

DRB-96-358

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# Altura Village



Revised set 6/24/97

**Owner**

Argus Development  
6200 Uptown Rd. NE, Suite 200W  
Albuquerque, New Mexico 87110

**Architect**

Dekker/Perich & Associates  
6501 Americas Pkwy NE, Suite 675  
Albuquerque, New Mexico 87110  
(505) 888-3111  
Fax: 883-8050

**Architectural Design**

Kaufman & Broad Architects  
7850 Jefferson, NE  
Albuquerque, New Mexico 87109  
(505) 821-3933

**Civil**

Chavez-Grievs  
5639 Jefferson St. NE  
Albuquerque, New Mexico 87109  
(505) 344-4080  
Fax: 343-8759

**Landscape**

The Hilltop  
7909 Edith Blvd. NE  
Albuquerque, New Mexico 87148  
(505) 898-9690

INTERSTATE 40 (CORONADO FREEWAY)

Legal Description

TRACT A OF NETHERWOOD PARK ADDITION  
TRACT 1: SU-1 FOR 0-1 USES. THIS TRACT WILL BECOME PART OF THE OFFICE SITE ONCE IT IS VACATED.  
TRACT 2: SU-1 FOR 0-1 USES. THIS 3 ACRE SITE WILL PROVIDE EXPANSION FOR THE SUMMIT OFFICE BUILDING TO THE WEST. A F.A.R. OF .33 WILL ALLOW UP TO 45,000 SF OF OFFICE SPACE. TRACT 2 WILL BE CONSOLIDATED WITH THE PROPERTY TO THE WEST AT A FUTURE DATE WHEN A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL TAKE INTO CONSIDERATION ALL THE OFFICE PROPERTY. ACCESS TO WEST, NOT ON INDIAN SCHOOL.

Land Use Concept and Zoning

TRACT 3: SU-1 FOR PRD FOR SINGLE FAMILY. THIS CLUSTER TYPE LAYOUT ACCOMMODATES 9.34 DU/GROSS ACRE. SINGLE FAMILY DETACHED HOMES WITH PRIVATE YARDS ARE PERMITTED. A PRIVATE ROAD WITH GATED ENTRY IS PROVIDED.

TRACT 1: SU-1 FOR 0-1 USES. THIS TRACT WILL BECOME PART OF THE OFFICE SITE ONCE IT IS VACATED.

TRACT 2: SU-1 FOR 0-1 USES. THIS 3 ACRE SITE WILL PROVIDE EXPANSION FOR THE SUMMIT OFFICE BUILDING TO THE WEST. A F.A.R. OF .33 WILL ALLOW UP TO 45,000 SF OF OFFICE SPACE. TRACT 2 WILL BE CONSOLIDATED WITH THE PROPERTY TO THE WEST AT A FUTURE DATE WHEN A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL TAKE INTO CONSIDERATION ALL THE OFFICE PROPERTY. ACCESS TO WEST, NOT ON INDIAN SCHOOL.

THE SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES FOR THE SU-1 FOR 0-1 USES TRACT SHALL ADHERE TO THE FOLLOWING DESIGN CRITERIA FROM THE APPROVED SITE PLANS FOR THE ADJACENT SU-1/0-1 PROPERTY:

- FLAT ROOF WITH MECHANICAL EQUIPMENT SCREENED.
- HORIZONTALLY BANDED FENESTRATION AND LIGHT BUFF TO TAN STUCCO ON PRINCIPAL ELEVATIONS.
- SQUARE FENESTRATION AND SPLIT FACE CMU ON SECONDARY ELEVATIONS.
- GREEN REFLECTIVE GLASS (ENTRY GLASS MAY BE EXEMPTED).
- CLEAR ANODIZED ALUMINUM FRAMES (WINDOWS AND ENTRY CANOPIES).
- DARK RED TO BROWN METAL SHADE SCREENS AND ENTRY CANOPIES.

Primary Entries and Periphery Amenities

AMENITIES SUCH AS LANDSCAPING AND WALLS WILL BE OUTSIDE OF THE RIGHT-OF-WAYS OF INDIAN SCHOOL RD. AND WASHINGTON ST. AND SHALL BE PROVIDED AND MAINTAINED BY THE DEVELOPER/OWNER. THE ENTRY TO TRACT 3 WILL BE GATED. A 10' BIKEWAY EASEMENT SHALL BE PROVIDED ALONG THE NORTH PROPERTY LINE.

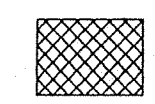
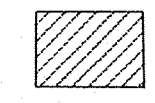
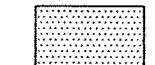
TIS Mitigation:

TRACT 2: BASED ON THE TIS PERFORMED AND DATED JUNE 5, 1996, THE DEVELOPER/OWNER OF THE TRACT SHALL CONTRIBUTE \$23,367 PRIOR TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVED FOR THE CONSTRUCTION OF A WESTBOUND RIGHT TURN LANE ON INDIAN SCHOOL AT CARLISLE AVENUE. THIS COST SHOULD BE PROVIDED ON THE INFRASTRUCTURE LIST AT THAT TIME. THIS NUMBER IS IN 1997 DOLLARS AND MAY NEED TO BE ADJUSTED FOR INFLATION IF NOT BUILT WITHIN ONE YEAR FROM THE DATE OF SIGNING THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION. *Assuming 3% interest*

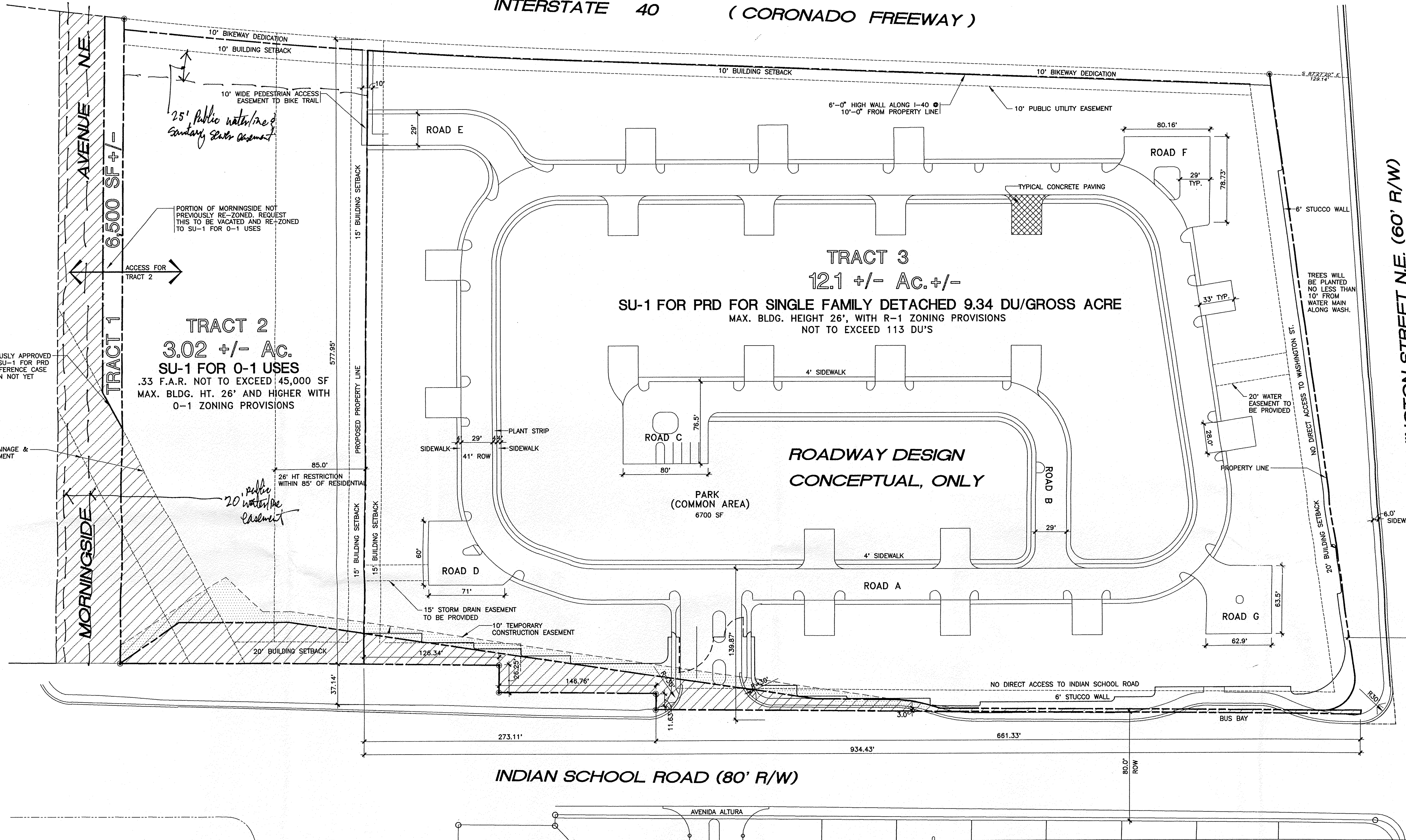
TRACT 3: BASED ON THE TIS PERFORMED AND DATED JUNE 5, 1996, THE DEVELOPER/OWNER OF THE TRACT SHALL CONTRIBUTE \$12,593 PRIOR TO FINAL PLAT APPROVAL FOR THE CONSTRUCTION OF A WESTBOUND RIGHT TURN LANE ON INDIAN SCHOOL AT CARLISLE AVENUE. THIS COST SHOULD BE PROVIDED ON THE INFRASTRUCTURE LIST AT THAT TIME. THIS NUMBER IS IN 1997 DOLLARS AND MAY NEED TO BE ADJUSTED FOR INFLATION IF NOT BUILT WITHIN ONE YEAR FROM THE DATE OF SIGNING THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION. *Assuming 3% interest*

Assuming 3% interest

ROW VARIES FROM 114' TO 158'

-  CONCRETE AUTO COURT. NO PARKING ALLOWED IN THIS COURT.
-  RIGHT-OF-WAY TO BE SOLD TO CITY
-  TEMPORARY CONSTRUCTION EASEMENT

DRB 96-358



SHADED AREA PREVIOUSLY APPROVED FOR RE-ZONING TO SU-1 FOR PRD & 0-1 BY EPC. REFERENCE CASE NO. Z-95-39. ACTION NOT YET FINALIZED AT DRB.

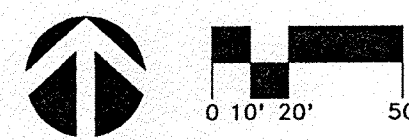
TRACT 2  
3.02 +/- Ac.  
SU-1 FOR 0-1 USES  
.33 F.A.R. NOT TO EXCEED 45,000 SF  
MAX. BLDG. HT. 26' AND HIGHER WITH  
0-1 ZONING PROVISIONS

TRACT 3  
12.1 +/- Ac. +/-  
SU-1 FOR PRD FOR SINGLE FAMILY DETACHED 9.34 DU/GROSS ACRE  
MAX. BLDG. HEIGHT 26', WITH R-1 ZONING PROVISIONS  
NOT TO EXCEED 113 DU'S

ROADWAY DESIGN  
CONCEPTUAL, ONLY

PARK  
(COMMON AREA)  
6700 SF

1 Site Development Plan for Subdivision  
1" = 50'-0"



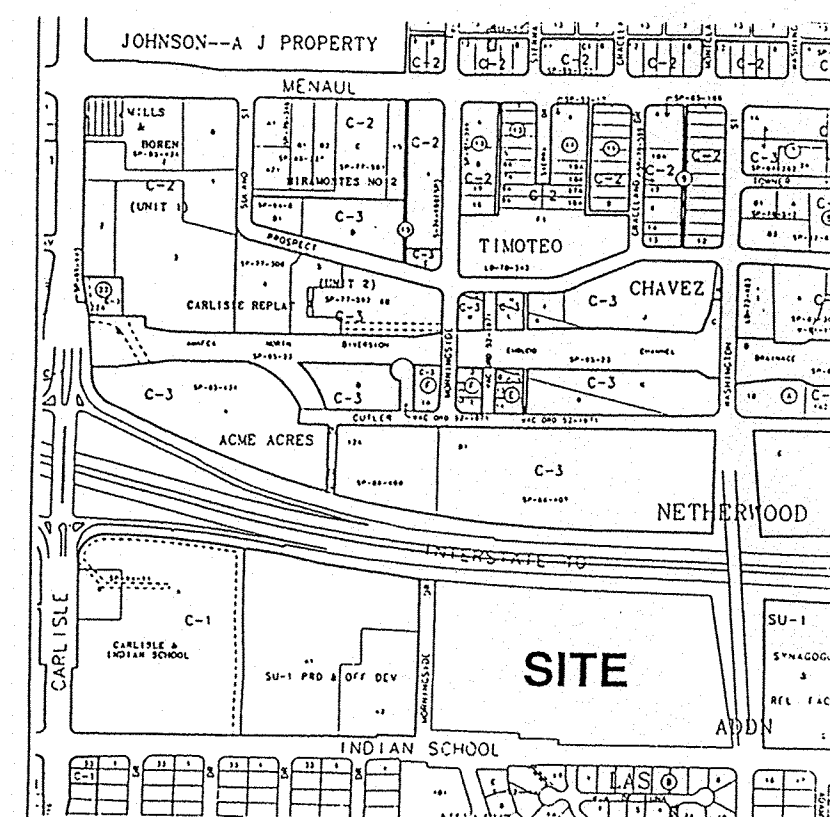
\* CERTIFY THAT THIS AREA IS ZONED SU-1 FOR 0-1 USES AND SU-1 FOR PRD FOR SINGLE FAMILY DETACHED USE, 9.34 DU/acre AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1996, AND THAT THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE E.P.C. ON AUGUST 15, 1996.

