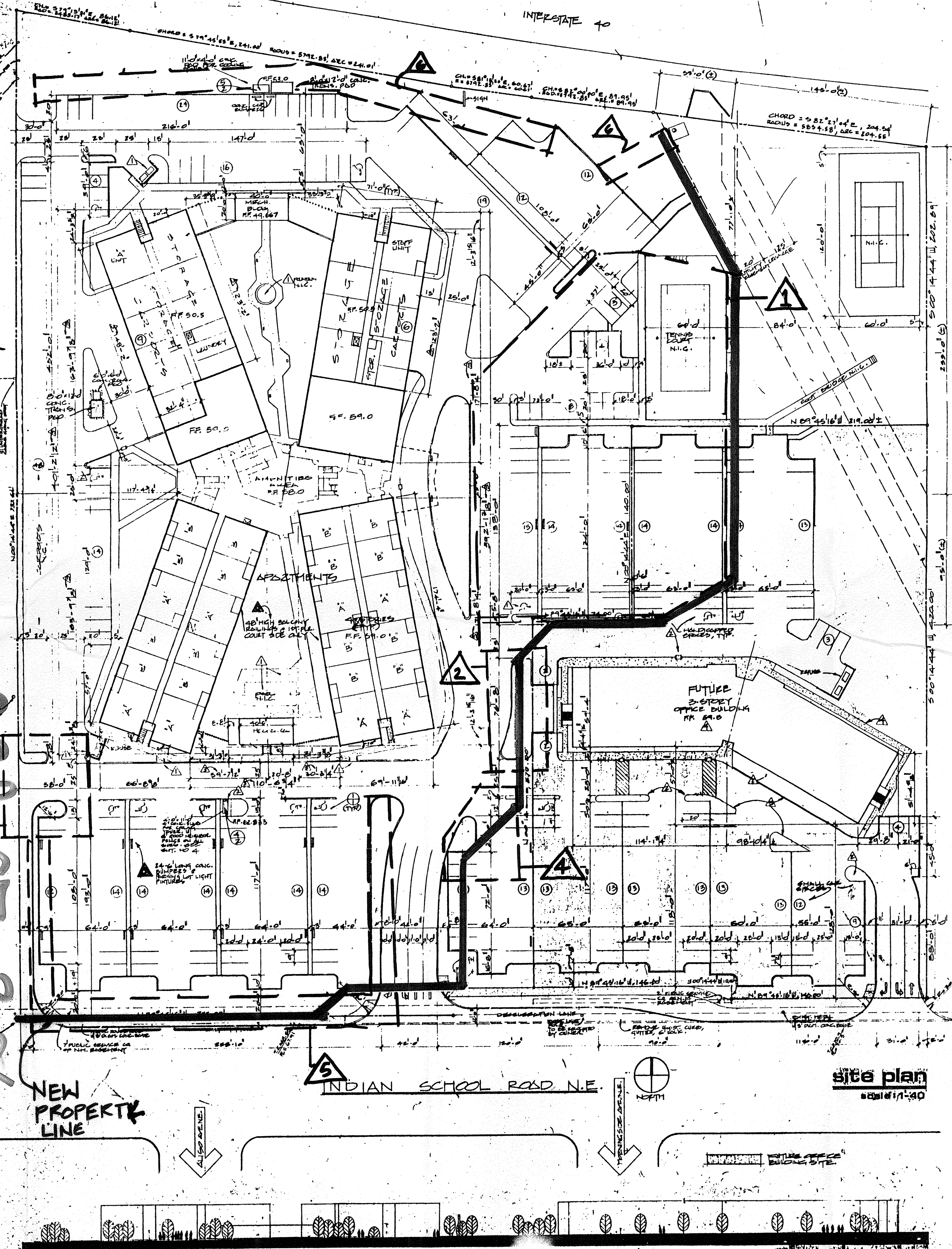


DRB-97-386

DRB-97-386

FOR HYDROLOGY APPROVAL:  
APP'D FOR SITE PLAN & PAVING  
PERMIT CONDITIONAL UPON  
"AS-BUILT" REFLECTING  
SPOT ELEVATIONS FOR  
ENTIRE SITE  
(CERTIFICATION FOR DPM)



