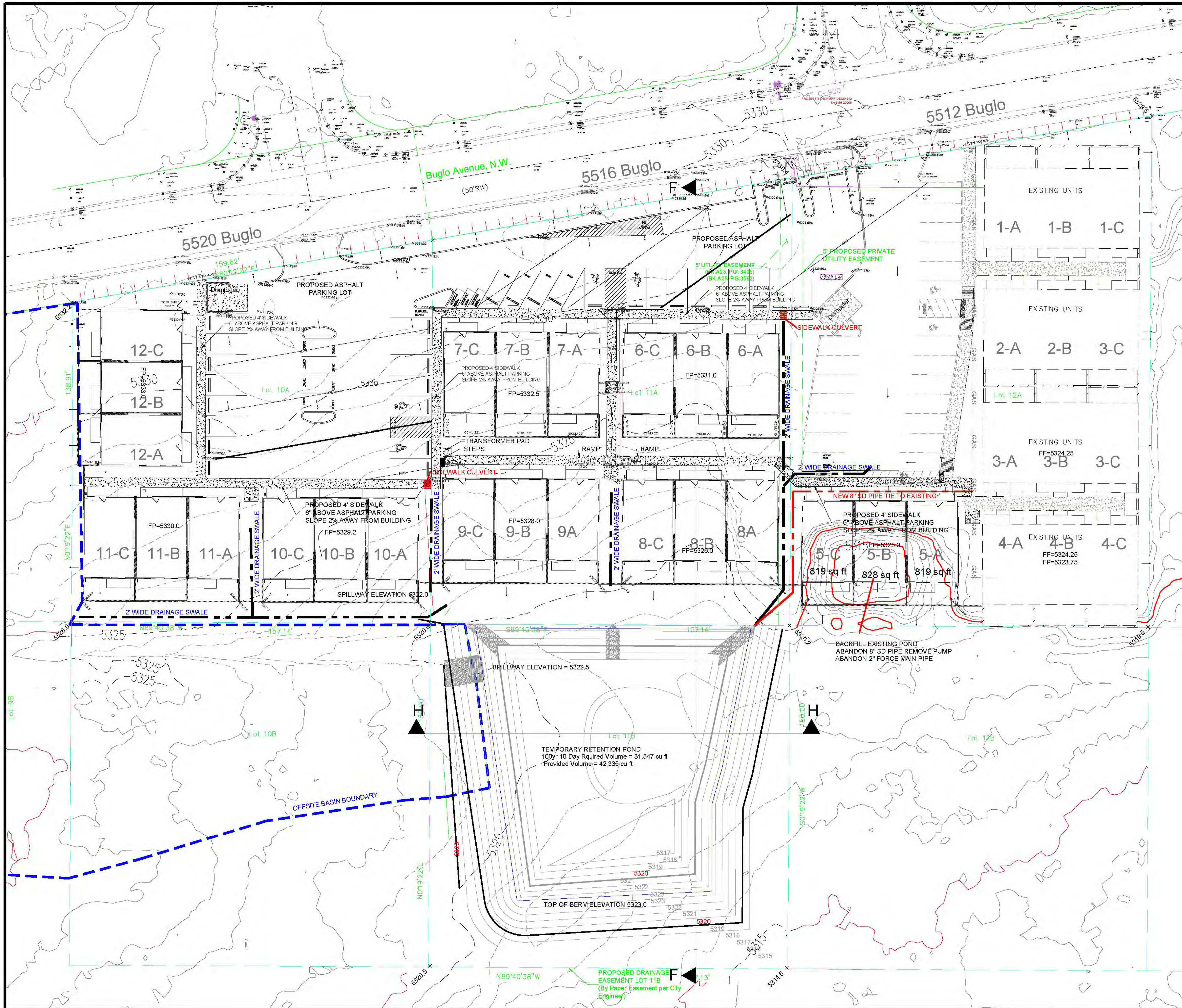


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



IDO Zone Atlas
May 2018

AGIS

For more details about the Integrated Development Ordinance visit <http://www.ido.gov>

BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FIELD NOTES	REMARKS	BY	DATE
WORK BY	DATE	NO.	ADRESSED 1/8/2020	DB	2/14/2020
ACCEPTANCE BY	DATE		REMOVE LIFT STATION AND FORCE MAIN	DB	4/6/2020
VERIFICATION BY	DATE				
RECORDING INFORMATION	DATE				
RECORDED BY	DATE				
NO.					

REVISIONS

DESIGNED BY	DATE
DB	12/18/2019

DRAWN BY	DATE
DB	12/18/2019

CHECKED BY	DATE

SCALE 1" = 20'