*[Signature]* 6-17-97  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

*[Signature]* 6-17-97  
CITY ENGINEER/AMAFCA DATE  
PUBLIC WORKS, UTILITY DIVISION DATE

*[Signature]* 6-17-97  
PARKS AND GENERAL SERVICES DEPARTMENT DATE

CITY PLANNER, PLANNING DIVISION DATE



Vicinity Map  
N.T.S.

no.	date	revision
▲	8/15/96	PER EPC
▲		
▲		

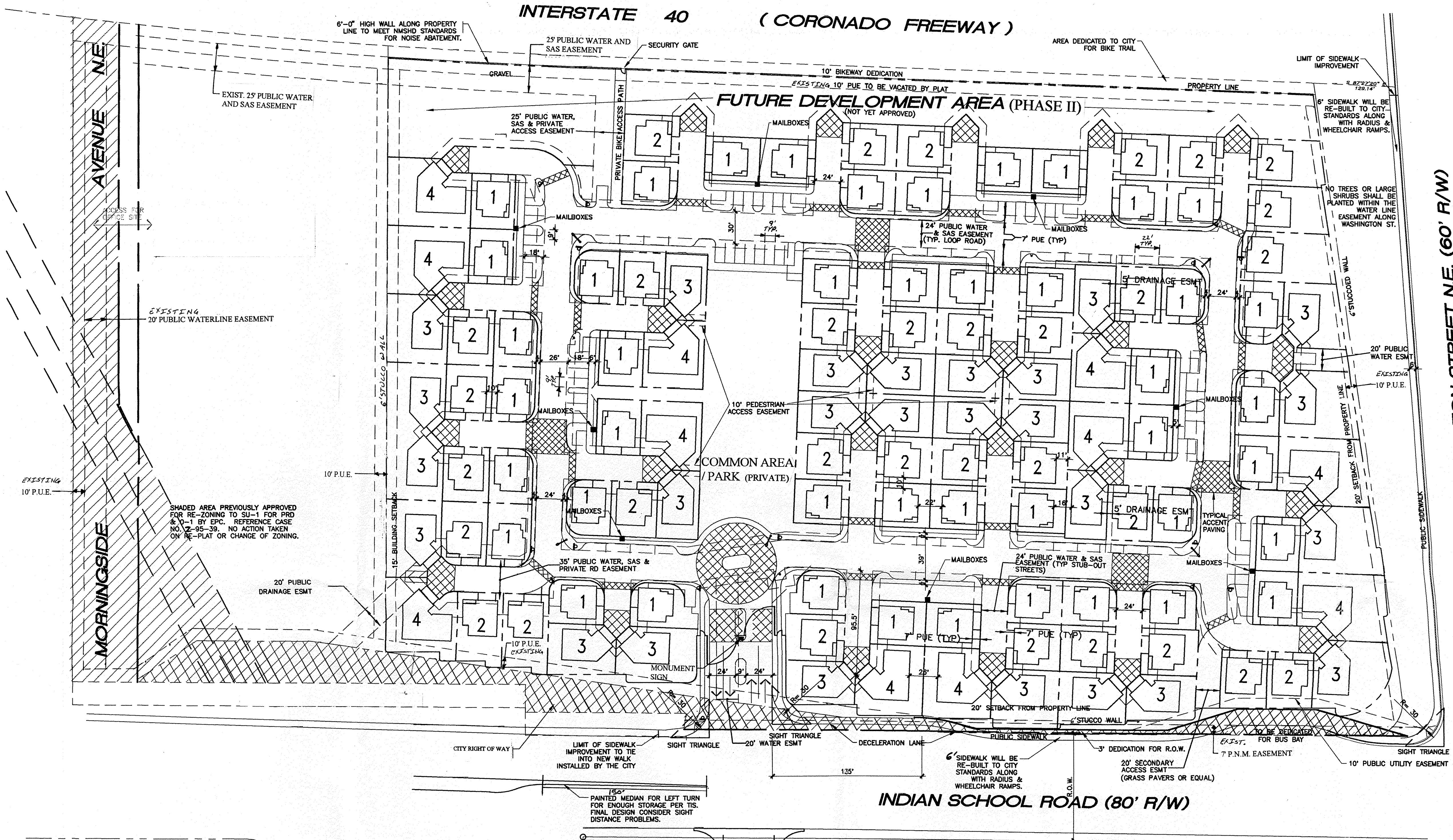
**dekker/perich & associates**  
architecture 6501 Americas Parkway, NE, Suite 675  
planning Albuquerque, New Mexico 87110  
interiors 505 888-3111 Fax 888-8050

Altura Village  
Indian School @ Washington  
Albuquerque, NM

Site Development Plan for Subdivision

job no:	96032
drn. by:	ECT
ckd. by:	TG
issued:	6/10/97
sheet	1 of 8

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**LEGAL DESCRIPTION**  
 THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT A-2, NETHERWOOD PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A REPLAT OF TRACT A, NETHERWOOD PARK ADDITION AND A VACATED PORTION OF MORNINGSIDE DRIVE N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1997, IN VOLUME 97C, FOLIO 188.

ZONING: SU-1 FOR PRD FOR SINGLE FAMILY DETACHED HOUSING *See 113 cm.*

**Project Data:**  
 506,813 SF OR 11.6 ACRES  
 113 DWELLING UNITS ( 9.34 DWELLINGS/ACRE)  
 AVG. LOT SIZE GROSS: 2100 SF  
 NET: 1222 SF

**Building Data:**  
 PLAN 1 = 1760 SF ( 2 STORY)  
 PLAN 2 = 1450 SF ( 1 STORY)  
 PLAN 3 = 2100 SF ( 1 STORY)  
 PLAN 4 = 1994 SF ( 2 STORY)

**Building Area:**  
 PLAN 1 FOOTPRINT = 823 X (44) = 36,212 SF  
 PLAN 2 FOOTPRINT = 878 X (32) = 28,096 SF  
 PLAN 3 FOOTPRINT = 996 X (28) = 25,896 SF  
 PLAN 4 FOOTPRINT = 1455 X (11) = 16,005 SF  
 TOTAL: 106,209 SF

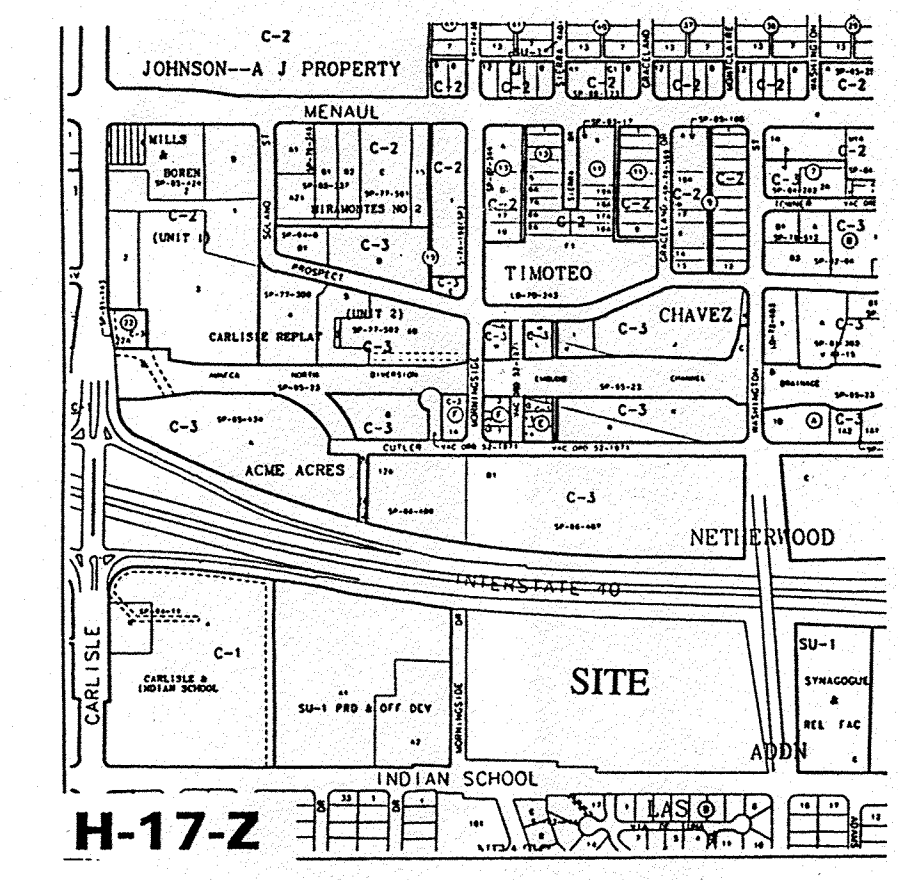
**Road Area:**  
 ROADWAY = 95,200 SF  
 COURTS = 28,932 SF  
 TOTAL: 124,132 SF

**Landscape Area**  
 PARK = 20,234 SF  
 YARD = 232,804 SF  
 TOTAL: 239,504 SF

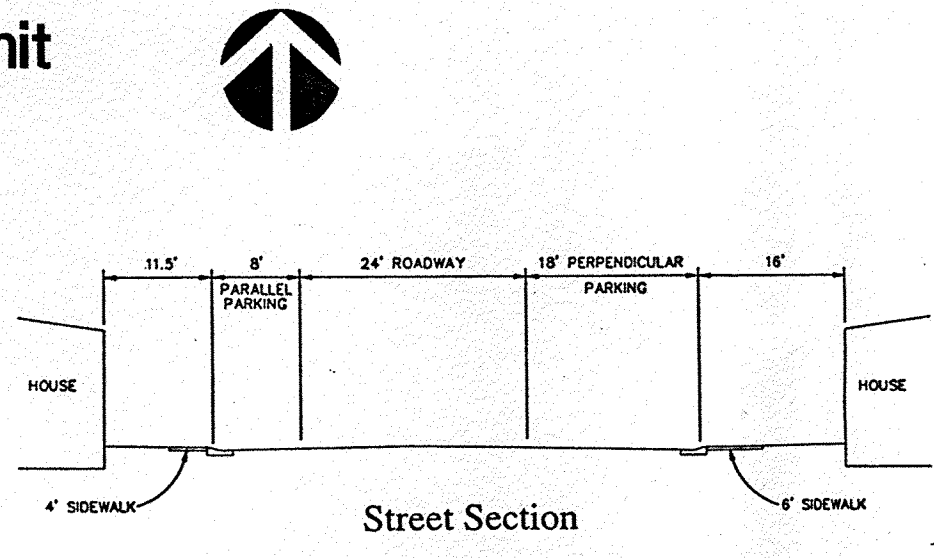
- General Notes**
- STREET LIGHTING PER CITY OF ALBUQUERQUE REQUIREMENTS.
  - THE SITE IS SERVED BY CITY OF ALBUQUERQUE SEWER AND WATER.
  - ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE.
  - CROSS ACCESS EASEMENTS SHALL BE PROVIDED FOR CONCRETE AUTO COURTS AND FRONT DOOR ENTRIES WHERE REQUIRED.
  - ENTRY SHALL BE GATED.
  - ALL ACCESS IS FROM INTERIOR ROAD SYSTEM. NO REAR YARD ACCESS FROM WASHINGTON AND INDIAN SCHOOL.
  - DEVELOPER/OWNER SHALL LANDSCAPE ALL ROAD FRONTAGES WITH CONSISTENT LANDSCAPING THEME. ALL PARKING BUMPOUTS ARE TO BE LANDSCAPED SIMILAR TO ROAD FRONTAGES.
  - MINIMUM SETBACK BUILDINGS SHALL MEET BUILDING CODE STANDARD OF 6'.

- NOTES PER EPC
- WOODSTOVES AND WOOD FIREPLACES WILL NOT BE INCLUDED IN THESE SINGLE FAMILY HOMES.
  - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN PRIVATE RIGHTS-OF-WAY AND WASHINGTON AND INDIAN SCHOOL RIGHTS-OF-WAY.
  - THE PARK COMMON AREA WILL COMPLY WITH THE WATER CONSERVATION ORDINANCE.
  - THE WALL ALONG I-40 WILL CONFORM TO STATE HIGHWAY DEPARTMENT NOISE REDUCTION STANDARDS REQUIRED ALONG I-40.
  - NO FENCES SHALL BISECT SHARED COMMON ENTRIES BETWEEN UNITS.
  - THE BUILDING HEIGHTS OF HOMES SHALL COMPLY WITH THE R-1 ZONING DISTRICT OF THE ZONE CODE.
  - SIDE AND REAR ELEVATIONS THAT DIRECTLY FACE A STREET WILL BE DETAILED SIMILAR TO THE FRONT ELEVATIONS.
  - PRIVATE DRIVEWAYS TO BE EITHER LESS THAN 8' LONG OR GREATER THAN 20' LONG; NO DRIVEWAY LENGTH SHALL BE BETWEEN 8' AND 20'.
  - BUMP-OUTS SHALL MEET DPM STANDARDS AND SHALL BE LANDSCAPED.
  - GATES SHALL REMAIN OPEN AT AM PEAK HOUR OF EXITING, 7 AM TO 8 AM.
  - GATES SHALL REMAIN OPEN AT PM PEAK HOUR OF ENTERING, 5 PM TO 6 PM.
  - STOP SIGNS SHALL BE LOCATED ALONG MAIN ROADWAY.
  - NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN THE WATER LINE EASEMENT ALONG WASHINGTON ST. LANDSCAPING AROUND METERS SHALL MEET CITY STANDARDS.
  - ALL PRIVATE ROADS AND COURTS ARE FOR JOINT PRIVATE ACCESS AND DRAINAGE.
  - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
  - NO PARKING IS ALLOWED IN NON-DESIGNATED AREAS.

**1 Site Development Plan for Building Permit**  
 1" = 50'-0"



**2 Vicinity Map**  
 NTS



*Ira C. Johnson* 6-24-97  
 Approved - Solid Waste

NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW. SOLID WASTE TRUCKS WILL NOT ENTER COURTS.

