



# VILLA HERMOSA APARTMENTS

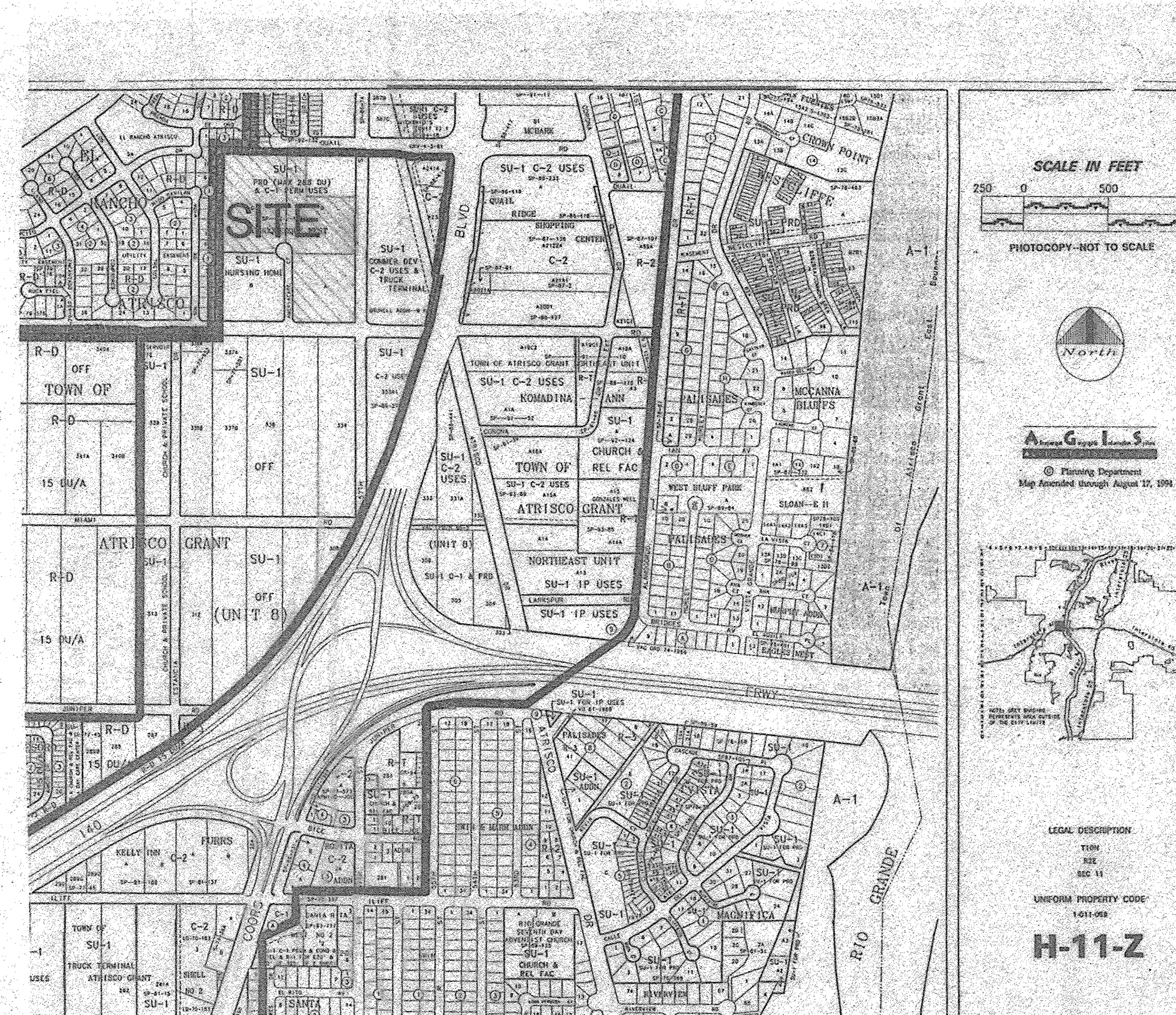
ALBUQUERQUE, NEW MEXICO

## AMENDED D.R.B. SUBMITTAL

### SHEET LIST

- CIVIL:**
- C1.2 GRADING/DRAINAGE PLAN
- ARCHITECTURAL:**
- A1 SITE PLAN
- A3 TYPICAL BUILDING ELEVATIONS
- A3.g COMMUNITY BUILDING ELEVATIONS
- LANDSCAPE:**
- L-1 LANDSCAPE PLAN

### VICINITY MAP



VILLA  
HERMOSA  
**DCSW**  
ARCHITECTS

Sheet Title: .....

Revisions: .....

..... Design

..... Collaborative

..... Southwest Inc.

..... engineer 105 4th st. sw

..... albuquerque, nm

..... job no: 9501

..... date: 505-845-9639

..... sheet T1 OF

MAY 30, 1997

**LEGAL DESCRIPTION**

TRACT A-1, ALB. WEST SUBDIVISION  
 EXISTING ZONE: PRD AND COMMERCIAL, APPROVED FOR 288 RESIDENTIAL UNITS (PREVIOUS CASE SD-82-3-2-7-92)  
 PROPOSED ZONE: NO CHANGE

- NOTES:
- RV PARKING SHALL NOT BE PERMITTED IN THE COMPLEX.
  - 8' SITE WALL AT WEST PROPERTY LINE SHALL BE CONSTRUCTED TIGHT TO EXISTING YARD WALLS. FOOTINGS WILL NOT ENDOURCH ON RESIDENTIAL LOTS.
  - 50' SETBACK IS REQ'D FROM EDGE OF PNM EASEMENT TO BUILDINGS.
  - DUMPSTER TO BE 6' HIGH SPLIT-FACED CMU WALLS TO MATCH OTHER SPLIT-FACED CMU

UNIT AREA/PARKING CALCULATIONS:

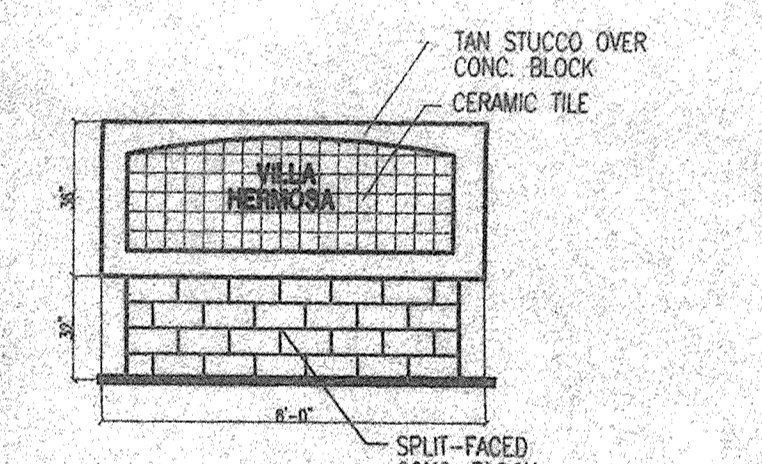
UNIT COUNT	# OF UNITS	UNIT AREA	PARKING REQ'D
1 BEDROOM	48	897 SQ. FT.	72
2 BED 1 BATH	18	881 SQ. FT.	30
2 STORY 2 BED 1 BATH	64	881 SQ. FT.	96
1 STORY 2 BED 2 BATH	18	926 SQ. FT.	32
2 STORY 2 BED 2 BATH	116	926 SQ. FT.	232
3 BEDROOM	24	1,172 SQ. FT.	48
COMMUNITY BUILDING		2527 SQ. FT.	15
<b>TOTAL</b>	<b>286</b>	<b>280,347 SQ. FT.</b>	<b>525</b>
		<b>TOTAL PARKING REQUIRED</b>	<b>525 SPACES</b>
		<b>TOTAL PARKING PROVIDED</b>	<b>525 SPACES</b>

BLDG. #	S.F.	BLDG. #	S.F.
1.a	11,112 s.f.	9.a	10,572 s.f.
1.b	11,112 s.f.	9.b	3,524 s.f.
2.a	3,704 s.f.	10.a	8,392 s.f.
2.b	11,112 s.f.	10.b	7,408 s.f.
3.a	10,932 s.f.	10.c	8,392 s.f.
3.b	10,932 s.f.	11.a	9,838 s.f.
4.a	10,752 s.f.	11.b	7,478 s.f.
4.b	10,752 s.f.	12.a	10,284 s.f.
5.a	9,280 s.f.	12.a	10,284 s.f.
5.b	9,280 s.f.	13	7,228 S.F.
6.a	10,932 S.F.	14	7,228 S.F.
6.b	7,048 s.f.	15	7,048 S.F.
6.c	7,228 s.f.	16	7,228 S.F.
7.a	8,392 s.f.	17	3,704 S.F.
7.b	7,408 s.f.		
7.c	8,392 s.f.		
8.a	4,182 s.f.		
8.b	2,788 s.f.		

