

ADMINISTRATIVE AMENDMENT	
FILE # _____	PROJECT # _____

APPROVED BY	DATE

Modification of building elevations for cottage duplex units (removal of stone veneer from exterior wall base);

Minor modifications to windows and awnings on the primary building (to accommodate roof drainage requirements with downspouts)

GENERAL NOTES:

- 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.
- ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
- THE COORS BOULEVARD CP0-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:
LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ
ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))
SITE AREA: 7.71 ACRES
LAND USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED 55+)
PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
 TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 - COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
 - FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
 - NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:
 185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)
 TOTAL PARKING PROVIDED: 234 SPACES
 COMPACT PARKING SPACES (20% ALLOWED): 6 (2.6%)
 ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED: 11 SPACES (6 VAN ACCESSIBLE, 1 VAN STALL LOCATED IN DETACHED SINGLE-STORY GARAGE)

BICYCLE PARKING REQUIRED: 23 SPACES
BICYCLE PARKING PROVIDED: 24 SPACES

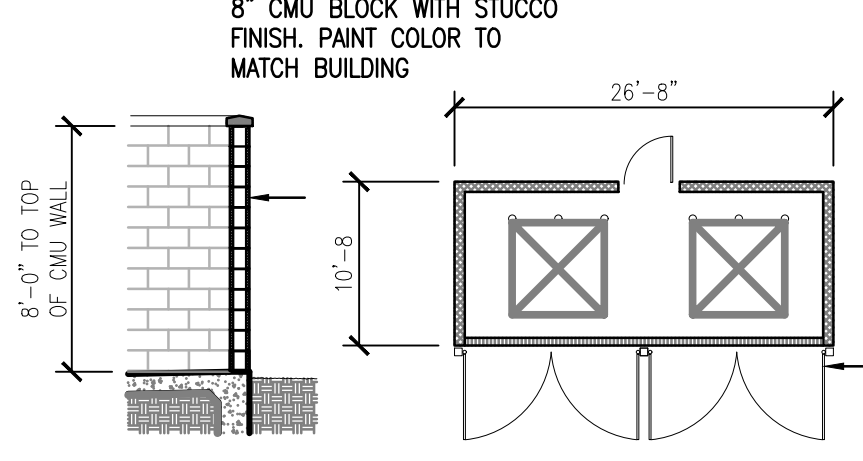
LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:
TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD
BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET
TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

SENSITIVE LANDS:
 NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

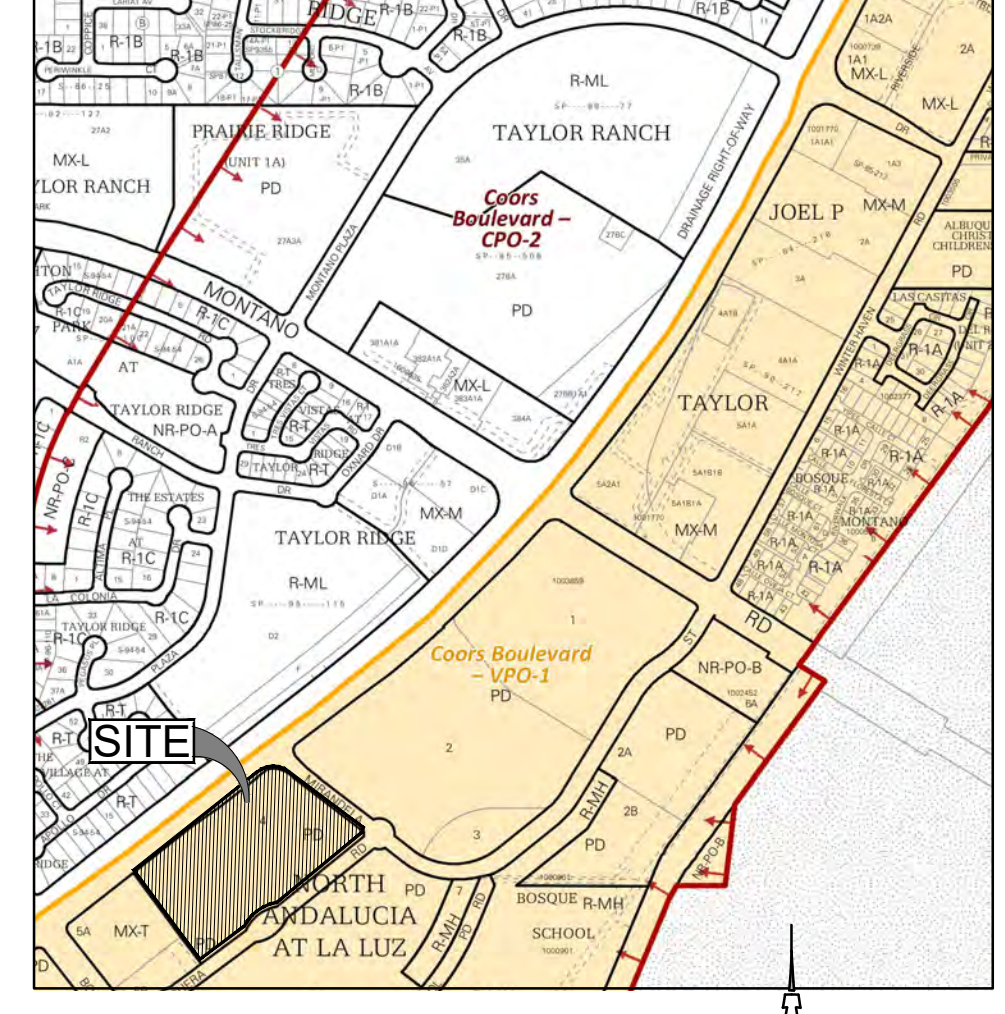
Unit Mix and Usable Open Space (UOS) Requirements

