

SITE DEVELOPMENT PLAN FOR BUILDING DEPARTMENT: 3604 CONRADO LANE NW

1009916

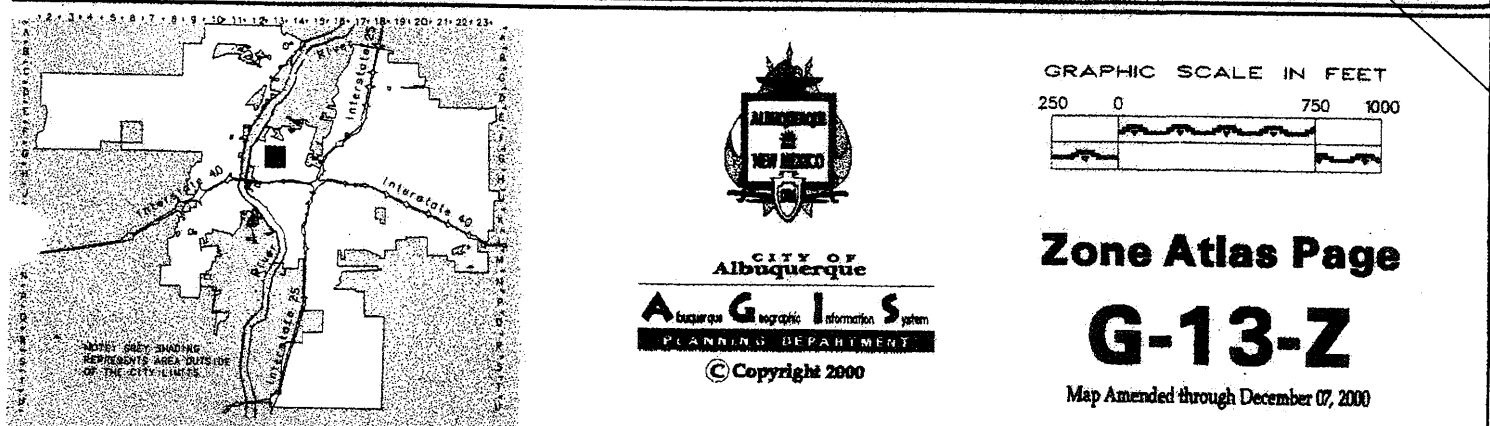
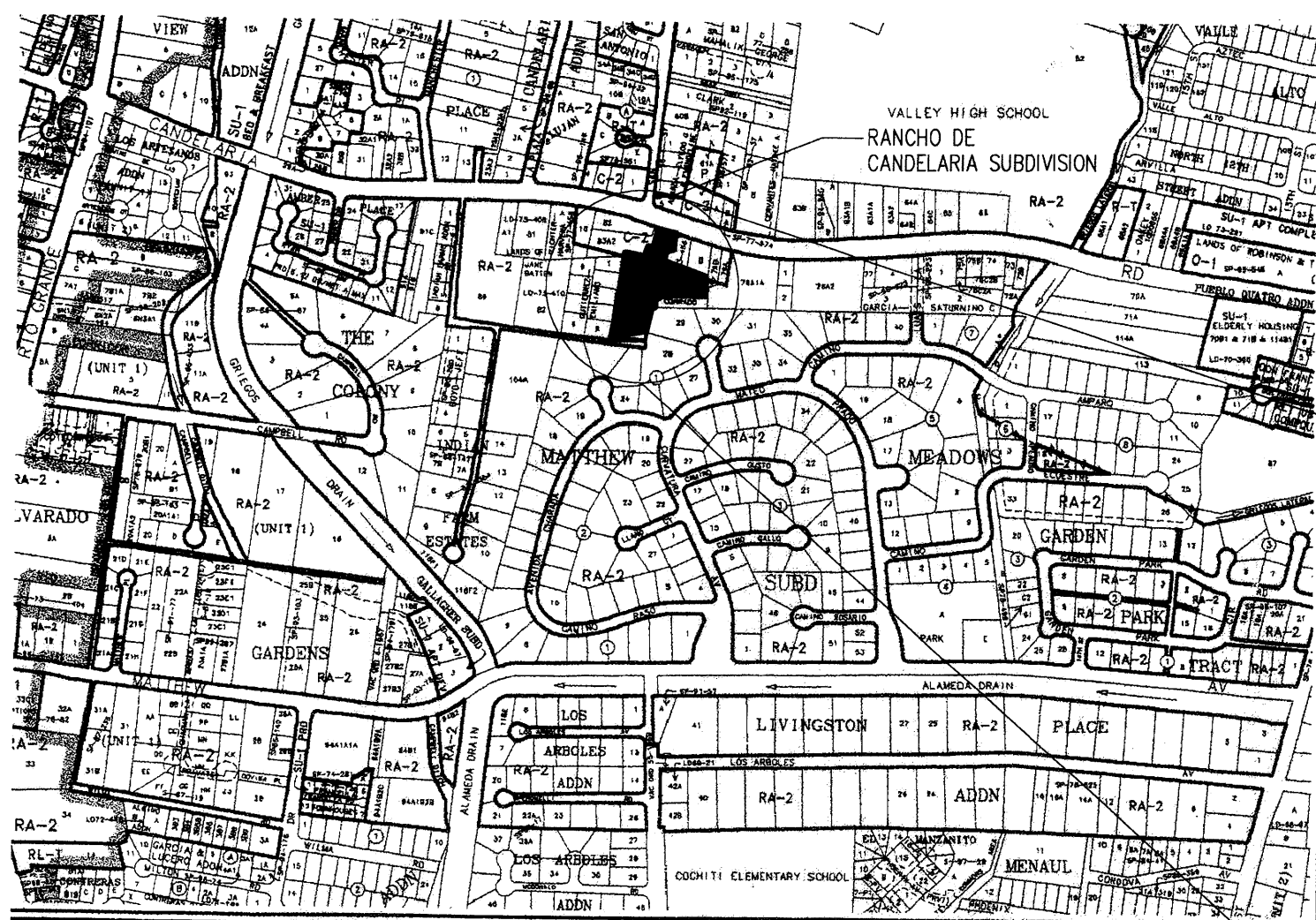
SHEET INDEX

