

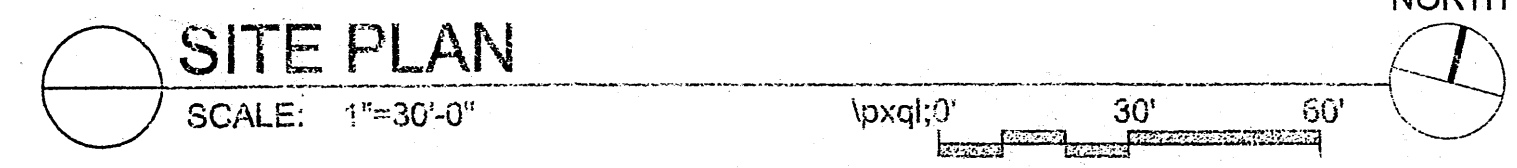
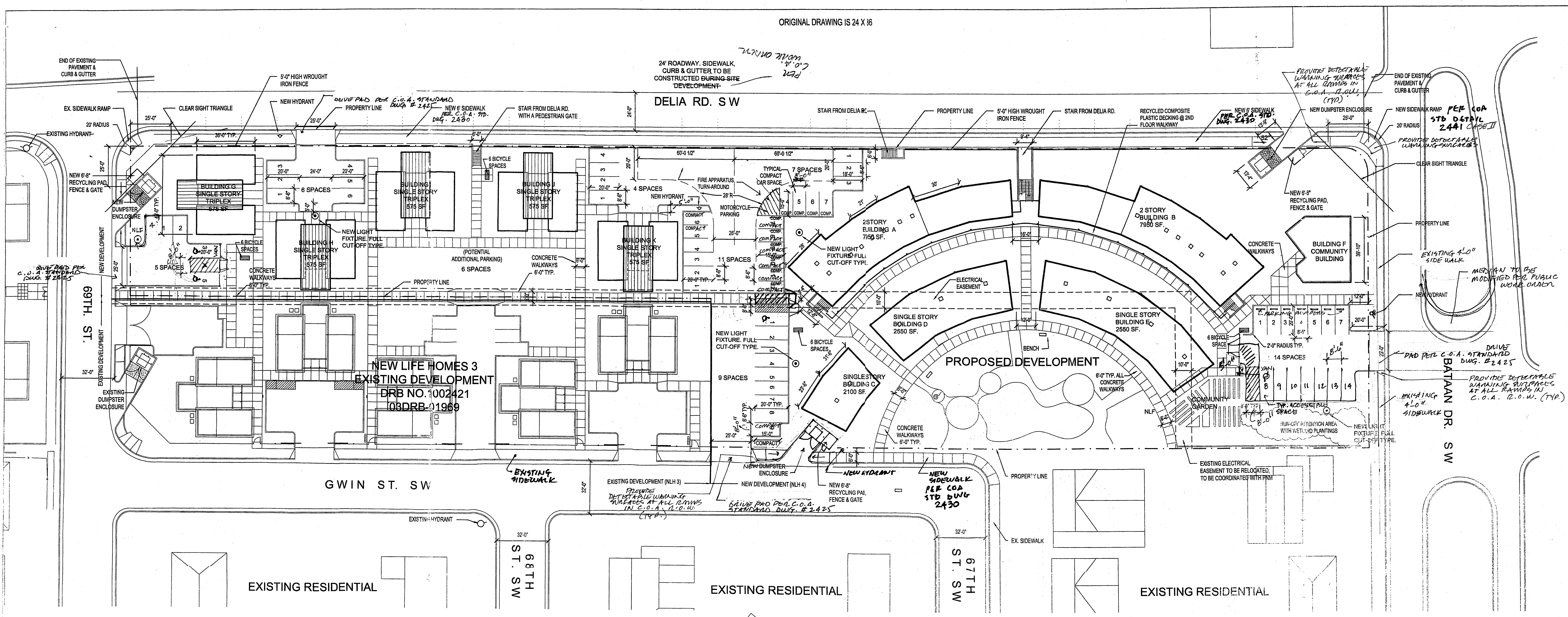
REVISIONS

OCTOBER 8, 2007
NOVEMBER 6, 2007
514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

NEW LIFE HOMES IV
DRB SUBMITTAL FOR BUILDING PERMIT
SITE PLAN

PROJECT# 1006600

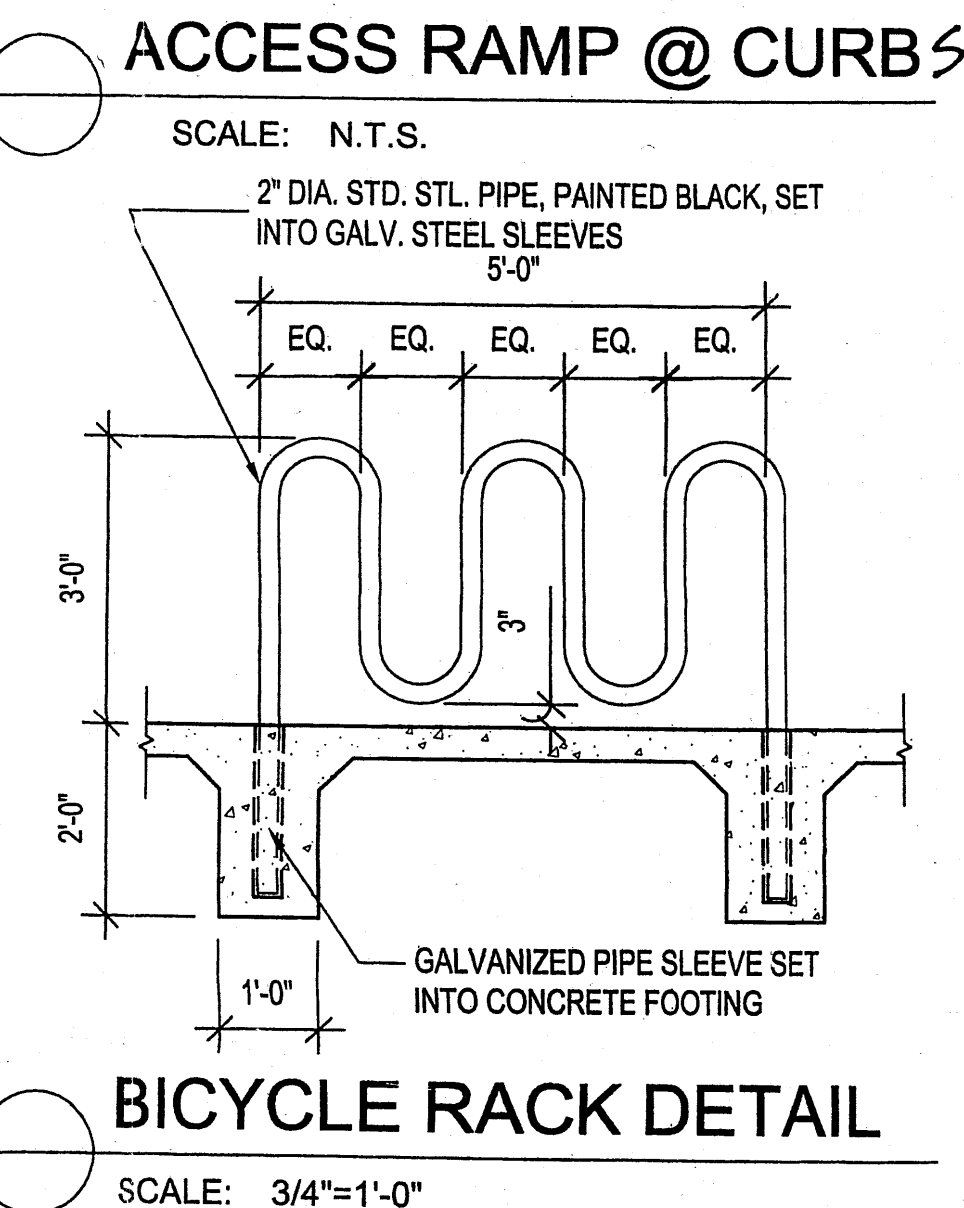
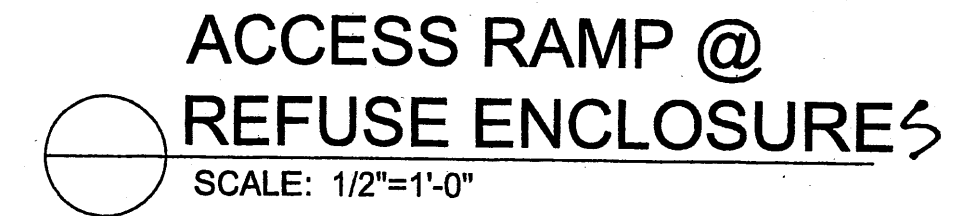
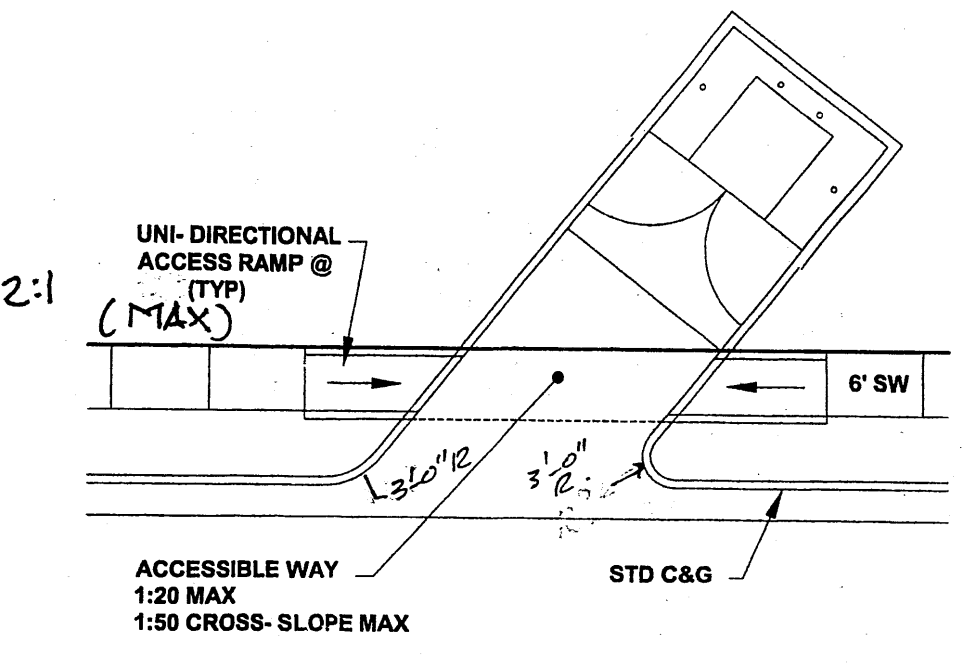
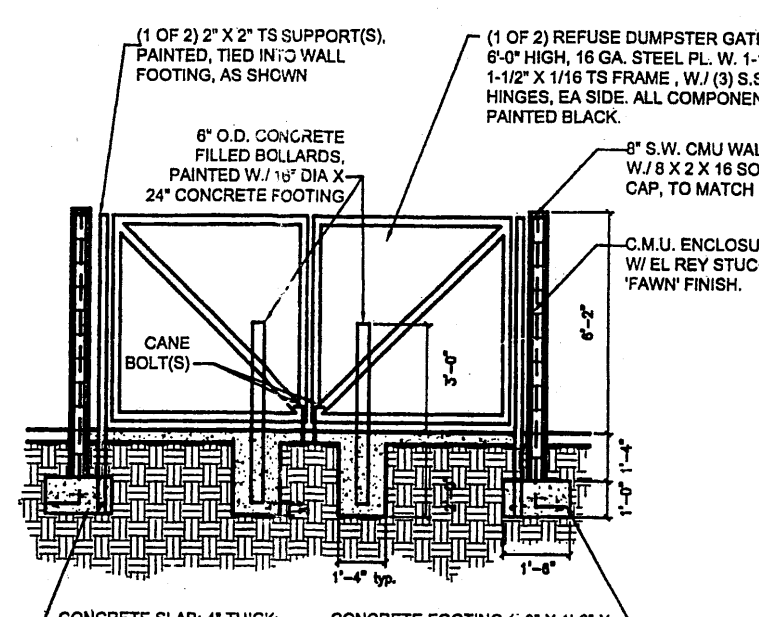


PROJECT NUMBER: 1006600
Application Number: 07DEB-70365

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 9-20-07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

- [Signature]* 12/13/07 Date
Traffic Engineering, Transportation Div's on ABCWUA
- [Signature]* 11/2/07 Date
Parks and Recreation Department
- [Signature]* 11/2/07 Date
City Engineer
- Environmental Health Department (conditional) Date
- [Signature]* 11/19/07 Date
Solid Waste Management
- [Signature]* 11/21/07 Date
DRB Chairperson, Planning Department



