

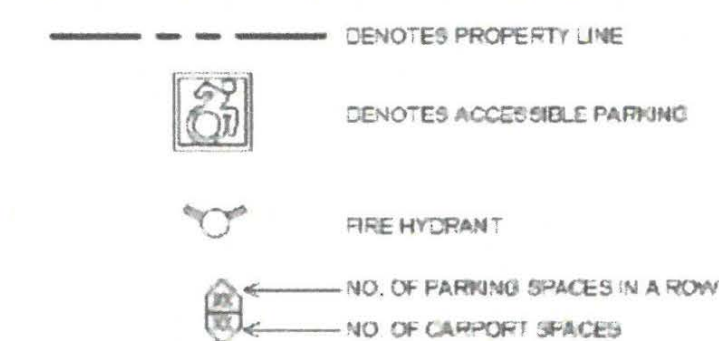
**LEGAL DESCRIPTION**

LOT 5 17 THRU 20 BLOCK 3 NORTH ALBUQUERQUE & CRESCENT TRACT 5, UNIT 3 AND PARCEL 4, SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1

**NOTES**

- THE EXISTING PERIMETER SUBDIVISION WALL OF DESERT RIDGE PLACE LOCATED ON THE NORTH AND WEST SIDES OF THE PROJECT SITE IS AT LEAST 8 FEET TALL AND MEETS THE NEIGHBORHOOD EDGE REQUIREMENTS IN SECTION 11.1.5.4. ADDITIONAL FIELD VERIFICATION, IT IS DETERMINED THAT ANY PORTION OF THE WALL IS LESS THAN THE REQUIRED HEIGHT, THE OWNER OF THE PROJECT SITE SHALL COORDINATE WITH THE OWNER OF THE SUBDIVISION (CTD) WHERE THE WALL IS DEFICIENT TO IMPROVE THE WALL IF THE OWNER IS WILLING. SO IT MEETS THE APPLICABLE REQUIREMENTS.
- IN THE EVENT THAT ADDITIONAL INTERSECTION IMPROVEMENTS AT VENTURA AND HOLLY (CURRENTLY NOT SHOWN ON THE PLANS) ARE IDENTIFIED BY THE CITY OF ALBUQUERQUE BY JULY 1ST, 2022 AND ARE INCLUDED WITHIN THE CITY'S COMPREHENSIVE IMPROVEMENT PLAN (CIP), DEVELOPER WILL NEED TO AMEND THE INFRASTRUCTURE LIST TO INCLUDE THOSE ADDITIONAL INTERSECTION IMPROVEMENTS AND IDENTIFIED IMPROVEMENTS ON THE CIP LIST WHICH ARE OUTSIDE OF THE REQUIRED PUBLIC IMPROVEMENTS FOR THIS DEVELOPMENT SHALL BE SUBJECT TO IMPACT FEE CREDITS IF REQUESTED BY THE DEVELOPER FROM THE CITY. ANY UNRESOLVED IMPACT FEE CREDITS OBTAINED FROM THIS PROJECT, CAN BE REMITTED TO THE DEVELOPER BY THE CITY AT FULL VALUE AS ALLOWED UNDER THE CITY'S IMPACT FEE ORDINANCE. OTHER IMPROVEMENTS (OTHER THAN HOLLY AND VENTURA INTERSECTION IMPROVEMENTS) MUST ALSO BE ADDED TO THE INFRASTRUCTURE LIST IF IDENTIFIED AS PART OF THE REVIEW AND APPROVAL OF THIS BY THE CITY AND MUST.
- ALL PUBLIC IMPROVEMENTS "IN PUBLIC RIGHT-OF-WAY" SHALL BE BUILT VIA PUBLIC WORK ORDER.

**SITE LEGEND**



**LIGHTING LEGEND**

MARK	MANUFACTURER MODEL NUMBER	VOLTS	CR/CCT INPUT WATTS	LAMPS	REMARKS / MOUNTING
SA	HUBBELL LIGHTING VP-S-48L-110-4K7-3	MVOLT	108.0 WATTS	LED	SINGLE HEAD POLE LIGHT FIXTURE
SB	HUBBELL LIGHTING VP-S-48L-110-4K7-4	MVOLT	108.0 WATTS	LED	SINGLE HEAD POLE LIGHT FIXTURE
SC	HUBBELL LIGHTING VP-S-48L-110-4K7-5W	MVOLT	108.0 WATTS	LED	SINGLE HEAD POLE LIGHT FIXTURE
SF	HUBBELL LIGHTING TRP-12L30-4K7-4	MVOLT	28.1 WATTS	LED	BUILDING MOUNTED LIGHT FIXTURE
C	VENTURE LIGHTING V228416	MVOLT	87.6 WATTS	LED	CARPORT MOUNTED LIGHT FIXTURE

**DEVELOPMENT DATA**

**LOT AREA:**

NET 144,073 SF 1.3366 ACRES

**ZONING:**

CURRENT: MX-L  
LAND USE: MULTIFAMILY RESIDENTIAL

**CONSTRUCTION TYPE:**

PROVIDED: VA & VB

**AMENITIES:**

POOL, SPA, FITNESS, RECREATION CLUB ROOM, BIKES, CABINETS, BBQ

**SETBACKS:**

FRONT: 15'-0" (FRONT)  
SIDE (EAST): 20'-0" (FRONT)  
SIDE (WEST): 15'-0" (FRONT)  
REAR (RPT 1): 15'-0" (FRONT)

**BLDG HEIGHT:**

ALLOWED: 30 FEET (30 FEET WITH 100 FEET FROM NORTH AND WEST PROPERTY LINE)  
PROVIDED: 30 FEET (30 FEET WITH 100 FEET FROM NORTH AND WEST PROPERTY LINE)

**UNIT MIX:**

1 Bedroom	55
2 Bedroom	55
TOTAL UNITS	110

- ALL UNITS SHALL BE OF AT LEAST ANSI TYPE B ACCESSIBILITY STANDARDS.
- 7% OF TOTAL UNITS TO BE ANSI TYPE A ACCESSIBILITY STANDARDS.

**BUILDING AREAS:**

Building Type	Area
BLDG 1	
R1	1,301 SF
E	1,382 SF
R2	58,303 SF
TOTAL PROVIDED	61,066 SF
BLDG 2	
R1	1,301 SF
R2	100,383 SF
E	87,433 SF
TOTAL PROVIDED	189,117 SF
BLDG 3	
U	925 SF
TOTAL PROVIDED	925 SF
BLDG 4	
U	346 SF
TOTAL PROVIDED	346 SF

**OPEN SPACE:**

Unit Type	Open Space	No. of Units	Total
1 Bedroom	225 SQ.FT./UNIT	55	12,375 SQ.FT.
2 Bedroom	285 SQ.FT./UNIT	55	15,675 SQ.FT.
TOTAL PROVIDED			28,050 SQ.FT.

PROVIDED	
PRIVATE BALCONIES	7,804 S.F.
ON SITE	2,824 S.F.
TOTAL PROVIDED	10,628 S.F.

**PARKING:**

REQUIRED: 1.6 SPACES PER UNIT  
MIN TRONET REDUCTION (NEW BUS STOP TO BE PROVIDED ON VENTURA STREET)  
1.35 SPACES PER UNIT 111 x 1.35 = 150 P.S.

PROVIDED: 1.44 SPACES PER UNIT 110 x 1.44 = 158 P.S.

GAUGE	7
SECURE CARPORT	100
SECURE OPEN	30
UNSECURED OPEN	5
TOTAL PROVIDED	142

**ACCESSIBLE PARKING (% OF PARKING PROVIDED):**

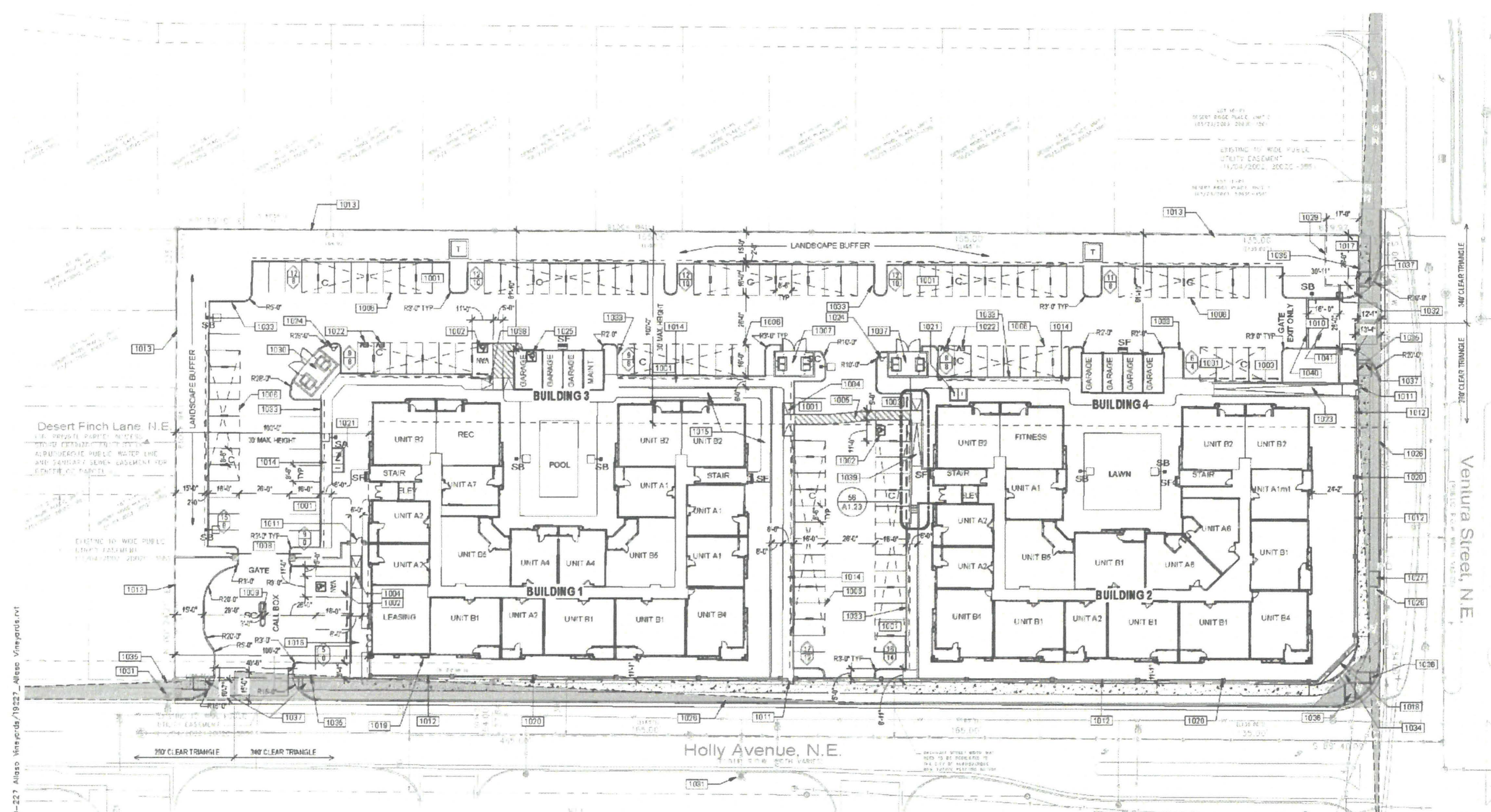
REQUIRED: 150 x 0.02 = 4 P.S.  
PROVIDED: 142 x 0.02 = 3 P.S. (2 VAN ACCESSIBLE)

**BICYCLE PARKING (% OF PARKING PROVIDED):**

REQUIRED: 150 x 0.18 = 27 P.S.  
PROVIDED: 142 x 0.18 = 26 P.S.

**E.V.C. PARKING (% OF PARKING PROVIDED):**

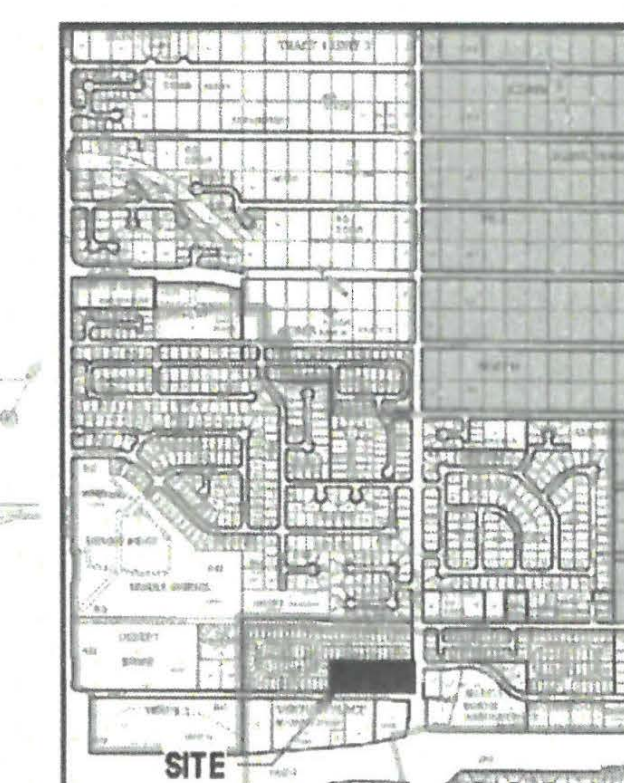
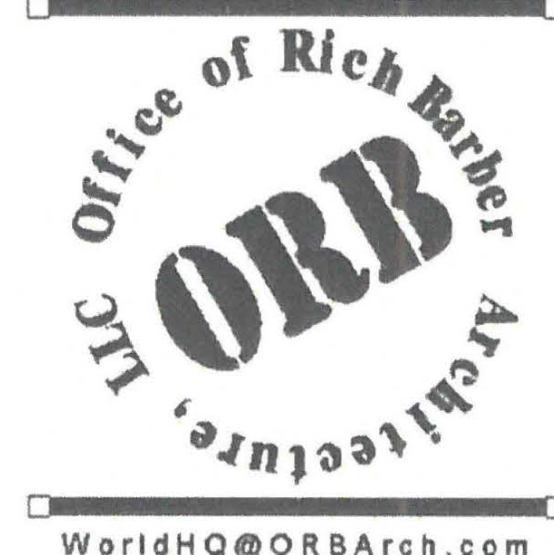
REQUIRED: 150 x 0.02 = 4 P.S.  
PROVIDED: 142 x 0.02 = 3 P.S. (3 BICYCLE SPACES BARRIERS WITH 6' W')



**KEYNOTES**

- 8'x16' PARKING SPACE WITH 7' OVERHANG, TYPICAL. SEE DETAIL 104.10
- 11'x17' ACCESSIBLE PARKING SPACE WITH WHEEL STOP. SEE DETAIL 104.11
- 8'x16' PARKING SPACE WITH WHEEL STOP. SEE DETAIL 104.12
- ACCESSIBLE CURB RAMP. SEE DETAIL 901.30 & 404.1.23
- 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPED COLOR ASPHALT
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 904.22
- TRASH YARD WITH 6" TALL CURB WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING WITH TWO 4 YARD BINS FOR REGULAR TRASH. SEE DETAIL 304.1.21
- VEHICULAR SLIDING GATE. SEE DETAIL 204.1.21
- GATE CONTROL BOX AND SITE DIRECTOR MAP
- GATE ONLY ACCESS DRIVING GATE. PROVIDE INNOV RET PER FIRE DEPARTMENT REQUIREMENTS. SEE DETAIL 204.1.21
- PEDESTRIAN GATE. SEE DETAIL 204.1.21
- WROUGHT IRON PERIMETER VIEW FENCE. SEE DETAIL 104.1.23. REFER TO CIVIL DRAWINGS FOR RETAINING CONDITIONS. SEE DETAIL 104.1.20
- EXISTING WALL TO REMAIN AT NORTH AND WEST PROPERTY LINE
- 8" CONCRETE WITH 2% MAX SLOPE AND 2% MAX CROSS-SLOPE, TYPICAL AT PARKING. SEE DETAIL 901.20
- 5" SIDEWALK WITH 1% MAX SLOPE AND 2% MAX CROSS-SLOPE
- 6" FAIR SIDEWALK WITH 2% MAX SLOPE AND 2% MAX CROSS-SLOPE, CONNECTING ACCESSIBLE PARKING, PUBLIC WAY, AND MAIN LEASING ENTRANCE
- PM CASSEMENT
- IRON MESH SIGN. SEE DETAIL 404.1.21
- PROJECT SIGN MOUNTED ON BUILDING
- 2" W/6" CMU PLASTER AT WROUGHT IRON FENCE. PLASTER TO BE SPACED 6" MAX ON CENTER. SEE DETAIL 1204.1.20
- BICYCLE PARKING RACKS. SEE DETAIL 204.1.21
- 12" INDICATES LOCATION OF PARKING SPACE WITH ELECTRIC VEHICLE CHARGING STATION
- PEDESTRIAN ACCESSIBLE RAMP TO COMPLY WITH AME AND ADA STANDARDS, WITH HANDRAILS ON BOTH SIDES AND A 20% MAX SLOPE. SEE DETAILS 904.1.23
- NEW FIRE HYDRANT: ALL PRIVATE FIRE HYDRANTS ARE TO BE PAINTED SAFETY ORANGE
- ACCESSIBLE GARAGE SPACE
- NEW STREET CURB AND SIDEWALK, SIDEWALK DETACHED 6 FEET FROM CURB
- NEW BUS STOP CONCRETE PAD
- NEW BUS STOP SIGN
- 6" CMU WALL WITH STUCCO FINISH. SEE DETAIL 104.1.23
- TRASH YARD WITH 6" TALL CURB WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING WITH TWO 6 YARD BINS FOR RECYCLE TRASH. SEE DETAIL 304.1.22
- EXISTING FIRE HYDRANT
- PROVIDE DO NOT ENTER SIGN ON EACH SIDE AT VENTURA DRIVEWAY
- A MINIMUM 6 INCH TO 8 INCH CURB IS REQUIRED TO SEPARATE PARKING FROM LANDSCAPING ISLANDS AND SIDEWALK
- 30'x30' CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 1 FEET TALL (6.5' MAX) FROM THE GUTTER PAVEMENT ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE
- CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 1 FEET TALL (6.5' MAX) FROM THE GUTTER PAVEMENT ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE
- ACCESSIBLE CURB RAMP. SEE DETAIL 901.30 & 404.1.23
- ACCESSIBLE CURB RAMP. SEE DETAIL 901.30 & 404.1.23
- PEDESTRIAN ACCESSIBLE RAMP TO COMPLY WITH AME AND ADA STANDARDS, WITH HANDRAILS ON BOTH SIDES AND A 20% MAX SLOPE. SEE DETAILS 904.1.23
- STOP BAR PAINTED ON ASPHALT WITH SIGN SPECIFYING TO STOP BEFORE THE BAR. PROVIDE SIGN ON GATE STATING THAT IT SWINGS TOWARD THE VEHICLE

**ALLASO VINEYARDS**  
NWC OF HOLLY AVE. NE AND VENTURA ST. NE  
ALBUQUERQUE, NEW MEXICO



**VICINITY MAP**

NOT TO SCALE  
PROJECT NUMBER: PR-2020-004604  
Application Number: SI-2020-01467  
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), and the Findings and Conditions in the Official Notification of Decision are satisfied.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

<i>Jeanne Wolfenbarger</i>	Jan 21, 2022
Traffic Engineering, Transportation Division	Date
<i>Blaine Carter</i>	Jan 24, 2022
Blaine Carter (Jan 24, 2022 09:58 MST)	Date
<i>Chris Smith</i>	Jan 21, 2022
Chris Smith (Jan 21, 2022 10:00 MST)	Date
Parcs and Recreation Department	Date
<i>Ernest Arroyo</i>	Jan 21, 2022
Ernest Arroyo	Date
City Engineer	Date
Arroyo, Ernest - 18-22 Approval for access and service City Of Alb. Solid Waste Department	Date

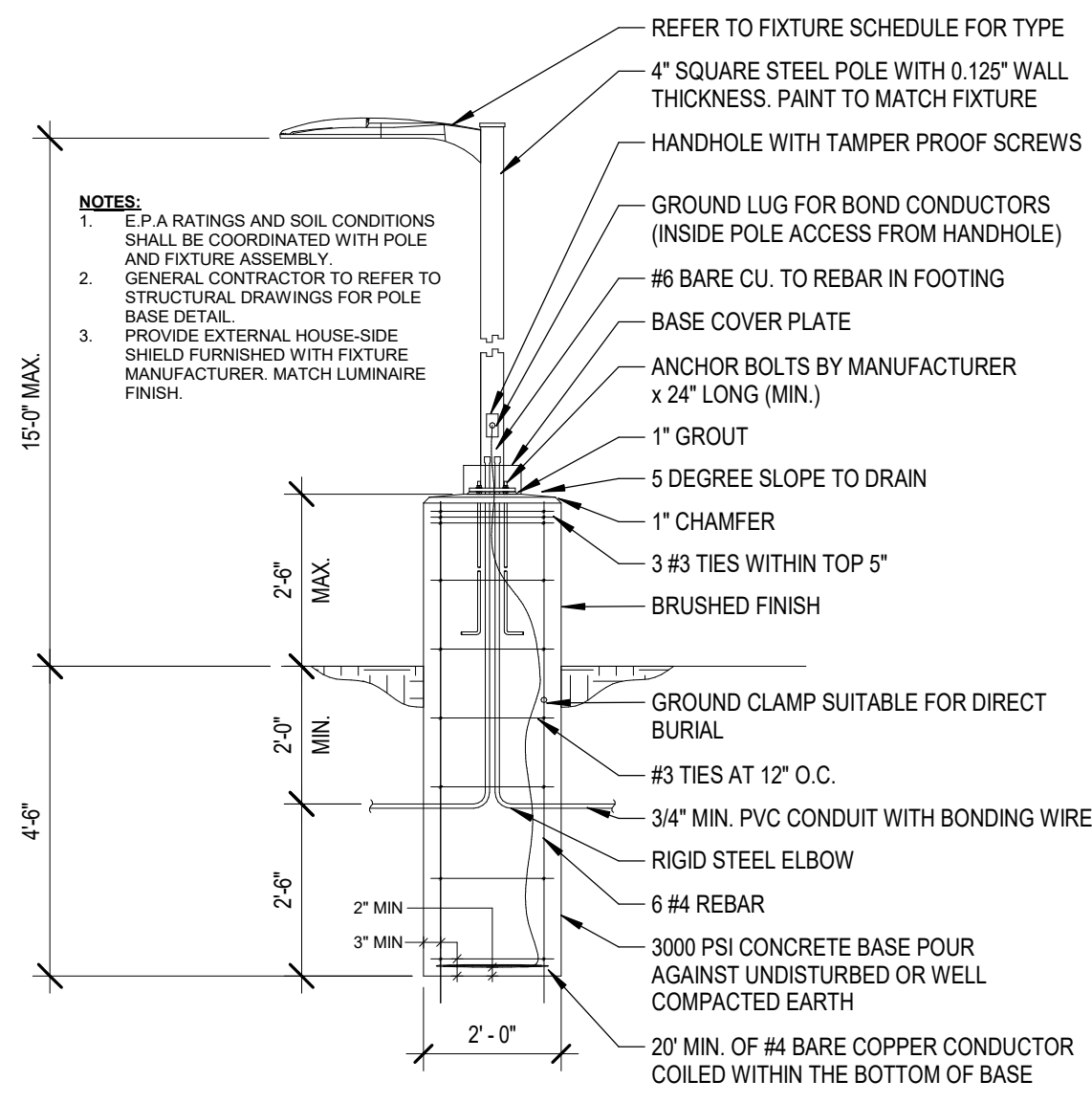
Solid Waste Management	Date
<i>Angela Metzger</i>	Jan 21, 2022
Code Enforcement	Date
<i>Ernest Arroyo</i>	Jan 24, 2022
DRB Chairperson, Planning Department	Date

**DRB SUBMITTAL**

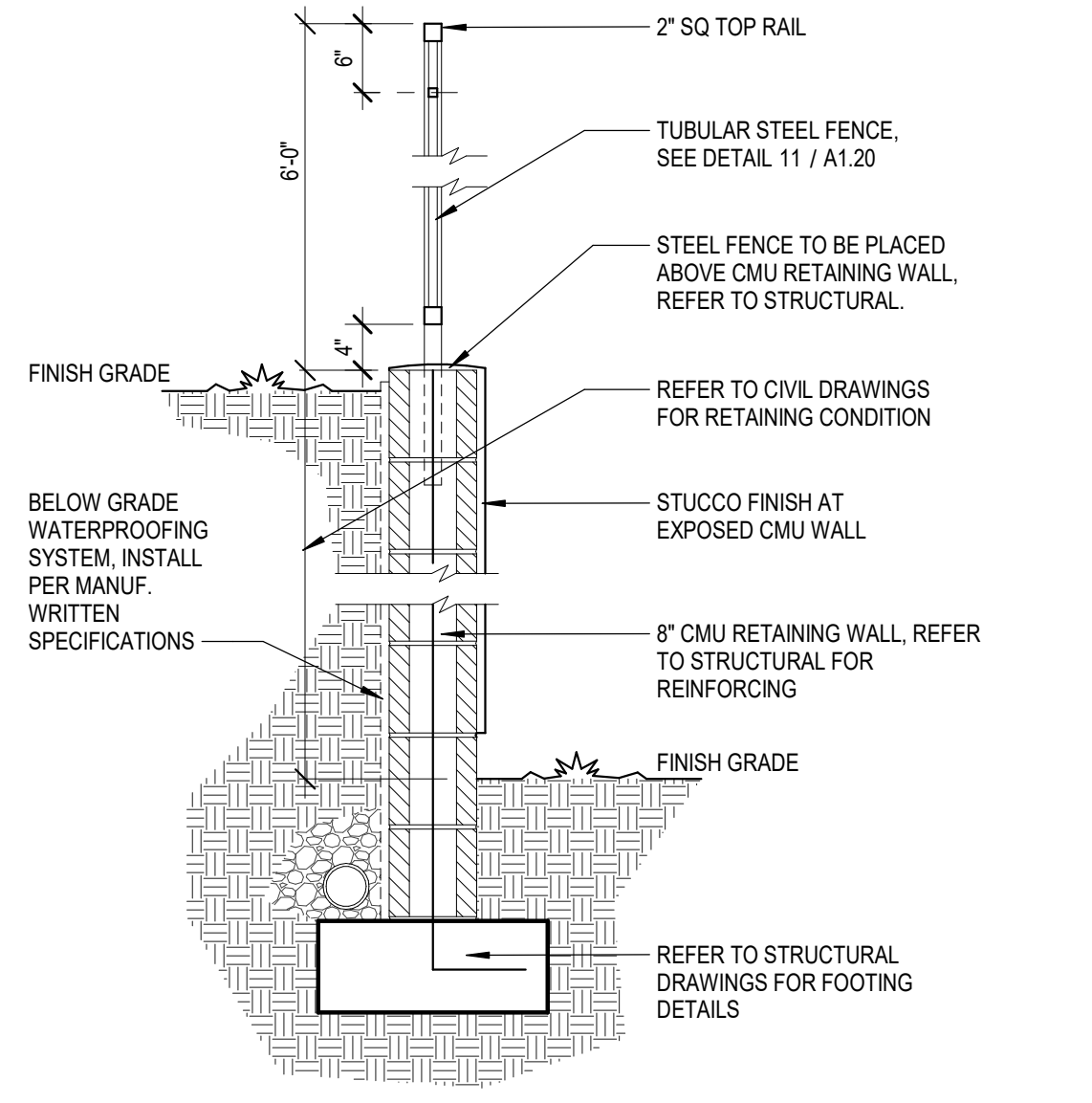
DATE: JANUARY 14, 2022 ORB #: 19-227

**A1.10**  
PRELIMINARY SITE PLAN

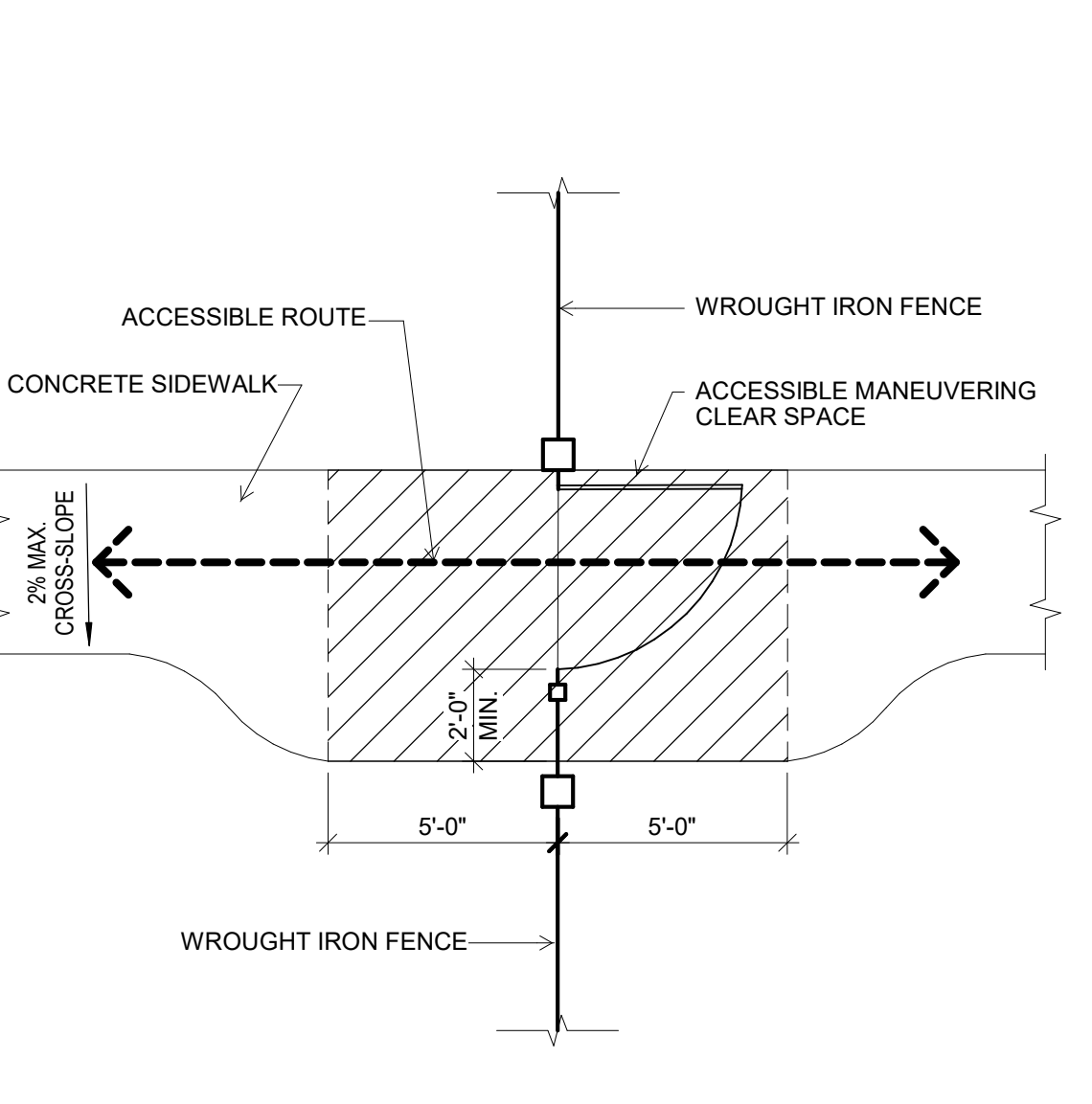
Allasos Vineyards/19-227 Allasos Vineyards/19-227 Allasos Vineyards/19-227