DRB1
DRB2
DRB3
SUB DIVISION DEVELOPMENT PLAN

VICINITY MAP, SITE PLAN, UTILITY PLAN, DRB SUBMITTAL SIGNOFF APPROVAL
PRELIMINARY GRADING AND DRAINAGE PLAN, LANDSCAPE PLAN
BUILDING ELEVATIONS
RANCHO DE CANDELARIA SUB DIVISION DEVELOPMENT PLAN PROJECT NUMBER 1002798

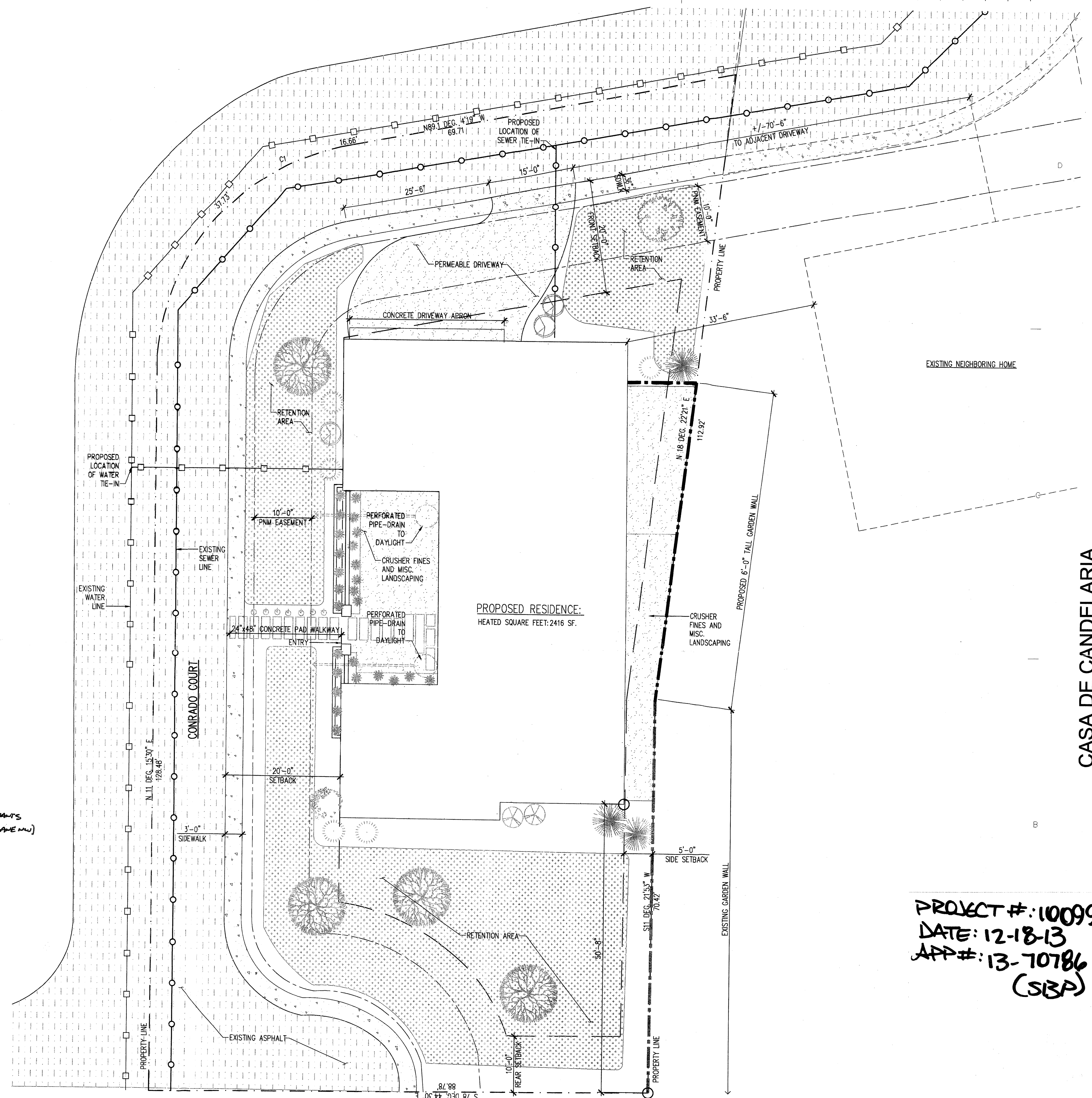
1009916
DEVELOPMENT REVIEW BOARD SIGNOFF APPROVAL

| | | |
|---|------|-------------------|
| | DATE | 12-18-13 |
| TRAFFIC ENGINEER, TRANSPORTATION DIVISION | | |
| | DATE | 12-18-13 |
| PARKS AND RECREATION | | |
| | DATE | 12/18/13 |
| ABCWA | | |
| | DATE | 12-18-13 |
| CITY ENGINEER | | |
| | DATE | |
| ENVIRONMENTAL HEALTH (CONDITIONAL) | | |
| | DATE | December 11, 2013 |
| SOLID WASTE MANAGEMENT | | |
| | DATE | 12-18-13 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | | |



NORTH
A1 ZONING/VICINITY MAP
NTS

PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
APPROVED 7/26
SIGNATURE & DATE 12/10/13
APPROVED FOR ADDRESS AND HYDRAULICS ONLY. (PROJECT 3604 CONRADO LANE NW)



SITE/UTILITY PLAN GENERAL NOTES

- LANDSCAPE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SPRINKLER SYSTEM, DRIP SYSTEM, AND BACKFLOW SHALL BE IN ACCORDANCE WITH LOCAL PLUMBING CODES.
- ALL LIGHT FIXTURES SHALL BE OF FULL CUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO HIGHER THAN 16'.
- FIRE HYDRANT LOCATED 196'-0" FROM PROPOSED HOME.