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE		
S1	1 BED	526	566	2	2	2	6	200 sq. ft.	1,200 sq. ft.		
A1	1 BED	598	598	7	9	8	24	200 sq. ft.	4,800 sq. ft.		
A1A	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.		
A1B	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.		
A2	1 BED	675	675	16	18	11	45	200 sq. ft.	9,000 sq. ft.		
A3	1 BED	752	825	5	5	5	15	200 sq. ft.	3,000 sq. ft.		
A3A	1 BED	752	825	6	5	4	15	200 sq. ft.	3,000 sq. ft.		
A3B	1 BED	752	825	0	2	1	3	200 sq. ft.	600 sq. ft.		
A3-HC	1 BED	752	825	1	1	1	3	200 sq. ft.	600 sq. ft.		
A4	1 BED	1046	1223	1	0	0	1	200 sq. ft.	200 sq. ft.		
A5	1 BED	676	676	2	0	0	2	200 sq. ft.	400 sq. ft.		
B1	2 BED	999	999	1	4	4	9	250 sq. ft.	2,250 sq. ft.		
B1A	2 BED	999	999	1	0	0	1	250 sq. ft.	250 sq. ft.		
B2	2 BED	1236	1296	0	2	1	3	250 sq. ft.	750 sq. ft.		
B2A	2 BED	1236	1296	2	0	0	2	250 sq. ft.	500 sq. ft.		
B2B	2 BED	1276	1336	1	0	0	1	250 sq. ft.	250 sq. ft.		
B2C	2 BED	1276	1336	0	1	1	2	250 sq. ft.	500 sq. ft.		
B3	2 BED	1143	1218	0	1	0	1	250 sq. ft.	250 sq. ft.		
B3-HC	2 BED	1143	1218	1	0	0	1	250 sq. ft.	250 sq. ft.		
B4	2 BED	1248	1479	3	4	2	9	250 sq. ft.	2,250 sq. ft.		
B4A	2 BED	1248	1486	3	3	3	9	250 sq. ft.	2,250 sq. ft.		
B4B	2 BED	1248	1486	0	0	1	1	250 sq. ft.	250 sq. ft.		
MAIN BUILDING TOTAL UNITS								54	57	44	155
COTTAGE								2	2	2	6
TOTAL UNITS								171	TOTAL REQUIRED UOS		36,950 sq. ft.
								BALCONY/PATIO UNOS		8,455 sq. ft.	
								LANDSCAPE AREA UNOS		101,433 sq. ft.	
								TOTAL PROVIDED UNOS		109,888 sq. ft.	



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- BUILDING
- STRIPING
- PARKING COUNT
- - - ADA ACCESSIBLE PATH
- ⊞ ELECTRIC VEHICLE SPACE



VICINITY MAP
1" = 750'

