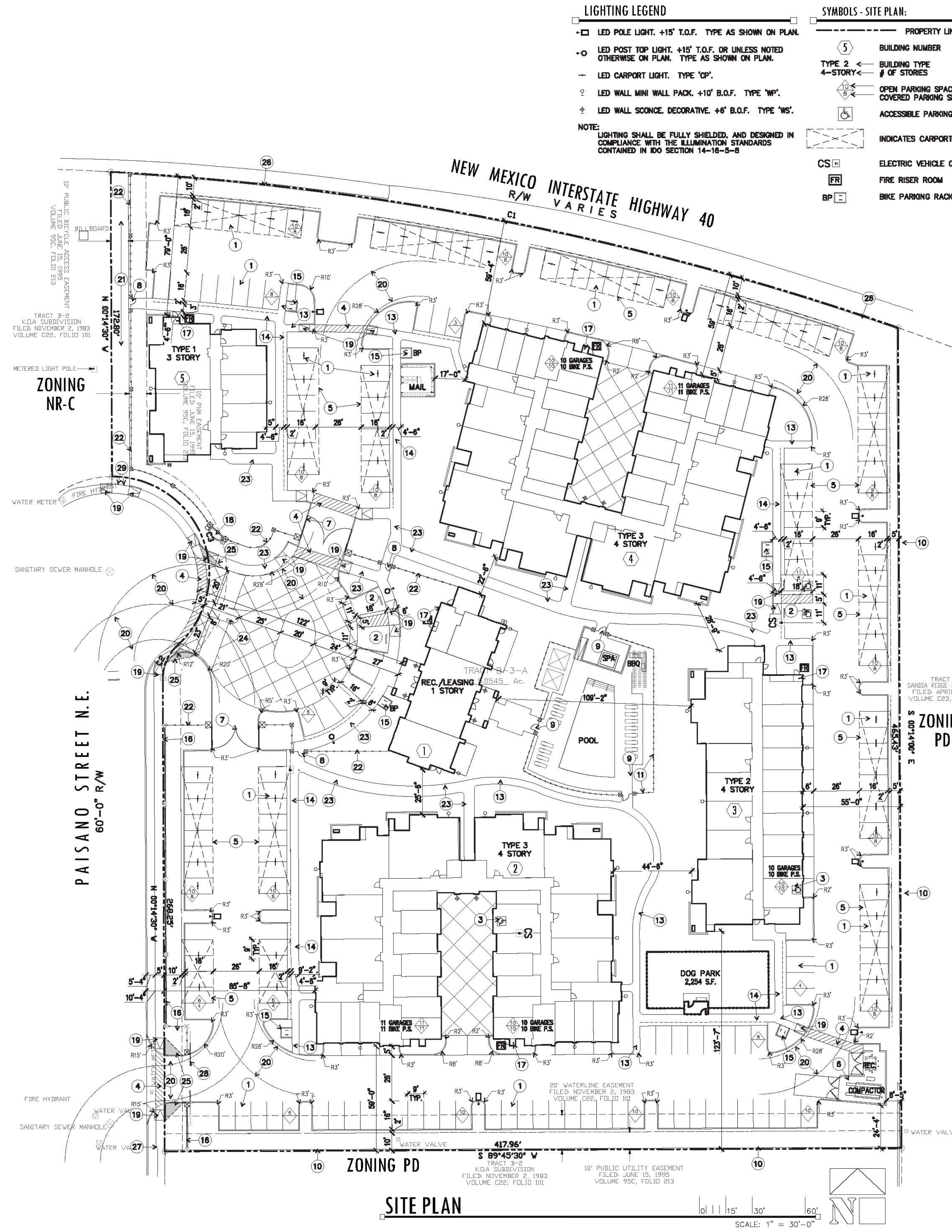


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LIGHTING LEGEND

- LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
 - LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
 - LED CARPORT LIGHT. TYPE 'CP'.
 - ♀ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
 - ♂ LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.
- NOTE:
LIGHTING SHALL BE FULLY SHIELDED, AND DESIGNED IN COMPLIANCE WITH THE ILLUMINATION STANDARDS CONTAINED IN IDO SECTION 14-16-5-8

SYMBOLS - SITE PLAN:

- ⑤ PROPERTY LINE
- ⑤ BUILDING NUMBER
- TYPE 2 ← BUILDING TYPE
- 4-STORY ← # OF STORES
- ↻ OPEN PARKING SPACES
- ↻ COVERED PARKING SPACES
- ♿ ACCESSIBLE PARKING OR GARAGE
- ⊠ INDICATES CARPORT PARKING STRUCTURE
- CS ⊠ ELECTRIC VEHICLE CHARGING STATION
- FR ⊠ FIRE RISER ROOM
- BP ⊠ BIKE PARKING RACK

KEYNOTES

1. 9'x18' PARKING SPACE WITH 2' OVERHANG SEE DETAIL 01/A1.20
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG SEE DETAIL 05/A1.20
3. 14'x20' ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING - CONTRASTING COLORED SCORED CONCRETE.
5. CARPORT PARKING STRUCTURE SEE DETAIL 06/A1.20
6. TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL WITH STUCCO FINISH PAINTED SEE DETAIL 14/A1.20
7. ELECTRONIC ENTRY VEHICULAR GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS SEE DETAIL 28/A1.21
8. PEDESTRIAN ENTRY GATE SEE DETAIL 23/A1.21
9. POOL ENTRY GATE SEE DETAIL 24/A1.21
10. CMU PERIMETER WALL SEE DETAIL 16/A1.21
11. TUBE STEEL POOL FENCE SEE DETAIL 19/A1.21
12. 6 FT. SIDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.
13. 4 FT. SIDEWALK, TYPICAL ON SITE, GRAY CONG. COLOR.
14. 6'-8" SIDEWALK, TYPICAL AT PARKING AREA, GRAY CONCRETE COLOR.
15. BICYCLE PARKING RACK, PARKS 4 BICYCLES (PARKS 6 AT BUILDING #4), SEE DETAIL 30/A1.21.
16. PARKING SCREEN - 3 FT. CMU WALL WITH 3 FT. FENCE ABOVE SEE DETAIL 27/A1.21
17. FIRE RISER LOCATION.
18. ENTRY MONUMENT SIGN SEE DETAIL 29/A1.21
19. ACCESSIBLE RAMP SEE DETAIL 08/A1.20
20. FIRE TRUCK TURNING RADIUS (35' INSIDE/55' OUTSIDE)
21. 8 TO 10-FOOT WIDE PAVED BIKE TRAIL, PER DPM STANDARDS.
22. 6 FT. TALL TUBE STEEL SECURITY FENCE WITH CMU PIERS, SEE DETAIL 18/A1.21
23. 6 FT. SIDEWALK, TYPICAL ON SITE BUILDING ACCESS PATH FROM STREET, GRAY CONCRETE COLOR.
24. ACCESS KEY PAD AND SITE MAP
25. CLEAR SITE VISIBILITY TRIANGLE
26. SOUND BARRIER WALL ALONG THE SITE'S INTERSTATE-40 FRONTAGE, REFER TO GENERAL NOTE 6.
27. SIDEWALK TRANSITION TO EXISTING 4 FT. WIDE SIDEWALK.
28. RESIDENT ONLY EXIT ELECTRONIC GATE, EQUIPPED FOR FIRE DEPT. ACCESS, PROVIDE KNOX BOX SWITCH & OPTICAL SENSOR.
29. BIKE PATH TRANSITION BOLLARDS.

DEVELOPMENT DATA

NET SITE AREA : 5.0400 ACRES (219,542 S.F.)

ZONING AND LAND USE:
ZONING: PLANNED DEVELOPMENT (PD)
LAND USE: MULTIFAMILY RESIDENTIAL, RECREATION/LEASING

BUILDING HEIGHT :
PROPOSED: 44'-0" - 3 STORY
52'-0" - 4 STORY

DENSITY :
PROPOSED: 163 D.U./5.04 AC = 32.34 DU/ACRE

SETBACKS :
REQUIRED: NO REQUIRED MINIMUM SETBACK IN THE PD ZONE
FRONT/WEST REAR RIGHT SIDE LEFT SIDE
PAISANO ST EAST SOUTH NORTH
PROVIDED: 10'-0" 5'-0" 10'-0" 10'-0"

USABLE OPEN SPACE				
	SF REQ. PER DU	# OF DU'S	AREA S.F. REQUIRED	PROVIDED
STUDIO	200	48	9,800	
1 BEDROOM	200	56	11,200	
2 BEDROOM	250	58	14,500	
TOTAL REQUIRED			35,500	
GROUND LEVEL OPEN SPACE			30,550	
BALCONY PRIVATE OPEN SPACE			4,880	
TOTAL PROVIDED:			38,410	

AREA S.F.	UNIT MIX					UNITS PER BLDG	NO. BLDGS	TOTAL UNITS
	STUDIO	1 BEDROOM	2 BEDROOM					
BLDG. TYPE 1	9					15	1	15
BLDG. TYPE 2	16					36	1	36
BLDG. TYPE 3		12	6	8	8	8	6	58
TOTAL	25	24	12	16	12	8	8	14

BUILDING AREAS:

BLDG. TYPE	No. OF BLDGS	Floor				Area per Bldg.	TOTAL
		1st. Floor	2nd. Floor	3rd. Floor	4th. Floor		
		Rec.	Residential Units				
1	1		4,651	4,651	4,651	13,953	13,953
2	1		8,708	8,988	8,988	35,672	35,672
3	2		18,196	18,395	18,395	73,381	146,762
4	1	5,236				5,236	5,236
TOTAL	5						201,623

GENERAL NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
2. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES), CURB CUTS, AND CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT PER COA STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
3. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALS, GARBH BERRIS, DENSE EVERGREEN PLANTINGS, OR OTHER ACCEPTABLE SCREENING DEVICE.
4. CLEAR SIGHT VISIBILITY TRIANGLE - VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
5. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB), INCLUDING SIDEWALK AND TRAIL REQUIREMENTS TO ENSURE SIDEWALK WIDTH REQUIREMENTS AS PER STREET CLASSIFICATION AND MEET PARKS AND REC. REQUIREMENTS.
6. PER CONDITION OF APPROVAL #8 - THE APPLICANT SHALL CONTACT AND REQUEST THAT THE MNDOT ERECT A SOUND BARRIER WALL ALONG THE SITE'S INTERSTATE 40 FRONTAGE ON THE NORTH SIDE AND COORDINATE CONSTRUCTION AS NECESSARY.
7. WORK ORDER IMPROVEMENTS ARE NEEDED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY ON INFRASTRUCTURE LIST.

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
REQUIRED 1.5 PARKING SPACE PER D.U.	1.5 x 163	245
Total Parking Spaces Required		245
PRIVATE GARAGE PROVIDED		52
SECURE CARPORT PROVIDED		112
SECURE OPEN PROVIDED		88
OPEN PROVIDED		6
Total Parking Provided (1.81 P.S./D.U.)		258
Accessible Parking Required 2% OF REQ'D. PARKING		5
GARAGE PARKING PROVIDED		2
CARPORT PARKING PROVIDED		1
OPEN ACCESSIBLE PARKING PROVIDED		3
Total Accessible Parking Provided		6
Elec. Car Charging Station Required 2% OF REQ'D. PARKING		5
ACCESSIBLE (1 GARAGE/1 OPEN) PARKING PROVIDED		2
GARAGE PARKING PROVIDED		1
CARPORT PARKING PROVIDED		1
OPEN PARKING PROVIDED		2
Total Elec. Car Charging Provided		6
Bicycle Parking Required 10% OF REQUIRED PARKING		25
ONE BICYCLE PER PRIVATE GARAGE PROVIDED		52
BICYCLE RACK ON SITE PROVIDED		28
Total Bicycle Parking Provided		76

PROJECT NUMBER: PR-2020-003455

Application Number: SI-2020-00824

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Jeanne Wolfenbarger	Sep 30, 2020
Jeanne Wolfenbarger (Sep 30, 2020 1:25 MDT)	Date
Traffic Engineering, Transportation Division	Oct 1, 2020
Andrey Lobanov	Date
Kristopher Cardina (Oct 1, 2020 1:43 MDT)	Oct 6, 2020
ABCWUA	Date
Charlene Merfeldt (Oct 6, 2020 14:14 MDT)	Oct 6, 2020
Parks and Recreation Department	Date
Ernest Lopez	Sep 30, 2020
City Engineer/Hydrology	Date
Carl Garcia	Oct 1, 2020
Carl Garcia (Oct 1, 2020 1:01 MDT)	Date
Code Enforcement	

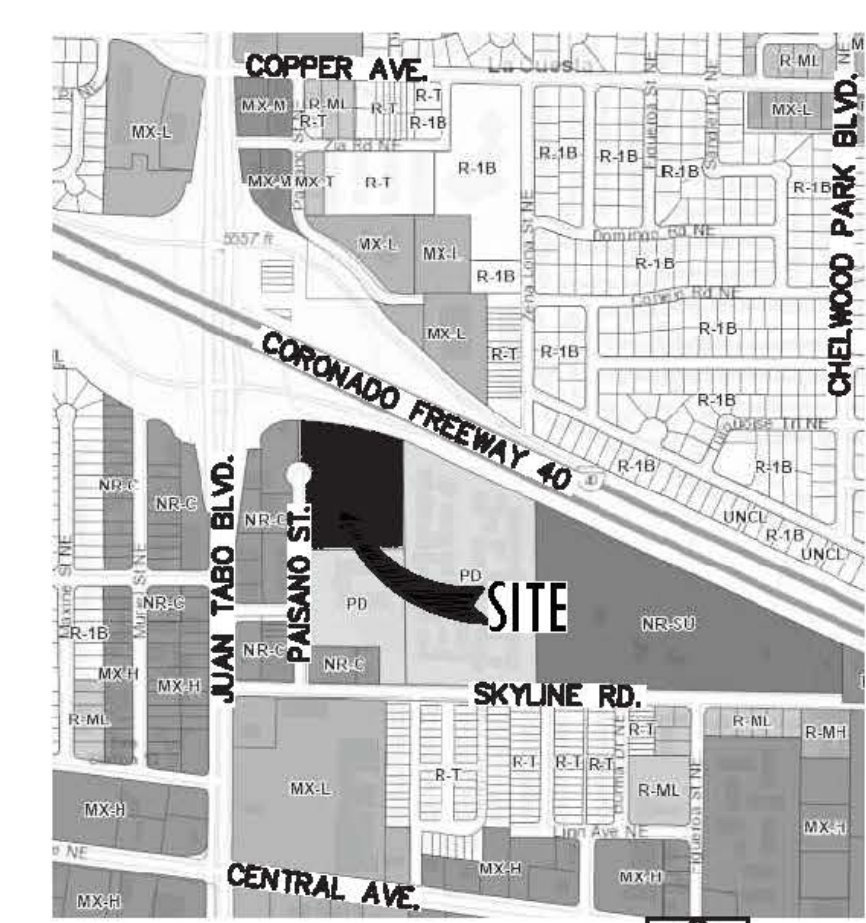
* Environmental Health Department (conditional) Date