SITE/UTILITY PLAN-LEGEND

| | |
|---------------|-----------|
| SET BACK LINE | --- |
| PROPERTY LINE | - - - - - |
| WATER LINE | □ □ □ □ □ |
| SEWER LINE | ○ ○ ○ ○ ○ |
| EASEMENT LINE | — — — — — |
| GARDEN WALL | — — — — — |

GRAPHIC SCALE



NORTH
A2 SITE/UTILITY PLAN

1"=10'-0"

CASA DE CANDELARIA
3604 CONRADO LANE NW
Albuquerque, NM

PROJECT #: 1009916
DATE: 12-18-13
APP#: 13-70786
(SBA)

ISSUE:
DRB Submittal
DRAWN:
CHECKED:
DATE: 12/09/2013

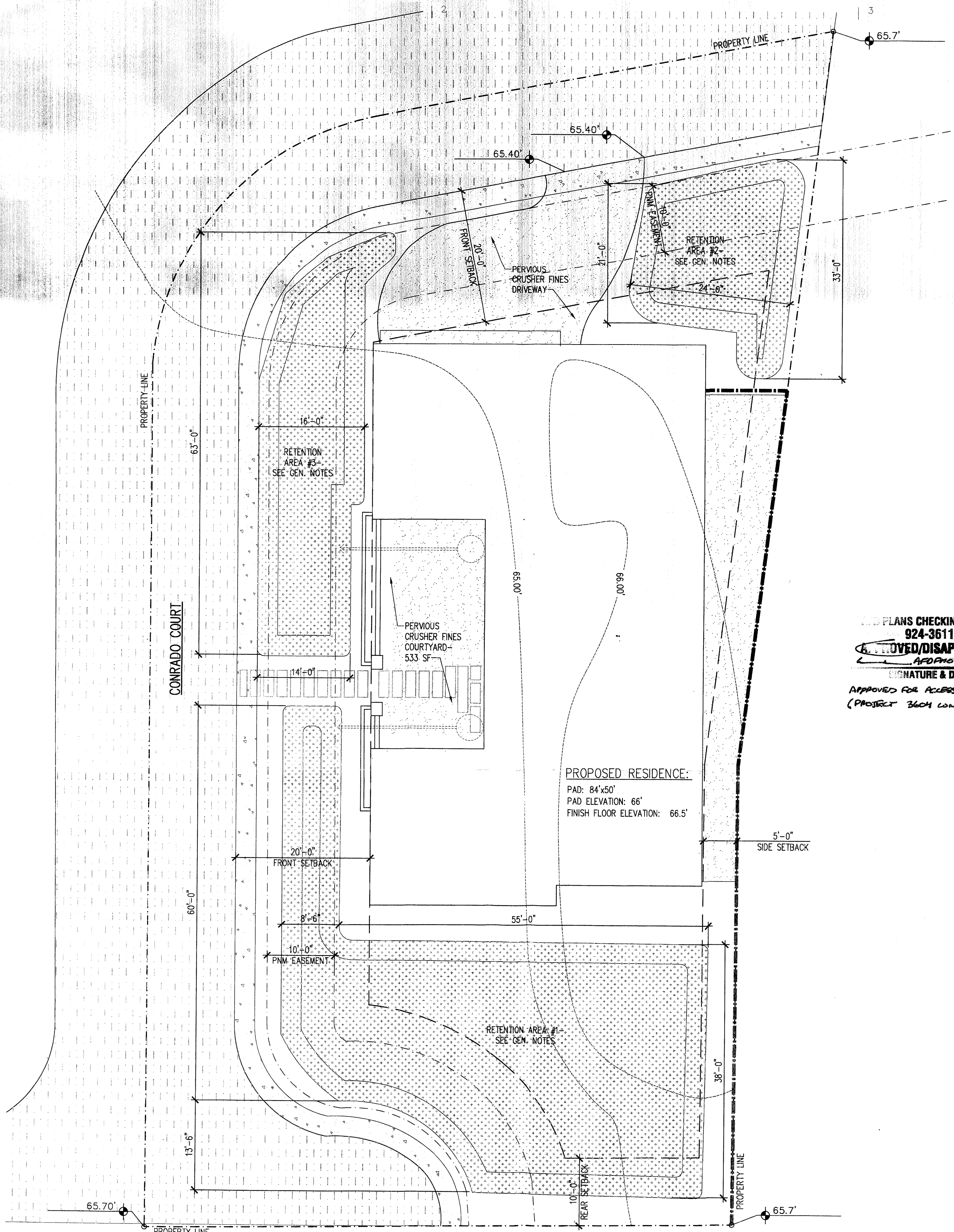
DRB1
0312

zipdesign Studio
220 HERMOSA, NE
ALBUQUERQUE, NM 87109
(518) 364.9914

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CASA DE CANDELARIA
3604 CONRADO LANE NW
Albuquerque, NM

