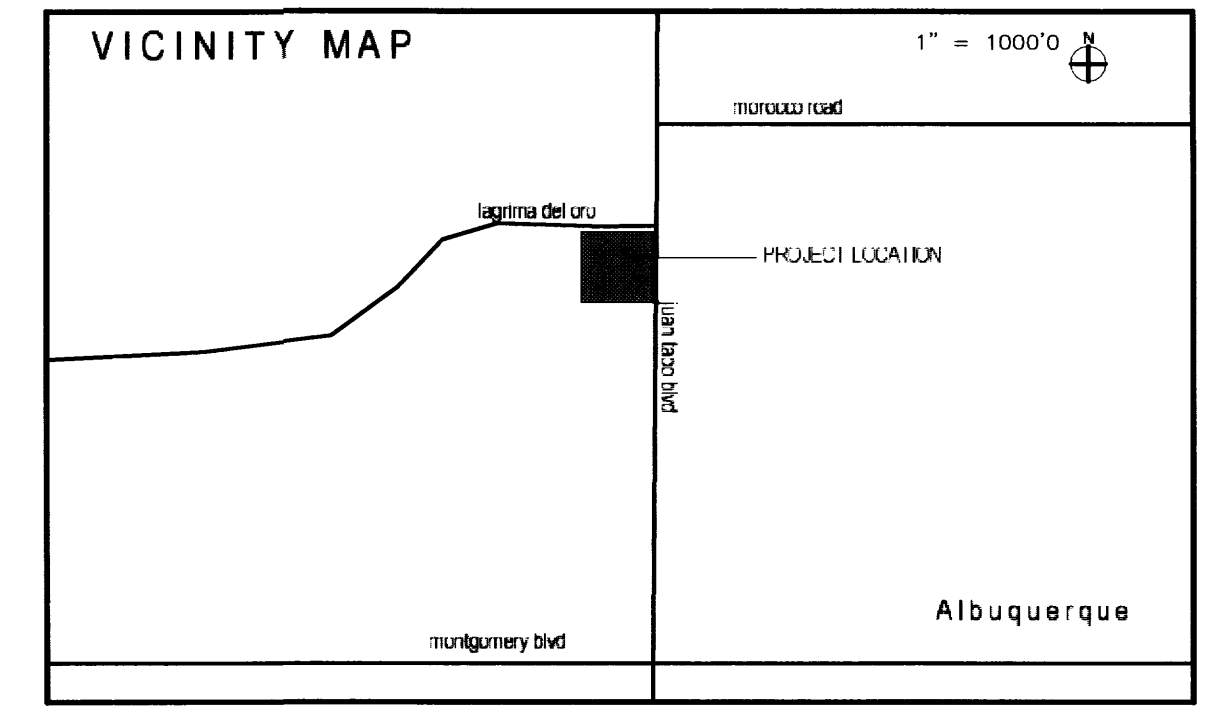
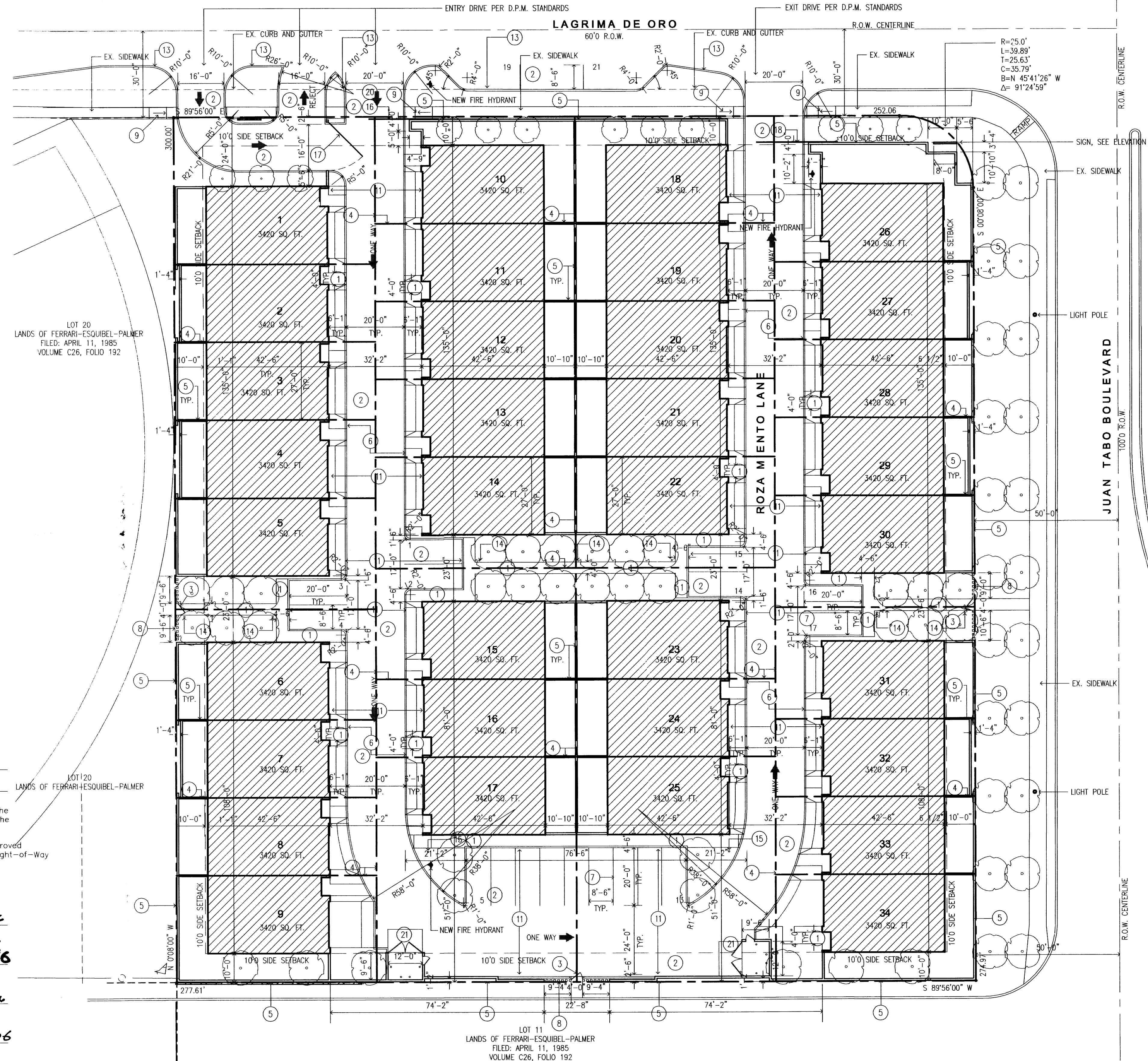


THE SOFT LOFTS

2.2.06



LOT 12 AND 14

LEGAL DESCRIPTION: LOTS 12 AND 14, LANDS OF FERRARI-ESQUIBEL-PALMER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER 2003

ZONE ALTAS PAGE F-21
AREA: 1.88 ACRES 81,892 SQ. FT.
ZONE: SU-1 P.R.D. 22 D.U. JACRE & OFFICE

RESIDENTIAL

MAXIMUM UNIT SIZE: 3,024 SQ. FT.
PARKING: 2 SPACES PER RESIDENCE REQUIRED
2 SPACES PER RESIDENCE AND WITH 22 GUEST PARKING PROVIDED

LOT CALCULATIONS

SITE TOTAL ACRES = 1.88 ACRES OR 81,892 SQ. FT.
SITE NET ACRES (REDUCED BY 690 LINEAR FEET OF ROADWAY) = 1.56 ACRES OR 68,092 SQ. FT.
34 TOTAL UNITS ON 1.56 ACRES OR 68,092 SQ. FT. = 21.75 D.U./ACRE

MAXIMUM LOT SIZE (LOT 25) = 5,313 SQ. FT.
MINIMUM LOT SIZE (LOT 32) = 1863 SQ. FT.

- KEYED NOTES**
- 4'0" W. CONCRETE SIDEWALK
 - ASPHALT PAVING
 - 4'0" W X 6'0" H. STEEL GATE, SEE ELEVATIONS
 - NEW PROPERTY LINE
 - 6'0" F-CMU YARD WALL, STUCCO, SEE DETAL 2/A.1
 - CONCRETE CURB
 - 4" W. PAINT PARKING STRIPE
 - 6'6" X 6'0" T.S. FENCE VERTICALS @ 12" O.C.
 - HANDICAP RAMP - TO BE BUILT BY SEPARATE CONTRACT
 - CONCRETE PAD
 - PRIVATE ACCESS, PRIVATE PARKING, PRIVATE GARBAGE, PUBLIC WATERLINE, PUBLIC SEWER, PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT
 - DRIVEWAY CURB CUT
 - NEW ROADWAY IMPROVEMENTS - CURB, GUTTER, AND PAVING PER C.O.A. STANDARDS
 - BOLLARD LIGHT, 4'0" MAX. HEIGHT
 - DOWN LIGHT, 12'0" MAX. HEIGHT, SEE DETAL 3/A.1
 - EMERGENCY AND SERVICE VEHICLES ONLY GATE
 - 6'0" HIGH X 28'0" WIDE ROLLING METAL GATE
 - RESIDENT AND GUEST ENTRY GATE
 - 6'0" HIGH X 17'0" WIDE SWINGING METAL GATE
 - ALL VEHICLE EXIT GATE
 - 6'0" HIGH X 28'0" WIDE ROLLING METAL GATE
 - PROVIDE VEHICLE BACK UP WARNING DEVICES ON GARAGES TO WARN PEDESTRIANS
 - STREET SIGNAGE, "EMERGENCY/SERVICE VEHICLES ONLY"
 - CMU DUMPSTER ENCLOSURE PER C.O.A. STANDARDS, STUCCO W/ CONCRETE PAD, STEEL GATES, PAINT
 - STREET SIGNAGE, "ONE WAY/NO PARKING - PARKING WILL BE ALLOWED IN DESIGNATED PARKING SPACES ONLY"

DEVELOPMENT PLAN NOTES

- SITE LIGHTING TO CONFORM WITH C.O.A. STANDARDS
- SITE BOLLARD DOWN LIGHTS NOT TO EXCEED 40 IN HEIGHT.

SHEET INDEX

A.1	SITE DEVELOPMENT PLAN FOR SUBDIVISION AND PERMIT
A.2	SITE ELEVATIONS
A.3	SITE ELEVATIONS
A.4	DETAIL ELEVATIONS
A.4.1	DETAIL ELEVATIONS
A.4.2	DETAIL ELEVATIONS
A.5	DETAILS
C.1	GRADING AND DRAINAGE PLAN
C.2	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPE PLAN

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
R.C. [Signature] 7-17-06
SIGNATURE & DATE

PROJECT NUMBER: 1003102
APPLICATION NUMBER: 06 DRB-00935, 00936

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated March 17, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 or for construction of public improvements.

- DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
- | | |
|---|---------|
| [Signature] | 7-11-06 |
| Traffic Engineering, Transportation Division | 7/19/06 |
| [Signature] | 7/19/06 |
| Utilities Department | 7/19/06 |
| [Signature] | 7/19/06 |
| Parks and Recreation Department | 7/19/06 |
| [Signature] | 7/19/06 |
| City Engineer | 7/19/06 |
| N/A | 8-21-06 |
| Environmental Health Department (conditional) | 7-17-06 |
| [Signature] | 7-17-06 |
| Solid Waste Management | 7-17-06 |
| [Signature] | 8-21-06 |
| DRB Chairperson/Planning Department | 7-17-06 |

1 **SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT**

A.1 SCALE: 1"=20'

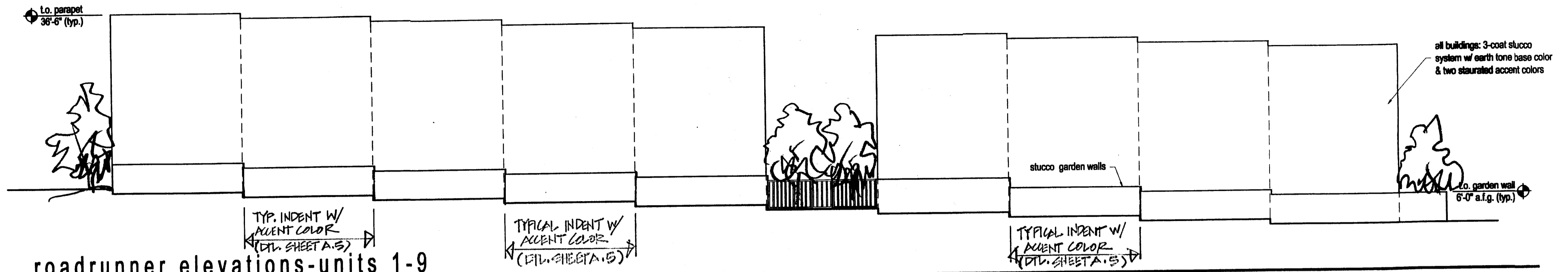
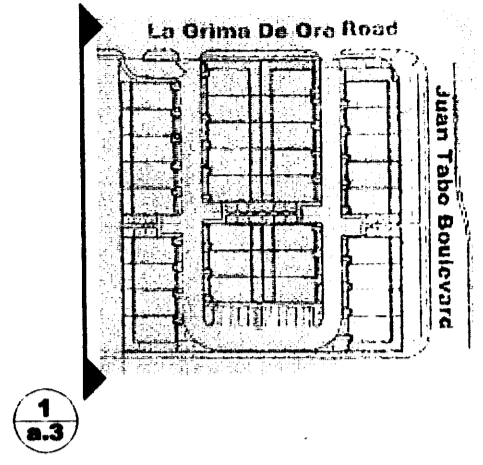
DATE: 22.06
REVISION: 7.20.06
7.13.06

FILE NAME: juan tabo

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P. 505.242.1871 F. 505.242.1872 CALOTT@AOL.COM
CALOTT + GIFFORD PO BOX 31934 SANTA FE, NEW MEXICO 87594 P. 505.982.7878 F. 505.984.0990 JUNIPER@CYBERMESA.COM

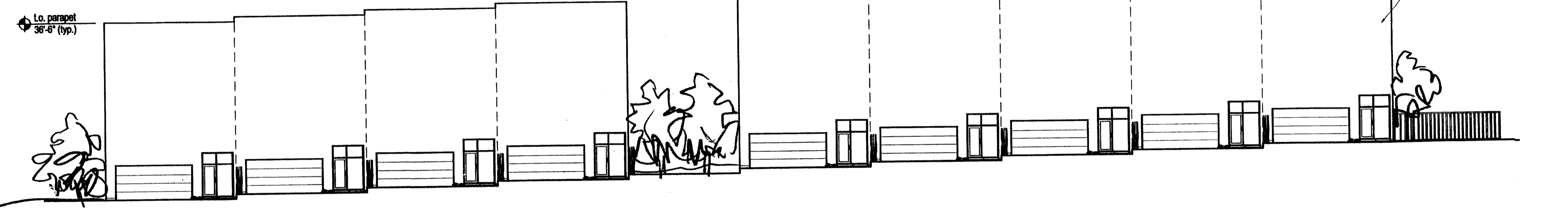
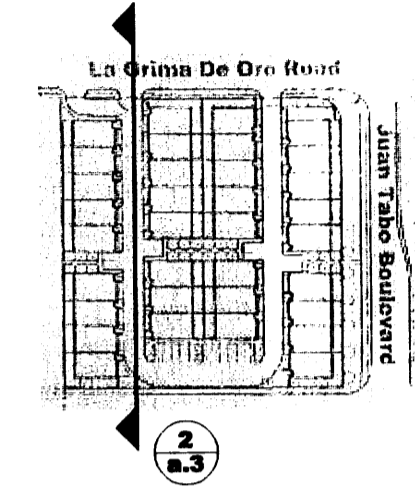
SOFT LOFTS
INFILL SOLUTIONS
JUAN TABO BLVD @ LA GRIMA DE ORO ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

