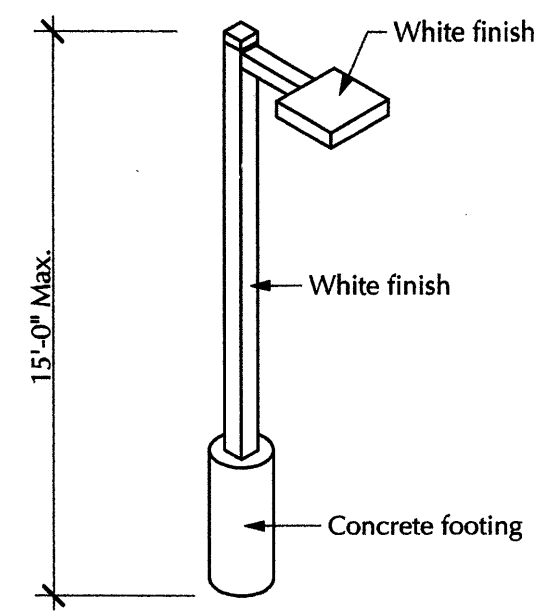


# SITE DEVELOPMENT PLAN FOR SUBDIVISION REVIEW

# GLENWOOD LOFTS

Montgomery Boulevard & Tramway Boulevard • Albuquerque, NM



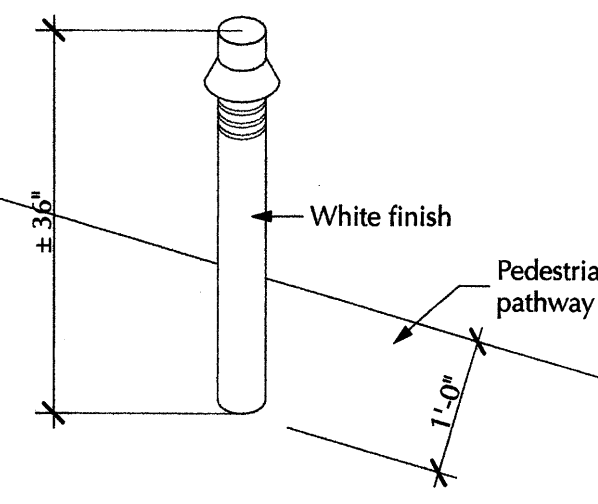
**NOTE:**

All on-site lighting shall be shielded to provide downlight emission and prevent both light trespass and upward light pollution.

**A Light Pole Detail**

Not To Scale

**B Project Information**



**NOTE:**

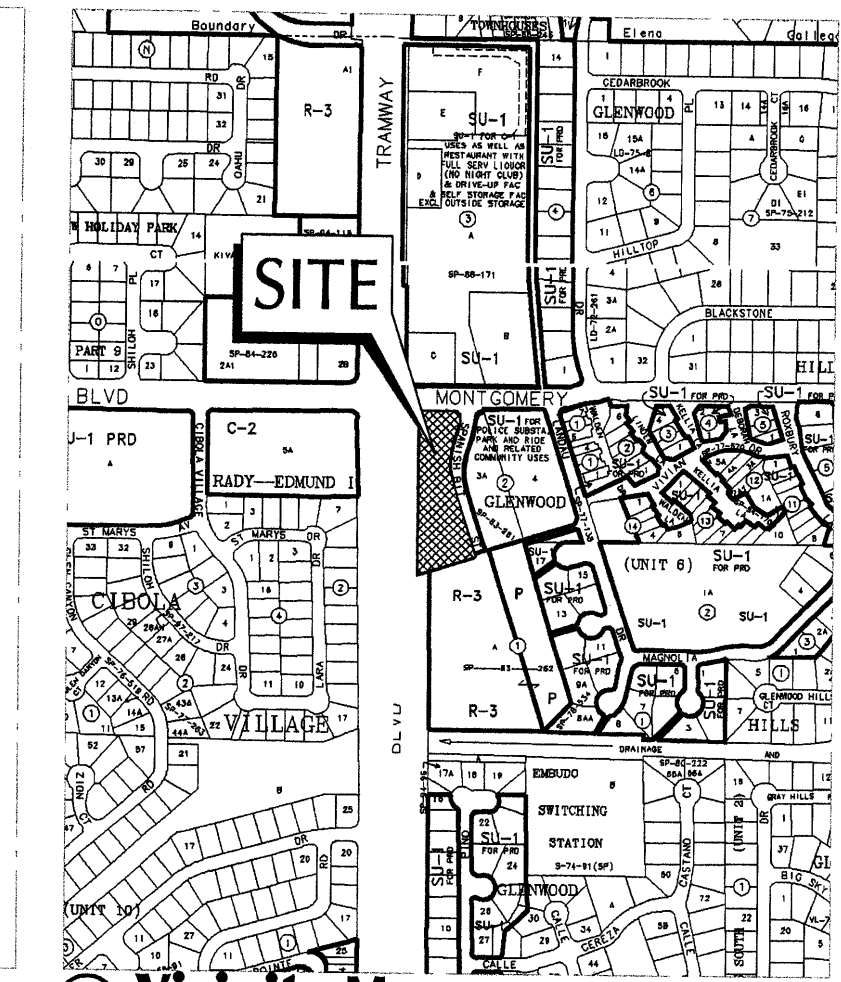
All on-site lighting shall be shielded to provide downlight emission and prevent both light trespass and upward light pollution.

**C Bollard Light Detail**

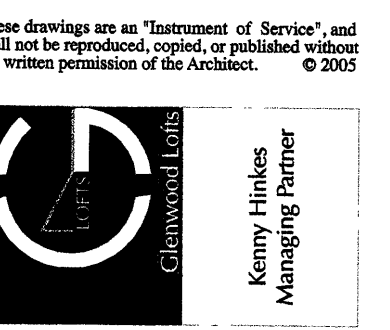
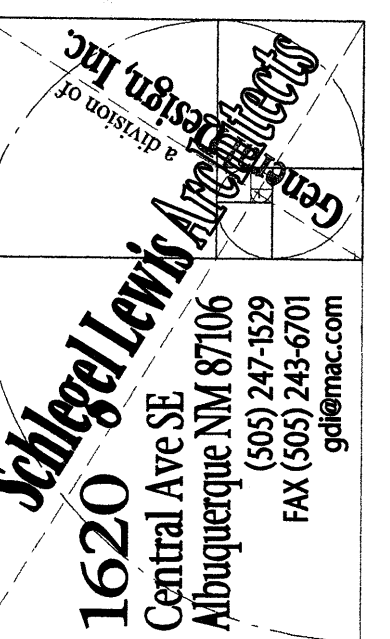
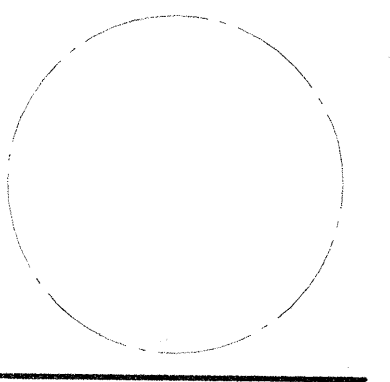
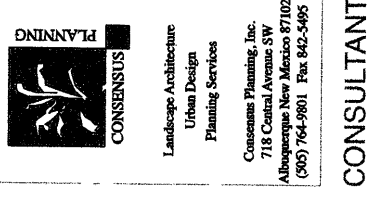
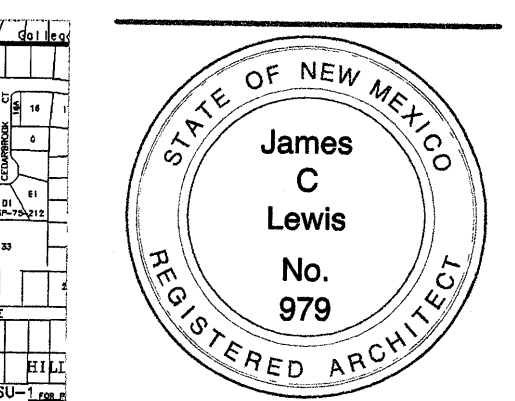
Not To Scale



