

NORTH
VICINITY MAP
J-13 NO SCALE

PROJECT DATA
 LOCATION: 2416, 2418 AND 2420 CARSON LANE NW, ALBUQUERQUE, NM 87104
 PROPERTY OWNER: FREDERICK R. EBERLE, 3000 ARNO NE, ALBUQUERQUE, NM 87107
 CURRENT ZONING: R-1
 PROPOSED ZONING: SU-1 / PRD
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

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 C1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 L1 LANDSCAPING PLAN
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 A2 RENDERINGS AND MODEL VIEWS
 A3 LOT 1 FLOOR PLAN AND ELEVATIONS
 A4 LOT 2 FLOOR PLAN AND ELEVATIONS
 A5 LOT 3 FLOOR PLAN AND ELEVATIONS
 1 OF 1 TOPOGRAPHIC SURVEY

LOT 1 DATA

LOT AREA:	.070 Ac	3,070 S.F.
LOT COVERAGE BY BUILDING (INCL. OVERHANGING SECOND FLOOR):	1,083 S.F. (35.3% OF LOT)	
BUILDING FOOTPRINT:	955 S.F.	
GROSS LUMBALE AREA:	1,322 S.F.	
EXISTING HOUSE:	1,050 S.F.	
NEW ADDITION:	272 S.F.	
TOTAL GROSS BUILDING AREA:	1,322 S.F.	

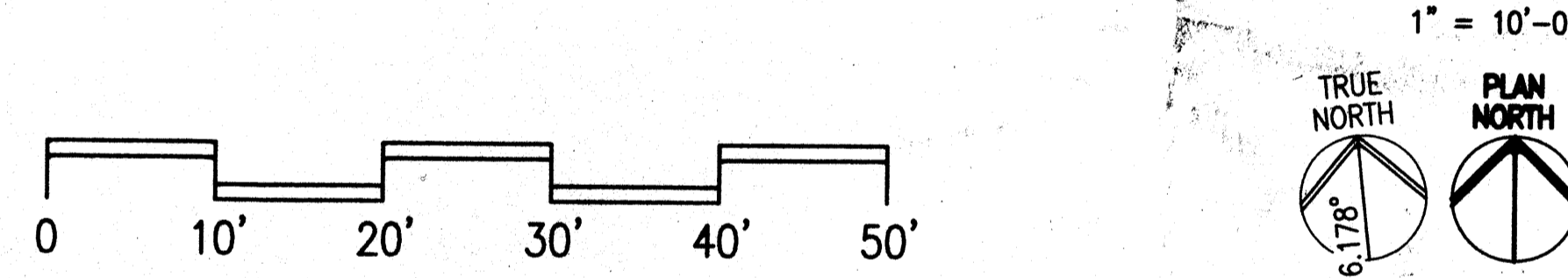
LOT 2 DATA

LOT AREA:	.073 Ac	3,197 S.F.
LOT COVERAGE BY BUILDING (INCL. OVERHANGING SECOND FLOOR):	1,034 S.F. (32.3% OF LOT)	
BUILDING FOOTPRINT:	952 S.F.	
GROSS LUMBALE AREA:	1,294 S.F.	
FIRST FLOOR:	680 S.F.	
SECOND FLOOR:	614 S.F.	
GARAGE AREA:	272 S.F.	
TOTAL GROSS BUILDING AREA (INCL. GARAGE):	1,566 S.F.	

LOT 3 DATA

LOT AREA:	.086 Ac	2,870 S.F.
LOT COVERAGE BY BUILDING (INCL. OVERHANGING SECOND FLOOR):	1,036 S.F. (36.1% OF LOT)	
BUILDING FOOTPRINT:	918 S.F.	
GROSS LUMBALE AREA:	1,244 S.F.	
FIRST FLOOR:	663 S.F.	
SECOND FLOOR:	581 S.F.	
GARAGE AREA:	265 S.F.	
TOTAL GROSS BUILDING AREA (INCL. GARAGE):	1,469 S.F.	

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



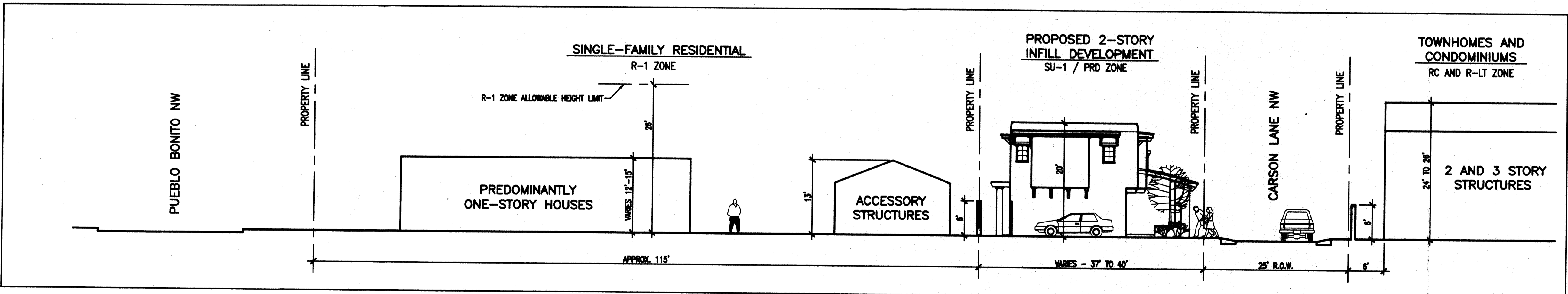
- PEDESTRIAN WALKWAYS:**
1. Pedestrian Walkway made of crusher fines to be continuously maintained by the adjacent property owner.
 2. Locations where the crusher fines abuts up to concrete (sidewalk/curb & gutter), the adjacent property owner will maintain the transition from the concrete to the crusher fines to not allow differential elevations.
 3. If the adjacent property owner no longer wants crusher fines, the adjacent property owner agrees to pay for the installation of a concrete sidewalk.

LEGAL DESCRIPTION

NEW LEGAL DESCRIPTION: ZONE MAP: J-13
 LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 PREVIOUS LEGAL DESCRIPTION:
 TRACT A, LANDS OF WATRUS AND TRACT 293, MRGCD MAP 38, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CITY APPROVALS

APPLICATION NUMBER: 13DRB-70748	PROJECT NUMBER: 1601992
DRB CHAIRPERSON, PLANNING DEPARTMENT: <i>[Signature]</i>	DATE: 1-22-13
CITY ENGINEER: <i>[Signature]</i>	DATE: 12-11-12
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: <i>[Signature]</i>	DATE: 12-31-13
UTILITIES DEPARTMENT: <i>[Signature]</i>	DATE: 12/11/12
PARKS AND RECREATION DEPARTMENT: <i>[Signature]</i>	DATE: 12-11-13
SOLID WASTE MANAGEMENT DEPARTMENT: <i>[Signature]</i>	DATE: 12-2-2013



1 SITE SECTION LOOKING WEST - SHOWING RELATIVE SCALE OF THE DEVELOPMENT TO EXISTING STRUCTURES

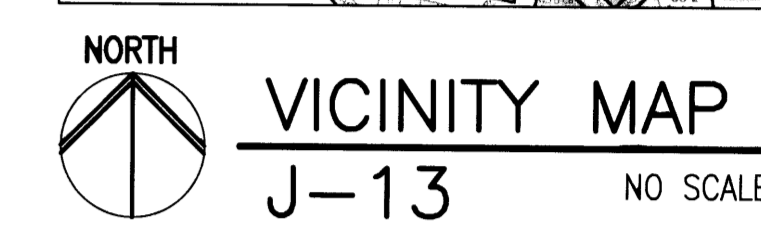
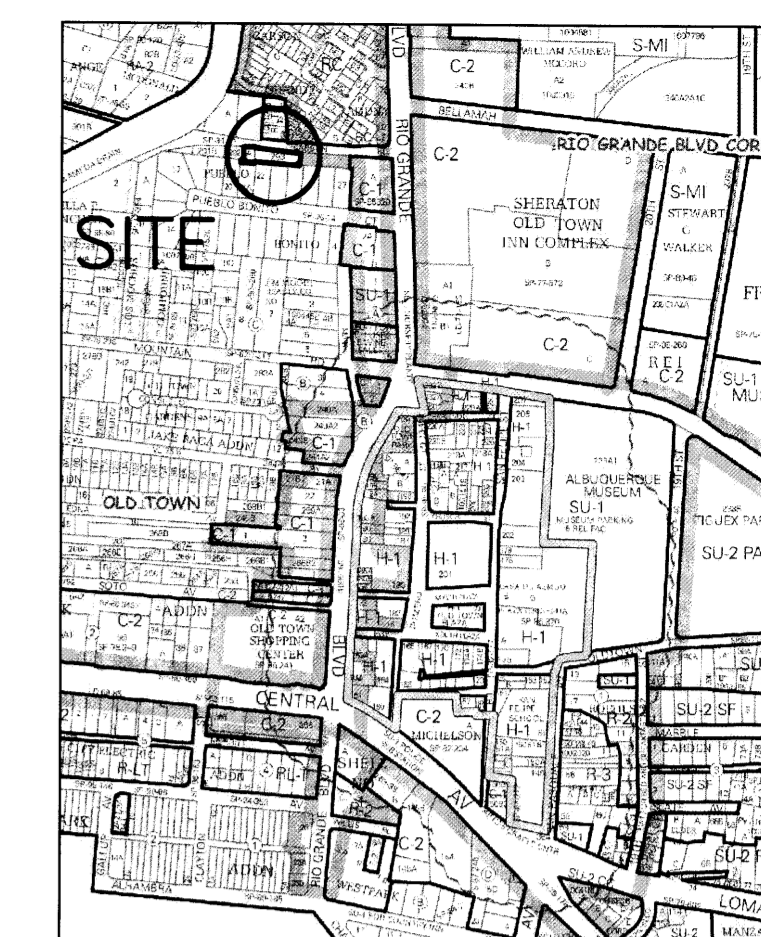
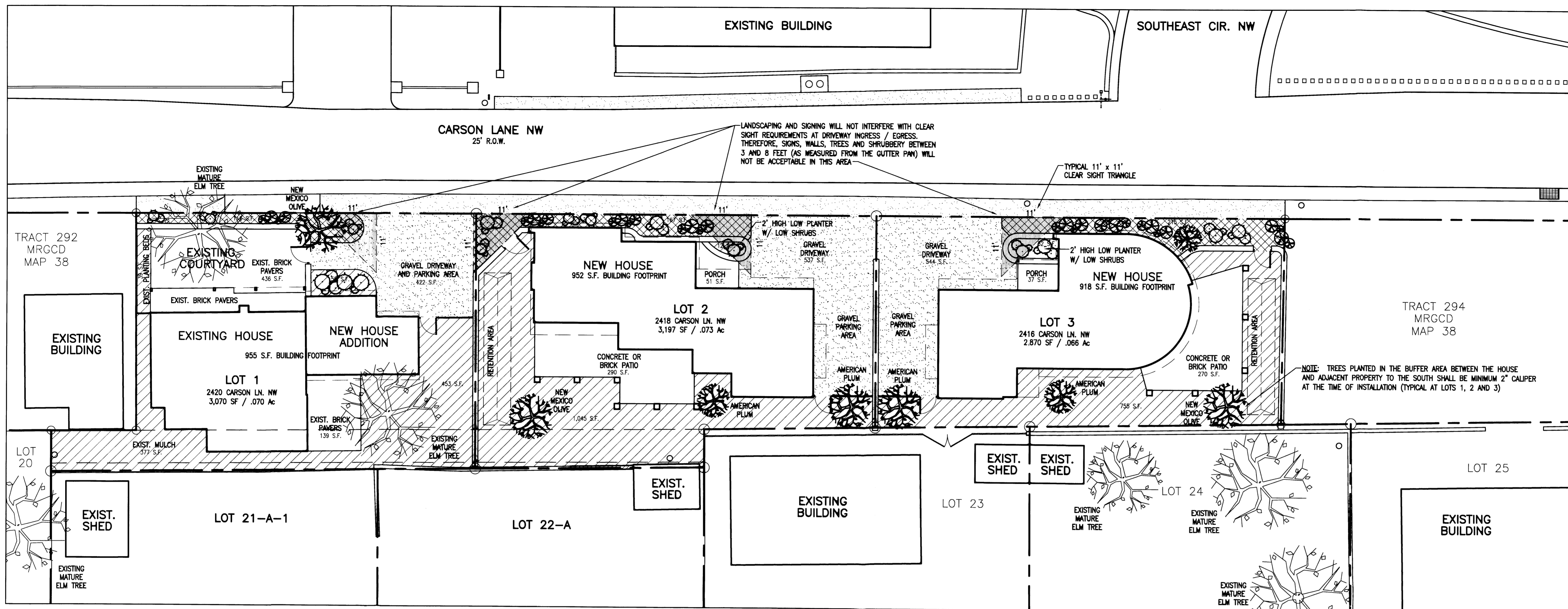
1" = 10'-0"

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
[Signature]
 SIGNATURE & DATE

DATE: 3/26/2013 REV: 11/4/2013 REV: 11/22/2013 REV:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE 2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT
 3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wksrch@comcast.net

C1



PROJECT DATA

LOCATION: 2416, 2418 AND 2420 CARSON LANE NW, ALBUQUERQUE, NM 87104

PROPERTY OWNER: FREDERICK R. EBERLE, 3000 ARNO NE, ALBUQUERQUE, NM 87107

LEGAL DESCRIPTION: ZONE MAP: J-13, LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING: R-1

PROPOSED ZONING: SU-1 / PRD

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PLANT AND GROUNDCOVER SCHEDULE

- PEDESTRIAN WAY
COMPACTED CRUSHER FINES
- DRIVEWAY / PARKING AREAS
COMPACTED PEA GRAVEL
- GROUND COVER AREAS
25% CRUSHER FINES (GREY COLOR) AND 75% LOW-WATER USE, SHADE TOLERANT EVERGREEN, SUCH AS CREEPING THYME OR CHAMOMILE
- TURF / GENERAL PLANTING AREAS
COMBINATION OF LOW WATER USE TURF, NATURAL GRASSES OR GARDEN AREAS
- SHRUBS
EVERGREEN, SHADE TOLERANT, LOW OR MEDIUM WATER USE PLANTS UNDER 5' TALL AT MATURITY, SUCH AS DESERT BLOOM, BARBERRY AND BOXWOOD
- SMALL TREE (ORNAMENTAL)
AMERICAN PLUM, 12'-20', MEDIUM WATER USE
- MEDIUM TREE
NEW MEXICO OLIVE, 15'-18', LOW WATER USE
- LARGE TREE
NEW MEXICO LOCUST, 40'-50', LOW/MEDIUM WATER USE
- EXISTING TREE
MATURE ELM

LOT 1 LANDSCAPE DATA

LOT AREA: .070 Ac	3,070 S.F.
BUILDING FOOTPRINT:	955 S.F.
PERVIOUS AREA (48% OF LOT):	1,462 S.F.
TURF/PLANTING BED:	924 S.F.
GROUND COVER:	116 S.F.
GRAVEL DRIVEWAY/PARKING AREAS:	422 S.F.
IMPERVIOUS AREA (52% OF LOT):	1,608 S.F.
BUILDING:	955 S.F.
PATIOS, PORCHES OR WALLS:	653 S.F.

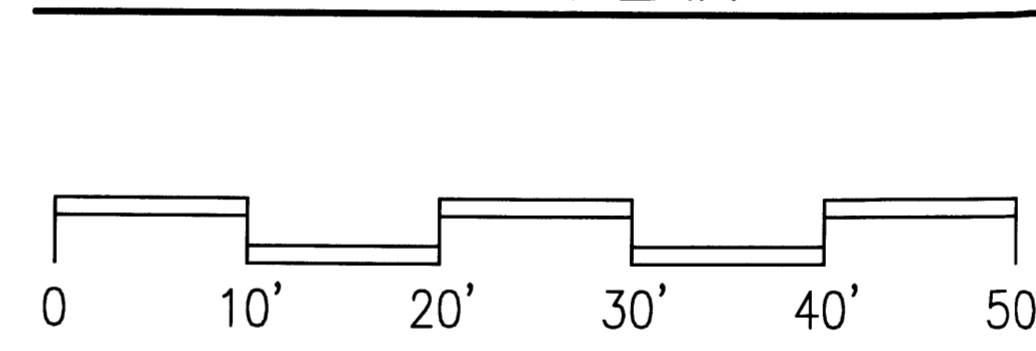
LOT 2 LANDSCAPE DATA

LOT AREA: .073 Ac	3,197 S.F.
BUILDING FOOTPRINT:	952 S.F.
PERVIOUS AREA (56% OF LOT):	1,778 S.F.
TURF/PLANTING BED:	1,045 S.F.
GROUND COVER:	196 S.F.
GRAVEL DRIVEWAY/PARKING AREAS:	537 S.F.
IMPERVIOUS AREA (44% OF LOT):	1,419 S.F.
BUILDING:	952 S.F.
PATIOS, PORCHES OR WALLS:	467 S.F.

LOT 3 LANDSCAPE DATA

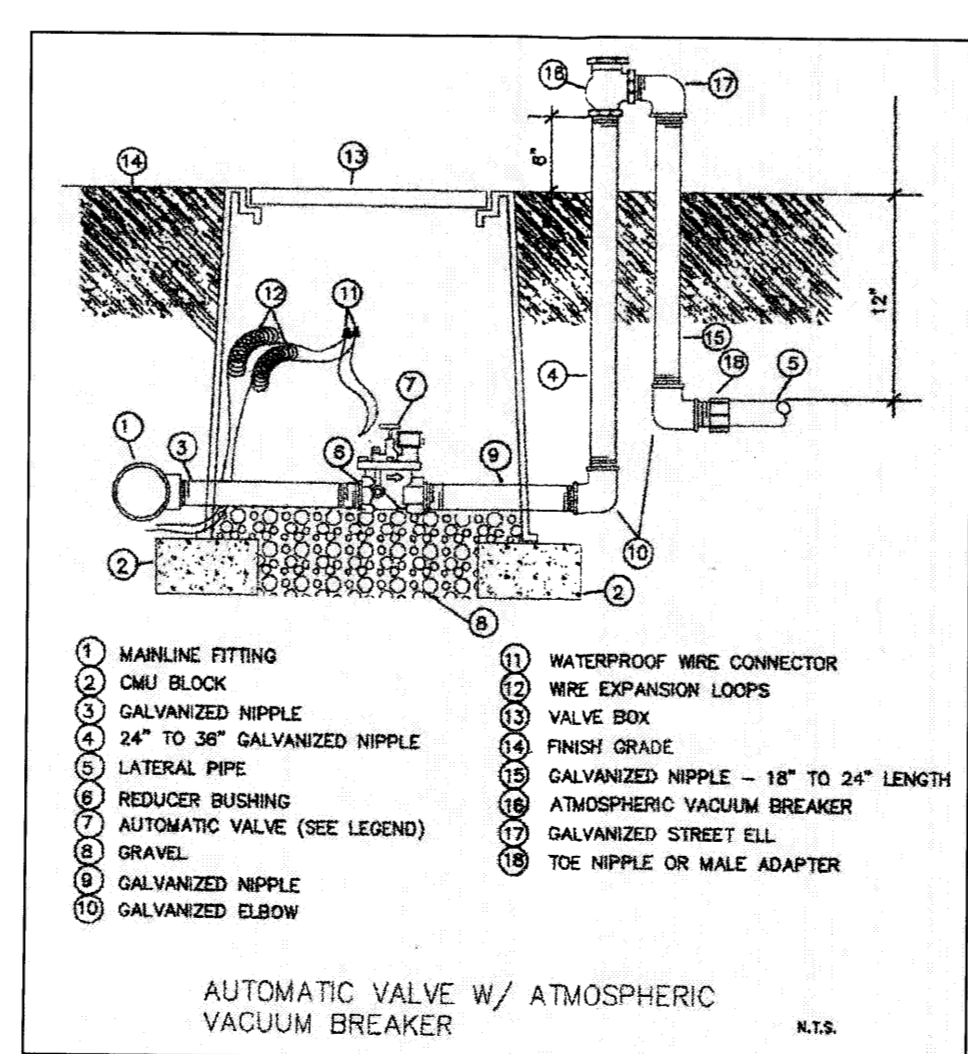
LOT AREA: .066 Ac	2,870 S.F.
BUILDING FOOTPRINT:	918 S.F.
PERVIOUS AREA (54% OF LOT):	1,546 S.F.
TURF/PLANTING BED:	787 S.F.
GROUND COVER:	215 S.F.
GRAVEL DRIVEWAY/PARKING AREAS:	544 S.F.
IMPERVIOUS AREA (46% OF LOT):	1,324 S.F.
BUILDING:	918 S.F.
PATIOS AND PORCHES:	406 S.F.

LANDSCAPING PLAN

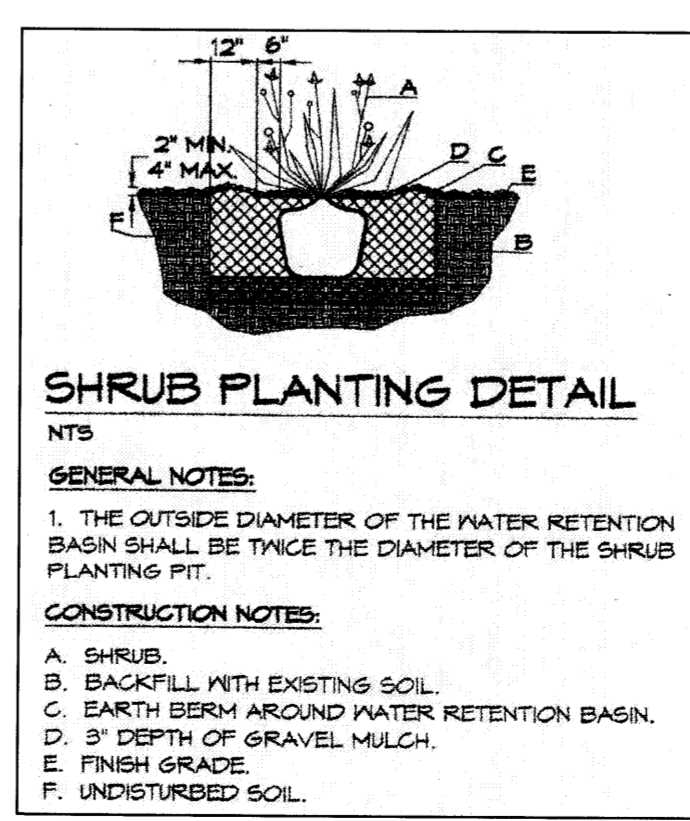


LANDSCAPING NOTES

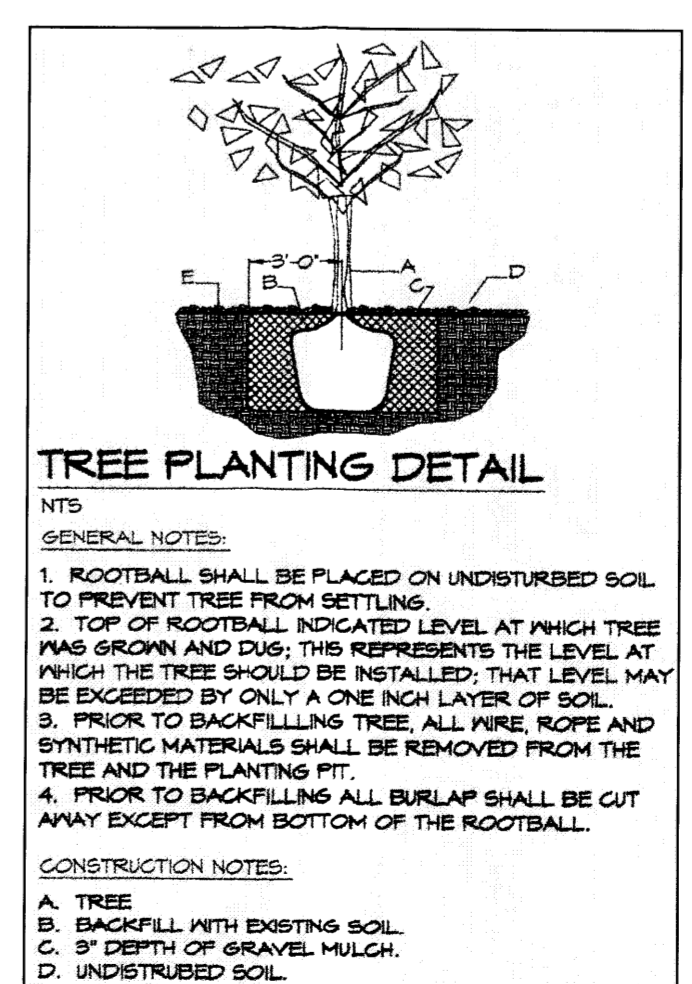
- PLANTINGS AND IRRIGATION SYSTEMS SHALL COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 6.1.1.1, "WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE".
- MAINTENANCE OF PLANTINGS AND IRRIGATION SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE IRRIGATION SYSTEM FOR PLANTINGS SHALL CONSIST OF A COMBINATION OF A PIPED WATER SPRINKLER, DRIP AND BUBBLER SYSTEM AND HAND WATERING OF PLANTINGS. THE IRRIGATION SYSTEM SHALL HAVE A TIMER CONTROL.
- A PIPED WATER IRRIGATION SYSTEM USING CITY WATER SHALL INCLUDE AN APPROVED BACKFLOW PREVENTER AS REQUIRED BY THE CITY.



