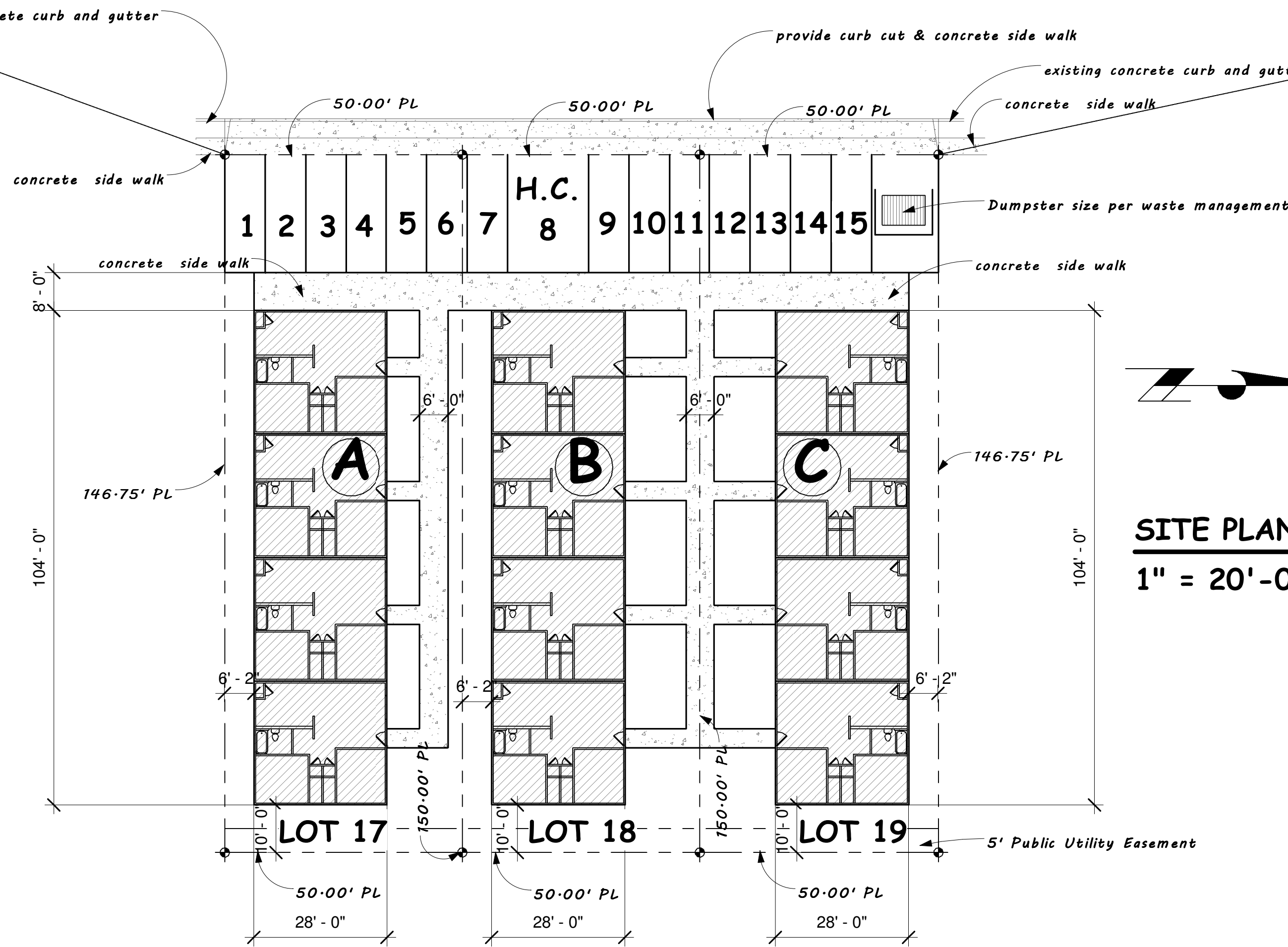


FIRE HYDRANT +/- 350' AT THE CORNER OF GARCIA & CENTRAL AVE.

**GARCIA ROAD N.E.**

FIRE HYDRANT +/- 250' AT THE CORNER OF GARCIA & BUENA VENTURA RD.

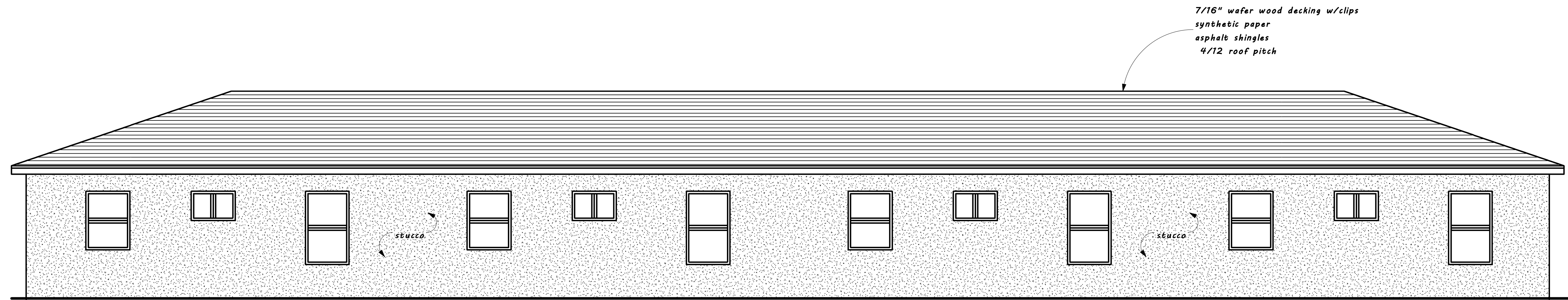


**SITE PLAN**  
1" = 20'-0"

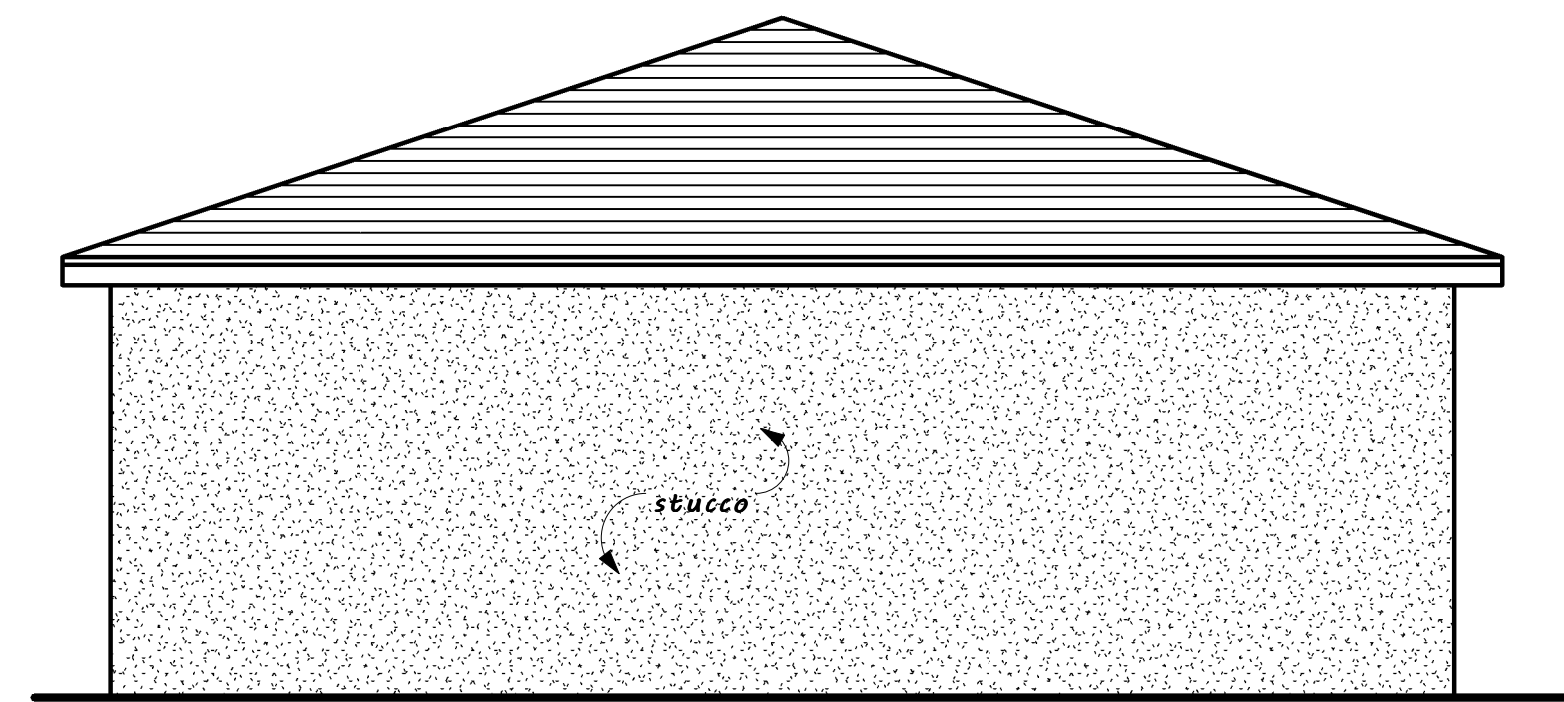
**LEGAL DESCRIPTION**

LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18), AND NINETEEN (19), IN BLOCK NUMBERED FOUR (4) OF BUENA VENTURA, A SUBDIVISION IN SCHOOL DISTRICT 13, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 11, 1941, IN PLAT BOOK C1, FOLIO B.

