

**4 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**

DESIGN CRITERIA

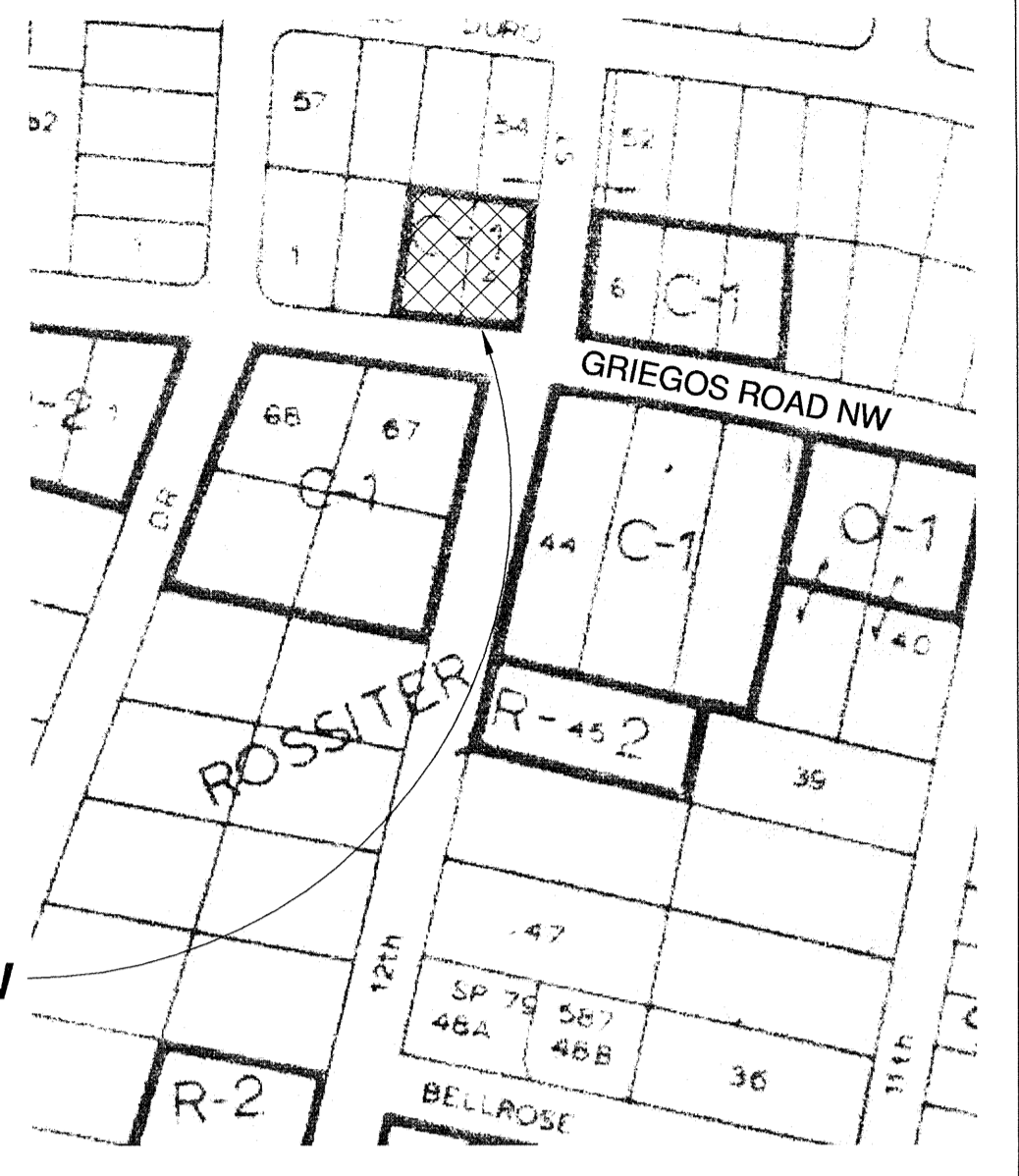
CODES: 2009 IRC, 2009 UMC, 2009 UPC, 2014 NEC
PROJECT LOCATION: NORTHWEST CORNER OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W.
 1203 GRIEGOS ROAD N.W., ALBUQUERQUE, NM
ZONE ATLAS MAP: F-14
LEGAL DESCRIPTION: LOTS 3A, BLOCK 2, SANDIA PLAZA
TOTAL ACREAGE: .3519 ACRES
EXISTING ZONING: C-1
PROPOSED USES: RESIDENTIAL DWELLINGS
PROPOSED ZONING: SU-1 FOR RT
CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED
SEISMIC ZONE: D
MAXIMUM TOTAL DWELLING UNITS: 4 UNITS - 11 DU'S PER ACRE
MAXIMUM BUILDING HEIGHT: 26'
REQUIRED PARKING:
 TOWNHOUSE UNITS - 4 UNITS X 2 PARKING SPACES = 8 PARKING SPACES
PROPOSED PARKING:
 OFF STREET PARKING = 12 PARKING SPACES INCLUDING GARAGES COMPLIES
USABLE OPEN SPACE:
 REQUIRED OPEN SPACE:
 4 UNITS X 550 = 2200 SF
 UOS PROVIDED = 7,721 SF COMPLIES
SEE SHEET 4 FOR UOS PLAN

LANDSCAPE CALCULATION:
 SEE SHEET 4

TWO BEDROOM UNITS:
 FLOOR AREA (EA. UNIT): 548
 LOWER LEVEL HEATED 745
 UPPER LEVEL HEATED 1293 SF
 GARAGE 264 SF
 TOTAL AREA 1557 SF

THREE BEDROOM UNITS:
 FLOOR AREA (EA. UNIT): 786
 LOWER LEVEL HEATED 687
 UPPER LEVEL HEATED 1473 SF
 GARAGE 424 SF
 TOTAL AREA 1897 SF

TOTAL BUILDING AREA:
 BUILDING:
 (2) TWO BEDROOM UNITS
 2 X 1293 = 2586 SF HEATED
 2 X 264 = 528 SF GARAGE
 (2) THREE BEDROOM UNITS
 2 X 1473 = 2946 SF HEATED
 2 X 424 = 848 SF GARAGE
TOTAL PROJECT HEATED = 5532 SF
TOTAL PROJECT GARAGE = 1376 SF



VICINITY MAP - ZA MAP F-14
1" = 500'

PROJECT NUMBER: #1010182
APPLICATION NUMBERS:
SDP FOR BP: #15DRB-70024

Is an Infrastructure List required? () Yes (x) 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	02-18-15 Date
<i>[Signature]</i> Utilities Development	02-18-15 Date
<i>[Signature]</i> Parks & Recreation Department	2-18-15 Date
<i>[Signature]</i> City Engineer	2-18-15 Date
<i>[Signature]</i> * Environmental Health Department (conditional)	2-18-15 Date
<i>[Signature]</i> Solid Waste Management	2-18-15 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2-18-15 Date

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR A ZONE CHANGE TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF 12TH STREET AND GRIEGOS ROAD N.W. - 1203 GRIEGOS ROAD N.W.

THE SUBJECT PROPERTY CONSISTS OF ONE REPLANTED UNIMPROVED PARCEL, ZONED C-1. WE RESPECTFULLY SEEK A CHANGE OF ZONE TO SU-1 FOR RT.

THE LOT IS UNDER CONTRACT TO MR. JASON BUCHANAN.

RESIDENTIAL ZONED SINGLE FAMILY RESIDENCES FRAME THE PROPOSED DEVELOPMENT ON THE WEST AND THE NORTH. COMMERCIAL ZONED IMPROVED USES ARE LOCATED TO THE SOUTH AND THE EAST ACROSS THE ABUTTING STREETS.

THE FOUR UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE LOT PARCEL. THE TWO STORY TOWNHOUSE CONFIGURATION CONSISTS OF (2) THREE BEDROOM UNITS AND (2) TWO BEDROOM UNITS. THIS CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .35) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE TWO LANE COLLECTOR STREET (GRIEGOS ROAD N.W.).

