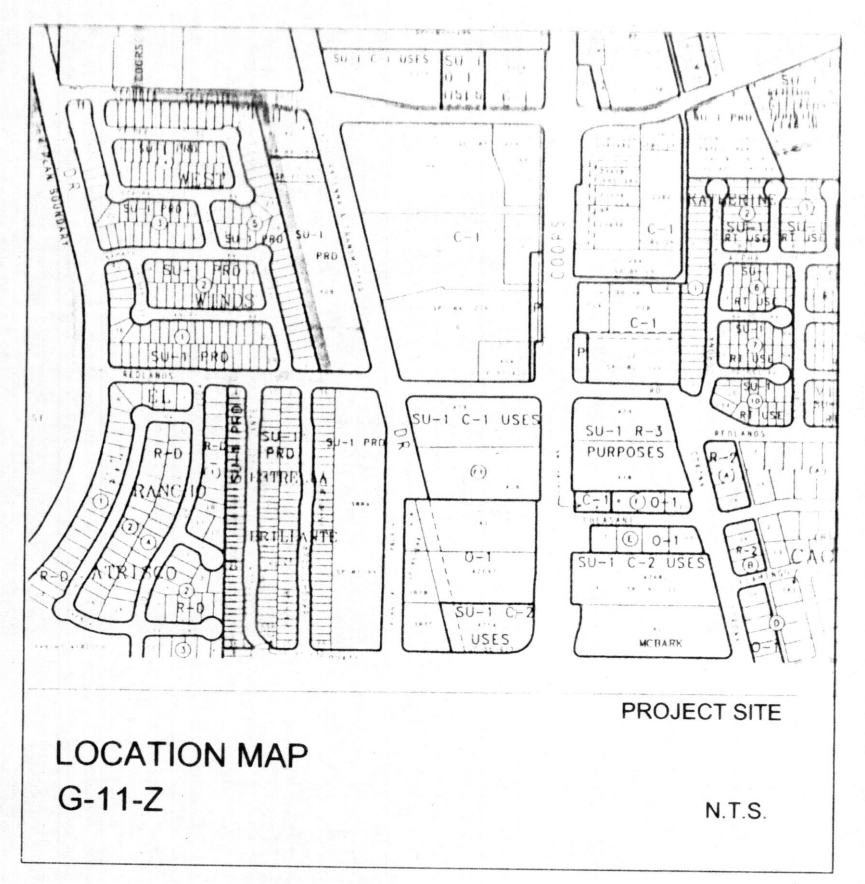
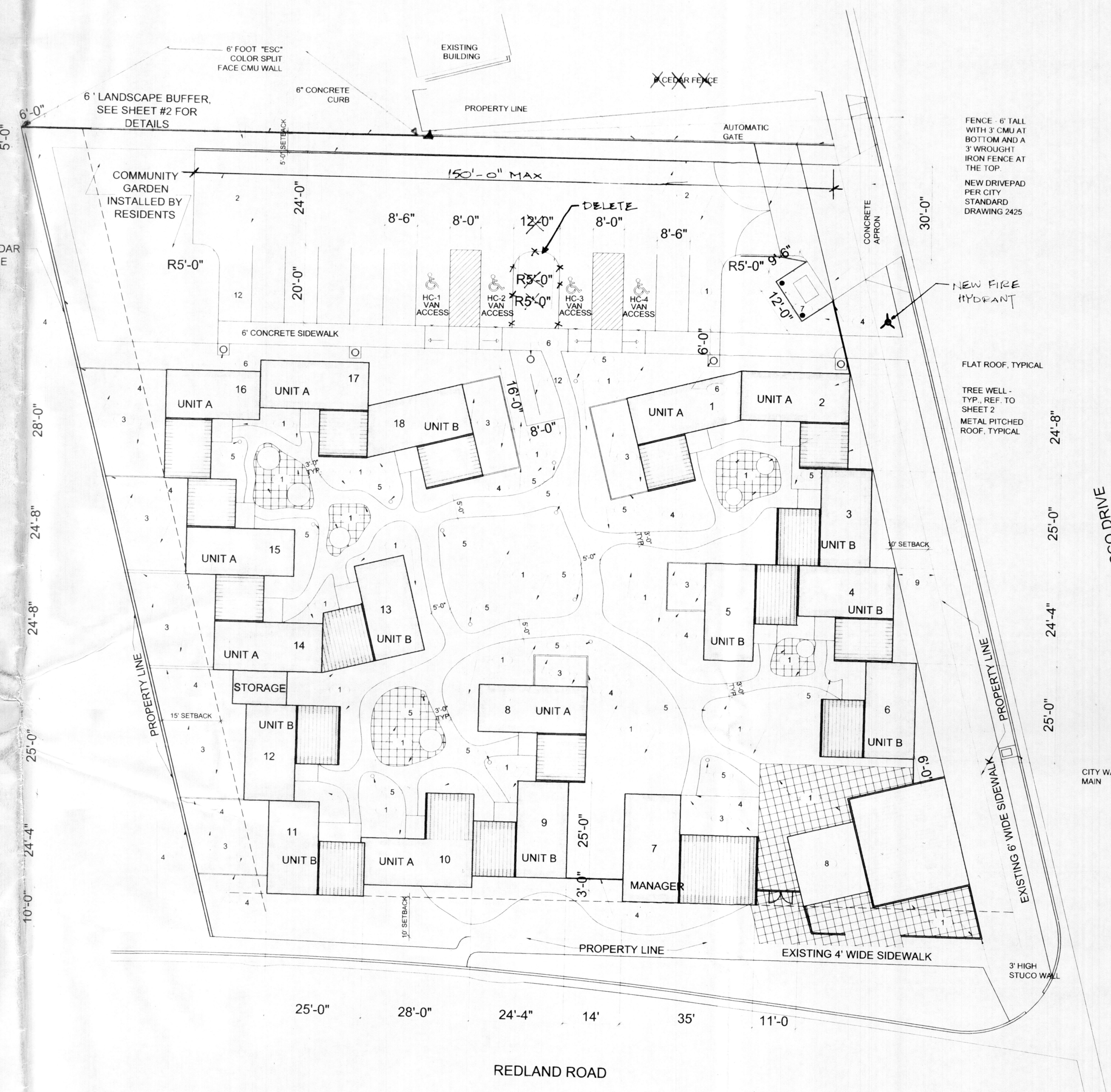


PROJ 1000314
 LOT LINES OF EXISTING BUILDINGS - TYPICAL



- LEGEND:
- 1 LANDSCAPED AREAS. SEE SHEET #2 FOR INFORMATION
 - 2 PARKING. TYPICAL STALL SIZE IS 8.5' X 20'. REFER TO SHEET 3B
 - 3 AREAS FOR PRIVATE LANDSCAPING
 - 4 CEDAR FENCE, 6'-0" H - TYPICAL. REFER TO DETAIL 3/A-5
 - 5 PROPOSED 3' PEDESTAL LIGHT (TYPICAL). REFER TO DETAIL 1/A-5
 - 6 PROPOSED OVERHEAD LIGHT (TYPICAL LIGHT FIXTURES ARE 15 FOOT HEIGHT, POLE MOUNTED, AREA LIGHTS WITH GLARE REDUCING CUT-OFF REFLECTORS AND OFF-SITE LUMINANCE OF LESS THAN 1000 FOOTLAMBERTS.) REFER TO DETAIL 2/A-5
 - 7 TRASH ENCLOSURE. REFER TO DETAIL 8/A-5 FOR ELEVATIONS
 - 8 COMMUNITY ROOM/OFFICE/LAUNDRY
 - 9 EXISTING 10' WIDE PUBLIC UTILITY EASEMENT AND SETBACK
 - 10 11 UNIT BICYCLE RACK. REFER TO DETAIL 4/A-5
- UNIT A AREA = 520.25 SQ. FT.
 UNIT B AREA = 522.95 SQ. FT.
 MANAGER'S UNIT AREA = 765 SQ. FT.
 COMMUNITY FACILITY AREA: 1150 SQ. FT.
 TOTAL PROJECT AREA: 43,770 SQ. FT.
- EXISTING FIRE HYDRANT
- PARKING CALCULATION:
 PARKING REQUIRED (SU-1 ZONING INDICATES THAT OFFSTREET PARKING SHALL BE PROVIDED AS REQUIRED BY THE PLANNING COMMISSION). THE PARKING SPACES INDICATED HERE ARE BASED ON 1 PARKING SPACE PER 1.5 DU.
- * 18 / 1.5 = 12 PARKING SPACES PROVIDED
 ACCESSIBLE PARKING SPACE REQUIRED = 1
 ACCESSIBLE PARKING SPACE PROVIDED = 4
 (ALL VAN ACCESSIBLE)
- THIS NUMBER IS BASED ON THE FACT THAT MOST RESIDENT OF THIS DEVELOPMENT DON'T TYPICALLY OWN OR DRIVE CARS. PARKING SPACES ARE PRIMARILY FOR VISITORS

Project # 1000314 - App# 0652-0000-00224

CASE NUMBER: Z- 00128 00000 00216

This plan is consistent with the specific site development plan approval by the Engineering and Planning Commission (EPC) on April 28, 2001 and that the same plan has been duly recorded in the Public Records of the County of Bernalillo, New Mexico.

