DRB CASE ACTION LOG – BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan – Subdivision [SPS]*
- ❑ *Site Plan – Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1007059** *Application #:* 14DRB-70332, 14DRB-70335

Project Name: **PARIS ADDITION**

Agent: INTEGRATED DESIGN and SURV-TEK INC *Phone #:*

****Your request was approved on** 10-1-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION**:

☑ **ABCWUA**: determine FE if req'd

❑ **CITY ENGINEER / AMAFCA**:

❑ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**:

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

DRB CASE ACTION LOG – BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan – Subdivision [SPS]*
- ❑ *Site Plan – Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1007059** *Application #:* 14DRB-70332

Project Name: **PARIS ADDITION**

Agent: INTEGRATED DESIGN *Phone #:*

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION**:

❑ **ABCWUA**:

☑ **CITY ENGINEER / AMAFCA**: recorded SIA

❑ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**: record grading permit, release Barricade for SIA

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
❑ **AGIS DXF File approval required.**
❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑**3 copies of the approved site plan. Include all pages.**

DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Building Basement Hearing Room

October 1, 2014

MEMBERS:

Jack Cloud..... DRB Chair
Kristal Metro..... Transportation Development
Allan Porter..... ABCWUA
Curtis Cherne.....City Engineer
Carol Dumont..... Parks & Recreation

Angela Gomez ~ Administrative Assistant

****

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

1. Project# 1007059
14DRB-70332 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
14DRB-70335 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN and SURV-TEK INC 5agent(s) for QUATRO DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 2, **PARIS ADDITION** zoned C-2 OR SU-2 NFTOD, located on ON 4TH BETWEEN KINLEY & SUMMER containing approximately .978 acre(s). (J14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT DEFERRED TO 10/15/14. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR DETERMINATION OF POSSIBLE EASEMENT REQUIREMENT AND TO PLANNING.**

2. **Project# 1010144**
14DRB-70350 EPC APPROVED SDP FOR BUILD PERMIT
14DRB-70352 EPC APPROVED SDP FOR BUILD PERMIT
14-70356 - MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
14DRB-70354 – TEMPORARY DEFERRAL OF SIDEWALK CONST.

CONSENSUS PLANNING and ISAACSON & ARFMAN, P.A. agent(s) for TITAN SENIOR LIVING - SANTA MONICA and DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of TRACTS 3 AND 4, **SANTA MONICA PLACE,** zoned R-LT AND R-T (EPC approved SU-1), located on SANTA MONICA BETWEEN LOUISIANA AND SAN PEDRO containing approximately 34.9419 acre(s). (D-18) *[Deferred from 10/22/14]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *14DRB-70350* WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING FOR COMMENTS. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *14DRB-70352* WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING FOR COMMENTS. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 10/24/14 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/29/14, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

3. **Project# 1007059**
14DRB-70332 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

INTEGRATED DESIGN agent(s) for QUATRO DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 2, **PARIS ADDITION** zoned C-2 OR SU-2 NFTOD, located on ON 4TH BETWEEN KINLEY & SUMMER containing approximately .978 acre(s). (J14) *[Deferred from 10/1/14, 10/8/14, 10/15/14, 10/22/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/29/14 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) AND TO PLANNING FOR RECORDING OF REVOCABLE PERMIT OF AIR RIGHTS ON 4TH STREET AND REVISIN OF LANDSCAPE PLAN TO PROVIDE APPROPRIATE TREES AS RECOMMENDED BY PNM.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 6, 2014
DRB Comments

ITEM # 10

PROJECT # 1007059 APPLICATION # 14-70267

RE: Lots 1-12, Block 2, Paris Addition

The North 4th Street Sector Development Plan requires a determination of substantial compliance by the Zoning Enforcement Officer (ZEO); this would particularly apply to Item 2. Articulation, 3. Signage and 5. Parking Requirements – it appears the variance process under the Zoning Code would be required.
A variance under the Subdivision Ordinance would be required concurrent with platting into a single lot for Item 1. Right of Way.
Item 4. Street Lights does not appear to be addressed under the sector plan (only private lighting and alleys), and the submitted survey does not identify the abutting property on the west as an alley.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Cuatro Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Replat of Lots 1 Thur 12, Block 2, Paris Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6"	Fire Hydrant and Valve	Kinley Avenue	NW Corner of Site	Waterline on Kinley Avenue	/	/	/
							/	/	/
		2'-6"	Curb, Gutter, Sidewalk & Parking Bay	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		2'-6"	Curb, Gutter, Sidewalk & Parking Bay	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		2'-6"	Curb, Gutter, Sidewalk & Parking Bay	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
		12"-18"	2-Inlets & StormDrain	SE Corner of Site	4th Street	Summer Avenue	/	/	/
		12"-18"	2-Inlets & StormDrain	NW Corner of Site	4th Street	Kinley Avenue	/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2 Engineer's Certification of the grading plan required prior to release of SIA and Financial guarantee.

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**

___ Major subdivision action
_✓_ Minor subdivision action PIF
___ Vacation — **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — **D**

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) — **V**
___ Adoption of Rank 2 or 3 Plan or similar — **P**
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector) — **D**

APPEAL / PROTEST of... — **L A**

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: GREATER ALBUQUERQUE HOUSING PARTNERSHIP PHONE: 244-1614
ADDRESS: 320 GOLD AVE SW, SUITE 918 FAX:
CITY: ALB STATE NM ZIP E-MAIL: ABQGAHP@MSN.COM
Proprietary interest in site: OWNERS **List all owners:** —

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT TO COMBINE 12 LOTS INTO 1 TRACT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 1 THRU 12 Block: 2 Unit: —
Subdiv/Addn/TBKA: PARIS ADDITION
Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): I-14 UPC Code: 101405823138121905
101405823137321904
101405822936321903

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007059

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 12 No. of **proposed** lots: 1 Total site area (acres): 0.9780 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: 4TH STREET NW
Between: KINLEY AVE NW and SUMMER AVE NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE RUSS HUGG DATE 9.18.14
(Print Name) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14DRB-07035	PIF	5(3)	$ 215.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 235.00

Hearing date 10-1-14

Project # 1007059

Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

❑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Russ Hudge
Applicant name (print)

9.18.14
Applicant signature / date

Form revised **October 2007**

❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
14DRB - - ~~EPC~~ 070335
- -
- -

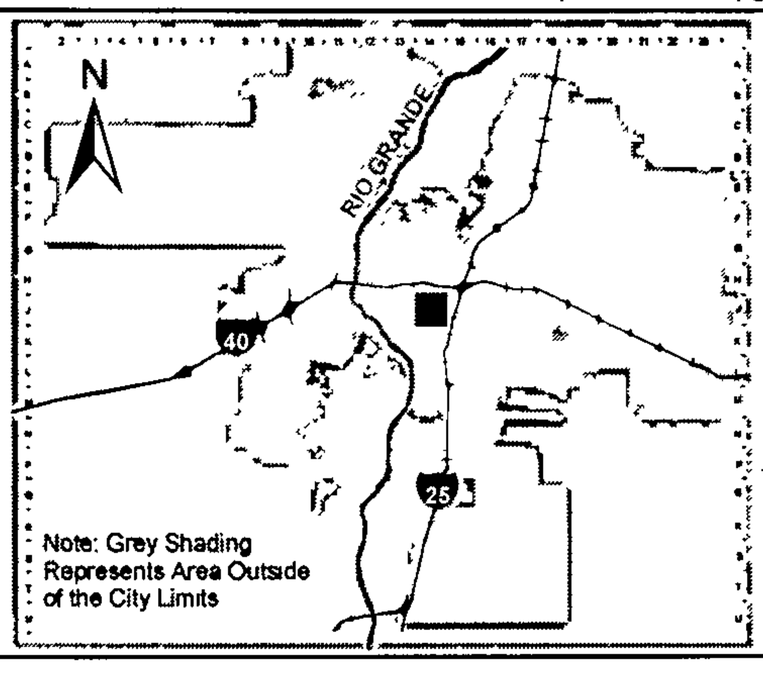
Planner signature / date

Project # 1007059

For more current information and details visit http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

J-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

September 17, 2014

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103
Attention: Mr. Jack Cloud, Chair

RE: Preliminary/Final Plat of Proposed Tract A, Quatro (Being a replat of Lots 1 thru 12, Block 2, Paris Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-14.

Dear Mr. Cloud

The owners of the above captioned property, The Greater Albuquerque Housing Partnership is hereby filing application with the City of Albuquerque Development Review Board for a Minor Preliminary/Final Plat approval of the property as described below:

The Preliminary/Final Plat will combine twelve (12) existing Lots into one (1) new Tract in conjunction with the Site Plan for subdivision to be submitted by Integrated Design Architects.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

September 16, 2014

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of The Greater Albuquerque Housing Partnership for the purpose of replatting Lots 1 thru 12, Block 2, Paris Addition, City of Albuquerque, Bernalillo County, New Mexico.

Sincerely,

The Greater Albuquerque Housing Partnership

Louis Kolker, Executive Director

REVOCABLE PERMIT

Project Name: Quatro

Project Number: 1007959

THIS REVOCABLE PERMIT ("Permit"), made and entered into this _____ day of _____, 2014, by and between the **City of Albuquerque, New Mexico, a municipal corporation** (hereinafter referred to as the "City") as grantor, and **THE GREATER ALBUQUERQUE HOUSING PARTNERSHIP, a New Mexico nonprofit corporation** (hereinafter collectively referred to as the "Permittee")as permittee.

WITNESSETH, that in consideration of the mutual obligations and covenants herein, the parties hereto do mutually agree as follows:

1. Recital. The Permittee is the owner of certain real property ("Permittee's Property") located at 4th Street, NW, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information):

> Lots 1 through 12, inclusive, Paris Addition, filed in the Bernalillo County, New Mexico real estate records on December 29, 1892, to be replatted as Tract A Quatro

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within Permittee's Property, and more particularly described in as: 4th Street, NW, from Summer Avenue, NW to Kinley Avenue, NW.

If the City's Property is an easement, then give legal description and filing information: N/A..

2. Permit. Subject to the terms and conditions of this Permit, the City grants Permittee the right to construct, install, operate, maintain, replace and remove second, third and fourth floor balconies and awnings (hereinafter referred to as the "Facility") within the City's Property, as more particularly shown on the drawings which are attached hereto as **Exhibit A-1 through A-8** and made a part of this Permit (hereinafter referred to as the "Location").

3. Use. The Permittee shall use the Location solely for apartment balconies and awnings and will not use it for any other purpose whatsoever without first obtaining the written consent of the City.

County Clerk's Recording Label

4. Compensation. As compensation for this Permit, the Permittee shall pay the City a one time administrative fee of $500.00 plus the sum of One Thousand Three Hundred Thirty-Eight Dollars and 60/100 Dollars ($1,338.60) for the first five (5) years this Permit is in effect, One Thousand Three Hundred Ninety-Two and 14/100 Dollars ($1,392.14) for years five (5) through ten (10), One Thousand Four Hundred Forty-Seven and 83/100 Dollars ($1,447.83) for years eleven (11) through fifteen (15), and One Thousand Five Hundred Five and 74/100 Dollars ($1,505.74) for years sixteen (16) through twenty (2) (hereinafter referred to as the "Annual Fee"). The parties agree and acknowledge that the Permittee has paid the twenty (20) years of annual fees in the amount of $28,421.55 contemporaneously with the execution of this Permit by the parties.

The Annual Fee shall be paid to the City upon execution of this Permit, and by the same month and day each year thereafter for the term of this Permit.

5. Term, Termination and Removal. This Permit will remain in effect for a period of twenty (20) years from the date of execution of this Permit (hereinafter referred to as the "Term"), unless terminated and revoked as a result of

a. The Permittee's breach of any provision of or default in the performance of any obligation pursuant to this Permit. If Permittee breaches any of the provisions hereof or is in default in the performance of any obligation imposed hereunder, the City may give thirty (30) days written notice (the "Notice Period") to the Permittee of the termination of this Permit. If the Permittee remains in default or the breach of any provision hereof remains uncured at the end of the Notice Period, this Permit shall terminate; or

b. The Permittee's giving the City written notice ninety (90) days in advance of termination; or

c. The City's giving the Permittee written notice ninety (90) days in advance of termination; or

d. An order of a court of competent jurisdiction.

Upon termination of this Permit and any renewal hereof, the Permittee shall abandon the use of the Facility, and shall remove the Facility and restore the City's Property as nearly as possible to the condition it was in prior to removal, all at the sole expense of the Permittee.

If, after termination and within thirty (30) days after being directed to do so by the City, the Permittee fails to remove the Facility and restore the City's Property, the City may perform the work and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such work.

Termination of this Permit for any reason shall not release the Permittee from any liability or obligation relating to the installation, operation, maintenance or removal of the Facility or any other term of this Permit.

6. Renewal of Permit. If both the City and the Permittee wish to extend the Term of this Permit, then, before the expiration of the Term, the City and the Permittee shall enter into good faith negotiations, the object of which will be to agree upon the terms of a renewal of this Permit. The agreement of the City shall not be unreasonably withheld, conditioned or delayed. If an agreement is reached, all terms, including the agreed-upon consideration, shall be reduced to writing, signed by both parties.

7. Location, Installation, Maintenance and Removal. At its own expense, the Permittee shall install, construct and maintain the Facility of such material, and in a manner that will not at any time be a source of danger to, or interfere with the City's present or future use of the City's Property, or the use of the City's Property by any utility presently franchised by the City, or interfere with its use as a public way. If during installation it becomes evident that the Permittee's proposed installation will interfere with existing City installations or any existing underground installations, then the Permittee shall modify its installation at the Location to avoid the conflict, after obtaining the City's approval for the change, at the sole expense of the Permittee. All permits required by the City for work within the right-of-way will be the responsibility of the Permittee's contractor.

After installation of the Facility, the Permittee shall back-fill, compact, repair and repave all resulting trenches, curbs, gutters and pavement to the satisfaction of the City, restoring them to as close to their original condition as is reasonably possible.

If, in the judgment of the City, the Permittee at any time fails to perform its obligations under this section, the City, at the City's option, may perform whatever work the City deems necessary for the public safety, health and welfare, and the Permittee shall reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of performing such work. However, the City is not required to perform such work, and any failure by the City to perform the Permittee's obligations shall not release the Permittee from liability for any loss or damage caused by the Permittee's failure to perform its obligations.

Installation, maintenance and removal of the Facility shall be accomplished in a manner which will not unreasonably impede traffic adjacent to the Location or impede its use as a public way, as determined by the City. The timing and manner of such construction, maintenance and removal shall be done in compliance with the City's requirements.

If the Facility, or any part thereof, is the cause of an emergency condition, and the City determines that the situation makes it unreasonable to notify the Permittee or await action by the Permittee, the City may take whatever actions it deems necessary to remedy the emergency situation at the sole expense of the Permittee, which will reimburse the City within thirty (30) days after the City submits a bill to the Permittee for the reasonable costs of such actions.

8. As-Builts. Upon completion of the construction and installation of the Facility, the Permittee shall promptly provide the City with one set of reproducible as-built, record drawings, reflecting construction and installation as actually accomplished.

9. Insurance. During the Term of this Permit, including renewals, if any, the Permittee shall obtain and maintain liability insurance in an amount of not less than $1,000,000 combined

single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public caused by or related to the construction, installation, operation, maintenance, replacement, removal or other activity related to the Facility. The insurance policy shall name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The insurance policy shall provide coverage per occurrence and shall state the project name and project number. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date of the Permit, materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, Attention: Risk Management. A certificate of insurance in compliance with the above must be furnished to the City with the execution of this Permit and prior to commencement of construction.

10. Indemnity/Liability. The Permittee shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Permittee agrees to indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Permittee, its agents, representatives, contractors or subcontractors or arising from the failure of the Permittee, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Permittee herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Entire Agreement. This Permit contains the entire agreement of the parties regarding the Facility and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes. Changes to this Permit are not binding unless made in writing and signed by both parties.

13. Captions. The captions to the sections or paragraphs of this Permit are not part of this Permit and will not affect the meaning or construction of any of its provision.

14. Binding Effect. This Permit is binding upon and inures to the benefit of the successors and/or assigns of the parties.

15. Compliance with Laws. The Permittee and its contractors shall comply with all federal, state and local laws, ordinances, regulations and rules and will not discriminate illegally against any person. The Permittee's attention is specifically drawn to 62-14-1 et seq. NMSA, (1978 Comp., 1984 Repl. Pamphlet) regarding excavation damage to pipelines and underground utility lines.

16. Applicable Law. This Permit is governed by and construed and enforced in accordance with the laws of the State of New Mexico.

17. Construction and Severability. If any part of this Permit is held to be invalid or unenforceable, the remainder of this Permit will remain valid and enforceable if the remainder of the

Permit is reasonably capable of completion.

18. Assignment. The Permittee shall not assign any interest in this Permit.

19. Notice. For purposes of giving formal written notice to the Permittee, the Permittee's address is:

320 Gold, SW, Suite 918
Albuquerque, New Mexico 87102
Phone: 505-385-6480

For purposes of giving formal, written notice to the City, the City's address is:

Mayor
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Copies of any notices to the City must also be given to:

City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Written notice must be made either personally or by certified United States mail. If the notice is mailed, the notice will be complete 3 days after deposited in the United States mail, postage paid, and addressed as required in this section. Notice of change of address will be given in the same manner as required by this section.

20. Joint and Several Liability. The Permittee shall be jointly and severally liable to the City for the performance of Permittee's obligations pursuant to this Permit.

21. Approval Required. This Permit shall not become effective or binding until approved by the City Engineer.

22. Run with the Property. This Agreement shall be binding upon Permittee's Property, its successors and assigns and shall run with title to the Permittee's Property.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the City and the Permittee have executed this Revocable Permit the day and year first above written.

PERMITTEE: THE GREATER ALBUQUERQUE HOUSING PARTNERSHIP, a New Mexico nonprofit corporation

By [signature]: _____
Name [print]: Louis Kolker
Title: Executive Director
Dated: October 10, 2014

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E.,
Acting City Engineer
Dated: _____

PERMITTEE'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this ___ day of October, 2014, by Louis Kolker, Executive Director of The Greater Albuquerque Housing Partnership, a New Mexico nonprofit corporation.

(SEAL)

_____
Notary Public

My Commission Expires: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this ____day of _____, 2014, by Shahab Biazar, Acting City Engineer of the City of Albuquerque, a municipal corporation on behalf of said corporation.
(SEAL)

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

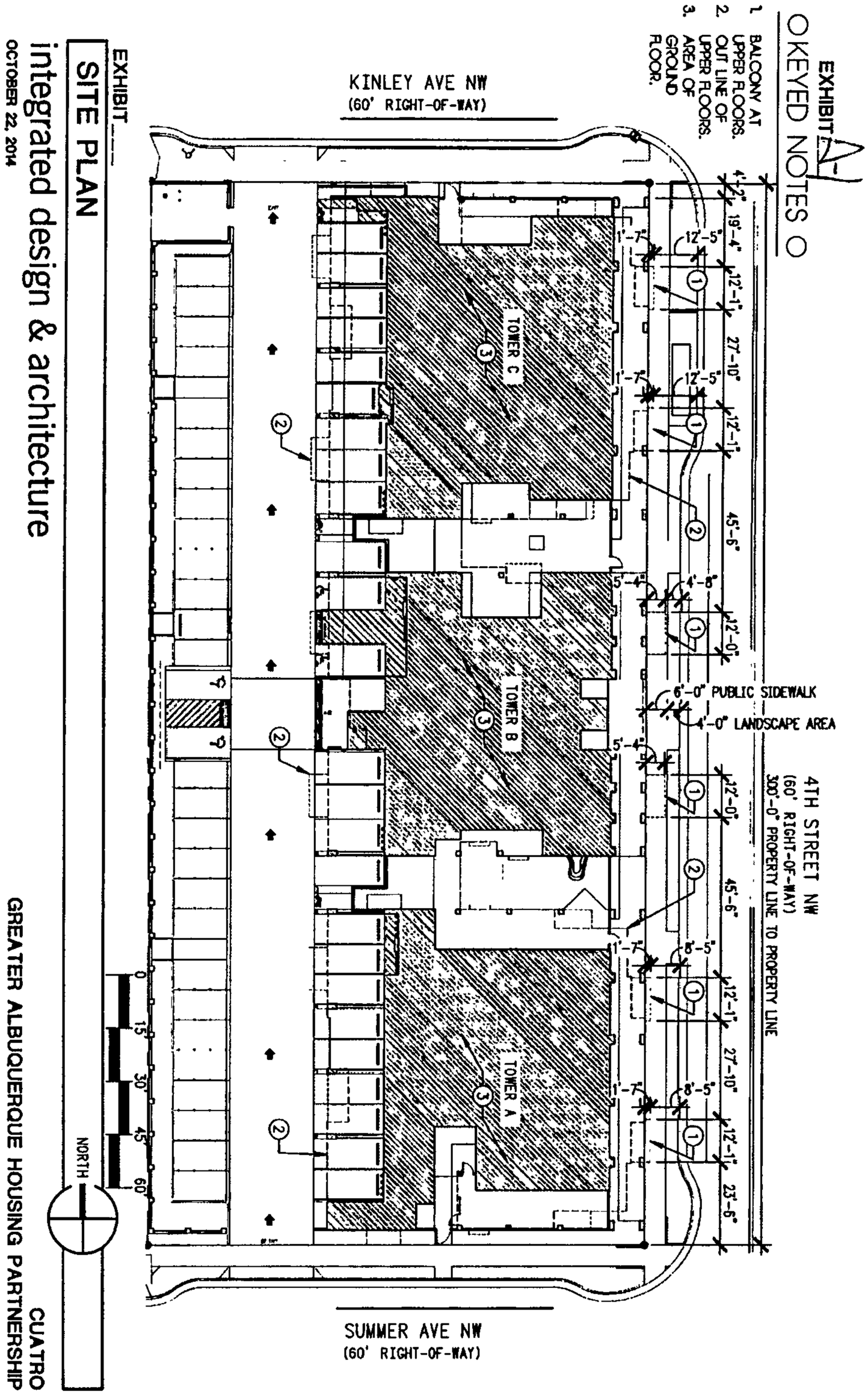
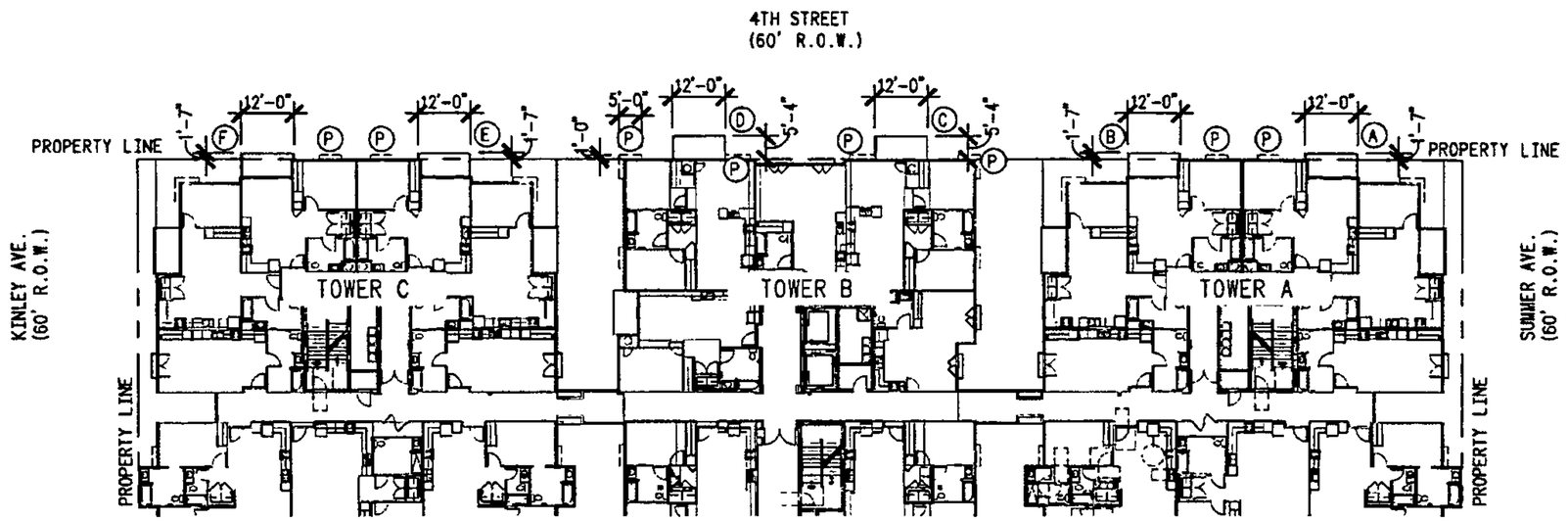


EXHIBIT A-1
KEYED NOTES O
1. BALCONY AT UPPER FLOORS.
2. OUT LINE OF UPPER FLOORS.
3. AREA OF GROUND FLOOR.
KINLEY AVE NW
(60' RIGHT-OF-WAY)
TOWER C
TOWER B
TOWER A
6'-0" PUBLIC SIDEWALK
4'-0" LANDSCAPE AREA
4TH STREET NW
(60' RIGHT-OF-WAY)
300'-0" PROPERTY LINE TO PROPERTY LINE
SUMMER AVE NW
(60' RIGHT-OF-WAY)
NORTH
0
15'
30'
45'
60'
EXHIBIT
SITE PLAN
integrated design & architecture
OCTOBER 22, 2014
GREATER ALBUQUERQUE HOUSING PARTNERSHIP
CUATRO

EXHIBIT A-2

○ BALCONY ENCROACHMENT AREAS ○

BALCONY	DIMENSIONS		SQUARE FOOTAGE AREA
A. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
B. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
C. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.
D. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.
E. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
F. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
P. WINDOW SHADE STRUCTURE-	5'x1'	=	40.00 SQ.FT. = (5 SQ.FT. EACH, TYPICAL OF 8 ON 2ND FLOOR)



EXHIBIT___

2ND FLOOR TOWERS A, B & C - BALCONY AIR ENCROACHMENT

integrated design & architecture

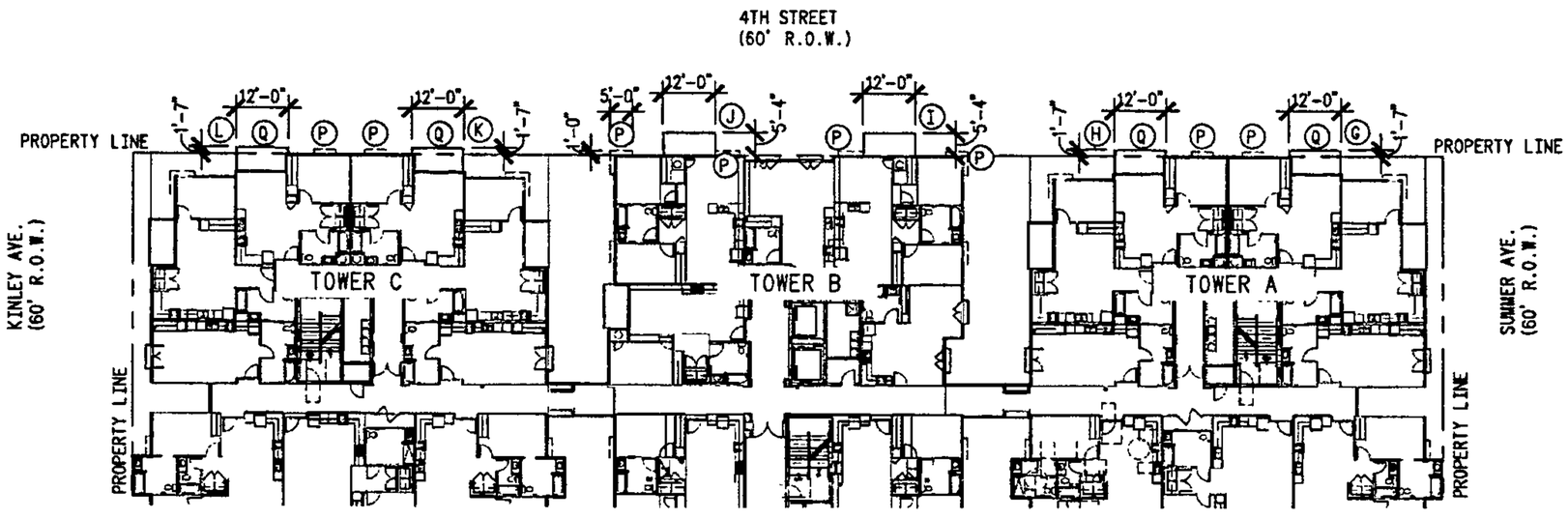
OCTOBER 22, 2014

CUATRO
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

EXHIBIT 3

BALCONY ENCROACHMENT AREAS

	BALCONY	DIMENSIONS		SQUARE FOOTAGE AREA
G.	STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
H.	STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
I.	STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.
J.	STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.
K.	STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
L.	STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.
P.	WINDOW SHADE STRUCTURE-	5'x1'	=	40.00 SQ.FT. = (5 SQ.FT. EACH, TYPICAL OF 8 ON 3RD FLOOR)
Q.	BALCONY SHADE STRUCTURE-	12'x1'7"	=	75.84 SQ.FT. = (18.96 SQ.FT. EACH, OVER BALCONIES G, H, K & L AT TOWERS A & C ONLY)



0 15' 30' 45' 60'

NORTH

EXHIBIT___

3RD FLOOR TOWERS A, B & C - BALCONY AIR ENCROACHMENT

integrated design & architecture

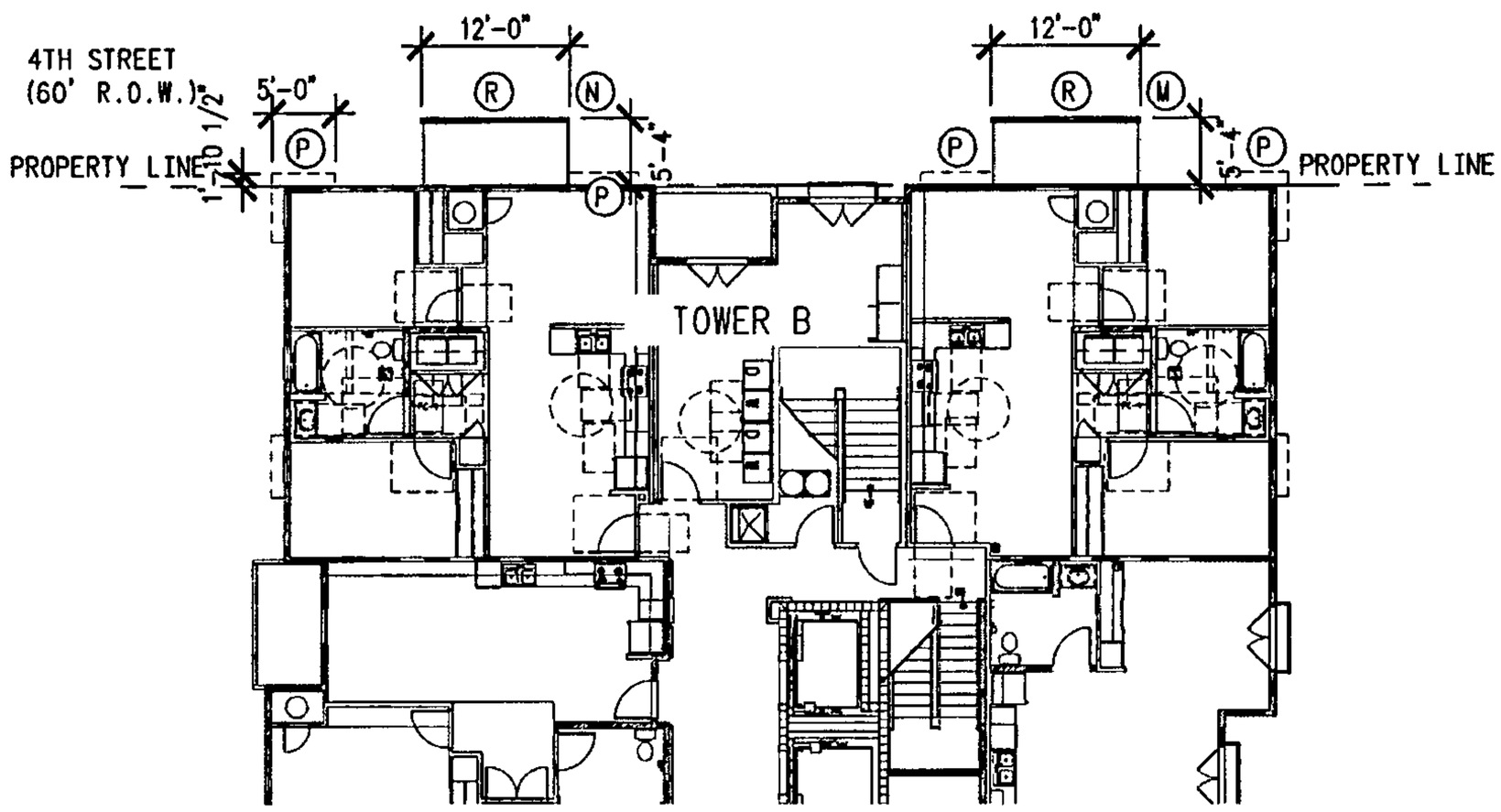
OCTOBER 22, 2014

CUATRO
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

EXHIBIT A-4

BALCONY ENCROACHMENT AREAS

	BALCONY	DIMENSIONS		SQUARE FOOTAGE AREA	
M.	STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
N.	STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
P.	WINDOW SHADE STRUCTURE-	5'x1'	=	20.00 SQ.FT.	= (5 SQ.FT. EACH, TYPICAL OF 4 ON 4TH FLOOR)
R.	BALCONY SHADE STRUCTURE-	12'x5'4"	=	127.92 SQ.FT.	= (63.96 SQ. FT. EACH, TYPICAL OF 2 ON 4TH FLOOR)



EXHIBIT____

4TH FLOOR TOWER B - BALCONY AIR ENCROACHMENT

0 8' 16' 24' 32'

NORTH

integrated design & architecture

OCTOBER 22, 2014

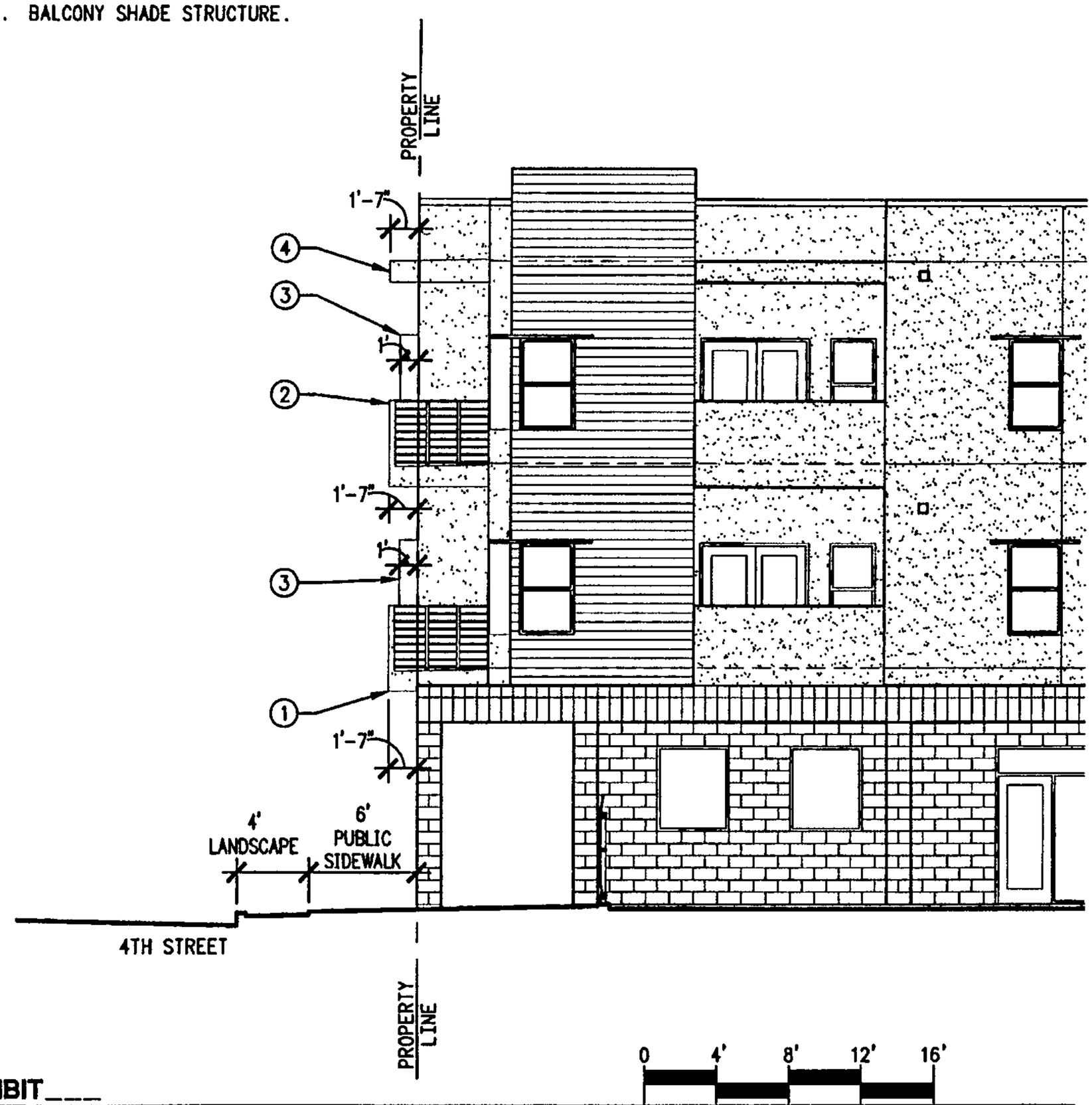
CUATRO

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

EXHIBIT A-5

○ BALCONY ENCROACHMENT AREAS ○

1. BALCONIES A & B AT 2ND FLOOR.
2. BALCONIES G & H AT 3RD FLOOR.
3. WINDOW SHADE STRUCTURE.
4. BALCONY SHADE STRUCTURE.



EXHIBIT___

NORTH ELEVATION - TOWER A

integrated design & architecture

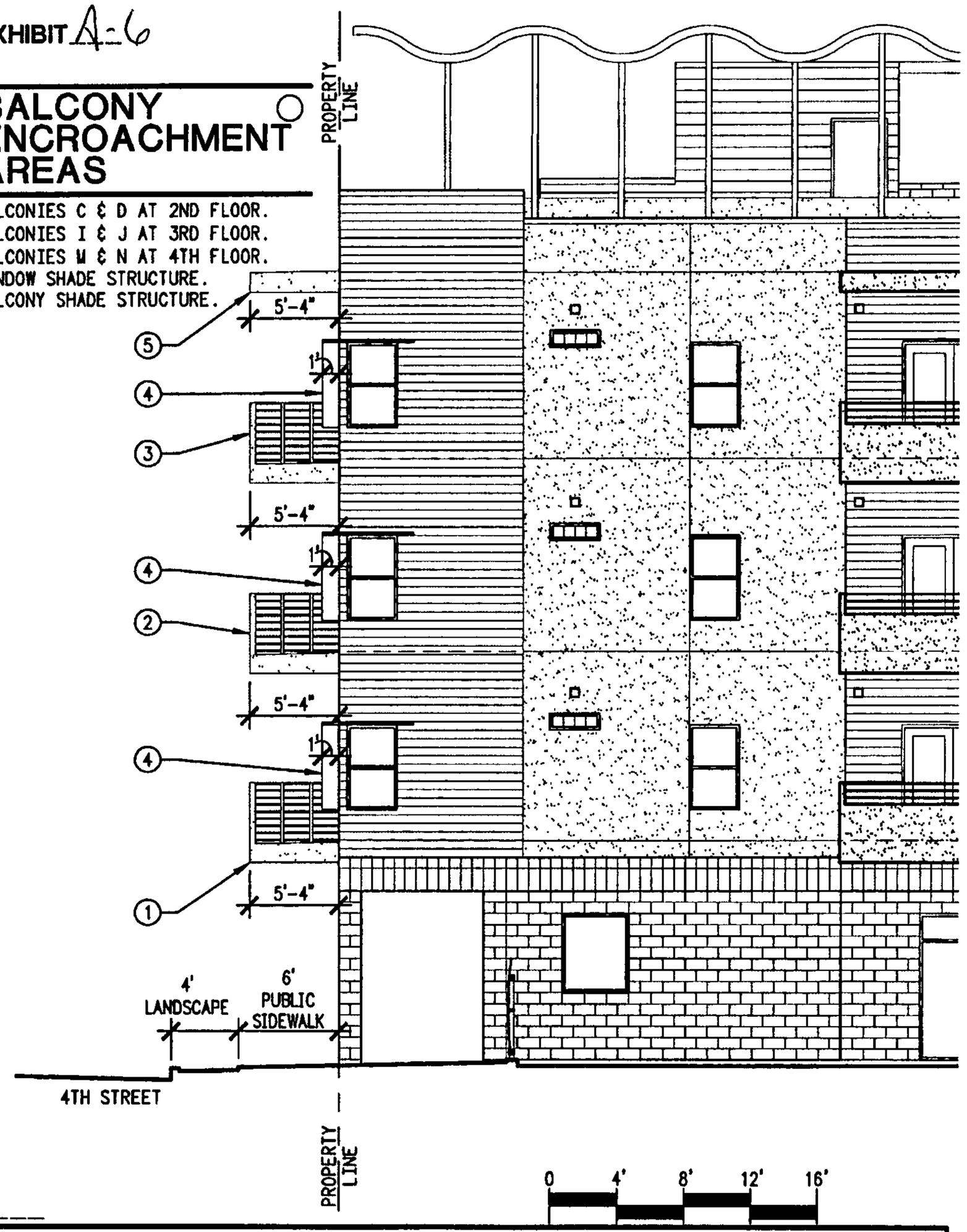
CUATRO
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

OCTOBER 22, 2014

EXHIBIT A-6

BALCONY ENCROACHMENT AREAS

1. BALCONIES C & D AT 2ND FLOOR.
2. BALCONIES I & J AT 3RD FLOOR.
3. BALCONIES M & N AT 4TH FLOOR.
4. WINDOW SHADE STRUCTURE.
5. BALCONY SHADE STRUCTURE.



EXHIBIT____

NORTH ELEVATION - TOWER B

integrated design & architecture

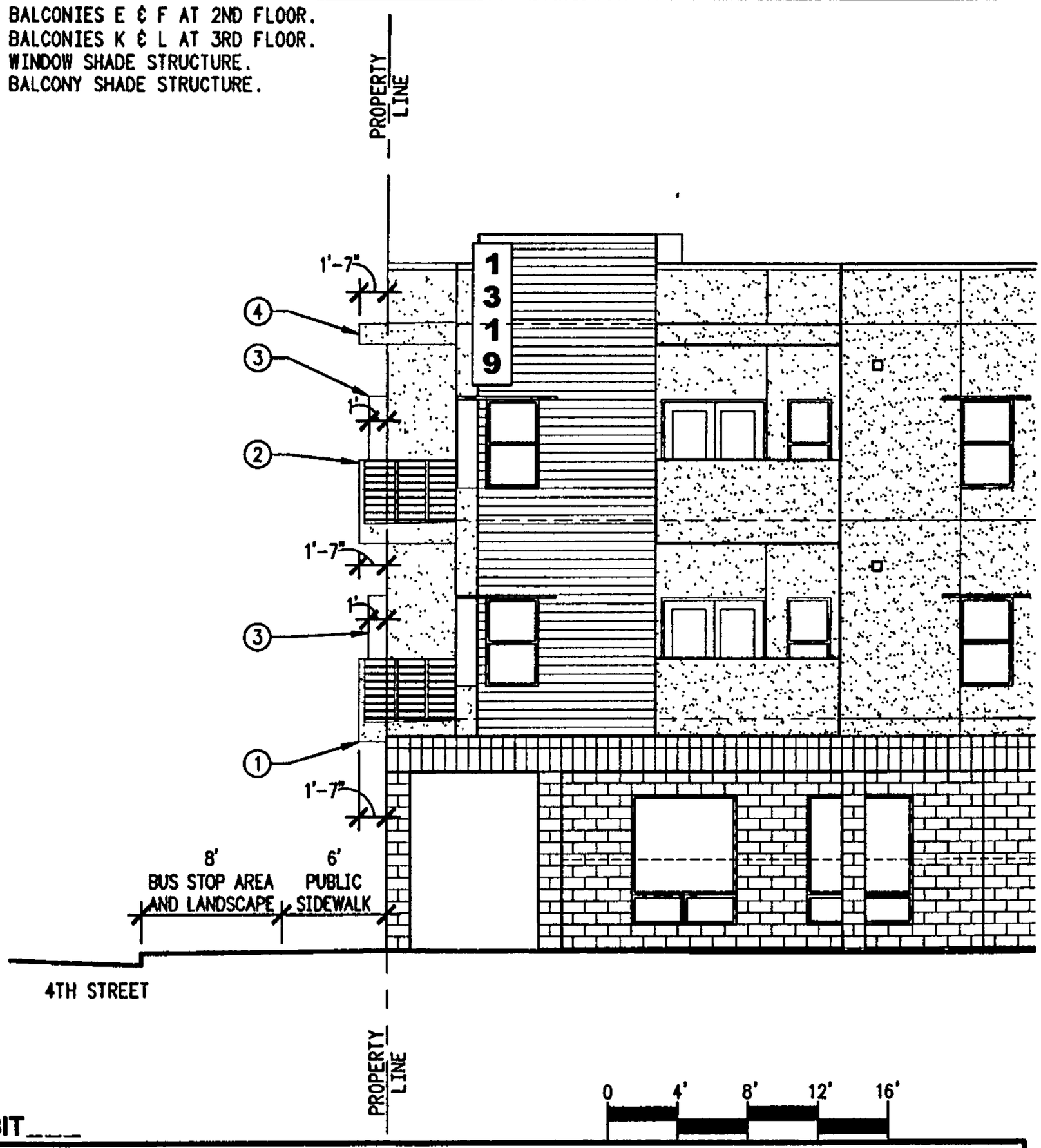
CUATRO
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

OCTOBER 22, 2014

EXHIBIT A-7

○ BALCONY ENCROACHMENT AREAS ○

1. BALCONIES E & F AT 2ND FLOOR.
2. BALCONIES K & L AT 3RD FLOOR.
3. WINDOW SHADE STRUCTURE.
4. BALCONY SHADE STRUCTURE.



EXHIBIT___

NORTH ELEVATION - TOWER C

integrated design & architecture

OCTOBER 22, 2014

CUATRO
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

EXHIBIT A-8

BALCONY ENCROACHMENT AREAS

2ND FLOOR

BALCONY	DIMENSIONS		SQUARE FOOTAGE AREA	
A. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
B. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
C. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
D. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
E. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
F. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
P. WINDOW SHADE STRUCTURE-	5'x1'	=	40.00 SQ.FT. =	(5 SQ.FT. EACH, TYPICAL OF 8 ON 2ND FLOOR)
2ND FLOOR TOTAL -			243.76 SQ.FT.	

3RD FLOOR

BALCONY	DIMENSIONS		SQUARE FOOTAGE AREA	
G. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
H. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
I. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
J. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
K. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
L. STANDARD BALCONY-	12'x1'7"	=	18.96 SQ.FT.	
P. WINDOW SHADE STRUCTURE-	5'x1'	=	40.00 SQ.FT. =	(5 SQ.FT. EACH, TYPICAL OF 8 ON 3RD FLOOR)
Q. BALCONY SHADE STRUCTURE-	12'x1'7"	=	75.84 SQ.FT. =	(18.96 SQ.FT. EACH, OVER BALCONIES G, H, K & L ON TOWERS A & C)
3RD FLOOR TOTAL -			319.60 SQ.FT.	

4TH FLOOR

BALCONY	DIMENSIONS		SQUARE FOOTAGE AREA	
M. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
N. STANDARD BALCONY-	12'x5'4"	=	63.96 SQ.FT.	
P. WINDOW SHADE STRUCTURE-	5'x1'	=	20.00 SQ.FT. =	(5 SQ.FT. EACH, TYPICAL OF 4 ON 4TH FLOOR)
R. BALCONY SHADE STRUCTURE-	12'x5'4"	=	127.92 SQ.FT. =	(63.96 SQ. FT. EACH, TYPICAL OF 2 ON 4TH FLOOR)
4TH FLOOR TOTAL -			275.84 SQ. FT.	

TOTAL SQUARE FOOTAGE

2ND FLOOR -	243.76	SQ.FT.
3RD FLOOR -	319.60	SQ.FT.
4TH FLOOR -	275.84	SQ.FT.
TOTAL -	839.20	SQ.FT.

EXHIBIT___

BALCONY AIR ENCROACHMENT TOTALS

integrated design & architecture

OCTOBER 17, 2014

CUATRO
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

H:\Greater Albuq Housing\4th Street Prop\revocable permit final 10.28.14.doc

October 29, 2014

City of Albuquerque
Development Services Center
Ground Level, Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Attn: Mr. Jack Cloud

Re: DRB Case #1007059
DRB Site Plan for Building Permit Comments

integrated
design & architecture

Dear Mr. Cloud,

Thank you for reviewing the proposed project. The following is Integrated Design & Architecture's response.

ABCWUA:

1. Indicate size of water meter on plan.
    a. We have added the size of the water meter to the site plan it will be a 2" meter.
2. Water service needs to be on the infrastructure list.
    a. We have updated the infrastructure list to include the water service.
3. Is an irrigation meter being installed?
    a. We have installed a new ¾" separate irrigation meter for the Right-of-Way plantings per Parks request October 28, 2014.

Transportation Section:

1. Infrastructure list: Revise parking bay requirements to read "8-foot wide parking bay (including standard curb and gutter)."
    a. We have updated the infrastructure list per mark up from Kristal Metro. To read "8-foot wide parking bay (including standard curb and gutter)."
2. Infrastructure list: Define width of all sidewalk.
    a. We have updated the infrastructure list to include the width of all sidewalks. All sidewalks are 6' wide.

3. Proposed balconies overhang into City of Albuquerque airspace.
    a. There were issues with the overhangs on Summer Ave. & Kinley Ave. so in order to solve those issues we have moved towers A & C in towards tower B & in doing so we have eliminated over hangs on Summer Ave. and Kinley Ave. There are still over hangs on 4th street and the agreement is with the City of Albuquerque Engineer with the Planning Department, We hope to have the agreement through all City Departments and submitted to you before the hearing date.

Parks & Recreation Department:

1. Please meet with the City Forester to discuss existing street trees.
    a. No existing street trees are present in R.O.W., all existing landscaping is on site. Due to the size and scope of project no existing trees are to be saved, all new street trees are planned for 4th street. E-mail discussions with the City Forester have occurred concerning the trees.
    b. All comments dated October 17, 2014, from Joran Viers, City Forester, have been addressed in writing and he responded October 27, 2014. There are no remaining issues that we are aware of that need addressing.

Hydrology Development Section:

1. Revise note 21 on the landscape plan to read “ponding Area”.
    a. We have revised note 21.
2. The building is to drain to the parking lot. Show roof drains on the site plan.
    a. We have added and noted the roof drains on the site plan.
3. An approved infrastructure list and an SIA with Financial Guarantees is required for signature.
    a. An approved infrastructure list will be provided.

We appreciate the opportunity to address the comments and look forward to meeting with your team and discussing the project.

Sincerely,

Bob Hall, AIA
Principal

Jim Milano

From: Viers, Joran A. <javiers@cabq.gov>
Sent: Monday, October 27, 2014 10:10 AM
To: Karin Pitman
Cc: Cloud, Jack W.; Dumont, Carol S.; Sandoval, Christina M.
Subject: RE: DRB Comment responses for Cuatro at N 4th Street
Attachments: Quatro Development comments.docx

Good morning, Karin

Here are my revised comments. My concerns all remain. However, it appears I have no technical/legal basis to deny what has been proposed.

Joran Viers
City Forester
CABQ Parks Management
505/857-8627

"Tree planting is always a utopian enterprise, it seems to me, a wager on a future the planter doesn't necessarily expect to witness."
— Michael Pollan, Second Nature: A Gardener's Education

From: Karin Pitman [mailto:karin@integrateddesignarch.com]
Sent: Wednesday, October 22, 2014 6:47 PM
To: Viers, Joran A.
Cc: Cloud, Jack W.
Subject: DRB Comment responses for Cuatro at N 4th Street

Hi Joran,

Thanks for your responses with regard to a review of our project for next week's DRB hearing regarding Cuatro, located at North 4th Street and Kinley.

We tried to call you this afternoon to discuss your comments, but weren't able to reach you, so I am attaching our responses to your comments, as well as the comment from Parks & Recreation (for whom we didn't have an email address) here. It is our hope these comments resolve all issues so that we are able to obtain an approval at next week's DRB meeting.

Please feel free to call us back if there's anything remaining for us to discuss in order to be sure all these concerns have been resolved. I may be able to be reached prior to 8:15am, or after 4:00pm at 270-2380, or you can try Bob Hall at 243-3499 during other times.

Thank you,
Karin

Karin Pitman, AIA, PLA, LEED AP
Architect/Landscape Architect
Integrated Design & Architecture
906 ½ Park Avenue SW
Albuquerque, NM 87102
505.243.3499 p 505.243.3583 f

www.integrateddesignarch.com

Joran Viers
City Forester
10/17/14
10/27/14

Comments on Plan Review for Quatro Development project on 4th street, between Kinley and Summer. Second phase of comments are in blue type.

Overall, the plant species choices are reasonably good, though I suspect the Japanese maple will have some growth and health issues.

- Lack of dedicated irrigation: The lack of dedicated irrigation for the street trees, and their associated understory plantings, is a major problem. The understory species are generally medium-low to low water, but their planting density is very high. The tree species, while tough street trees, will not grow well if at all without ongoing irrigation. The rain harvesting proposed for the site appears to direct all flow to the far western edge (see next bullet), meaning the trees on the east and south sides have no irrigation. The understory plants (shrubs, grasses, ground covers) will need irrigation as well, at least through an establishment phase and, if good growth is desired, ongoing throughout the life of the plants. Developer assures us there will be adequate irrigation.
- Trees on west side: there is an overhead utility line less than 25 feet above the ground; planting under that line conflicts with Ordinance 6-6-2-5-E. Additionally, these trees are to be watered exclusively from harvested rainwater. Given that Albuquerque may go months between rain events of over 0.1 inches, these trees will be chronically water-deprived much of the year. When it does rain, the rain harvesting design, while laudable in intent, will dump all the collected water into the swale at the west side, into which the trees are sited. Even though the soil in this area is well drained in its natural state (Glendale Loam and Gila Clay Loam), decades of heavy urban use will have led to much soil compaction. I would anticipate that following significant rain events, the soil in these trees rooting zone would become anoxic and incapable of supporting good root function and growth. The street tree ordinance specifically states that trees planted in the public right of way should be sited in a way so as to not interfere with underground utility easements and with overhead utility lines. HOWEVER – these trees are not technically street trees. Though my concerns about the ultimate viability of this planting remain, and while the designer confirms that it is likely PNM will cut these trees very low to keep them out of the powerlines (thus negating their shade function), it appears there is no technical basis to deny this planting.
- Planting density for trees and smaller plants: reducing the planting density by approximately half would greatly enhance the survival potential for the remaining plants. This is a recommendation only, not a requirement.
- Mulch: the plan does not appear to call for any mulching. I would recommend using an organic mulch like shredded trees, which will reduce water loss from soil surface evaporation, will reduce heat load on the plants growing in the mulched areas, and will (with time) improve soil structure and biological function. Rock/gravel mulch should not be used, as it only limits soil water evaporation, while increasing heat stress on the plants growing in rock-mulched areas. This is a recommendation only, not a requirement.
- Narrow parkway on east side: trees planted into three feet wide parkway strips will almost always lead to root/sidewalk conflict; this is especially true where there is no irrigation providing deeper soil moisture, thus forcing root growth into the zone between compacted soil below and

sidewalk paving above. This is a recommendation only, not a requirement. Future ordinance and specifications may address planting into very narrow parkways but currently it is not prohibited. It is my professional opinion that this close planting will lead to sidewalk/tree root conflicts at some future date.

