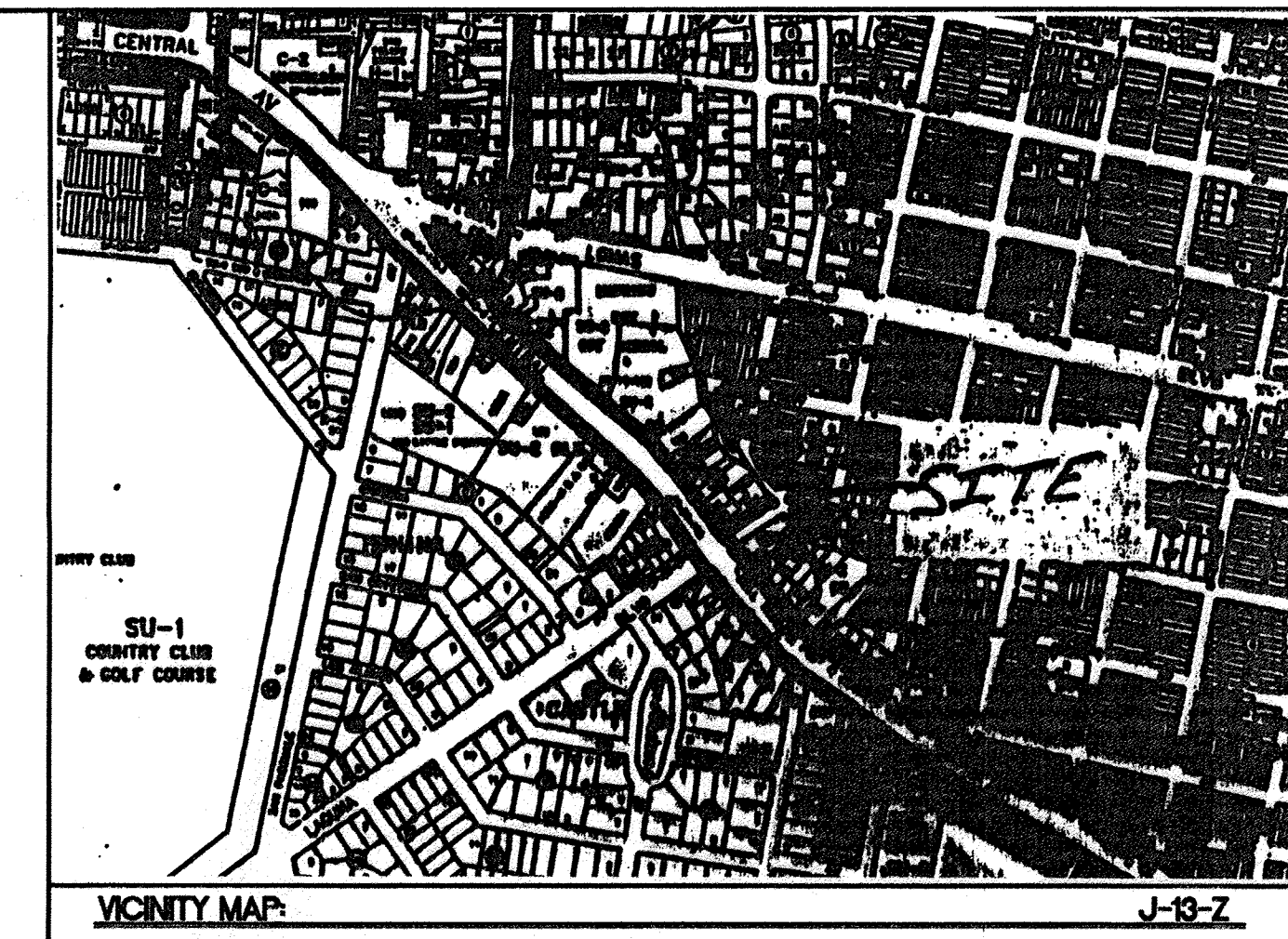


GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. PERIMETER WALL TO BE 6' HIGH. MATERIALS TO BE COMBINATION OF STUCCO COLUMNS AND WALLS WITH WROUGHT IRON FENCE. COLORS TO MATCH BUILDINGS.
5. OWNER TO SPECIFY WHICH EXISTING TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN.

UNIT MIX AND HABITABLE AREA

UNIT "A":	2 BR/2 BATH	10 UNITS X 946 SF/UNIT	9460 SF
UNIT "A" (1):	2 BR/2 BATH	1 UNITS X 1013 SF/UNIT	1013 SF
UNIT "A" (2):	2 BR/2 BATH	1 UNITS X 988 SF/UNIT	988 SF
UNIT "A" (3):	2 BR/2 BATH	2 UNITS X 1015 SF/UNIT	2030 SF
UNIT "AA":	2 BR/2 BATH	4 UNITS X 989 SF/UNIT	3956 SF
UNIT "AA" (1):	2 BR/2 BATH	2 UNITS X 1059 SF/UNIT	2118 SF
UNIT "B":	2 BR/2 BATH	6 UNIT X 929 SF/UNIT	5574 SF
UNIT "C1":	1 BR/1 BATH	17 UNITS X 635 SF/UNIT	10795 SF
UNIT "C1" (1):	1 BR/1 BATH	1 UNITS X 703 SF/UNIT	703 SF
UNIT "C2":	1 BR/1 BATH	11 UNITS X 631 SF/UNIT	6941 SF
UNIT "D":	2 BR/1 BATH	3 UNITS X 920 SF/UNIT	2760 SF
UNIT "E":	1 BR/1 BATH	3 UNITS X 664 SF/UNIT	1992 SF
UNIT "F":	STUDIO/1 BATH	2 UNITS X 429 SF/UNIT	858 SF
UNIT "G":	2 BR/DEN/2 BATH	1 UNIT X 1272 SF/UNIT	1272 SF
UNIT "H":	3 BR/2 BATH	4 UNITS X 1158 SF/UNIT	4632 SF
UNIT "H" (1):	2 BR/DEN/2 BATH	1 UNITS X 1200 SF/UNIT	1200 SF
UNIT "H" (2):	2 BR/DEN/2 BATH	1 UNITS X 1242 SF/UNIT	1242 SF
PENTHOUSE:	2 BR/DEN/2 1/2 BATH	2 UNITS X 2001 SF/UNIT	4002 SF
TOTAL:		72 UNITS	61536 SF



LEGAL DESCRIPTION:
 LOTS 1, 8, 9, AND A PROTION OF LOT 10 BLOCK 1 HUNING CASTLE ADDITION.

SITE DATA

PROPOSED USAGE:	APARTMENT USE
CURRENT ZONING:	CLD COMMERCIAL/LOW DENSITY APARTMENTS
LOT AREA:	115,179 SF (2.644 ACRES)
BUILDING AREA:	3 STORIES TOTAL 78,260 SF
BLDG "1" FOOTPRINT	17170 SF ±
BLDG "2" FOOTPRINT	10329 SF ±
FLOOR AREA RATIO:	70,242 SF HABITABLE SF / 115,179 SF LOT AREA = .6098
PARKING/DRIVEWAY:	44513 SF ±
LANDSCAPE AREA	43167 SF ±
LANDSCAPING REQUIRED:	13152 SF ±

HABITABLE SPACE SUMMARY

APARTMENT UNIT TOTAL S. F.	61,536 SF
OFFICE	162 SF
BUSINESS CENTER	162 SF
FITNESS CENTER	661 SF
COMMUNITY ROOM	563 SF
1ST FLOOR CIRCULATION	2,461 SF
2ND FLOOR CIRCULATION	2,391 SF
3RD FLOOR CIRCULATION	2,306 SF
TOTAL:	70,242 SF

APARTMENT DATA

STUDIO UNITS:	2 / 2.8%
1 BEDROOM/BATH UNITS:	32 / 44.4%
2 BEDROOM/1 BATH UNITS:	3 / 4.2%
2 BEDROOM/2 BATH UNITS:	26 / 36.1%
2 BEDROOM/DEN/2 BATH UNITS:	3 / 4.2%
3 BEDROOM/2 BATH UNITS:	4 / 5.5%
PENTHOUSE UNITS:	2 / 2.8%
TOTAL NUMBER OF UNITS:	72 / 100%
TOTAL AREA (NET RENTABLE):	61,536 S.F.
AVERAGE UNIT SIZE:	853 S.F.
APARTMENT CONSTRUCTION:	TYPE V-1 HOUR (SPRINKLERED)
APARTMENT OCCUPANCY / GROUP	R-DIVISION 1

Handwritten signature and date: 11-24-98

LEGEND

- EXISTING SAS MANHOLE
- ⊠ EXISTING METER
- ⊞ EXISTING VALVE W/BOX
- ⊕ EXISTING FIRE HYDRANT
- ⊞ EXISTING AIR RELEASE VALVE
- ⊞ EXISTING REDUCER
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 16" WL --- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ▨ PROPOSED SIDEWALK
- ⊕ PROPOSED LIGHTING FIXTURE
- ⊕ PROPOSED FIRE HYDRANT

CASE NUMBER: Z-96-65 *PRB-96-431*

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

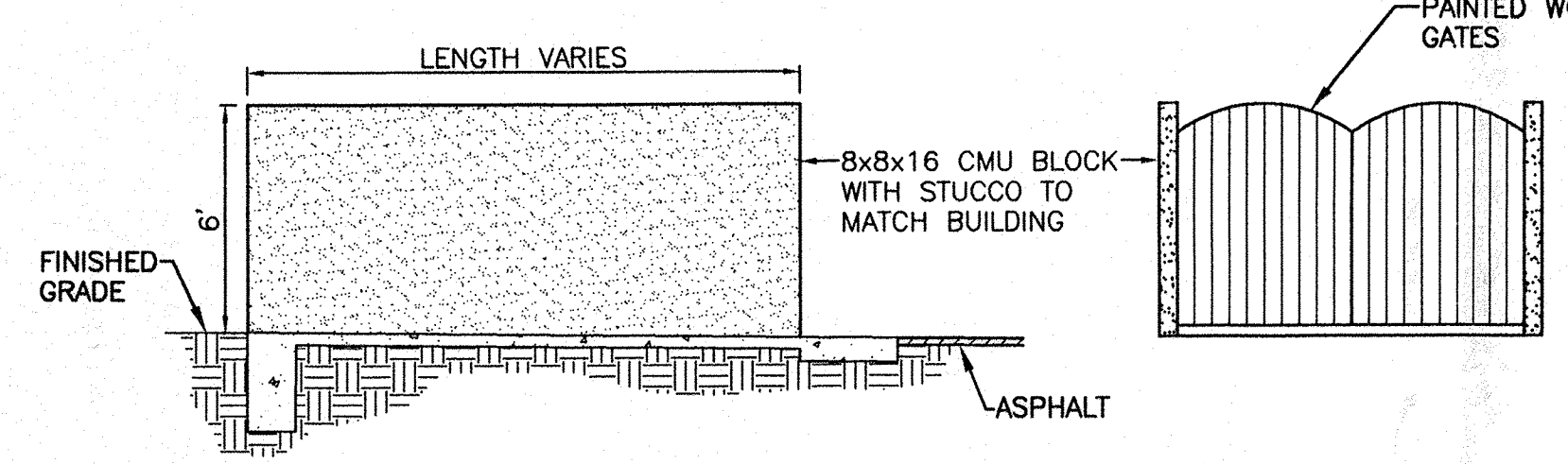
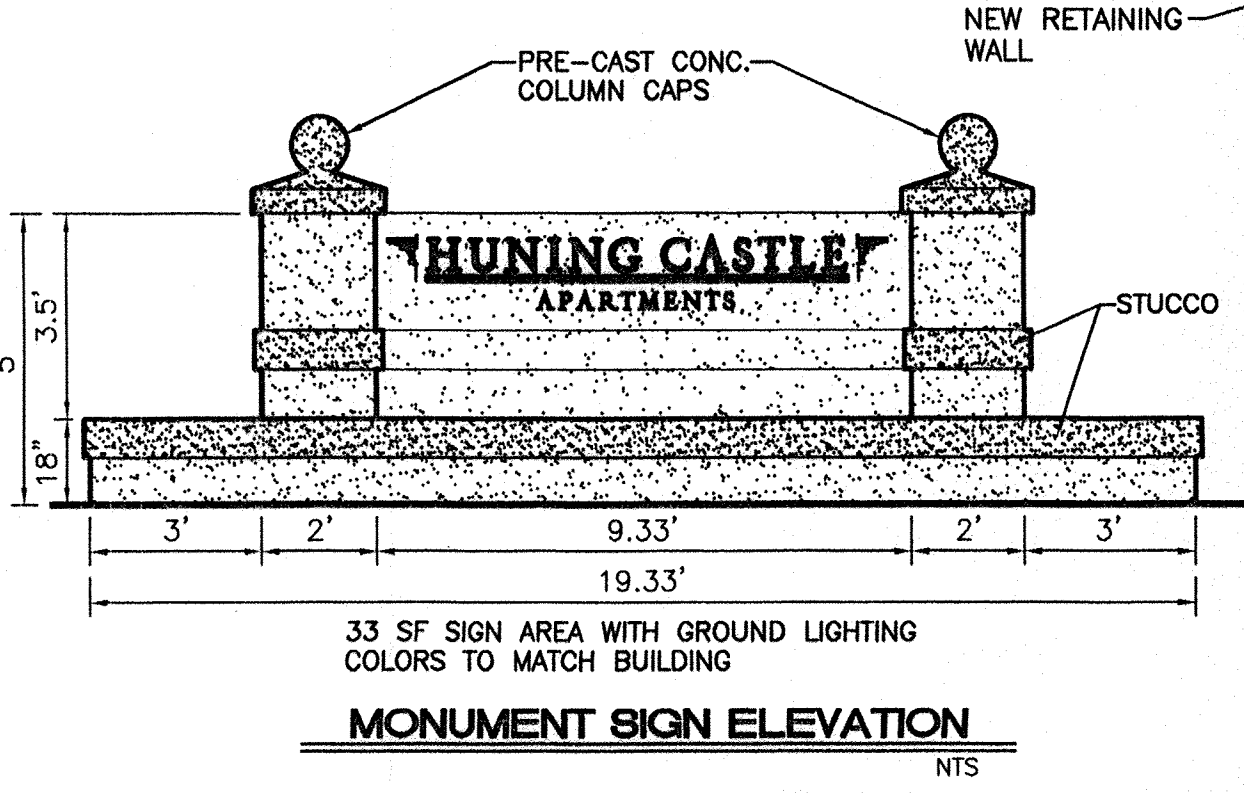
<i>John Dan</i>	11-24-98
Traffic Engineer, Transportation Division	Date
<i>David...</i>	11-24-98
Design and Development, CIP	Date
<i>David...</i>	11-24-98
Public Works, Water Utilities Division	Date
<i>John...</i>	11-24-98
City Engineer, Engineering Division / AMAFCA	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

John... 11-24-98
 City Planner, Albuquerque / Bernalillo
 County Planning Division

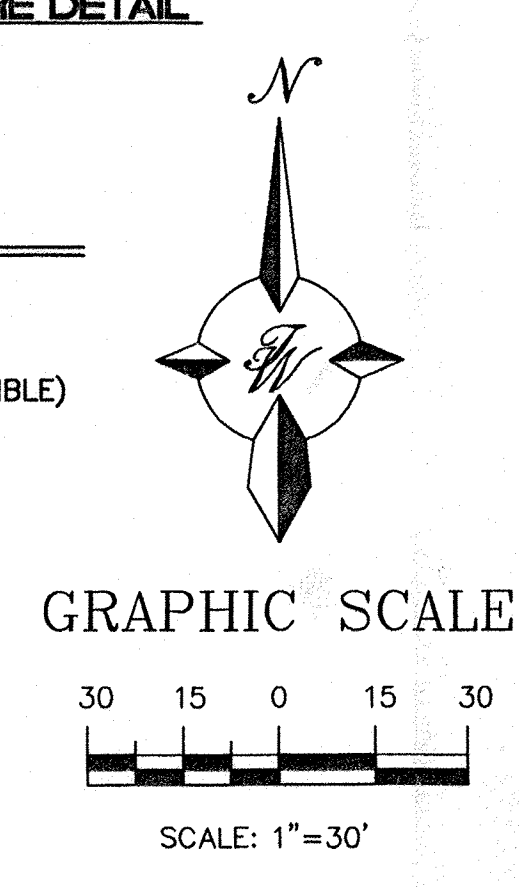
PLNZ (10706) 4/96

- SHEET INDEX**
1. SITE PLAN FOR BUILDING PERMIT
 2. LANDSCAPING PLAN
 3. LANDSCAPING ELVATION
 4. GRADING & DRAINAGE PLAN
 5. BUILDING ELEVATIONS
 6. BUILDING ELEVATIONS
 7. MASTER UTILITY PLAN
 8. DETAIL SHEET



