



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-006238

Application No. SI-2021-01916

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: January 12, 2022 HEARING DATE OF DEFERRAL: December 8, 2021

SUBMITTAL

DESCRIPTION: Revised plan set, comment response memo, and proposed infrastructure list.


CONTACT NAME: Michael Vos, AICP

TELEPHONE: (505) 764-9801 EMAIL: vos@consensusplanning.com



Memorandum

To: Jolene Wolfley and DRB Members, City of Albuquerque

From: Michael Vos, AICP, Consensus Planning, Inc. 

Date: January 7, 2022

Re: Allaso Louisiana Site Plan – DRB Comment Responses (PR-2021-006238)

This memo outlines the responses and changes made to the site plan for the Allaso Louisiana project based on the comments received and reviewed at the December 8, 2021 DRB meeting.

Code Enforcement

1. Development would need to meet all applicable standards and provisions of the IDO, the DPM, and any other adopted City regulations.
2. Project meeting neighborhood edge requirements including portions that are not required.
3. Multifamily is a permissive use. Please confirm all use specific standards are being met.
 - a. ***The project exceeds the use-specific standards for multi-family in the provision of additional landscaping (25% required) and trees located throughout the property for the number of dwelling units. A calculation has been added to the landscape plan clarifying that more than 50% of the trees are deciduous and capable of achieving a 25-foot mature canopy width.***
4. Clarify buffering area provided on the West side of property separating area of change and consistency.
 - a. ***This buffer is dimensioned, as well as identified with Keynote #16 clearly showing the 25-foot width.***
5. Is an alternative landscaping plan being submitted? Or clarify if all landscaping standards are being met. IDO section 5-6.
 - a. ***It is the intent of the plan to meet the landscaping requirements in IDO Section 5-6. Per Planning comments, we believe that the standards are met. An updated landscape plan is included in this submittal to make minor clarifications, as described above and in response to Parks and Recreation comments.***
6. Clarify how all design requirements of façade and building design are being met. IDO section 5-11.
 - a. ***See written description for this in response to Planning comments below.***
7. Walls and fences must meet all requirements of 5-7-D.
 - a. ***The fences, as shown in the details meet the requirements for multi-family residential by utilizing view fencing above 3 feet and having a maximum height of 6 feet.***
8. Is there a platting action already in process?
 - a. ***A plat has been submitted and will be heard concurrently with this request.***
9. Is transit shelter and detail included in this proposed project?
 - a. ***A transit shelter is part of the proposed infrastructure list accompanying this request.***

Transportation Development

1. For Alameda Boulevard, due to speed limit, the clear sight triangle should represent intersection sight distance. Reflect on landscape plan.
2. For the clear sight triangles shown on Oakland, project triangle all of the way to the curb line.
 - a. ***The clear sight triangles for both entrances have been updated on the Site Plan and Landscape Plan, as requested.***
3. Typically, the City of Albuquerque would request a turn-around or a decel lane for Oakland in addition to the one shown on Alameda Boulevard if using as ingress. There is also no space for any type of a queue before the Oakland gate. If Oakland is wide enough for two-way traffic in addition to a queue, present dimensioning on the site plan.
 - a. ***Dimensioning has been added to the Site Plan showing adequate width for queueing and traffic.***
4. Provide an infrastructure list for all improvements within the right-of-way, including the proposed asphalt trail and the transit shelter.
 - a. ***An infrastructure list has been prepared and is part of this supplemental submittal.***
5. Label width of all on-site pedestrian ways. Use Keyed Note 3 where needed.
6. Label all curb radii in accordance with DPM requirements.
7. Dimension all parking spaces, and make sure dimensions are called out on all segments, including the width.
 - a. ***Additional dimensioning and labels have been added for these items.***
8. If a parking space is compact, mark "Compact" in the back. If allowing for overhang as part of a standard parking space, label the overhang on the drawing. The maximum number of compact parking spaces in the IDO shall apply.
 - a. ***Compact spaces are marked with a "C" and the full wording required has been called out in the Site Plan legend and corresponding keynote.***
9. Given the number of bicycle spaces actually required, indicate on the site plan where these will all be accounted for in addition to the one small area shown by Keyed Note 4 at the far north side of the site.
 - a. ***The project data has been updated with the correct bicycle parking calculation and keynotes have been added calling out all bicycle parking locations.***
10. Label a 5-foot parking lot keyway at the end of the parking lot for both locations where applicable.
11. The parking lot in the middle of the site plan should show a crosswalk to complete the ADA pathway. The curb ramp on the far north side does not lead to any continuous pathway to the north and appears to not be needed since the ADA connection to the right-of-way is to the south.
 - a. ***Keyways are dimensioned and a crosswalk has been added to complete the ADA pathway across the middle parking area.***
12. Where are motorcycle spaces shown? Also, provide motorcycle sign parking detail along with "MC" at the back of the parking space.
 - a. ***MC spaces are identified, and the calculation has been updated with an additional space as required by the IDO. Sign detail is part of the details sheet SDP1.2.***
13. Call out all public sidewalk widths and landscape buffer widths on site plan. All new public roadway infrastructure shall be placed onto an infrastructure list.
 - a. ***Sidewalk widths are dimensioned and have been placed on the infrastructure list.***

ABCWUA

1. Availability Statement #211013 has been executed and sets the criteria for service. Routine connections are available.
2. This project is within the adopted service area.
3. Pro Rata:
 - a. Pro rata is owed for this property in the following amounts:
 - i. Water = \$1,293.30 + \$2,314.66 + \$1,893.72 = \$5,501.68
 - ii. Sewer = \$1,526.85
 - iii. Total = \$7,028.53
 - b. Payment of pro rata is a requirement prior to approval.
 - a. ***The Applicant will pay the pro rata prior to final sign-off and expects this to be a condition of approval and delegation.***
4. Utility Plan:
 - a. Please explain the proposed sand trap.
 - b. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise landscape plan in the area of the water meter vault.
 - a. ***The landscape plan has been updated to remove landscaping from around the meter vault location.***
5. Infrastructure List:
 - a. No public water or sewer main extensions are required for this project.

Planning

1. The application submittal notes that Titan Development has had seven meetings with the surrounding neighborhoods, but the notes from only one meeting are included in the application submittal. It would be helpful if the meeting notes or a summary from the other six meetings could be obtained in a supplemental submittal.
 - a. ***A summary of the meetings held between Titan Development and various neighbors are summarized below:***
 - ***Quail Springs – 8/23/21 – Gave zoning overview to the President and other members of the Neighborhood Association. Minutes were not taken down.***
 - ***Nor Este NA– 8/24/21 - Gave zoning overview to the Neighborhood Association. Minutes were not taken down.***
 - ***Silver Oaks – 9/8/21 – Introduced the zoning to 4 members of the Neighborhood Association. Minutes were not taken down.***
 - ***Nor Este 10/5/21 – Introduced the site plan and received feedback. Minutes were not taken down.***
 - ***Silver Oaks 10/6/21 – 12 members from the HOA attended. Mark Nueber, Phillip & Britney Lopez, Brian Fisher, and many others were in attendance, Introduced the site plan and received feedback. Minutes were not taken down.***
 - ***Pre-App Facilitated – 10/12/21 - Made tweaks to the site plan based on feedback from the previous meetings to address the comments/concerns/feedback. Minutes are in the record from the facilitator***
 - ***Nor Este 2 – 11/3/21 – Followed up with Nor Este to address the 25' landscape setback requirement and presented the final site plan. General consensus to support the***

project from Nor Este. This was Nor Este's annual meeting and they may have meeting minutes.

- **Romero family from Silver Oaks NA - 11/8/21 – William Consuegra, Romero Family. Romero Family (Michael and Alice) and William Consuegra had the biggest concerns about the project, and we met with them individually to address their concerns including improving the landscaping, reducing building height in strategic locations, and talking through the project.**
 - **Silver Oaks NA – 11/11/21 – Lastly, followed up with Silver Oaks one more time to go over the site plan. Mark Nueber (Silver Oaks HOA president) and William Consuegra were in attendance with a few others.**
2. The street frontage landscaping, edge buffer landscaping, and parking lot landscaping requirements are being met on the Site Plan per 5-6 of the IDO.
 - a. **Understood.**
 3. 4-3(B)(7)(c) of the IDO pertaining to landscaping requirements including for the use-specific standards of 4-3(B)(7) for multi-family dwellings requires at least 50 percent of the trees be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet. Confirmation needs to be provided if the shade trees on the Landscape Plan are capable of attaining a mature canopy diameter of at least 25 feet.
 - a. **This calculation has been added to the updated landscape plan. 34 are required to be deciduous of this size, and 35 are provided.**
 4. Please note that the 2020 IDO Update gave greater allowances for cool and warm seasons grasses for multi-family projects. Please see IDO Section 4-3(B)7 to see if there are allowances that would benefit your landscape plan.
 5. Please provide a legible Landscape Plan ASAP. The Landscape Plan is difficult to discern details on unless the scale is close to 100% scale. It appears to staff to be depicted for a full-size physical plot sheet, and we need to be able to analyze it digitally at multiple scales effectively.
 6. On Form P2 in the application submittal, an Infrastructure List is checked as included in the application submittal, but is not included in the application submittal. Confirm if there's an Infrastructure List with the application.
 - a. **An infrastructure list has been prepared and is attached to this supplemental submittal.**
 7. The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plan to the DRB members for their e-signatures.
 - a. **These have been added to the plan.**
 8. The Solid Waste signature must be obtained on the Site Plan prior to final sign-off by Planning.
 - a. **The updated plan is being routed to Solid Waste.**
 9. All Site Plan sheets need to be sealed and signed by a design professional (surveyor, engineer, architect, landscape architect) licensed in the State of New Mexico.
 - a. **All drawings except the civil drawings have been stamped and signed. The Engineer will stamp and sign these plan sheets once Hydrology has completed their review and prior to final sign-off by the Board members.**
 10. The building facades must meet 5-11(D) of the IDO. Provide a comment response letter explaining how the requirements of 5-11(D) are being met.
 - a. **A note has been added to the elevations demonstrating compliance with the glazing requirements for the street-facing facades. IDO Section 5-11(D) Multi-family Residential Development is met in the following ways:**

- 1. Building entrances are emphasized by contemporary architectural overhangs.**
- 2a. The facade design incorporates elements of human scale by incorporating windows that make up 20% of the ground floor of street-facing facades (see calculations on south and east elevations) and are recessed 2 inches on upper floors. Windows facing west have been reduced in size to reduce heat impact or are shaded by balcony structure above or incorporate sunshade devices where needed.**
- 2b. Facade articulation is achieved in combination of recesses and projections every 30 feet minimum (see dimensions on elevations for plane changes), more than one finish material or color is used on every facade (refer to exterior finish legend indicating up to 6 color and material selections), and balconies are incorporated at every dwelling unit for visual interest.**
- 3. Facade length exceeds 60 feet; therefore, roofline extends from 36'-0" to 38'-0" at intervals less than 60 feet continuously.**
- 4. 5-11(D)4 is not applicable.**

11. There is no sun/shade analysis for this submittal. Please provide as part of your plan sheets. See the detail on Page 3 of the Climatic and Geographic Building design requirements.
 - a. The sun/shade analysis has been resubmitted as the last few sheets of the plan set.**
12. These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

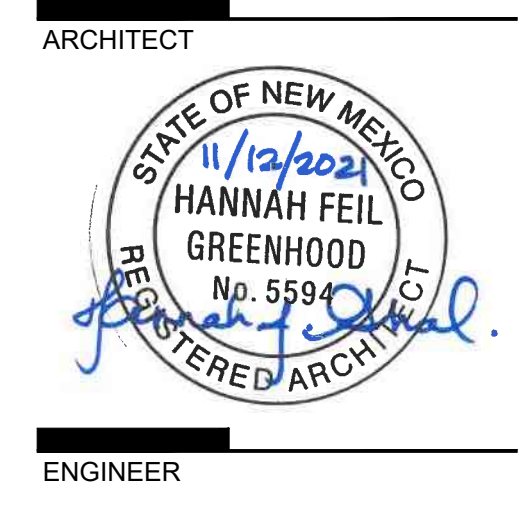
Parks and Recreation

13. Alameda Blvd NE has a proposed multi-purpose trail and is provided on the plan. Will there be an infrastructure list?
 - a. An infrastructure list has been prepared and includes the multi-purpose trail along Alameda Boulevard.**
14. Alameda Blvd NE is a Regional Principal Arterial and Louisiana Blvd NE is a Major Collector, requiring street trees. The Parks and Recreation Department (PRD) is a partner with the Nature Conservancy who developed a Climate Ready Tree List for Albuquerque. PRD encourages developers to use this list for street trees (see insert below). Ash is not considered Climate Ready.
Lists linked here:
Trees must be recommended on the Official Albuquerque Plant Palette: [Official Albuquerque Plant Palette and Sizing List-2018-07-03.xlsx \(cabq.gov\)](#)
Please reference the CLIMATE-READY TREES FOR ALBUQUERQUE: [NMFO Climate-Ready Trees Lists \(nature.org\)](#)
 - a. The landscape plan has been updated to replace the Ash trees with different species.**

DRAWING INDEX

| | |
|---------|------------------------------|
| SDP 1.1 | SITE PLAN |
| SDP 1.2 | SITE DETAILS |
| SDP 1.3 | SITE DETAILS |
| LS-01 | LANDSCAPE PLAN |
| C-100 | OVERALL GRADING |
| C-101 | GRADING SHEET 1 |
| C-102 | GRADING SHEET 2 |
| C-103 | DRAINAGE |
| C-104 | UTILITY |
| C-105 | SECTIONS |
| SDP 5.1 | EXTERIOR BUILDING ELEVATIONS |
| SDP 5.2 | SUN ANALYSIS |
| SDP 5.3 | SUN ANALYSIS |
| FIRE-1 | APPROVED FIRE ONE |

**DEKKER
PERICH
SABATINI**



PROJECT

ALLASO LOUISIANA
NORTHWEST CORNER OF
ALAMEDA AND LOUISIANA
ALBUQUERQUE, NM

REVISIONS

- △
- △
- △
- △

ALLASO LOUISIANA

OWNER
TITAN DEVELOPMENT
6300 RIVERSIDE DEVELOPMENT, SUITE 200
ALBUQUERQUE, NM 87102
PHONE: 505.998.0163

ARCHITECT
DEKKER/PERICH/SABATINI, LTD.
7601 JEFFERSON ST. NE, SUITE 100
ALBUQUERQUE, NM 87109
PHONE: 505.761.9700

LANDSCAPE ARCHITECT
YELLOWSTONE LANDSCAPE
7525 2ND ST NW
ALBUQUERQUE, NM 87107
PHONE: 505.898.9615

CIVIL ENGINEER
RESPEC
5971 JEFFERSON ST NE
ALBUQUERQUE, NM 87109
505.251.0815

| | |
|--------------|------------|
| DRAWN BY | AG, AS |
| REVIEWED BY | RAW, HFG |
| DATE | 11/12/2021 |
| PROJECT NO. | 21-1013 |
| DRAWING NAME | |

SDP FOR
BUILDING PERMIT

SHEET NO.
COVER
OF



ARCHITECT
ENGINEER

PROJECT

**ALLASO LOUISIANA
NORTHWEST CORNER OF
ALAMEDA AND LOUISIANA
ALBUQUERQUE, NM**

REVISIONS

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DRAWN BY
REVIEWED BY
DATE 11/12/2021
PROJECT NO. 21-1013
DRAWING NAME

SITE PLAN

SHEET NO.
SDP1.1
OF

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

PROJECT DATA

ZONING:
IDO - MIXED USE - LOW INTENSITY ZONING DISTRICT (MX-L)

TRANSIT:
BUS STOP ROUTE 98 IS ALONG ALAMEDA BOULEVARD GOING IN THE WEST AND SOUTH DIRECTION.

BIKE FACILITIES:
A BIKE LANE IS WITHIN ALAMEDA BOULEVARD AND LOUISIANA BOULEVARD. A PAVED MULTIPLE USE TRAIL NAMED ALAMEDA TRAIL IS ON THE SOUTH OF THE SUBJECT SITE.

LEGAL DESCRIPTION:
015 028TRACT A UNIT B NORTH ALBUQUERQUE ACRES; LT 16 BLK 28 (EXCL ELY PORT OUT TO R/W) TR A UNIT B NORTH ALBUQUERQUE ACRES; LT 18 BLK 28 (EXCL SLY PORT OUT TO R/W) TR A UNIT B NORTH ALBUQUERQUE ACRES; LT 17 BLK 28 (EXCL SLY & ELY PORT OUT TO R/W) TR A UNIT B NORTH ALBUQUERQUE ACRES LOT CONSOLIDATION PENDING REPLAT.

SITE AREA: 2.77 ACRES

ZONE ATLAS: C-182

SETBACKS: FRONT= 5' MIN
SIDE = 0' MIN, STREET SIDE = 5' MIN
REAR= 15' MIN

BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 38'-0"

SPRINKLERED: YES, NFPA 13

BUILDING OCCUPANCY: R-2 MULTIFAMILY RESIDENTIAL

CONSTRUCTION TYPE: 3 STORY RESIDENTIAL BUILDING - TYPE VA

BUILDING SF:

| | |
|--------------|-------------|
| FIRST LEVEL | 41,240 GSF |
| SECOND LEVEL | 40,774 GSF |
| THIRD LEVEL | 34,404 GSF |
| TOTAL | 116,418 GSF |

PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)
REQUIRED SPACES: 142 SPACES
(1.5 SPACES / DWELLING UNITS: 105 X 1.5 = 158 SPACES MINUS PARKING CREDIT / OF 16 SPACES FOR 5% PARKING REDUCTION FOR A TRANSIT SHELTER, AND 8 ELECTRIC CHARGING STATION PARKING SPACES)

PROVIDED PARKING = 146 TOTAL SPACES
(INCLUDING 15 COMPACT SPACES = 11% OF TOTAL PARKING REQUIRED COMPACT SPACES ARE IDENTIFIED WITH "C"; SEE LEGEND.)