ALL COMPACT SPACES SHALL BE LABELLED 'COMPACT' ON PAVEMENT

ABBREVIATIONS

ABBREVIATION	WORD
HYD.	FIRE HYDRANT
N.L.F.	NEW LIGHT FIXTURE

BLDG USE SQUARE FOOTAGE

A - RESIDENCE	7950 SF
B - RESIDENCE	7950 SF
C - RESIDENCE	2100 SF
D - RESIDENCE	2550 SF
E - RESIDENCE	2550 SF
F - COMMUNITY CENTER	1375 SF
TRIPLEX UNITS (5 @ 575 SF)	2875 SF
TOTAL	35,975 SF

PARKING REQUIREMENTS (PER CITY OF ALBUQUERQUE BUILDING CODE)

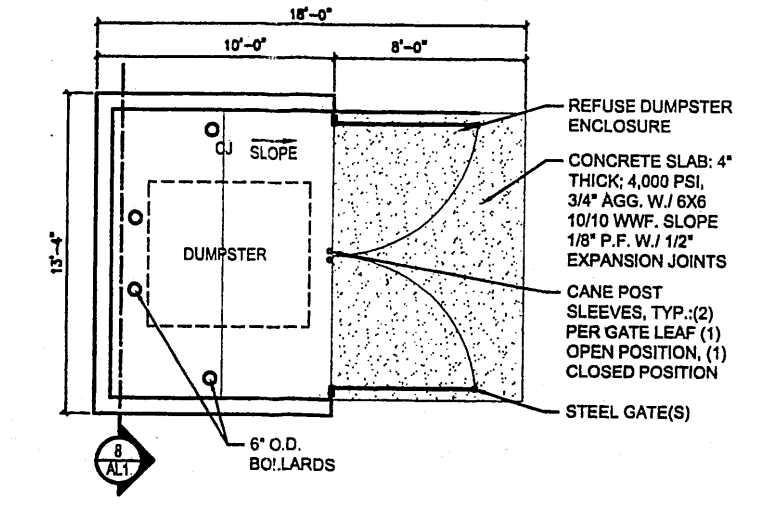
USE SPACES REQUIRED CALCULATIONS TOTALS
RESIDENCE (BLDG A,B,C,D,E, TRIPLEX) 1 1/2 SPACE PER BATH BATHS = 48 (1.5) 72 (TRANSIT REDUCTIONS; TRANSIT STOP WITHIN 300' = 10%
OWNER PROVIDED TRANSIT SHELTER WITHIN 300' = 5%) 72 (15%) -11
REQUIRED = 61

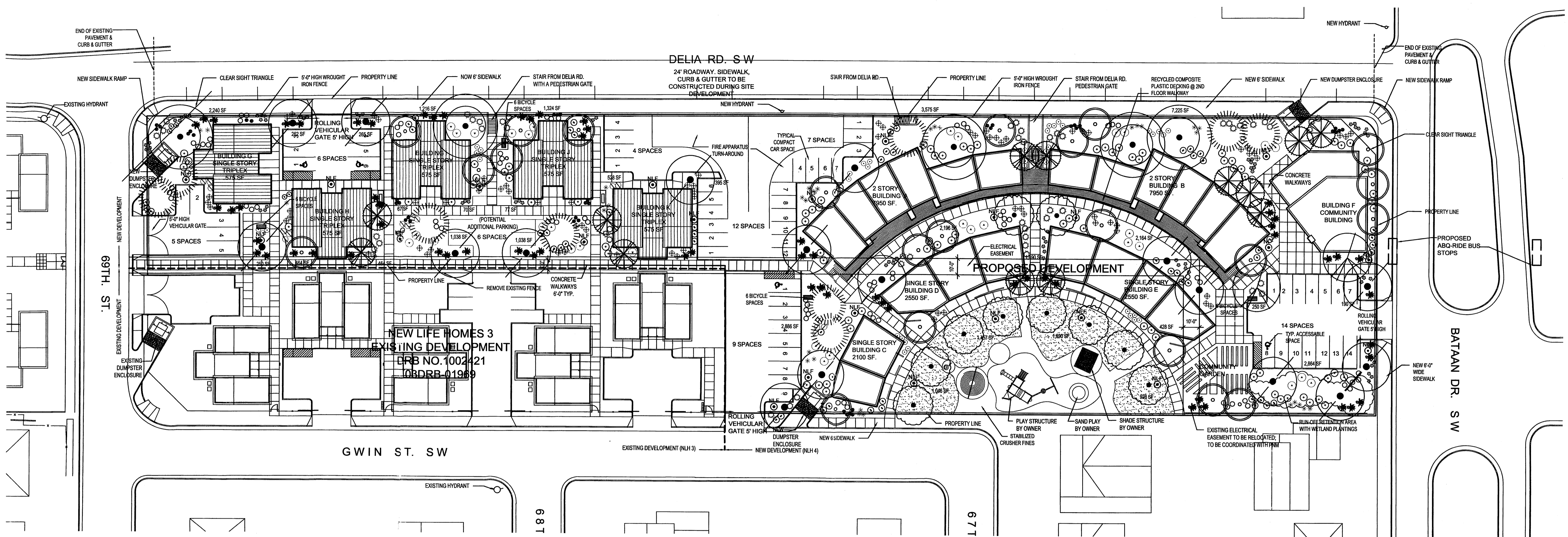
BICYCLE REQUIREMENTS
USE SPACES REQUIRED CALCULATIONS TOTALS
RESIDENCE 1 PER 2 D.U. 48 D.U./2 = 24
(BLDG A-E & TRIPLEXES) **24 REQUIRED & PROVIDED**

PARKING PROVIDED

(41 REG + 11 COMPACT + 4 H/C)	PROVIDED = 56
MOTORCYCLE	PROVIDED = 3
BICYCLES	PROVIDED = 24

ALL PARKING SPACES MEET COA DPM STANDARDS.





REVISIONS

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX /243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

PLANT LEGEND

Quantity	Symbol	Scientific Name (Water Use) Common Name	Size	Initial Size or Spacing Ultimate Size
16		Chitalpa tashkentensis Chitalpa	2" B&B	6' ht. x 4' spr. 20' ht. x 20' spr.
18		Fraxinus velutina 'Modesto' (M) Modesto Ash (female)	2" B&B	14' ht. x 6' spr. 40' ht. x 35' spr.
4		Platanus acerifolia London Planetree	2" B&B	14' ht. x 8' spr. 50' ht. x 40' spr.
8		Pinus nigra (M) Austrian Pine	B&B	6' min. ht. 35' ht. x 25' spr.
8		Pyrus calleryana 'Aristocrat' (M) Flowering Pear	2" B&B	16' ht. x 6' spr. 35' ht. x 23' spr.
6		Robinia 'Purple Robe' (M) Purple Robe Locust	2" B&B	16' ht. x 6' spr. 30' ht. x 30' spr.
8		Vitex agnus-castus (M) Chaste tree	15-Gal	6'-8' ht. x 4' spr. 20' ht. x 20' spr.
17		Artemisia 'Powis Castle' (L) Powis Castle Sage	1-Gal	4' o.c. 3' ht. x 4' spr.
51		Caryopteris clandonensis (M) Blue Mist	1-Gal	3' o.c. 3' ht. x 3' spr.
44		Caesalpinia gilliesii (L) Bird of Paradise	5-Gal	6' o.c. 5' ht. x 5' spr.
82		Ericameria laricifolia (L) Turpentine Bush	1-Gal	2' o.c. 2' ht. x 2' spread
42		Hesperaloe parviflora (M) Red Yucca	1-Gal	3' o.c. 3' ht. x 4' spr.
82		Juniperus sabina 'Buffalo' (M) Buffalo Juniper (female)	5-Gal	6' o.c. 2' ht. x 6' spr.
57		Liatris punctata (L+) Spotted Gayfeather	1-Gal	2' o.c. 3' ht. x 2' spr.
86		Perovskia atriplicifolia (M) Russian Sage	1-Gal	5' o.c. 4' ht. x 5' spr.
80		Potentilla fruticosa (L+) Shrubby Cinquefoil	1-Gal	3' o.c. 3' ht. x 3' spr.
74		Salvia greggii (M) Cherry Sage	1-Gal	3' o.c. 3' ht. x 3' spr.
20		Sedum telephium (M) Autumn joy sedum	1-Gal	3' o.c. 2' ht. x 2' spr.
58		Rosmarinus officinalis (M) Rosemary	5-Gal	4' o.c. 3' ht. x 3' spr.

Buffalo/Blue Grama Seed Mix
5,648 SF

MULCHES
All shrub planting areas shall be top dressed with 7/8" Santa Ana Tan Rock Mulch. 2'-4' Santa Ana Tan Cobble will be used as an accent mulch in certain areas.

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated underground irrigation system will be used to irrigate turf areas and tree, shrub, and groundcover planting areas. Pop-up spray or rotary sprinklers will be used to irrigate the turf areas. Trees shall receive (5) 2.0 GPH drip emitters and shrubs shall receive (2) 1.0 GPH drip emitters.

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 New Life Homes IV shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

LANDSCAPE COVERAGE
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

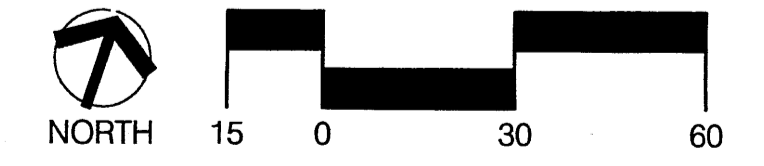
PLAYGROUND AREA
The playground area shall be enclosed by a concrete header, and the surface shall be a 12" layer of engineered wood fibers. The surfacing shall provide required accessibility and safety resiliency.

LANDSCAPE CALCULATIONS

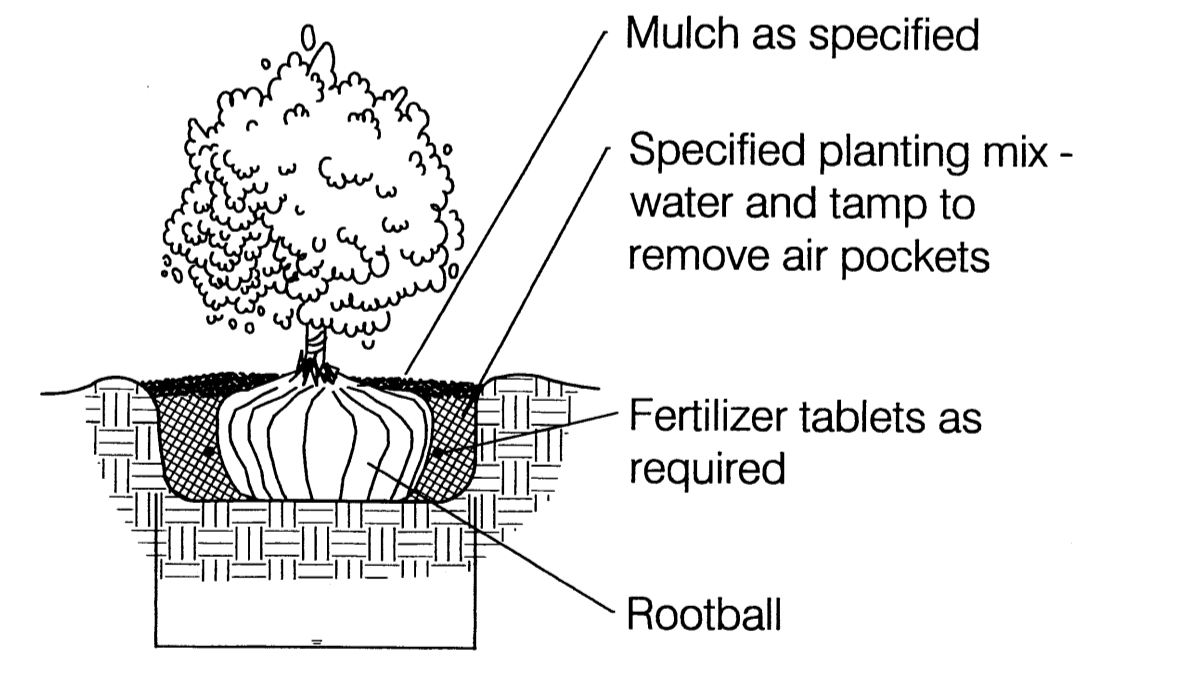
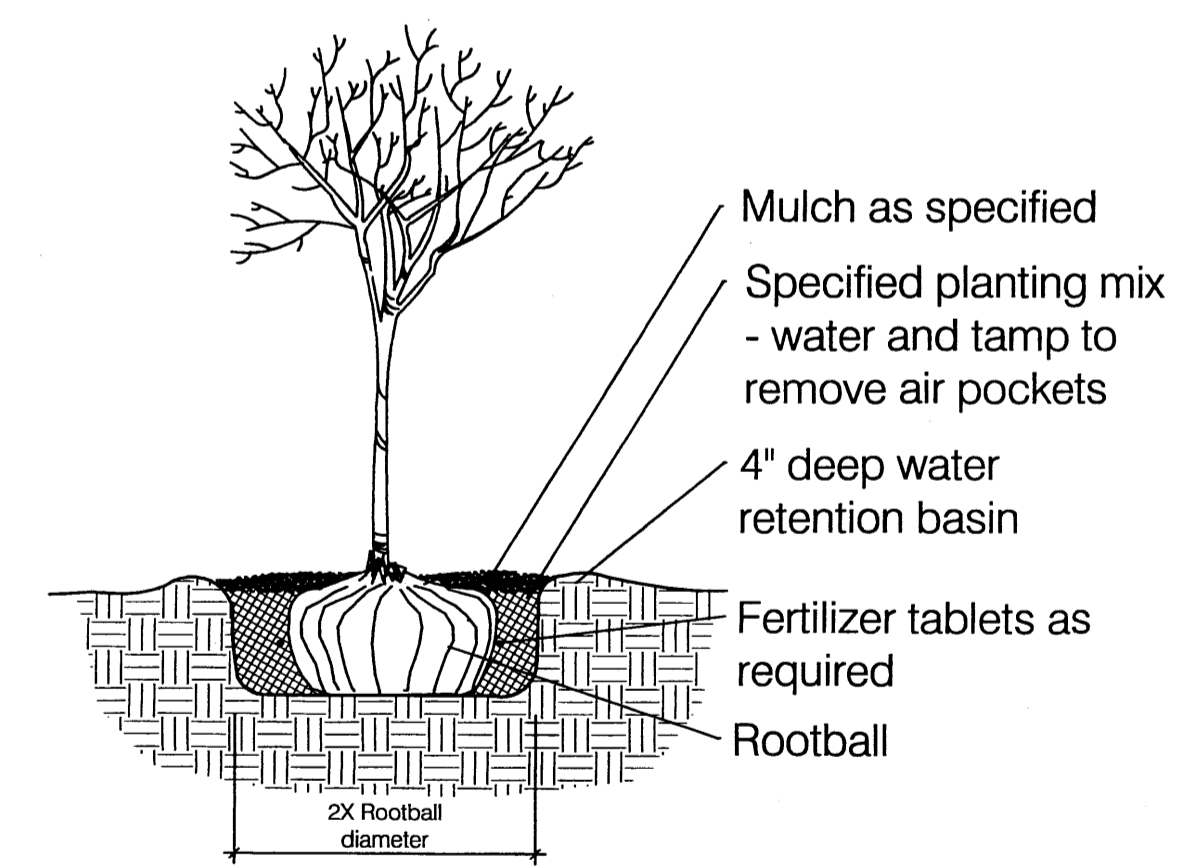
Site Area: (2.43 ac.)	105,850 S.F.
Building Area:	-26,775 S.F.
Total	79,075 S.F.