A.1



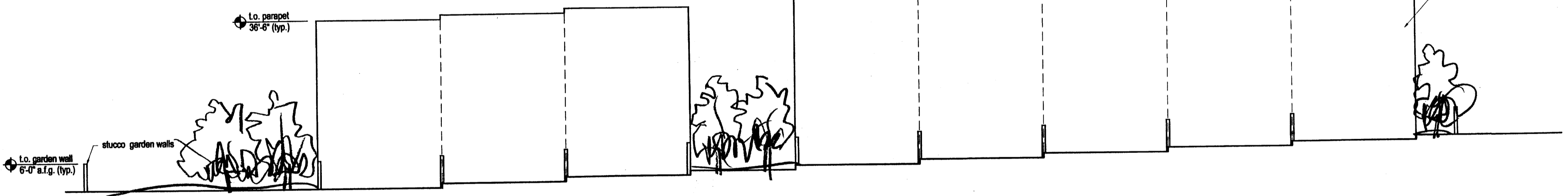
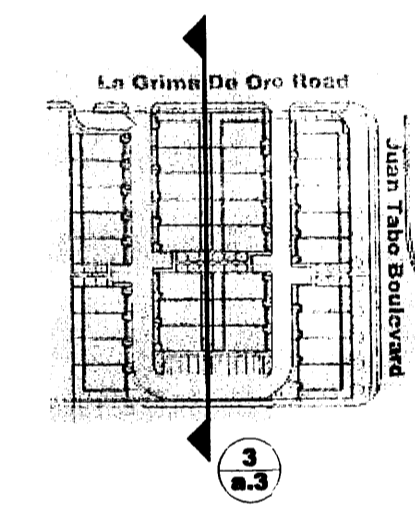
1 roadrunner elevations-units 1-9

a.3 SCALE: 1/16" = 1'-0"



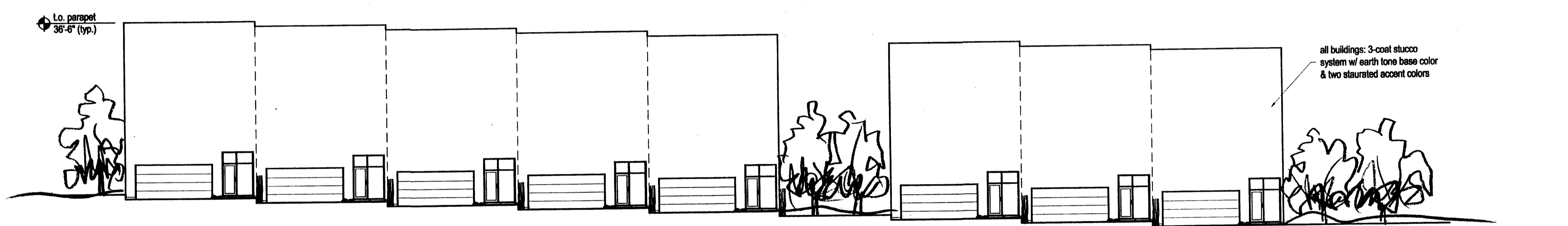
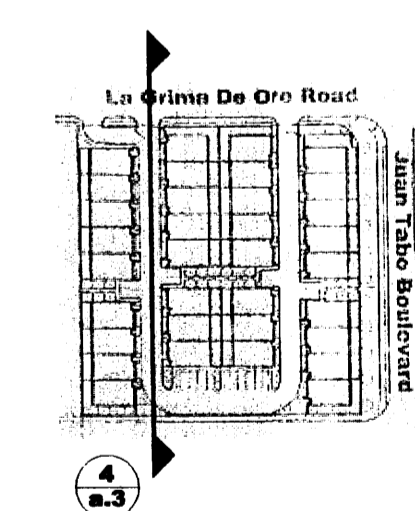
2 garage elevations-units 1-9

a.3 SCALE: 1/16" = 1'-0"



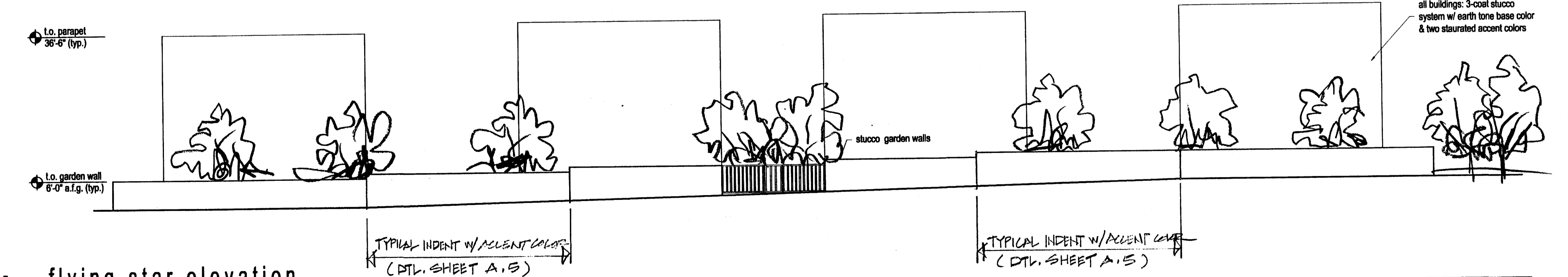
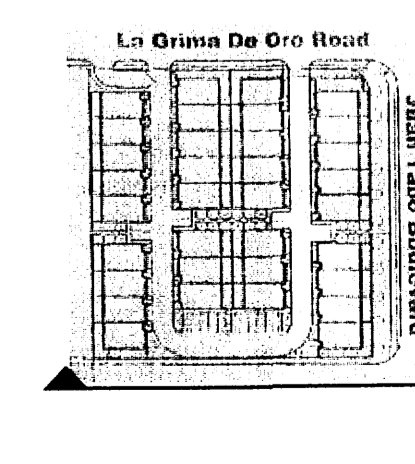
3 garden elevations-units 10-17

a.3 SCALE: 1/16" = 1'-0"



4 garage elevations-units 10-17

a.3 SCALE: 1/16" = 1'-0"



5 flying star elevation

a.3 SCALE: 1/16" = 1'-0"

DATE: 1.30.06
REVISION:

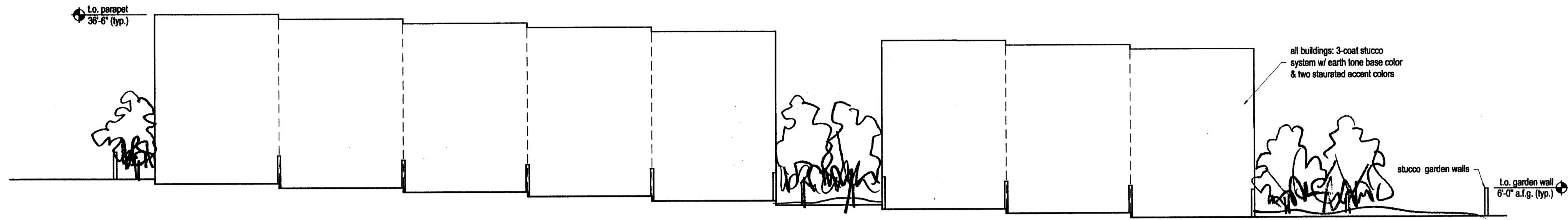
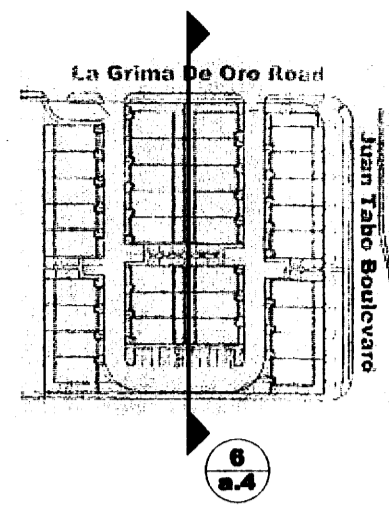
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FILE NAME: juan tabo

SOFT LOFTS
INFILL SOLUTIONS
JUAN TABO BLVD @ LA GRIMA DE ORO ROAD, NE
ALBUQUERQUE, NEW MEXICO

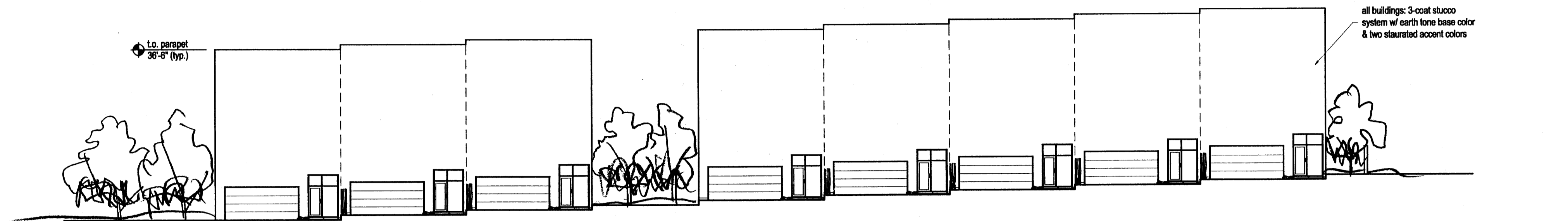
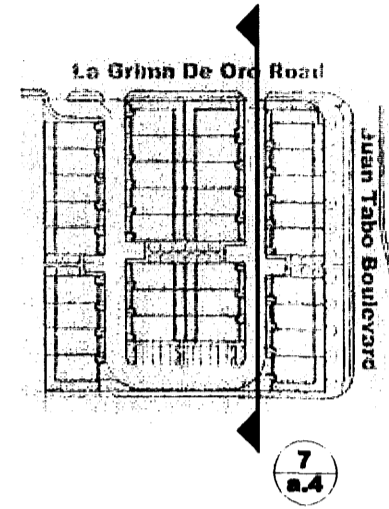
A.2

SHEET: site elevations



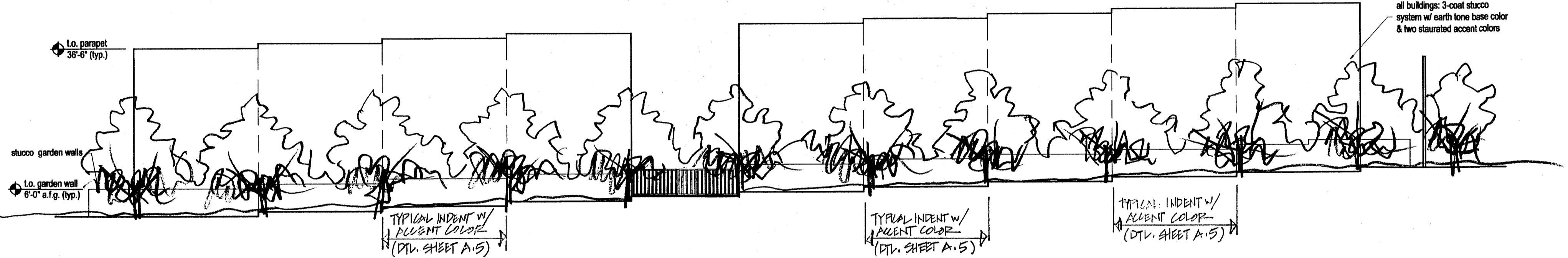
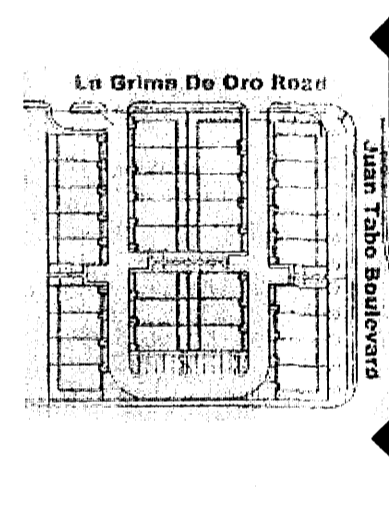
6 garden elevations-units 18-25

a.4 SCALE: 1/16" = 1'-0"



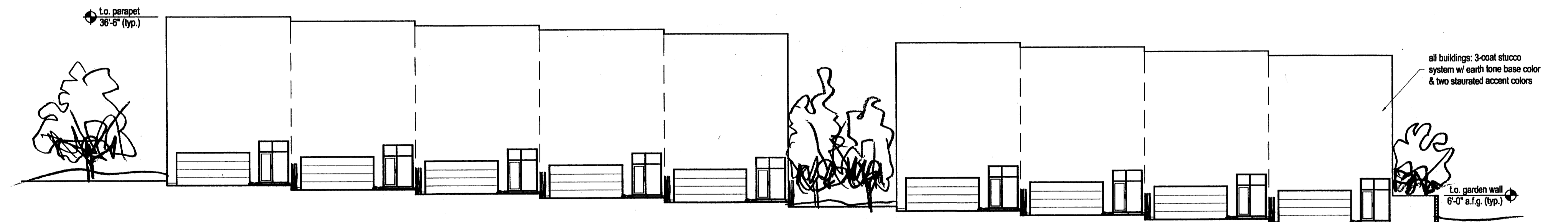
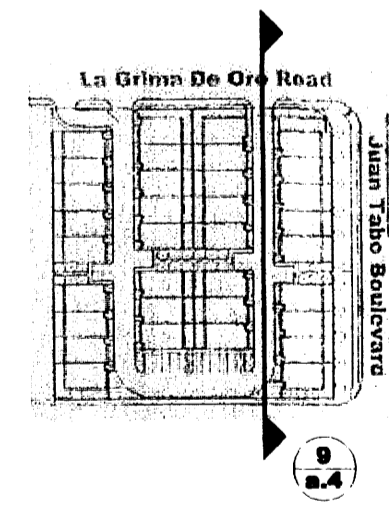
7 garage elevations-units 18-25

a.4 SCALE: 1/16" = 1'-0"



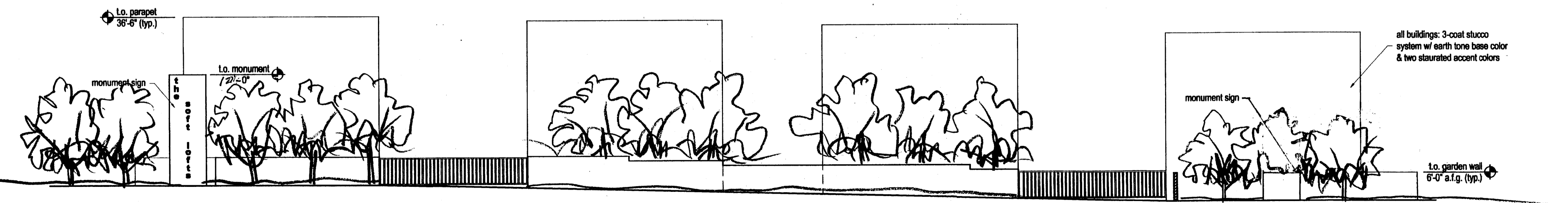
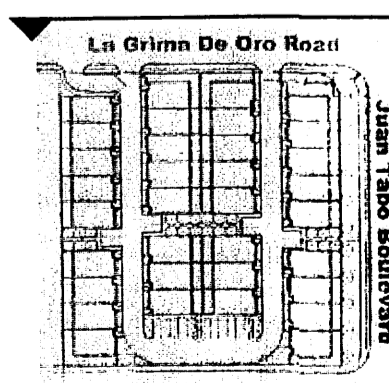
8 juan tabo elevation-units 26-34

a.4 SCALE: 1/16" = 1'-0"



9 garage elevations-units 26-34

a.4 SCALE: 1/16" = 1'-0"