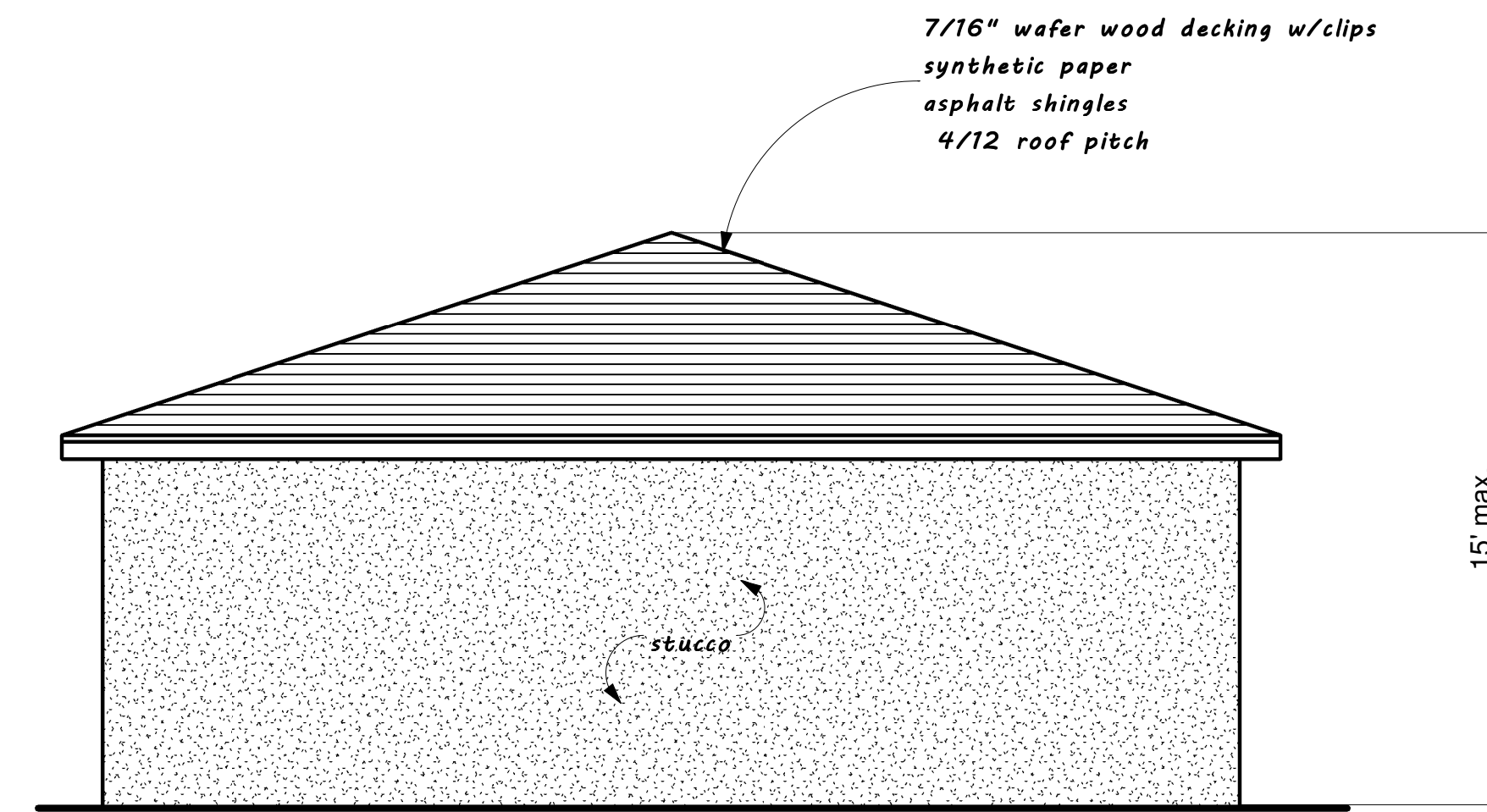
|                          |                        |                    |   |                  |
|--------------------------|------------------------|--------------------|---|------------------|
| PATIO HOMES<br>BUILT BY: | SITE PLAN              |                    | HEPKER inc.<br>CUSTOM HOME DESIGN<br>505-350-4004 | SHEET<br>1 of 11 |
|                          | DATE: January 26, 2016 | SCALE: 1" = 20'-0" |   |                  |