### PROJECT DATA:

**LAND DESCRIPTION**  
 Tract: [ ]  
 Lot(s): [ ]  
 Block: [ ]  
 Addition: [ ]  
 Zoned: SU-1  
 Map Reference: H-17-2

**STRUCTURAL DESIGN CRITERIA**  
 Roof Live Load: 20 psf.  
 Floor Live Loads:  
 Basement: [ ]  
 First: 40 psf.  
 Mezzanine: 40 psf.  
 Second: 40 psf.  
 Third: 40 psf.  
 Wind Load: 25 psf. to 30 ft. height, 30 psf. over soft height.  
 Seismic Zone: 2  
 Fire Zone: 2  
 Type of Construction: I  
 Occupancy: E-1  
 Stress Values:  
 Lumber: 1200 psf.  
 Steel: 24,000 psf.  
 Soil Bearing Capacity: 3000 psf.

**CONCRETE STRENGTHS, 28 DAY TEST**  
 Block Fill: 2500 psf.  
 Floor Slabs, Bond Beams, Joists (Class): 3000 psf.  
 Footings, Walls: 3000 psf.  
 Exterior Walls, Slabs, Etc.: 3000 psf. (see enticement)

**FLOOR AREAS SQ. FT. ALLOWABLE**  
 Basement: [ ]  
 First: [ ]  
 Mezzanine: [ ]  
 Second: [ ]  
 Third: [ ]  
 Total Area: 210,474 sq. ft.  
 Occupant Load: 954  
 Parking Required: 324  
 Parking Provided: 334

**REFUSE CONTAINERS**  
 OWNER TO PROVIDE REFUSE CONTAINERS PER REQUIREMENTS OF CITY OF ALBUQUERQUE.

**GENERAL NOTES**  
 1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CITY OF ALBUQUERQUE DEPT. OF ENVIRONMENTAL HEALTH & MANAGEMENT DIVISION REGARDING CONTROL OF DUST FROM EXCAVATION AND GRADING OPERATIONS. CONTRACTOR SHALL OBTAIN TYPICAL GENERAL PERMIT.  
 2. APPROVED CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITIES.