ACCESSIBLE PARKING: (ADA 208.2.3)
2% OF UNITS = 105 X .02 = 2.1 = 3 SPACES REQUIRED
2 STANDARD SPACES + 2 VAN ACCESSIBLE SPACE = 4 SPACES PROVIDED
(142 STANDARD SPACES + 4 ACCESSIBLE SPACES)

MOTORCYCLE PARKING REQUIRED (TABLE 5-5-4, 101-150 OFF-STREET) = 4 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES

BICYCLE PARKING REQUIRED, 10% (TABLE 5-5-5) = 14.2 = 15 SPACES
BICYCLE PARKING PROVIDED = 20 SPACES

UNIT DATA

| UNIT TYPE | DESCRIPTION | GSF | #UNITS | TOTAL |
|-------------------------|------------------------|----------|--------|------------------|
| S1 | STUDIO | 592 SF | 6 | 3,552 SF |
| S2 | STUDIO | 520 SF | 14 | 7,280 SF |
| A1 | 1 BEDROOM / 1 BATHROOM | 695 SF | 6 | 4,170 SF |
| A2 | 1 BEDROOM / 1 BATHROOM | 775 SF | 19 | 14,725 SF |
| A3 | 1 BEDROOM / 1 BATHROOM | 762 SF | 3 | 2,286 SF |
| A6 | 1 BEDROOM / 1 BATHROOM | 859 SF | 24 | 20,616 SF |
| B1 | 2 BEDROOM / 2 BATHROOM | 1,130 SF | 16 | 18,080 SF |
| B2 | 2 BEDROOM / 2 BATHROOM | 1,016 SF | 6 | 6,096 SF |
| B3 | 2 BEDROOM / 2 BATHROOM | 1,000 SF | 6 | 6,000 SF |
| B4 | 2 BEDROOM / 2 BATHROOM | 1,049 SF | 2 | 2,098 SF |
| B5 | 2 BEDROOM / 2 BATHROOM | 1,040 SF | 3 | 3,120 SF |
| TOTAL: 105 UNITS | | | | 88,023 SF |

OPEN SPACE CALCULATIONS

TABLE 2-4-3 / MX-L ZONING

| | | |
|-----------------------|-------------------|-------------|
| USABLE OPEN SPACE | | |
| 1 BD: 225 SF PER UNIT | 225 SF x 72 UNITS | = 16,200 SF |
| 2 BD: 285 SF PER UNIT | 285 SF x 33 UNITS | = 9,405 SF |
| TOTAL | | = 25,605 SF |

REQUIRED OPEN SPACE: = 25,605 SF
PROVIDED OPEN SPACE:
LEVEL 1 = 29,886 SF
LEVEL 2 = 2,630 SF
TOTAL = 32,516 SF

LEGEND

- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A2/SDP1.3
- PROPERTY LINE
- ⊙ FIRE HYDRANT
- ⊕ POST INDICATOR VALVE (PIV); RE: CONCEPTUAL UTILITY PLAN
- ⊕ FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- ⊕ BIKE RACK
- ▭ SIDEWALK RAMP (ARROW POINTS DOWN)
- ⊕ TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- ⊕ ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING; REF: A3/SDP1.2, B1/SDP1.2 & D4/SDP1.2
- MC MOTORCYCLE PARKING
- C COMPACT PARKING WITH "COMPACT" LABELED AT THE BACK OF THE SPACE
- ⊕ LIGHT POLE; REF: D2/SDP1.2
- ⊕ 6" BOLLARD WITH SIGN; REF: B1/SDP1.2
- ▬ 6" WIDE PAINTED CROSSWALK; SEE B2/SDP1.2

SHEET KEYED NOTES

- 6" TALL PERIMETER FENCE; REF: D5/SDP1.2
- 6" TALL ORNAMENTAL GATE; REF: C4/SDP1.3
- 6" WIDE CONCRETE SIDEWALK, UNLESS DIMENSIONED OTHERWISE; SEE B4/SDP1.2
- ACCESSIBLE PARKING WITH SIGNAGE; SEE A3/SDP1.2
- ACCESSIBLE RAMP; SEE C5/SDP1.2 AND B3/SDP1.2
- BIKE PARKING RACK PER IDO SECTION 5-3(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING WITH TWO-POINT BIKE LOCKING; SEE B5/SDP1.2
- GARAGE PARKING
- BUILDING OVERHANG ABOVE
- CONCRETE CURB & GUTTER; SEE A2/SDP1.2
- ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE; REF: B1/SDP1.2
- ELECTRICAL METERS
- EXISTING FIRE HYDRANT; SEE CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) SEE CIVIL
- FIRE HYDRANT; SEE CIVIL
- 25' LANDSCAPE BUFFER
- ILLUMINATED MONUMENT SIGN; REF: A3/SDP1.3
- KNOX BOX AND USPS KEY REQUIRED AT GATE ACCESS
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- PARALLEL CURB RAMP PER C.O.A. DETAIL 2443.
- POST INDICATOR VALVE (PIV)
- POOL
- SHADE STRUCTURE
- SPA
- PROVIDE/INSTALL NEW TRANSIT SHELTER PER CITY STANDARD DETAIL 2535. COORDINATE EXACT LOCATION WITH TRANSIT AUTHORITY PRIOR TO INSTALLATION.
- REFUSE ENCLOSURE WITH 2 YARD TRASH BINS TO COMPLY WITH IDO/SOLID WASTE REQUIREMENTS; REF: C1/SDP1.2
- TRANSFORMER
- VEHICULAR GATE, 6'-0" HIGH, PROVIDE KNOX KEY PER FIRE DEPARTMENT REQUIREMENTS; REF: A5/SDP1.3
- WATER METER VAULT; SEE CIVIL
- POOL GATE; REF: C3/SDP1.3
- 6" TALL ORNAMENTAL FENCE; REF: C4/SDP1.3
- 10' WIDE ASPHALT TRAIL
- MOTORCYCLE PARKING, 4'x8' MINIMUM WITH "MC" LABELED AT THE BACK OF THE SPACE, "MOTORCYCLE PARKING ONLY" SIGNAGE PROVIDED AS INDICATED; SEE B1/SDP1.2.
- PROVIDE "RESIDENT ONLY" SIGNAGE AT ENTRY.
- 5' PARKING LOT KEYWAY.
- EXISTING 6" WIDE SIDEWALK AND 3' LANDSCAPE BUFFER.
- EXISTING CENTURYLINK PEDESTAL
- COMPACT PARKING, SIZE REQUIREMENTS PER DPM, WITH "COMPACT" LABELED AT THE BACK OF THE SPACE.

AMENITIES

AMENITIES ON-SITE WILL INCLUDE A SWIMMING POOL, HOT TUB, FITNESS CENTER, CLUBHOUSE, COVERED POOLSIDE GATHERING SPACE, AND CABANAS. POOL AND HOT TUB TO BE PERMITTED BY OTHERS. SITE WALLS TO BE PERMITTED SEPERATELY

PROJECT NUMBER: PR-2021-006238

Application Number: SI-2021-01916

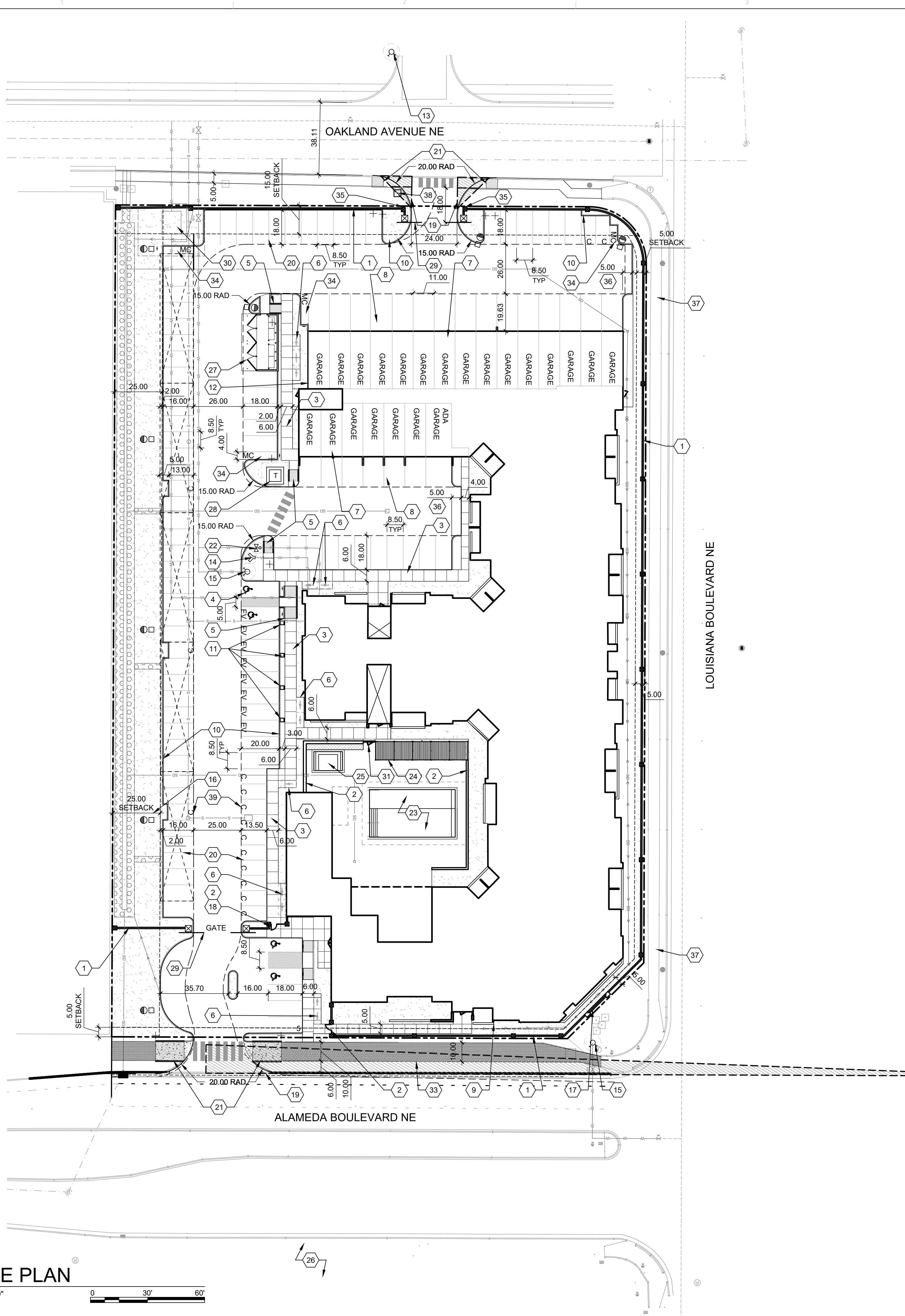
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| *Environmental Heath Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Panning Department | Date |
| *Environmental Health, if necessary | Date |

2/16/2018

VICINITY MAP



A1 SITE PLAN
1" = 30'-0"
0 30' 60'

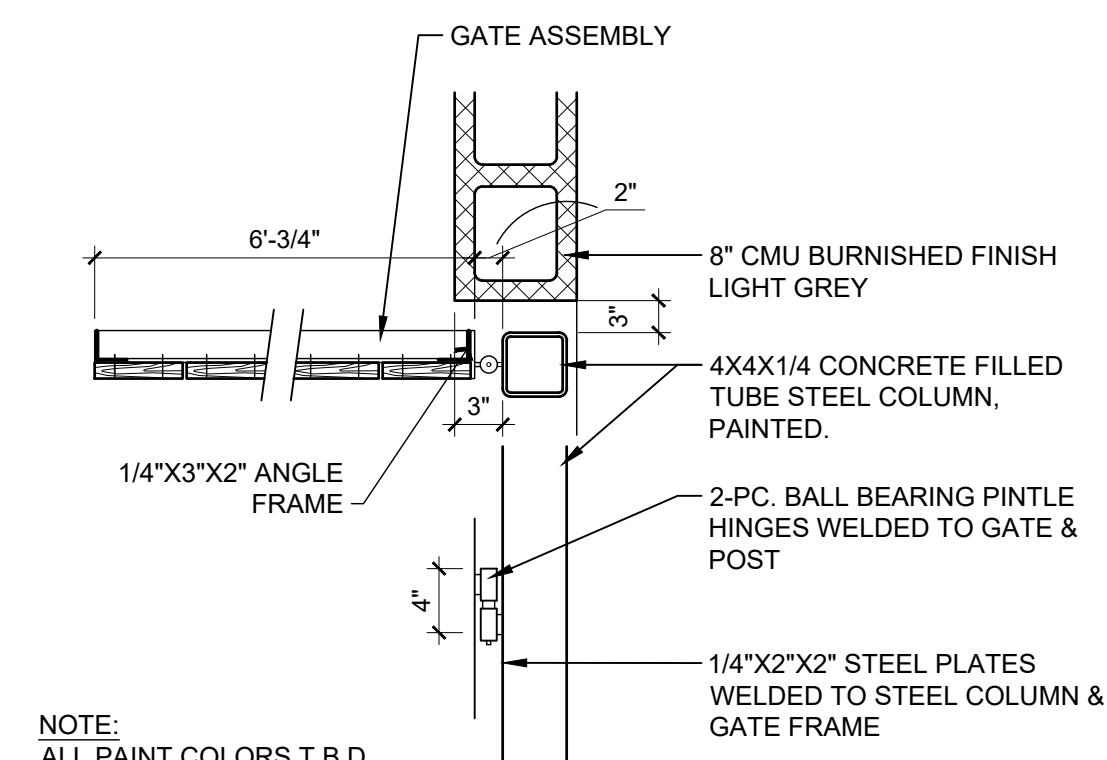
ARCHITECT



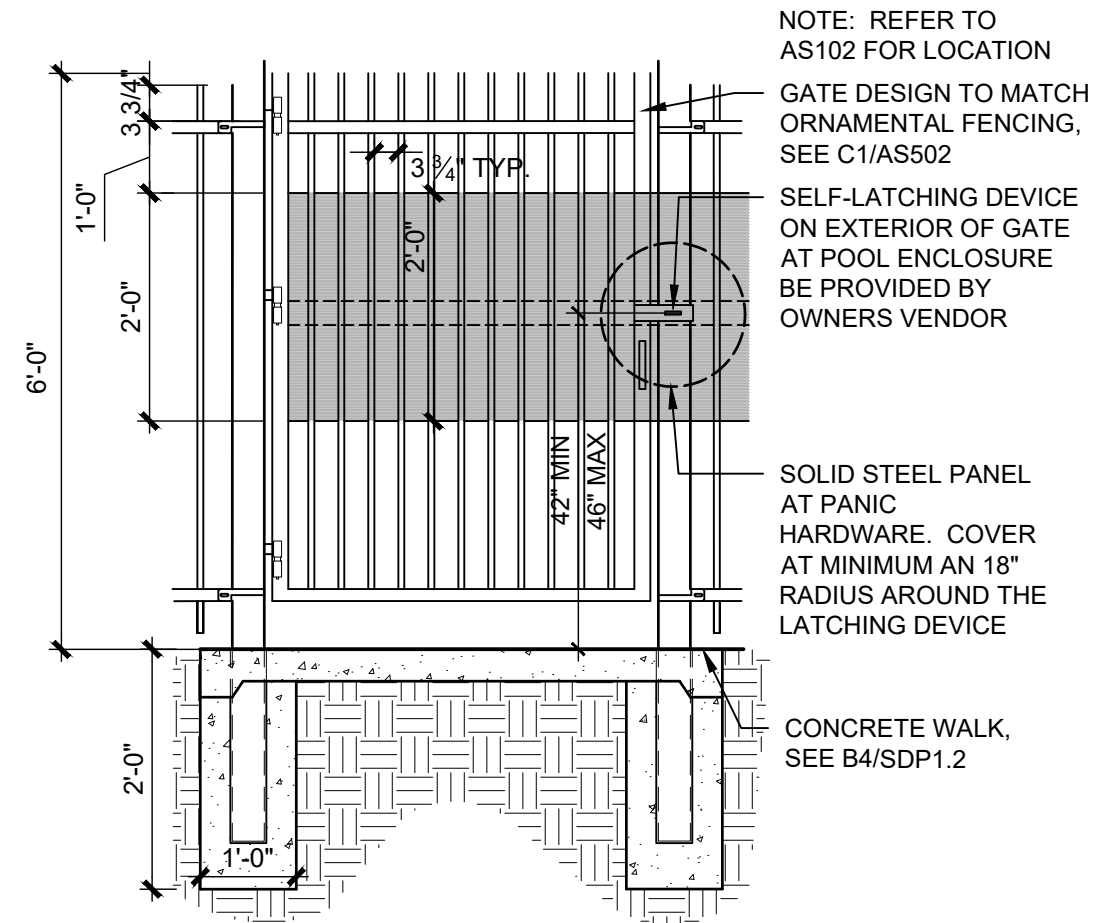
ENGINEER

PROJECT

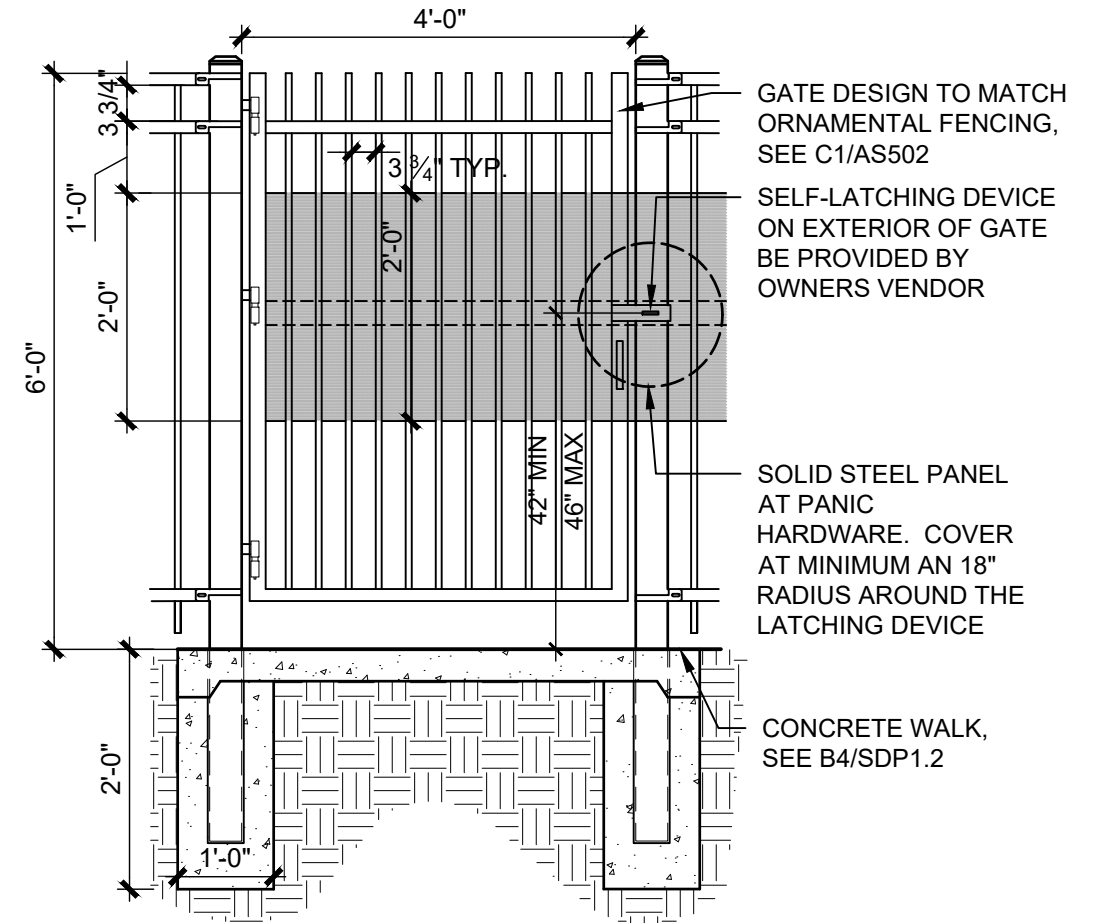
ALLASO LOUISIANA
NORTHWEST CORNER OF
ALAMEDA AND LOUISIANA
ALBUQUERQUE, NM



C2 CORNER DETAIL
1" = 1'-0" 0 1/2" 1 2"



C3 POOL ENCLOSURE GATE
1/2" = 1'-0" 0 1' 2' 4"

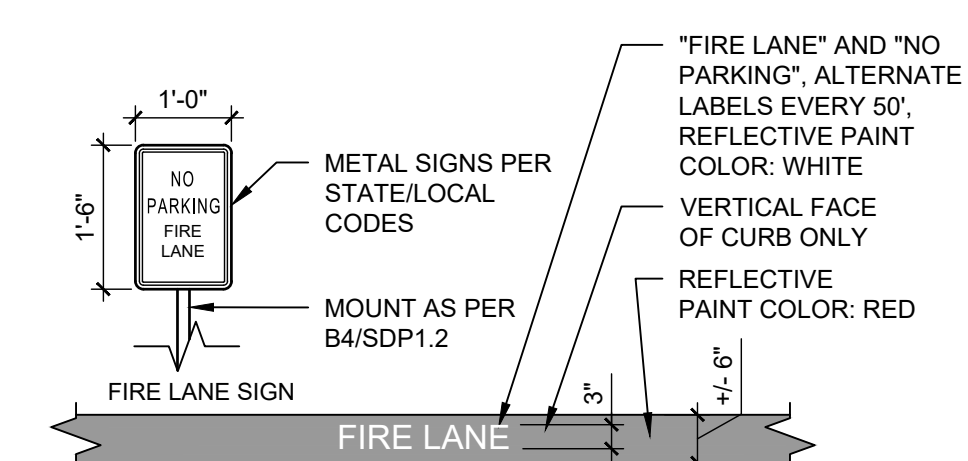


C4 SECURITY GATE
1/2" = 1'-0" 0 1' 2' 4"

