



SITE DATA:
 Zoning: SU-1 for C-2 Uses (±23.3 Acres Max.),
 O-1 Uses (±11.7 Acres Max.),
 PRD (20 du/ac.)
 Site Area: Tract 4 - 7.71 Ac.
 Tract 6 - 15.86 Ac.

BUILDING CALCULATIONS:

Building Type	#Bldgs	Total Units
Type I - 10 Units	23	230
Type II - 14 Units	5	70
Type III - 7 Units	15	105
Total	43	405

- GENERAL NOTES:**
- This Site Development Plan for Building Permit applies to Tracts 4 & 6, North Andaluia at La Luz only. It shall be consistent with the approved Site Plan for Subdivision (Project #1003859, 04EPCD1845).
 - Site design shall comply with the Coors Corridor Plan view guidelines. (see Sheets 10-11 for more details).
 - Building sizes-by type are as follows:
 Type I Building - 14,074 S.F.
 Type II Building - 15,089 S.F.
 Type III Building - 12,692 S.F.
 - Overall Gross Density is 17.18 du/ac.

DETACHED AND ON-LOT USEABLE OPEN SPACE REQUIREMENTS*

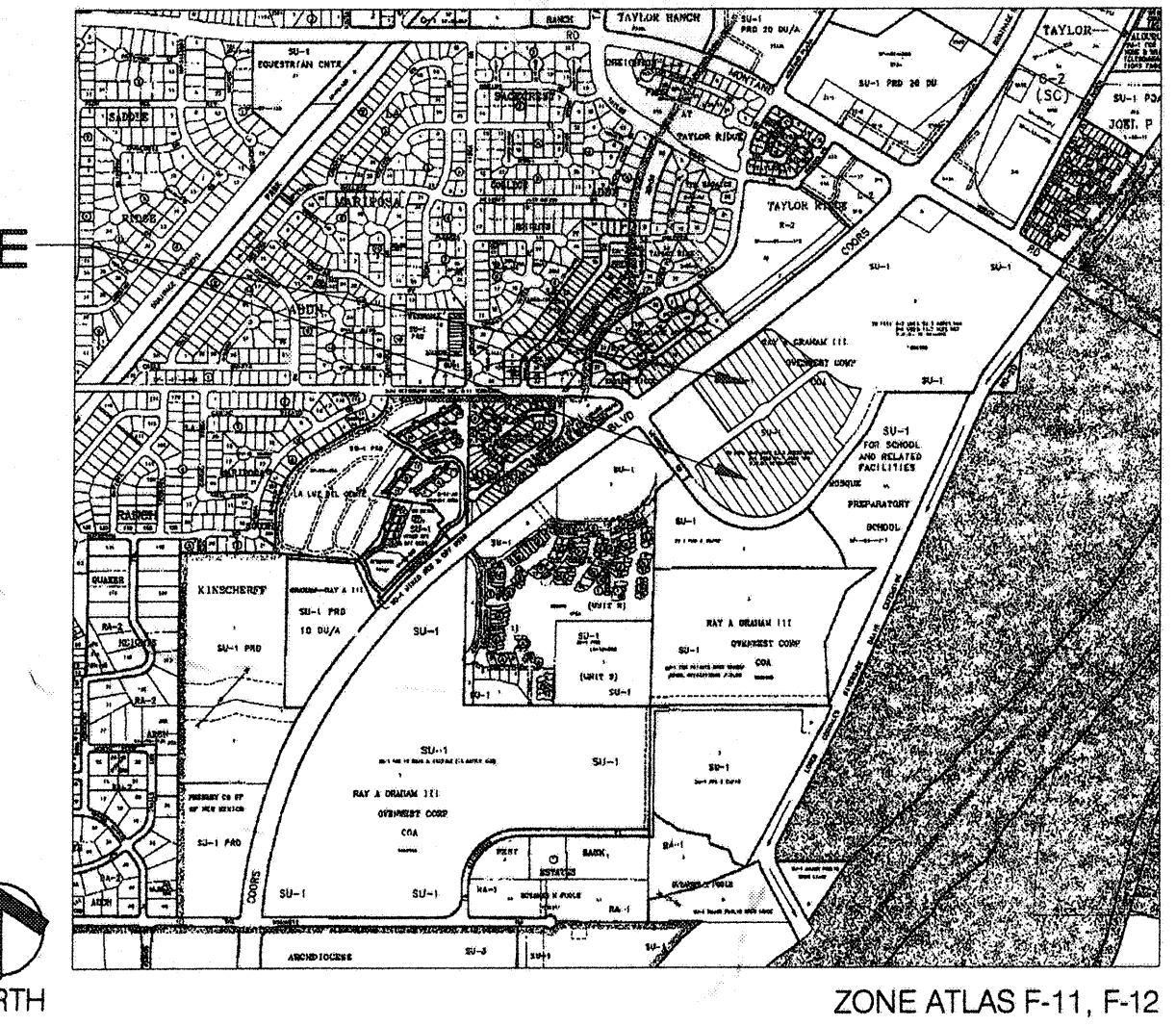
Open Space	SF Required Per DU	# of DUs	Total SF Required	Total AC. Provided
Open Space	2400	342	18,840	28.31 AC.

MINIMUM ON-LOT USEABLE OPEN SPACE REQUIRED & PROVIDED

Tract	SF Required Per DU	# of DUs	Total SF Required	Total SF Provided
Tract 4 (includes 35' buffer adjacent to Tract 4)				130,680
1 Bedroom	200	6	1,200	
2 Bedroom	250	36	9,000	
3 Bedroom	300	0	0	
Tract 6				284,796
1 Bedroom	200	132	26,400	
2 Bedroom	250	122	30,500	
3 Bedroom	300	48	13,800	
Total			44,700	
				(1.86 Acres)
Tract 4 & 6 Total			415,476	
Balconies/Covered Spaces			32,350	
TOTAL ON-SITE DETACHED OPEN SPACE			447,826	
35' Buffer (includes 35' buffer adjacent to Tracts 1, 2, and 5 - north and south of Tract 4)			46,880	
100' Buffer (within Tract 4)			78,840	
Andaluia South			496,444	
Total			1,069,990	

*Only buildings within the Developing Urban area, as designated by the City of Albuquerque/Bernalillo County Comprehensive Plan, require Useable Open Space, per the City Comprehensive Zoning Code. All of the units in Tract 6 (23 buildings) and 42 units (6 buildings) within Tract 4 fall within the Developing Urban area.

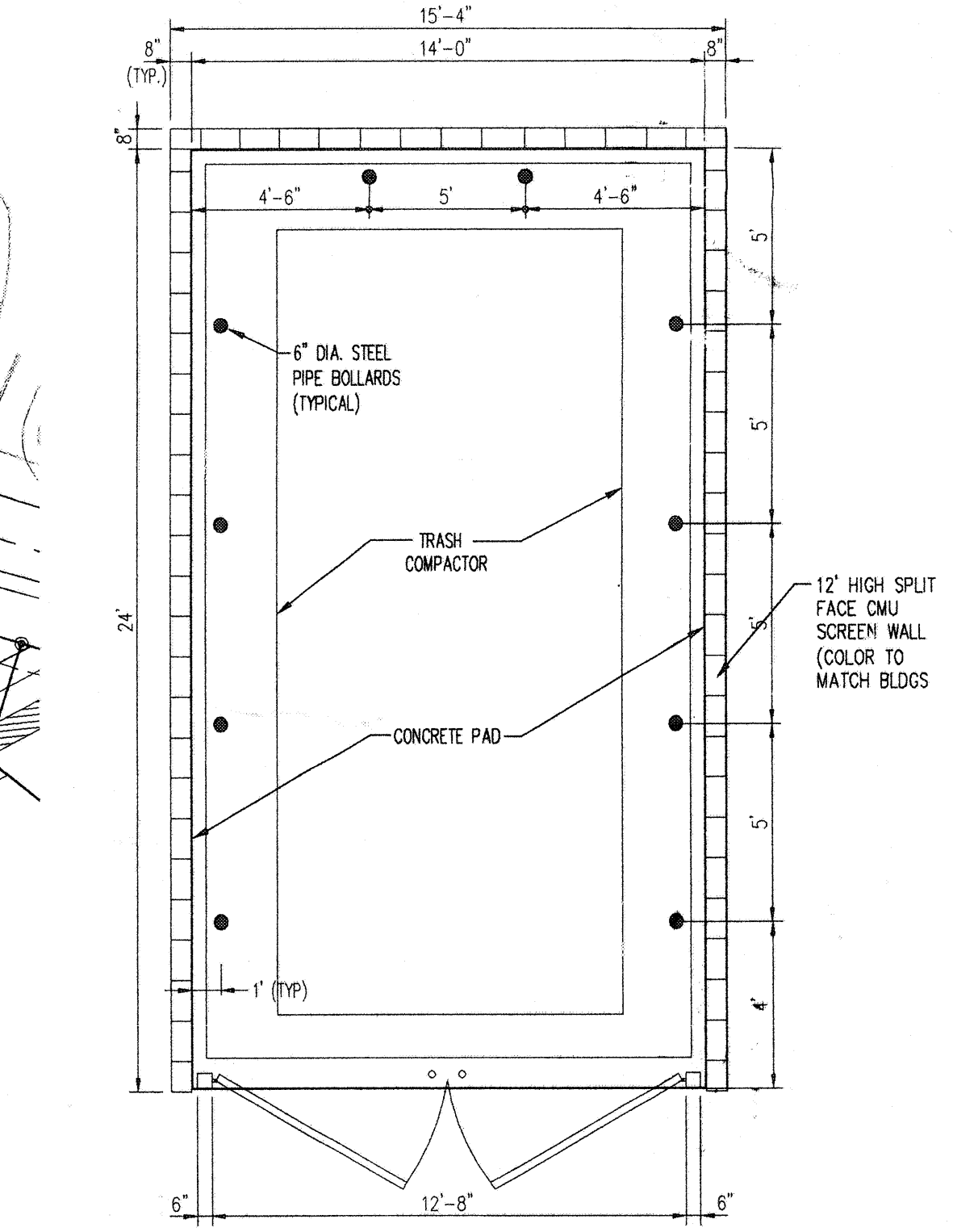
SITE VICINITY



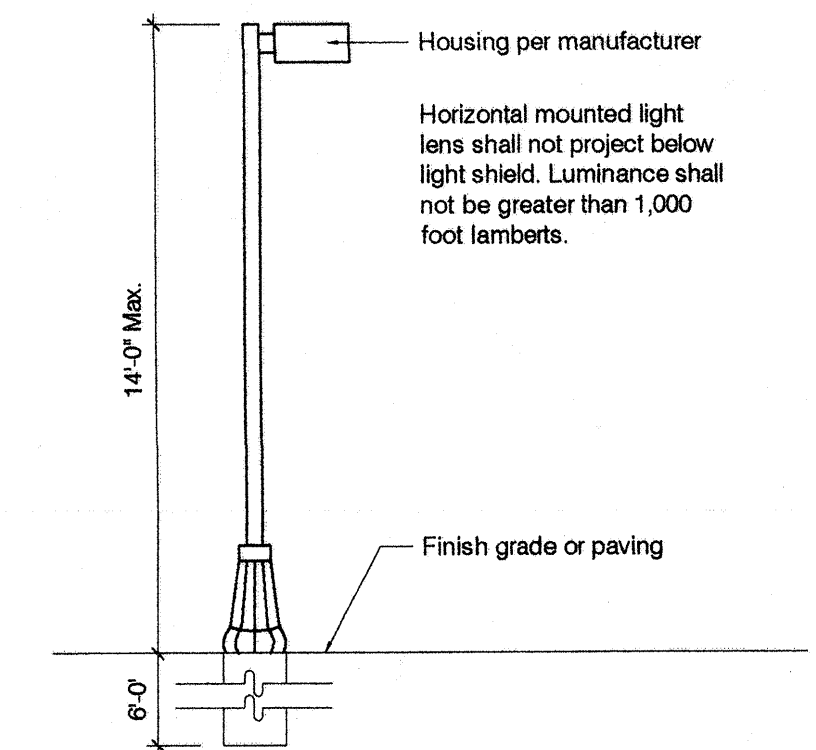
PARKING SPACE REQUIREMENTS

MINIMUM ON-SITE PARKING SPACES	Parking Ratio Required	Parking Spaces
Tract 4		
Building Type III - 7 units per Building		
Dwelling Units < 1000 SF	1.5 / 1	1.5
Dwelling Units > 1000 SF		
1 - 1 bed/ 1 bath	2 / 3	12
6 - 2 bed/ 2 bath		
	Parking per Building (Total of 15 Type III Buildings)	13.5
	Total Parking Spaces Required	203
	Accessible Parking Provided	8
	Clubhouse Parking Provided	15
	Parking Provided Garage/Outdoor	244
	Total On-Site Parking Provided	250
Tract 6		
Building Type I - 10 units per Building		
Dwelling Units < 1000 SF	1.5 / 1	6
Dwelling Units > 1000 SF		
4 - 1 bed/ 1 bath	2 / 2	8
2 - 3 bed/ 2 bath		
	Parking Required per Building (Total of 5 Type I Buildings)	18
	Total Parking Spaces Required	414
	Accessible Parking Provided	12
Building Type II - 14 units per Building*		
Dwelling Units < 1000 SF	1.5 / 1	12
Dwelling Units > 1000 SF		
8 - 1 bed/ 1 bath	2 / 2	8
4 - 2 bed/ 2 bath		
	Parking Required per Building (Total of 5 Type II Buildings)	24
	Total Parking Spaces Required	120
	Accessible Parking Provided	8
	Clubhouse Parking Provided	21
	Parking Provided Garage/Outdoor	547
	Total On-Site Parking Provided	557
	Bike Parking Provided**	28
		30** 18**

* Outdoor bike parking only required in Type II buildings (without garages).
 ** 8 at Tract 4 Clubhouse and 12 at Tract 6 Clubhouse.



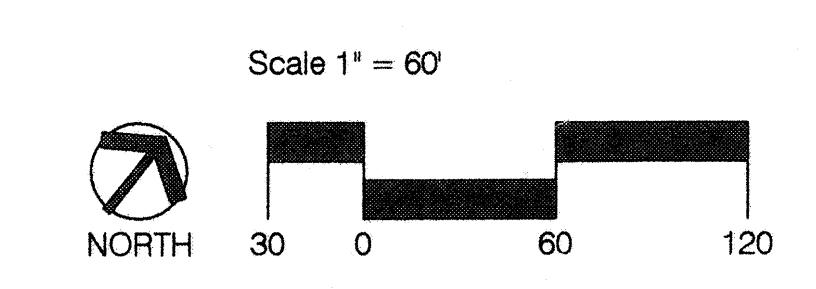
② TRASH COMPACTOR ENCLOSURE
 N.T.S.



① LIGHT FIXTURE*
 N.T.S.
 *Height of light fixture for internal to site. Light fixtures within Public R-O-W shall comply with City of Albuquerque and PNM Standards, section 14-16-3-8(A).

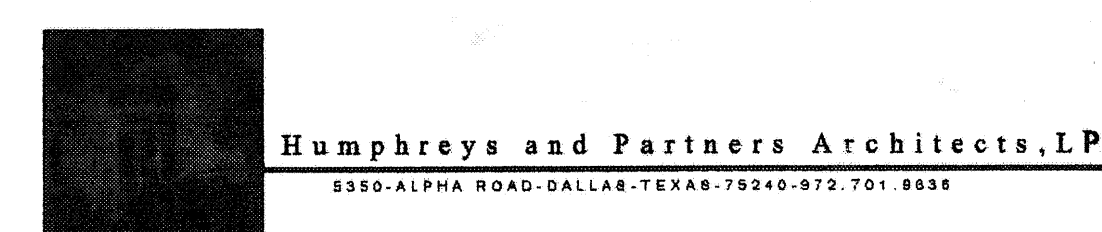
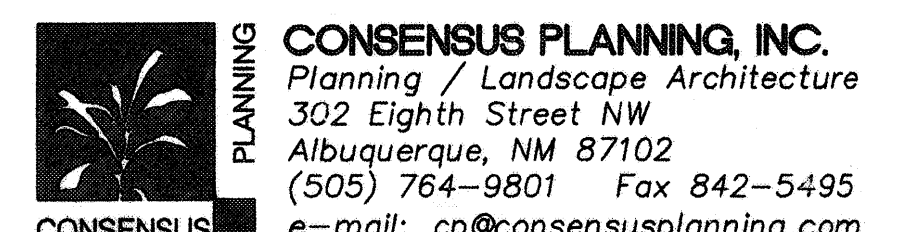
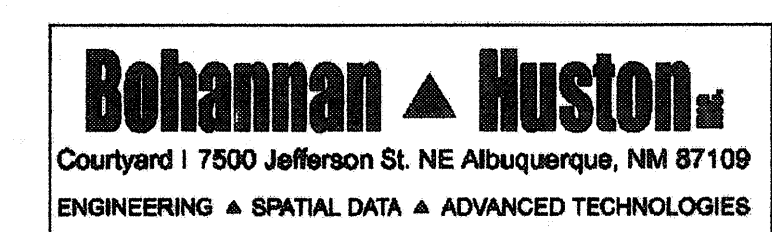
- KEYED NOTES:**
- A. 8' concrete sidewalk.
 - B. New 6' public sidewalk.
 - C. 6' concrete sidewalk.
 - D. 4' concrete sidewalk.
 - E. 6' pedestrian crossing.
 - F. Trash compactor, surrounded by 12' cmu wall/To match building architecture.
 - G. Perimeter fence, see detail, sheet 2.
 - H. Electronic entry gate, to be equipped for Fire Dept. access.
 - I. 9x20' parking spaces (Typ.).
 - J. 9x18' parking spaces.
 - K. Bike rack, 6 per rack.
 - L. Lighting Fixture. Location and quantity of fixtures shown is approximate.
 - M. Project Signage, see detail, Sheet 2.
 - N. Turnaround area.
 - O. 6' bike lane.
 - P. Gate opening.
 - R. Retaining wall, see Grading Plan.
 - S. 35' Landscape Buffer.
 - T. New Fire Hydrant.

