

PROJECT NUMBER: 1004530
 APPLICATION NUMBER: 05-0173

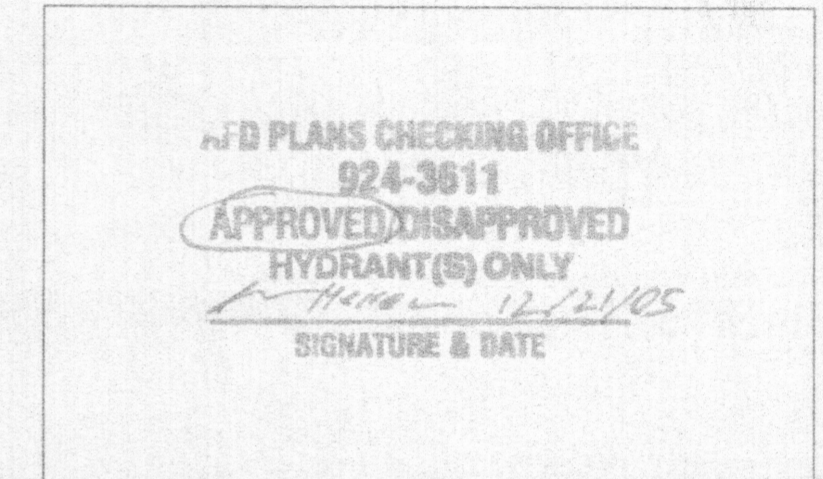
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO
 If yes then a set of approved DRG plans with a work order is required for any construction within a Right-of-Way or for construction of public improvements.

DRB Site Development Plan Approval:

<i>Will Sox</i>	2-21-05
Traffic Engineering, Transportation Division	Date
<i>William G. DeStefano</i>	12/21/05
Water Utility Department	Date
<i>Christina Blandford</i>	12/21/05
Parks and Recreation Department	Date
<i>Bradley A. Bingham</i>	12/21/05
City Engineer	Date
<i>N/A</i>	
*Environmental Health Department (conditional)	Date
<i>Michael Holton</i>	12/21/05
Solid Waste Management	Date
<i>Andrew Garcia</i>	1/6/06
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