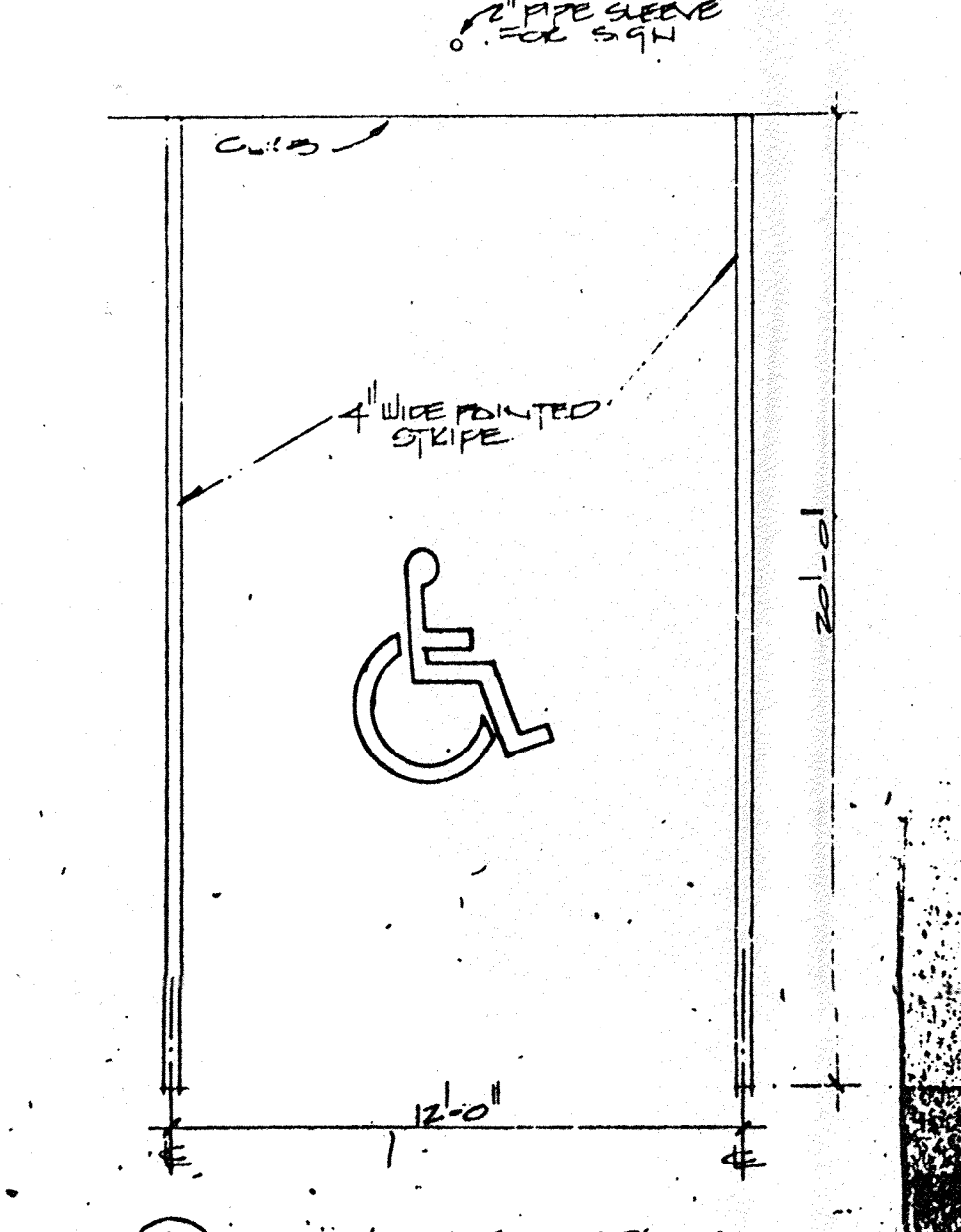
### project data

ZONED SU-1 PER A PLANNED RESIDENTIAL AND OFFICE DEVELOPMENT.

- ZONING MAP REFERENCE: H-17-2
- LAND AREA: 10.47 ACRES
- CONSTRUCTION SQUARE FOOTAGE: 198,812 sq. ft. (apartments & amenities) + 13,662 sq. ft. (storage & laundry) = 212,474 sq. ft.
- PARKING: 324 spaces

10-1 BEDRM/1 BATH WERE CONVERTED TO:  
 5-2 BEDRM/2 BATH EXEC. APT. WHICH WOULD RESULT IN:  
 118 1 BEDRM/1 BATH x 1.5 = 177  
 71 2 BEDRM/2 BATH x 2.0 = 142  
 REQD = 319

10-1 BEDRM/1 BATH WERE CONVERTED TO:  
 5-2 BEDRM/2 BATH EXEC. APT. WHICH WOULD RESULT IN:  
 118 1 BEDRM/1 BATH x 1.5 = 177  
 71 2 BEDRM/2 BATH x 2.0 = 142  
 REQD = 319



I CERTIFY THAT THIS PLAN IS ZONED SU-1 AND THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 17 NOV 1977.