- Rain water harvesting: no details are given about the number, size or placement of the underground storage tanks mentioned. How will water be moved from these tanks to the landscape? How much water are they designed to hold, individually and collectively? As these are referenced in the plan, it seemed relevant to understand more detail. However, the designer feels they are not relevant to plan review.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	**ZONING & PLANNING**
		___ Major subdivision action	____ Annexation
		____ Minor subdivision action	
		____ Vacation	V ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
		____ Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	P ____ Adoption of Rank 2 or 3 Plan or similar
		___ for Subdivision	____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
		X for Building Permit	
		____ Administrative Amendment/Approval (AA)	
		____ IP Master Development Plan	D ____ Street Name Change (Local & Collector)
		____ Cert. of Appropriateness (LUCC)	
			L A **APPEAL / PROTEST of...**
		STORM DRAINAGE (Form D)	____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
		____ Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Robert G. Hall, AIA with Integrated Design & Architecture PHONE: 505-243-3499
ADDRESS: 906 1/2 Park Ave. SW FAX: 505-243-3583
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bob@integrateddesignarch.com

APPLICANT: Greater Albuquerque Housing Partnership (GAHP) PHONE: 505-244-1614
ADDRESS: 320 Gold SW Suite 918 FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: abqgahp@msn.com
Proprietary interest in site: owner **List all owners**: GAHP

DESCRIPTION OF REQUEST: Approval of minor modifications of overlay zone requirments

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1-12 Block: 2 Unit:
Subdiv/Addn/TBKA: Paris Addition
Existing Zoning: C-2 or SU-2 NFTOD Proposed zoning: SU-2 NFTOD MRGCD Map No
Zone Atlas page(s): J-14-Z UPC Code: 101405823138121905, 101405823137321904, and 101405822936321903

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007059

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 12 No. of **proposed** lots: 1 Total site area (acres): .978
LOCATION OF PROPERTY BY STREETS: On or Near: 4th Street NW
Between: Kinley Avenue and Summer Avenue

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 07-16-2014

SIGNATURE Robert A Hall DATE 9/22/14

(Print Name) Robert G. Hall, AIA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
DRB 14 - 07032	SBP	___	$ 385.00
-		___	$
-	CFM	___	$ 20.00
-		___	$
-		___	$

Total $ 405.00

Hearing date 10-1-14

Project # 1007059

Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
X Solid Waste Management Department signature on Site Plan
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Copy of the document delegating approval authority to the DRB
X Infrastructure List, if relevant to the site plan
X Completed Site Plan for Building Permit Checklist
X Copy of Site Plan with Fire Marshal's stamp
X Fee (see schedule)
X List any original and/or related file numbers on the cover application

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❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
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__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Robert G. Hall, AIA
Applicant name (print)

Applicant signature / date 9/22/14

Form revised **October 2007**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
14DRB - - 07032
- -
- -

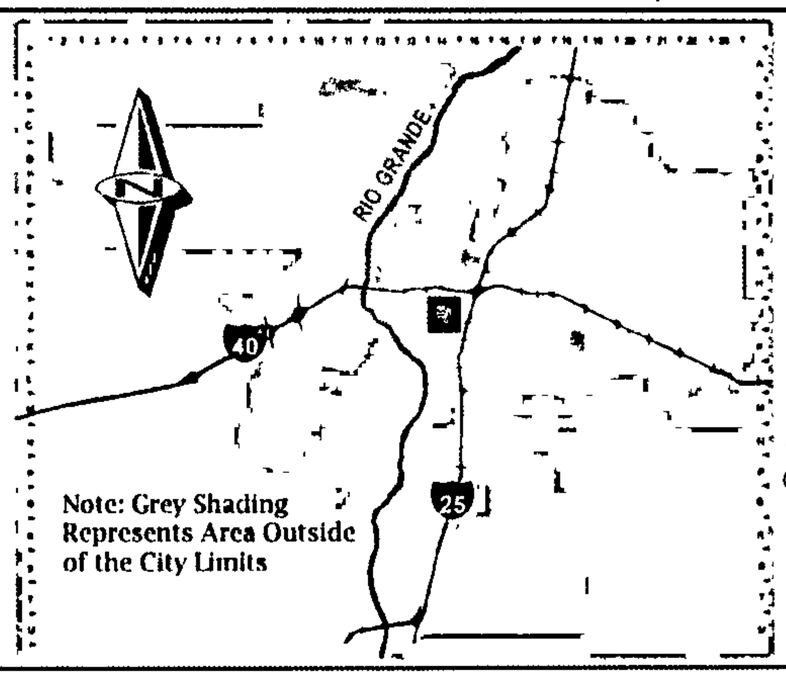
Planner signature / date

Project # 1007059

For more current information and more details visit. http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

September 22, 2014

City of Albuquerque
Development Services Center
Ground Level, Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Attn: Mr. Jack Cloud

Re: DRB Site Plan for Building Permit
CUATRO
Senior Apartments
Transit Development

Dear Mr. Cloud:

Integrated Design & Architecture has been contracted to design an affordable housing project on North 4th Street for the Greater Albuquerque Housing Partnership. The City's Family and Community Development is helping finance the project. The project was developed utilizing the North 4th Sector Development Plan, "The Plan". As part of the review process we met with the Development Review Team (DRT) on July 16, 2014 at 1:45PM to review the project design. We met with the DRB to review a sketch plat on Wednesday, August 3, 2014. There were four (4) areas that were discussed by the DRT and DRB where minor provisions of The Plan were not met. They requested we review them through the process. We've met with City Planning and have provided an overview of our approach. A letter from Susanne Lubar is attached with Project Analysis.

1. Articulation of Opening Frontage along 4th Street
   The Plan described the requirements of having an "opening or entryway" every 40' along the length of the property. Our design has three large openings on 4th Street. We feel our design meets the intents of The Plan. Providing actual doors onto 4th Street does not meet the security needs of the senior residents of this project.

2. Signage
   The Plan outlines areas of the building where signage can be located. We are proposing a signage design that meets the needs of the fire department and aesthetics of the project and need direction.

integrated design & architecture

906 1/2 Park Ave SW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com www.integrateddesignarch.com tel 505.243.3499

3. Street Lights
   The current street lights in the Public R.O.W. do not comply with The Plan. Our proposed lighting meets the needs of the project and intent of The Plan.

4. Parking Requirements
   The Project would like to utilize parking on and off site. Our calculations have taken advantage of all the reductions, but we fall short of The Plan's requirement. We are requesting that due to the nature of our residents, seniors living on fixed incomes in subsidized housing, many not having the income to own a car, that the parking requirements be reduced.

We look forward to meeting with your team and discussing the project.

Sincerely,

Bob Hall, AIA
Principal

Attachment

City of Albuquerque

Planning Department

Richard J. Berry, Mayor

Memorandum

September 9, 2014

To: **Suzanne Lubar, Planning Director**
Brennon Williams, Zoning Enforcement Officer

From: **Kym E. Dicome,**
Current Planning Manager

Subject: **CUATRO Senior Apartments**
DRT# 14-010

This is a proposed 56 unit senior housing project located within the North Fourth Street Corridor Plan (the Plan). The Plan includes Standards that a project must address. The Plan also allows for deviations to these Standards if they are found to be in substantial compliance and meet the intent of the Plan. The applicant has requested deviations to four Standards as stated in his letter dated August 22, 2014 (attached Exhibit A). These deviations have been analyzed by Staff, and a discussion, along with the recommendations for each deviation are listed below.

There is one additional deviation that the applicant did not mention in the letter but it was listed as a comment at DRB Sketch Plat review. The DRB questioned whether the proposed front façade met the Standard for building articulation. Staff has determined that the proposed façade does not meet the Standard quantitatively, but does meet the intent. That analysis is listed below as Item 5.

The Plan requires that the Zoning Enforcement Officer (ZEO) determine if the deviation requests are in substantial compliance, as well as meeting its intent. It also requires that the Planning Director determine if the proposed Project is processed through DRB or EPC, depending on the magnitude of the deviations.

1. Dedication of Right of Way

Section 4 of the Plan includes Conceptual Street Cross Sections (4.1.H) for all of Fourth Street that falls within the boundary of the Plan. These Concepts are intended to enhance the street for pedestrians and bicyclists, as well as reduced travel lane widths to slow traffic down. This can only be accomplished with additional right of way (R/W) on Fourth Street. At the Design Review Team meeting (DRT), Transportation Planning noted that a dedication of five feet of R/W may be required from this project site. The applicant requested a deviation from this potential requirement stating that it would adversely affect the design and that a majority of the existing buildings along Fourth abut the public sidewalk, not allowing an additional dedication of R/W for this stretch of Fourth Street.

Based on an engineering study that was done by DMD, as required by the Plan after its adoption, it was determined that a majority of the area is built out with buildings abutting the sidewalk, leaving no room for right of way dedication. Subsequently, Transportation Planning has stated that the R/W dedication for this project will not be required. *Therefore, it is no longer an issue.*

2. Building Mounted Signage

The Plan calls for the building mounted signage, including street addressing, to be placed between the second story line and the first floor ceiling and cannot exceed 2 feet in height. With the proposed building design, the allowable signage would be 2 feet in height and 300 feet long totaling 600 square feet (sf). The sign would have to be located 10 feet above the ground floor, which is the area where the portal, which runs along the entire front façade, is to be located. There is also the potential obstruction of view by the proposed street trees. The applicant wants to place the sign in the middle of the building running vertical for better visibility, and also so it does not conflict with the location of the portal. The sign would be 4 feet wide and 22 feet long totaling 88 sf, and would be located at the highest portion of the building. The Plan requires that the street address signs be located in the same area, presenting the same conflicts. The applicant is proposing to place two 18 sf address number signs at either end of the building facing Fourth Street. The applicant had discussions with Eric Mendoza, with the City's Fire Marshall's Office, who indicated that their preference is to place the address numbers as high as possible on the building for clear visibility and reduce the possibility of obstructions. (Email – Exhibit B).

The exact location of the proposed signs is not in accordance with the Plan, but with the location of the portal, it makes it impossible to place the sign in the area outlined in the Plan. Additionally, the placement required by the Plan would create a potential obstruction by street trees, creating a unique situation that warrants a deviation to the building mounted sign locations. *Staff finds that the deviation to the building mounted sign location is in substantial compliance and meets the intent of the Plan.*

3. Exterior Lighting

The Plan requires that the exterior building wall lighting to be located 6' to 14' above grade. The proposed building portal that runs the length of the front façade facing Fourth Street will have lighting placed in the celling of the structure. This will allow the exterior of the building and the sidewalk to be illuminated, which is the intent of the exterior building lighting. *Therefore, Staff finds that the deviation to the location of the exterior building lighting meets the intent of the Plan.*

4. Parking

The applicant has requested consideration of a reduction in the required number of off street spaces by 4. There are 14 on street parking spaces abutting the site on the north, east, and south sides. According to the DPM, only 7 can be applied to the parking calculations. But, in essence, there are 7 additional spaces that can be used for this project. Also the project is a senior housing project located on a transit line (4th Street) which will reduce the need for vehicles. *Staff finds that the deviation to the required parking is in substantial conformance with the Plan.*

5. Building Articulation

The Plan requires that any proposed projects are designed using one type of the building forms (section 3.9 of the Plan). This project is designed using the Flex Building form. This building type requires that the facades of the building facing a public street, which is longer than 50 feet, must be articulated at a maximum of every forty feet along the street. It also requires that Entryways be located every 40 feet along the front façade. The proposed project has an entry at the middle of the building and two openings at the ground floor that are secured with a gabion wall and metal fencing. While these are not open entries, they accomplish the intent by offering articulation, but allowing security to the complex, which is a concern in a senior housing project. *Staff finds that the deviation is in substantial compliance with the Plan.*

In Conclusion, Staff finds that the requested deviations to the Standards meet the intent of the Plan and are in substantial conformance with the Plan. Staff finds that the deviations are minor enough to warrant that the Site Plan for this project be processed through a public hearing by DRB. This memo along with all of the exhibits (A-K) that the applicant submitted with this deviation request must be submitted with the DRB application.

Concurrence:

Brennon Williams, Zoning Enforcement Officer

Suzanne Lubar, Planning Director

PROJECT #
1007059

OCTOBER 1. 2014

PIF
SBP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	
___		Major subdivision action	
X		Minor subdivision action	
___		Vacation	
___		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
___		for Subdivision	
___		for Building Permit	
___		Administrative Amendment/Approval (AA)	
___		IP Master Development Plan	
___		Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
___		Storm Drainage Cost Allocation Plan	
		ZONING & PLANNING	
___		Annexation	
	V	___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)	
	P	___ Adoption of Rank 2 or 3 Plan or similar	
___		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations	
	D	___ Street Name Change (Local & Collector)	
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___		Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other	

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ADDRESS: 320 Gold SW Suite 918 FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: abqgahp@msn.com
Proprietary interest in site: owner **List all owners**: GAHP

DESCRIPTION OF REQUEST: Review of North 4th Street Corridor Plan minor non-compliance with Overlay Zone

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1-12 Block: 2 Unit:
Subdiv/Addn/TBKA: Paris Addition
Existing Zoning: C-2 or SU-2 NFTOD Proposed zoning: SU-2 NFTOD MRGCD Map No
Zone Atlas page(s): J-14-Z UPC Code: 101405823138121905, 101405823137321904, and 101405822936321903

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1007059

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 12 No. of **proposed** lots: 1 Total site area (acres): .978
LOCATION OF PROPERTY BY STREETS: On or Near: 4th Street NW
Between: Kinley Avenue and Summer Avenue

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 07-16-2014

SIGNATURE Robert A. Hall DATE 7/23/14
(Print Name) Robert G. Hall, AIA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**
☑ All checklists are complete
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☐ Site is within 1000ft of a landfill
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Application case numbers	Action	S.F.	Fees
14DRB - 70267	SP		$ Ø
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date Aug 6, 2014

7-29-14
Staff signature & Date

Project # 1007059

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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Robert G. Hall, AIA
Applicant name (print)

Applicant signature / date 4/23/14

Form revised **October 2007**

☑ Checklists complete
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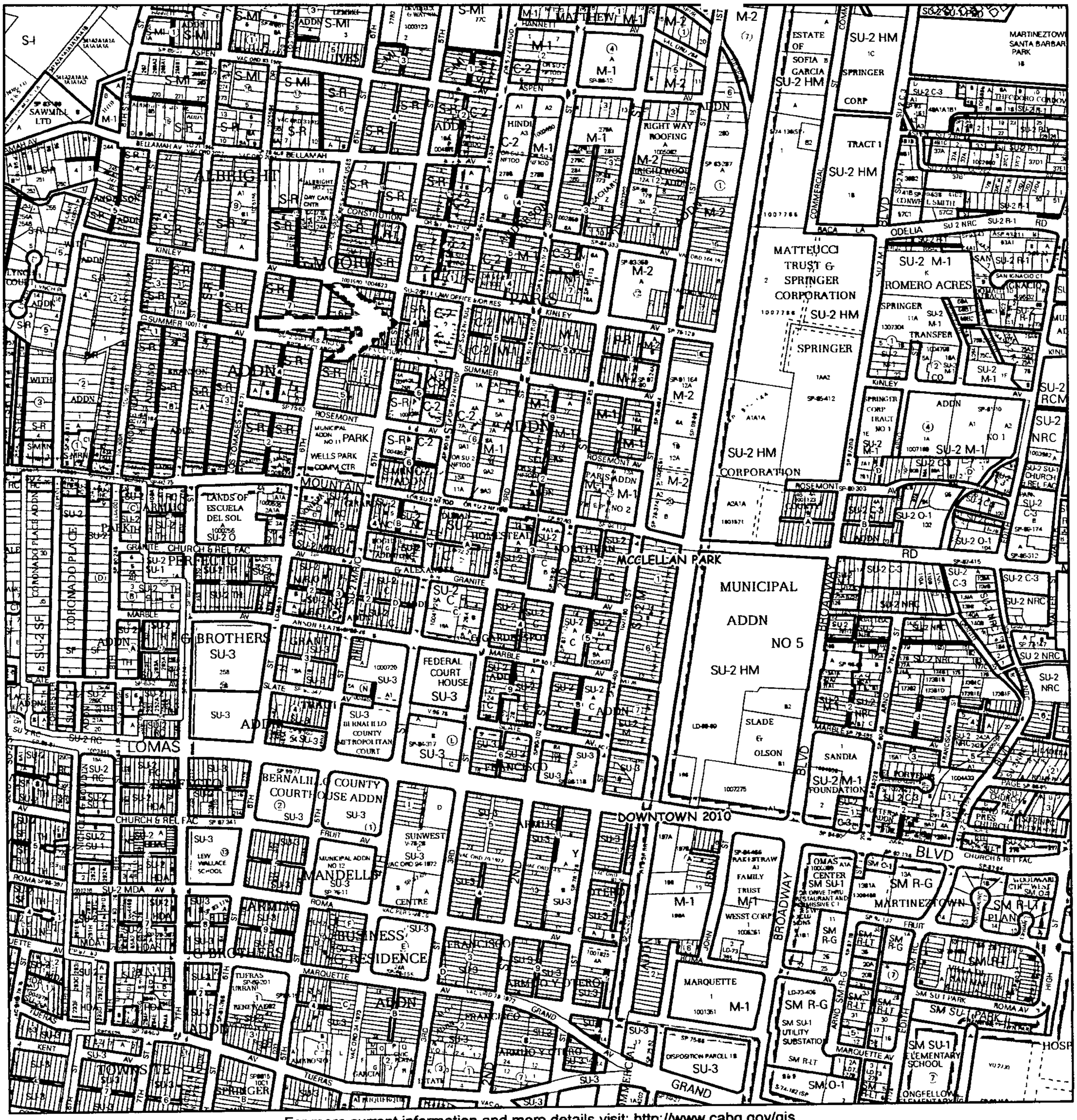
☐ Case #s assigned
☐ Related #s listed

Application case numbers
14 - DRB - 70267
- -
- -

Planner signature / date 7-29-14

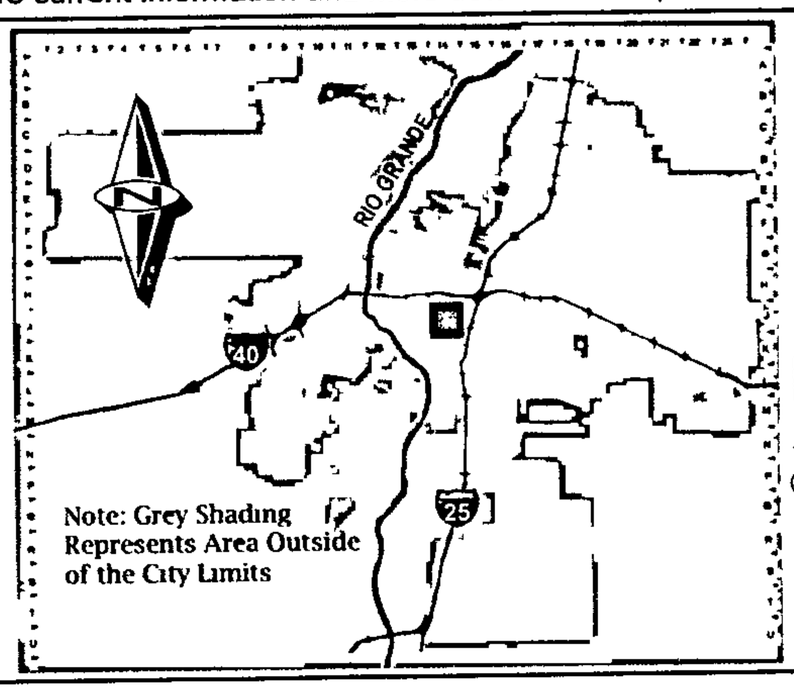
Project # 1007059



For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

J-14-Z

Selected Symbols

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- City Historic Zones
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0 — 750 — 1,500 Feet

July 28, 2014

City of Albuquerque
Development Services Center
Ground Level, Plaza del Sol
600 Second Street NW
Albuquerque, New Mexico 87102

integrated design & architecture

ATTN: Mr. Jack Cloud

RE: Sketch Plat Review
CUATRO
Senior Apartments
Transit Development

Dear Mr. Cloud,
Integrated Design & Architecture has been contracted to design an affordable housing project on North 4th street for The Greater Albuquerque Housing Partnership. The City's Family and Community Development is helping finance the project. The project was developed utilizing the North 4th Sector Development Plan, "The Plan". As part of the review process we met with the Development Review Team (DRT) on July 16, 2014 at 1:45 PM to review the project design. There were 5 areas that were discussed by the DRT where minor provisions of The Plan were not met. They requested we review them through the Sketch Plat process.

1. Right Of Way
   The Plan shows a Right-of-Way Concept Drawing for the area of our site. The concept indicates a 70' R.O.W., which would require major alterations of the majority of properties in our sector area and affect our project negatively by giving up 5' of property for the potential of a future median. The current R.O.W. is 60'and we have designed the "public" frontage to 4th Street in conformance with The Plan. We need a determination as to the City's intent to follow through on the "Concept" shown in the Plan before we can proceed with the project.

2. Articulation of Open Frontage along 4th Street
   The Plan describes the requirements of having an "opening or entryway" every 40' along the length of the property. Our design has three large openings on 4th street. We feel our design meets the intent of the Plan. Providing actual doors onto 4th street does not meet the security needs of the senior residents of this project.

906 1/2 Park Ave SW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com www.integrateddesignarch.com tel 505.243.3499

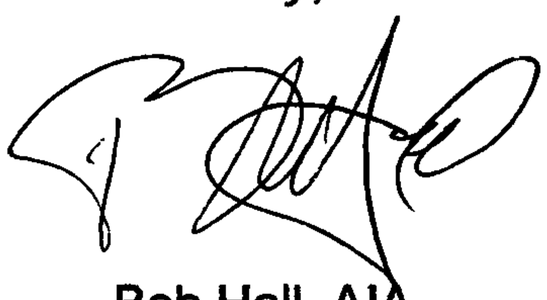
3. Signage
   The Plan outlines areas of building where signage can be located. We are proposing a signage design that meets the needs of the fire department and aesthetics of the project and need direction.

4. Street Lights
   The current streetlights in the Public R.O.W. do not comply with The Plan. What are the projects requirements for street lighting?

5. Parking Requirements
   The Project would like to utilize parking on and off site. Our calculations have taken advantage of all of the reductions but we fall short of The Plans requirement. We are requesting that due to the nature of our residents, seniors living on fixed incomes in subsidized housing, many not having the income to own a car, that the parking requirements be reduced.

We look forward to meeting with your team and discussing the project.

Sincerely,



Bob Hall, AIA
Principal

Wells Park Neighborhood Association

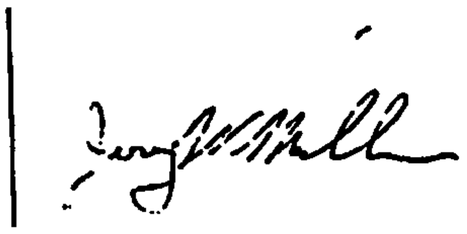
April 16, 2013

Mr. Louis Kolker
Greater Albuquerque Housing Partnership
539 Pennsylvania St SE
Albuquerque, NM 87108

Dear Louis,

Thank you for presenting your proposed development project on North 4th St. at our board meeting on April 9th. The board discussed the project and voted unanimously to support the project and its goals of providing seniors in the area with an affordable living alternative and improving a blighted lot on 4th St. The project appears to offer adequate parking for the tenants and to allow for a buffer (parking lot and alley) between the project and existing residents on 5th St. Our support is contingent on the project as presented. We realize that there may be further changes as the project progresses. Please keep us apprized of developments and/or changes as you proceed.

Sincerely,



Jerry W. Miller
President
Wells Park Neighborhood Association

Wells Park Neighborhood Associatio
Tuesday, Apr. 9, 2013
6:30 PM
Wells Park Community Center

1. Introductions – 5 Min.

2. Approve Agenda, Approve Minutes

3. Police Report – 10 min

4. Public Comment – 10 min **

5. Louis Kolker – Greater Abq. Housing Partnership presentation

6. Zoning Variance Requests – 8th St. prop and 7th St. prop

7. May 4th Art Fair and Community Center

8. Plaque

9. Annual Meeting recap

10. Election of Officers

11. Spring Cleanup Day - Becky

12. Committee Reports –30 min

    Bellamah Project – Sue
    Mural Project - David

13. Old Business

14. New Business

15. Next Meeting

16. Adjourn

** Thank you for attending the Wells Park Neighborhood Association monthly Board of Directors meeting. To ensure an efficient and productive meeting, association members, and other members of the public may address the board during the public comment section of the meeting or when recognized by the chair. Members of the board shall conduct all motions, seconds, discussion and voting. The public, with board approval may suggest agenda items. Thank you for attending and your interest in the Wells Park Neighborhood.

Greater Albuquerque Housing Partnership

July 23, 2014

Development Review Board
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: DRB Submittal for Lots #1-12, Block 2, Paris Addition

To Whom It May Concern:

As an authorized representative for Greater Albuquerque Housing Partnership, I hereby designate Integrated Design & Architecture as our agent in this application. If you have any questions regarding this, please do not hesitate to contact me.

Sincerely,

Louis Kolker
Executive Director

320 Gold Street S.W., Suite 918 ◦ Albuquerque, NM 87102 ◦ (505) 244-1614 ◦ Fax (505) 244-0137

PROJECT #

1007059

AUGUST 6. 2014

SK

DRB CASE ACTION LOG – BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan – Subdivision [SPS]*
- ✓ *Site Plan – Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1007059** *Application #:* 14DRB-70332

Project Name: PARIS ADDITION

Agent: INTEGRATED DESIGN *Phone #:*

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION**: _____

❑ **ABCWUA**: _____

❑ **CITY ENGINEER / AMAFCA**: _____

❑ **PARKS / CIP**: _____

❑ **PLANNING (Last to sign)**: _____

PLATS:

❑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

❑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑**3 copies of the approved site plan. Include all pages.**

❑

DRB CASE ACTION LOG – BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan – Subdivision [SPS]*
- ✓ *Site Plan – Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

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❑

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. DRB # 1007059

TO: Application No. _____

✓ ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: Oct. 29, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Response to DRB comments. Please see Attached Letter.

RECEIVED
OCT 21 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: Bob Hall

TELEPHONE: (505) 243-3499 EMAIL: info@integrateddesignarch.com

October 21, 2014

City of Albuquerque
Development Services Center
Ground Level, Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Attn: Mr. Jack Cloud

Re: DRB Case #1007059
DRB Site Plan for Building Permit Comments

integrated
design & architecture

Dear Mr. Cloud,

Thank you for reviewing the proposed project. The following is Integrated Design & Architecture's response.

ABCWUA:

1. Indicate size of water meter on plan.
    a. We have added the size of the water meter to the site plan it will be a 2" meter.
2. Water service needs to be on the infrastructure list.
    a. We have updated the infrastructure list to include the water service.
3. Is an irrigation meter being installed?
    a. No, a separate irrigation meter will not be installed.

Transportation Section:

1. Infrastructure list: Revise parking bay requirements to read "8-foot wide parking bay (including standard curb and gutter)."
    a. We have updated the infrastructure list per mark up from Kristal Metro. To read "8-foot wide parking bay (including standard curb and gutter)."
2. Infrastructure list: Define width of all sidewalk.
    a. We have updated the infrastructure list to include the width of all sidewalks. All sidewalks are 6' wide.

906 ½ Park Avenue SW Albuquerque, NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

3. Proposed balconies overhang into City of Albuquerque airspace.
    a. There were issues with the overhangs on Summer Ave. & Kinley Ave. so in order to solve those issues we have moved towers A & C in towards tower B & in doing so we have eliminated over hangs on Summer Ave. and Kinley Ave. There are still over hangs on 4th street and the agreement is with the City of Albuquerque Engineer with the Planning Department, We hope to have the agreement through all City Departments and submitted to you before the hearing date.

Parks & Recreation Department:

1. Please meet with the City Forester to discuss existing street trees.
    a. No existing street trees are present in R.O.W., all existing landscaping is on site. Due to the size and scope of project no existing trees are to be saved, all new street trees are planned for 4th street. E-mail discussions with the City Forester have occurred concerning the trees.

Hydrology Development Section:

1. Revise note 21 on the landscape plan to read “ponding Area”.
    a. We have revised note 21.
2. The building is to drain to the parking lot. Show roof drains on the site plan.
    a. We have added and noted the roof drains on the site plan.
3. An approved infrastructure list and an SIA with Financial Guarantees is required for signature.
    a. An approved infrastructure list will be provided.

We appreciate the opportunity to address the comments and look forward to meeting with your team and discussing the project.

Sincerely,

Bob Hall, AIA
Principal

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Cuatro Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Replat of Lots 1 Thur 12, Block 2, Paris Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6"	Fire Hydrant and Valve	Kinley Avenue	NW Corner of Site	Waterline on Kinley Avenue	/	/	/
		2"	Water Line & meter	Summer Avenue	Center of Site	Waterline on Summer Avenue	/	/	/
		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
		18"	2-Inlets & StormDrain & Manhole	SE Corner of Site	4th Street	Summer Avenue	/	/	/
		18"	1-Inlet & StormDrain & Manhole	NE Corner of Site	4th Street	Kinley Avenue	/	/	/
							/	/	/

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. DRB # 1007059

TO: Application No. _____

✓ ALL MEMBERS

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Kristal Metro, P.E. , Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

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NEXT HEARING DATE: Oct. 29, 2014

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RECEIVED
OCT 21 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: Bob Hall

TELEPHONE: (505) 243-3499 EMAIL: info@integrateddesignarch.com

October 21, 2014

City of Albuquerque
Development Services Center
Ground Level, Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Attn: Mr. Jack Cloud

Re: DRB Case #1007059
DRB Site Plan for Building Permit Comments

integrated design & architecture

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906 ½ Park Ave SW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com www.integrateddesignarch.com tel 505.243.3499

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Sincerely,

Bob Hall, AIA
Principal

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
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Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Cuatro Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Replat of Lots 1 Thur 12, Block 2, Paris Addition

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
		18"	2-Inlets & StormDrain & Manhole	SE Corner of Site	4th Street	Summer Avenue	/	/	/
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Current DRC
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FIGURE 12

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(Rev. 9-20-05)

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'-0"	Sidewalk	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		6'-0"	Sidewalk	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		6'-0"	Sidewalk	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
		8'-0"	Parking Bay (including Standard Curb & Gutter)	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		8'-0"	Parking Bay (including Standard Curb & Gutter)	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		8'-0"	Parking Bay (including Standard Curb & Gutter)	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Engineer's Certification of the grading plan required prior to release of SIA and Financial guarantee.

2

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

SIGNATURE - date 10-14-14

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1007059

TO: Application No. _____

X ALL MEMBERS

~~Jack Cloud, DRB Chairman, Planning Department~~

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: October 22, 2014

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SUBMITTAL DESCRIPTION: Re submittal of DRB 1007059 to address DRB MEMBERS comments. Please SEE Attached letter.

C + η : 2 + 3 only

RECEIVED
OCT 14 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: BOB Hall

TELEPHONE: 243-3499 EMAIL: INFO@integratedDesignArch.com

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
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Date Preliminary Plat Expires:_____
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DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Cuatro Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Replat of Lots 1 Thur 12, Block 2, Paris Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6"	Fire Hydrant and Valve	Kinley Avenue	NW Corner of Site	Waterline on Kinley Avenue	/	/	/
		2"	Water Line & meter	Summer Avenue	Center of Site	Waterline on Summer Avenue	/	/	/
		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		2'-6"	Standard Curb & Gutter that is not included in Parking Bay	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
		18"	2-Inlets & StormDrain & Manhole	SE Corner of Site	4th Street	Summer Avenue	/	/	/
		18"	1-Inlet & StormDrain & Manhole	NE Corner of Site	4th Street	Kinley Avenue	/	/	/
							/	/	/

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Cuatro Development

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'-0"	Sidewalk	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		6'-0"	Sidewalk	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		6'-0"	Sidewalk	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
		8'-0"	Parking Bay (including Standard Curb & Gutter)	Kinley Avenue	4th Street	NW Corner of Site	/	/	/
		8'-0"	Parking Bay (including Standard Curb & Gutter)	4th Street	Kinley Avenue	Summer Avenue	/	/	/
		8'-0"	Parking Bay (including Standard Curb & Gutter)	Summer Avenue	4th Street	SW Corner of Site	/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____

Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Engineer's Certification of the grading plan required prior to release of SIA and Financial guarantee.

2

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

Gilbert Aldaz 10-14-14
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

October 14, 2014

City of Albuquerque
Development Services Center
Ground Level, Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Attn: Mr. Jack Cloud

Re: DRB Case #1007059
DRB Site Plan for Building Permit Comments

integrated design & architecture

Dear Mr. Cloud,

Thank you for your comments on the proposed project. The following is Integrated Design & Architecture's response.

ABCWUA:

1. Indicate size of water meter on plan.
   a. We have added the size of the water meter to the site plan it will be a 2" meter.
2. Water service needs to be on the infrastructure list.
   a. We have updated the infrastructure list to include the water service.
3. Is an irrigation meter being installed?
   a. No, a separate irrigation meter will not be installed.

Transportation Section:

1. Infrastructure list: Revise parking bay requirements to read "8-foot wide parking bay (including standard curb and gutter)."
   a. We have updated the infrastructure list per mark up from Kristal Metro. To read "8-foot wide parking bay (including standard curb and gutter)."
2. Infrastructure list: Define width of all sidewalk.
   a. We have updated the infrastructure list to include the width of all sidewalks. All sidewalks are 6' wide.
3. Proposed balconies overhang into City of Albuquerque airspace.

906 1/2 Park Ave SW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com www.integrateddesignarch.com tel 505.243.3499

a. City attorneys are meeting on Tuesday October 14, 2014, to review this item but a decision will not be made in time for the deadline for submittal of this project. We are hoping to submit their decision before the hearing date.

Parks & Recreation Department:

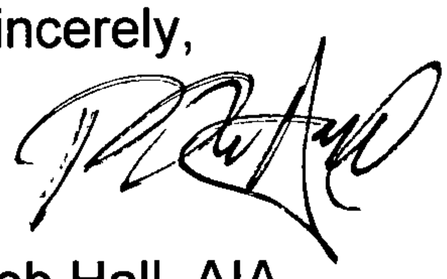
1. Please meet with the City Forester to discuss existing street trees.
   a. Due to the size of project no existing trees are to be saved, all new street trees are planned for 4th street. E-mail discussions with the City Forester have been had concerning the street trees.

Hydrology Development Section:

1. Revise note 21 on the landscape plan to read "ponding Area".
   a. We have revised note 21.
2. The building is to drain to the parking lot. Show roof drains on the site plan.
   a. We have added and noted the roof drains on the site plan.
3. An approved infrastructure list and an SIA with Financial Guarantees is required for signature.
   a. An approved infrastructure list will be provided.

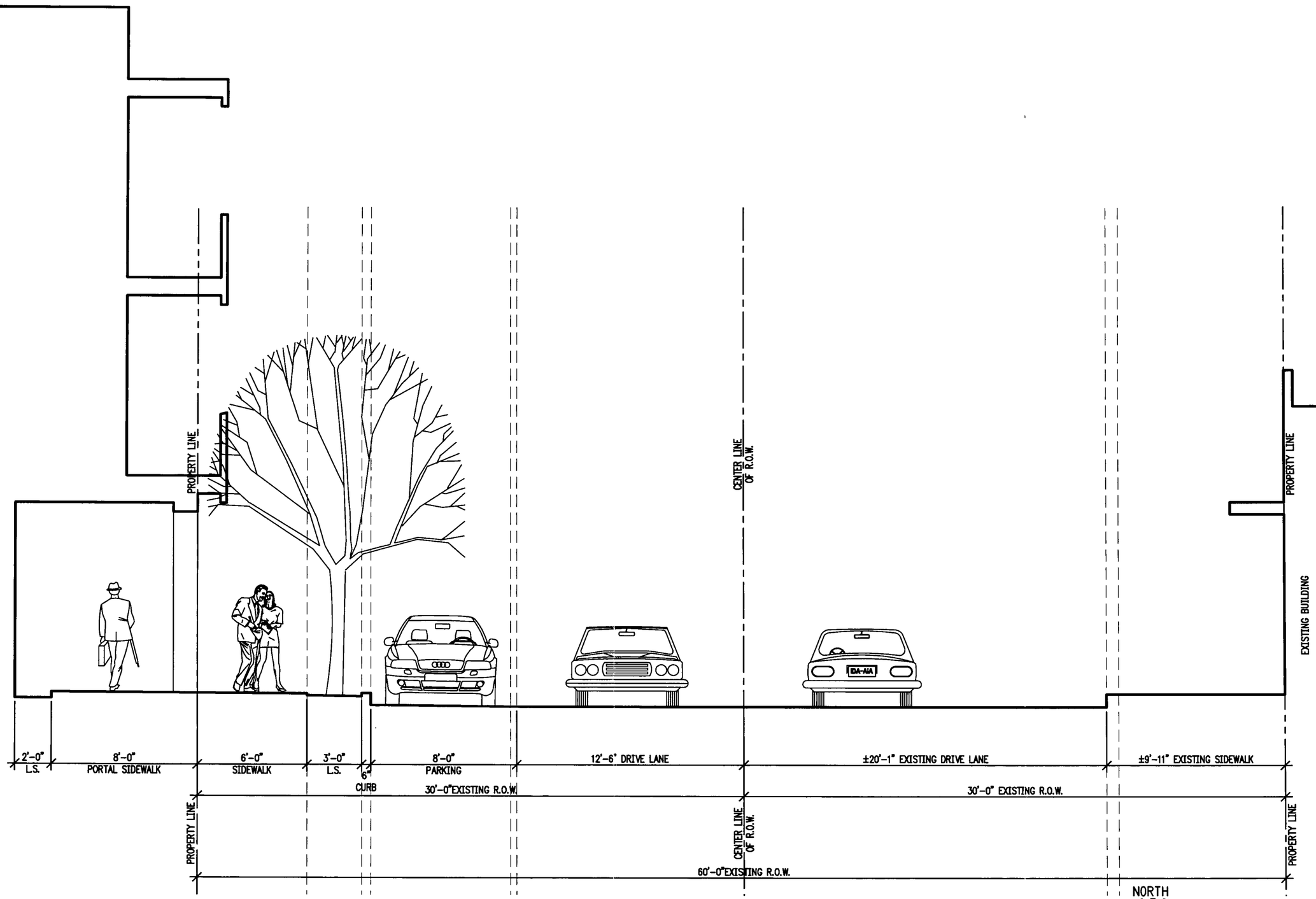
We appreciate the opportunity to address the comments and look forward to meeting with your team and discussing the project.

Sincerely,



Bob Hall, AIA
Principal

PROJECT: 1007059
DATE: 8-4-14
APP: 14-70267(SK)



NEW 4TH STREET ROADWAY SECTION

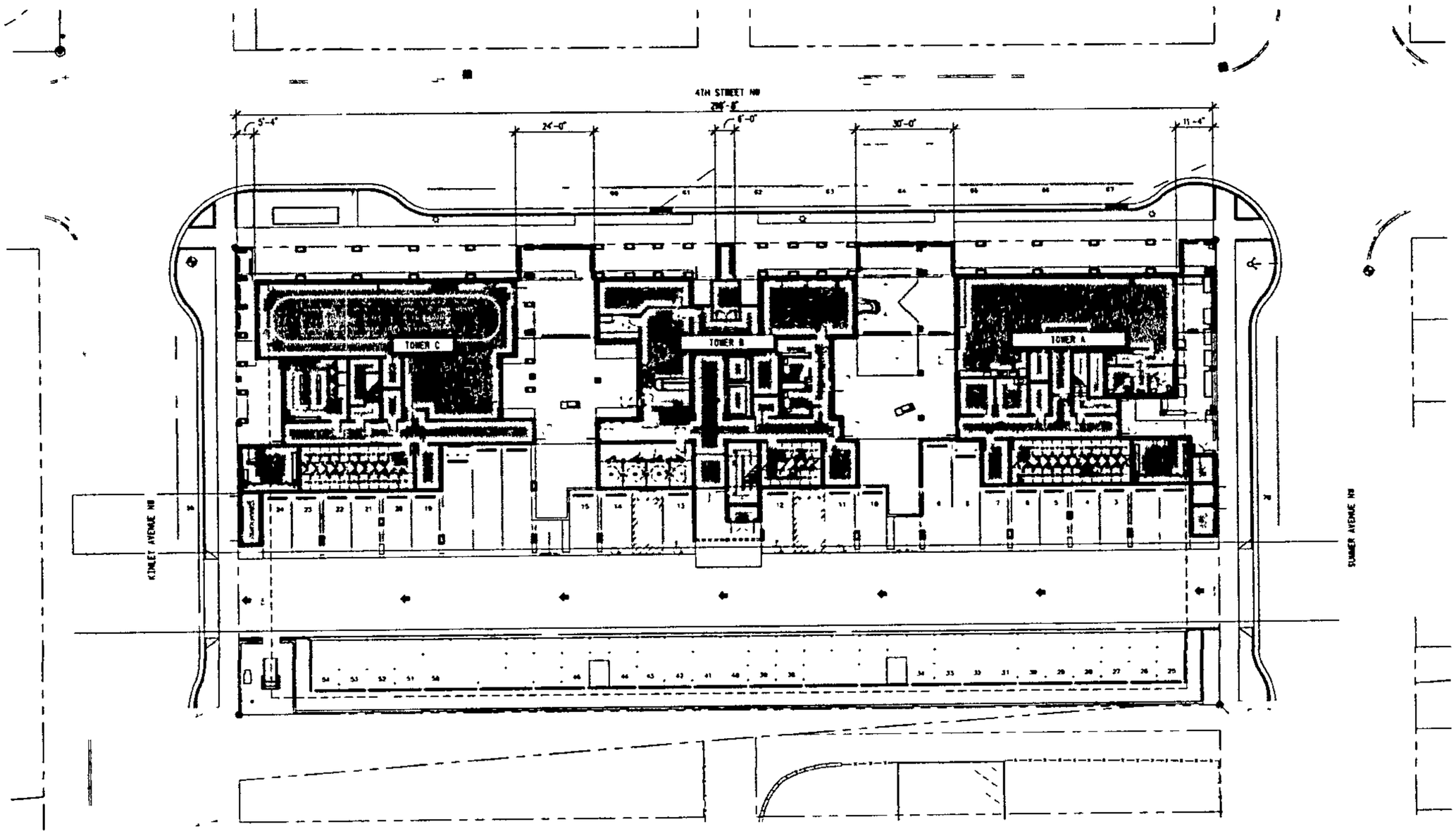
3/16"=1'-0"

CALCULATIONS

PER NORTH FOURTH STREET RANK III CORRIDOR PLAN, SECTION 3 REGULATORY PLAN, 3.9H FLEX BUILDING, 5) ARTICULATION:
ENTRYWAYS ARE REQUIRED AT LEAST EVERY 40 FEET.
BUILDING FRONTAGE = 298'-8"
298.66' / 40' = 7.47
7.47 * 3'-0" WIDE TYPICAL DOOR = 22.41 LINEAR FEET OPENINGS REQUIRED

PROPOSED FRONTAGE OPENINGS:
SOUTH OF TOWER A = 11'-4"
BETWEEN TOWER A AND TOWER B = 30'-0"
6'-0" WIDE DOOR AT TOWER B = 6'-0"
BETWEEN TOWER B AND TOWER C = 24'-0"
NORTH OF TOWER C = 5'-4"
TOTAL PROPOSED OPENINGS = 76'-8" LINEAR

76'-8" PROPOSED OPENINGS ALONG 4TH STREET > 22.41' REQUIRED OPENINGS



FLEX BUILDING - FRONTAGE ALONG 4TH STREET NW

NORTH

NTS

July 23, 2014

Development Review Board
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: DRB Submittal for Lots #1-12, Block 2, Paris Addition

To Whom It May Concern:

As an authorized representative for Greater Albuquerque Housing Partnership, I hereby designate Integrated Design & Architecture as our agent in this application. If you have any questions regarding this, please do not hesitate to contact me.

Sincerely,

Louis Kolker
Executive Director

1007059

Distance required to be demolished

1. 5'-7" (9'-5" From Sidewalk) Built before 1949
2. 4'-2" (10'-10" From Sidewalk) Built before 1949
3. 3'-0" (12'-0" From Sidewalk) Built between 2006 - 2008
4. 4'-5" (10'-7" From Sidewalk) Built before 1949
5. 5'-3" (9'-9" From Sidewalk) Built before 1949
6. 5'-0" (10'-0" From Sidewalk) Built before 1949
7. 5'-3" (9'-9" From Sidewalk) Built before 1949
8. 0'-11" (14'-1" From Sidewalk) Built before 1949
9. 4'-0" (14'-0" From Sidewalk) Built before 1949
10. 2'-3" (12'-9" From Sidewalk) Built before 1949
11. 5'-3" (9'-9" From Sidewalk) Built before 1949
12. 5'-0" (10'-0" From Sidewalk) Built before 1949

Building area that must be removed

Parking lot area affected/non compliant

Exhibit F

Exhibit G1

Exhibit G2

Exhibit G3

Exhibit G4

Exhibit G5

DAD'S AUTOMOTIVE
IMPORTS
DOMESTICS
COMPLETE AUTO REPAIR
505-433-2252
OIL CHANGE
BRAKE SERVICE

Exhibit G6

Exhibit G7

BARBER
SHOP
Parking in Back
RAY'S
UNIQUE BINGO SUPPLIES
842-5486

Exhibit G8

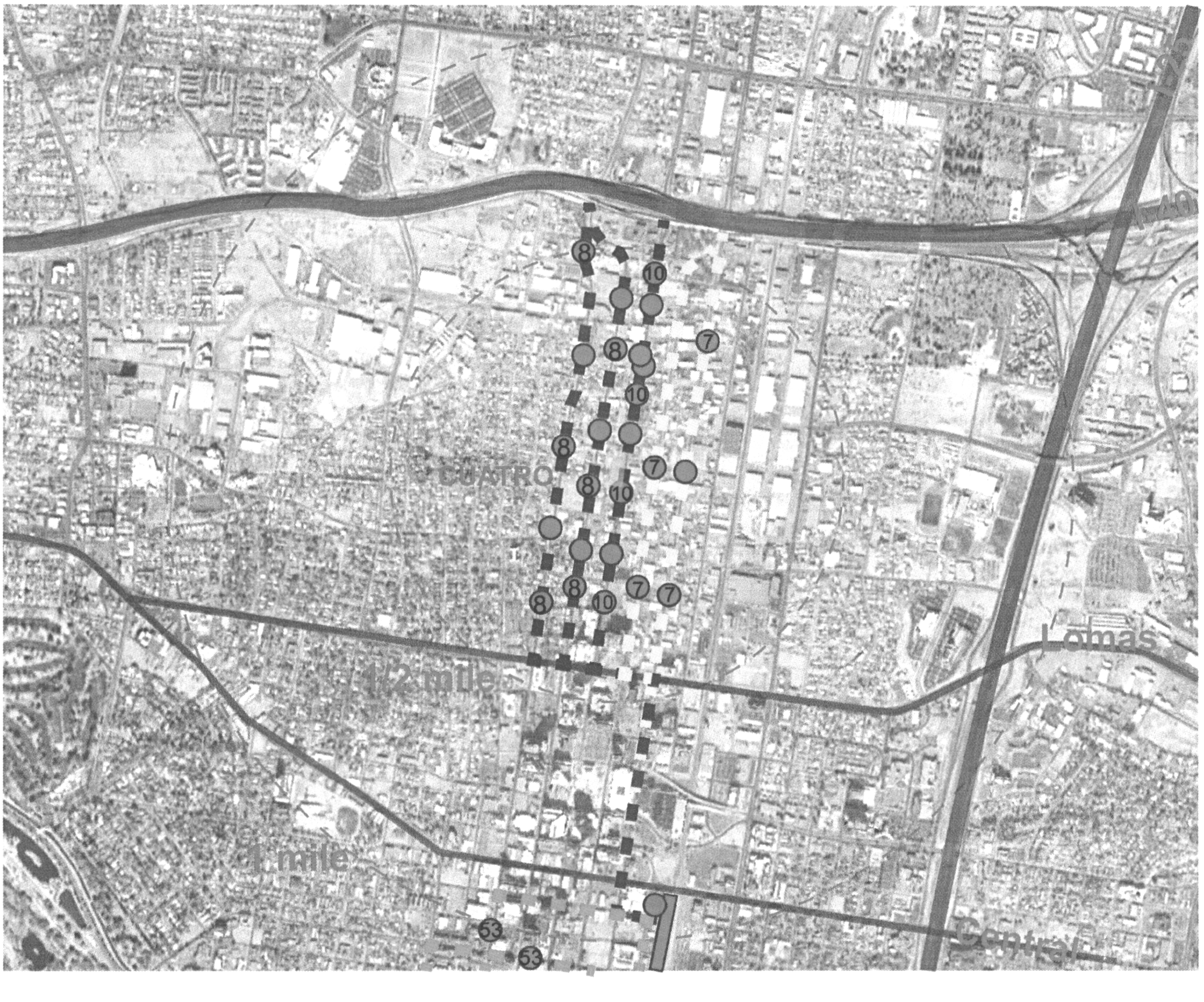
Exhibit G9

1007059

Project: **CUATRO**

Location: Albuquerque, NM

Access to Public Transportation



Legend

- Site
- Bus Stops
- Main Bus Station
- Bus Route 10
- Bus Route 8
- Bus Routes 7
- Bus Route 53

N

* Bus makes 37 routes a day from 5:45 AM - 8:57 PM. It Stops every 30 minutes.