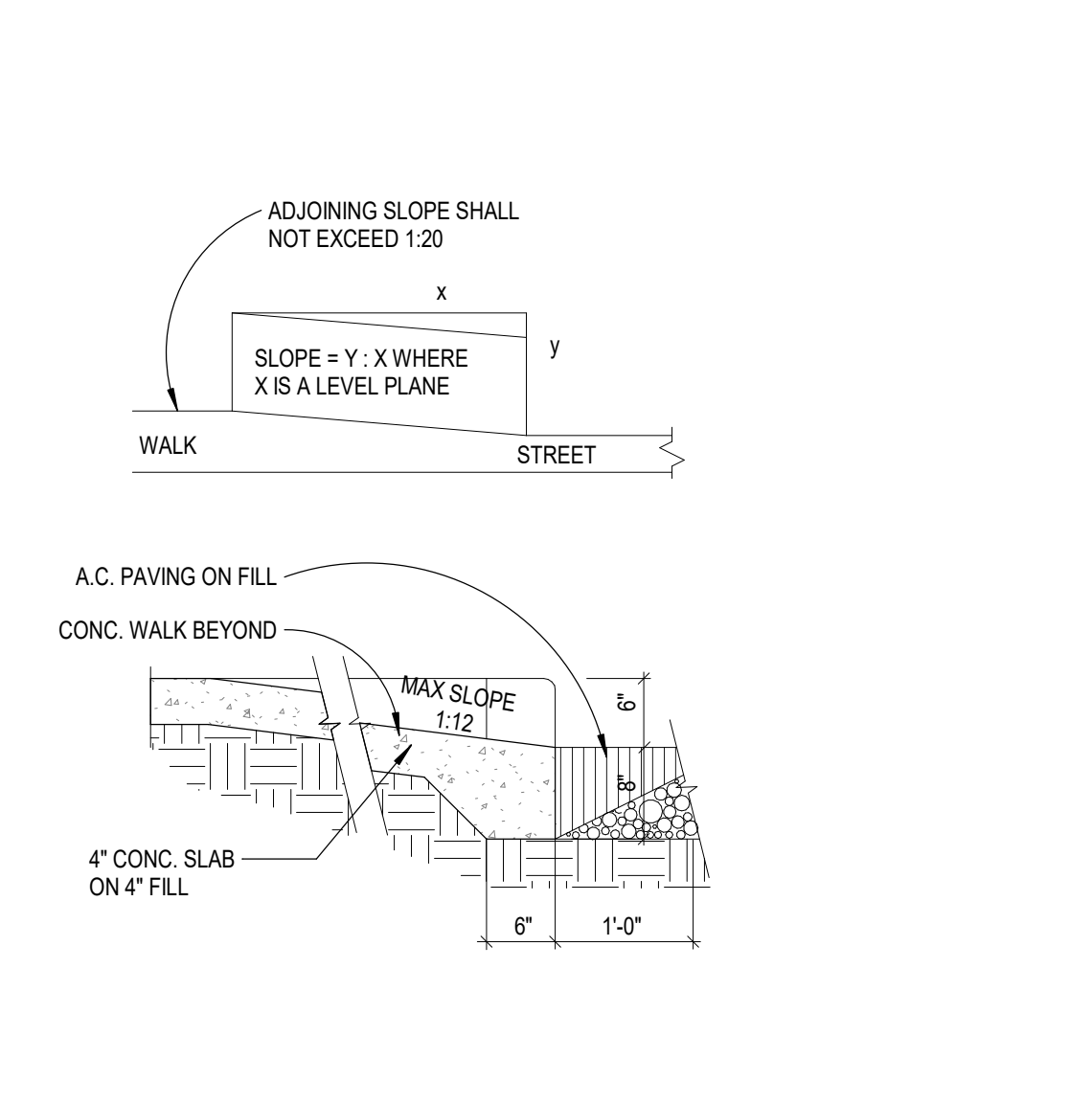
**13 POLE MOUNTING DETAIL**  
SCALE: 3/8" = 1'-0"



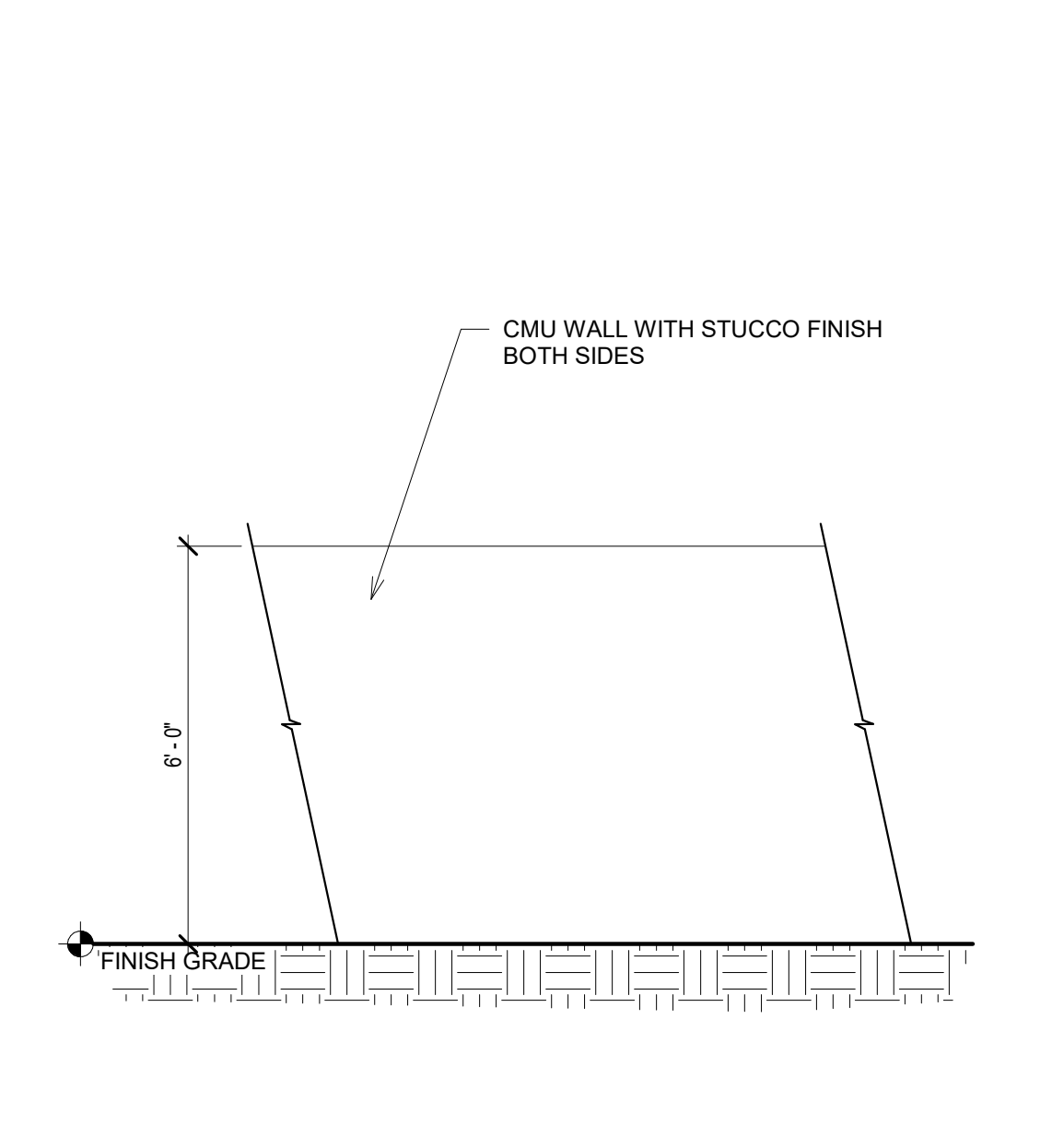
**10 PERIMETER RETAINING WALL**  
SCALE: 3/4" = 1'-0"



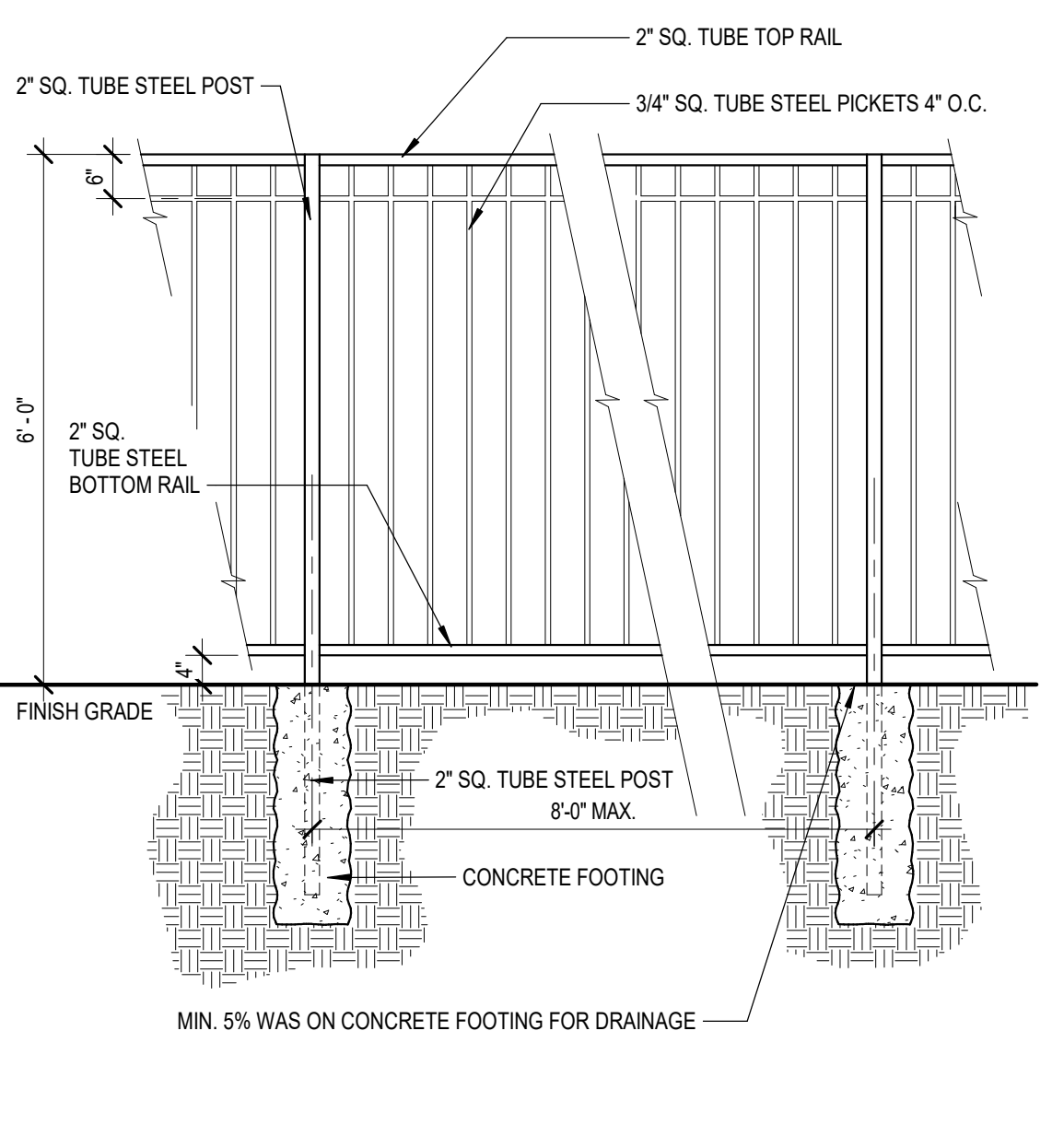
**7 ACCESSIBLE MANEUVERING SPACE AT GATES**  
SCALE: 1/4" = 1'-0"



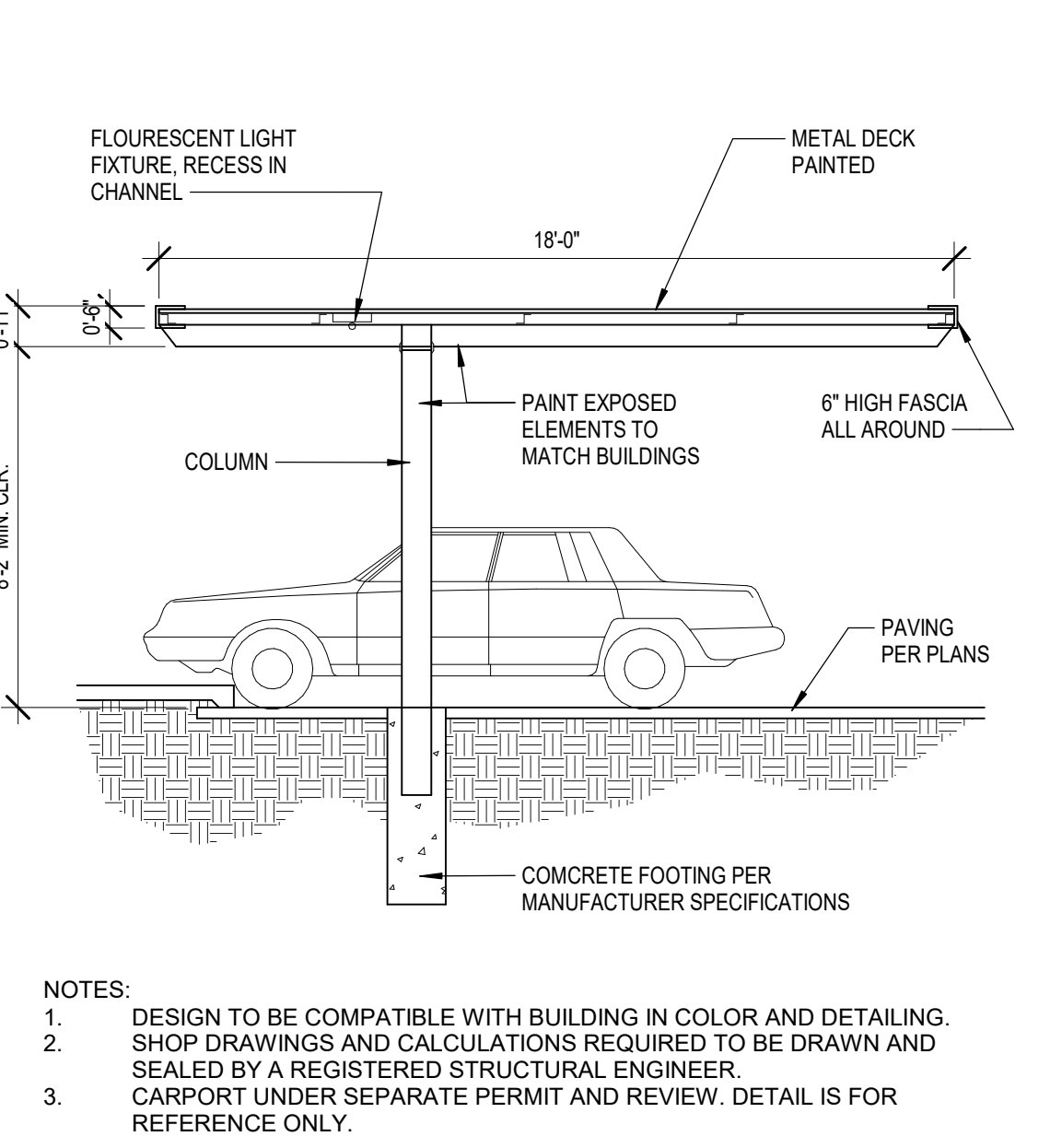
**1 TYPICAL PARKING STALL W/ ISLAND**  
SCALE: 1/4" = 1'-0"



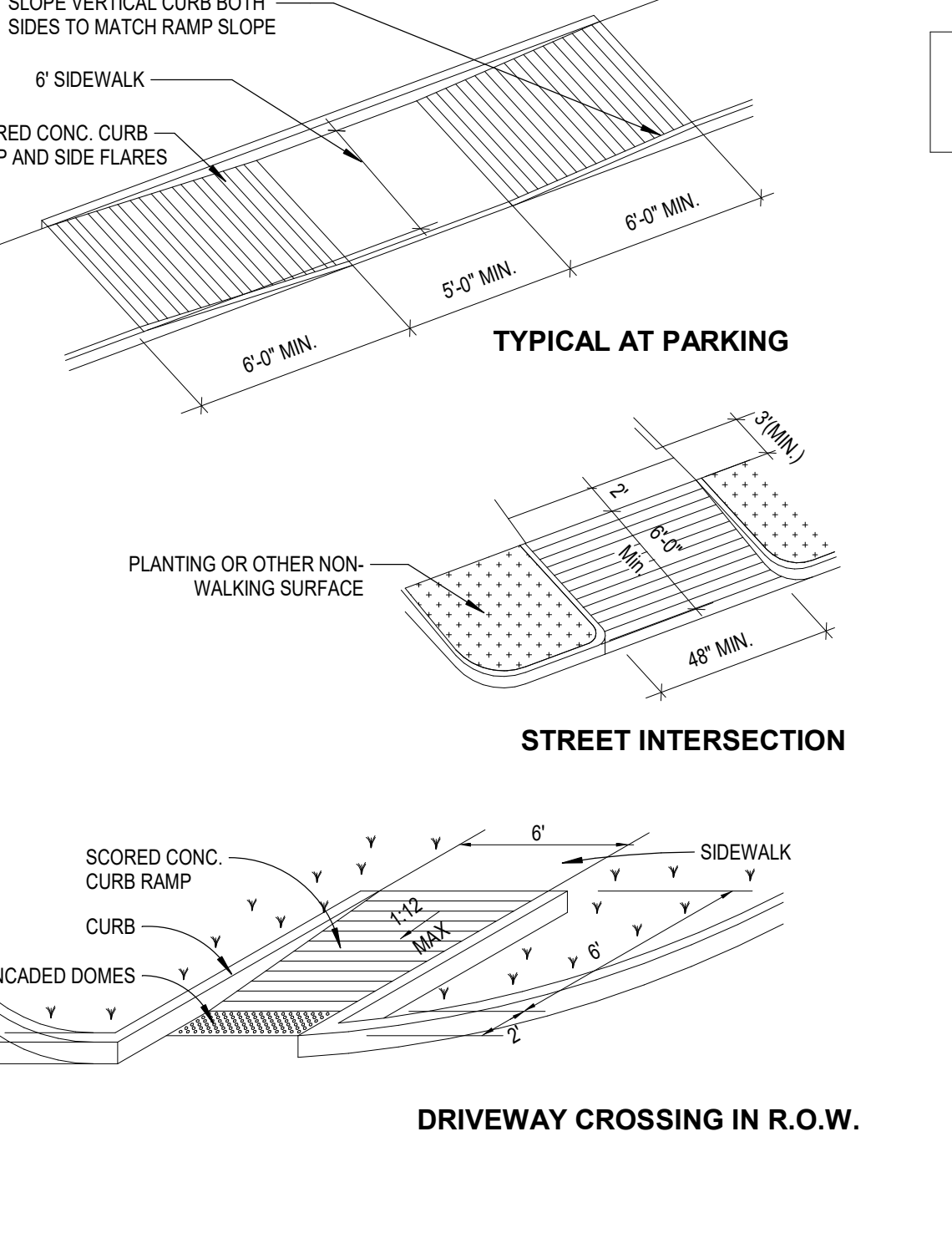
**14 PERIMETER SOLID WALL**  
SCALE: 3/8" = 1'-0"



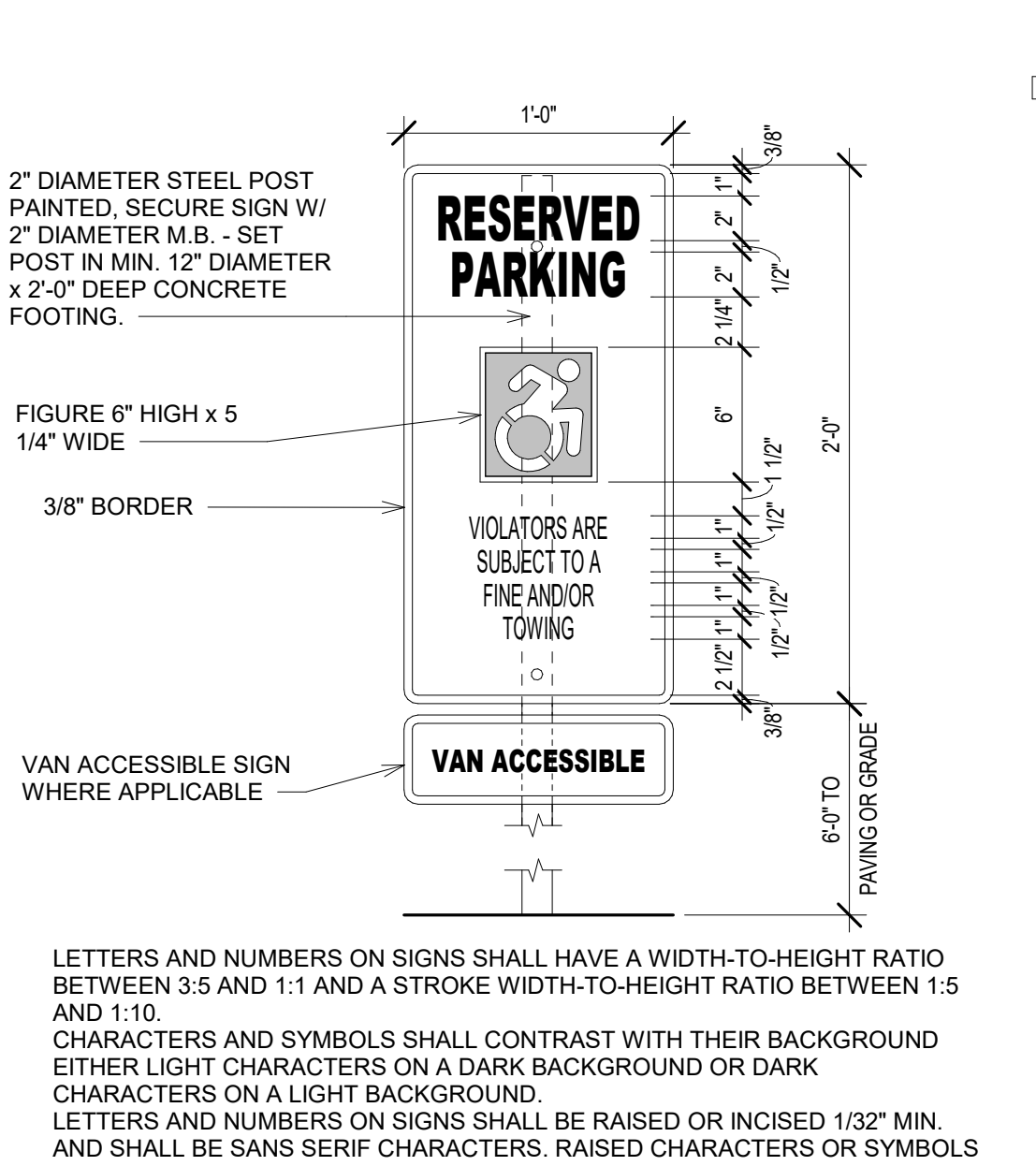
**11 TUBULAR STEEL FENCE**  
SCALE: 1/2" = 1'-0"



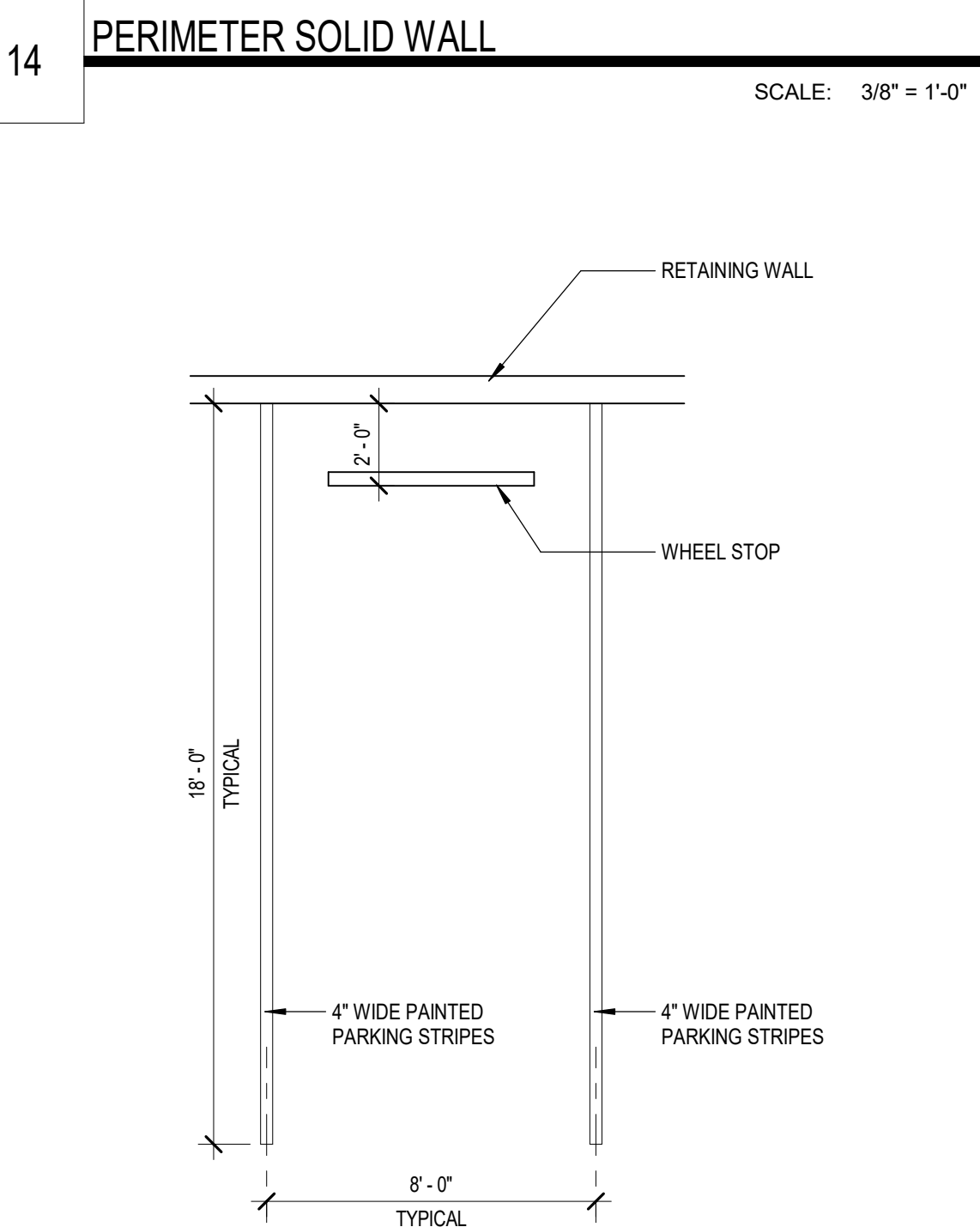
**8 CARPORT DETAIL**  
SCALE: 1/4" = 1'-0"



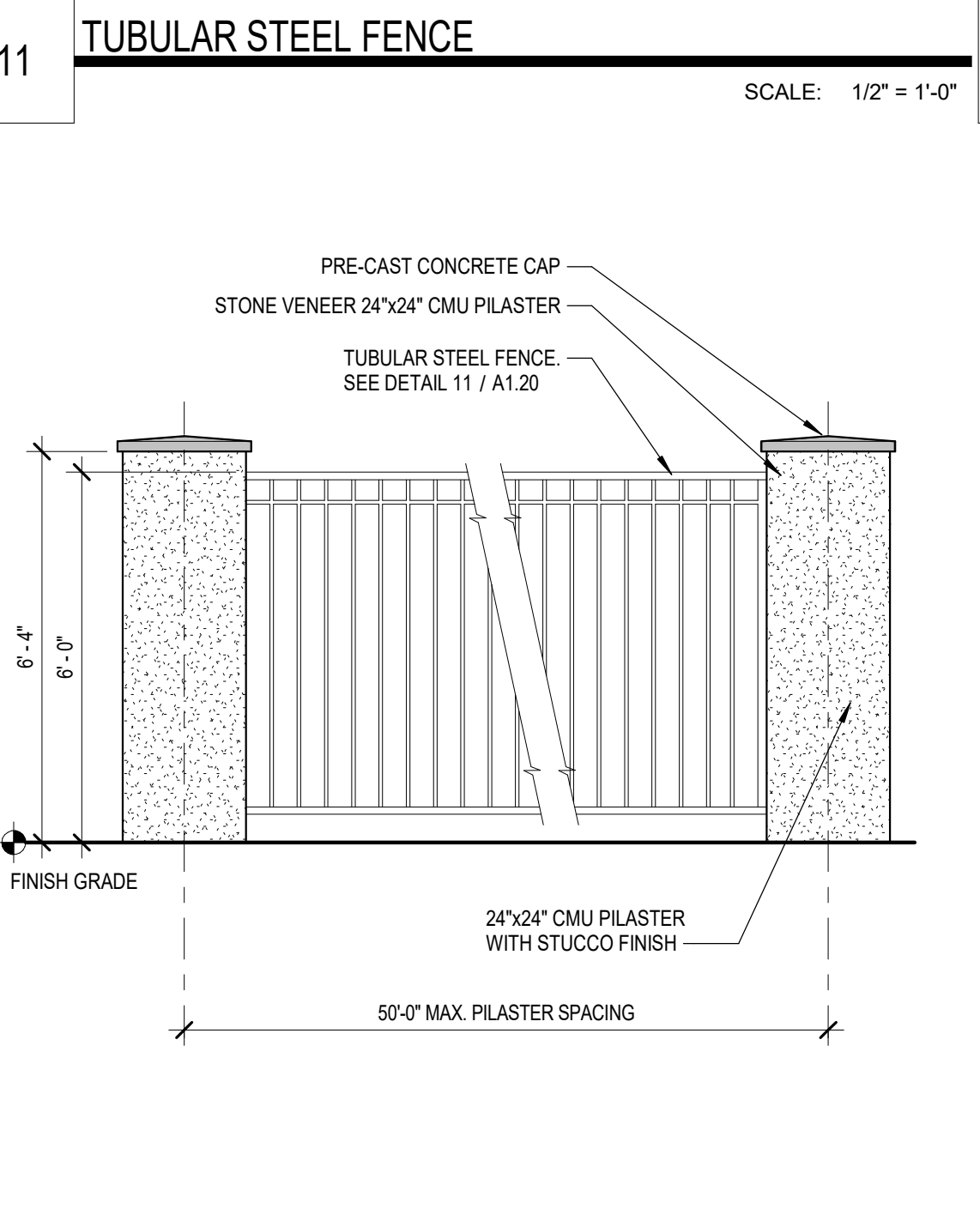
**5 TYPICAL ACCESSIBLE RAMP**  
NOT TO SCALE



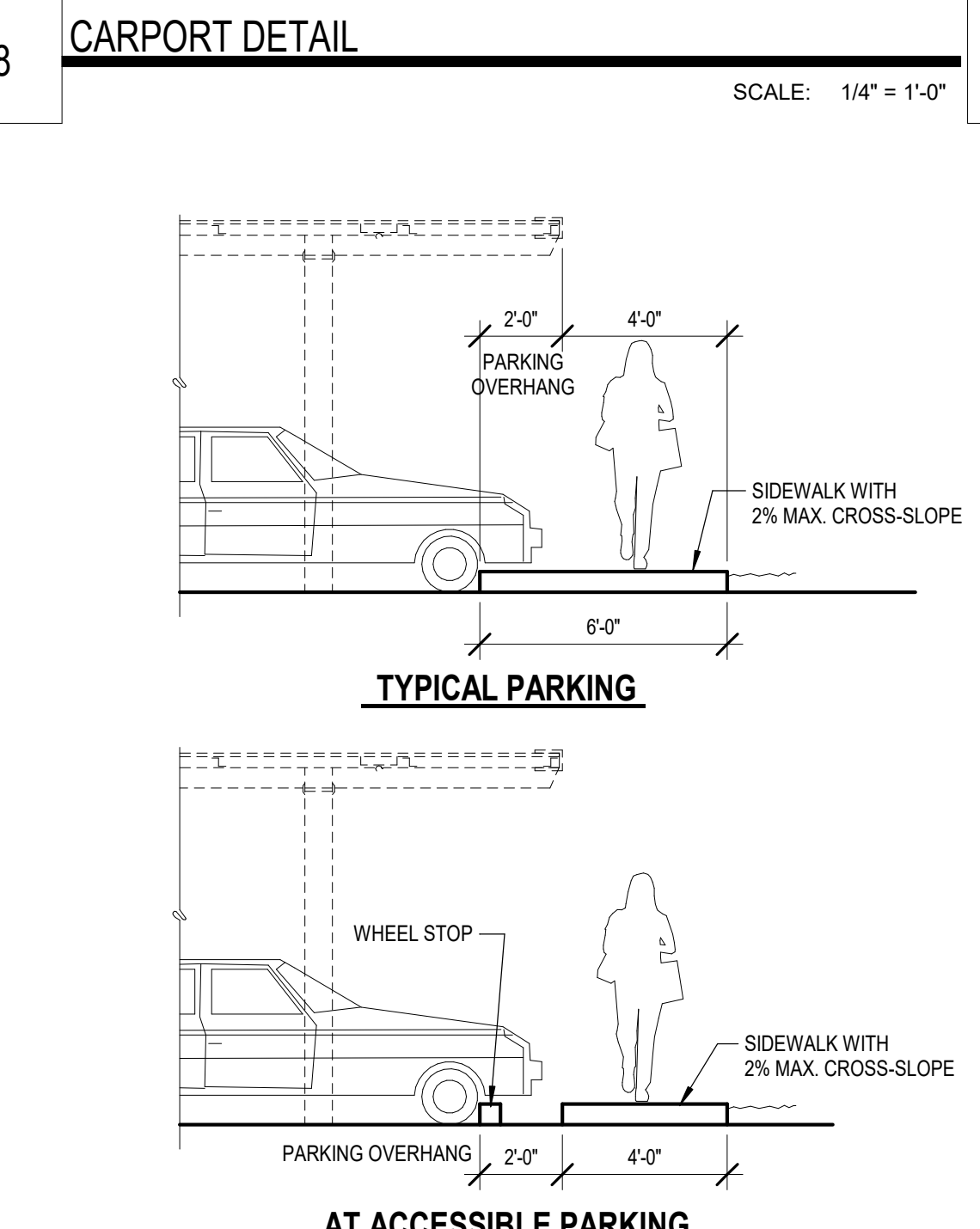
**2 ACCESSIBLE PARKING SIGN**  
SCALE: 1 1/2" = 1'-0"