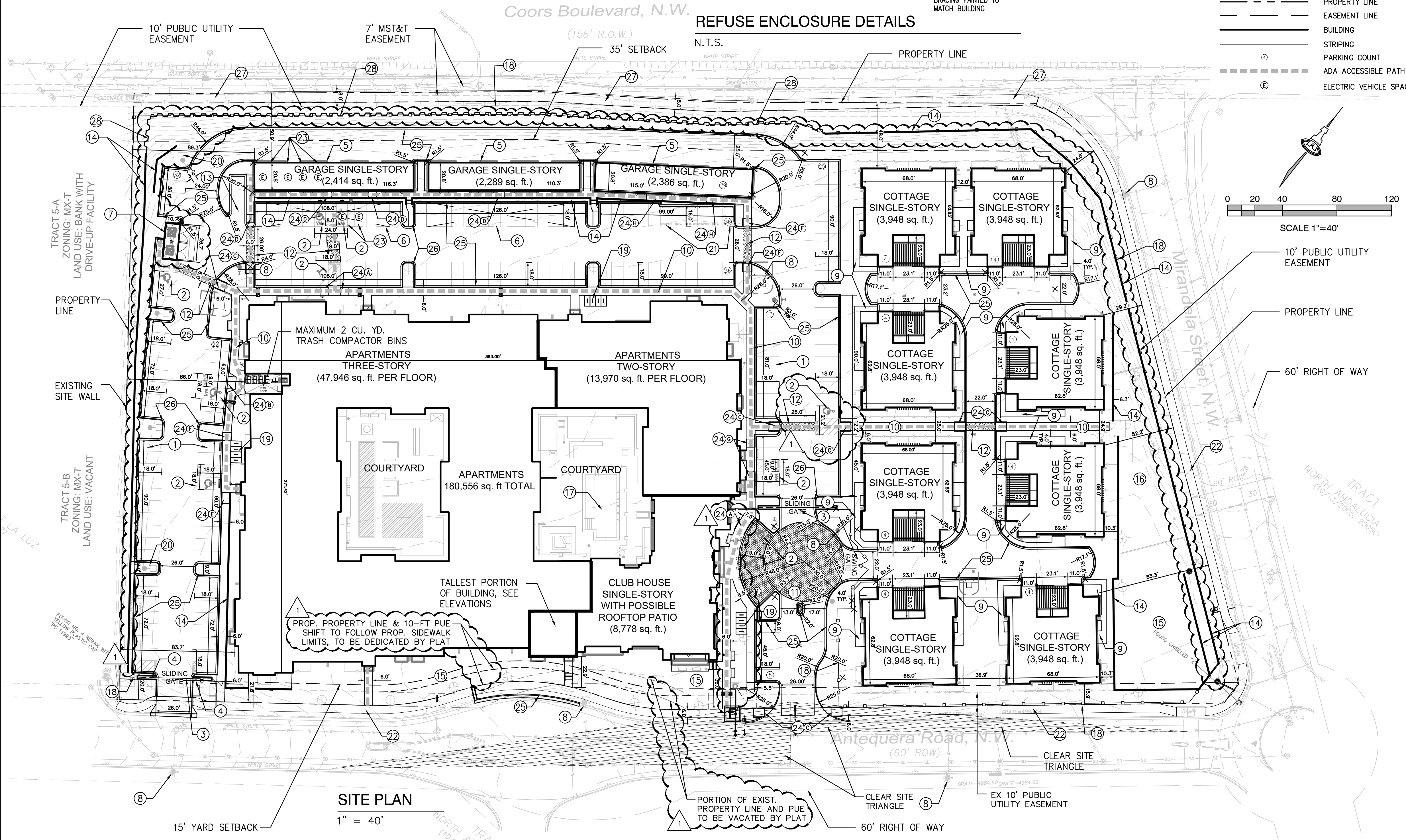
KEYED NOTES

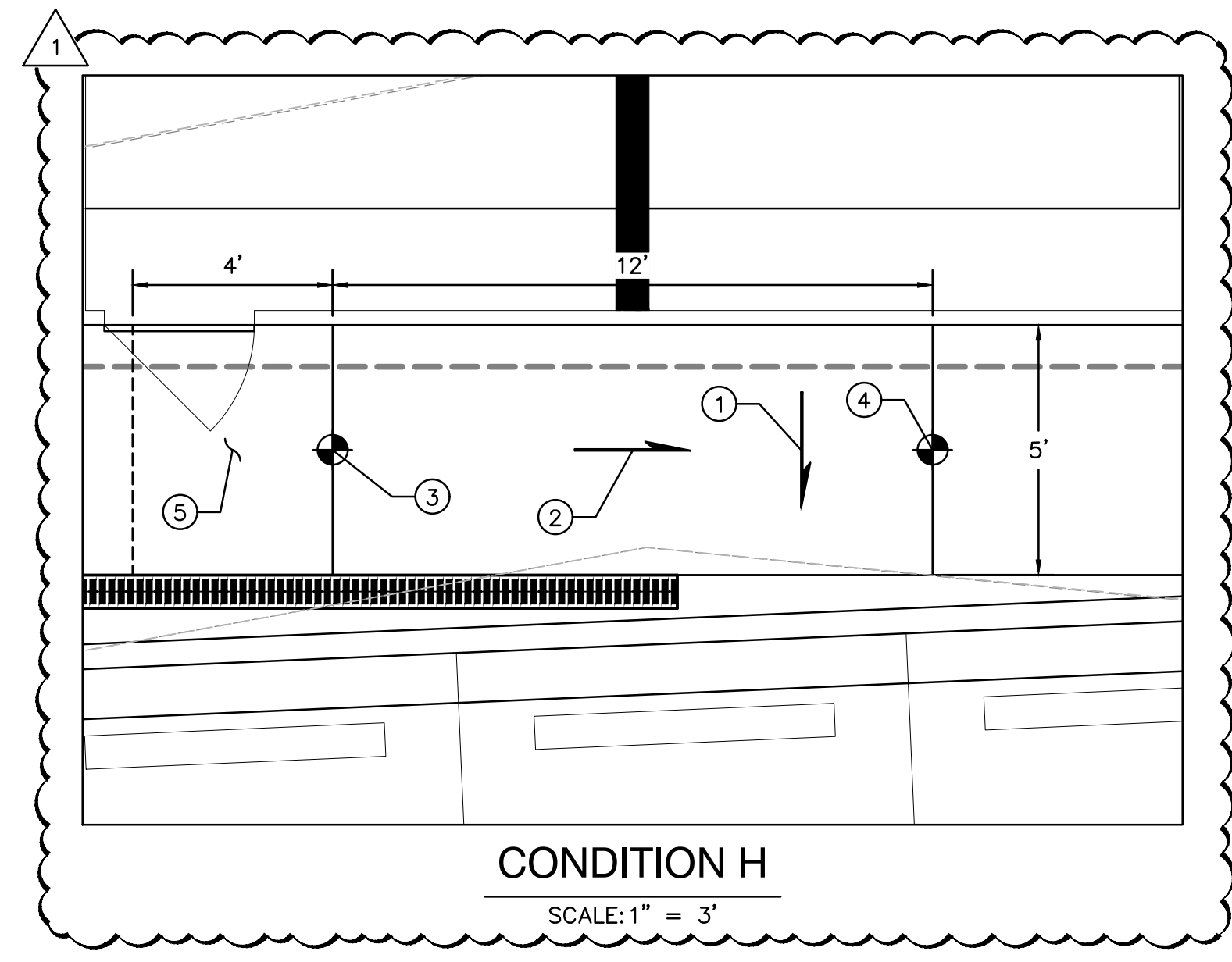
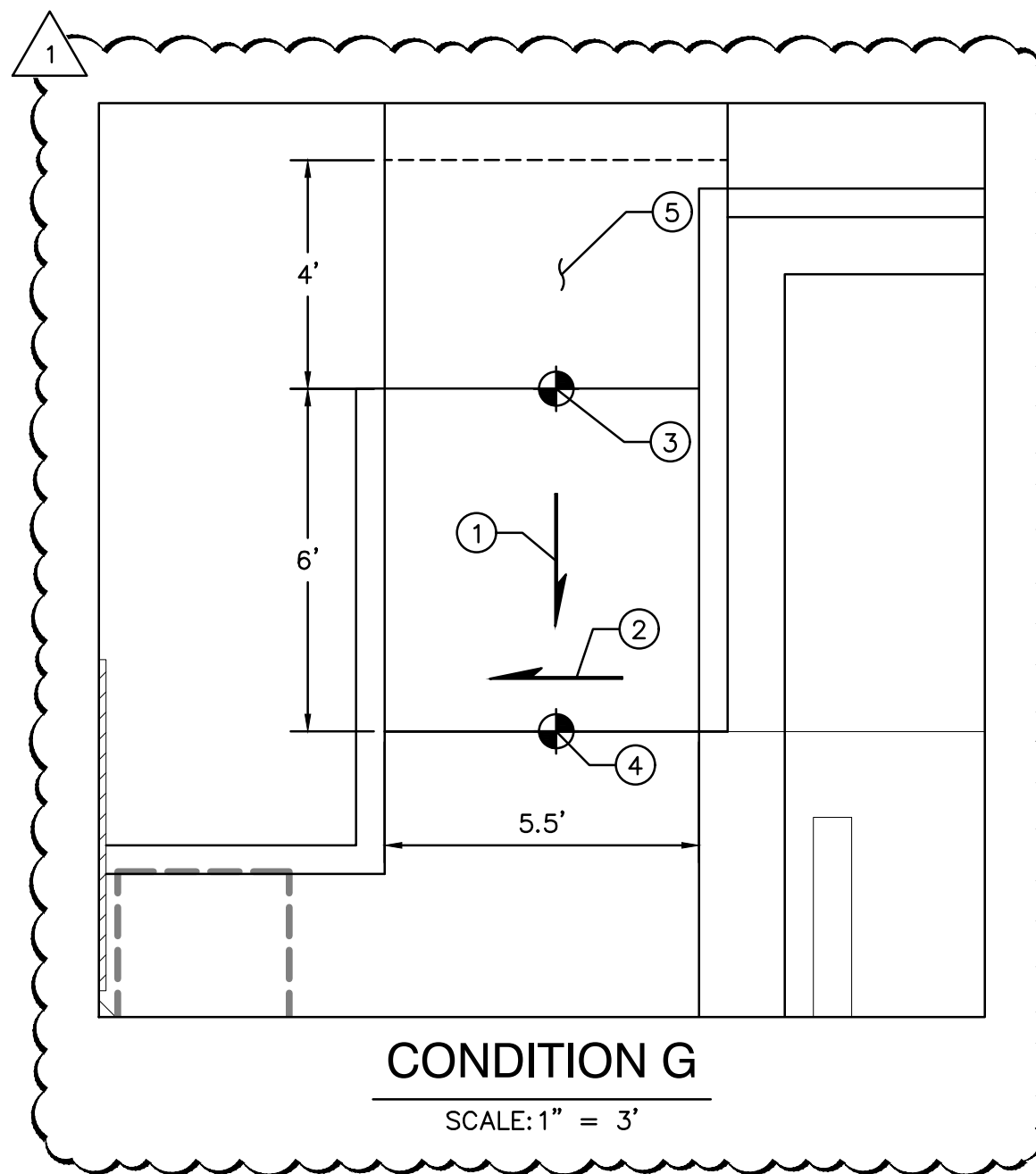
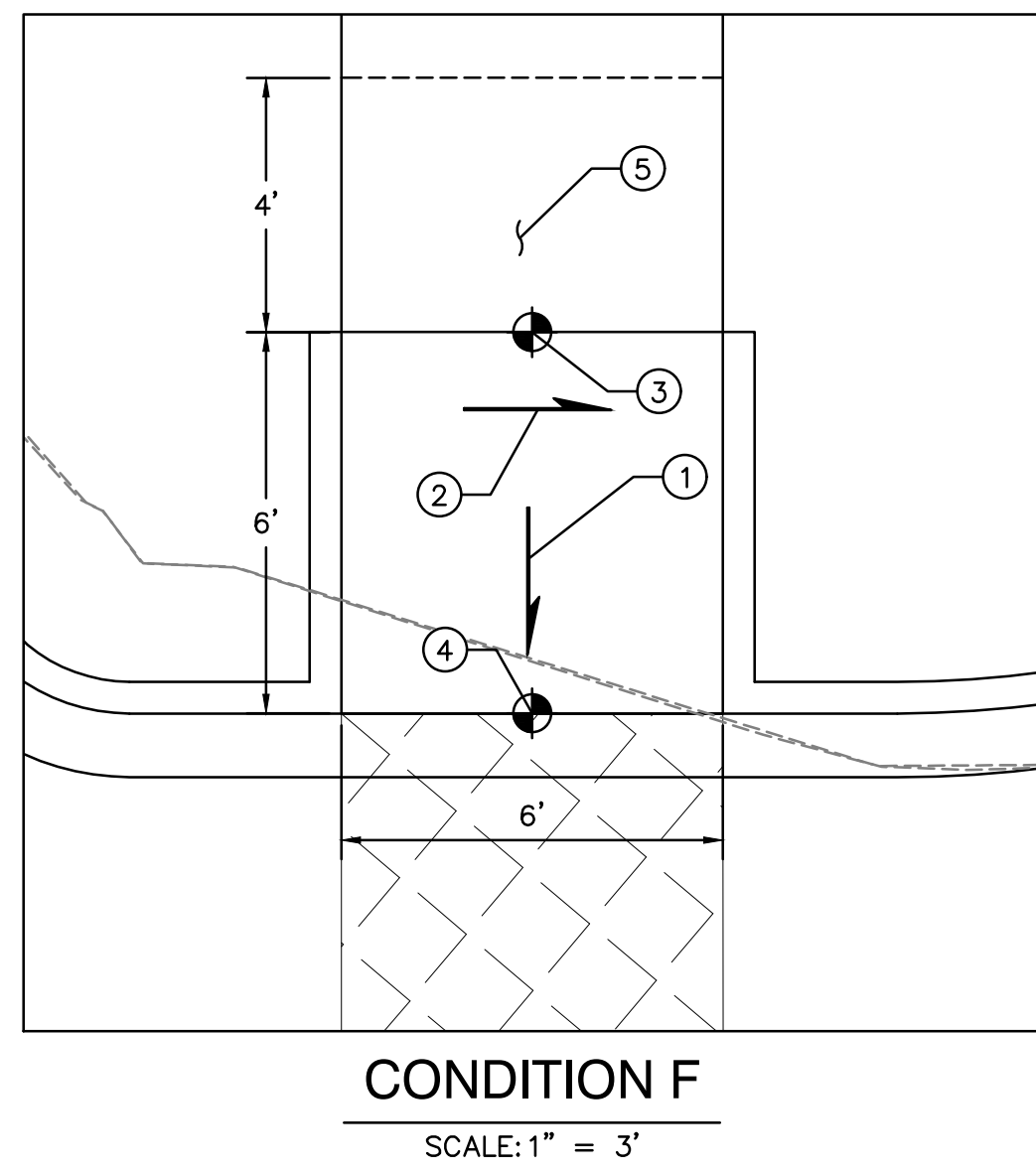
