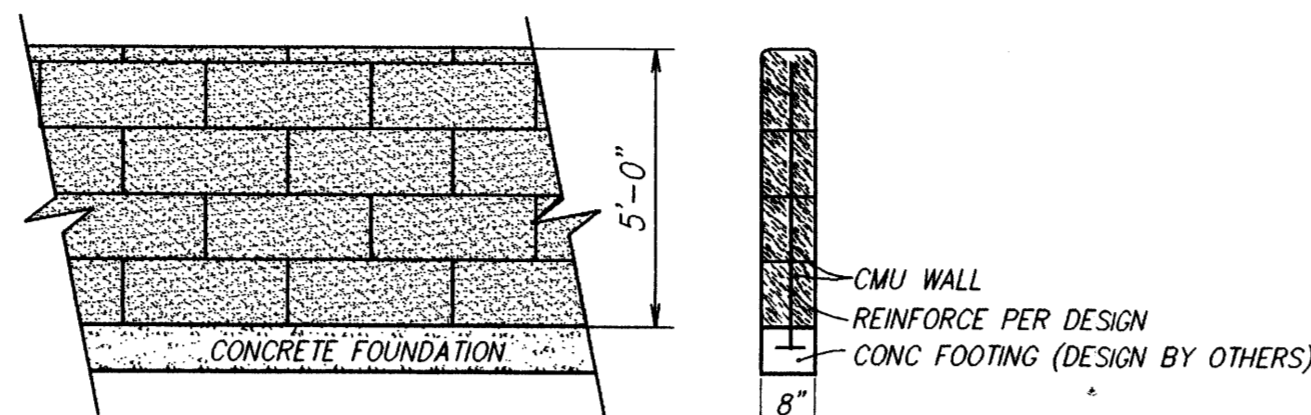


LEGEND

- GARDEN WALL
- RETAINING WALL
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- NEW WL --- NEW WATERLINE
- NEW SAS --- NEW SEWER LINE
- NEW CONCRETE DRIVEWAY

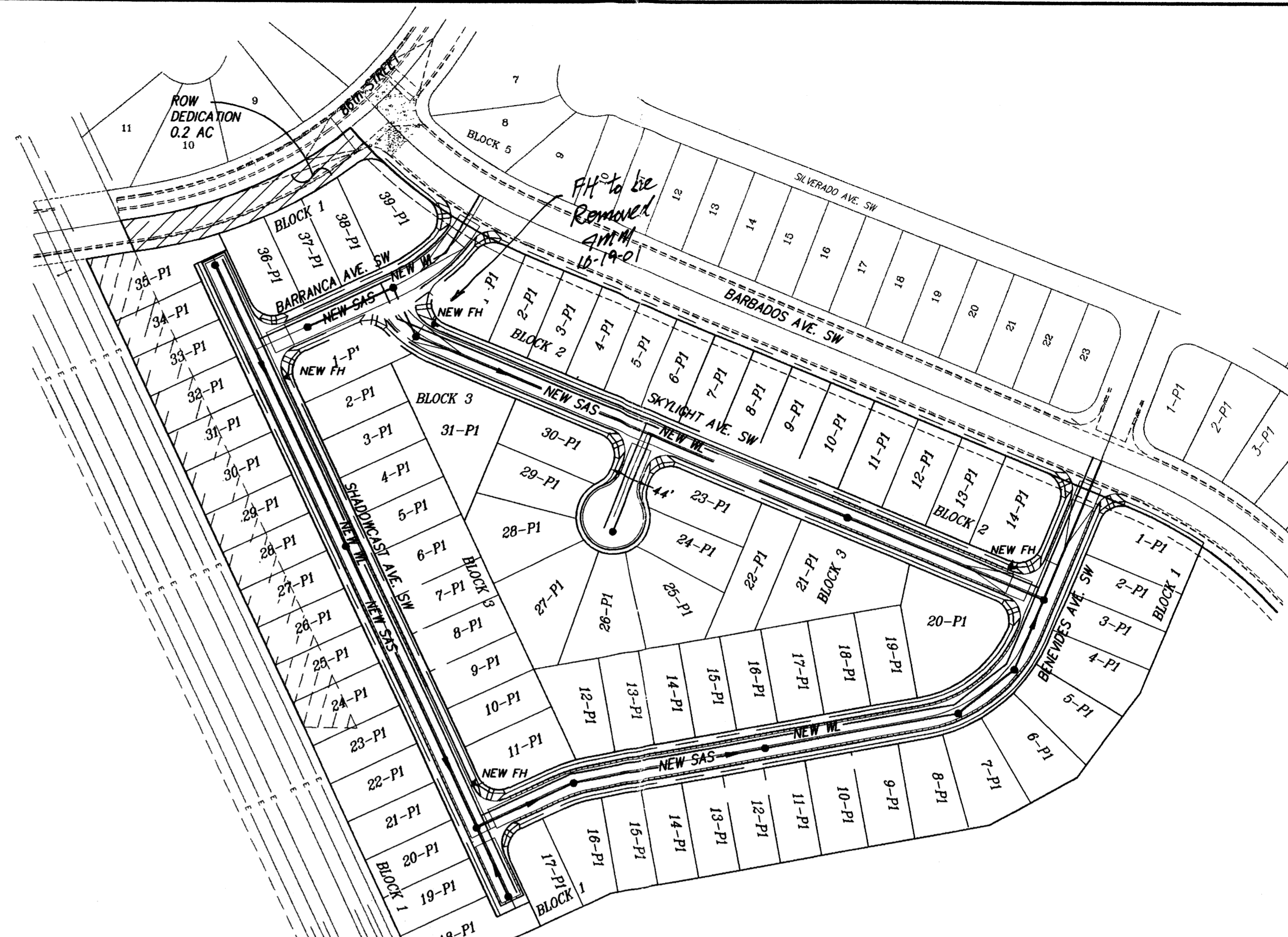
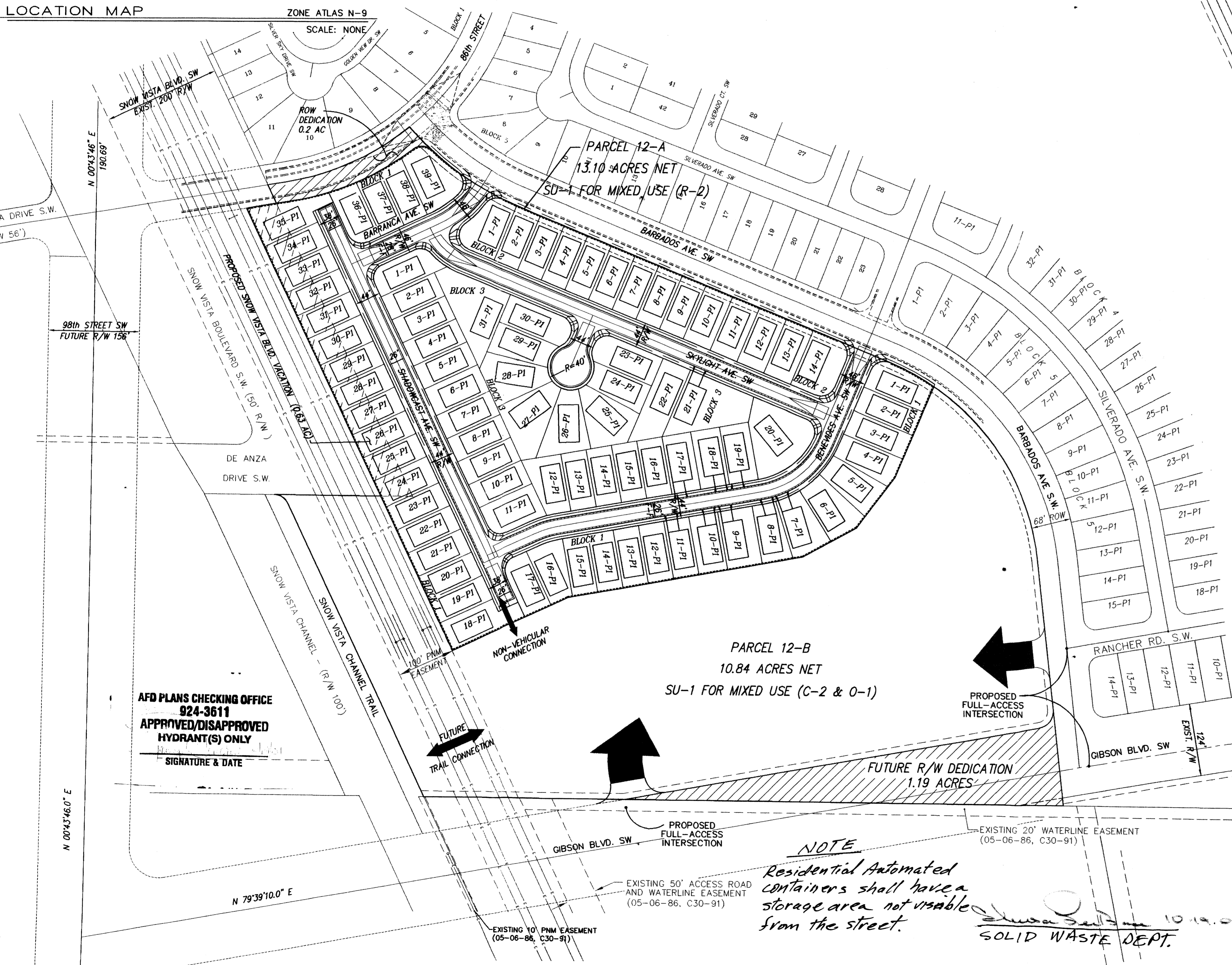


SITE PERIMETER AND REARYARD WALL

NOT TO SCALE

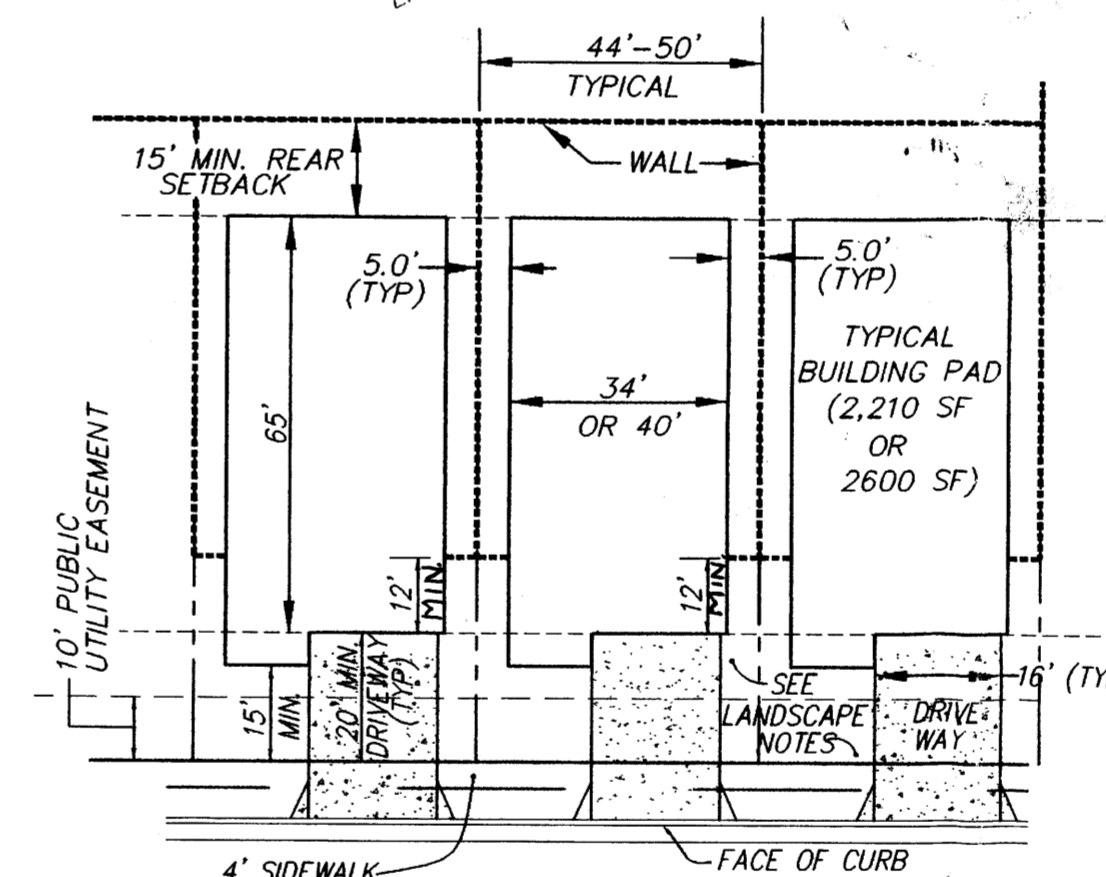
LOCATION MAP

ZONE ATLAS N-9
SCALE: NONE



CONCEPTUAL UTILITY LAYOUT

SCALE: 1" = 100'



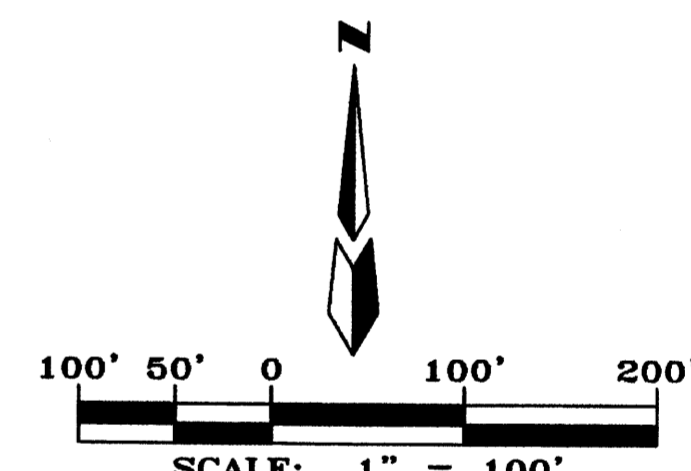
TYPICAL BUILDING LAYOUT

SCALE: 1" = 30'

LANDSCAPING NOTES

The minimum landscaping of the front yard is to consist of one of the following plans:

- PLAN A - WITH SOD
 - a) A minimum of 20% of the front yard is to be sod.
 - b) The remainder of the yard is to be landscaped with low and medium water use, shrubbery and/or live ground cover plants as established by the City of Albuquerque Water Use Ordinance (see City plant list) designed such that when the landscaping is mature, live material will constitute approximately one-half (1/2) of the front yard.
- PLAN B - WITHOUT SOD
 - a) One five (5) gallon ornamental tree and a minimum of one of the following: pison tree, pine tree or palm yucca.
 - b) A minimum of twelve (12) one gallon shrubs or wild flowers.
 - c) One boulder with accent of oversized gravel.
 - d) Three-fourth inch (3/4") crushed gray gravel with filter fabric.
 - e) Tree bark is not permitted as a ground cover except as permitted in planting beds and tree wells.
 - f) Three-fourth inch (3/4") crushed gray gravel with filter fabric is to be placed between curb and the sidewalk at the front of the lot.