SITE DEVELOPMENT PLAN

Phil De 6-15-00
 Traffic Engineer, Transportation Division
 Date

Darwin E. Gendron 6-20-00
 Design & Development, Inc.
 Date

Roger A. Green 7-19-00
 Public Works, Planning & Development Division
 Date

Paul J. Quinn 6-28-00
 City Engineer, Engineering Division/AMA/PCA
 Date

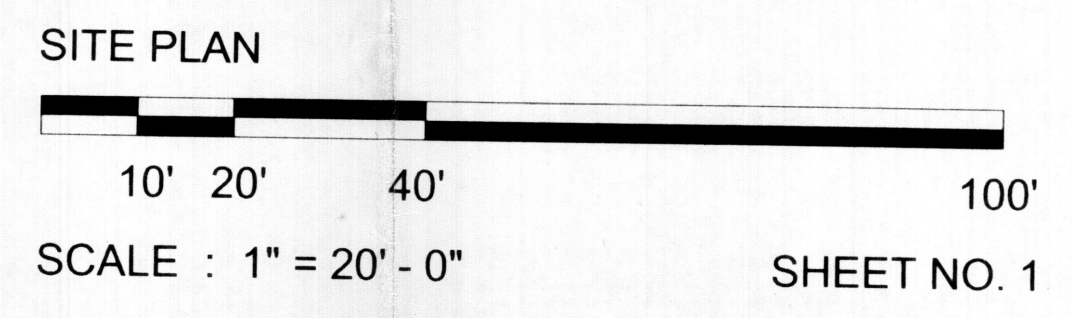
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual

Paul J. Quinn 8/8/00
 City Engineer, Planning Department
 Date

PLN 1000314/00

PERMANENT HOUSING FOR PERSONS WITH DISABILITIES

H. BARKER ARCHITECTS
 209 Gold Avenue S.W., Albuquerque, New Mexico 87102
 Phone (505) 842-6789 Fax (505) 842-1818



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque water conservation landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree ordinance, Poken Ordinance, and Water Conservation Landscaping and Waste Water ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

IRRIGATION NOTES:

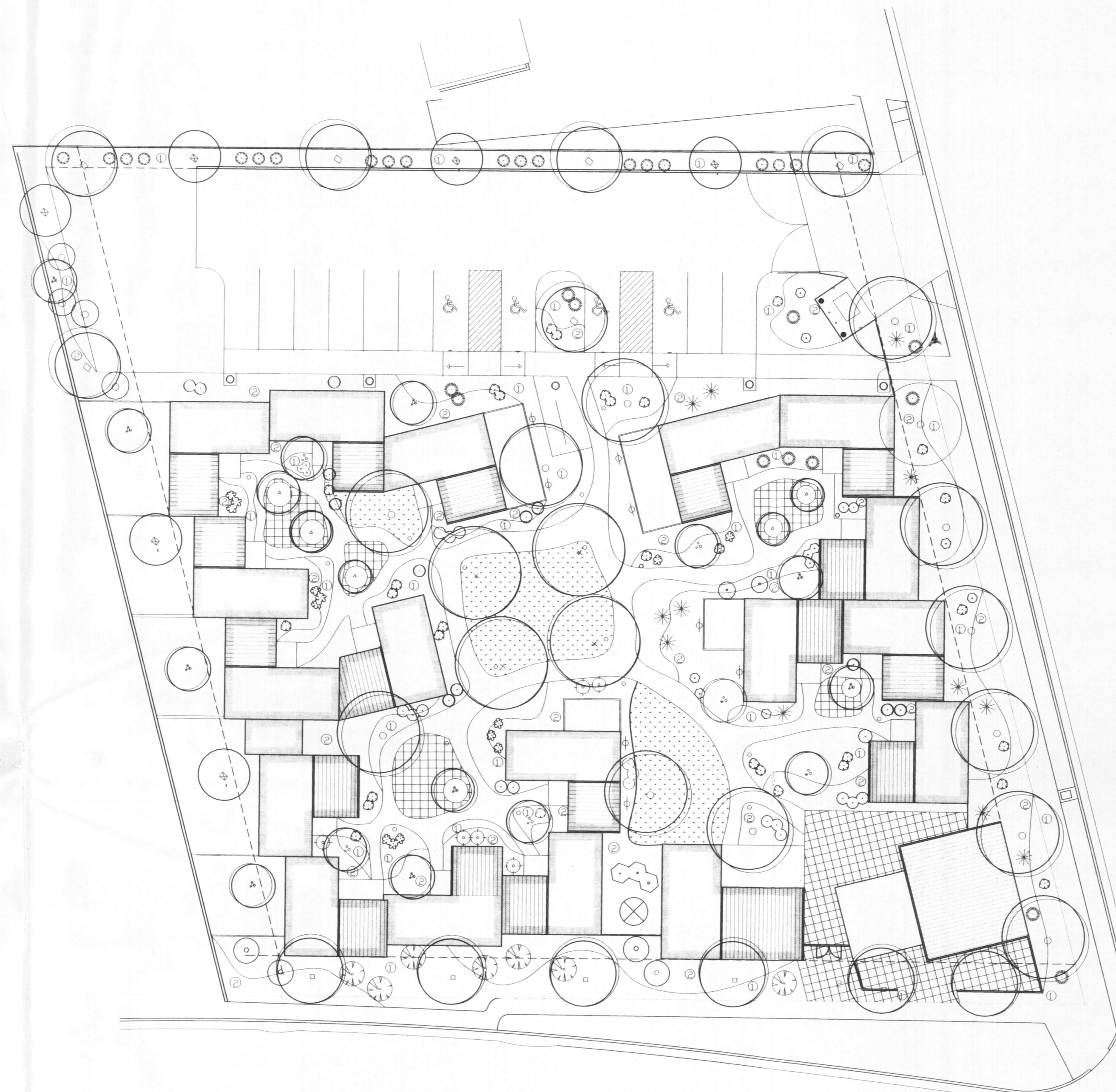
Irrigation shall be a complete underground system with trees to receive (3) 1.0 GPH Drip Emitters. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.



BOTANICAL NAME	COMMON NAME	SIZE	QTY	MATURE SIZE
FRAXINUS OXYCOPHA	RAYWOOD ASH	2" GAL	11	30' H x 30' spread
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	1-1/2" GAL	3	25' H x 25' spread
PLANTANUS ACERIFOLIA	LONDON PLANE TREE	2" GAL	4	70' H x 50' spread
CHILOPSIS X CATALPA	CHITALPA	1-1/2" GAL	5	30' H x 30' spread
PRUNUS EDULIS	PRIGN PINE	15 GAL	1	30' H x 30' spread
ACER PALMATUM	JAPANESE MAPLE	15 GAL	3	20' H x 20' spread
FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	15 GAL	4	15' H x 15' spread
CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL	6	20' H x 25' spread
IBERIS PALO DE PARULORA	TEXAS RED YUCCA	1 GAL	11	3' H x 3' spread
PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	1 GAL	4	5' H x 5' spread
FALLUGIA PARADOSA	APACHE PLUM	1 GAL	7	5' H x 5' spread
PENISTUM ALDOPEDICULIDES	HARDY FOUNTAIN GRASS	1 GAL	6	30" H x 30" spread
AUNPERUS HORIZONTALIS	BUFFALO JUMPER	1 GAL	13	varies
CHRYSOTHAMNUS NAUSEOSUS	RABBIT BRUSH	1 GAL	19	5' H x 5' spread
LADERSTROEMIA INDICA X FAUREI	CRAPE MYRTLE	2 GAL	1	10' H x 8' spread
SALVIA GREGGII	AUTUMN SAGE	1 GAL	23	2' H x 3' spread
DICOLEIA DAVIDII NANHOENSIS	DWARF BUTTERFLY BUSH	1 GAL	14	5' H x 5' spread
CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	1 GAL	23	3' H x 3' spread
ALEX CORNUTA	BURFORD HOLLY	1 GAL	6	4' H x 3' spread
BUXUS SPP	BOXWOOD	1 GAL	6	3' H x 3' spread
ANISACAKTHUS THURBERI	HUMMINGBIRD PROMPET	1 GAL	8	3' H x 4' spread
MUGHO PINE	MUGHO PINE	1 GAL	9	2' H x 3' spread
PARTHEND CISSUS TRICUSPIDATA	BOSTON IVY	1 GAL		40' spread

NOTE: THE GROUNDCOVER LANDSCAPING SHALL ACHIEVE 75% COVERAGE ON MATURITY.