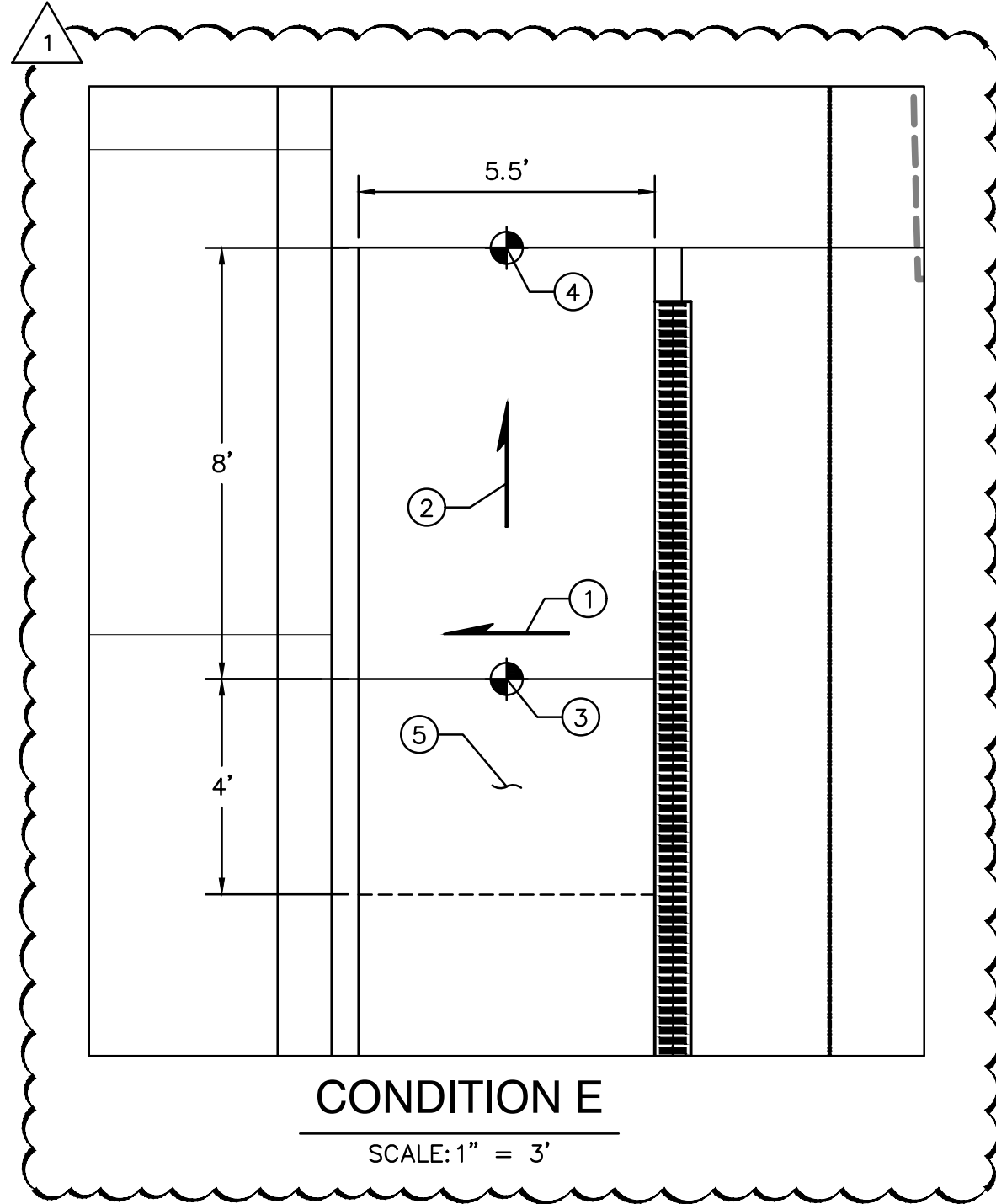
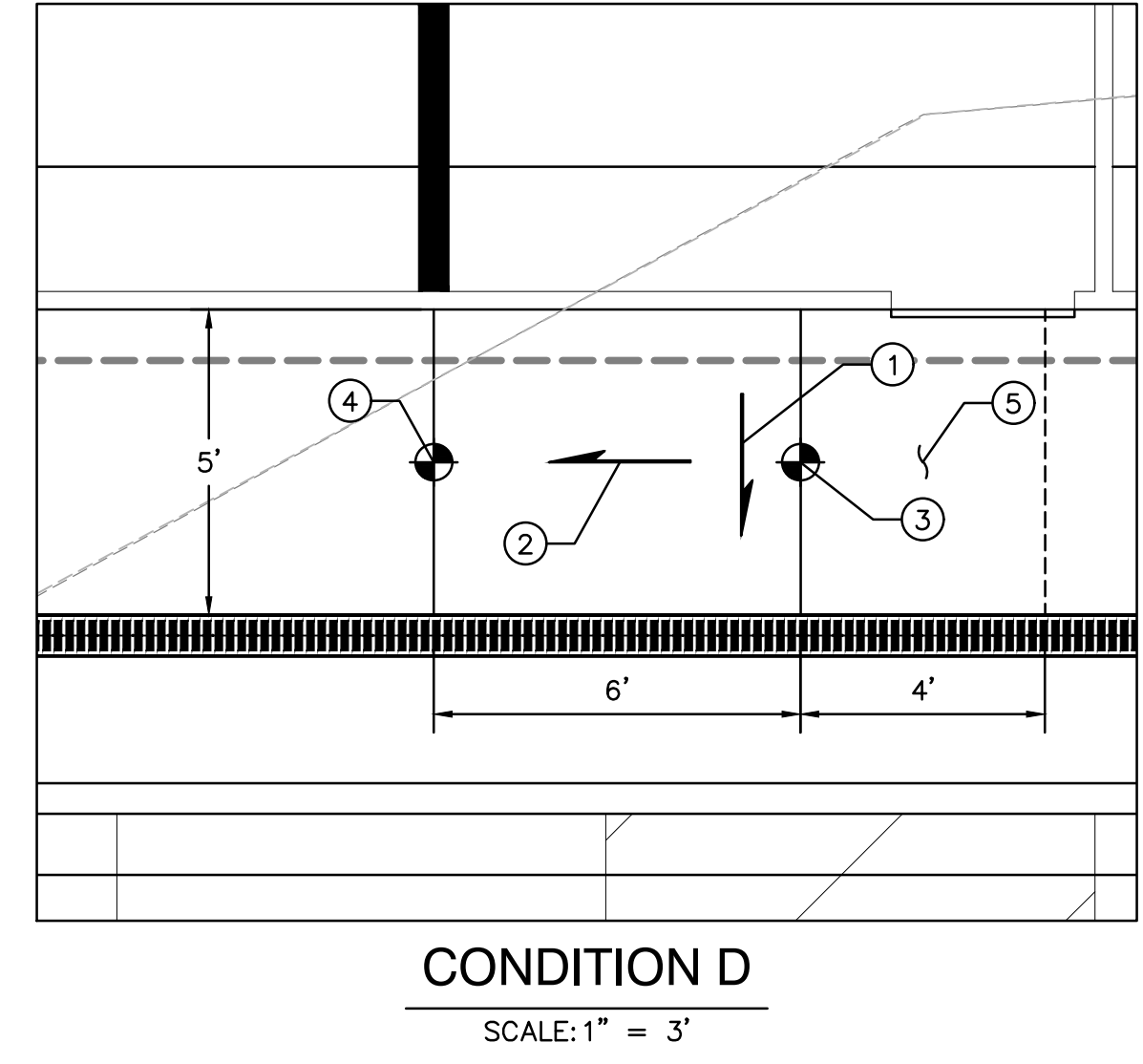
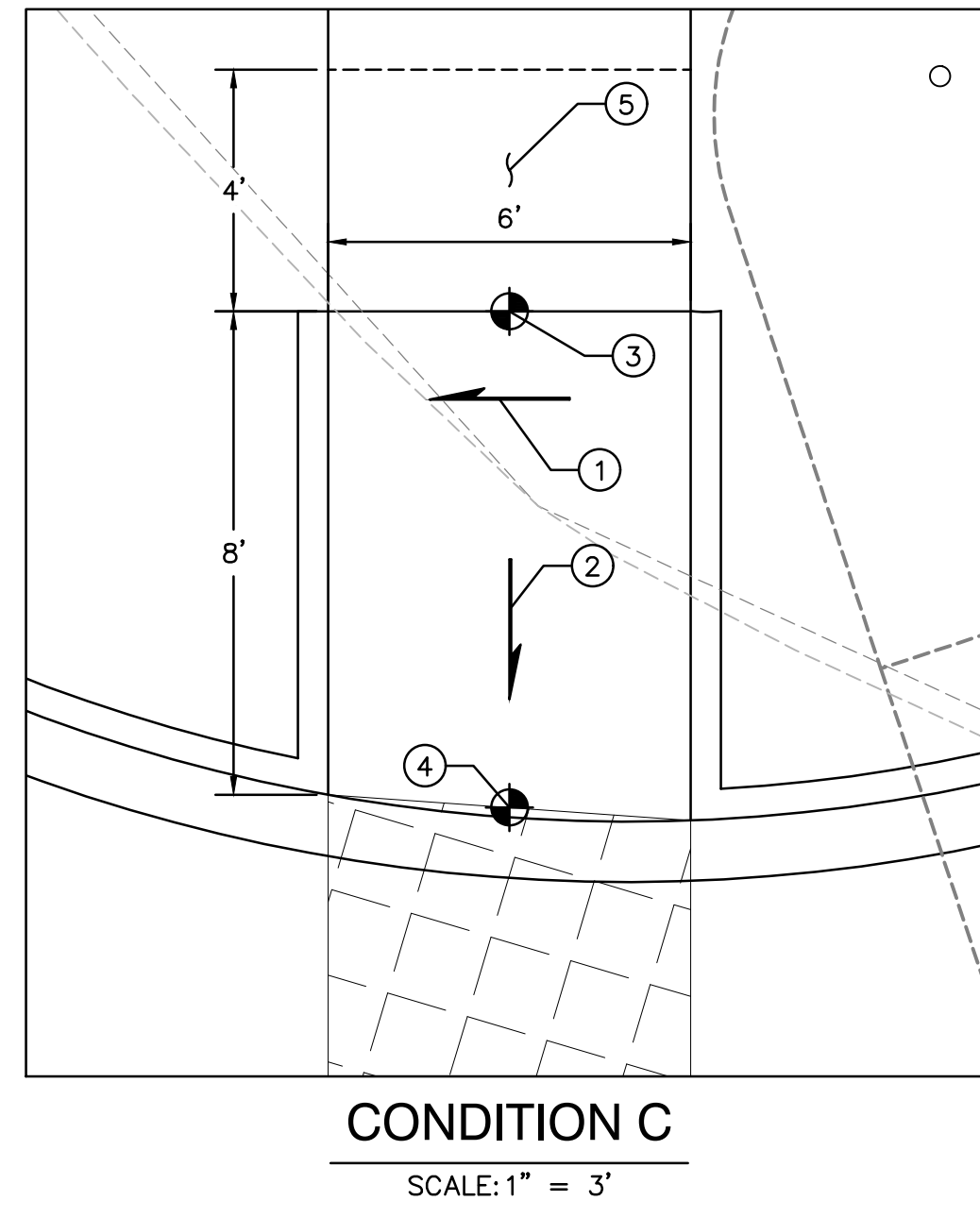
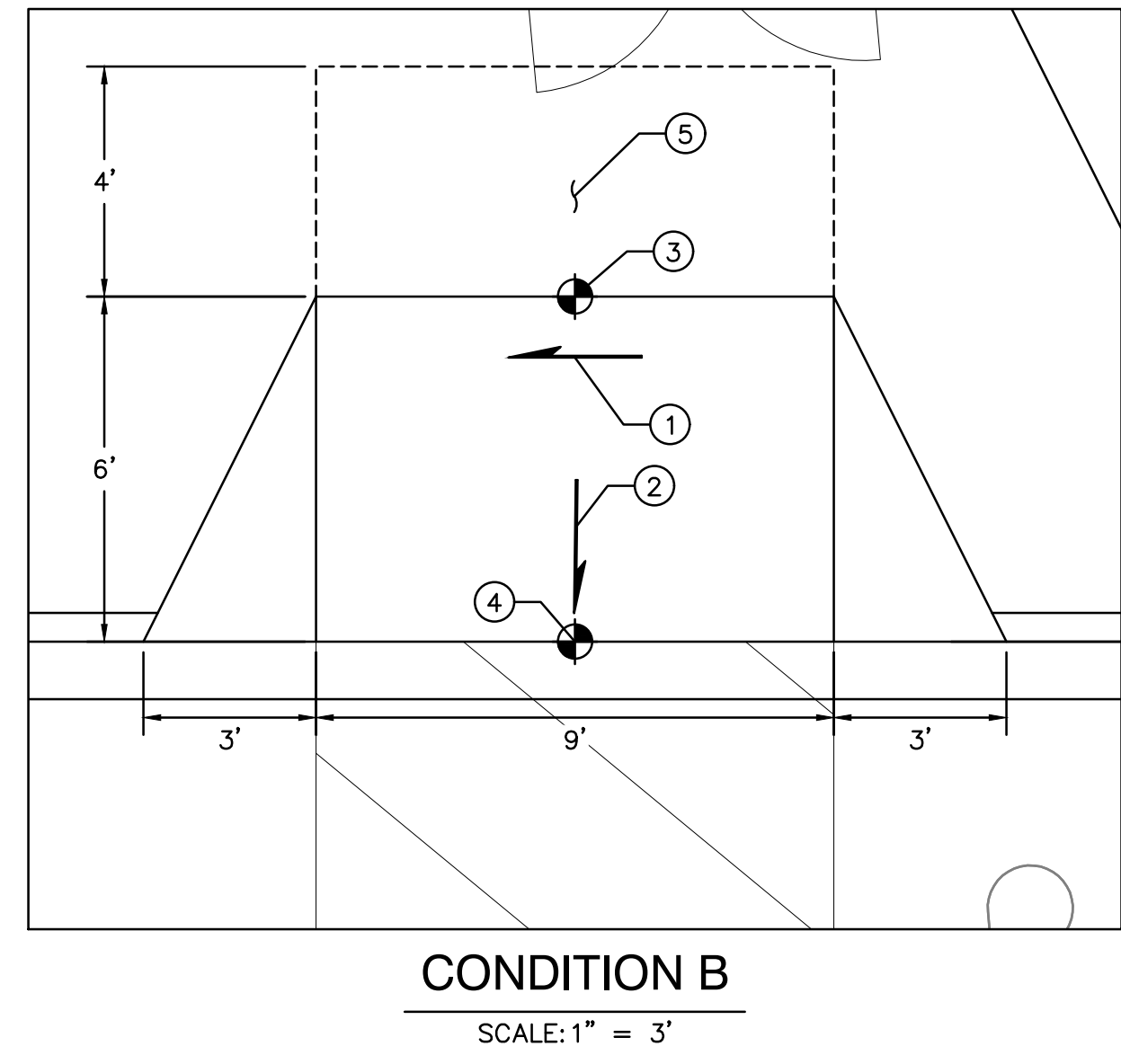
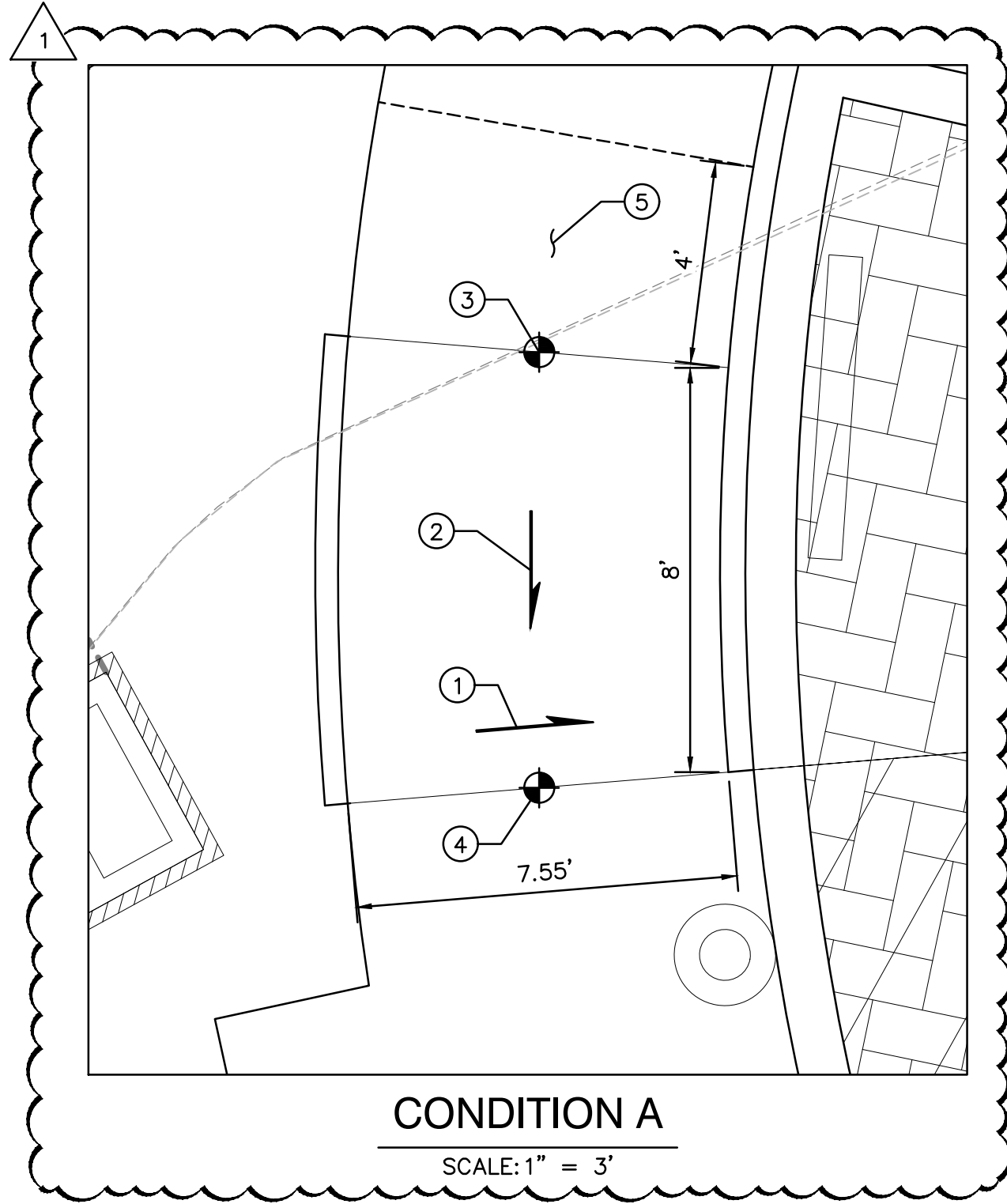
- 9'-0" x 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" x 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- STAMPED CONCRETE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" x 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - ⊞
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- 8'-0" PUBLIC SIDEWALK (NMDOT)
- CORTEN STEEL SHEET PILE RETAINING WALL