PARKING DATA

TOTAL SPACES REQUIRED:	TOTAL HANDICAP REQUIRED:
37-1 BATH UNITS X 1= 37	SPACES REQUIRED= 8
35-2 BATH UNITS X 2= 70	SPACES PROVIDED= 8
TOTAL= 107	7 SURFACE SPACES (1 VAN ACCESSIBLE)
LESS BUS CREDIT (10%)= 11	1 GARAGE SPACE
TOTAL SPACES REQUIRED= 96	
TOTAL SPACES PROVIDED= 128	
SPACES PER UNIT= 1.78 : 1	
TOTAL GARAGE SPACES= 73	
TOTAL GARAGE AREA= 26,698 SF	
TOTAL SURFACE SPACES= 55	



DRB-96-431

ENGINEER'S SEAL 	HUNING CASTLE APARTMENTS SITE PLAN FOR BUILDING PERMIT TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	DRAWN BY JDN DATE 10-06-98 9631SP.DWG
		SHEET # 1 OF 8 JOB # 960031

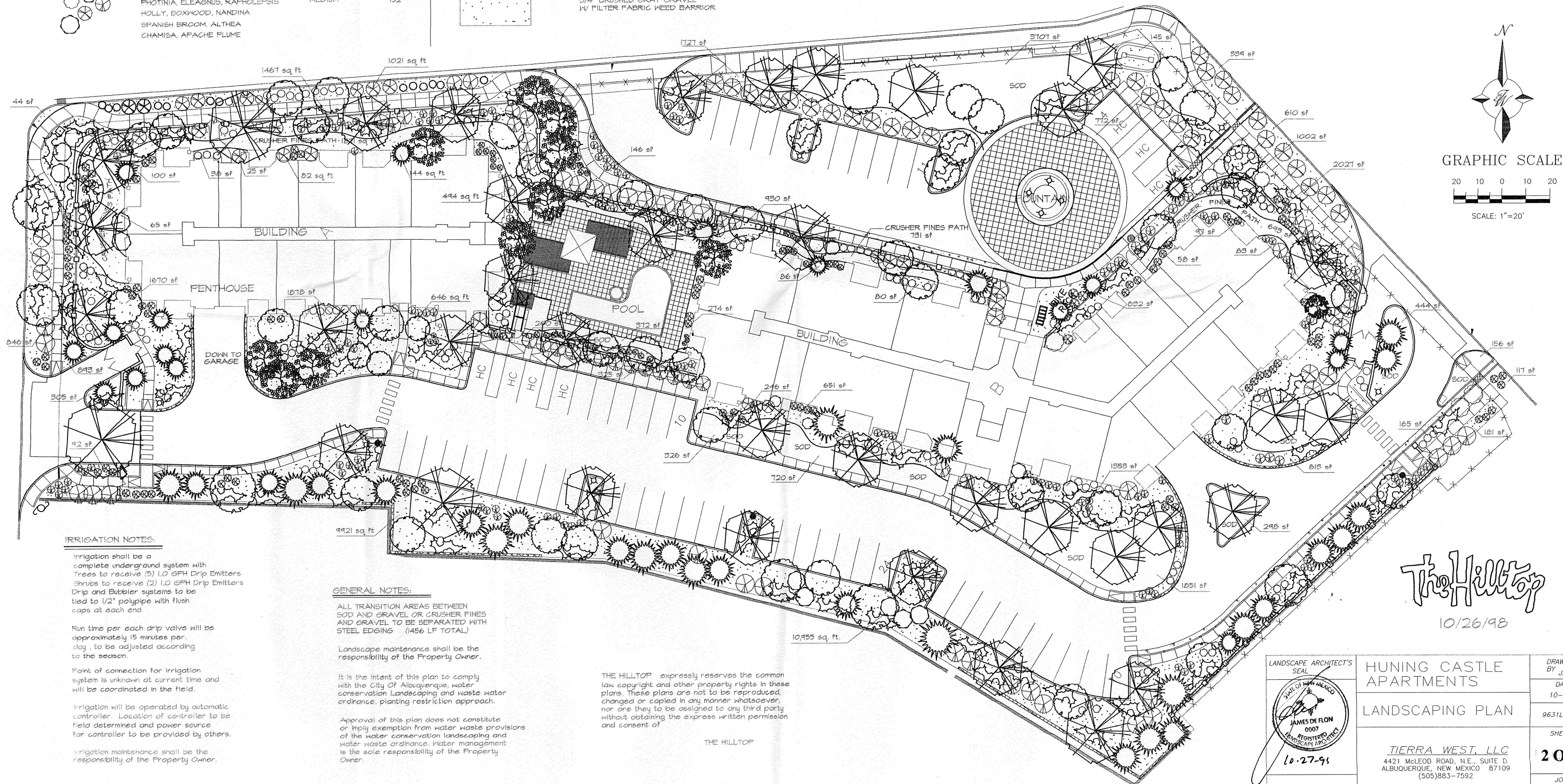
LANDSCAPE LEGEND

SYMBOL	PLANT NAME/ SIZE	WATER REQUIREMENTS	QNTY	SYMBOL	PLANT NAME / SIZE	WATER REQUIREMENTS	QNTY
	SHADE TREE 2'- 2 1/2" GAL. ASH, LOCUST, SYCAMORE	HIGH	58		1 GAL. SHRUB PHOTINIA, ELEGANUS, RAPHOLEPSIS HOLLY, BOXWOOD, NANDINA SPANISH BROOM, LILAC, ALTHEA CHAMISA, APACHE PLUME, RUSSIAN SAGE	MEDIUM	476
	FLOWERING TREE 1 1/2"- 2" GAL. BRADFORD PEAR PURPLE LEAF PLUM	HIGH	51		1 GAL. GROUND COVER BOSTON IVY, HANS IVY, COREOPSIS, SHASTA DAISY, HALL'S HONEYSUCKLE, BUFFALO JUNIPER, TAM JUNIPER, BLOODGRASS	MEDIUM	602
	EVERGREEN TREE 15 GAL. AUSTRIAN PINE	HIGH	47		SOD AREA		
	MULTI-TRUNK ACCENT TREE ASPEN, BIRCH NEW MEXICO OLIVE WASHINGTON HAWTHORN	HIGH	11		CRUSHER FINES PATHWAY		
	5 GAL. SHRUBS LILAC, RUSSIAN SAGE, PHOTINIA, ELEGANUS, RAPHOLEPSIS HOLLY, BOXWOOD, NANDINA SPANISH BROOM, ALTHEA CHAMISA, APACHE PLUME	MEDIUM	152		3/4" CRUSHED GRAY GRAVEL 1/4" FILTER FABRIC WEED BARRIER		

- COMMON / BOTANICAL NAMES
- ASH (*Fraxinus velutina*)
 - LOCUST (*Bisulcata bicacanthos*)
 - BRADFORD PEAR (*Pyrus calleryana*)
 - SYCAMORE (*Platanus alernifolia*)
 - PURPLE LEAF PLUM (*Prunus carolinera*)
 - AUSTRIAN PINE (*Pinus nigra*)
 - ASPEN (*Populus tremuloides*)
 - BIRCH (*Betula nigra*)
 - NEW MEXICO OLIVE (*Forestiera namoviciana*)
 - WASHINGTON HAWTHORN (*Crataegus phaenopyrum*)
 - LILAC (*Syringa vulgaris*)
 - PHOTINIA (*Photinia fraseri*)
 - ELEGANUS (*Elaeagnus pungens*)
 - RAPHOLEPSIS (*Raphanostylis indica*)
 - BOXWOOD (*Buxus microphylla* spp)
 - NANDINA (*Nandina domestica*)
 - SPANISH BROOM (*Spartanum junceum*)
 - ALTHEA (*Hibiscus syriacus*)
 - CHAMISA (*Chrysothamnus nauseosus*)
 - APACHE PLUME (*Trillago parviflora*)
 - RUSSIAN SAGE (*Perovskia atriplicifolia*)
 - BUFFALO JUNIPER (*Juniperus sibirica*)
 - TAM JUNIPER (*Juniperus sibirica*)
 - BLOOD GRASS (*Fimbristylis setosum*)
 - COREOPSIS (*Coneopsis lanceolata*)
 - SHASTA DAISY (*Chrysanthemum maximum*)
 - BOSTON IVY (*Parthenocissus tricuspidata*)
 - HALL'S HONEYSUCKLE (*Lonicera japonica 'Halliana'*)
 - HANS IVY (*Hedera helix*)

PROJECT CALCULATIONS:

GROSS LOT AREA	117,905 square feet
subtract:	
BUILDING AREA	28,692 square feet
OFF-SITE LANDSCAPE	1,232 square feet
NET LOT AREA	87,121 square feet
LANDSCAPE REQUIREMENT .15	13,153 square feet
LANDSCAPE PROVIDED	43,648 square feet
SOD (20% of provided)	8,023 square feet
GRAVEL	32,661 square feet
CRUSHER FINES PATH	2,800 square feet
NATIVE SEED	N/A square feet



IRRIGATION NOTES:

Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to 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.

GENERAL NOTES:

ALL TRANSITION AREAS BETWEEN SOD AND GRAVEL OR CRUSHER FINES AND GRAVEL TO BE SEPARATED WITH STEEL EDGING (1456 LF TOTAL).

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.

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THE HILLTOP

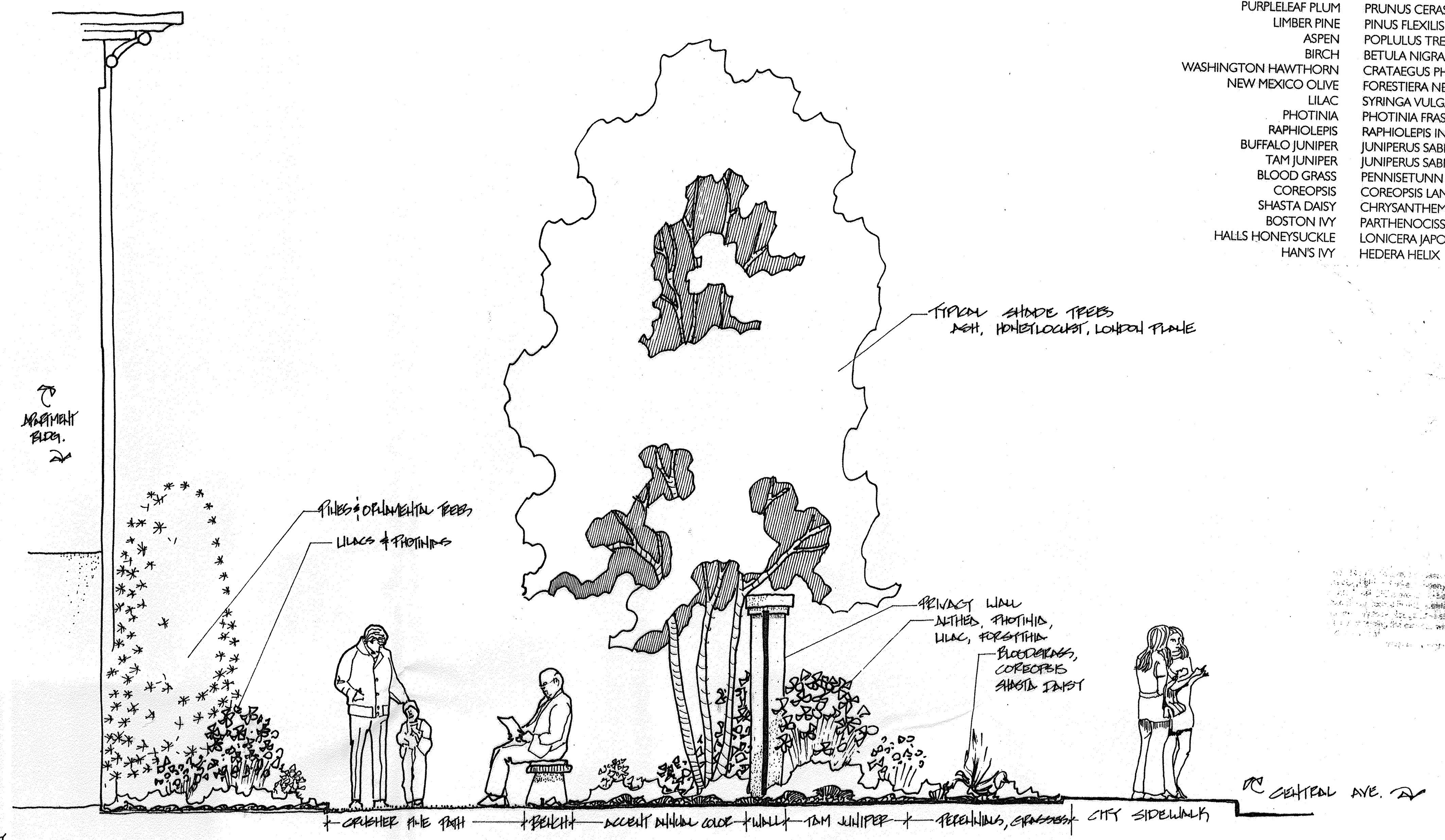
The Hilltop
10/26/98

	HUNING CASTLE APARTMENTS	DRAWN BY JDN
	LANDSCAPING PLAN	DATE 10-26-98
		9631LP.DWG
		SHEET #
		2 OF 8
		JOB # 960031

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE 0
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

- | | |
|---------------------|------------------------------|
| ASH | FRAXINUM VELUTINA |
| LOCUST | GLEDITSIA TRIACANTHOS |
| SYCAMORE | PLATANUS ALERIFOLIA |
| BRADFORD PEAR | PYRUS CALLERYANA |
| PURPLELEAF PLUM | PRUNUS CERASTIFERA |
| LIMBER PINE | PINUS FLEXILIS |
| ASPEN | POPULUS TREMULOIDES |
| BIRCH | BETULA NIGRA |
| WASHINGTON HAWTHORN | CRATAEGUS PHAENOPYRUM |
| NEW MEXICO OLIVE | FORESTIERA NEO MEXICANO |
| LILAC | SYRINGA VULGARIS |
| PHOTINIA | PHOTINIA FRASERI |
| RAPIHOLEPIS | RAPIHOLEPIS INDICA |
| BUFFALO JUNIPER | JUNIPERUS SABINA |
| TAM JUNIPER | JUNIPERUS SABINA |
| BLOOD GRASS | PENNISETUM SETACEUM |
| COREOPSIS | COREOPSIS LANCEOLATA |
| SHASTA DAISY | CHRYSANTHEMUM MAXIMUM |
| BOSTON IVY | PARthenocissus TRICUSPIDATA |
| HALLS HONEYSUCKLE | LONICERA JAPONICA "HALLIANA" |
| HANS IVY | HEDERA HELIX |

- LANDSCAPE LEGEND**
- 2'-2 1/2" CAL. SHADE TREES
ASH, LOCUST, SYCAMORE
 - 1 1/2 - 2" CAL. FLOWERING TREES
BRADFORD PEAR, PURPLELEAF PLUM
 - 15 CAL. EVERGREEN TREES
LIMBER PINE
 - MULTI-TRUNK ACCENT TREES
ASPEN, BIRCH, WASHINGTON HAWTHORNE,
NEW MEXICO OLIVE
 - 5 CAL. SHRUBS
LILACS - PERSIAN, PINK, AND OLD FASHIONED
PHOTINIA
RAPIHOLEPIS
 - 5 CAL. GROUNDCOVERS
BUFFALO & TAM JUNIPER
 - 1 CAL. ACCENT PLANTS
BLOODGRASS, COREOPSIS, SHASTA DAISY
 - 1 CAL. GROUNDCOVERS
BOSTON IVY, HALLS HONEYSUCKLE, HANS IVY
 - SANDY FE BROWN GRAVEL OR
3/4" CRUSHED GREET GRAVEL OVER FILTER FABRIC
 - COMMERCIAL GRADE STEEL BRACKETS



STREETSCAPE SECTION 15th ST.
NO SCALE

IRRIGATION NOTES:

SCD SHALL BE WATERED WITH RAISED 180° POP-UP SPRAY HEADS
TREES SHALL BE WATERED WITH .25 GPM BUBBLERS
SHRUBS SHALL BE WATERED WITH 1.0 GPM TRIP EMITTERS
BUBBLERS AND DRIP TO BE CONNECTED BY 1/2" POLYPIPE
WITH FLUSH CAPS AT ALL ENDS.

