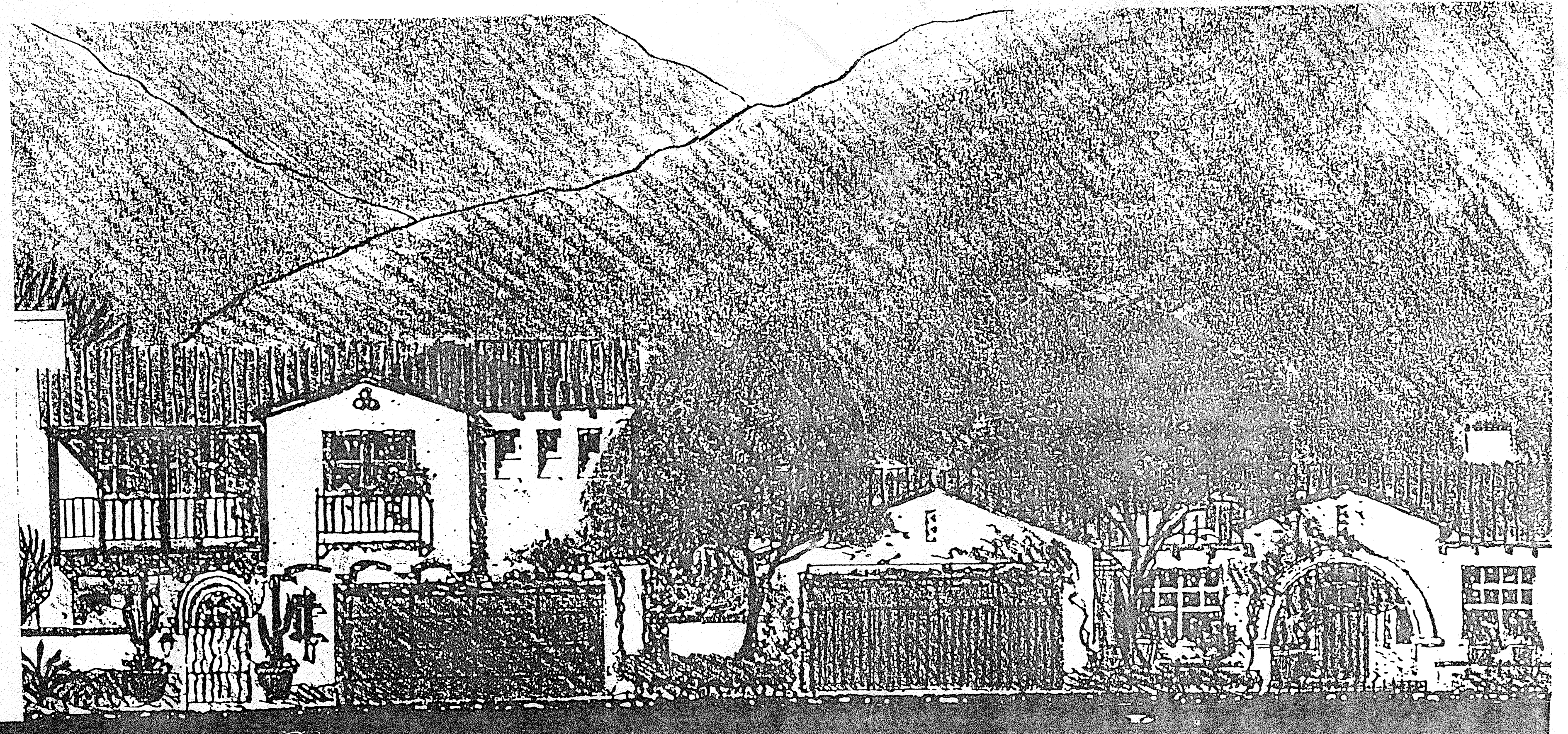


DRB-96-358

Altura Village

SHEET INDEX

- 1. COVER SHEET
- 2. AMENDED SITE PLAN
- 3. TYPICAL POD LAYOUT
- 4. APPROVED SITE PLAN (PHASE I)
- 5. APPROVED SITE PLAN (PHASE II)
- 6. GRADING AND DRAINAGE PLAN
- 7. MASTER UTILITY PLAN
- 8. PERIMETER LANDSCAPING PLAN
- 9. PERIMETER WALL DETAIL
- 10. TYPICAL POD LANDSCAPING PLAN
- 11. ELEVATIONS



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

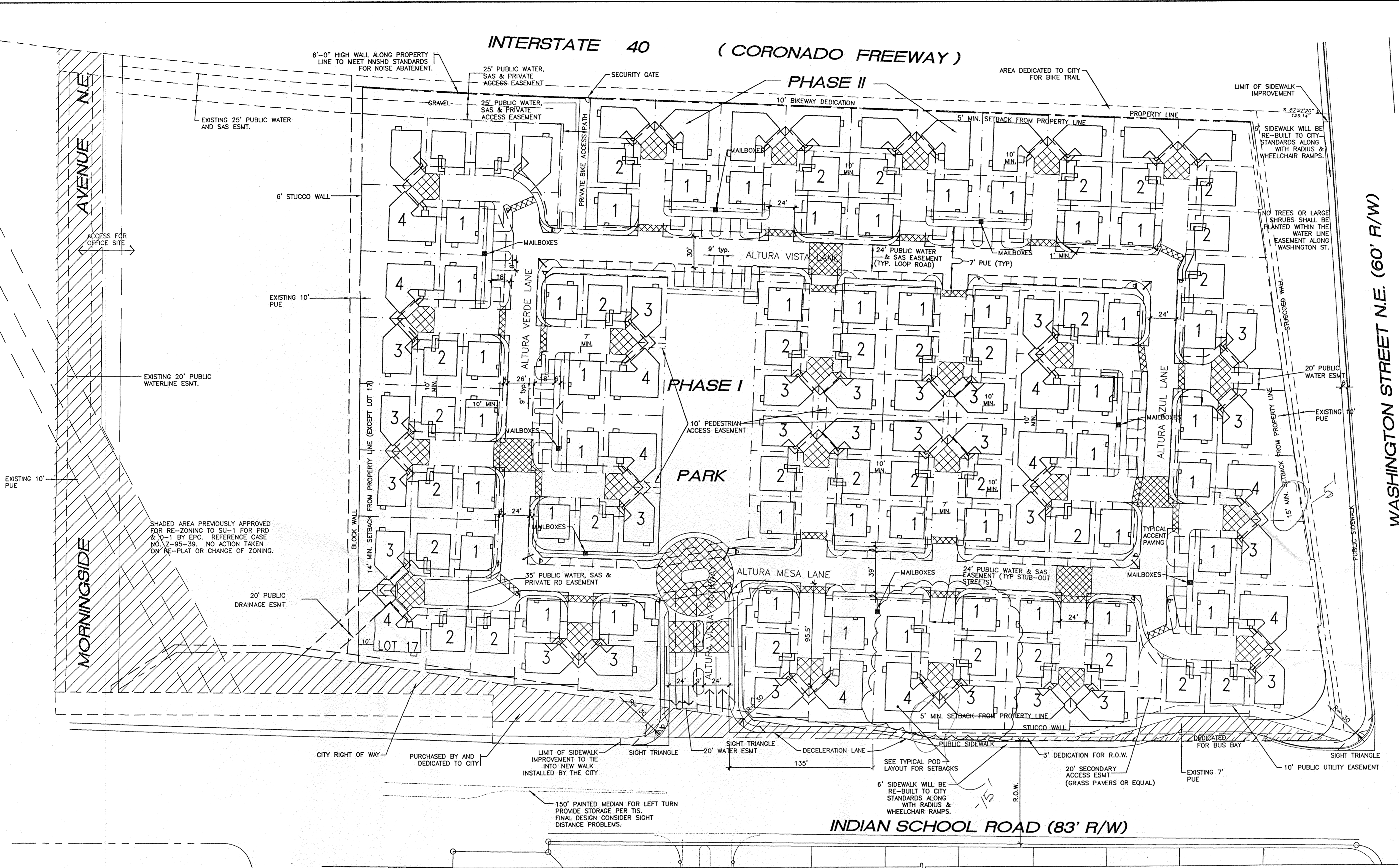
Civil

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

Landscape

The Hilltop
 7909 Edith Blvd. NE
 Albuquerque, New Mexico 87118
 (505) 898-9690

INTERSTATE 40 (CORONADO FREEWAY)



VICINITY MAP: H-7-Z

LEGAL DESCRIPTION:
 A PORTION OF TRACT A, NETHERWOOD PARK ADDITION
 A CERTAIN PARCEL OF LAND SITUATED 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 "TRACT A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A 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 FOR 127 UNITS.

PROJECT DATA:
 506,813 SF OR 11.6 ACRES
 PHASE I UNITS 113
 PHASE II UNITS 14
 TOTAL 127
 10.95 DWELLING UNIT PER ACRE
 AVG. LOT SIZE GROSS: 2100 SF
 NET: 1222 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.
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- DEVELOPER/OWNER SHALL LANDSCAPE ALL ROAD FRONTAGES WITH CONSISTENT LANDSCAPING THEME. ALL PARKING BUMPOUTS ARE TO BE LANDSCAPED SIMILAR TO ROAD FRONTAGES.
- MINIMUM SETBACK BETWEEN BUILDINGS SHALL MEET BUILDING CODE STANDARD OF 6'.
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- ALL NON-LOT AREAS ARE FOR JOINT PRIVATE ACCESS AND DRAINAGE.
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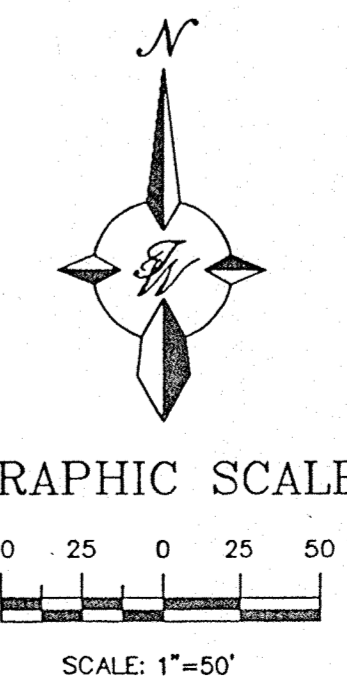
APPROVED - SOLID WASTE DATE _____
 NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW.

CASE NUMBER: DRB 96-358

This Amended Plan for Phase I & II is consistent with the specific Site Development Plan approved by the Development Review Board (DRB) on 6/27/97 for Phase I and Phase II. The findings and conditions in the official notice; Notification of Decision have been complied with:

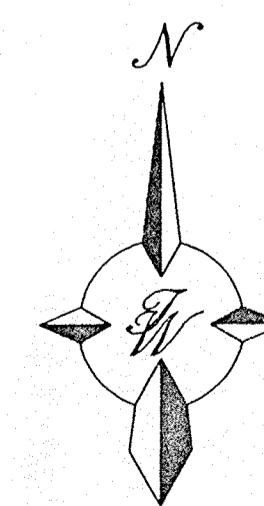
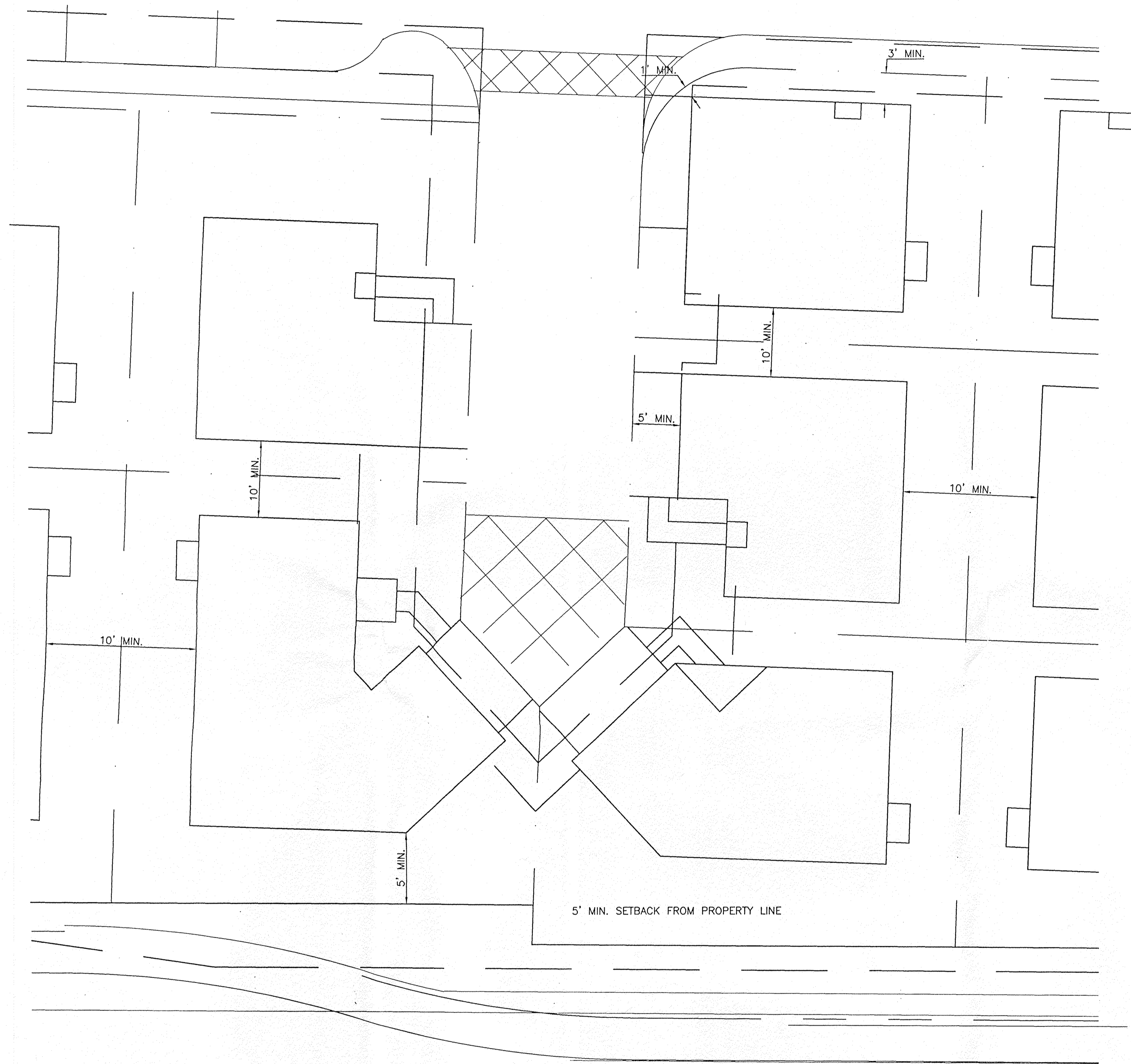
AMENDED SITE PLAN FOR PHASE I AND II TO ADD MIN. SETBACKS

Traffic Engineer, Transportation Division	Date
Design and Development, CIP	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque / Bernalillo	Date
County Planning Division	PLNZ (10706) 4/96

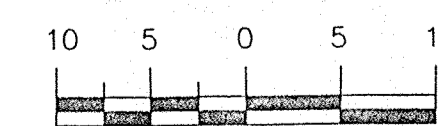


- FIRE HYDRANT
- LIGHT POLE
- STOP SIGN
- MAILBOXES
- 6" THICK TERRA COTTA PATTERNED CONCRETE
- RIGHT-OF-WAY TO BE SOLD TO CITY FOR BRIDGE RECONSTRUCTION

ENGINEER'S SEAL	ALTURA VILLAGE	DRAWN BY: BDG
	SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT PURPOSES	DATE: 1-28-98
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	AVLAW.DWG
		SHEET # 2
RONALD R. BOHANNAN P.E. #7869		JOB # 970042



GRAPHIC SCALE



SCALE: 1"=10'