PROJECT NUMBER: PR-2020-003658
 Application Number: SI-2020-00356
 Is an Infrastructure List required? () Yes () 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:

Description	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date





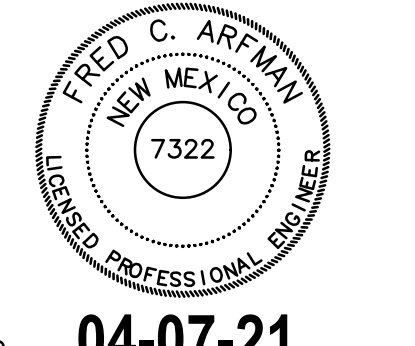
ADA RAMPS DETAILS

KEYED NOTES

1. RAMP TARGET CROSS SLOPE = 1% TO 1.5%, CROSS SLOPE SHALL NOT EXCEED 2%
2. ACCESSIBLE RAMP TARGET LONGITUDINAL SLOPE = 7%, LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%)
3. REFER TO FINAL GRADING PLAN FOR TOP OF RAMP FINAL GRADE, MAXIMUM ELEVATION CHANGE ACROSS RAMP = 6"
4. REFER TO FINAL GRADING PLAN FOR BOTTOM OF RAMP FINAL GRADE
5. MINIMUM 4' LANDING, MAXIMUM SLOPE = 2% IN ALL DIRECTIONS