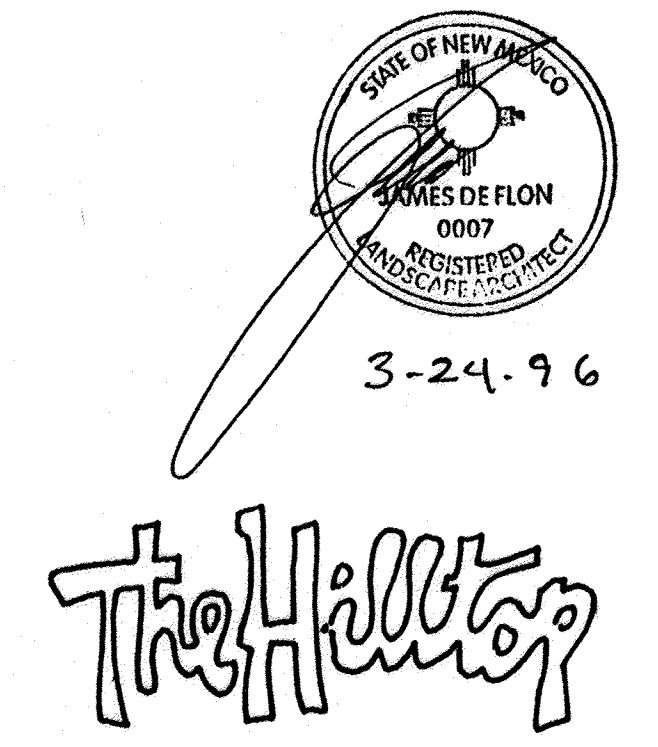
MONTH	STATION	RAIN TIME FOR POP-UP SPRAY HEADS SHALL BE AS FOLLOWS MINUTES PER STATION PER DAY TO REPLACE E.T.
JAN - MAR.	1	1
APRIL	2	2
MAY	3	3
JULY - AUG.	4	4
SEPT.	3	3
OCT.	2	2
NOV. - DEC.	1	1

BUBBLER & DRIP ZONES SHALL
RAIN 1-2 HRS/WK, VARYING
WITH EACH SEASON.

POINT OF CONNECTION FOR
IRRIGATION SYSTEM IS UNKNOWN
AT CURRENT TIME. TO BE
COORDINATED WITH UTILITY
PLANS PRIOR TO SUBMITTAL
FOR BUILDING PERMIT

IRRIGATION SYSTEM SHALL BE
OPERATED BY AUTO-MATIC
TIMER.

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NOTICE TO CONTRACTORS

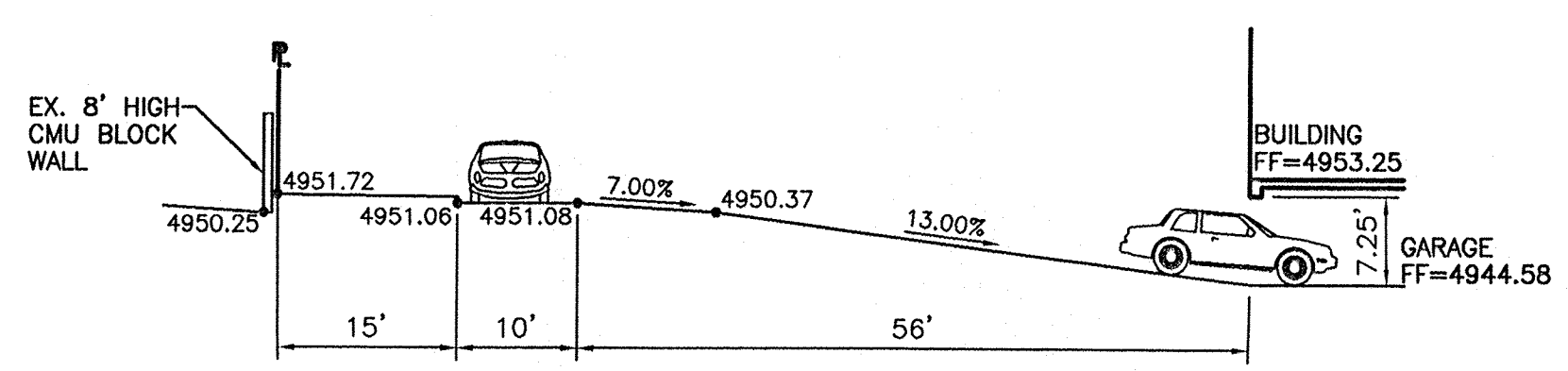
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 RESIDENTIAL 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.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

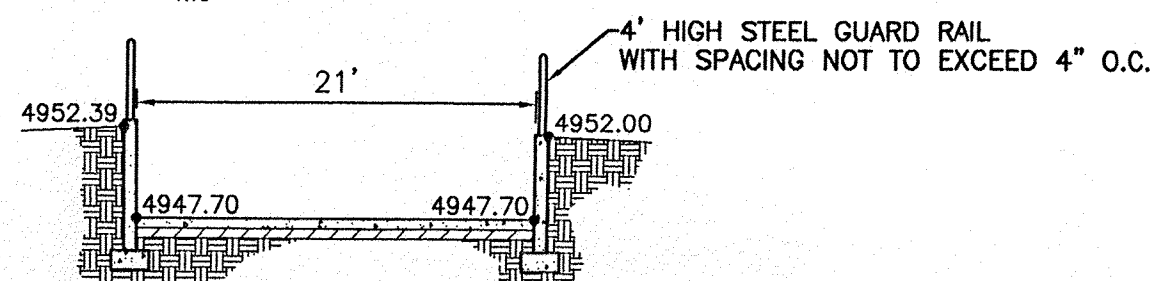
NOTES:
 1. ADD 4900 TO ALL PROPOSED SPOT ELEVATIONS
 2. SEE DETAIL SHEET FOR SITELINE SECTIONS

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

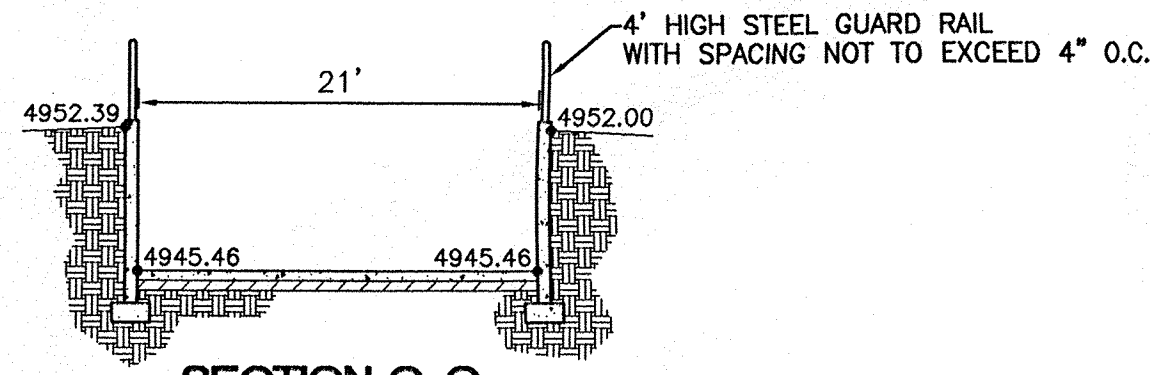
- Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
 - Water site access or haul roads during periods of active use associated with the project. (Includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc).
 - Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - Reseeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - Clean-up particulate and transported material from nearby property and the public right-of-way.
 - Construction of permanent perimeter/interior fencing.
 - Construction of temporary erosion control fencing.
 - Special measures required. (See note)
 - Control of alternate access route or trespass traffic.
 - Stabilization of area proposed for future sale or future development.
1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
 2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
 3. Repair of damaged facilities and clean-up of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
 4. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
 5. Contractor is responsible for maintaining all storm sewer run off on site.