- 6" THICK TERRA COTTA PATTERNED CONCRETE
- RIGHT-OF-WAY TO BE SOLD TO CITY FOR BRIDGE RECONSTRUCTION
- FIRE HYDRANT
- LIGHT POLE
- STOP SIGN
- MAILBOXES

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE E.P.C. ON AUGUST 15, 1996 AND IS APPROVED FOR PHASE I ONLY. PHASE II MUST CONSIST OF AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN THRU A DRB PUBLIC HEARING.

*Ronald M. Bell* 6/27/97  
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
*Paul J. Eggen* 6-27-97  
 CITY ENGINEER/ANALYST  
*John W. Stang III* 6-27-97  
 PUBLIC WORKS, UTILITY DIVISION  
*Kevin P. Toure* 6/27/97  
 CITY PLANNER, PLANNING DIVISION

1 UNITS = 44  
 2 UNITS = 32  
 3 UNITS = 26  
 4 UNITS = 11  
 TOTAL UNITS 113

GUEST PARKING = 74  
 (.65 SPACES PER UNIT)

no.	date	revision
1	6/20/97	REVISIONS

**Dekker/Perich**  
 architecture planning interiors  
 6501 Americas Parkway NE, Suite 679  
 Albuquerque, New Mexico 87110  
 505 868-3111 Fax 983-8050

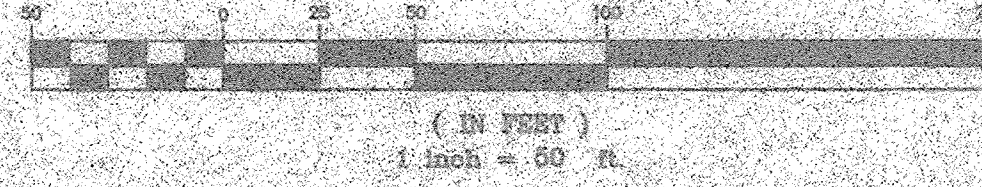
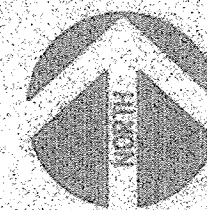
**Altura Village**  
 Indian School @ Washington  
 Albuquerque, NM

**Site Development Plan for Building Permit**

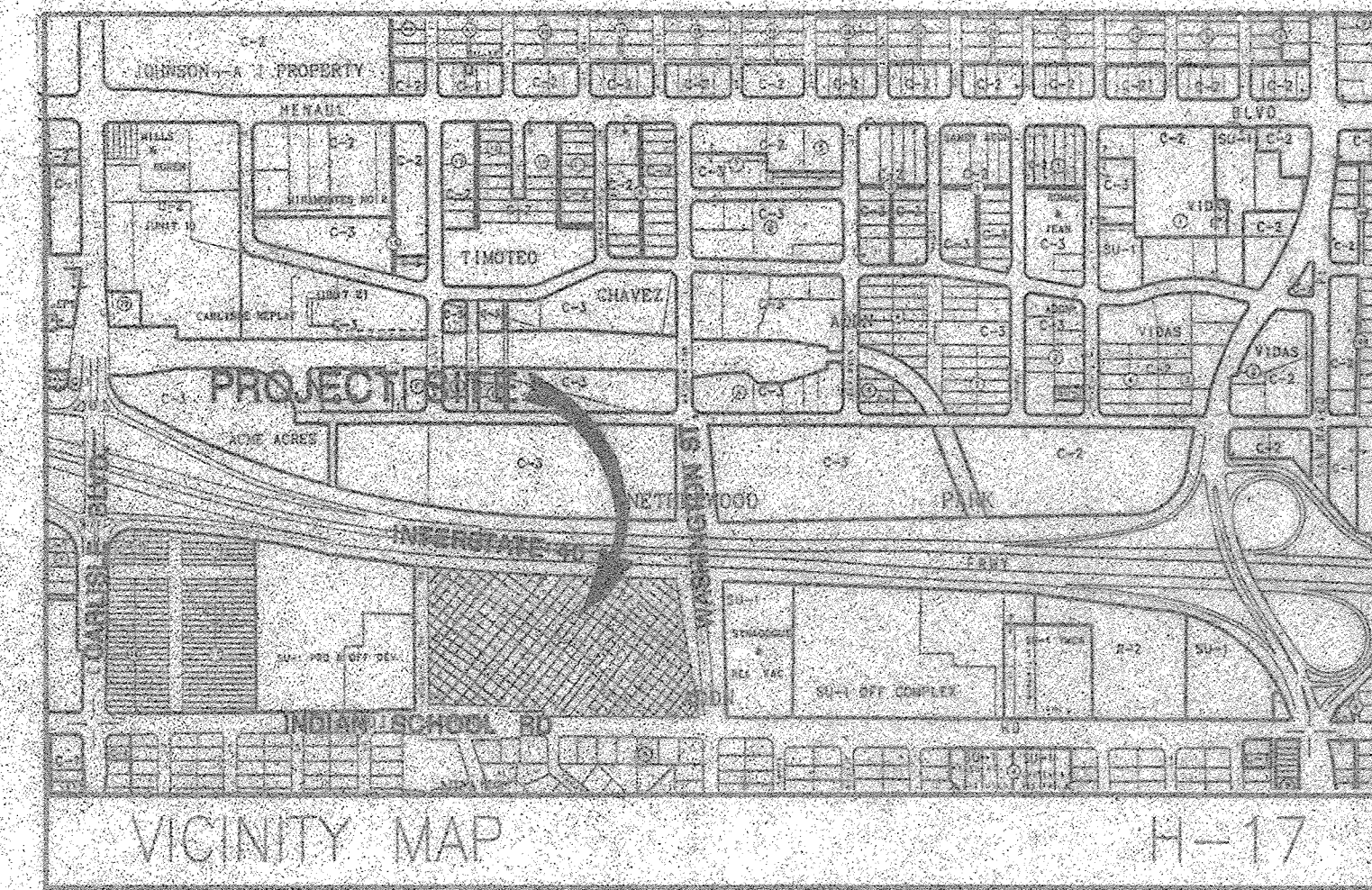
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drn. by:	ECT
ckd. by:	LW
Issued:	6/10/97
sheet	2
of	8

PRELIMINARY  
 NOT FOR CONSTRUCTION

06-20-97 4PM 98032 - PA 98032 VILLAGE W/ARTWORK



INTERSTATE 40 (CORONADO FREEWAY)



LEGAL DESCRIPTION  
TRACT A OF THE NETHERWOOD PARK ADDITION  
BENCHMARK  
FOUND "X" SCRIBE ON TOP OF CONCRETE  
SIDEWALK NORTH OF INDIAN SCHOOL ROAD.  
SURVEY INFORMATION  
PROVIDED BY SURVTEK, INC. MAY 1995

ABBREVIATIONS  
FG = FINISHED GRADE  
FL = FLOWLINE  
TG = TOP OF GRATE  
S = SLOPE

LEGEND

- EXIST. CONTOUR
- NEW CONTOUR
- EXIST. BASIN LINE
- NEW BASIN LINE
- EXIST SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW TENSAR FABRIC FENCE
- LIMITS OF GRADING

KEYED NOTES

- 1 INSTALL INLET PER DETAIL 4/C3  
INV=74.43
- 2 INSTALL INLET PER DETAIL 4/C3  
INV=75.13
- 3 INSTALL 2 TYPE DOUBLE "A" INLETS  
TG=64.00  
INV=60.00
- 4 INSTALL 2 TYPE DOUBLE "A" INLET  
TG=63.98  
INV=59.99
- 5 INSTALL 1 MANHOLE, TYPE "C"  
RIM=64.30  
INV=59.75
- 6 INSTALL 1 MANHOLE, TYPE "C"  
RIM=65.30  
INV=56.90
- 7 INSTALL 1 SINGLE "A" INLET, WITH 9" CURB OPENINGS,  
BOTH SIDES. TG=61.10 INV=57.10
- 8 INSTALL 1 MANHOLE, TYPE "C"  
RIM=59.00  
INV(NE)=53.00
- 9 30' SD CONNECTION  
INV=43.78
- 10 REMOVE 830 LF OF EXISTING R.O.W. FENCE AND  
INSTALL 4" TENSAR FABRIC FENCE ON DRIVEN STEEL  
POSTS @ 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY  
DEPARTMENT R.O.W. IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION  
PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION  
OF GRADING AND REINSTALL PERMANENT 6" CHAIN LINK  
FENCE ON R.O.W. LINE PER NMSHD SERIAL BCL-001-02
- 11 INSTALL 2 CMU BLOCKS SIDEWAYS AT OR BELOW GRADE  
TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.

REV.	DATE	DESCRIPTION	DRAWN	APP'D.

**CHAVEZ • GRIEVES**  
CONSULTING ENGINEERS, INC.  
9639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 344-4000 • FAX (505) 343-8798

ALTURA VILLAGE

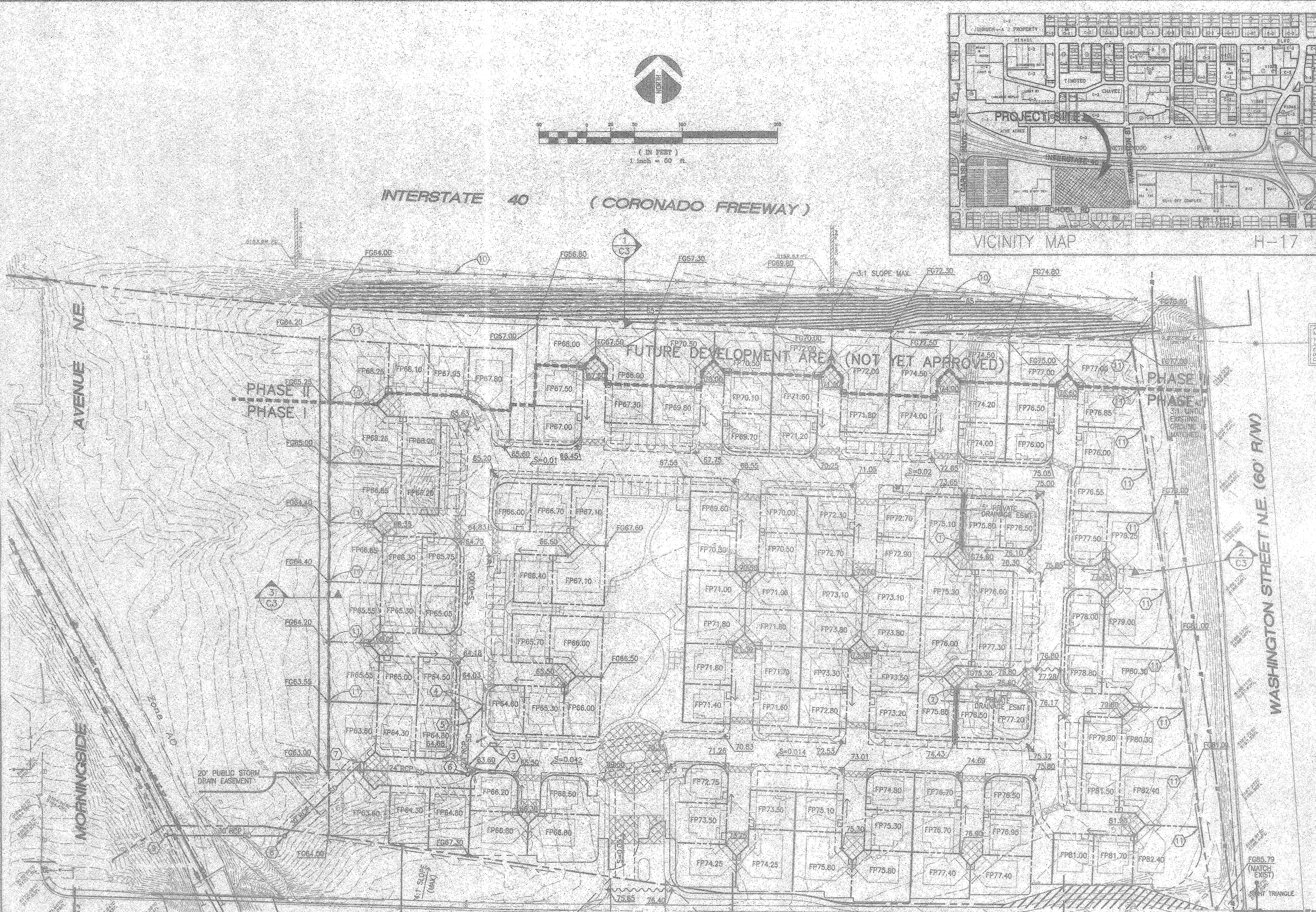
ALBUQUERQUE, NEW MEXICO

CONCEPTUAL GRADING AND DRAINAGE PLAN

DESIGNED BY:	JW	SCALE:	1" = 50'	C2
DRAWN BY:	WT	JOB NUMBER:	440-100-8198	
REVIEWED BY:	JK	DATE:	08/10/97	



JOB NO.: A40-100-5198  
FILE: SSC-GDDWG PLOT VIEW 'SH1' IN PS  
ENG. TECH: JW/WT  
REV: 06/26/97 (V1)






# INTERSTATE 40 (CORONADO FREEWAY)

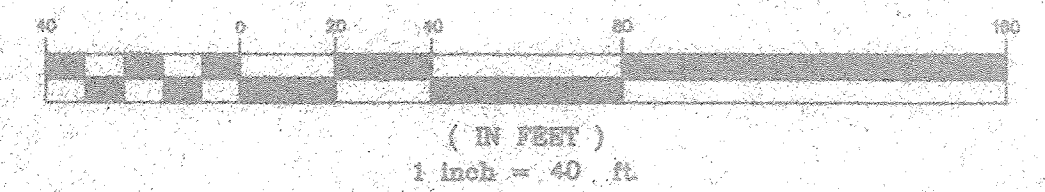
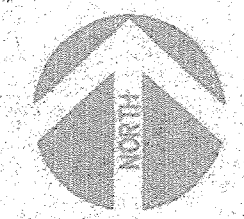
PHASE II  
PHASE I

FUTURE DEVELOPMENT AREA (NOT YET APPROVED)

### LEGEND

- TRANSFORMER BUMP-OUT 
- STREET LIGHT 
- FIRE HYDRANT 

NOTE:  
ALL NON-LOT AREAS ARE A JOINT  
PRIVATE ACCESS AND PRIVATE  
DRAINAGE EASEMENT.