0 10 20 40 60

N

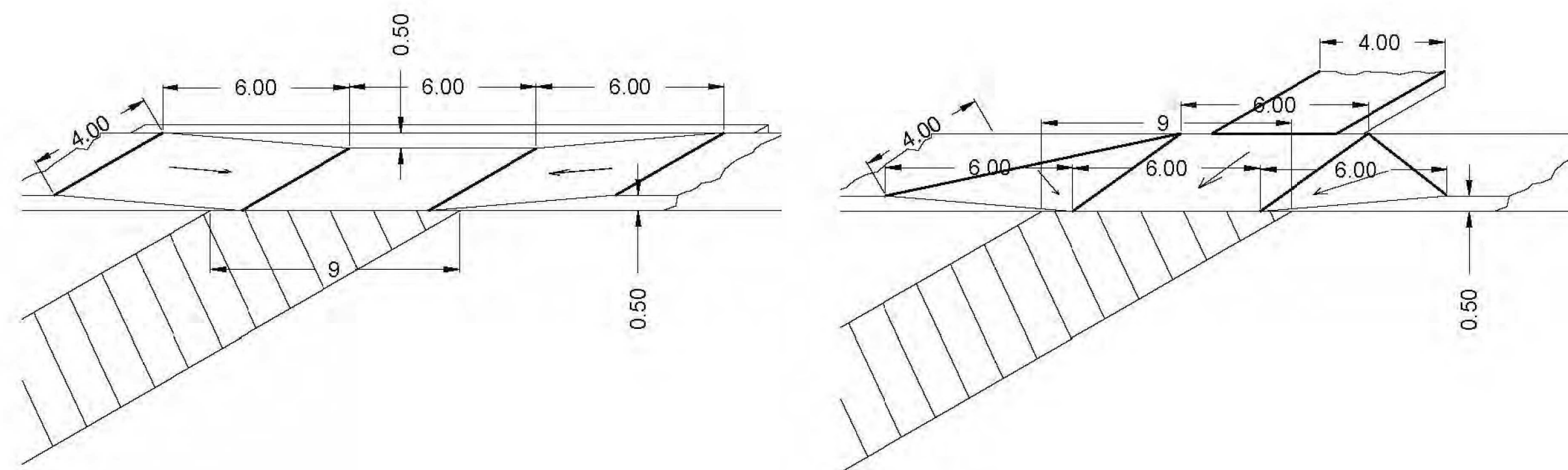
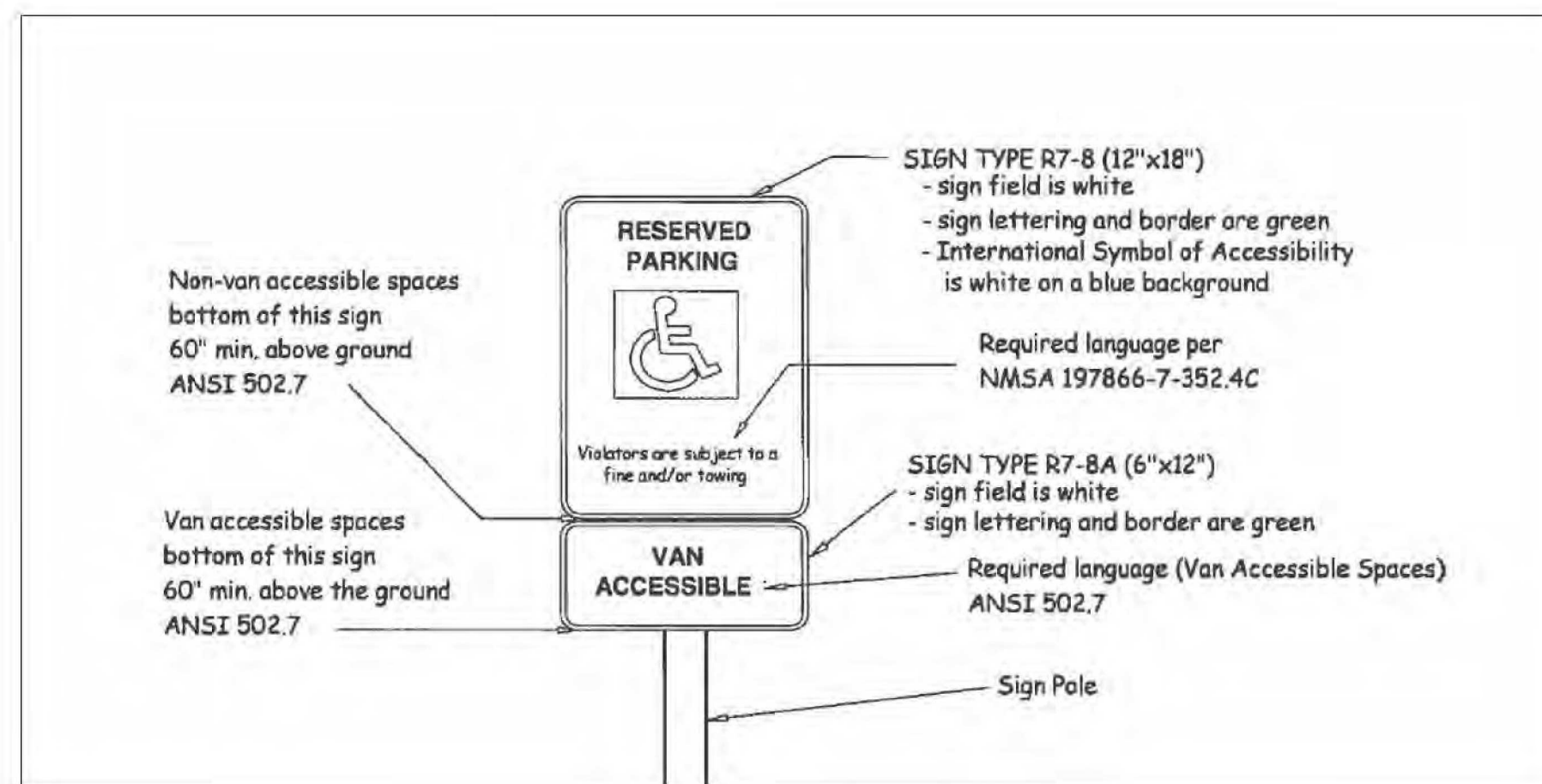
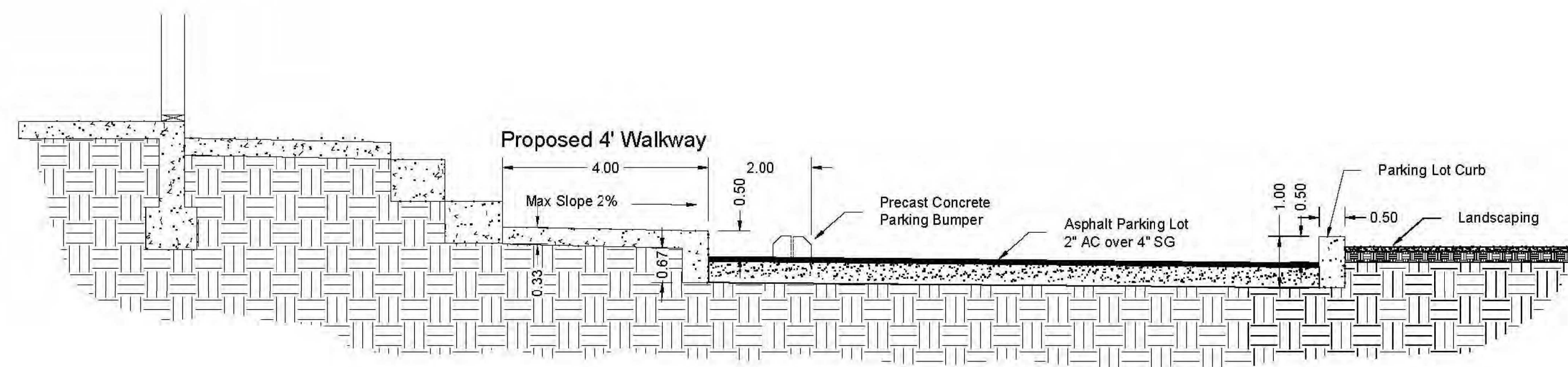