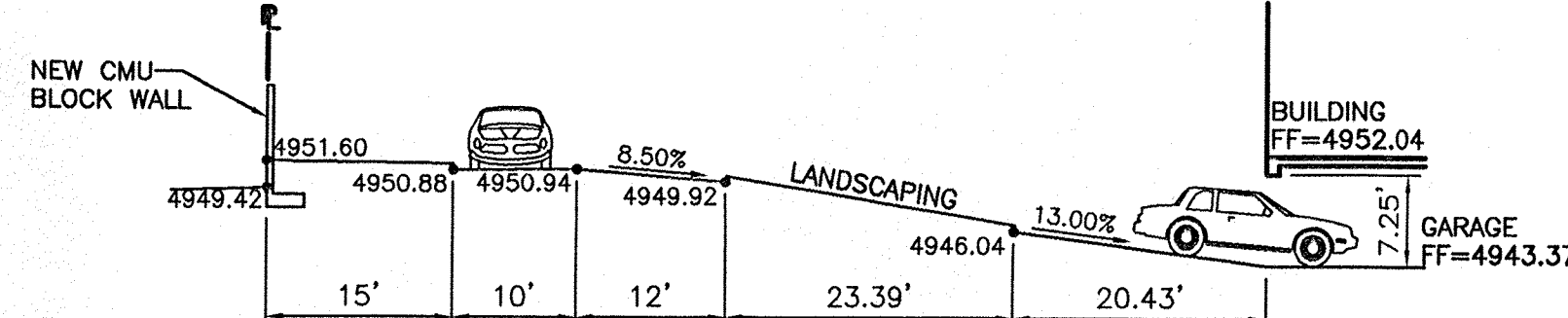
SECTION A-A



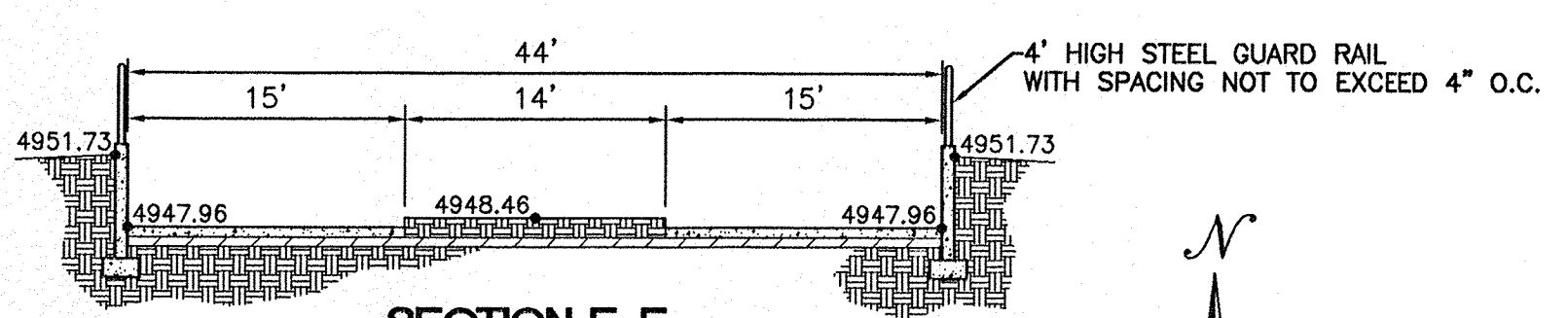
SECTION B-B



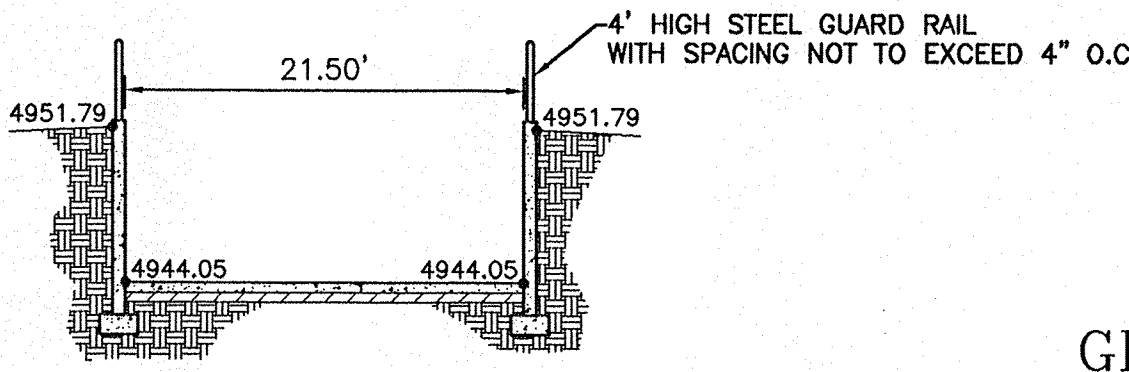
SECTION C-C



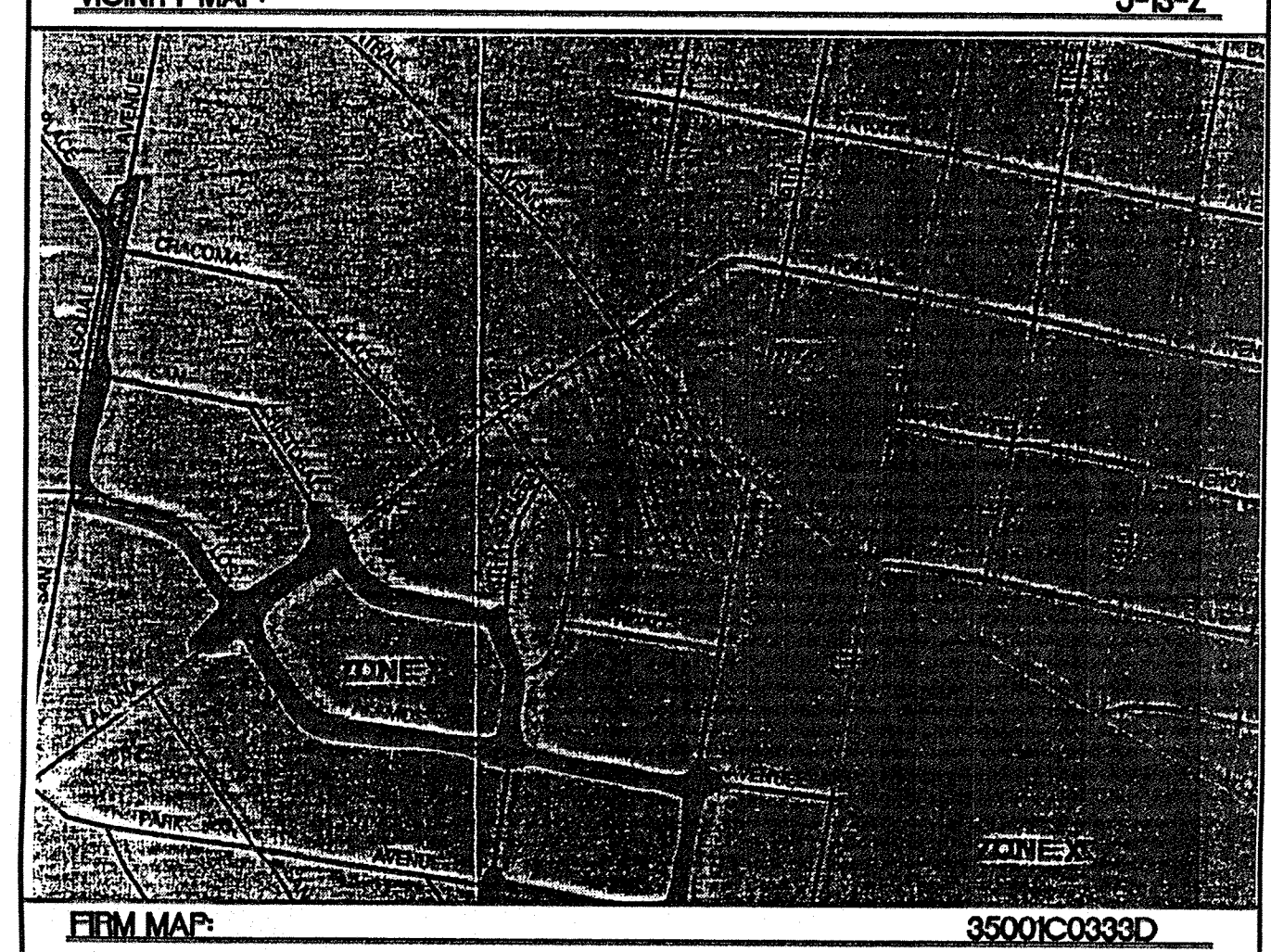
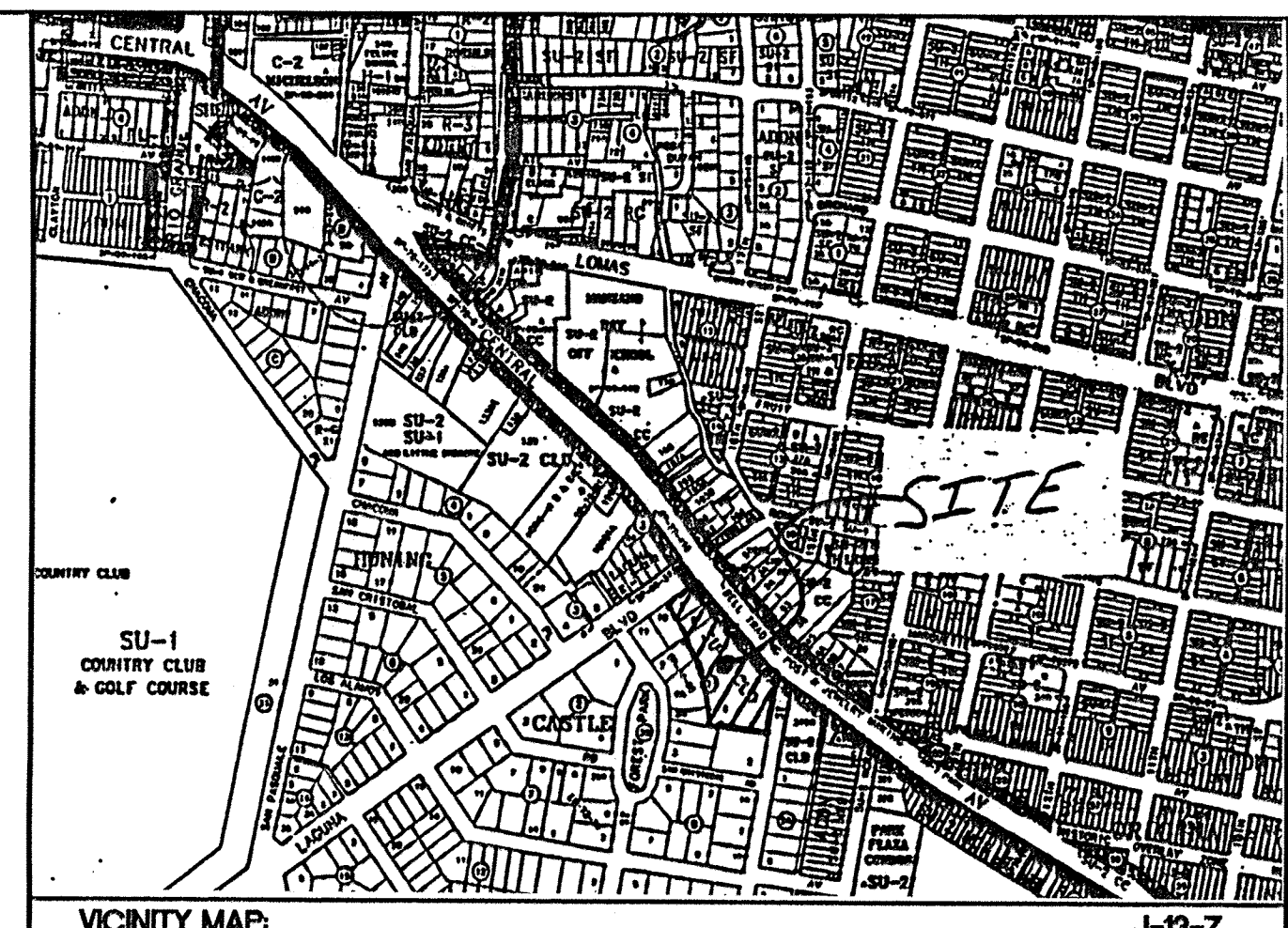
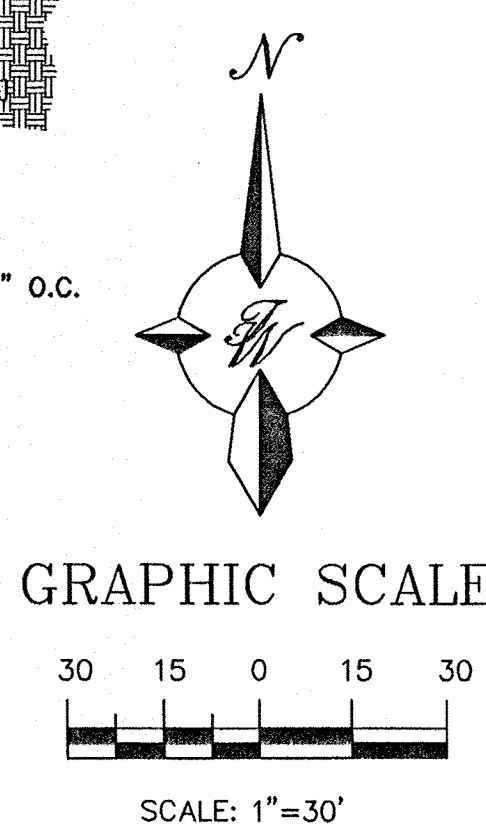
SECTION D-D



SECTION E-E



SECTION F-F



LEGAL DESCRIPTION:
 LOTS 1, 8, 9, AND A PORTION OF 10 BLOCK 1 HUNING CASTLE ADDITION

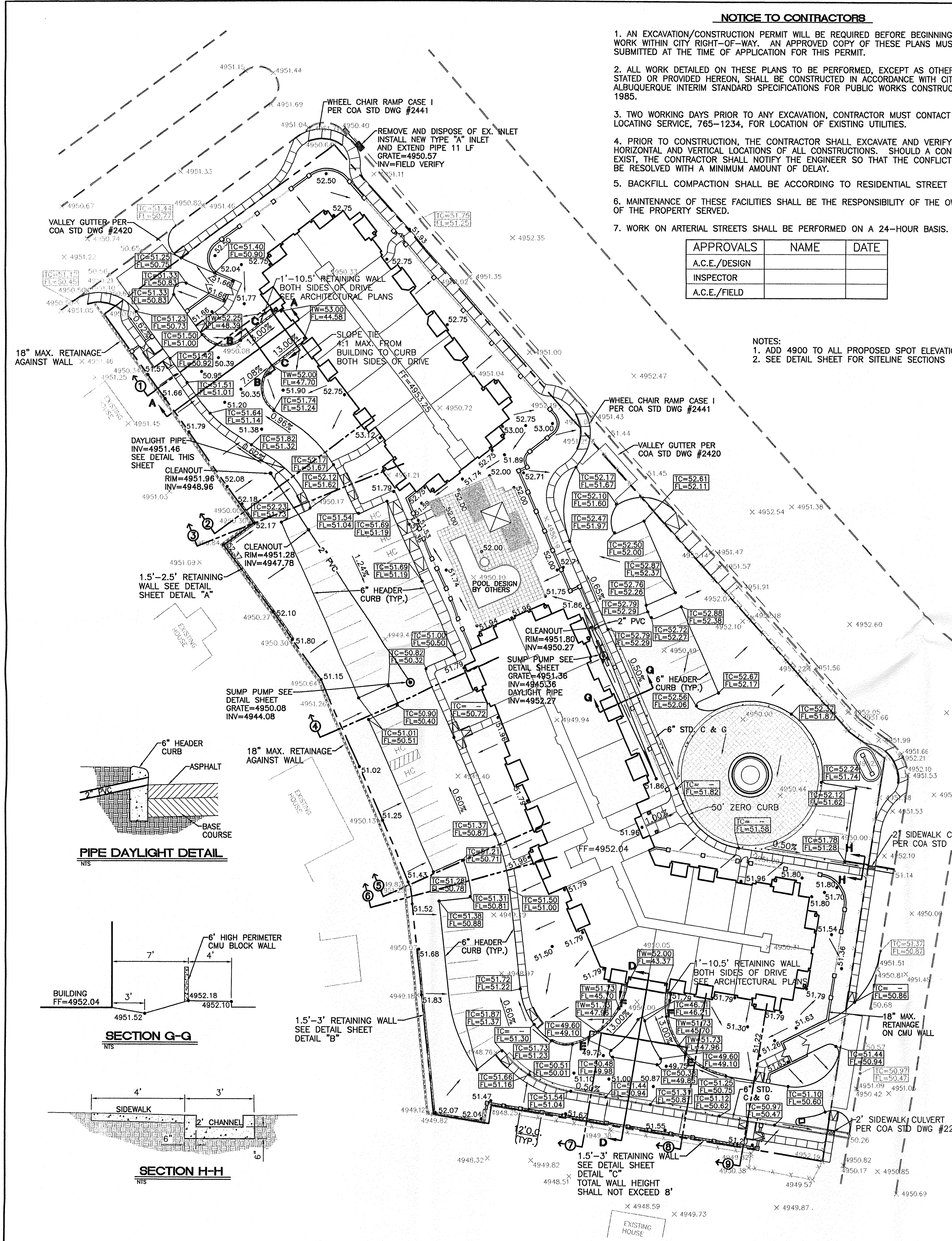
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED SPOT ELEVATIONS
- FLOW ARROW
- SITELINE CROSS-SECTIONS

BENCHMARK USED:
 STATION 13-J13
 X = 374864.66
 Y = 1489527.09
 GROUND TO GRID = 0.9996810
 DELTA ALPHA = -0°14'26"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

ROUGH GRADING APPROVAL _____ DATE _____

	HUNING CASTLE APARTMENTS GRADING AND DRAINAGE PLAN	DRAWN BY JDN DATE 07-02-98 9631GRN.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 OF 8 JOB # 960031



VALLEY GUTTER PER COA STD DWG #2420

WHEEL CHAIR RAMP CASE I PER COA STD DWG #2441

REMOVE AND DISPOSE OF EX. INLET INSTALL NEW TYPE "A" INLET AND EXTEND PIPE 11 LF GRATE=4950.57 INV=FIELD VERIFY

1'-10.5' RETAINING WALL BOTH SIDES OF DRIVE REF ARCHITECTURAL PLANS

SLOPE TIE #1 MAX FROM BUILDING TO CURB BOTH SIDES OF DRIVE

WHEEL CHAIR RAMP CASE I PER COA STD DWG #2441

VALLEY GUTTER PER COA STD DWG #2420

1.5'-2.5' RETAINING WALL SEE DETAIL SHEET DETAIL "A"

SUMP PUMP SEE DETAIL SHEET GRATE=4950.08 INV=4944.08

18" MAX. RETAINAGE AGAINST WALL SEE DETAIL SHEET DETAIL "A"

6" HEADER CURB (TYP.)

18" MAX. RETAINAGE AGAINST WALL SEE DETAIL SHEET DETAIL "B"

6" HEADER CURB (TYP.)

1'-10.5' RETAINING WALL BOTH SIDES OF DRIVE REF ARCHITECTURAL PLANS

18" MAX. RETAINAGE ON CMU WALL

2' SIDEWALK CULVERT PER COA STD DWG #2236

1.5'-3' RETAINING WALL SEE DETAIL SHEET DETAIL "C"

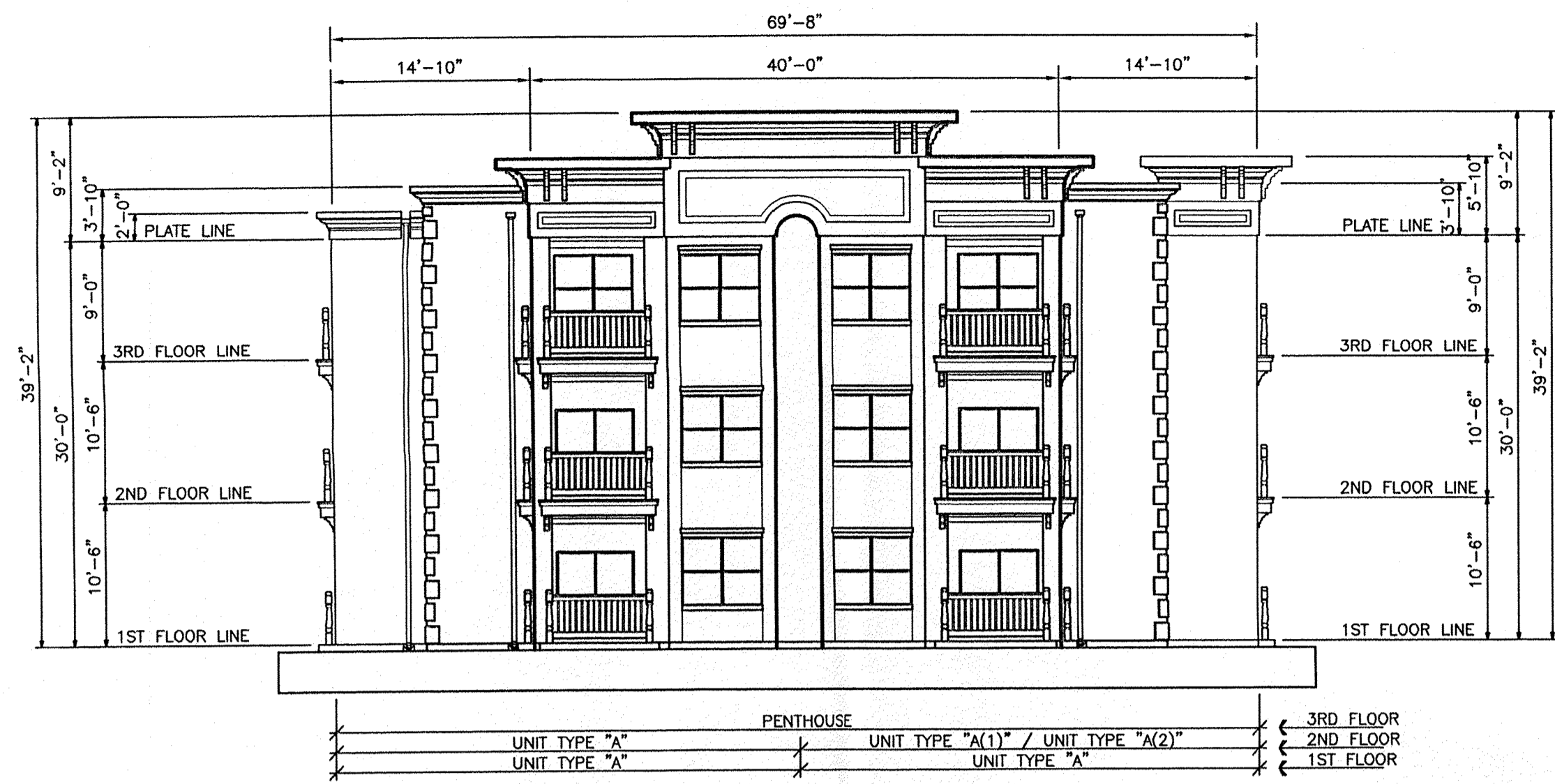
1.5'-3' RETAINING WALL SEE DETAIL SHEET DETAIL "C"

TOTAL WALL HEIGHT SHALL NOT EXCEED 8'