- SHEET INDEX:**
- Sheet 1 - Site Plan for Building Permit
 - 2 - Landscape Plan
 - 3 - Grading Plan
 - 4 - Utility Plan
 - 5 - 9 Building Elevations
 - 10 - Coors View Plane Analysis
 - 11 - Coors View Area Analysis



North Andaluia at Ca Cuz
 Tract 4 & 6, Site Plan for Building Permit

Prepared for:
 Aegis Realty Group LLC
 15305 N. Dallas Parkway, Suite 300
 Addison, TX 75001



1004473



LANDSCAPE PALETTE

Symbol	Botanical Name / Common Name	Mature Size / Water Use	Botanical Name / Common Name	Mature Size / Water Use
⊗	<i>Trapa</i> Cercia raniformis 'Oklahoma' Desert Heavenly Bamboo	28' x 28' Medium	<i>Nandina domestica</i> 'Moon Bay' Desert Heavenly Bamboo	24' x 36' Medium
⊗	<i>Chilopsis linearis</i> 'Lucretia Hamilton' Desert Willow	28' x 28' Low	<i>Conoclinium berlandieri</i> Medean Evening Primrose	12' x 36' Low
⊗	<i>Chilopsis lasiantha</i> 'Pink Dawn' Chilopsis	36' x 36' Medium	<i>Penstemon barbatus</i> Beardtongue	36' x 36' Low
⊗	<i>Forestiera neomexicana</i> New Mexico Olive	18' x 18' Medium	<i>Penstemon pseudospectabilis</i> Desert Beardtongue	36' x 36' Medium
⊗	<i>Fraxinus oregana</i> 'Raywood' Raywood Ash	38' x 38' Medium	<i>Penstemon strictus</i> Rocky Mountain Penstemon	24' x 24' Medium
⊗	<i>Pistacia chinensis</i> Chinese Pistache	40' x 35' Medium	<i>Paroclytus atropurpurea</i> Russian Sage	60" x 60" Medium
⊗	<i>Koeberlinia paniculata</i> Goldcrest Tree	28' x 28' Medium	<i>Potentilla fruticosa</i> Shrubby Cinquefoil	36' x 36' Medium
⊗	<i>Pinus nigra</i> Austrian Pine	38' x 28' Medium	<i>Prunus besseyi</i> Western Sand Cherry	36' x 36' Medium
⊗	<i>Platanus acerifolia</i> 'Bloodgood' Bloodgood London Planetree	48' x 38' High	<i>Rhus aromatica</i> 'Gro-Low' Prostrate Sumac	24' x 48' Low
⊗	<i>Populus fremontii</i> 'Waldman' Rio Grande Cottonwood	70' x 60' Medium	<i>Rhus trilobata</i> Three-leaf Sumac	48' x 60' Low
⊗	<i>Pyrus calleryana</i> 'Cleveland' Flowering Pear	30' x 28' Medium	<i>Rosemaria officinalis</i> Prostrate Rosemary	24' x 60' Low
⊗	<i>Quercus buckleyi</i> Texas Red Oak	28' x 28' Medium	<i>Salvia greggii</i> Cherry Sage	36' x 36' Medium
⊗	<i>Robinia ambigua</i> Purple Robe Locust	40' x 30' Medium	<i>Taxodium canadense</i> Trailing Gambel	12' x 24' Medium
⊗	<i>Tilia cordata</i> Littletree Linden	40' x 30' High	<i>Ornamental Grasses</i> <i>Helleborus scaber</i> Blue Avena Grass	24' x 12' Medium
⊗	<i>Striba/groundcovers</i> <i>Artemisia 'Fossil Castle'</i> Fossil Castle Sage	36' x 30' Medium	<i>Micranthus stans</i> Maiden Hair Grass	60" x 60" Medium
⊗	<i>Baccharis 'Sam Thompson'</i> Dwarf Coyotebush	36' x 42' Low	<i>Muhlenbergia capillaris</i> 'Regal Mist' Muhly Grass	36' x 42' Medium
⊗	<i>Buddleia davidii</i> 'Nanho Blue' Butterfly Bush	48' x 36' Medium	<i>Nassella tenuissima</i> Threadgrass	24' x 18' Low
⊗	<i>Ceanothus glaucus</i> Bird of Paradise	36' x 12' Low	<i>Nolina microcarpa</i> Bear Grass	36' x 48' Medium
⊗	<i>Caryopteris clandestina</i> Blue Mist	48' x 48' Low	<i>Asclepias</i> <i>Agave havardiana</i> Havard's Century Plant	36' x 36' Low
⊗	<i>Cryptanthus nauseosus</i> Chantia	60" x 60" Low	<i>Danthonia sheeleri</i> Bottle	48' x 60' Low
⊗	<i>Cytisus x 'Lena'</i> Lena's Broom	24' x 36' Low	<i>Heperaloe parviflora</i> Red/Yellow Flowering Yucca	36' x 36' Medium
⊗	<i>Eriogonum fasciculatum</i> Dwarf Turpentine Bush	36' x 42' Low	<i>Yucca glauca</i> Sagebrush Yucca	36' x 60' Low
⊗	<i>Erythronium 'Boules d'Or'</i> Boules d'Or Yellow Crocus	24' x 36' Medium	<i>Vines</i> <i>Cestrum bicolor</i> Trumpet Vine	40' Medium
⊗	<i>Fallugia paradisa</i> Apache Pine	60" x 60" Low	<i>Hedera helix</i> English Ivy	8' Medium
⊗	<i>Gallardia grandiflora</i> 'Pantaf' Blanket Flower	30' x 30' Low	<i>Parthenocissus tricuspidata</i> Boston Ivy	40' Medium
⊗	<i>Hymenocallis</i> Angelita Daisy	12' x 12' Low	<i>Turf Grasses</i> Park Blend (Tall Fescue, Kentucky Bluegrass, Ryegrass)	High
⊗	<i>Juniperus sibirica</i> 'Buffalo' Buffalo Juniper	18' x 12' Medium		
⊗	<i>Lavandula angustifolia</i> English Lavender	18' x 24' Medium		
⊗	<i>Lagerstroemia indica</i> Grape Hydrangea	18' x 18' Medium		
⊗	<i>Liatris punctata</i> Gayfeather	18' x 18' Low		

LANDSCAPE CALCULATIONS

Tract	Total Site Area	Building Area	Net Area	Required Landscape Area (15% of Net Area)	Provided Landscape Area (65%)
Tract 4	(1.11 acres) 338,848 SF	182,422 SF	156,426 SF	23,464 SF	92,962 SF
Tract 6	(15.86 acres) 678,863 SF	429,868 SF	248,995 SF	37,349 SF	111,646 SF

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
Due to the scale of these plans, specific shrub species are not shown. The actual provided quantity will be sufficient to meet the design intent and the landscape coverage requirements of the City Zoning Code.

All planting areas shall be top dressed with rock mulch, cobble mulch, bark mulch, or similar material. Headers separating turf areas from planting areas shall be of steel construction, concrete, or similar material.

IRRIGATION
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 turf areas and tree, shrub and groundcover planting areas. Multiple water meter locations are anticipated and will be coordinated with the master water utility plan.

MAINTENANCE
Maintenance of all planting and irrigation, including those within the public ROW, shall be the responsibility of the Property Owner.

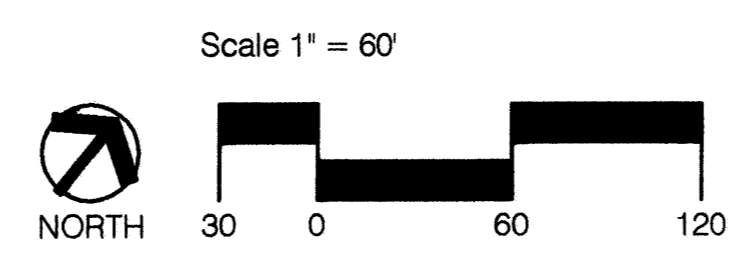
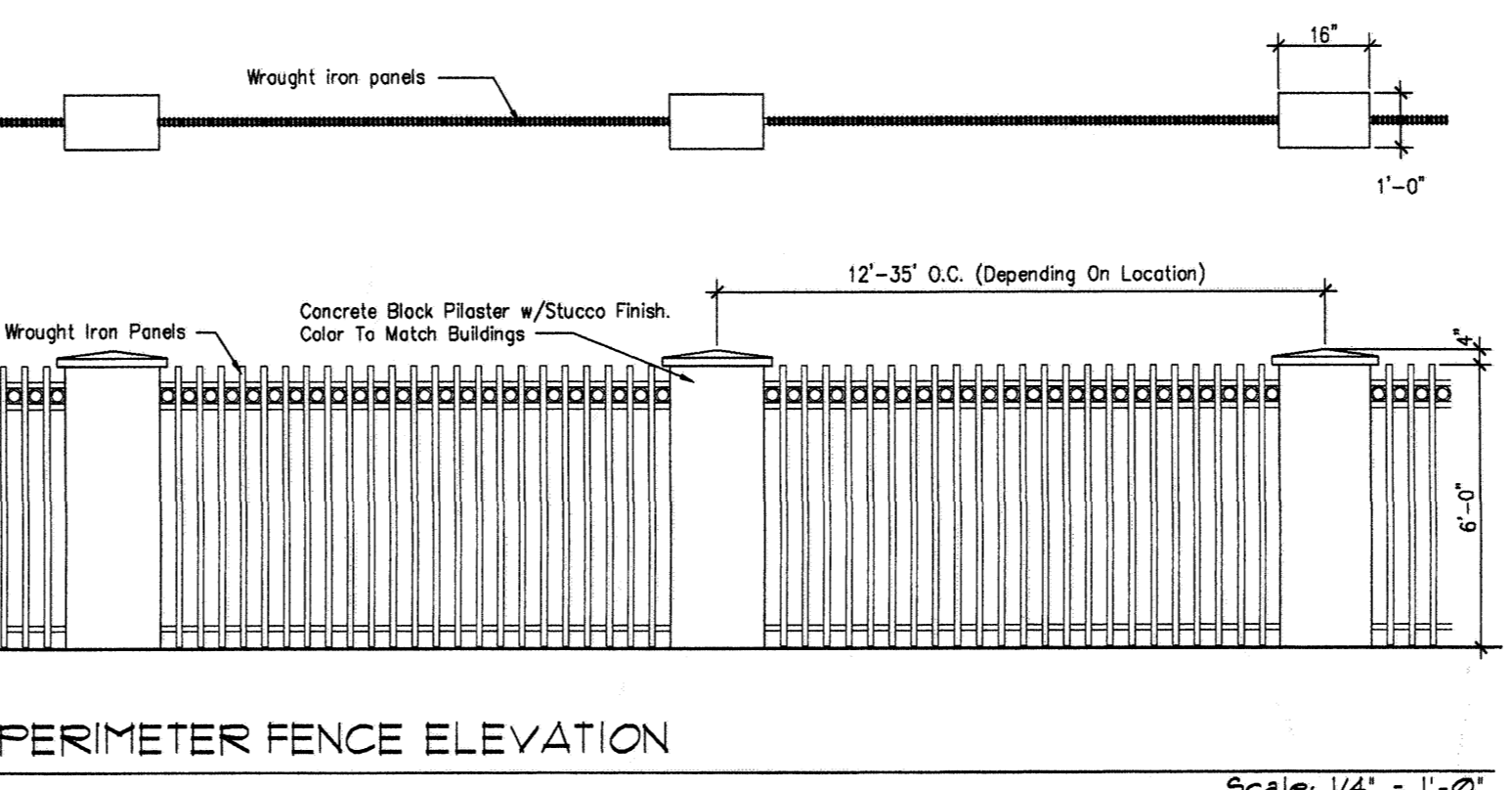
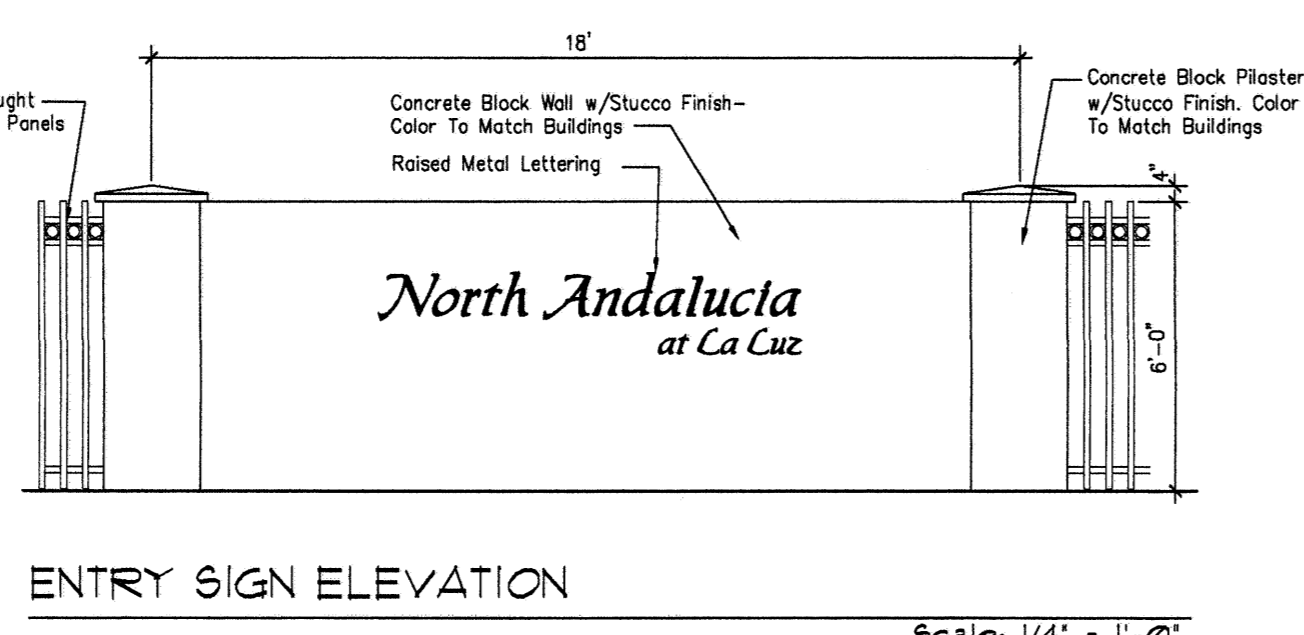
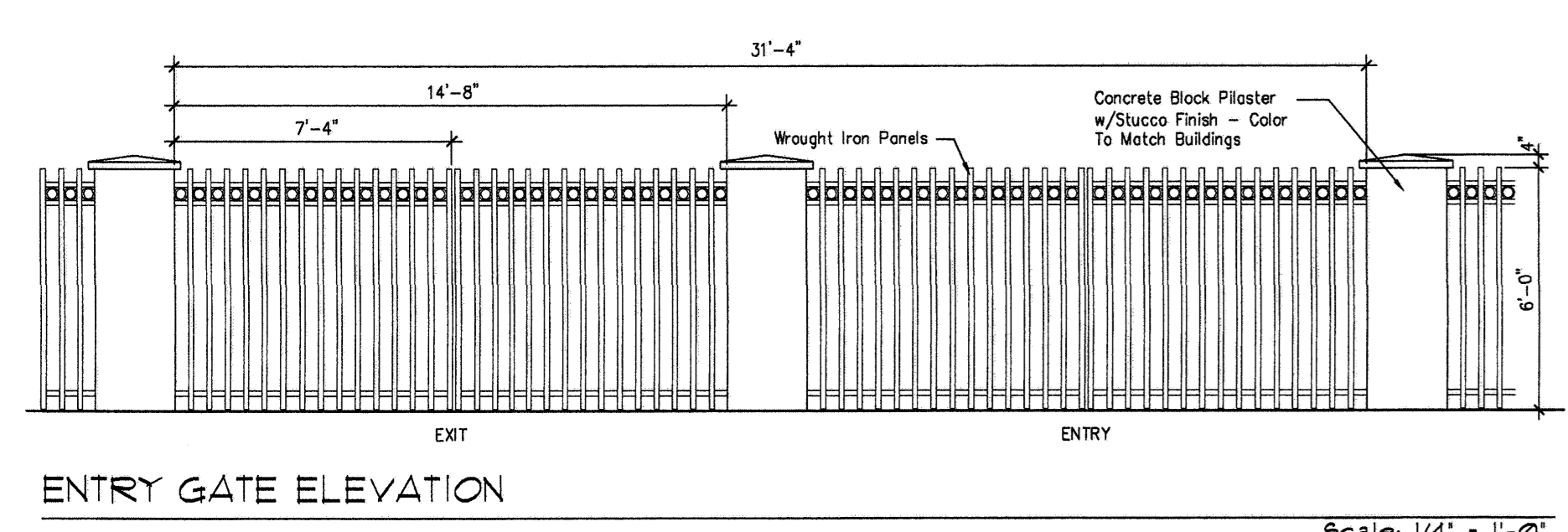
UTILITIES
Due to the scale of this Landscape Plan, proposed utilities and easements have not been identified.

STATEMENT OF WATER WASTE
The Landscape Plan for North Andaluca at Ca Cuz shall limit the provision of high water use turf to a maximum of 20 percent of the required landscaped area.

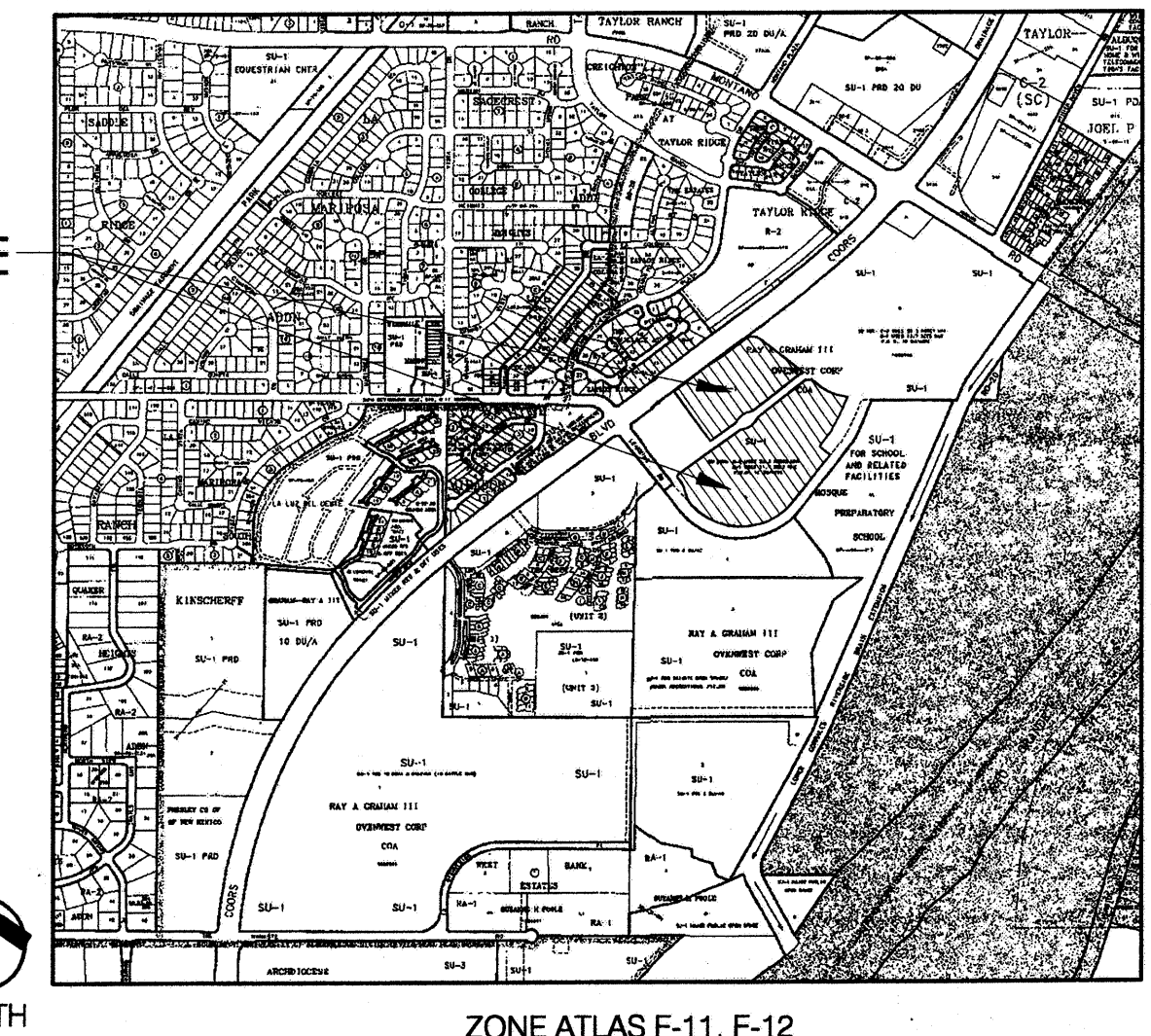
North Andaluca at Ca Cuz

Tract 4 & 6 - Landscape Plan

Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001



SITE VICINITY



LEGAL DESCRIPTION
 TRACTS 4 & 6 OF NORTH ANDALUCIA AT LA LUZ
 ALBUQUERQUE, NM, OCTOBER, 2005

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM OR SILT FENCE AT THE PROPERTY LINES AND WEEDING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO AND FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

- PROPERTY LINE
- - - - -50.40--- EXISTING CONTOUR
- - - - -35--- PROPOSED INDEX CONTOUR
- - - - -32--- PROPOSED INTERMEDIATE CONTOUR
- 32.40 EXISTING SPOT ELEVATION
- 32.40 PROPOSED SPOT ELEVATION
- FL = FLOWLINE
- TS = TOP OF SIDEWALK
- FSH = FINISHED GROUND HIGH SIDE
- FLS = FINISHED GROUND LOW SIDE
- TM = TOP OF WALL

KEYED NOTES

- MASONRY RETAINING WALL
- STORM DRAIN (BY OTHERS)
- 24" STORM DRAIN
- 30" STORM DRAIN
- 36" STORM DRAIN
- DRAINAGE INLET