Albuquerque Fire Department

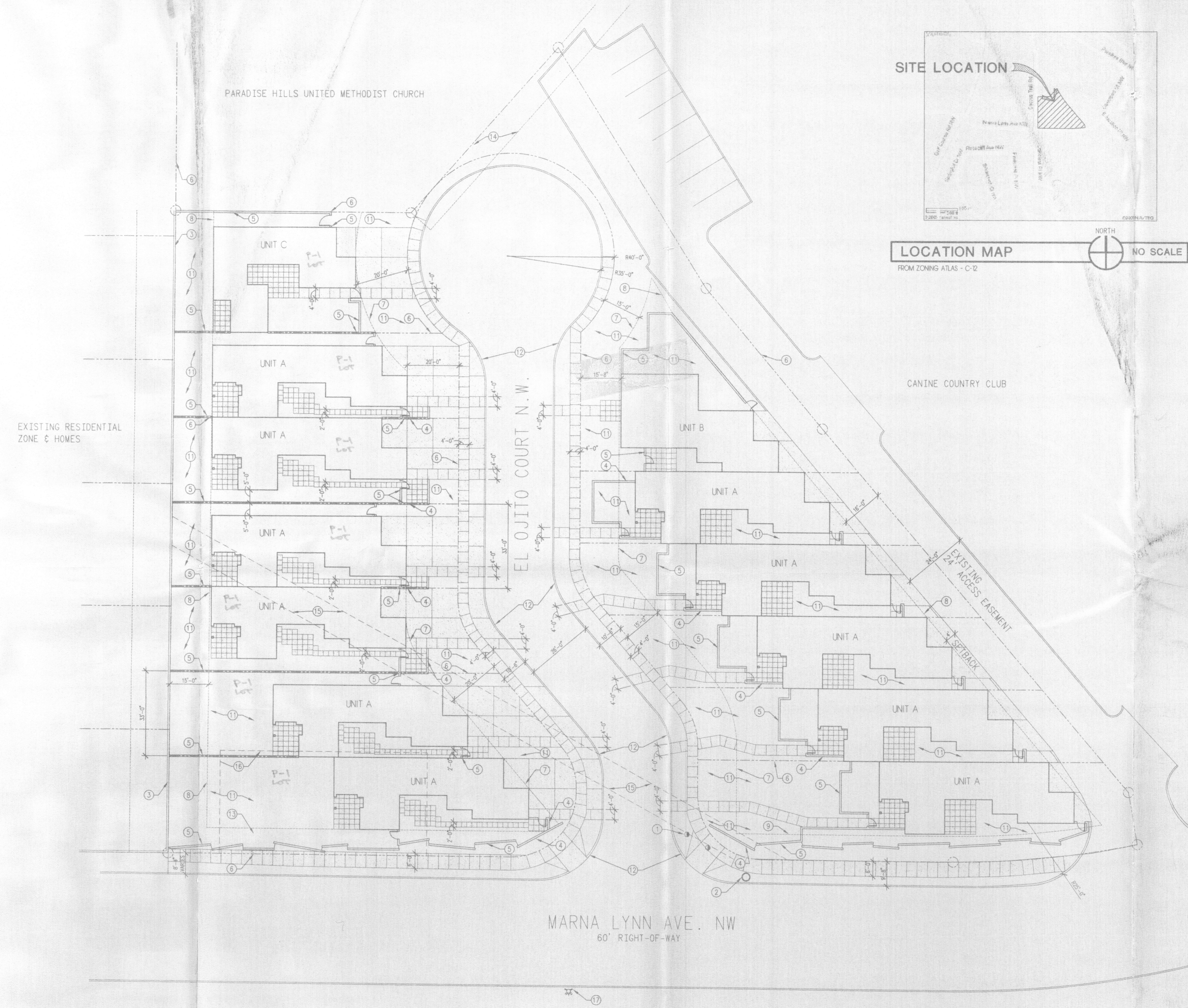


Keyed Notes

1. EXISTING POWER POLE.
2. NEW STEEL POWER POLE.
3. EXISTING 6'-0" TALL CMU YARD WALL.
4. PROPOSED 3'-0" TALL YARD WALL.
5. PROPOSED 6'-0" TALL YARD WALL.
6. PROPERTY LINE, TYP.
7. FRONT YARD SETBACK.
8. BACK YARD SETBACK.
9. SIDE YARD SETBACK.
10. BUILDING FOOTPRINT.
11. LANDSCAPE AREA, SEE LANDSCAPE PLAN.
12. 25' RADIUS.
13. PUBLIC UTILITY EASEMENT.
14. EXISTING 10' DRAINAGE AND UTILITY EASEMENT. (TO BE VACATED)
15. EXISTING 10' PNM & M.S.T.&T. EASMENT. (TO BE VACATED)
16. 40' x 80' TEMP. PUBLIC ROADWAY EASEMENT. (TO BE VACATED)
17. EXISTING FIRE HYDRANT.

Project Information

TOTAL SITE AREAS:	1.7132 ACRES
TOTAL BUILDING FOOTPRINT AREAS:	18,527 Sq. Ft.
SQUARE FOOTAGE:	
UNIT A:	1432 Sq. Ft. BUILDING FOOTPRINT 1830 Sq. Ft. HEATED AREA 593 Sq. Ft. NON-HEATED AREA
UNIT B:	1437 SQ. FT. BUILDING FOOTPRINT 1717 SQ. FT. HEATED AREA 661 SQ. FT. NON-HEATED AREA
UNIT C:	1359 SQ. FT. BUILDING FOOTPRINT 1684 SQ. FT. HEATED AREA 622 SQ. FT. NON-HEATED AREA