PIPE DAYLIGHT DETAIL

SECTION G-G

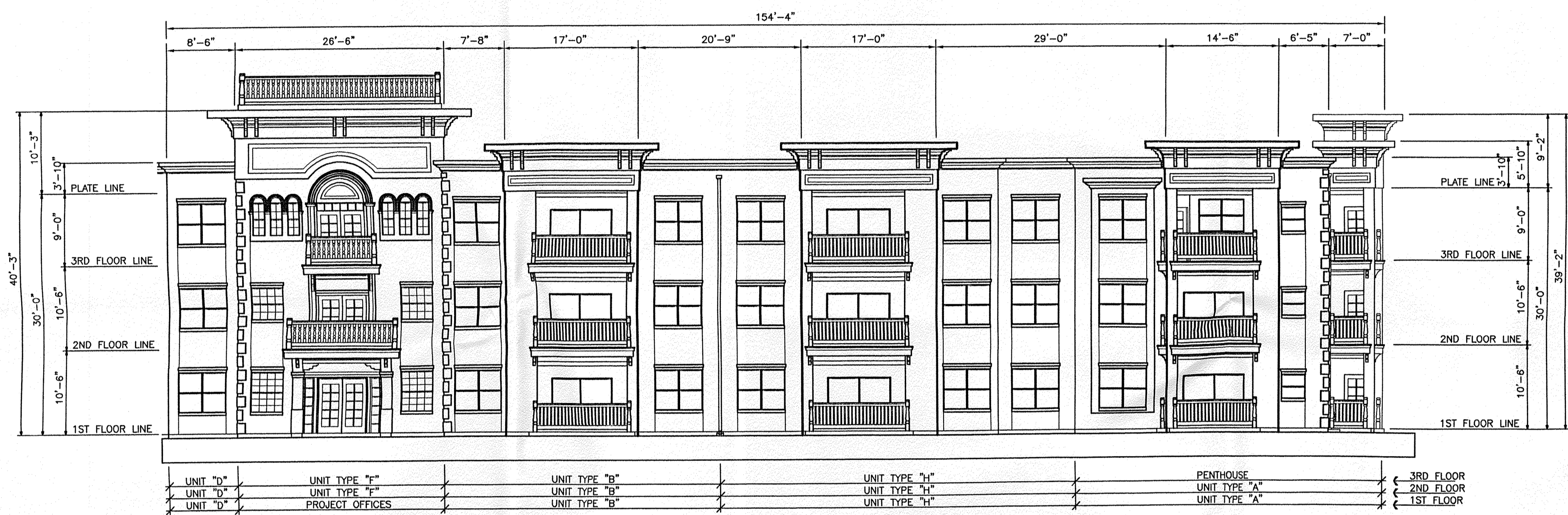
SECTION H-H



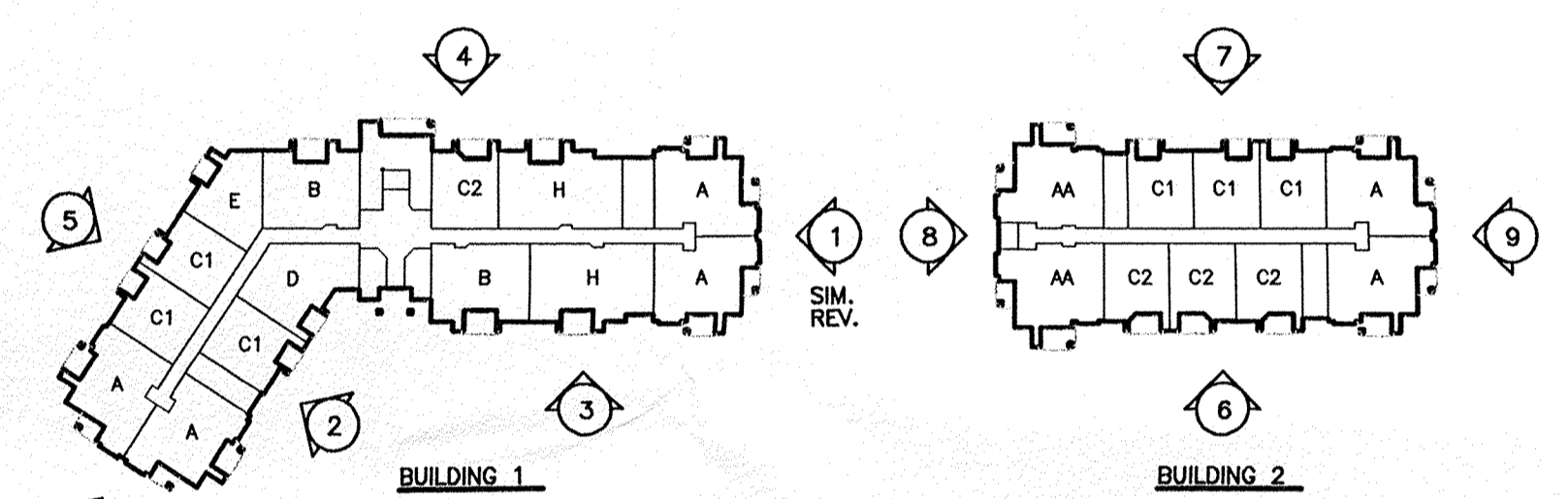
1 TYPICAL END ELEVATION



2 ELEVATION - BUILDING 1



3 ELEVATION - BUILDING 1

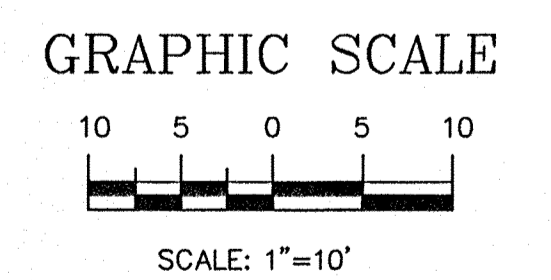


BUILDINGS 1 AND 2 - ELEVATION KEY PLAN
SEE SHEETS 5 AND 6 FOR ELEVATIONS REFERENCED



4 ELEVATION - BUILDING 1

EXTERIOR COLORS:
 STUCCO: SHERWIN-WILLIAMS WESTERN RESERVE BEIGE SW 2047
 WOOD TRIM: OLYMPIC STAIN 713 OXFORD BROWN
 ACCENTS: SHERWIN-WILLIAMS OCATILLO SW 2378



HUNING CASTLE APARTMENTS
 BUILDING ELEVATIONS

TIERRA WEST, LLC
 4421 McLEOD ROAD, N.E., SUITE D
 ALBUQUERQUE, NEW MEXICO 87109
 (505)883-7592

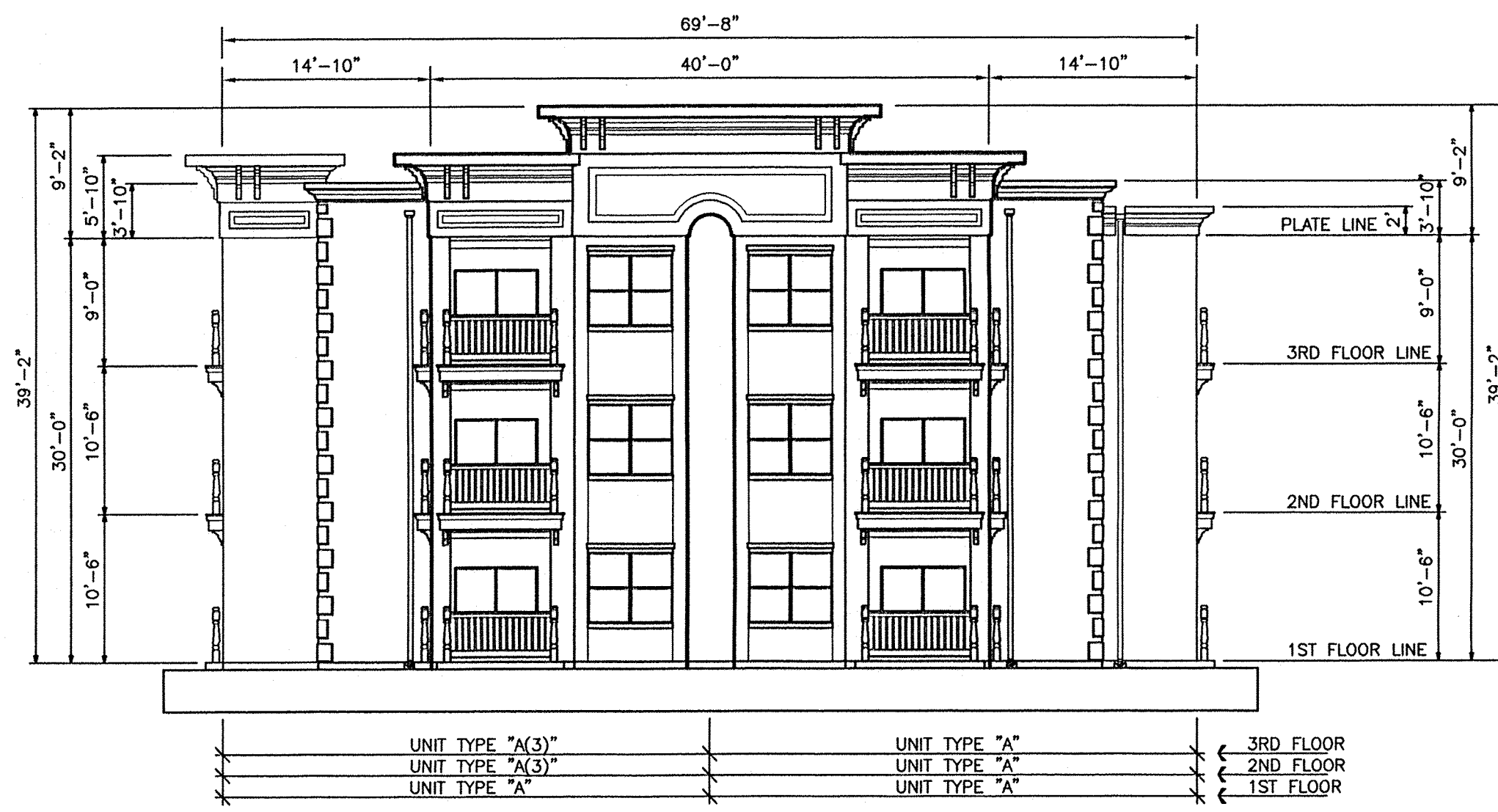
ISSUE DATE
 10/21/98
 REVISE DATE
 SHEET NO.
 5 OF 8

APARTMENTS AT
HUNING CASTLE
 ALBUQUERQUE, NEW MEXICO

1444 W. BEEF STREET, SUITE 200
 DENVER, COLORADO 80202
 (303) 862-2387
 1116 PENNSYLVANIA, N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 261-2611 FAX: (505) 261-9822