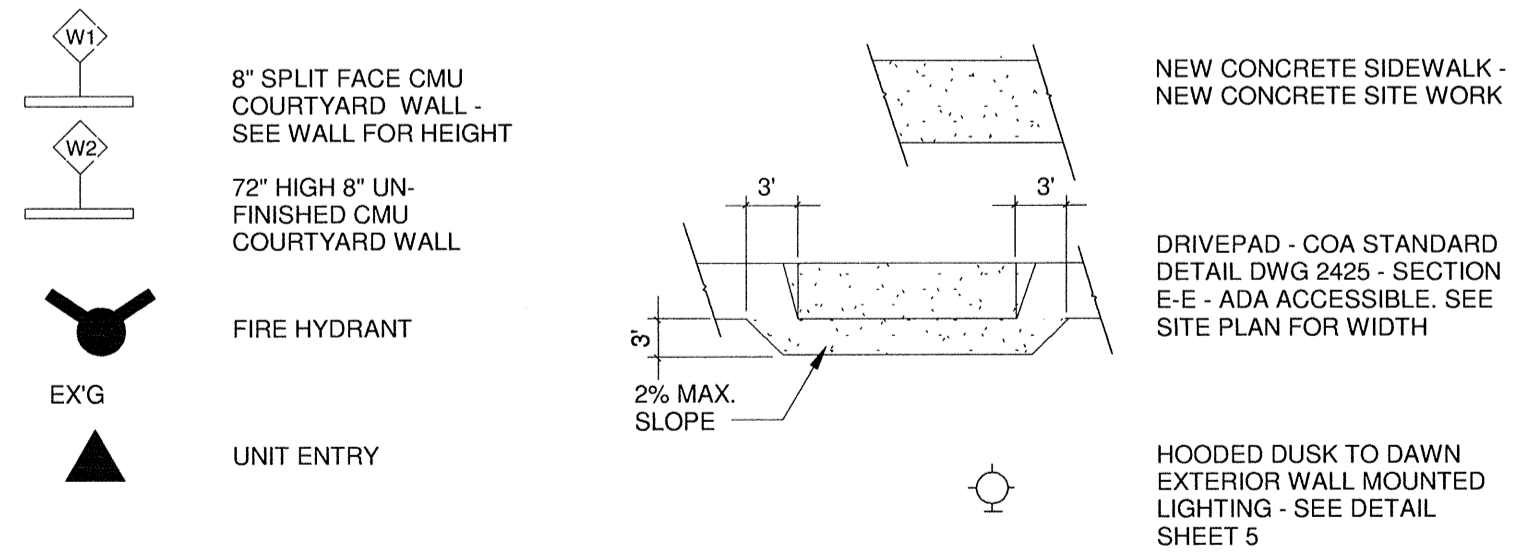
THE PROPOSED TOWNHOUSE UNIT GARAGE ENTRY DRIVEWAYS ARE SITUATED OFF OF A "T" SHAPED PRIVATE PARKING AREA. THE PROJECT'S FRONT SETBACK IS LOCATED OFF OF 12TH STREET, WHICH IS A LOCAL STREET NORTH OF GRIEGOS ROAD. VEHICULAR ACCESS IS PROVIDED VIA AN EXISTING CONCRETE DRIVEWAY. THE DRIVEWAY SHALL BE RETROFITTED TO ACCOMMODATE HANDICAP ACCESS ACROSS ITS WIDTH. FOUR FOOT WIDE INTERNAL PEDESTRIAN WALKWAYS CONNECT THE UNITS FROM NORTH TO SOUTH. THE CITY OF ALBUQUERQUE BUS TRANSIT ROUTE ON 4TH STREET NW IS LOCATED ONE-HALF MILE FROM THE SITE; WELL WITHIN REACH VIA BICYCLE.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR PARKING FRONTAGES ARE SINGLE STORY; THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PEDESTRIAN VIEW.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY MEANDERING YARD WALLS, TREES AND SHRUBS. INTERIOR LOT UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. THREES SHALL REACH A 25 TO 35' SPREAD AT MATURITY. TREES AT OVERHEAD POWER LINES SHALL NOT EXCEED 25' IN HEIGHT AT MATURITY.

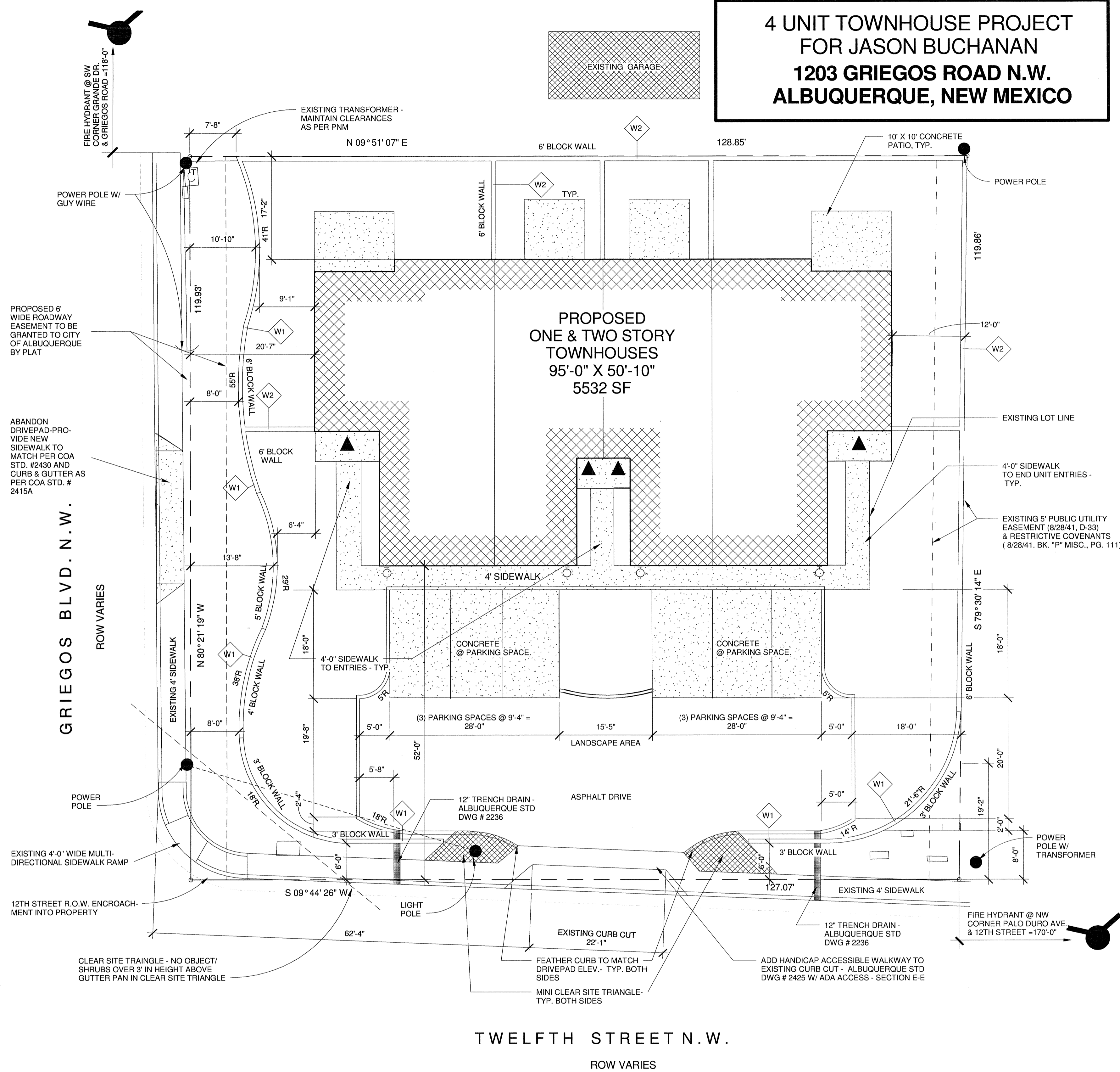
THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED ON SHEET 5. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR BUILDING MASSING REFERENCE.

SITE PLAN LEGEND



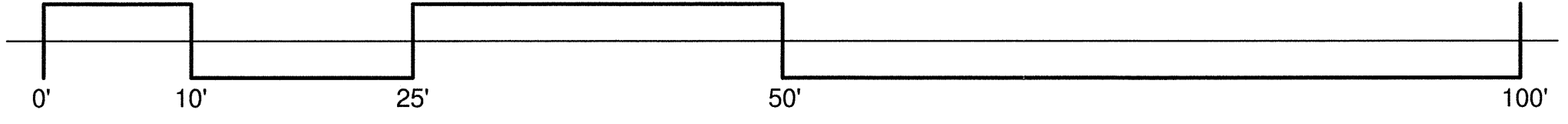
SHEET LIST

Sheet Number	Sheet Name
1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2	SITE DRAINAGE & GRADING PLAN
3	SITE UTILITY PLAN
4	SITE LANDSCAPE PLAN
5	ELEVATIONS & DETAILS



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Scale: 1" = 10'-0"



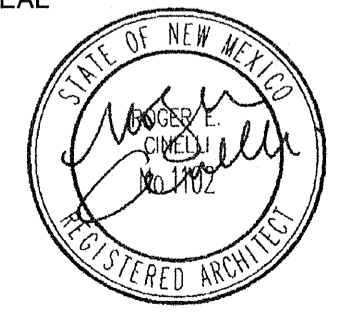
APD PLANS CHECKING OFFICE
 624-3611
 APPROVED/SUBMITTED
[Signature] 2/12/15
 SIGNATURE & DATE

Cinelli / Roger Cinelli & Assoc.
 ARCHITECTS 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE:
 4 UNIT TOWNHOUSE DEV.
 FOR JASON BUCHANAN
 1203 GRIEGOS ROAD N.W.
 ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
 SITE DEVELOPMENT PLAN FOR
 BUILDING PERMIT

DATE	PROJECT NO.
FEB. 12, 2015	BUCH 6E
DRAWING NO.	
1	



2/12/15

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR *811*, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

Location
Lots 3 and 4, Block 2, Sandia Plaza, contains +/- 0.3519 acres and is located at 203 Griegos Rd. N.W. See attached portion of the Vicinity Map for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution to replace existing improvements with this new building.