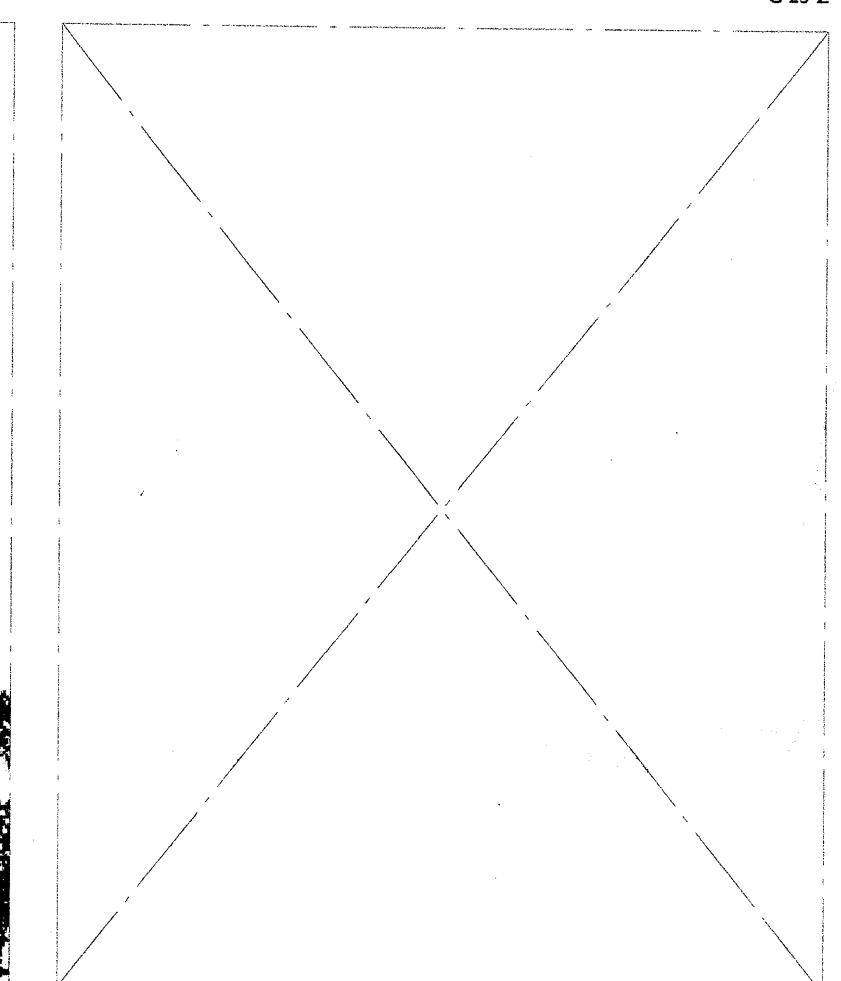
**D Perspective**



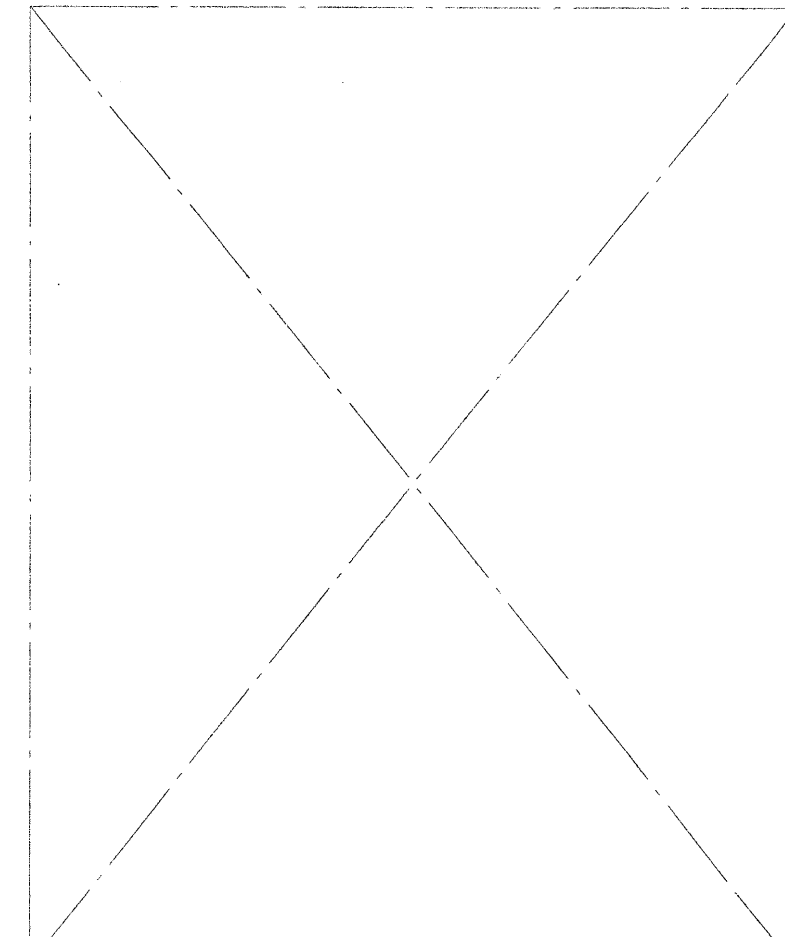
**Vicinity Map**



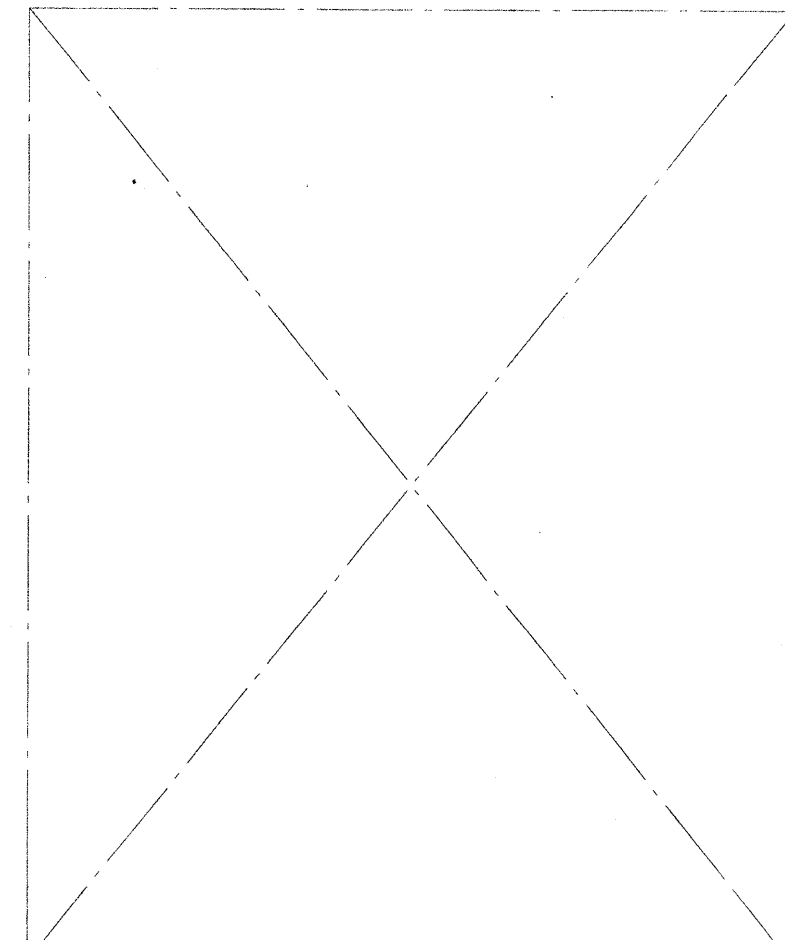
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**M Detail Not Used**



**N Detail Not Used**



**T Detail Not Used**

**ZONING**

ADDRESS: SE corner of Montgomery Blvd. & Tramway Blvd.

LEGAL DESCRIPTION  
TRACT: K1A & K2A (present)  
SUBDIVISION: Glenwood Hills

ZONE ATLAS PAGE: G-23-Z

LAND USE ZONING:  
Existing: C-1  
Proposed: SU-1 Planned Residential Development

**PARKING**

Required:  
Townhome:  
(1 space per bathroom but not less than two spaces)  
3 bathrooms per unit @ 24 units = 72 Spaces

Provided:  
Garage Spaces 48 Spaces  
Standard Spaces 25 Spaces  
Total 73 Spaces

No handicapped spaces or bicycle rack required.

**LANDSCAPING**

For landscape calculations see sheet SDP-4

**BUILDING AREA**

Heated building area: 1,000 SF - 2,000 SF per unit  
Proposed Number of Units: 24 units

SITE DEVELOPMENT PLAN FOR SUBDIVISION

## Glenwood Lofts

Southeast Corner of  
Montgomery Blvd. & Tramway Blvd.  
Albuquerque New Mexico 87111

ISSUE DATE:  
04 February 05

REVISIONS:  
07 April 05  
03 May 05

Cover Sheet

PROJECT 0448 SHEET  
**SDP-1**  
OF 6

**OWNER**

Glenwood Lofts, LLC  
Managed by: Kenny Hinkes, Managing Partner  
9805 Greenbrier Road NE  
Albuquerque, NM 87111  
(505) 798-1000, Fax: (505) 798-6969  
E-mail: kenny@reabq.com  
Contact: Kenny Hinkes

**ARCHITECT**

Schlegel Lewis Architects  
1620 Central Avenue SE  
Albuquerque, NM 87106  
(505) 247-1529, Fax: (505) 243-6701  
E-mail: gdi@mac.com  
Contact: James Lewis

**PLANNER**

Consensus Planning  
924 Park Avenue SW  
Albuquerque, NM 87102  
(505) 764-9801, Fax: (505) 842-5495  
E-mail: strozier@consensusplanning.com  
Contact: James Strozier

**CIVIL ENGINEER**

D. Mark Goodwin and Associates, P.A.  
P.O. Box 90606  
Albuquerque, NM 87199  
(505) 828-2200, Fax: (505) 797-9539  
E-mail: mark@goodwinengineers.com  
Contact: Mark Goodwin OR Amy Niese

SDP-1	Cover Sheet
SDP-2	Site Plan
SDP-3	Grading & Drainage Plan
SDP-4	Landscape Plan
SDP-5	Building Plan & Elevations
SDP-6	Utility Plan