10 lagrima de oro/entry elevation

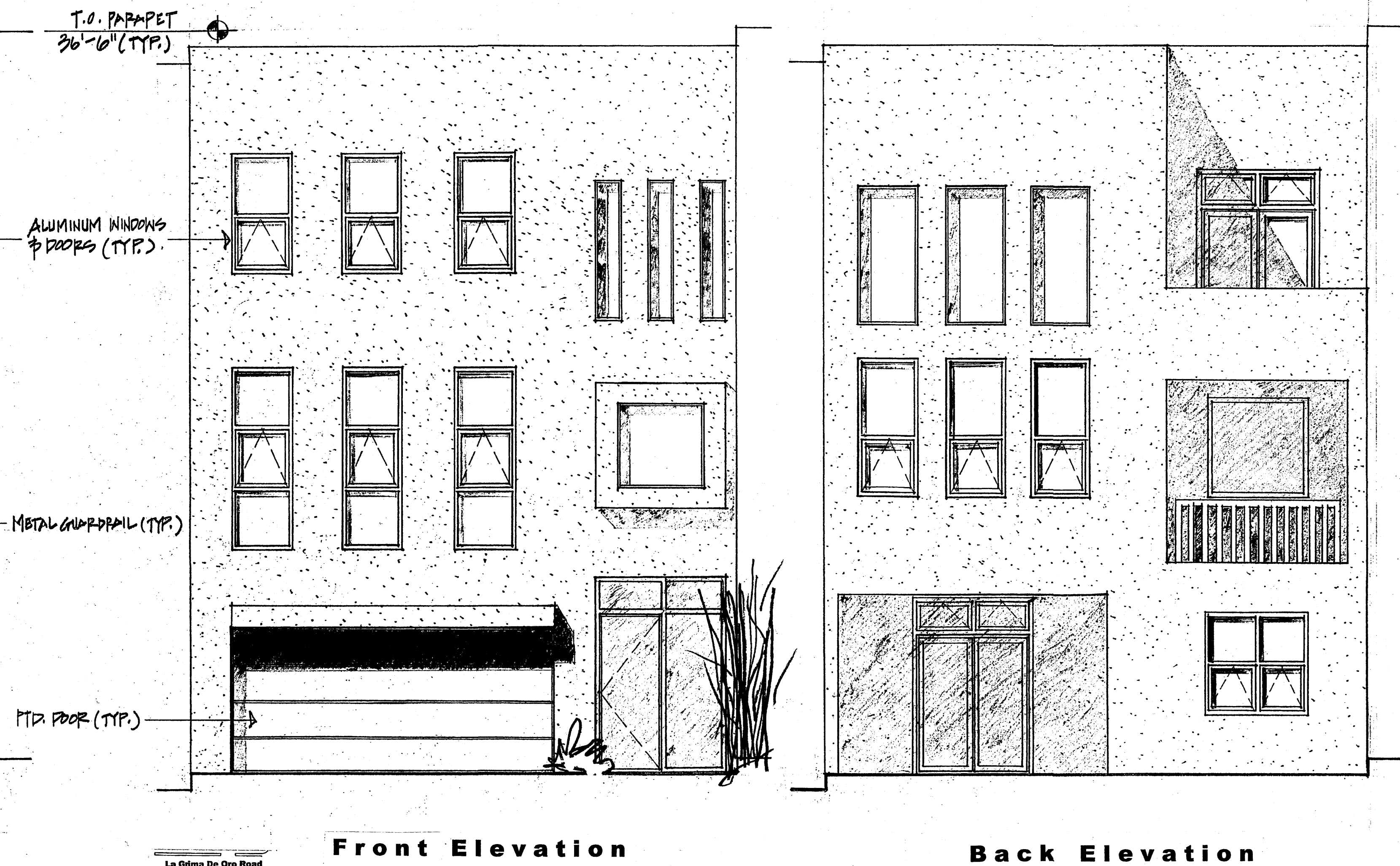
a.4 SCALE: 1/16" = 1'-0"



Front Elevation

Back Elevation

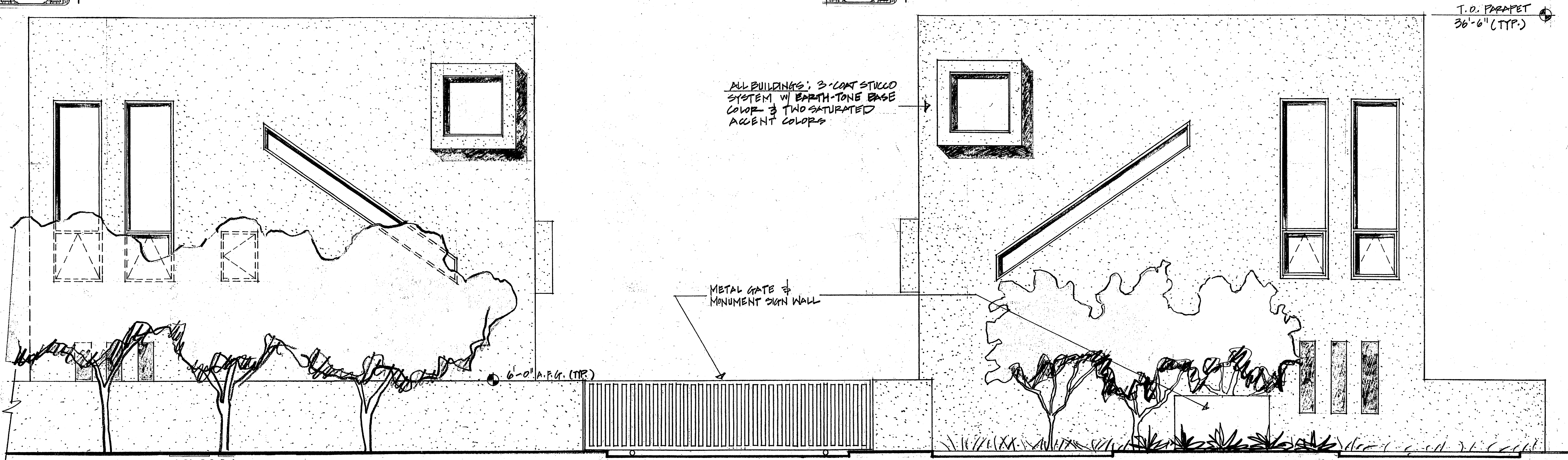
TYPICAL EXTERIOR LOT ELEVATIONS



Front Elevation

Back Elevation

TYPICAL INTERIOR LOT ELEVATIONS

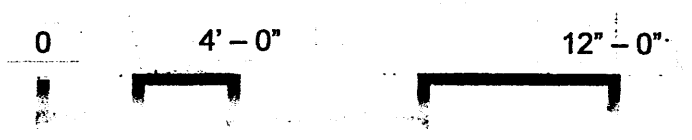


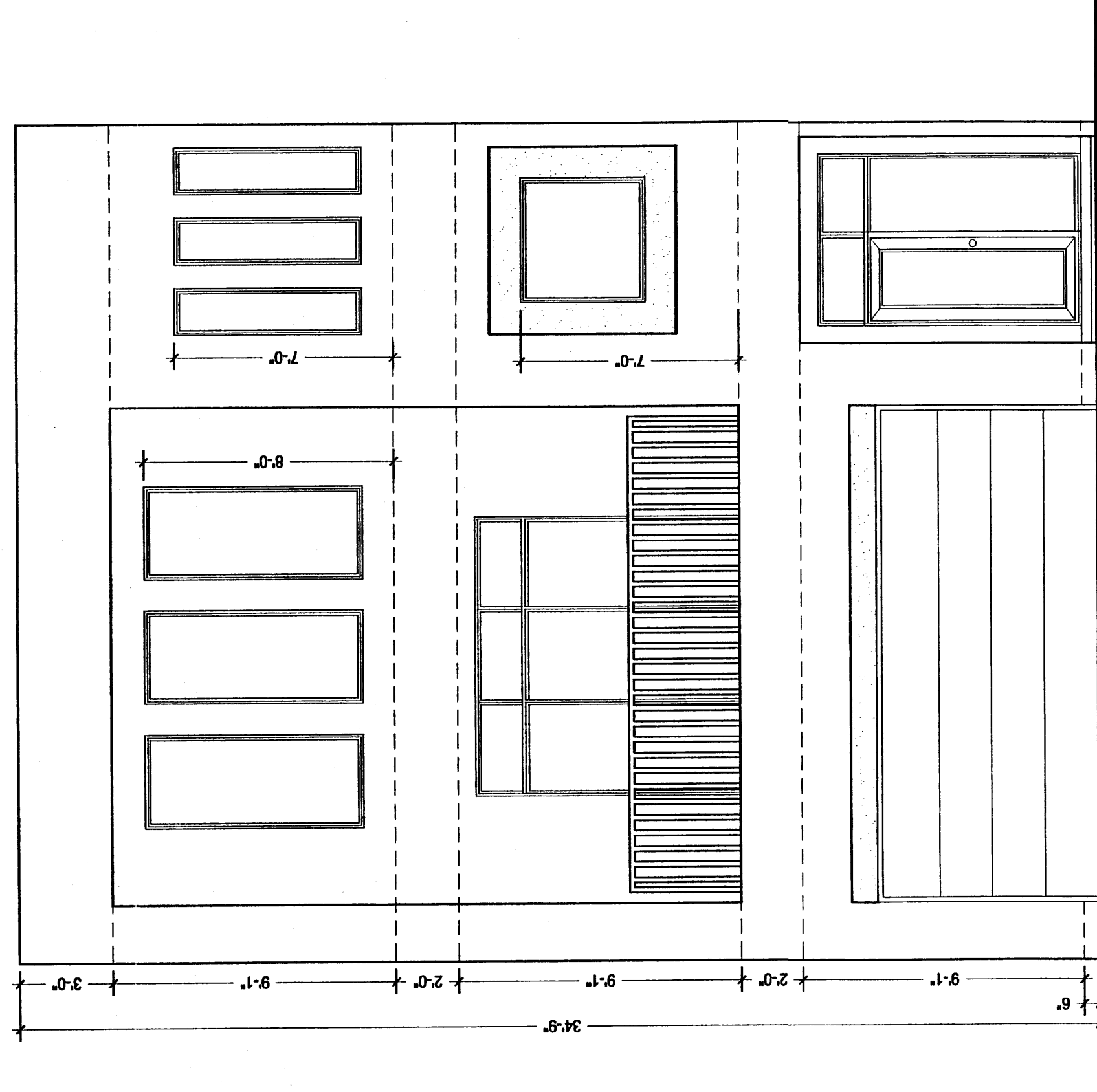
TYPICAL SIDE ELEVATIONS - LA GRIMA DE ORO ENTRY ELEVATION

DATE: 2/26
 REVISION:
 FILE NAME: Juan Tabo

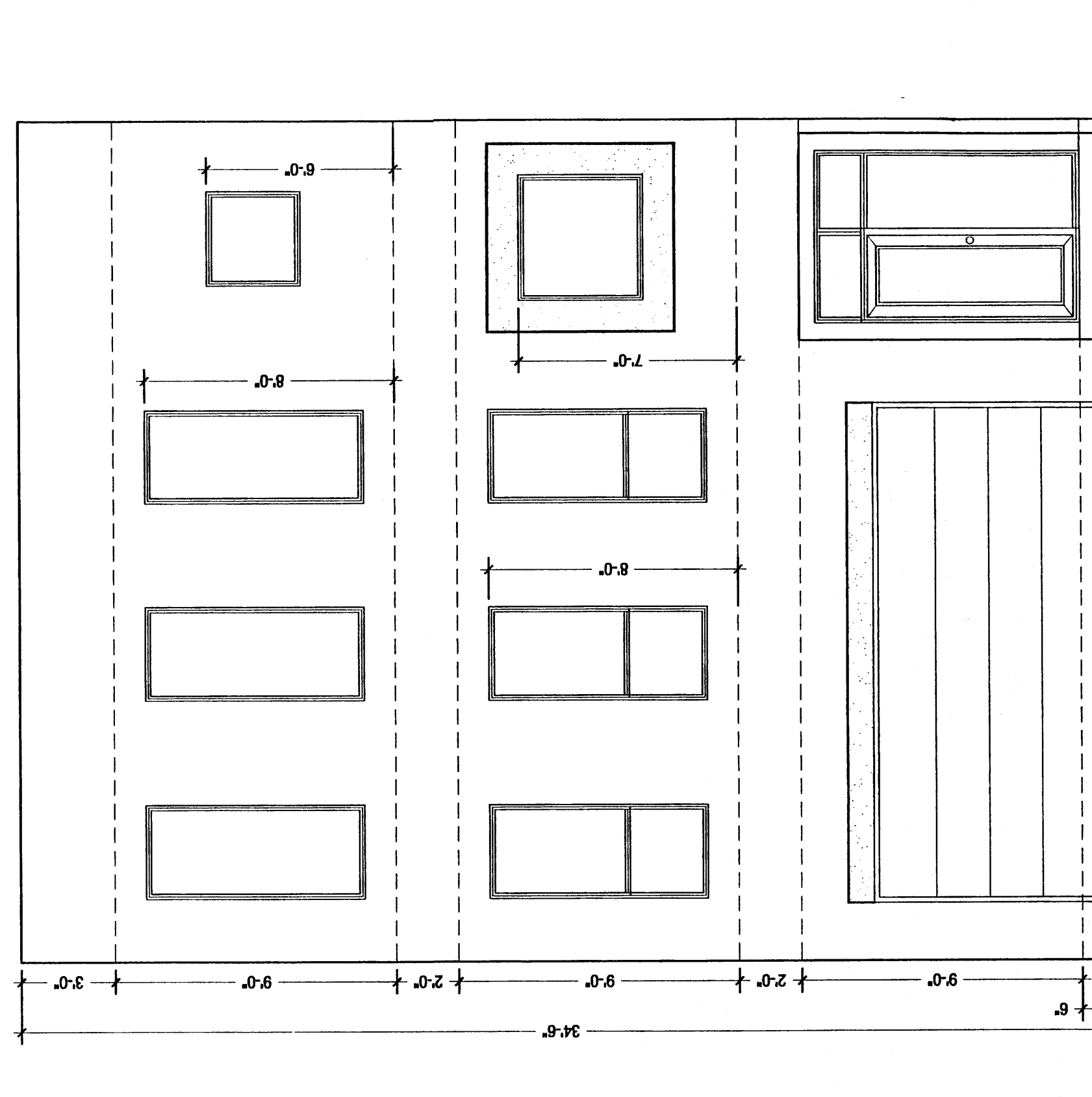
SOFT LOFTS
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 - JUAN TABO BLVD @ LA GRIMA DE ORO ROAD, NE
 ALBUQUERQUE - NEW MEXICO

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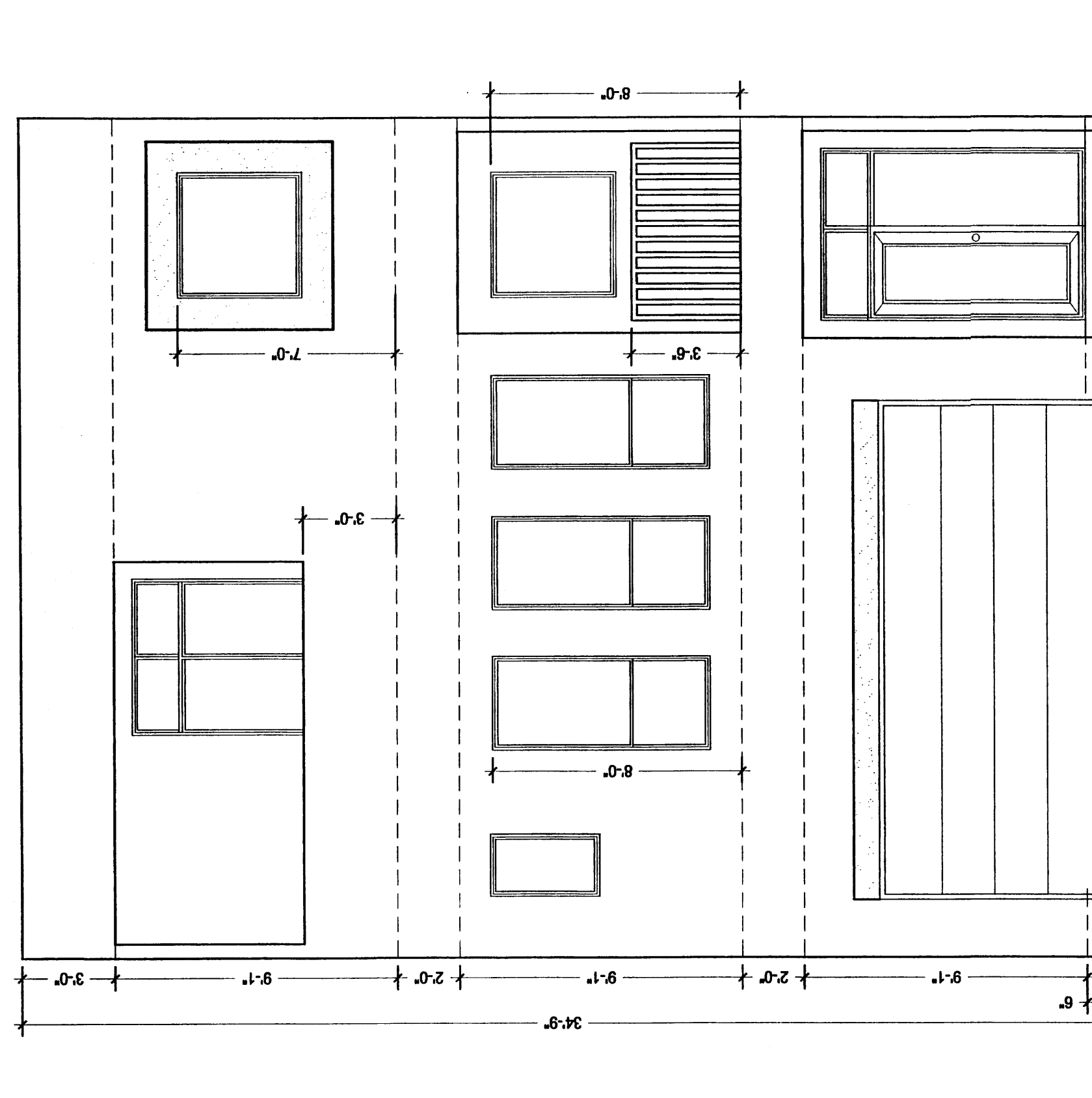