DRAINAGE MANAGEMENT PLAN

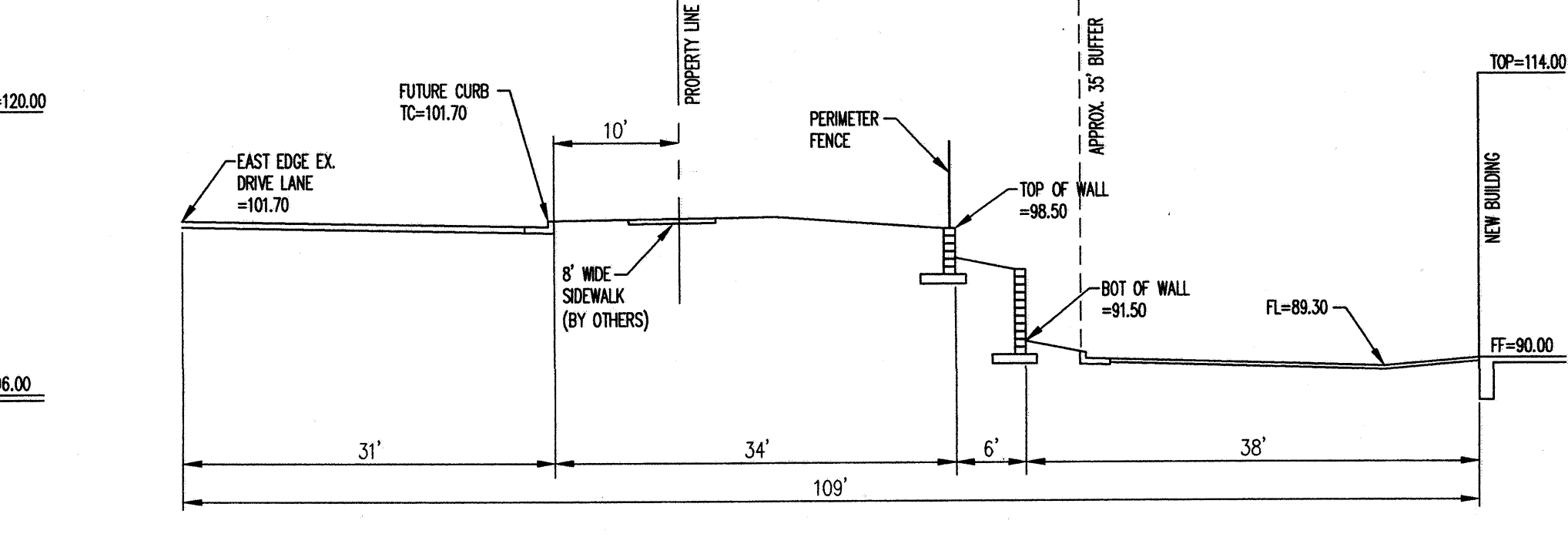
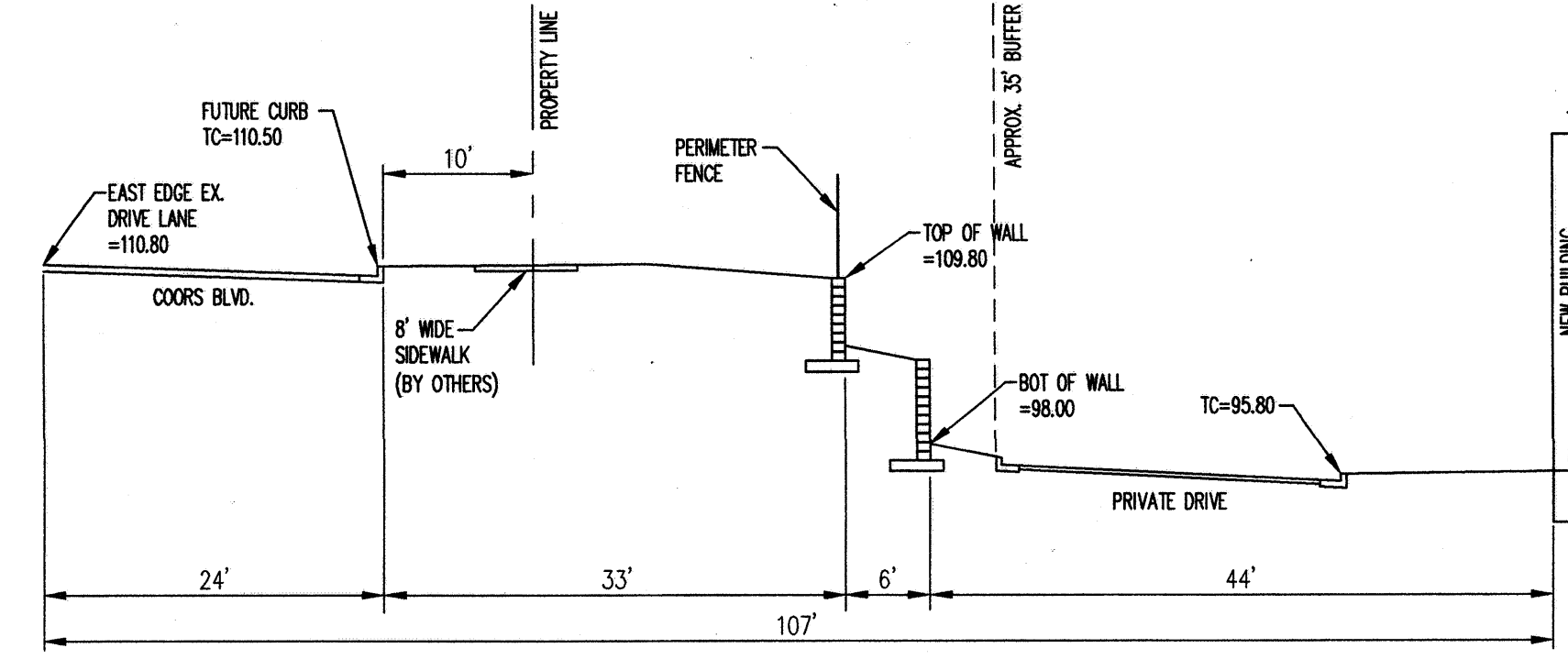
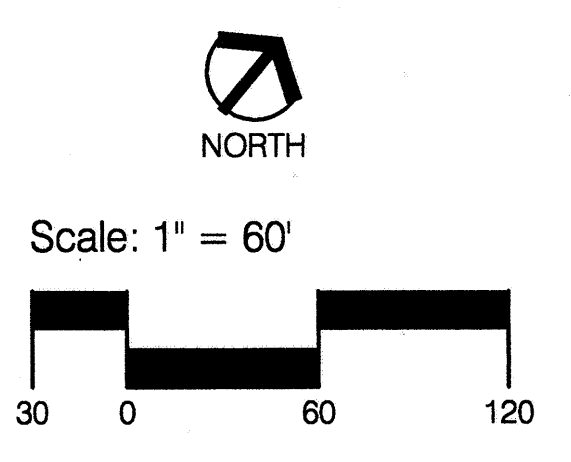
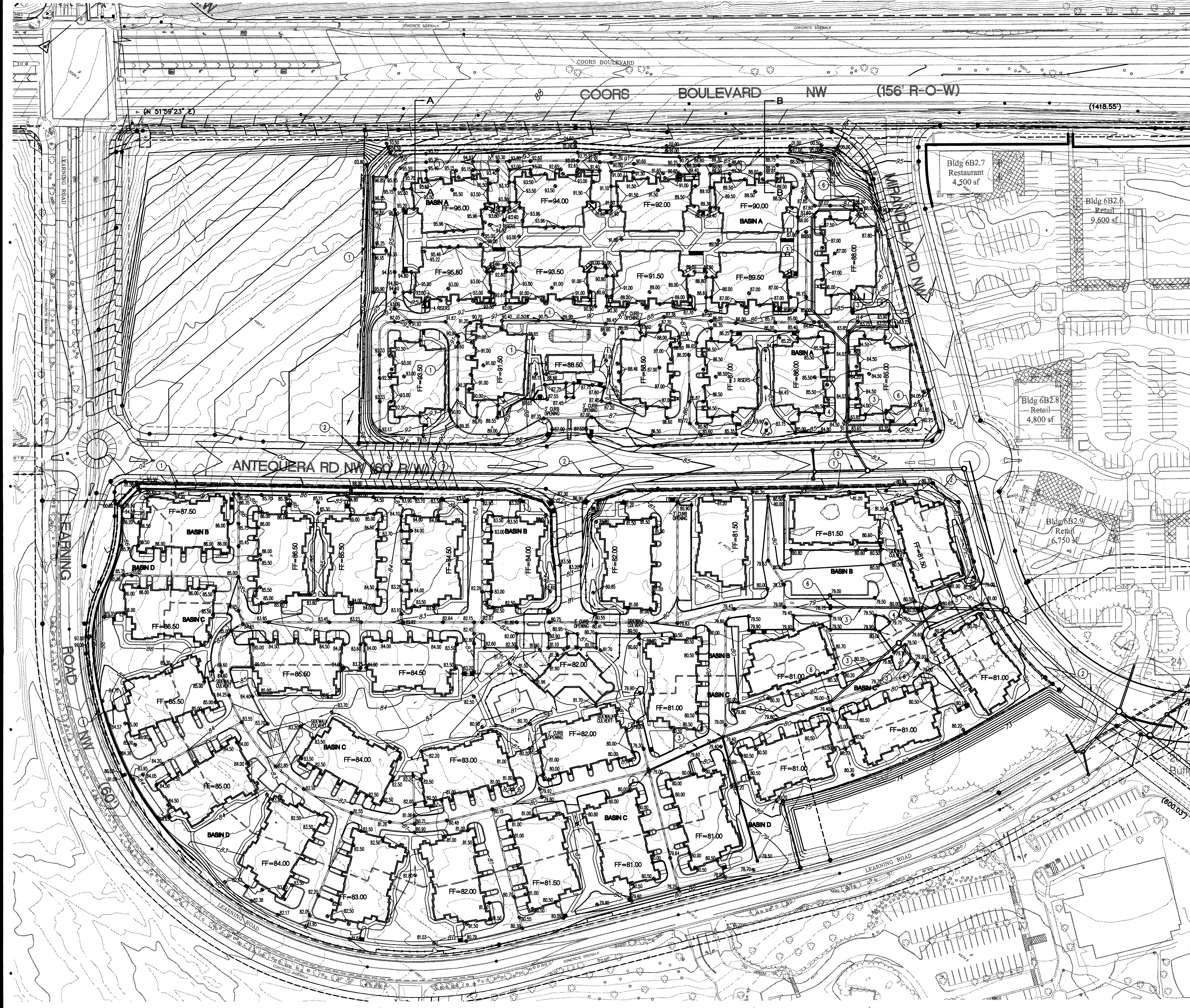
I. INTRODUCTION
 The purpose of this submittal is to provide a conceptual Drainage Management Plan for the proposed multifamily development of North Andaluca located at the NE Corner of Learning Road and Coors Boulevard.

II. SITE LOCATION
 The site is currently legally described as North Andaluca, Tracts 4 and 6 (+/-24.5 ac.). The sites are bounded by Coors Boulevard to the west, Miranda Road to the north, Learning Road to the south, and the Bosque School to the east. The site is located within zone atlas maps #E-12 and #F-12, and hydrologic zone 1.

III. EXISTING HYDROLOGIC CONDITIONS
 The site is currently undeveloped. Existing flows are conveyed by surface drainage to the low lying areas at the Lower Corrales Riverside Drain. The land is low enough that the drainage does not overlap the Lower Corrales Riverside Drain and ponds at the east side of the site. Conveyance currently occurs via. Evapotranspiration and infiltration.

IV. PROPOSED HYDROLOGIC CONDITIONS
 The proposed conditions for North Andaluca Tracts 4 and 6 have been shown on the basin map/conceptual grading and drainage plan that was approved on March 14, 2005 for the overall North Andaluca site. The hydrology analysis for this area is based on drainage requirements for the 100-yr, 6-hr storm event.
 The +/-24.5 acre multifamily site will generate 96 cfs under newly developed conditions and consists of approximately 70% D land treatment. This flow will drain to the northeast via surface flow and underground storm drainage to a new retention pond located on Tract 5. The required volume for the retention pond has been calculated as 9.9 acre feet. In the event the 100 year storm were exceeded, a weir structure will allow the overflow to spill over the bank of the Lower Corrales Riverside Drain, so that the excess flow can be conveyed downstream.

V. CONCLUSION
 The drainage management plan previously submitted and approved on March 14, 2005 for the Site Plan for Subdivision provides for grading and drainage elements which are capable of safely passing and retaining the 100 year storm and which meet city requirements. With this submittal, we are requesting conceptual grading and drainage plan (Site Development Plan for Building Permit) approval.



NORTH ANDALUCIA MULTIFAMILY - TRACTS 4 & 6
Proposed Conditions Basin Data Table

BASIN ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	WT E (inches)	V(100) ₈₀₀ (CF)	V(100) ₁₄₄₀ (CF)
			A	B	C	D					
PROPOSED CONDITIONS											
A	335590	7.70	0.0%	5.0%	25.0%	70.0%	3.88	29.88	1.66	46423	55428
B	267219	6.13	0.0%	5.0%	20.0%	75.0%	3.95	24.25	1.71	38056	45739
C	243910	5.60	0.0%	5.0%	20.0%	75.0%	3.95	22.13	1.71	34737	41749
D	182182	4.18	0.0%	5.0%	20.0%	75.0%	3.95	16.53	1.71	25946	31183
TOTAL	1028901	23.62	-	-	-	-	3.93	92.79	6.79	145162	174100

Drawn by:	CW	
Engineer of Record:	GC	
Date Plotted:	12/30/05	
Issue for Pricing / Bidding:		
Issue for Permit Application:	12/30/05	
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

UTILITY NOTES

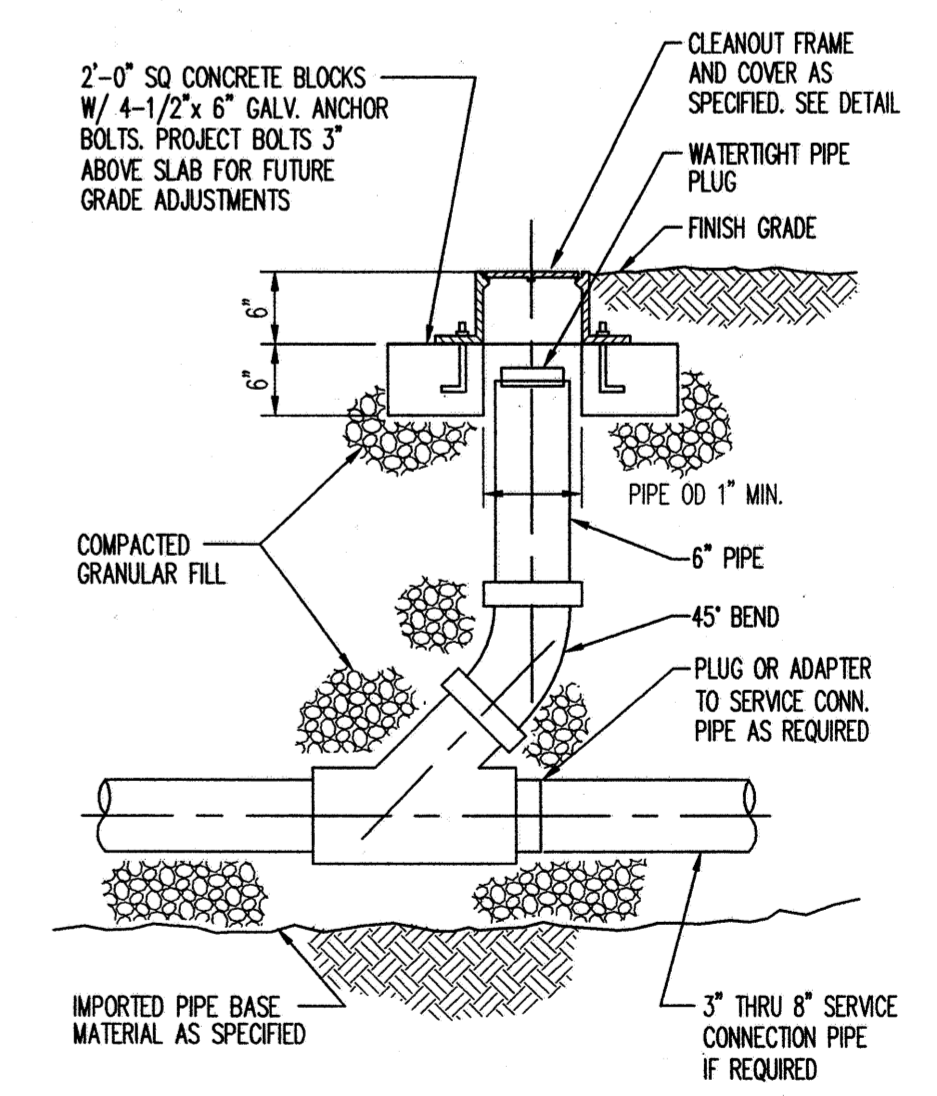
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PANS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

UTILITY KEYED NOTES

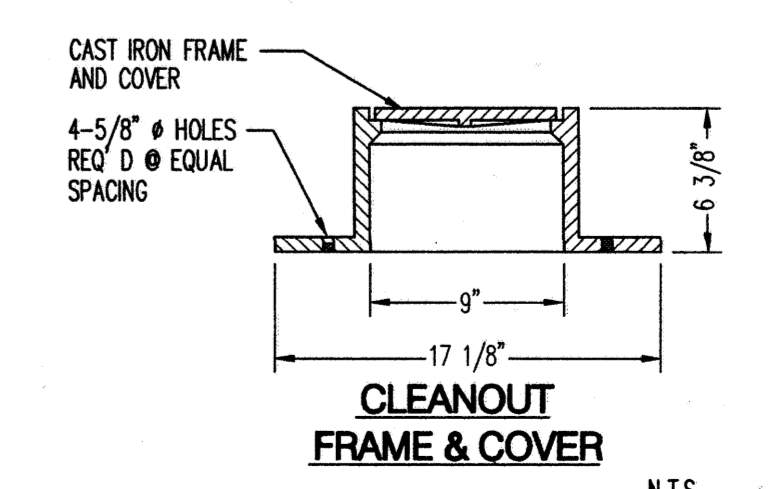
- 1) 8" x 6" TEE, 6" VALVE AND STD. FH.
- 2) VALVE.
- 3) SANITARY MAN HOLE.
- 4) WATER METER. *PIPE PERMANENT METERS WITH A BSPT 1/2" FITTINGS.*
- 5) 8" WATER LINE.
- 6) 8" SANITARY LINE.
- 7) 1" WATER LINE SERVICE.
- 8) 4" SANITARY LINE SERVICE.
- 9) REDUCER.

LEGEND

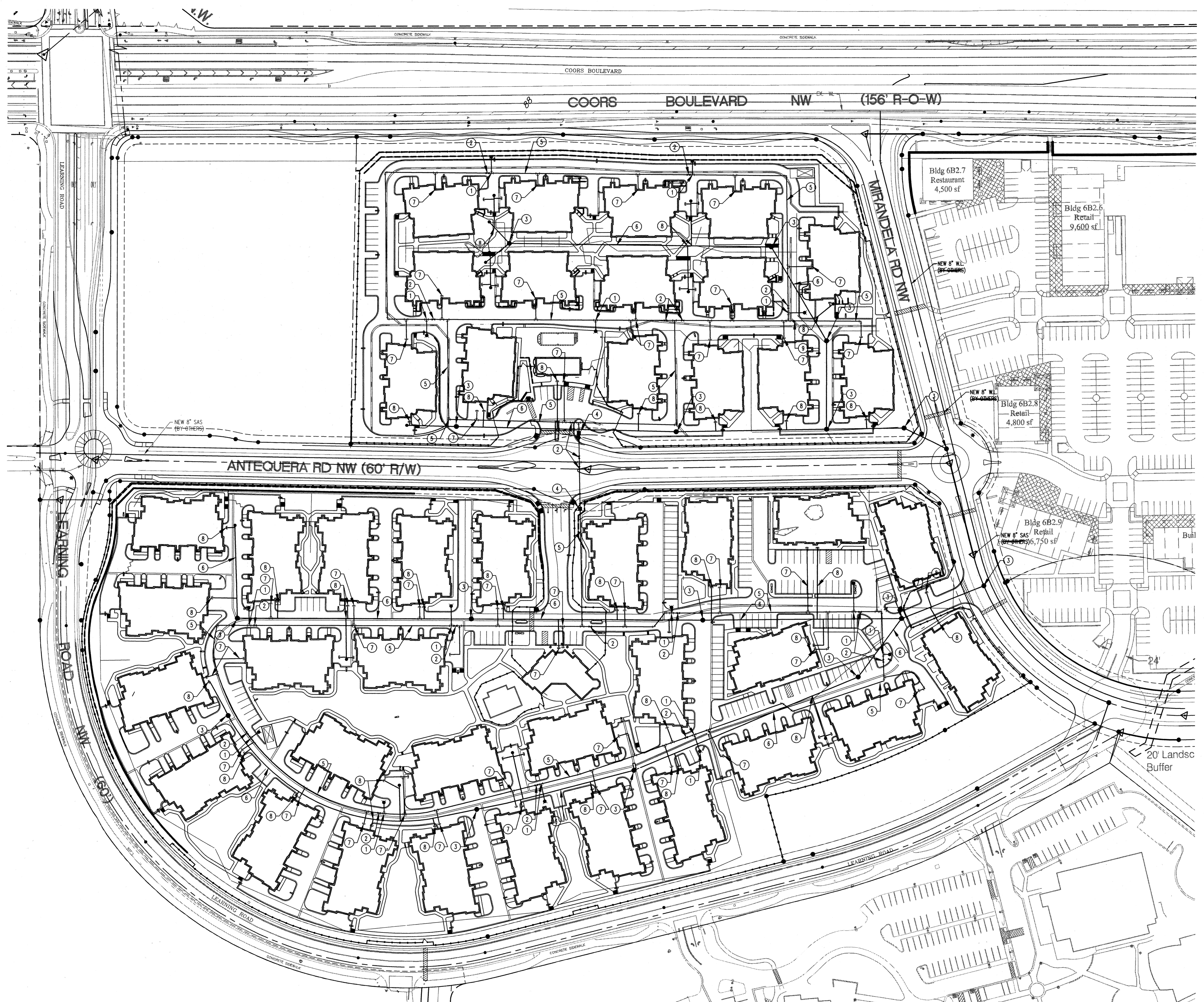
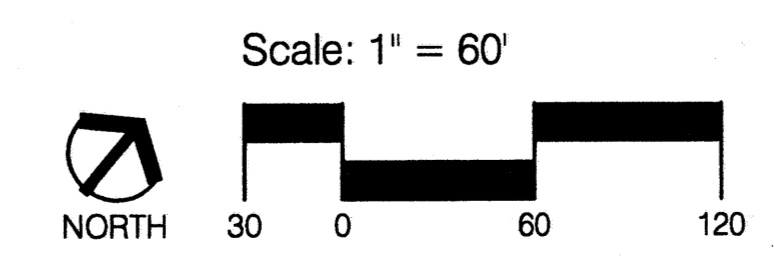
---	PROPERTY LINE
EX 8" SAS	EX SANITARY SEWER & MANHOLE
EX 24" SD	EX STORM DRAIN & MANHOLE
---	EX INLET
EX 12" WL	EX WATER LINE
X	EX VALVE
□	EX METER
⊕	EX FIRE HYDRANT
⊙	EX STREET LIGHT
SAS	PROPOSED SANITARY SEWER
---	PROPOSED CLEANOUT
WL	PROPOSED WATERLINE



CLEANOUT
N.T.S.