10/9/2004/P00.DWG/SH.B/6-17-98

ENGINEER'S SEAL	ALTURA VILLAGE	DRAWN BY JDN
	TYPICAL POD LAYOUT	DATE 02-05-98
		P00.DWG
		SHEET # 3
		JOB # 970042
RONALD R. BOHANNAN P.E. #7868	<u>TIERRA WEST, LLC</u> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	

INTERSTATE 40 (CORONADO FREEWAY)

TWO 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 RE-PLAT OF TRACT A, NETHERWOOD PARK ADDITION (BEING A TRACTS A-1 AND A-2, 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 *for 113 units*

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

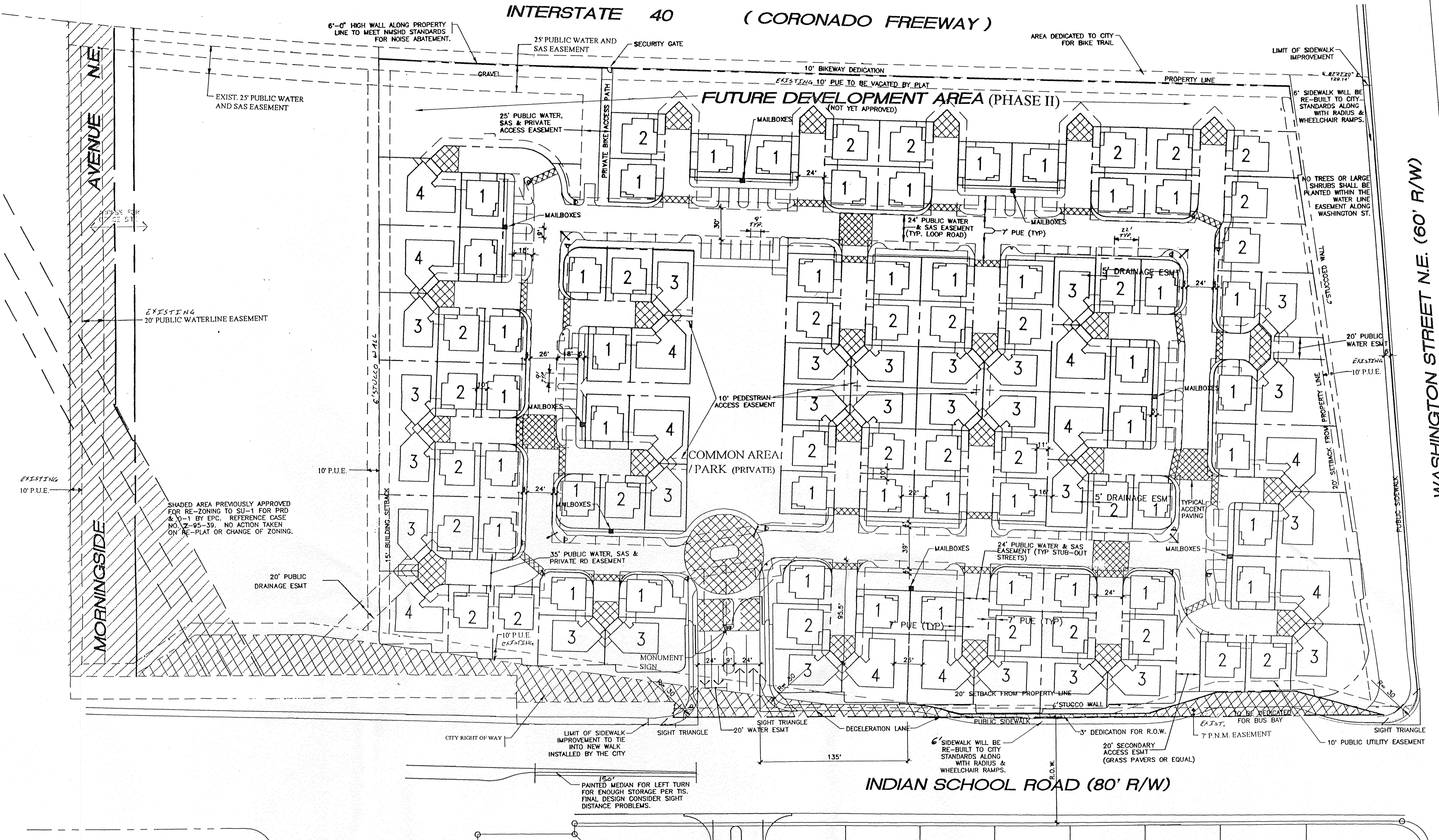
Building Data:
 PLAN 1 = 1760 SF (2 STORY)
 PLAN 2 = 1450 SF (1 STORY)
 PLAN 3 = 2100 SF (2 STORY)
 PLAN 4 = 1994 SF (2 STORY)

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 (26) = 25,896 SF
 PLAN 4 FOOTPRINT = 1455 X (11) = 16,005 SF
 TOTAL: 106,209 SF

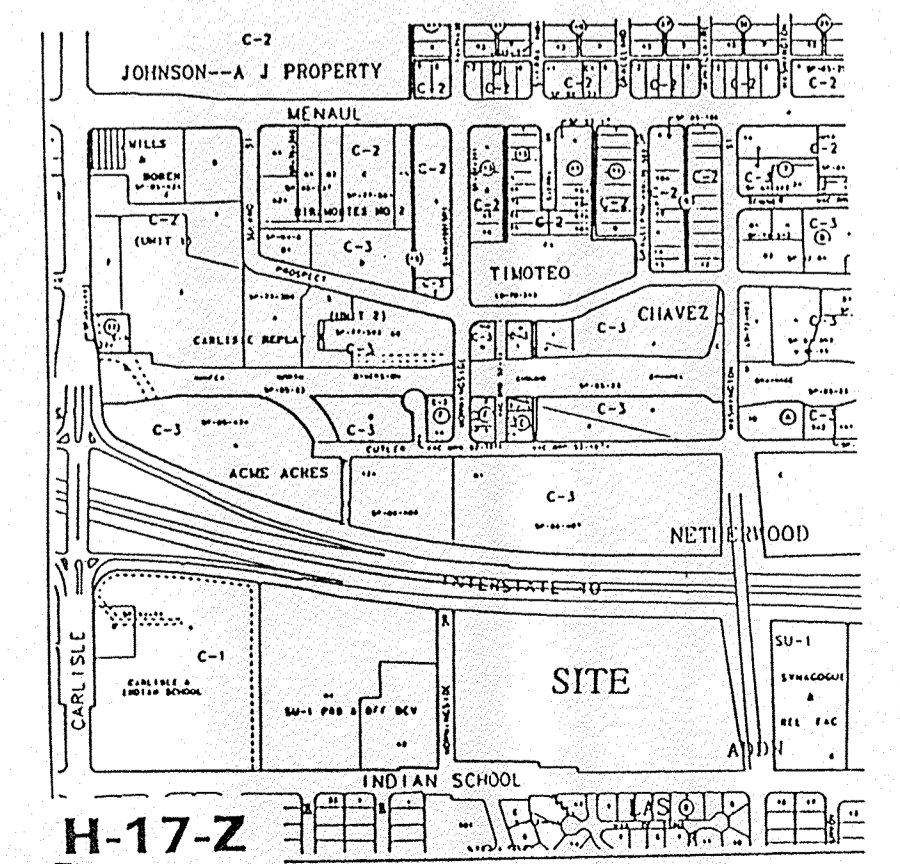
Road Area:
 ROADWAY = 95,200 SF
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Landscape Area
 PARK = 20,234 SF
 YARD = 232,804 SF
 TOTAL: 253,038 SF

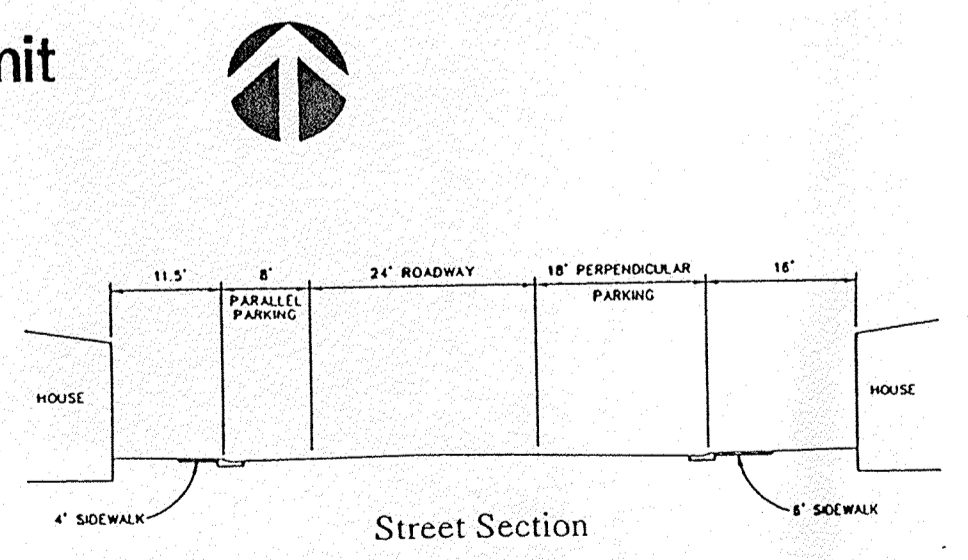
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1 Site Development Plan for Building Permit
 1" = 50'-0"



2 Vicinity Map
 NTS



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.

Approved - Solid Waste
 6-24-97

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

DRB-96-3568
 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.

6/27/97 DATE
 6-27-97 DATE
 6-27-97 DATE
 6-27-97 DATE
 6/27/97 DATE

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	6/29/97	REVISIONS
2		
3		

Dekker/Perich
 architecture planning interiors
 8001 American Parkway N.E. Suite 675
 Albuquerque, New Mexico 87110
 505 834-8111 Fax 505 834-8550

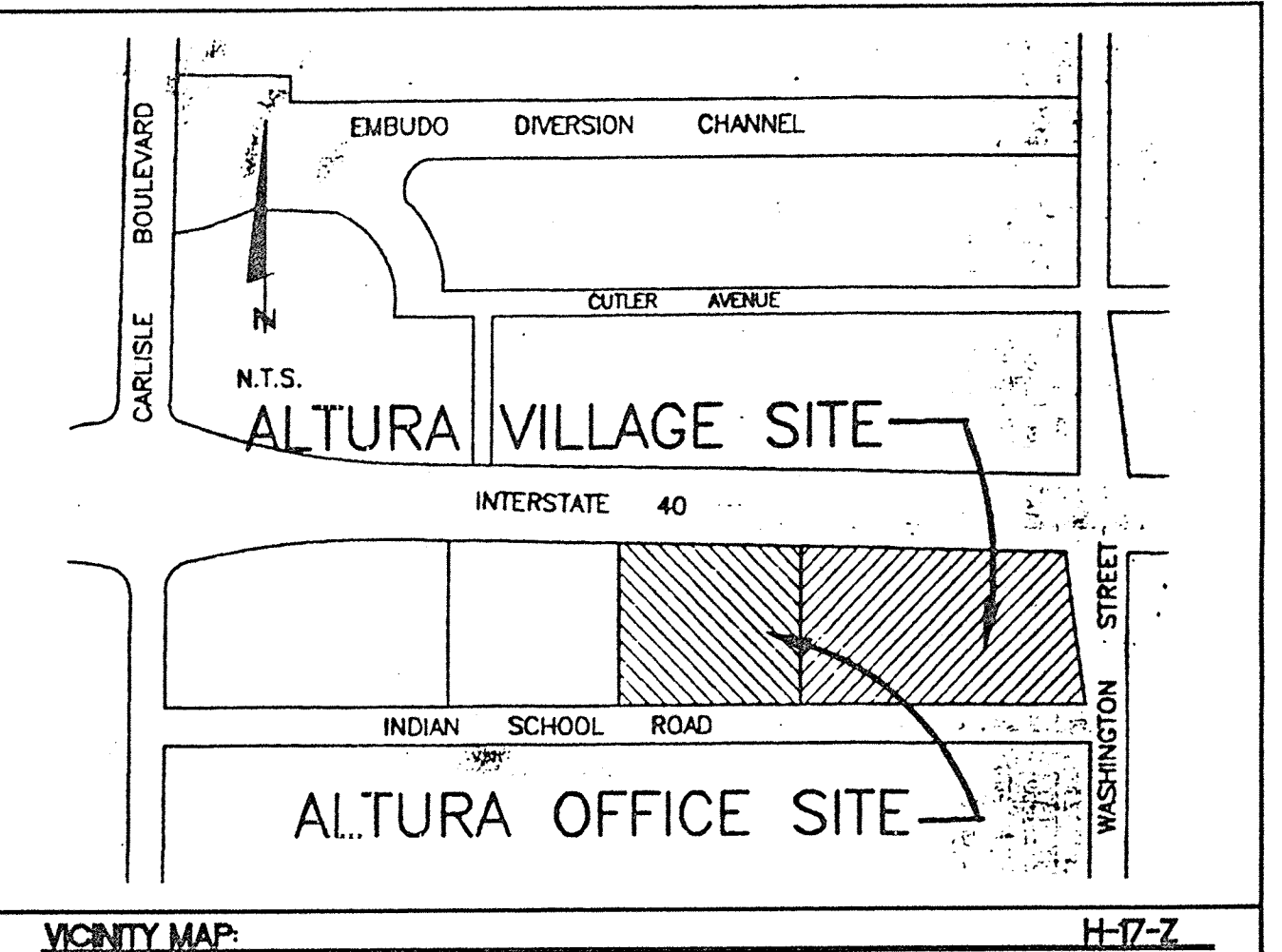
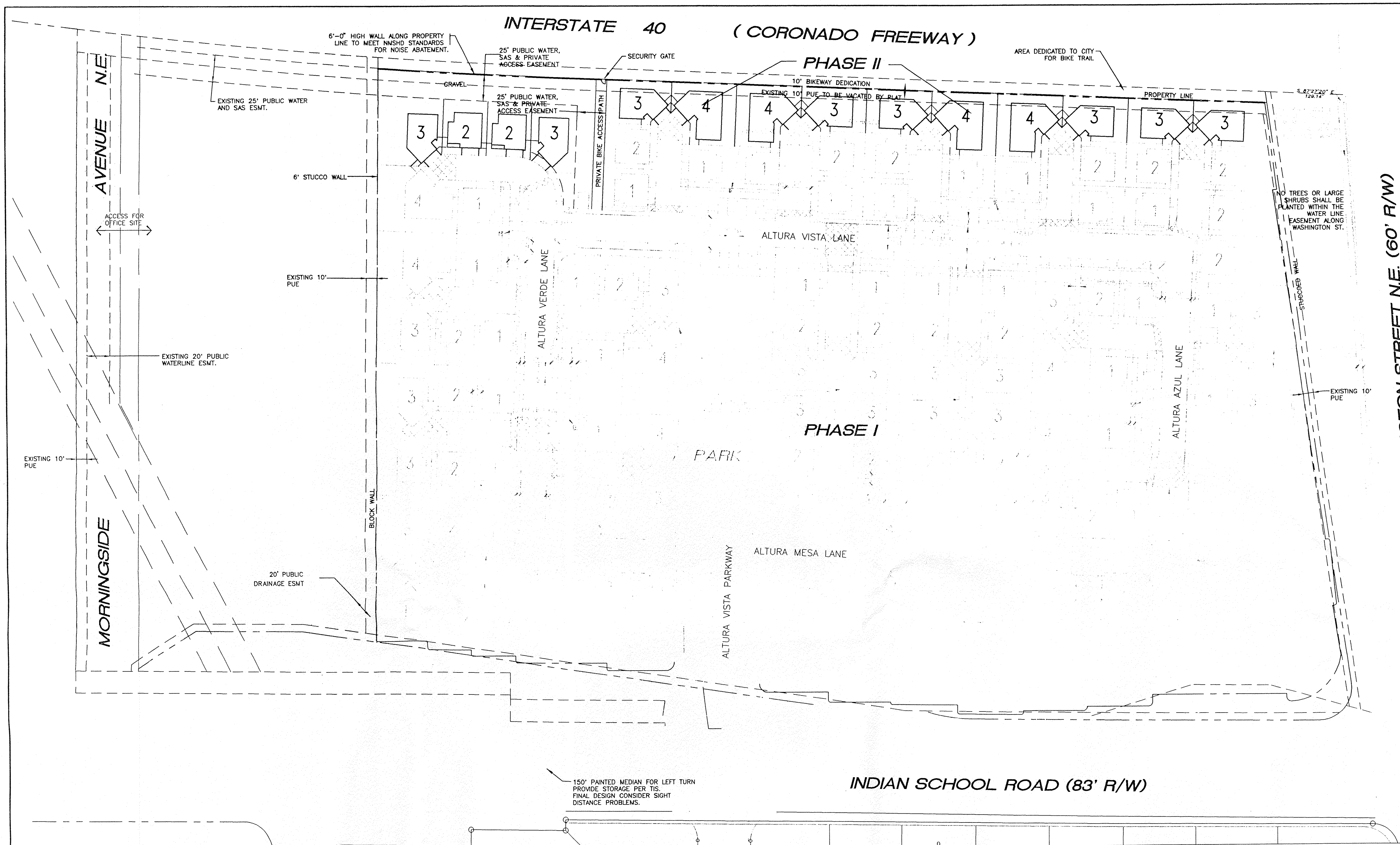
Altura Village
 Indian School @ Washington
 Albuquerque, NM

Site Development Plan for Building Permit

Job no:	96032
drn. by:	ECT
ekd. by:	LW
Issued:	6/10/97
sheet	4

PRELIMINARY NOT FOR CONSTRUCTION

06-20-97 4PM 96032 P:\96032\VLAGE\VLART.DWG



VICINITY MAP: H-7-Z

LEGAL DESCRIPTION:
 A PORTION OF TRACT A, NETHERWOOD PARK ADDITION
 A CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 11, TOWNSHIP
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 OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING
 TRACT A-2, NETHERWOOD PARK ADDITION, AS THE SAME IS SHOWN
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 NETHERWOOD PARK ADDITION (BEING A PORTION OF MORNINGSIDE
 DRIVE N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO",
 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
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ZONING:
 SU-1 FOR PRD FOR SINGLE FAMILY DETACHED HOUSING
 FOR 127 UNITS.