Existing Drainage Conditions
This site is undeveloped. This site is fairly flat, and it drains to Griegos Road and 12th Street N.W. No offsite runoff enters the site. Based on the FIRM Map 35001C0119G (revised September 26, 2008) the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk cutovers. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (638.74 cf). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (282.32 cf). Total retention volume provided (2,631.83 cf) far exceeds the ponding requirement in the Valley (638.74 cf) and First Flush (282.32 cf).

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

*** ZONE 2**

*** 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)**

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

*** ON-SITE COMPUTE NM HYD**
ID=1 HYD NO=100.0 AREA=0.000550 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

*** 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)**

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

*** ON-SITE COMPUTE NM HYD**
ID=1 HYD NO=110.0 AREA=0.000550 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

*** 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)**

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

*** ON-SITE COMPUTE NM HYD**
ID=1 HYD NO=100.1 AREA=0.000550 SQ MI
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

*** 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)**

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

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ID=1 HYD NO=110.1 AREA=0.000550 SQ MI
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

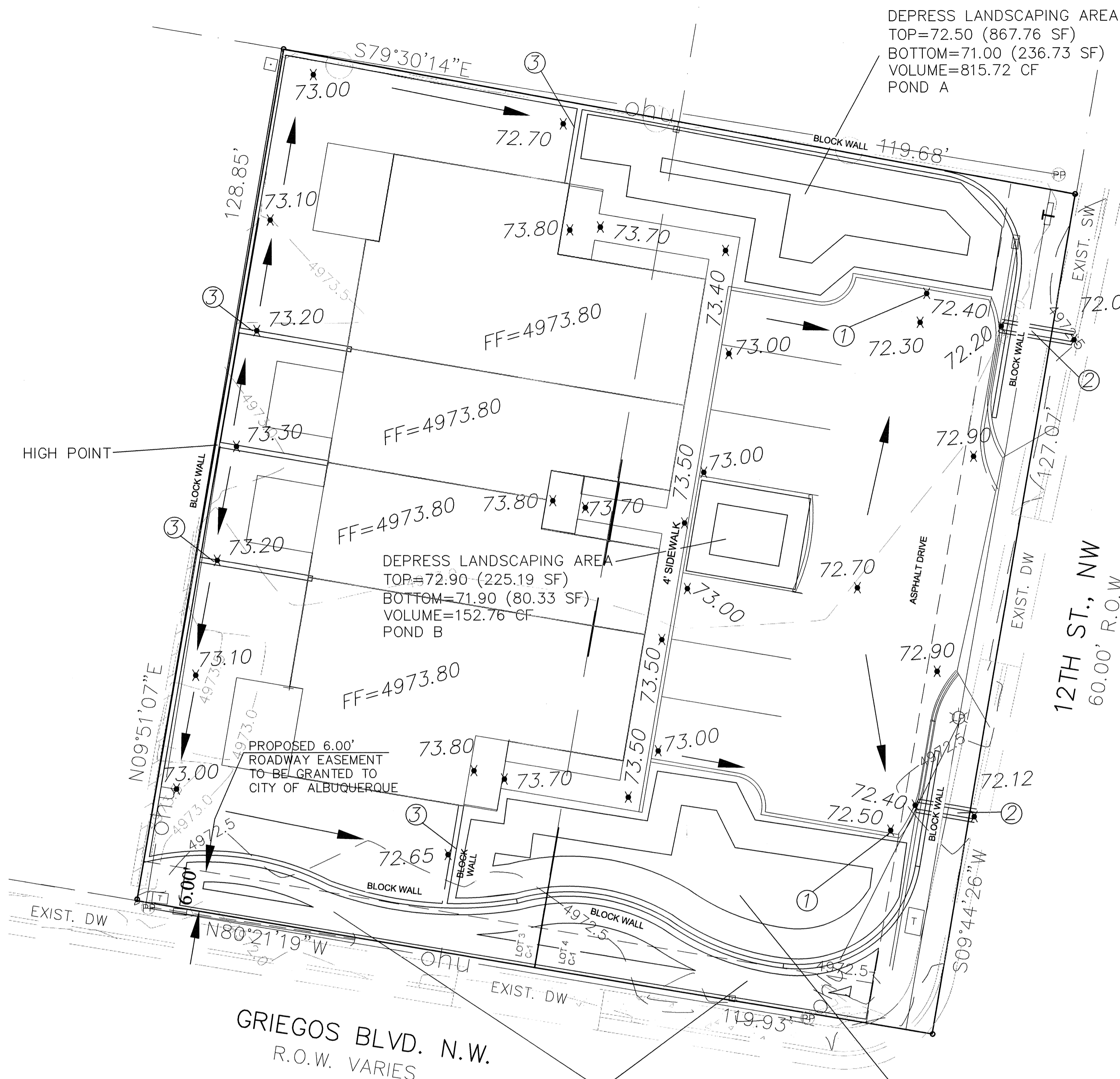
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - INPUT FILE = 12th.txt - VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 12/22/2014 USER NO. = AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START RAINFALL	TYPE=1									
COMPUTE NM HYD	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301	TIME= .00 RAIN6= 2.350 PER IMP= .00
START RAINFALL	TYPE=1									
COMPUTE NM HYD	110.00	-	1	.00055	.33	.008	.27828	1.533	.945	TIME= .00 RAIN6= 1.570 PER IMP= .00
START RAINFALL	TYPE=1									
COMPUTE NM HYD	100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216	TIME= .00 RAIN6= 2.350 PER IMP= 72.22
START RAINFALL	TYPE=1									
COMPUTE NM HYD	110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650	TIME= .00 RAIN6= 1.570 PER IMP= 72.22

POND CALCULATION

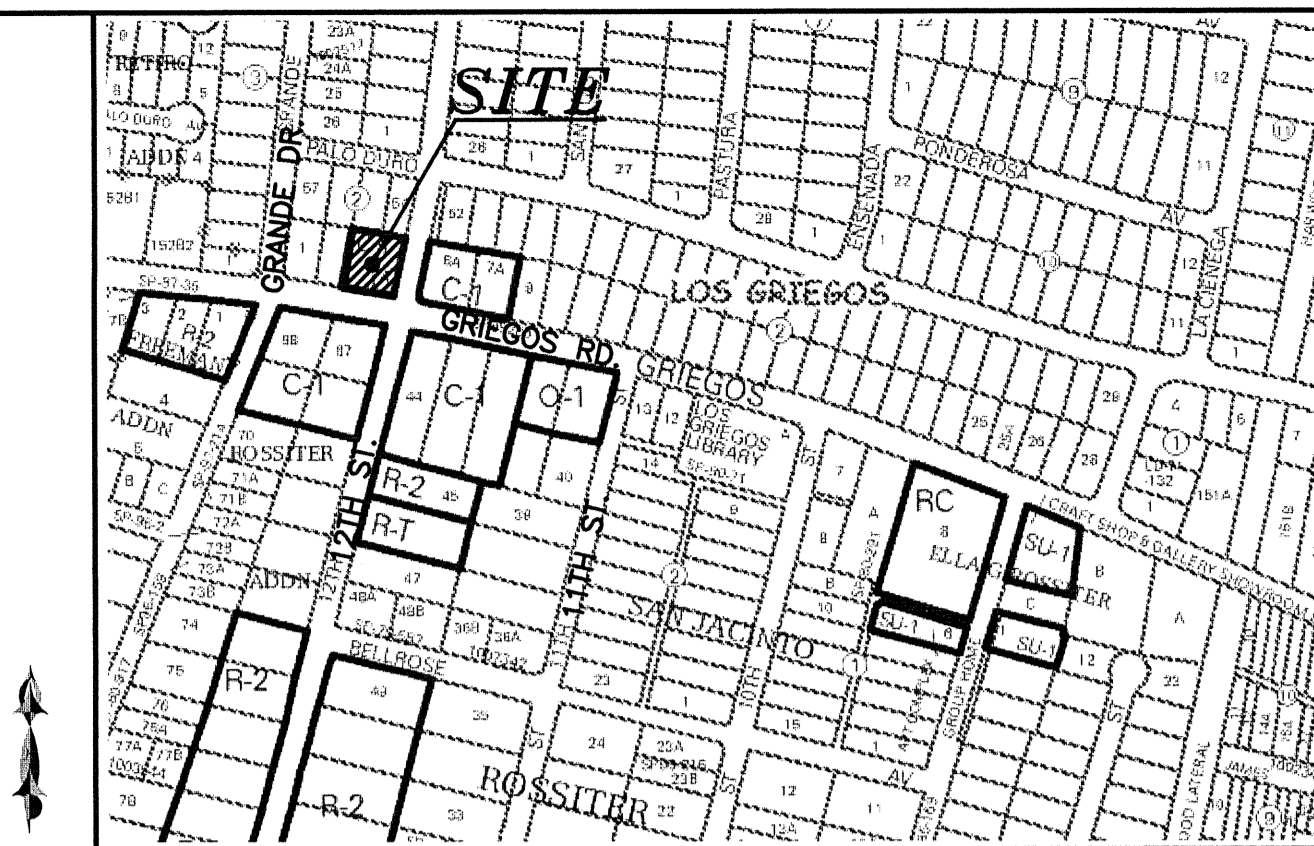
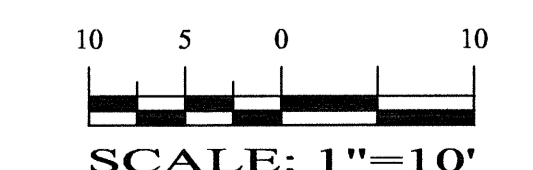
TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,631.83 CF
 TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS = 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF
 TOTAL PONDING VOLUME REQUIRED (VALLEY) = 0.5 INCHES x AREA = (0.5/12 x 15,329.81) = 638.74 CF
 TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 9,964.38) = 282.32 CF