APPROVED AND ACCEPTED BY:

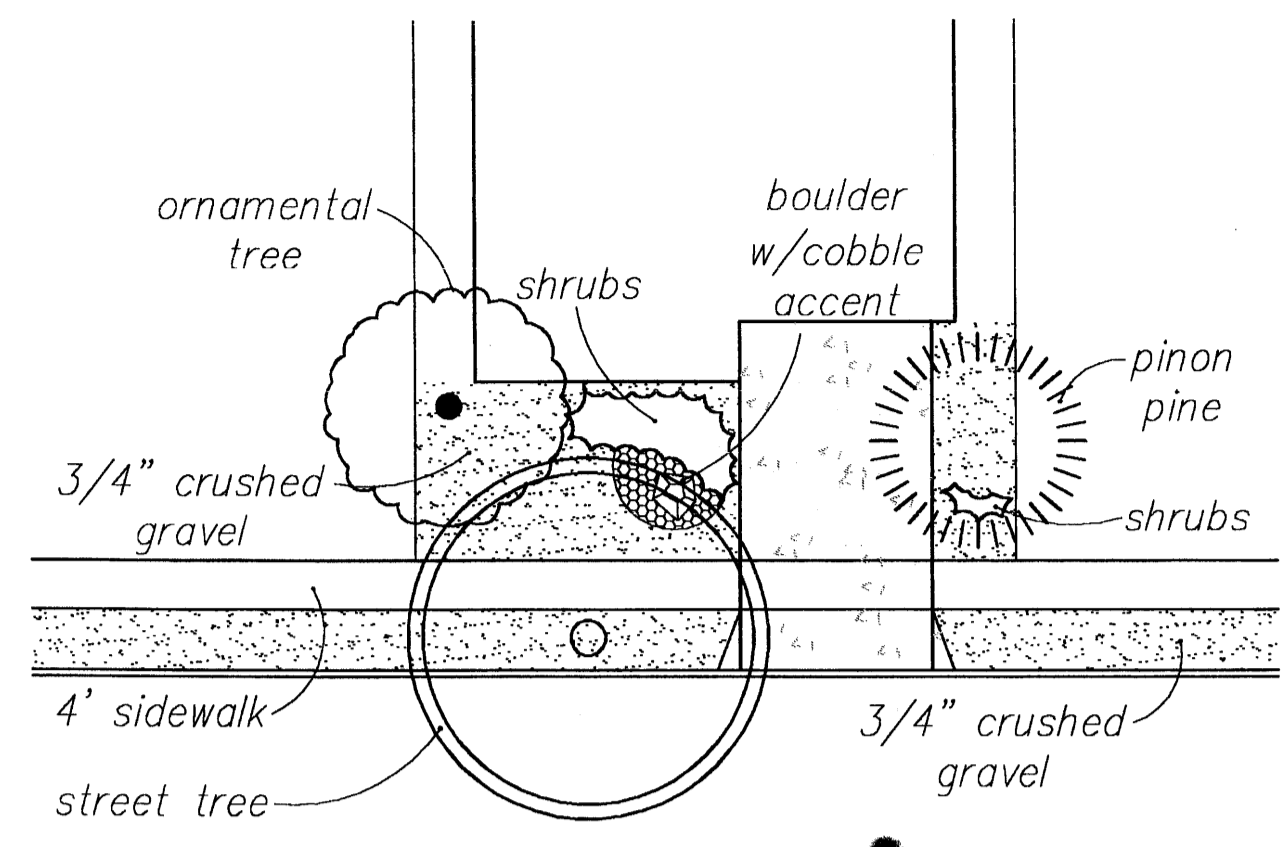
Project No.	1001450	
Application No.	01410-01521 / 01128-00442	
<i>Janet S.</i>		3/13/02
Planning Department		
<i>Bradley D. Bingham</i>		11/14/01
City Engineer		
<i>Richard D. Donk</i>		3-04-02
Transportation Development		
<i>Roger A. Sheen</i>		11-14-01
Utility Development		
<i>Adrienne E. Candelario</i>		2/28/02
Parks and Recreation		
<i>[Signature]</i>		3-4-02
EPC Case Planner		

PARCEL 12, EL RANCHO GRANDE I
SITE PLAN FOR BUILDING

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

1084SITE2A.dwg	Drawn: RICHARD	Checked: DMG	Sheet 1 of 7
Scale: 1" = 100'	Date: 10/19/01	Job: A01084	

PROJ 1001450



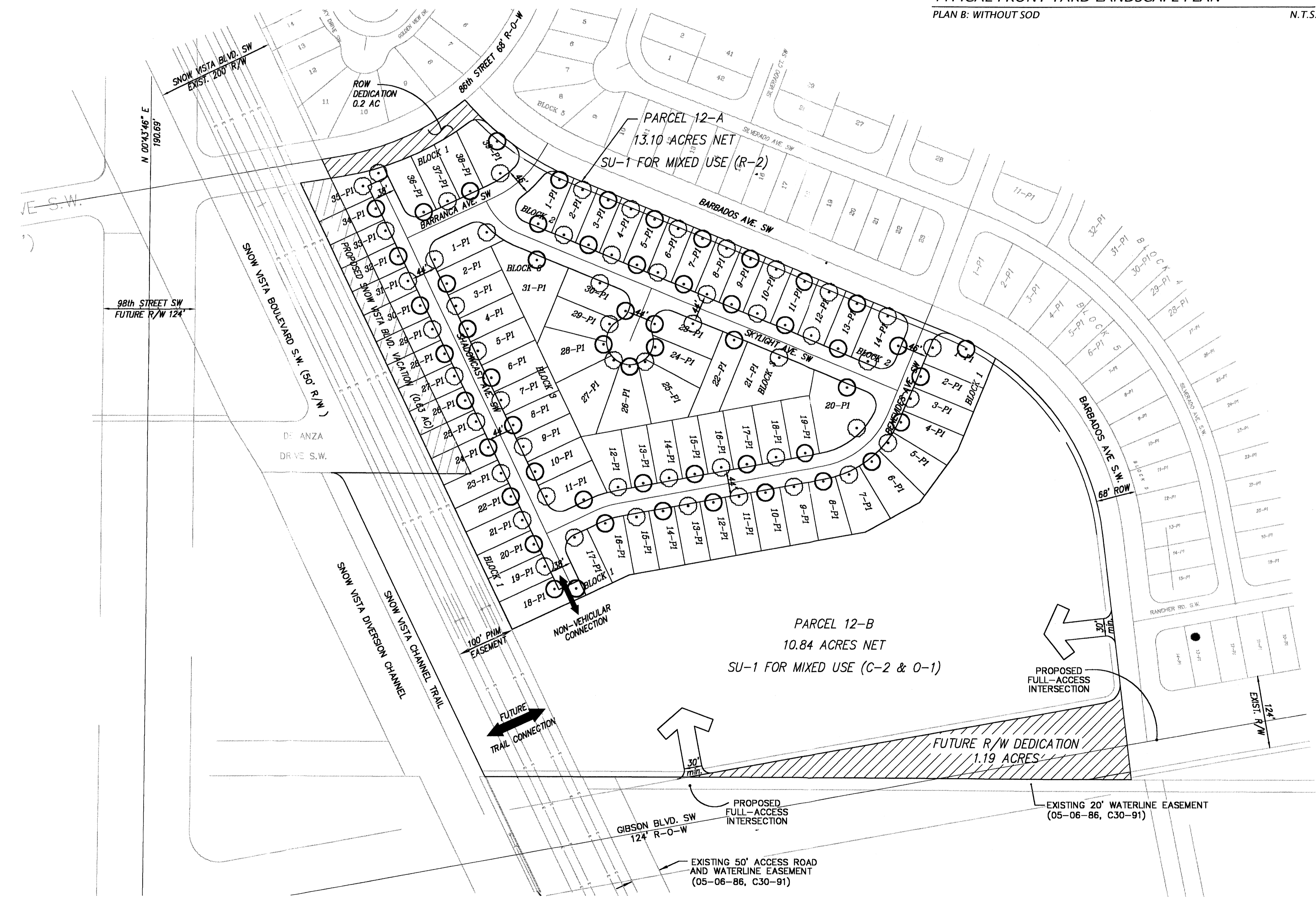
TYPICAL FRONT YARD LANDSCAPE PLAN
 PLAN B: WITHOUT SOD N.T.S.

GENERAL LANDSCAPE NOTES

- STREET TREES SHALL BE PROVIDED ALONG GIBSON BOULEVARD AND NEW INTERIOR ROADS AT A RATE OF ONE TREE PER 30 LINEAR FEET NOT APPLICABLE TO THIS SITE PLAN FOR BUILDING PERMIT. STREET TREES ARE DEFINED AS BEING WITHIN 20 FEET OF THE BACK OF CURB. THEY MAY EITHER BE RANDOMLY OR CONSISTENTLY PLACED. FOR SINGLE FAMILY OR TOWNHOUSE DEVELOPMENTS, THERE SHALL BE ONE STREET TREE PROVIDED PER LOT. THE FOLLOWING STREET TREES SHALL BE USED AT THE RESPECTIVE LOCATIONS.
 GIBSON BLVD. AND BARBADOS AVE. INTERNAL STREETS ASH SP., SYCAMORE SP. BRADFORD PEAR, HONEY LOCUST SP.
- LIVING VEGETATIVE MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF THE REQUIRED LANDSCAPE AREA. THE AREA AND PERCENTAGE IS CALCULATED BASED ON THE MATURE CANOPY SIZE OF ALL PLANT MATERIALS.
- ALL PLANTING AREAS NOT COVERED WITH TURF SHALL HAVE A GROUND TOPPING OF CRUSHED ROCK, RIVER ROCK, SHREDDED BARK, OR ANOTHER SIMILAR MATERIAL WHICH EXTENDS COMPLETELY UNDER THE PLANT MATERIAL. HOWEVER, THESE MATERIALS SHALL NOT BE USED AS A FOCAL LANDSCAPE ELEMENT.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO SUPPORT ALL LANDSCAPING. THE SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRAYING OF WALKS, BUILDINGS, FENCES, ETC. IRRIGATION COMPONENTS SHOULD BE CHECKED PERIODICALLY TO ENSURE MAXIMUM EFFICIENCY.
- MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 TREES 2 INCH CALIPER, OR 10-12 FEET IN HEIGHT
 SHRUBS AND GROUNDCOVERS 1 GALLON
 TURF GRASSES PROVIDE COMPLETE GROUND COVER WITHIN 1 GROWING SEASON AFTER INSTALLATION
- MATERIALS PROHIBITED AS THE MAIN ARCHITECTURAL FEATURE INCLUDE THE FOLLOWING:
 • EXPOSED, UNTREATED PRECISION BLOCK WALLS OR WOOD FENCES WITHIN PUBLIC VIEW (APPLIES TO BARBADOS AND 86TH STREET ONLY)
 • HIGHLY REFLECTIVE SURFACES
 • CHAIN LINK FENCE OR BARBED WIRE
 • METAL PANELING
 • MATERIALS WITH HIGH MAINTENANCE REQUIREMENTS