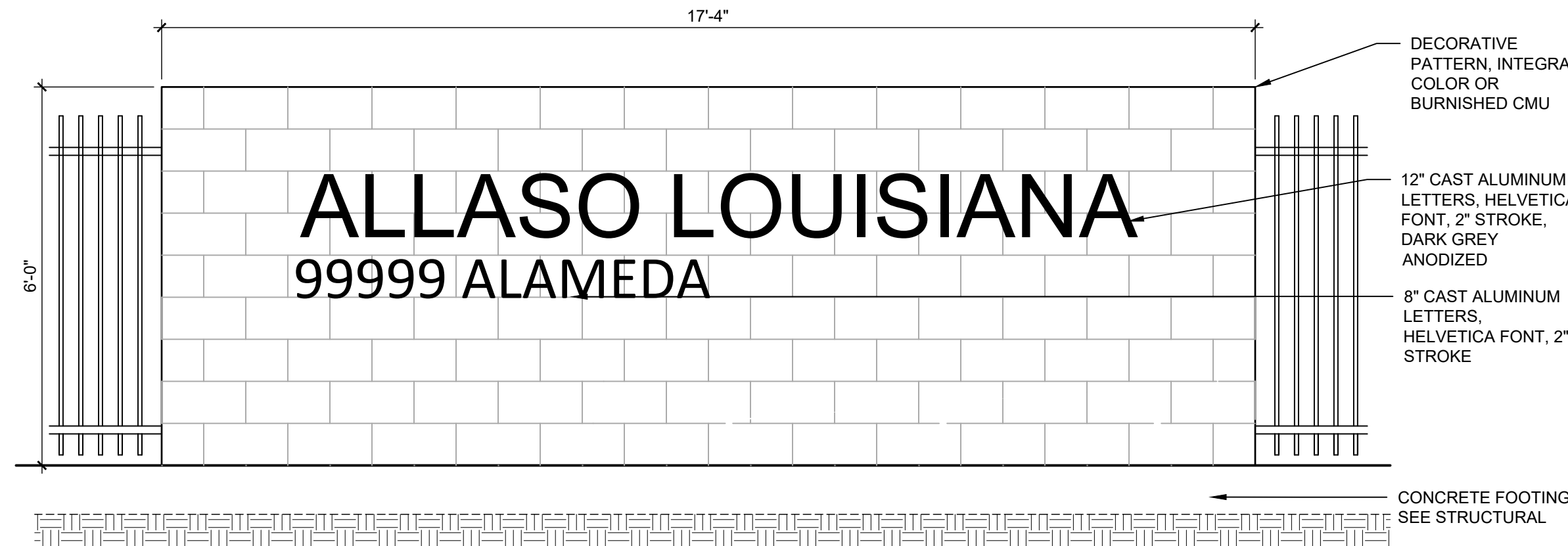
ALLASO 18" CAST ALUMINUM LETTERS, HELVETICA FONT, 2" STROKE, DARK GREY ANODIZED, BACKLIT

BUILDING MOUNTED SIGN, REF: C1/SDP5.1

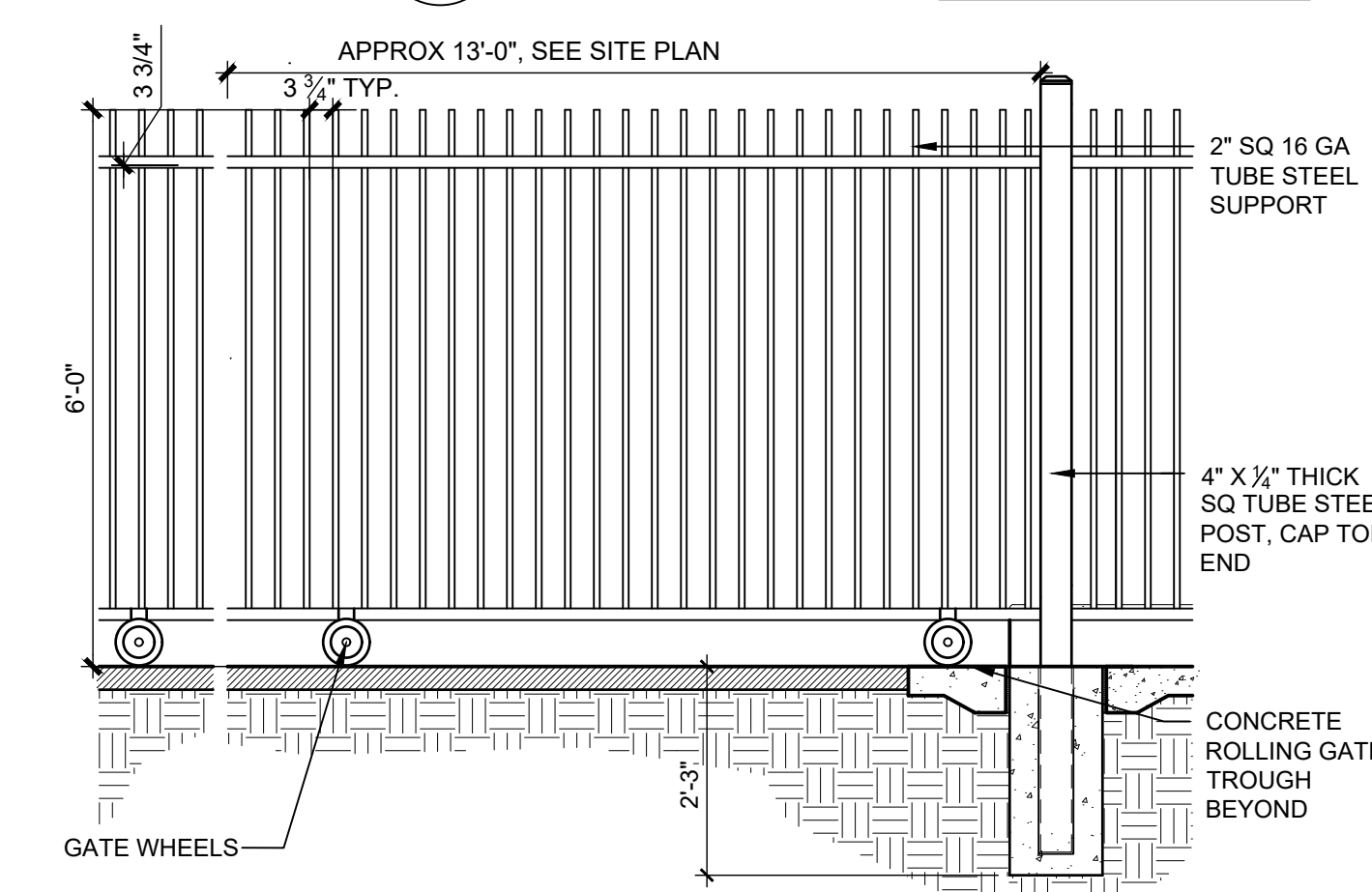
B5 BUILDING MOUNTED SIGN
1/2" = 1'-0" 0 1' 2' 4"



A2 FIRELANE STRIPING AND SIGNAGE
1/2" = 1'-0" 0 1' 2' 4"



A3 MONUMENT SIGN
1/2" = 1'-0" 0 1' 2' 4"



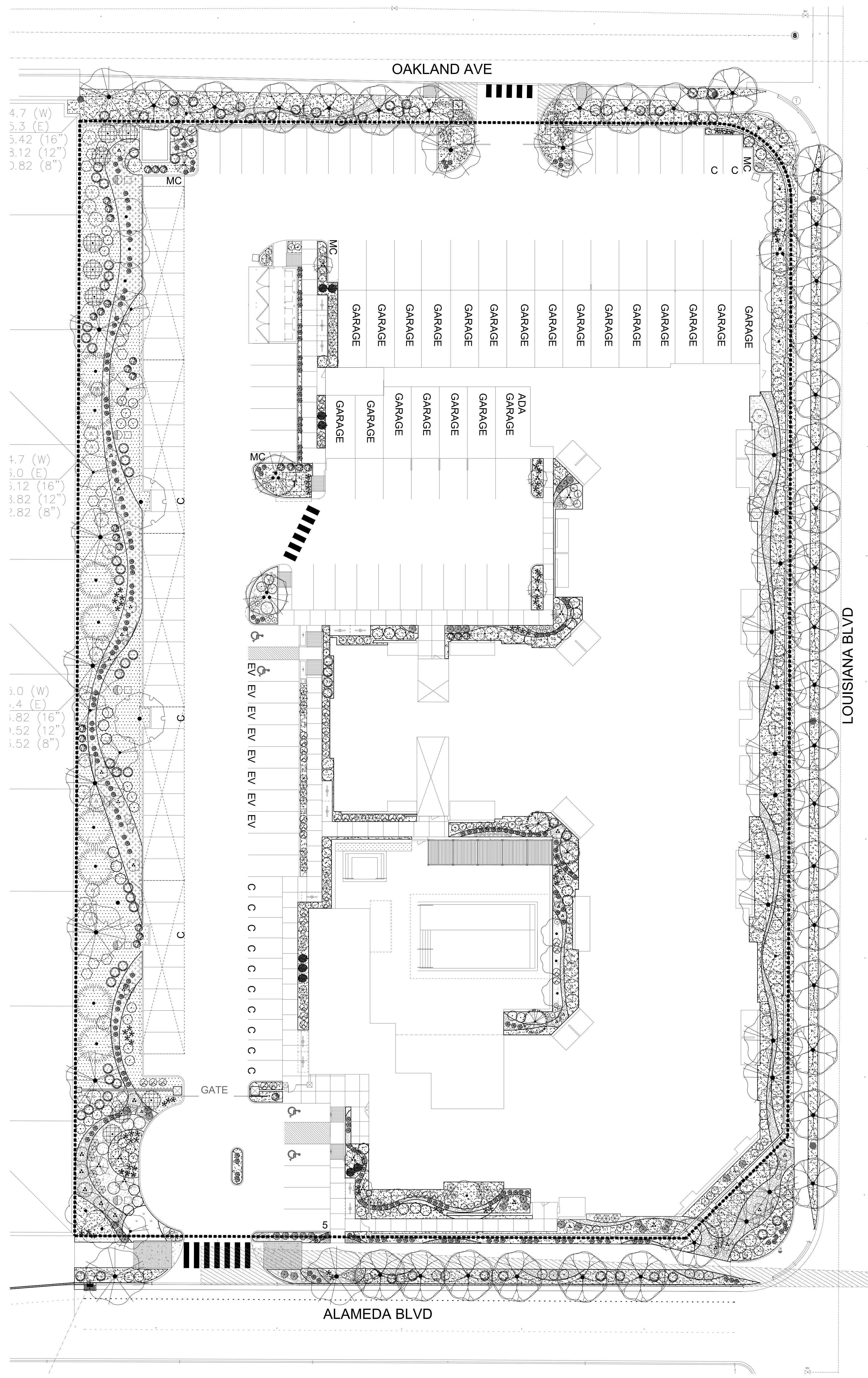
A5 VEHICULAR GATE
1/2" = 1'-0" 0 1' 2' 4"

REVISIONS

- △
- △
- △
- △

| | |
|--------------|------------|
| DRAWN BY | DPS |
| REVIEWED BY | DPS |
| DATE | 11/12/2021 |
| PROJECT NO. | 21-1013 |
| DRAWING NAME | |

SITE DETAILS



PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | COVERAGE |
|------------------|-----|--|---------|-----------|-------------------|
| | 10 | CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW | 24"BOX | 20' X 25' | 491X10=4910 SF |
| | 5 | COTINUS COGKYGRIA / SMOKE TREE | 15 GAL | 15' X 15' | 177X5=885 SF |
| | 8 | FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET | 24"BOX | 15' X 15' | 177X8=1,416 SF |
| | 35 | ULMUS PARVIFOLIA / LACEBARK ELM | 2" B&B | 40' X 40' | 1,256X3=43,960 SF |
| | 3 | GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST | 2" B&B | 50' X 45' | 1590X3=4770 SF |
| | 13 | LAGERSTROEMIA INDICA / CRAPE MYRTLE | 15 GAL | 15' X 15' | 177X13=2,301 SF |
| | 24 | PISTACIA CHINENSIS / CHINESE PISTACHE | 2" B&B | 40' X 30' | 707X24=16,968 SF |
| | 3 | QUERCUS LOBATA / VALLEY OAK | 2" B&B | 45' X 30' | 707X3=2,121 SF |
| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | COVERAGE |
| | 9 | JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER | 20 GAL | 12' X 3' | 7X9=63 SF |
| | 8 | JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER | 15 GAL | 40' X 20' | 314X8=2512 SF |
| | 3 | PINUS NIGRA / AUSTRIAN BLACK PINE | 10' B&B | 35' X 25' | 491X3=1,473 SF |
| | | Subtotal Coverage | | | 81,377 SF |
| DESERT ACCENTS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | COVERAGE |
| | 14 | DASYLIRON TEXANUM / TEXAS SOTOL | 5 GAL | 5' X 5' | 20X14=280 SF |
| | 7 | HESPERALDE PARVIFLORA / RED YUCCA | 5 GAL | 3' X 4' | 13X7=91 SF |
| | 9 | NOLINA MICROCARPA / BEARGRASS | 5 GAL | 5' X 6' | 28X9=252 SF |
| GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | COVERAGE |
| | 172 | BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA | 1 GAL | 3' X 3' | 7X172=1204 SF |
| | 68 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL | 30" X 2' | 3X68=204 SF |
| | 32 | MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY | 1 GAL | 3' X 3' | 7X32=224 SF |
| DECIDUOUS SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | COVERAGE |
| | 68 | BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY | 5 GAL | 4' X 4' | 13X68=884 SF |
| | 27 | Buddleja Davidi / BUTTERFLY BUSH | 5 GAL | 4' X 4' | 13X27=251 SF |
| | 29 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA | 1 GAL | 3' X 3' | 7X29=203 SF |
| | 27 | GAILLARDIA X GRANDIFLORA / BLANKETFLOWER | 1 GAL | 2' X 2' | 3X27=81 SF |
| | 18 | LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER | 1 GAL | 3' X 3' | 7X18=126 SF |
| | 16 | LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE | 5 GAL | 6' X 6' | 28X16=448 SF |
| | 28 | NEPETA X FAASSENII 'SELECT BLUE' / CATMINT | 1 GAL | 1' X 2' | 3X28=84 SF |
| | 42 | PENSTEMON PINIFOLIUS / THREADLEAF BEARDTONGUE | 1 GAL | 1" X 20" | 3X42=126 SF |
| | 54 | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL | 4' X 4' | 13X54=702 SF |
| | 9 | ROSA X 'KNOCKOUT' TM / ROSE | 5 GAL | 6' X 5' | 20X9=180 SF |
| | 23 | SALVIA GREGGII / AUTUMN SAGE CHERRY | 1 GAL | 2' X 3' | 7X23=161 SF |
| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | H X W | COVERAGE |
| | 65 | CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY | 5 GAL | 15' X 15' | 177X65=11505 SF |
| | 28 | ERICAMERIA LARICIFOLIA / TURPENTINE BUSH | 5 GAL | 3' X 4' | 13X28=364 SF |
| | 56 | FALLUGIA PARADOXA / APACHE PLUME | 5 GAL | 6' X 7' | 38X56=2128 SF |
| | 75 | PINUS MUGO MUGO / DWARF MUGO PINE | 5 GAL | 4' X 4' | 13X75=975 SF |
| | 46 | RHAPHIOLEPIS INDICA / INDIAN HAWTHORN | 5 GAL | 3' X 4' | 13X46=598 SF |
| | 52 | ROSMARINUS OFFICINALIS / ROSEMARY | 5 GAL | 6' X 6' | 28X52=1,456 SF |
| | | Subtotal Coverage | | | 22,527 SF |
| | | Total Coverage | | | 103,904 SF |

MATERIAL SCHEDULE

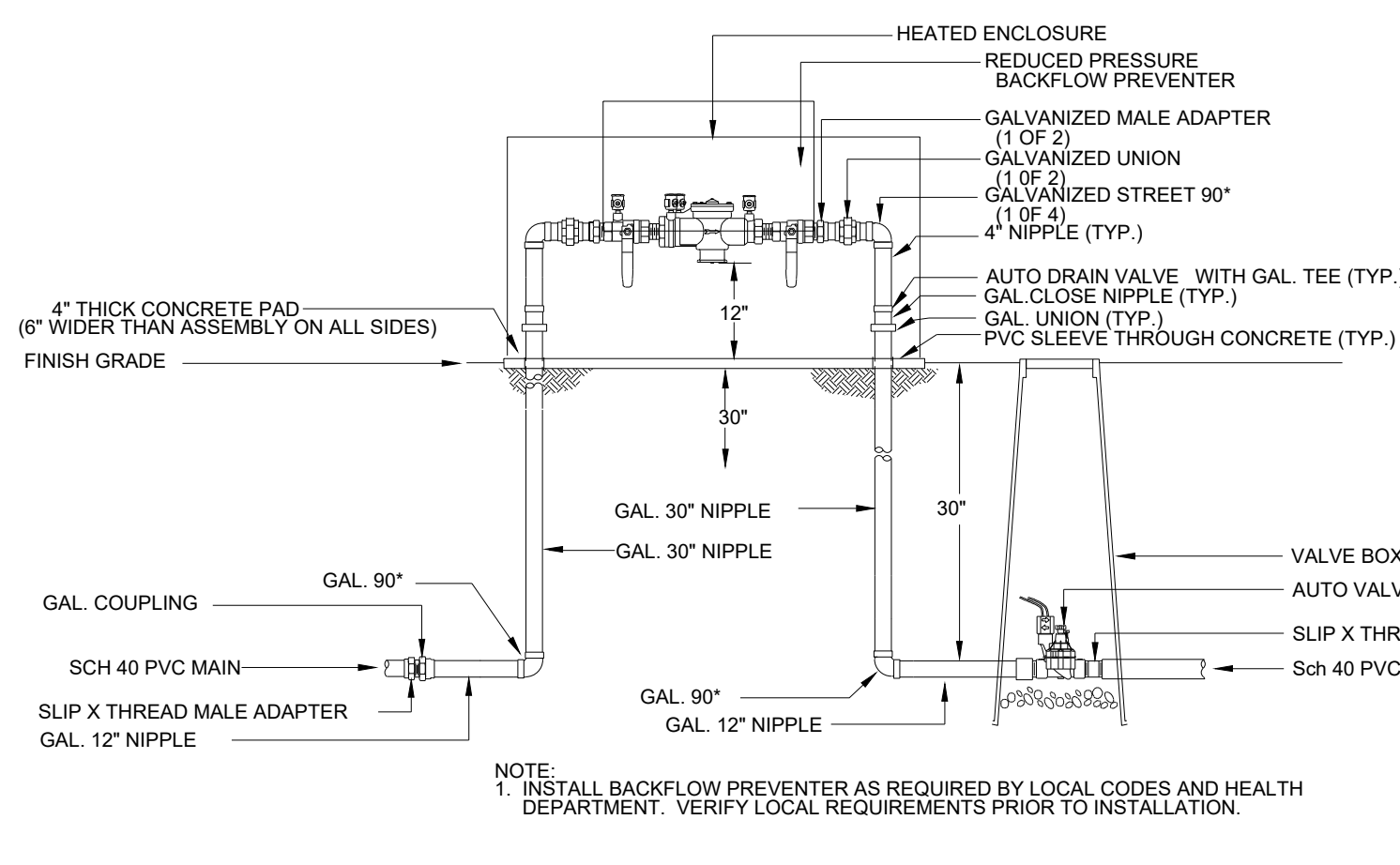
| SYMBOL | DESCRIPTION |
|----------|---|
| [Symbol] | LARGE BOULDER |
| SYMBOL | DESCRIPTION |
| [Symbol] | 1" MOUNTAINAIR SUNRISE GOLD GRAVEL OVER FILTER FABRIC |
| [Symbol] | 1" PUEBLO ROSE GRAVEL OVER FILTER FABRIC |
| [Symbol] | 2-4" BLUE SAIS COBBLE OVER FILTER FABRIC |
| [Symbol] | TURF |
| [Symbol] | 4-8" WALLIN COBBLE |
| [Symbol] | 4-8" MOUNTAINAIR SUNRISE GOLD COBBLE |