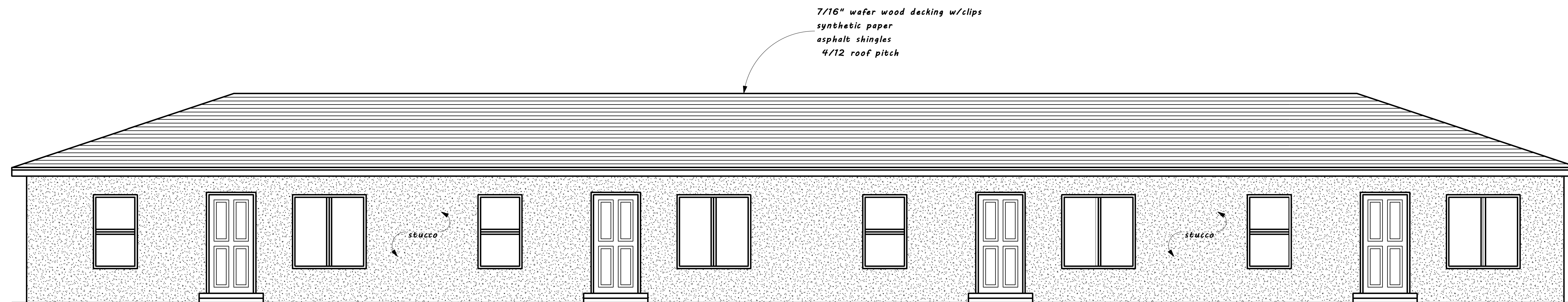
**REAR ELEVATION**



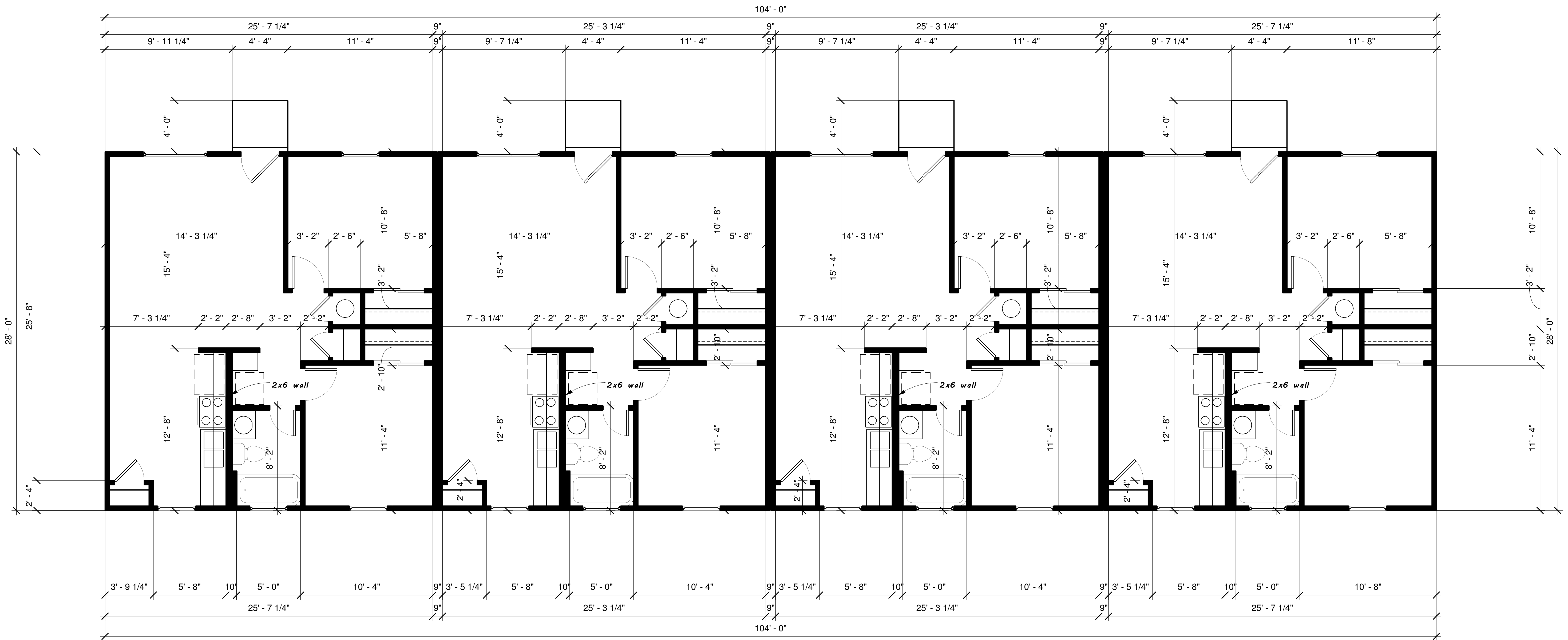
**LEFT ELEVATION**



**RIGHT ELEVATION**



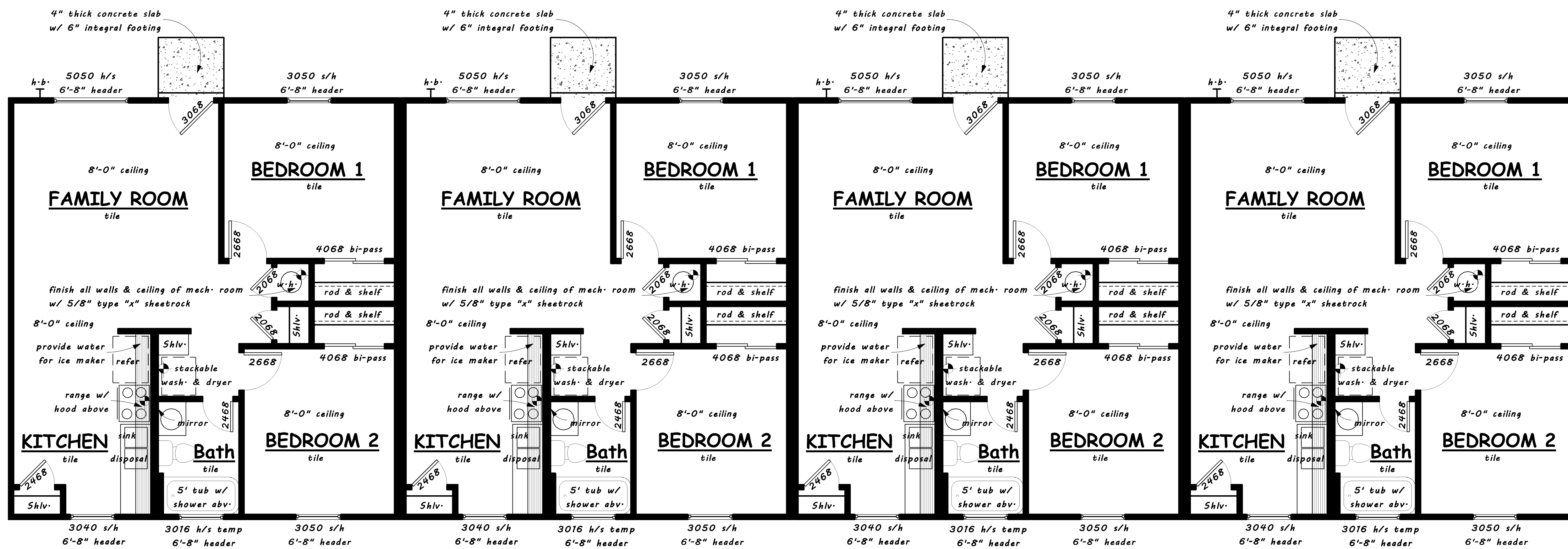
**FRONT ELEVATION**



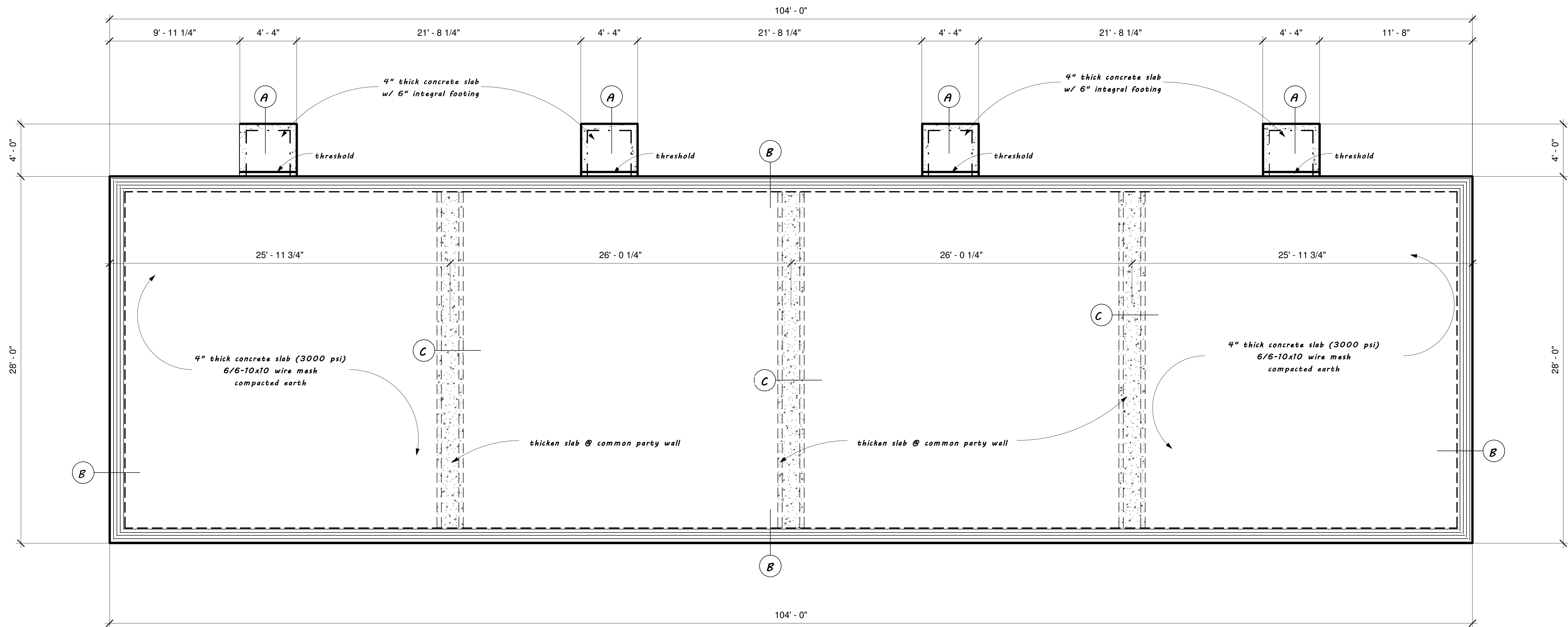
**SQUARE FOOTAGE**

4- Units at 728 sq. feet heated  
2912 Total Heated Area

**DIM. FLOOR PLAN**

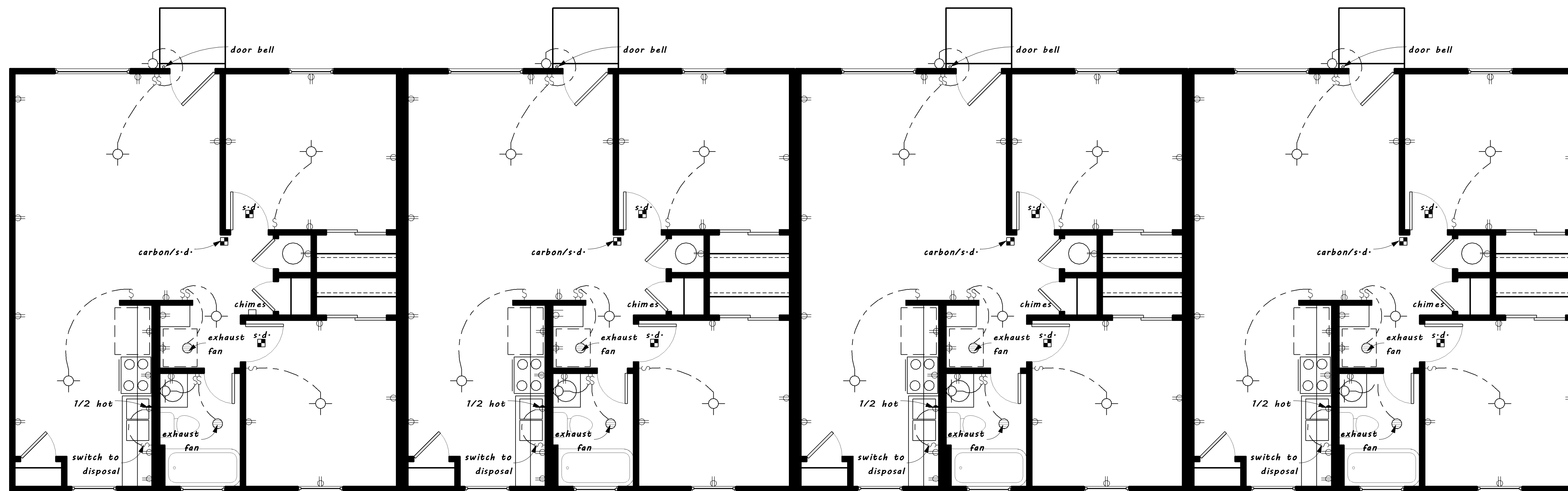


**Note:**  
 1- See Electrical Plan for location of smoke detectors U-L approved  
 2- Provide A/C units on roof (location per mech. contractor)



**NOTE:**  
 if geo-technical report is not available  
 Contractor is responsible for site prep and  
 compaction of sub-grade of min. 1500 p-s-f.