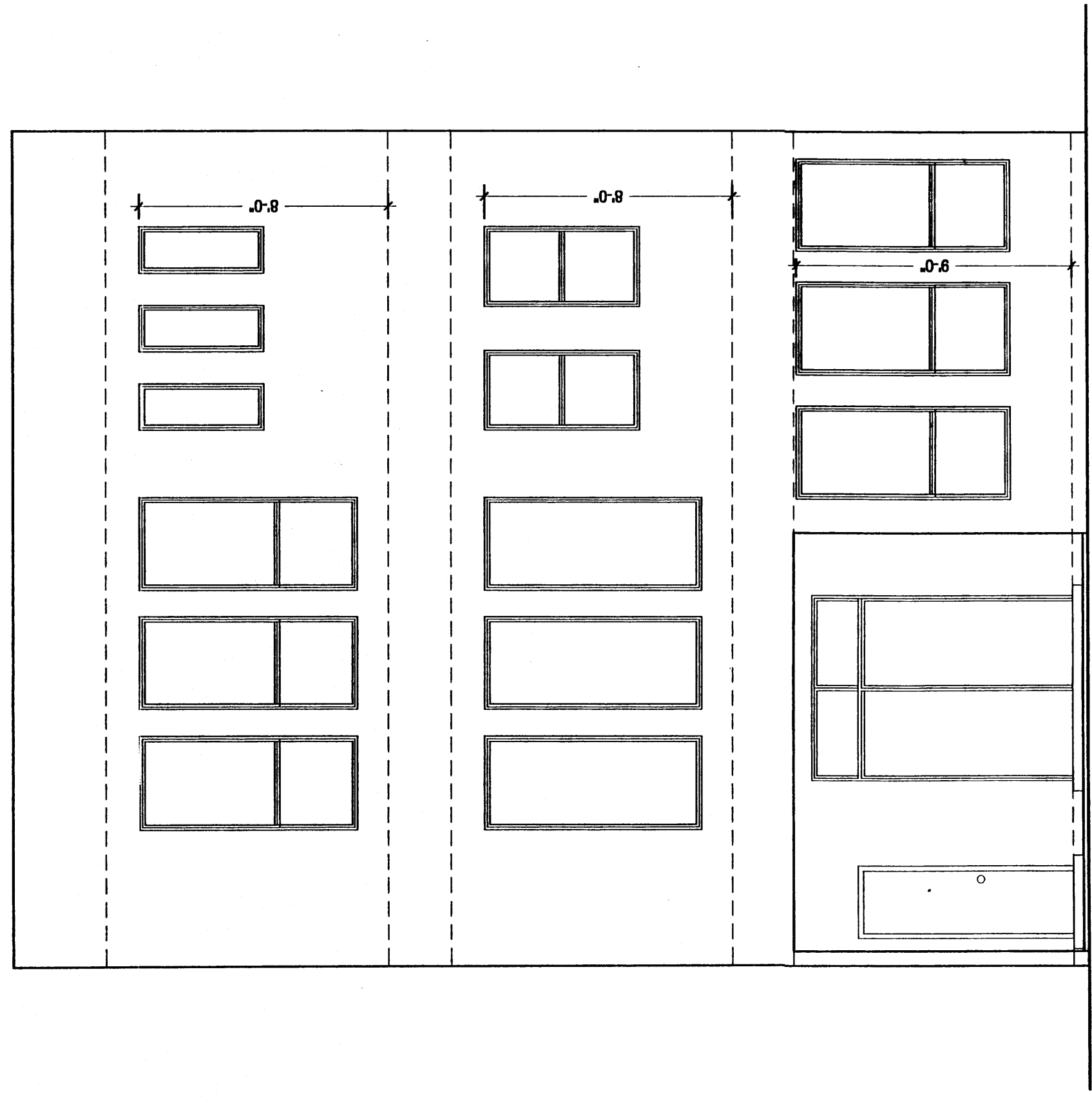
AA - FRONT ELEVATION
1/4" = 1'-0"



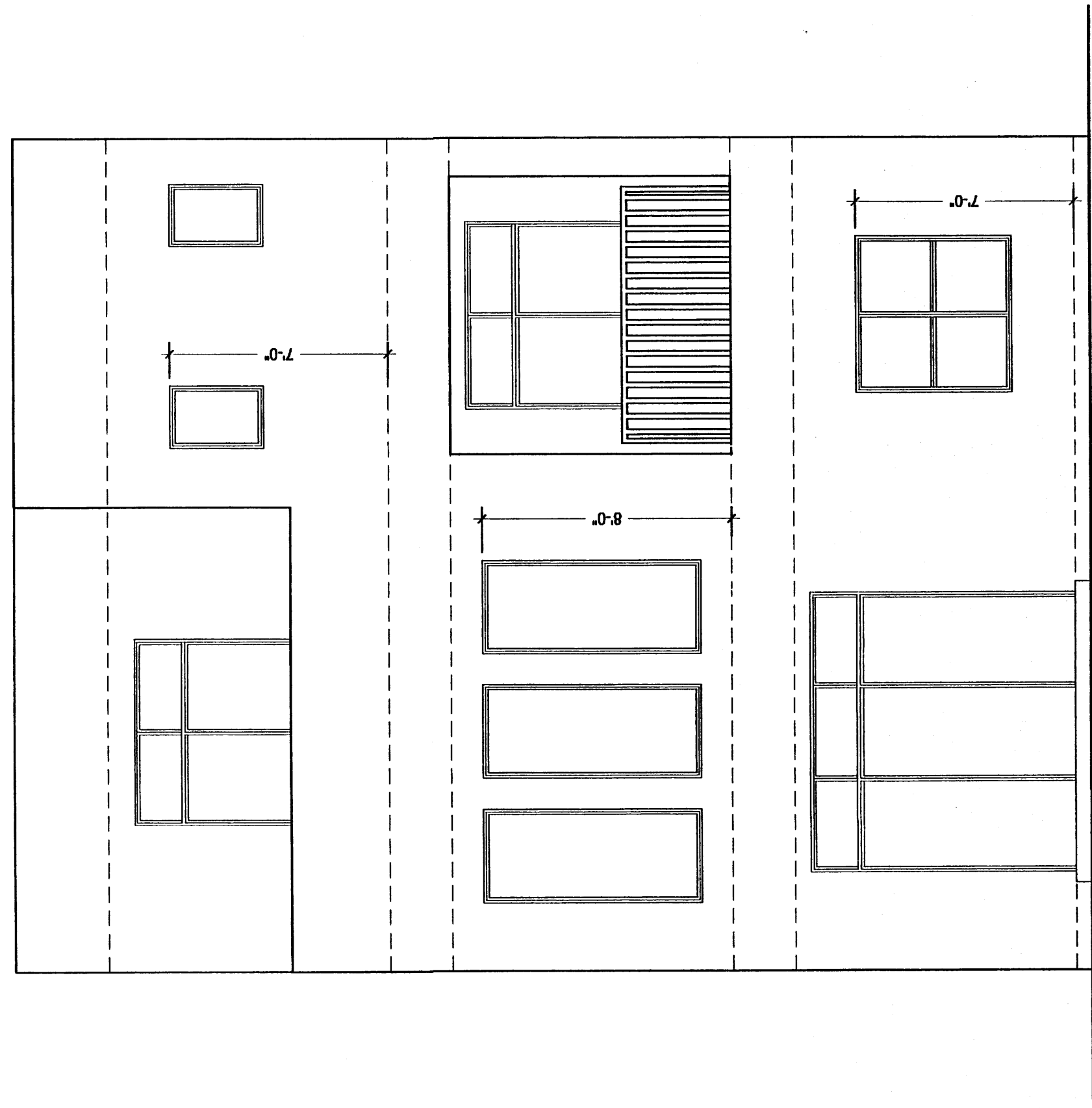
11 - FRONT ELEVATION
1/4" = 1'-0"



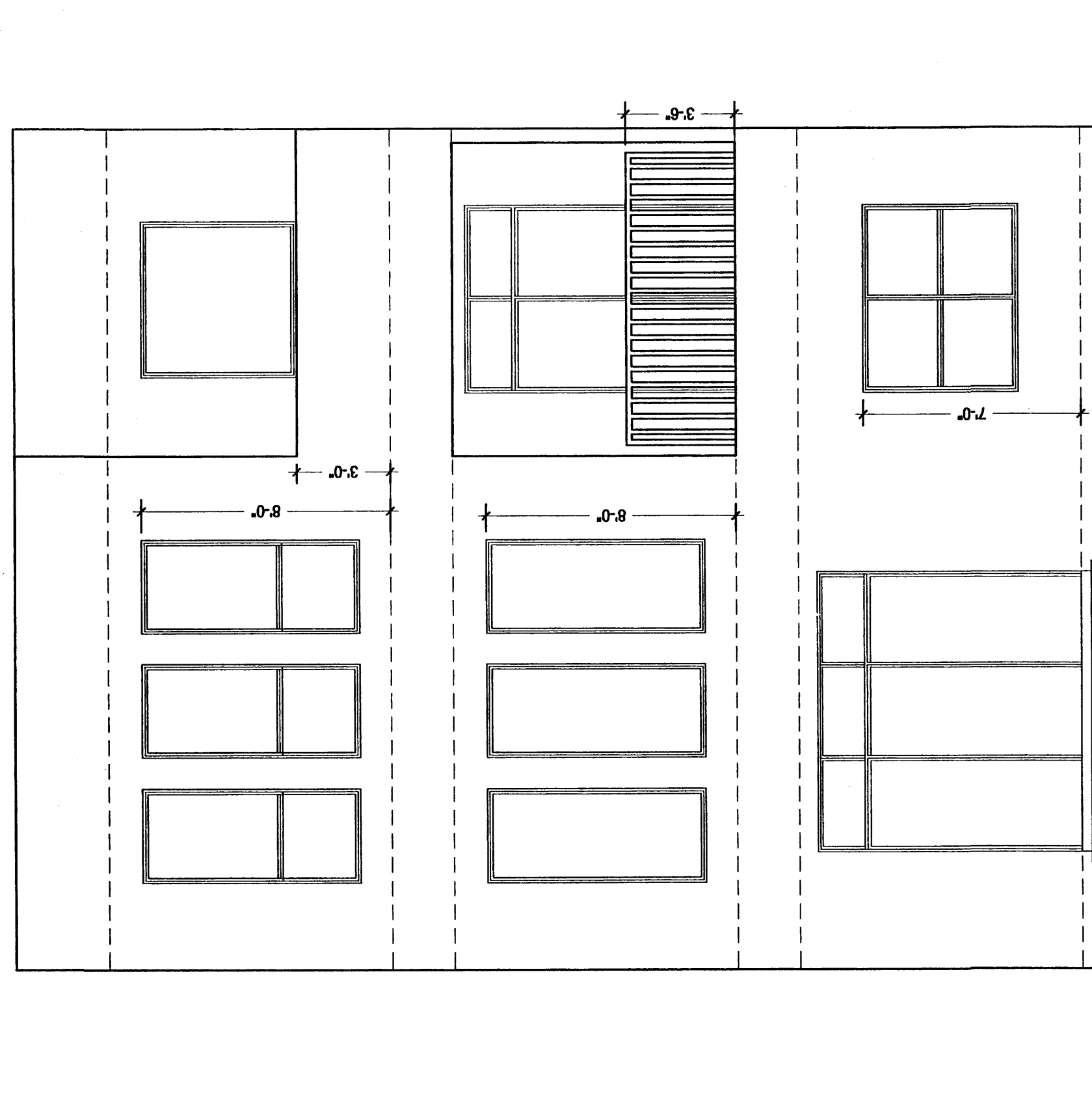
11A - FRONT ELEVATION
1/4" = 1'-0"



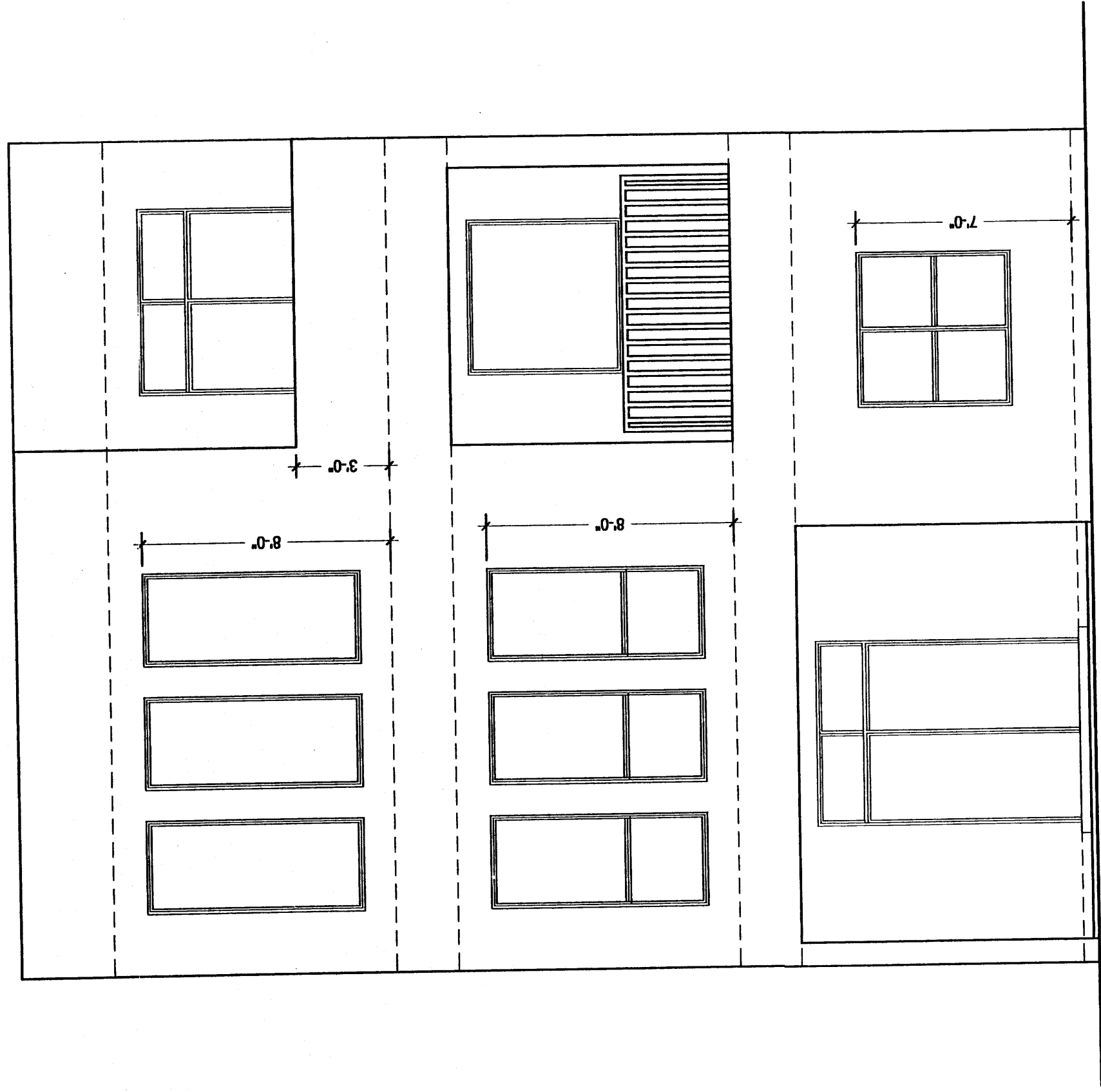
AA - BACK ELEVATION
1/4" = 1'-0"