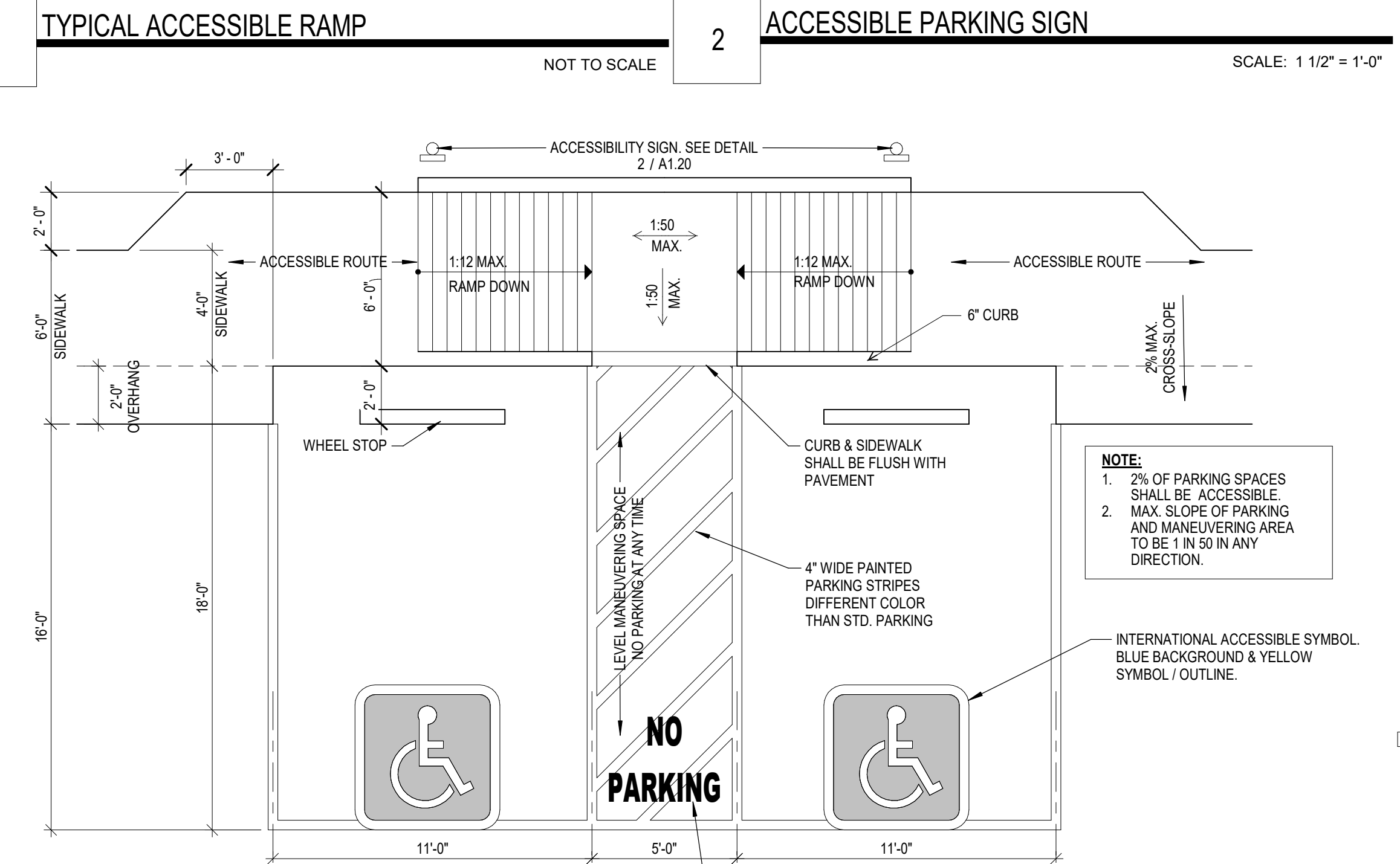
**15 PARKING STALL W/ WHEEL STOP**  
SCALE: 1/4" = 1'-0"



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

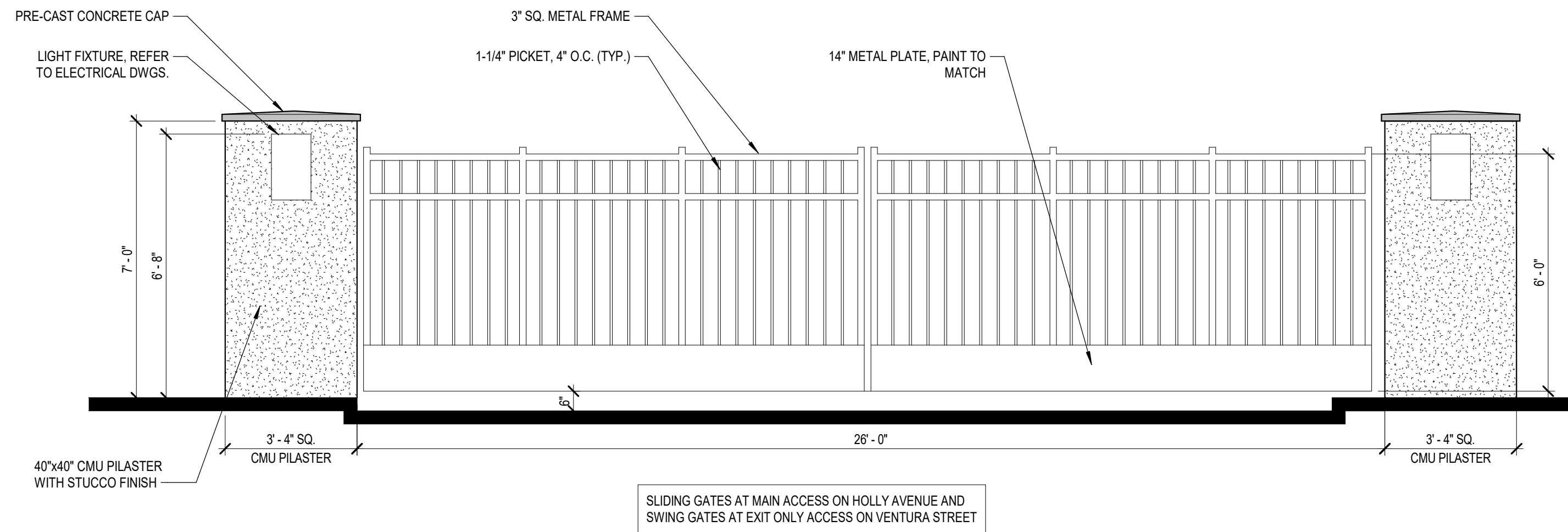
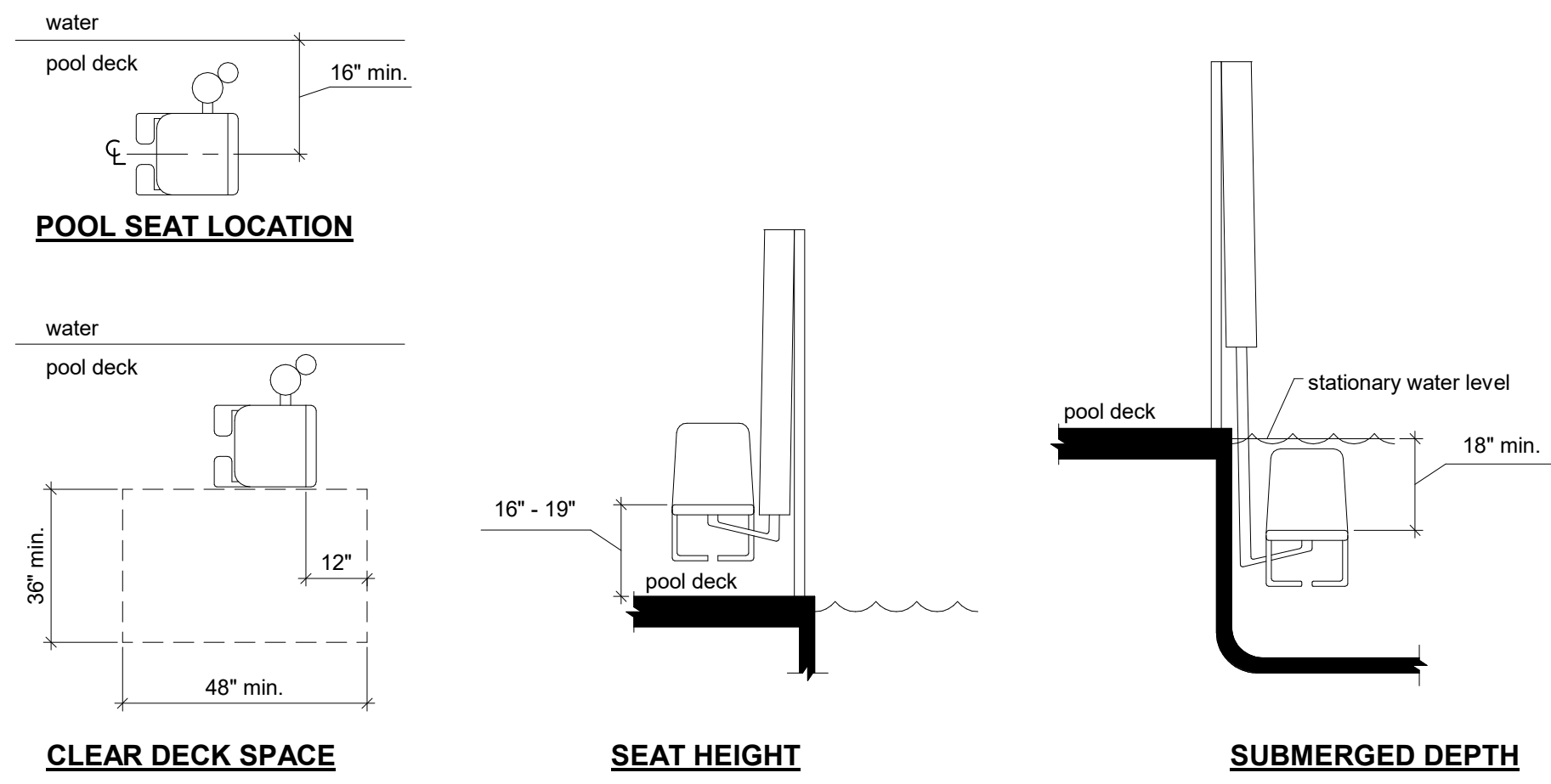


**9 SIDEWALK AT PARKING**  
SCALE: 1/4" = 1'-0"



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

B.M. 360 // 19-227 Allaso Vineyards/19227\_Allaso\_Vineyards.rvt

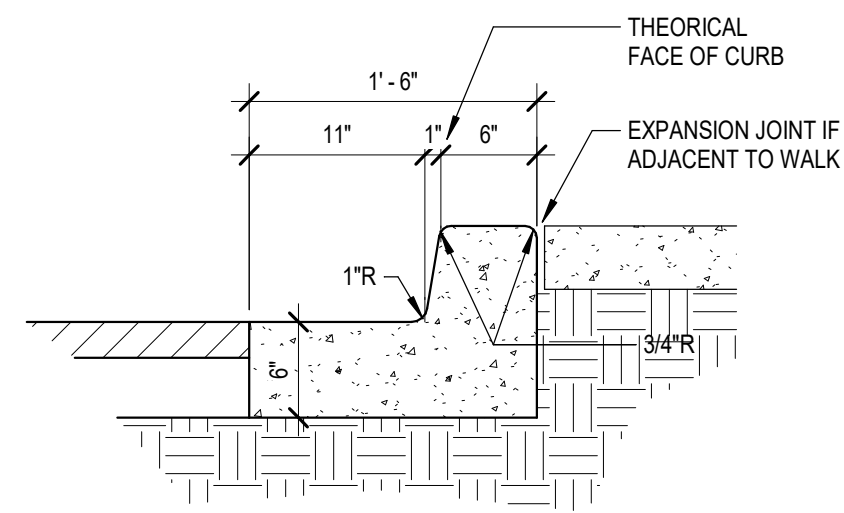


28 POOL LIFT

SCALE: 3/8" = 1'-0"

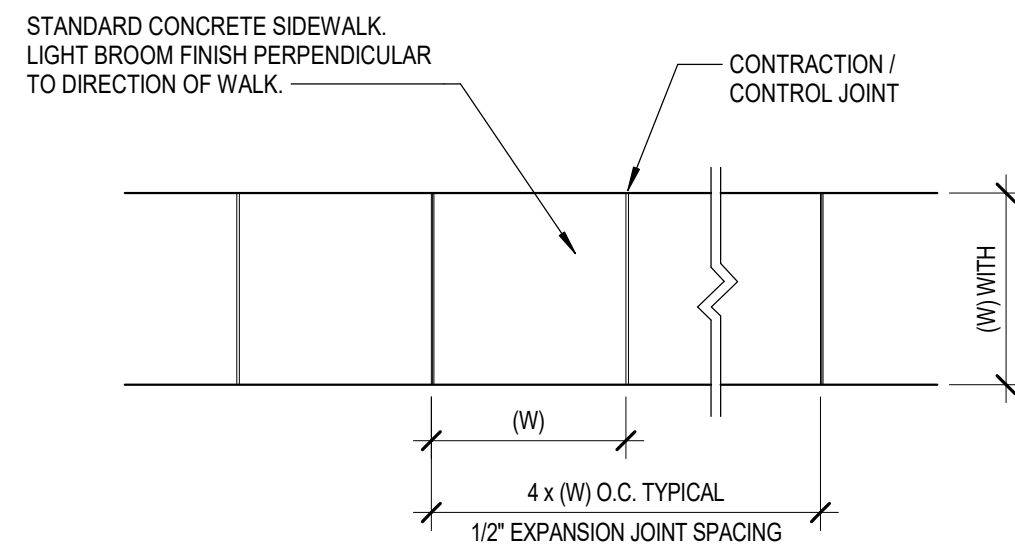
22 VEHICULAR ENTRY GATE

SCALE: 3/8" = 1'-0"



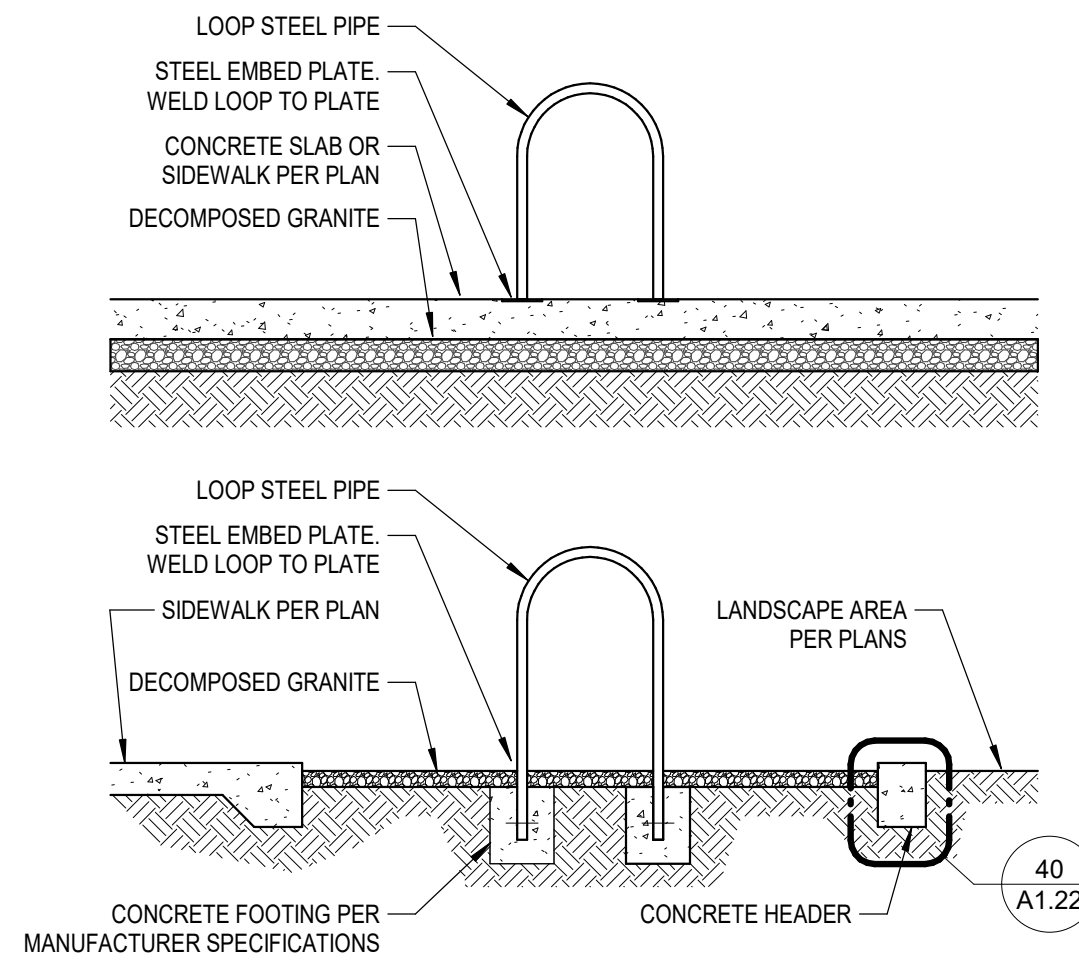
GENERAL NOTES

1. REQUIRES FULL FORM ON ALL FACES.
2. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
3. EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH 3/8" RADI.



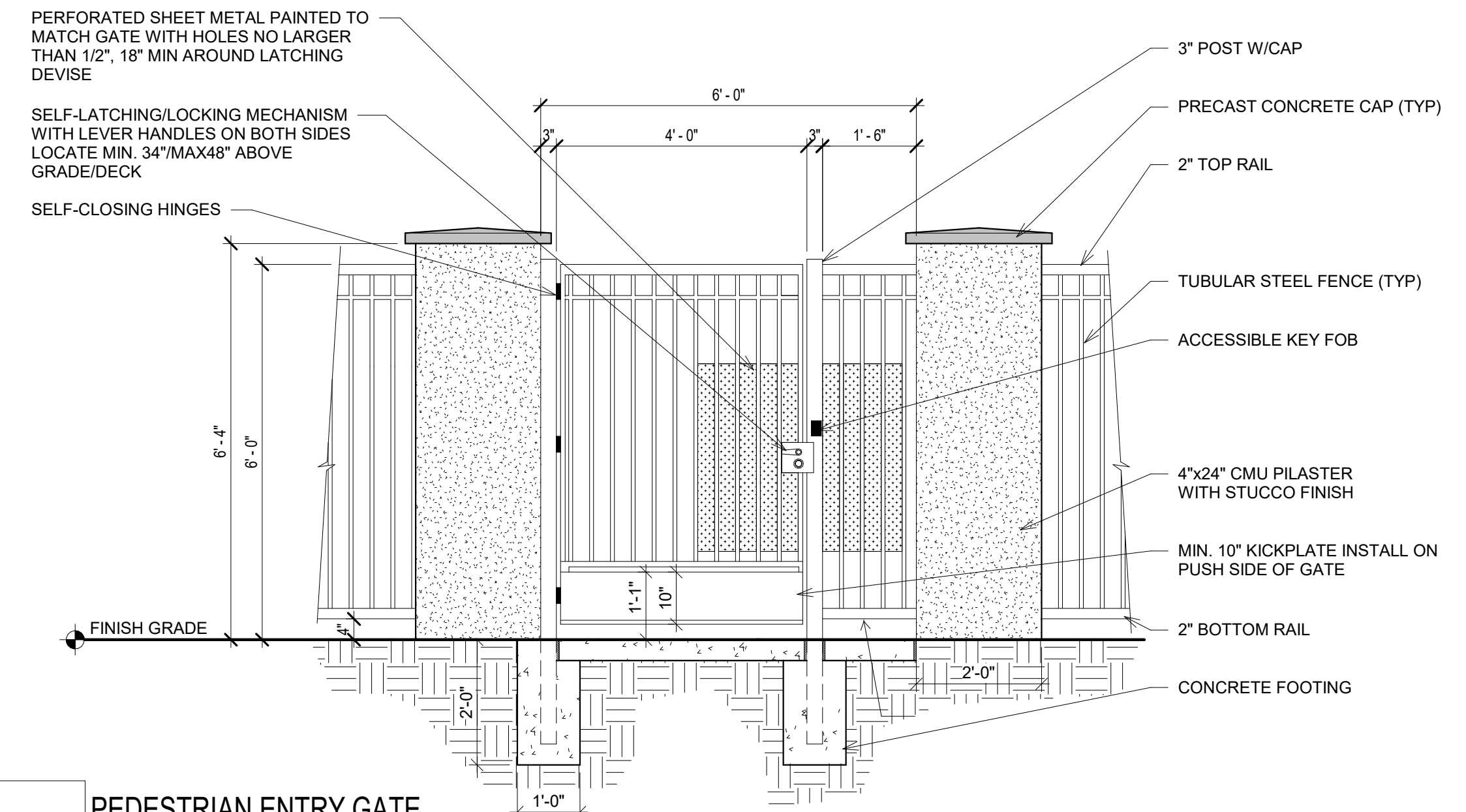
GENERAL NOTES

1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE.
2. FINISHED EDGE ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
3. 3/8" RADI AT ALL EXPOSED EDGES.



23 BICYCLE PARKING LOOP

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



20 PEDESTRIAN ENTRY GATE

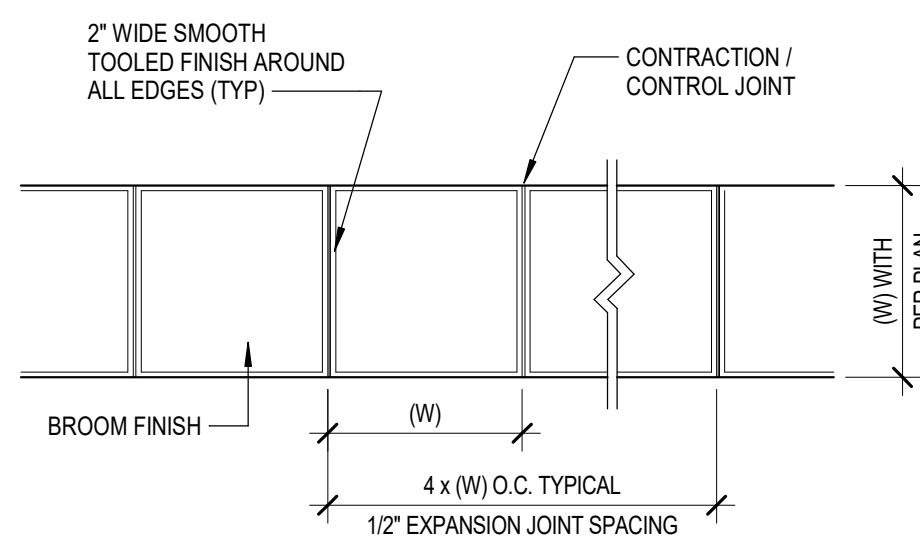
SCALE: 1/2" = 1'-0"

29 MEDIAN CURB AND GUTTER

SCALE: 1" = 1'-0"

26 CONCRETE WALK

SCALE: 1" = 1'-0"

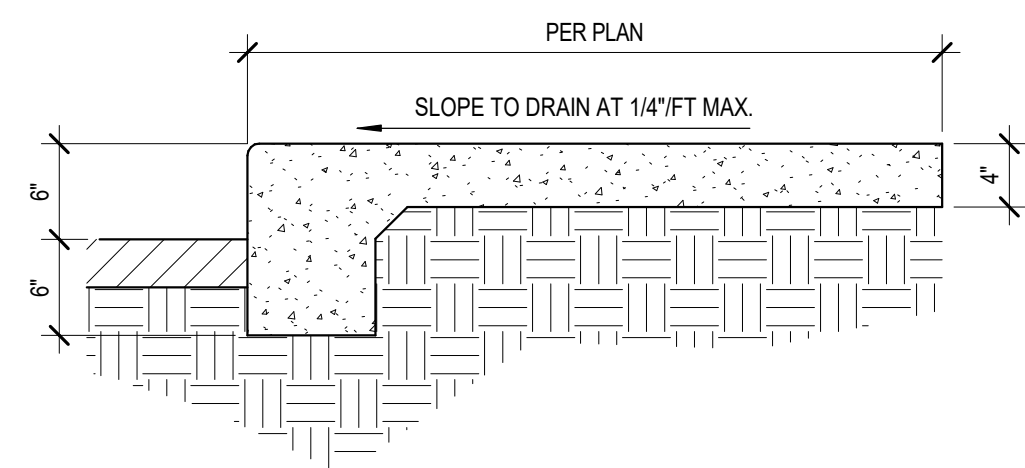


GENERAL NOTES

1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE.
2. FINISHED EDGE ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
3. 3/8" RADI AT ALL EXPOSED EDGES.

23 BICYCLE PARKING LOOP

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

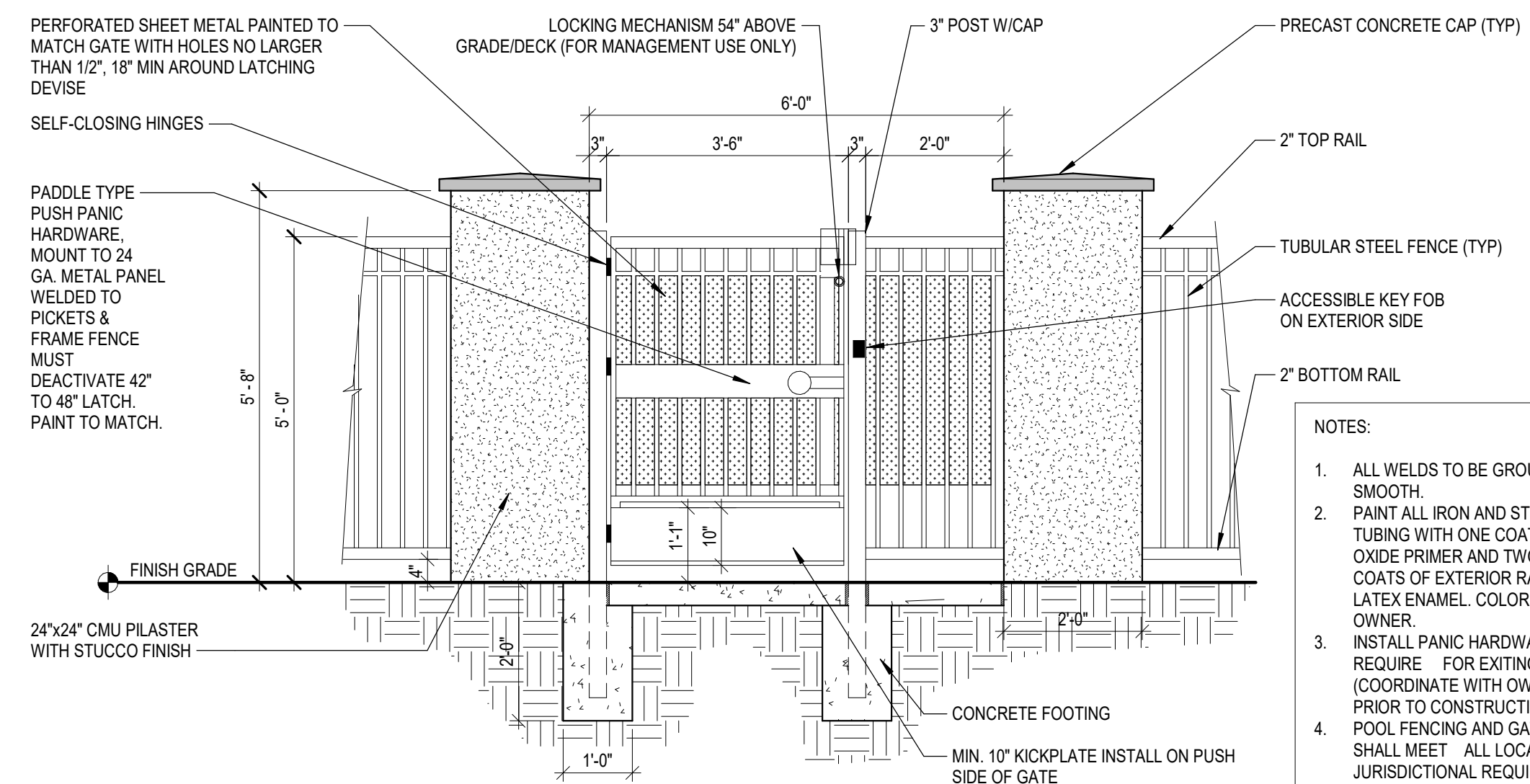


GENERAL NOTES

1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
2. 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURN AND EACH SIDE OF DRIVES.
3. REQUIRES FULL FORM ON ALL FACES.
4. 3/8" RADI AT ALL EXPOSED EDGES.

24 SIDEWALK TURNED DOWN EDGE

SCALE: 1" = 1'-0"



21 PEDESTRIAN ENTRY GATE AT POOL FENCE

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

NOTES:

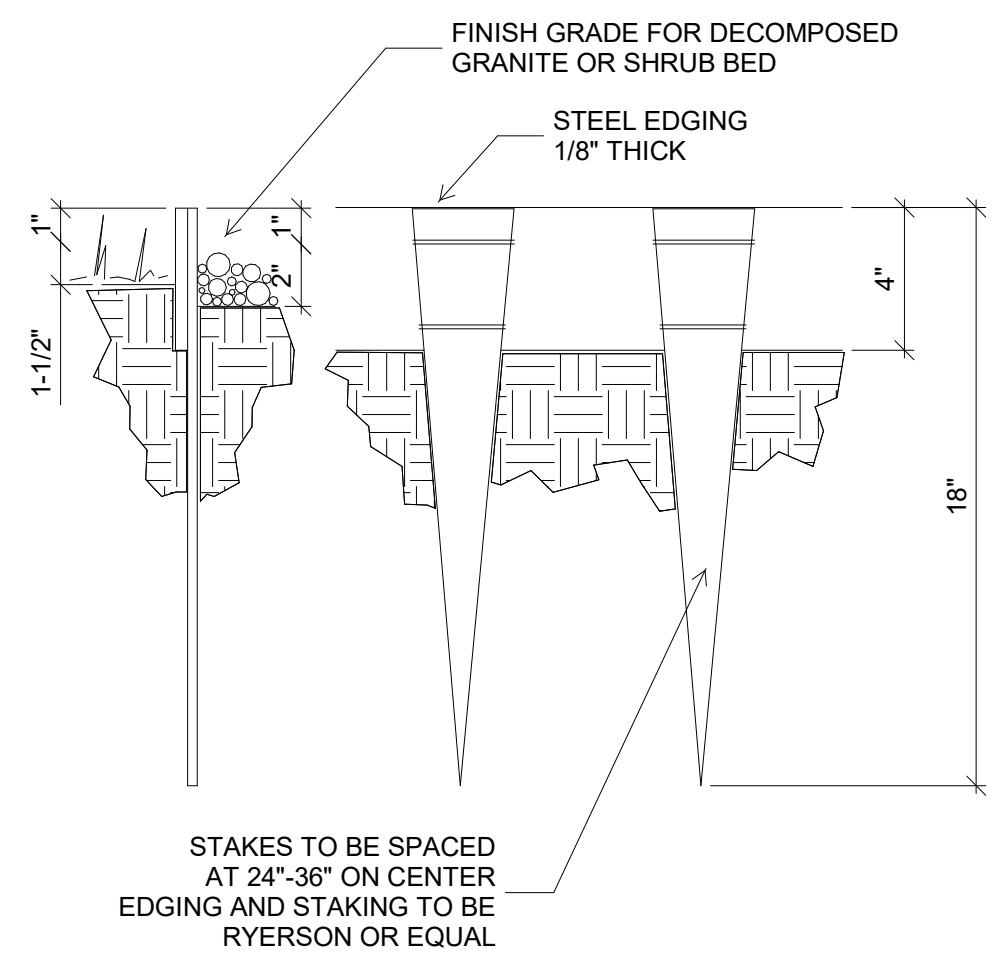
1. ALL WELDS TO BE SMOOTH.
2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER.
3. INSTALL PANIC HARDWARE AS REQUIRE FOR EXITING. (COORDINATE WITH OWNER PRIOR TO CONSTRUCTION).
4. POOL FENCING AND GATES SHALL MEET ALL LOCAL JURISDICTIONAL REQUIREMENTS.