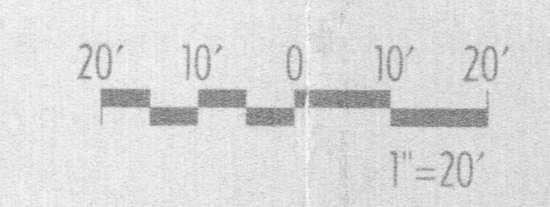
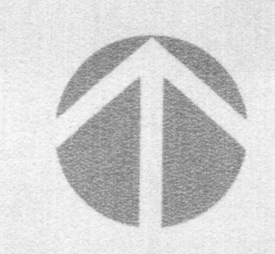


LAS MIRADAS TOWNHOUSES

SITE PLAN FOR BUILDING PERMIT

ISAAC BENTON & ASSOCIATES AIA

NOVEMBER 18, 2005



PROJECT 1004530

General Notes

ALL PLANTING BEDS SHALL BE MULCHED, UNLESS OTHERWISE STATED ON THE PLAN. SEE PLANS FOR TYPE AND LOCATION. TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE, LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE HOMEOWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.

PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.

ALL PLANT MATERIALS AT INTERSECTIONS WILL FOLLOW CLEAR SIGHT TRIANGLE GUIDELINES. ALL PROPOSED LANDSCAPING IS TO BE ESTABLISHED AS GENERAL LANDSCAPING.