CLEANOUT FRAME & COVER
N.T.S.



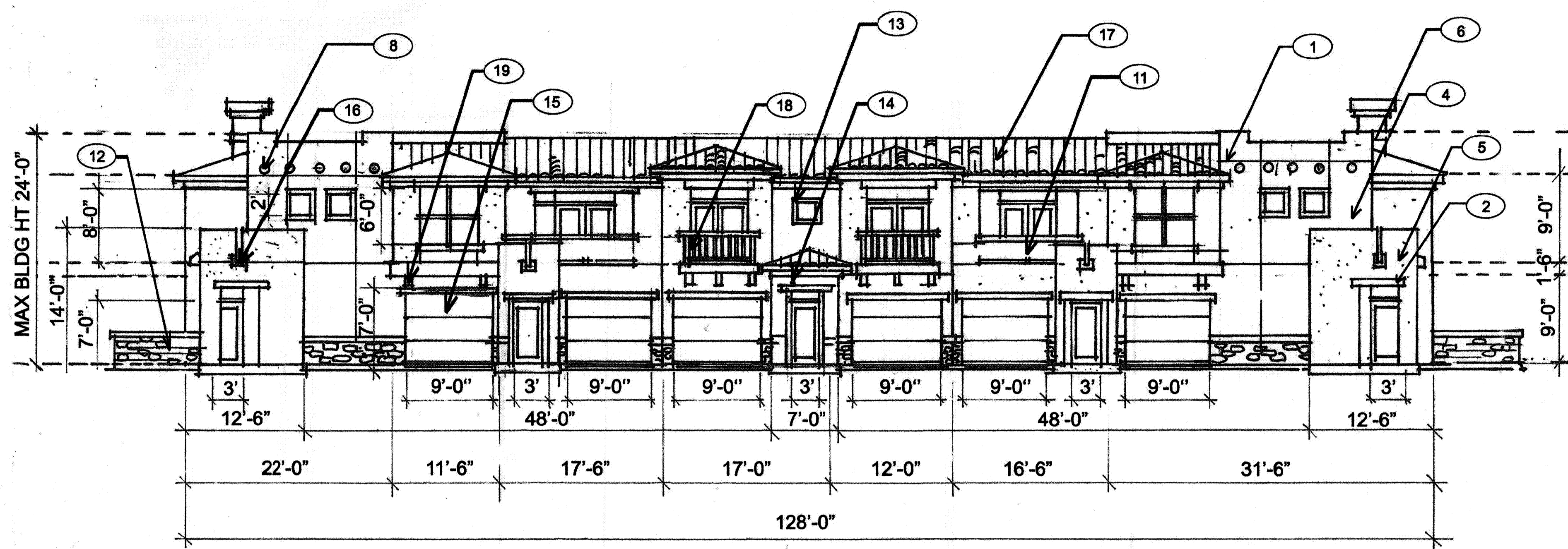
NORTH ANDALUCIA AT LA LUZ
TRACTS 4 & 6
 ALBUQUERQUE, NM

PERMIT REVIEW SET: 12-30-2005

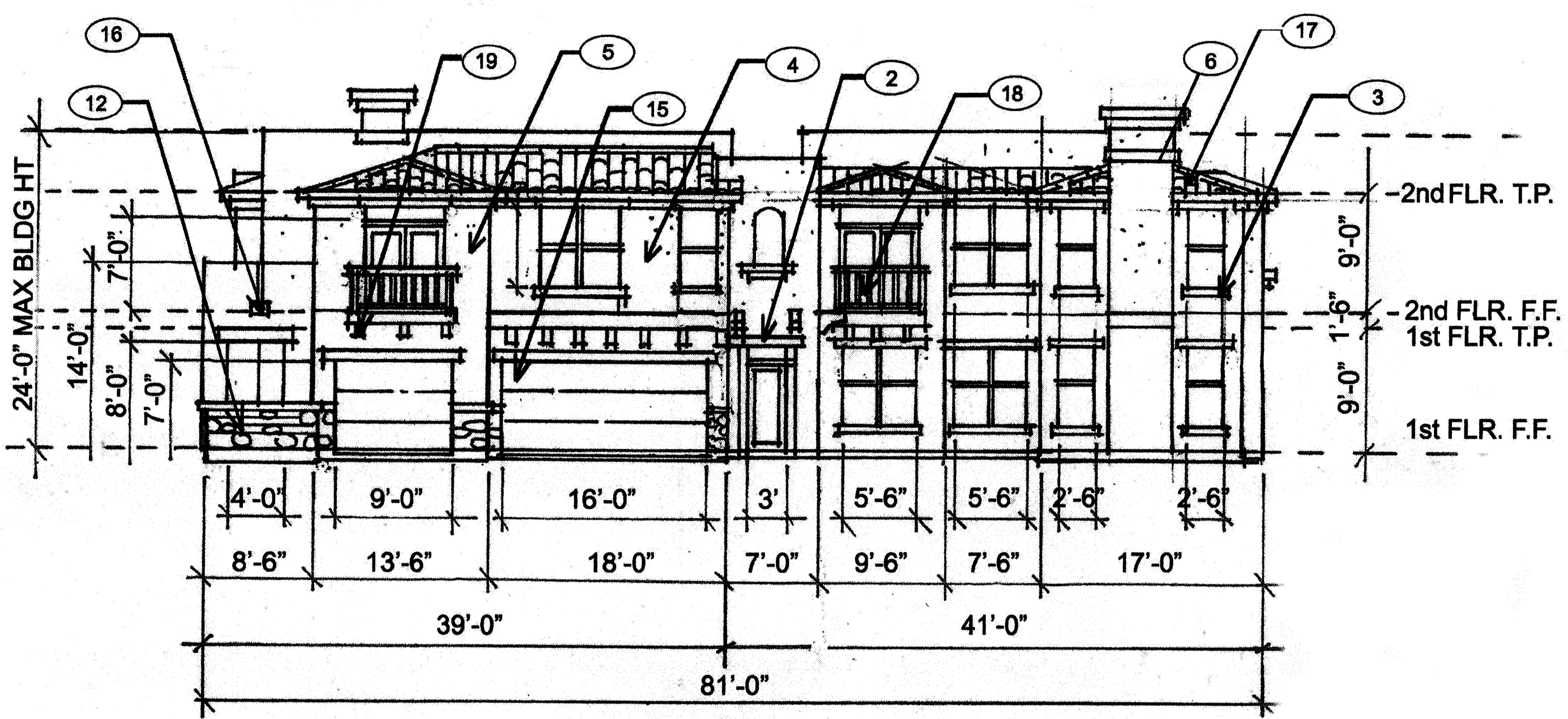
SHEET CONTENTS:
 Overall Utility Plan
 SHEET NO.
 4 of 11

060157

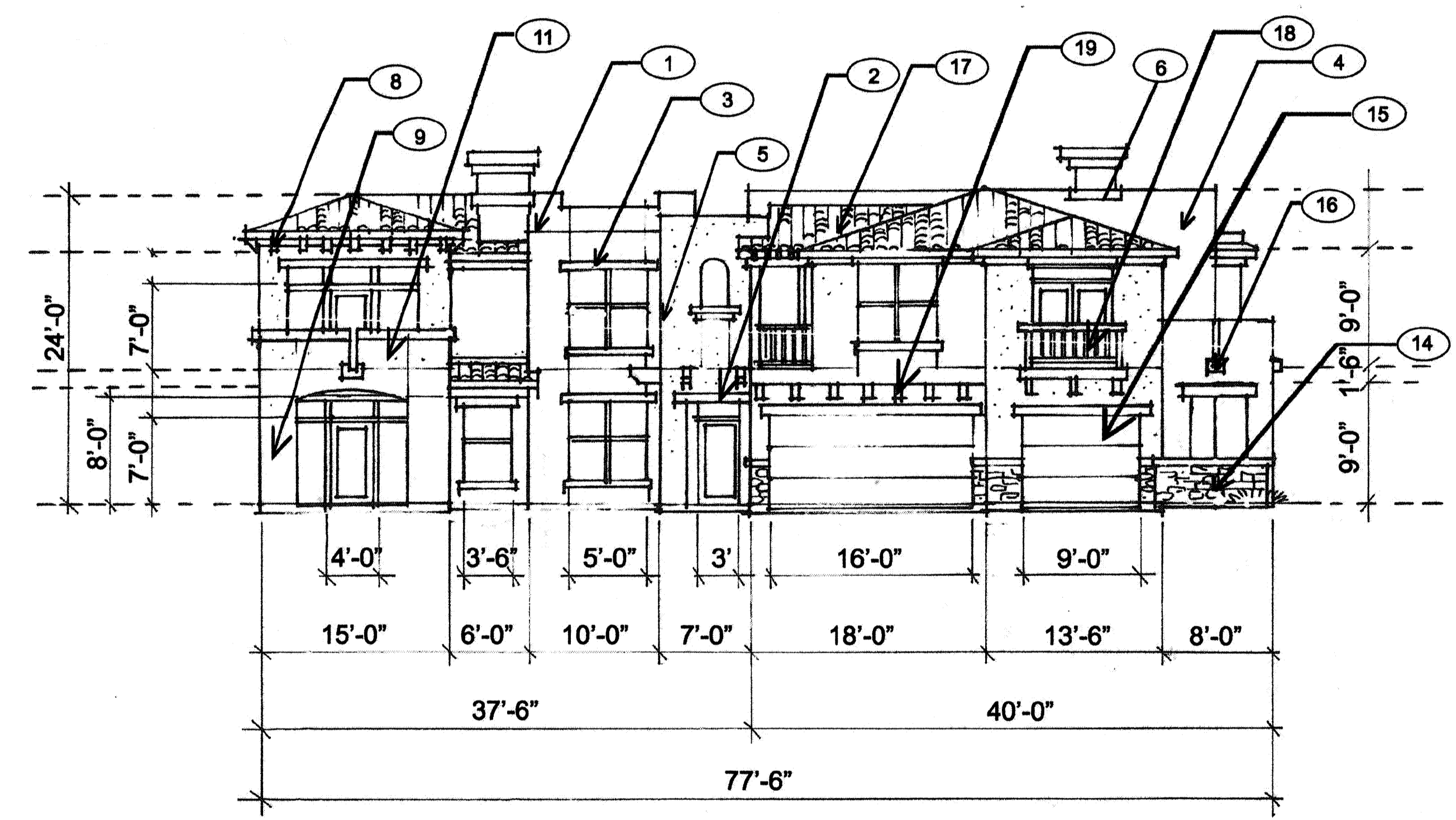
FILE: P:\060157\060157.dwg
 SCALE: 80 DATE/TIME: Aug 10, 2005 - 1:00pm
 USER: gcooper



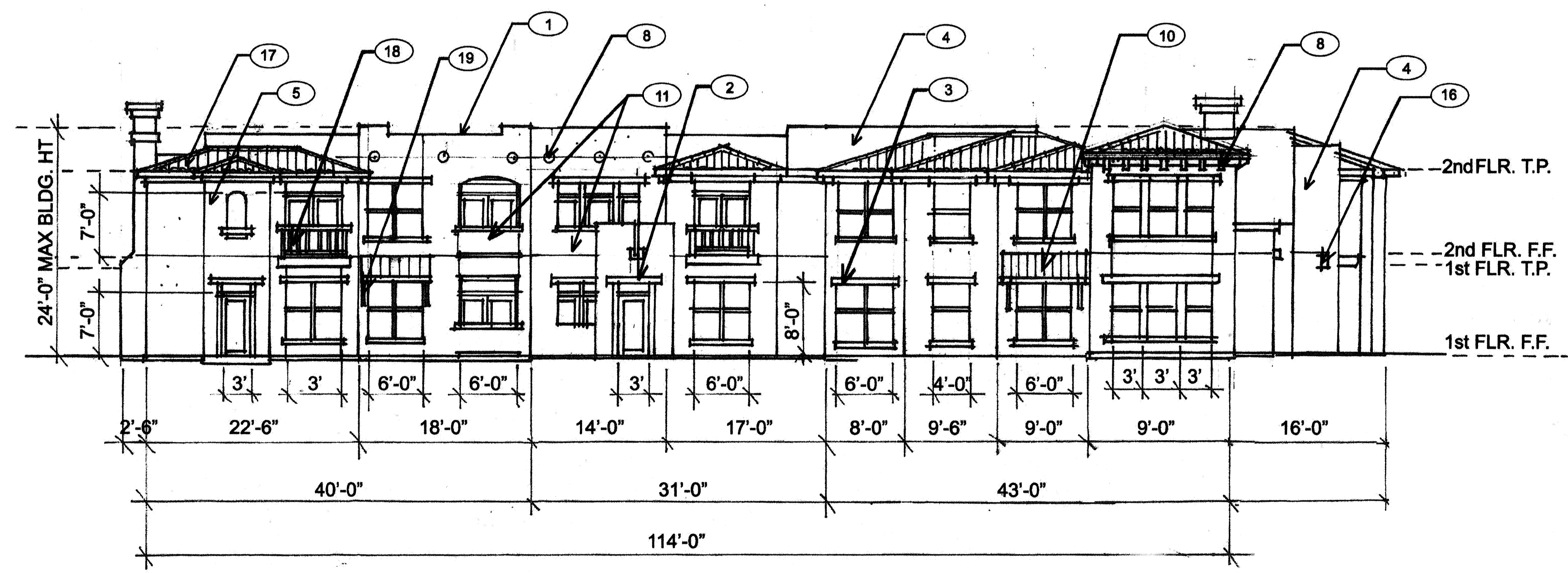
1 BUILDING TYPE I - FRONT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



2 BUILDING TYPE I - RIGHT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



4 BUILDING TYPE I - LEFT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



3 BUILDING TYPE I - REAR ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)

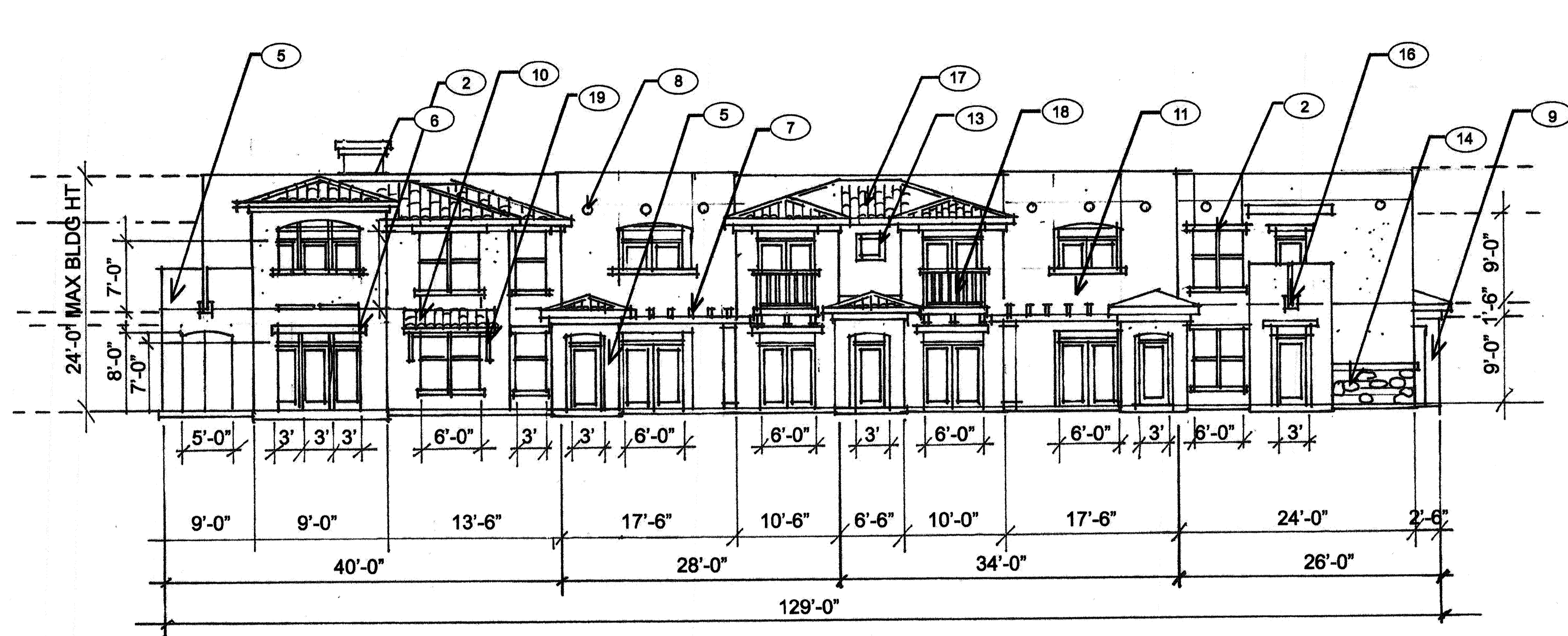
- KEY NOTES:**
- 1 CONTROL JOINT
 - 2 FORM SHAPE - STUCCO - LINTEL
 - 3 FORM SHAPE - STUCCO - HEADER/SILL
 - 4 STUCCO I - BASE COLOR
 - 5 STUCCO II - ACCENT COLOR
 - 6 CHIMNEY
 - 7 TIMBER ARBOR
 - 8 EXPOSED RAFTER
 - 9 2'X2' STUCCO COLUMN
 - 10 SHADING DEVICE
 - 11 BALCONY, SOLID RAIL
 - 12 LOW FENCE WALL - VENEER STONE
 - 13 FORM SHAPED TRIM - STUCCO
 - 14 VENEER STONE BASE
 - 15 OVERHEAD DOOR
 - 16 SCUPPER
 - 17 CERAMIC ROOF TILE
 - 18 WOOD BALCONY
 - 19 WOOD BRACKET

- COLOR SCHEMES AND MATERIALS:**
- SCHEME I**
BASE COLOR - TAN
ACCENT COLOR - DARK TAN
DOOR COLOR - SAGE GREEN
 - SCHEME II**
BASE COLOR - CLAY
ACCENT COLOR - DARK CLAY
DOOR COLOR - DARK BROWN
 - SCHEME III**
BASE COLOR - KHAKI
ACCENT COLOR - COPPER
DOOR COLOR - TERRA-COTTA
 - SCHEME IV**
BASE COLOR - BEIGE
ACCENT COLOR - DARK BEIGE
DOOR COLOR - GREY BEIGE
 - CULTURED STONE - CARAMEL DRY STACK
LEDGE STONES
 - ROOF - MARBLED BROWN
 - TRIM COLOR - LIGHT BEIGE