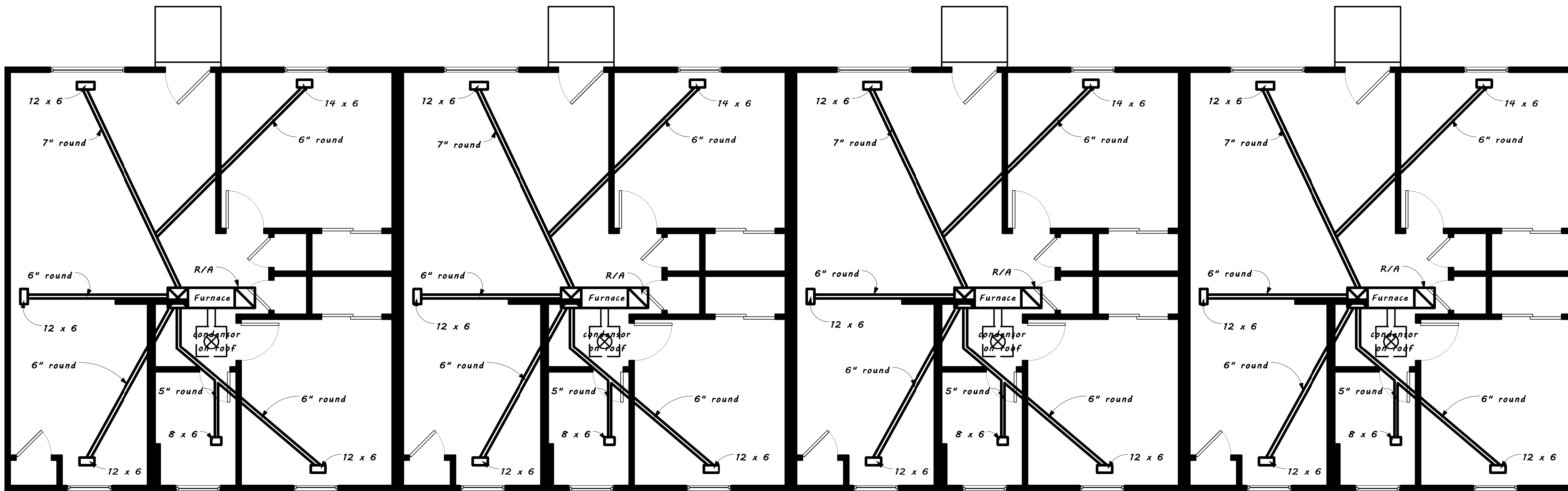
|             |                 |                        |   |                  |
|-------------|-----------------|------------------------|---|------------------|
| PATIO HOMES | FOUNDATION PLAN |                        | HEPKER inc.<br>CUSTOM HOME DESIGN<br>505-350-4004 | SHEET<br>5 of 11 |
|             | BUILT BY:       | DATE: January 26, 2016 | SCALE: 1/4" = 1'-0"                               |                  |



| Load Calculations per Dwelling Unit          |           |
|--|-----------|
| 700 S-F x 3 VA/S-F                           | 2,100 VA  |
| 2 Small Appliance Circuits @ 1,500 VA each   | 3,000 VA  |
| 1 Laundry Circuit @ 1,500 VA each            | 1,500 VA  |
| Sub Total:                                   | 6,600 VA  |
| Application of Demand Factor:                |           |
| First 3,000 VA @ 100%                        | 3,000 VA  |
| Balance (6,600 VA - 3,000 VA) 3,600 VA @ 35% | 1,260 VA  |
| Air Conditioner Load                         | 2,700 VA  |
| Total Load per Dwelling Unit                 | 6,960 VA  |
| Service 6,960 VA / 240V                      | 29 A      |
| Total Four Plex Load                         |           |
| 6,960 VA x 4 Units                           | 27,840 VA |
| Service 27,840 VA / 240 V                    | 116 A     |

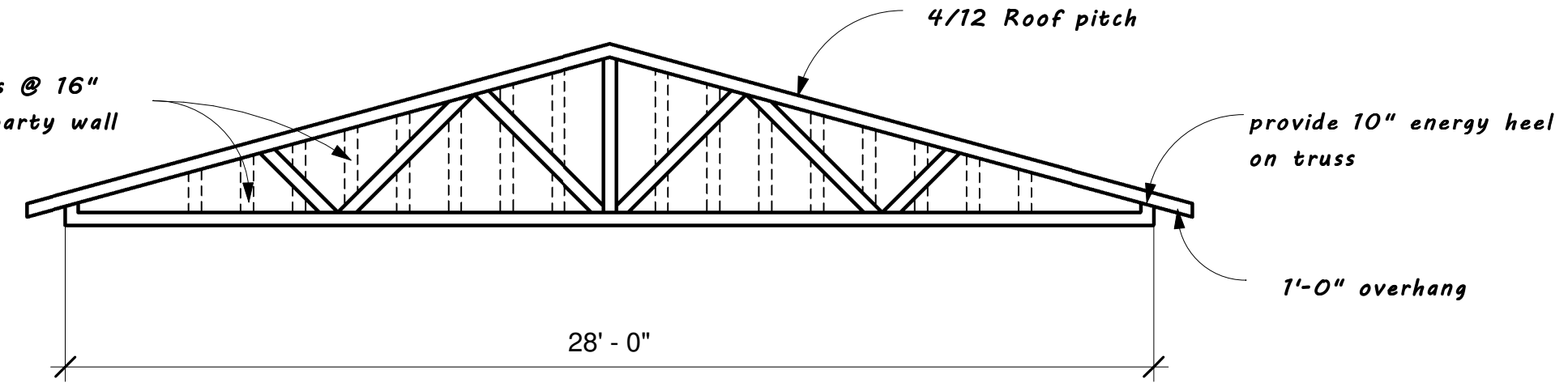
**Note:**

1. All smoke detectors u-l approved w/battery back-up (All smoke detectors to be interconnected & hard wired).
2. Pre wire for alarm.
3. Provide phone & t-v outlets location & quantity per owner.
4. Provide GFCI protection on electrical receptacles for applicable conditions: bathrooms, garages, kitchen (including appliances), exterior locations, laundry (including appliances), and utility or, if within 6 feet from sinks edge (2014 NEC 210.8).
5. Provide AFCI protection on all new electrical receptacles except those in garages and bathrooms (NEC 2014 210.12).
6. Provide electrical for a/c units on roof.
7. Provide electrical to furnace in attic (see mech. plan)
8. provide smoke detector & light with switch in each attic