Require Landscape: (15%)	11,861 S.F.
Provided Landscape: (48%)	37,833 S.F.

Turf Area Allowed: (20%)	7,567 S.F.
Turf Area Provided: (15%)	5,321 S.F.



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



NEW LIFE HOMES IV
LANDSCAPE PLAN

DRWN. BY: CG
DATE: 8-07-07

L-1

REVISIONS

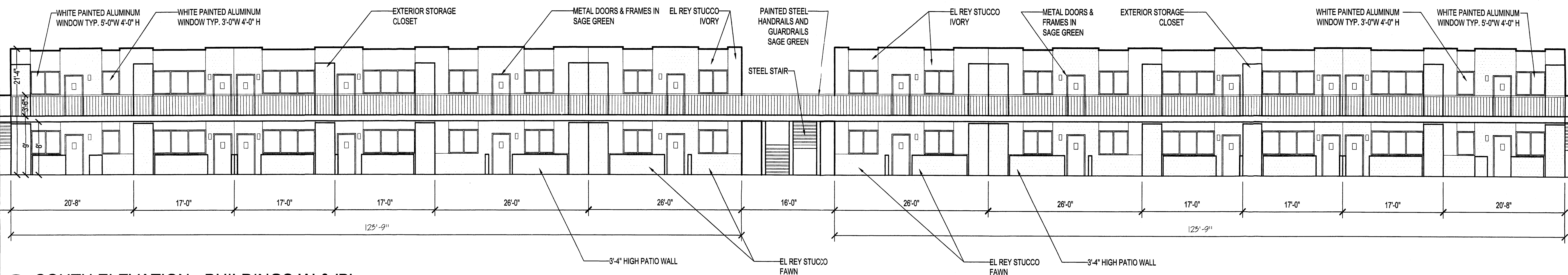
NOVEMBER 6, 2007

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
87102
505/766-6968
FAX/243-4508

GARRETT SMITH LTD.
DESIGN, ARCHITECTURE & DEVELOPMENT

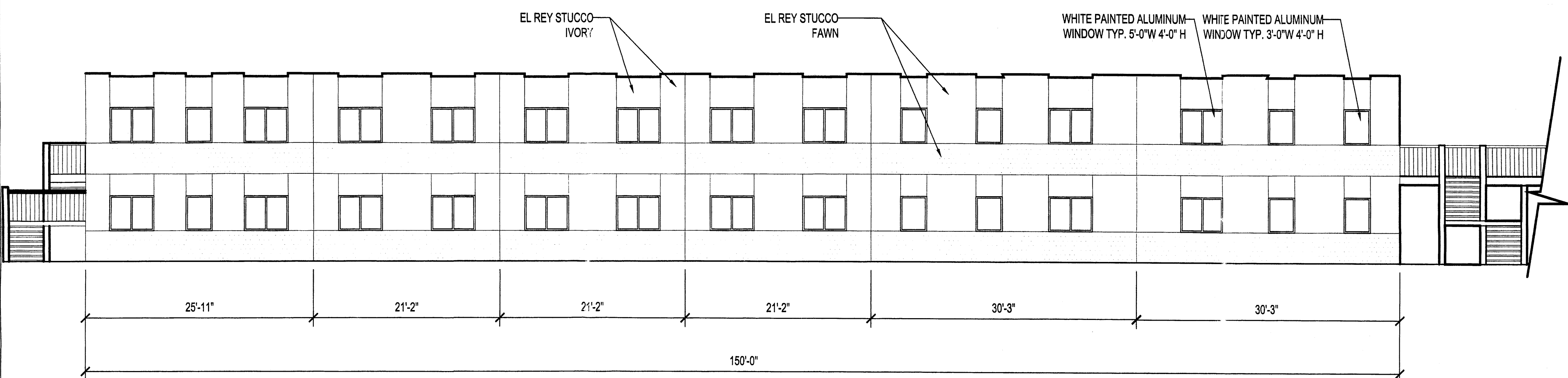
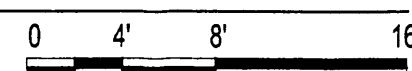
NEW LIFE HOMES IV
DRB SUBMITTAL FOR BUILDING PERMIT
ELEVATIONS 1

DRWN. BY: NR, BF
DATE: Nov. 6, 2007



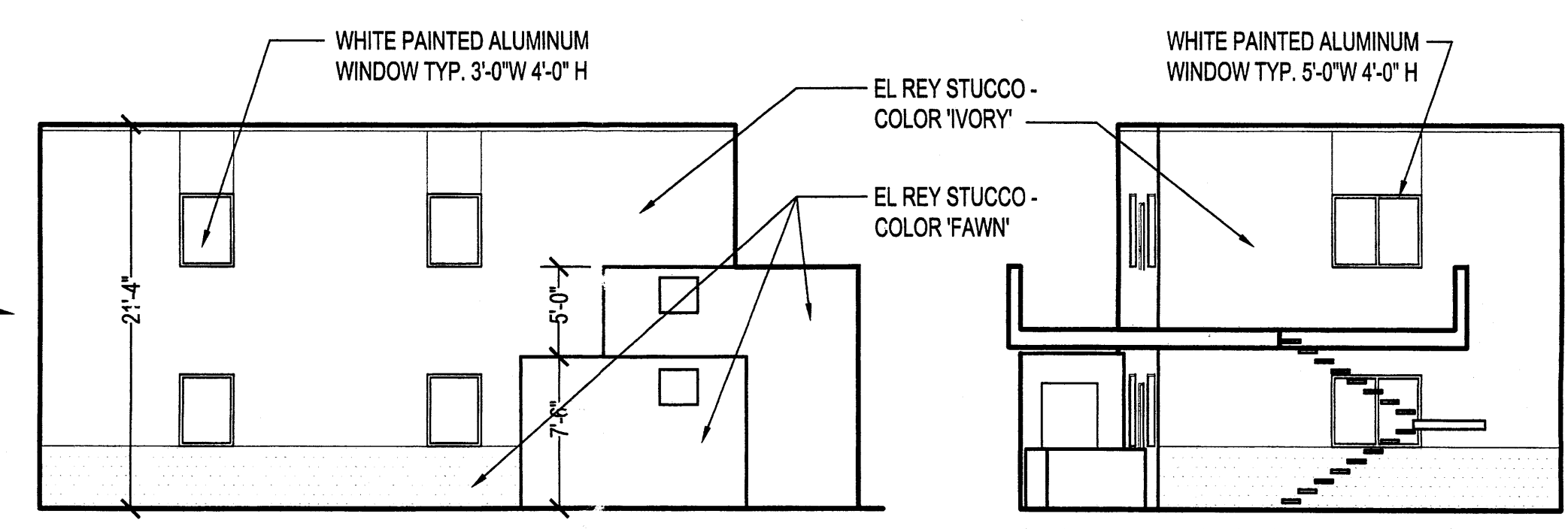
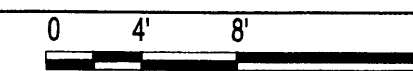
SOUTH ELEVATION - BUILDINGS 'A' & 'B'

SCALE: 1/8"=1'-0"



NORTH ELEVATION - BUILDING 'B' (BUILDING 'A'-OPPOSITE HAND SIMILAR)

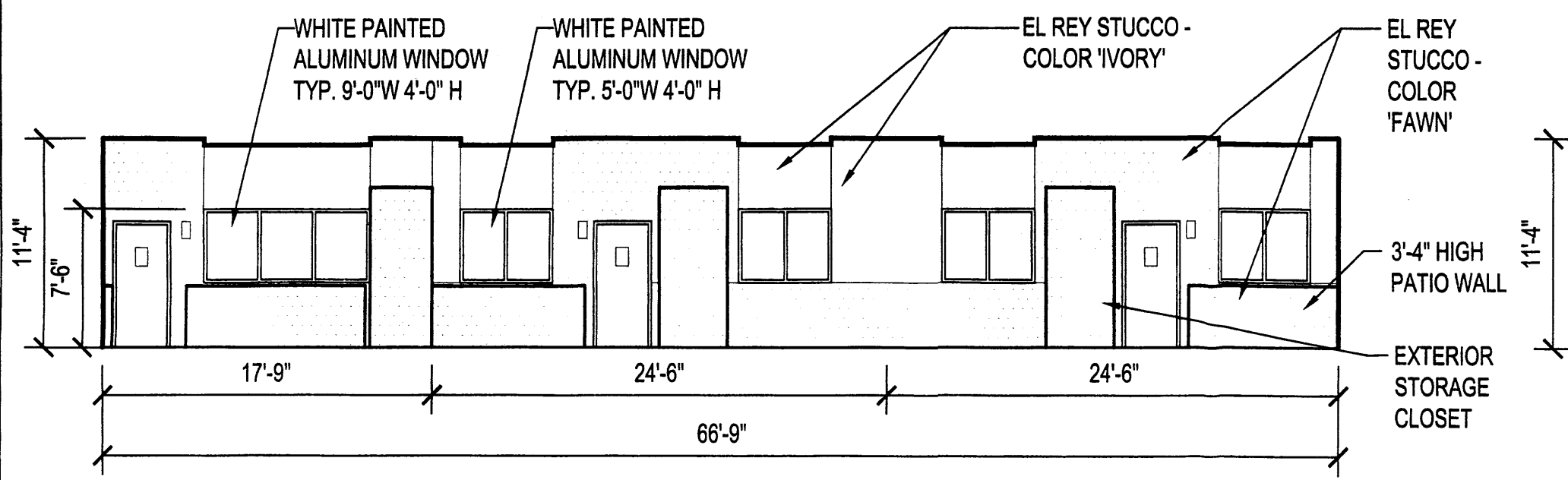
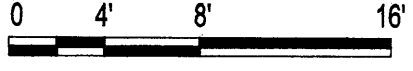
SCALE: 1/8"=1'-0"