PROJECT DATA		
SITE AREA	BUILDING AREA	NET AREA
44,958.00 SF	10,640 SF	34,318.90

NET LANDSCAPE AREA			
15% REQUIRED	PROVIDED	LOW PROVIDED	HIGH PROVIDED
5,147.84 SF	11,381 SF	9,196 SF	2,185 SF

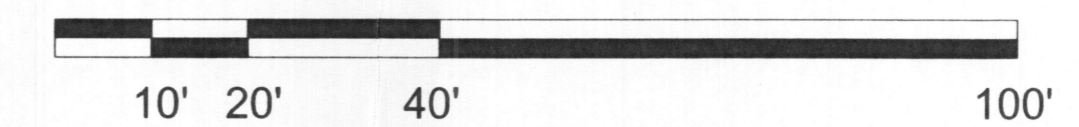
OPEN SPACE CALCULATIONS				
SITE AREA	TOTAL UNITS X 400	TOTAL OPEN SPACE PROVIDED	REQUIRED PER UNIT	PROVIDED PER UNIT
44,958.70 SF	18 X 400	7,200 SF	400 SF	632.28

PERMANENT HOUSING FOR PERSONS WITH DISABILITIES

H. BARKER ARCHITECTS
209 Gold Avenue S.W., Albuquerque, New Mexico 87102
Phone (505) 842-6789 Fax (505) 842-1818



LANDSCAPE PLAN



SCALE : 1" = 20' - 0"

SHEET NO. 2

Lot 7, Block 5,
West Winds Subdivision

Lot 6, Block 5,
West Winds Subdivision

Lot 5, Block 5,
West Winds Subdivision

Lot 4, Block 5,
West Winds Subdivision

Lot 3, Block 5,
West Winds Subdivision

Lot 2, Block 5,
West Winds Subdivision

Lot 1, Block 5,
West Winds Subdivision

concrete
driveway

rollroad
tie border

overhead
utilities

6" Concrete Sidewalk

4" Concrete Sidewalk

REDLANDS ROAD N.W.
(60' R.O.W.)

ATRISCO DRIVE N.W.
(100' R.O.W.)

CONSTRUCT
1-4" DIA TYPE 'E' MH
ON EXISTING 10" SAS
1 - 6" SAS LATERAL

CONSTRUCT
1-8" GATE VALVE
1-6" FIRE HYDRANT
6" LINE /W TAPPING SADDLE

CONSTRUCT
1-2" METERED SERVICE

valve

EX. 2" HP GAS

WM

Valve

EXISTING FH

MH

EX. 15" VCP SAS

MH

MH

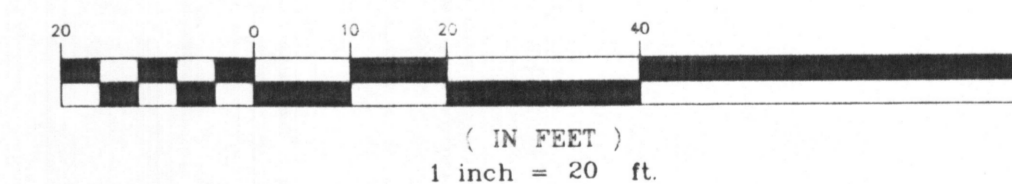
Valve

SAS

Overhead
Utilities
Concrete
Valley Pan

W&C

GRAPHIC SCALE



PERMANENT HOUSING
FOR PERSONS WITH DISABILITIES

CONCEPTUAL
UTILITY PLAN

**WILSON
& COMPANY**
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000



DATE
FEB 2000

FILE NO.
X0008

DESIGN
DSA

DRAWN
KIS

Sheet C1 Of XX

Lot 7, Block 5,
West Winds Subdivision

Lot 6, Block 5,
West Winds Subdivision

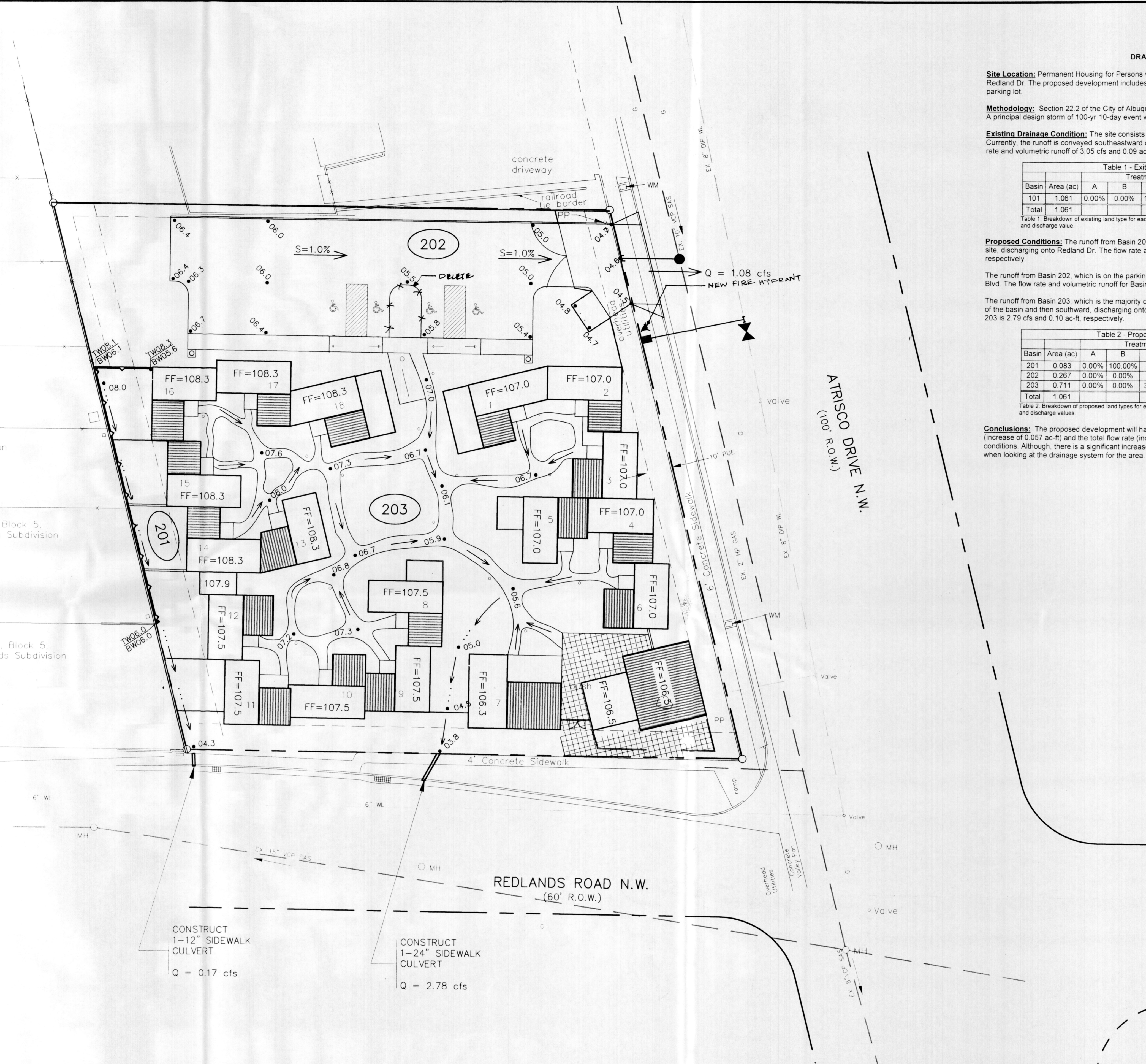
Lot 5, Block 5,
West Winds Subdivision

Lot 4, Block 5,
West Winds Subdivision

Lot 3, Block 5,
West Winds Subdivision

Lot 2, Block 5,
West Winds Subdivision

Lot 1, Block 5,
West Winds Subdivision



CONSTRUCT
1-12" SIDEWALK
CULVERT
Q = 0.17 cfs

CONSTRUCT
1-24" SIDEWALK
CULVERT
Q = 2.78 cfs

DRAINAGE REPORT

Site Location: Permanent Housing for Persons with Disabilities is located at the corner of Artisco Blvd. and Redland Dr. The proposed development includes a housing complex, minor landscaping and an 18-space parking lot.

