

**LEGAL DESCRIPTION**

LOTS 17 THRU 20, BLOCK 9, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 AND PARCEL 4, SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1.

**SITE LEGEND**

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- XX NO. OF PARKING SPACES IN A ROW
- XX NO. OF CARPORT SPACES

**DEVELOPMENT DATA**

**LOT AREA:**

NET: 144,013 SF 3.306 acres

**ZONING:**

CURRENT: MX-L  
LAND USE: MULTI-FAMILY RESIDENTIAL

**CONSTRUCTION TYPE:**

PROVIDED: VA & VB

**AMENITIES:**

POOL, SPA, FITNESS, RECREATION CLUB ROOM, RAMADAS, CABANAS, BBQ

**SETBACKS:**

	PROVIDED:	PARKING	BUILDING
FRONT (SOUTH):	8'-4"	8'-4"	11'-1"
SIDE (EAST):	39'-11"	39'-11"	24'-2"
SIDE (WEST):	15'-0"	15'-0"	100'-2"
REAR (NORTH):	15'-0"	15'-0"	61'-10"

**BLDG HEIGHT:**

ALLOWED: 38 FEET (30 FEET WITHIN 100 FEET FROM NORTH AND WEST PROPERTY LINE)

PROVIDED: 38 FEET (26 FEET WITHIN 100 FEET FROM NORTH AND WEST PROPERTY LINE)

**UNIT MIX:**

1 Bedroom	56
2 Bedroom	55
<b>TOTAL UNITS</b>	<b>111</b>

- ALL UNITS SHALL BE OF AT LEAST ANSI TYPE 'B' ACCESSIBILITY STANDARDS.
- 2% OF TOTAL UNITS TO BE ANSI TYPE 'A' ACCESSIBILITY STANDARDS.

**BUILDING AREAS:**

Occupancy Type	Area
BLDG 1	
A3	1,040 SF
B	1,059 SF
R2	58,383 SF
	60,482 SF
BLDG 2	
A3	1,040 SF
R2	60,399 SF
	61,439 SF
BLDG 3	
U	926 SF
	926 SF
BLDG 4	
U	846 SF
	846 SF

**OPEN SPACE:**

UNIT TYPE	OPEN SPACE REQUIRED	NO. OF UNITS	TOTAL
1 BEDROOM	225 SQ.FT./UNIT	56	12,600 SQ.FT.
2 BEDROOM	285 SQ.FT./UNIT	55	15,675 SQ.FT.
			28,275 SQ.FT.

PROVIDED:

PRIVATE BALCONIES	7,094 S.F.
ON SITE	26,674 S.F.
<b>TOTAL PROVIDED</b>	<b>33,768 S.F.</b>

**PARKING:**

REQUIRED:

1.5 SPACES PER UNIT	
10% TRANSIT REDUCTION (NEW BUS STOP TO BE PROVIDED ON VENTURA STREET)	
1.35 SPACES PER UNIT	111 x 1.35 = 150 P.S.

PROVIDED:

1.43 SPACES PER UNIT - 111x1.43 = 159 P.S.	
GARAGE	7
SECURE CARPORT	109
SECURE OPEN	38
UNSECURE OPEN	5
<b>TOTAL PROVIDED</b>	<b>159</b>

**ACCESSIBLE PARKING: (2% OF PARKING PROVIDED)**

REQUIRED: 159 x 0.02 = 4 PS  
PROVIDED: 4 PS (2 VAN ACCESSIBLE)

**BICYCLE PARKING: (10% OF PARKING PROVIDED)**

REQUIRED: 159 x 0.10 = 16 PS  
PROVIDED: GARAGE 7 PS, BIKE RACKS 10 PS, TOTAL 17 PS

**E.V.C. PARKING: (2% OF PARKING PROVIDED)**

REQUIRED: 159 x 0.02 = 4 PS  
PROVIDED: 4 PS (SEE PARKING SPACES MARKED WITH 'EV')

**LIGHTING LEGEND**

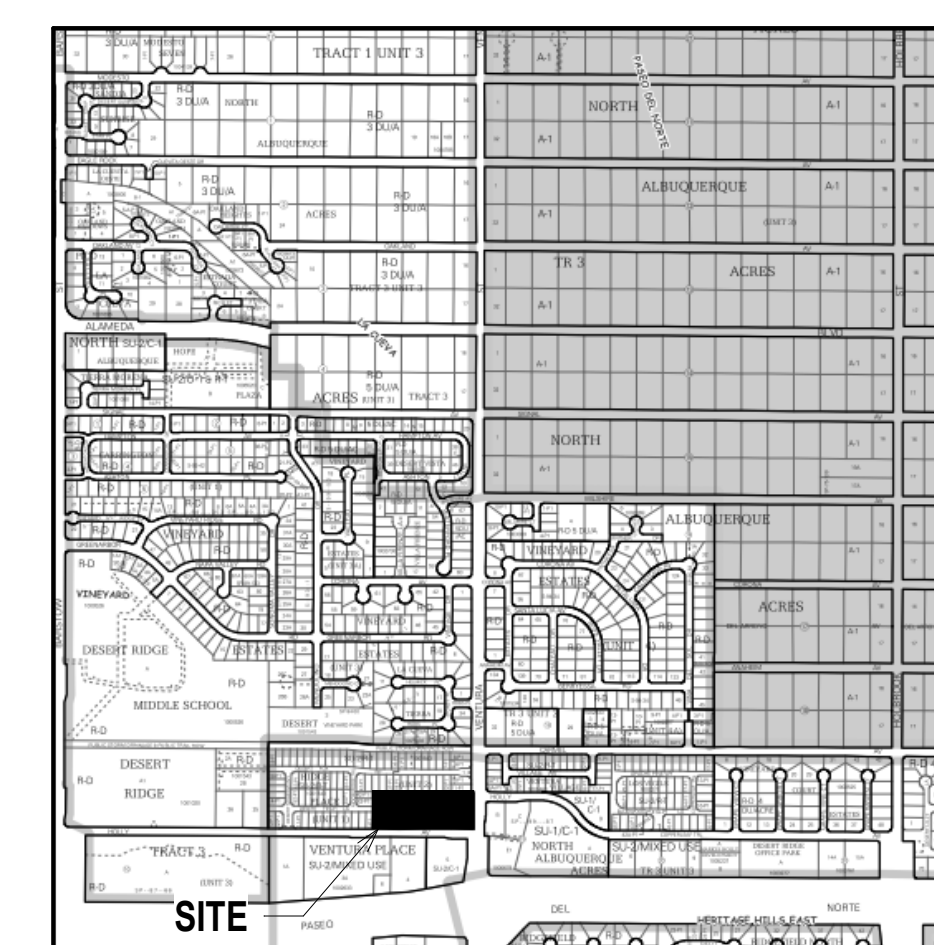
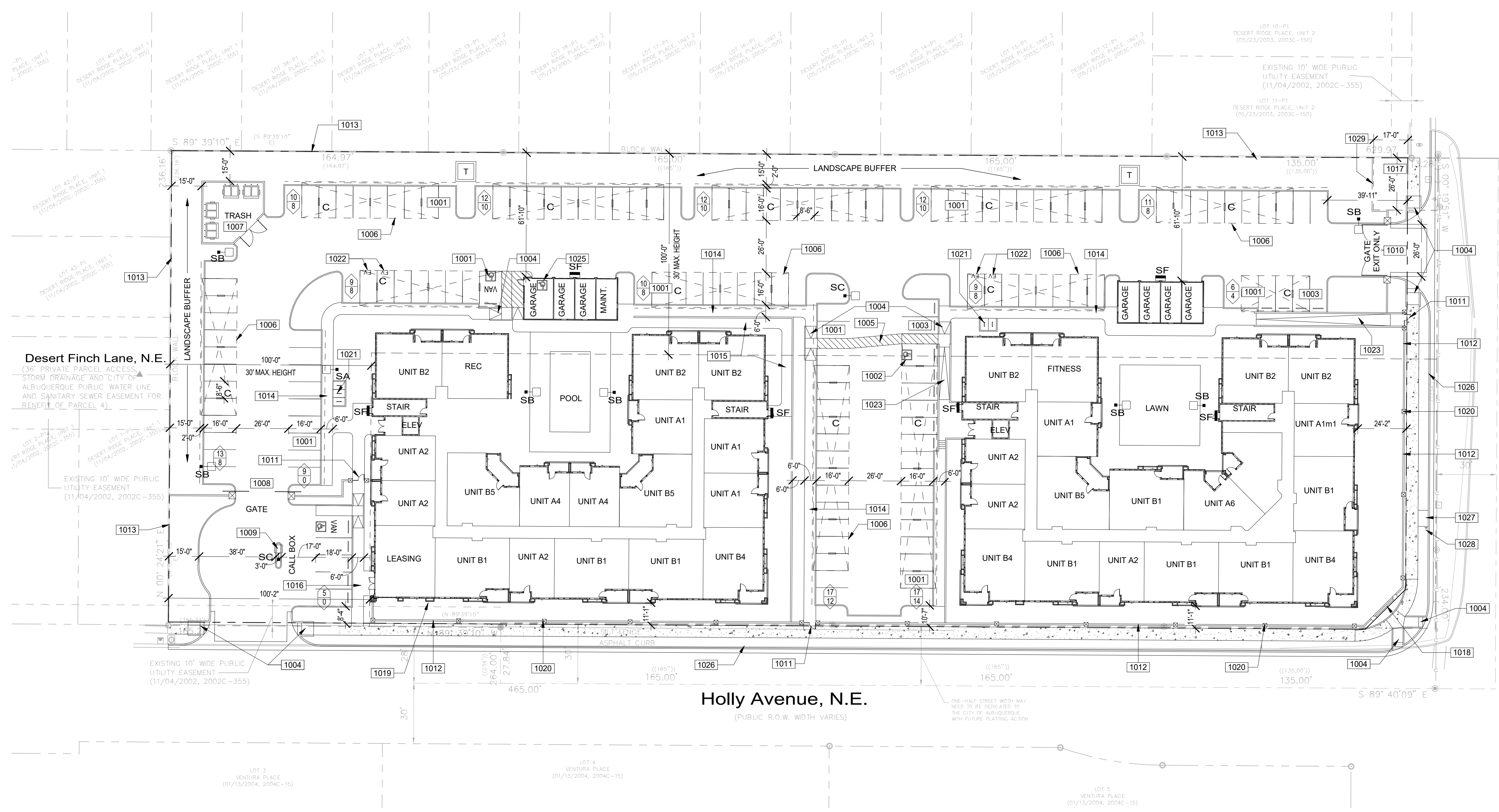
MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CRI/CCT INPUT WATTS	REMARKS / MOUNTING
SA	HUBBELL LIGHTING VP-S-48L-110-4K7-3	MVOLT	LED 108.0 WATTS	SINGLE HEAD POLE LIGHT FIXTURE
SB	HUBBELL LIGHTING VP-S-48L-110-4K7-4	MVOLT	LED 108.0 WATTS	SINGLE HEAD POLE LIGHT FIXTURE
SC	HUBBELL LIGHTING VP-S-48L-110-4K7-5W	MVOLT	LED 108.0 WATTS	SINGLE HEAD POLE LIGHT FIXTURE
SF	HUBBELL LIGHTING TRP1-12L30-4K7-4	MVOLT	LED 28.1 WATTS	BUILDING MOUNTED LIGHT FIXTURE
C	VENTURE LIGHTING VP28416	MVOLT	LED 37.6 WATTS	CARPORT MOUNTED LIGHT FIXTURE

**KEYNOTES**

- 1001 8.5x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 1/A1.20.
- 1002 11x18' ACCESSIBLE PARKING SPACE WITH WHEEL STOP. SEE DETAIL 6/A1.20.
- 1003 8.5x18' PARKING SPACE WITH WHEEL STOP. SEE DETAIL 15/A1.20.
- 1004 ACCESSIBLE CURB RAMP. SEE DETAIL 5/A1.20.
- 1005 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH STAMPED COLOR ASPHALT.
- 1006 INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 8/A1.20.
- 1007 TRASH YARD WITH 6' TALL CMU WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING. SEE DETAIL 35/A1.22.
- 1008 VEHICULAR SLIDING GATE. SEE DETAIL 22/A1.21.
- 1009 GATE CONTROL BOX AND SITE DIRECTORY MAP.
- 1010 EXIT ONLY ACCESS GATE. PROVIDE KNOX KEY PER FIRE DEPARTMENT REQUIREMENTS.
- 1011 PEDESTRIAN GATE. SEE DETAIL 20/A1.21.
- 1012 WROUGHT IRON PERIMETER VIEW FENCE. SEE DETAIL 11/A1.20. REFER TO CIVIL DRAWINGS FOR RETAINING CONDITIONS. SEE DETAIL 10/A1.20.
- 1013 EXISTING WALL TO REMAIN AT NORTH AND WEST PROPERTY LINE.
- 1014 6' SIDEWALK WITH 2% MAX. CROSS-SLOPE, TYPICAL AT PARKING. SEE DETAIL 9/A1.20.
- 1015 5' SIDEWALK WITH 2% MAX. CROSS-SLOPE.
- 1016 6' CLEAR SIDEWALK, WITH 2% MAX. CROSS-SLOPE, CONNECTING ACCESSIBLE PARKING, PUBLIC WAY, AND MAIN LEASING ENTRANCE.
- 1017 PAVEMENT.
- 1018 MONUMENT SIGN. SEE DETAIL 45/A1.22.
- 1019 PROJECT SIGN MOUNTED ON BUILDING.
- 1020 24"x24" CMU PILASTER AT WROUGHT IRON FENCE, PILASTER TO BE SPACED 50' MAX ON CENTER. SEE DETAIL 12/A1.20.
- 1021 BICYCLE PARKING RACKS. SEE DETAIL 23/A1.21.
- 1022 'EV' INDICATES LOCATION OF PARKING SPACE WITH ELECTRIC VEHICLE CHARGING STATION.
- 1023 PEDESTRIAN ACCESSIBLE RAMP TO COMPLY WITH ANSI AND ADA STANDARDS, WITH HANDRAILS ON BOTH SIDES AND A 8.33% MAX SLOPE.
- 1025 ACCESSIBLE GARAGE SPACE.
- 1026 NEW STREET CURB AND SIDEWALK, SIDEWALK DETACHED 5 FEET FROM CURB.
- 1027 NEW BUS STOP CONCRETE PAD.
- 1028 NEW BUS STOP SIGN.
- 1029 6' CMU WALL WITH STUCCO FINISH. SEE DETAIL 14/A1.20.

**ALLASO VINEYARDS**

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



**VICINITY MAP**

NOT TO SCALE

PROJECT NUMBER:  
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

**DRB SUBMITTAL**

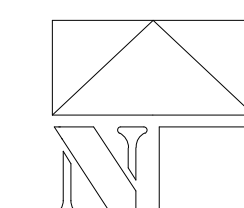
DATE: DECEMBER 17, 2020 ORB #: 19-227

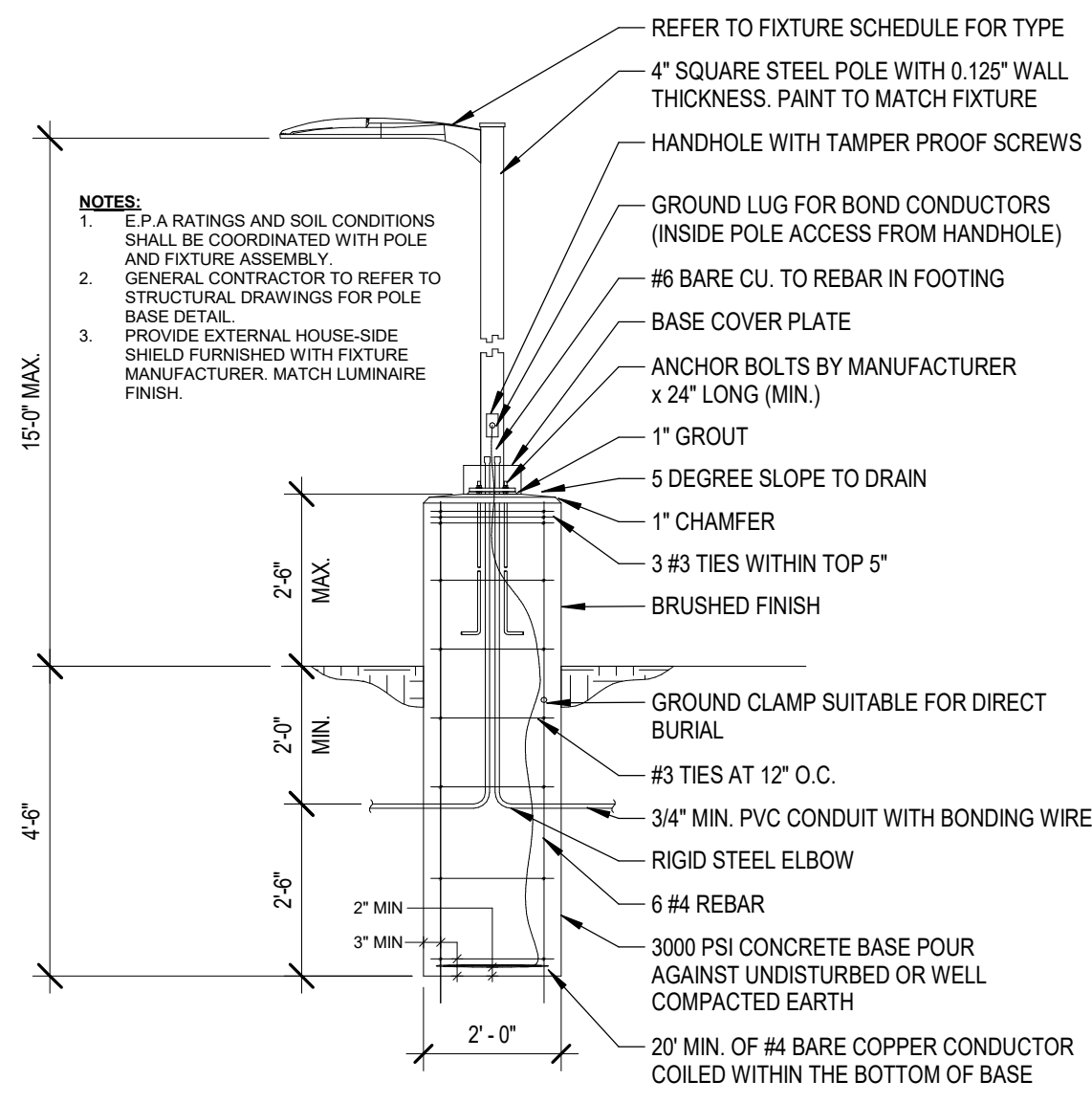
**A1.10**

PRELIMINARY SITE PLAN

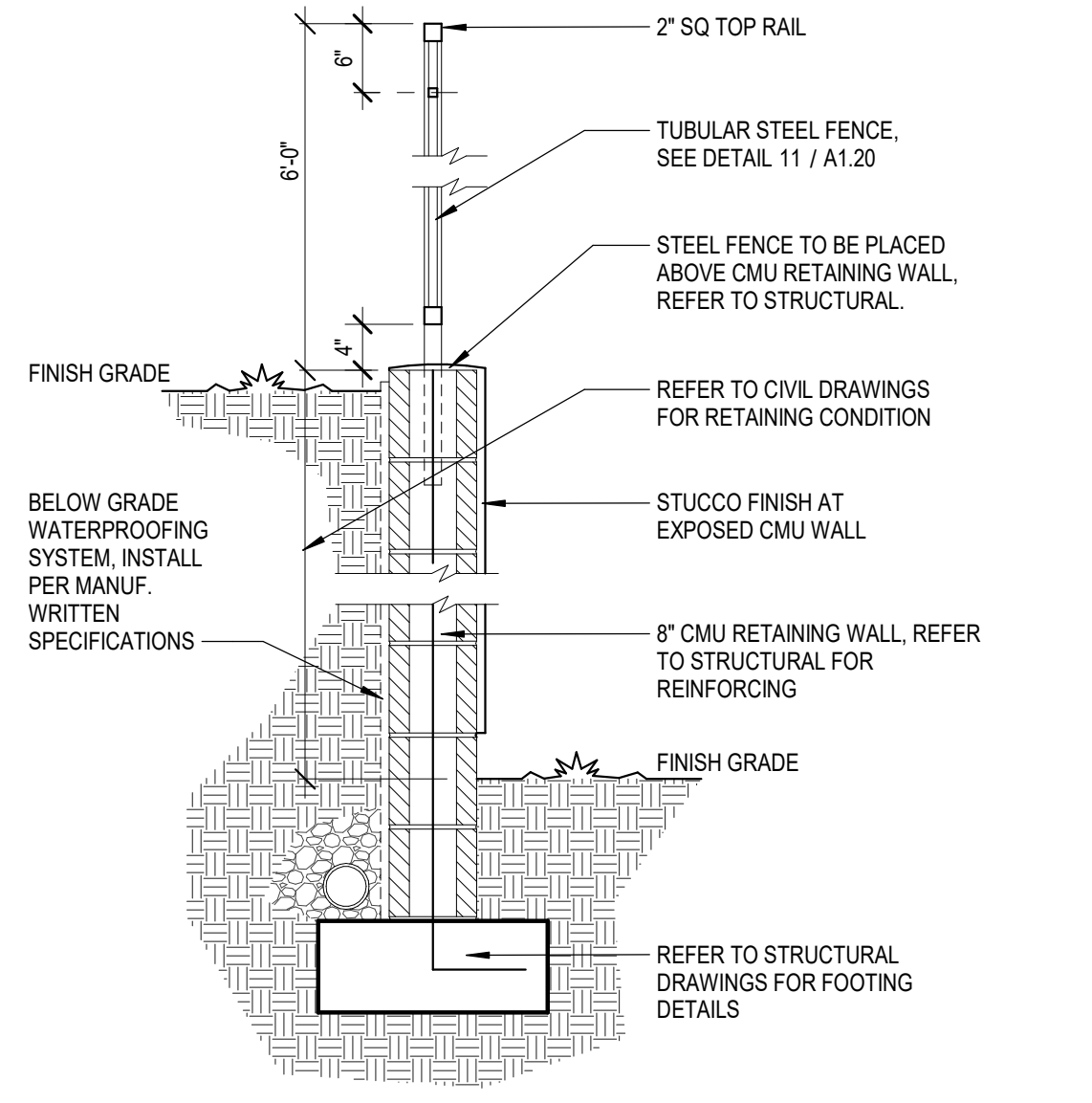
**PRELIMINARY SITE PLAN**

0' 15' 30' 60'  
SCALE: 1" = 30'-0"

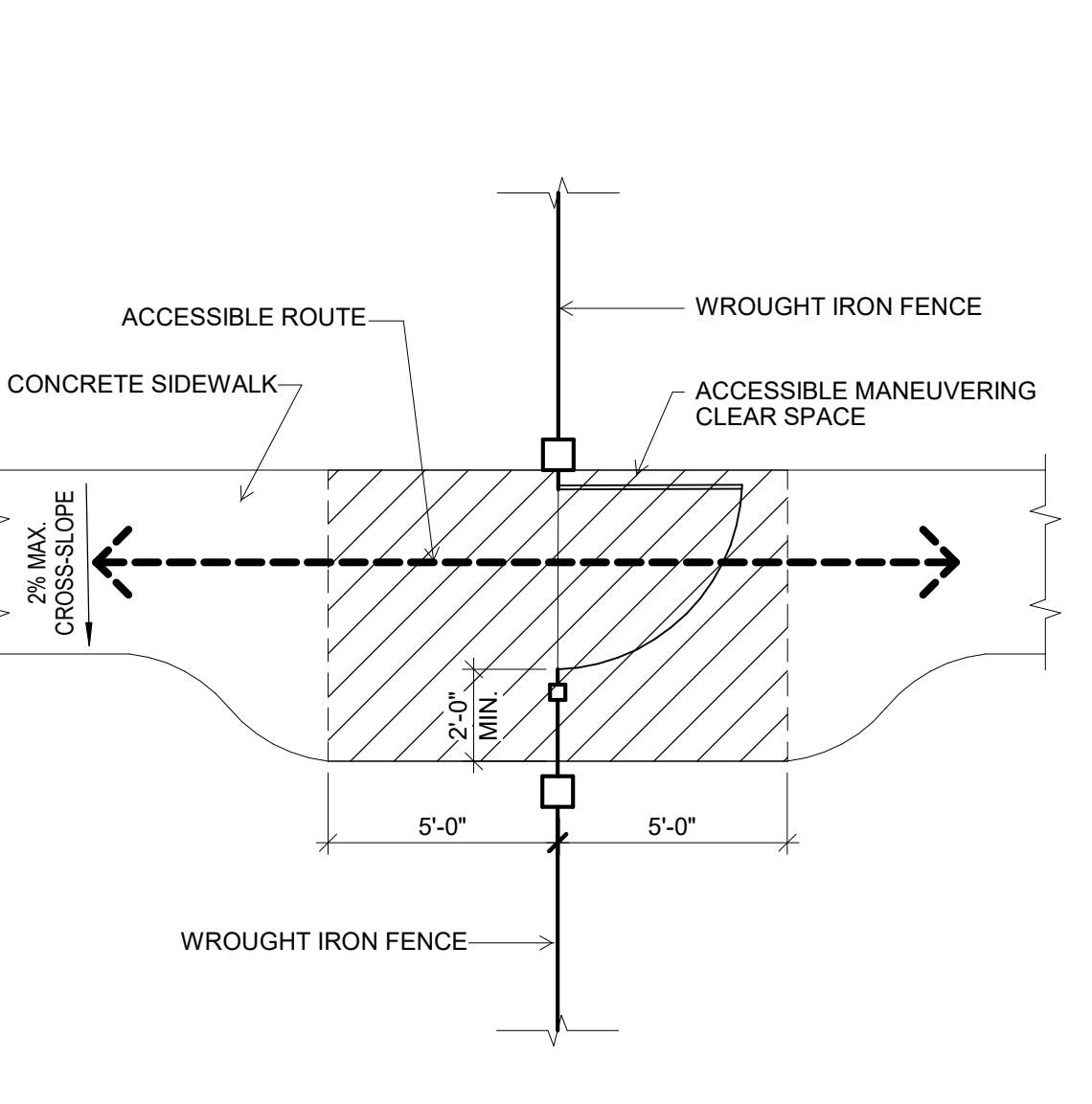




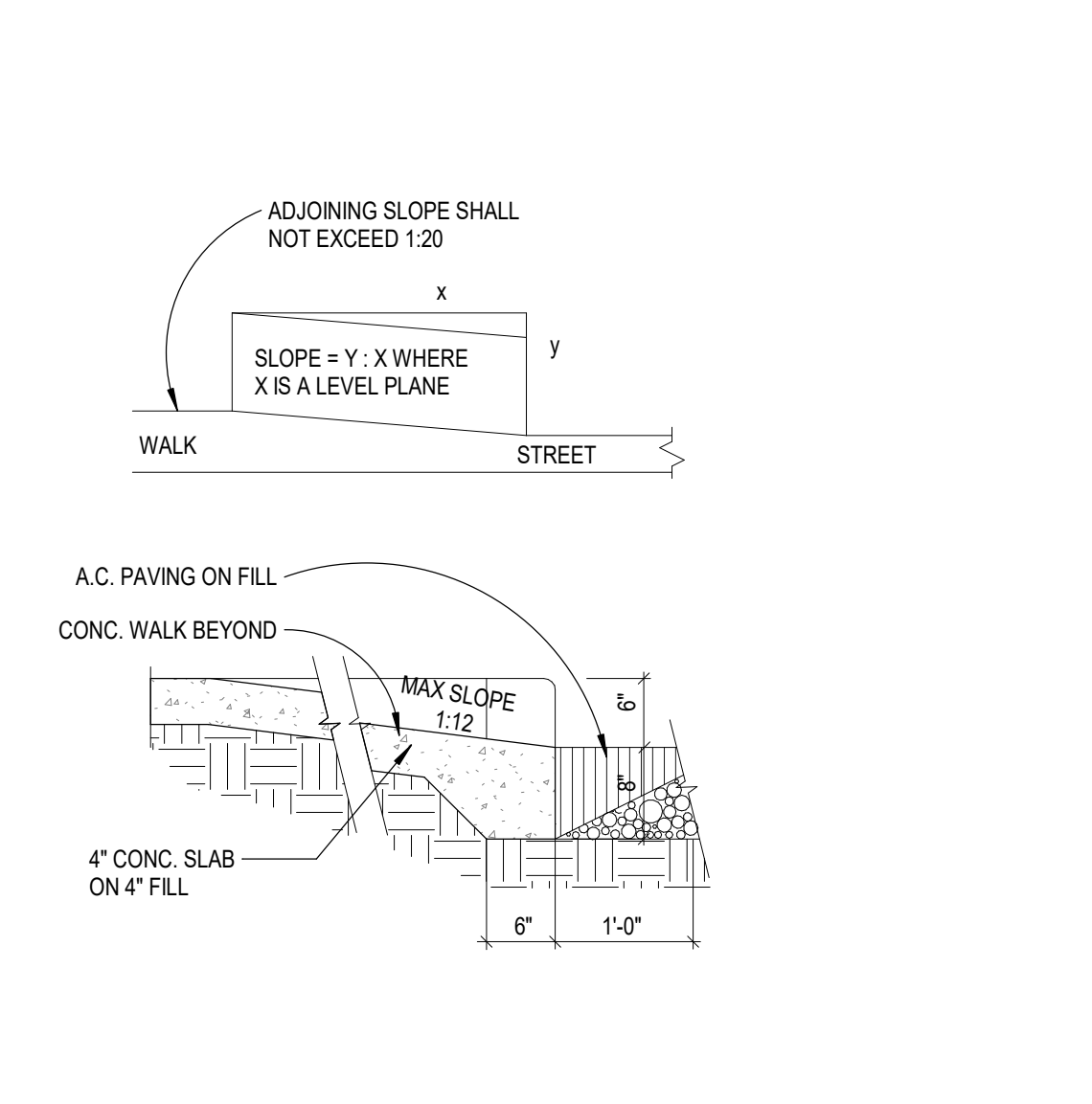
**13 POLE MOUNTING DETAIL**  
SCALE: 3/8" = 1'-0"



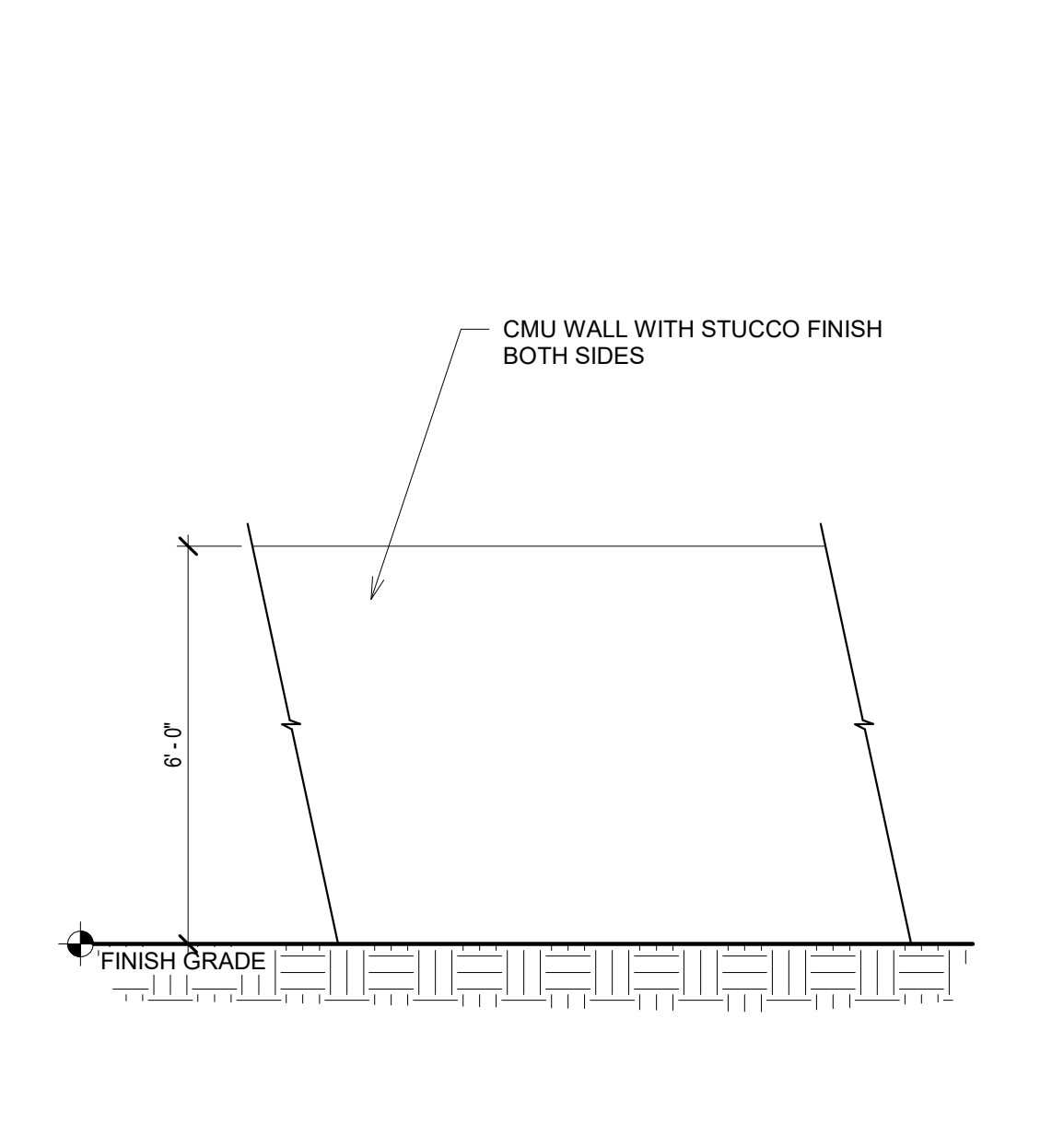
**10 PERIMETER RETAINING WALL**  
SCALE: 3/4" = 1'-0"