FRONT YARD LANDSCAPING NOTES

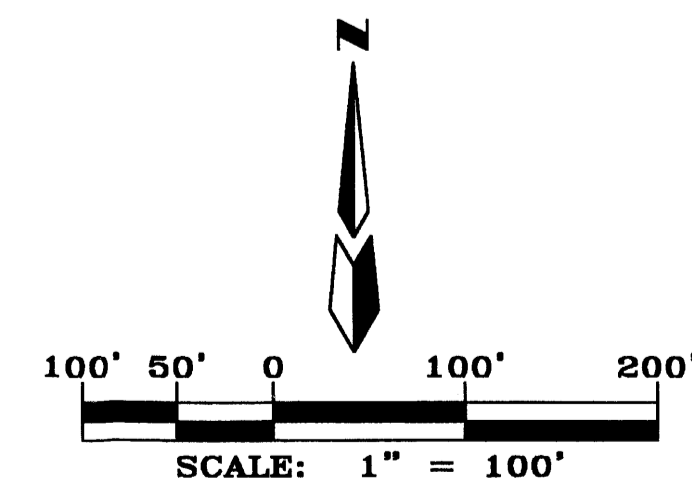
- THE MINIMUM LANDSCAPING OF THE FRONT YARD IS TO CONSIST OF ONE OF THE FOLLOWING PLANS:
- PLAN A: WITH SOD**
- A MINIMUM OF 20% OF THE FRONT YARD IS TO BE SOD.
 - THE REMAINDER OF THE YARD IS TO BE LANDSCAPE WITH LOW AND MEDIUM WATER USE, SHRUBBERY AND/OR LIVE GROUND COVER PLANTS AS ESTABLISHED BY THE CITY OF ALBUQUERQUE WATER USE ORDINANCE (SEE CITY PLANT LIST) DESIGNED SUCH THAT WHEN THE LANDSCAPING IS MATURE, LIVE MATERIAL WILL CONSTITUTE APPROXIMATELY ONE-HALF (1/2) OF THE FRONT YARD.
 - NON-LIVING GROUND COVER SHALL CONSIST OF 3/4" CRUSHED GRAY GRAVEL WITH FILTER FABRIC. TREE BARK IS NOT PERMITTED AS A GROUND COVER EXCEPT AS PERMITTED IN PLANTING BEDS AND TREE WELLS.
 - AT LEAST ONE, DECIDUOUS SHADE TREE.
 - AT LEAST EIGHT (8) ONE GALLON SHRUBS OR WILD FLOWERS.
 - STEEL EDGING SHALL BE USED BETWEEN SOD AND GRAVEL.
- PLAN B: WITHOUT SOD**
- ONE ORNAMENTAL TREE AND A MINIMUM OF ONE OF THE FOLLOWING: PINON TREE, PINE TREE.
 - A MINIMUM OF TWELVE (12) ONE GALLON SHRUBS OR WILD FLOWERS.
 - ONE BOULDER WITH COBBLE ACCENT.
 - THREE-FOURTH INCH (3/4") CRUSHED GRAY GRAVEL WITH FILTER FABRIC.
 - TREE BARK IS NOT PERMITTED AS A GROUND COVER EXCEPT AS PERMITTED IN PLANTING BEDS AND TREE WELLS.
 - THREE-FOURTH INCH (3/4") CRUSHED GRAY GRAVEL WITH FILTER FABRIC IS TO BE PLACED BETWEEN CURB AND THE SIDEWALK AT THE FRONT OF THE LOT.



CONSensus PLANNING, INC.
 Planning / Landscape Architecture
 924 Park Avenue SW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

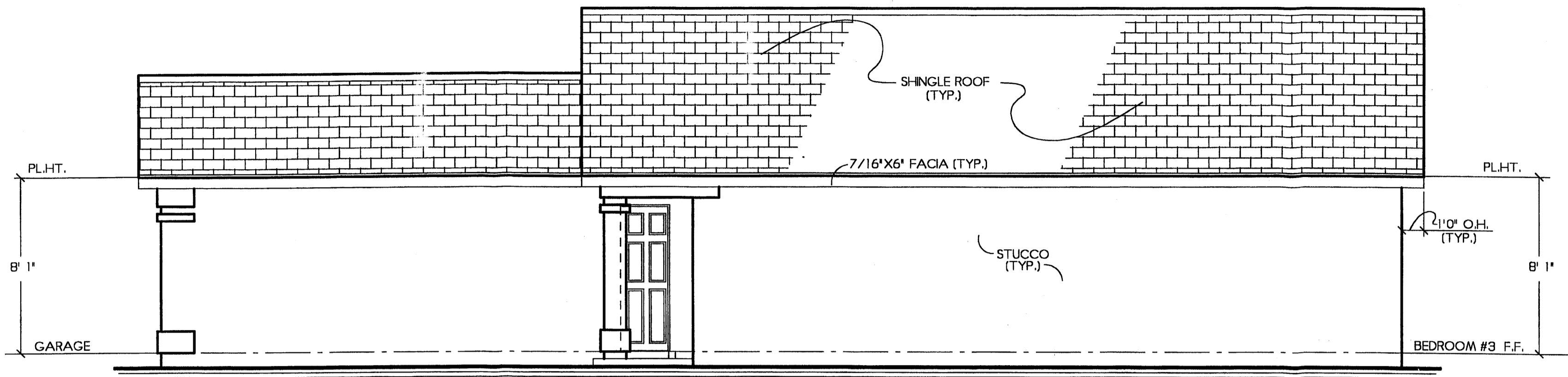
LANDSCAPE PLAN
PARCEL 12, EL RANCHO GRANDE I

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9535



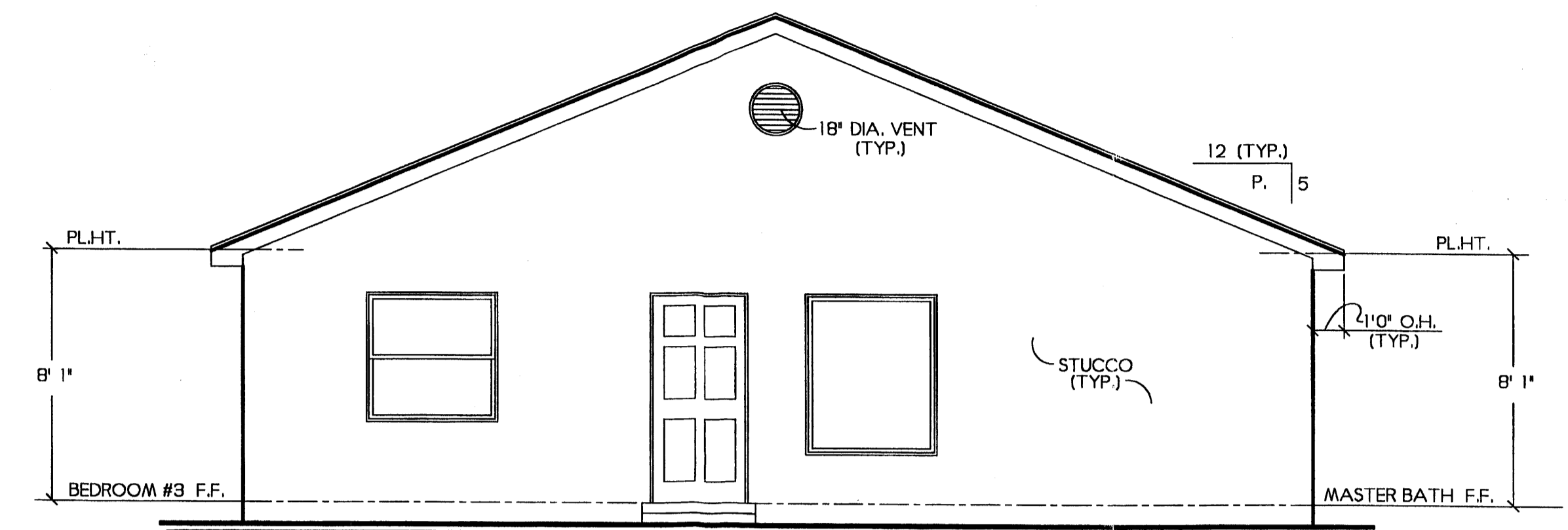
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Scale: 1" = 100'	Date: 11/12/01	Job: A01084	

A01084RIO BRAVO/1084SITE/08-28-01/ACH



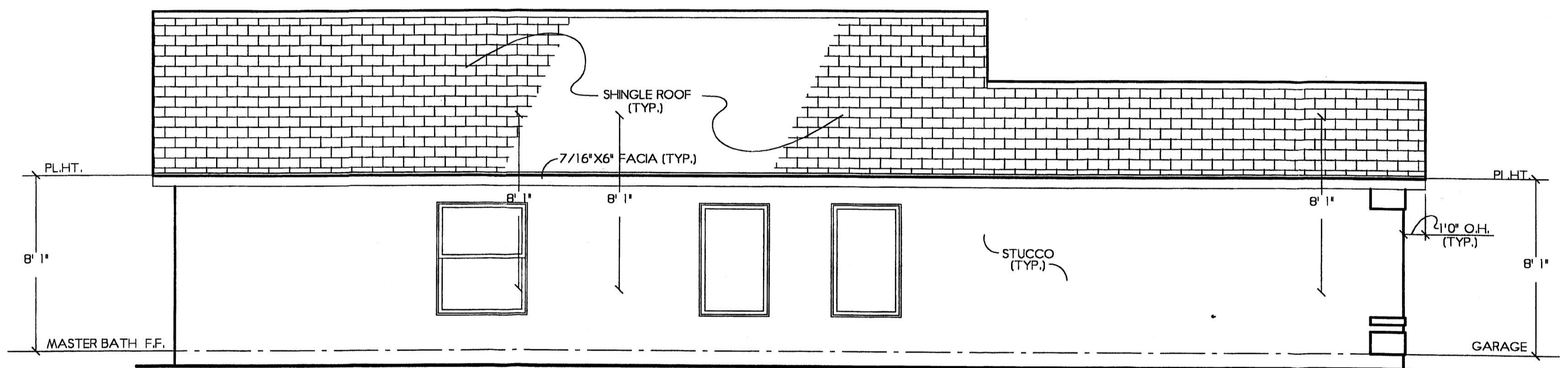
RIGHT SIDE ELEVATION

1/4"=1'0"



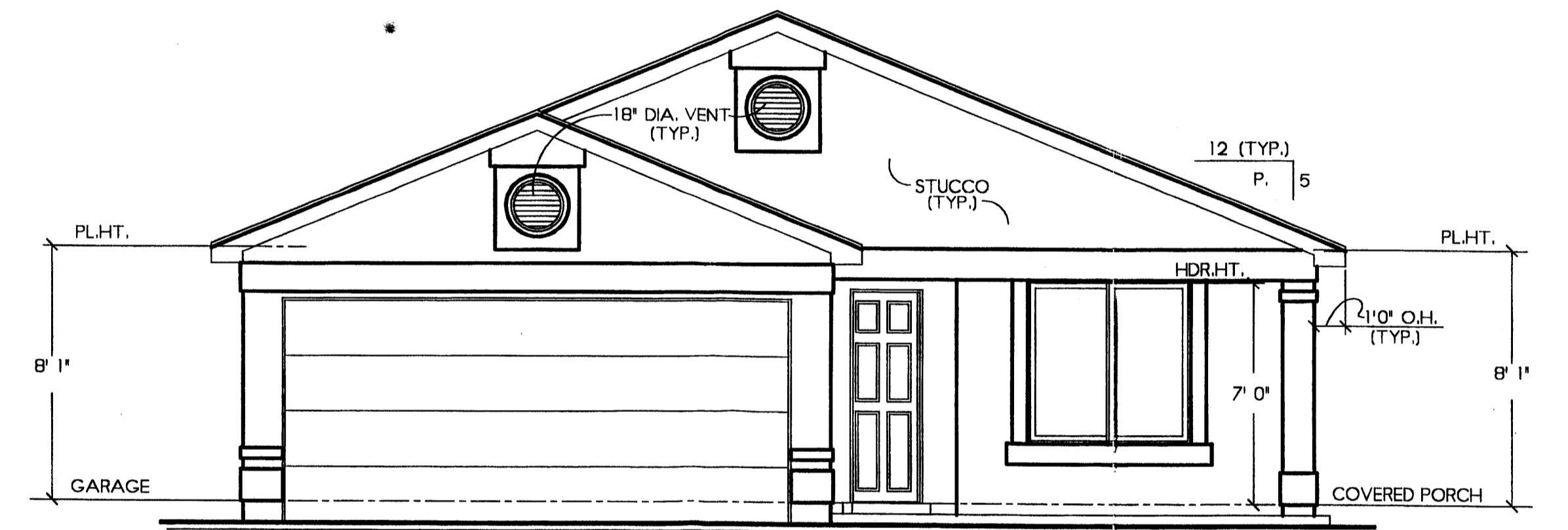
REAR ELEVATION

1/4"=1'0"



LEFT SIDE ELEVATION

1/4"=1'0"



FRONT ELEVATION

1/4"=1'0"

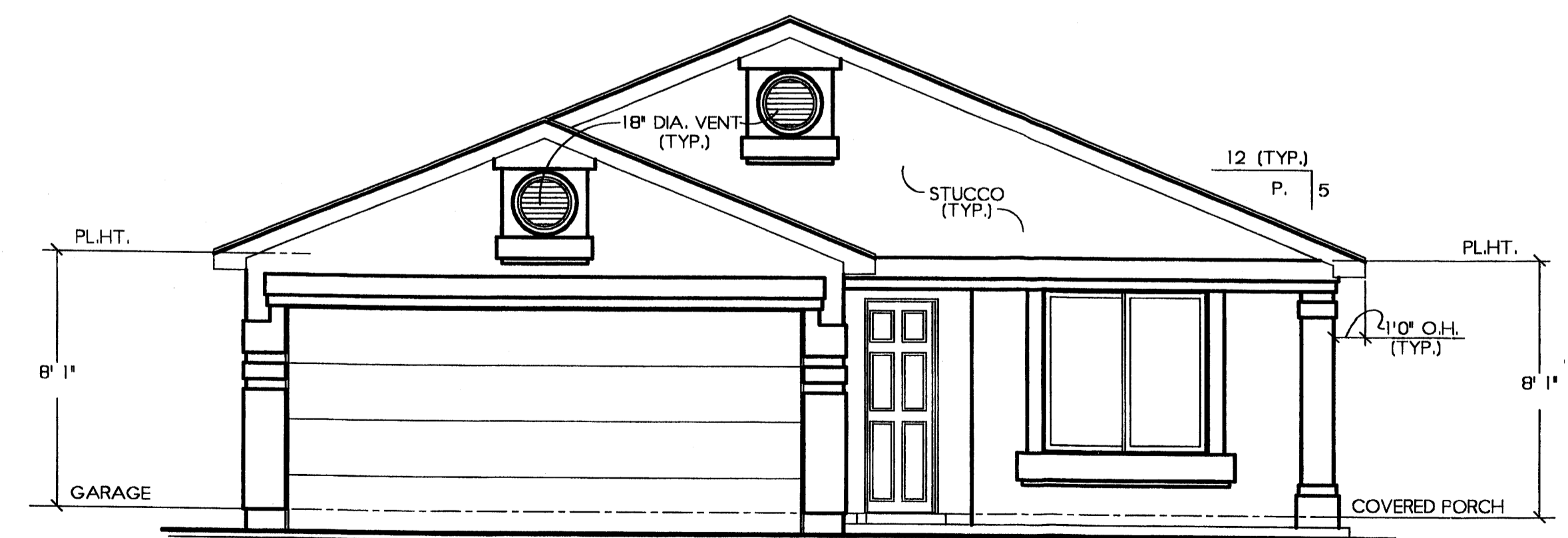
ELEVATION 'A'



