 CU. FT.

1' CURB CUT  
 BEGIN 6" DEEP  
 WATER QUALITY SWALE  
 W/CHECK DAMS EVERY 30'  
 SEE DETAIL THIS SHEET

BUILD WATER HARVESTING POND  
 TOP=5262.00  
 BOTTOM=5261.00  
 PROPOSED VOLUME=590 CU. FT.

BUILD WATER HARVESTING POND  
 TOP=5258.35  
 BOTTOM=5257.35  
 PROPOSED VOLUME=343 CU. FT.

BUILD 2' SW CULVERT  
 INV IN=5258.35  
 INV OUT=5258.75  
 TSW=5258.75

BUILD 2' SW CULVERT  
 INV IN=5259.98  
 INV OUT=5259.88  
 TSW=5260.38

BUILD 2' SW CULVERT  
 INV IN=5259.98  
 INV OUT=5259.88  
 TSW=5260.38

BUILD WATER HARVESTING POND  
 TOP=5269.00  
 BOTTOM=5268.00  
 PROPOSED VOLUME=418 CU. FT.

BUILD WATER HARVESTING POND  
 TOP=5268.50  
 BOTTOM=5267.50  
 PROPOSED VOLUME=1231 CU. FT.

BUILD WATER HARVESTING POND  
 TOP=5262.00  
 BOTTOM=5261.00  
 PROPOSED VOLUME=459 CU. FT.

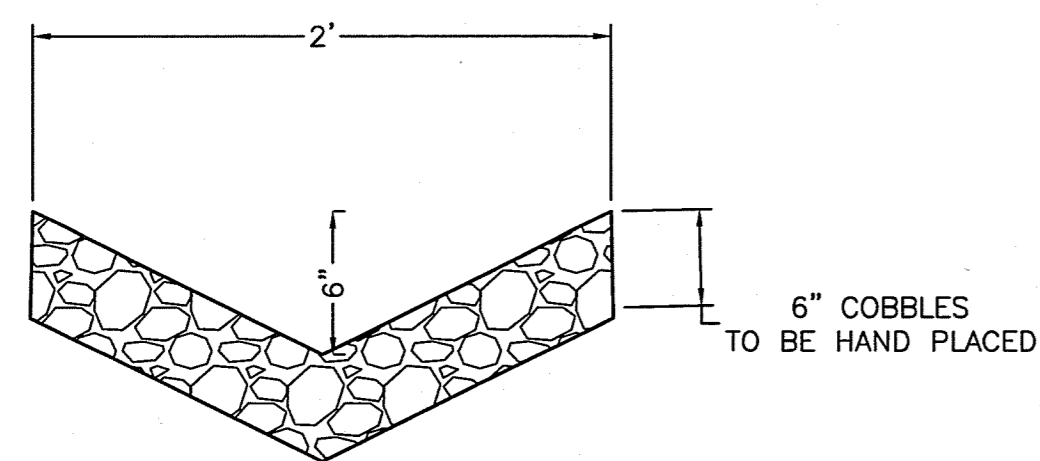
BUILD WATER HARVESTING POND  
 TOP=5266.50  
 BOTTOM=5265.50  
 PROPOSED VOLUME=459 CU. FT.

BUILD WATER HARVESTING POND  
 TOP=5268.00  
 BOTTOM=5267.00  
 PROPOSED VOLUME=324 CU. FT.

BUILD WATER HARVESTING POND  
 TOP=5264.00  
 BOTTOM=5263.00  
 PROPOSED VOLUME=250 CU. FT.

BUILD DOUBLE C INLET  
 PER COA STD DWG #2205  
 GRATE SHALL BE  
 MODIFIED GRATE DETAIL PER  
 STD DWG #2220  
 TOP OF CURB=5270.70  
 FL=5270.03  
 GRATE=5269.80  
 18" RCP INV=5266.53

BUILD SINGLE A INLET  
 PER COA STD DWG #2201, 2202  
 GRATE SHALL BE  
 MODIFIED GRATE DETAIL PER  
 STD DWG #2220  
 TOP OF CURB=5271.45  
 FL=5270.78  
 GRATE=5270.57  
 18" RCP INV=5267.29



WATER QUALITY COBBLE SWALE DETAIL

NTS

**EROSION CONTROL NOTES:**

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VICINITY MAP: C-18-7  
 FIRM MAP: 35001C0137H