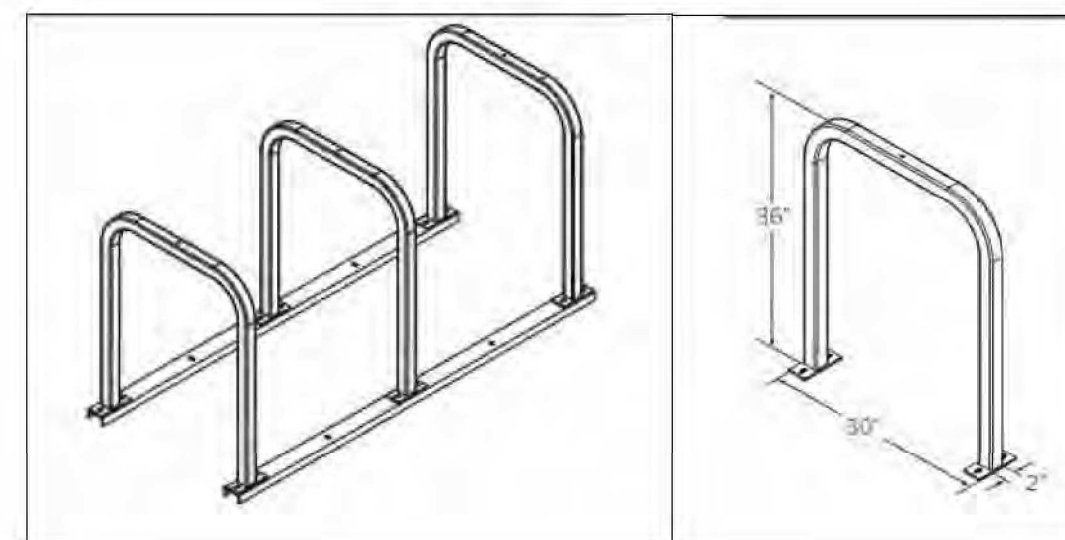
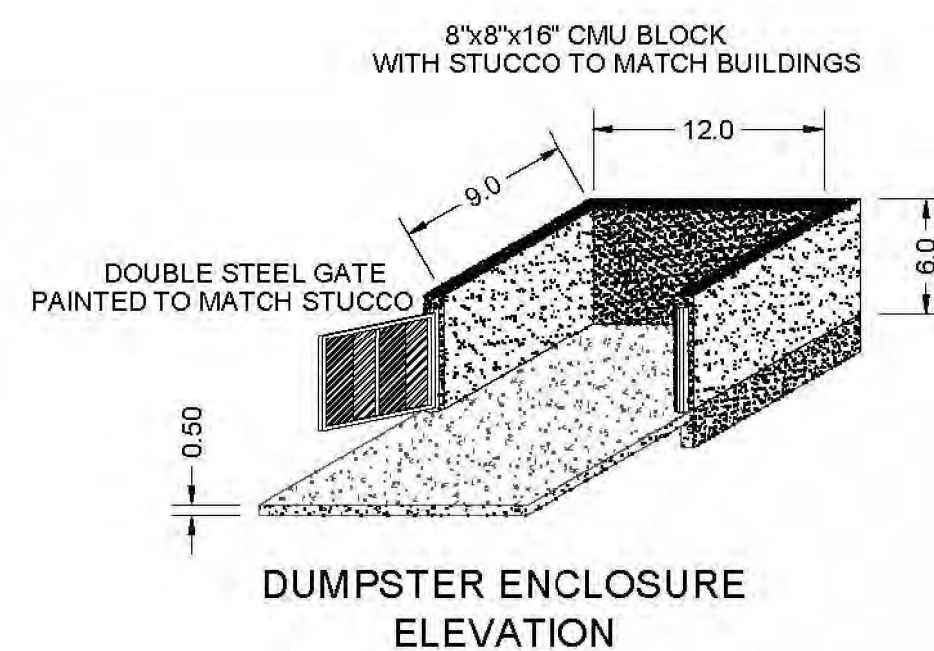
DON BRIGGS
Engineering LLC

