

PROJECT NUMBER: PR-2020-004596
Application Number: SI-2023-01076
 Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Date Solid Waste Management	Date
Planning Department	Date

UPC: 101006305745520820
 LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
 ZONING: MX-L
 ZONE ATLAS PAGE: D-10

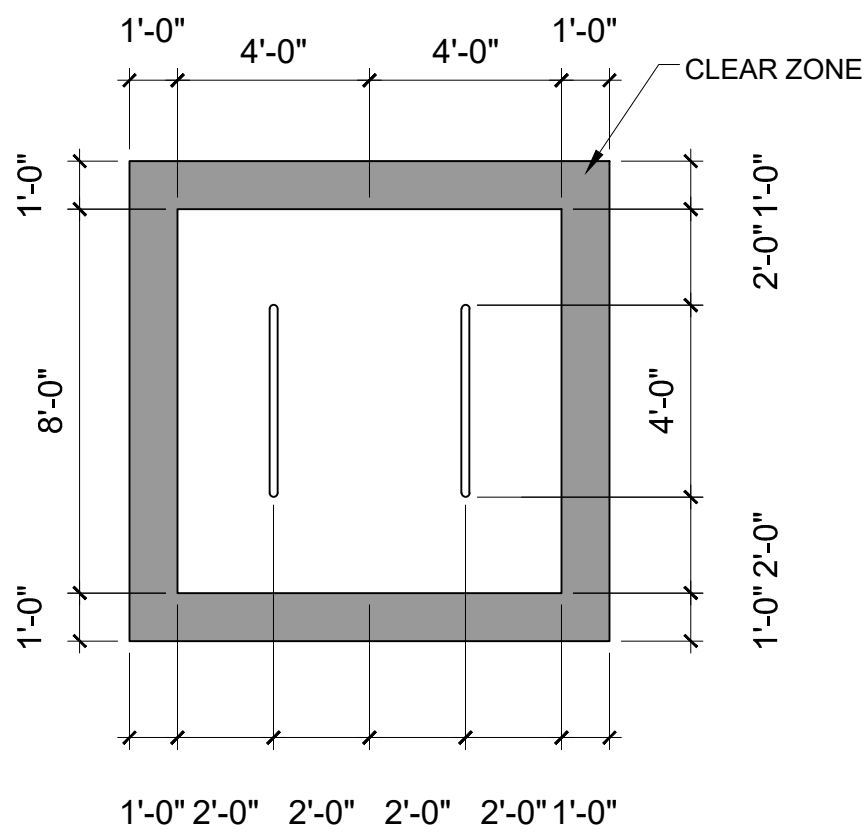
GROSS LOT AREA = 6,5656 AC = 285,999.06 SF
 BUILDING FOOTPRINT = 92,414 SF
 NET LOT AREA = 193,585 SF
 REQUIRED LANDSCAPE AREA @ 25% = 48,396 SF ; 115,374 SF PROVIDED

PARKING:
 MULTI-FAMILY
 1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
 2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
 LEASING OFFICE 738 SF X 1 PER 3,500 SF = 2 SPACES REQUIRED
 CLUBHOUSE AMMUNITY 583 SF X 1 PER 3,000 SF = 2 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 248 SPACES
 SPACES PROVIDED = 296 SPACES
 248 SPACES X 5% = 12 CHARGING SPACES REQUIRED, 13 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
 MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED
 BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

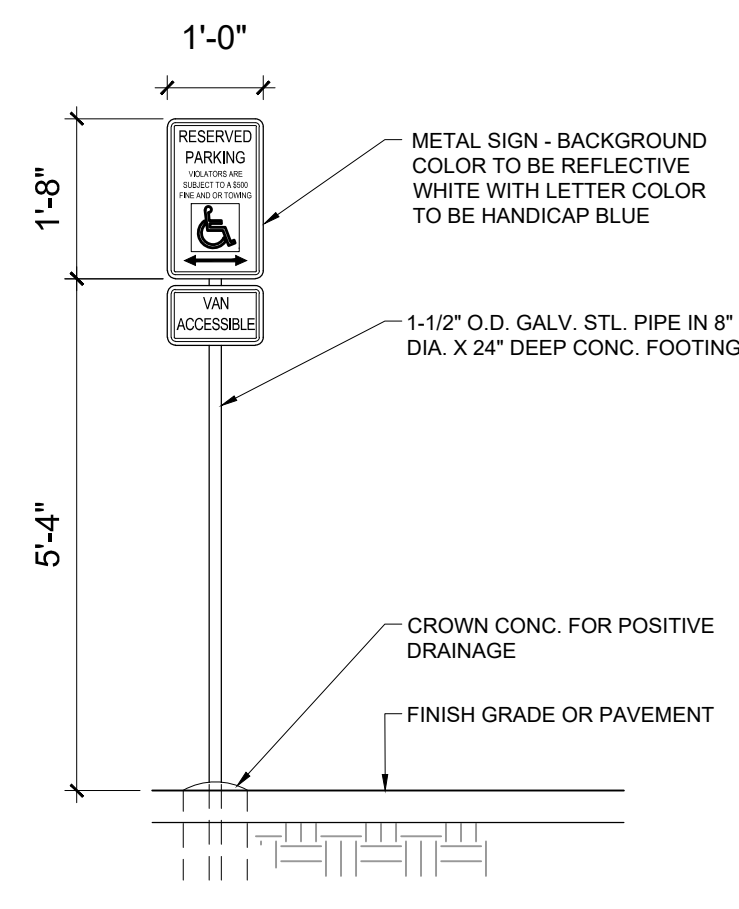
IDO TABLE 5-1-2 OPEN SPACE:
 1 BEDROOM: 87 EA X 225 SF = 19,575 SF
 2 BEDROOM: 88 EA X 285 SF = 25,080 SF
 TOTAL PROVIDED = 44,655 SF
 GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (EXCLUDING SIDEWALKS)
 UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED
 TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:
 ALL WINDOWS SHALL BE RECESSED 2 INCHES
 ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.
 LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.
 ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).
 ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.
 BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.
 WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.
 PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES
 SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO
 MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE



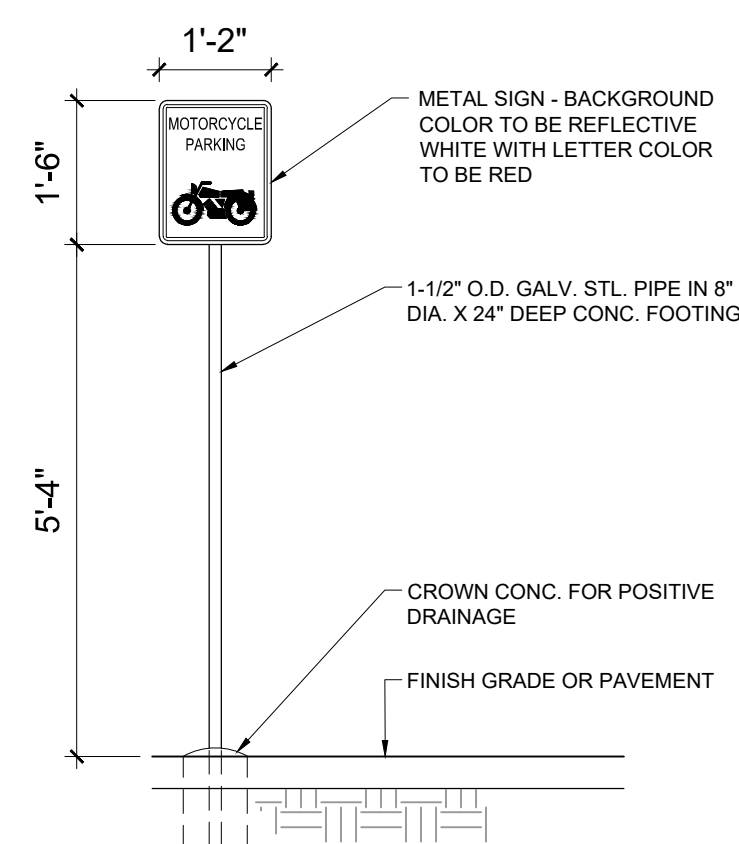
BIKE PARKING

SCALE: 1/4" = 1'-0"



HC SIGN

SCALE: NTS

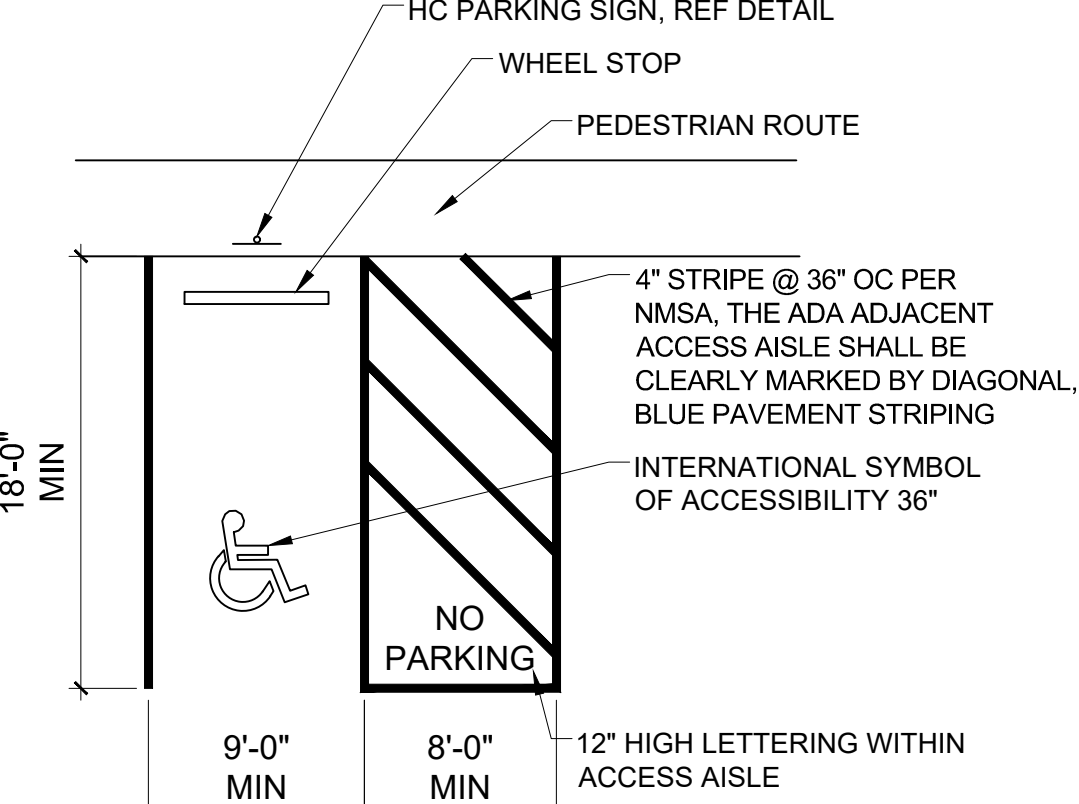


MOTORCYCLE SIGN

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

REFUSE ENCLOSURE

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



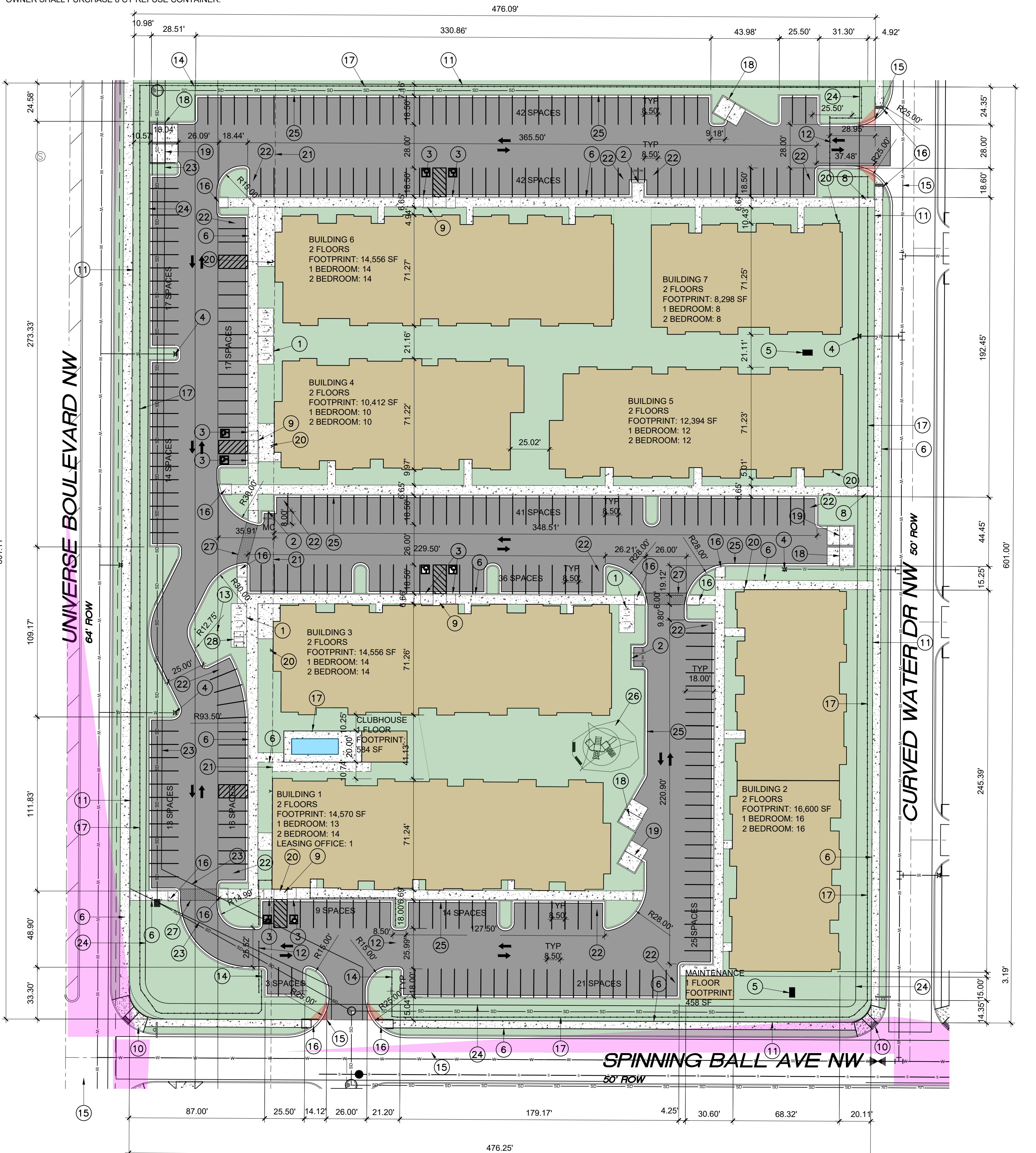
ADA PARKING

SCALE: 3/4" = 1'-0"

SOLID WASTE CALCS: 175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:

THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.
 THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.
 THERE IS NO FOOD SERVICE FOR THIS PROJECT.
 RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.
 THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.
 THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.
 THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.
 OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.



SITE PLAN

SCALE: 1" = 40'-0"

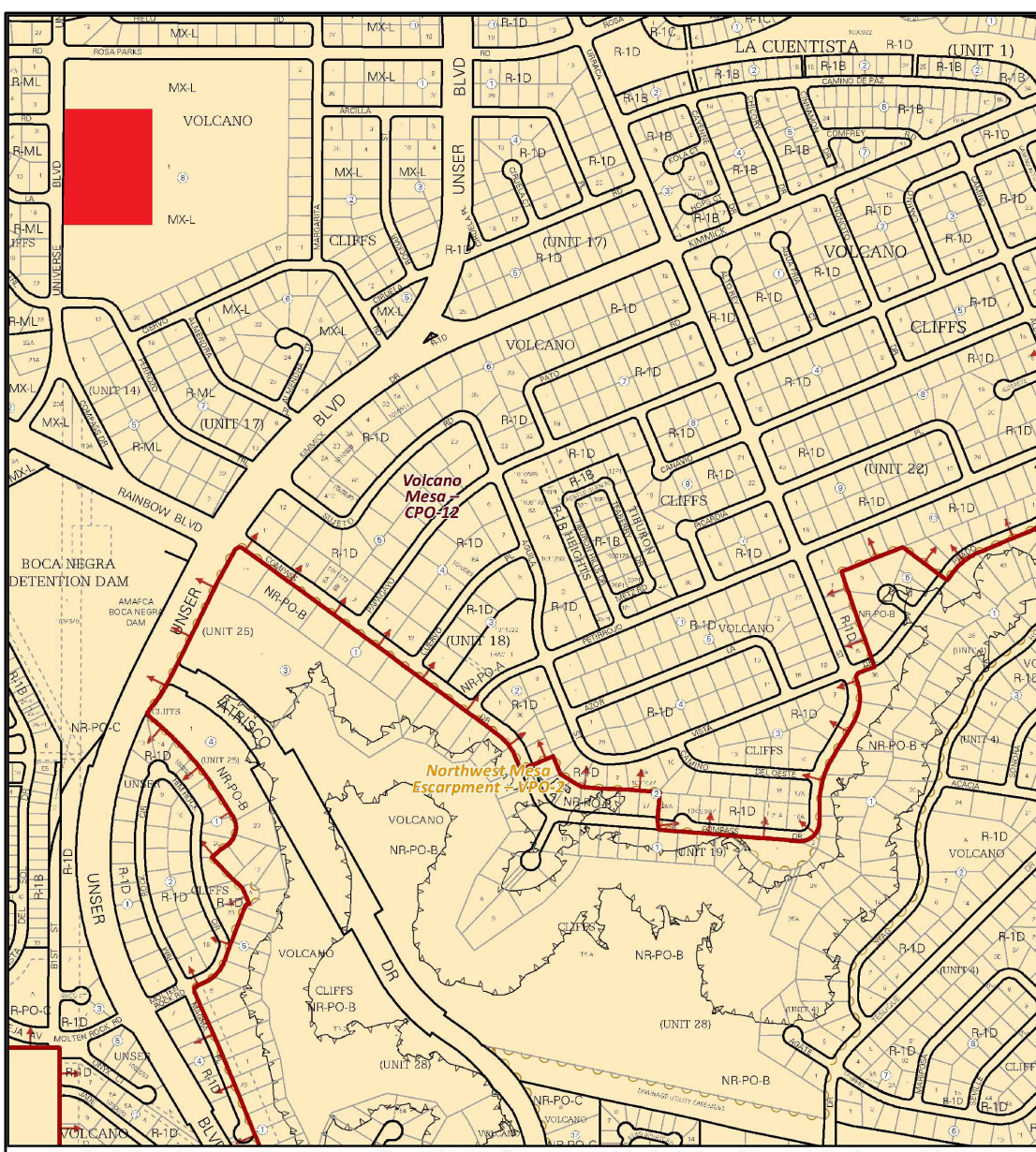
LEGEND

[Brown Box]	BUILDING
[Grey Box]	CONCRETE
[Dark Grey Box]	ASPHALT PAVING
[Green Box]	LANDSCAPE
[Blue Box]	POOL
[Pink Box]	CLEAR SIGHT TRIANGLE

- KEYED NOTES**
- 8 SPACE BIKE PARKING, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - FIRE DEPT. CONNECTION
 - PEDESTRIAN GATE
 - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 - PROPERTY LINE
 - VEHICULAR GATE
 - EXISTING POWER POLE
 - KNOX BOX
 - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 - 3'-0" CMU FENCE
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - FIRE DEPARTMENT CONNECTION
 - 100FT POWER LINE EASEMENT
 - ELECTRIC VEHICLE CHARGING STATION
 - 20FT DRAINAGE EASEMENT
 - 10FT PUBLIC UTILITY EASEMENT
 - 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
 - PLAYGROUND
 - COLOR CONCRETE CROSSWALK WITH STAMPED BRICK PATTERN
 - LONG TERM BICYCLE STORAGE LOCKER, GLOBAL INDUSTRIAL T9FB936381, 2 BIKE, 3 LOCKERS PROVIDED WITH 2 BIKES PER LOCKER = 6 SPACES PROVIDED.

STUCCO LRV:
 9080 = 26
 9085 = 28
 6033 = 19
 9095 = 50

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



IDO Zone Atlas May 2018
AGIS
 IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).
Zone Atlas Page: D-10-Z
 Legend: Easement, Escarpment, National Monument, Outside of City Limits, Airport Protection Overlay (APO) Zone, Character Protection Overlay (CPO) Zone, Historic Protection Overlay (HPO) Zone, View Protection Overlay (VPO) Zone.
 Scale: 1" = 200'

AREA MAP
 SCALE: NTS

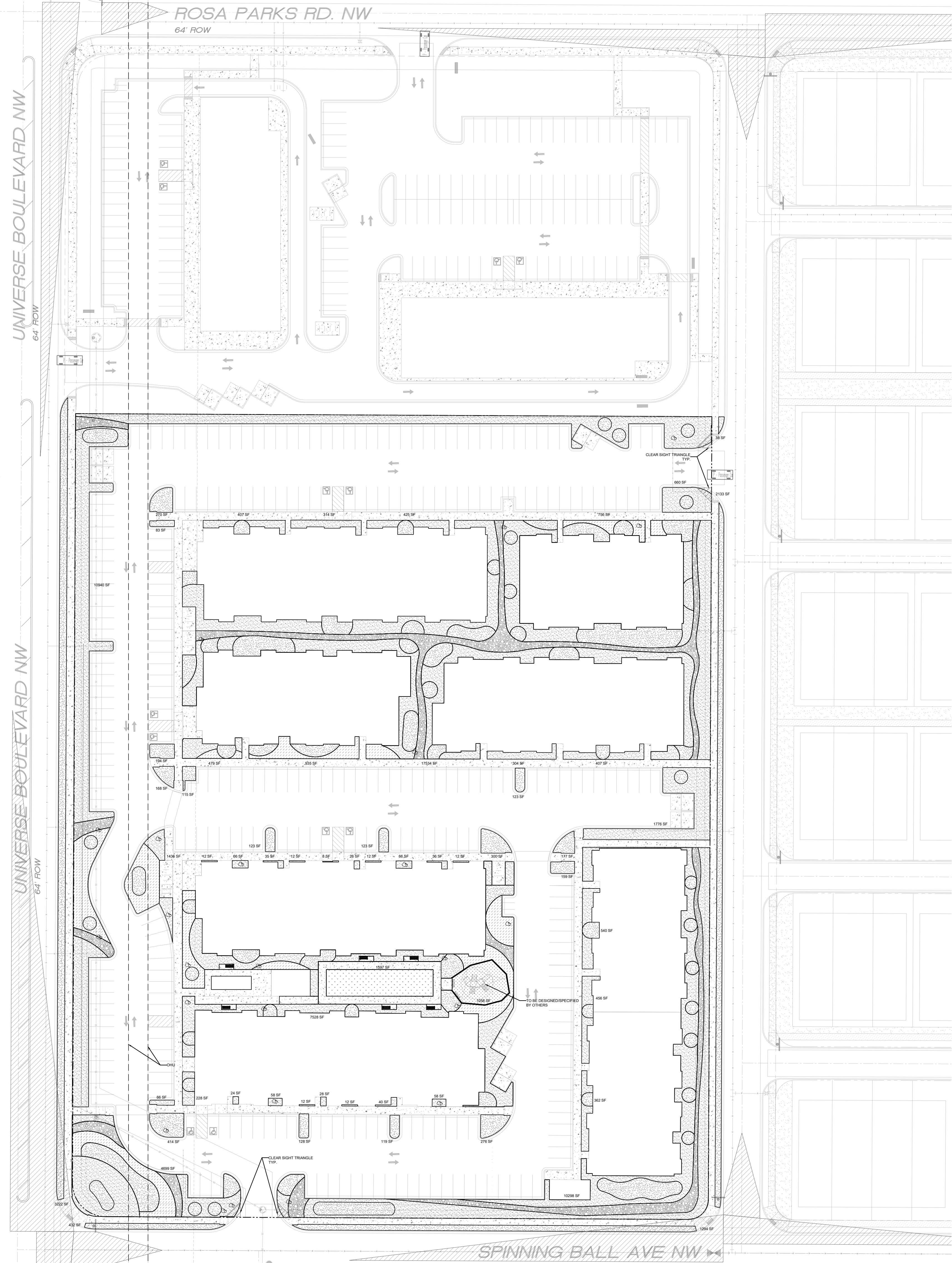
SCOTT C. ANDERSON & associates architects
 2818 4th St NW, Suite C Albuquerque NM 87107
 scott@scarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS
 UNIVERSE BLVD NW
 ALBUQUERQUE, NM 87108

DRAWING TITLE: SITE PLAN

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	DATE
DATE: 5/2/2024	

A-100



LANDSCAPE DATA

		ZONING DESIGNATION		
IDO UPC#	101006305745520820	MX-L		
	GROSS LOT AREA (SF)	285,999		
	BUILDING AREA (SF)	92,414		
	NET LOT AREA (SF)	193,585		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 25% OF NET LOT AREA*	48,396	78,170	40%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	36,297	68,755	142%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	9,074	9,130	25%
* PER IDO 14-16-5-4(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA, SEE 14-16-4-3(B)(8) FOR DETAILS.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	53,043	68%
* PER IDO 14-15-5-4(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	1555	
	STREET TREES	63	63	
* PER IDO 14-15-5-4(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	300	
	PARKING LOT AREA (SF)	-	88,228	
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	8,823	21,397	
	TREES (1 PER 10 PARKING SPACES)	30	30	
* PER IDO 14-16-5-4(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
COOL SEASON GRASS		REQUIRED	PROVIDED	
	NO MORE THAN 10% OF REQUIRED LANDSCAPE AREA	4840	1597	3%
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED	
	1 TREE PER GROUND FLOOR AND SECOND FLOOR DWELLING UNIT	175	175	
* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.				
TOTALS		REQUIRED	PROVIDED	
	TREES	175	175	
* PER IDO 14-16-5-4(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-4 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
- GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
- ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
- PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1) 1. OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
- PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
- PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCVUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	24
	ANOVA L1441A 6FT. CONTOUR BENCH WITH STEEL SLAT SEAT, ARMRESTS AND CAST IRON PORTABLE/ SURFACE MOUNT LEGS	6
SYMBOL	DESCRIPTION	
	MOUNTAINAIR SUNRISE GOLD 1" GRAVEL 3" DEPTH OVER FILTER FABRIC	
	MOUNTAINAIR BLUSH 1" GRAVEL 3" DEPTH OVER FILTER FABRIC	
	BARK MULCH 3" DEPTH	
	BLUE SAIS 2-4" ANGULAR COBBLE 4" DEPTH OVER FILTER FABRIC	
	SANDIA BLUEGRASS SOD	
	CONCRETE 3500 PSI 4" DEPTH	
	ENGINEERED WOOD FIBER PER FALL HEIGHT	



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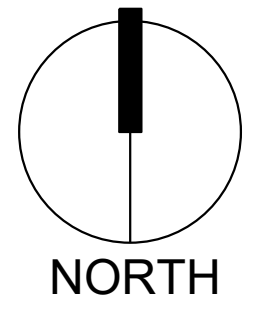


Date: 04/02/2024
Revisions:
 △ 05/02/2024
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Drawn by: PL
Reviewed by: CM

Universe View
Apartment

Albuquerque, New Mexico



Scale: 1" = 40'

Sheet Title:
Material Plan

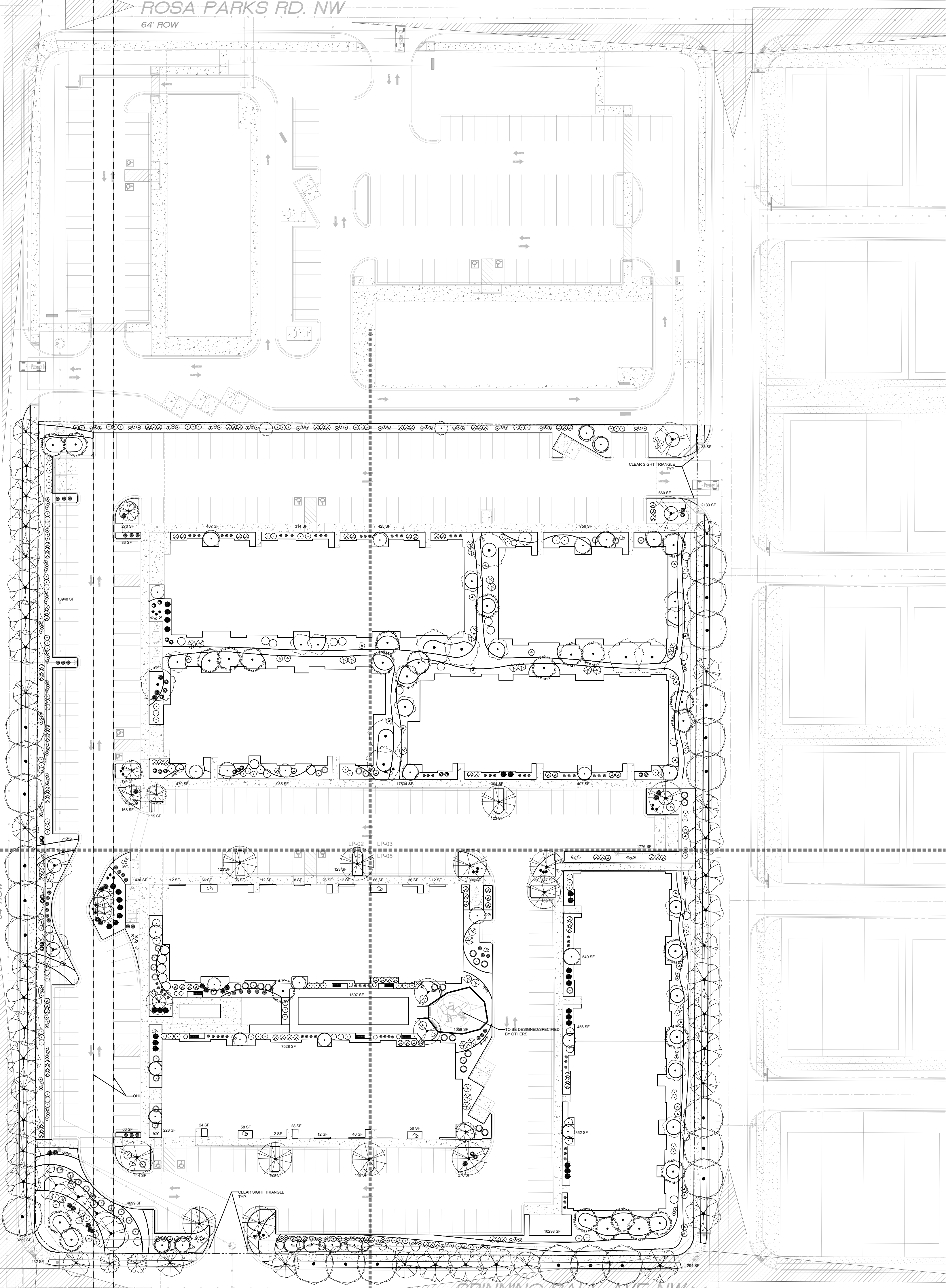
Sheet Number:
LS-01

ROSA PARKS RD. NW
64' ROW

UNIVERSE BOULEVARD NW
64' ROW

UNIVERSE BOULEVARD NW
64' ROW

UNIVERSE BOULEVARD NW
64' ROW



LANDSCAPE DATA

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* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA, SEE 14-16-4-3(B)(8) FOR DETAILS.			
PLANTING AREA MULCH		REQUIRED	PROVIDED
GRAVEL OR CRUSHER FINES (SF)		MAX. 75%	53,043 68%
* PER IDO 14-15-5-4(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.			
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STREET FRONTAGE (LF)		-	1555
STREET TREES		63	63
* PER IDO 14-15-5-4(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.			
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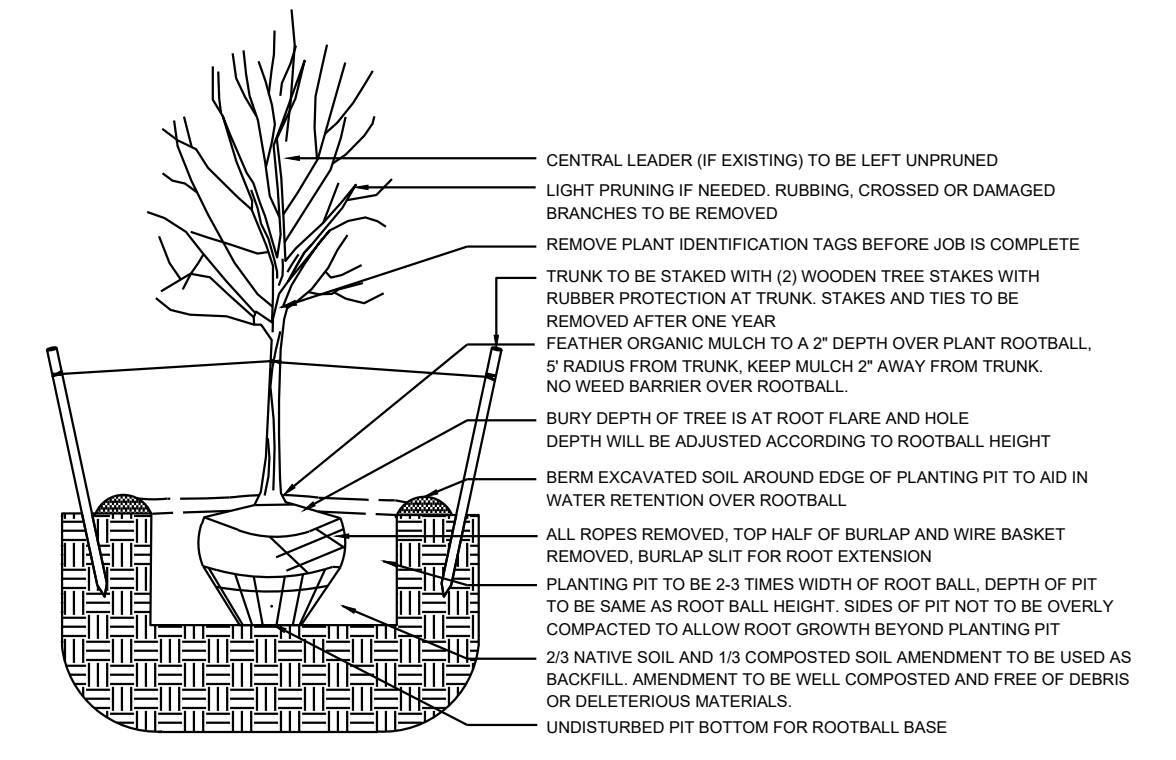
5/3/24

Date: 04/02/2024
Revisions:
△ 05/02/2024
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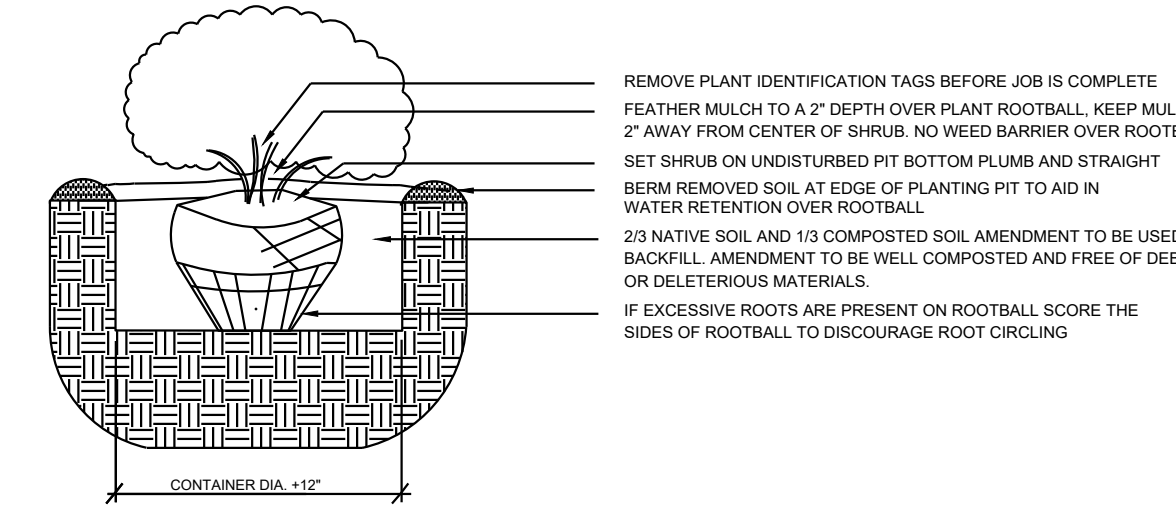
Drawn by: PL
Reviewed by: CM

GENERAL NOTES

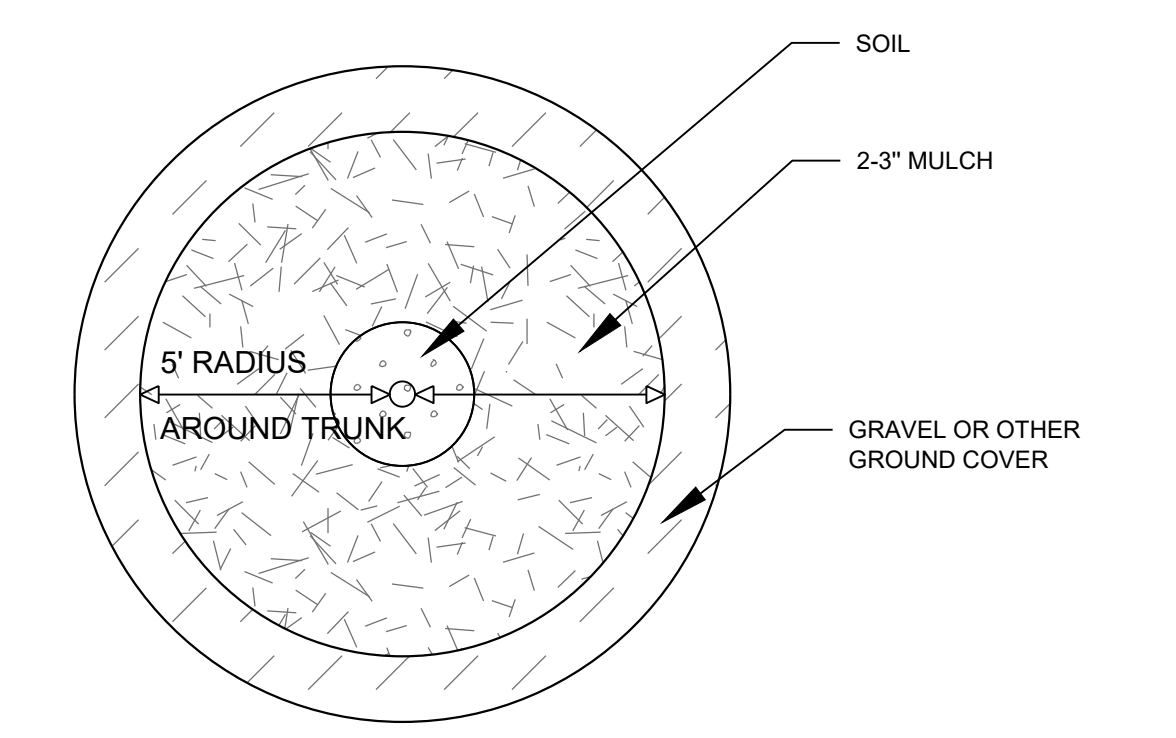
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 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
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- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(C)(4)(j) 1. OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
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- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
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- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCVUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
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- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.



1 TREE PLANTING DETAIL N.T.S.

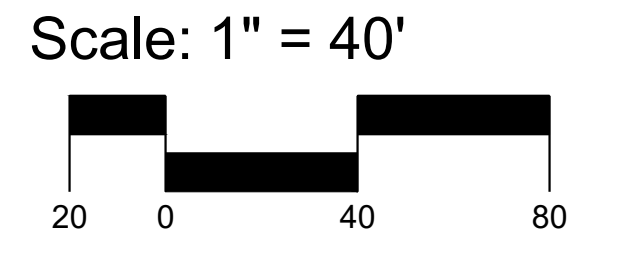
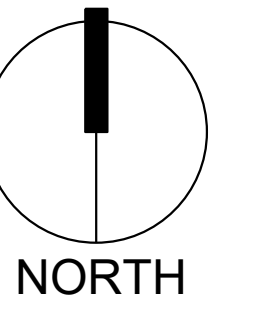


2 SHRUB PLANTING DETAIL N.T.S.



3 TREE DETAIL N.T.S.

Universe View Apartment
Albuquerque, New Mexico

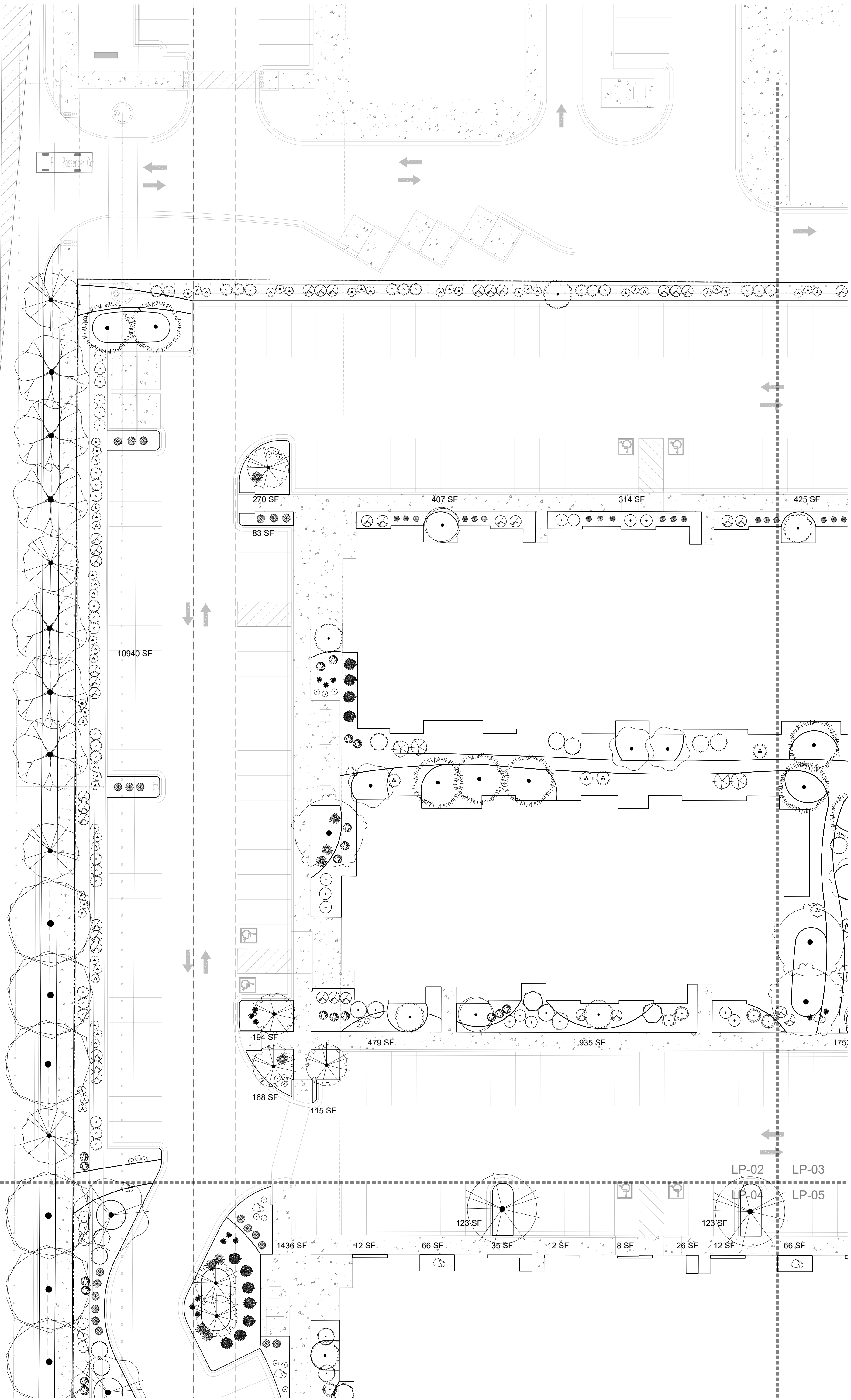


Sheet Title:
Planting Plan

Sheet Number:
LP-01

UNIVERSE 64' ROW

UNIVERSE BOULEVARD NW 64' ROW



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
DECIDUOUS TREE					
	22	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20' X 25'	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20' X 15'	177
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	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20' X 10'	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50' X 15'	177
	23	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
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PERENNIAL					
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ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
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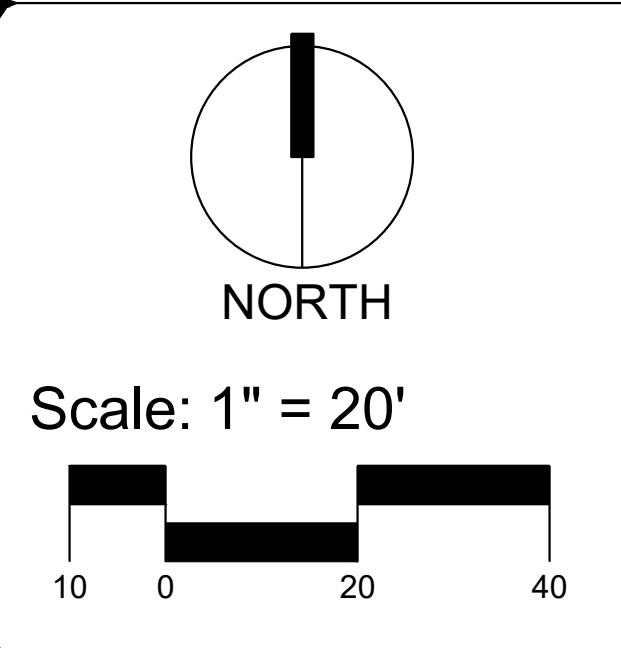
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YELLOWSTONE
LANDSCAPE
www.yellowstonelandscape.com
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505.898.9615
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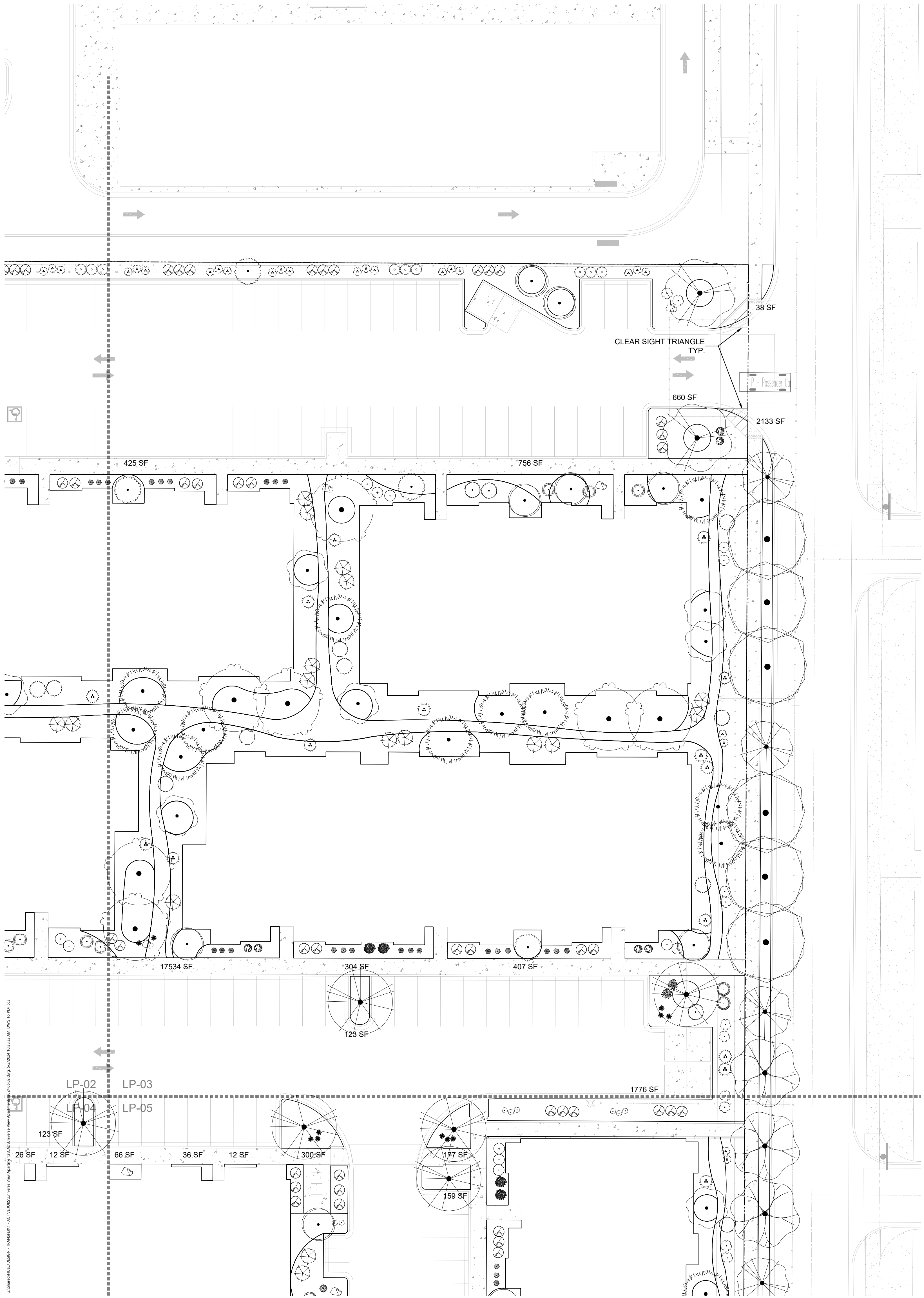


Date: 04/02/2024
Revisions:
 △ 05/02/2024
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 Drawn by: PL
 Reviewed by: CM

Universe View Apartment
Albuquerque, New Mexico



Sheet Title:
Planting Plan
Sheet Number:
LP-02



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
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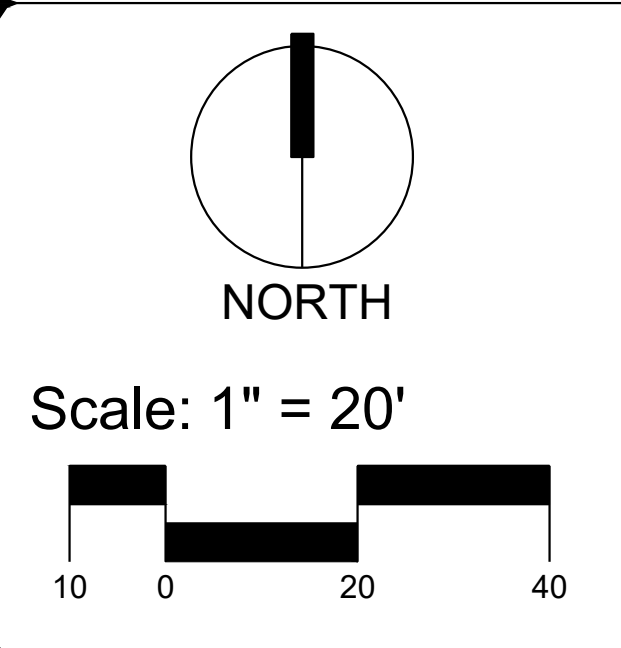
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- PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
- PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
- CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
- PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

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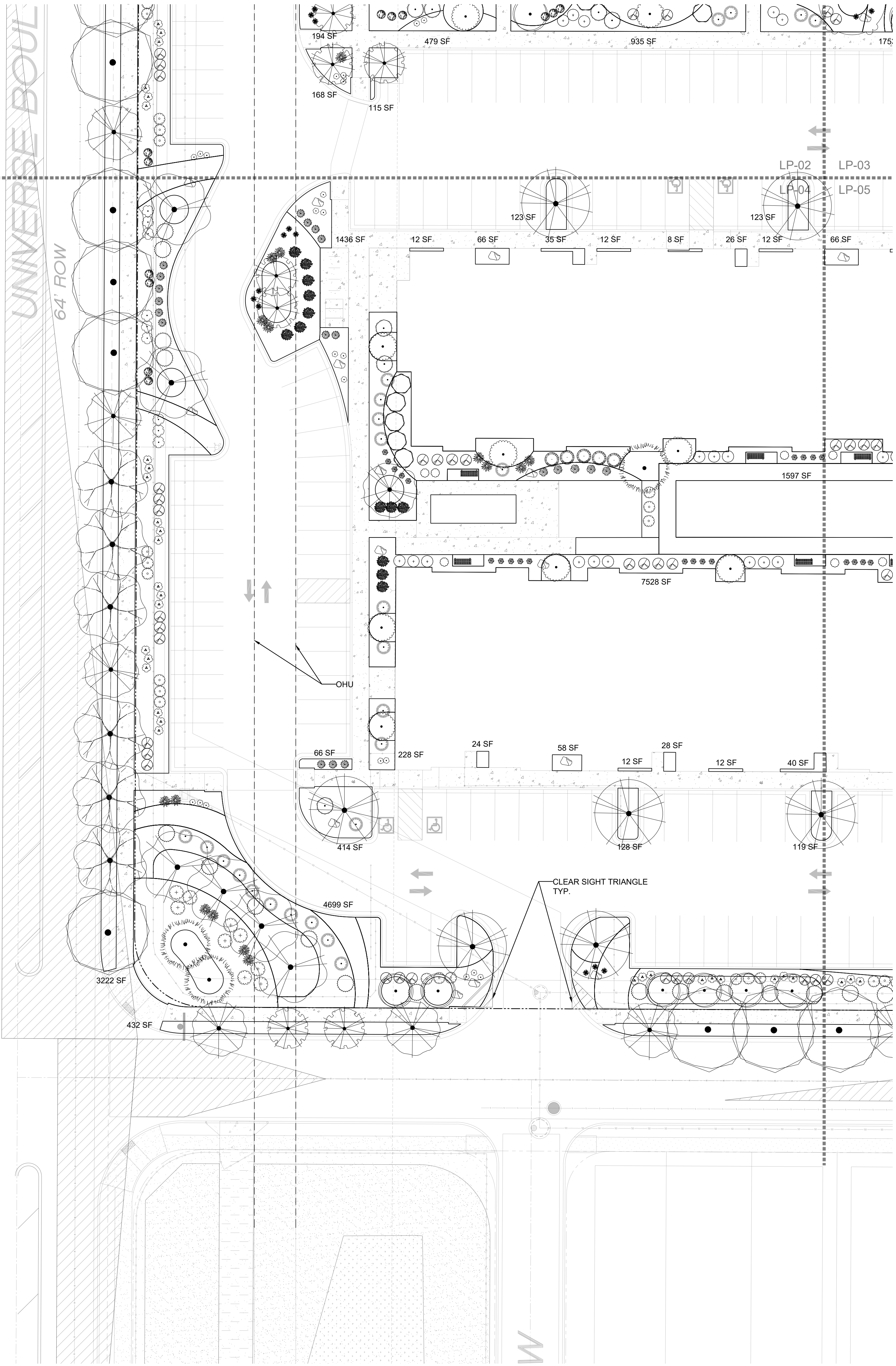
Drawn by: PL
Reviewed by: CM

Universe View Apartment
Albuquerque, New Mexico



Sheet Title:
Planting Plan

Sheet Number:
LP-03



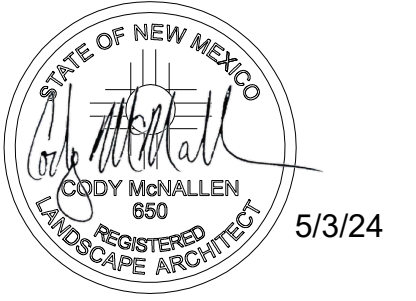
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
DECIDUOUS TREE					
	22	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20' X 25'	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20' X 15'	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15' X 15'	177
	13	KOELERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25' X 25'	491
	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" B&B	30' X 20'	314
	8	PROSOPIS VELUTINA VELVET MESQUITE	25 GAL	20' X 25'	491
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" B&B	20' X 10'	79
	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50' X 15'	177
	23	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
	27	PINUS ELДАРICA AFGHAN PINE	6"	40' X 18'	254
	17	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20' X 20'	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' X 3'	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4' X 5'	20
PERENNIAL					
	26	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	2' X 2'	3
	7	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' WHIRLING BUTTERFLIES GAURA	1 GAL	3' X 3'	7
	41	NEPETA X FAASSENI 'SELECT BLUE' CATMINT	1 GAL	1' X 2'	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	30" X 2'	3
	5	MUHLENBERGIA CAPILLARIS 'REGAL MIST'™ MUHLY	1 GAL	3' X 3'	20
DECIDUOUS SHRUBS					
	7	BUTTERFLY BUSH	5 GAL	5' X 7'	38
	27	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' BLUE MIST SPIREA	5 GAL	3' X 3'	7
	33	TEXAS SAGE	5 GAL	6' X 6'	28
	16	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 6'	28
	30	KNOCK OUT ROSES	5 GAL	5' X 4'	7
	35	AUTUMN SAGE CHERRY	5 GAL	3' X 4'	13
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	33	SAND SAGEBRUSH	5 GAL	4' X 4'	13
	26	SCOTCH BROOM	5 GAL	4' X 6'	28
	59	TURPENTINE BUSH	5 GAL	3' X 4'	13
	11	CHAMISA	5 GAL	5' X 5'	20
	28	BUFFALO JUNIPER	5 GAL	2' X 5'	20
	19	MUGO PINE	5 GAL	4' X 5'	20
	117	INDIAN HAWTHORN	5 GAL	3' X 4'	13
	22	ARP ROSEMARY	5 GAL	6' X 4'	13