**LEGAL DESCRIPTION:**

**NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

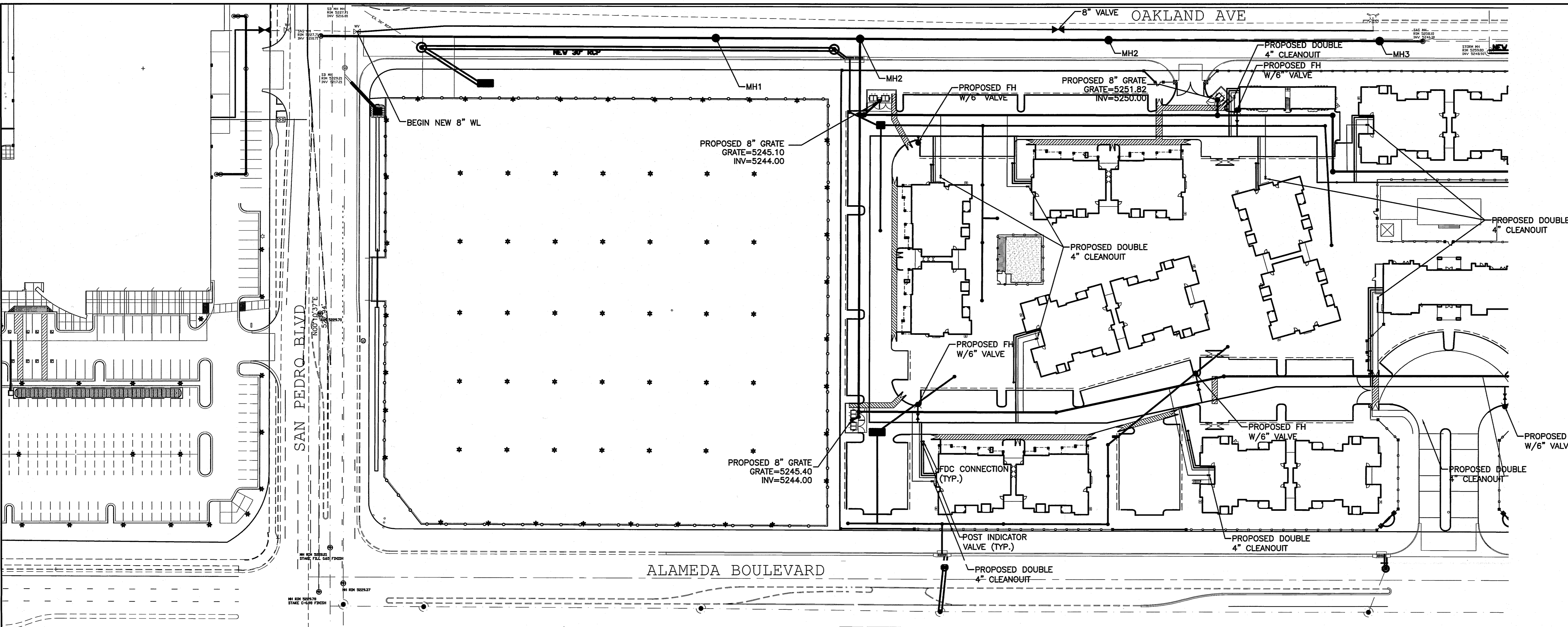
**LEGEND**

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
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- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

GRAPHIC SCALE  
 SCALE: 1"=50'

ENGINEER'S SEAL 	<b>LEGACY NAA APARTMENTS</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY: WCVJ DATE: 3-14-16 21601-LAYOUT-1-07-16
		SHEET # <b>C2</b>





**GENERAL NOTES**

1. ALL WATER SERVICES SHALL 1" TO EACH BUILDING
2. EACH BUILDING SHALL HAVE A 4" FIRELINE PARALLEL AND IN THE SAME TRENCH AS THE 1" DOMESTIC LINE.
3. ALL 4" SAS CLEANOUTS FROM BUILDING SHALL BE -3.00' FROM FINISHED FLOOR SHOWN ON PLAN.
4. ALL WORK ON OAKLAND AND ALAMEDA IS SHOWN FOR REFERENCE ONLY, AND SHALL BE DESIGNED AND CONSTRUCTED WITH THE DRG PACKAGE.
5. ALL ON SITE WATER AND SEWER SHALL BE PRIVATE
6. PRIVATE WATER INFRASTRUCTURE SHALL CONFORM TO ABCWUA CROSS CONNECTION ORDINANCE