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 PHASE II UNITS
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 TOTAL UNITS 113

LANDSCAPE AREA:
 PARK = 20,234 SF
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 TOTAL: 239,504 SF

PHASE II DATA
 PLAN UNIT 1 = 0
 PLAN UNIT 2 = 2
 PLAN UNIT 3 = 8
 PLAN UNIT 4 = 4
 TOTAL UNITS 14

TOTAL UNITS PHASE I & II 127
 TOTAL GUEST
 PARKING = 74
 (58 SPACES PER UNIT)

GENERAL NOTES:

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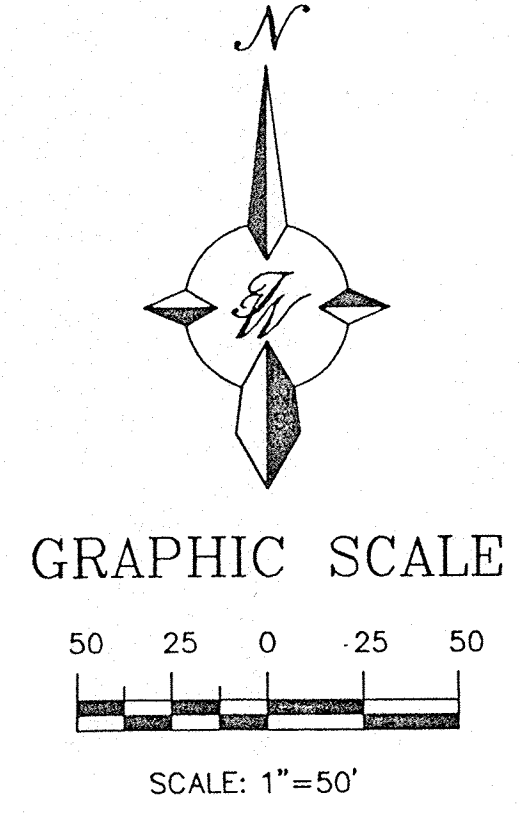
SEE SHEET 2 OF 8.

APPROVED - SOLID WASTE DATE
 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.

DRB-96-2588
 2-97-117
 This plan is consistent with the site development plan approved by the Environmental Planning Commission (EPC) on 10/26/97 and is approved for Phase II only. Phase II must consist of an amendment to this site development plan thru a DRB public hearing.

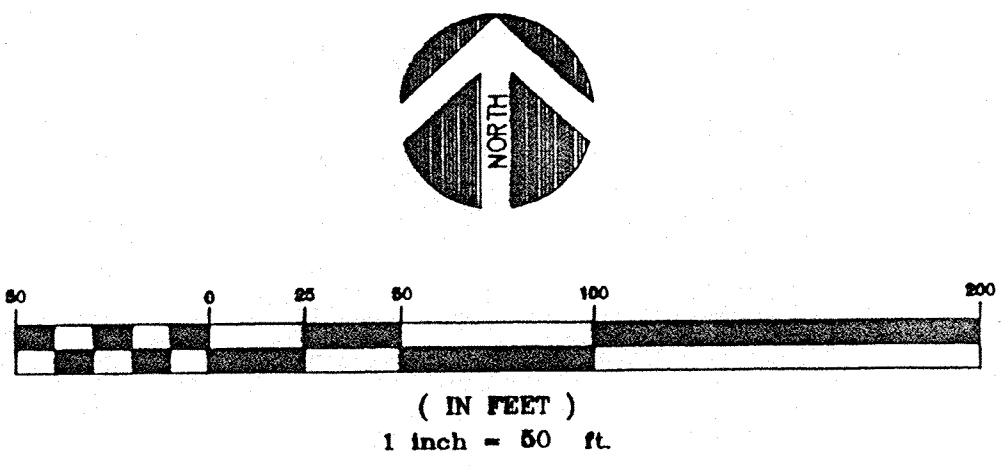
SITE DEVELOPMENT PLAN
 Traffic Engineer, Transportation Division 1-06-98 Date
 Edward A. Alvarado 2-25-98 Date
 Design and Development, CIP 1-6-98 Date
 Roger A. Brown Public Works, Water Utilities Division 1-6-98 Date
 City Engineer, Engineering Division / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
 City Planner, Albuquerque / Bernalillo County Planning Division 3/25/98 Date
 PLNZ (10706) 4/96

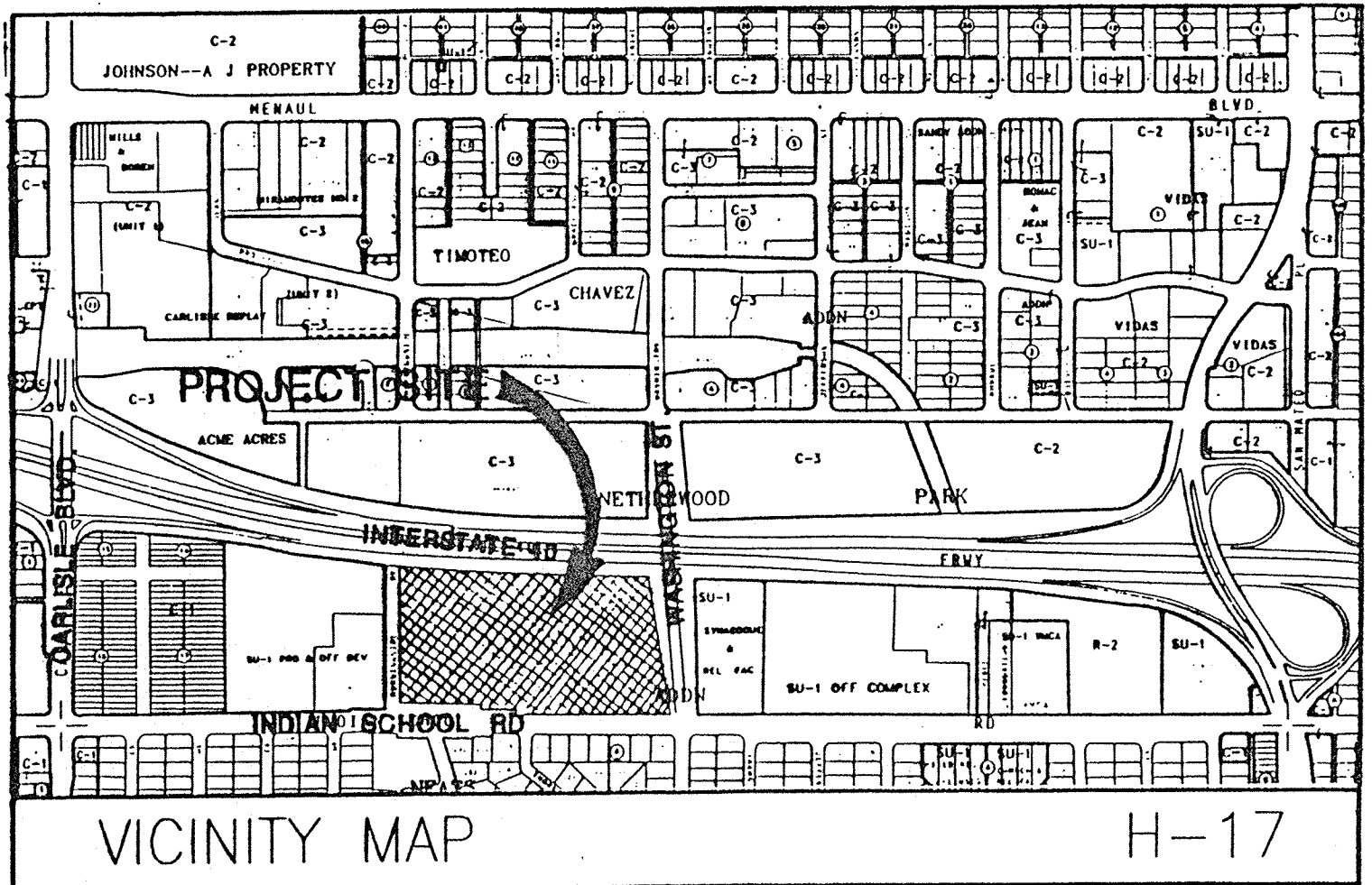


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- 6" THICK TERRA COTTA PATTERED CONCRETE
- RIGHT-OF-WAY TO BE SOLD TO CITY FOR BRIDGE RECONSTRUCTION

ENGINEER'S SEAL	ALTURA VILLAGE PHASE II	DRAWN BY: BDG
	SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT PURPOSES	DATE: 8-20-97
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	AVLAY-P2.DWG
		SHEET # 5
		JOB # 970067



INTERSTATE 40 (CORONADO FREEWAY)



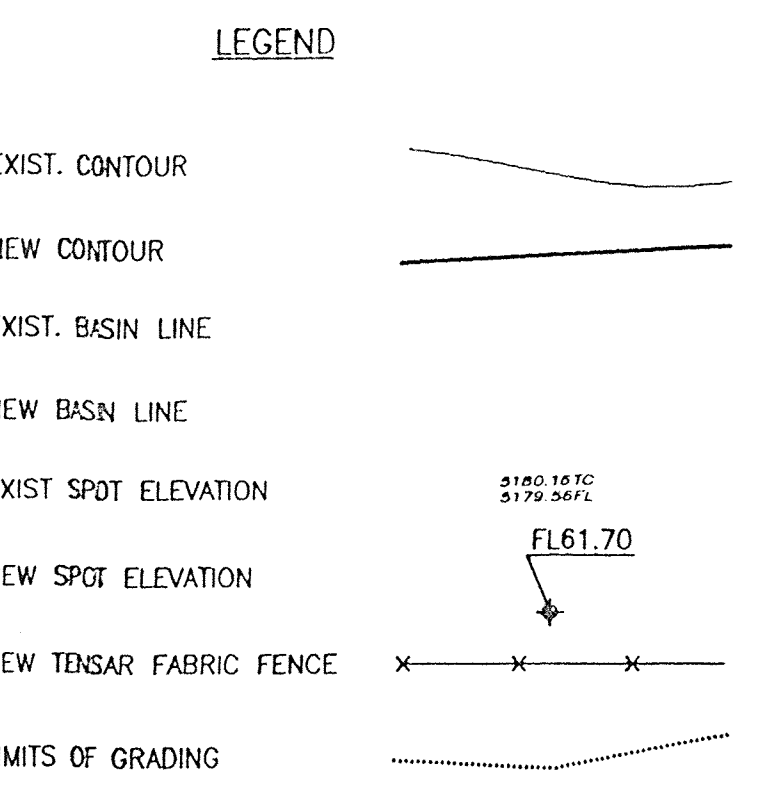
LEGAL DESCRIPTION
TRACT A OF THE NETHERWOOD PARK ADDITION

BENCHMARK
FOUND "X" SCRIBE ON TOP OF CONCRETE SIDEWALK NORTH OF INDIAN SCHOOL ROAD.

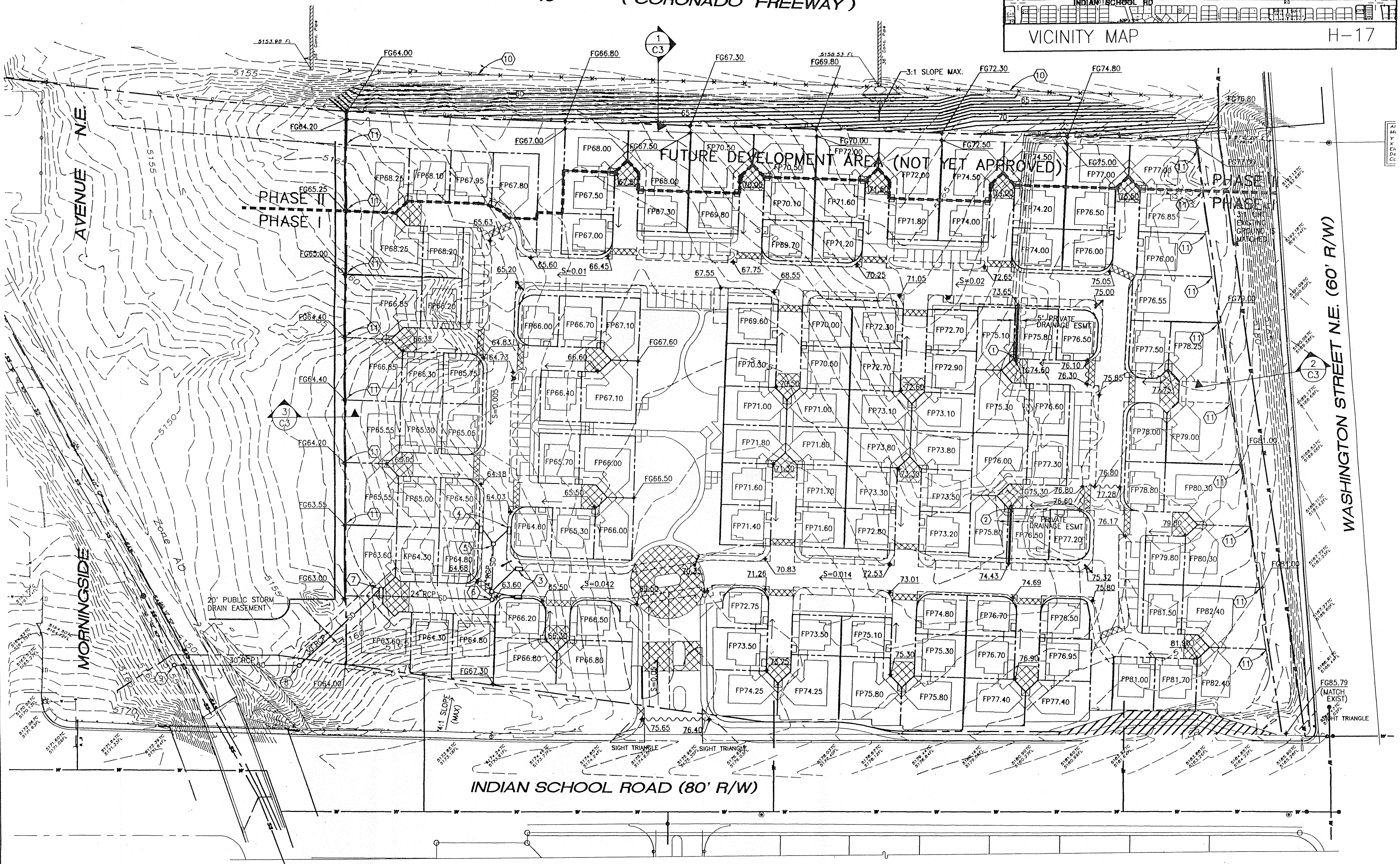
SURVEY INFORMATION
PROVIDED BY SURVTEK, INC. MAY 1995

ABBREVIATIONS

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



- 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=59.98
 - 5 INSTALL 1 MANHOLE, TYPE "C"
RIM=64.30
INV=59.75
 - 6 INSTALL 1 MANHOLE, TYPE "C"
RIM=65.30
INV=58.90
 - 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=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 ANSHTD SERIAL BCL-001-02
 - 11 INSTALL 2 CMU BLOCKS SIDWAYS AT OR BELOW GRADE
TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.