HANDICAP PARKING REQUIRED: 16 HANDICAP ACCESS (2 VAN ACCESS)  
 HANDICAP PARKING PROVIDED: 16 HANDICAP ACCESS (2 VAN ACCESS)  
 TOTAL BUILDING LAND COVERAGE = 156,139 SQ. FT. = 26% OF TOTAL SITE  
 TOTAL SITE AREA = 602,945 SQ. FT.  
 LANDSCAPE AREA = 134,256 SQ. FT.  
 LANDSCAPE AREA = 22% OF SITE AREA

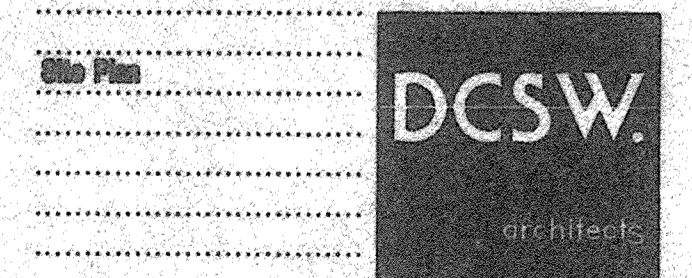
- DESIGN DATA:**
- SITE LIGHT: 25" MAX POLE HPS "SHOEBOX" FIXTURE 400 W MAX.
  - SITE LIGHT: 15" MAX HT. (2) 100 WITH (2) GLOBE FIXTURE MOUNTED ON WOOD POST
  - DUMPSTER ENCLOSURE
  - NEW FIRE HYDRANT
  - EXISTING FIRE HYDRANT

**CONSTRUCTION TYPE**  
 TYPE I 1 HR 2 STORY BLDGS  
 TYPE II N 1 STORY BLDGS  
**OCCUPANCY R1 APARTS**  
 1 BDRM/1 BTH 697/200=3 OCCUPANTS  
 2 BDRM/1 BTH 881/200=4 OCCUPANTS  
 2 BDRM/2 BTH 926/200=4 OCCUPANTS  
 3 BDRM/2 BTH 1172/200=5 OCCUPANTS  
**ALLOWABLE AREA**  
 TYPE I 1 HR 10,500 SF ONE STORY  
 21,000 SF TWO STORY  
 TYPE II N 6,000 SF ONE STORY



**2 Monument Sign**  
 N.T.S.

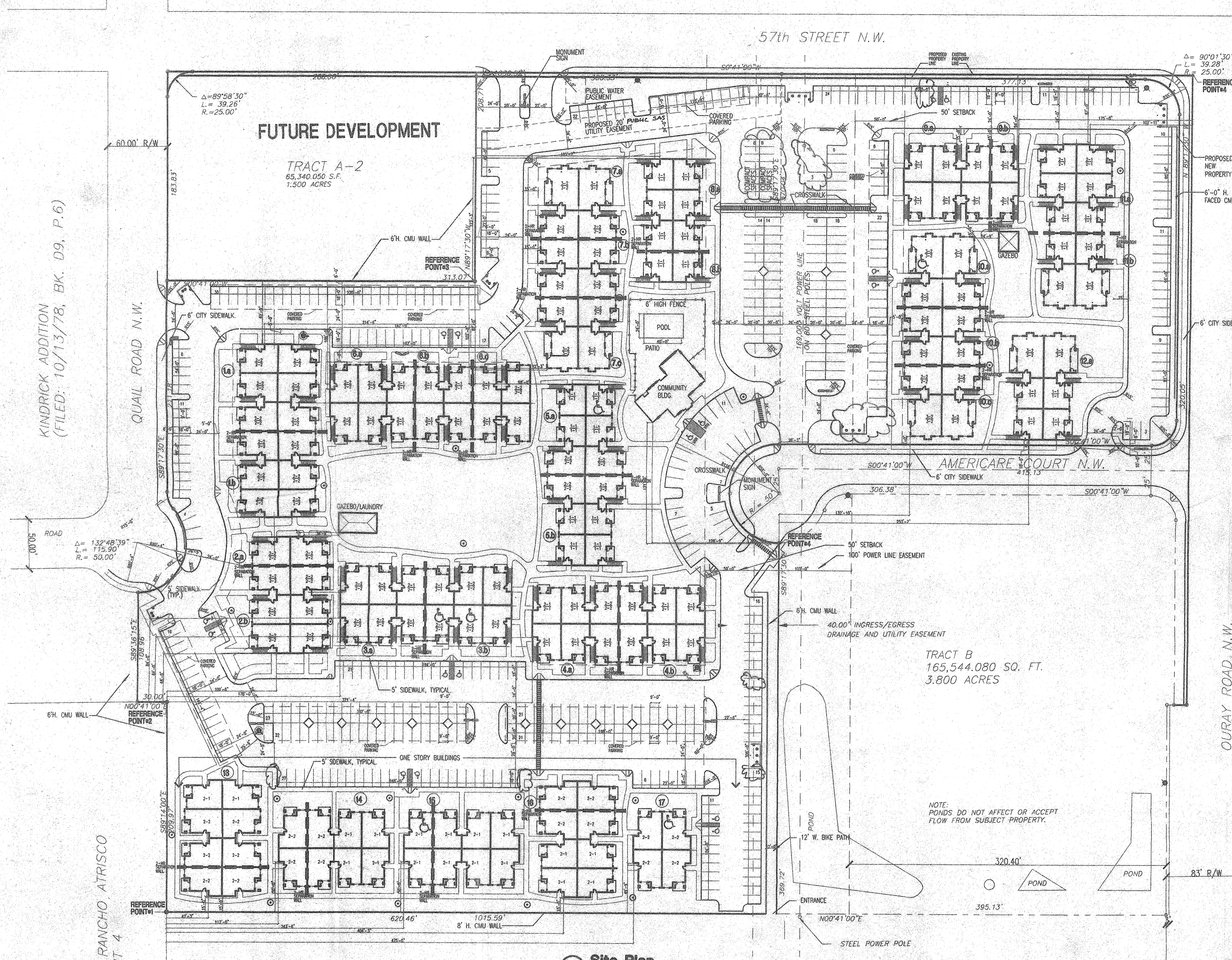
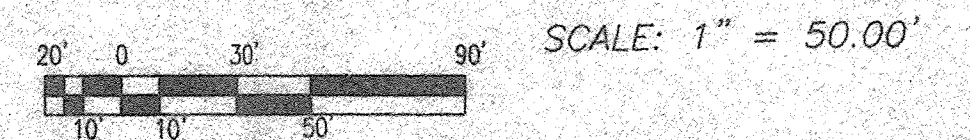
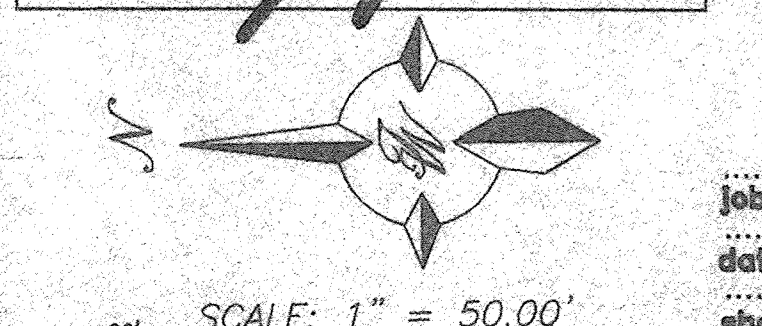
**VILLA HERMOSA APARTMENTS**



CASE 96-259  
 [Signatures and dates for project milestones: 8-4-97, 6-17-97, 6-17-97, 6-17-97, 7-7-97]

revisions:  
 design  
 architect  
 collaborative  
 southwest inc.  
 engineer  
 105 4th st. aw  
 albuquerque, nm

job no: 9501  
 date: 6/3/97  
 sheet: A1



**1 Site Plan**  
 1"=50'-0"

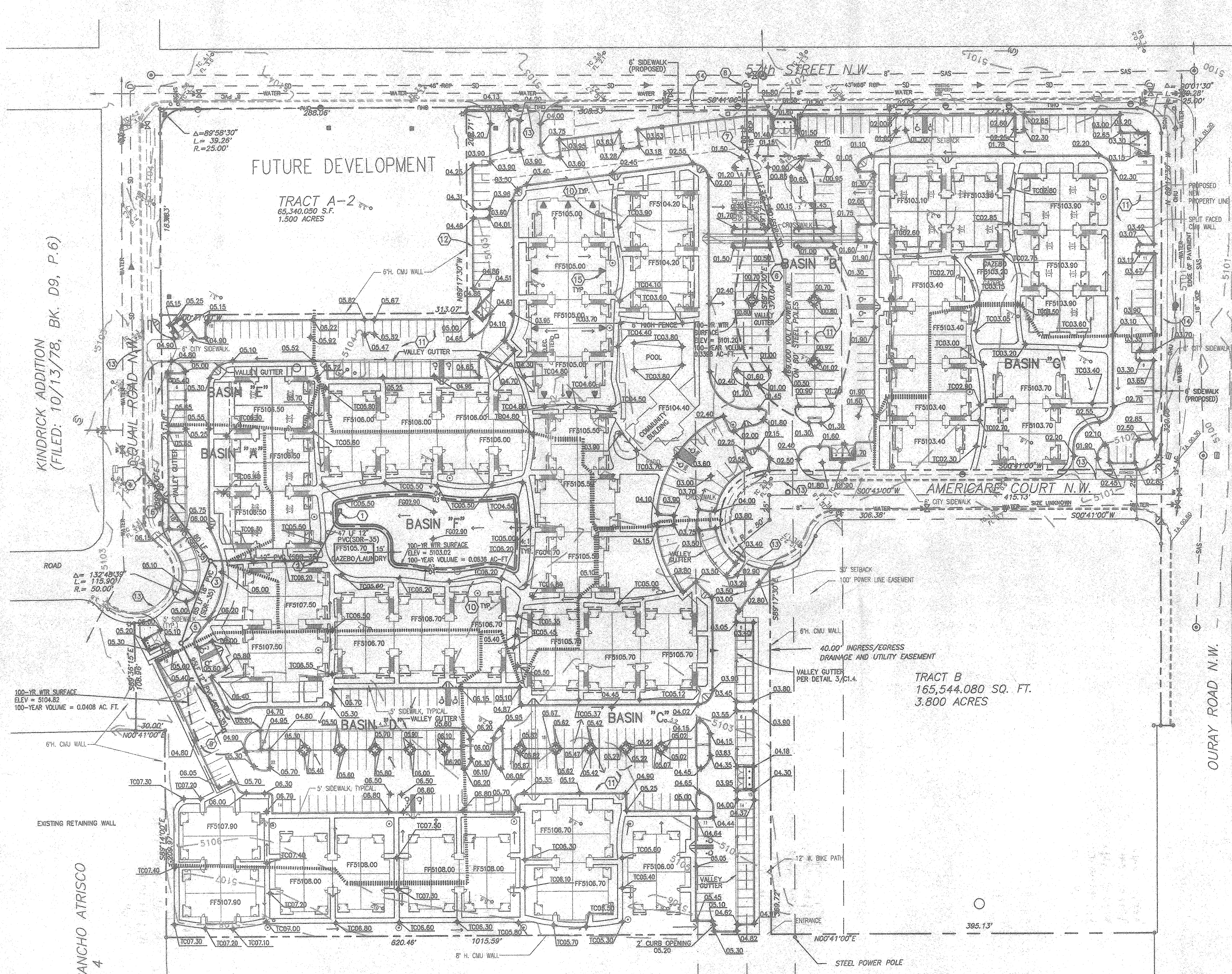
EL RANCHO ATRISCO UNIT 3  
 (FILED: 04/30/79, BK. D9, P.114)