505-249-4842
donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

TITLE: **VIVA PARADISE TOWN HOMES
CONCEPTUAL GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.

City Project No.	Zone Map No.	Sheet	Of
PR-2019-2333	B-11-Z	3	5



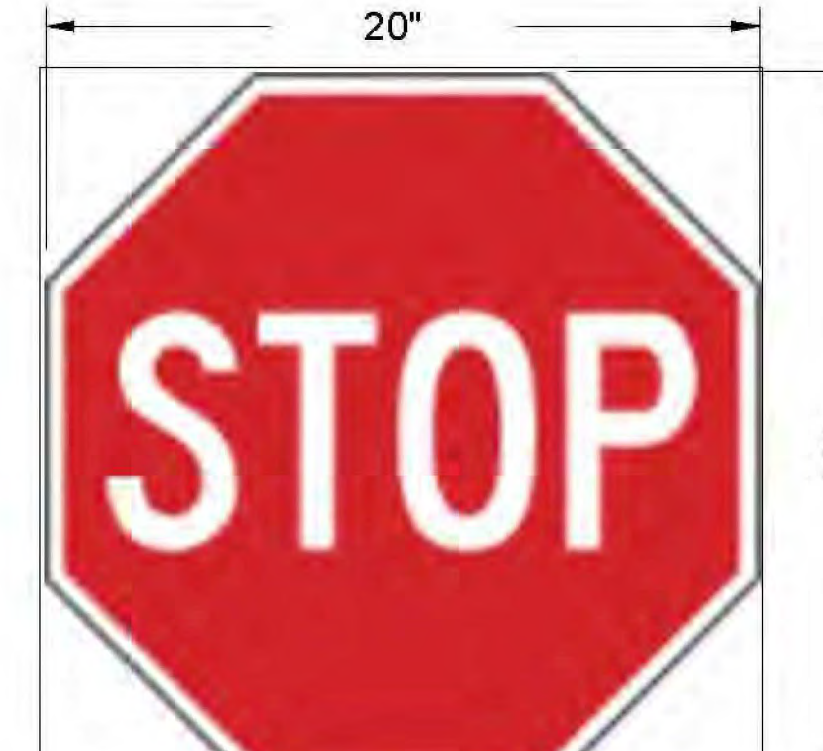
Bottom of sign 60" min. above ground



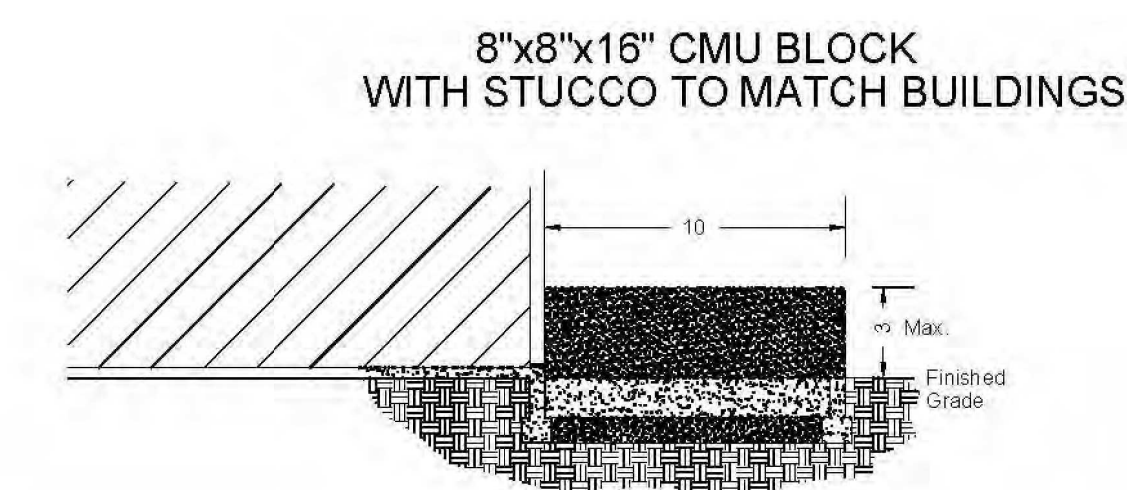
Bottom of sign 60" min. above ground



Bottom of sign 60" min. above ground

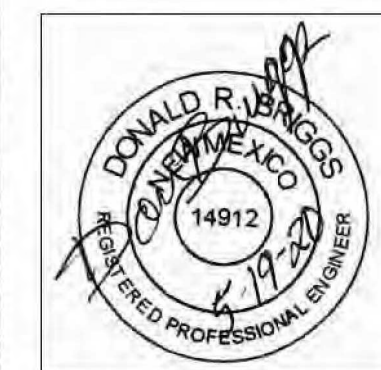


Bottom of sign 84" min. above ground



NOT TO SCALE

AS BUILT INFORMATION		BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	DATE	DATE	DESIGNED BY	DATE
WORK BY	DATE	INSPECTED BY	DATE	1	DB	4/9/2020	DB	DRAWN BY	DATE
ACCEPTANCE BY	DATE	VERIFICATION BY	DATE					CHECKED BY	DATE
DRAWINGS	DATE	RECORDING INFORMATION	DATE						
NO.		NO.							



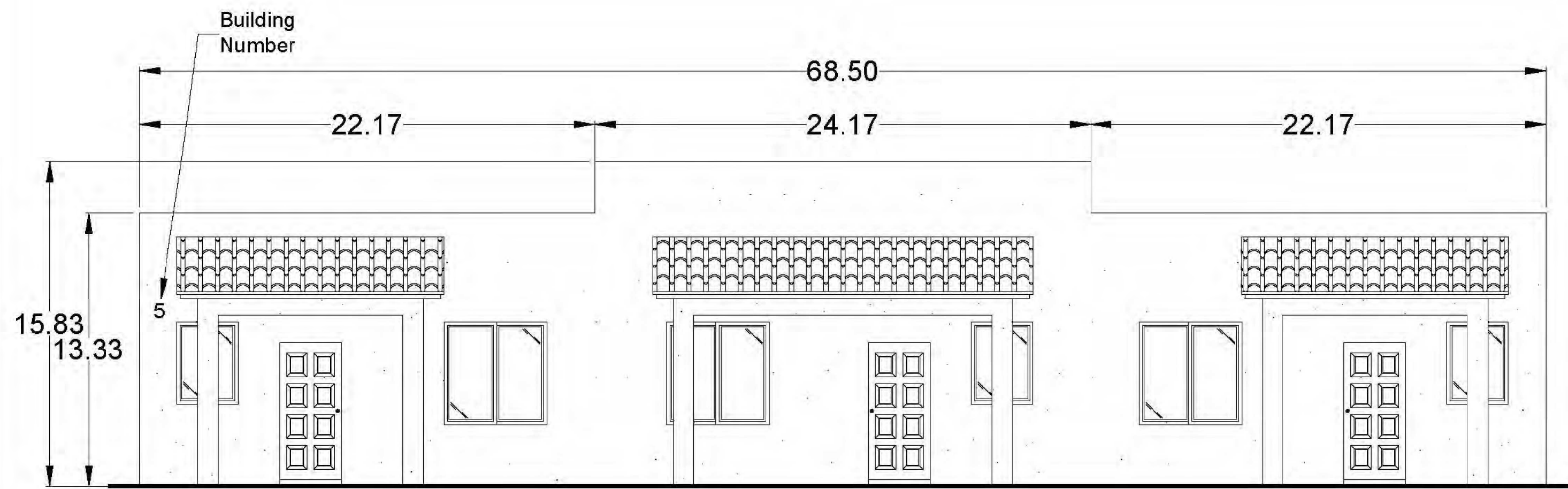
**DON BRIGGS**
Engineering LLC

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donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