REV.	DATE	DESCRIPTION	DRAWN	APPR'D.

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.

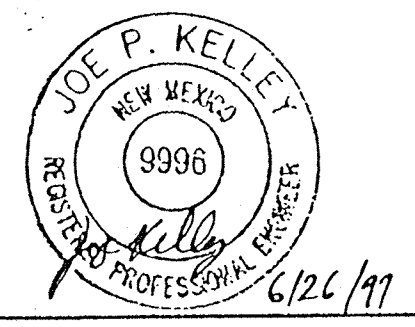
5630 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

ALTURA VILLAGE

ALBUQUERQUE, NEW MEXICO

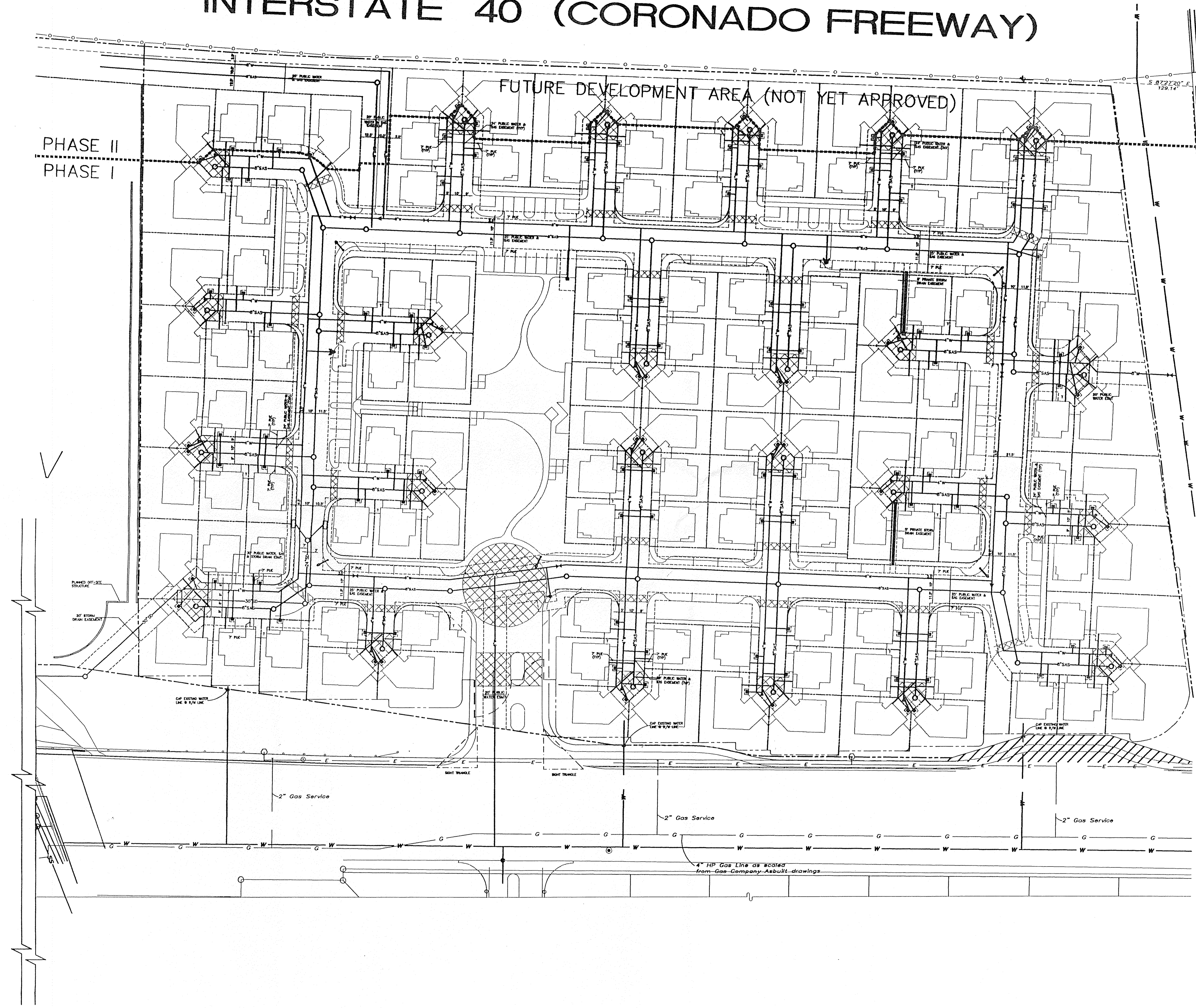
CONCEPTUAL GRADING AND
DRAINAGE PLAN

DESIGNED BY:	JW	SCALE:	1" = 50'
DRAWN BY:	WT	JOB NUMBER:	A40-100-5196
REVIEWED BY:	JK	DATE:	08/10/97



JOB NO.: A40-100-5196
FILE: SSC-CD.DWG PLOT VIEW "SH1" IN PS
ENG/TECH: JW/WT
REV: 05/26/97 (WT)

INTERSTATE 40 (CORONADO FREEWAY)



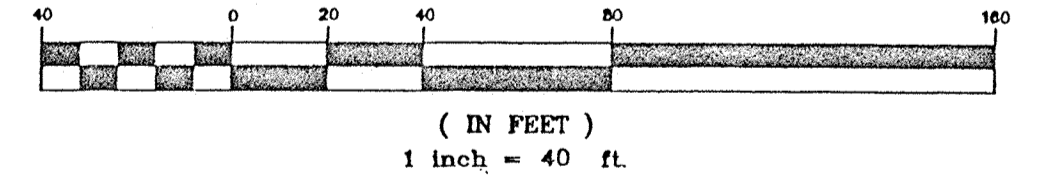
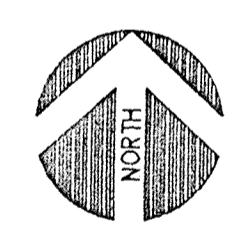
FUTURE DEVELOPMENT AREA (NOT YET APPROVED)

PHASE II
PHASE I

LEGEND

- TRANSFORMER BUMP-OUT T
- STREET LIGHT
- FIRE HYDRANT

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




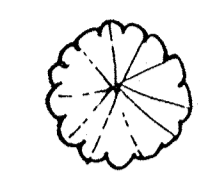
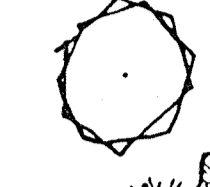


REV.	DATE	DESCRIPTION	DRAWN	APPR'D.




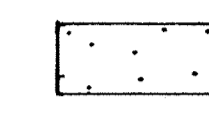

ALTURA VILLAGE
ALBUQUERQUE, NEW MEXICO
CONCEPTUAL UTILITY PLAN

DESIGNED BY:	JW	SCALE:	1" = 40'	7
DRAWN BY:	WT	JOB NUMBER:	A40-100-5198	
REVIEWED BY:	JK	DATE:	6/24/97	

JOB NO.: A40-100-5198
FILE: SSC-GD.DWG PLOT VIEW "P40" IN PS
ENG/TECH: JW/WT
REV: 06/24/97 (WT)

LANDSCAPE LEGEND

-  2-3 1/2" CV. SHADE TREES (M-H)
HONEYLOCUST, DGH, CHITMARA (IF AVAILABLE)
-  1/2" ANCHOR FLOWERING ORNAMENTAL TREES
CRABAPPLE SP. (M)
-  1/2" ANCHOR PEBBLES WILLOW (L)
-  3'-6" HT. PALM TUCCA (L)
-  5' SHRUBS (L-M)
PAPHLOPIS, CAT EARTY)
NIGHTBLOOMING JERSEY BELLS (ALONG WALL)
CHIMERA, PACHE PRIME, RUSSIAN SPICE, BLUE MET SAGE,
FOUR WINDS SANSBURGH, AUTUMN GAZE, POTENTILLA, PHOTINIA

-  5' GROUNDCOVERS (M)
WINTER, HONEYSUCKLE
-  5' CLIMBING ROSES (M)
-  SANTA FE BROWN GRAVEL W/ FILTER FABRIC
OR SANTA ANA TAN GRAVEL/ FILTER FABRIC
-  NATIVE GRASSES & WILDFLOWER SEEDED MEAN
-  COMMERCIAL GRADE STEEL EDGING

LANDSCAPE NOTES

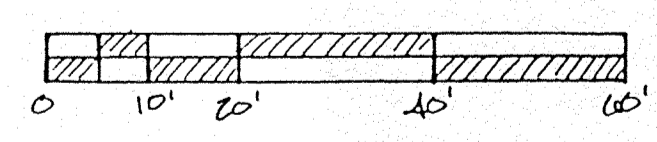
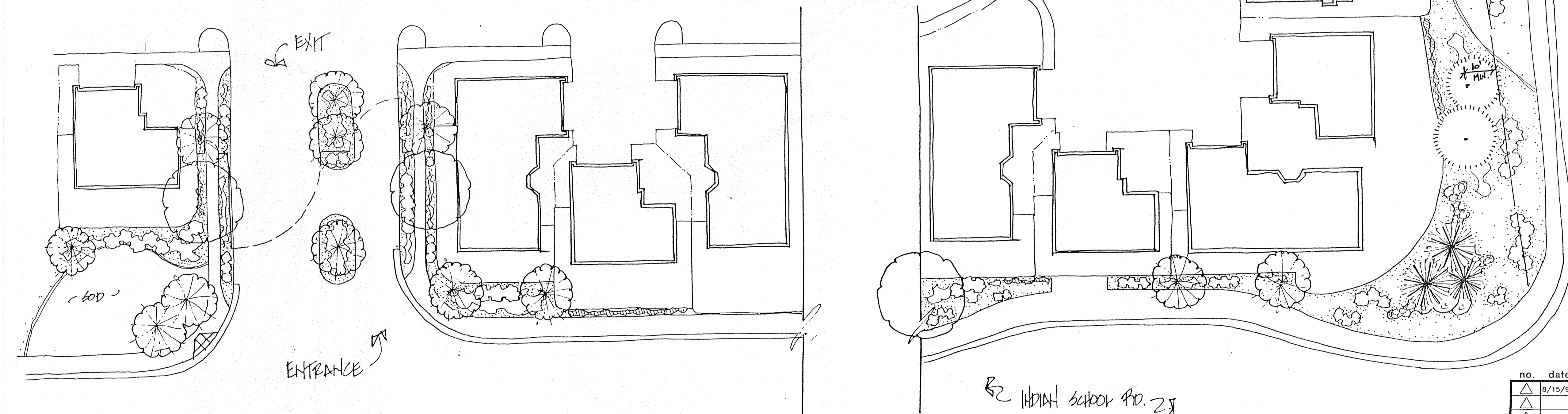
LANDSCAPE AND IRRIGATION IN COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 ALL LANDSCAPING SHALL BE IRRIGATED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.
 LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPE ORDINANCE.
 TREES WILL BE PLANTED 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.

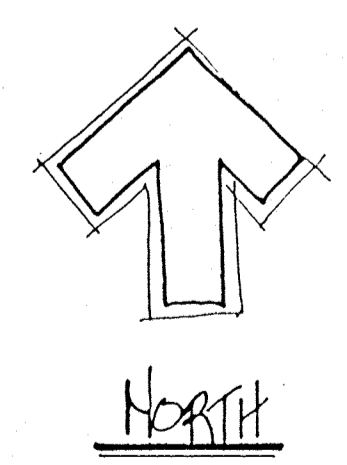
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPE AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION.

LANDSCAPE CALCULATIONS

TOTAL OFFSITE LANDSCAPING	50,413 SF
TOTAL COMMON AREA IRRIG.	49,195 SF
TOTAL PARK AREA	29,034 SF
TOTAL PRIVATE IRRIG.	119,632 SF
TOTAL LANDSCAPE AREA	239,504 SF

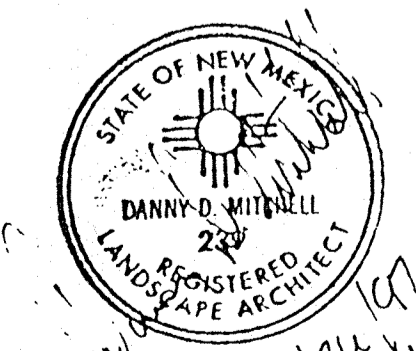


SCALE: 1" = 20'-0"



ALTURA VILLAGE
 LANDSCAPE CONCEPTS

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The Hilltop

no.	date	revision
1	8/15/96	PER EPC
2		
3		

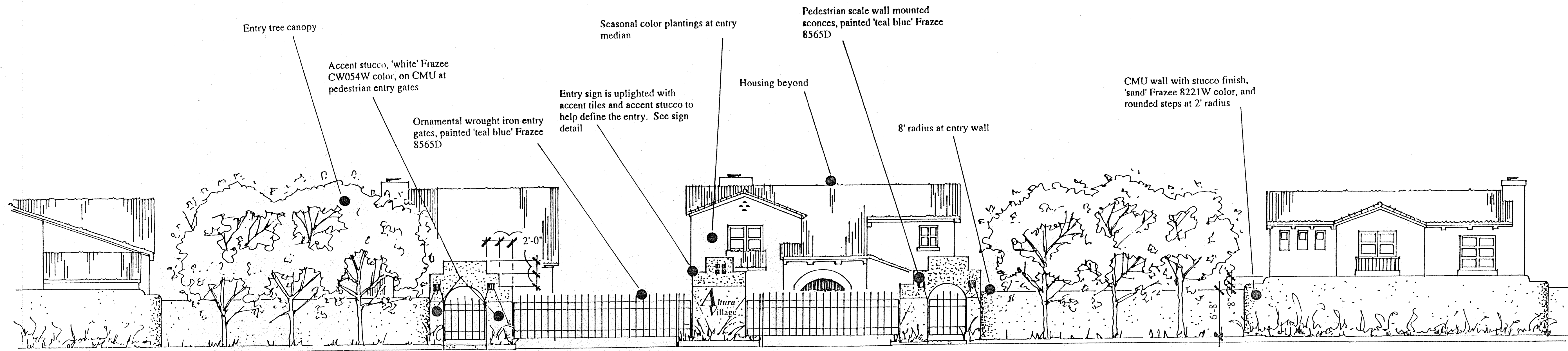
dekker/perich & associates
 6501 American Parkway, NE Suite 975
 Albuquerque, New Mexico 87110
 505-883-1111 Fax 505-883-1150