NOTES:

1. PROVIDE 12" CURB OPENING
2. 12" SIDEWALK CULVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
3. 6" WALL OPENING (OR TURN TWO BLOCKS)

GRAPHIC SCALE



VICINITY MAP: F-14-Z

LEGAL DESCRIPTION:
LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA CONTAINING 15,329.81 S.F. (0.3519 ACRE)
ZONING: C-1 USES

ADDRESS:
1203 GRIEGOS ROAD N.W.

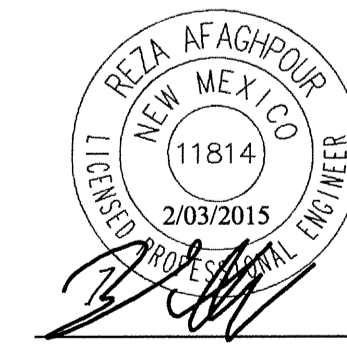
- GENERAL NOTES:**
1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
 2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION DOUGLAS, HAVING AN ELEVATION OF 4975.078 FEET ABOVE SEA LEVEL.
 3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SLOPES ARE AT 3:1 MAXIMUM.

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LEGEND

— 5100 —	EXISTING CONTOUR (MAJOR)
— 5102 —	EXISTING CONTOUR (MINOR)
—	BOUNDARY LINE
x 85.46	PROPOSED SPOT ELEVATION
x 5265.16	EXISTING GRADE
x 5284.43	EXISTING FLOWLINE ELEVATION
—	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TRW=91.50	TOP OF RETAINING WALL
TF=88.00	TOP OF FOOTING
HP	HIGH POINT



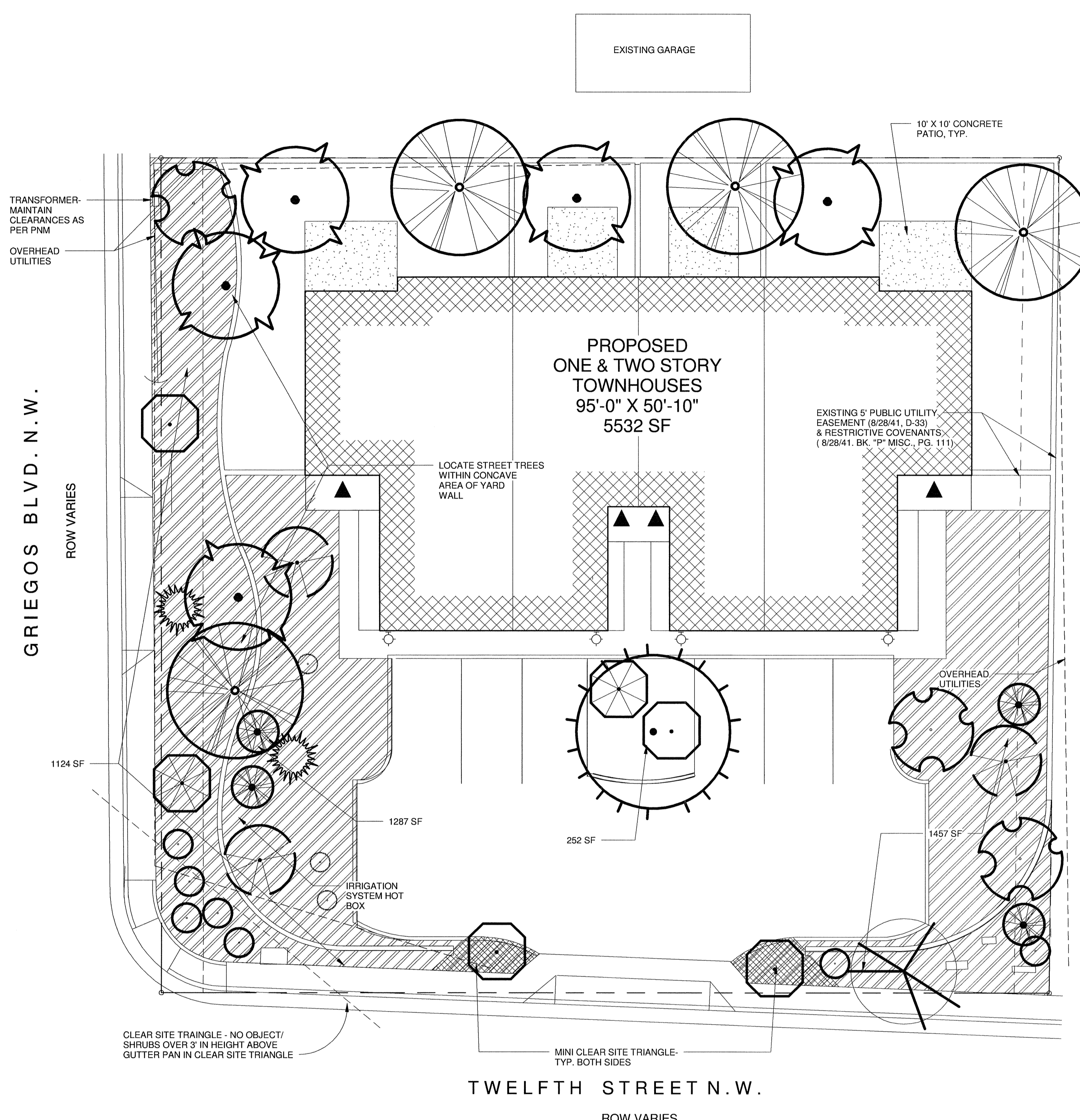
REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

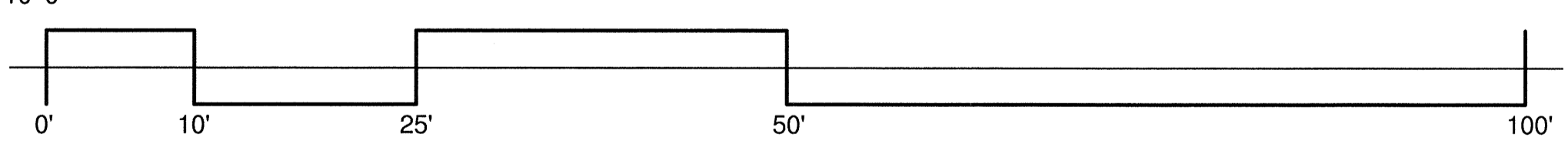
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