**WEST ELEVATION @ BUILDING A
EAST ELEVATION @ BUILDING B**

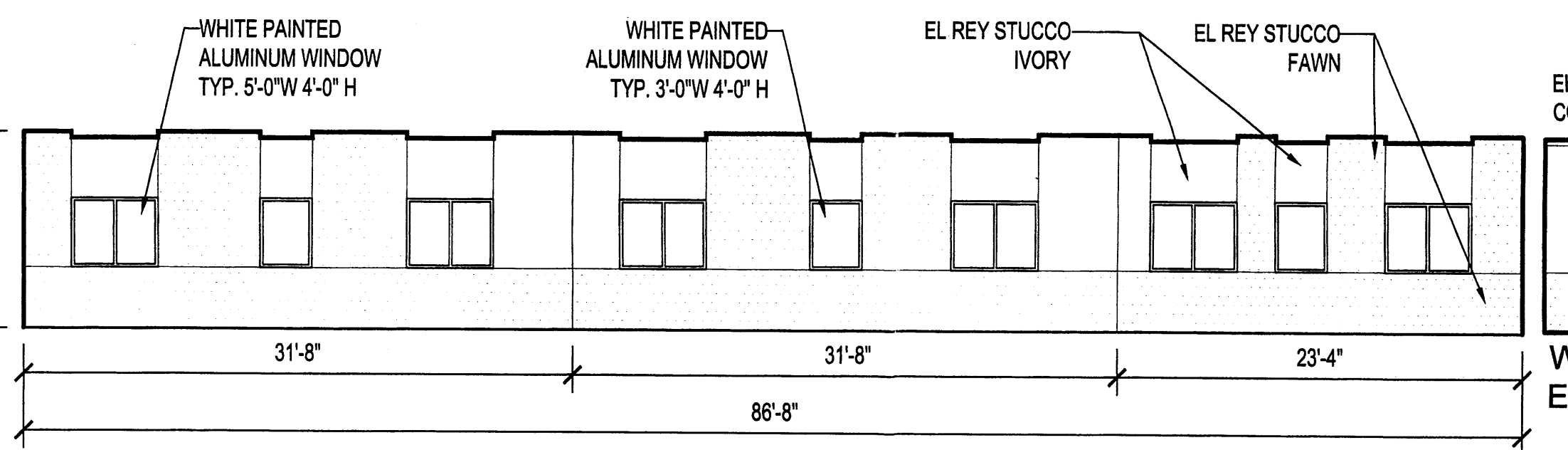
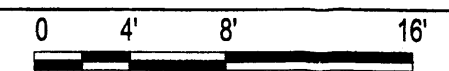
EAST / WEST ELEVATIONS - BUILDINGS 'A' & 'B'

SCALE: 1/8"=1'-0"



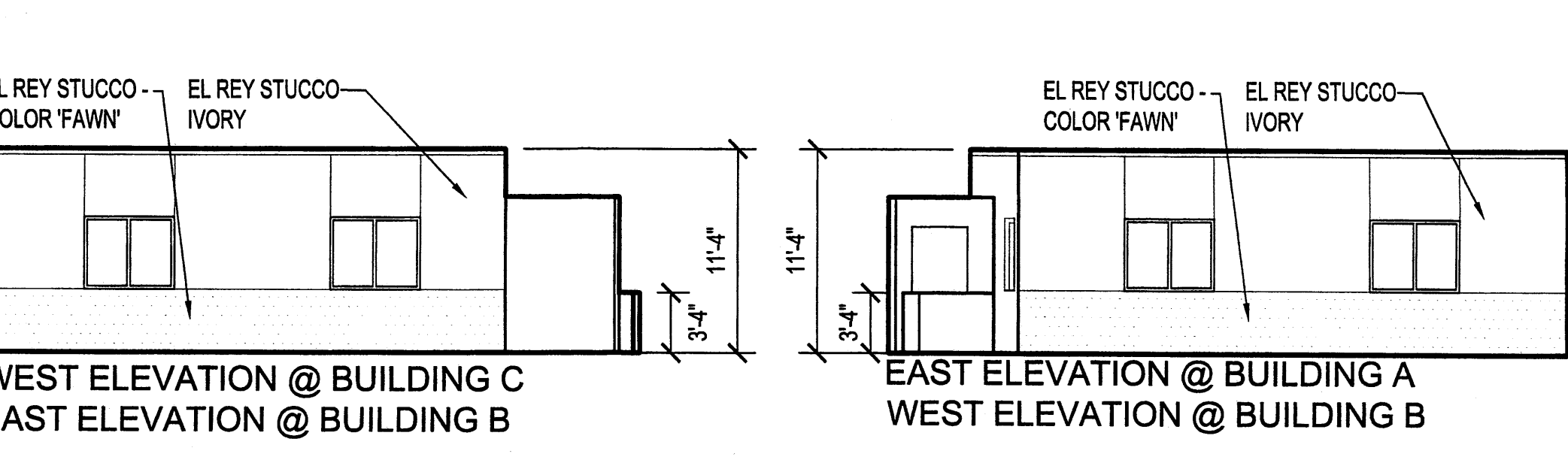
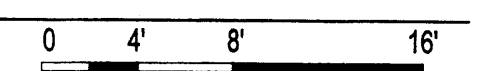
SOUTH ELEVATION - BUILDING 'C'

SCALE: 1/8"=1'-0"



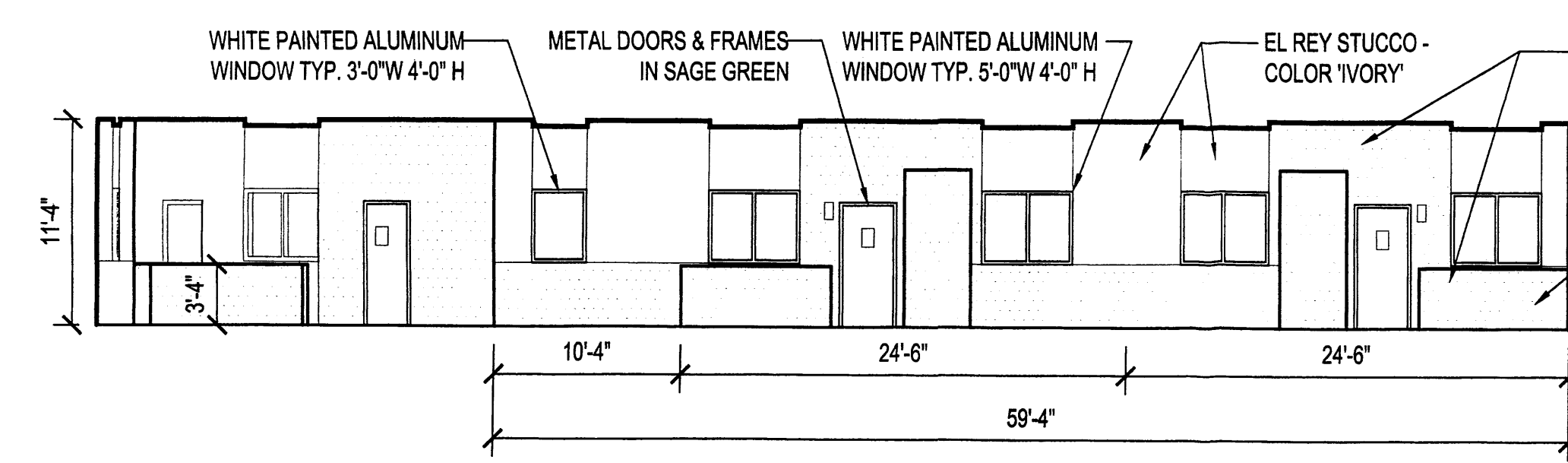
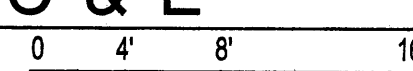
NORTH ELEVATION - BUILDING 'C'

SCALE: 1/8"=1'-0"



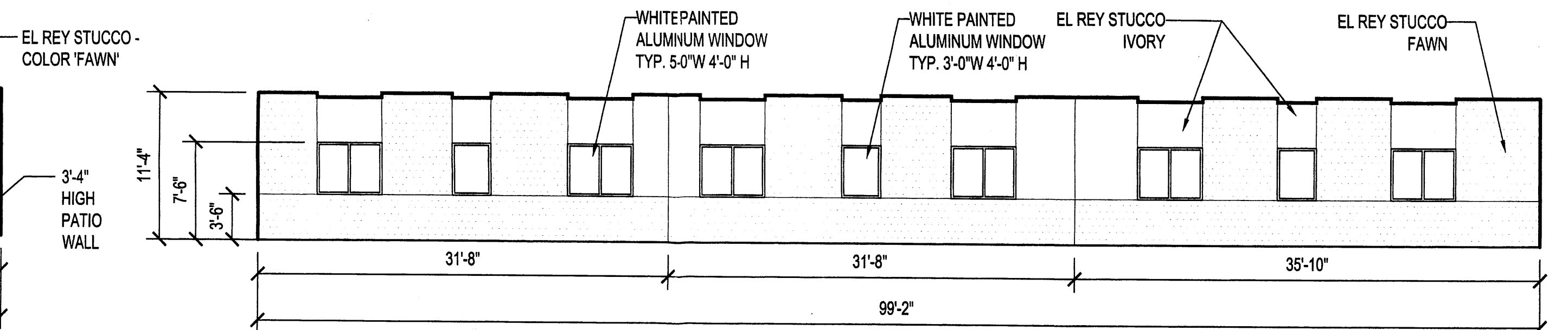
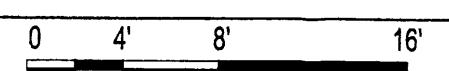
**WEST ELEVATION @ BUILDING C
EAST ELEVATION @ BUILDING B**

SCALE: 1/8"=1'-0"



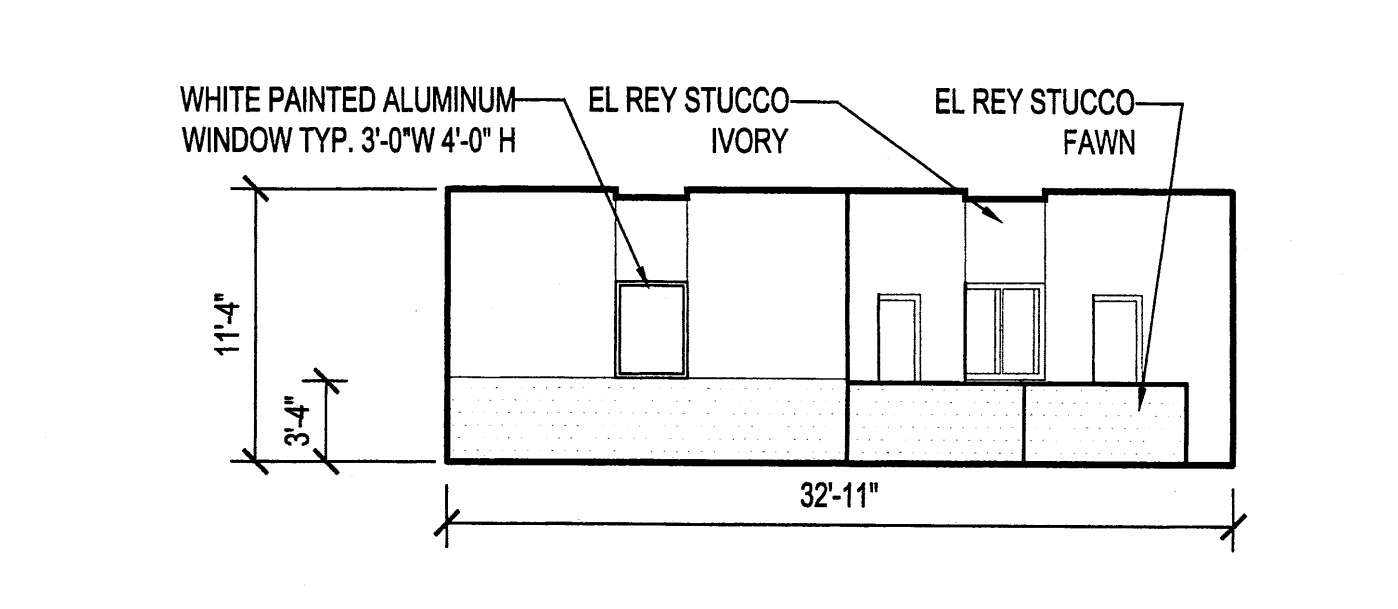
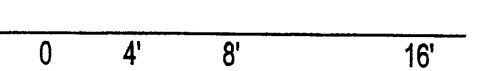
SOUTH ELEVATION - BUILDING 'D'

SCALE: 1/8"=1'-0"



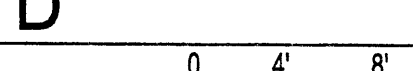
NORTH ELEVATION - BUILDING 'D'

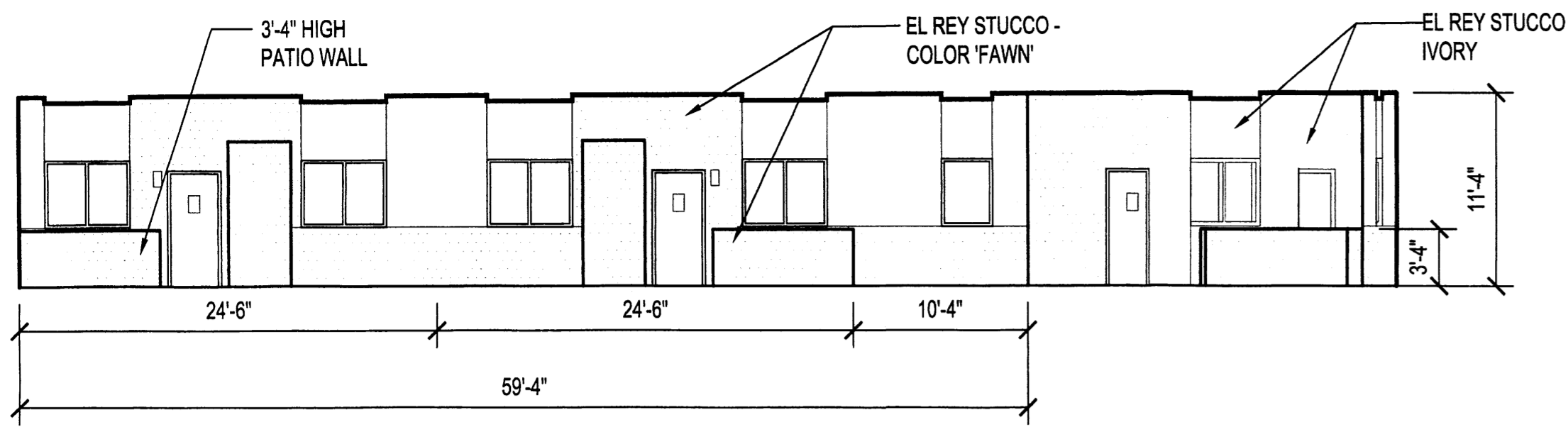
SCALE: 1/8"=1'-0"