GENERAL NOTES

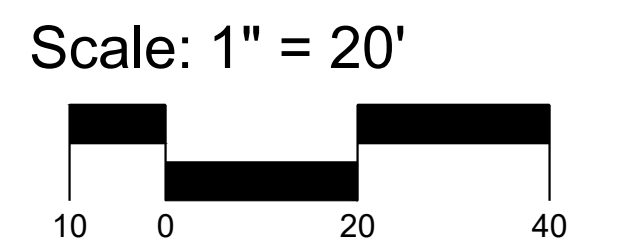
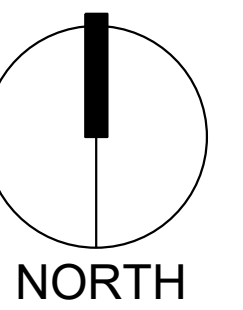
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- PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OR LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
 - ARE NOT HAZARDOUS.
 - ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
 - ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
 - ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3. SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
- PER 5-6(F)(1) OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
- PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
- PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
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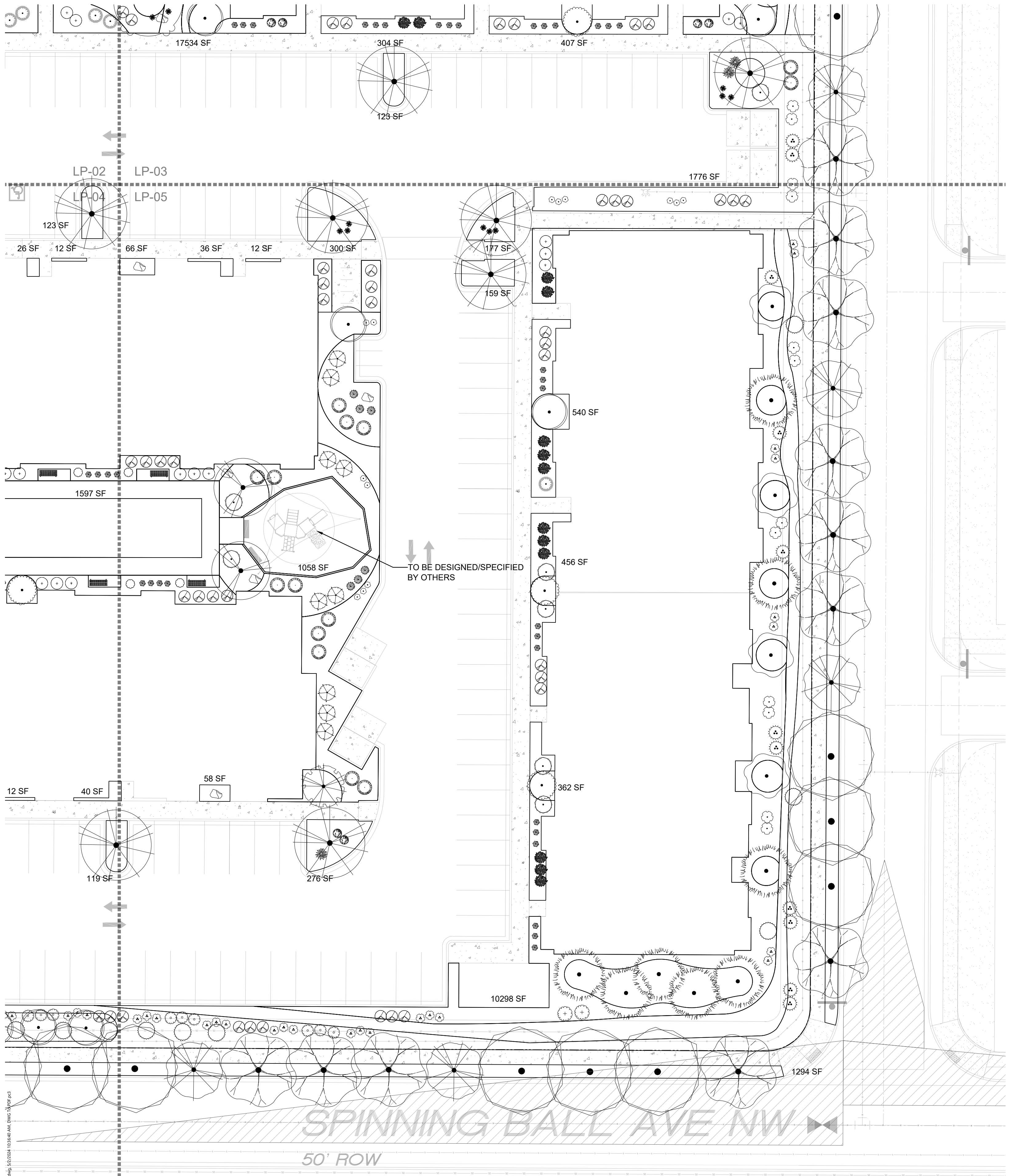
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 Drawn by: PL
 Reviewed by: CM

Universe View
Apartment
 Albuquerque, New Mexico



Sheet Title:
Planting
Plan

Sheet Number:
LP-04



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	H X W
DECIDUOUS TREE					
	22	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER MAPLE	2" B&B	40' X 30'	600
	8	CHILOPSIS LINEARIS DESERT WILLOW	25 GAL	20' X 25'	491
	9	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" B&B	20' X 15'	177
	12	FORESTIERA NEOMEXICANA NEW MEXICAN PRIVET	15 GAL	15' X 15'	177
	13	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1 1/2" B&B	25' X 25'	491
	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" B&B	30' X 20'	314
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	17	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET® ENGLISH OAK	2" B&B	50' X 15'	177
	23	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	2" B&B	35' X 25'	491
EVERGREEN TREE					
	27	PINUS ELДАРICA AFGHAN PINE	6"	40' X 18'	254
	17	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	20' X 20'	314
DESERT ACCENT					
	121	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3' X 3'	7
	26	YUCCA BACCATA BANANA YUCCA	5 GAL	4' X 5'	20
PERENNIAL					
	26	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	2' X 2'	3
	7	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' WHIRLING BUTTERFLIES GAURA	1 GAL	3' X 3'	7
	41	NEPETA X FAASSENII 'SELECT BLUE' CATMINT	1 GAL	1' X 2'	3
ORNAMENTAL GRASS					
	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7
	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL	30" X 2'	3
	5	MUHLENBERGIA CAPILLARIS 'REGAL MIST'™ MUHLY	1 GAL	3' X 3'	20
DECIDUOUS SHRUBS					
	7	BUDDLEJIA DAVIDII BUTTERFLY BUSH	5 GAL	5' X 7'	38
	27	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' BLUE MIST SPIREA	5 GAL	3' X 3'	7
	33	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	6' X 6'	28
	16	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 6'	28
	30	ROSA X 'KNOCK OUT' KNOCK OUT ROSES	5 GAL	5' X 4'	7
	35	SALVIA GREGGII AUTUMN SAGE CHERRY	5 GAL	3' X 4'	13
EVERGREEN SHRUBS					
	33	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	4' X 4'	13
	26	CYTISUS SCOPARIUS 'ALL GOLD' SCOTCH BROOM	5 GAL	4' X 6'	28
	59	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL	3' X 4'	13
	11	ERICAMERIA NAUSEOSA CHAMISA	5 GAL	5' X 5'	20
	28	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5 GAL	2' X 5'	20
	19	PINUS MUGO MUGO PINE	5 GAL	4' X 5'	20
	117	RHAMPHOLEPIS INDICA INDIAN HAWTHORN	5 GAL	3' X 4'	13
	22	ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY	5 GAL	6' X 4'	13

GENERAL NOTES

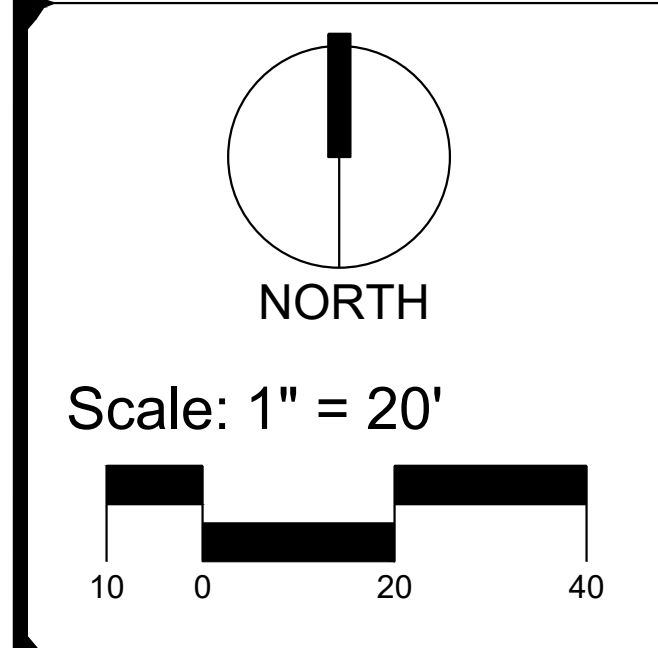
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- PER 5-6(C)(10) 1. OF THE I.D.O. ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
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 Reviewed by: CM

Universe View
Apartment
 Albuquerque, New Mexico



Sheet Title:
Planting
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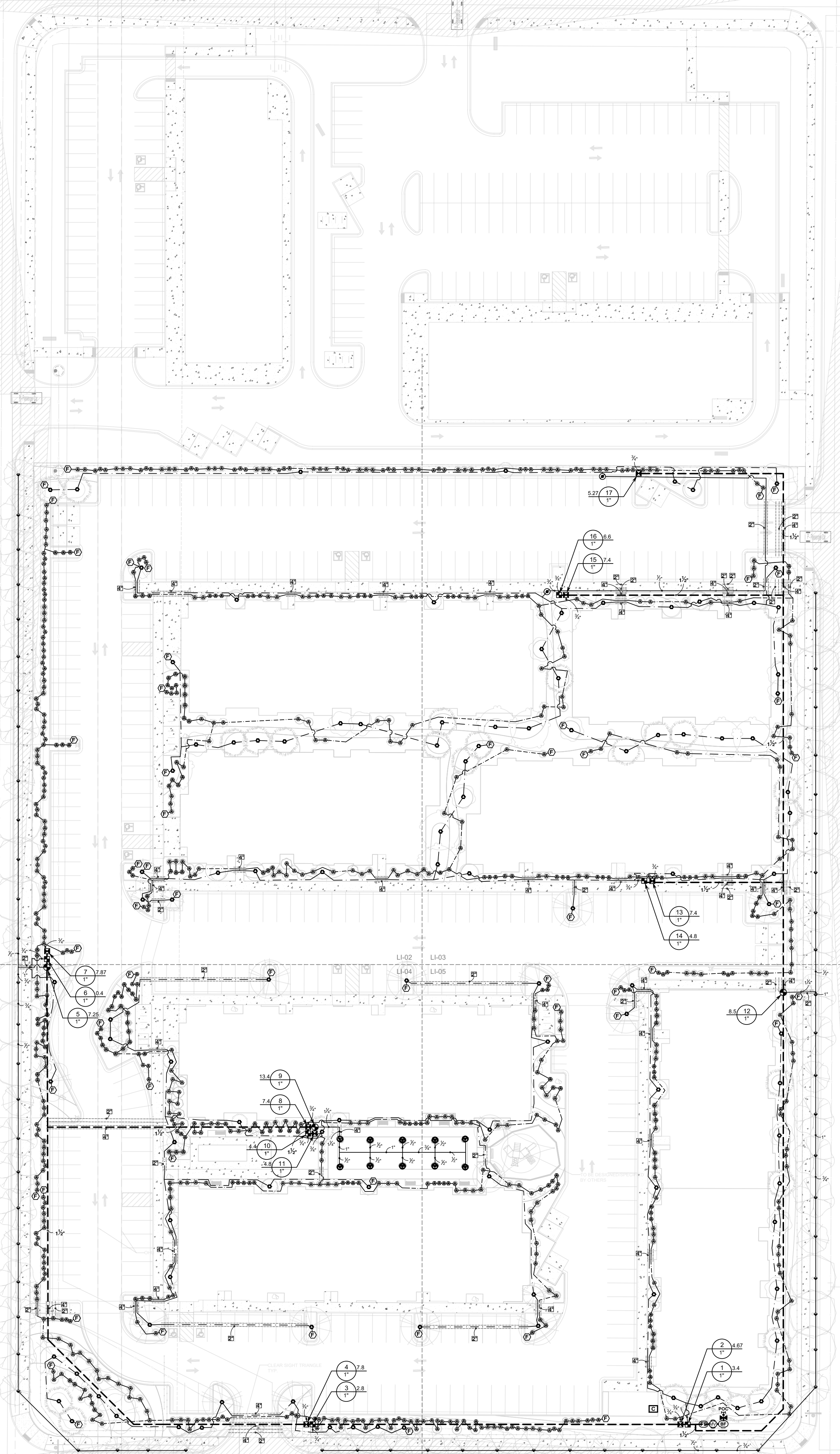
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LP-05

ROSA PARKS RD. NW
64' ROW

UNIVERSE BOULEVARD NW
64' ROW

UNIVERSE BOULEVARD NW
64' ROW

SPINNING BALL AVE NW

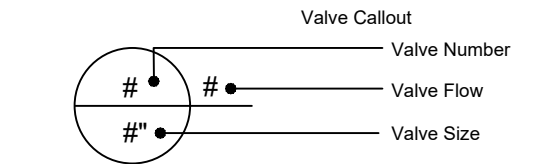


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD R-VAN24 - TURF ROTARY 1804-SAM-P45, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	CONTROL VALVE RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
	MASTER VALVE 1" RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
	CONTROLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	FLOW SENSOR CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1IN. PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86 GPM - 52 GPM.
	POINT OF CONNECTION 1 1/2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21



IRRIGATION NOTES

- THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
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- LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
- IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
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- PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

YELLOWSTONE
LANDSCAPE

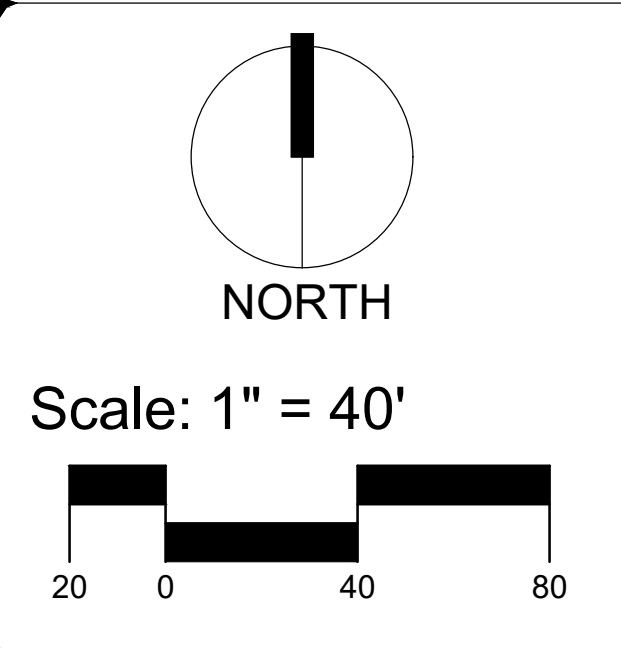
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Date: 04/02/2024
Revisions:
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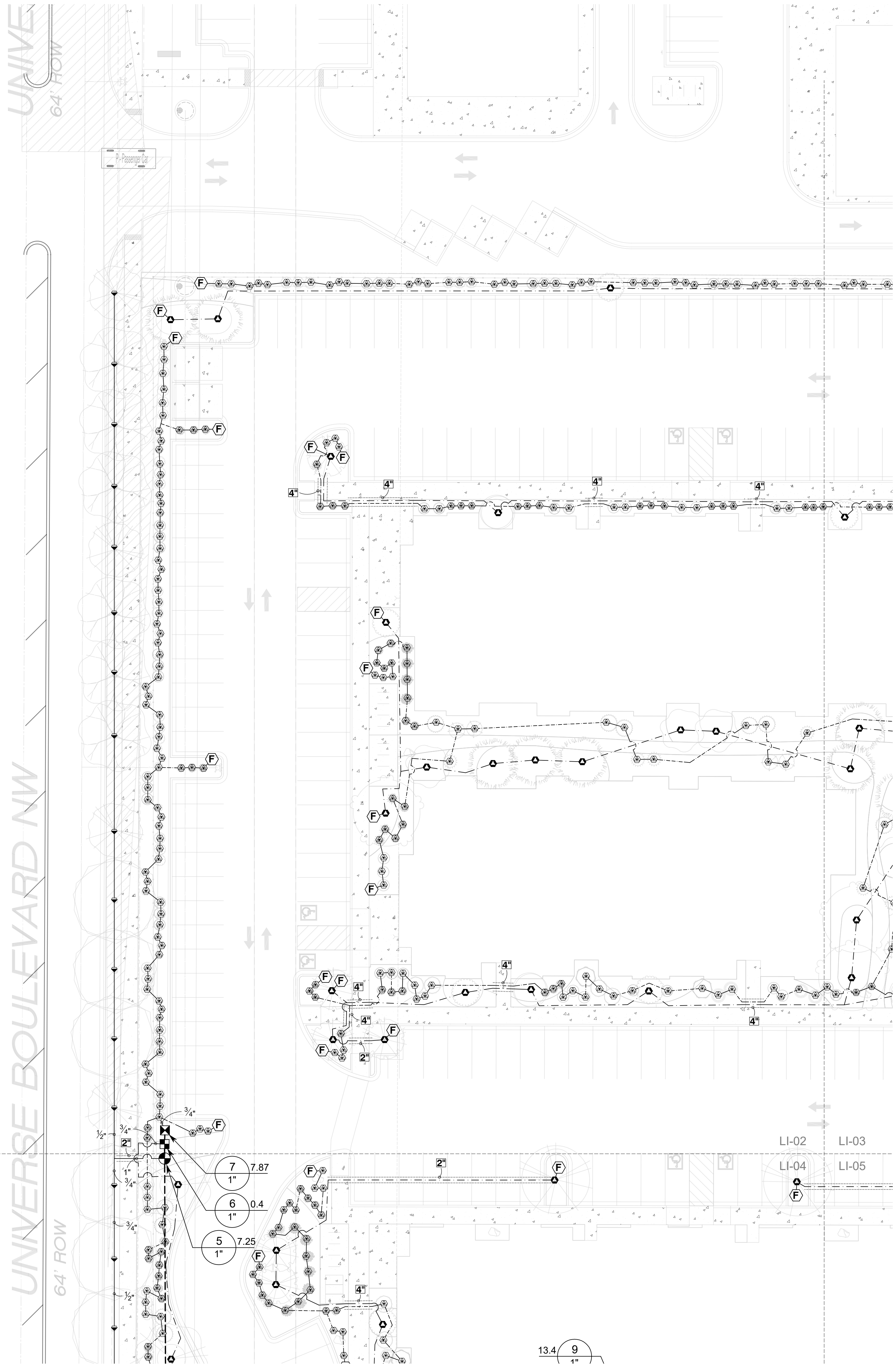
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Universe View
Apartment
Albuquerque, New Mexico



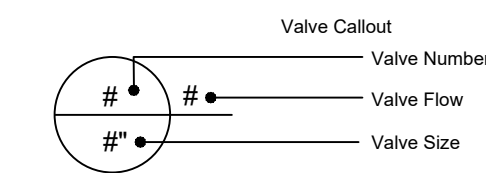
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**Irrigation
Plan**

Sheet Number:
LI-01



IRRIGATION SCHEDULE

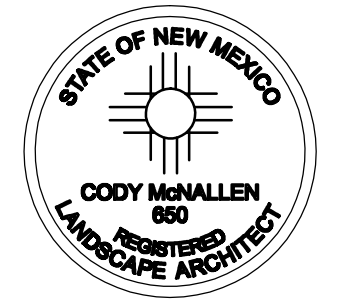
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	RAIN BIRD 1401-1402-1404-1408
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XZC-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.
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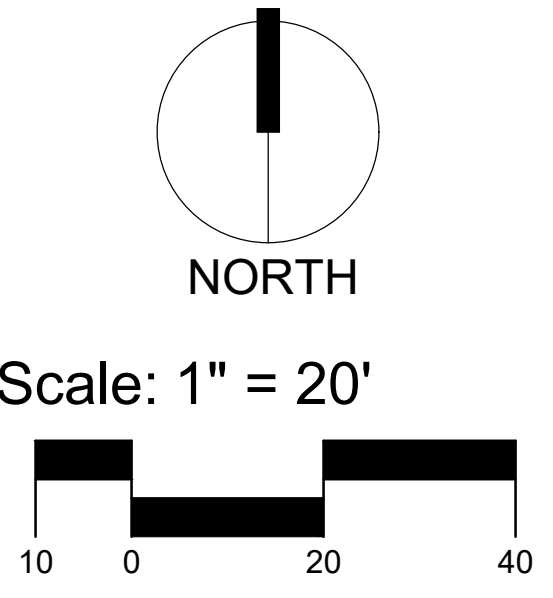
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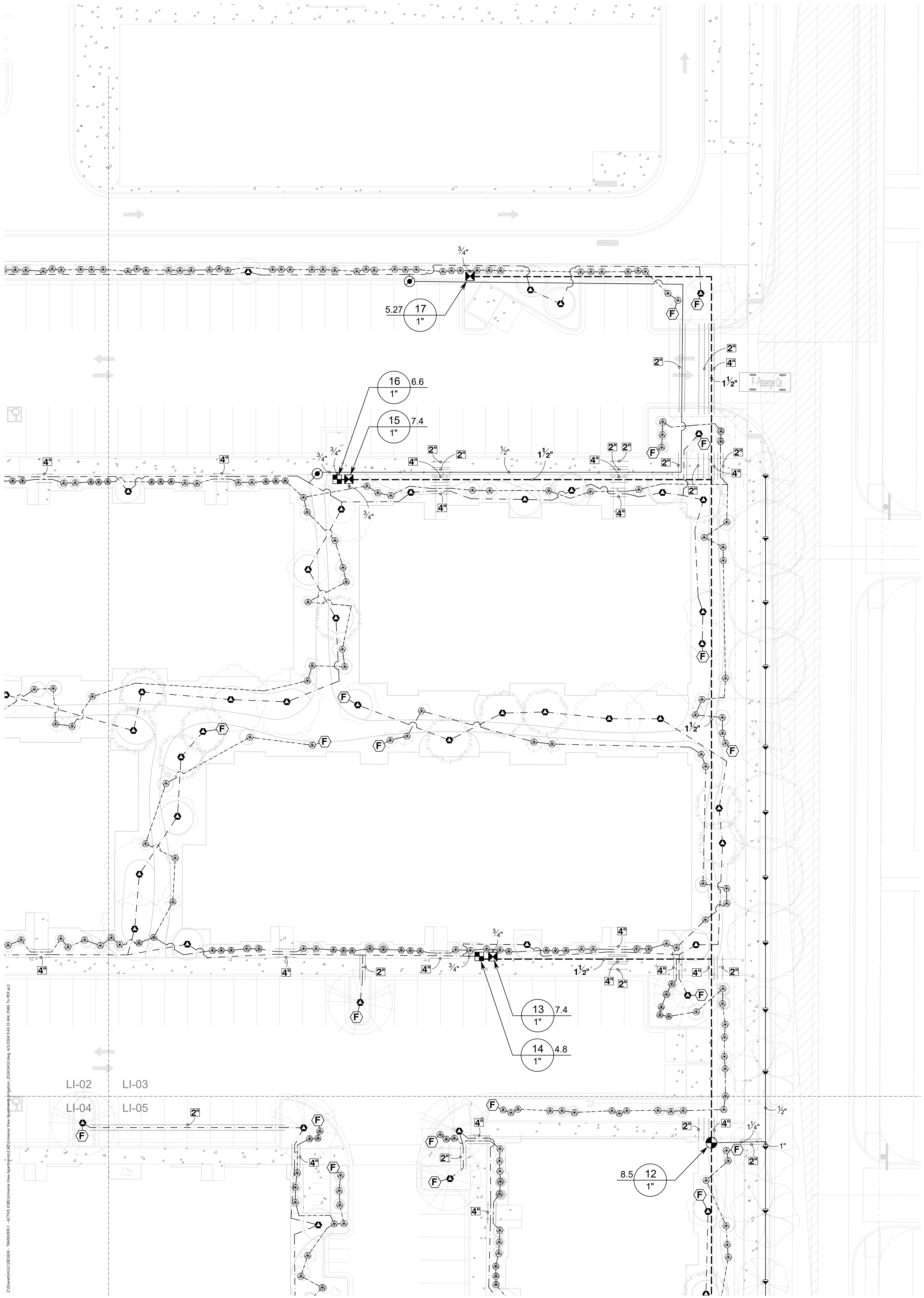
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Universe View
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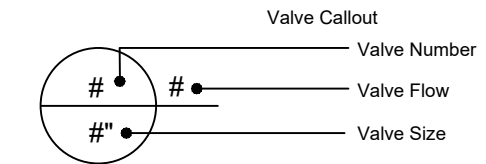
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**Irrigation
Plan**

Sheet Number:
LI-02



IRRIGATION SCHEDULE

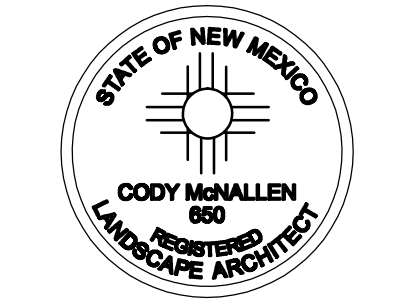
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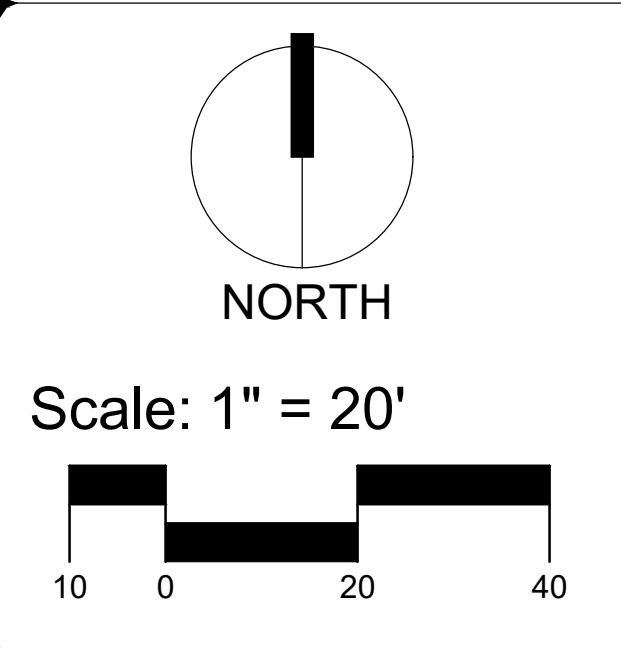
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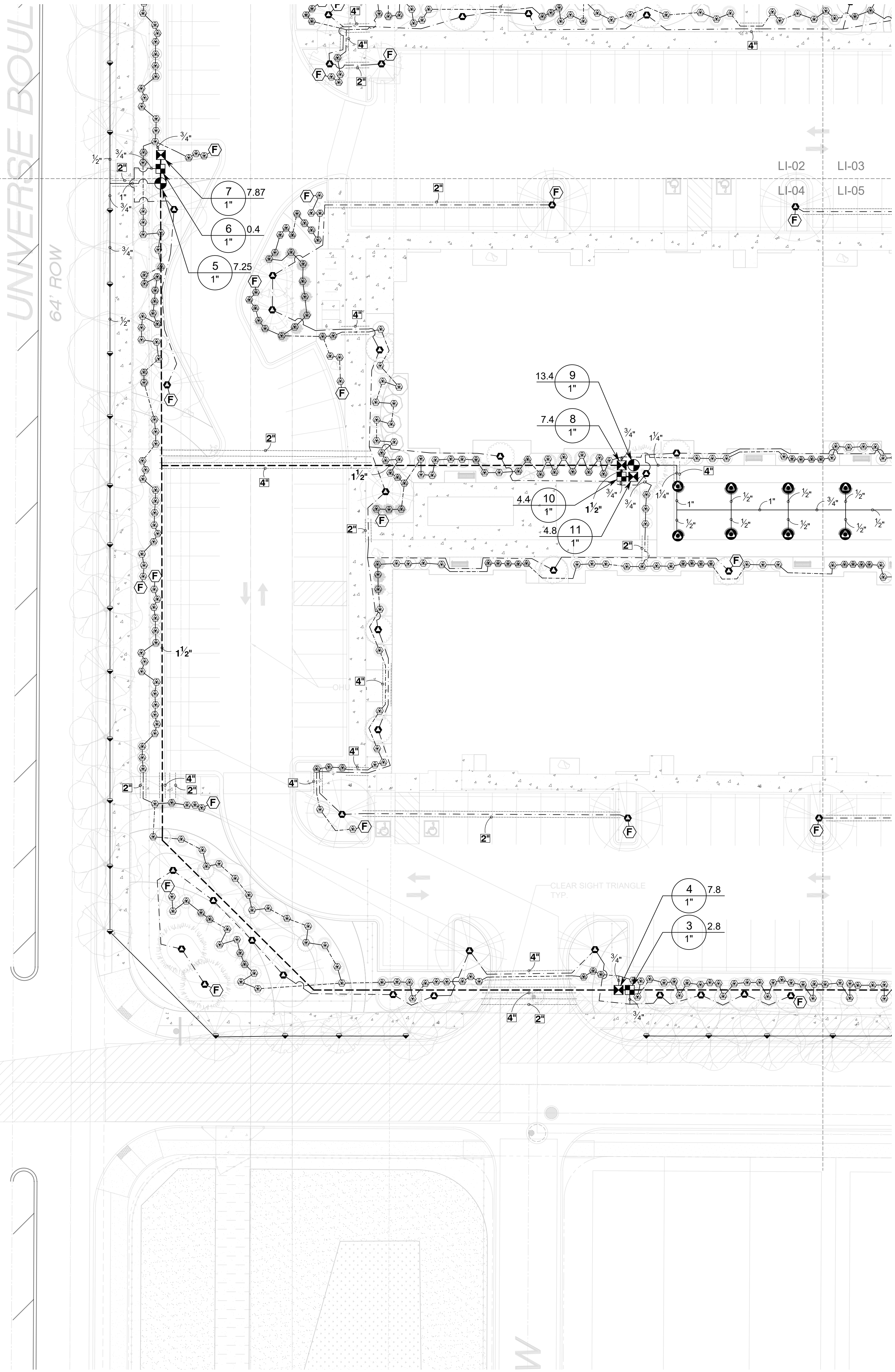
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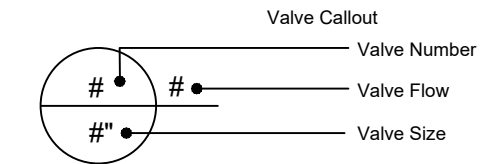


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**Irrigation
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LI-03



IRRIGATION SCHEDULE

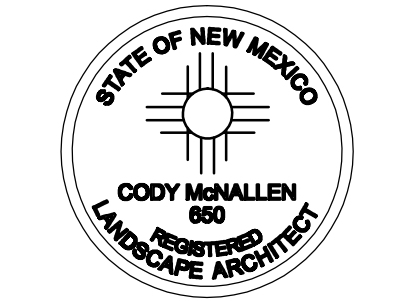
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	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21



IRRIGATION NOTES

- THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
- IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
- LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
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- ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
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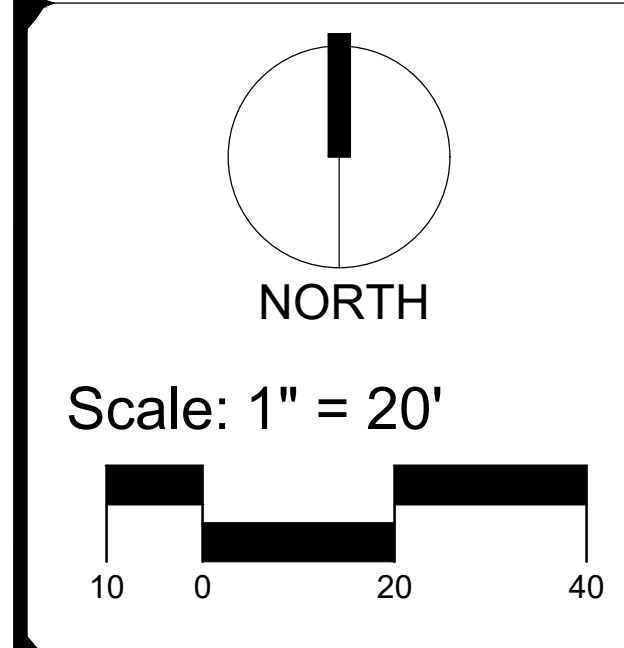
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design@yellowstonelandscape.com



Date: 04/02/2024
Revisions:
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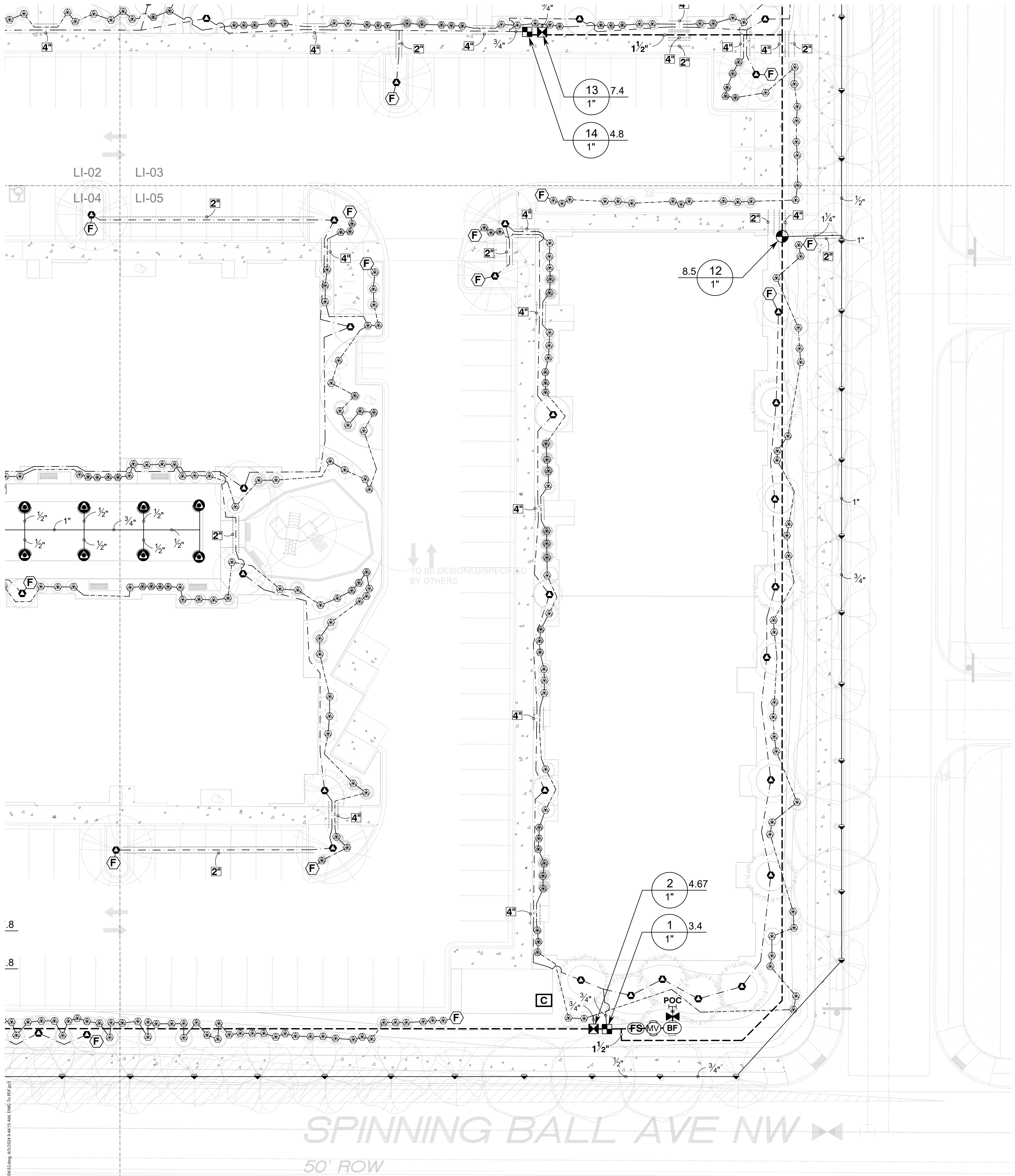
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Reviewed by: CM

Universe View
Apartment
 Albuquerque, New Mexico



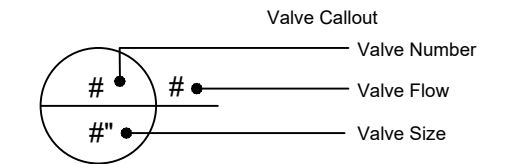
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Irrigation
Plan

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LI-04



IRRIGATION SCHEDULE

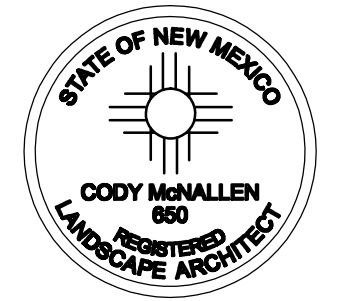
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD R-VAN24 - TURF ROTARY 1804-SAM-P45, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL VALVE - SHRUB RAIN BIRD XZC-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.
	DRIP CONTROL VALVE - TREE RAIN BIRD XZC-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3 GPM-15 GPM.
	TRANSITION FITTING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.
	FLUSH CAP NDS CEP900
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	CONTROL VALVE RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	MAIN SHUT OFF VALVE SPEARS SCH80 PVC COMPACT BALL VALVE
	MASTER VALVE 1" RAIN BIRD PEB, 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825Y
	CONTROLLER - RAIN BIRD ESP-LXD 50-200 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
	FLOW SENSOR CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1IN. PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86 GPM - 52 GPM.
	POINT OF CONNECTION 1 1/2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE
	IRRIGATION LATERAL LINE: A940RDS DRIP POLYLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21



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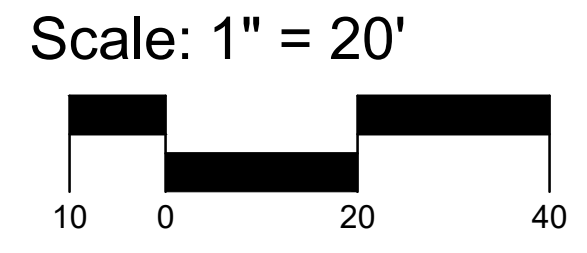
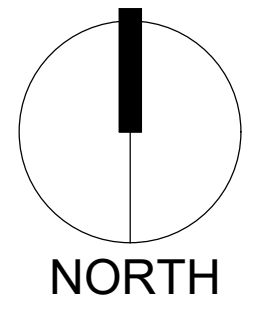
YELLOWSTONE
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Revisions:
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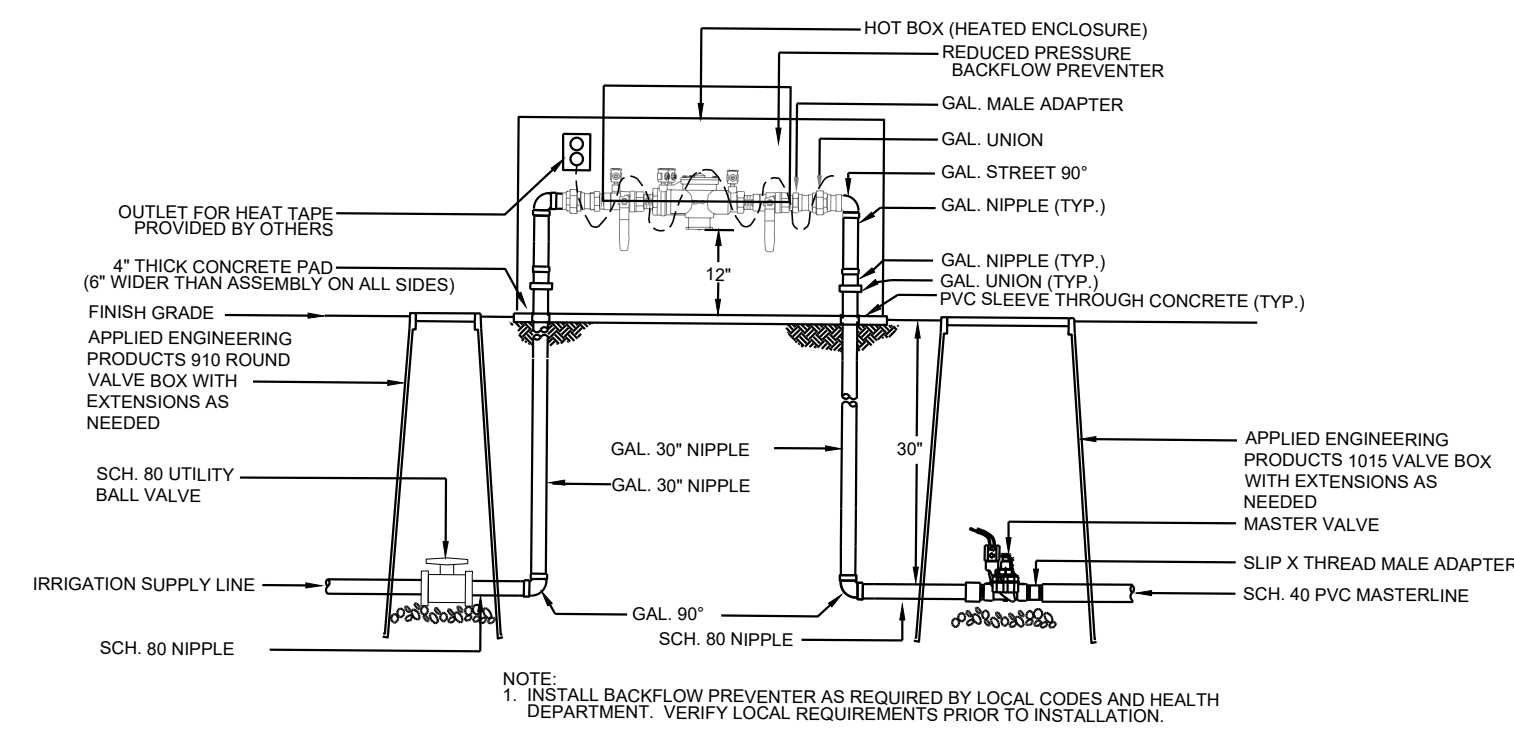
Drawn by: PL
Reviewed by: CM

Universe View
Apartment
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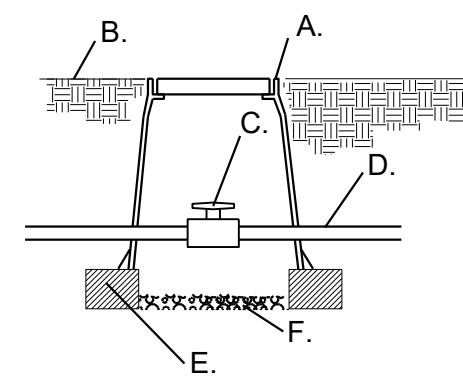


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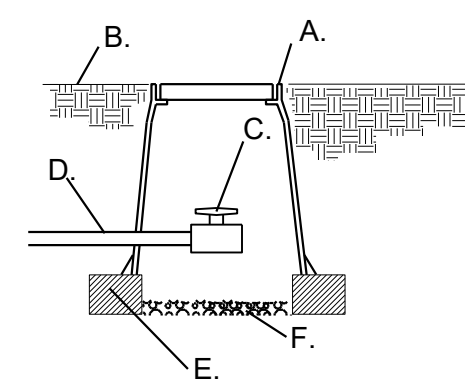


1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



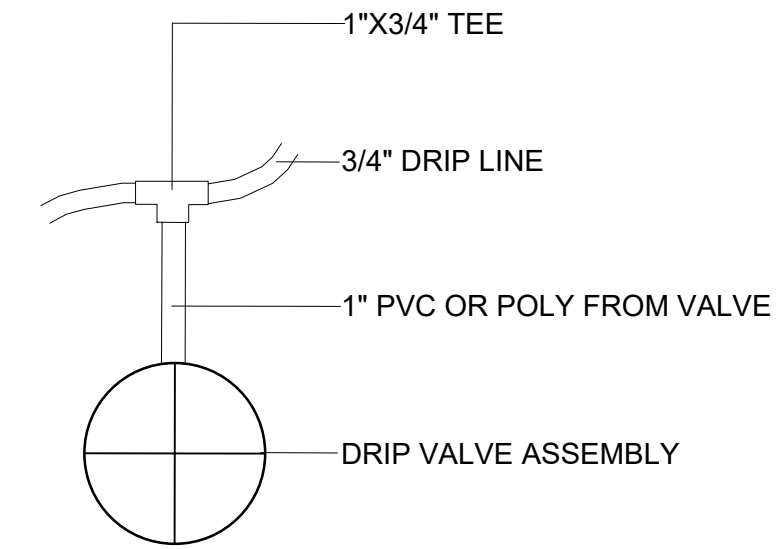
- A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
- B. FINISH GRADE
- C. SCH. 80 UTILITY BALL VALVE
- D. MAINLINE/24" BURY
- E. 8" X 8" X 16" CMU CONCRETE BLOCK
- F. 4" LAYER OF 3/4" GRAVEL

2 MAINLINE ISOLATION VALVE DETAIL N.T.S.

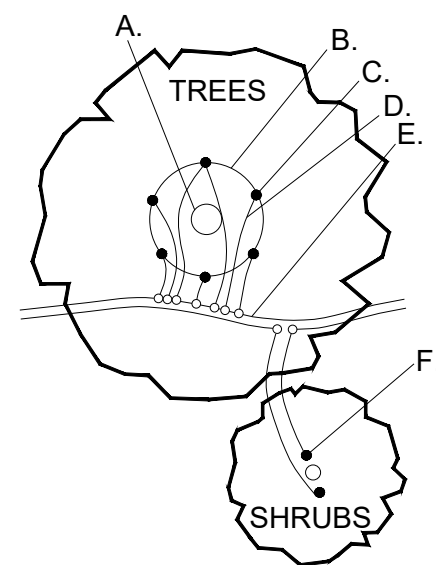


- A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
- B. FINISH GRADE
- C. SCH. 80 UTILITY BALL VALVE
- D. MAINLINE/24" BURY
- E. 8" X 8" X 16" CMU CONCRETE BLOCK
- F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

3 MANUAL DRAIN VALVE DETAIL N.T.S.

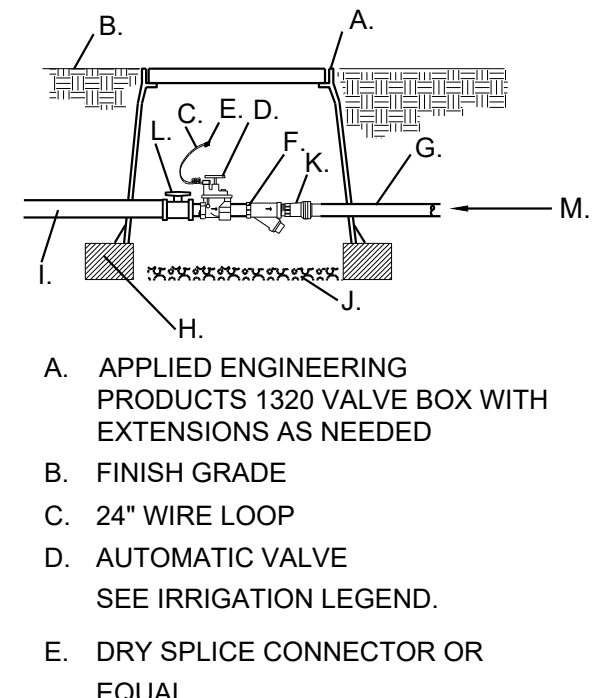


4 DRIP VALVE DETAIL N.T.S.



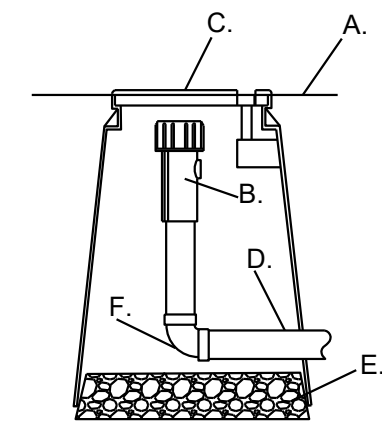
- A. TREE TRUNK/ ROOT CROWN
 - B. 24" CIRCLE FROM TRUNK
 - C. EMITTERS
 - D. 1/4" DISTRIBUTION LINE
 - E. PE DRIPLINE
 - F. EMITTER PLACED WITHIN 6" OF PLANT STEM
- NOTE: INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

5 EMITTER PLACEMENT DETAIL N.T.S.



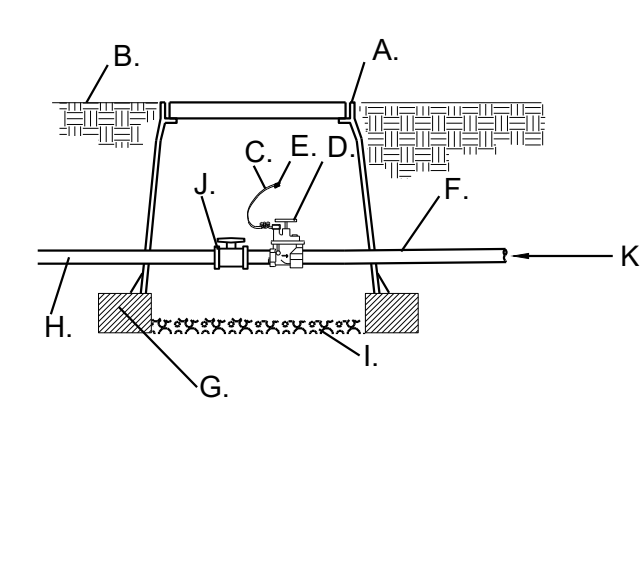
- F. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
 - G. LATERAL LINE/24" BURY
 - H. 8" X 8" X 16" CMU CONCRETE BLOCK
 - I. MASTERLINE/24" BURY
 - J. 4" LAYER OF 3/4" GRAVEL
 - K. PRESSURE REGULATOR
 - L. SCH. 80 TRUE UNION BALL VALVE
 - M. SCH. 40 PVC LATERAL LINE
- A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
 - B. FINISH GRADE
 - C. 24" WIRE LOOP
 - D. AUTOMATIC VALVE SEE IRRIGATION LEGEND.
 - E. DRY SPLICE CONNECTOR OR EQUAL

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.



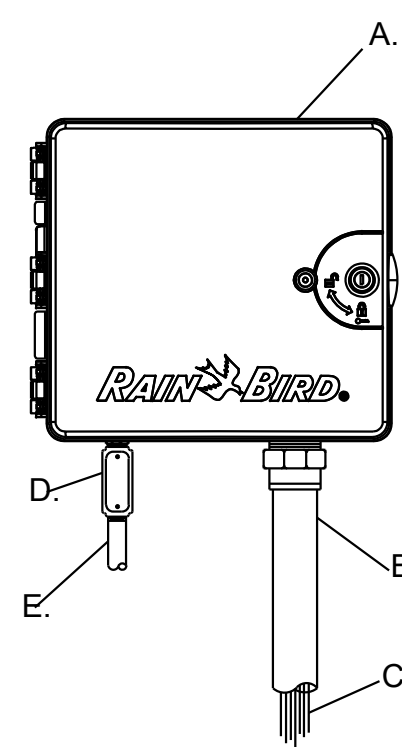
- A. FINISH GRADE
- B. END FLUSH CAP
- C. 6" ROUND BOX WITH LID
- D. 3/4" POLY DRIP PIPE
- E. 2" DEPTH OF GRAVEL
- F. 90° FITTING

7 END FLUSH CAP N.T.S.



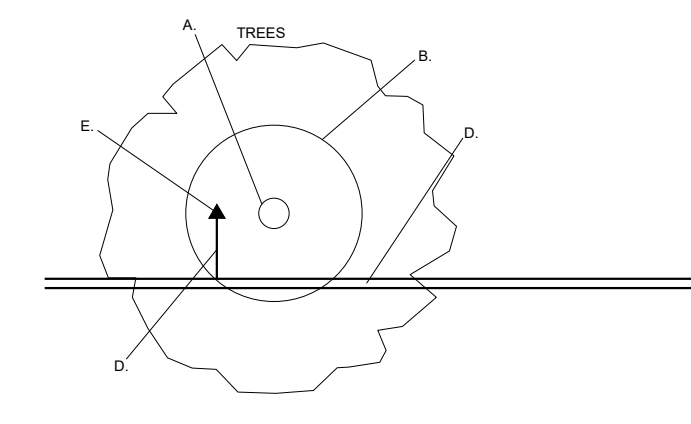
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- B. FINISH GRADE
- C. 24" WIRE LOOP
- D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
- E. DRY SPLICE CONNECTOR OR EQUAL
- F. LATERAL LINE/24" BURY
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- J. SCH. 80 TRUE UNION BALL VALVE
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8 AUTOMATIC VALVE N.T.S.