Plant Legend

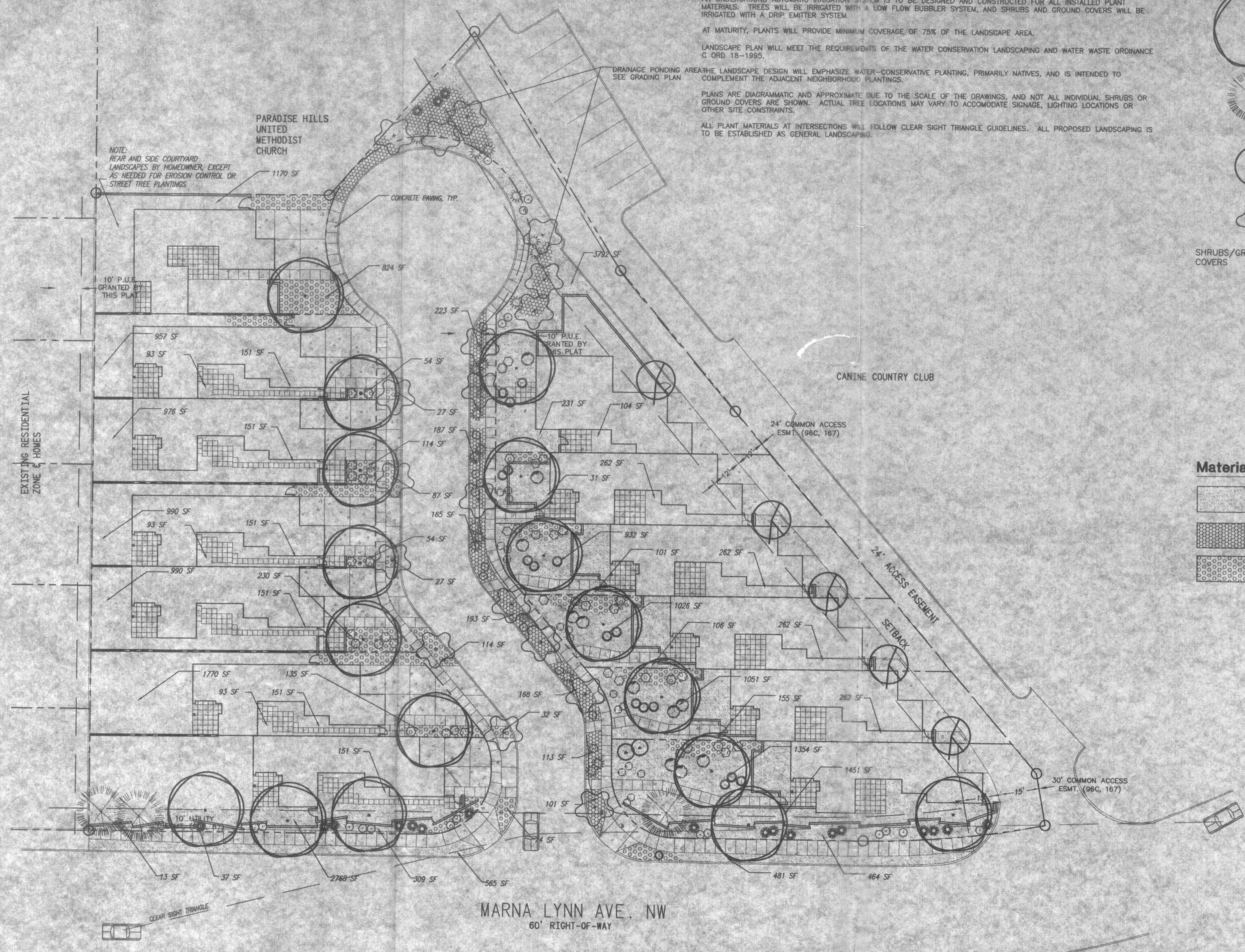
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HT. X W.)	WATER USE
	<i>Celtis reticulata</i>	WESTERN HACKBERRY	30' x 30'	MODERATE
	<i>Pinus flexilis</i> OR <i>Juniperus scopulorum</i>	LIMBER PINE ROCKY MOUNTAIN JUNIPER	30' x 20' 20' x 20'	MODERATE LOW
	<i>Crataegus ambigua</i> OR <i>Vitex agnus castus</i>	RUSSIAN HAWTHORNE CHASTE TREE	20' x 20' 15' x 12'	MODERATE MODERATE
	<i>Chilopsis linearis</i>	DESERT WILLOW	15' x 15'	LOW
SHRUBS/GROUND COVERS				
	<i>Rosemarinus officinalis</i> "Arp"	ARP ROSEMARY	6' x 6'	LOW
	<i>Fallugia paradoxa</i>	APACHE PLUME	5' x 5'	LOW
	<i>Rhaphiolepis indica</i>	INDIA HAWTHORN	3' x 4'	MODERATE
	<i>Hesperaloe parviflora</i>	RED YUCCA	3' x 3'	MODERATE
	<i>Genista tinctoria</i>	SUMMER BROOM	2' x 4'	MODERATE
	<i>Salvia greggii</i>	CHERRY SAGE	3' x 3'	MODERATE
	<i>Salvia leucantha</i>	MEXICAN SAGE	3' x 3'	MODERATE
	<i>Baccaris "Centennial"</i>	CENTENNIAL COYOTE BUSH	3' x 3'	LOW

Materials Legend

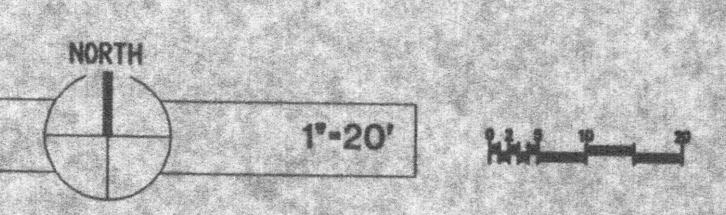
- 4" DEPTH SAN LAZARUS CRUSHER FINES OVER DEWITT PRO 5 FILTER FABRIC (OR APPROVED EQUAL)
- SAN LAZARUS COBBLE OVER DEWITT PRO 5 FILTER FABRIC (OR APPROVED EQUAL)
- SAN LAZARUS "BLACK" COBBLE OVER DEWITT PRO 5 FILTER FABRIC (OR APPROVED EQUAL)