BACKFLOW PREVENTER DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:

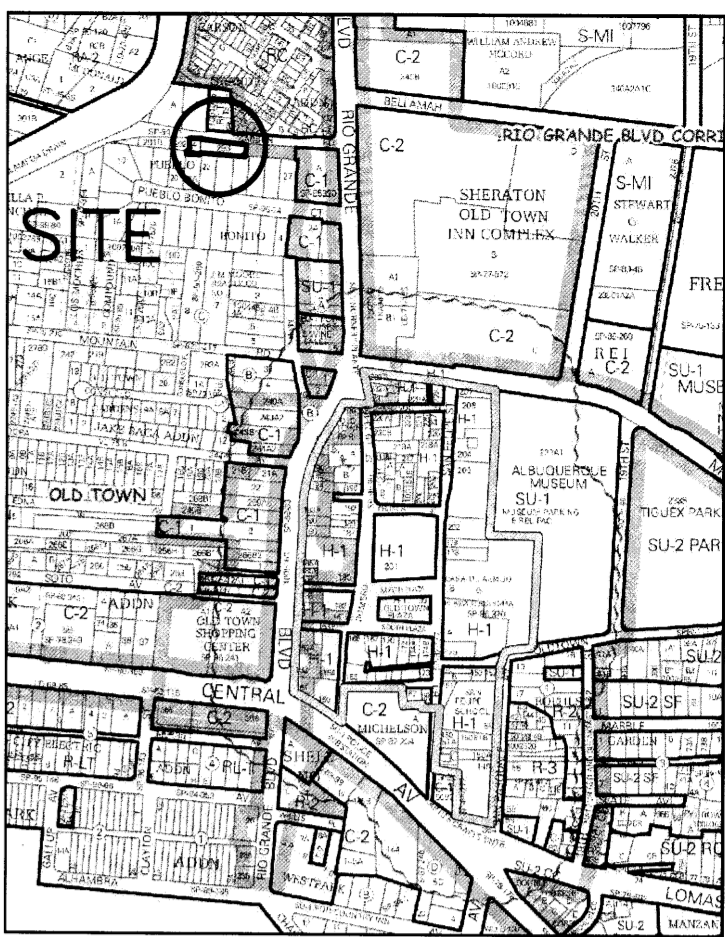
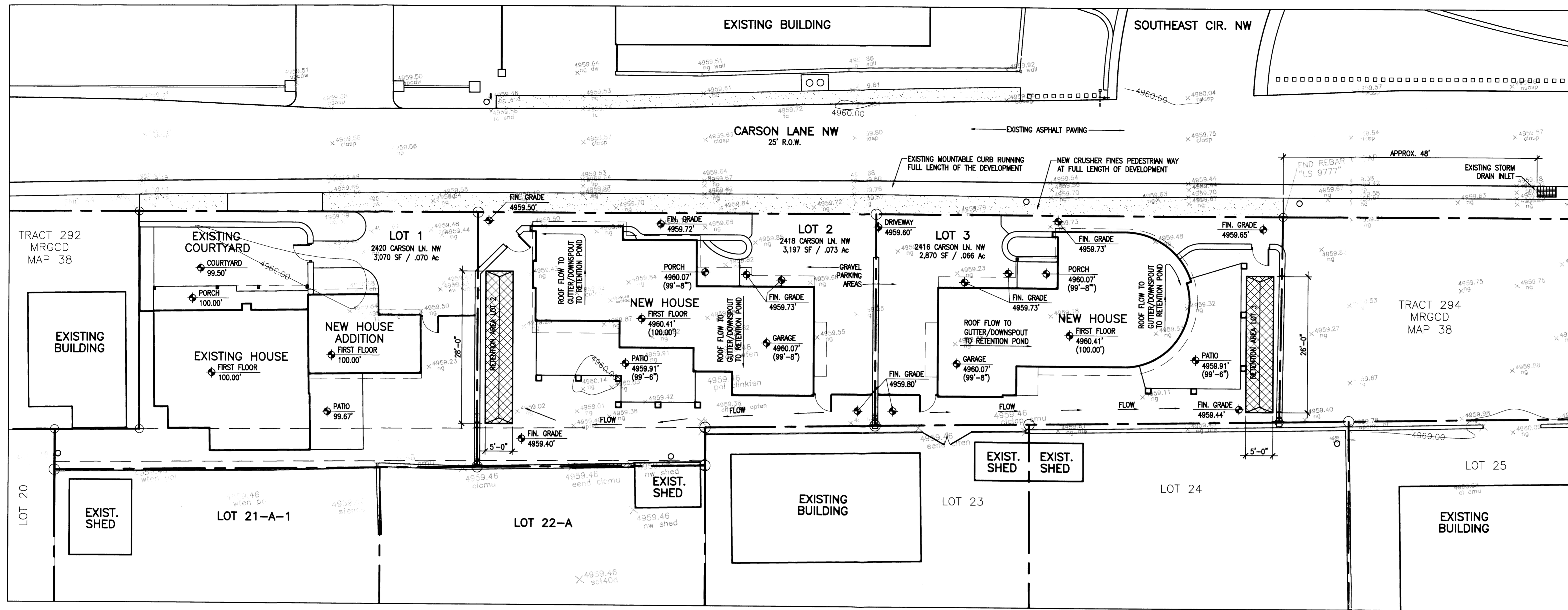
LANDSCAPING PLAN

LANDS OF FREDERICK EBERLE

ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE 2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT

3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wklar@comcast.net



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VICINITY MAP
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ALBUQUERQUE, NM 87104
PROPERTY OWNER: FREDERICK R. EBERLE
3000 ARNO NE, ALBUQUERQUE, NM 87107
LEGAL DESCRIPTION: ZONE MAP: J-13
LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
CURRENT ZONING: R-1
PROPOSED ZONING: SU-1 / PRO
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

LOT 2 SURFACE DATA

LOT AREA: .070 Ac	3,070 S.F.
BUILDING FOOTPRINT:	952 S.F.
PERVIOUS AREA (56% OF LOT):	1,778 S.F.
TURF/PLANTING BED:	1,045 S.F.
GROUND COVER:	196 S.F.
GRAVEL DRIVEWAY/PARKING AREAS:	537 S.F.
IMPERVIOUS AREA (44% OF LOT):	1,419 S.F.
BUILDING:	952 S.F.
PATIOS, PORCHES OR WALLS:	467 S.F.

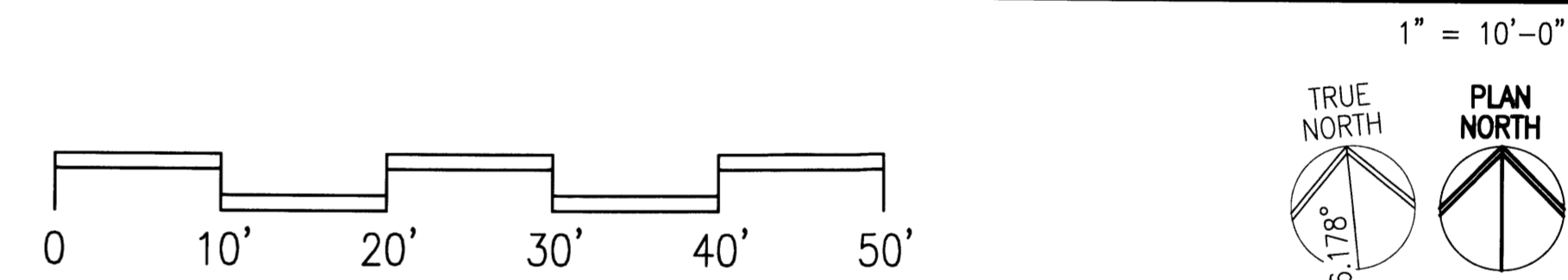
LOT 3 SURFACE DATA

LOT AREA: .066 Ac	2,870 S.F.
BUILDING FOOTPRINT:	918 S.F.
PERVIOUS AREA (54% OF LOT):	1,548 S.F.
TURF/PLANTING BED:	787 S.F.
GROUND COVER:	215 S.F.
GRAVEL DRIVEWAY/PARKING AREAS:	544 S.F.
IMPERVIOUS AREA (46% OF LOT):	1,324 S.F.
BUILDING:	918 S.F.
PATIOS AND PORCHES:	406 S.F.

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

GRADING AND DRAINAGE PLAN



ON-SITE RETENTION CALCULATIONS

CAPTURE THE FIRST 1/2" OF RAINFALL AND RETAIN ON-SITE.
FOR ROOF/IMPERVIOUS AREAS: 0.5" - 0.1" INITIAL ABSTRACTION = 0.4" MULTIPLIER.
FOR GRAVEL DRIVEWAYS / TREATMENT C (YARD) AREAS: 0.5" - 0.35" INITIAL ABSTRACTION = 0.15" MULTIPLIER.

LOT 2 CAPTURE / RETENTION

ROOF / IMPERVIOUS: 1,419 S.F. x 0.4" =	47.3 C.F.
GRAVEL / LANDSCAPE C: 1,778 S.F. x 0.15" =	22.2 C.F.
TOTAL	69.5 C.F.

69.5 C.F. x 7.48 GALLONS PER C.F. = 520 GALLONS.

LOT 3 CAPTURE / RETENTION

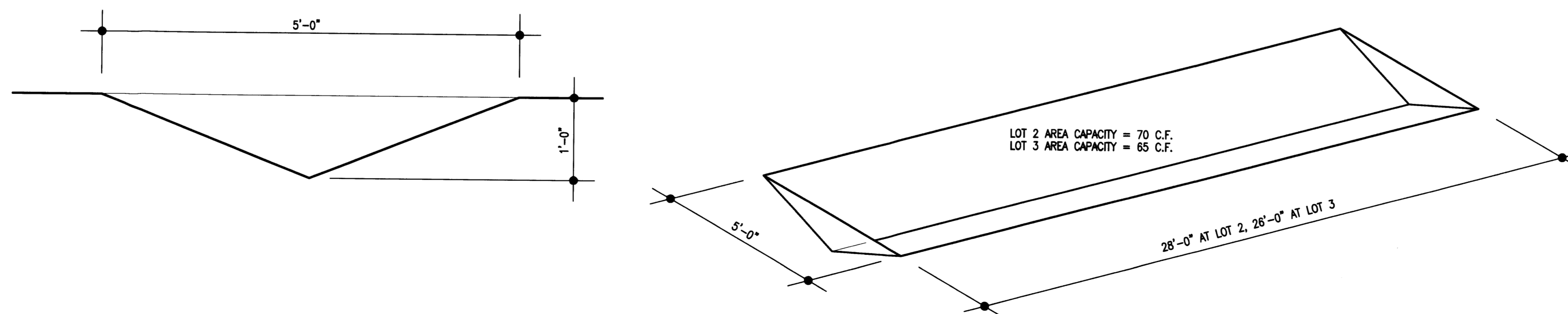
ROOF / IMPERVIOUS: 1,324 S.F. x 0.4" =	44.1 C.F.
GRAVEL / LANDSCAPE C: 1,548 S.F. x 0.15" =	19.3 C.F.
TOTAL	63.4 C.F.

63.4 C.F. x 7.48 GALLONS PER C.F. = 474 GALLONS.

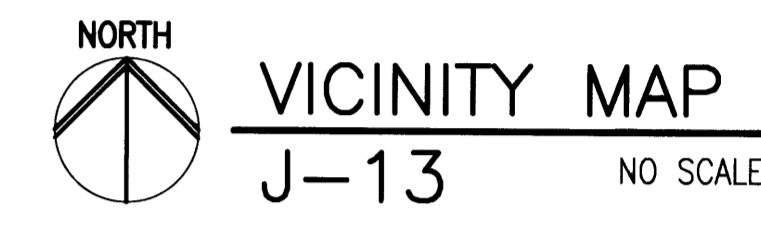
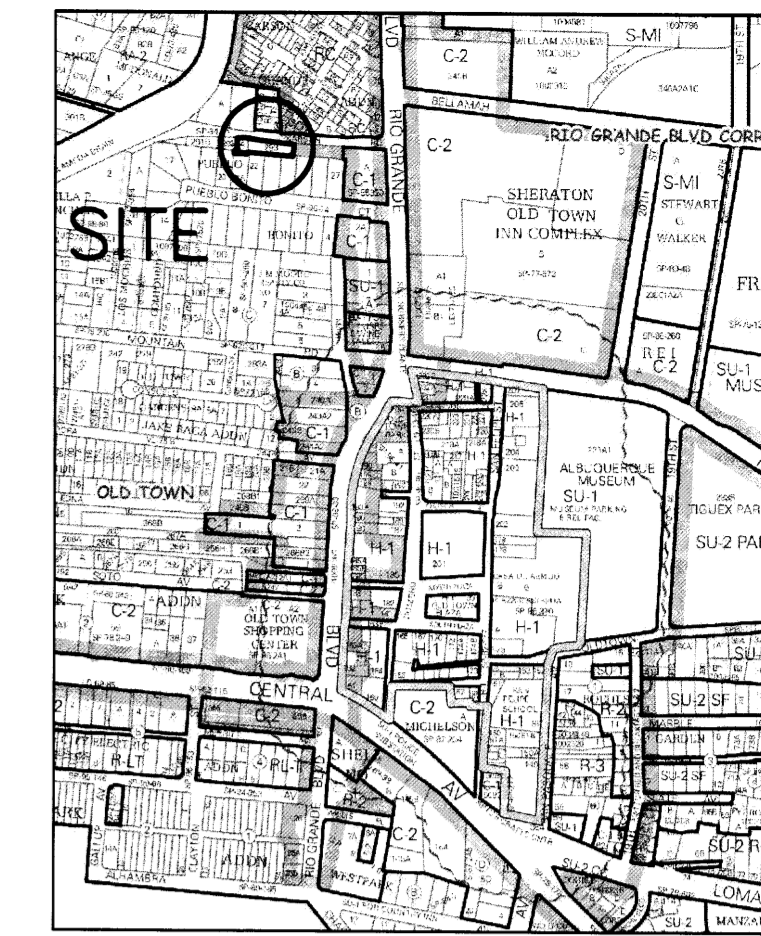
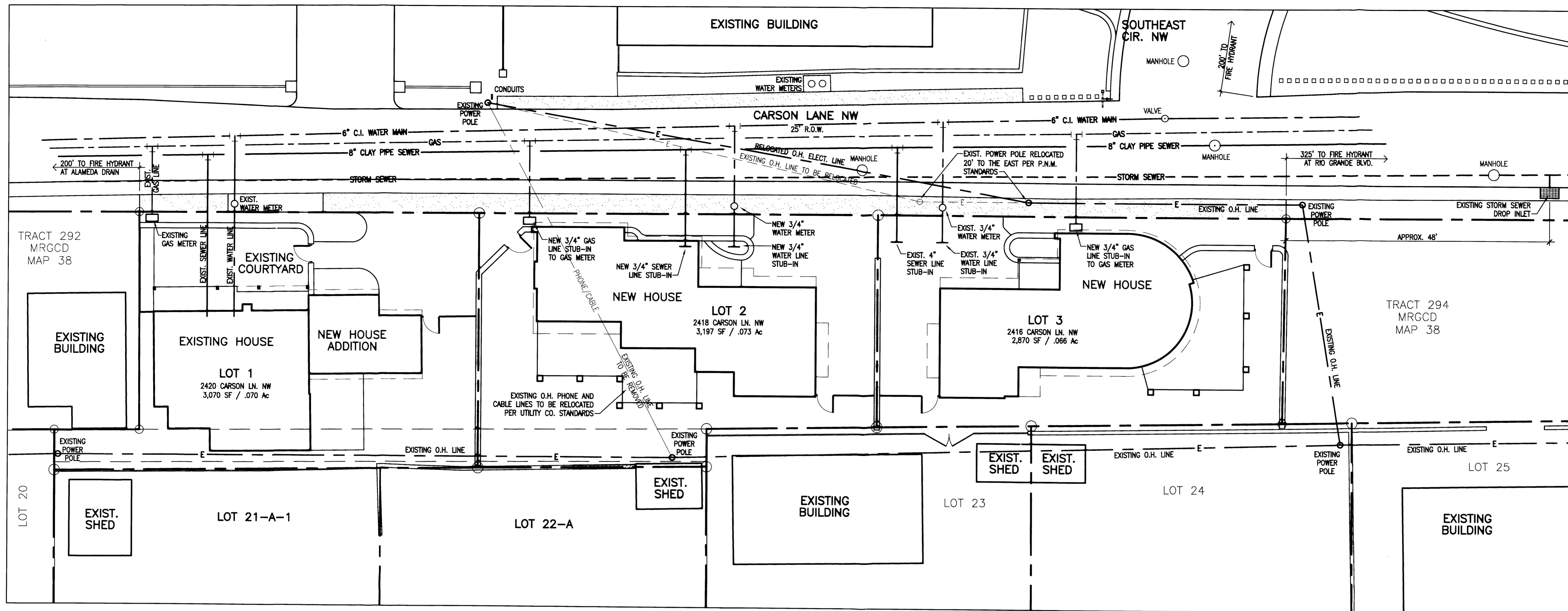
GRADING NOTES

- EACH LOT IS GENERALLY FLAT.
- THERE ARE NO RETAINING WALLS INCLUDED IN THIS PROPOSAL.
- PER THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, LOT 1 IS NOT REQUIRED TO MITIGATE STORMWATER RUNOFF.

RETENTION AREA



DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:
GRADING & DRAINAGE PLAN
LANDS OF FREDERICK EBERLE
ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE
2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104
WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wkarth@comcast.net



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ALBUQUERQUE, NM 87104

PROPERTY OWNER: FREDERICK R. EBERLE
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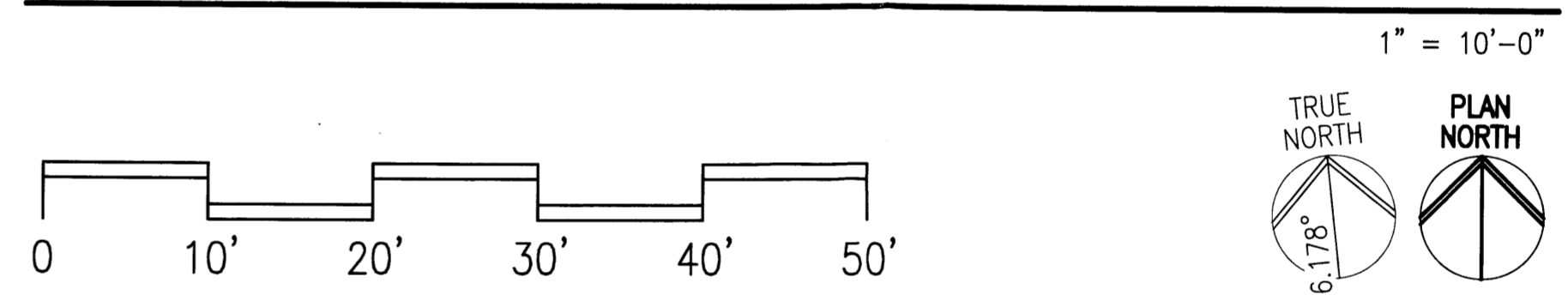
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING: R-1

PROPOSED ZONING: SU-1 / PRD

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

UTILITY PLAN



1" = 10'-0"

DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:

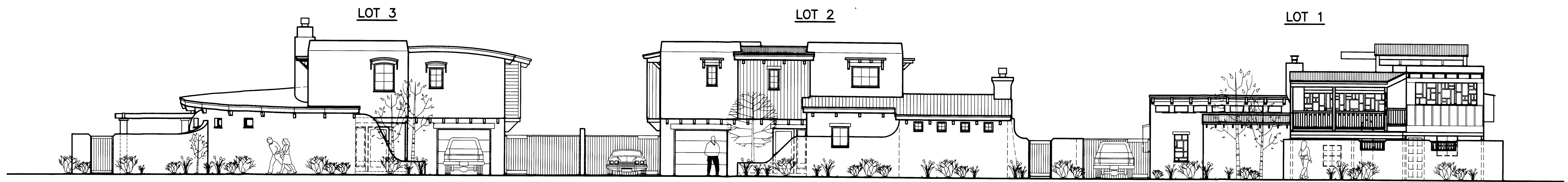
UTILITY PLAN

LANDS OF FREDERICK EBERLE

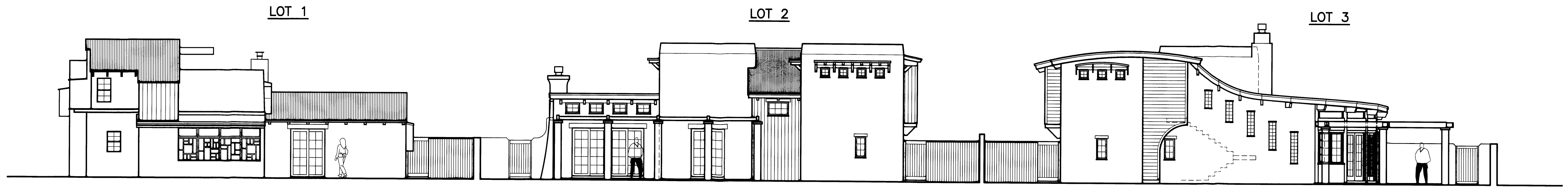
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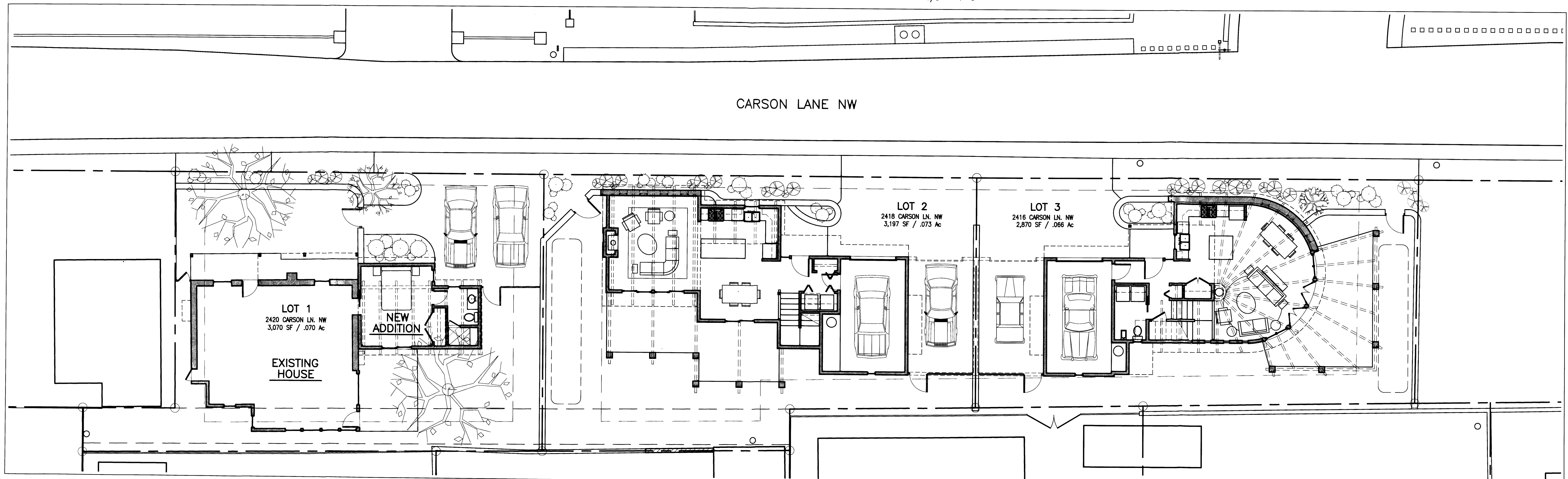
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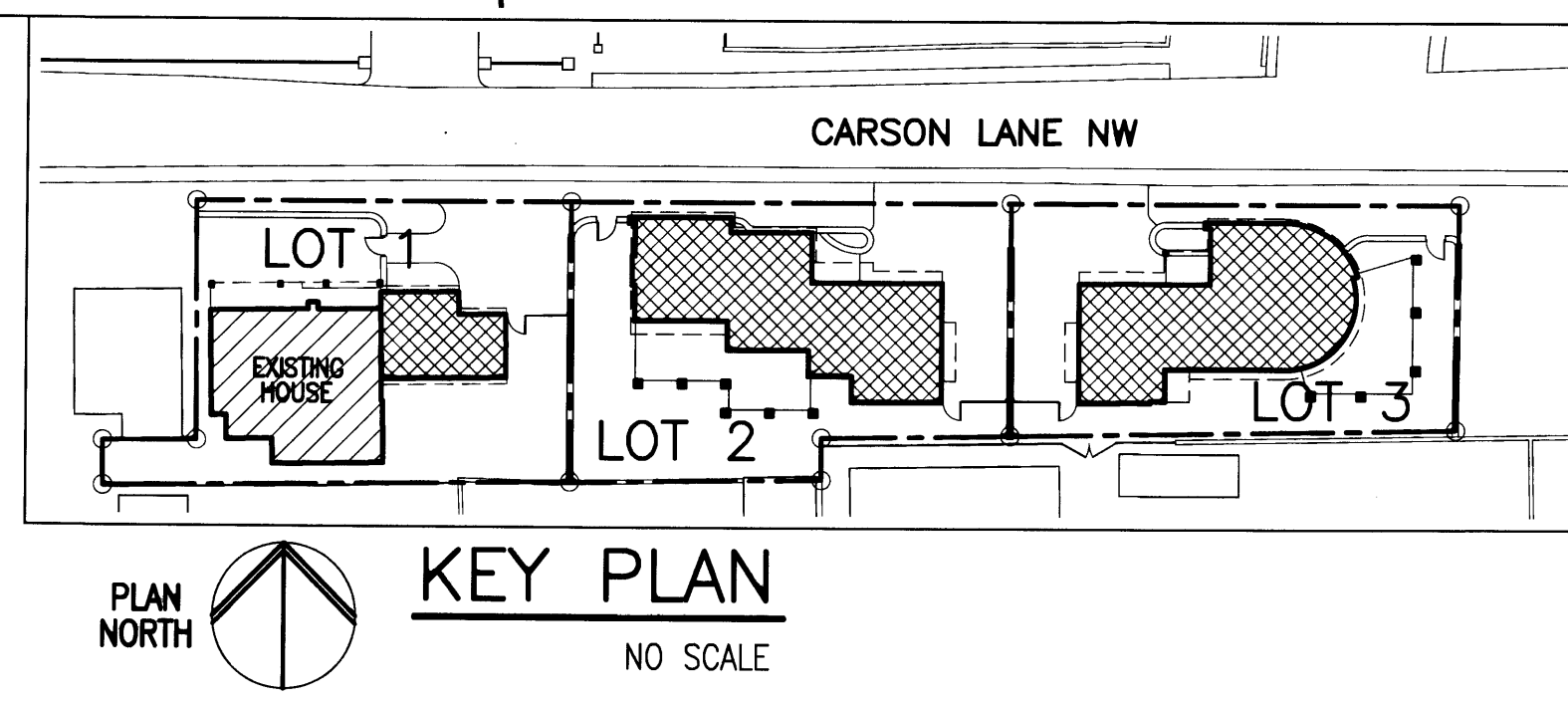
① OVERALL NORTH (STREET) ELEVATION
1/8" = 1'-0"