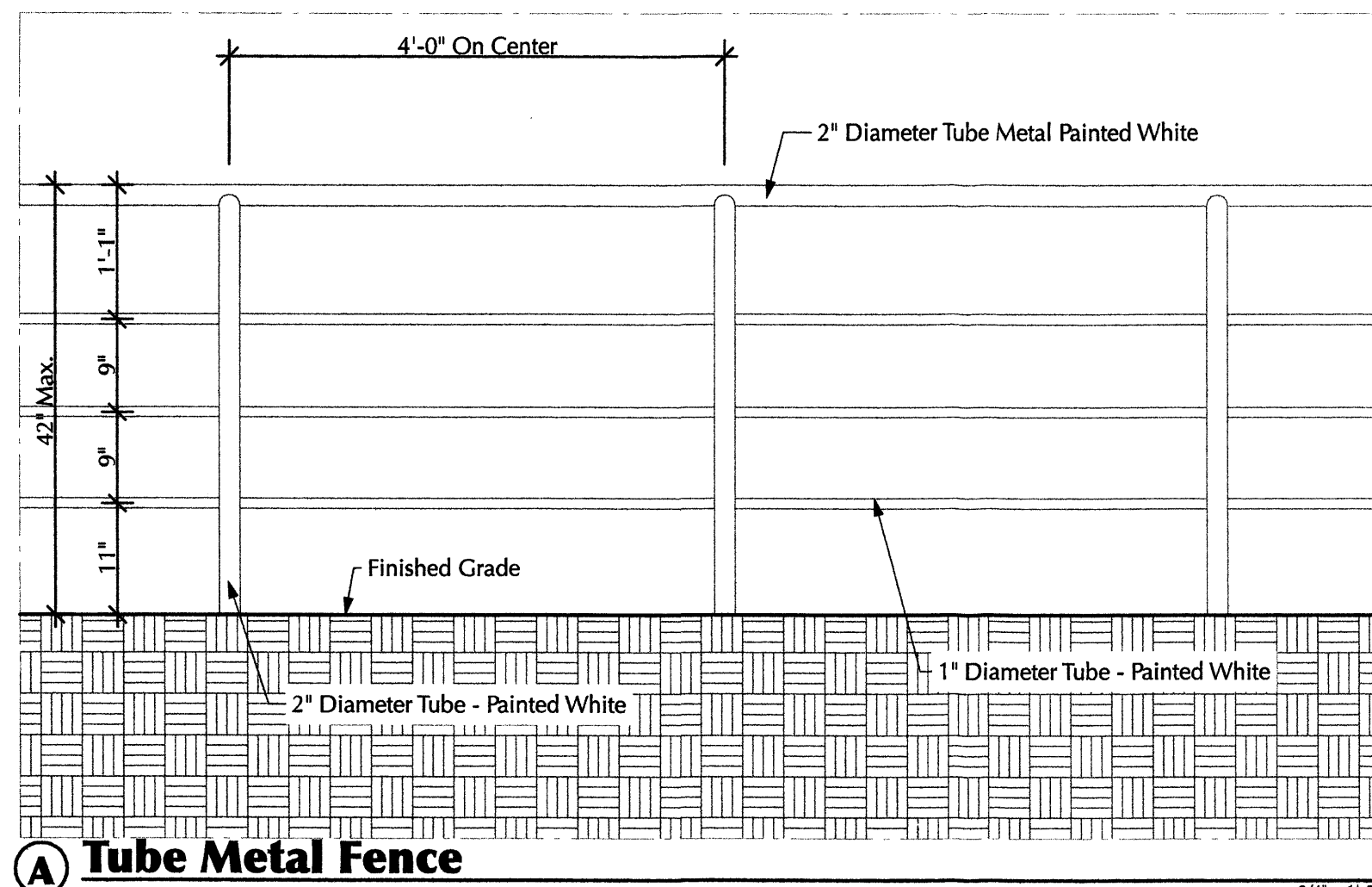
**Y Sheet Index**

**U Project Team**

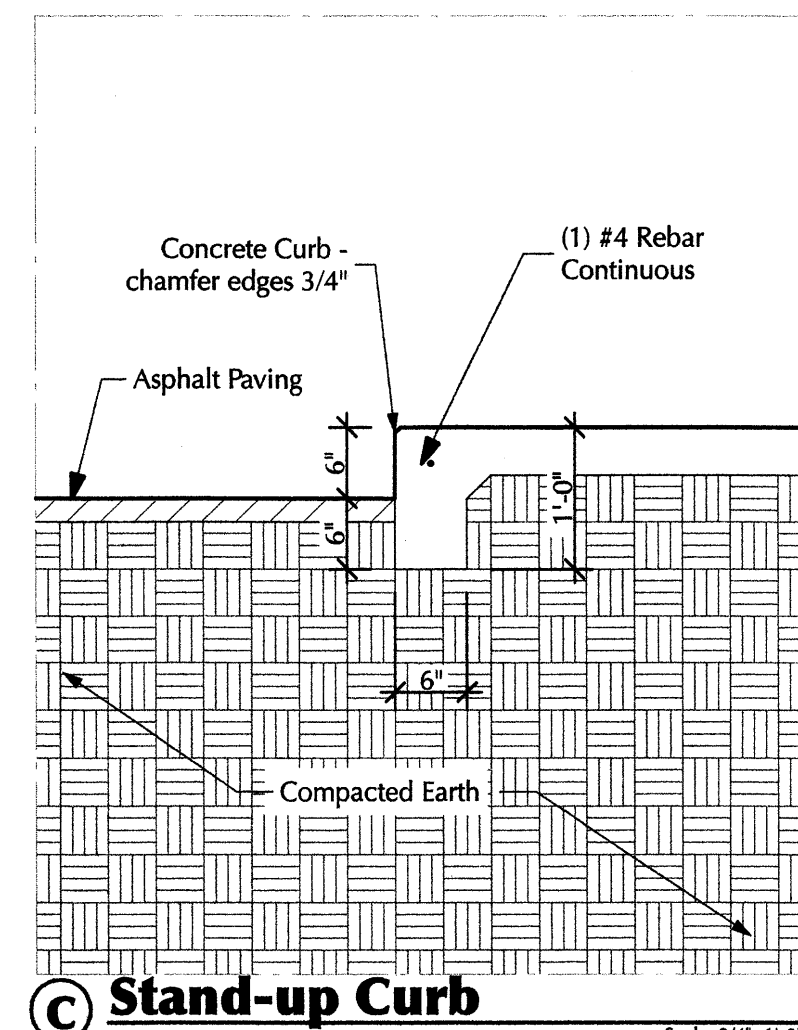
**Z Legal Information**

PROJ # 1002457

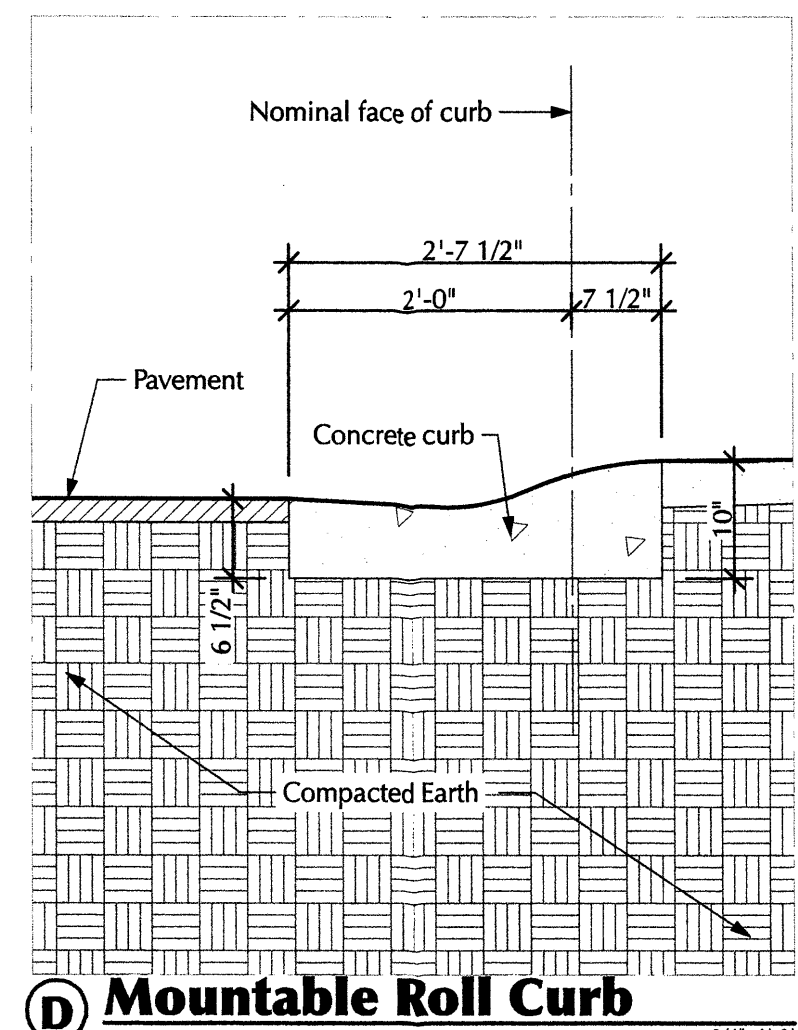




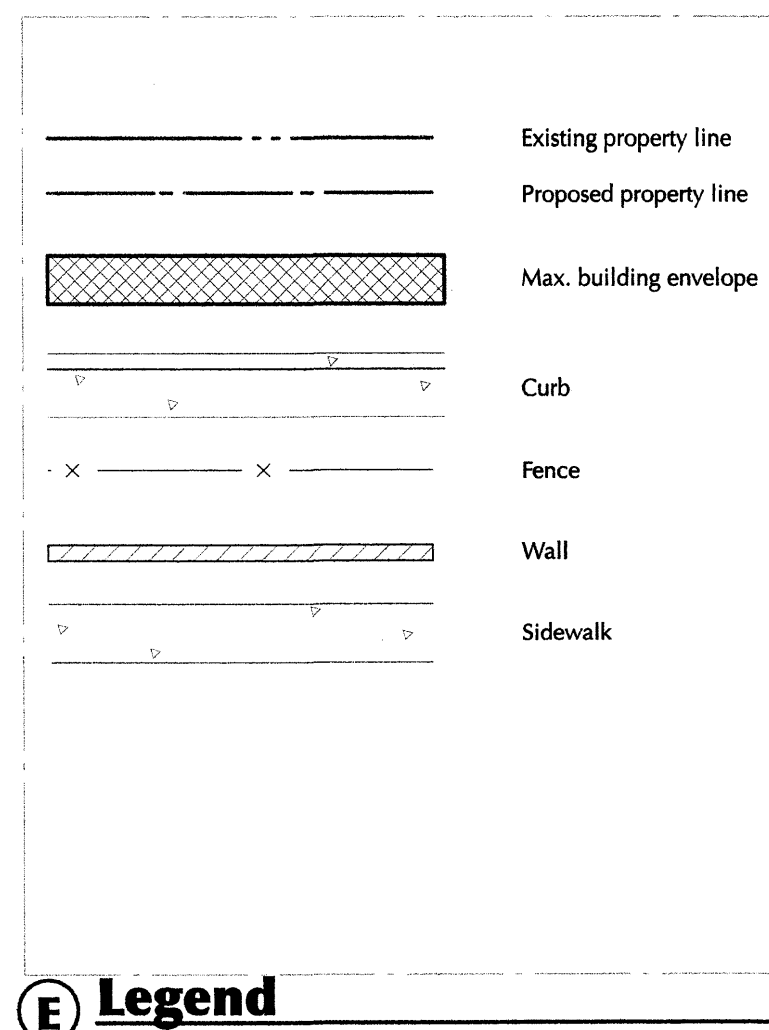
**A Tube Metal Fence**



**C Stand-up Curb**



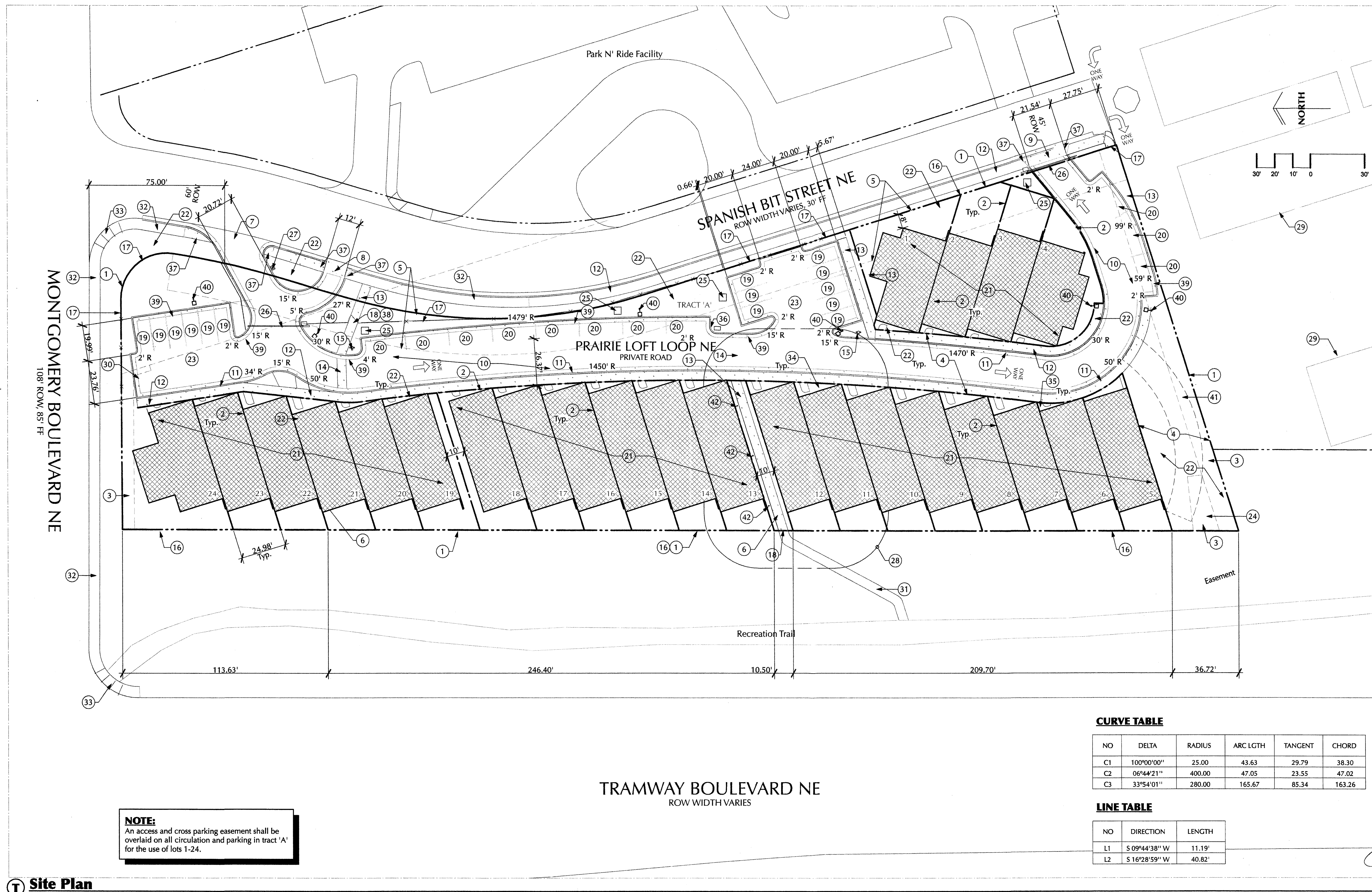
**D Mountable Roll Curb**



**E Legend**



**F Vicinity Map**



AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
R.C. JONES 5-10-05  
SIGNATURE & DATE

**NOTE:**  
An access and cross parking easement shall be overlaid on all circulation and parking in tract 'A' for the use of lots 1-24.

TRAMWAY BOULEVARD NE  
ROW WIDTH VARIES

**CURVE TABLE**

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	100°00'00"	25.00	43.63	29.79	38.30
C2	06°44'21"	400.00	47.05	23.55	47.02
C3	33°54'01"	280.00	165.67	85.34	163.26

**LINE TABLE**

NO	DIRECTION	LENGTH
L1	S 09°44'38" W	11.19'
L2	S 16°28'59" W	40.82'

- 1 Existing property line
- 2 Proposed property line
- 3 Existing public utility easement
- 4 Proposed private and public utility easement
- 5 Existing public easement deleted by replat
- 6 Proposed private easement
- 7 New 20' wide driveway (entrance only) per COA standards
- 8 New 12' wide escape driveway (exit only) per COA standards
- 9 New 24' wide driveway (exit only) per COA standards
- 10 New 20' one-way paved drive aisle (private street)
- 11 Mountable roll curb at townhome driveways - see detail 'D' on this sheet
- 12 5' wide concrete public walk
- 13 5' wide concrete sidewalk
- 14 5' wide concrete crosswalk flush with paving
- 15 Proposed fire hydrant
- 16 8' high (max) CMU wall - see sheet SDP-5 for typical location
- 17 42" high tube metal fence painted white - see detail 'A' on this sheet
- 18 Pedestrian tube metal gate with keypad entry
- 19 Typical parking space 9'-0"x20"
- 20 Parallel parking space 9'-0"x24'-0"
- 21 Townhome (maximum building envelope)