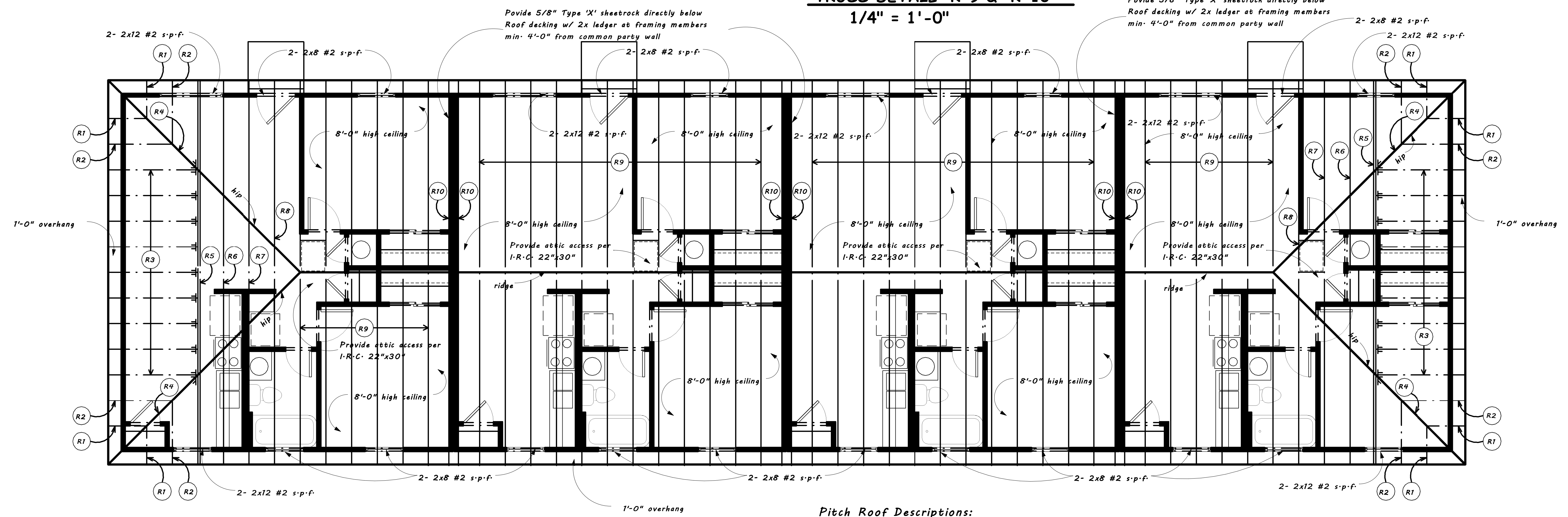


| Equipment Schedule        |
|---------------------------|
| Rheem Furnace & Condenser |
| M# R8015A050314 Furnace   |
| M# RCF24145TAM Coil       |
| M# RA1418WJ1NA Condenser  |
| 1 1/2 Ton                 |

*mech. contractor to insulate & seal  
all duct work*



**TRUSS DETAIL "R-9"& "R-10"**  
1/4" = 1'-0"

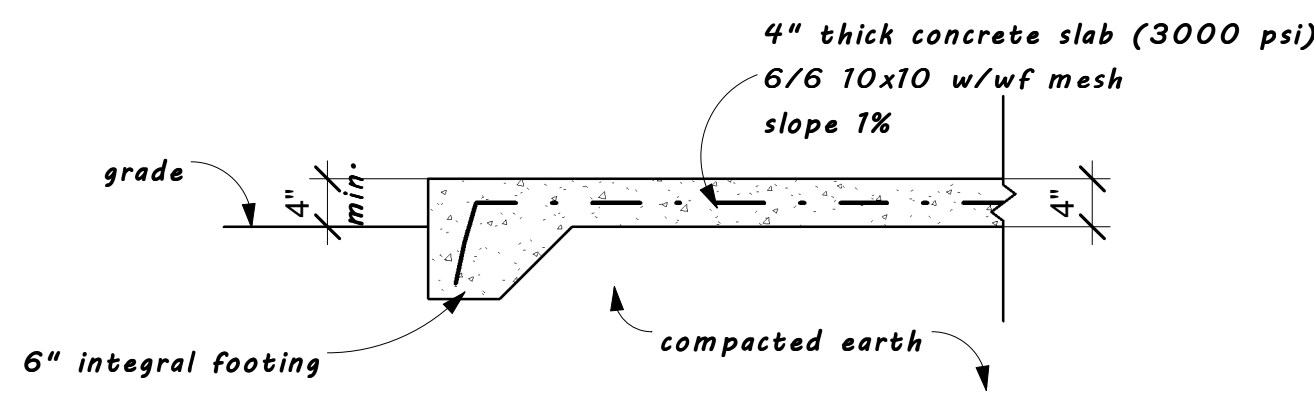


Provide 5/8" Type 'X' sheetrock directly below  
Roof decking w/ 2x ledger at framing members  
min. 4'-0" from common party wall

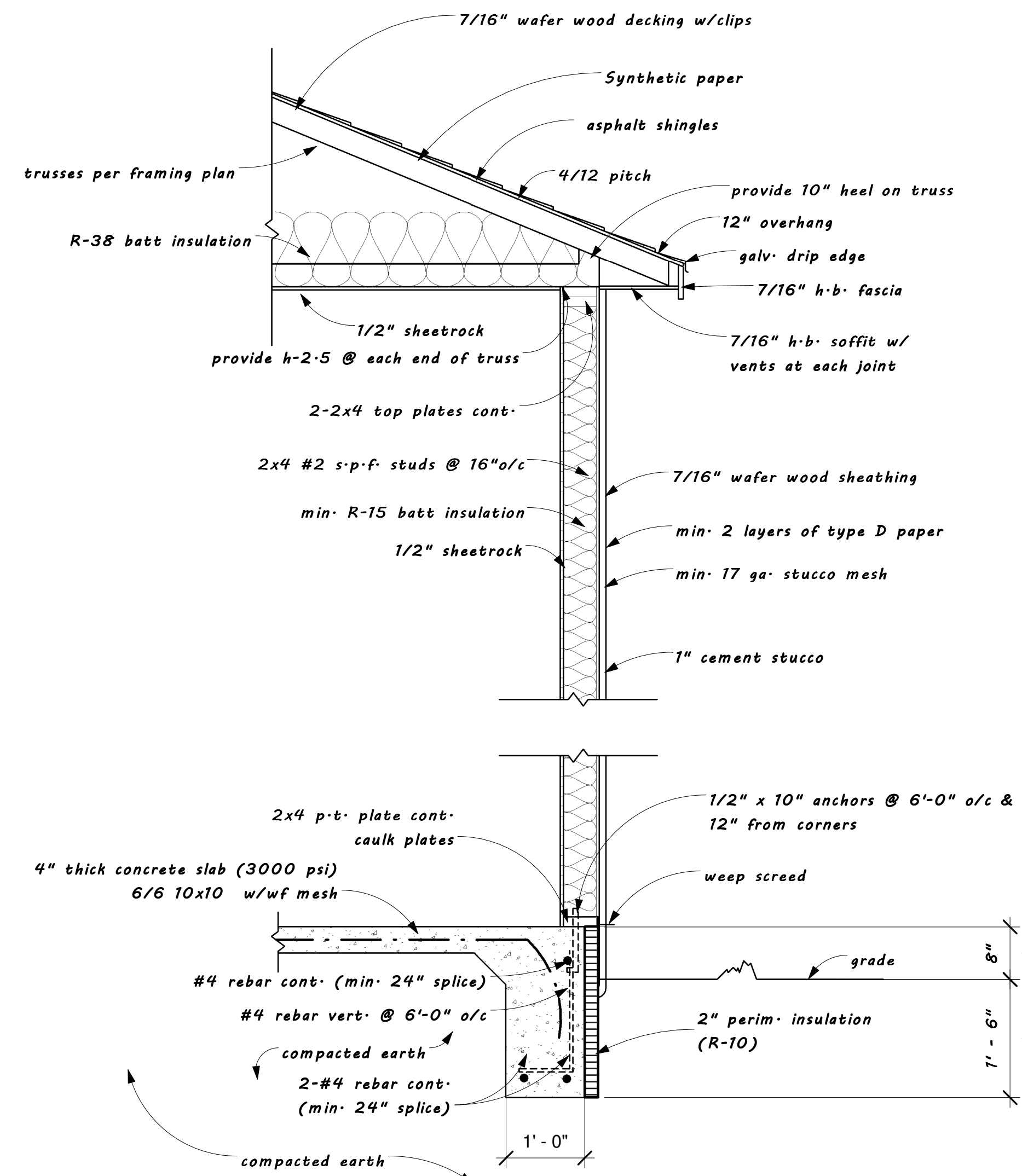
- Pitch Roof Descriptions:**
- "R-1" Tru "R-3" = Hip Jacks @ 2'-0" o/c
  - "R-4" = Corner Jack
  - "R-5" = Hip Master
  - "R-6" thru "R-8" = Step Down Trusses @ 2'-0" o/c
  - "R-9" = Common Trusses @ 2'-0" o/c
  - "R-10" = Common Truss @ Common Party wall (see detail)
  - Provide 10" energy heel on all trusses

- Note unless otherwise shown:
1. All exterior wall headers as shown
  2. All bearing wall headers as shown
  3. Non bearing wall headers = 2-2x4 #2 s.p.f.
  4. Beams as shown
  5. Provide bridging
  6. Provide firablocking per I-R-C.
  7. Provide hurricane ties (H2.5) @ each end of truss per I-R-C.
  8. Roof decking = 7/16" wafer wood w/clips
  9. Provide ventilation 1 sq. ft. of venting per 300 sq. ft. of roof
  10. See Truss Plan for all truss hangers