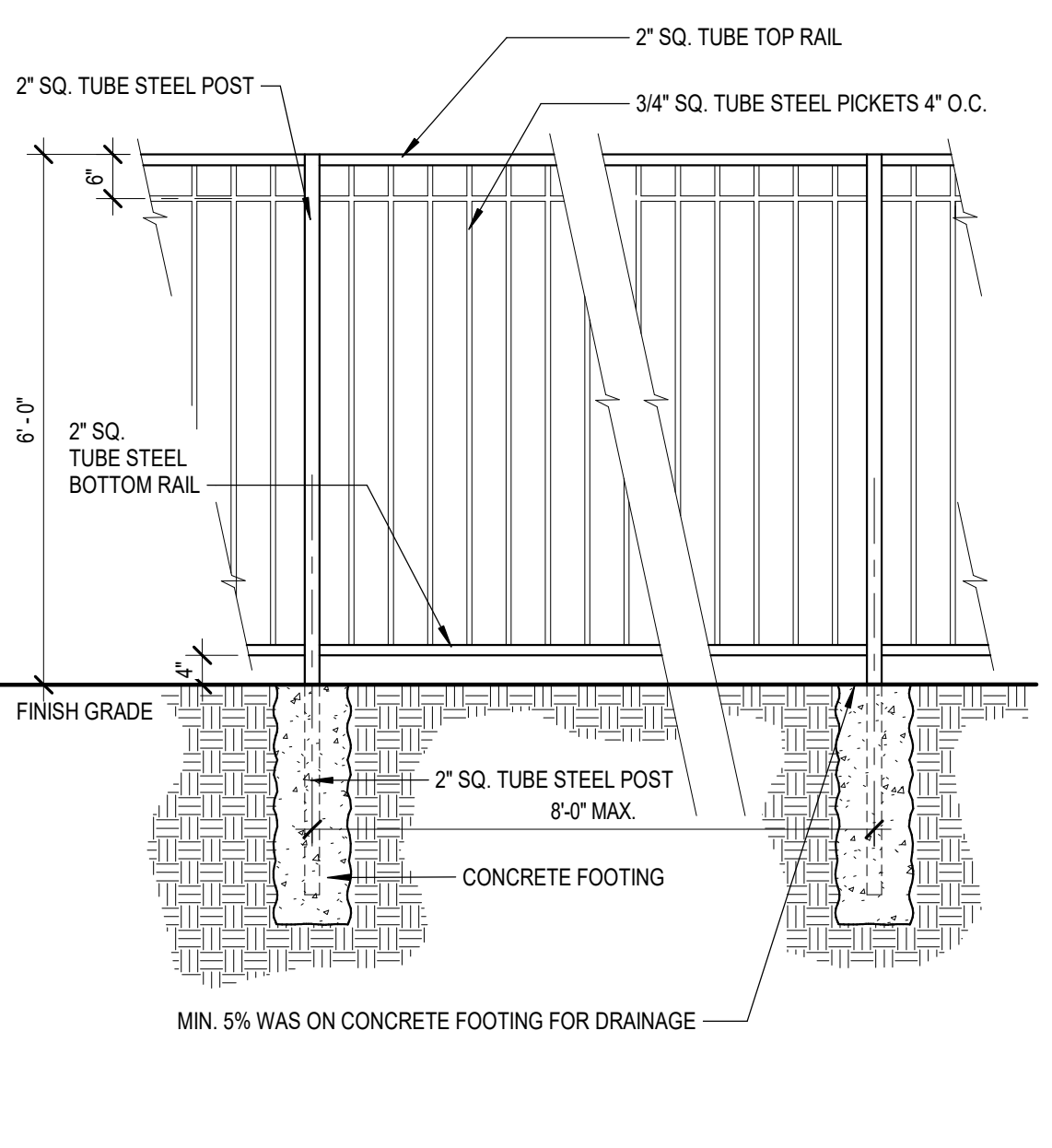
**7 ACCESSIBLE MANEUVERING SPACE AT GATES**  
SCALE: 1/4" = 1'-0"



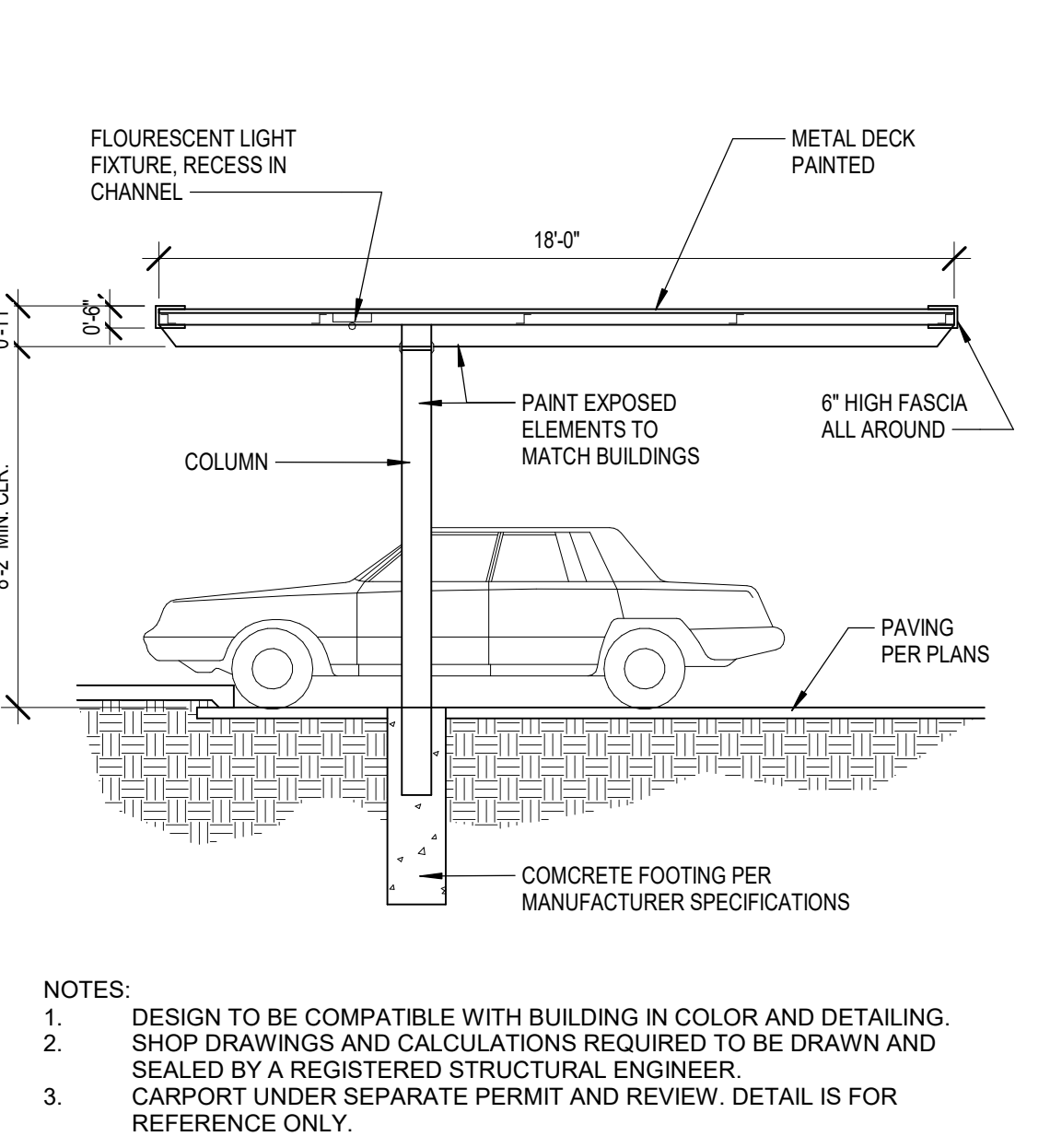
**1 TYPICAL PARKING STALL W/ ISLAND**  
SCALE: 1/4" = 1'-0"



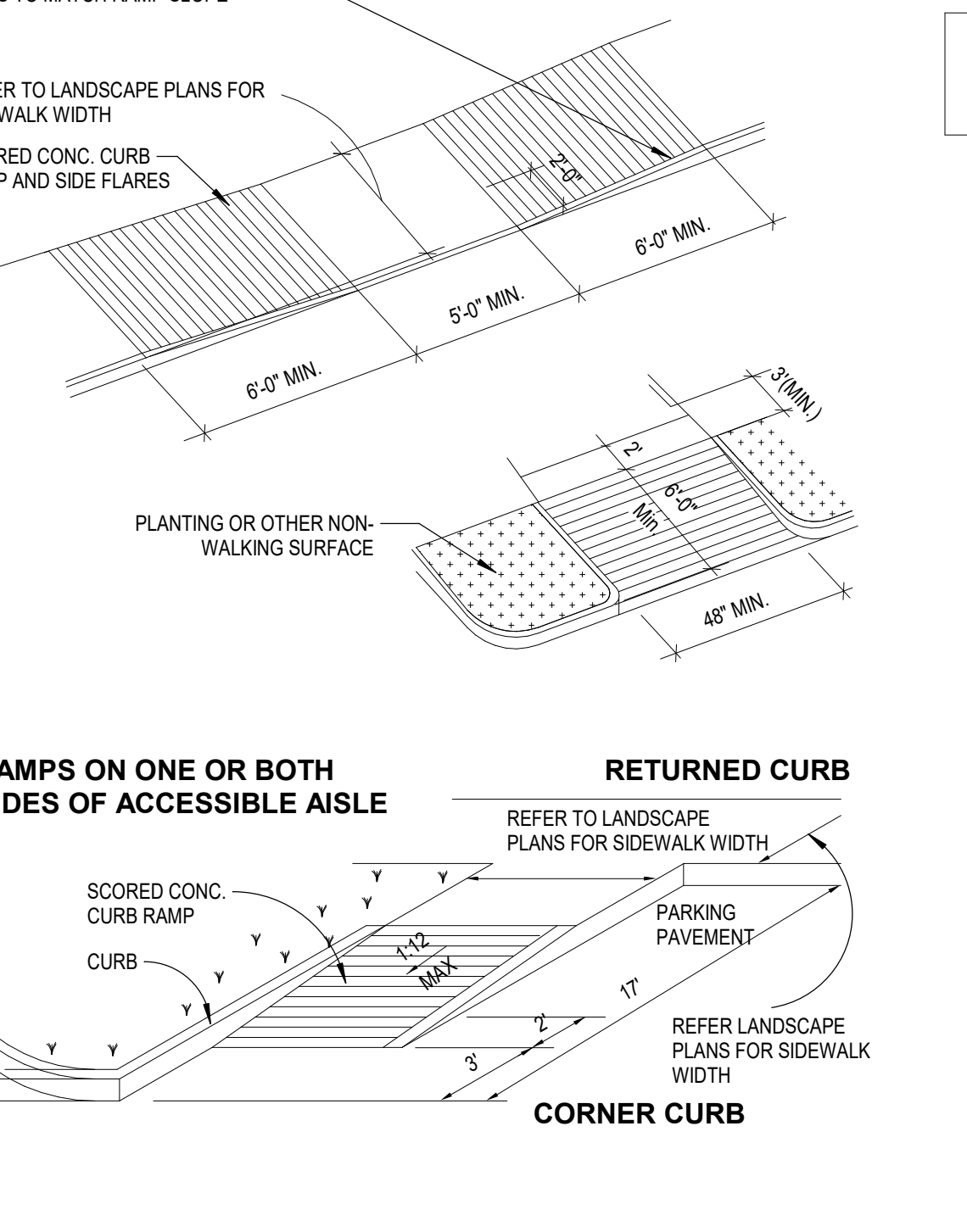
**14 PERIMETER SOLID WALL**  
SCALE: 3/8" = 1'-0"



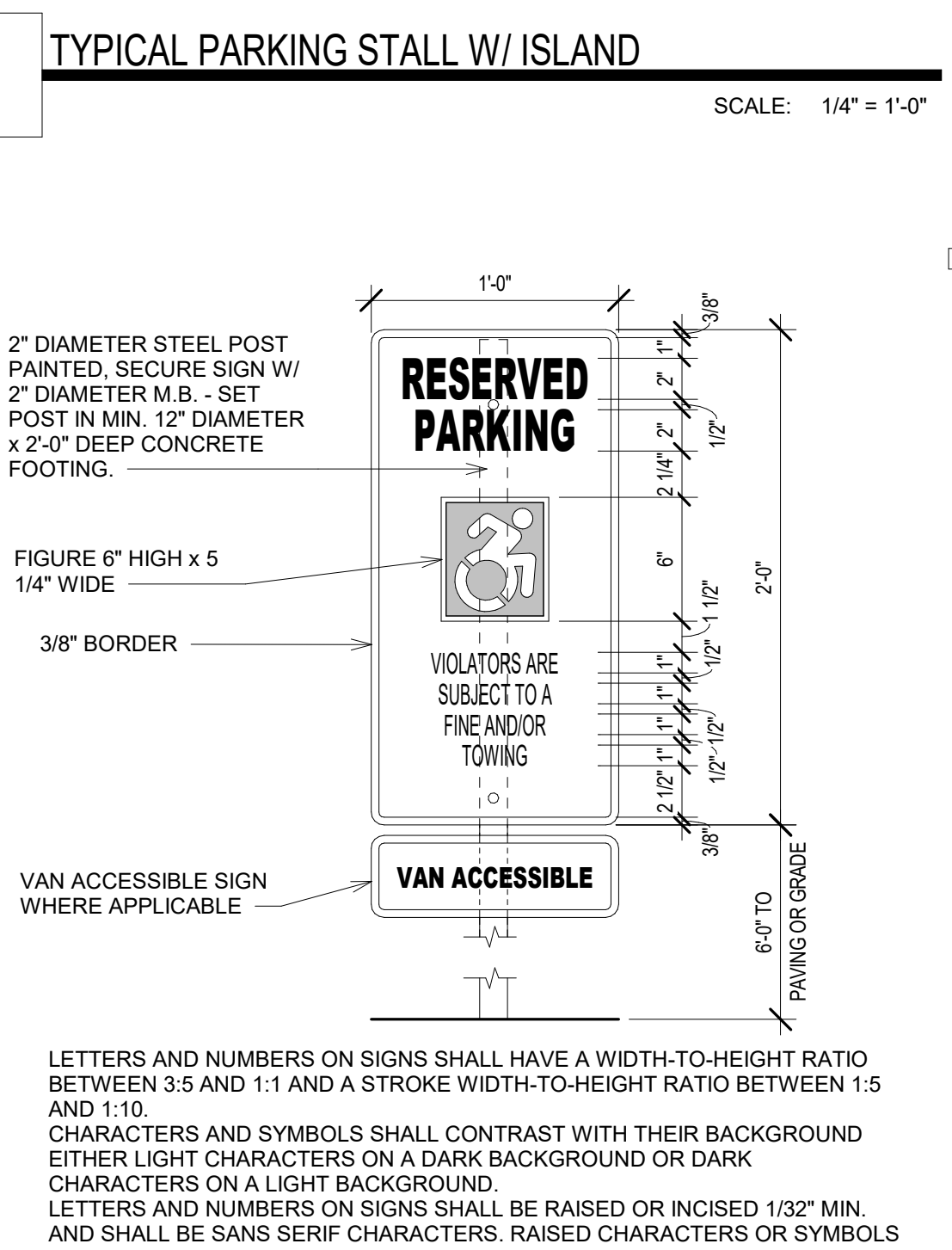
**11 TUBULAR STEEL FENCE**  
SCALE: 1/2" = 1'-0"



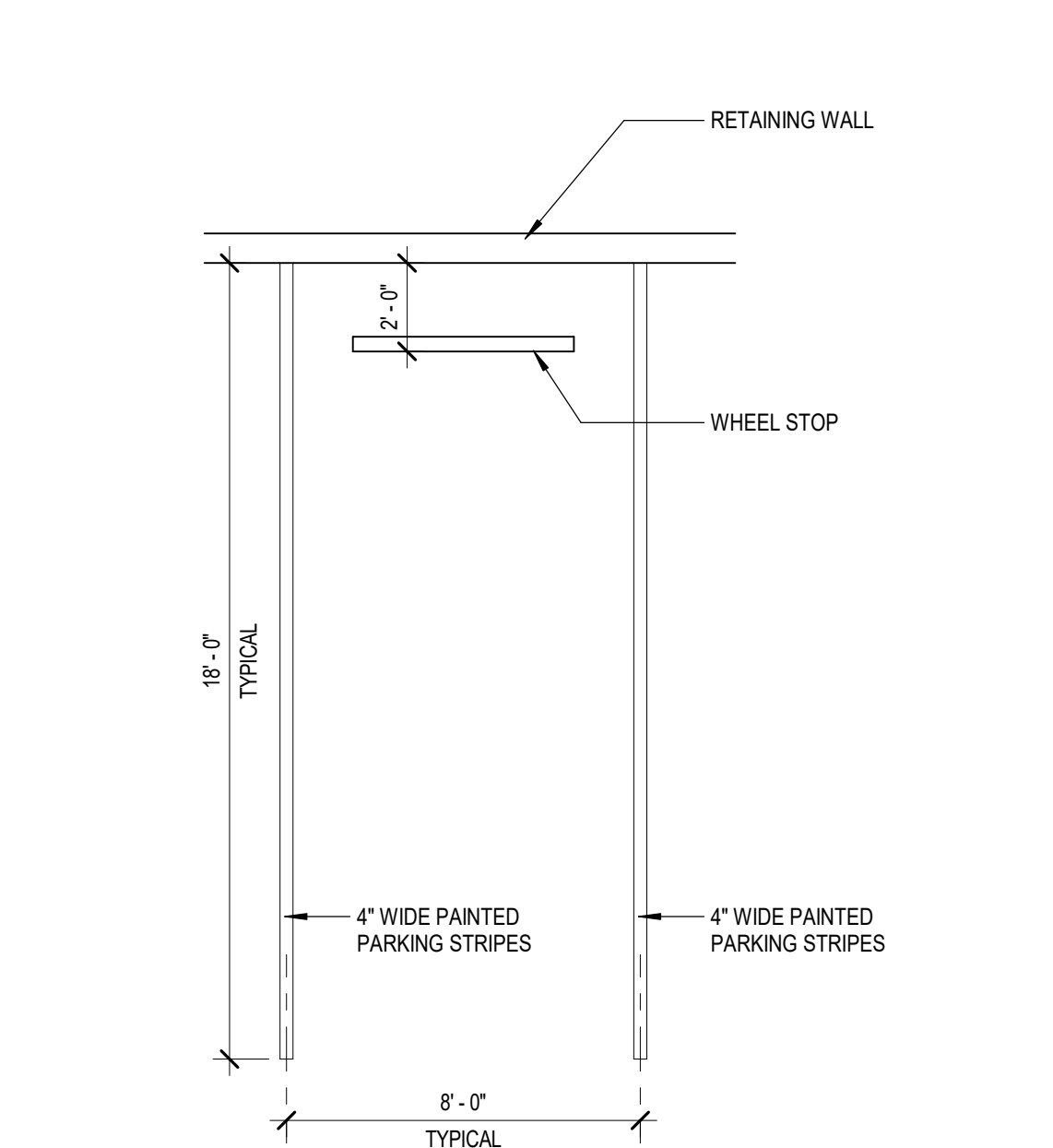
**8 CARPORT DETAIL**  
SCALE: 1/4" = 1'-0"



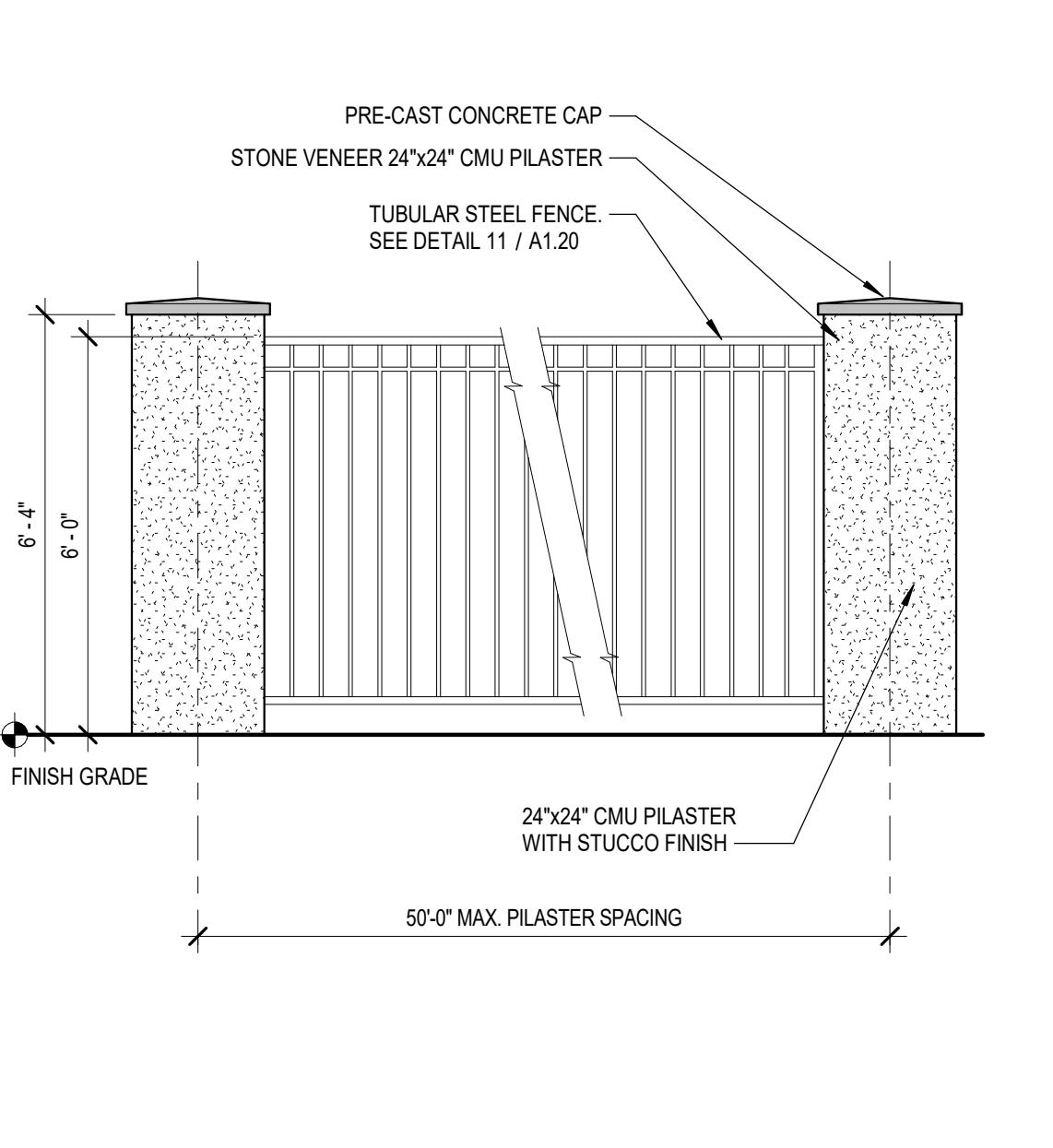
**5 TYPICAL ACCESSIBLE RAMP**  
SCALE: 1/4" = 1'-0"



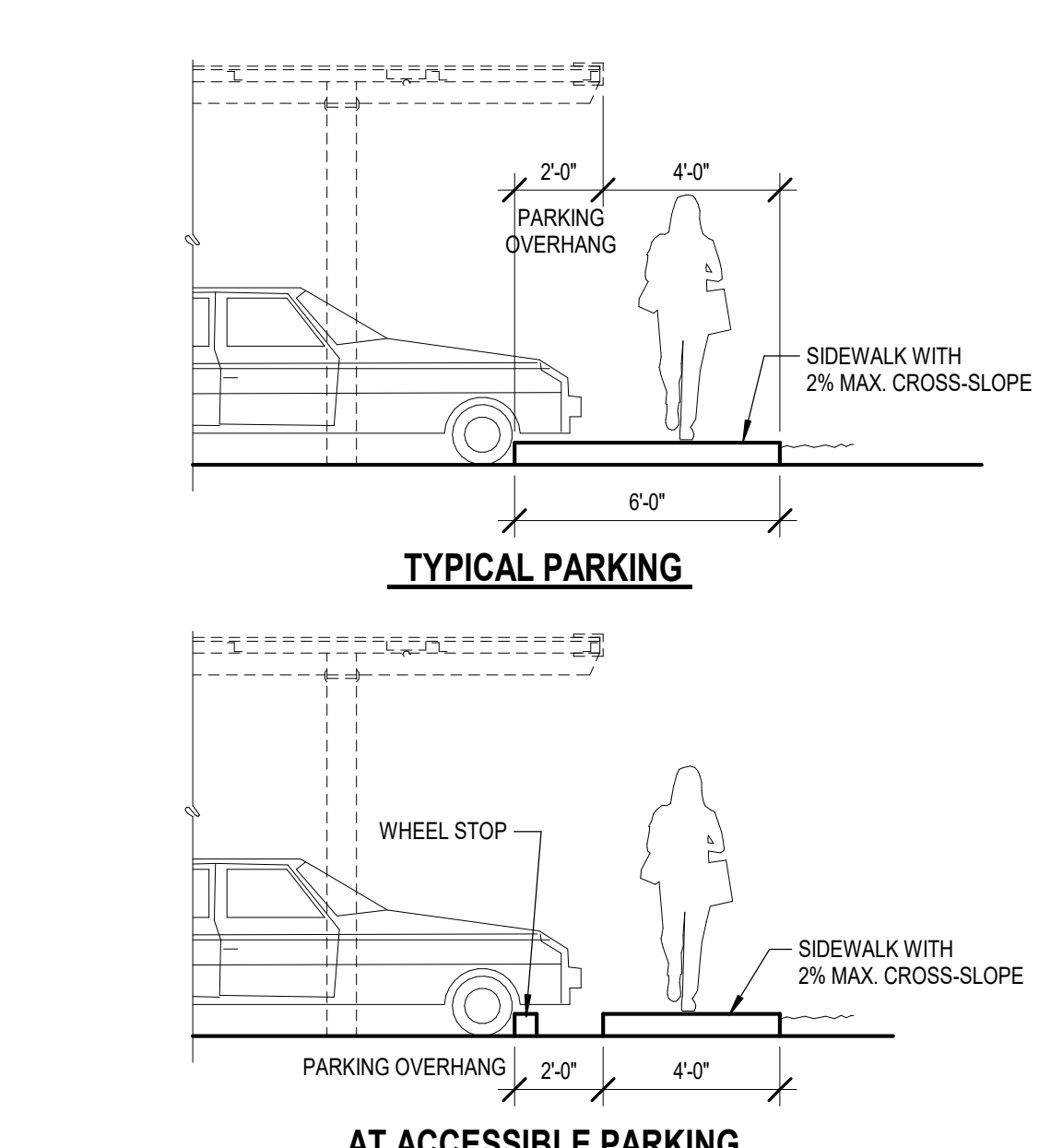
**2 ACCESSIBLE PARKING SIGN**  
SCALE: 1 1/2" = 1'-0"



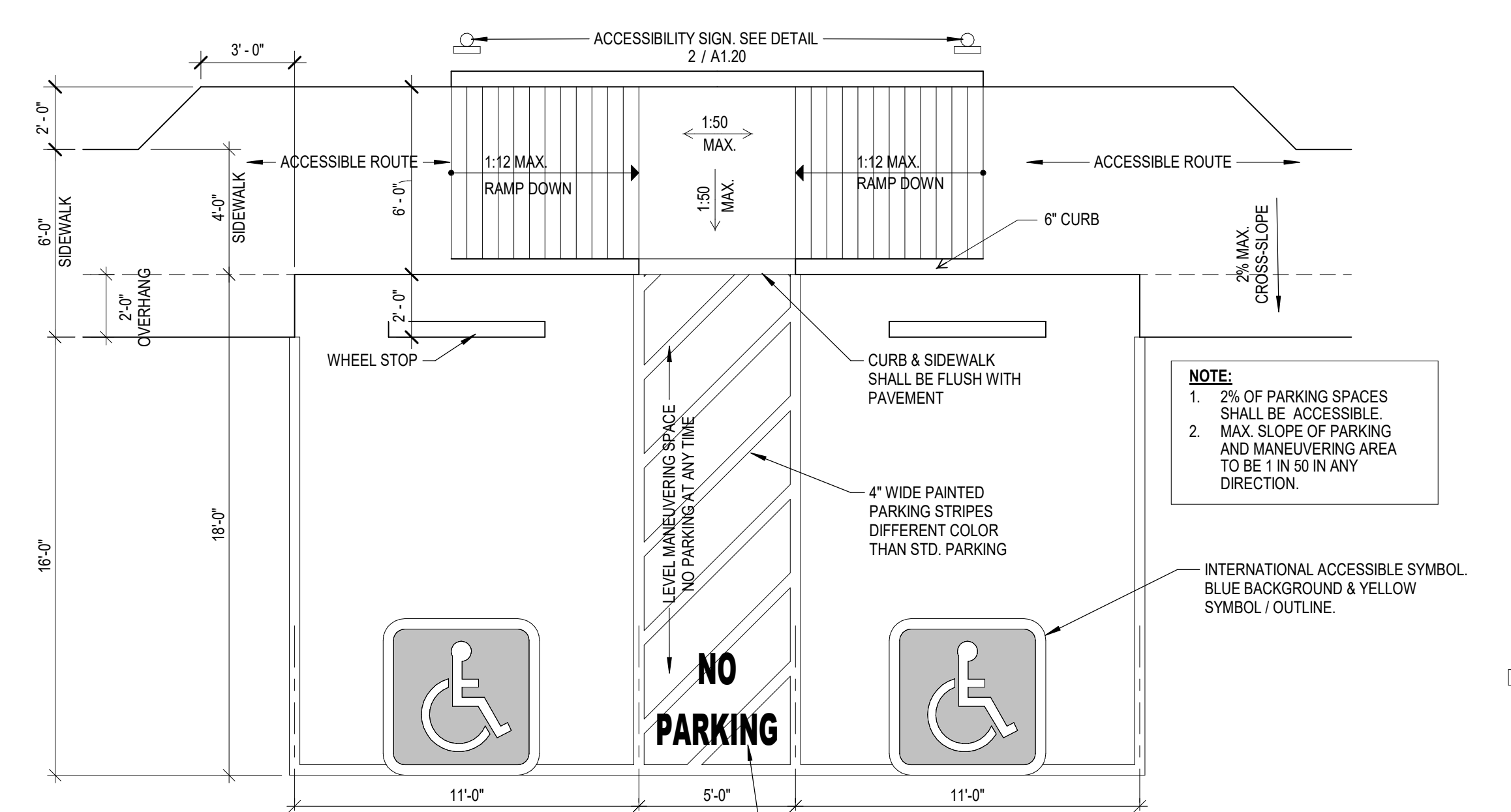
**15 PARKING STALL W/ WHEEL STOP**  
SCALE: 1/4" = 1'-0"