** Solid Waste Approval for Access 09-23-20

Herman Gallagos Date

Solid Waste Management Herman Gallagos Date

DRB Chairperson, Planning Department Date

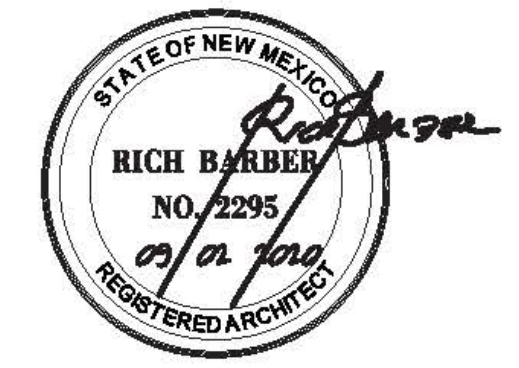


VICINITY MAP
NOT TO SCALE

VIEW HOUSE APARTMENTS
540 PAISANO STREET NE
ALBUQUERQUE, NEW MEXICO 87123



WorldHQ@ORBArch.com



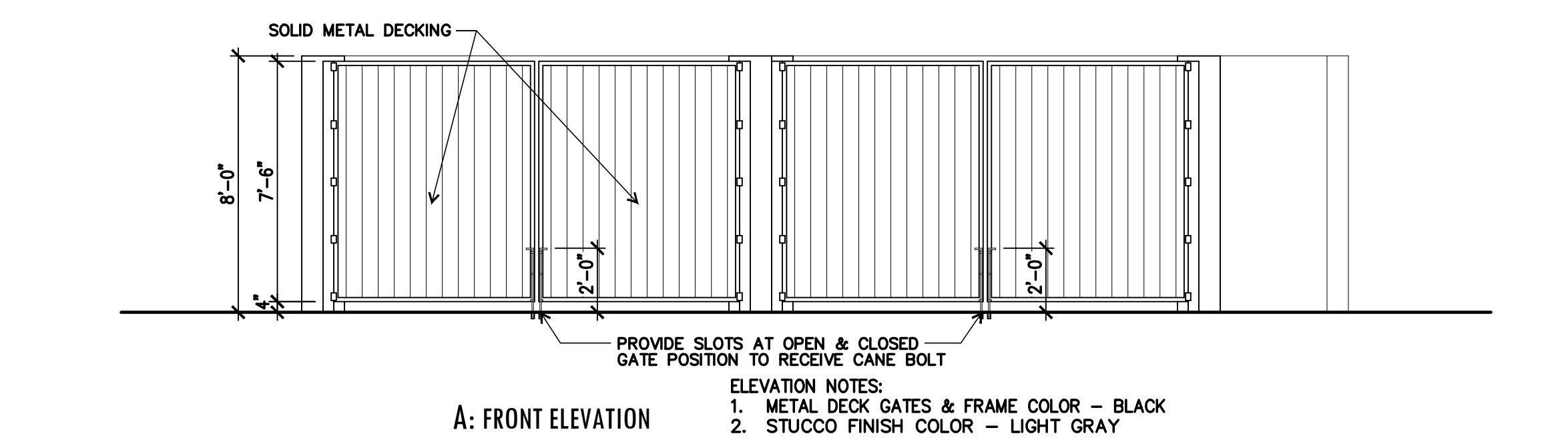
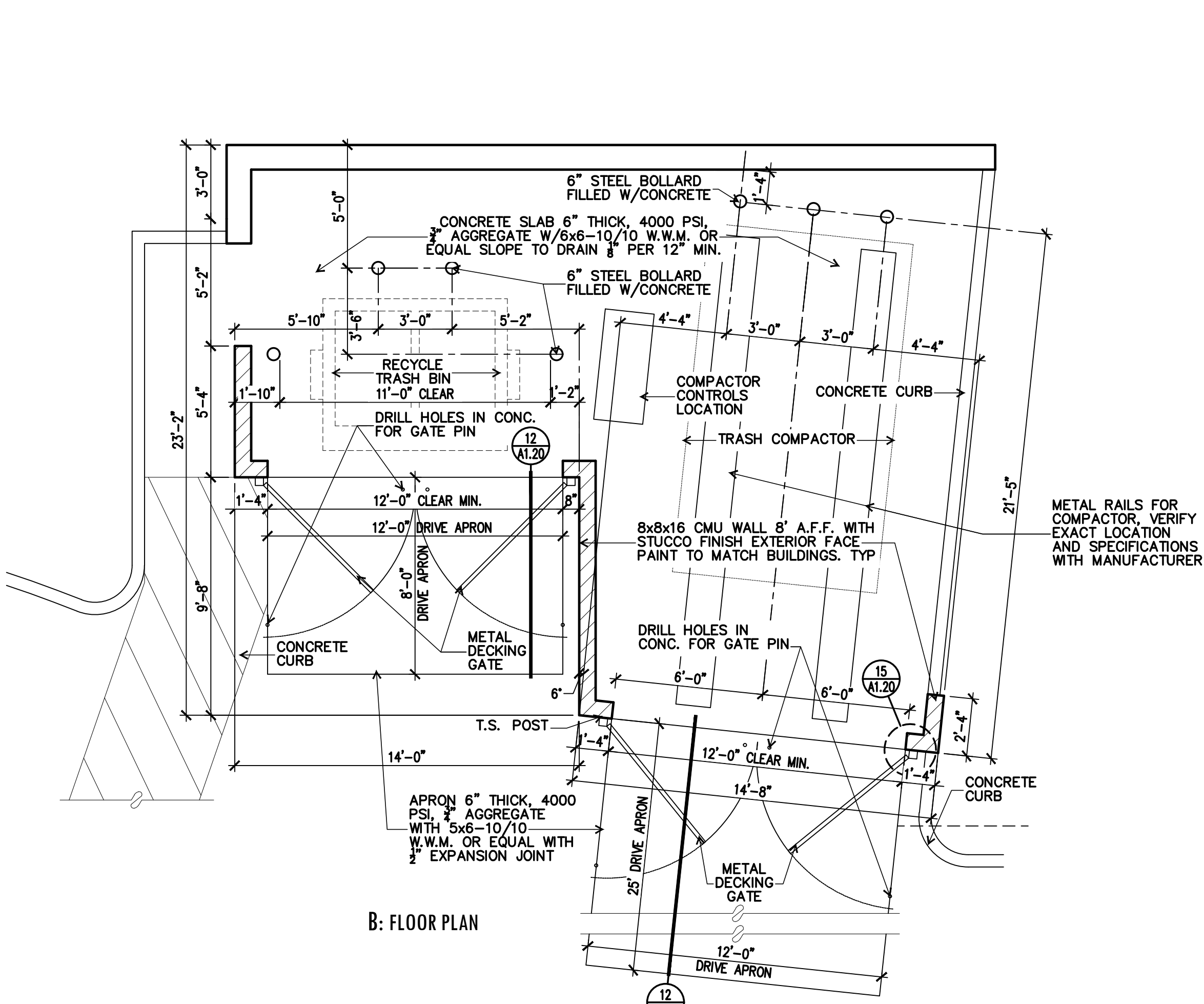
REVISIONS

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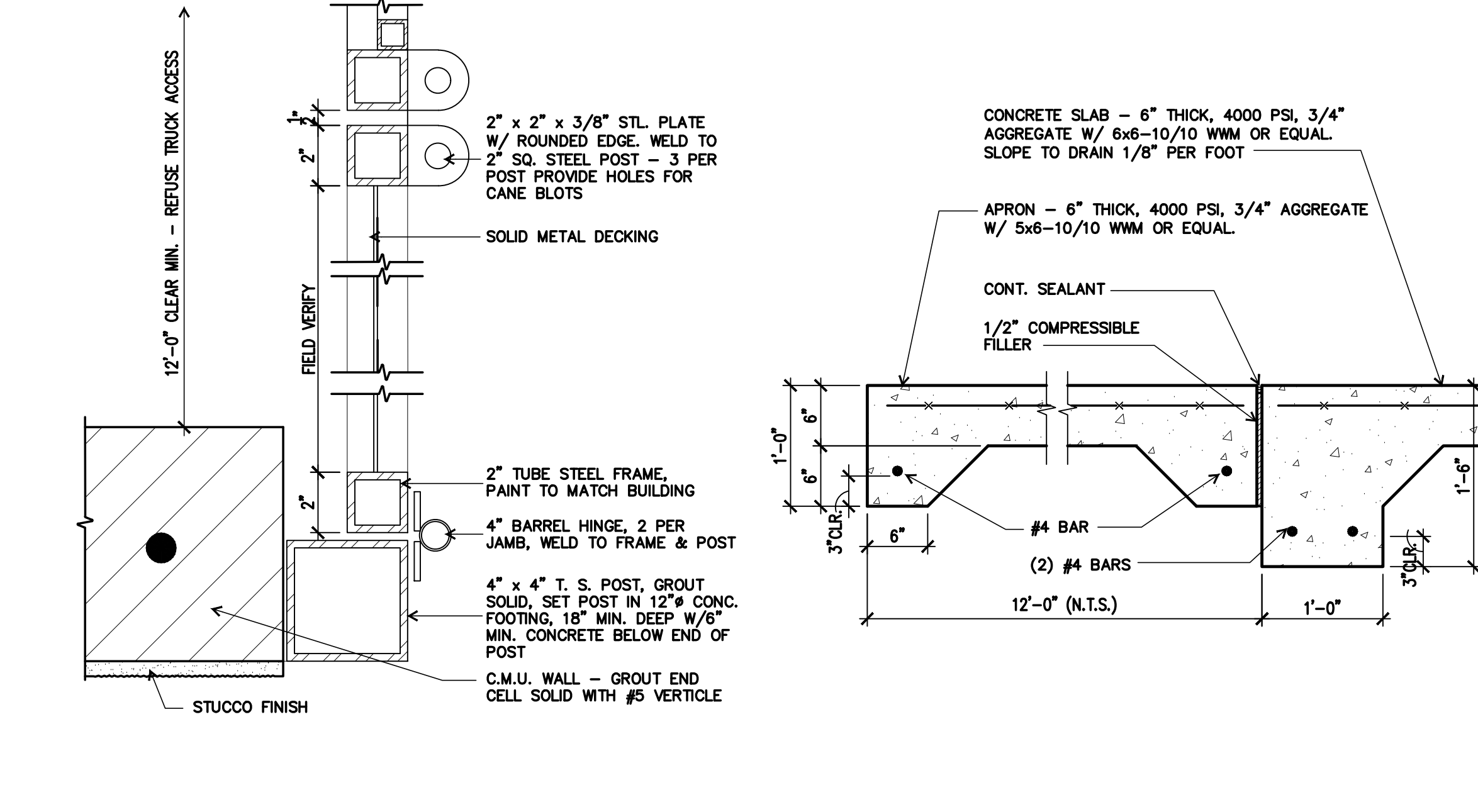
DATE: SEPTEMBER 17, 2020 ORB # 19-223

A1.10

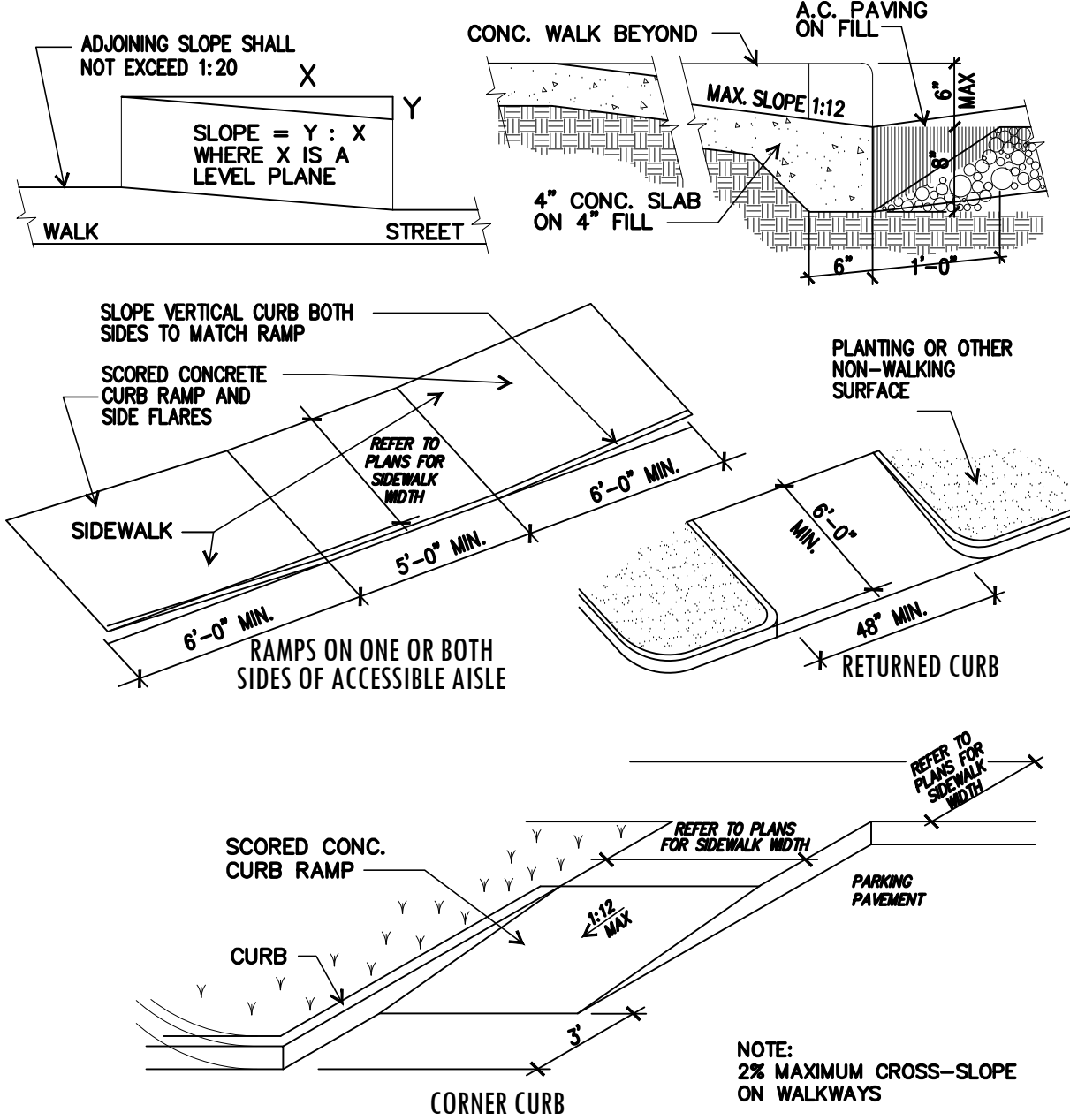
SITE PLAN



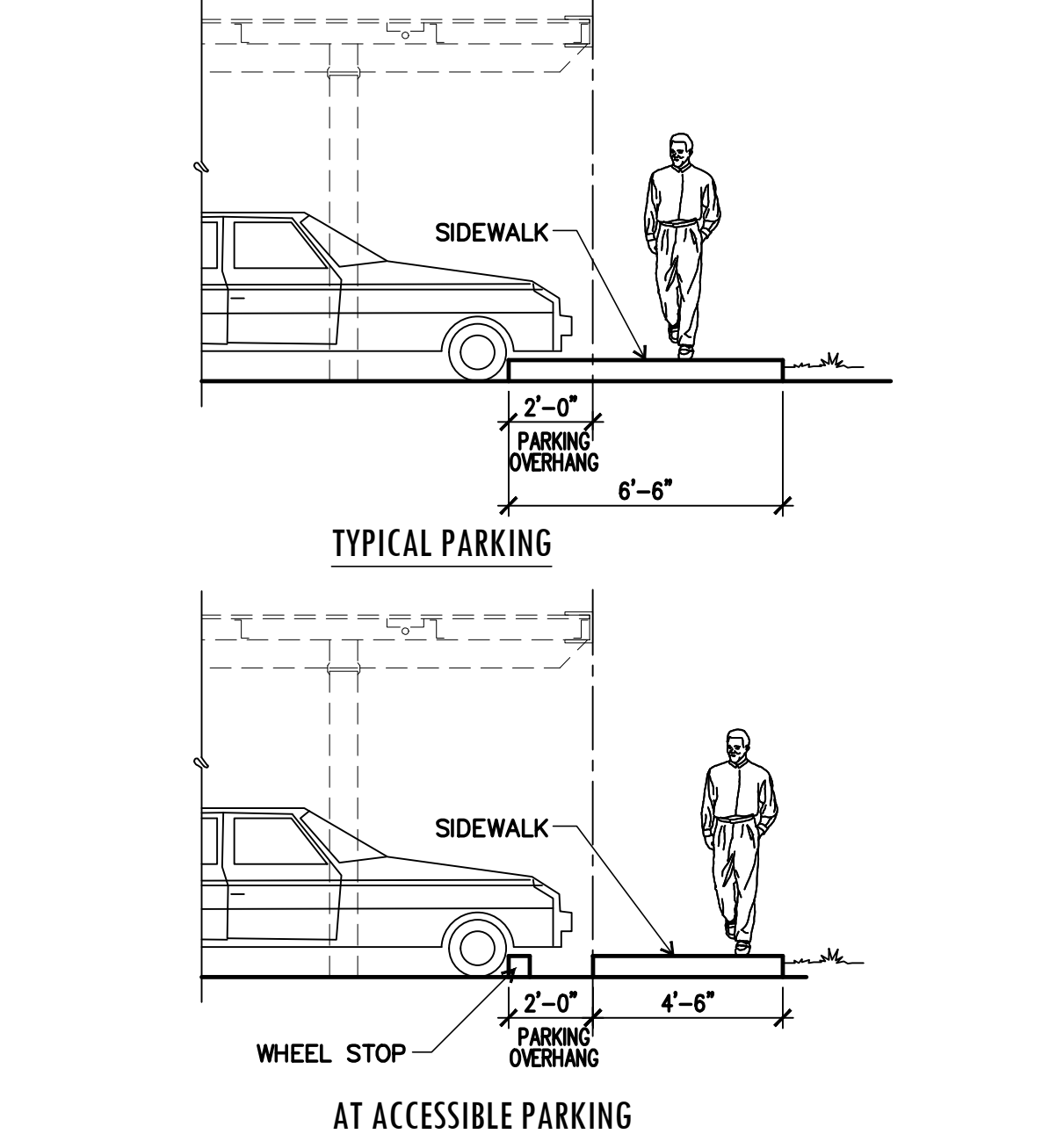
14 TRASH COMPACTOR YARD ENCLOSURE SCALE: 1/4" = 1'-0"