Project: **CUATRO**

Location: Albuquerque, NM

Proximity to Services Albuquerque

Legend

1 - Hi-Lo Market
2 - LV Spa and Hair Care
3 - Weck's - Restaurant
4 - Coronado Park
5 - Wells Park - Bank
6 - Silverado Fashions
7 - Fire Station
8 - Chili Bowl - Restaurant
9 - Albuquerque Healthcare for the Homeless: Harm Reduction Outreach
10- U.S. Marshall's Court
11- Metropolitan Court
12 - 2nd Judicial District Courtv
13 - MVD -New Mexico
14 - Wells Fargo - Bank
15 - Albuquerque Police Department
16 - Main Library
17 - Albuquerque Civil Plaza
18 - Kimo Theater
19 - Sushi Hanna - Restaurant
20 - Aldo's Pizzeria - Restaurant
21 - Alvarado Transportation Center
22 - Dollar Tree - Store
23 - Luxury Spa and Hair Care
24 - Snap Fitness
25 - Quizno's - Restaurant

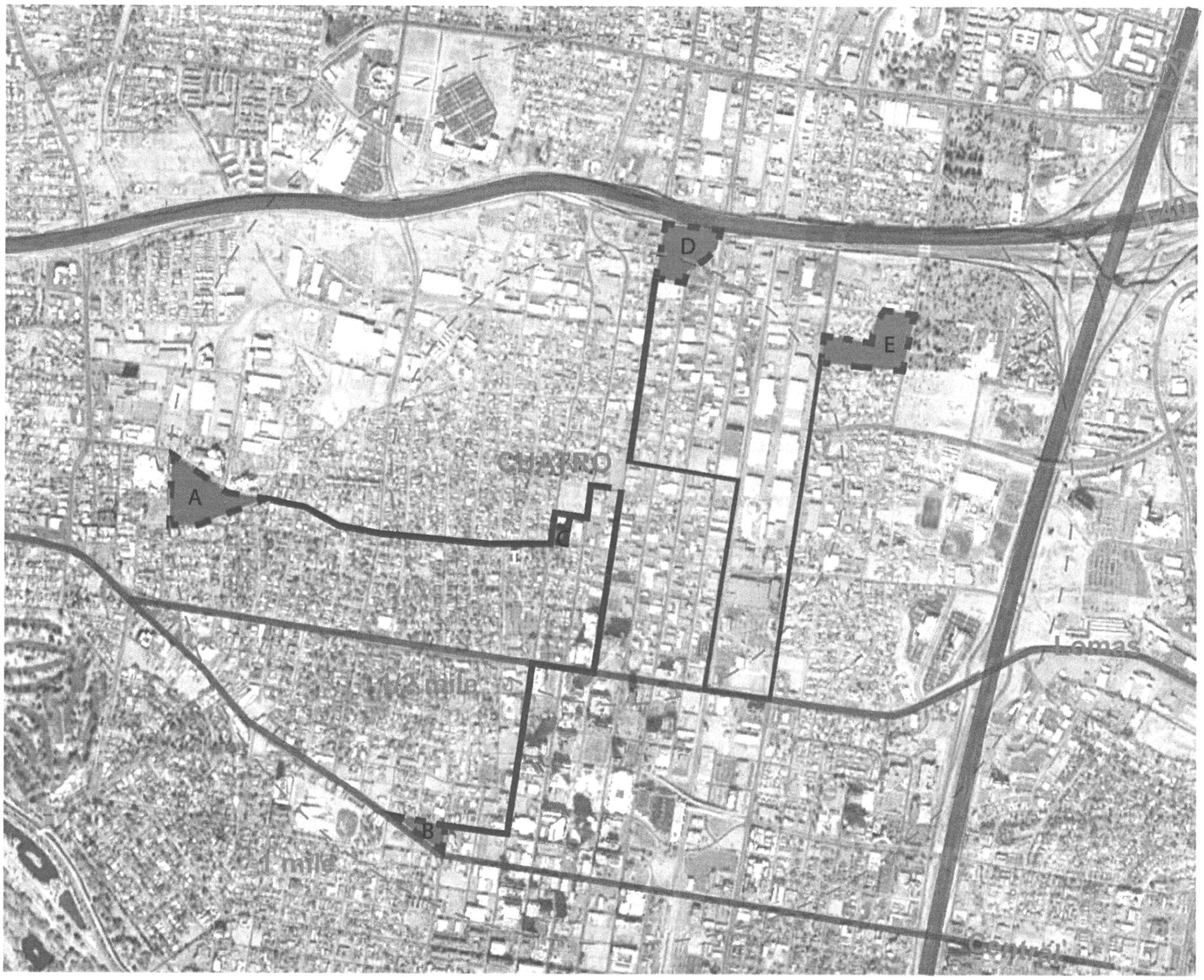
Site

N

Project: **CUATRO**

Location: Albuquerque, NM

Walkable Neighborhoods



Legend

- Site
- Park
- Walking Paths

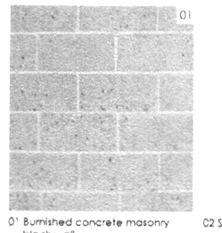
A- Tiguex Park
B- Robinson Park
C- Hanna Park
D- Coronado Park
E- Martineztown Park

N

10070590

South Elevation - Building 1

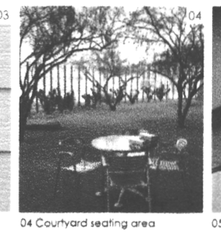
South Elevation - Building 3



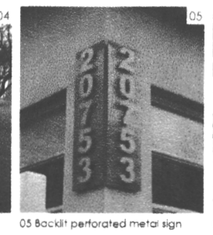
01 Burnished concrete masonry block wall

02 Stucco system - main color

03 6" fiber cement board - green

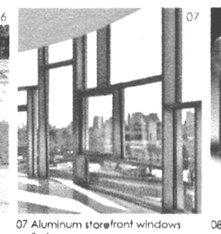


04 Courtyard seating area

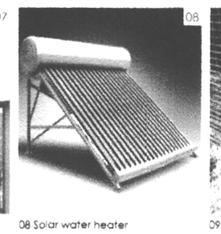


05 Backlit perforated metal sign

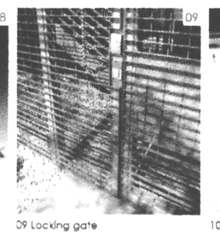
06 Tree grate



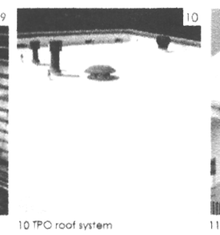
07 Aluminum storefront windows & door



08 Solar water heater

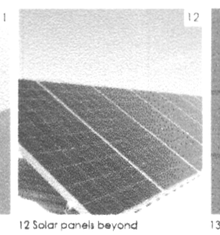


09 Locking gate

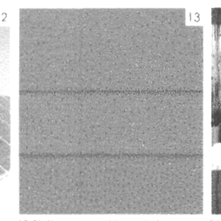


10 TPO roof system

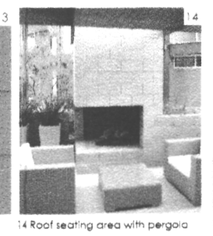
11 Metal sunshade overhang



12 Solar panels beyond



13 8" fiber cement board - brown



14 Roof seating area with pergola

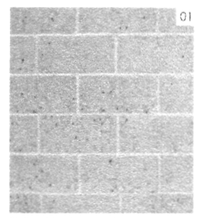
15 Stucco system - accent colors

16 CMU wall planter
17 Steel railing
18 Waterproof Pli-dek system
19 Sliding sun screens
20 8 x8" glass block window
21 Undulating slats sun shade
22 Vinyl window
23 Automobile entrance gate
24 Permeable / gravel parking lot
25 Road stud parking markers
26 Kebar fence
27 Metal garage door
28 Dumpster
29 Hollow metal door
30 Bridge walkway
31 Fiberglass door
32 Solar chimney
33 Passive cooling tower
34 Herb garden planters

East Elevation

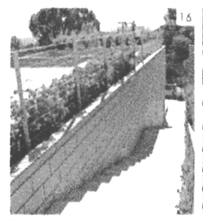
North Elevation - Building 3

North Elevation - Building 2

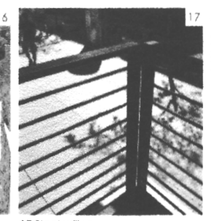


01 Burnished concrete masonry block wall

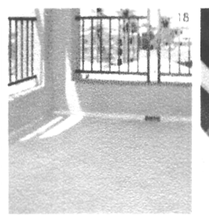
02 Stucco system - main color



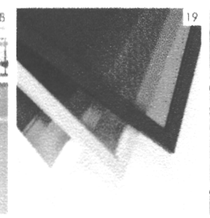
16 CMU wall planter



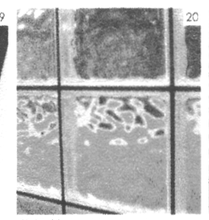
17 Steel railing



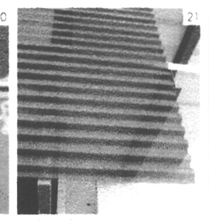
18 Waterproof Pl-dek system



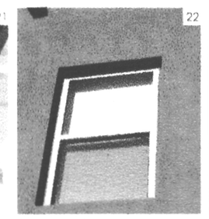
19 Sliding sun screens



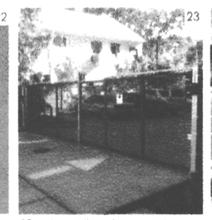
20 8"x8" glass block window



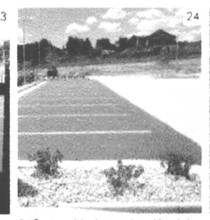
21 Undulating slats sun shade



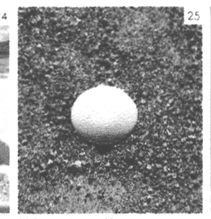
22 Vinyl window



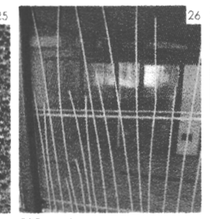
23 Automobile entrance gate



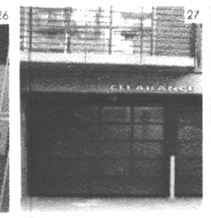
24 Permeable / gravel parking lot



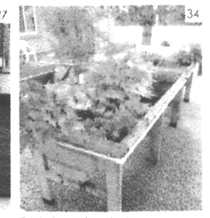
25 Road stud parking markers



26 Rebar fence



27 Metal garage door



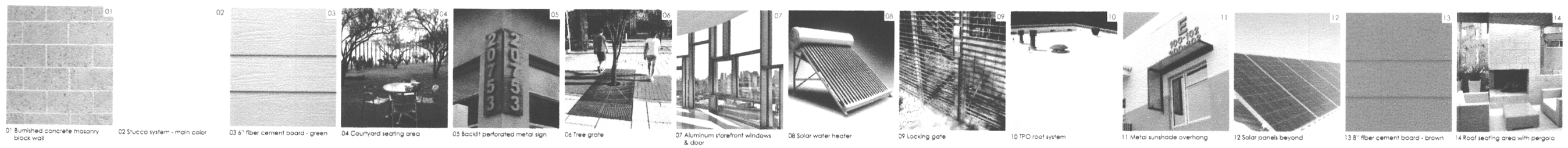
34 Herb garden planters

04 Courtyard seating area
05 Backlit unit number sign
06 Tree grate
07 Aluminum storefront windows & door
08 Solar water heater
09 Locking gate
10 TPO roof system
11 Metal sunshade overhang
12 Solar panels beyond
13 8" fiber cement board - brown
14 Roof seating area with pergola
15 Stucco system - accent colors
28 Dumpster
29 Hollow metal door
30 Bridge walkway
31 Fiberglass door
32 Solar chimney
33 Passive cooling tower
34 Herb garden planters

West Elevation

South Elevation - Building 1

South Elevation - Building 3



16 CMU wall planter
17 Steel railing
18 Waterproof Pli-dex system
19 Sliding sun screens
20 8"x8" glass block window
21 Undulating slats sun shade
22 Vinyl window
23 Automobile entrance gate
24 Permeable / gravel parking lot
25 Road stud parking markers
26 Rebar fence
27 Metal garage door
28 Dumpster
29 Hollow metal door
30 Bridge walkway
31 Fiberglass door
32 Solar chimney
33 Passive cooling tower
34 Herb garden planters

East Elevation

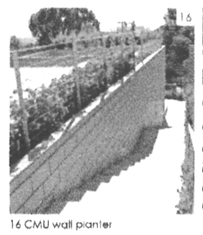
Elevations

North Elevation - Building 3

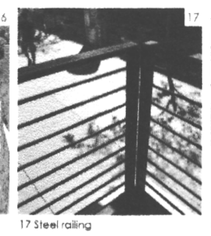
North Elevation - Building 2

01 Burnished concrete masonry block wall

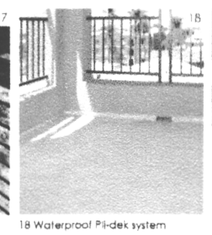
02 Stucco system - main color



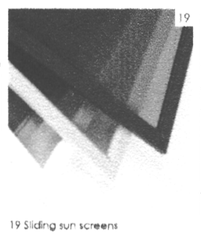
16 CMU wall planter



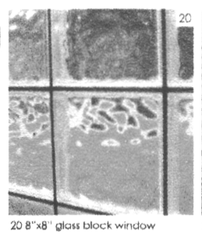
17 Steel railing



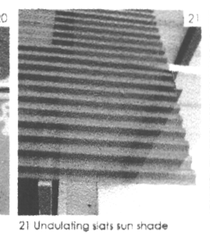
18 Waterproof Pli-dek system



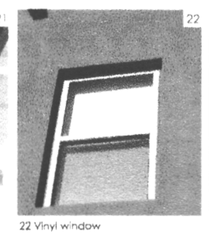
19 Sliding sun screens



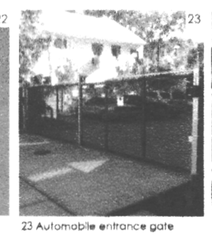
20 8"x8" glass block window



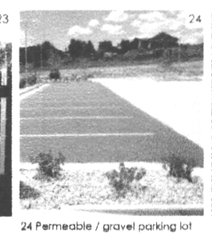
21 Undulating slats sun shade



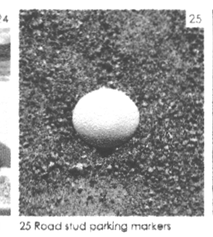
22 Vinyl window



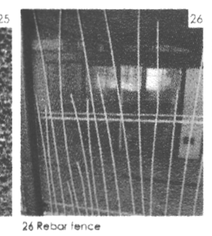
23 Automobile entrance gate



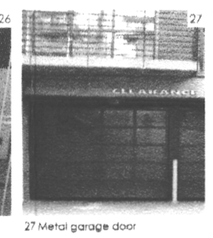
24 Permeable / gravel parking lot



25 Road stud parking markers



26 Rebar fence



27 Metal garage door

34 Herb garden planters

04 Courtyard seating area
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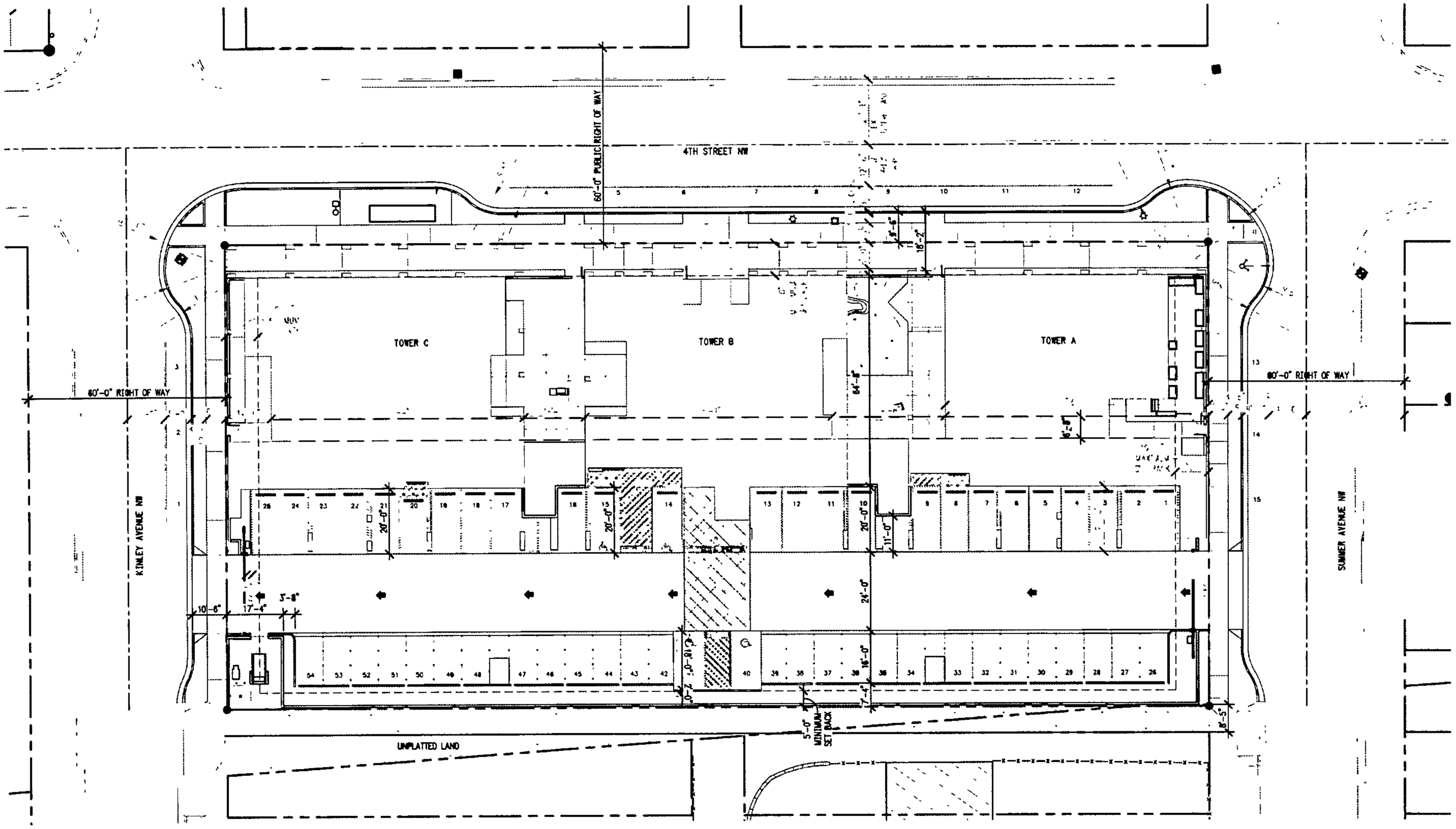
West Elevation



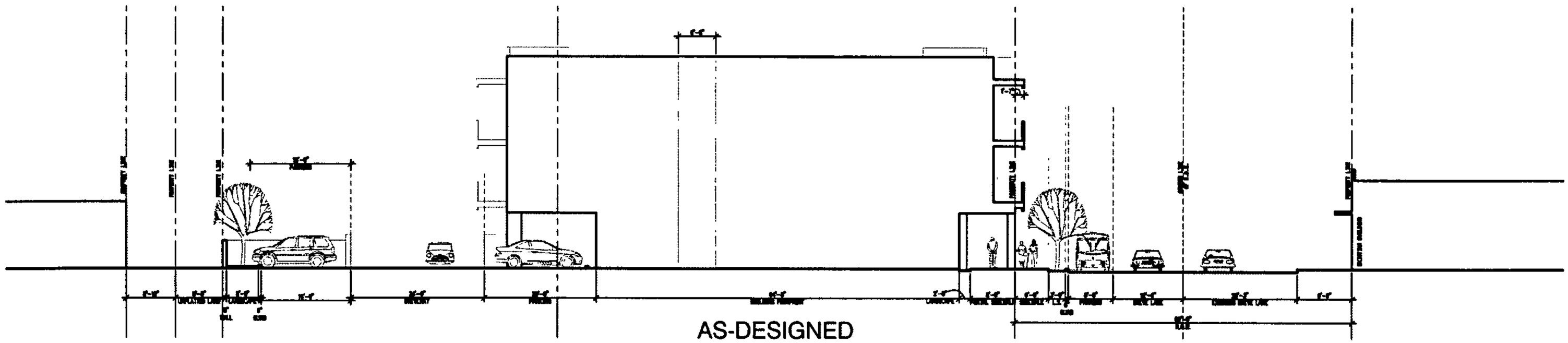
ARCHITECTURAL SITE PLAN - AS DESIGNED

NORTH

N.T.S

Exhibit D

10070059



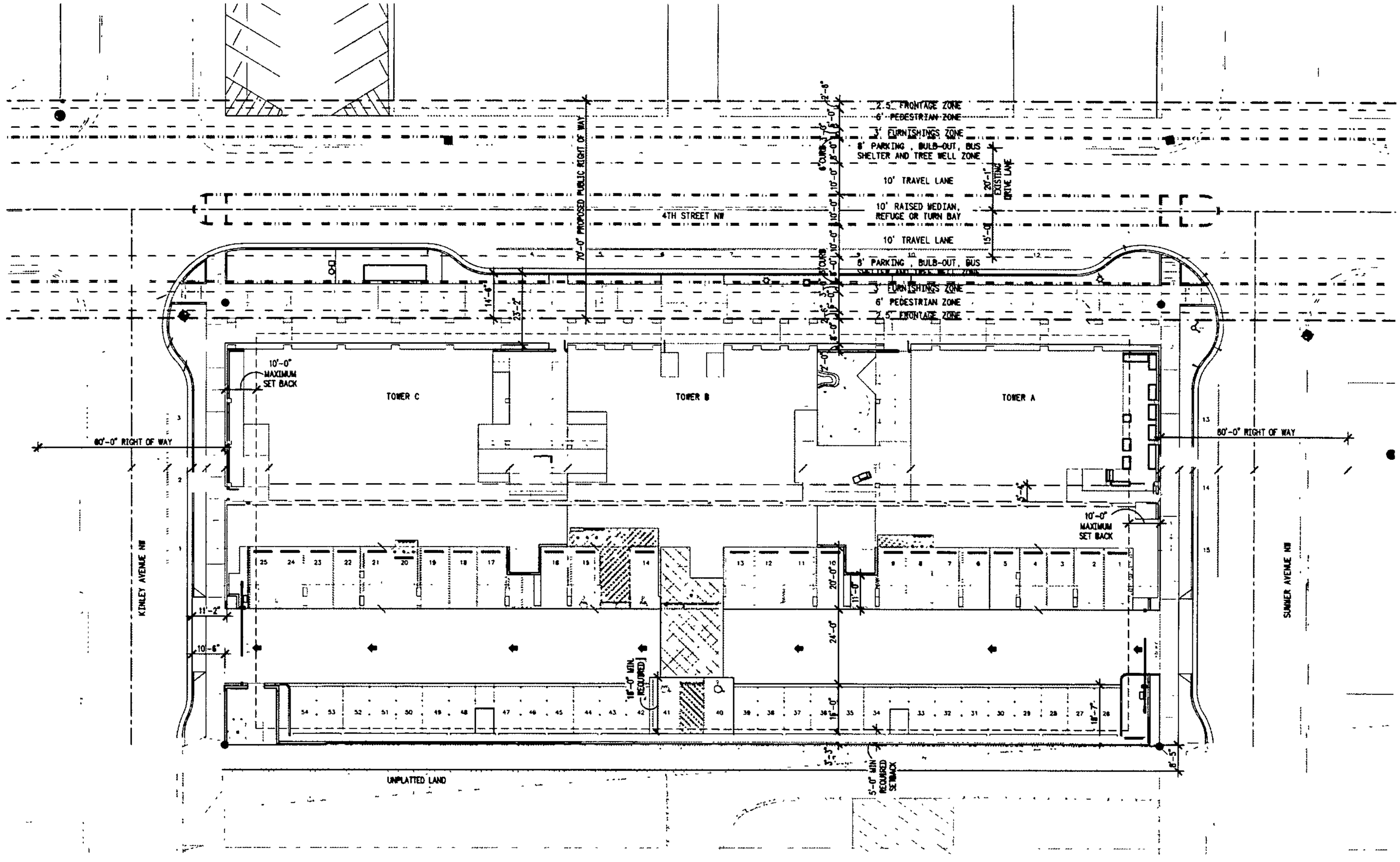
AS-DESIGNED

FOURTH STREET SECTION

NORTH

N.T.S

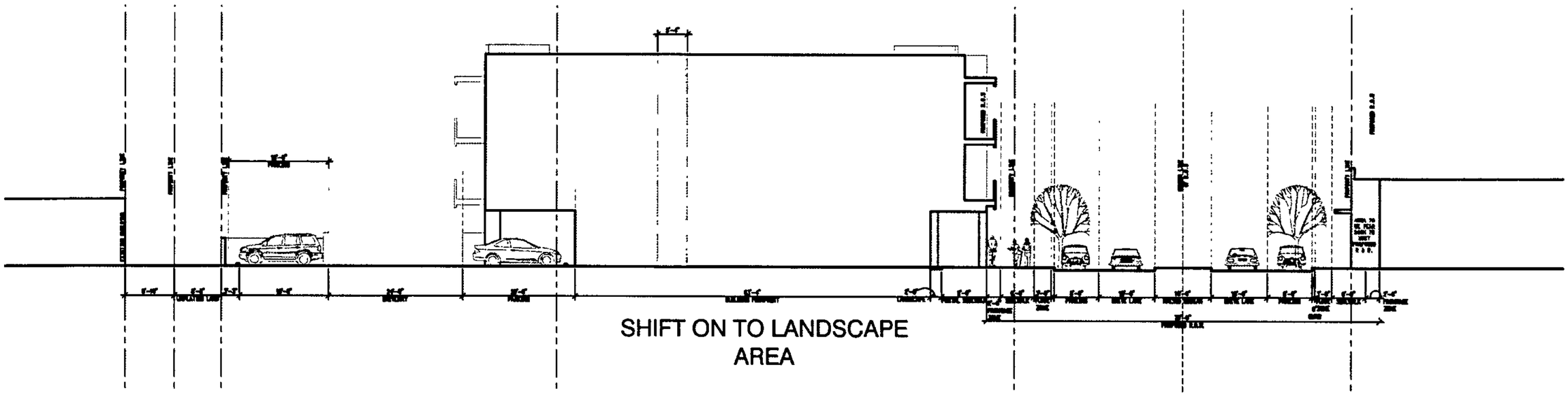
Exhibit E



ARCHITECTURAL SITE PLAN - SHIFT ON TO LANDSCAPE AREA & BUILDING SQUARE FOOTAGE REMOVED

NORTH N.T.S

Exhibit H

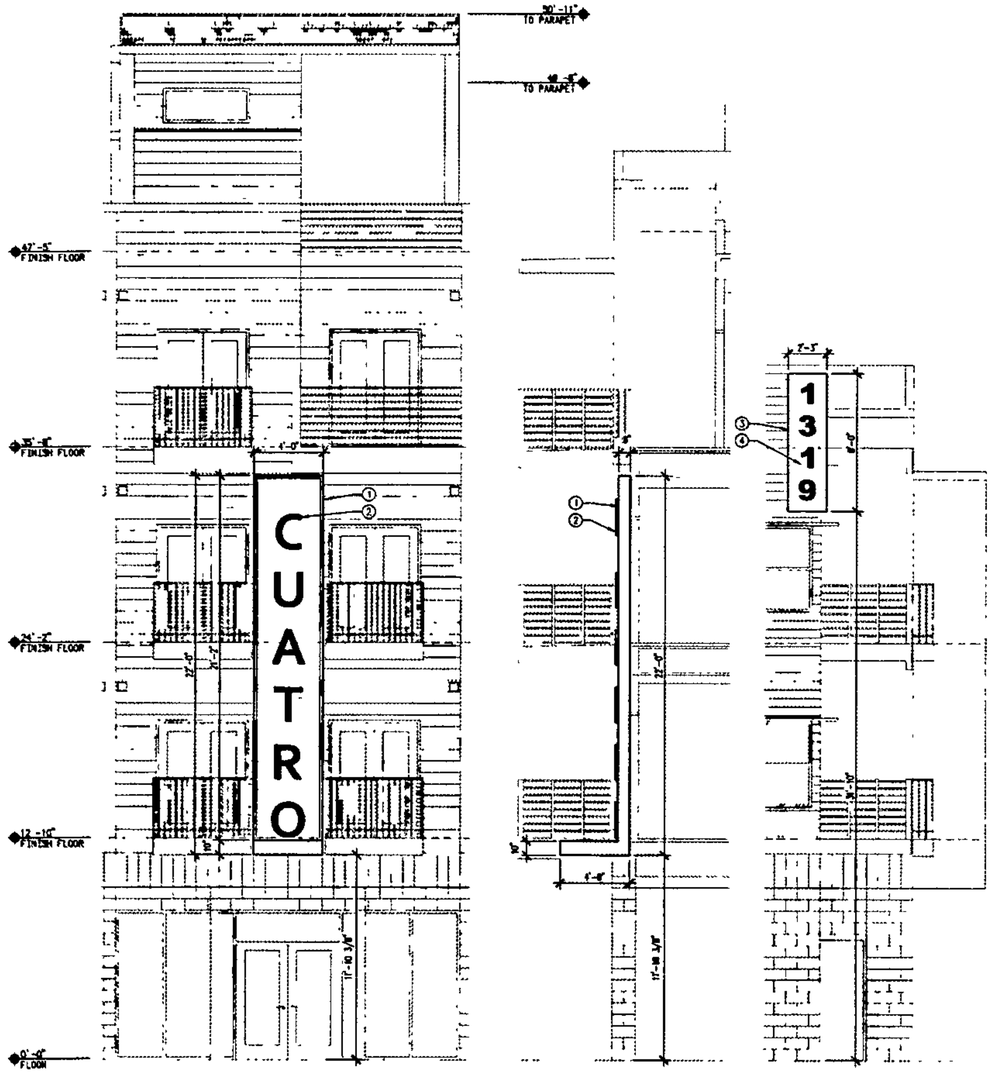


FOURTH STREET SECTION

NORTH

N.T.S

Exhibit I



A

WALL SIGN
FRONT ELEVATION

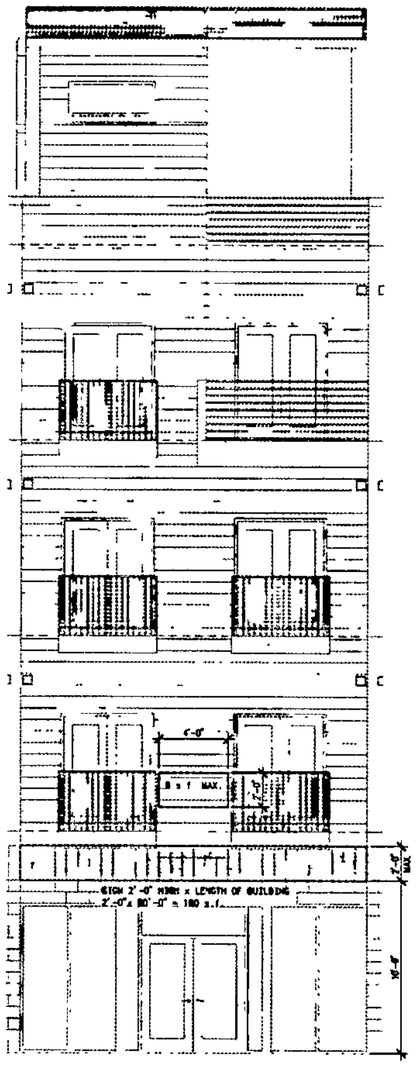
B

WALL SIGN OVERHANG
SIDE ELEVATION

C

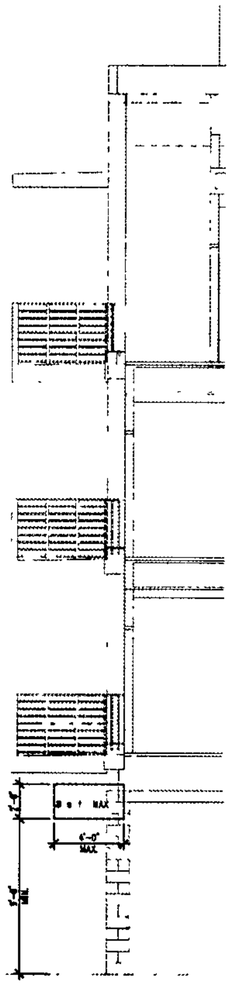
STREET ADDRESS
FRONT ELEVATION

PROPOSED SIGNAGE 1 1/4"=1'-0"



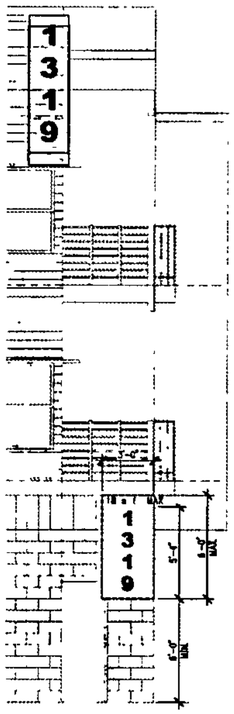
D

WALL SIGN
FRONT ELEVATION



E

WALL SIGN OVERHANG
SIDE ELEVATION



F

STREET ADDRESS
FRONT ELEVATION

NORTH FOURTH STREET RANK III CORRIDOR PLAN SIGNAGE 2 1/4"=1'-0"

○Keyed Notes

1 PERFORATED METAL BOX INTERNALLY ILLUMINATED
2 2'-0" TALL SOLID METAL LETTERS ATTACHED TO FACE OF BOX
3 PERFORATED METAL BOX IT WRAPS CORNER FOR NORTH AND SOUTH VISIBILITY FROM TRAFFIC ON FOURTH STREET
4 1'-2" TALL SOLID METAL LETTERS ATTACHED TO FACE OF BOX

○Proposed Signage

A PROPERTY IDENTIFICATION WALL SIGN

LETTERING SIZE

C 1 28 s f
U 1 63 s f
A 1 61 s f
T 1 12 s f
R 1 85 s f
O 1 86 s f

TOTAL AREA 9 33 s f

SIGN BASE 21'-2"h x 4'w = 84 8 s f

PROJECTION OVER SIDEWALK

SIZE 10"h x 4'w = 3 3 s f

B STREET ADDRESS / BUILDING NUMBER IDENTIFICATION

LETTERING 14" H
SIGN BASE 8'-0"x2'-5" = 18 s f

○Signage Requirements

D WALL SIGN

NORTH FOURTH STREET RANK III CORRIDOR PLAN - 3 4 J SIGNAGE

1) Sign Configurations for Flex Buildings Live-Work Auto Accessed Standalone Commercial Buildings Liner Buildings Civic or Institutional Buildings and Structured Parking

a Wall signs are permitted within the area between the second story floor line and the first floor ceiling within a horizontal band not to exceed 2 feet in height
b Signs shall not come closer than 2 feet to an abutting private lot line
c Logos names or noncommercial messages may be placed within the horizontal band as defined above or placed or painted within ground floor or second story windows Logos that fit within a rectangle no larger than 8 square feet and are located within the span of the top story are permitted
d A masonry or bronze plaque may be placed in the buildings cornice or a parapet wall or under the eaves, and above the upper story windows The plaque shall be no larger than a rectangle of 18 square feet

CITY OF ALBUQUERQUE ZONING CODE 14-16-3-5

(F) An apartment premises with more than 24 dwelling units or a nonresidential premises may have signs identifying the principal uses of the premises as follows

(c) Wall signs provided the sign area on any facade does not exceed 48 square feet and the total wall sign area on any premises does not exceed 100 square feet No facade shall have more than five words which contain a character equal to or exceeding four inches in height, words consisting of characters all of which are less than four inches high may be used without limit as to number

E WALL SIGN OVERHANG

NORTH FOURTH STREET RANK III CORRIDOR PLAN - 3 4 J SIGNAGE

2) Projecting Signs

a May be hung below the third story level perpendicular to the RBB
b May be supported from an overhang or awning
c Shall not project more than 4 feet perpendicular to the RBB and beyond the facade,
d May not exceed 8 feet in area and,
e Must be located so as to permit at least 8 feet clear in height above the sidewalk

F STREET ADDRESS

NORTH FOURTH STREET RANK III CORRIDOR PLAN - 3 4 J SIGNAGE

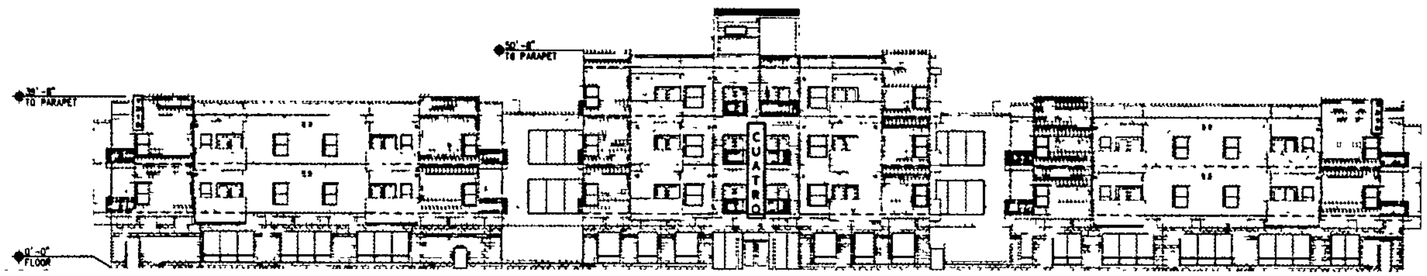
1) Sign Configurations for Flex Buildings Live-Work Auto Accessed Standalone Commercial Buildings, Liner Buildings Civic or Institutional Buildings and Structured Parking

a Street addresses may be placed at between 8 feet and 12 feet above grade using 6 to 10 inch tall, non-cursive type lettering

LETTERING 10" H3GH
PLAQUE 4'-0"x10 s f

CITY OF ALBUQUERQUE FIRE DEPARTMENT

- Lettering 10" Min tall
- Must contrast with the background
- Must be located on the street it s facing
- They prefer if the sign is on the highest elevation part of the building



TOWER A TOWER B TOWER C

FOURTH STREET OVERALL ELEVATION 3 1/16"=1'-0"

integrated
906 Lit Park Avenue SW
Albuquerque, NM 87102
tel 505 243 3499
fax 505 247 3586
www.integratedarchitecture.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT BOB HALL, AIA
Project # IDA 14-13 P
Date JULY 25, 2014

SIGNAGE

By
File SIGNAGE 2.DWG
Plot Date 8/26/2014 12:04:24 PM
Sheet of ARCH

Exhibit J

GENERAL NOTES

A. NORTH FOURTH TRANSIT ORIENTED DEVELOPMENT (NFTOD)
HEIGHT:
4 STORIES WITH A MAXIMUM OF 52 FEET
3 STORIES WITH A MAXIMUM OF 40 FEET
GROUND STORY CLEAR HEIGHT = 10'-0" MINIMUM

B. SETBACKS PER SECTOR DEVELOPMENT PLAN
0'-10" FRONT SETBACK = 4TH STREET (10' PROVIDED)
0'-10" SIDE STREET SETBACK = SUMMER & KINLEY AVE (+/- 8' PROVIDED)
6'-10" REAR SETBACK INCLUDING ALLEY WIDTH

C. TOPOGRAPHY/ DRAINAGE: SITE IS RELATIVELY FLAT. DRAINAGE IS PREDOMINATELY FROM EAST TO WEST LEADING FROM THE PARKING LOT TO THE WEST EDGE PLANTER.

D. WELLS PARK PROVIDES CHILDREN RECREATION FACILITIES TWO BLOCKS SOUTH AND ONE BLOCK WEST OF PROPERTY.

E SURROUNDING USES: TO NORTH, EAST AND SOUTH COMMERCIAL. TO WEST= SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL.

KEYED NOTES

1. BARBEQUE AREA WITH PICNIC TABLES.
2. ROLLING ELECTRICAL GATE.
3. REFUSE ENCLOSURE WITH GATE.
4. 6' CMU BLOCK WALL.
5. TYPICAL PROPERTY LINE.
6. 4' GABION WALL WITH 6' METAL FENCING.
7. CONCRETE PAVING.
8. CONCRETE WALKWAY
9. ASPHALT PAVING.
10. ACCESSIBLE CURB RAMP TYPICAL.
11. FIRE SPRINKLER CLOSET
12. EXISTING POLE LIGHT FIXTURE, TYPICAL.
13. PROPOSED CITY BUS SHELTER.
14. PERMEABLE PAVING / GRAVEL.
15. KITCHEN GARDEN.
16. "NO ENTRY" SIGN.
17. PUTTING GREEN.
18. WATER FEATURE.
19. NEW POLE LIGHT FIXTURE.

RESIDENTIAL UNIT SIZES

TOTALS FOR PROJECT = 56 UNITS
13 EFFICIENCIES, 23 ONE BEDROOM, & 20 TWO BEDROOMS
THESE ARE BROKEN DOWN BELOW TO SHOW SIZES

TYPE OF UNIT	# OF UNITS	HEATED SQUARE FOOTAGE PER UNIT
EFFICIENCY 1	8	439
EFFICIENCY 2	2	501
EFFICIENCY 3	3	457
ONE BEDROOM 1	8	546
ONE BEDROOM 2	8	628
ONE BEDROOM 3	4	751
ONE BEDROOM 4	3	636
TWO BEDROOM ONE BATH	12	799
TWO BEDROOM TWO BATH	8	851

BUILDING SCHEDULE

TOWER A
FIRST FLOOR
4,365 GROSS SQ. FT COMMON AREA

SECOND FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH

THIRD FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH

TOWER B
FIRST FLOOR
4,580 GROSS SQ. FT. COMMON AREA

SECOND FLOOR
(1) EFFICIENCY 2
(1) EFFICIENCY 3
(3) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH

THIRD FLOOR
(1) EFFICIENCY 2
(1) EFFICIENCY 3
(3) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH

FOURTH FLOOR
(1) LAUNDRY ROOM
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH

TOWER C
FIRST FLOOR
5,200 GROSS SQ. FT COMMON AREA

SECOND FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH

THIRD FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH

SITE DATA

SITE ACREAGE= 0.98 ACRES

TOTAL UNITS= 56

TOTAL D.U. = 57.14

TOTAL GROSS SQ. FT.= 66,135 SQ. FT (AREA UNDER ROOF)

♿ = ACCESSIBLE PARKING

= NEW SITE LIGHTING STANDARD

= EXISTING SITE LIGHTING STANDARD

FH = PROPOSED FIRE HYDRANT

VICINITY MAP

NORTH

ZONE ATLAS - J-14-Z ZONING- C-2 COMMERCIAL RETAIL

PARKING CALCULATIONS

Note: Parking Calculations are based on the "North 4th Rank III Corridor Plan"

Required Parking Calculations
Required Residential Parking:
(13) Efficiencies → = 1.5 spaces per = 19.5 spaces
(23) 1 Bedrooms → = 1.5 spaces per = 34.5 spaces
(20) 2 Bedrooms → = 1.5 spaces per = 30 spaces

Total= 84 Residential Spaces Required

Required Non-Residential Parking:
2,955 Sq. Ft. Multi-purpose (tenants only) = 0 spaces
200 Sq. Ft Sales Office → = 3/1,000 Sq. Ft. = 3 spaces
Shared parking factor 1.4 reduces to = 2.1 = 3 spaces
3,122 Sq. Ft. Exercise Area (tenants only) = 0 spaces

Total= 3 Non-Residential Spaces Required

Parking Reductions
NFTODD 10% reduction = -8.7 spaces
@14-16-3 Walkable 10% Transit Reduction -8.7 spaces
@14-16-3 (A)(2) 5% Transit Shelter -4.4 spaces
Total= -21.8 = 22 spaces

Total Required Parking Spaces = 65

Parking Spaces Provided:
Off-street Parking Provided:
(50) Standard Spaces
(4) Accessible Spaces
54 Off-street Parking Spaces Provided

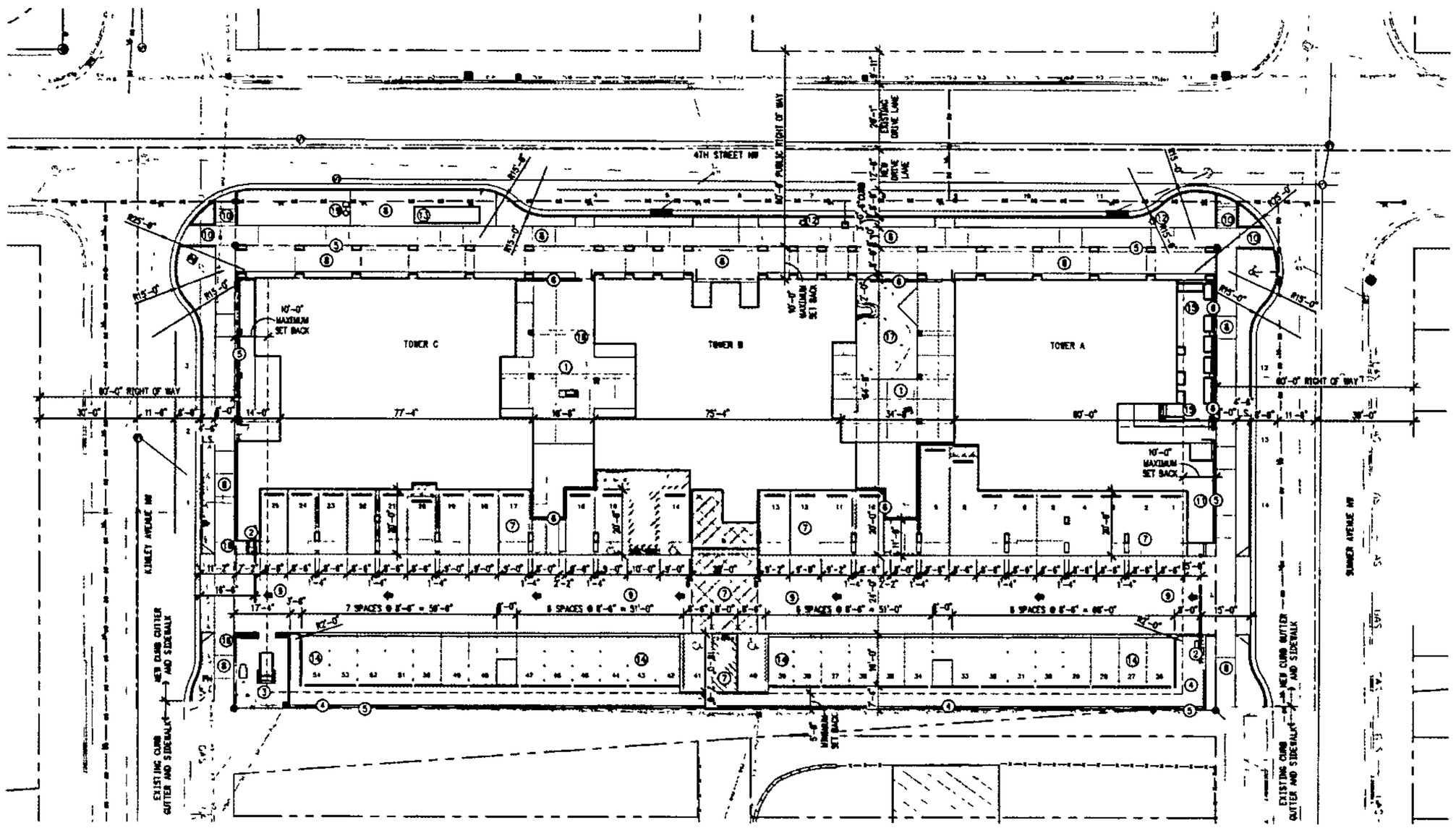
On-Street Parking Provided:
(14) Standard Spaces (7) Spaces count towards parking

Total Parking Provided 61 ≥ 65 Required Parking Spaces

(4) ACCESSIBLE PARKING SPACES

(4) MOTORCYCLE SPACES

(18) INTERIOR BICYCLE PARKING SPACES



NEW ARCHITECTURAL SITE KEY PLAN NORTH 1"=20'-0"

integrated
design & architecture
308 12 Park Avenue SW
Albuquerque, NM 87102
tel 505.243.3499
fax 505.243.3663
info@integrateddesignpartnership.com
www.integrateddesignpartnership.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT	Project # IDA-14-13 P
BOB HALL, AIA	Date JULY 25, 2014

NEW ARCHITECTURAL SITE KEY PLAN

By	KSS, JAM
File:	SITE PLN.DWG
Plot Date	7/28/2014 8:14:51 AM

Sheet of SITE100

Exhibit K

10070059

GENERAL NOTES

A. NORTH FOURTH TRANSIT ORIENTED DEVELOPMENT (NFTOD)
HEIGHT:
4 STORIES WITH A MAXIMUM OF 52 FEET
3 STORIES WITH A MAXIMUM OF 40 FEET
GROUND STORY CLEAR HEIGHT = 10'-0" MINIMUM
B. SETBACKS PER SECTOR DEVELOPMENT PLAN:
0'-10' FRONT SETBACK = 4TH STREET (0' PROVIDED)
0'-10' SIDE STREET SETBACK = SUMMER & KINLEY AVE. (+/- 8' PROVIDED)
5'-10' REAR SETBACK INCLUDING ALLEY WIDTH
C TOPOGRAPHY/ DRAINAGE: SITE IS RELATIVELY FLAT. DRAINAGE IS PREDOMINATELY FROM EAST TO WEST. LEADING FROM THE PARKING LOT TO THE WEST EDGE PLANTER
D WELLS PARK PROVIDES CHILDRIN RECREATION FACILITIES TWO BLOCKS SOUTH AND ONE BLOCK WEST OF PROPERTY
E. SURROUNDING USES: TO NORTH, EAST AND SOUTH COMMERCIAL TO WEST: SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL.

KEYED NOTES

1. PATIO AREA WITH BARBEQUES AND PICNIC TABLES.
2. ROLLING ELECTRICAL GATE.
3. REFUSE ENCLOSURE WITH GATE.
4. 6' CMU BLOCK WALL. SEE SHEET SITE400 & SITE401.
5. TYPICAL PROPERTY LINE.
6. 4' WALL WITH 4" CAP BLOCK. SEE SHEET SITE400 & SITE401.
7. CONCRETE PAVING
8. CONCRETE WALKWAY
9. ASPHALT PAVING
10. ACCESSIBLE CURB RAMP TYPICAL.
11. FIRE SPRINKLER CLOSET
12. EXISTING POLE LIGHT FIXTURE, TYPICAL.
13. PROPOSED NEW CITY BUS SHELTER AT EXISTING ROUTE #10 BUS STOP
14. PERMEABLE PAVING / GRAVEL.
15. KITCHEN GARDEN.
16. "NO ENTRY" SIGN. SEE SHEET SITE600.
17. PUTTING GREEN.
18. WATER FEATURE.
19. NEW POLE LIGHT FIXTURE.
20. EXISTING STRUCTURE.
21. PROPOSED STRUCTURE.
22. BIKE RACK, EXTERIOR.
23. NEW FIRE HYDRANT
24. EXISTING FIRE HYDRANT
25. LANDSCAPE AREA, SEE LANDSCAPE SHEETS.
26. FLUSH 12" WIDE CONCRETE RETAINING STRIP
27. NEW CONCRETE DRIVE PAD.
28. NEW 6" CONCRETE PARKING CURBS.
29. NEW 8" CONCRETE CURBING
30. 6' REBAR FENCE. SEE SHEET SITE400 & SITE401.
31. SITE AND BUILDING SIGNAGE SEE SHEET SITE600

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TOTALS FOR PROJECT = 56 UNITS
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THESE ARE BROKEN DOWN BELOW TO SHOW SIZES

TYPE OF UNIT	# OF UNITS	HEATED SQUARE FOOTAGE PER UNIT
EFFICIENCY 1	8	439
EFFICIENCY 2	2	503
EFFICIENCY 3	3	457
ONE BEDROOM 1	8	566
ONE BEDROOM 2	8	625
ONE BEDROOM 3	4	751
ONE BEDROOM 4	3	636
TWO BEDROOM ONE BATH	12	799
TWO BEDROOM TWO BATH	8	861

BUILDING SCHEDULE

TOWER A
FIRST FLOOR
4,548 GROSS SQ. FT COMMON AREA

SECOND FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT

THIRD FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT

PATIO AREA
BETWEEN TOWERS A & B: 1,158 SQ. FT
PUTTING GREEN: 524 SQ. FT

KITCHEN GARDEN AREA: 88 SQ.FT.

TOWER B
FIRST FLOOR
4,580 GROSS SQ. FT COMMON AREA

SECOND FLOOR
(1) EFFICIENCY 2
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH
TOTAL 4790 SQ. FT

THIRD FLOOR
(1) EFFICIENCY 2
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH
TOTAL 4790 SQ. FT

FOURTH FLOOR
(1) LAUNDRY ROOM
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH
TOTAL 5713 SQ. FT

ROOF TOP PATIO: 889 SQ. FT

TOWER C
FIRST FLOOR
5,713 GROSS SQ. FT COMMON AREA

SECOND FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT

THIRD FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT

PATIO AREA
BETWEEN TOWERS B & C: 1,328 SQ. FT

SITE/BUILDING DATA

PROJECT ADDRESS: 1319 4TH NW

SITE ACREAGE: 0.98 ACRES

TOTAL UNITS: 56

TOTAL D.U.: 57.14

TOTAL GROSS SQ.FT PER TOWER: TOWER A: 19,889 SQ. FT
TOWER B: 25,841 SQ. FT
TOWER C: 20,462 SQ. FT.

TOTAL GROSS SQ. FT.: 66,212 SQ. FT

CONSTRUCTION TYPE: V-A

BUILDING HEIGHT: TOWER A: 38'-8"
TOWER B: 49'-8"
TOWER C: 38'-8"

♿ = ACCESSIBLE PARKING

= NEW STREET LIGHTING STANDARD

= EXISTING STREET LIGHTING STANDARD

= (1) EXISTING & (1) NEW FIRE HYDRANT

DRB SITE DEVELOPMENT PLAN APPROVAL

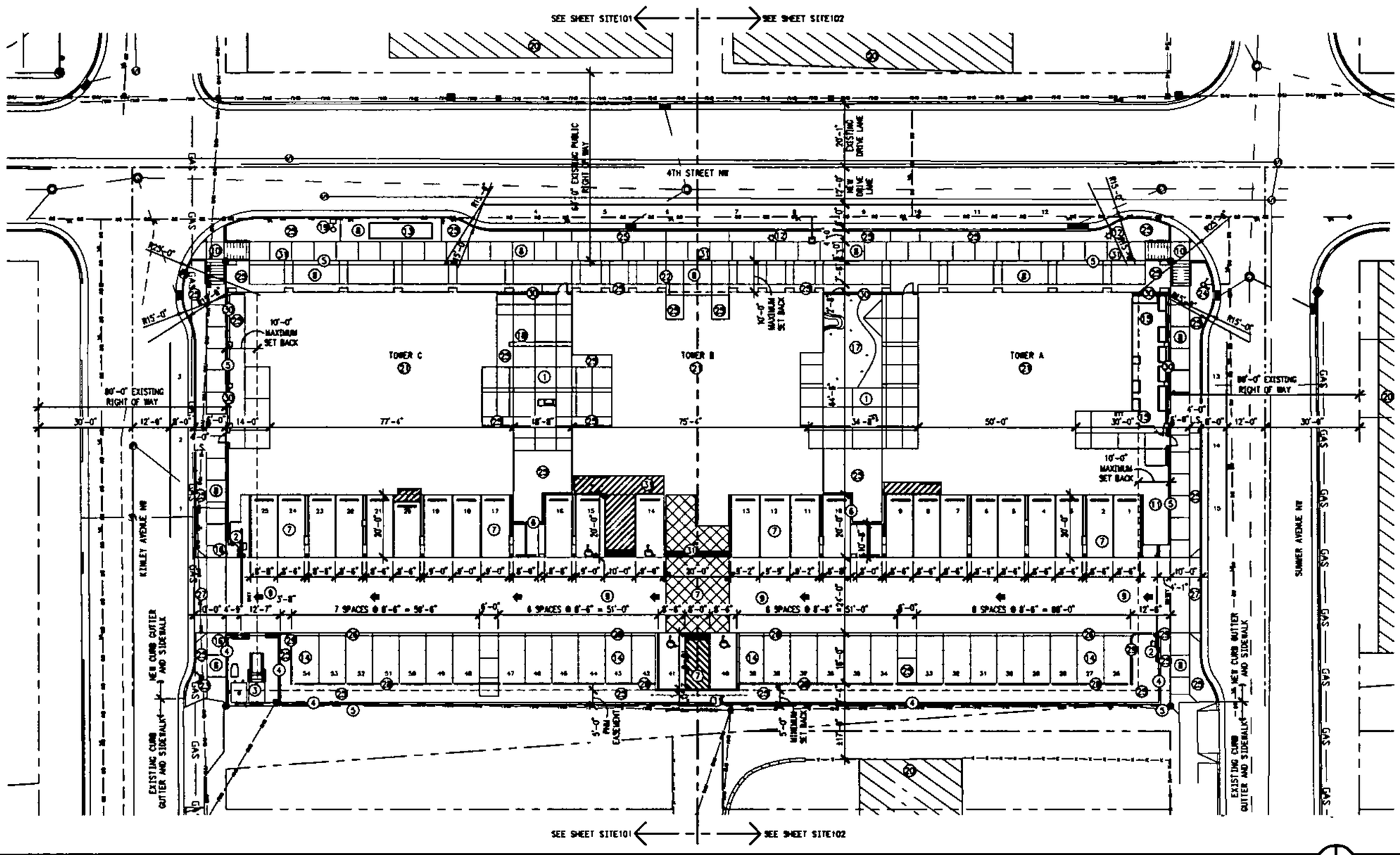
PROJECT NUMBER:

APPLICATION NUMBER:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	CITY ENGINEER	DATE
ABCWUA	DATE	*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
PARKS AND RECREATION DEPARTMENT	DATE	SOLID WASTE MANAGEMENT	DATE
		DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
		*ENVIRONMENTAL HEALTH IF NECESSARY	

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.