DRB SUBMITTAL

DATE: JANUARY 22, 2021 ORB # 19-227

**A1.21**

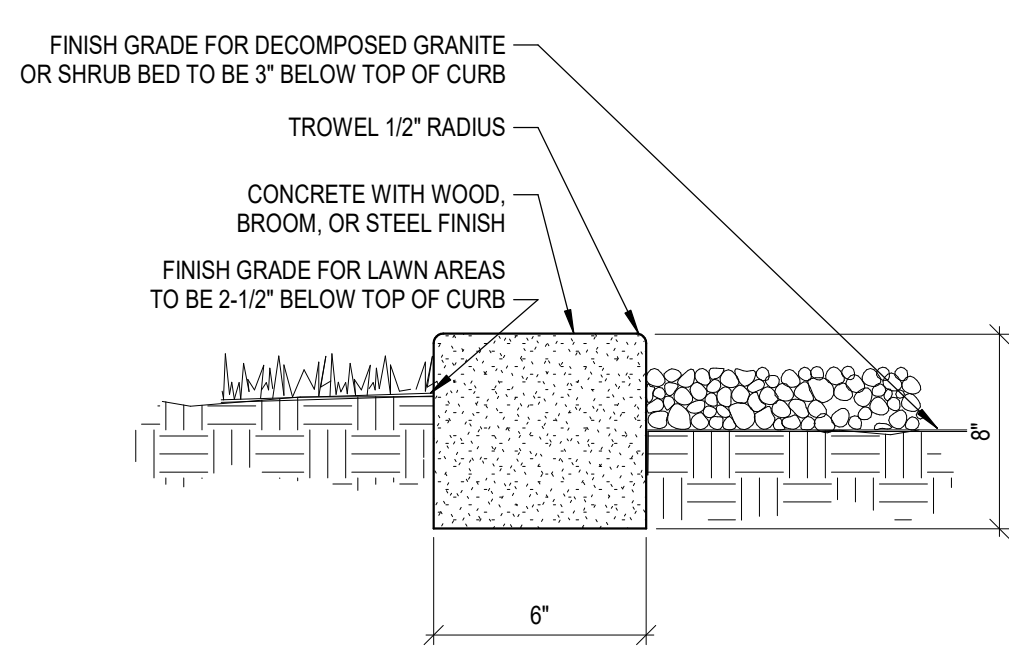
SITE DETAILS 16-30



NOTE:  
1. FINISH GRADE TO BE 3\"/>

43 STEEL HEADER

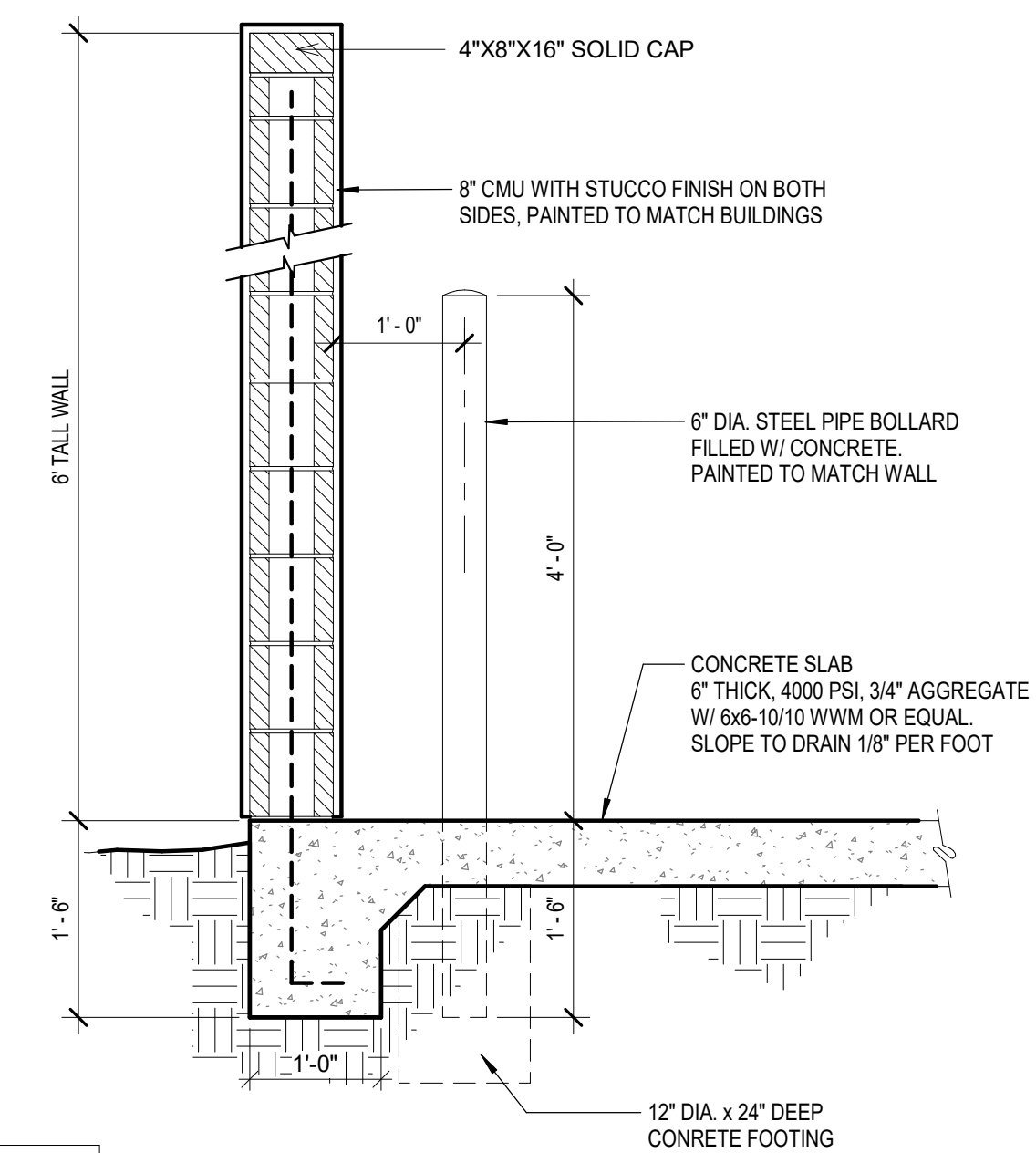
NOT TO SCALE



NOTE:  
1. LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE.  
2. HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB.  
3. CONCRETE TO BE CLASS A (3000 PSI).  
4. EXPANSION JOINTS AT 20'-0\"/>

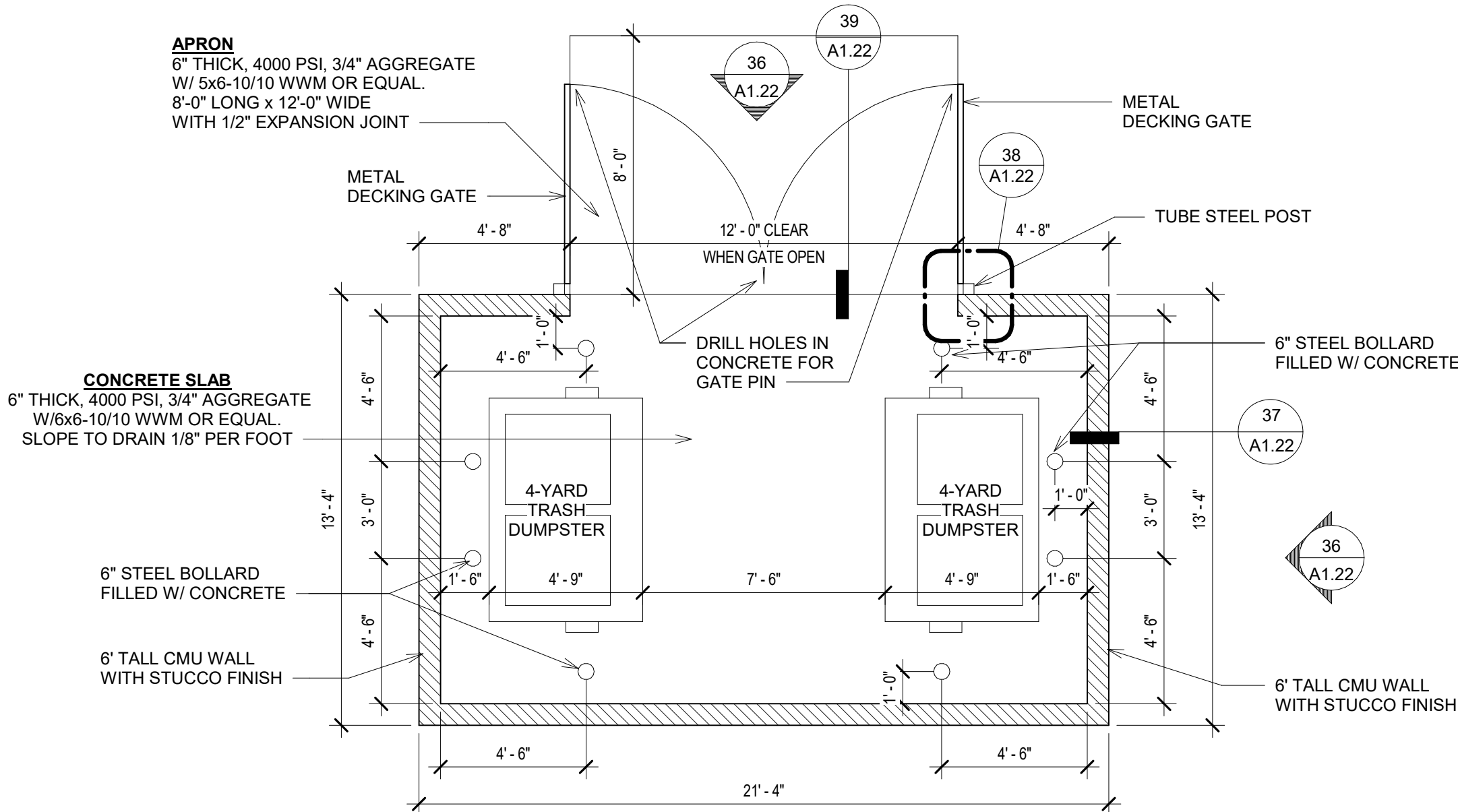
40 CONCRETE HEADER

NOT TO SCALE



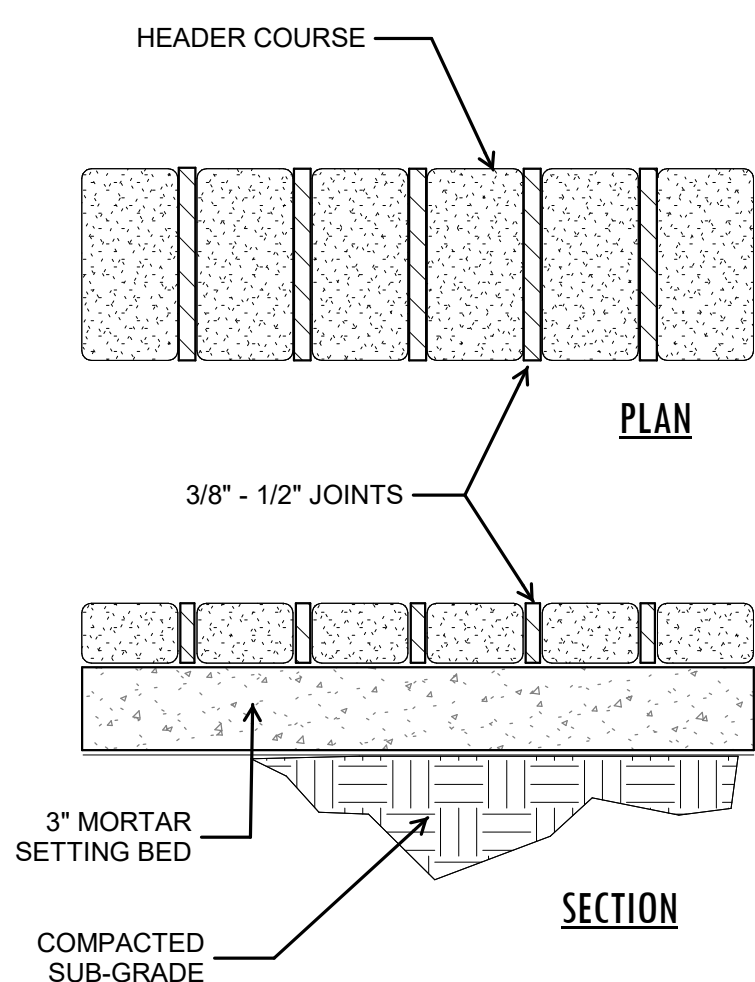
37 TRASH ENCLOSURE WALL

SCALE: 3/4\"/>



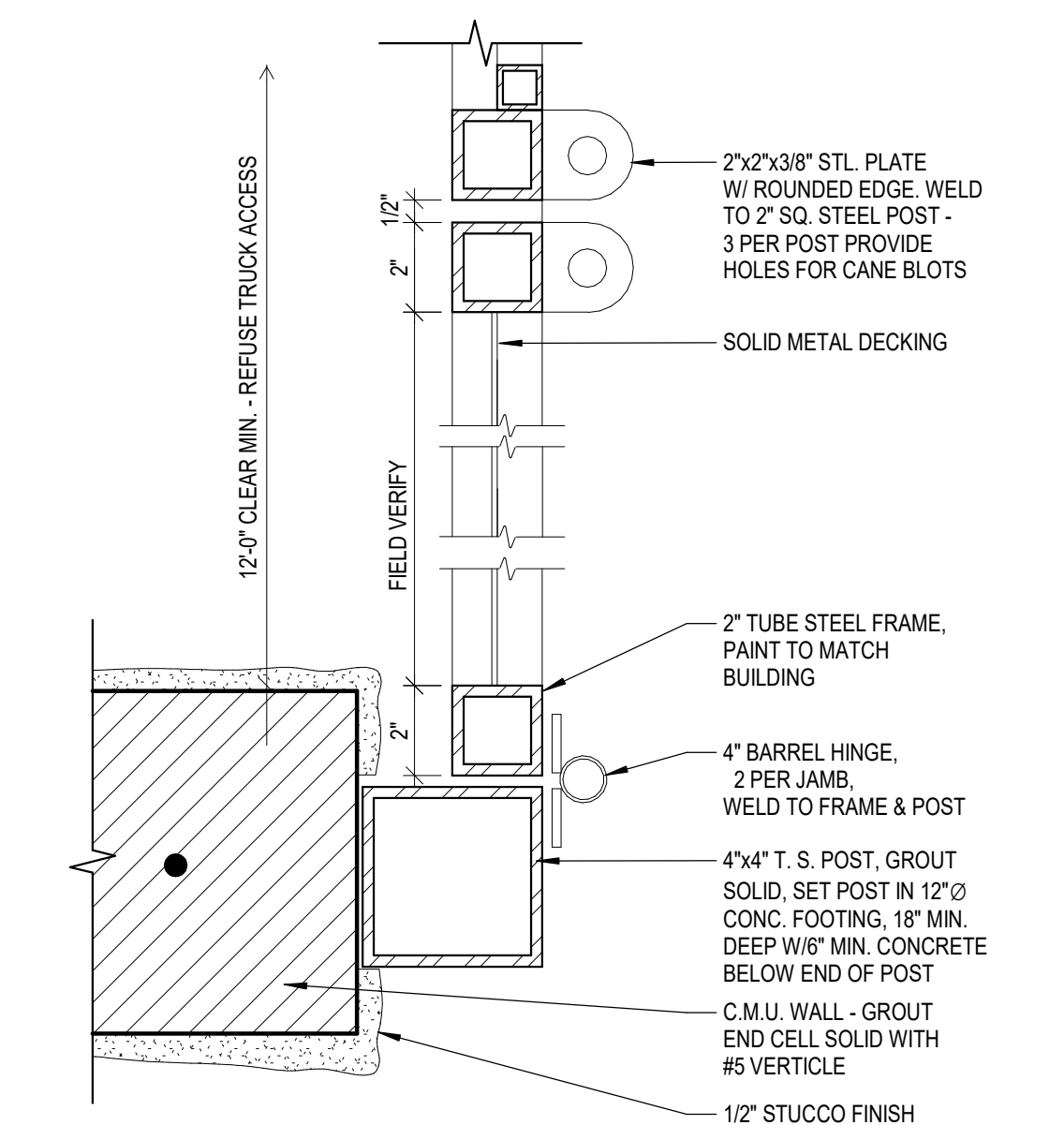
34 TRASH ENCLOSURE PLAN

SCALE: 1/4\"/>



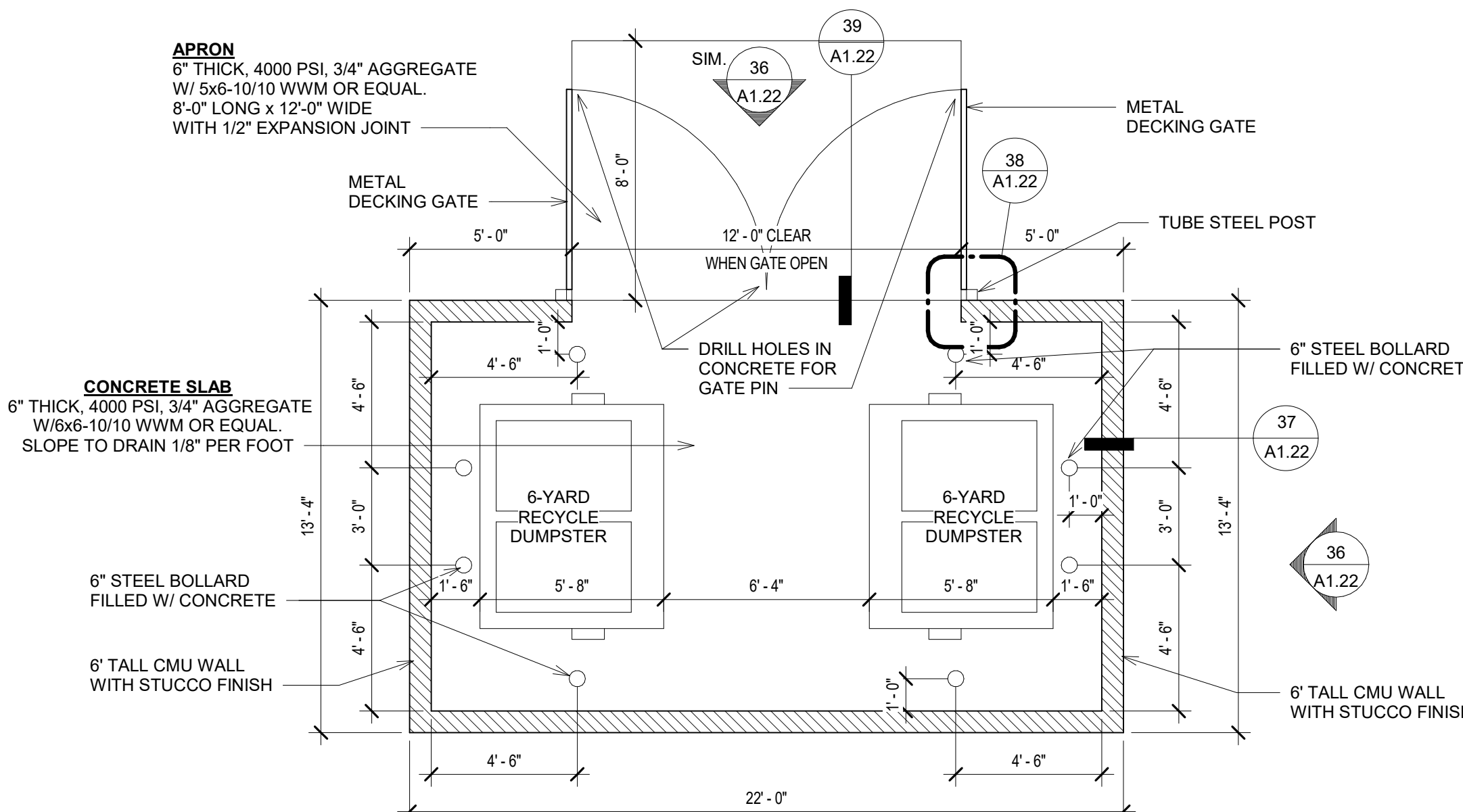
41 PAVER HEADER

NOT TO SCALE



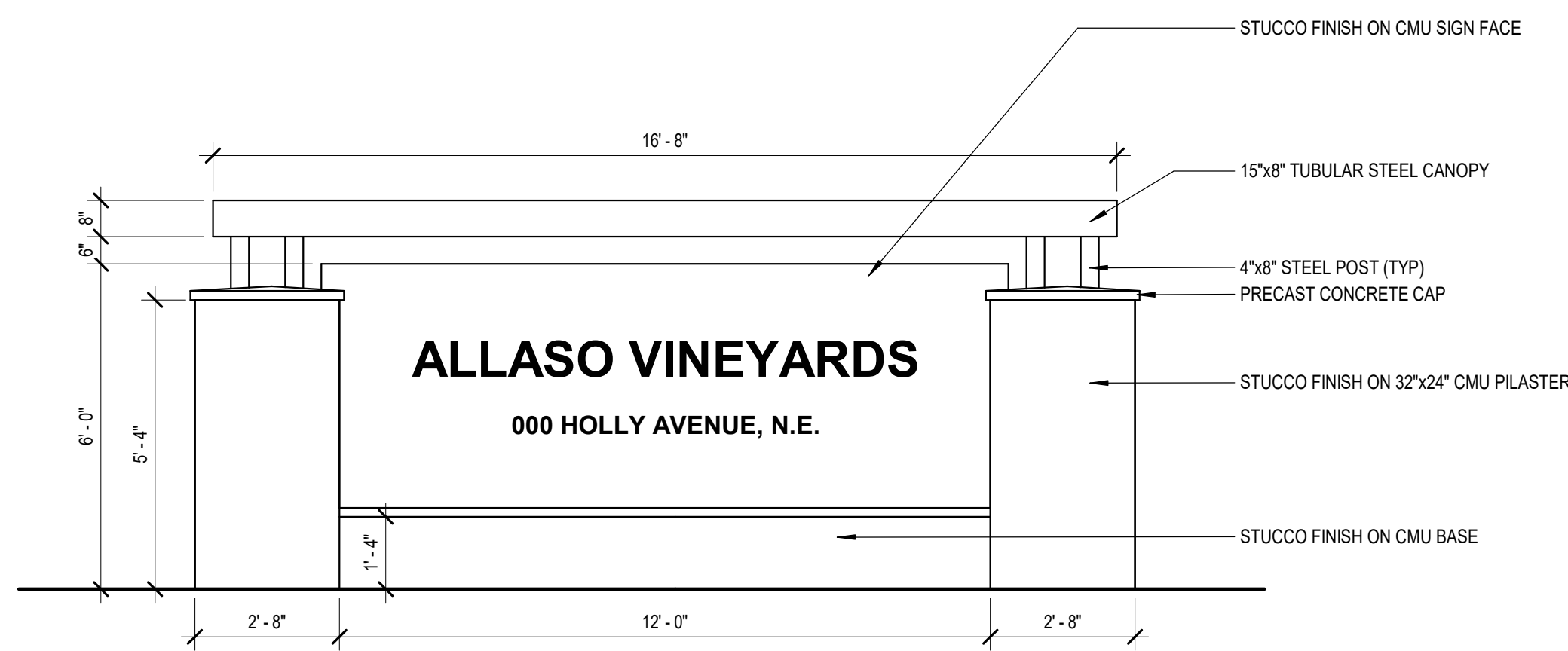
38 TRASH ENCLOSURE GATE

SCALE: 3\"/>



35 RECYCLE ENCLOSURE PLAN

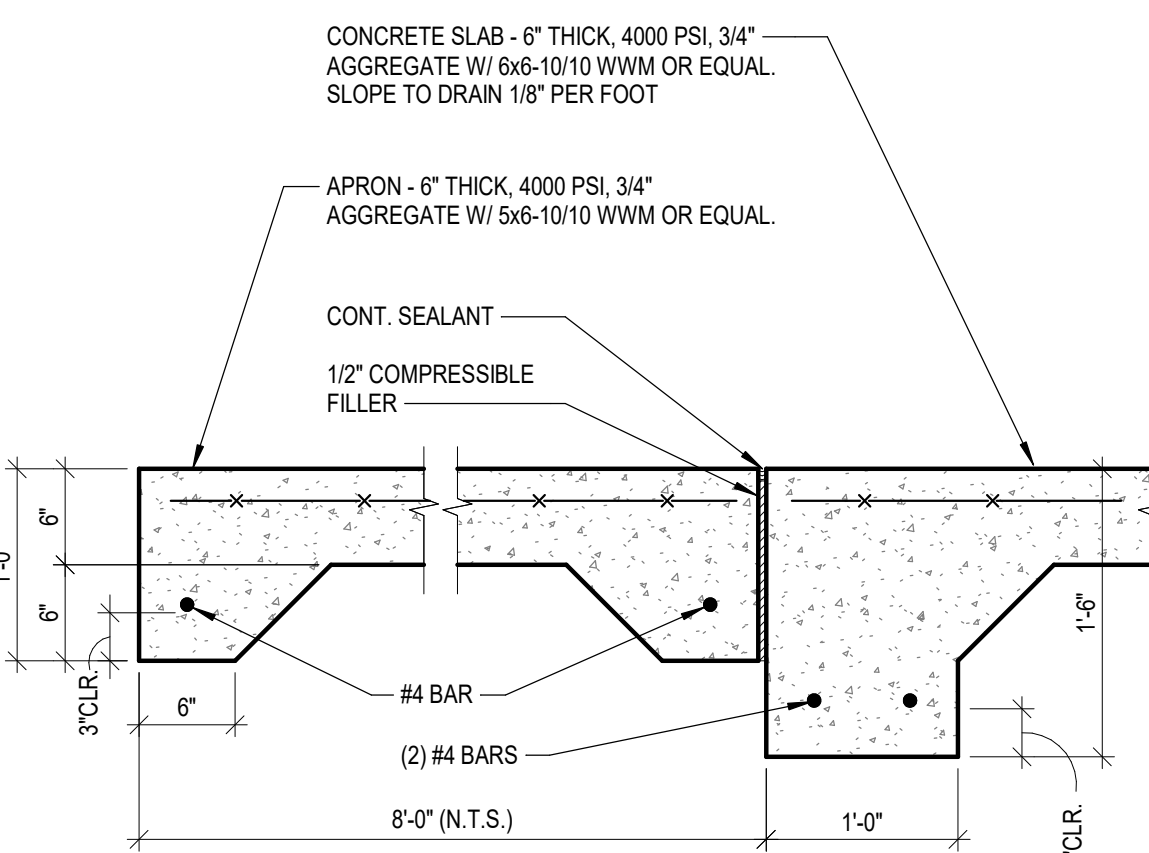
SCALE: 1/4\"/>



NOTES:  
1. MONUMENT SIGN TO BE UNDER SEPARATE PERMIT.  
2. SIGN WALL FACE AREA IS LIMITED TO 60 S.F. MAX. PER SITE PLAN FOR SUBDIVISION (67 S.F. PROVIDED).

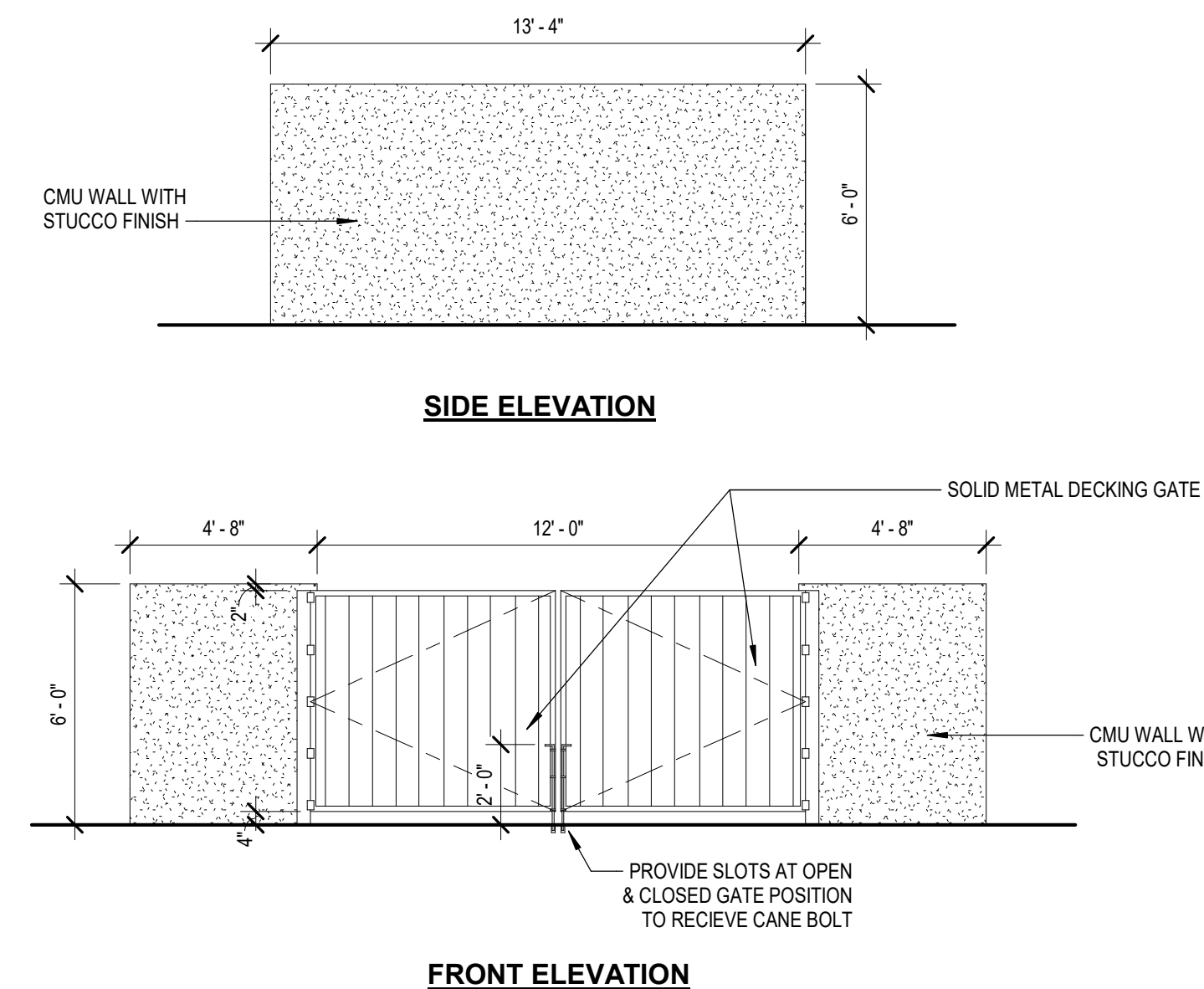
45 MONUMENT SIGN ELEVATION

SCALE: 3/8\"/>



39 TRASH ENCLOSURE SLAB JOINT

SCALE: 1\"/>



36 REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/4\"/>

**ALLASO VINEYARDS**  
NWC OF HOLLY AVE. NE AND VENTURA ST. NE  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



DRB SUBMITTAL

DATE: JANUARY 22, 2021 ORB #: 19-227

**A1.22**

SITE DETAILS 31-45



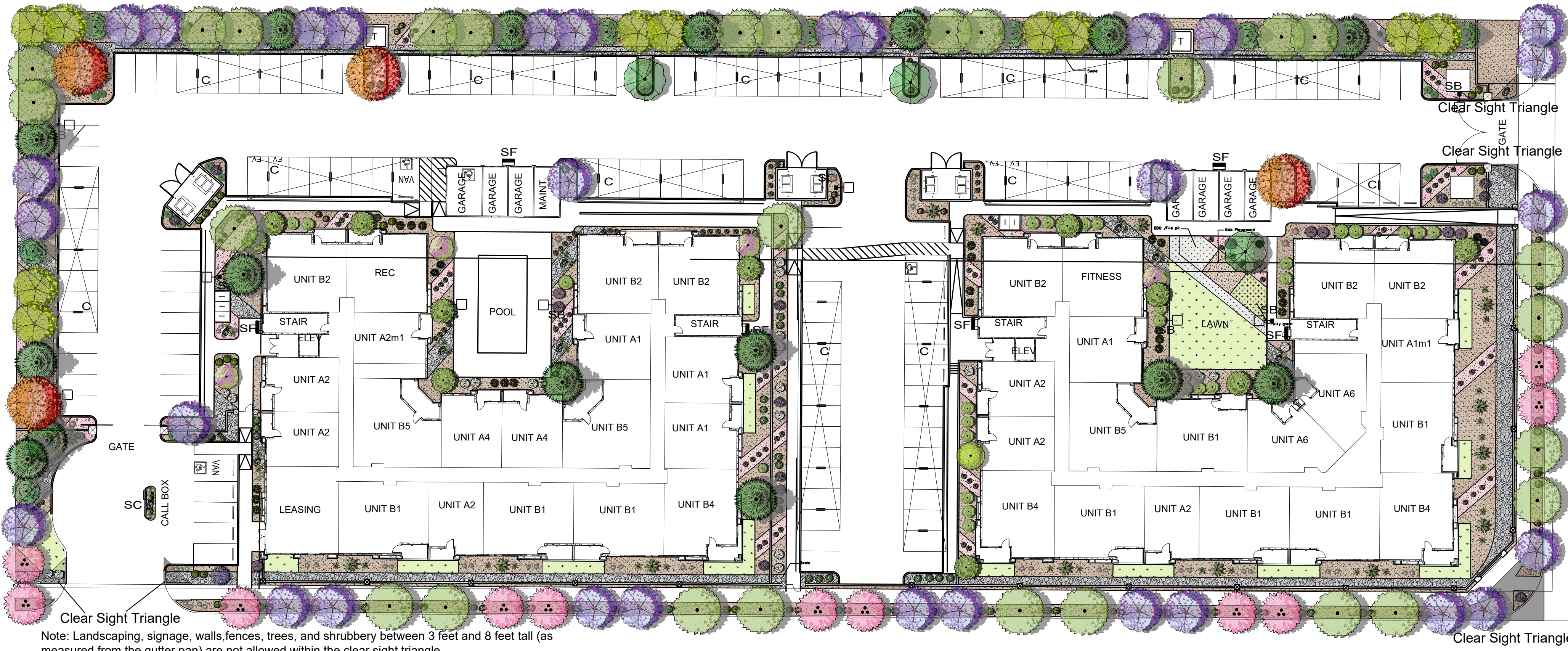
# ALLASO VINEYARDS

NWC OF HOLLY AVE. NE AND VENTURA ST. NE  
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



Note: Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

## LANDSCAPE CALCULATIONS

TOTAL AREA OF PROJECT	148,029 SF
LESS BUILDING	41,696 SF
NET LOT AREA	106,333 SF
REQUIRED LANDSCAPE AREA MINIMUM 15% OF NET LOT AREA	15,950 SF
ACTUAL LANDSCAPE AREA	40,127 SF
LANDSCAPE AREA REQUIREMENT EXCEEDED	24,177 SF
LANDSCAPE COVERAGE REQUIRED - 75%	30,746 SF
COVERAGE PROVIDED	114,535 SF
REQUIREMENT EXCEEDED	83,789 SF
REQUIRED 25% COVERAGE BY GROUND-LEVEL PLANTS	7,687 SF
ACTUAL COVERAGE BY GROUND-LEVEL PLANTS	7,768 SF
REQUIREMENT EXCEEDED	64 SF
SOD ALLOWED (10%)	3,075 SF
SOD ACTUAL	2,940 SF
PARKING LOT TREES (1 TREE PER 10 PARKING SPACES)	
159 PARKING SPACES PROVIDED	
REQUIRED (159 / 10)	16 TREES
PROVIDED	16 TREES
PARKING LOT AREA	56,688 SF
REQUIRED LANDSCAPE AREA 15%	8,503 SF
ACTUAL LANDSCAPE AREA	10,385 SF
STREET TREES REQUIRED (1 TREE PER 25 LF)	36 TREES
TREES ALONG THE WALL NEXT TO LOW DENSITY RESIDENTIAL (1 TREE PER 15 LF)	55 TREES
DWELLING UNIT TREES REQUIRED (1 TREE PER 1ST STORY UNIT + 1 TREE PER 2ND STORY UNIT. 111 UNITS TOTAL)	111 TREES
PROVIDED	115 TREES

## GENERAL LANDSCAPE NOTES

- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLEN-RELATED REGULATIONS, MINIMUM VEGETATIVE COVERAGE REQUIREMENTS AND STREET TREE REGULATIONS.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: LANDSCAPE AREAS SHALL BE COVERED WITH MULCH.
- LANDSCAPE, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR LANDSCAPING.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEMS. REFER TO CIVIL.
- VEGETATIVE SCREENING: SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NEW PLANTINGS DO NOT INCLUDE HIGH WATER TURF.
- ORGANIC BARK MULCH IS PROVIDED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DIAPHRANE PER CITY OF ALBUQUERQUE IDO 14-16-5-6(C)(5)(b).
- WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED. PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL LANDSCAPING CONTIGUOUS TO INDIGENOUS AREAS TO BE PLANTED WITH INDIGENOUS TREES AND SHRUBS.