② OVERALL SOUTH (REAR) ELEVATION
1/8" = 1'-0"

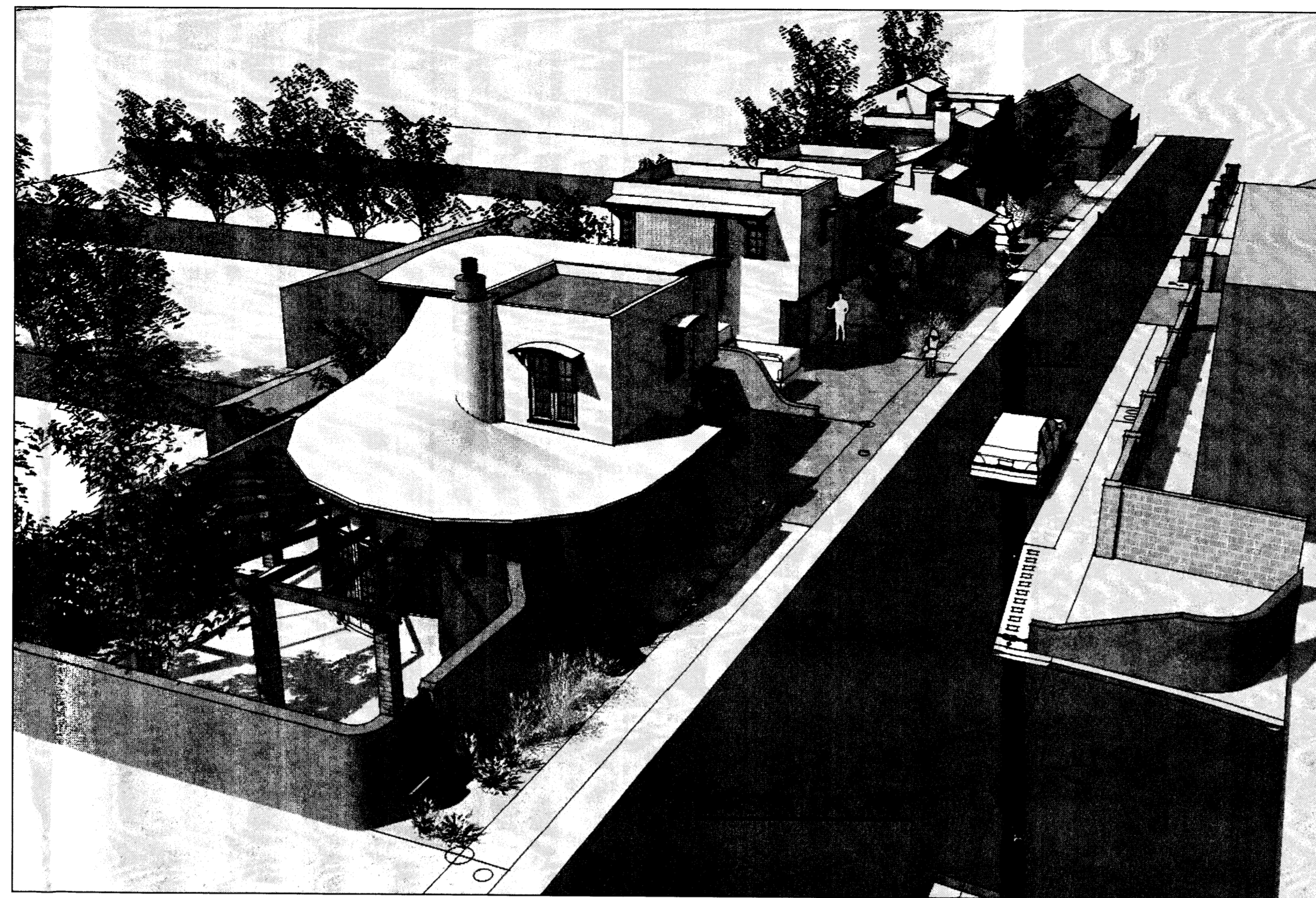


PLAN NORTH
OVERALL SITE PLAN / FIRST FLOOR PLAN
1/8" = 1'-0"
0 10' 20' 30' 40'

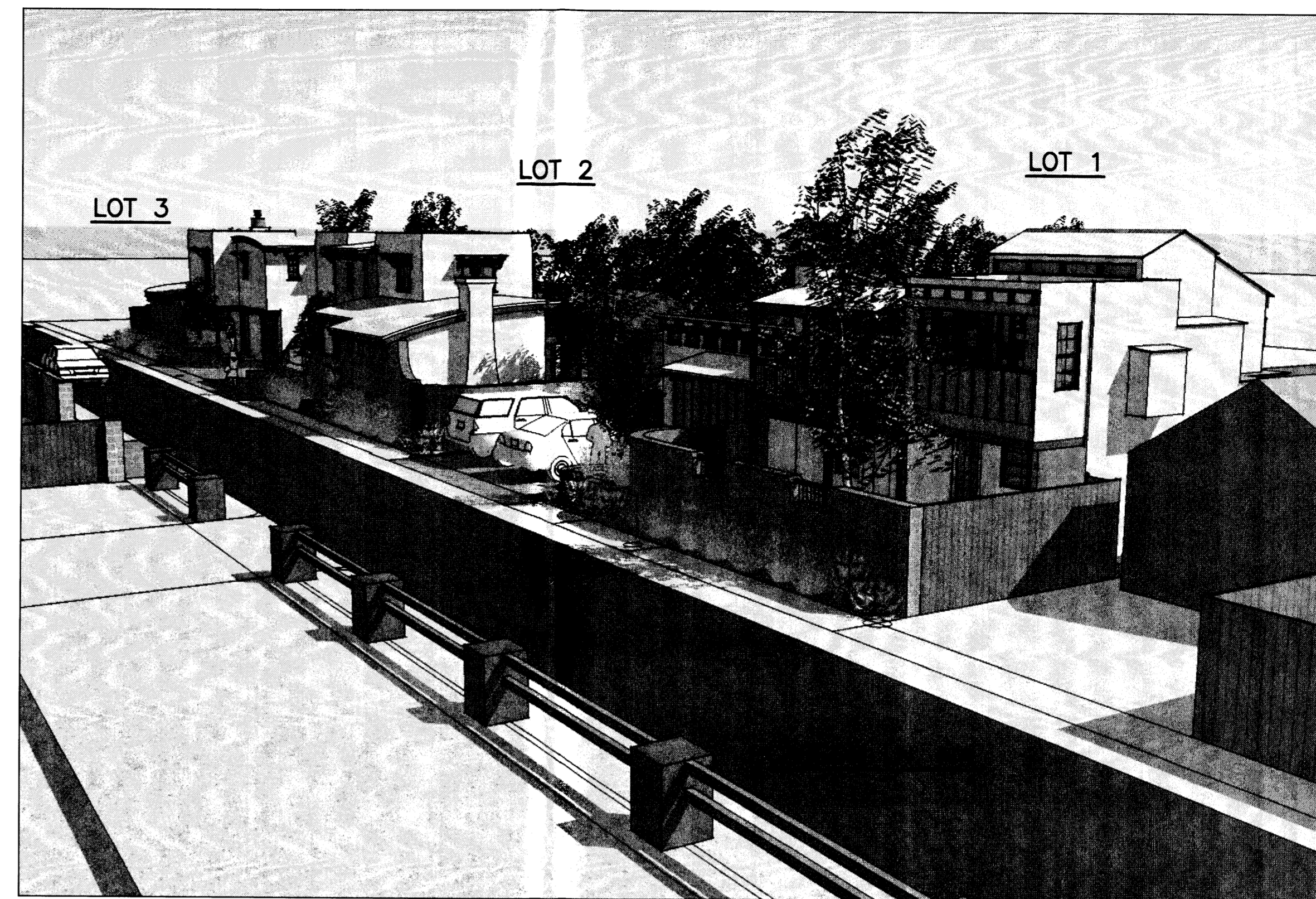


PLAN NORTH
KEY PLAN
NO SCALE

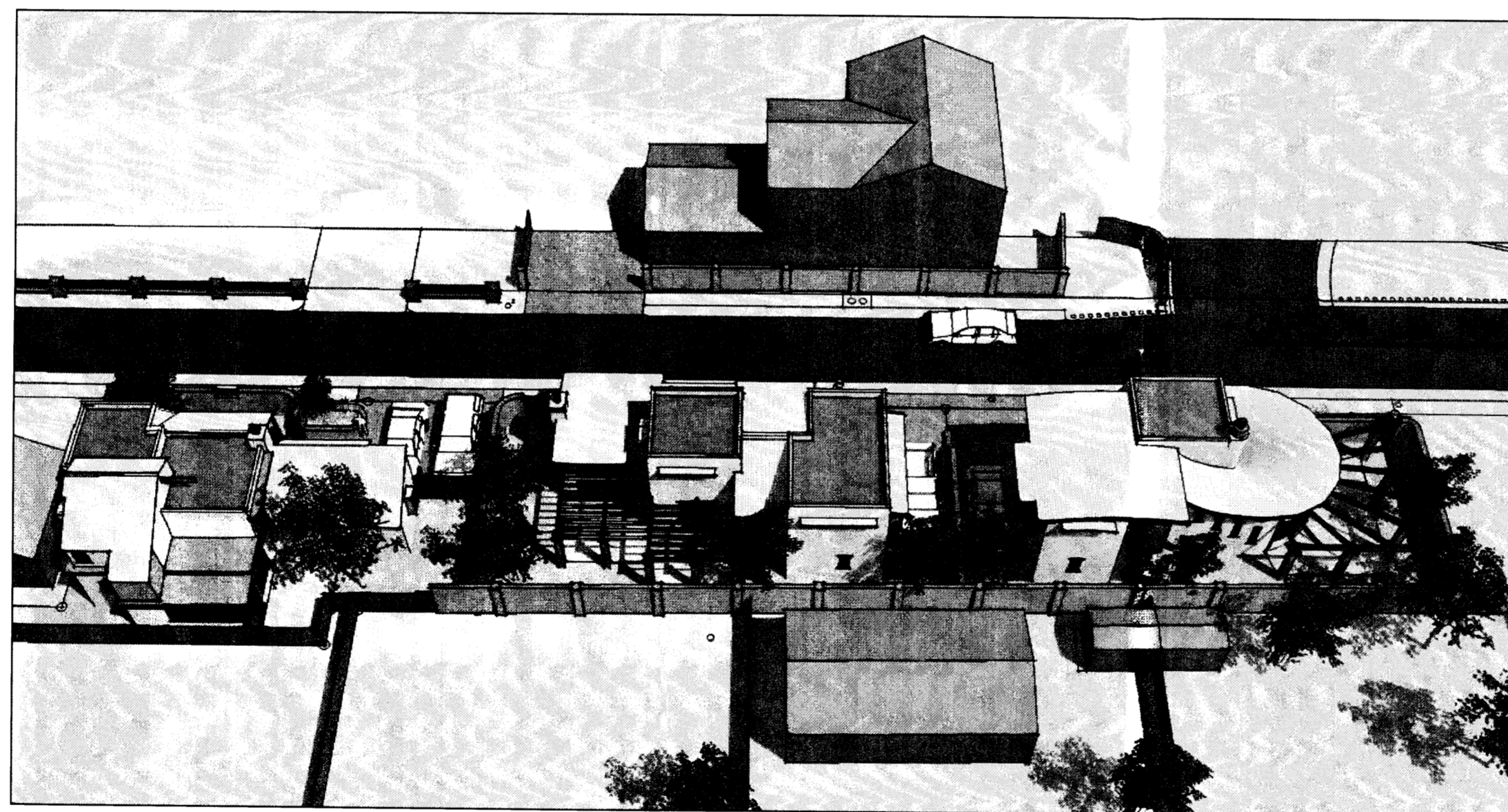
DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:
ELEVATIONS
LANDS OF FREDERICK EBERLE
LOTS 1, 2 AND 3
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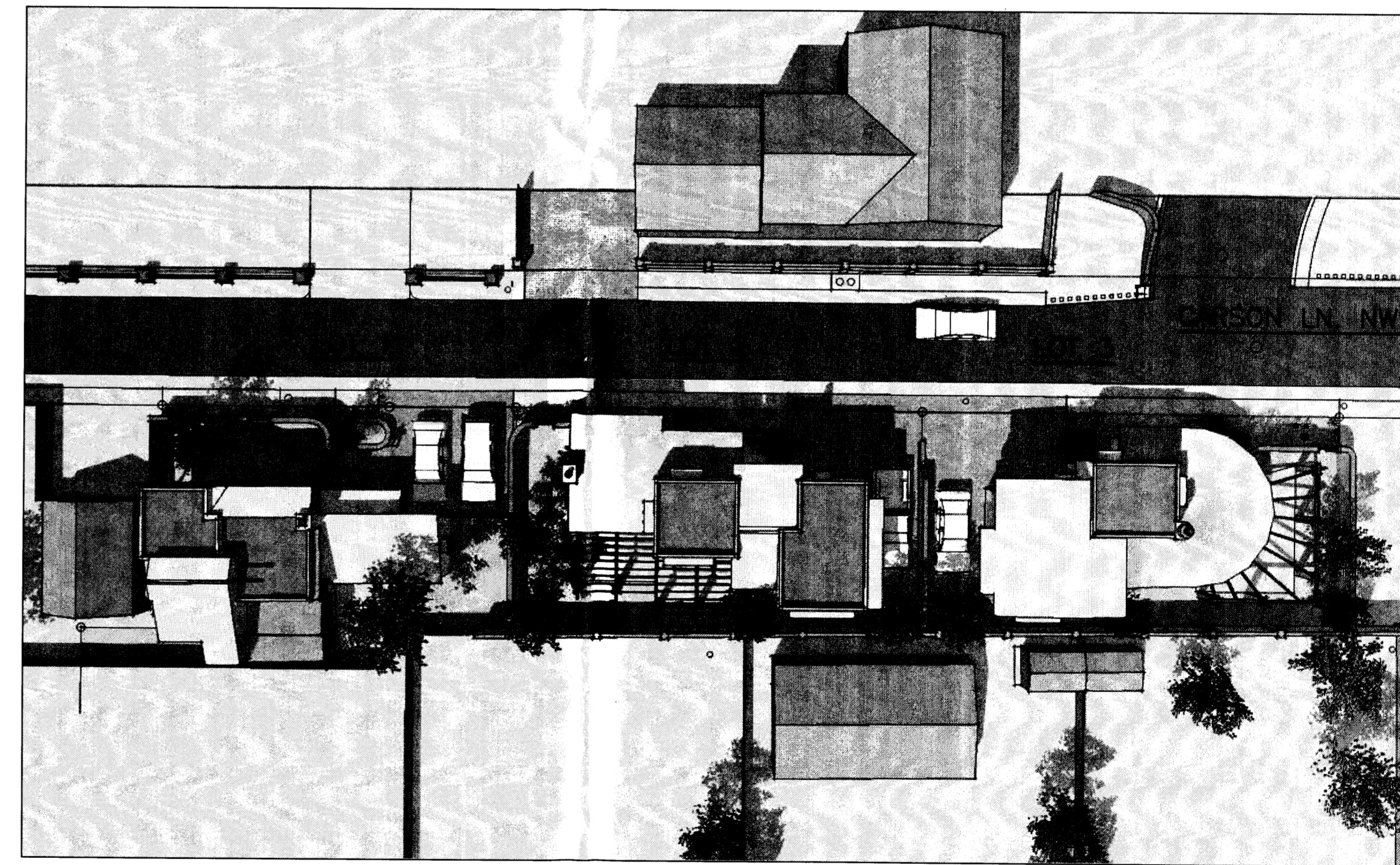
② AERIAL VIEW LOOKING SOUTHWEST
NO SCALE



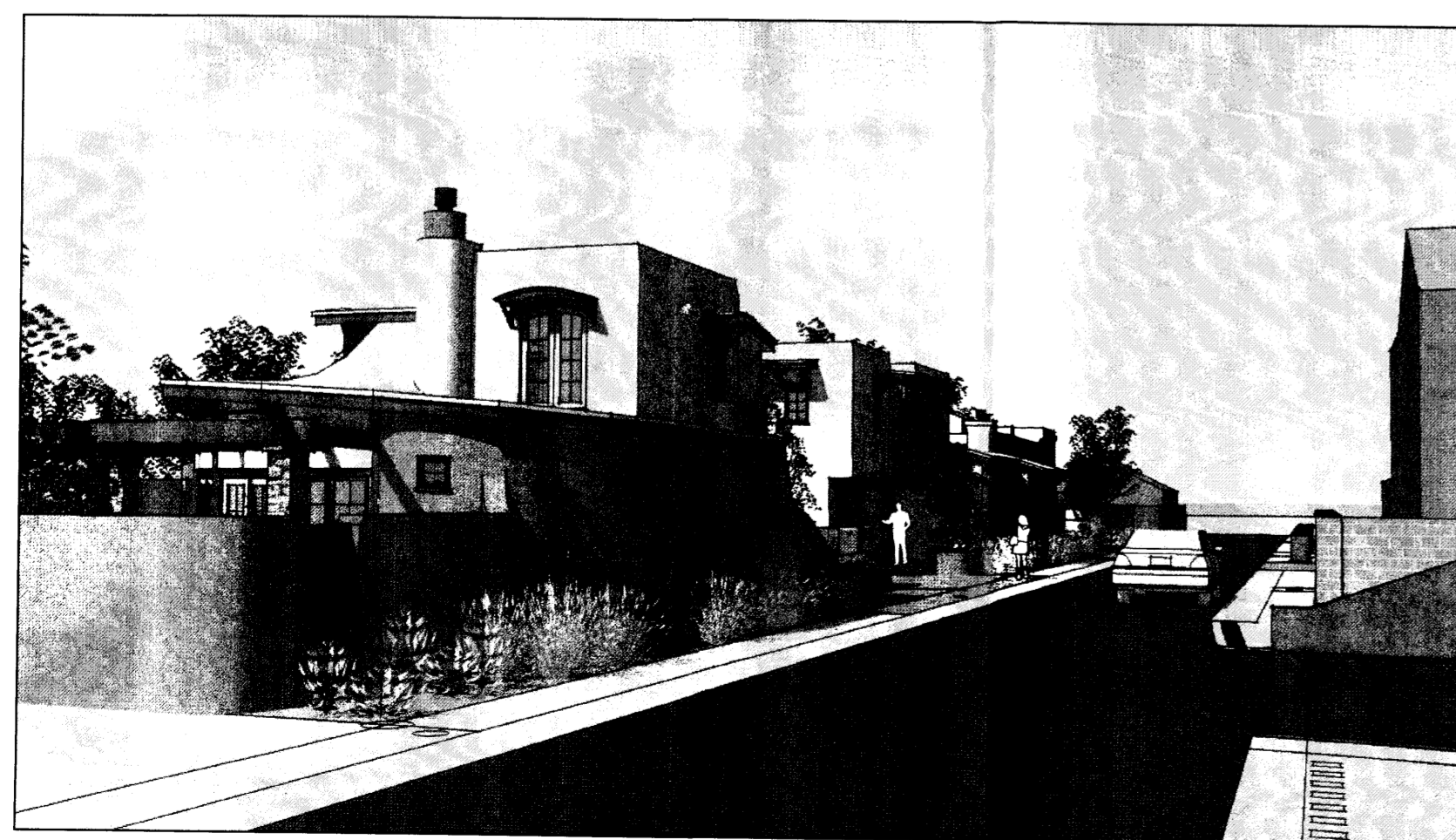
① AERIAL VIEW LOOKING SOUTHEAST
NO SCALE



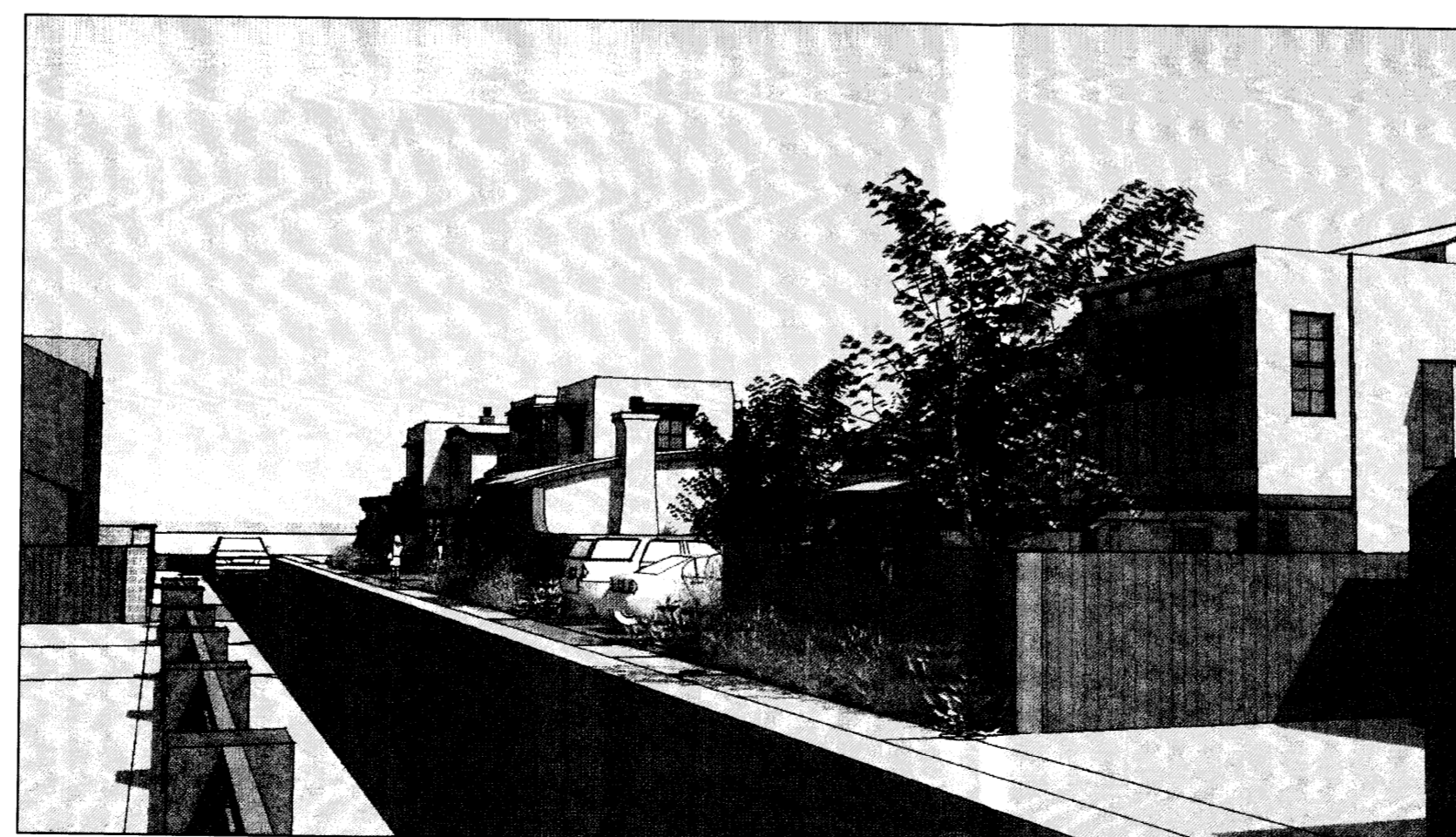
PLAN NORTH  ④ AERIAL VIEW LOOKING NORTH
NO SCALE



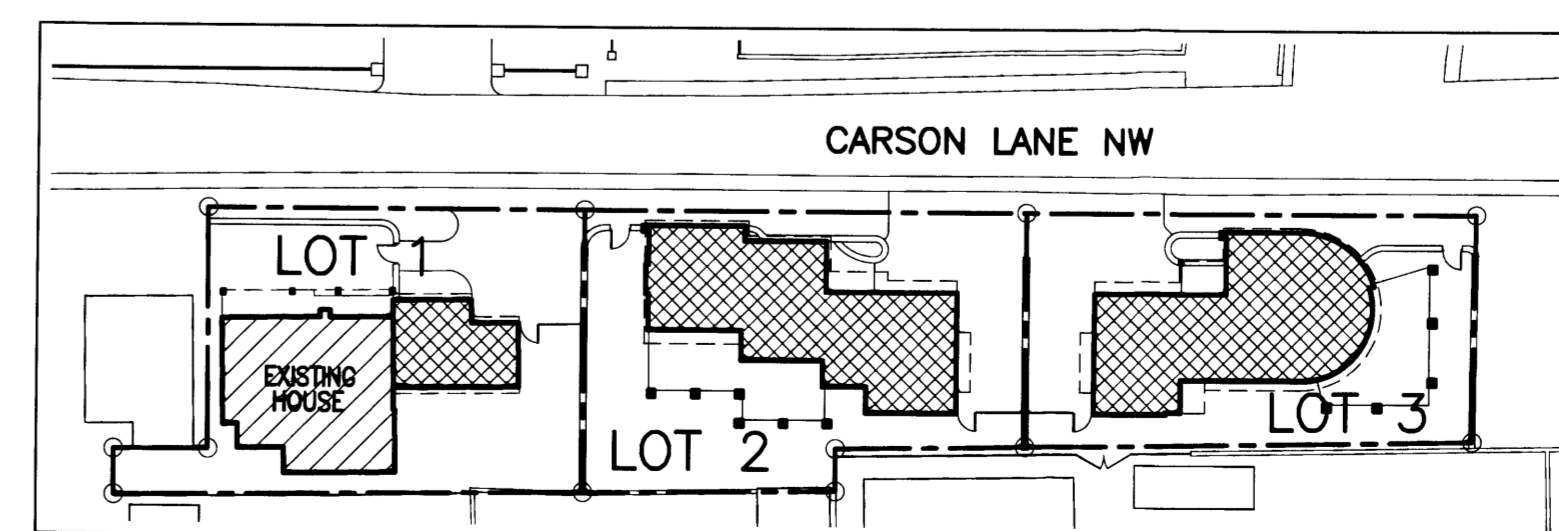
PLAN NORTH  ③ AERIAL VIEW FROM ABOVE
NO SCALE