FIRE MARSHALS DATE



NEW ARCHITECTURAL SITE KEY PLAN — NORTH — 1"=20'-0"

VICINITY MAP — NORTH

ZONE ATLAS - J-16-Z — ZONING: C-2 COMMERCIAL RETAIL

PARKING CALCULATIONS

Note: Parking Calculations are based on the North 4th Rank III Corridor Plan

Required Parking Calculations
Required Residential Parking:
(13) Efficiencies @ * 1.5 space per = 19.5 spaces
(23) 1 Bedrooms @ * 1.5 spaces per = 34.5 spaces
(20) 2 Bedrooms @ * 1.5 spaces per = 30 spaces

Total= 84 Residential Spaces Required

Required Non-Residential Parking:
1,800 Sq. Ft. Multi-purpose (tenants only) = 0 spaces
2,49 Sq. Ft Sales Office @ * 3/1,000 Sq. Ft = 3 spaces
Shared parking factor 1.4 reduces to * 2.1 = 3 spaces
2,271 Sq. Ft. Exercise Area (tenants only) = 0 spaces

Total= 3 Non-Residential Spaces Required

Parking Reductions:
NFTODD 10% reduction = -8.7 spaces
a14-16-3 (within 10% Transit Reduction -8.7 spaces
a14-16-3 (within 5% Transit Shelter -4.4 spaces
Total= -21.8 = 22 spaces

Total Required Parking Spaces = 65

Parking Spaces Provided
Off-street Parking Provided:
(50) Standard Spaces
(4) Accessible Spaces
54 Off-street Parking Spaces Provided

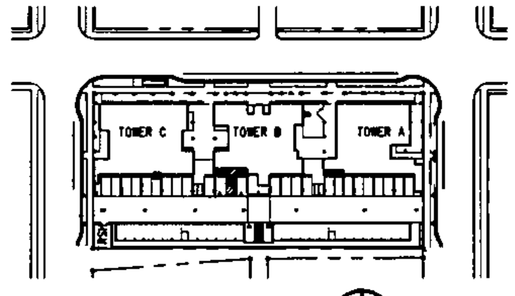
On-Street Parking Provided:
(18) Standard Spaces (7) Spaces count towards parking

Total Parking Provided: 61 ≤ 65 Required Parking Spaces

(4) ACCESSIBLE PARKING SPACES

(4) MOTORCYCLE SPACES

(28) BICYCLE PARKING SPACES



KEY PLAN — NORTH — NTS

integrated
9981 1/2 Pan Avenue SW
Albuquerque, NM 87102
tel 505.243.3499
fax 505.243.3583
info@integratedgreen.com
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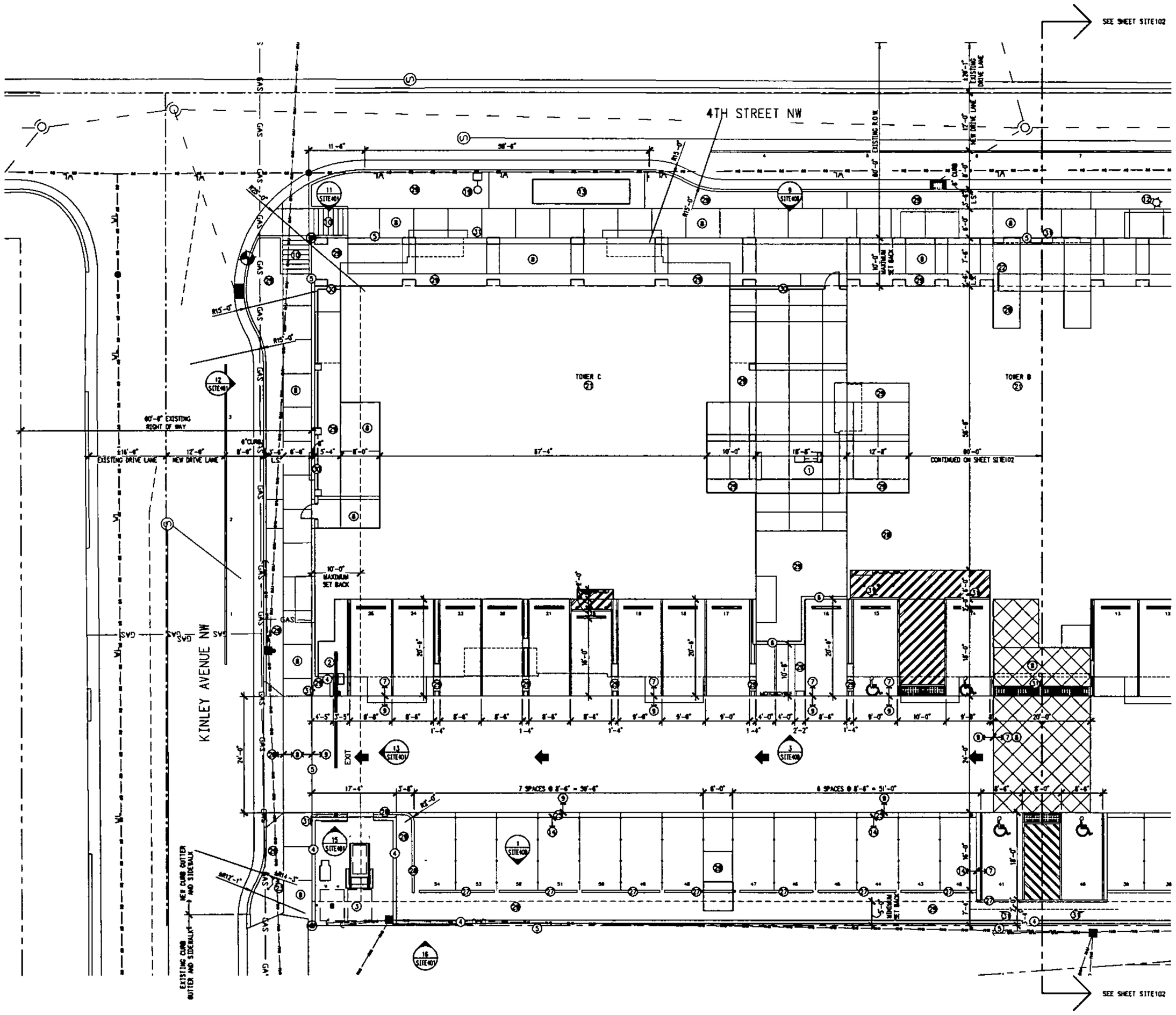
Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA	Project #: IDA-14-13-P
	Date: SEPTEMBER 22, 2014

NEW ARCHITECTURAL SITE KEY PLAN

By: KIB	Sheet of
File: DRB_SITE PLAN.DWG	SITE100
Plot Date: 9/22/2014 2:21:15 PM	



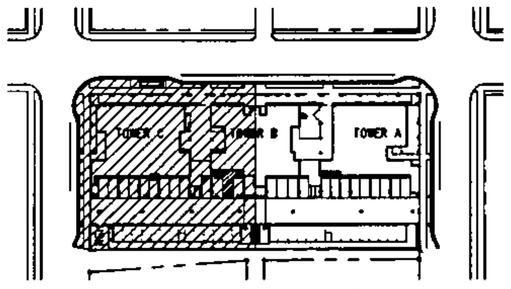
NEW ARCHITECTURAL SITE PLAN - NORTH

NORTH 1"=10'-0"

0 5 10' 20'

KEYED NOTES

1. PATIO AREA WITH BARBEQUES AND PICNIC TABLES.
2. ROLLING ELECTRICAL GATE.
3. REFUSE ENCLOSURE WITH GATE.
4. 6 CMU BLOCK WALL. SEE SHEET SITE400 & SITE401.
5. TYPICAL PROPERTY LINE.
6. 4' WALL WITH 4" CAP BLOCK. SEE SHEET SITE400 & SITE401.
7. CONCRETE PAVING
8. CONCRETE WALKWAY
9. ASPHALT PAVING
10. ACCESSIBLE CURB RAMP TYPICAL.
11. FIRE SPRINKLER CLOSET
12. EXISTING POLE LIGHT FIXTURE, TYPICAL.
13. PROPOSED NEW CITY BUS SHELTER AT EXISTING ROUTE #10 BUS STOP
14. PERMEABLE PAVING / GRAVEL.
15. KITCHEN GARDEN.
16. "NO ENTRY" SIGN, SEE SHEET SITE600
17. PUTTING GREEN.
18. WATER FEATURE
19. NEW POLE LIGHT FIXTURE
20. EXISTING STRUCTURE.
21. PROPOSED STRUCTURE.
22. BIKE RACK, EXTERIOR
23. NEW FIRE HYDRANT
24. EXISTING FIRE HYDRANT
25. LANDSCAPE AREA, SEE LANDSCAPE SHEETS.
26. PLUSH 12" WIDE CONCRETE RETAINING STRIP
27. NEW CONCRETE DRIVE PAD
28. NEW 6" CONCRETE PARKING CURBS.
29. NEW 6" CONCRETE CURBING
30. 6 REBAR FENCE. SEE SHEET SITE400 & SITE401.
31. SITE AND BUILDING SIGNAGE SEE SHEET SITE600



KEY PLAN NORTH NTS

integrated design solutions
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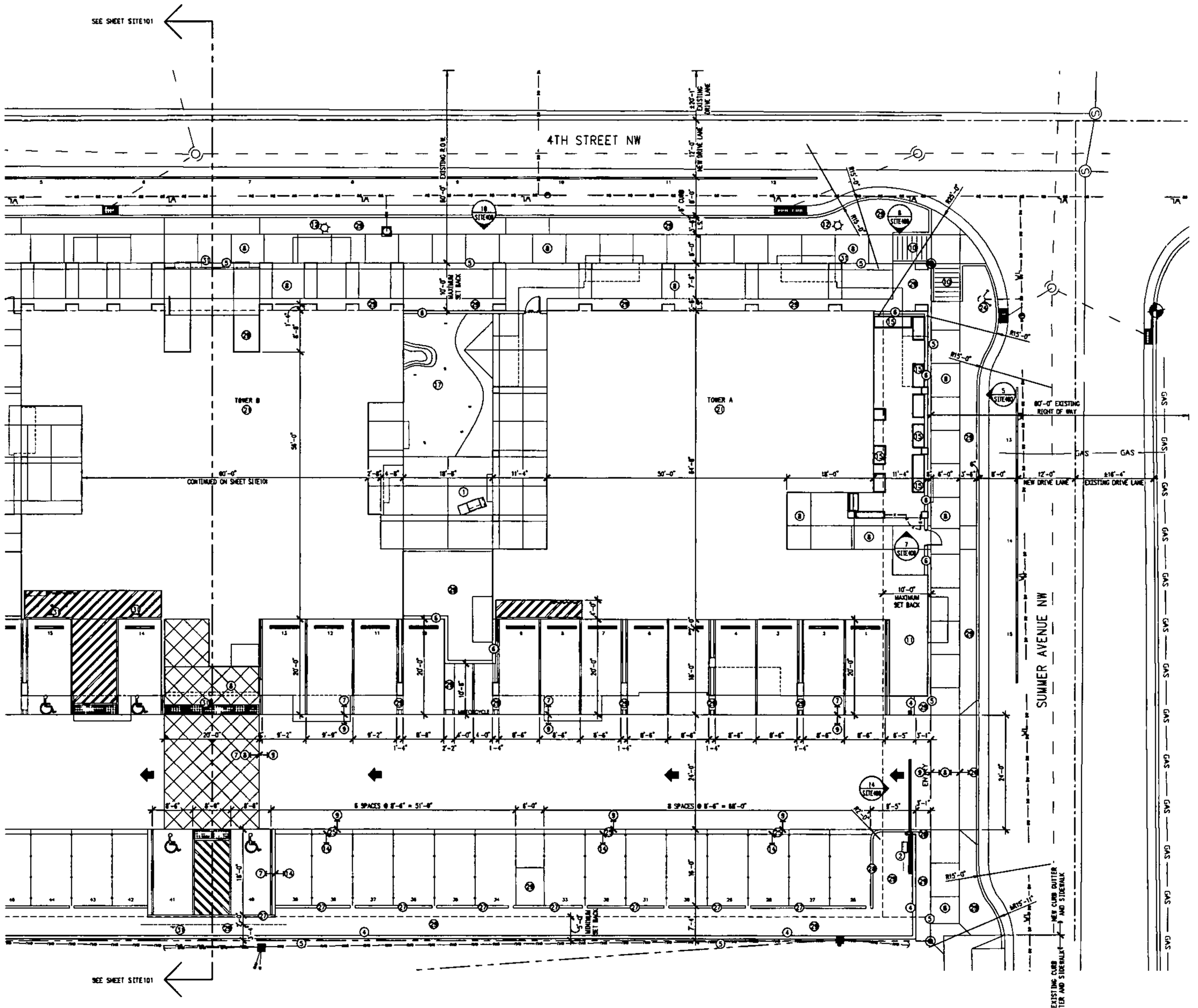
www.integrateddesignsolutions.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

NEW ARCHITECTURAL SITE PLAN - NORTH

By KIS	Sheet of
File DRB_SITE PLN.DWG	SITE101
Plot Date: 9/22/2014 2:20:07 PM	



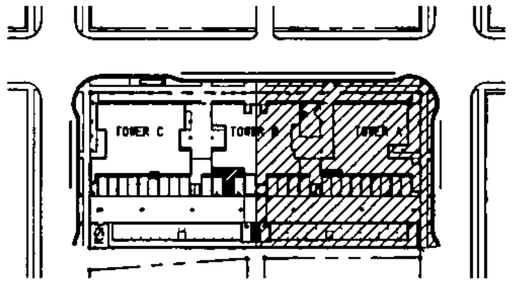
KEYED NOTES

1. PATIO AREA WITH BARBEQUES AND PICNIC TABLES.
2. ROLLING ELECTRICAL GATE.
3. REFUSE ENCLOSURE WITH GATE.
4. 6' CMU BLOCK WALL. SEE SHEET SITE400 & SITE401.
5. TYPICAL PROPERTY LINE
6. 4' WALL WITH 4" CAP BLOCK. SEE SHEET SITE400 & SITE401
7. CONCRETE PAVING.
8. CONCRETE WALKWAY
9. ASPHALT PAVING
10. ACCESSIBLE CURB RAMP. TYPICAL.
11. FIRE SPRINKLER CLOSET
12. EXISTING POLE LIGHT FIXTURE. TYPICAL.
13. PROPOSED NEW CITY BUS SHELTER AT EXISTING ROUTE #10 BUS STOP
14. PERMEABLE PAVING / GRAVEL.
15. KITCHEN GARDEN.
16. "NO ENTRY" SIGN. SEE SHEET SITE600.
17. PUTTING GREEN.
18. WATER FEATURE.
19. NEW POLE LIGHT FIXTURE.
20. EXISTING STRUCTURE.
21. PROPOSED STRUCTURE.
22. BIKE RACK EXTERIOR
23. NEW FIRE HYDRANT
24. EXISTING FIRE HYDRANT
25. LANDSCAPE AREA. SEE LANDSCAPE SHEETS.
26. PLUS 12" WIDE CONCRETE RETAINING STRIP
27. NEW CONCRETE DRIVE PAD
28. NEW 6" CONCRETE PARKING CURBS.
29. NEW 6" CONCRETE CURBING
30. 6' REBAR FENCE. SEE SHEET SITE400 & SITE401.
31. SITE AND BUILDING SIGNAGE SEE SHEET SITE600

NEW ARCHITECTURAL SITE PLAN - SOUTH

NORTH 1"=10'-0"

0 5' 10' 20'



KEY PLAN NORTH NTS

integrated
906 1/2 Park Avenue SW
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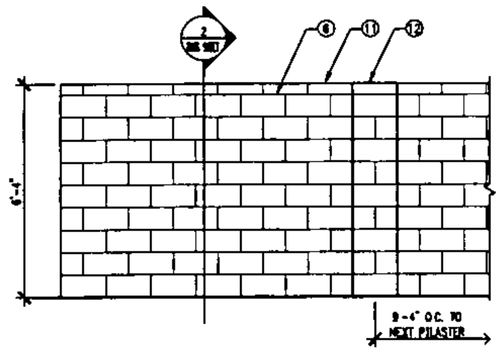
fax 505.243.3582
info@integrateddesigninc.com
www.integrateddesigninc.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22 2014

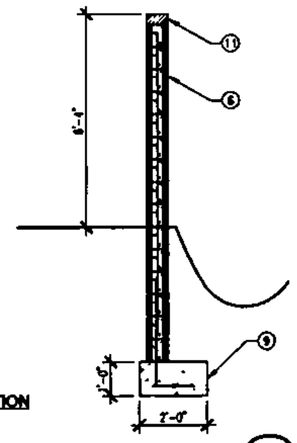
NEW ARCHITECTURAL SITE PLAN - SOUTH

By	KJB	Sheet of
File	DRB_SITE PLAN.DWG	SITE102
Plot Date	9/22/2014 2:19:19 PM	



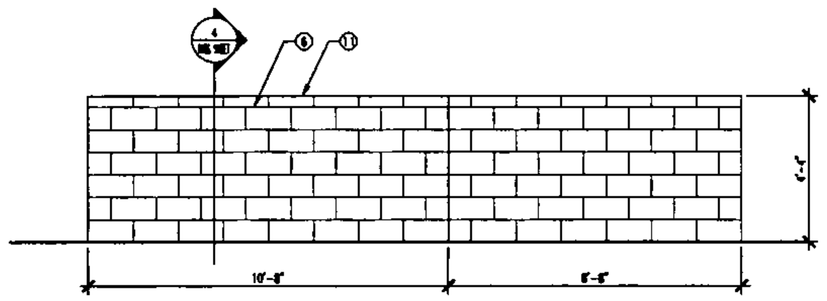
ELEVATION

WEST SITE WALL 1 3/8"=1'-0"



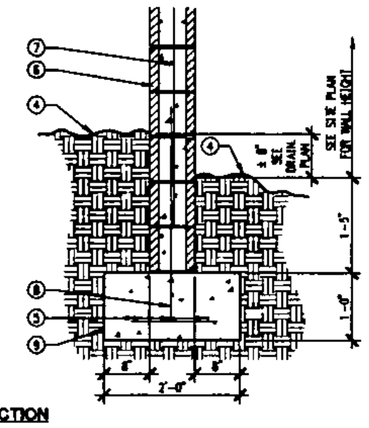
SECTION

WEST SITE WALL 2 3/8"=1'-0"



ELEVATION

NORTH COURTYARD WEST WALL 3 3/8"=1'-0"

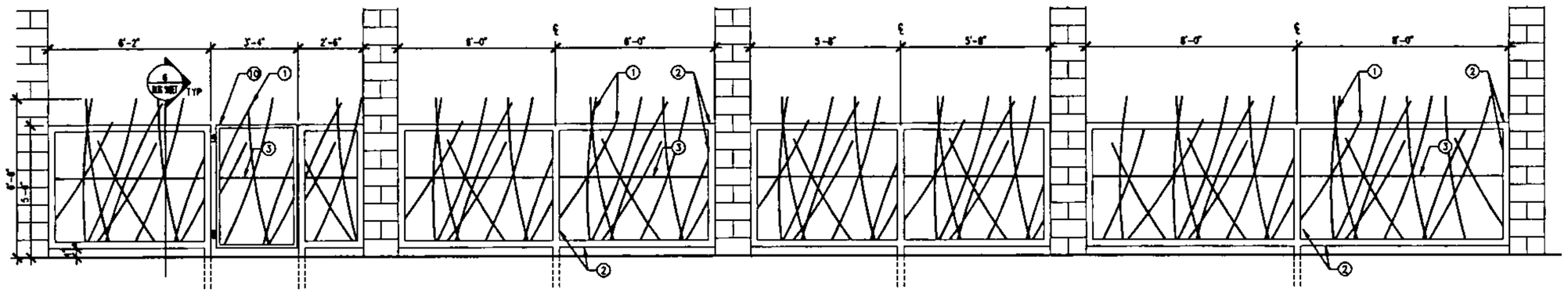


SECTION

COURTYARD W WALL 4 3/4"=1'-0"

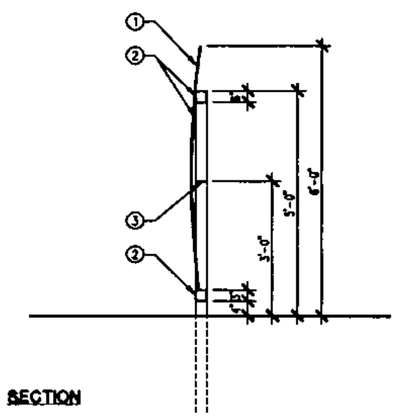
○Keyed Notes ○

1 20 -0" RADIUS 3/8" REBAR AT VARIOUS LENGTH FROM 4'-0" TO 5 -6"
2 HSS 3x3x1/8 FENCE FRAME
3 PLATE 3/16x3
4 FINISH GRADE
5 (3) #4 REBAR CONTINUOUS
6 8" CMU EXPOSED FINISH, W/ STD DUR-O-WAL @ ALT COURSES GROUT REINFORCED CELLS GROUT ALL CELLS BELOW GRADE MASONRY EXPANSION JOINTS @ 12'-0" O C MAX
7 #4 VERT @ 48" O C
8 #4 DOWELS @ 48" O C ALT HOOKS
9 CONCRETE FOOTING
10 HSS 1-1/2x1-1/2x1/8 GATE FRAME
11 4" CMU CAP BLOCK EXPOSED FINISH
12 8" CMU EXPOSED FINISH PILASTER, SEE SITE PLAN
13 V-GROOVE WHEELS AND V-TRACK
14 POWERED GATE OPERATOR
15 2 5"x2 5"x3/16" GATE GUIDES 18" DEEP CONCRETE FBOTING W/ 4" MIN COVERAGE ON ALL SIDES MANUFACTURE/ FABRICATOR APPLIED POWDER COAT
16 HSS 4x4x1/8 DOOR FRAME
17 PERFORATED CORRUGATED METAL INFILL PANEL TO MATCH BUILDING S SHADE STRUCTURE



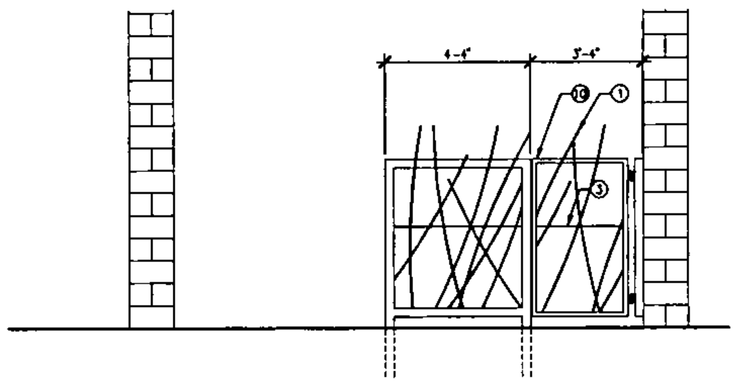
ELEVATION

SOUTH FENCE - AT TOWER A 5 3/8"=1'-0"



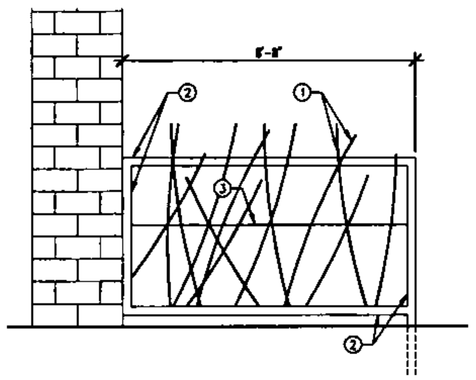
SECTION

SOUTH FENCE 6 1/2"=1'-0"



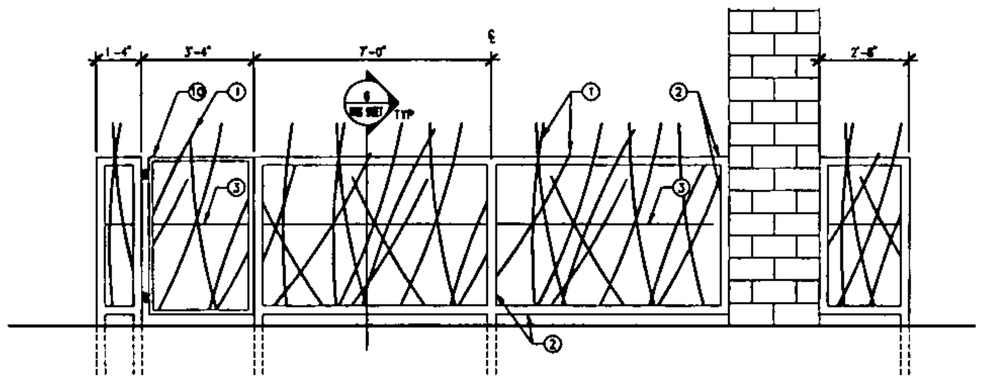
ELEVATION

GARDEN FENCE 7 3/8"=1'-0"



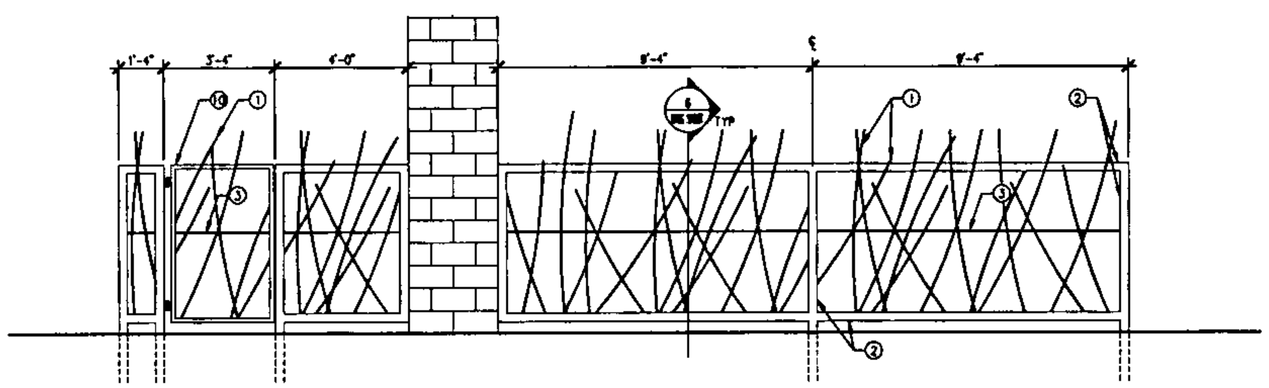
ELEVATION

EAST FENCE TWR. A 8 3/8"=1'-0"



ELEVATION

EAST FENCE BETWEEN TOWER B AND C 9 3/8"=1'-0"



ELEVATION

EAST FENCE BETWEEN TOWER A AND B 10 3/8"=1'-0"

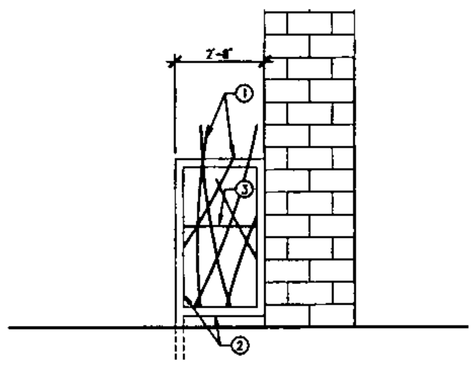
integrated
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel 505 243 3499
fax 505 243 3583

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA 14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

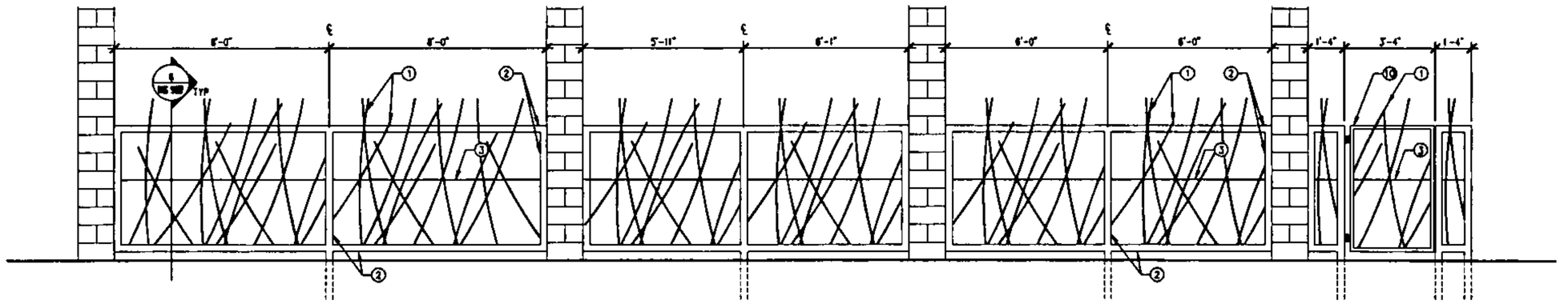
SITE FENCE & WALL DETAILS

By KJB	Sheet of
File SITE400 FENCE & WALL.DWG	SITE400
Plot Date: 9/22/2014 10 23 34 AM	



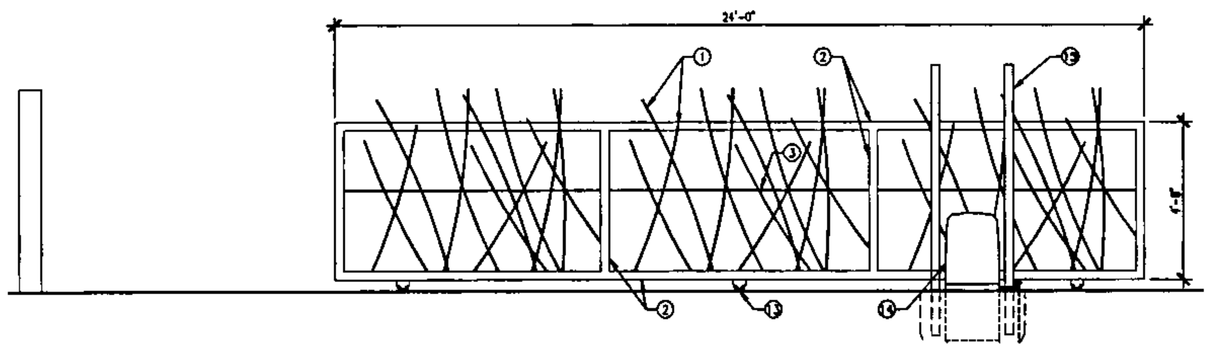
ELEVATION

EAST FENCE TWR. C 11 3/8"=1'-0"



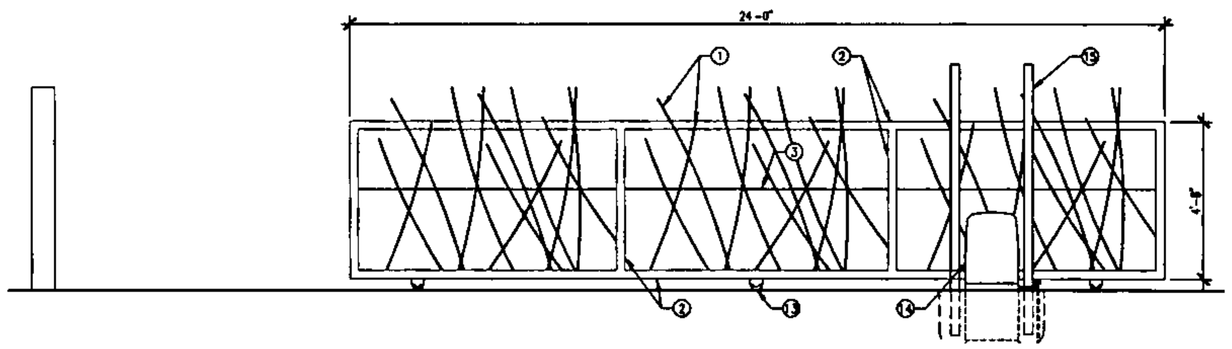
ELEVATION

NORTH FENCE AT TOWER C 12 3/8"=1'-0"



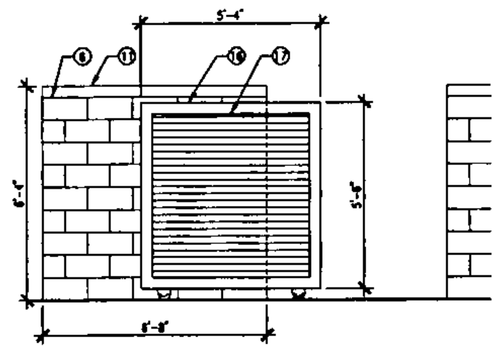
ELEVATION

EXIT CAR GATE AT NORTH END OF PARKING LOT 13 3/8"=1'-0"



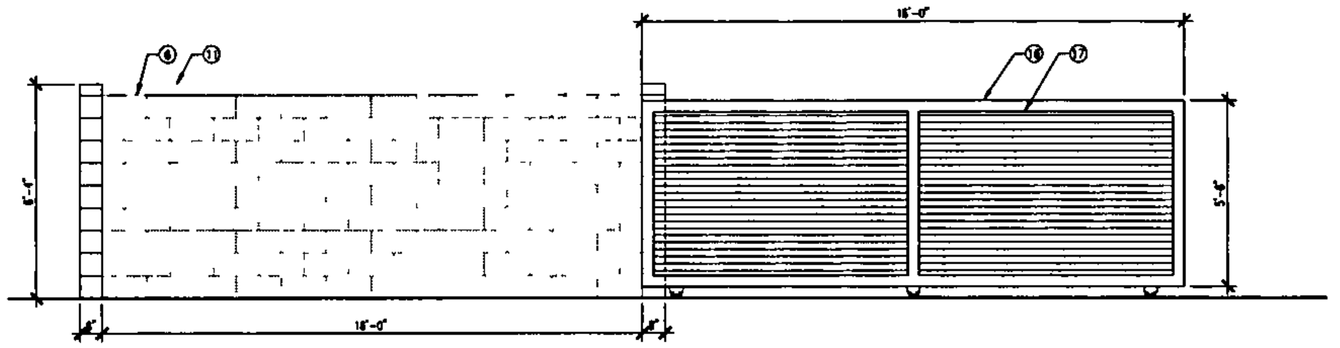
ELEVATION

ENTRANCE CAR GATE AT SOUTH END OF PARKING LOT 14 3/8"=1'-0"



ELEVATION

TRASH ENCL GATE 15 3/8"=1'-0"



ELEVATION

TRASH ENCLOSURE WEST DOOR 16 3/8"=1'-0"

Keyed Notes

1. 20'-0" RADIUS 3/8" REBAR AT VARIOUS LENGTH FROM 4'-0" TO 5'-6"
2. HSS 3x3x1/8 FENCE FRAME
3. PLATE 3/16x3
4. FINISH GRADE
5. (3) #4 REBAR CONTINUOUS
6. 8" CMU EXPOSED FINISH W/ STD DUR-O-WAL @ ALT COURSES GROUT REINFORCED CELLS, GROUT ALL CELLS BELOW GRADE MASONRY EXPANSION JOINTS @ 12'-0" O.C. MAX
7. #4 VERT @ 48" O.C.
8. #4 DOWELS @ 48" O.C. ALT HOOKS
9. CONCRETE FOOTING
10. HSS 1-1/2x1-1/2x1/8 GATE FRAME
11. 4" CMU CAP BLOCK EXPOSED FINISH
12. 8" CMU EXPOSED FINISH PILASTER, SEE SITE PLAN
13. V-GROOVE WHEELS AND V-TRACK
14. POWERED GATE OPERATOR
15. 2 5"x2 5"x3/16" GATE GUIDES, 16" DEEP CONCRETE FOOTING W/ 4" MIN COVERAGE ON ALL SIDES, MANUFACTURE/ FABRICATOR APPLIED POWDER COAT
16. HSS 4x4x1/8 DOOR FRAME
17. PERFORATED CORRUGATED METAL INFILL PANEL TO MATCH BUILDING S SHADE STRUCTURE

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906 1/2 Park Avenue SW
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info@integrateddesignsnm.com
www.integrateddesignsnm.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date: SEPTEMBER 22, 2014

SITE FENCE & WALL DETAILS

By KB	Sheet of
File SITE408 FENCE & WALL.DWG	SITE401
Plot Date: 9/22/2014 10:25:11 AM	

STATEMENT OF RESPONSIBILITIES & COMPLIANCE

STATEMENT OF LANDSCAPING RESPONSIBILITY FOR MAINTENANCE
OWNER OR OWNER'S DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE LANDSCAPING AS WELL AS LANDSCAPING WITHIN THE CITY R O W ADJACENT TO THE BUILDING SITE

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION ORDINANCE
ALL LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION ORDINANCE 6-1-1

STATEMENT OF COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS
ALL LANDSCAPING SHALL COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS, 14-16-3-10

LANDSCAPE CALCULATIONS

NET LOT AREA CALCULATION

TOTAL PROP AREA	=	42 600
minus (a) TOTAL BUILDING AREA (at ground level)	=	14 208
minus (b) PORTIONS OF LOT (non off-street req't screened by 6 wall)	=	1 838
minus (c) ROW LANDSCAPING	=	1 983
NET LOT AREA	=	24,571

REQUIRED LANDSCAPE AREA CALCULATION
NET LOT AREA x 15% = 24,571 x 15% = 3,685 65 or 3 686

LANDSCAPE AREA PROVIDED ON SITE = 3,861 7 SQ FT > 3 686
(not including ROW landscaping)

REQUIRED TREES

STREET TREES (per street tree ordinance)
Street Trees at approximately 1 per 30' (at Arterial Street, 4th Street only, other streets are Local)

PARKING (per corridor plan)
1 per 8 parking spaces = 65(required) / 8 = 8 125 = 9

DWELLING UNITS (per General Regulations - Landscape Regulations)
No dwelling units at ground floor
1 per 2 dwelling units at 3nd floor = 25 / 2 = 12 5 or 13

Total Trees Required = 22
Total Trees Provided = 36

LANDSCAPE AREAS

R O W LANDSCAPE AREAS:

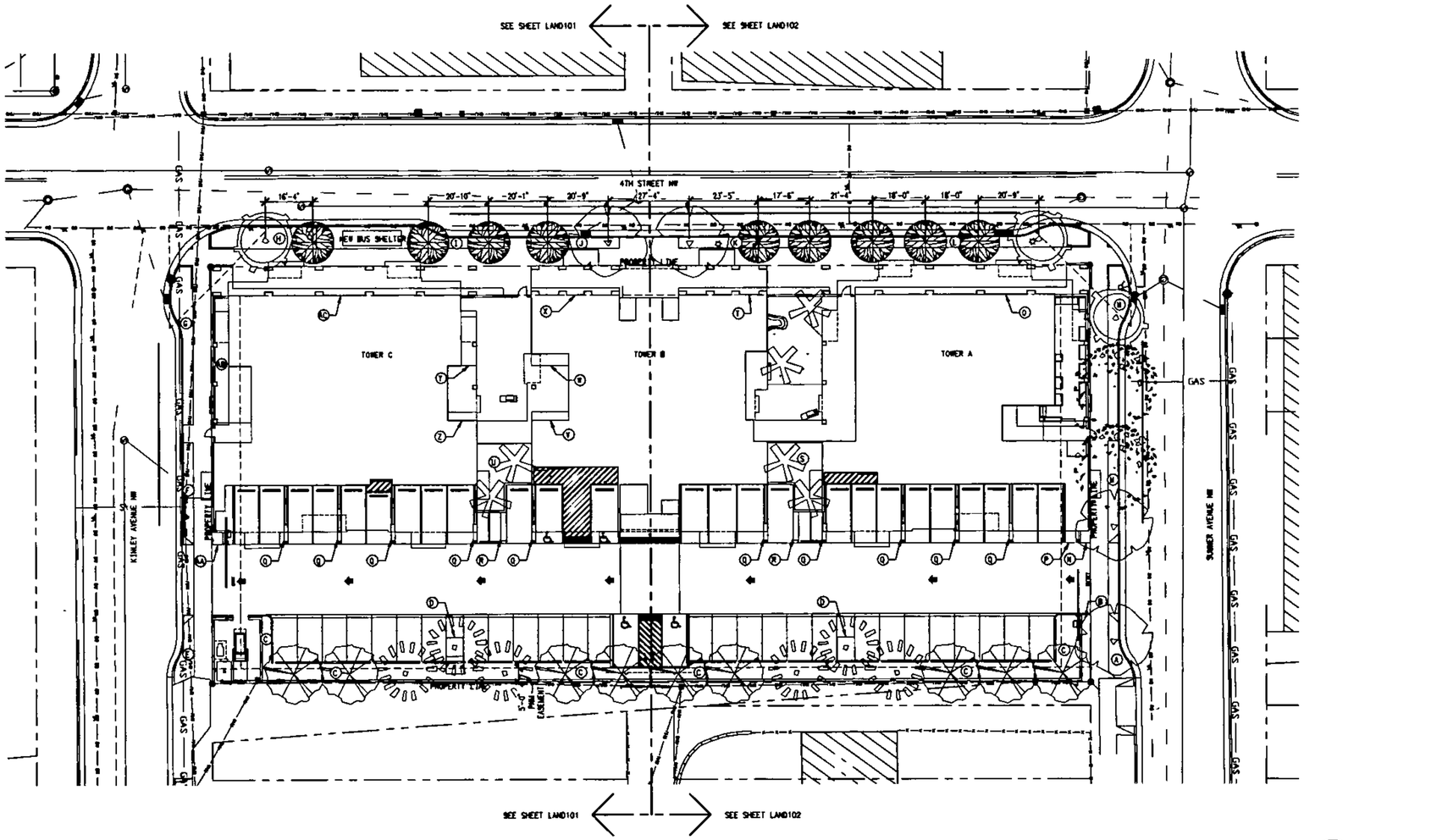
A -	107 2 SQ FT
E -	97 9 SQ FT
F -	116 1 SQ FT
G -	250 1 SQ FT
H -	280 2 SQ FT
I -	146 8 SQ FT
J -	105 0 SQ FT
K -	179 7 SQ FT
L -	336 2 SQ FT
M -	584 2 SQ FT

TOTAL 1 983 4 SQ FT

ON-SITE LANDSCAPE AREAS:

B -	70 0 SQ FT	
C -	1707 7 SQ FT	
D -	94 8 SQ FT	=(2) @ 47 4 SQ FT
N -	32 7 SQ FT	
O -	268 7 SQ FT	
P -	18 2 SQ FT	
Q -	40 0 SQ FT	=(10) @ 4 SQ FT
R -	36 6 SQ FT	=(2) @ 18 3 SQ FT
S -	348 5 SQ FT	
T -	110 6 SQ FT	
U -	336 0 SQ FT	
V -	35 9 SQ FT	
W -	50 7 SQ FT	
X -	60 8 SQ FT	
Y -	87 1 SQ FT	
Z -	28 3 SQ FT	
AA -	35 5 SQ FT	
AB -	185 6 SQ FT	
AC -	312 0 SQ FT	

TOTAL 3 861 7 SQ FT



NEW LANDSCAPE PLAN - TREES ONLY

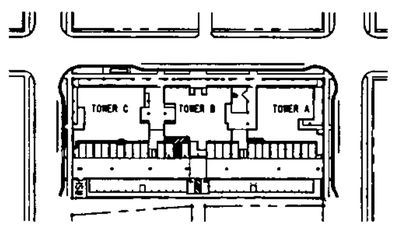
NORTH 1"=20'-0"
0 5 10 20 40'

General Notes

A SEE SHEET LAND300 FOR LANDSCAPE SCHEDULE
B ALL SHRUBS GRASSES AND PLANTS SHOWN ON LAND101 AND LAND102 FOR CLARIFICATION

New Landscape Plan Tree Legend

- Bosque Elm
- Crimson Spire Oak
- Purple Robe Locust
- Chinese Pistache
- Persian Ironwood
- Mimosa
- Chaste Tree
- Japanese Maple
- Streetkeeper Honey Locust



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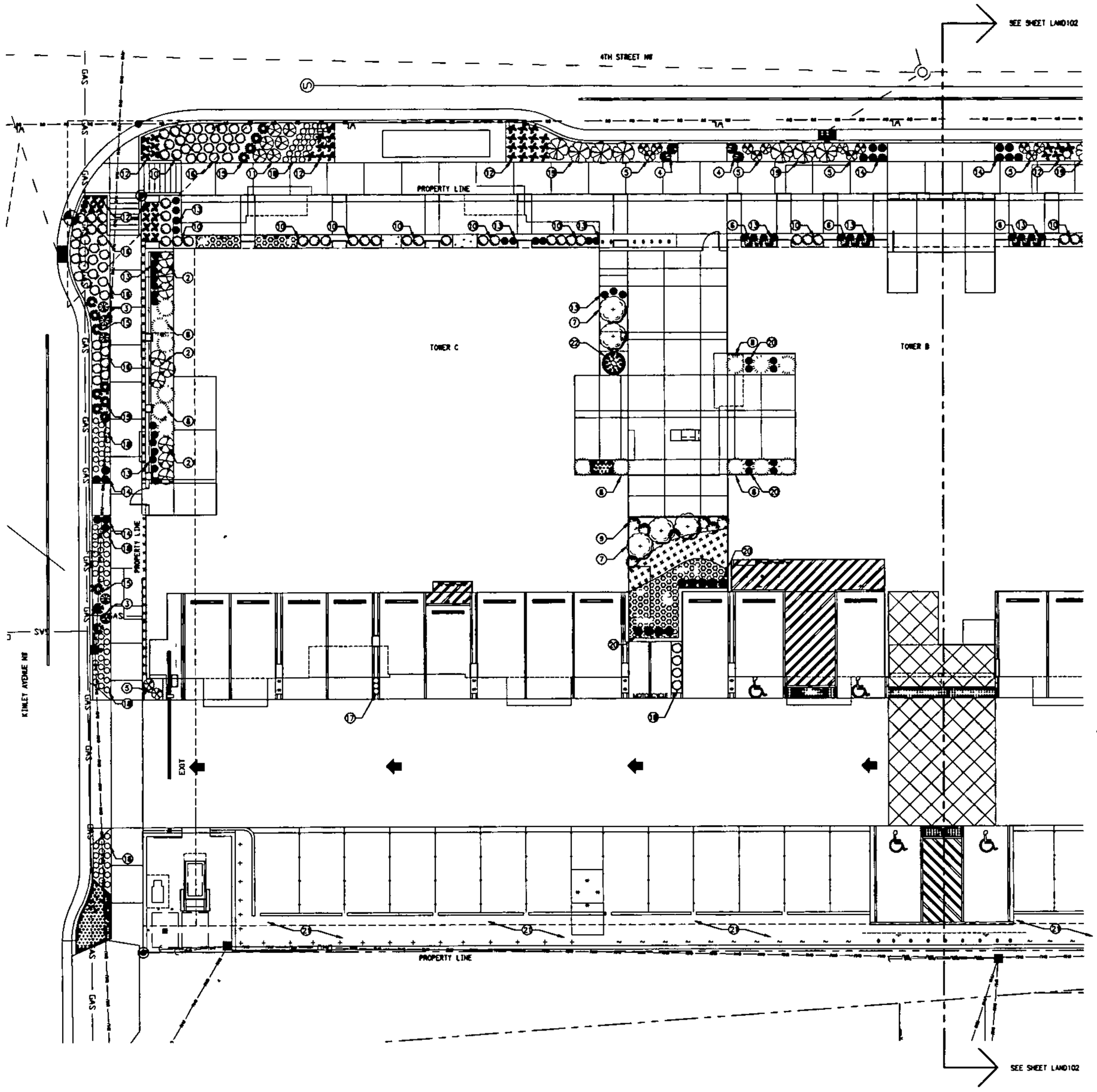
Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT	Project #: IDA-14-13-P
BOB HALL, AIA	Date: SEPTEMBER 22, 2014

NEW LANDSCAPE PLAN

By: KIB	Sheet of
File: DRW_NEW LAND PLN.DWG	LAND100
Plot Date: 9/22/2014 1 19 19 PM	



General Notes

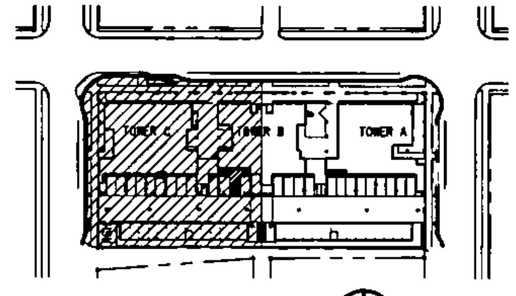
A SEE SHEET LAND200 FOR LANDSCAPE SCHEDULE
B ALL TREES SHOWN ON LAND100 ONLY FOR CLARIFICATION

○Keyed Notes ○

1 MAXMILLIAM'S SUNFLOWER SEE SYMBOLS LEGEND
2 RED YUCCA
3 PALMER'S PENSTEMON
4 PURPLE CONEFLOWER
5 GOLDENROD
6 HORSETAIL
7 TRAILING BLUE ROSEMARY
8 COMPACT OREGON GRAPE HOLLY
9 GAYFEATHER
10 AUTUMN JOY SEDUM
11 BOWLES MAUVE WALLFLOWER
12 BUENA VISTA ENGLISH LAVENDER
13 MOONSHINE YARROW
14 MEXICAN HAT
15 KARL FOERSTER FEATHER REED GRASS
16 CHEYENNE SKY PRAIRIE SWITCH GRASS
17 THREADGRASS
18 SISKIYOU BLUE IDAHO FESCUE GRASS
19 DWARF MAIDEN GRASS
20 DWARF PLUMBAGO
21 POUNDING DRAIN FILED
22 WATER FOUNTAIN

New Landscape Plan Shrub Legend

- Maxmillian's Sunflower
- Red Yucca
- Palmer s Penstemon
- Purple Coneflower
- Goldenrod
- Horsetail
- Trailing Blue Rosemary
- Compact Oregon Grape Holly
- Gayfeather
- Autumn Joy Sedum
- Bowles Mauve Wallflower
- Buena Vista English Lavender
- Moonshine Yarrow
- Mexican Hat
- + + + + Trumpet Vine
- ~ ~ ~ ~ Silver Lacevine
- * * * * * Lady Banks' Rose
- * * * * * Coral Honeysuckle
- Karl Foerster Feather Reed Grass
- Rhegonna Sky Prairie Switch Grass
- Threadgrass
- Siskiyou Blue Idaho Fescue Grass
- Dwarf Maiden Grass
- Dwarf Plumbago
- Creeping Hummingbird Trumpet
- Vinca minor
- Lily turf
- Creeping Thyme



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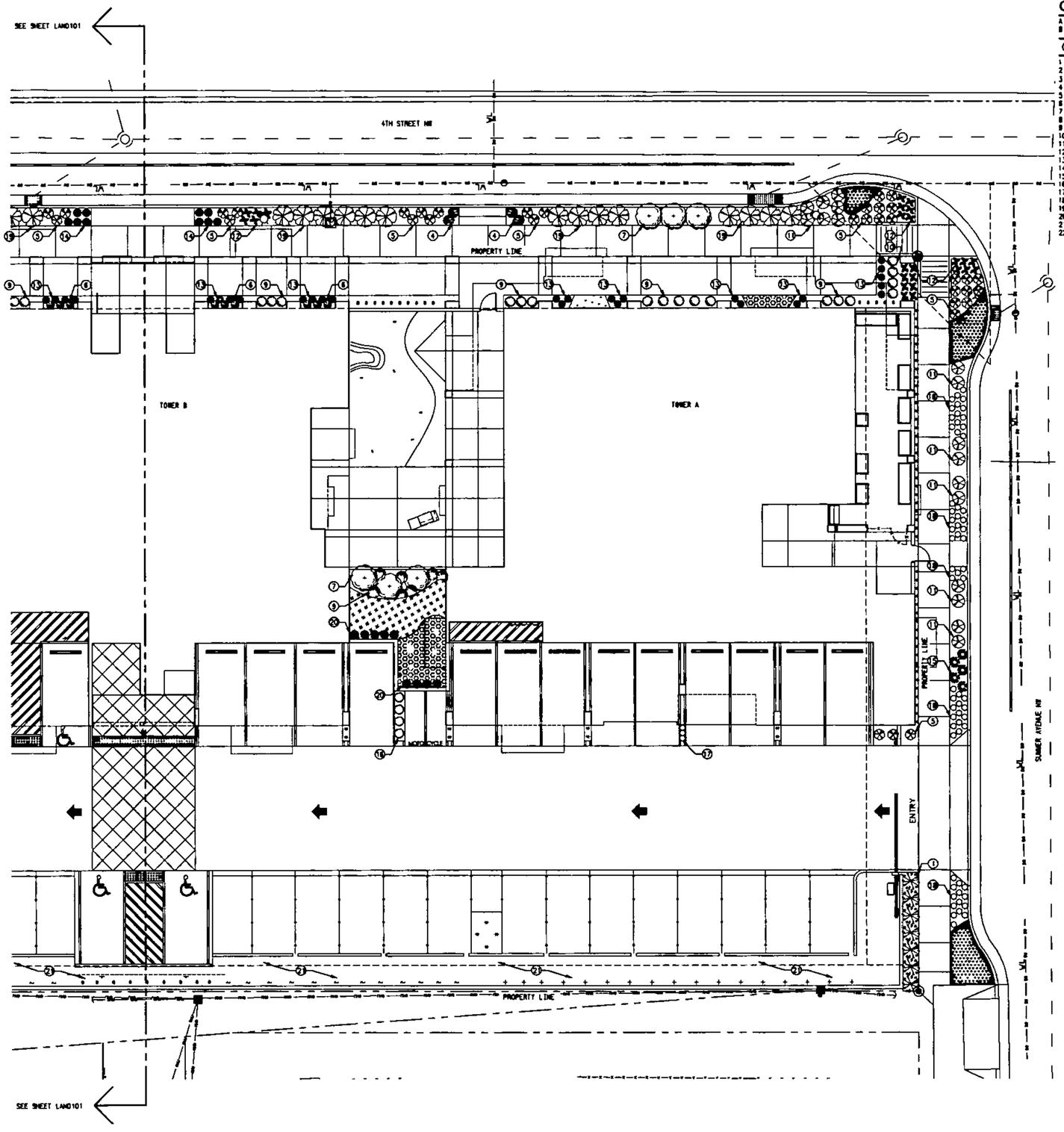
PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

NEW LANDSCAPE PLAN - NORTH

By KJB	Sheet of
File DRB_NEW LAND PLN.DWG	LAND101
Plot Date: 9/22/2014 1:20:34 PM	

NEW LANDSCAPE PLAN - NORTH - SHRUBS, GRASSES, AND VINES ONLY

NORTH 1"=10'-0"
0 5 10' 20'



General Notes

A SEE SHEET LAND200 FOR LANDSCAPE SCHEDULE
B ALL TREES SHOWN ON LAND100 ONLY FOR CLARIFICATION

Keyed Notes

1 MAXIMILLIAN S SUNFLOWER, SEE SYMBOLS LEGEND
2 RED YUCCA
3 PALMER S PENSTEMON
4 PURPLE CONEFLOWER
5 GOLDENROD
6 HORSETAIL
7 TRAILING BLUE ROSEMARY
8 COMPACT OREGON GRAPE HOLLY
9 GAYFEATHER
10 AUTUMN JOY SEDUM
11 BOWLES MAUVE WALLFLOWER
12 BUENA VISTA ENGLISH LAVENDER
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15 KARL FOERSTER FEATHER REED GRASS
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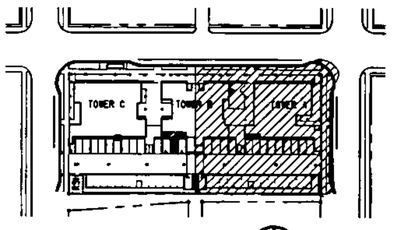
17 THREADGRASS
18 SISKIYOU BLUE IDAHO FESCUE GRASS
19 DWARF MAIDEN GRASS
20 DWARF PLUMBAGO
21 POUNDING DRAIN FILED
22 WATER FOUNTAIN

New Landscape Plan Shrub Legend

- Maxillian s Sunflower
- Red Yucca
- Palmer's Penstemon
- Purple Coneflower
- Goldenrod
- Horsetail
- Trailing Blue Rosemary
- Compact Oregon Grape Holly
- Gayfeather
- Autumn Joy Sedum
- Bowles Mauve Wallflower
- Buena Vista English Lavender
- Moonshine Yarrow
- Mexican Hat
- Karl Foerster Feather Reed Grass
- Cheyenne Sky Prairie Switch Grass
- Threadgrass
- Siskiyou Blue Idaho Fescue Grass
- Dwarf Maiden Grass
- Dwarf Plumbago
- Creeping Hummingbird Trumpet
- Vinca minor
- Lily turf
- Creeping Thyme
- Trumpet Vine
- Silver Lacevine
- Lady Banks' Rose
- Carol Honeysuckle



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PROJECT ARCHITECT	Project #	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22 2014

NEW LANDSCAPE PLAN - SOUTH

By:	KIS	Sheet of
File	DRUE_NEW LAND PLN.DWG	LAND102
Plot Date:	9/22/2014 1:20:43 PM	

NEW LANDSCAPE PLAN - SOUTH - SHRUBS, GRASSES, AND VINES ONLY

NORTH 1"=10'-0"

0 5 10' 20'

LANDSCAPE TREE SCHEDULE

COMMON NAME	BOTANICAL NAME	MATURE SIZE	INSTALLED SIZE	DECIDUOUS/ EVERGREEN	LIGHT NEEDS	WATER NEEDS	LOCATIONS	REMARKS
TREES								
Bosque Elm	Ulmus parvifolia 'UPMTF'	45'h x 37'w	2" caliper	deciduous	full sun	medium	Summer & Kinley	upright (obovate) pyramidal to broadly oval, dark glossy green foliage yellow-orange in fall, well shaped for planting on city streets and planting in restricted spaces thanks to its upright growth habit and narrow crown
Crimson Spire Oak	Quercus robur x Q. alba 'Crimschmidt'	45'h x 15'w	2" caliper	deciduous	sun/shade	medium	4th Street	columnar tightly fastigiate, dark green to bluish-green foliage rusty red fall color originated as a hybrid of Q. robur and Q. alba white oak parentage provides dark green, mildew resistant foliage and reddish fall color fastigiate growth habit is inherited from the English oak side
Purple Robe Locust	Robinia pseudoacacia 'Purple Robe'	40-80'h x 20-35'w	2" caliper	deciduous	full sun	medium	Entries	ascending, outward arching branches open foliage-purple tinted new growth ages to bronze green yellowish in fall dark purple flowers; seedless pods, tough fast growing tree well adapted to hot, dry climates best suited for areas where it provides welcome shade during hot dry summers
Chinese Pistache	Pistacia chinensis	30-35'h x 20-25'w	2" caliper	deciduous	full sun	medium	Alley	Deciduous shade tree with medium to fine textured foliage, remains an attractive, deep green color during growing season, spectacular fall color in shades of orange red-orange and even crimson offers superior drought, heat and wind tolerance once established
Persian Ironwood	Parrotia persica	20-40'h x 15-30'w	2" caliper	deciduous	part shade to full sun	medium	Corners at 4th	multi-trunk tree new leaves begin as purple-red then turn dark green; orange, yellow and red fall color deciduous with peeling bark, shade tree street tree or pruned as container tree, part shade to full sun once established, it's drought tolerant
Mimosa	Albizia julibrissin rosea	to 30'h x 30+'w	1.5" caliper	deciduous	full sun	medium	Courtyard	Umbrella shaped deciduous silk tree w/alluring fern-like foliage and pink fluffy flowers in summer quick growing w/arching horizontal branching habit creating flat topped crown ideal as a shade tree around patios, decks and close to houses; tolerant of wide range of soils, heat and dry conditions hardy
Chaste Tree	Vitex agnus-castus	15-20'h x 15-20'w	1.5" caliper	deciduous	full sun	medium	Courtyard	vase-shaped deciduous shrub or trained as single trunk tree 20' tall; features aromatic compound, palmate grayish-green leaves w/5-7 lance-shaped leaflets and tiny fragrant, lavender to pale violet flowers appearing in loose panicles in mid to late summer flowers quite attractive to butterflies
Japanese Maple	Acer palmatum 'Bloodgood'	12-15'h x 15-25'w	1.5" caliper	deciduous	shade/ sun	medium+	Courtyard	Attractive foliage w/burgundy red coloring turns brilliant scarlet in fall blackish red bark, slender airy tree well-suited for use as a small lawn tree or for patios and entryways, partial to full sun, slow-growing, reach heights of 15' but can easily be maintained to any height with regular pruning, low maintenance and naturally disease and pest resistant
Streetkeeper Honey Locust	Gleditsia triacanthos 'Draves'	45'h x 20'w	2" caliper	deciduous	full sun	medium+		narrow, strongly upright, tightly pyramidal, dark green fine textured foliage fall color yellow ideal tree for city streets, boasts tight narrow form that has long been lacking in urban tolerant honey locust; ascending branch structure gives it a canopy that is only half as wide as other cultivars, foliage also deeper green