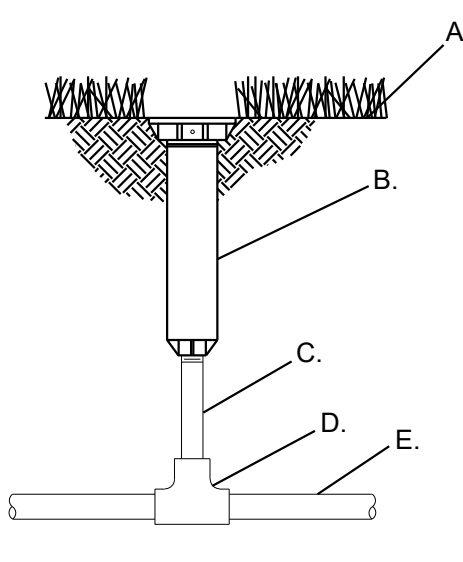
- A. CONTROLLER (see plan for model)
- B. 2" PVC SCH. 40 CONDUIT AND FITTINGS
- C. WIRES TO REMOTE CONTROL VALVES
- D. JUNCTION BOX
- E. 1" PVC SCH. 40 CONDUIT AND FITTINGS TO POWER SUPPLY

9 WALL MOUNTED AUTOMATIC CONTROLLER N.T.S.



- A. TREE TRUNK/ ROOT CROWN
 - B. 36" DIA BERM AROUND TREE
 - C. 24" DIA BERM AROUND SHRUB
 - D. PVC LATERAL PIPE (SIZE VARIES)
 - E. BUBBLER PLACED 6" INSIDE BERM
- NOTE: INSTALL BUBBLER(S) ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

10 BUBBLER PLACEMENT DETAIL N.T.S.



- A. FINISH GRADE
- B. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804-SAM-PRS BODY WITH RAINBIRD R-VAN NOZZLE
- C. PVC SCH.40 NIPPLE
- D. PVC SCH.40 TEE
- E. PVC LATERAL LINE

11 ROTATOR SPRINKLER N.T.S.

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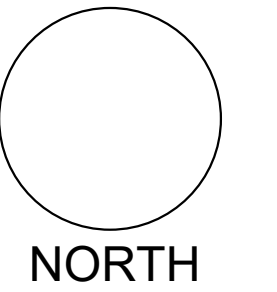


Date: 04/02/2024
Revisions:

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Drawn by: PL
Reviewed by: CM

Universe View
Apartment
Albuquerque, New Mexico



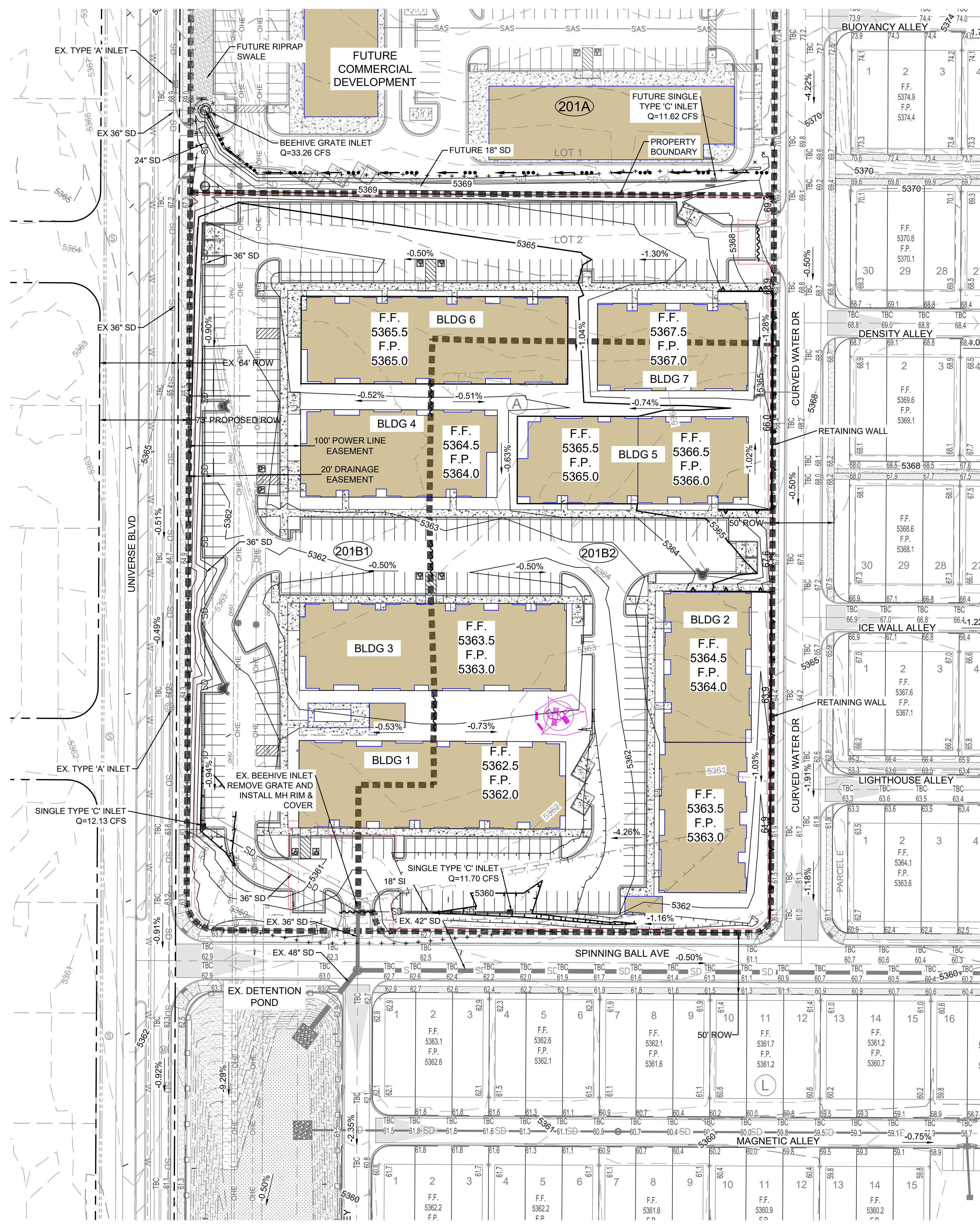
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**Irrigation
Plan**

Sheet Number:

LI-06

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GENERAL NOTES

- SEE SWPPP (BY OTHERS) FOR STABILIZATION MEASURES.
- SEE PLAT FOR LOT DIMENSIONS.
- RETAINING WALL DESIGN WILL BE SUBMITTED SEPARATELY FOR BUILDING PERMIT.
- EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
- THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
- CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY

LEGEND

- - - - - EXISTING (INDEX) CONTOUR
- - - - - EXISTING (INTERMED.) CONTOUR
- - - - - PROPOSED (INDEX) CONTOUR
- - - - - PROPOSED (INTERMED.) CONTOUR
- + + + + - GRADING LIMITS
- [Pattern] NATIVE SEEDING PER SECTION 1013
- [Pattern] GRAVEL MULCH PER SECTION 1013
- [Pattern] 2" - 4" LANDSCAPE ROCK (DEFERRED)
- [Pattern] 2" - 4" LANDSCAPE ROCK
- [Pattern] 6" - 8" LANDSCAPE ROCK
- [Pattern] 12" - 18" LANDSCAPE ROCK
- [Pattern] 12" SUBGRADE PREP
- [Pattern] CONCRETE
- [Pattern] BASE COURSE ACCESS ROAD
- [Symbol] WATERBLOCK (HIGH POINT)
- [Symbol] SWALE
- [Symbol] PROPOSED RETAINING WALL
- [Symbol] DRAINAGE BASIN BOUNDARY
- [Symbol] DRAINAGE BASIN NUMBER

DRAINAGE PLAN:

LOCATION: LOT 2 OF UNIVERSE VIEW SUBDIVISION (A REPLAT OF LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION)

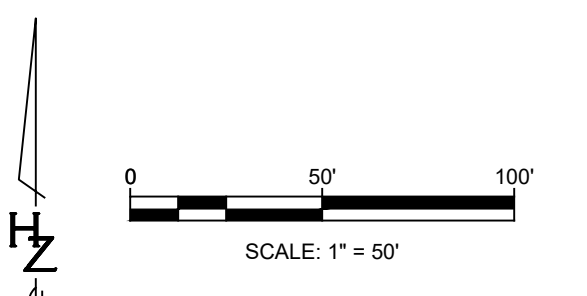
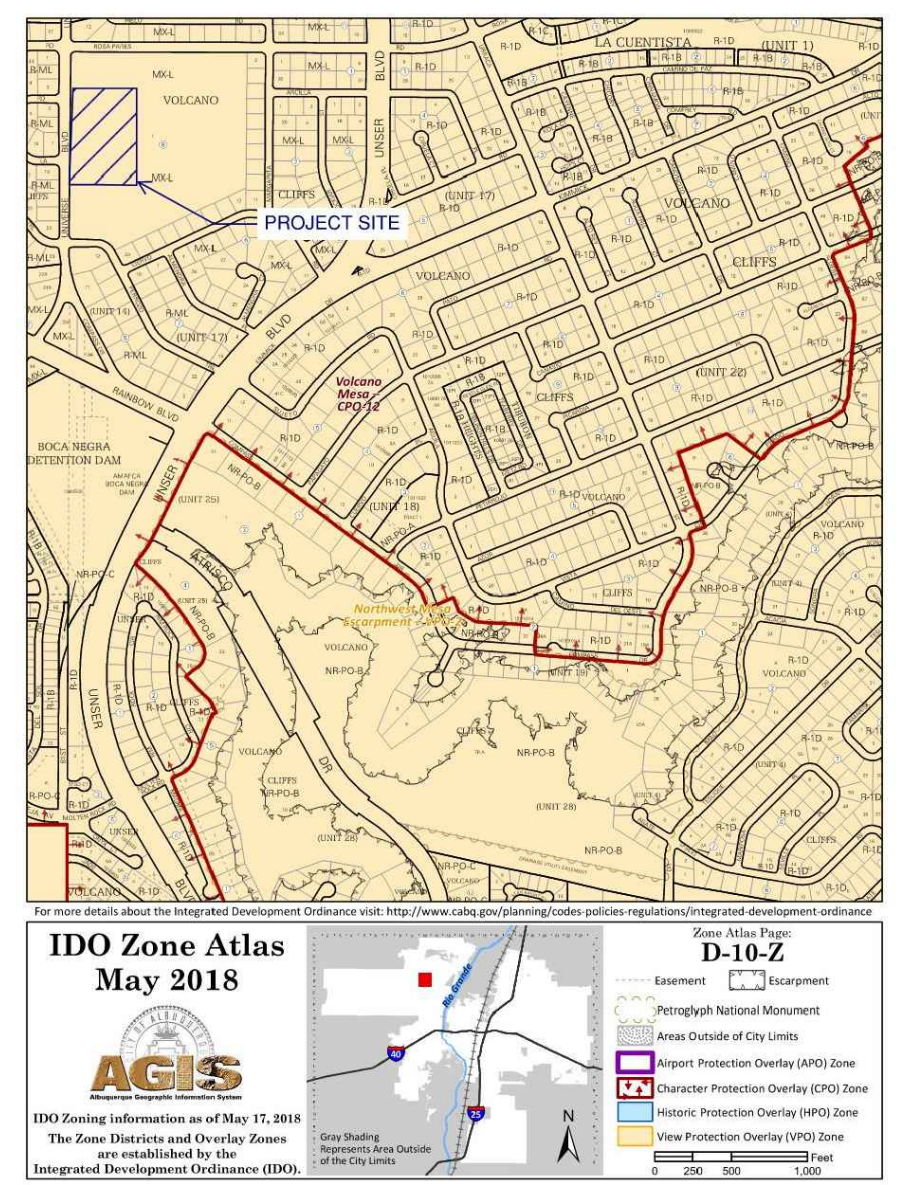
SITE AREA: APPROX. 6.6 ACRES

FLOOD HAZARD STATEMENT: THE SITE IS NOT ENCUMBERED BY A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FIRM MAP DATED SEPTEMBER 26, 2008 (MAP NUMBER 35001C0111G).

EXISTING DRAINAGE CONDITIONS: THE PROJECT SITE IS LOT 2 OF UNIVERSE VIEW SUBDIVISION, WHICH HAS BEEN APPROVED WITH CONDITIONS FOR PRELIMINARY PLAT. THE AREA IS UNDEVELOPED AND IS SPLIT INTO TWO DRAINAGE BASINS: A NORTHERN PORTION WHICH DRAINS WEST AND THE SOUTHERN PORTION WHICH DRAINS SOUTH. THERE IS AN EXISTING "PLAYA" OR DEPRESSION TO THE WEST OF THE SITE WHICH PREVENTS STORM-WATER RUNOFF FROM DRAINING INTO THE UNIVERSE BOULEVARD RIGHT-OF-WAY. STORM-WATER RUNOFF FROM THE SOUTHERN BASIN DRAINS SOUTH TO AN EXISTING DETENTION POND (POND 4A) LOCATED AT THE NORTHWEST CORNER OF UNSER BOULEVARD AND RAINBOW BOULEVARD. THE SITE IS BOUND BY UNIVERSE BOULEVARD TO THE WEST, A COMMERCIAL LOT TO THE NORTH, SPINNING BALL AVENUE TO THE SOUTH AND CURVED WATER DRIVE TO THE EAST.

DEVELOPED DRAINAGE CONDITIONS: THE AMENDED DRAINAGE STUDY FOR UNIVERSE VIEW SUBDIVISION DATED MARCH 8, 2023 WAS APPROVED BY CITY HYDROLOGY ON MARCH 16, 2023 AND SERVES AS THE BASIS FOR DESIGN OF THE PROJECT SITE. DEVELOPED CONDITIONS STORM-WATER RUNOFF WILL DRAIN ON THE SURFACE TO 2-SINGLE TYPE 'C' INLETS IN SAG LOCATED NEAR THE SOUTHERN PROPERTY LINE OF THE SITE, THEN CONVEYED TO THE DETENTION POND 1 TO BE CONSTRUCTED WITH COA WORK ORDER PROJECT #709790. OFFSITE BASINS OS-1 (LOCATED TO THE NORTH OF BASIN 201A) AND BASIN 201A WILL BE CAPTURED BY A BEEHIVE TYPE INLET LOCATED TO THE NORTHWEST OF THE APARTMENT SITE. A BASIN SUMMARY TABLE WITH LAND TREATMENTS AND RESULTS OF THE HYDROLOGIC ANALYSIS IS SHOWN BELOW. THE APPROVED DRAINAGE REPORT AND THIS ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

Universe View Apartments						
Basin Summary - Developed Conditions						
Basin	Area (Acre)	%A	%B	%C	%D	100-Year V (AC-FT) 100-Year Q (CFS)
OS-1	27.95	98	0	0	2	1.35 33.26
201A	2.94	0	5	5	90	0.45 11.62
201B1	3.34	0	15	15	70	0.45 12.13
201B2	3.22	0	15	15	70	0.43 11.70
	37.5					2.68 68.7



Designed By: **HUITT-ZOLLARS**
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive, Suite 100
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

nm811
 Know what's below. Call before you dig.
 TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 280-1990

UNIVERSE VIEW SUBDIVISION APARTMENTS

TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN

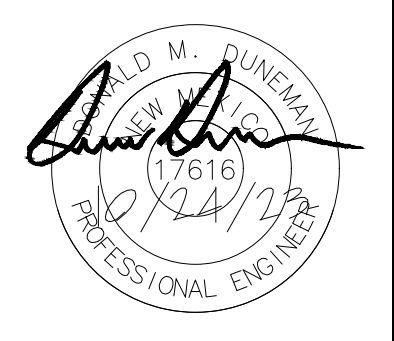
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790	Zone Map No. D - 10	Sheet 3A Of 5	
PROJECT NO. PR-2020-004596		SHEET	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	NO.
		STANDARD 3 1/4" ALUMINUM DISC			
		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)			
		N=1572627.846			
		E=1499059.808			
		PUBLISHED EL=5318.888 (NAVD 1988)			
		GROUND TO GRID FACTOR=0.99872416			
		MAPPING ANGLE=-0°16'20.35"			

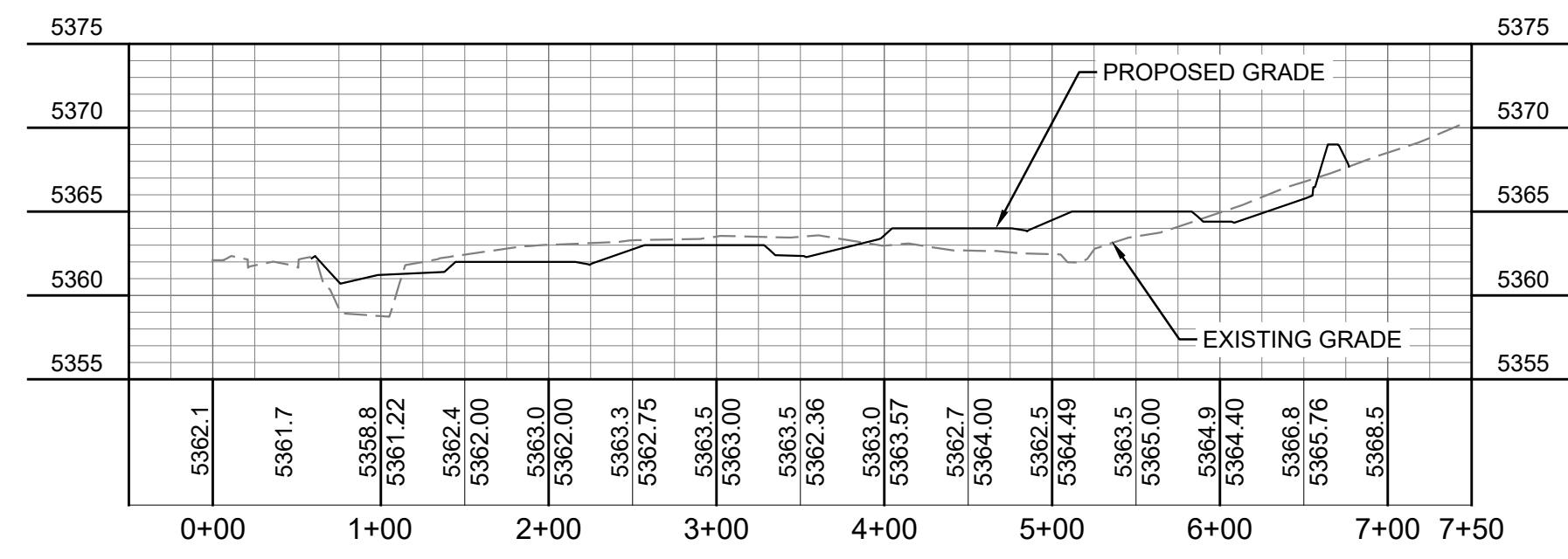
NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY:	DRAWN BY:	DWG NAME:	CHECKED BY:
DMD	MTR		DMD

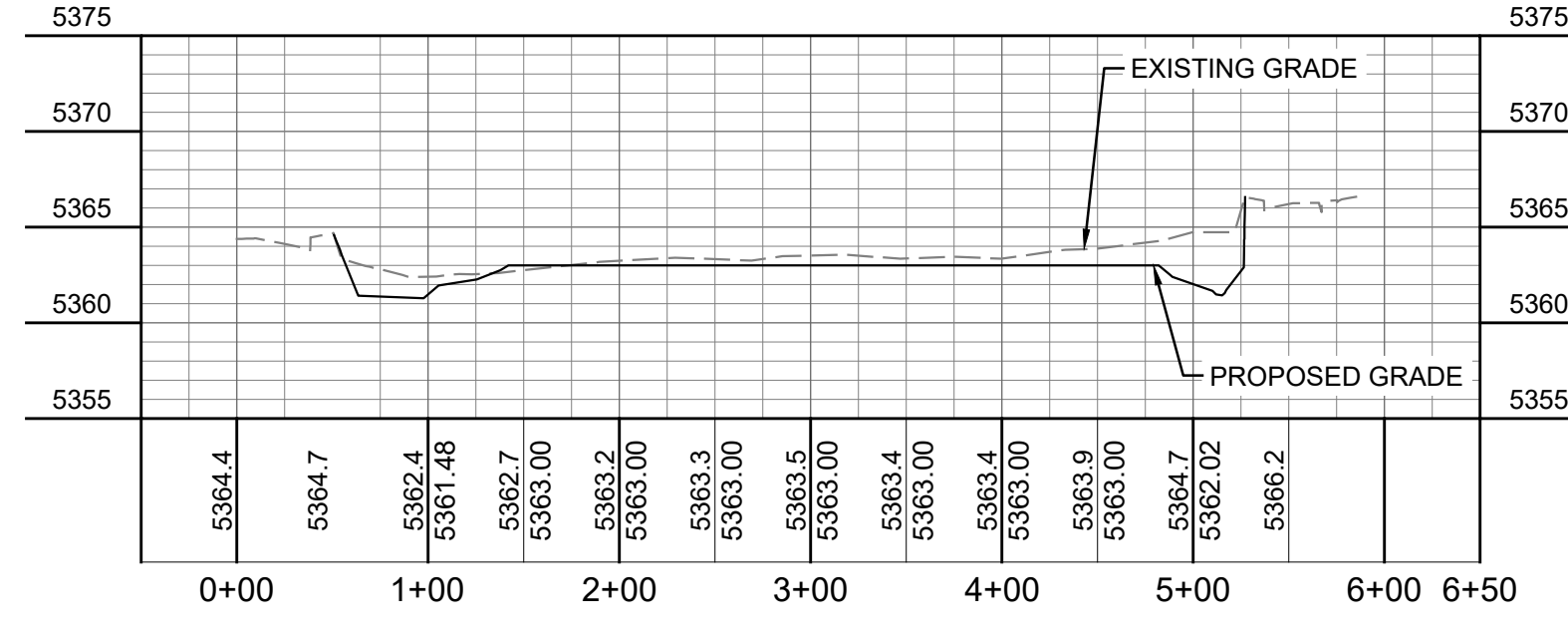
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4/13/2023	4/13/2023	R31494.01	4/13/2023



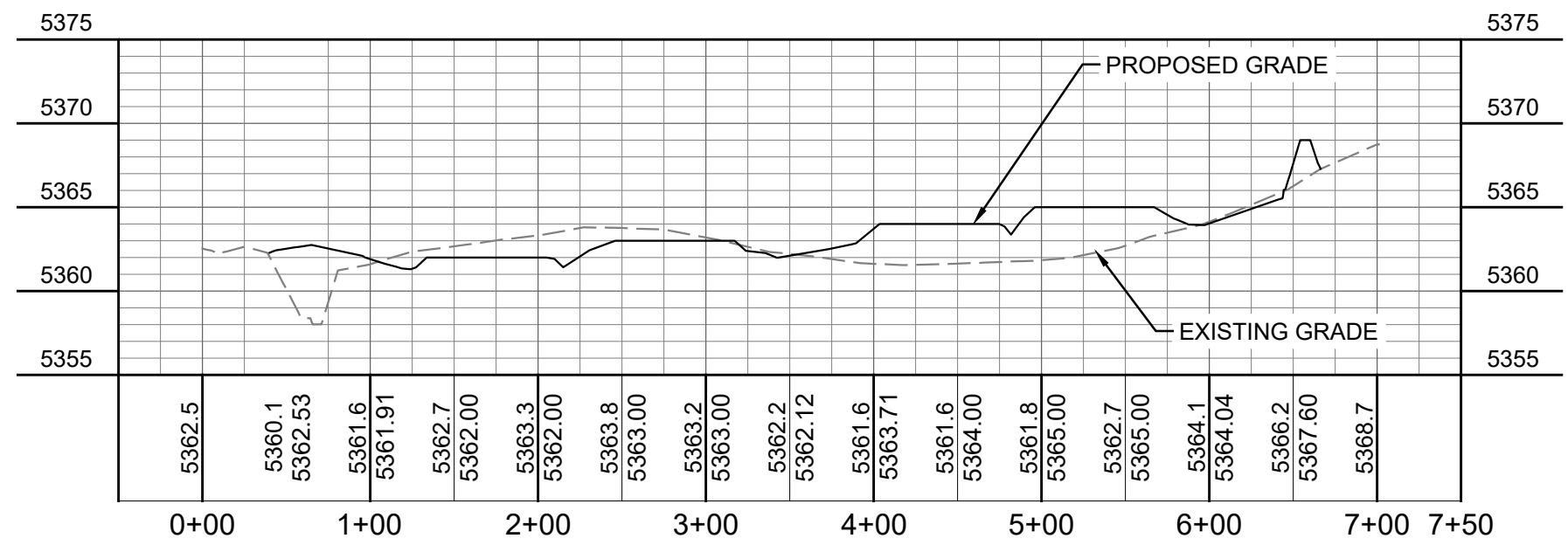
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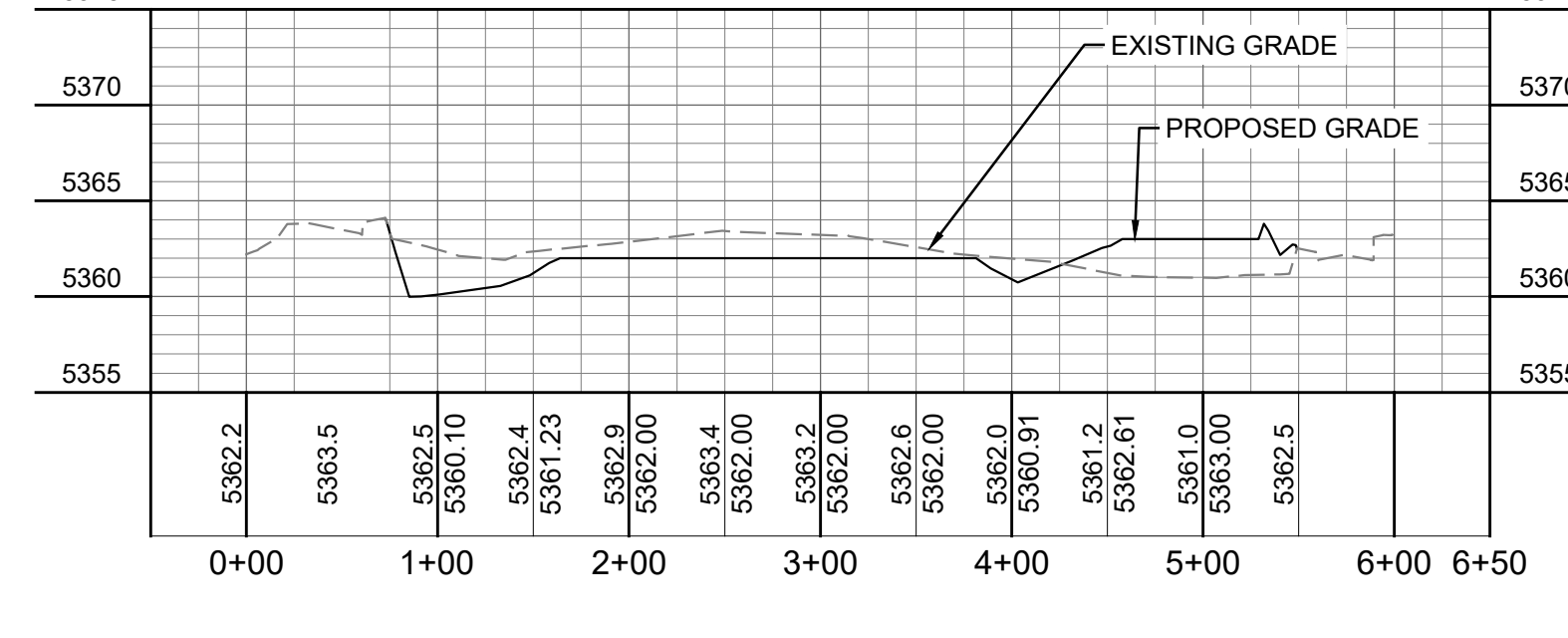
SOUTH-NORTH CROSS SECTION 01



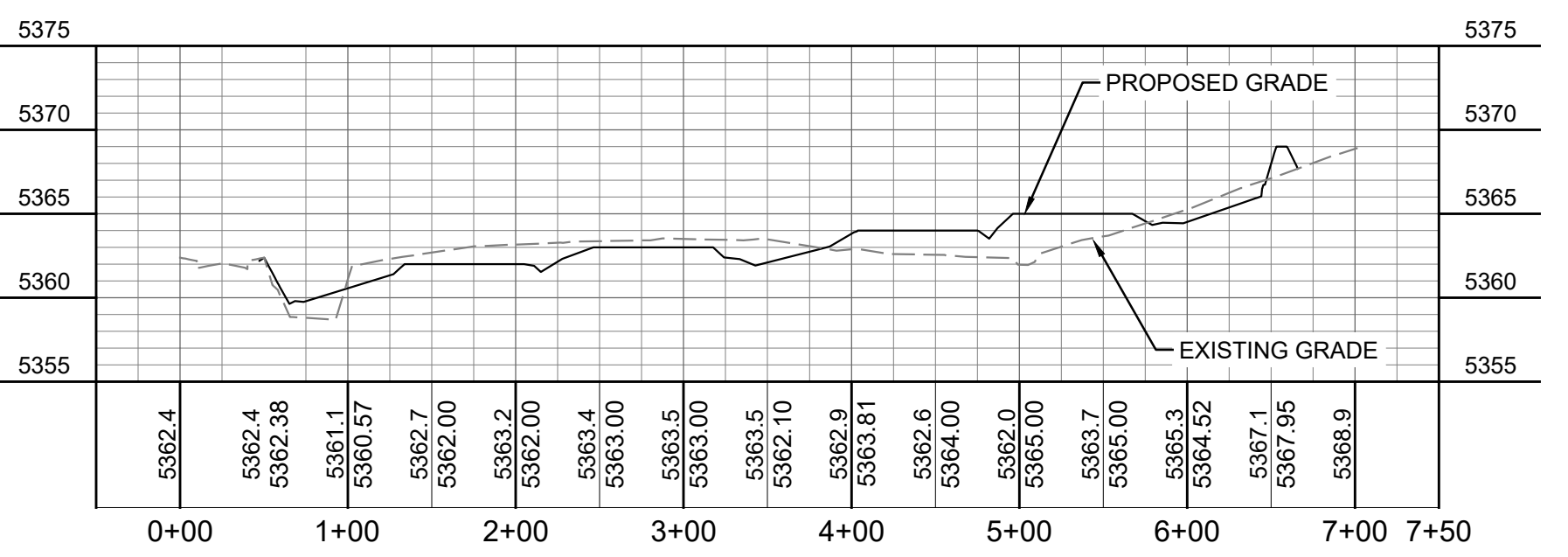
WEST-EAST CROSS SECTION 01



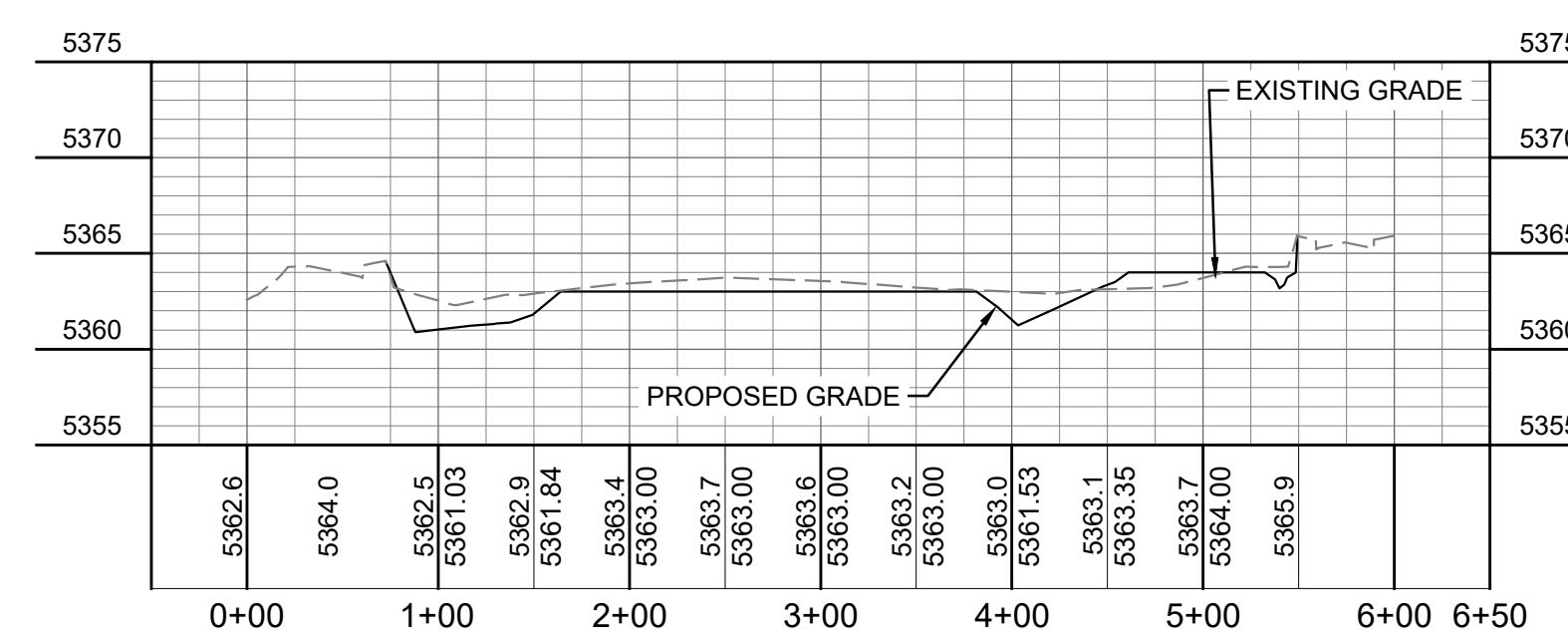
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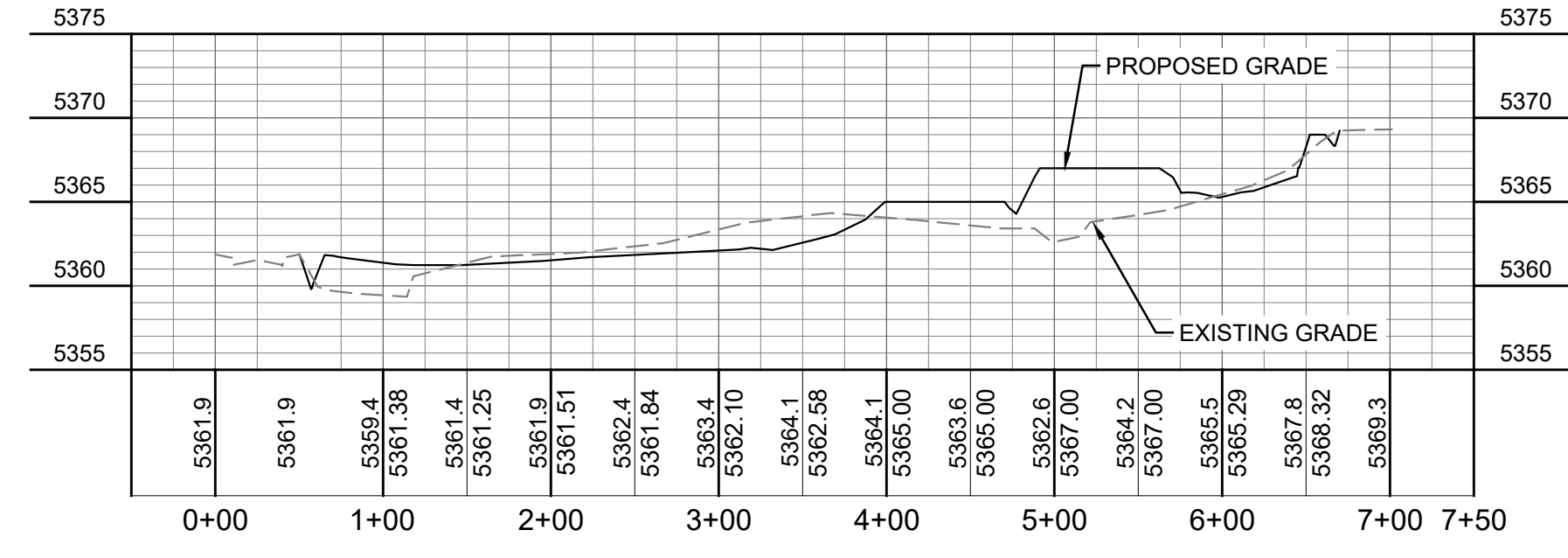
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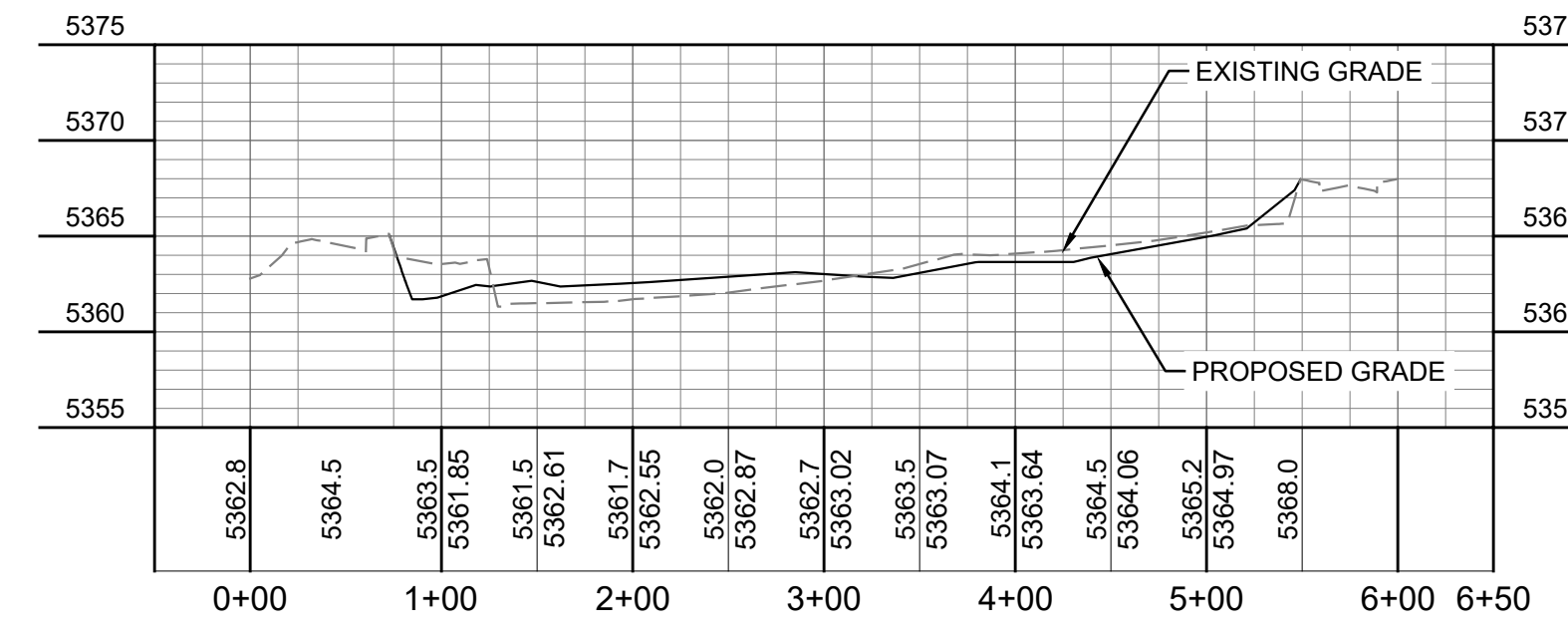
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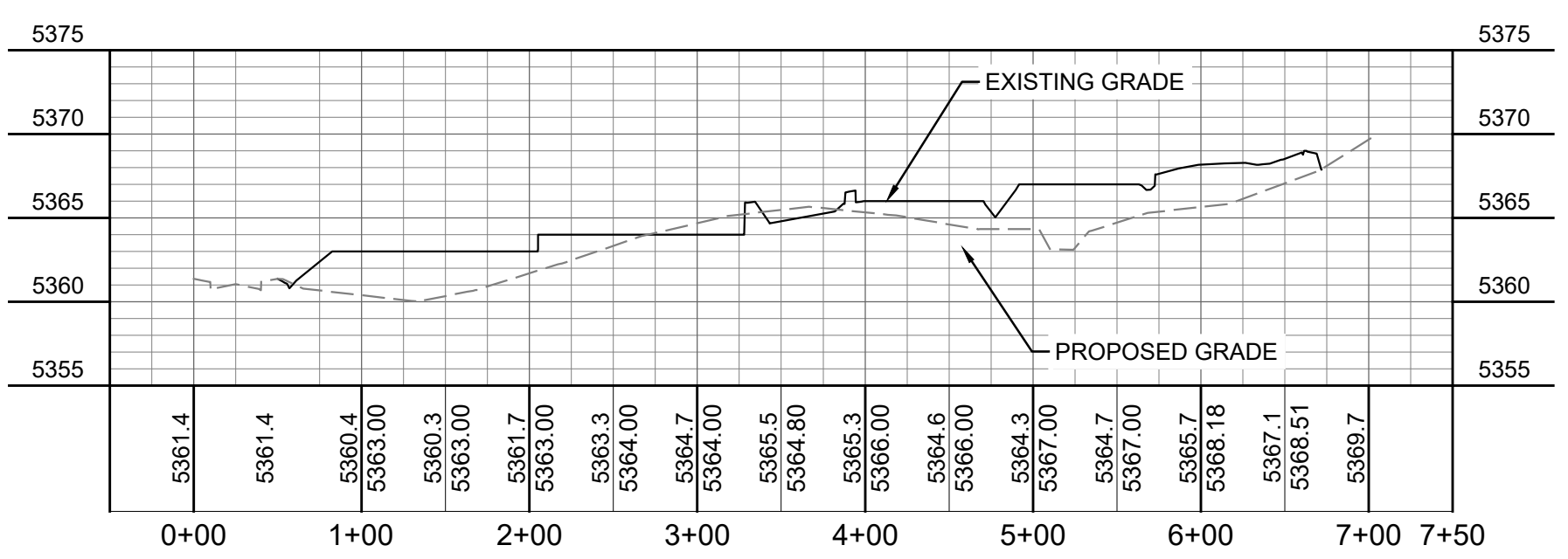
WEST-EAST CROSS SECTION 03



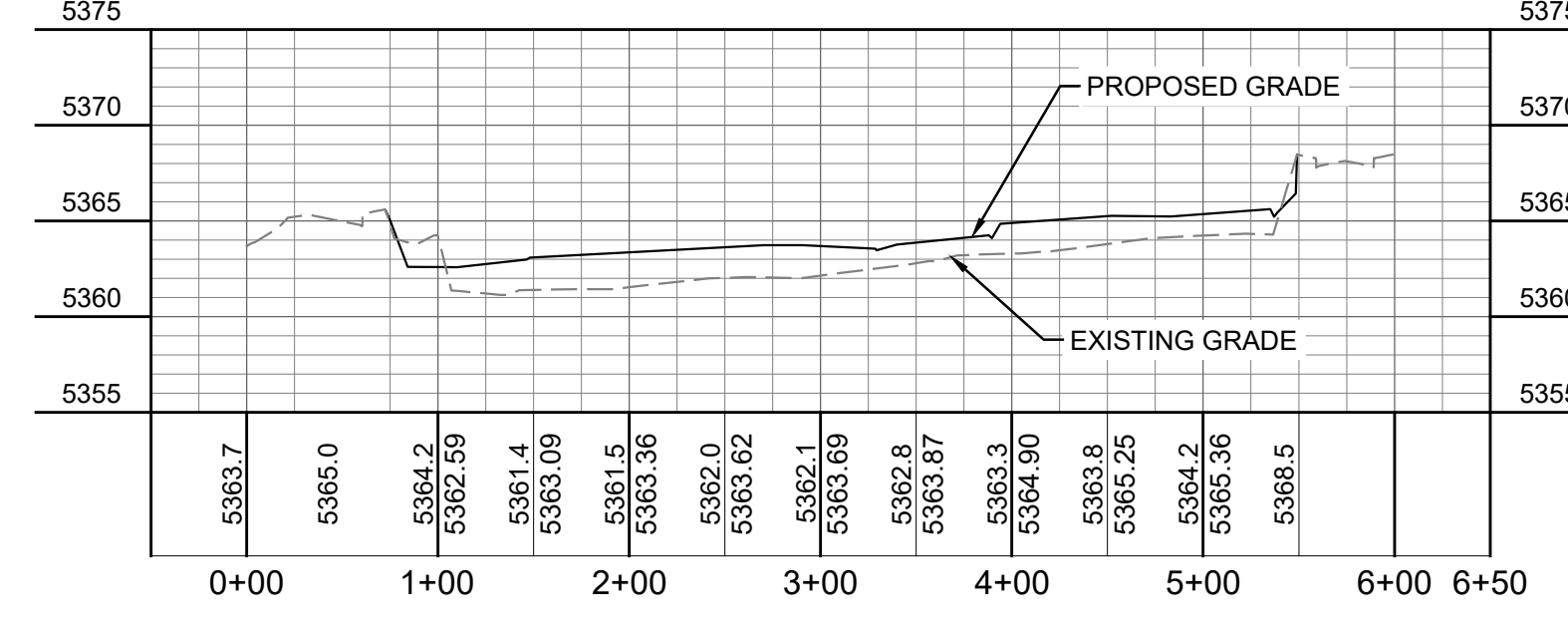
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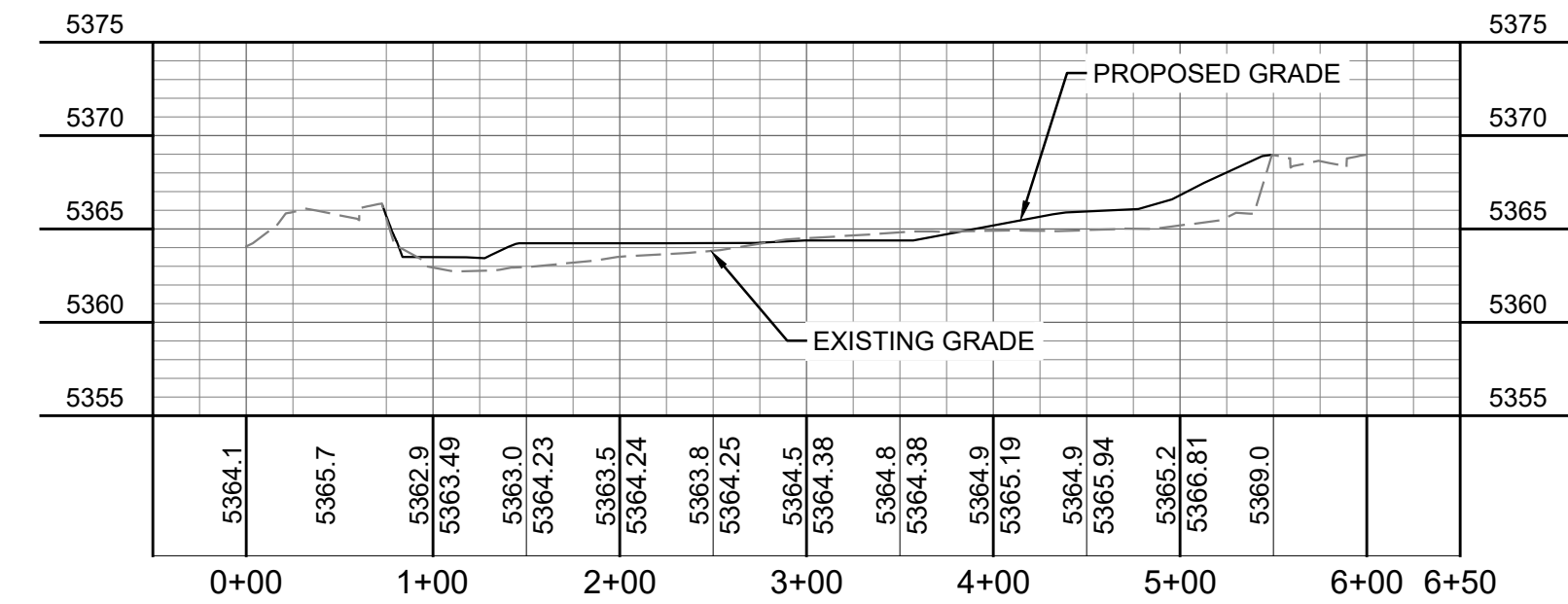
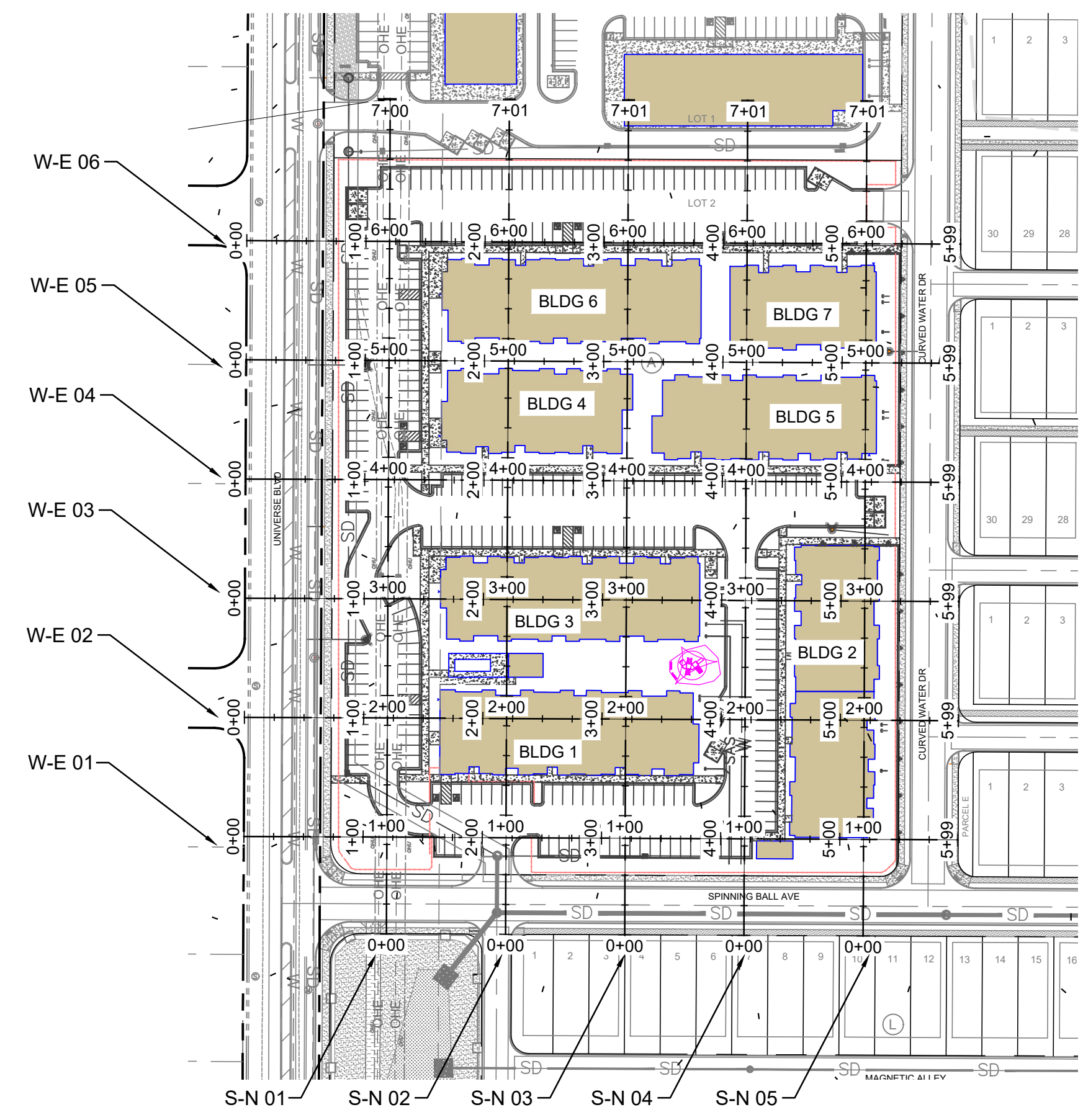
WEST-EAST CROSS SECTION 04



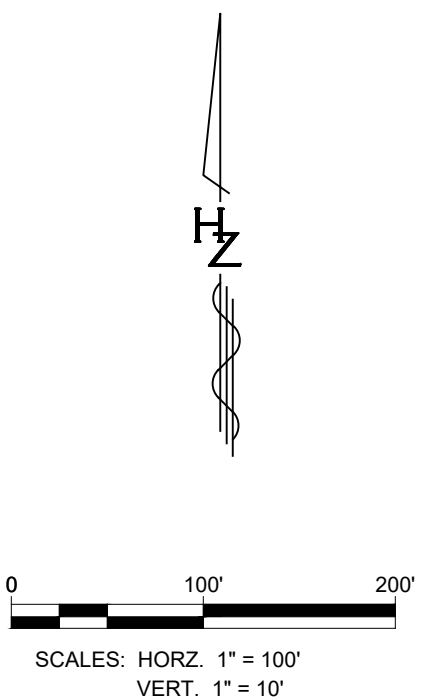
SOUTH-NORTH CROSS SECTION 05



WEST-EAST CROSS SECTION 05



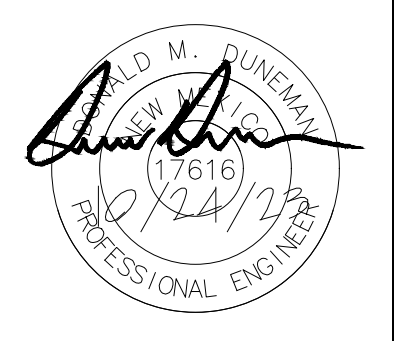
WEST-EAST CROSS SECTION 06



AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STARTED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
DRAWINGS BY	DATE
CHECKED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
FOUND MONUMENT 3x6x10"	DATE
STANDARD 3 1/4" ALUMINUM DISC	DATE
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)	DATE
N=157.627.946	DATE
E=1499.059.808	DATE
PUBLISHED EL=5318.888 (NAVD 1988)	DATE
GROUND TO GRID FACTOR=0.99972416	DATE
MAPPING ANGLE=0°16'20.35"	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

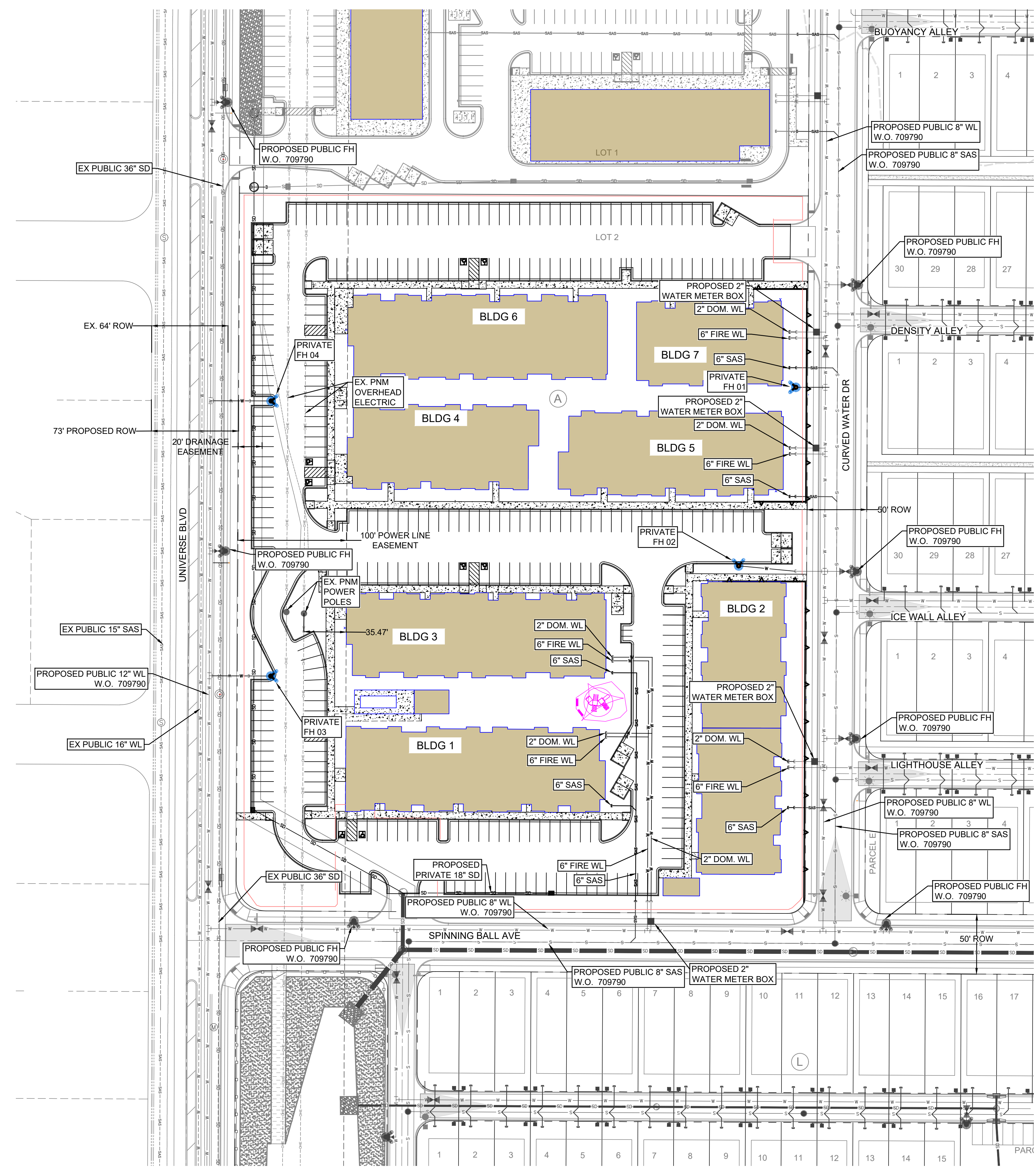


REVISIONS	
NO.	DATE
BY	REMARKS
DESIGN	DESIGN
DESIGNED BY: DMD	DATE: 4/13/2023
DRAWN BY: MTR	DATE: 4/13/2023
DWG NAME: -	PROJ.#: R314494.01
CHECKED BY: DMD	DATE: 4/13/2023

Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive, Suite 100
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

UNIVERSE VIEW SUBDIVISION APARTMENTS			
TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN CROSS SECTIONS			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790	Zone Map No. D - 10	Sheet 3B	Of 5
PROJECT NO. PR-2020-004596		SHEET	

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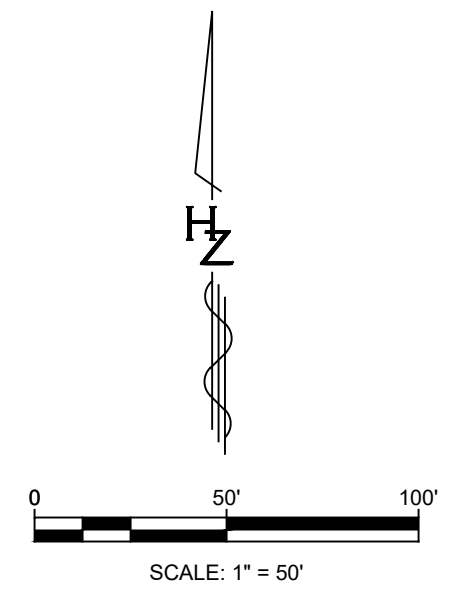


GENERAL NOTES

- SD/SAS MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
- SD/SAS DROP MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-10 & S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
- FIRE HYDRANT ASSEMBLIES SHALL BE FULLY RESTRAINED PER CORR STD DWG W-15.
- GATE VALVES SHALL BE FULLY RESTRAINED WITH CONCRETE COLLARS PER CORR STD DWG W-05. GATE VALVES WILL BE OPERATED BY THE CITY ONLY.
- FITTINGS SHALL BE FULLY RESTRAINED MARKER BALL PER CORR STD DWG GU-01.
- SD PIPE MATERIAL PER NMDOT SECTION 570
- ALL CONCRETE PADS FOR UTILITY WORK MUST BE PLACED 3" ABOVE FINISHED GRADE.
- WORK WITHIN CITY OF RIO RANCHO RIGHT OF WAY IS BY A SEPARATE PERMIT.