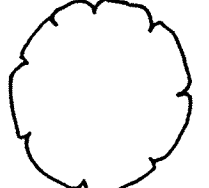
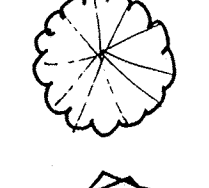






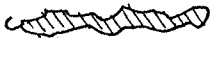
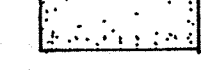


REV.	DATE	DESCRIPTION	DRAWN	APPR'D.
<b>ALTURA VILLAGE</b>				
ALBUQUERQUE, NEW MEXICO				
<b>CONCEPTUAL UTILITY PLAN</b>				
DESIGNED BY:	JW	SCALE:	1" = 40'	
DRAWN BY:	WT	JOB NUMBER:	A40-100-5196	
REVIEWED BY:	JK	DATE:	6/24/97	

**UT-1**  
4 of 8

JOB NO. A40-100-5196  
 DATE 06/24/97  
 ENG. TECH. WT  
 REV. 06/24/97 (WT)

LANDSCAPE LEGEND

-  2-2 1/2" DIA. SHADE TREES (M-H)  
HONEYLOCUST, DOTT, CHITALPA (IF AVAILABLE)
-  15' SMALL FLOWERING ORNAMENTAL TREES  
REDEMPLE SP. (L.M)
-  15' SMALL DESERT WILLOW (L)
-  3-6' HT. PALM TUCCA (L)
-  SA SHRUBS (L-M)  
BRADDOCK, CAT EARTHER,  
NIGHTS OF PINECANTHUS (MORRIS WALL)  
CHAMISA, MAPLE PLUME, RUSSIAN SPICE, BLUE MIST SPREA,  
FOUR WING SAMPSON, NUTMUS EDGE, BENTHILL, PHOTINIA

-  SA GROUNDCOVERS (M)  
JUNIPER, HONEYLOCUST
-  SA CLIMBING ROSES (M)
-  SANTA FE BROWN GRAVEL W/ FILTER FABRIC  
OR SANTA ANA TAN GRAVEL / FILTER FABRIC
-  NATIVE GRASSES & WILDFLOWER SEEDED AREA
-  COMMERCIAL GRADE STEEL EDGING

LANDSCAPE NOTES

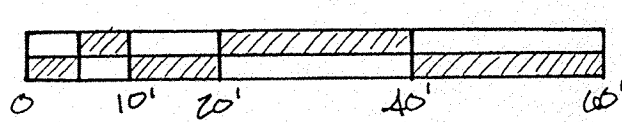
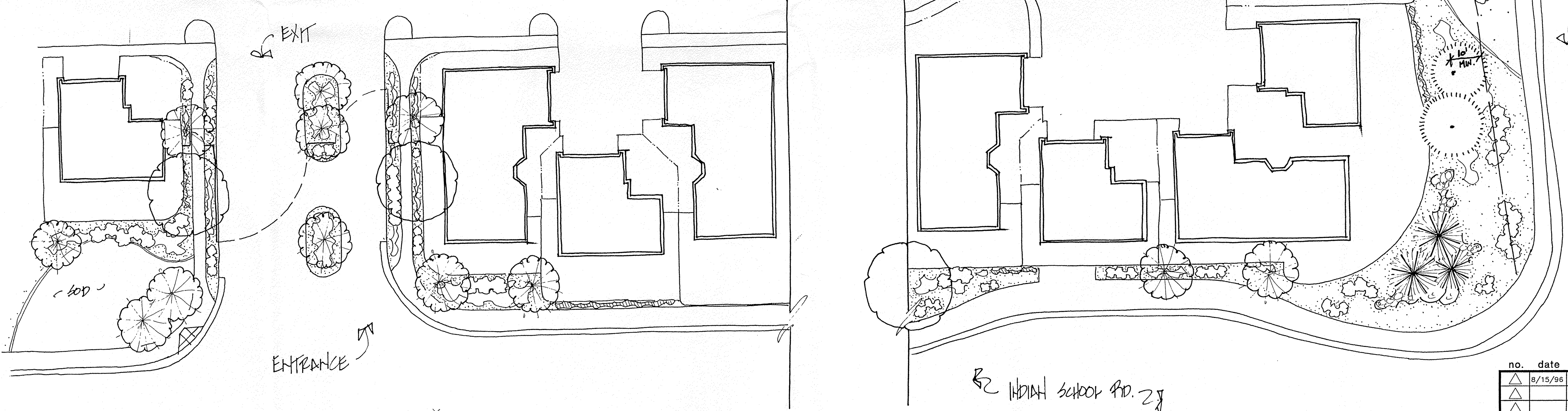
LANDSCAPE AND IRRIGATION IN COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.  
 ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.  
 LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPE ORDINANCE.  
 TREES WILL BE PLANTED NO LESS THAN 10' FROM WATER MAIN ALONG WASHINGTON STREET.

NOTE:  
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.

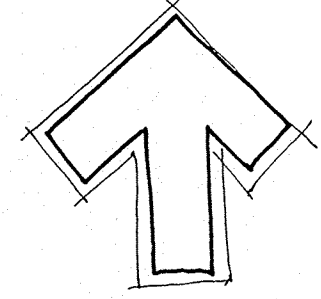
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER USE PROVISIONS OF THE WATER CONSERVATION LANDSCAPE AND WATER USE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION.

LANDSCAPE CALCULATIONS

TOTAL OFF-SITE LANDSCAPING	50,443 SF
TOTAL COMMON AREA LANDSCAPING	47,175 SF
TOTAL PARK AREA	29,034 SF
TOTAL PRIVATE LANDSCAPING	119,652 SF
TOTAL LANDSCAPE AREA	237,504 SF



SCALE: 1" = 10'-0"



NORTH

ALTURA VILLAGE  
 LANDSCAPE CONCEPTS

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The Hilltop

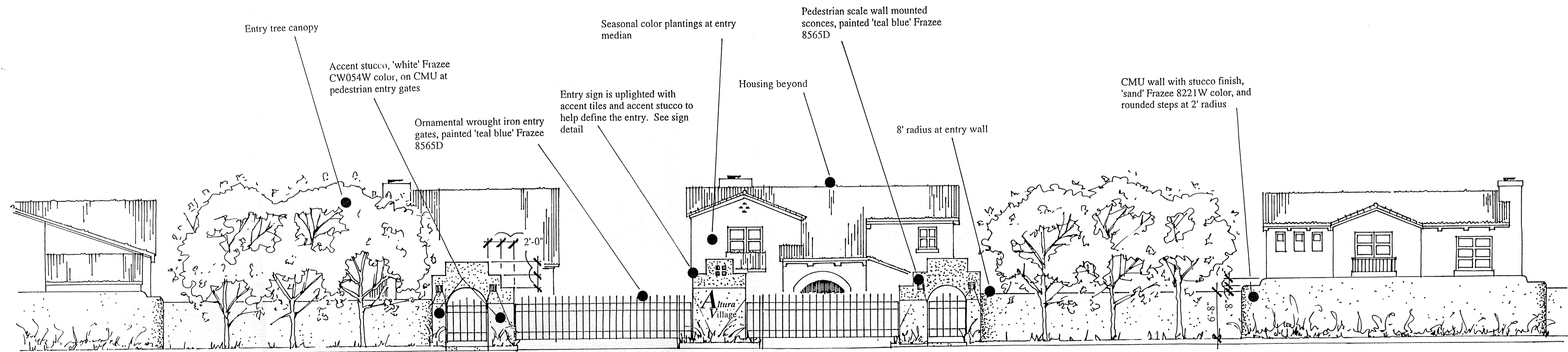
no.	date	revision
1	8/15/96	PER EPC

**dekker/perich & associates**  
 architecture planning interiors  
 6501 Americas Parkway, NE Suite 675  
 Albuquerque, New Mexico 87110  
 505 888-3111 Fax 983-8050

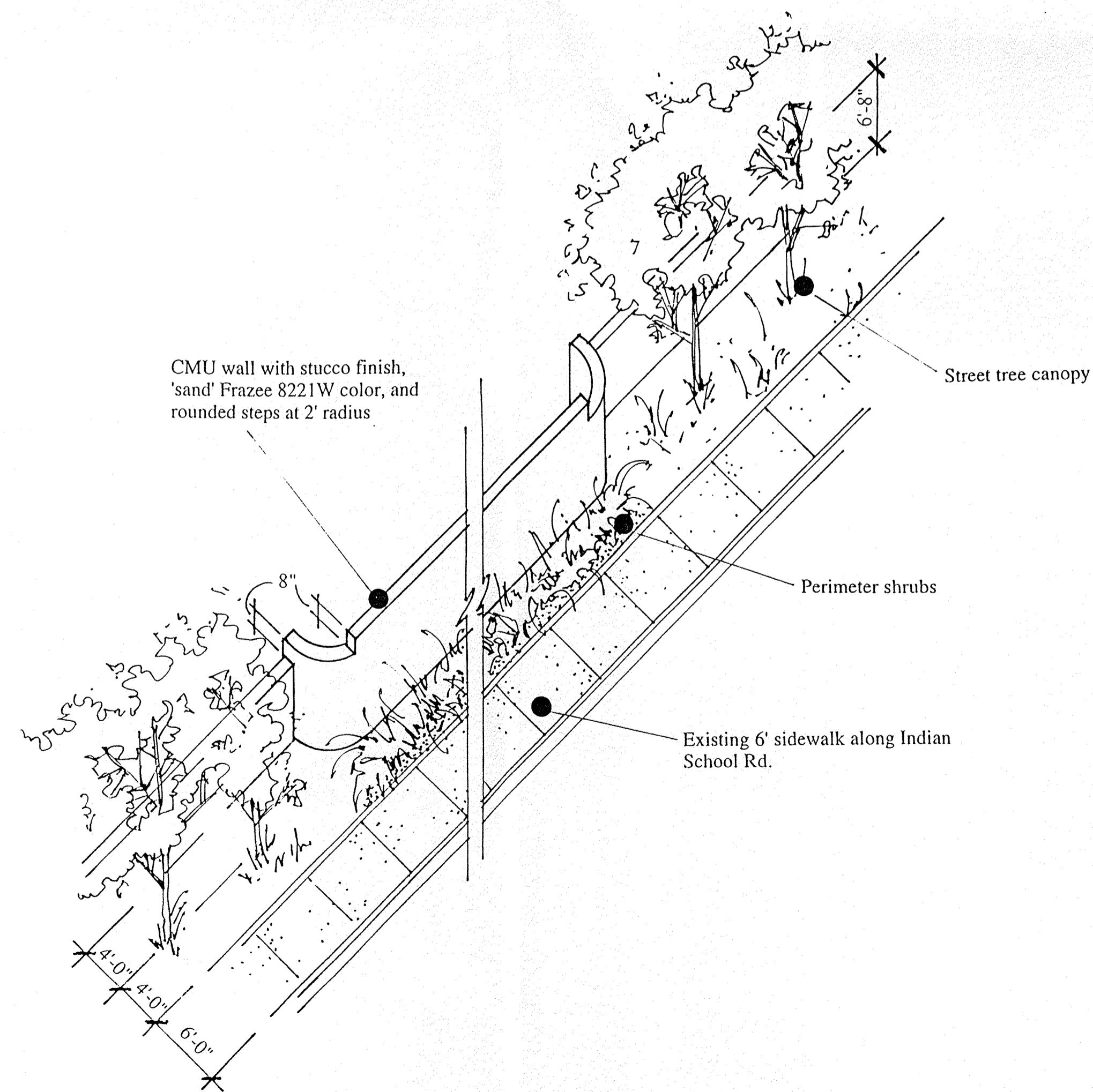
**Altura Village**  
 Indian School @ Washington  
 Albuquerque, NM