EL RANCHO ATRISCO UNIT 1  
 (FILED: 12/21/77, VOL. D8, FOLIO 58)

KINDRICK ADDITION  
 (FILED: 10/13/78, BK. D9, P.6)

DRB-96-259

DRB-96-259



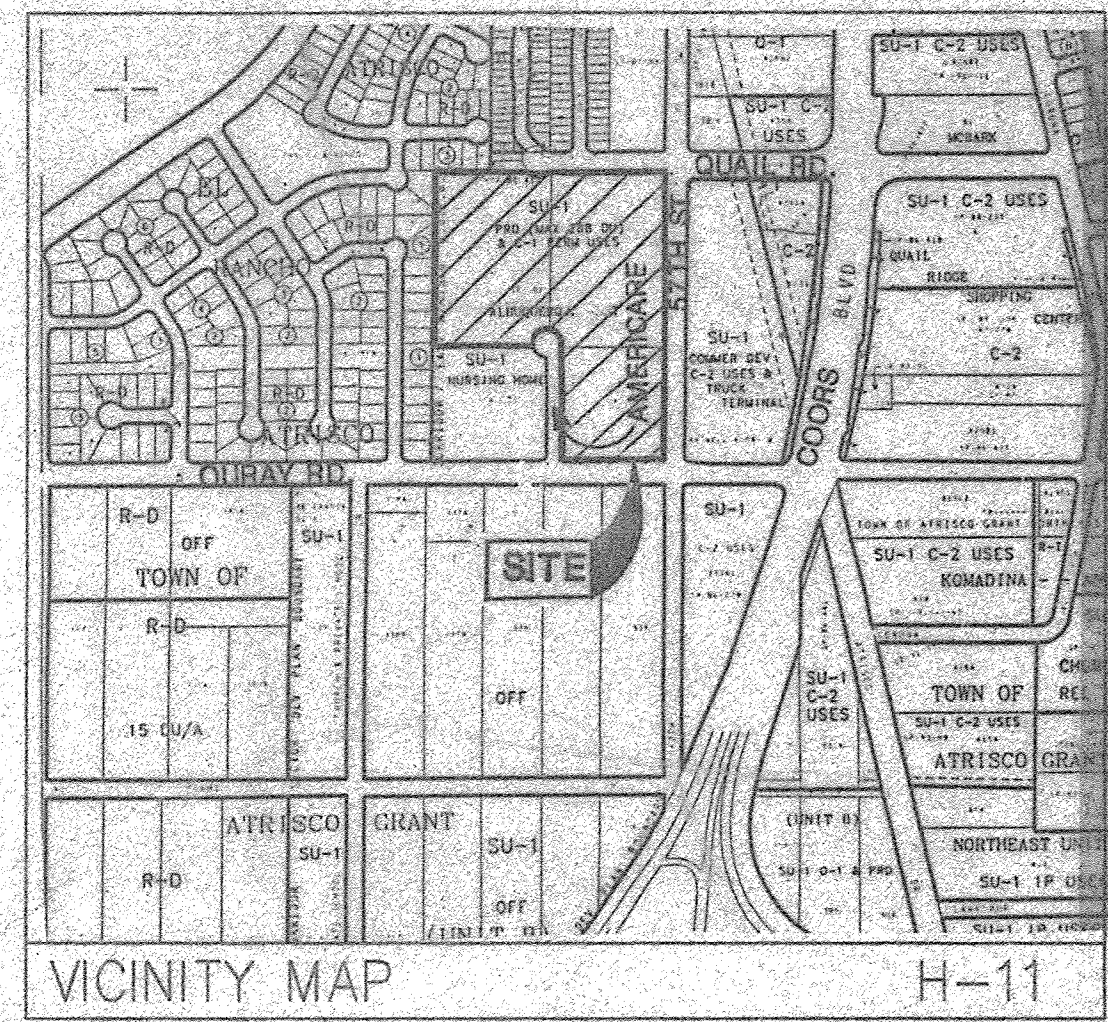
KINDRICK ADDITION  
(FILED: 10/13/78, BK. D9, P.6)

EL RANCHO ATRISCO  
UNIT 4

EL RANCHO ATRISCO  
UNIT 1  
(FILED: 12/21/77, VOL. D8, FOLIO 58)

EL RANCHO ATRISCO  
UNIT 3  
(FILED: 04/30/79, BK. D9, P.114)

**GRADING AND DRAINAGE PLAN**



**LEGAL DESCRIPTION**  
BLOCKS A, C & D OF ALBUQUERQUE WEST SUBDIVISION.

**BENCHMARK**  
A 1-3/4" ALUMINUM DISK STAMPED "ACS BM, 9-H11" EPOXIED TO THE TOP OF THE CONCRETE BASE OF THE FIRST GALVANIZED STEEL POWER POLE EAST OF COORS ROAD, 0.1 MILE NORTH OF OURAY ROAD NW ON THE WEST SIDE OF THE POLE. BM ELEV. = 5101.518 FT.

**SURVEY INFO.**  
EXISTING CONTOURS WERE DERIVED FROM TOPOGRAPHIC ORTHOPHO TO MAP NO. H-11, COMPILED FROM AERIAL PHOTOGRAPHS TAKEN IN MARCH 1980 BY BOHANNAN-HOUSTON, INCORPORATED. BOUNDARY SURVEY PROVIDED BY SOUTHWEST SURVEYING COMPANY, INC.

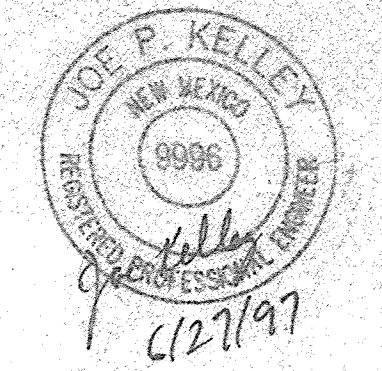
**KEY NOTES**

1. INSTALL 1 - TYPE "D" INLET  
TG = 02.80  
INV = 00.73
2. INSTALL 1 - TYPE "C" MANHOLE  
RIM ELEV = 05.00  
INV (SE) = 00.49  
INV (N) = 00.39
3. INSTALL 1 - TYPE "C" MANHOLE  
RIM ELEV = 05.40  
INV (S/W) = 99.80  
INV (NE) = 99.70
4. CONNECT 18" RCP TO EXISTING INLET.  
INV = 98.70
5. INSTALL 1 - TYPE "C" MANHOLE  
RIM ELEV = 05.40  
INV (S/W) = 99.80  
INV (E) = 01.40
6. INSTALL 1 - TYPE "D" INLET  
TG = 00.00  
INV = 97.00
7. INSTALL 1 - TYPE "E" MANHOLE  
RIM ELEV = 01.60  
INV (SW) = 95.80  
INV (E) = 95.70
8. CONNECT 18" RCP TO EXISTING MANHOLE  
INV = 95.10  
RESHAPE BOTTOM OF MANHOLE TO CONFORM TO NEW FLOW PATTERN.
9. INSTALL 1 - TYPE "D" INLET  
TG = 04.20  
INV = 02.00
10. INSTALL SIDEWALK PER DETAIL 2/C1.4.
11. INSTALL PAVEMENT PER DETAIL 1/C1.4.
12. INSTALL 6" HIGH PERMA-CURB OVER ASPHALT AROUND ON-SITE PARKING LOT PER MANUFACTURER'S RECOMMENDATIONS.
13. INSTALL PRIVATE ENTRANCE PER C.O.A. STD. DWG. 2426, INCLUDING VALLEY GUTTERS AND WHEELCHAIR RAMPS.
14. INSTALL 6" SIDEWALK PER C.O.A. STD. DWG. 2430.
15. TYPICAL ROOF DRAIN LOCATION FOR ALL BUILDINGS. INSTALL SPLASHBLOCK. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
16. INSTALL 1-TYPE "C" MANHOLE  
RIM ELEV. = 06.80  
INV (SW) = 99.20  
INV (NE) = 99.15

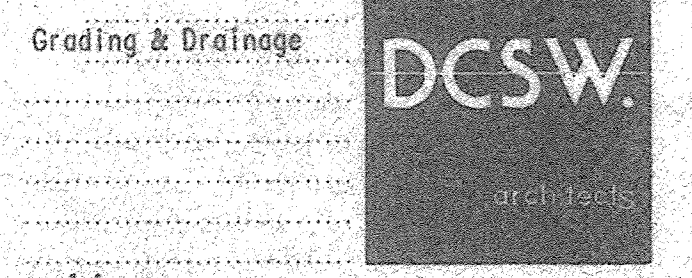
**ABBREVIATIONS**

- FF = FINISHED FLOOR
- FG = FINISHED GROUND
- TC = TOP OF CONCRETE
- TA = TOP OF ASPHALT

**NOTE**  
ALL SPOT ELEVATIONS SHOWN ARE TOP OF ASPHALT UNLESS OTHERWISE INDICATED.

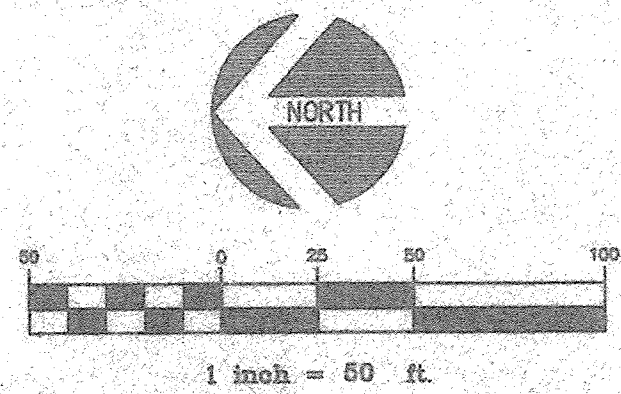


VILLA HERMOSA  
ALB., NM.