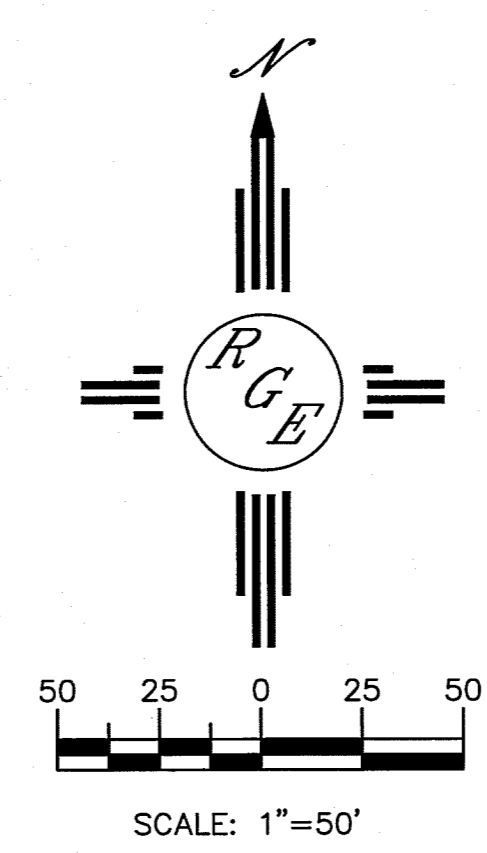
**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE B, AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
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14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [http://abcwua.org/water\\_shut\\_off\\_and\\_turn\\_on\\_procedures](http://abcwua.org/water_shut_off_and_turn_on_procedures)
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19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.
25. ALL FIRE LINES SHALL BE 4" LINES WITH POST INDICATOR VALVE. BACK FLOW PREVENTORS SHALL BE PLACED INTERIOR. EACH BUILDING SHALL HAVE A FIRE DEPARTMENT CONNECTION WITHIN 100' OF A FIRE HYDRANT.
26. ALL ONSITE WATER LINES AND FIRE HYDRANTS, FIRE LINES SHALL BE PRIVATE.
27. ALL 4" FIRELINE TO BUILDING SHALL HAVE 4" POST INDICATOR VALVE.

**LEGEND**

- EX. 12" SD --- EXISTING STORM SEWER LINE
- EX. 8" SAS --- EXISTING SAS MANHOLE
- ⊗ EX. VALVE W/BOX --- EXISTING VALVE W/BOX
- EX. 6" WL --- EXISTING WATER LINE
- PROPOSED SD --- PROPOSED SD
- ⊠ PROPOSED METER --- PROPOSED METER
- PROPOSED FIRE HYDRANT (PRIVATE) --- PROPOSED FIRE HYDRANT (PRIVATE)
- PROPOSED FDC LINE (PRIVATE) --- PROPOSED FDC LINE (PRIVATE)
- PROPOSED WATER LINE --- PROPOSED WATER LINE
- EXISTING EDGE OF PAVEMENT --- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER --- PROPOSED CURB & GUTTER
- BOUNDARY LINE --- BOUNDARY LINE
- CENTERLINE --- CENTERLINE
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- LOT LINES --- LOT LINES
- EASEMENT --- EASEMENT
- ☼ STREET LIGHTS --- STREET LIGHTS

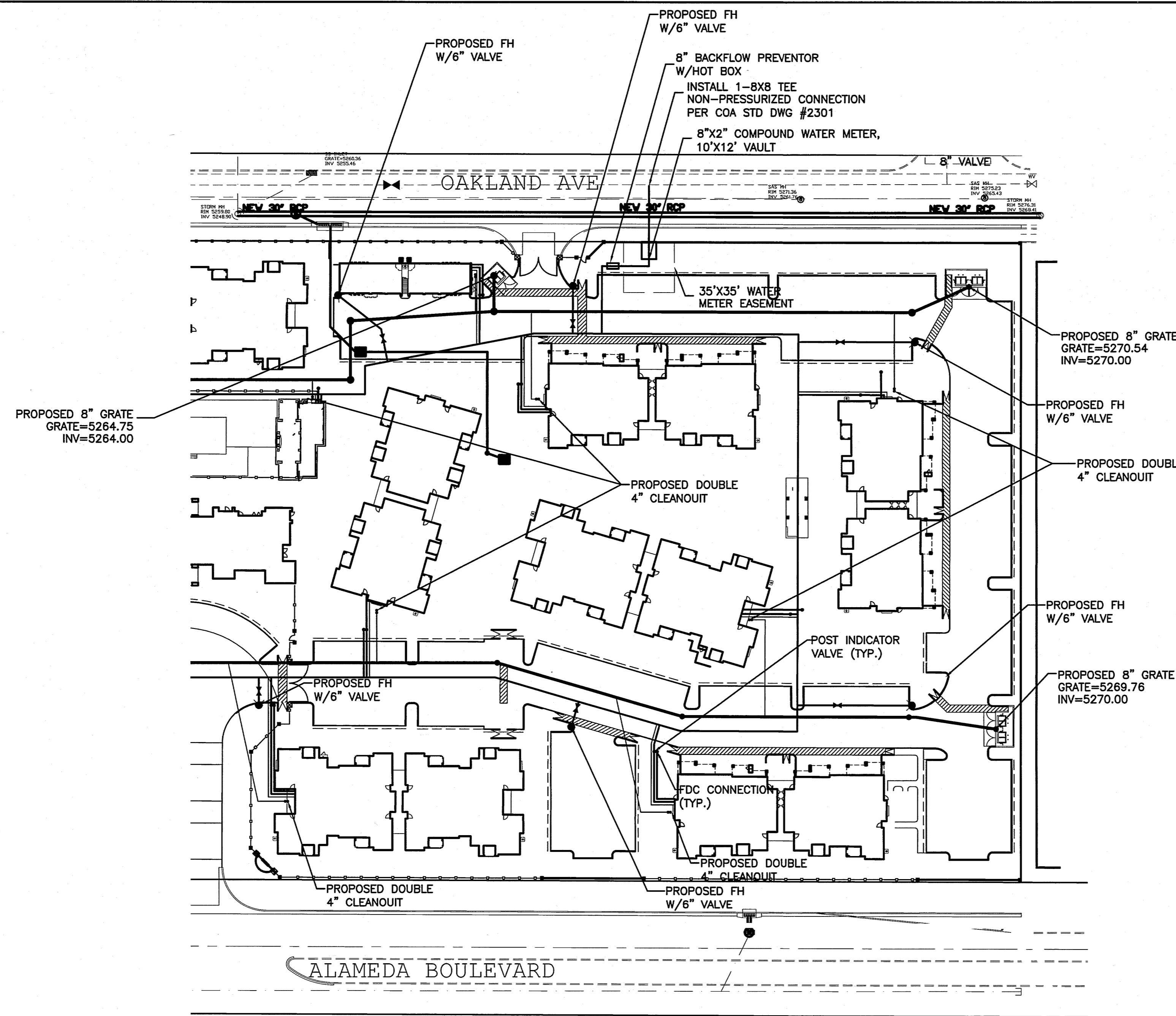
CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430.-REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS



ENGINEER'S SEAL	LEGACY NAA APARTMENTS	DRAWN BY WCUJ
	MASTER UTILITY PLAN	DATE 3-31-16
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21601-LAYOUT-1-07-16
		SHEET # C4
		JOB # 21601

**GENERAL NOTES**

1. ALL WATER SERVICES SHALL 1" TO EACH BUILDING
2. EACH BUILDING SHALL HAVE A 4" FIRELINE PARALLEL AND IN THE SAME TRENCH AS THE 1" DOMESTIC LINE.
3. ALL 4" SWS CLEANOUTS FROM BUILDING SHALL BE -3.00' FROM FINISHED FLOOR SHOWN ON PLAN.
4. ALL WORK ON OAKLAND AND ALAMEDA IS SHOWN FOR REFERENCE ONLY, AND SHALL BE DESIGNED AND CONSTRUCTED WITH THE DWG PACKAGE.
5. ALL ON SITE WATER AND SEWER SHALL BE PRIVATE
6. PRIVATE WATER INFRASTRUCTURE SHALL CONFORM TO ABCWUA CROSS CONNECTION ORDINANCE



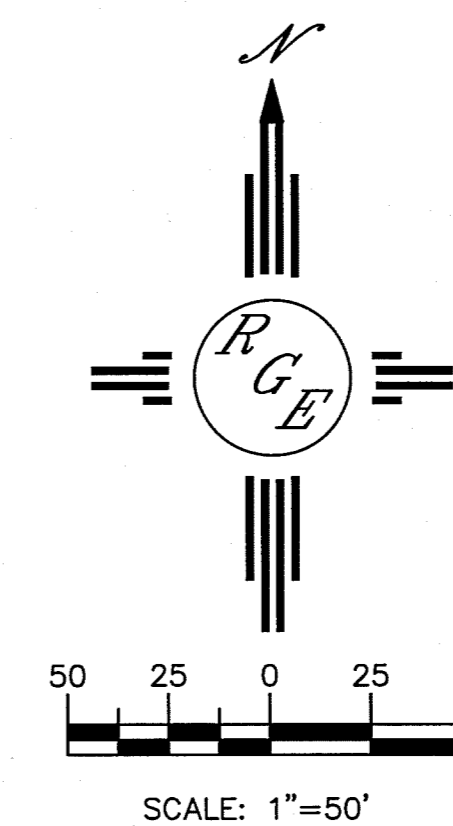
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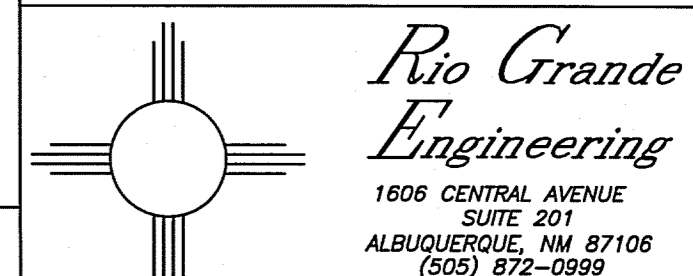
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