Landscape Plan

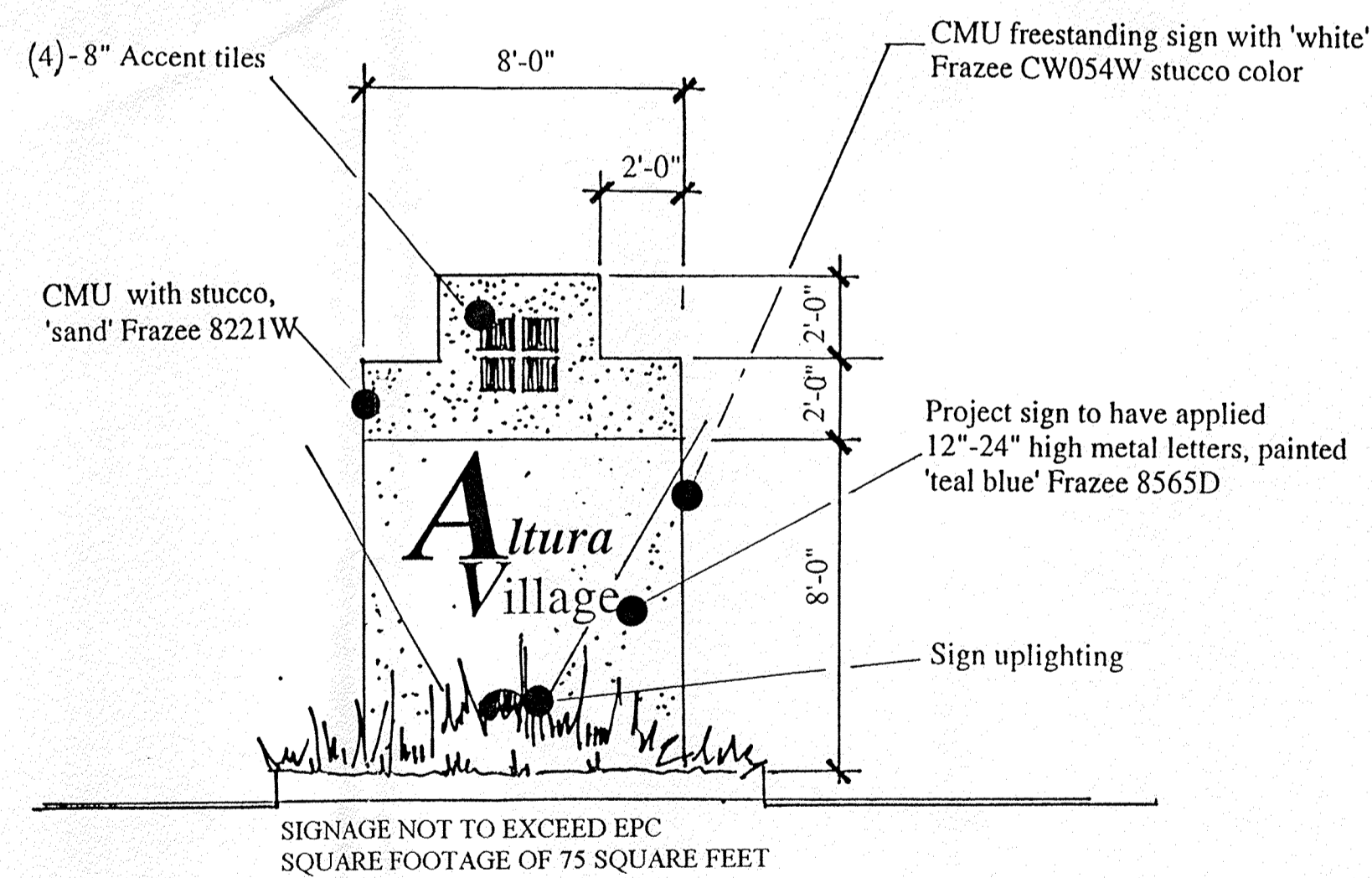
job no:	96032
drn. by:	DM
ckd. by:	HT
issued:	9/10/96
sheet	5 of 8



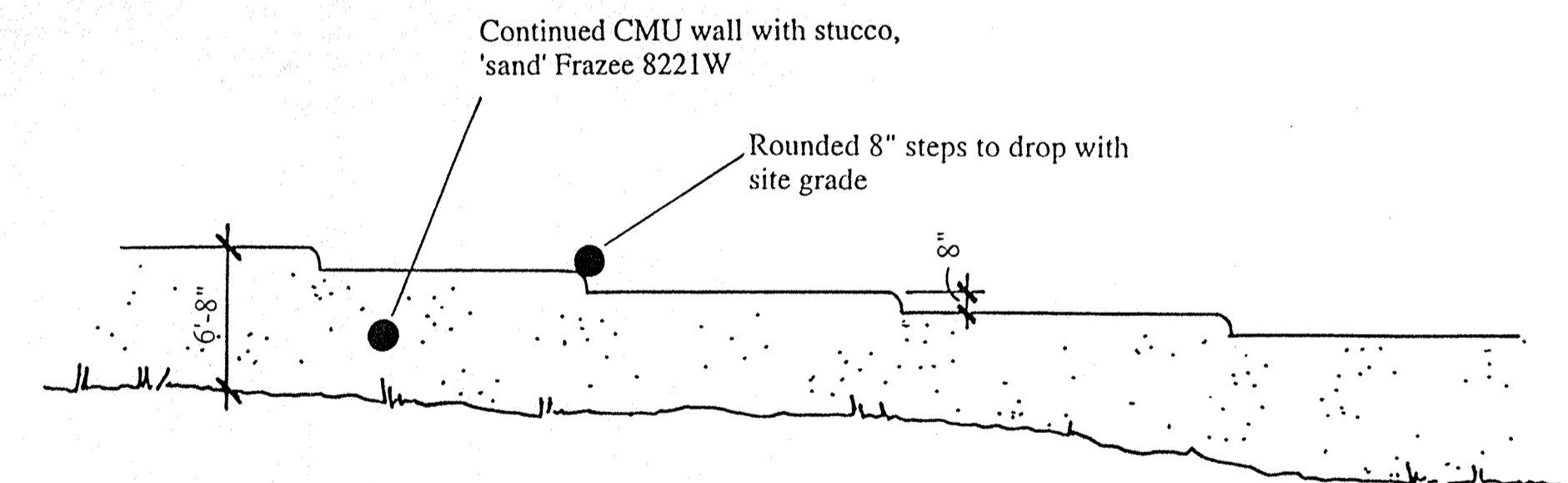
Site Entry Elevation  
1/8" = 1'-0"



South and East Perimeter Wall  
1/8" = 1'-0"

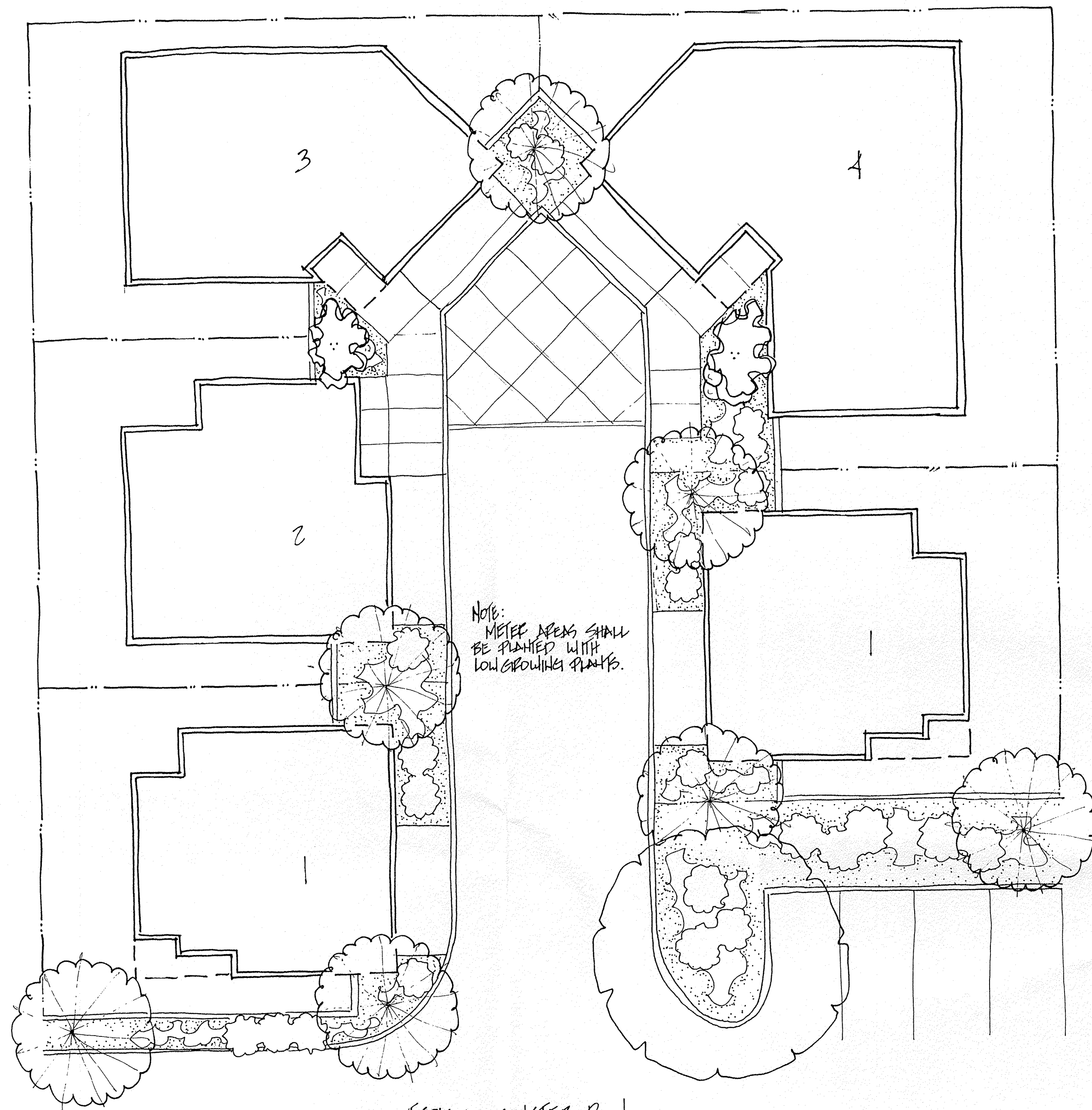


Entry Sign Detail  
1/4" = 1'-0"



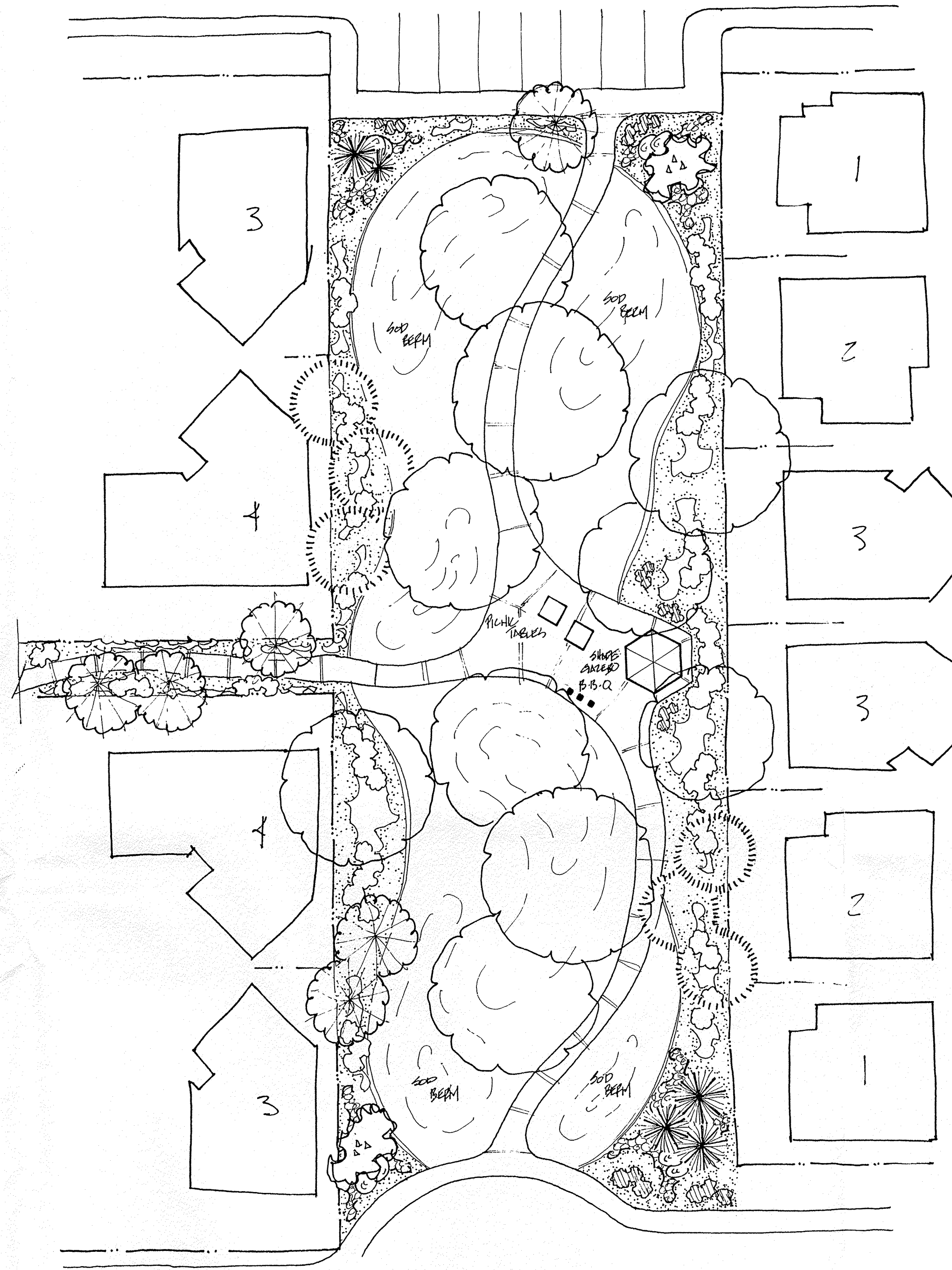
North and West Perimeter Wall  
1/8" = 1'-0"

no.	date	revision
<b>dekker/perich &amp; associates</b>		
architecture planning interiors		
6501 Americas Parkway, NE Suite 675 Albuquerque, New Mexico 87110 505 888-3111 Fax 883-8050		
Altura Village Indian School and Washington Ave. Albuquerque, New Mexico		
Perimeter Wall Details		
		job no: 96032
		drn. by: D/P & A
		ckd. by: D/P & A
		issued: 6/28/96
		sheet <b>6</b> of <b>8</b>



NOTE:  
METER AREAS SHALL  
BE PLANNED WITH  
LOW GROWING PLANTS.

TOP VIEW CLUSTER PLAN  
1" = 10'-0"



PAVING SCHEMATIC  
1" = 20'-0"

LANDSCAPE NOTES

ALL COMMON DECK LANDSCAPING AND FRESH DECK SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. SET-UP SPREAD HEADS TO SOD DECKS, BURBARS TO TREES AND TRIP IRRIGATION TO SHRUBS. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION. COMMON DECK LANDSCAPING SHALL BE ON A SEPARATE WATER METER FOR IRRIGATION.