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



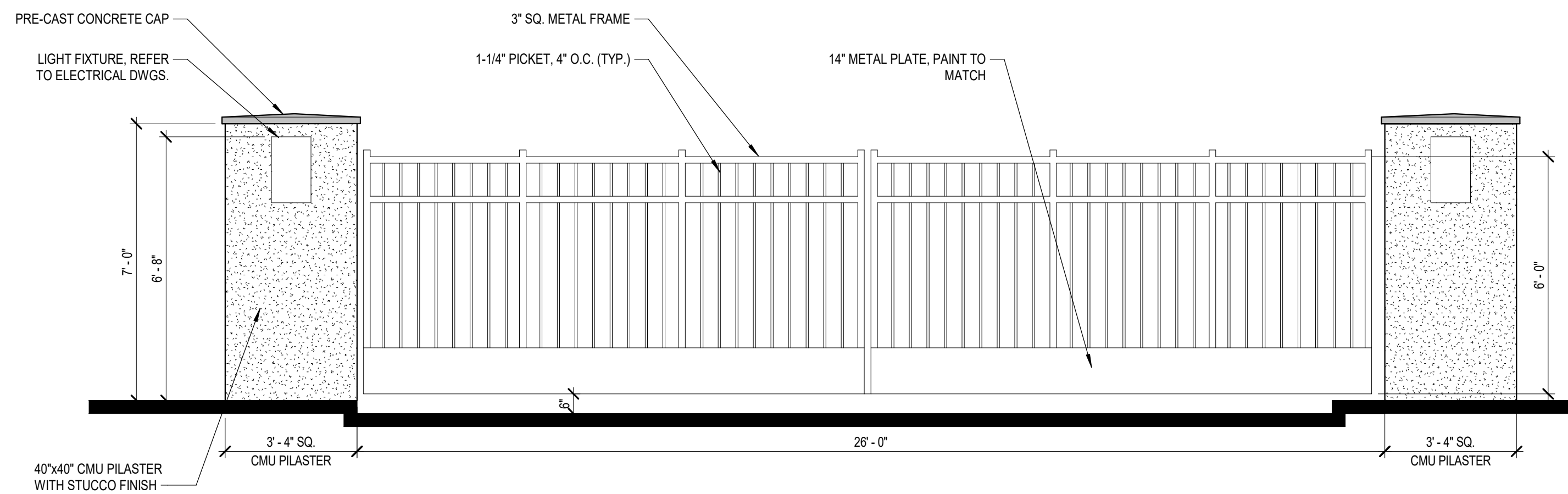
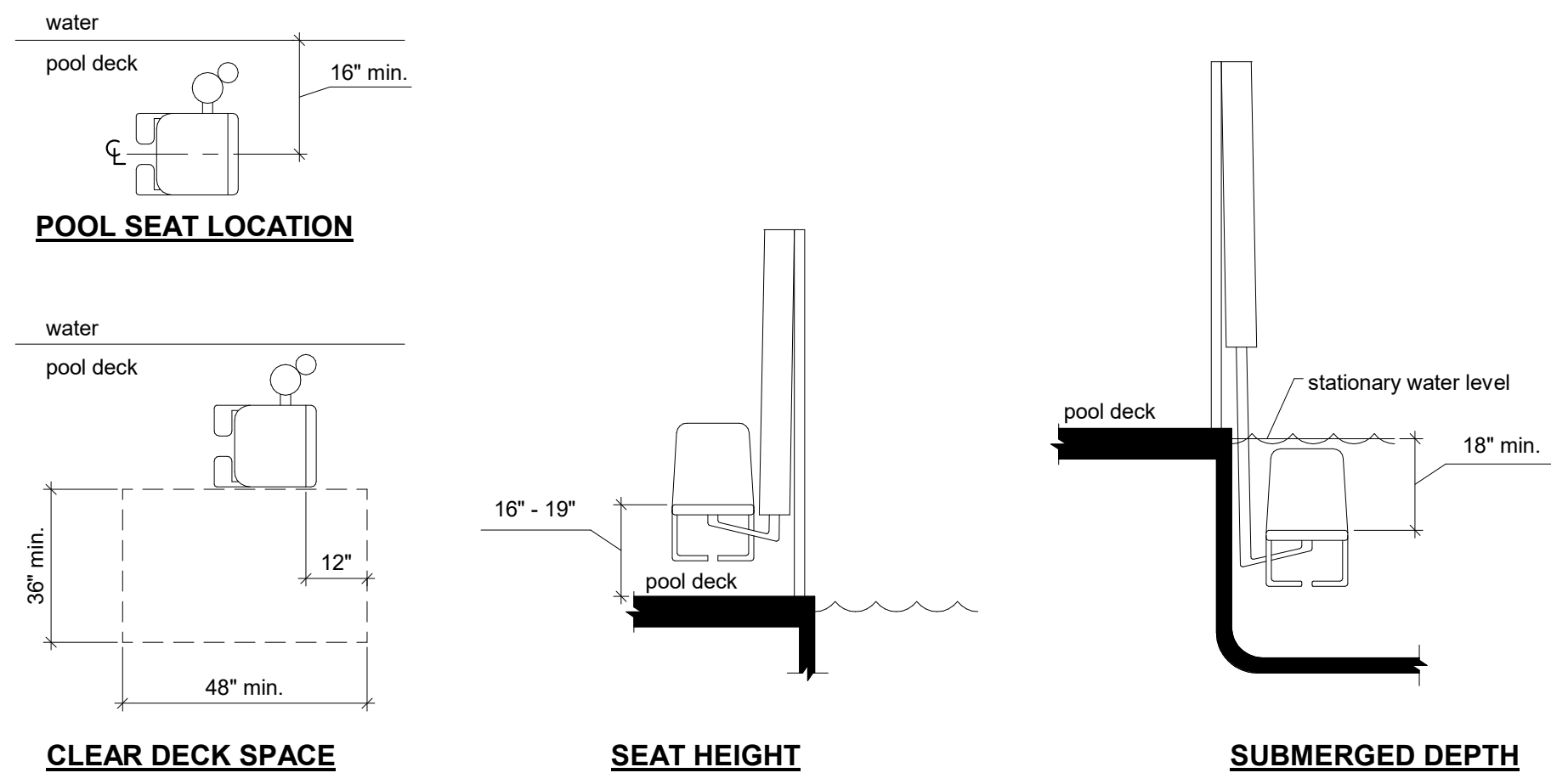
**9 SIDEWALK AT PARKING**  
SCALE: 1/4" = 1'-0"



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

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



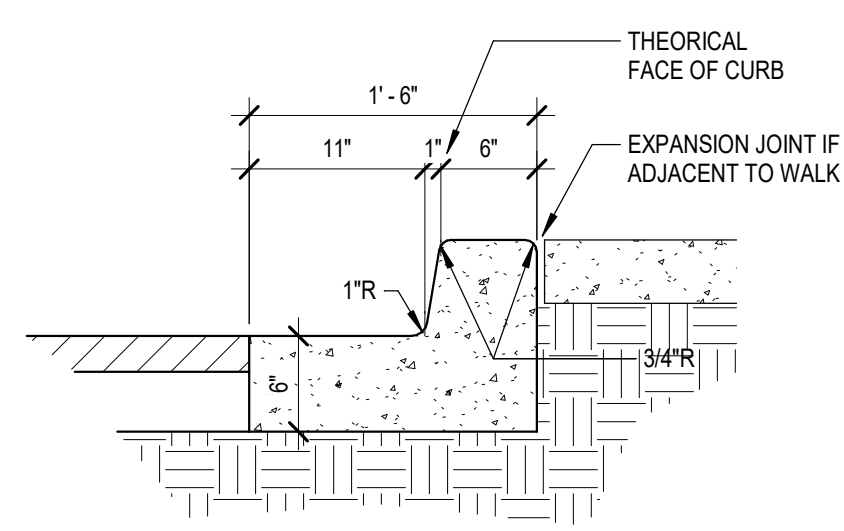


28 POOL LIFT

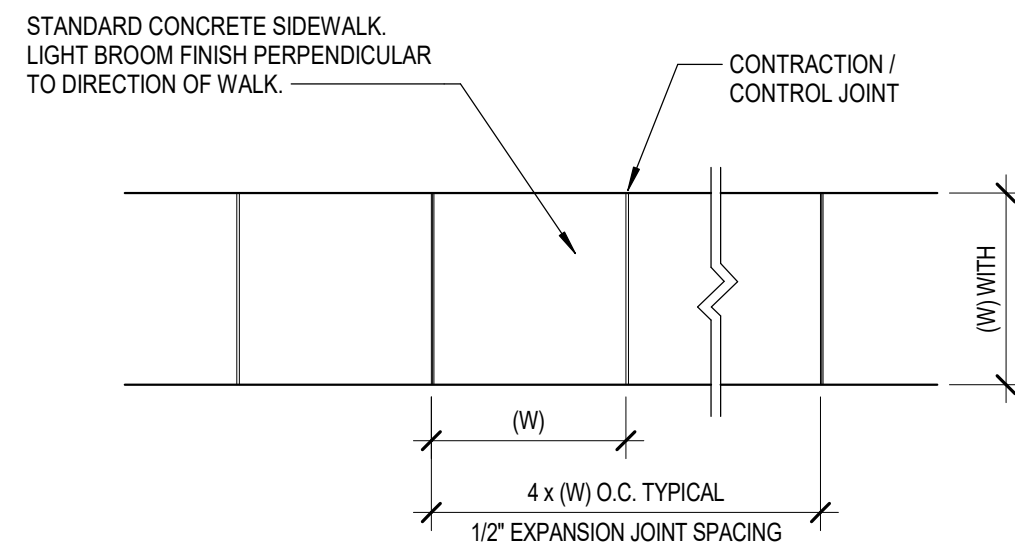
SCALE: 3/8" = 1'-0"

22 VEHICULAR ENTRY GATE

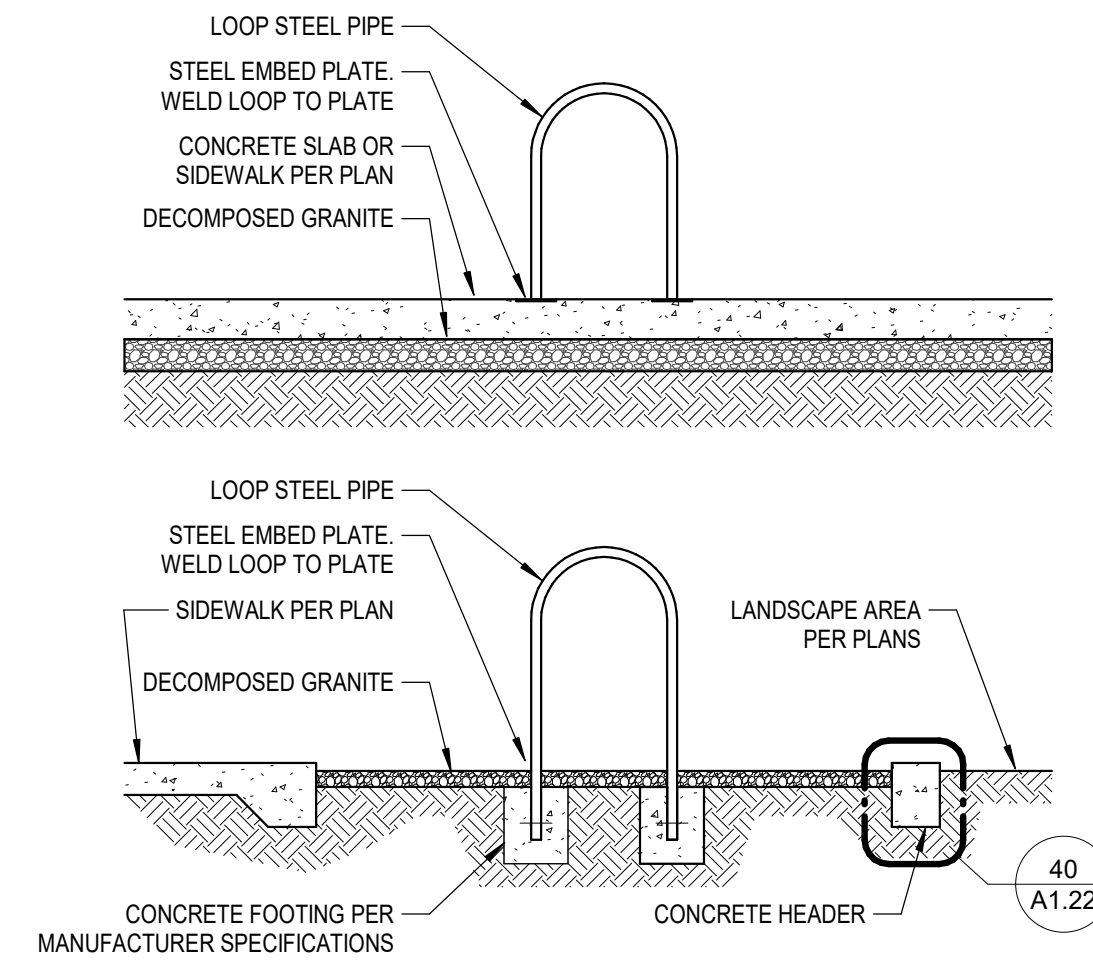
SCALE: 3/8" = 1'-0"



- 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.

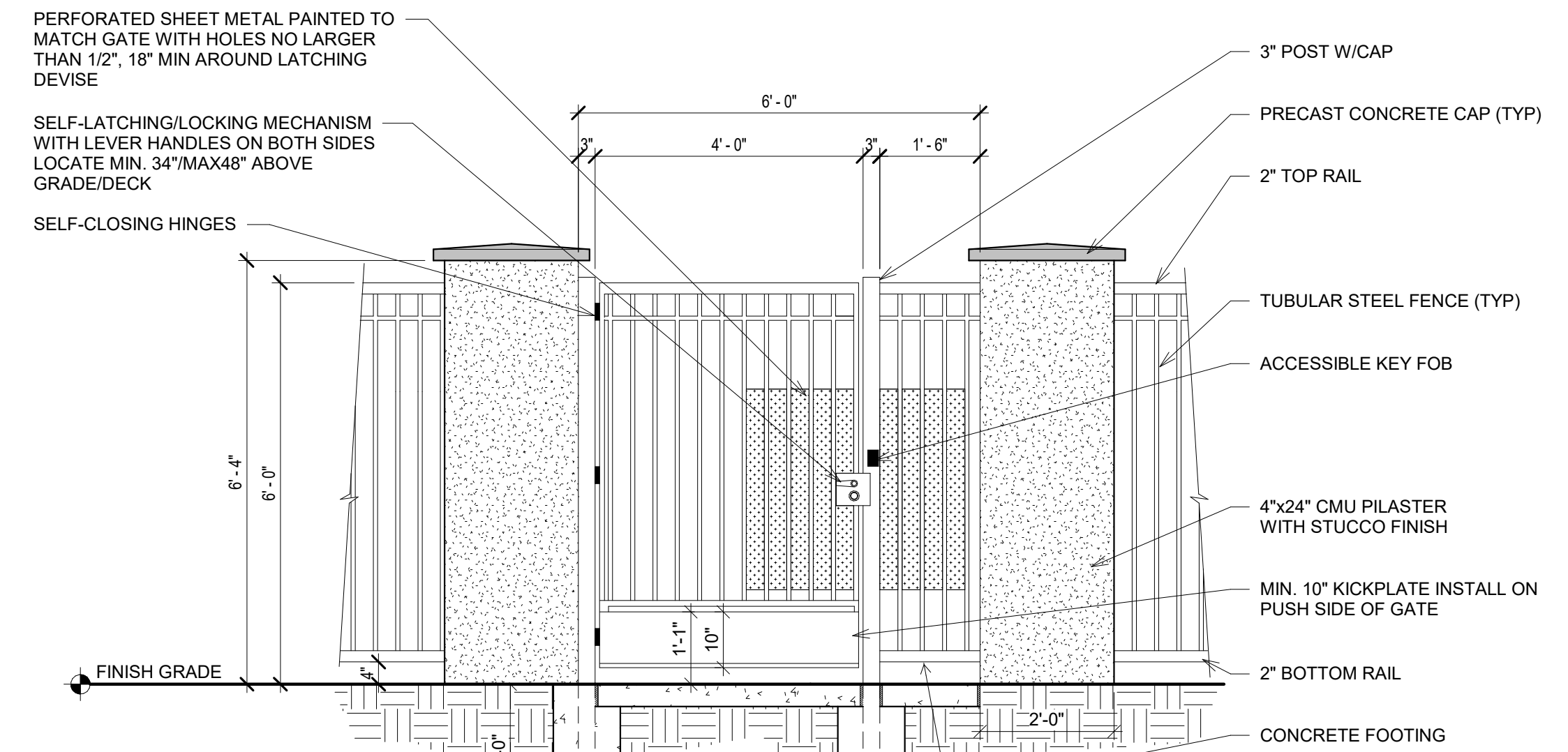


- GENERAL NOTES
1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE.
  2. FINISHED EDGE ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
  3. 3/8" RADI AT ALL EXPOSED EDGES.



23 BICYCLE PARKING LOOP

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



20 PEDESTRIAN ENTRY GATE

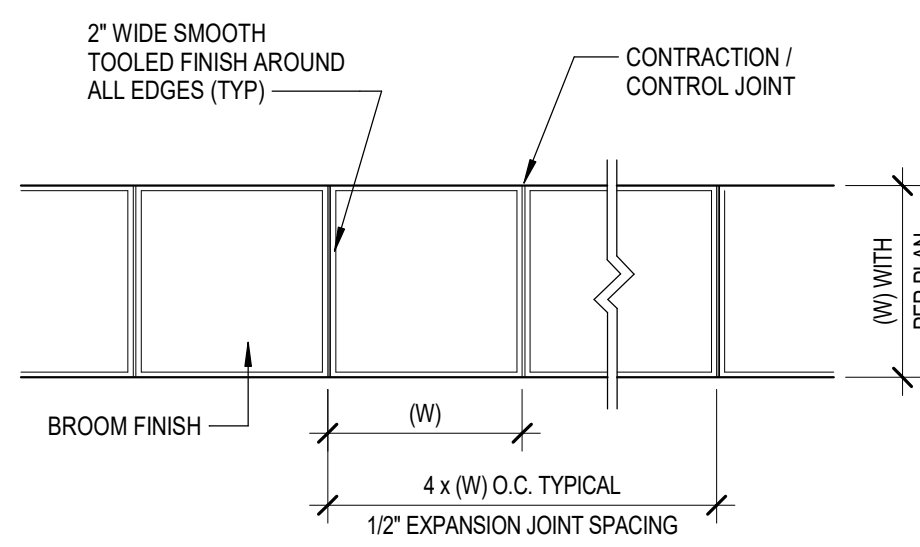
SCALE: 1/2" = 1'-0"

29 MEDIAN CURB AND GUTTER

SCALE: 1" = 1'-0"

26 CONCRETE WALK

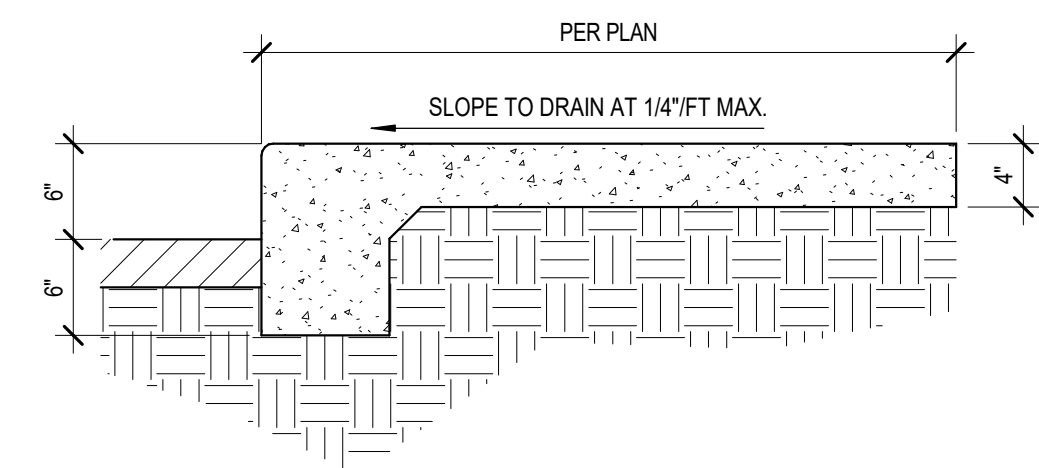
SCALE: 1" = 1'-0"



- 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.

27 CONCRETE WALK - FRAMED

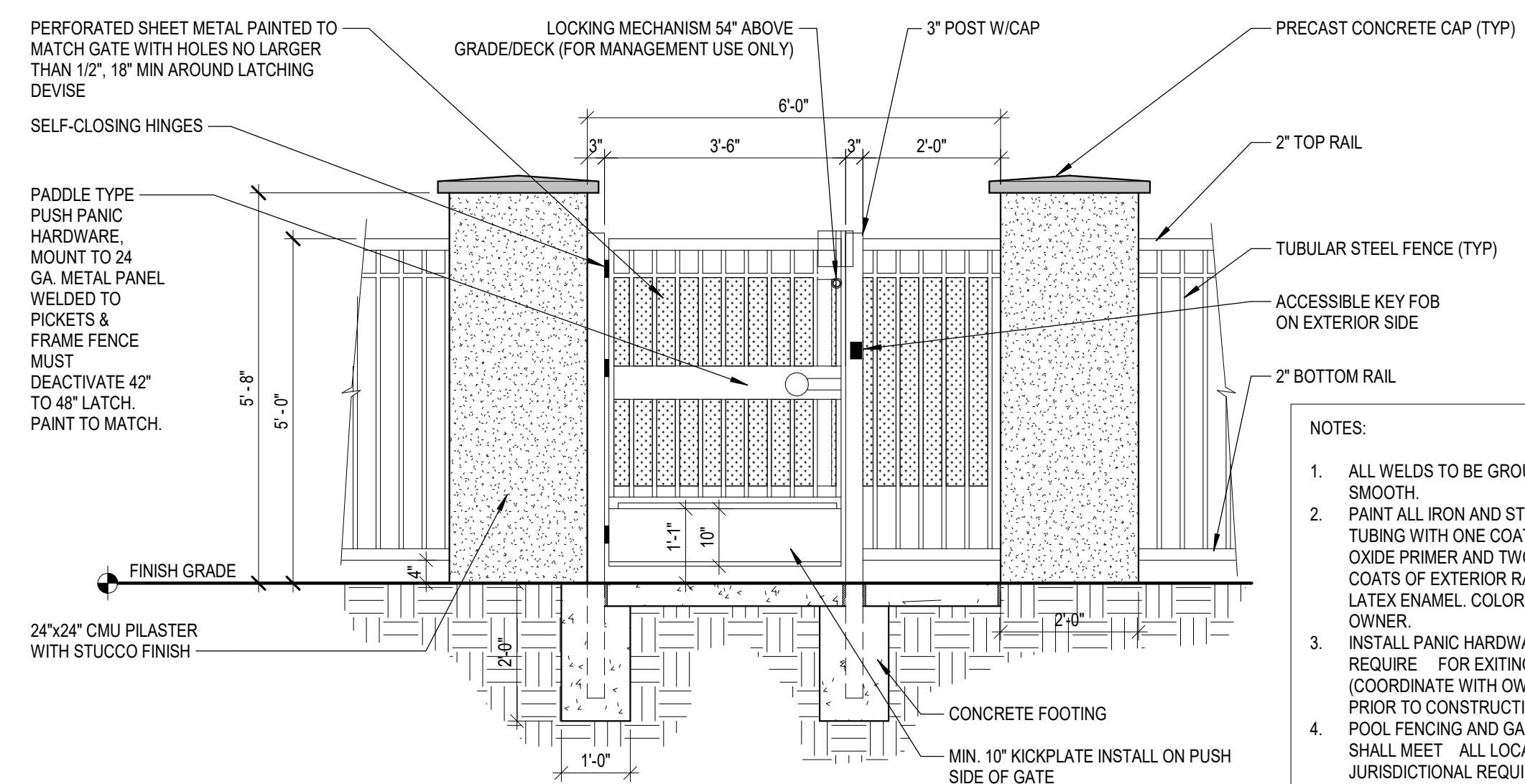
SCALE: 1" = 1'-0"



- 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

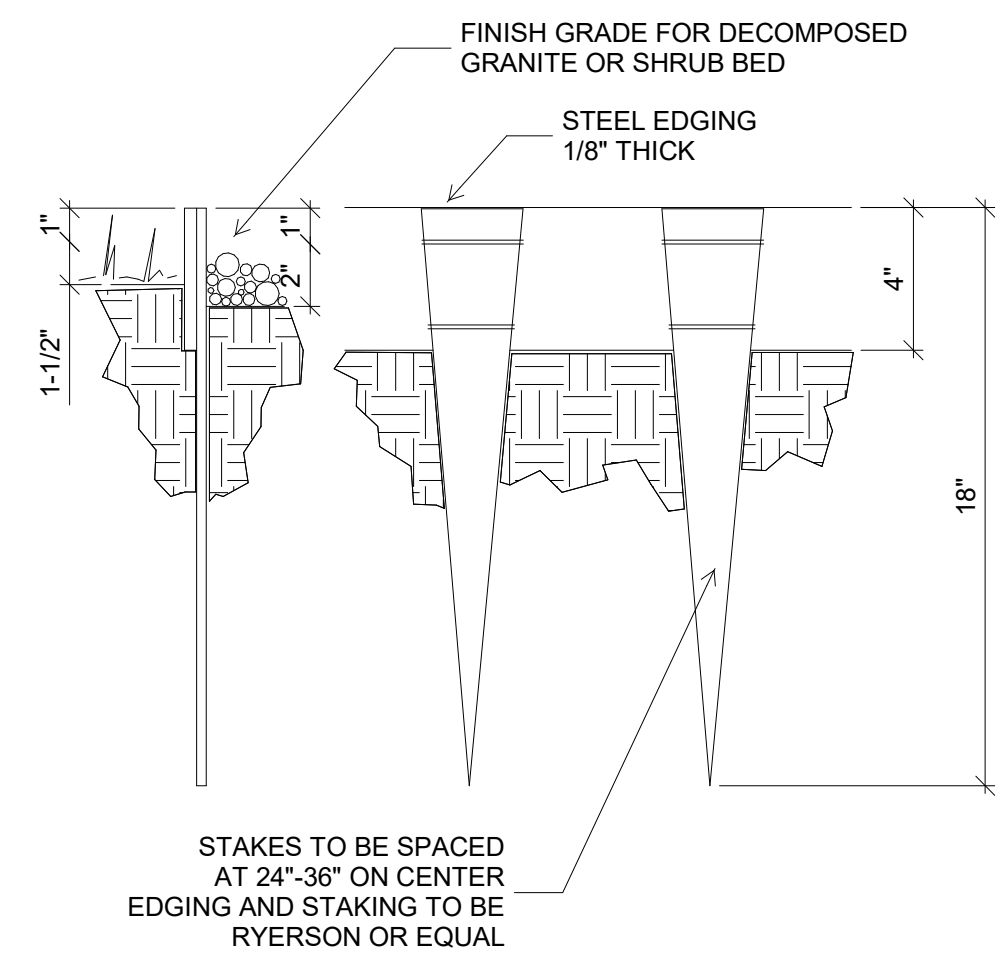
SCALE: 1" = 1'-0"



- NOTES:
1. ALL WELDS TO BE GROUND 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.

21 PEDESTRIAN ENTRY GATE AT POOL FENCE

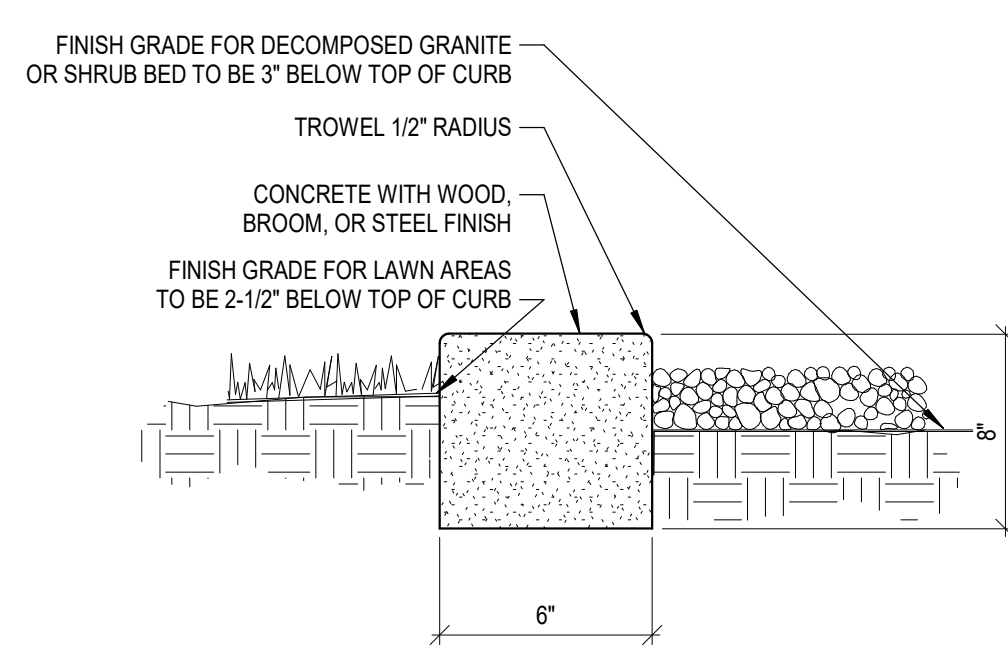
SCALE: 1/2" = 1'-0"



NOTE:  
 1. FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE (2-1/2" FOR SOD OR SEED)

43 STEEL HEADER

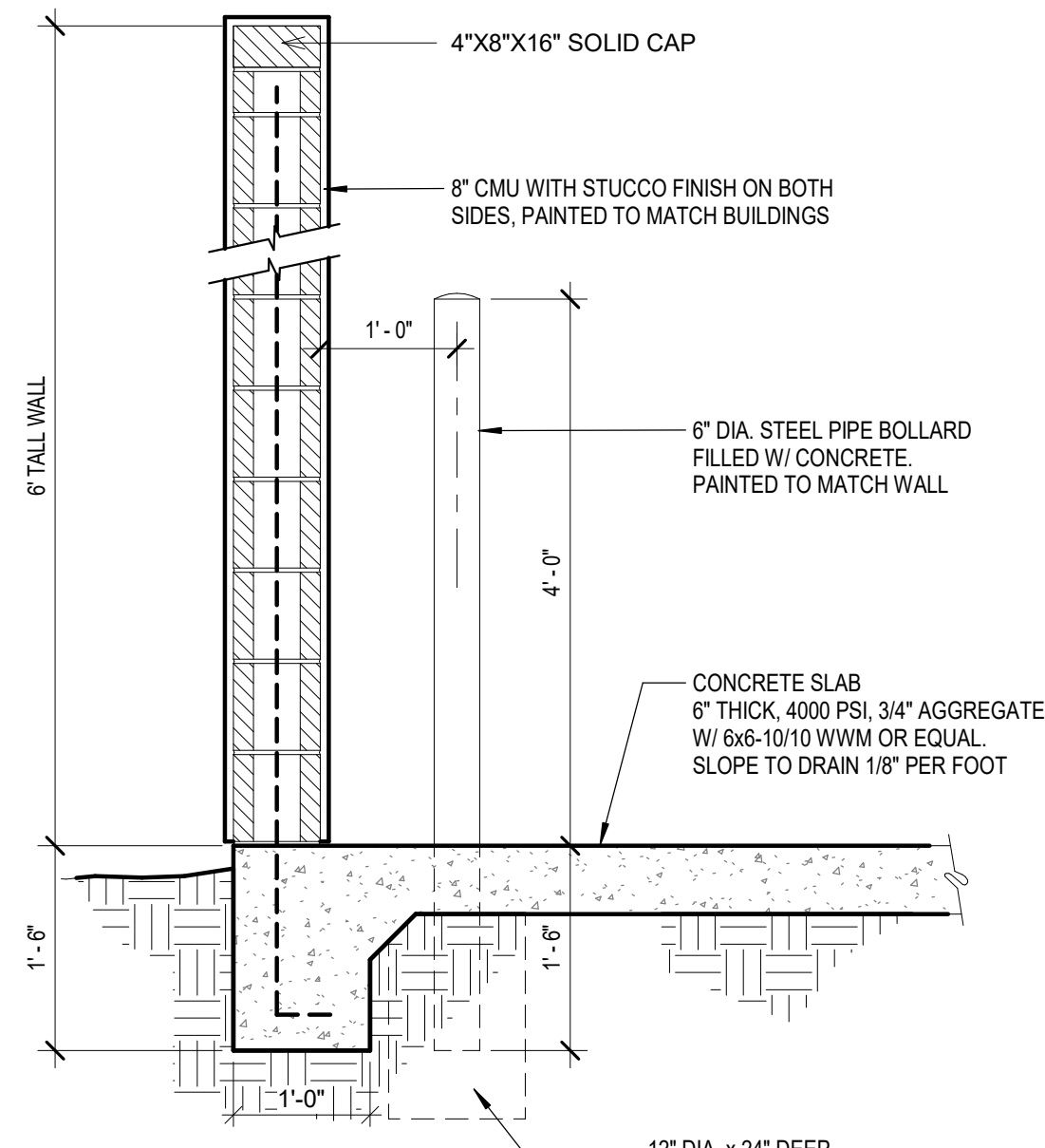
NOT TO SCALE



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" O.C.  
 5. STRAIGHT SECTIONS TO BE FORMED WITH MIN. OF 2"x6" LUMBER.  
 6. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN - FORM WITH 5/8"x6" PLYWOOD.  
 7. FORM STAKING SHALL NOT ALLOW DEFORMING OF LEAKING - ALL SPILL OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.  
 8. GRADING AT CURB SHALL BE BY CURB CONTRACTOR.