FRONT ELEVATION

1/4"=1'0"

ELEVATION 'B'



FRONT ELEVATION

1/4"=1'0"

ELEVATION 'C'

NOTE:
 FOR FRONT ELEVATION
 CHECK (✓) OPTION BOX
 EXAMPLE: OPTION A

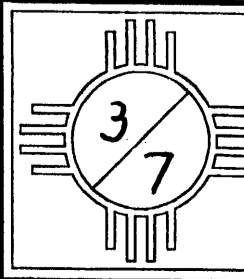
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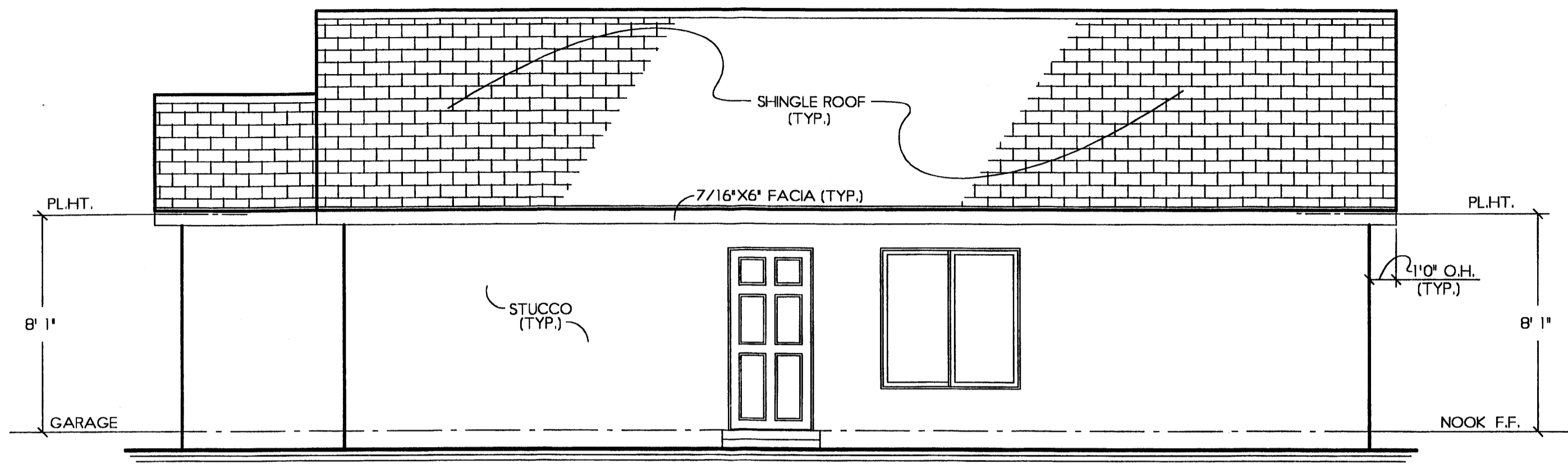
REVISIONS:
1 21 DEC. 00
2 27 MAR. 01
3 24 MAY 01

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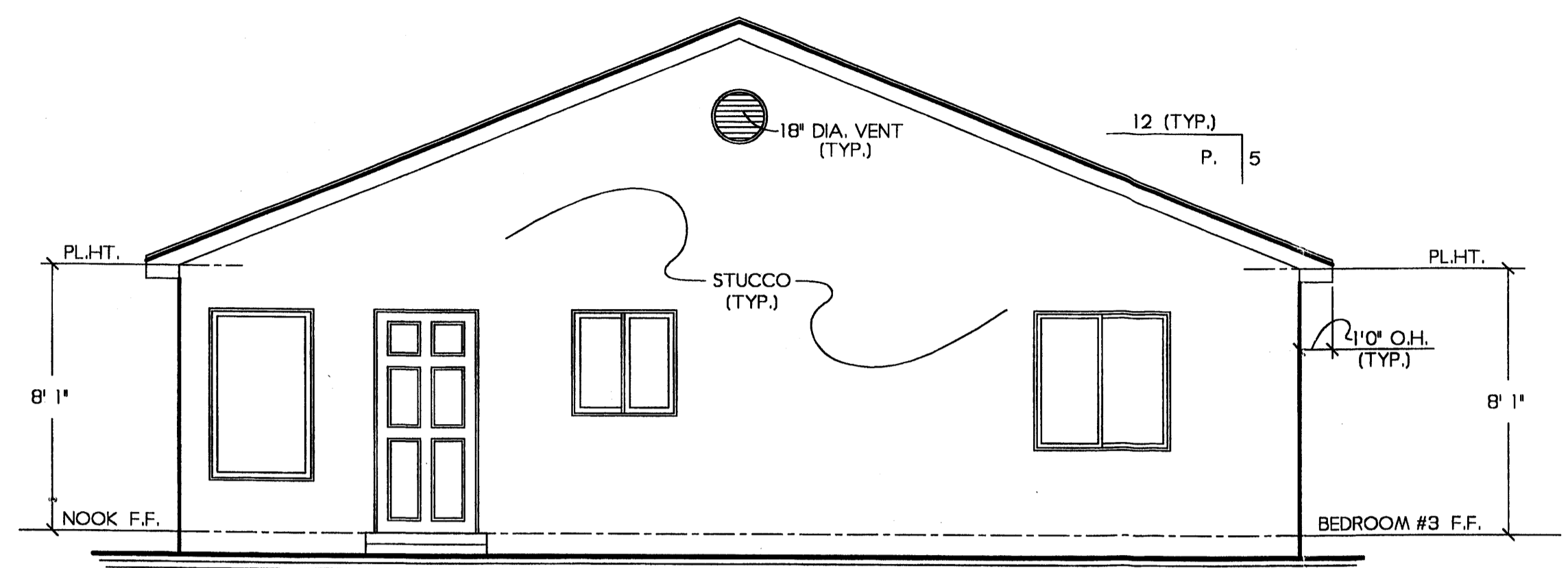
ELEVATION PLANS
 ARTISTIC HOMES E PLAN AF3

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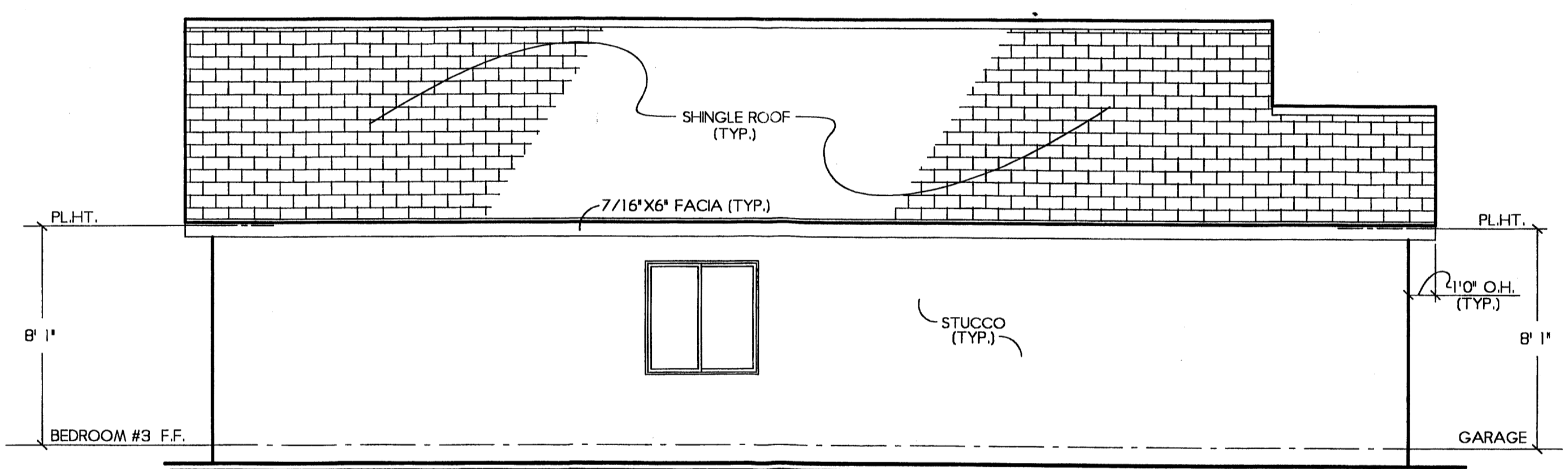




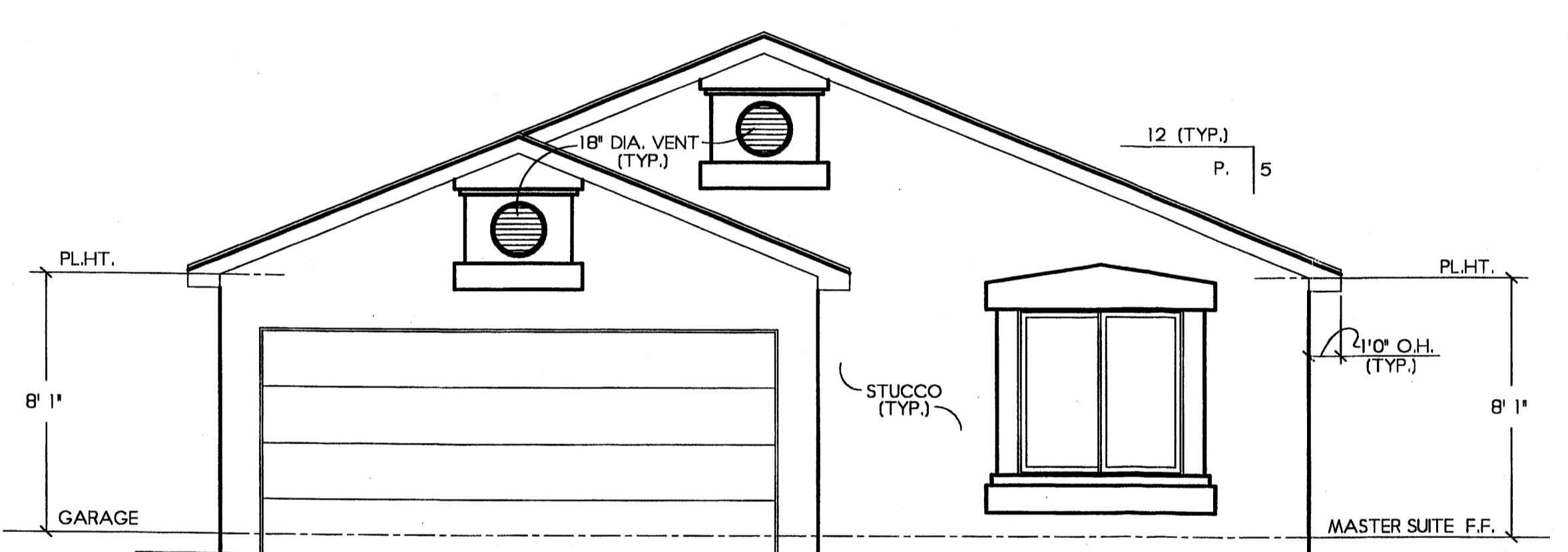
RIGHT SIDE ELEVATION
1/4"-1'0"



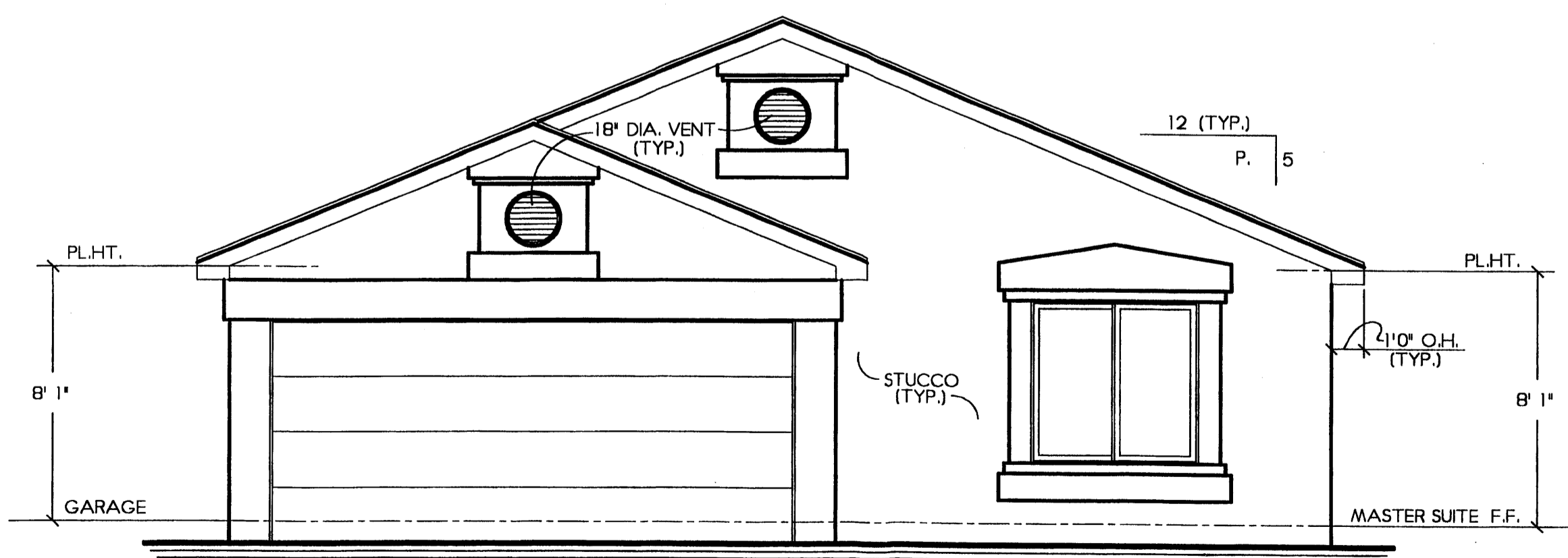
REAR ELEVATION
1/4"-1'0"