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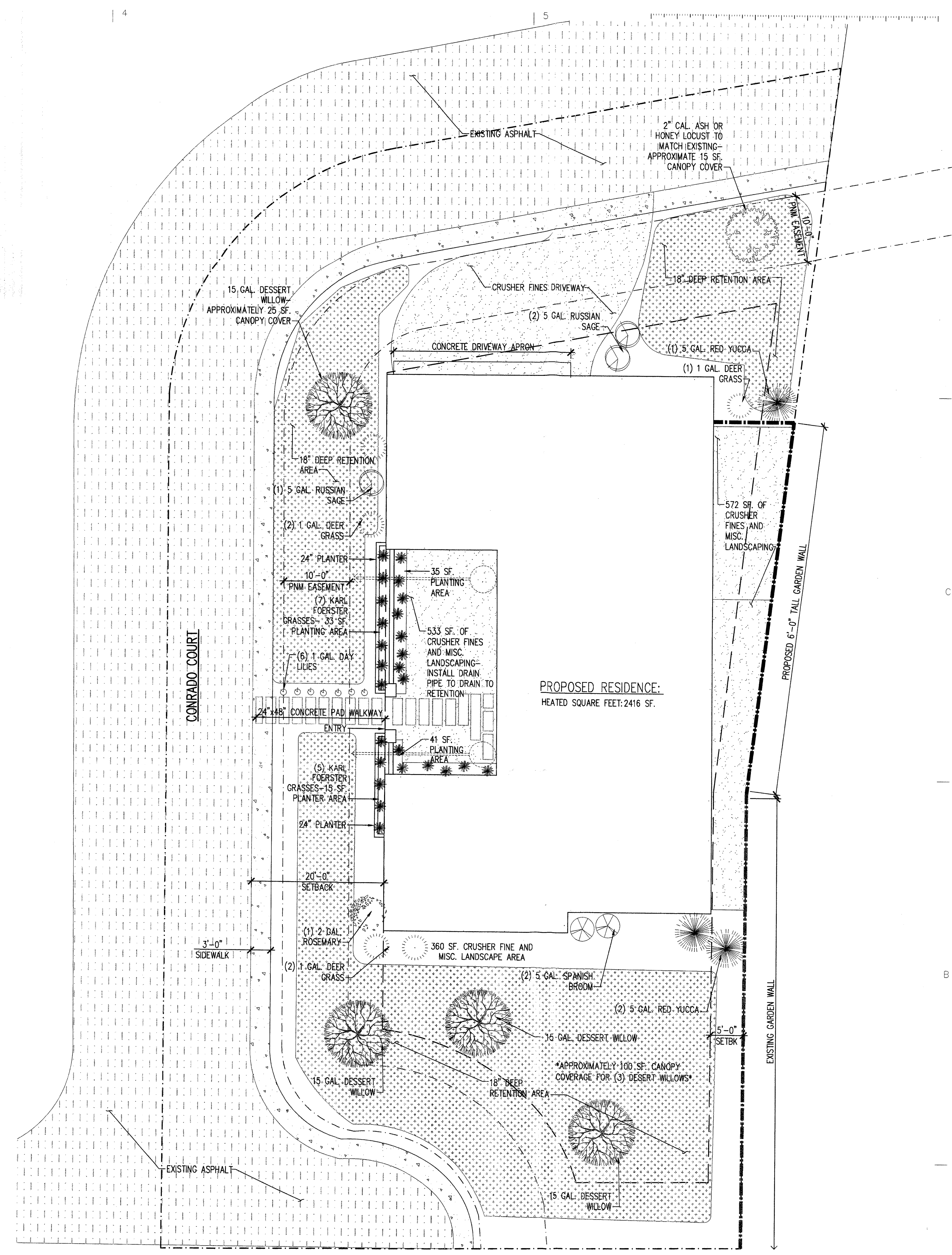
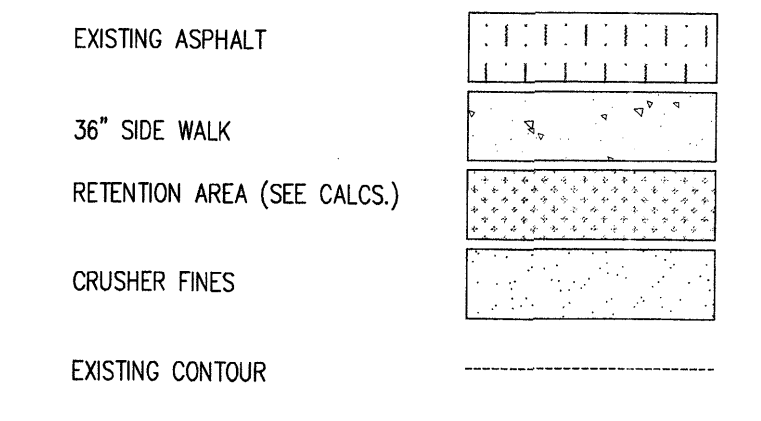
PLANS CHECKING OFFICE
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APPROVED/DISAPPROVED
APPROVED
SIGNATURE & DATE 12.10.13
APPROVED FOR ACCESS AND HYDRANTS
(PROJECT 3604 CONRADO LANE NW)