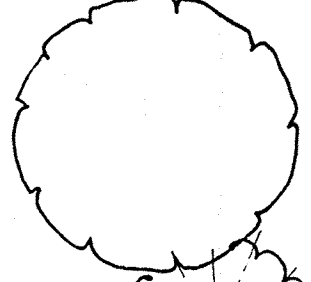
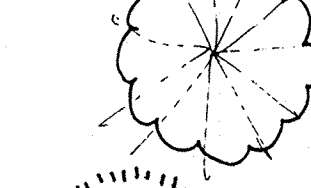
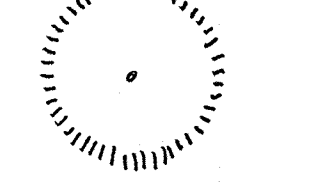


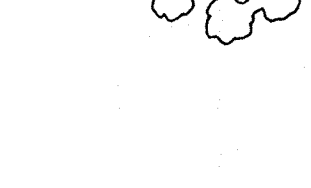
LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



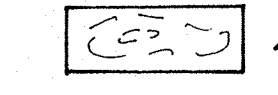
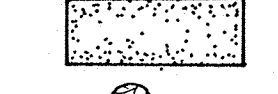
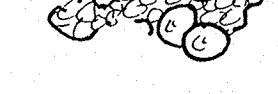



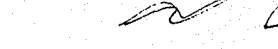
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.

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, OR THE HOMEOWNERS ASSOCIATION.

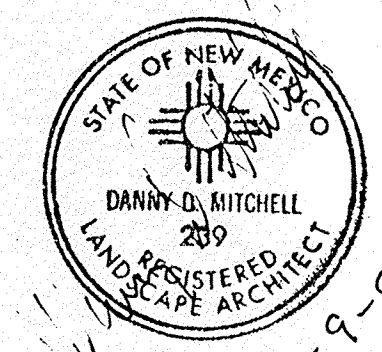
ALBUQUERQUE VILLAGE  
LANDSCAPE CONCEPTS

LANDSCAPE LEGEND

-  2'-2 1/2" CNR. SHADE TREES (H) 31 TOTAL  
NHT, HOHEIHOUST
-  15 SMALL FLOWERING ORNAMENTAL TREES 151 TOTAL  
BANDFORD PEAR-H, CRANAPPLE-M, REDBUD-M
-  6-8' EVERGREEN TREES 6 TOTAL  
ALASKAN PINE-H
-  6-8' PINE PINE-H 44 TOTAL
-  3-7' PALM TUCCA-L 5 TOTAL
-  5 SMALL SHRUBS 542 TOTAL  
PHOTINIA-M, BAPHOLEPIS-M, SILVERBERRY-M  
NARDINA-M, POTEHTILLD-M, CHAMKA-L  
MPCHE PLUME-L, NUSSICH SAGE-M  
BLUEMIST SPRAED-M, AUTUMN SAGE-M

-  5 SMALL GROUNDCOVERS 524 TOTAL  
BUFFALO WHIPPER-M, HORIZONTAL COTONWATER-M  
HOHEIHOUST-M, HATS NY-M
-  1 SMALL PERENNIALS 22 TOTAL  
COREOPSIS, PENTSTEMON, WALLFLOWER
-  BERMED SOD LAWN
-  1/2" SPIN AND TAIL GRIDVEL/FILTER FABRIC
-  OVERSIZ COBBLE ACCENTS / BOULDERS
-  GAZERBO TYPE SHADE STRUCTURE
-  PICNIC TABLES
-  BBQ GRILLS
-  COMMERCIAL GRADE STEEL EDGING

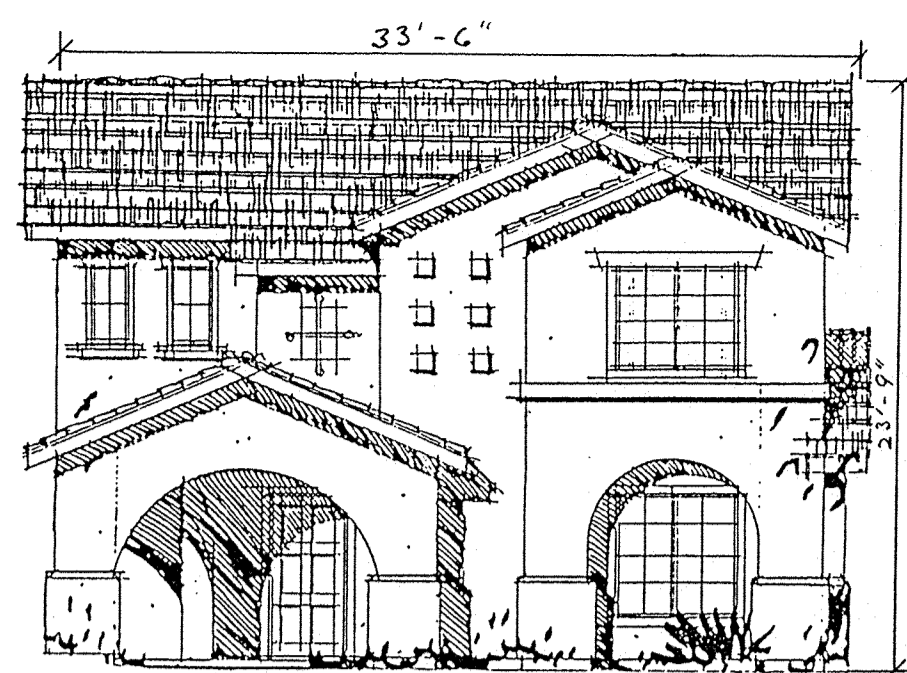
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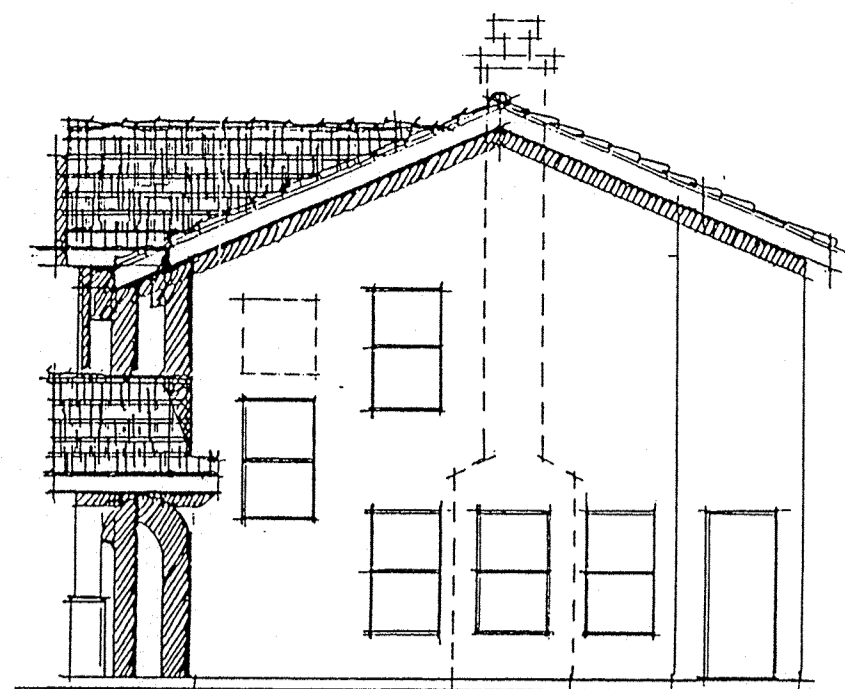
The Hilltop