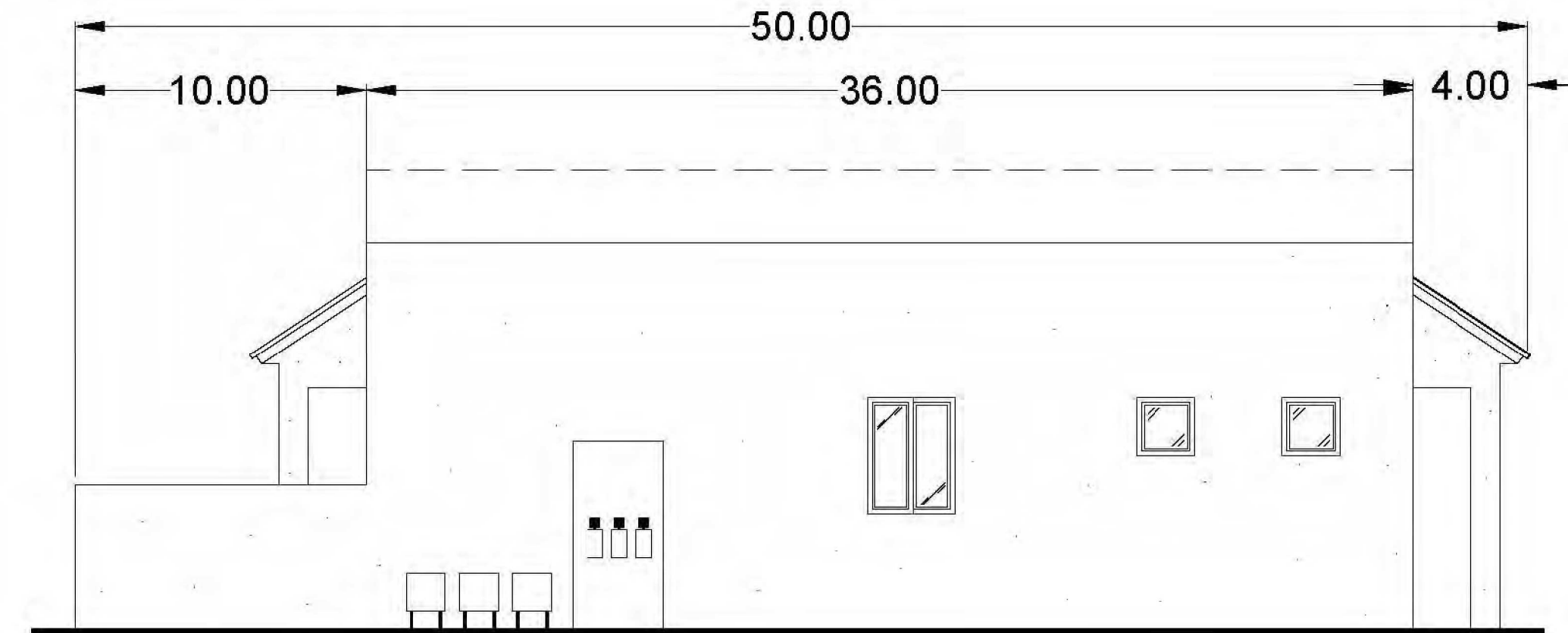
TITLE: **VIVA PARADISE TOWN HOMES
PHASE II SITE PLAN DETAILS**

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

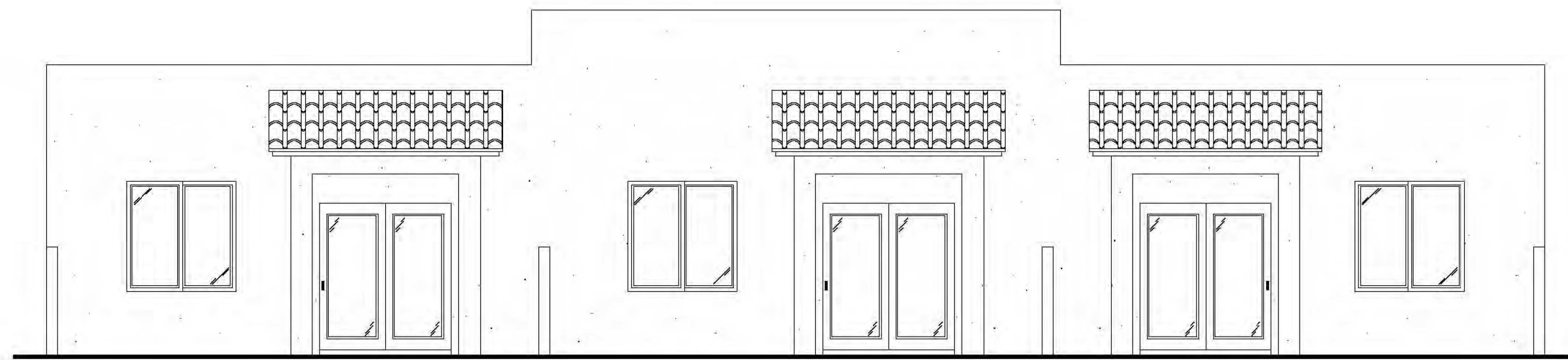
City Project No.	Zone Map No.	Sheet	Of
PR-2019-2333	B-11-Z	1B	5



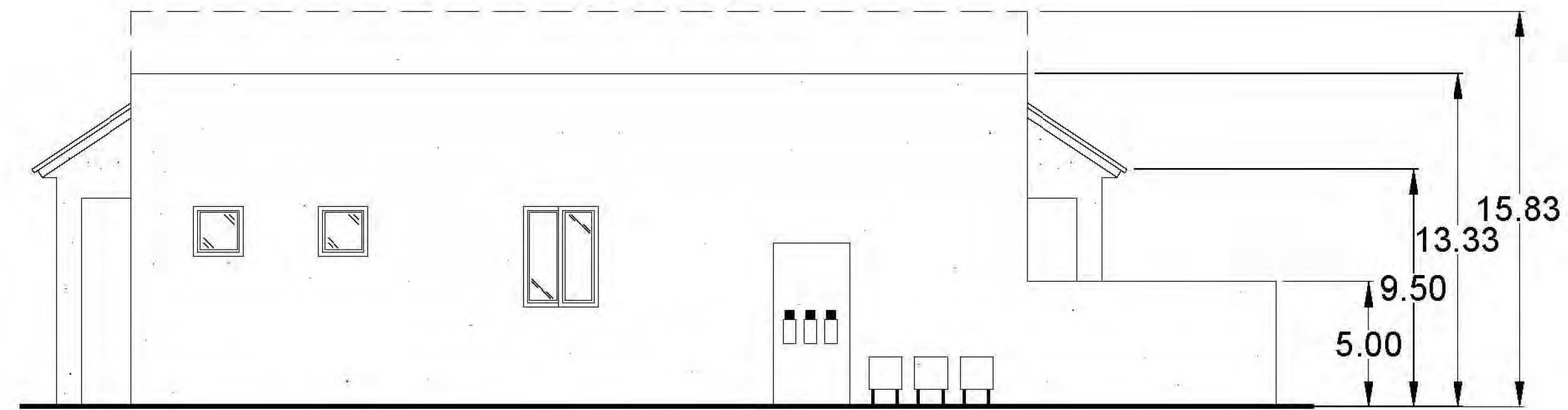
FRONT ELEVATION — 3 DWELLING UNIT (Looking South)