⑥ STREET LEVEL VIEW LOOKING WEST
NO SCALE



⑤ STREET LEVEL VIEW LOOKING EAST
NO SCALE



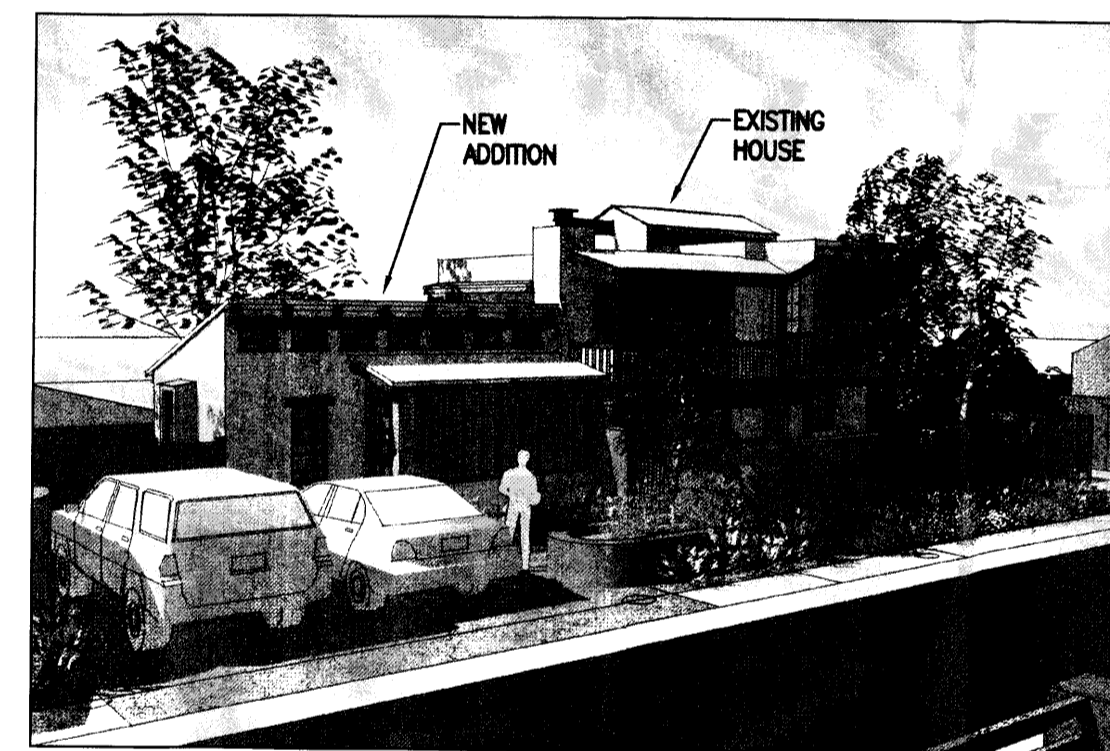
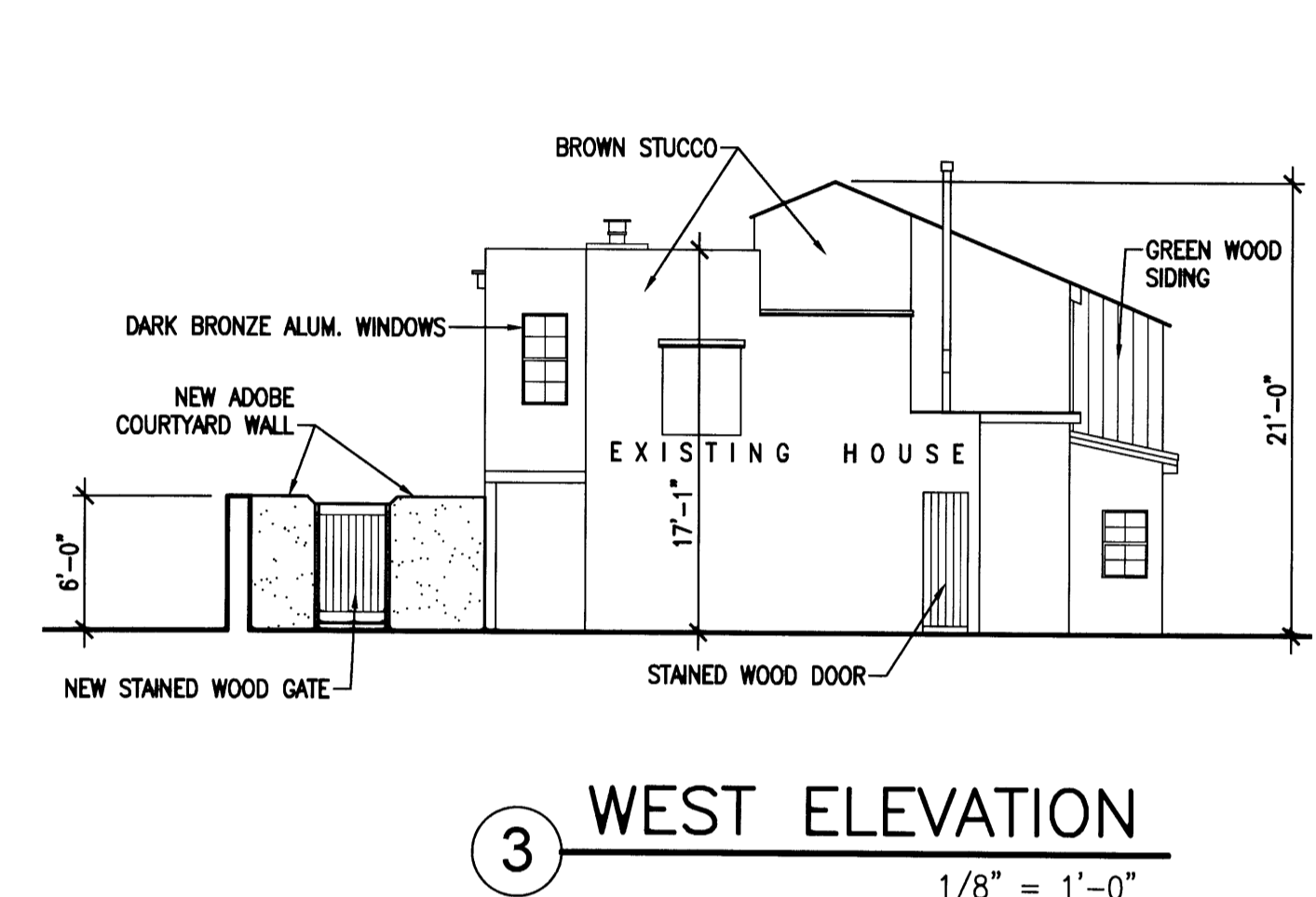
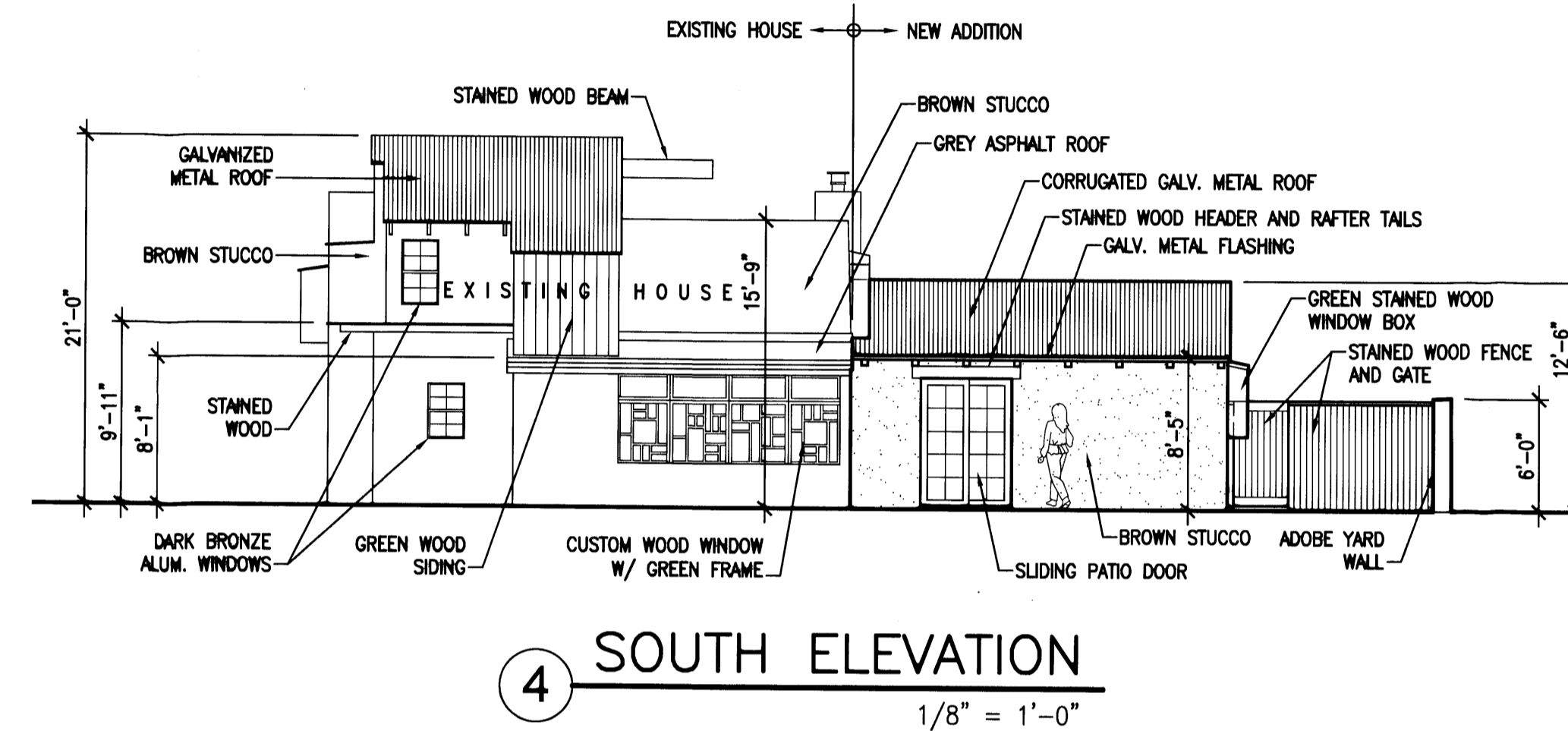
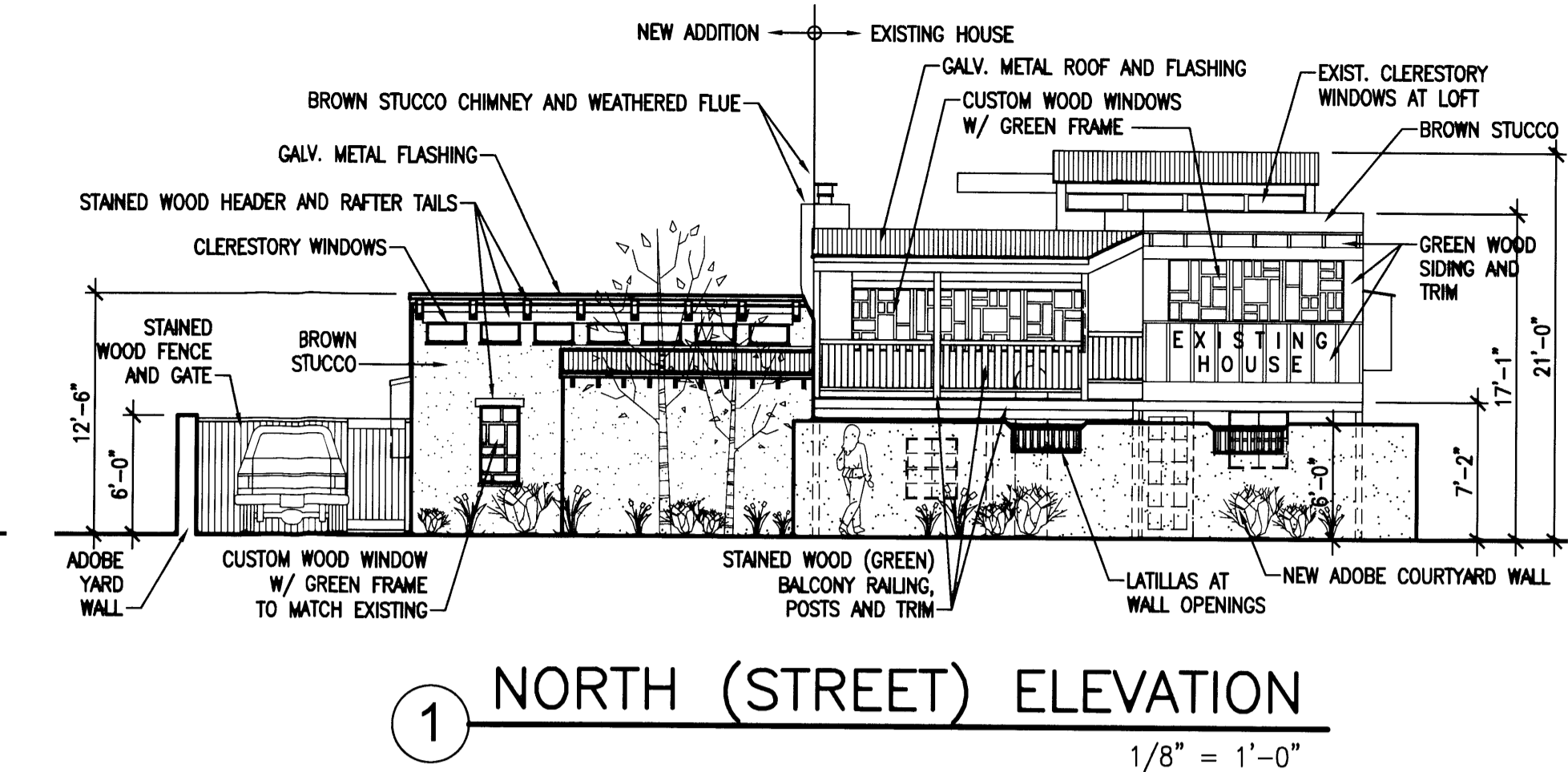
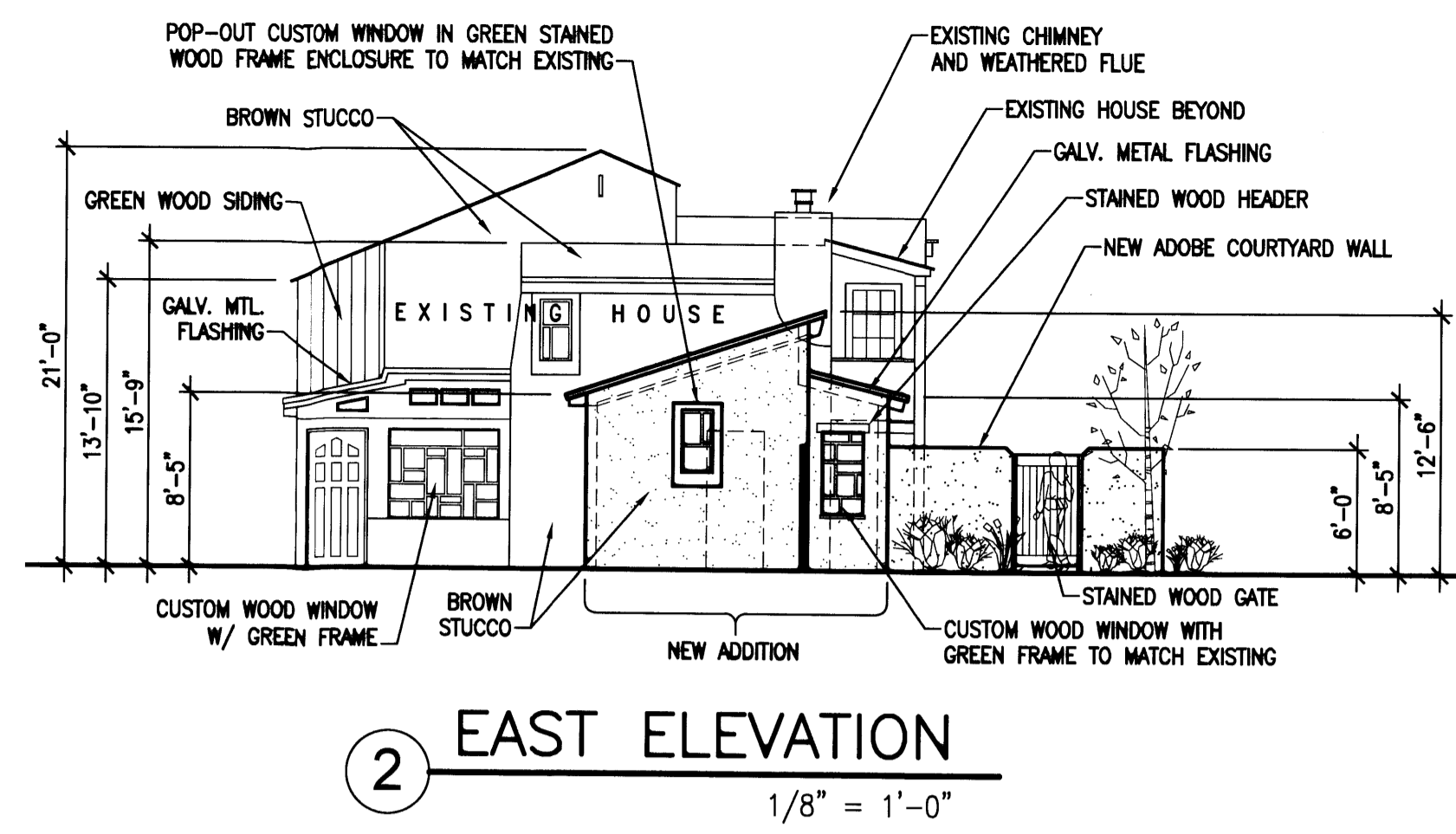
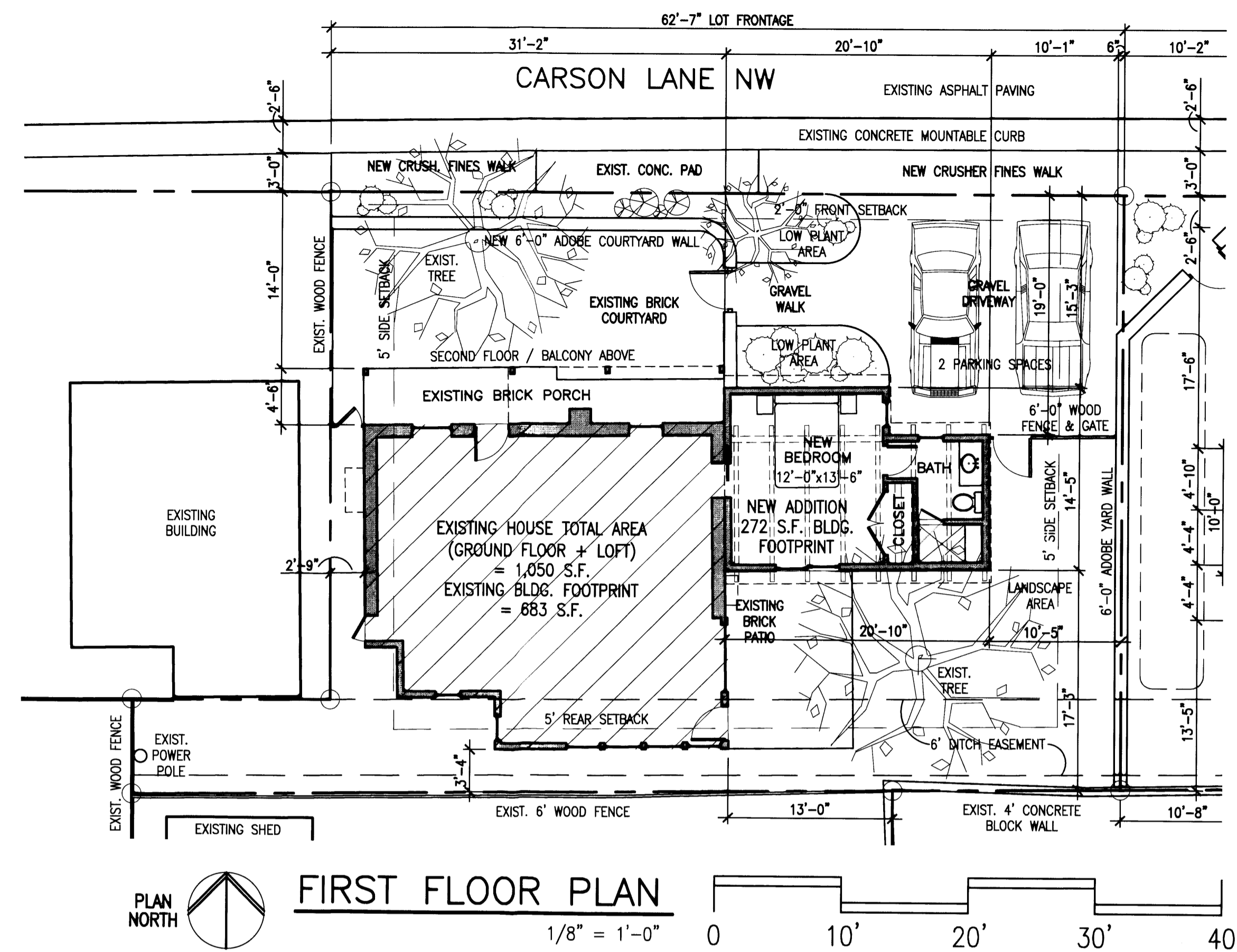
PLAN NORTH  KEY PLAN
NO SCALE

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STREET VIEWS
LANDS OF FREDERICK EBERLE
LOTS 1, 2 AND 3

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2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