Altura Village
 Indian School @ Washington
 Albuquerque, NM

Landscape Plan

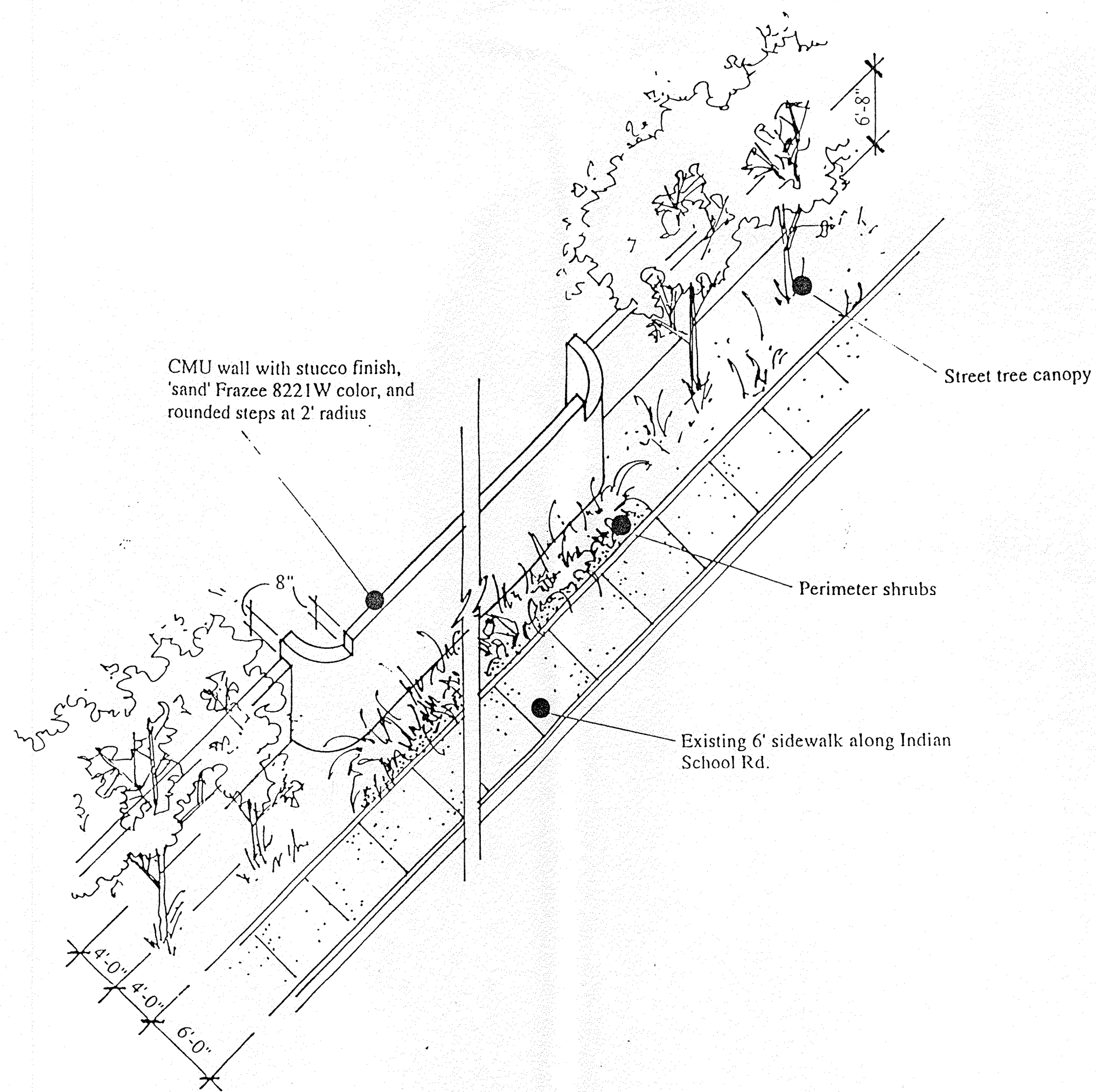
job no:	96032
drn. by:	DM
ckd. by:	HT
issued:	9/10/96

sheet **8**



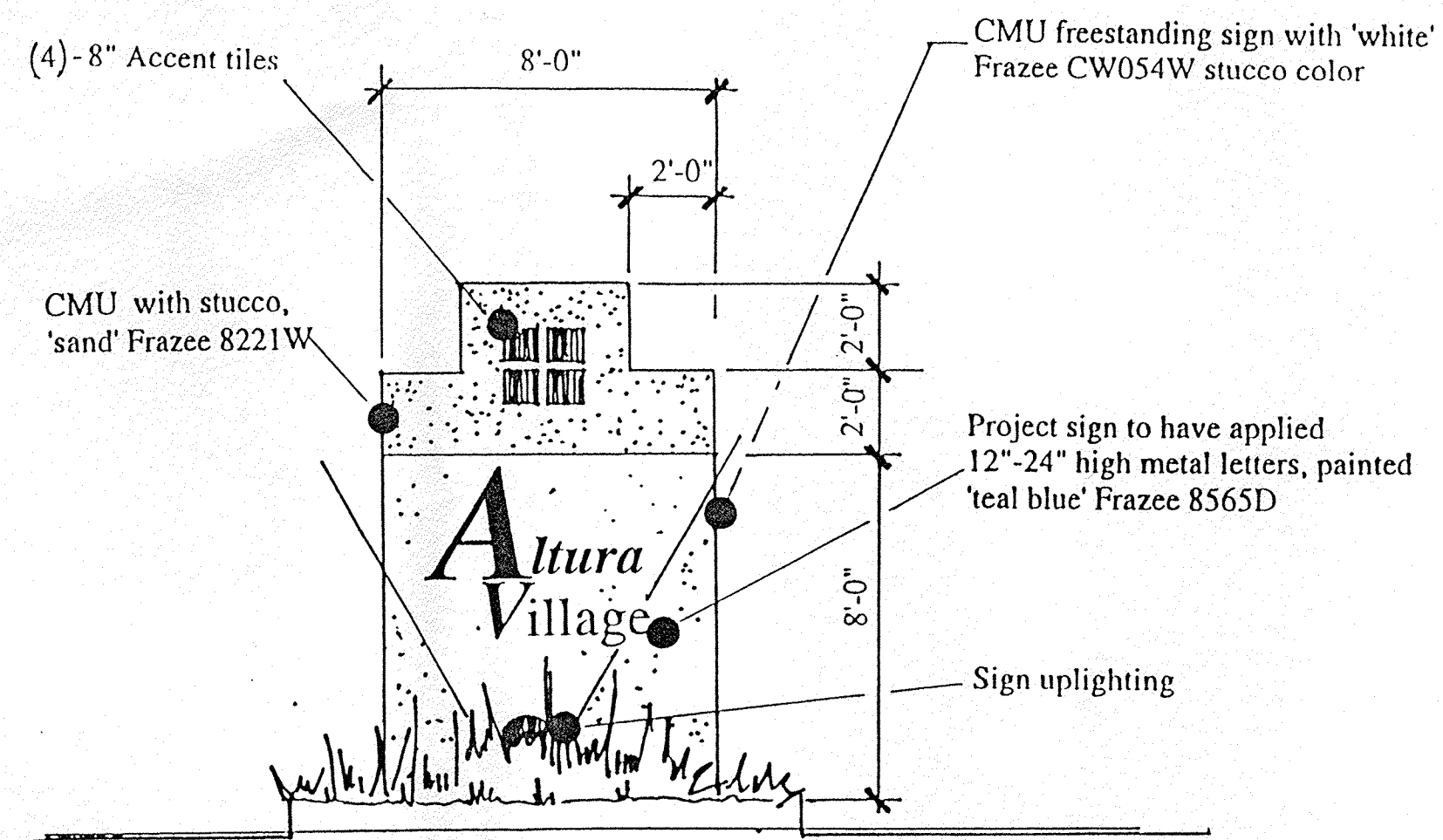
Site Entry Elevation

1/8" = 1'-0"



South and East Perimeter Wall

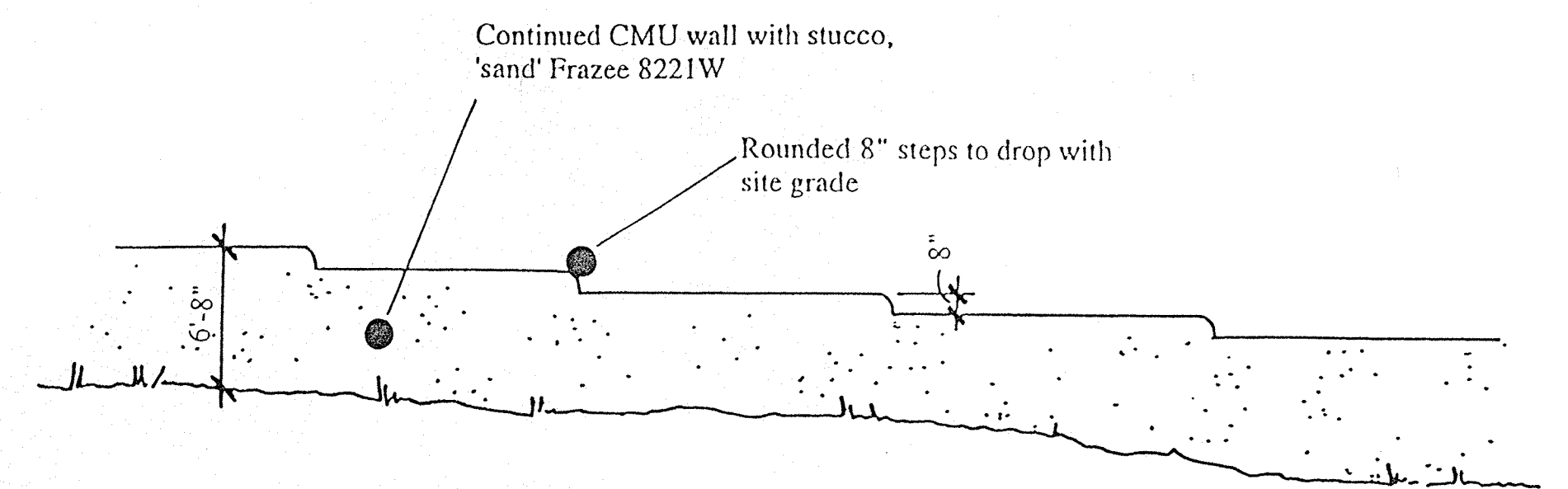
1/8" = 1'-0"



Entry Sign Detail

1/4" = 1'-0"

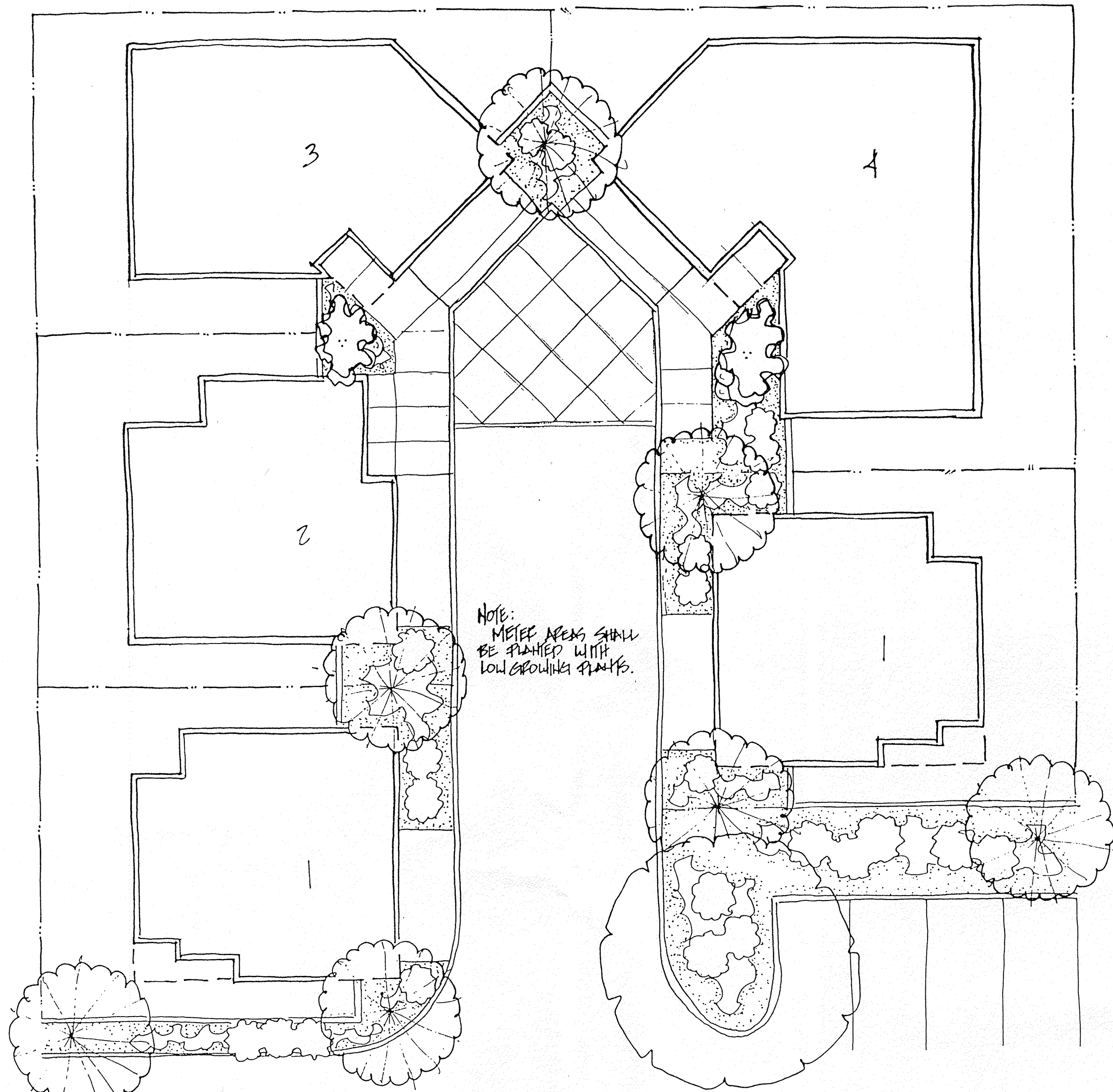
SIGNAGE NOT TO EXCEED EPC SQUARE FOOTAGE OF 75 SQUARE FEET



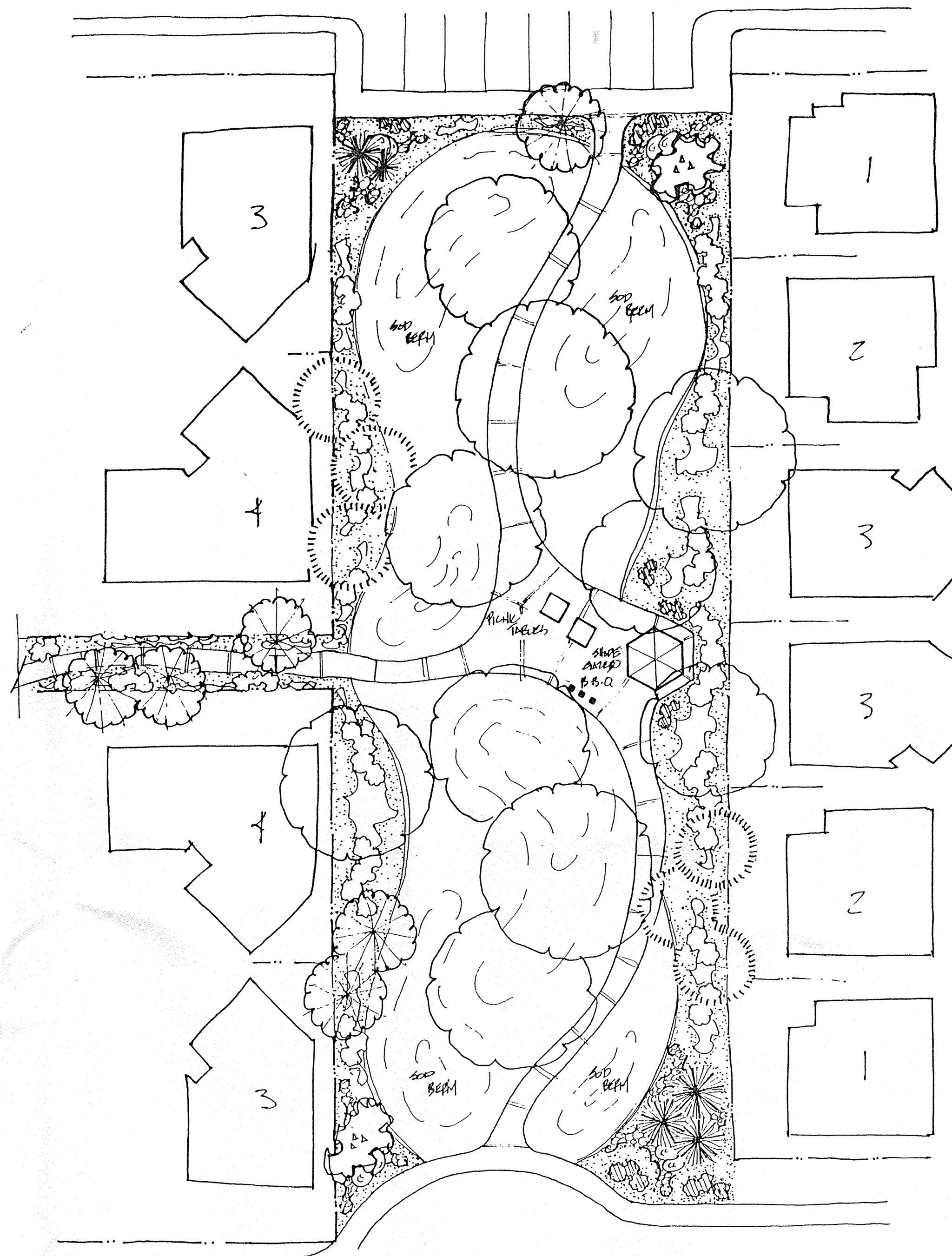
North and West Perimeter Wall

1/8" = 1'-0"

no.	date	revision
dekker/perich & associates		
<small>Architectural Planning Interior</small>		
<small>6601 Americas Parkway, NE, Suite 875 Albuquerque, New Mexico 87110 505 888-3111 Fax 883-8050</small>		
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 9