6-9-97  
6-23-97  
6-24-97

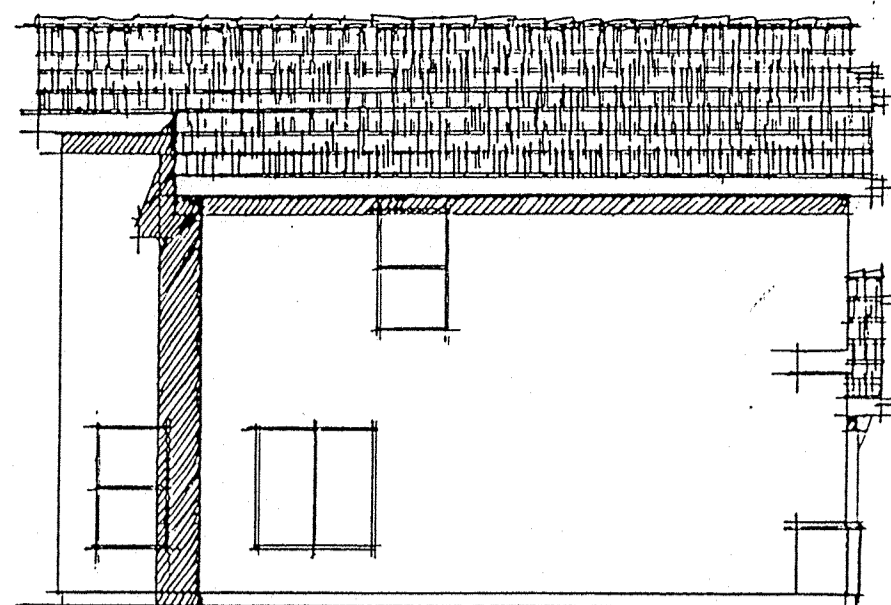




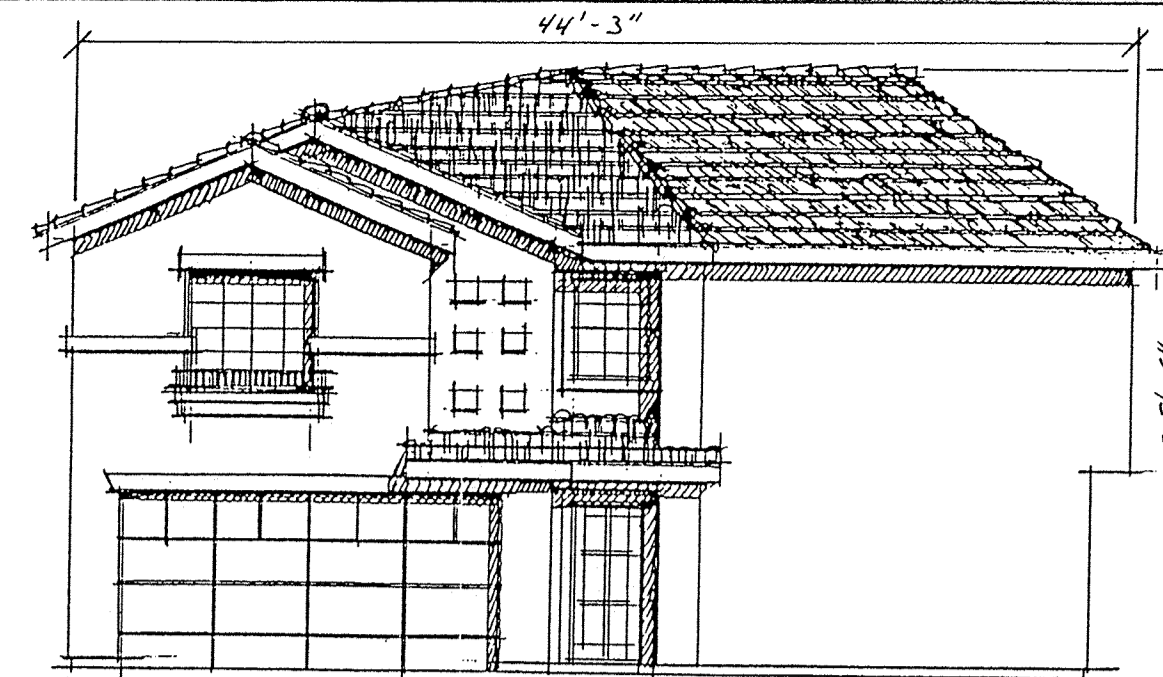
ELEVATION B



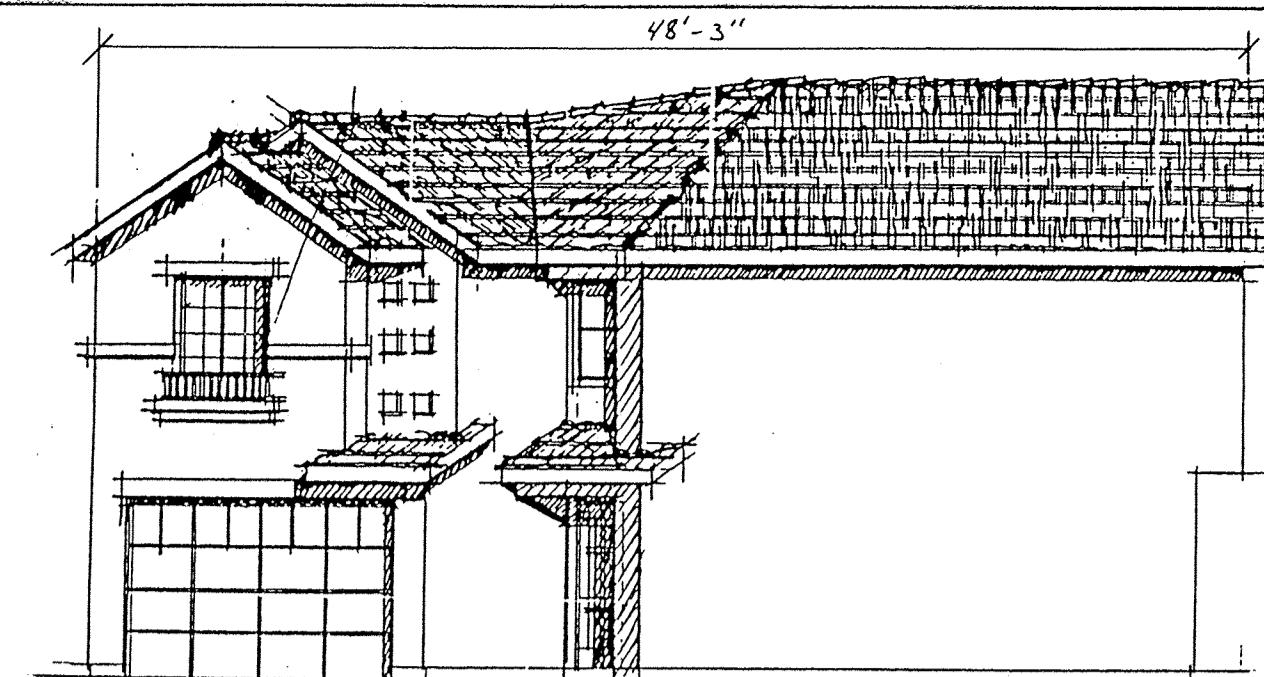
RIGHT SIDE ELEVATION



REAR ELEVATION



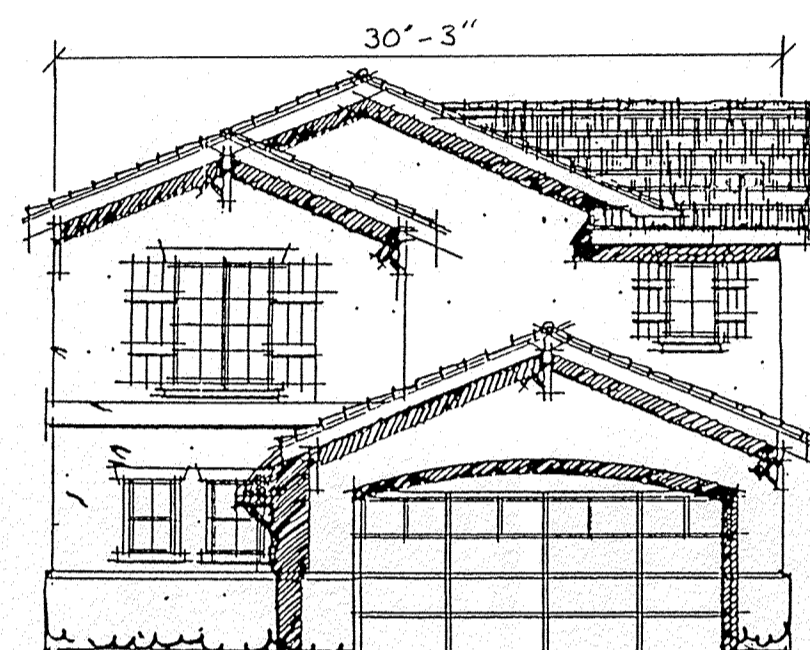
ELEVATION A



RIGHT SIDE ELEVATION



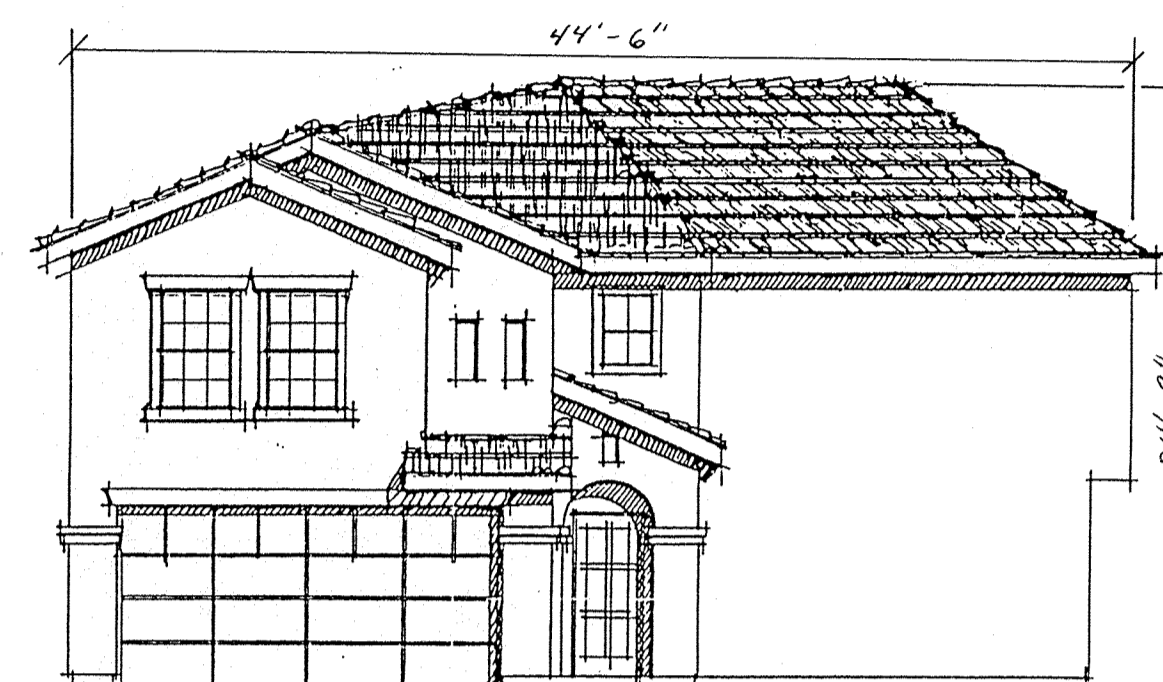
ELEVATION A



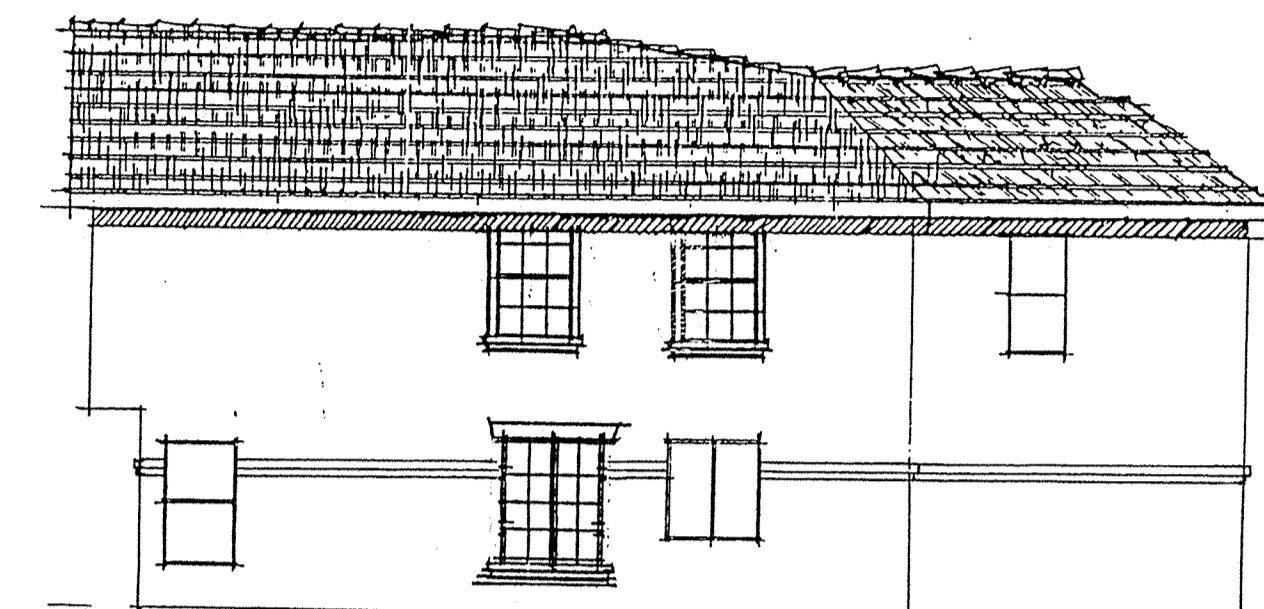
LEFT SIDE ELEVATION

Plan 1  
1,330 SF

SCHEME #1  
STUCCO X-3544 (BIEGE)  
STUCCO HILITE XXX-3544 (TAN)  
ACCENT SW 1490 (WHITE)  
FASCIA/TRIM OQ 101 (WHITE)  
GARAGE/RAFTERS OQ 101 (WHITE)  
CONCRETE TILE ROOF TERRA COTTA



ELEVATION B

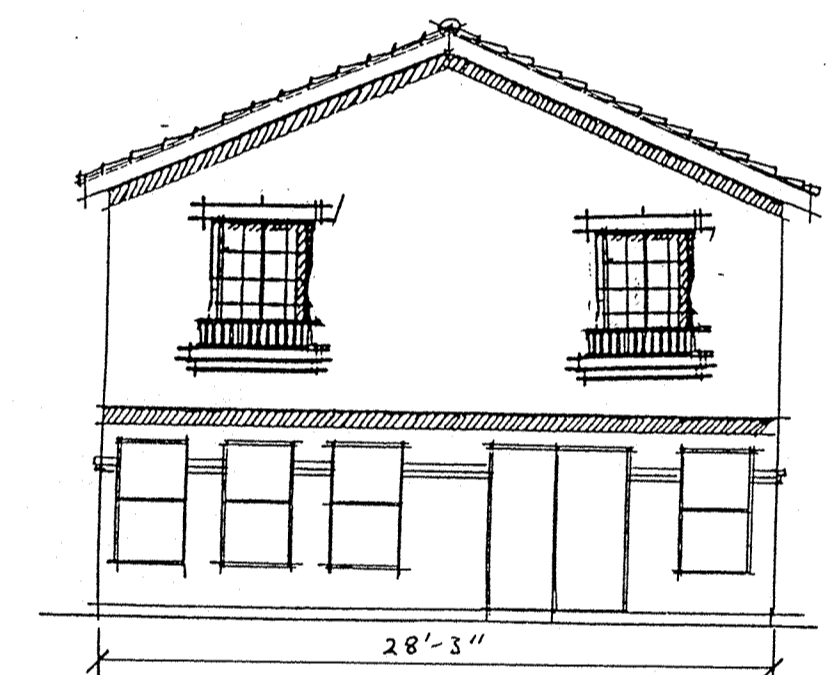


LEFT SIDE ELEVATION

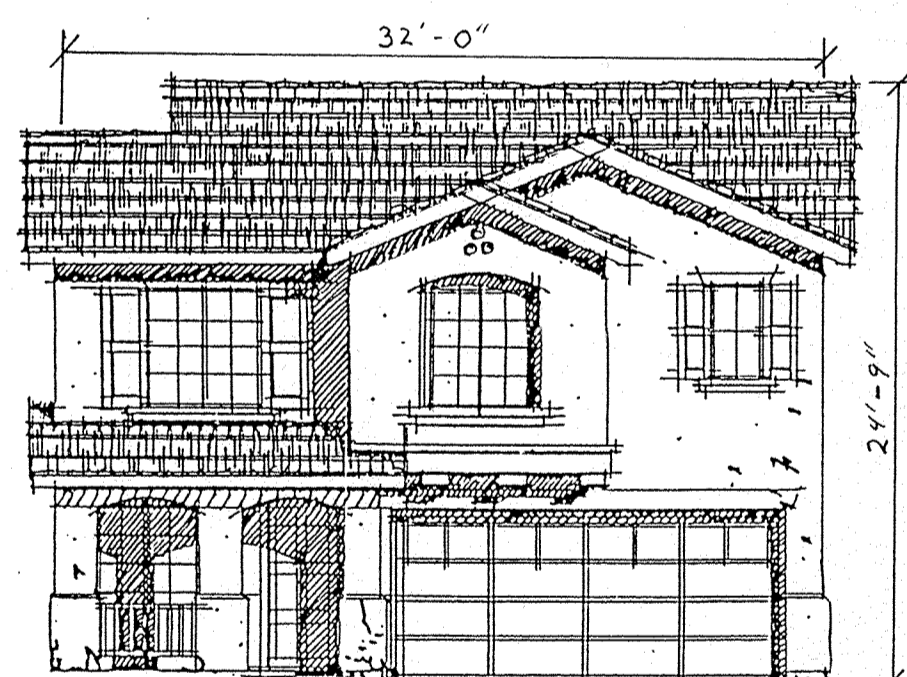
ALL STUCCO TO BE TEXTURED  
ALL ROOFING SHALL BE CONCRETE TILE

Plan 3  
1,675

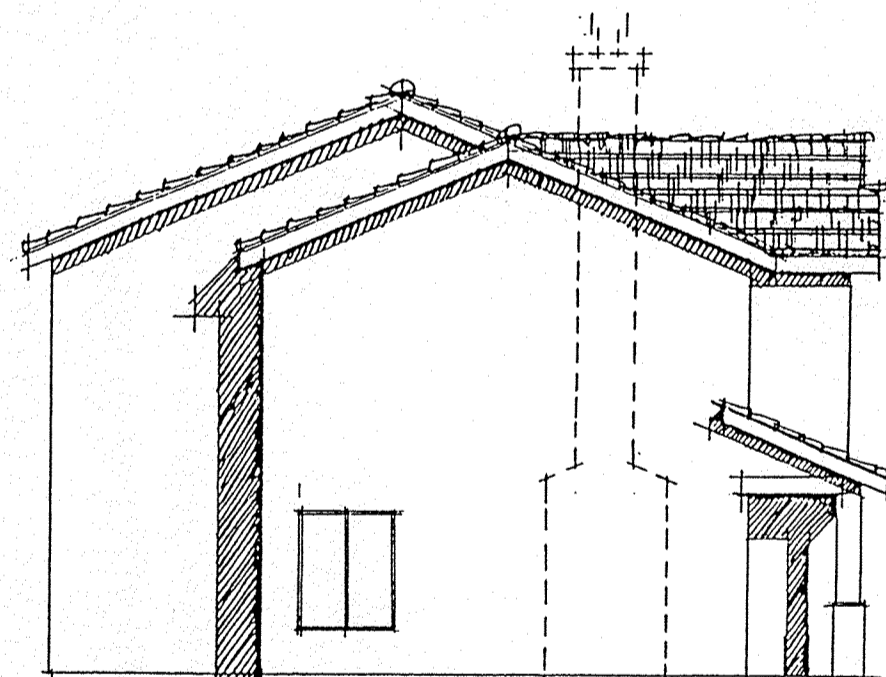
SCHEME #3  
STUCCO X-50 (LT. BIEGE)  
STUCCO HILITE X-23 (BIEGE)  
ACCENT SW 2721 (LT. TAN)  
FASCIA/TRIM SW 1085 (LT. TAN)  
GARAGE/RAFTERS SW 1085 (LT. TAN)  
CONCRETE TILE ROOF TERRA COTTA