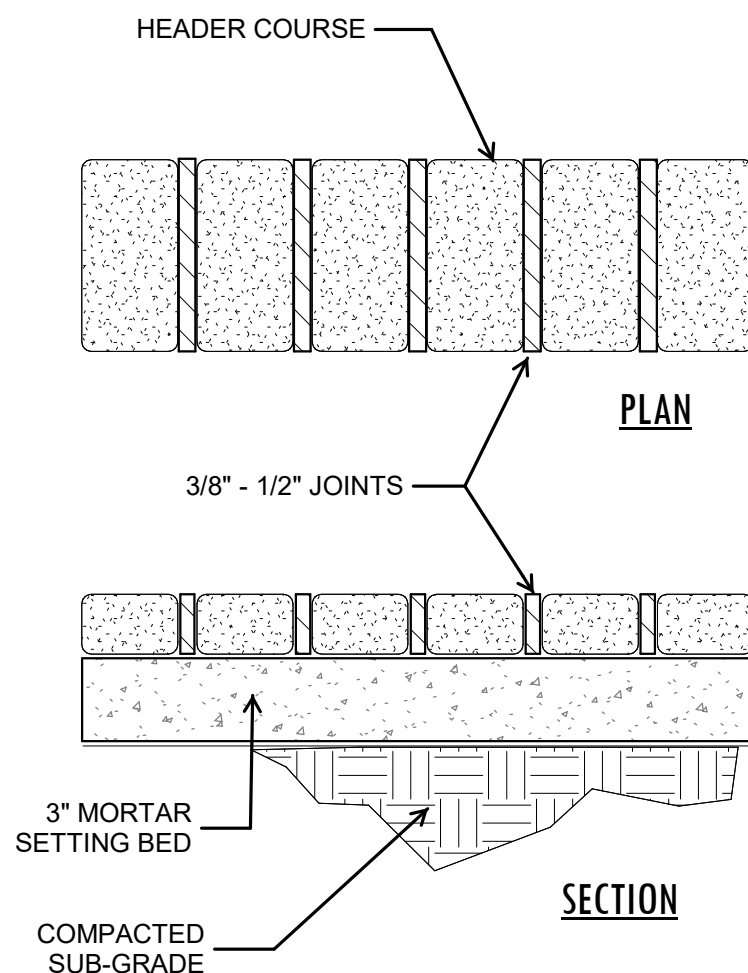
40 CONCRETE HEADER

NOT TO SCALE



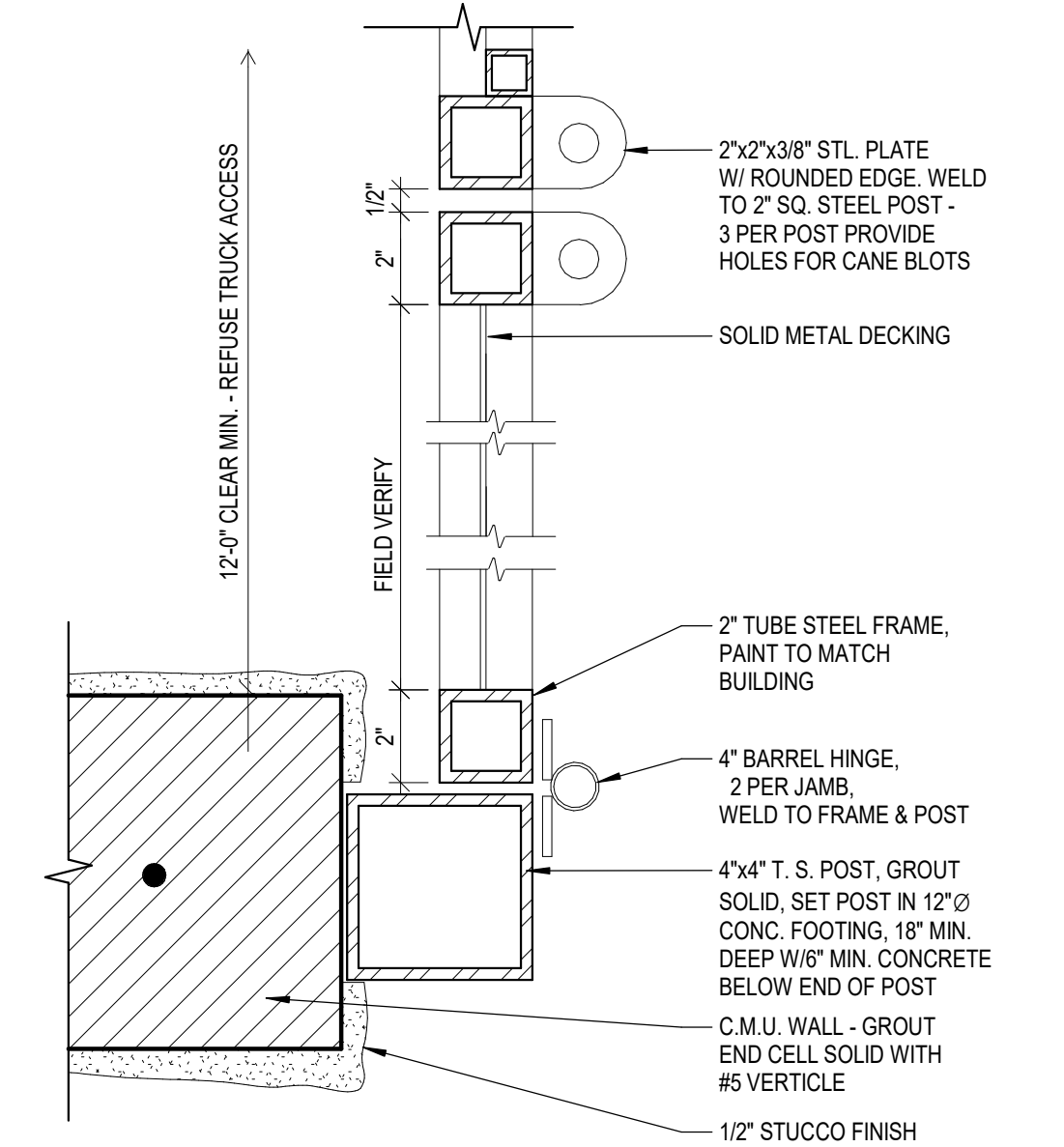
37 TRASH ENCLOSURE WALL

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



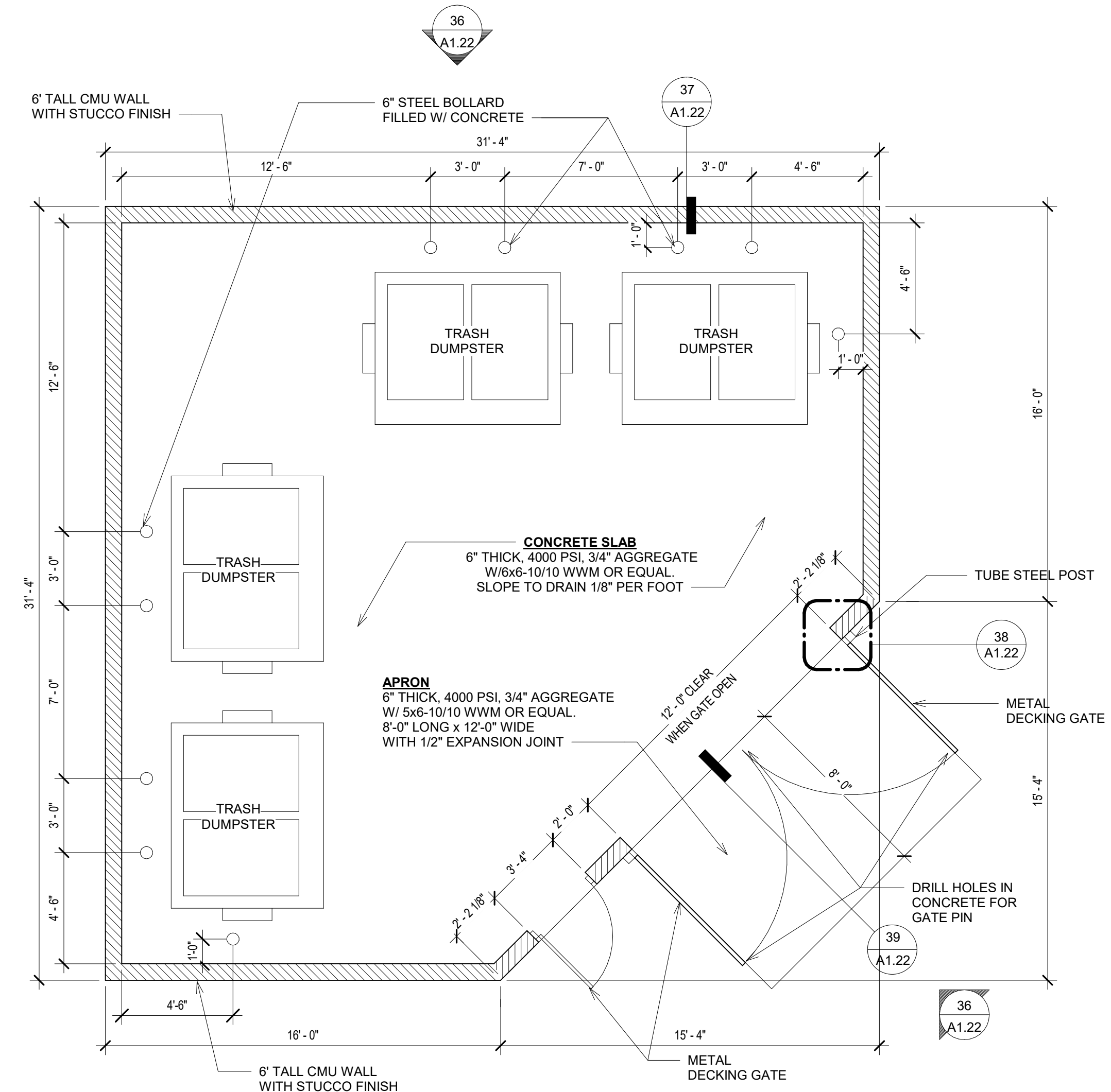
41 PAVER HEADER

NOT TO SCALE



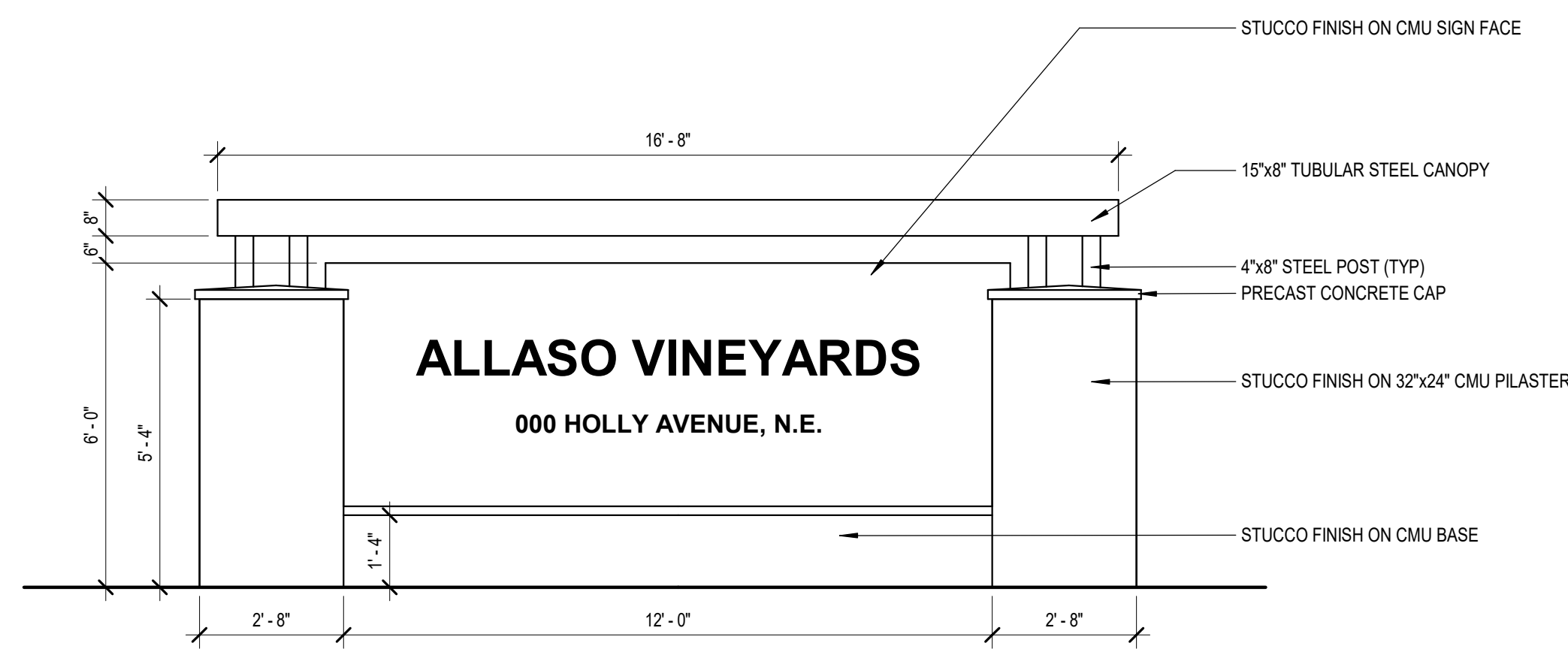
38 TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"



35 TRASH ENCLOSURE PLAN

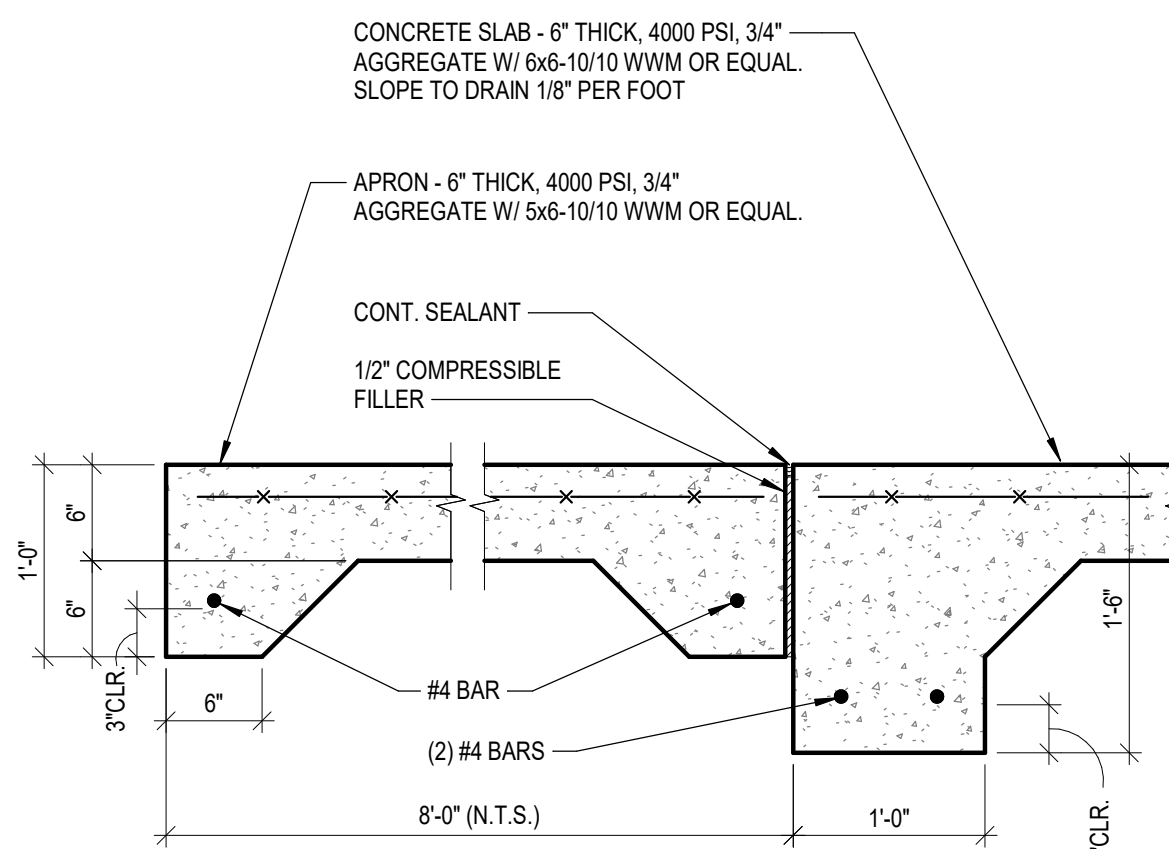
SCALE: 1/4" = 1'-0"



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).

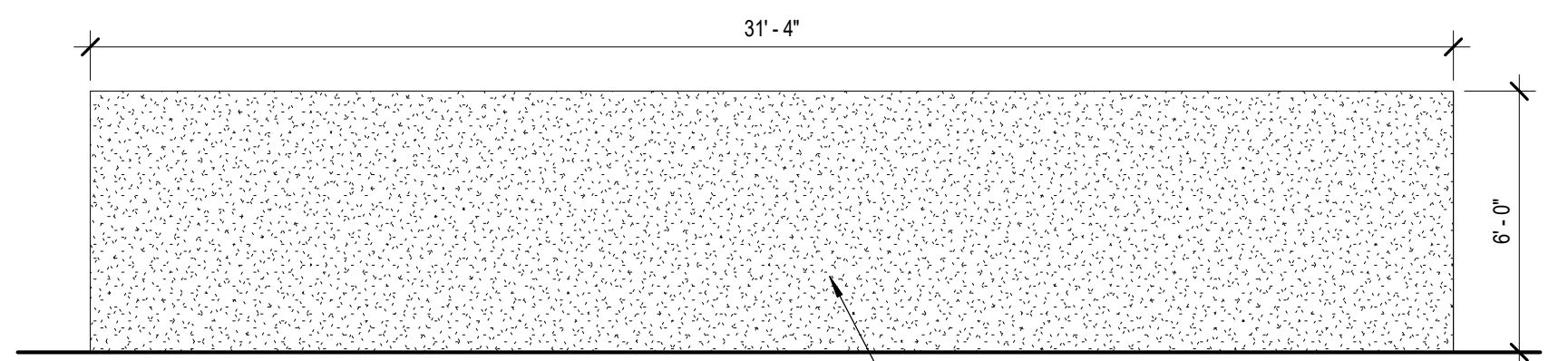
45 MONUMENT SIGN ELEVATION

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

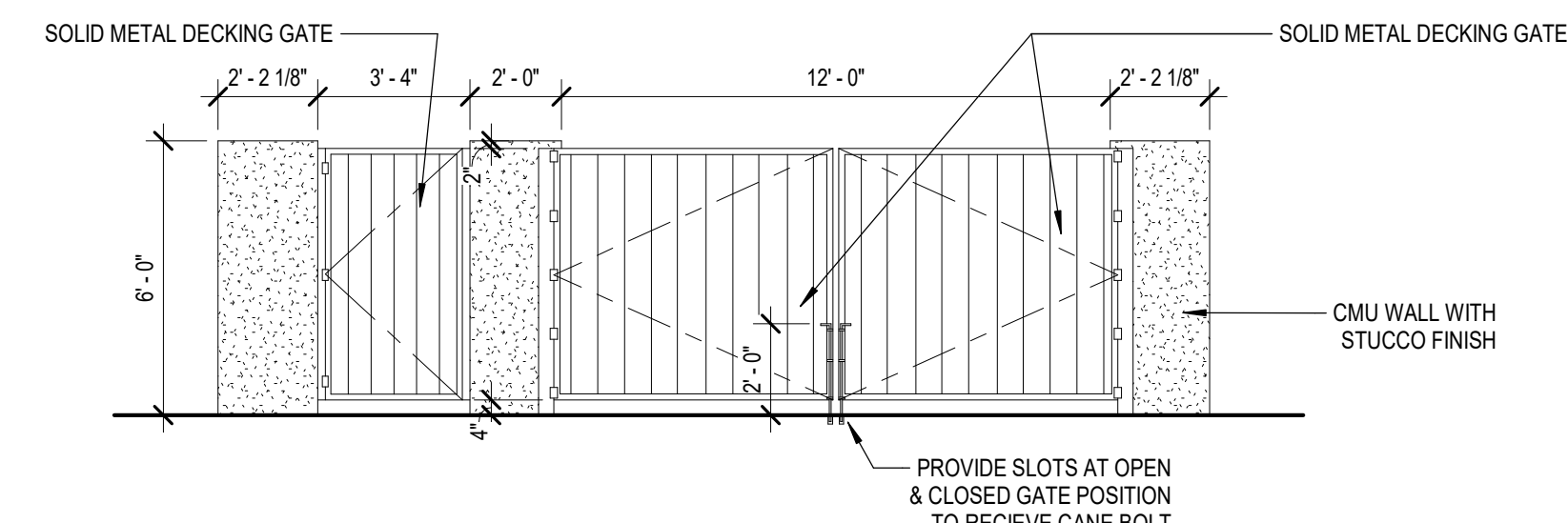


39 TRASH ENCLOSURE SLAB JOINT

SCALE: 1" = 1'-0"



BACK ELEVATION



FRONT ELEVATION

36 REFUSE ENCLOSURE ELEVATIONS

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



# ALLASO VINEYARDS

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



WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



## 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	40,994 SF
LANDSCAPE AREA REQUIREMENT EXCEEDED	25,044 SF
LANDSCAPE COVERAGE REQUIRED - 75%	30,746 SF
COVERAGE PROVIDED	114,518 SF
REQUIREMENT EXCEEDED	83,772 SF
REQUIRED 25% COVERAGE BY GROUND-LEVEL PLANTS	7,687 SF
ACTUAL COVERAGE BY GROUND-LEVEL PLANTS	7,751 SF
REQUIREMENT EXCEEDED	64 SF
SOD ALLOWED (10%)	3,075 SF
SOD ACTUAL	3,053 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 DRILLINE 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.

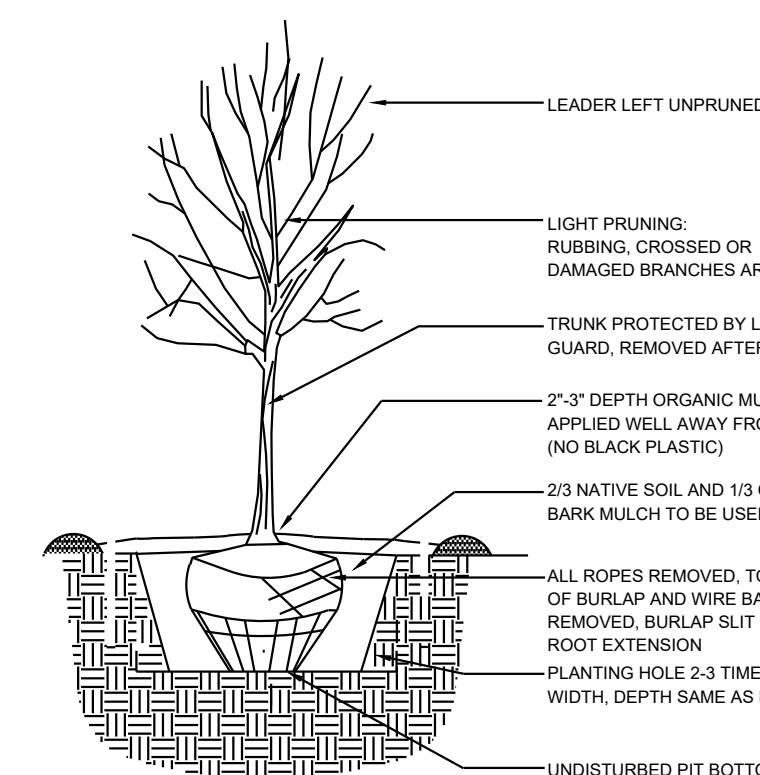
## PLANT SCHEDULE

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
	134	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	30" X 2'	3X134=402
	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

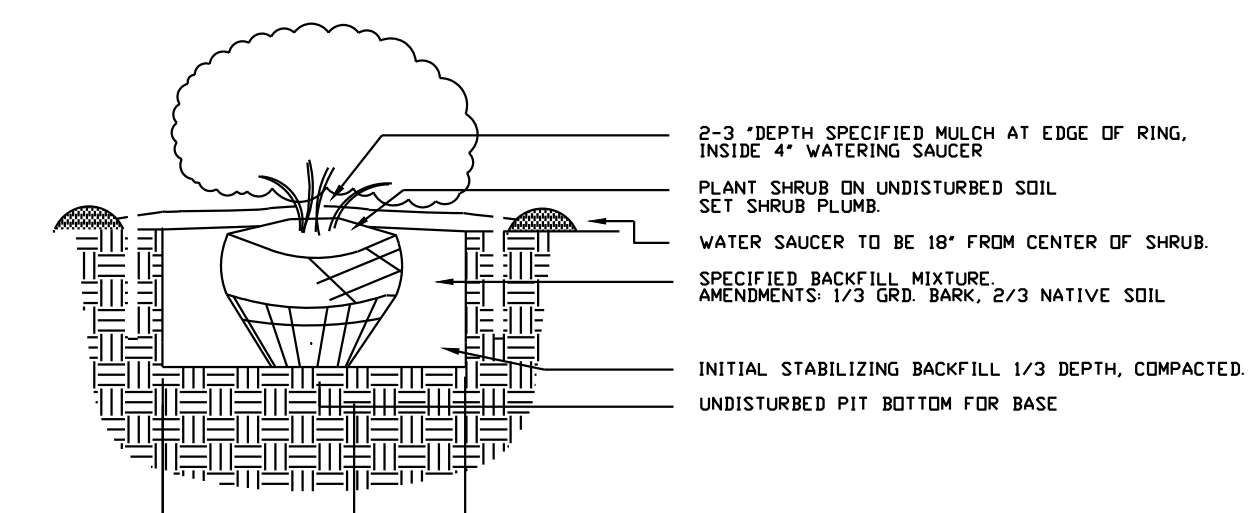
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	COVERAGE
	21	PENSTEMON PALMERI / PALMER'S PENSTEMON	5 GAL	4' X 2'	3X21=63
	12	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	5' X 5'	20X12=240
	3	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	4' X 4'	13X3=39
	21	ROSA X 'KNOCKOUT' TM / ROSE	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 7,751 SF
					TOTAL 114,518 SF

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	MEDIUM BOULDER	10
SYMBOL	DESCRIPTION	QTY
	MOUNTAINAIR BROWN 7/8" GRAVEL	27,305 SF
	LUCY ROSE 1" GRAVEL	3,855 SF
	BARK MULCH	174 SF
	2-4" WALLIN	6,434 SF
	SOD	3,053 SF
	CONCRETE	381 SF
	PUTTING GREEN	173 SF

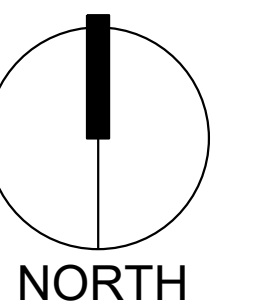
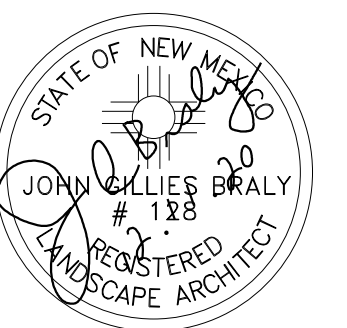


TREE PLANTING DETAIL

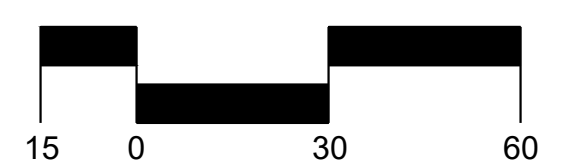


SHRUB PLANTING DETAIL

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



Scale: 1"=30'



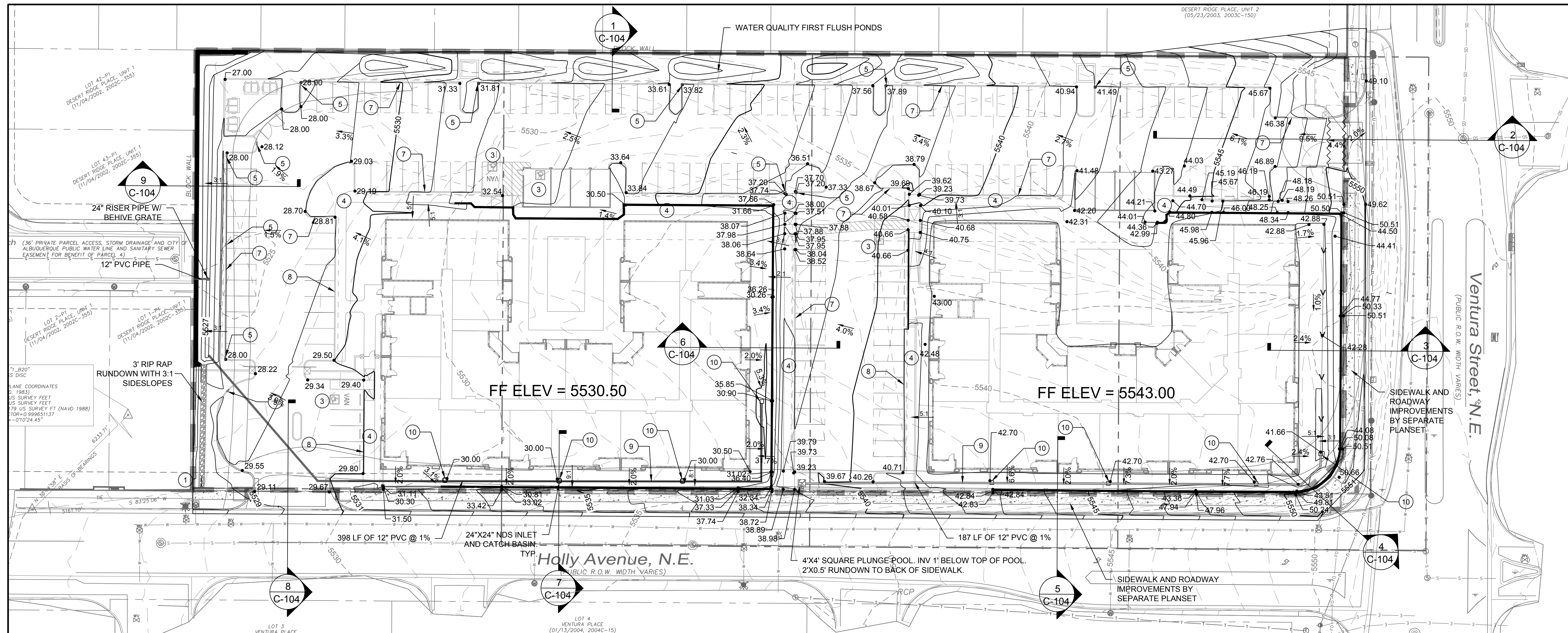
DRB SUBMITTAL

DATE: DECEMBER 17, 2020 ORB #:

# LS-01

LANDSCAPE PLAN





### LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF GRADING
- PROPOSED GRADE BREAK
- PROPOSED SWALE
- 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

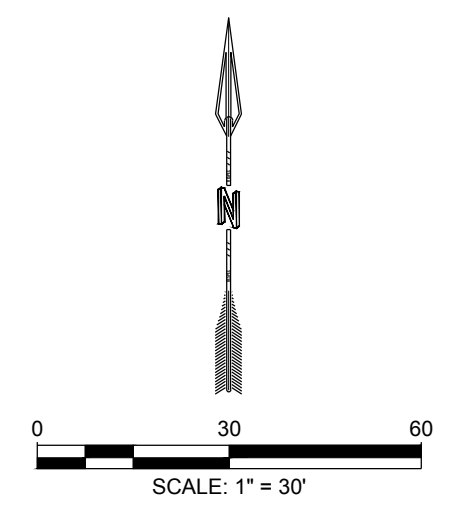
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION 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