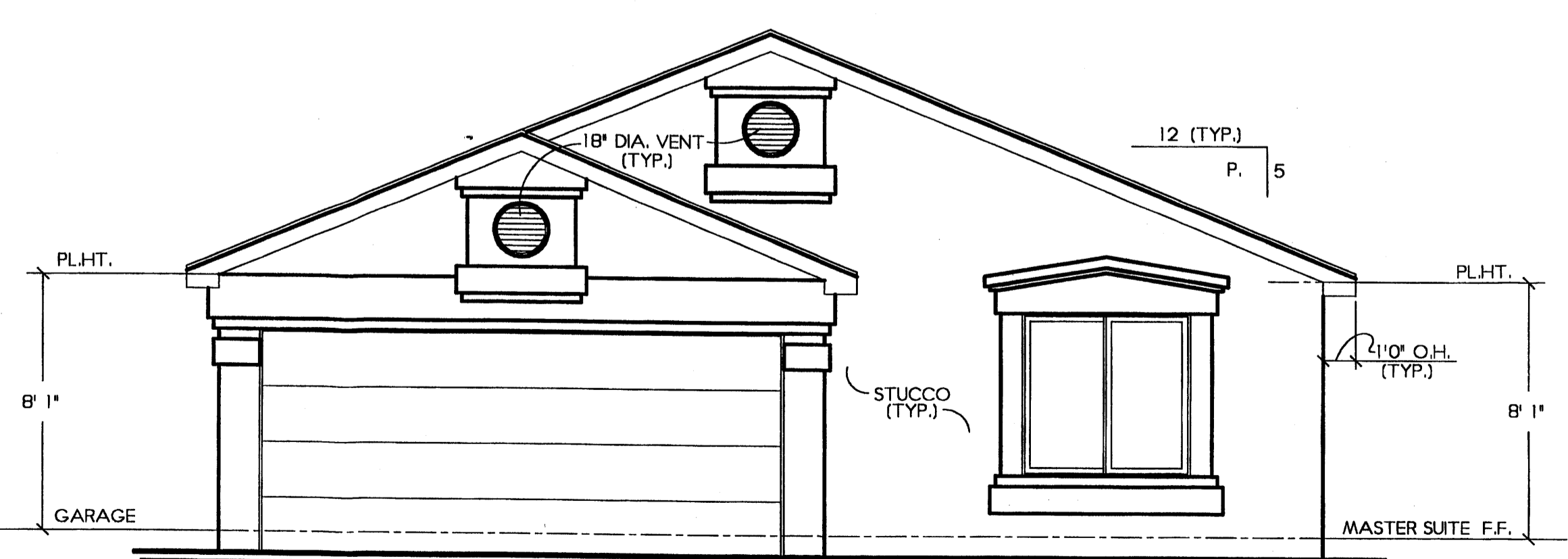
LEFT SIDE ELEVATION
1/4"-1'0"



FRONT ELEVATION ELEVATION 'A'
1/4"-1'0"



FRONT ELEVATION ELEVATION 'B'
1/4"-1'0"



FRONT ELEVATION ELEVATION 'C'
1/4"-1'0"

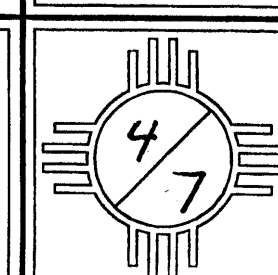
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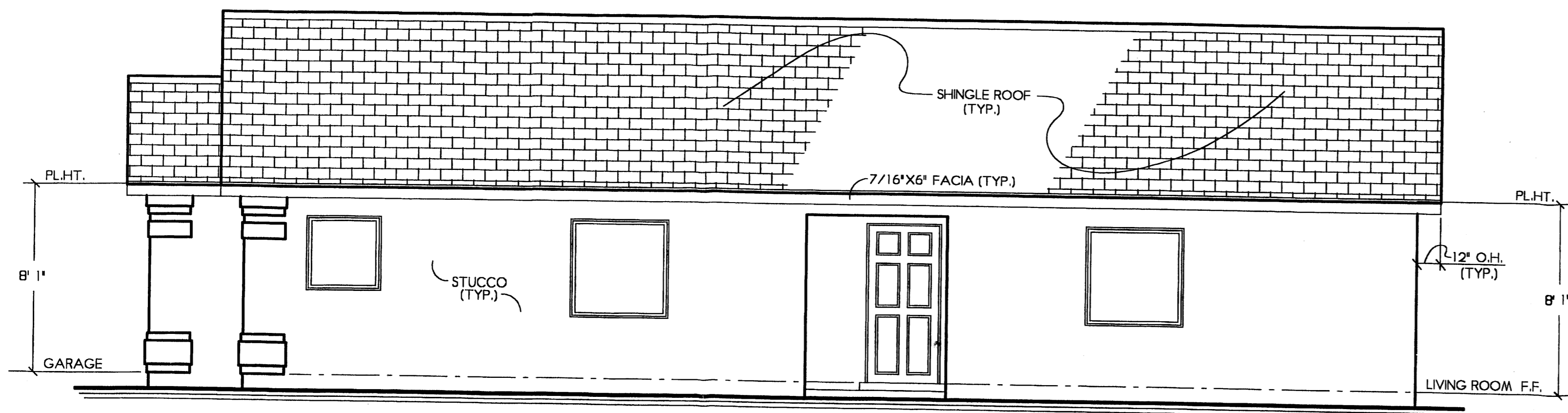
REVISED:	9 MAR 01
	27 MAR 01
	23 MAY 01
	30 MAY 01

ELEVATION PLANS
ARTISTIC HOMES E PLAN AF2
1/4" = 1'0"

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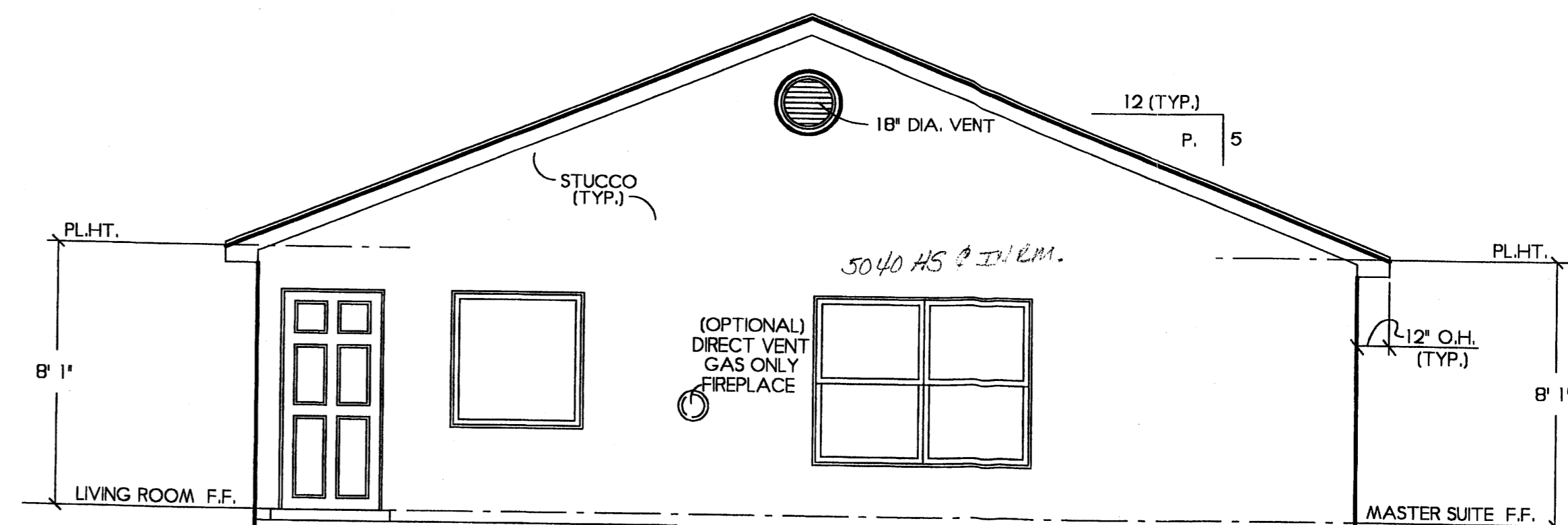
NOTE:
FOR FRONT ELEVATION
CHECK (✓) OPTION BOX
EXAMPLE: OPTION A





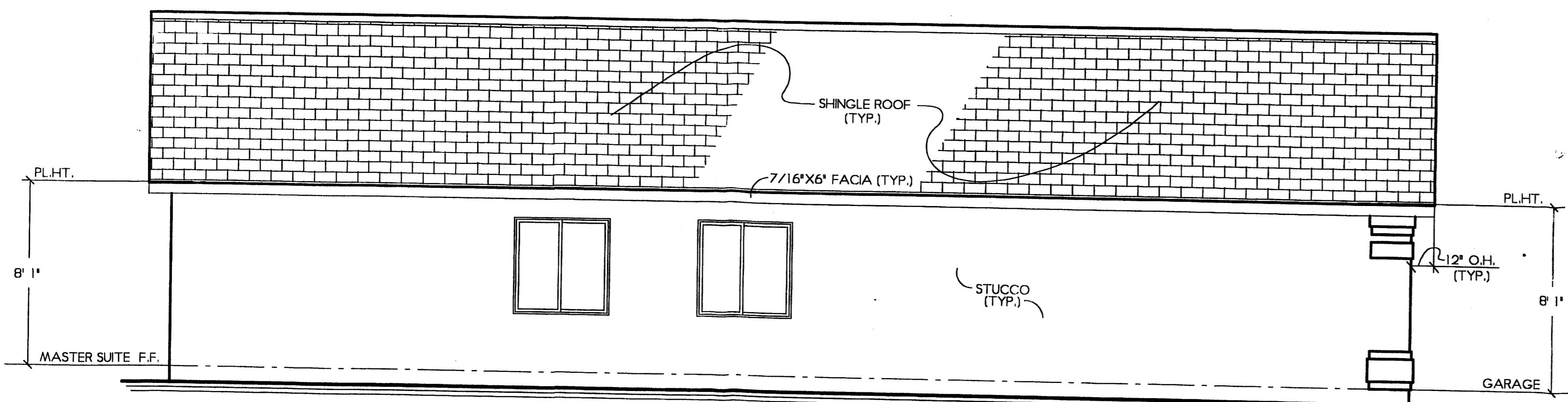
RIGHT SIDE ELEVATION

1/4"=1'0"



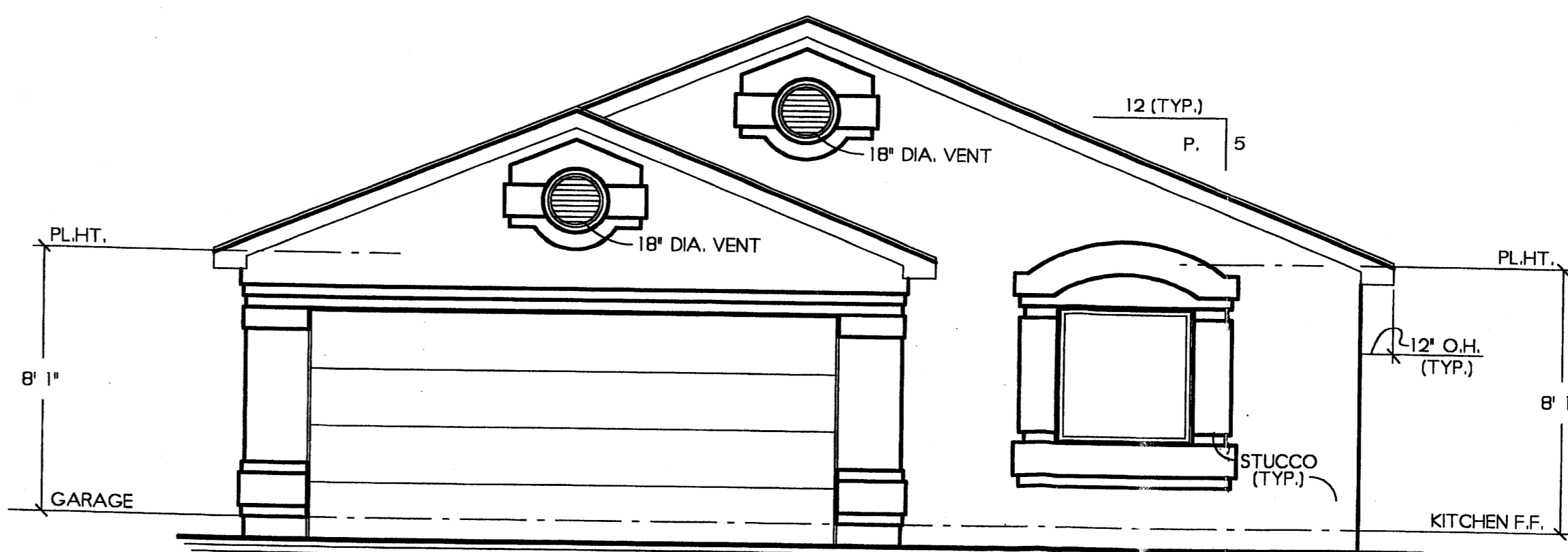
REAR ELEVATION

1/4"=1'0"