NOTE:

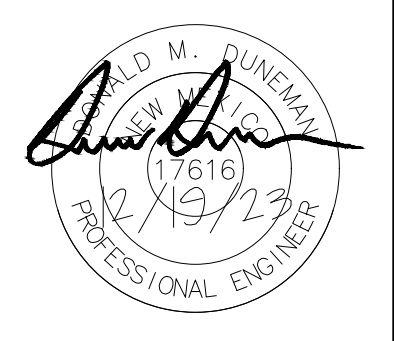
- WORK ORDER 709790 INFRASTRUCTURE MUST BE COMPLETED PRIOR TO ACQUIRING SERVICE FOR THE APARTMENT COMPLEX PROJECT.
- INFRASTRUCTURE INCLUDED IN WORK ORDER 709790 INCLUDES ALL PAVING, SANITARY SEWER, WATER LINE, AND DRAINAGE IMPROVEMENTS WITHIN UNIVERSE BOULEVARD, SPINNING BALL AVENUE AND CURVED WATER DRIVE. ALL INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS PUBLIC.
- ALL IMPROVEMENTS WITHIN LOT 2 ARE PRIVATE UNLESS OTHERWISE NOTED.



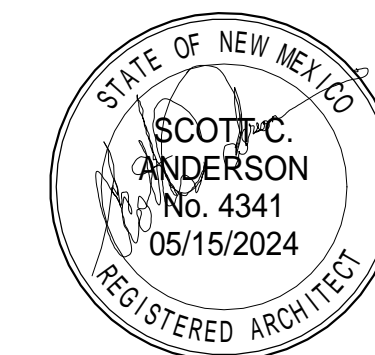
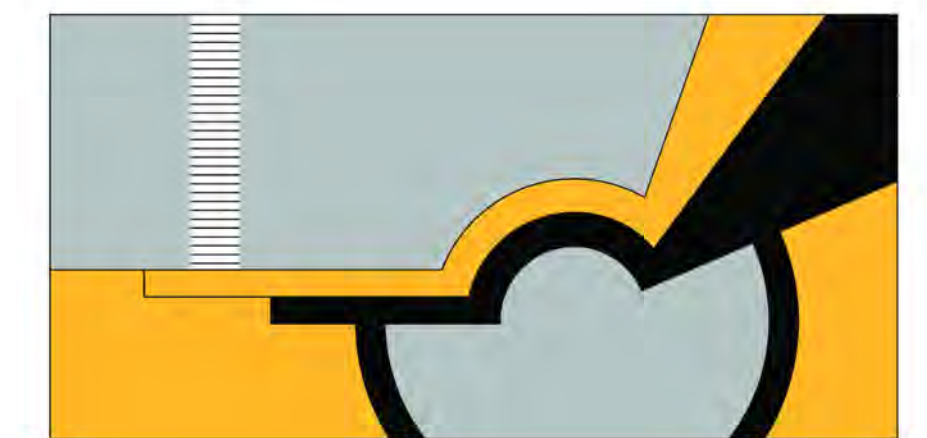
Designed By:
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 333 Rio Rancho Drive, Suite 100
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

UNIVERSE VIEW SUBDIVISION APARTMENTS	
TITLE: CONCEPTUAL UTILITY PLAN	
Design Review Committee	City Engineer
City Project No. 709790	Zone Map No. D - 10
Sheet 4 Of 5	PROJECT NO. PR-2020-004596 SHEET

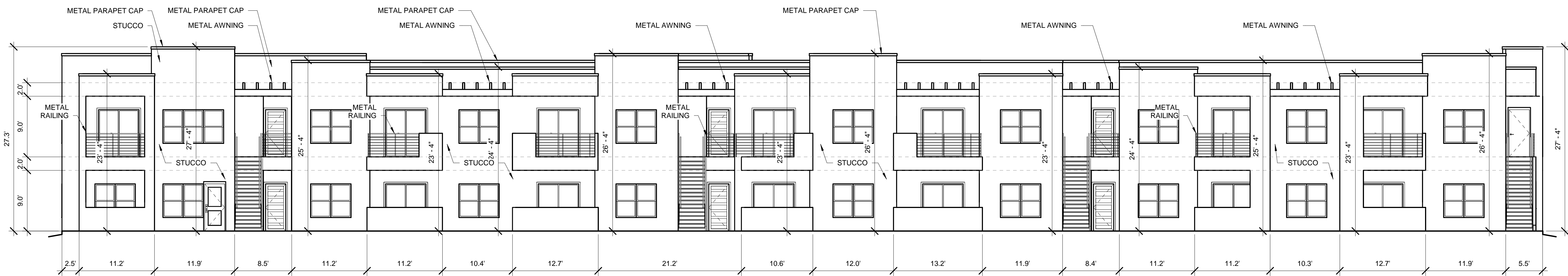
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WORK	DATE	STANDARD 3 1/4" ALUMINUM DISC	DATE	BY	DATE
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FIELD ACCEPTANCE BY	DATE	N=1572627.946	DATE		DATE
FIELD REVISION BY	DATE	E=1499059.808	DATE		DATE
DRAWINGS CORRECTED BY	DATE		DATE		DATE
MICRO-FILM INFORMATION	DATE		DATE		DATE
RECORDED BY	DATE		DATE		DATE
NO.	DATE		DATE		DATE



NO.	DATE	REVISIONS
		DESIGN
DESIGNED BY:	DMD	DATE: - 4/13/2023
DRAWN BY:	MTR	DATE: - 4/13/2023
DWG NAME:		PROJ # - R314494.01
CHECKED BY:	DMD	DATE: - 4/13/2023



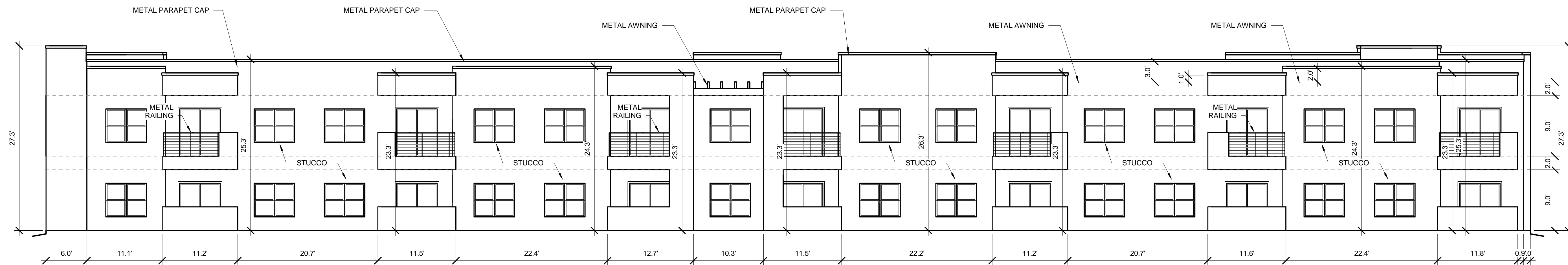
SCOTT C. ANDERSON
& associates architects
albuquerque



BUILDING 1 SOUTH ELEVATION

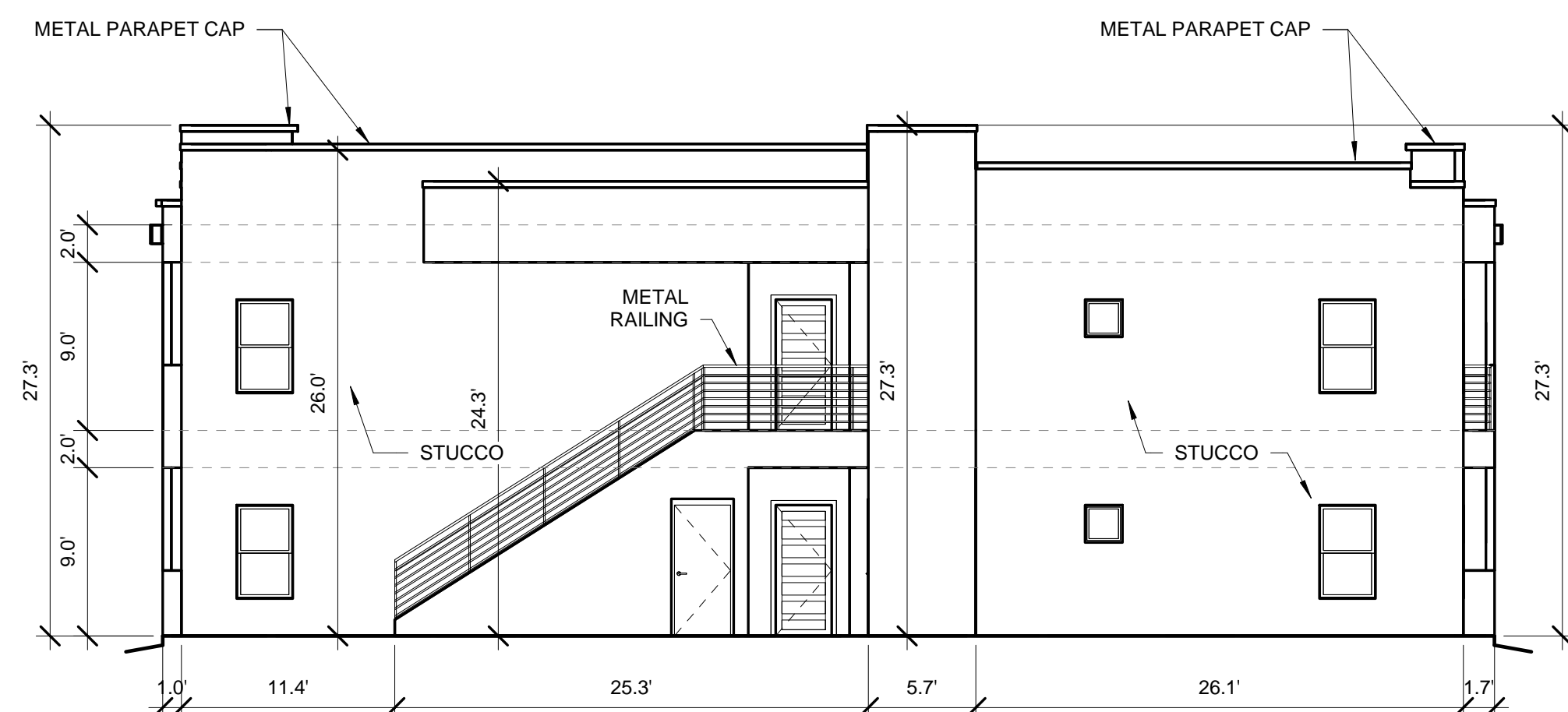
1/8" = 1'-0"

TOTAL GROUND FLOOR FACADE = 1925.25 SF
GLAZING = 552 SF
552/1925.25 = 28%



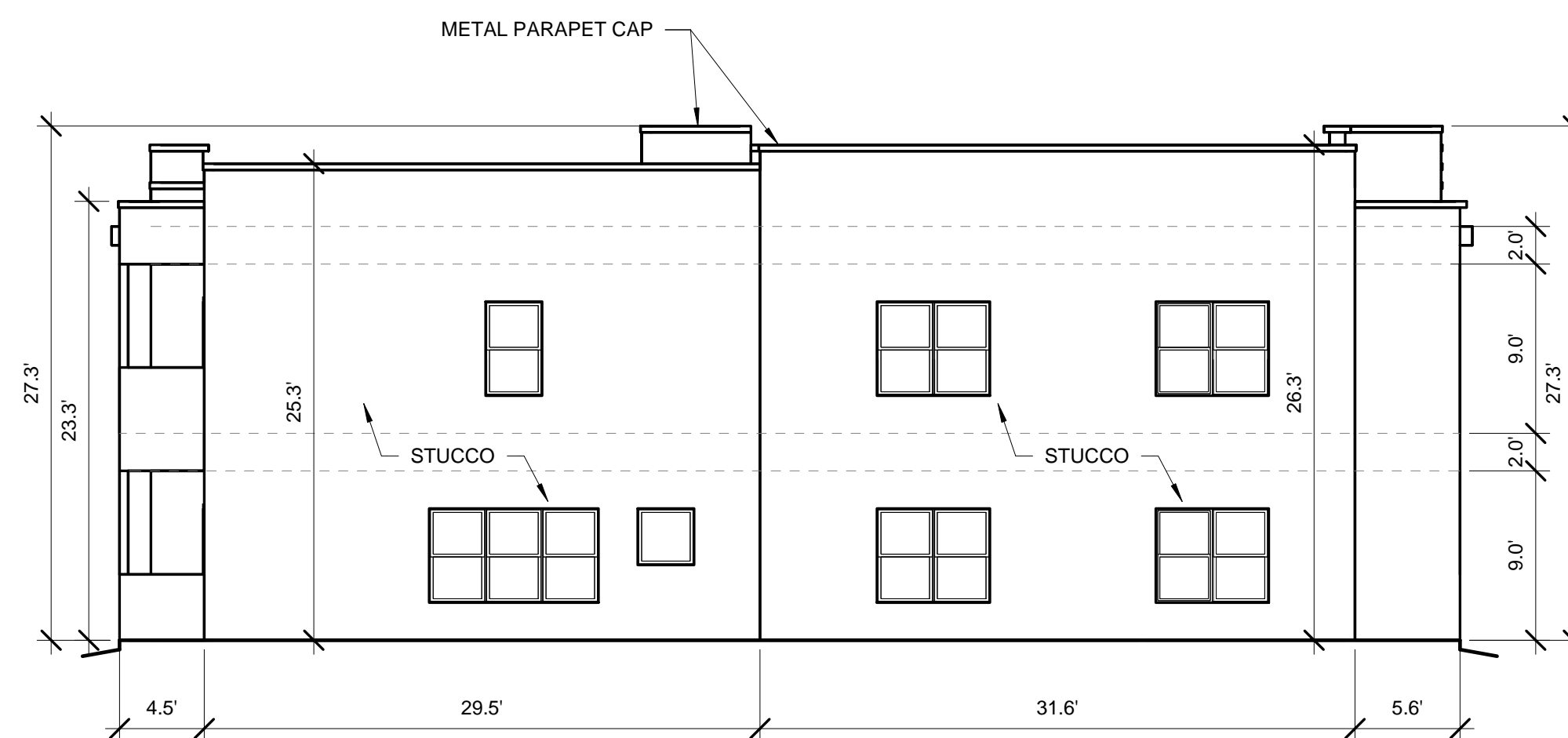
BUILDING 1 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 1 EAST ELEVATION

1/8" = 1'-0"



BUILDING 1 WEST ELEVATION

1/8" = 1'-0"

TOTAL GROUND FLOOR FACADE = 551.25 SF
GLAZING = 114 SF
114/551.25 = 20%

WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)
PROVIDE FULL SHIELDS AT ALL WALL MOUNTED LIGHT FIXTURES

SCOTT C. ANDERSON
& associates architects
2818 4th St NW, Suite C Albuquerque NM 87107
scott@scaarchitects.com
505.401.7575

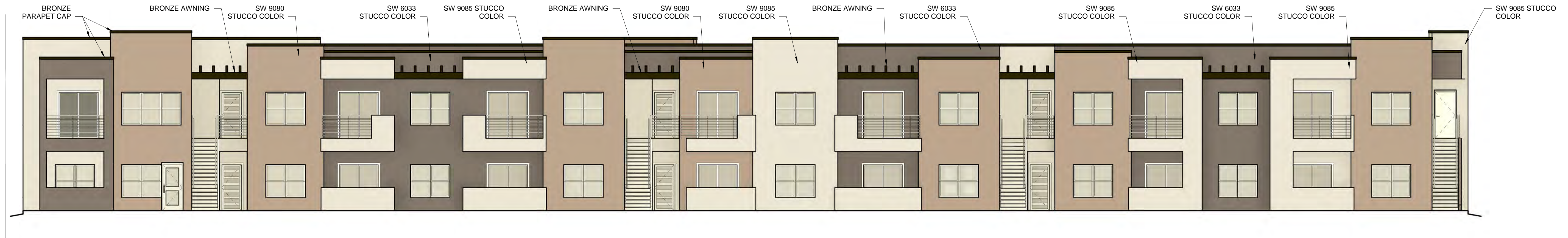
**UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE

BUILDING 1 ELEVATIONS

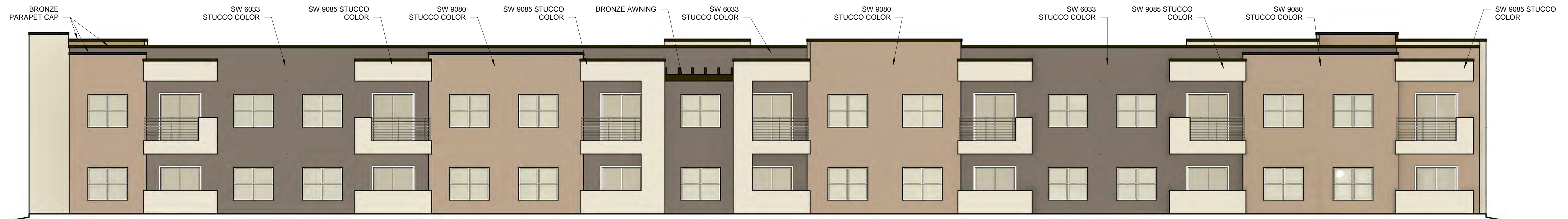
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	DRAWN	Author	SCALE	1/8" = 1'-0"
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	REVIEWED	Designer		
	DATE	05/15/2024		

A-201



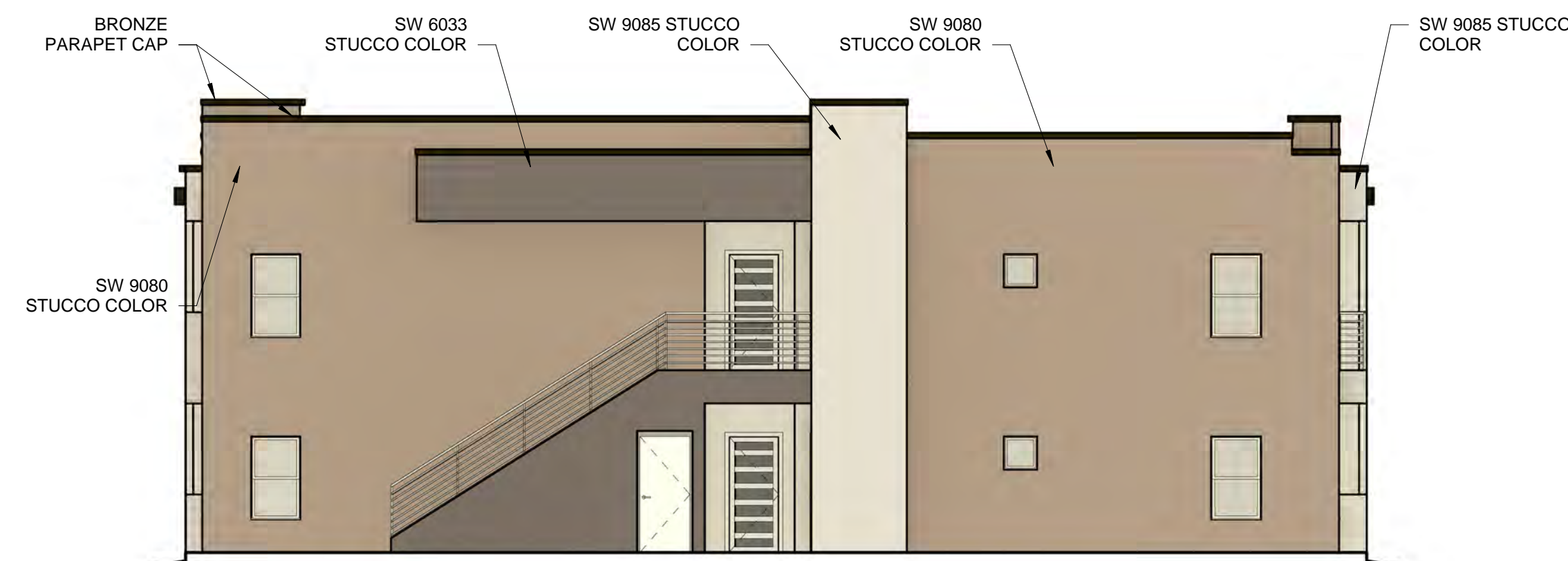
BUILDING 1 SOUTH COLOR ELEVATION

1/8" = 1'-0"



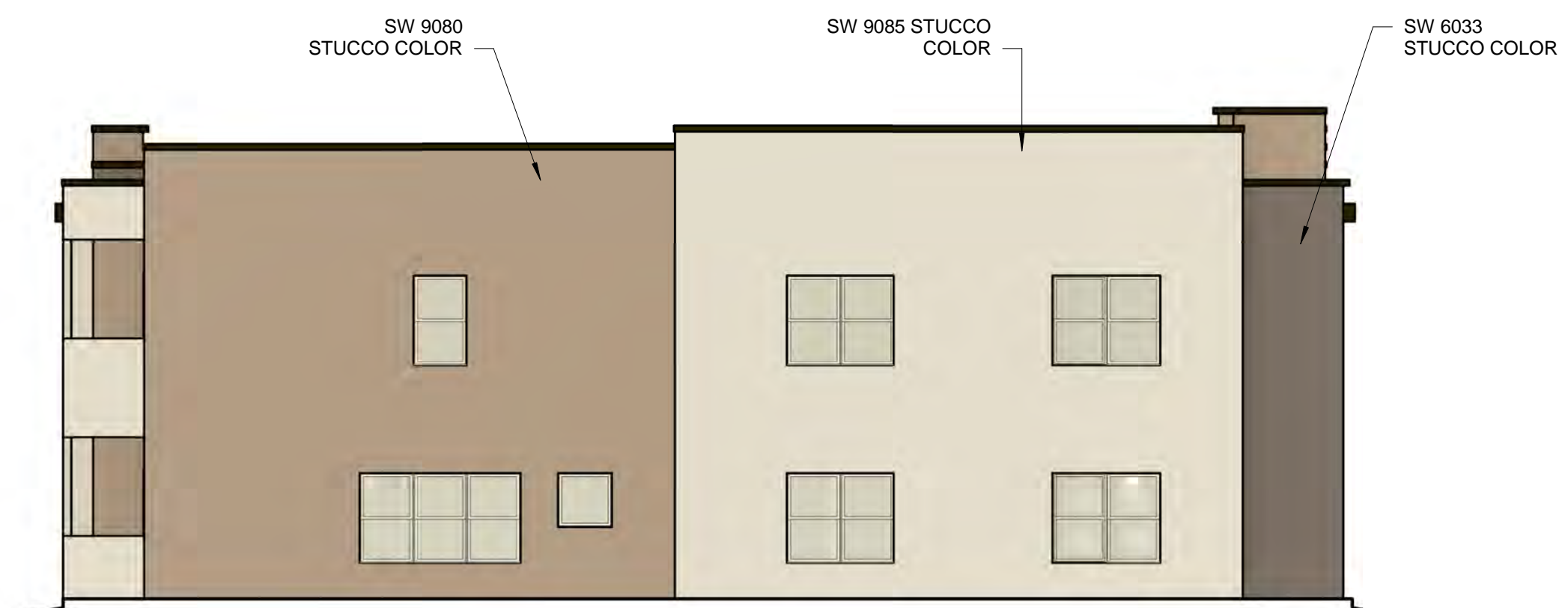
BUILDING 1 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 WEST COLOR ELEVATION

1/8" = 1'-0"

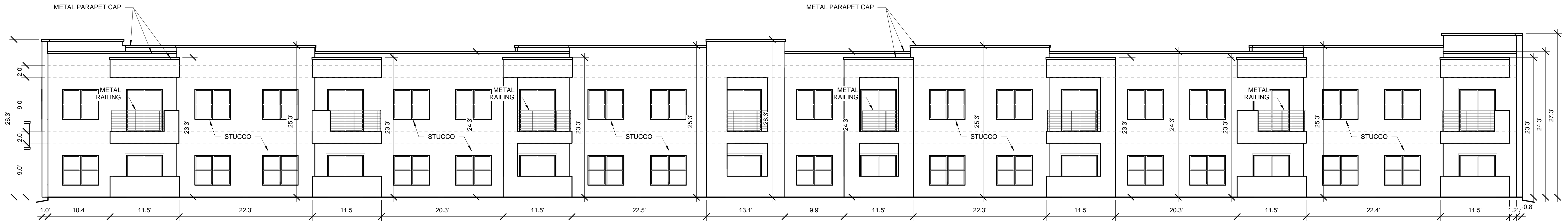
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 PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)
 PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
BUILDING 1 COLOR ELEVATIONS

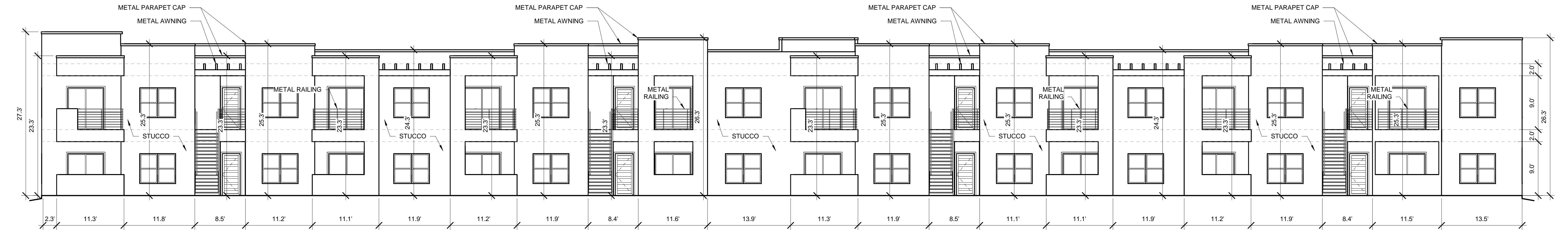
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	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	05/15/2024		A-201.C



TOTAL GROUND FLOOR FACADE = 2,226.19 SF
 GLAZING = 756 SF
 756 / 2,226.19 = 33%

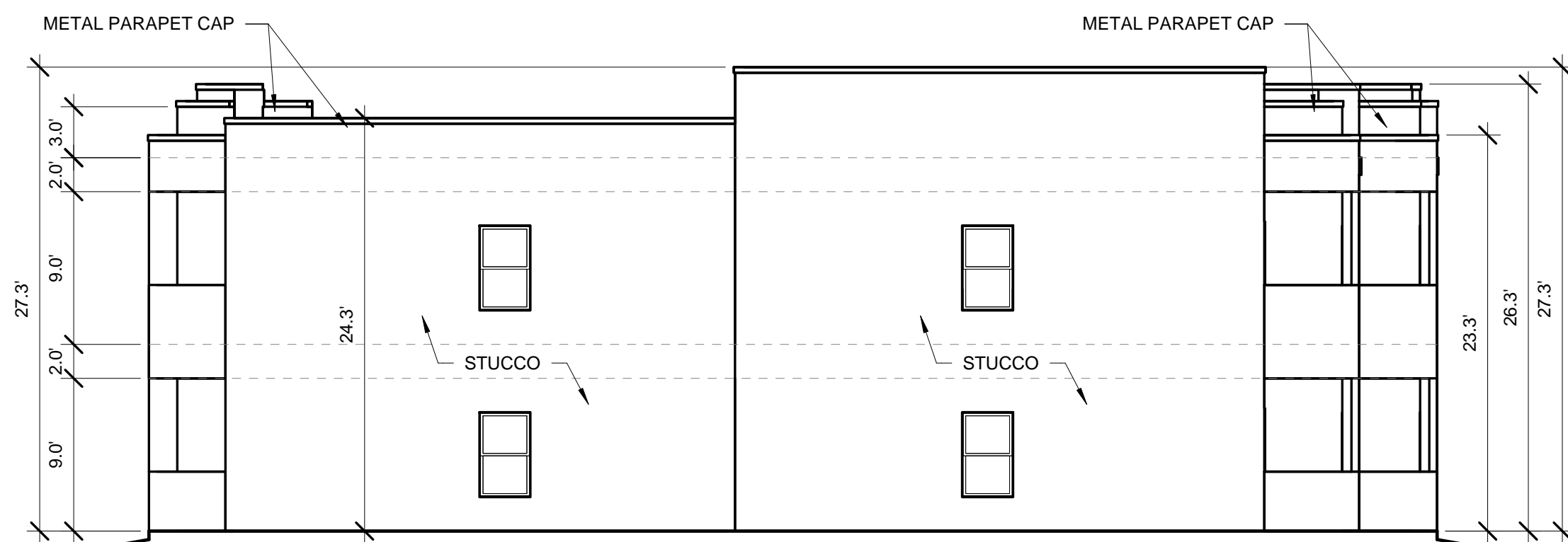
BUILDING 2 EAST ELEVATION

1/8" = 1'-0"



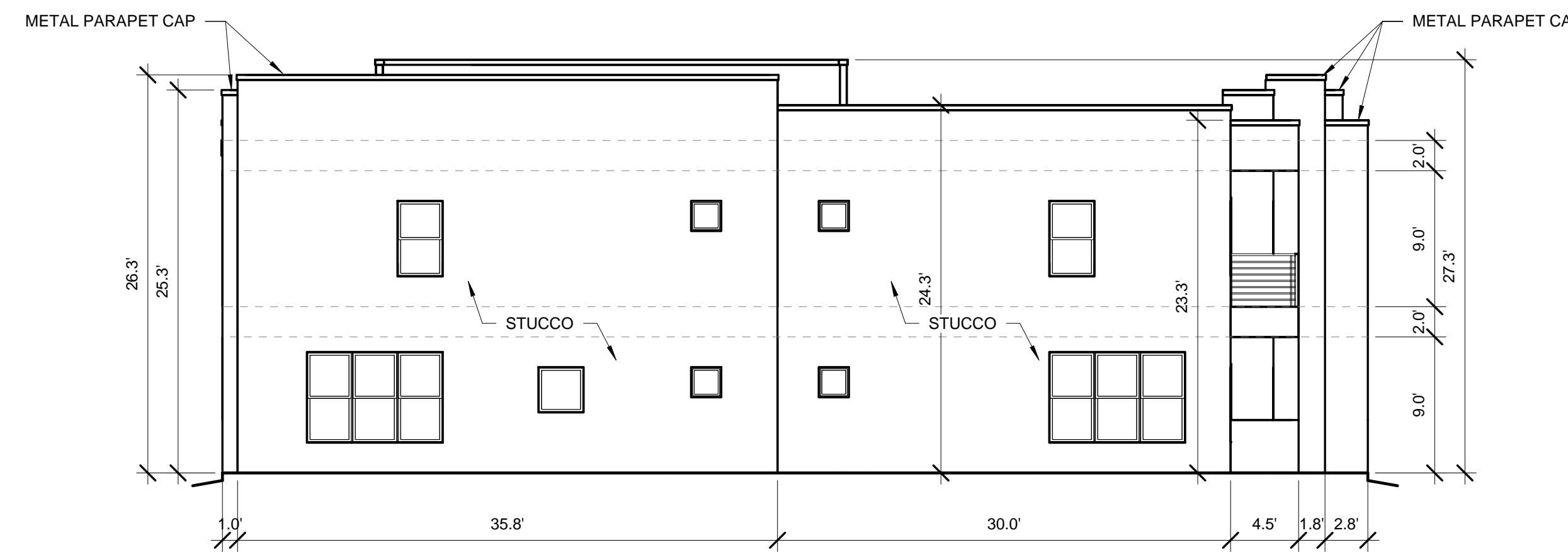
BUILDING 2 WEST ELEVATION

1/8" = 1'-0"



BUILDING 2 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 2 SOUTH ELEVATION

1/8" = 1'-0"

TOTAL GROUND FLOOR FACADE = 600.25 SF
 GLAZING = 125 SF
 125 / 600.25 = 20%

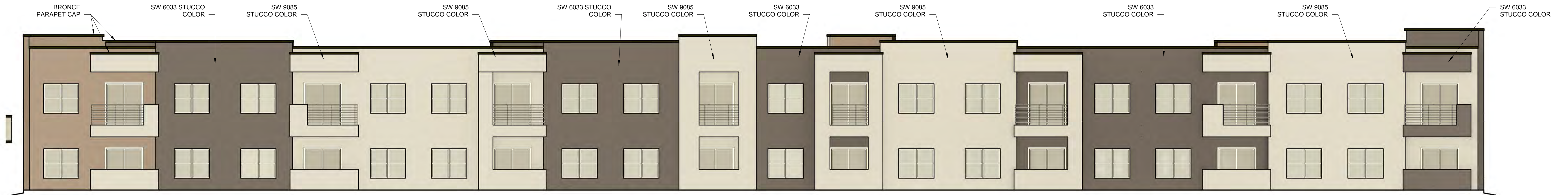
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
 PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)
 PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES

SCOTT C. ANDERSON
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 scott@scaarchitects.com
 505.401.7575

**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

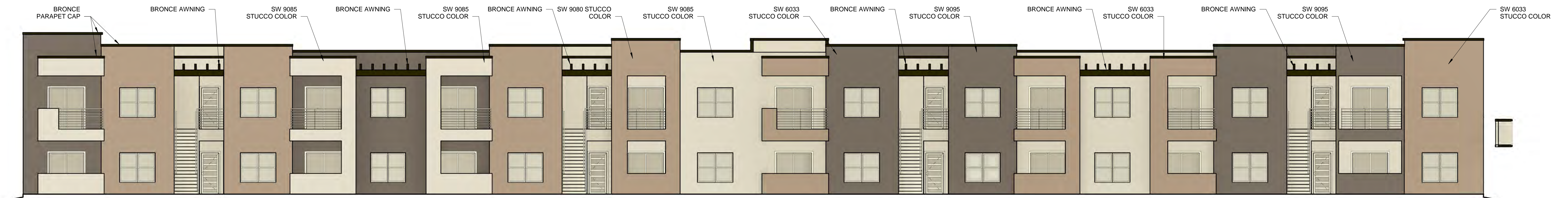
BUILDING 2 ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
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	REVIEWED	Designer		
	DATE	05/15/2024		A-202



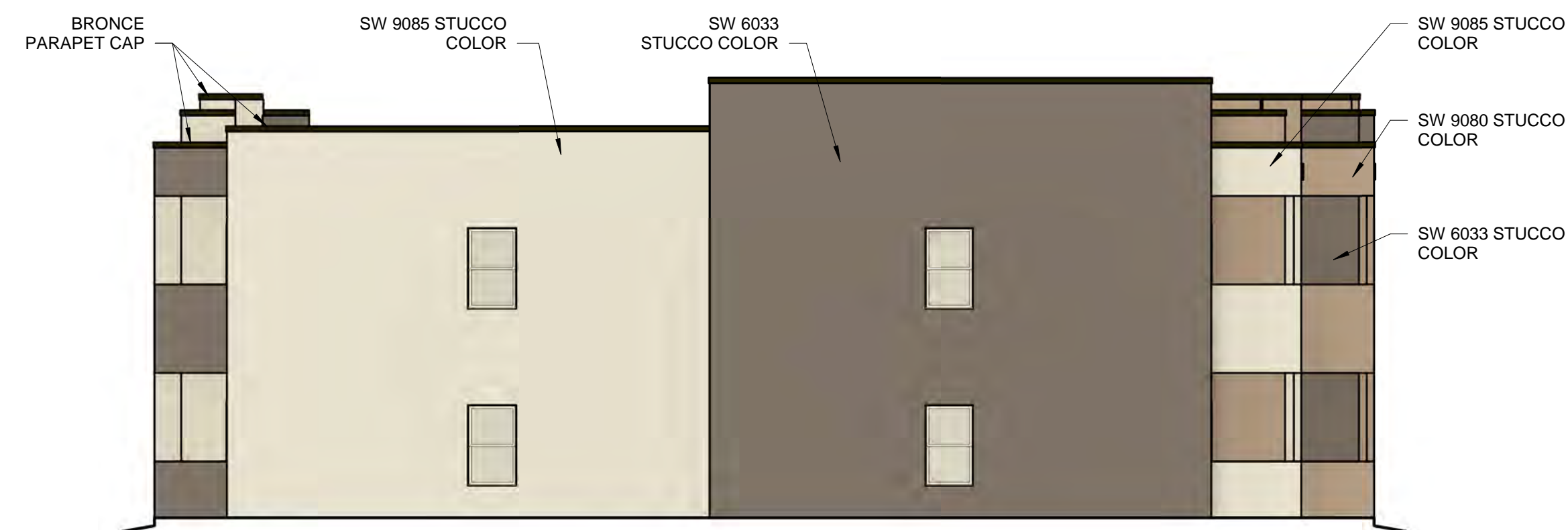
1 BUILDING 2 EAST COLOR ELEVATION

1/8" = 1'-0"



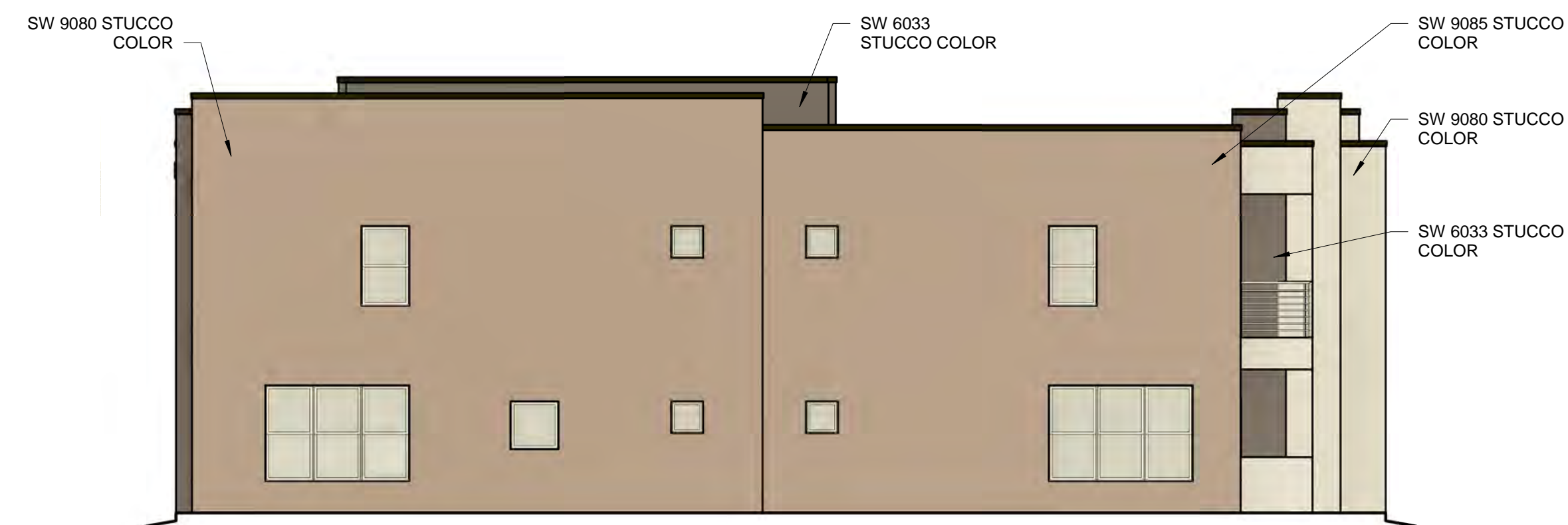
2 BUILDING 2 WEST COLOR ELEVATION

1/8" = 1'-0"



3 BUILDING 2 NORTH COLOR ELEVATION

1/8" = 1'-0"



4 BUILDING 2 SOUTH COLOR ELEVATION

1/8" = 1'-0"

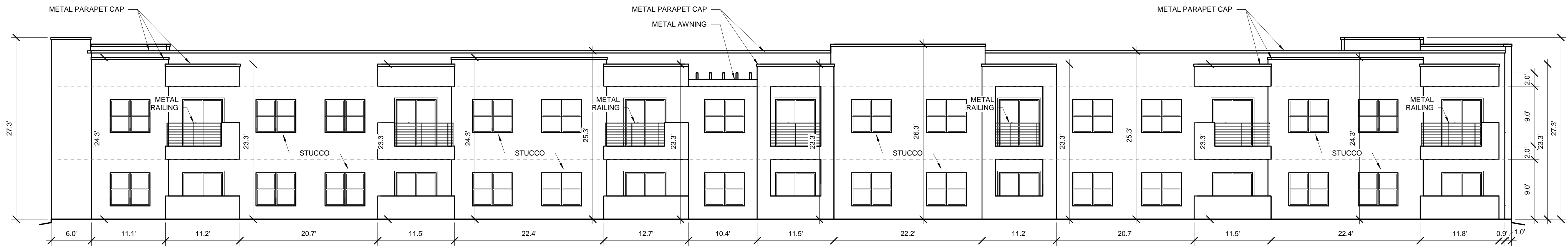
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
 PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO
 14-16-5-11 (D)(2)(a)(3)
 PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES

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**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

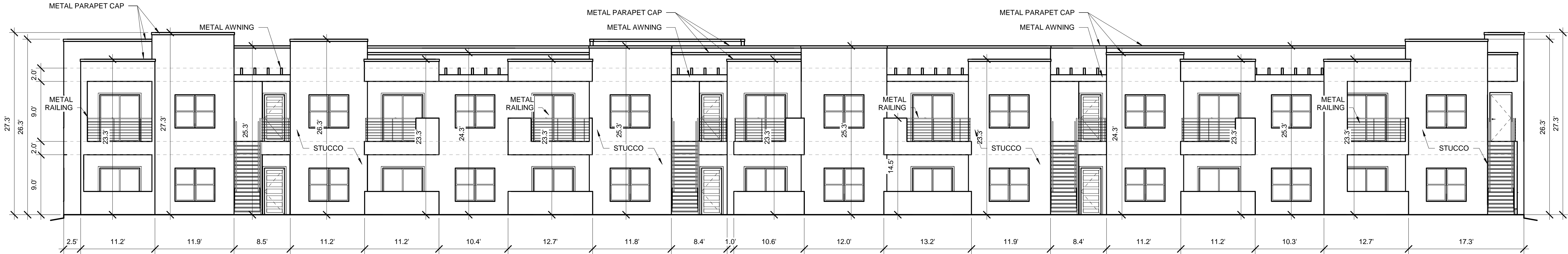
BUILDING 2 COLOR ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	05/15/2024		A-202.C



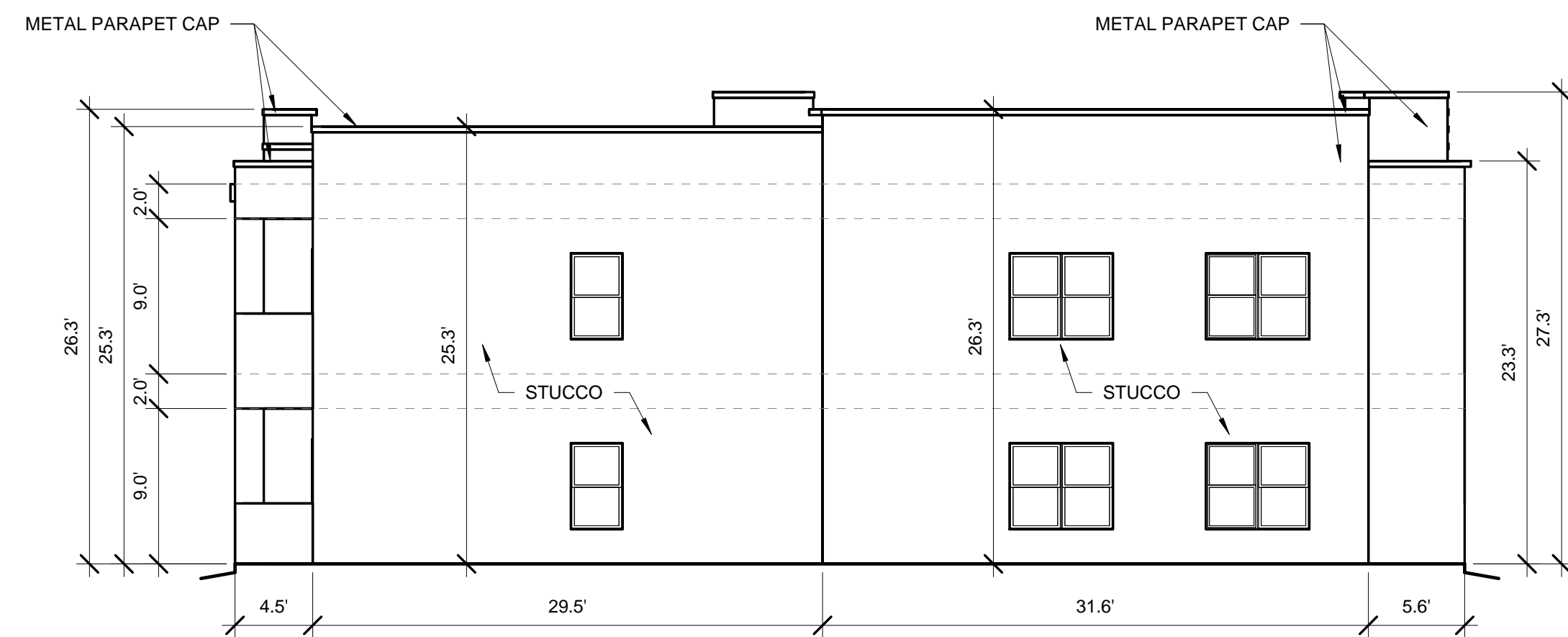
BUILDING 3 SOUTH ELEVATION1

1/8" = 1'-0"



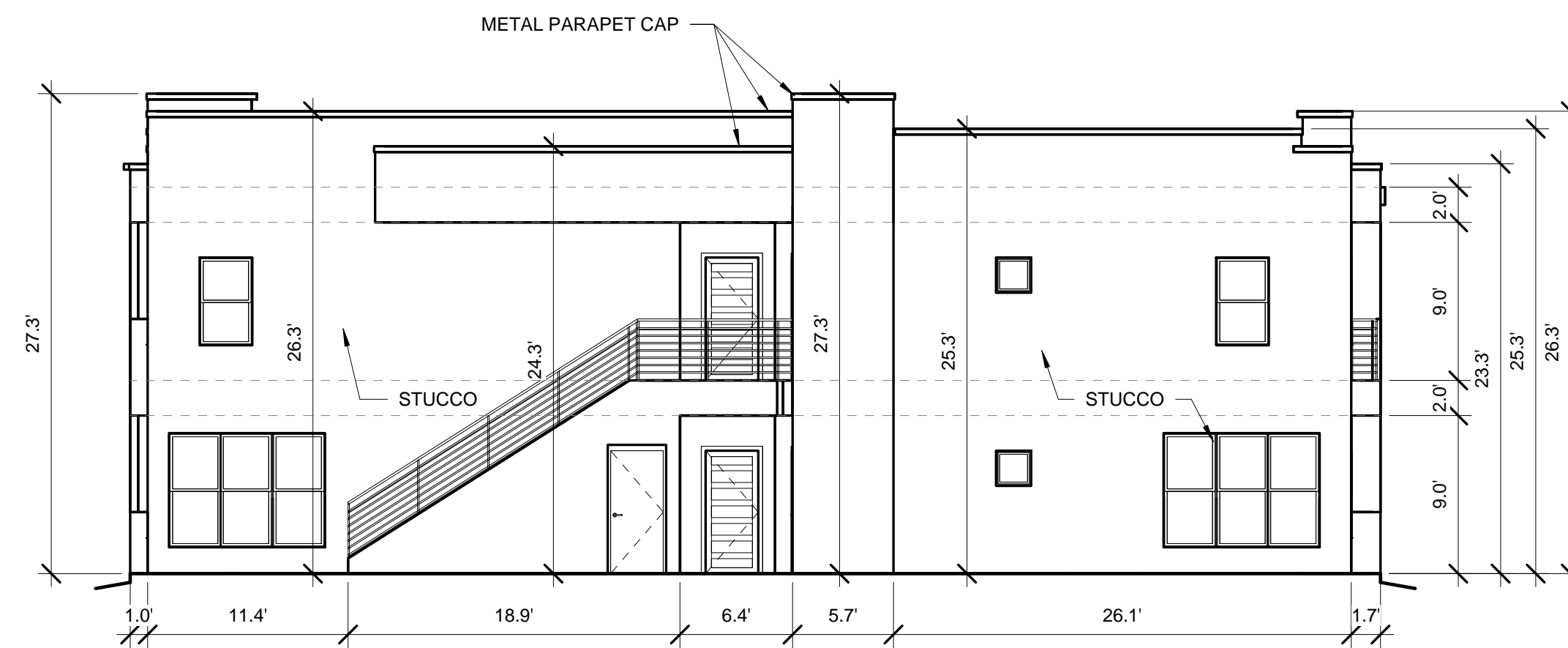
BUILDING 3 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 3 EAST ELEVATION

1/8" = 1'-0"



BUILDING 3 WEST ELEVATION

1/8" = 1'-0"

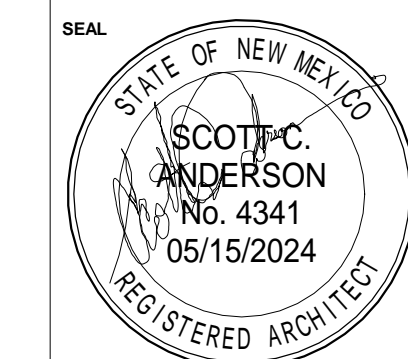
TOTAL GROUND FLOOR FACADE = 600 SF
GLAZING = 121 SF
121 / 600 = 20%

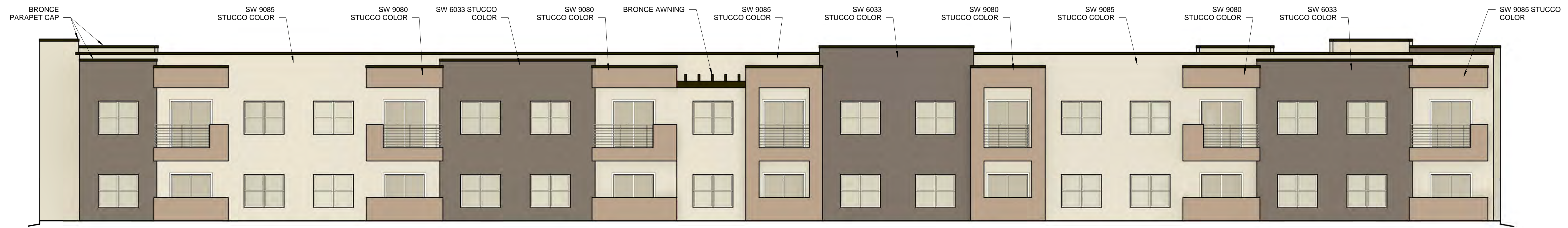
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)
PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES

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scott@scaarchitects.com
505.401.7575

**UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO**

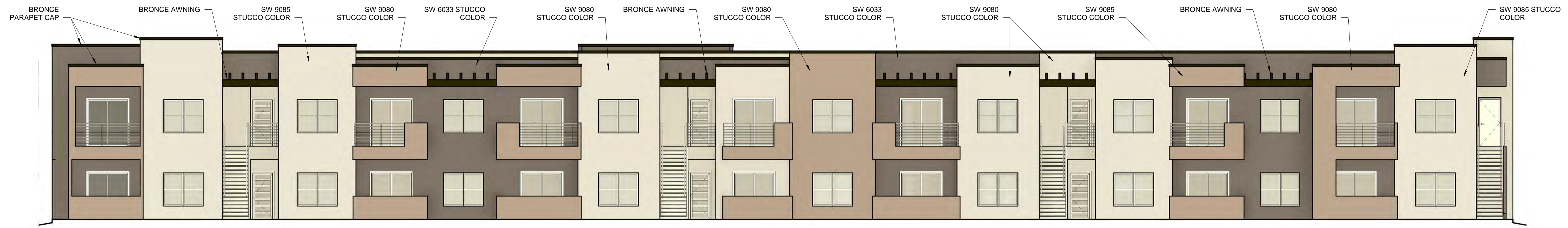
DRAWING TITLE		BUILDING 3 ELEVATIONS	
DESIGNED	Designer	PROJECT NO	18-072
DRAWN	Author	SCALE	1/8" = 1'-0"
CHECKED	Checker	DRAWING NO	
REVIEWED	Designer	A-203	
DATE	05/15/2024		





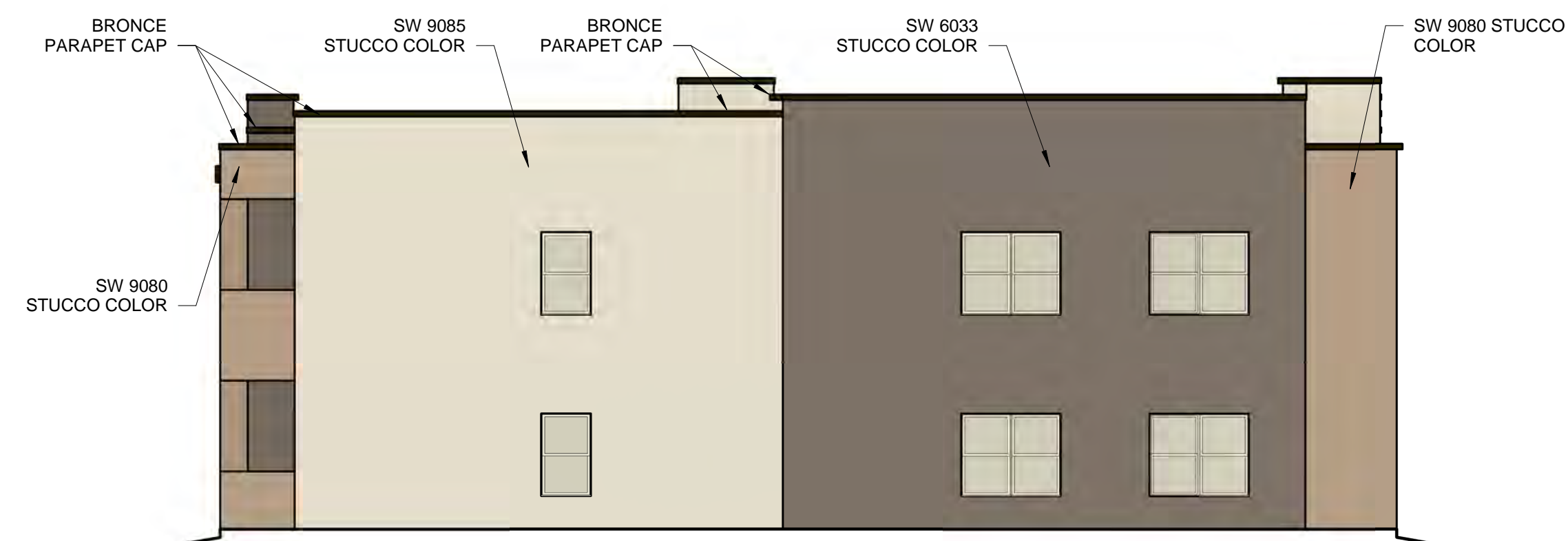
BUILDING 3 SOUTH COLOR ELEVATION

1/8" = 1'-0"



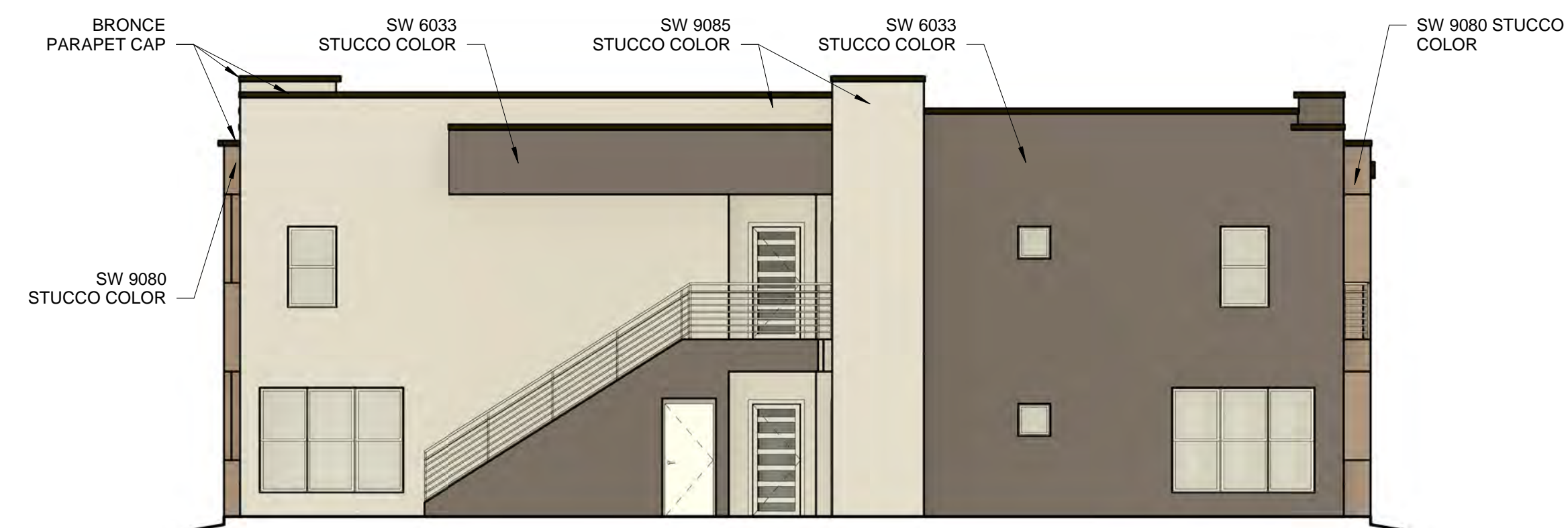
BUILDING 3 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 3 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 3 WEST COLOR ELEVATION