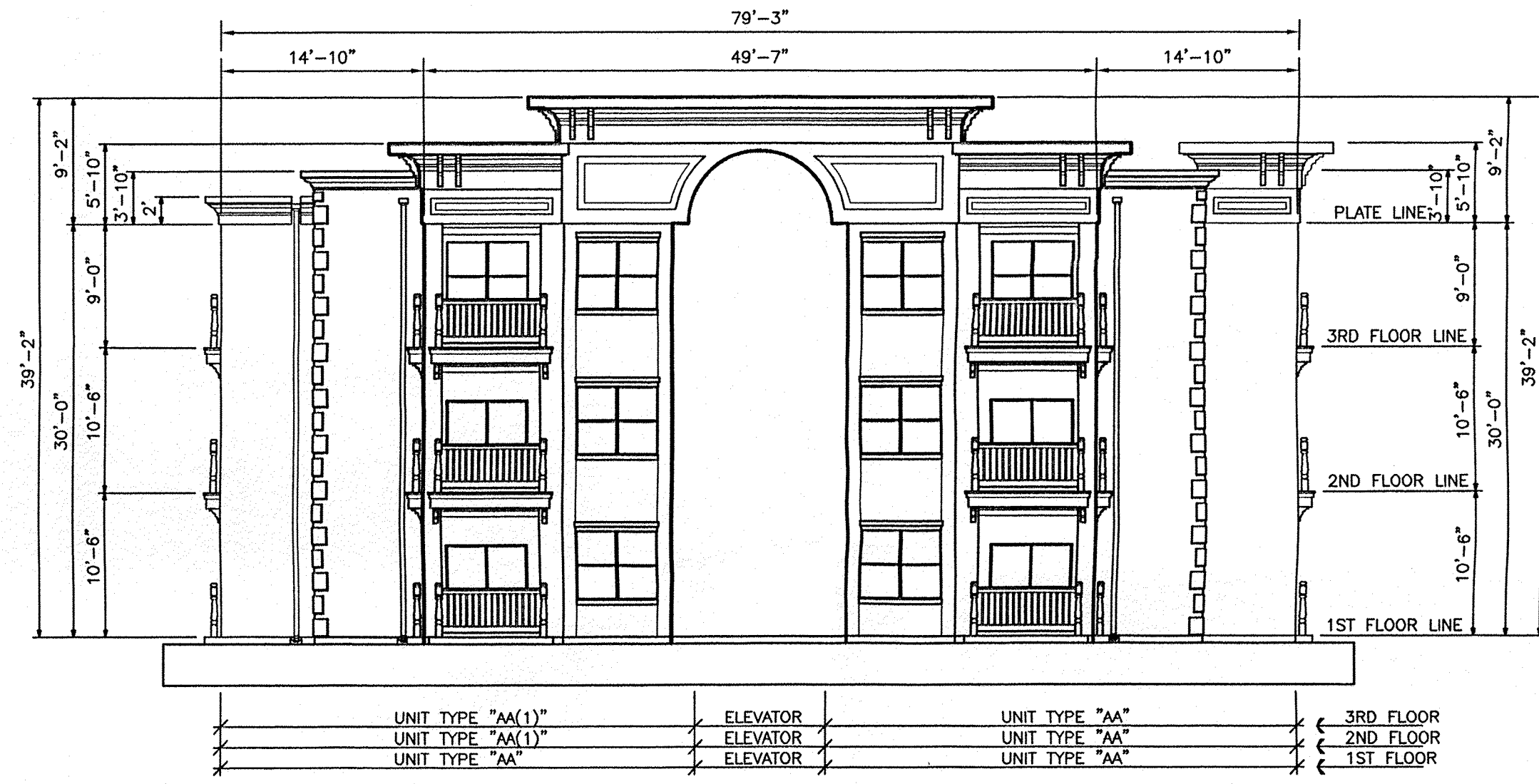
6 ELEVATION - BUILDING 2



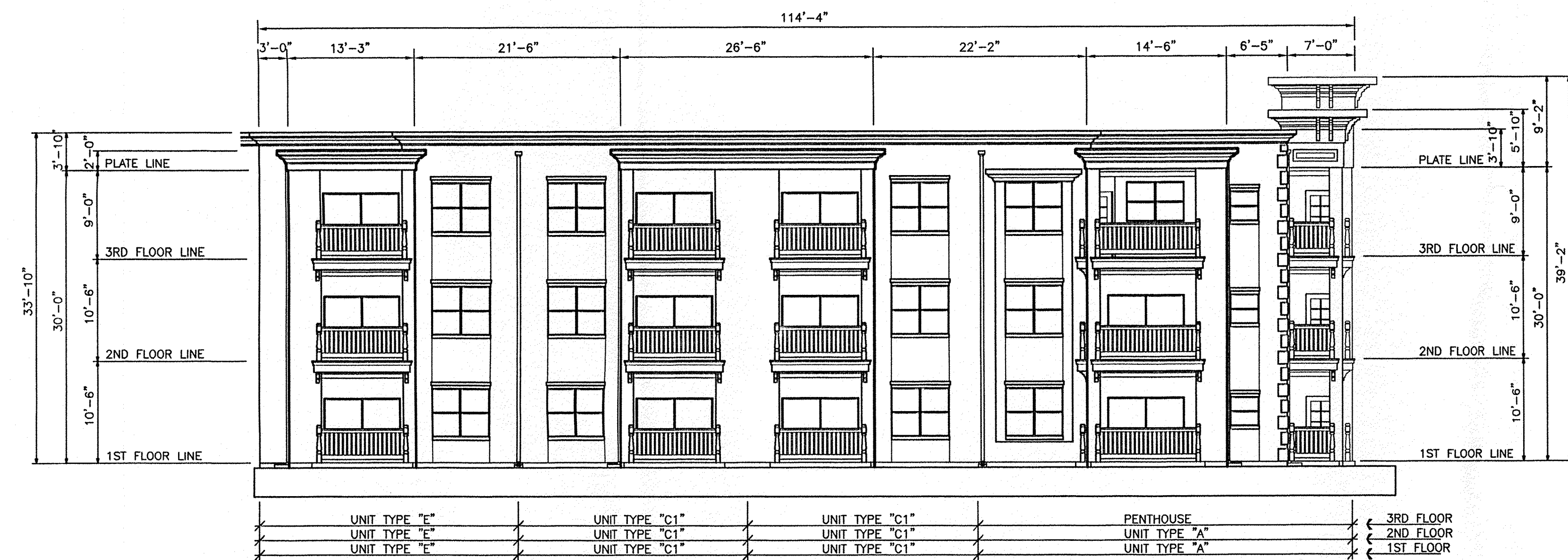
9 END ELEVATION - BUILDING 2



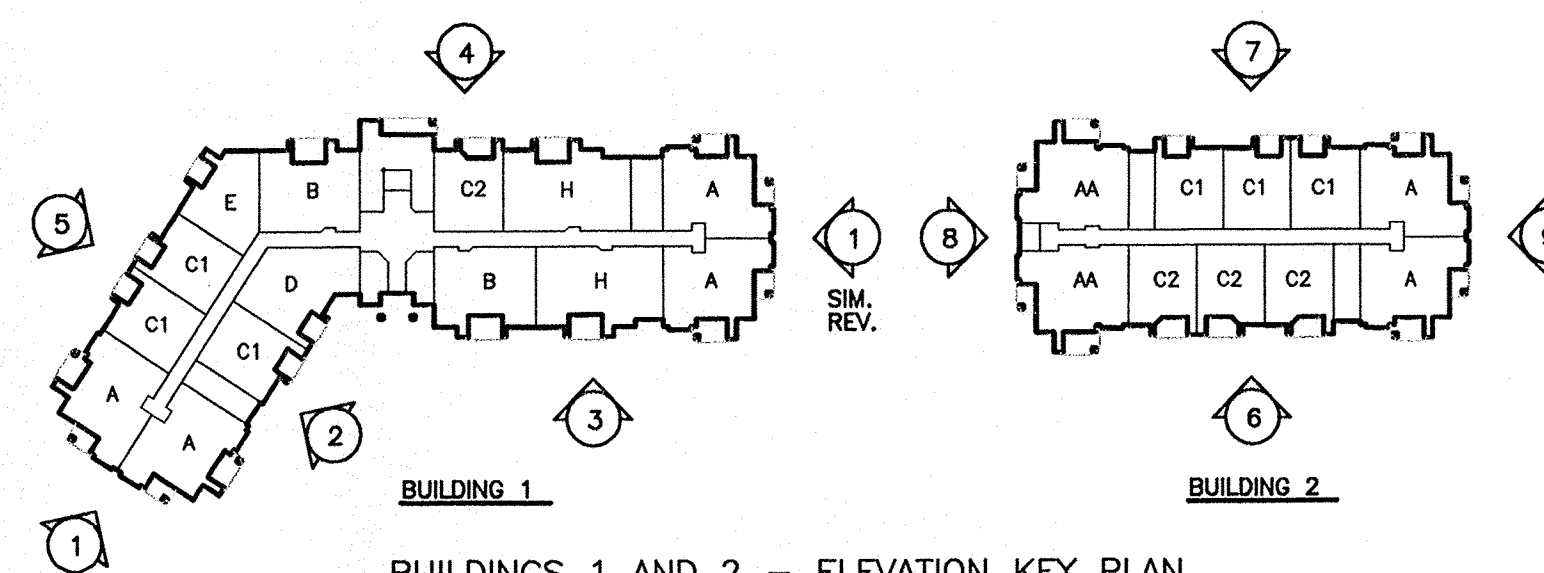
7 ELEVATION - BUILDING 2



8 END ELEVATION AT ELEVATOR



5 ELEVATION - BUILDING 1

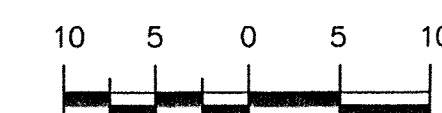


BUILDINGS 1 AND 2 - ELEVATION KEY PLAN
SEE SHEETS 5 AND 6 FOR ELEVATIONS REFERENCED

EXTERIOR COLORS:

STUCCO:	SHERWIN-WILLIAMS WESTERN RESERVE BEIGE SW 2047
WOOD TRIM:	OLYMPIC STAIN 713 OXFORD BROWN
ACCENTS:	SHERWIN-WILLIAMS OCATILLO SW 2378

GRAPHIC SCALE



SCALE: 1"=10'

HUNING CASTLE APARTMENTS
BUILDING ELEVATIONS

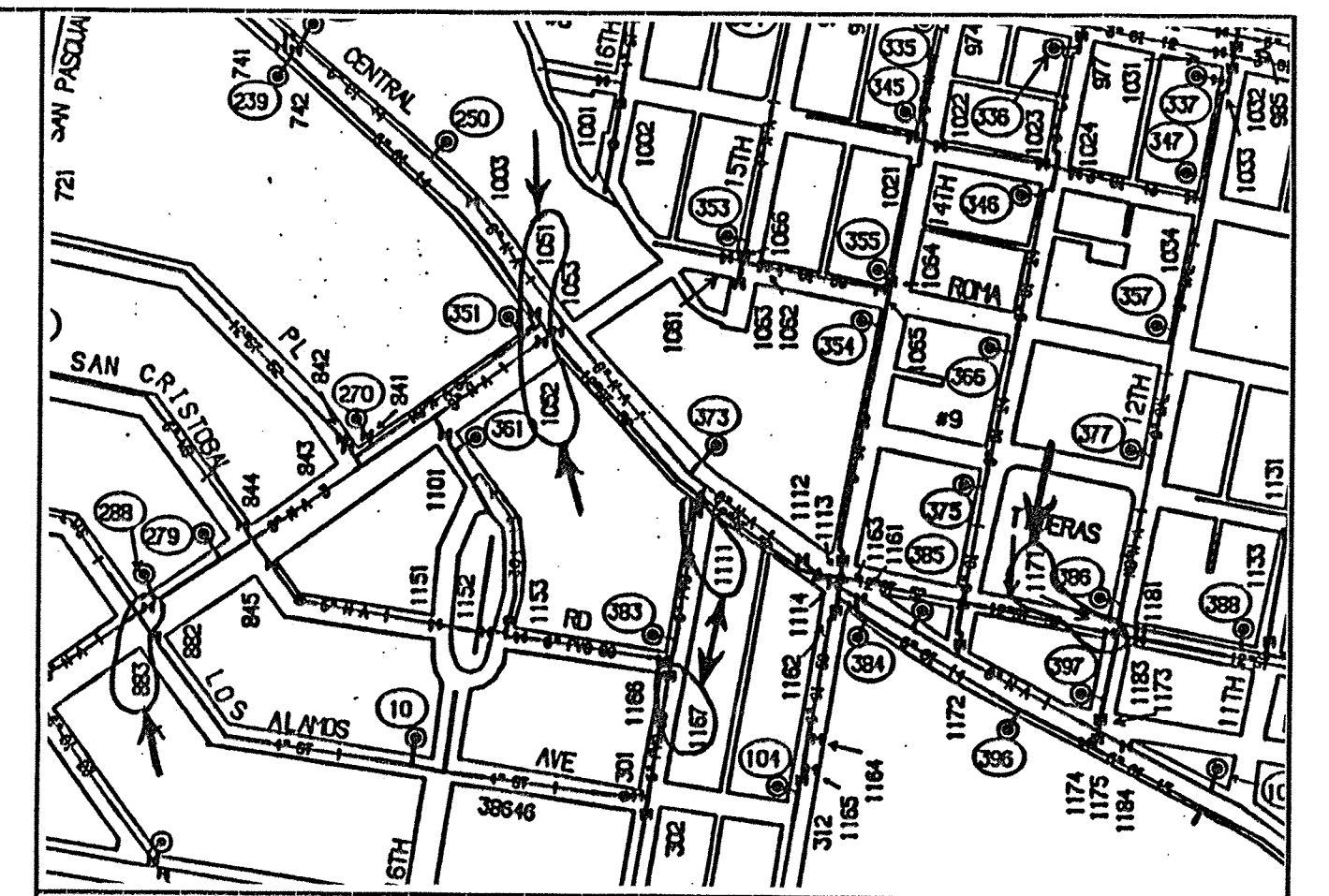
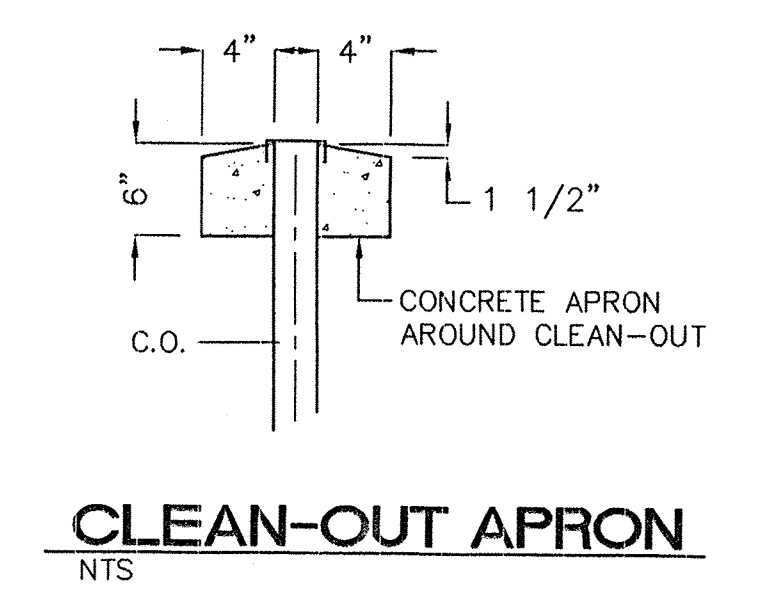
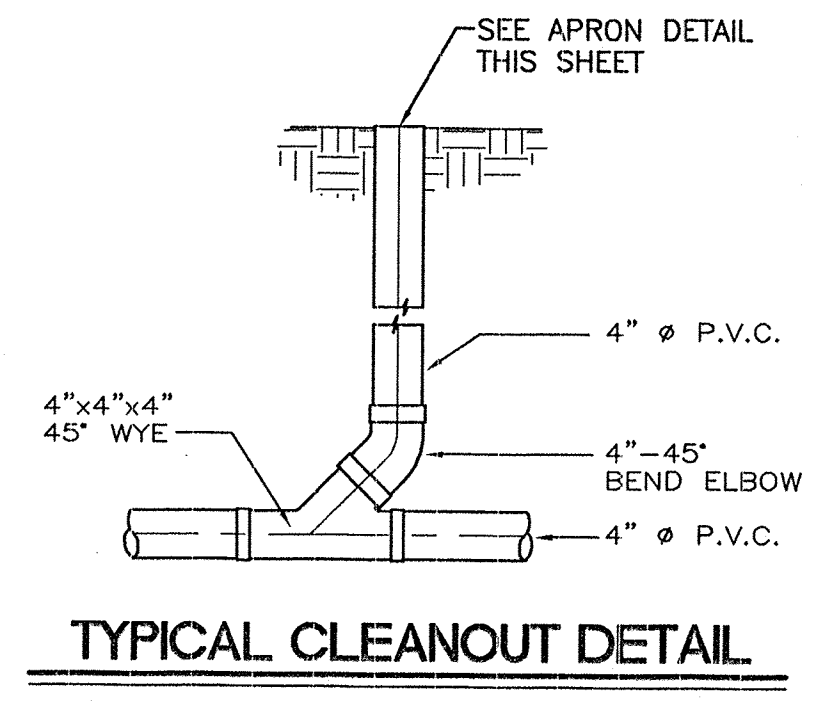
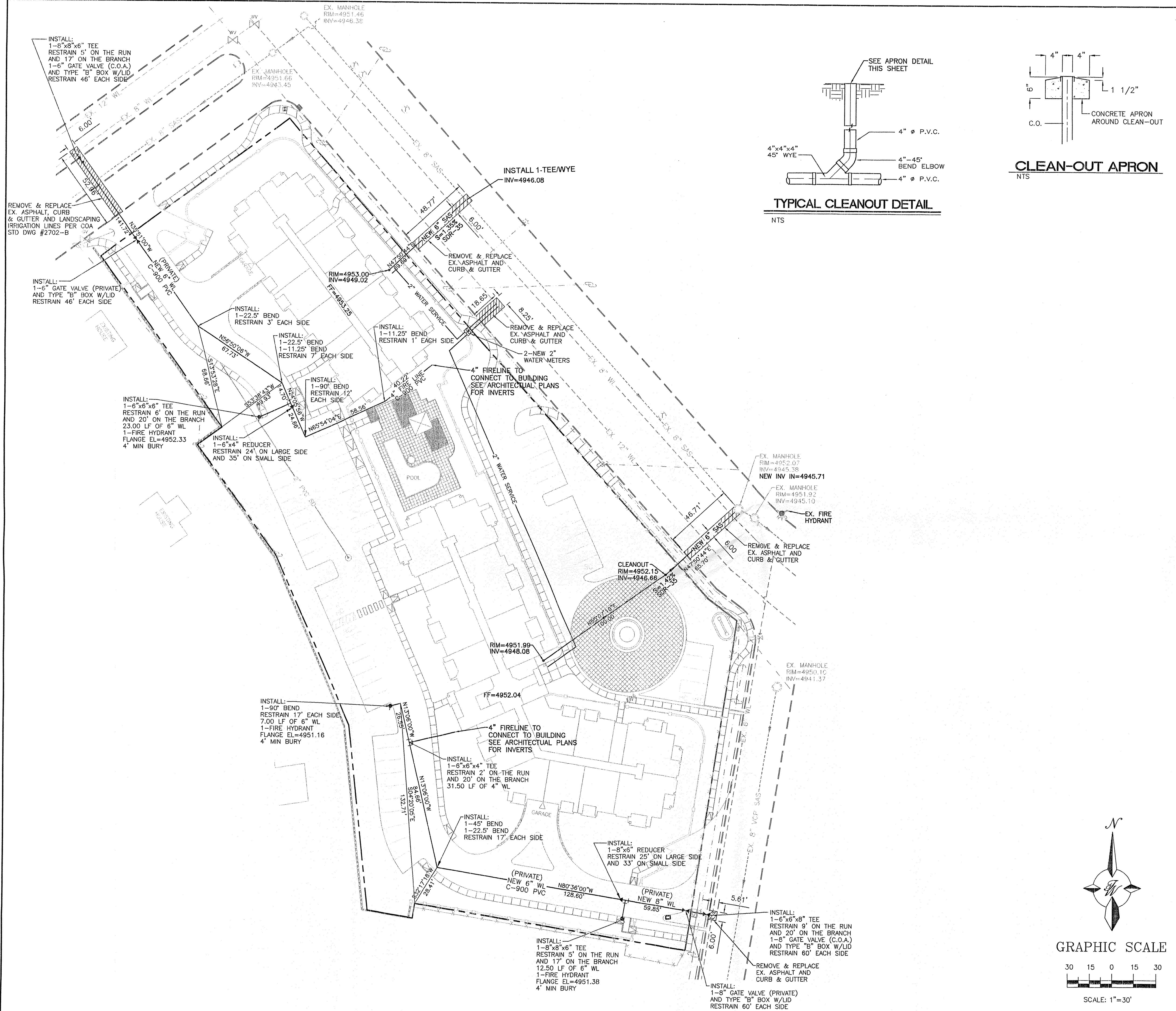
TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

ISSUE DATE
10/21/98
REVISE DATE
SHEET NO.

6 OF 8

APARTMENTS AT
HUNING CASTLE
 ALBUQUERQUE, NEW MEXICO

PAUL L. BERGNER, INC., ARCHITECT, P.C.
 DENVER, COLORADO 80202-2000
 PHONE: (303) 592-2964 FAX: (303) 592-2387
 1118 PUEBLO AVENUE, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 268-5711 FAX: (505) 265-9922



WATER SHUTOFF PLAN SHUT OFF VALVES #883, 1051, 1052, 1111, 1167, AND 1171

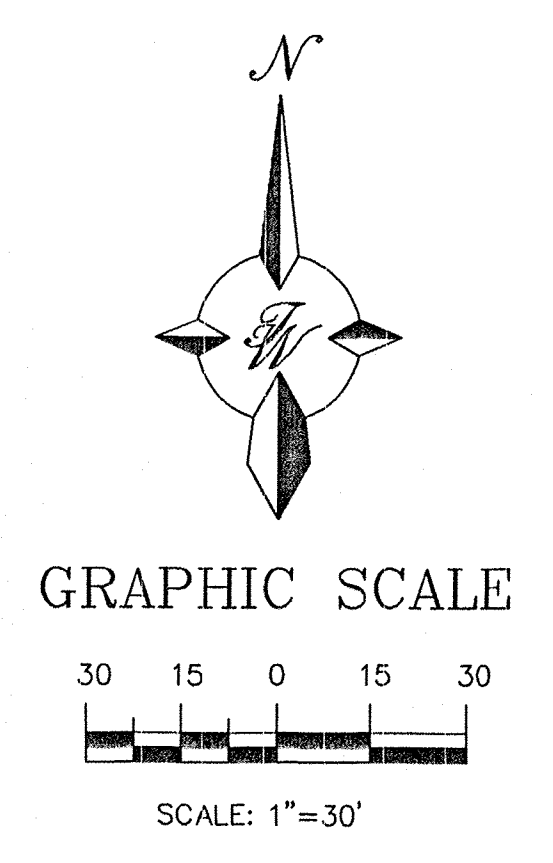
- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

- NOTE:
1. ALL FIRE HYDRANTS TO BE BUILT PER COA STD DWG #2340.
 2. ALL WATER LINES MUST HAVE A MIN. 3' BURY.