4 UNIT TOWNHOUSE DEVELOPMENT GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	3

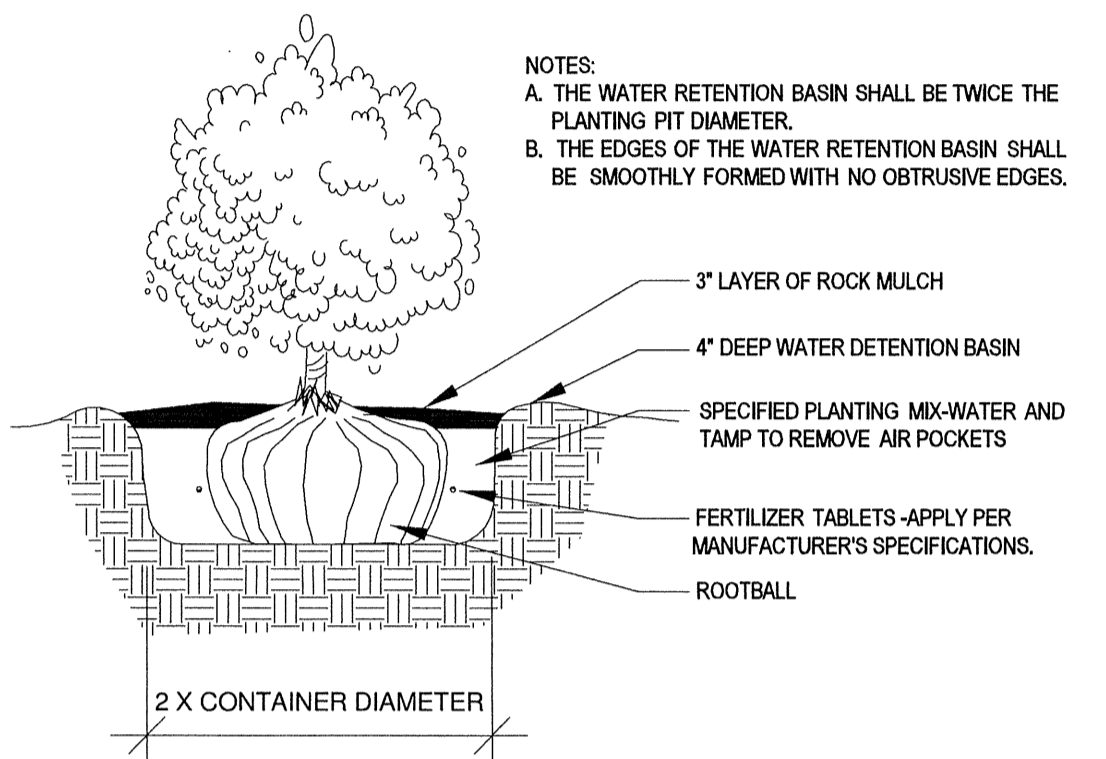


1 SITE LANDSCAPE PLAN
Scale: 1" = 10'-0"

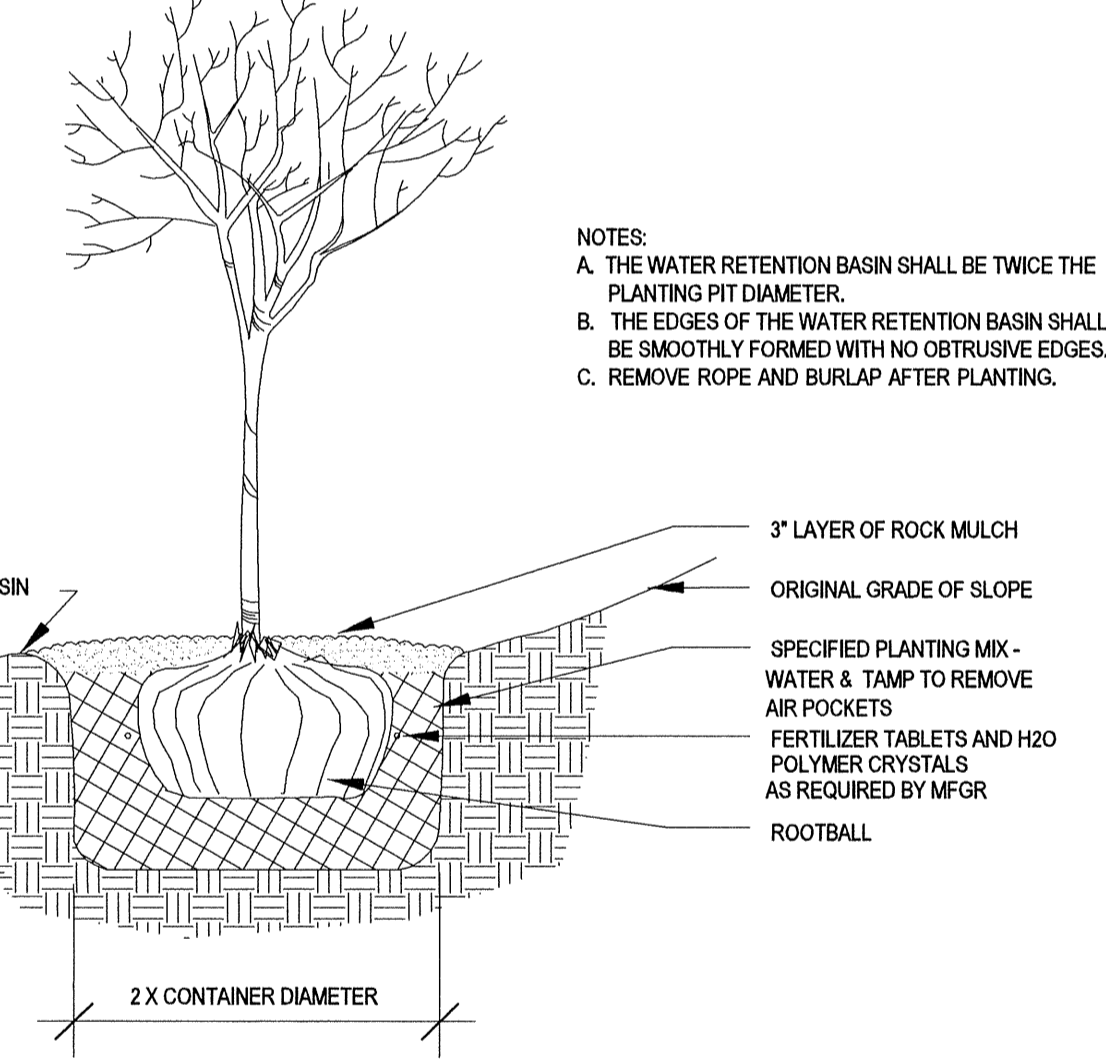


PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	COUNT	AREA
TREES					
	PURPLE LEAF PLUM (M)	Prunus Cerasifera, 2" cal,	20' tall x 20' spread	4	
	FRAGRANT ASH (M)	Fraxinus Cuspilata, 2" cal	20' tall x 15' spread	5	
	CLEVELAND FLOWERING PEAR (M)	Pyrus Calleryana 'Cleveland', 2" cal	30' tall x 25' spread	1	
	NEW MEXICO OLIVE (M)	Forestiera Neomexicana, 2" cal	15' tall x 15' spread	1	
	TOTAL TREES			11 > 4	COMPLIES
SHRUBS					
	GREY LEAF COTONEASTER (M)	Cotoneaster Buxifolius, 1 Gal.	3' tall X 5' spread	2	50
	INDIAN HAWTHORN (M)	Raphiolepis Indica, 1 Gal.	3' tall x 4' spread	7	112
	SILVER QUEEN EUONYMUS (L)	Euonymus japonicus 1 Gal.	12' tall x 6' spread	4	144
	SILVERBERRY (M)	Elaeagnus Pungens 1 Gal.	10' tall x 10' spread	3	300
	LYNWOOD GOLD FORSYTHIA (M)	Forsythia X Intermedia 'Lynbrook Gold' 1 Gal.	12' tall x 12' spread	3	432
	BLUE RUG JUNIPER (L)	Juniperous Horizontalis 'Witoni' 1 Gal.	1' tall x 8' spread	4	256
	SEA GREEN JUNIPER (L)	Juniperous Chinensis 'Sea Green Juniper' 1 Gal.	4'-6" tall x 6'-8" spread	2	88
	SHRUB GROUND COVER TOTAL AREAS				1382 SF



2 SHRUB PLANTING DETAIL
Scale: 1 1/2" = 1'-0"



3 TREE PLANTING WELL
Scale: 1 1/2" = 1'-0"

LANDSCAPING CALCULATIONS & NOTES

LANDSCAPE CALCULATION:
 LOT: .3519A X 43560 = 15,329 SF (BUILDINGS 4,097 SF)
 NET LOT AREA 11,232 SF
 REQUIRED LANDSCAPING: 11,232 X 15% = 1685 SF
 LANDSCAPING (HATCHED, EXCLUSIVE OF REAR YARDS PROVIDED): 4120 SF **COMPLIES**
 REQUIRED 75% VEGETATIVE GROUND COVER = .75 X 1685 SF = 1264 SF
 VEGETATIVE GROUND COVER PROVIDED: 1382 SF **COMPLIES**

PLANT WATERING SHALL BE PROVIDED BY A DRIP IRRIGATION SYSTEM. CONTROLLERS SHALL BE PROVIDED IN THE NUMBER AND SPACING REQUIRED BY ZONE SPECIFICATION AND LOCATION. CONTROLLERS SHALL BE INSTALLED ON OWNERS HOUSE ELECTRICAL PANEL/S.