- 22 Landscaping area - see sheet SDP-4
- 23 Parking lot with a 24' wide drive
- 24 Existing transformer
- 25 Proposed transformer
- 26 Painted metal security gate - lift arm type
- 27 Call box
- 28 See sheet SDP-5 for enlarged typical unit site plan
- 29 Existing apartment building
- 30 Existing transformer and pad to be removed
- 31 5' wide pedestrian connection at developers expense
- 32 Existing public sidewalk
- 33 Existing handicapped ramp
- 34 Unit driveway
- 35 Unit entry walk
- 36 Cluster mailbox
- 37 Proposed handicapped ramp
- 38 Call box at pedestrian gate
- 39 Mountable roll curb, stand-up curb or curb and gutter
- 40 Pole mounted light - see detail 'A' on sheet SDP-1
- 41 Packed gravel path for fire truck access
- 42 Bollard lighting - see detail 'C' on sheet SDP-1

**Keyed Notes**

PROJECT NUMBER:  
APPLICATION NUMBER:  
Is an Infrastructure List Required? Yes (Y) No (N) If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB Development Plan Approval

*[Signature]* 5-11-05  
Engineer, Transportation Department Date

*[Signature]* 5/11/05  
Utility Development Date

*[Signature]* 5/11/05  
Parks and Recreation Department Date

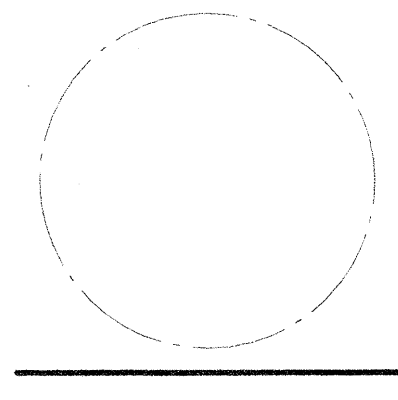
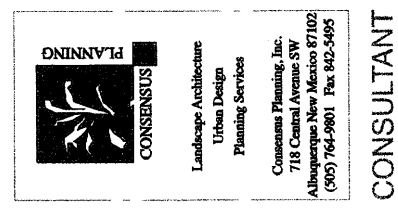
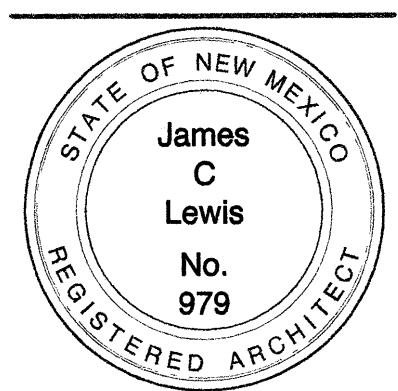
*[Signature]* 5/11/05  
City Engineer Date

N/A 5/11/05  
\* Environmental Health Department (conditional) Date

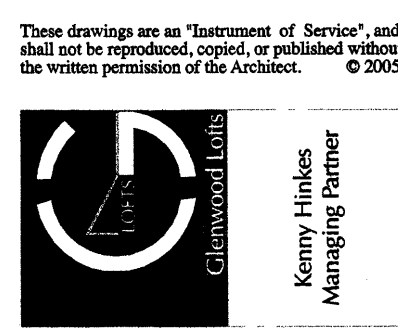
*[Signature]* 5-10-05  
Solid Waste Management Date

*[Signature]* 5/11/05  
DRB Chairperson, Planning Department Date

5-10-05  
\* Environmental Health, if necessary



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1620 Central Ave SE  
Albuquerque NM 87106  
(505) 247-5529  
FAX (505) 243-6701  
gsl@mac.com



SITE DEVELOPMENT PLAN FOR SUBDIVISION  
**Glenwood Lofts**  
Southeast Corner of  
Montgomery Blvd. & Tramway Blvd.  
Albuquerque New Mexico 87111