LEFT SIDE ELEVATION

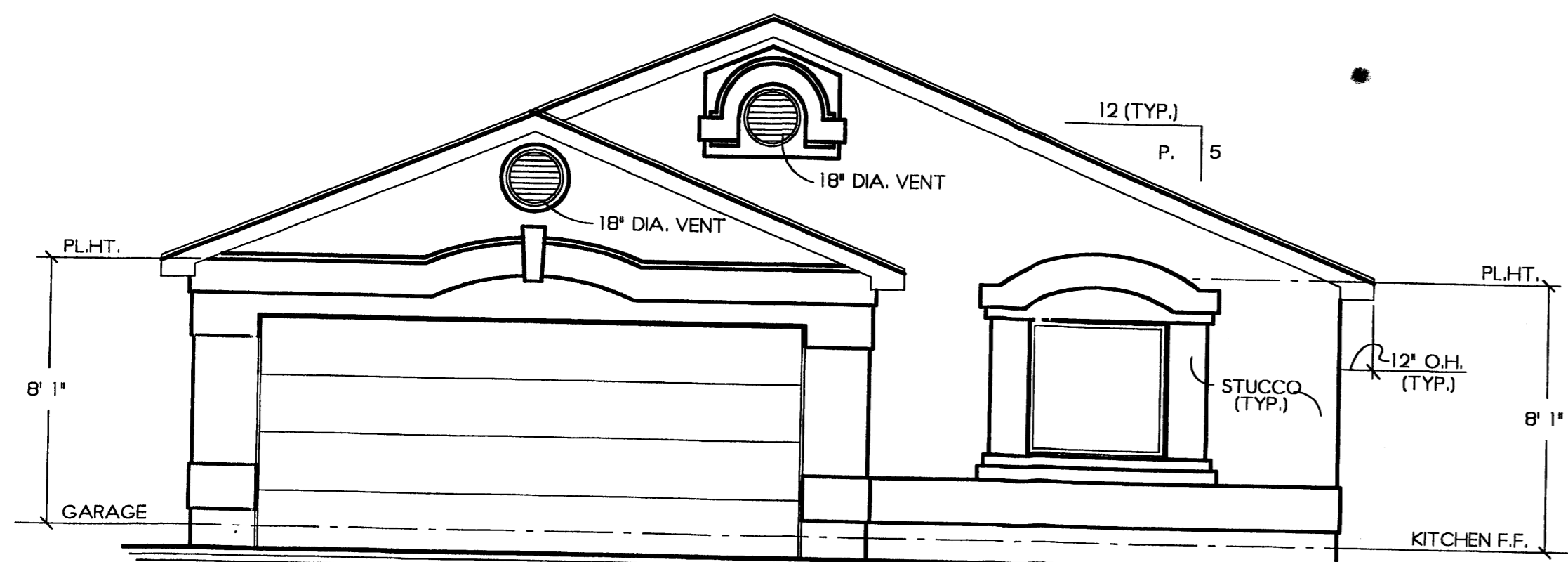
1/4"=1'0"



FRONT ELEVATION

1/4"=1'0"

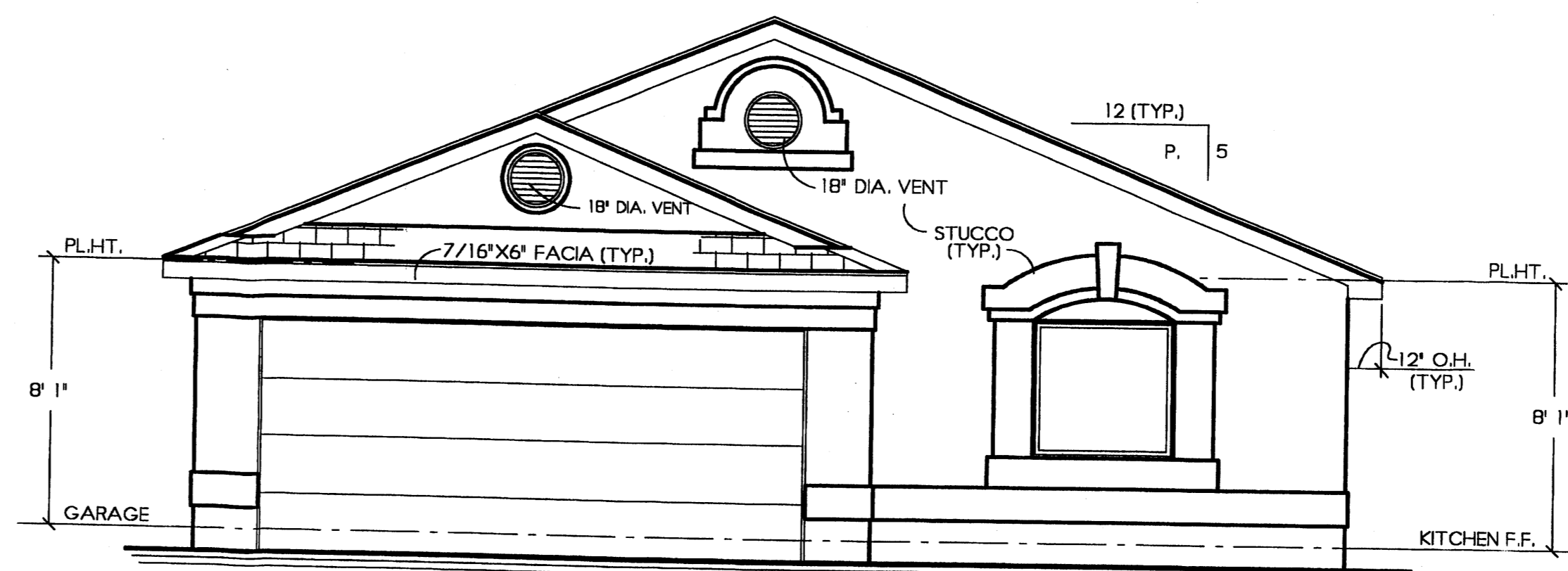
ELEVATION 'A'



FRONT ELEVATION

1/4"=1'0"

ELEVATION 'B'



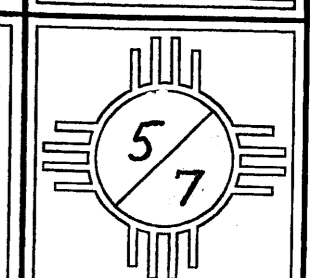
FRONT ELEVATION

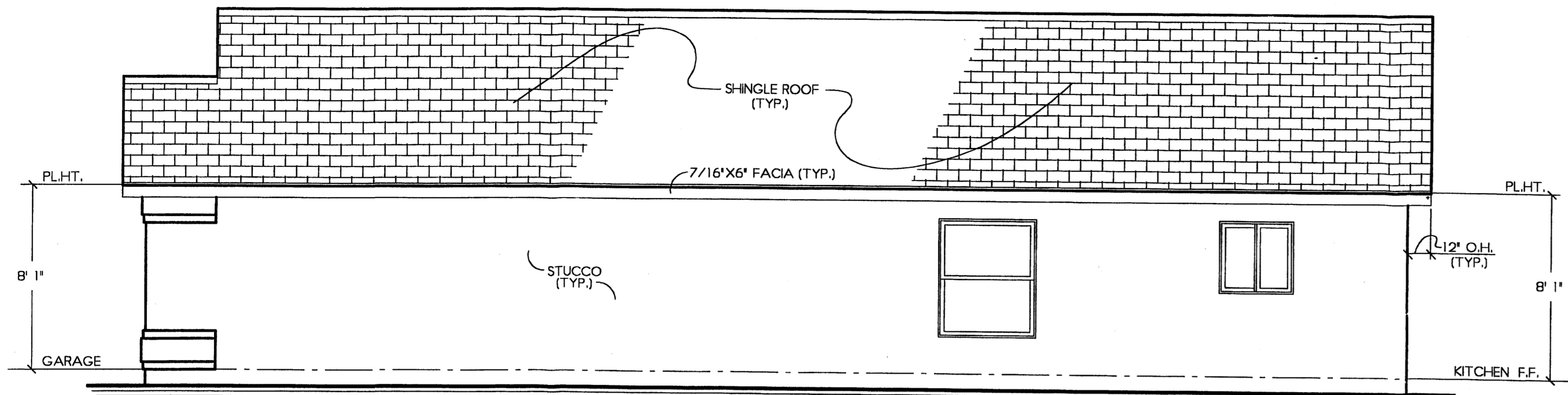
1/4"=1'0"

ELEVATION 'C'

NOTE:
 FOR FRONT ELEVATION
 CHECK (✓) OPTION BOX
 EXAMPLE: OPTION A

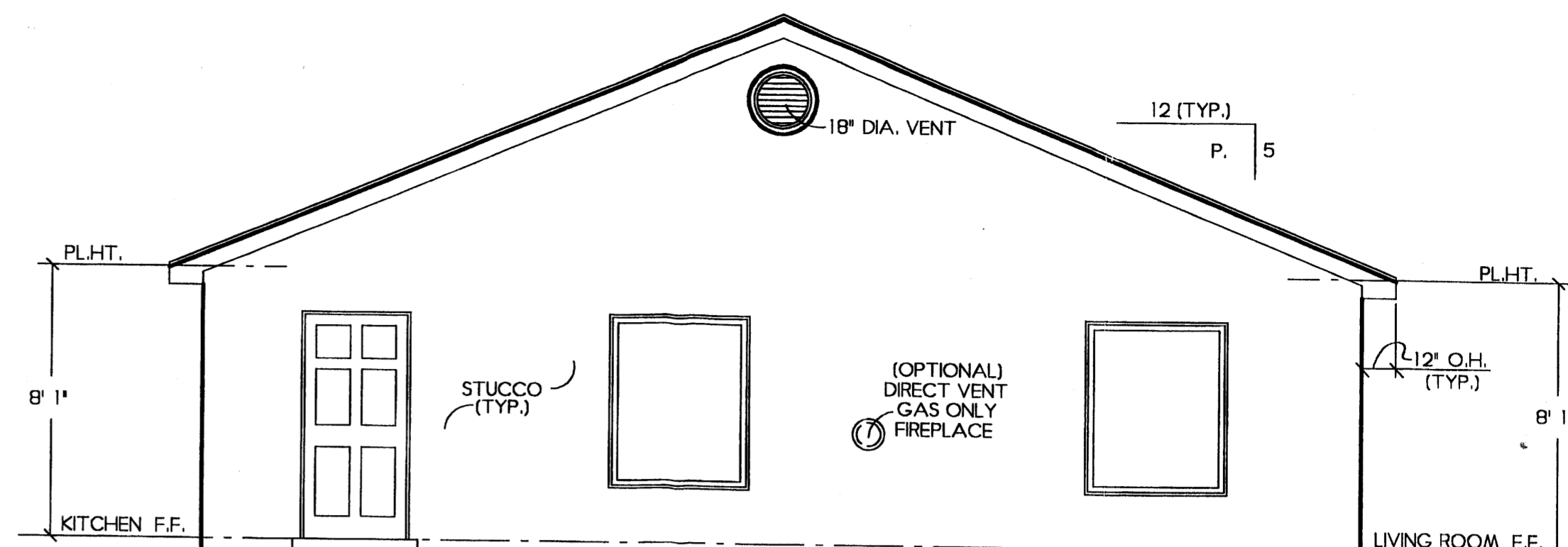
ELEVATION PLANS
ARTISTIC HOMES E PLAN 3
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 JOB NO.: 20060
 COMPUTER: E-PLN-3.FCD
 REVISIONS:
 21 FEB 01
 08 MAR 01
 27 MAR 01
 02 APR 01
 1/4"=1'0"
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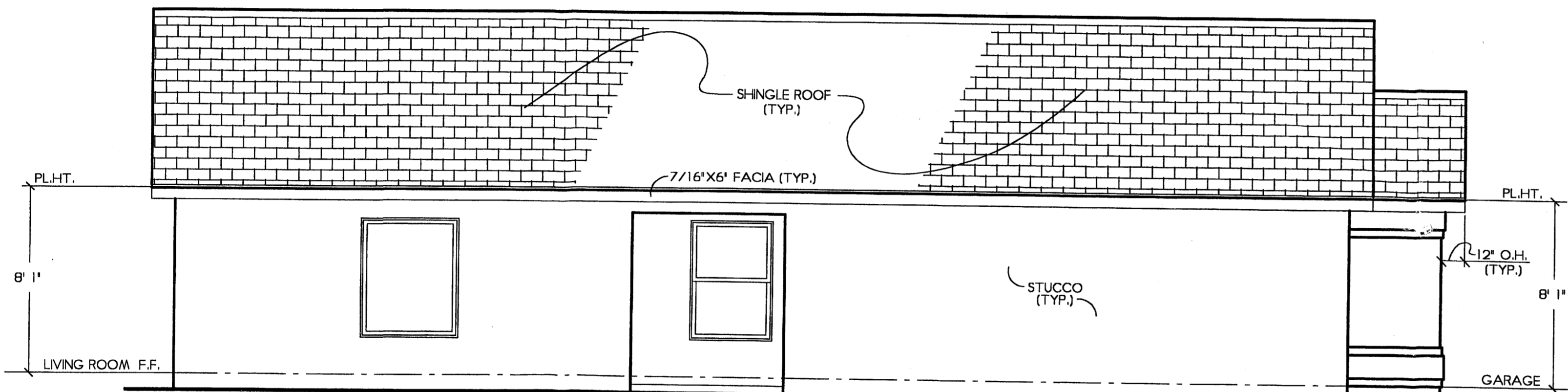
RIGHT SIDE ELEVATION