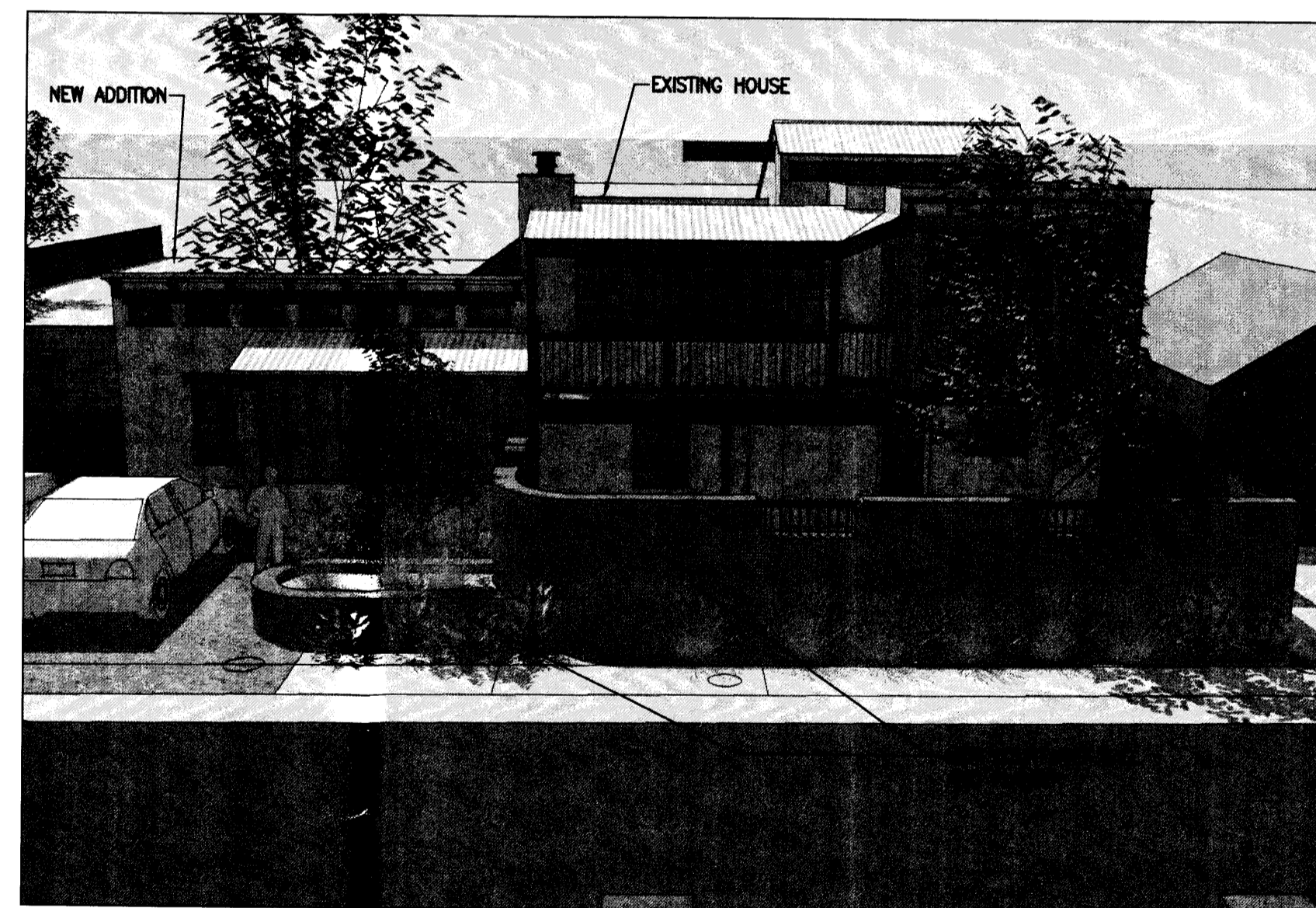
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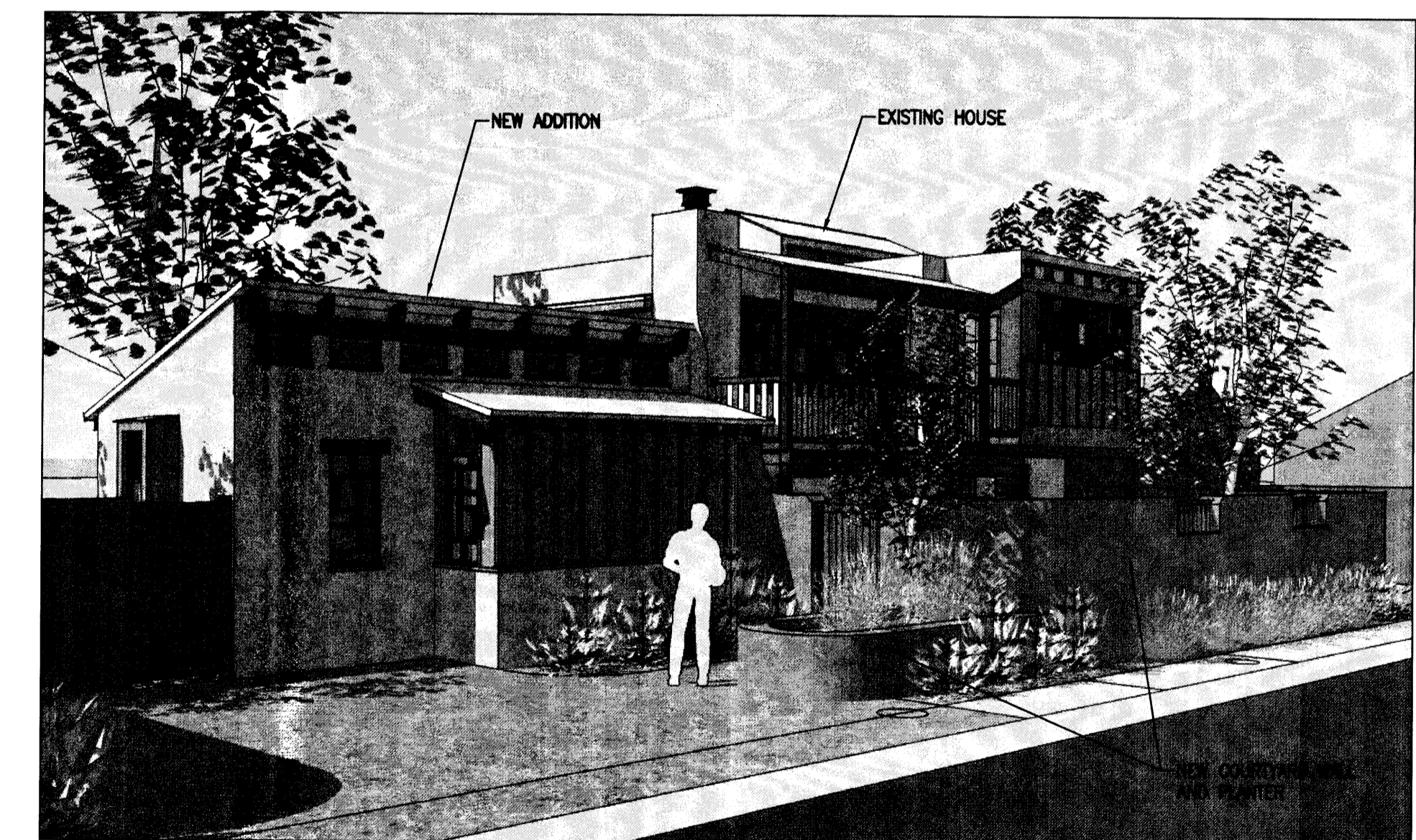
7 STREET VIEW
NO SCALE

LOT 1 DATA

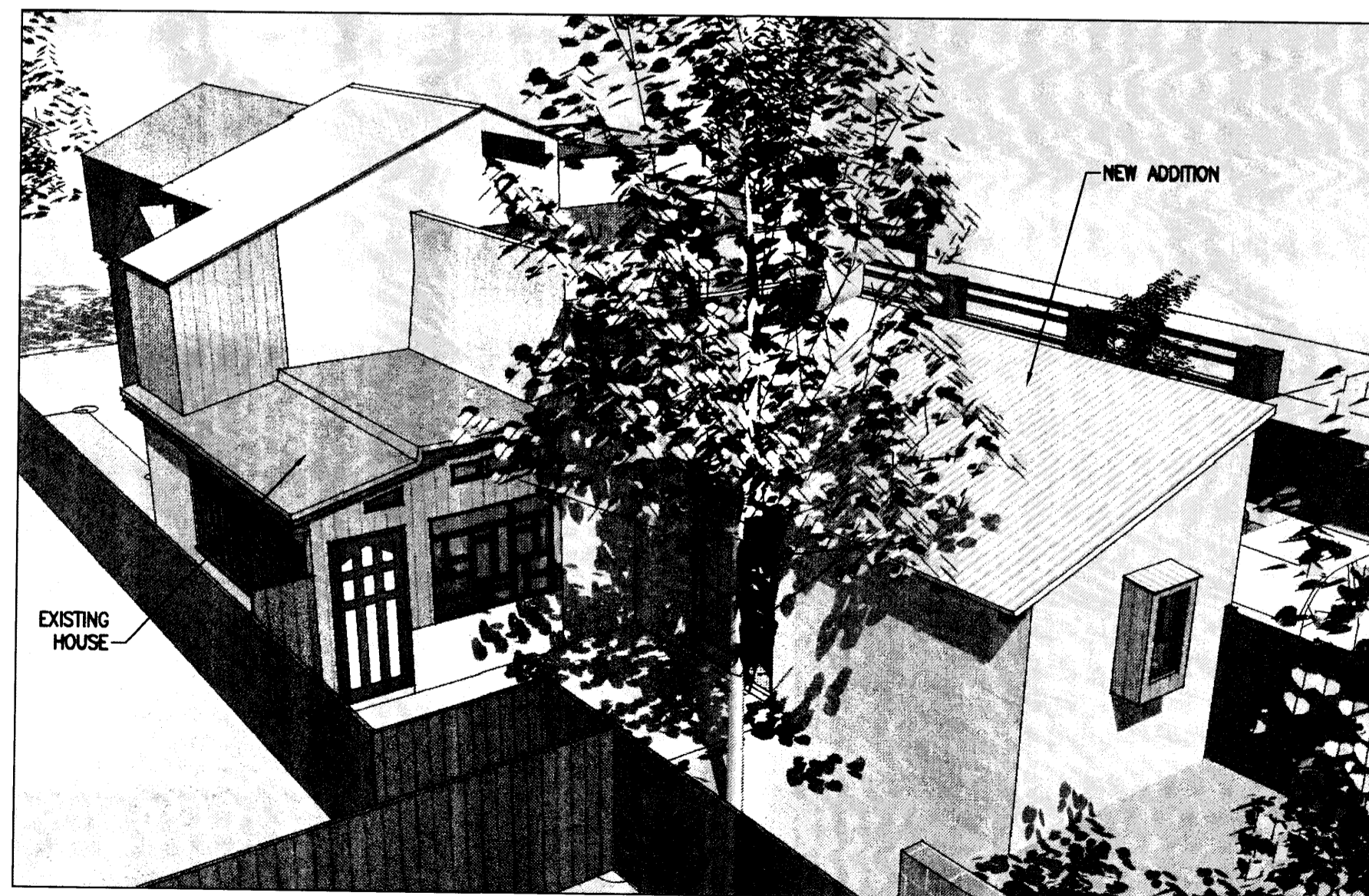
LOT AREA:	3,070 S.F.
LOT COVERAGE BY BUILDING (INCL. OVERHANGING SECOND FLOOR):	1,083 S.F. (35.3% OF LOT)
BUILDING FOOTPRINT:	955 S.F.
GROSS LIVABLE AREA:	1,322 S.F.
EXISTING HOUSE:	1,050 S.F.
NEW ADDITION:	272 S.F.
TOTAL GROSS BUILDING AREA:	1,322 S.F.



6 AERIAL VIEW LOOKING SOUTH
NO SCALE

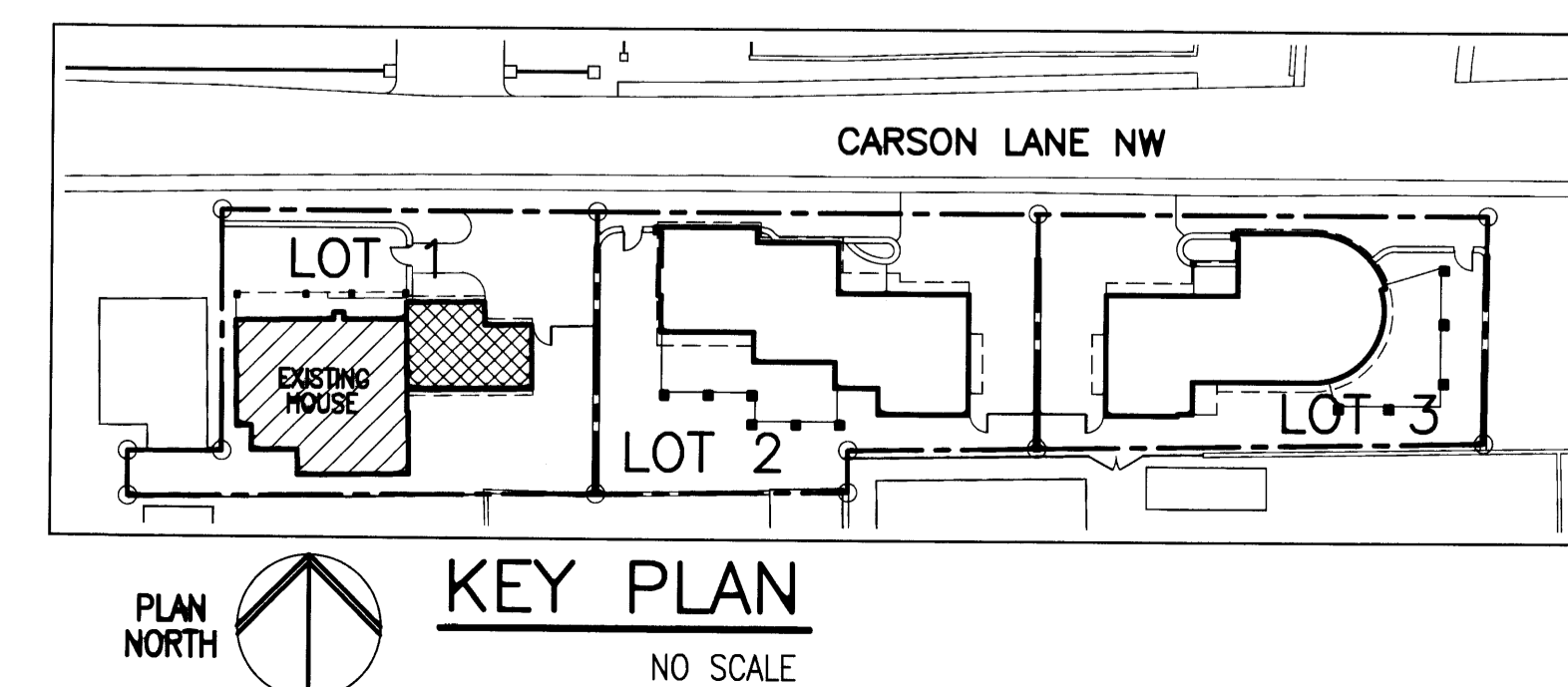


5 STREET VIEW LOOKING SOUTHWEST
NO SCALE



8 AERIAL VIEW LOOKING NORTHWEST
NO SCALE

- NEW EXTERIOR DOORS AND WINDOWS:**
- EXTERIOR DOORS AND WINDOWS SHALL BE EITHER:
 - METAL OR ALUMINUM CLAD WOOD WINDOWS (COLOR: BROWN) OR
 - METAL OR ALUMINUM WINDOWS (COLOR: BROWN).
 - GLAZING IN WINDOWS AND EXTERIOR DOORS TO BE INSULATED, LOW-E TYPE GLAZING.
 - ALL GLAZING TO BE CLEAR, EXCEPT HIGH, SOUTH-FACING GLAZING WHERE NOTED AS "OBSCURE".

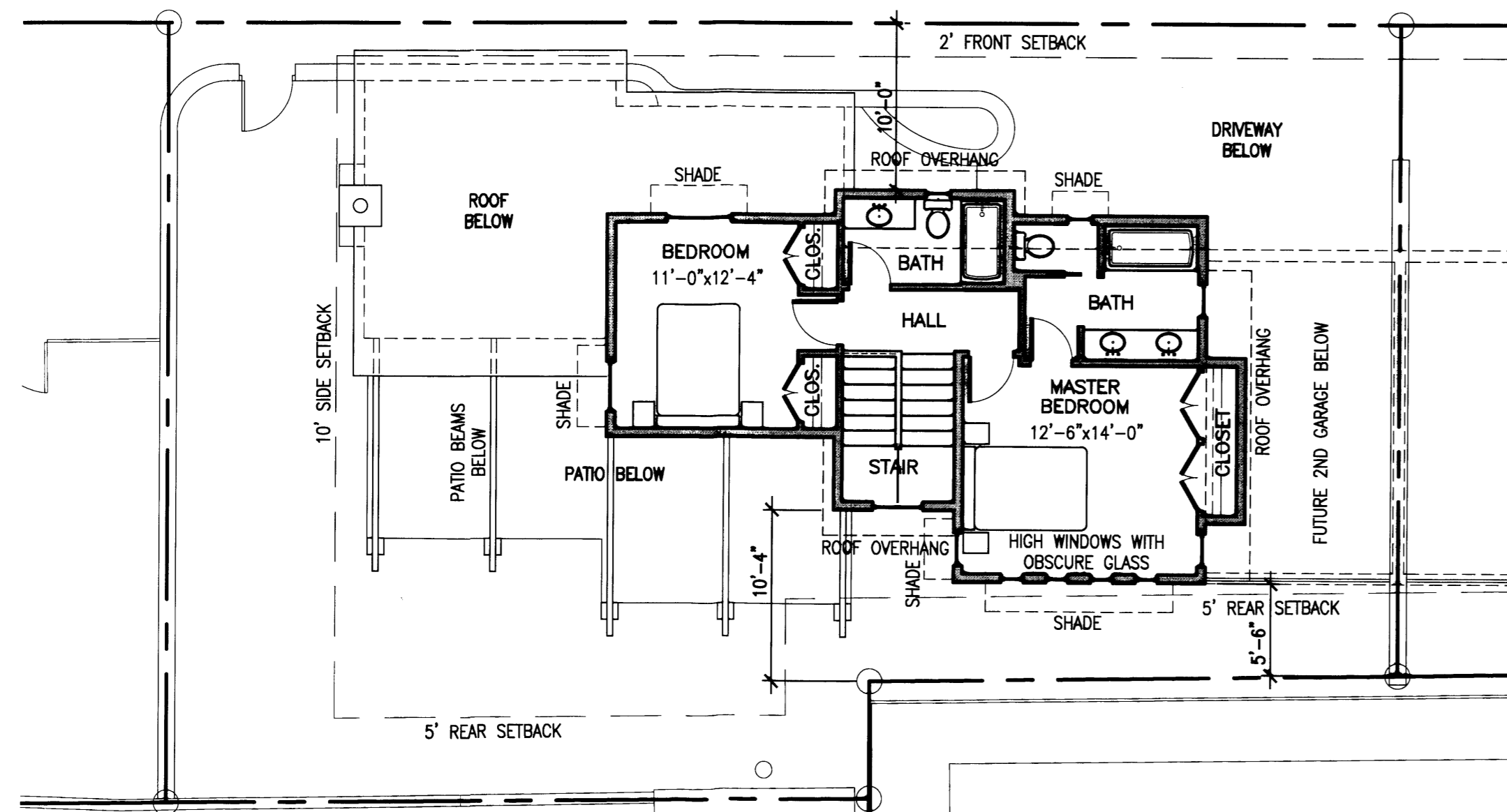


DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:

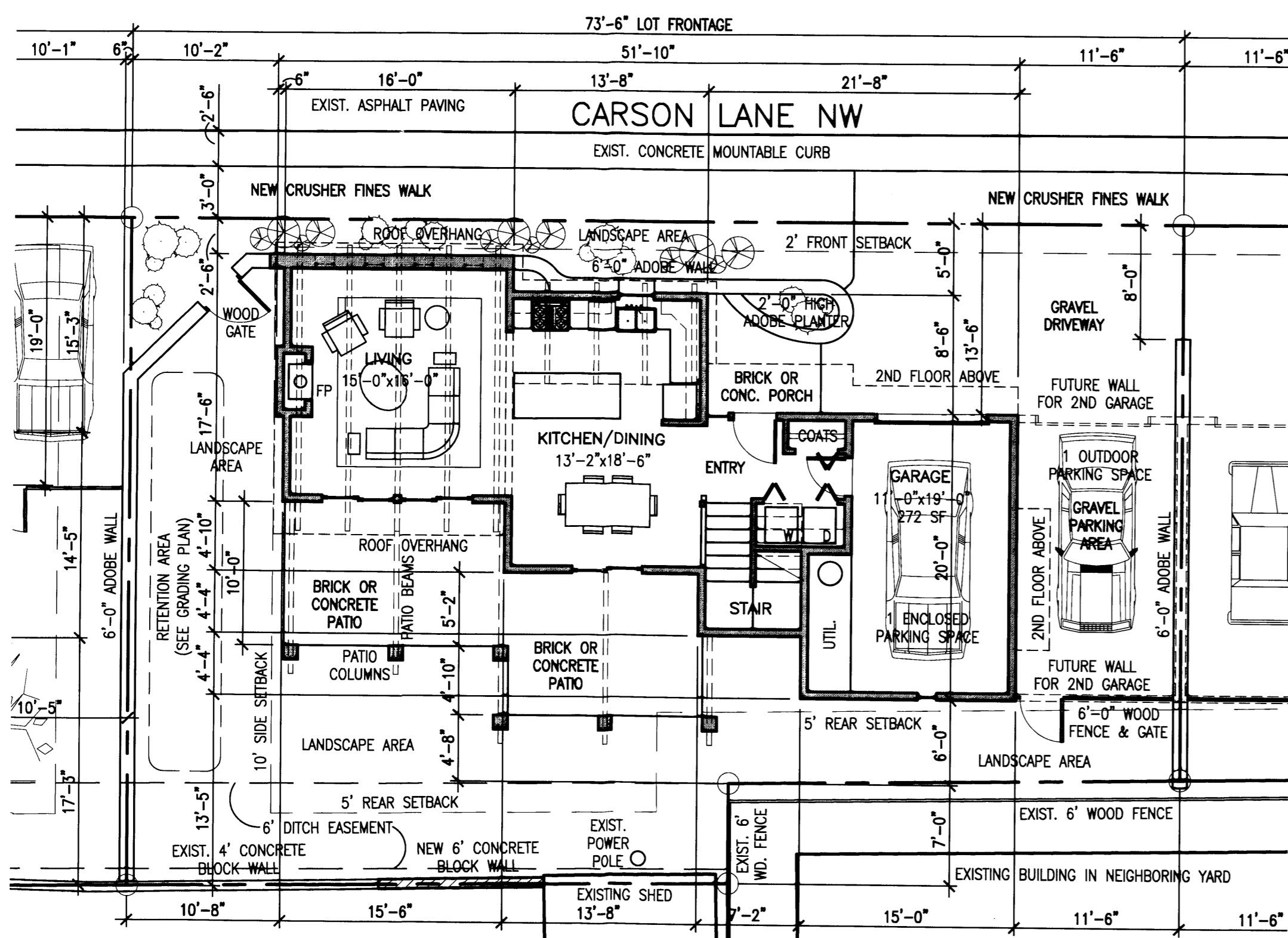
FLOOR PLAN & ELEVATIONS
LANDS OF FREDERICK EBERLE
LOT 1

ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE
2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

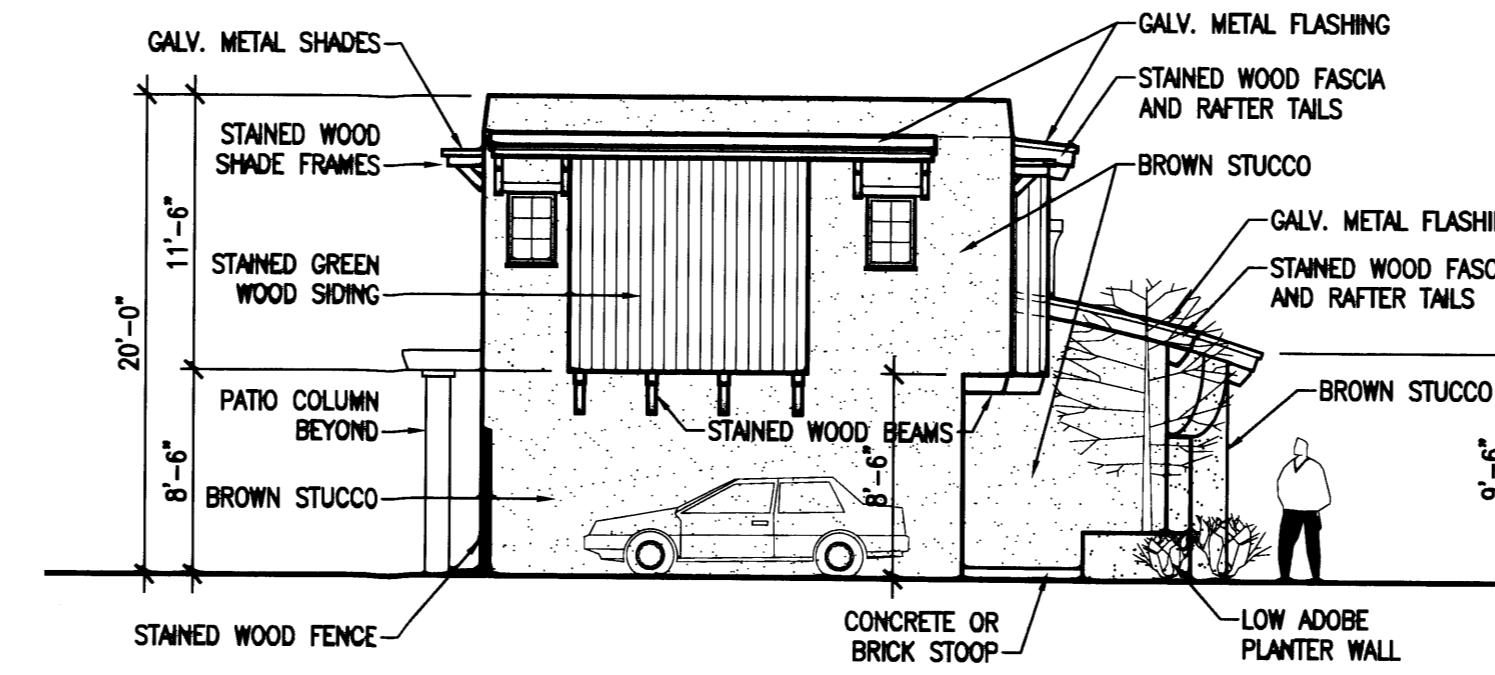
WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wklarch@comcast.net



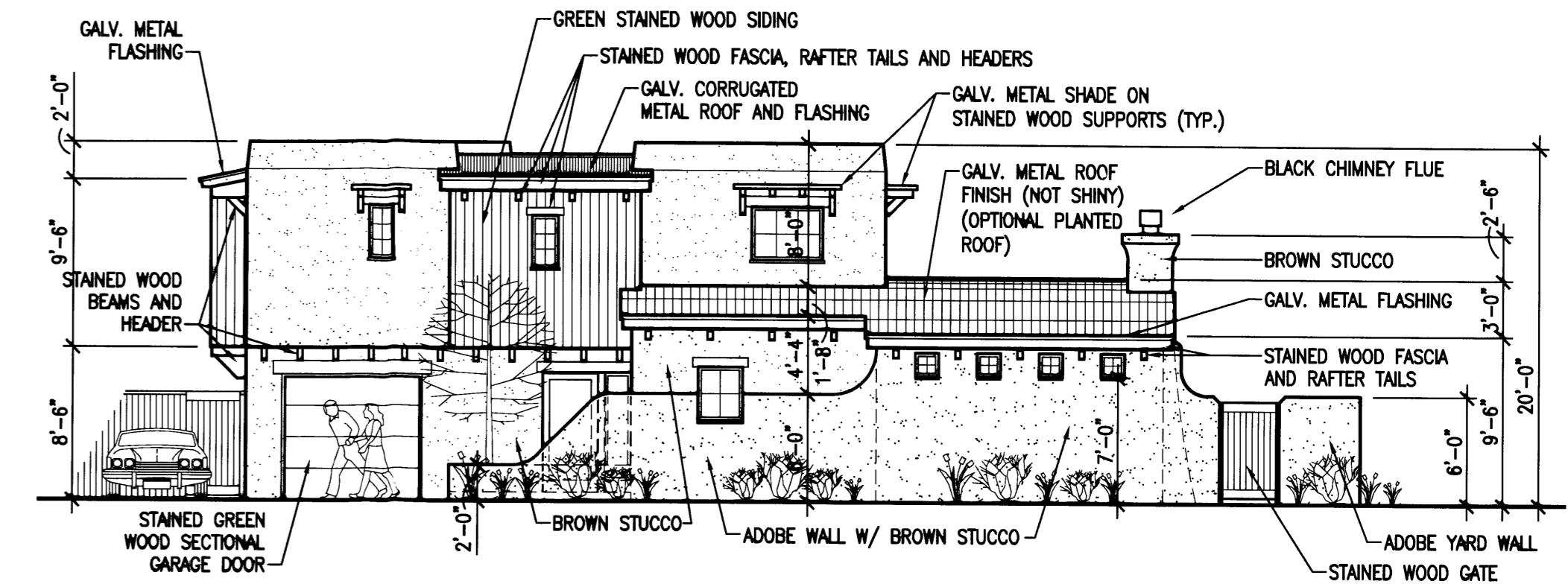
SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