GRADING AND DRAINAGE-NOTES

- SEE ATTACHED COPY OF SUBDIVISION SITE PLAN FOR ADDITIONAL EXISTING TOPOGRAPHY CONDITIONS.
- PROPOSED COURTYARD SURFACE TO BE OF A PERVIOUS MATERIAL - PIPE DRAIN TO RETENTION.
- PROPOSED DRIVEWAY TO BE OF A PERVIOUS CRUSHER FINES MATERIAL.

RETENTION VOLUME CALCULATIONS:
RETENTION AREA#1= TOP ELEV.=65.0' AREA=2,339.6 SF.
BTM ELEV.=63.5' AREA= 1599.1 SF.
VOLUME: 2,933.35 CU FT.
RETENTION AREA#2= TOP ELEV.=65.0' AREA=501 SF.
BTM ELEV.=63.5' AREA= 325 SF.
VOLUME: 694.4 CU FT.
RETENTION AREA#3= TOP ELEV.=65.0' AREA=880.6 SF.
BTM ELEV.=63.5' AREA= 435.9 SF.
VOLUME: 972.4 CU FT.
TOTAL SITE RETENTION CAPACITY: 4620.3 CU FT.

GRADING AND DRAINAGE-LEGEND



LANDSCAPE -NOTES

- LANDSCAPE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SPRINKLER SYSTEM, DRIP SYSTEM, AND BACKFLOW SHALL BE IN ACCORDANCE WITH LOCAL PLUMBING CODES.
- ALL LANDSCAPING TO COMPLY WITH THE REQUIREMENTS OF CITY OF ALBUQUERQUE WATER CONSERVATION AND WASTE WATER ORDINANCE.
- RETENTION AREAS TO BE A MIX OF MISCELLANEOUS DROUGHT TOLERANT GROUND COVER AND GRAVEL (SANTA FE BROWN OR SIMILAR.)
- ALL NON-RETENTION AREA TO BE MIX OF CRUSHER FINES AND MISC. DROUGHT TOLERANT GROUND COVER.