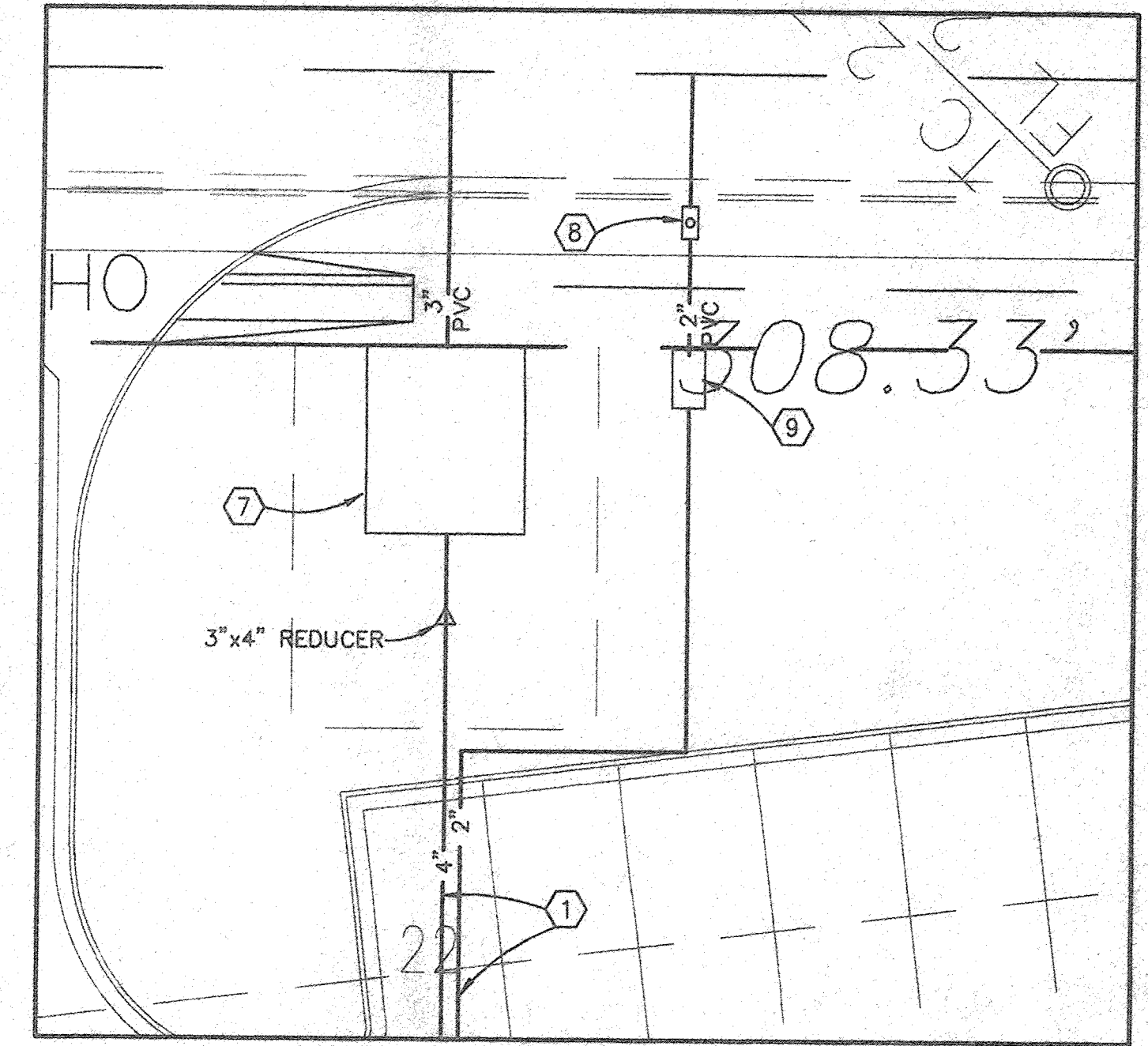
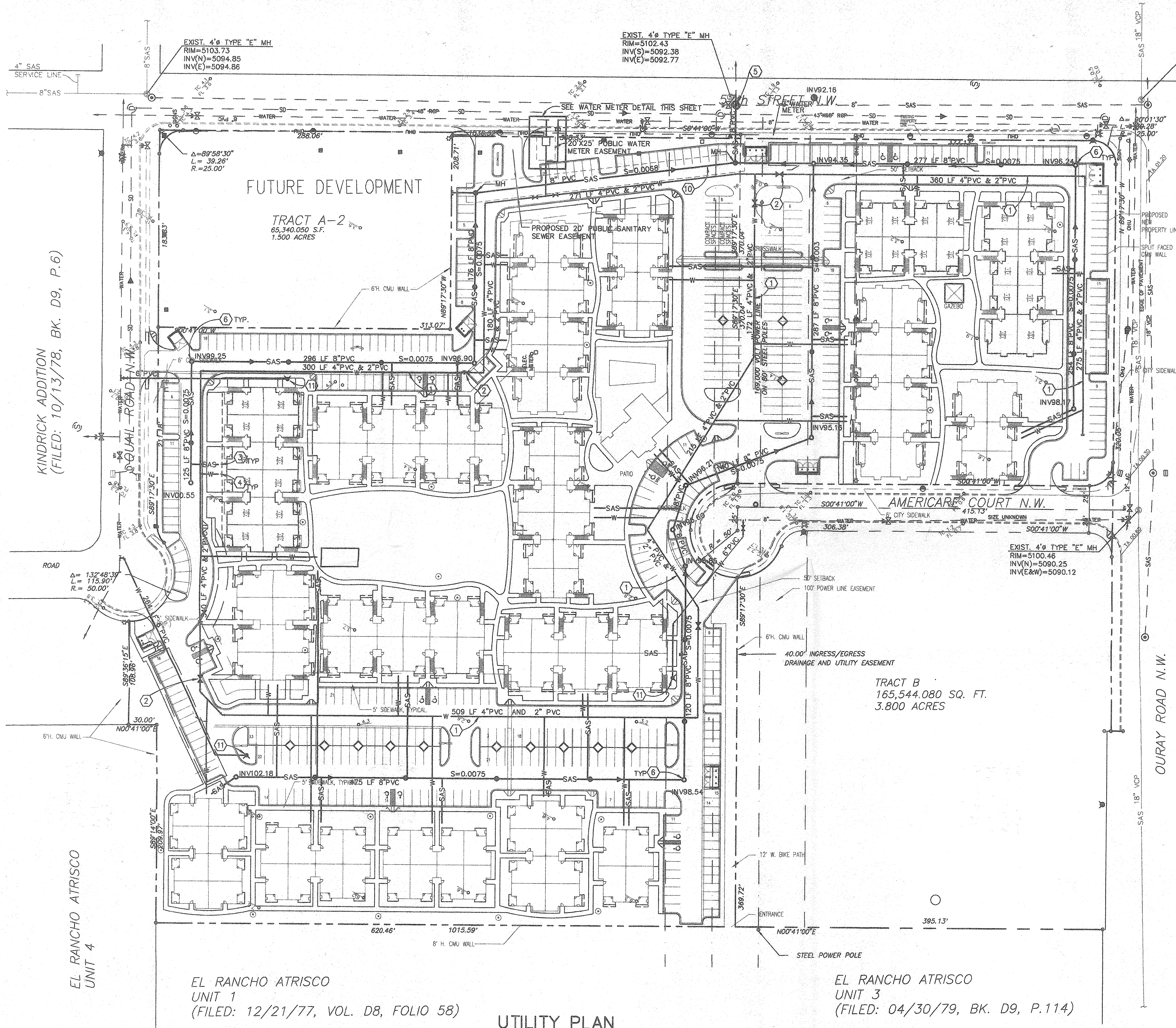
revisions:  
04/22/97

design \_\_\_\_\_  
architect \_\_\_\_\_  
collaborative \_\_\_\_\_  
southwest inc. \_\_\_\_\_  
engineer \_\_\_\_\_ 105 4th st. sw.  
albuquerque, nm \_\_\_\_\_  
87102 \_\_\_\_\_



**CHAVEZ • GRIEVES**  
CONSULTING ENGINEERS, INC.  
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 344-4080 • FAX (505) 343-8759

job no: 9502  
date: 04/09/97  
sheet: C1.2

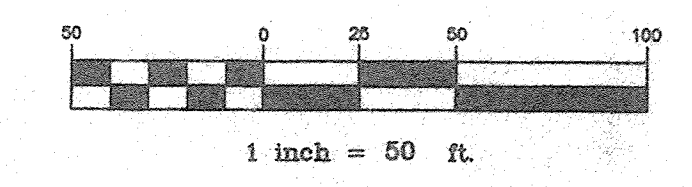
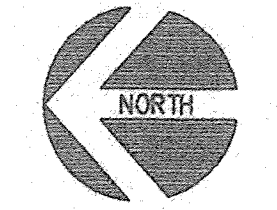
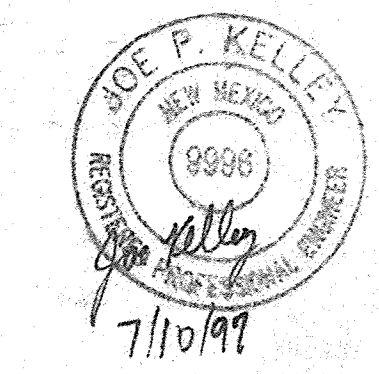