LANDSCAPE CALCULATIONS

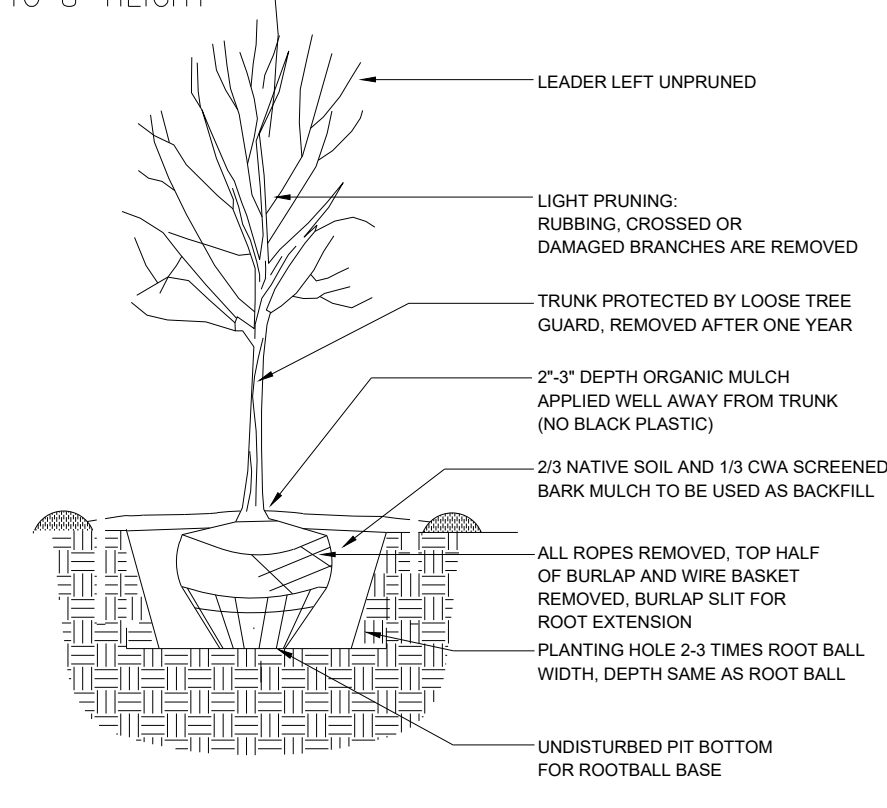
| | |
|--|------------|
| TOTAL AREA OF PROJECT | 121,023 SF |
| LESS BUILDING | 41,570 SF |
| NET LOT AREA | 79,453 SF |
| REQUIRED LANDSCAPE AREA | 19,864 SF |
| MINIMUM 25% OF NET LOT AREA | 19,864 SF |
| ACTUAL LANDSCAPE AREA | 30,303 SF |
| LANDSCAPE AREA REQUIREMENT EXCEEDED | 10,439 SF |
| LANDSCAPE COVERAGE REQUIRED - 75% | 22,673 SF |
| COVERAGE PROVIDED | 103,904 SF |
| REQUIREMENT EXCEEDED | 81,231 SF |
| REQUIRED 25% COVERAGE BY GROUND-LEVEL PLANTS | 5,669 SF |
| ACTUAL COVERAGE BY GROUND-LEVEL PLANTS | 22,527 SF |
| REQUIREMENT EXCEEDED | 16,858 SF |
| SOD ALLOWED (10%) | 2,267 SF |
| SOD ACTUAL | 164 SF |
| UNDER MINIMUM ALLOWED | 2,103 SF |
| PARKING LOT TREES (1 TREE PER 10 PARKING SPACES) | |
| 146 PARKING SPACES PROVIDED | 15 TREES |
| REQUIRED (146 / 10) | 15 TREES |
| PROVIDED | 15 TREES |
| STREET TREES REQUIRED (1 TREE PER 25 LF) | 39 TREES |
| STREET TREES PROVIDED | 39 TREES |
| DWELLING UNIT TREES REQUIRED (1 TREE PER 1ST STORY UNIT + 1 TREE PER 2ND STORY UNIT, 67 UNITS TOTAL) | 67 TREES |
| PROVIDED | 72 TREES |
| DECIDUOUS TREES REACHING 25' MATURE CANOPY DIAMETER | 34 TREES |
| REQUIRED (50%) | 35 TREES |
| PROVIDED | 35 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 EXCEED THE 10% LIMIT FOR HIGH WATER TURF.
- ORGANIC BARK MULCH IS PROVIDED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DRIPLINE 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 (ANSNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL LANDSCAPING CONTIGUOUS TO INDIGENOUS AREAS TO BE PLANTED WITH INDIGENOUS TREES AND SHRUBS.
- PLANTINGS IN CLEAR SIGHT TRIANGLE NOT TO OBSTRUCT LINE OF VISION FROM 3' HEIGHT TO 8' HEIGHT.

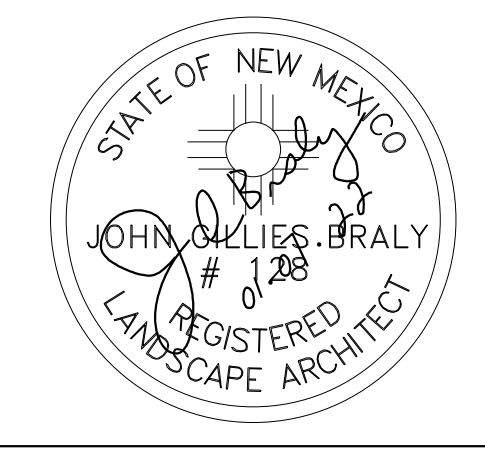


1 RP BACKFLOW/Master Valve Detail



2 Tree Planting Detail

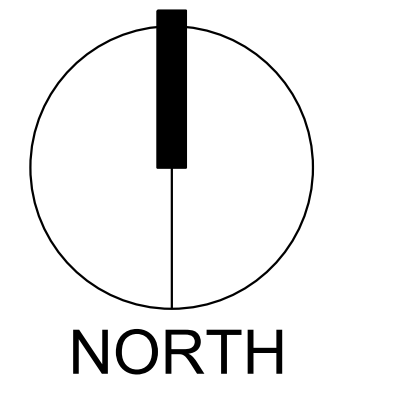
YELLOWSTONE LANDSCAPE
 www.yellowstonelandscape.com
 P O Box 10597
 Albuquerque, NM 87184
 505.898.9615
 design@yellowstonelandscape.com



Date: 11/12/2021
 Revisions:
 01/07/2022 HA

Drawn by: PL
 Reviewed by: JB

Allaso Louisiana
 Albuquerque, New Mexico



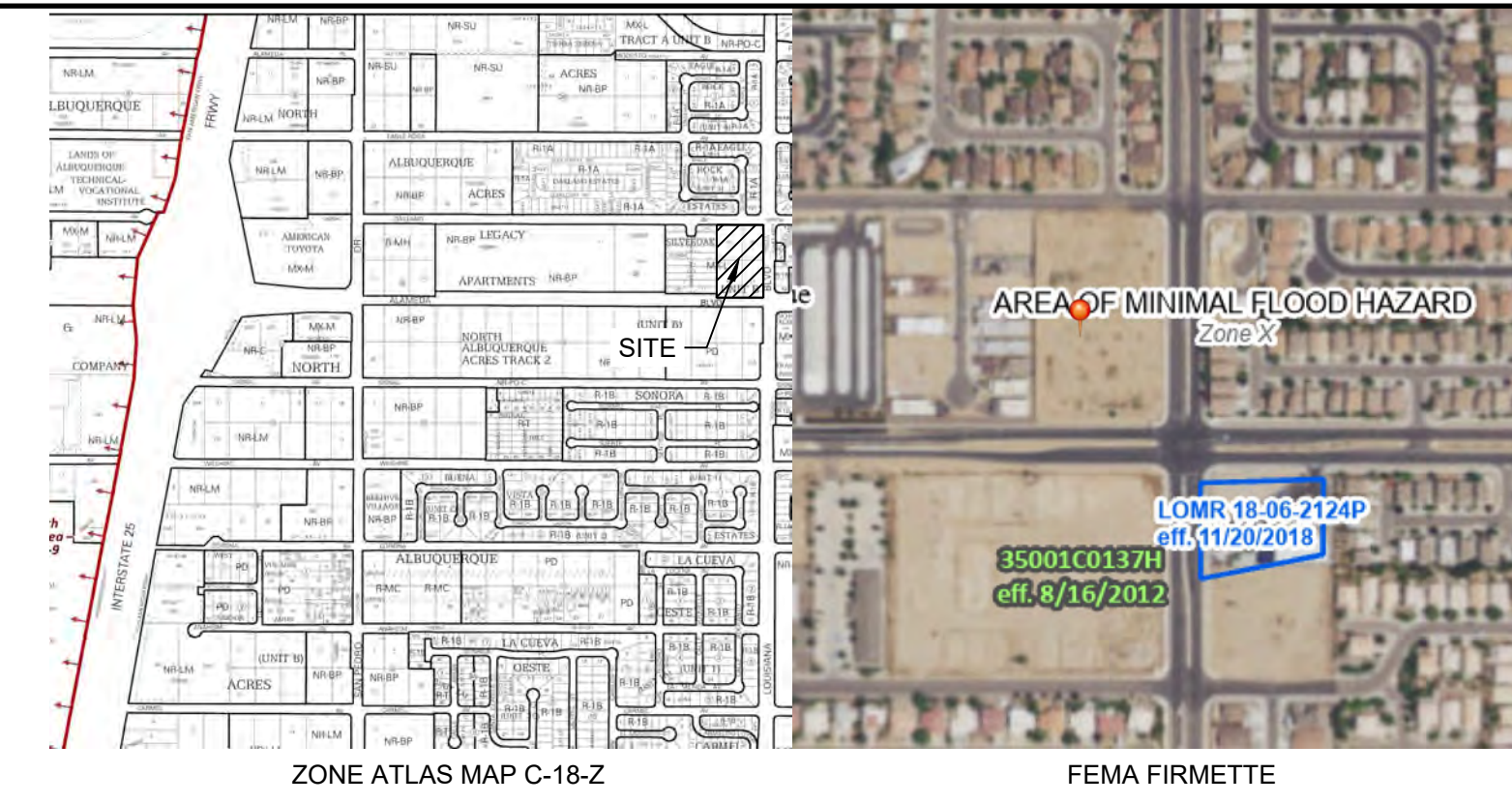
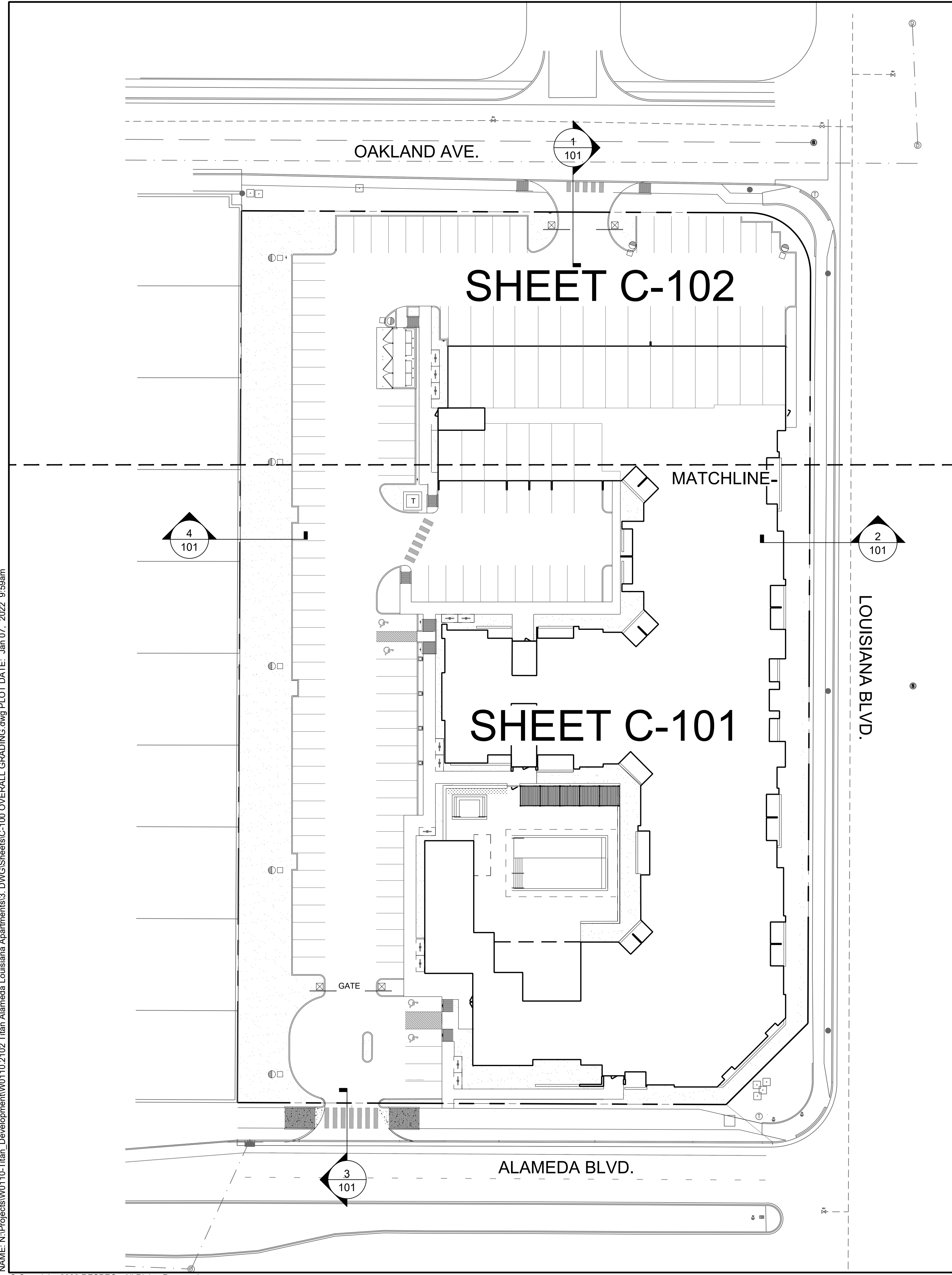
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Sheet Title:
Landscape Plan

Sheet Number:

LS-01

NAME: N:\Projects\W0110-Titan_Development\W0110_2102_Titan_Alameda_Louisiana_Apartments3_DWG\Sheets\C-100 OVERALL GRADING.dwg PLOT DATE: Jan 07, 2022 9:59am



| | |
|----------|-----------|
| DESIGNED | JMS |
| DRAWN | JMS |
| CHECKED | JL |
| DATE | 1.07.2022 |

RESPEC
 5971 Jefferson Street Suite 101
 Alameda, CA 94601
 Water and Natural Resources
 respec.com 505.253.9718

STAMP

PRELIMINARY
 NOT FOR CONSTRUCTION
 1/2022

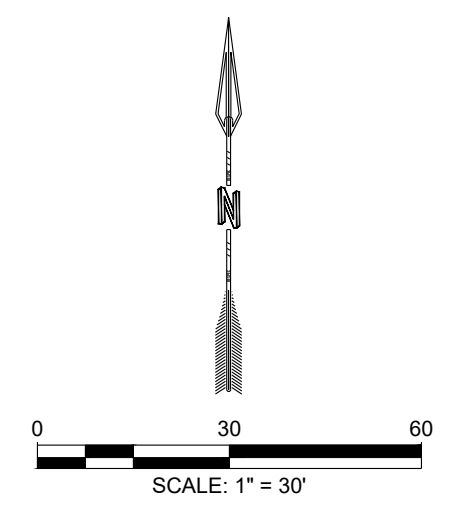
THIS DRAWING IS INCOMPLETE
 AND NOT TO BE USED FOR
 CONSTRUCTION UNLESS IT IS
 STAMPED, SIGNED AND DATED

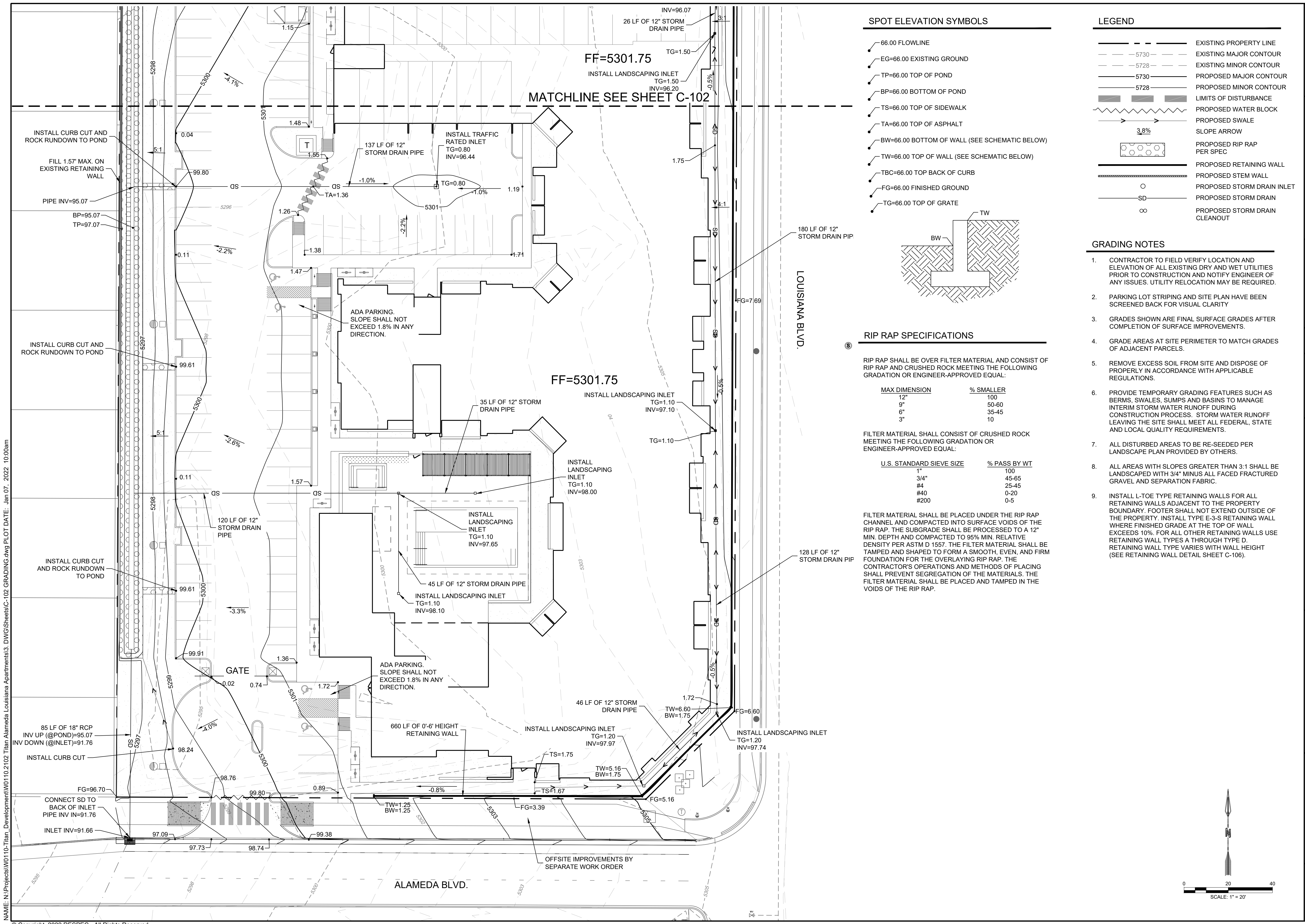
PROJECT NAME:
ALLASO LOUISIANA APARTMENTS

SHEET TITLE:
OVERALL GRADING

DRB

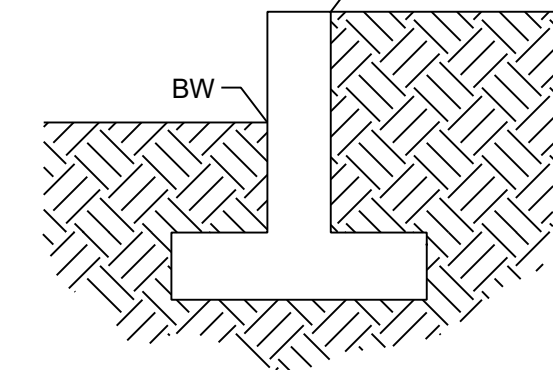
SHEET NUMBER:
C-100





SPOT ELEVATION SYMBOLS

- 66.00 FLOWLINE
- EG=66.00 EXISTING GROUND
- TP=66.00 TOP OF POND
- BP=66.00 BOTTOM OF POND
- TS=66.00 TOP OF SIDEWALK
- TA=66.00 TOP OF ASPHALT
- BW=66.00 BOTTOM OF WALL (SEE SCHEMATIC BELOW)
- TW=66.00 TOP OF WALL (SEE SCHEMATIC BELOW)
- TBC=66.00 TOP BACK OF CURB
- FG=66.00 FINISHED GROUND
- TG=66.00 TOP OF GRATE



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.