LANDSCAPE SHRUBS SCHEDULE

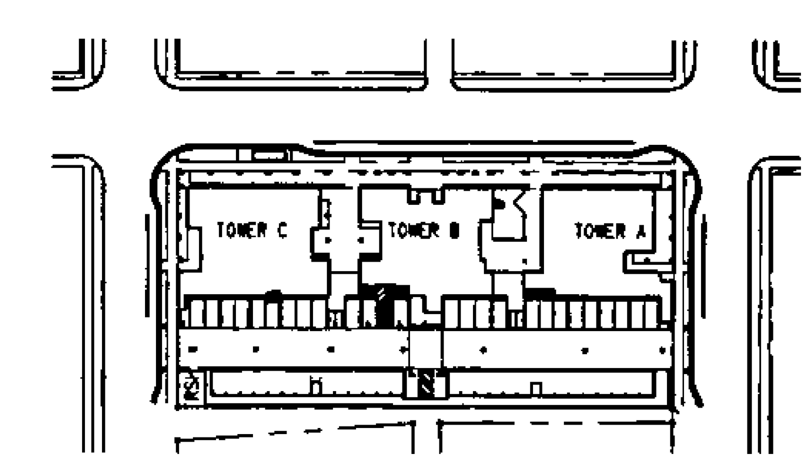
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	INSTALLED SIZE	DECIDUOUS/ EVERGREEN	LIGHT NEEDS	WATER NEEDS	LOCATIONS	REMARKS
	SHRUBS								
MS	Maximilian's Sunflower	Helianthus maximiliani	6-8'h x 48"w	15 gal	deciduous	full sun	medium	parking wall	one of most spectacular late season bursts of color use against walls or fences or make a hedge of it (can use a tomato cage)
RY	Red Yucca	Hesperaloe parviflora	3'h x 36"w	5 gal	evergreen	sun/shade	medium	various	attracts hummingbirds spring or summer planted
	Palmer's Penstemon	Penstemon palmeri	4-6'h x 2'w	5 gal	evergreen	full sun	low		fragrant, blooms with gigantic spikes of large light pink flowers early summer gray foliage
PC	Purple Coneflower	Echinacea	3-4'h x 1-2'w	5 gal.	deciduous	full sun	medium		Full sun, attract songbirds easy to care for good for cut flowers relatively drought tolerant perennials
	Goldenrod	Solidago rugosa 'Fireworks'	5'h x 2'w	5 gal	deciduous	sun/shade	medium		late summer/early fall bloomer easy to grow native more compact than most species and flowers more heavily lacy dome of golden flowers looks like exploding fireworks providing nectar and pollen for bees and butterflies in early fall
HT	Horsetail (water scouring rush)	Equisetum hyemale	3-4'h x 1-6'w	5 gal.	evergreen	full sun to part shade, tolerate heavy shade	medium to wet	rent dark?	At walls, green background good near water (will grow in up to 4" standing water), can be invasive in water gardens or bog gardens, plant in pots at water bottom to contain growth (both height and spread) evergreen stems are particularly noticeable in winter and can provide significant interest in the landscape; interesting plant for large patio containers, provides strong vertical accent to any planting
TBR	Tuscan Blue Rosemary	Rosmarinus officinalis 'Irene'	2-3'h x 6-8'w	1 gal	evergreen	full sun	xeric (waterwise)		full sun, foliage fragrant, some sources say winter to spring bloom, some say June/July reputation for improving memory used as a symbol for remembrance during weddings war commemorations and funerals in Europe and Australia
COG	Compact Oregon Grape Holly	Mahonia aquifolium 'Compacta'	2-3'h x 3-4'w	5 gal	evergreen	sun part shade, shade	moderate		evergreen shrub with reddish new growth, turning to dark green; winter foliage is purplish-red; nice yellow flowers in spring; edible and can be added to raw salads or boiled to make lemonade substitute berries can be eaten off bush but best cooked and sweetened in a jam, medium growth rate
GF	Gayfeather	Liatris punctata	2'h x 18"w	1 gal	deciduous	full sun	low		warm season looking like coarse green grass leafy flower stems emerge from basal foliage midsummer bloom time short, typically 3 weeks in September
AJS	Autumn Joy Sedum	Sedum telephium	24"h x 24"w	1 gal.	evergreen	sun/shade	low+		dependable showy for late summer and fall garden green broccoli-like buds in mid-summer gradually open into dusty-pink flower heads finally deepening to rich burgundy-red; even dead flower heads have good winter effect
BMW	Bowles Mauve Wallflower	Erysimum linifolium 'Bowles Mauve'	18-24"h x 18-24"w	5 gal.	evergreen	full sun	medium		classic perennial wallflower with profuse clusters of fragrant mauve flowers over an exceptionally long season, nearly year round in mild climates border or container plant, perfect for mixed borders, cottage and butterfly gardens; easy to grow drought tolerant once established
BEL	Buena Vista English Lavender	Lavandula angustifolia 'Buena Vista'	1.5-2'h x 1.5-2'w	1 gal.	evergreen	sun/shade	medium		blooms twice per season, superb fragrance bi-colored spikes rock garden herb garden or scented garden, can be particularly effective when massed, effective as an edger or low hedge in some areas
MY	Moonshine Yarrow	Achillea species	18-24"h x 18"w	1 gal	evergreen	sun/shade	medium		Easy-to-grow beautiful perennial w/upright canary-yellow flower clusters, attractive addition to the landscape in borders or massed plantings, flowers may be cut and dried for bouquets
MH	Mexican Hat	Ratibida columnifera 'Mexican Hat'	18-24"h x 18"w	1 gal.	deciduous	full sun	low+		drought tolerant easy to establish, heavy bloomer used in roadside plantings parks recreational areas and prairie restoration projects sometimes grown as an ornamental

LANDSCAPE GRASSES & VINES SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	INSTALLED SIZE	DECIDUOUS/ EVERGREEN	LIGHT NEEDS	WATER NEEDS	LOCATIONS	REMARKS
	GRASSES								
KF	Karl Foerster Feather Reed Grass	Calamagrostis	4-5'h x 2'w	5 gal	deciduous	full sun	moderate		drought tolerant, upright growth habit grass behind perennials w/spreading or rounded shape, feathery plumes emerge early summer open to handsome wheat-color seed head by fall, combine w/Powis Castle or Russian Sage best in groups of 3 or 5
	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	3-4'h x 3-4'w	5 gal		full sun, part shade	medium		upright warm season, clump-forming ornamental grass which features extremely narrow silver-gray blades which turn yellow in fall; fine pink-tinged flowers appear in tassel-like inflorescences above the foliage in late summer gradually turning into creamy white plumes by fall as the seed mature, foliage & flower plumes persist well into winter providing good winter interest
CS	Cheyenne Sky Prairie Switch Grass	Panicum virgatum 'Cheyenne Sky'	2-3'h x 18-24"w	1 gal	evergreen	full sun to part shade	moderate		winter interest, showy will grow in part shade but begins to lose its form in too much shade noted for its tall, upright blue-green foliage that turns deep wine red in early summer fades to beige-brown by winter
ST	Threadgrass	Stipa tenuissima	1-2'h x 12"w	1 gal.	deciduous	part sun to sun	low+		spacing 20-24" works in containers, where colder than 20 degrees, treat as an annual, once turns brown can be removed immediately or in spring
	Siskiyou Blue Idaho Fescue Grass	Festuca idahoensis 'Siskiyou Blue'	18"h x 15"w	1 gal	evergreen	full sun to light shade avg to poor soil, mature moist fertile soil	xeric		year round interest in most climates; notable for its enduring spruce-blue foliage, the thin leaves are much longer than the more familiar fescue glauca giving a softer more graceful look, blooms late spring with tall straight tan flower spikes; partner w/Bouteloua gracilis, carex flacca, sedum, salix purpurea 'Nana' Sedum 'matrona' Eryngium bourgatii recommended spacing 8-16" o.c. can survive years with no maintenance
	VINES								
TV	Trumpet Vine	Campsis radicans	25-40'h x 48"w	5 gal.	deciduous	full sun, part shade	medium		handling plant may cause allergic reaction climbs by aerial roots, but need additional support; attracts hummingbirds, best flower production in full sun
SL	Silver Lacevine	Polygonum aubertii	climbing x 48"spread	5 gal.	deciduous	full sun	low+		showy fast-growing vine gives two seasons of bloom small, creamy white flowers in frothy clusters, light green heart-shaped foliage perfect for arbor trellis or fence
LB	Lady Banks' Rose	Rosa banksiae normalis	7-20'h x 20'w	5 gal	evergreen	full sun	medium		normalis best for fragrance, violet-scented
CH	Coral Honeysuckle	Lonicera heckrottii 'Goldflame'	10-12'h x 48"w	5 gal.	evergreen	sun/shade	medium		spacing 36-48" renowned for sweet scent, 'Goldflame' is a fragrant exception (most coral honeysuckles not fragrant), coral pink to orange flower clusters throughout growing season contained enough to plant at base of Chinese Pistache to climb the tree and provide color under the canopy plant it on porch or patio cover posts to attract hummingbirds

LANDSCAPE GROUND COVER SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	INSTALLED SIZE	DECIDUOUS/ EVERGREEN	LIGHT NEEDS	WATER NEEDS	LOCATIONS	REMARKS
	GROUNDCOVERS								
HT	Creeping Hummingbird Trumpet	Zauschneria garrettii 'Orange Carpet'	4-6"h x 15-18"w	5 gal	deciduous	full sun/partial shade	average to dry soil		spreads like a groundcover to form a mat of low growing bright green foliage, mid to late summer blooms w/bright orange flowers, 'Orange Carpet' prefers some afternoon shade, especially at lower elevations
DP	Dwarf Plumbago	Ceratostigma plumbaginoides	12"h x 24"w	1 gal.	deciduous	shade/sun	medium		forms a dense ground cover with three seasons of interest, shiny apple-green leaves late spring, midsummer sheets of round cobalt-blue flowers foliage turns red with shorter days of autumn, then drop leaving short wiry stems in winter plant with something of equal tenacity or alone
VM	Vinca minor	Periwinkle	6"h x 24"w	1 gal.	evergreen	shade/sun	medium+		blooms late March-April, and May-June fewer blooms when in deep shade effective on slopes where its rooting stems will prevent erosion; can cascade over a terrace or retaining wall
KK	Kinnikinnick	Arctostaphylos uva-ursi	6"h x 24"w	1 gal	evergreen	shade/sun	medium		blooms white w/tinge of pink April to May extremely winter hardy creeping, slow-growing, prostrate, woody evergreen shrub moderate to large scale ground cover with year round interest helps control soil erosion on slopes and hillsides, effective when grown around shrubs, along sunny border margins, in naturalized areas and in native plant gardens, rock gardens, rock gardens or drape over a wall; fruit persists until early winter sprigs of green leaves with red berries may be used as Christmas decorations
LT	Lily turf	Liriope muscari	9"h x 9"w	5 gal	evergreen	shade/sun	medium+		grass-like perennial charming, attractive violet-blue flowers give this plant its charm; useful in the landscape as a ground cover edger or accent plant; flowers are followed by blue-black berry-like fruits in the fall will grow well underneath trees or around shrubs but will not tolerate foot traffic (don't want spicata as it can even tunnel below concrete)
	Creeping Thyme	Thymus serpyllum	2"h x 18"w	1 gal	evergreen	sun/shade	medium		Hairy prostrate, creeping, woody-based perennial primarily grown as an ornamental ground cover
RR	River Rock			3-4"					
CG-1	Crusher Fines Gravel	Santa Fe Brown		1/4" minus					



KEY PLAN NORTH NTS

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PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

NEW LANDSCAPE SCHEDULES

By: KIS	Sheet of
File DRB_NEW LAND PLN DWG	LAND200
Plot Date: 9/22/2014 1:20:50 PM	

DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERN A PROPOSED 56 UNIT SENIOR HOUSING PROJECT KNOWN AS THE CUATRO SENIOR APARTMENTS WHICH IS LOCATED ON FOURTH STREET, ALBUQUERQUE NEW MEXICO THE FOLLOWING GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON

1 DRAINAGE CALCULATIONS
2. VICINITY MAP (J-14)
3 FLOOD INSURANCE RATE MAP 35001C0332G - SEPT 26 2008

EXISTING CONDITIONS
AS SHOWN BY THE VICINITY MAP, THE SITE IS BOUNDED ON THE SOUTH BY SUMMER AVENUE NW, ON THE WEST BY AN ALLEY, ON THE NORTH BY KINLEY AVENUE AND ON THE EAST BY FOURTH STREET NW (SEE ATTACHED VICINITY MAP J-14) THE PARCEL'S LEGAL DESCRIPTION IS WITH A LEGAL DESCRIPTION OF LOTS 1 THRU 12 BLOCK 2 PARIS ADDITION WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 17 TOWNSHIPE 10 NORTH RANGE 3 EAST CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO THIS SITE CONTAINS APPROXIMATELY 0 98 ACRES

PER A RECENT SITE VISIT DONE AS PART OF PREPARING THIS DRAINAGE PLAN THE EXISTING SITE HAS THE ENTIRE AREA PAVED WITH EXISTING ASPHALT AND CURRENTLY IS BOUNDED AND SECURED BY A CHAINLINK FENCE. PER HISTORICAL RECORDS AND THE TOPOGRAPHIC SURVEY THE SITE WAS ONCE USED AS A LOT FOR VEHICLE SALES WITH SOME EXISTING FOUNDATIONS THAT SERVED SMALL BUILDINGS THE AREA CURRENTLY DRAINS FROM THE CENTER OF THE LOT TOWARDS FOURTH STREET NW AND TO THE WEST ALLEY THE AREA IS RELATIVELY FLAT WITH SLOPES AVERAGING 0 5 PERCENT IN EACH DIRECTION

THERE IS AN EXISTING 24" STORM DRAIN SYSTEM ALONG FOURTH STREET NW WITH TWO DROP INLETS ADJACENT TO THE SITE CURB FLOWLINE. THE SIDE STREETS KINLEY AVENUE NW AND SUMMER AVENUE NW CURRENTLY DRAIN TO FOURTH STREET NW AND DISCHARGE INTO THESE TWO DROP INLETS THERE IS ALSO A 24" STORM DRAIN ON SUMMER AVENUE NW AND A 15 STORM DRAIN ON KINLEY AVENUE NW THAT DISCHARGE INTO THIS EXISTING STORM DRAIN ON FOURTH STREET NW

THE SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE 35001C0332G HOWEVER A FLOODPLAIN ZONE AO (DEPTH 1) EXIST AT THE NORTHEAST CORNER ON THE STREET SECTION OF FOURTH STREET NW AND KINLEY AVENUE NW THE THE FINISH FLOOR FOR THE BUILDING HAS BEEN SET AT AN ELEVATION OF 1 0 FOOT ABOVE THE FLOWLINE OF THE CURB AT THE NORTHEAST CORNER OF THE SITE RELATIVE TO FOURTH STREET NW AND KINLEY AVENUE NW

PROPOSED CONDITIONS
THE PROPOSAL FOR REPLATTING OF THIS SITE CONSIST OF VACATING ALL THE EXISTING LOT LINES REFERENCED ABOVE INTO ONE LEGAL TRACT FOR THIS APARTMENT COMPLEX.

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF 3 MAIN BUILDINGS THAT ARE ADJACENT TO FOURTH STREET NW ALL THE BUILDINGS ROOF WILL DISCHARGE IN A WESTERLY DIRECTION AND OUTFALL INTO A STORM DRAIN PIPE SYSTEM THAT WILL BE CONNECTED INTO WATER HARVESTING TANKS ALONG THE WEST END OF THE SITE AN ASPHALT PAVED DRIVEWAY AND PARKING SPACES WILL BE CONSTRUCTED ALONG ON THE WEST SIDE OF THE BUILDINGS AND AT THE MOST WESTERN END PARKING SPACES WILL BE PROVIDED THAT CONSIST OF A PERMEABLE PAVEMENT SECTION TO HELP REDUCE RUNOFF

ALONG THE MOST WESTERN BOUNDARY A 5 FOOT SECTION OF LANDSCAPING AND WATER HARVESTING AREA WILL BE PROVIDED TO CAPTURE RUNOFF FROM THE PARKING LOT ADJACENT TO THIS LANDSCAPING AREA WATER HARVESTING TANKS WILL BE PROVIDED BELOW GRADE THAT WILL HAVE INLETS TO CAPTURE ANY REMAINING FIRST FLUSH DISCHARGE FROM THE PARKING AREA IN ADDITION TO THE ROOF DRAINAGE AREAS

THE PLAN SHOWS PROPOSED ELEVATIONS AND GRADES WITH PROPOSED FINISH FLOOR ELEVATIONS IN ORDER TO PROPERLY DRAIN THE SITE THE INTENT OF THE DRAINAGE PLAN WILL BE TO CAPTURE THE FIRST 0 5 INCHES OF RUNOFF FROM THE SITE AND ANY REMAINING FLOW BEYOND THE 0 5 INCHES WILL OVERFLOW ON THE SPILLWAY AT THE SOUTHERN DRIVEWAY LOCATED ALONG SUMMER AVENUE NW AND WILL DISCHARGE INTO THE INLETS ON FOURTH STREET NW

THE CALCULATIONS WHICH APPEAR HEREON ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22 7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME 2 DESIGN CRITERIA DATED JANUARY 1993 THIS D P M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS

DOWNSTREAM CAPACITY
BASED ON THE 100-YEAR FLOOD PLAIN MAP THE STORM DRAIN SYSTEM WITHIN FOURTH STREET THAT IS ADJACENT TO THIS SITE DOES NOT SHOW WITHIN THE FLOODZONE AO (DEPTH 1) HOWEVER IT COULD BE THAT THERE IS LIMITED CAPACITY SINCE THERE IS A FLOODZONE AO (DEPTH 1) UPSTREAM OF THIS SITE AT THE NORTHEAST CORNER OF KINLEY AVENUE NW AND SUMMER AVENUE NW SINCE THIS SITE WILL ACTUALLY BE REDUCING THE FLOW DUE TO THE DETAINAGE OF 0 5 INCHES OF RUNOFF ALONG WITH REDUCED IMPERVIOUS AREA THAN EXISTING CONDITIONS THIS SITE WILL ACTUALLY REDUCE THE RUNOFF TO DOWNSTREAM CAPACITY

OFFSITE FLOWS
BASED ON THE TOPOGRAPHIC SURVEY IT APPEARS NO OFFSITE FLOW ENTERS THIS PROPERTY FROM THE STREET RIGHT-OFWAY OR ADJACENT PRIVATE PROPERTIES

EROSION CONTROL
THE CONTRACTOR WILL BE REQUIRED TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN FOR THE SITE PRIOR TO ROUGH GRADING OF THE SITE THE CONTRACTOR WILL ALSO BE REQUIRED TO SECURE A TOP SOIL DISTRURBANCE PERMIT ALONG WITH A STORM WATER POLLUTION PREVENTION PLAN FROM THE EPA PRIOR TO ROUGH GRADING OF THE SITE.

THE CONTRACTOR WILL ALSO BE REQUIRED TO PROTECT EXISTING INLETS ADJACENT TO THE SITE WITH SEDIMENT CONTROL MEASURES DURING CONSTRUCTION IN ORDER TO MINIMIZE SEDIMENT FROM ENTERING THESE INLETS

DRAINAGE CALCULATIONS
1 PRECIPITATION ZONE = 2

2 DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
6-HOUR = 2.35 INCHES
24-HOUR = 2 75 INCHES
10 DAY = 3 95 INCHES

3 PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR ZONE 2, TABLE A-9:
Q = 1 56 CFS/ACRE SOIL UNCOMPACTED "A
Q = 2.28 CFS/ACRE LANDSCAPED " B"
Q = 3 14 CFS/AC COMPACTED SOIL "C"
Q = 4 70 CFS/ACRE IMPERVIOUS AREA "D"
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4 EXCESS PRECIPITATION E (INCHES) FOR 100-YEAR 6 HOUR STORM, ZONE 2, TABLE A-8
E = 0 53 INCHES SOIL UNCOMPACTED "A"
E = 0 78 INCHES LANDSCAPED "B'
E = 1 13 INCHES COMPACTED SOIL "C"
E = 2.12 INCHES IMPERVIOUS AREA 'D

5 EXISTING CONDITIONS ONSITE FLOWS
TOTAL AREA OF SITE = 0 98ACRES
IMPERVIOUS AREA "D" = 0 98ACRES
Q(EXISTING-6HR) = (4 70 X 0 98) = 4 61CFS (6HR) EXISTING 100-YEAR ONSITE FLOW RATE INTO EXISTING STORM DRAINS ADJACENT TO THE SITE ON FOURTH STREET NW
V(PROPOSED-6HR) = ((2.12 X 0 98)/ 12)
= 0 17AC-FT = 7 542CF EXISTING 100-YEAR ONSITE FLOW VOLUME INTO EXISTING STORM DRAINS ADJACENT TO THE SITE ON FOURTH STREET NW

6 PROPOSED CONDITIONS ONSITE FLOWS TO SAD STORM DRAIN
DRAINAGE BASIN A-1
TOTAL AREA = 42,402SF = 0 978ACRES
ROOF AREA TYPE "D = 24,572SF = 0 564ACRES
ASPHALT/CONCRETE/PUTTING GREEN AREA, TYPE D" = 12 807SF = 0 294AC
IMPERMEABLE PAVING TYPE "B+/C-" = 3 496SF = 0 080
LANDSCAPING AREA TREATMENT ' B" = 1748SF = 0 040AC

TREATMENT	AREA(ACRES)
A	0
B	0 04
B+ C-	0 08
D	0 86

Q(PROPOSED-6HR) = (2.28 X 0 04) + ((2.28 + 3 14)/2) X 0 08) + (4 70 X 0 86)
= 4 35CFS (6HR) PROPOSED 100-YEAR ONSITE FLOW VOLUME INTO EXISTING STORM DRAINS ADJACENT TO THE SITE ON FOURTH STREET NW

V(PROPOSED-6HR) = ((0 78 X 0 04) + ((0 78 + 1 13)/2 X 0 08) + (2.12 X 0 86))/ 12)
= 0 16AC-FT = 7,009CF PROPOSED 100 YEAR ONSITE VOLUME INTO ONSITE INLET AND STORM DRAIN THEN INTO SAD STORM DRAIN

7 IMPACT OF THIS DEVELOPMENT ON DOWNSTREAM CAPACITY (100-YEAR, 6 HOUR STORM)
Q(DELTA) = Q(PROPOSED) - Q(EXISTING) = 4 35CFS - 4 61 CFS = **0 26CFS REDUCTION IN DOWNSTREAM FLOW FROM THIS DEVELOPMENT**

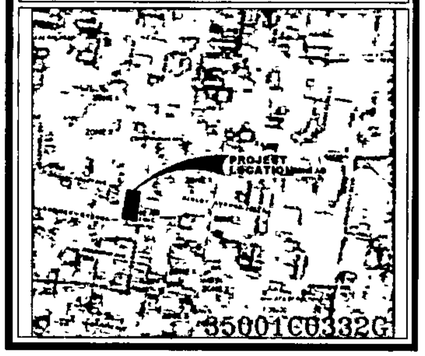
V(DELTA) = V(PROPOSED) - V(EXISTING) = 7,009CF - 7 542CF = **533CF REDUCTION IN DOWNSTREAM FLOW VOLUME FROM THIS DEVELOPMENT**

8 FIRST FLUSH STORM WATER CONTROL MEASURES PER ORDINANCE O-2013016
FOR THE PURPOSED OF THE ORDINANCE THE 90TH PERCENTILE STORM EVENT IS 0 44INCHES FROM IMPERVIOUS ARES
V(FIRST FLUSH) = 0 44" X TREATMENT D = (0 44"/12' /') X 37 379SF = 1 371CF REQUIRED TO BE DETAINED FOR FIRST FLUSH

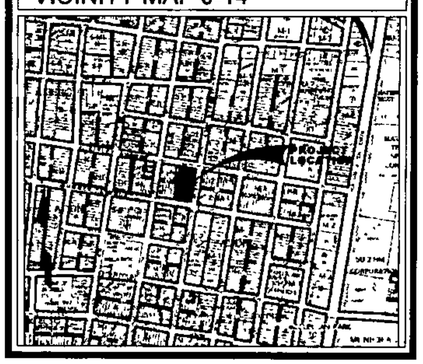
9 PER CITY ENGINEER SINCE THIS SITE IS IN VALLEY DETAIN 0 50" RUNOFF FOR IMPERVIOUS AREA REQUIREMENT
V(0 50") = 0 50" X TREATMENT "D" = (0 50"/12"/') X 37,379SF = 1 557CF REQUIRED TO BE DETAINED FOR VALLEY REQUIREMENT

10 DETERMINE VOLUME PROVIDED AT ELEVATION 4960 15
BASED ON COMPUTER COMPARISON VOLUME ANALYSIS OF ELEVATION 4960 15 RELATIVE TO NEW GRADES VOLUME PROVIDED = 2441CF > 1 557CF OK
PROPOSED ONSITE VOLUME MEETS 0 5 ' RUNOFF AND FIRST FLUSH REQUIREMENTS

FLOOD INSURANCE RATE MAP



VICINITY MAP J-14



SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT
'17-J14", ELEVATION = 4957 484, (NAVD 1988) THE STATION MARK IS A CUA
SURVEY CONTROL 3-1/4" ALUMINUM DISC STAMPED 17-J14 1989", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND I-DMAS AVENUE N.W.

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
FIELD VERIFICATION BY DATE
SURVEY CONTROL DISC DATE
FIELD LOCATION BY DATE
DRAWINGS BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

ENGINEER'S SEAL

REMARKS
REVISIONS
NO DATE BY
DESIGN DATE
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

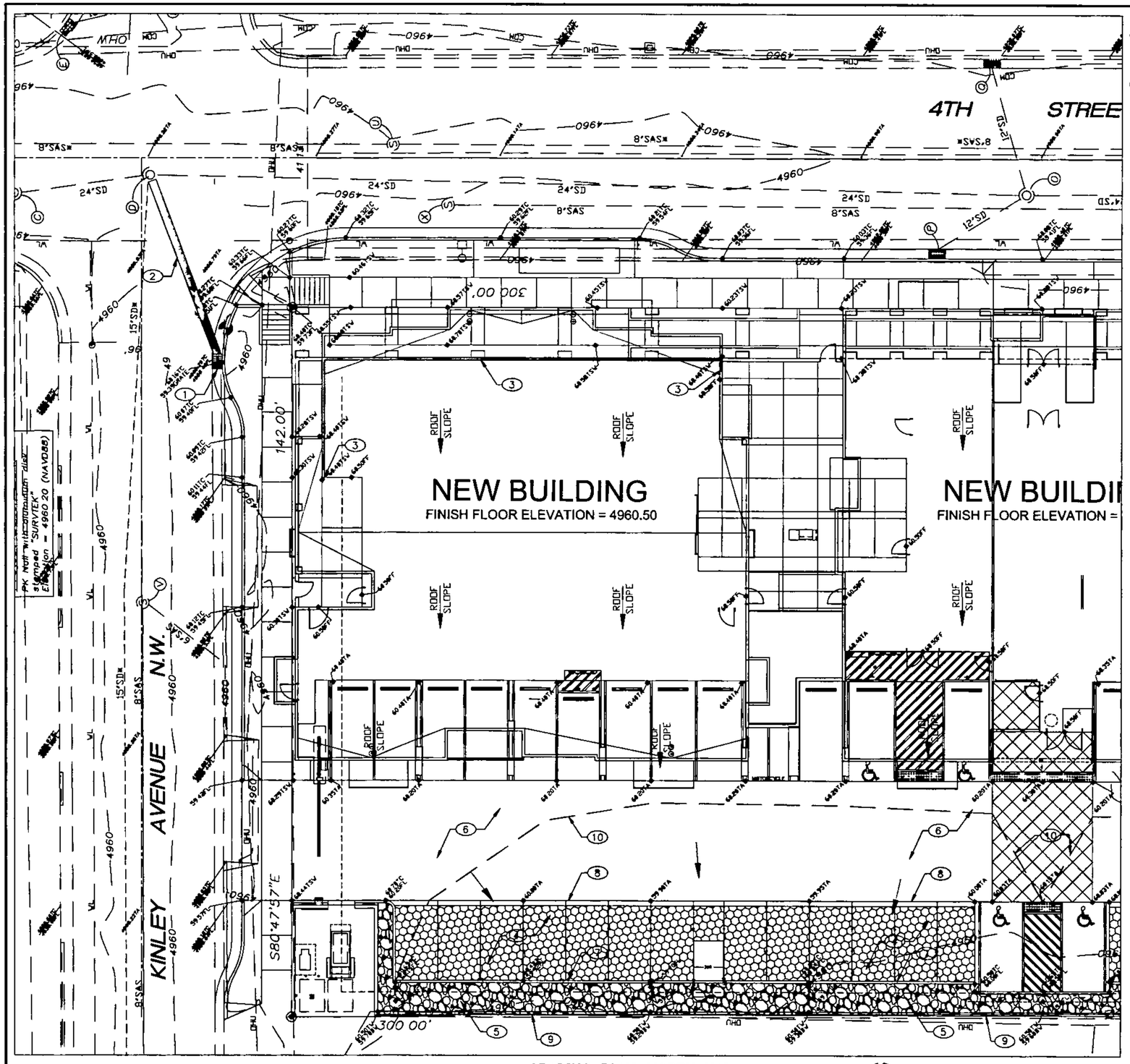
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE **DRAINAGE ANALYSIS CUATRO DEVELOPMENT**

Design Review Committee	City Engineer Approval	Last Design Update
FOR INFORMATION ONLY		

City Project No: TBD | Zone Map No: TBD | Sheet: 1 | Of: 5



GRADING PLAN–NORTH HALF
SCALE 1" = 10'

KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960.49'
Inv= 4956.84' (N)
Inv= 4956.69' (S)
Inv= 4956.79' (NE)
Inv= 4956.74' (W)

(B) Storm Drain Inlet
Top of Grate= 4958.52
Inv= 4957.8

(C) Storm Drain MH
Rim= 4960.30'
Inv= 4956.38' (N)
Inv= 4956.25' (S)
Inv= 4956.30 (NW)

(D) Storm Drain MH
Rim= 4960.06
Inv= 4956.11' (N)
Inv= 4956.06' (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43'
Inv= 4957.5

(F) Manhole
Rim= 4959.98
Full of debris

(G) Sanitary Sewer MH
Rim= 4959.93
Inv= 4952.89 (E)

(H) Storm Drain MH
Rim= 4959.29
Inv= 4954.34' (W)
Inv= 4954.24' (E)
Inv= 4954.29' (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56
Inv= 4954.18' (NE)

(K) Storm Drain MH
Rim= 4958.41
Inv= 4956.81 (SW)
Inv= 4955.08' (NE)
Inv= 4953.71 (E)
Inv= 4953.66' (W)

(L) Storm Drain MH
Rim= 4959.91'
No Access – Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958.85'
Inv= 4956.35' (SE)

(N) Storm Drain MH
Rim= 4959.93
Inv= 4956.13' (NW)
Inv= 4956.13' (NE)
Inv= 4955.93' (N)
Inv= 4955.88 (S)

(P) Storm Drain Inlet
Top of Grate= 4959.19'
Inv= 4957.29 (SE)

(Q) Storm Drain Inlet
Top of Grate= 4959.07'
Inv= 4956.97' (SW)

(R) Sanitary Sewer MH
Rim= 4960.52
Inv= 4950.47' (S)
Inv= 4950.32' (N)
Inv= 4950.22' (E)
Inv= 4950.17' (W)

(S) Sanitary Sewer MH
Rim= 4959.56
Inv= 4949.41' (S)
Inv= 4949.41' (N)
Inv= 4949.41' (E)
Inv= 4949.41' (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4959.70
Inv= 4952.00' (N)
Inv= 4949.55' (W)
Inv= 4949.35' (E)

(U) Sanitary Sewer MH
Rim= 4960.02
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30
Inv= 4955.75' (SW)
Inv= 4952.05' (W)

(W) Sanitary Sewer MH
Rim= 4959.95'
Inv= 4951.31' (E)
Inv= 4951.31' (N)
Inv= 4951.26' (N)
Inv= 4951.16' (S)

(X) Sanitary Sewer MH
Rim= 4959.97'
Inv= 4952.82' (S)

CONSTRUCTION NOTES:

1. CONSTRUCT SINGLE TYPE 'C' INLET
2. INSTALL 12" STORM DRAIN
3. INSTALL 6' HIGH CONCRETE STEM WALL ABOVE FINISH FLOOR GRADE AT THIS LOCATION WITH ELEVATION =4960 90
4. INSTALL GEOPAVE POROUS PAVEMENT SYSTEM WITH POROUS AGGREGATE PER PRESTO GEOSYSTEMS MANUFACTURERS RECOMMENDATIONS (SEE DETAIL SHEET 5)
5. INSTALL 12" THICK WITH 2-4" ROUND COBBLE DRAIN FIELD.
6. ASPHALT PAVING, SEE SITE PLAN FOR DETAILS
7. 6" CONCRETE CURB WITH 1' OPENING, SEE SITE PLAN FOR DETAILS
8. CONCRETE STRIP, SEE SITE PLAN FOR DETAILS
9. BLOCK WALL, SEE SITE PLAN FOR DETAILS
10. WATER SURFACE ELEVATION = 496015 REQUIRED FOR 05' RUNOFF DETENTION PRIOR TO SPILLING OVER DRIVEWAY

LEGEND

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10ft.

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED
WORK COMPLETED
ACCEPTANCE BY
DATE
SURVEY CONTROL 3-174" ALUMINUM DISC STAMPED 117-J14 1988" SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT "17-J14", ELEVATION = 4957.484' (NAVD 1988) THE STATION MARK IS A DISK

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

ENGINEER'S SEAL

NO | DATE | REMARKS
REVISIONS
DESIGN | DATE
DESIGNED BY | DATE
DRAWN BY | DATE
CHECKED BY

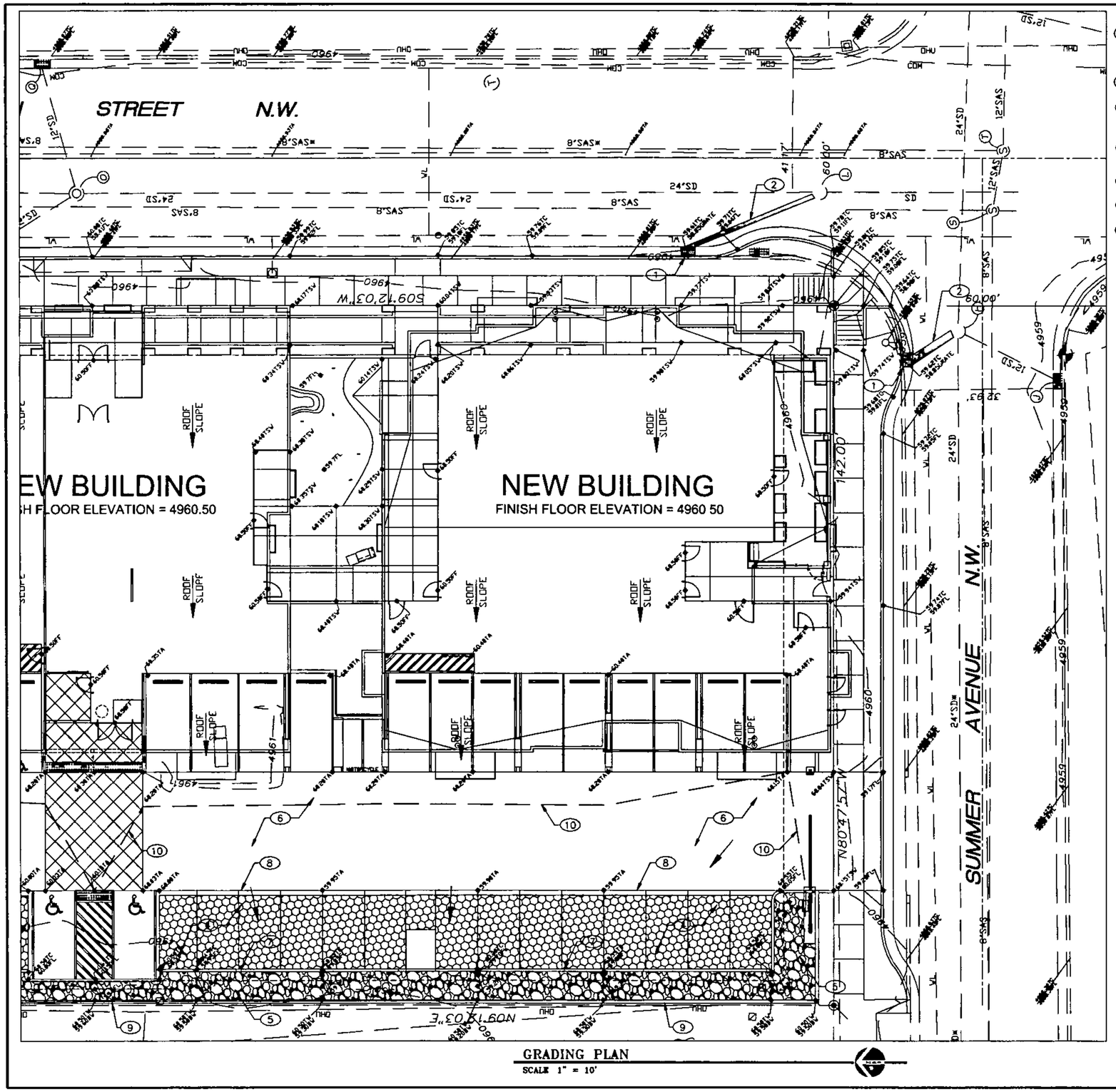
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE
GRADING PLAN
CUATRO DEVELOPMENT–NORTH HALF

Design Review Committee	City Engineer Approval	Last Design Update
FOR INFORMATION ONLY		

City Project No	Zone Map No	Sheet	Of
TBD	TBD	2	5



GRADING PLAN
SCALE 1" = 10'

KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960 49
Inv = 4956 84 (N)
Inv = 4956 88 (S)
Inv = 4956 78 (NE)
Inv = 4956 74' (W)

(B) Storm Drain Inlet
Top of Grate= 4959 52'
Inv = 4957 8'

(C) Storm Drain MH
Rim= 4960.30'
Inv = 4956 38' (N)
Inv = 4956 25 (S)
Inv = 4956 30 (NW)

(D) Storm Drain MH
Rim= 4960.06
Inv = 4956 11' (N)
Inv = 4956 06 (S)

(E) Storm Drain Inlet
Top of Grate= 4959 43'
Inv = 4957 3'

(F) Manhole
Rim= 4959 98'
Full of debris

(G) Sanitary Sewer MH
Rim= 4959 93
Inv = 4952 89 (E)

(H) Storm Drain MH
Rim= 4959 29'
Inv = 4954 34' (W)
Inv = 4954 24 (E)
Inv = 4954 29 (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56
Inv = 4954 18' (NE)

(K) Storm Drain MH
Rim= 4958 41
Inv = 4956 81' (SW)
Inv = 4955 08' (NE)
Inv = 4953.71 (E)
Inv = 4953.68' (W)

(L) Storm Drain MH
Rim= 4959 81'
No Access - Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958 85
Inv = 4956.35' (SE)

(Q) Storm Drain MH
Rim= 4959 83'
Inv = 4956 13' (NW)
Inv = 4956 13 (NE)
Inv = 4955.83' (N)
Inv = 4955.88' (S)

(P) Storm Drain Inlet
Top of Grate= 4959 19'
Inv = 4957 29 (SE)

(Q) Storm Drain Inlet
Top of Grate= 4958 07'
Inv = 4958 97 (SW)

(R) Sanitary Sewer MH
Rim= 4960 52'
Inv = 4950 47' (S)
Inv = 4950 32' (N)
Inv = 4950 22' (E)
Inv = 4950 17' (W)

(S) Sanitary Sewer MH
Rim= 4958 56'
Inv = 4948 41' (S)
Inv = 4948 41 (N)
Inv = 4948 41' (E)
Inv = 4948 41 (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4958 70'
Inv = 4952 00 (N)
Inv = 4948 55' (W)
Inv = 4948 35 (E)

(U) Sanitary Sewer MH
Rim= 4960.02
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30
Inv = 4953.73 (SW)
Inv = 4952 05 (W)

(W) Sanitary Sewer MH
Rim= 4958 85'
Inv = 4951 31' (E)
Inv = 4951 31 (W)
Inv = 4951 28 (S)
Inv = 4951 14 (S)

(X) Sanitary Sewer MH
Rim= 4958 97'
Inv = 4952 82' (S)

CONSTRUCTION NOTES:

1. CONSTRUCT SINGLE TYPE 'C' INLET
2. INSTALL 12' STORM DRAIN
3. NOT USED
4. INSTALL GEOPAVE POROUS PAVEMENT SYSTEM WITH POROUS AGGREGATE PER PRESTO GEOSYSTEMS MANUFACTURERS RECOMMENDATIONS (SEE DETAIL SHEET 5)
5. INSTALL 12' THICK WITH 2-4' ROUND COBBLE DRAIN FIELD
6. ASPHALT PAVING, SEE SITE PLAN FOR DETAILS
7. 6' CONCRETE CURB WITH 1' OPENING, SEE SITE PLAN FOR DETAILS
8. CONCRETE STRIP, SEE SITE PLAN FOR DETAILS
9. BLOCK WALL, SEE SITE PLAN FOR DETAILS
10. WATER SURFACE ELEVATION = 496015 REQUIRED FOR 0 5' RUNOFF DETENTION PRIOR TO SPILLING OVER DRIVEWAY

LEGEND

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10ft.

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
AS-BUILTED BY DATE
CONSTRUCTION INSPECTED BY DATE
DRAWINGS REVISED BY DATE
RECORDED BY DATE
NO

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT
DATE '17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A "CUA"
SURVEY CONTROL 3"x3" ALUMINUM DISC STAMPED "17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

SURVEY INFORMATION
FIELD NOTES
NO BY DATE

ENGINEER'S SEAL
Elliot Mikko
NEW MEXICO
12/3/14
REGISTERED PROFESSIONAL ENGINEER

NO DATE REMARKS BY
REVISIONS
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

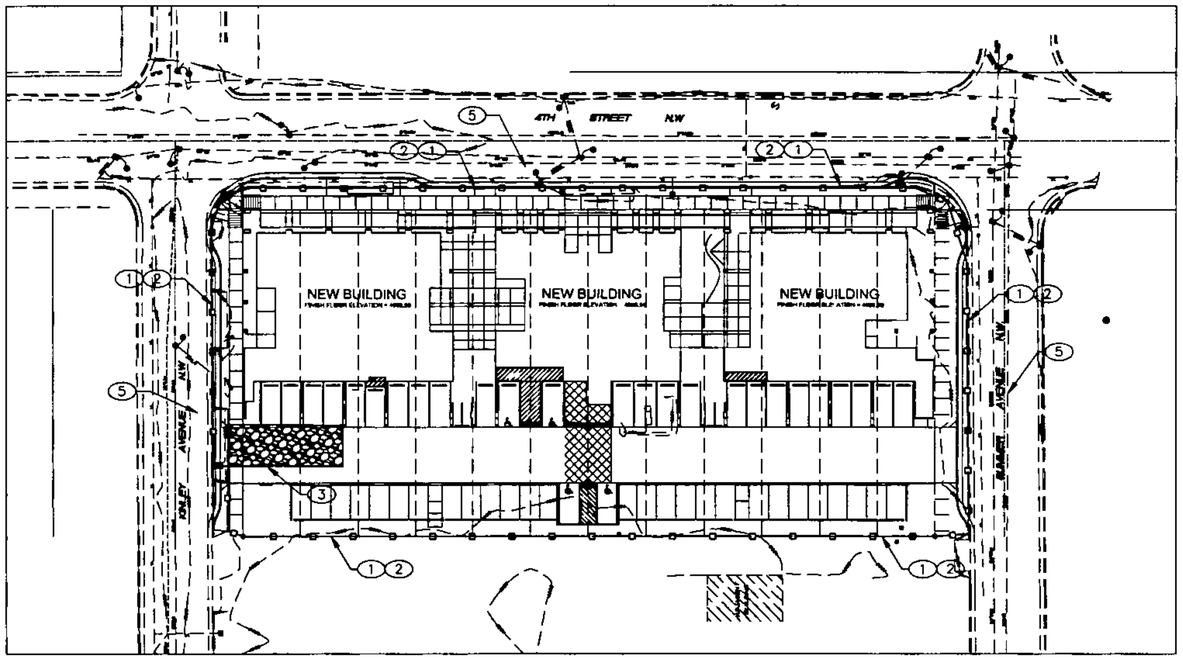
APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE
GRADING PLAN
CUATRO DEVELOPMENT-SOUTH HALF

Design Review Committee | City Engineer Approval
FOR INFORMATION ONLY
Last Design Update: Mo/Day/Yr | Mo/Day/Yr

City Project No: TBD | Zone Map No: TBD | Sheet 3 Of 5



EROSION CONTROL PLAN

SCALE 1" = 30'

GRAPHIC SCALE

30 0 30 60

(IN FEET)

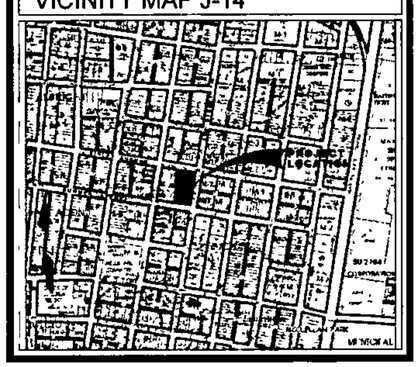
1 inch = 30ft.

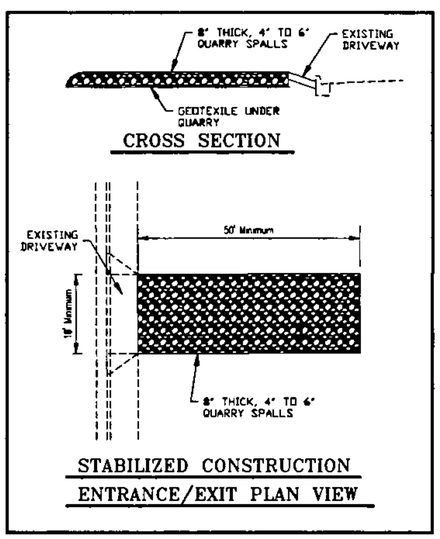
UTILITY NOTE:

IF ANY UTILITY LINES PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING THEY ARE SHOWN IN APPROXIMATE MANNER ONLY UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH SIZE OR TYPE OF EXISTING ABOVE AN UNDERGROUND UTILITIES OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES AND EXISTING PIPELINES, IN AND 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 HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES AND EXISTING PIPELINES. THE CONTRACT SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

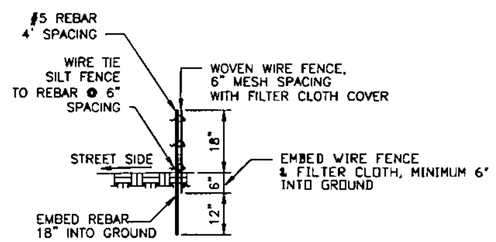
VICINITY MAP J-14





CROSS SECTION

STABILIZED CONSTRUCTION ENTRANCE/EXIT PLAN VIEW



SILT PERIMETER FENCE DETAIL

SCALE N.T.S

INSTALL SILT FENCE ALONG THE BACK OF CURB ALONG FOURTH STREET, SUMMER AVENUE, KINLEY AVENUE AND ALONG THE WEST BOUNDARY CHAIN LINK FENCE LINE TO KEEP SEDIMENT FROM WASHING OUT INTO THE EXISTING STREETS AND ADJACENT ALLEY AND PRIVATE PROPERTIES. IF THE FABRIC BECOMES CLOGGED, IT SHOULD BE CLEANED OR, IF NECESSARY, REPLACED. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE

CONSTRUCTION NOTES:

1. PROJECT BOUNDARY AND LIMITS OF CONSTRUCTION DISTURBANCE
2. LIMITS OF SEDIMENT PERIMETER FENCE INSTALLATION
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT. WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING
4. CONSTRUCT CONCRETE WASHOUT AREA 8'X8'X3'DEEP. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASH. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'
5. CONTRACTOR SHALL CLEAN DIRT/DEBRIS ON SUMMER AVENUE, KINLEY AVENUE AND 4TH STREET AT THE END OF EACH DAY

SWPPP GENERAL NOTES:

1. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH THIS EROSION AND SEDIMENT CONTROL PLAN AT A MINIMUM ALONG WITH COMPLIANCE OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION AND INDUSTRIAL ACTIVITIES REVISION 2, DATED AUGUST 2012
2. ONCE A SWPPP HAS BEEN APPROVED AND AN NOTICE OF INTENT (NOI) HAS BEEN FILED AND ACKNOWLED THE CONTRACTOR SHALL IMPLEMENT ALL BMPs SHOWN (SEDIMENT PERIMETER FENCE, STABILIZED CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED BEFORE ANY GRADING ACTIVITIES BEGIN ON THIS PROJECT SITE
3. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE
4. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY
5. A COPY OF THE SWPPP, A COPY OF THE PERMIT, THE NOI, AND ACKNOWLEDGEMENT LETTER MUST BE KEPT AT THE CONSTRUCTION SITE FROM THE TIME CONSTRUCTION BEGINS UNTIL THE SITE IS FINALLY STABILIZED
6. ONCE CONSTRUCTION IS COMPLETE THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING/VEGETATION AFTER A PERIOD OF 21 DAYS OR MORE

TOTAL SITE ACREAGE = 0.98AC
TOTAL DISTURBED ACREAGE = 0.98AC

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

BENCH MARKS
BENCHMARK IS AN ACS MONUMENT "17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A 'CUA' SURVEY CONTROL 3-1/4" ALUMINUM DISC STAMPED "17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE-OF-THE-INTERSECTION-IN-THE MEDIAN OF EIGHTH STREET N.W AND LOMAS AVENUE N.W.

AS BUILT INFORMATION
CONTRACTOR — DATE
SURVEYED BY — DATE
ELEVATIONS — DATE
ADDITIONS — DATE
CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO	DATE	REMARKS / REVISIONS	BY
		DESIGNED BY — DATE	
		DRAWN BY — DATE	
		CHECKED BY — DATE	

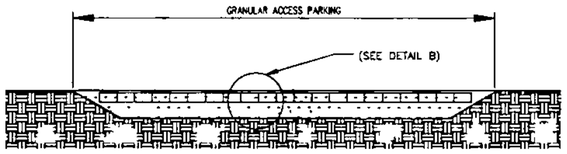
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

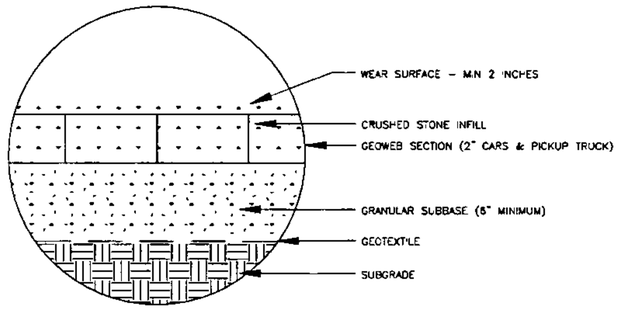
TITLE: EROSION CONTROL PLAN CUATRO DEVELOPMENT

Design Review Committee	City Engineer Approval	Last Design Update	mo./day/yr	mo./day/yr
FOR INFORMATION ONLY				

City Project No	Zone Map No	Sheet	Of
TBD	TBD	4	5



SECTION B -- B

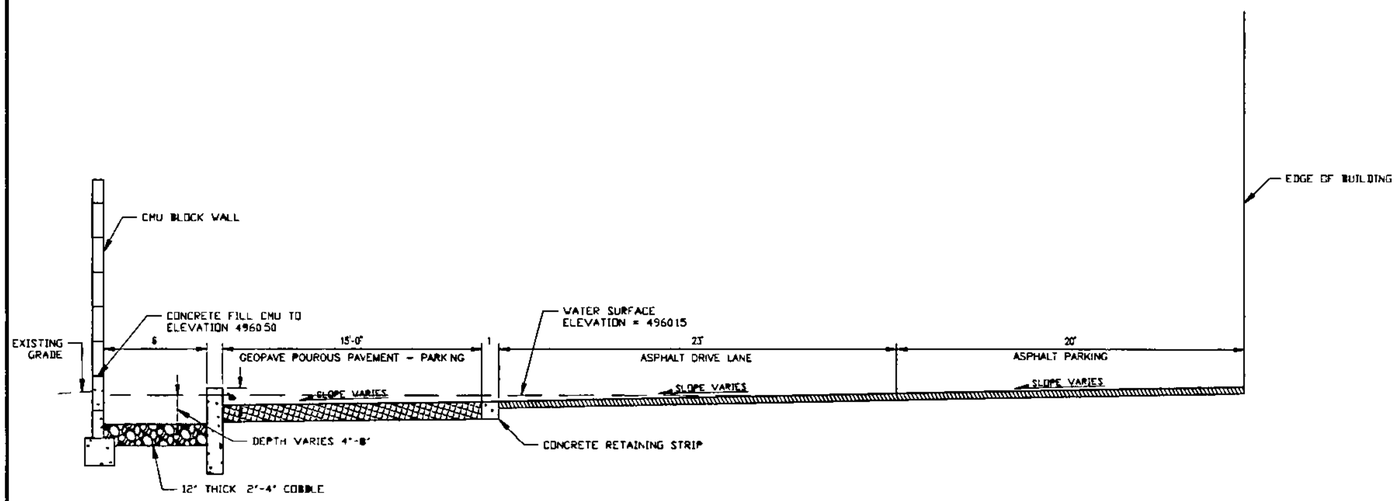


DETAIL B

GEOPAVE POUROUS PAVEMENT - TYPICAL SECTION

SCALE N T.S

NOTE SEE PRESTO GEOSYSTEMS MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS



TYPICAL PARKING WEST CROSS-SECTION (LOOKING NORTH)

SCALE N.T S

UTILITY NOTE:

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY. THE OWNER OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AN UNDERGROUND UTILITIES OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES AND EXISTING PIPELINES, IN AND 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 HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES AND EXISTING PIPELINES. THE CONTRACT SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

SURVEY INFORMATION

FIELD NOTES

NO	BY	DATE

BENCH MARKS

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AS BUILT INFORMATION

CONTRACTOR — DATE

WORK PERFORMED BY — DATE

FIELD VERIFIED BY — DATE

ACCEPTANCE BY — DATE

RELEASED BY — DATE

DRAWING PREPARED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO

ENGINEER'S SEAL

NO	DATE	REMARKS / REVISIONS	BY
		DESIGN	DESIGNED BY — DATE
			DRAWN BY — DATE
			CHECKED BY — DATE

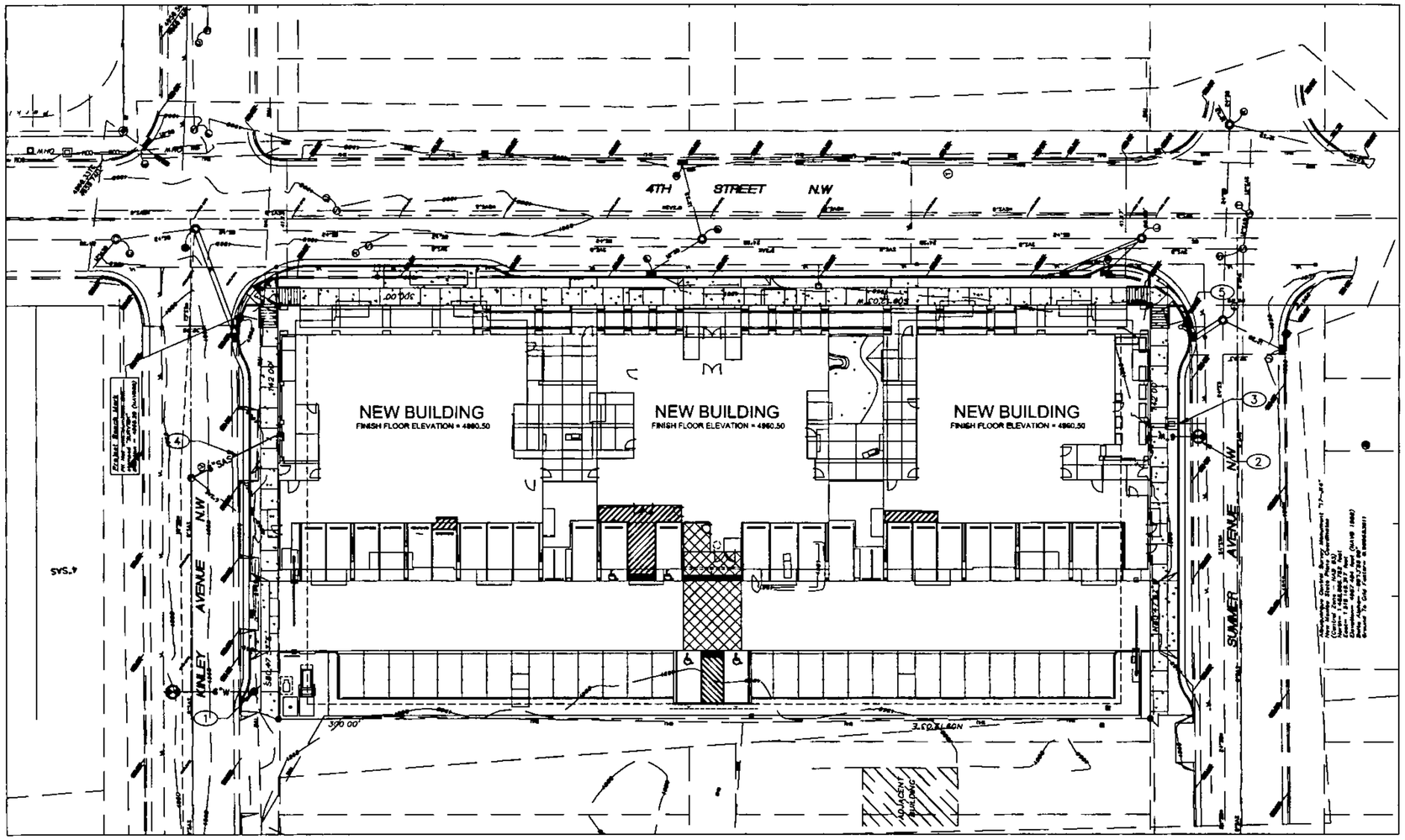
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: DRAINAGE DETAILS
CUATRO DEVELOPMENT-SOUTH HALF

Design Review Committee	City Engineer Approval	Last Design Update
FOR INFORMATION ONLY		

City Project No	Zone Map No	Sheet	Of
TBD	TBD	5	5



WATER AND SEWER OVERALL PLAN

SCALE. 1" = 20'

KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960.49
Inv= 4956.84 (N)
Inv= 4956.69 (S)
Inv= 4956.79' (NE)
Inv= 4956.74 (W)

(B) Storm Drain Inlet
Top of Grate= 4959.52
Inv= 4957.6

(C) Storm Drain MH
Rim= 4960.30
Inv= 4956.38 (N)
Inv= 4956.25 (S)
Inv= 4956.30' (NW)

(D) Storm Drain MH
Rim= 4960.08
Inv= 4956.11 (N)
Inv= 4956.06 (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43
Inv= 4957.5

(F) Manhole
Rim= 4959.98'
Full of debris

(G) Sanitary Sewer MH
Rim= 4959.93
Inv= 4952.89' (E)

(H) Storm Drain MH
Rim= 4959.29
Inv= 4954.34 (W)
Inv= 4954.24' (E)
Inv= 4954.29 (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56
Inv= 4954.16 (NE)

(K) Storm Drain MH
Rim= 4958.41
Inv= 4956.91 (SW)
Inv= 4955.08' (NE)
Inv= 4953.71 (E)
Inv= 4953.66 (W)

(L) Storm Drain MH
Rim= 4959.81
No Access - Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958.85
Inv= 4956.35 (SE)

(O) Storm Drain MH
Rim= 4959.93
Inv= 4956.13 (NW)
Inv= 4956.13 (NE)
Inv= 4955.93' (N)
Inv= 4955.88 (S)

(P) Storm Drain Inlet
Top of Grate= 4959.19
Inv= 4957.29' (SE)

(Q) Storm Drain Inlet
Top of Grate= 4959.07'
Inv= 4956.97' (SW)

(R) Sanitary Sewer MH
Rim= 4960.52
Inv= 4950.47' (S)
Inv= 4950.32' (N)
Inv= 4950.22 (E)
Inv= 4950.17 (W)

(S) Sanitary Sewer MH
Rim= 4959.56'
Inv= 4949.41' (S)
Inv= 4949.41 (N)
Inv= 4949.41 (E)
Inv= 4949.41 (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4959.70
Inv= 4952.00 (N)
Inv= 4949.55' (W)
Inv= 4949.35 (E)

(U) Sanitary Sewer MH
Rim= 4960.02
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30
Inv= 4955.75 (SW)
Inv= 4952.05' (W)

(W) Sanitary Sewer MH
Rim= 4959.95
Inv= 4951.31 (E)
Inv= 4951.31 (W)
Inv= 4951.26 (N)
Inv= 4951.16 (S)

(X) Sanitary Sewer MH
Rim= 4959.97'
Inv= 4952.82 (S)

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT WITH 6" GATE VALVE AND BOX
2. INSTALL 6" WATERLINE FOR FIRE SPINKLER SYSTEM WITH 6" GATE VALVE AND BOX
3. INSTALL __ DOMESTIC WATERLINE WITH VAULT TYPE BOX FOR METER
4. INSTALL 6" SANITARY SEWER LINE AND CLEANOUT
5. EXISTING 6" FIRE HYDRANT

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20ft.

APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE WATER AND SEWER OVERALL PLAN
CUATRO DEVELOPMENT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No	Zone Map No	Sheet	Of
TBD	J-14	7	10

ENGINEER'S SEAL

SURVEY INFORMATION

NO	BY	DATE
	FIELD NOTES	

BENCH MARKS

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AS BUILT INFORMATION

CONTRACTOR		DATE
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD MARKED BY		DATE
DRAWINGS CORRECTED BY		DATE

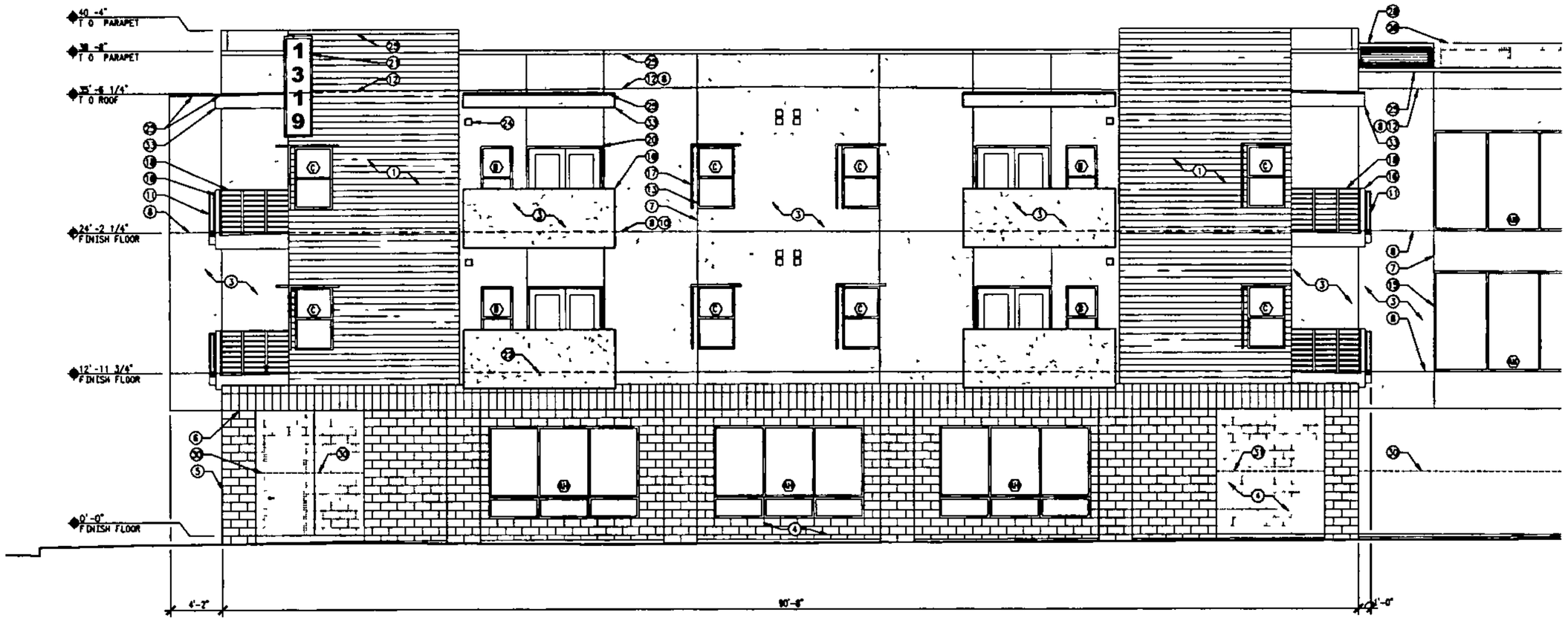
MICRO-FILM INFORMATION

RECORDED BY		DATE
NO		

NO	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY		DATE
DRAWN BY		DATE
CHECKED BY		DATE



EAST EXTERIOR ELEVATION - TOWER A

1 3/16"=1'-0"

0 4 8 12' 16'

General Notes

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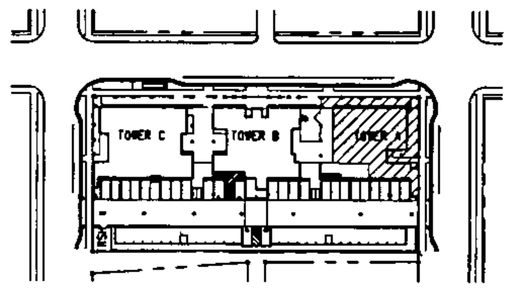
E SEAL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN BUILDING ENVELOPE FROM AIR LEAKAGE WITH DURABLE SEALANT OR CLOSED CELL FOAM MATERIALS CLOSED WITH GASKET SYSTEMS TAPED OR COVERED WITH MOISTURE & VAPOR BARRIER SEAL JOINTS BETWEEN DISSIMILAR MATERIALS TO ALLOW FOR DIFFERENTIAL EXPANSION & CONTRACTION EXTERIOR OPENINGS IN BUILDING ENVELOPE MUST BE SEALED GASKETED WEATHERSTRIPPED TIGHTLY PACKED WITH FIBERGLASS INSULATION OR OTHERWISE SEALED WITH A FLEXIBLE MATERIAL TO LIMIT AIR LEAKAGE
F SEE ARCH400-WINDOWS FOR DOOR WINDOW AND STUCCO COLOR SCHEDULES

Keyed Notes

1 6" FIBER CEMENT BOARD COLOR 1
2 8" FIBER CEMENT BOARD COLOR 2
3 1/2" FIBER-REINFORCED TWO-COAT STUCCO SYSTEM WITH ACRYLIC COLOR COAT, OVER LATH, OVER (2) LAYERS OF 15# BUILDING PAPER
4 CMU BURNISHED WALL 8x8x16
5 CMU BURNISHED COLUMNS 8X8X16
6 CMU BURNISHED BOND BEAM 8X8X16
7 STUCCO CONTROL JOINT TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
9 FINISH GRADE, SEE CIVIL, TYP
10 LINE OF FINISH FLOOR BEHIND
11 JULIET BALCONY STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
16 BALCONY
17 METAL SOLAR CONTROL AWNING, TYP
18 STEEL GUARDRAIL
19 SHOJI SUNSCREEN
20 DOOR SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
23 METAL CANOPY OVERHANG
24 VENTS SEE MECHANICAL
25 METAL CAP FLASHING W/GALVALUME FINISH, TYP
26 PERFORATED STEEL SHADE STRUCTURE
27 STEEL COLUMN
28 PASSIVE COOLING TOWER
29 ORNAMENTAL METAL FENCE SEE SHEET SITE400 & SITE 401
30 ORNAMENTAL METAL FENCE NOT SHOWN FOR CLARITY SEE SHEET SITE400 & SITE401
31 METAL GATE NOT SHOWN FOR CLARITY, SEE SHEET SITE400 & SITE401
32 STUCCO WALL
33 BALCONY ROOF
34 CMU YARD WALL SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS TYP
35 SITE SIGNAGE, SEE SHEET SITE800
36 PACKAGED TERMINAL AIR CONDITIONER VENT
37 ELECTRIC METERS TYP
38 SHEET METAL
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

integrated
906 1/2 Park Avenue SW
Albuquerque NM 87102
tel 505 243 3499
fax 505 243 3583
info@integratedstudiosgroup.com
www.integratedstudiosgroup.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project #	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22 2014

EAST EXTERIOR ELEVATION - TOWER A

By	Sheet of
File: ARCH200 EXTR ELEVS DWG	ARCH200
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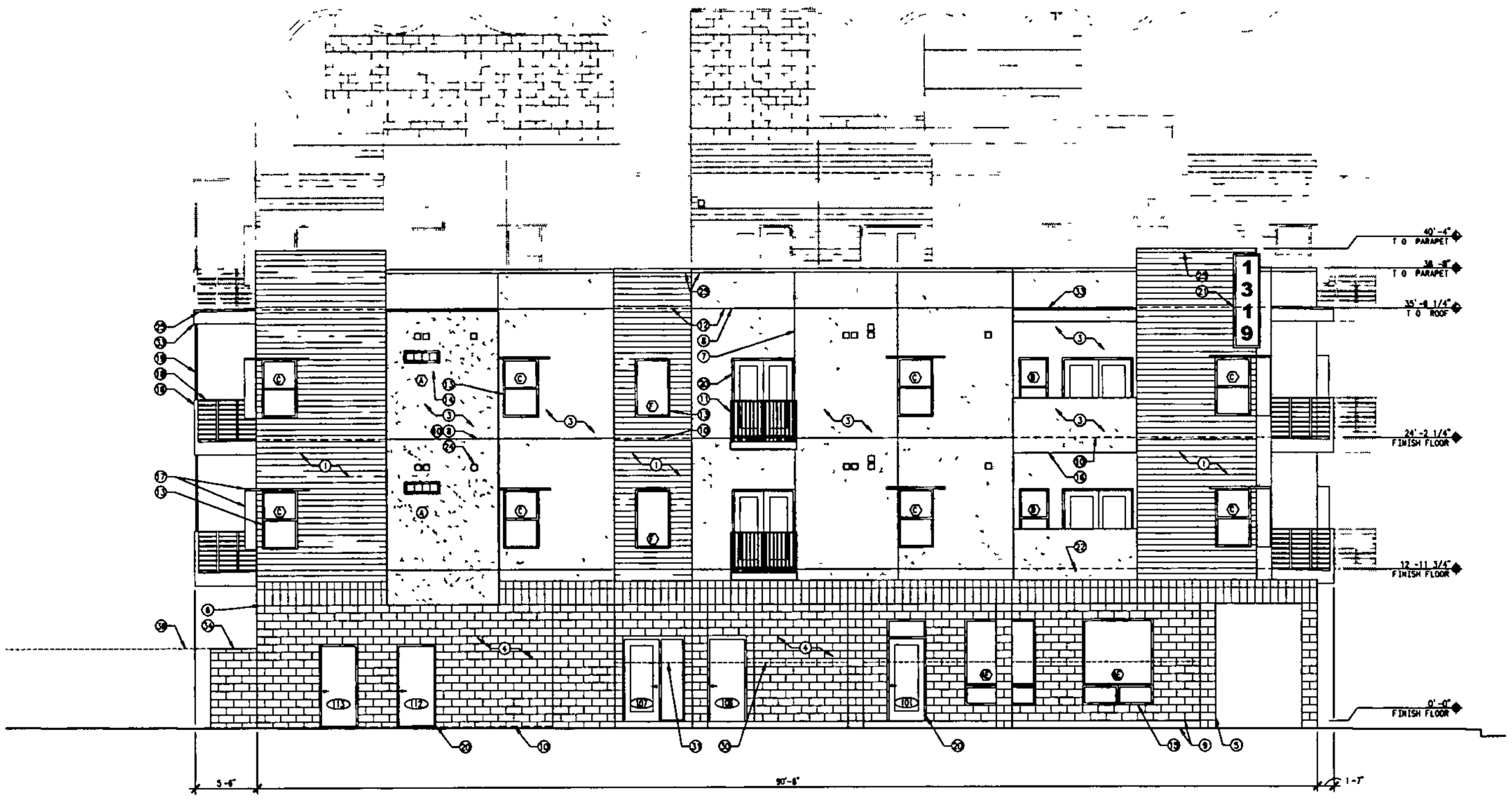

SOUTH EXTERIOR ELEVATION - TOWER A

2 3/16"=1'-0"

0 4 8 12' 16'

General Notes

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D LARGER SCALE DETAILS ARE TO TAKE PRECEDENCE OVER SMALLER, TYPICAL
E SEAL EXTERIOR JOINTS SEAMS AND PENETRATIONS IN BUILDING ENVELOPE FROM AIR LEAKAGE WITH DURABLE SEALANT OR CLOSED CELL FOAM MATERIALS CLOSED WITH GASKET SYSTEMS, TAPED OR COVERED WITH MOISTURE & VAPOR BARRIER SEAL JOINTS BETWEEN DISSIMILAR MATERIALS TO ALLOW FOR DIFFERENTIAL EXPANSION & CONTRACTION EXTERIOR OPENINGS IN BUILDING ENVELOPE MUST BE SEALED GASKETED WEATHERSTRIPPED, TIGHTLY PACKED WITH FIBERGLASS INSULATION OR OTHERWISE SEALED WITH A FLEXIBLE MATERIAL TO LIMIT AIR LEAKAGE
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Keyed Notes

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7 STUCCO CONTROL JOINT, TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
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27 STEEL COLUMN
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32 STUCCO WALL
33 BALCONY ROOF
34 CMU YARD WALL, SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS, TYP
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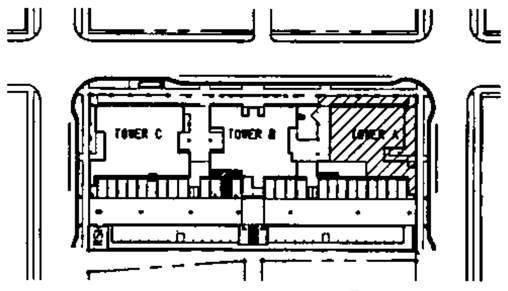

KEY PLAN NORTH NTS

integrated
984 1/2 Park Avenue SW
Albuquerque NM 87102
tel 505.243.3499
fax 505.243.3583
info@integratedstudiogroup.com
www.integratedstudiogroup.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

SOUTH EXTERIOR ELEVATION - TOWER A

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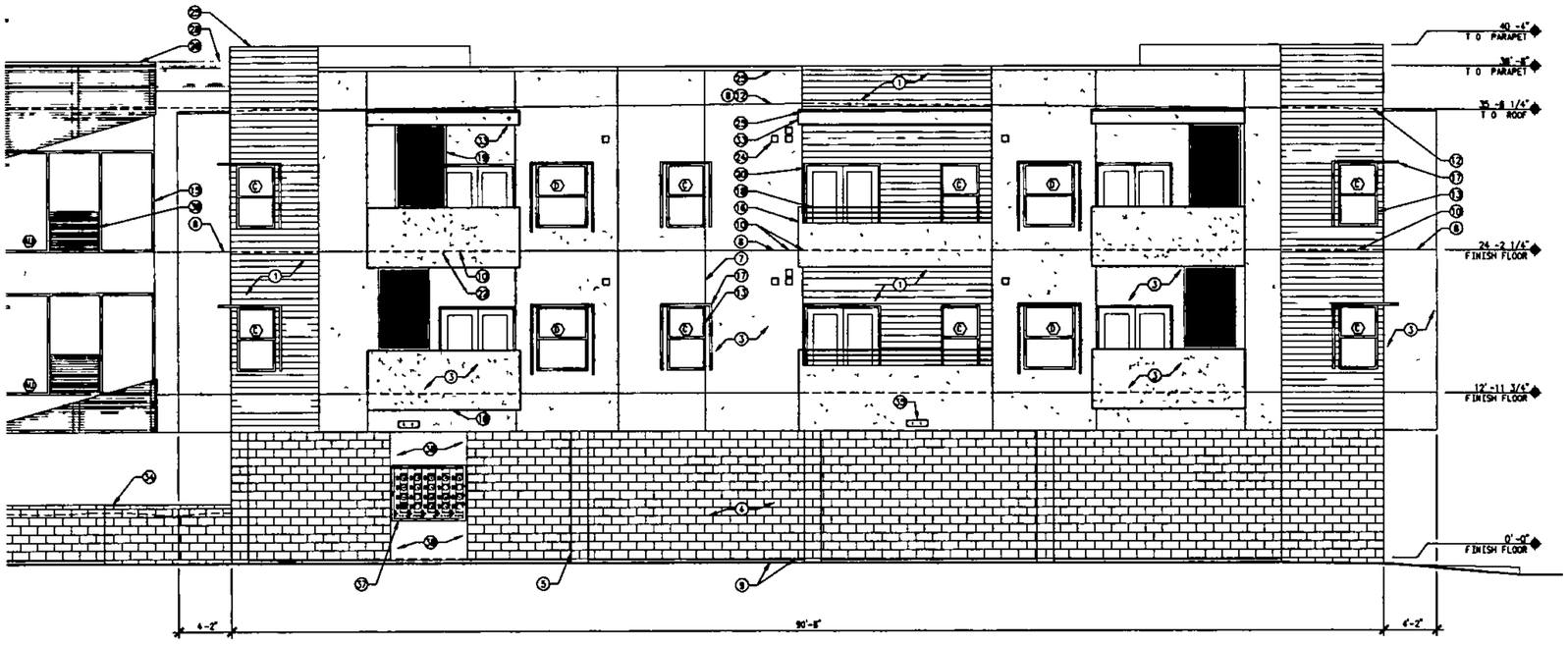
File: ARCH200 EXTR ELEVS DWG	ARCH201
Plot Date 9/22/2014 2:36:24 PM	



WEST EXTERIOR ELEVATION - TOWER A

3 3/16"=1'-0"

0 4 8 12' 16'

General Notes

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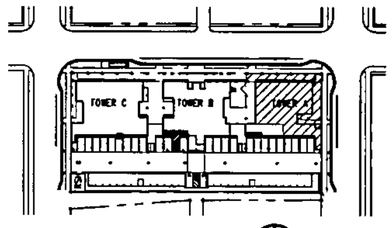
4 CMU BURNISHED WALL 8x8x16
5 CMU BURNISHED COLUMNS, 8X8X16
6 CMU BURNISHED BOND BEAM 8X8X16
7 STUCCO CONTROL JOINT TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
9 FINISH GRADE SEE CIVIL, TYP
10 LINE OF FINISH FLOOR BEHIND
11 JULIET BALCONY STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
16 BALCONY
17 METAL SOLAR CONTROL AWNING, TYP
18 STEEL GUARDRAIL
19 SHOJI SUNSCREEN
20 DOOR SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
23 METAL CANOPY OVERHANG
24 VENTS SEE MECHANICAL
25 METAL CAP FLASHING W/GALVALUME FINISH, TYP
26 PERFORATED STEEL SHADE STRUCTURE
27 STEEL COLUMN
28 PASSIVE COOLING TOWER
29 ORNAMENTAL METAL FENCE SEE SHEET SITE400 & SITE 401
30 ORNAMENTAL METAL FENCE NOT SHOWN FOR CLARITY SEE SHEET SITE400 & SITE401
31 METAL GATE NOT SHOWN FOR CLARITY, SEE SHEET SITE400 & SITE401
32 STUCCO WALL
33 BALCONY ROOF
34 CMU YARD WALL, SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS TYP
35 SITE SIGNAGE, SEE SHEET SITE800
36 PACKAGED TERMINAL AIR CONDITIONER VENT
37 ELECTRIC METERS TYP
38 SHEET METAL
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY, SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

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906 1/2 Park Avenue SW
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Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project #	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22, 2014

WEST EXTERIOR ELEVATION - TOWER A

By	Sheet of
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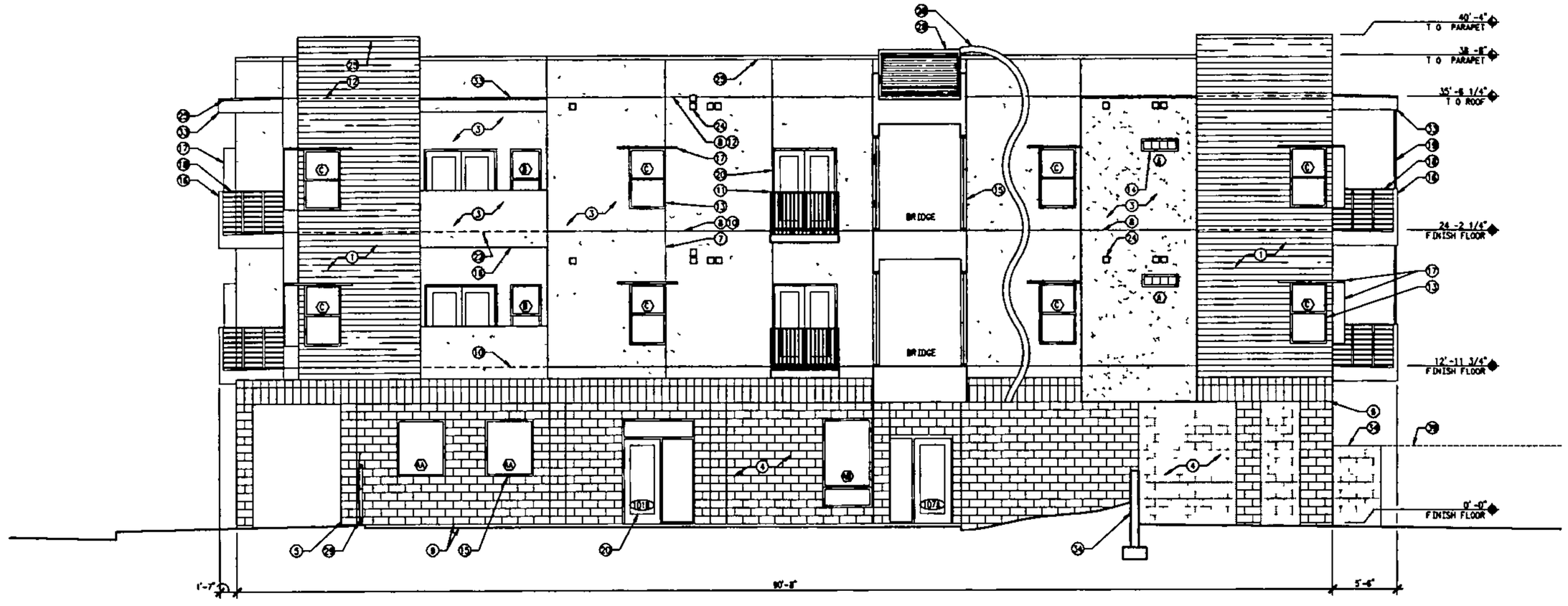

NORTH EXTERIOR ELEVATION - TOWER A

4 3/16"=1'-0"

0 4 8 12 16

General Notes

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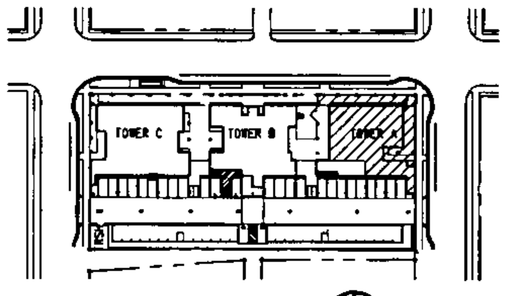
D LARGER SCALE DETAILS ARE TO TAKE PRECEDENCE OVER SMALLER, TYPICAL
E SEAL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN BUILDING ENVELOPE FROM AIR LEAKAGE WITH DURABLE SEALANT OR CLOSED CELL FOAM MATERIALS CLOSED WITH GASKET SYSTEMS TAPED OR COVERED WITH MOISTURE & VAPOR BARRIER SEAL JOINTS BETWEEN DISSIMILAR MATERIALS TO ALLOW FOR DIFFERENTIAL EXPANSION & CONTRACTION EXTERIOR OPENINGS IN BUILDING ENVELOPE MUST BE SEALED GASKETED WEATHERSTRIPPED TIGHTLY PACKED WITH FIBERGLASS INSULATION, OR OTHERWISE SEALED WITH A FLEXIBLE MATERIAL TO LIMIT AIR LEAKAGE
F SEE ARCH400-WINDOWS FOR DOOR WINDOW AND STUCCO COLOR SCHEDULES

Keyed Notes

1 6" FIBER CEMENT BOARD COLOR 1
2 8" FIBER CEMENT BOARD COLOR 2
3 1/2" FIBER-REINFORCED TWO-COAT STUCCO SYSTEM WITH ACRYLIC COLOR COAT, OVER LATH, OVER (2) LAYERS OF 15# BUILDING PAPER
4 CMU BURNISHED WALL 8x8x16
5 CMU BURNISHED COLUMNS 8X8X16
6 CMU BURNISHED BOND BEAM 8X8X16
7 STUCCO CONTROL JOINT TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
9 FINISH GRADE, SEE CIVIL, TYP
10 LINE OF FINISH FLOOR BEHIND
11 JULIET BALCONY STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
16 BALCONY
17 METAL SOLAR CONTROL AWNING, TYP
18 STEEL GUARDRAIL
19 SHOJI SUNSCREEN
20 DOOR, SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
23 METAL CANOPY OVERHANG
24 VENTS SEE MECHANICAL
25 METAL CAP FLASHING W/GALVALUME FINISH TYP
26 PERFORATED STEEL SHADE STRUCTURE
27 STEEL COLUMN
28 PASSIVE COOLING TOWER
29 ORNAMENTAL METAL FENCE SEE SHEET SITE400 & SITE 401
30 ORNAMENTAL METAL FENCE NOT SHOWN FOR CLARITY, SEE SHEET SITE400 & SITE401
31 METAL GATE NOT SHOWN FOR CLARITY, SEE SHEET SITE400 & SITE401
32 STUCCO WALL
33 BALCONY ROOF
34 CMU YARD WALL SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS, TYP
35 SITE SIGNAGE, SEE SHEET SITE600
36 PACKAGED TERMINAL AIR CONDITIONER VENT
37 ELECTRIC METERS TYP
38 SHEET METAL
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

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906 1/2 Park Avenue SW
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Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22 2014

NORTH EXTERIOR ELEVATION - TOWER A

By	Sheet of
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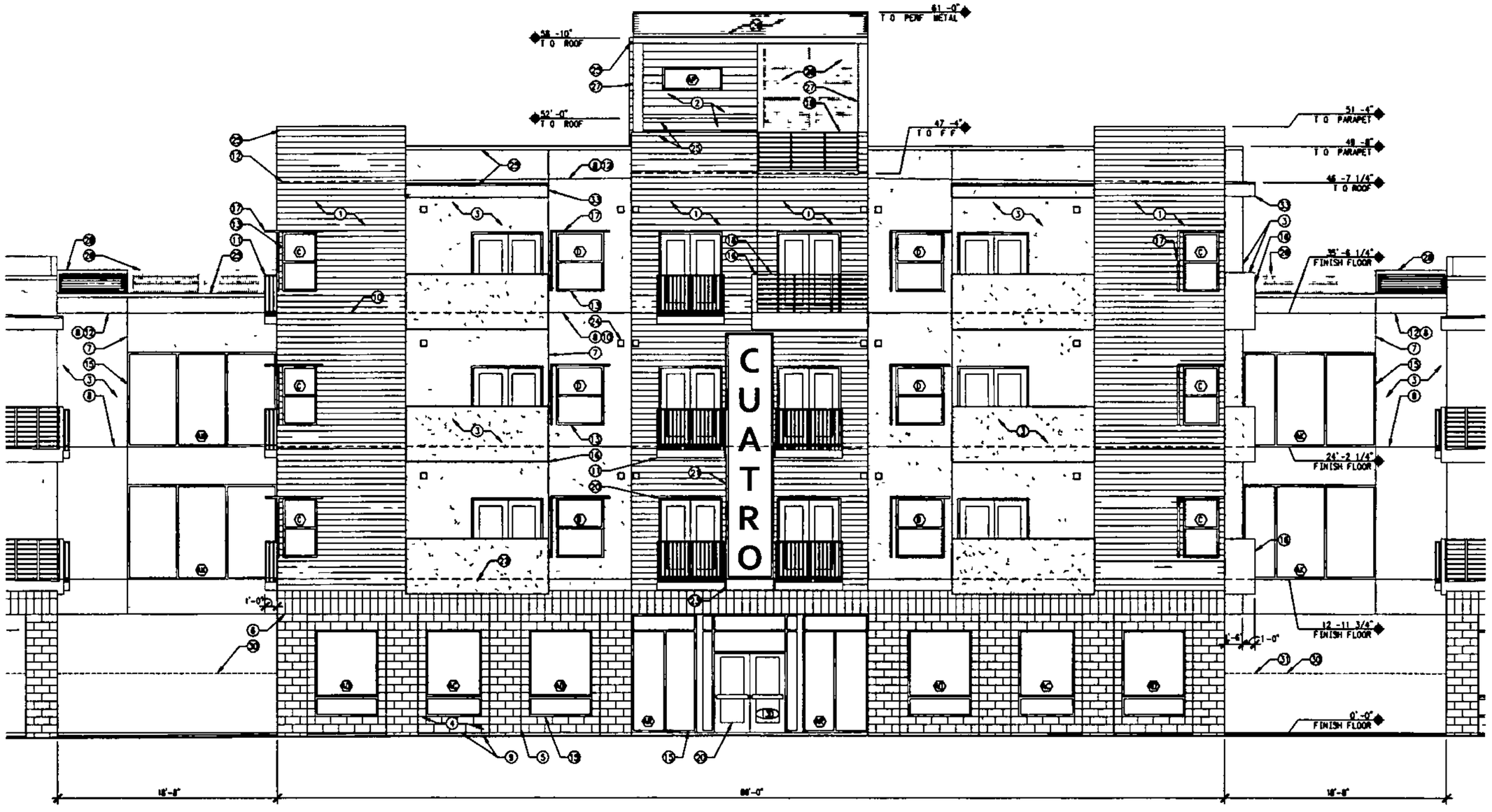

EAST EXTERIOR ELEVATION - TOWER B

5 3/16"=1'-0"

0 4' 8' 12' 16'

General Notes

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F SEE ARCH400-WINDOWS FOR DOOR, WINDOW, AND STUCCO COLOR SCHEDULES

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1 6" FIBER CEMENT BOARD COLOR 1
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7 STUCCO CONTROL JOINT TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
9 FINISH GRADE, SEE CIVIL, TYP
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11 JULIET BALCONY STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
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18 STEEL GUARDRAIL
19 SHADE SUNSCREEN
20 DOOR, SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
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24 VENTS SEE MECHANICAL
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33 BALCONY ROOF
34 CMU YARD WALL SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS, TYP
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37 ELECTRIC METERS TYP
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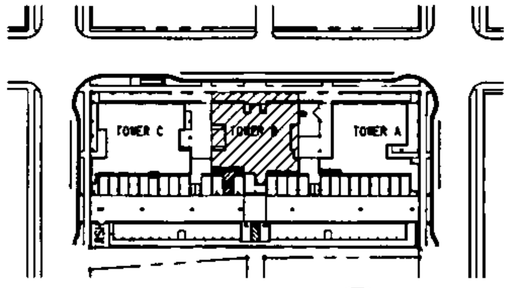
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

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Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

EAST EXTERIOR ELEVATION - TOWER B

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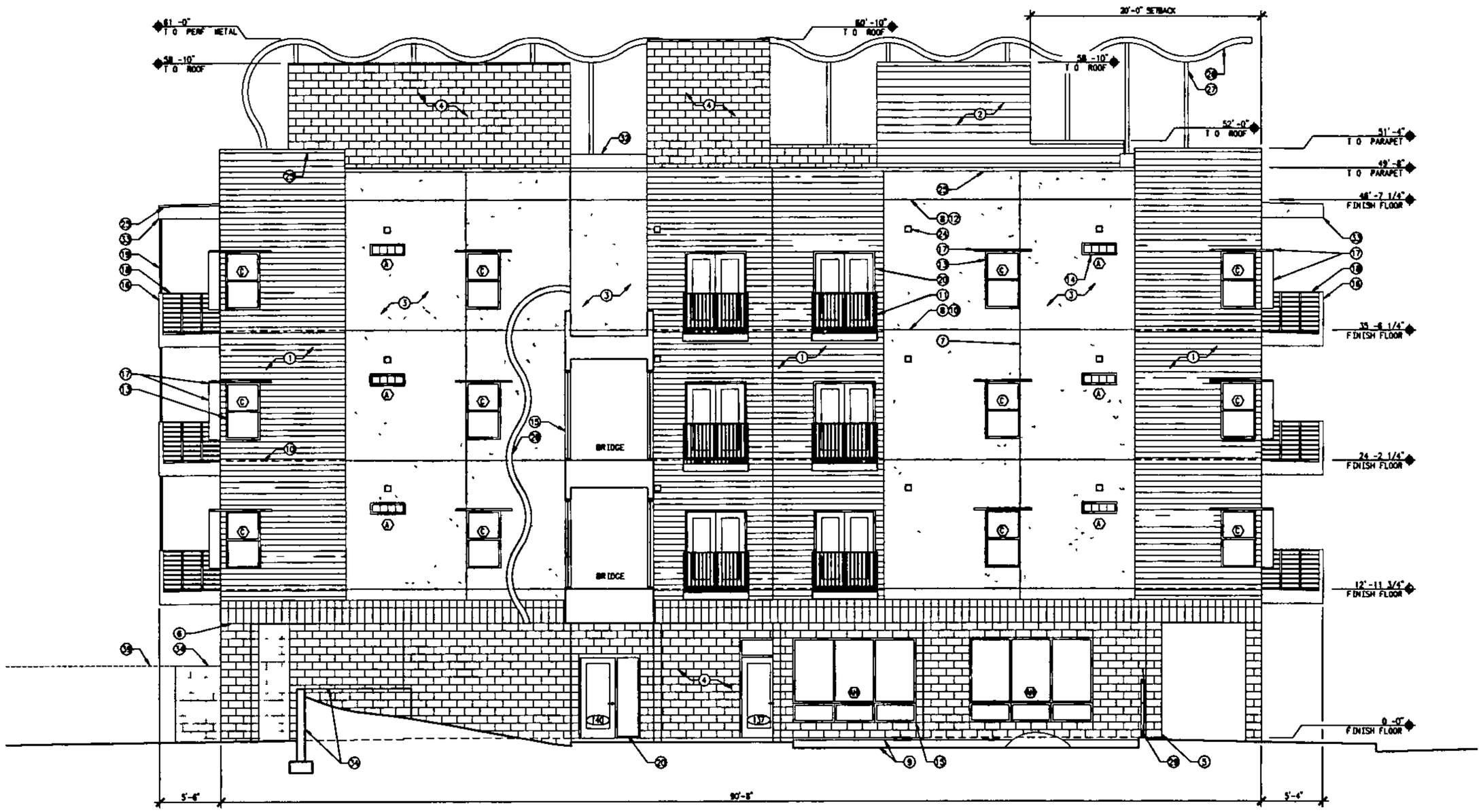

SOUTH EXTERIOR ELEVATION - TOWER B

6 3/16"=1'-0"

0 4' 8' 12' 16'

General Notes

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F SEE ARCH400-WINDOWS FOR DOOR, WINDOW, AND STUCCO COLOR SCHEDULES

Keyed Notes

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5 CMU BURNISHED COLUMNS 8X8X16
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10 LINE OF FINISH FLOOR BEHIND
11 JULIET BALCONY, STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
16 BALCONY
17 METAL SOLAR CONTROL AWNING TYP
18 STEEL GUARDRAIL
19 SHOJI SUNSCREEN
20 DOOR, SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
23 METAL CANOPY OVERHANG
24 VENTS SEE MECHANICAL
25 METAL CAP FLASHING W/GALVALUME FINISH TYP
26 PERFORATED STEEL SHADE STRUCTURE
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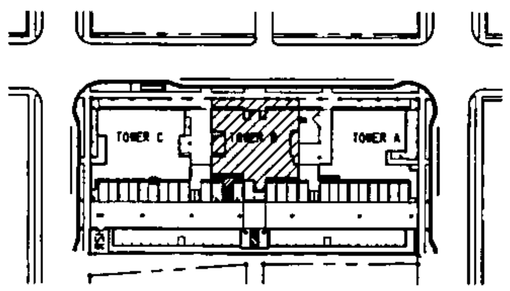
33 BALCONY ROOF
34 CMU YARD WALL, SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS TYP
35 SITE SIGNAGE, SEE SHEET SITE600
36 PACKAGED TERMINAL AIR CONDITIONER VENT
37 ELECTRIC METERS TYP
38 SHEET METAL
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

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906 1/2 Park Avenue SW
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Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22 2014

SOUTH EXTERIOR ELEVATION - TOWER B

By	Sheet of
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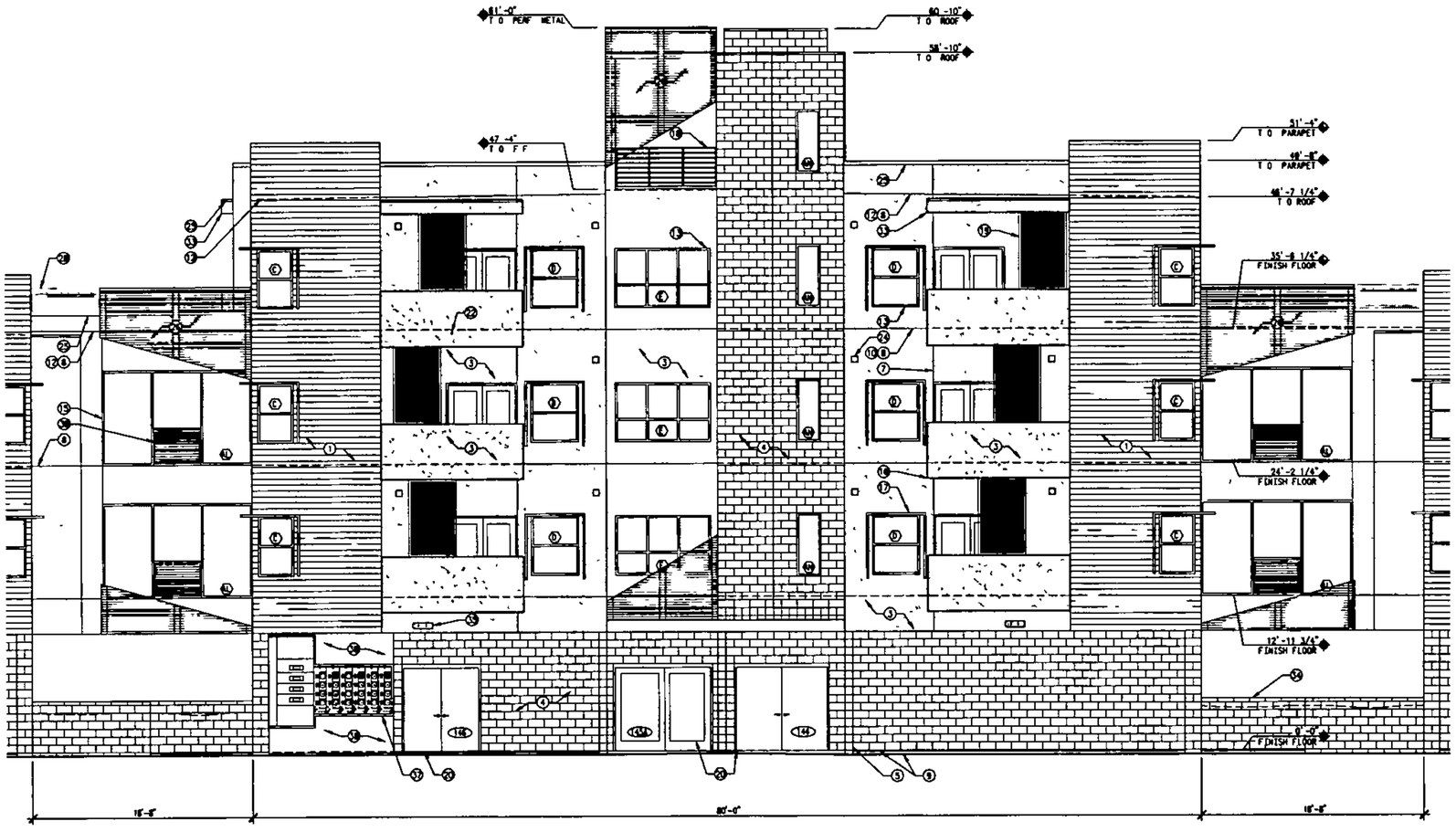

WEST EXTERIOR ELEVATION - TOWER B

7 3/16"=1'-0"

0 4 8 12' 16'

General Notes

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Keyed Notes

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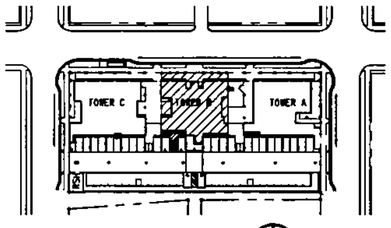

KEY PLAN NORTH NTS

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Greater Albuquerque Housing Partnership
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Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

WEST EXTERIOR ELEVATION - TOWER B

By	Sheet of
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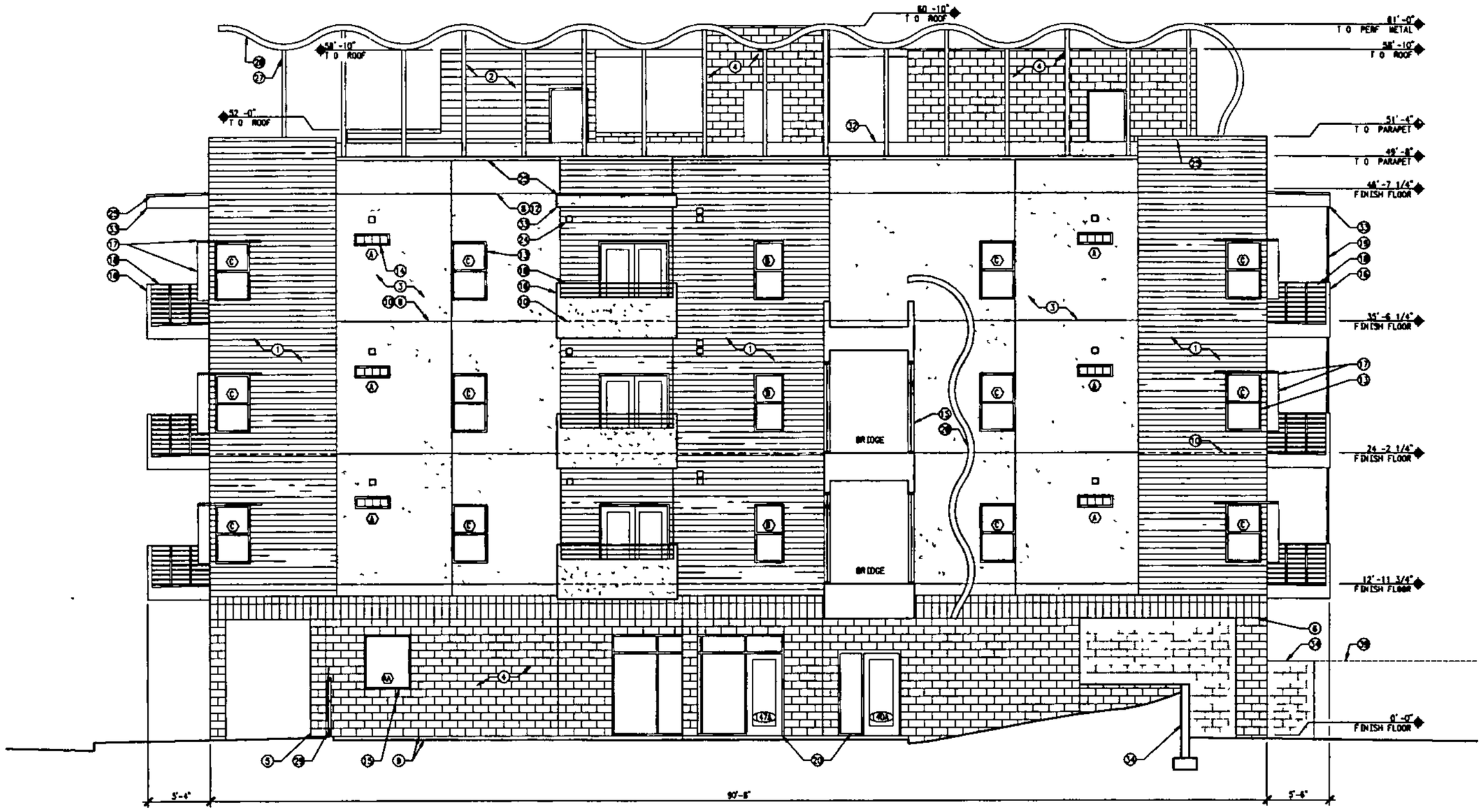

NORTH EXTERIOR ELEVATION - TOWER B

8 3/16"-1'-0"

0 4' 8' 12' 16'

General Notes

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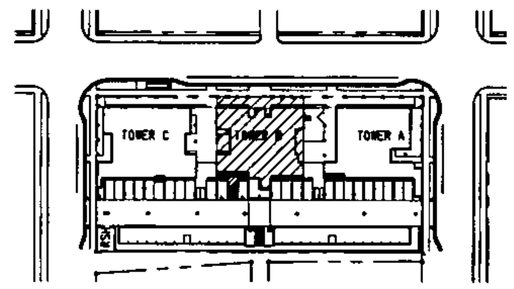
38 SHEET METAL
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY, SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

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fax 505.243.3683
info@integrateddesigngroup.com
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Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

NORTH EXTERIOR ELEVATION - TOWER B

By	Sheet of
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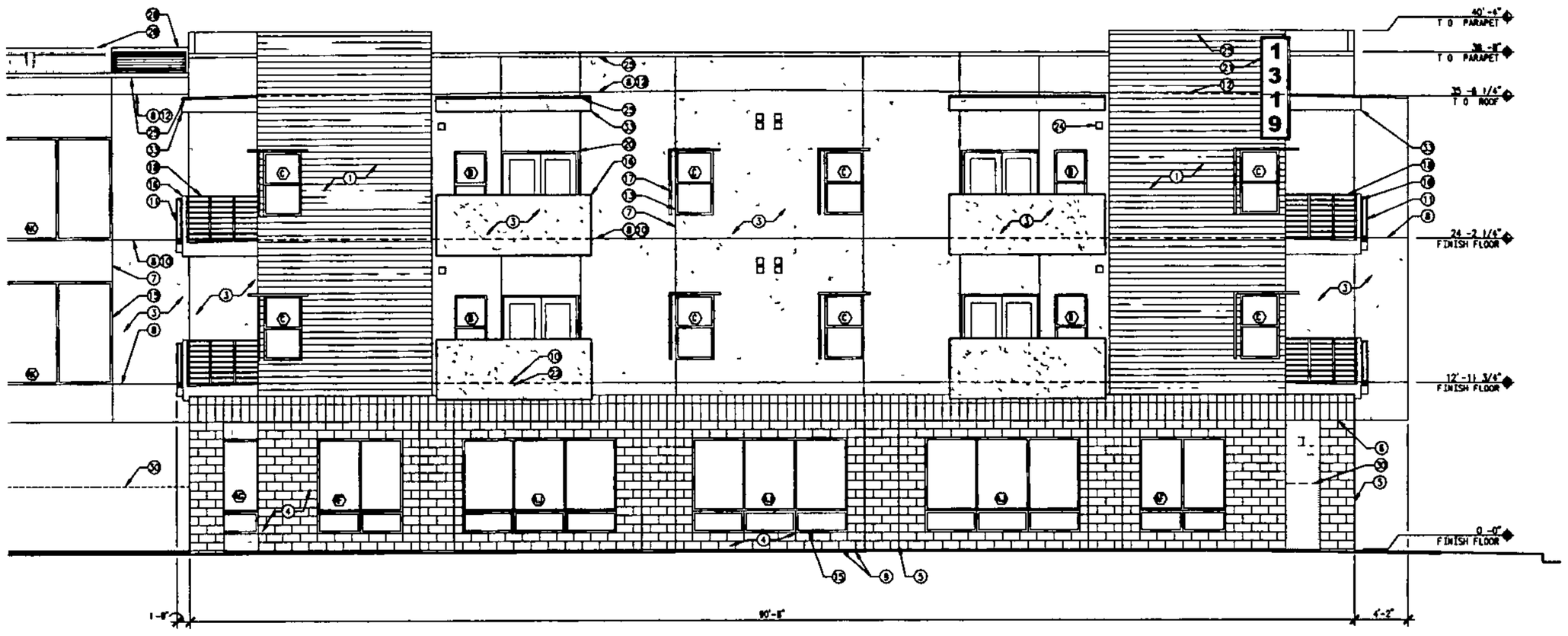

EAST EXTERIOR ELEVATION - TOWER C

9 3/16"=1'-0"

0 4' 8' 12 16

General Notes

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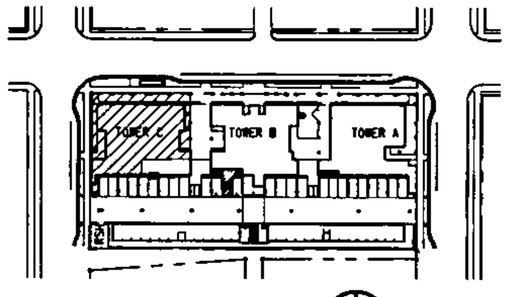
D LARGER SCALE DETAILS ARE TO TAKE PRECEDENCE OVER SMALLER, TYPICAL
E SEAL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN BUILDING ENVELOPE FROM AIR LEAKAGE WITH DURABLE SEALANT OR CLOSED CELL FOAM MATERIALS CLOSED WITH GASKET SYSTEMS TAPED OR COVERED WITH MOISTURE & VAPOR BARRIER SEAL JOINTS BETWEEN DISSIMILAR MATERIALS TO ALLOW FOR DIFFERENTIAL EXPANSION & CONTRACTION EXTERIOR OPENINGS IN BUILDING ENVELOPE MUST BE SEALED, GASKETED, WEATHERSTRIPPED TIGHTLY PACKED WITH FIBERGLASS INSULATION, OR OTHERWISE SEALED WITH A FLEXIBLE MATERIAL TO LIMIT AIR LEAKAGE
F SEE ARCH400-WINDOWS FOR DOOR WINDOW AND STUCCO COLOR SCHEDULES

Keyed Notes

1 8" FIBER CEMENT BOARD COLOR 1
2 8" FIBER CEMENT BOARD COLOR 2
3 1/2" FIBER-REINFORCED TWO-COAT STUCCO SYSTEM WITH ACRYLIC COLOR COAT, OVER LATH OVER (2) LAYERS OF 15# BUILDING PAPER
4 CMU BURNISHED WALL 8x8x16
5 CMU BURNISHED COLUMNS 8X8X16
6 CMU BURNISHED BOND BEAM 8X8X16
7 STUCCO CONTROL JOINT TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
9 FINISH GRADE, SEE CIVIL TYP
10 LINE OF FINISH FLOOR BEHIND
11 JULIET BALCONY, STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE.
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
16 BALCONY
17 METAL SOLAR CONTROL AWNING TYP
18 STEEL GUARDRAIL
19 SHOJI SUNSCREEN
20 DOOR, SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
23 METAL CANOPY OVERHANG
24 VENTS SEE MECHANICAL
25 METAL CAP FLASHING W/GALVALUME FINISH, TYP
26 PERFORATED STEEL SHADE STRUCTURE
27 STEEL COLUMN
28 PASSIVE COOLING TOWER
29 ORNAMENTAL METAL FENCE, SEE SHEET SITE400 & SITE 401
30 ORNAMENTAL METAL FENCE, NOT SHOWN FOR CLARITY SEE SHEET SITE400 & SITE401
31 METAL GATE NOT SHOWN FOR CLARITY SEE SHEET SITE400 & SITE401
32 STUCCO WALL
33 BALCONY ROOF
34 CMU YARD WALL, SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS, TYP
35 SITE SIGNAGE, SEE SHEET SITE600
36 PACKAGED TERMINAL AIR CONDITIONER VENT
37 ELECTRIC METERS TYP
38 SHEET METAL
39 AUTOMOBILE ENTRANCE GATE NOT SHOWN FOR CLARITY SEE SITE FENCE & WALL DETAILS FOR HEIGHTS



KEY PLAN NORTH NTS

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Albuquerque, New Mexico

PROJECT ARCHITECT	Project # IDA 14-13-P
BOB HALL, AIA	Date 2014 SEPTEMBER 22, 2014

EAST EXTERIOR ELEVATION - TOWER C

By		Sheet of
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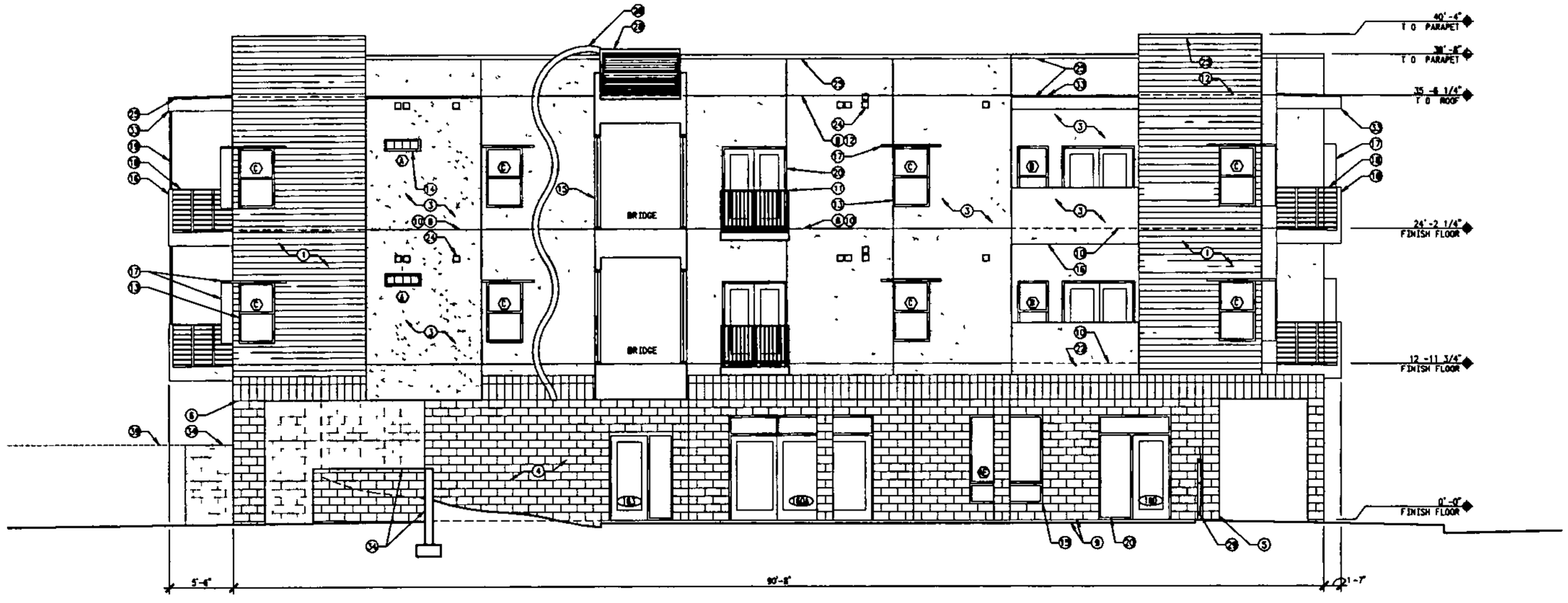

SOUTH EXTERIOR ELEVATION - TOWER C

10 3/16"=1'-0"

0 4 8 12' 16'