1/8" = 1'-0"

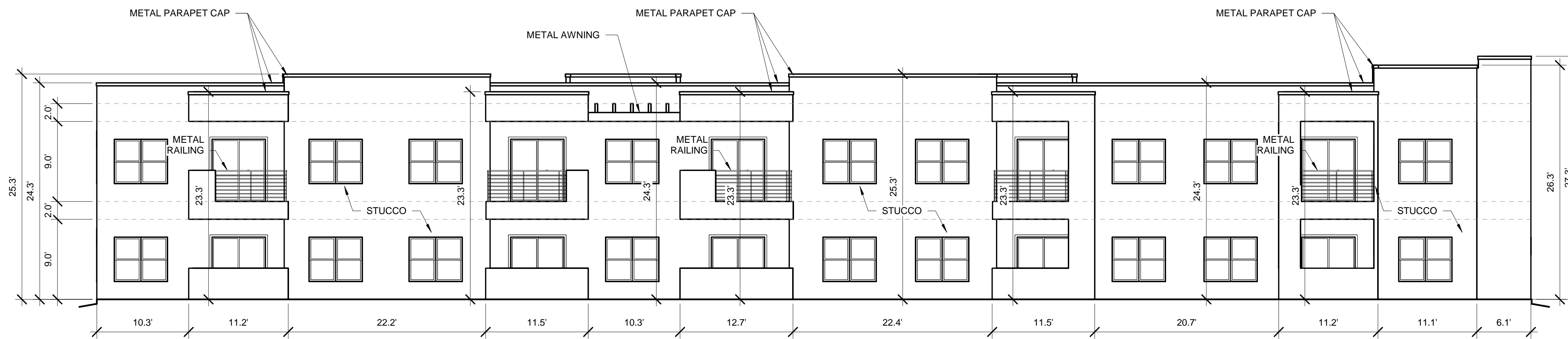
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
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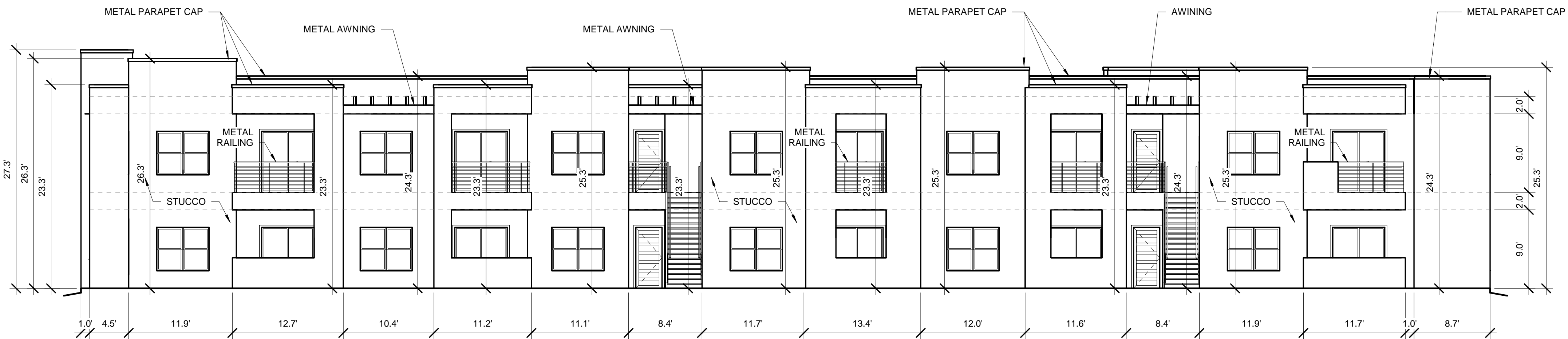
DRAWING TITLE
BUILDING 3 COLOR ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	05/15/2024		
				A-203.C



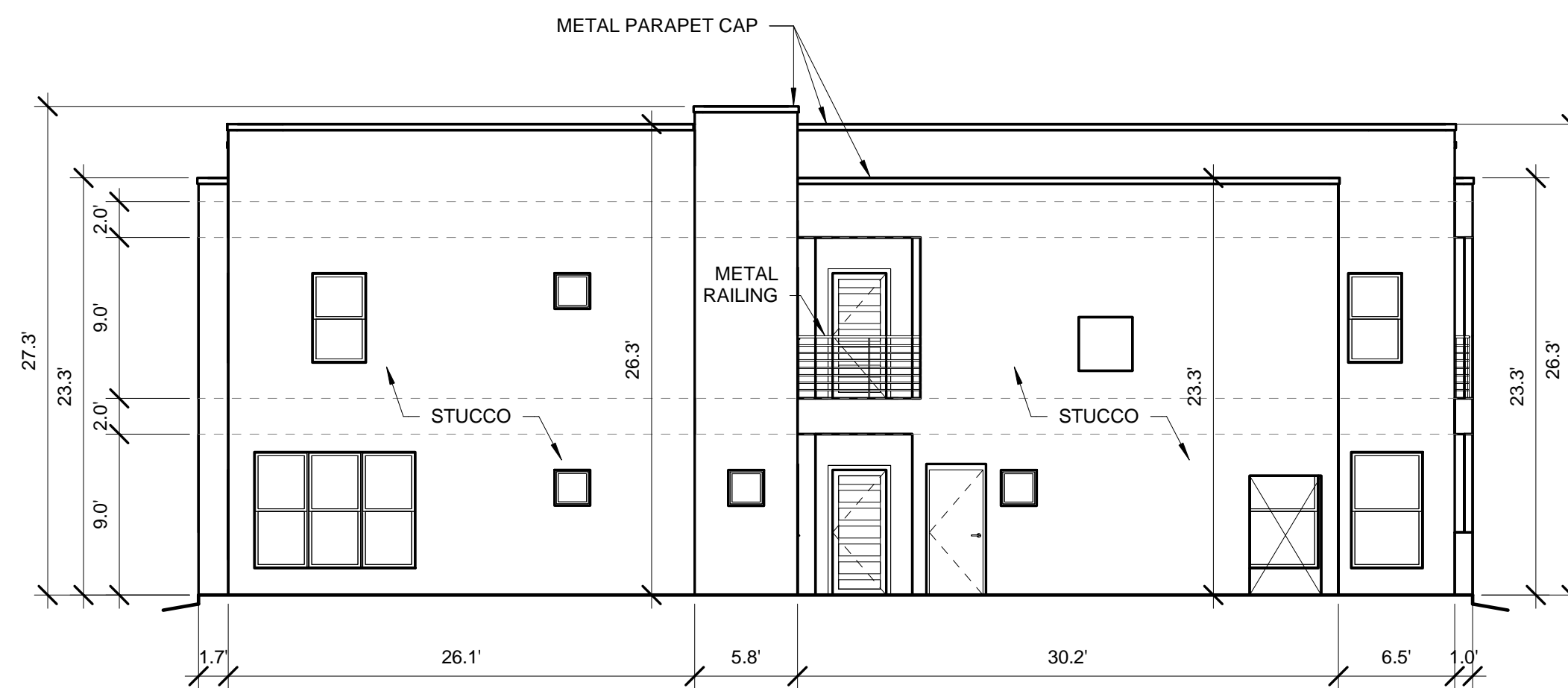
BUILDING 4 NORTH ELEVATION

1/8" = 1'-0"



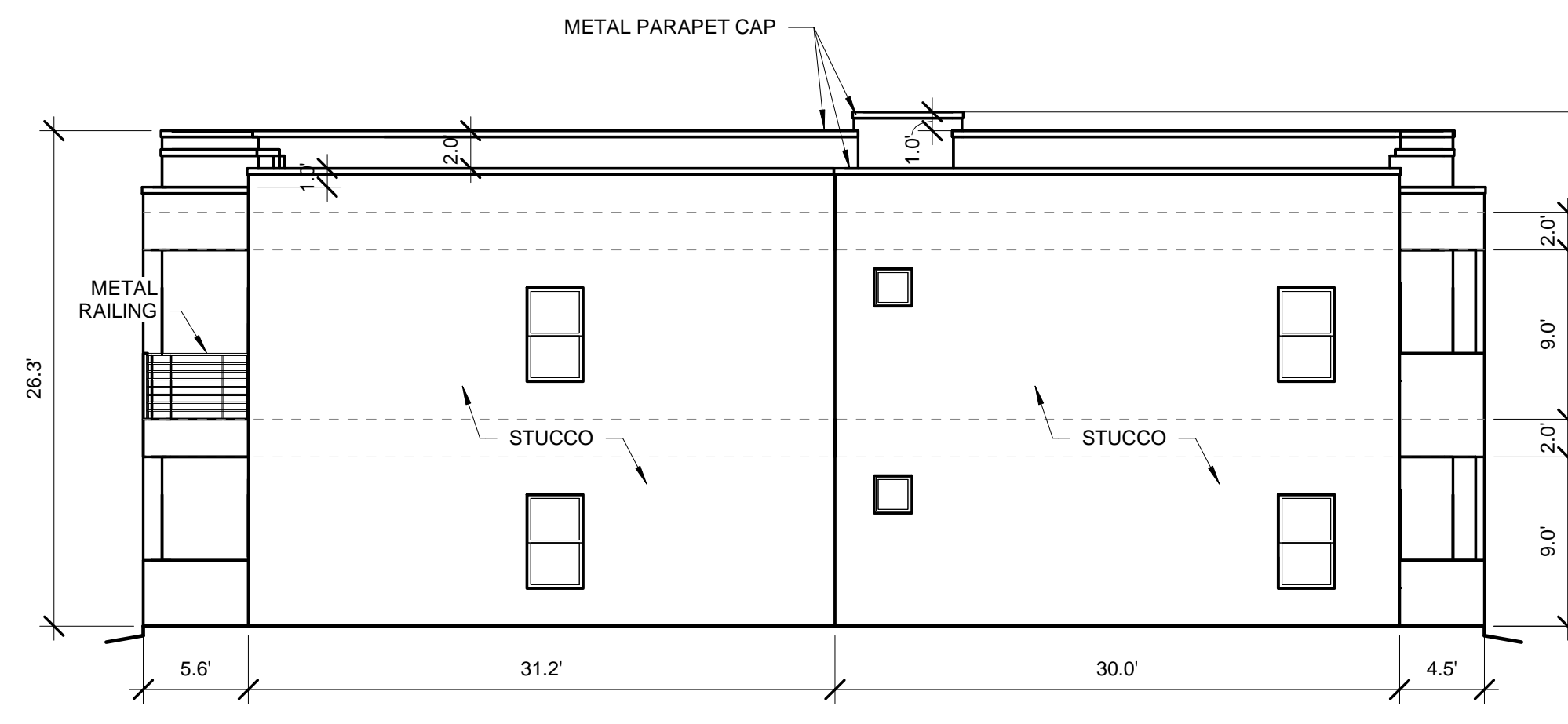
BUILDING 4 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 4 WEST ELEVATION

1/8" = 1'-0"



BUILDING 4 EAST ELEVATION

1/8" = 1'-0"

TOTAL GROUND FLOOR FACADE = 600 SF
GLAZING = 123 SF
123 / 600 = .20%

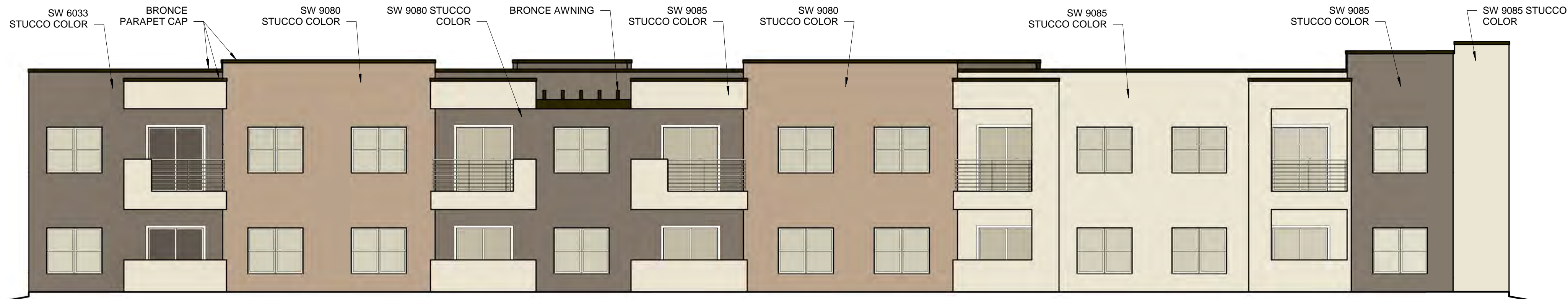
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
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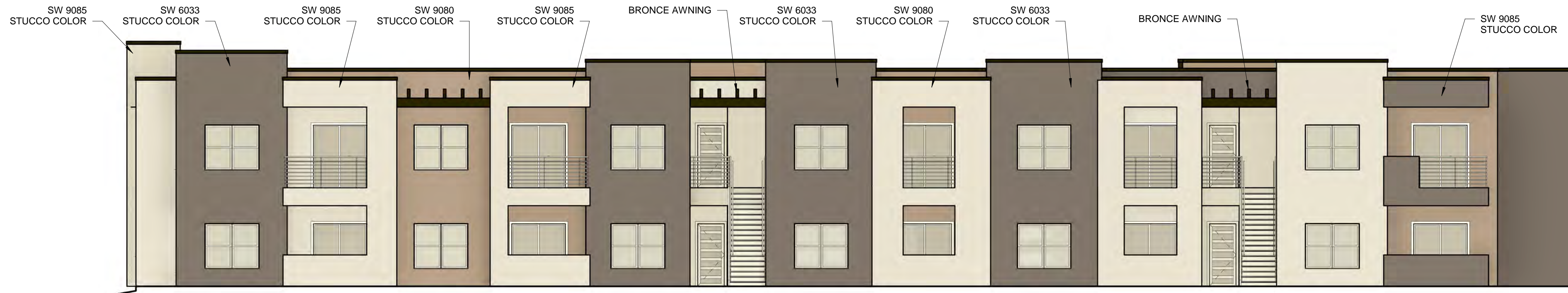
DRAWING TITLE
BUILDING 4 ELEVATIONS

	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-204
DATE 05/15/2024		



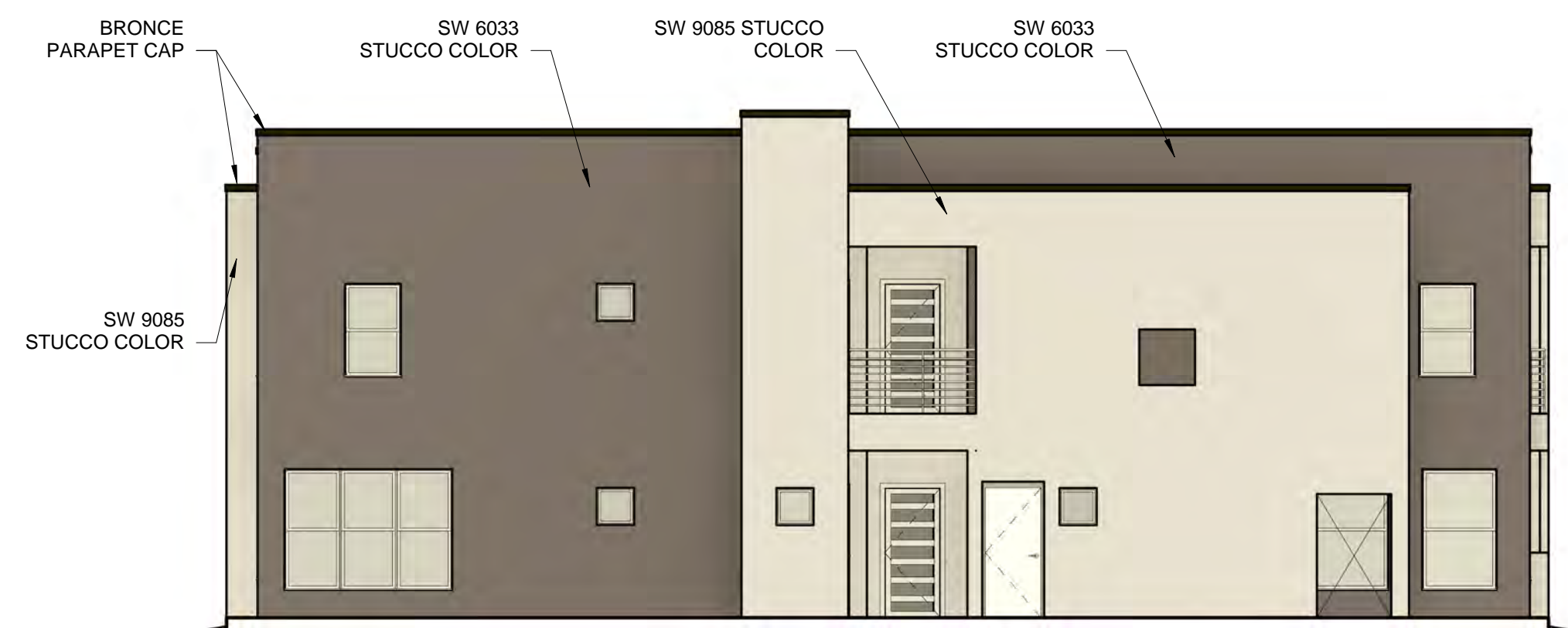
BUILDING 4 NORTH COLOR ELEVATION

1/8" = 1'-0"



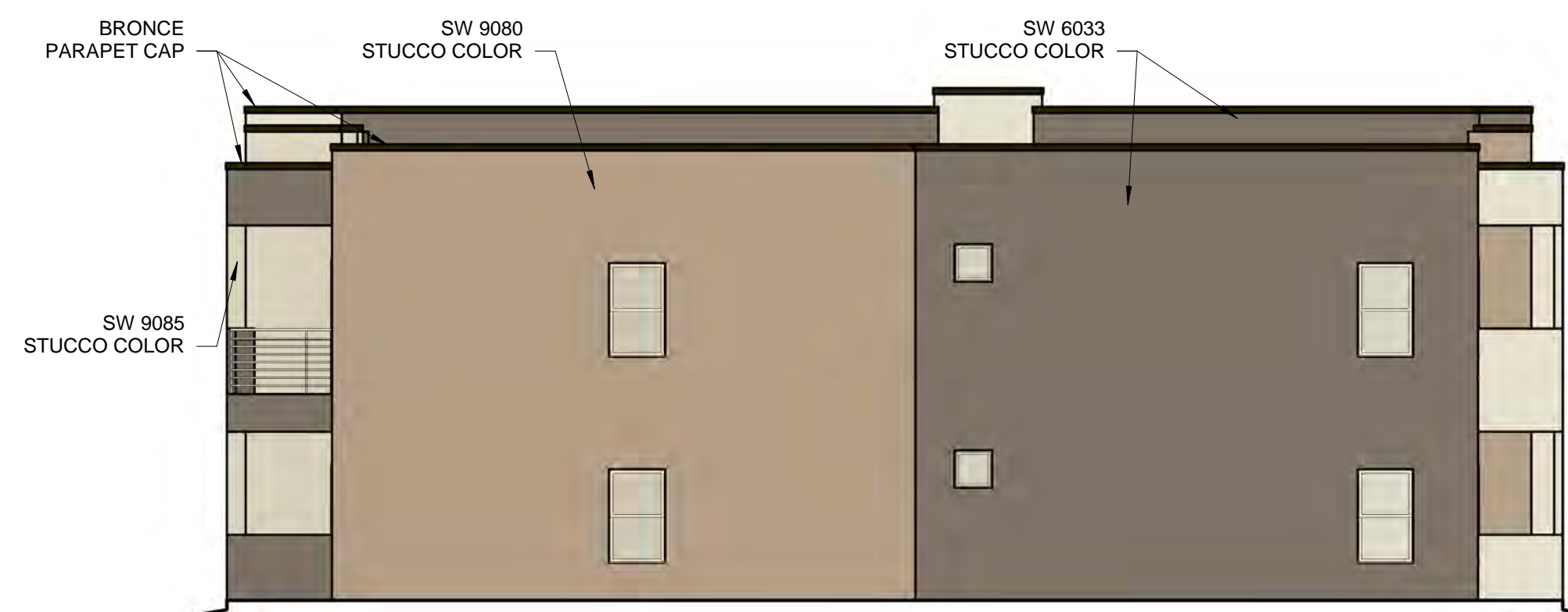
BUILDING 4 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 4 WEST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 4 EAST COLOR ELEVATION

1/8" = 1'-0"

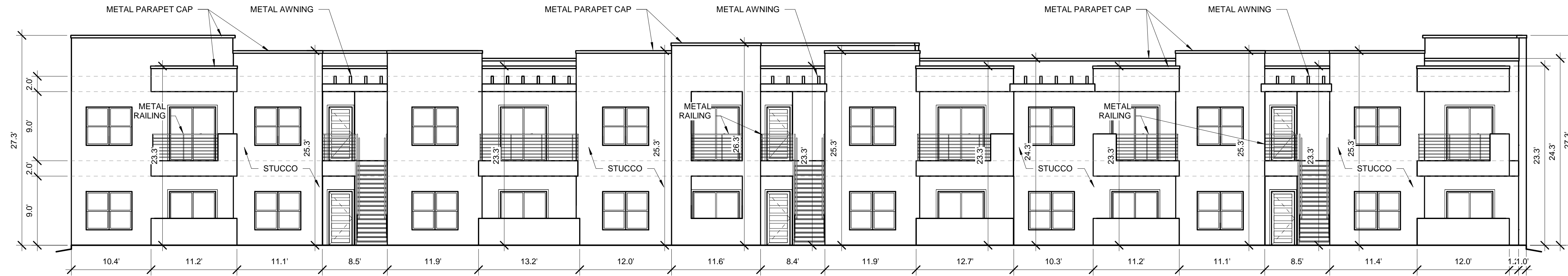
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
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**UNIVERESE VIEW APARTMENTS
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 ALBUQUERQUE, NEW MEXICO**

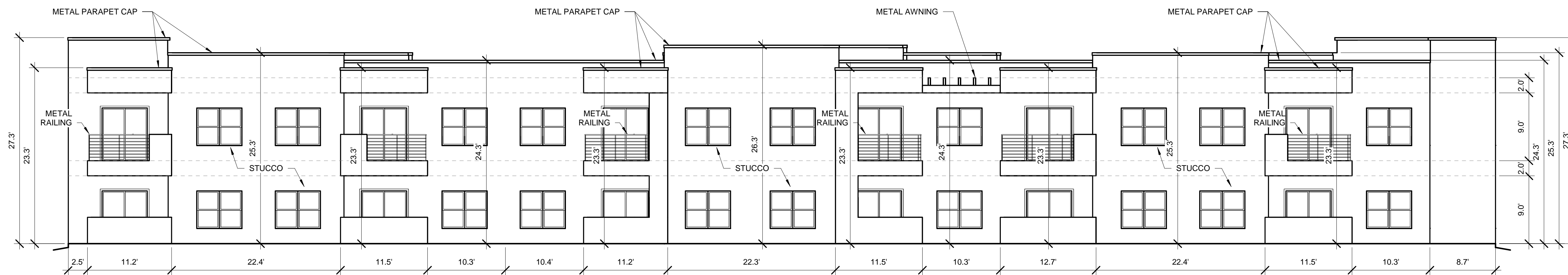
DRAWING TITLE
BUILDING 4 COLOR ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		A-204.C
	DATE	05/15/2024		



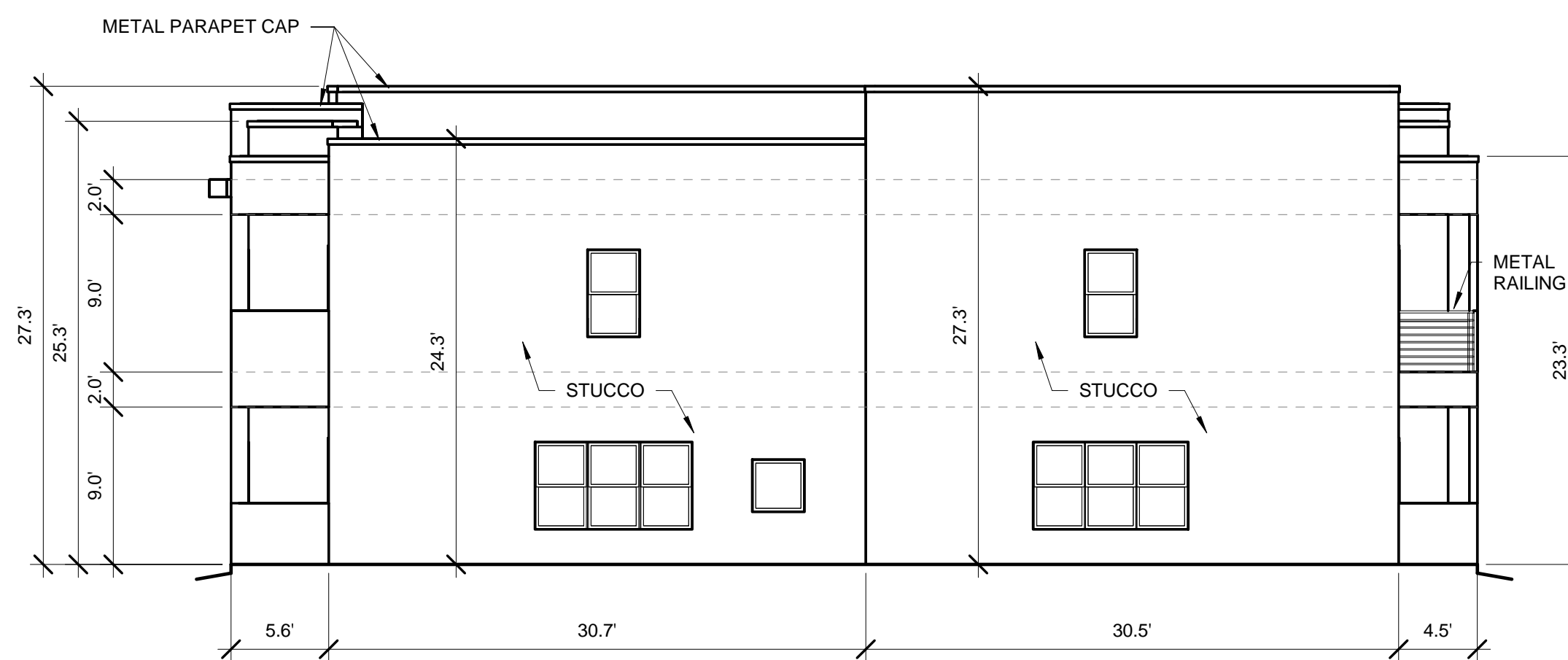
BUILDING 5 SOUTH ELEVATION

1/8" = 1'-0"



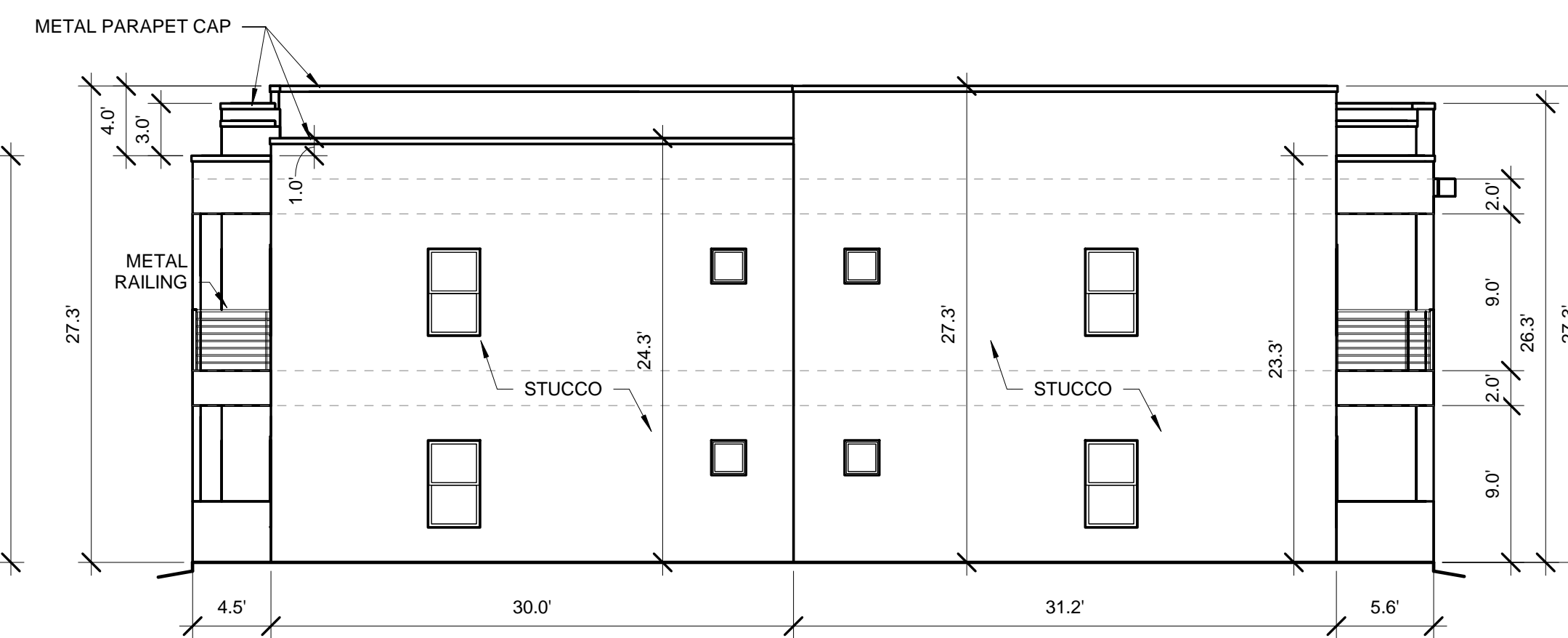
BUILDING 5 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 5 EAST ELEVATION

1/8" = 1'-0"



BUILDING 5 WEST ELEVATION

1/8" = 1'-0"

TOTAL GROUND FLOOR FACADE = 550.50 SF
GLAZING = 117 SF
117 / 550.50 = 21%

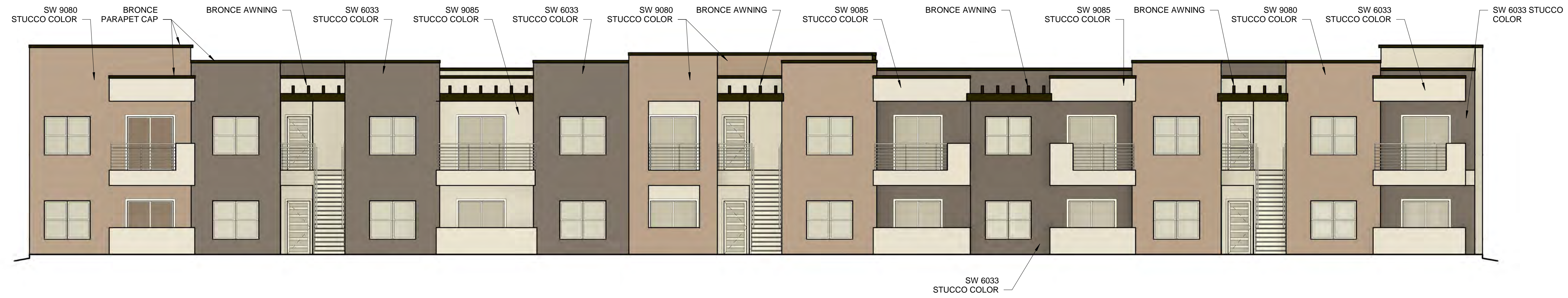
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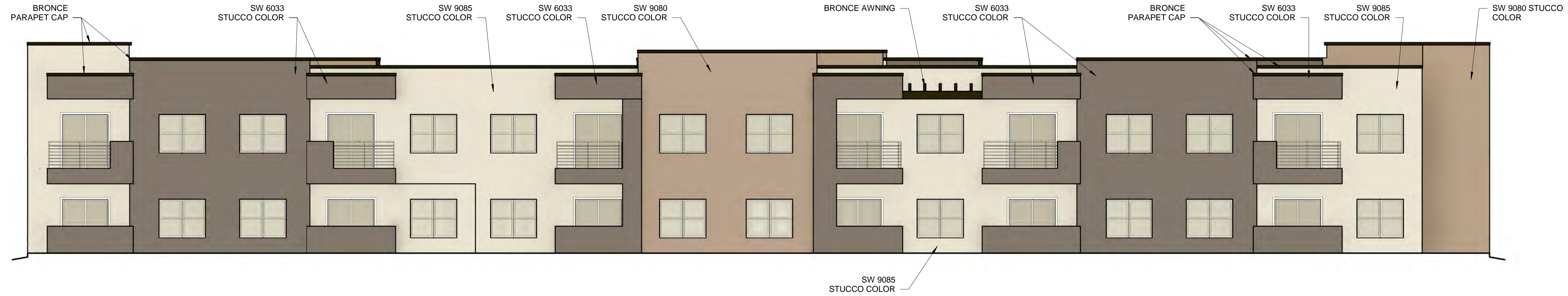
DRAWING TITLE
BUILDING 5 ELEVATIONS

	DESIGNED Designer	PROJECT NO. 18-072
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO.
	REVIEWED Designer	A-205
	DATE 05/15/2024	



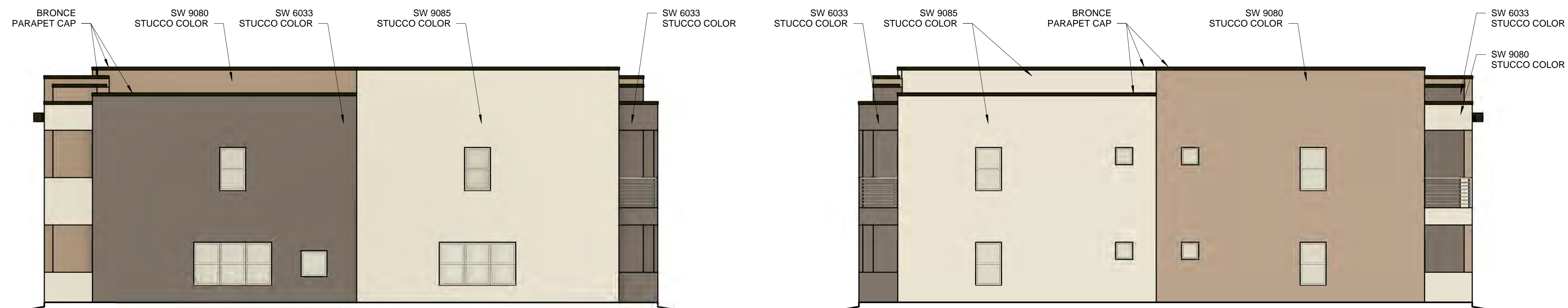
BUILDING 5 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 5 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 5 EAST COLOR ELEVATION

1/8" = 1'-0"

BUILDING 5 WEST COLOR ELEVATION

1/8" = 1'-0"

WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
 PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)
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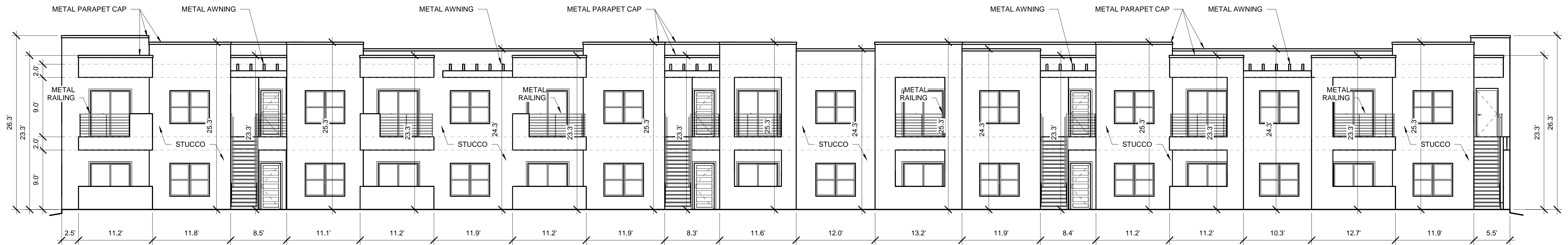
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UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE
BUILDING 5 COLOR ELEVATIONS

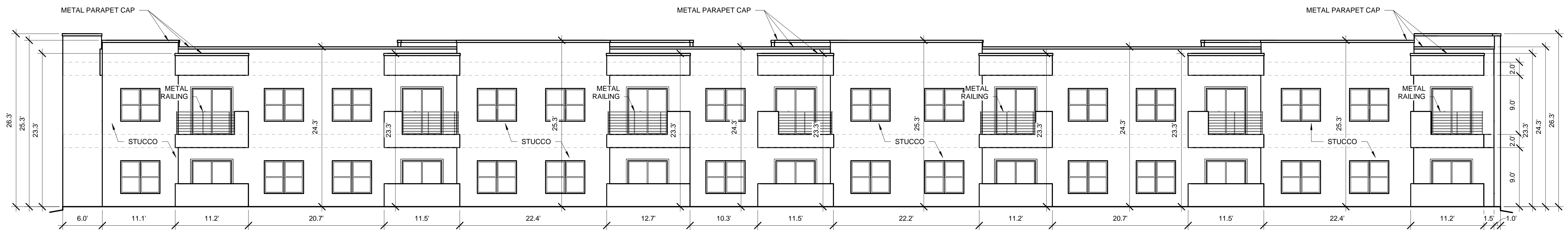
	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	05/15/2024		

A-205.C



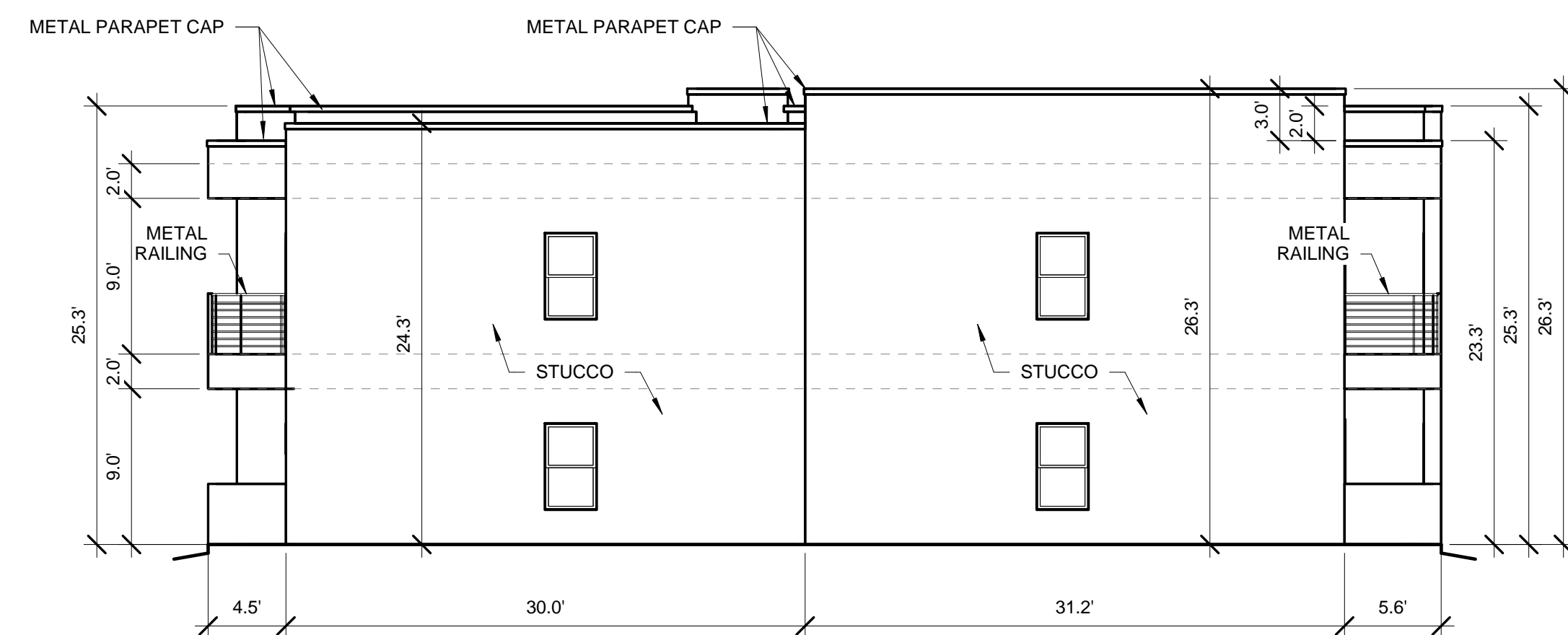
BUILDING 6 NORTH ELEVATION

1/8" = 1'-0"



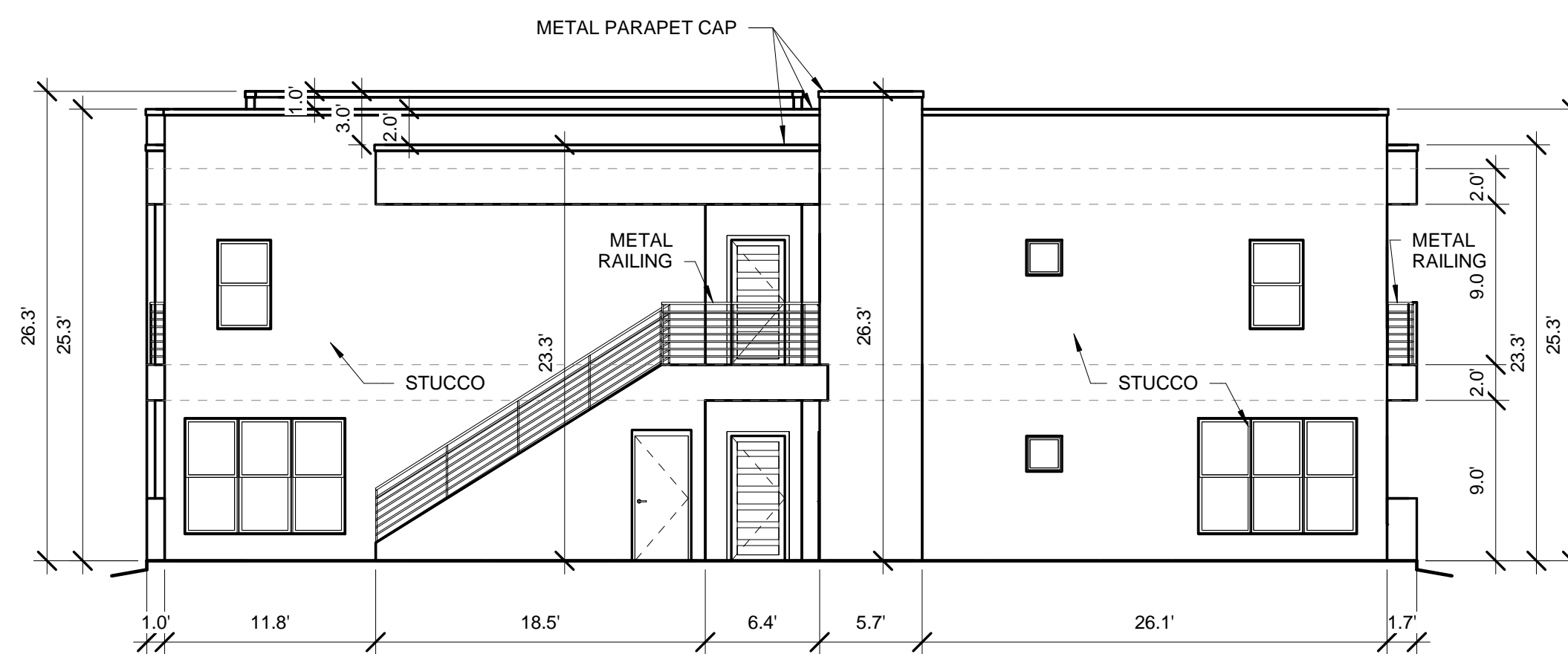
BUILDING 6 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 6 EAST ELEVATION

1/8" = 1'-0"



BUILDING 6 WEST ELEVATION

1/8" = 1'-0"

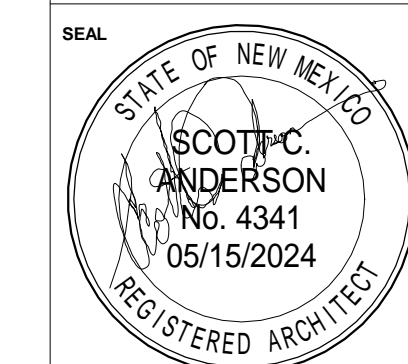
TOTAL GROUND FLOOR FACADE = 600 SF
GLAZING = 120 SF
120 / 600 = 20%

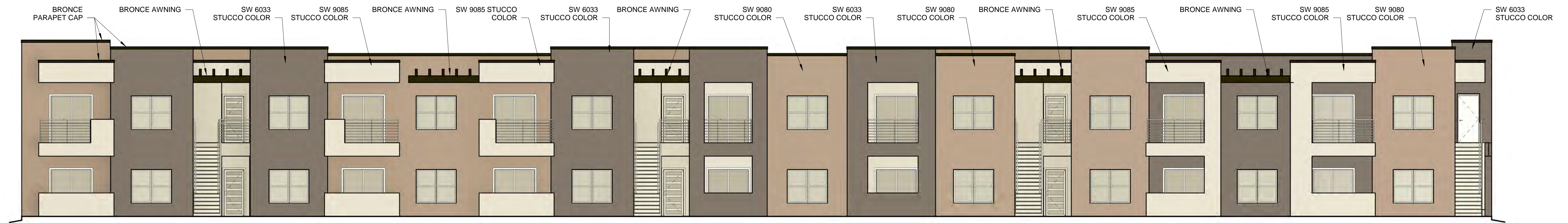
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PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES



**UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO**

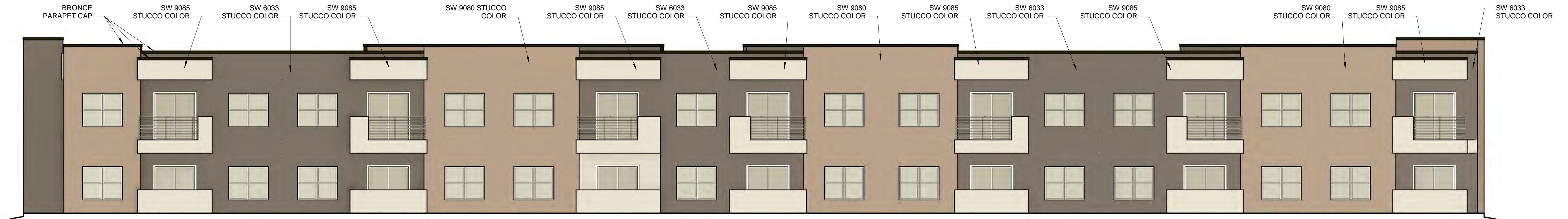
DRAWING TITLE		BUILDING 6 ELEVATIONS	
DESIGNED	Designer	PROJECT NO	18-072
DRAWN	Author	SCALE	1/8" = 1'-0"
CHECKED	Checker	DRAWING NO	
REVIEWED	Designer	A-206	
DATE	05/15/2024		





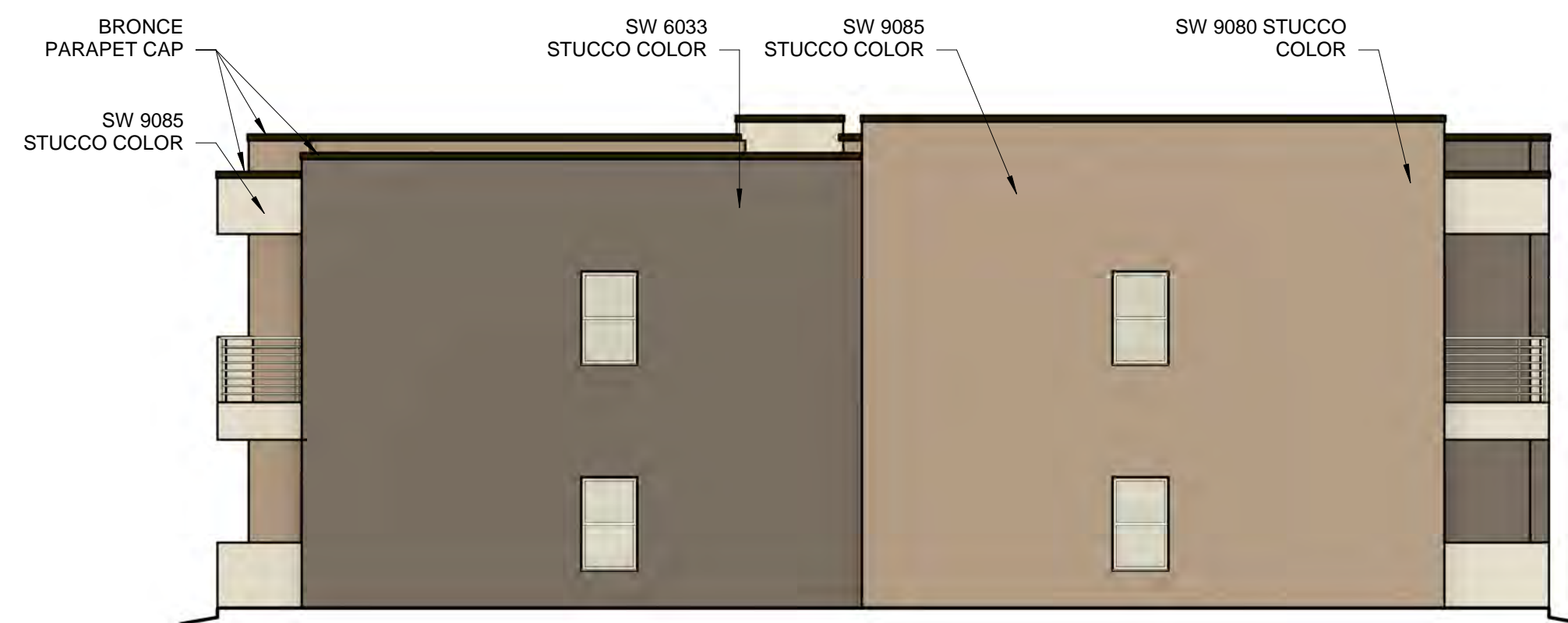
BUILDING 6 NORTH COLOR ELEVATION

1/8" = 1'-0"



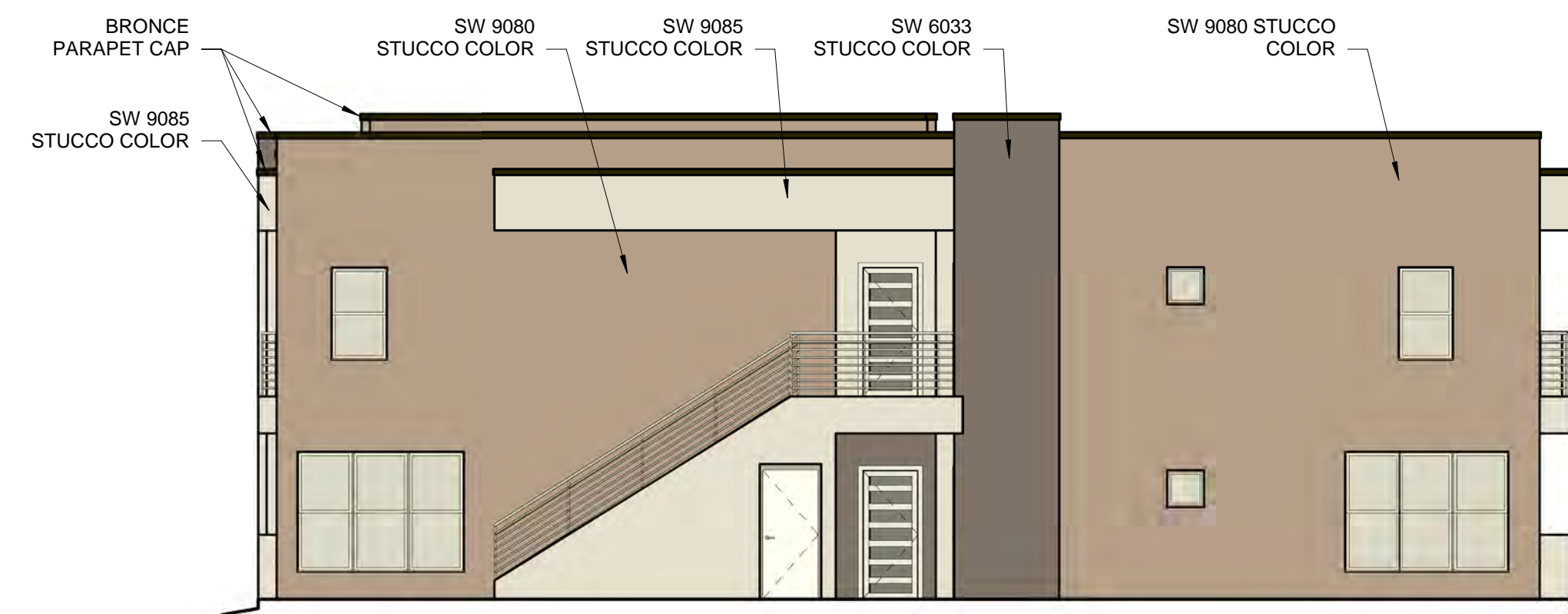
BUILDING 6 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 6 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 6 WEST COLOR ELEVATION

1/8" = 1'-0"