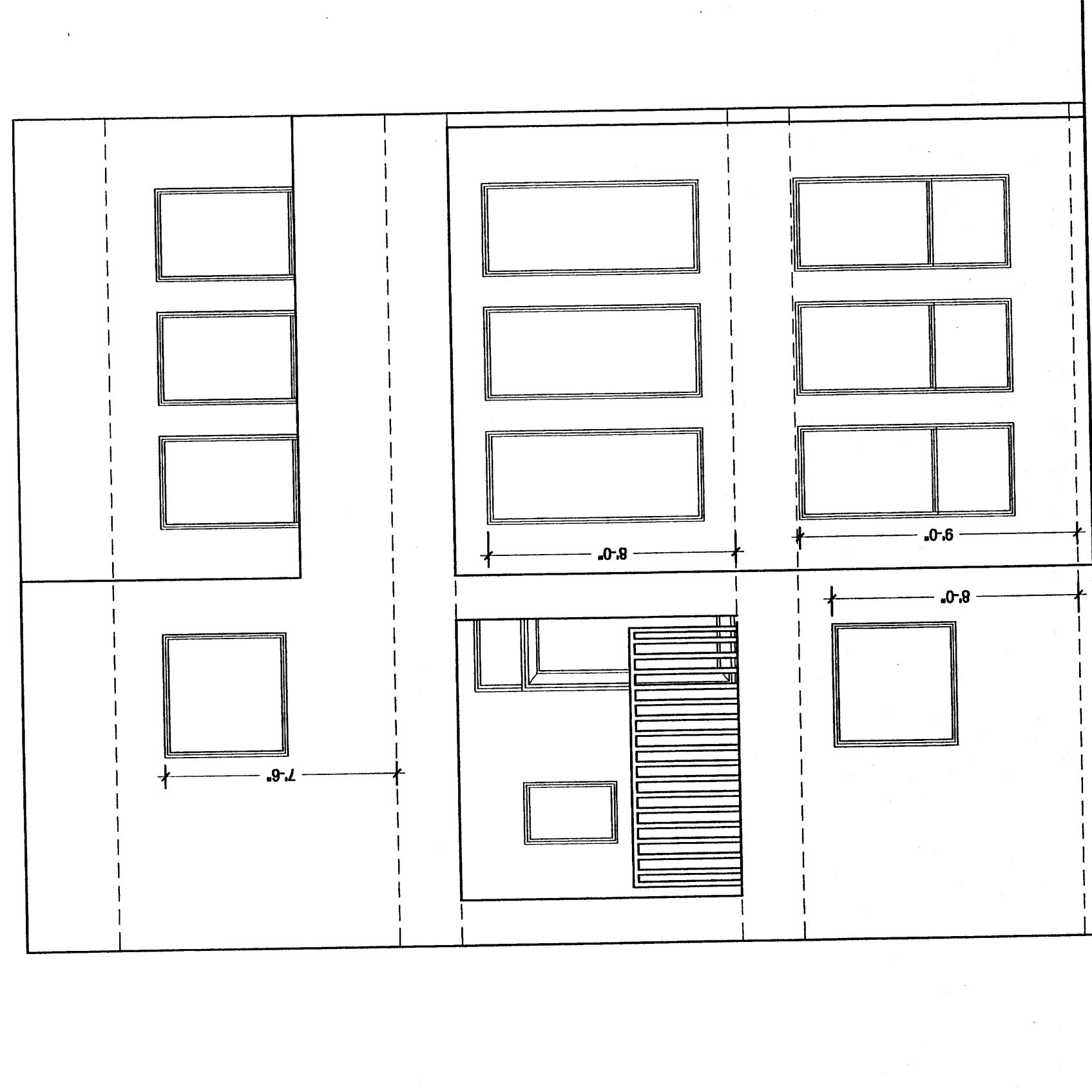
11 - BACK ELEVATION
1/4" = 1'-0"



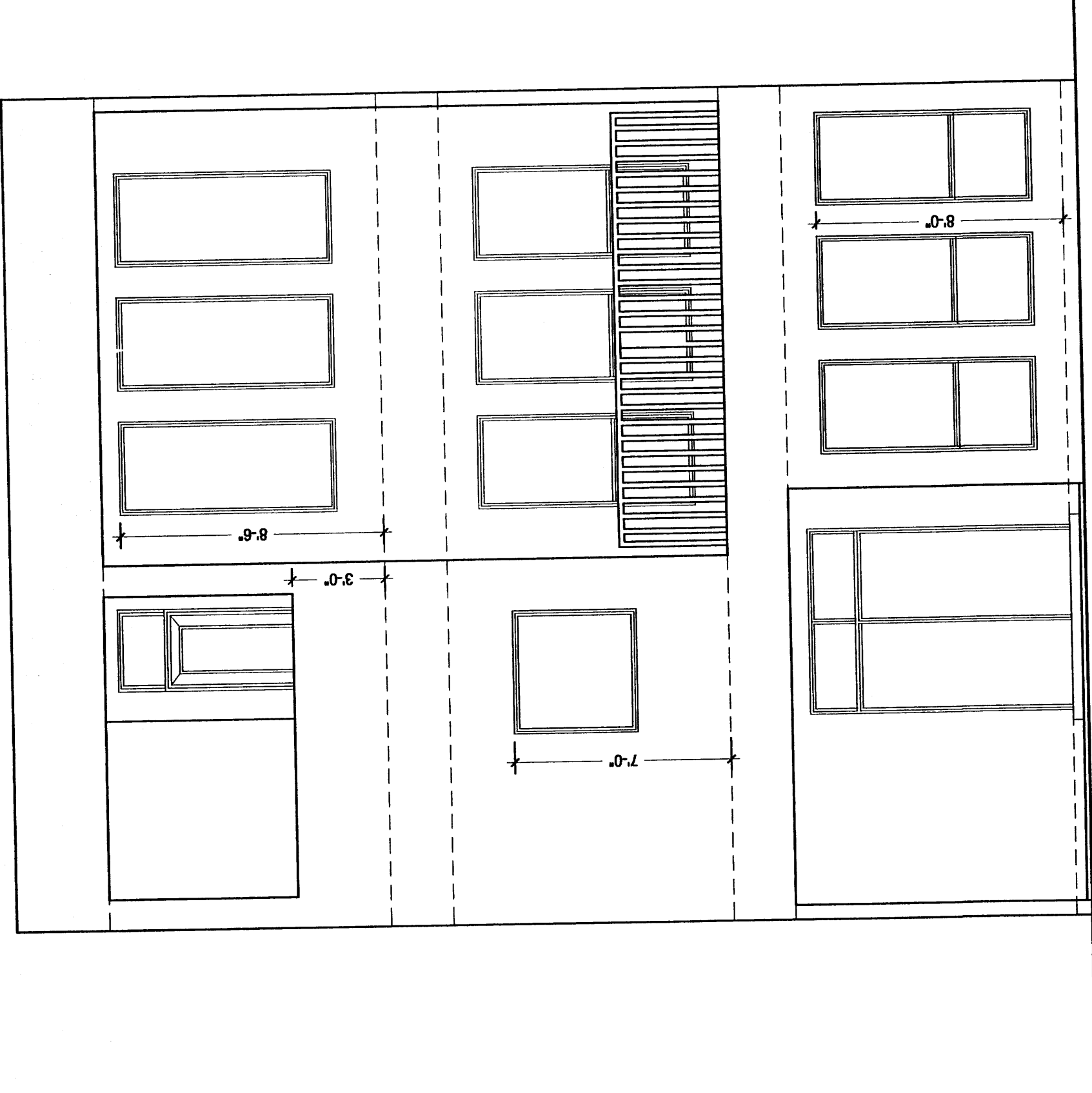
11A - BACK ELEVATION
1/4" = 1'-0"



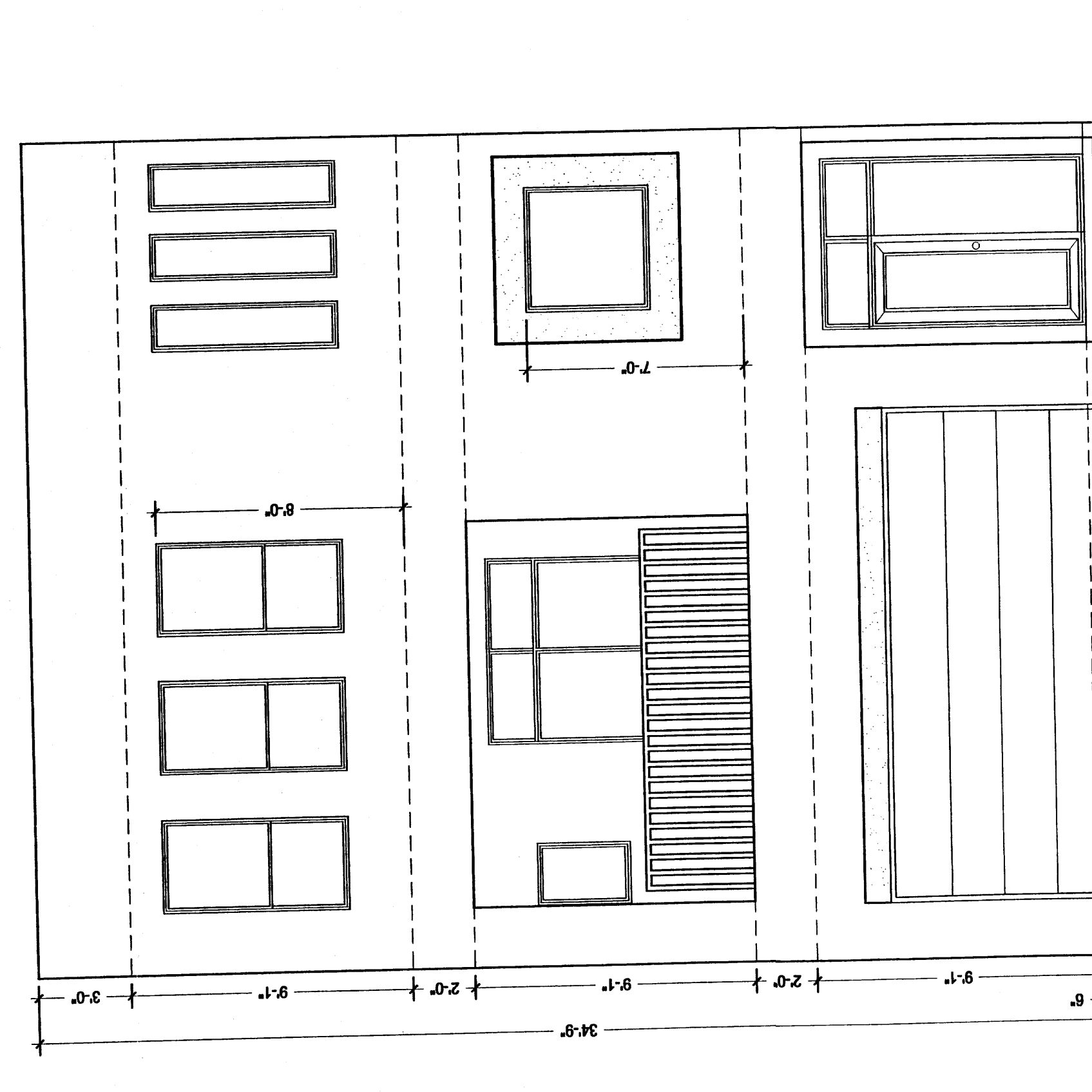
CC - BACK ELEVATION
1/4" = 1'-0"



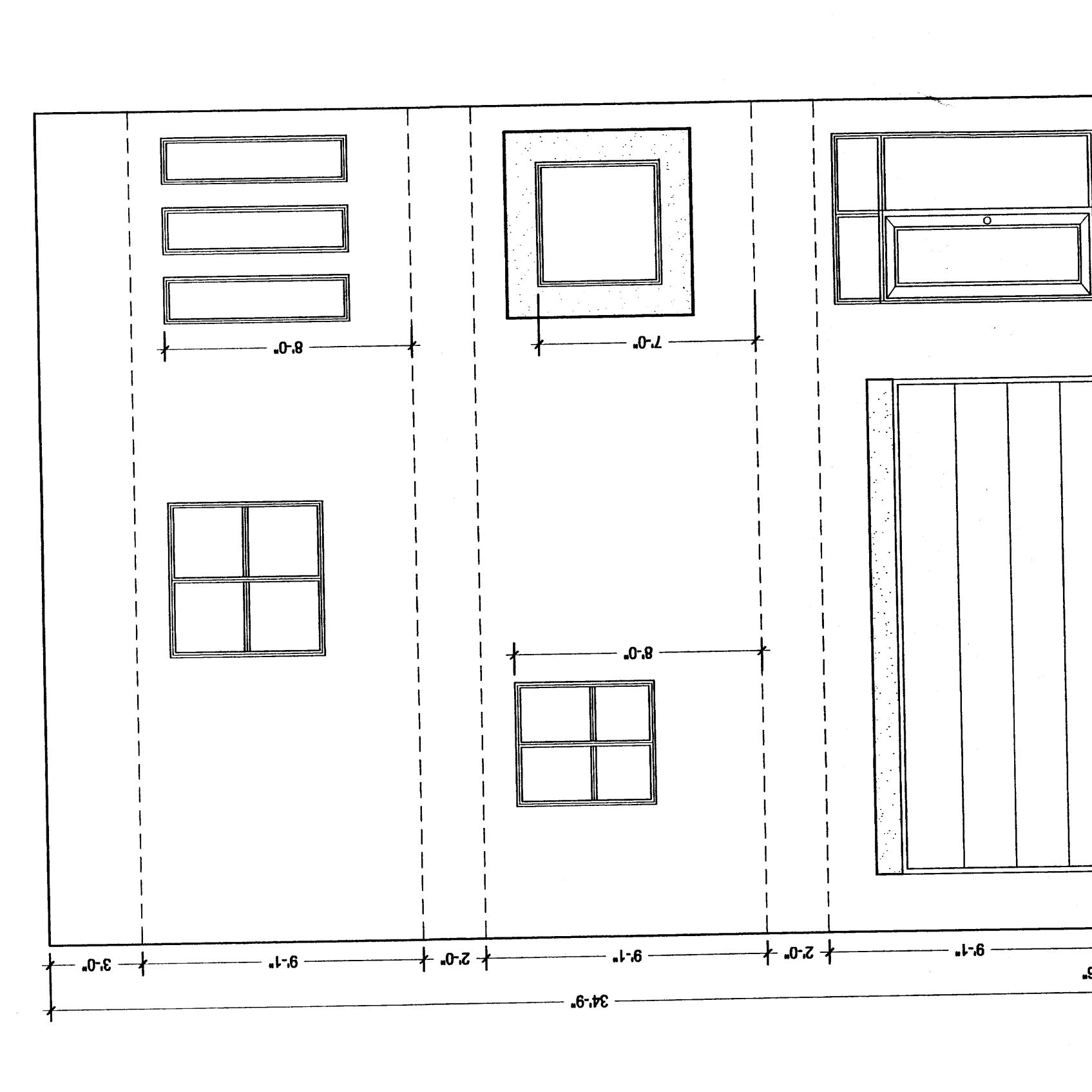
EEE - BACK ELEVATION
1/4" = 1'-0"