General Notes

A COORDINATE WORK WITH ALL DRAWINGS & NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ALL DRAWINGS SPECIFICATIONS, OR FIELD CONDITIONS BEFORE PROCEEDING WITH WORK
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F SEE ARCH400-WINDOWS FOR DOOR, WINDOW AND STUCCO COLOR SCHEDULES

Keyed Notes

1 6" FIBER CEMENT BOARD COLOR 1
2 8" FIBER CEMENT BOARD COLOR 2
3 1/2" FIBER-REINFORCED TWO-COAT STUCCO SYSTEM WITH ACRYLIC COLOR COAT, OVER LATH, OVER (2) LAYERS OF 15# BUILDING PAPER
4 CMU BURNISHED WALL 8x8x16
5 CMU BURNISHED COLUMNS, 8X8X16
6 CMU BURNISHED BOND BEAM 8X8X16
7 STUCCO CONTROL JOINT TYP
8 STUCCO EXPANSION JOINT AT FLOOR LINE TYP
9 FINISH GRADE, SEE CIVIL TYP
10 LINE OF FINISH FLOOR BEHIND
11 JULIET BALCONY STEEL
12 LINE OF WHITE TPO ROOF SYSTEM
13 VINYL WINDOW, TYP SEE SHEET ARCH400 FOR SCHEDULE
14 ACRYLIC WINDOW SEE SHEET ARCH400 FOR SCHEDULE
15 ALUMINUM STORE FRONT GLAZING SEE SHEET ARCH400 FOR SCHEDULE
16 BALCONY
17 METAL SOLAR CONTROL AWNING, TYP
18 STEEL GUARDRAIL
19 SHOJI SUNSCREEN
20 DOOR, SEE SHEET ARCH400 WINDOW FOR SCHEDULE
21 PERFORATED METAL SIGN SEE SHEET SITE600
22 DECK DRAIN
23 METAL CANOPY OVERHANG
24 VENTS, SEE MECHANICAL
25 METAL CAP FLASHING W/GALVALUME FINISH TYP
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28 PASSIVE COOLING TOWER
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33 BALCONY ROOF
34 CMU YARD WALL SEE SEE SHEET SITE400 & SITE401 FOR HEIGHTS TYP
35 SITE SIGNAGE, SEE SHEET SITE800
36 PACKAGED TERMINAL AIR CONDITIONER VENT
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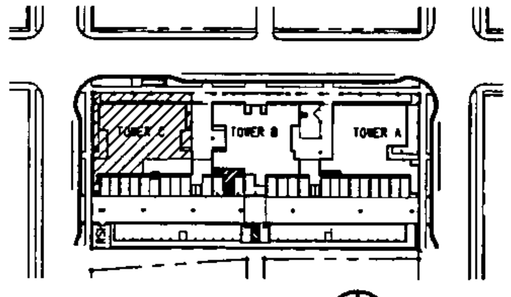

KEY PLAN NORTH NTS

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PROJECT ARCHITECT	Project #:	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22, 2014

SOUTH EXTERIOR ELEVATION - TOWER C

By	GV	Sheet of
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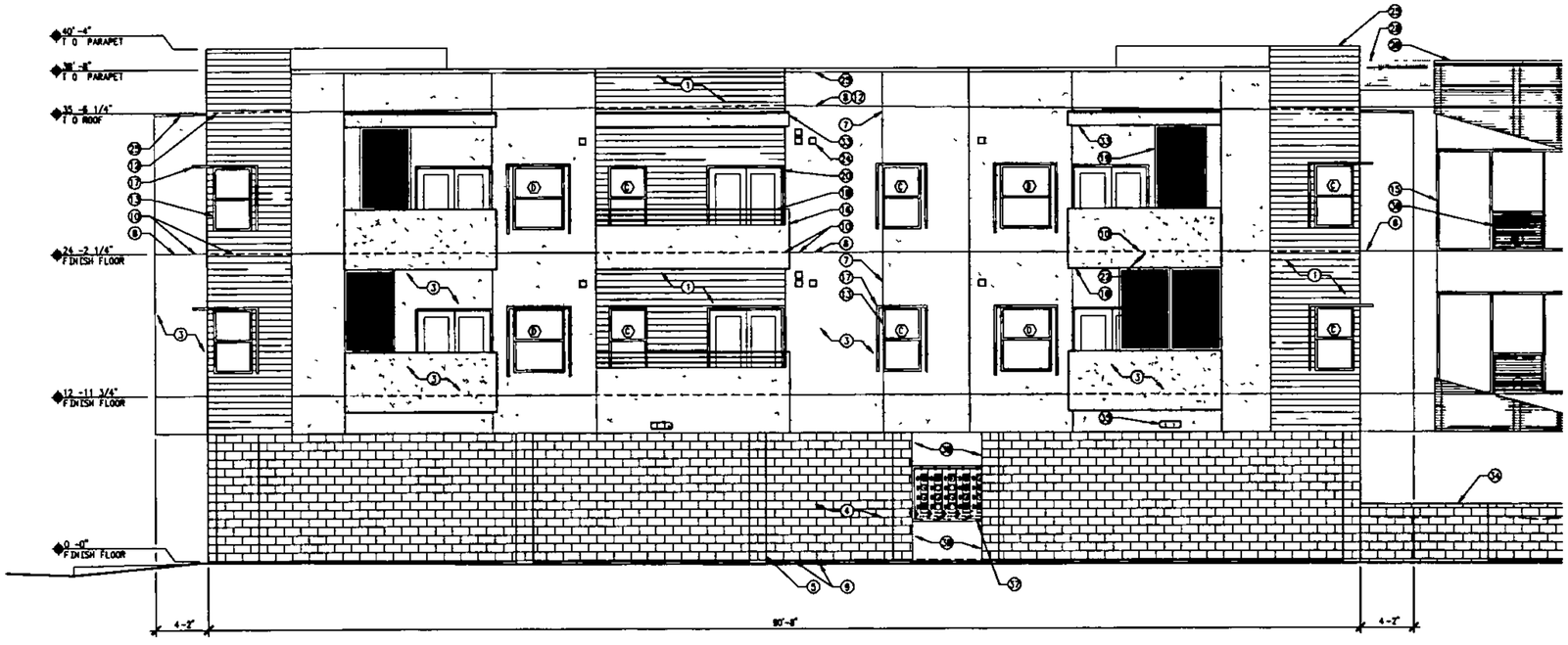

WEST EXTERIOR ELEVATION - TOWER C

11 3/16"=1'-0"

0 4 8 12 16

General Notes

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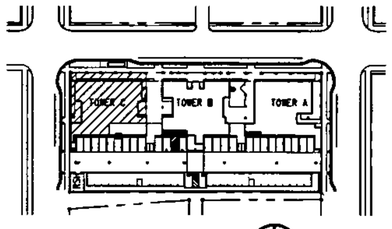

KEY PLAN NORTH NTS

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Greater Albuquerque Housing Partnership
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Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

WEST EXTERIOR ELEVATION - TOWER C

By	Sheet of
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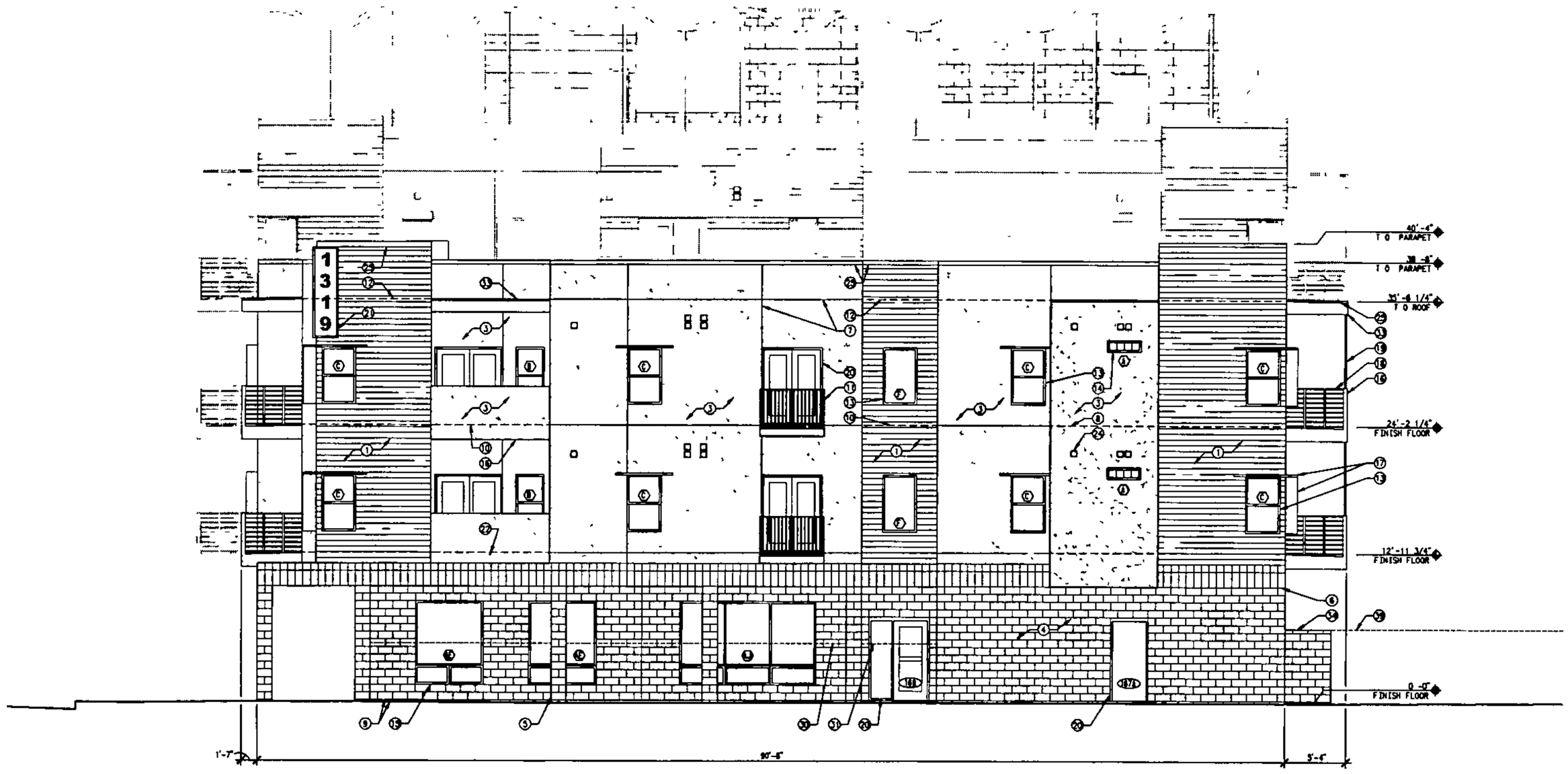

NORTH EXTERIOR ELEVATION - TOWER C (12) 3/16"=1'-0"

0 4 8 12 16

General Notes

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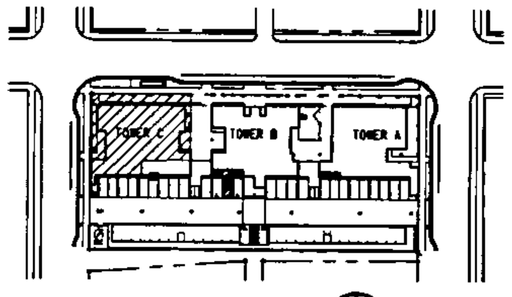

KEY PLAN NORTH NTS

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906 1/2 Park Avenue SW
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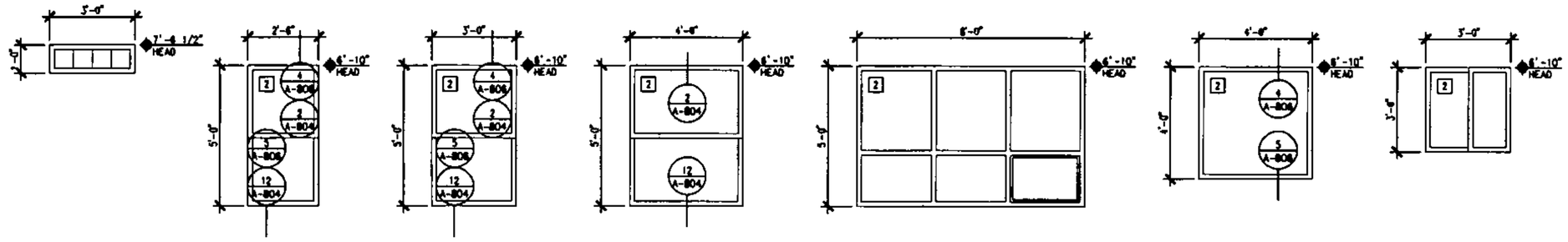
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project # IDA 14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

NORTH EXTERIOR EL TIO...

By



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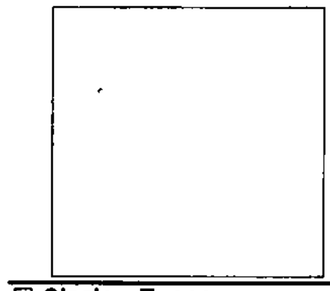
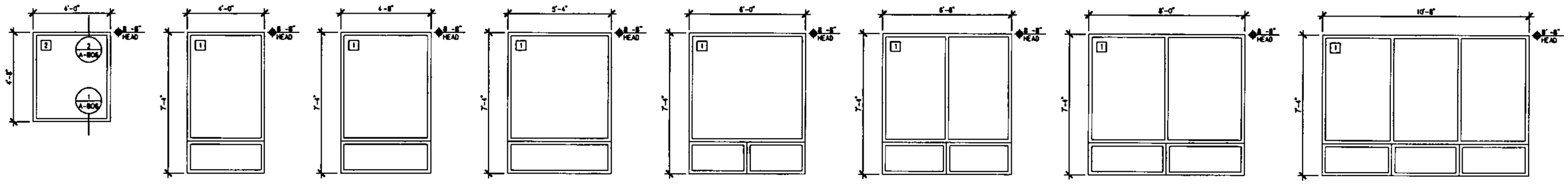


Glazing Types

1 5/8" TEMPERED LOW-E INSULATED GLASS
2 5/8" LOW-E INSULATED GLASS

VINYL WINDOW TYPES — 1 — 3/8"=1'-0"



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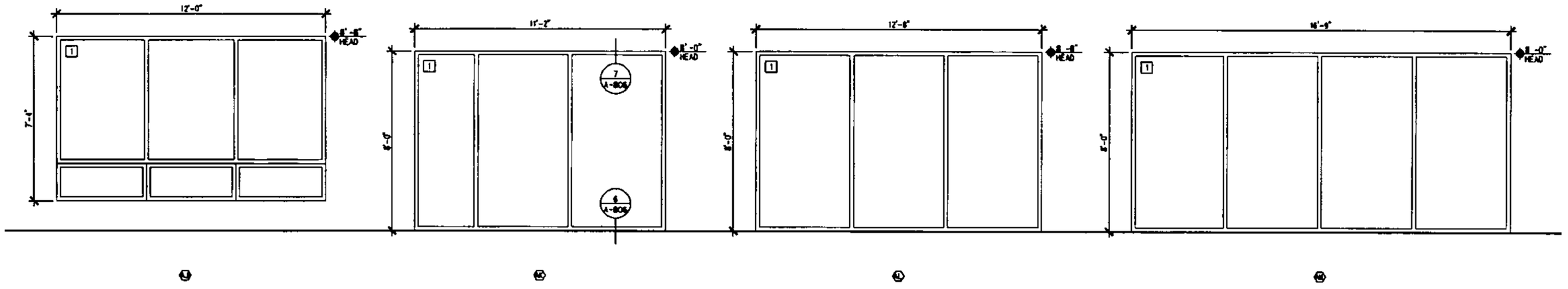
ALUMINUM STOREFRONT WINDOW TYPES — 2 — 3/8"=1'-0"



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ALUMINUM STOREFRONT WINDOW TYPES — 3 — 3/8"=1'-0"

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PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22 2014

WINDOW TYPES

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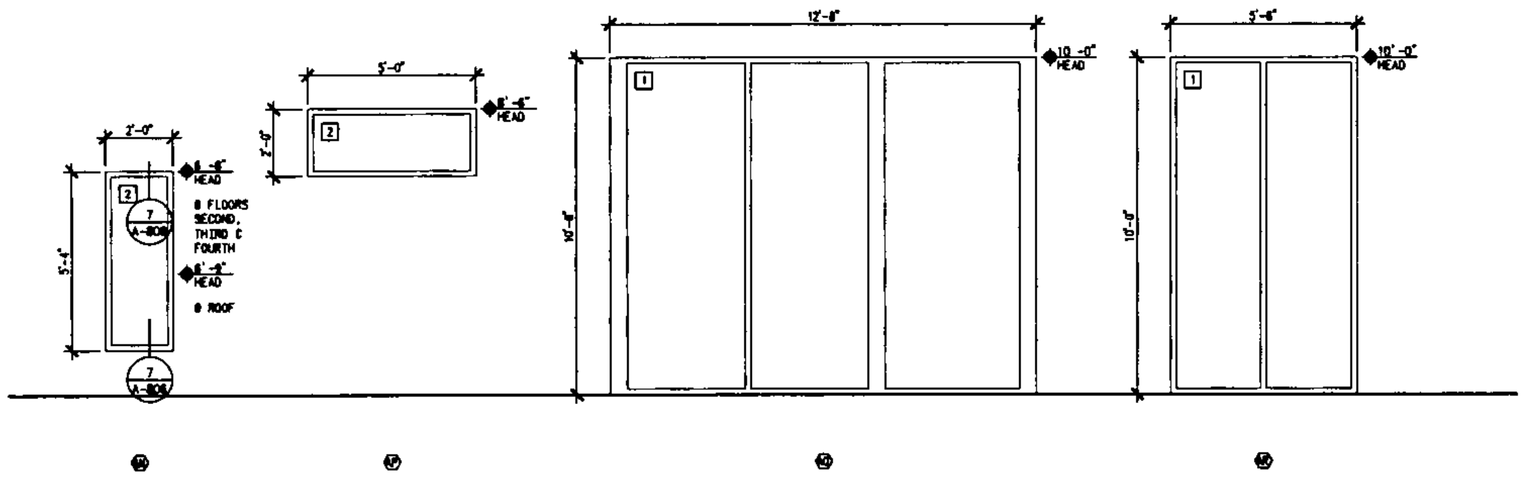
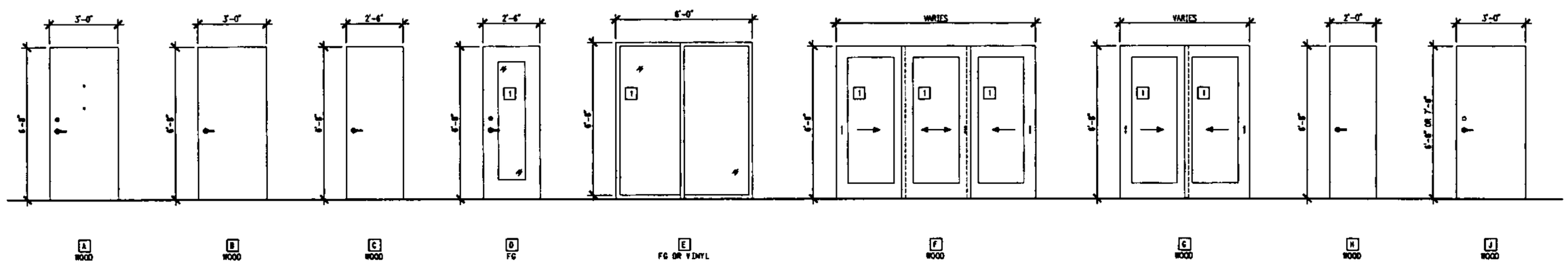
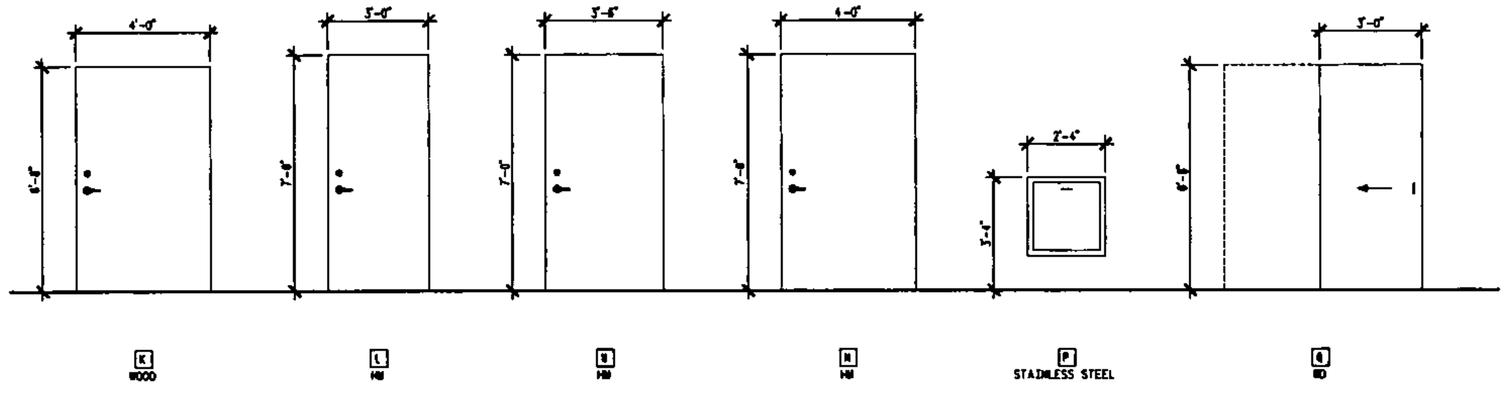


ALUMINUM STOREFRONT WINDOW TYPES — 4 — 3/8"=1'-0"



UNIT AND INTERIOR DOOR TYPES — 5 — 3/8"=1'-0"



UNIT AND INTERIOR DOOR TYPES — 6 — 3/8"=1'-0"

□ Glazing Types □

1 5/8" TEMPERED LOW-E INSULATED GLASS
2 5/8" LOW-E INSULATED GLASS

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PROJECT ARCHITECT	Project # IDA 14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

WINDOW & DOOR TYPES

By KS	Sheet of
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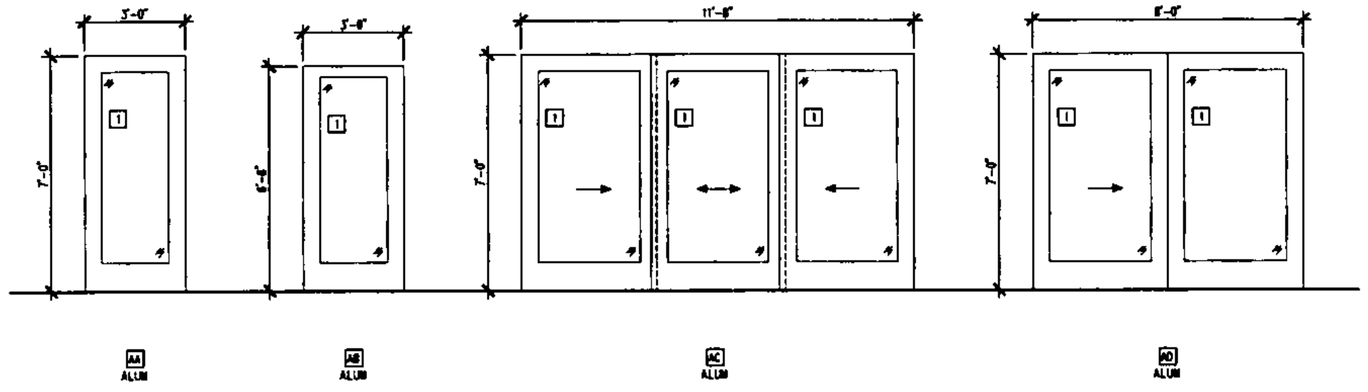
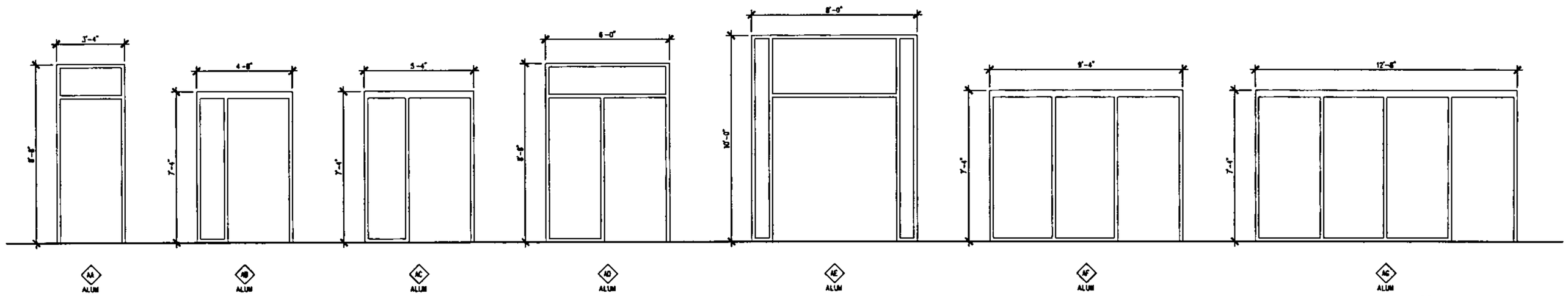
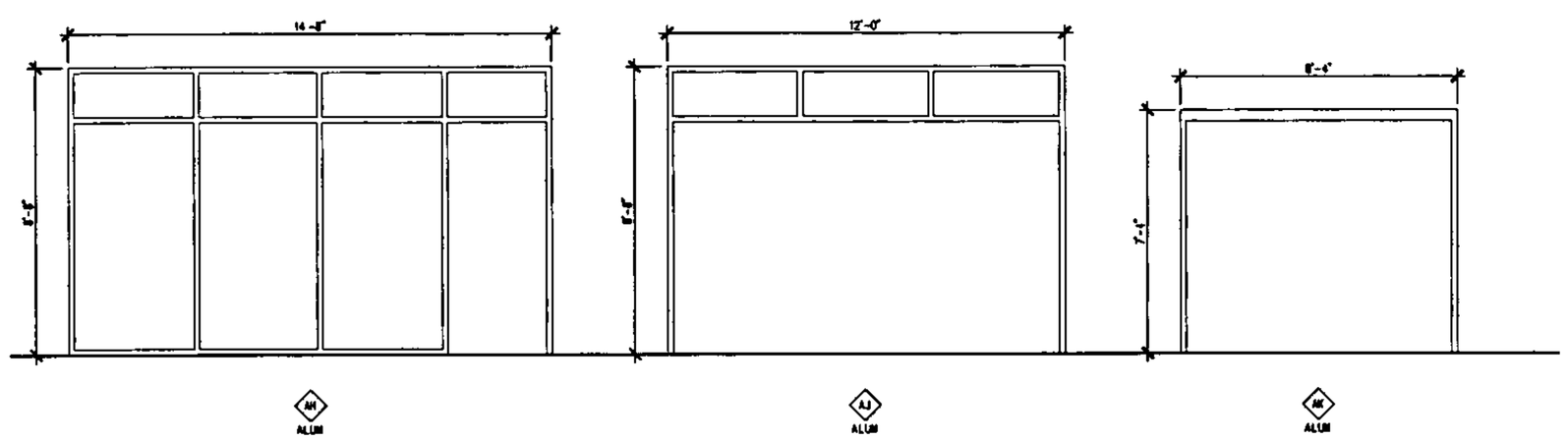


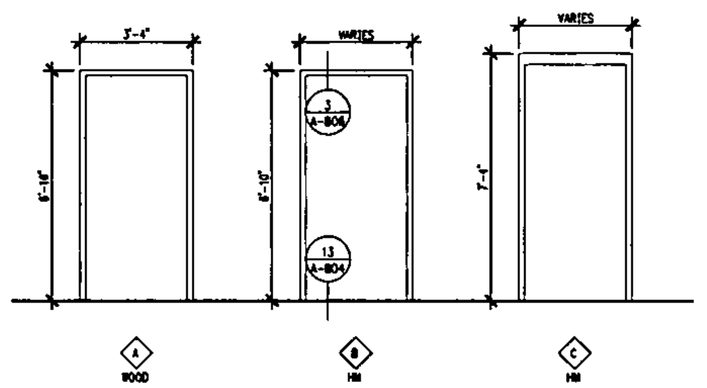
ALUMINUM STOREFRONT DOOR TYPES 9 3/8"=1'-0"



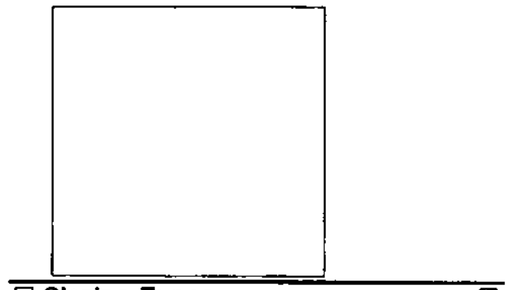
ALUMINUM STOREFRONT FRAME TYPES 10 3/8"=1'-0"



ALUMINUM STOREFRONT FRAME TYPES 11 3/8"=1'-0"

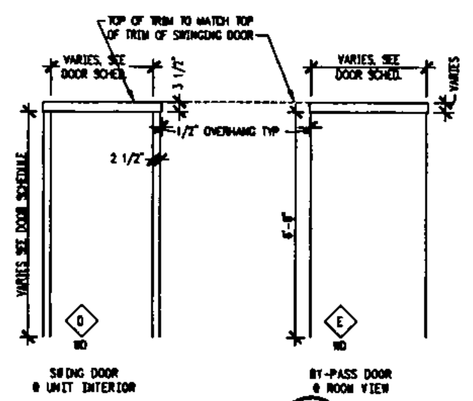


DOOR FRAME TYPES 12 3/8"=1'-0"



Glazing Types

1 5/8" TEMPERED LOW-E INSULATED GLASS
2 5/8" LOW-E INSULATED GLASS



DOOR FRAME TYPES 13 3/8"=1'-0"

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Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project #	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22, 2014

DOOR TYPES

By	KIB	Sheet of
File	ARCH400 WINDOWS DWG	ARCH402
Plot Date:	9/22/2014 10:30:35 AM	

GROUND FLOOR - TOWER A- DOOR SCHEDULE:

ROOM		DOOR									FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			☐ TYPE	MAT'L	☐ GLASS	FIRE RATING	◇ TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
101	MULTIPURPOSE	101	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AA	-	PANIC BAR	SIGN	REMARK
101	MULTIPURPOSE	101A	3'-0"	7'-0"	1-1/8"	AA	AL	1	1/3 HR	AB	1/3 HOUR	PANIC BAR	SIGN	REMARK
101	MULTIPURPOSE	101B	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AD	-	PANIC BAR	SIGN	REMARK
102	MAINTENANCE	102	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	LOCK SET	SIGN	REMARK
103	MENS	103	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	PRIVACY SET	SIGN	REMARK
105	WOMENS	105	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	PRIVACY SET	SIGN	REMARK
106	STAIRS	106	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	PANIC BAR	SIGN	REMARK
106	STAIRS	106A	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1 HOUR	PANIC BAR	SIGN	REMARK
107	CORRIDOR	107	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AC	-	PANIC BAR	SIGN	REMARK
107	CORRIDOR	107A	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AC	-	PANIC BAR	SIGN	REMARK
108	STORAGE	108	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	HARDWARE	SIGN	REMARK
109	MECHANICAL	109	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	1/3 HOUR	LOCK SET	SIGN	REMARK
110	UNIT STORAGE A	110	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	1/3 HOUR	FOB	SIGN	REMARK
111	BICYCLE STORAGE	111	4'-0"	7'-0"	1-3/4"	M	HM	-	-	C	-	FOB	SIGN	REMARK
112	POTTING	112	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	FOB	SIGN	REMARK
113	ELECTRICAL	113	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	LOCK SET	SIGN	REMARK
114	FIRE RISER	114	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	LOCK SET	SIGN	REMARK
115	COUNSELOR OFFICE	115	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	LOCK SET	SIGN	REMARK
116	EXAM ROOM	116	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	LOCK SET	SIGN	REMARK
117	ELECTRICAL	117	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	LOCK SET	SIGN	REMARK
118	MECHANICAL	118	4'-0"	7'-0"	1-3/8"	K	WD	-	-	C	-	LOCK SET	SIGN	REMARK

GROUND FLOOR - TOWER B- DOOR SCHEDULE:

ROOM		DOOR									FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			☐ TYPE	MAT'L	☐ GLASS	FIRE RATING	◇ TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
130	VESTIBULE	130	PR 3'-0"	8'-8"	1-1/8"	AB	AL	1	-	AE	-	HARDWARE	SIGN	REMARK
130	VESTIBULE	130A	PR 3'-0"	8'-8"	1-1/8"	AB	AL	1	-	AE	-	HARDWARE	SIGN	REMARK
131	ENTRY	131	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
131	ENTRY	131A	3'-0"	7'-0"	1-1/8"	AA	AL	1	1/3 HR	AF	1/3 HOUR	HARDWARE	SIGN	REMARK
134	ELECTRICAL	134	4'-0"	7'-0"	1-3/8"	K	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
135	MACHINE ROOM	135	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
136	CONFERENCE	136	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
138	CONFERENCE	138A	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
137	HALL	137	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AA	-	HARDWARE	SIGN	REMARK
137	HALL	137A	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
138	MENS	138	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
139	WOMENS	139	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
140	CORRIDOR	140	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AC	-	HARDWARE	SIGN	REMARK
140	CORRIDOR	140A	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AC	-	HARDWARE	SIGN	REMARK
141	MECHANICAL	141	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
142	UNIT STORAGE B	142	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
143	STAIRS	143	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	HARDWARE	SIGN	REMARK
144	TRASH CHUTE	144	PR 3'-6"	7'-0"	1-3/4"	M	HM	-	-	C	-	HARDWARE	SIGN	REMARK
145	VESTIBULE	145A	8'-0"	7'-0"	1-1/8"	AD	AL	1	-	AK	-	HARDWARE	SIGN	REMARK
145	VESTIBULE	145B	8'-0"	7'-0"	1-1/8"	AD	AL	1	3/4 HR	AK	3/4 HOUR	HARDWARE	SIGN	REMARK
145	VESTIBULE	145C	3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	HARDWARE	SIGN	REMARK
146	STORAGE	146	PR 3'-0"	7'-0"	1-3/4"	L	HM	-	-	C	-	HARDWARE	SIGN	REMARK
147	KITCHENETTE	147	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
147	KITCHENETTE	147A	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AH	-	HARDWARE	SIGN	REMARK
148	SEATING	148	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AG	-	HARDWARE	SIGN	REMARK
149	COMPUTER	149	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	-	HARDWARE	SIGN	REMARK
150	MANAGER'S OFFICE	150	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AF	-	HARDWARE	SIGN	REMARK

GROUND FLOOR - TOWER C- DOOR SCHEDULE:

ROOM		DOOR									FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			☐ TYPE	MAT'L	☐ GLASS	FIRE RATING	◇ TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
160	EXERCISE	160	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AD	-	HARDWARE	SIGN	REMARK
160	EXERCISE	160A	12'-0"	7'-0"	1-1/8"	AC	AL	1	-	AJ	-	HARDWARE	SIGN	REMARK
160	EXERCISE	160B	3'-0"	7'-0"	1-1/8"	AA	AL	1	1/3 HR	AA	1/3 HOUR	HARDWARE	SIGN	REMARK
160	EXERCISE	160C	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AD	-	HARDWARE	SIGN	REMARK
161	MECHANICAL	161	4'-0"	7'-0"	1-3/8"	K	WD	-	-	C	-	HARDWARE	SIGN	REMARK
162	ELECTRICAL	162	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
163	CORRITOR	163	3'-0"	7'-0"	1-1/8"	AA	AL	1	3/4 HR	AG	3/4 HOUR	HARDWARE	SIGN	REMARK
163	CORR..OR	163A	PR 3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	3/4 HOUR	HARDWARE	SIGN	REMARK
164	UNIT STORAGE C	164	3'-0"	7'-0"	1-3/8"	L	HM	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
165	MECHANICAL	165	3'-0"	7'-0"	1-3/8"	L	HM	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
166	UNIT STORAGE D	166	3'-0"	7'-0"	1-3/8"	L	HM	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
167	ELECTRICAL	167	3'-0"	7'-0"	1-3/4"	L	WD	-	-	C	-	HARDWARE	SIGN	REMARK
168	BIKE STORAGE	168	4'-0"	7'-0"	1-3/4"	M	HM	-	-	C	-	HARDWARE	SIGN	REMARK
169	CORRIDOR	169	3'-0"	7'-0"	1-1/8"	AA	AL	1	-	AC	-	HARDWARE	SIGN	REMARK
170	STORAGE	170	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	3/4 HOUR	HARDWARE	SIGN	REMARK
171	STAIRS	171	3'-0"	7'-0"	1-3/8"	J	HM	-	-	C	1 HOUR	HARDWARE	SIGN	REMARK

SECOND FLOOR - TOWER A- DOOR SCHEDULE:

ROOM		DOOR									FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			☐ TYPE	MAT'L	☐ GLASS	FIRE RATING	◇ TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
206	STAIRS	206	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1 HOUR	HARDWARE	SIGN	REMARK
215	ELECTRICAL	215	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
216	MECHANICAL	216	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK

SECOND FLOOR - TOWER B- DOOR SCHEDULE:

ROOM		DOOR									FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			☐ TYPE	MAT'L	☐ GLASS	FIRE RATING	◇ TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
231	MAINTENANCE	231	3'-0"	8'-8"	1-3/8"	J	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
232	ELECTRICAL	232	3'-0"	8'-8"	1-3/8"	J	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
233	CORRIDOR	233	2'-0"	2'-0"	-	P	SS	-	-	-	1-1/2 HOUR	HARDWARE	SIGN	REMARK
233	CORRIDOR	233A	PR 6'-0"	8'-8"	1-3/8"	K	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
243	STAIRS	243	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1-1/2 HOUR	HARDWARE	SIGN	REMARK

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Albuquerque, NM 87102
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Greater Albuquerque Housing Partnership
CUATRO
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PROJECT ARCHITECT	Project # IDA-14-13-P
BOB HALL, AIA	Date SEPTEMBER 22, 2014

DOOR SCHEDULES

By KJS	Sheet of
File ARCH403 DOOR SCHED.DWG	ARCH403
Plot Date 9/22/2014 10:30:49 AM	

SECOND FLOOR - TOWER C- DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
171	STAIRS	271	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1 HOUR	HARDWARE	SIGN	REMARK
261	MECHANICAL	261	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
262	ELECTRICAL	262	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK

THIRD FLOOR - TOWER A- DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
108	STAIRS	308	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1 HOUR	HARDWARE	SIGN	REMARK
315	ELECTRICAL	315	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
316	MECHANICAL	318	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK

THIRD FLOOR - TOWER B- DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
330	BH CL UNITS 263	330	3'-0"	6'-8"	1-3/8"	J	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
334	ELECTRICAL	334	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
143	STAIRS	343	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1-1/2 HOUR	HARDWARE	SIGN	REMARK
335	CORRIDOR	335	2'-0"	2'-8"	-	P	SS	-	-	-	1-1/2 HOUR	HARDWARE	SIGN	REMARK
335	CORRIDOR	335A	PR 4'-0"	6'-8"	1-3/8"	K	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK

THIRD FLOOR - TOWER C- DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
371	STAIRS	371	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1 HOUR	HARDWARE	SIGN	REMARK
381	MAINTENANCE	381	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
382	ELECTRICAL	382	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK

FOURTH FLOOR - TOWER B- DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
431	MAINTENANCE	231	3'-0"	6'-8"	1-3/8"	J	WD	-	-	B	3/4 HOUR	HARDWARE	SIGN	REMARK
432	ELECTRICAL	432	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1/3 HOUR	HARDWARE	SIGN	REMARK
433	CORRIDOR	433	2'-0"	2'-0"	-	P	SS	-	-	-	1-1/2 HOUR	HARDWARE	SIGN	REMARK
433	CORRIDOR	433A	PR 4'-0"	6'-8"	1-3/8"	K	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
434	LAUNDRY	434	3'-0"	6'-8"	1-3/8"	J	WD	-	-	B	3/4 HOUR	HARDWARE	SIGN	REMARK
434	LAUNDRY	434A	3'-0"	6'-8"	1-3/8"	D	WD	-	-	B	3/4 HOUR	HARDWARE	SIGN	REMARK
435	STAIRS	435	3'-0"	6'-8"	1-3/8"	J	WD	-	-	B	3/4 HOUR	HARDWARE	SIGN	REMARK
443	STAIRS	443	3'-0"	7'-0"	1-3/8"	J	WD	-	-	C	1-1/2 HOUR	HARDWARE	SIGN	REMARK

ROOF AMENITIES - TOWER B- DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
543	STAIRS	543	3'-0"	6'-8"	1-3/8"	J	WD	-	-	C	3/4 HOUR	HARDWARE	SIGN	REMARK
536	STAIRS	536	3'-0"	7'-0"	1-3/8"	J	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
533	CORRIDOR	533	2'-0"	2'-0"	-	P	SS	-	-	-	1-1/2 HOUR	HARDWARE	SIGN	REMARK

UNIT 01 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
101	BATHROOM	101	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
102	KITCHEN	102	3'-0"	6'-8"	1-3/4"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
103	LIVING/BED	103	PR 2'-6"	6'-8"	1-3/4"	D	FG	-	-	B	-	HARDWARE	SIGN	REMARK
104	CLOSET/LINEN	104	TR	6'-8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 7'-6"

UNIT 02 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
101	KITCHEN	101	3'-0"	6'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	BATHROOM	102	3'-0"	6'-8"	1-3/4"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
103	CLOSET/LINEN	103	TR	6'-8"	1-3/4"	F	FG	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 8'-0"
104	LIVING/BEDROOM	104	PR 2'-6"	6'-8"	1-3/4"	D	FG	-	-	B	-	HARDWARE	SIGN	R
104	LIVING/BEDROOM	104A	PR 2'-6"	6'-8"	1-3/4"	D	FG	-	-	B	-	HARDWARE	SIGN	R

UNIT 03 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
NO	NAME	NO	SIZE W	SIZE H	SIZE T	TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
101	KITCHEN/LIVING	101	3'-0"	6'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
101	KITCHEN/LIVING	101A	PR 2'-6"	6'-8"	1-3/4"	D	FG	-	-	B	-	HARDWARE	SIGN	R
102	BEDROOM	102	PR 2'-6"	6'-8"	1-3/4"	D	FG	-	-	B	-	HARDWARE	SIGN	R
103	CLOSET/LINEN	103	TR	6'-8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 8'-5-1/4"
104	BATHROOM	104	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK

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Albuquerque, NM 87102
tel 505.243.3499
fax 505.243.3583

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque New Mexico

PROJECT ARCHITECT	Project #	IDA 14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22, 2014

DOOR SCHEDULES

By	KSB	Sheet of
File	ARCH404 DOOR SCHED DWG	ARCH404
Plot Date:	9/22/2014 10:31:08 AM	

UNIT 04 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
101	KITCHEN	101	3'-0"	6'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	BATHROOM	102	3 -0"	6'-8"	1-3/8"	B	FG	-	-	D	-	HARDWARE	SIGN	R
103	LAUNDRY	103	PR 2'-6"	6'-8"	1-3/8"	C	WD	-	-	D	-	HARDWARE	SIGN	R
105	BEDROOM	105	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	R
106	CLOSET/LINEN	106	TR	6'-8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 8'-10"
107	LIVING	107	6 -0"	6 -8"	1-3/4"	E	FG/WD	-	-	-	-	HARDWARE	SIGN	REMARK

UNIT 05 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			TYPE	MAT L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
101	HALLWAY	101	3'-0"	8'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	BATHROOM	102	3 -0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
104	LAUNDRY	104	PR 2'-6"	6'-8"	1-3/8"	C	WD	-	-	D	-	HARDWARE	SIGN	REMARK
105	LIVING	105	6'-0"	6'-8"	1-3/4"	E	FG/WD	-	-	-	-	HARDWARE	SIGN	R
106	BEDROOM	106	3 -0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
107	CLOSET/LINEN	107	TR	8'-8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 8'-0"

UNIT 06 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			TYPE	MAT L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
100	STORAGE	100	PR 2'-6"	6'-8"	1-3/8"	J	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
101	KITCHEN	101	3'-0"	6'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	LIVING	102	6 -0"	6'-8"	1-3/4"	E	FG/WD	-	-	-	-	HARDWARE	SIGN	R
103	WATER HEATER CL	103	2 -0"	6 -8"	1-3/8"	H	WD	-	-	D	-	HARDWARE	SIGN	REMARK
104	CLOSET/LINEN	104	TR	8'-8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 8'-0"
105	BEDROOM	105	3'-0"	6 -8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
108	LAUNDRY	108	PR 2'-6"	6 -8"	1-3/8"	C	WD	-	-	D	-	HARDWARE	SIGN	R
107	BATHROOM	107	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	R

UNIT 07 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			TYPE	MAT L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
101	KITCHEN	101	3 -0"	8 -8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	BATHROOM	102	3 -0"	8'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
103	LAUNDRY	103	PR 2'-6"	6'-8"	1-3/8"	C	WD	-	-	D	-	HARDWARE	SIGN	R
104	CLOSET/LINEN	104	TR	6 -8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 7'-4-1/2"
105	BEDROOM	105	3 -0"	6 -8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
106	WATER HEATER CL	106	2'-0"	6'-8"	1-3/8"	H	WD	-	-	D	-	HARDWARE	SIGN	REMARK
107	LIVING	107	6 -0"	6 -8"	1-3/8"	E	FG	-	-	-	-	HARDWARE	SIGN	R

UNIT 08 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
101	KITCHEN	101	3'-0"	8'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	CLOSET	102	TR	8'-8"	1-3/8"	F	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS BETWEEN 7'-0" AND 7'-3"
103	BEDROOM	103	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	R
104	BATHROOM	104	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	OR
105	BEDROOM	105	3 -0"	6 -8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
106	WATER HEATER CL	106	2'-0"	6'-8"	1-3/8"	H	WD	-	-	D	-	HARDWARE	SIGN	REMARK
107	CLOSET	107	DB	6'-8"	1-3/8"	G	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 5'-6"
108	LIVING	108	6 -0"	8'-8"	1-3/8"	E	FG	-	-	-	-	HARDWARE	SIGN	REMARK
109	LAUNDRY	109	PR 2 -6"	6 -8"	1-3/8"	C	WD	-	-	D	-	HARDWARE	SIGN	R

UNIT 09 DOOR SCHEDULE:

ROOM		DOOR								FRAME		HARDWARE	SIGN	REMARKS
		NO	SIZE			TYPE	MAT'L	GLASS	FIRE RATING	TYPE	FIRE RATING	(SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS)		
NO	NAME		W	H	T									
101	KITCHEN	101	3'-0"	8'-8"	1-3/8"	A	WD	-	-	B	1/3 HOUR	HARDWARE	SIGN	REMARK
102	LAUNDRY	102	PR 2'-6"	6'-8"	1-3/8"	C	WD	-	-	D	-	HARDWARE	SIGN	R
103	LIVING	103	6 -0"	8'-8"	1-3/8"	E	FG	-	-	-	-	HARDWARE	SIGN	R
104	WATER HEATER CL	104	2'-0"	8'-8"	1-3/8"	H	WD	-	-	D	-	HARDWARE	SIGN	OR
105	CLOSET	105	DB	6 -8"	1-3/8"	G	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 5 -0"
106	BEDROOM	106	3'-0"	6'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
108	BATHROOM	108	3'-0"	8'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	R
109	BATHROOM	109	3 -0"	8'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	REMARK
110	BEDROOM	110	3'-0"	8'-8"	1-3/8"	B	WD	-	-	D	-	HARDWARE	SIGN	R
111	CLOSET	111	DB	6'-8"	1-3/8"	G	WD	-	-	E	-	HARDWARE	SIGN	OPENING WIDTH IS 5 -0"

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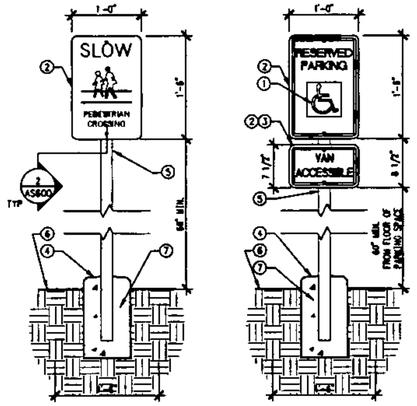
info@integrateddesignworks.com
www.integrateddesignworks.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

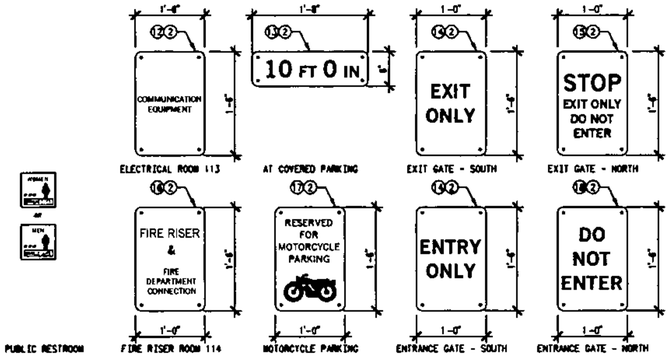
PROJECT ARCHITECT	Project #:	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22 2014

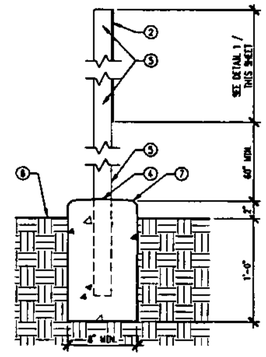
DOOR SCHEDULES

By	KIS	Sheet of
File	ARCH404 DOOR SCHED DWG	ARCH405
Plot Date:	9/22/2014 10:31:21 AM	



SITE SIGNAGE - ELEVATIONS 1 1"=1'-0"





SIGN SECTION 2 1-1/2"=1'-0"

General Notes

A REFER TO SHEET ARCH01Q FOR ALL TYPICAL ACCESSIBLE MOUNTING HEIGHTS
B SEE ARCH406 + FOR SIGN SCHEDULE

Keyed Notes

1 INTERNATIONAL ACCESSIBILITY SYMBOL WHITE ON BLUE BACKGROUND
2 18 GA METAL SIGN
3 8 VAN ACCESSIBLE SPACES ONLY 6"x12" 16 GA OR 1/4" FIBERGLASS SIGN WITH 2" BLUE LETTERS ON WHITE BACKGROUND
4 1/2" SLOPE AWAY FROM SIGN POST
5 2" PERFORATED STEEL SIGN POST
6 FINISH GRADE
7 SIGN FOOTING, 3' MIN CONCRETE COVERAGE ALL AROUND POST
8 PERFORATED METAL BOX INTERNALLY ILLUMINATED RUST COLOR 83 3 S F
9 2 -0" TALL SOLID METAL LETTERS ATTACHED TO FACE OF BOX ANODIZED COLOR
10 PERFORATED METAL BOX, IT WRAPS CORNER FOR NORTH AND SOUTH VISIBILITY FROM TRAFFIC ON FOURTH STREET RUST COLOR 18 S F
11 1'-2" TALL SOLID METAL LETTERS ATTACHED TO FACE OF BOX ANODIZED COLOR
12 1" TALL BLACK LETTERS ON WHITE SIGN
13 3" & 2" TALL BLACK LETTERS ON WHITE SIGN
14 2-1/2" TALL BLACK LETTERS ON WHITE SIGN
15 3" & 1-1/2" TALL WHITE LETTERS ON RED SIGN
16 1-1/2" & 1" TALL WHITE LETTERS ON RED SIGN
17 1-1/4" TALL BLACK LETTERS ON WHITE SIGN
18 2-1/2" TALL WHITE LETTERS ON RED SIGN
19 WALL OVERHANG 1 H x 5 0 x 4 0 RUST COLOR 24 S F

WALL SIGN
FRONT ELEVATION

TOWER B - EAST 4 1/4"=1'-0"

WALL SIGN OVERHANG
SIDE ELEVATION

TOWER B 5 1/4"=1'-0"

STREET ADDRESS
FRONT ELEVATION

TOWER A & C 6 1/4"=1'-0"

STREET ADDRESS
SIDE ELEVATION

TOWER A & C 6 1/4"=1'-0"

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Albuquerque New Mexico

PROJECT ARCHITECT	Project #	IDA-14-13-P
BOB HALL, AIA	Date	SEPTEMBER 22, 2014

SITE SIGNAGE

By	KIS GV	Sheet of
File	SITE600 SIGNAGE.DWG	SITE600
Plot Date	9/22/2014 2:05:08 PM	

10070059

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

9/22/14

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

X A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

X B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale:

1.0 acre or less 1" = 10' ← Over 5 acres 1" = 50'

1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'

[other scales, if approved by staff]

X 3. Bar scale

X 4. North arrow

X 5. Vicinity map

X 6. Signature Block (for DRB site dev. plans)

X 7. Property lines (clearly identify)

X 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site

N/A 9. Phases of development including location and square footages of structures, circulation, parking and landscaping NOT A PHASED PROJECT

X 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

PC#700

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

X 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
X 2. Dimensions and square footage of each structure
X 3. Proposed use of each structure
X 4. Walls, fences, and screening: indicate height, length, color and materials
N/A 5. Loading facilities NO LOADING FACILITIES.
N/A 6. Conceptual site lighting (indicate general location & maximum height)
X 7. Location of refuse container and enclosure
X 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

X A. Parking layout with spaces numbered per aisle and totaled.

X 1. **Location and typical dimensions**, including handicapped spaces
X 2. **Calculations:** spaces required: 65 provided: 61

Handicapped spaces (included in required total) required: 4 provided: 4
Motorcycle spaces (in addition to required total) required: 3 provided: 4

X B. Bicycle parking & facilities

X 1. Bicycle racks, spaces required: 28 provided: 28
X 2. Bikeways and other bicycle facilities, if applicable

X C. Public Transit
X 1. Bus facilities, including routes, bays and shelters existing or required

X D. Pedestrian Circulation

X 1. Location and dimensions of all sidewalks and pedestrian paths
X 2. Location and dimension of drive aisle crossings, including paving treatment
X 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

X E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

X 1. Ingress and egress locations, including width and curve radii dimensions
X 2. Drive aisle locations, including width and curve radii dimensions
X 3. End aisle locations, including width and curve radii dimensions
X 4. Location & orientation of refuse enclosure, with dimensions
X 5. Curb cut locations and dimensions
X 6. Existing and proposed street widths, right-of-way widths and curve radii
X 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
X 8. Location of traffic signs and signals related to the functioning of the proposal
X 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

N/A Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. NOT A PHASED PROJECT

X 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

X 6. In addition to the above, the following must be provided for DRB applications:
A. Conceptual onsite drainage system
B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

X 1. Fire hydrant locations, existing and proposed.
X 2. Distribution lines
X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
X 4. Existing water, sewer, storm drainage facilities (public and/or private).
X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

X 1. Scale (minimum of 1/8" or as approved by Planning Staff)
X 2. Bar Scale
X 3. Detailed Building Elevations for each facade
X a. Identify facade orientation (north, south, east, & west)
X b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
X c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
X d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
X 4. Dimensions, colors and materials of Refuse Enclosure
N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff. NOT SINGLE FAMILY RESIDENTIAL PROJECT.