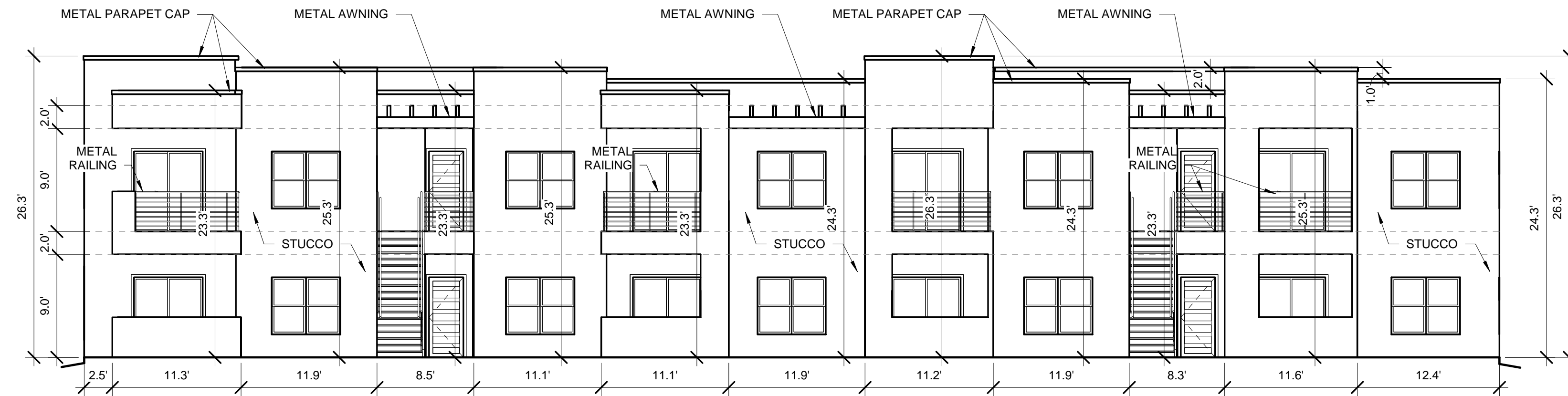
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
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**UNIVERESE VIEW APARTMENTS
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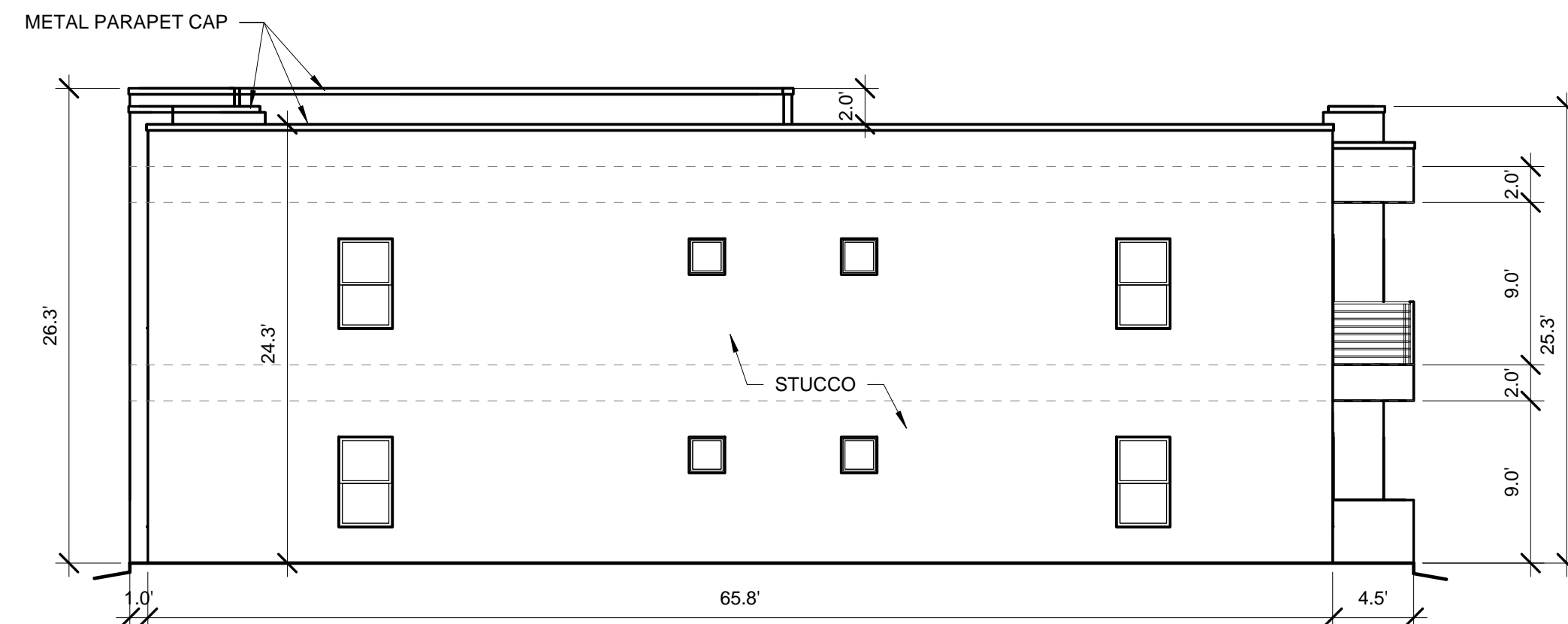
DRAWING TITLE
BUILDING 6 COLOR ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	05/15/2024		A-206.C



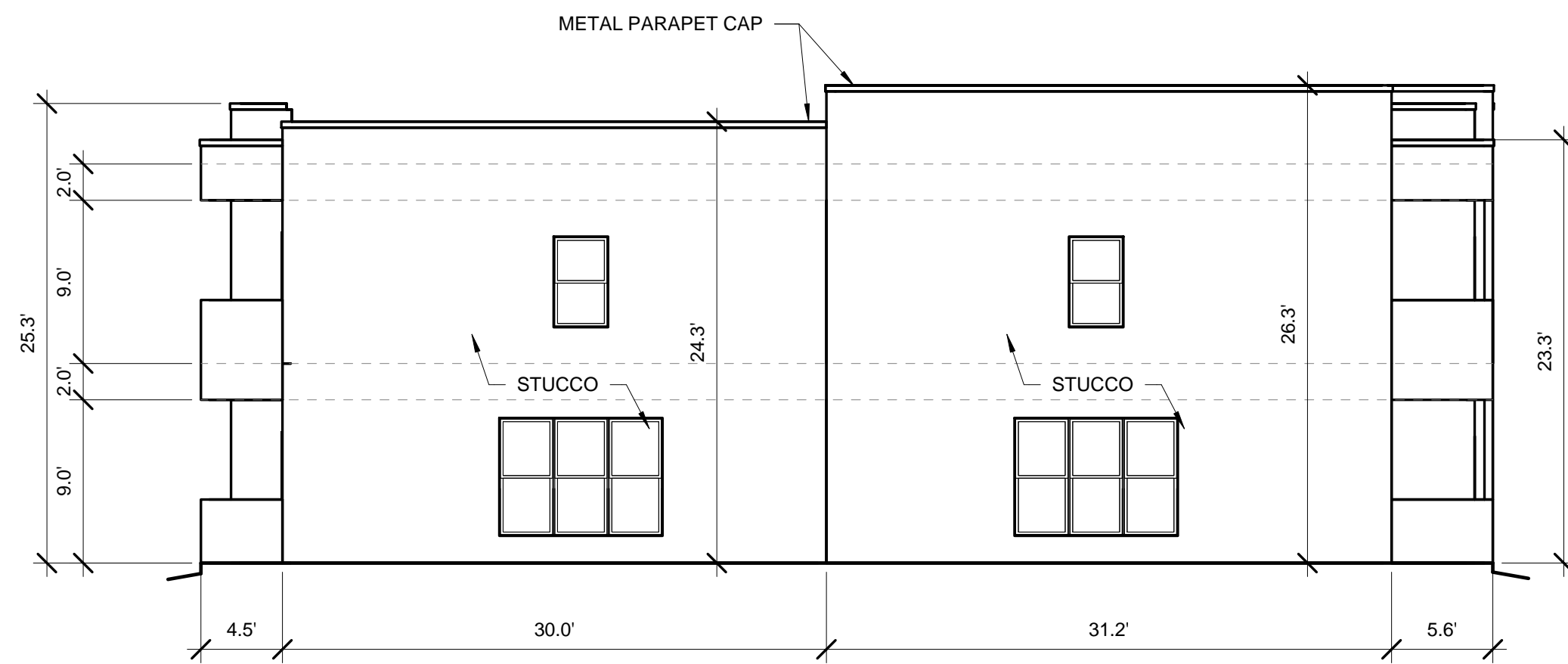
BUILDING 7 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 7 WEST ELEVATION

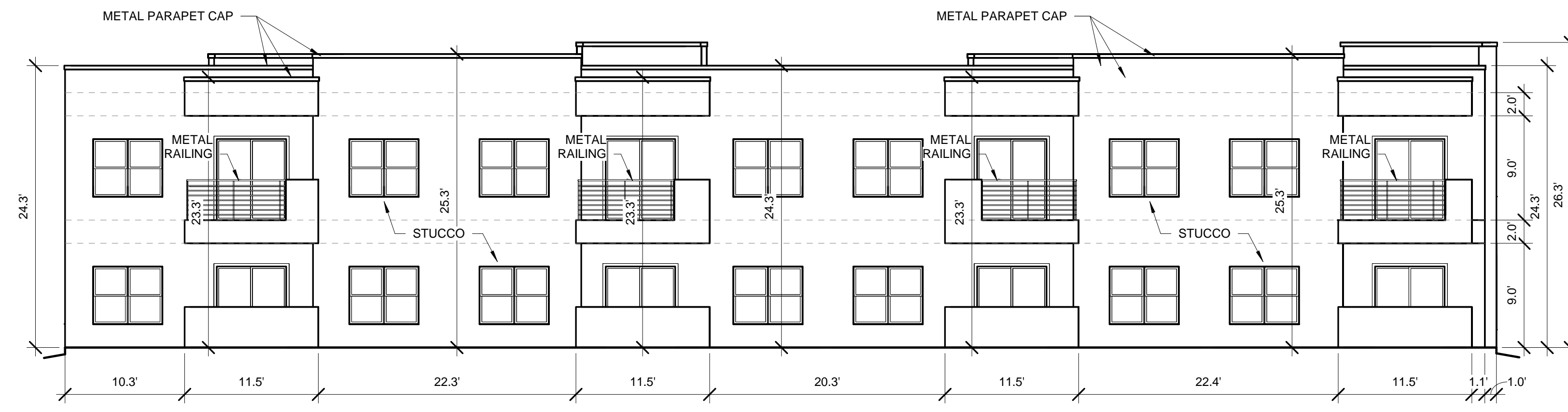
1/8" = 1'-0"



BUILDING 7 EAST ELEVATION

1/8" = 1'-0"

TOTAL GROUND FLOOR FACADE = 551.06 SF
GLAZING = 120 SF
117 / 551.06 = 21%



BUILDING 7 SOUTH ELEVATION

1/8" = 1'-0"

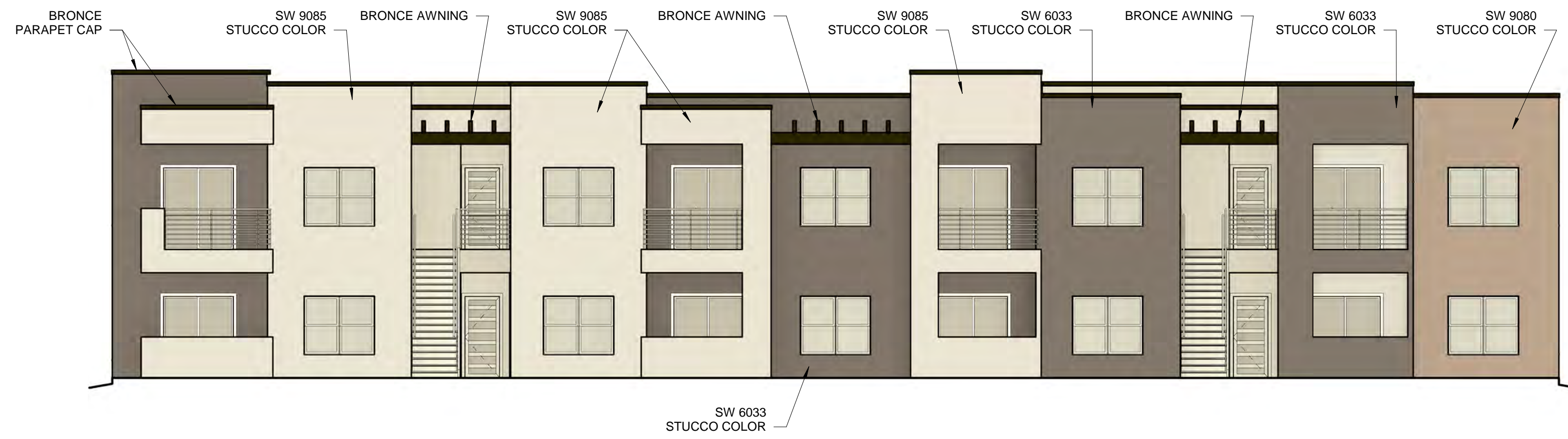
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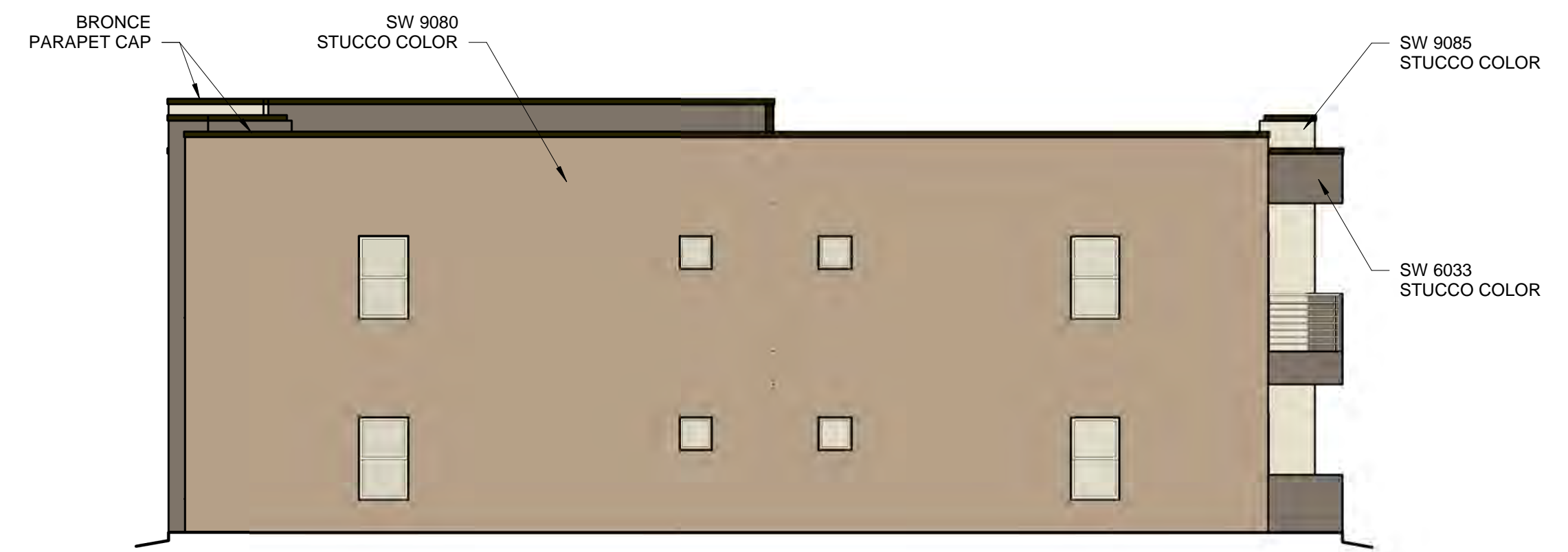
DRAWING TITLE
BUILDING 7 ELEVATIONS

	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-207
DATE 05/15/2024		



BUILDING 7 NORTH COLOR ELEVATION

1/8" = 1'-0"



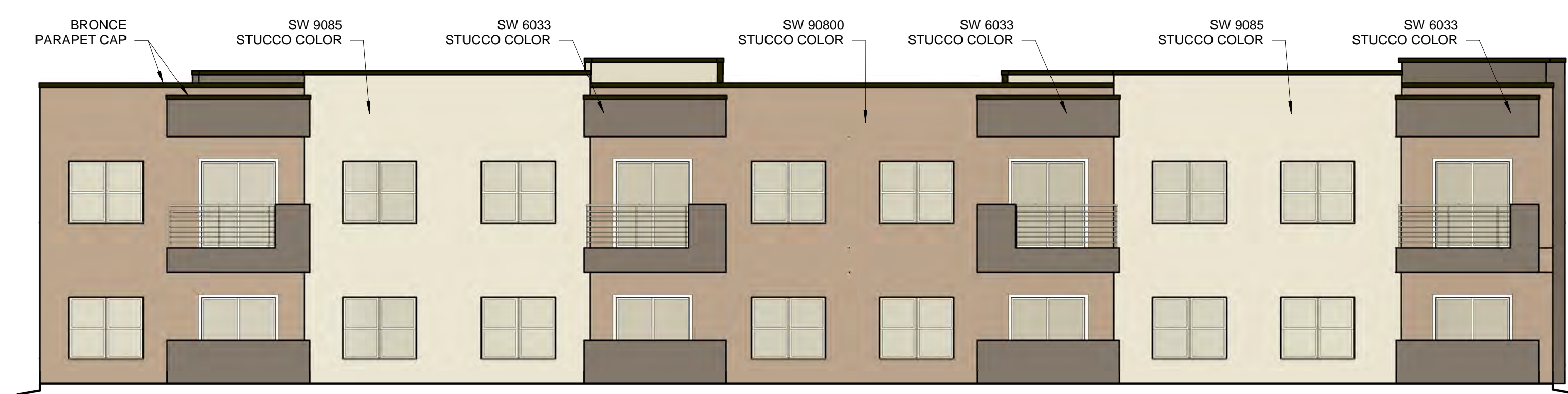
BUILDING 7 WEST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 7 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 7 SOUTH COLOR ELEVATION

1/8" = 1'-0"

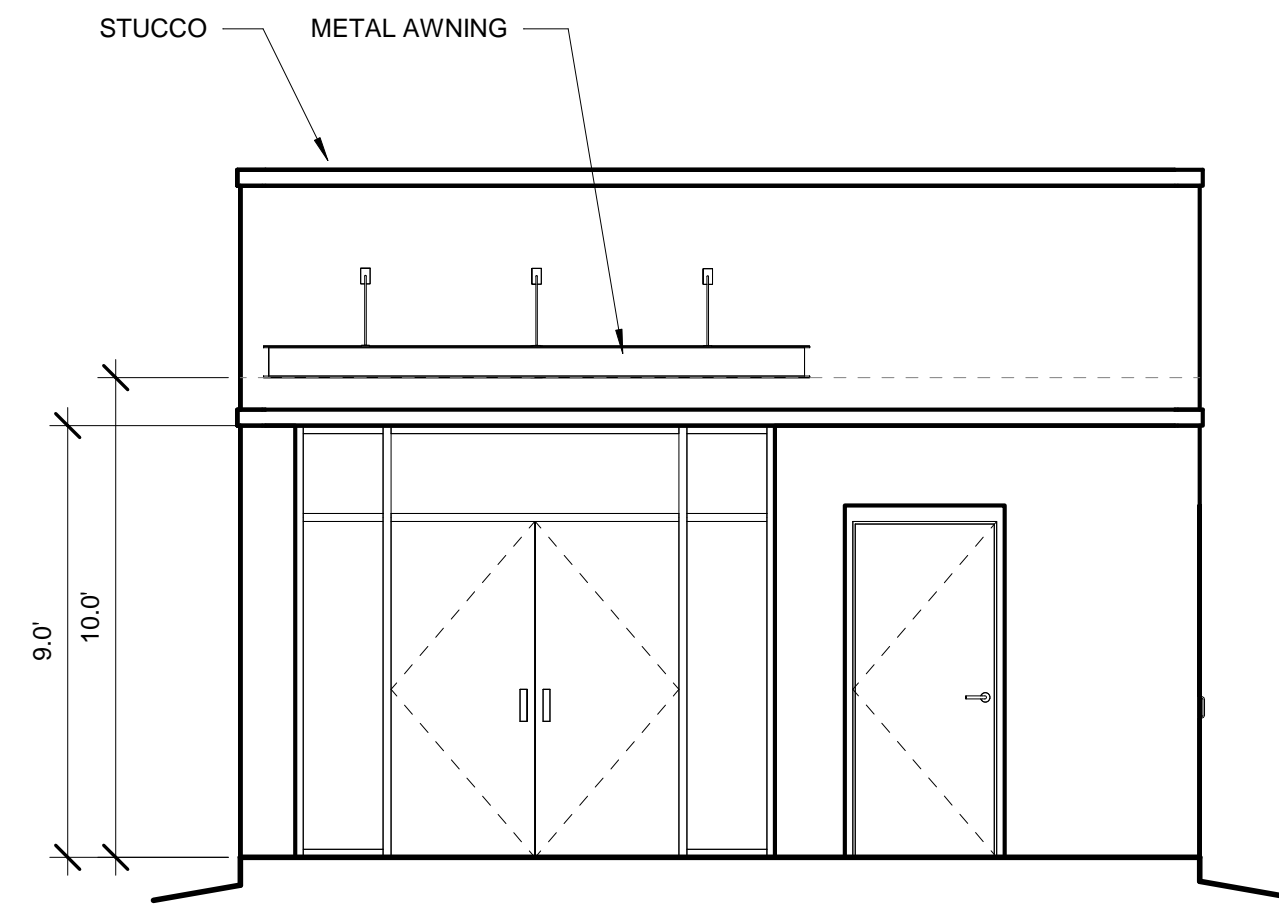
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
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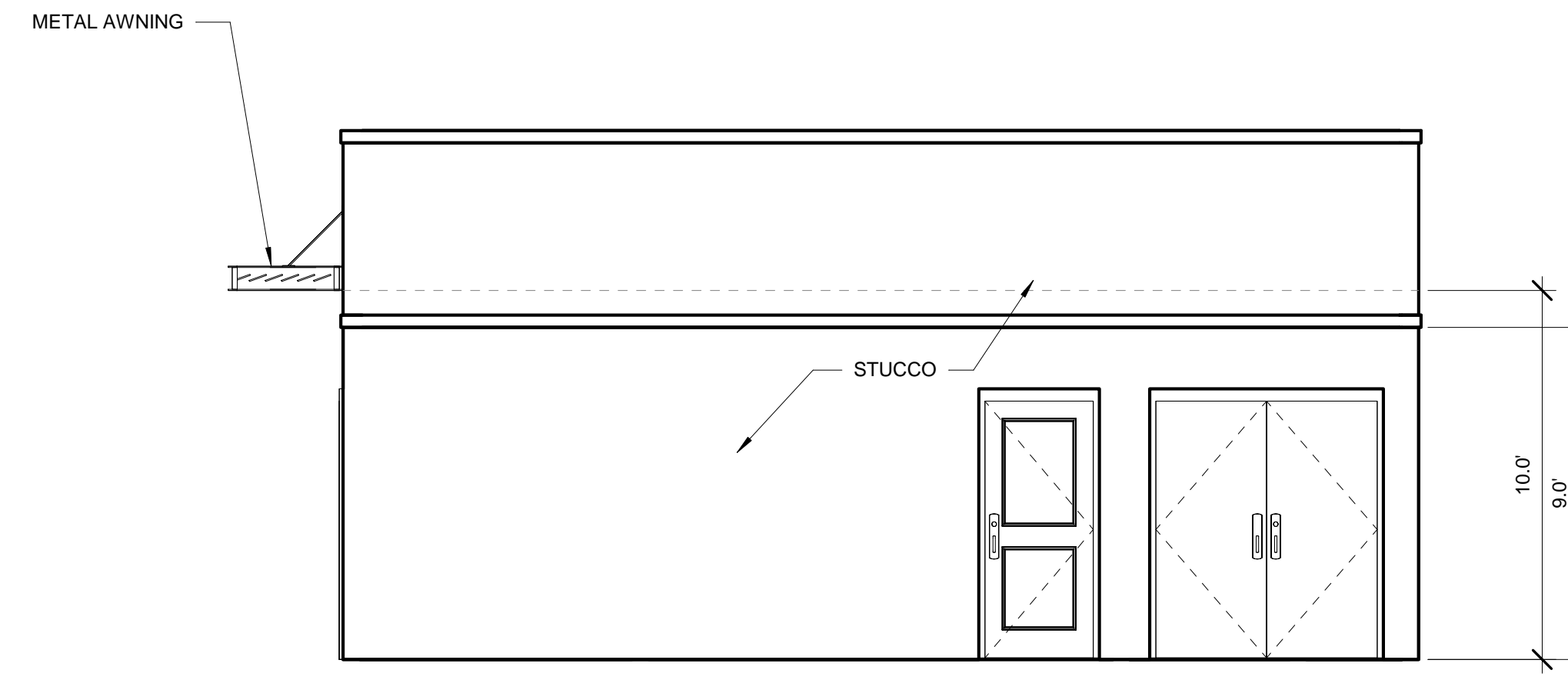
BUILDING 7 COLOR ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	05/15/2024		
				A-207.C



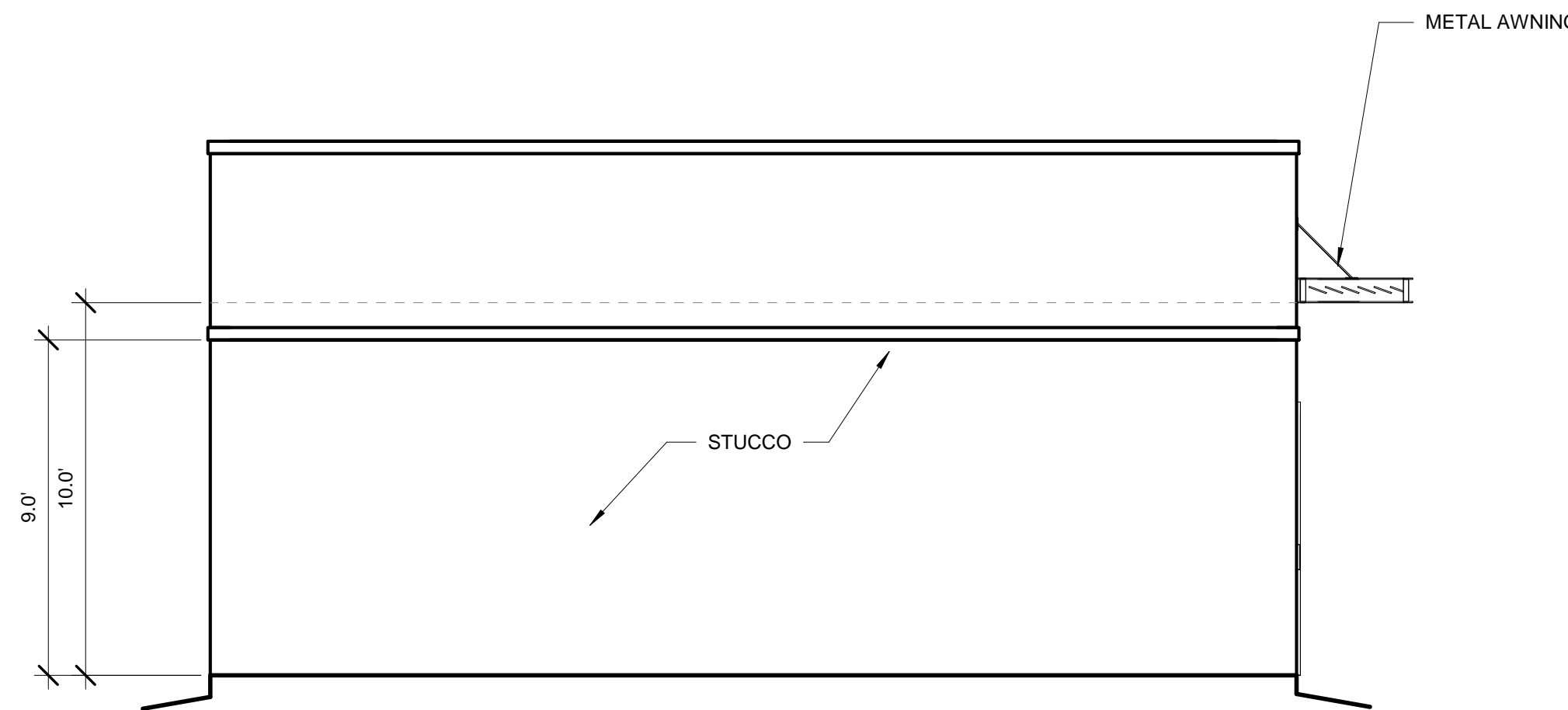
CLUB HOUSE WEST ELEVATION

1/4" = 1'-0"



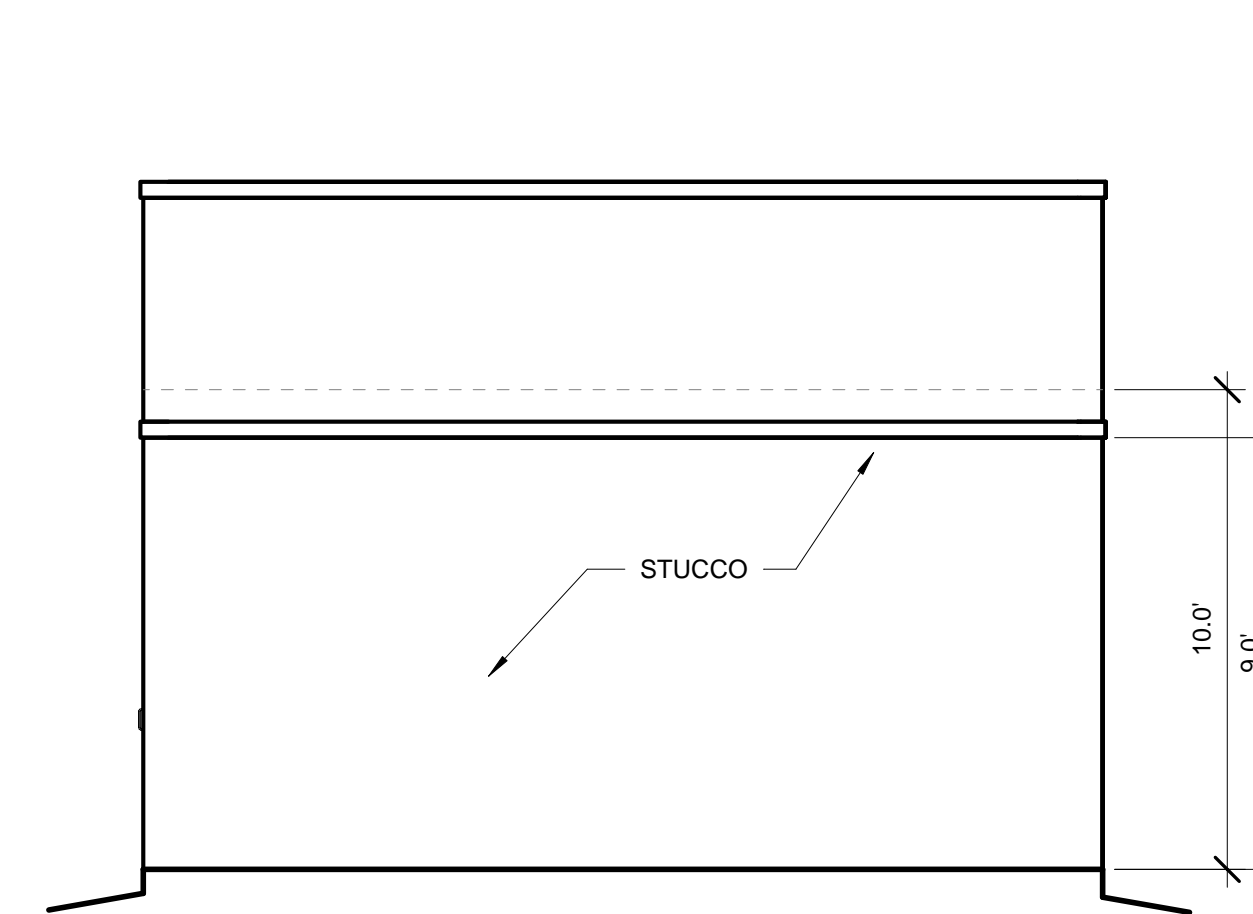
CLUB HOUSE SOUTH ELEVATION

1/4" = 1'-0"



CLUB HOUSE NORTH ELEVATION

1/4" = 1'-0"



CLUB HOUSE EAST ELEVATION

1/4" = 1'-0"

WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)

PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)

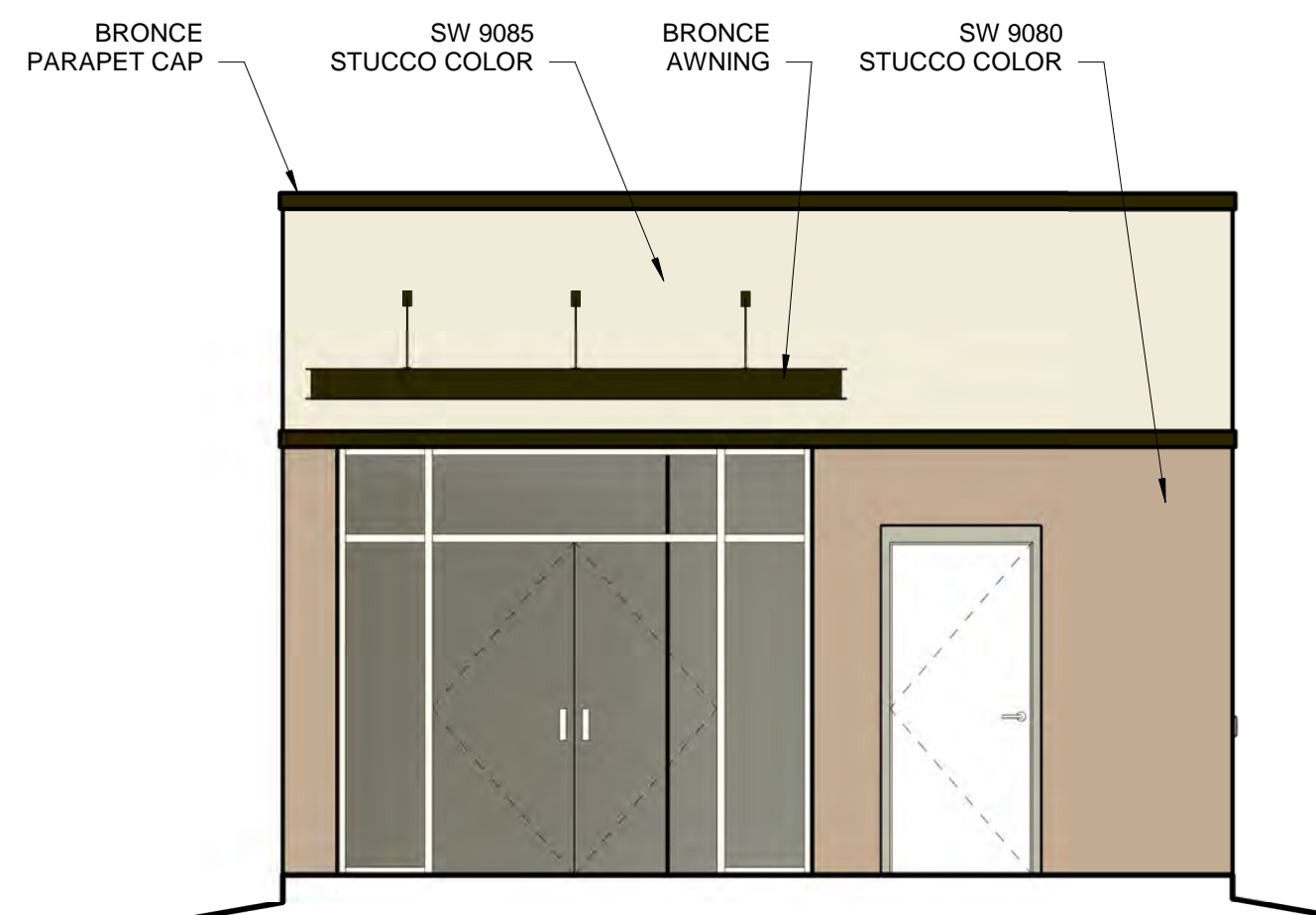
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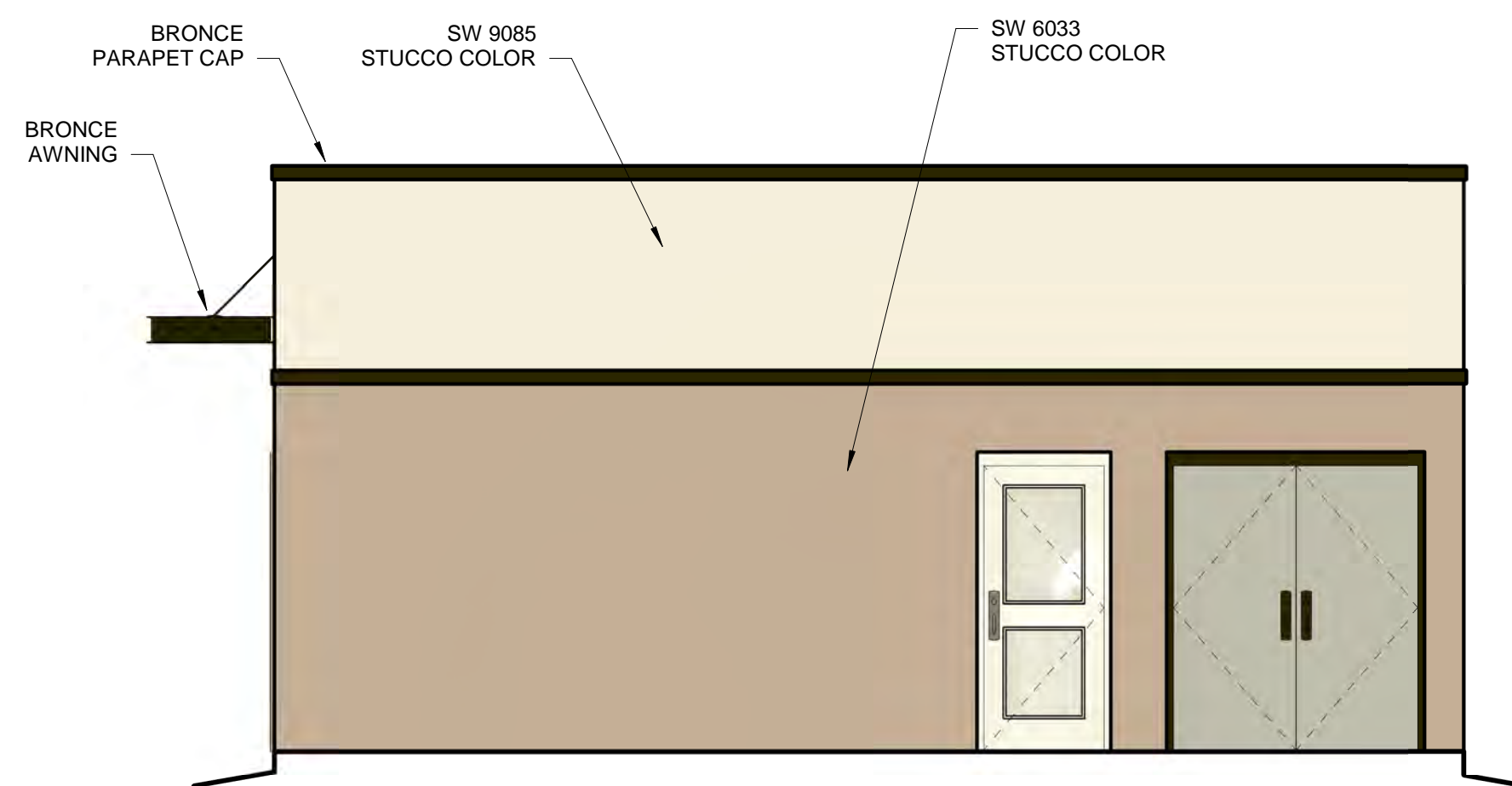
DRAWING TITLE
CLUB HOUSE ELEVATIONS

	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/4" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		A-208
	DATE	05/15/2024		



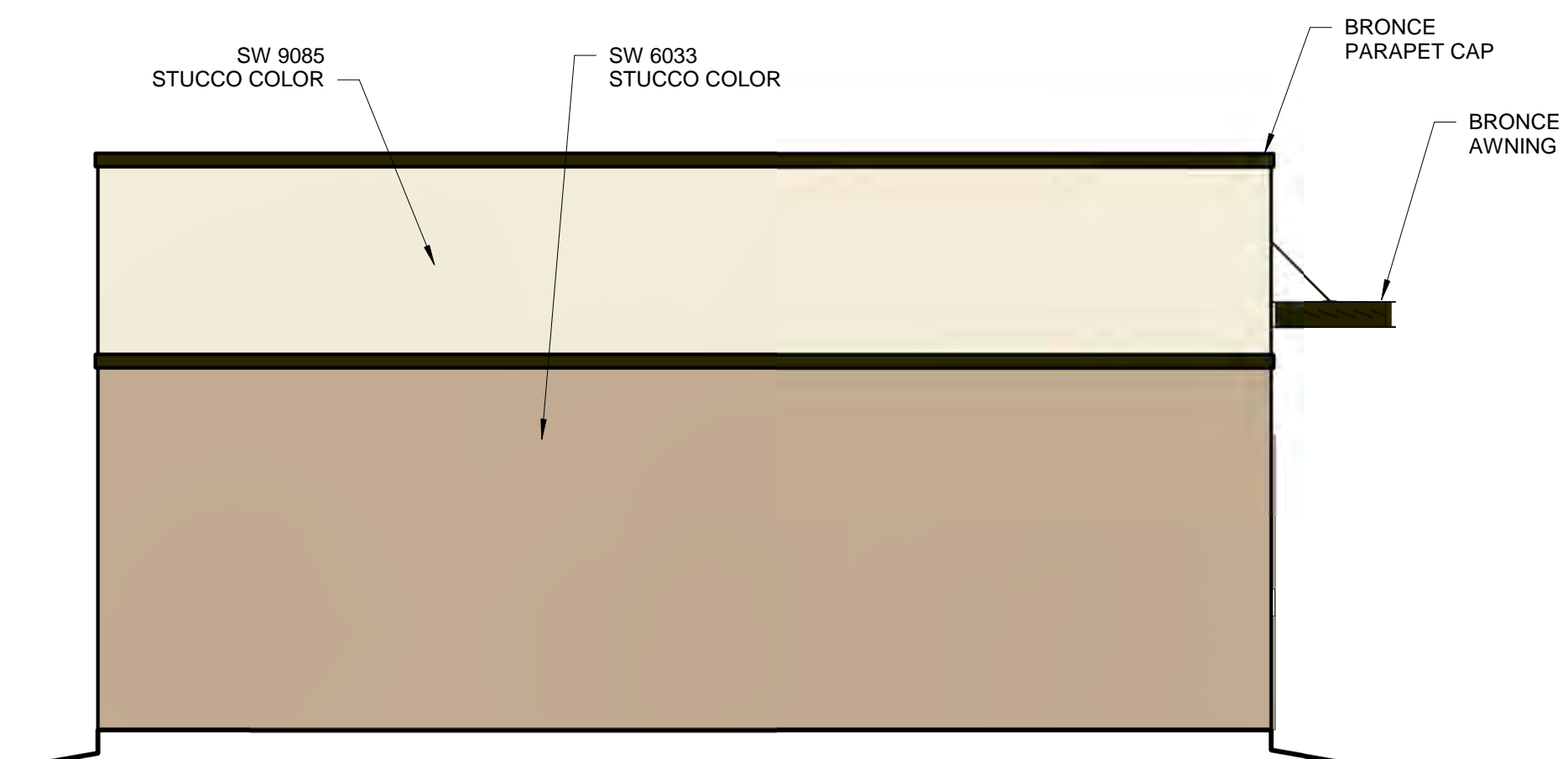
CLUB HOUSE WEST COLOR ELEVATION

1/4" = 1'-0"



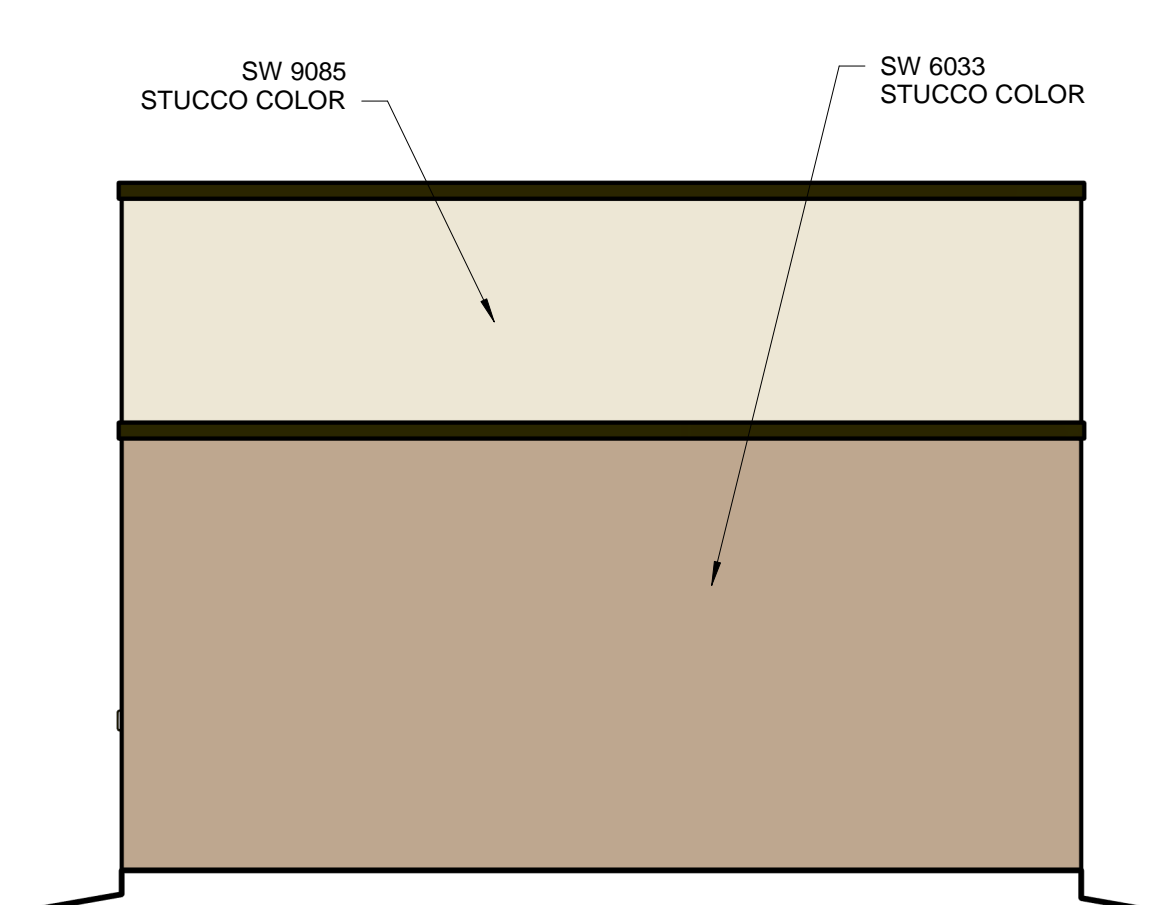
CLUB HOUSE SOUTH COLOR ELEVATION

1/4" = 1'-0"



CLUB HOUSE NORTH COLOR ELEVATION

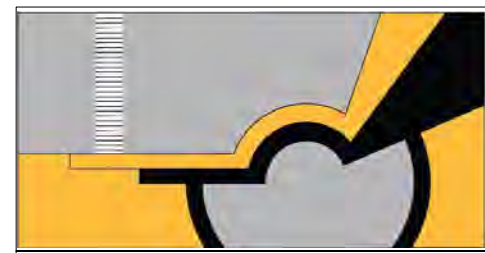

1/4" = 1'-0"

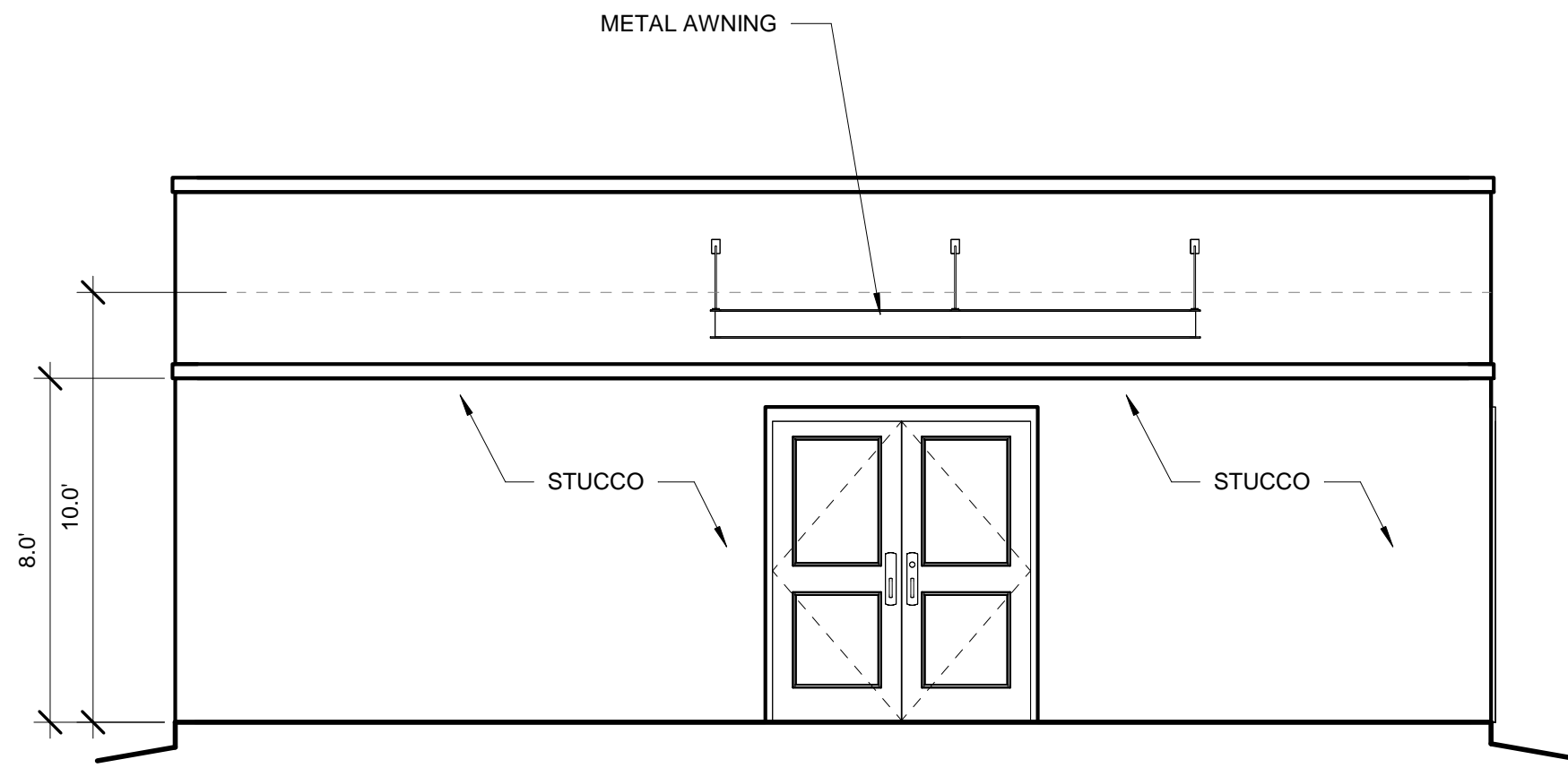


CLUB HOUSE EAST COLOR ELEVATION

1/4" = 1'-0"

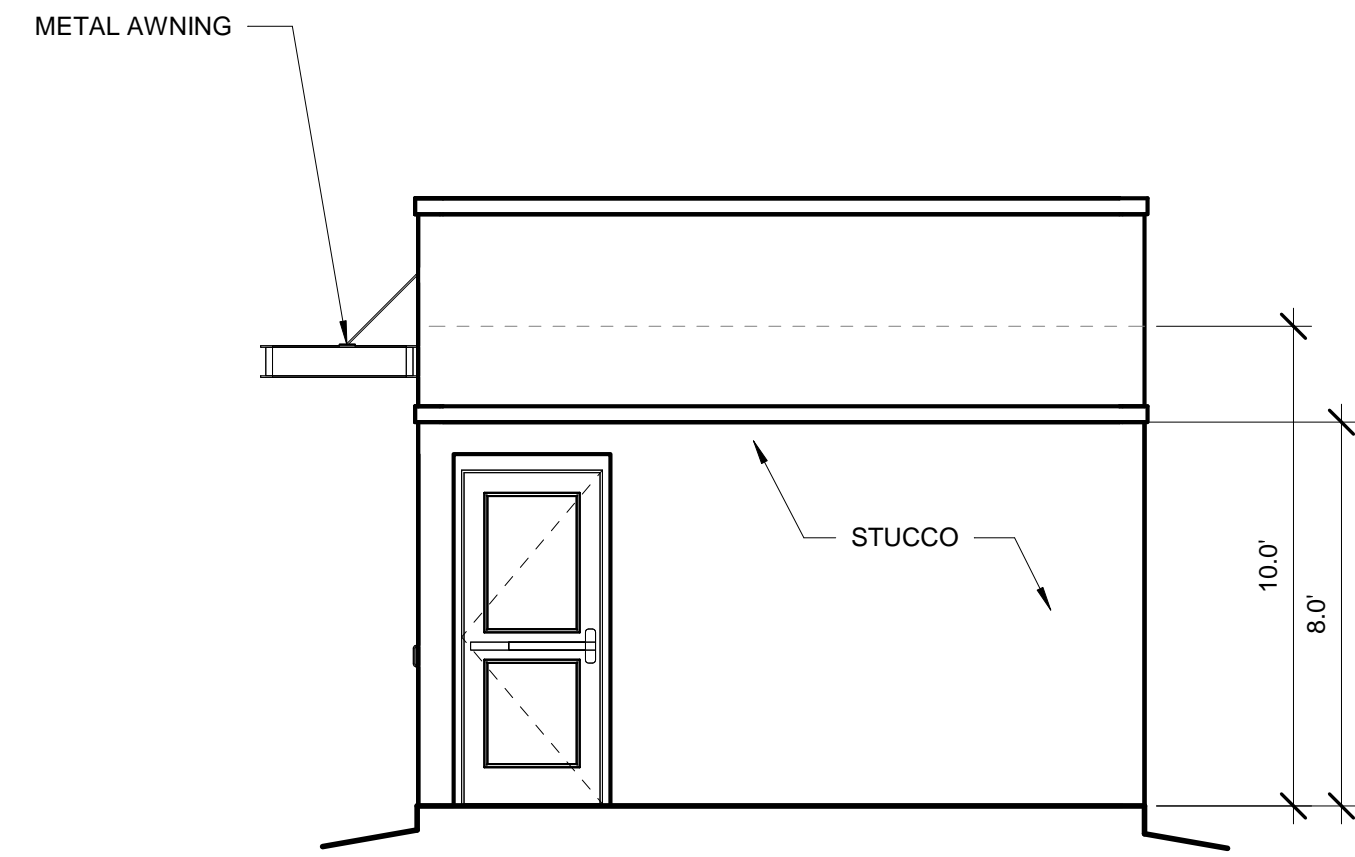
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 PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)
 PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES

 <p>SCOTT C. ANDERSON & associates architects 2818 4th St NW, Suite C Albuquerque NM 87107 scott@scaarchitects.com 505.401.7575</p>		
<p>UNIVERESE VIEW APARTMENTS PERESOSO TRAIL NW ALBUQUERQUE, NEW MEXICO</p>		
<p>DRAWING TITLE CLUB HOUSE COLOR ELEVATIONS</p>		
	<p>DESIGNED Designer</p>	<p>PROJECT NO 18-072</p>
	<p>DRAWN Author</p>	<p>SCALE 1/4" = 1'-0"</p>
	<p>CHECKED Checker</p>	<p>DRAWING NO</p>
	<p>REVIEWED Designer</p>	<p>A-208.C</p>
	<p>DATE 05/15/2024</p>	



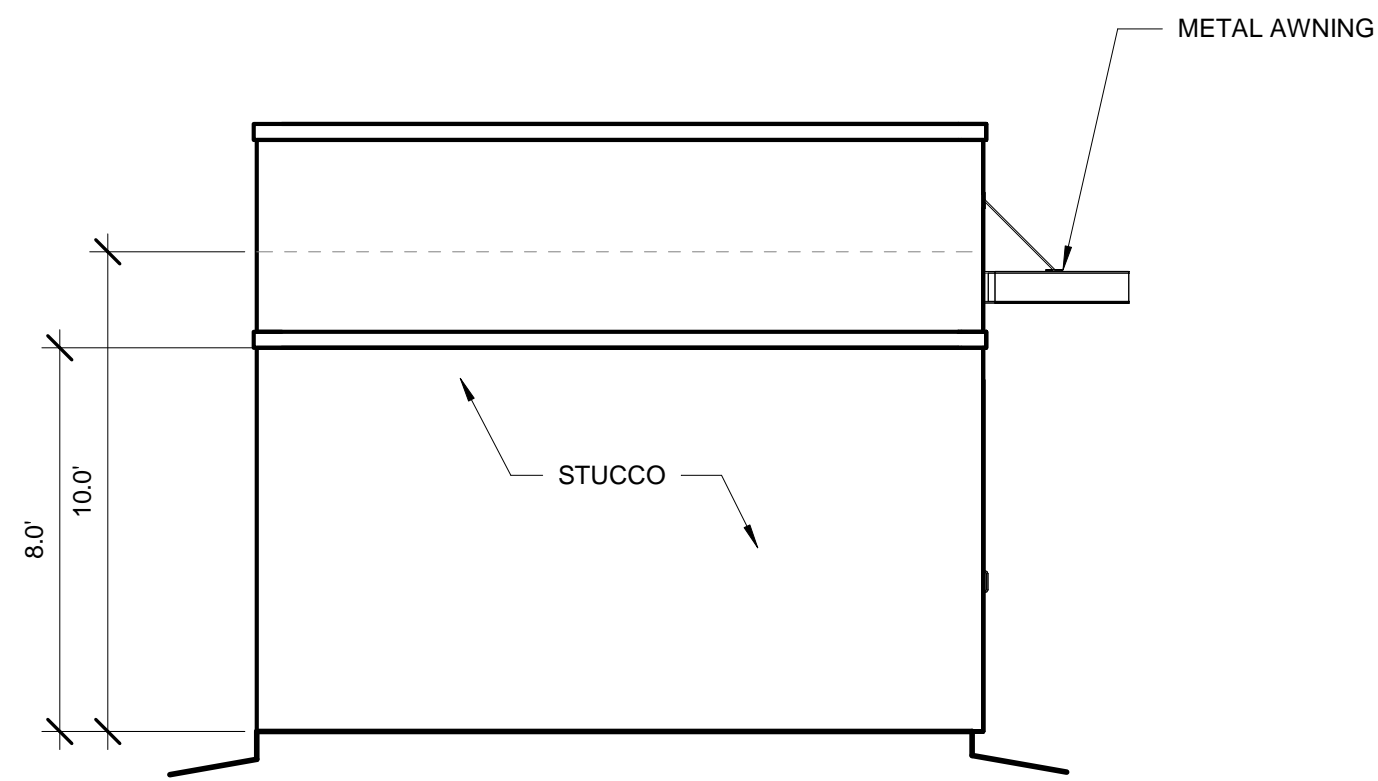
MAINTENANCE BUILDING NORTH ELEVATION

1/4" = 1'-0"