LEGEND

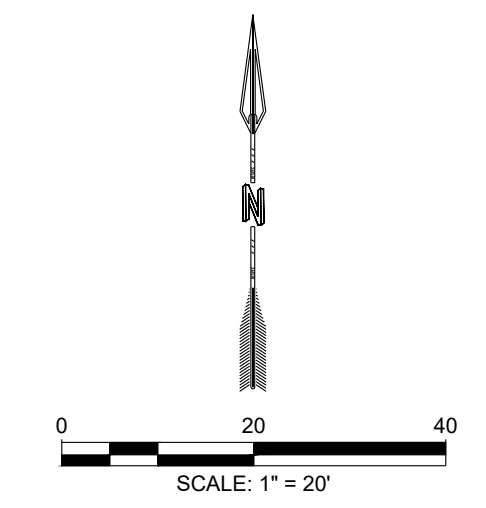
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- - - 5730 EXISTING MAJOR CONTOUR
- - - 5728 EXISTING MINOR CONTOUR
- 5730 PROPOSED MAJOR CONTOUR
- 5728 PROPOSED MINOR CONTOUR
- ▨ LIMITS OF DISTURBANCE
- ▨ PROPOSED WATER BLOCK
- ▨ PROPOSED SWALE
- 3.8% SLOPE ARROW
- ▨ PROPOSED RIP RAP PER SPEC
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- ▨ PROPOSED STEM WALL
- PROPOSED STORM DRAIN INLET
- SD PROPOSED STORM DRAIN
- ∞ PROPOSED STORM DRAIN CLEANOUT

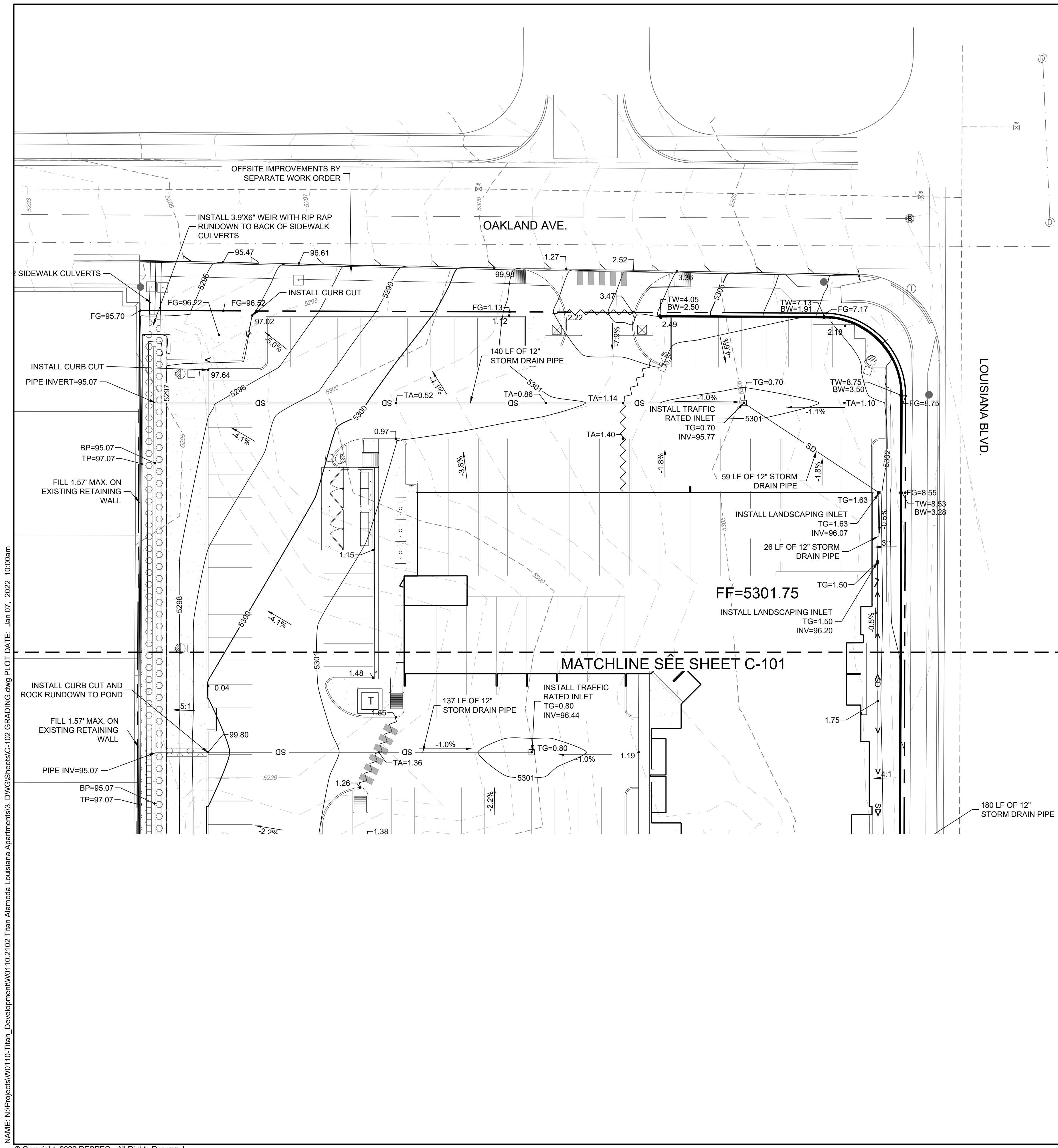
GRADING NOTES

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 AND SITE PLAN HAVE 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-SEED 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.
9. INSTALL L-TOE TYPE RETAINING WALLS FOR ALL RETAINING WALLS ADJACENT TO THE PROPERTY BOUNDARY. FOOTER SHALL NOT EXTEND OUTSIDE OF THE PROPERTY. INSTALL TYPE E-3-S RETAINING WALL WHERE FINISHED GRADE AT THE TOP OF WALL EXCEEDS 10%. FOR ALL OTHER RETAINING WALLS USE RETAINING WALL TYPE A THROUGH TYPE D. RETAINING WALL TYPE VARIES WITH WALL HEIGHT (SEE RETAINING WALL DETAIL SHEET C-106).

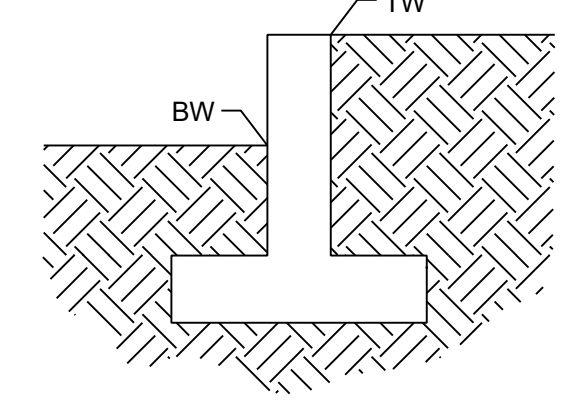
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| | | | |
|---|--|--|---|
| DESIGNED JMS DRAWN JMS CHECKED JL DATE 1.07.2022 | 5971 Jefferson Street Suite 101 Alameda Louisiana 70002 Water and Natural Resources respec.com 505.253.9718 | PRELIMINARY NOT FOR CONSTRUCTION 1/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED | REVISION 1 2 3 4 5 6 7 8 9 |
| PROJECT NAME: ALLASO LOUISIANA APARTMENTS | | SHEET TITLE: GRADING | |
| SHEET NUMBER: C-101 | | DRB | |





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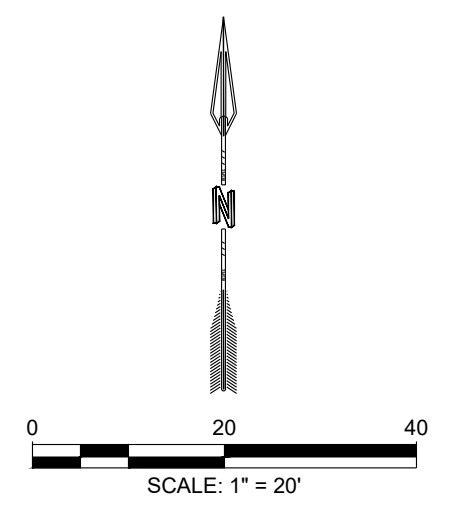
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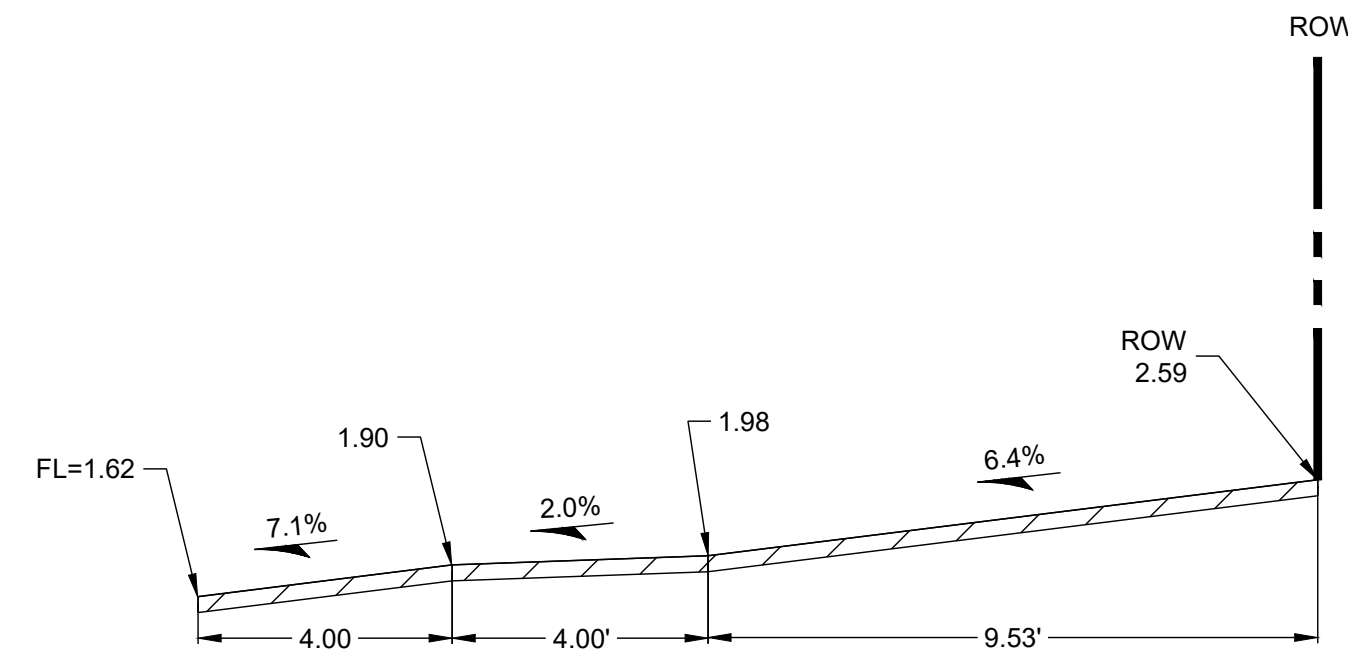
- ### LEGEND
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- ### GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - PARKING LOT STRIPING AND SITE PLAN HAVE BEEN SCREENED BACK FOR VISUAL CLARITY
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - 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.
 - ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.
 - INSTALL L-TOE TYPE RETAINING WALLS FOR ALL RETAINING WALLS ADJACENT TO THE PROPERTY BOUNDARY. FOOTER SHALL NOT EXTEND OUTSIDE OF THE PROPERTY. INSTALL TYPE E-3-S RETAINING WALL WHERE FINISHED GRADE AT THE TOP OF WALL EXCEEDS 10%. FOR ALL OTHER RETAINING WALLS USE RETAINING WALL TYPES A THROUGH TYPE D. RETAINING WALL TYPE VARIES WITH WALL HEIGHT (SEE RETAINING WALL DETAIL SHEET C-106).

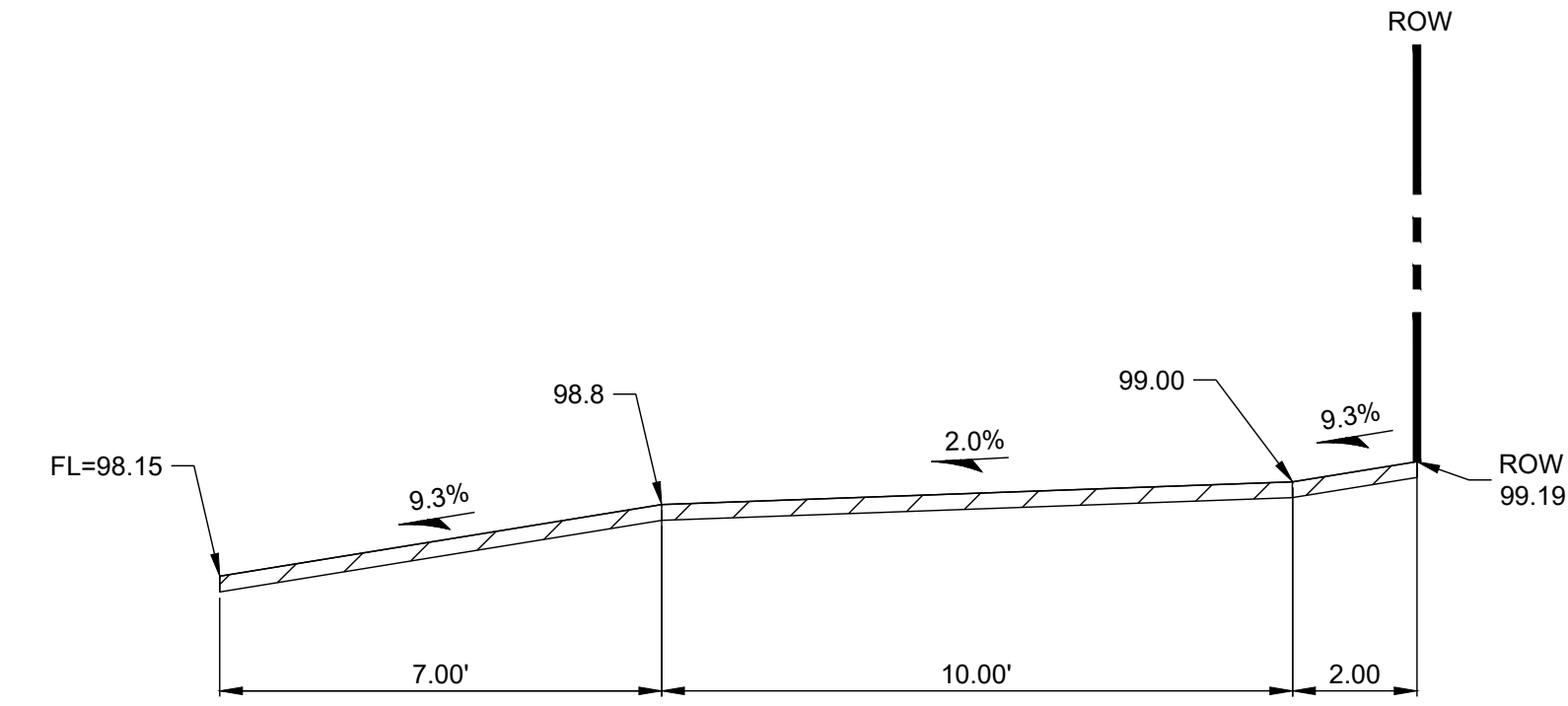


NAME: N:\Projects\W0110-Titan_Development\W0110_2102_Titan Alameda Louisiana Apartments\3_DWG\Sheets\C-102 GRADING.dwg PLOT DATE: Jan 07, 2022 10:00am

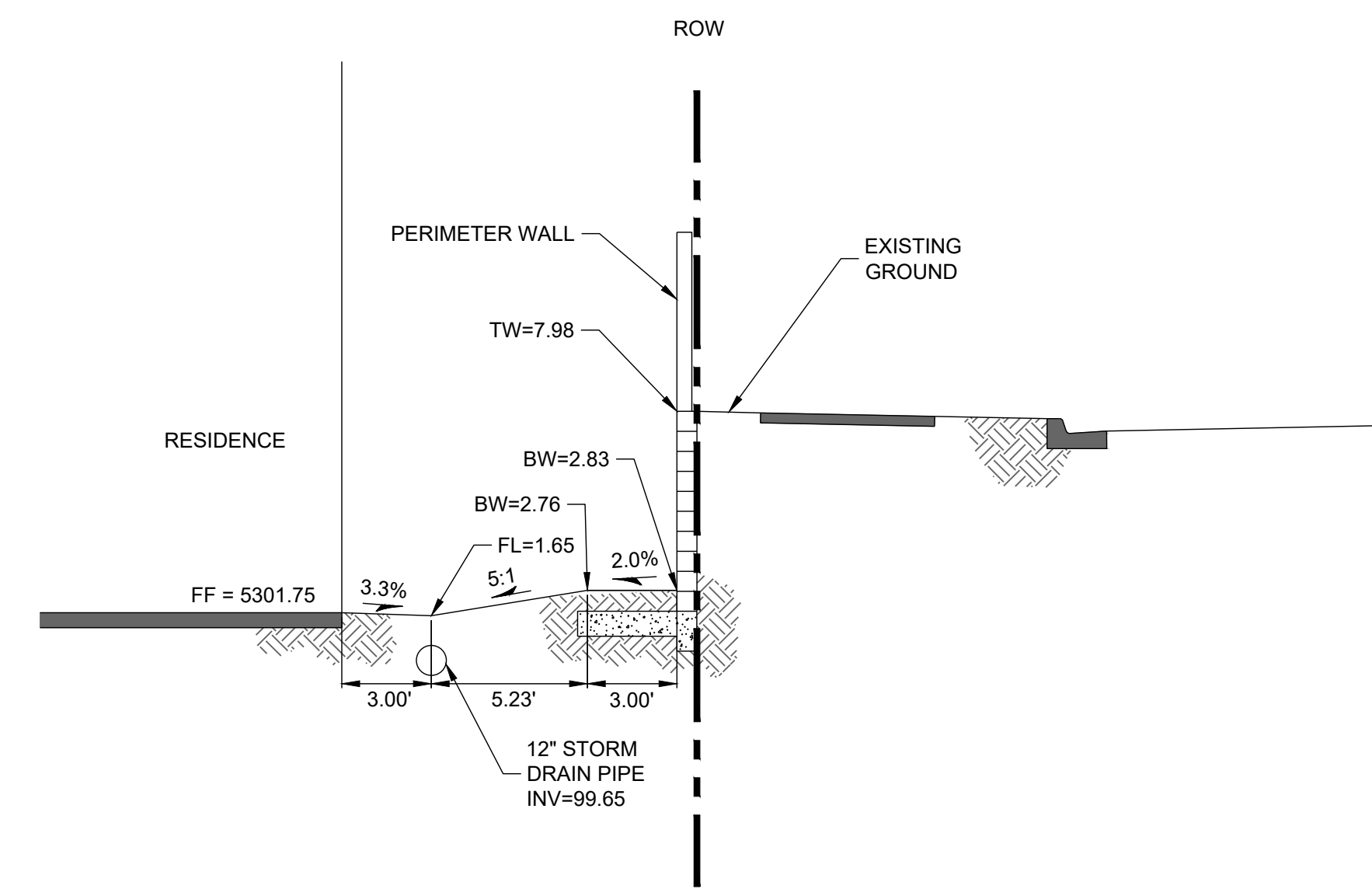
| | | | |
|---|---|--------------------------------|--|
| DESIGNED JMS DRAWN JMS CHECKED JL DATE 1.07.2022 | RESPEC 6971 Jefferson Street Suite 101 Alameda, CA 94501 Water and Natural Resources respec.com 505.253.9718 | REVISION 1.07.2022 | STAMP <div style="border: 1px solid black; padding: 5px; text-align: center;"> PRELIMINARY NOT FOR CONSTRUCTION 1/2022 </div> <p style="font-size: small;">THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p>  |
| PROJECT NAME: ALLASSO LOUISIANA APARTMENTS | | SHEET TITLE: GRADING | |
| SHEET NUMBER: C-102 | | DRB | |