WATER METER DETAIL

- KEYED NOTES**
- 1 PLACE 4" WATER LINE AND 2" LANDSCAPE IRRIGATION LINE 3.5' BELOW GRADE, IN SAME TRENCH.
  - 2 INSTALL 4" AND 2" GATE VALVES WITH VALVE BOXES.
  - 3 TYPICAL 4" PVC SANITARY SEWER SERVICE.
  - 4 TYPICAL 2" WATER SERVICE LINE.
  - 5 CONNECT TO EXISTING MANHOLE. RESHAPE MANHOLE PER CITY WORK ORDER DOCUMENTS.
  - 6 INSTALL CLEANOUT PER DETAIL 4/C1.4
  - 7 INSTALL 3" WATER METER SERVICE IN TYPE "B" PIT PER COA STD DWG 2370.
  - 8 INSTALL 2" WATER METER SERVICE PER COA STD DWG 2363.
  - 9 INSTALL RPBA PER COA STD DWG 2385 WITH TYPE "B" ENCLOSURE AND ELECTRIC HEAT TO MAINTAIN MIN. 55° TEMPERATURE.
  - 10 SEE CITY WORK ORDER DOCUMENTS FOR CONSTRUCTION OF PUBLIC SANITARY SEWER LINE FROM 57TH STREET TO TRACT A-2, INCLUDING 2 MANHOLES.
  - 11 INSTALL FIRE HYDRANT PER DETAIL 6/C1.4

VILLA HERMOSA  
ALB., NM.

Utilities Plan	DCSW architects
revisions:	design
04/15/97	collaborative
architect	southwest inc.
engineer	105 4th st. sw
	albuquerque, nm
	87102



**CHAVEZ • GRIEVES**  
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5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 344-4080 • FAX (505) 343-8759

job no: 9502  
date: 07/10/97  
sheet C1.3  
505-843-9639

UTILITY PLAN

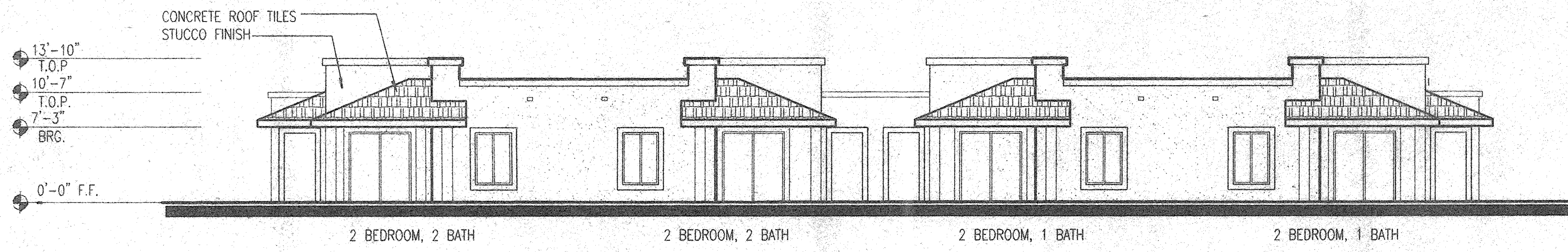
EL RANCHO ATRISCO  
UNIT 1  
(FILED: 12/21/77, VOL. D8, FOLIO 58)

EL RANCHO ATRISCO  
UNIT 3  
(FILED: 04/30/79, BK. D9, P.114)

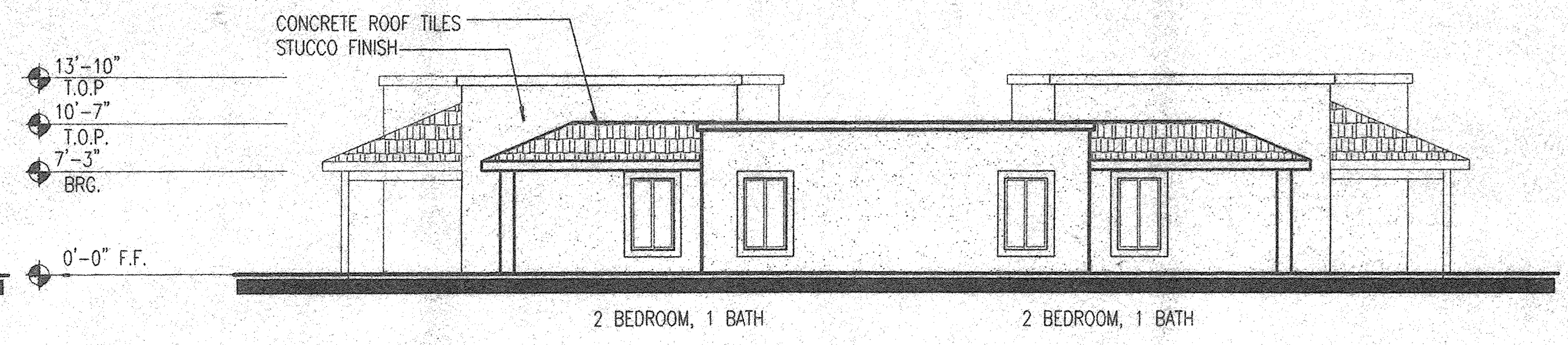
KINDRICK ADDITION  
(FILED: 10/13/78, BK. D9, P.6)

EL RANCHO ATRISCO  
UNIT 4

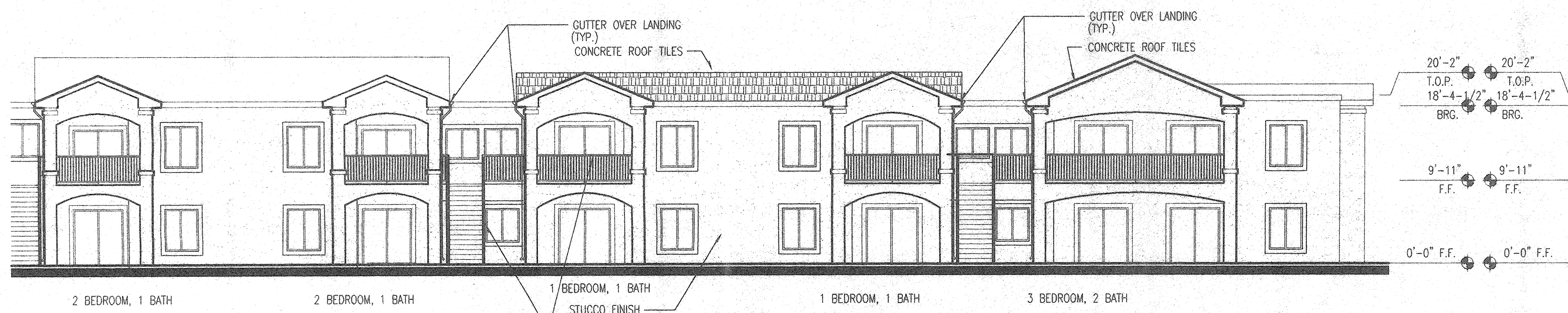
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FILE: VEG-UTD.DWG (PLOT VIEW 'PLOTOUT' IN PS)  
REV: 07/10/97 (WT)



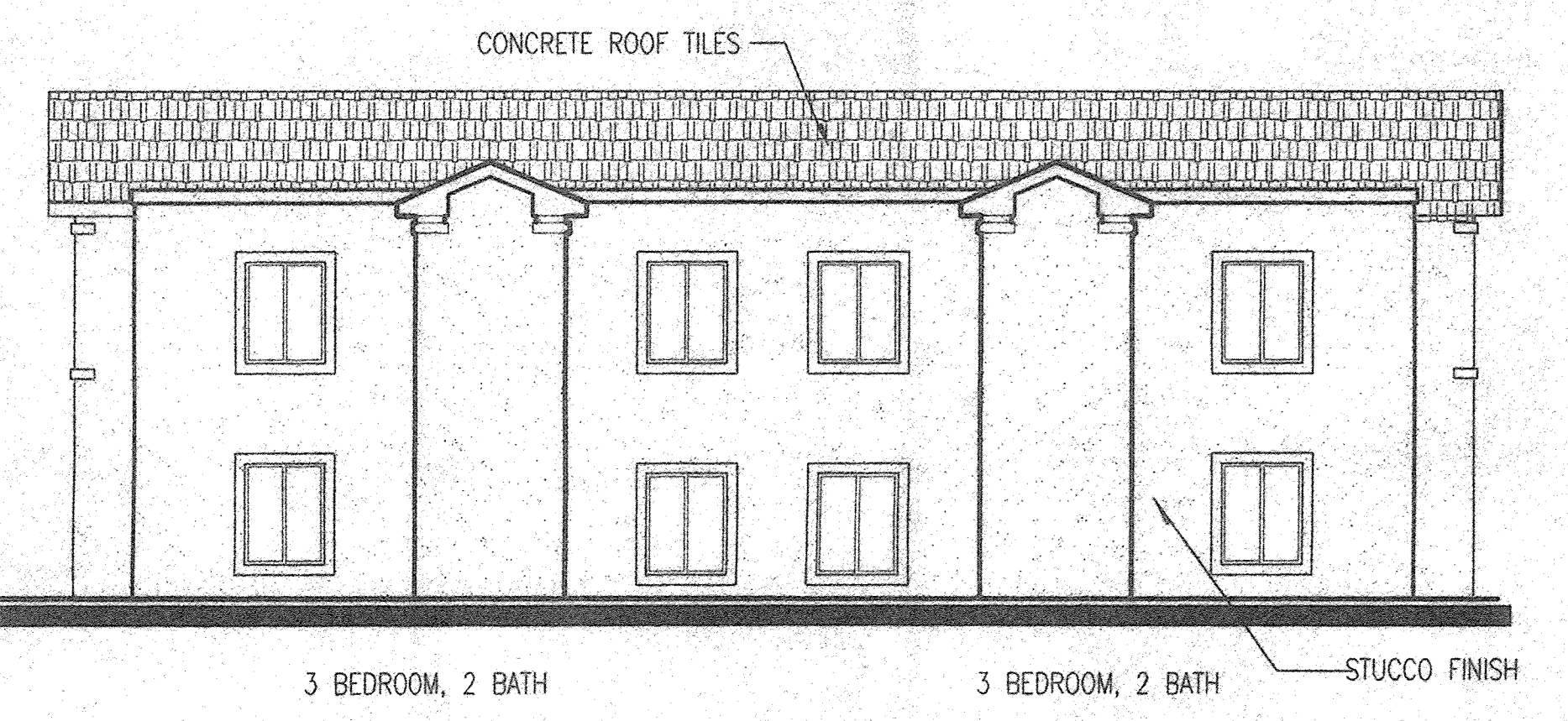
**1 FRONT ELEVATION-BLDGS. 13,14,15, 16**  
1/8"=1'-0"