Richard S. Hill 15 Dec 78  
 PLANNING DIRECTOR DATE

APPROVED AS TO REQUIREMENTS  
 Richard S. Hill 12/15/78  
 CITY ENGINEER DATE

Richard S. Hill 12/15/78  
 CIVIL ENGINEER DATE

### SIGNATURE BLOCK

SITE PLAN AMENDMENT DRB-97-386  
 E.P.C. CASE NO. 2-77-178

PLANNING DIRECTOR: [Signature] 5/29/98 DATE

APPROVED AS TO THE REQUIREMENTS:  
 TRANSPORTATION DEPARTMENT: [Signature] 5-26-98 DATE

CITY ENGINEER: [Signature] 4-8-98 DATE

DESIGN & DEV.: [Signature] 3/31/98 DATE

UTILITY DEVELOPMENT: [Signature] 3-31-98 DATE

SOLID WASTE: [Signature] DATE

- ### DRB-97-386 AMENDMENT TO APPR.
- △ DUE TO PROPERTY LINE CHANGES THE TENNIS COURT WILL BE REMOVED AND THE PARKING LOT WILL BE RECONFIGURED.
  - △ THE ENTRANCE TO THE SUMMIT APARTMENT WILL BE NARROWED TO A MINIMUM WIDTH OF 24' TO ALLOW FOR A FULL WIDTH ELECTRIC SLIDING GATE. THE GATE WILL BE OPENED DURING BUSINESS HOURS.
  - △ VEHICULAR ACCESS TO K-MART WILL BE TERMINATED TO SECURE THE SITE. A LANDSCAPED AREA WITH A PEDESTRIAN GATE WILL BE PROVIDED.
  - △ DUE TO PROPERTY LINE CHANGES THE CONCRETE CURBING WILL BE RECONFIGURED.
  - △ ADD PERMANENT FENCING AT WEST AND SOUTH END OF SITE. FENCING NOT ABSTRACT SITE.
  - △ ADD 12' NOISE WALL TO NORTH SIDE OF LOT.
  - △ 7-9-79 CHANGES MAKE PER APPENDUM NO. 4
- NOTE:**  
 1. EXTERIOR CARPORTS, FOUNTAIN POOL, FOOT BRIDGE, TENNIS COURTS, NOT IN THIS CONTRACT.  
 2. DRAWINGS AND SPECIFICATIONS FOR FUTURE FREESTANDING CARPORTS WILL BE FURNISHED AND A PERMIT WILL BE OBTAINED FROM CITY.
- △ 5-4-79 - DELAYED 3 MONTHS ADDED MORE LANDSCAPE AREAS IN FRONT OF OFFICE BUILDING.
  - △ 4-18-79 - NEW OFFICE BUILDING, 4 WALKS.
  - △ 5-12-79 - ADDED 2 TO EACH UNIT - UPDATED P.M.
  - △ 1-9-79 - NEW LANDSCAPED PARKING, LANDSCAPE FRONT OF OFFICE BUILDING.
  - △ 12-27-78 - REUSE LOC., NEW POOL LOC., PAINTING, RAMP.

no. date revision

**ART DEKKER**  
 architect-engineer  
 2403 san mateo n.e. plaza 15  
 albuquerque, n.m. 87110  
 505-256-3308 256-8889

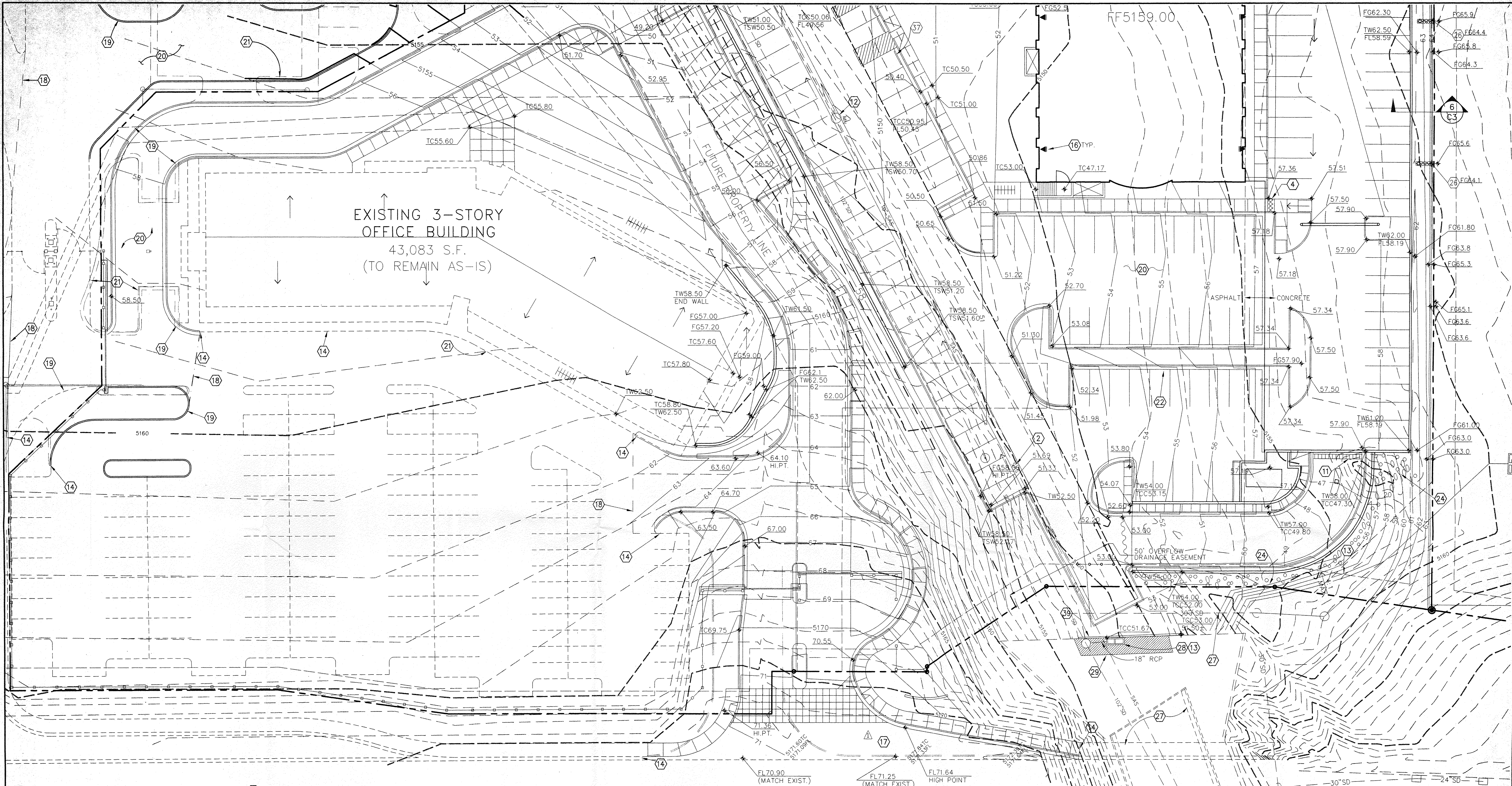
THE SUMMIT APARTMENTS  
 5401 N. HIGH SCHOOL BLVD. S.W.