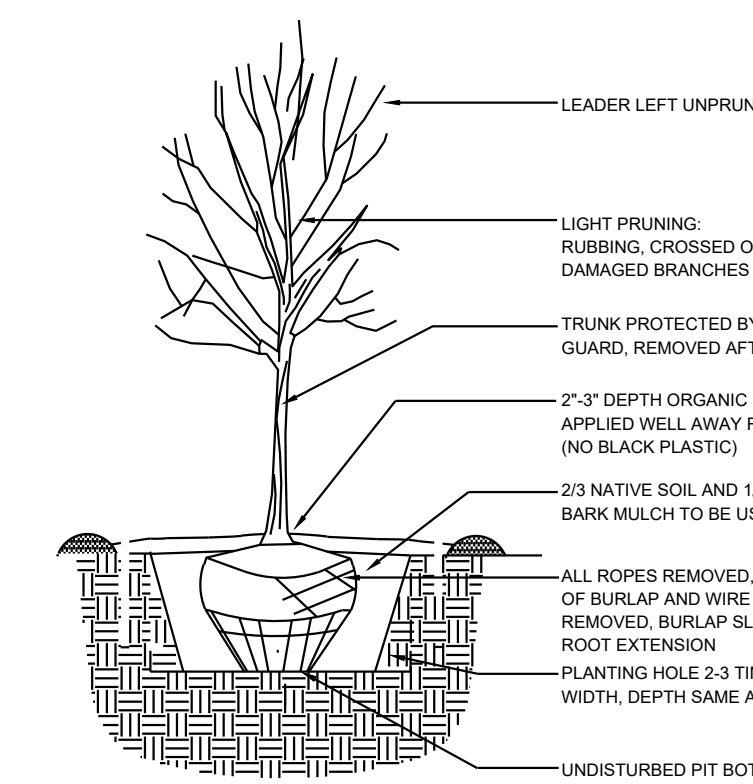
## PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	1	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24"BOX	15' X 15'	177X1=177
	30	FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	2" B&B	45' X 30'	707X30=21210
	10	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	2" B&B	50' X 45'	1590X10=15900
	1	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL	15' X 15'	177X1=177
	4	PISTACIA CHINENSIS / CHINESE PISTACHE	2" B&B	60' X 60'	2826X4=11304
	11	PRUNUS CERASIFERA / FLOWERING PLUM	2" B&B	20' X 20'	314X11=3454
	3	QUERCUS GAMBELII / GAMBEL OAK	2" B&B	25' X 25'	491X3=1473
	27	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" B&B	40' X 40'	1256X27=33912
	4	VITEX AGNUS-CASTUS / CHASTE TREE	24"BOX	20' X 20'	314X4=1256
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	8	PINUS CEMBROIDES EDULIS / PINYON PINE	6" B&B	30' X 20'	314X8=2512
	16	PINUS NIGRA / AUSTRIAN BLACK PINE	2" B&B	25' X 35'	962X16=15392
				SUBTOTAL	106,767 SF
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	38	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA	5 GAL	4' X 5'	20X38=760
	14	NOLINA MICROCARPA / BEARGRASS	5 GAL	5' X 6'	28X14=392
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	100	BOUTELOUA GRAECILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	3' X 3'	7X100=700
	129	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30" X 2'	3X129=387
	8	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	3' X 3'	3X8=24
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	9	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	4' X 4'	13X9=117
	7	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	3' X 3'	7X7=49

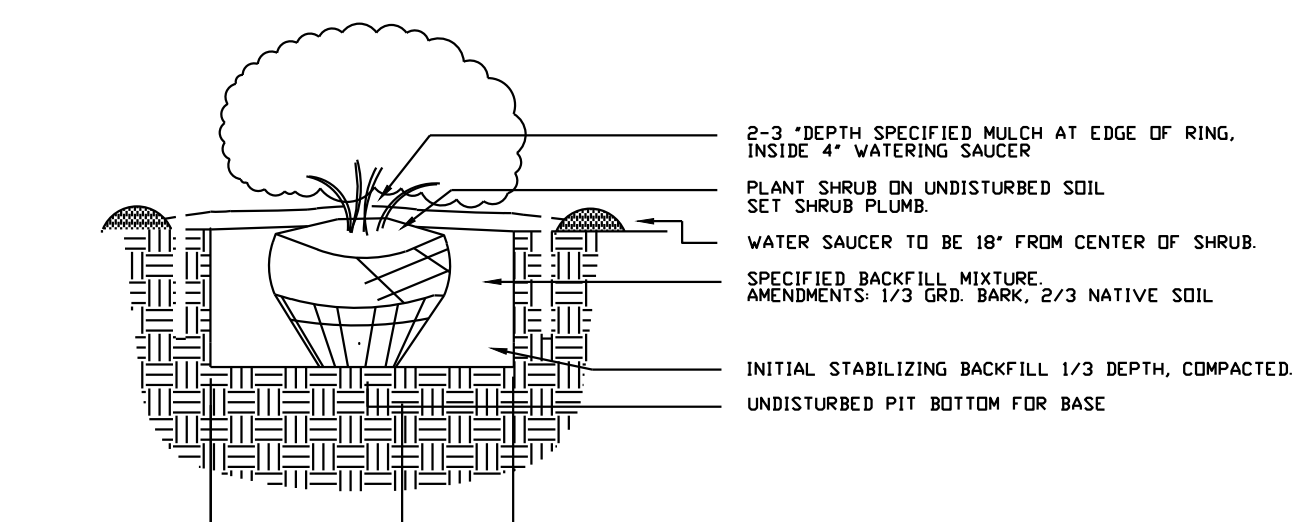
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	21	PENSTEMON PALMERI / PALMER'S PENSTEMON	5 GAL	4' X 2'	3X21=63
	12	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	5' X 5'	20X12=240
	3	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4'	13X3=39
	21	ROSA X 'KNOCKOUT' TM / ROSE	5 GAL	6' X 5'	20X21=420
	38	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL	2' X 3'	7X38=266
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	23	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL	6' X 6'	28X23=644
	3	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	15' X 15'	177X3=531
	11	COTONEASTER PARNEYI / COTONEASTER	5 GAL	10' X 15'	177X11=1947
	46	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	3' X 4'	13X46=598
	43	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL	3' X 4'	13X43=559
				SUBTOTAL	7,768 SF
				TOTAL	114,535 SF

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MEDIUM BOULDER	10
SYMBOL	DESCRIPTION	QTY
	MOUNTAINAIR BROWN 7/8" GRAVEL	27,103 SF
	LUCY ROSE 1" GRAVEL	3,437 SF
	BARK MULCH	174 SF
	2-4" WALLIN	6,301 SF
	SOD	2,940 SF
	CONCRETE	382 SF
	PUTTING GREEN	172 SF



TREE PLANTING DETAIL

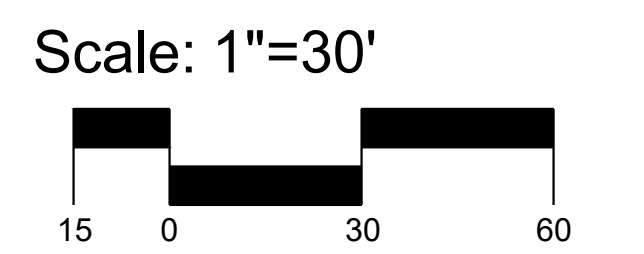
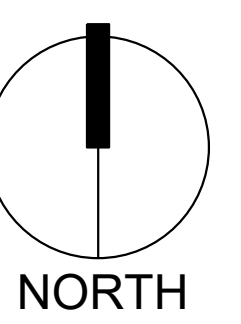
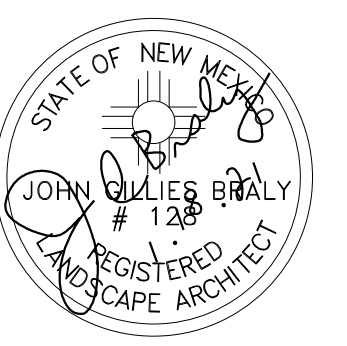


SHRUB PLANTING DETAIL



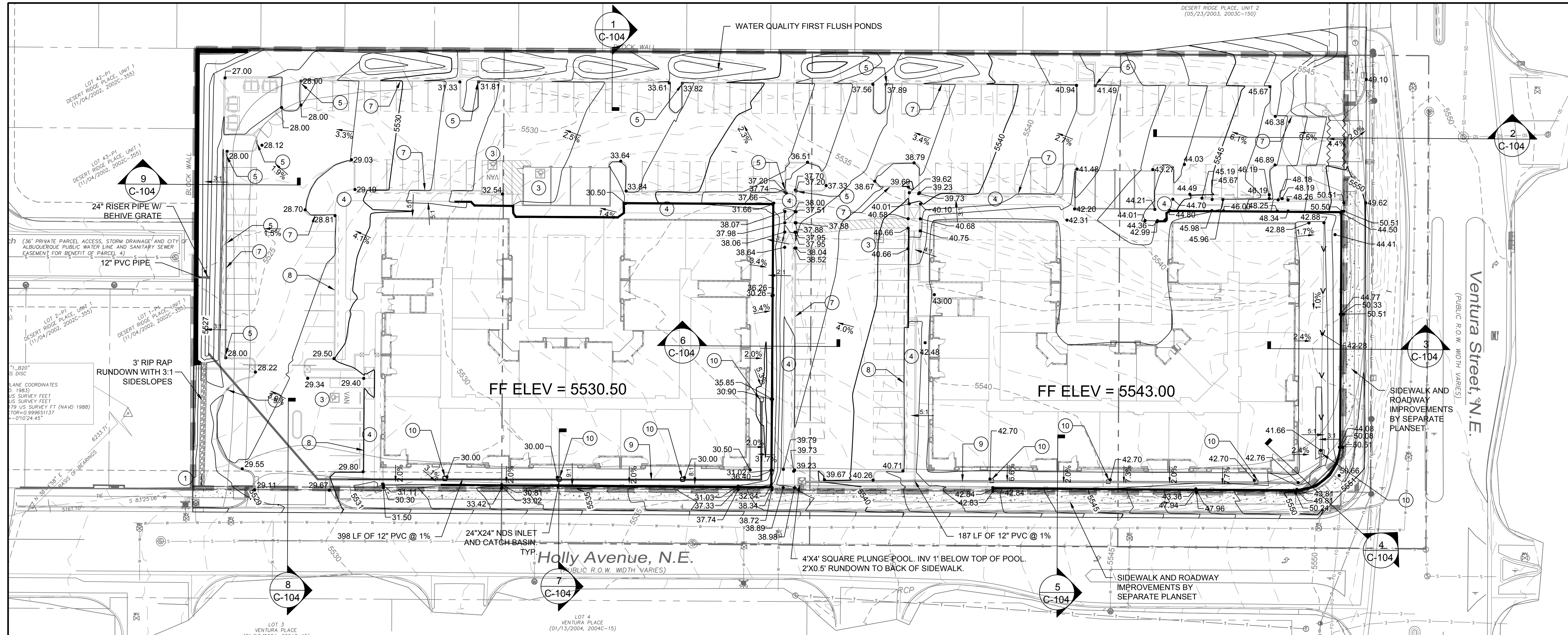
## YELLOWSTONE LANDSCAPE

www.yellowstonelandscape.com  
P O Box 10597  
Albuquerque, NM 87184  
505.898.9615  
design@yellowstonelandscape.com



DRB SUBMITTAL  
DATE: DECEMBER 17, 2020 ORB #:  
JAN 5, 2021 JAN 18, 2021  
**LS-01**  
LANDSCAPE PLAN

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NAME: L:\Active Projects\04012 Titan Holly Apts3.DWG\Streets\04012 Grading Plan.dwg PLOT DATE: Dec 17, 2020 9:28am

**LEGEND**

- EXISTING PROPERTY LINE
- 5730 - EXISTING MAJOR CONTOUR
- 5728 - EXISTING MINOR CONTOUR
- 5730 - PROPOSED MAJOR CONTOUR
- 5728 - PROPOSED MINOR CONTOUR
- LIMITS OF GRADING
- PROPOSED GRADE BREAK
- PROPOSED SWALE
- 3.8% SLOPE ARROW
- PROPOSED RIP RAP

**KEYED NOTES**

1. LIMITS OF DISTURBANCE
2. SAWCUT & MATCH GRADE AT EXISTING ASPHALT PAVEMENT
3. 1.5% MIN. SLOPE 1.8% MAX. SLOPE ALL DIRECTIONS AT ACCESSIBLE PARKING SPACES
4. 1.8% MAX. CROSS SLOPE AT ACCESSIBLE SIDEWALK
5. INSTALL 2' CURB OPENING
6. INSTALL RIP RAP PER SPECIFICATIONS THIS SHEET
7. INSTALL CONCRETE CURB & GUTTER
8. INSTALL CONCRETE CURB
9. INSTALL 12" PVC PIPE @ 1% SLOPE
10. INSTALL 24"x24" NDS CATCH BASIN SEE DETAILS THIS SHEET

**RIP RAP SPECIFICATIONS**

RIP RAP SHALL BE OVER FILTER MATERIAL AND CONSIST OF RIP RAP AND CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

MAX DIMENSION	% SMALLER
12"	100
9"	50-60
6"	35-45
3"	10

FILTER MATERIAL SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

U.S. STANDARD SIEVE SIZE	% PASS BY WT
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP RAP.

**GRADING NOTES**

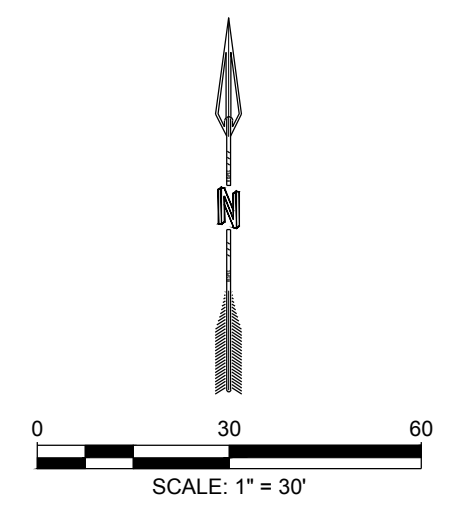
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
4. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
5. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
7. ALL DISTURBED AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
8. ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.

**SPOT ELEVATION SYMBOLS**

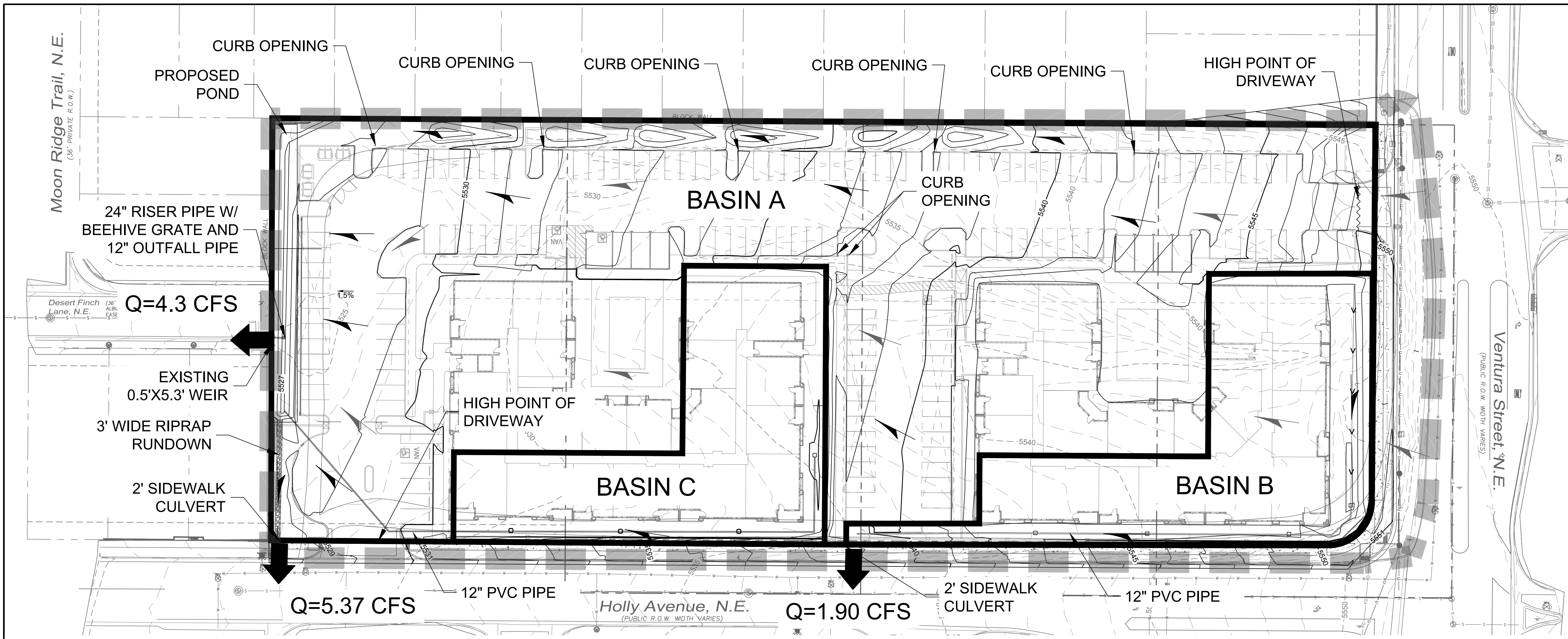
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- TA 66.00 TOP OF ASPHALT
  - 66.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - TP 66.00 TOP OF POND
  - BP 66.00 BOTTOM OF POND
  - TS 66.00 TOP OF SIDEWALK
  - FL 66.00 FLOWLINE
  - BW 66.00 BOTTOM WALL

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 01/11/21  
 BY: *Renee C. Brantley*  
 HydroTrans # C20D086

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



<p>DESIGNED JL          DRAWN JMS          CHECKED JL          DATE 12.17.2020</p> <p>RESPEC          6971 Jefferson Street Suite 101          Albuquerque, NM 87109          Water and Natural Resources          respec.com 505.253.9718</p> <p>RESPEC</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> <tr> <td style="width: 50%; height: 20px;"> </td> <td style="width: 50%; height: 20px;"> </td> </tr> </table>						
<p>STAMP</p> <p style="color: red; font-weight: bold;">PRELIMINARY          NOT FOR CONSTRUCTION          12/2020</p> <p style="font-size: x-small;">THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> <p>Know what's below. Call before you dig.</p>							
<p>PROJECT NAME:  <b>ALLASO VINEYARDS APARTMENTS HOLLY &amp; VENTURA</b></p>							
<p>SHEET TITLE:  <b>GRADING PLAN</b></p>							
<p>SHEET NUMBER:  <b>C-101</b></p>							



DESIGNED J.L.	JIMS
DRAWN J.L.	JIMS
CHECKED J.L.	JIMS
DATE	12.17.2020

RESPEC  
6971 Jefferson Street Suite 101  
Albuquerque, NM 87110  
Water and Natural Resources  
respec.com 505.253.9718

STAMP

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
12/2020

THIS DRAWING IS INCOMPLETE  
AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED.

PROJECT NAME:  
**ALLASO VINEYARDS  
APARTMENTS  
HOLLY & VENTURA**

SHEET TITLE:  
**DRAINAGE PLAN**

SUBMITTED FOR:  
**C-102**

SHEET NUMBER:  
**C-102**

**DRAINAGE SUMMARY**

**Background**  
Lots 17-19 NAA Tract 3 Unit 3 Block 9 and Lot 4 Unit 1 Desert Ridge are located at the Northwest corner of Holly Ave. and Ventura St. NE in Albuquerque, New Mexico, and contains approximately 3.6 acres. The site is currently undeveloped and does not appear to receive any offsite flows. The proposed development is an approximately 110-unit apartment complex containing 2 buildings, asphalt paved parking lot, and landscaping areas. The drainage intent under developed conditions is to match the stormwater drainage characteristics as outlined in the approved "Desert Ridge Place Drainage Plan and Calculations" (JMA, 2002).

**Methodology**  
The assumptions and criteria including land treatment types and impervious areas as well as the hydrologic analysis for the site were performed in accordance with the city of Albuquerque Development Process Manual (DPM). AHYMO-S4 (April 2018) was used to develop peak flow rates for the 100-year 24-hour design storm in accordance with Section 22.2 of the DPM. Hydraulic calculations were performed per section 22.3 of the DPM.

**Existing Conditions**  
The existing site is currently undeveloped with moderate vegetation and has mild to steep slopes from east to west ranging from 3% to 50%. Most of the flows are conveyed to the west property line via two natural channels that run through the site from east to west. The flow discharge into Desert Finch Lane via a 5.3' wide by 0.5' tall weir in the block wall.

**Proposed Conditions**  
In general, Basin DEV A will surface drain via sheet flow and concentrated gutter flows towards the northern portion of the site. A landscape swale with retention pools will pick up first flush flows from the parking lot, the remainder of the flows will be conveyed to the detention pond at the west end of the site.

Basin DEV B includes a portion of the roof drainage of the east building and the southeast area of the site. These flows will be conveyed towards a series of inlets and into a 12" storm drain, with eventual discharge into a rip-rap lined plunge pool and french drain for first flush water quality purposes. The flows will then discharge into Holly Ave. via a single sidewalk culvert.

Basin DEV C includes a portion of the roof drainage on the west building and the surrounding southern area. The flows in this area will also be intercepted by a series of inlets and a 12" storm drain, which further conveys the flows to the detention pond at the western end of the site. The flows will be reduced to match the allowable discharge per the approved Desert Ridge Drainage Plan prior to discharging into Desert Finch Dr. via the outlet weir. The pond will also serve as a water quality feature, capturing the first flush flows prior to stormwater release.

Hydrologic and hydraulic calculations for the developed conditions can be found on this sheet.

**AHYMO INPUT: EXISTING CONDITIONS**

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX 1	3.66	3.32	0.00	0.34	0.00	90.7%	0.0%	9.3%	0.0%

**AHYMO INPUT: PROPOSED CONDITIONS**

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
DEV A	2.41	0.00	0.29	0.29	1.84	0.0%	11.9%	11.9%	76.2%
DEV B	0.48	0.00	0.06	0.06	0.36	0.0%	12.5%	12.5%	75.0%
DEV C	0.43	0.00	0.02	0.02	0.39	0.0%	4.7%	4.7%	90.7%

**AHYMO OUTPUT: EXISTING CONDITIONS**

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
EX 1	3.66	0		0.0

**AHYMO OUTPUT: PROPOSED CONDITIONS**

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
DEV A	2.41	9.52	0.455	4.0
DEV B	0.48	1.9	0.09	4.0
DEV C	0.43	2.96	0.134	6.9
DEV A + DEV C	2.84	12.21	0.589	4.3
DEV A + DEV C (ROUTED)	2.84	11.57	0.589	4.1

**WATER QUALITY PONDING**

Area (ac)	% Imp.	Imp. Area (ac)	WQ Depth (in)	Required WQ Vol (cu ft)	Provided WQ Vol (cu ft)
3.32	78.0%	2.590	0.34	3196	4431

**Manning Formula: 12" PVC PIPE**

**Circular Channel Input**

Flow	2.96 cfs
Slope	0.01 ft/ft
Manning's n	0.011
Diameter	12 in

**Output**

Depth	0.618 ft
Flow Area	0.510 sf
Velocity	5.81 fps
Velocity Head	0.524 ft
Top Width	0.972 ft
Froude Number	1.41
Critical Depth	0.738 ft
Critical Slope	0.00618 ft/ft

**Manning Formula: 2' SIDEWALK CULVERT**

**Rectangular Channel Input**

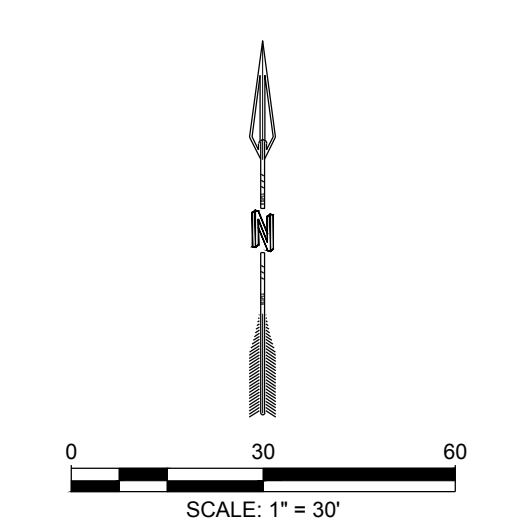
Depth	0.5 ft
Slope	0.01 ft/ft
Manning's n	0.013
Base Width	2 ft
Right Side Slope	0:1
Left Side Slope	0:1

**Output**

Flow	5.50 cfs
Flow Area	1.00 sf
Velocity	5.50 fps
Velocity Head	0.469 ft
Top Width	2.00 ft
Froude Number	1.37
Critical Depth	0.617 ft
Critical Slope	0.00549 ft/ft