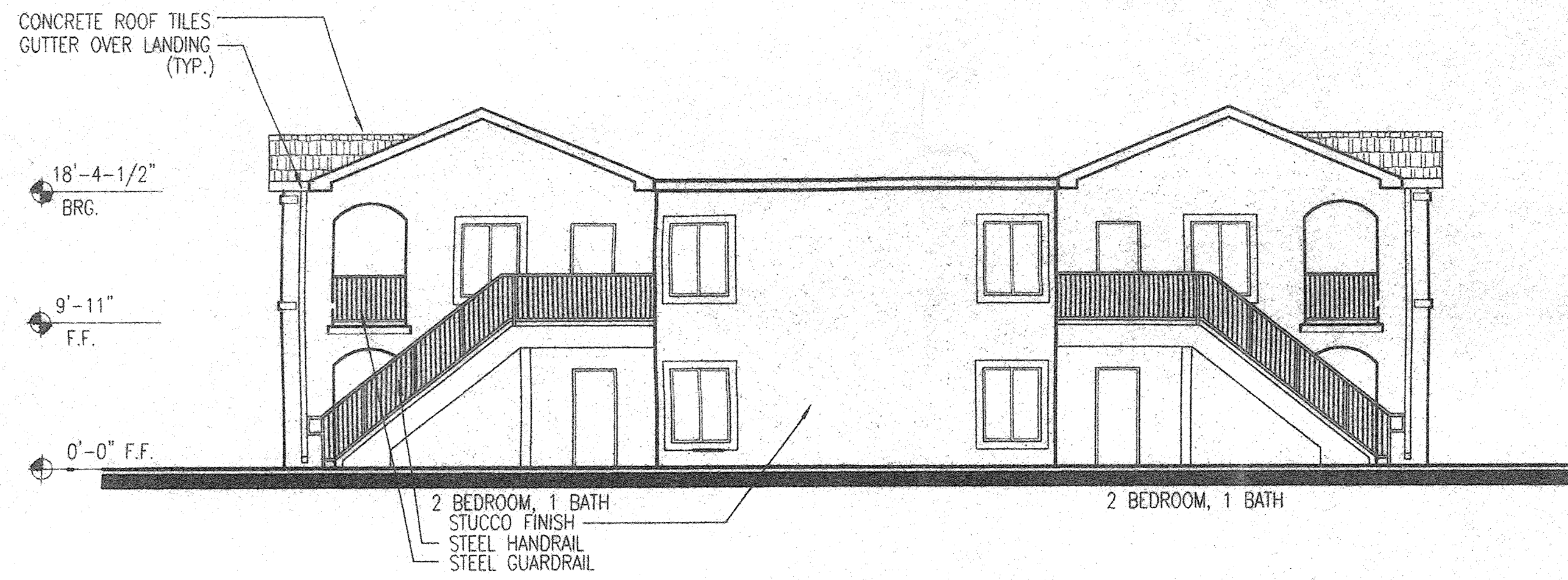
**2 SIDE ELEVATION-BLDGS. 13,14,15,16, 17**  
1/8"=1'-0"



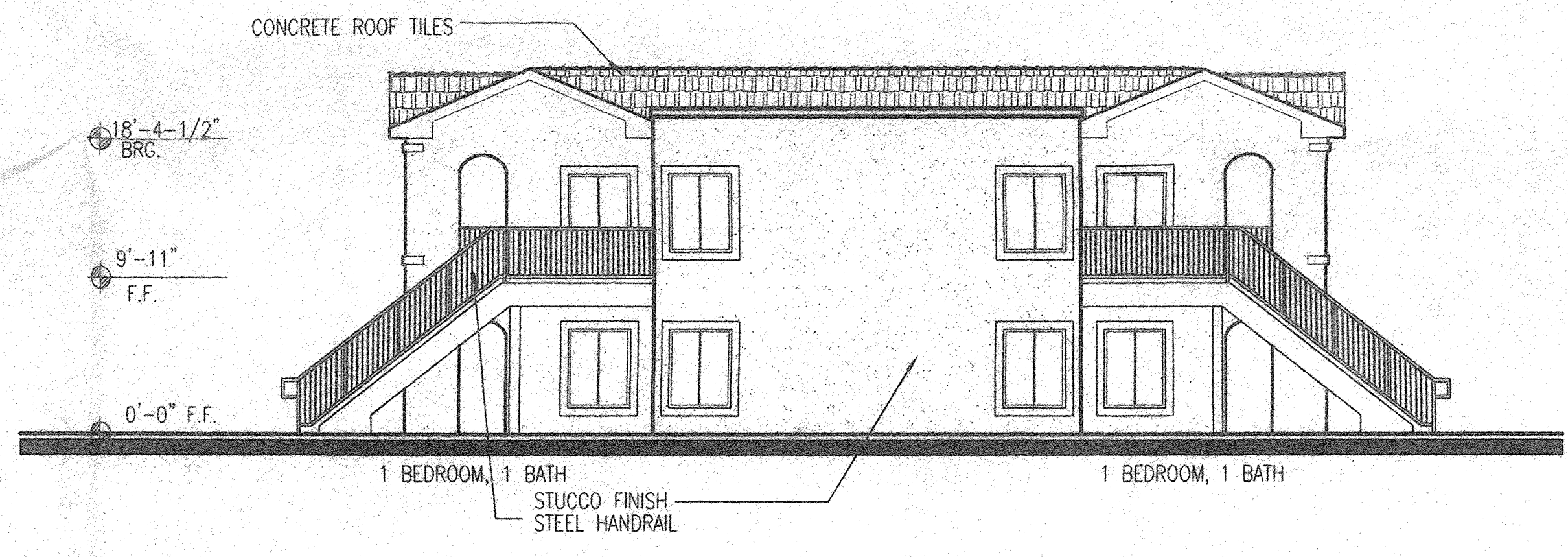
**3 FRONT ELEVATION-BLDG. 11**  
Scale: 1/8"=1'-0"



**4 SIDE ELEVATION-BLDGS. 11,12**  
1/8"=1'-0"



**5 SIDE ELEVATION-BLDG. 9,11**  
Scale: 1/8"=1'-0"



**6 SIDE ELEVATION-BLDG. 5**  
Scale: 1/8"=1'-0"

**NOTE:**  
STUCCO COLOR:  
REDDISH EARTH TONE  
ROOF COLOR:  
TAN

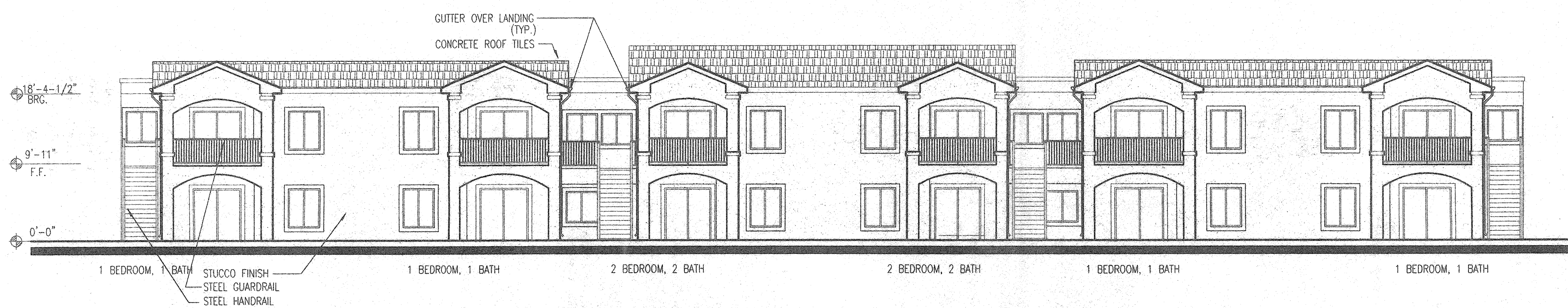
**VILLA HERMOSA APARTMENTS**

ELEVATIONS BUILDINGS  
**DCSW**  
architects

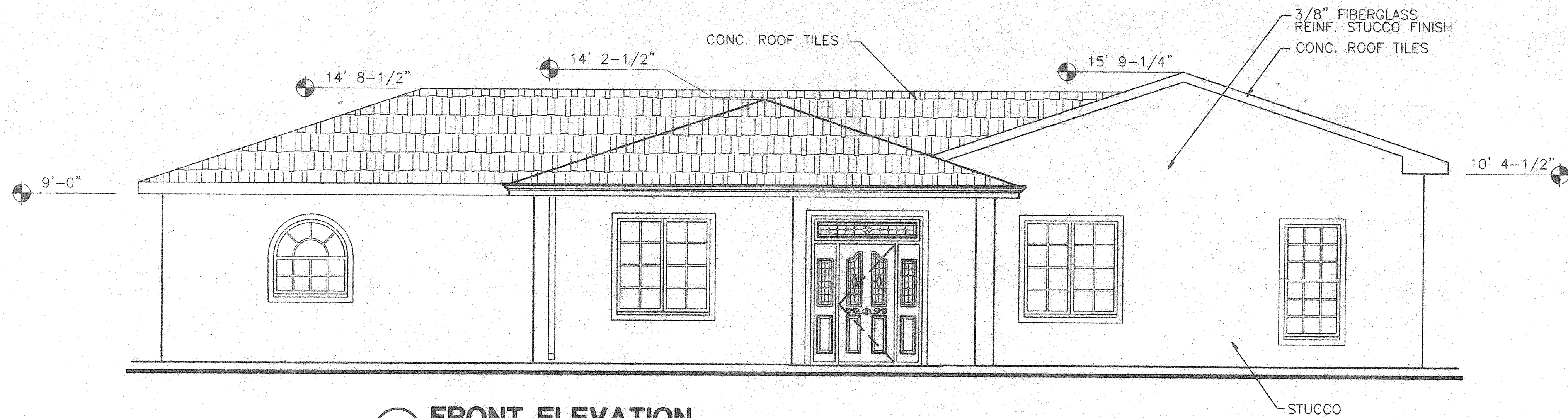
revisions:

.....	design
.....	architect
.....	collaborative
.....	southwest inc.
.....	engineer
.....	105 4th st. sw
.....	albuquerque, nm
.....	87102
.....	job no: 9501
.....	date: 5/30/97
.....	505-843-9639
.....	sheet

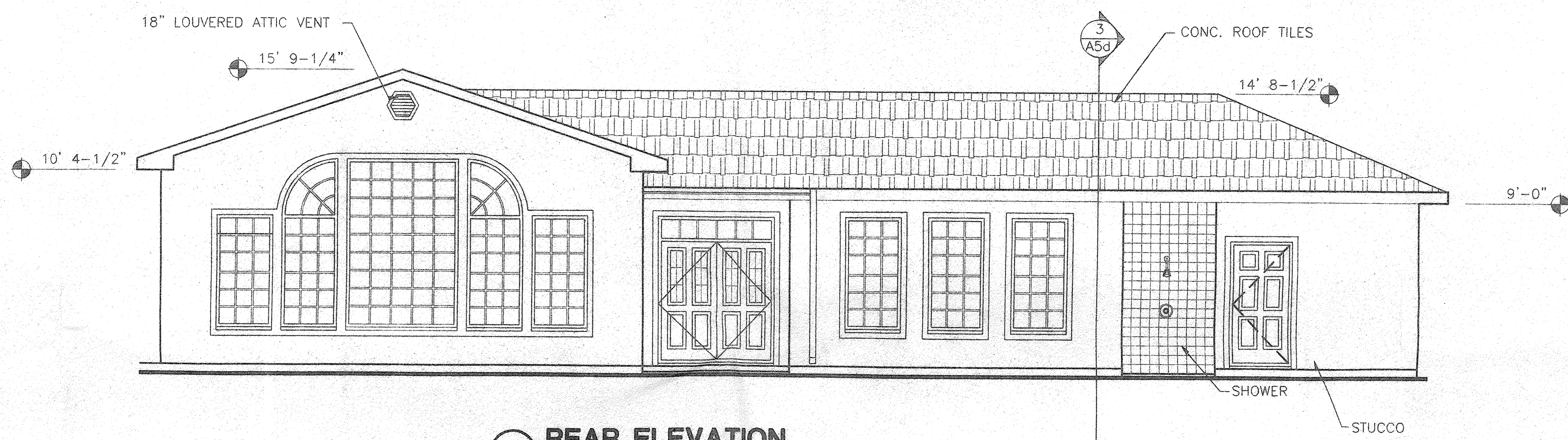
**A3** of



**7 FRONT ELEVATION-BLDG. 5**  
Scale: 1/8"=1'-0"

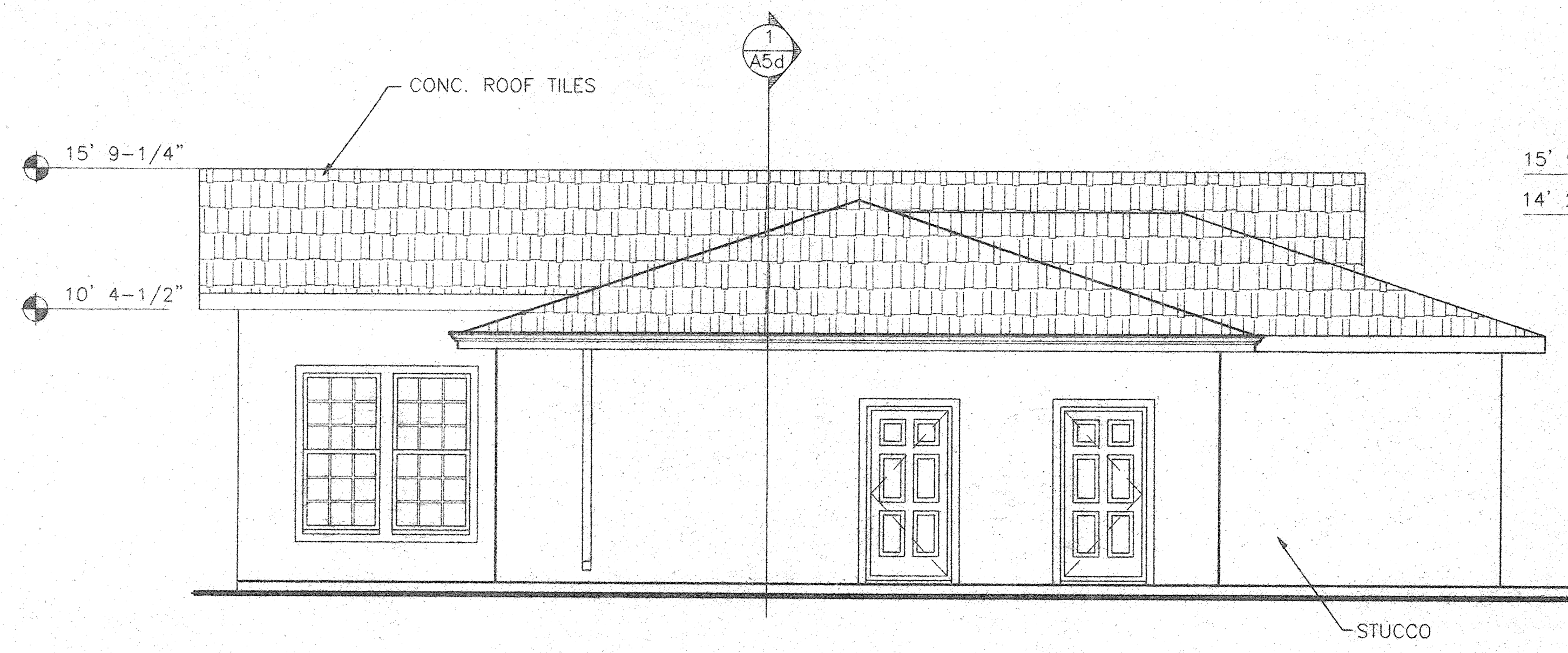


**1 FRONT ELEVATION**  
Scale: 1/4"=1'-0"

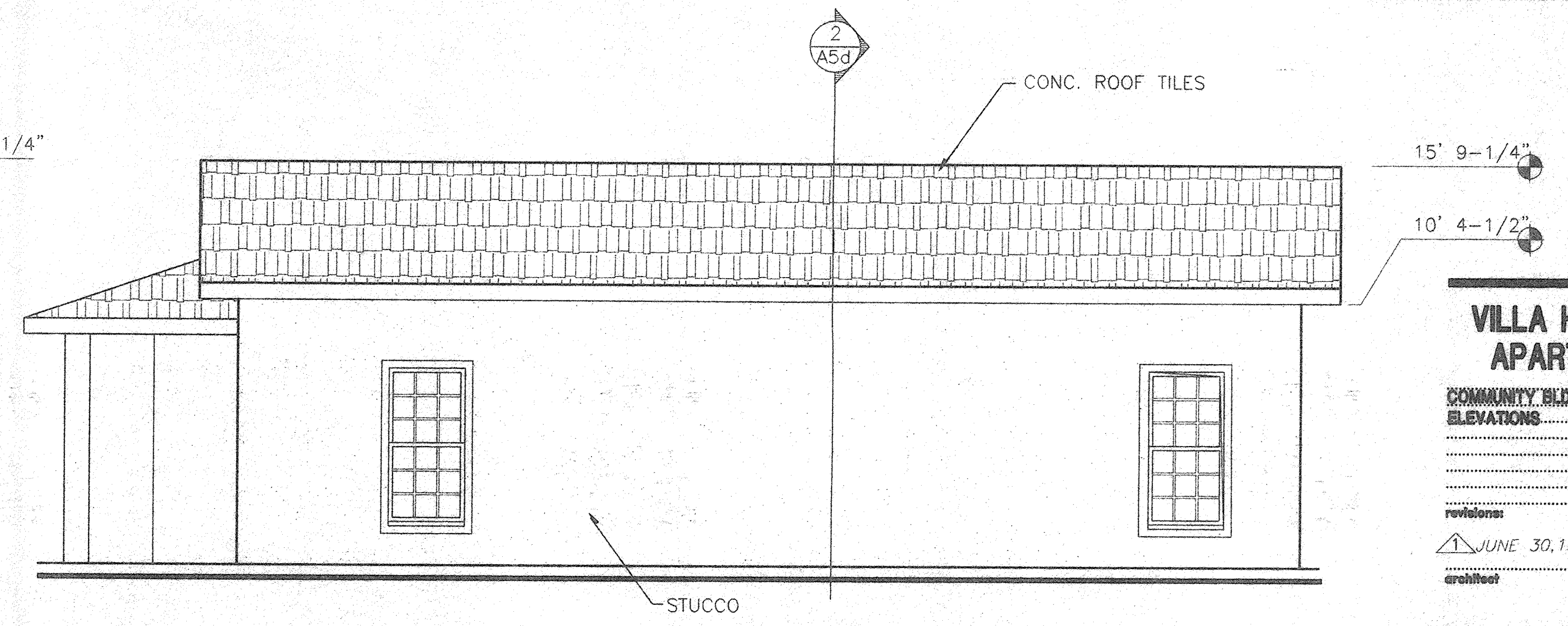


**2 REAR ELEVATION**  
Scale: 1/4"=1'-0"

NOTE:  
STUCCO COLOR:  
REDDISH EARTHTONE  
ROOF COLOR:  
TAN



**3 SIDE ELEVATION**  
Scale: 1/4"=1'-0" © LEFT SIDE

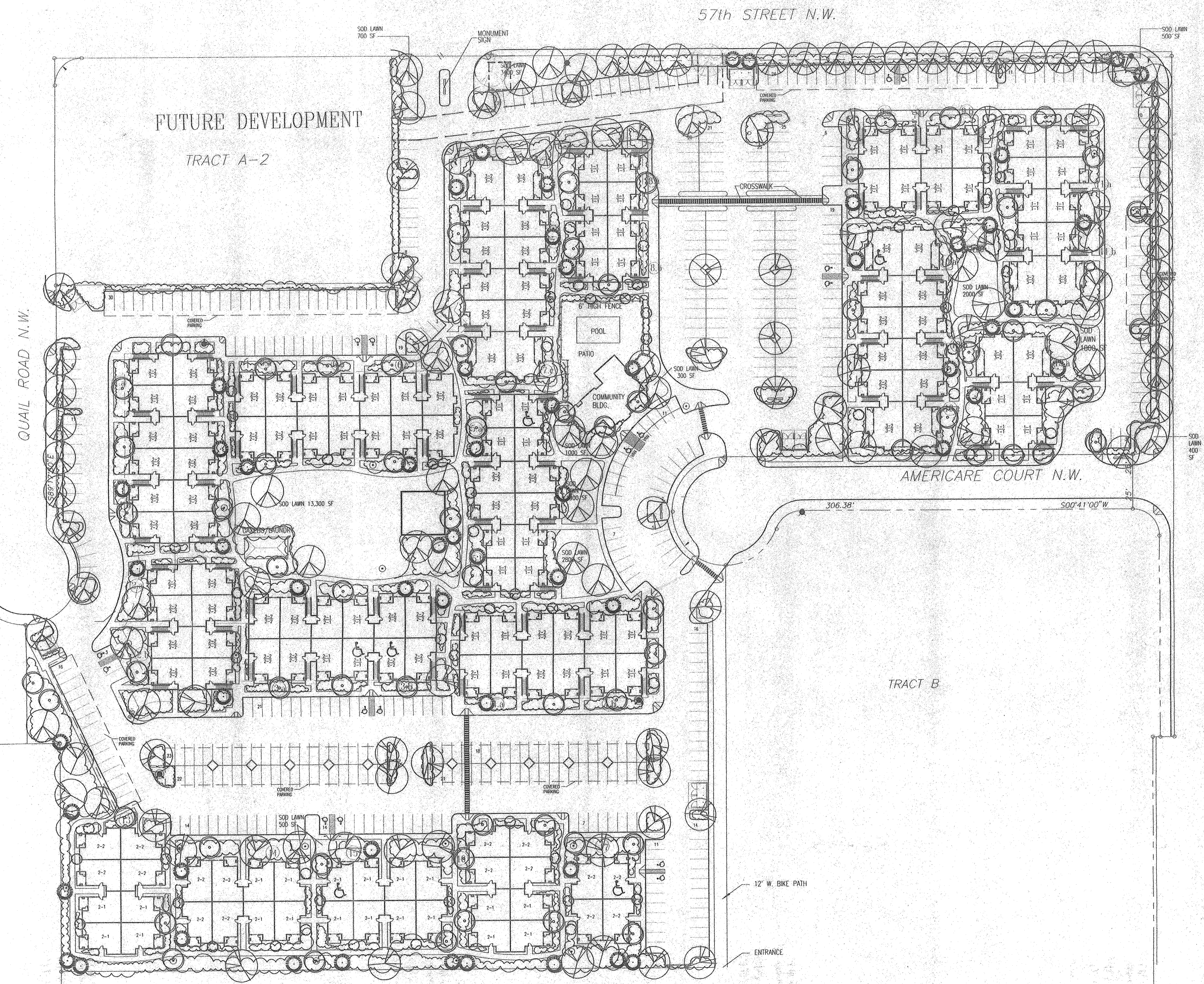


**4 SIDE ELEVATION**  
Scale: 1/4"=1'-0" © RIGHT SIDE

**VILLA HERMOSA APARTMENTS**

COMMUNITY BUILDING  
ELEVATIONS  
DCSW

revisions:  
JUNE 30, 1997 design  
architect collaborative  
southwest, Inc.  
engineer 105 4th St. SW  
albuquerque, NM  
87102  
job no: 8501  
date: 6/8/97  
905-845-9638  
A3.g of



1 Site Plan  
1" = 50'-0"

**SITE DATA**

LANDSCAPE AREA PROVIDED	134,256 SF.
PERCENT OF NET LOT AREA	28%

**PLANTING RESTRICTIONS APPROACH**

HIGH WATER USE TURF	(26,850 SF.)
MAX. 20% OF LANDSCAPE AREA	26800 SF.
PROPOSED TURF AREA	20%
PERCENT OF LANDSCAPE AREA	
LOW AND MEDIUM WATER USE PLANTS	107,456 SF.
MIN. 80% OF LANDSCAPE AREA	(80,592 SF.)
PROPOSED PLANTING AREA	
(75% LIVE PLANT COVERAGE)	

**REQUIRED TREES**

ONE TREE PER GROUND LEVEL UNIT	162
ONE TREE PER TWO SECOND-STORY UNIT	63
ONE TREE PER 10 PARKING SPACES	52
STREET TREES @ 30' O.C. SPACING	46
ALONG STREET PER ORDNANCE	
TOTAL REQUIRED TREES	323
PROPOSED TREES	323

**PLANT LEGEND**

SHADE OR STREET TREE 2" CAL. MIN.	137
ASH, LOCUST, SYCAMORE	
ORNAMENTAL TREE 1 1/2" CAL. MIN.	68
PURPLE LEAF PLUM, FLWC, PEAR	