B. Signage

X 1. Site location(s)
X 2. Sign elevations to scale
X 3. Dimensions, including height and width
X 4. Sign face area - dimensions and square footage clearly indicated
X 5. Lighting
X 6. Materials and colors for sign face and structural elements
X 7. Verification of adequate sight distance

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

_X_ 1. Scale - must be same as scale on sheet #1 - Site Plan
_X_ 2. Bar Scale
_X_ 3. North Arrow
_X_ 4. Property Lines
_X_ 5. Existing and proposed easements
_X_ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
_X_ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
_X_ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
_X_ 9. Identify location and size (SF) of all landscaping areas, including:
   A. Type, location and size of trees (common and/or botanical names)
   B. Type and location of all ground cover material (organic/inorganic)
   C. Existing vegetation, indicating whether it is to be preserved or removed
   D. Ponding areas either for drainage or landscaping/recreational use
   E. Turf area – only 20% of landscaped area can be high water-use turf
_X_ 10. Landscape calculation table:
   A. Required and Provided Landscape Area – square footage and percent
   B. Required and Provided Trees (street, parking lot, screening, etc.)
_X_ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
_X_ 12. Verification of adequate sight distance
_X_ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

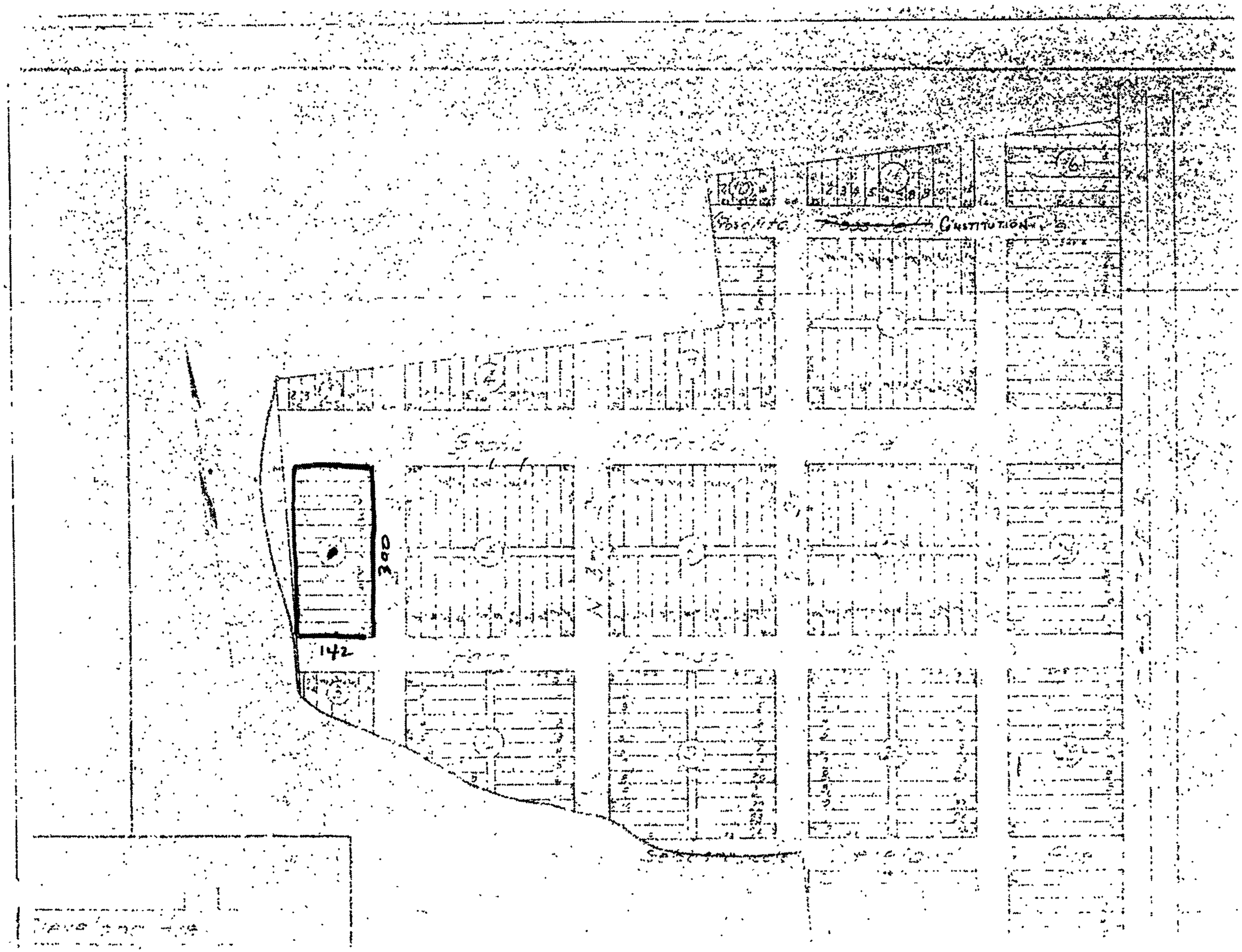
_X_ 1. Scale - must be same as Sheet #1 - Site Plan
_X_ 2. Bar Scale
_X_ 3. North Arrow
_X_ 4. Property Lines
_X_ 5. Building footprints
_X_ 6. Location of Retaining walls

B. Grading Information

_X_ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
_X_ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
_X_ 3. Identify whether ponding is required
_X_ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

ORIGINAL PLAT NOT AVAILABLE IN COURTHOUSE
COPY FROM FIDELITY TITLE - BILL WOOTEN

1007059
10.1.14
(SURVI-TEK)



Rusty Hugg

From: Max Baumeister
Sent: Wednesday, July 02, 2014 9:13 AM
To: Rusty Hugg
Subject: FW: 1319 4th Street, Albuquerque NM; File FT000160726

Surv-Tek, Inc.

Max Baumeister
9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
max@survtek.com

From: Wooten, Bill [mailto:Bill.Wooten@fnf.com]
Sent: Wednesday, July 02, 2014 8:49 AM
To: Max Baumeister
Subject: RE: 1319 4th Street, Albuquerque NM; File FT000160726

Hey Max-sorry for the delay. At one time there were not plat books as we know them. Rather, the county used a rack and board system for indexing the plats. The rack is what the board was stored on and the board was the board number that the plat was glued to. So, the Paris Addition was recorded December 29, 1892 and filed on Rack 1, Board 16.

From: Max Baumeister [mailto:Max@survtek.com]
Sent: Wednesday, July 02, 2014 7:56 AM
To: Wooten, Bill
Subject: 1319 4th Street, Albuquerque NM; File FT000160726

Hi Bill:

Were you able to get some kind of recording info or plat title block information on the Paris Addition plat you sent to us? Our client is asking about that.

Thanks a lot,
Max

Surv-Tek, Inc.

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DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERN A PROPOSED 56 UNIT SENIOR HOUSING PROJECT KNOWN AS THE CUATRO SENIOR APARTMENTS WHICH IS LOCATED ON FOURTH STREET ALBUQUERQUE, NEW MEXICO, THE FOLLOWING GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON

1 DRAINAGE CALCULATIONS
2. VICINITY MAP (J-14)
3. FLOOD INSURANCE RATE MAP 35001C0332G - SEPT 26, 2008

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS BOUNDED ON THE SOUTH BY SUMMER AVENUE NW ON THE WEST By AN ALLEY ON THE NORTH BY KINLEY AVENUE AND ON THE EAST BY FOURTH STREET NW (SEE ATTACHED VICINITY MAP J-14) THE PARCEL'S LEGAL DESCRIPTION IS WITH A LEGAL DESCRIPTION OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 17 TOWNSHIPE 10 NORTH, RANGE 3 EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO. THIS SITE CONTAINS APPROXIMATELY 0.98 ACRES.

PER A RECENT SITE VISIT DONE AS PART OF PREPARING THIS DRAINAGE PLAN THE EXISTING SITE HAS THE ENTIRE AREA PAVED WITH EXISTING ASPHALT AND CURRENTLY IS BOUNDED AND SECURED BY A CHAINLINK FENCE. PER HISTORICAL RECORDS AND THE TOPOGRAPHIC SURVEY THE SITE WAS ONCE USED AS A LOT FOR VEHICLE SALES WITH SOME EXISTING FOUNDATIONS THAT SERVED SMALL BUILDINGS THE AREA CURRENTLY DRAINS FROM THE CENTER OF THE LOT TOWARDS FOURTH STREET NW AND TO THE WEST ALLEY THE AREA IS RELATIVELY FLAT WITH SLOPES AVERAGING 0.5 PERCENT IN EACH DIRECTION

THERE IS AN EXISTING 24" STORM DRAIN SYSTEM ALONG FOURTH STREET NW WITH TWO DROP INLETS ADJACENT TO THE SITE CURB FLOWLINE. THE SIDE STREETS KINLEY AVENUE NW AND SUMMER AVENUE NW CURRENTLY DRAIN TO FOURTH STREET NW AND DISCHARGE INTO THESE TWO DROP INLETS THERE IS ALSO A 24" STORM DRAIN ON SUMMER AVENUE NW AND A 15" STORM DRAIN ON KINLEY AVENUE NW THAT DISCHARGE INTO THIS EXISTING STORM DRAIN ON FOURTH STREET NW

THE SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE 35001C0332G HOWEVER, A FLOODPLAIN ZONE AO (DEPTH 1) EXIST AT THE NORTHEAST CORNER ON THE STREET SECTION OF FOURTH STREET NW AND KINLEY AVENUE NW THE THE FINISH FLOOR FOR THE BUILDING HAS BEEN SET AT AN ELEVATION OF 1.0 FOOT ABOVE THE FLOWLINE OF THE CURB AT THE NORTHEAST CORNER OF THE SITE RELATIVE TO FOURTH STREET NW AND KINLEY AVENUE NW

PROPOSED CONDITIONS

THE PROPOSAL FOR REPLATTING OF THIS SITE CONSIST OF VACATING ALL THE EXISTING LOT LINES REFERENCED ABOVE INTO ONE LEGAL TRACT FOR THIS APARTMENT COMPLEX.

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF 3 MAIN BUILDINGS THAT ARE ADJACENT TO FOURTH STREET NW ALL THE BUILDINGS ROOF WILL DISCHARGE IN A WESTERLY DIRECTION AND OUTFALL INTO A STORM DRAIN PIPE SYSTEM THAT WILL BE CONNECTED INTO WATER HARVESTING TANKS ALONG THE WEST END OF THE SITE. AN ASPHALT PAVED DRIVEWAY AND PARKING SPACES WILL BE CONSTRUCTED ALONG ON THE WEST SIDE OF THE BUILDINGS AND AT THE MOST WESTERN END PARKING SPACES WILL BE PROVIDED THAT CONSIST OF A PERMEABLE PAVEMENT SECTION TO HELP REDUCE RUNOFF

ALONG THE MOST WESTERN BOUNDARY A 5 FOOT SECTION OF LANDSCAPING AND WATER HARVESTING AREA WILL BE PROVIDED TO CAPTURE RUNOFF FROM THE PARKING LOT ADJACENT TO THIS LANDSCAPING AREA WATER HARVESTING TANKS WILL BE PROVIDED BELOW GRADE THAT WILL HAVE INLETS TO CAPTURE ANY REMAINING FIRST FLUSH DISCHARGE FROM THE PARKING AREA IN ADDITION TO THE ROOF DRAINAGE AREAS.

THE PLAN SHOWS PROPOSED ELEVATIONS AND GRADES WITH PROPOSED FINISH FLOOR ELEVATIONS IN ORDER TO PROPERLY DRAIN THE SITE. THE INTENT OF THE DRAINAGE PLAN WILL BE TO CAPTURE THE FIRST 0.5 INCHES OF RUNOFF FROM THE SITE AND ANY REMAINING FLOW BEYOND THE 0.5 INCHES WILL OVERFLOW ON THE SPILLWAY AT THE SOUTHERN DRIVEWAY LOCATED ALONG SUMMER AVENUE NW AND WILL DISCHARGE INTO THE INLETS ON FOURTH STREET NW

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22 7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

BASED ON THE 100-YEAR FLOOD PLAIN MAP THE STORM DRAIN SYSTEM WITHIN FOURTH STREET THAT IS ADJACENT TO THIS SITE DOES NOT SHOW WITHIN THE FLOODZONE AO (DEPTH 1) HOWEVER IT COULD BE THAT THERE IS LIMITED CAPACITY SINCE THERE IS A FLOODZONE AO (DEPTH 1) UPSTREAM OF THIS SITE AT THE NORTHEAST CORNER OF KINLEY AVENUE NW AND SUMMER AVENUE NW SINCE THIS SITE WILL ACTUALLY BE REDUCING THE FLOW DUE TO THE DETAINAGE OF 0 5 INCHES OF RUNOFF ALONG WITH REDUCED IMPERVIOUS AREA THAN EXISTING CONDITIONS THIS SITE WILL ACTUALLY REDUCE THE RUNOFF TO DOWNSTREAM CAPACITY

OFFSITE FLOWS

BASED ON THE TOPOGRAPHIC SURVEY IT APPEARS NO OFFSITE FLOW ENTERS THIS PROPERTY FROM THE STREET RIGHT-OFWAY OR ADJACENT PRIVATE PROPERTIES.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN FOR THE SITE PRIOR TO ROUGH GRADING OF THE SITE. THE CONTRACTOR WILL ALSO BE REQUIRED TO SECURE A TOP SOIL DISTRURBANCE PERMIT ALONG WITH A STORM WATER POLLUTION PREVENTION PLAN FROM THE EPA PRIOR TO ROUGH GRADING OF THE SITE.

THE CONTRACTOR WILL ALSO BE REQUIRED TO PROTECT EXISTING INLETS ADJACENT TO THE SITE WITH SEDIMENT CONTROL MEASURES DURING CONSTRUCTION IN ORDER TO MINIMIZE SEDIMENT FROM ENTERING THESE INLETS.

DRAINAGE CALCULATIONS:

1 PRECIPITATION ZONE = 2

2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
   6-HOUR = 2.35 INCHES
   24-HOUR = 2 75 INCHES
   10 DAY = 3.95 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:
   Q = 1.56 CFS/ACRE SOIL UNCOMPACTED "A"
   Q = 2 28 CFS/ACRE LANDSCAPED "B"
   Q = 3 14 CFS/AC COMPACTED SOIL "C"
   Q = 4 70 CFS/ACRE IMPERVIOUS AREA "D"
   FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), FOR 100-YEAR, 6 HOUR STORM, ZONE 2, TABLE A-8
   E = 0 53 INCHES SOIL UNCOMPACTED "A"
   E = 0 78 INCHES LANDSCAPED "B"
   E = 1 13 INCHES COMPACTED SOIL "C"
   E = 2 12 INCHES IMPERVIOUS AREA "D"

5. EXISTING CONDITIONS ONSISTE FLOWS
   TOTAL AREA OF SITE = 0 98ACRES
   IMPERVIOUS AREA "D" = 0.98ACRES
   Q(EXISTING-6HR) = (4.70 X 0 98) = 4 61CFS (6HR) EXISTING 100-YEAR ONSITE FLOW RATE INTO EXISTING STORM DRAINS ADJACENT TO THE SITE ON FOURTH STREET NW
   V(PROPOSED-6HR) = ((2.12 X 0.98)/ 12)
   = 0.17AC-FT = 7,542CF EXISTING 100-YEAR ONSITE FLOW VOLUME INTO EXISTING STORM DRAINS ADJACENT TO THE SITE ON FOURTH STREET NW

6. PROPOSED CONDITIONS ONSITE FLOWS TO SAD STORM DRAIN
   DRAINAGE BASIN A-1
   TOTAL AREA = 42,602SF = 0 978ACRES
   ROOF AREA, TYPE "D" = 24 572SF = 0 564ACRES
   ASPHALT/CONCRETE/PUTTING GREEN AREA, TYPE "D" = 12 807SF = 0 294AC
   IMPERMEABLE PAVING, TYPE "B+/C-" = 3,496SF = 0.080
   LANDSCAPING AREA TREATMENT 'B" = 1748SF = 0 040AC

TREATMENT	AREA(ACRES)
A	0
B	0.04
B+,C-	0.08
D	0.86

   Q(PROPOSED-6HR) = (2.28 X 0.04) + ((2 28 + 3.14)/2) X 0 08) + (4 70 X 0.86)
   = 4 35CFS (6HR) PROPOSED 100-YEAR ONSITE FLOW VOLUME INTO EXISTING STORM DRAINS ADJACENT TO THE SITE ON FOURTH STREET NW

   V(PROPOSED-6HR) = ((0.78 X 0.04) + ((0.78 + 1 13)/2 X 0 08) + (2.12 X 0.86))/ 12)
   = 0.16AC-FT = 7,009CF PROPOSED 100 YEAR ONSITE VOLUME INTO ONSITE INLET AND STORM DRAIN THEN INTO SAD STORM DRAIN

7. IMPACT OF THIS DEVELOPMENT ON DOWNSTREAM CAPACITY (100-YEAR, 6 HOUR STORM)
   Q(DELTA) = Q(PROPOSED) - Q(EXISTING) = 4 35CFS - 4 61CFS = 0 26CFS REDUCTION IN DOWNSTREAM FLOW FROM THIS DEVELOPMENT

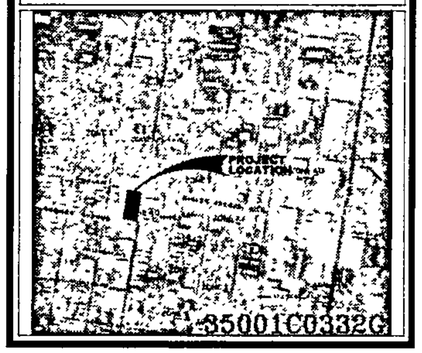
   V(DELTA) = V(PROPOSED) - V(EXISTING) = 7 009CF - 7,542CF = 533CF REDUCTION IN DOWNSTREAM FLOW VOLUME FROM THIS DEVELOPMENT

8. FIRST FLUSH STORM WATER CONTROL MEASURES PER ORDINANCE O-20130 16
   FOR THE PURPOSED OF THE ORDINANCE THE 90TH PERCENTILE STORM EVENT IS 0.44INCHES FROM IMPERVIOUS AREAS.
   V(FIRST FLUSH) = 0.44" X TREATMENT "D" = (0.44"/12"/) X 37 379SF = 1 371CF REQUIRED TO BE DETAINED FOR FIRST FLUSH

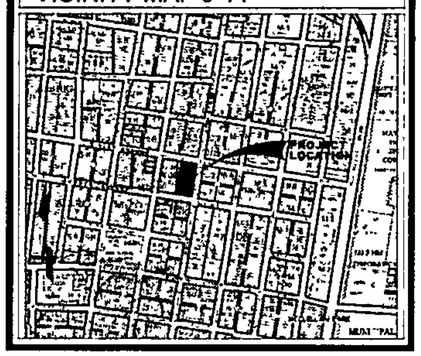
9 PER CITY ENGINEER SINCE THIS SITE IS IN VALLEY DETAIN 0.50" RUNOFF FOR IMPERVIOUS AREA REQUIREMENT
   V(0.50") = 0.50" X TREATMENT "D" = (0.50"/12"/) X 37 379SF = 1,557CF REQUIRED TO BE DETAINED FOR VALLEY REQUIREMENT

10. DETERMINE VOLUME PROVIDED AT ELEVATION 4960 15
    BASED ON COMPUTER COMPARISON VOLUME ANALYSIS OF ELEVATION 4960.15 RELATIVE TO NEW GRADES VOLUME PROVIDED = 2441CF > 1,557CF OK
    PROPOSED ONSITE VOLUME MEETS 0.5" RUNOFF AND FIRST FLUSH REQUIREMENTS

FLOOD INSURANCE RATE MAP



VICINITY MAP J-14



SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT
1"-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A C.O.A. SURVEY CONTROL 3-J14 ALUMINUM DISC STAMPED "J 14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

AS BUILT INFORMATION
CONTRACTOR — DATE
DRAWN BY — DATE
PLOTTED BY — DATE
FIELD CHECK BY — DATE
SURVEY CHECK BY — DATE
APPROVED BY — DATE
MICRO-FILM INFORMATION
NO

ENGINEER'S SEAL

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DESIGNED BY
		DATE	DRAWN BY
		DATE	CHECKED BY
		DATE	

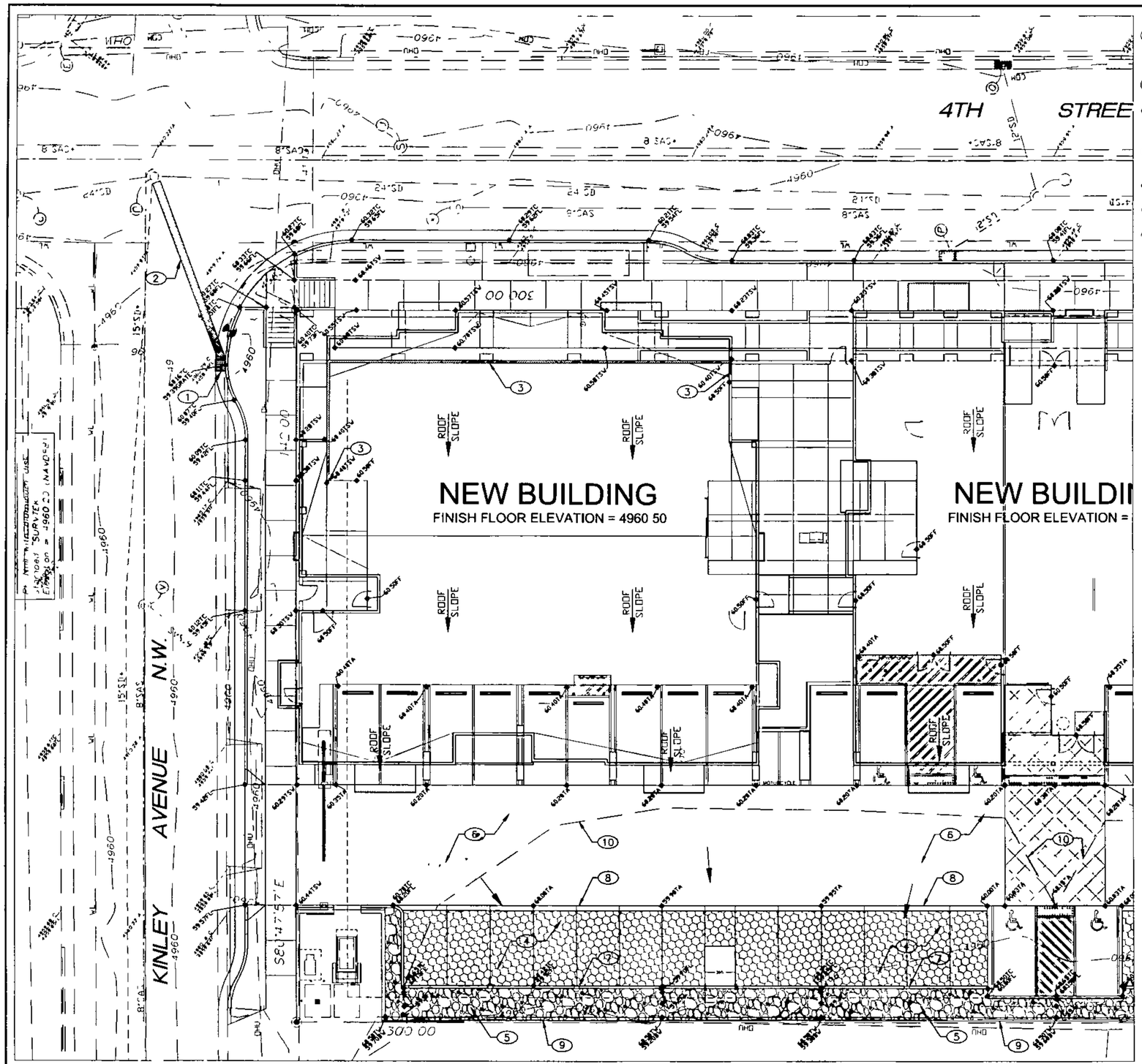
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: DRAINAGE ANALYSIS
CUATRO DEVELOPMENT

Design Review Committee	City Engineer Approval	Last Design Update	mo/day/yr	mo/day/yr
FOR INFORMATION ONLY				

City Project No.	Zone Map No	Sheet	Of
TBD	TBD	1	5



GRADING PLAN–NORTH HALF
SCALE 1" = 10'

KEYED INVERT DATA

(A) Storm Drain MH
Rim = 4960 49
Inv = 4956 84 (N)
Inv = 4956 69 (S)
Inv = 4956 79 (NE)
Inv = 4956 74 (W)

(B) Storm Drain Inlet
Top of Grate = 4959 52
Inv = 4957 6

(C) Storm Drain MH
Rim = 4960 30
Inv = 4958 38 (N)
Inv = 4956 23 (E)
Inv = 4956 30 (NW)

(D) Storm Drain MH
Rim = 4961 06
Inv = 4957 11 (N)
Inv = 4956 06 (S)

(E) Storm Drain Inlet
Top of Grate = 4959 43
Inv = 4957 3

(F) Manhole
Rim = 4959 98
Full of debris

(G) Sanitary Sewer MH
Rim = 4959 93
Inv = 4952 89 (E)

(H) Storm Drain MH
Rim = 4959 24
Inv = 4954 24 (W)
Inv = 4954 24 (E)
Inv = 4954 29 (SW)

(J) Storm Drain Inlet
Top of Grate = 4958 58
Inv = 4954 16 (NE)

(K) Storm Drain MH
Rim = 4958 41
Inv = 4954 01 (SW)
Inv = 4955 06 (NE)
Inv = 4953 71 (E)
Inv = 4953 61 (W)

(L) Storm Drain MH
Rim = 4958 61
2 Ac 455 – Lid Cracked

(M) Storm Drain Inlet
Top of Grate = 4958 89
Inv = 4956 35 (SE)

(N) Storm Drain MH
Rim = 4959 43
Inv = 4956 13 (NW)
Inv = 4956 13 (NE)
Inv = 4955 93 (N)
Inv = 4955 88 (S)

(P) Storm Drain Inlet
Top of Grate = 4959 19
Inv = 4954 29 (SE)

(Q) Storm Drain Inlet
Top of Grate = 4954 07
Inv = 4953 97 (SW)

(R) Sanitary Sewer MH
Rim = 4960 52
Inv = 4950 47 (S)
Inv = 4950 32 (N)
Inv = 4950 22 (E)
Inv = 4950 ? (W)

(S) Sanitary Sewer MH
Rim = 4959 56
Inv = 4949 41 (S)
Inv = 4949 41 (N)
Inv = 4949 41 (E)
Inv = 4949 41 (W)
No Lines For 2

(T) Sanitary Sewer MH
Rim = 4959 70
Inv = 4952 00 (N)
Inv = 4949 99 (W)
Inv = 4949 35 (E)

(U) Sanitary Sewer MH
Rim = 4960 ?
Lid Seized

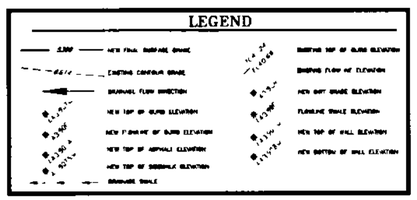
(V) Sanitary Sewer MH
Rim = 4959 45
Inv = 4951 31 (E)
Inv = 4951 31 (W)
Inv = 4951 26 (S)
Inv = 4951 16 (S)

(X) Sanitary Sewer MH
Rim = 4959 97
Inv = 4952 82 (S)

CONSTRUCTION NOTES:

1. CONSTRUCT SINGLE TYPE "C" INLET
2. INSTALL 12" STORM DRAIN
3. INSTALL 6" HIGH CONCRETE STEM WALL ABOVE FINISH FLOOR GRADE AT THIS LOCATION WITH ELEVATION =4960 90
4. INSTALL GEOPAVE POROUS PAVEMENT SYSTEM WITH POROUS AGGREGATE PER PRESTO GEOSYSTEMS MANUFACTUREPS RECOMMENDATIONS (SEE DETAIL SHEET 5)
5. INSTALL 12" THICK WITH 2-4" ROUND COBBLE DRAIN FIELD
6. ASPHALT PAVING, SEE SITE PLAN FOR DETAILS
7. 6" CONCRETE CURB WITH 1' OPENING, SEE SITE PLAN FOR DETAILS
8. CONCRETE STRIP, SEE SITE PLAN FOR DETAILS
9. BLOCK WALL, SEE SITE PLAN FOR DETAILS
10. WATER SURFACE ELEVATION = 496015 REQUIRED FOR 05" RUNOFF DETENTION PRIOR TO SPILLING OVER DRIVEWAY

LEGEND



GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10ft

SURVEY INFORMATION
FIELD NOTES
NO BY DATE
BY
DATE

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT
"T1-J14", ELEVATION = 4957.484 (NAVD 88)
DATE 1988 THE STATION MARK IS A "CUA"
SURVEY CONTROL J-1774 ALUMINUM DISC
STAMPED J14 1983", SET FLUSH WITH
THE TOP OF THE CONCRETE AT THE WEST
SIDE OF THE INTERSECTION IN THE
MEDIAN OF EIGHTH STREET N.W. AND
LOMAS AVENUE N.W.

AS BUILT INFORMATION
CONTRACTOR DATE
WORK
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS
COMPILED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

ENGINEER'S SEAL

REMARKS
REVISIONS
DESIGN
DESIGNED BY
DRAWN BY
CHECKED BY

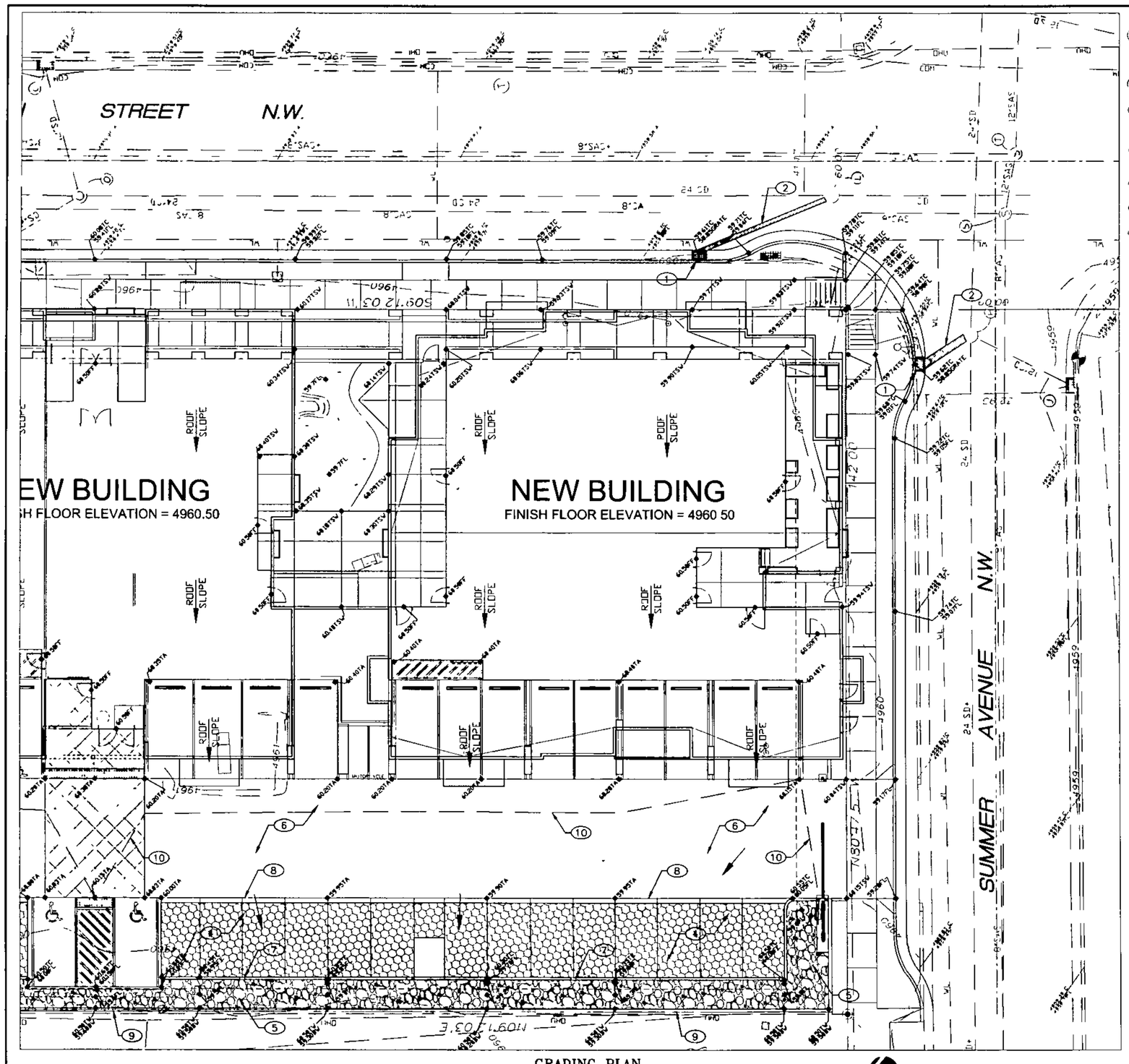
APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE
GRADING PLAN
CUATRO DEVELOPMENT–NORTH HALF

Design Review Committee: FOR INFORMATION ONLY
City Engineer Approval
Last Design Update

City Project No: TBD
Zone Map No: TBD
Sheet 2 Of 5



KEYED INVERT DATA

(A) Storm Drain MH
Rim = 4960.49
Inv = 4956.84 (N)
Inv = 4956.84 (S)
Inv = 4956.79 (NE)
Inv = 4956.74 (W)

(B) Storm Drain Inlet
Top of Grate= 4959.52
Inv = 4957.6

(C) Storm Drain MH
Rim = 4960.30
Inv = 4956.38 (N)
Inv = 4956.25 (S)
Inv = 4956.30 (NW

(D) Storm Drain MH
Rim = 4960.06
Inv = 4956.11 (N)
Inv = 4956.06 (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43
Inv = 4957.5

(F) Manhole
Rim = 4959.98
Full of Debris

(G) Sanitary Sewer MH
Rim = 4959.83
Inv = 4952.93 (E)

(H) Storm Drain MH
Rim = 4959.24
Inv = 4954.34 (W)
Inv = 4954.24 (E)
Inv = 4954.24 (SW)

(I) Storm Drain Inlet
Top of Grate= 4958.56
Inv = 4954.16 (NE)

(J) Storm Drain MH
Rim = 4958.41
Inv = 4956.91 (SW)
Inv = 4955.06 (NE)
Inv = 4955.71 (E)
Inv = 4955.66 (W)

(K) Storm Drain MH
Rim = 4959.81
48" Access - L.J. Crushed

(L) Storm Drain Inlet
Top of Grate= 4958.85
Inv = 4956.35 (SE)

(M) Storm Drain MH
Rim = 4959.93
Inv = 4956.13 (NW)
Inv = 4956.13 (NE)
Inv = 4955.93 (N)
Inv = 4955.88 (S)

(N) Storm Drain Inlet
Top of Grate= 4958.19
Inv = 4957.19 (SE)

(O) Storm Drain Inlet
Top of Grate= 4959.07
Inv = 4956.97 (SW)

(P) Sanitary Sewer MH
Rim = 4960.92
Inv = 4954.42 (S)
Inv = 4950.32 (N)
Inv = 4950.22 (E
Inv = 4950.17 (W)

(Q) Sanitary Sewer MH
Rim = 4959.56
Inv = 4949.41 (S)
Inv = 4949.41 (N)
Inv = 4949.41 (E)
Inv = 4949.4 (W)
No Lines Flow In

(R) Sanitary Sewer MH
Rim = 4959.77
n = 4952.00 (N)
in = 4949.55 (S)
Inv = 4943.15 (E)

(S) Sanitary Sewer MH
Rim = 4960.02
Lid Sealed

(T) Sanitary Sewer MH
Rim = 4960.30
Inv = 4959.75 (W)
Inv = 4952.05 (E)

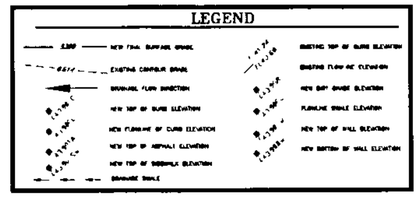
(U) Sanitary Sewer MH
Rim = 4959.15
Inv = 4951.11 (E
Inv = 4951.31 (W)
Inv = 4951.26 (N)
Inv = 4951.16 (S)

(V) Sanitary Sewer MH
Rim = 4959.97
Inv = 4952.82 S)

CONSTRUCTION NOTES:

1. CONSTRUCT SINGLE TYPE "C" INLET
2. INSTALL 12" STORM DRAIN
3. NOT USED
4. INSTALL GEOPAVE POROUS PAVEMENT SYSTEM WITH POROUS AGGREGATE PER PRESTO GEOSYSTEMS MANUFACTURERS RECOMMENDATIONS (SEE DETAIL SHEET 5)
5. INSTALL 12" THICK WITH 2-4" ROUND COBBLE DRAIN FIELD
6. ASPHALT PAVING, SEE SITE PLAN FOR DETAILS
7. 6" CONCRETE CURB WITH 1' OPENING, SEE SITE PLAN FOR DETAILS
8. CONCRETE STRIP, SEE SITE PLAN FOR DETAILS
9. BLOCK WALL, SEE SITE PLAN FOR DETAILS
10. WATER SURFACE ELEVATION = 496015 REQUIRED FOR 0.5" RUNOFF DETENTION PRIOR TO SPILLING OVER DRIVEWAY

LEGEND



GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10ft

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STARTED — DATE
WORK ACCEPTANCE — DATE
FIELD VERIFICATION BY — DATE
SURVEY CONTROL 3-174" ALUMINUM DISC STAMPED 17-J14 1965", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND SUMAS AVENUE N.W.
RECORDED BY — DATE
NO

SURVEY INFORMATION
BENCH MARKS
BENCHMARK IS AN ACS MONUMENT "17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A "CUA"
FIELD NOTES
NO BY DATE

ENGINEER'S SEAL

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE
		DESIGNED BY	DATE
		DRAWN BY	DATE
		CHECKED BY	

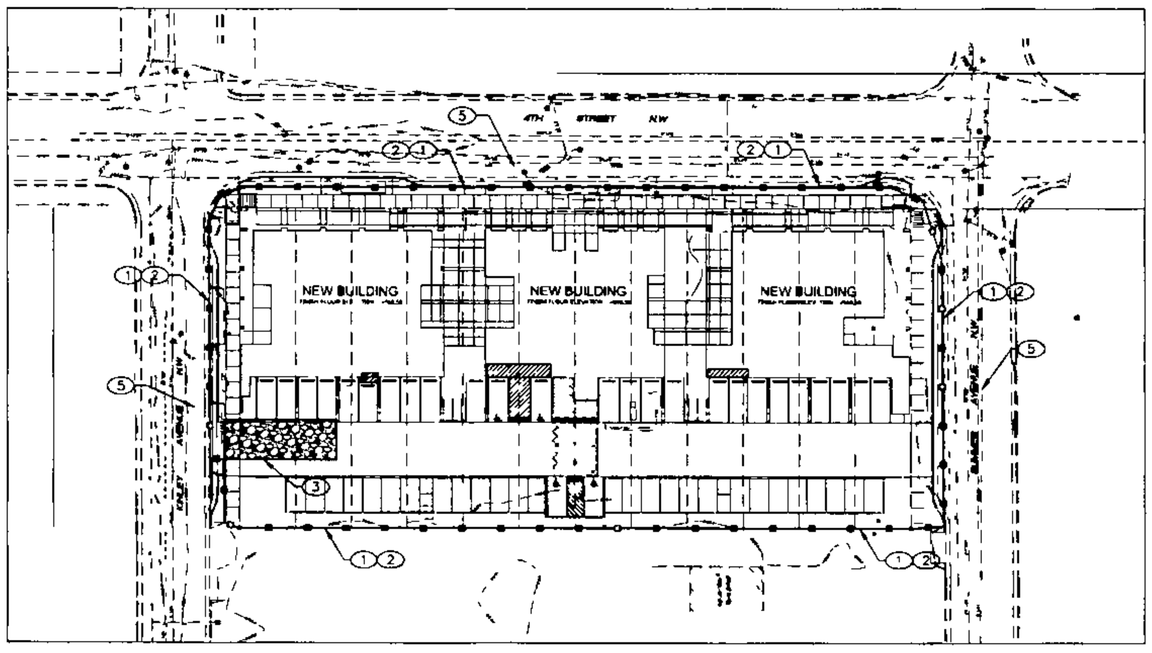
APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE
GRADING PLAN
CUATRO DEVELOPMENT-SOUTH HALF

Design Review Committee	City Engineer Approval	Last Design Update	No./Req'd.	No./Req'd.
FOR INFORMATION ONLY				

City Project No	Zone Map No	Sheet	Of
TBD	TBD	3	5



EROSION CONTROL PLAN
SCALE 1" = 30'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30ft

UTILITY NOTE.

IF ANY UTILITY LINES PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING THEY ARE SHOWN IN APPROXIMATE MANNER ONLY UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN IF ANY SUCH EXISTING LINES ARE SHOWN THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY THE OWNER OR BY OTHERS THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES

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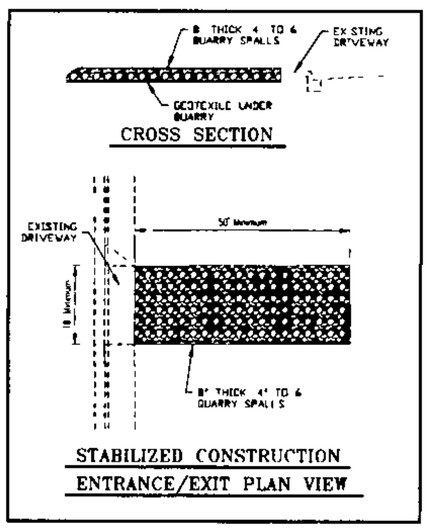
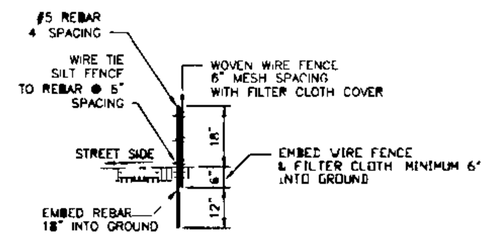
VICINITY MAP J-14



STABILIZED CONSTRUCTION ENTRANCE/EXIT PLAN VIEW



SILT PERIMETER FENCE DETAIL

SCALE N T S

INSTALL SILT FENCE ALONG THE BACK OF CURB ALONG FOURTH STREET, SUMMER AVENUE KINLEY AVENUE AND ALONG THE WEST BOUNDARY CHAIN LINK FENCE LINE TO KEEP SEDIMENT FROM WASHING OUT INTO THE EXISTING STREETS AND ADJACENT ALLEY AND PRIVATE PROPERTIES IF THE FABRIC BECOMES CLOGGED, IT SHOULD BE CLEANED OR, IF NECESSARY REPLACED SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE

CONSTRUCTION NOTES

1. PROJECT BOUNDARY AND LIMITS OF CONSTRUCTION DISTURBANCE
2. LIMITS OF SEDIMENT PERIMETER FENCE INSTALLATION
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING
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5. CONTRACTOR SHALL CLEAN DIRT/DEBRIS ON SUMMER AVENUE, KINLEY AVENUE AND 4TH STREET AT THE END OF EACH DAY

SWPPP GENERAL NOTES

1. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH THIS EROSION AND SEDIMENT CONTROL PLAN AT A MINIMUM ALONG WITH COMPLIANCE OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL STORM WATER MANAGEMENT GUIDELINES FOR CONSTRUCTION AND INDUSTRIAL ACTIVITIES REVISION 2 DATED AUGUST 2012
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6. ONCE CONSTRUCTION IS COMPLETE THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING/VEGETATION AFTER A PERIOD OF 21 DAYS OR MORE

TOTAL SITE ACREAGE = 0 98AC
TOTAL DISTURBED ACREAGE = 0 98AC

AS-BUILT INFORMATION
BENCH MARKS
BENCHMARK IS AN ACS MONUMENT
1"-314" ELEVATION = 4957 484 (NAVD
THE STATION MARK IS A DIA.
CURVED CONTROL DISC
STAMPED J-14 1983 SET FLUSH WITH
THE TOP OF THE CONCRETE AT THE WEST
SIDE OF THE INTERSECTION IN THE
MEDIAN OF EIGHTH STREET (HWY 440
LOMAS AVENUE N W

SURVEY INFORMATION
FIELD NOTES BY DATE
NU

ENGINEER'S SEAL

REMARKS
REVISION
DESIGN
NO DATE BY
DESIGNED BY
DRAWN BY
CHECKED BY

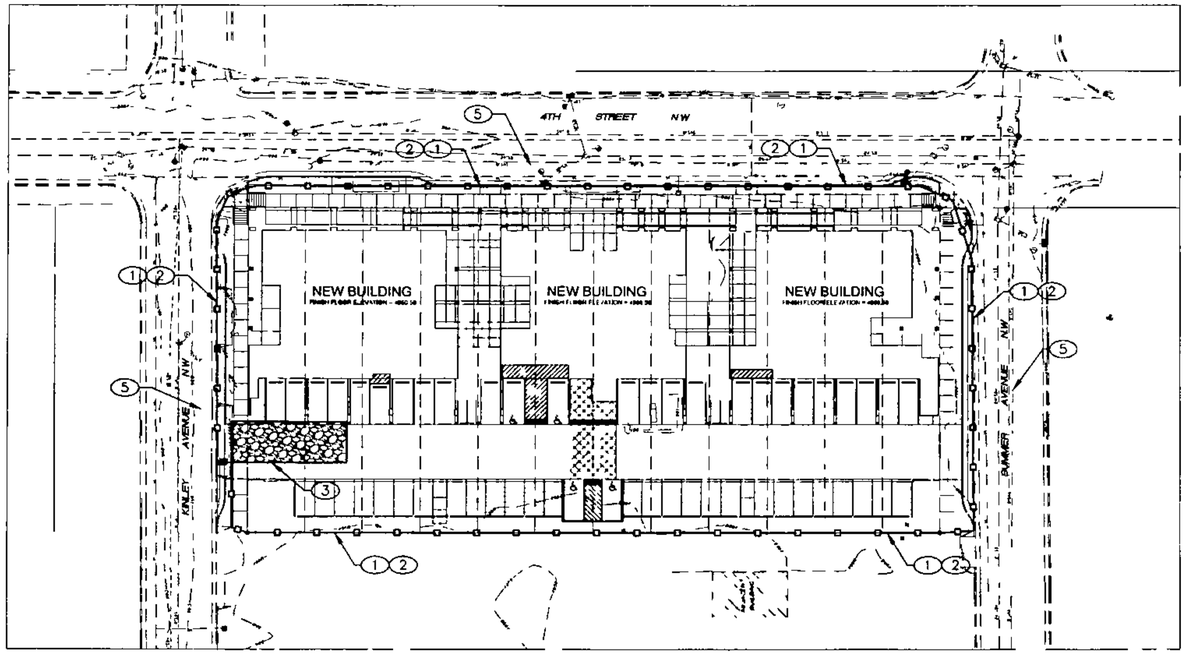
APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE
EROSION CONTROL PLAN CUATRO DEVELOPMENT

Design Review Committee	City Engineer Approval
FOR INFORMATION ONLY	

City Project No	Zone Map No	Sheet	Of
TBD	TBD	4	5



EROSION CONTROL PLAN

SCALE. 1" = 30'

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30ft

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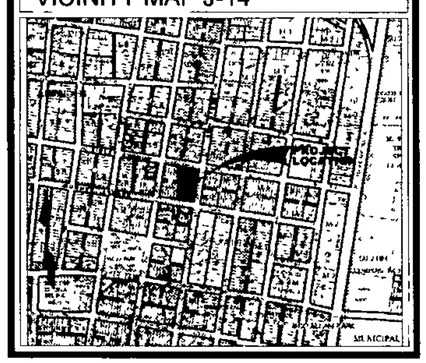

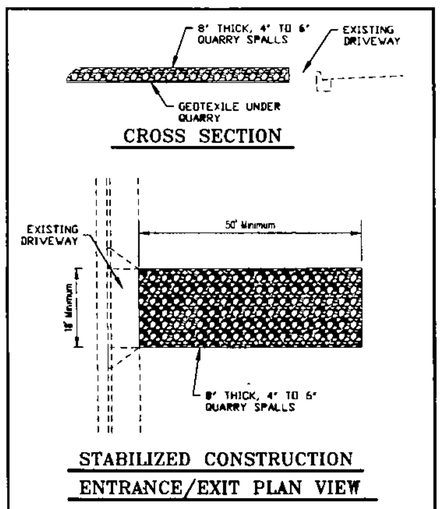

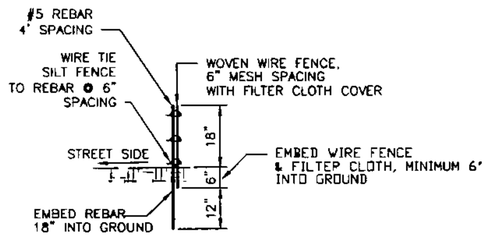

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TOTAL DISTURBED ACREAGE = 0 98AC

AS BUILT INFORMATION
CONTRACTOR DATE
WORK CHANGES DATE
ACCEPTANCE BY DATE
INSPECTION BY DATE
DRAWING BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS
BENCHMARK IS AN A C S MONUMENT
DATE 17-J14" ELEVATION = 4957 484 (NAVD 1988) THE STATION MARK IS A CUA SURVEY CONTROL 3-1/4" ALUMINUM DISC STAMPED 17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

SURVEY INFORMATION
FIELD NOTES
NO BY DATE

ENGINEER'S SEAL

NO DATE REMARKS BY
REVISIONS
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

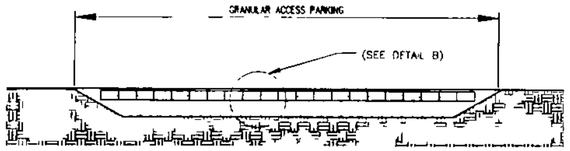
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE EROSION CONTROL PLAN
CUATRO DEVELOPMENT

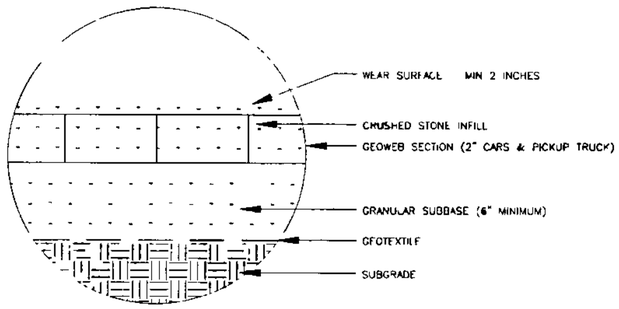
Design Review Committee | City Engineer Approval
FOR INFORMATION ONLY

Last Design Update: Ini./Day/Yr. | Ini./Day/Yr.

City Project No TBD | Zone Map No TBD | Sheet 4 Of 5



SECTION B – B

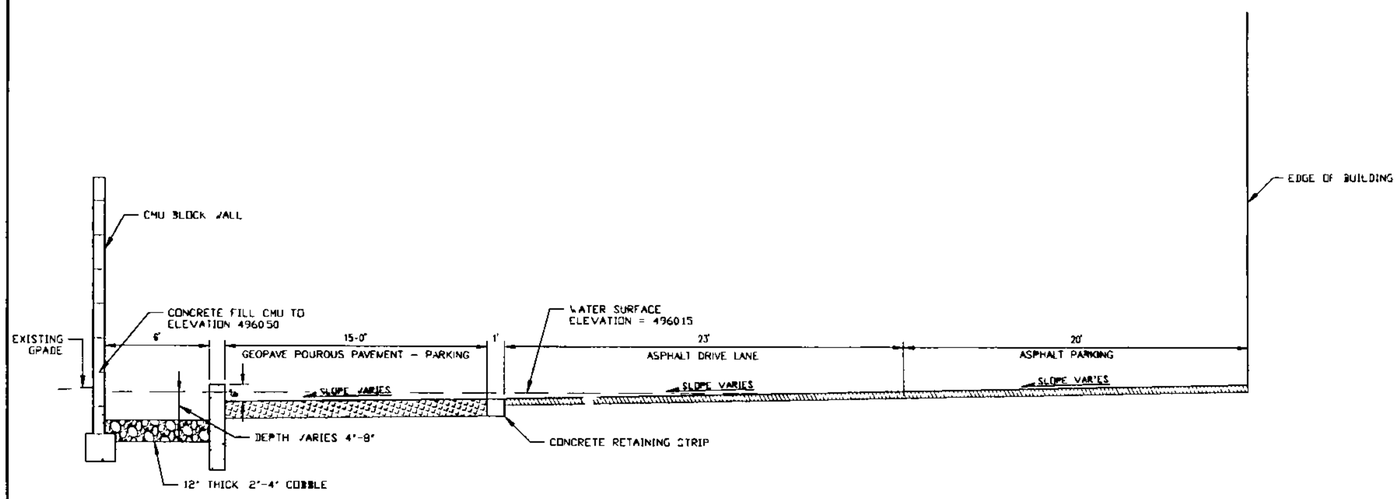


DETAIL B

GEOPAVE POUROUS PAVEMENT – TYPICAL SECTION

SCALE N T S

NOTE SEE PRESTO GEOSYSTEMS MANUFACTURER S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS



TYPICAL PARKING WEST CROSS-SECTION (LOOKING NORTH)

SCALE N T S.

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SURVEY INFORMATION

FIELD NOTES

NO | BY | DATE

BENCH MARKS

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DATE 1-J14, ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A CUA SURVEY CONTROL 3-174" ALUMINUM DISC STAMPED 17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY DATE

ACCEPTANCE BY DATE

FIELD VERIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

ENGINEER'S SEAL

NO	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DESIGNED BY / DATE
			DRAWN BY / DATE
			CHECKED BY / DATE

APPLIED ENGINEERING AND SURVEYING, INC
ENGINEERS AND PLANNERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE **DRAINAGE DETAILS**
CUATRO DEVELOPMENT–SOUTH HALF

Design Review Committee	City Engineer Approval	Last Design Update	No./Day/Yr	No./Mo./Yr
FOR INFORMATION ONLY				

City Project No	Zone Map No	Sheet	Of
TBD	TBD	5	5

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Cuatro Development Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 1 thru 12, Block 2, PARIS Addition, TOWN OF ABQ. GRANT

City Address: 4th Street, Between Summer Ave & Kinley Avenue, West of 4th

Engineering Firm: Applied Engineering & Surveying Inc. Contact: Gilbert Aldaz

Address: 1605 Blair Drive NE, Albuquerque, NM 87112

Phone#: 505-480-8125 Fax#: _____ E-mail: galdaz47@yahoo.com

Owner: Greater Albuquerque Housing Contact: Louis Kolker

Address: 320 Gold Avenue SW, Albuquerque, NM 87102

Phone#: 505-262-9697 Fax#: _____ E-mail: _____

Architect: Integrated Design & Architect Contact: _____

Address: 906 1/2 Park Avenue SW, Albuquerque, NM 87102

Phone#: 505-243-3499 Fax#: _____ E-mail: bob@integrateddesignarch.com

Surveyor: Surv Tek, Inc Contact: Russ Hugg

Address: 9384 Valley View Drive, Albuquerque, NM 87114

Phone#: 505-897-3366 Fax#: 505-897-3377 E-mail: russhugg@survtek.com

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#. _____ E-mail: _____

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ___ DRAINAGE PLAN RESUBMITTAL
- ___ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- X EROSION & SEDIMENT CONTROL PLAN (ESC)
- ___ ENGINEER'S CERT (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEER'S CERT (TCL)
- ___ ENGINEER'S CERT (DRB SITE PLAN)
- ___ ENGINEER'S CERT (ESC)
- ___ SO-19
- ___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ___ SIA/FINANCIAL GUARANTEE RELEASE
- X PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D APPROVAL
- ___ S. DEV. FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY (PERM)
- ___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ GRADING CERTIFICATION
- ___ SO-19 APPROVAL
- ___ ESC PERMIT APPROVAL
- ___ ESC CERT. ACCEPTANCE
- ___ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: ✓ Yes ___ No ___ Copy Provided Curtis Cherne

DATE SUBMITTED: 09-17-14 By: Gilbert Aldaz

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan**: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

City of Albuquerque

Planning Department

Development & Building Services Division

Erosion & Sediment Control (ESC) Plan - CHECKLIST

ESC Plan - General Content

- [ ] Grading & Drainage Plan must be approved for the site — see Attached sheet 4
- [x] Site Location Map / North Arrow, Scale, etc.
- [x] Drafting standards must generally comply with DPM Chapter 27
- [x] Show Project Boundary and Limits of Construction Disturbance
- [x] Show Site Drainage / topography survey / countours — see sheets 2 & 3
- [x] Identify locations where Offsite run-off enters the site — see sheet 1 - offsite flows
- [x] Identify Discharge locations (ditch, channel, stream, river) — see sheet 1
- [x] Design BMPs for 2-year / 24-hour Storm, per NOAA Atlas 14
- [x] List Total Site Acreage and Total Disturbed Acres on the Plan
- [x] Show limits of soil disturbance covered by this ESC Plan
- [ ] Provide a Legend of BMPs and other symbols used on the plan
- [x] Shown Erosion & Sediment Control BMP's
- [x] Provide BMP installation details (or reference stanards)
- [ ] Off-site Inlet filters will generally NOT be allowed as they should not be needed, and will restrict system capacity * OK

Narrative / General Notes

- [x] Name of Plan Designer, P.E. Stamp, Signature & Date
- [x] Refer to SWPPP and requirement for site to be in compliance
- [ ] Describe Construction Phasing, if applicable N/A
- [x] Keep dirt and debris on the site Note 5
- [x] Clean fugitive dirt/debris from street at end of each day Note 5
- [x] Maintain Good Housekeeping per SWPPP Note 4
- [x] BMP Inspection and Maintenance Requirements
- [x] BMP Remove schedule / sequence
- [ ] Describe Final Site Stabilization Measures — Permanent Improvements

Common BMP items to consider

- [x] Sediment - Perimeter Fence
- [ ] Sediment - Inlet Protection, On-Site ONLY *
- [x] Sediment - Construction Entrance / Tire Wash ?
- [x] Erosion - Concrete Truck Washout facility / plan Location TBD
- [ ] Erosion - Swales / Check Dams / Wattles N/A
- [ ] Sediment - Desitation Ponds N/A