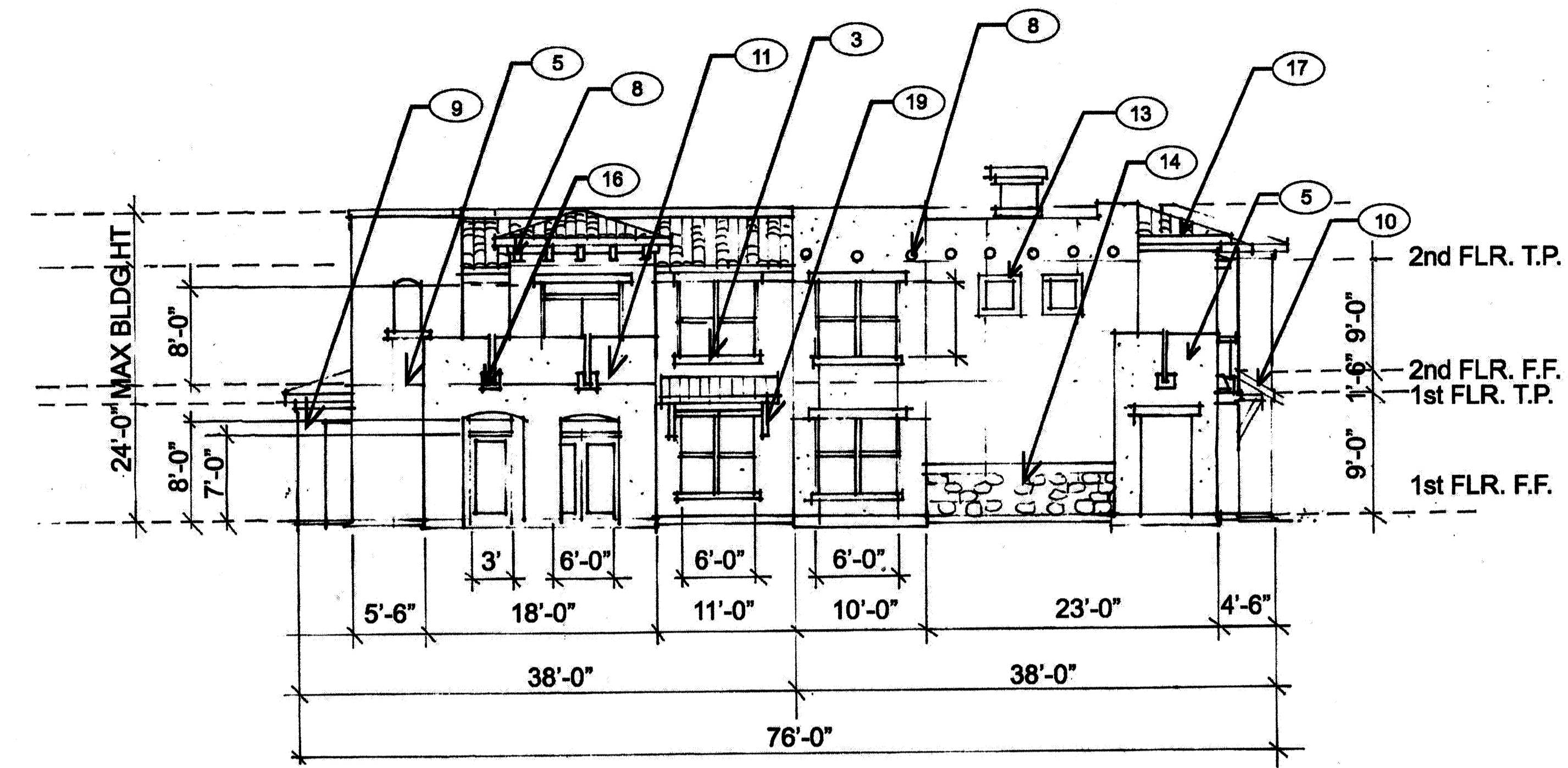
North
Andalucia
at La Cuz
BUILDING TYPE I ELEVATIONS

Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001

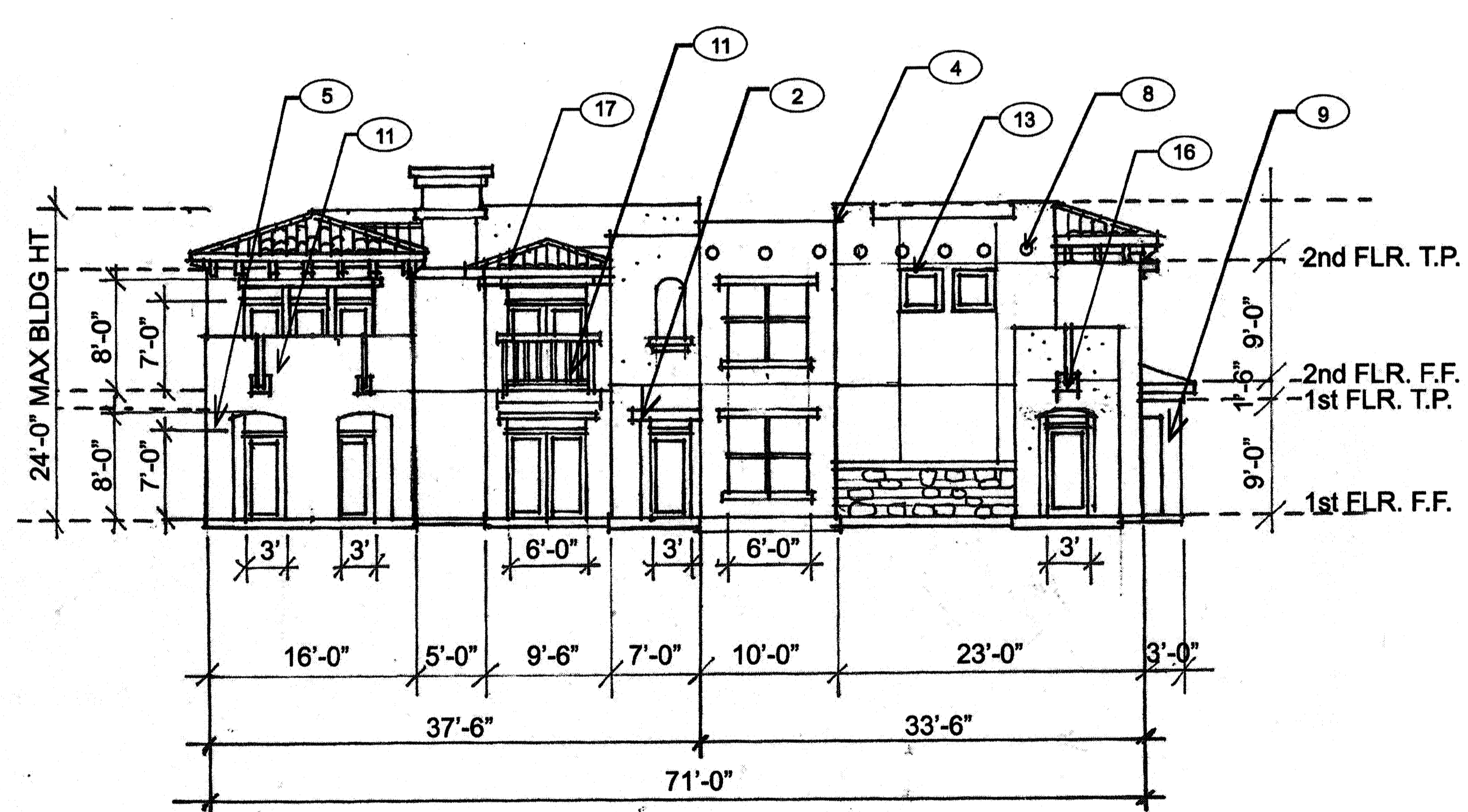




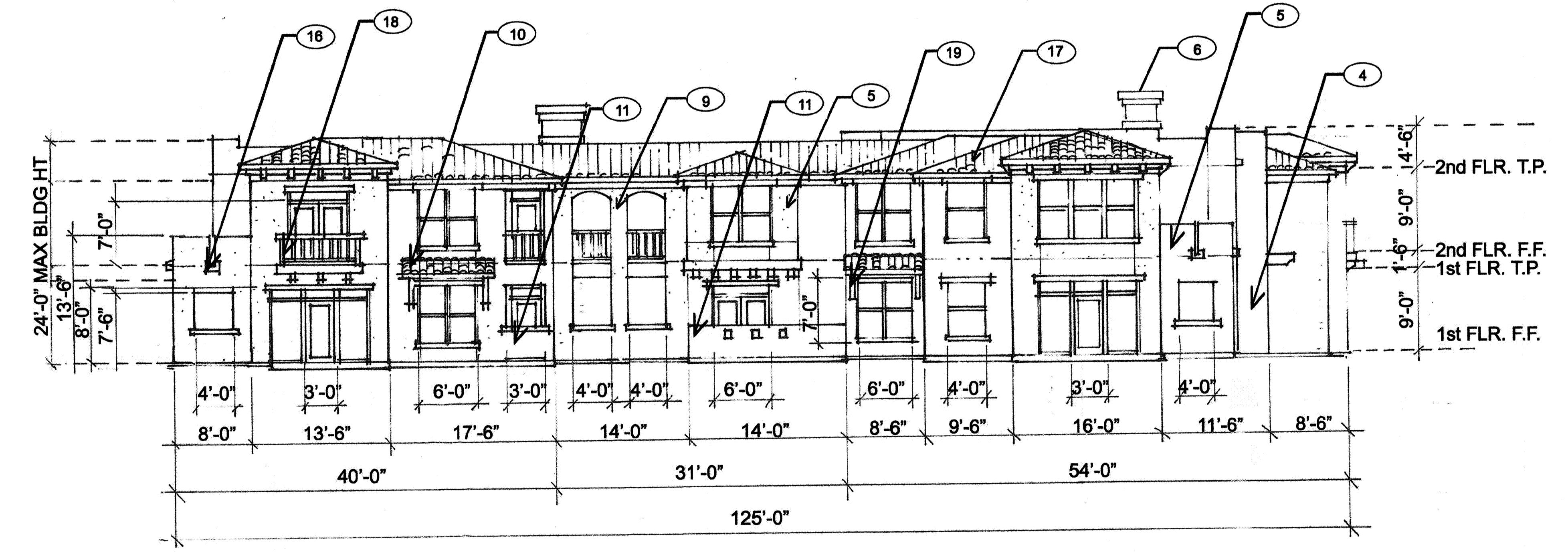
1 BUILDING TYPE II - FRONT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



2 BUILDING TYPE II - RIGHT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



4 BUILDING TYPE II - LEFT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



3 BUILDING TYPE II - REAR ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)

- KEY NOTES:**
- 1 CONTROL JOINT
 - 2 FORM SHAPE - STUCCO - LINTEL
 - 3 FORM SHAPE - STUCCO - HEADER/SILL
 - 4 STUCCO I - BASE COLOR
 - 5 STUCCO II - ACCENT COLOR
 - 6 CHIMNEY
 - 7 TIMBER ARBOR
 - 8 EXPOSED RAFTER
 - 9 2'X2' STUCCO COLUMN
 - 10 SHADING DEVICE
 - 11 BALCONY, SOLID RAIL
 - 12 LOW FENCE WALL - VENEER STONE
 - 13 FORM SHAPED TRIM - STUCCO
 - 14 VENEER STONE BASE
 - 15 OVERHEAD DOOR
 - 16 SCUPPER
 - 17 CERAMIC ROOF TILE
 - 18 WOOD BALCONY
 - 19 WOOD BRACKET

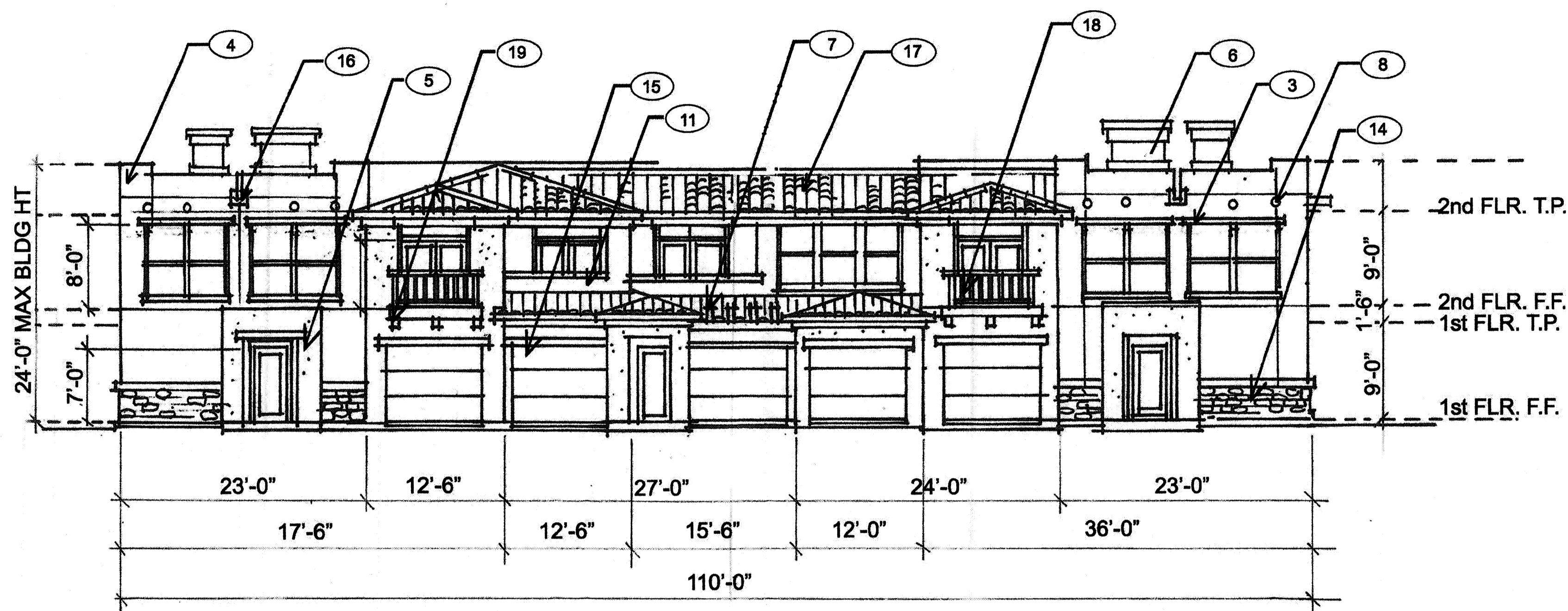
COLOR SCHEMES AND MATERIALS:

- SCHEME I
BASE COLOR - TAN
ACCENT COLOR - DARK TAN
DOOR COLOR - SAGE GREEN
- SCHEME II
BASE COLOR - CLAY
ACCENT COLOR - DARK CLAY
DOOR COLOR - DARK BROWN
- SCHEME III
BASE COLOR - KHAKI
ACCENT COLOR - COPPER
DOOR COLOR - TERRA-COTTA
- SCHEME IV
BASE COLOR - BEIGE
ACCENT COLOR - DARK BEIGE
DOOR COLOR - GREY BEIGE
- CULTURED STONE - CARMEL DRY STACK
LEDGE STONES
- ROOF - MARBLED BROWN
- TRIM COLOR - LIGHT BEIGE

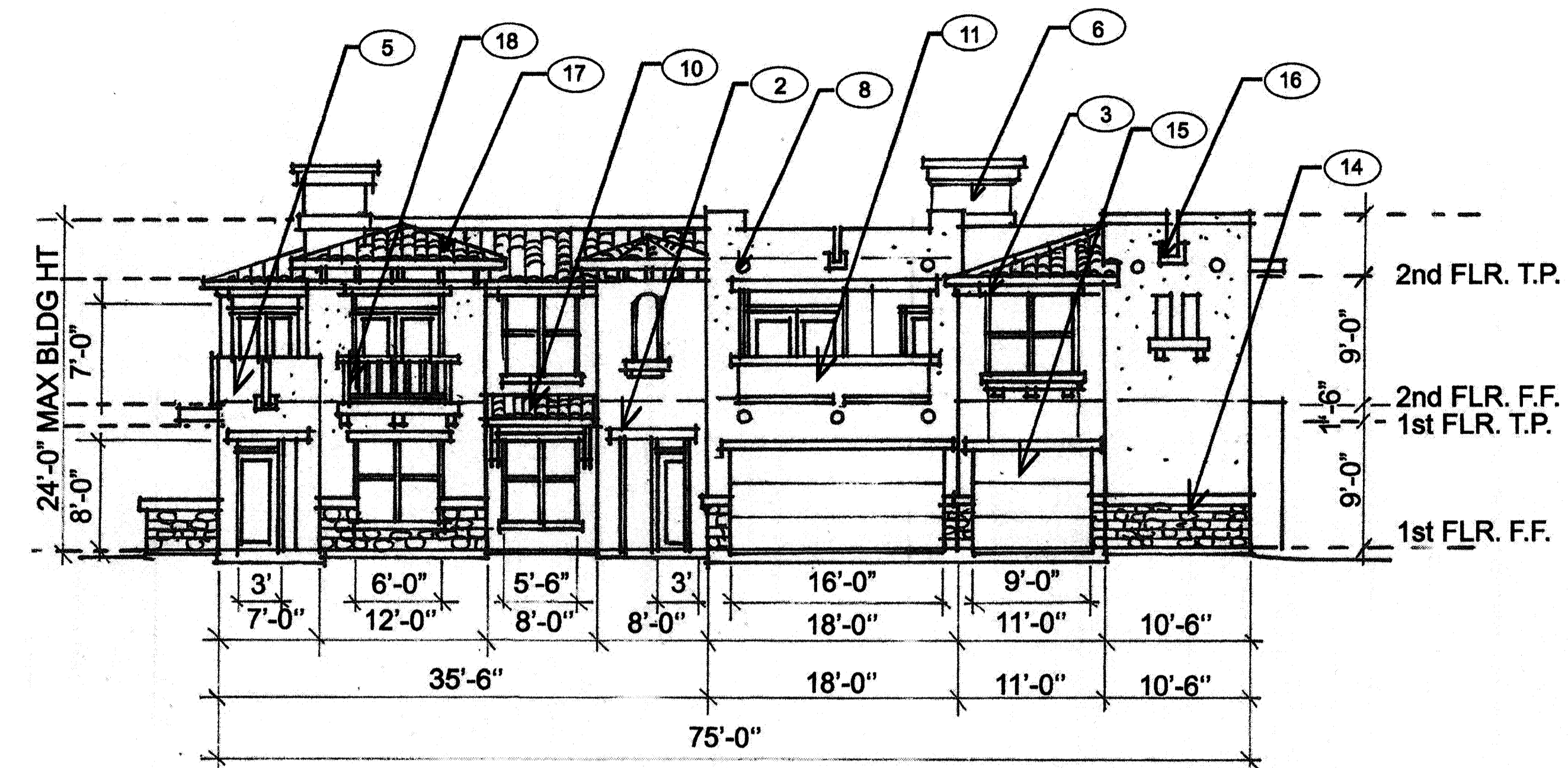
North
Andalucia
at Ca Cuz

BUILDING TYPE II ELEVATIONS

Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001



1 BUILDING TYPE III - FRONT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



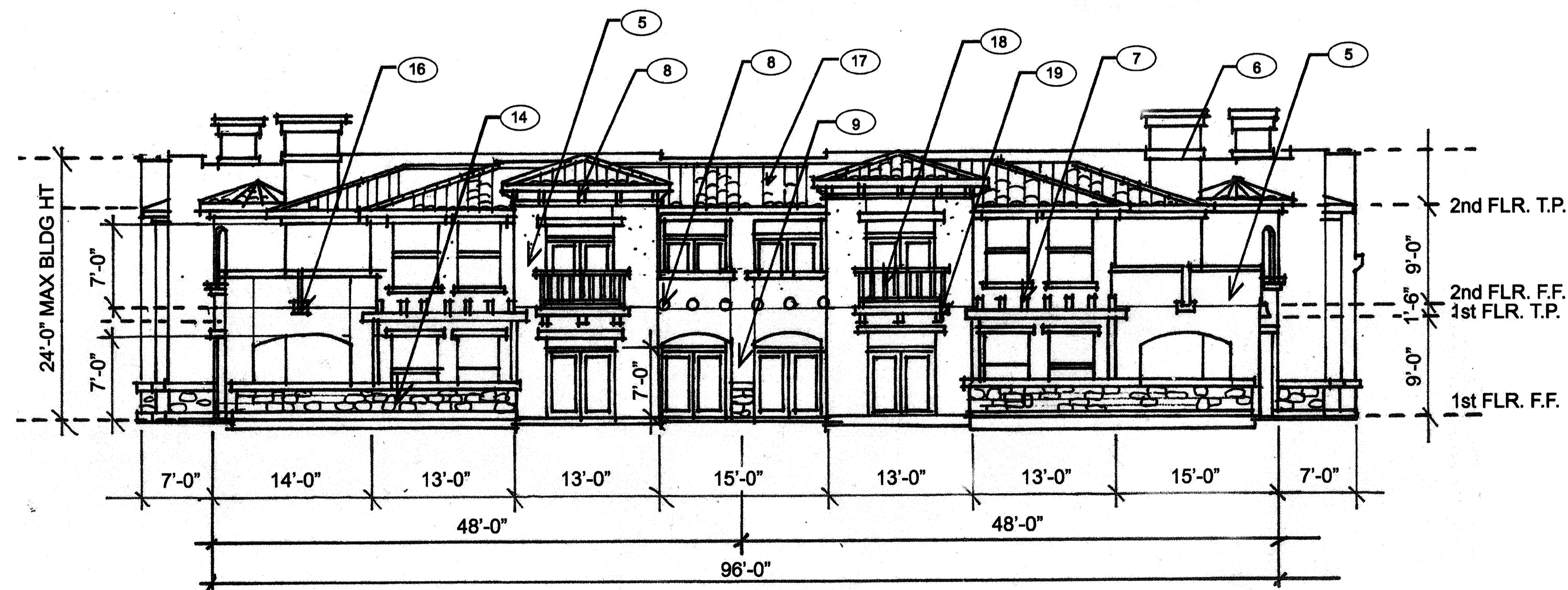
2 BUILDING TYPE III - SIDE ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)