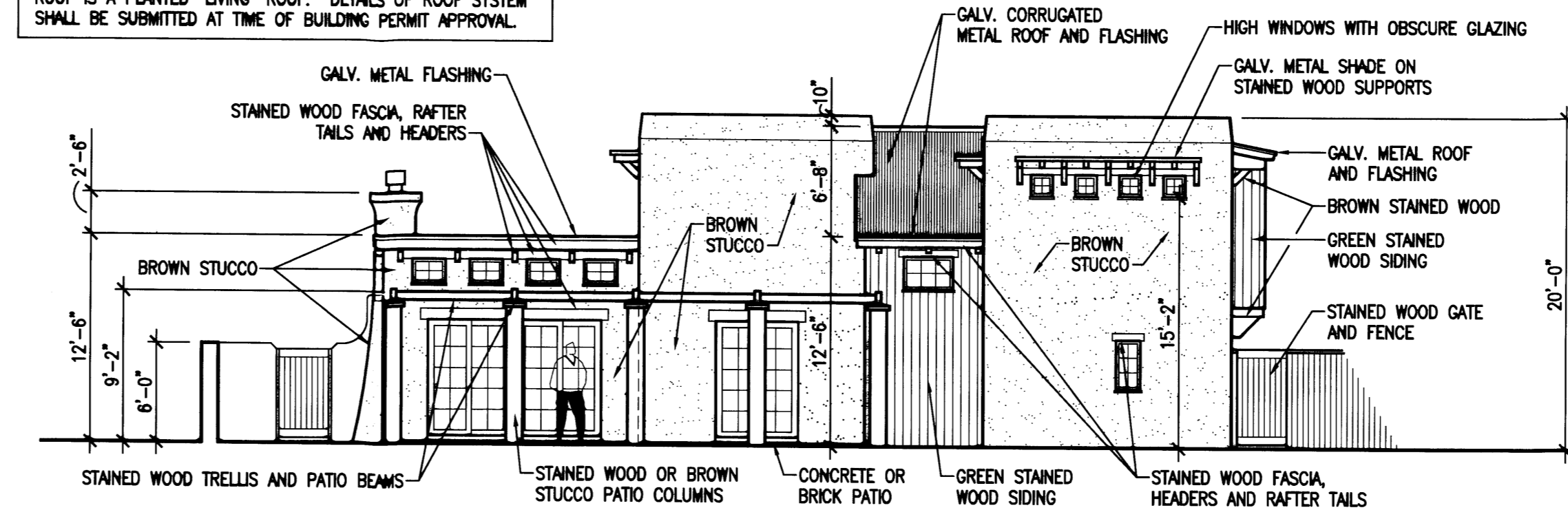


EAST ELEVATION
1/8" = 1'-0"

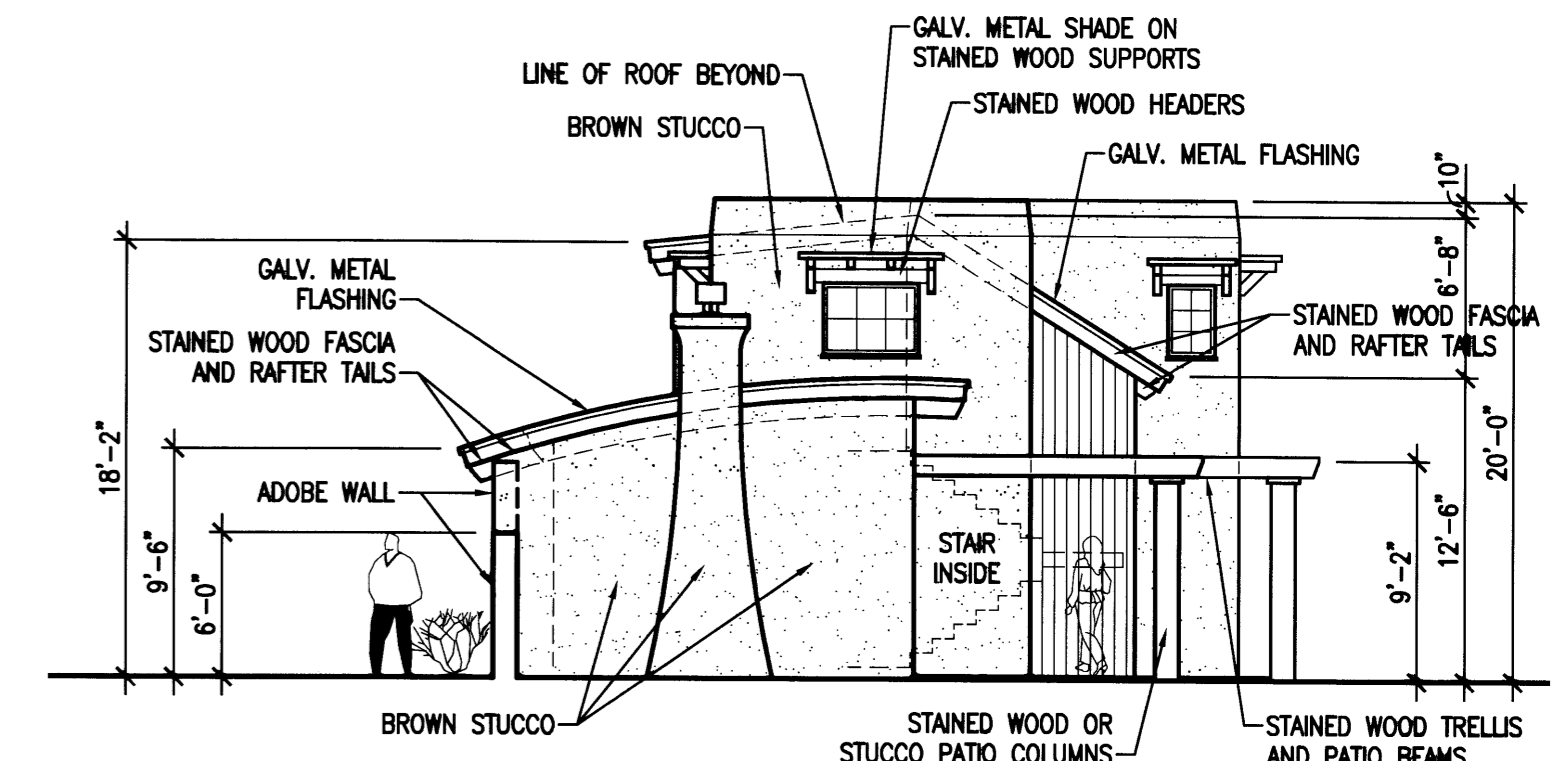


NORTH (STREET) ELEVATION
1/8" = 1'-0"

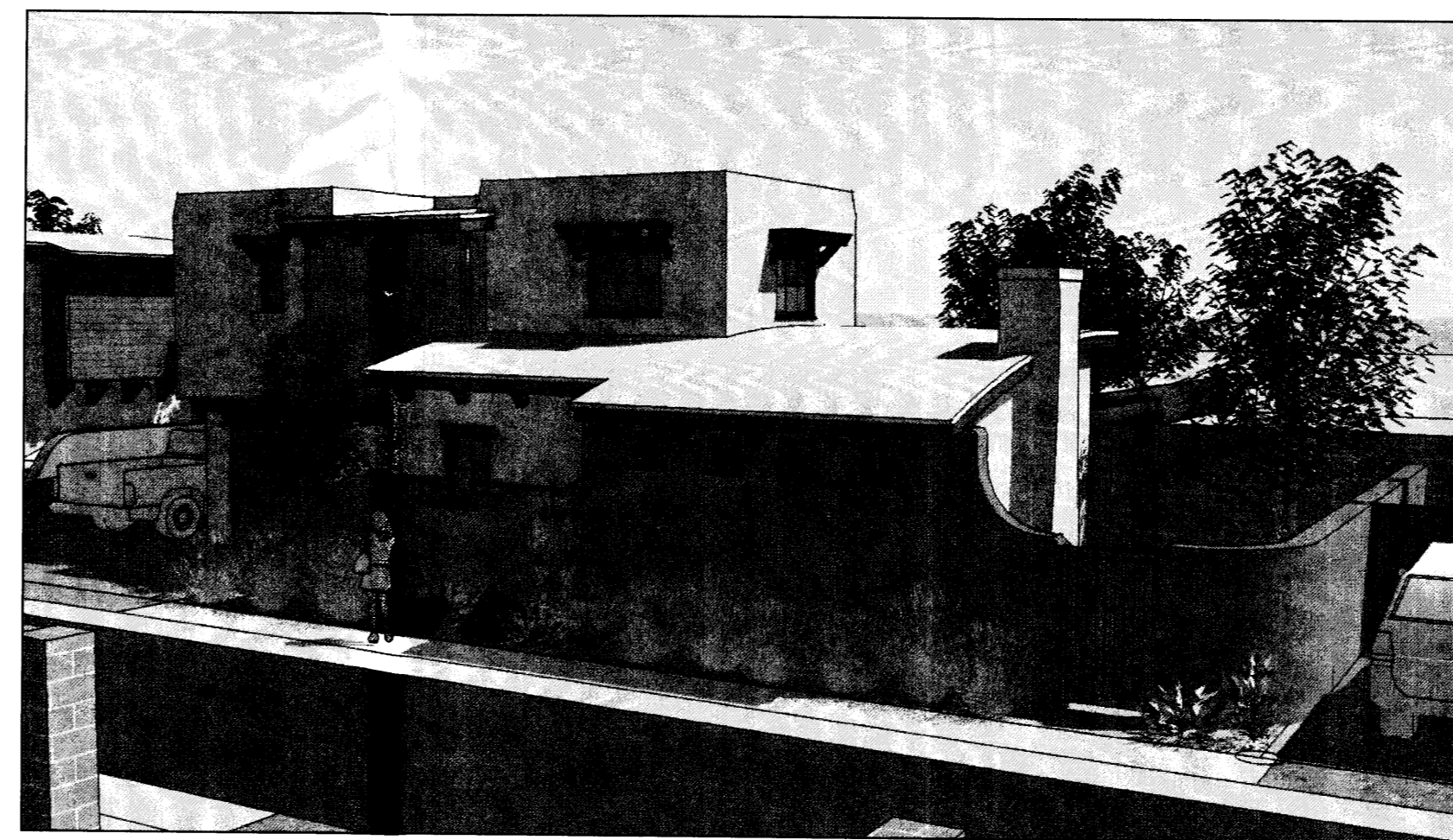
NOTE: OPTIONAL ROOF FINISH OVER LIVING / DINING / KITCHEN ROOF IS A PLANTED "LIVING" ROOF. DETAILS OF ROOF SYSTEM SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPROVAL.



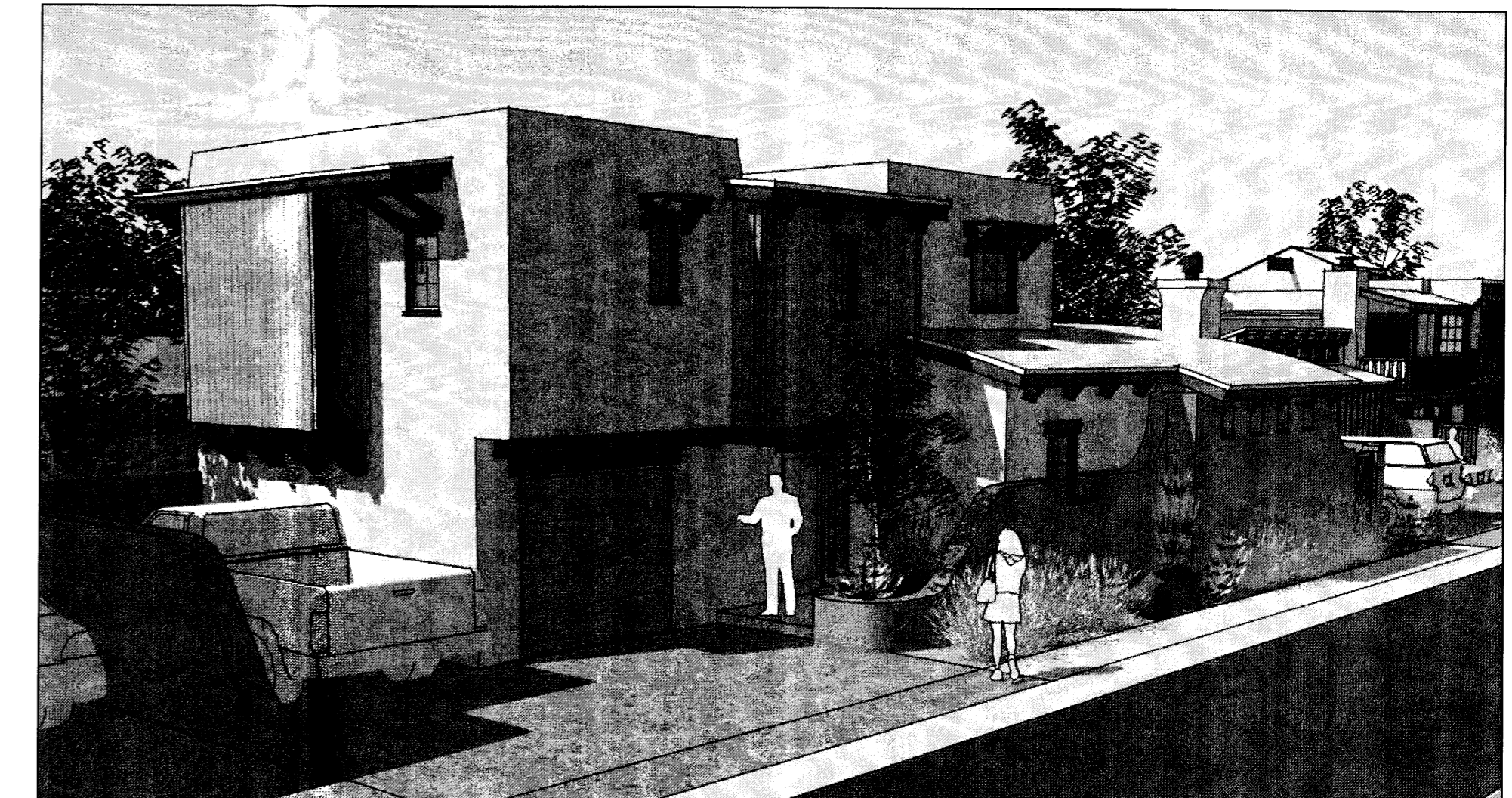
SOUTH ELEVATION
1/8" = 1'-0"



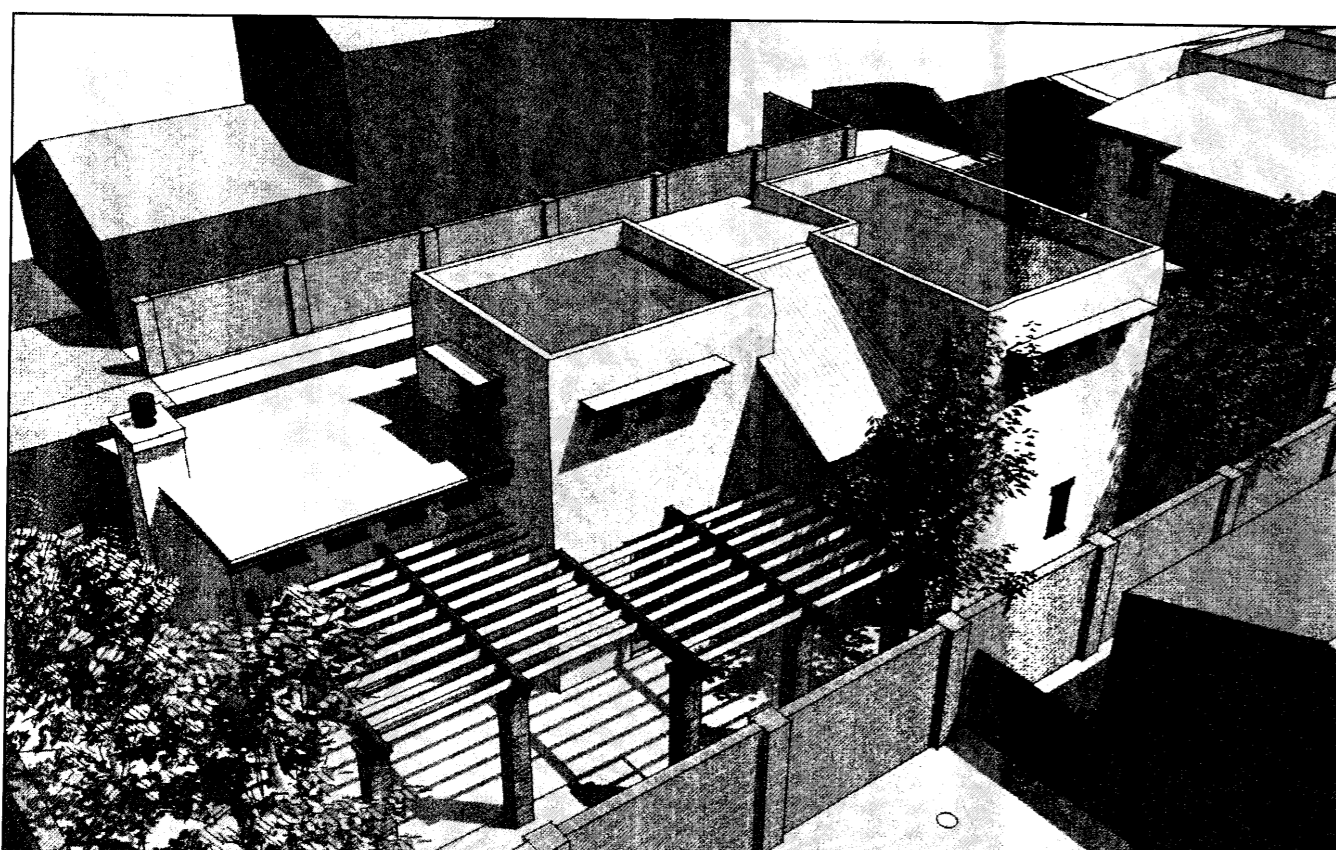
WEST ELEVATION
1/8" = 1'-0"



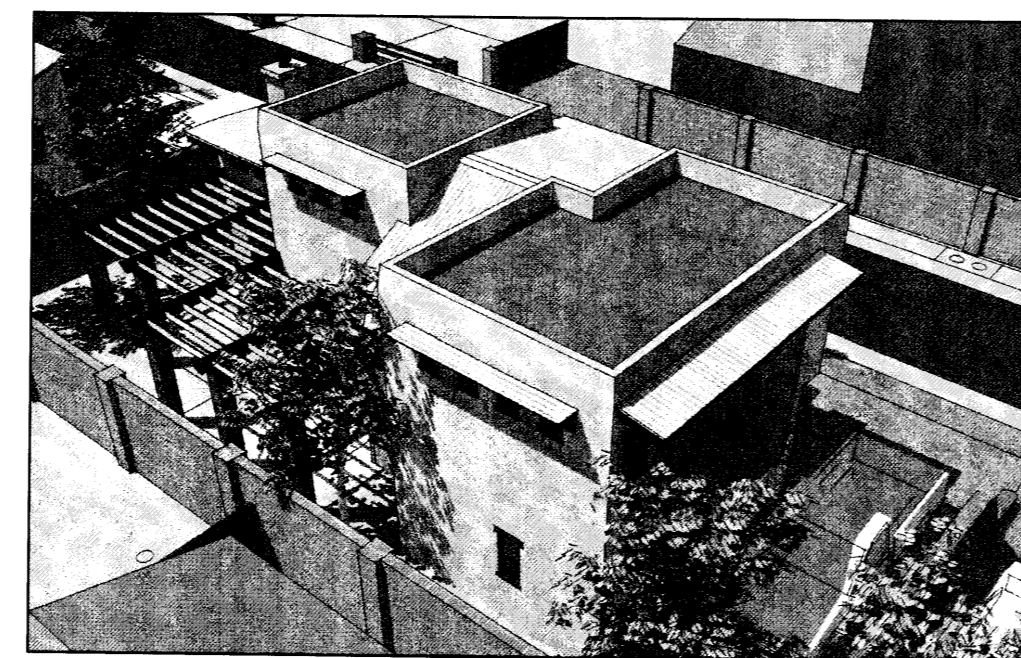
STREET VIEW LOOKING SOUTHEAST
NO SCALE



STREET VIEW LOOKING SOUTHWEST
NO SCALE



AERIAL VIEW LOOKING NORTHEAST
NO SCALE

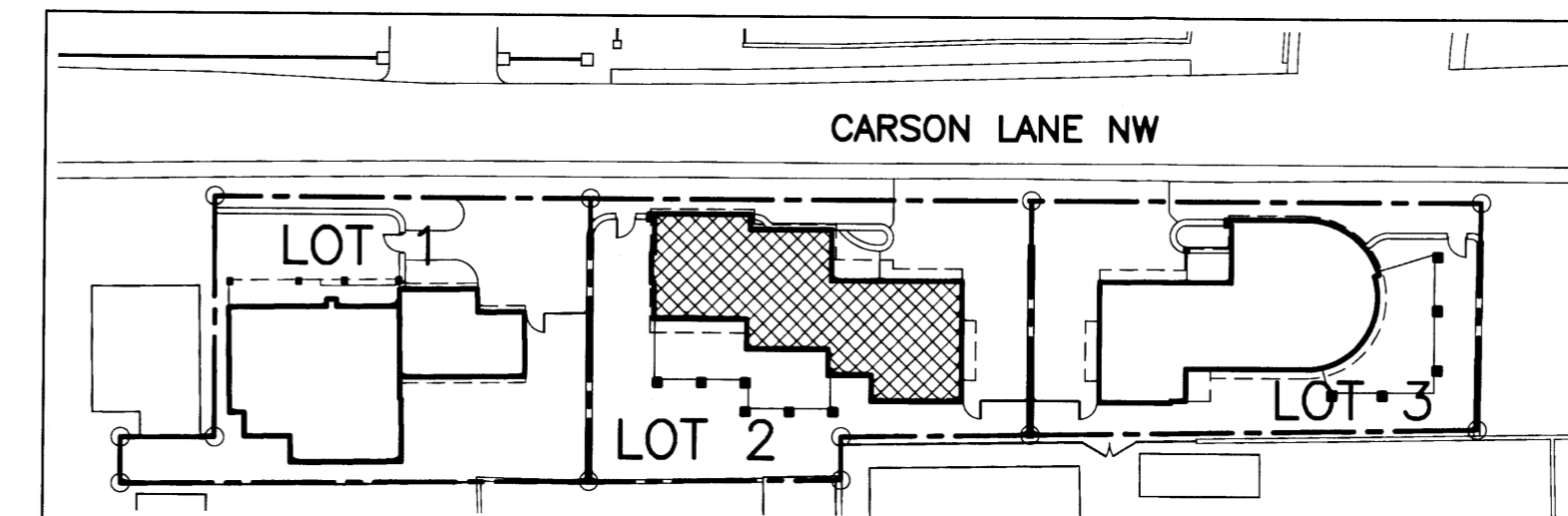


AERIAL VIEW LOOKING NORTHWEST
NO SCALE

LOT 2 DATA

LOT AREA:	3,197 S.F.
LOT COVERAGE BY BUILDING (INCL. OVERHANGING SECOND FLOOR):	1,034 S.F. (32.3% OF LOT)
BUILDING FOOTPRINT:	952 S.F.
GROSS LIVABLE AREA:	1,294 S.F.
FIRST FLOOR:	680 S.F.
SECOND FLOOR:	614 S.F.
GARAGE AREA:	272 S.F.
TOTAL GROSS BUILDING AREA (INCL. GARAGE):	1,566 S.F.

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 - METAL OR ALUMINUM CLAD WOOD WINDOWS (COLOR: BROWN) OR
 - METAL OR ALUMINUM WINDOWS (COLOR: BROWN).
 - GLAZING IN WINDOWS AND EXTERIOR DOORS TO BE INSULATED, LOW-E TYPE GLAZING.
 - ALL GLAZING TO BE CLEAR, EXCEPT HIGH, SOUTH-FACING GLAZING WHERE NOTED AS "OBSCURE".