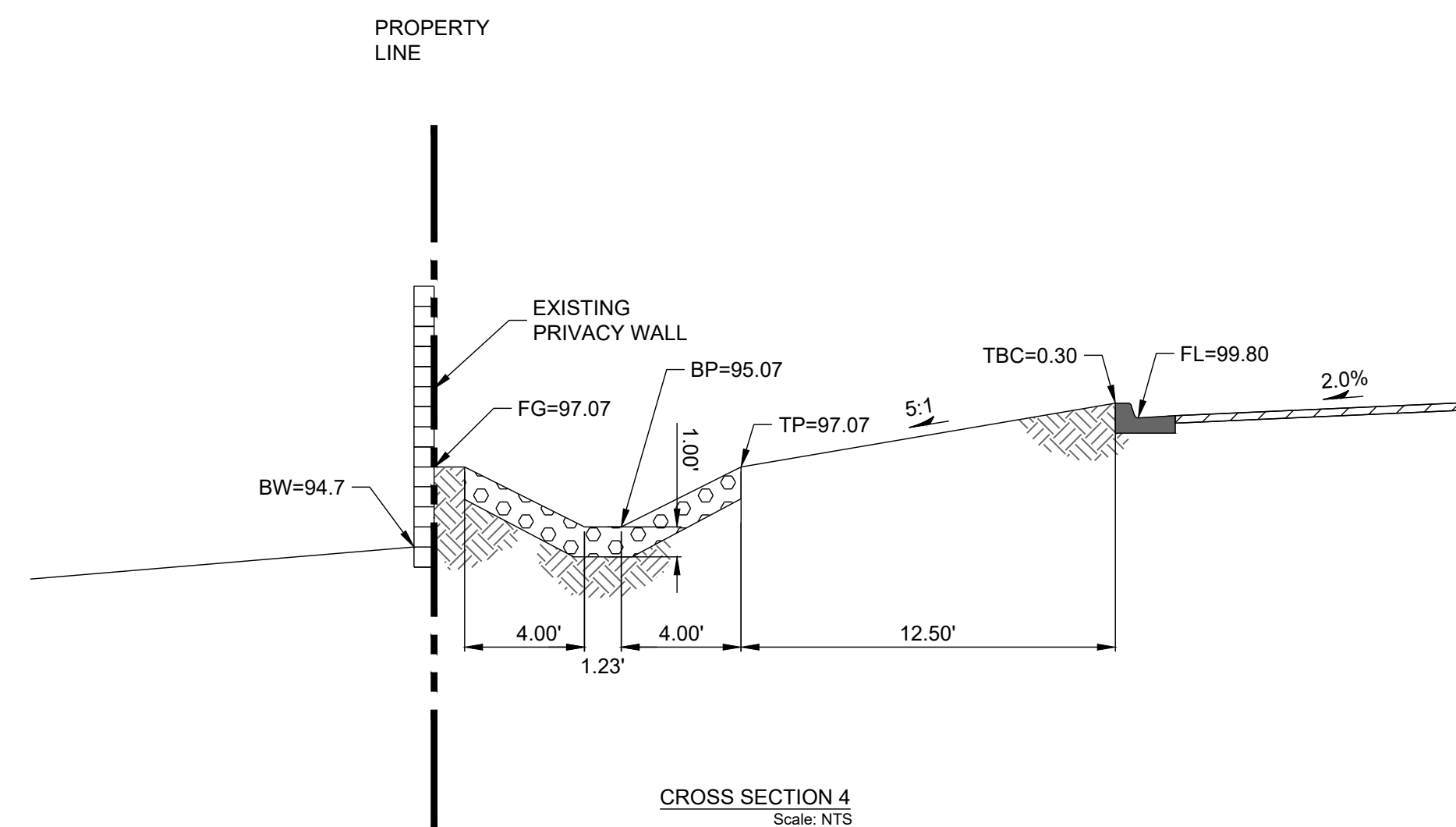
CROSS SECTION 1
Scale: NTS



CROSS SECTION 3
Scale: NTS



CROSS SECTION 2
Scale: NTS



CROSS SECTION 4
Scale: NTS

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| DESIGNED | JMS |
| DRAWN | JMS |
| CHECKED | JL |
| DATE | 1.07.2022 |

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PROJECT NAME:
ALLASO LOUISIANA APARTMENTS

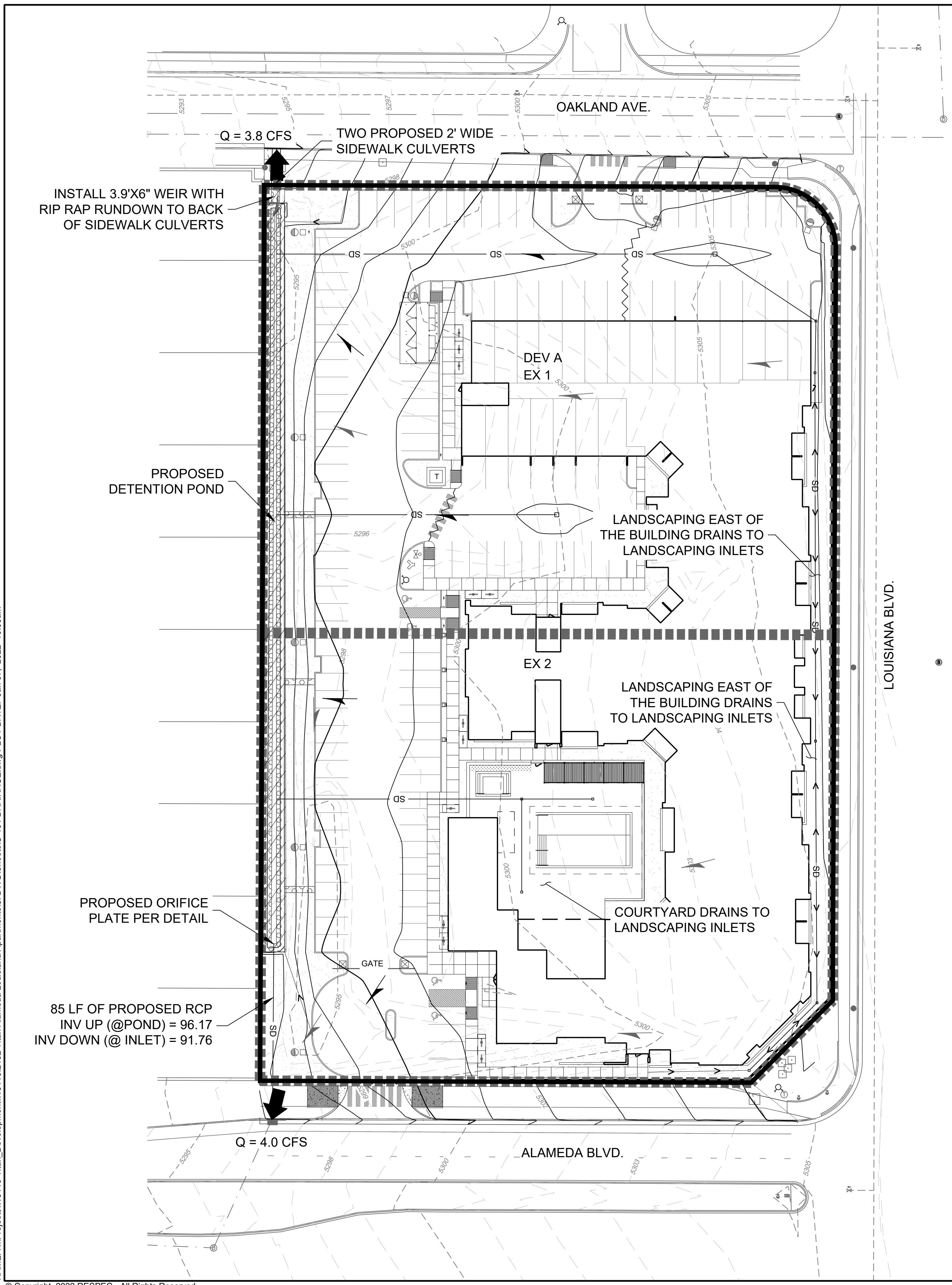
SHEET TITLE:
CROSS SECTION

DRB

SHEET NUMBER:
C-103

NAME: N:\Projects\W0110-Titan_Development\W0110_2102_Titan Alameda Louisiana Apartments3_DWG\Sheets\C-101_CROSS SECTION.dwg PLOT DATE: Jan 07, 2022 10:00am

NAME: N:\Projects\W0110-Titan_Development\W0110_2102-Titan Alameda Louisiana Apartments\3_DWG\Sheets\C-104 DRAINAGE.dwg PLOT DATE: Jan 07, 2022 10:00am



DRAINAGE SUMMARY

Background
 Lots 15-18, Block 28, Tract A, Unit B, North Albuquerque Acres are located at the northwest corner of Alameda Blvd. and Louisiana Blvd. in Albuquerque, New Mexico, and contain approximately 2.78 acres. The site is currently undeveloped and does not appear to receive offsite flows.

The proposed development is an approximately 108-unit apartment complex containing 1 building, an asphalt paved parking lot, and landscaping areas. The drainage intent under developed conditions is to reduce the developed stormwater discharge to below the levels specified in the approved "North Albuquerque Acres Master Drainage Plan" (Resource Technology, 1998).

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 6 of the DPM. Hydraulic calculations were performed per section 6 of the DPM.

Existing Conditions
 The existing site is currently undeveloped with moderate vegetation and has mild slopes from east to west ranging from 0% to 15%. The existing flows appear to collect in small retention ponds and possibly against the privacy wall at the west property boundary and with eventual surface flow into Alameda Blvd to the south and Oakland Avenue to the north. The ponds do not appear to be sized to accommodate the 100-year 24-hour design storm. However, no signs of ponding against the west end retaining wall were visible at the time of site exploration.

The allowable discharge for the site is governed by the North Albuquerque Acres Master Drainage Plan (NAAMP). Lots 15 and 16 (Basin EX 1) are within NAAMP developed basin 117.2 while Lots 17-18 (Basin EX 2) are in developed basin 117.3. For developed basins 117.2 and 117.3, NAAMP used land treatment percentages of 0% Type A, 34% Type B, 16% Type C, and 50% Type D. These land treatments result in an allowable discharge of 4.6 cfs into Alameda Blvd and an additional 4.6 cfs into Oakland Blvd -- a total allowable discharge of 9.2 cfs for the site.

Proposed Conditions
 In general, Basin DEV A will surface drain via sheet flow, concentrated gutter flows, and storm drain pipe towards the pond along the west portion of the site. Landscaping inlets will capture the flows on the east side of the building. All flows from the site will be directed into the pond. The pond will discharge to a stormdrain inlet in Alameda Blvd via an 18" reinforced concrete pipe with an orifice plate on the upstream end of the pipe. The pond will also discharge into Oakland Ave via a weir and two sidewalk culverts. The proposed stormwater discharge into Alameda Blvd and Oakland Ave is at or below the developed flows specified in the NAAMP.

Water quality requirements will be met by payment in-lieu. Calculations for the payment in-lieu amount can be found on this sheet.

Hydrologic and hydraulic calculations can be found on this sheet.

LEGEND

- PROPERTY LINE
- - - - 5380 EX CONTOUR MAJOR
- - - - 5379 EX CONTOUR MINOR
- 5380 PROP CONTOUR MAJOR
- 5379 PROP CONTOUR MINOR
- ▨ EXISTING SUBBASIN PER NAAMP
- ▬ PROPOSED SUBBASIN
- PROPOSED SWALE
- ↗ EXISTING FLOW ARROW
- ↘ PROPOSED FLOW ARROW
- ➔ PROPOSED DISCHARGE LOCATION

DRAINAGE CALCULATIONS

AHYMO INPUT: ALLOWABLE DISCHARGE (PER NAAMP)

| Subbasin | Area (ac) | Treatment Type Area (%) | | | |
|----------|-----------|-------------------------|-------|-------|-------|
| | | A | B | C | D |
| EX 1 | 1.40 | 0.0% | 34.0% | 16.0% | 50.0% |
| EX 2 | 1.38 | 0.0% | 34.0% | 16.0% | 50.0% |

AHYMO INPUT: PROPOSED CONDITIONS

| Subbasin | Area (ac) | Treatment Type Area (ac) | | | | Treatment Type Area (%) | | | |
|----------|-----------|--------------------------|------|------|------|-------------------------|------|------|-------|
| | | A | B | C | D | A | B | C | D |
| DEV A | 2.78 | 0.00 | 0.24 | 0.24 | 2.30 | 0.0% | 8.6% | 8.6% | 82.8% |

AHYMO OUTPUT: EXISTING CONDITIONS

| Subbasin | A (ac) | Q (cfs) | V (acft) | Q/A (cfs/ac) |
|----------|--------|---------|----------|--------------|
| EX 1 | 1.40 | 4.6 | 0.193 | 3.3 |
| EX 2 | 1.38 | 4.6 | 0.190 | 3.3 |

AHYMO OUTPUT: PROPOSED CONDITIONS

| Subbasin | A (ac) | Q (cfs) | V (acft) | Q/A (cfs/ac) |
|----------------|--------|---------|----------|--------------|
| DEV A | 2.78 | 10.8 | 0.512 | 3.9 |
| DEV A (ROUTED) | 2.78 | 7.8 | 0.512 | 2.8 |

DRAINAGE SUMMARY

| Subbasin | Allowable (cfs) | Provided (cfs) |
|----------------|-----------------|----------------|
| DEV A (ROUTED) | 9.2 | 7.8 |

Weir Flow Calcs: Pond Spillway

$Q_w = 3.3P(h)^{3/2}$
 $P = \text{Perimeter (ft)} = 3.90$
 $h = \text{Head (ft)} = 0.5$
 $3.3 = \text{coefficient of discharge}$
 $Q_w = \text{Capacity (cfs)} = 4.6$

Orifice Flow Calcs: Pond Outfall Pipe

$Q_o = 6A\sqrt{2gh}$
 $A = \text{Open area of grate (sq. ft)} = 0.785$
 $g = 32.2 \text{ (ft/s}^2)$
 $h = \text{Hydraulic head (ft)}$
 $Q_o = \text{Capacity (cfs)}$

| Pond Elev | Hydraulic Head (ft) | Capacity (cfs) |
|-----------|--------------------------|----------------|
| 0.0 | below orifice springline | 0.0 |
| 0.5 | orifice springline | 1.4 |
| 1.0 | 0.5 | 2.7 |
| 1.5 | 1 | 3.8 |
| 2.0 | 1.5 | 4.6 |

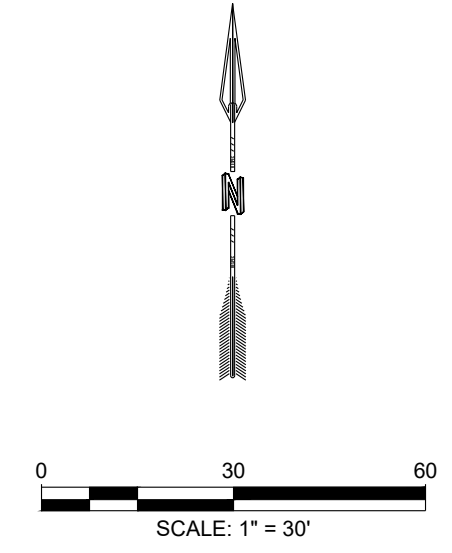
Pond

| Elev. | Area (Sq. Ft.) | Vol (Cu. Ft.) | Cum. (Cu. Ft.) | Cum. (Ac. Ft.) | Orifice Outflow into Alameda Blvd (cfs) | Weir Outflow into Oakland Blvd (cfs) | Cum Outflow (cfs) |
|-------|----------------|---------------|----------------|----------------|---|--------------------------------------|-------------------|
| 0.0 | 839 | 0 | 0 | 0.000 | 0.0 | 0 | 0.0 |
| 0.5 | 1562 | 600 | 600 | 0.014 | 1.4 | 0 | 1.4 |
| 1.0 | 2294 | 964 | 1564 | 0.036 | 2.7 | 0 | 2.7 |
| 1.5 | 3034 | 1332 | 2896 | 0.066 | 3.8 | 0 | 3.8 |
| 2.0 | 3781 | 1704 | 4600 | 0.106 | 4.6 | 4.6 | 9.2 |

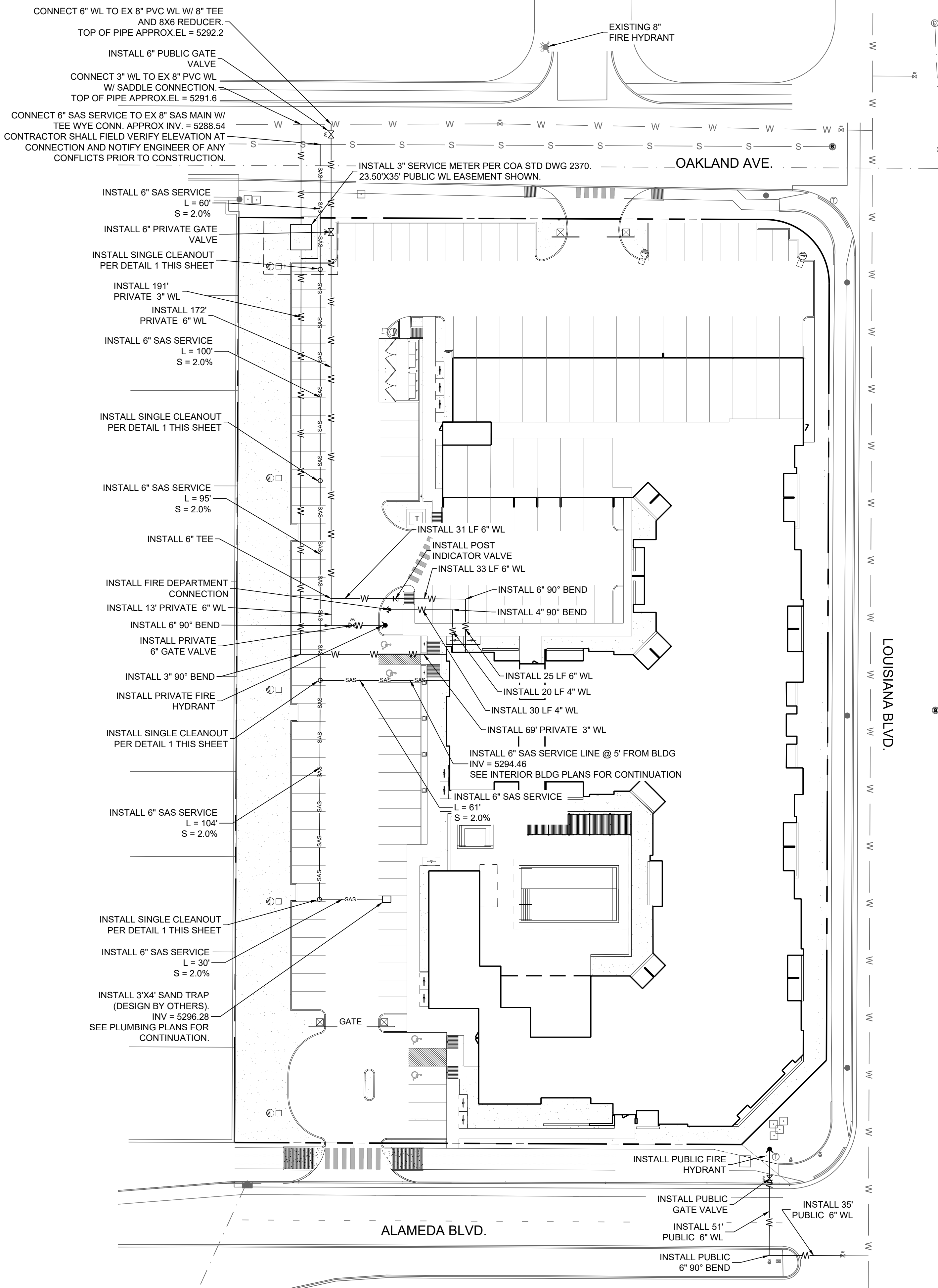
WATER QUALITY PONDING, DEV A

| Area (ac) | % Imp. | Imp. Area (ac) | WQ Depth (in) | Required WQ Vol (cu ft) | Provided WQ Vol (cu ft) |
|-----------|--------|----------------|---------------|-------------------------|-------------------------|
| 2.78 | 82.8% | 2.30 | 0.42 | 3507 | 0 |