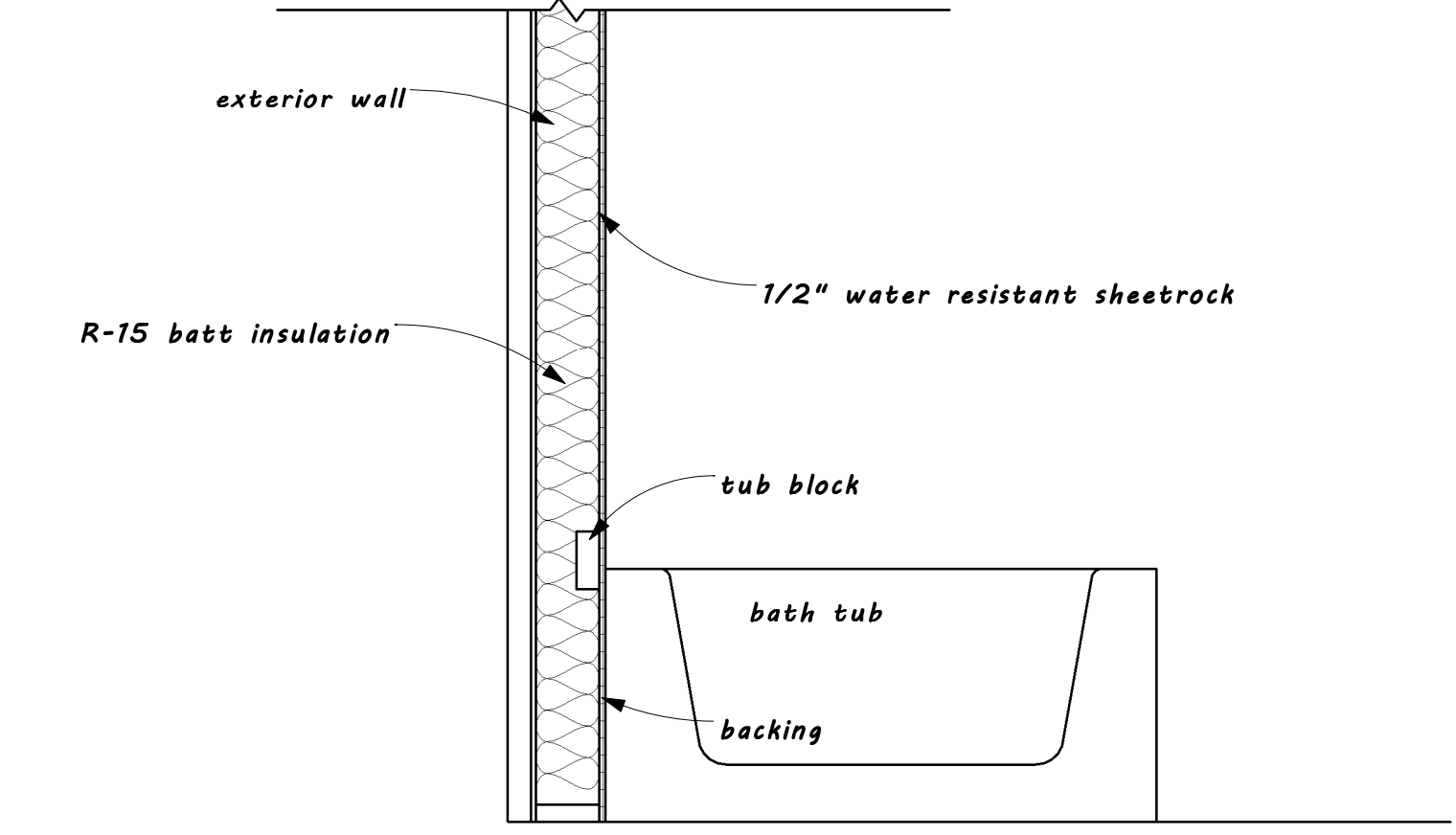




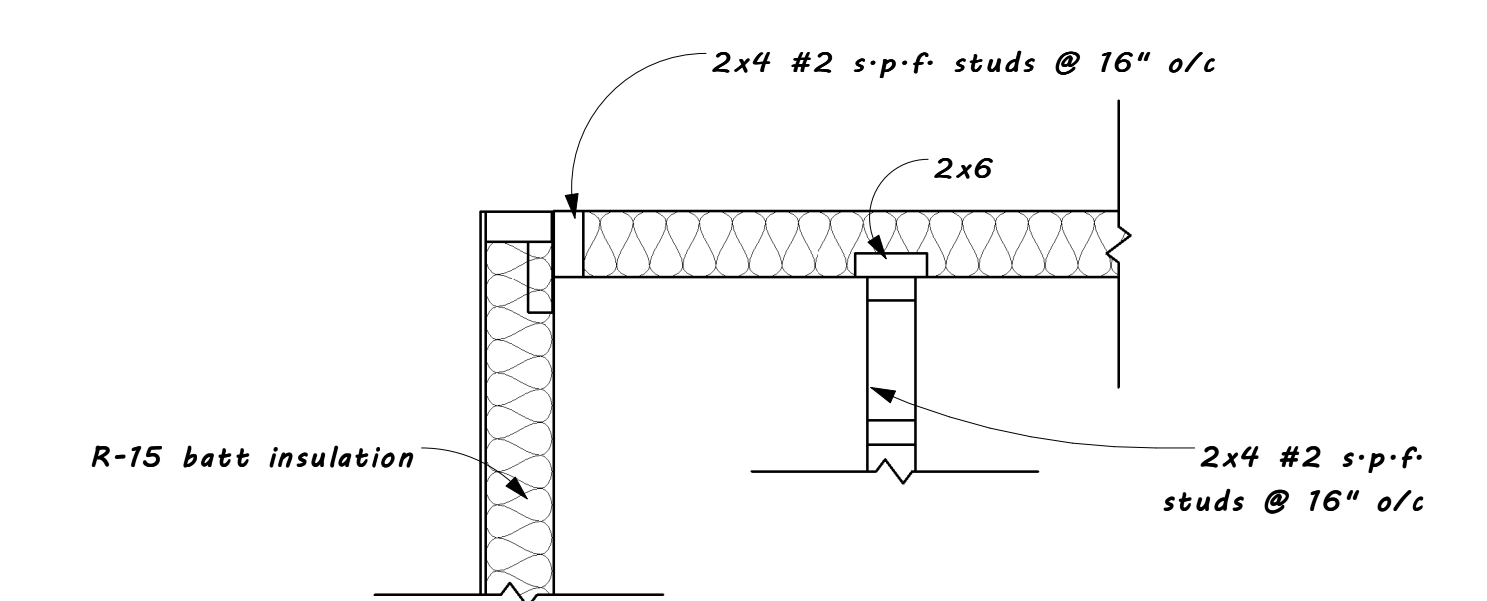
**A FOOTING @ PORCH & PATIO**  
3/4" = 1'-0"



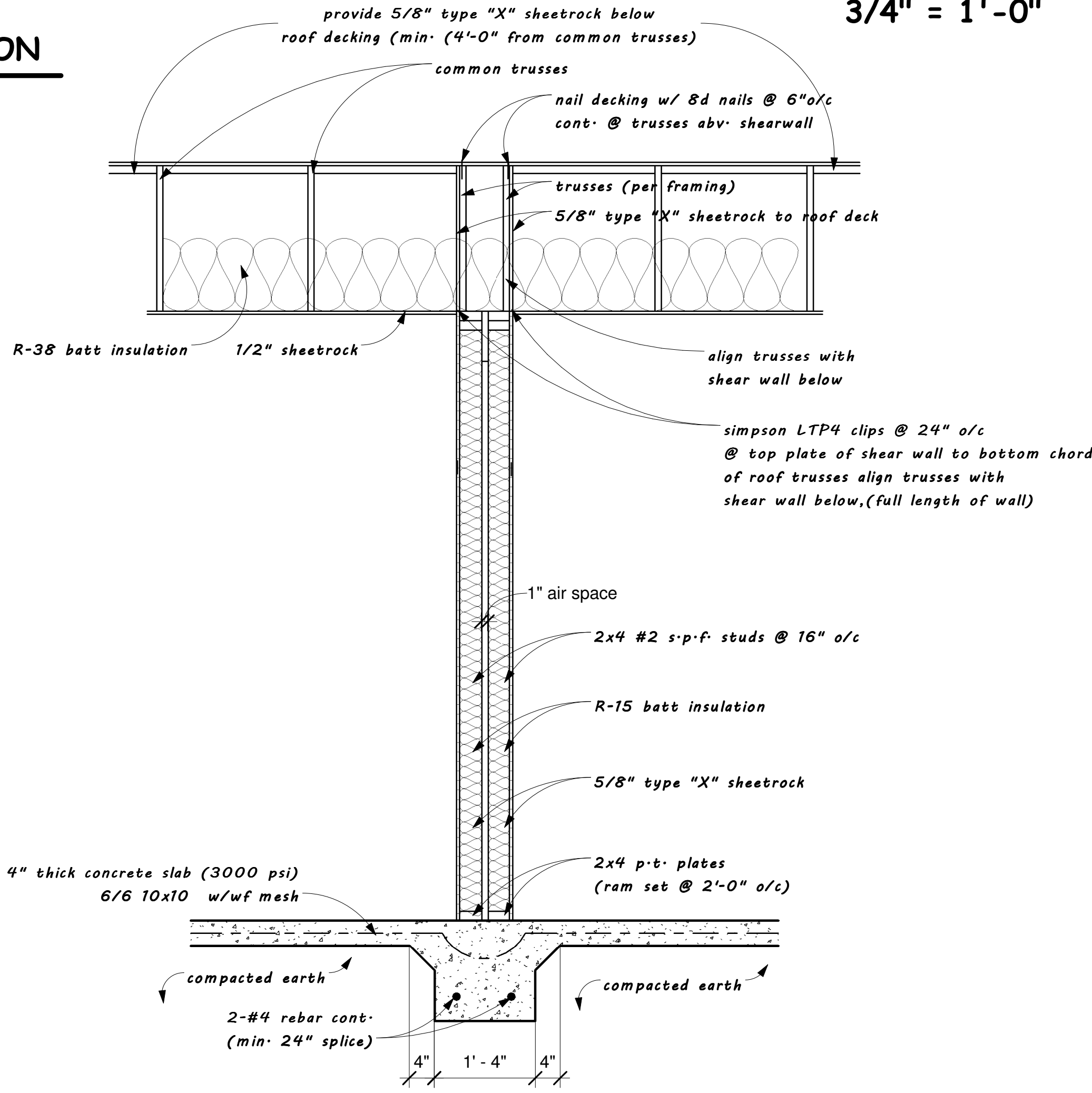
**B EXTERIOR WALL SECTION**  
3/4" = 1'-0"