WEST ELEVATION - BUILDING 'D'

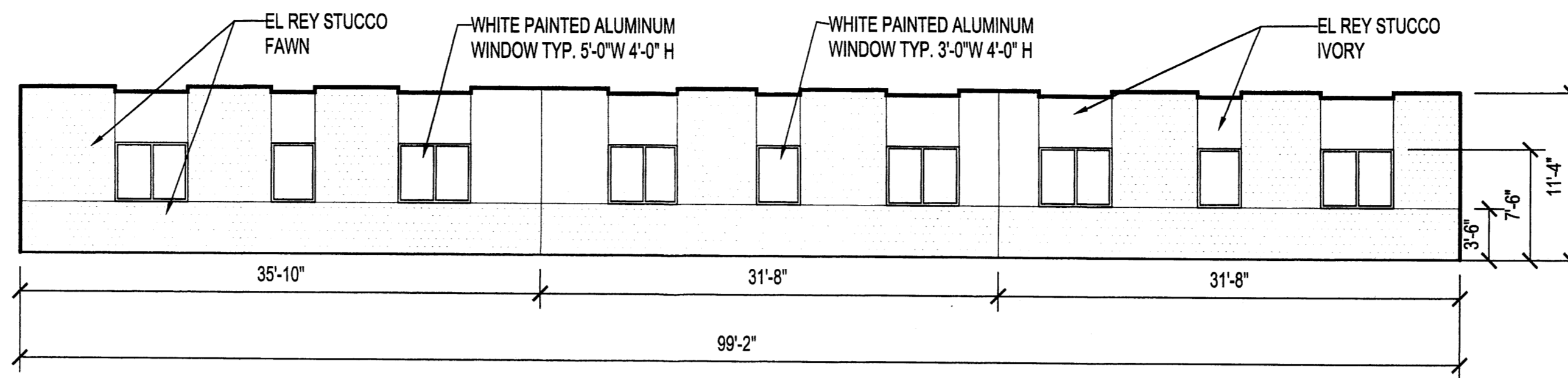
SCALE: 1/8"=1'-0"





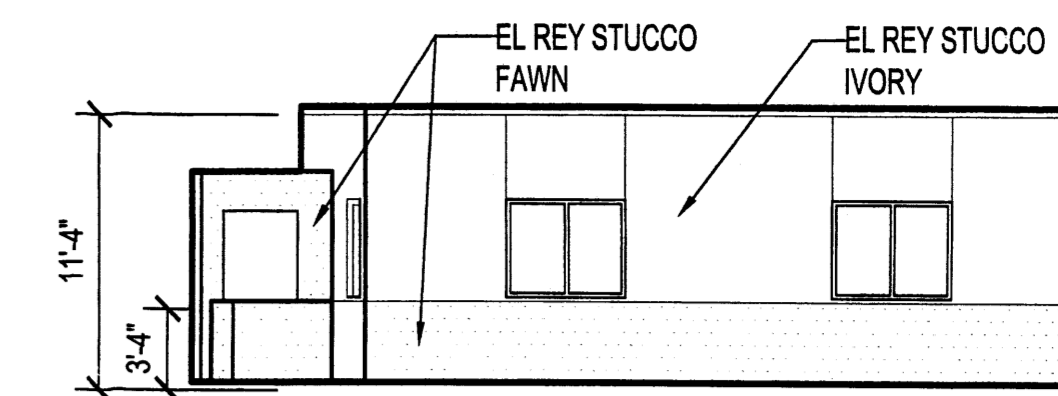
SOUTH ELEVATION - BUILDING 'E'

SCALE: 1/8"=1'-0"



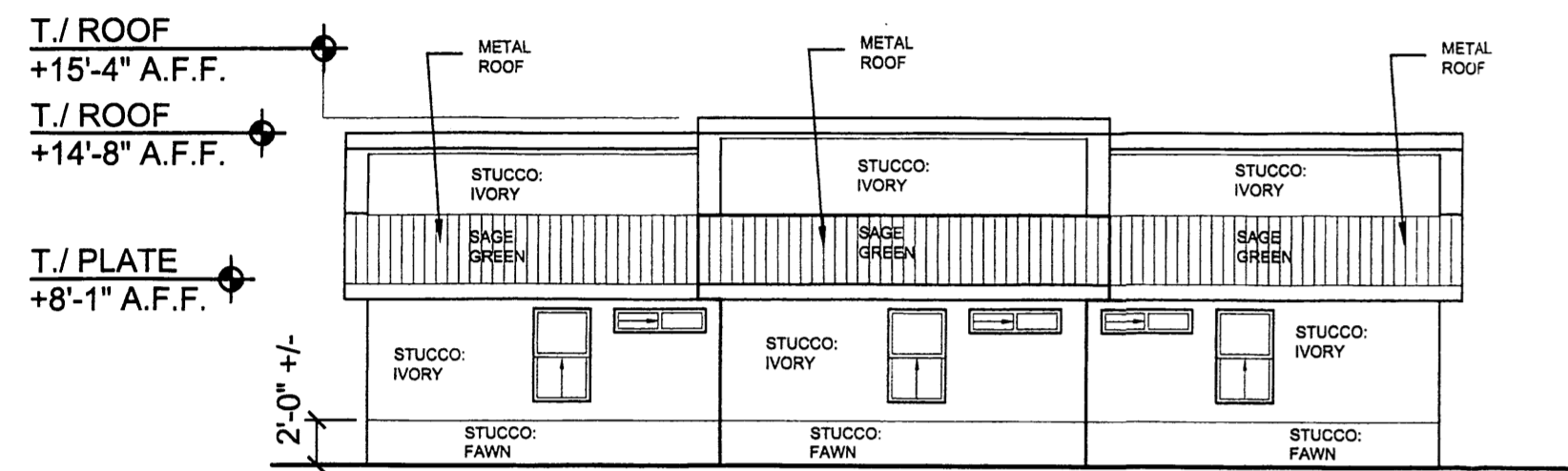
NORTH ELEVATION - BUILDING 'E'

SCALE: 1/8"=1'-0"



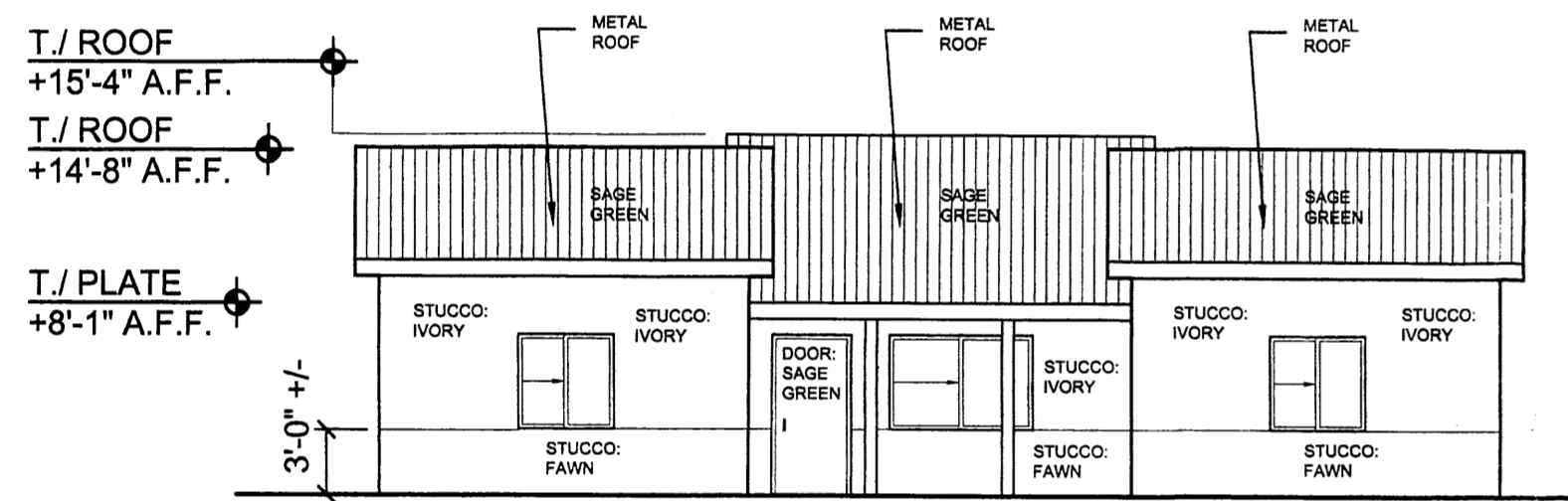
EAST ELEVATION - BUILDING 'D'

SCALE: 1/8"=1'-0"



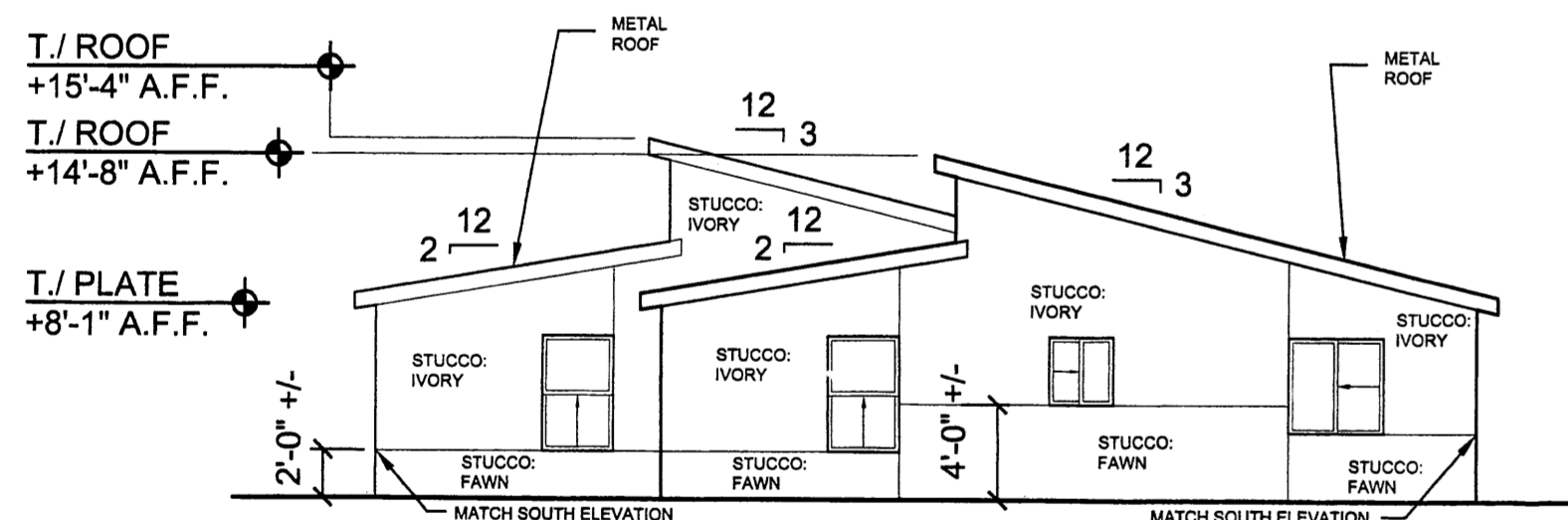
TYPICAL REAR ELEVATION - TRIPLEX BUILDINGS

SCALE: 1/8"=1'-0"