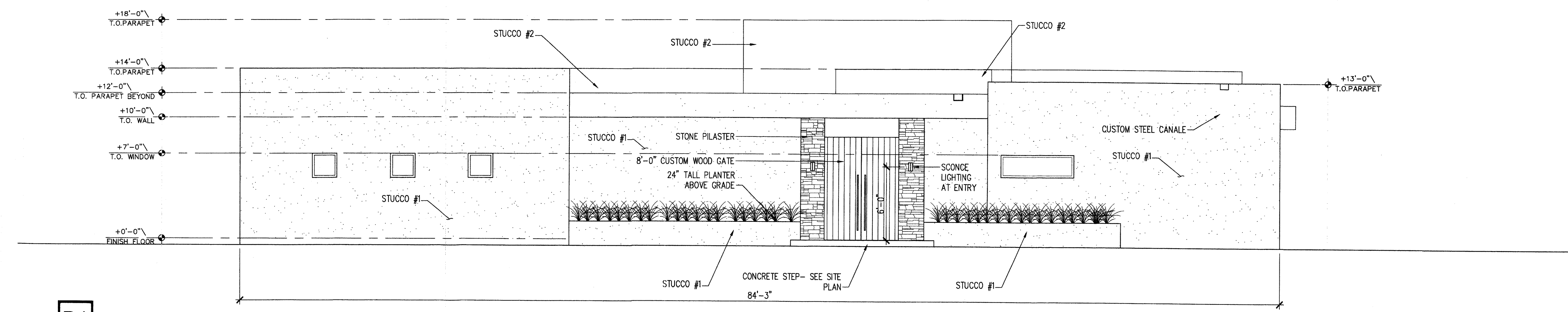
GRAPHIC SCALE
0 10 20

ISSUE:
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GENERAL NOTES - ELEVATIONS

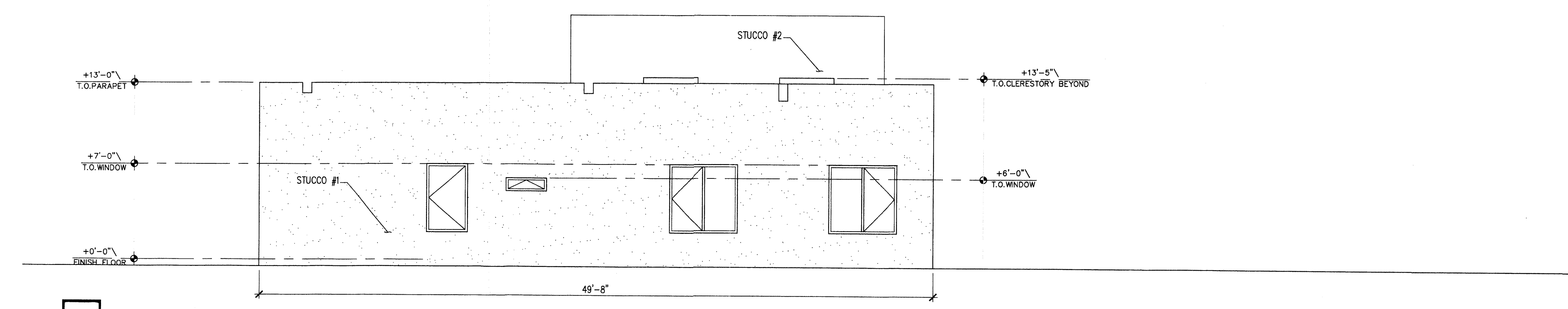
1. STUCCO COLOR #1 TO BE DRYVIT 'STONE GREY' 454A
2. STUCCO COLOR #2 TO BE DRYVIT 'AMARILLO WHITE' 113
3. WINDOWS TO BE PELLA ENDURAFLAD COATING- PRO151 BROWN
4. GARAGE DOOR TO MATCH WINDOWS