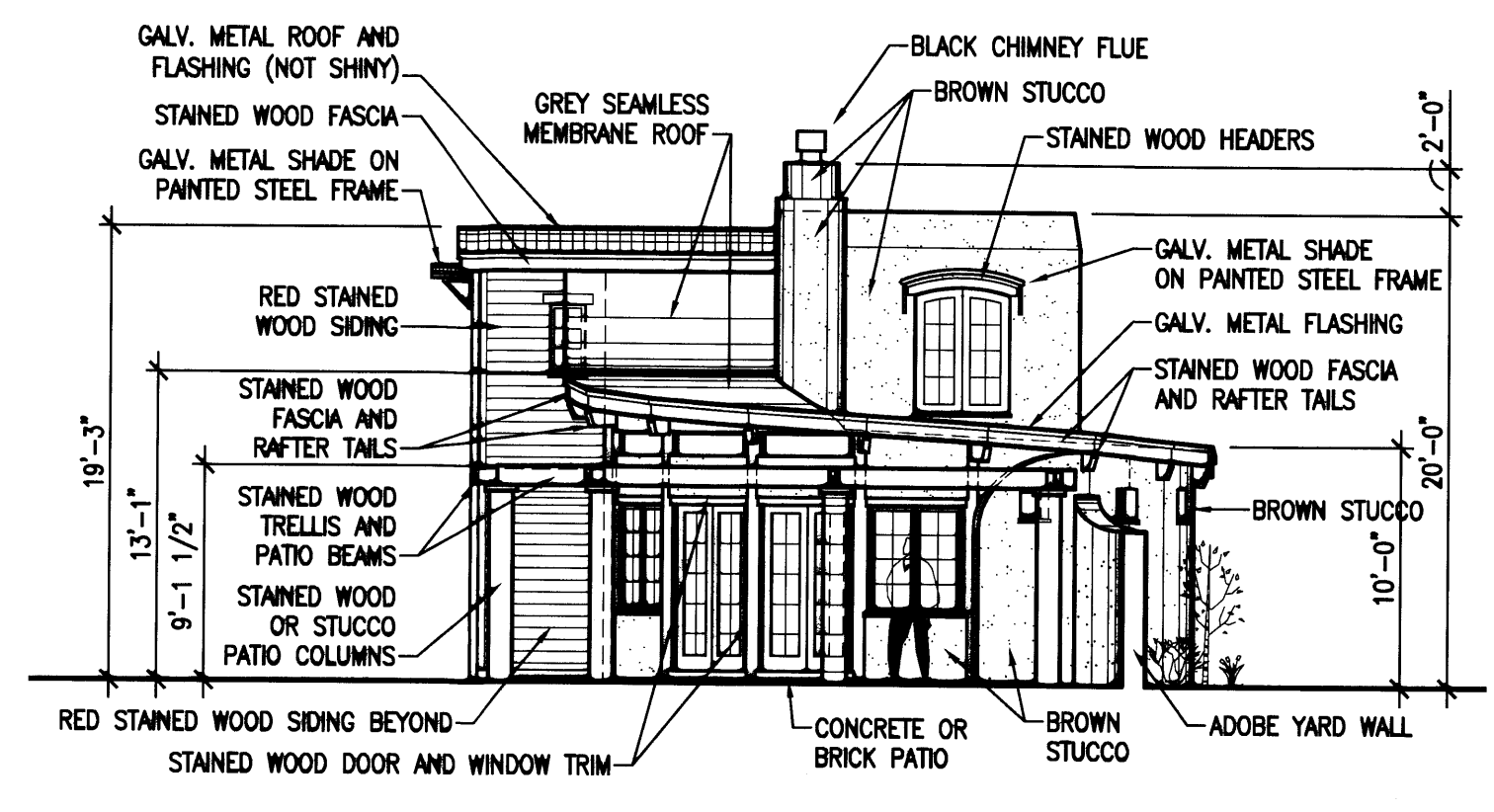
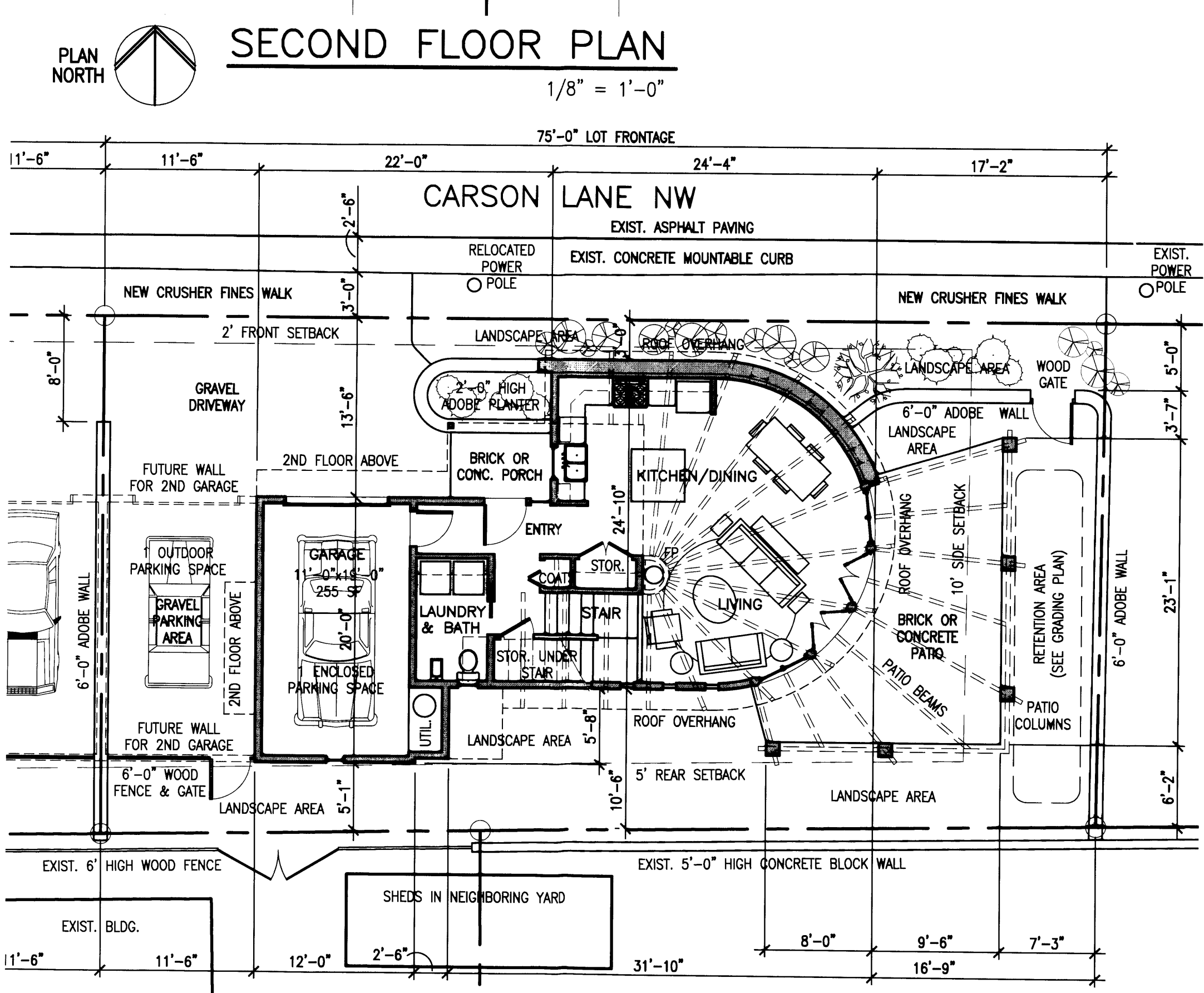
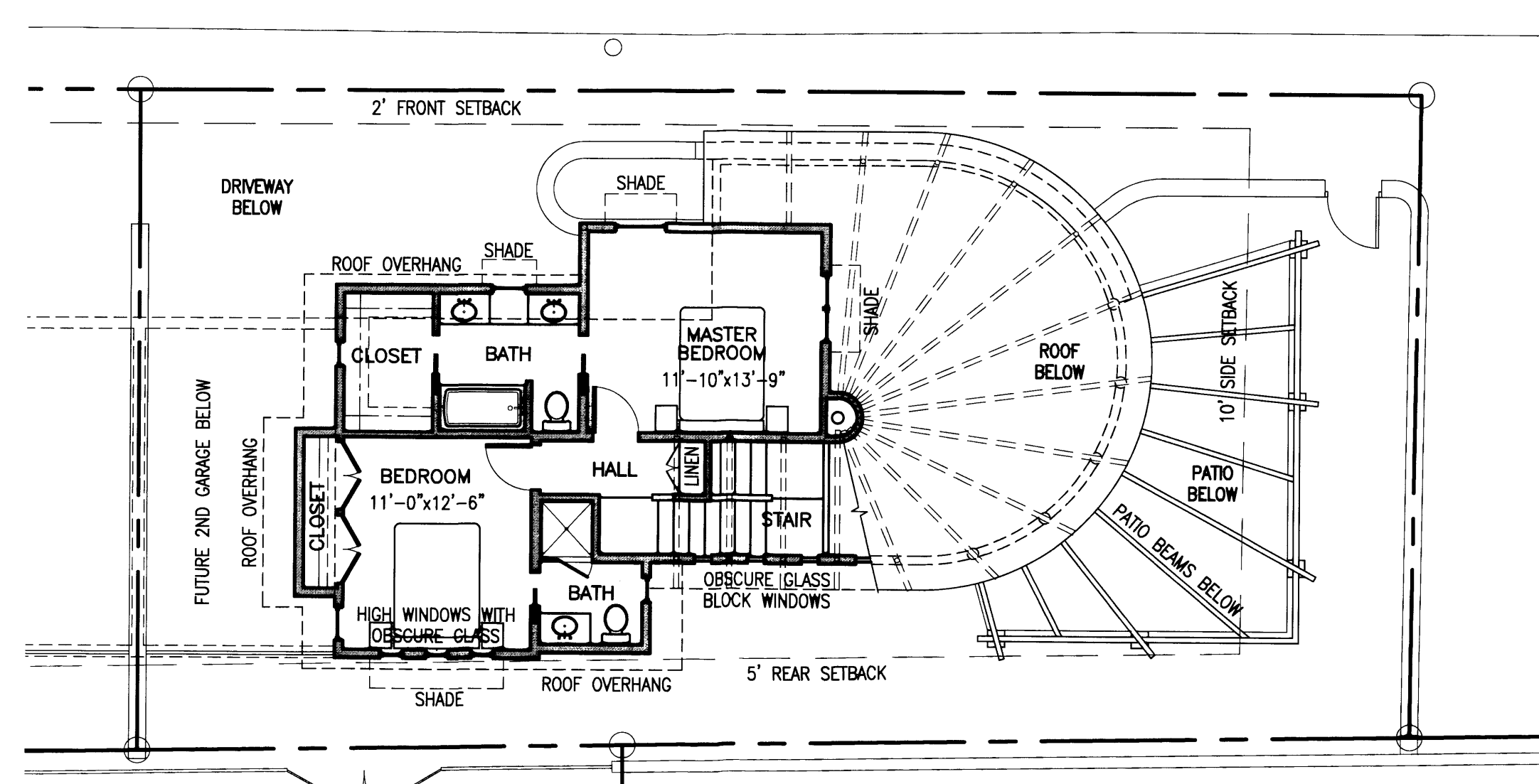
KEY PLAN
NO SCALE

DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:

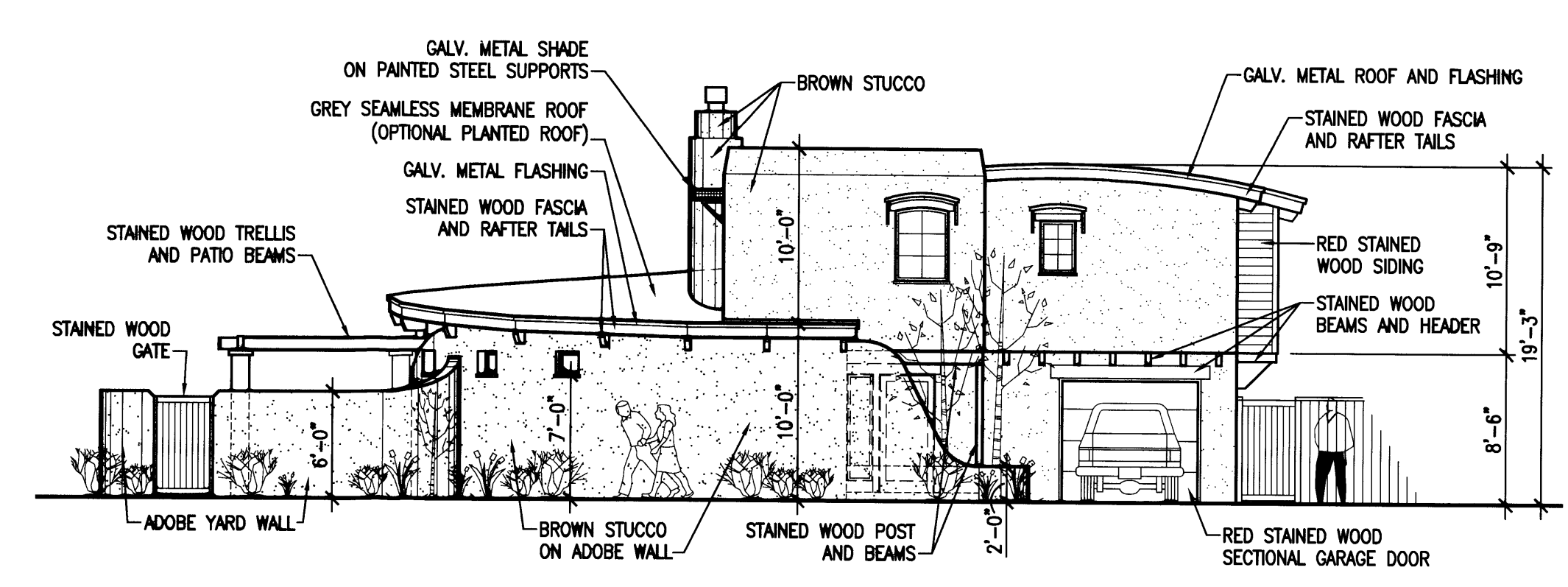
FLOOR PLAN & ELEVATIONS
LANDS OF FREDERICK EBERLE
LOT 2

ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE 2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

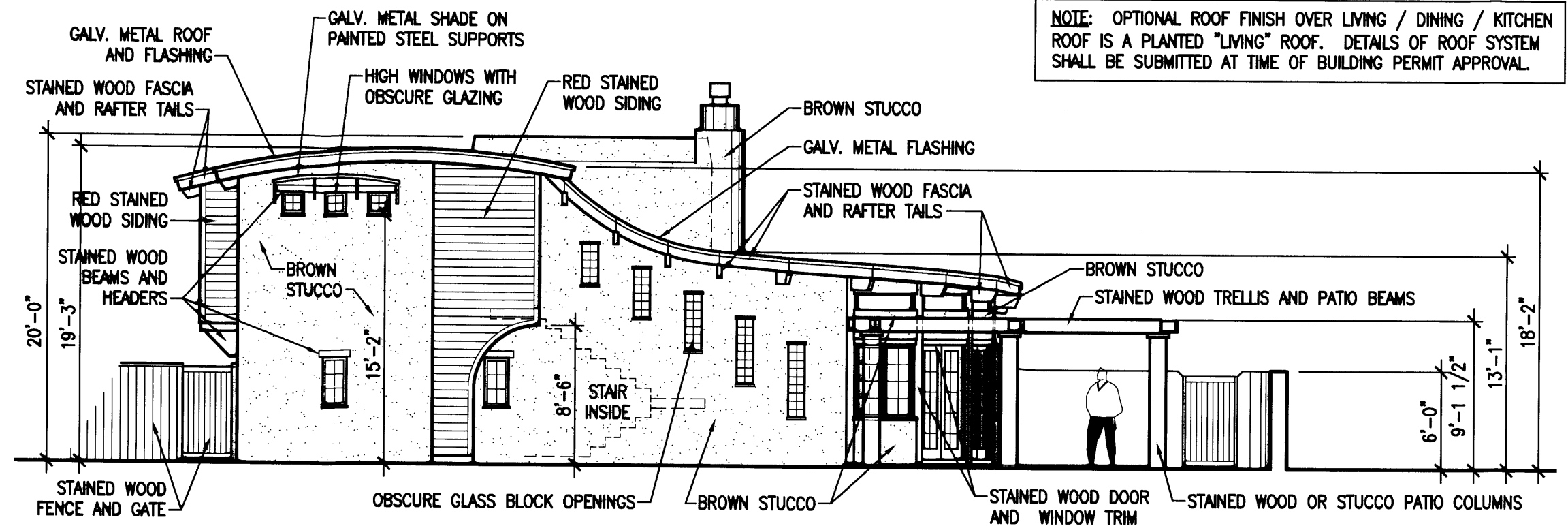
WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wkorch@comcast.net



2 EAST ELEVATION
1/8" = 1'-0"

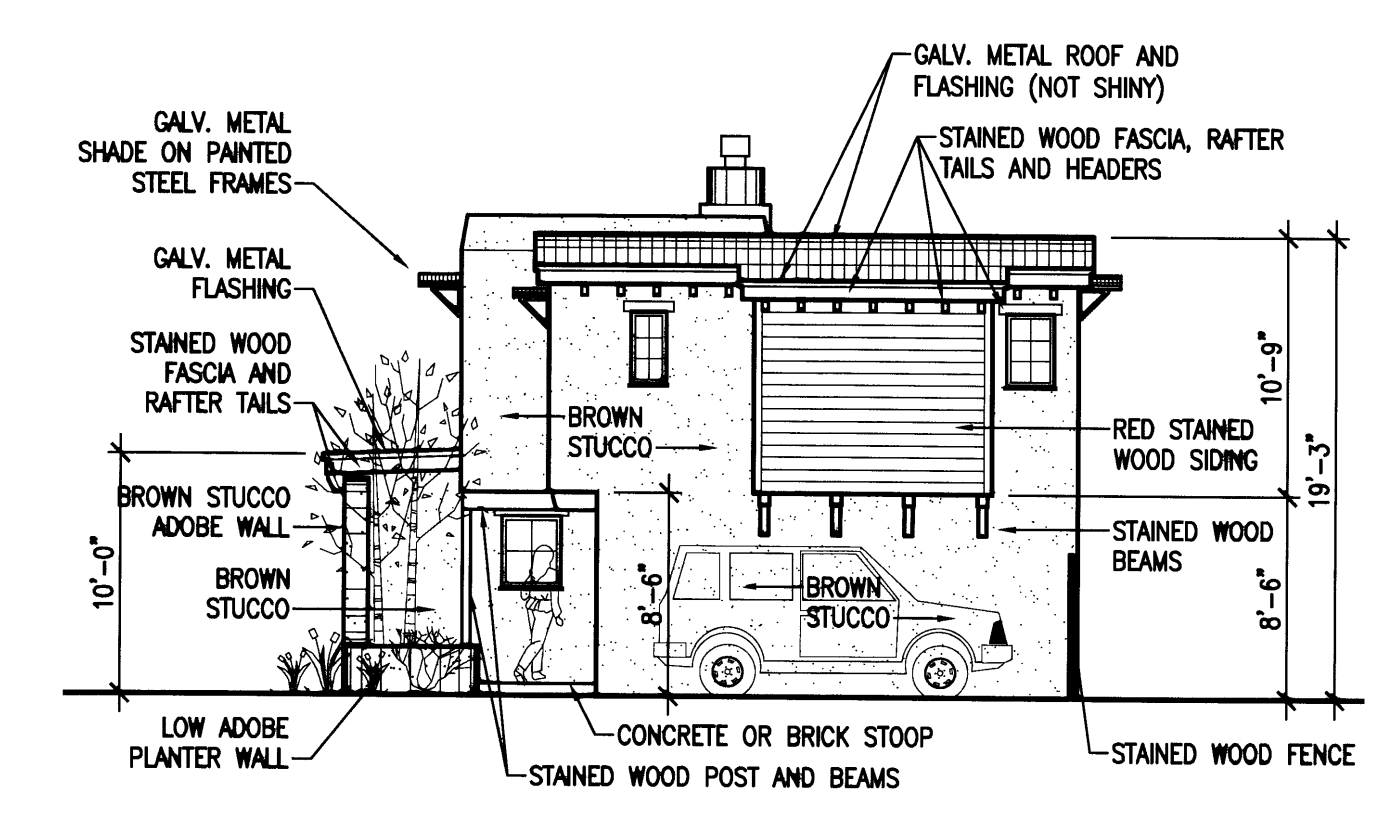


1 NORTH (STREET) ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

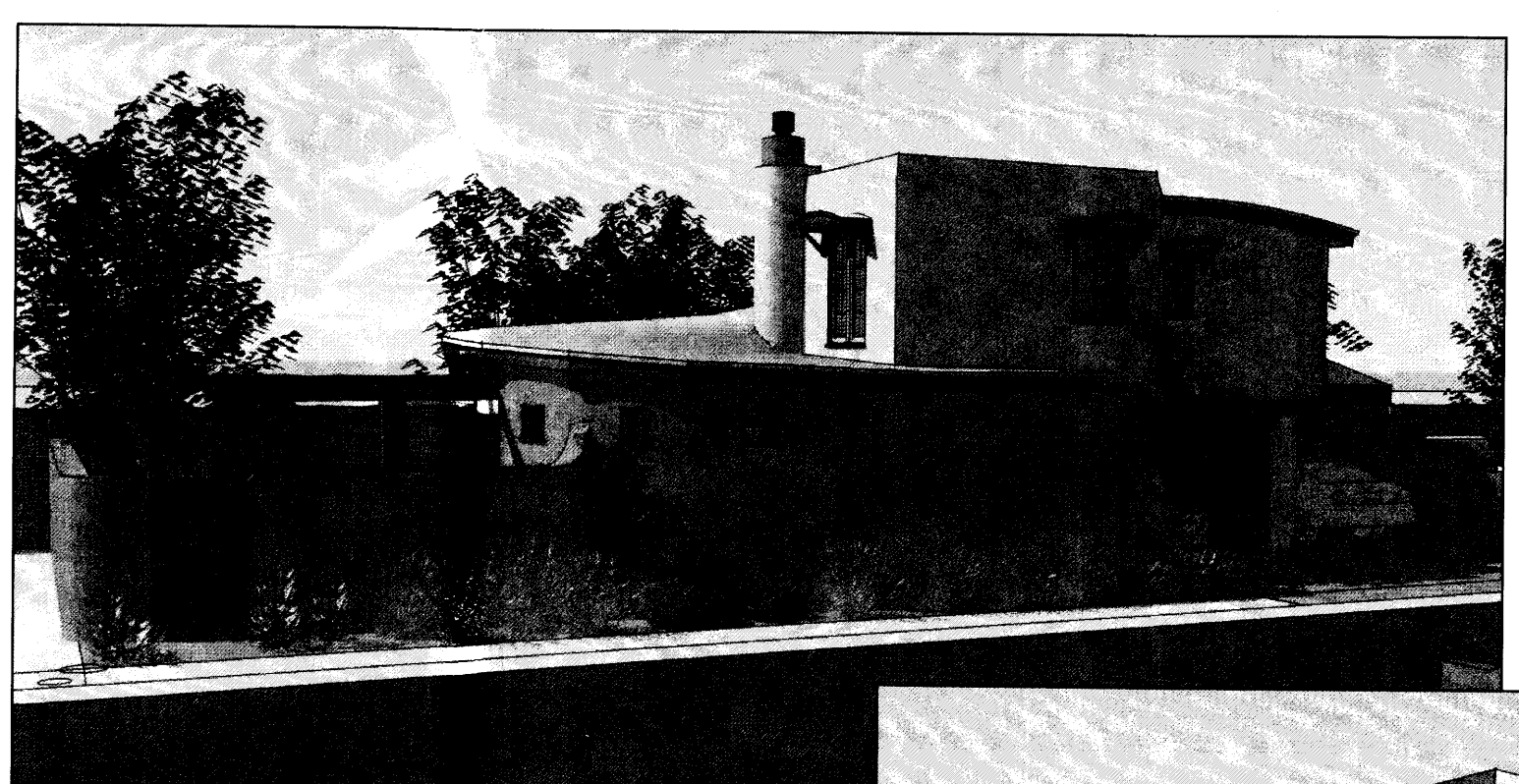
NOTE: OPTIONAL ROOF FINISH OVER LIVING / DINING / KITCHEN ROOF IS A PLANTED "LIVING" ROOF. DETAILS OF ROOF SYSTEM SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPROVAL.