ISSUE DATE:  
04 February 05

REVISIONS:  
14 March 05  
03 May 05

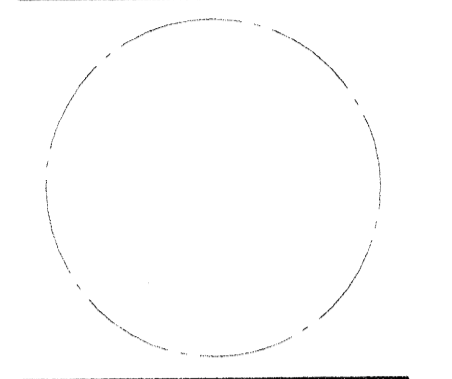
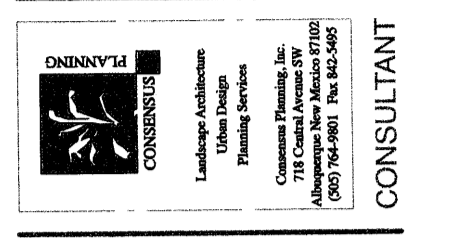
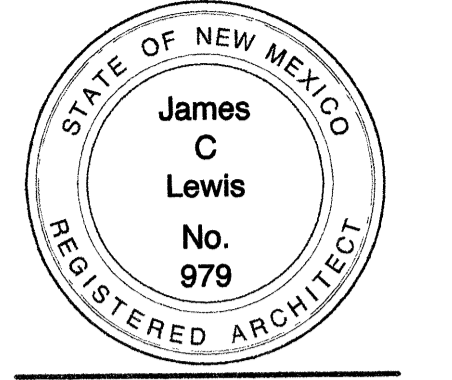
PROJECT 0448  
SHEET **SDP-2**  
OF 6

**Signature Block**



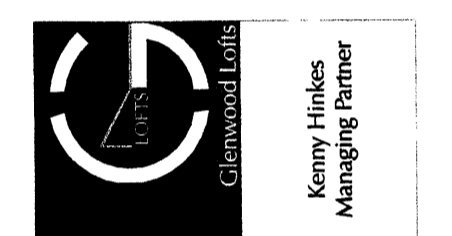






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glenwood.com

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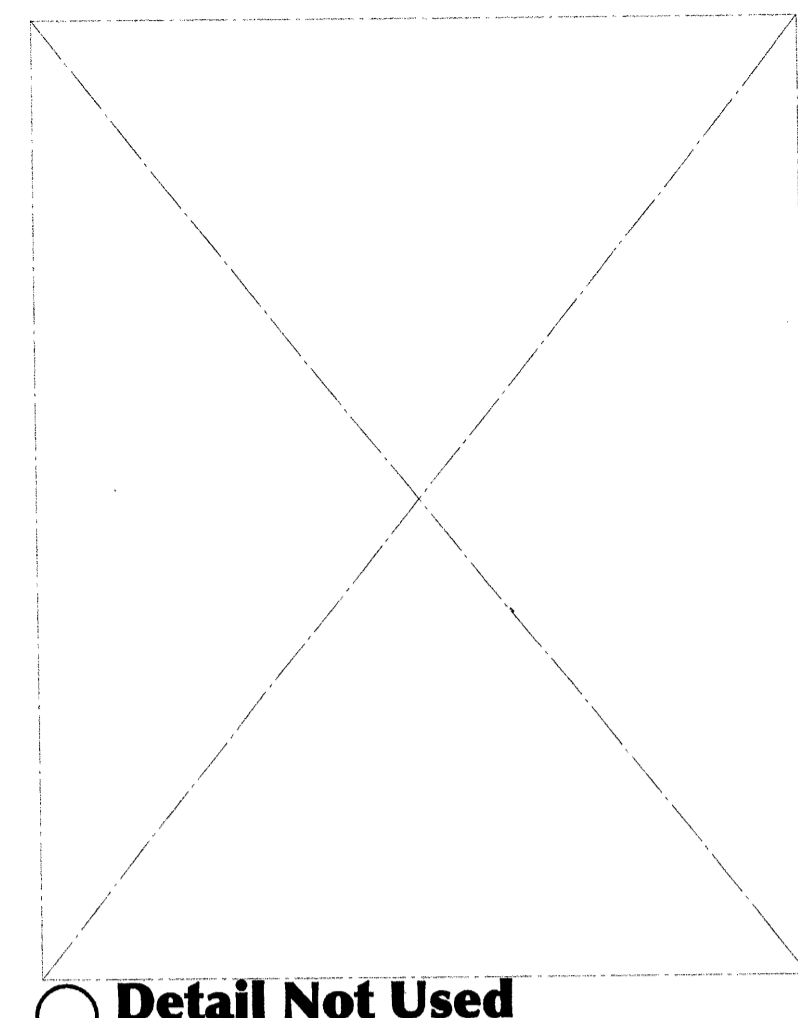


SITE DEVELOPMENT PLAN FOR SUBDIVISION  
**Glenwood Lofts**  
Southeast Corner of  
Montgomery Blvd. & Tramway Blvd.  
Albuquerque New Mexico 87111

ISSUE DATE:  
04 February 05  
REVISIONS:  
07 April 05

Landscape Plan

PROJECT 0448 SHEET **SDP-4** OF 6



**Detail Not Used**

Total Lot Area:	89,527 sf
Total Building Area:	35,876 sf
Net Lot Area:	53,651 sf
Landscape requirement (15%):	8,048 sf
<b>Total Landscape Provided:</b>	<b>11,329 sf (21%)</b>

**M Landscape Calculations**

**MULCHES**  
All shrub planting areas shall be top dressed with 3/4" Desert Bronze Rock Mulch and 2" - 4" Santa Ana Tan Cobble (3:1 ratio unless otherwise specified).

**IRRIGATION SYSTEM**  
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas.

**MAINTENANCE RESPONSIBILITY**  
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Homeowner's Association.

**STATEMENT OF WATER WASTE**  
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

**Z Landscape Notes**

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
Vines	Antigonon leptopus Queen's Wreath	1-Gal.	10'o.c. 15' ht. x 15' spr.	Medium
Desert Accents	Dasyllirion wheeleri Desert Spoon	1-Gal.	4'o.c. 5' ht. x 6' spr.	Low +
Ornamental Grasses	Muhlenbergia cap. 'Regal Mist' Muhly Grass	5-Gal.	3'o.c. 3' ht. x 3' spr.	Medium
	Nassella tenuissima Threadgrass	1-Gal.	3'o.c. 3' ht. x 3' spr.	Low +
Boulders	Moss Rock Boulder (3' min. dia.)			
	Mulch			
	Building			
	Colored and Scored Concrete			