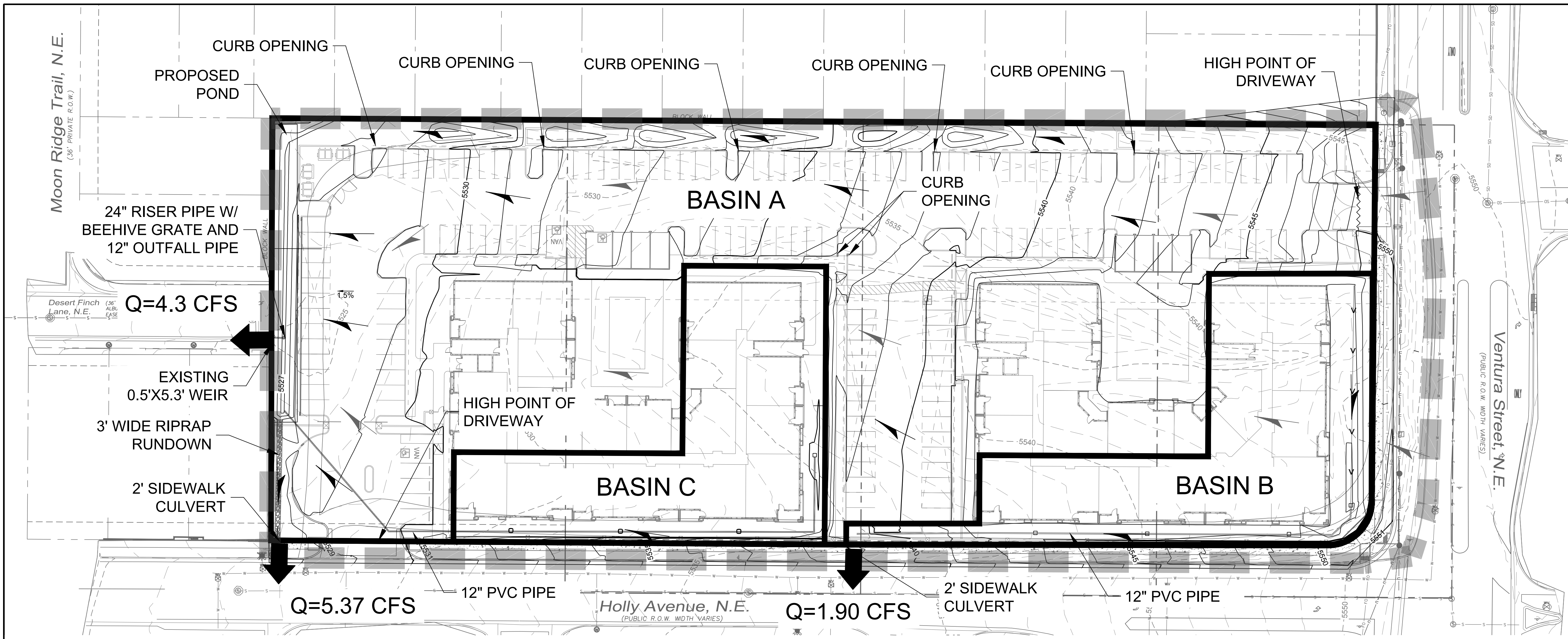
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

- 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

<p>DESIGNED BY: J.L. JIMS</p> <p>DRAWN BY: J.L. JIMS</p> <p>CHECKED BY: J.L. JIMS</p> <p>DATE: 12.17.2020</p>	<p>REVISION</p>
<p>RESPEC</p> <p>6971 Jefferson Street Suite 101          95711 San Jose, CA 95128          Water and Natural Resources          respec.com 805.253.9718</p>	
<p>STAMP</p>	
<p><b>PRELIMINARY</b>          NOT FOR CONSTRUCTION          12/2020</p> <p>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: ALLASO VINEYARDS APARTMENTS HOLLY &amp; VENTURA</p>	
<p>SHEET TITLE: GRADING PLAN</p>	
<p>SHEET NUMBER: C-101</p>	







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

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

SHEET TITLE:  
**DRAINAGE PLAN**

SUBMITTED FOR:  
 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**

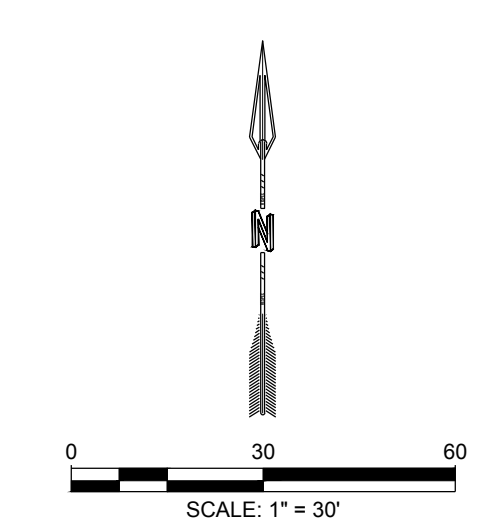
Depth	0.5 ft
Slope	0.01 ft/ft
Manning's n	0.013
Base Width	2 ft
Right Side Slope	0:1
Left Side Slope	0:1

**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

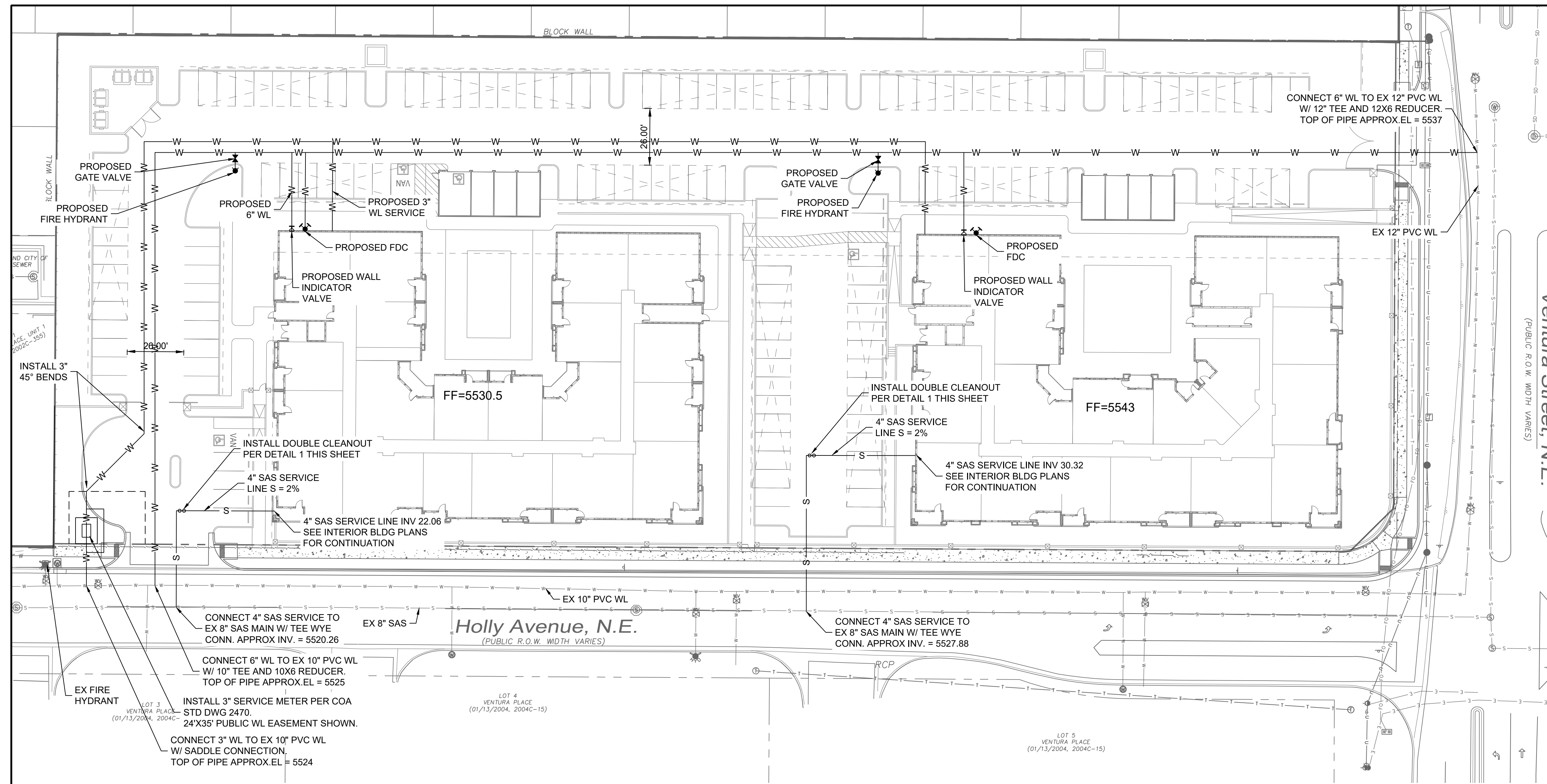
**LEGEND**

- 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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**SYMBOL LEGEND**

- EXISTING PROPERTY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SAS LINE
- C — PROPOSED CLEANOUT
- ⊕ PROPOSED GATE VALVE
- ⊕ PROPOSED FDC
- ⊕ PROPOSED PIV
- ⊕ PROPOSED FIRE HYDRANT
- W — EXISTING WATER LINE
- S — EXISTING SAS LINE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GATE VALVE
- ⊕ EXISTING SAS MH

**UTILITY GENERAL NOTES**

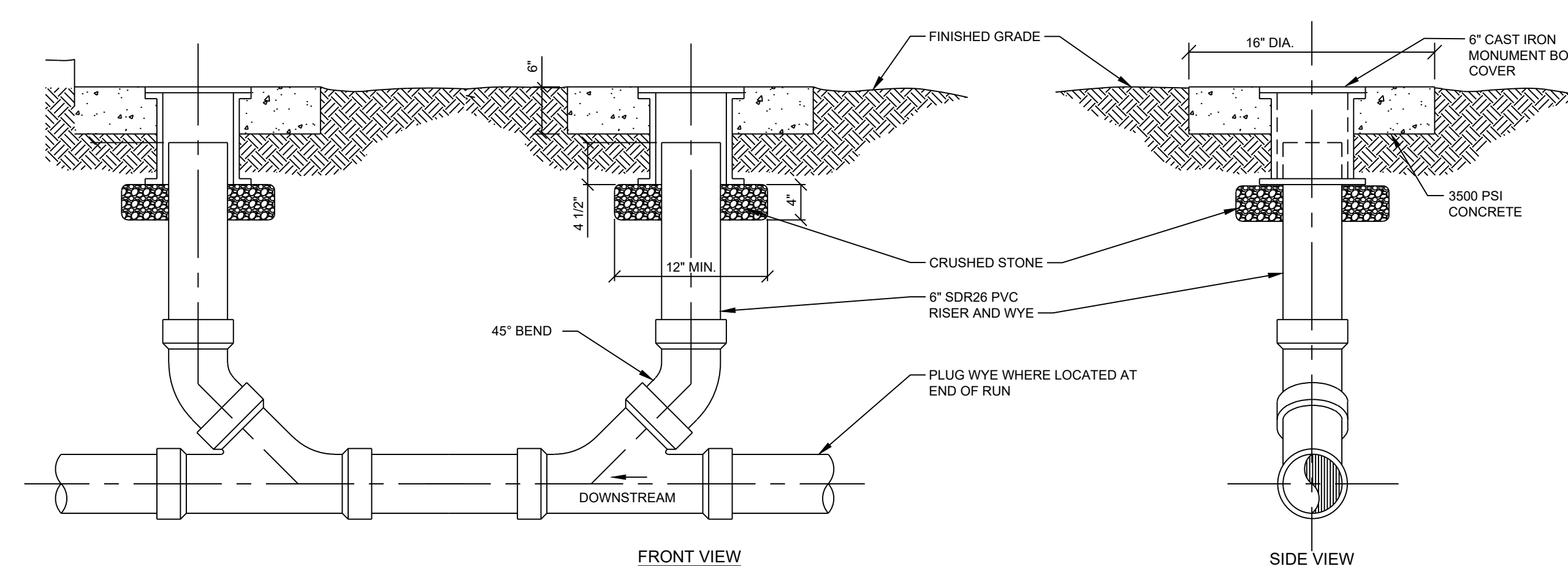
1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS, AND MATERIAL PRIOR TO CONSTRUCTION. RELOCATION OF EXISTING UTILITIES MAY BE REQUIRED FOR THE CONSTRUCTION OF PROPOSED IMPROVEMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS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

**SANITARY SEWER SERVICE NOTES**

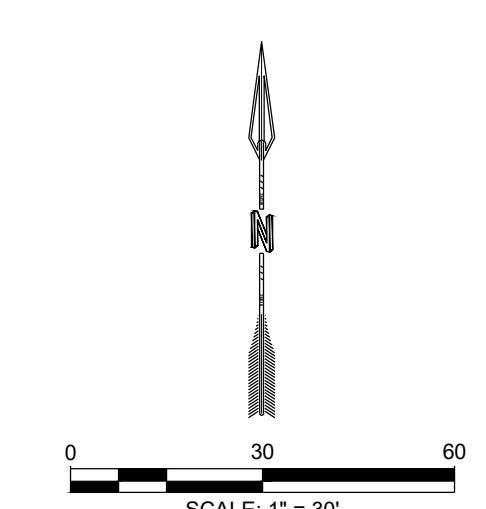
1. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
2. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

**WATER SERVICE NOTES**

1. INSTALL WATER MAIN WITH A MINIMUM OF 3' FEET OF COVER.
2. 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.
3. RPB FOR 6" FIRE LINE, IRRIGATION, AND DOMESTIC SERVICES TO BE INSTALLED INTERNAL TO THE BUILDING.



**1 SEWER CLEANOUT DETAIL**  
NO SCALE

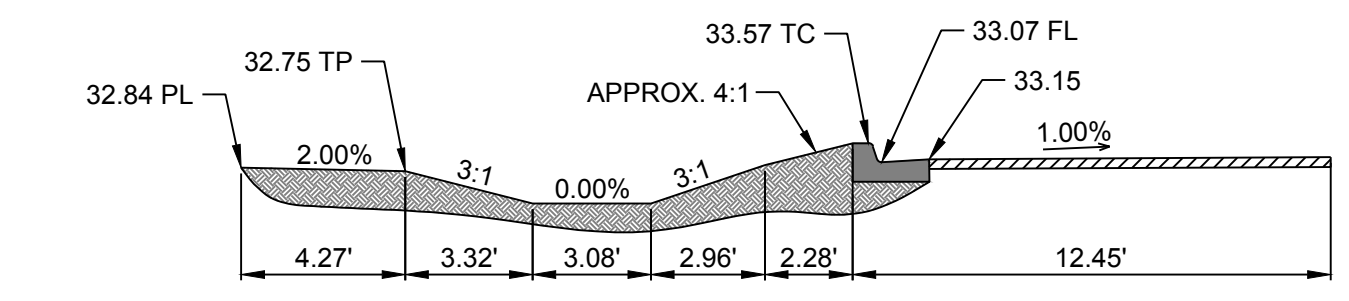


<p>DESIGNED: J.L. JMS DRAWN: JMS CHECKED: J.L. DATE: 12.16.2020</p> <p>RESPEC 6971 Jefferson Street Suite 101 Albuquerque, NM 87109 Water and Natural Resources respec.com 505.253.9718</p> <p>RESPEC</p>	<p>REVISION</p>
<p>STAMP</p> <p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION 12/2020</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> <p><b>nm811</b> 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>UTILITY PLAN</b></p>	
<p>SUBMITTED FOR:</p>	
<p>SHEET NUMBER: <b>C-103</b></p>	

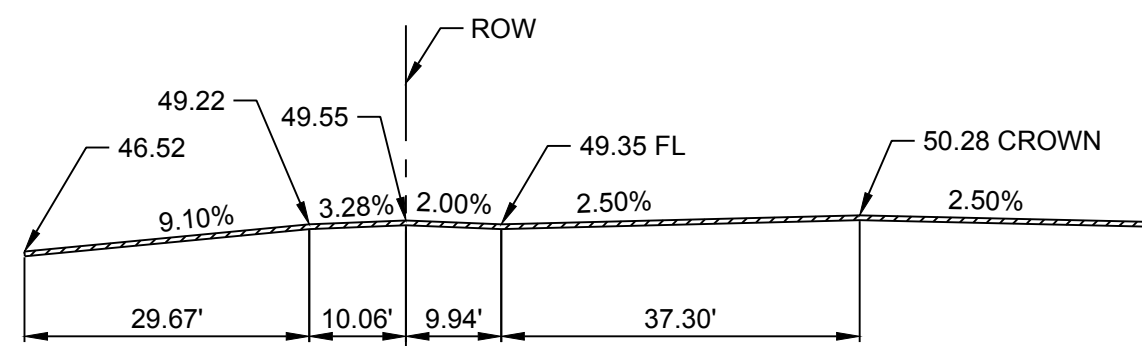
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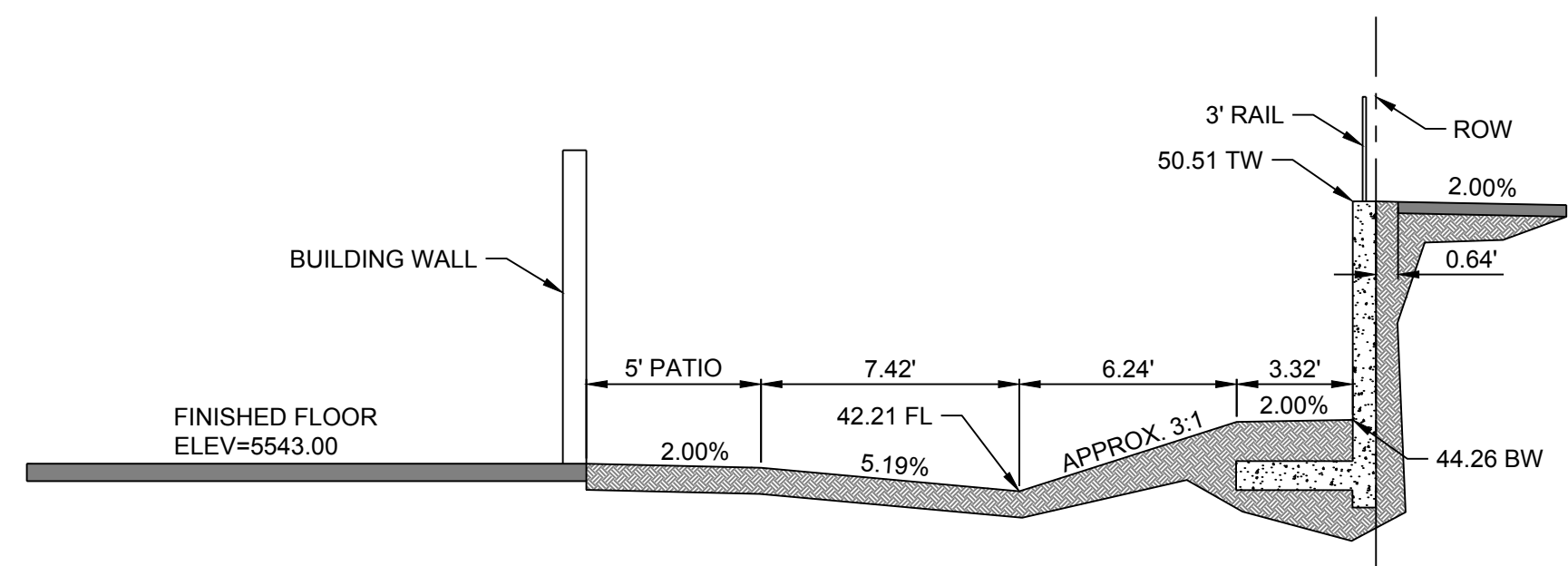
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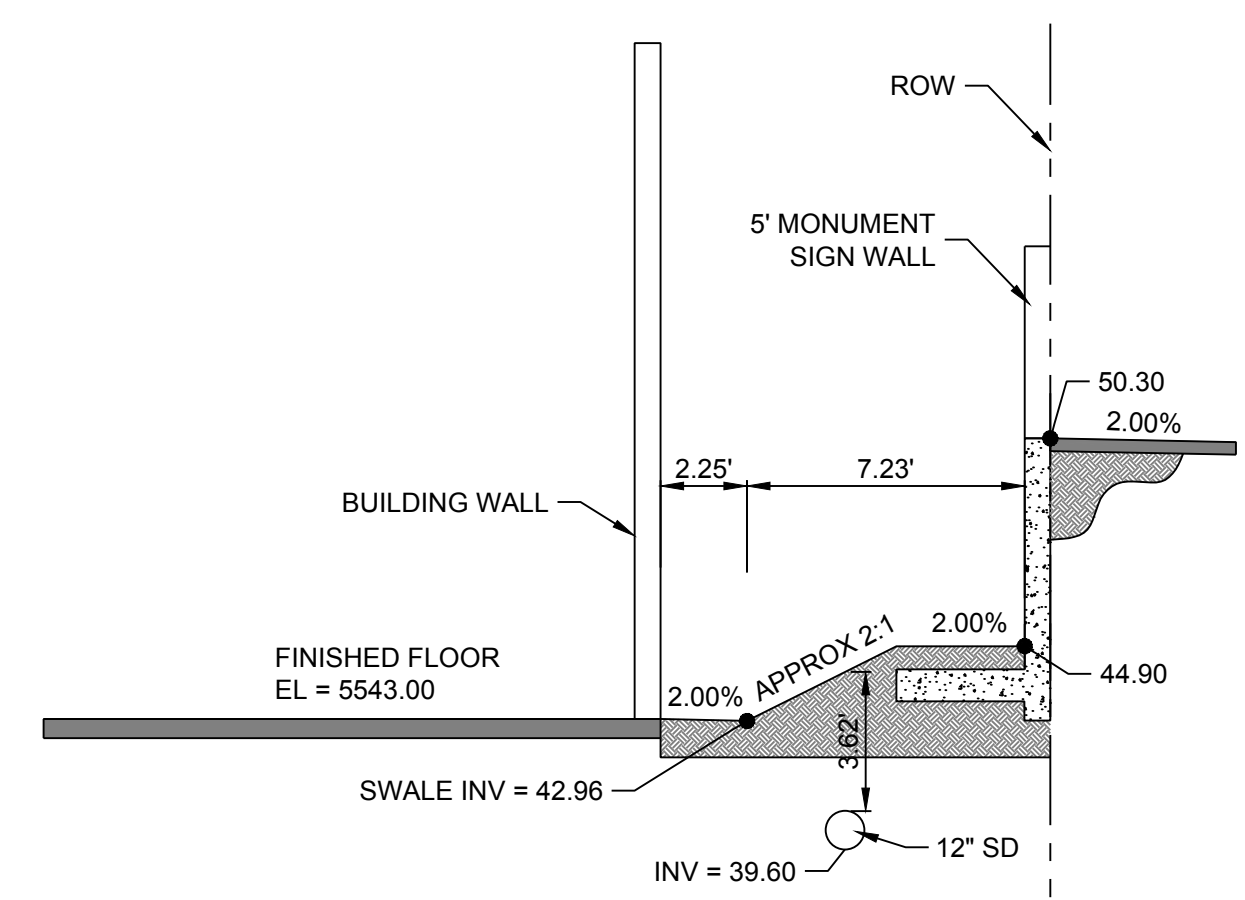
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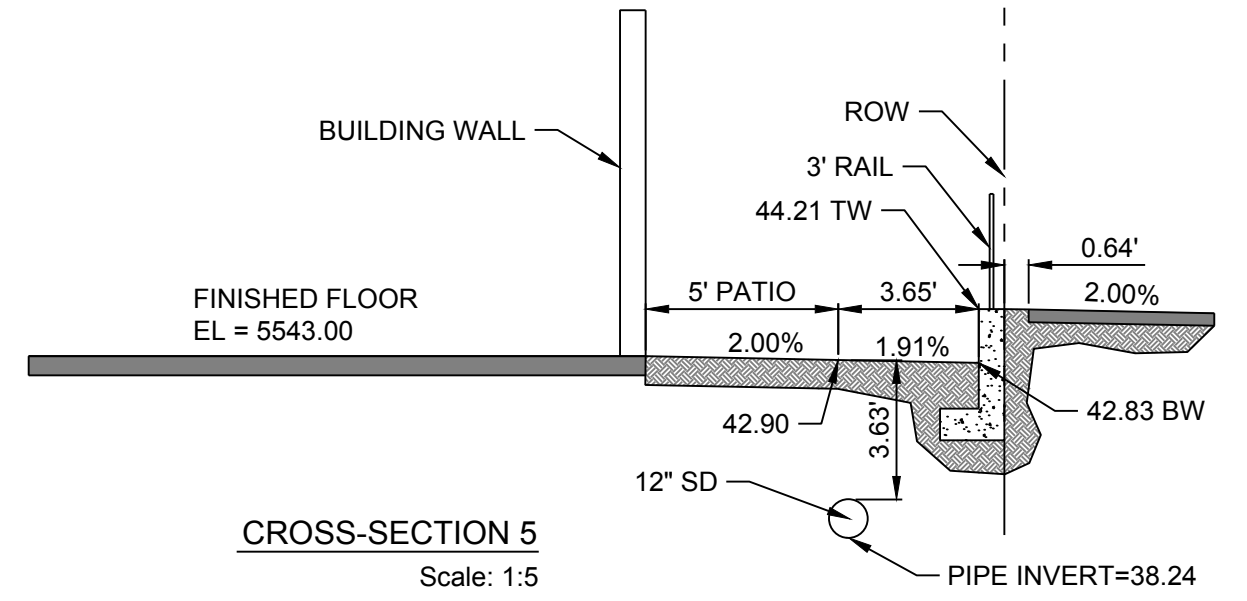
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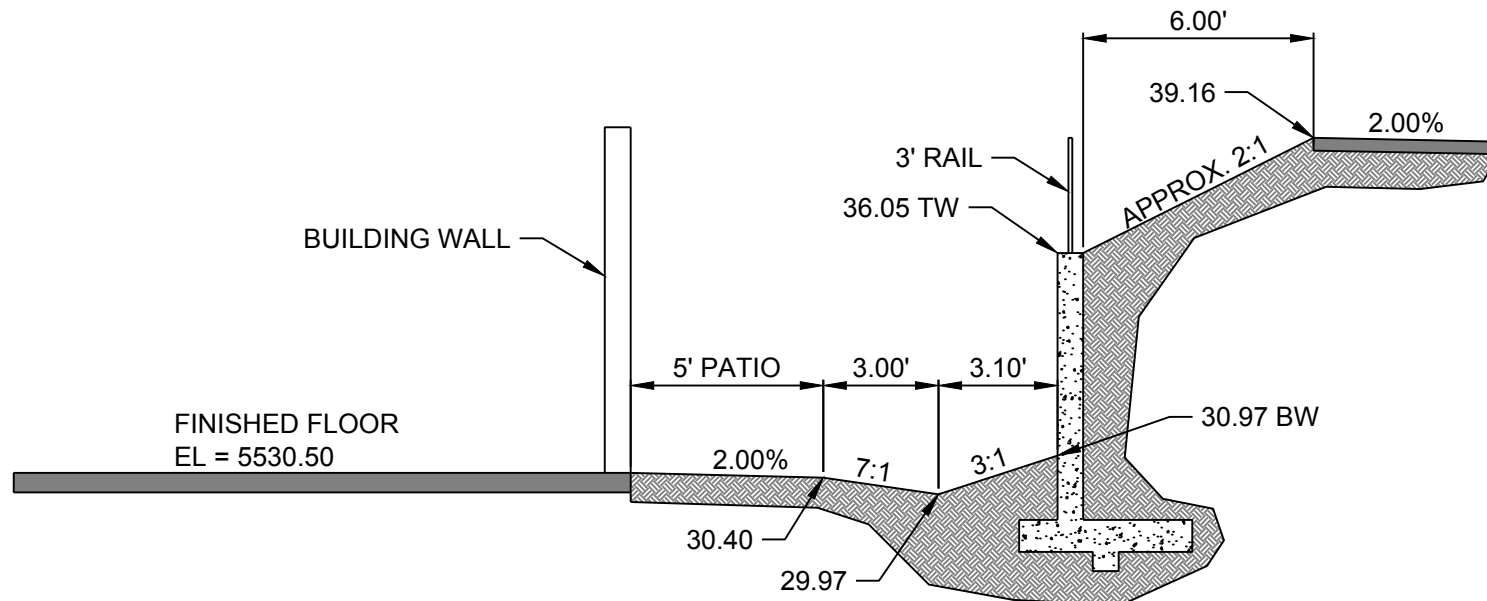
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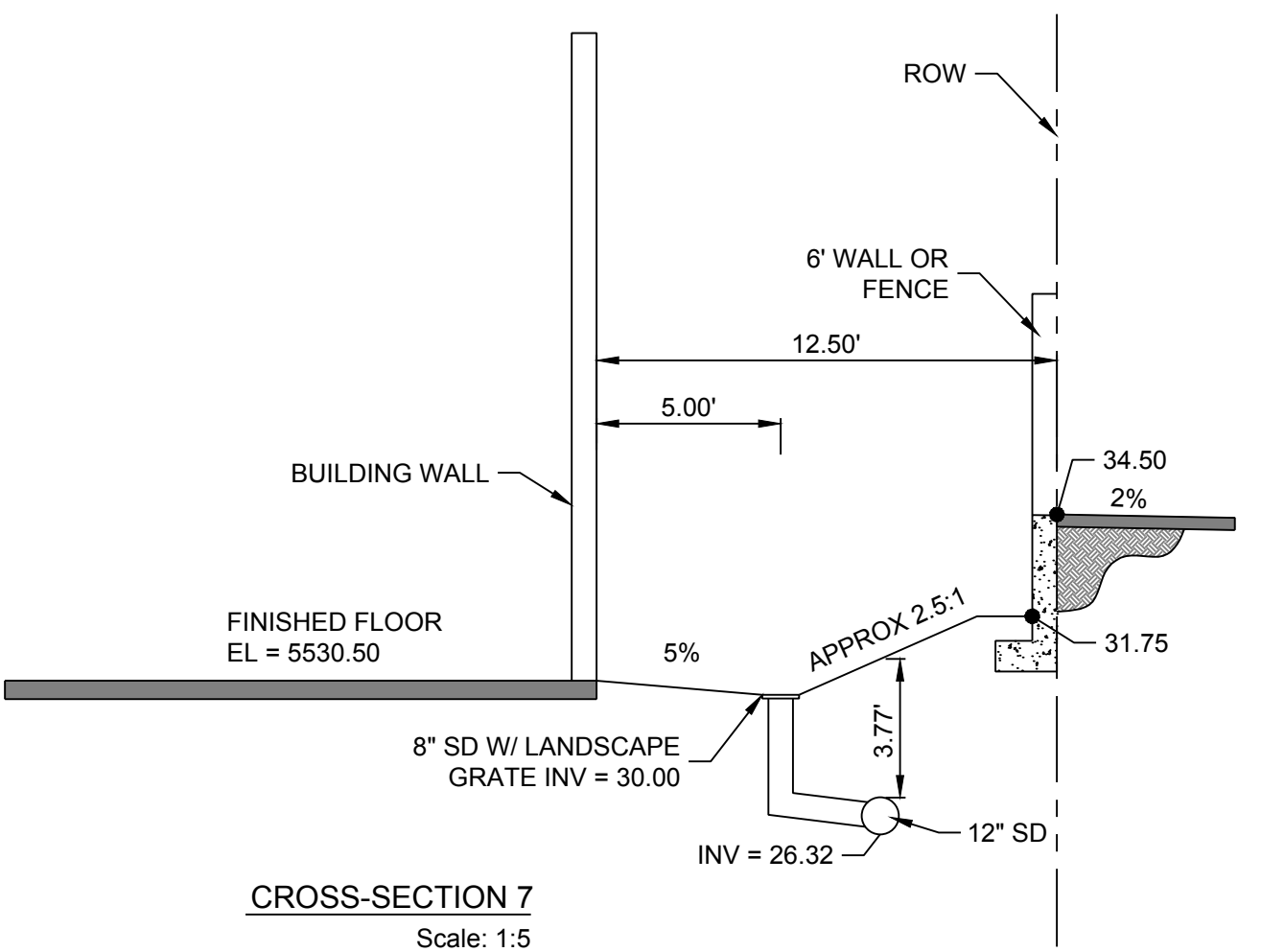
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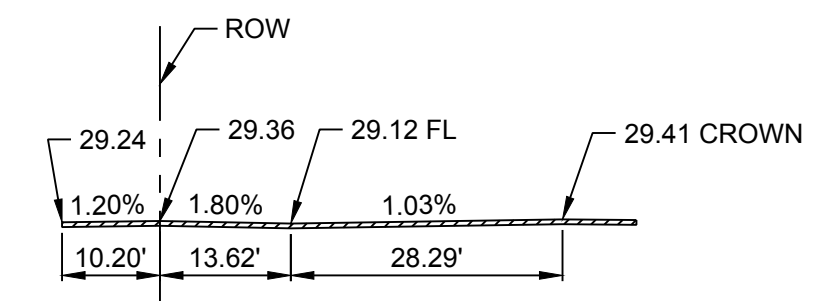
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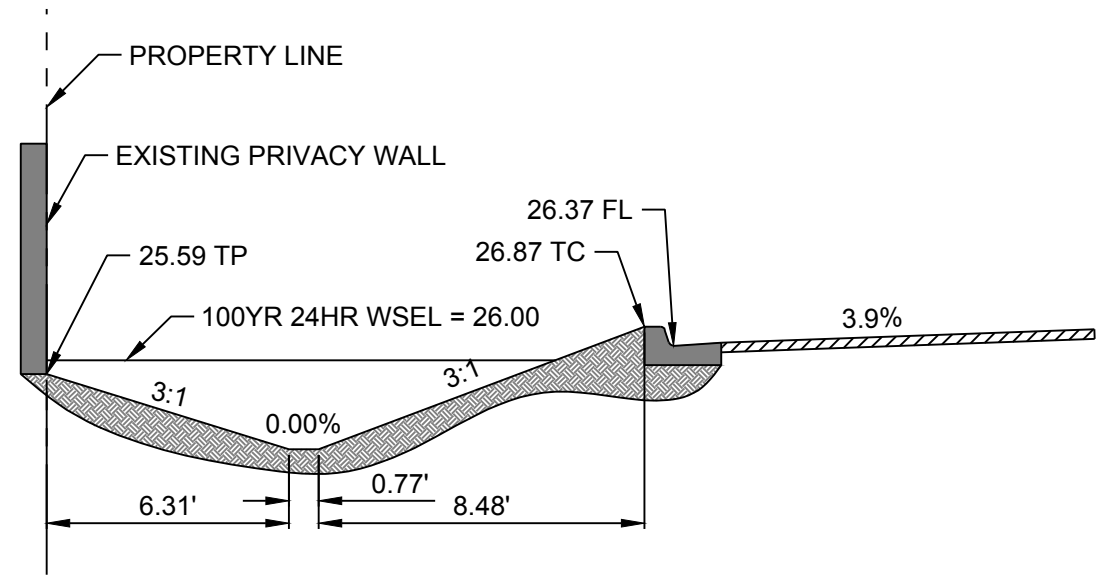
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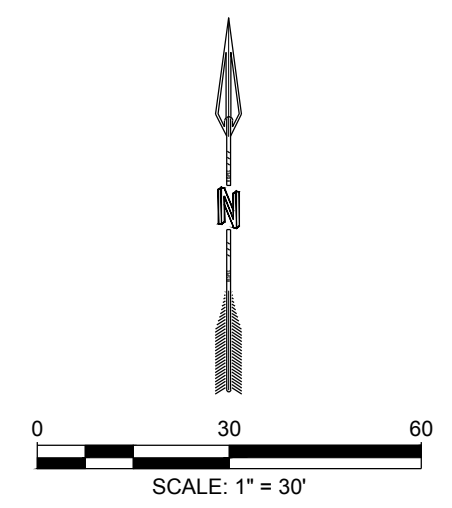
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CROSS-SECTION 8  
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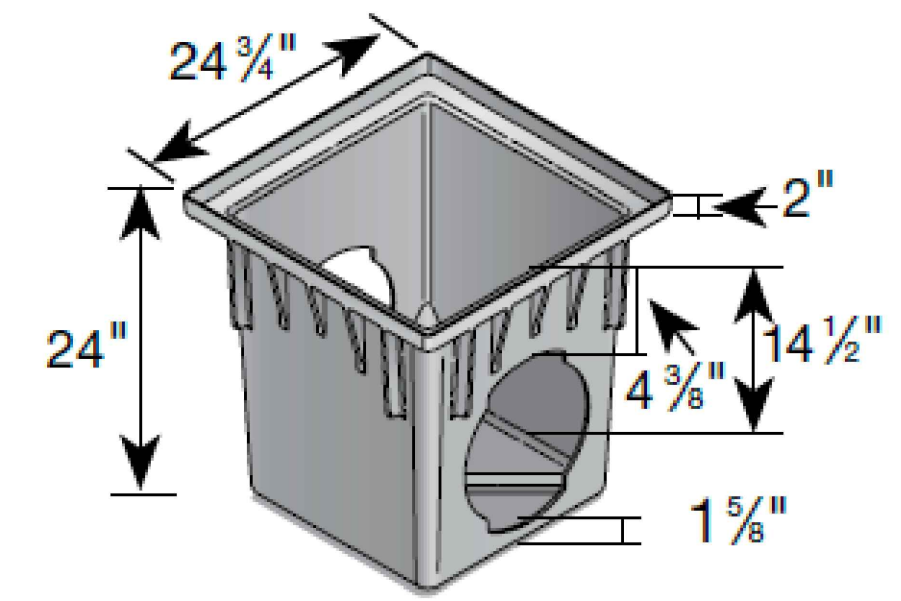
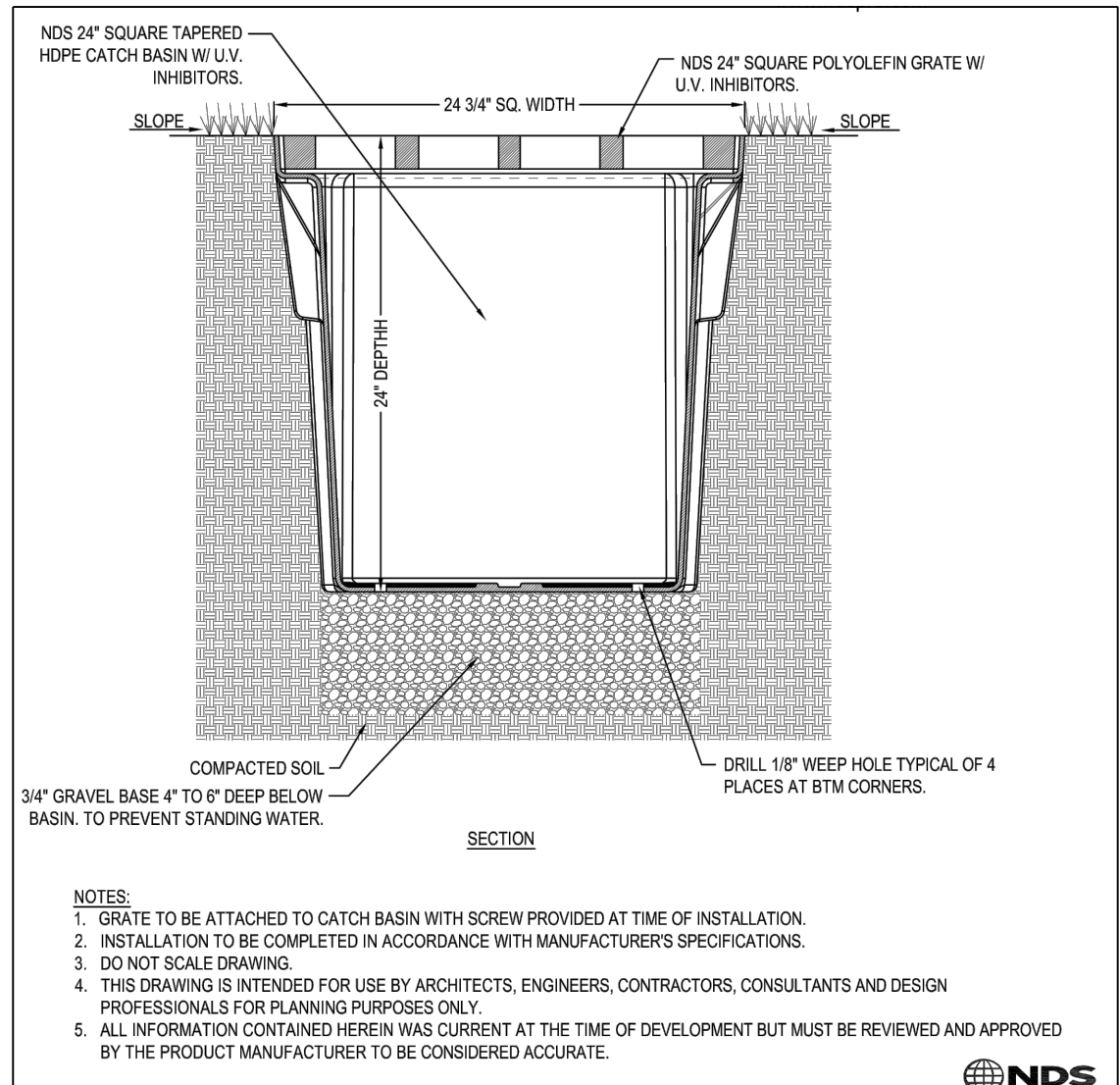