PAYMENT IN-LIEU AMOUNT IS: 3,507 CF X \$8/CF = \$28,056



| | | | |
|---|---|---|--|
| DESIGNED: JMS DRAWN: JMS CHECKED: JL DATE: 1.07.2022 | RESPEC 6971 Jefferson Street Suite 101 Albuquerque, NM 87113 Water and Natural Resources respec.com 505.253.9718 | REVISION _____ _____ _____ | |
| RESPEC 6971 Jefferson Street Suite 101 Albuquerque, NM 87113 Water and Natural Resources respec.com 505.253.9718 | | STAMP PRELIMINARY NOT FOR CONSTRUCTION 1/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED. | |
| | | PROJECT NAME: ALLASSO LOUISIANA APARTMENTS | |
| SHEET TITLE: DRAINAGE | | DRB | |
| SHEET NUMBER: C-104 | | | |



CONNECT 6" WL TO EX 8" PVC WL W/ 8" TEE AND 8X6 REDUCER. TOP OF PIPE APPROX. EL = 5292.2

INSTALL 6" PUBLIC GATE VALVE

CONNECT 3" WL TO EX 8" PVC WL W/ SADDLE CONNECTION. TOP OF PIPE APPROX. EL = 5291.6

CONNECT 6" SAS SERVICE TO EX 8" SAS MAIN W/ TEE WYE CONN. APPROX INV. = 5288.54
CONTRACTOR SHALL FIELD VERIFY ELEVATION AT CONNECTION AND NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

INSTALL 6" SAS SERVICE
L = 60'
S = 2.0%

INSTALL 6" PRIVATE GATE VALVE

INSTALL SINGLE CLEANOUT PER DETAIL 1 THIS SHEET

INSTALL 191' PRIVATE 3" WL

INSTALL 172' PRIVATE 6" WL

INSTALL 6" SAS SERVICE
L = 100'
S = 2.0%

INSTALL SINGLE CLEANOUT PER DETAIL 1 THIS SHEET

INSTALL 6" SAS SERVICE
L = 95'
S = 2.0%

INSTALL 6" TEE

INSTALL FIRE DEPARTMENT CONNECTION

INSTALL 13' PRIVATE 6" WL

INSTALL 6" 90° BEND

INSTALL PRIVATE 6" GATE VALVE

INSTALL 3" 90° BEND

INSTALL PRIVATE FIRE HYDRANT

INSTALL SINGLE CLEANOUT PER DETAIL 1 THIS SHEET

INSTALL 6" SAS SERVICE
L = 104'
S = 2.0%

INSTALL SINGLE CLEANOUT PER DETAIL 1 THIS SHEET

INSTALL 6" SAS SERVICE
L = 30'
S = 2.0%

INSTALL 3'X4' SAND TRAP (DESIGN BY OTHERS). INV = 5296.28
SEE PLUMBING PLANS FOR CONTINUATION.

INSTALL 6" SAS SERVICE
L = 61'
S = 2.0%

INSTALL SINGLE CLEANOUT PER DETAIL 1 THIS SHEET

INSTALL 6" SAS SERVICE
L = 30'
S = 2.0%

INSTALL 3'X4' SAND TRAP (DESIGN BY OTHERS). INV = 5296.28
SEE PLUMBING PLANS FOR CONTINUATION.

INSTALL 6" SAS SERVICE
L = 30'
S = 2.0%

INSTALL 3" SERVICE METER PER COA STD DWG 2370.
23.50'X35' PUBLIC WL EASEMENT SHOWN.

OAKLAND AVE.

INSTALL 31 LF 6" WL

INSTALL POST INDICATOR VALVE

INSTALL 33 LF 6" WL

INSTALL 6" 90° BEND

INSTALL 4" 90° BEND

INSTALL 25 LF 6" WL

INSTALL 20 LF 4" WL

INSTALL 30 LF 4" WL

INSTALL 69' PRIVATE 3" WL

INSTALL 6" SAS SERVICE LINE @ 5' FROM BLDG
INV = 5294.46
SEE INTERIOR BLDG PLANS FOR CONTINUATION

INSTALL 6" SAS SERVICE
L = 61'
S = 2.0%

EXISTING 8" FIRE HYDRANT

LOUISIANA BLVD.

ALAMEDA BLVD.

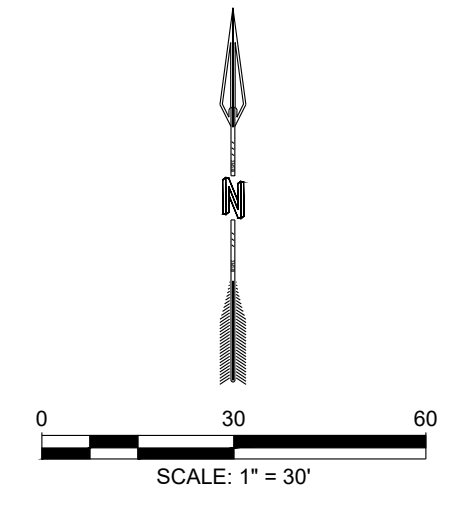
INSTALL PUBLIC FIRE HYDRANT

INSTALL PUBLIC GATE VALVE

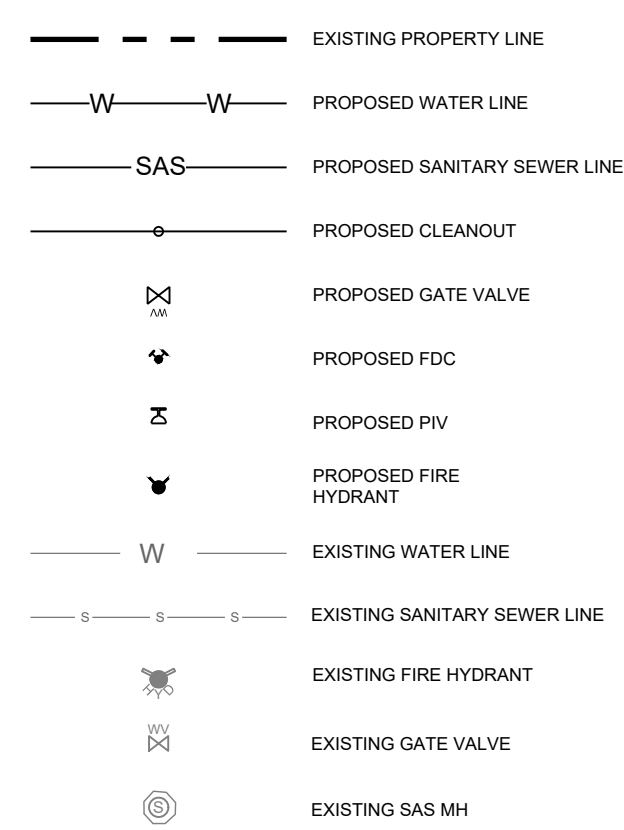
INSTALL 51' PUBLIC 6" WL

INSTALL PUBLIC 6" 90° BEND

INSTALL 35' PUBLIC 6" WL



LEGEND



UTILITY GENERAL NOTES

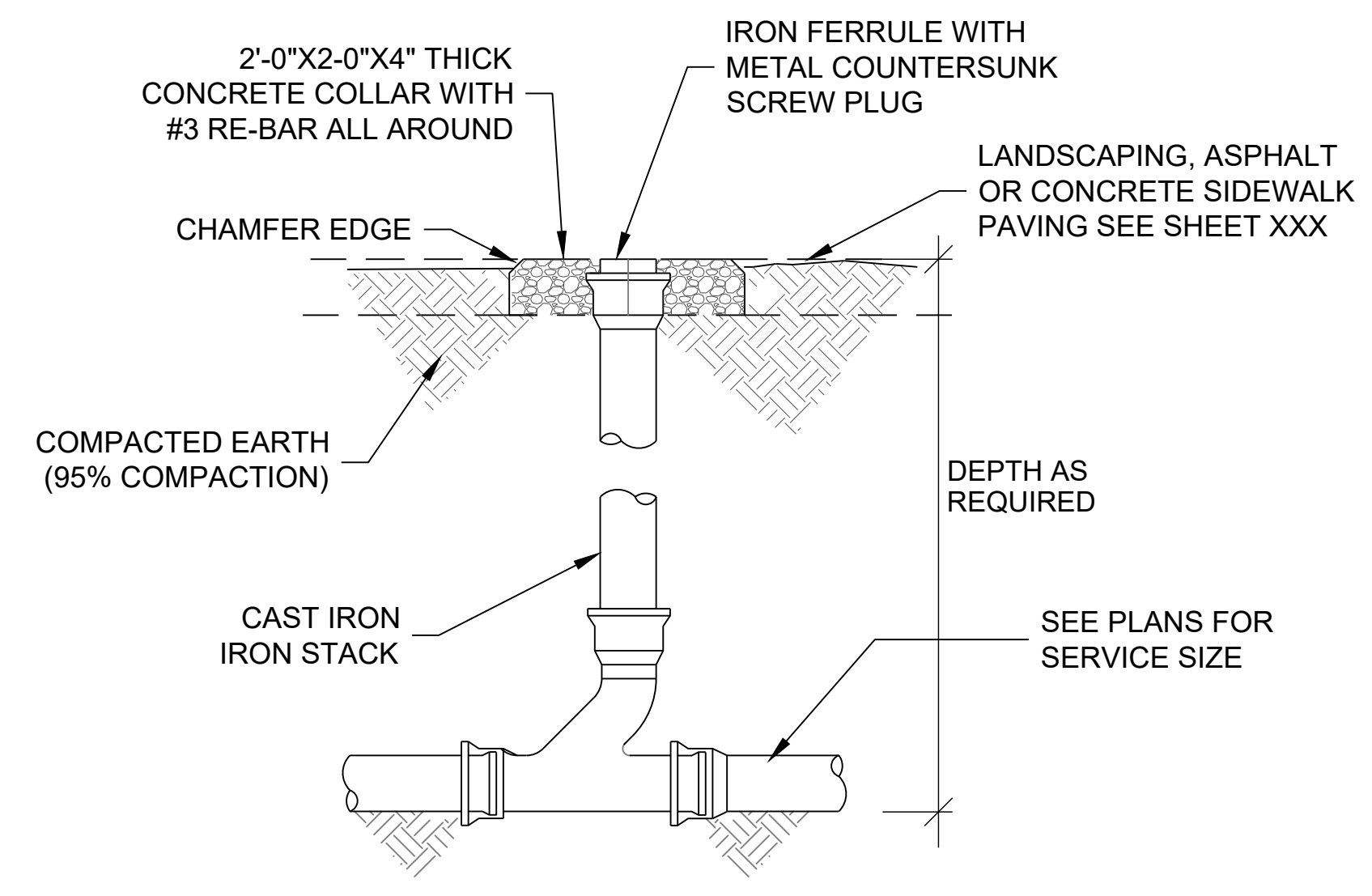
- EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS, AND MATERIAL PRIOR TO CONSTRUCTION. RELOCATION OF EXISTING UTILITIES MAY BE REQUIRED FOR THE CONSTRUCTION OF PROPOSED IMPROVEMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS 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.



SINGLE CLEANOUT
NTS

| | | | |
|--|------------|------------------------------|-----------------|
| DESIGNED: JMS | DRAWN: JMS | CHECKED: JL | DATE: 1.07.2022 |
| RESPEC | | | |
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| PROJECT NAME: | | ALLASSO LOUISIANA APARTMENTS | |
| SHEET TITLE: | | UTILITY PLAN | |
| SHEET NUMBER: | | C-105 | |

NAME: N:\Projects\W0110-Titan_Development\W0110_2102_Titan Alameda Louisiana Apartments\3_DWG\Sheets\C-105 UTILITY PLAN.dwg PLOT DATE: Jan 07, 2022 10:01am

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20" ABOVE FINISH FLOOR.
- D. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.
- E. IDO SECTION 5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT IS MET IN THE FOLLOWING WAYS:
 - 1. BUILDING ENTRANCES ARE EMPHASIZED BY CONTEMPORARY ARCHITECTURAL OVERHANGS.
 - 2A. THE FACADE DESIGN INCORPORATES ELEMENTS OF HUMAN SCALE BY INCORPORATING WINDOWS THAT MAKE UP 20% OF THE GROUND FLOOR OF STREET-FACING FACADES (SEE CALCULATIONS ON SOUTH AND EAST ELEVATIONS) AND ARE RECESSED 2 INCHES ON UPPER FLOORS. WINDOWS FACING WEST HAVE BEEN REDUCED IN SIZE TO REDUCE HEAT IMPACT OR ARE SHADED BY BALCONY STRUCTURE ABOVE OR INCORPORATE SUN SHADE DEVICES WHERE NEEDED.
 - 2B. FACADE ARTICULATION IS ACHIEVED IN COMBINATION OF RECESSES AND PROJECTIONS EVERY 30 FEET MINIMUM (SEE DIMENSIONS ON ELEVATIONS FOR PLANE CHANGES), MORE THAN ONE FINISH MATERIAL OR COLOR IS USED ON EVERY FACADE (REFER TO EXTERIOR FINISH LEGEND INDICATING UP TO 6 COLOR AND MATERIAL SELECTIONS), BALCONIES ARE INCORPORATED AT EVERY DWELLING UNIT FOR VISUAL INTEREST.
 - 3. FACADE LENGTH EXCEEDS 60 FEET, THEREFORE ROOFLINE EXTENDS FROM 36'-0" TO 38'-0" AT INTERVALS LESS THAN 60 FEET CONTINUOUSLY.
 - 4. 5-11(D)4 - NOT APPLICABLE

SHEET KEYNOTES

- 1. FIELD COLOR - NEUTRAL WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT WARM GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - DARK WARM GRAY - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5 - DARKEST WARM GRAY - ACCENT STUCCO FINISH
- 7. FIBER CEMENT BOARD FACIA - DARK BRONZE
- 8. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 9. GUARDRAIL - METAL CUSTOM FABRICATED - DARK BRONZE
- 10. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 11. RESIDENTIAL WINDOWS - FRAME COLOR: DARK BRONZE
- 12. GARAGE OVERHEAD DOOR
- 13. NOT USED
- 14. NOT USED
- 15. STEEL COLUMN PAINTED
- 16. GLAZED PATIO DOOR
- 17. ALUMINUM STOREFRONT
- 18. METAL UNIT ENTRY DOOR
- 19. PREFINISHED METAL COPING - DARK BRONZE

LEGEND

| | |
|--|--|
| | FIELD COLOR - NEUTRAL WHITE STUCCO FINISH |
| | ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER |
| | ACCENT COLOR/MATERIAL #2 - DARK GRAY FIBER CEMENT BOARD |
| | ACCENT COLOR #3 - LIGHT WARM GRAY ACCENT STUCCO FINISH |
| | ACCENT COLOR #4 - DARK WARM GRAY ACCENT STUCCO FINISH |
| | ACCENT COLOR #5 - DARKEST WARM GRAY ACCENT STUCCO FINISH |



PROJECT

ALLASO LOUISIANA
 NORTHWEST CORNER OF ALAMEDA
 AND LOUISIANA
 ALBUQUERQUE, NM

- REVISIONS
- △
 - △
 - △
 - △
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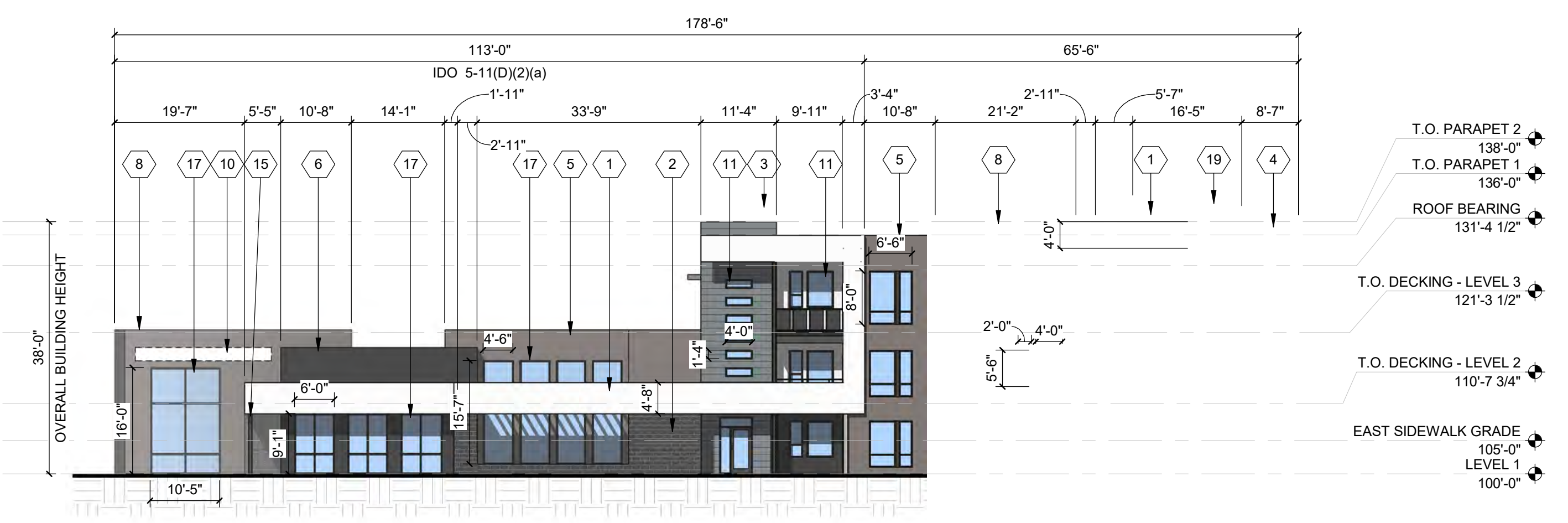
DRAWN BY: VM, PMG, AG
 REVIEWED BY: DM, HFG
 DATE: 11/12/2021

DRAWING NAME
BUILDING ELEVATIONS

SHEET NO
SDP5.1



D1 NORTH ELEVATION
 1/16" = 1'-0"