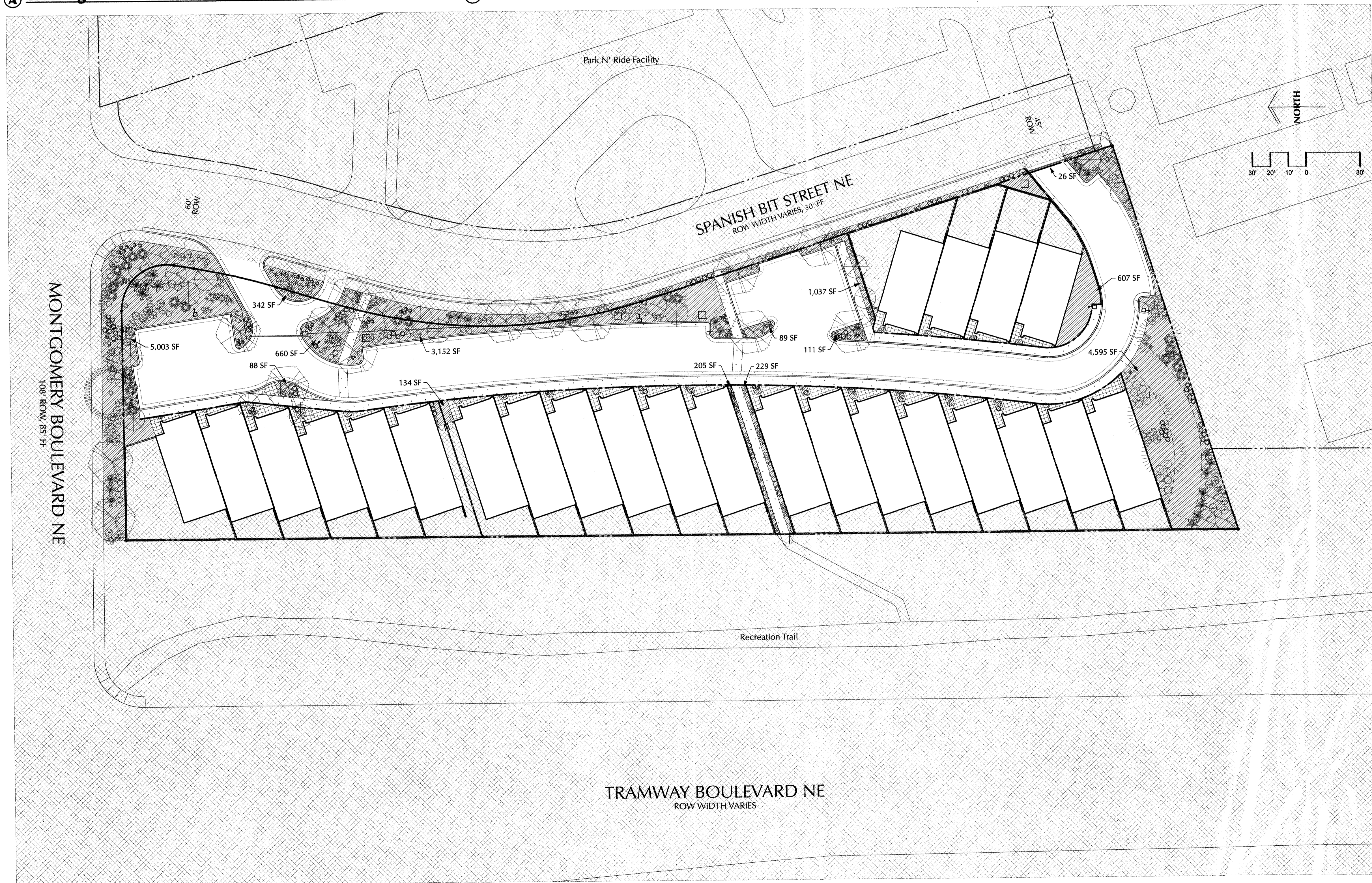
**E Shrub/Groundcovers (cont)**

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Artemisia 'Powis Castle' Powis Castle Sage	1-Gal.	3'o.c. 3' ht. x 3' spr.	Low +
	Baccharis 'Stam' Thompson Baccharis	5-Gal.	4'o.c. 2' ht. x 4' spr.	Low +
	Ceratoides lanata Winterfat (female + 1 male)	1-Gal.	3'o.c. 2' ht. x 2' spr.	Low
	Chrysothamnus nauseosus Chamisa	1-Gal.	5'o.c. 4' ht. x 4' spr.	Low
	Ericameria laricifolia 'Aguirre' Turpentine Bush	1-Gal.	2'o.c. 2' ht. x 2' spr.	Low
	Fallugia paradoxa Apache Plume	1-Gal.	5'o.c. 4' ht. x 4' spr.	Low
	Glandularia wrightii Wright Verbena	1-Gal.	2'o.c. 1' ht. x 2' spr.	Low +
	Lycium pallidum Wolfberry	1-Gal.	5'o.c. 1' ht. x 2' spr.	Low
	Rosmarinus officinalis Rosemary	1-Gal.	3'o.c. 3' ht. x 3' spr.	Low +
	Salvia greggii Autumn Sage	1-Gal.	3'o.c. 2' ht. x 3' spr.	Low +

**C Shrub/Groundcovers**

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Existing Conifer to remain			
	Chilopsis linearis 'Luc. Ham.' Desert Willow	15-Gal.	8' ht. x 6' spr. 8' ht. x 6' spr.	Low +
	Pinus nigra Austrian Pine	B&B	6' min. ht. 35' ht. x 25' spr.	Medium
	Robinia neomexicana New Mexico Locust	2" B&B	8' ht. x 6' spr. 15' ht. x 12' spr.	Low +
	Vauquelinia californica Arizona Rosewood	5-Gal.	8' ht. x 6' spr. 25' ht. x 15' spr.	Low +

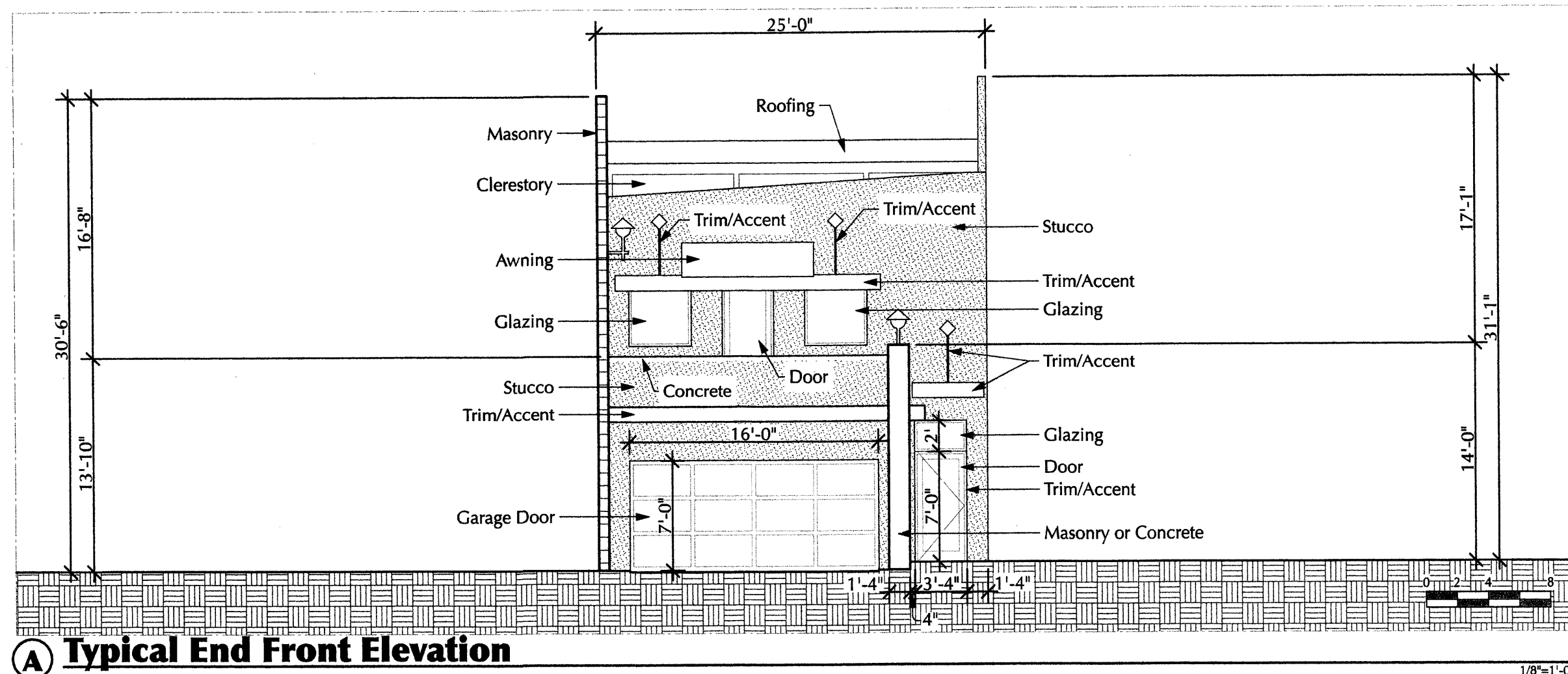
**A Tree Legend**



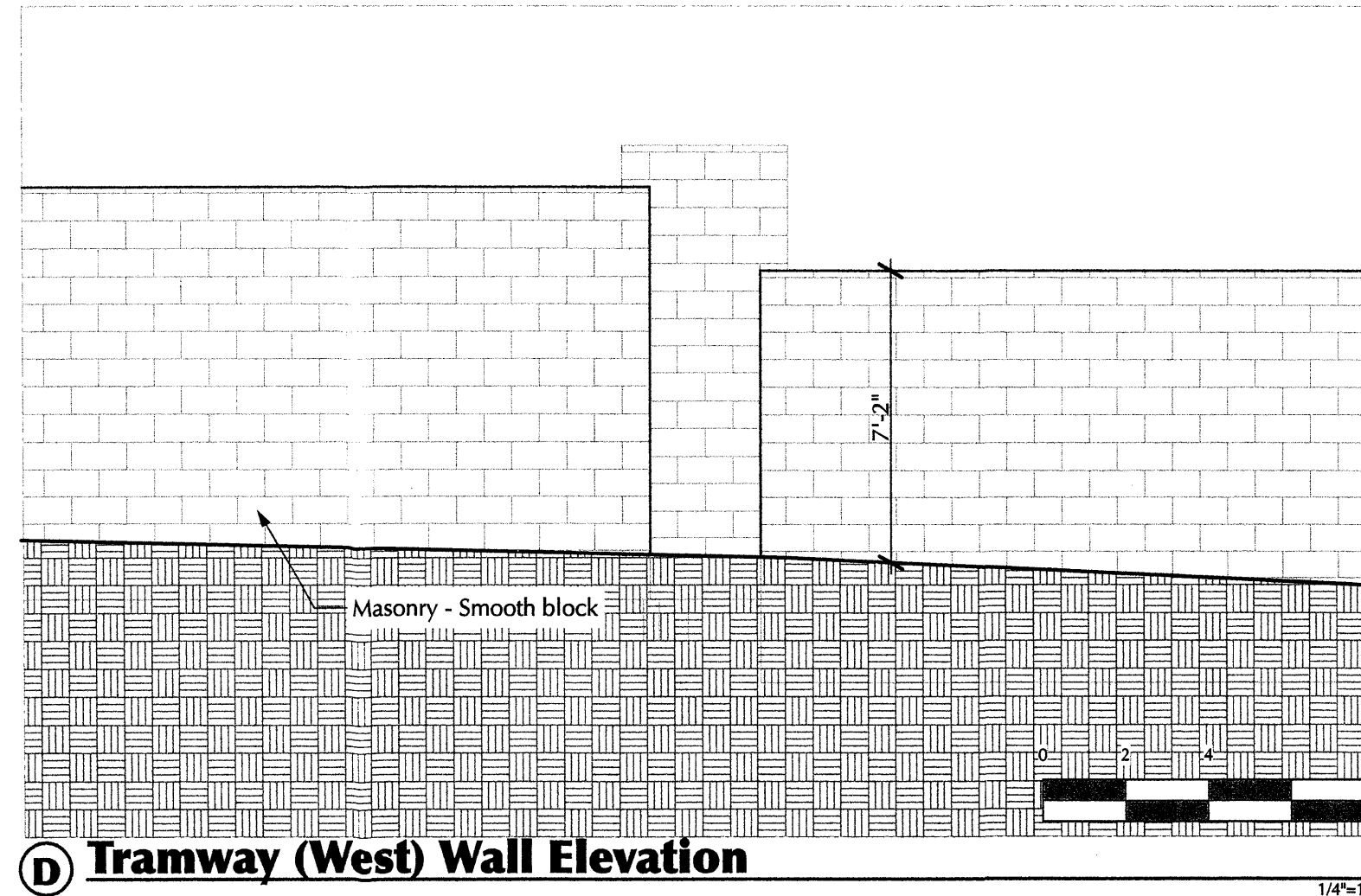
**T Landscape Plan**

1"=30'-0"