ziptiedesign Studio
220 HERMOSA N.E.
ALBUQUERQUE, NM 87108
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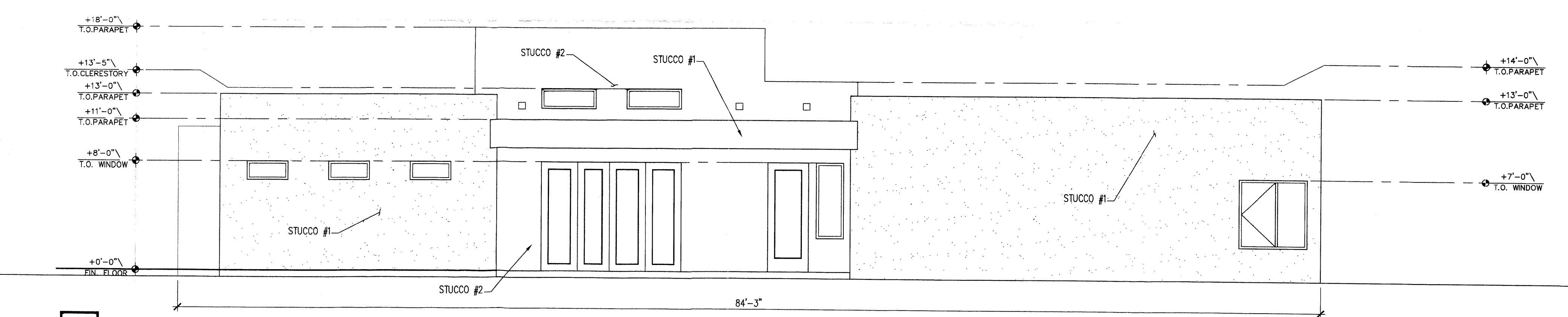
D1 WEST ELEVATION

3/16"=1'-0"



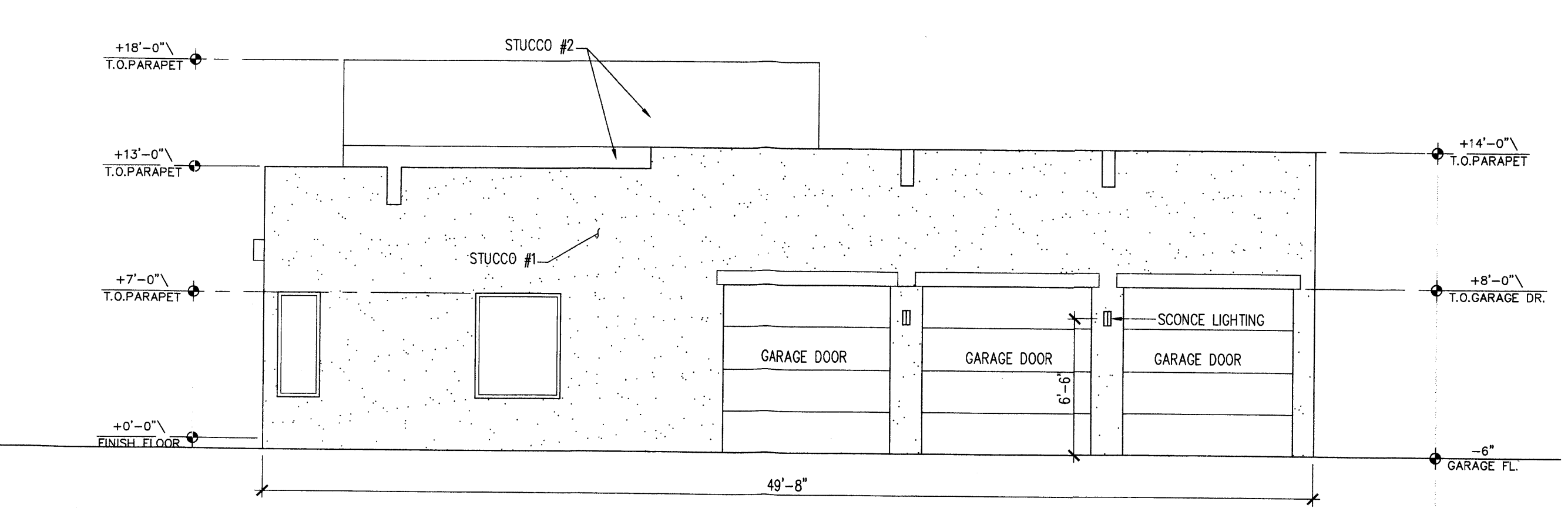
C1 SOUTH ELEVATION

3/16"=1'-0"



B1 EAST ELEVATION

3/16"=1'-0"



A1 NORTH ELEVATION

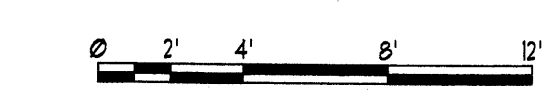
3/16"=1'-0"

CASA DE CANDELARIA
3604 CONRADO LANE NW
Albuquerque, NM

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DRB3
0312



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