TYPICAL CLUSTER PLAN
1" = 10'-0"



PARK AREA SCHEMATIC
1" = 20'-0"

LANDSCAPE NOTES

ALL COMMON AREA LANDSCAPING AND PARK AREA SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. SET-UP EXPERT TENDS TO SOO TREES, ESPECIALLY TO TREES AND DEEP IRRIGATION TO SHRUBS. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION. COMMON AREA LANDSCAPING SHALL BE ON A SEPARATE WATER METER FOR IRRIGATION.

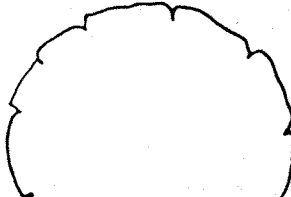
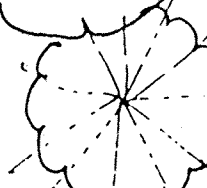
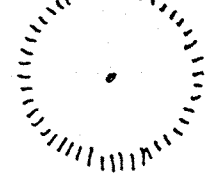

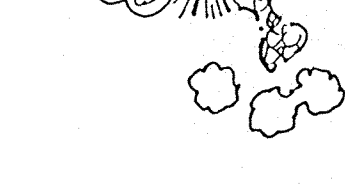

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

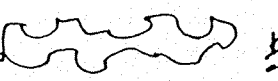
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.


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

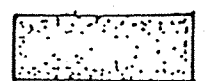
LANDSCAPE LEGEND


-  2-2 1/2" CAN. SHADE TREES (H) 31 TOTAL
NGH, HOHEYOUCIST
-  15 SMALL FLOWERING ORNAMENTAL TREES 151 TOTAL
BANDAGED PEAR-H, CRANAPPLE-M, REDBUD-M
-  6-8' EVERGREEN TREES 6 TOTAL
AUSTRALIAN PINE-H
-  6-8' PALM TREE-H 14 TOTAL
-  3-7' PALM TUCCA-L 5 TOTAL
-  5 SMALL SHRUBS 542 TOTAL
PHOTINIA-M, RAPHIDOLEPS-M, SILVERBERRY-M
HARDING-M, ROSEHILL-M, CHAMBER-L
APACHE PLUME-L, RUSSIAN SAGE-M
BLUEMIST SPRAED-M, AUTUMN SAGE-M

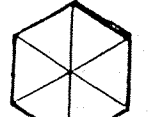
-  5 SMALL GROUNDCOVERS 524 TOTAL
BUFFALO JUNIPER-M, HORIZONTAL COTONWOOD-M
HONEYBUCKLE-M, HARK NY-M

-  1 SMALL PERENNIALS 22 TOTAL
CORCOPUS, PETSTEMON, WALLFLOWER

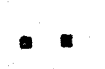
-  BERMED SOO LAWN

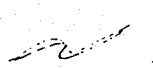
-  1/2" SAND AND TAP GRAVEL / FILTER FABRIC

-  OVERSIZE COBBLE ACCENTS / BOULDERS

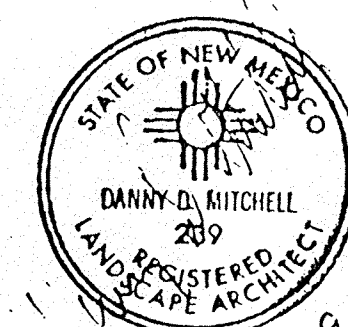
-  SANDERO TYPE SHADE STRUCTURE

-  PANIC TABLES

-  BARBEQUE GRILLS

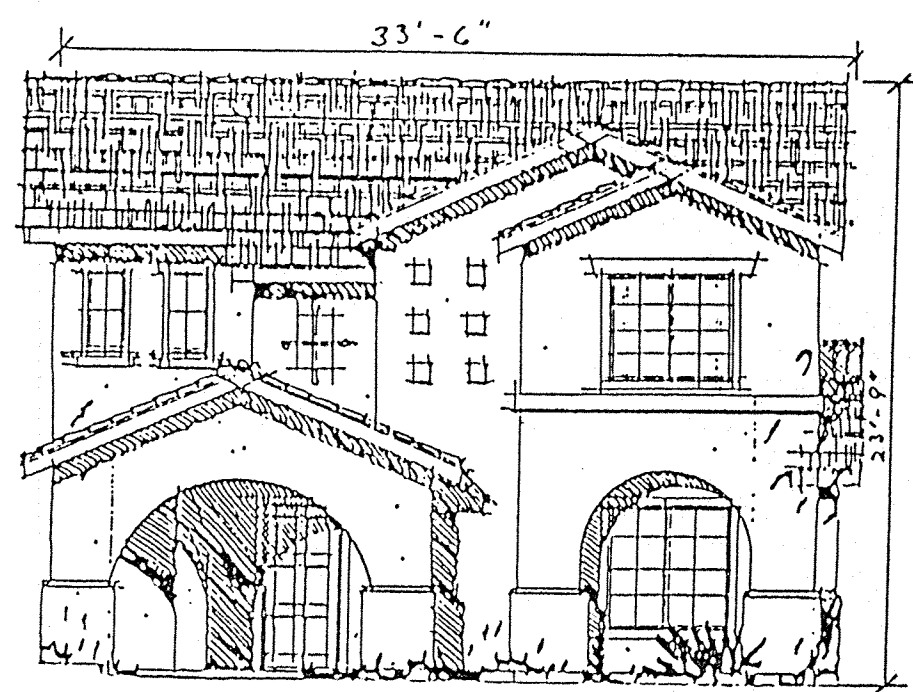
-  COMMERCIAL GRADE STEEL EDGING

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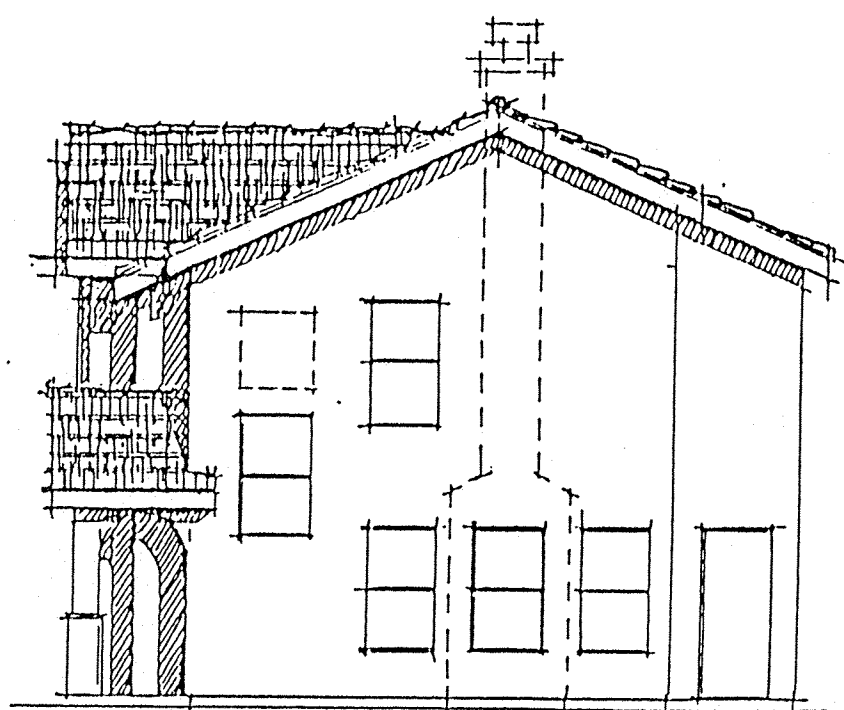