KEY NOTES:

- ① CONTROL JOINT
- ② FORM SHAPE - STUCCO - LINTEL
- ③ FORM SHAPE - STUCCO - HEADER/SILL
- ④ STUCCO I - BASE COLOR
- ⑤ STUCCO II - ACCENT COLOR
- ⑥ CHIMNEY
- ⑦ TIMBER ARBOR
- ⑧ EXPOSED RAFTER
- ⑨ 2'X2' STUCCO COLUMN
- ⑩ SHADING DEVICE
- ⑪ BALCONY, SOLID RAIL
- ⑫ LOW FENCE WALL - VENEER STONE
- ⑬ FORM SHAPED TRIM - STUCCO
- ⑭ VENEER STONE BASE
- ⑮ OVERHEAD DOOR
- ⑯ SCUPPER
- ⑰ CERAMIC ROOF TILE
- ⑱ WOOD BALCONY
- ⑲ WOOD BRACKET

COLOR SCHEMES AND MATERIALS:

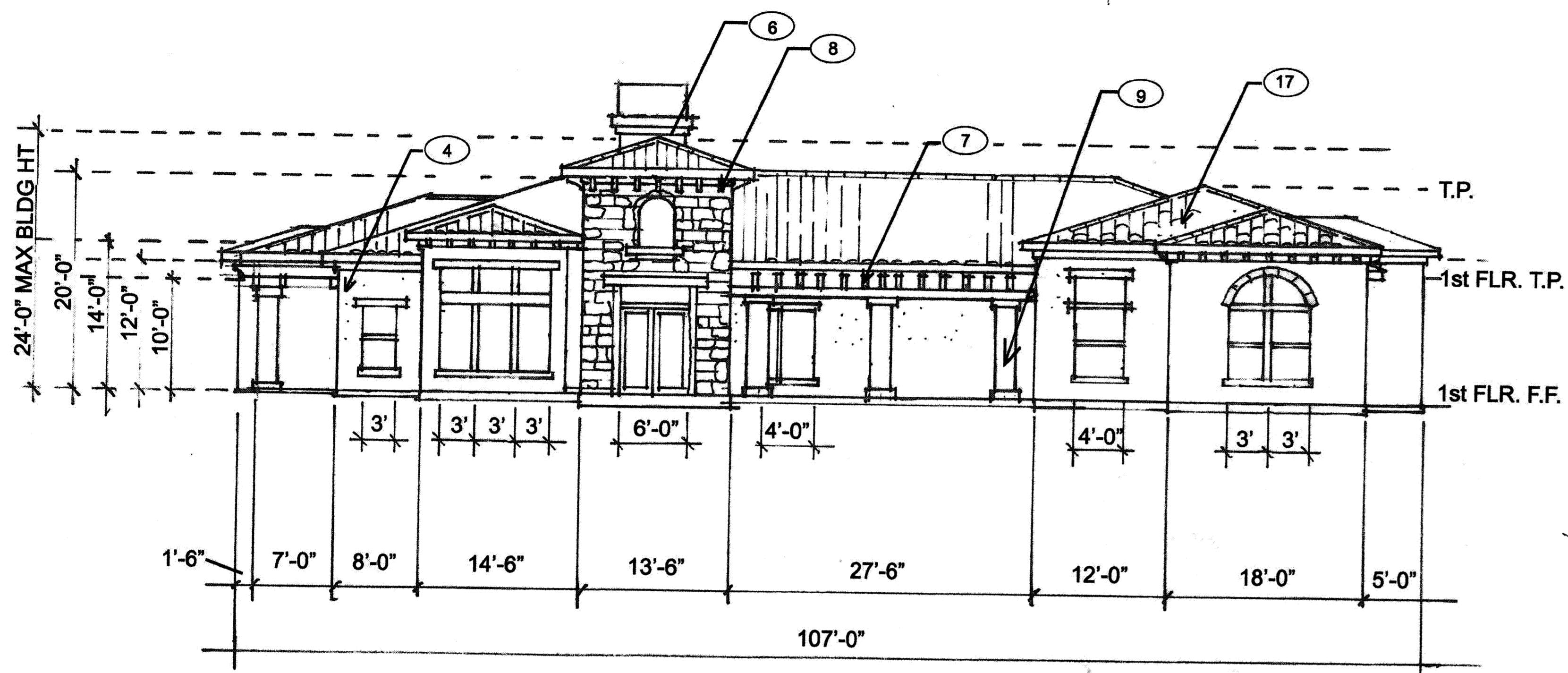
- SCHEME I
BASE COLOR - TAN
ACCENT COLOR - DARK TAN
DOOR COLOR - SAGE GREEN
- SCHEME II
BASE COLOR - CLAY
ACCENT COLOR - DARK CLAY
DOOR COLOR - DARK BROWN
- SCHEME III
BASE COLOR - KHAKI
ACCENT COLOR - COPPER
DOOR COLOR - TERRA-COTTA
- SCHEME IV
BASE COLOR - BEIGE
ACCENT COLOR - DARK BEIGE
DOOR COLOR - GREY BEIGE
- CULTURED STONE - CAMEL DRY STACK
LEDGE STONES
- ROOF - MARBLED BROWN
- TRIM COLOR - LIGHT BEIGE



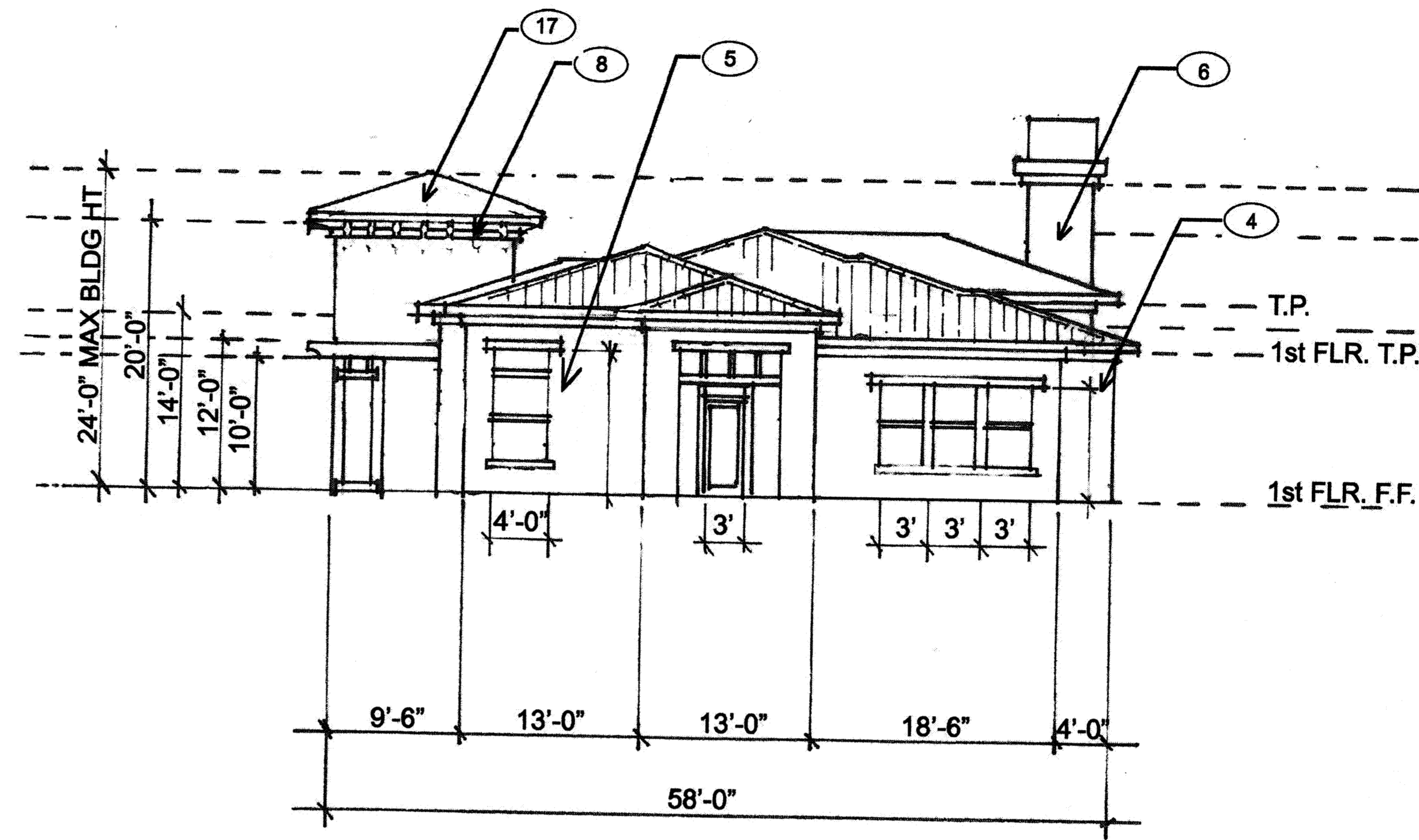
3 BUILDING TYPE III - REAR ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)

North
Andalucia
at Ca Cuz
BUILDING TYPE III ELEVATIONS

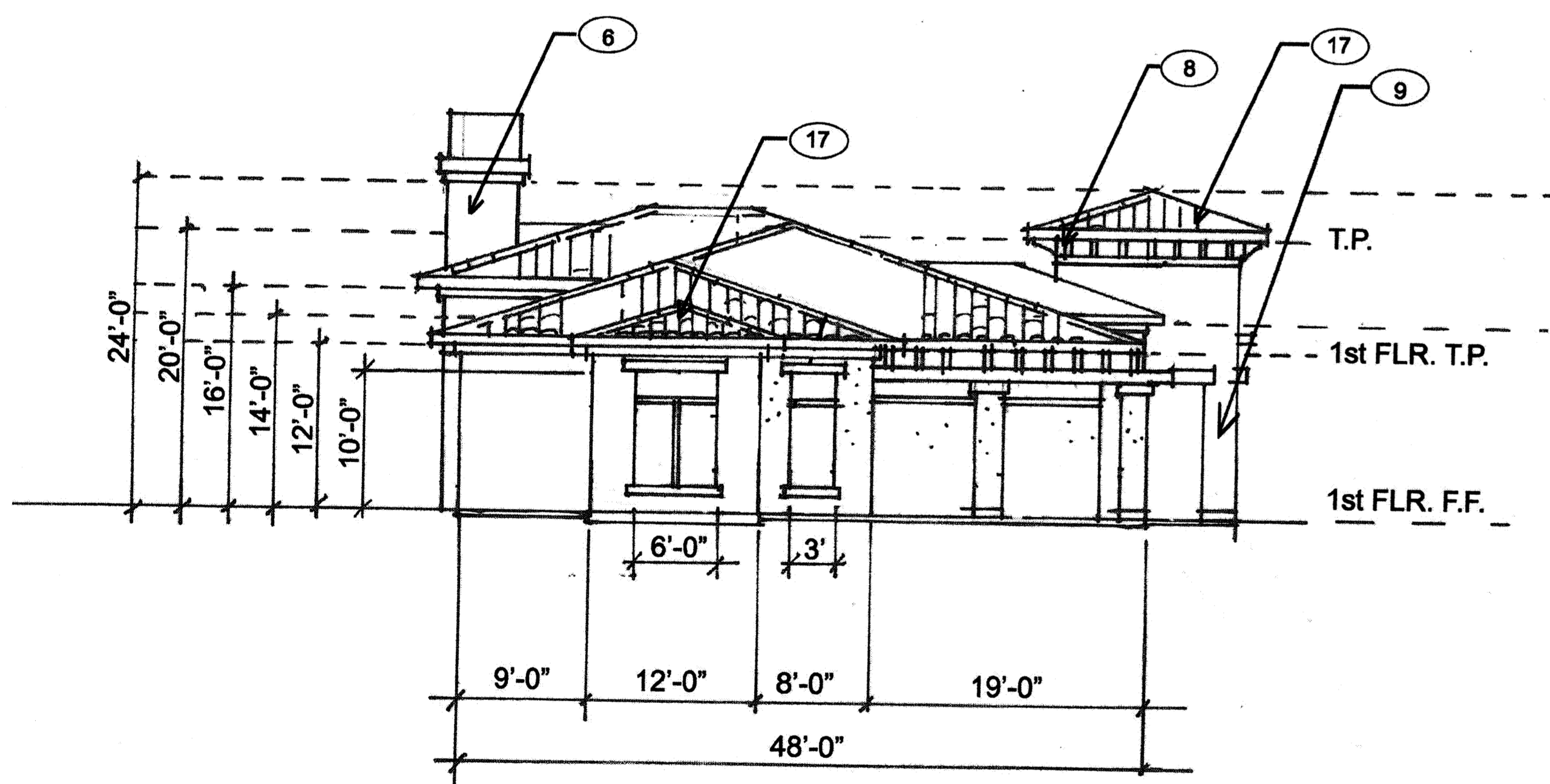
Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001



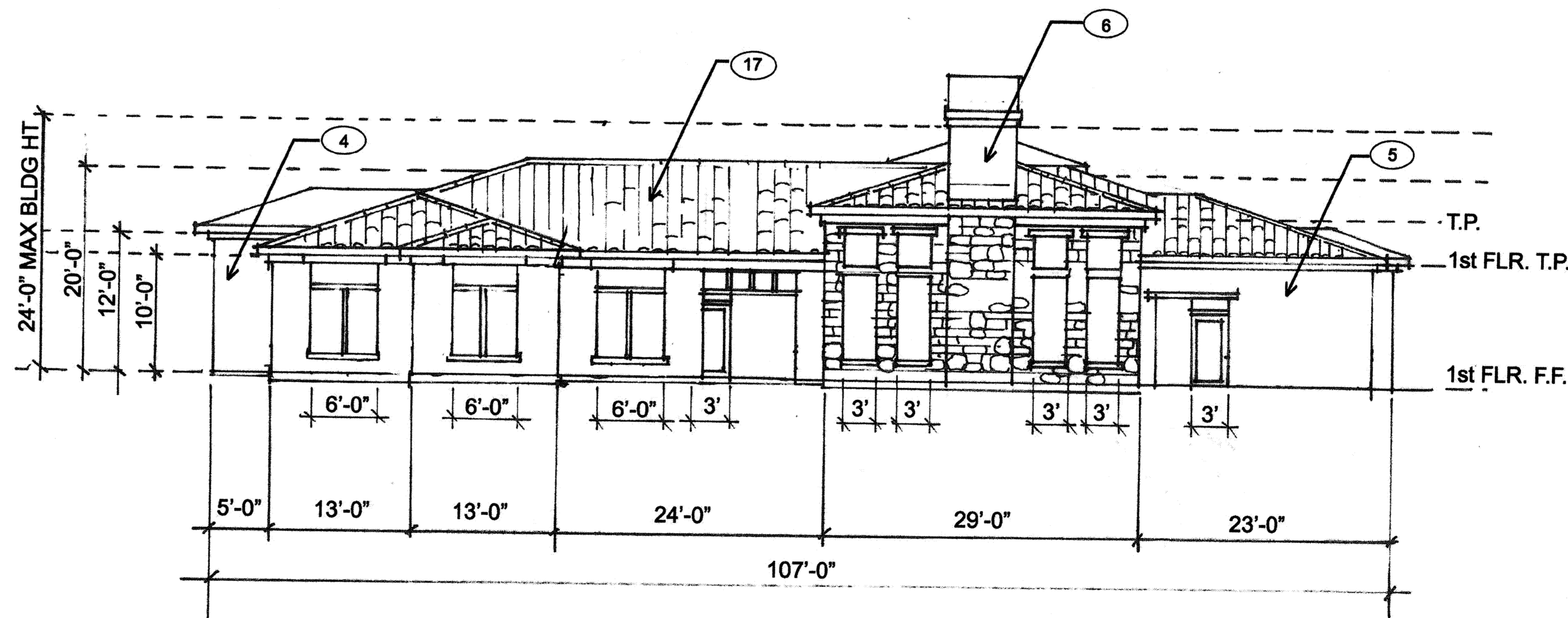
1 CONDO CLUB - FRONT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



2 CONDO CLUB - RIGHT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



4 CONDO CLUB - LEFT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



3 CONDO CLUB - REAR ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)

KEY NOTES:

- ① CONTROL JOINT
- ② FORM SHAPE - STUCCO - LINTEL
- ③ FORM SHAPE - STUCCO - HEADER/SILL
- ④ STUCCO I - BASE COLOR
- ⑤ STUCCO II - ACCENT COLOR
- ⑥ CHIMNEY
- ⑦ TIMBER ARBOR
- ⑧ EXPOSED RAFTER
- ⑨ 2'X2' STUCCO COLUMN
- ⑩ SHADING DEVICE
- ⑪ BALCONY, SOLID RAIL
- ⑫ LOW FENCE WALL - VENEER STONE
- ⑬ FORM SHAPED TRIM - STUCCO
- ⑭ VENEER STONE BASE
- ⑮ OVERHEAD DOOR
- ⑯ SCUPPER
- ⑰ CERAMIC ROOF TILE
- ⑱ WOOD BALCONY
- ⑲ WOOD BRACKET

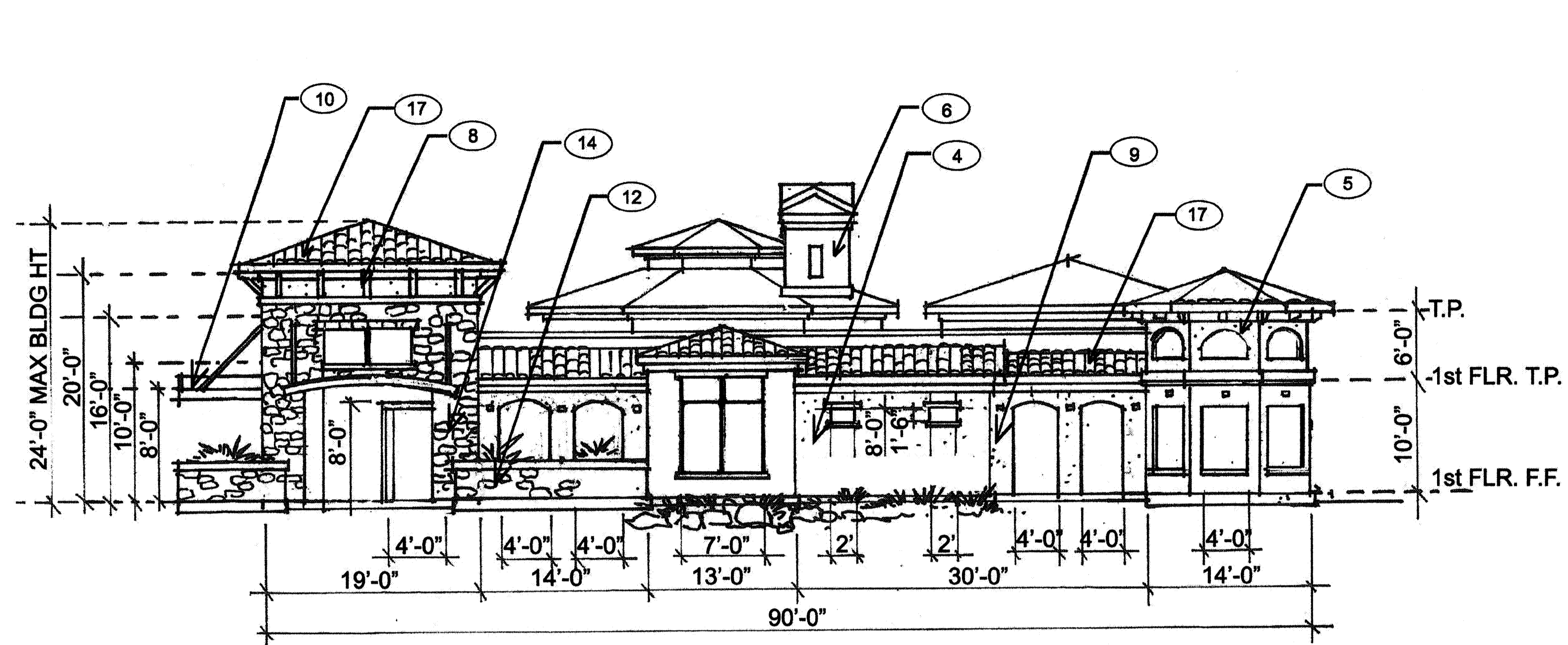
COLOR SCHEMES AND MATERIALS:

- SCHEME I
BASE COLOR - TAN
ACCENT COLOR - DARK TAN
DOOR COLOR - SAGE GREEN
- SCHEME II
BASE COLOR - CLAY
ACCENT COLOR - DARK CLAY
DOOR COLOR - DARK BROWN
- SCHEME III
BASE COLOR - KHAKI
ACCENT COLOR - COPPER
DOOR COLOR - TERRA-COTTA
- SCHEME IV
BASE COLOR - BEIGE
ACCENT COLOR - DARK BEIGE
DOOR COLOR - GREY BEIGE
- CULTURED STONE - CAMEL DRY STACK
LEDGE STONES
- ROOF - MARBLED BROWN
- TRIM COLOR - LIGHT BEIGE

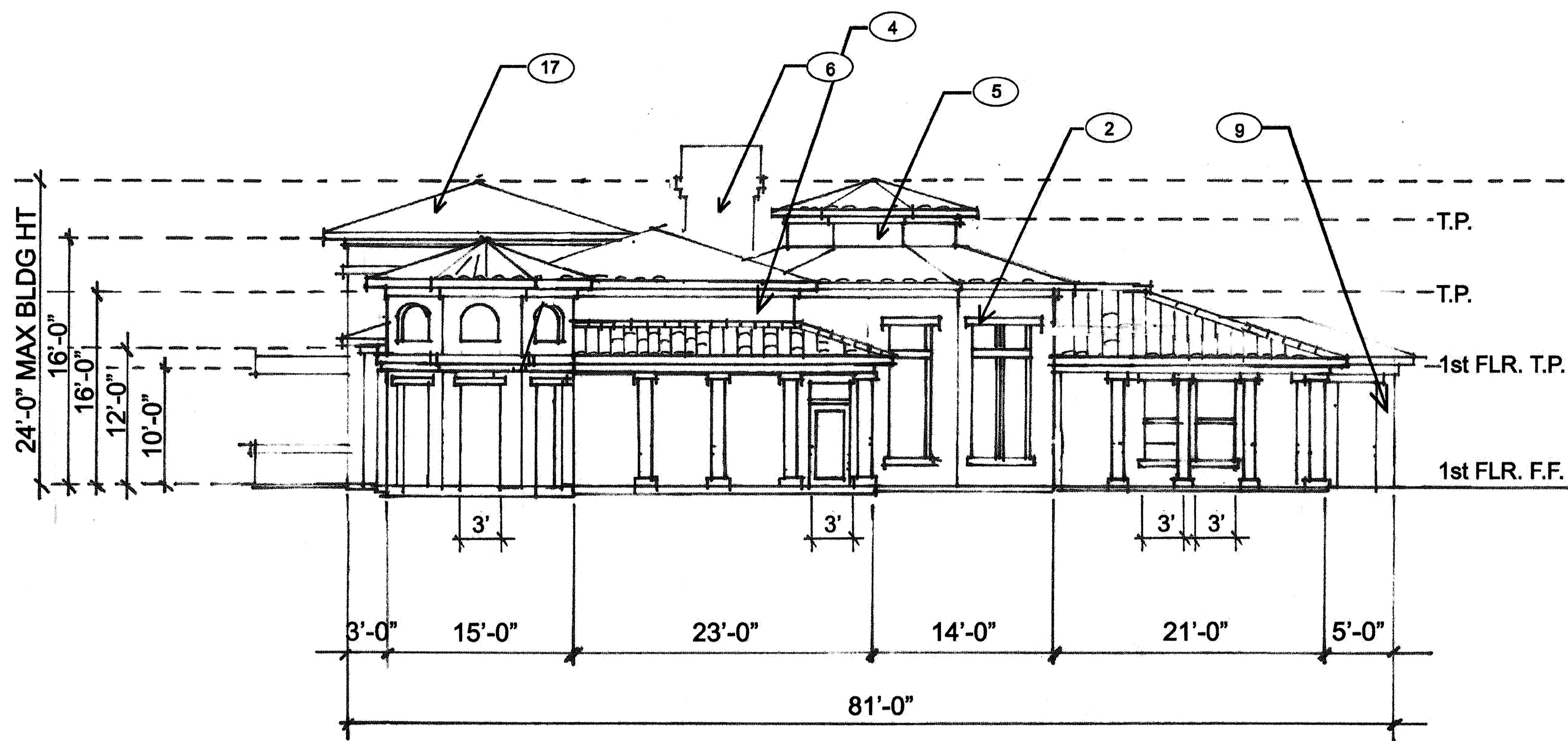
North
Andalucia
at Ca Cuz

CONDOS CLUBHOUSE ELEVATIONS

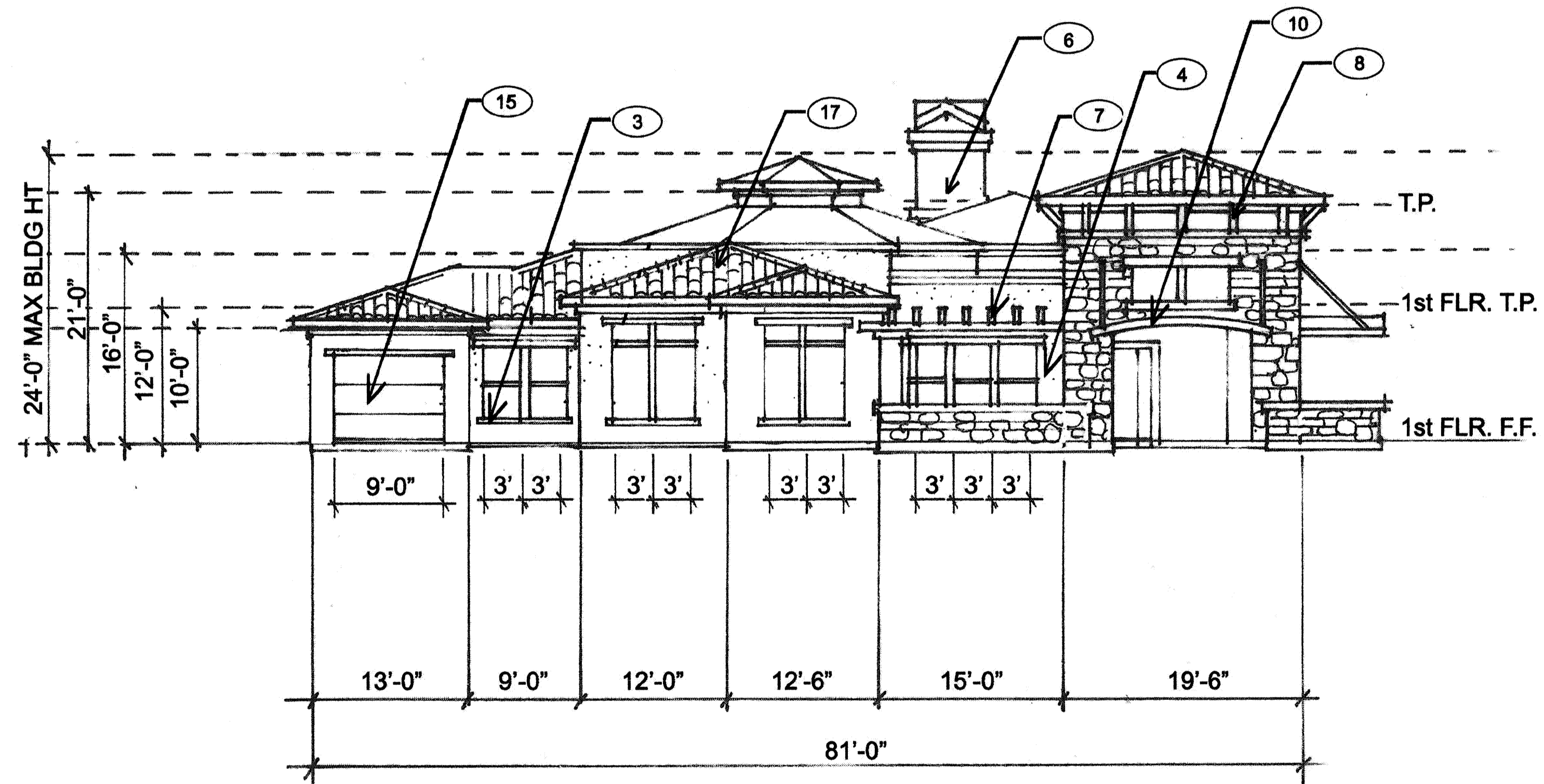
Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001



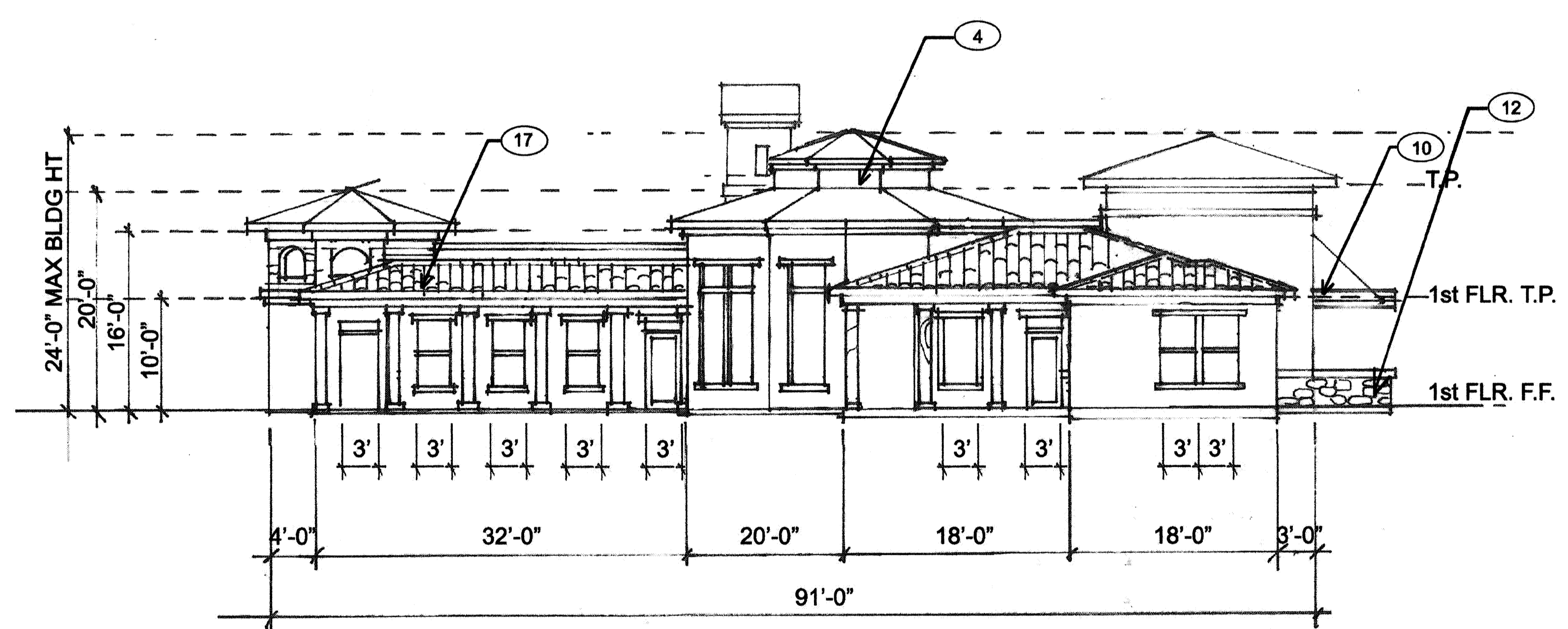
1 APARTMENTS CLUB - FRONT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



2 APARTMENTS CLUB - RIGHT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



4 APARTMENTS CLUB - LEFT ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)



3 APARTMENTS CLUB - REAR ELEVATION
SCALE 1/8"=1'-0"
(IN FEET)

KEY NOTES:

- 1 CONTROL JOINT
- 2 FORM SHAPE - STUCCO - LINTEL
- 3 FORM SHAPE - STUCCO - HEADER/SILL
- 4 STUCCO I - BASE COLOR
- 5 STUCCO II - ACCENT COLOR
- 6 CHIMNEY
- 7 TIMBER ARBOR
- 8 EXPOSED RAFTER
- 9 2'X2' STUCCO COLUMN
- 10 SHADING DEVICE
- 11 BALCONY, SOLID RAIL
- 12 LOW FENCE WALL - VENEER STONE
- 13 FORM SHAPED TRIM - STUCCO
- 14 VENEER STONE BASE
- 15 OVERHEAD DOOR
- 16 SCUPPER
- 17 CERAMIC ROOF TILE
- 18 WOOD BALCONY
- 19 WOOD BRACKET

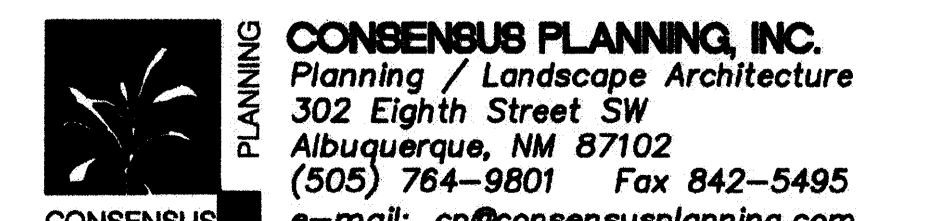
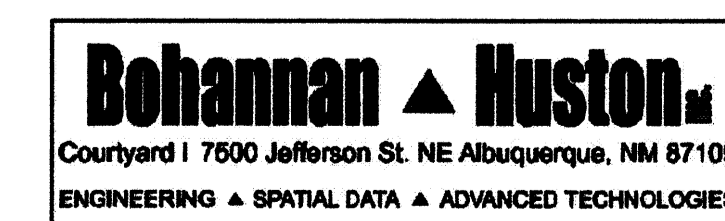
COLOR SCHEMES AND MATERIALS:

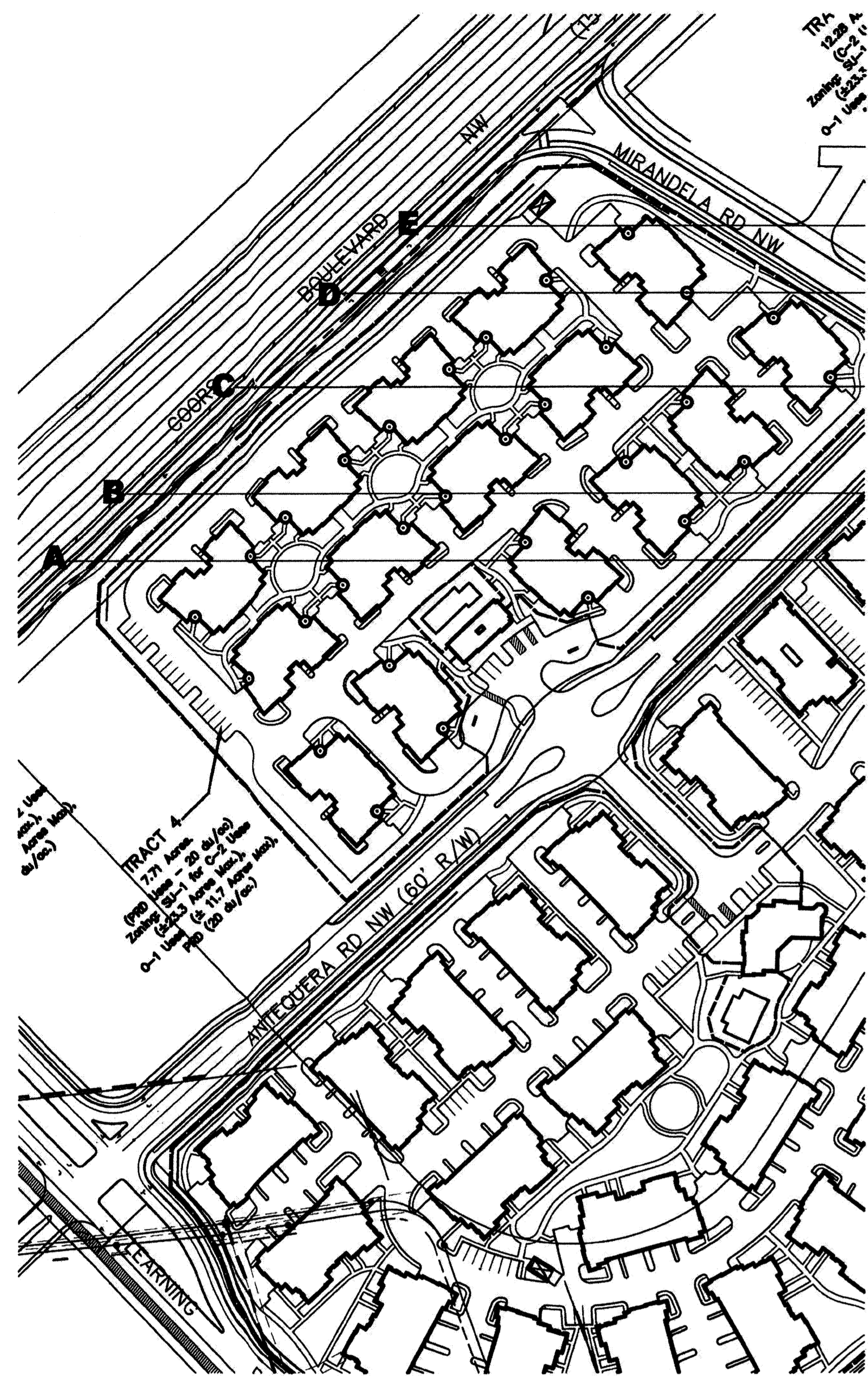
- SCHEME I
BASE COLOR - TAN
ACCENT COLOR - DARK TAN
DOOR COLOR - SAGE GREEN
- SCHEME II
BASE COLOR - CLAY
ACCENT COLOR - DARK CLAY
DOOR COLOR - DARK BROWN
- SCHEME III
BASE COLOR - KHAKI
ACCENT COLOR - COPPER
DOOR COLOR - TERRA-COTTA
- SCHEME IV
BASE COLOR - BEIGE
ACCENT COLOR - DARK BEIGE
DOOR COLOR - GREY BEIGE
- CULTURED STONE - CAMEL DRY STACK
LEDGE STONES
- ROOF - MARBLED BROWN
- TRIM COLOR - LIGHT BEIGE