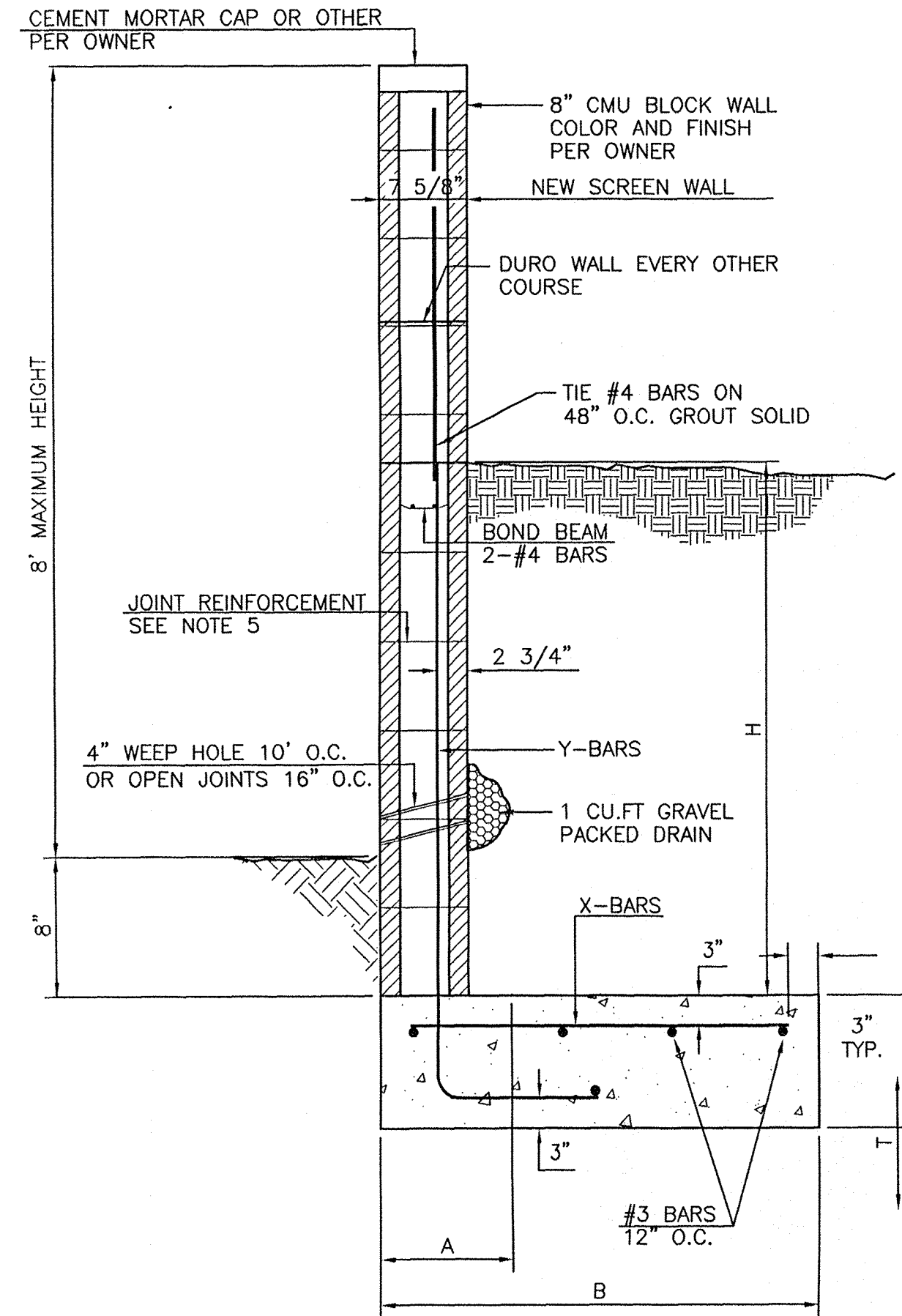
BENCHMARK USED:
 STATION 13-J13
 X = 374864.66
 Y = 1489527.09
 GROUND TO GRID = 0.9996810
 DELTA ALPHA = -0'14'26"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK



ENGINEER'S SEAL 	HUNING CASTLE APARTMENTS	DRAWN BY JDN
	MASTER UTILITY PLAN	DATE 08-14-98
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9631MU.DWG
	SHEET # 7 OF 8	JOB # 960031



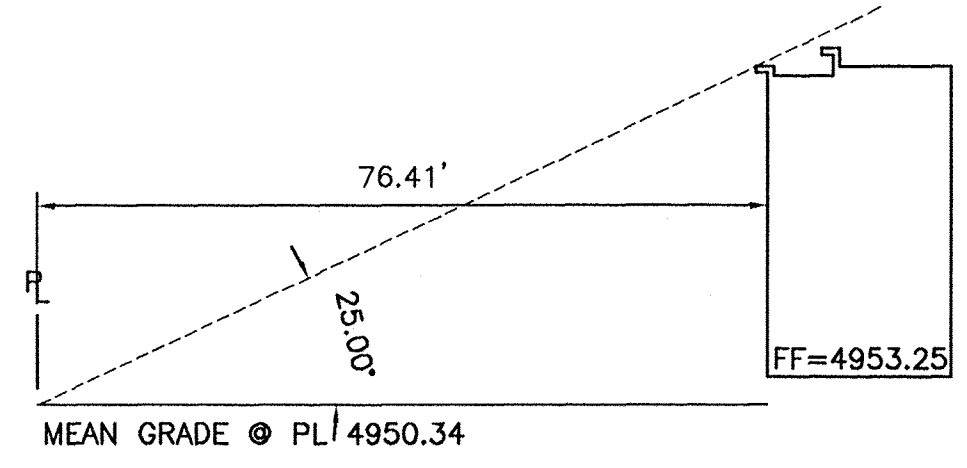
**L-FOOTING
RETAINING WALL DETAIL
NTS**

8 INCH REINFORCED CONCRETE MASONRY WALL

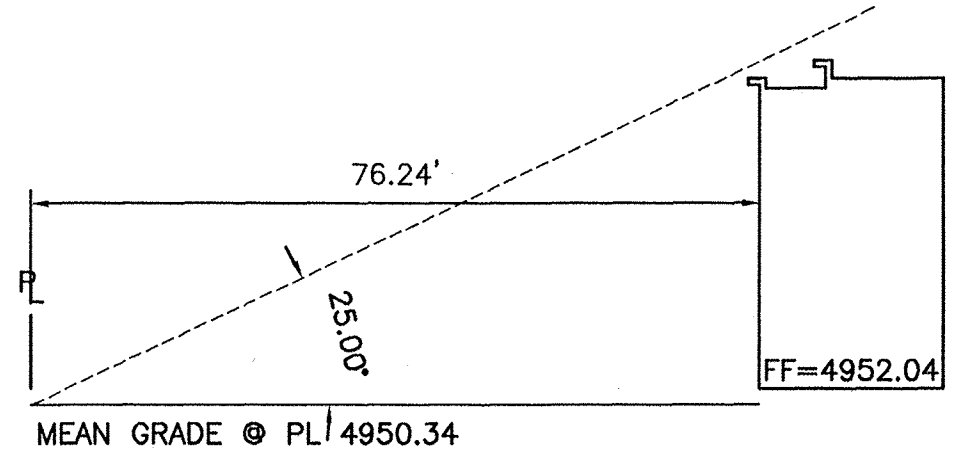
H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.

GENERAL NOTES:

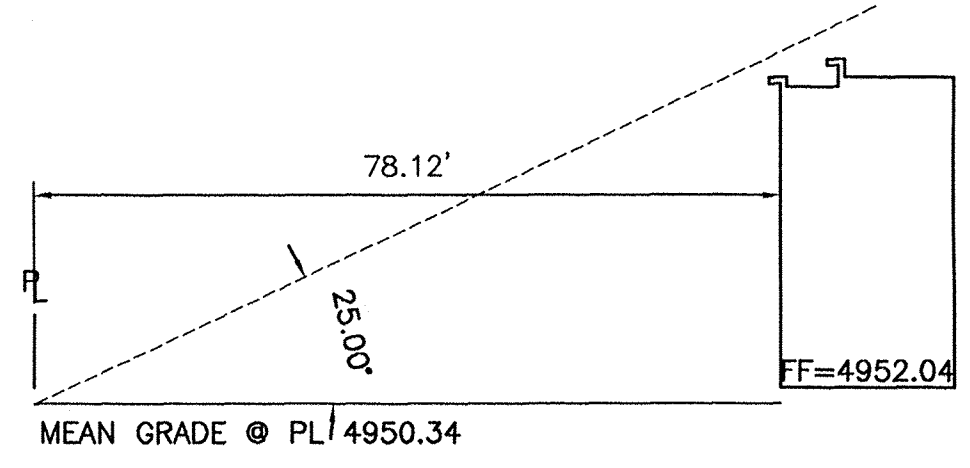
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.