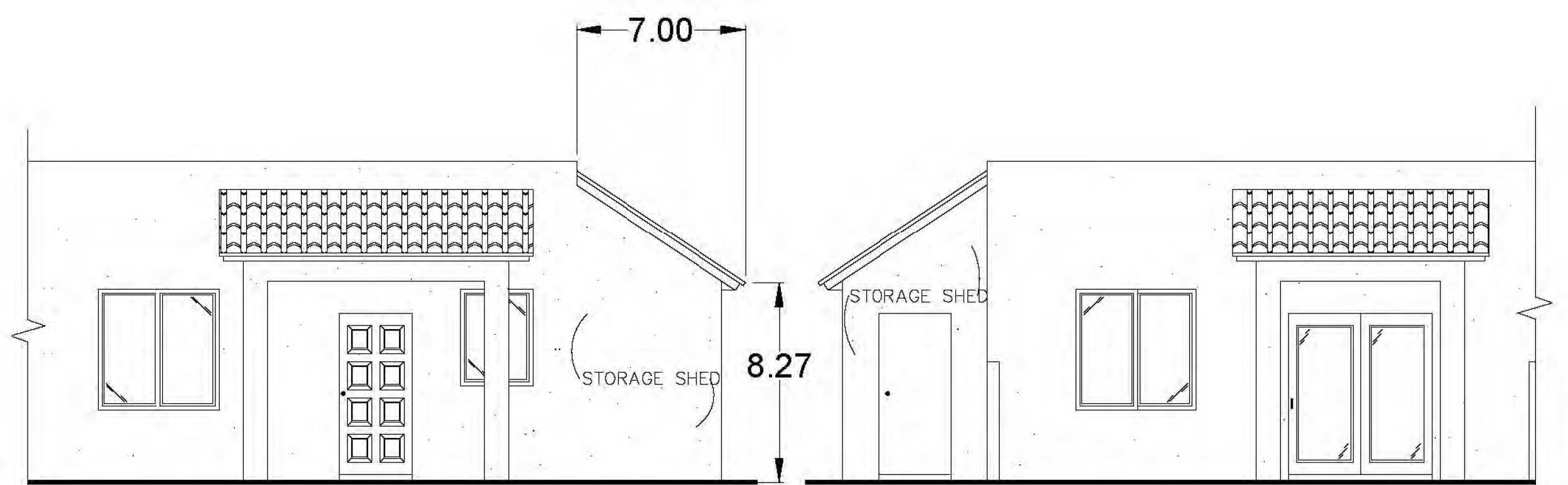
END ELEVATION (Looking West)



BACK ELEVATION — 3 DWELLING UNIT (Looking North)

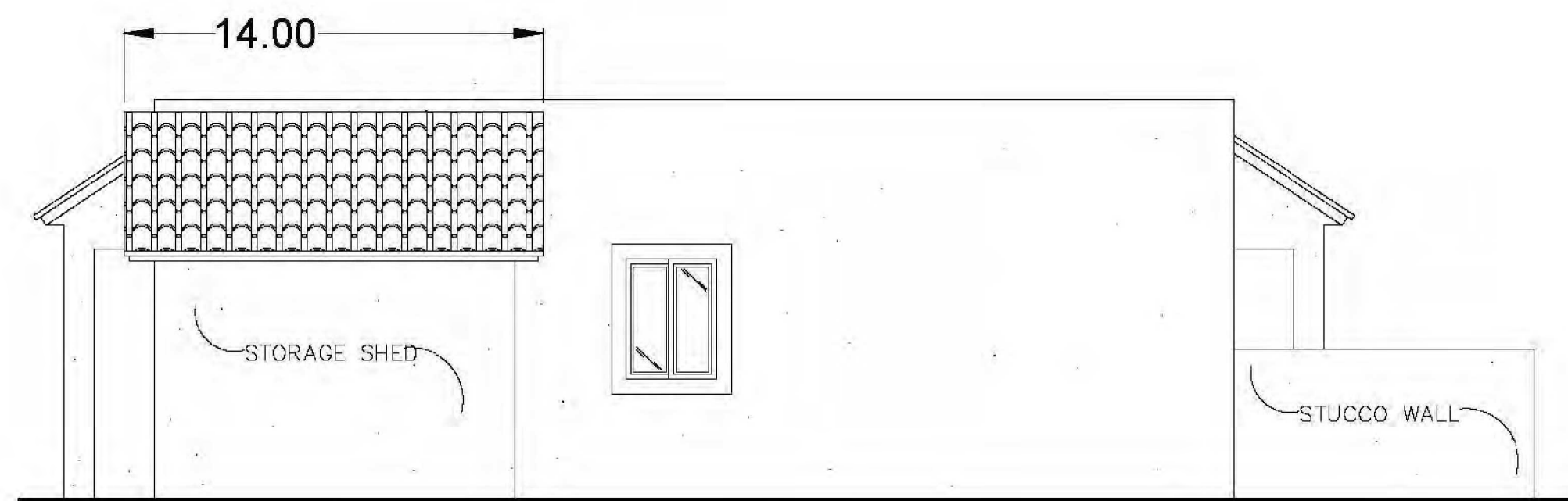


END ELEVATION (Looking West)



FRONT ELEVATION — UNIT #12 WITH STORAGE SHED

BACK ELEVATION — UNIT #12 WITH STORAGE SHED



STREET ELEVATION — UNIT #12 INDICATING STORAGE SHED



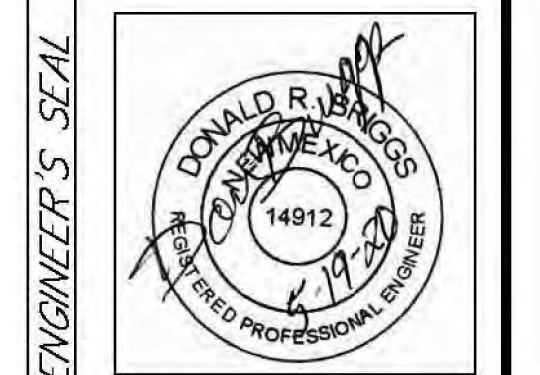
VIVA PARADISE PHASE II
Frame/Stucco Construction (Match Existing Color)
Roof Mounted HVAC Combo Units
Double Pane Vinyl Windows