EVERGREEN TREE 6"-8" MIN.	58
AUSTRIAN PINE, BLUE SPRUCE, PINON FINE	
BLUE ATLAS CEDAR	
SMALL TREE 15 GAL. MIN.	60
N.M. OLIVE, HAWTHORN, DESERT WILLOW	
REDBUD	
SHRUBS 1 GAL. - 5 GAL.	
EVERGREEN	
PHOTINIA, JUNIPER (NON-POLLINATING), SILVERBERRY,	
RAPIHOLEPIS, COTONEASTER, HOLLY, MAHONIA,	
BARBERRY, ROSEMARY, MUCHO PINE	
DECIDUOUS	
BUTTERFLY BUSH, BLUE MIST, BARBERRY, POTENTILLA,	
CHERRY SAGE, LILAC, CHAMISA, RUSSIAN SAGE,	
SAND CHERRY, WOODS ROSE, SPANISH BROOM	
SHRUBS PROVIDED	
ONE SHRUB PER 75 SF.	80,592 SF / 75
TOTAL QTY. SHRUBS	1075

**NOTE**

PLANTING AREAS TO RECEIVE 3/4" CRUSHED GRAY GRAVEL TO 2"-3" DEPTH OVER FILTER FABRIC

STEEL EDGE TO BE INSTALLED BETWEEN LAWN AND PLANTING AREAS

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

THIS LANDSCAPE PLAN MUST ADHERE TO THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE (SECTION 8-1 ZONING CODE)

**VILLA HERMOSA APARTMENTS**

**IRRIGATION NOTE**

POINT OF CONNECTION FOR IRRIGATION SYSTEM TO BE DETERMINED IN FIELD ASSUMED 60 GPM @ 40 PSI.

BACKFLOW PREVENTION TO FOLLOW LOCAL REGULATIONS

AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN FIELD WITH POWER SUPPLIED BY OTHERS

IRRIGATION SYSTEM TO BE ISOLATED WITH GATE VALVE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

SHRUBS TO RECEIVE DRIP IRRIGATION  
2-1GPH. EMITTER PER SHRUB  
6-1GPH. EMITTER PER TREE

SOD LAWN TO BE IRRIGATED WITH POP UP SPRAY HEADS (+2" HR. PRECIPITATION RATE)

LANDSCAPE PLAN

revisions:

design \_\_\_\_\_

collaborative \_\_\_\_\_

southwest inc. \_\_\_\_\_

105 4th st. sw. \_\_\_\_\_

albuquerque, nm. \_\_\_\_\_

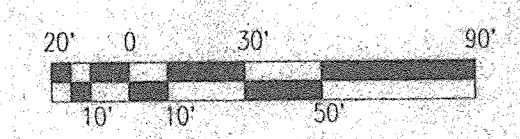
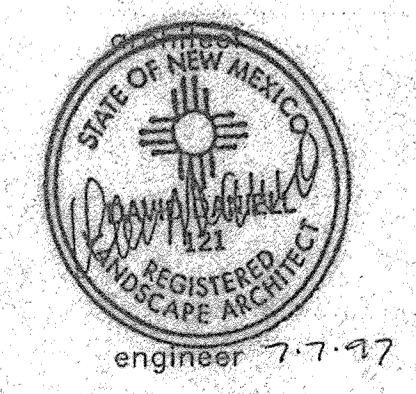
87102 \_\_\_\_\_

job no: 9502

date: 3/10/97

505-843-9639

sheet L of 1



SCALE: 1" = 50.00'