North
Andalucia
at Ca Cuz

APARTMENTS CLUBHOUSE ELEVATIONS

Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001

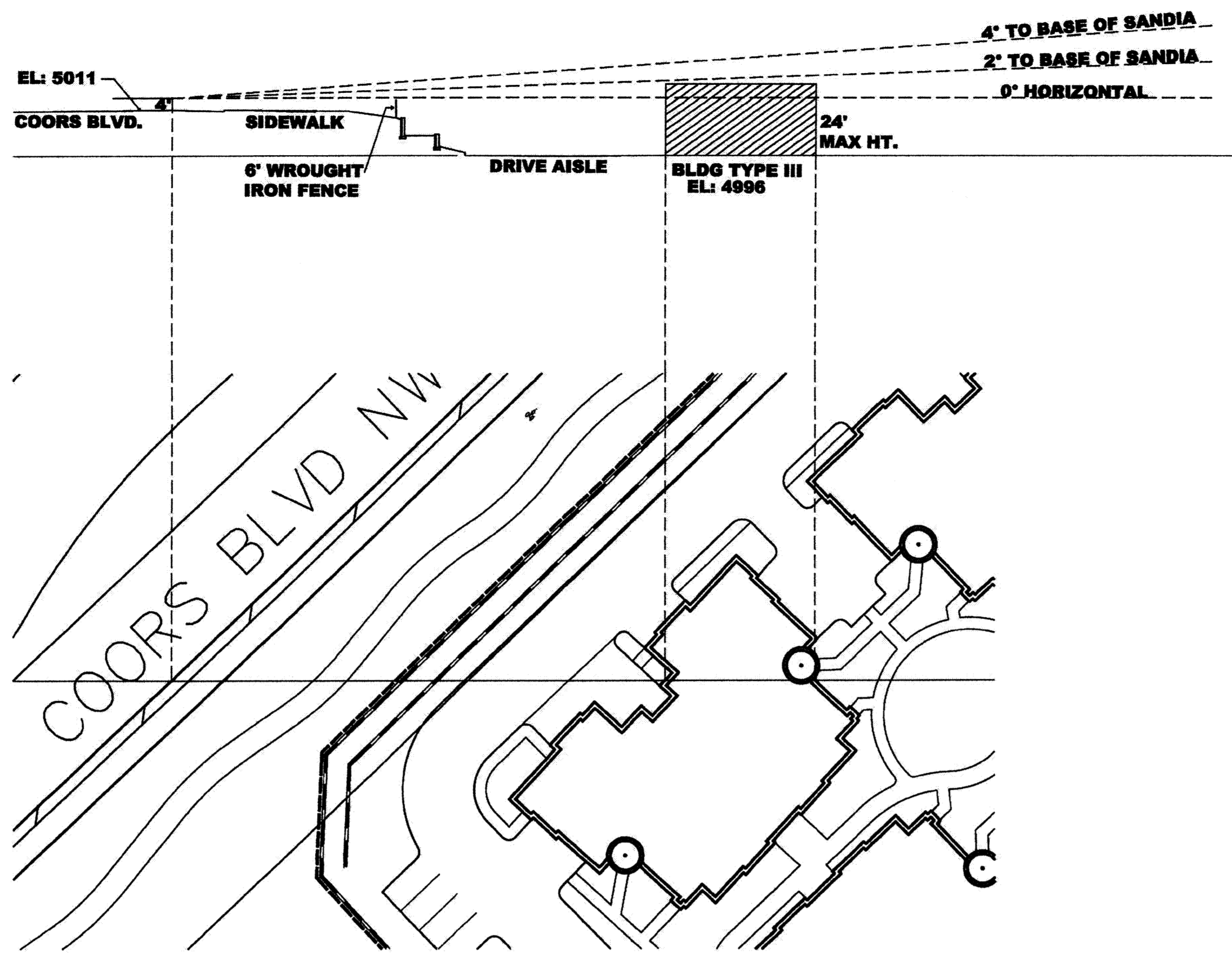




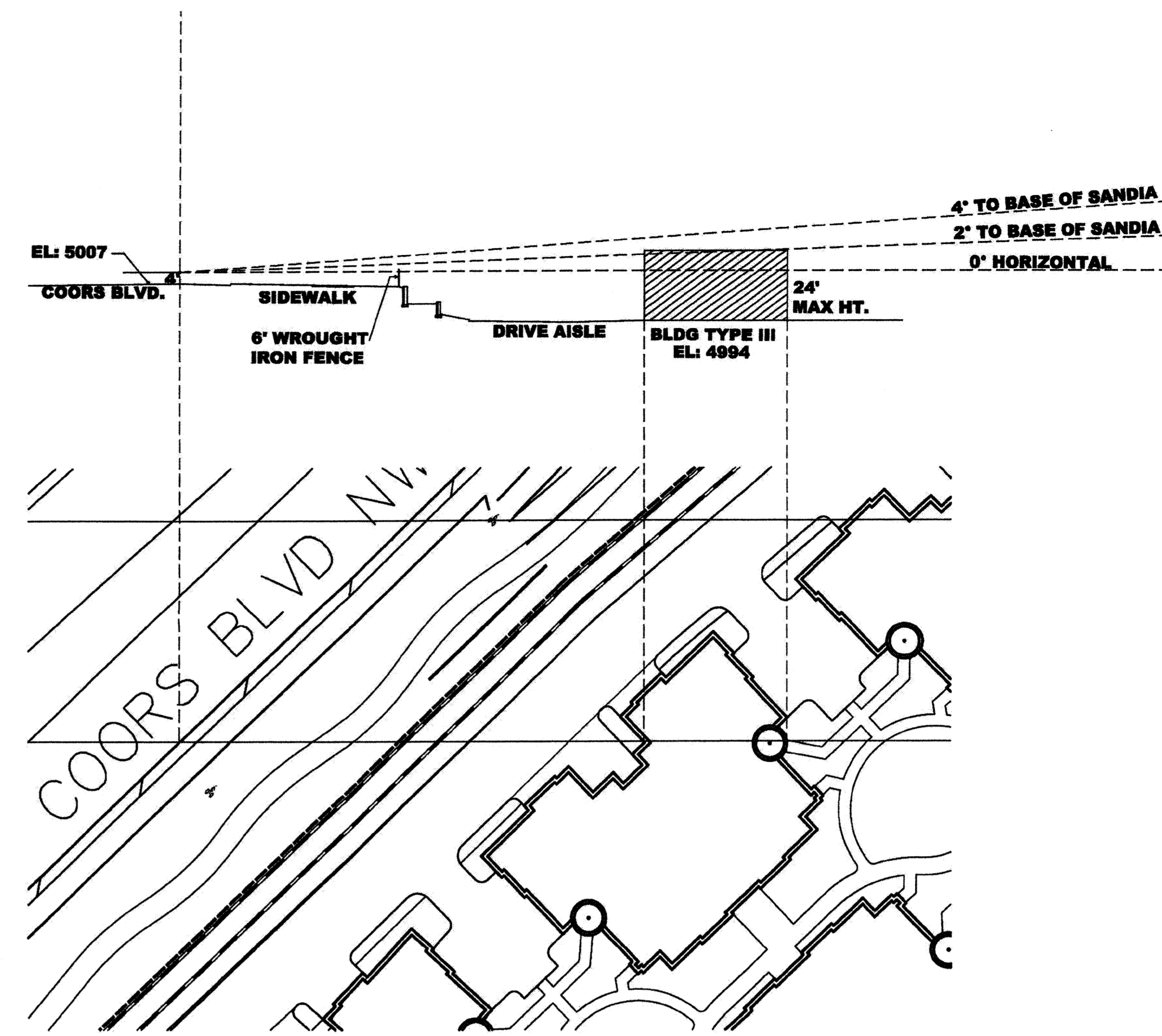
01 SITE PLAN
SCALE: 1:100

NOTES:

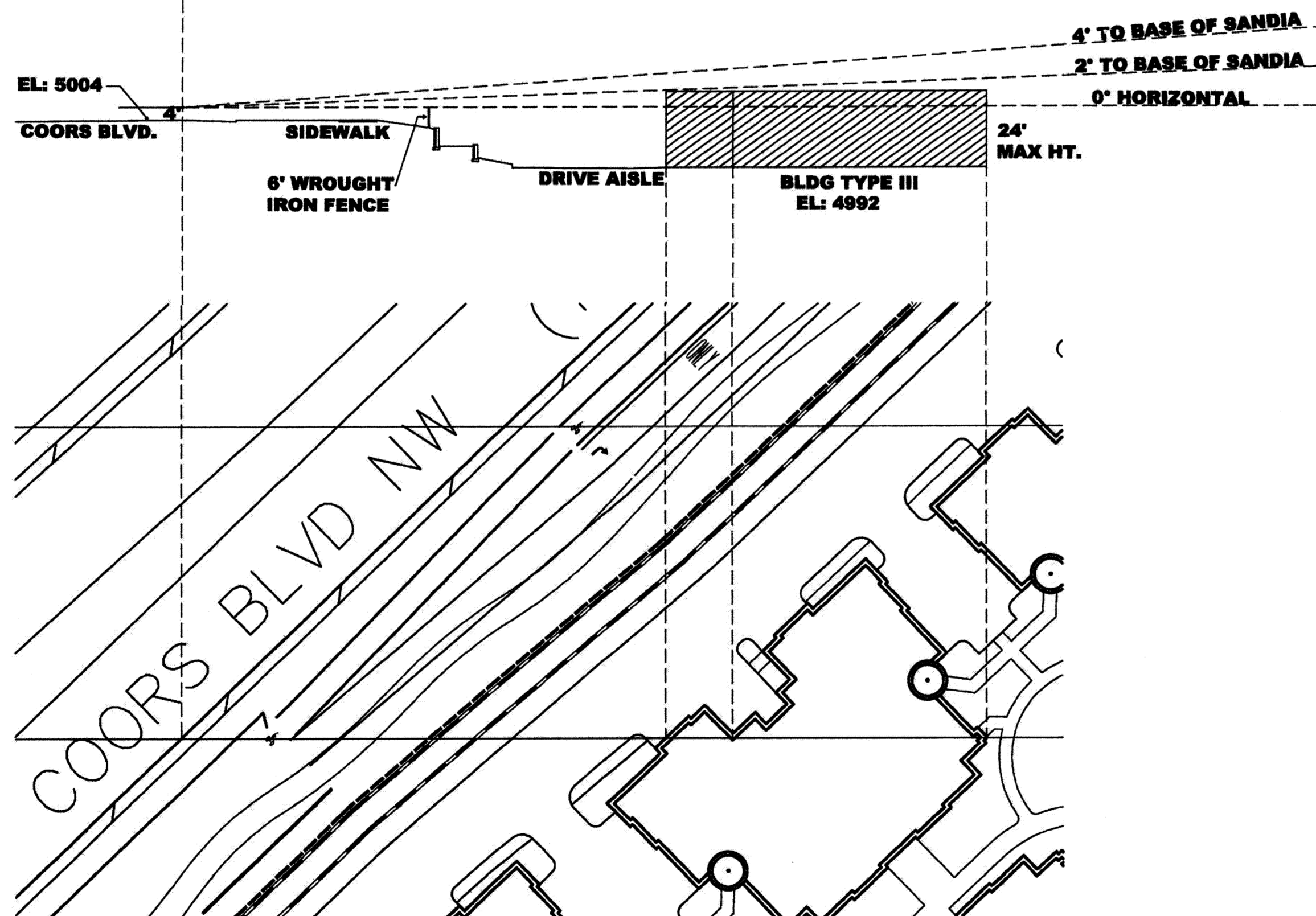
1. THE SITE PLAN LAYOUT IS IN COMPLIANCE WITH THE APPROVED SITE PLAN FOR SUBDIVISION, DESIGN STANDARDS - SHEET 2, COORS CORRIDOR PLAN VIEW PRESERVATION SECTION
2. THE COORS CORRIDOR PLAN REQUIRES THAT BUILDINGS OUTSIDE OF THE MULTI-STORY SETBACK MAY PENETRATE NO MORE THAN 1/3 OF ITS HEIGHT THROUGH THE 4 FOOT VIEW PLANE. FOR A 24 FOOT BUILDING, NO MORE THAN 8 FEET MAY PENETRATE THROUGH THE VIEW PLANE.
3. BUILDINGS SHALL NOT PENETRATE ABOVE THE SANDIA CREST AS SEEN FROM 4 FEET ABOVE COORS GRADE.
4. IN ORDER TO MEET THE INTENT OF THE COORS CORRIDOR PLAN VIEW PRESERVATION GUIDELINES, AN INTERIOR DRIVE AISLE HAS BEEN CREATED BETWEEN COORS AND THE FIRST ROW OF BUILDINGS IN ORDER TO INCREASE THE HORIZONTAL DISTANCE FROM COORS, THE SITE GRADE HAS BEEN LOWERED APPROXIMATELY 11 TO 13 FEET BELOW COORS GRADE, AND ALL BUILDINGS HAVE A MAXIMUM HEIGHT OF 24 FEET.



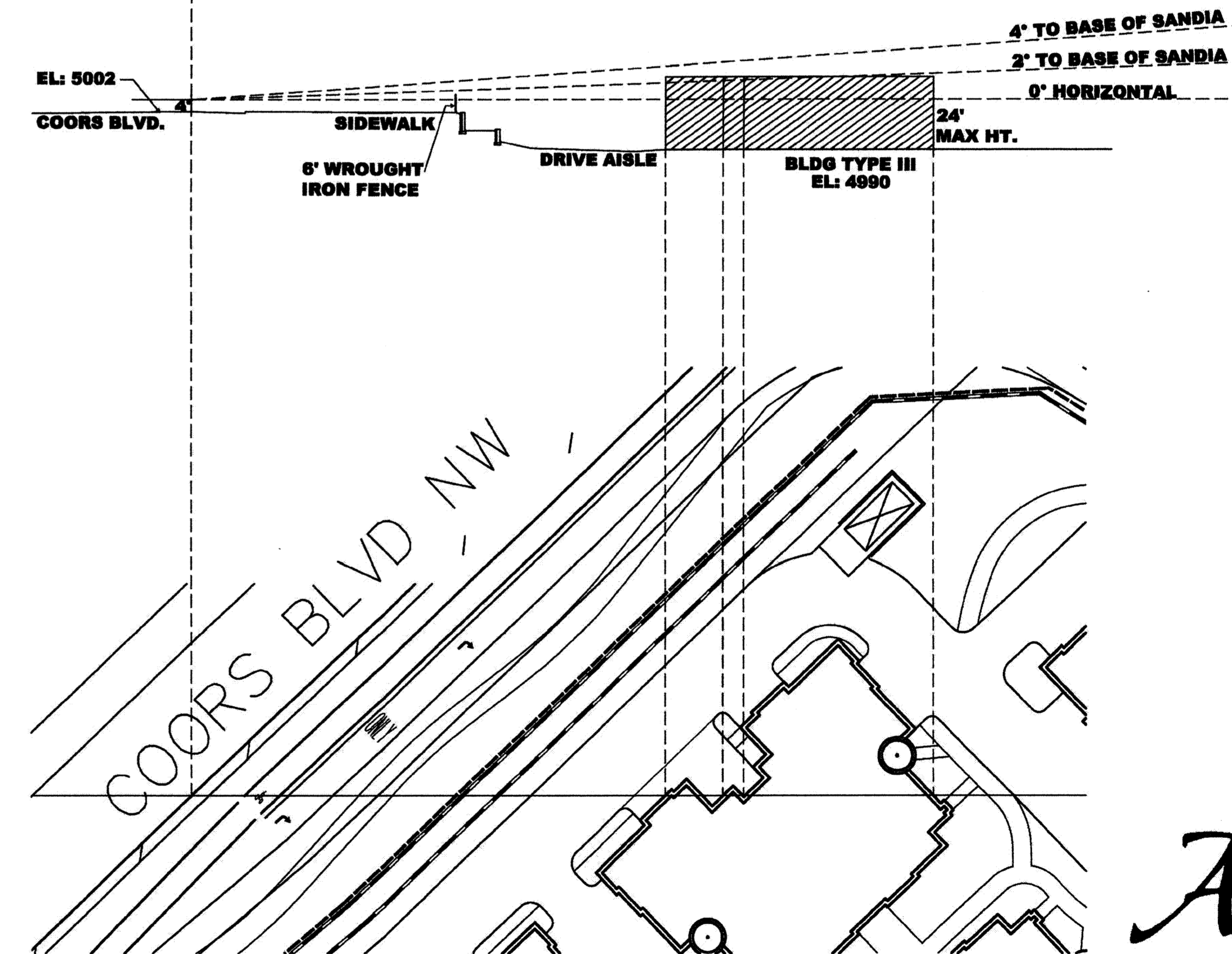
02 VIEW DIAGRAM A
SCALE: 1:400



03 VIEW DIAGRAM B
SCALE: 1:400



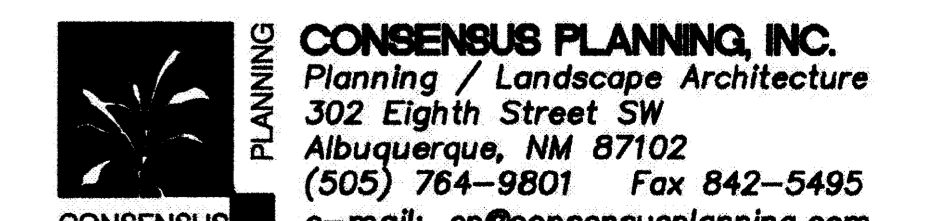
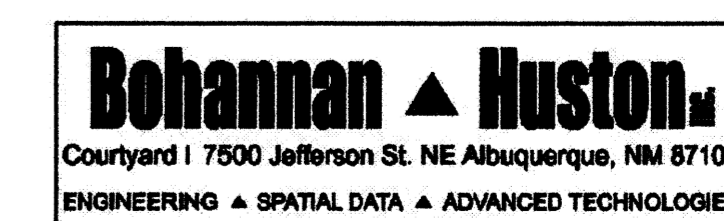
04 VIEW DIAGRAM C
SCALE: 1:400

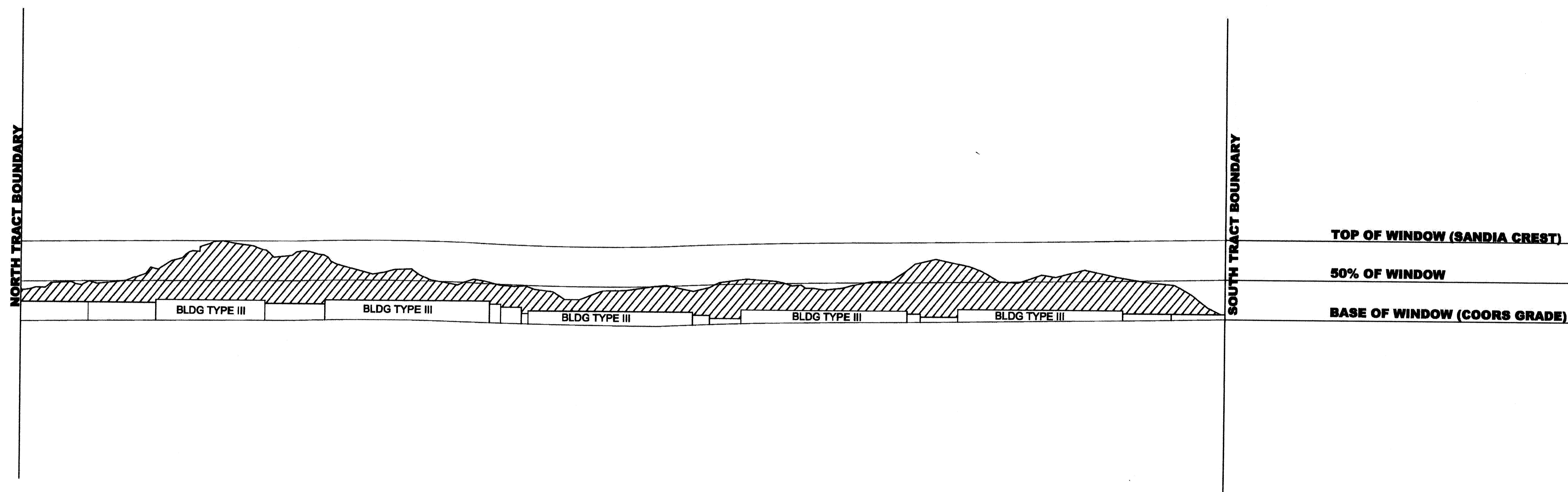


05 VIEW DIAGRAM D
SCALE: 1:400

North
Andalucia
at La Cuz
COORS VIEW PLAN ANALYSIS

Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001





NOTES:

1. SANDIA CREST IS BASED UPON THE ALAMEDA QUADRANGLE TOPOGRAPHICAL OF THE DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY USED TO GENERATE A 3D MODEL
2. THE VIEW ILLUSTRATED IS AT A 45° ANGLE FROM COORS BOULEVARD, AS REQUESTED BY THE COORS CORRIDOR PLAN.
3. THE COORS CORRIDOR PLAN REQUIRES NO MORE THAN 50% OF THE VIEW AREA SHALL BE OBSCURED BY STRUCTURES
4. 23.7% OF THE VIEW AREA IS OBSCURED BY STRUCTURES IN COMPLIANCE WITH THESE REGULATIONS

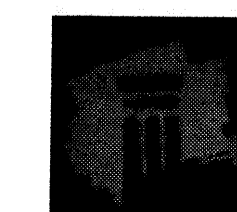
North

Andalucia

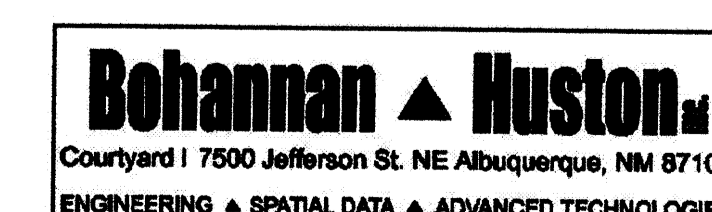
at La Cuz

COORS VIEW AREA ANALYSIS

Prepared for:
Aegis Realty Group LLC
15305 N. Dallas Parkway, Suite 300
Addison, TX 75001



Humphreys and Partners Architects, LP
ARCHITECTS



Bohannon & Huston
302 Eighth Street SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com