Methodology: Section 22.2 of the City of Albuquerque DPM was used in the hydrology analysis of the site. A principal design storm of 100-yr 10-day event was used.

Existing Drainage Condition: The site consists of 1.06 acres of undeveloped land, delineated as Basin 101. Currently, the runoff is conveyed southeastward onto the corner of Artisco Blvd. and Redland Dr., with a flow rate and volumetric runoff of 3.05 cfs and 0.09 ac-ft, respectively.

Basin	Area (ac)	Treatment				V ₁₀₀ (ac-ft)	Q ₁₀₀ (cfs)
		A	B	C	D		
101	1.061	0.00%	0.00%	100.00%	0.00%	0.088	3.046
Total	1.061					0.088	3.046

Table 1: Breakdown of existing land type for each basin including its respective volumetric runoff and discharge value.

Proposed Conditions: The runoff from Basin 201 will be conveyed southward, along the western edge of the site, discharging onto Redland Dr. The flow rate and volumetric runoff for Basin 201 is 0.17 cfs and 0.01 ac-ft, respectively.

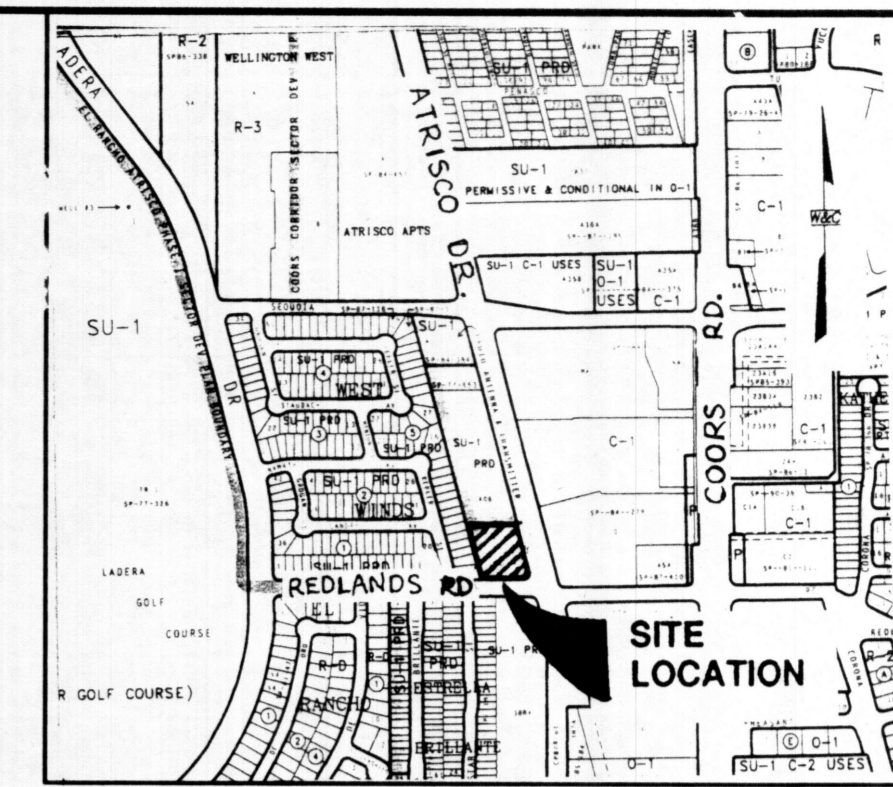
The runoff from Basin 202, which is on the parking lot, will be conveyed eastward, discharging onto Artisco Blvd. The flow rate and volumetric runoff for Basin 202 is 1.08 cfs and 0.04 ac-ft, respectively.

The runoff from Basin 203, which is the majority of the housing complex, will be conveyed towards the center of the basin and then southward, discharging onto Redland Dr. The flow rate and volumetric runoff for Basin 203 is 2.79 cfs and 0.10 ac-ft, respectively.

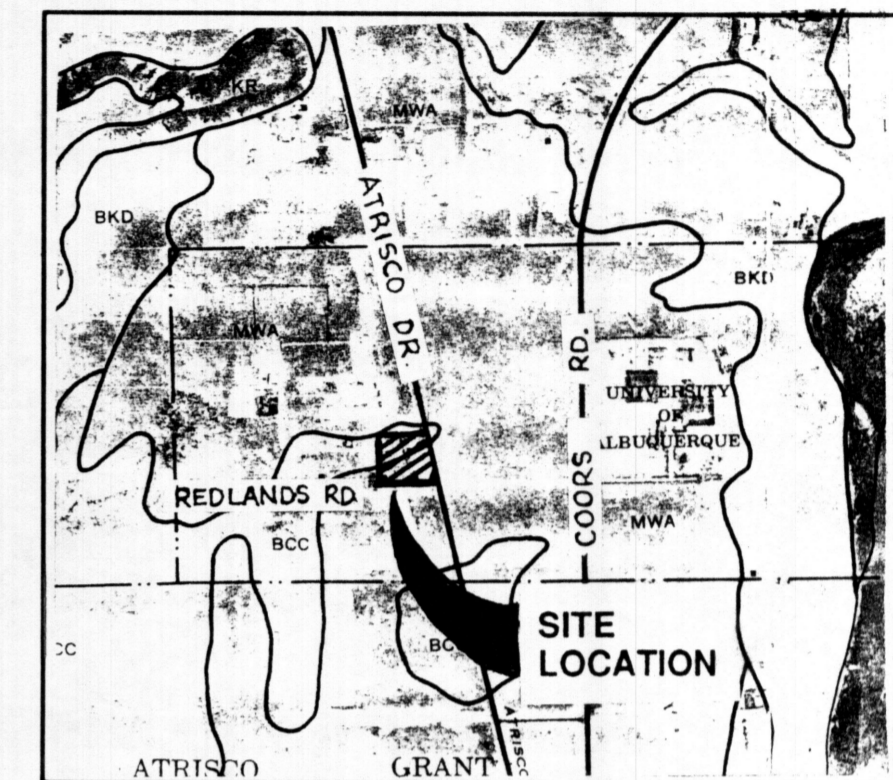
Basin	Area (ac)	Treatment				V ₁₀₀ (ac-ft)	Q ₁₀₀ (cfs)
		A	B	C	D		
201	0.083	0.00%	100.00%	0.00%	0.00%	0.005	0.169
202	0.267	0.00%	0.00%	0.00%	100.00%	0.041	1.078
203	0.711	0.00%	0.00%	30.00%	70.00%	0.099	2.787
Total	1.061					0.145	4.034

Table 2: Breakdown of proposed land types for each basin including its respective volumetric runoff and discharge value.