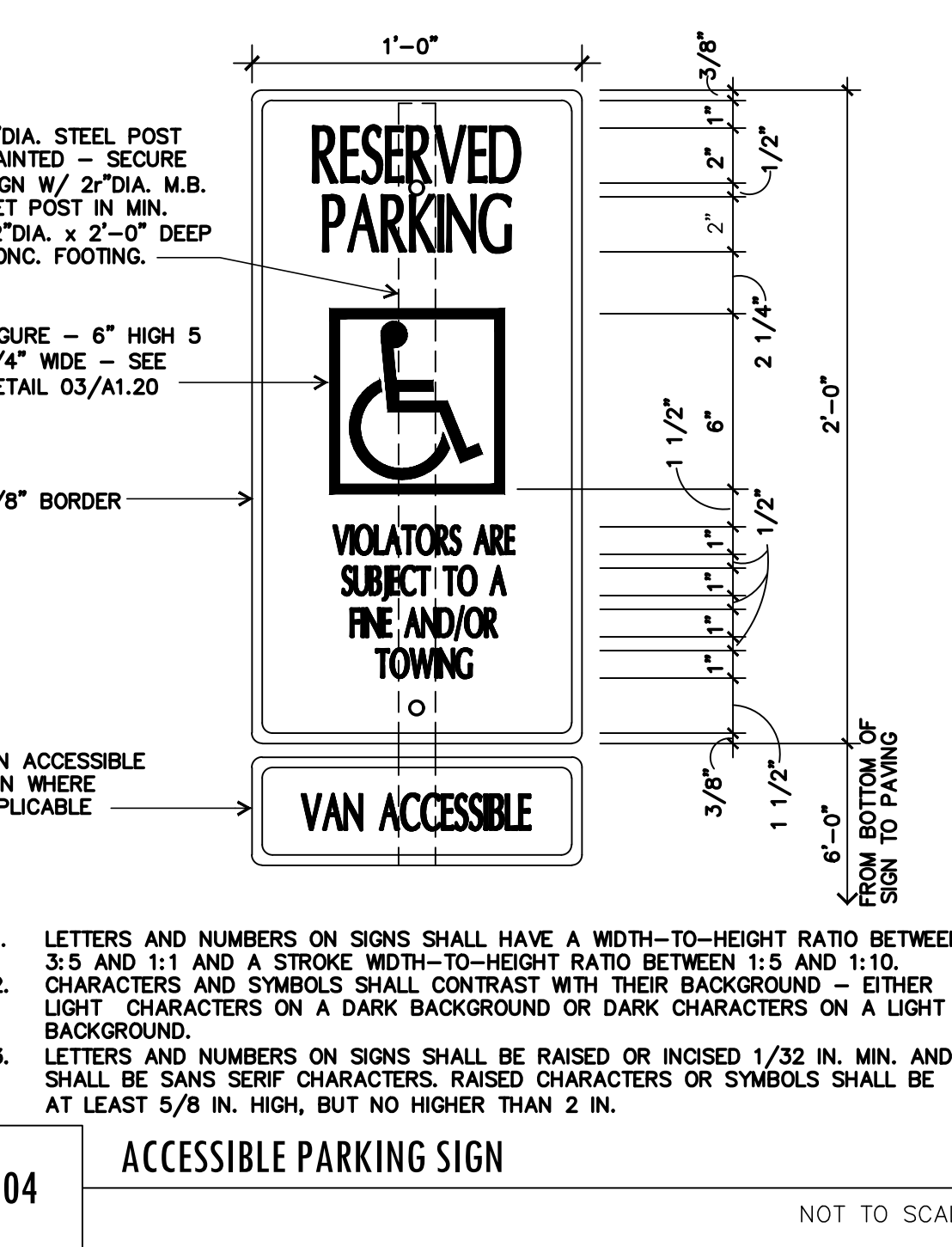
15 TRASH ENCLOSURE GATE SCALE: 3" = 1'-0"



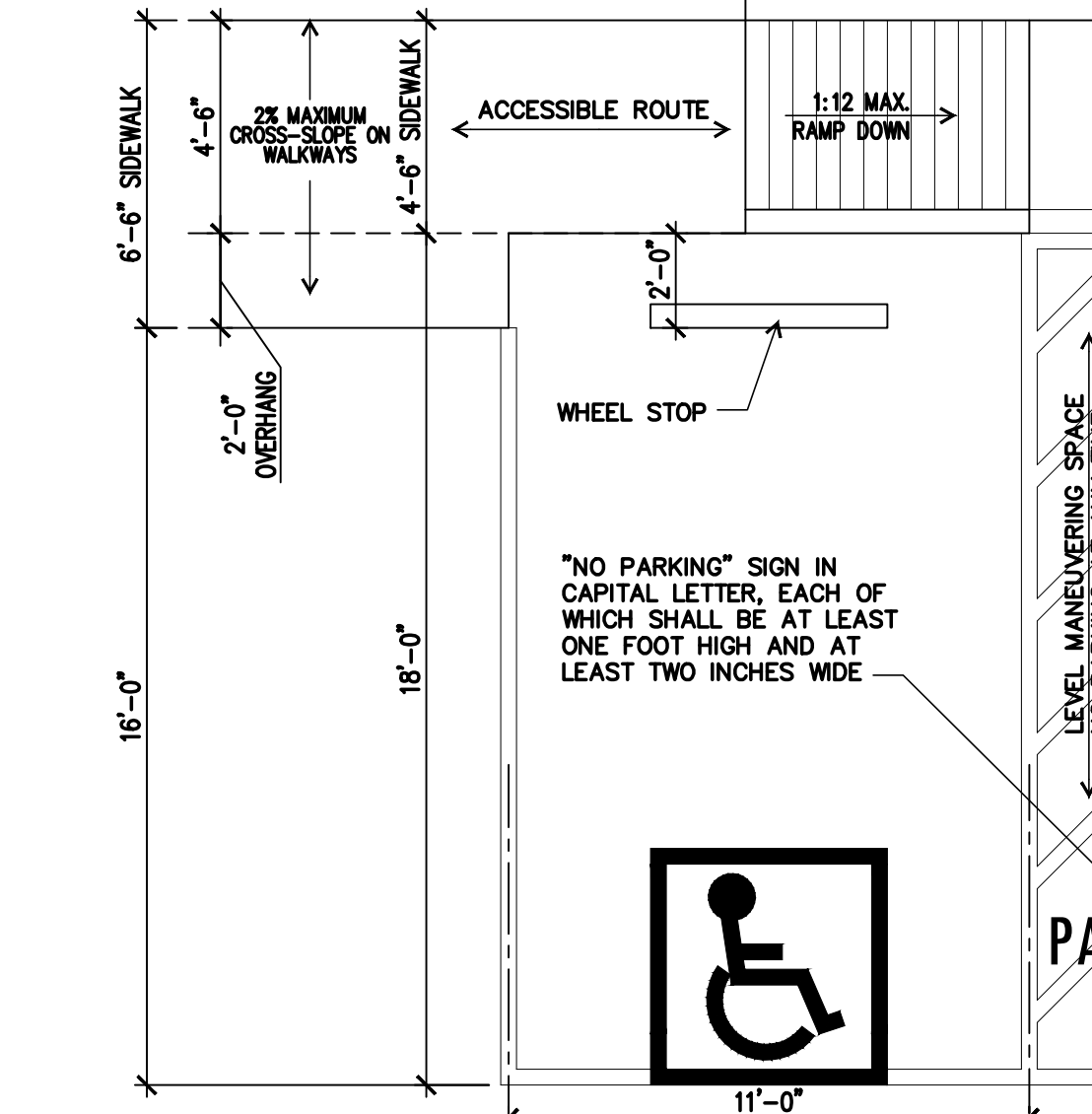
08 TYPICAL ON-SITE ACCESSIBLE RAMP SCALE: 1/4" = 1'-0"



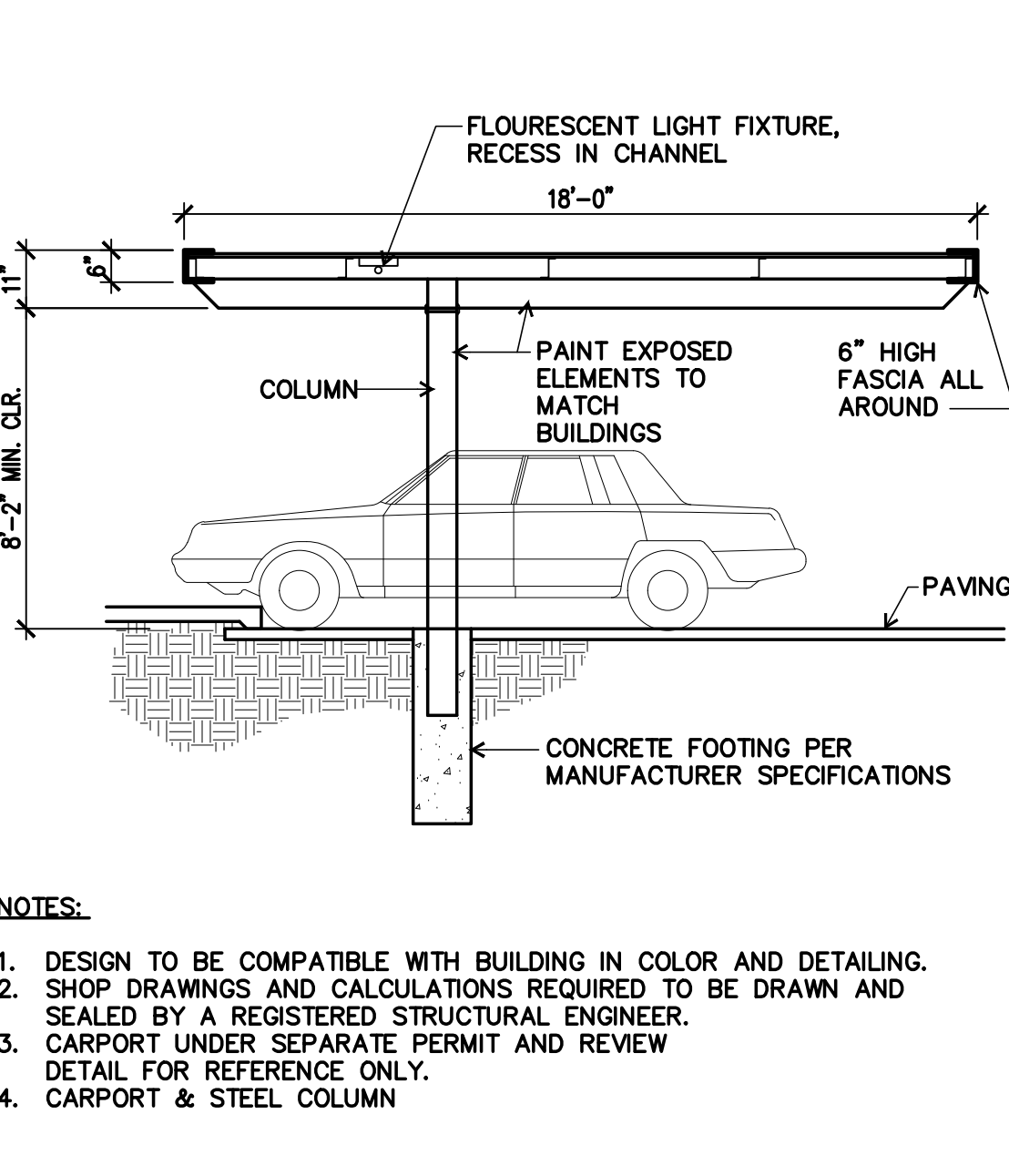
09 SIDEWALK AT PARKING SCALE: 1/4" = 1'-0"