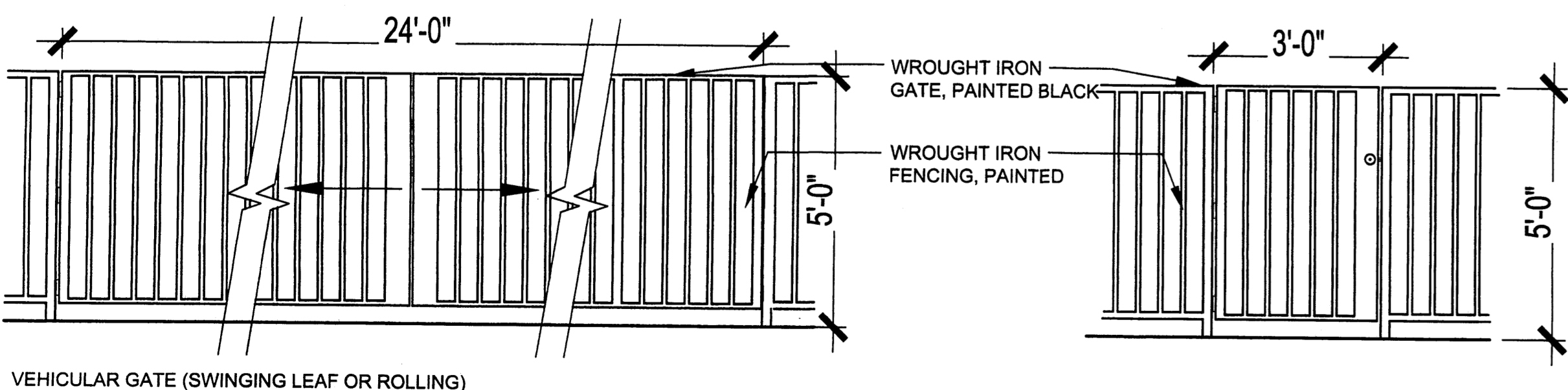
TYPICAL FRONT ELEVATION - TRIPLEX BUILDINGS

SCALE: 1/8"=1'-0"



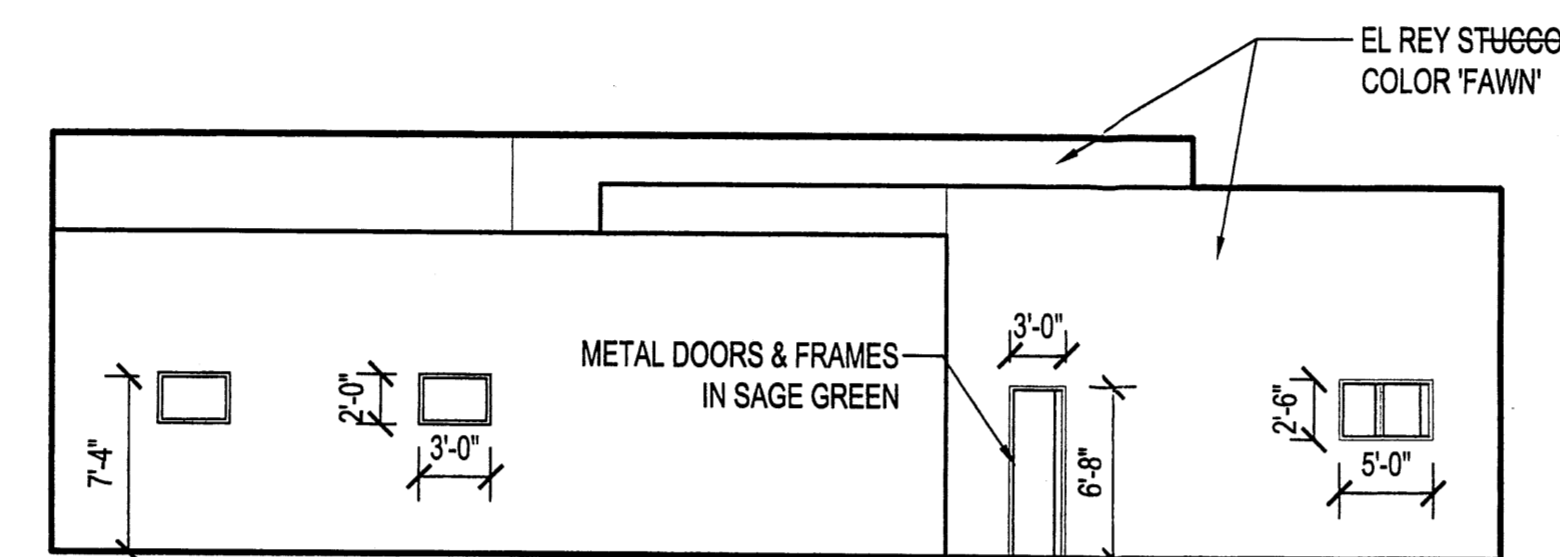
TYPICAL SIDE ELEVATION - TRIPLEX BUILDINGS

SCALE: 1/8"=1'-0"



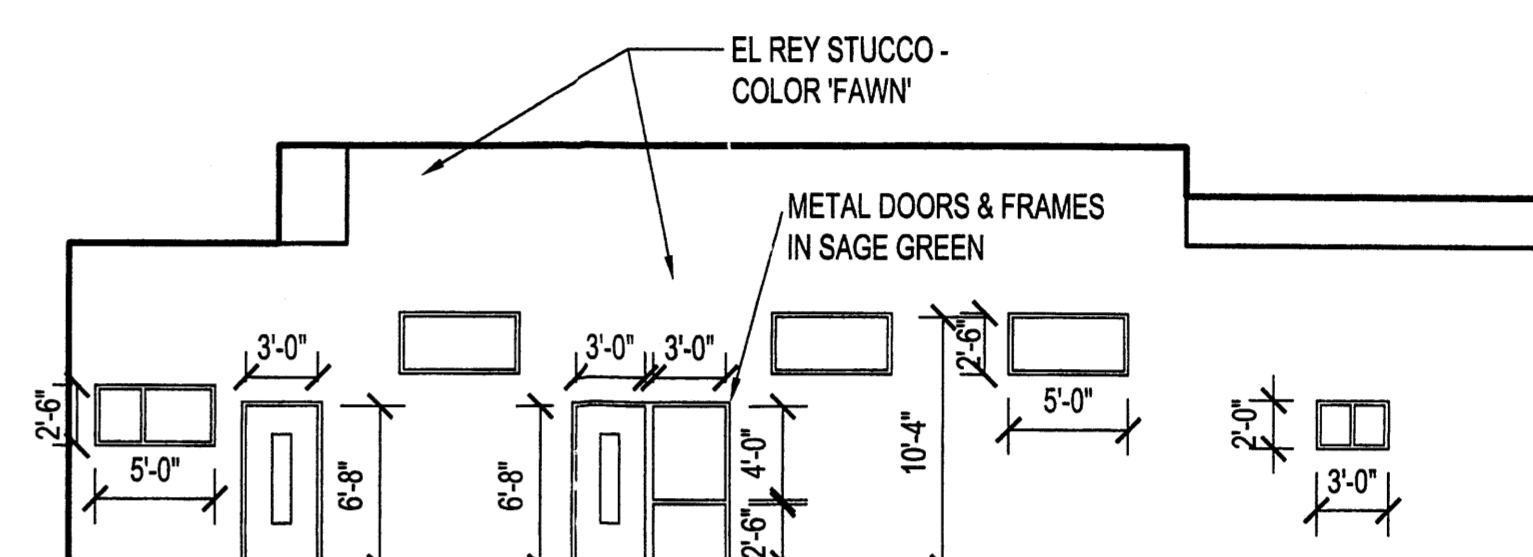
WROUGHT IRON GATE

NOT TO SCALE



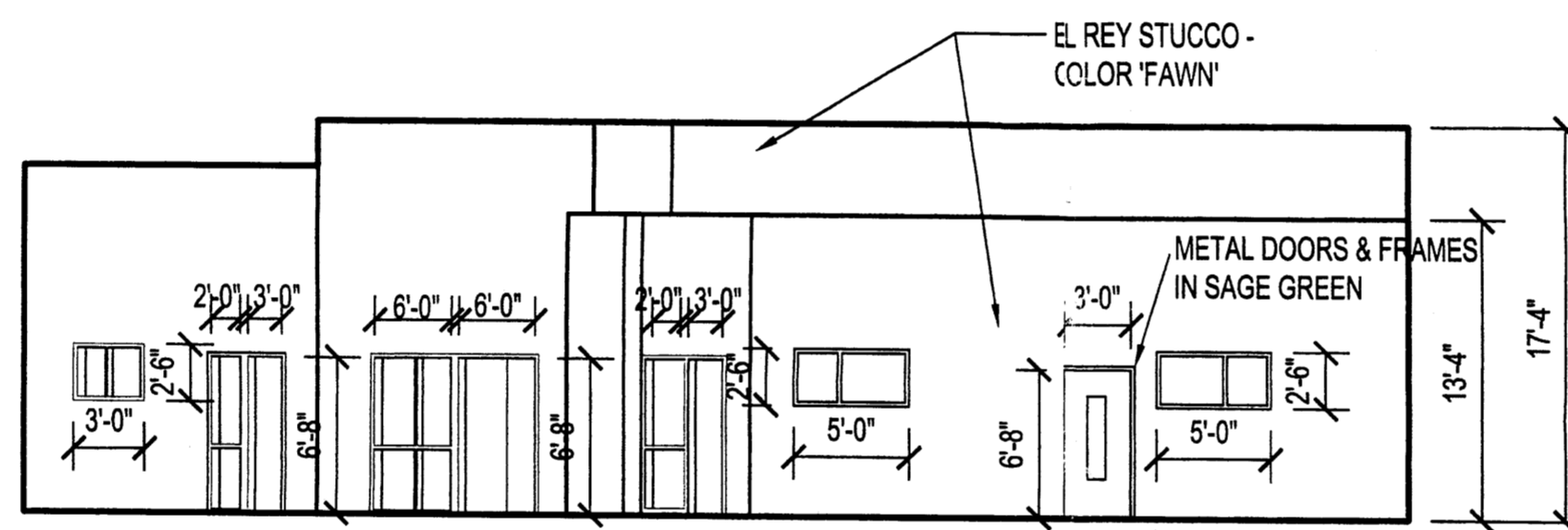
NORTH ELEVATION - COMMUNITY CENTER

SCALE: 1/8"=1'-0"



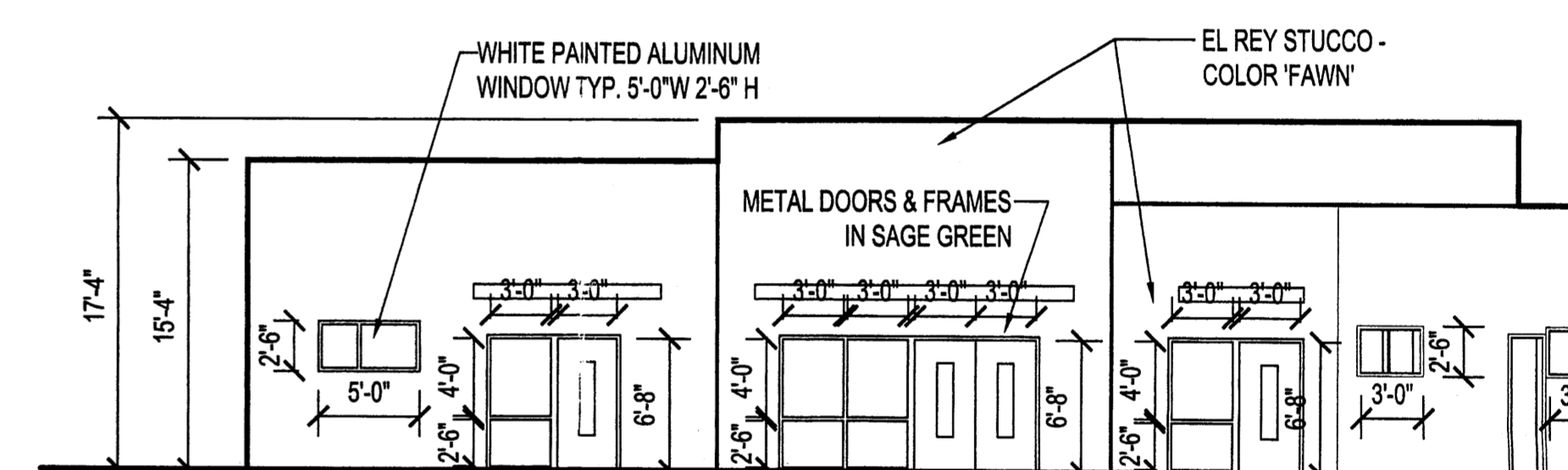
EAST ELEVATION - COMMUNITY CENTER

SCALE: 1/8"=1'-0"