The Hilltop

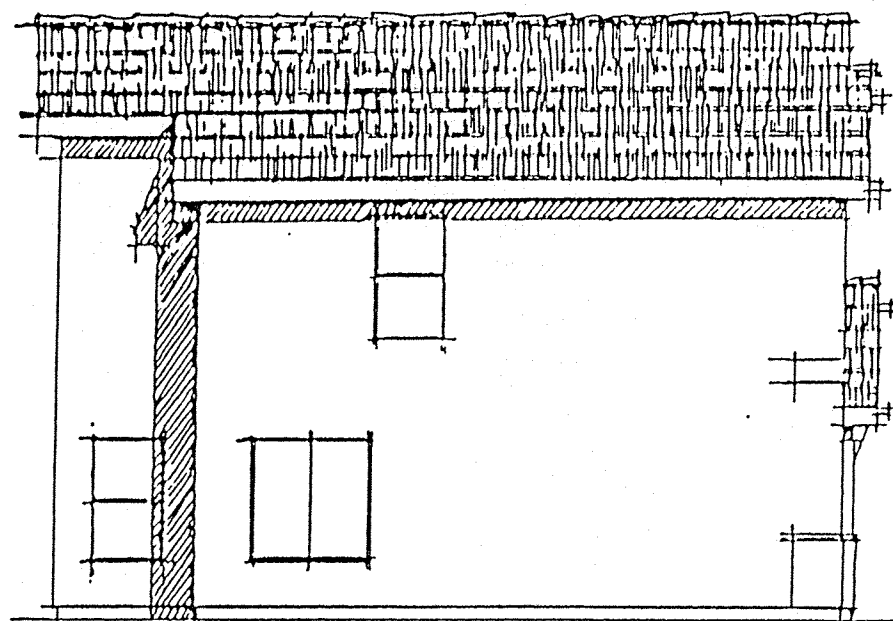
6-9-97
6-23-97
6-26-97



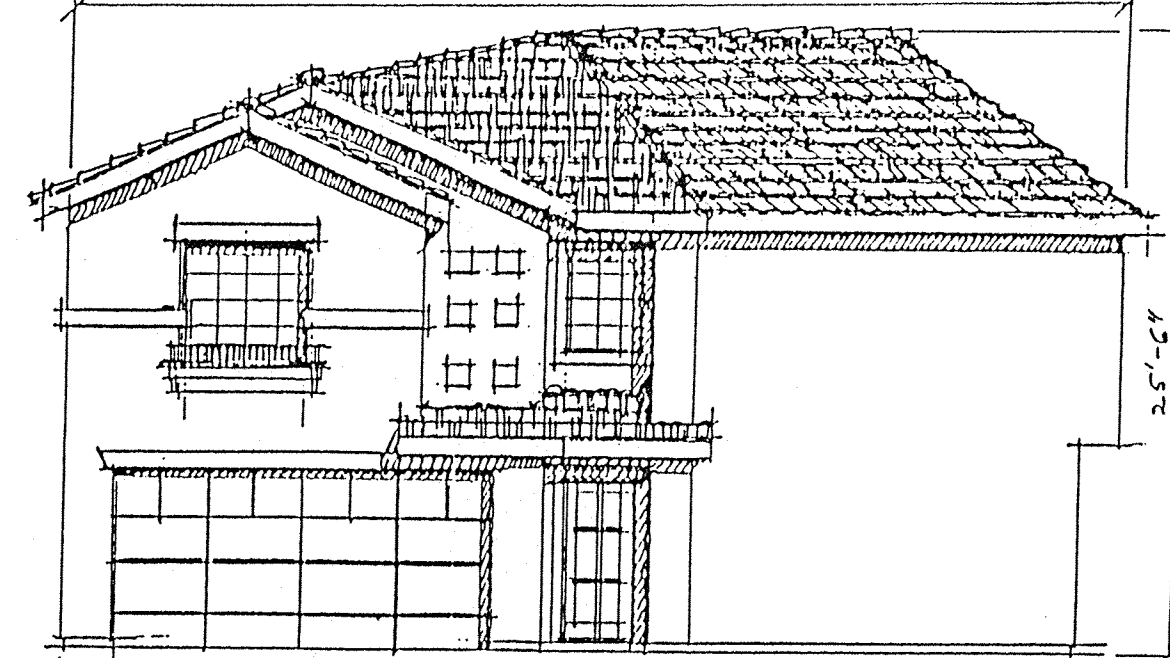
ELEVATION B



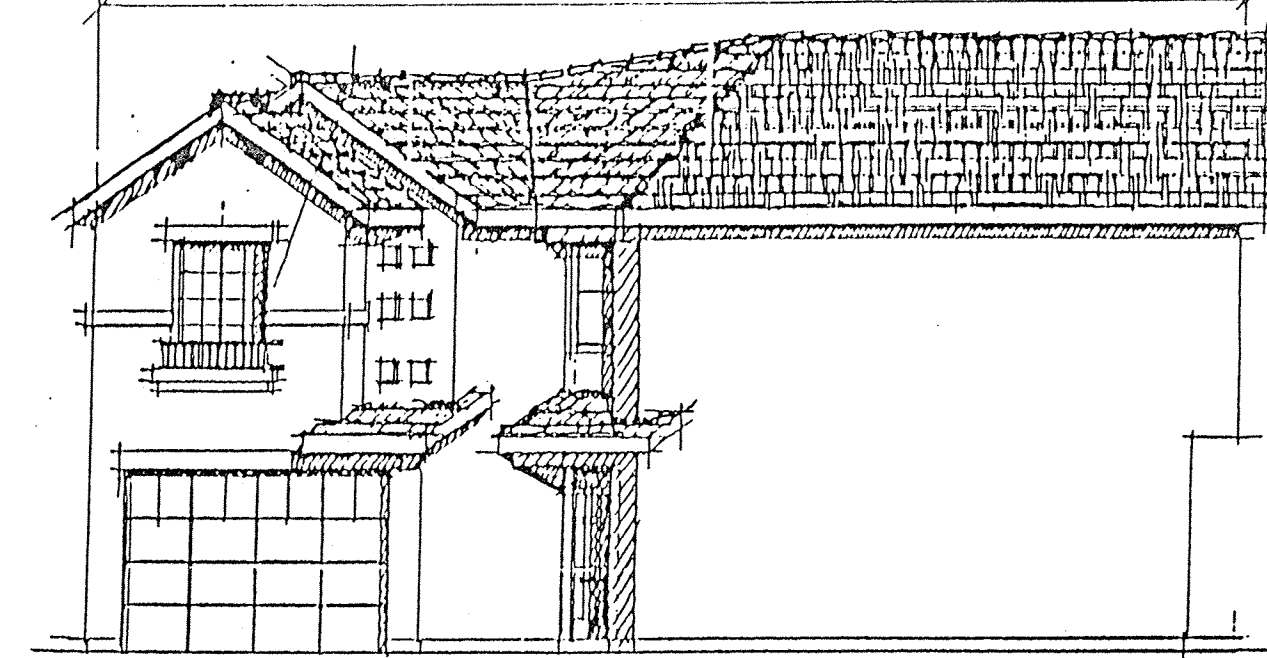
RIGHT SIDE ELEVATION



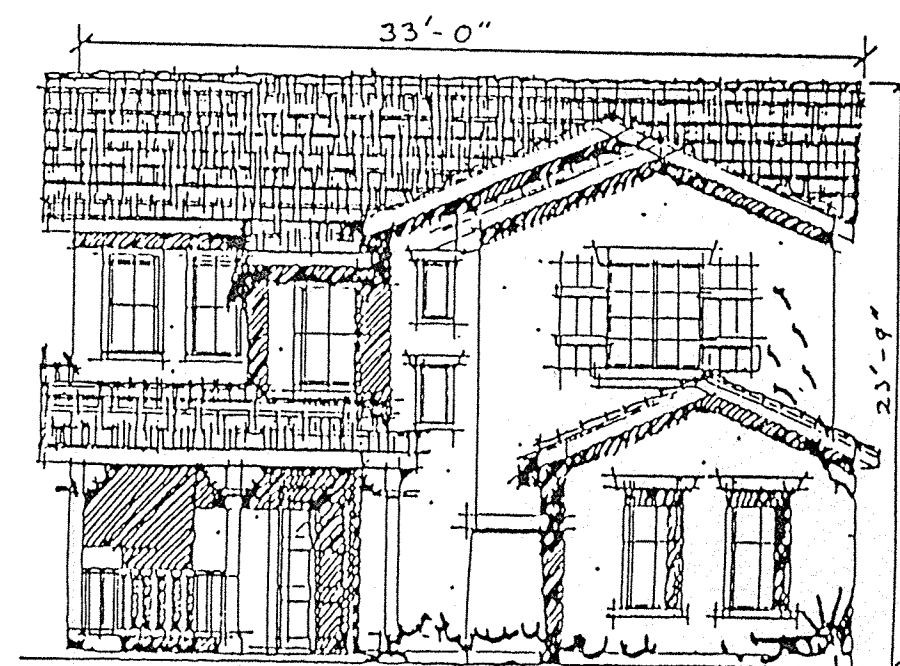
REAR ELEVATION



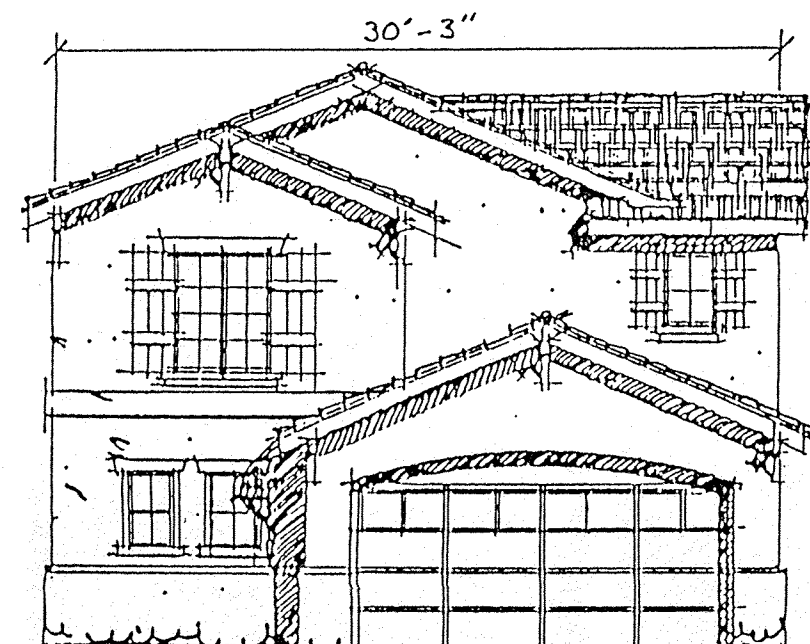
ELEVATION A



RIGHT SIDE ELEVATION



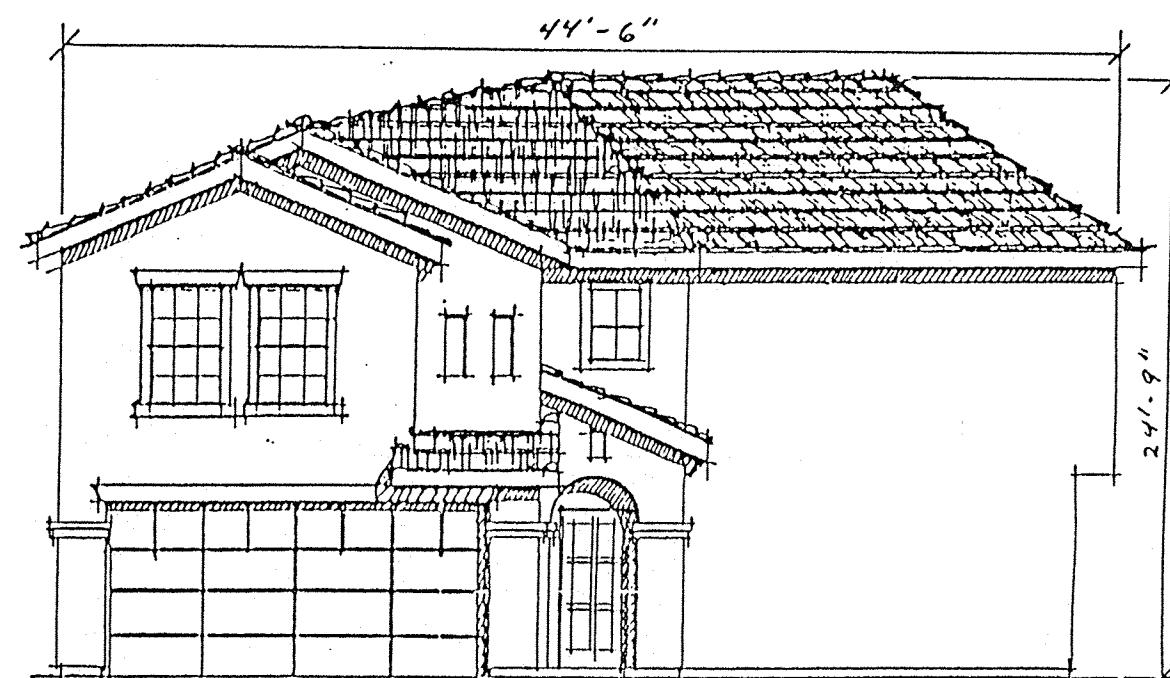
ELEVATION A



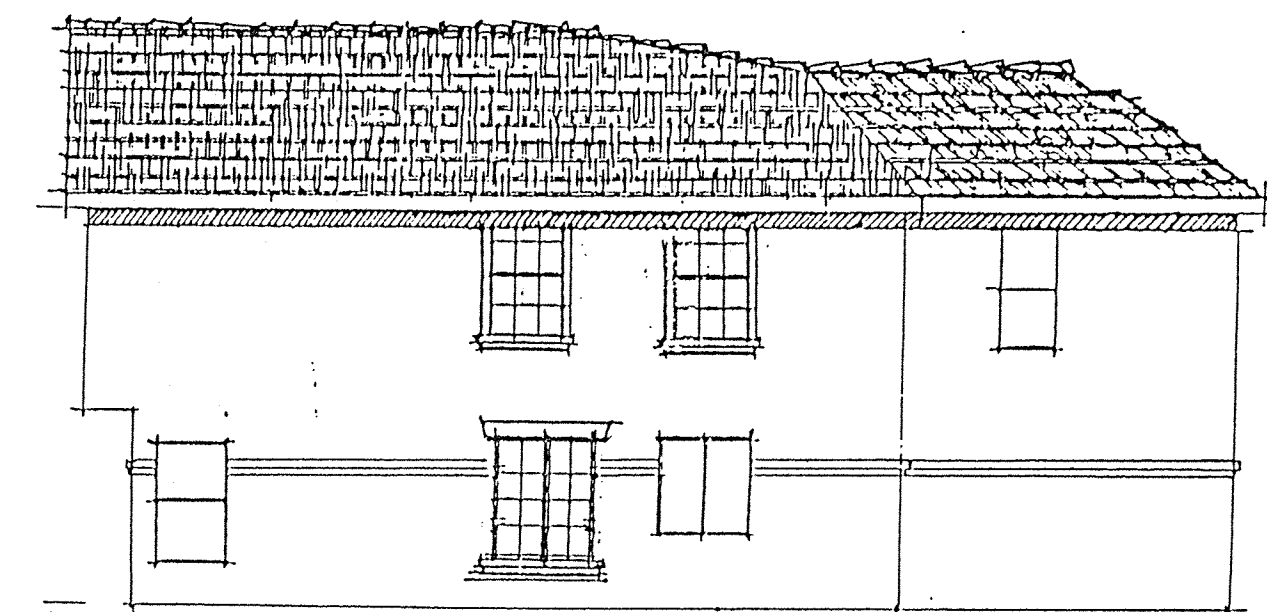
LEFT SIDE ELEVATION

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



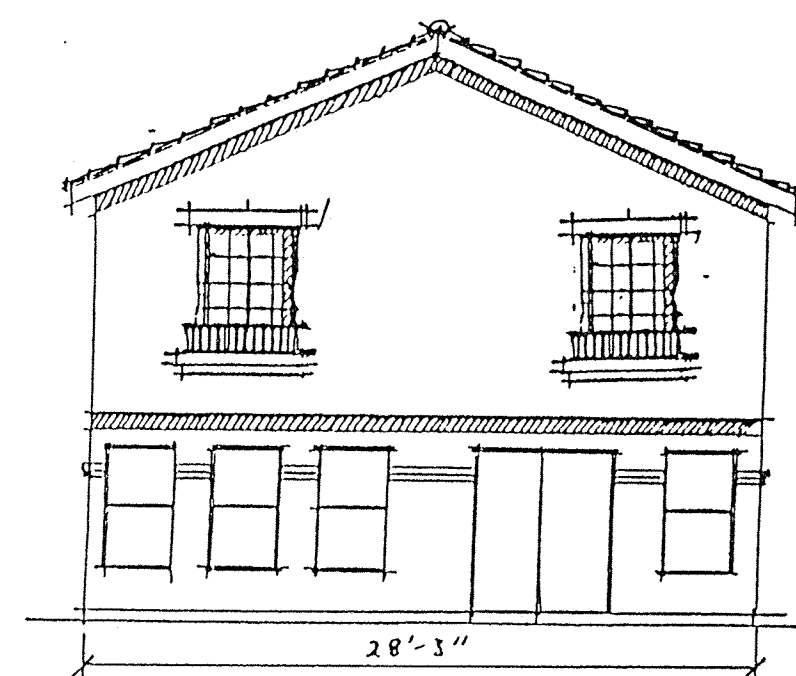
ELEVATION B



LEFT SIDE ELEVATION

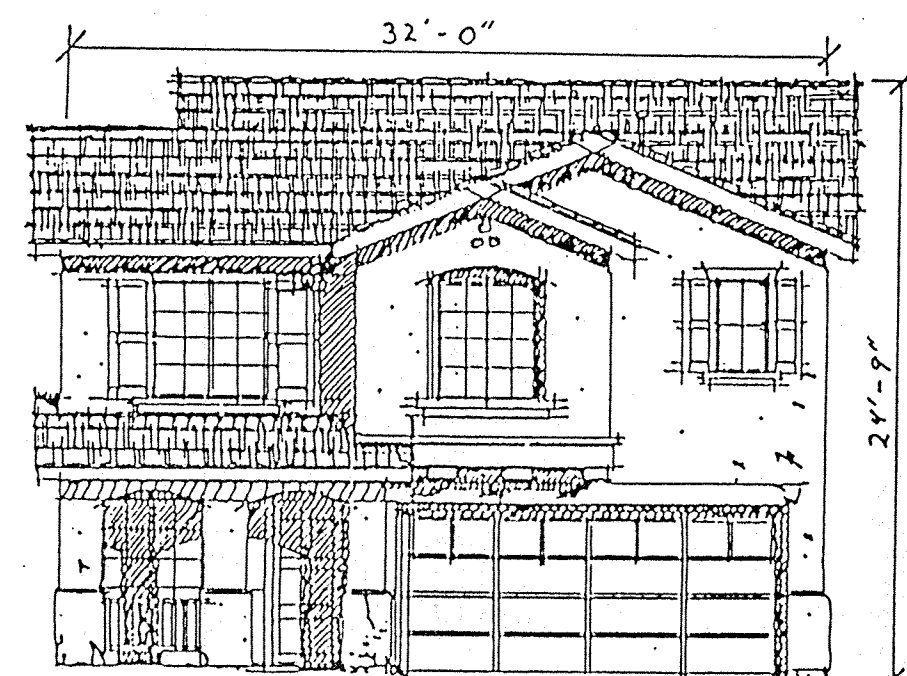
Plan 3
1,675

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

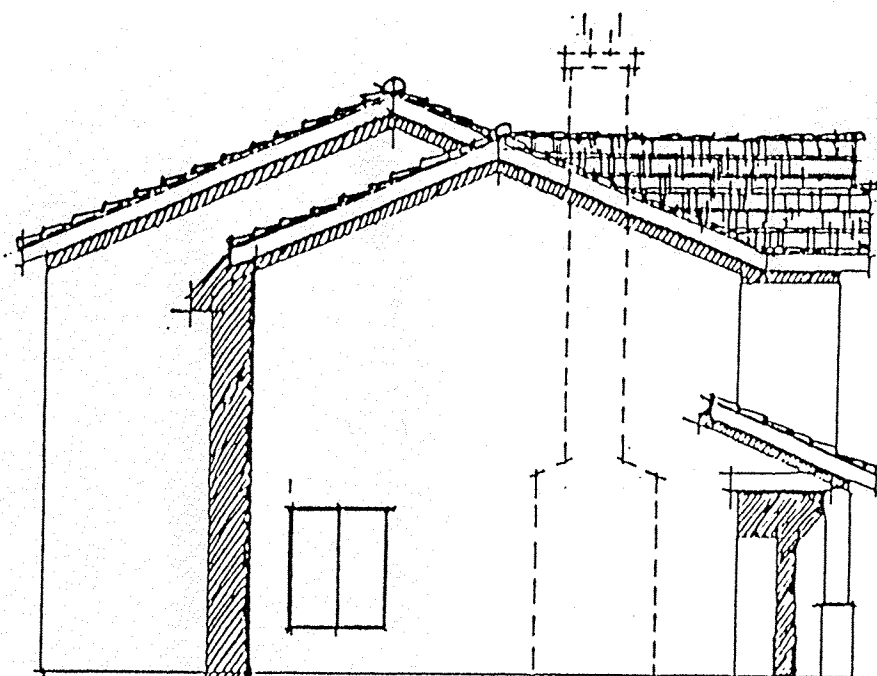


REAR ELEVATION

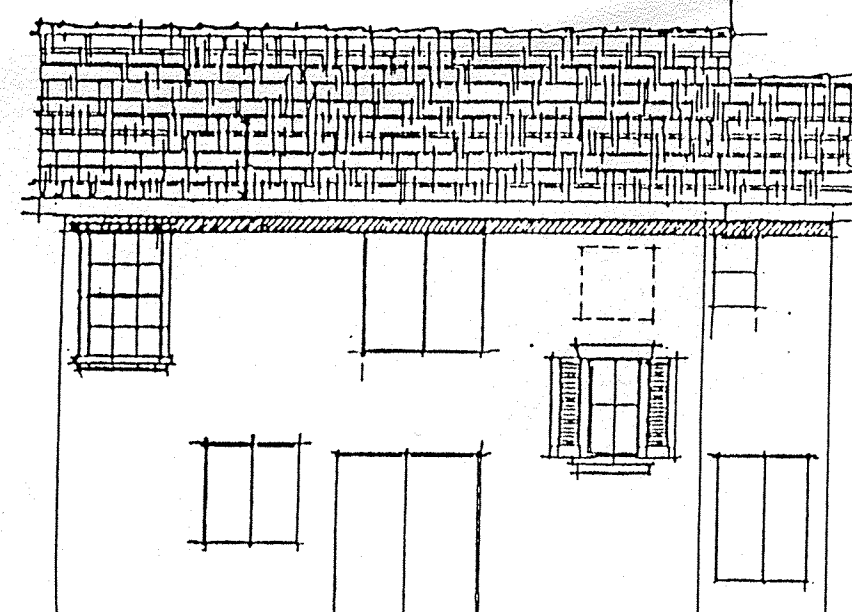
ALL STUCCO TO BE TEXTURED
ALL ROOFING SHALL BE CONCRETE TILE