**INSULATION DETAIL @ BATH TUB & SHOWER**  
3/4" = 1'-0"



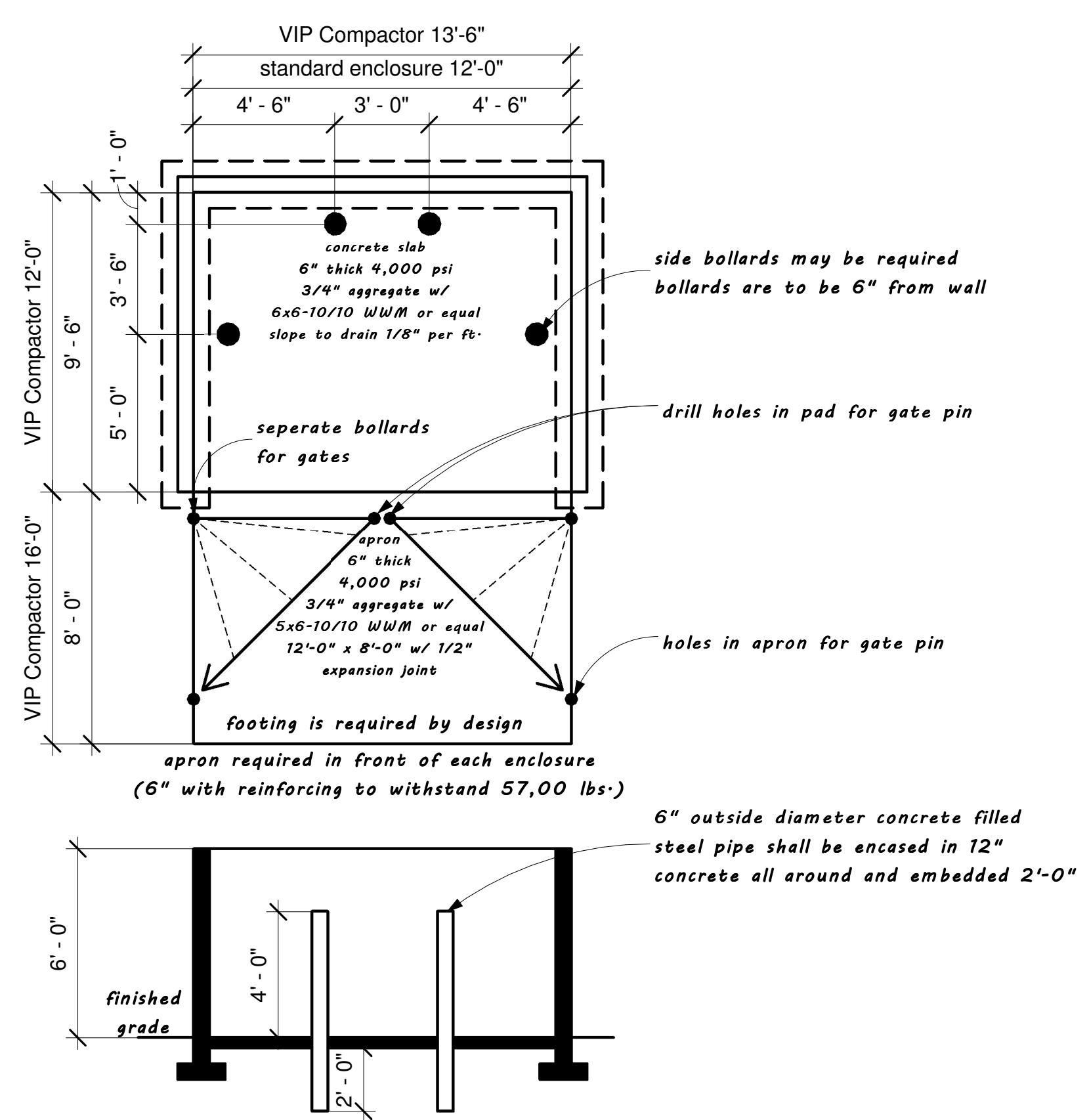
**WALL CORNER & WALL CONNECTION DETAIL**  
3/4" = 1'-0"



**C DETAIL @ COMMON PARTY WALL**  
3/4" = 1'-0"

Dimensions given are to the inside of enclosure walls and are the minimum sizes required for the slab itself. Footing will vary with the design of the enclosure.

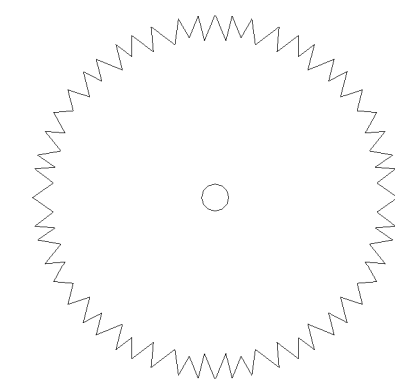
It is not the intention of the solid waste management department to control the design of an enclosure. It is the intent to give the minimum width, length, and height for the various types of enclosures.



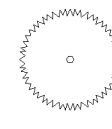
**DETAIL @ DUMPSTER**  
1/4" = 1'-0"

PLANT LEGEND

| <u>LANDSCAPE CALCULATIONS</u>                               | <u>SF</u> |
|---|-----------|
| TOTAL SITE AREA:  | 7,500     |
| LESS BUILDING AREAS:  | 4,724     |
| LESS NON-PUBLIC SITE AREA<br>NOT USED FOR REQUIRED PARKING: | 2,776     |
| NET SITE AREA:  | 2,776     |
| REQ'D LANDSCAPE AREA:<br>2,776 X 15%                        | 416       |
| PROVIDED LANDSCAPE AREA:                                    | 1,151     |
| TOTAL BED PROVIDED  | 9040      |
| GROUND COVER REQ'D  | 75%       |
| TOTAL GROUND COVER REQ'D                                    | 8636      |
| TOTAL GROUND COVER PROVIDED                                 | 8805      |



ASH (H) OR HONEY LOCUST (H) 12  
Fraxinus Pennsylvanica Gleditsia  
Triacanthos 2" cal.



VITEX 3  
Vitex Agnus-Castus 15 Gal.



MUGO PINE (M) 6  
Pinus Mugo 7 Gal.



SILVERBERRY (M) 2  
Elaeagnus Pungens 5 Gal. 100 sf



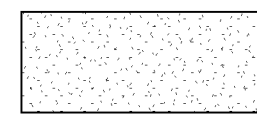
Red Yucca (L) 7  
Hesperaloe Parviflora 5 Gal.



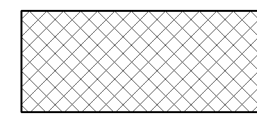
MAIDENGRASS (M) 31  
Miscanthus Sinesis 5 Gal. 16 sf



RUSSIAN SAGE (M) 22  
Perovskia Atriplicifolia 5 Gal.



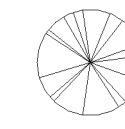
SANTA ANA TAN GRAVEL W/  
FILTER FABRIC



EXISTING LANDSCAPING



BOULDERS



NEW MEXICO OLIVE 3  
Forestiera Neomexicana 15 Gal.



WASHINGTON HAWTHORN (H)  
Crataegus Phaenopyrum 15 Gal.



PALM YUCCA (L) 3



APACHE PLUME (L) 16  
Fallugia Paradoxa 5 Gal. 25 sf.



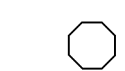
BLUE MIST SPIREA (M) 4  
Caryopteris Clandonesis 5 Gal.