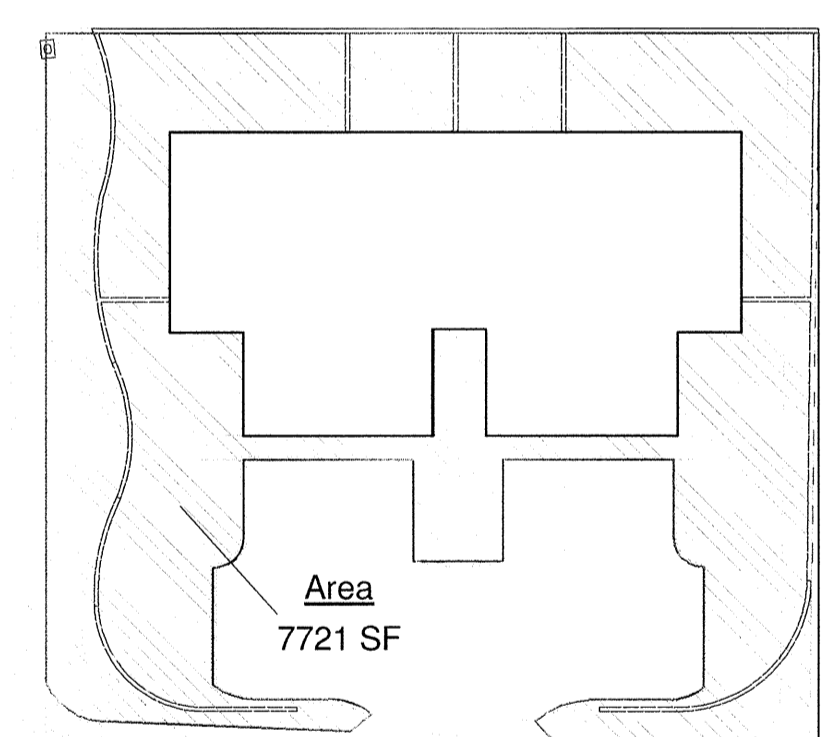
ALL LANDSCAPING, INCLUDING LANDSCAPING IN THE RIGHT OF WAY, SHALL BE MAINTAINED AND REPLACED, IF NECESSARY, BY THE OWNER.
 LANDSCAPING AND SIGNING SHALL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS, THEREFORE SIGNS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA.

THE PROJECT SHALL COMPLY WITH THE "WATER CONSERVATION AND WATER WASTE ORDINANCE" - ARTICLE 6-1-1-1.
 THE PROJECT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCE - 14-16-3-10, GENERAL LANDSCAPE REGULATIONS

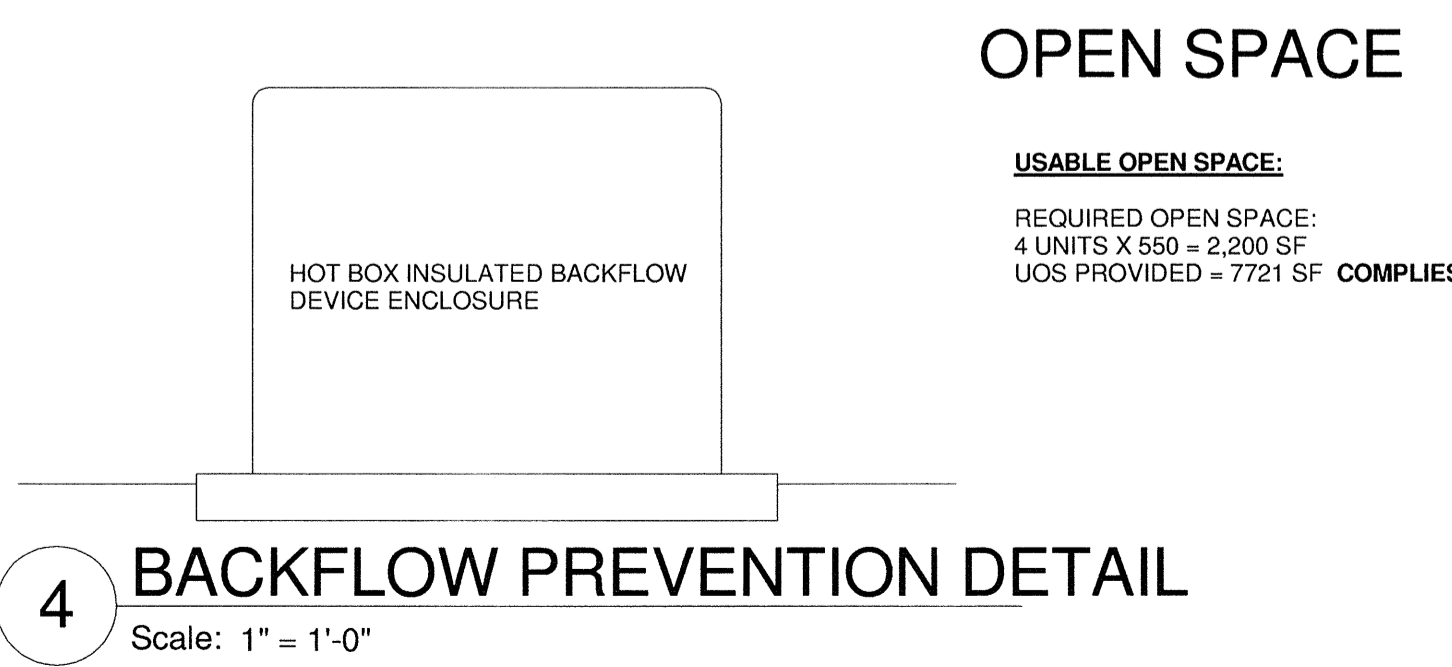
HATCH LEGEND

- 4" CONCRETE SIDEWALK, DRIVEWAY AND COMMONS AREA SLABS
- 4" DEPTH OF 3/4" SANTA ANA TAN DECORATIVE GRAVEL ON 6 MIL VISQUEEN