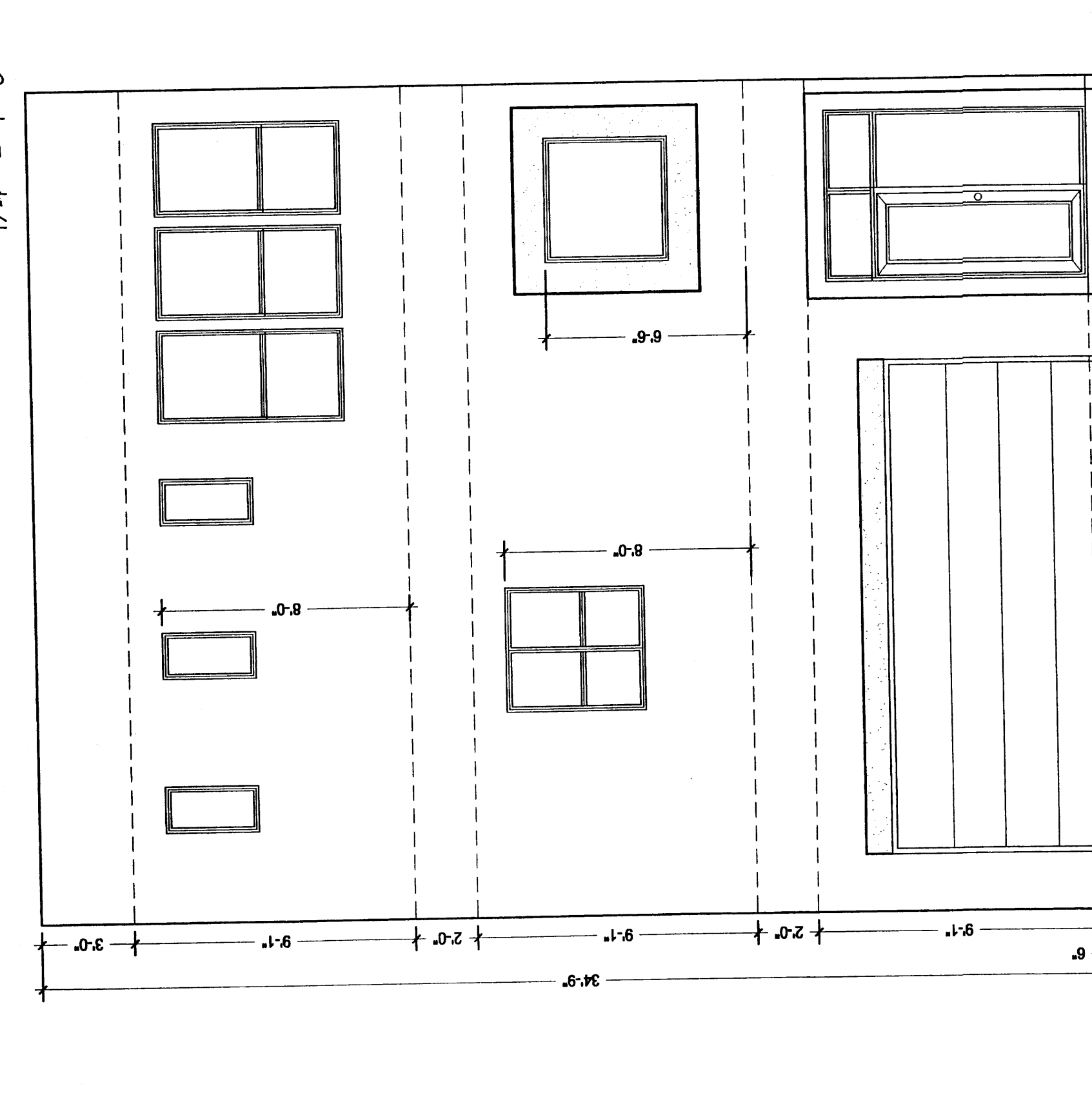
EEE-A - BACK ELEVATION
1/4" = 1'-0"



CC - FRONT ELEVATION
1/4" = 1'-0"

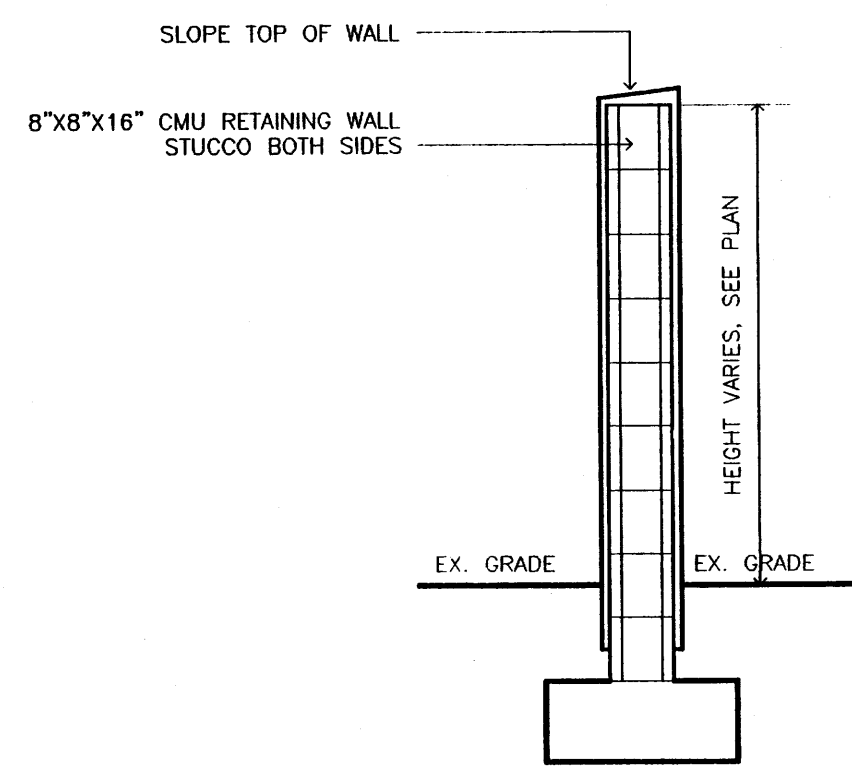


EEE - FRONT ELEVATION
1/4" = 1'-0"



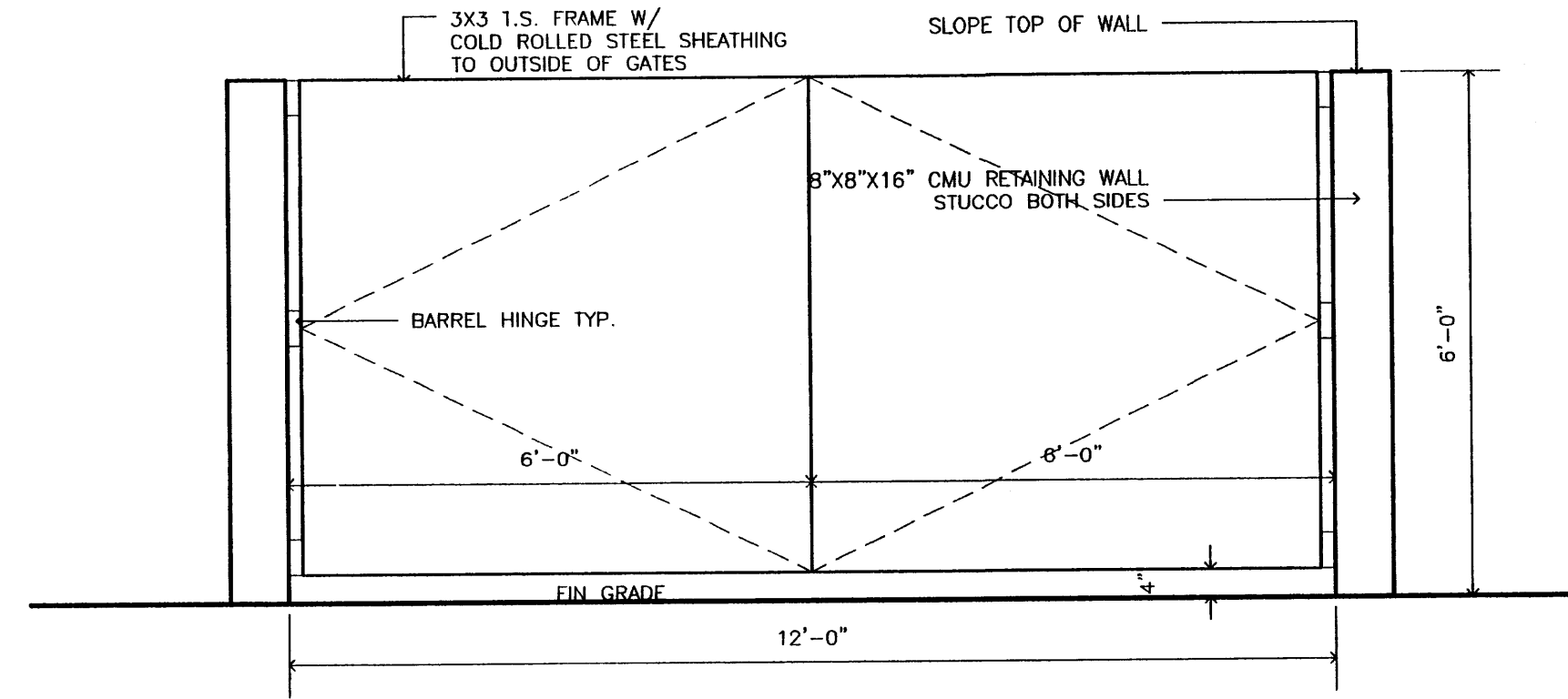
EEE-A - FRONT ELEVATION
1/4" = 1'-0"

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 DATE: 1.30.06
 REVISION:
 FILE NAME: Juan Tabo



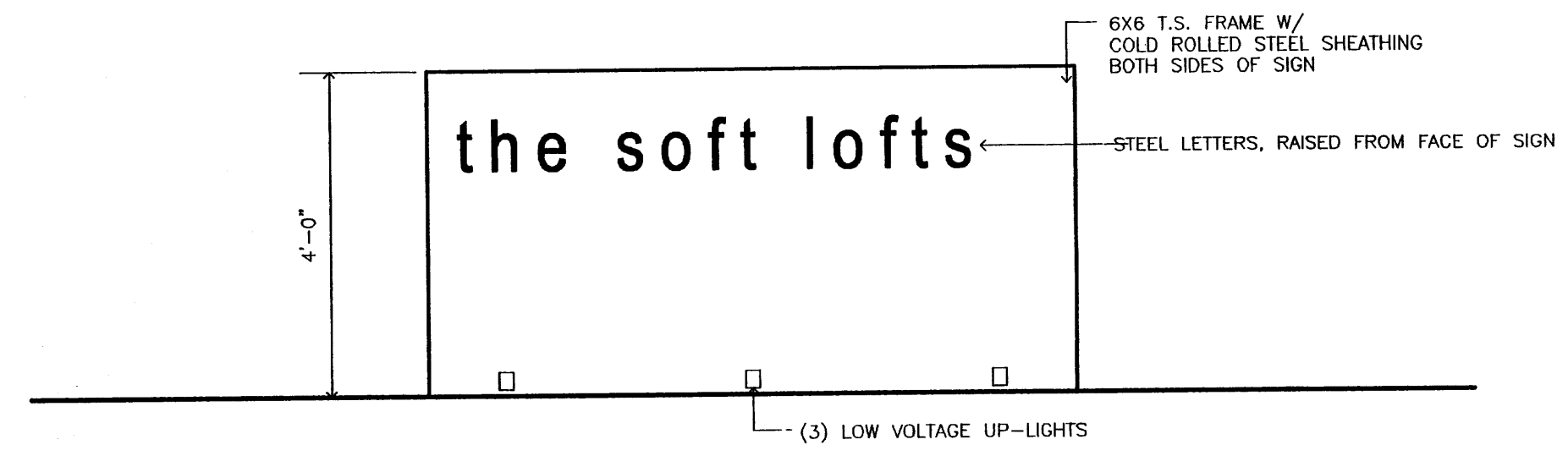
1 TYP. YARDWALL SECTION

A5 SCALE: 1/2"=1'-0"



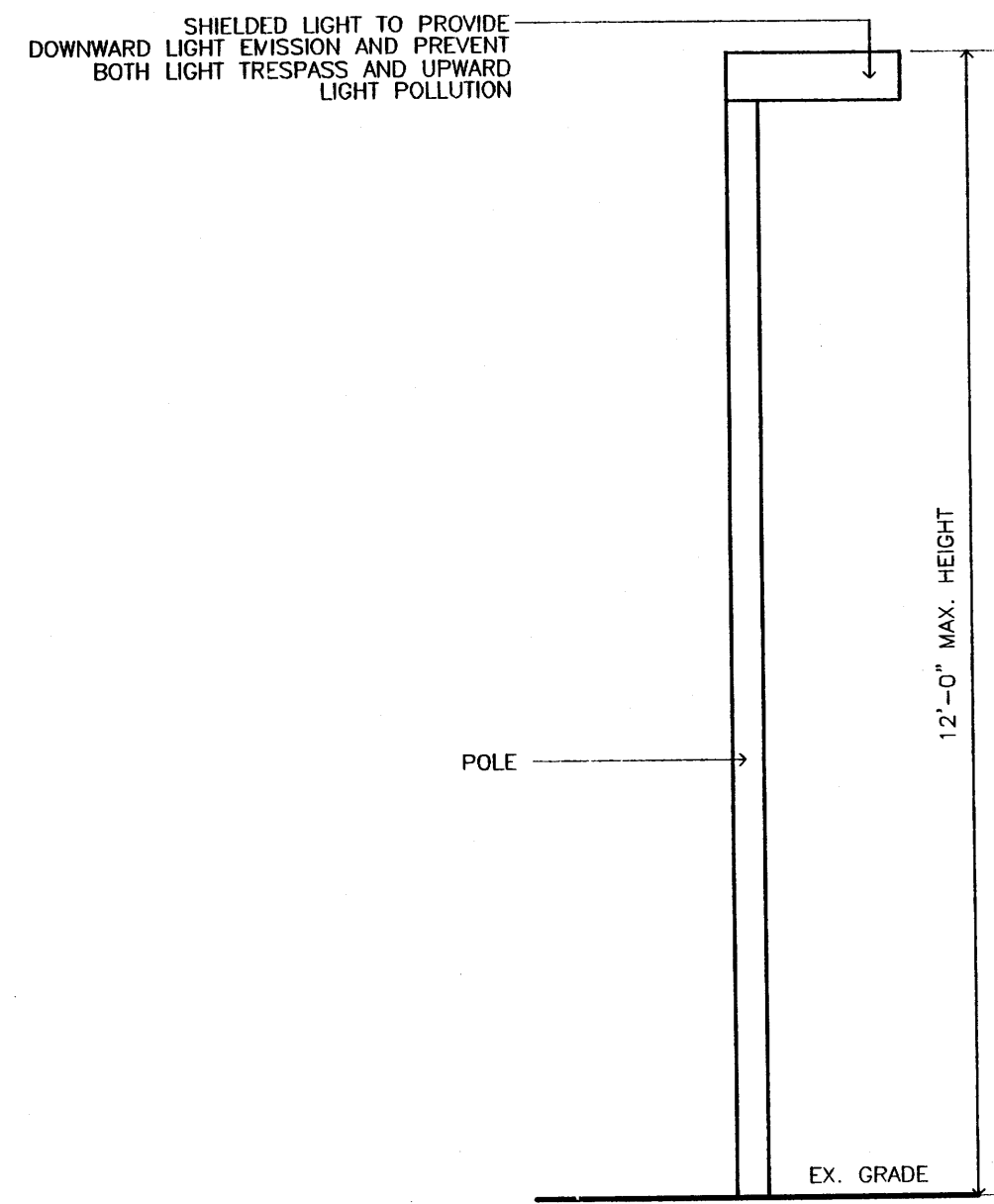
4 DUMPSTER FRONT ELEVATION

A5 SCALE: 1/2"=1'-0"