ARP ROSEMARY (M) 12  
Rosmarinus Officianalis 5 Gal. 36 sf.



POTENTILLA (M) 42  
Potentilla Fruticosa 2 Gal.



AUTUMN SAGE (M) 27  
Salvia Greggii 2 Gal. 9 sf.



POWIS CASTLE SAGE 24  
Arternisia X Powis Castle 1 Gal. 25 sf.



CHAMISA (L) 53  
Chrysothamnus Nauseosus 1 Gal. 25 sf.



LAVENDER 50  
Lavandula Officinalis 1 Gal.

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

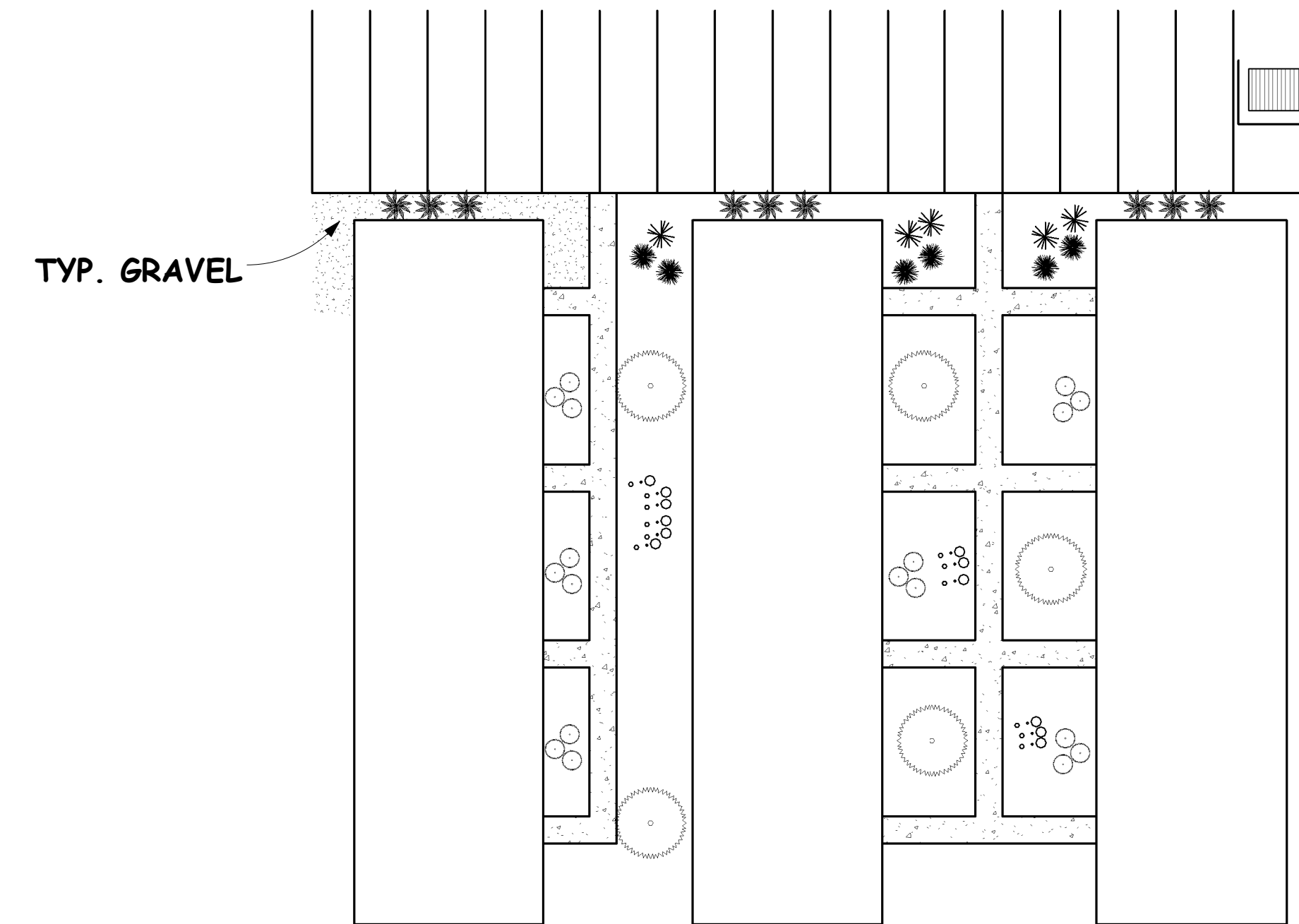
It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

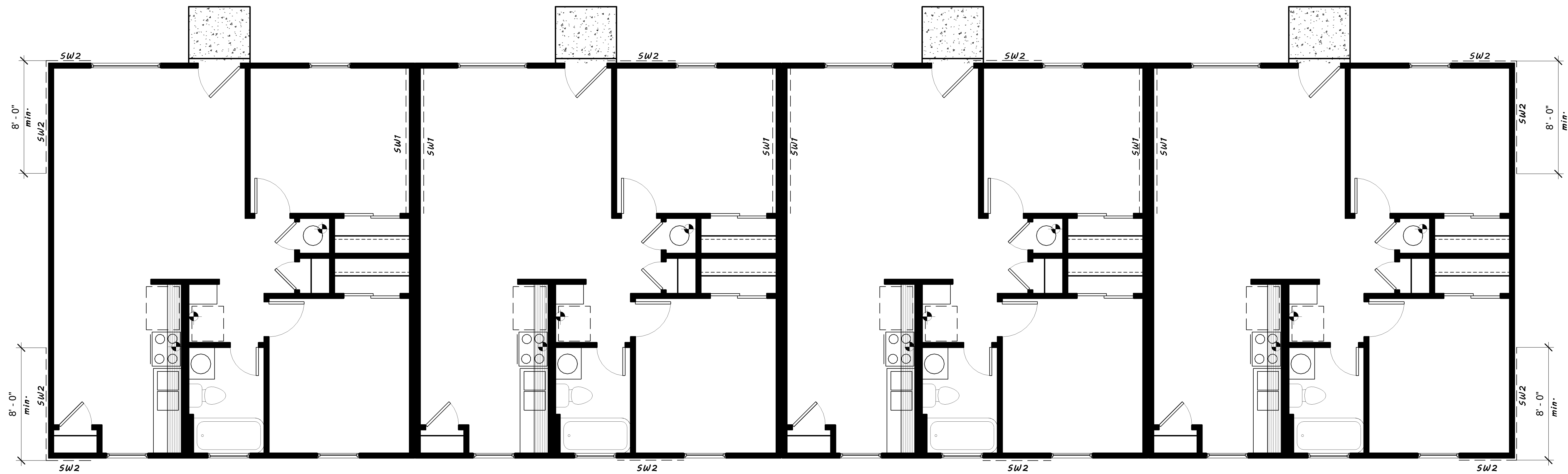
All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.



**LANDSCAPE PLAN**  
1" = 20'-0"



**SHEAR WALL (SW) SCHEDULE**

| SHEARWALL DESIGNATION | SHEARWALL SHEATHING   | 2X BOTTOM PLATE ATTACHMENT  | NOTES   |
|-----------------------|---|-----------------------------|---|
| SW1                   | 1/2" GYPSUM BOARD SHEATHING UN BLOCKED PANEL EDGES W/ 5 D COOLER NAILS @ 7" O/C PANEL EDGE NAILING & 7" O/C FIELD NAILING | 1/2" ANCHOR BOLTS @ 48" O/C | SEE NOTES 4 & 7 BELOW                           |
| SW2                   | 7/16" PLYWOOD/OSB SHEATHING W/ 8d NAILS @ 4" O/C PANEL EDGE NAILING & 12" O/C FIELD NAILING                               | 1/2" ANCHOR BOLTS @ 32" O/C | SEE NOTE 2 BELOW, SHEATHING ON ONE SIDE OF WALL |

**NOTES:**  
 1. FOR LOCATION OF SHEAR WALLS, SEE PLAN.  
 2. ALL PLYWOOD/OSB PANEL EDGES SHALL BE BLOCKED WITH 2X FRAMING.  
 3. PROVIDE (2) 2X STUDS OR 6X POST @ THE END OF ALL SHEAR WALLS.  
 4. FOR SW1, DRY WALL SCREWS MAY BE USED IN LIEU OF 5D COOLER NAILS  
 5. PROVIDE 1/2" ROUND ANCHOR BOLTS @ 48" O/C MAXIMUM (U-N-O-) FOR BOTTOM PLATE ANCHORS (ANCHOR EMBEDMENT PER TYPICAL DETAIL).  
 6. USE (2) ANCHOR BOLTS MINIMUM @ SHEAR WALLS.  
 7. GYPSUM BOARD MUST BE MIN. 1/2" THICK. THICKER GYPSUM MAY BE USED BY CODE OR AT THE OWNERS OR CONTRACTORS OPTION.