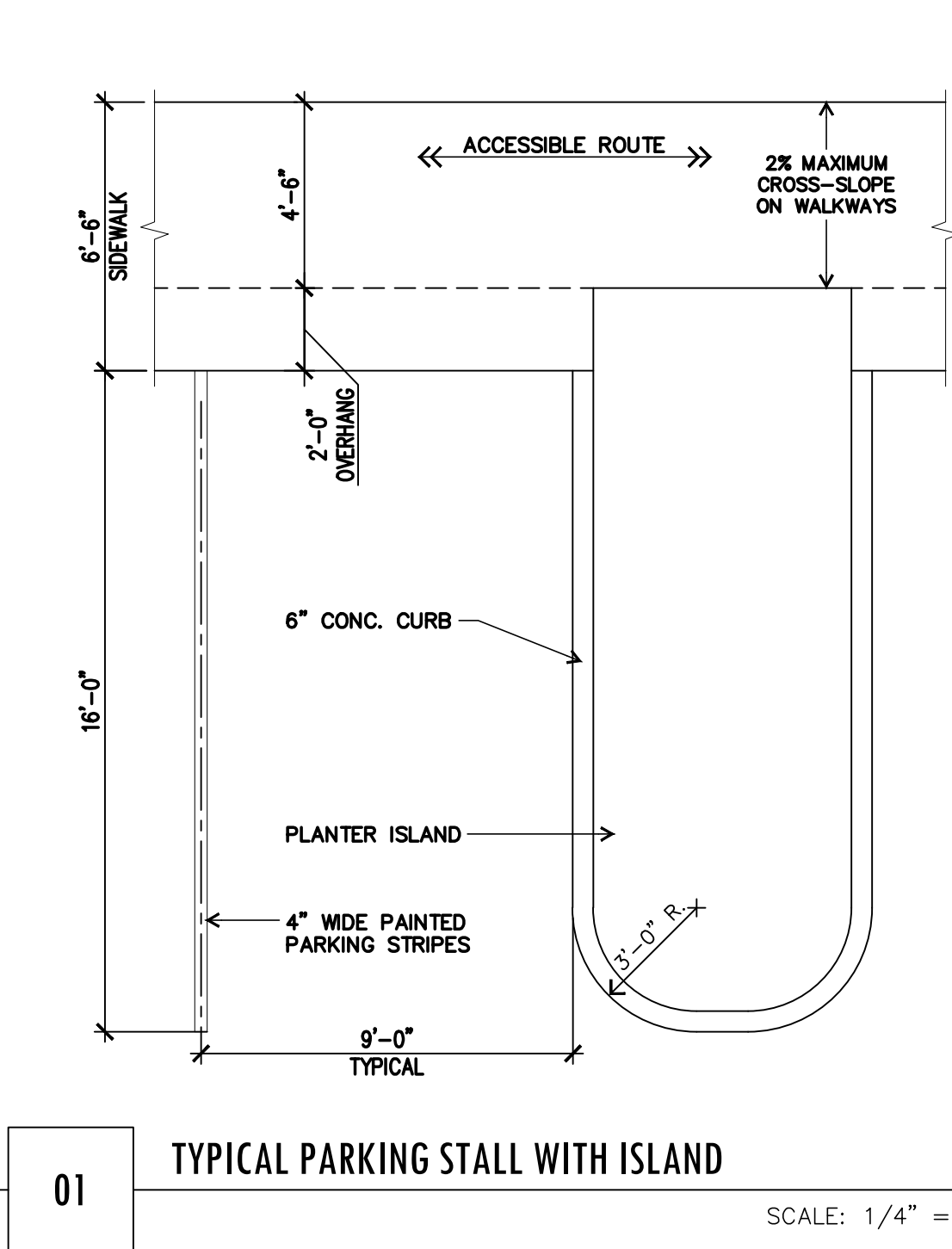
04 ACCESSIBLE PARKING SIGN NOT TO SCALE



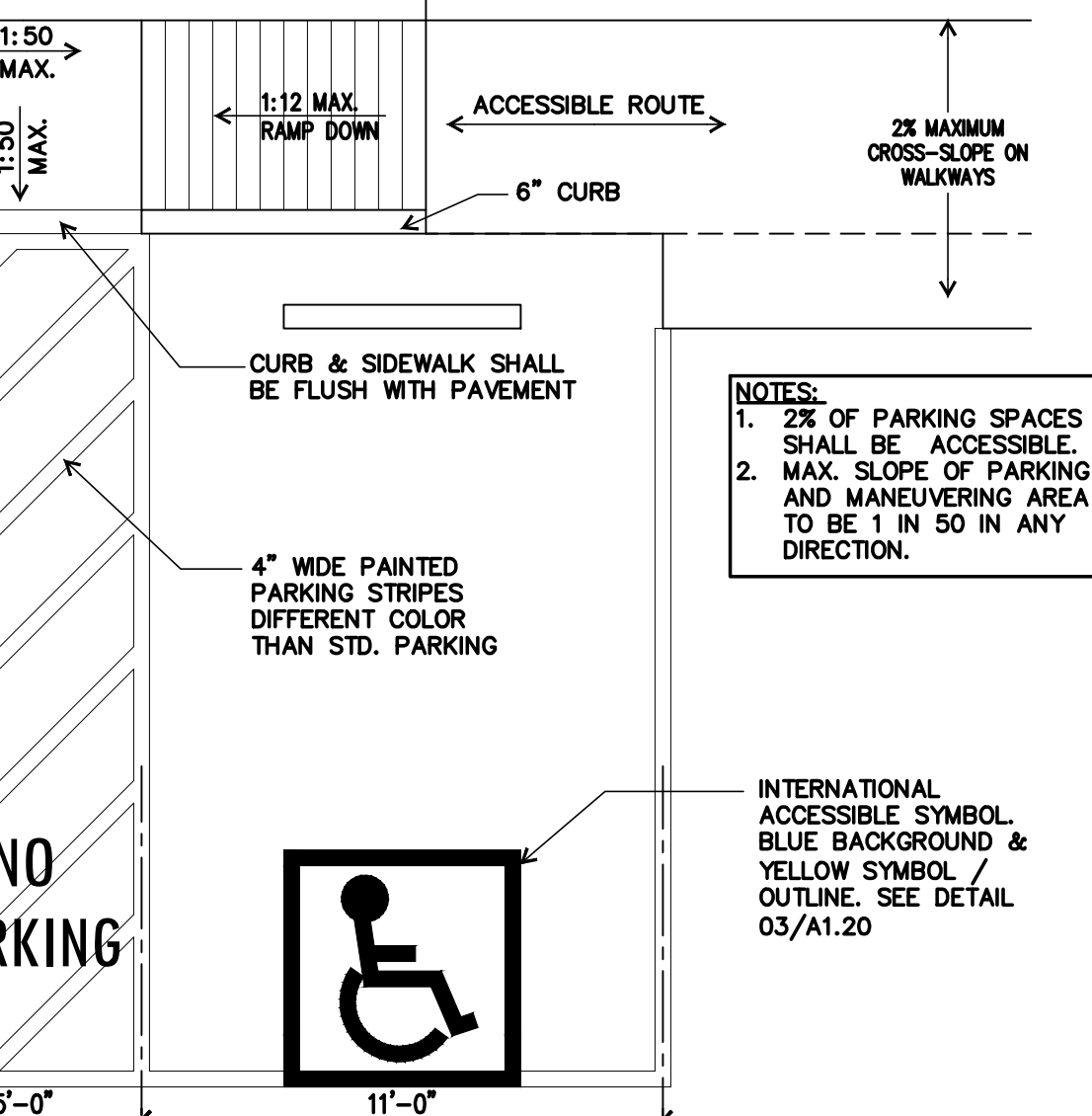
05 TYPICAL ACCESSIBLE PARKING STALL SCALE: 1/4" = 1'-0"



06 CARPORT DETAIL SCALE: 1/4" = 1'-0"



01 TYPICAL PARKING STALL WITH ISLAND SCALE: 1/4" = 1'-0"



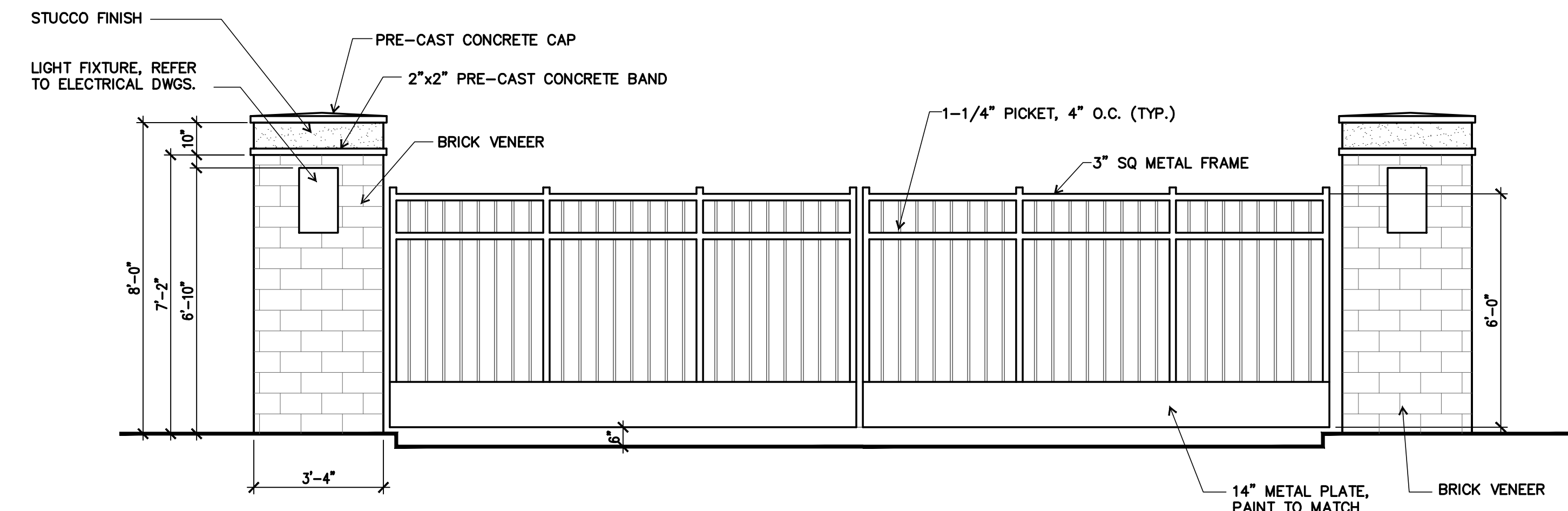
03 INTERNATIONAL SYMBOL OF ACCESSIBILITY NOT TO SCALE

REVISIONS

DATE: SEPTEMBER 02, 2020 ORB # 19-223

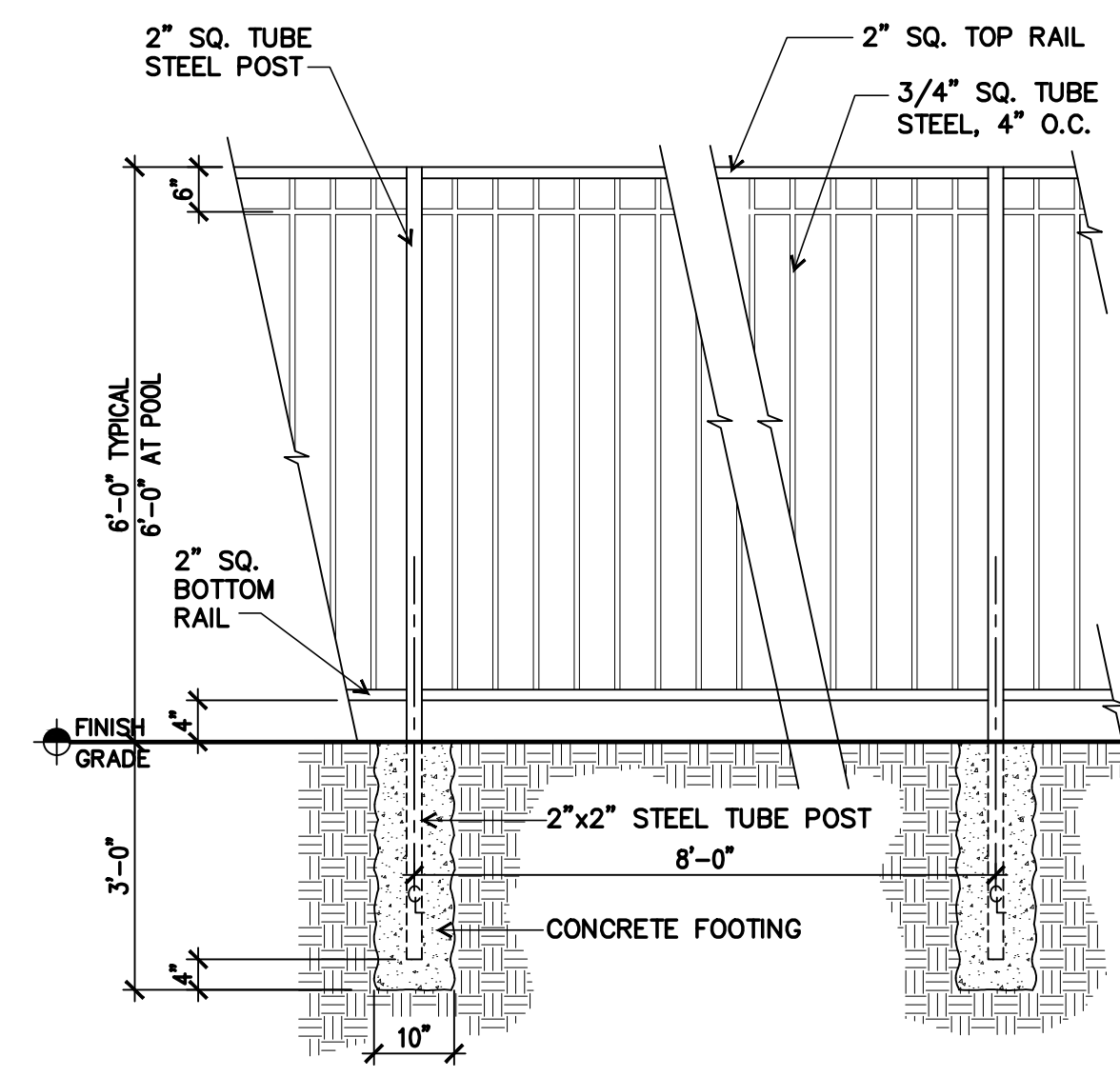
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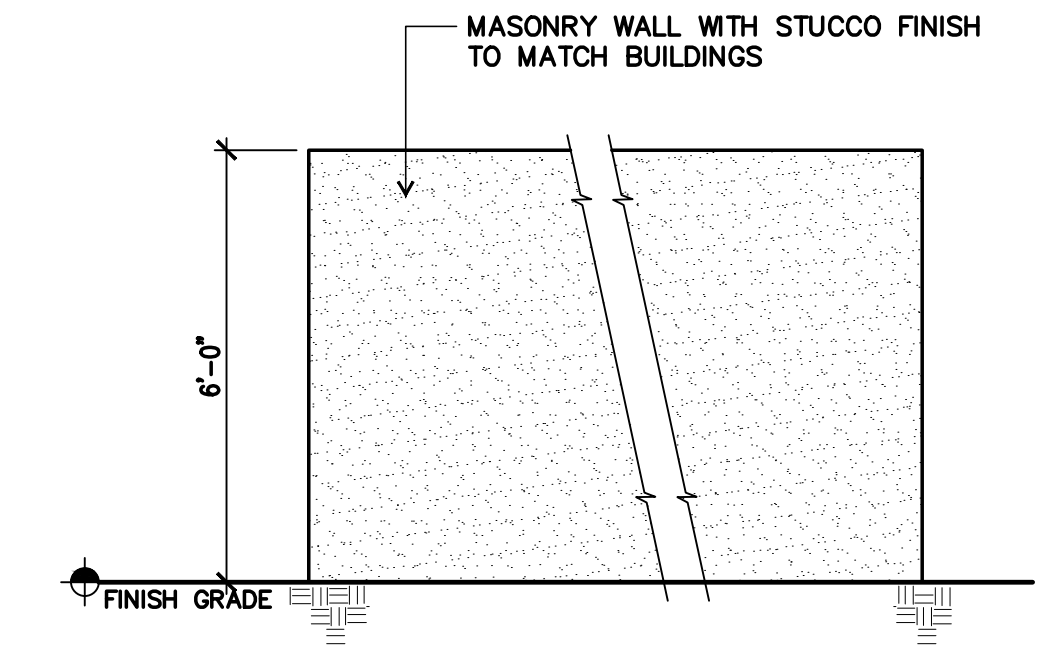


- NOTES:
1. METAL GATE COLOR - BLACK
2. PRE-CAST CONCRETE CAP/BAND
3. STUCCO FINISH COLOR - LIGHT GRAY

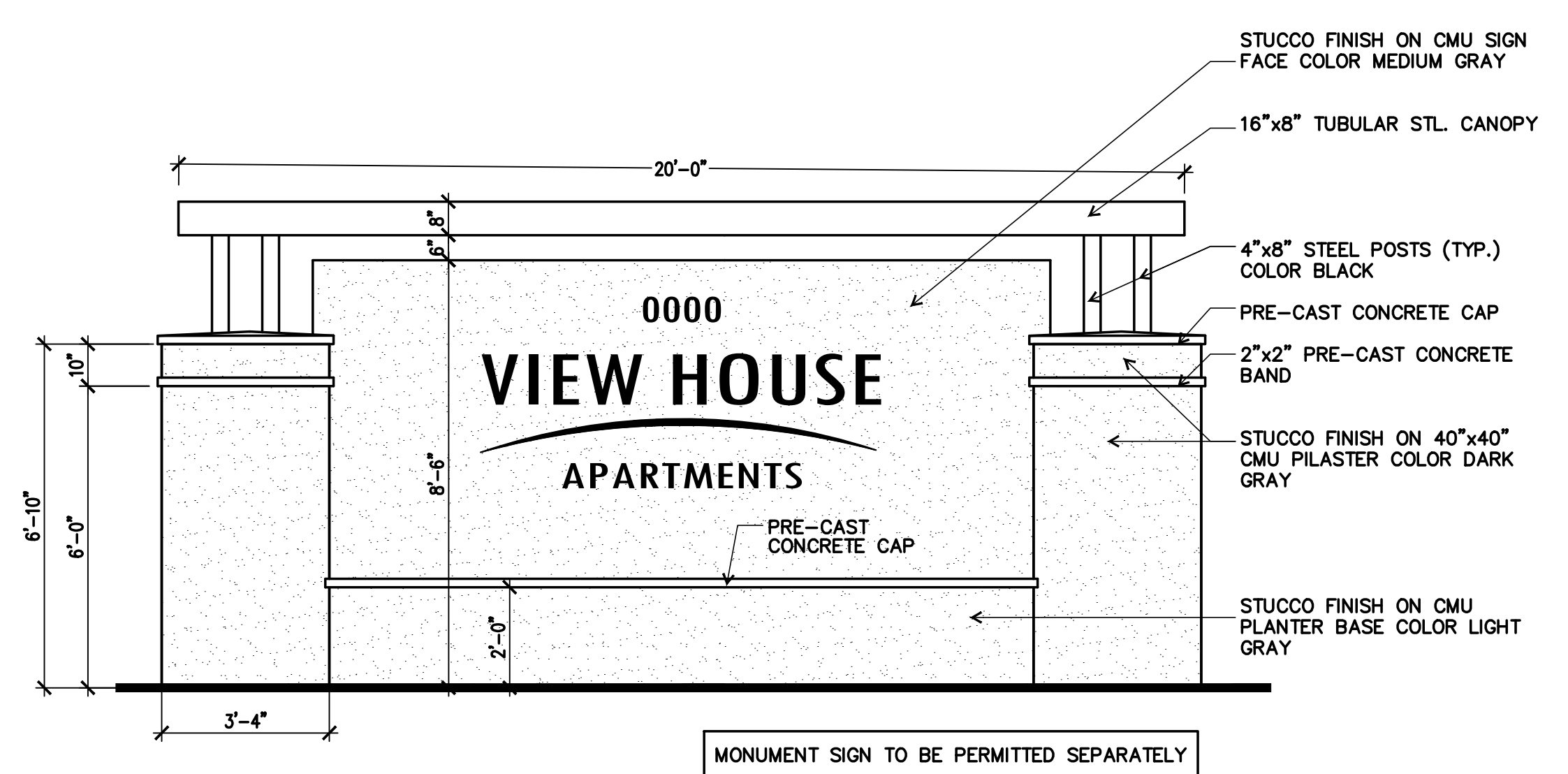
28 VEHICULAR ENTRY GATE
SCALE: 3/8" = 1'-0"