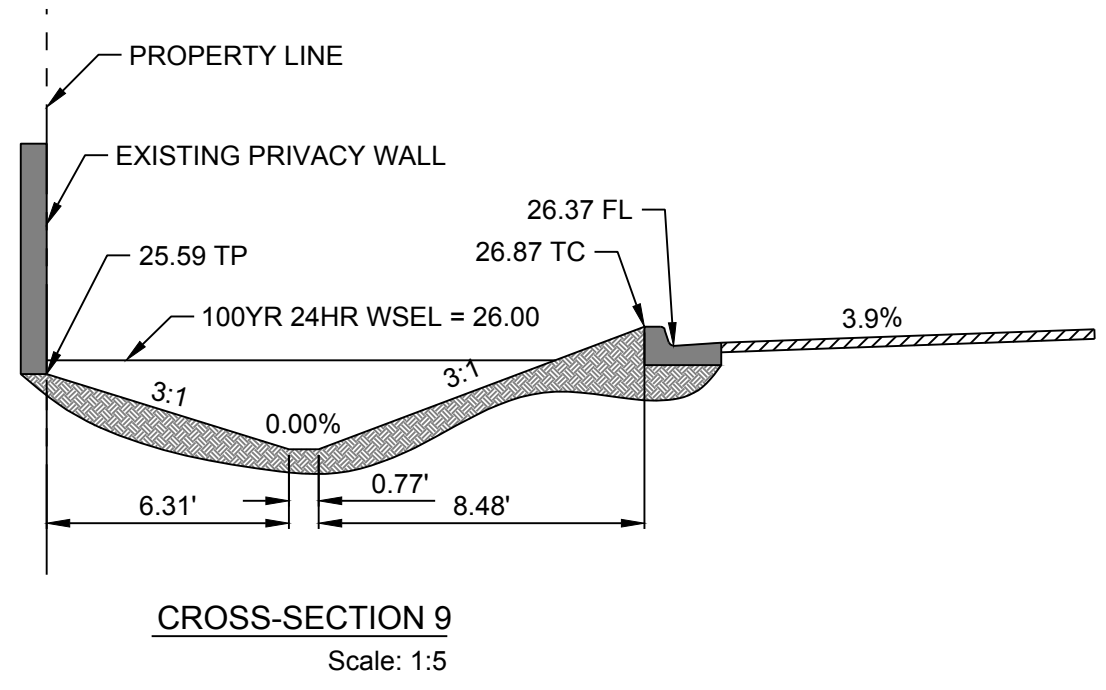
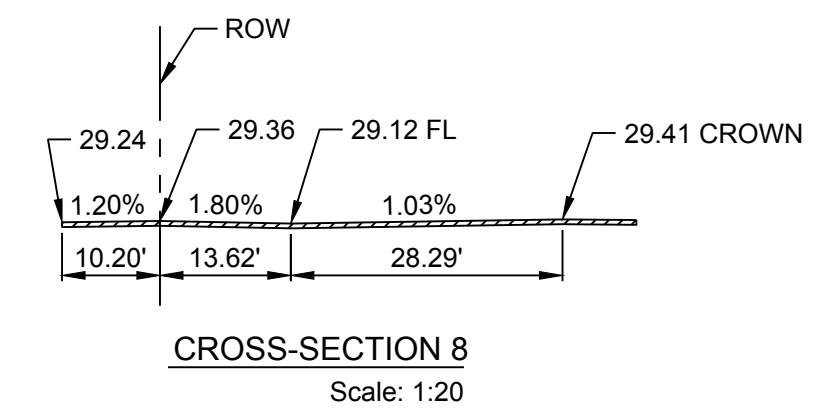
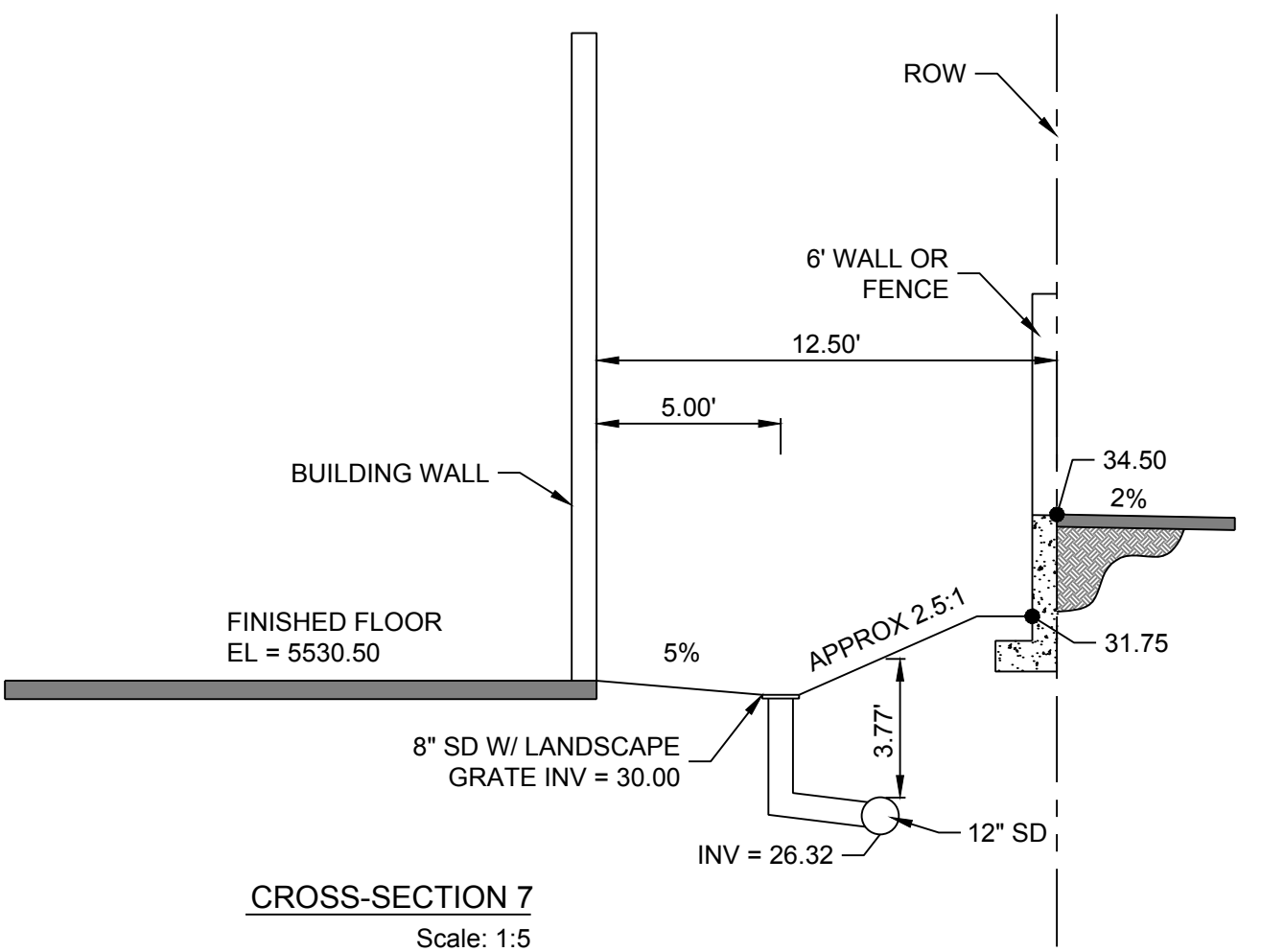
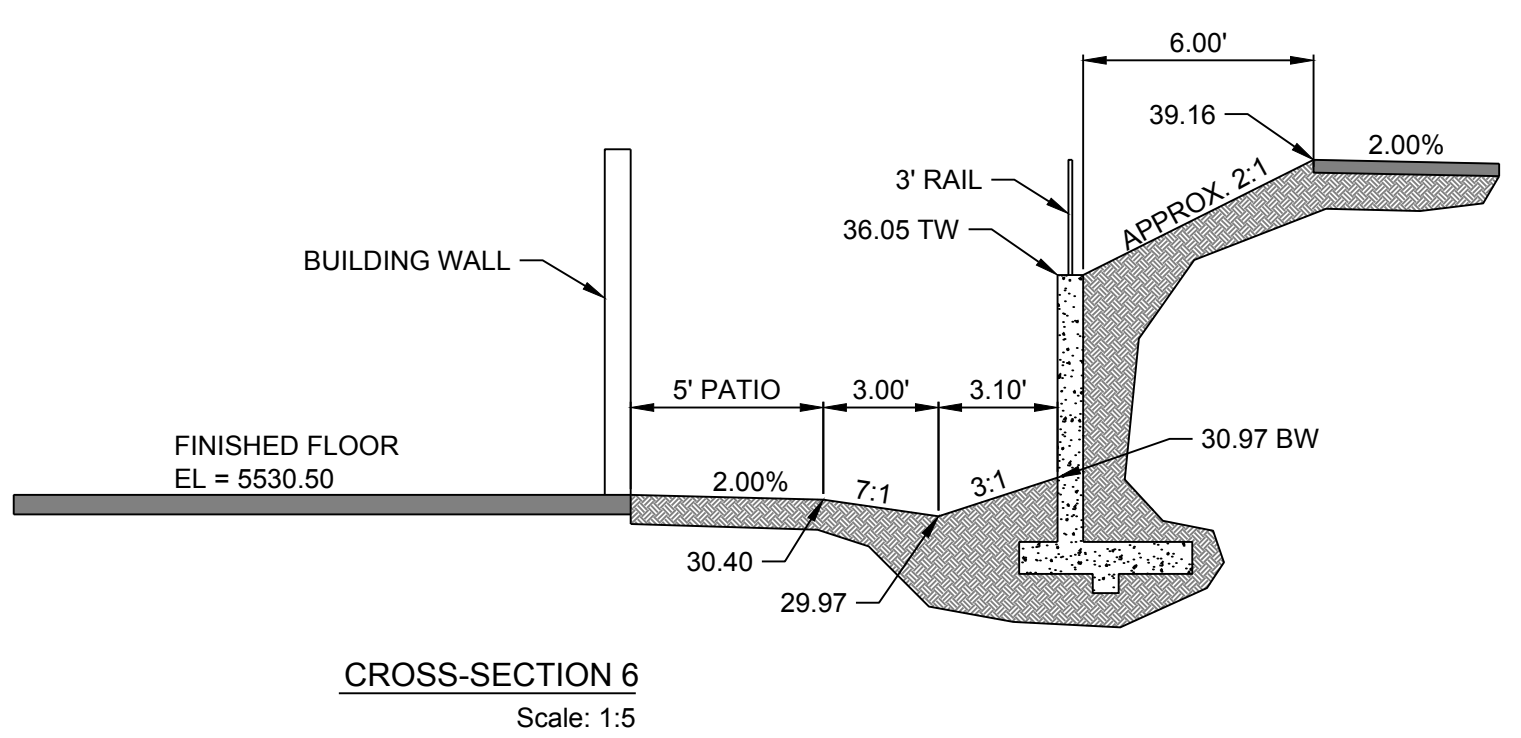
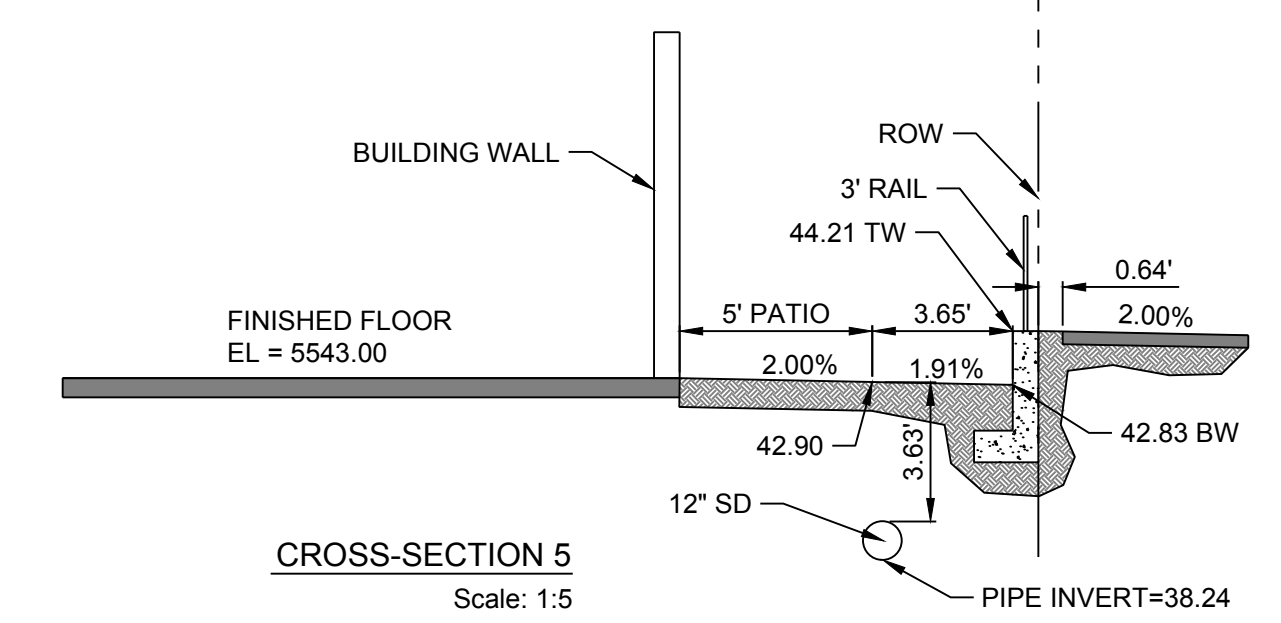
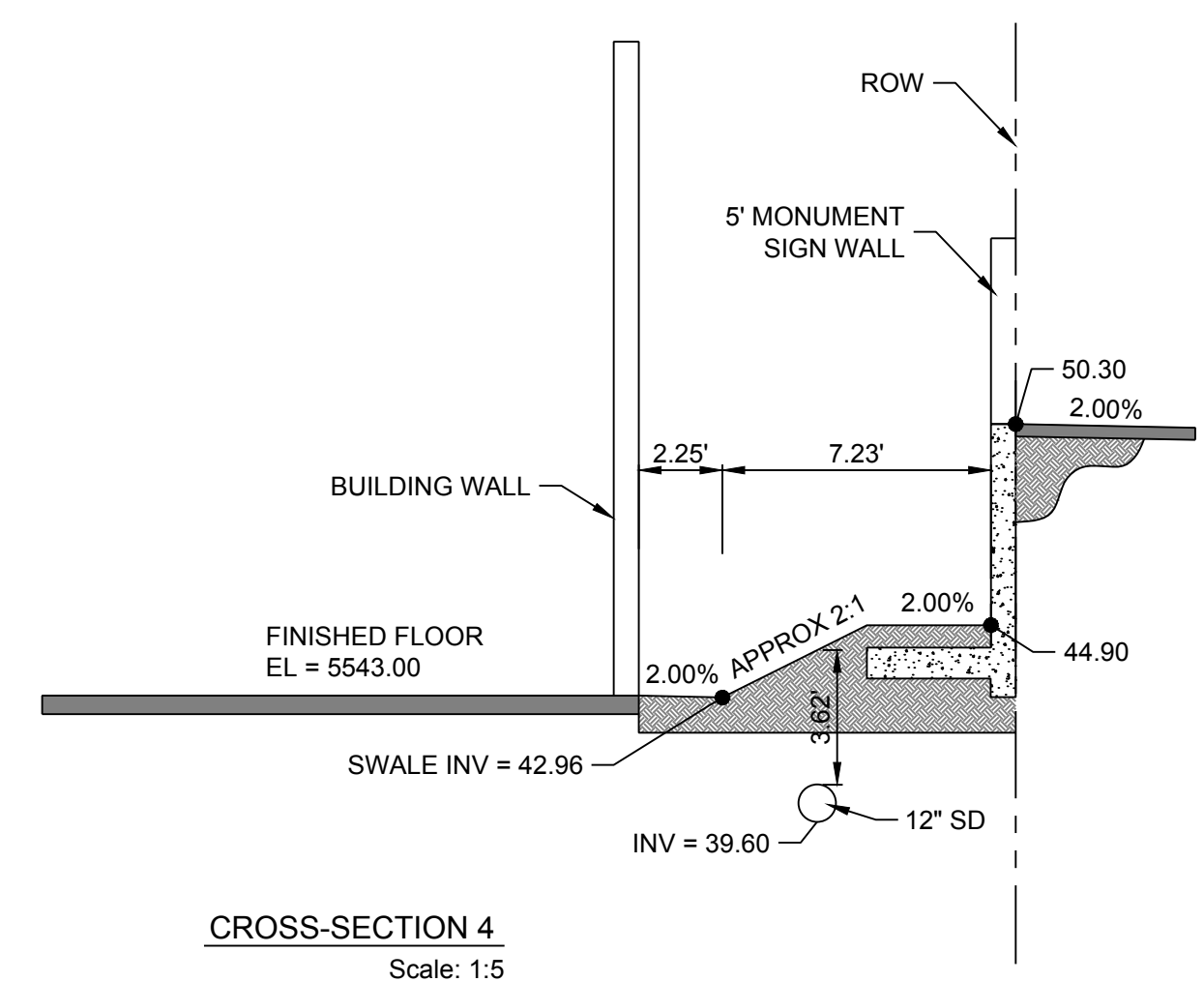
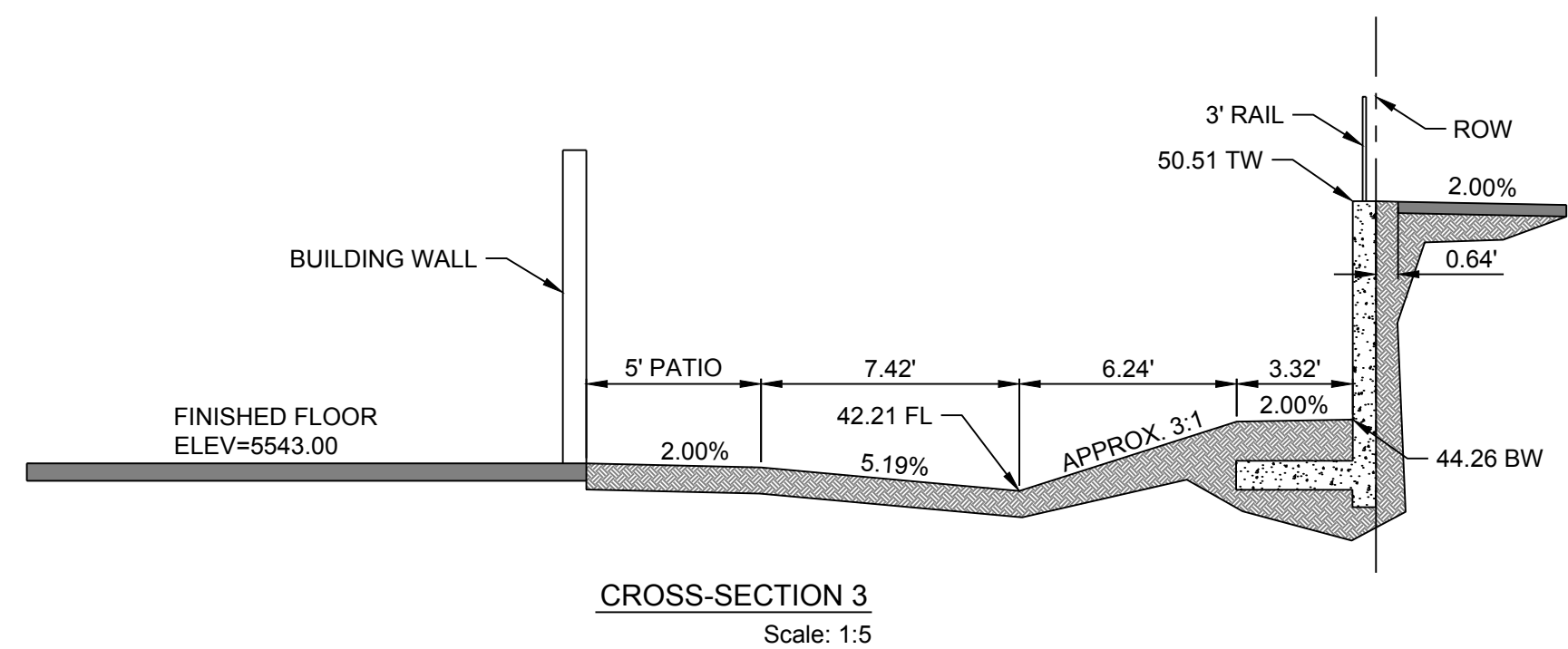
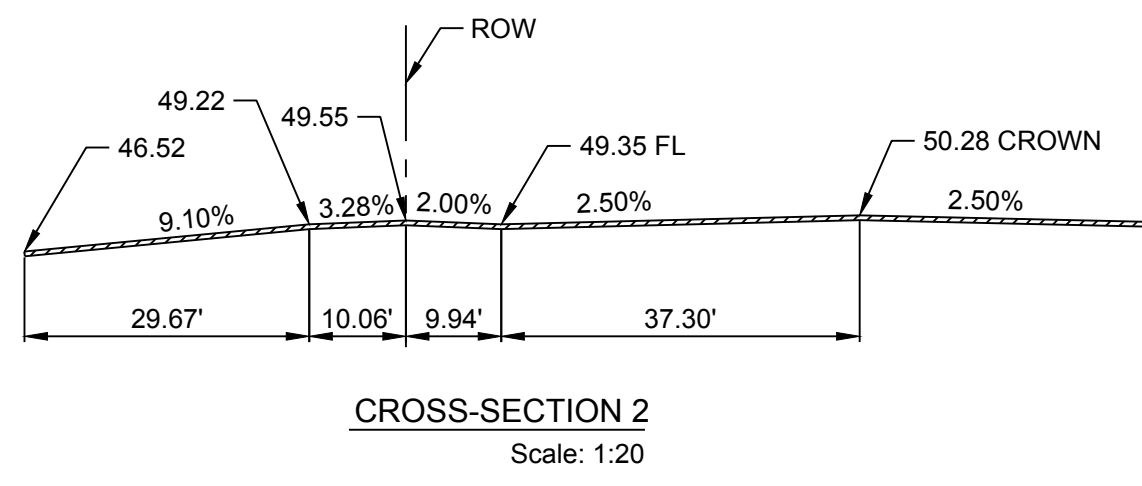
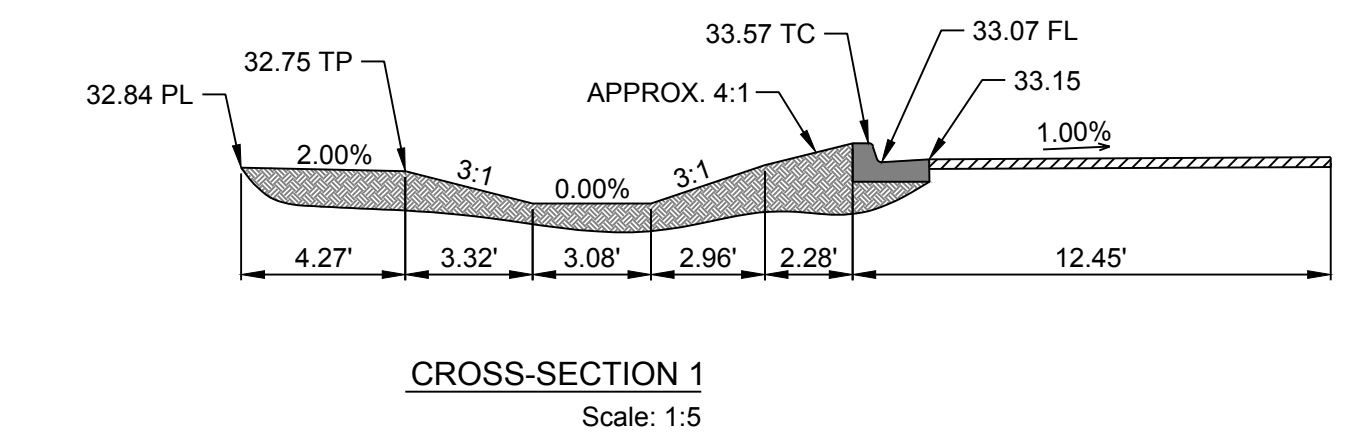
**LEGEND**

- PROPERTY LINE
- - - - 5380 EX CONTOUR MAJOR
- - - - 5379 EX CONTOUR MINOR
- - - - 5380 PROP CONTOUR MAJOR
- - - - 5379 PROP CONTOUR MINOR
- █ EXISTING SUBBASIN
- █ PROPOSED SUBBASIN
- PROPOSED SWALE
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- PROPOSED DISCHARGE LOCATION

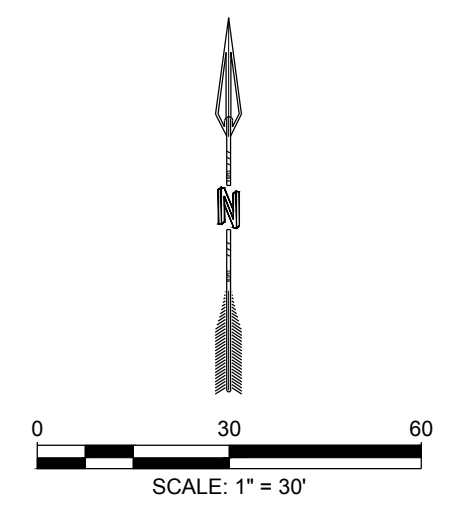




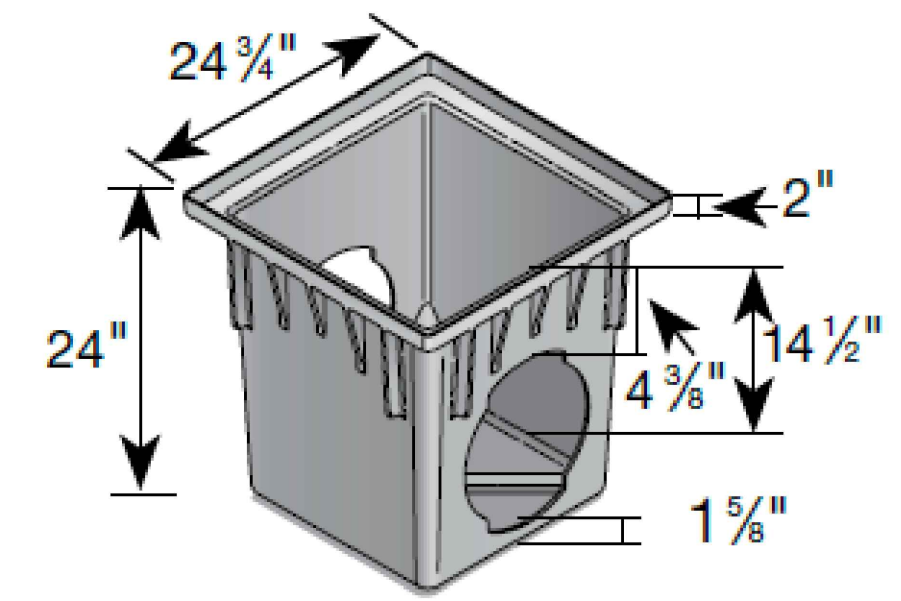
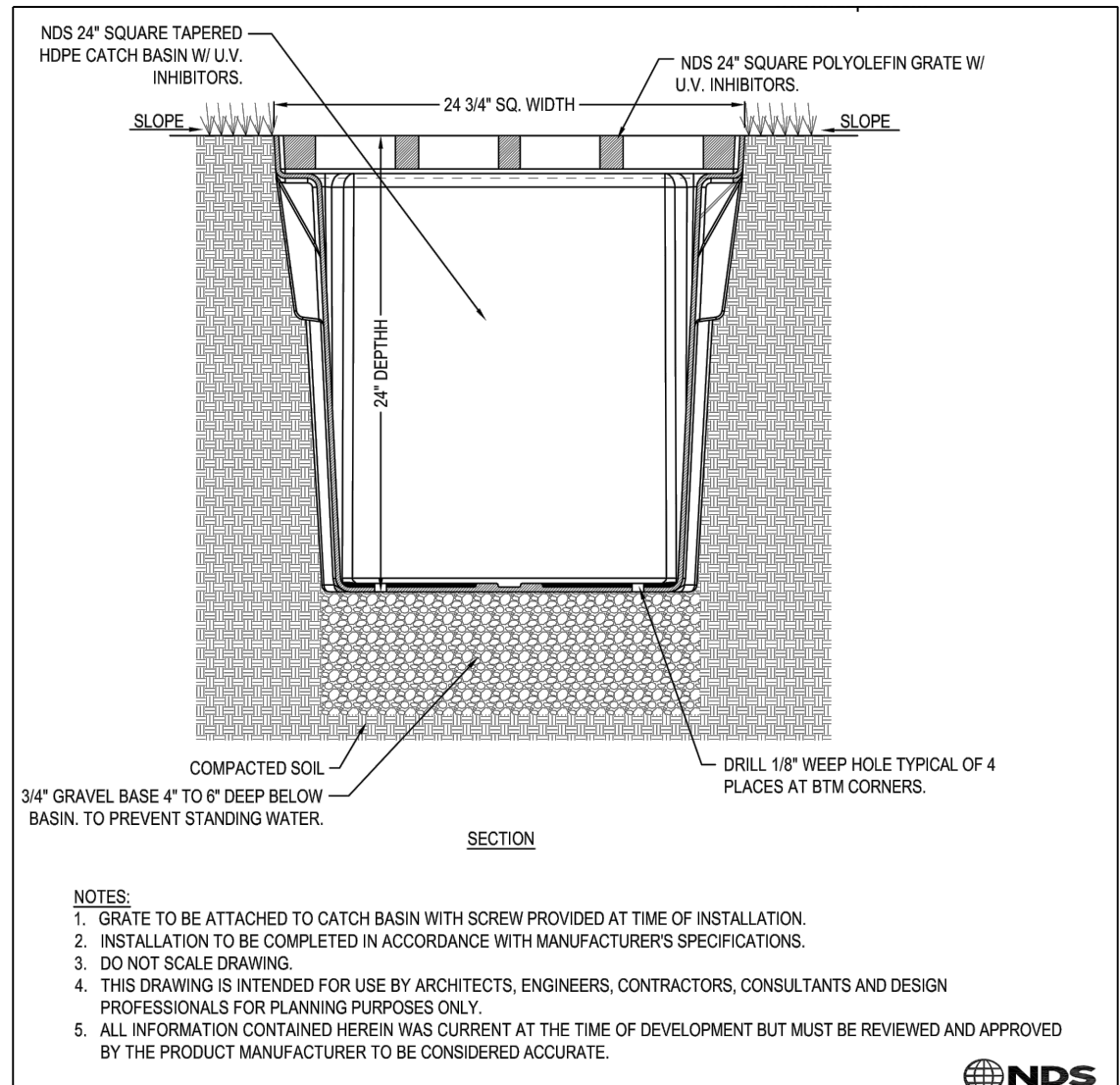
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City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 01/11/21  
 BY: *[Signature]*  
 HydroTeam 9 C20D086  
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



DESIGNED: JL DRAWN: JMS CHECKED: JL DATE: 12.16.2020	<b>RESPEC</b> 6971 Jefferson Street Suite 101 Albuquerque, NM 87113 Water and Natural Resources respec.com 505.253.9718	REVISION _____ _____ _____ _____	
<b>STAMP</b>  <b>PRELIMINARY</b> NOT FOR CONSTRUCTION 12/2020 <small>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</small>			
PROJECT NAME: <b>ALLASO VINEYARDS APARTMENTS HOLLY &amp; VENTURA</b>		SHEET TITLE: <b>SECTIONS</b>	
SUBMITTED FOR:		SHEET NUMBER: <b>C-104</b>	



24"x24" NDS CATCH BASIN  
Scale: NTS

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 01/11/21  
BY: *Randy C. Bennett*  
HydroTeam # C20D086

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**RETAINING WALL GENERAL NOTES**

1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN DEPTH) PER ASTM D1557, IF CLAY OR LOOSE SAND IS ENCOUNTERED.
2. COMPACT BACKFILL TO 90% MIN RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIAL TO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.
3. MAINTAIN 2" MIN CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL BLOCKS TO BE GROUTED SOLID W/ CONCRETE BLOCK FILL. GROUT SHALL MEET 2,000 PSI AT 28 DAYS.
5. CONCRETE FOR FOOTINGS SHALL MEET 3,000 PSI AT 28 DAYS, WITH 3/4" MAX SIZE AGGREGATE, AND A MAX SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET REQUIREMENTS OF ASTM C270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8x8x16, OR AS OTHERWISE INDICATED) AND SHALL MEET REQUIREMENTS OF ASTM C90.
8. ALL REINFORCING SHALL MEET REQUIREMENTS OF ASTM A615, GRADE 40.
9. INSTALL 9GA., GALV. DUR-O-WAL (OR APPROVED EQUAL) EVERY OTHER COURSE (16" OC), OR BOND BEAM WITH 2-#4 REBAR EVERY THIRD COURSE (24" OC MAX).
10. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.
11. TOP COURSE OF BLOCK SHALL USE 2" SOLID MASONRY UNITS AS CAPS, UNLESS A CMU PERIMETER WALL IS TO BE INSTALLED ON TOP DRAIN BLOCKS FOR PARTY WALLS, AT LOCATIONS SHOWN ON THE PLANS AND AS SPECIFIED BY OWNER, SHALL CONSIST OF STANDARD MASONRY UNITS TURNED FACE DOWN. THEY SHALL BE INSTALLED THROUGH THE PARTY WALL ABOVE THE RETAINING WALL SECTION AFTER THE RETAINING WALL SECTION IS COMPLETE AND BACKFILLED.
13. ALL WALLS FACING PUBLIC ROW MUST BE SPRAYED WITH ANTI-GRAFFITI COATING.
14. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (SPECIFIED BY OWNER), CONSTRUCT PILASTERS AT 16" OC (MAX), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS, AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
15. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNER'S DIRECTION.
16. IF NO PILASTERS ARE TO BE CONSTRUCTED THE APPROPRIATE EXPANSION / CONTRACTION JOINTS SHALL BE PROVIDED AT 12' OC (MAX).
17. ALL WALLS SHOWN ON PLANS HAVE BEEN DESIGNED TO ACCEPT A 6' (MAX) CMU PARTY WALL.
18. FOR LOCATIONS TO INCLUDE PARTY WALLS, EXTEND #4 BARS AT 48" OC WITH MINIMUM INBEDMENT OF 24" IN RETENTION WALL.
19. WATERPROOFING SHALL BE HYDROCIDIC LIQUID MEMBRANE HLM 5000 OR APPROVAL EQUAL, AND SHALL BE APPLIED FROM FINISHED GRADE TO TOP OF FOUNDATION.
20. PARTY WALL DETAILS NOT INCLUDED, TO BE PROVIDED BY OWNER.
21. WALL, INCLUDING FOOTING, SHALL NOT EXTEND INTO ANY ADJACENT PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