1/4"=1'0"



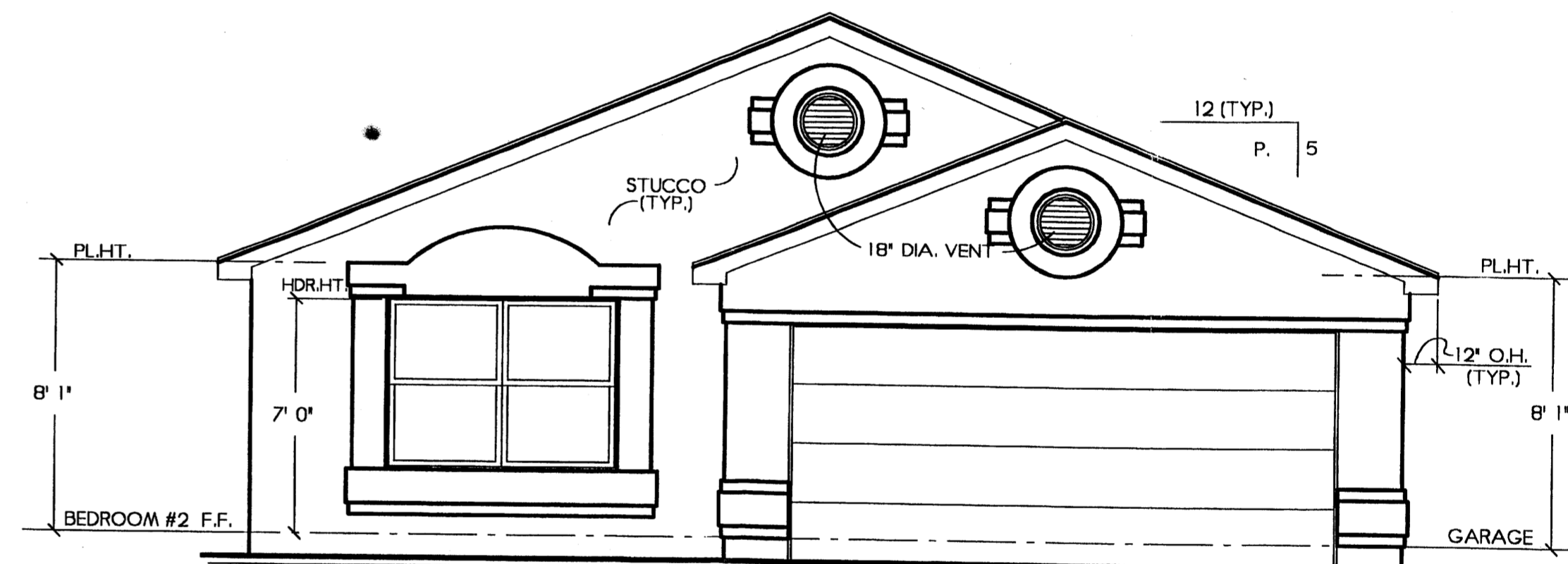
REAR ELEVATION

1/4"=1'0"



LEFT SIDE ELEVATION

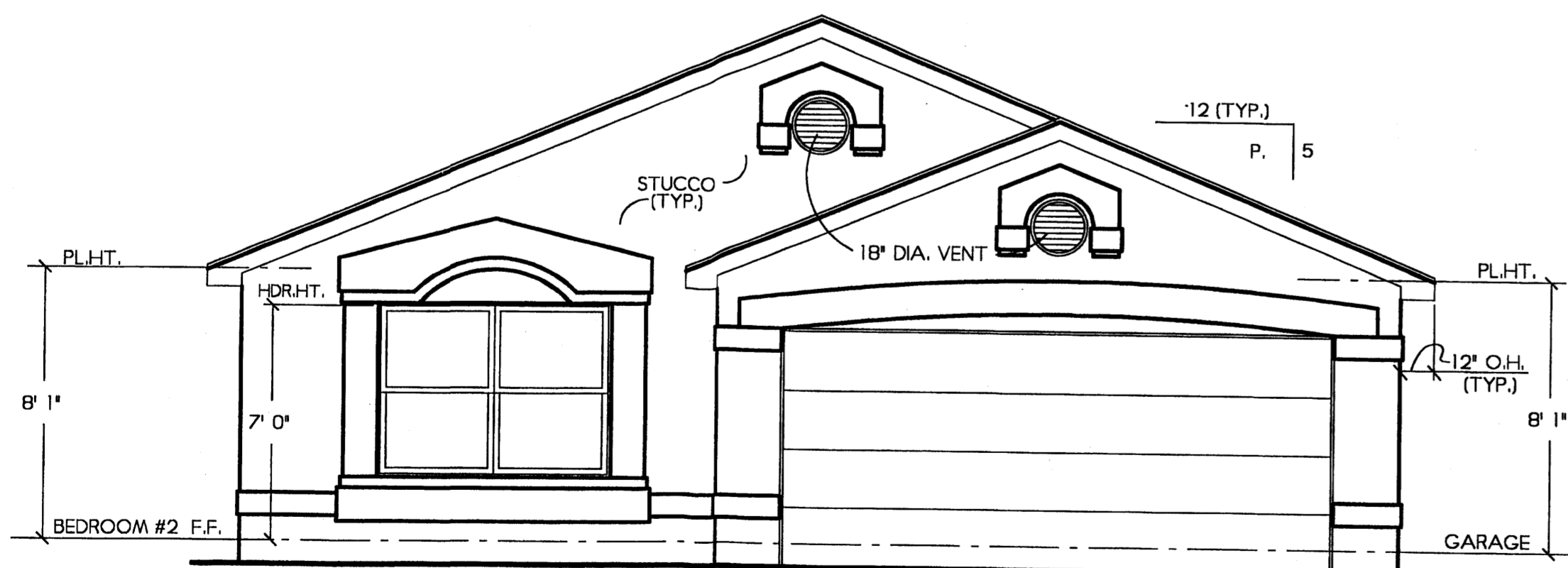
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FRONT ELEVATION

1/4"=1'0"

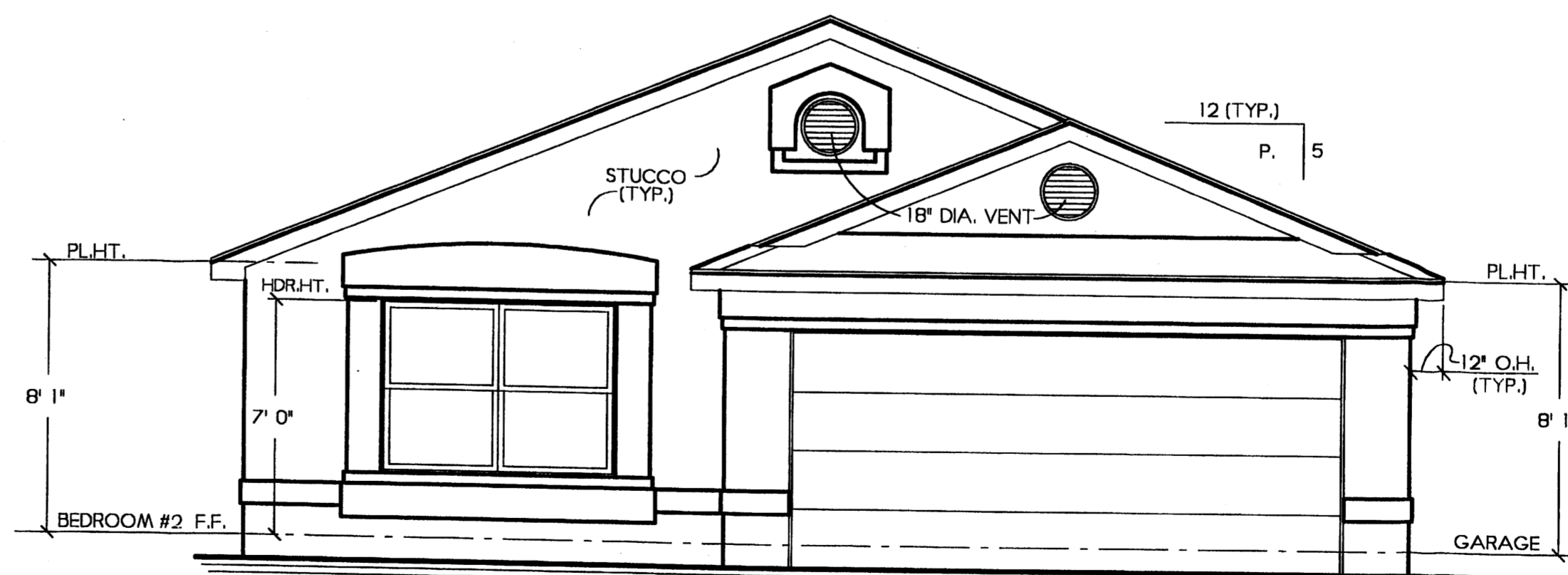
ELEVATION 'A'



FRONT ELEVATION

1/4"=1'0"

ELEVATION 'B'



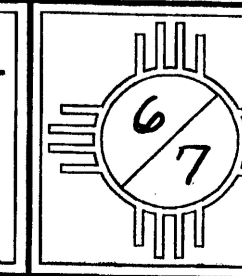
FRONT ELEVATION

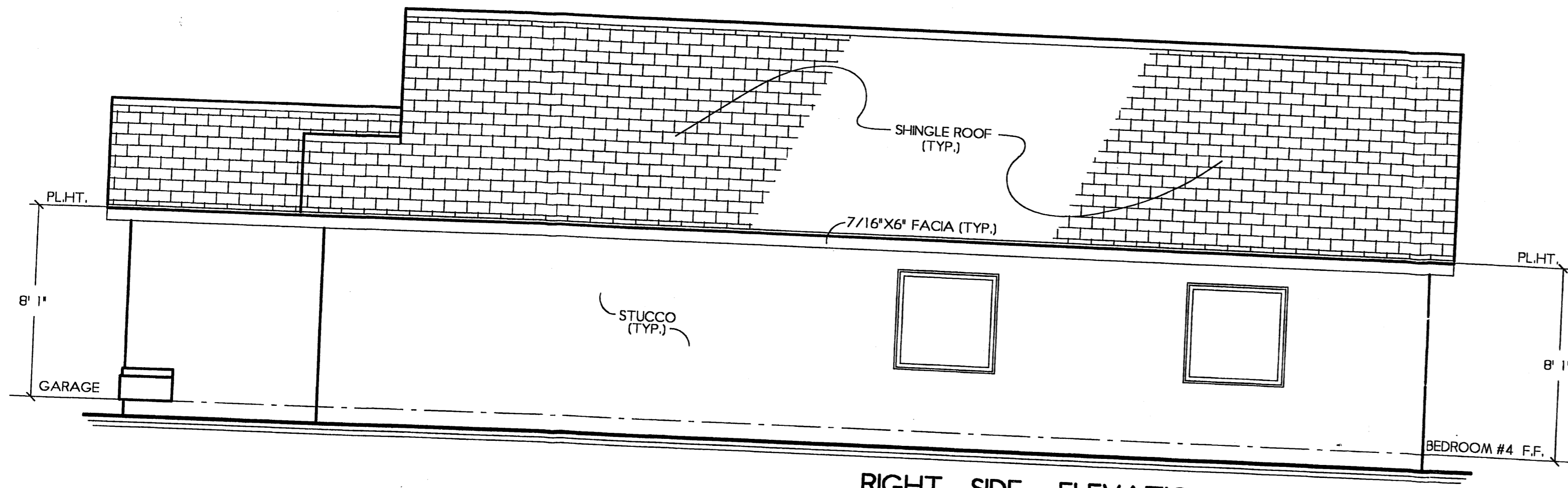
1/4"=1'0"

ELEVATION 'C'