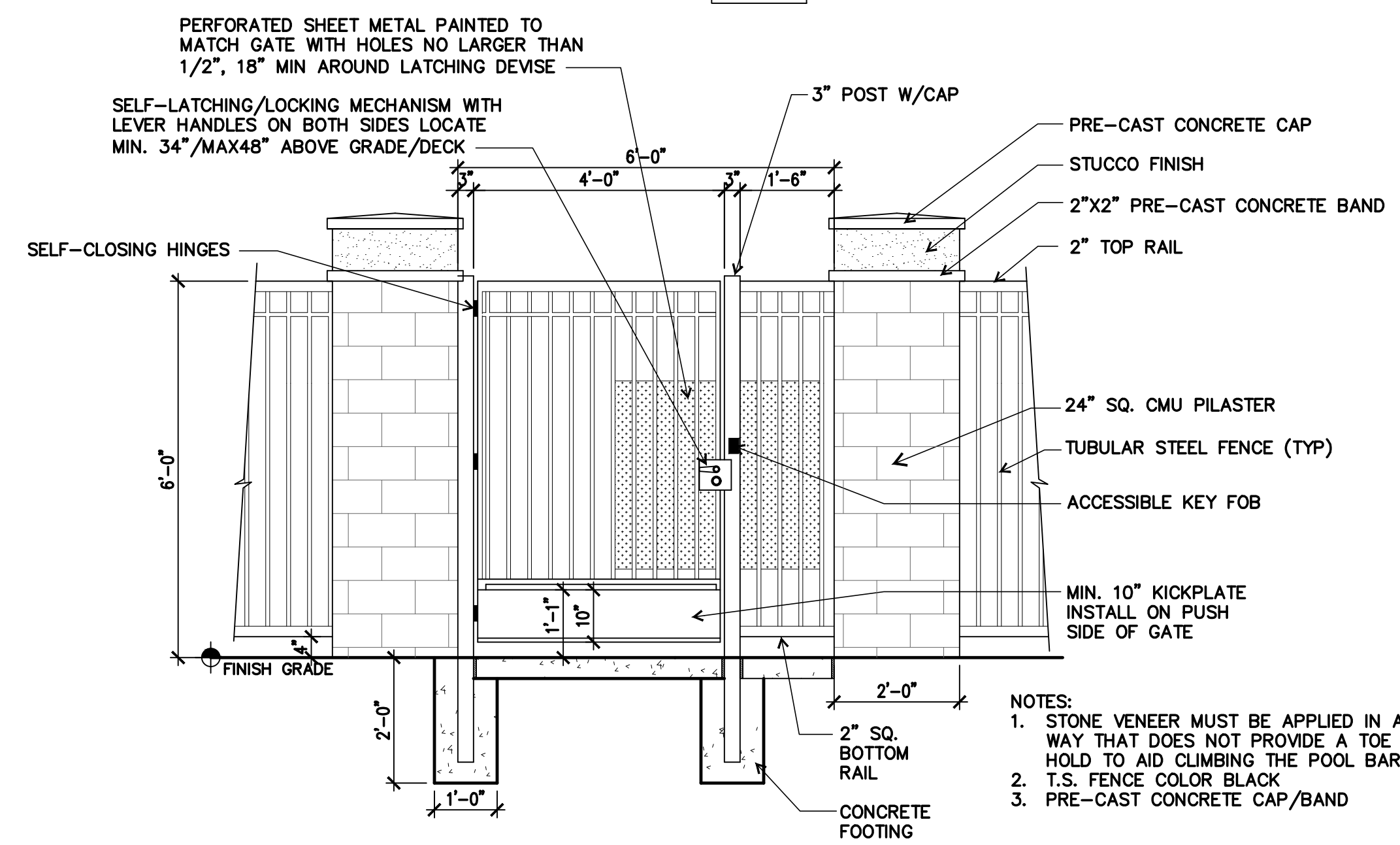
19 TUBULAR STEEL FENCE
SCALE: 1/2" = 1'-0"



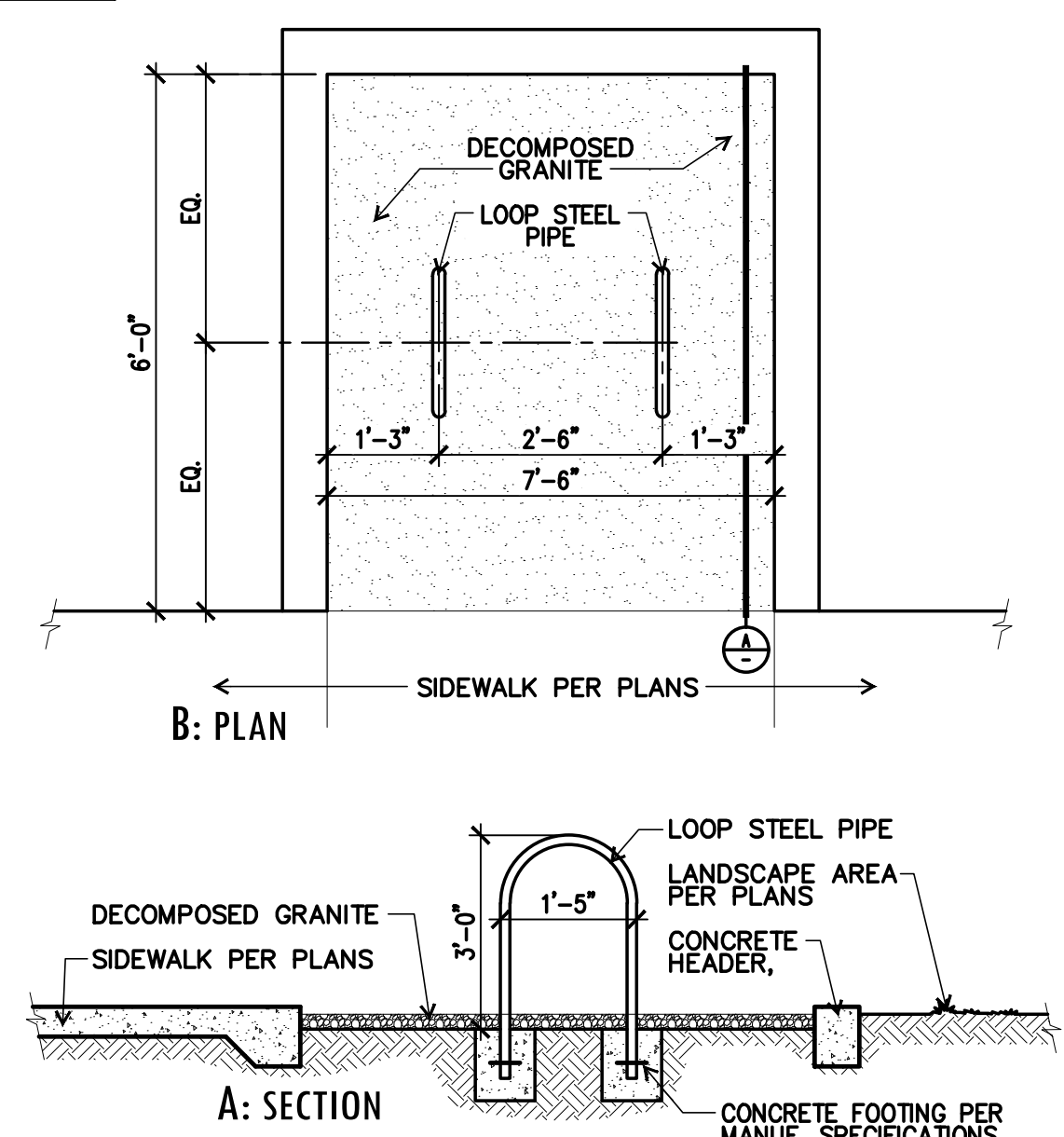
16 PERIMETER MASONRY WALL
SCALE: 3/8" = 1'-0"



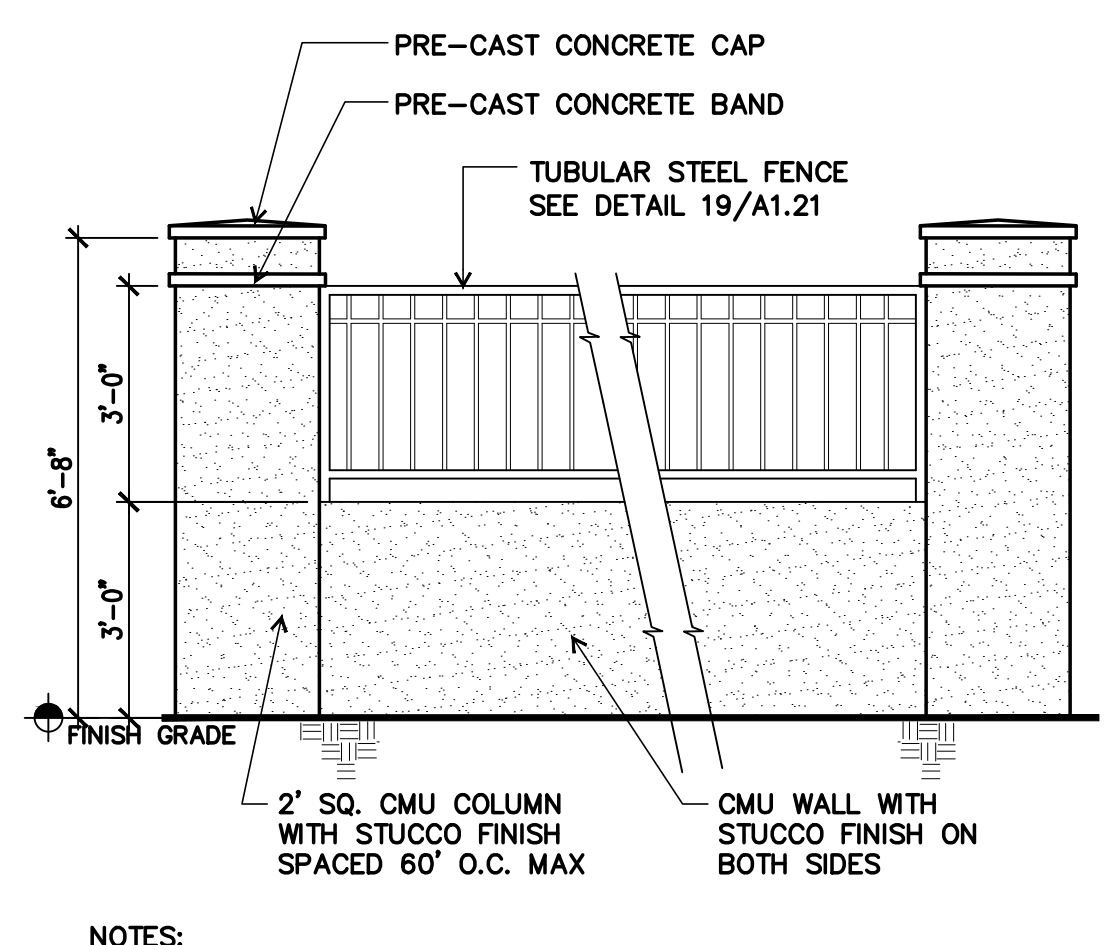
29 ENTRY MONUMENT ELEVATION
SCALE: 3/8" = 1'-0"



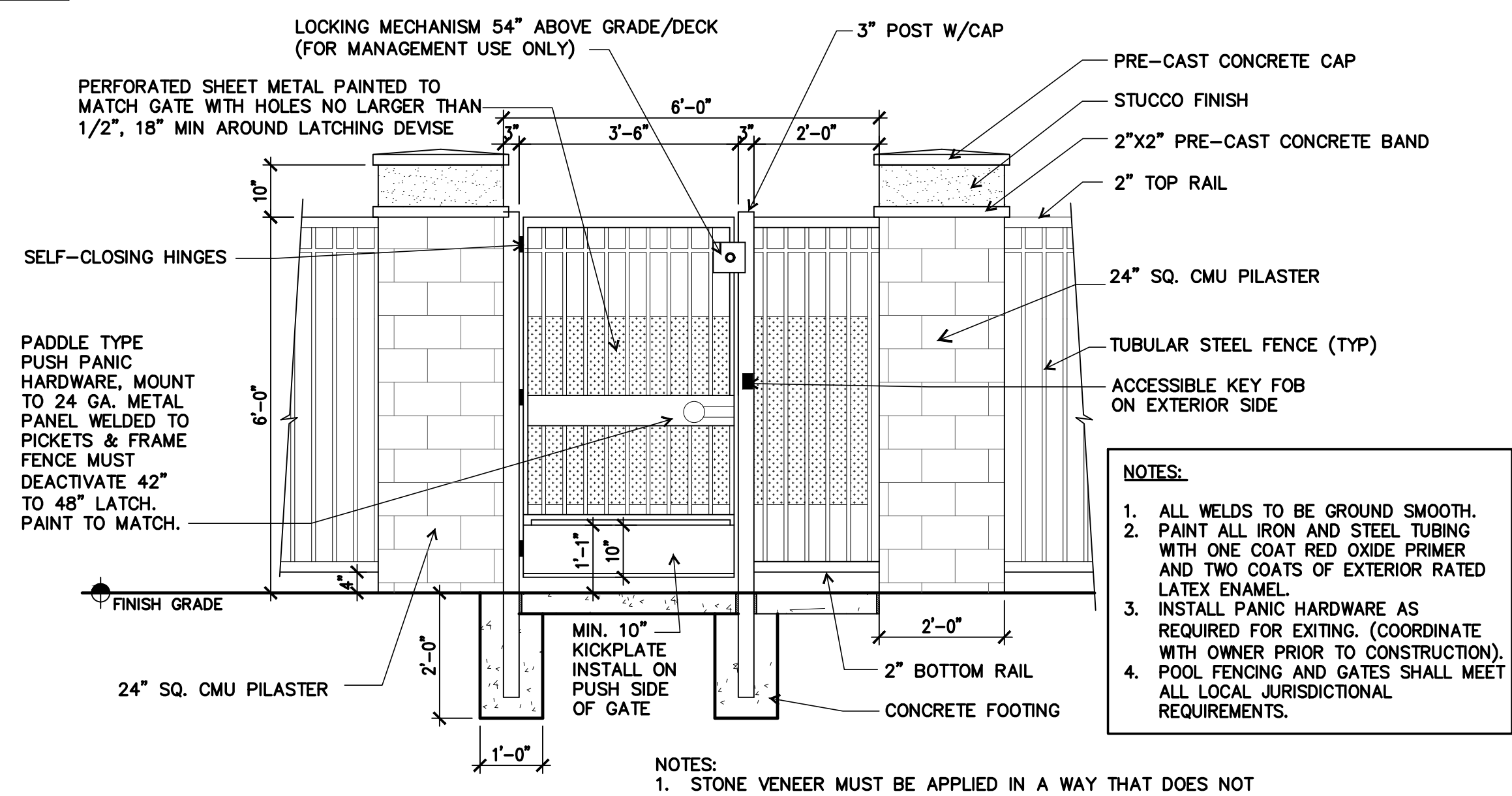
23 PEDESTRIAN ENTRY GATE
SCALE: 1/2" = 1'-0"



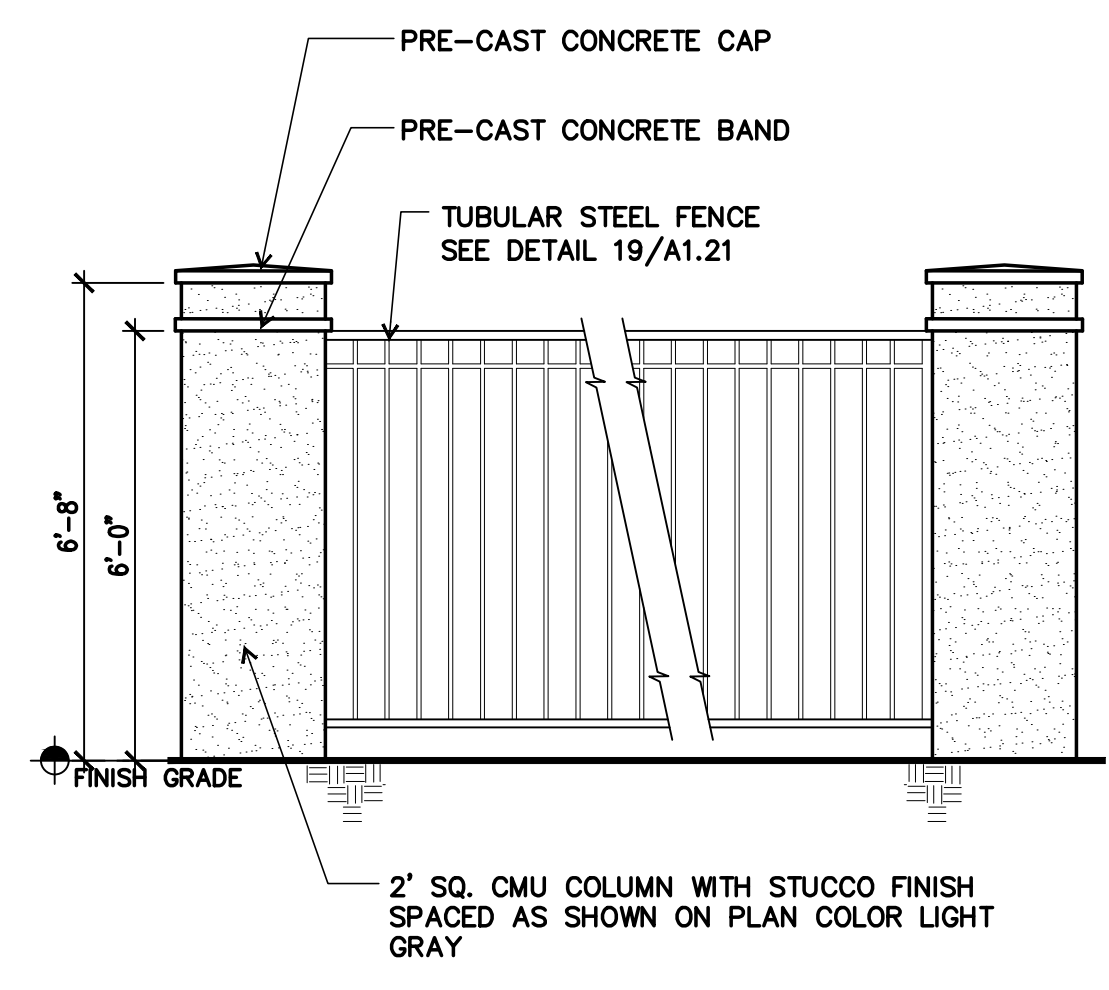
30 (4) BICYCLE RACK PARKING
SCALE: 1/2" = 1'-0"



27 PILASTER AT CMU/TUBULAR COMBO FENCE
SCALE: 3/8" = 1'-0"



24 PEDESTRIAN ENTRY GATE AT POOL FENCE
SCALE: 3/8" = 1'-0"



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE
SCALE: 3/8" = 1'-0"

NO.	REVISIONS

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROVAL. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF RIO RANCHO ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 3"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 15' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 10 GPH DRIP EMITTERS, DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END. TURF AREAS SHALL BE IRRIGATED WITH POP-UP SPRINKLER HEADS SPACED APPROPRIATELY TO ACHIEVE MATCHED PRECIPITATION ACROSS ZONE AND MINIMAL OVER SPRAY IN ALL CLIMATIC CONDITIONS.

RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON. TURF ZONES SHALL BE PROGRAMMED ACCORDING TO SEASONAL EVAPOTRANSPIRATION RATES.

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 LEGEND

SYMB.	QTY	Size (Install)	Common/Botanical	Size (Mature HxW)	Water Use	Cover (Ea.)	Total
Trees							
1	7	2" Cal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	40' x 30'	M	900	6300
19	2+	Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	1075
19	2+	Trunks w/ 2" Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	4275
10	10	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	20250
12	2+	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	19200
13	6+	6" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	8125
8	2+	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	1200
12	2+	2" Cal	Allee Elm <i>Ulmus parvifolia 'Emer II'</i>	40' x 40'	L+	1600	19200
14	2+	Trunks w/ 2" Combined Cal.	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	5600
114						Total Tree Coverage:	102025
Shrubs & Groundcovers							
24	5 Gal		Blue Mist Spirea <i>Garyopteris x clandonensis</i>	3' x 3'	Low+	9	216
24	5 Gal		Cur-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	5400
31	5 Gal		Soto <i>Dasylirion wheeleri</i>	5' x 5'	RU	25	1715
46	5 Gal		Manhattan Euonymus <i>Euonymus klatschovius</i>	6' x 6'	M+	36	1656
56	5 Gal		Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	504
14	5 Gal		Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1400
22	5 Gal		Blue Holly <i>Ilex meserveae</i>	7' x 5'	M+	25	550
39	5 Gal		Spartan Juniper <i>Juniperus chinensis 'Spartan'</i>	15' x 3'	Low+	9	351
62	5 Gal		Buffalo Juniper <i>Juniperus sibirica 'Buffalo'</i>	1' x 8'	Low+	64	3968
48	5 Gal		Morning Light Maiden Grass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	1200
83	5 Gal		Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RU	36	2988
90	5 Gal		Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	1440
62	5 Gal		Three-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	2232
30	5 Gal		Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	480
37	5 Gal		Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	333
668						Total Shrub Coverage:	23493

Other Materials

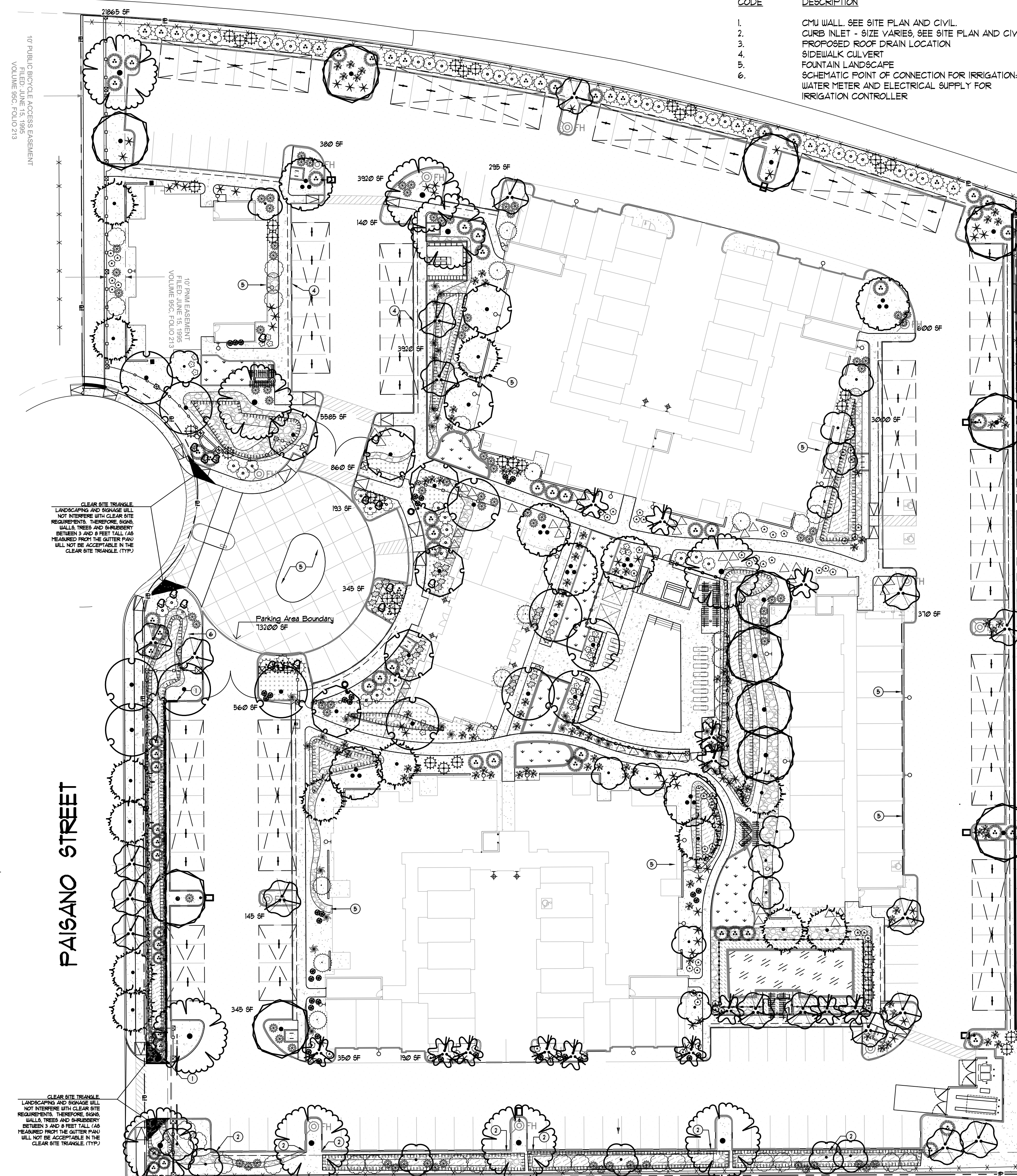
QTY	TYPE
15	EA Boulders (2-3cf) To be placed at contractor's discretion
1190	SF Crusher Fines Over Aggregate Basecourse
42640	SF Landscape Gravel A with Filter Fabric 3/4" Brown Gravel
5820	SF Landscape Gravel B with Filter Fabric 1" Blush Gravel
3300	SF Landscape Gravel C with Filter Fabric 1/2" Basalt Crushed Gravel
10200	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
2600	SF Parkland Sod Pop-up Irrigation
1240	SF Dog Park Surfacing Synthetic Turf over Aggregate Base
	Concrete See site plan
	Asphalt Parking Areas and Driveways See site plan
	Landscape Curb
	Stormwater Management Depression
	Site Furnishings Benches, Tables, Trash Receptacles, Shade Structures

LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT		
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994		
TOTAL LOT AREA (ACRES)	5.04	GROUND COVER (% - REQ)	18.75
TOTAL LOT AREA (SF)	219542	GROUND COVER (SF - REQ)	12328
BUILDING AREA (SF)	50923	GROUND COVER (SF - PROV.)	26093
NET LOT AREA (SF)	168619		
REQUIRED LANDSCAPE (%)	15	PARKING LOT AREA (SF)	120000
REQUIRED LANDSCAPE (SF)	25293	REQ. PARKING LANDSCAPE 10% (SF)	12000
LANDSCAPE PROVIDED (SF)	65750	PROV. PARKING LANDSCAPE (SF)	35644
		REQ. PARKING TREES (1/10 SPOTS)	26
		PROV. PARKING TREES	31
VEGETATIVE COVER (% - REQ)	75.0		
VEGETATIVE COVER (SF - REQ)	49319	COOL SEASON GRASS (SF)	2600
VEGETATIVE COVER (SF - PROV.)	129518	COOL SEASON GRASS (% OF LANDSCAPE)	4.0
REQ. TREES - 1ST AND 2ND STORY UNITS	54		
PROVIDED UNIT TREES	80		

SHEET KEYED NOTES

- CODE DESCRIPTION
1. CMU WALL, SEE SITE PLAN AND CIVIL.
 2. CURB INLET - SIZE VARIES, SEE SITE PLAN AND CIVIL.
 3. PROPOSED ROOF DRAIN LOCATION.
 4. SIDEWALK CULVERT.
 5. FOUNTAIN LANDSCAPE.
 6. SCHEMATIC POINT OF CONNECTION FOR IRRIGATION: WATER METER AND ELECTRICAL SUPPLY FOR IRRIGATION CONTROLLER.

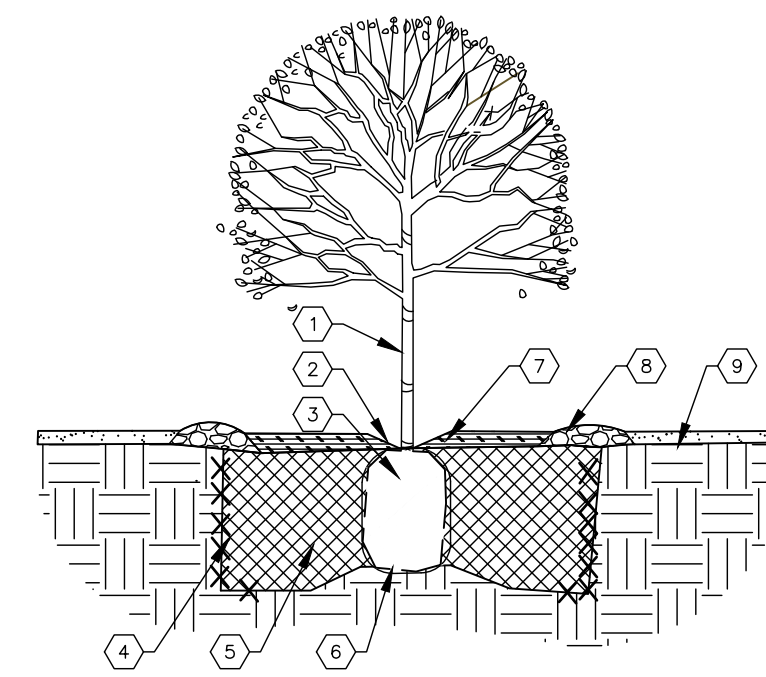


SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. USE SOFT CHIPPED ORGANIC MULCH OVER ROOTBALL, HEAVENED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS.
4. 2" HIGH X 8" WIDE COBBLE BERRY AT DRIP LINE.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARPY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN 3" DEPTH UNLESS OTHERWISE NOTED.

SHRUB PLANTING

NTS SHRUB PLANTING DETAIL



TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVE EXISTING SOIL FROM HOLE/PIE TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. INSTALL TREE PLUMBER REMOVE WIRE BASKET, WOOD BOX, PLASTIC TUNE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE SURFLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARPY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL, AND BELOW DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 8" WIDE COBBLE BERRY AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN.

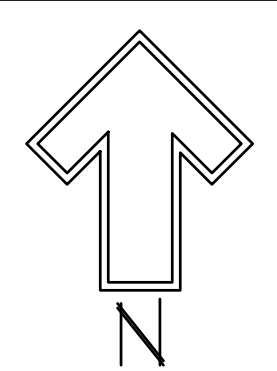
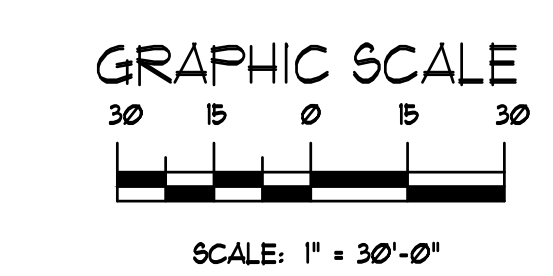
TREE PLANTING

NTS TREE PLANTING DETAIL

PAISANO STREET TREES
Linear Footage: 348'
Trees Provided: 14

20' WATERLINE EASEMENT
FILED NOVEMBER 2, 1993
VOLUME C22, FOLIO 101

10' PUBLIC UTILITY EASEMENT
FILED JUNE 15, 1995
VOLUME 95C, FOLIO 213



The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cell: (505) 716-4159
Fax: (505) 899-9630
darynhilltoplandscape.com

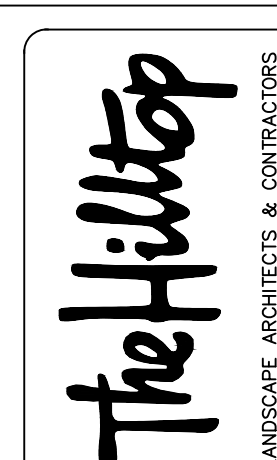
Landscape Architect



September 9, 2020

View House Apartments
540 Paisano St. NE
Albuquerque, NM 87123

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REVISION: [Signature]
DATE: 09/11/2020

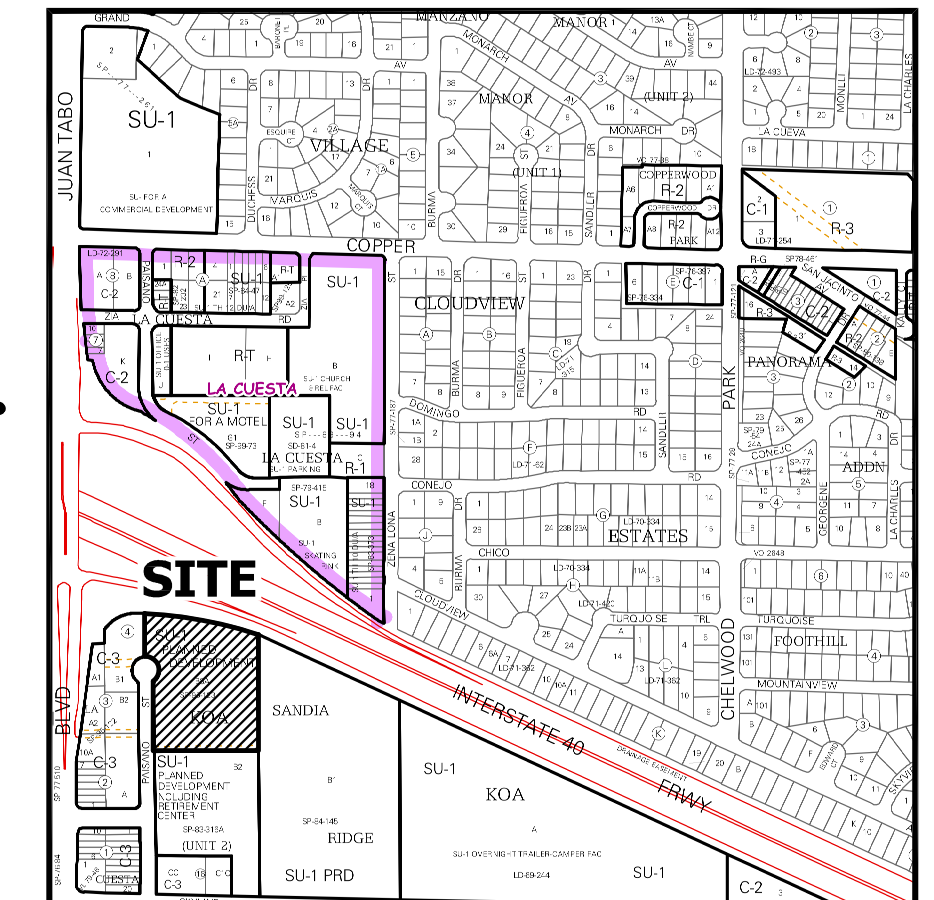
SHEET •
LS-101

Conceptual Landscape Plan

VIEW HOUSE APARTMENTS

540 PAISANO STREET NE
ALBUQUERQUE, NM 87112

AUGUST, 2020



VICINITY MAP K-22-Z

ADDRESS: 540 Paisano Street NE, Albuquerque, NM

LEGAL DESCRIPTION: TRACT B-3-A, K. O. A. SUBDIVISION, UNIT 2

SITE AREA: 220,173 SF (5.0545 acres)

BENCHMARK: City of Albuquerque Station '10-K21' being a brass cap.
ELEV= 5557.514 (NAVD 1988)

SURVEYOR: The Survey Office, LLC dated February 12, 2020

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0359G (9/26/08), this site is identified as being within Zone 'X' which is determined to be of minimal flood hazard.