DESIGNED BY		CHECKED BY		DATE	
JL	JMS	JL	JMS	12.17.2020	
DRAWN		CHECKED		DATE	
RESPEC		RESPEC		DATE	

STAMP

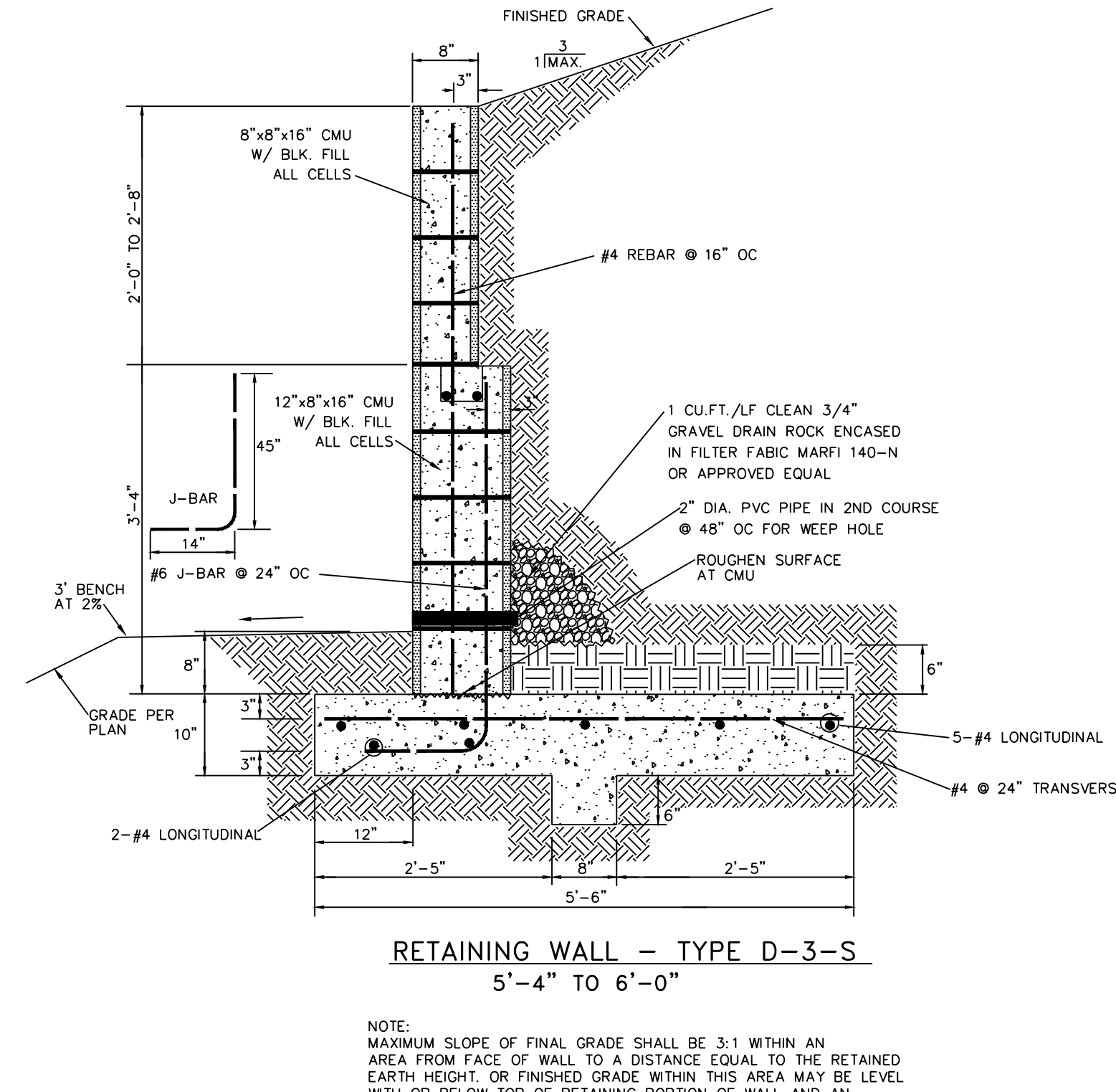
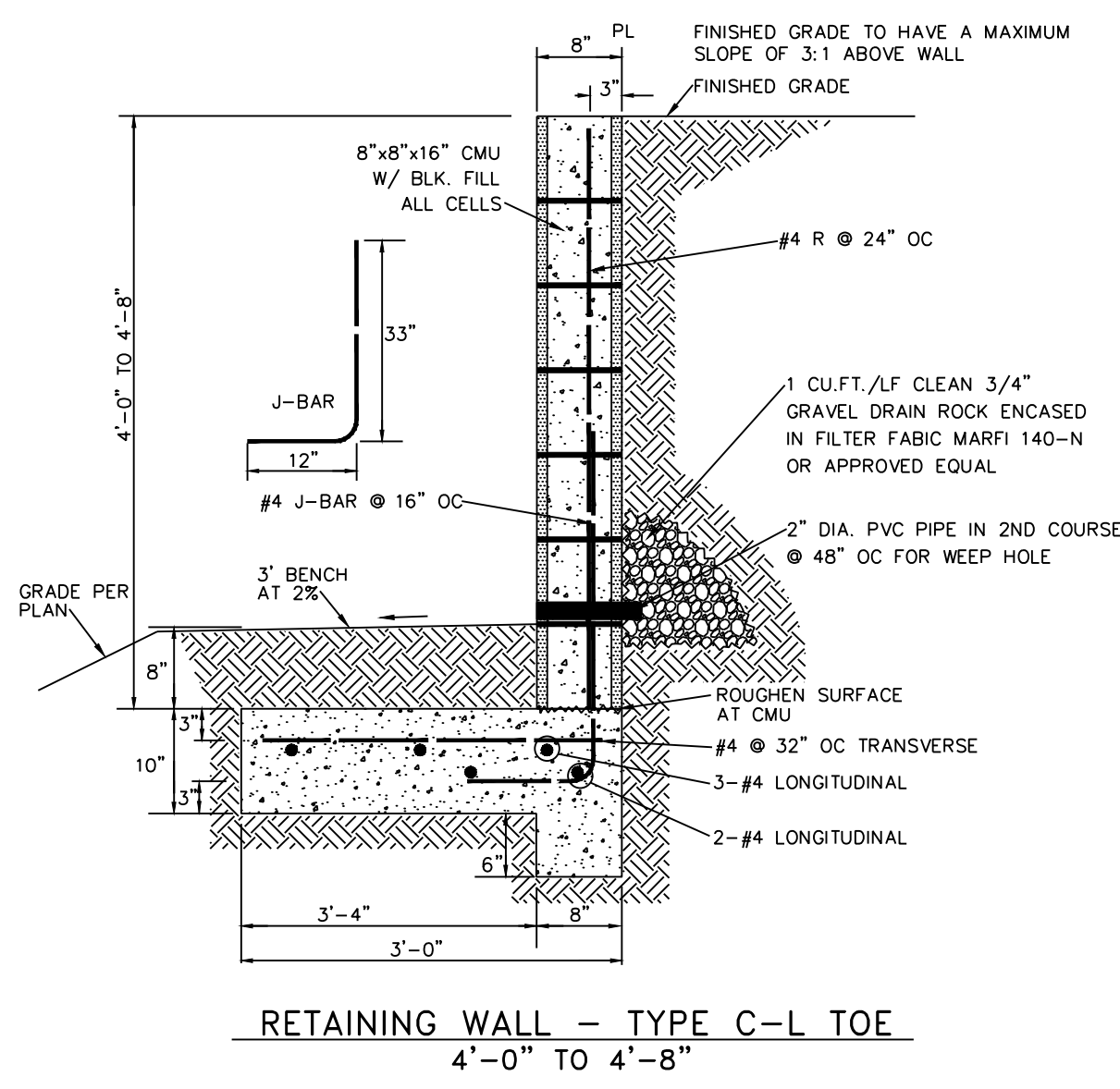
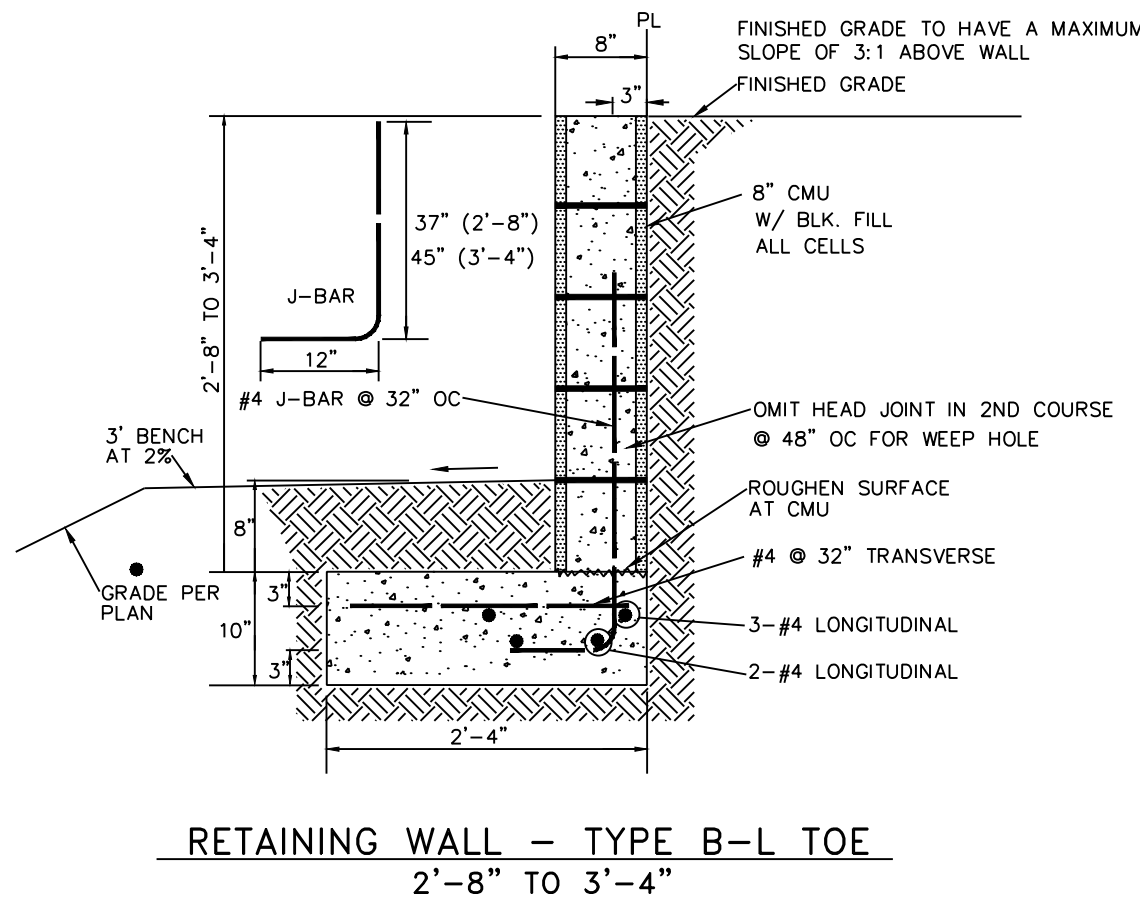
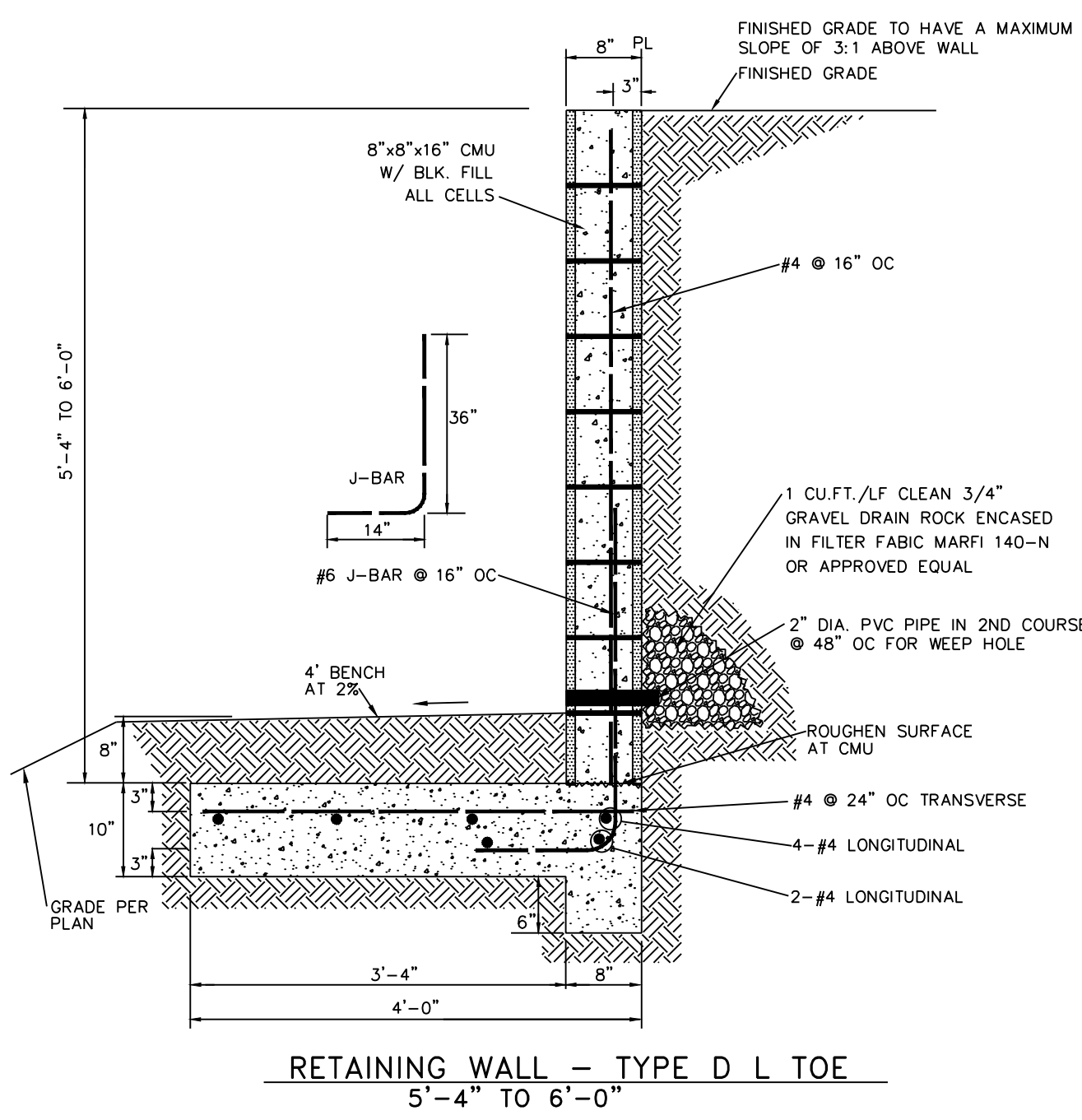
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
12/2020

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ALLASO VINEYARDS APARTMENTS HOLLY & VENTURA

DETAILS



NOTE:  
MAXIMUM SLOPE OF FINAL GRADE SHALL BE 3:1 WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT OR FINISHED GRADE WITHIN THIS AREA MAY BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL AND AN ADDITIONAL LOADING OF 100 PSF MAX. MAY BE APPLIED.

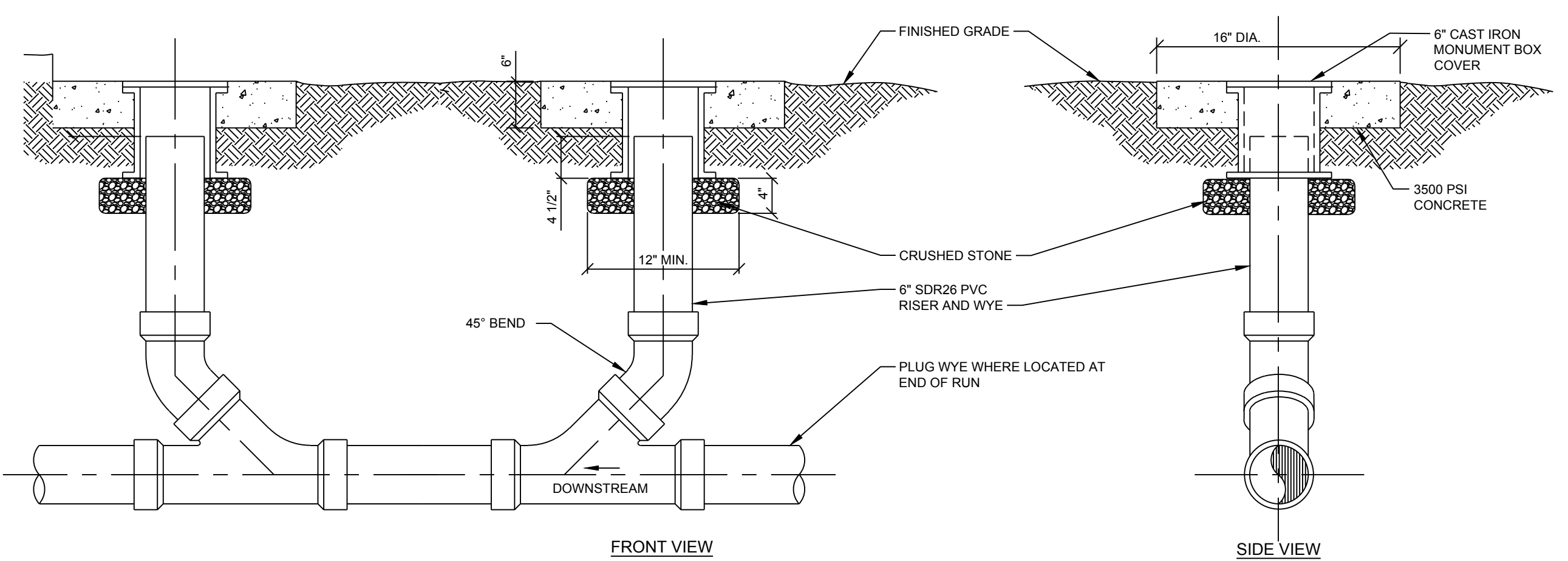
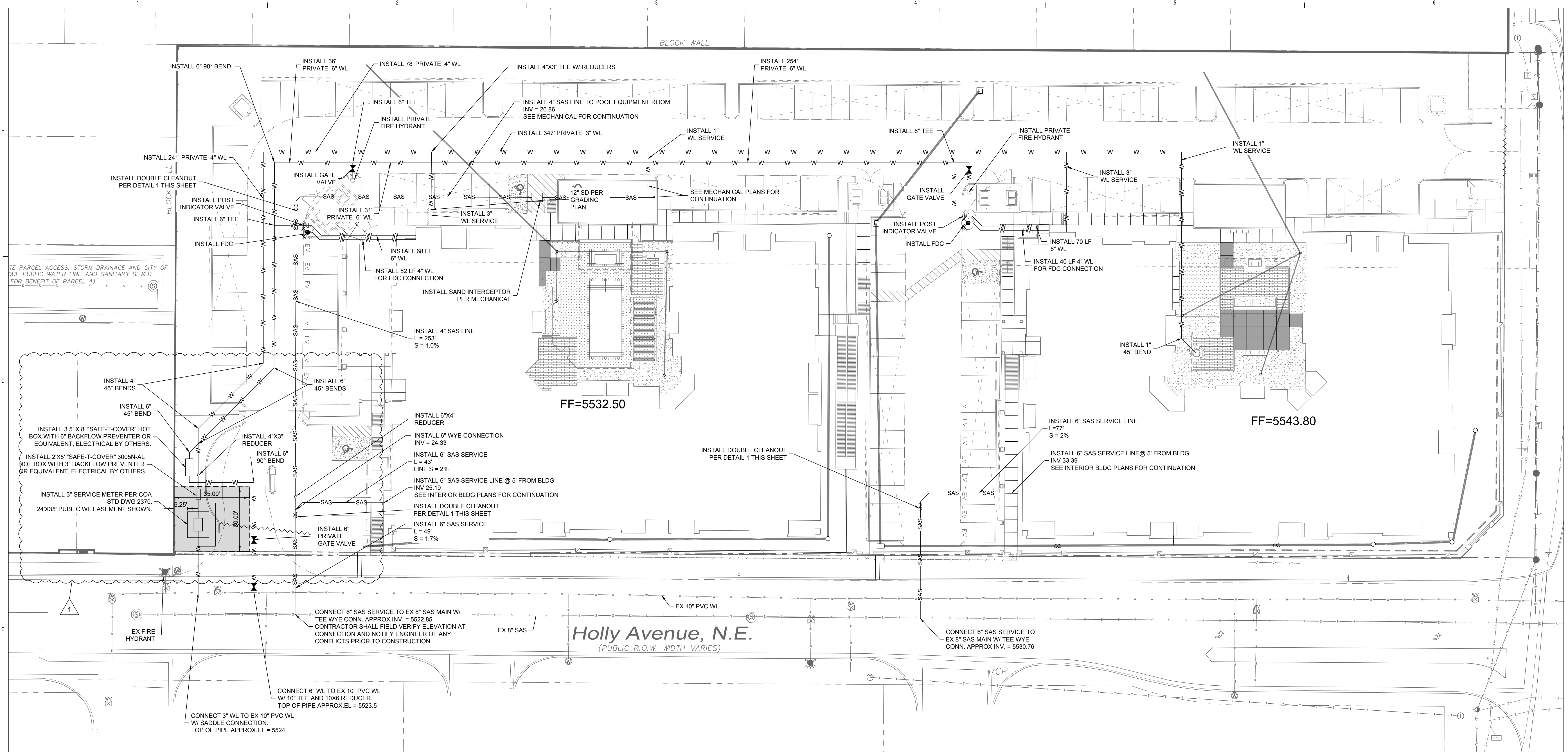
PROJECT NAME:

SHEET TITLE:

SUBMITTED FOR:

SHEET NUMBER:

**C-105**



**1 SEWER CLEANOUT DETAIL**  
NO SCALE

**SYMBOL LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CLEANOUT
	PROPOSED GATE VALVE
	PROPOSED FDC
	PROPOSED PIV
	PROPOSED FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING SAS MH

- UTILITY GENERAL NOTES**
- EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
  - CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS, AND MATERIAL PRIOR TO CONSTRUCTION. RELOCATION OF EXISTING UTILITIES MAY BE REQUIRED FOR THE CONSTRUCTION OF PROPOSED IMPROVEMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.
  - VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
  - ALL UTILITIES TO BE INSTALLED PER CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS.
  - ALL ON-SITE PRIVATE FIRE HYDRANTS TO BE PAINTED SAFETY ORANGE.
  - PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
  - DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
  - ADJUST ALL CASTINGS TO FINISH GRADES.
  - KEEP SITE LIGHTING CONDUITS OUTSIDE OF PAVEMENT IF POSSIBLE.
  - ELECTRIC, PHONE, GAS, AND IRRIGATION LINE BY OTHERS.

- SANITARY SEWER SERVICE NOTES**
- INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
  - ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

- WATER SERVICE NOTES**
- INSTALL WATER MAIN WITH A MINIMUM OF 3' FEET OF COVER.
  - PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NEW MEXICO 87109  
WWW.RESPEC.COM PHONE (505)253-9718

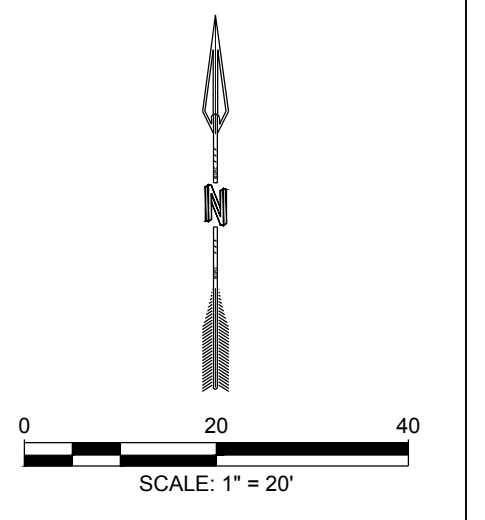
**RESPEC**  
ENGINEER  
JESUS A. LOPEZ ANKA  
NEW MEXICO  
26388  
9/01/2021  
PROJECT

**ALLASSO VINEYARDS**  
8901 HOLLY AVENUE NE  
ALBUQUERQUE, NM 87122

**ISSUED FOR BUILDING PERMIT**

- REVISIONS**
- MOVED WATER METER
  - 
  - 
  - 
  - 
  -

DRAWN BY: JMS  
REVIEWED BY: JL  
DATE: 09/01/2021  
PROJECT NO.: 04012  
DRAWING NAME: UTILITY PLAN

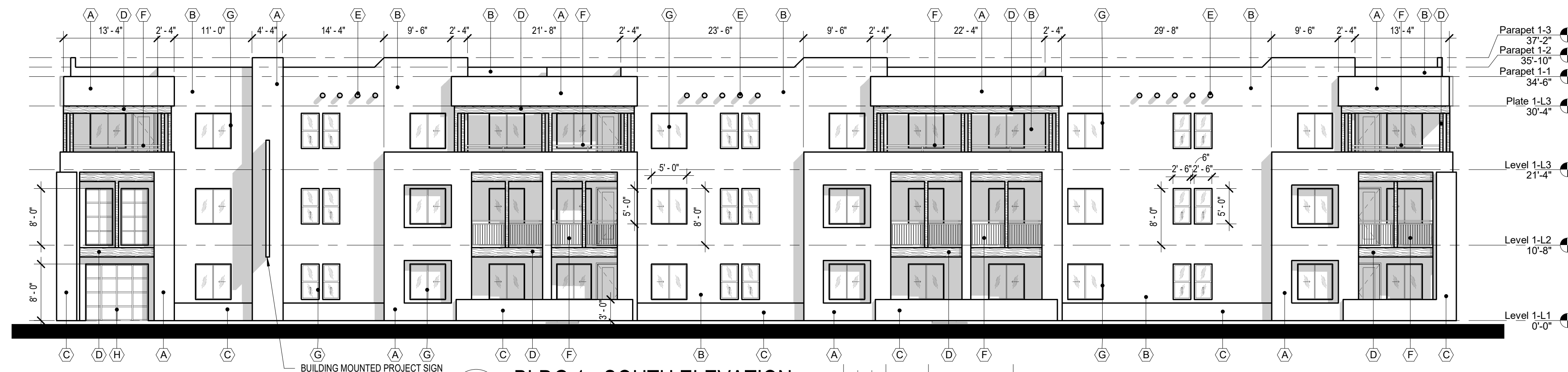


**C-105**  
SHEET NO.

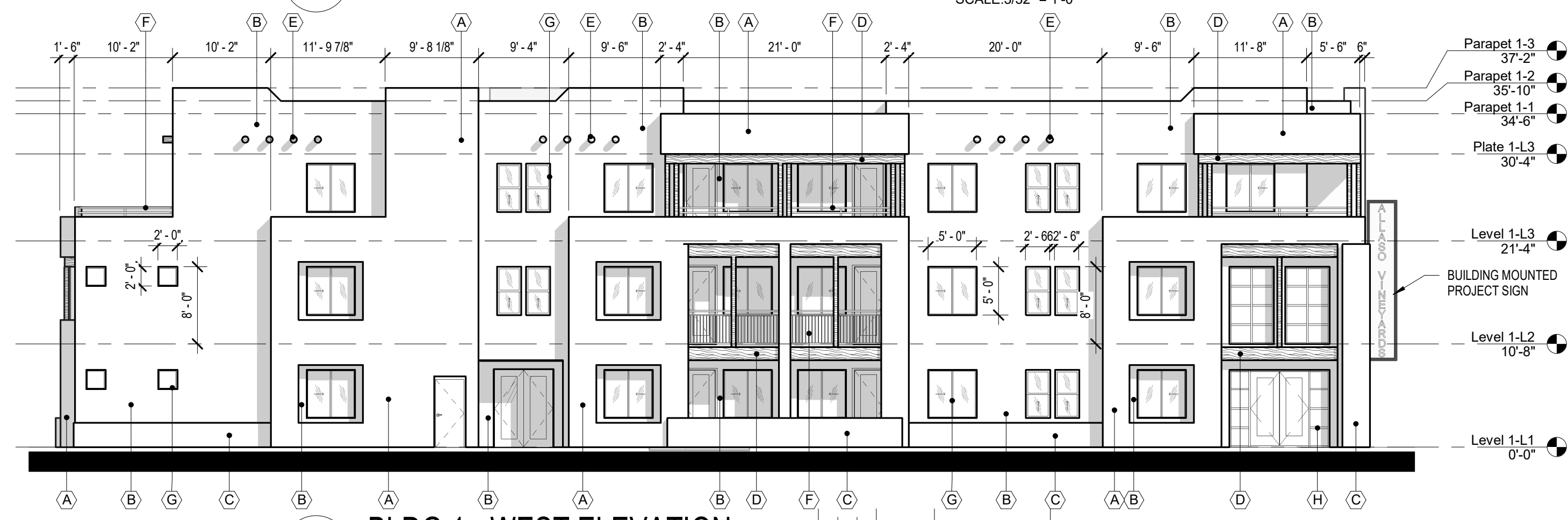


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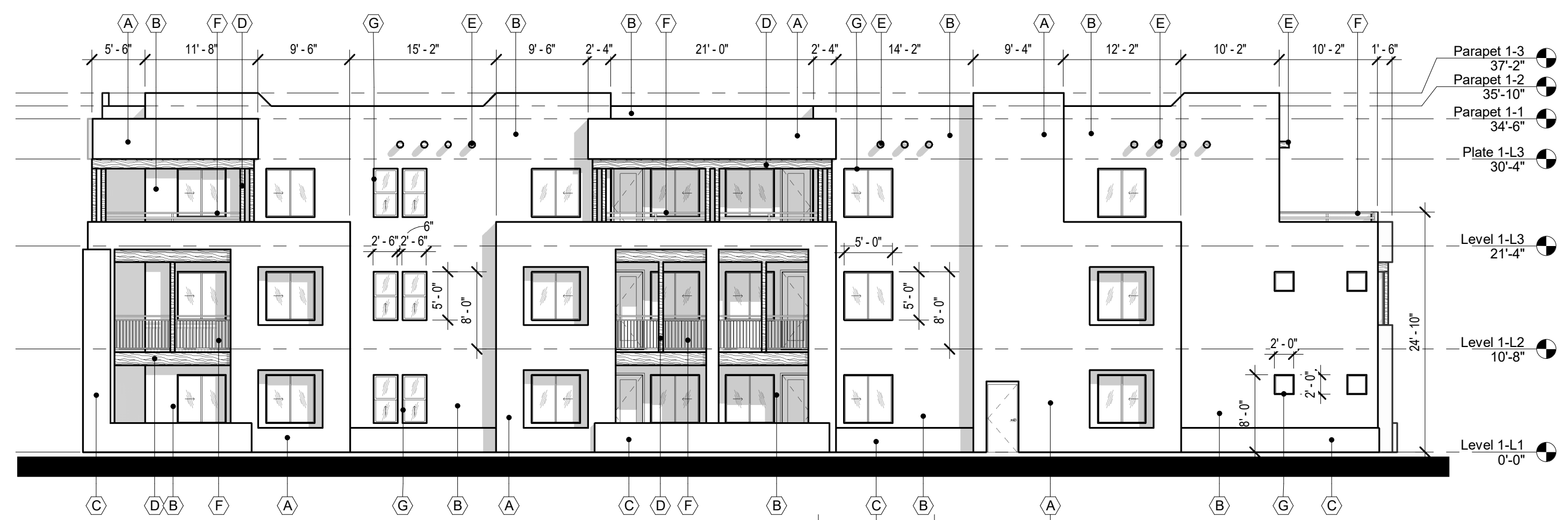
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B	STUCCO FINISH: LIGHT BROWN
C	STUCCO FINISH: DARK BROWN
D	STRUCTURAL WOOD MEMBER
E	DECORATIVE WOOD ELEMENT
F	METAL RAILINGS COLOR BLACK
G	VINYL WINDOWS COLOR BLACK
H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN



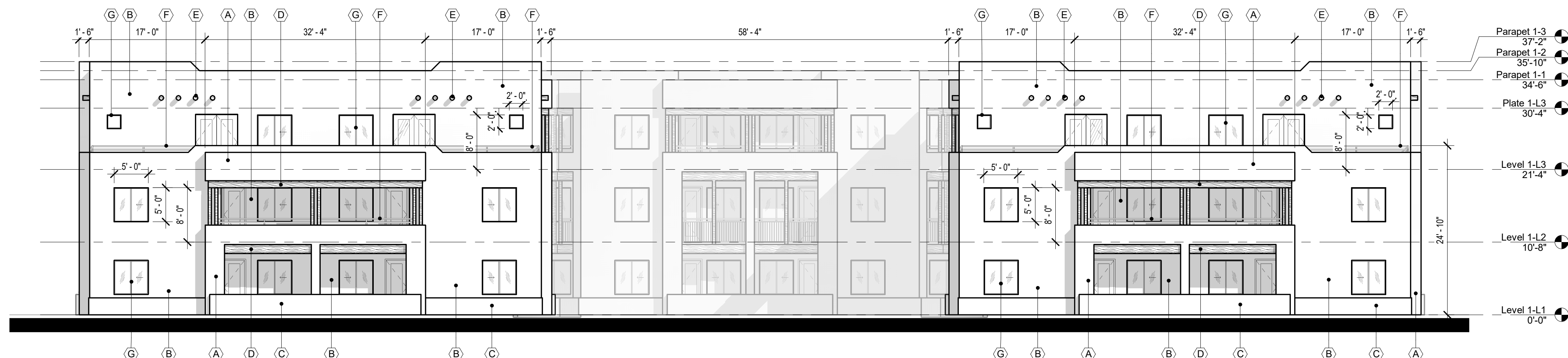
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 SCALE: 3/32" = 1'-0"



**2 BLDG 1 - WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**3 BLDG 1 - EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"