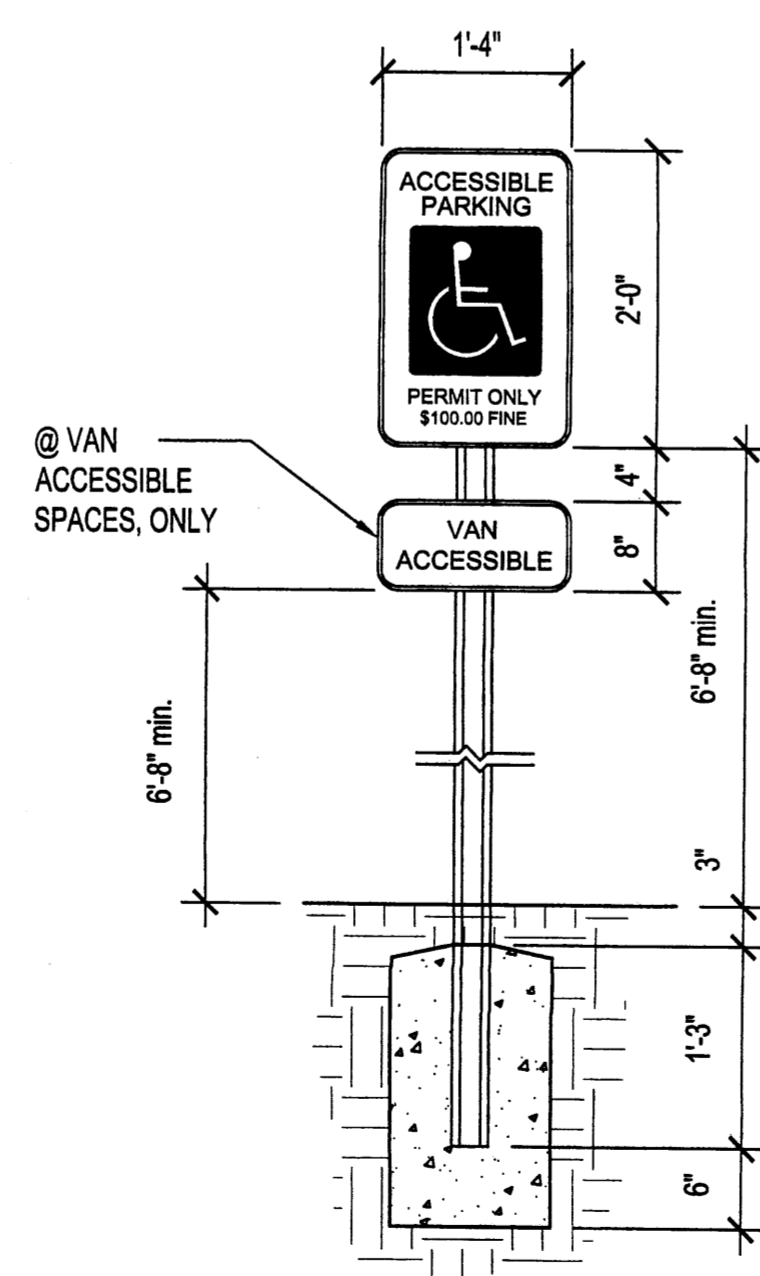
SOUTH ELEVATION - COMMUNITY CENTER

SCALE: 1/8"=1'-0"



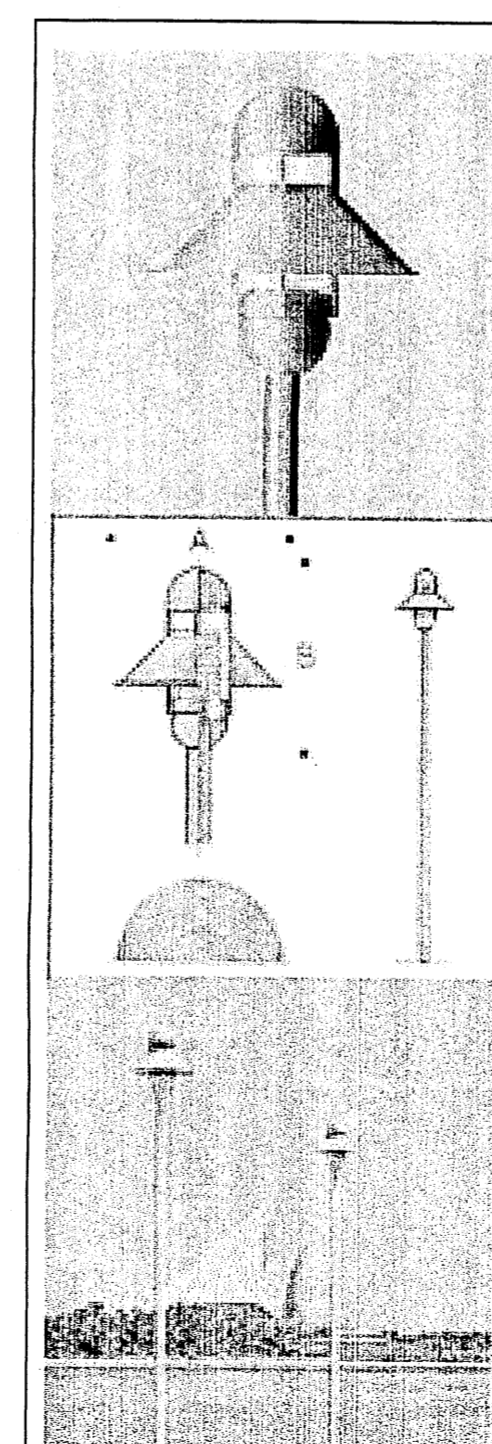
WEST ELEVATION - COMMUNITY CENTER

SCALE: 1/8"=1'-0"



HANDICAPPED PARKING SIGN DETAIL

SCALE: 3/4"=1'-0"



BEGA POLE TOP LUMINAIRE 9954S
NOT TO SCALE

Pole top with additional uplight

Designed for the illumination of walkways, open pedestrian scale landscape areas, parking areas, and roadways.

Pole top luminaires with glare-free louver system and additional top light output. Clear crystal glass with vertical structure.

U.L. listed, suitable for wet locations.

Protection class: IP 44

Finish: Standard BEGA color: BLACK

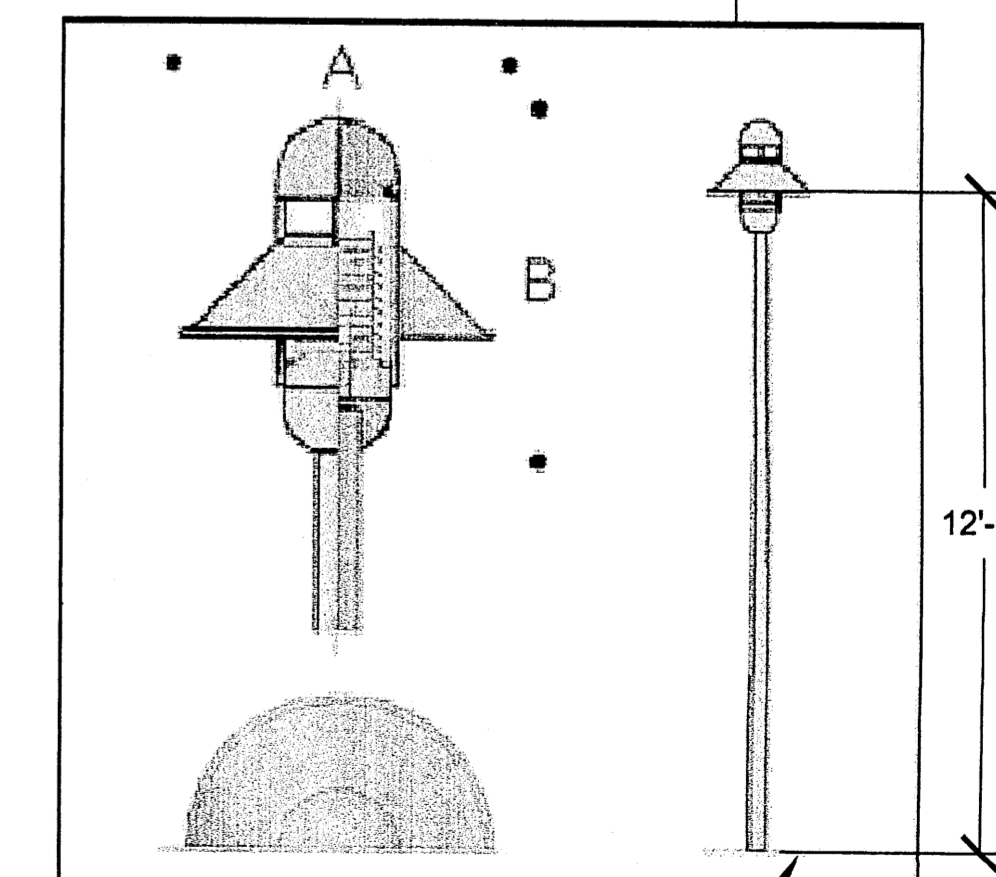
NOTE: ALL POLE MOUNTED LIGHT FIXTURES TO BE FULL CUT-OFF TYPE.

Select product No. for details

9954S

9991MH

Lamp	Lumen	A	B
(1) 70W E-17 HPS	6300	21 5/8	22 7/8
(1) 70W ED-17 MH	5800	21 5/8	22 7/8



FINISHED GRADE

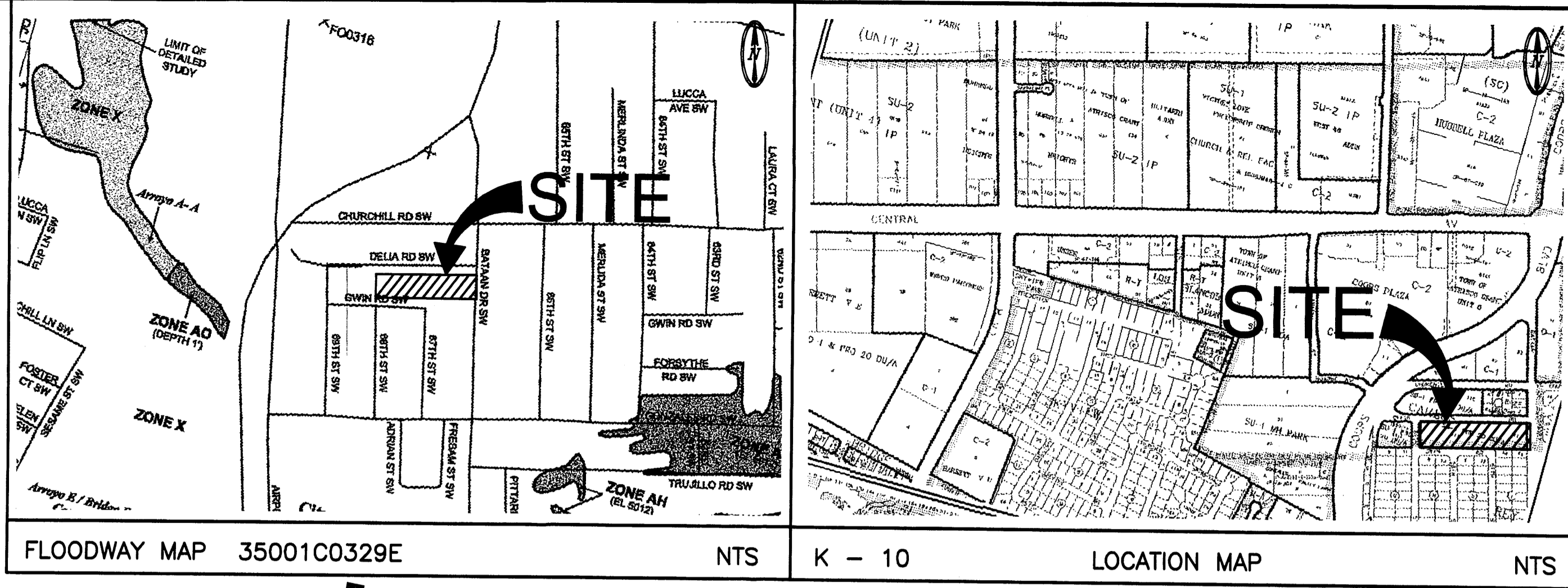
REVISIONS
NOVEMBER 6, 2007

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

GARRETT SMITH L.L.D.
DESIGN ARCHITECTURE & DEVELOPMENT

NEW LIFE HOMES IV
DRB SUBMITTAL FOR BUILDING PERMIT
ELEVATIONS 2

DRWN. BY: NR, BF
DATE: Nov. 6, 2007



PROPERTY ADDRESS
DELIA RD SW

LEGAL DESCRIPTION
TRACT 111-C
TOWN OF ATRISCO GRANT
UNIT 6

PROJECT BENCHMARK
BENCH MARK: ACS 3 1/4" ALUM. CAP
DISK "S-K10, 1989"
ELEVATION = 5096.432 NAVD 88

SURVEY
SITE MAPPING BY
HARRIS SURVEYING SEPT 2007

- LEGEND**
- 02.5 x EXISTING SPOT ELEVATION
 - 01.5 x PROPOSED SPOT ELEVATION
 - ← DIRECTION OF FLOW
 - DRAINAGE SWALE
 - EXISTING STRUCTURE
 - EXISTING OVERHANG
 - PROPOSED STRUCTURE
 - ▨ PROPOSED DELIA PAVEMENT
 - ▨ EXISTING ASPHALT TO BE REMOVED AND REPLACED
 - - - EXISTING CHAIN LINK FENCE
 - PROPOSED POST AND CABLE FENCE
 - EXISTING BOLLARD
 - EXISTING STREET LIGHT
 - DRAINAGE BASIN DIVIDE
 - PROPOSED RETAINING WALL