NOTE: GRAVEL AREAS @ UNIT ENTRY ALCOVES ARE NOT INCLUDED IN PROPOSED LANDSCAPE AREAS



6 USABLE OPEN SPACE - 1203 GRIEGOS RD. NW
Scale: 1/32" = 1'-0"



4 BACKFLOW PREVENTION DETAIL
Scale: 1" = 1'-0"

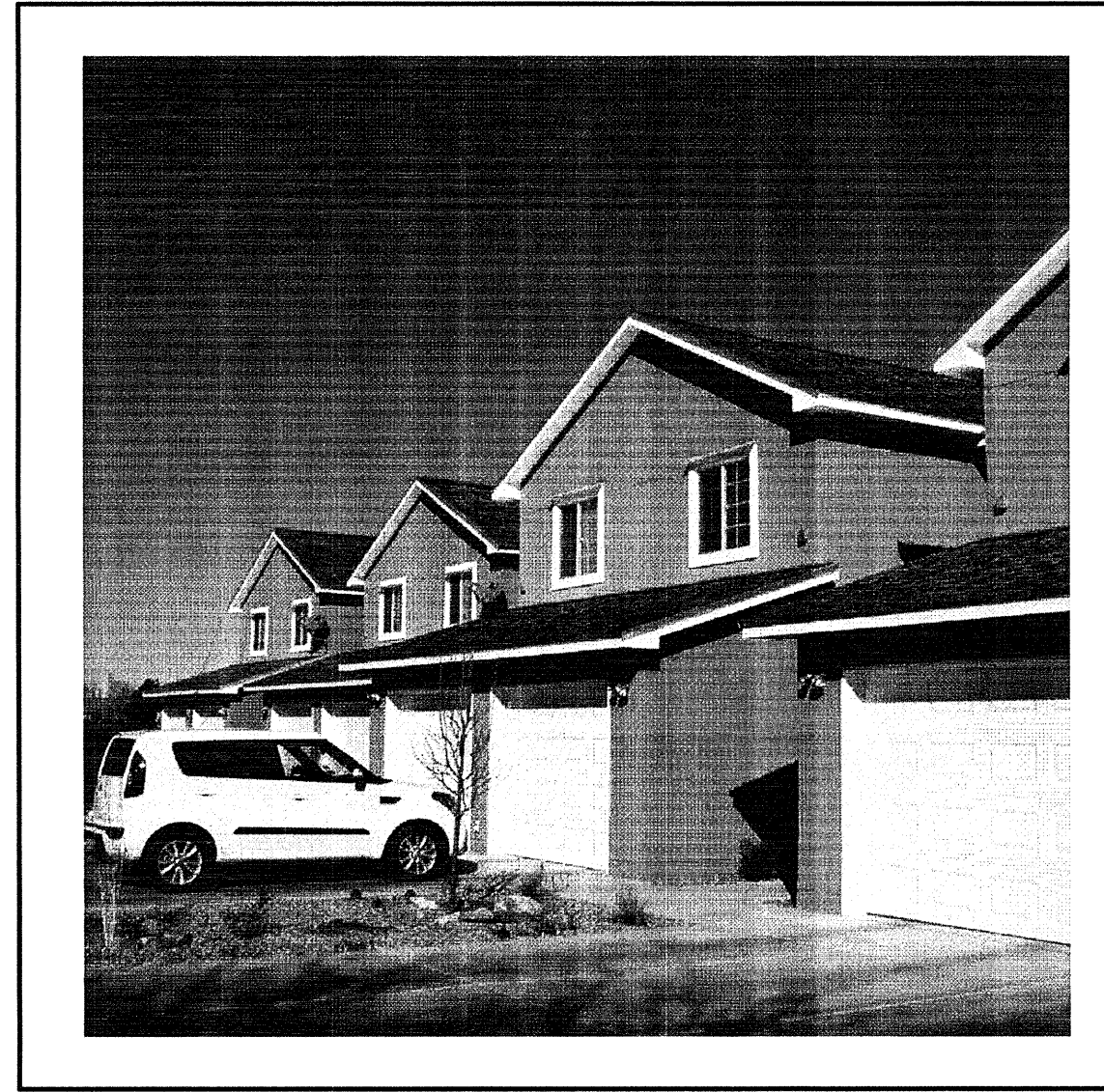
Cinelli / Roger Cinelli & Assoc.
 ARCHITECTS 2418 Manuel Torres Lane N.W.
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PROJECT TITLE: 4 UNIT TOWNHOUSE DEV. FOR JASON BUCHANAN
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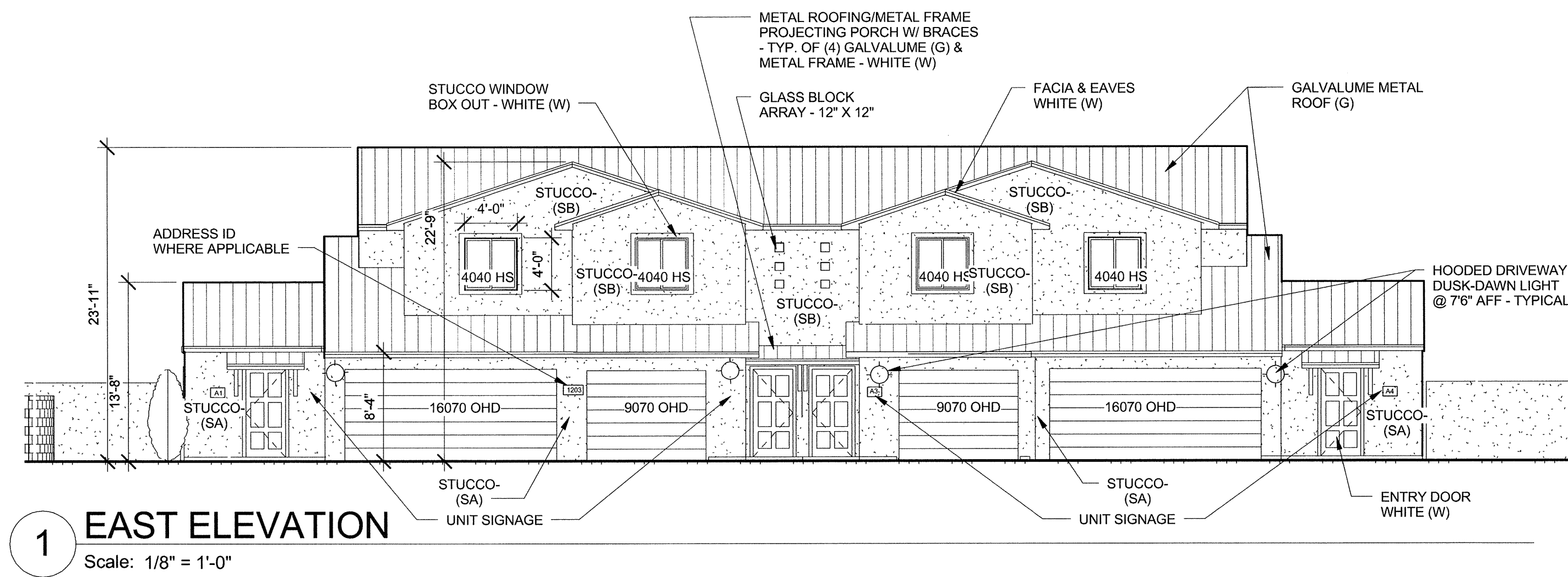
DRAWING TITLE: SITE LANDSCAPE PLAN

SEAL: [Professional Seal] DATE: FEB. 12, 2015 PROJECT NO.: BUCH 6E DRAWING NO.:

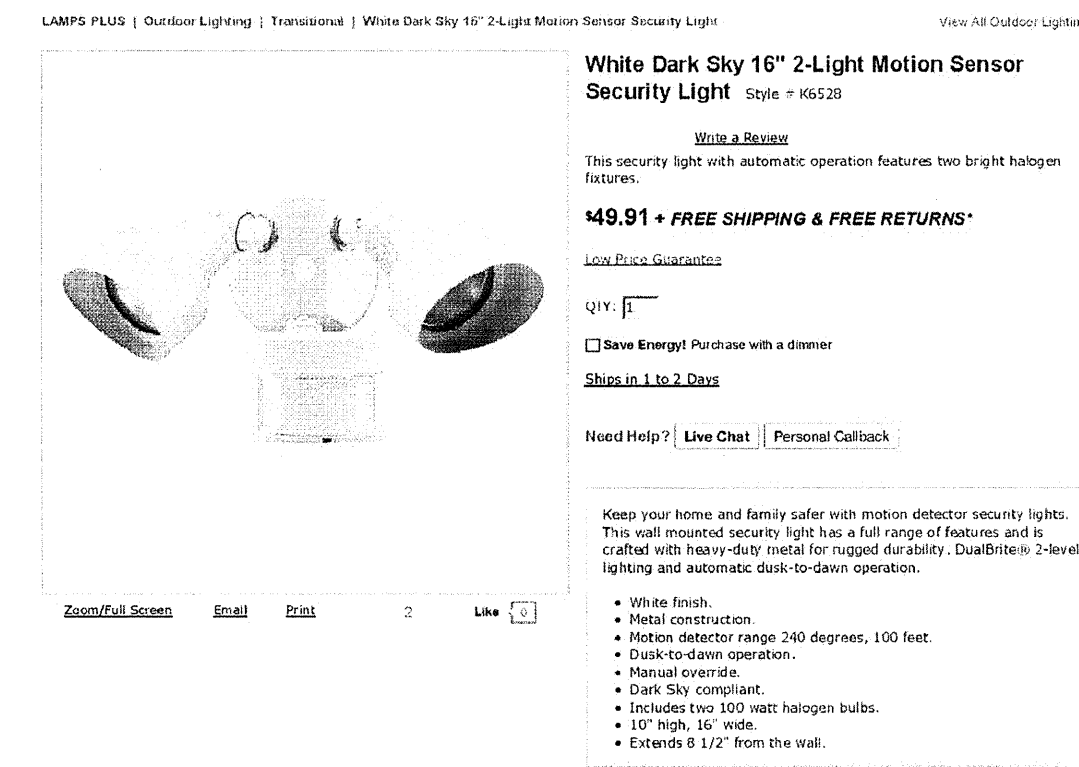
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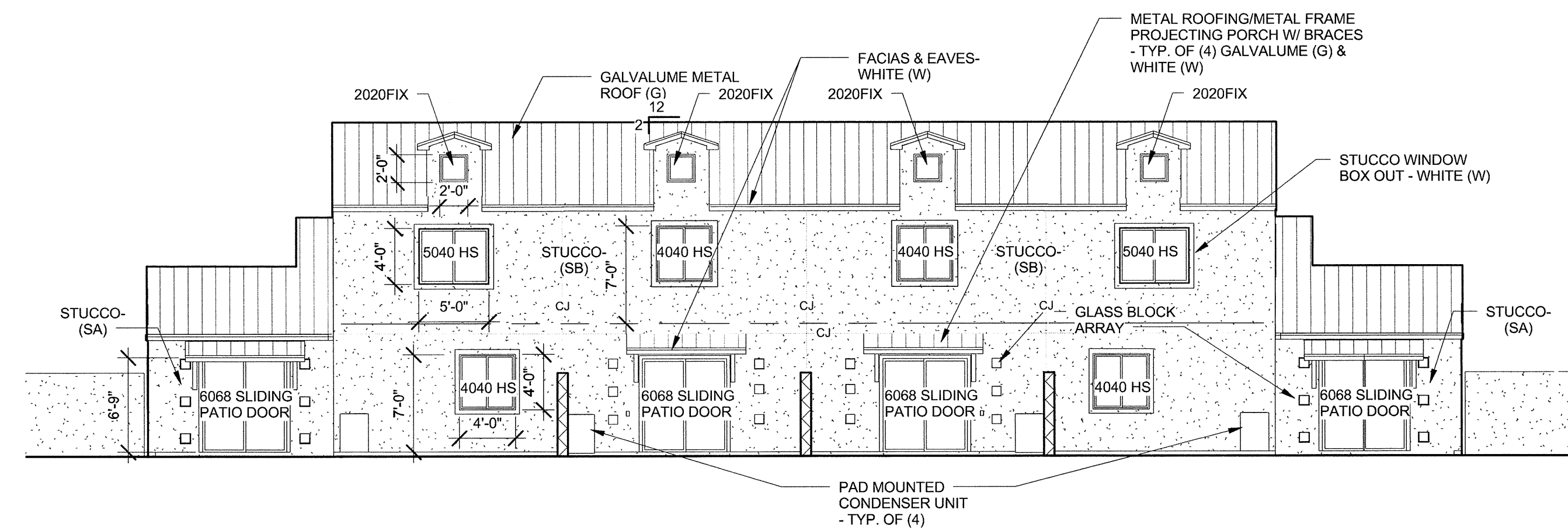
10 PERSPECTIVE - 10TH & CANDELARIA PROTOTYPE
NOT TO SCALE