Area Calculations

TOTAL SITE (1.7132 AC.) =	74,627 S.F.
BUILDING TOTAL (FIRST FLOOR) =	18,527 S.F.
NET SITE AREA =	56,100 S.F.
LANDSCAPE AREA REQUIRED (15%) =	8,415 S.F.
LANDSCAPE AREA PROVIDED =	26,959 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	48%



LANDSCAPE PLAN



ISAAC BENTON & ASSOCIATES AIA

424 Tileria Avenue NW
Albuquerque, NM 87102
TEL: 505.243.3499
FAX: 505.243.3988
E-MAIL: IBA@SWCP.COM

MARNA LYNN AVENUE TOWNHOMES
Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA	Project #: 06042
	Date: NOVEMBER 17, 2005

LANDSCAPE PLAN

By: pag	Sheet of
File: 6042-drb.dwg	L-1.0



EL OJITO COURT NW - WEST ELEVATION

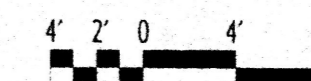


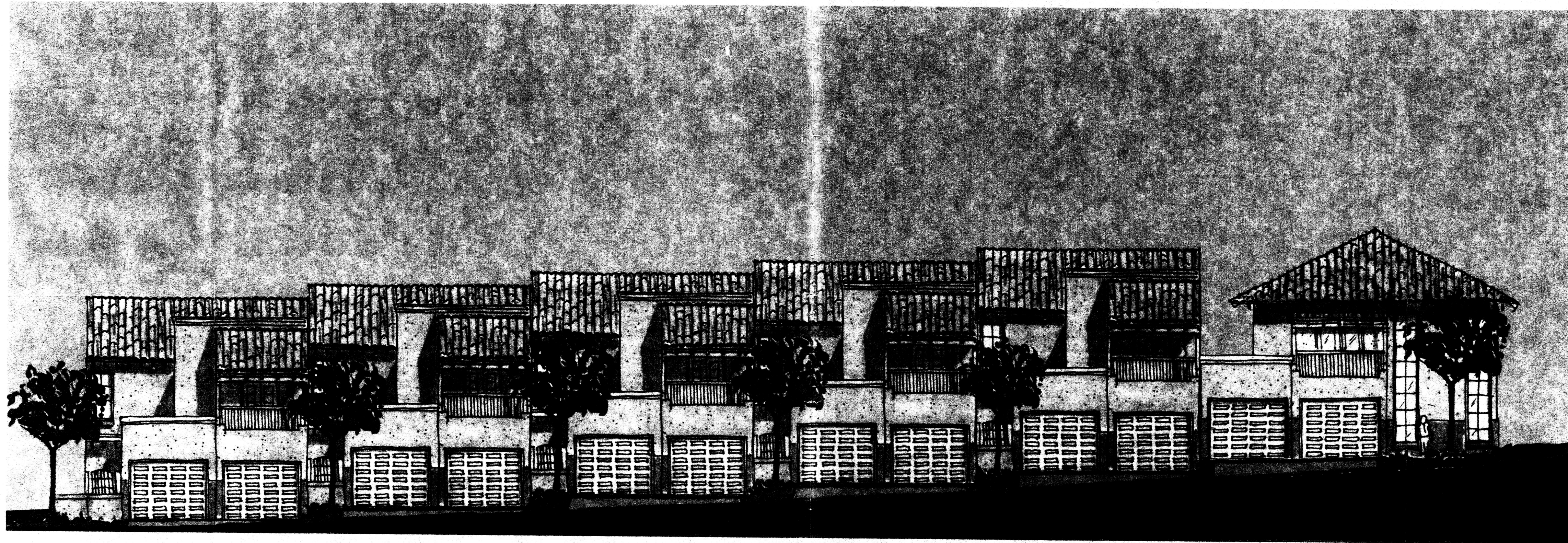
EL OJITO COURT NW - EAST ELEVATION

LAS MIRADAS TOWNHOUSES

ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA





ALLEY - WEST ELEVATION

LAS MIRADAS TOWNHOUSES

ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA