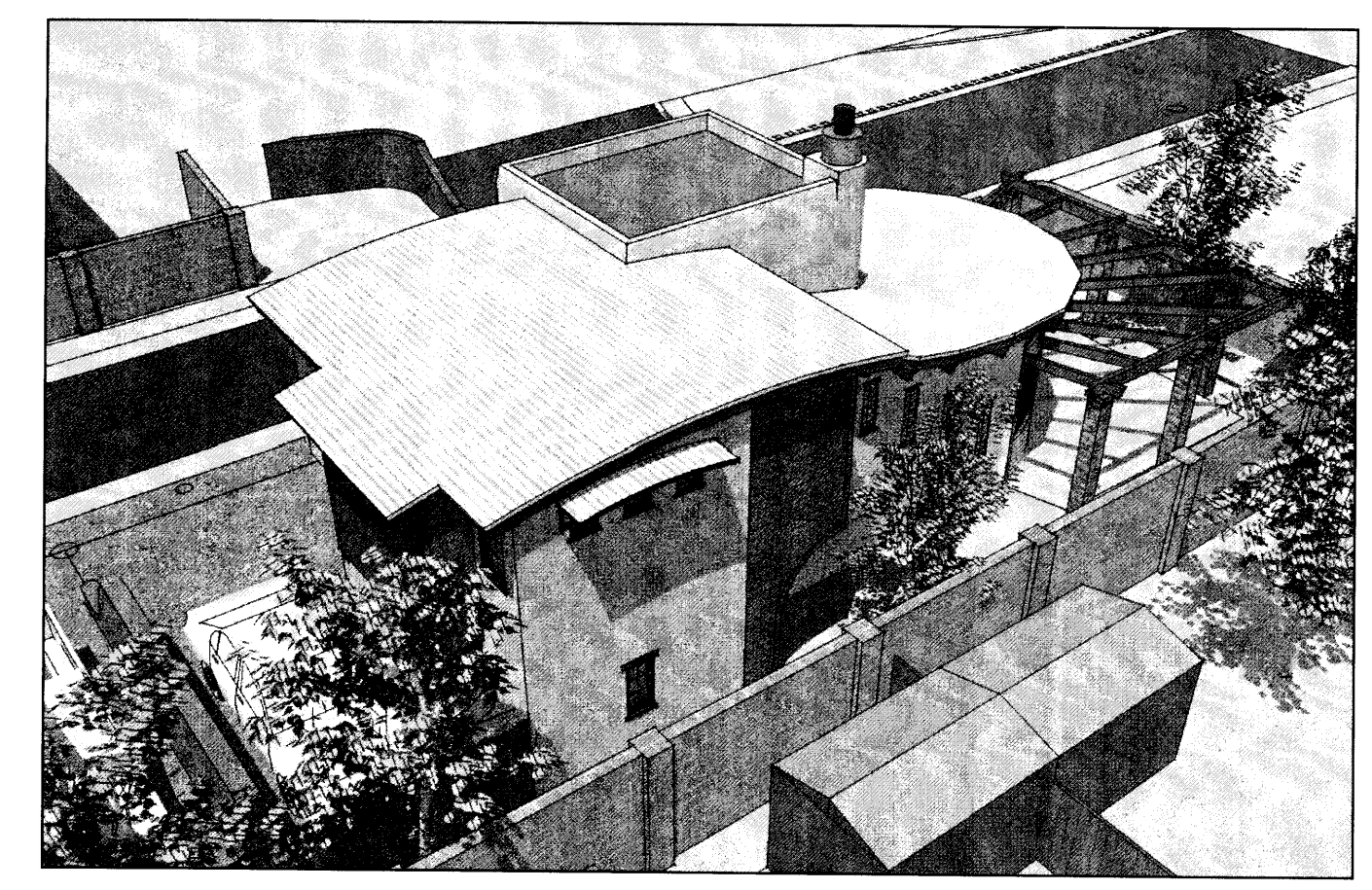
3 WEST ELEVATION
1/8" = 1'-0"

LOT 3 DATA

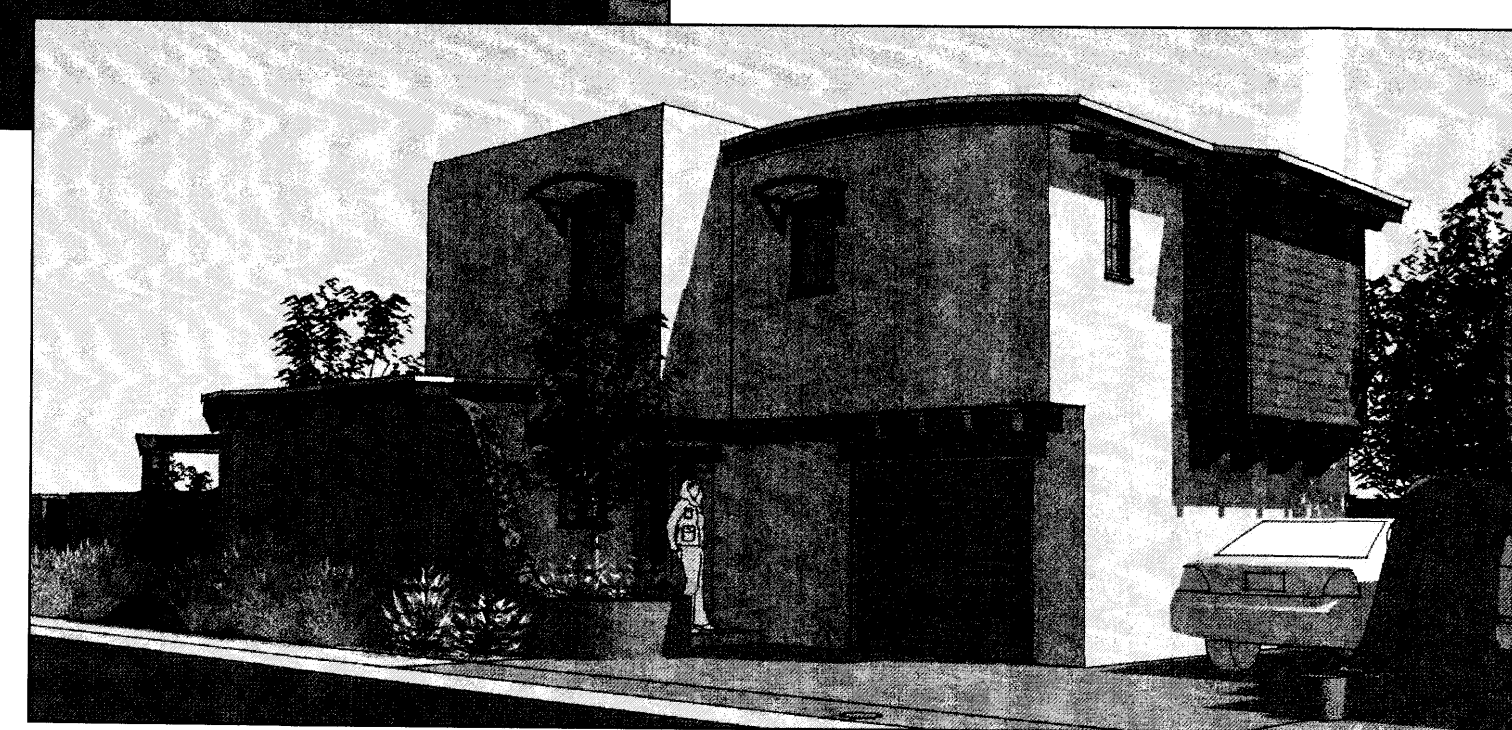
LOT AREA:	2,870 S.F.
LOT COVERAGE BY BUILDING (INCL. OVERHANGING SECOND FLOOR):	1,036 S.F. (36.1% OF LOT)
BUILDING FOOTPRINT:	918 S.F.
GROSS LIVABLE AREA:	1,244 S.F.
FIRST FLOOR:	663 S.F.
SECOND FLOOR:	581 S.F.
GARAGE AREA:	255 S.F.
TOTAL GROSS BUILDING AREA (INCL. GARAGE):	1,499 S.F.



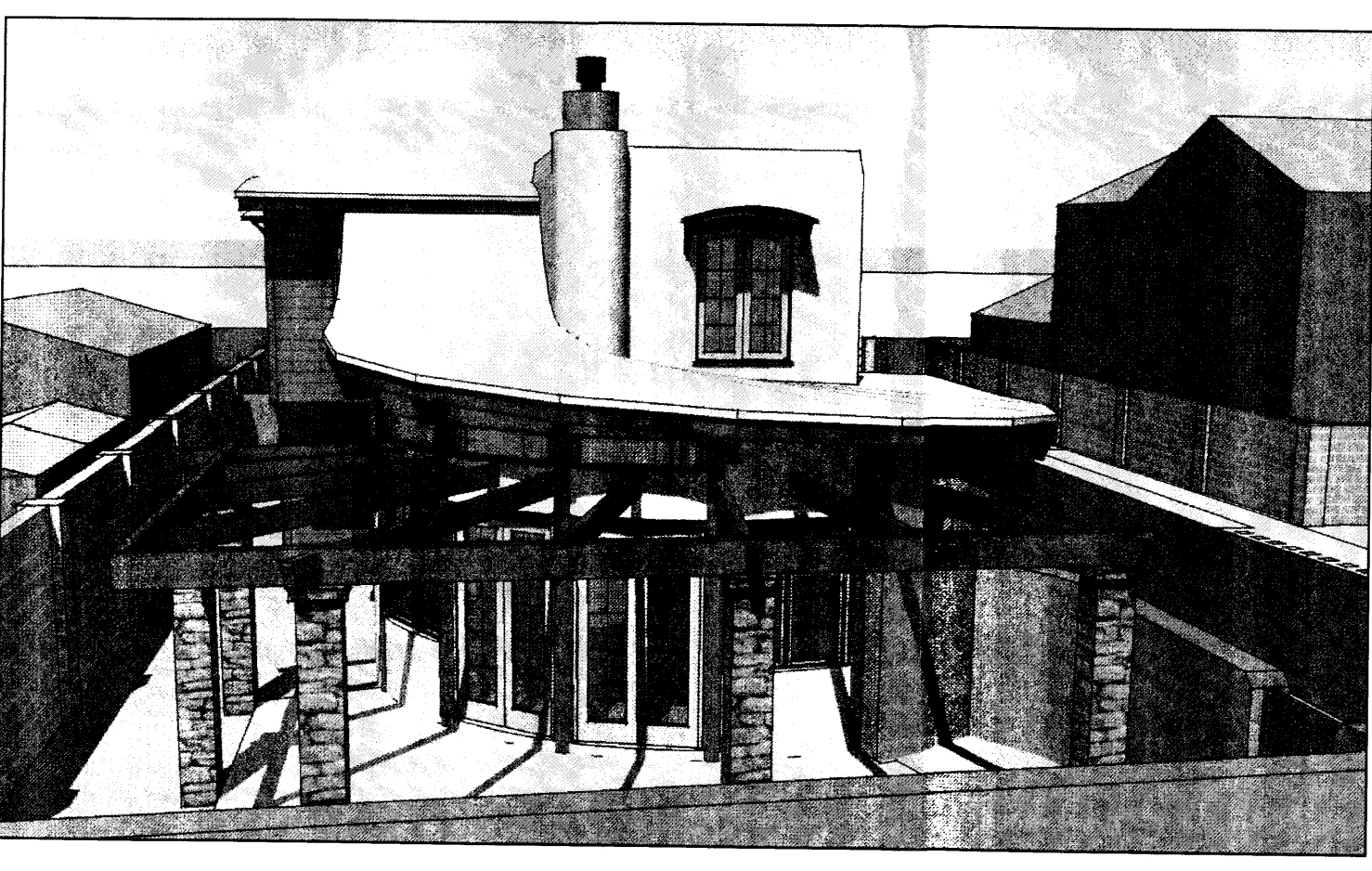
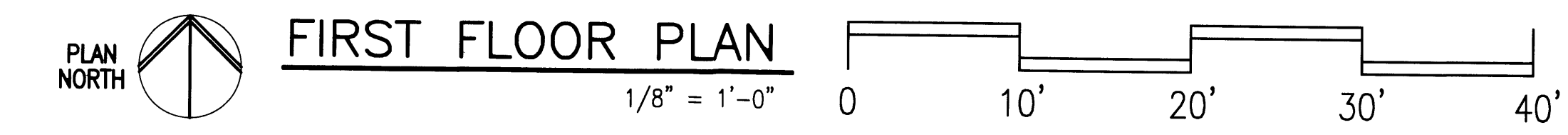
7 STREET VIEW LOOKING SOUTH
NO SCALE



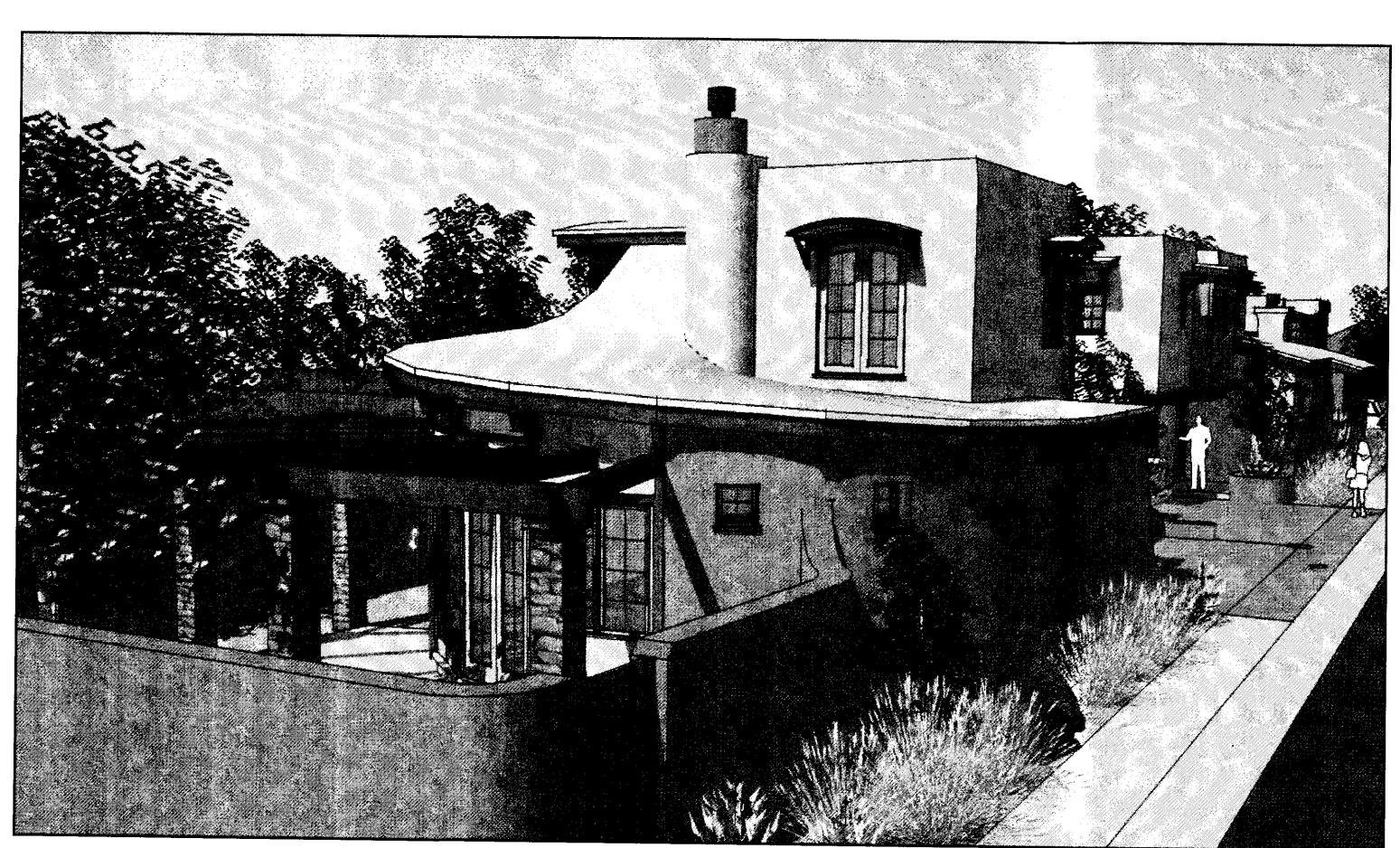
5 AERIAL VIEW LOOKING NORTHEAST
NO SCALE



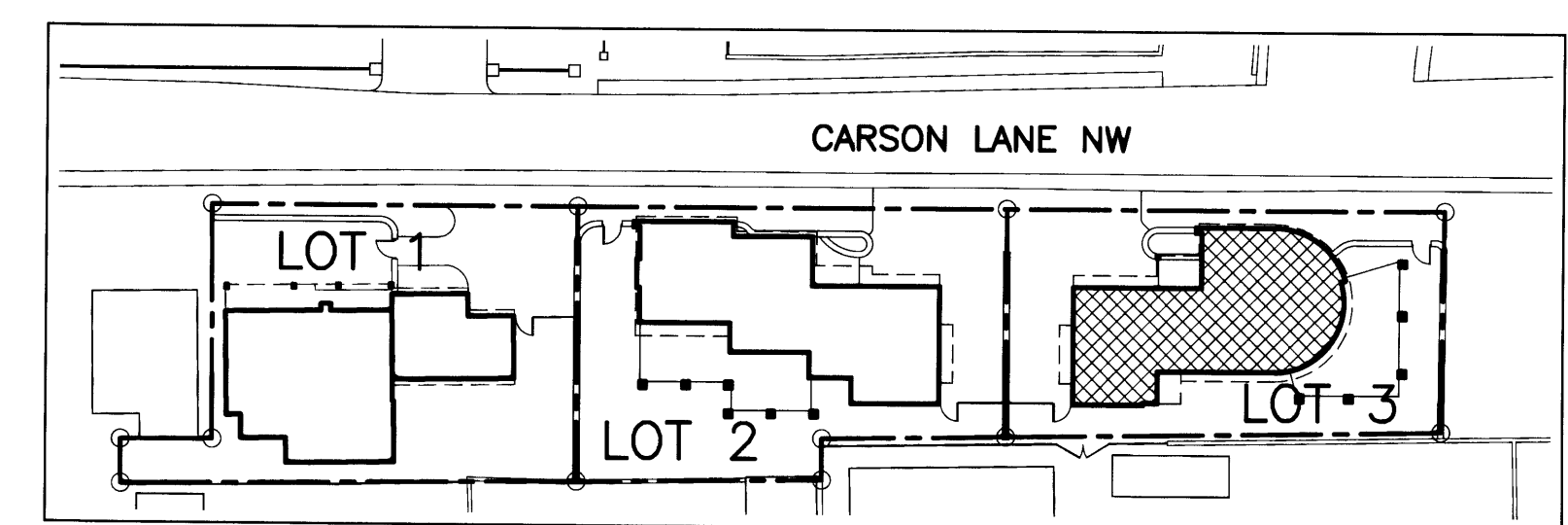
6 STREET LOOKING SOUTHEAST
NO SCALE



9 BACKYARD VIEW LOOKING WEST
NO SCALE



8 AERIAL VIEW LOOKING SOUTHWEST
NO SCALE



PLAN NORTH
KEY PLAN
NO SCALE

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- EXTERIOR DOORS AND WINDOWS SHALL BE EITHER:
 - METAL OR ALUMINUM CLAD WOOD WINDOWS (COLOR: BROWN) OR
 - METAL OR ALUMINUM WINDOWS (COLOR: BROWN).
 - GLAZING IN WINDOWS AND EXTERIOR DOORS TO BE INSULATED, LOW-E TYPE GLAZING.
 - ALL GLAZING TO BE CLEAR, EXCEPT HIGH, SOUTH-FACING GLAZING WHERE NOTED AS "OBFUSCATE".

DATE: 3/28/2013 REV: 11/4/2013 REV: 11/22/2013 REV:

FLOOR PLAN & ELEVATIONS
LANDS OF FREDERICK EBERLE
LOT 3

ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE
2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT
3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wkorch@comcast.net

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

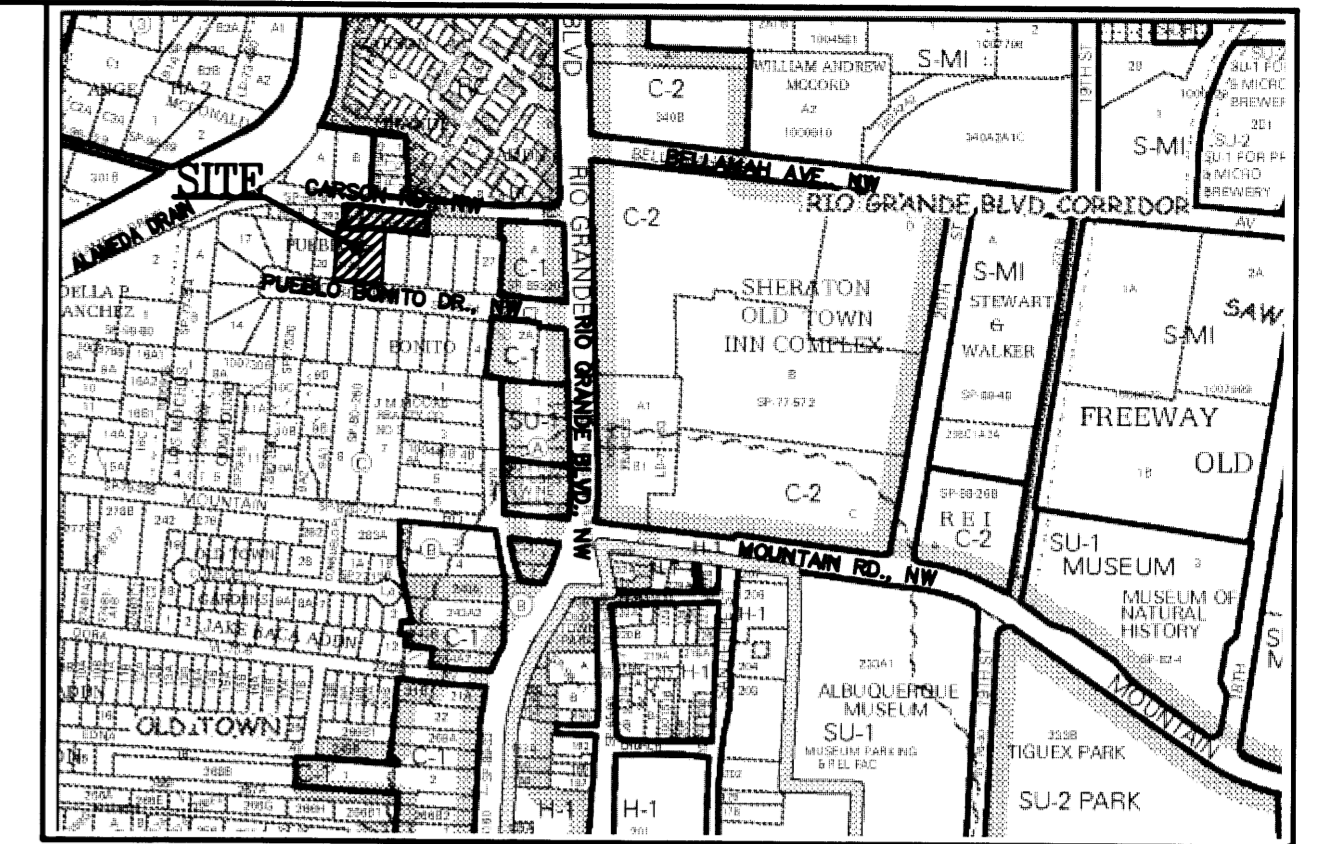
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

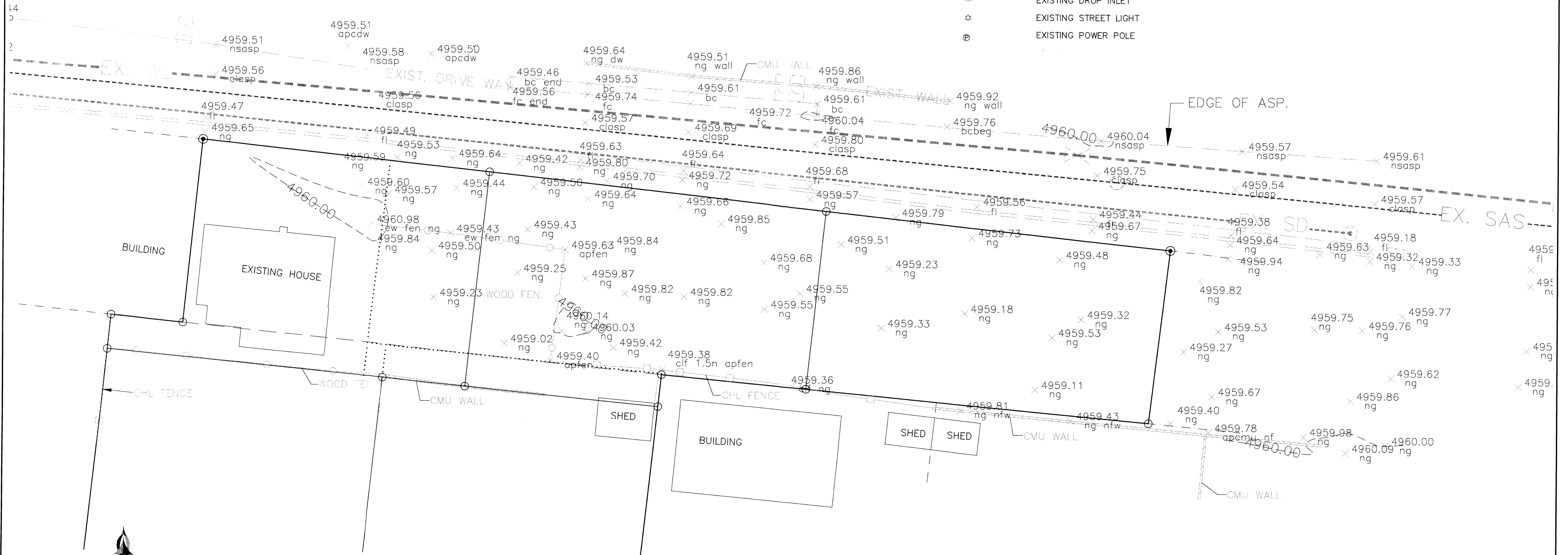
LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SD MANHOLE
- EX. SAS----- EXISTING SANITARY SEWER LINE
- EX. WL----- EXISTING WATER LINE
- EX. SD----- EXISTING STORM SEWER LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- X 5265.16 EXISTING GRADE
- EXISTING FENCE LINES
- EXISTING DROP INLET
- EXISTING STREET LIGHT
- EXISTING POWER POLE

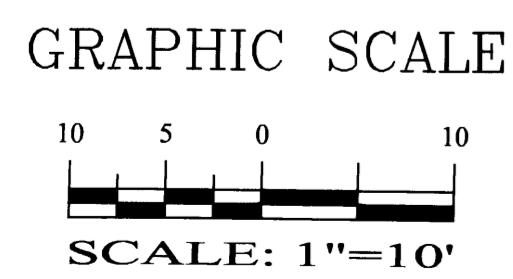


VICINITY MAP: J-13-Z

LEGAL DESCRIPTION:
LOTS 1 THRU 3, LANDS OF FREDERICK EBERLE



EXISTING CONDITIONS
THE ENGINEER HAS PERSONALLY INSPECTED THE LAND, AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED THEREON SINCE THE EXISTING CONTOUR MAP WAS PREPARED.



THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PH (505) 998-0303 FAX (505)998-0305

LOTS 1 THRU 3, LANDS OF FREDERICK EBERLE TOPOGRAPHY SURVEY			
DRAWING: 201337-TOPO.DWG	DRAWN BY: SBB	DATE: 08-27-13	SHEET # 1 OF 1