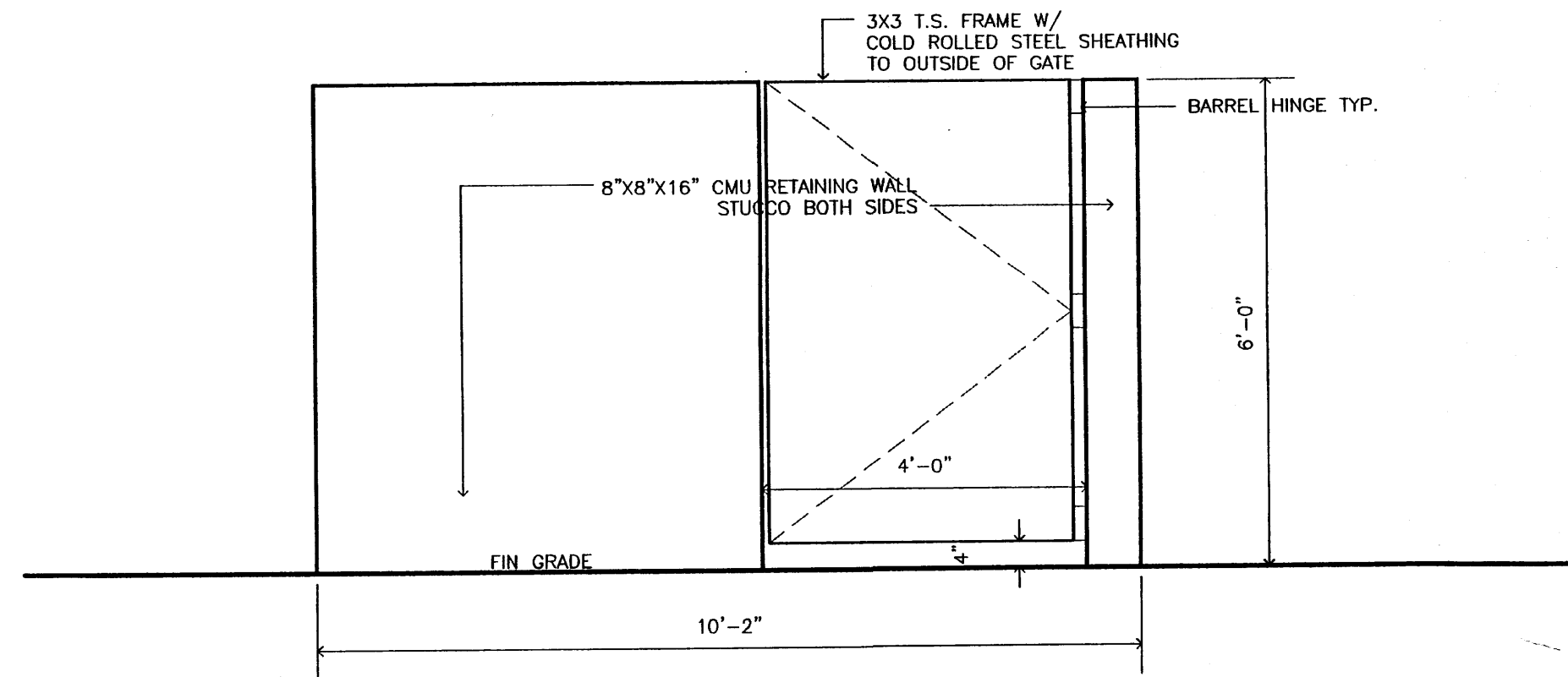
7 SIGN ELEVATION

A5 SCALE: 1/2"=1'-0"



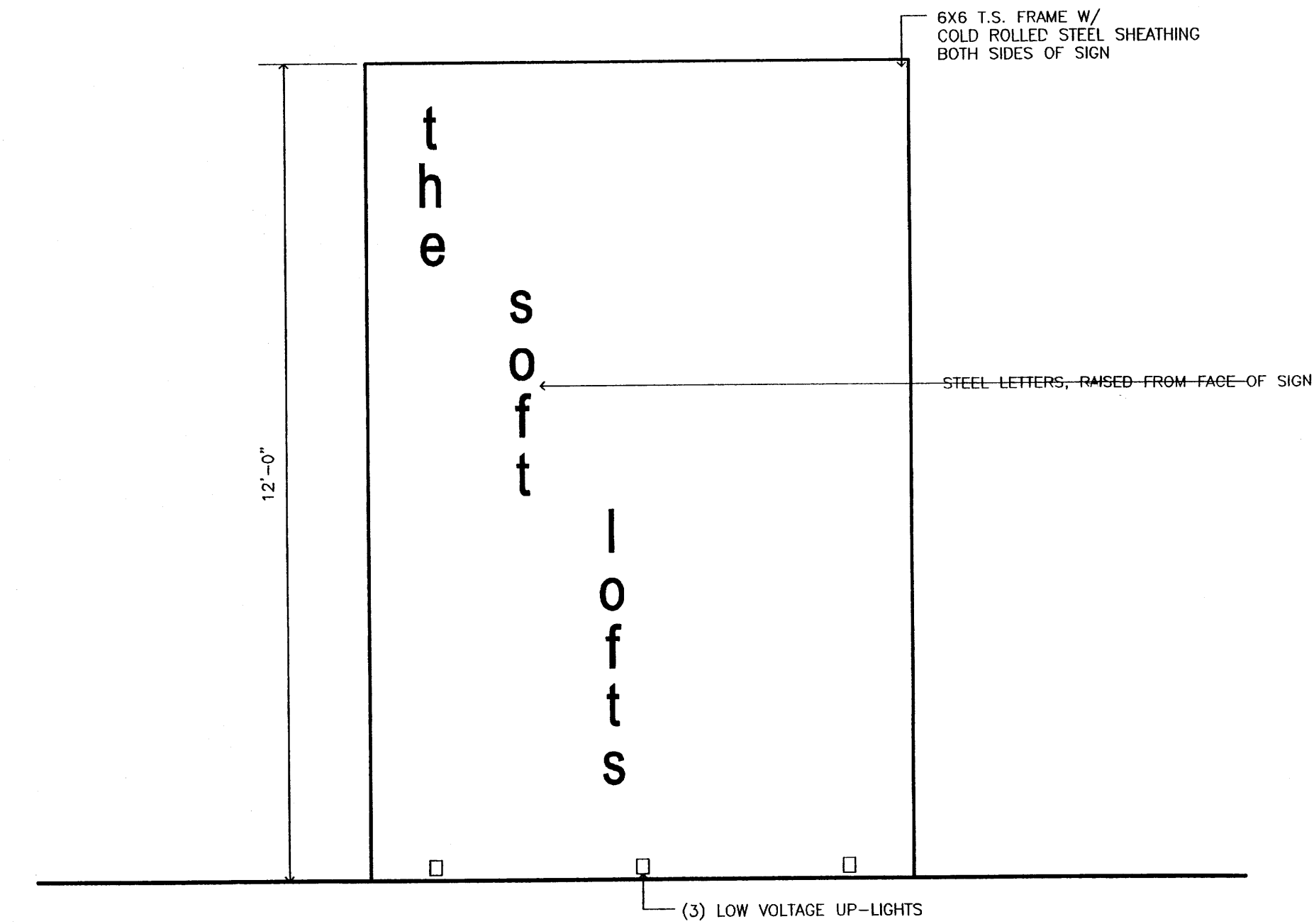
2 POLE LIGHT ELEVATION

A5 SCALE: 1/2"=1'-0"



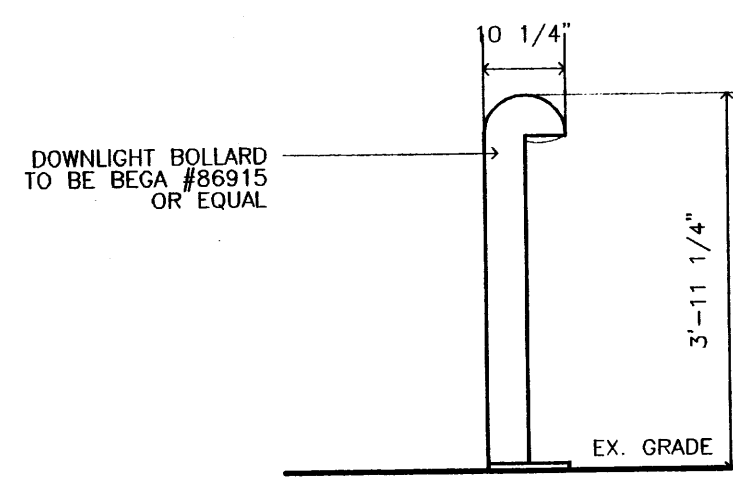
5 DUMPSTER SIDE ELEVATION

A5 SCALE: 1/2"=1'-0"



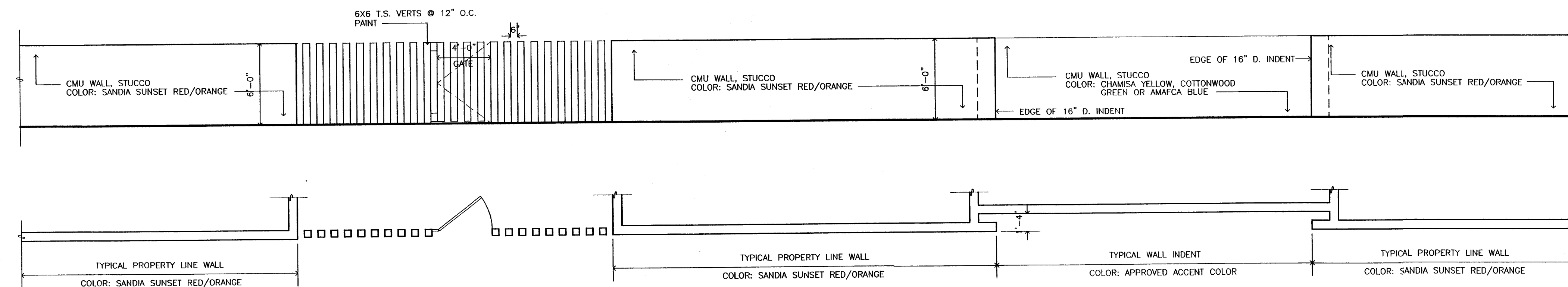
8 SIGN ELEVATION

A5 SCALE: 1/2"=1'-0"



3 BOLLARD LIGHT ELEVATION

A5 SCALE: 1/2"=1'-0"



6 TYP. YARDWALL PLAN AND ELEVATION

A5 SCALE: 3/16"=1'-0"

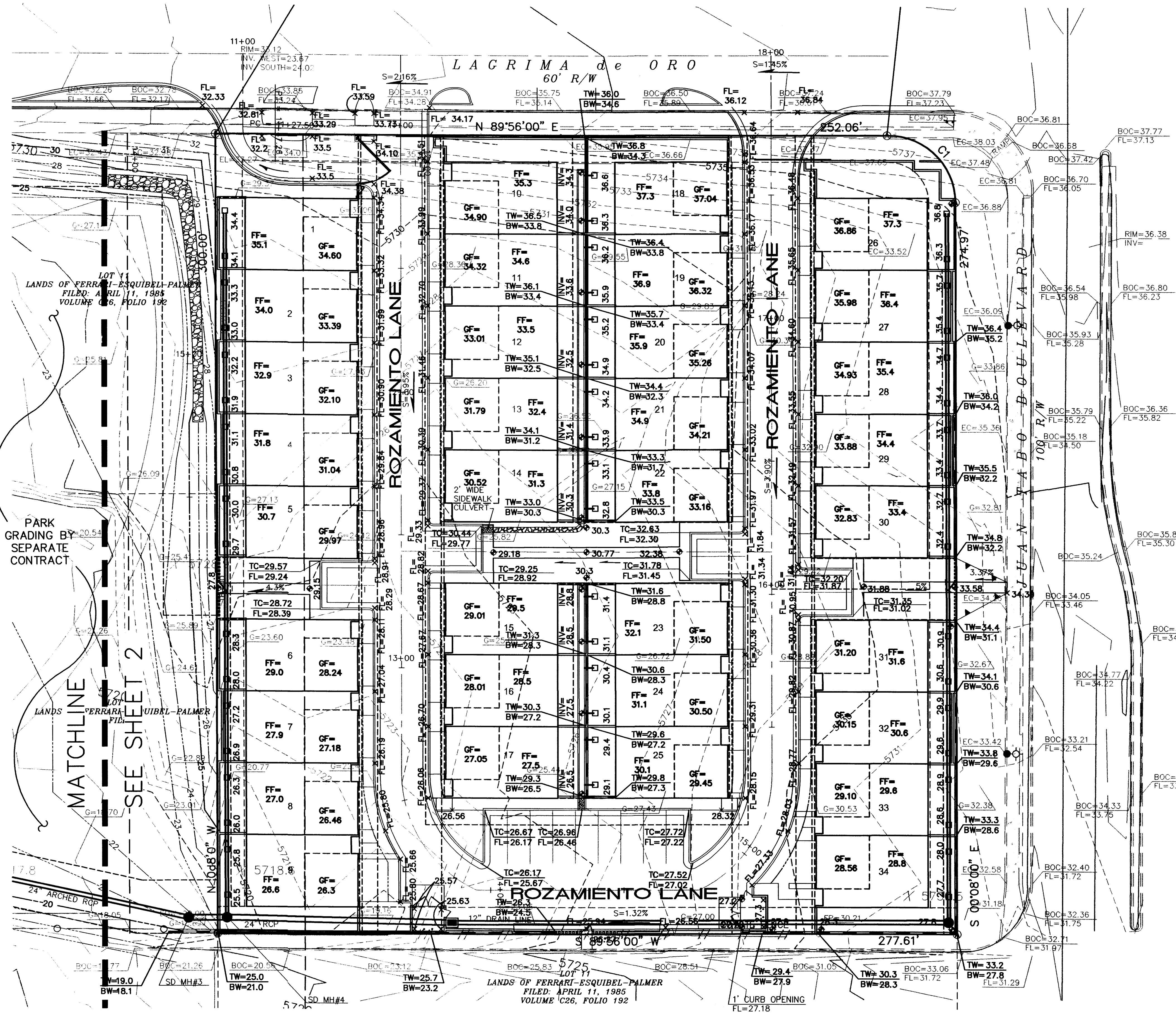
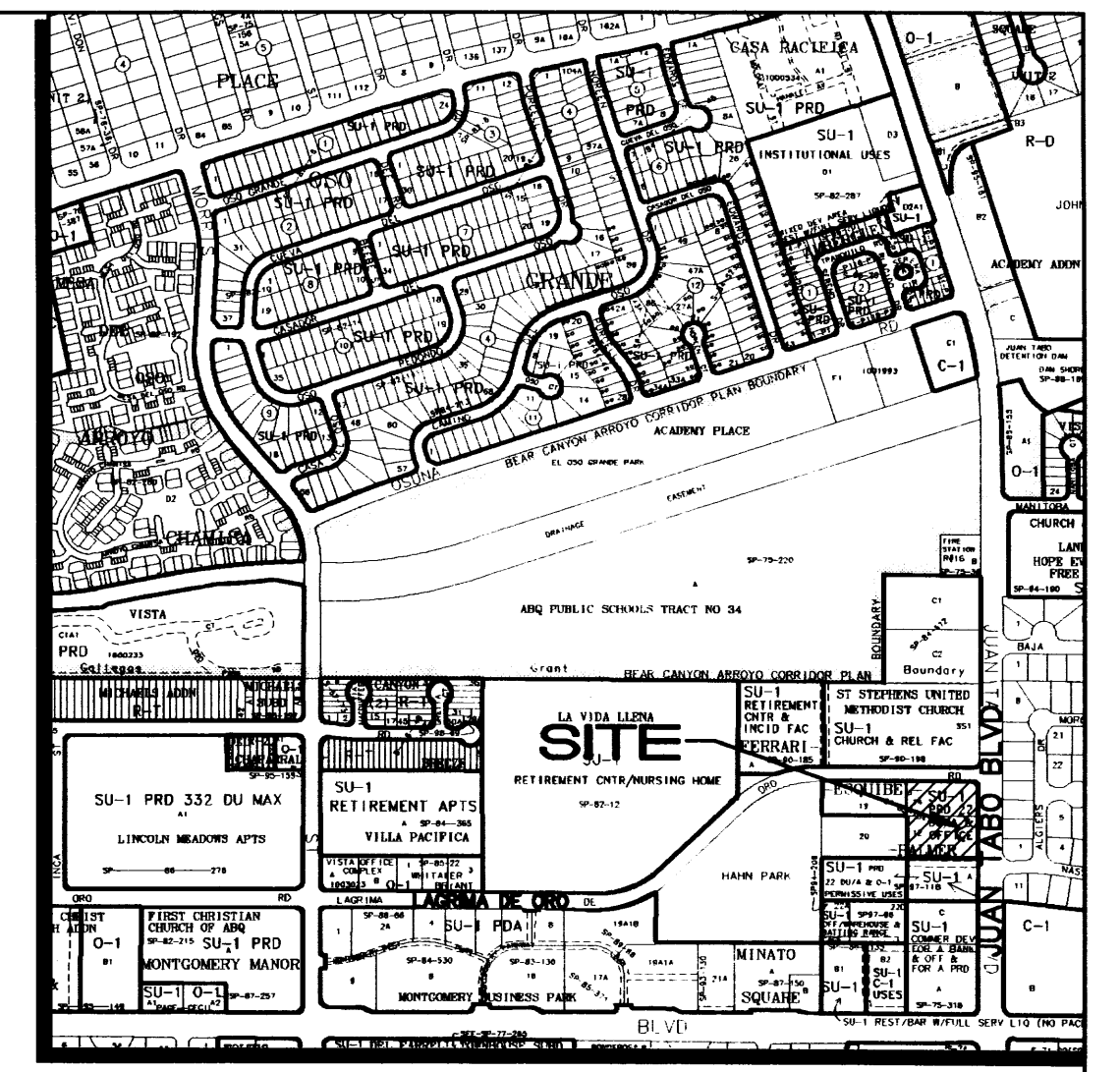
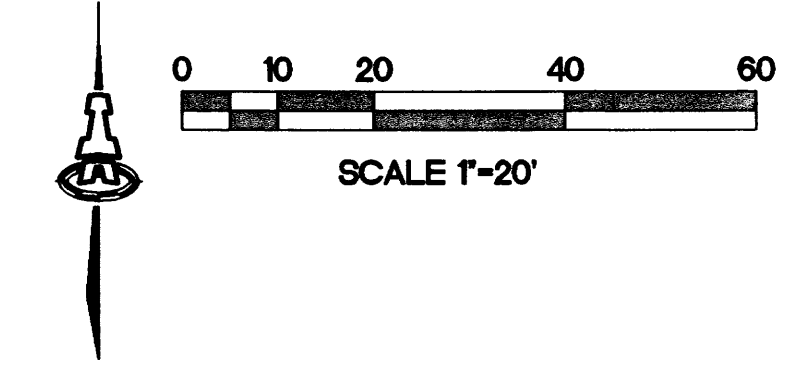
DATE: 2/20/06
 REVISION: 3/6/06
 7/13/06