EXISTING DEVELOPMENT LOOKING EAST AND SOUTH EAST
EXTERIOR COLOR SHERWIN WILLIAMS #6158 "SAWDUST"
REFLECTIVITY IS 26%

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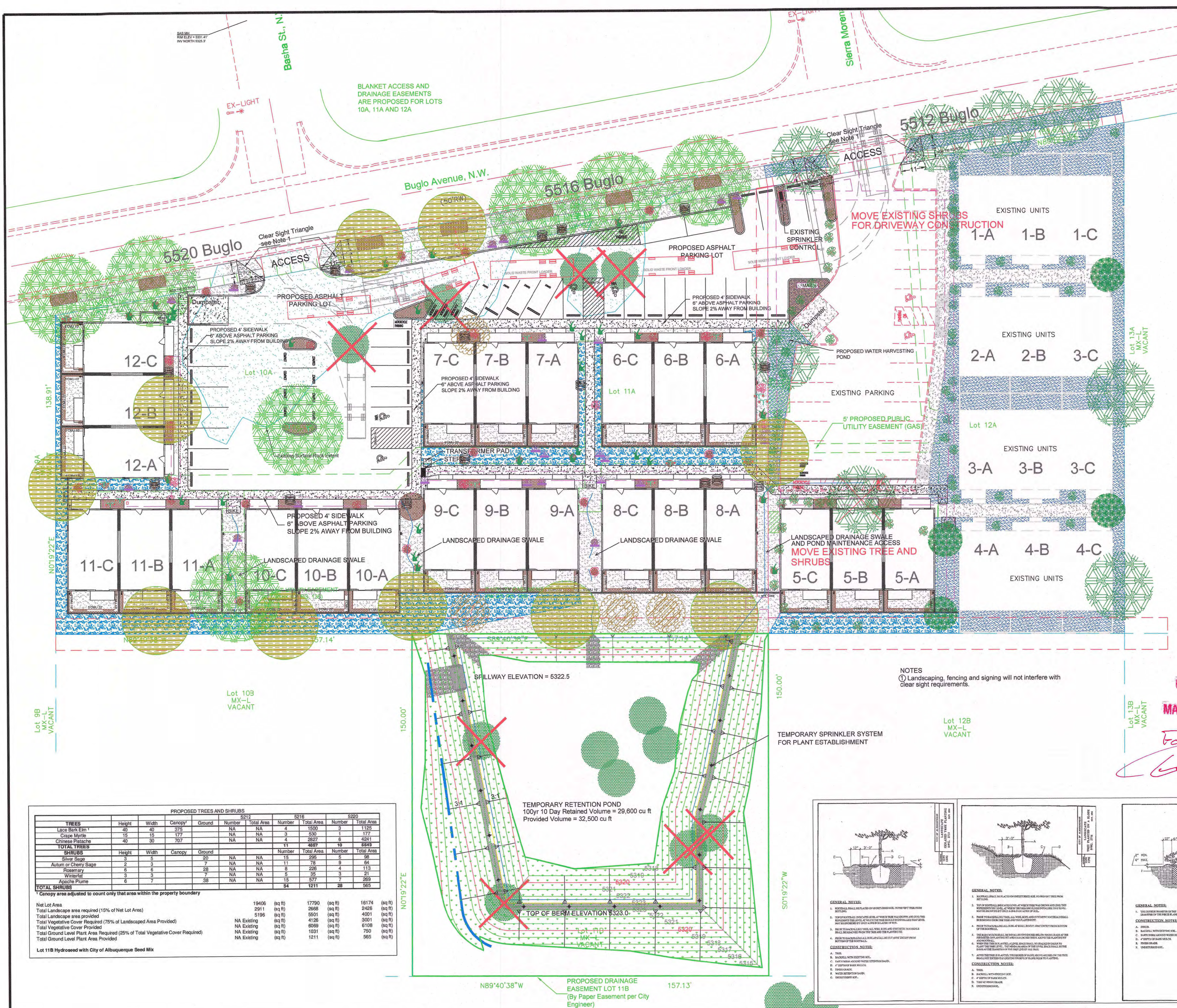
TITLE: VIVA PARADISE TOWN HOMES PHASE II ELEVATIONS			
Design Review Committee:	City Engineer Approval:	Last Design Update:	Mo. / Day / Yr.
City Project No. PR-2019-2333	Zone Map No. B-11-Z	Sheet 5	Of 5



REVISIONS			
NO.	DATE	REMARKS	BY
1	2/14/2020	ADRESSED 1/8/2020 COMMENTS	DB
2	4/9/2020	ADDED MAINTENANCE SHED ELEVATIONS	DB
DESIGN			
DESIGNED BY	DB	DATE	12/9/2019
DRAWN BY	DB	DATE	12/9/2019
CHECKED BY		DATE	

SURVEY INFORMATION			
NO.	BY	DATE	FIELD NOTES

AS BUILT INFORMATION			
CONTRACTOR	WORK	DATE	
	INSPECTOR'S	DATE	
	ACCEPTANCE BY	DATE	
	VERIFICATION BY	DATE	
	DRAWINGS	DATE	
	CHECKED BY	DATE	
	RECORDED BY	DATE	
	NO.		



Landscaping will be maintained by Buglo Properties Inc.

Landscaping irrigation is to be by automatic drip irrigation system.