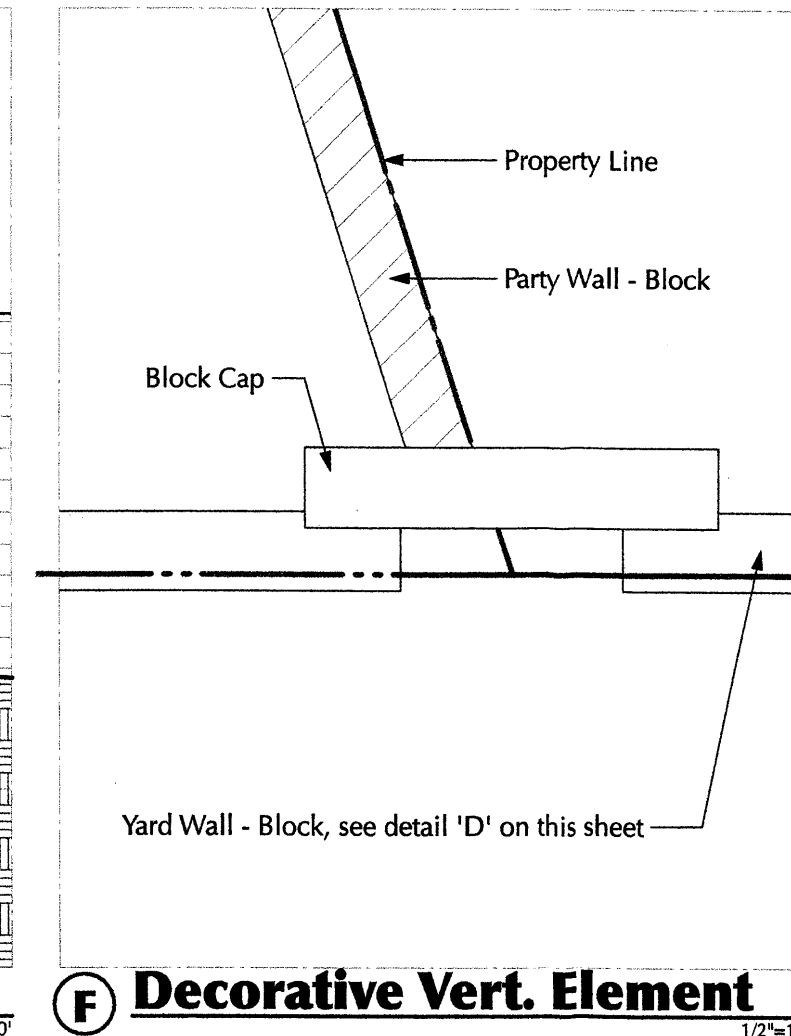




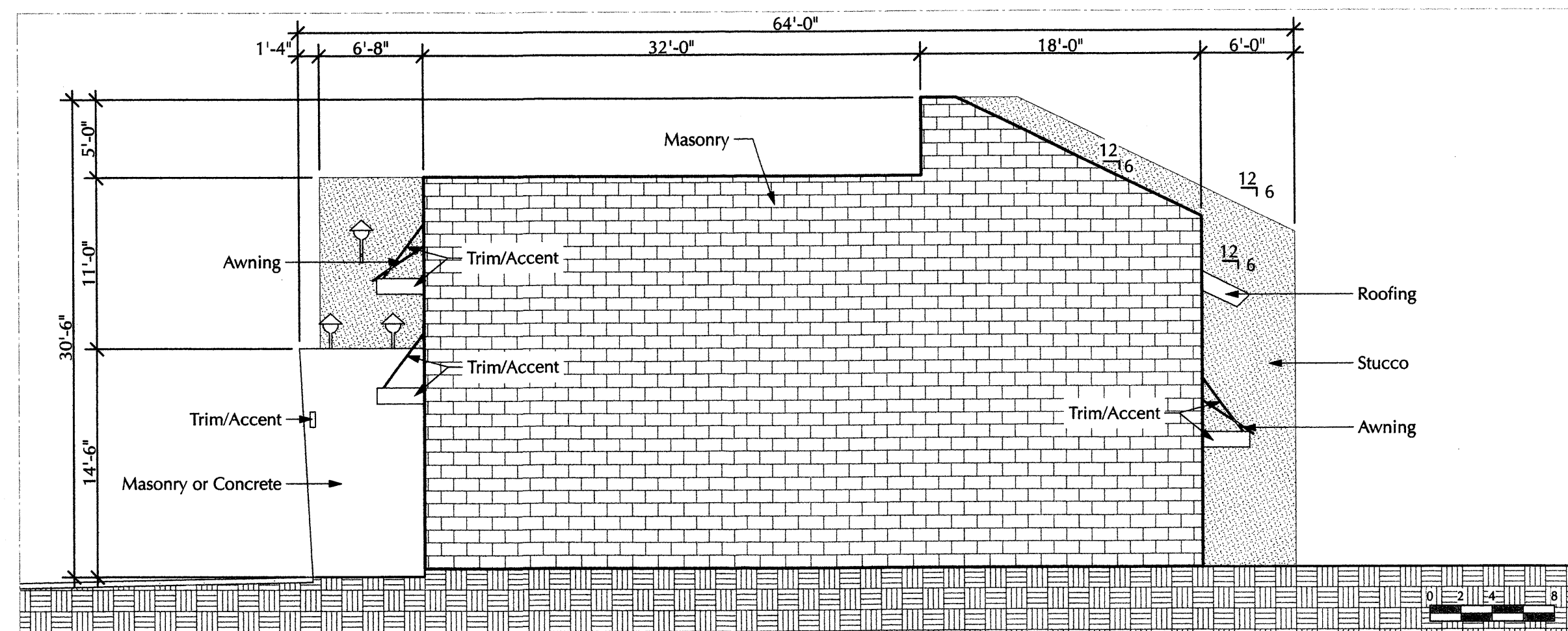
**A Typical End Front Elevation**



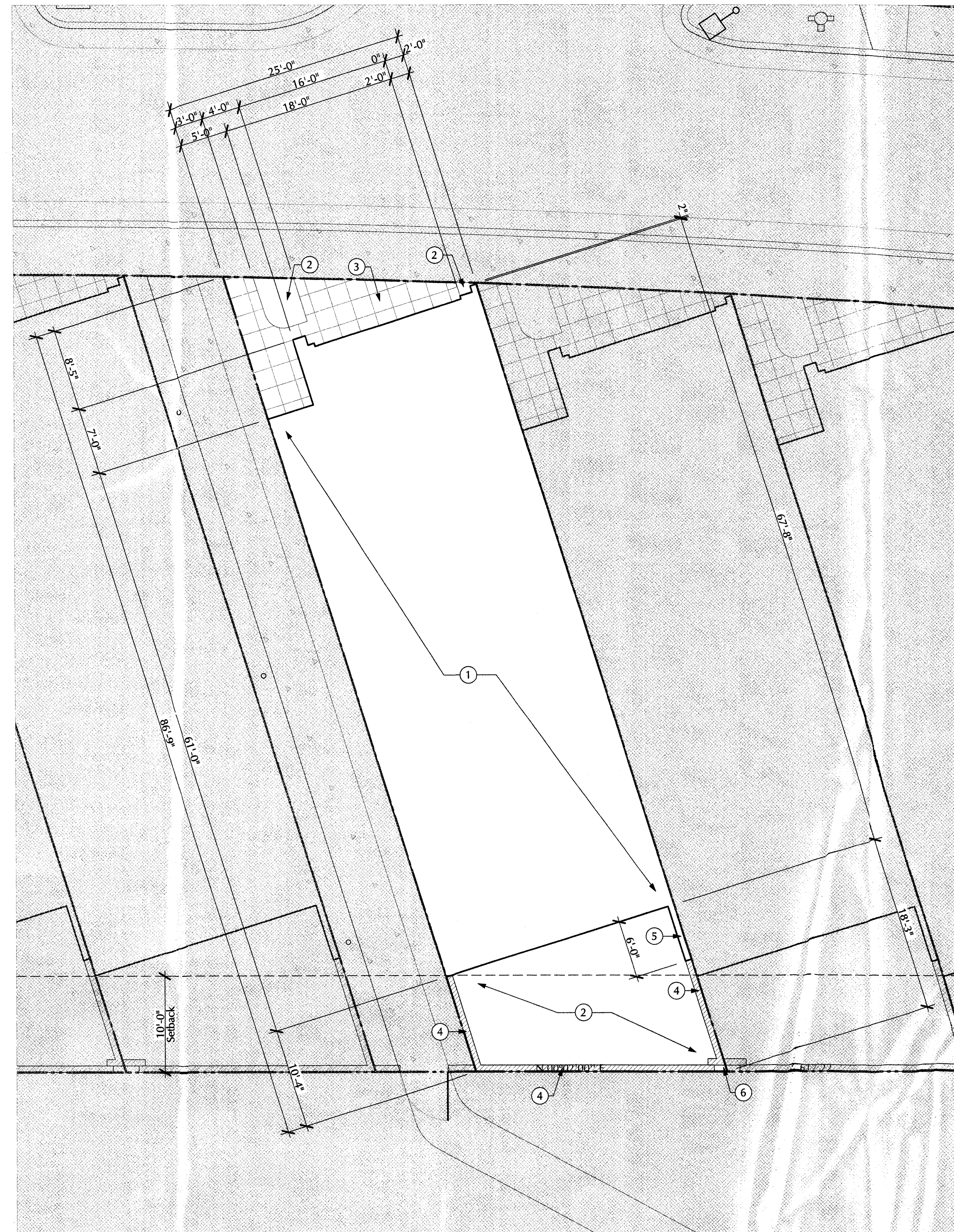
**D Tramway (West) Wall Elevation**



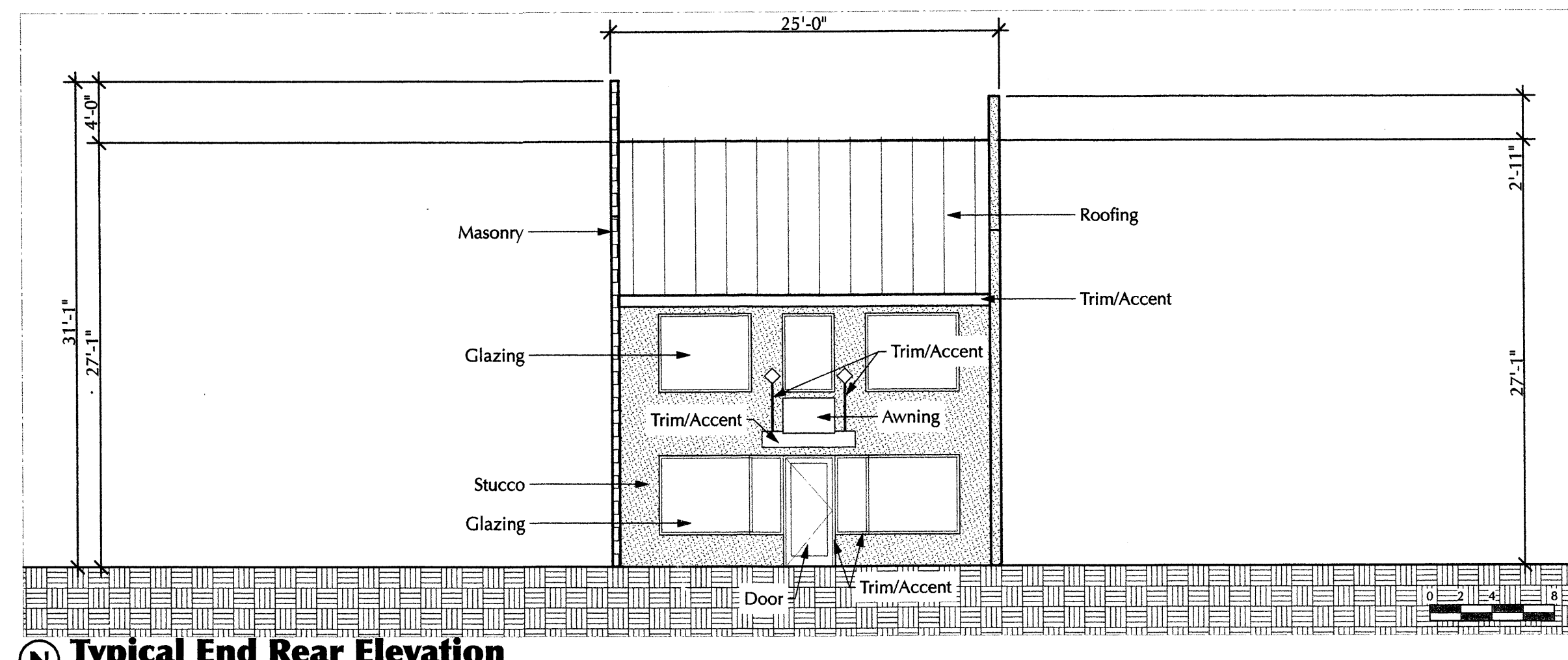
**F Decorative Vert. Element**



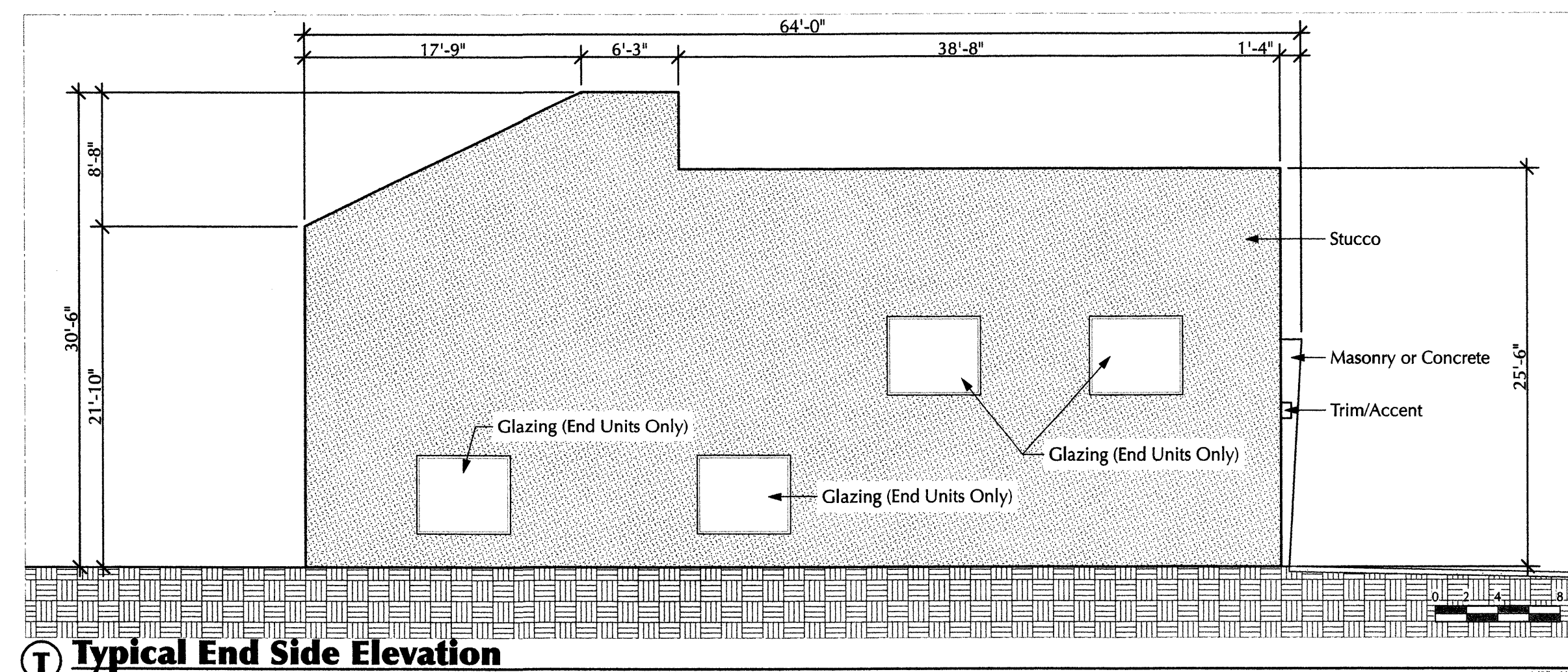
**C Typical End Side Elevation**



**W Typical Building Site Plan**



**N Typical End Rear Elevation**



**T Typical End Side Elevation**

**STUCCO**

- Color 1 Tan
- Color 2 Coral
- Color 3 White (Accent)

**MASONRY**

- Color 1 Tan Block (Smooth)
- Color 2 Tan Block (Spit-faced)

**CONCRETE**

- Color 1 Grey Concrete

**METAL DOOR - GARAGE**

- Color 1 Galvalume
- Color 2 Glass
- Color 3 White Painted Metal

**METAL DOOR**

- Color 1 Galvalume
- Color 2 Glass
- Color 3 White Painted Metal

**TRIM/ACCENT**

- Color 1 Galvalume
- Color 2 Aqua
- Color 3 Green
- Color 4 White

**GLAZING**

- Color 1 Clear
- Color 2 Tinted

**ROOFING**

- Color 1 Metal Galvalume