CROSS-SECTION 9  
Scale: 1:5



DESIGNED BY: J.L.	DRAWN BY: J.M.S.	CHECKED BY: J.L.	DATE: 12.16.2020
6971 Jefferson Street Suite 101 Alliso Viejo, CA 92520 Water and Natural Resources respec.com 951.253.9718			
STAMP			
<b>PRELIMINARY</b> 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:		SECTIONS	
SUBMITTED FOR:			
SHEET NUMBER:		C-104	



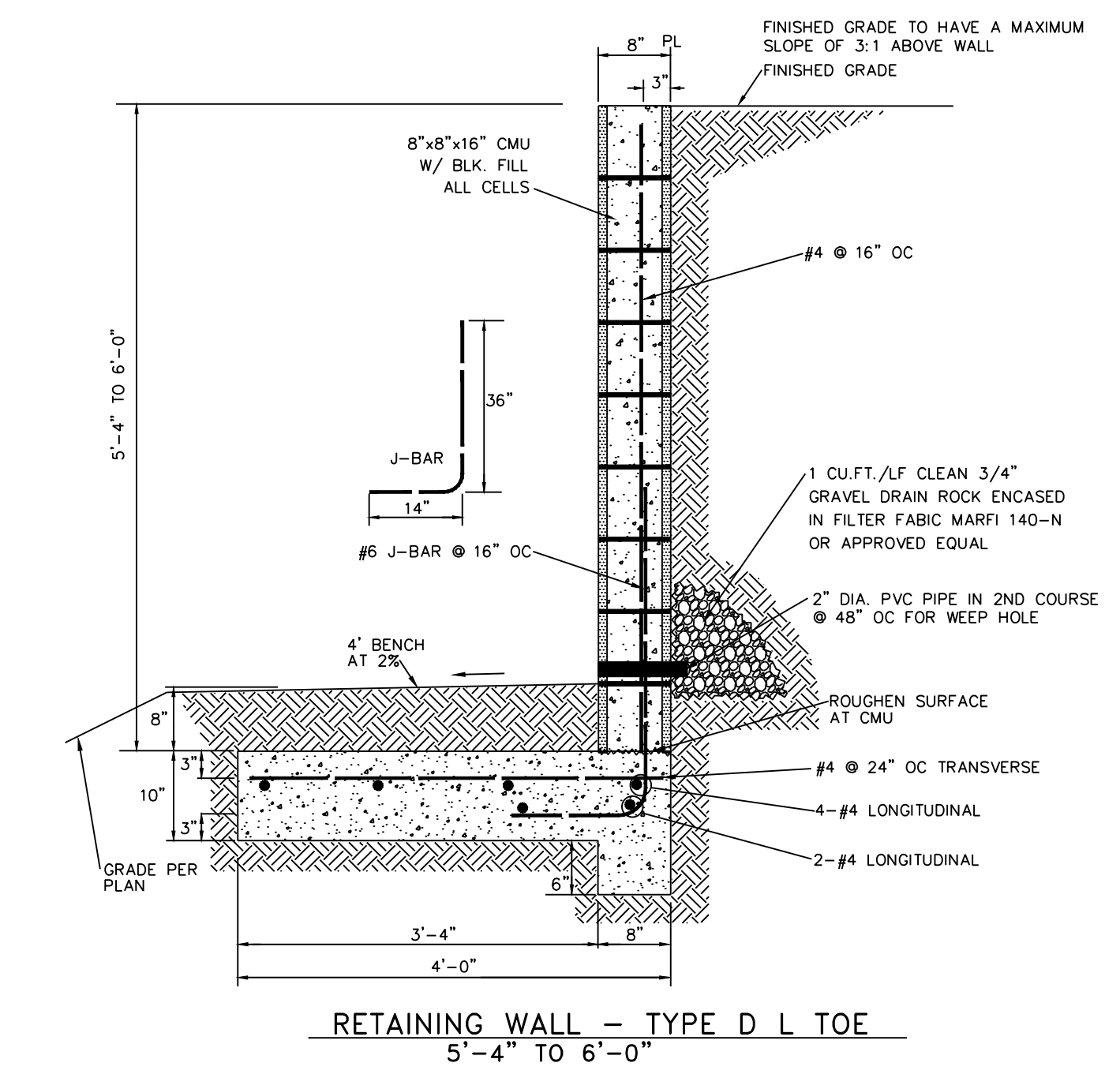


24"x24" NDS CATCH BASIN  
Scale: NTS

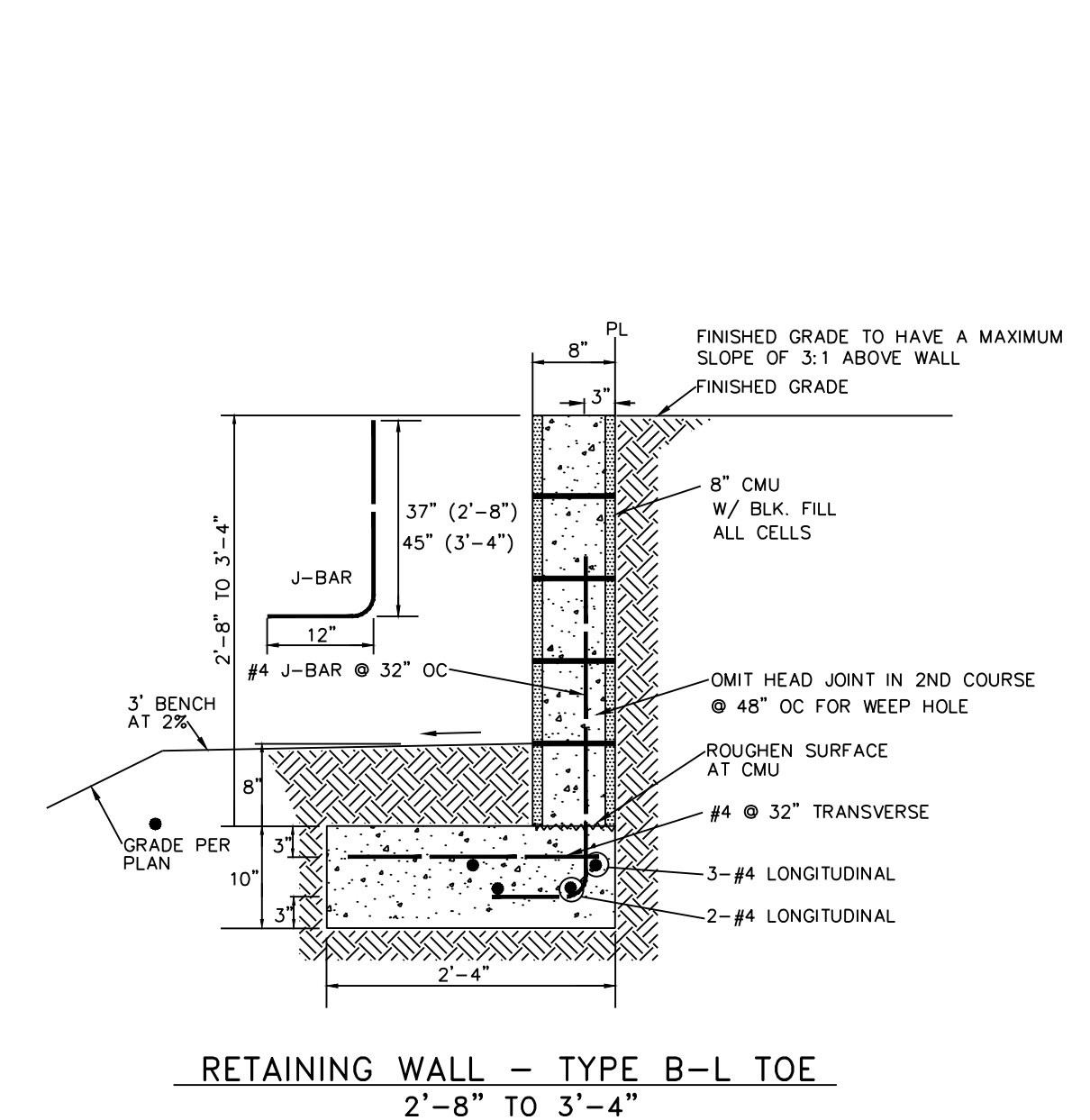
- NOTES:**
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. DO NOT SCALE DRAWING.
  4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
  5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

**RETAINING WALL GENERAL NOTES**

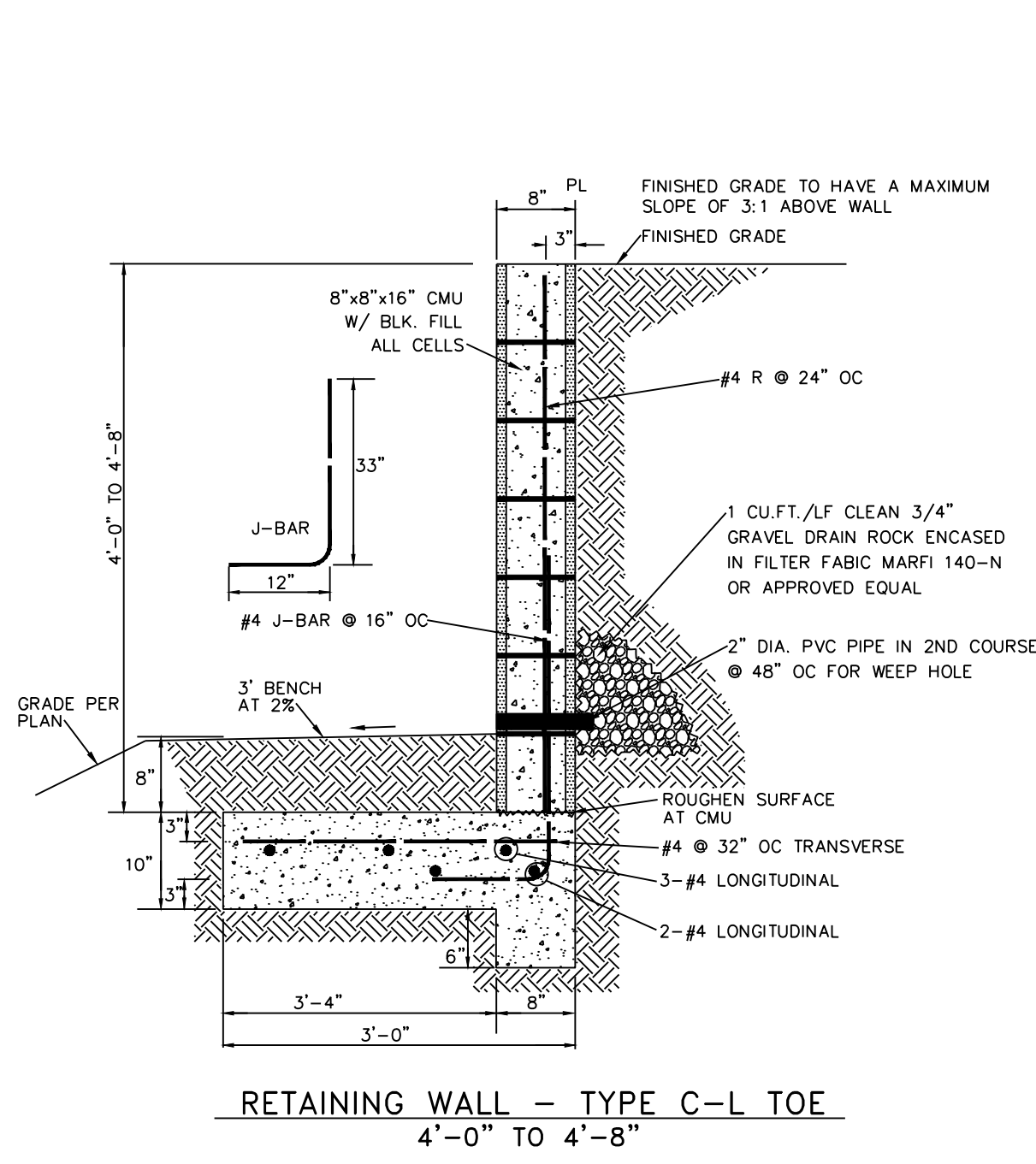
1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN DEPTH) PER ASTM D1557, IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIAL 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.



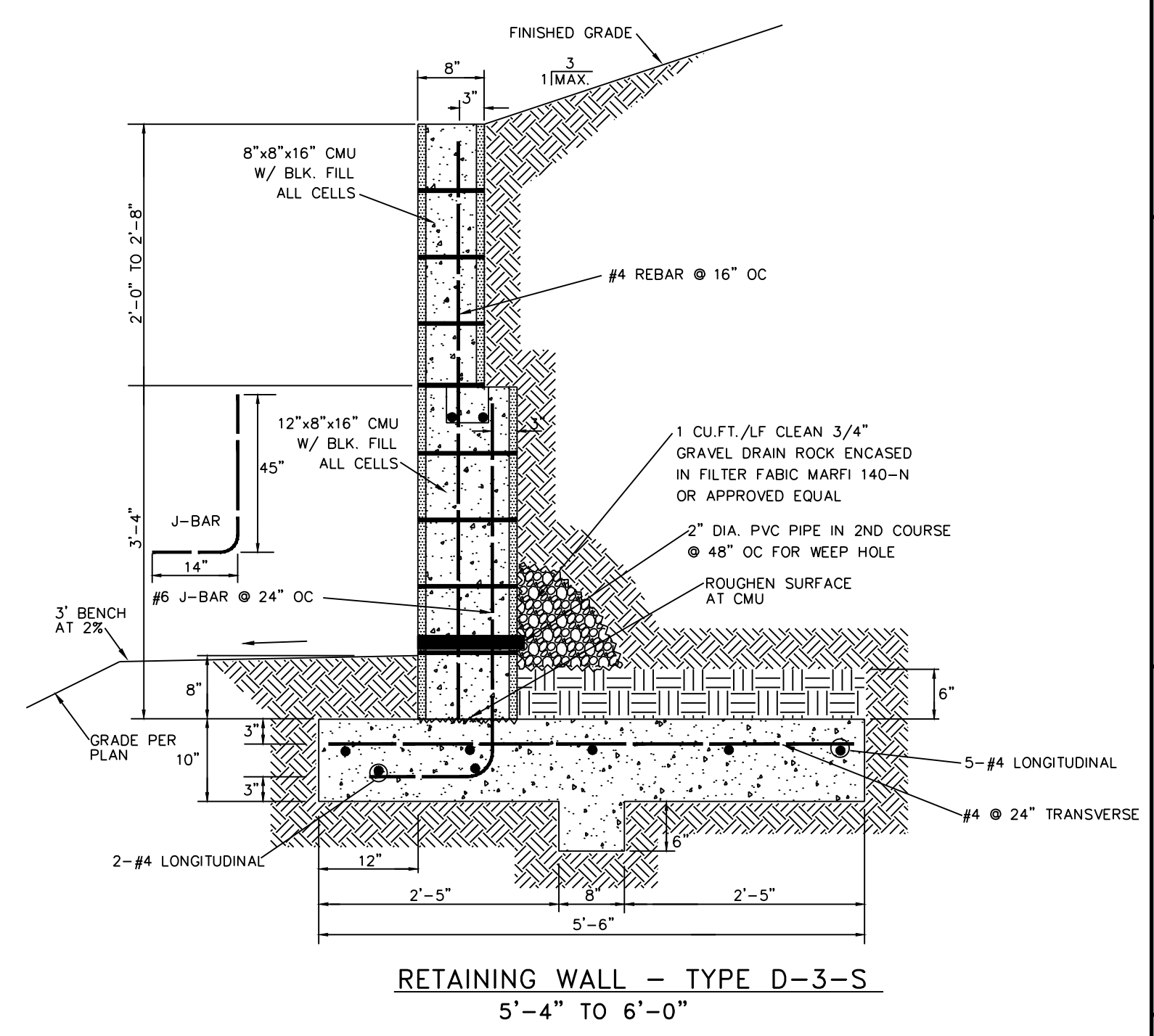
RETAINING WALL - TYPE D L TOE  
5'-4" TO 6'-0"



RETAINING WALL - TYPE B-L TOE  
2'-8" TO 3'-4"



RETAINING WALL - TYPE C-L TOE  
4'-0" TO 4'-8"



RETAINING WALL - TYPE D-3-S  
5'-4" TO 6'-0"

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.

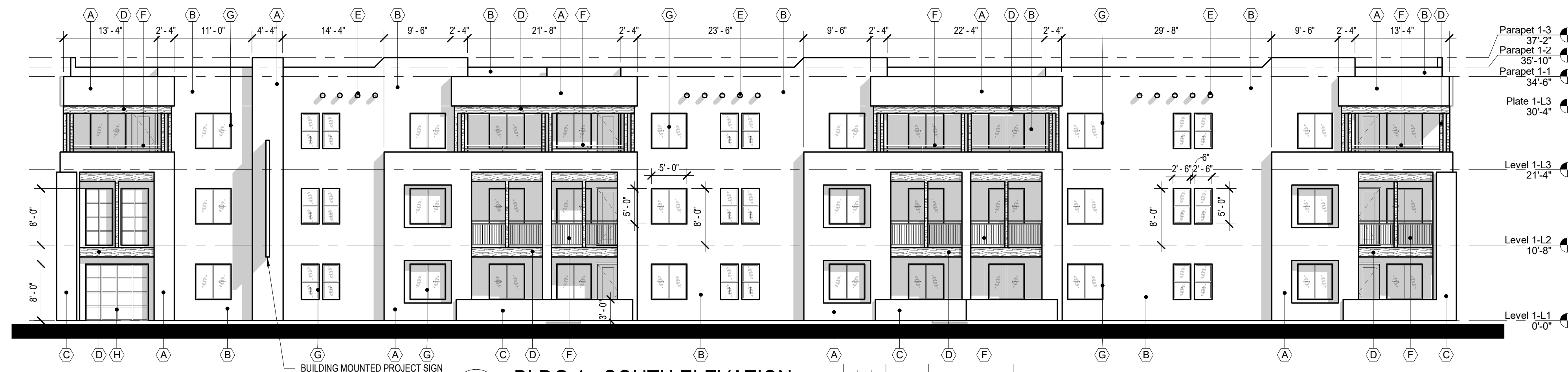
DESIGNED BY: J.L. JIMS	CHECKED BY: J.L. JIMS	DATE: 12.17.2020
6971 Jefferson Street Suite 101 Dallas, Texas 75231 Water and Natural Resources respec.com 955.253.9718		
PRELIMINARY NOT FOR CONSTRUCTION 12/2020		
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		
PROJECT NAME: <b>ALLASO VINEYARDS APARTMENTS HOLLY &amp; VENTURA</b>		
SHEET TITLE: <b>DETAILS</b>		
SHEET NUMBER: <b>C-105</b>		



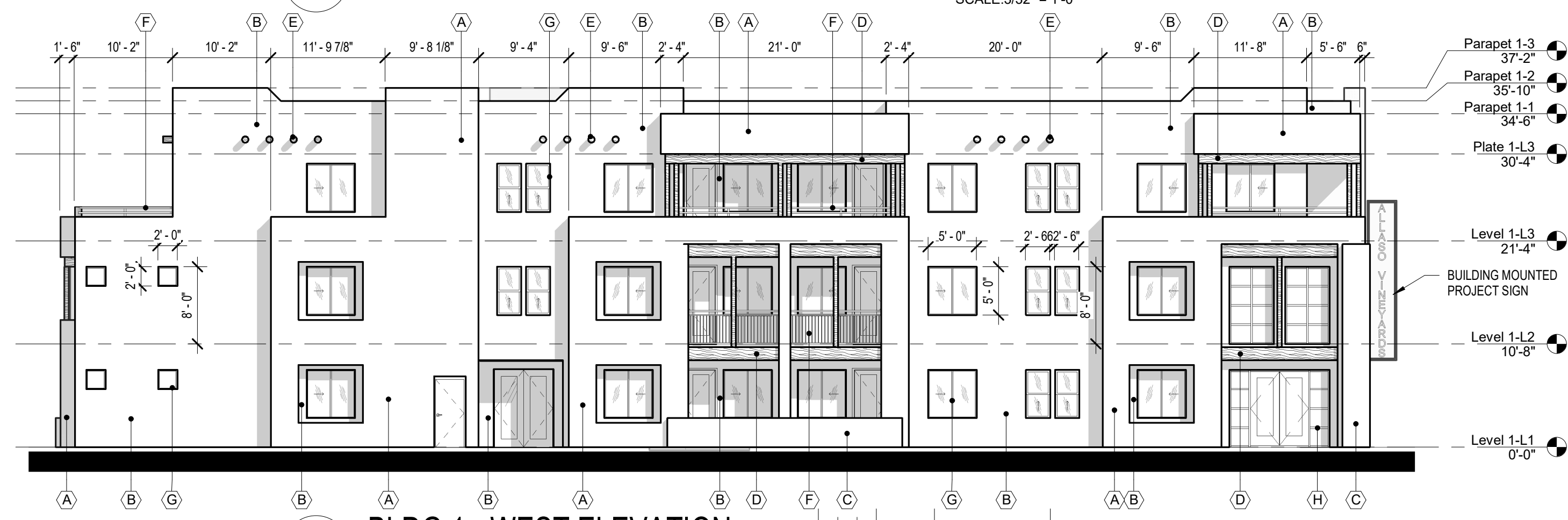


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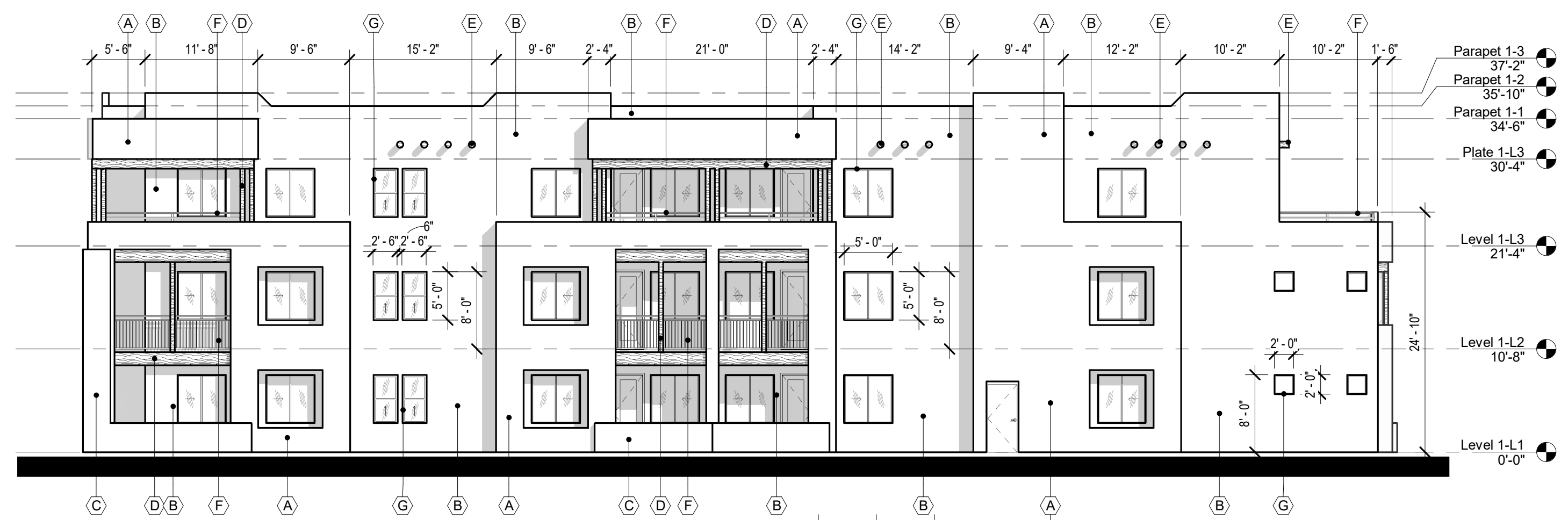
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B	STUCCO FINISH: LIGHT BROWN
C	STUCCO FINISH: DARK BROWN
D	STRUCTURAL WOOD MEMBER
E	DECORATIVE WOOD ELEMENT
F	METAL RAILINGS COLOR BLACK
G	VINYL WINDOWS COLOR BLACK
H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN



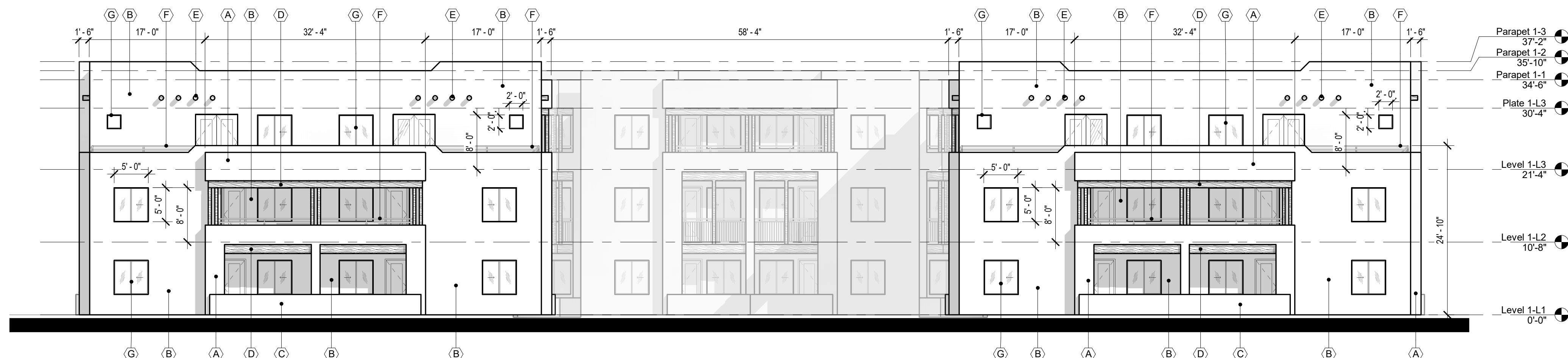
**1 BLDG 1 - SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**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"

DRB SUBMITTAL

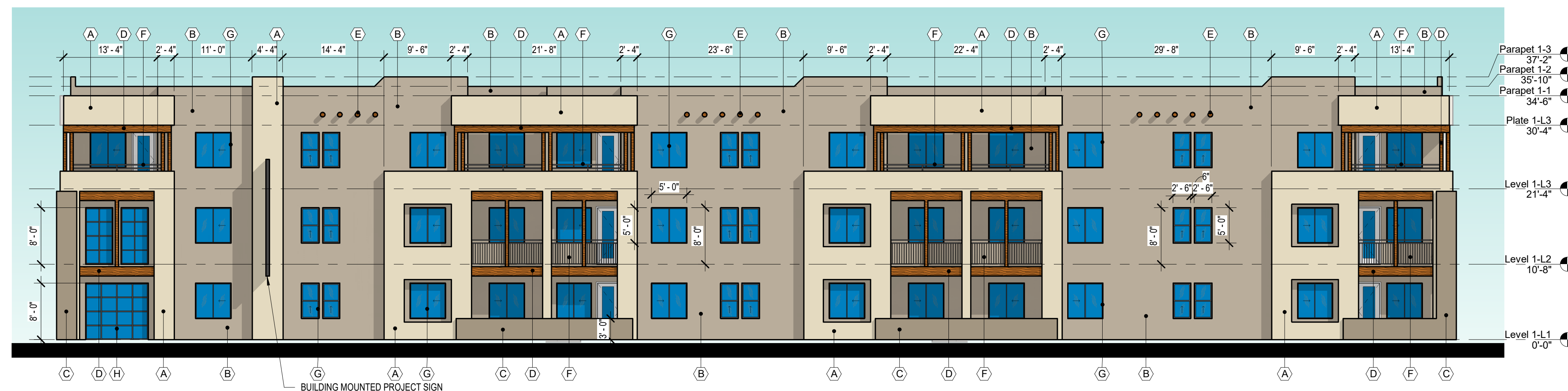
DATE: DECEMBER 17, 2020 ORB #: 19-227

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

# ALLASO VINEYARDS

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

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



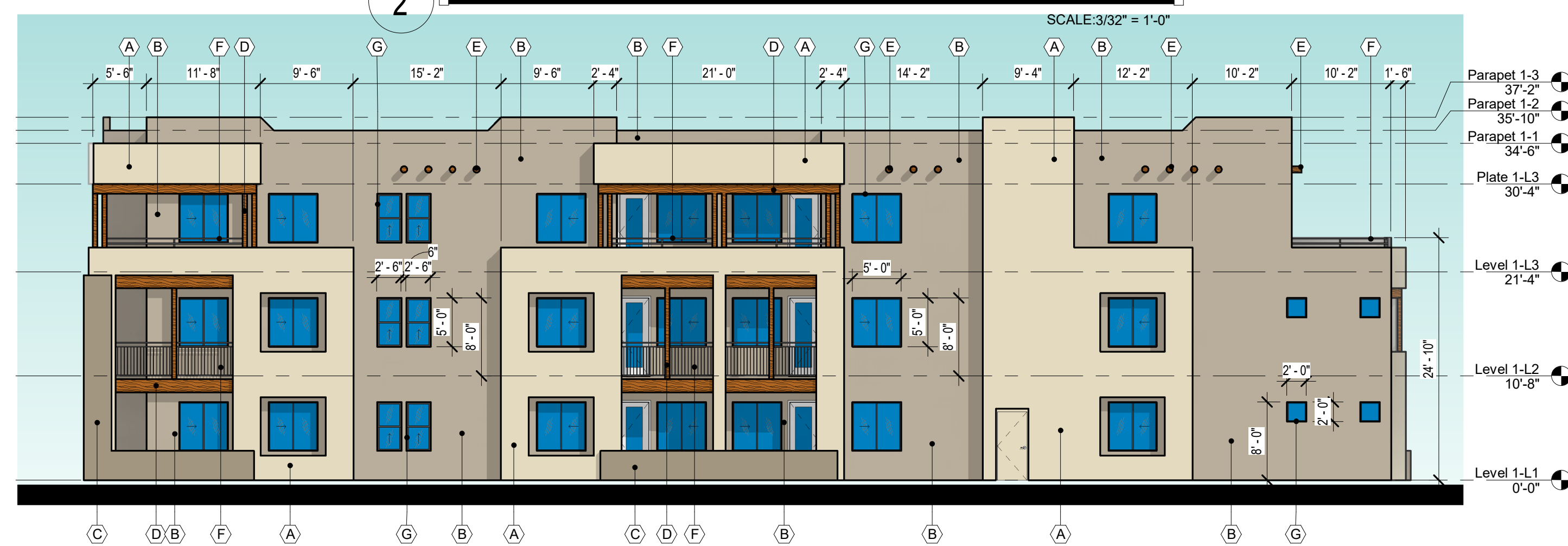
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B	STUCCO FINISH: LIGHT BROWN
C	STUCCO FINISH: DARK BROWN
D	STRUCTURAL WOOD MEMBER
E	DECORATIVE WOOD ELEMENT
F	METAL RAILINGS COLOR BLACK
G	VINYL WINDOWS COLOR BLACK
H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN

1 BLDG 1 - SOUTH ELEVATION



2 BLDG 1 - WEST ELEVATION



3 BLDG 1 - EAST ELEVATION

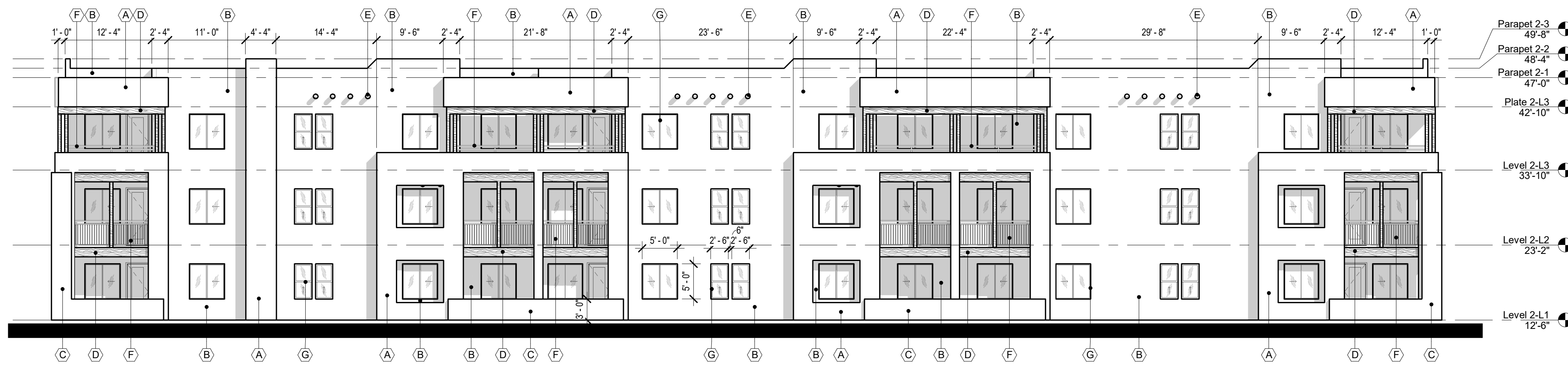


4 BLDG 1 - NORTH ELEVATION

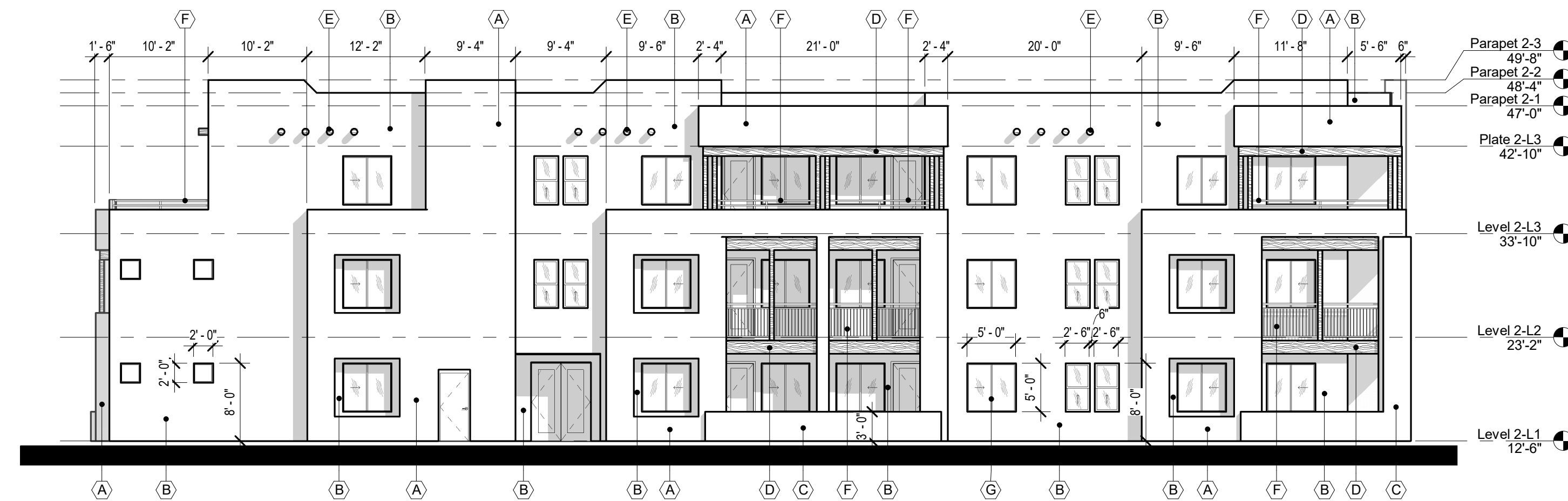
DRB SUBMITTAL

DATE: DECEMBER 17, 2020 ORB # 19-227

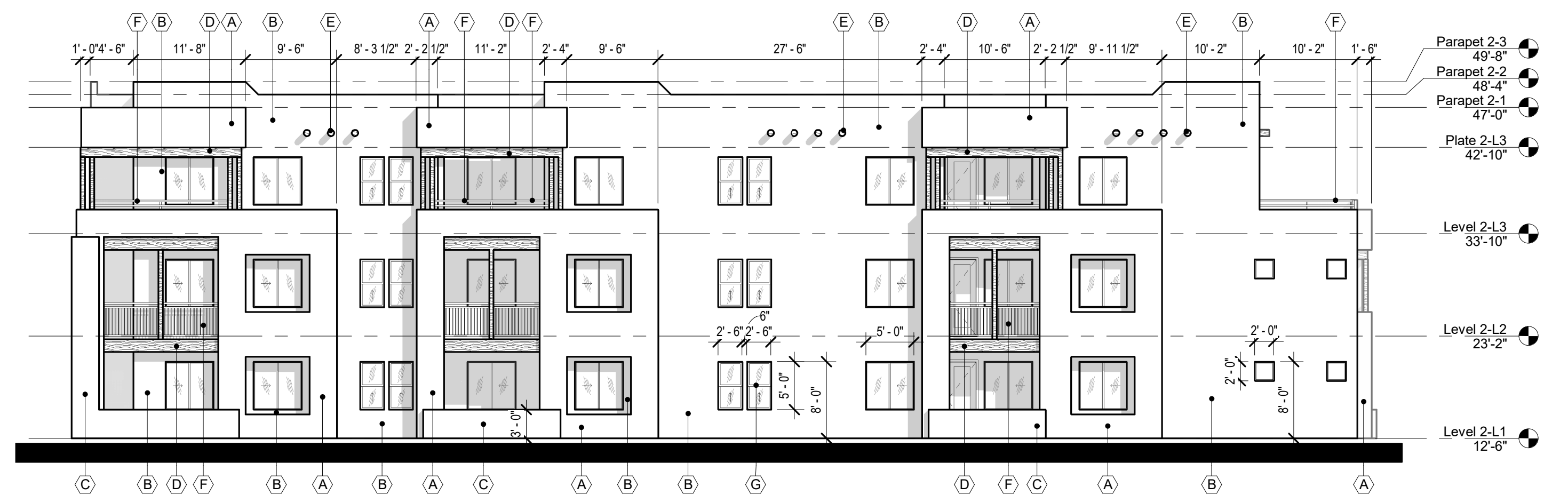
**A3.15C**  
BUILDING 1 - COLOR EXTERIOR  
ELEVATIONS



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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H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN

# ALLASO VINEYARDS

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



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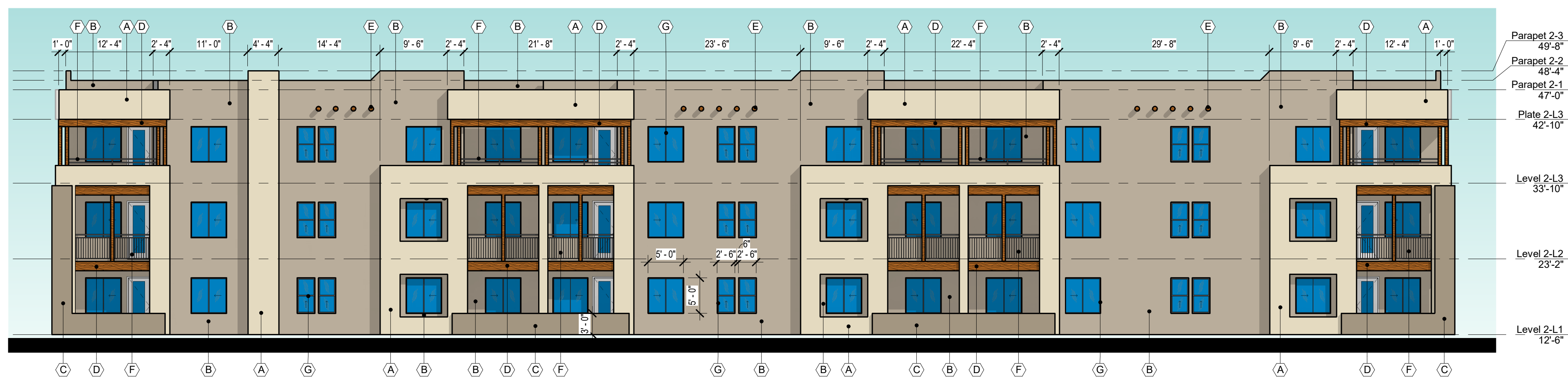
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DATE: DECEMBER 17, 2020 ORB #: 19-227

## A3.25

BUILDING 2 - EXTERIOR ELEVATIONS





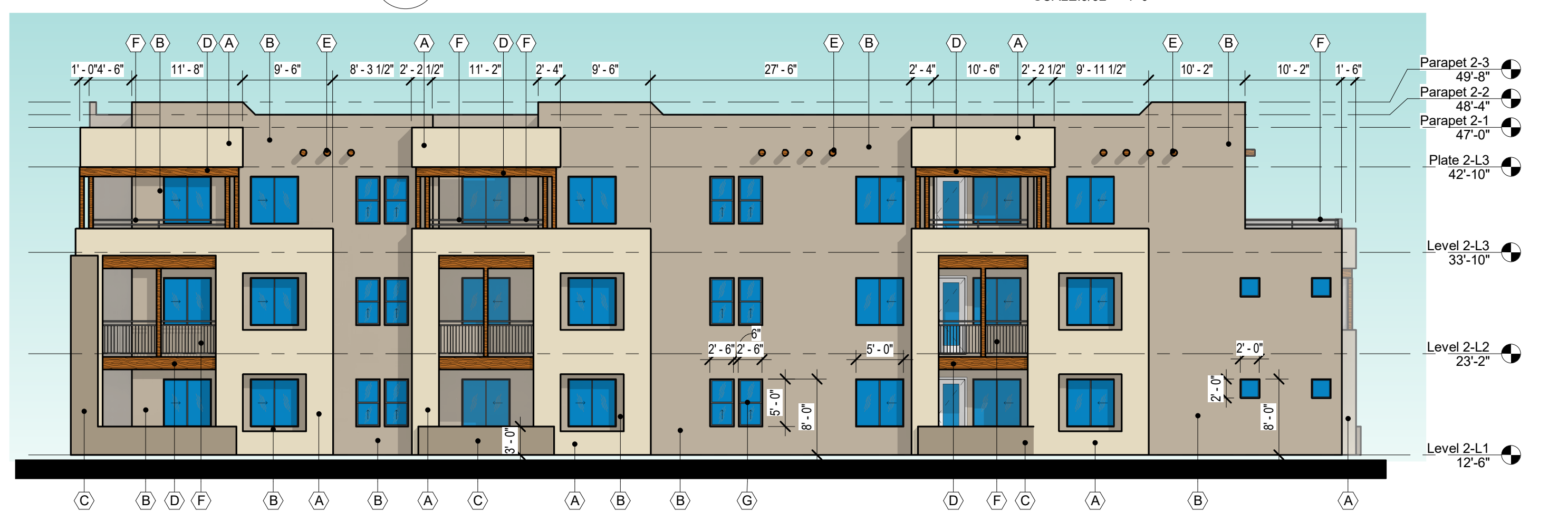
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**MATERIAL KEY**

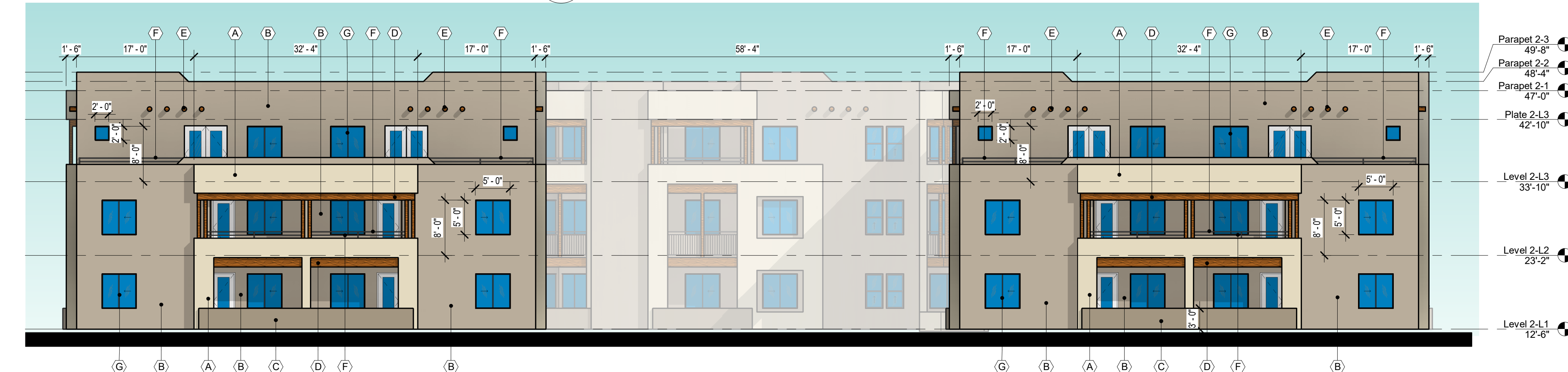
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C	STUCCO FINISH: DARK BROWN
D	STRUCTURAL WOOD MEMBER
E	DECORATIVE WOOD ELEMENT
F	METAL RAILINGS COLOR BLACK
G	VINYL WINDOWS COLOR BLACK
H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN



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"

# ALLASO VINEYARDS

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

Office of Rich Barber Architecture, LLC

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

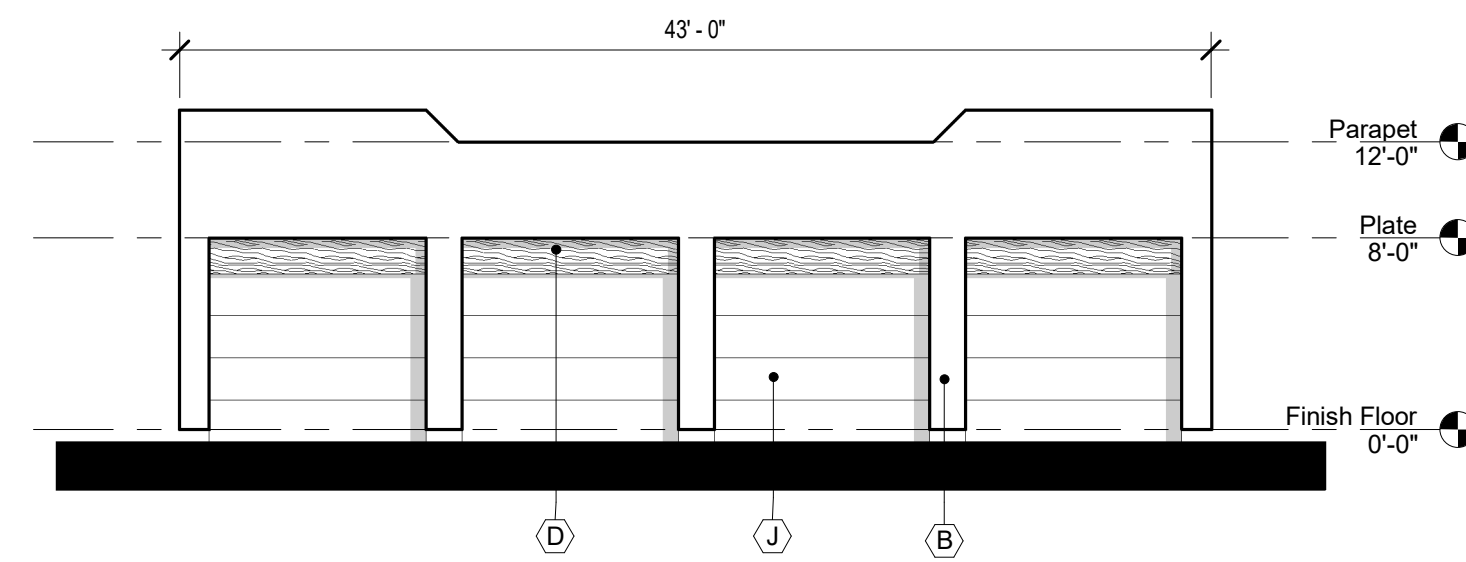
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NWC OF HOLLY AVE. NE AND VENTURA ST. NE  
ALBUQUERQUE, NEW MEXICO

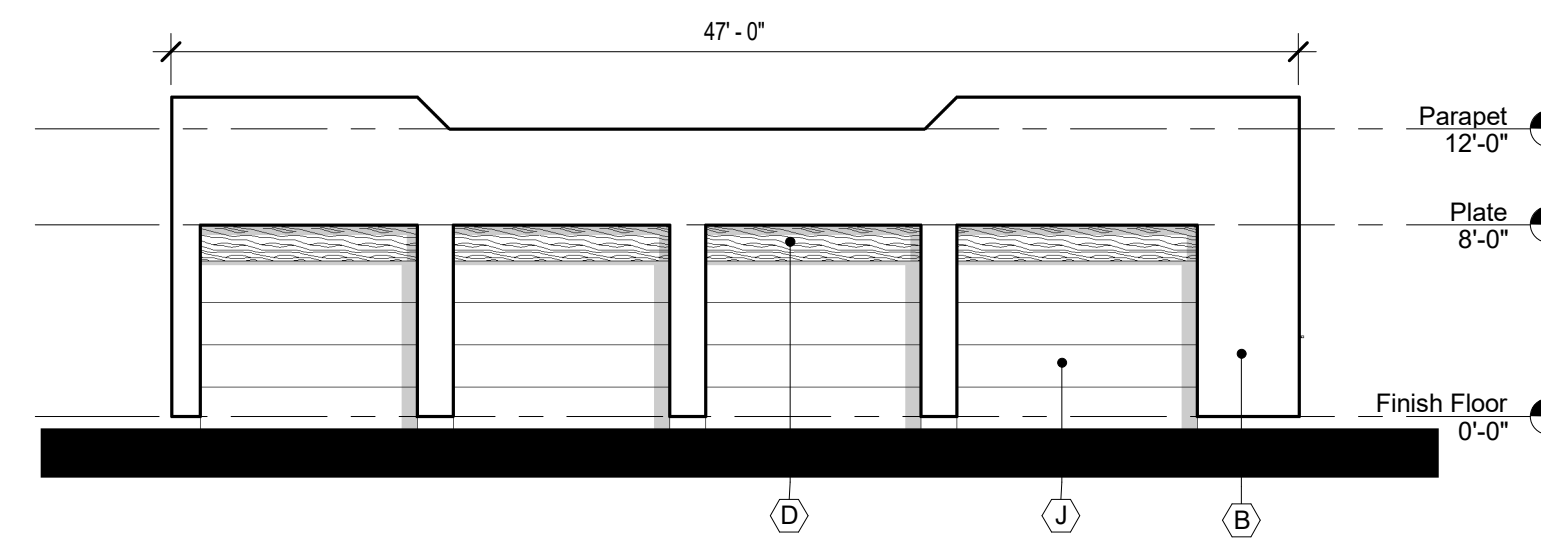


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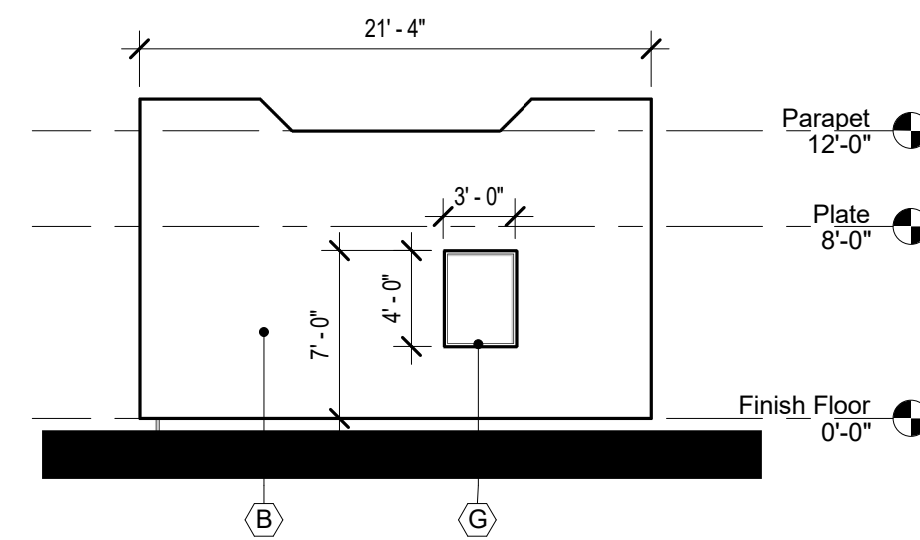
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H	ALUMINUM STOREFRONT COLOR BLACK
J	GARAGE DOOR: DARK BROWN



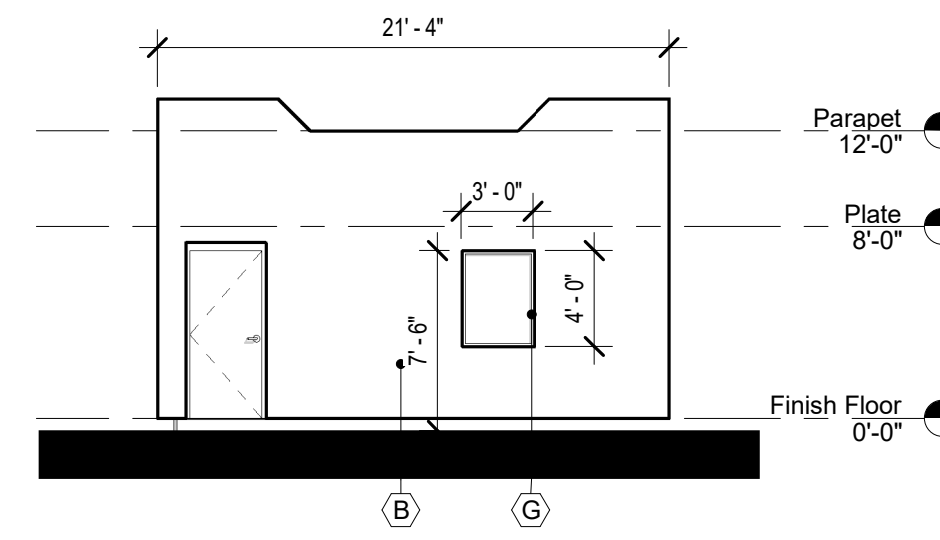
5 BLDG 4 - NORTH ELEVATION SCALE: 1/8" = 1'-0"



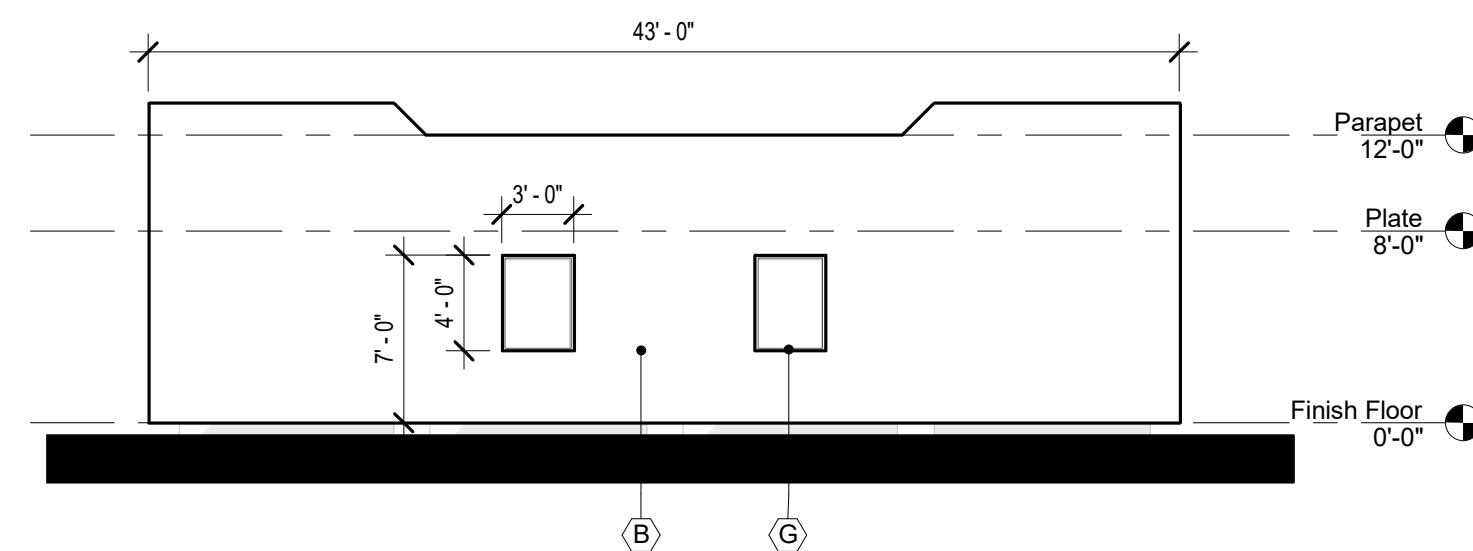
1 BLDG 3 - NORTH ELEVATION SCALE: 1/8" = 1'-0"