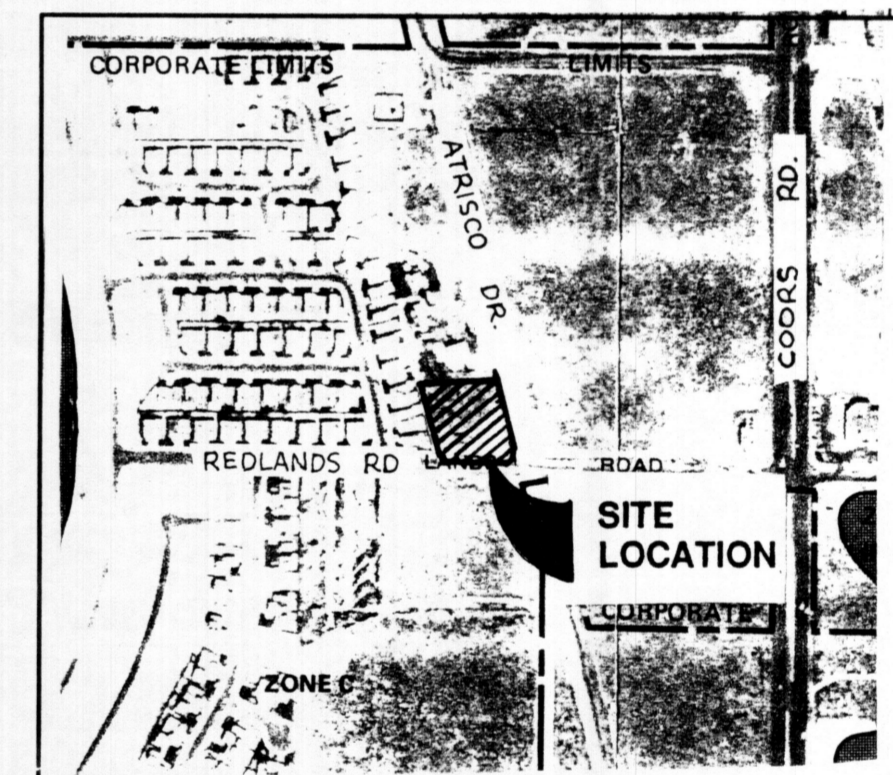
Conclusions: The proposed development will have a significant impact on the total volumetric runoff (increase of 0.057 ac-ft) and the total flow rate (increase of 0.99 cfs) when compared to the existing conditions. Although, there is a significant increase with the runoff on site, there is not a detrimental impact when looking at the drainage system for the area.



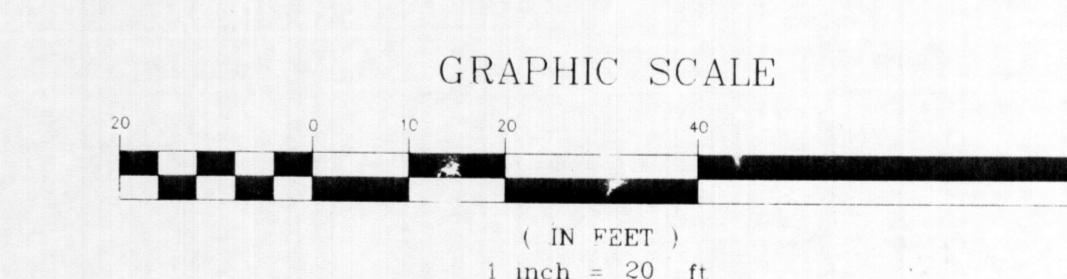
LOCATION MAP
ZONE ATLAS MAP NO. G-11



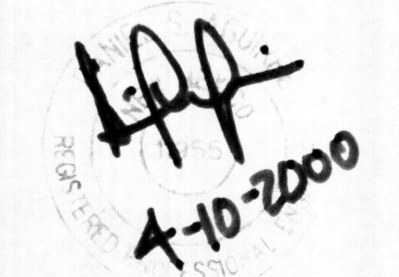
SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 20

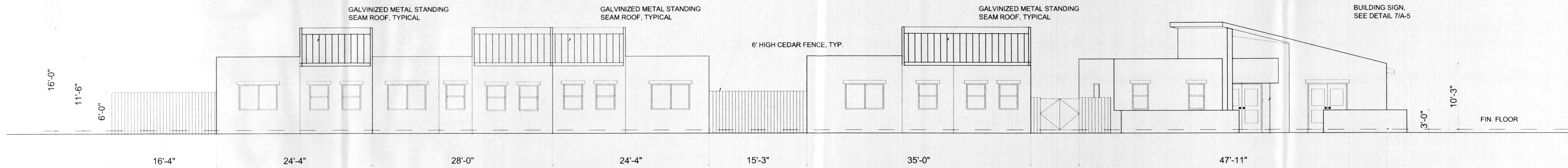


FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 21

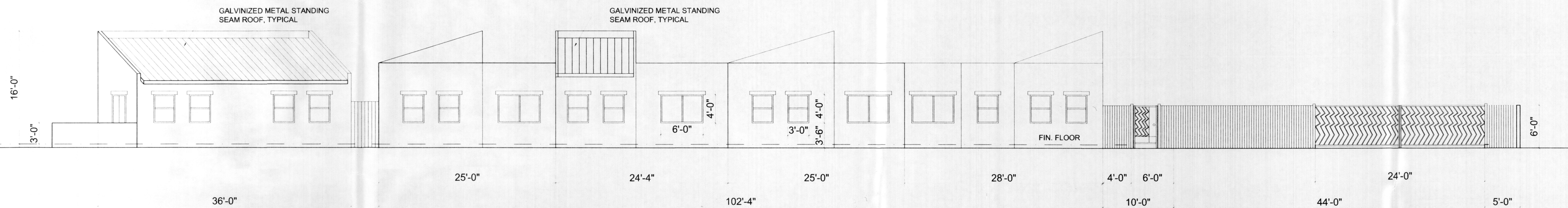


LEGAL DESCRIPTION
PORTION OF TRACT "C", HUNICK SUBDIVISION

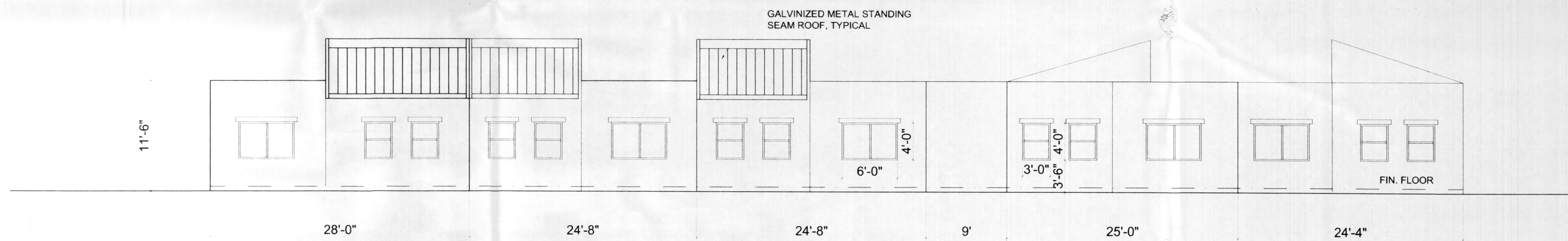
PERMANENT HOUSING FOR PERSONS WITH DISABILITIES	
CONCEPTUAL GRADING/DRAINAGE PLAN	
WILSON & COMPANY 900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEX. 87109 (505) 348-4000	DATE FEB 2000 FILE NO X0008 DESIGN DSA DRAWN KIS
	 1-10-2000
SHEET NO. 3-6 Sheet C2 Of XX	



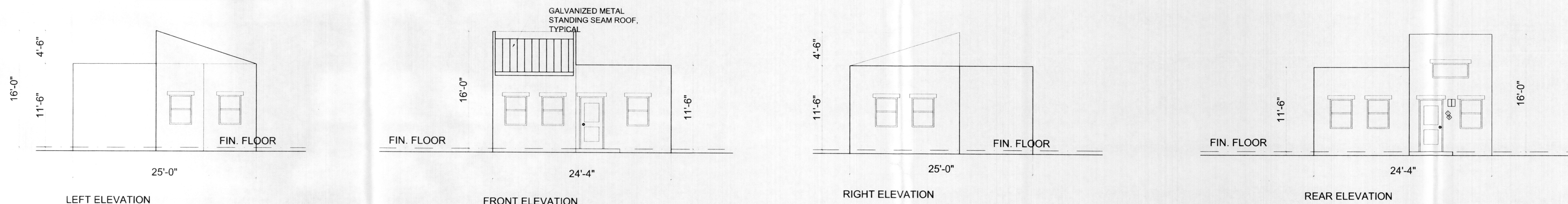
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



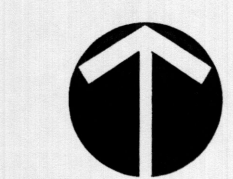
TYPICAL UNIT ELEVATIONS

GENERAL NOTES

EACH BUILDING WILL BE ONE OF FOUR STUCCO COLORS. THE COLORS ARE "BY ELEY" STUCCO AS FOLLOWS:
 PF-817 : DRY RIVER
 PF-272 : TIERRA
 PF-1569 : TAOS
 #42 : TIMBER
 FENCING AROUND PATIOS IS CEDAR
 ALL TRIM AND DOORS WILL BE WOOD
 ALL WINDOW FRAMES WILL BE ALUMINUM AND BLACK IN COLOR.
 BUILDING MOUNTED SIGN WILL BE LOCATED ON THE SOUTH FACADE OF THE COMMUNITY CENTER.
 INDIVIDUAL UNITS WILL HAVE TILE APARTMENT NUMBERS ADJACENT TO THE FRONT DOOR.
 TYPICAL: EXTERIOR DOOR AT 3'-0" w x 6'-8" h
 PAIR DOOR AT 6'-0" w x 6'-8" h
 ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEWS ALONG THE PERIMETER OF THE PROPERTY. THE TOP OF ROOF EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET. GROUND MOUNTED EQUIPMENT SHALL BE SCREENED.