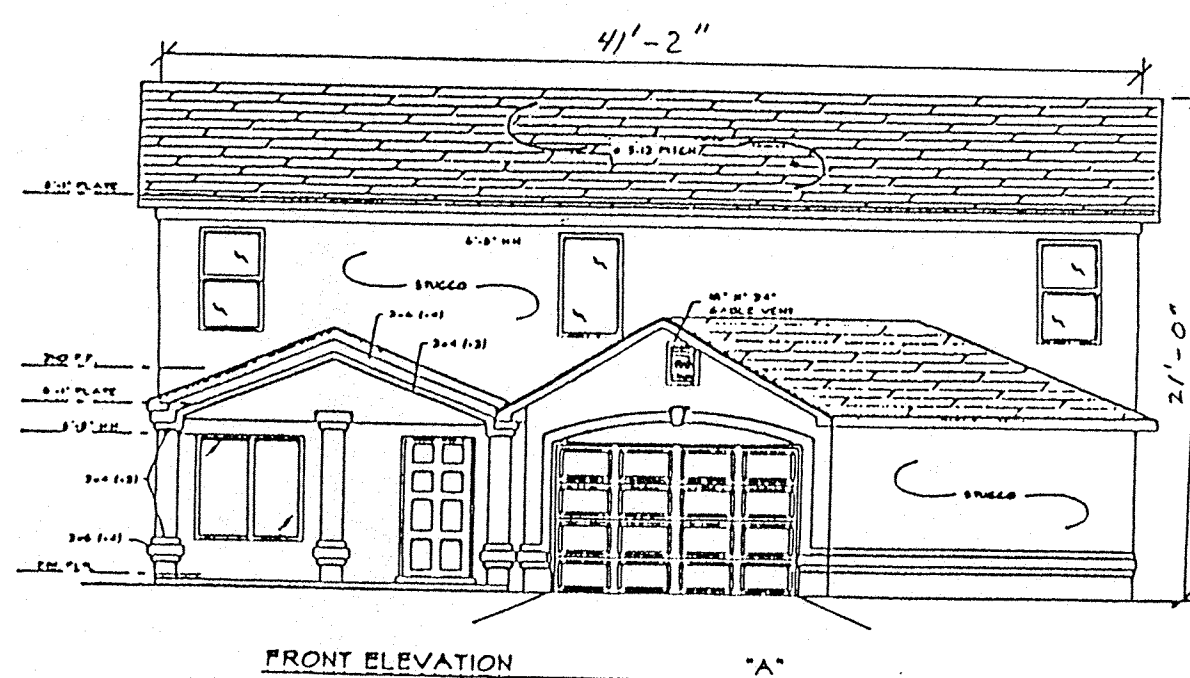
ELEVATION A



LEFT SIDE ELEVATION



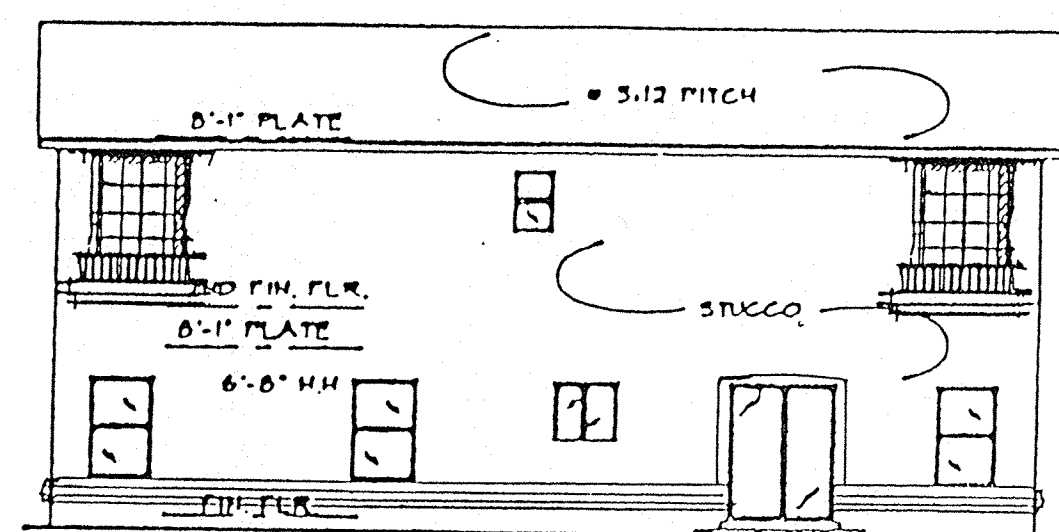
REAR ELEVATION



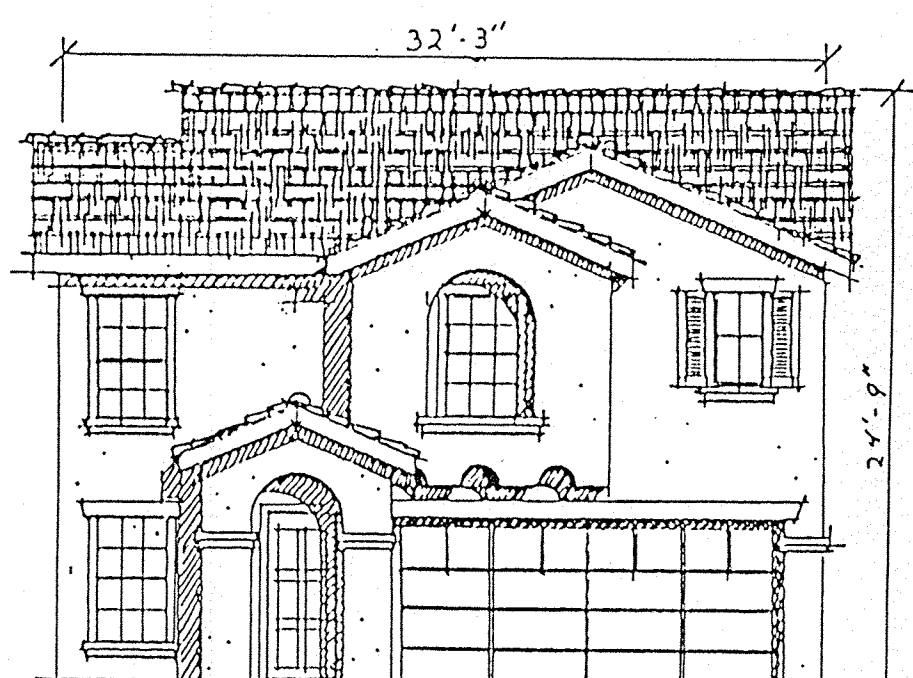
FRONT ELEVATION "A"

Plan 4
1,994

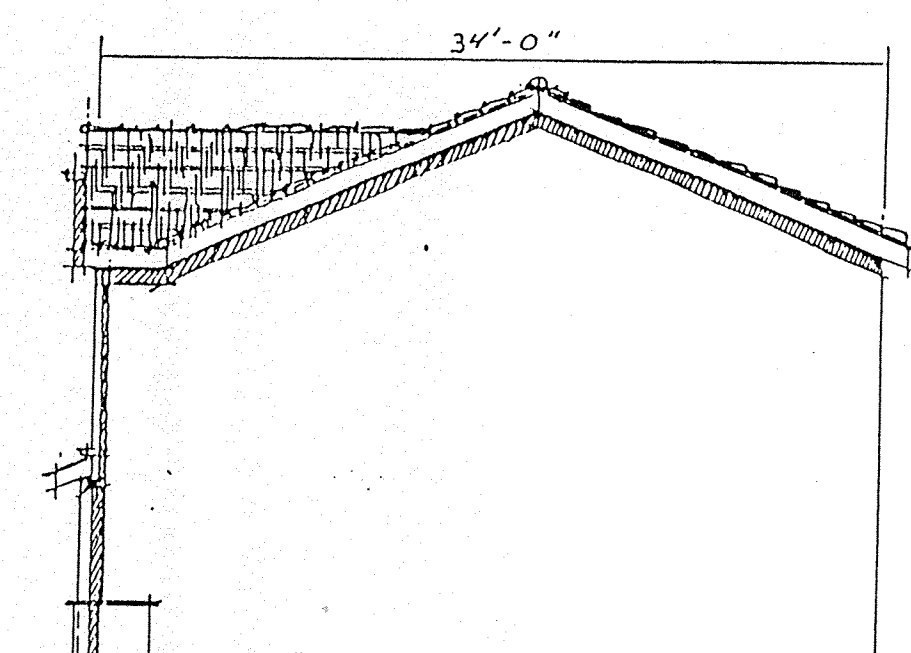
SCHEME #4
STUCCO X-4948 (BIEGE)
STUCCO HILITE XXX-4048 (DK. TAN)
ACCENT SW-FR 5495A (WHITE)
FASCIA/TRIM OQ 101 (WHITE)
GARAGE/RAFTERS OQ 101 (WHITE)
CONCRETE TILE ROOF TERRA COTTA



REAR ELEVATION



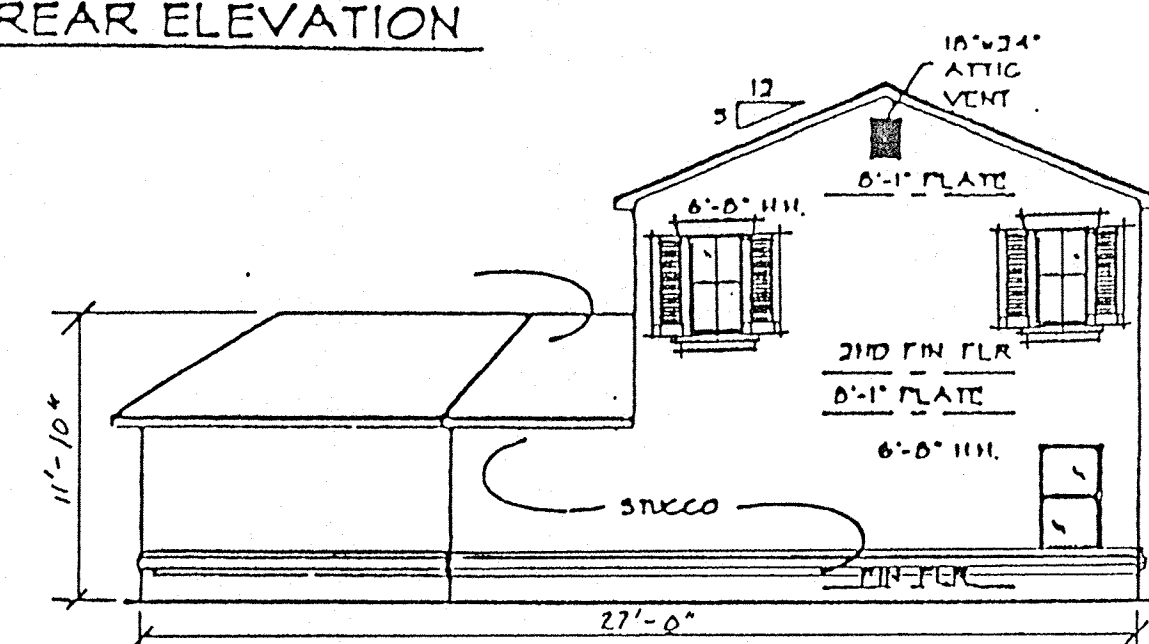
ELEVATION B



RIGHT SIDE ELEVATION

Plan 2
1,441

SCHEME #2
STUCCO 1/2X-72 (TAN)
STUCCO HILITE 1 1/2X-72 (DK. TAN)
ACCENT SW 1190 (TAN)
FASCIA/TRIM SW 2183 (TAN)
GARAGE/RAFTERS SW 2183 (TAN)
CONCRETE TILE ROOF TERRA COTTA



RIGHT ELEVATION

no.	date	revision
▲		
▲		
▲		
▲		

dekker/perich & associates
ARCHITECTS
6501 Americas Parkway, NE, Suite 075
Albuquerque, New Mexico 87110
808 888-3111 Fax 808-803-0050

Altura Village Indian School @ Washington Albuquerque, NM	
Building Elevation	
Job no:	98032
drn. by:	ECT
ckd. by:	LW
Issued:	6/10/97
11	

MODEL #1460 **THE CHAMISA**

STUCCO/CONC. TILE

FRONT ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
REAR ELEVATION

8'-1" PL
6'-10" HH
2ND FIN. FLR.
8'-1" PL
6'-10" HH
FIN. FLR.

MODEL #1507 **THE SAGE**

STUCCO/CONC. TILE

FRONT ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
REAR ELEVATION

8'-1" PLATE
6'-10" HEADER
2ND F.F.
8'-1" PLATE
6'-10" HEADER
F.F.

MODEL #1517 **THE YUCCA**

STUCCO/CONC. TILE

FRONT ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
REAR ELEVATION

8'-1" PLATE
6'-10" HEADER
2ND F.F.
8'-1" PLATE
6'-10" HEADER
F.F.

MODEL #1718 **THE ASPEN**

STUCCO/CONC. TILE

FRONT ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
REAR ELEVATION

8'-1" PLATE
6'-10" HEADER
2ND F.F.
8'-1" PLATE
6'-10" HEADER
F.F.

OTHER MODELS AVAILABLE

CLUSTER MODELS

TWO STORY

- 1460
- 1507
- 1517
- 1718
- 2025
- 2060

• ON ANOTHER SHEET

ROOF STYLES AVAILABLE

- HIP ROOF
- GABLES
- SHED
- HIP & GABLE COMBINATION

TRIMS

- DIFFERENT WIDTHS OF BANDS
- B.U. COLUMNS
- ROUND COLUMNS
- KEYSTONES
- 18" DIA VENT
- 18 X 24 VENT

MATERIALS AVAILABLE

ROOFING

- A. MONIER TILE ROOF
10 COLORS AVAILABLE
- B. LIFE TILE ROOF
4 COLORS AVAILABLE

COLORS AVAILABLE

- BEIGE
- PEACH
- TERRA COTTA
- TAN/BROWN

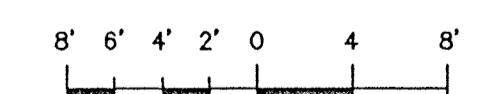
EXTERIOR WALL COVERINGS

- A. EL REY STUCCO
COLOR RANGE IS:
- B. TRIM
COLOR RANGE IS:

- WHITE
- CREAM
- BEIGE
- PEACH
- TAN
- WHITE
- CREAM
- BEIGE
- PEACH
- TAN

WINDOW & DOORS

FRENCH DOOR MAY BE SUBSTITUTED FOR SLIDING GLASS DOORS ON PATIO. WINDOWS MAY BE ADDED OR TAKEN OUT. WINDOWS ALSO OFFERED ARE EYEBROWS AND SIDELITES • DOORS • WINDOWS MAY BE DIVIDED LITE.



SCALE: 1/8"=1'-0"

ENGINEER'S SEAL	ALTURA VILLAGE	DRAWN BY PAO
	B - ELEVATIONS	DATE 04-15-98
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	ALTURAB.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # 11
		JOB # 970042