1 EAST ELEVATION
Scale: 1/8" = 1'-0"



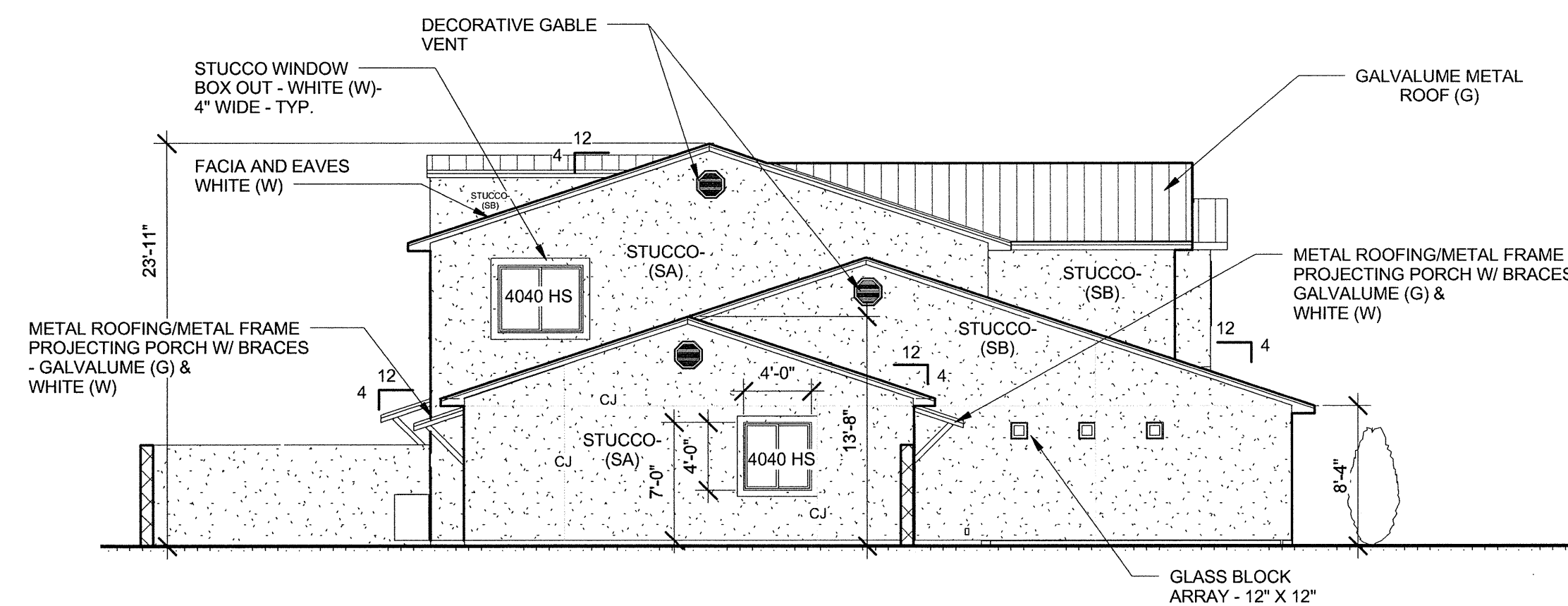
9 WALL MOUNTED DAWN TO DUSK LIGHT FIXTURE
NOT TO SCALE



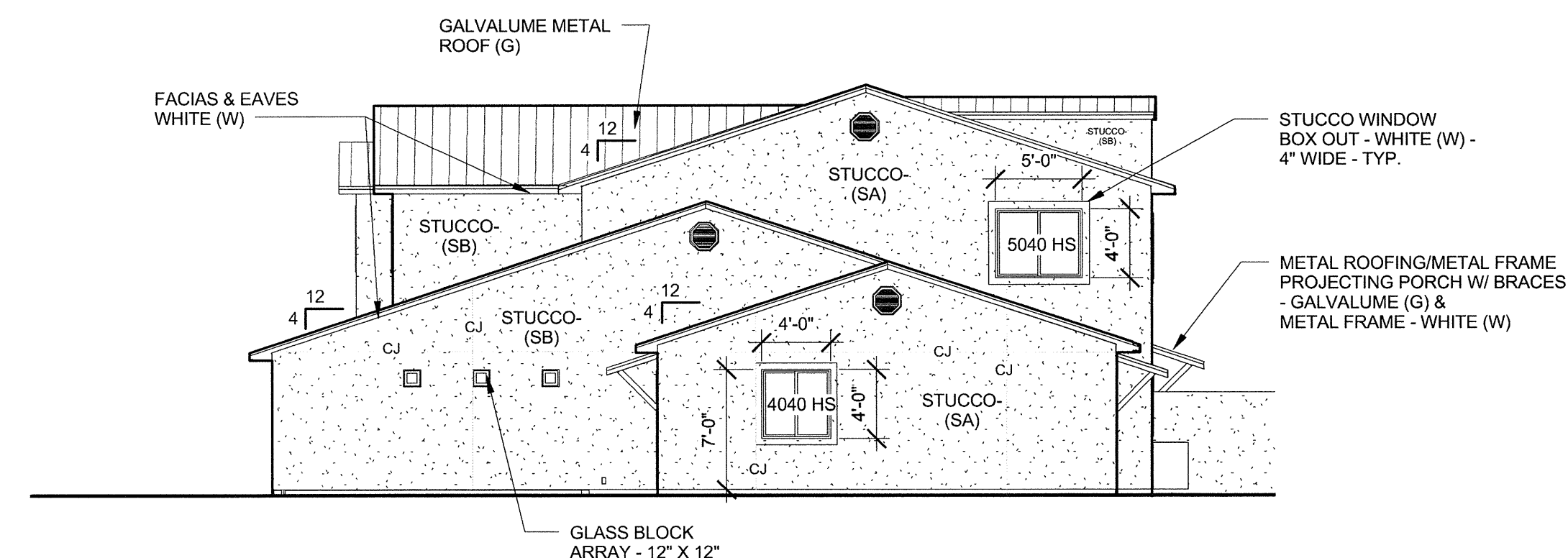
2 WEST ELEVATION
Scale: 1/8" = 1'-0"

BUILDING AND FENCE COLORS

- METAL ROOF: GALVALUME (G)
- STUCCO COLORS: STUCCO (SA) EL REY BUCKSKIN, STUCCO (SB) EL REY SANTA FE BROWN
- PORCH METAL FRAME COLOR: WHITE (W)
- VINYL WINDOW W/ DIVIDERS COLOR: WHITE (W)
- ENTRY DOOR COLOR: WHITE (W)
- STUCCO TRIM: (AT WINDOWS) WHITE (W)



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



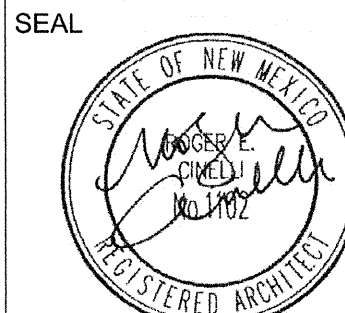
4 NORTH ELEVATION
Scale: 1/8" = 1'-0"

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS 2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: **4 UNIT TOWNHOUSE DEV. FOR JASON BUCHANAN**
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: **ELEVATIONS & DETAILS**

DATE: JAN. 1, 2015 PROJECT NO. BUCH 6D
DRAWING NO.



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