REVISIONS

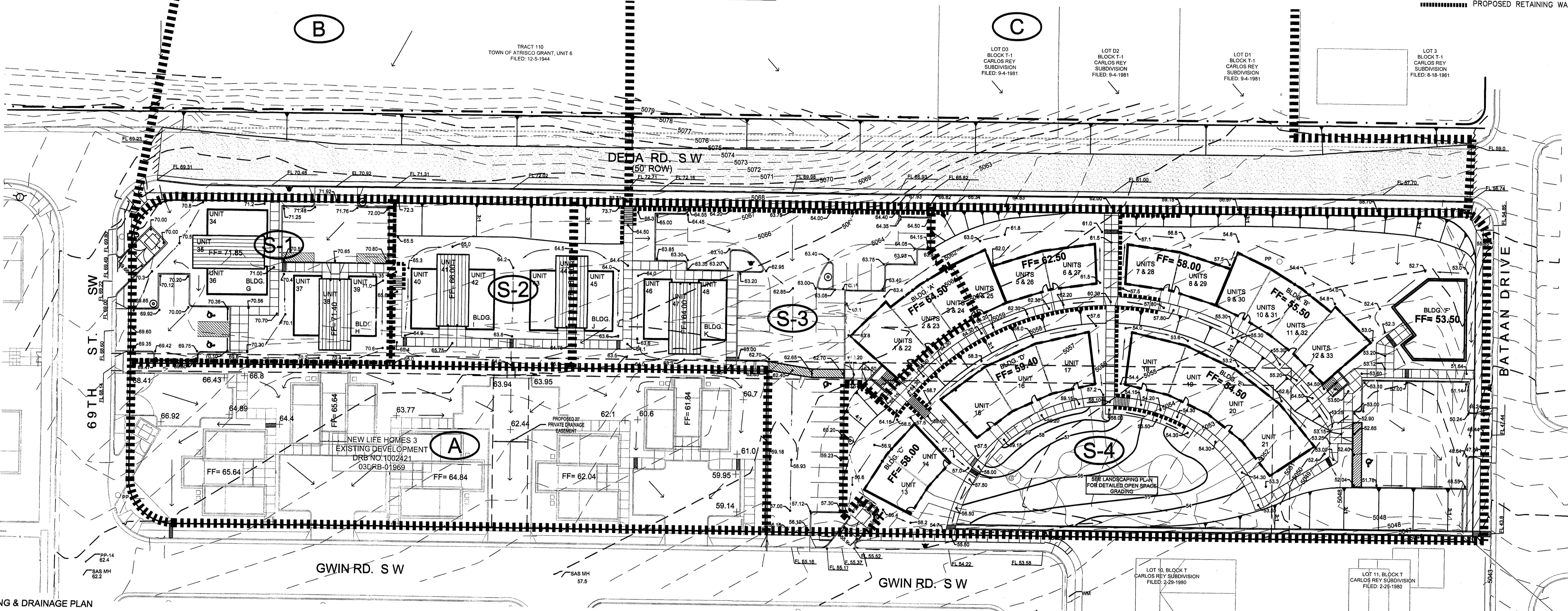
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE, Bldg. 1, Suite 1300
Albuquerque, New Mexico 87110
Phone: (505) 263-0000 Fax: (505) 268-6100



514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

GARRETT SMITH LTD.
DESIGN, ARCHITECTURE & DEVELOPMENT

NEW LIFE HOMES - 4
ALBUQUERQUE NEW MEXICO
GRADING AND DRAINAGE PLAN



GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 48-UNIT MULTI-FAMILY DEVELOPMENT ON THE 2.4-ACRE SITE. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE IS PRESENTLY UNDEVELOPED. THE SITE CONTAINS APPROXIMATELY 2.4-ACRES AND IS DESCRIBED AS TRACT 111-C, TOWN OF ATRISCO GRANT, UNIT 6. THE SITE IS BOUNDED BY 69TH STREET ON THE WEST, BATAAN DRIVE ON THE EAST, DELIA ROAD ON THE NORTH AND GWIN ROAD ON THE SOUTH. THE PROPERTY HAS BEEN DISTURBED BY VEHICLES AND RANDOM TRASH DUMPING. GWIN, 69TH AND BATAAN ROADS ARE IMPROVED PUBLIC ROADWAYS. DELIA ROAD IS UNIMPROVED. PRESENTLY ALL EXCESS RUNOFF DRAINS SOUTH AND EAST TO GWIN ROAD AND BATAAN DRIVE. FLOWS DRAIN TO EXISTING PUBLIC STORM DRAINAGE IMPROVEMENTS LOCATED IN GONZALES ROAD. AN EXISTING 15-UNIT DEVELOPMENT (NEW LIFE HOMES 3) IS LOCATED ADJACENT TO THE SITE. TEMPORARY EROSION CONTROL IMPROVEMENTS ARE PRESENT ON THE SITE CONSTRUCTED TO SUPPORT NEW LIFE HOMES 3.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED AS A 48-UNIT MULTI-FAMILY COMPLEX, WITH ASSOCIATED ACCESS, DRAINAGE, GRADING, UTILITY AND LANDSCAPING IMPROVEMENTS. ALL RUNOFF FROM THE SITE WILL DRAIN TO GWIN ROAD AND BATAAN DRIVE, CONTINUING SOUTH TO EXISTING STORM DRAINAGE IMPROVEMENTS LOCATED IN GONZALES ROAD. DUE TO THE INFILL NATURE OF THIS PROJECT, FREE DISCHARGE OF EXCESS RUNOFF IS APPROPRIATE. NEW LIFE HOMES 4 WILL BE INTEGRATED INTO NEW LIFE HOMES 3, SHARING ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS. ACCESS, DRAINAGE AND UTILITY EASEMENTS WILL BE GRANTED AS REQUIRED. DELIA ROAD WILL BE IMPROVED ALONG THE PROJECT FRONTAGE FROM 69TH STREET TO BATAAN DRIVE.

TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. A COMPREHENSIVE STORM WATER POLLUTION PREVENTION PLAN WILL BE PREPARED PRIOR TO CONSTRUCTION.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100-YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement unless noted otherwise.

PROJECT HYDROLOGY									
AHYMO									
ZONE:	1	NEW LIFE HOMES 4							
P ₁ HOUR:	2.20"								
P ₁₀ DAY:	3.67"								
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	2.43	0.00	0.00	2.43	0.00	0.99	7.0	0.200	
A	0.74	0.00	0.15	0.15	0.44	1.50	2.6	0.092	
B	1.58	0.00	0.00	1.58	0.00	0.99	4.5	0.130	
C	1.96	0.00	0.00	1.96	0.00	0.99	5.6	0.162	
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
S-1	0.30	0.00	0.00	0.09	0.21	1.87	1.1	0.041	
S-2	0.21	0.00	0.00	0.11	0.10	1.45	0.7	0.025	
S-3	0.52	0.00	0.00	0.05	0.47	1.87	2.1	0.081	
S-4	1.40	0.00	0.00	0.56	0.84	1.57	5.2	0.184	
SITE	2.43	0.00	0.00	0.81	1.62	1.64	9.4	0.332	
A	0.74	0.00	0.15	0.15	0.44	1.50	2.6	0.092	
B	1.58	0.00	0.00	0.63	0.95	1.57	5.9	0.207	
C	1.96	0.00	0.00	0.78	1.18	1.58	7.3	0.258	

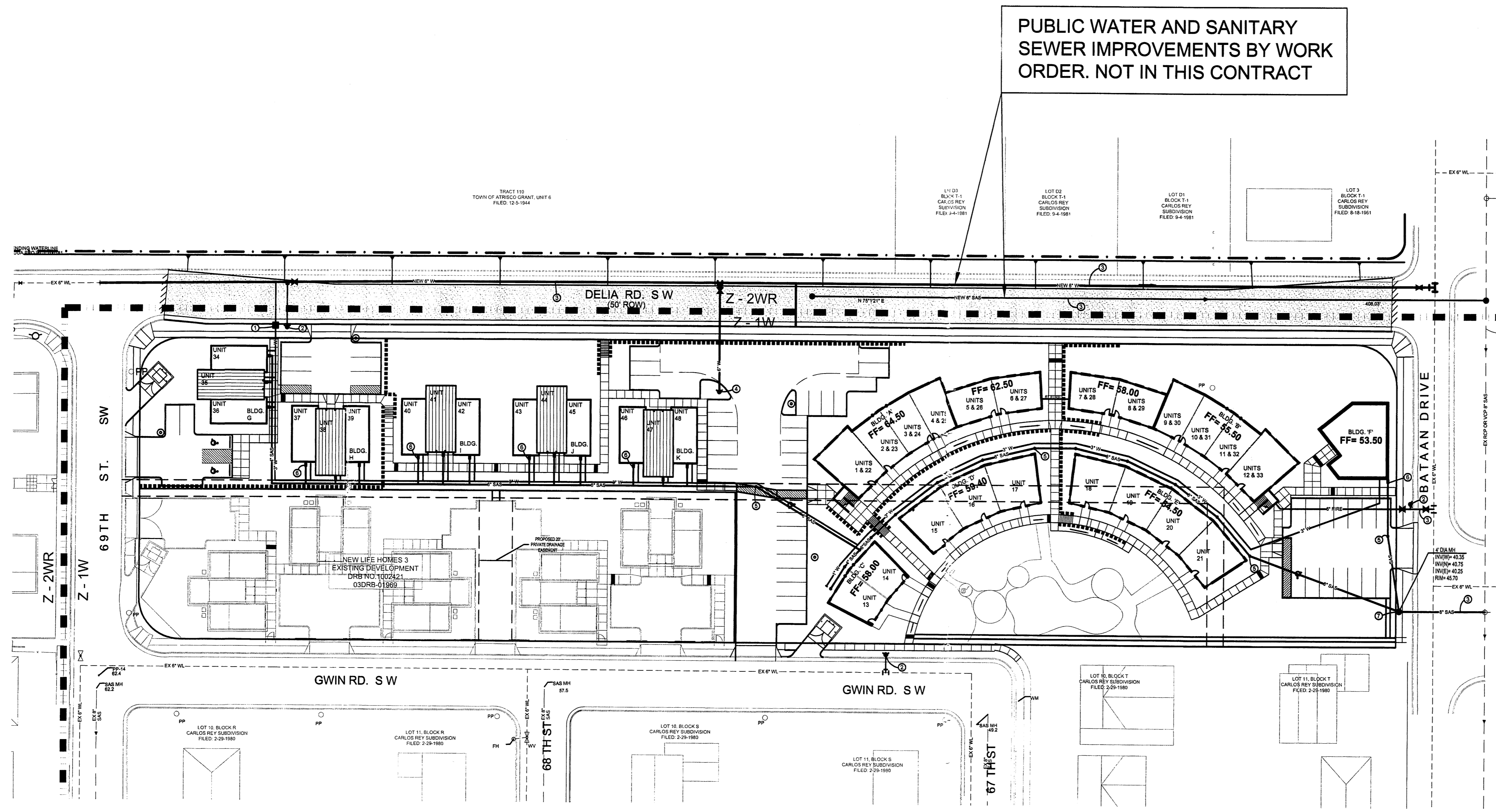
ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.

SCALE: 1" = 30'

PROJECT NO.: 07522

DATE: 10-31-2007

SHT: C-1



PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS BY WORK ORDER. NOT IN THIS CONTRACT

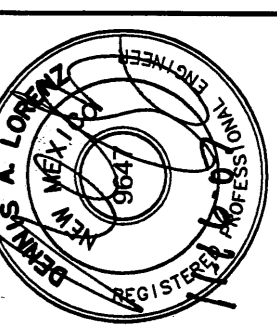
LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	--- 8" WL ---	--- 8" W ---
SANITARY SEWER	--- 8" SAS ---	--- 8" SAS ---
UNDERGROUND ELEC., GAS, TEL, TV	--- GAS ---	--- GAS ---
CENTERLINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
RETAINING WALL	---	---
SINGLE WATER SERVICE	--- 8" WL ---	--- 8" W ---
FIRE HYDRANT	⊕	⊕
MANHOLE	○	●
WATER VALVE	⊗	⊗
WATER ZONE DIVISION	---	---
POWER POLE	○ PP	○ PP
SINGAL CLEANOUT	---	---
DOUBLE CLEANOUT	---	---

REVISIONS

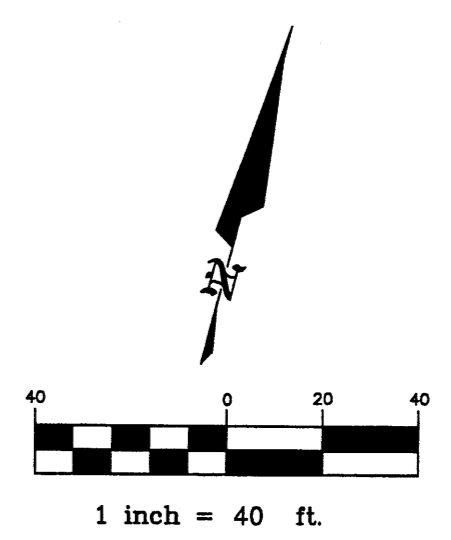
NO.	DATE	DESCRIPTION

BRASHER & LORENZ
CONSULTING ENGINEERS
2000 Central Ave. NE
Albuquerque, New Mexico 87110
Phone: (505) 888-8888 Fax: (505) 888-8188



514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX /243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT



NEW LIFE HOMES - 4
ALBUQUERQUE NEW MEXICO
UTILITY LAYOUT

SCALE:
1" = 40'

PROJECT NO.:
07522

DATE:
10-31-2007

SHT:
C-2