OFFSITE FLOW: The site does not accept any offsite flow as the apartment complex to the east has a curbed drive aisle running along the west side of the site. The Interstate 40 trail running along the north side of the site has a bar ditch which contains the runoff and carries flow to the west.

EXISTING CONDITIONS: The site is currently undeveloped with some sparse vegetation. The site slopes down to the west at approximately 3% and the sheet flow discharges to the public R/W of Paisano Street NE.

PROPOSED IMPROVEMENTS: The proposed improvements include 4 new 3-story and 4-story apartment buildings, a community building with swimming pool, associated paved access and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the first flush volume. Private storm drains will be extended onsite to provide for catch basins to intercept site runoff.

Existing land treatment: 90% A and 10% B
 $Q = [(0.90)(1.87) + (0.10)(2.60)](5.05) = 9.8$ CFS
 Proposed land treatment: 10% B, 25% C and 65% D
 $Q = [(0.10)(2.60) + (0.25)(3.45) + (0.65)(5.02)](5.05) = 22.2$ CFS

First flush $V = (143,112)(0.34/12) = 4,054$ CF
 Total retention volume provided onsite is 4,102 CF
 The proposed retention pond areas will combine to contain the first flush volume. Site runoff will increase from historic but the existing street capacity is adequate.

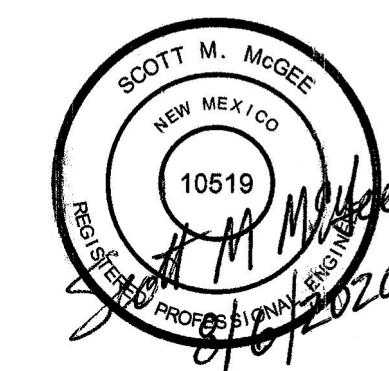
Legend

	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR - MAJOR
	NEW CONTOUR - MINOR
	RETAINING WALL
	HIGH POINT
	SPOT ELEVATION
	FLOW DIRECTION
	F.F.=5552.0
	RD

NOT FOR CONSTRUCTION

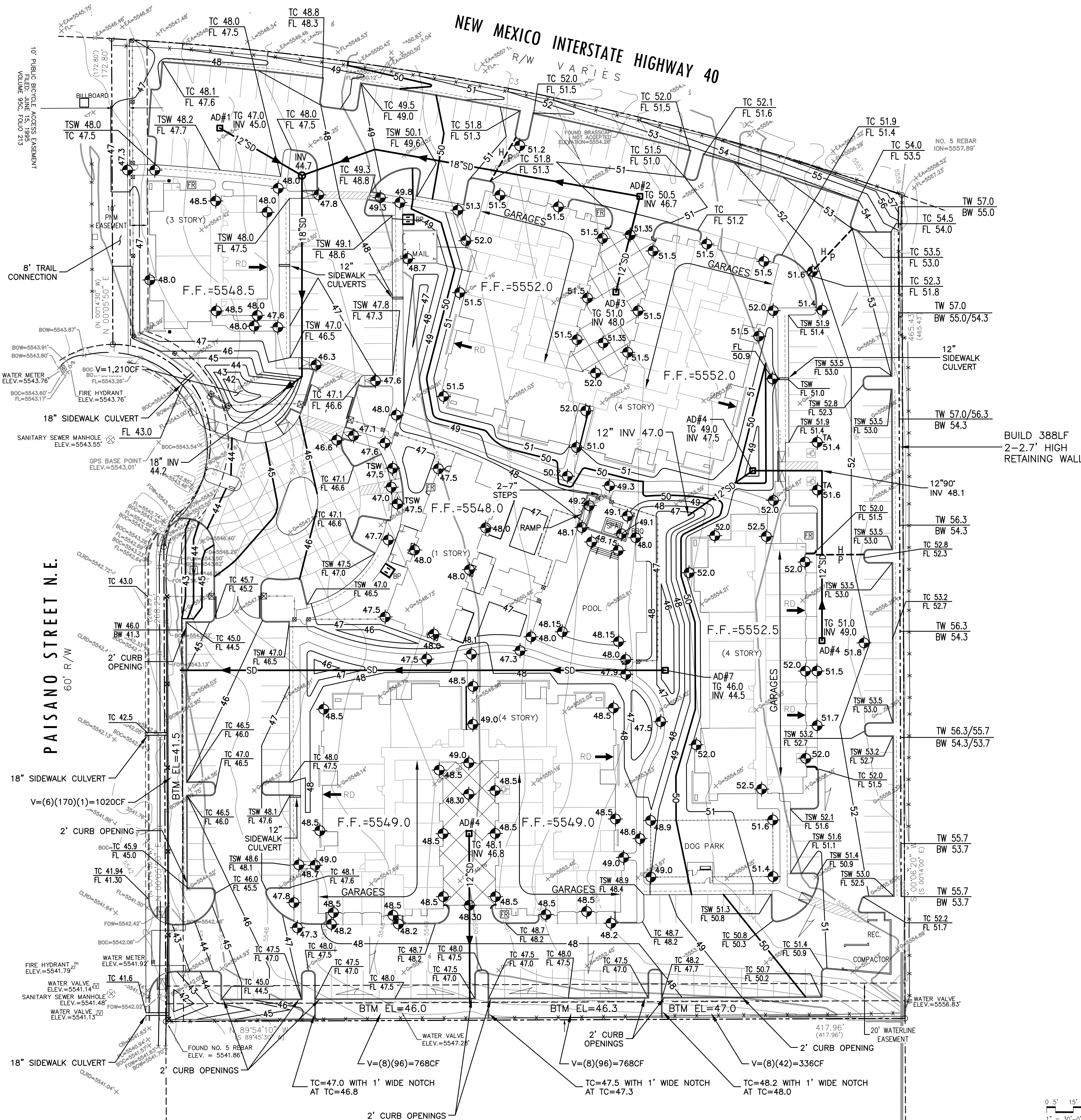
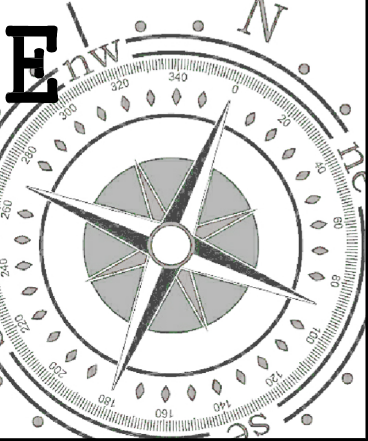


0' 5' 15' 30' 60'
1" = 30'-0"



Scott M McGee PE

9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com



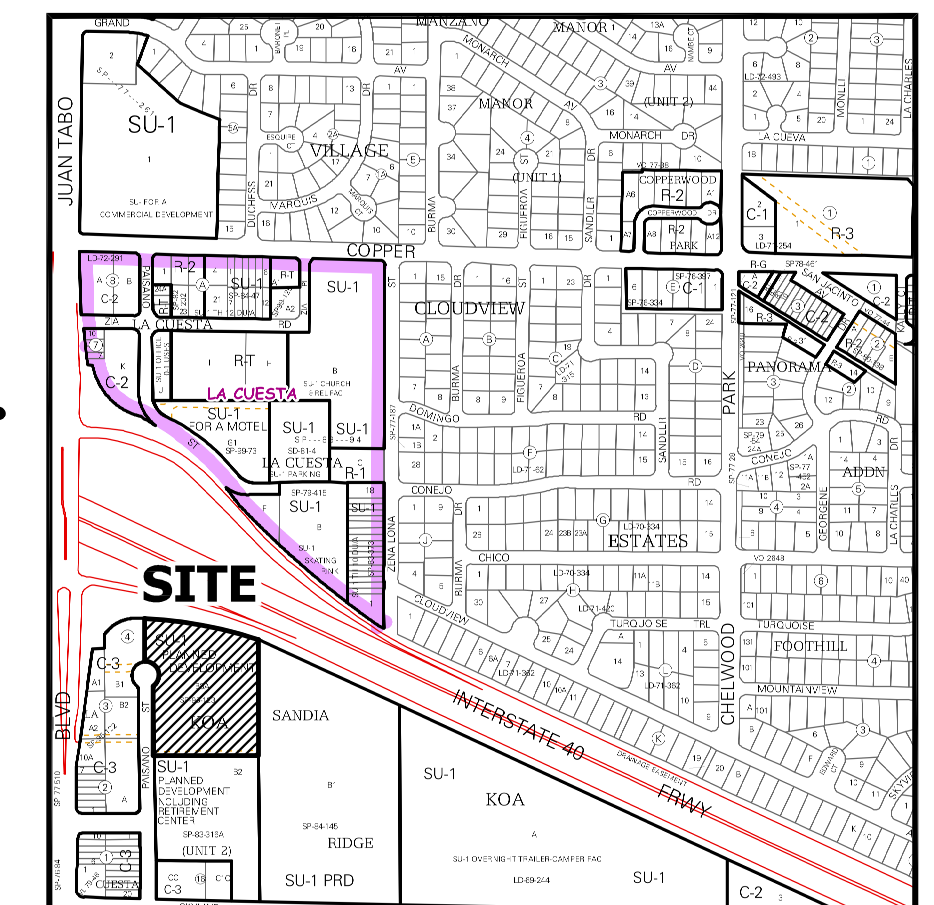
CONCEPTUAL GRADING AND DRAINAGE PLAN

1" = 30'

VIEW HOUSE APARTMENTS

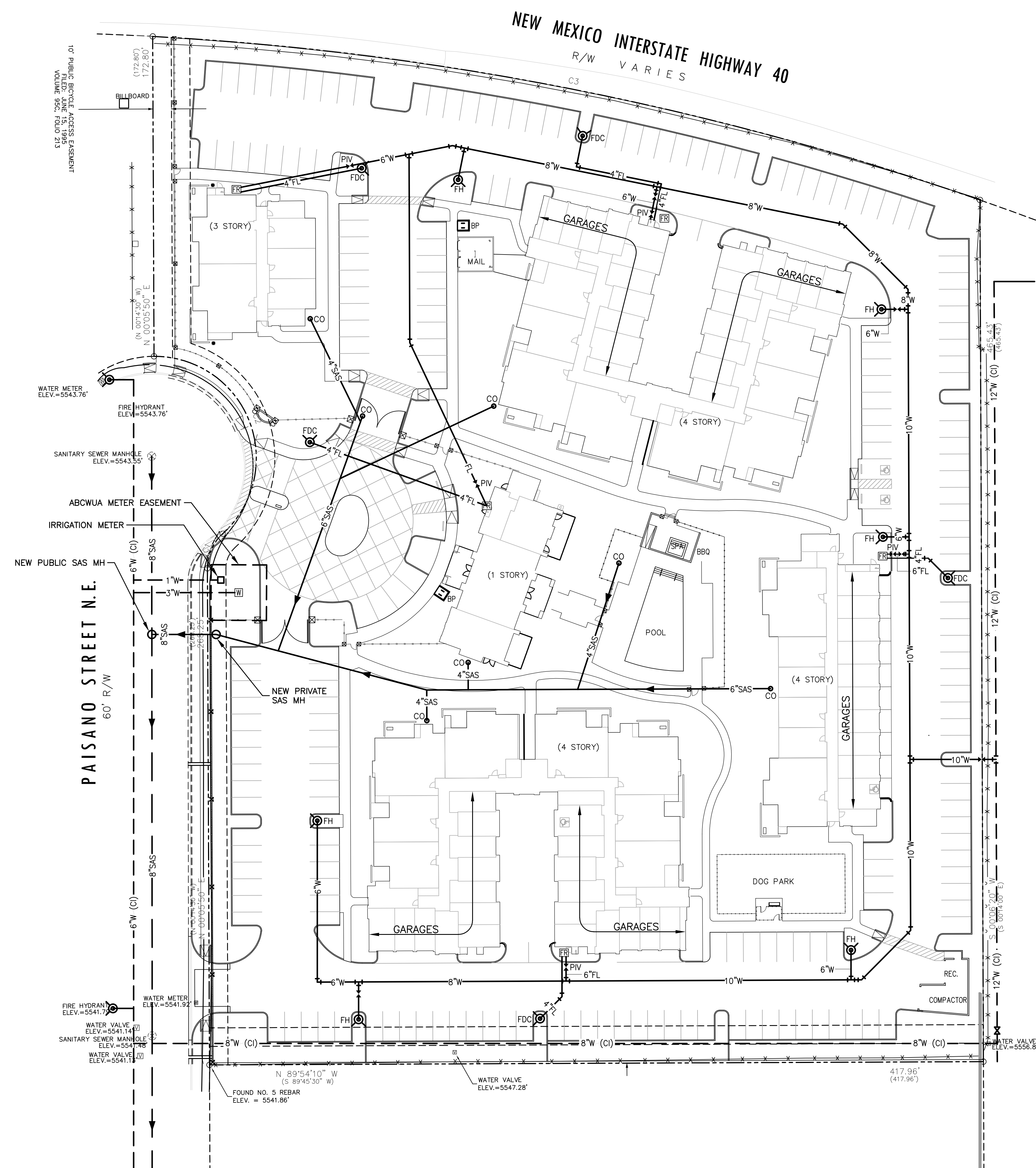
540 PAISANO STREET NE
ALBUQUERQUE, NM 87112

FEBRUARY, 2020



VICINITY MAP K-22-Z

**NOT FOR
CONSTRUCTION**

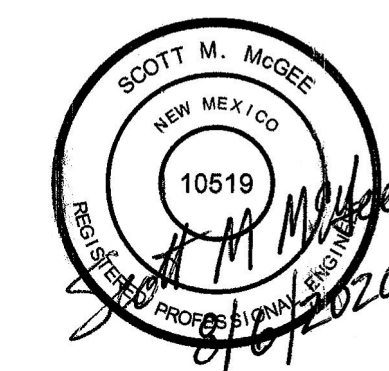


CONCEPTUAL UTILITY PLAN

1" = 30'

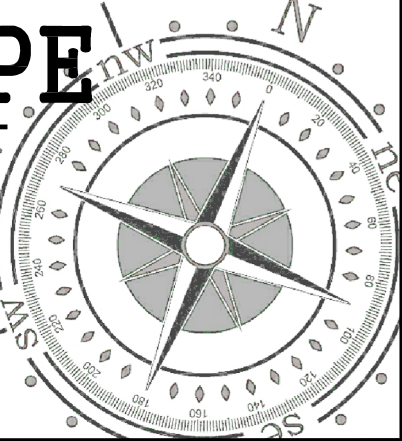
Legend

---	PROPERTY LINE
--- 8" SAS ---	EXISTING SANITARY SEWER LINE WITH SIZE
--- 4" SAS ---	NEW SANITARY SEWER LINE WITH SIZE
--- 12" (CI) ---	EXISTING WATER LINE WITH SIZE
--- 2" W ---	NEW WATER LINE WITH SIZE
○ CO	CLEANOUT
⊗	FIRE HYDRANT