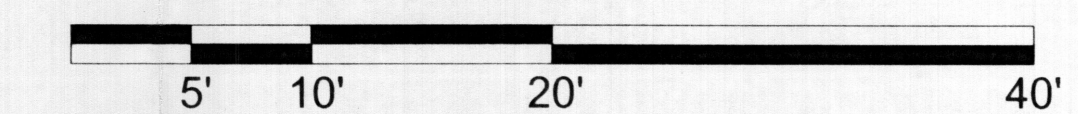
PERMANENT HOUSING FOR PERSONS WITH DISABILITIES

H. BARKER ARCHITECTS
 209 Gold Avenue S.W., Albuquerque, New Mexico 87102
 Phone (505) 842-6789 Fax (505) 842-1818



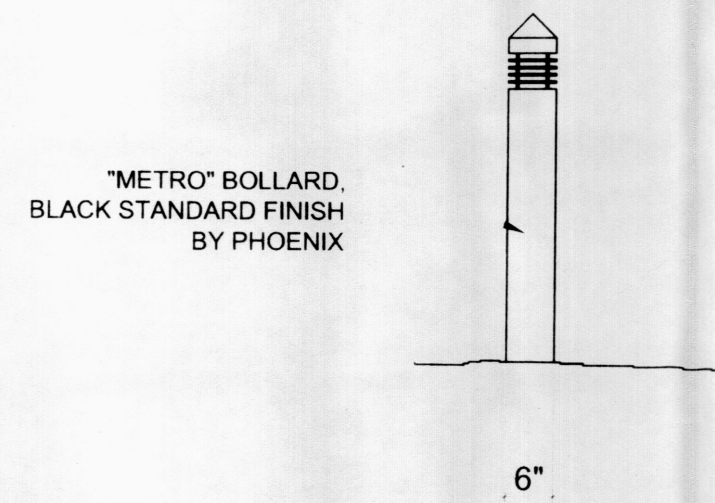
NORTH

BUILDING ELEVATIONS

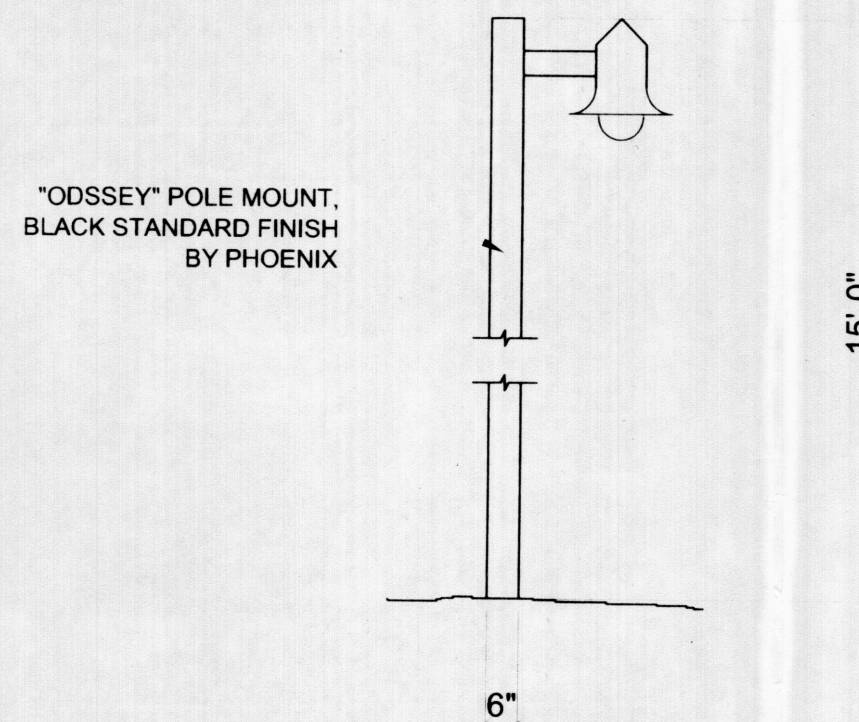


SCALE : 1/8" = 1' - 0"

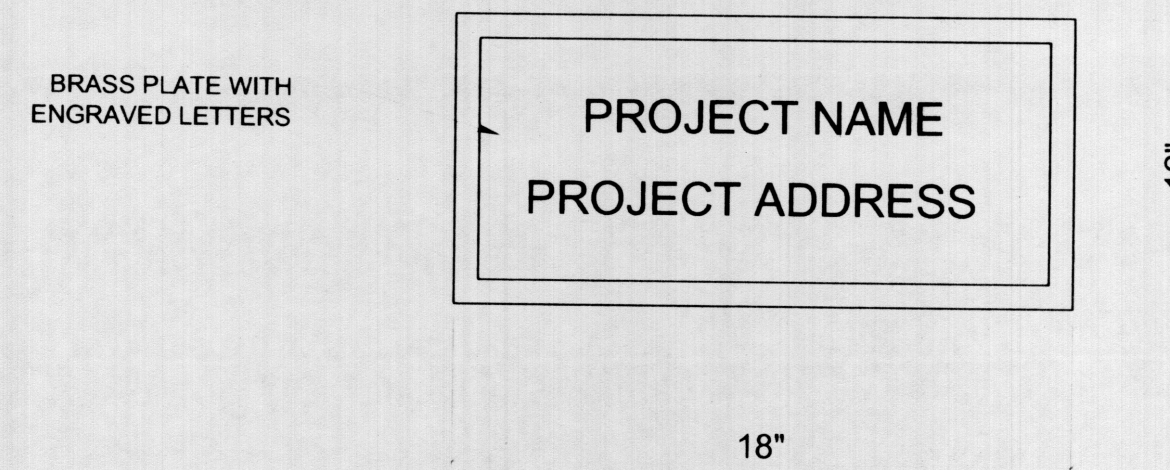
SHEET #4



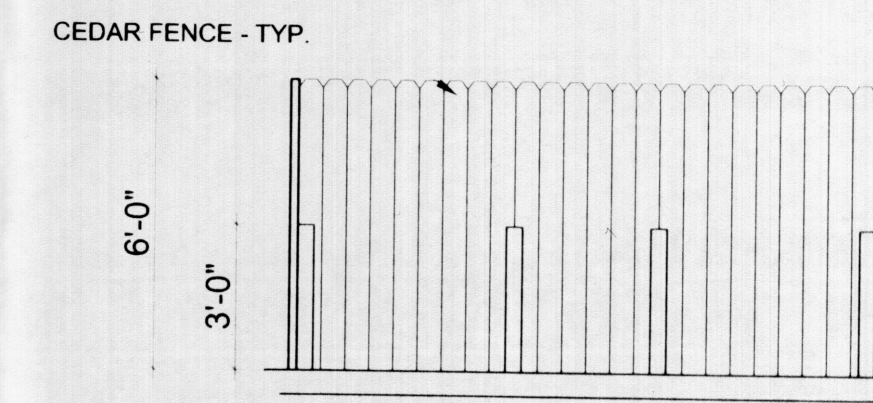
1 BOLLARD - TYPICAL
A-5 SCALE: 1/2"=1'-0"