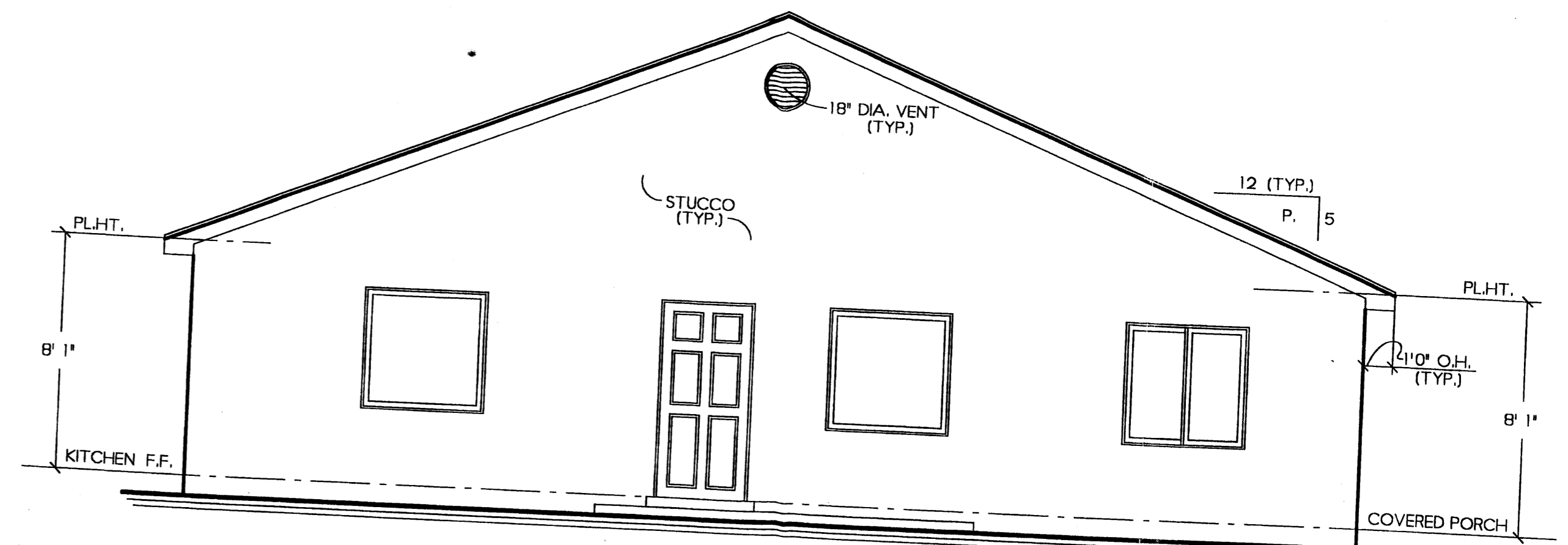
NOTE:
FOR FRONT ELEVATION
CHECK (✓) OPTION BOX
EXAMPLE: OPTION A

PLAN: EPLAN1
 JOB NO.: 20059
 COMPUTER: EPLAN1.FCD
 REVISIONS:
 21 FEB 01
 08 MAR 01
 27 MAR 01
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 ELEVATION PLANS 1/4"=1'0"
 ARTISTIC HOMES EPLAN1

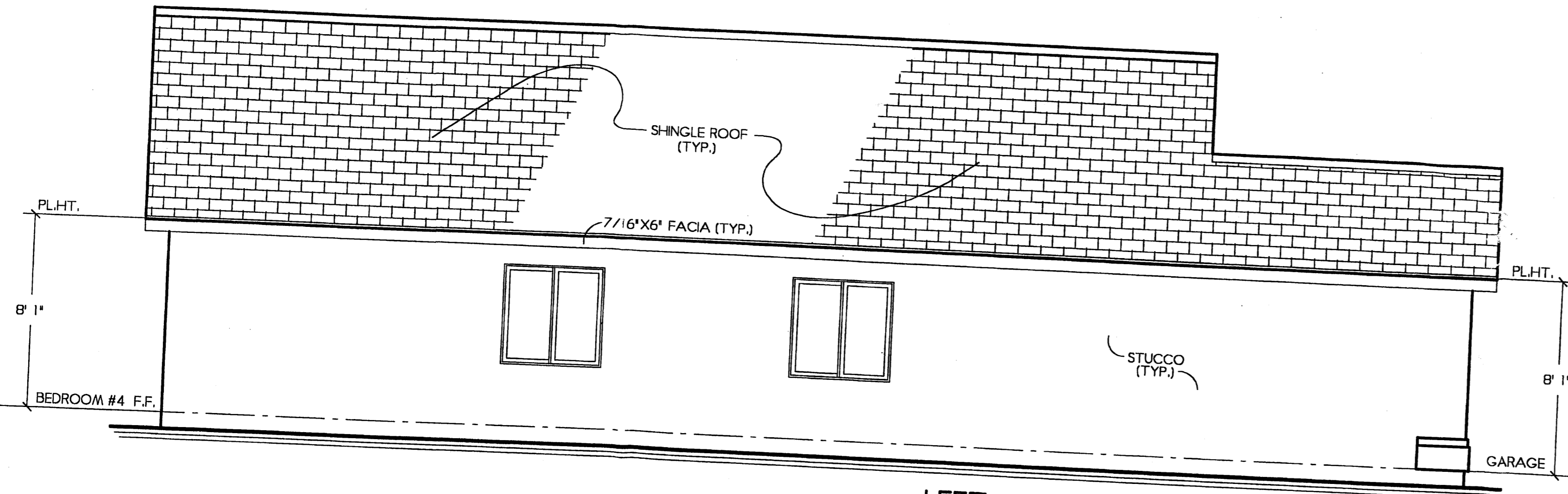




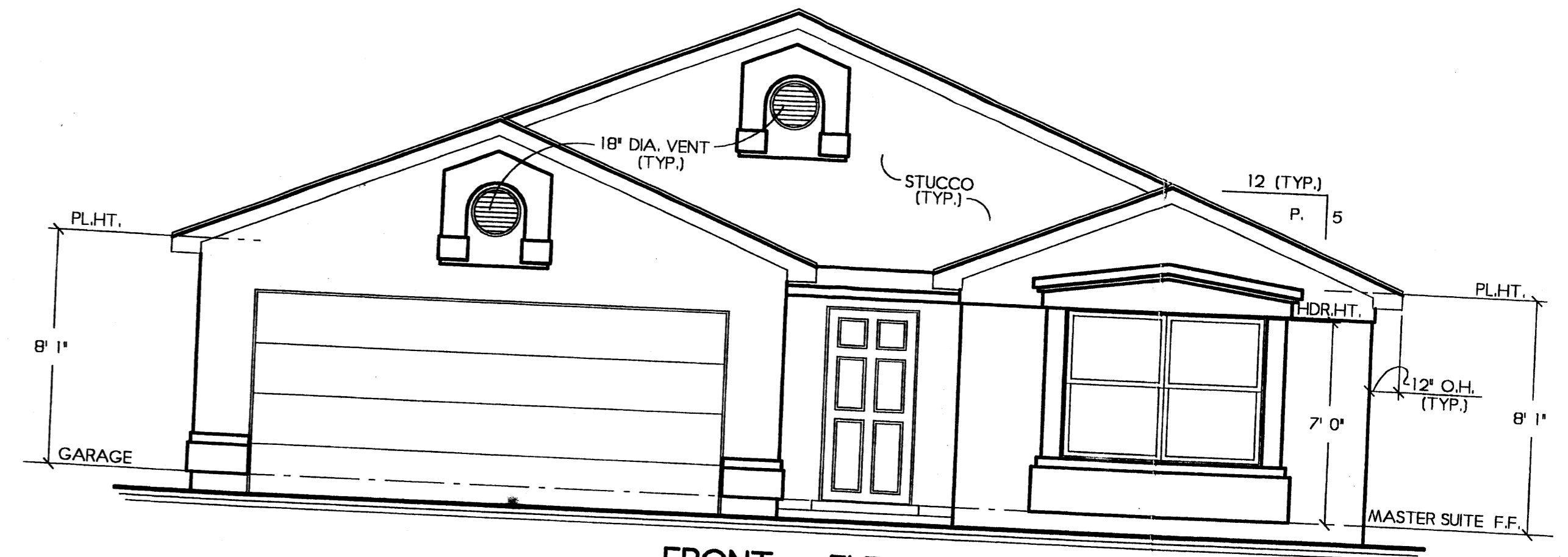
RIGHT SIDE ELEVATION
1/4"=1'0"



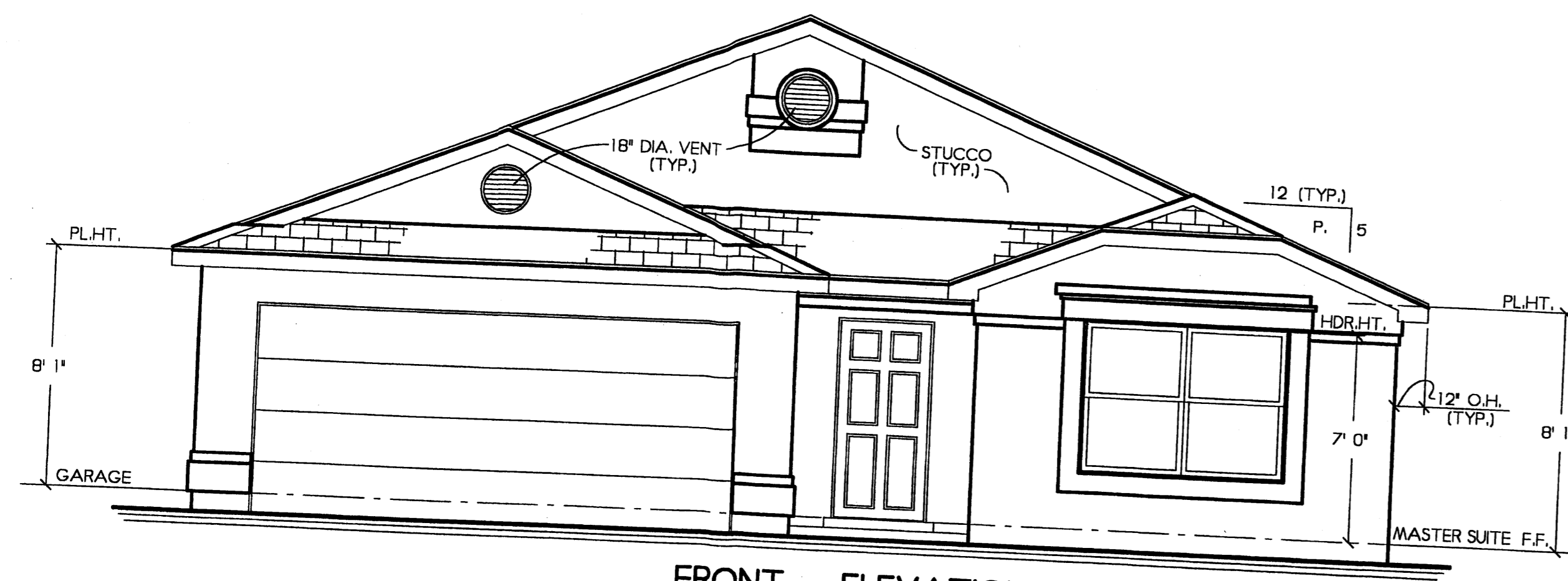
REAR ELEVATION
1/4"=1'0"



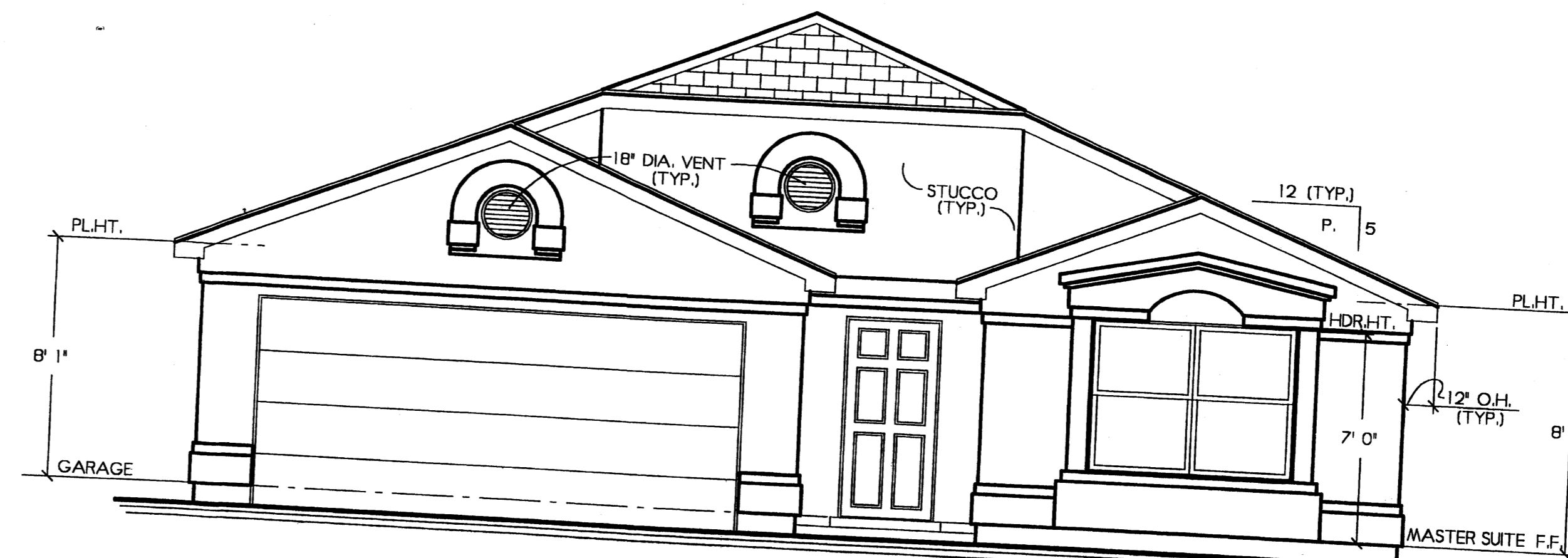
LEFT SIDE ELEVATION
1/4"=1'0"



FRONT ELEVATION
1/4"=1'0" ELEVATION 'A'



FRONT ELEVATION
1/4"=1'0" ELEVATION 'B'



FRONT ELEVATION
1/4"=1'0" ELEVATION 'C'

NOTE:
FOR FRONT ELEVATION
CHECK (✓) OPTION BOX
EXAMPLE: OPTION 1 OPTION 2

PLAN: E PLAN 13
JOB NO.: 20063
COMPUTER: E-PLAN 13.FCT

REVISIONS:	
17 JAN 01	
09 MAR 01	
28 MAR 01	
01 MAY 01	

1/4"=1'0"

ELEVATION PLANS
ARTISTIC HOMES E PLAN 13

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