REGISTERED PROFESSIONAL ARCHITECT  
 NO. 1649  
 NEW MEXICO

STATE OF NEW MEXICO  
 ARCHITECT & ENGINEER  
 REGISTERED ARCHITECT

job no. 22  
 drawn by [ ]  
 checked by [ ]  
 issued 4-12-98  
 sheet 0

**A.I.**



**KEYED NOTES**

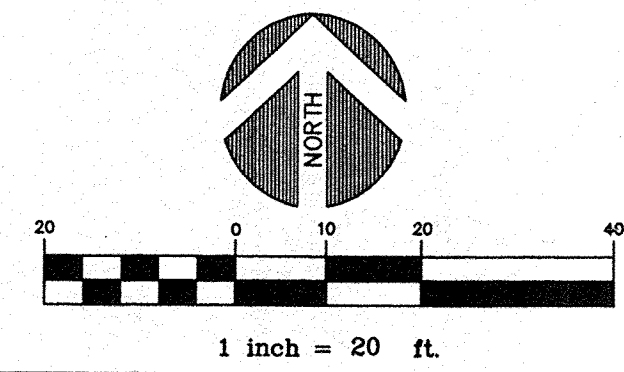
1. REMOVE EXISTING JUNCTION BOX LID AND INSTALL LOCKING WATER TIGHT LID EMBEDDED IN CONCRETE COLLAR PER COA STD DWG 2101, NOTE K.
2. INSTALL 4" VALLEY GUTTER PER DETAIL 1/C300.
3. TEMPORARY TENSAR FENCE (SEE NOTE 7).
4. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
5. INSTALL 24" CHANNEL PER DETAIL 2/C300.
6. NOT USED.
7. REMOVE 370 LF OF EXIST. ROW FENCE AND INSTALL A 4" TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS AT 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT RIGHT OF WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING, AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02.
8. BLOCK WALL PER ARCHITECTURAL DRAWINGS.
9. BLOCK WALL PER ALTURA VILLAGE PLANS.
10. CONNECT 4" FROM MAIN TO 102"SD WITH WATERTIGHT CONNECTION.
11. INSTALL POLY DRAIN TRENCH DRAIN WITH HEAVY DUTY GALVANIZED STEEL GRATE (OR APPROVED EQUIVALENT). TO 46.50, INV 45.47. SEE PLUMBING DWGS. FOR CONNECTION TO INTERNAL BUILDING DRAIN SYSTEM.
12. ADJUST MANHOLE RIM TO GRADE, ELEV. 49.50.
13. NOT USED.
14. NEATLY SAW CUT AND REMOVE EXIST. CURB AND GUTTER. MATCH NEW CURB TO EXISTING ELEVATION.
15. NEATLY CUT AND REMOVE 1' OF EXISTING ASPHALT PAVEMENT. APPLY TACK COAT TO CUT EDGE.
16. ROOF DRAIN PER ARCHITECTURAL DRAWINGS. INSTALL SPLASHBLOCK, TYP.
17. INSTALL PUBLIC IMPROVEMENTS IN R.O.W. PER CITY WORK ORDER DOCUMENTS ONLY.
18. NEATLY CUT AND REMOVE EXIST. ASPHALT PAVEMENT. APPLY TACK COAT TO CUT EDGE.
19. INSTALL NEW TOE OF CURB AND GUTTER TO MATCH EXISTING PAVEMENT ELEVATION.
20. INSTALL ASPHALT PAVEMENT PER DETAIL 5/C300.
21. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
22. INSTALL CURB AND GUTTER PER DETAIL 4/C300.
23. SEE PLUMBING DRAWINGS FOR CONTINUATION.
24. INSTALL 6" PCC (4000 PSI).
25. INSTALL NEENAH R-4016-A DRAIN AND GRATE. CONNECT TO 6" SD PIPE.
26. INSTALL (2) 18"x12" PRECAST SPLASH BLOCKS BENEATH WALL OPENING WITH 4" COBBLE, 6" THICK ON MIRAFI 140NS FILTER FABRIC (OR APPROVED EQUIVALENT) FROM SPLASH BLOCKS TO SWALE.
27. EXISTING CONCRETE SLOPE PAVING AND STORM DRAIN PER COA PROJECT NO. 4597.90.
28. NOT USED.
29. NEATLY SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE CHANNEL AS NECESSARY TO INSTALL NEW STORM DRAIN IMPROVEMENTS. LEAVE 24" MIN. OF EXISTING REINFORCEMENT TO PROVIDE LAP. REPLACEMENT SECTION SHALL BE 6" RPC (4000 PSI) WITH #4 @ 12" O.C. TRANSVERSE AND #6 @ 12" O.C. LONGITUDINAL.
30. NOT USED.
31. PROVIDE 2' WIDE X 4" HIGH NOTCH IN WALL FOR DRAINAGE. TW62.90, INV62.57.
32. WIRE-ENCLOSED RIPRAP TO REMAIN.
33. INSTALL WHEELCHAIR RAMP WITH HEADER CURB PER DETAIL 8/C300.
34. TOP OF SIDEWALK VARIES FROM FLUSH TO 11" BELOW TOP OF CURB IN 30'.
35. INSTALL 18' TRANSITION FROM 6" CURB TO 0" CURB HEIGHT.
36. TOP OF SIDEWALK FLUSH WITH TOP OF ASPHALT FOR 63'.
37. TOP OF SIDEWALK FLUSH WITH TOP OF ASPHALT FOR 57'.
38. TOP OF SIDEWALK 11" BELOW TOP OF CURB FOR 38'.
39. NOT USED.