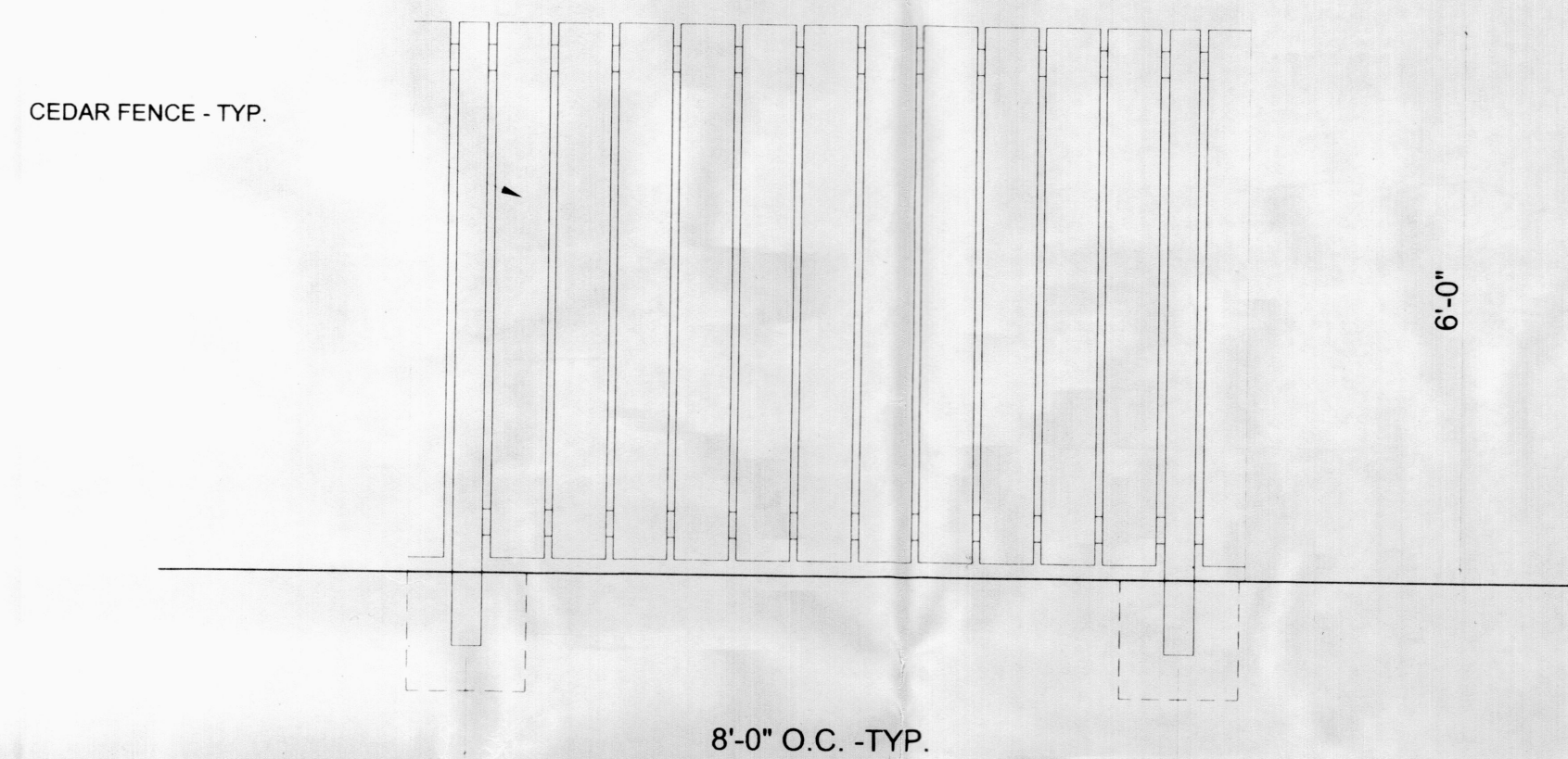
2 OUTSIDE LIGHT FIXTURE - TYPICAL
A-5 SCALE: 1/2"=1'-0"



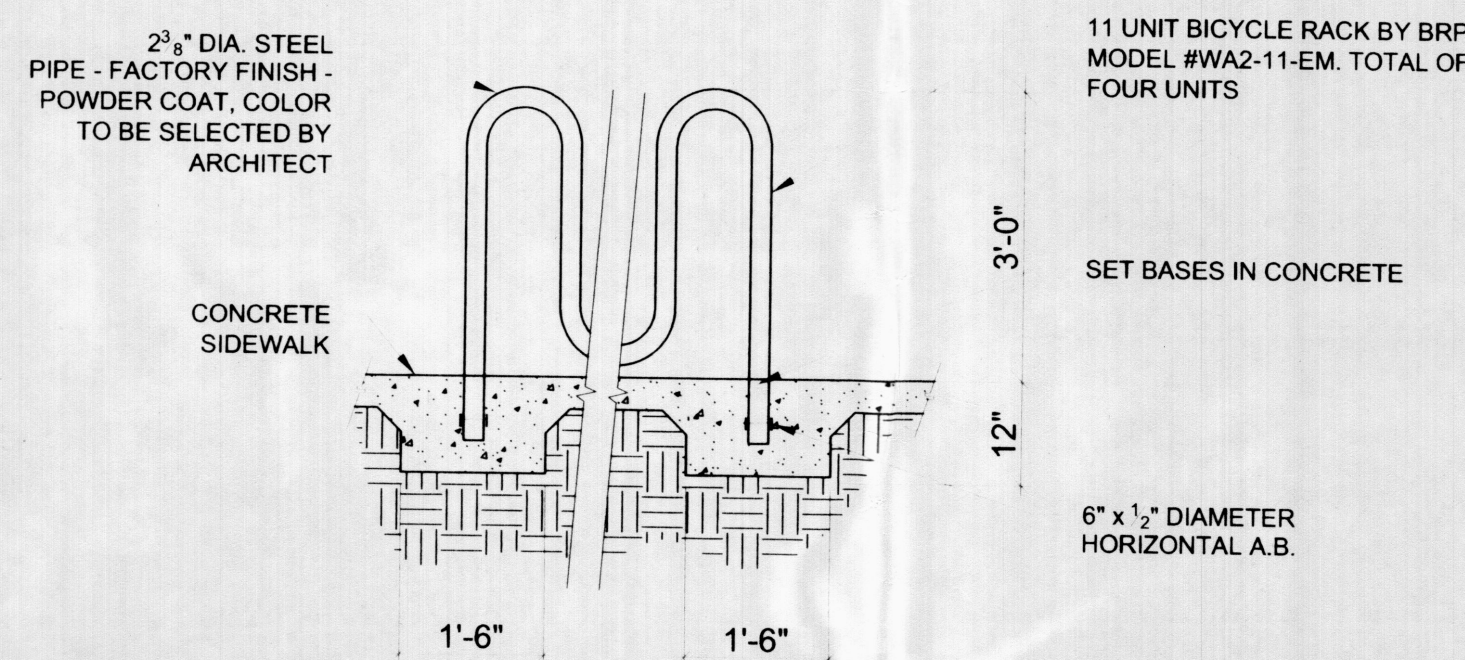
7 OUTSIDE LIGHT FIXTURE - TYPICAL
A-5 SCALE: 1/2"=1'-0"