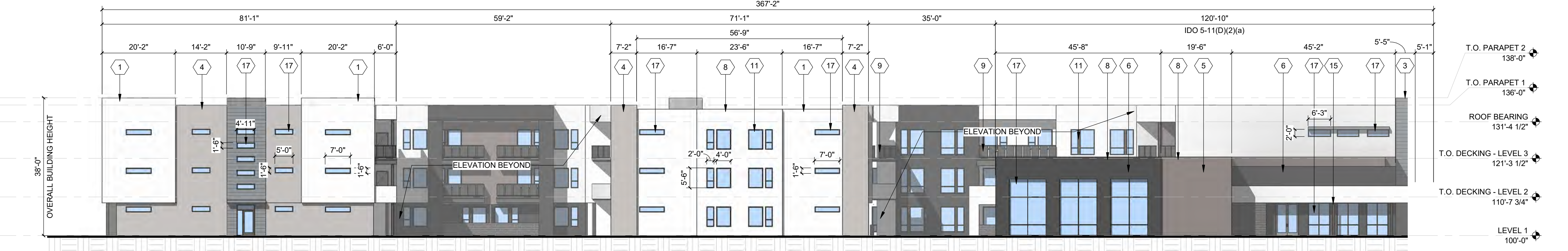
C1 SOUTH ELEVATION
 1/16" = 1'-0"

5-11(D)(2)(a)(1) - STREET FACING FACADE CONTAINS 20 PERCENT MINIMUM TRANSPARENT WINDOWS AND DOORS AT THE GROUND LEVEL.
 GROUND FLOOR FACADE AREA = 599 SF GLASS / 1932.6 SF TOTAL = 31%



B5 EAST ELEVATION
 1/16" = 1'-0"

5-11(D)(2)(a)(1) - STREET FACING FACADE CONTAINS 20 PERCENT MINIMUM TRANSPARENT WINDOWS AND DOORS AT THE GROUND LEVEL.
 GROUND FLOOR FACADE AREA = 963.4 SF GLASS / 3885.9 SF TOTAL = 24.7%



A5 WEST ELEVATION
 1/16" = 1'-0"



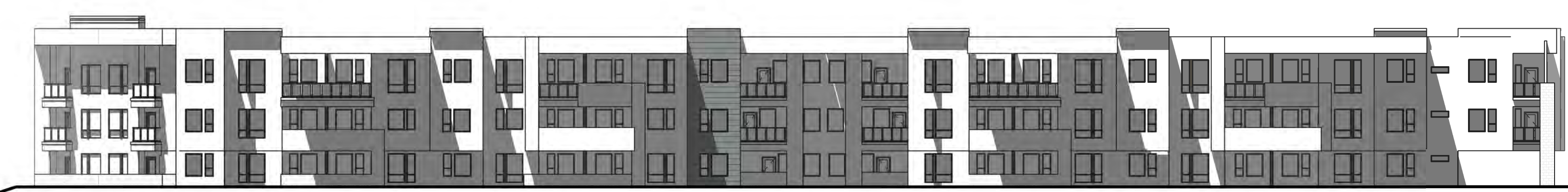
D1 EAST ELEVATION - BUILDING A - MAY 21 9AM
3/64" = 1'-0"

DOES NOT ACHIEVE >50%



D4 NORTH ELEVATION - BUILDING A - MAY 21 9AM
3/64" = 1'-0"

NO SOLAR EFFECT



C1 EAST ELEVATION - BUILDING A - MAY 21 12PM
3/64" = 1'-0"

ACHIEVES >50%



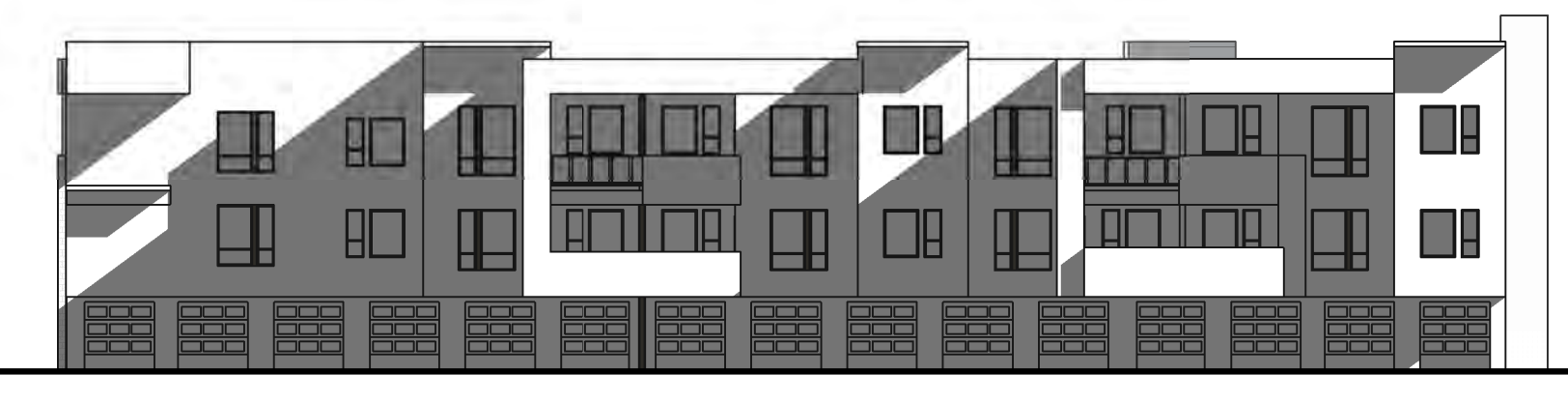
C4 NORTH ELEVATION - BUILDING A - MAY 21 12PM
3/64" = 1'-0"

NO SOLAR EFFECT



B1 EAST ELEVATION - BUILDING A - MAY 21 4PM
3/64" = 1'-0"

NO SOLAR EFFECT



B4 NORTH ELEVATION - BUILDING A - MAY 21 4PM
3/64" = 1'-0"

ACHIEVES >50%



A1 EAST ELEVATION - BUILDING A - NOV 21 12PM
3/64" = 1'-0"

ACHIEVES >50%



A4 NORTH ELEVATION - BUILDING A - NOV 21 12PM
3/64" = 1'-0"

NO SOLAR EFFECT



ALLASO LOUISIANA
NORTHWEST CORNER OF
ALAMEDA AND LOUISIANA
ALBUQUERQUE, NM

| REVISIONS | |
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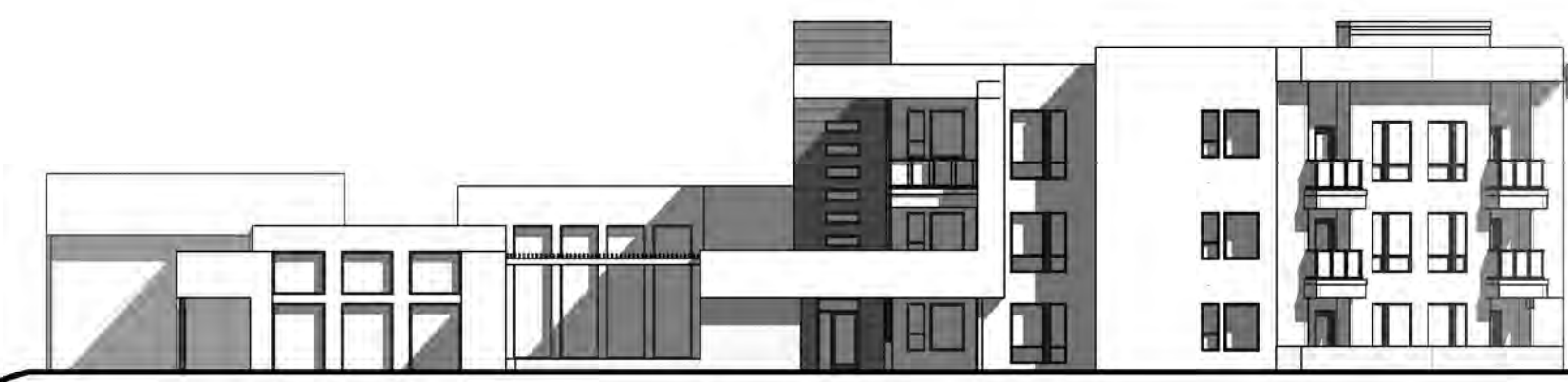
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| DRAWN BY | VM |
| REVIEWED BY | AS |
| DATE | 11/12/2021 |
| PROJECT NO: | 21-1013 |

11/15/2021 1:10:43 PM



D1 WEST ELEVATION -
BUILDING A - MAY 21 9AM
3/64" = 1'-0"

NO SOLAR EFFECT



D4 SOUTH ELEVATION -
BUILDING A - MAY 21 9AM
3/64" = 1'-0"

NO SOLAR EFFECT



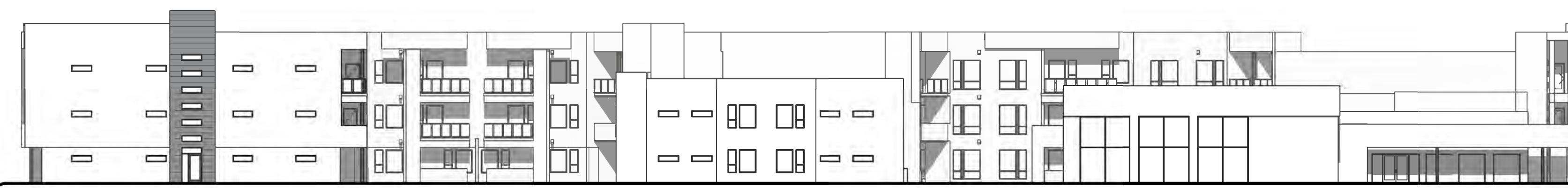
C1 WEST ELEVATION -
BUILDING A - MAY 21 12PM
3/64" = 1'-0"

NO SOLAR EFFECT



C4 SOUTH ELEVATION -
BUILDING A - MAY 21 12PM
3/64" = 1'-0"

DOES NOT ACHIEVE >50%



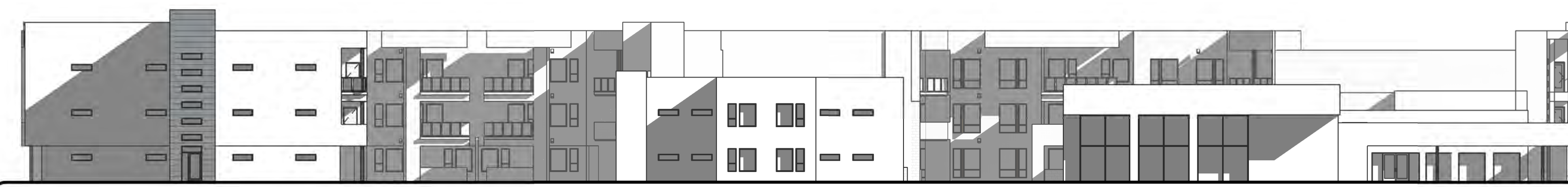
B1 WEST ELEVATION -
BUILDING A - MAY 21 4PM
3/64" = 1'-0"

DOES NOT ACHIEVE >50%



B4 SOUTH ELEVATION -
BUILDING A - MAY 21 4PM
3/64" = 1'-0"

NO SOLAR EFFECT



A1 WEST ELEVATION -
BUILDING A - NOV 21 12PM
3/64" = 1'-0"

ACHIEVES >50%



A4 SOUTH ELEVATION -
BUILDING A - NOV 21 12PM
3/64" = 1'-0"

DOES NOT ACHIEVE >50%

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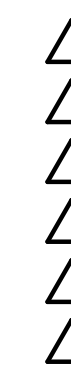
SEAL



PROJECT

ALLASO LOUISIANA
NORTHWEST CORNER OF
ALAMEDA AND LOUISIANA
ALBUQUERQUE, NM

REVISIONS



DRAWN BY VM
REVIEWED BY AS
DATE 11/12/2021
PROJECT NO: 21-1013

DRAWING NAME
**SUN SHADE
ANALYSIS**

SHEET NO

SDP5.3

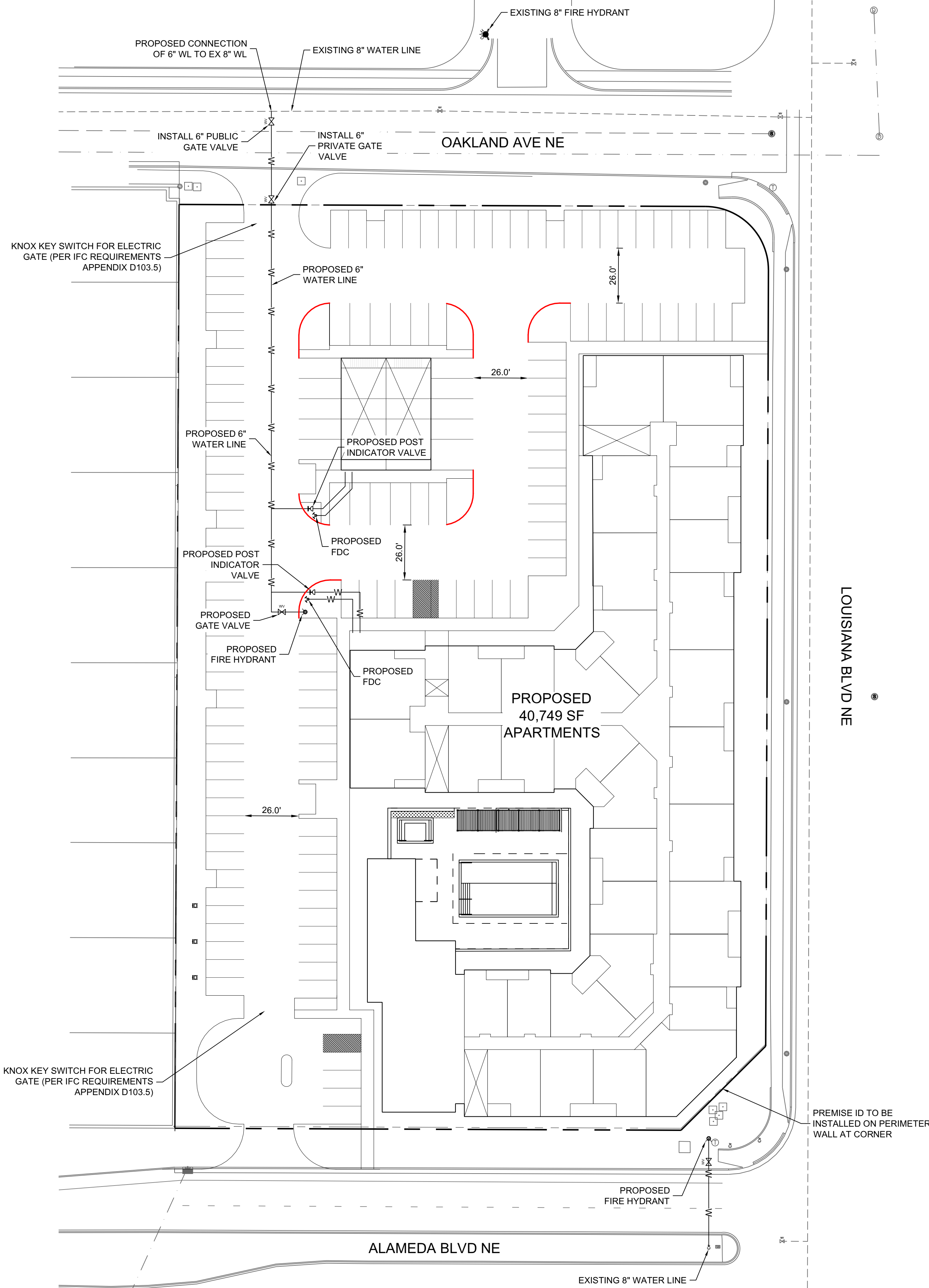
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ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT
PERMIT NUMBER: FP 21-007793
APPROVED DATE: 10/06/21
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1875 GPM 2 HYDRANT 40,749 SQ FT V-A



FIRE ONE NOTES:

1. THE BUILDING TYPE SHALL BE V-A, 40,749 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 SHALL BE 26' UNLESS OTHERWISE SPECIFIED
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET
7. ALL DRIVING SURFACE SHALL NOT EXCEED 10 PERCENT IN GRADE
8. FIRE DEPARTMENT CONNECTIONS 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 DRAWINGS SHALL BE ON SITE FOR INSPECTION.
12. ELEVATIONS SHALL MEET ALL THE REQUIREMENTS IN NFPA 13, CHAPTER 8 AND 72, CHAPTER 21
13. ALL FIRE APPARATUS ACCESS ROAD GATES TO CONFORM TO IFC 2015 APPENDIX D103.5.

FIRE FLOW CALCULATIONS (APPENDIX B IFC 2015)
BUILDING TYPE: V-A
AREA: 40,749 SF
FIRE FLOW (GPM): 3750
FLOW DURATION (HOURS): 3

AUTOMATIC SPRINKLER SYSTEM: YES
ALLOWABLE FIRE FLOW REDUCTION: 75%
FIRE FLOW REDUCTION USED: 50%

FIRE FLOW (GPM): 1875
FIRE FLOW DURATION (HOURS): 2

RESPEC
5971 Jefferson Street, Suite 101
Albuquerque, New Mexico 87109
Water and Natural Resources
respec.com 505.253.9716

DESIGNED: J.L.
DRAWN: M.R.
CHECKED: J.L.
DATE: 10.06.2021

VICINITY MAP: NTS

LEGEND

- W — PROPOSED WATERLINE
- - - - - PROPERTY BOUNDARY
- - - - - EXISTING WATERLINE
- — — — — PROPOSED MARKED FIRE LANE
- ⊕ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED GATE VALVE
- ⊕ PROPOSED FDC
- ⊗ PROPOSED PIV

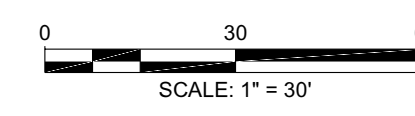
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED



PROJECT NAME:
ALLASO LOUISIANA APARTMENTS

SHEET TITLE:
FIRE ONE PLAN

SHEET NUMBER:
F-1



NAME: N:\Projects\W010-10-Titan_Development\W010-10-2\Titan Alameda Louisiana Apartments3.DWG(Sheets)\W010-10-02 Fire One.dwg PLOT DATE: Oct 05, 2021 1:49pm

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 2-16-18)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: PR-2021-006238

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No.: SI-2021-01915

ALLASO LOUISIANA

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 15-18, BLOCK 28, NAA TRACT A, UNIT B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|---------------------------------|----------------------------|----------|----------------------------------|---|-----------------------------|------------------------------|----------------------------|------|--------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| | | 205' | 6' SIDEWALK 4" PCC | NORTH ALONG FRONTAGE OF SITE | NW CORNER OF SITE | NE CORNER OF SITE | / | / | / |
| | | 195' | 10' ASPHALT MULTI-USE TRAIL | SOUTH ALONG FRONTAGE OF SITE | SW CORNER OF SITE | SE CORNER OF SITE | / | / | / |
| | | 26' WIDE | ACCESS DRIVE INCL 2 ACCESS RAMPS | OAKLAND AVE | NE CORNER OF SITE | 80' WEST | / | / | / |
| | | 26' WIDE | ACCESS DRIVE INCL 2 ACCESS RAMPS | ALAMEDA AVE | SW CORNER OF SITE | 26' EAST | / | / | / |
| | | 660' | 6' CMU RETAINING WALL | NORTH, EAST, AND SOUTH ALONG FRONTAGE OF SITE | 90' WEST OF NE INTERSECTION | 160' WEST OF SE INTERSECTION | / | / | / |
| | | 235' | PCC STD C&G | OAKLAND AVE | NW CORNER OF SITE | NE CORNER OF SITE | / | / | / |
| | | 1 | BUS STOP INCL BUS SHELTER | ALAMEDA BLVD | SE CORNER OF SITE | 75' WEST | / | / | / |
| | | | | | | | / | / | / |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | | | |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|------|---------------------------|--|------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer | | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | | |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | | | |
| Impact Fee Administrator Signature | | | | | | | Date | | City User Dept. Signature | | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jesus Lopez
NAME (print)

RESPEC
FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
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| | | | | |