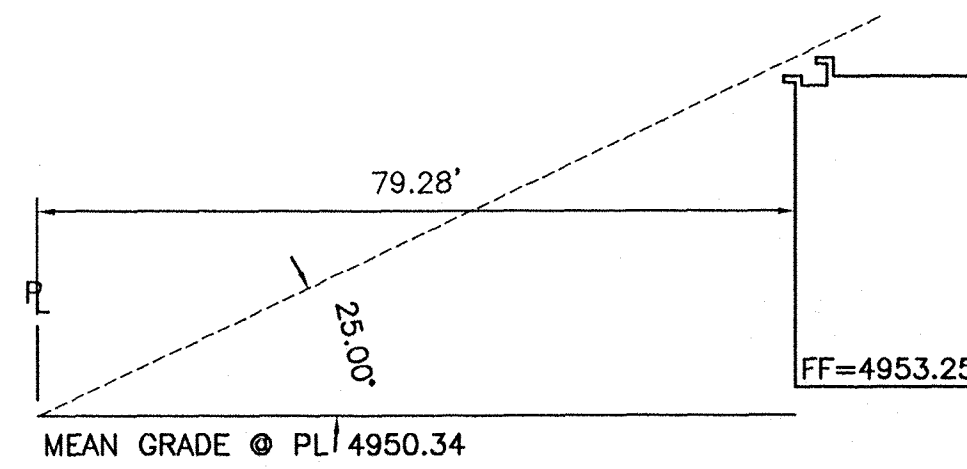
SITELINE 1



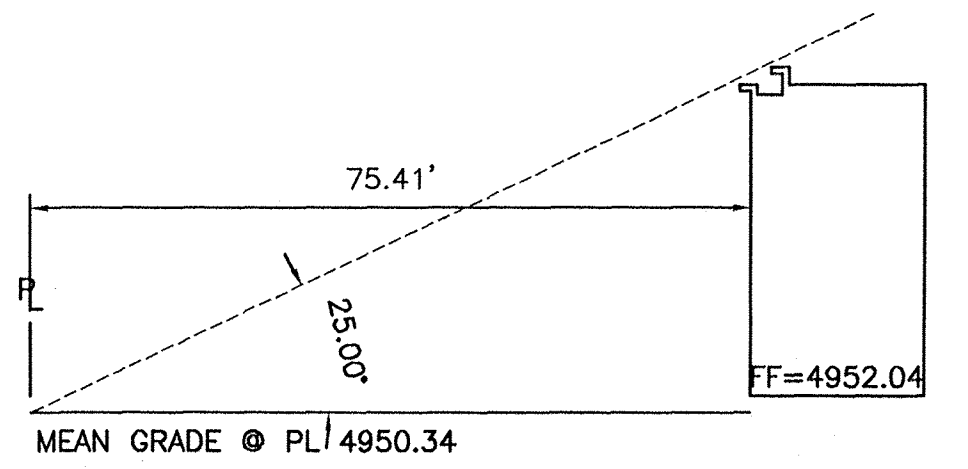
SITELINE 4



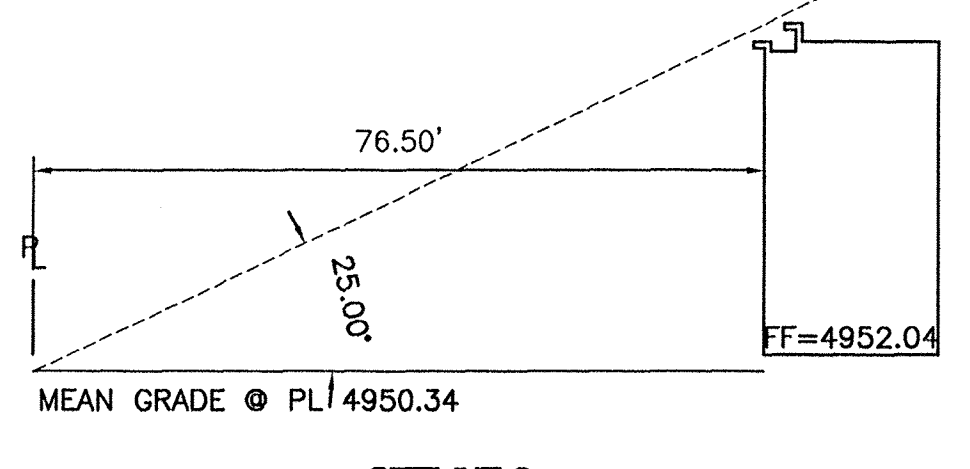
SITELINE 7



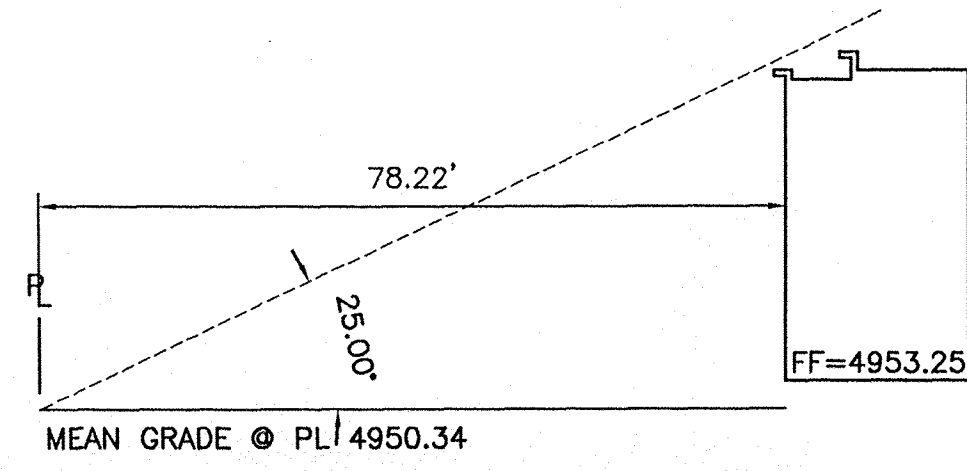
SITELINE 2



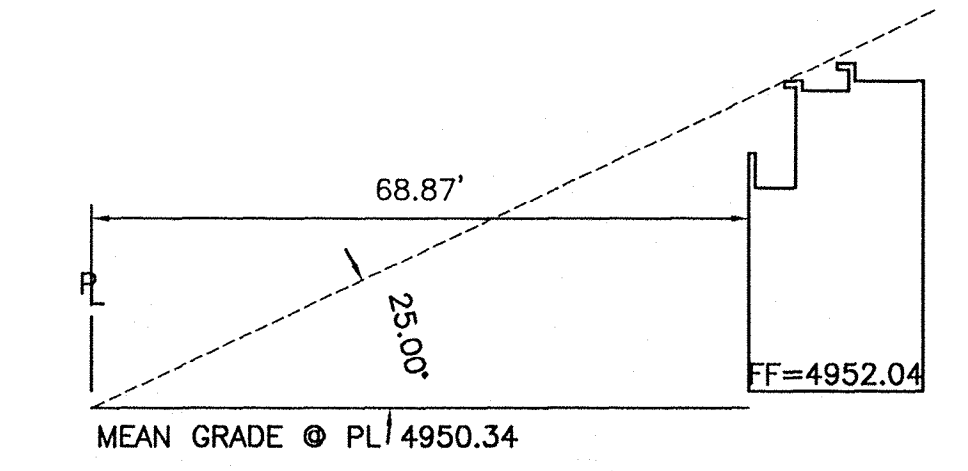
SITELINE 5



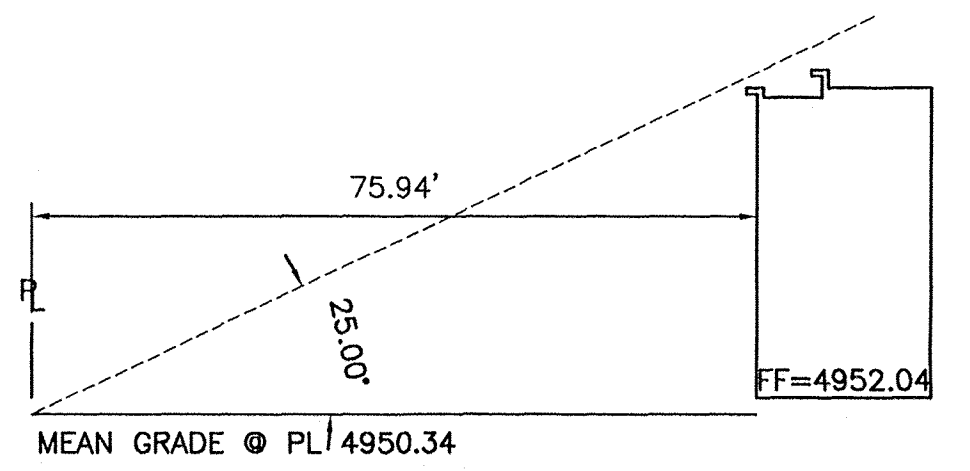
SITELINE 8



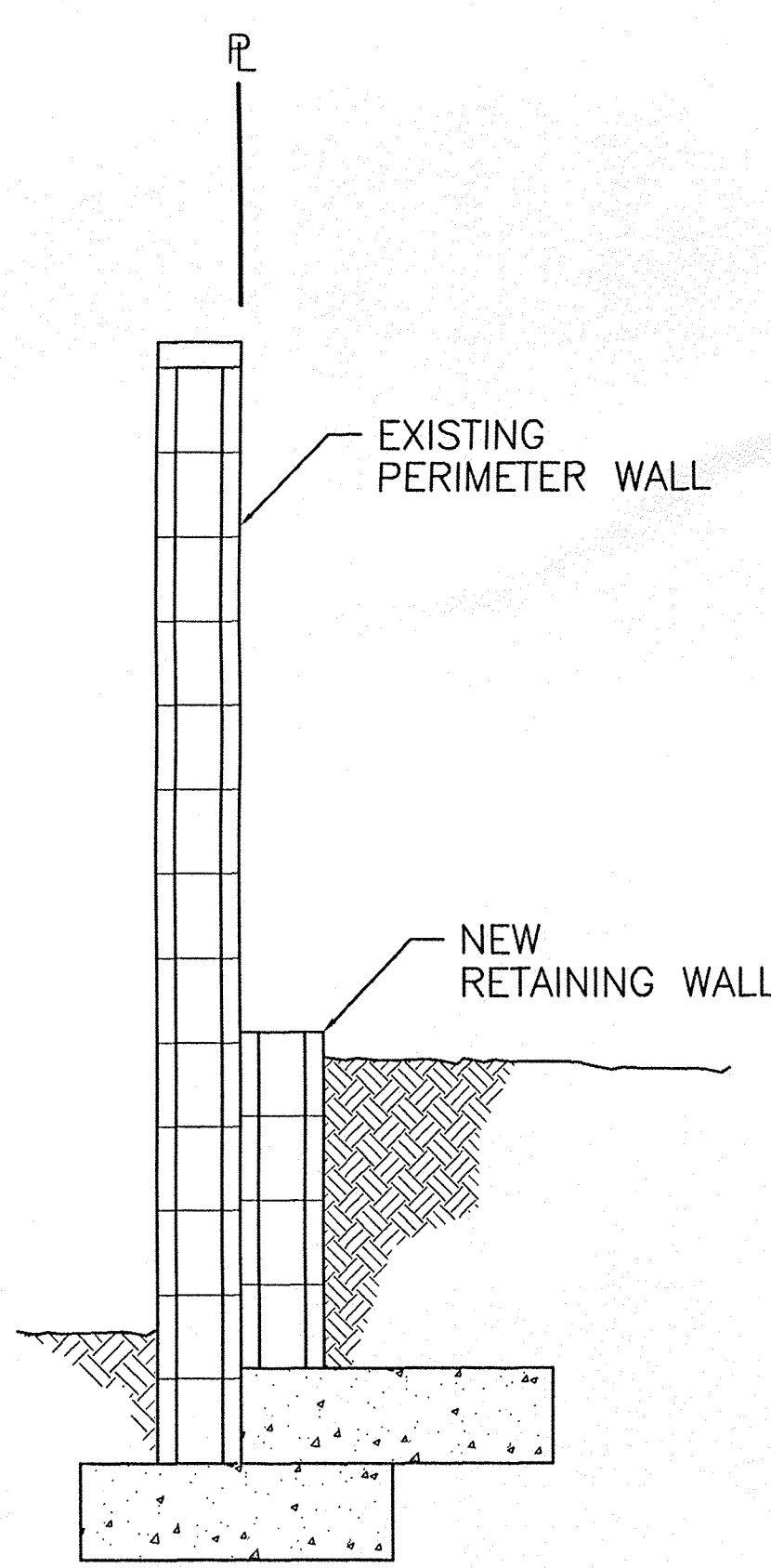
SITELINE 3



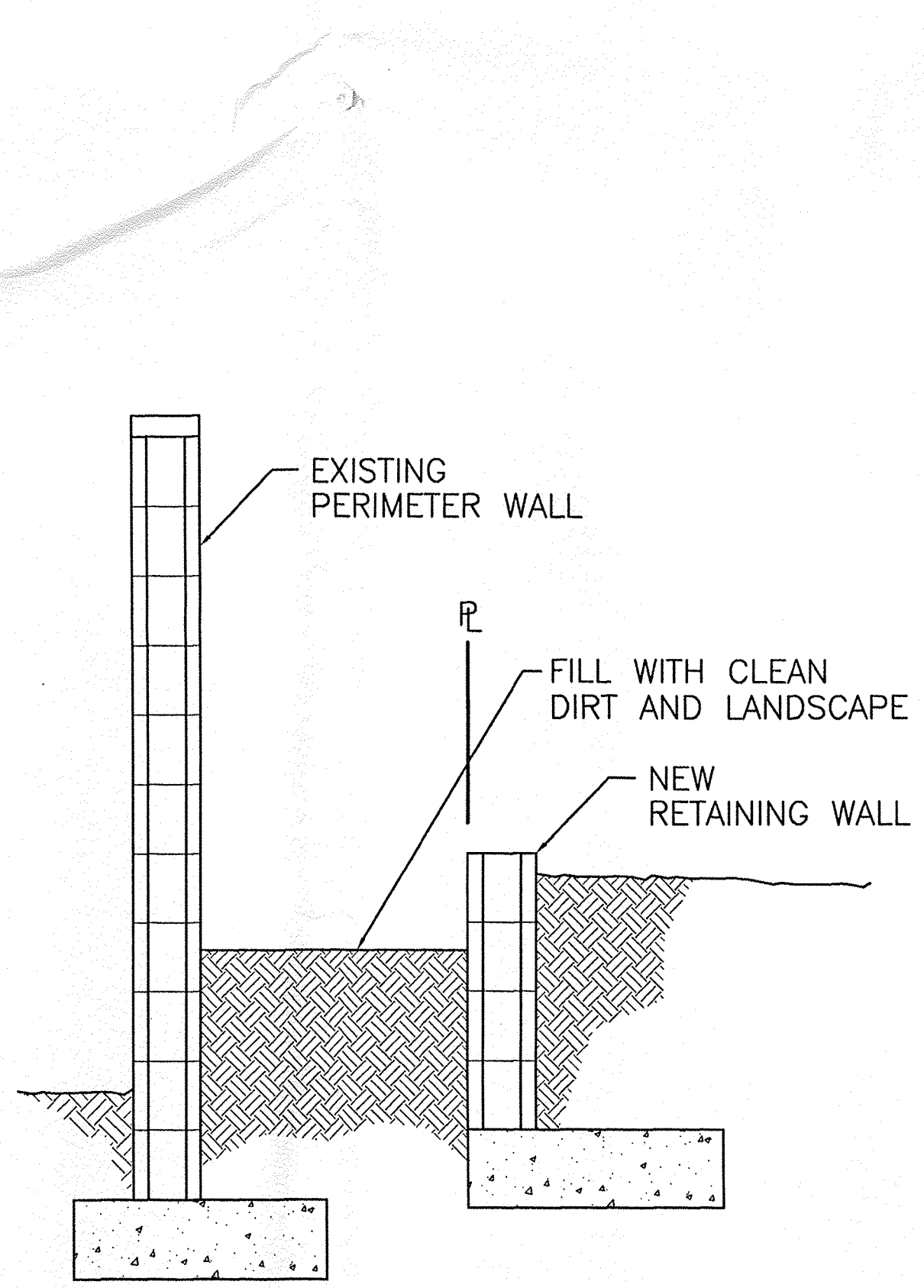
SITELINE 6



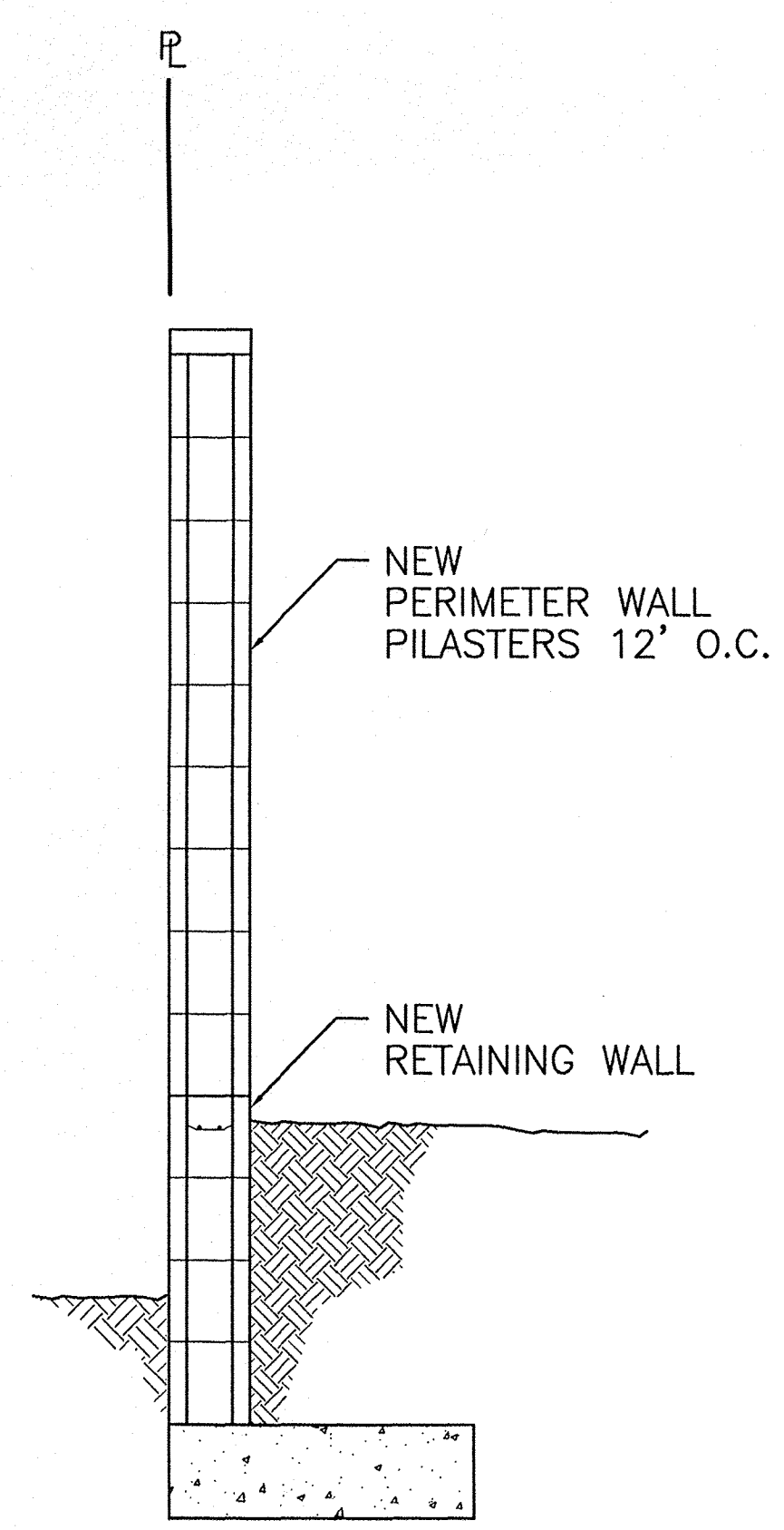
SITELINE 9



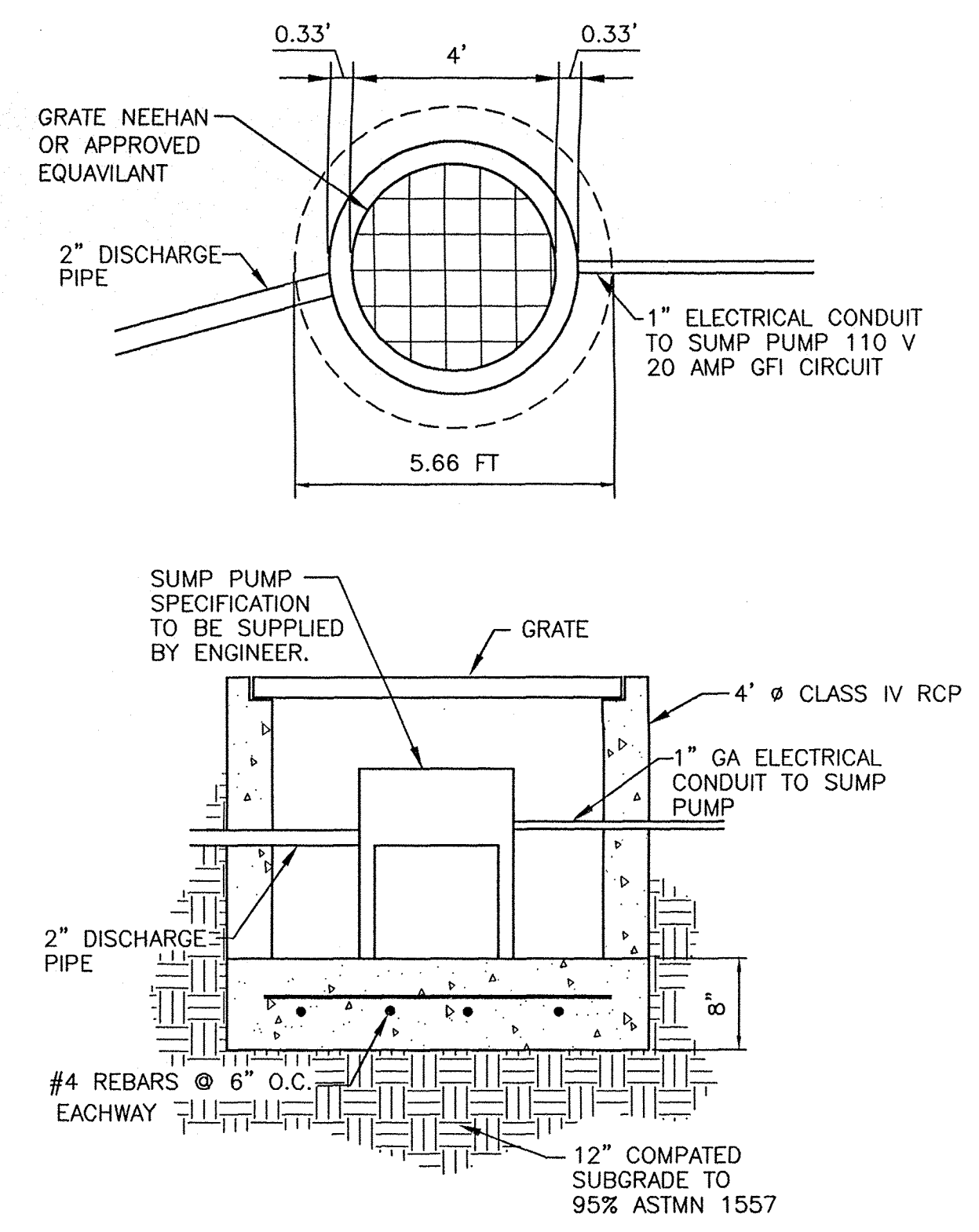
**DETAIL 'A'
NTS**



**DETAIL 'B'
NTS**



**DETAIL 'C'
NTS**



	HUNING CASTLE APARTMENTS	DRAWN BY JDN
	DETAIL SHEET	DATE 10-06-98
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # 8 OF 8
REYNALD R. B. HANNAN P.E. #7868		JOB # 960031