Scott M McGee PE

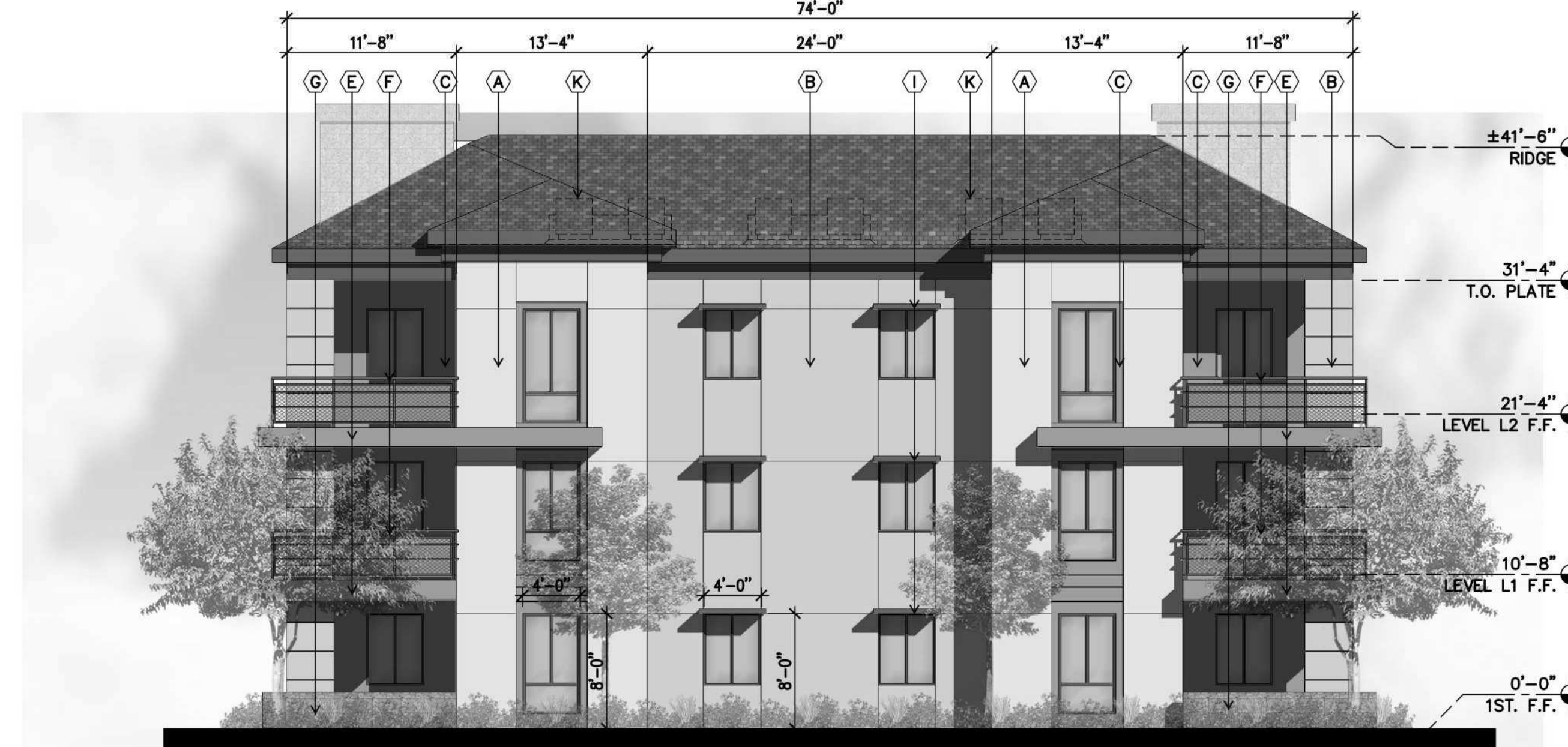
9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com





BLDG. TYPE 1 FRONT ELEVATION

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



BLDG. TYPE 1 REAR ELEVATION

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



BLDG. TYPE 1 RIGHT ELEVATION

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



BLDG. TYPE 1 LEFT ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH BLACK
- (E) STUCCO FINISH LIGHT BROWN
- (F) METAL RAILING
- (G) EXPOSED CMU
- (H) CONCRETE LIGHTWEIGHT TILE
- (I) WINDOW SHADE
- (J) OPENING
- (K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
- (L) BRICK VENEER

VIEW HOUSE APARTMENTS

540 PAISANO STREET NE
ALBUQUERQUE, NEW MEXICO 87123



WorldHQ@ORBArch.com



DATE: SEPTEMBER 02, 2020 ORB # 19-223

A3.13

BUILDING TYPE 1
PRELIMINARY ELEVATIONS



BLDG. TYPE 2 FRONT ELEVATION

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT GRAY
 - (B) STUCCO FINISH MEDIUM GRAY
 - (C) STUCCO FINISH DARK GRAY
 - (D) STUCCO FINISH BLACK
 - (E) STUCCO FINISH LIGHT BROWN
 - (F) METAL RAILING
 - (G) EXPOSED CMU
 - (H) CONCRETE LIGHTWEIGHT TILE
 - (I) WINDOW SHADE
 - (J) OPENING
 - (K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
 - (L) BRICK VENEER



BLDG. TYPE 2 REAR ELEVATION



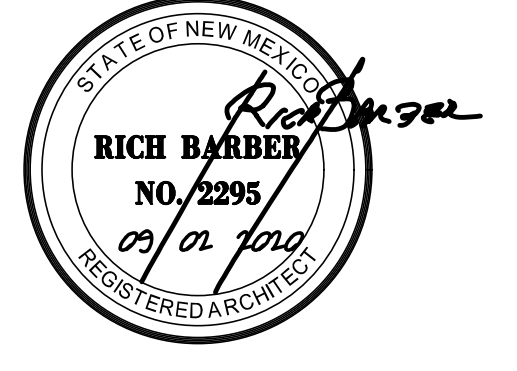
BLDG. TYPE 2 LEFT ELEVATION



BLDG. TYPE 2 RIGHT ELEVATION

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ORB
 Architecture, LLC
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A3.23

BUILDING TYPE 2
 PRELIMINARY ELEVATIONS

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MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH BLACK
- (E) STUCCO FINISH LIGHT BROWN
- (F) METAL RAILING
- (G) EXPOSED CMU
- (H) CONCRETE LIGHTWEIGHT TILE
- (I) WINDOW SHADE
- (J) OPENING
- (K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
- (L) BRICK VENEER



BLDG. TYPE 3 REAR ELEVATION

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



BLDG. TYPE 3 FRONT ELEVATION

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

DATE: SEPTEMBER 02, 2020 ORB # 19-223

A3.36

BUILDING TYPE 3
PRELIMINARY ELEVATIONS



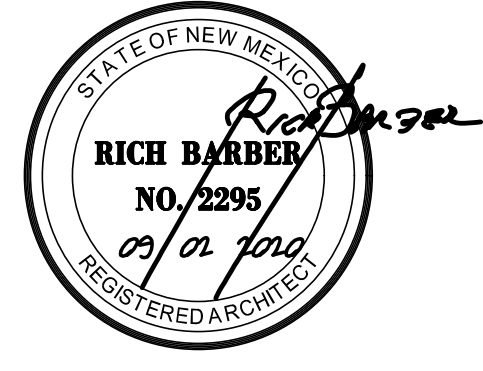
BLDG. TYPE 3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH BLACK
- (E) STUCCO FINISH LIGHT BROWN
- (F) METAL RAILING
- (G) EXPOSED CMU
- (H) CONCRETE LIGHTWEIGHT TILE
- (I) WINDOW SHADE
- (J) OPENING
- (K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
- (L) BRICK VENEER

VIEW HOUSE APARTMENTS

540 PAISANO STREET NE
 ALBUQUERQUE, NEW MEXICO 87123



BLDG. TYPE 3 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

DATE: SEPTEMBER 02, 2020 ORB # 19-223

A3.37

BUILDING TYPE 3
 PRELIMINARY ELEVATIONS

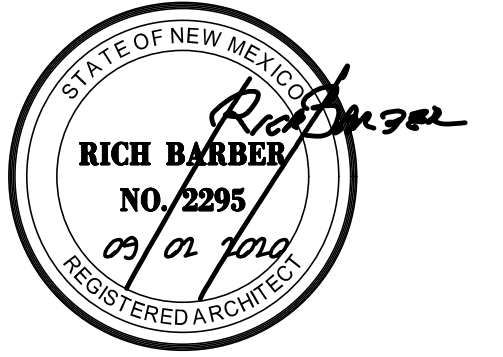
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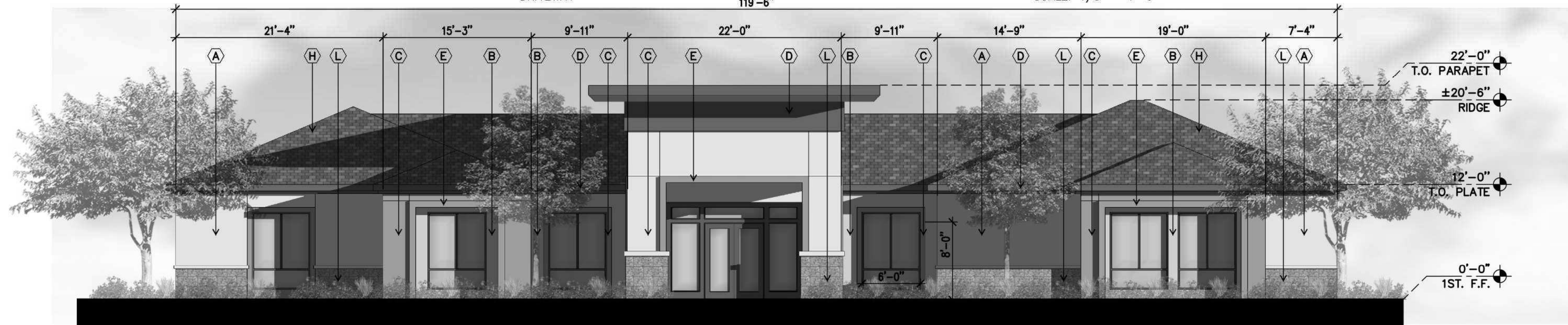
MATERIAL KEY NOTES:

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- (D) STUCCO FINISH BLACK
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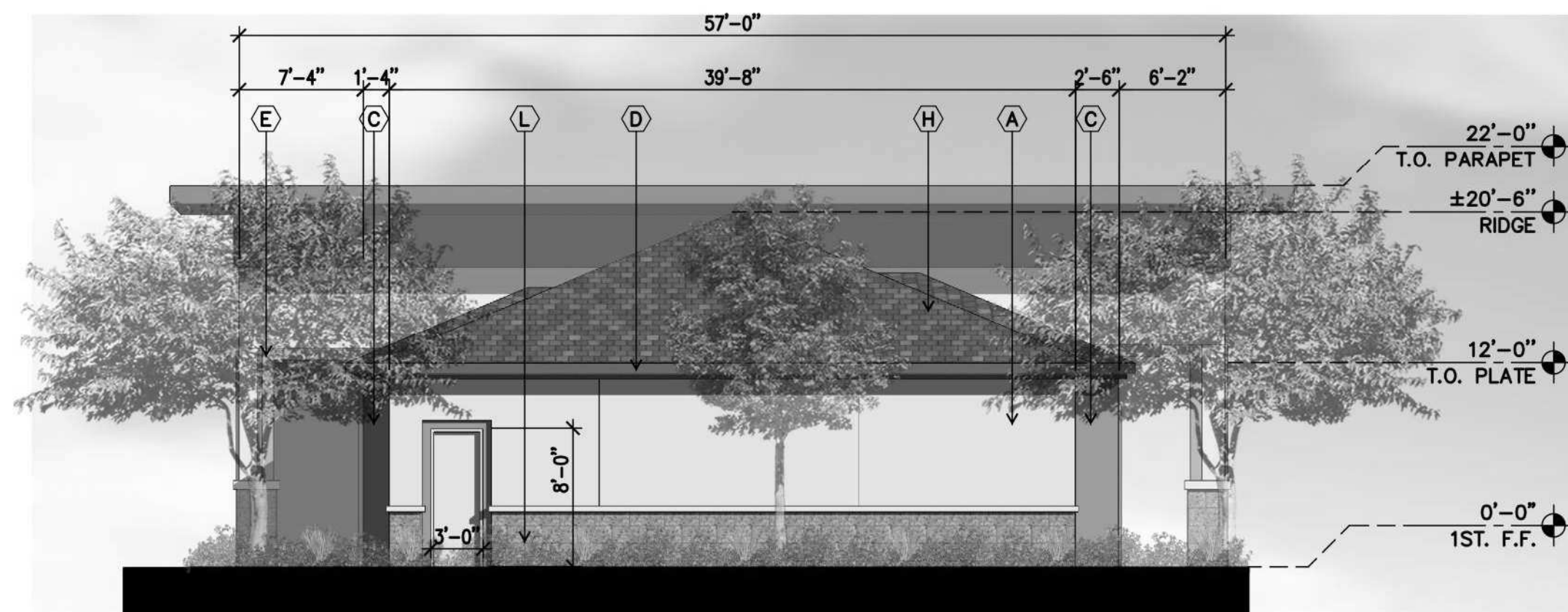
REC BLDG. FRONT ELEVATION

DRIVEWAY 119'-6" SCALE: 1/8" = 1'-0"



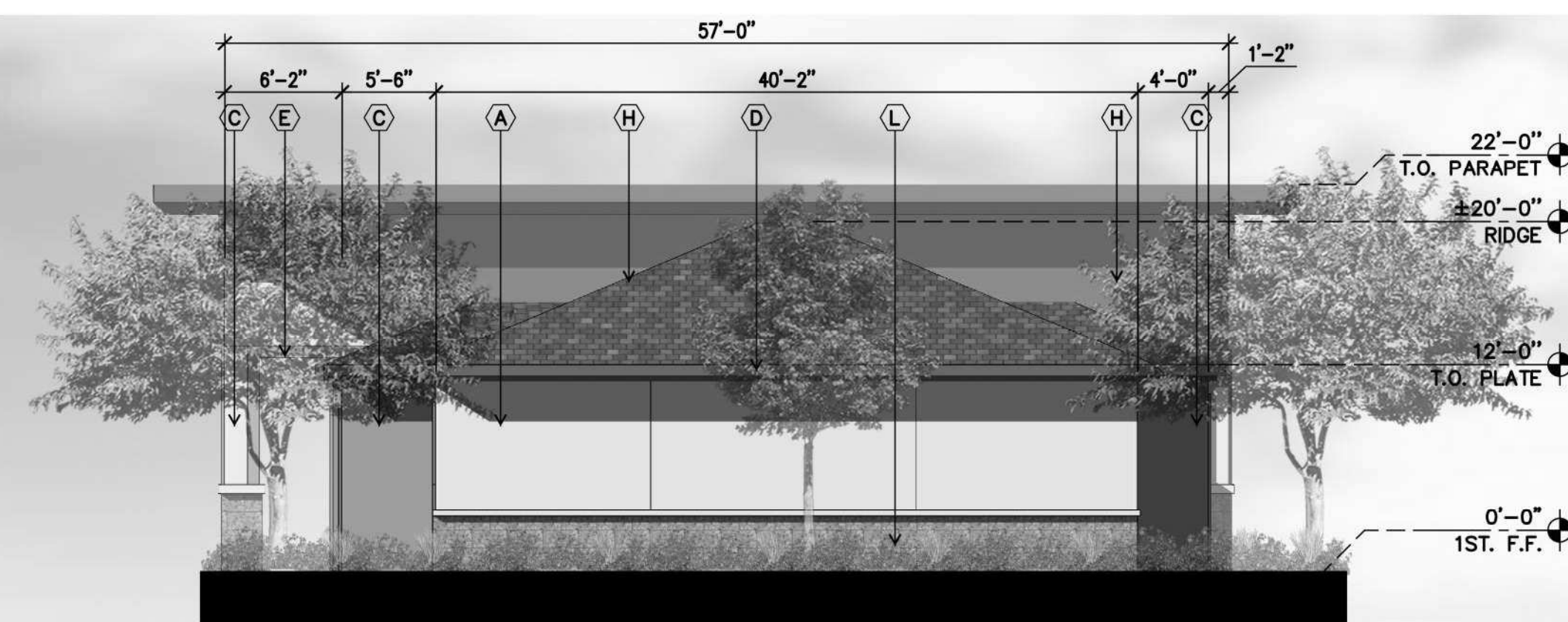
REC BLDG. REAR ELEVATION

POOL 119'-6" SCALE: 1/8" = 1'-0"



REC BLDG. LEFT ELEVATION

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



REC BLDG. RIGHT ELEVATION

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

DATE: SEPTEMBER 02, 2020 ORB # 19-223

A3.42

REC/LEASING
PRELIMINARY ELEVATIONS











PR-2020-003455_SI-2020-00824_Site_Plan_Aproved_9-30-20_Sheet_1


Final Audit Report


2020-10-07


Created:	2020-09-30
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAApTt-fEMICARKuNr_uE_rZWW2FlIs1PmB

"PR-2020-003455_SI-2020-00824_Site_Plan_Approved_9-30-20_Sheet_1" History


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