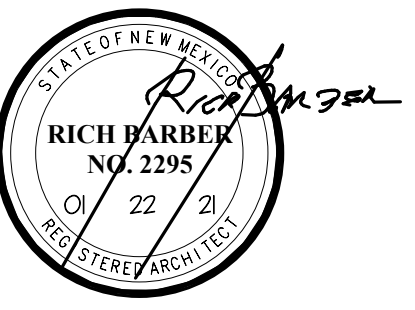


**4 BLDG 1 - NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

DRB SUBMITTAL

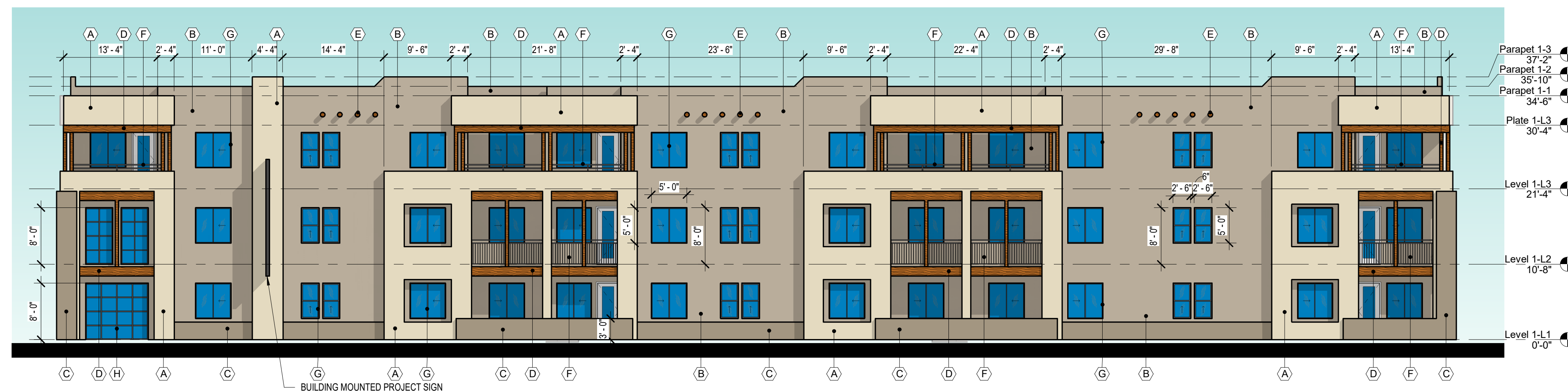
DATE: JANUARY 22, 2021 ORB #: 19-227

**A3.15**  
 BUILDING 1 - EXTERIOR  
 ELEVATIONS



**MATERIAL KEY**

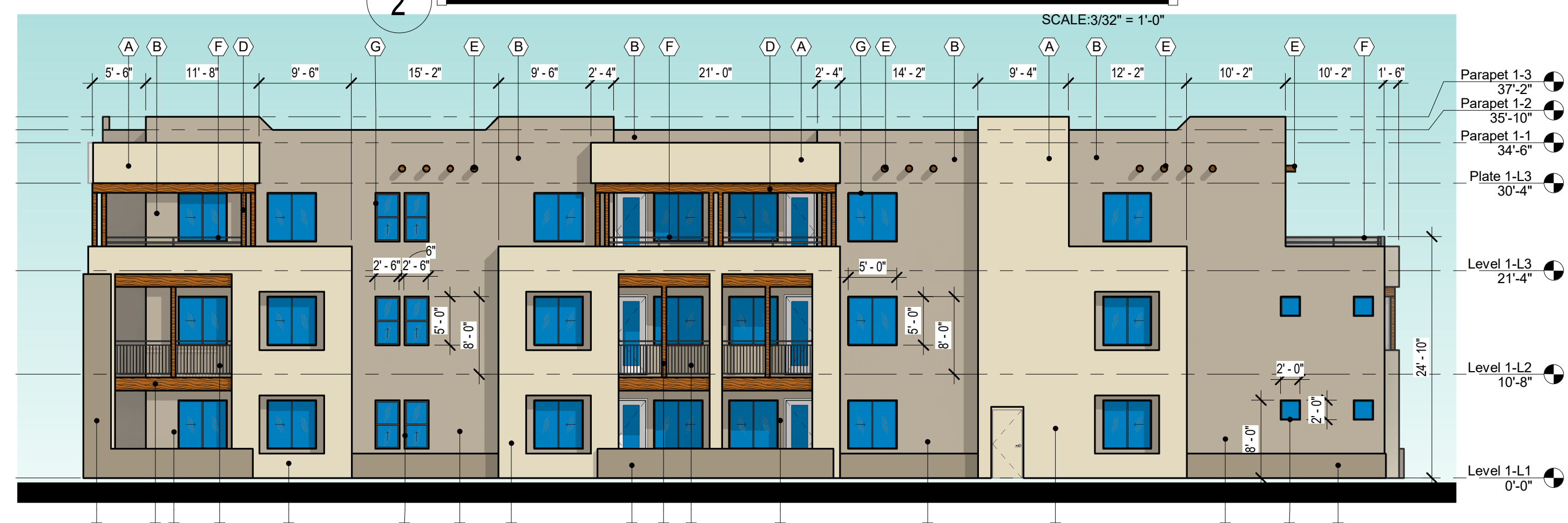
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H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN



**1 BLDG 1 - SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



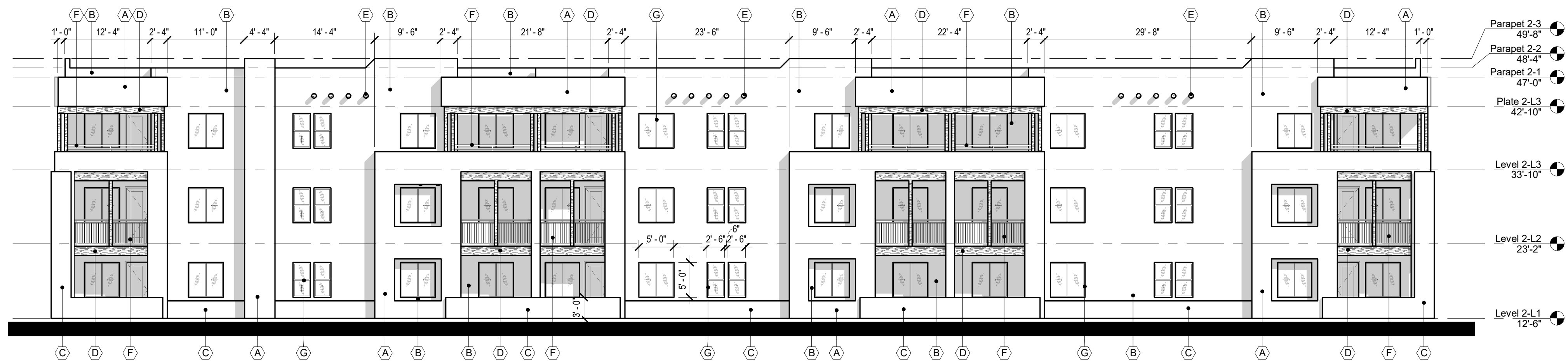
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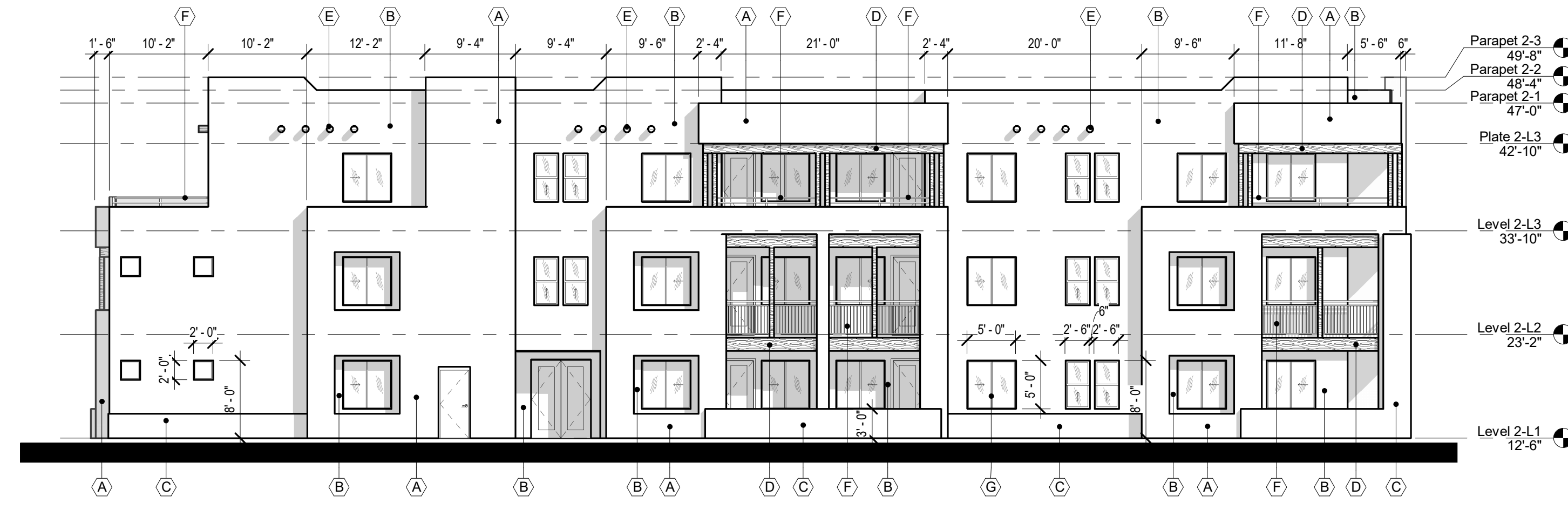
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 SCALE: 3/32" = 1'-0"



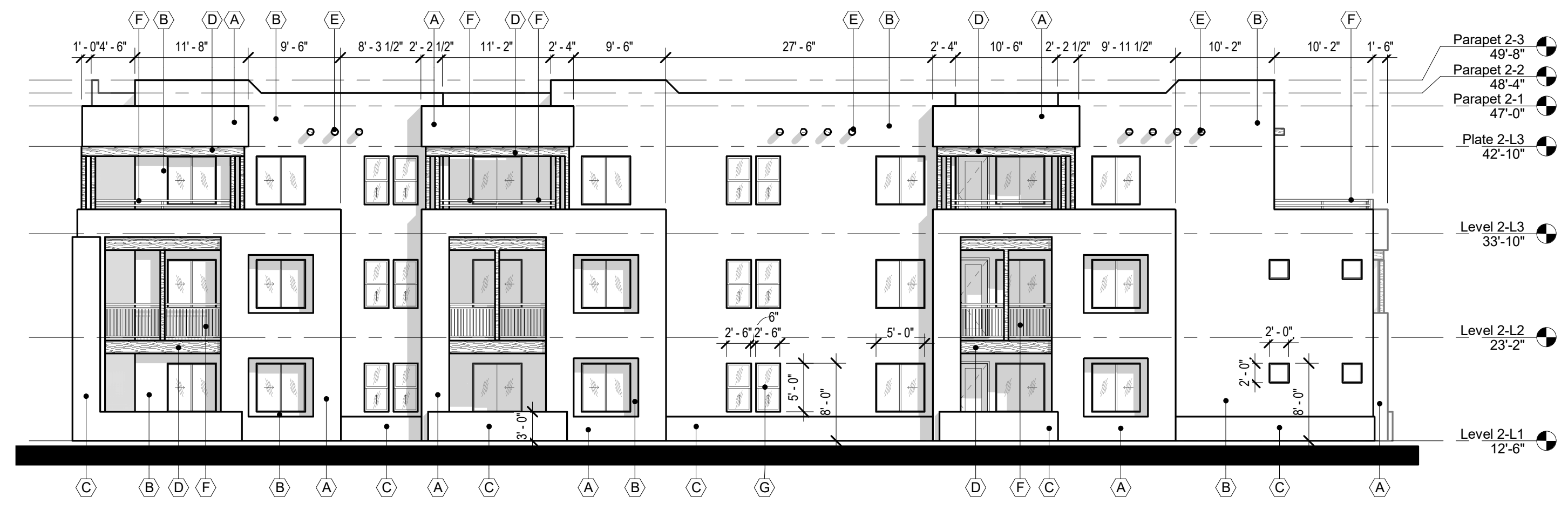
**4 BLDG 1 - NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



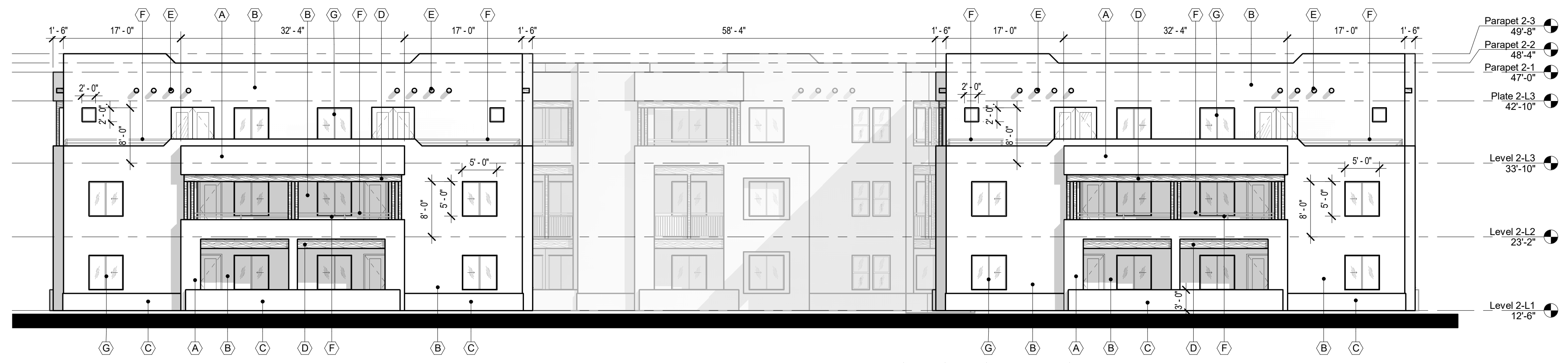
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SCALE: 3/32" = 1'-0"



2 BLDG 2 - WEST ELEVATION  
SCALE: 3/32" = 1'-0"



3 BLDG 2 - EAST ELEVATION  
SCALE: 3/32" = 1'-0"



4 BLDG 2 - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

MATERIAL KEY

A	STUCCO FINISH: BEIGE
B	STUCCO FINISH: LIGHT BROWN
C	STUCCO FINISH: DARK BROWN
D	STRUCTURAL WOOD MEMBER
E	DECORATIVE WOOD ELEMENT
F	METAL RAILINGS COLOR BLACK
G	VINYL WINDOWS COLOR BLACK
H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN

**ALLASO VINEYARDS**  
NWC OF HOLLY AVE. NE AND VENTURA ST. NE  
ALBUQUERQUE, NEW MEXICO

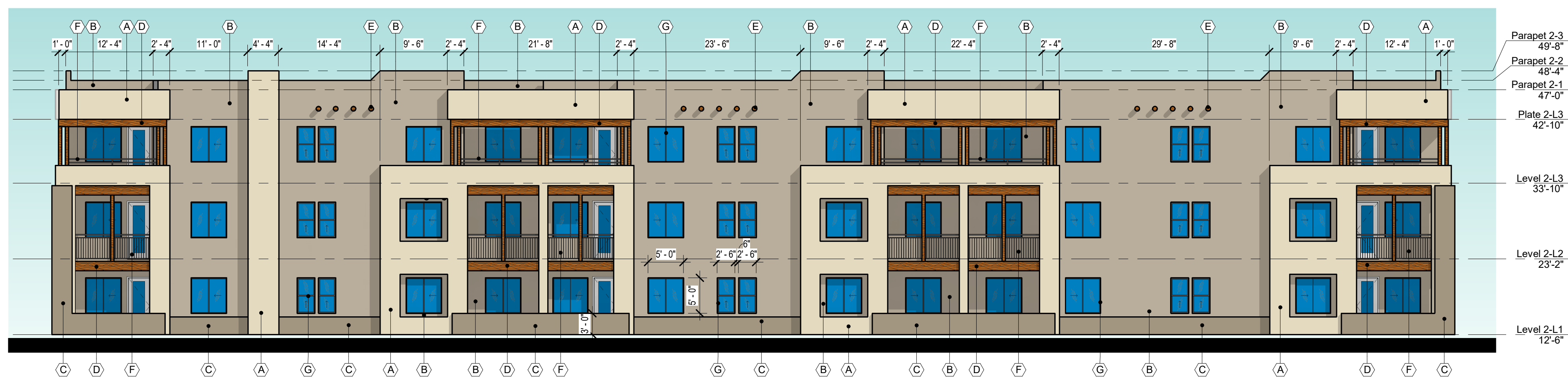
Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



DRB SUBMITTAL

DATE: JANUARY 22, 2021 ORB #: 19-227

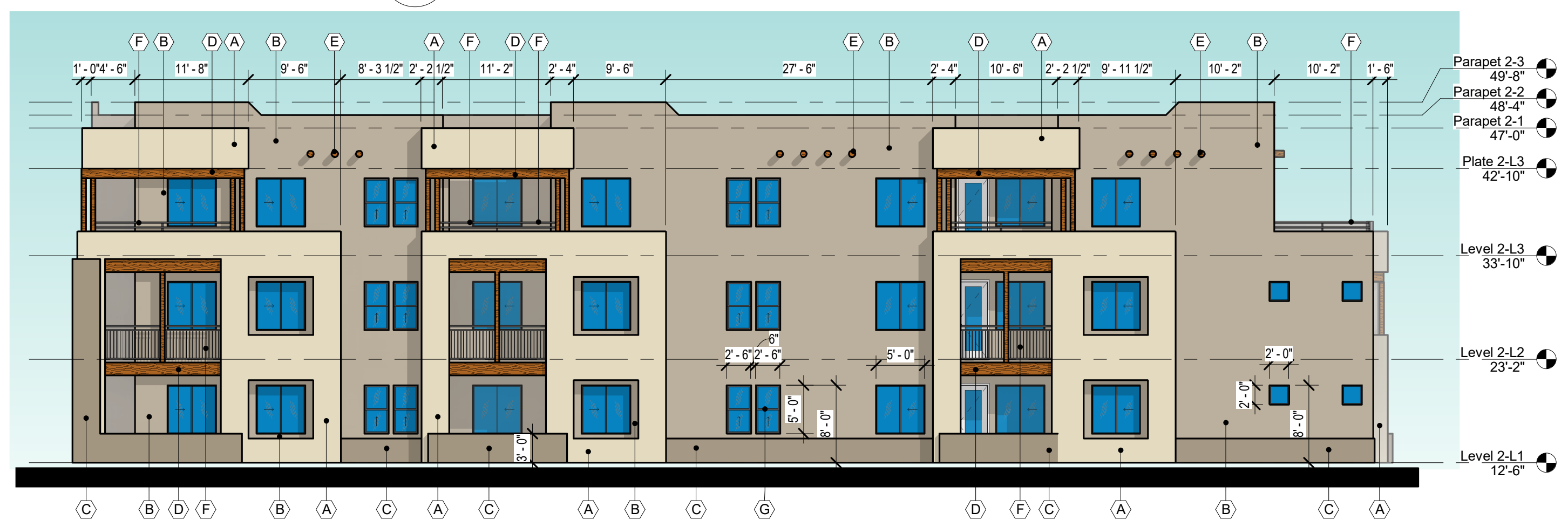
**A3.25**  
BUILDING 2 - EXTERIOR  
ELEVATIONS



1 BLDG 2 - SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



2 BLDG 2 - WEST ELEVATION  
SCALE: 3/32" = 1'-0"



3 BLDG 2 - EAST ELEVATION  
SCALE: 3/32" = 1'-0"



4 BLDG 2 - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

**MATERIAL KEY**

A	STUCCO FINISH: BEIGE
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G	VINYL WINDOWS COLOR BLACK
H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN

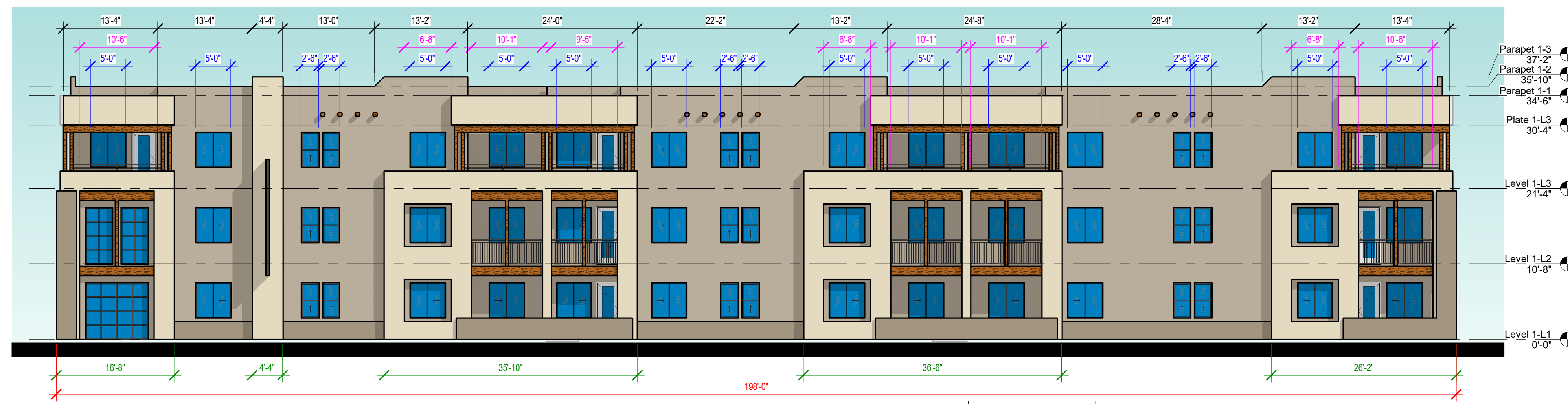
**ALLASO VINEYARDS**  
NWC OF HOLLY AVE. NE AND VENTURA ST. NE  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB** Architecture, LLC  
WorldHQ@ORBArch.com

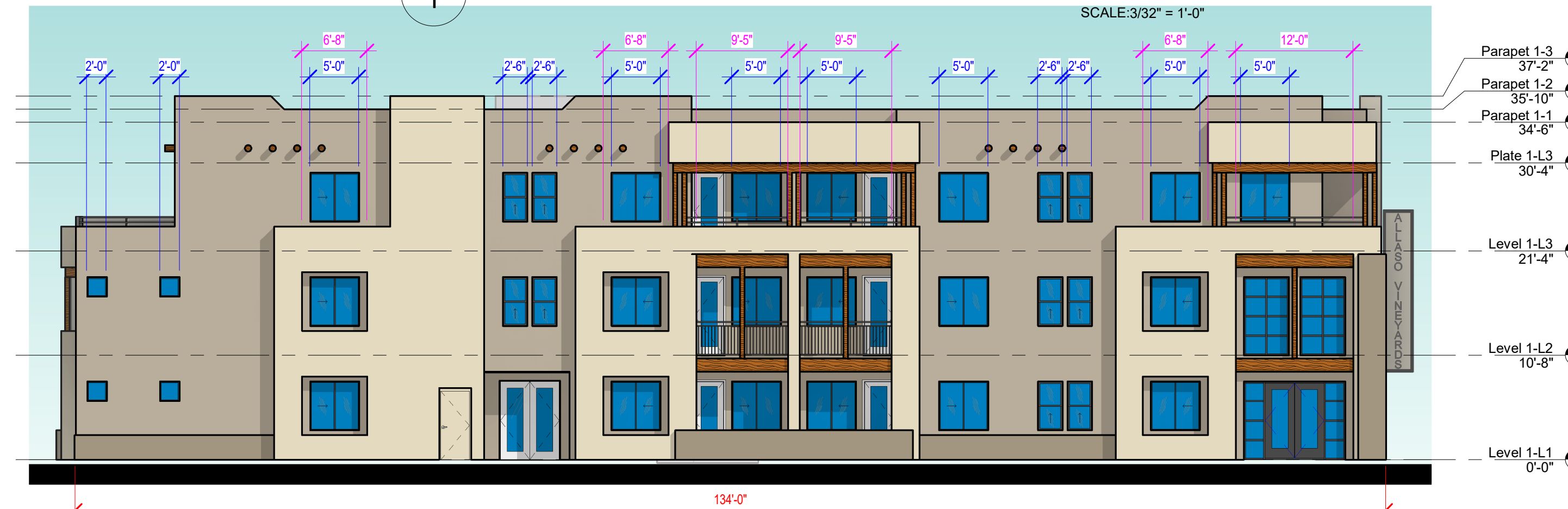


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DRB SUBMITTAL  
DATE: JANUARY 22, 2021 ORB #: 19-227  
**A3.25C**  
BUILDING 2 - COLOR EXTERIOR ELEVATIONS



1 BLDG 1 - SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"



2 BLDG 1 - WEST ELEVATION  
 SCALE: 3/32" = 1'-0"



3 BLDG 1 - EAST ELEVATION  
 SCALE: 3/32" = 1'-0"



4 BLDG 1 - NORTH ELEVATION  
 SCALE: 3/32" = 1'-0"

**FACADE DESIGN CALCULATIONS**

- X FACADE LENGTH
- X WINDOWS ON UPPER FLOOR DIMENSIONS 5-11(E)(2)(a)(2.b)
- X WINDOWS WITH COVERING DIMENSIONS 5-11(E)(2)(a)(2.c)
- X WALL PLANE PROJECTIONS DIMENSIONS 5-11(E)(2)(a)(3.a)
- X CHANGE IN PARAPET HEIGHT DIMENSIONS 5-11(E)(2)(a)(3.e)

**BUILDING 1 CALCULATIONS**

**SOUTH ELEVATION (198'-0" LENGTH)**  
 5-11(E)(2)(a)(2.b) WINDOWS ON UPEER FLOORS - 75'-0" / 198'-0" = 37%  
 5-11(E)(2)(a)(2.d) WINDOWS WITH COVERING - 80'-8" / 198'-0" = 41%  
 5-11(E)(2)(a)(3.a) WALL PLANE PROJECTIONS - 119'-6" / 198'-0" = 60%

**WEST ELEVATION (134'-0" LENGTH)**  
 5-11(E)(2)(a)(2.b) WINDOWS ON UPEER FLOORS - 49'-0" / 134'-0" = 36%  
 5-11(E)(2)(a)(2.d) WINDOWS WITH COVERING - 50'-10" / 134'-0" = 38%

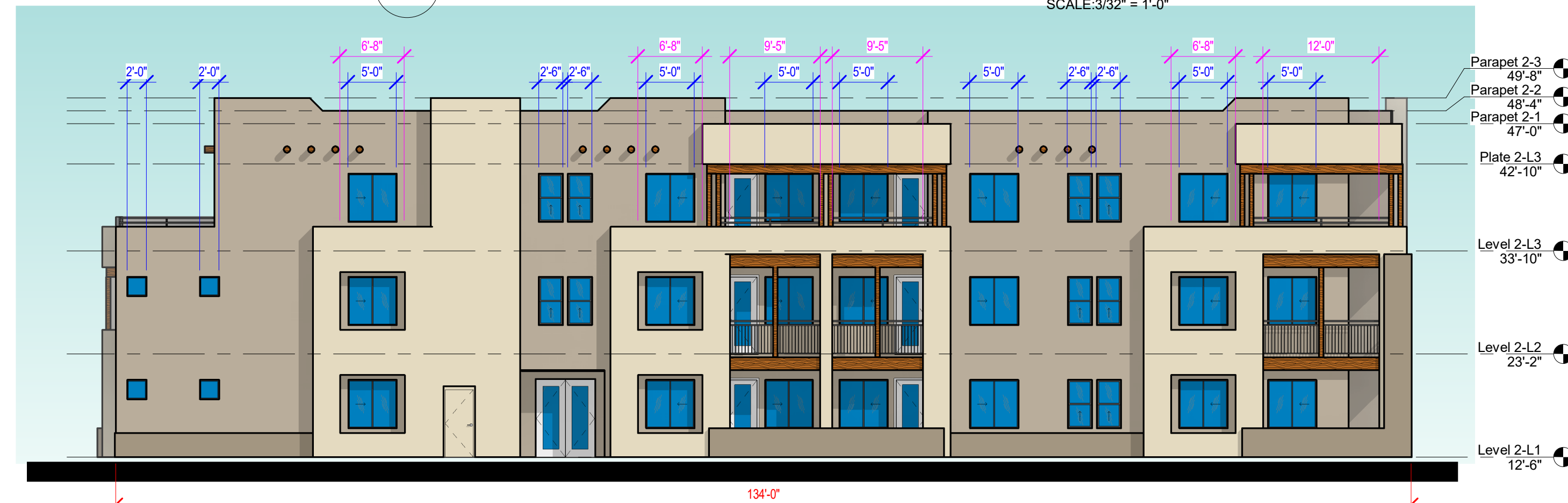
**EAST ELEVATION (134'-0" LENGTH)**  
 5-11(E)(2)(a)(2.b) WINDOWS ON UPEER FLOORS - 44'-0" / 134'-0" = 32%  
 5-11(E)(2)(a)(2.d) WINDOWS WITH COVERING - 50'-10" / 134'-0" = 38%

**NORTH ELEVATION (66'-4" LENGTH)**  
 5-11(E)(2)(a)(2.b) WINDOWS ON UPEER FLOORS - 20'-0" / 66'-4" = 30%  
 5-11(E)(2)(a)(2.d) WINDOWS WITH COVERING - 25'-8" / 66'-4" = 38%

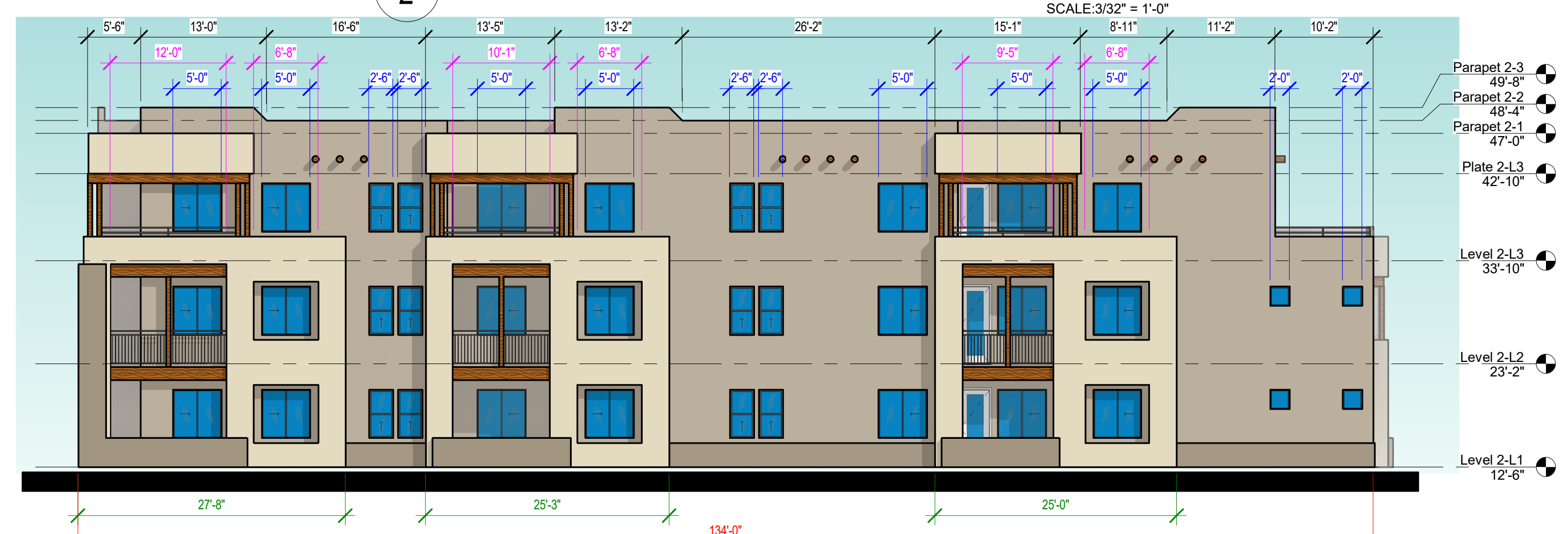




1 BLDG 2 - SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"



2 BLDG 2 - WEST ELEVATION  
 SCALE: 3/32" = 1'-0"



3 BLDG 2 - EAST ELEVATION  
 SCALE: 3/32" = 1'-0"



4 BLDG 2 - NORTH ELEVATION  
 SCALE: 3/32" = 1'-0"

**FACADE DESIGN CALCULATIONS**

- FACADE LENGTH
- WINDOWS ON UPPER FLOOR DIMENSIONS
- WINDOWS WITH COVERING DIMENSIONS
- WALL PLANE PROJECTIONS DIMENSIONS
- CHANGE IN PARAPET HEIGHT DIMENSIONS

**BUILDING 2 CALCULATIONS**

**SOUTH ELEVATION (198'-0" LENGTH)**  
 5-11(E)(2)(a)(2).b. WINDOWS ON UPEER FLOORS - 75'-0" / 198'-0" = 37%  
 5-11(E)(2)(a)(2).d. WINDOWS WITH COVERING - 80'-8" / 198'-0" = 41%  
 5-11(E)(2)(a)(3).a. WALL PLANE PROJECTIONS - 119'-6" / 198'-0" = 60%

**WEST ELEVATION (134'-0" LENGTH)**  
 5-11(E)(2)(a)(2).b. WINDOWS ON UPEER FLOORS - 49'-0" / 134'-0" = 36%  
 5-11(E)(2)(a)(2).d. WINDOWS WITH COVERING - 50'-10" / 134'-0" = 38%

**EAST ELEVATION (134'-0" LENGTH)**  
 5-11(E)(2)(a)(2).b. WINDOWS ON UPEER FLOORS - 49'-0" / 134'-0" = 36%  
 5-11(E)(2)(a)(2).d. WINDOWS WITH COVERING - 51'-8" / 134'-0" = 38%  
 5-11(E)(2)(a)(3).a. WALL PLANE PROJECTIONS - 77'-11" / 134'-0" = 58%

**NORTH ELEVATION (66'-4" LENGTH)**  
 5-11(E)(2)(a)(2).b. WINDOWS ON UPEER FLOORS - 20'-0" / 66'-4" = 30%  
 5-11(E)(2)(a)(2).d. WINDOWS WITH COVERING - 25'-6" / 66'-4" = 38%











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Final Audit Report

2022-01-24

Created:	2022-01-21
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnroJ4ec2sMpybGt6gDznoVoKbYJEMAG9

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