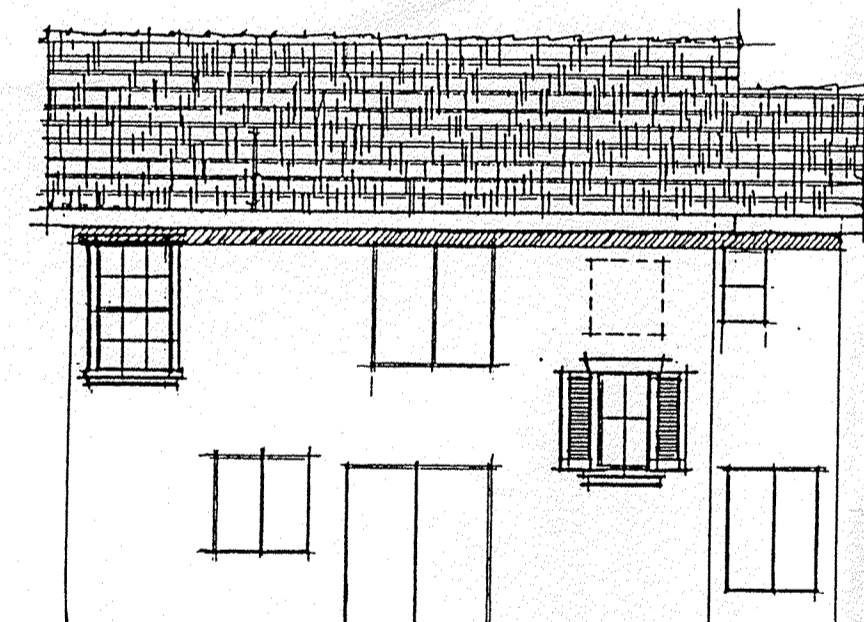
REAR ELEVATION



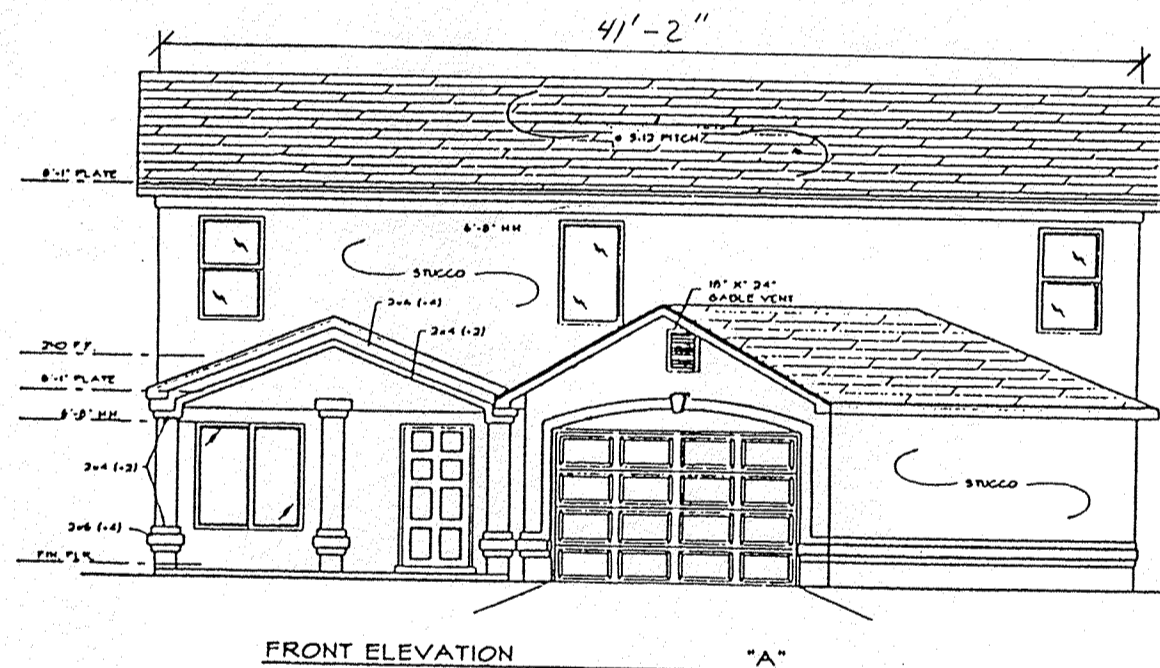
ELEVATION A



LEFT SIDE ELEVATION



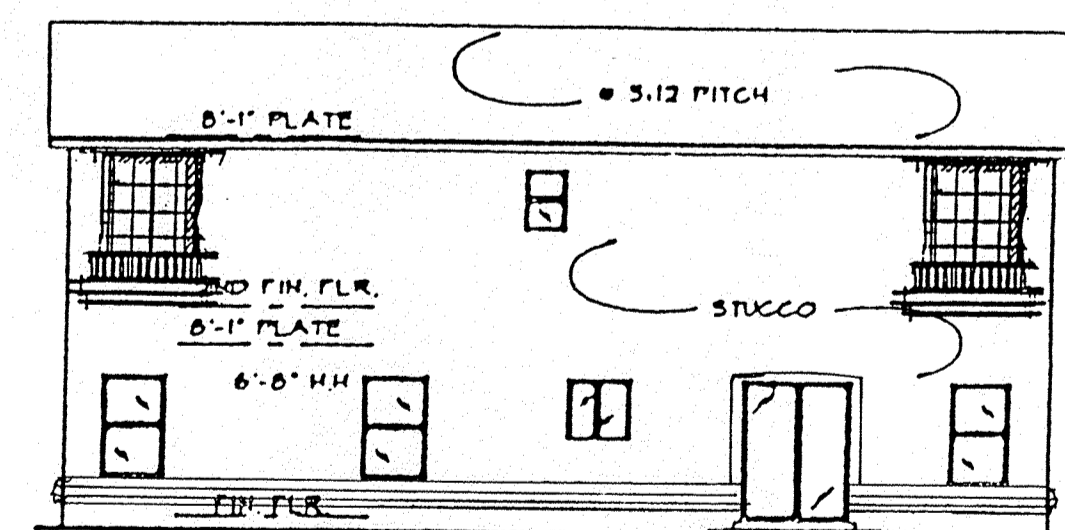
REAR ELEVATION



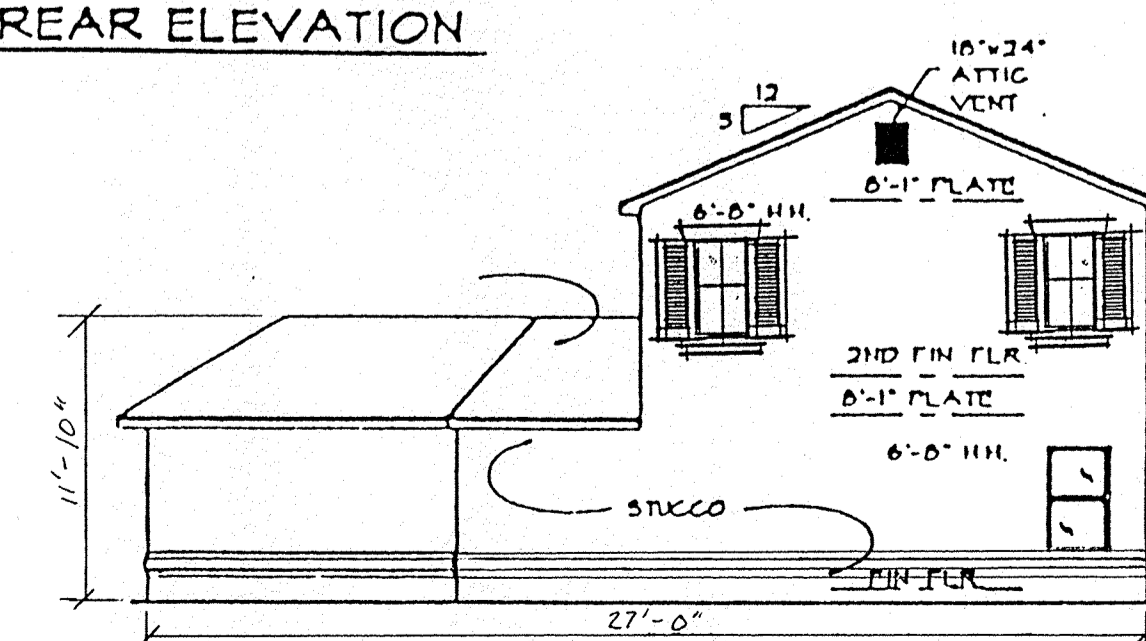
FRONT ELEVATION "A"

Plan 4  
1,994

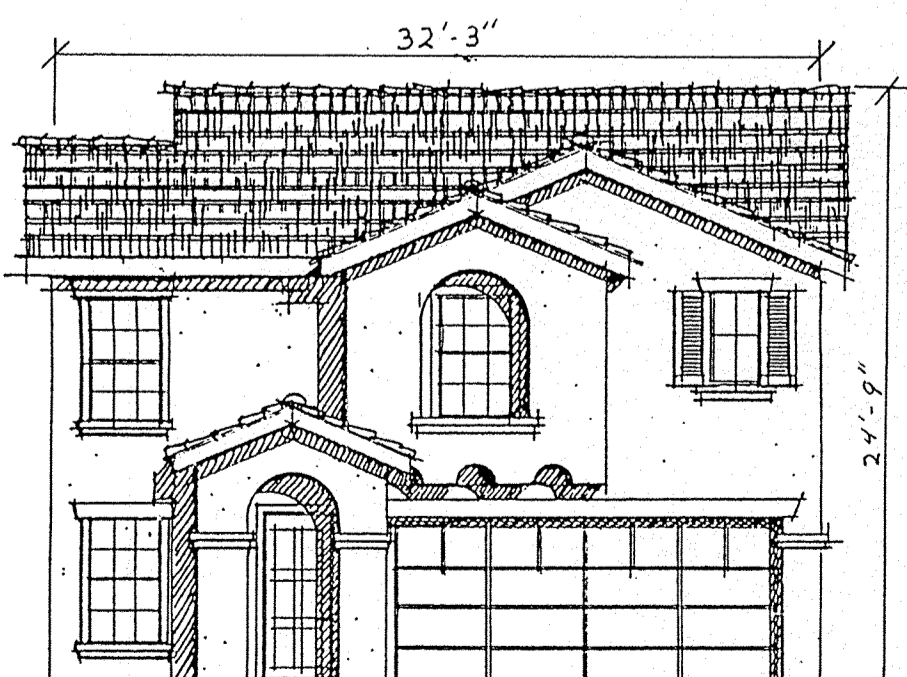
SCHEME #4  
STUCCO X-4948 (BIEGE)  
STUCCO HILITE XXX-4948 (DK. TAN)  
ACCENT SW-FR 5495A (WHITE)  
FASCIA/TRIM OQ 101 (WHITE)  
GARAGE/RAFTERS OQ 101 (WHITE)  
CONCRETE TILE ROOF TERRA COTTA



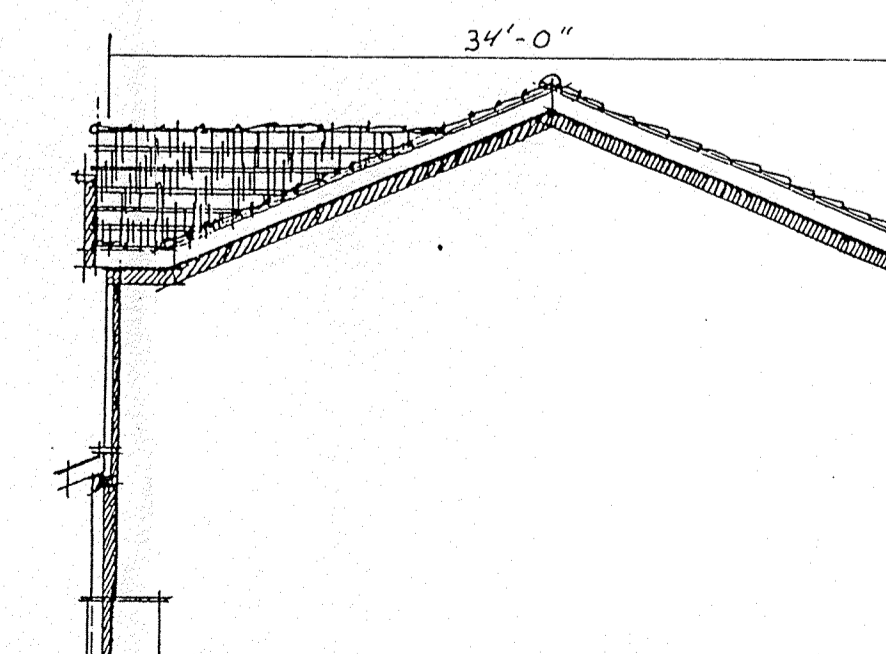
REAR ELEVATION



RIGHT ELEVATION



ELEVATION B



RIGHT SIDE ELEVATION

Plan 2  
1,441

SCHEME #2  
STUCCO 1/2X-72 (TAN)  
STUCCO HILITE 1 1/2X-72 (DK. TAN)  
ACCENT SW 1196 (TAN)  
FASCIA/TRIM SW 2183 (TAN)  
GARAGE/RAFTERS SW 2183 (TAN)  
CONCRETE TILE ROOF TERRA COTTA

no.	date	revision

**dekker/perich & associates**  
architecture  
planning  
interiors  
6501 Americas Parkway, NE, Suite 675  
Albuquerque, New Mexico, 87110  
505 888-3111 Fax 888-8050

**Altura Village**  
Indian School @ Washington  
Albuquerque, NM

Building Elevation	
Job no:	96032
drn. by:	ECT
ckd. by:	LW
Issued:	6/10/97
sheet	of 3