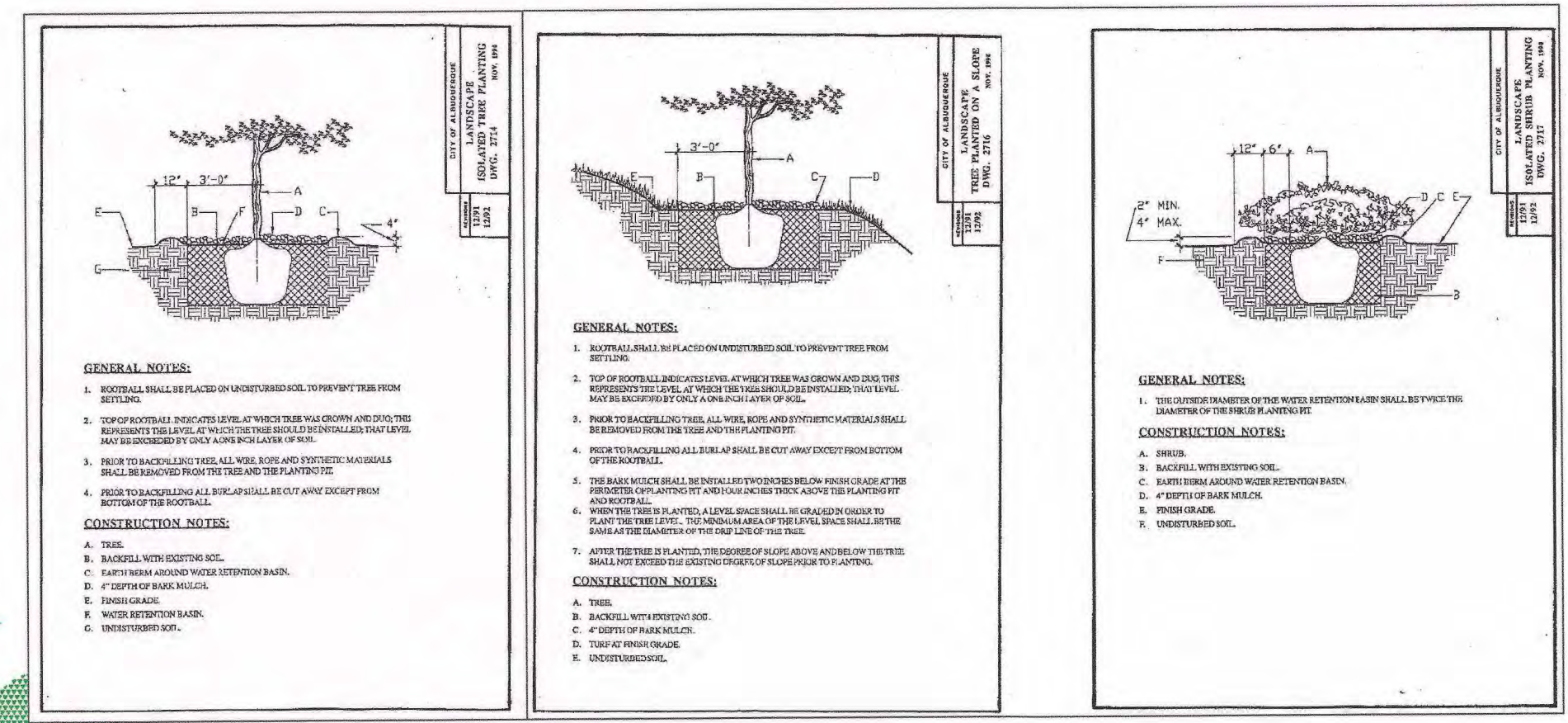
- LEGEND**
- Existing Public Utility Easement
 - Proposed Public Utility Easement
 - Proposed Private Utility Easement
 - Existing Gravel Mulch Ground Cover
 - New Native Seeding (Albuquerque Seed Mix)
 - Proposed Gravel Mulch Ground Cover
 - Proposed Organic Mulch Ground Cover
 - 6" d50 Slope Protection
-
- New Tree (Lace Bark Elm)
 - New Tree (Chinese Pistache)
 - New Tree (Western Redbud)
 - New Native Shrub (Silver Sage)
 - New Native Shrub (Autumn or Cherry Sage)
 - New Native Shrub (Rosemary)
 - New Native Shrub (Winterfat)
 - New Native Shrub (Apache Plume)
 - Existing Tree
 - Existing Native Shrub
 - Property Line

PROPOSED TREES AND SHRUBS									
		5216		5216		5220		5220	
TREES	Height	Width	Canopy	Ground	Number	Total Area	Number	Total Area	Total Area
Lace Bark Elm	40	40	375	NA	NA	4	1500	3	1125
Crape Myrtle	15	15	177	NA	NA	3	533	1	177
Chinese Pistache	40	50	707	NA	NA	4	2827	8	4341
TOTAL TREES					11	4857	10	6843	
		5216		5216		5220		5220	
SHRUBS	Height	Width	Canopy	Ground	Number	Total Area	Number	Total Area	Total Area
Silver Sage	3	6	23	NA	NA	15	255	5	38
Autumn or Cherry Sage	2	3	7	NA	NA	11	78	9	54
Rosemary	6	6	28	NA	NA	8	228	4	113
Winterfat	3	3	7	NA	NA	5	35	3	21
Apache Plume	6	7	38	NA	NA	15	577	7	269
TOTAL SHRUBS					54	1211	28	965	

* Canopy area adjusted to count only that area within the property boundary

Net Lot Area	19466	(sq ft)	17790	(sq ft)	16174	(sq ft)
Total Landscape area required (15% of Net Lot Area)	2911	(sq ft)	2668	(sq ft)	2426	(sq ft)
Total Landscape area provided	5196	(sq ft)	5501	(sq ft)	4001	(sq ft)
Total Vegetative Cover Required (75% of Landscape Area Provided)	NA	(sq ft)	4126	(sq ft)	3001	(sq ft)
Total Vegetative Cover Provided	NA	(sq ft)	6069	(sq ft)	6108	(sq ft)
Total Ground Level Plant Area Required (25% of Total Vegetative Cover Required)	NA	(sq ft)	1031	(sq ft)	750	(sq ft)
Total Ground Level Plant Area Provided	NA	(sq ft)	1211	(sq ft)	965	(sq ft)

Lot 11B Hydroseeded with City of Albuquerque Seed Mix



AS-BUILT INFORMATION				BENCHMARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	WORK STARTED BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
	STARTED BY	DATE	DATE												
	ACCEPTANCE BY	DATE	DATE												
	FIELD DRAWING BY	DATE	DATE												
	CORRECTION BY	DATE	DATE												
	RECORDING INFORMATION														
	RECORDED BY	DATE	DATE												
	NO.														

REVISIONS

NO.	DATE	REMARKS
1	12-29-2019	Added Removed Existing Trees
2	2/14/2020	ADRESSED 1/8/2020 COMMENTS
3	4/28/20	ADRESSED 4/27/2020 COMMENTS
4	7/28/20	ADRESSED SOLID WASTE COMMENTS

DESIGN

DESIGNED BY	DB	DATE	12-9-2019
DRAWN BY	DB	DATE	12-9-2019
CHECKED BY		DATE	

CITY OF ALBUQUERQUE "SOLID WASTE" MANAGEMENT DEPARTMENT APPROVED

For Access
8-11-2020

SCALE 1" = 20'

DON BRIGGS Engineering LLC
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donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

TITLE: VIVA PARADISE TOWN HOMES PHASE II LANDSCAPING PLAN

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

City Project No. PR-2019-2333 Zone Map No. B-11-Z Sheet 2 of 5