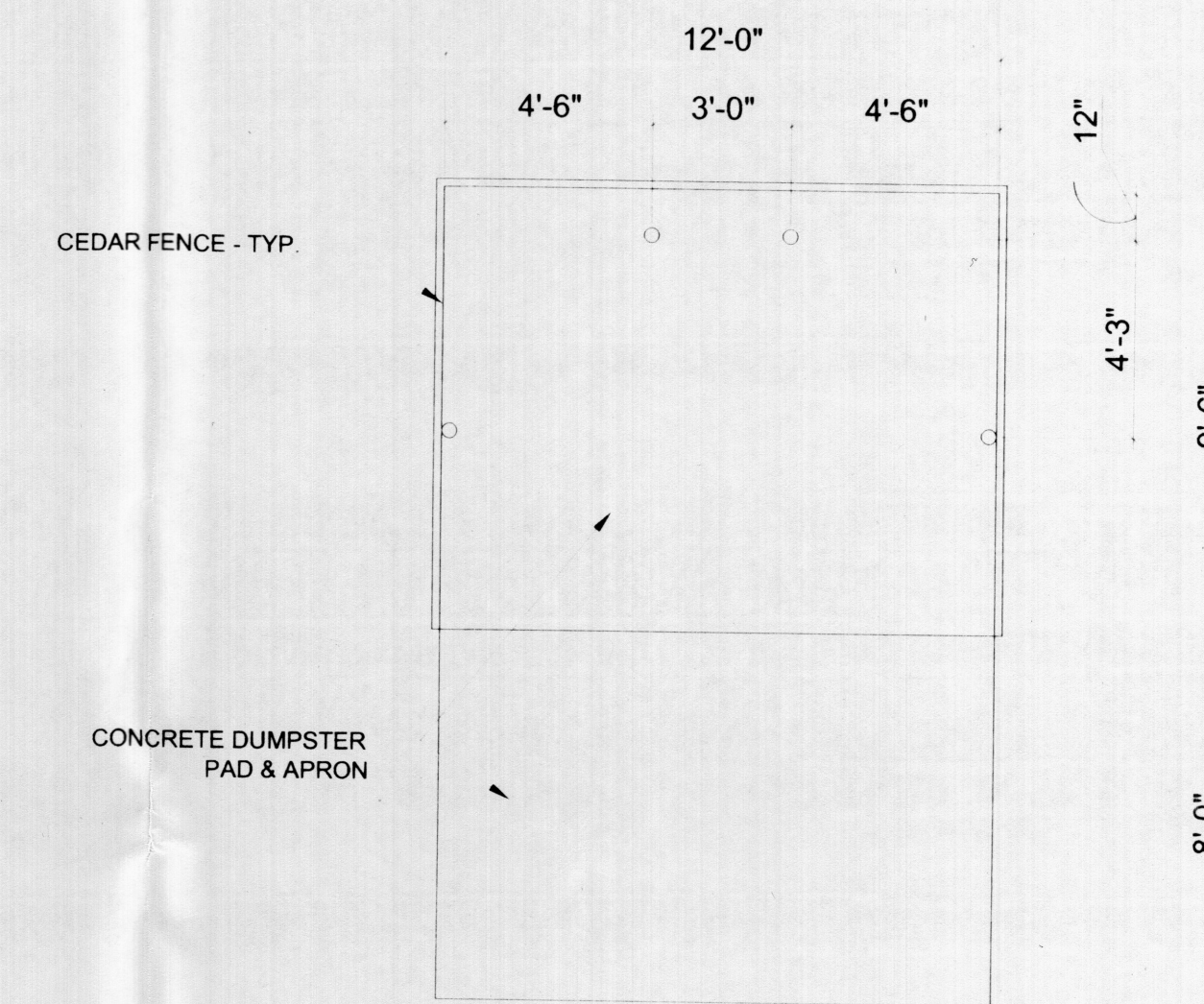
FRONT ELEVATION



3 FENCE - TYPICAL
A-5 SCALE: 1/2"=1'-0"

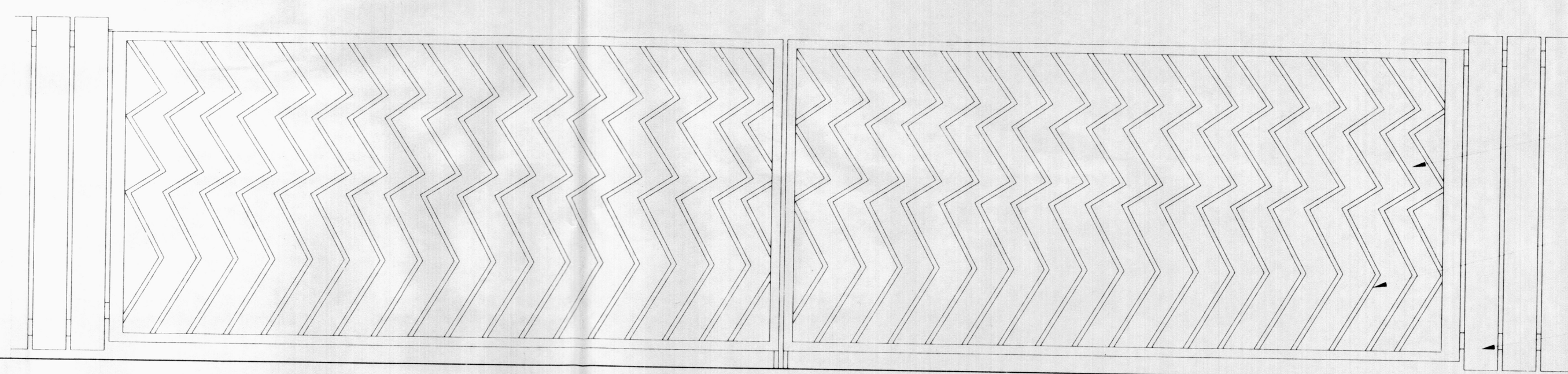


4 BIKE RACK DETAIL
A-5 SCALE: 1/2"=1'-0"

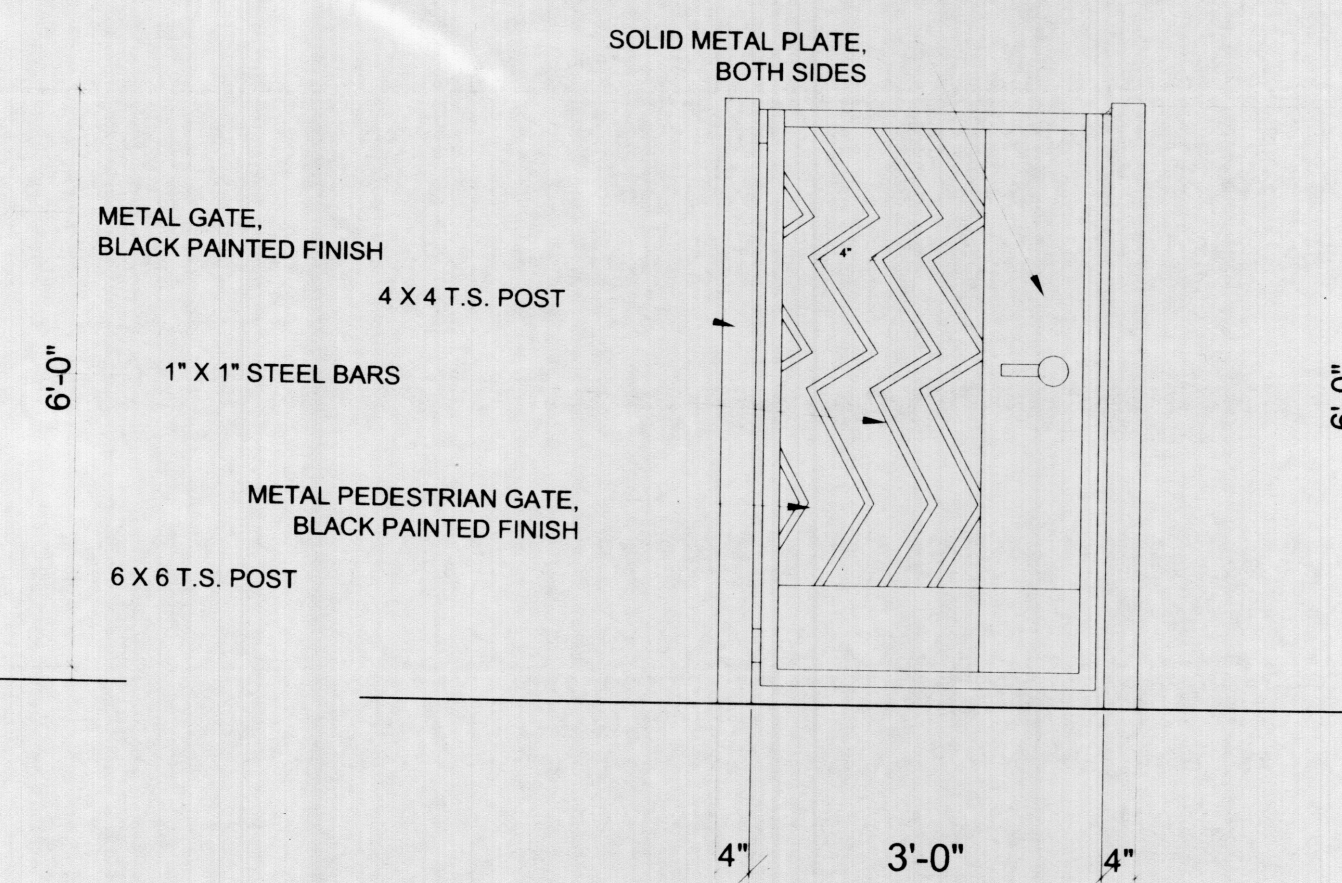


PLAN VIEW
NEW CITY TRASH ENCLOSURE
STANDARD

8 TRASH ENCLOSURE
A-5 NOT TO SCALE



5 GATE AT DRIVEWAY
A-5 SCALE: 1/2"=1'-0"



6 PEDESTRIAN GATE
A-5 SCALE: 1/2"=1'-0"

PERMANENT HOUSING FOR PERSONS WITH DISABILITIES

H. BARKER ARCHITECTS
209 Gold Avenue S.W., Albuquerque, New Mexico 87102
Phone (505) 842-6789 Fax (505) 842-1818



NORTH

SITE DETAILS

SHEET NO. 5