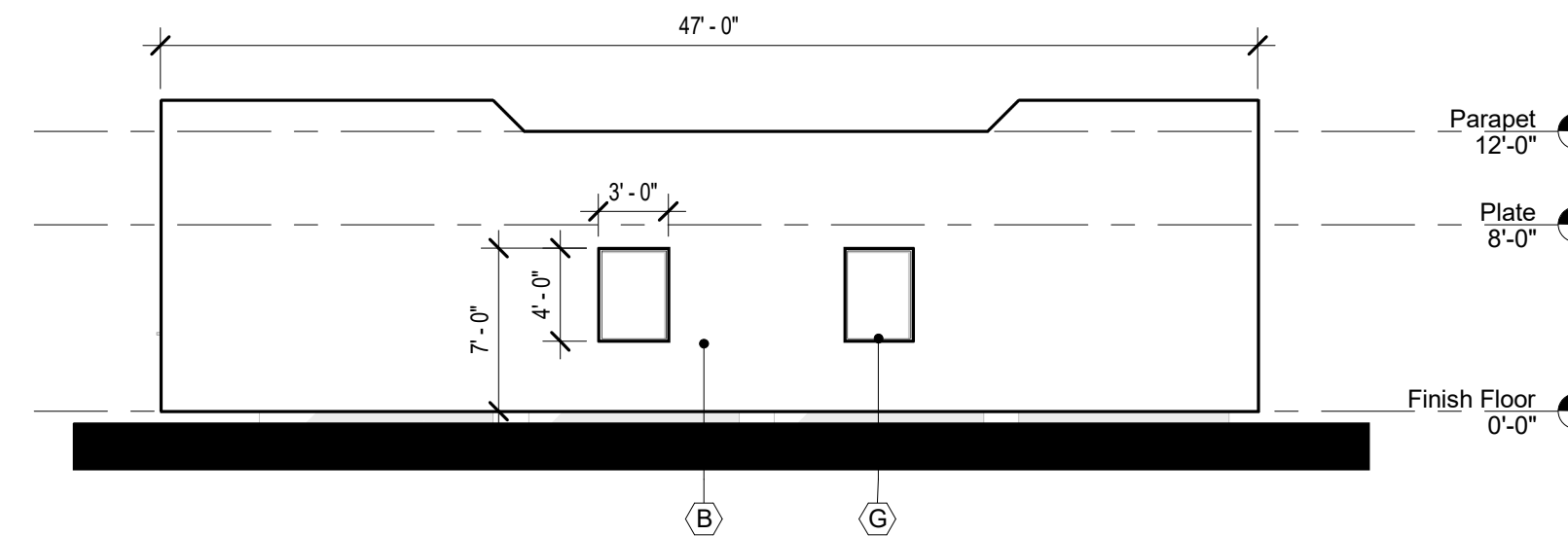
6 BLDG 4 - WEST ELEVATION SCALE: 1/8" = 1'-0"



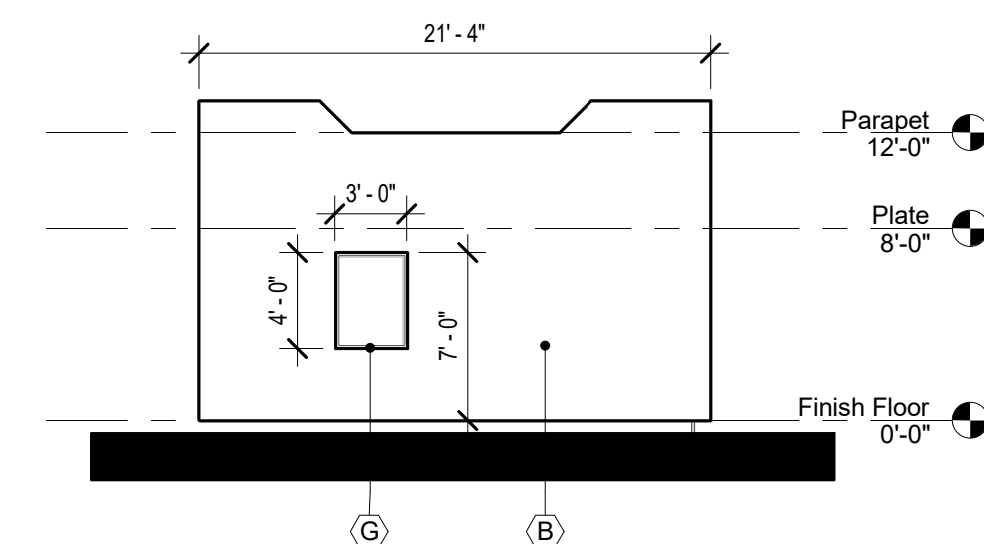
2 BLDG 3 - WEST ELEVATION SCALE: 1/8" = 1'-0"



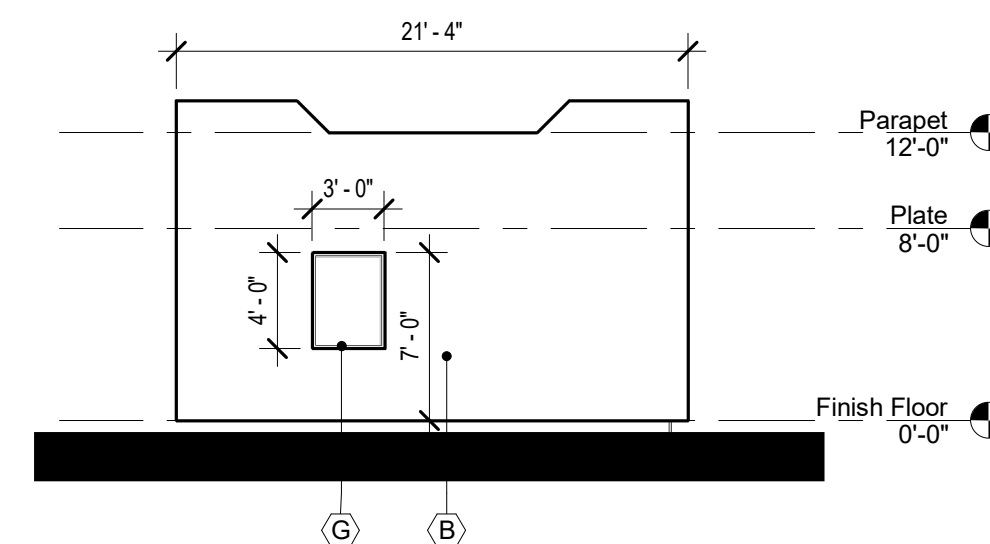
7 BLDG 4 - SOUTH ELEVATION SCALE: 1/8" = 1'-0"



3 BLDG 3 - SOUTH ELEVATION SCALE: 1/8" = 1'-0"



8 BLDG 4 - EAST ELEVATION SCALE: 1/8" = 1'-0"



4 BLDG 3 - EAST ELEVATION SCALE: 1/8" = 1'-0"



DRB SUBMITTAL

DATE: DECEMBER 17, 2020 ORB #: 19-227

# A3.31

GARGE BUILDINGS ELEVATIONS

# ALLASO VINEYARDS

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

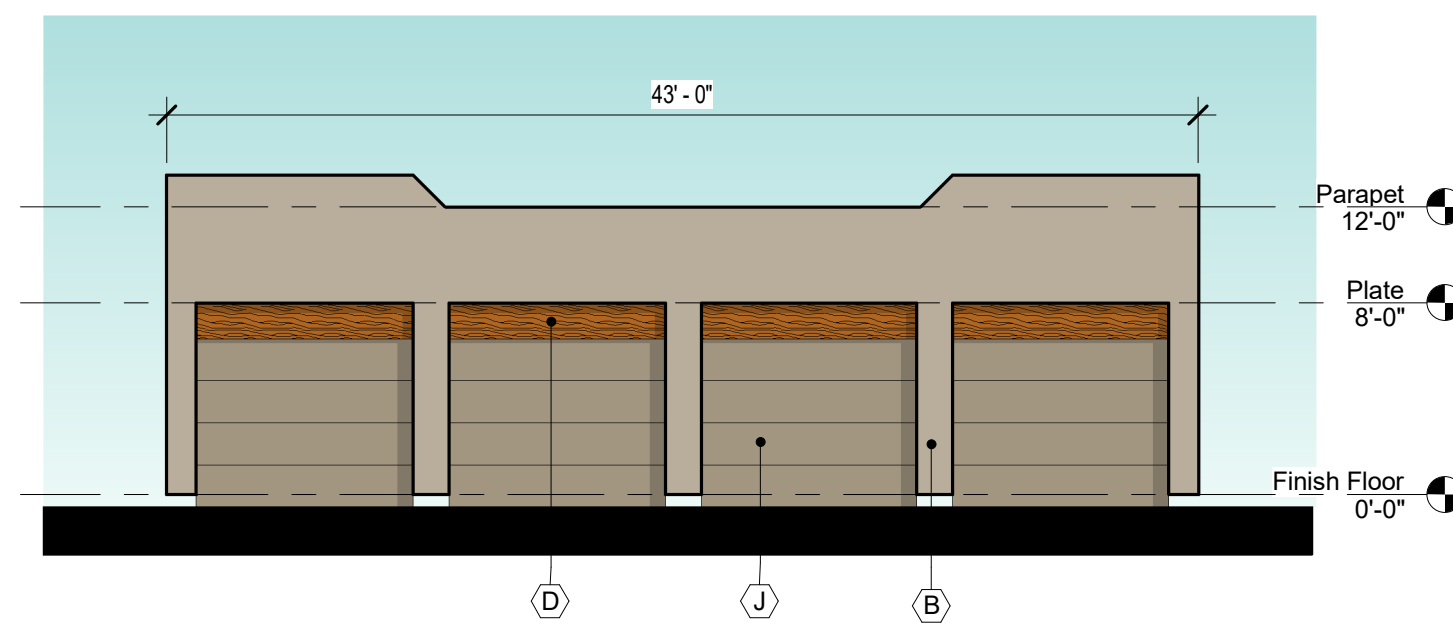


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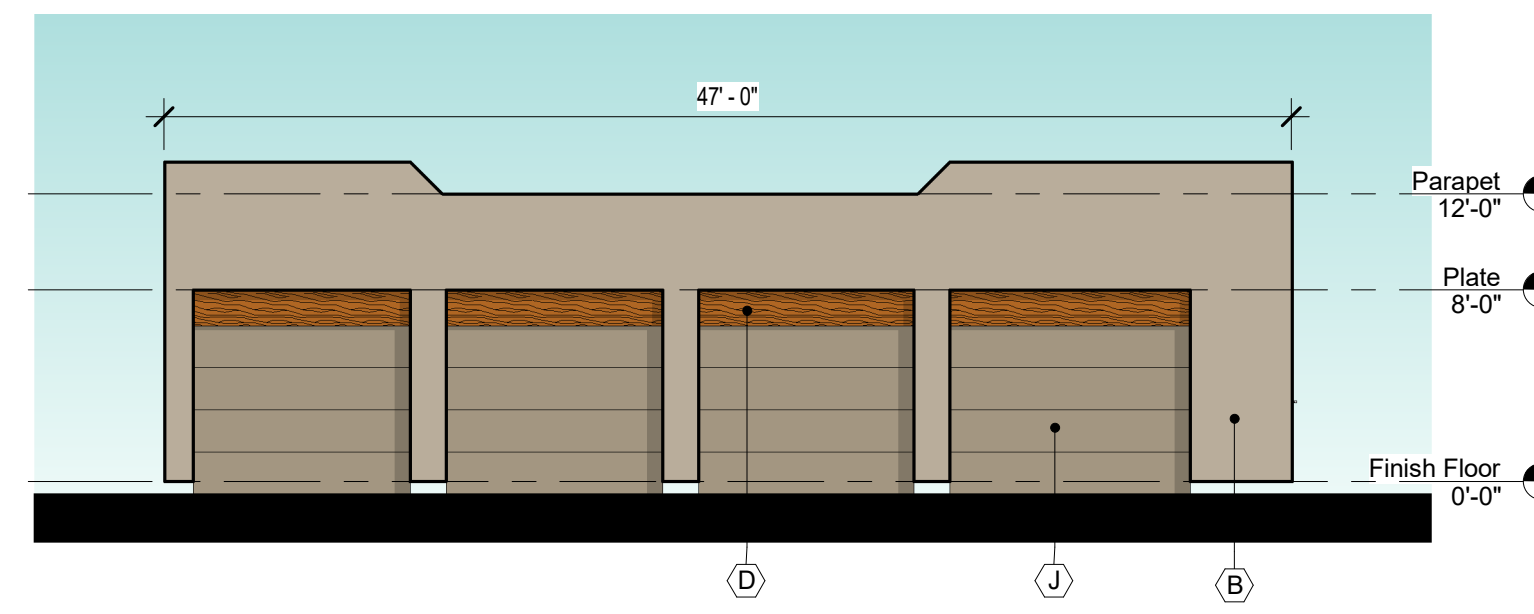


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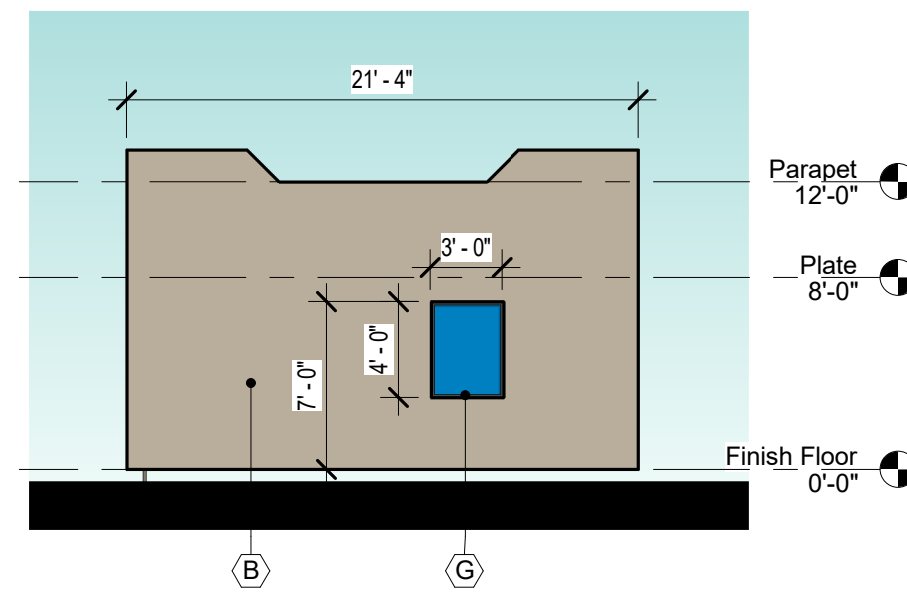
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B	STUCCO FINISH: LIGHT BROWN
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D	STRUCTURAL WOOD MEMBER
E	DECORATIVE WOOD ELEMENT
F	METAL RAILINGS COLOR BLACK
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H	ALUMINUM STOREFRONT COLOR BLACK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



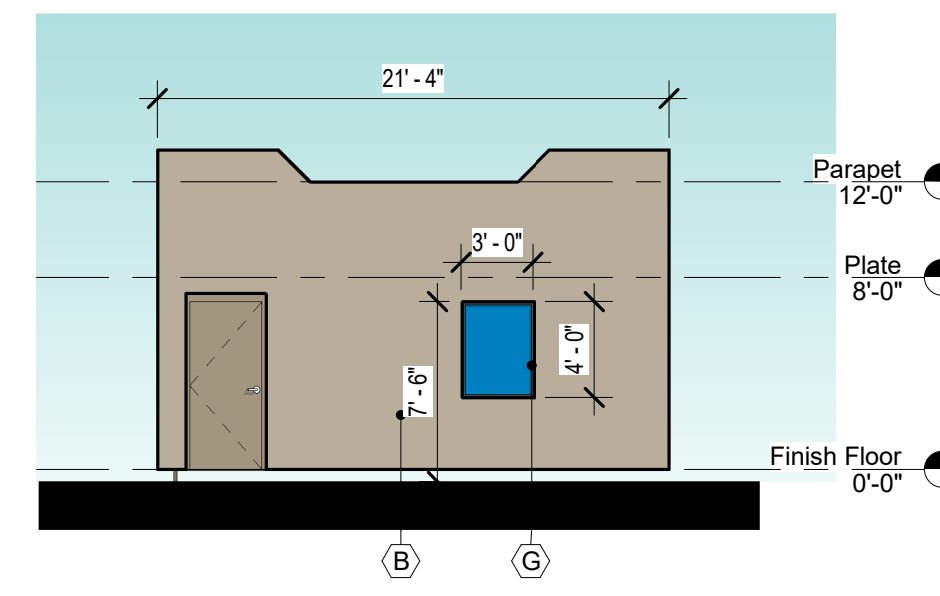
5 BLDG 4 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



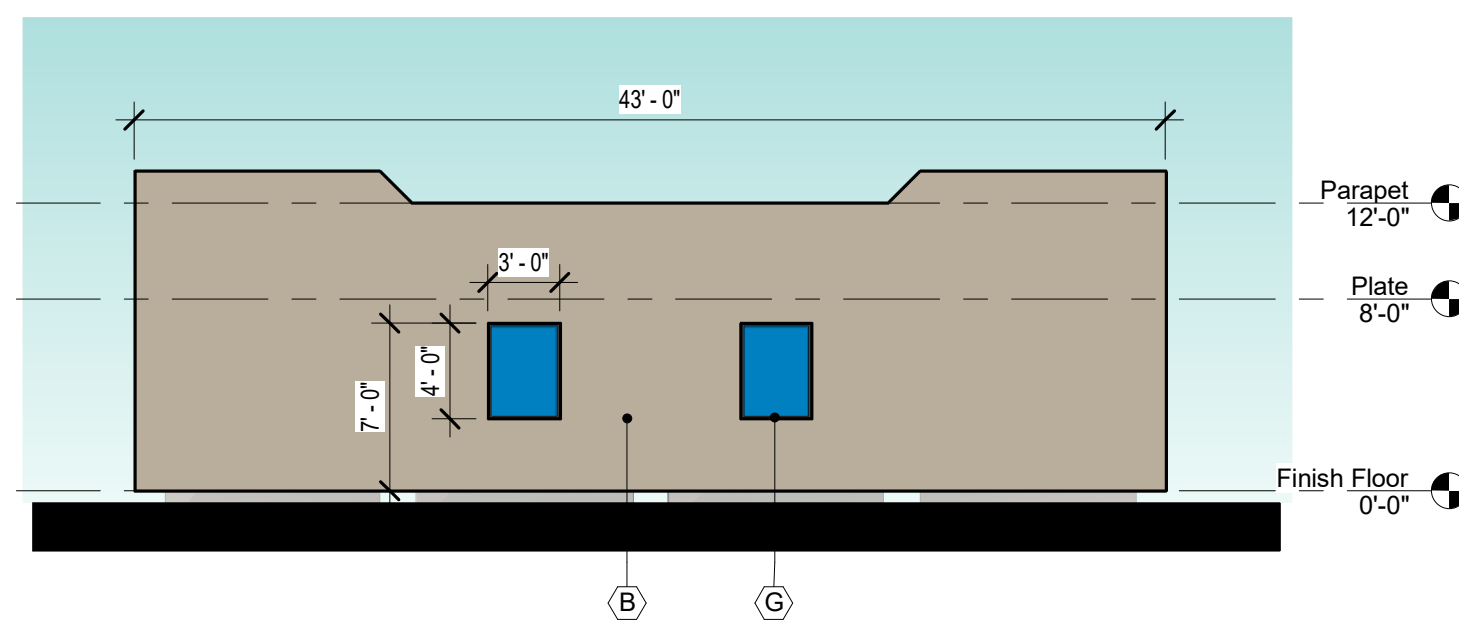
1 BLDG 3 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



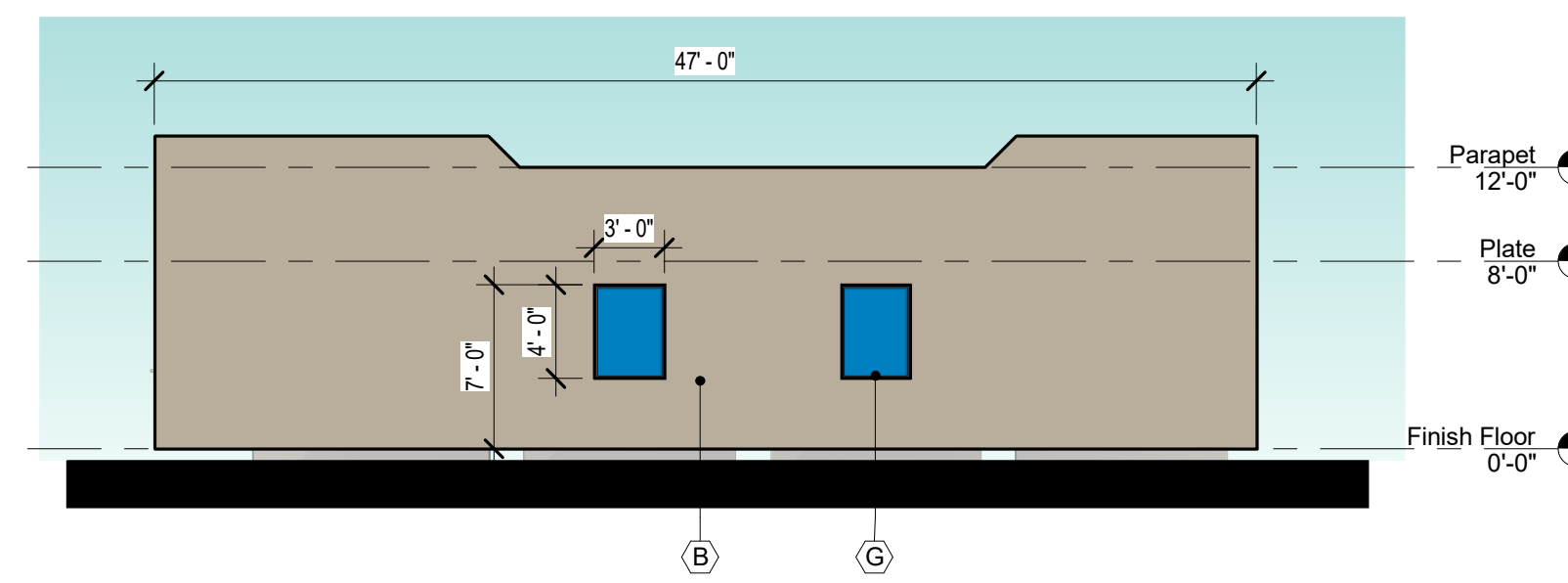
6 BLDG 4 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



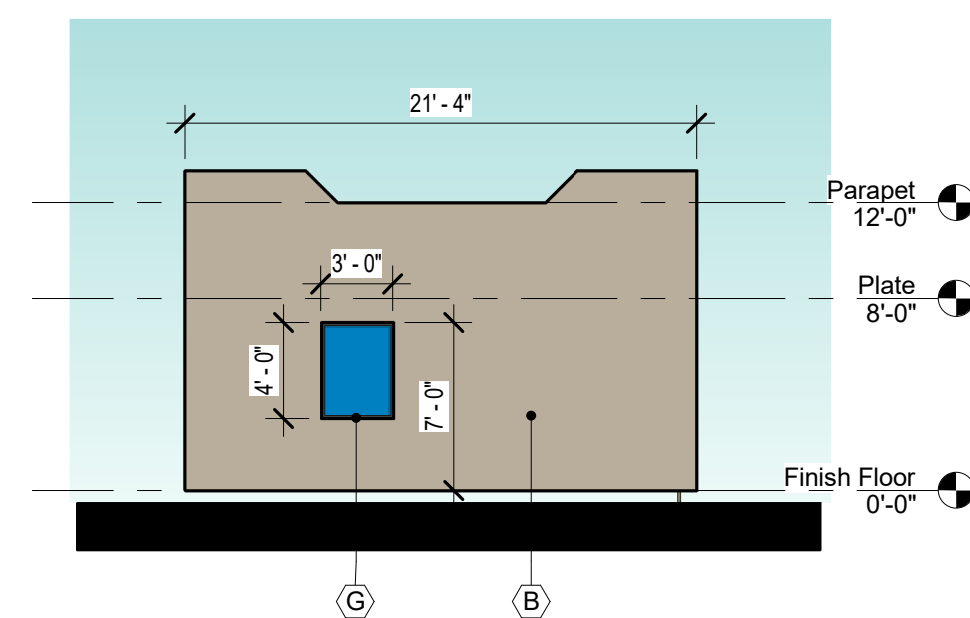
2 BLDG 3 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



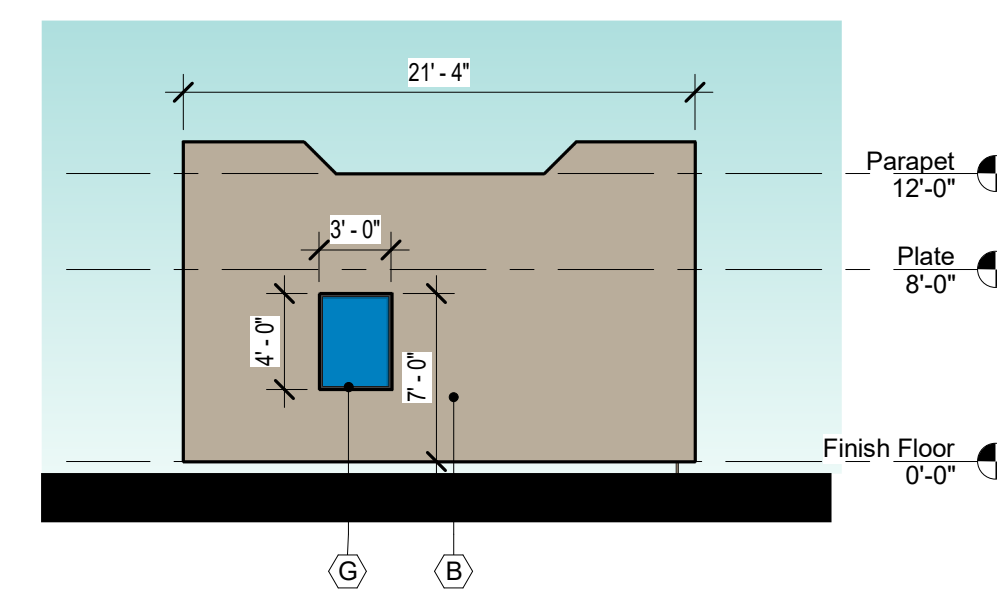
7 BLDG 4 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 BLDG 3 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



8 BLDG 4 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



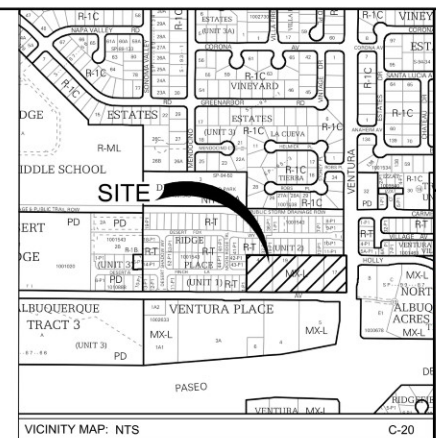
4 BLDG 3 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

DRB SUBMITTAL

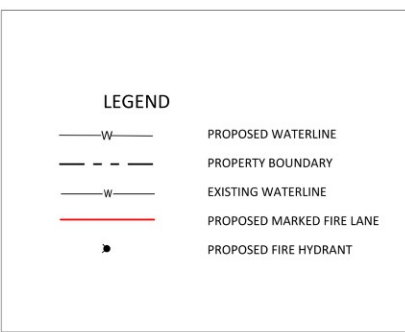
DATE: DECEMBER 17, 2020 ORB #: 19-227

**A3.31C**  
GARAGE BUILDINGS COLOR  
ELEVATIONS



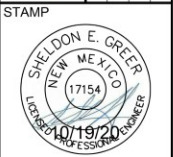


DESIGNED BY	JL
DRAWN BY	SG
CHECKED BY	SG
DATE	10.19.2020



**FIRE ONE NOTES:**

1. THE BUILDING TYPES SHALL BE II-B, 22,000 SF 3-STORY APARTMENT COMPLEX
2. THE TOTAL HEIGHT OF THE PROPOSED BUILDING SHALL BE 38'
3. THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED.
4. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
5. THE MINIMUM DRIVE AISLE WIDTH SHALL BE 26' UNLESS OTHERWISE SPECIFIED.
6. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
8. FIRE DEPARTMENT CONNECTION'S SHALL BE LOCATED WITHIN 100' OF A HYDRANT AND BE UNOBSTRUCTED FROM ANY OBJECT FOR A MINIMUM DISTANCE OF 3'.
9. INDICATOR VALVES SHALL BE PROVIDED PER NFPA 13.
10. ALL FIRE HYDRANT SUPPLY LINES THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
11. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWING SHALL BE ON SITE FOR INSPECTIONS.
12. ELEVATORS SHALL MEET ALL THE REQUIREMENTS IN NFPA 13, CHAPTER 8 AND 72, CHAPTER 21.



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



PROJECT NAME:  
**ALLASO VINEYARDS LUXURY APARTMENTS**

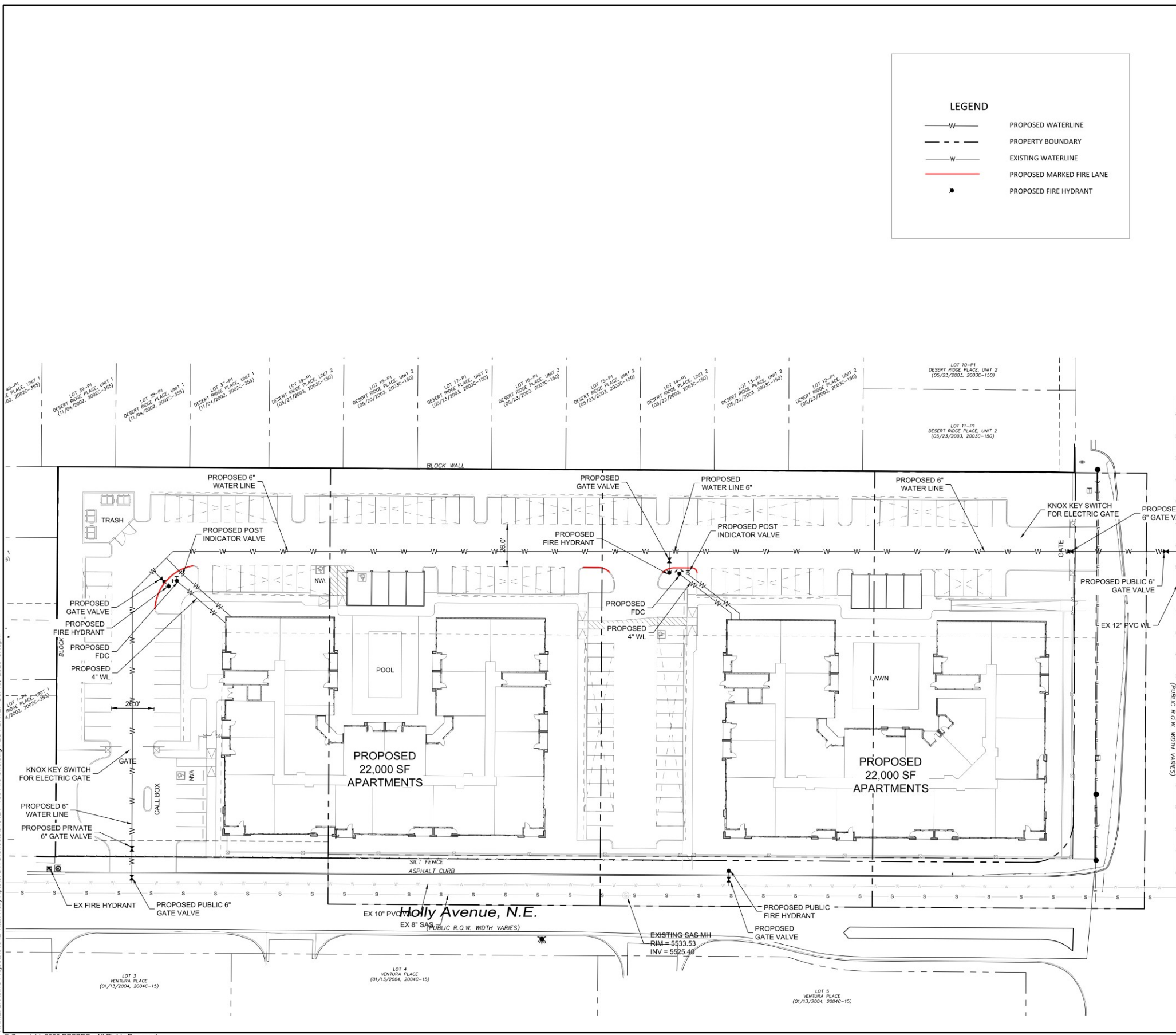
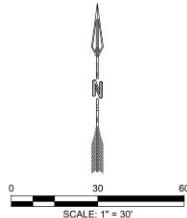
FIRE ONE PLAN  
REVIEW



**FIRE 1 PERMIT**  
**ALBUQUERQUE FIRE MARSHAL'S OFFICE PLANS CHECK DIVISION**  
 PERMIT NUMBER: 20-004386  
 APPROVED BY: [Signature]  
 APPROVED DATE: 10/21/2020

**APPROVED**

SQFT: 22000 CONSTRUCTION TYPE: IIB  
 GPM: 1125 NUMBER OF HYDRANTS: 1  
 THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



NAME: L:\Active Projects\04012\_Titan Holly Apts\3\_DWG\Sheets\04012\_F-100 Fire One.dwg PLOT DATE: Oct 19, 2020 3:49pm