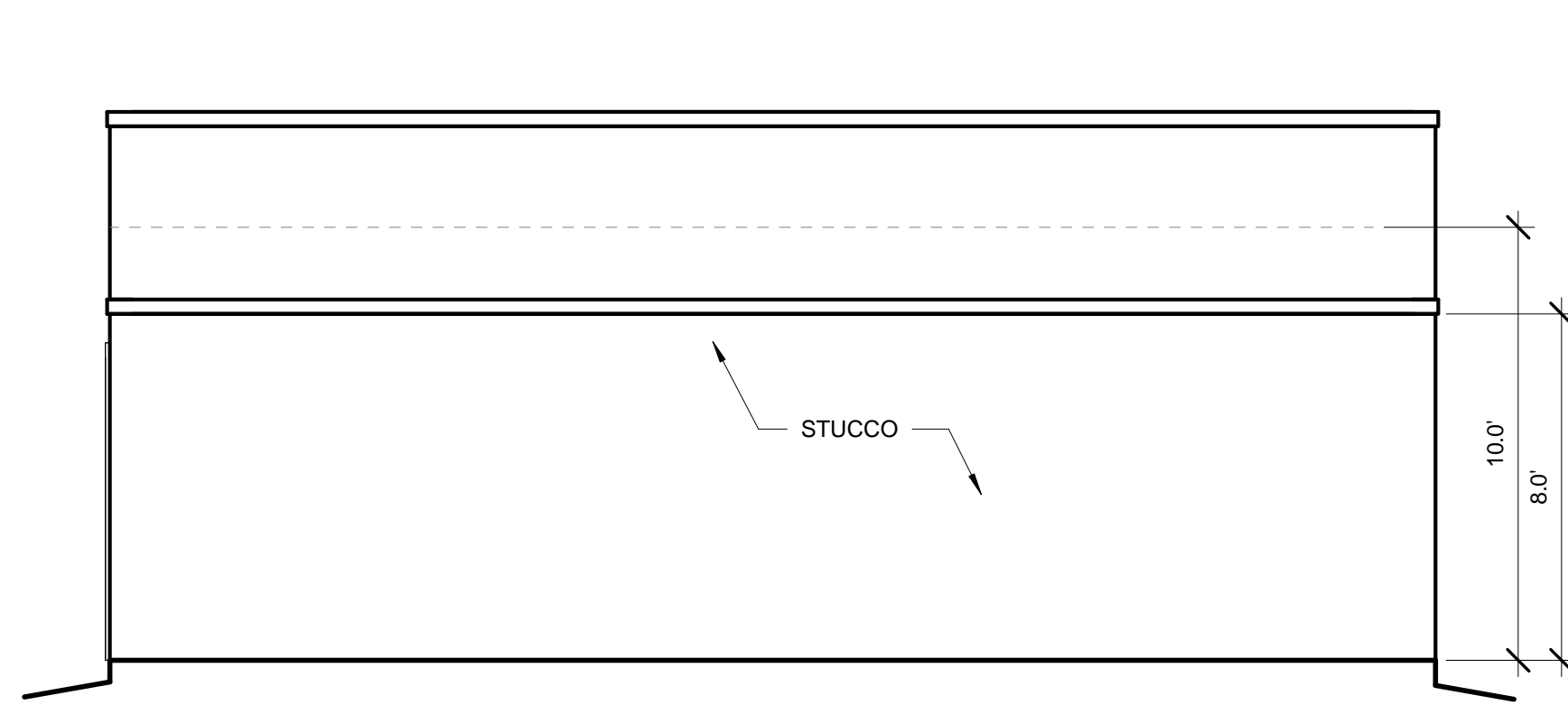
MAINTENANCE BUILDING WEST ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING EAST ELEVATION

1/4" = 1'-0"




MAINTENANCE BUILDING SOUTH ELEVATION

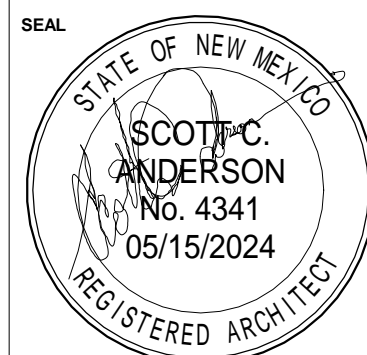
1/4" = 1'-0"

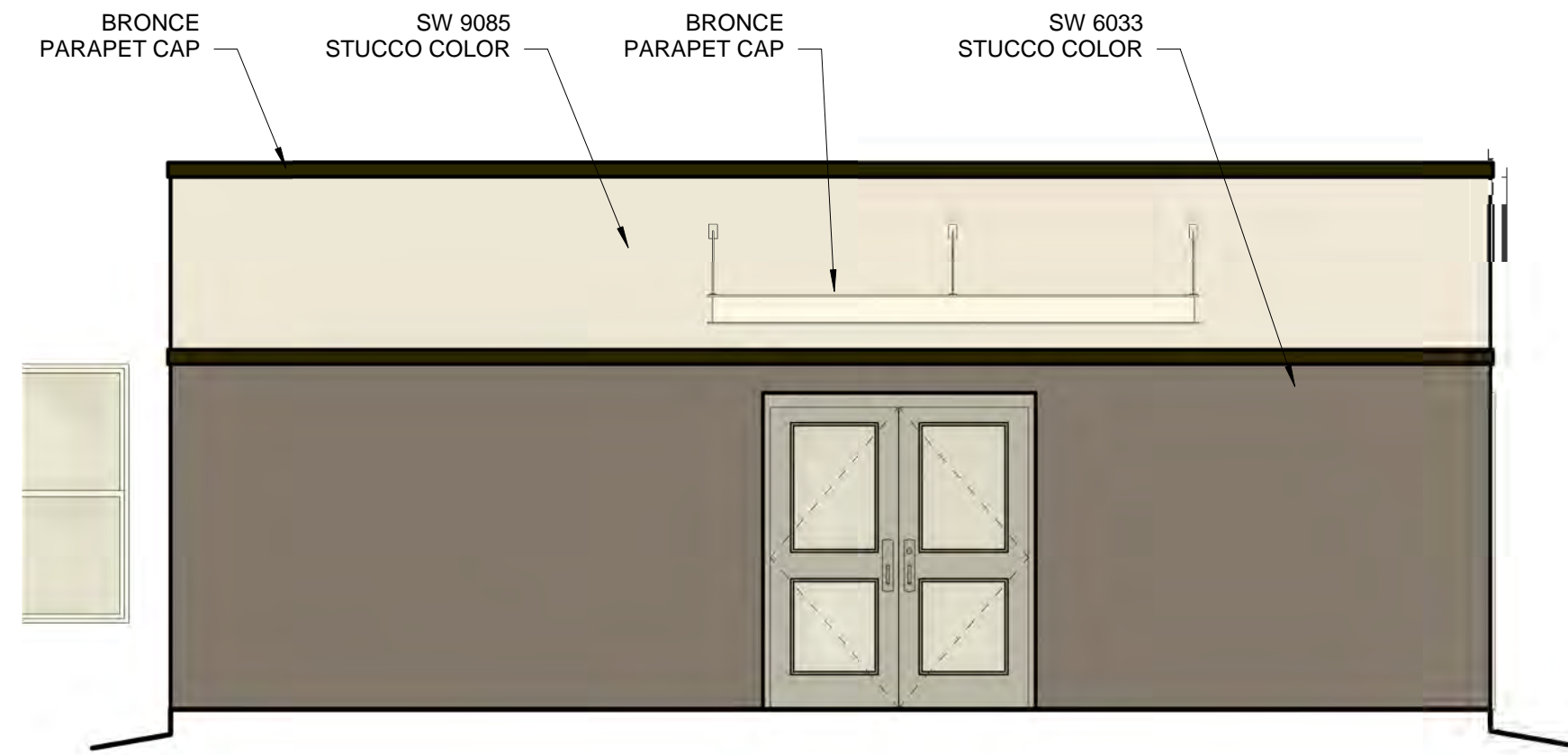
WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)

PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11 (D)(2)(a)(3)

PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES

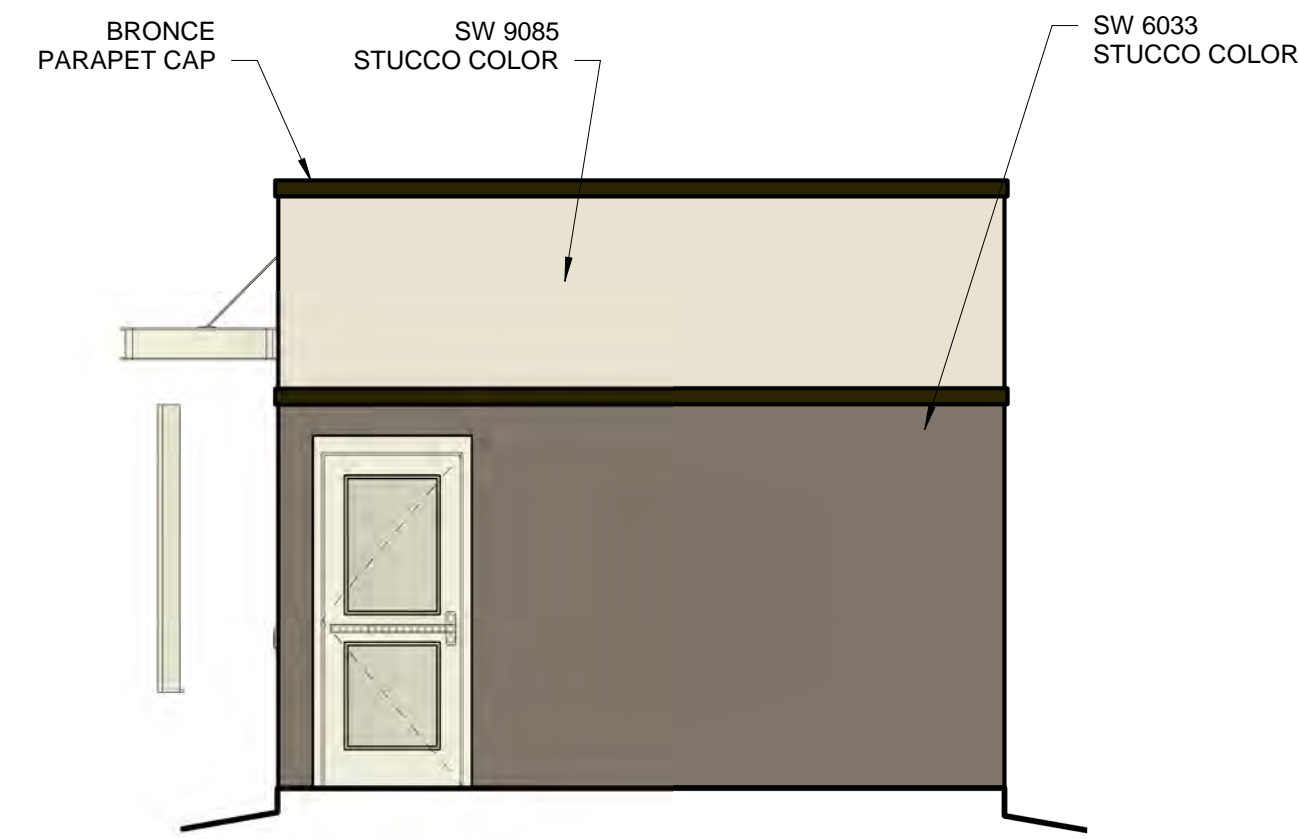
 <p>SCOTT C. ANDERSON & associates architects 2818 4th St NW, Suite C Albuquerque NM 87107 scott@scaarchitects.com 505.401.7575</p>	
<p>UNIVERESE VIEW APARTMENTS PERESOSO TRAIL NW ALBUQUERQUE, NEW MEXICO</p>	
<p>DRAWING TITLE MAINTENANCE BUILDING</p>	
<p>DESIGNED Designer</p>	<p>PROJECT NO 18-072</p>
<p>DRAWN Author</p>	<p>SCALE 1/4" = 1'-0"</p>
<p>CHECKED Checker</p>	<p>DRAWING NO</p>
<p>REVIEWED Designer</p>	<p>A-209</p>
<p>DATE 05/15/2024</p>	





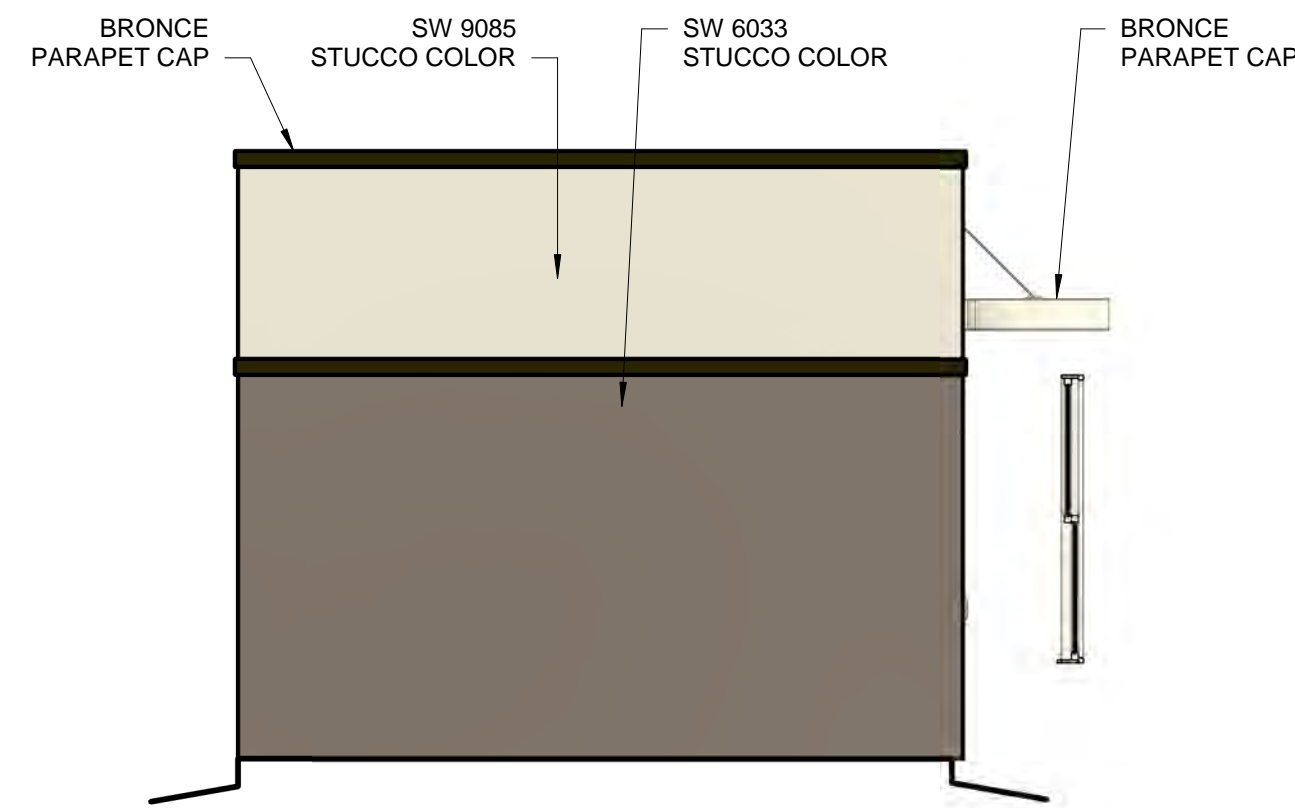
MAINTENANCE BUILDING NORTH COLOR ELEVATION

1/4" = 1'-0"



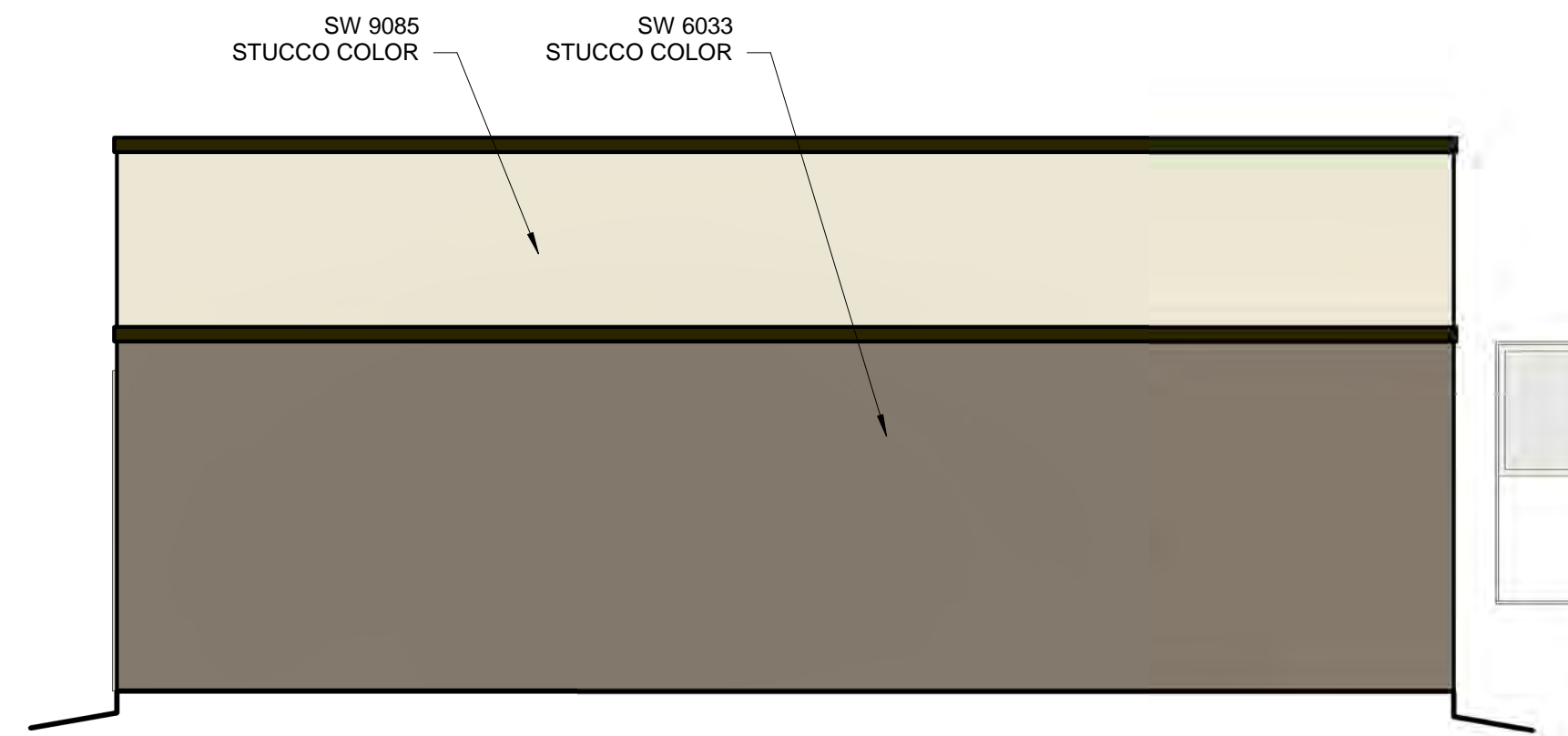
MAINTENANCE BUILDING WEST COLOR ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING EAST COLOR ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING SOUTH COLOR ELEVATION

1/4" = 1'-0"

WINDOWS SHALL BE RECESSED 2 INCHES AS PER 14-16-5-11(C)(2)
 PROVIDE LOW-E GLAZING AT ALL WEST FACING FACADES PER IDO
 14-16-5-11 (D)(2)(a)(3)
 PROVIDE FULL SHEILDS AT ALL WALL MOUNTED LIGHT FIXTURES

SCOTT C. ANDERSON
 & associates architects
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 scott@scaarchitects.com
 505.401.7575

**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
MAINTENANCE COLOR BUILDING

	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/4" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-209.C
	DATE 05/15/2024	



BUILDING 1 NW ELEVATION



BUILDING 1 SW ELEVATION



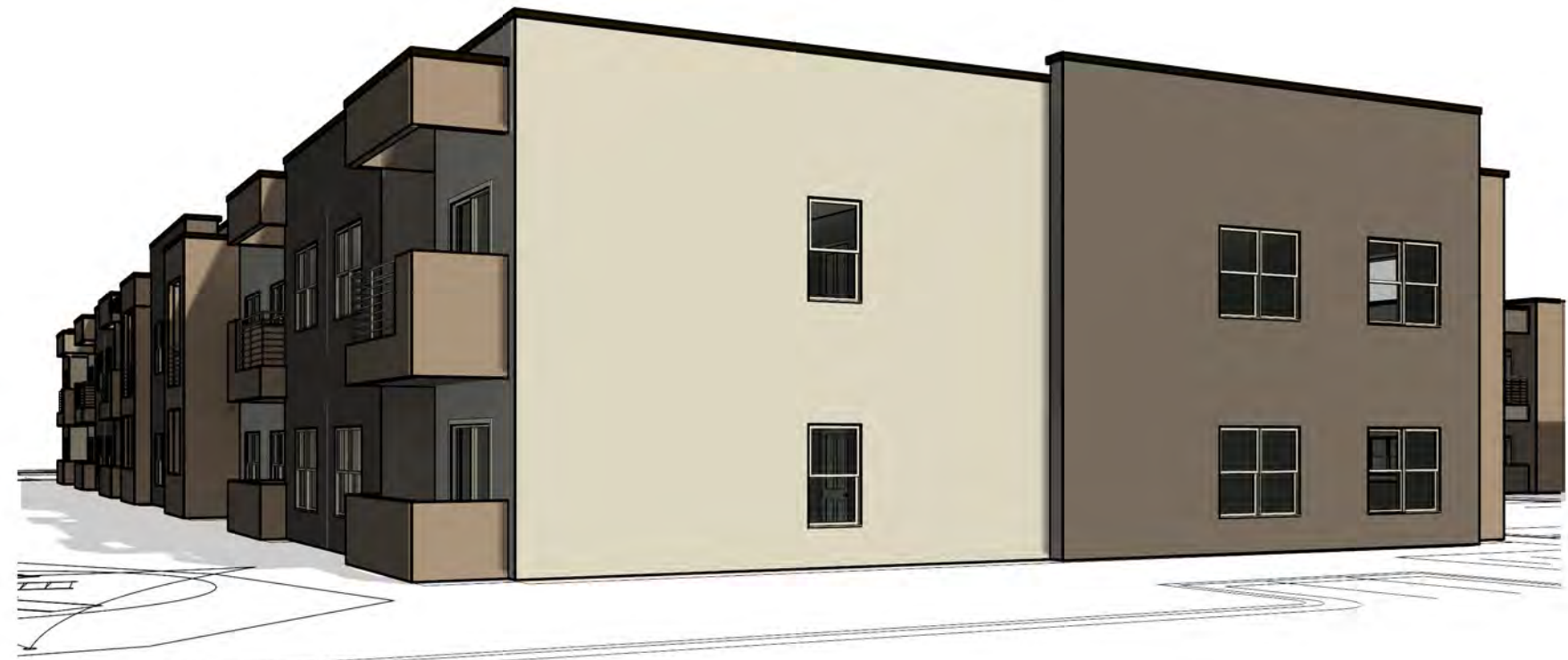
BUILDING 3 NE ELEVATION



BUILDING 1 SE ELEVATION



BUILDING 1 NE ELEVATION



BUILDING 3 SE ELEVATION



BUILDING 2 NE ELEVATION



BUILDING 2 NW ELEVATION



BUILDING 3 NW ELEVATION



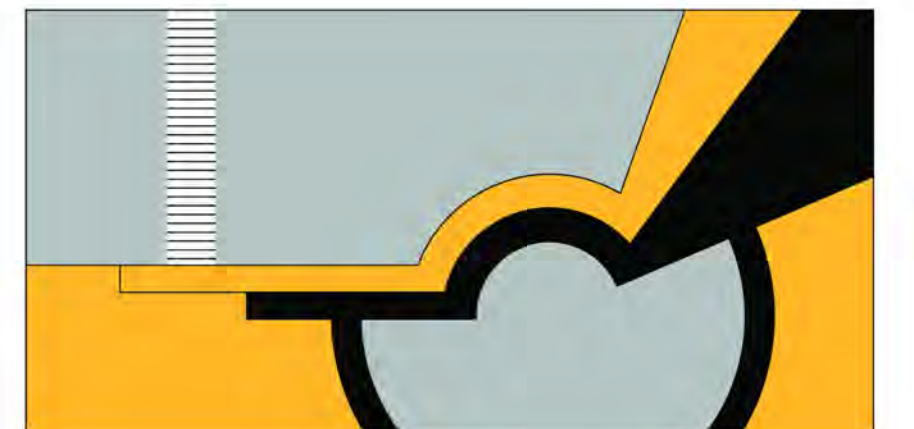
BUILDING 2 SE ELEVATION



BUILDING 2 SW ELEVATION



BUILDING 3 SW ELEVATION



SCOTT C. ANDERSON
& associates architects
albuquerque





BUILDING 4 NW ELEVATION



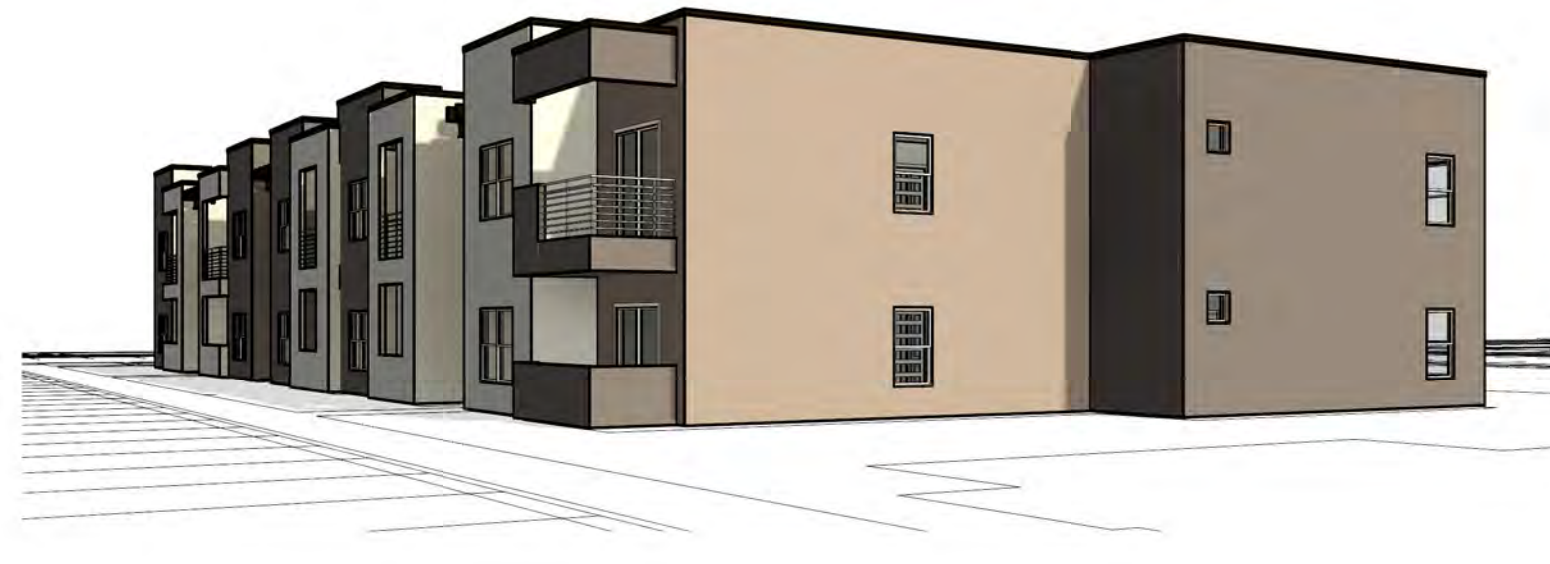
BUILDING 4 SW ELEVATION



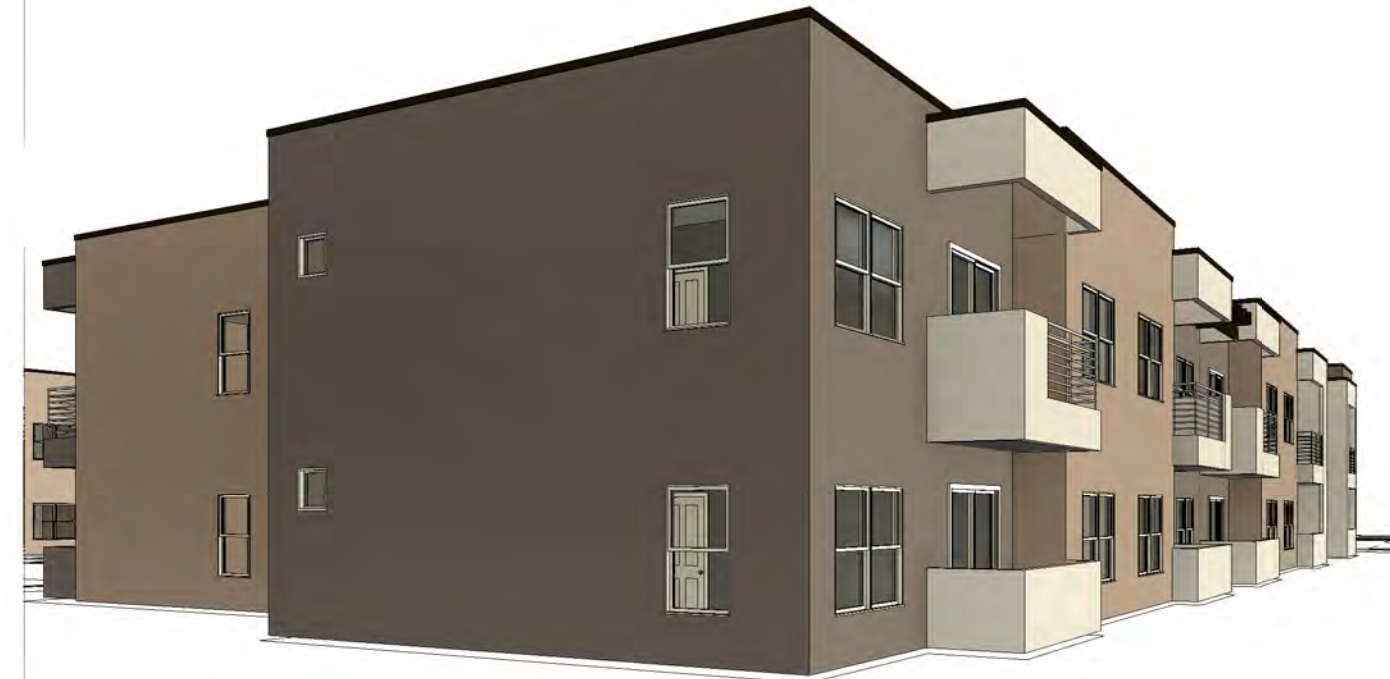
BUILDING 5 NW ELEVATION



BUILDING 5 SW ELEVATION



BUILDING 4 SE ELEVATION



BUILDING 4 NE ELEVATION



BUILDING 5 NE ELEVATION



BUILDING 5 SE ELEVATION



BUILDING 6 SE ELEVATION



BUILDING 6 NE ELEVATION



BUILDING 7 SW ELEVATION



BUILDING 7 SE ELEVATION



BUILDING 6 NW ELEVATION



BUILDING 6 SW ELEVATION



BUILDING 7 NW ELEVATION

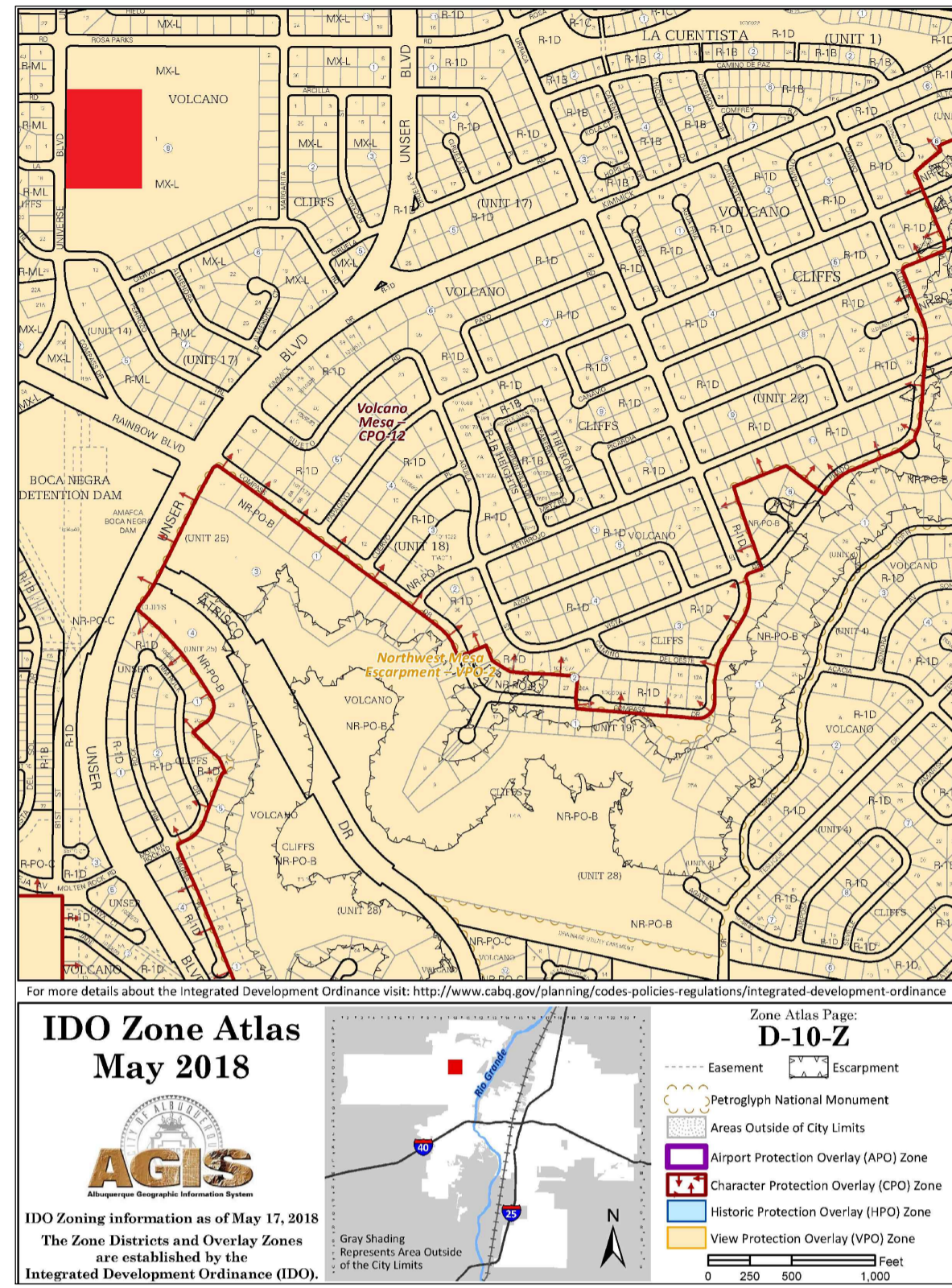


BUILDING 7 NE ELEVATION

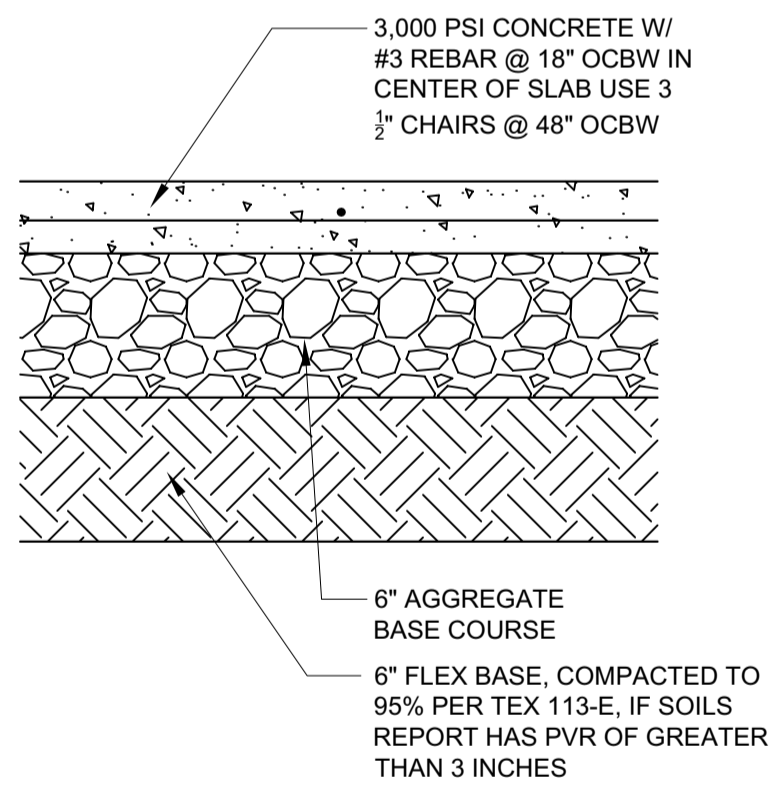


SCOTT C. ANDERSON
& associates architects
albuquerque

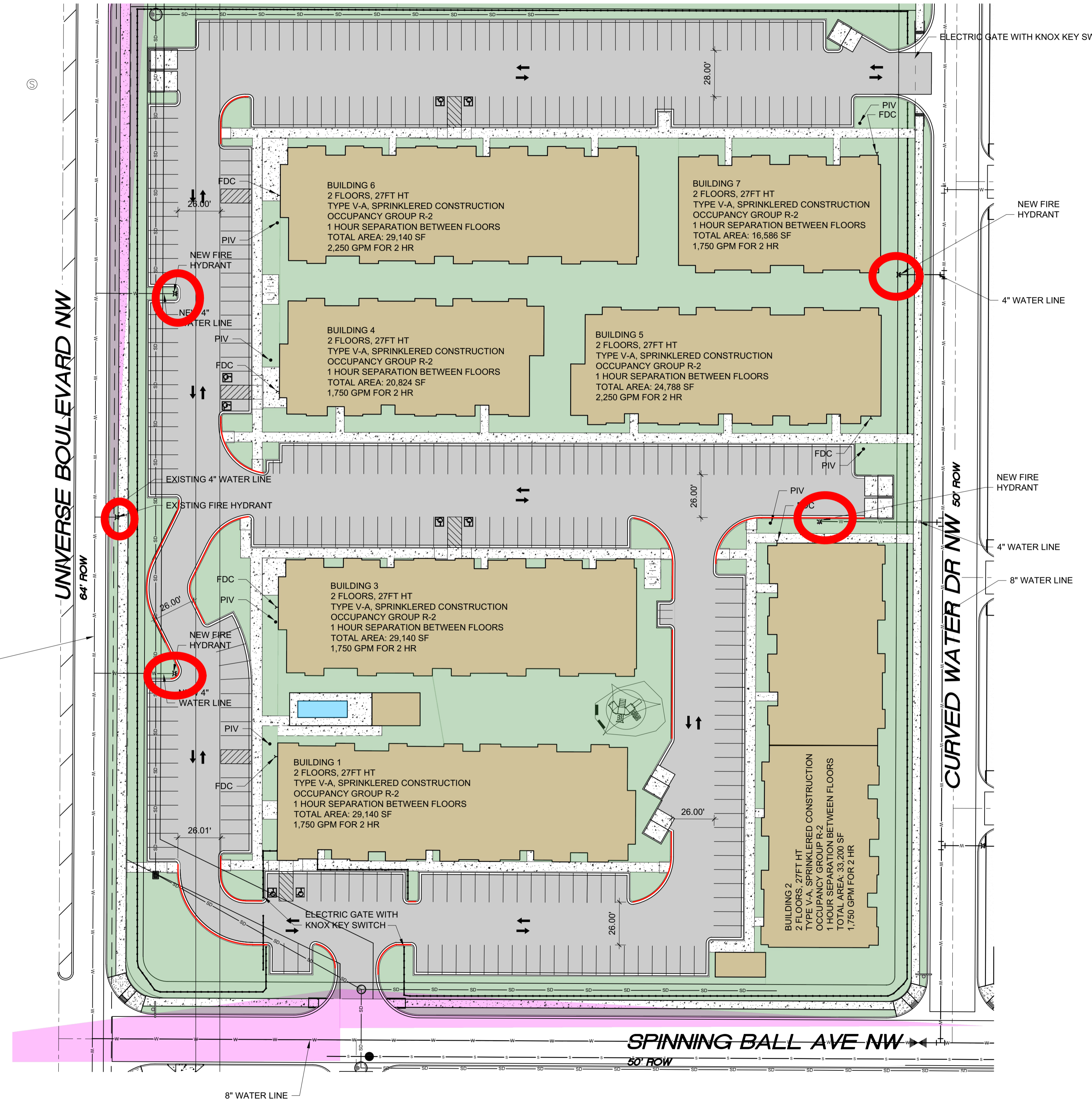
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



AREA MAP
SCALE: NTS



PAVING SECTION
SCALE: NTS



SITE PLAN

SCALE: 1" = 40'-0"



ALBUQUERQUE FIRE SITE PLAN CHECKLIST
 DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
 PERMIT NUMBER: 220311
 APPROVED DATE: 03/28/2023
APPROVED

REQUIREMENTS: CONSTRUCTION TYPE V-A : 2,250 GPM, 2 HR (CALCS BELOW)
 HYDRANT REQUIRED
 EXISTING HYDRANT PROVIDED, 3 NEW HYDRANT PROVIDED
 STANDPIPES AND NEW HYDRANT IDENTIFIED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
 FIRE FLOW: 1750 GPM, 1 HYDRANT. VA

- NO PARKING 15FT FROM THE HYDRANT
- ACCESS PROVIDED TO 150FT
- BUILDING HT 27FT, 3 MEANS OF APPARATUS ACCESS
- TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
- THIS IS A 175 UNIT MULTI-FAMILY, 2 MEANS OF APPARATUS ACCESS PROVIDED
- THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
- 2 MEANS OF ACCESS PROVIDED, 2 REQUIRED
- BUILDING LESS THAN 30 FT IN HT, 24 FT ROAD WIDTH PROVIDED
- ACCESS ROAD 26 FT WIDE
- ACCESS ROAD 26 FT WIDE
- ACCESS ROADS ARE PUBLIC STREETS
- TURNING RADIUS = 28 FT
- DEAD END IS LESS THAN 150 FT
- ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LBS
- REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
- ACCESS ROAD GRADE LESS THAN 10%
- KNOX BOX PROVIDED AT EACH GATE
- REFER TO G SHEETS FOR FIRE RATINGS, 1HR SEPARATION BETWEEN DWELLING UNITS, 1 HOUR SEPARATION BETWEEN FLOORS
- SPRINKLER SYSTEM PROVIDED
- FDC LOCATED LESS THAN 100 FT FROM HYDRANT
- FDC HAS 3FT CLEARANCE
- PIV ON EAST SIDE OF EACH RISER ROOM
- STANDPIPE NOT REQUIRED
- STANDPIPE NOT REQUIRED
- REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO WEST FACADE (UNIVERSE BLVD NW)
- MULTIPLE BUILDINGS WITH SINGLE ADDRESS
- KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING

FIRE CALCULATIONS

BUILDING HEIGHT = 27'-0", 2 STORY
 TYPE V-A, SPRINKLERED CONSTRUCTION
 HYDRANTS REQUIRED PER IFC TABLE C105.1 = 2 HYDRANT @ 450FT MAX
 CONCRETE PAVING SHALL SUPPORT 75,000 LBS.
 FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:
 IFC B105.1 CONSTRUCTION TYPE V-A SPRINKLERED
 29,140 SF: FLOW @ 3,000 GPM X 50% (SPRINKLERS) = : 2,250 GPM FOR 2 HR

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 4419 4th St. NW, Ste. B
 Albuquerque, NM 87107
 505.401.7575

UNIVERSE VIEW APARTMENTS
 UNIVERSE BLVD NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
SITE PLAN		
SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
DATE	4/28/2023	OF

SOLID WASTE CALCS:
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:

THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE. SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5666 AC = 285,999.06 SF
BUILDING FOOTPRINT = 113,790 SF
NET LOT AREA = 172,209 SF
REQUIRED LANDSCAPE AREA @ 25% = 43,052 SF ; 115,374 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
LEASING OFFICE 738 SF X 1 PER 3,500 SF = 2 SPACES REQUIRED
CLUBHOUSE AMENITY 583 SF X 1 PER 3,000 SF = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 248 SPACES
SPACES PROVIDED = 300 SPACES
248 SPACES X 5% = 12 CHARGING SPACES REQUIRED, 13 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED
BIKE PARKING 10% OF 248: 25 REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1.2 OPEN SPACE:
1 BEDROOM: 87 EA X 225 SF = 19,575 SF
2 BEDROOM: 88 EA X 285 SF = 25,080 SF
TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (EXCLUDING SIDEWALKS)
UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED
TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:
ALL WINDOWS SHALL BE RECESSED 2 INCHES
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 9 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

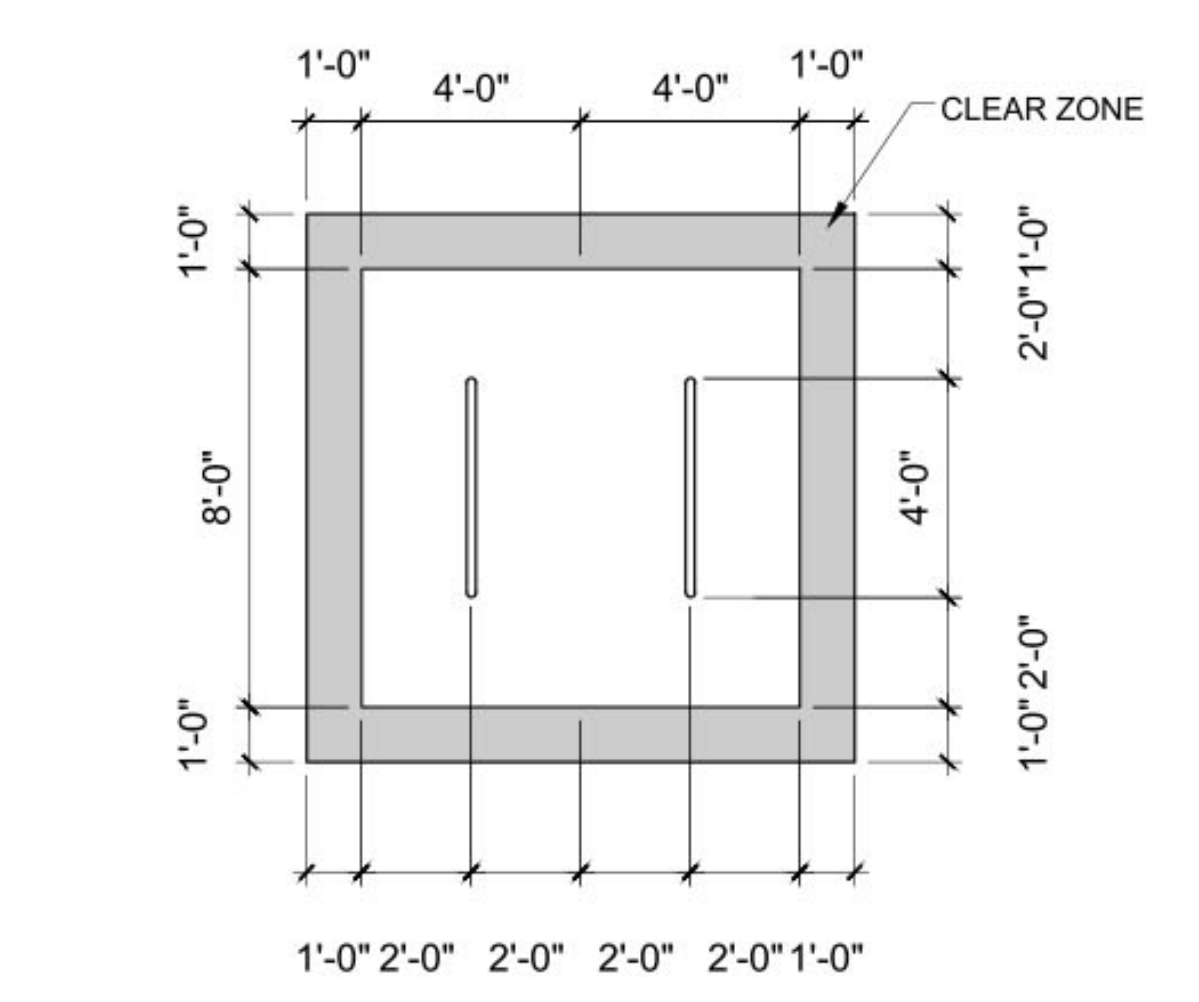
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED, FIXTURES 70 WATTS OR GREATER SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

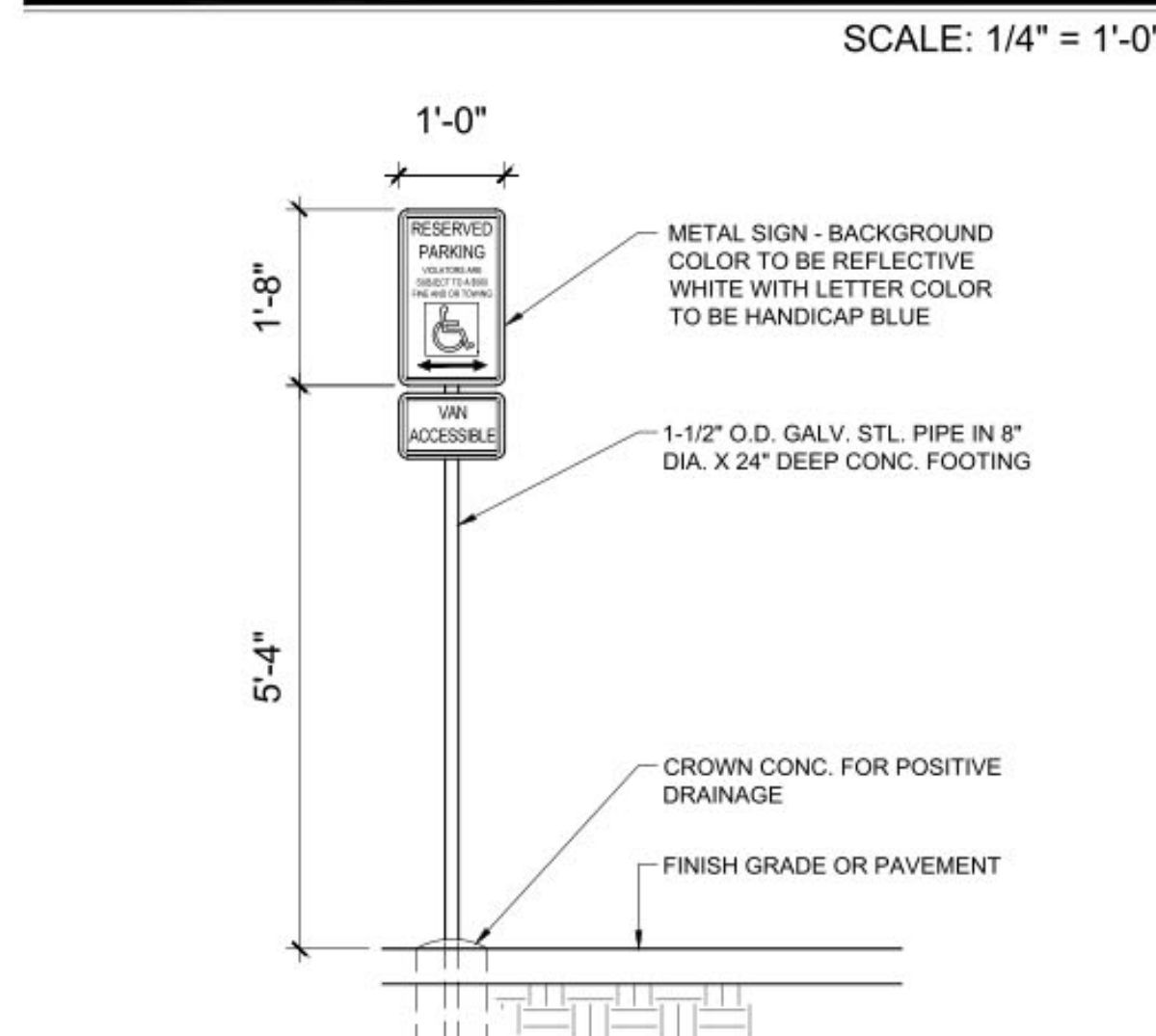
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.
PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

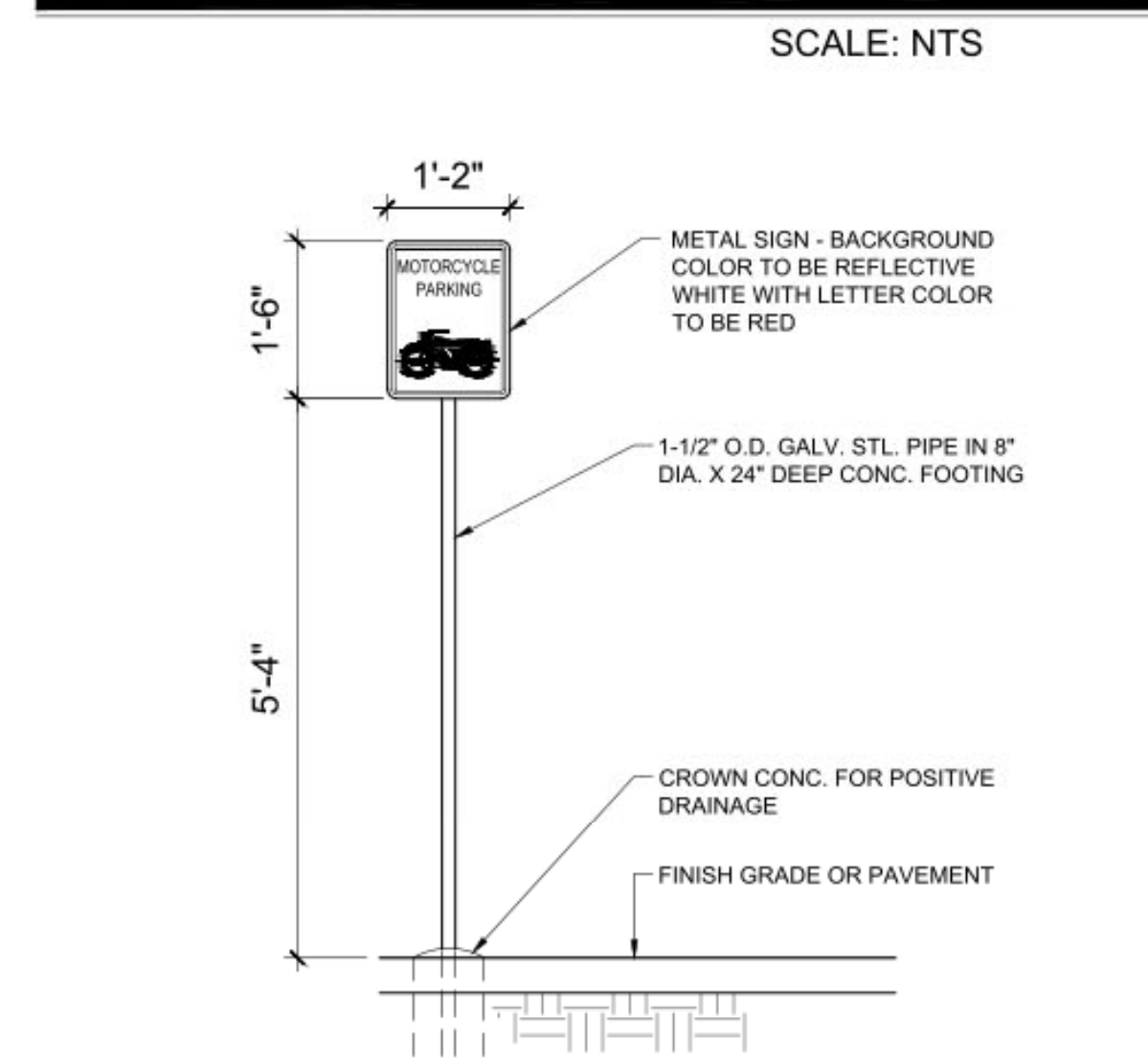
MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE



BIKE PARKING



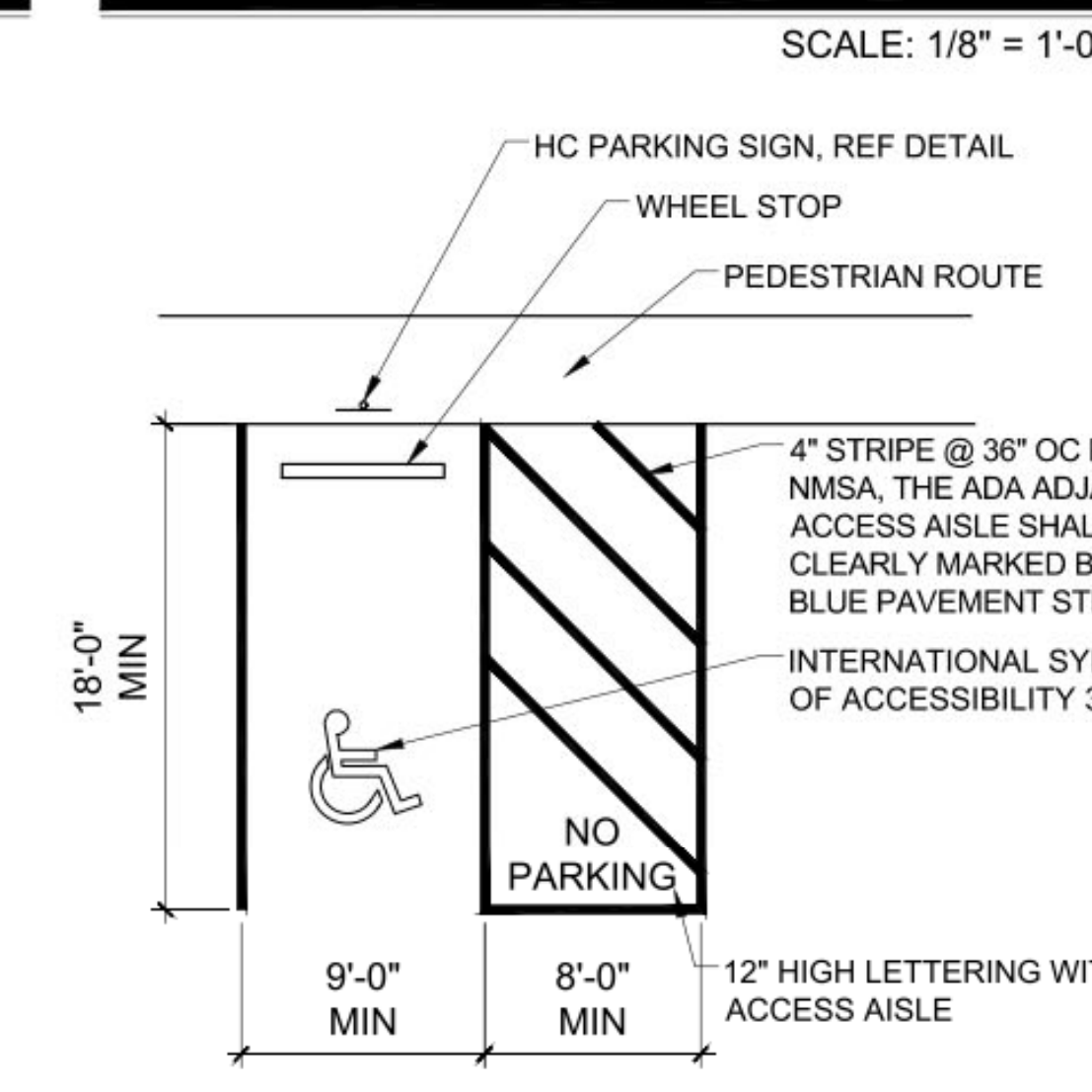
HC SIGN



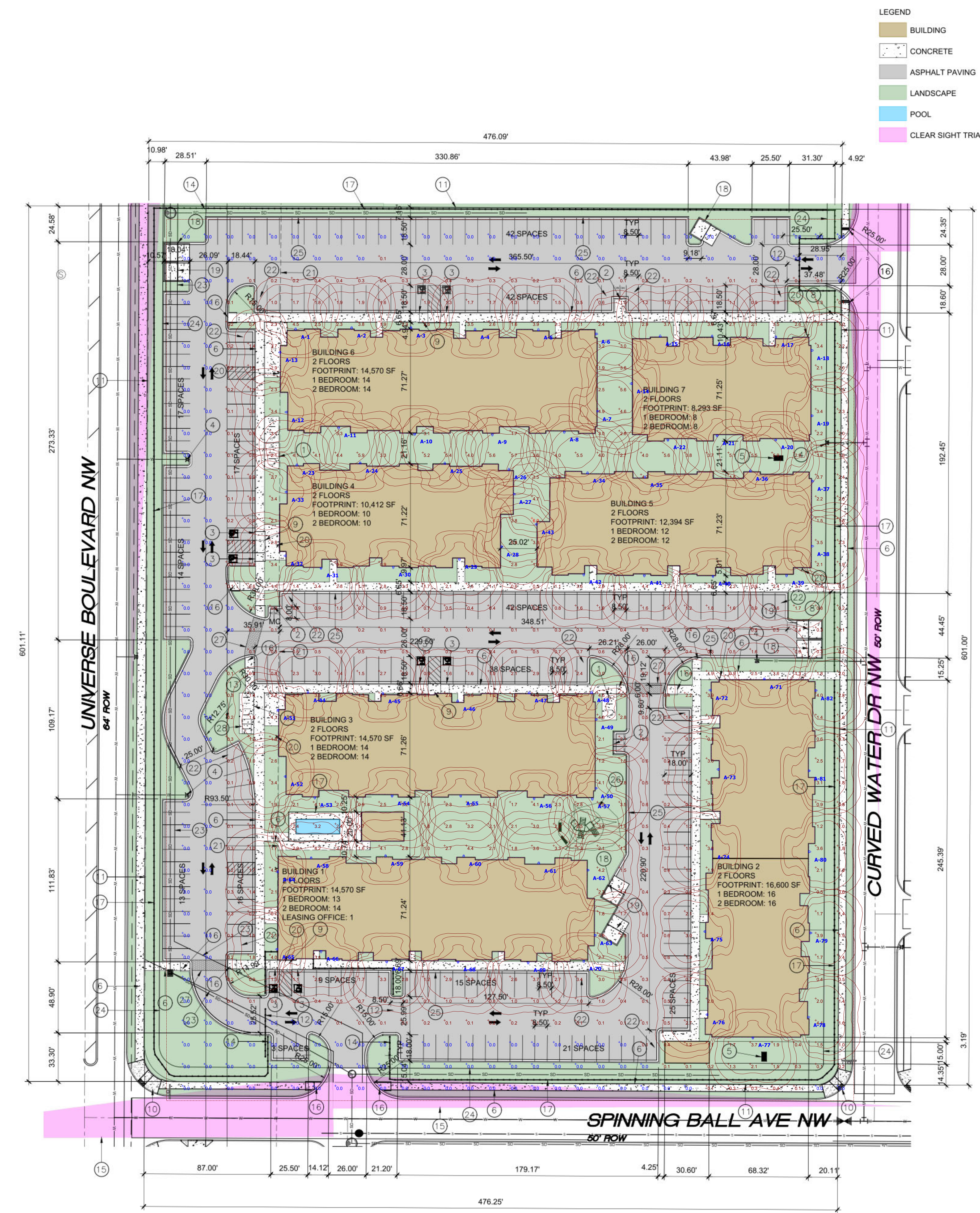
MOTORCYCLE SIGN



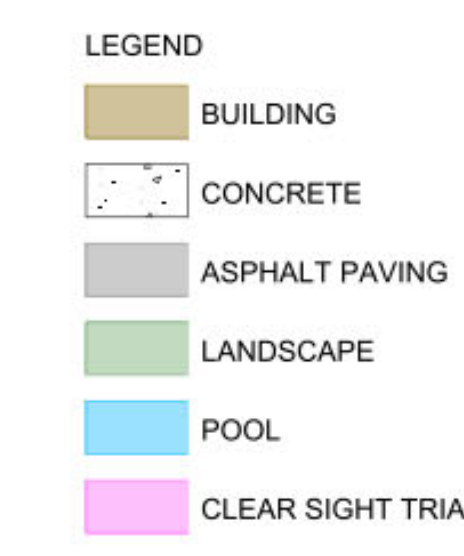
REFUSE ENCLOSURE



ADA PARKING

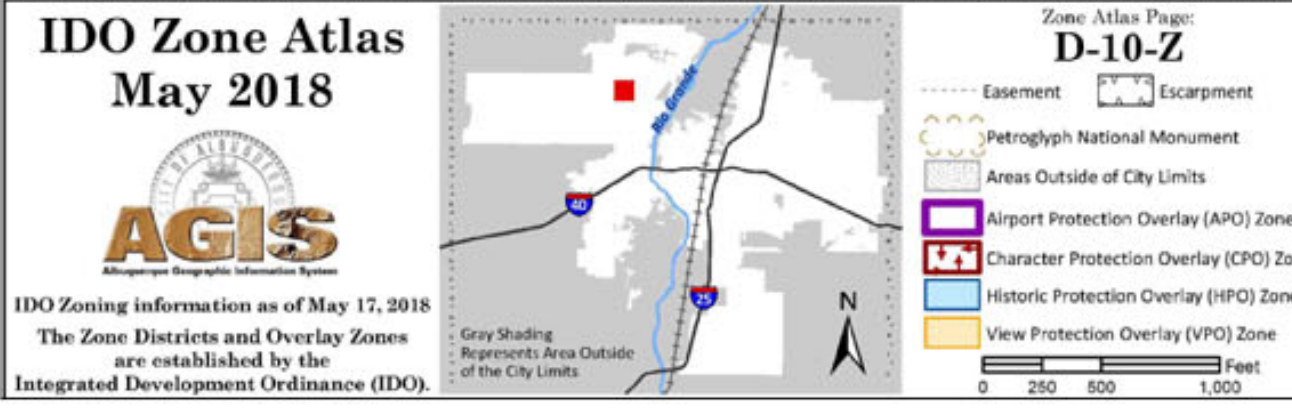


SITE PLAN



- KEYED NOTES**
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE: CITY OF ALBUQUERQUE STANDARD DETAIL 2435
 - FIRE DEPT. CONNECTION
 - PEDESTRIAN GATE
 - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 - PROPERTY LINE
 - VEHICULAR GATE
 - EXISTING POWER POLE
 - KNOX BOX
 - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 9 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 - 4-10" WROUGHT IRON FENCE
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - FIRE DEPARTMENT CONNECTION
 - 100FT POWER LINE EASEMENT
 - ELECTRIC VEHICLE CHARGING STATION
 - 20FT DRAINAGE EASEMENT
 - 10FT PUBLIC UTILITY EASEMENT
 - 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
 - PLAYGROUND
 - COLOR COATED CONCRETE CROSSWALK WITH STAMPED BRICK PATTERN
 - LONG TERM BICYCLE STORAGE LOCKER, GLOBAL INDUSTRIAL T9FB836381, 2 BIKE
- STUCCO LRV:**
9090 = 26
9085 = 28
6033 = 19
9095 = 50

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER

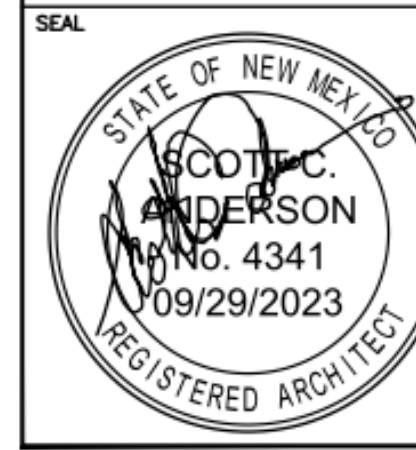


AREA MAP

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
2814 4th St NW, Suite C, Albuquerque, NM 87107
scott@scarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

DRAWING TITLE		SITE PLAN	
DESIGNED	PROJECT NO.	SCALE	A-100
DRAWN	SCALE	DRAWING NO.	
CHECKED	DATE	DATE	
REVIEWED	DATE	DATE	
DATE	DATE	DATE	



Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		82	Lithonia Lighting	WDGE2 LED P3 40K 70CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3573	1	32.1375	 Max: 2457cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GRADE LEVEL	+	1.2 fc	6.0 fc	0.0 fc	N/A	N/A

Note
 1. ALL WALL PACK LIGHTING FIXTURES MOUNTED AT 10' ABOVE GRADE.
 2. ALL CALCULATION POINTS SET AT GRADE LEVEL, 0'.
 3.

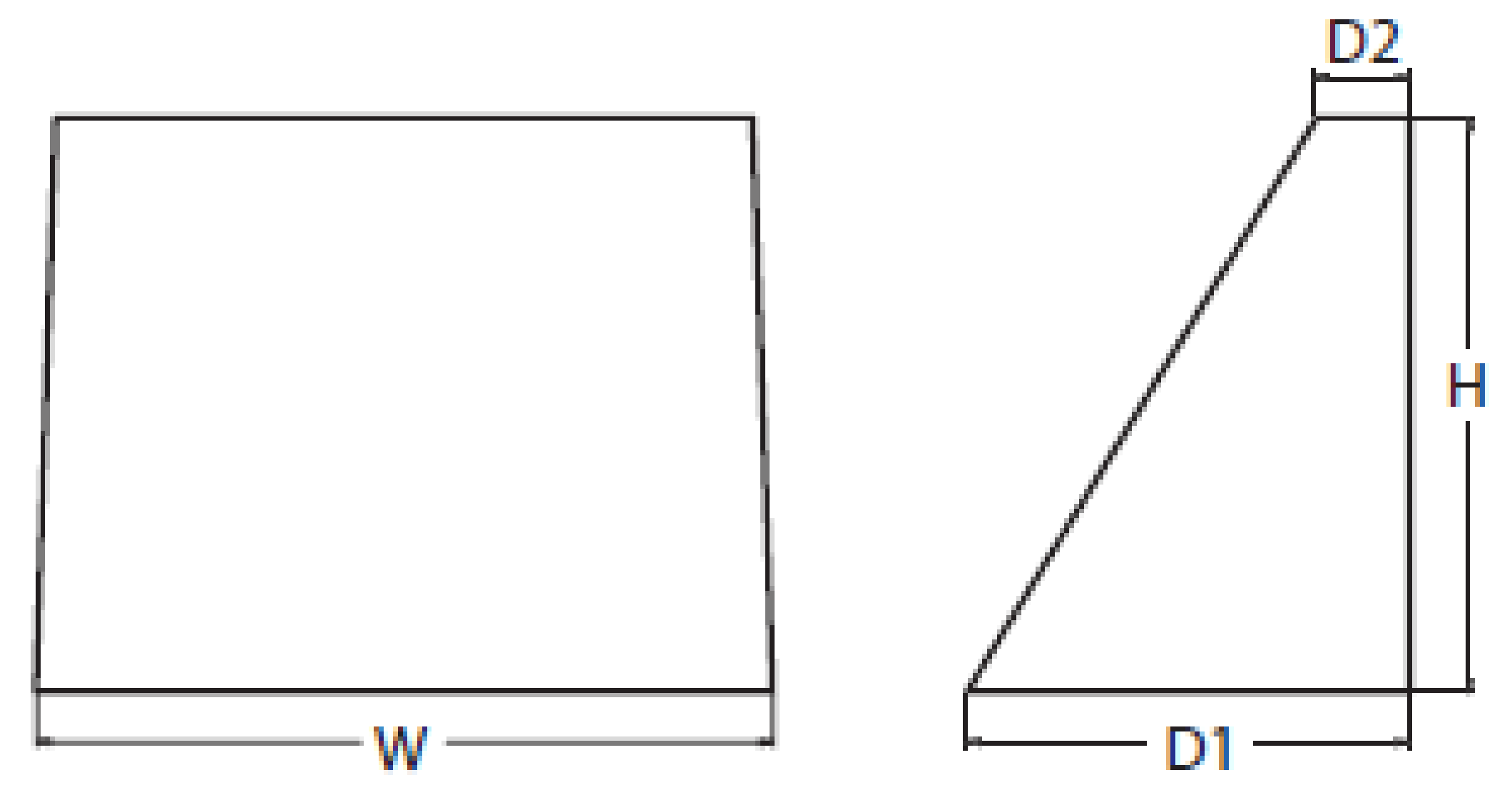


WDGE2 LED

Architectural Wall Sconce
 Precision Refractive Optic



- Specifications**
- Depth (D1): 7"
 - Depth (D2): 1.5"
 - Height: 9"
 - Width: 11.5"
 - Weight: 13.5 lbs (without options)



SOLID WASTE CALCS:
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:
THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

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THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

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OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF; 74,520 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
LEASING OFFICE: 38 SF X 0.0035 = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 246 SPACES
SPACES PROVIDED = 300 SPACES
246 SPACES X 2% = 5 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 87 EA X 225 SF = 19,575 SF
2 BEDROOM: 88 EA X 285 SF = 25,080 SF

TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (INCLUDING SIDEWALKS)
UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED
TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE

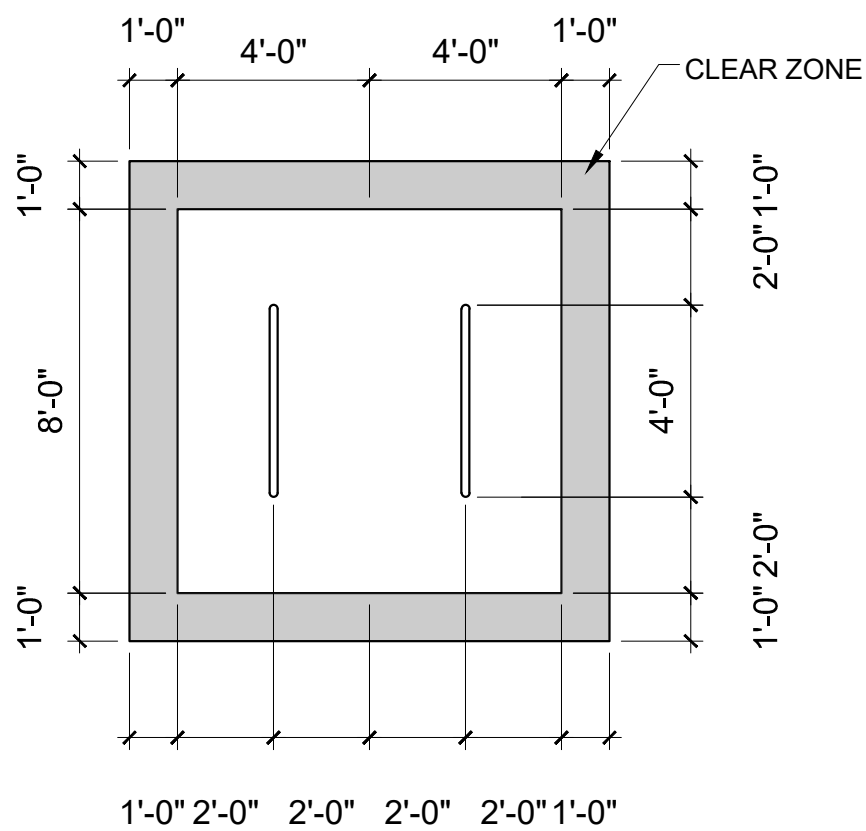
AN APPROVED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 10/5/2023
Signed Date

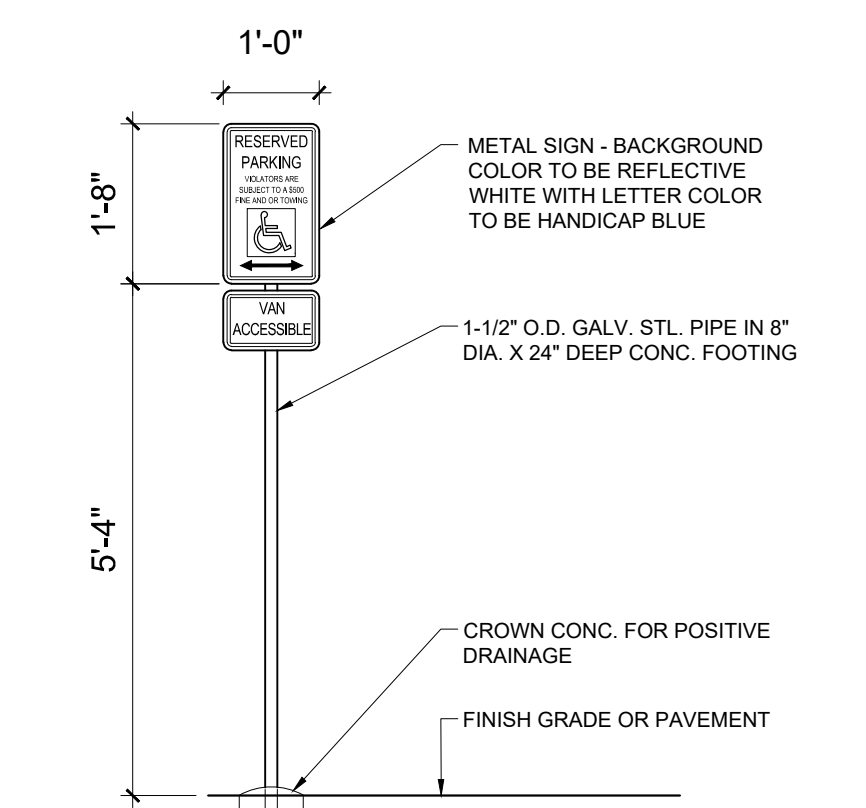
- LEGEND
- BUILDING
 - CONCRETE
 - ASPHALT PAVING
 - LANDSCAPE
 - POOL
 - CLEAR SIGHT TRIANGLE

- KEYED NOTES
1. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 4. NEW FIRE HYDRANT
 5. IRRIGATION BOX
 6. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 7. FIRE DEPT. CONNECTION
 8. PEDESTRIAN GATE
 9. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 10. PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 11. PROPERTY LINE
 12. VEHICULAR GATE
 13. EXISTING POWER POLE
 14. KNOX BOX
 15. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 16. PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 17. 6" WROUGHT IRON FENCE
 18. REFUSE CONTAINER, REF DETAIL THIS SHEET
 19. RECYCLING CONTAINER, REF DETAIL THIS SHEET
 20. FIRE DEPARTMENT CONNECTION
 21. 100FT POWER LINE EASEMENT
 22. ELECTRIC VEHICLE CHARGING STATION
 23. 20FT DRAINAGE EASEMENT
 24. 10FT PUBLIC UTILITY EASEMENT
 25. 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
 26. PLAYGROUND



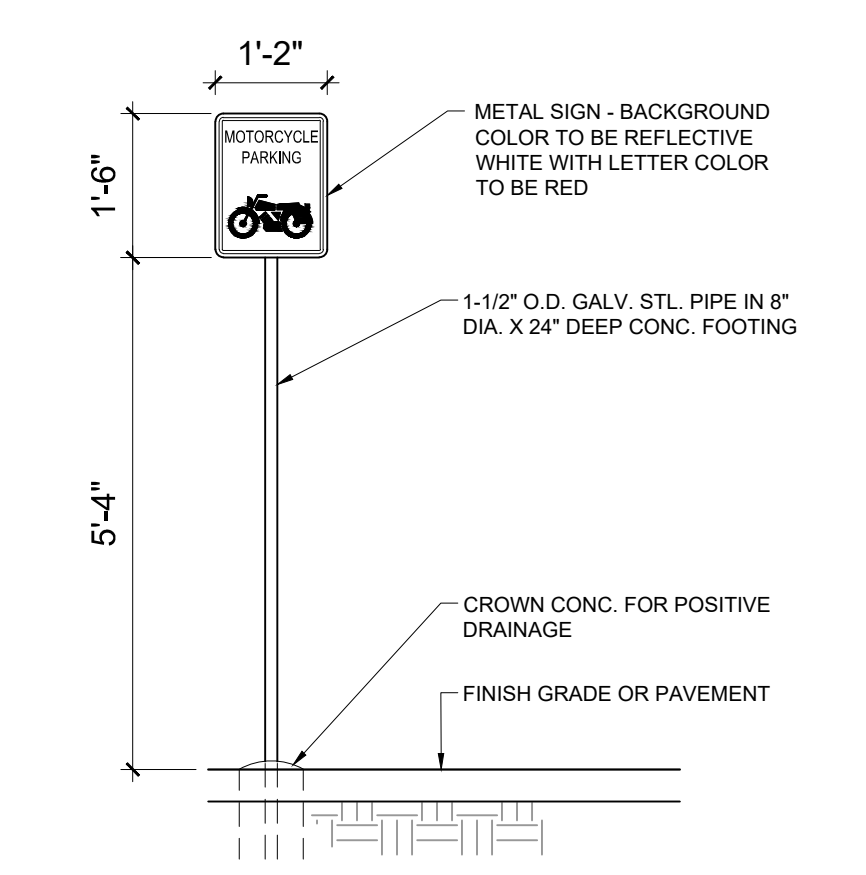
BIKE PARKING

SCALE: 1/4" = 1'-0"



HC SIGN

SCALE: NTS

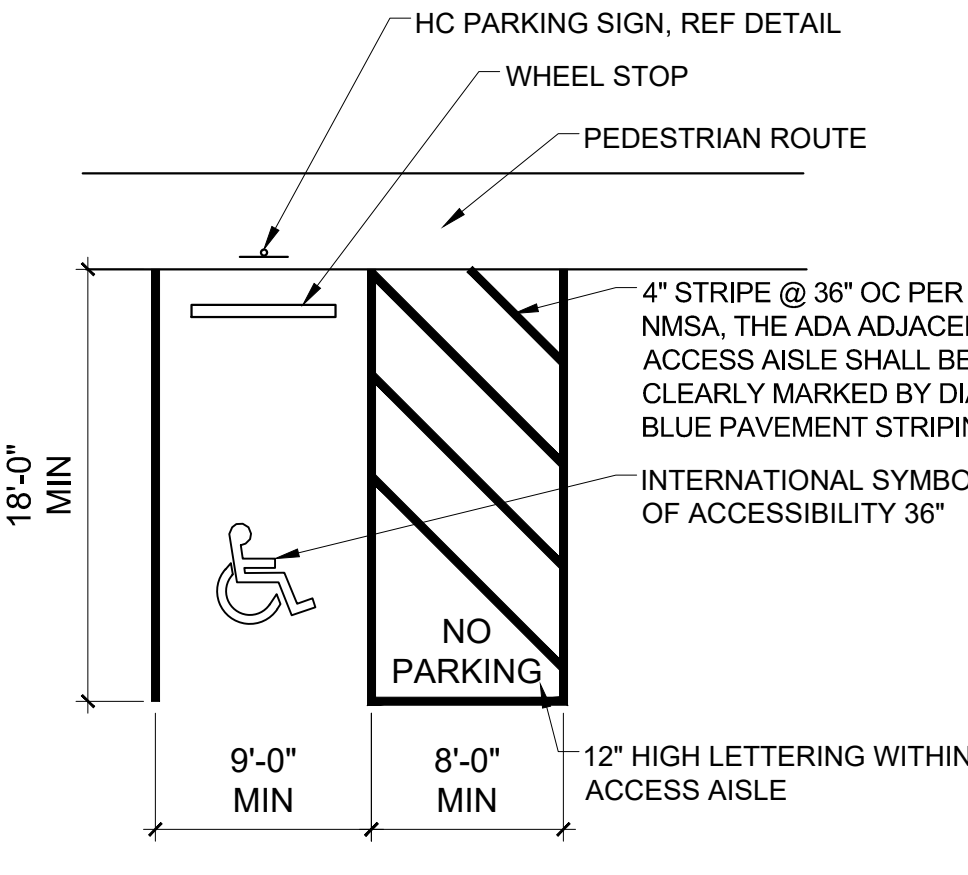


MOTORCYCLE SIGN

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

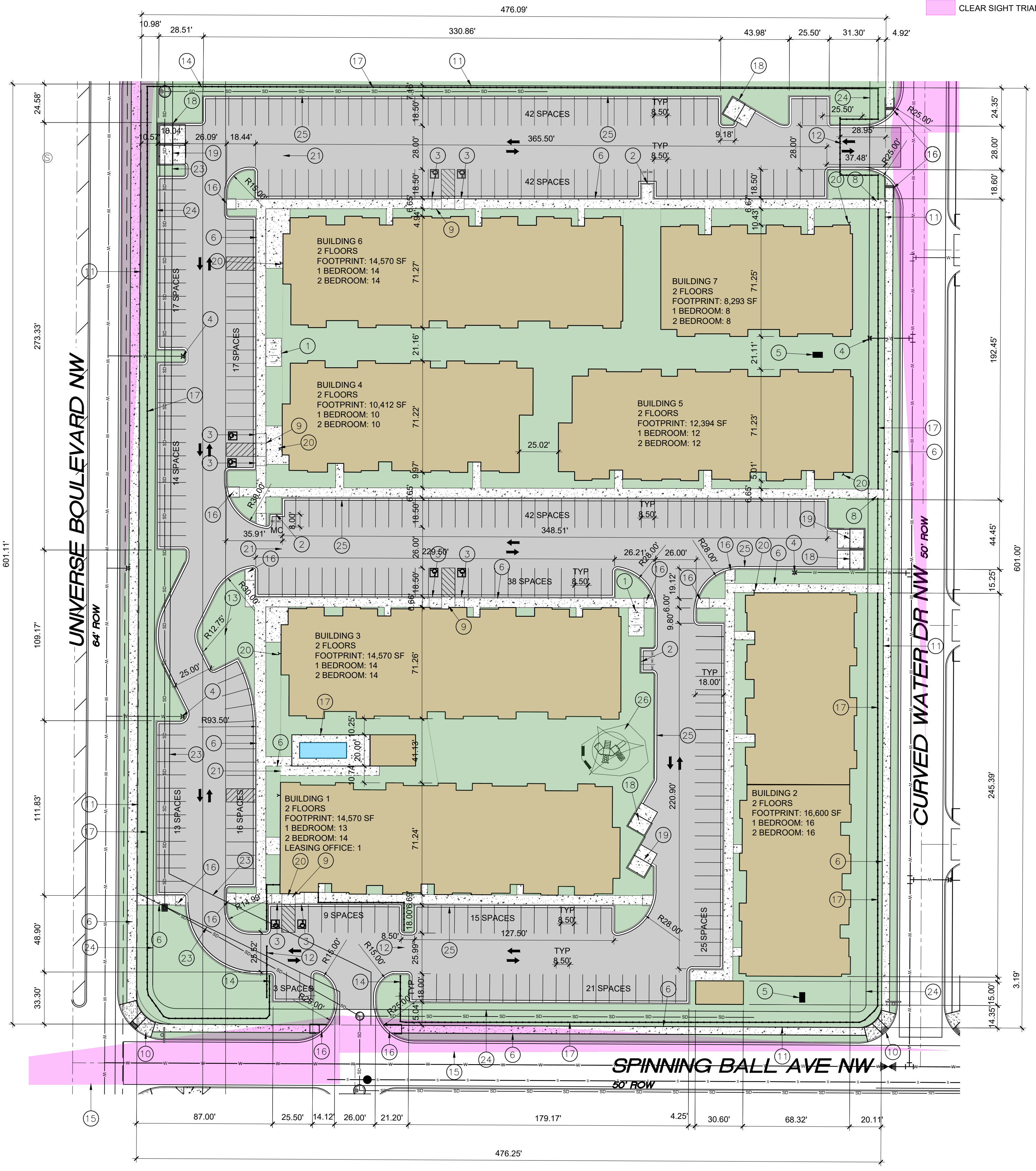
REFUSE ENCLOSURE

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

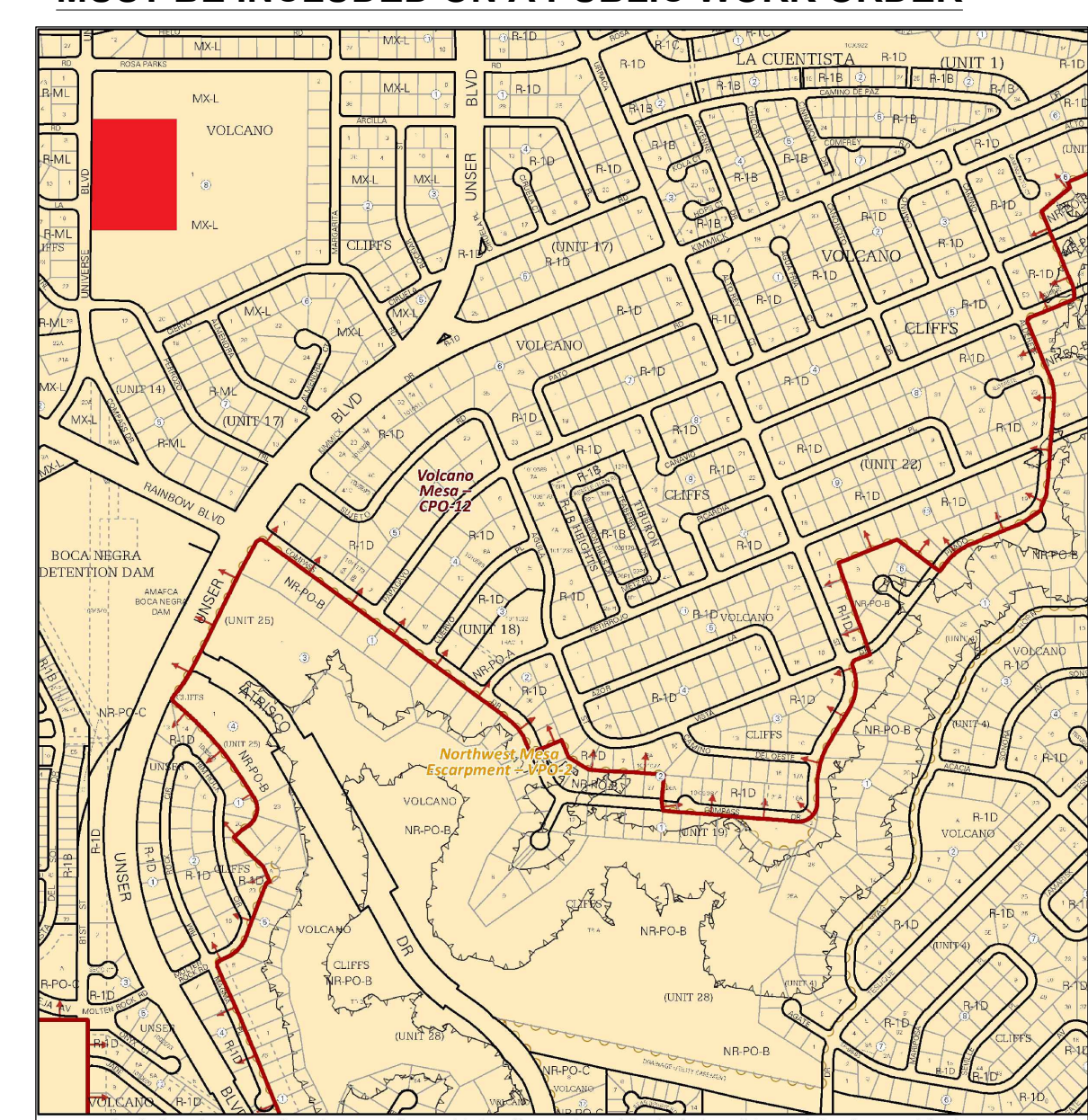


ADA PARKING

SCALE: 1/4" = 1'-0"



ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



IDO Zone Atlas May 2018

AGIS

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: D-10-Z

Legend for map: Easement, Escarpment, Pecos National Monument, Areas Outside of City Limits, Airport Protection Overlay (APO) Zone, Character Protection Overlay (CPO) Zone, Historic Protection Overlay (HPO) Zone, View Protection Overlay (VPO) Zone.

AREA MAP

SCALE: NTS

SCOTT C. ANDERSON & associates architects
2818 4th St NW, Suite C Albuquerque NM 87107
scott@scarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

DRAWING TITLE: **SITE PLAN**

SEAL: SCOTT C. ANDERSON, No. 4341, 09/29/2023, REGISTERED ARCHITECT

DESIGNED	PROJECT NO.
DRAWN	SCALE
CHECKED	DRAWING NO.
REVIEWED	DATE

09/29/2023

A-100

SITE PLAN

SCALE: 1" = 40'-0"

SOLID WASTE CALCS:
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:
THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; 74,520 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
LEASING OFFICE: 738 SF X 0.0035 = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 246 SPACES
SPACES PROVIDED = 300 SPACES
246 SPACES X 2% = 5 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED
BIKE PARKING 10% OF 246: 25 SPACES REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 87 EA X 225 SF = 19,575 SF
2 BEDROOM: 88 EA X 285 SF = 25,080 SF

TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (EXCLUDING SIDEWALKS)
UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED
TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

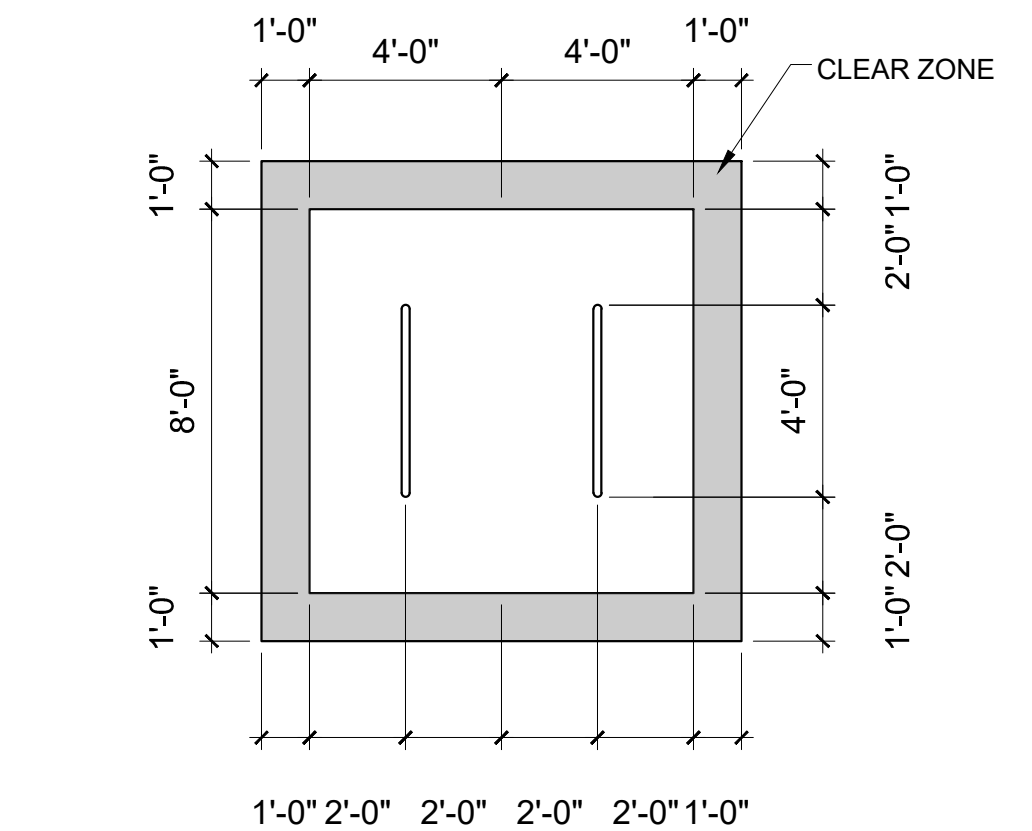
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

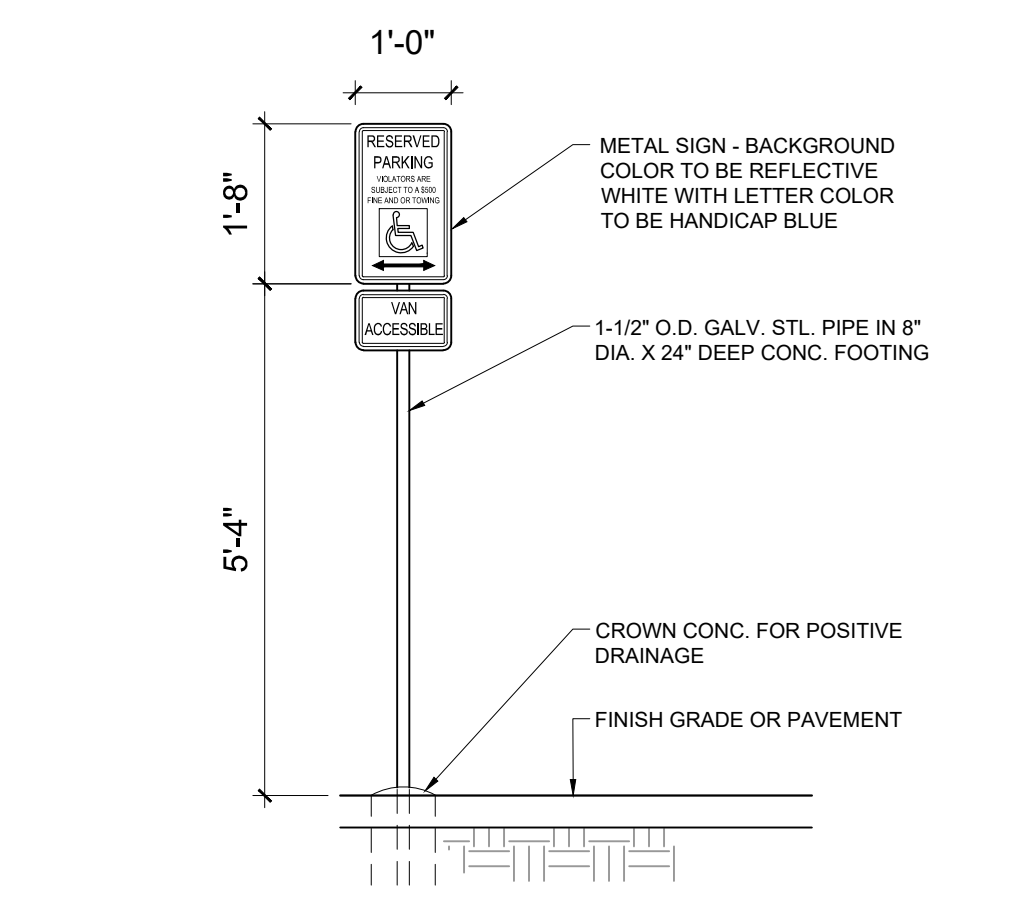
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE



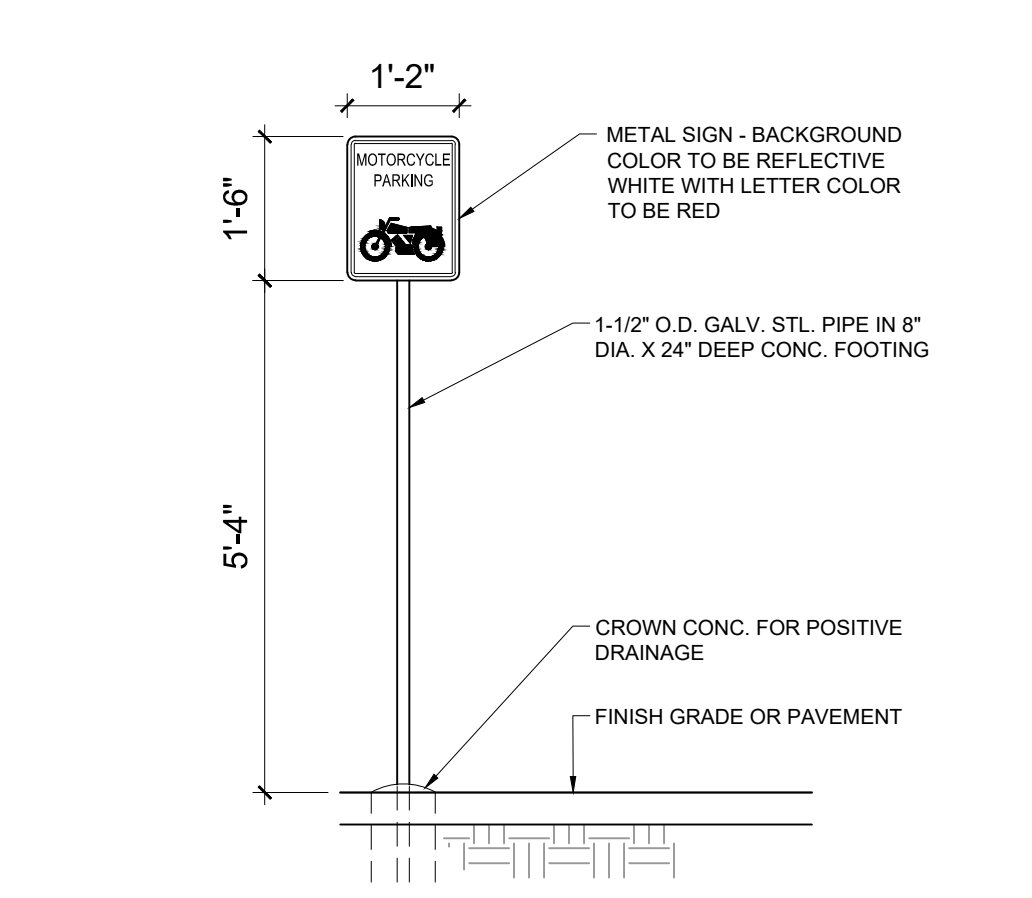
BIKE PARKING

SCALE: 1/4" = 1'-0"



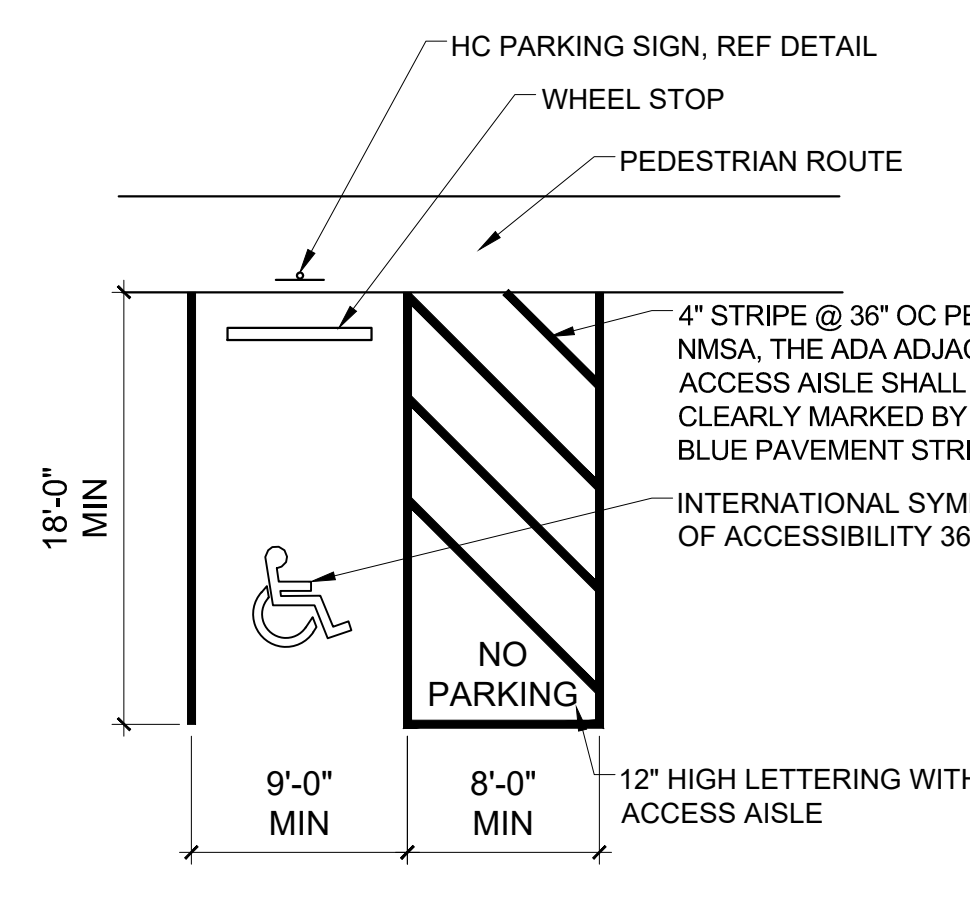
HC SIGN

SCALE: NTS



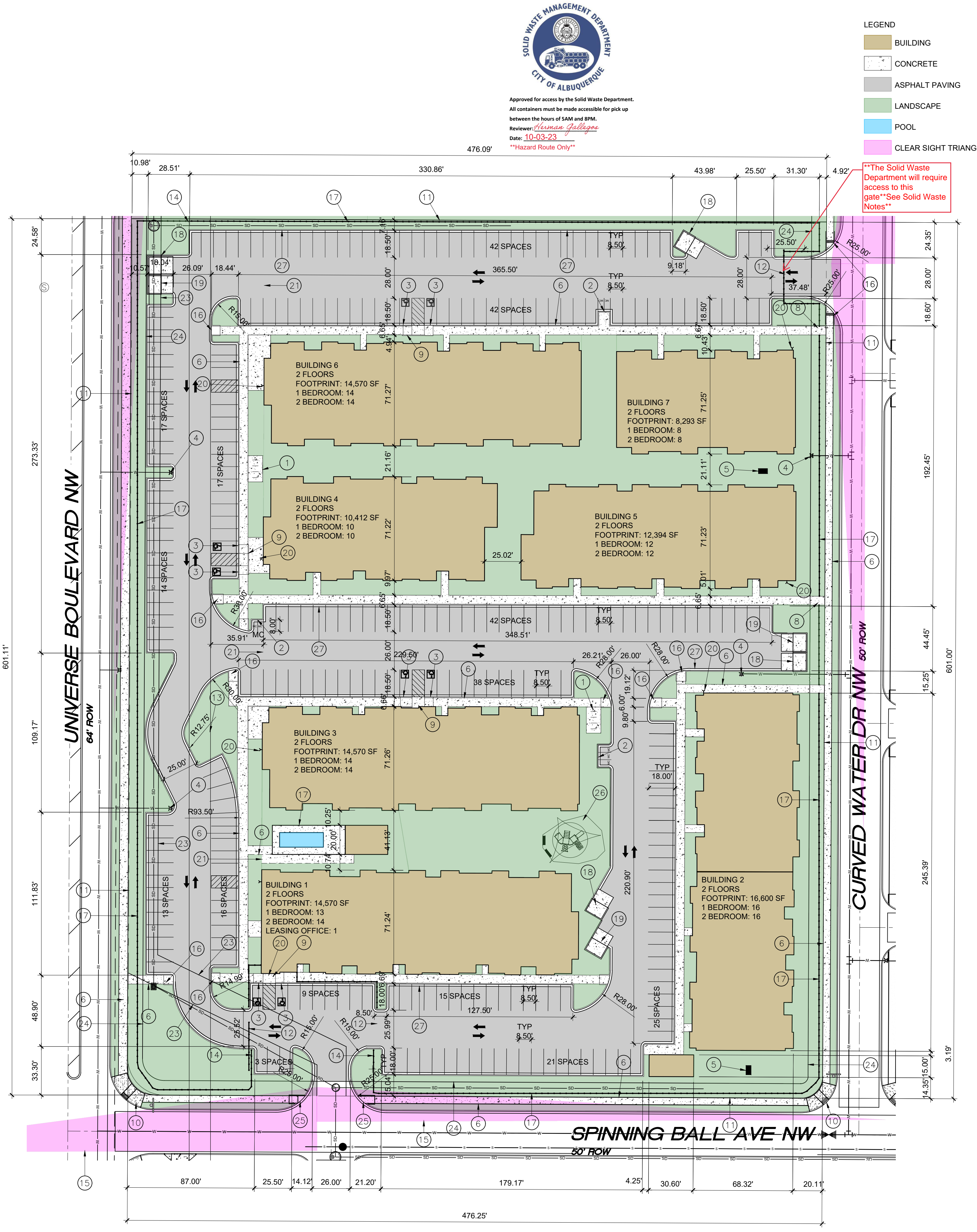
REFUSE ENCLOSURE

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



ADA PARKING

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 40'-0"

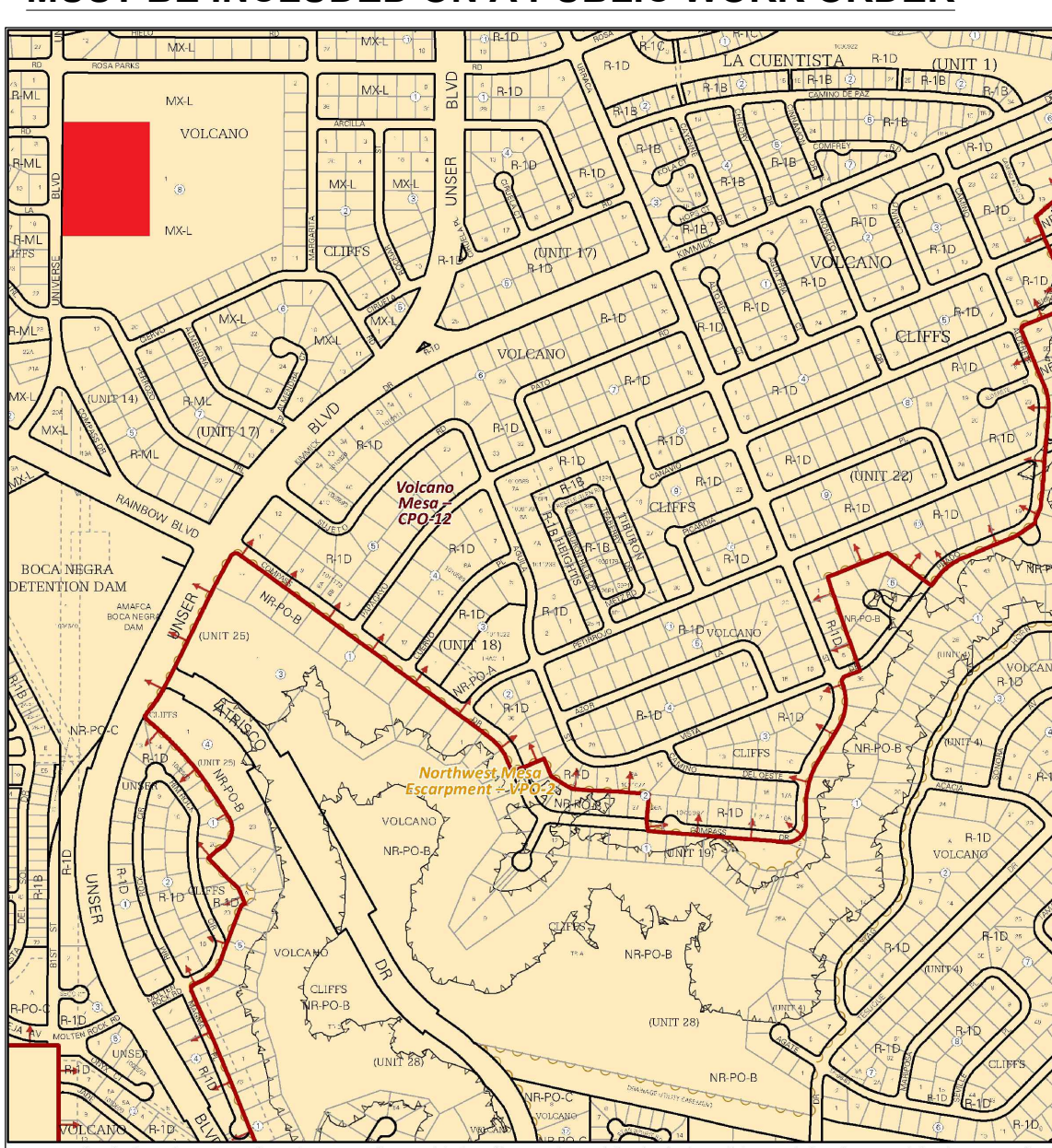


LEGEND

[Brown Box]	BUILDING
[Grey Box]	CONCRETE
[Dark Grey Box]	ASPHALT PAVING
[Green Box]	LANDSCAPE
[Blue Box]	POOL
[Pink Box]	CLEAR SIGHT TRIANGLE

- KEYED NOTES
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - FIRE DEPT. CONNECTION
 - PEDESTRIAN GATE
 - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
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 - 6" WROUGHT IRON FENCE
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - FIRE DEPARTMENT CONNECTION
 - 100FT POWER LINE EASEMENT
 - ELECTRIC VEHICLE CHARGING STATION
 - 20FT DRAINAGE EASEMENT
 - 24' 10FT PUBLIC UTILITY EASEMENT
 - DRIVE PAD REF. COA STANDARD DETAIL 2425A
 - PLAYGROUND
 - 8" STANDARD C & G PER COA STANDARD DETAIL 2415A

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For more details about the Integrated Development Ordinance visit: <http://www.ci.albuquerque.nm.us/planning/code-policies/regulation/development-ordinance>

IDO Zone Atlas
May 2018

AGIS

IDO Zoning information as of May 17, 2018
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Zone Atlas Page: D-10-Z

Legend:
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