FILE NAME: jumb18do

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM
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SOFT LOFTS
 INFILL SOLUTIONS
 JUAN TABO BLVD @ LA GRIMA DE ORO ROAD, NE
 ALBUQUERQUE, NEW MEXICO

A5



GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.1± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
11. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
12. OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- GF= 33.0 GARAGE ELEVATION
- FF= 31.6 FINISH FLOOR ELEVATION
- || SIDEWALK CULVERT
- TW= 33.8 TOP OF WALL ELEVATION
- BW= 29.6 BOTTOM OF WALL ELEVATION
- TC 81.9 TOP OF CURB ELEVATION
- FL 81.4 FLOWLINE
- PROPOSED RETAINING WALL
- AREA DRAIN
- INV= 72.5 INVERT ELEVATION
- DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE
- 2' WIDE COBBLE SWALE
- CONCRETE RUNDOWN
- ROUGH GRADING CONTOURS FOR PARK

BENJAMINE L. DOUVAN
NEW MEXICO
15088
REGISTERED PROFESSIONAL ENGINEER

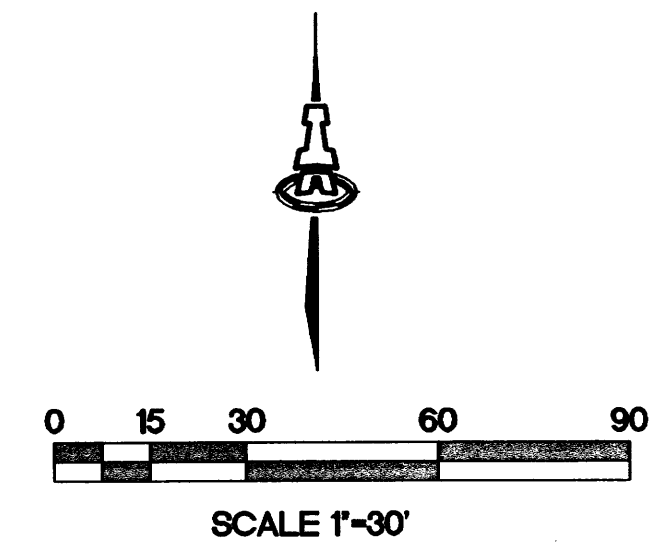
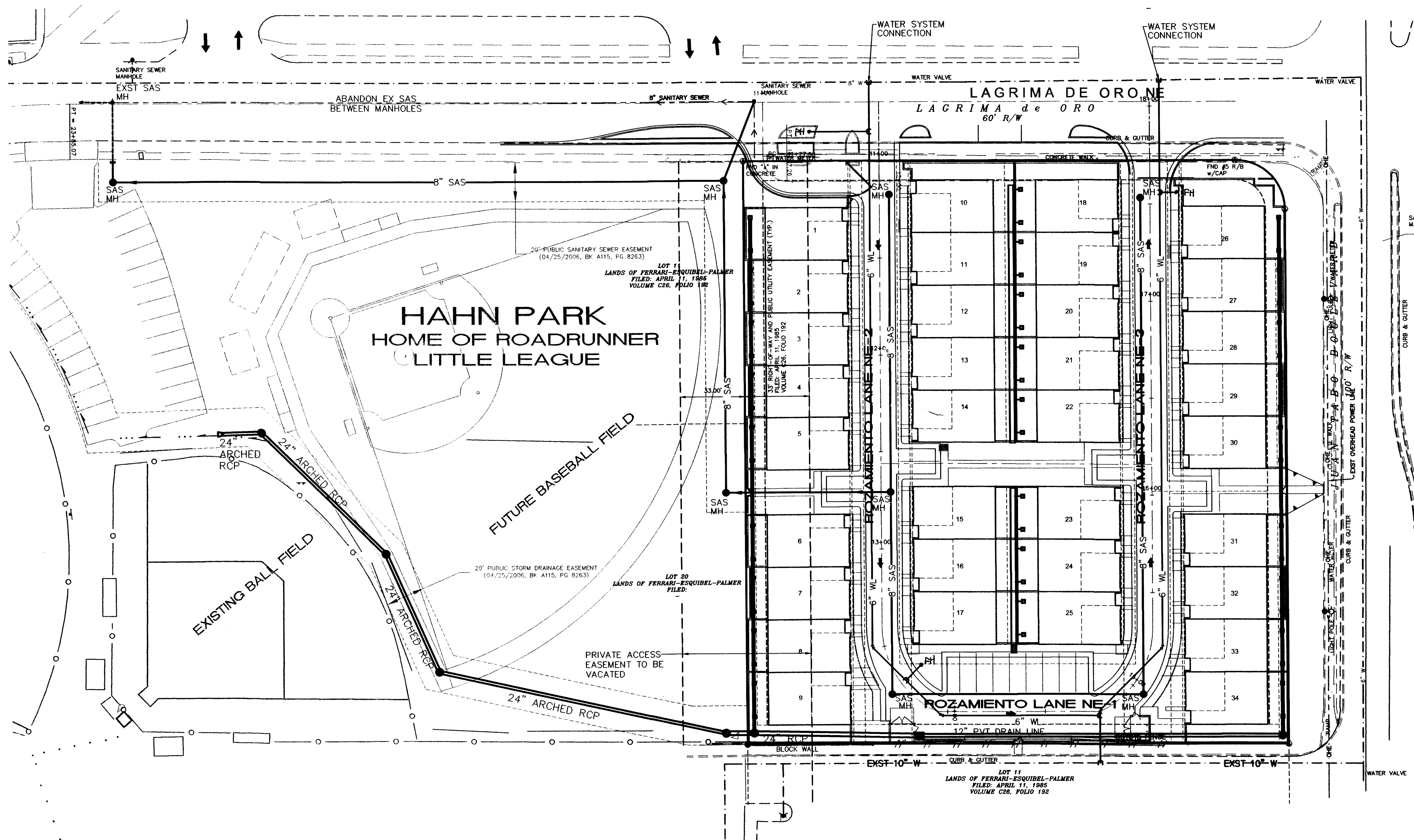
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
1463 Grand Ave. N.E.
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THE SOFT LOFTS
LA GRIMA de ORO NE
Infill Solutions



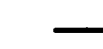

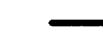
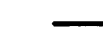
GRADING & DRAINAGE PLAN

PAGE 811 OF 3

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LEGEND

-  SINGLE WATER METER & BOX
-  DOUBLE WATER METER & BOX
-  GATE VALVE W/ VALVE BOX
-  FIRE HYDRANT
-  SAS MANHOLE
-  WATER LINE W/ FITTING

FRED C. ARFMAN
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7322
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THE SOFT LOFTS
JUAN TABO AND LAGRIMA DE ORO
PH SOLUTIONS

CONCEPTUAL UTILITY PLAN

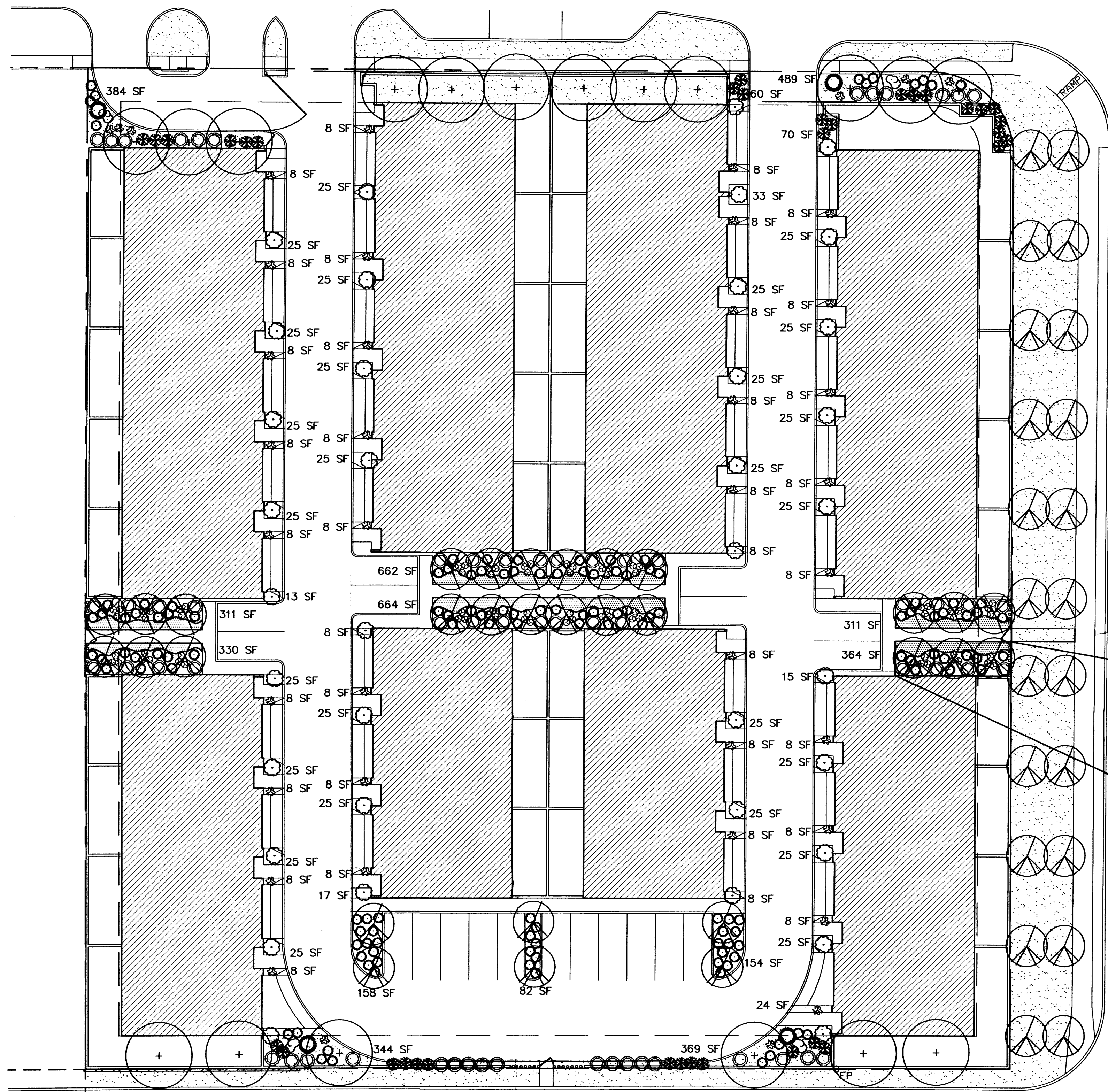
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LA GRIMA DE ORO

PLANT LEGEND

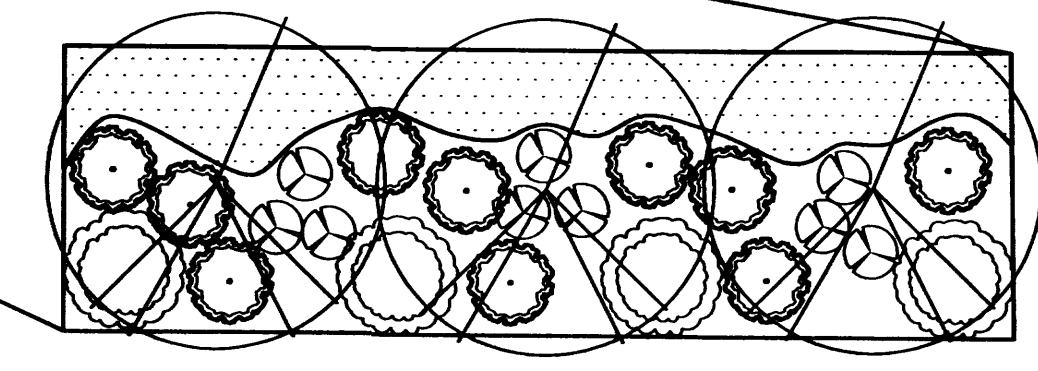


The Hilltop
 LANDSCAPE ARCHITECTURE, INC.
 12505
 DATE: 1.25.06
 REVISION: 7-13-06
 FILE NAME: Juan Tabo



- + REDBUD (M) 18
Cercis spp.
2" Cal.
- ⊗ PURPLE ROBE LOCUST (M+) 52
Robinia spp.
2" Cal.
- MUGO PINE (M) 4
Pinus mugo
5 Gal.
- ⊙ NANDINA (M) 37
Nandina domestica
5 Gal. 25sf
- ⊛ REGAL MIST (M) 35
Muhlenbergia capillaris
5 Gal. 9sf
- ⊖ ARP ROSEMARY 62
Rosmarinus officinalis
2 Gal. 9sf
- ⊗ CREEPING ROSEMARY (L) 42
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf
- LAVENDER (M) 135
Lavandula angustifolia
1 Gal. 9sf
- ⊙ LIRIOPE 72
Liriope spp.
1 Gal. 1sf
- THYME
Thymus spp.
1 Gal. 48sf
- SANTA FE BROWN CRUSHER FINES
- ⊙ MOSSROCK BOULDERS 4

JUAN TABO



TYPICAL BREEZEWAY PLANTING

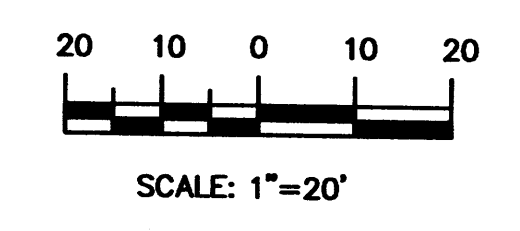
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	83115	square feet
TOTAL BUILDINGS AREA	38094	square feet
NET LOT AREA	45021	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	6753	square feet
TOTAL BED PROVIDED	5792	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4344	square feet
TOTAL GROUNDCOVER PROVIDED	5521	square feet
TOTAL OFFSITE PROVIDED	9687	square feet
TOTAL BACKYARD LANDSCAPE TO BE PROVIDED AND MAINTAINED BY HOMEOWNER	10212	square feet
TOTAL LANDSCAPE PROVIDED	25691	square feet

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 Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste 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, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
 Plant beds shall achieve 75% live ground cover at maturity.
 Santa Fe Brown Crusher Fines over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.
 Backyards by owners.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe 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.
 Water and Power source shall be the responsibility of the Developer/Builder.

GRAPHIC SCALE



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