- Color 2 Blue
- Color 3 Red
- Color 4 Green

**AWNING (Metal or Fabric)**

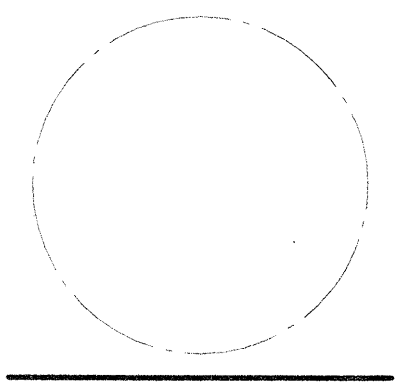
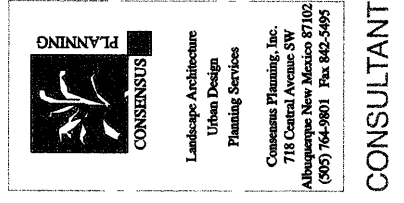
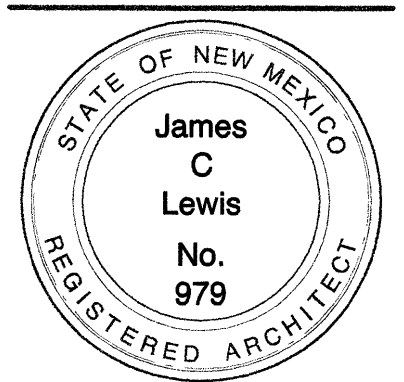
- Color 1 Yellow
- Color 2 Orange
- Color 3 Dark Blue
- Color 4 Light Blue
- Color 5 Teal
- Color 6 Forrest Green

**SS Colors & Finishes**

- 1 Townhome (building envelope)
- 2 Landscaping - see sheet SDP-3
- 3 Concrete driveway - colored and scored concrete
- 4 Yard wall - see detail 'D' & 'F' on this sheet
- 5 Party wall
- 6 Decorative vertical element - see detail 'D' & 'F' on this sheet

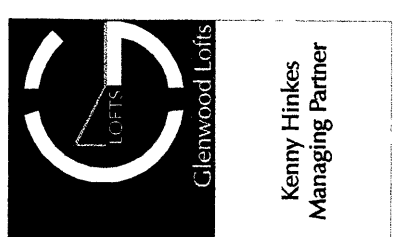
Note: These drawings are just design guidelines. Drawings are typical.

**Z Keyed Notes**



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**Greenwood Lofts**  
 Southeast Corner of  
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03 May 05

**Building Plans**

PROJECT 0448 SHEET  
**SDP-5**  
 OF 6