NOTE: ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE INDICATED.

**LEGAL DESCRIPTION**  
TRACT "A2" OF THE NETHERWOOD ADDITION.

**BENCHMARK**  
STANDARD NMSHC TABLET "1-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON NE. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE.

**SURVEY**  
EXISTING TOPOGRAPHY BASED ON ORIGINAL 1979 GRADING PLAN.



VICINITY MAP

H-17

no.	date	revision
1	12/03/97	REVISED GRADES AT ENTRANCE

**SUMMIT OFFICE BUILDING  
PARKING IMPROVEMENTS  
ALBUQUERQUE, NEW MEXICO  
GRADING & DRAINAGE PLAN**

Job no: S85-100-5197  
drn. by: WT/RC  
ckd. by: JK/LM  
issued: 03/16/98

**C200**  
sheet 2 of 4

JOB NO. S85-100-5197  
FILE: C:\AS0505.DWG (4/28/97) X-REF: 4062SP1.DWG  
ENG/TECH: JK/LM  
REV: 03/16/98 (RC)

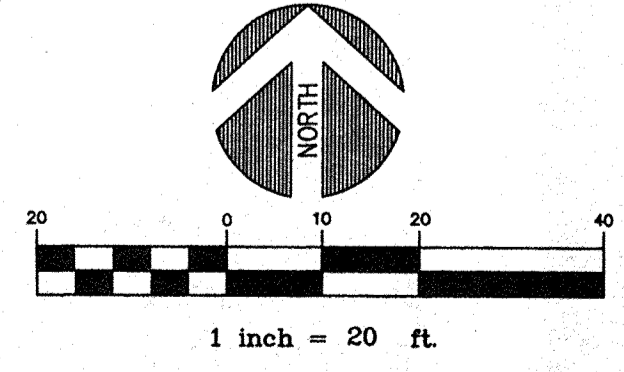
NO EQUIPMENT, MATERIALS, OR PERSONNEL ARE PERMITTED IN THE I-40 RIGHT-OF-WAY, OUTSIDE FENCED AREAS.



KEYED NOTES

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no.	date	revision
1	12/9/97	REVISED MISC. SPOTS & NOTE 1

**SUMMIT OFFICE BUILDING  
PARKING IMPROVEMENTS  
ALBUQUERQUE, NEW MEXICO  
GRADING & DRAINAGE PLAN**

Job no: S65-100-5197  
 drn. by: WT/RC  
 okd. by: JK/LM  
 issued: 03/16/98  
**C201**  
 sheet 2 of 4

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

JOB NO. S65-100-5197  
 FILE: C:\ASBDD\DWG (4/28/97) XREF: \*0825P1\*  
 ENG. TECH: JK/LM  
 REV: 03/16/98 (RC)