NOT FOR CONSTRUCTION
FOR REVIEW ONLY



Date **04-07-21**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2360
FILE: BJB
DRAWN BY: BJB
CHECKED BY: FCA
DATE: 04-07-2021

No	Date	Description
1	04/07/21	Admin. Amend. SP

SHEET TITLE

Site Ramp Details

SHEET NUMBER

CP-502

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE AREA COVERAGE
TOTAL SITE AREA (7.71 AC.): 335,848 SF
BUILDING AREA: -114,005 SF
NET AREA: 221,843 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 33,276 SF
PROVIDED LANDSCAPE AREA: 81,117 SF (37%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%): 60,911 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (357%): 217,541 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%): 15,228 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (29%): 17,423 SF

TURF GRASS AREAS
NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION.
ALLOWABLE TURF GRASS AREA (10%): 3,333 SF
PROVIDED TURF GRASS AREA (7.6%): 2,544 SF

PARKING LOT AREA
AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

PROVIDING 234 PARKING SPACES.
TOTAL PARKING LOT AREA: 56,957 SF
PROVIDED LANDSCAPE AREA: 22,211 SF (39%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

234 PARKING SPACES / 10 SPACES = 24 TREES REQUIRED
- PROVIDED: 35 TREES

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 25 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG COORS BLVD NW, MIRANDELA ST NW, AND ANTEQUERA RD NW.

COORS BLVD: 659 LF / 25 FEET PER TREE = 26 REQUIRED TREES
- PROVIDED: 27 TREES
MIRANDELA ST NW: 442 LF / 25 FEET PER TREE = 18 REQUIRED TREES
- PROVIDED: 19 TREES
ANTEQUERA RD NW: 824 LF / 25 FEET PER TREE = 33 REQUIRED TREES
- PROVIDED: 34 TREES

COORS BOULEVARD - CPO-2 OVERLAY ZONE
SETBACK FROM THE ROW OF COORS BOULEVARD A MINIMUM OF 35 FEET WITH A MINIMUM VEGETATIVE COVERAGE OF 50 PERCENT FOR THE REQUIRED SETBACK. A COMBINATION OF WALLS OR DECORATIVE FENCES AND A VEGETATIVE SCREEN THAT VISUALLY SCREENS VEHICULAR CIRCULATION AREAS, PARKING LOTS, AND PARKED CARS FROM COORS BOULEVARD.
COORS BLVD SETBACK AREA: 23,987 SF AT 50% COVERAGE = 11,993 SF
- PROVIDED: 17,816 SF (74%)

NMDDOT ROW
A LANDSCAPING PERMIT SHALL BE PROVIDED TO THE NMDDOT FOR ANY LANDSCAPING WITHIN NMDDOT HIGHWAY RIGHT OF WAY.

USABLE LANDSCAPE OPEN SPACE
- PROVIDED: 104,969 SF
(INCLUDES LANDSCAPE AREA PROVIDED WITHOUT R.O.W., TURF GRASS AREAS, DOG PARK, AND COURTYARDS)

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INSTALLED SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
TREES							
○	Platanus aceriflora 'Bloodgood'	BLOODGOOD SYCAMORE	33	2" CALIPER, 10'-12" HT.	50'	40'	MEDIUM
○	Fraxinus oxycarpa 'Raywood'	RAYWOOD ASH	10	2" CALIPER, 10'-12" HT.	35'	25'	MEDIUM
○	Pistacia chinensis	CHINESE PISTACHE	27	2" CALIPER, 10'-12" HT.	60'	60'	MEDIUM
○	Robinia ambigua 'Purple Robe'	PURPLE ROBE LOCUST	15	2" CALIPER, 8' MIN. HT.	30'	30'	MEDIUM
⊕	Forestiera neomexicana	NEW MEXICO OLIVE	21	1-1/2" CALIPER, 6' MIN. HT.	15'	15'	MEDIUM
⊗	Chilopsis linearis 'Bubba'	DESERT WILLOW	32	2" CALIPER, 8' MIN. HT.	20'	25'	LOW
○	Pyrus calleryana 'Cleveland'	ORNAMENTAL PEAR	33	2" CALIPER, 8' MIN. HT.	45'	30'	MEDIUM
○	Prunus cerasifera	PURPLE LEAF PLUM	21	2" CALIPER, 8' MIN. HT.	20'	20'	MEDIUM
○	Pinus nigra	AUSTRIAN PINE	17	B&B, 8' MIN. HEIGHT	40'	25'	MEDIUM
○	Vitex agnus-castus	CHASTE TREE	29	1-1/2" CALIPER, 6' MIN. HT.	20'	20'	MEDIUM
SHRUBS							
○	Chrysothamnus nauseosus	CHAMISA	75	5 GALLON	48"	48"	LOW
○	Rosmarinus officinalis 'Arp'	ARP ROSEMARY	105	5 GALLON	36"	36"	LOW
○	Nolina microcarpa	BEAR GRASS	63	5 GALLON	48"	48"	LOW
○	Perovskia altipicifolia	RUSSIAN SAGE	111	5 GALLON	48"	60"	MEDIUM
○	Buddleja davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	76	5 GALLON	72"	72"	MEDIUM
○	Hesperaloe parviflora	RED YUCCA	97	5 GALLON	48"	48"	LOW
○	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	98	5 GALLON	120"	36"	MEDIUM
○	Prunus besseyi	WESTERN SAND CHERRY	93	1 GALLON	18"	72"	LOW
○	Artemisia 'Powis Castle'	ARTEMISIA	130	1 GALLON	24"	24"	MEDIUM
○	Salvia greggii	CHERRY SAGE	186	1 GALLON	36"	36"	LOW
○	Cotoneaster horizontalis 'Perpusillus'	PROSTRATE ROCK COTONEASTER	72	1 GALLON	8"	60"	MEDIUM
○	Ericameria laricifolia 'Aquire'	TURPENTINE BUSH	134	1 GALLON	24"	24"	LOW
○	Cytisus x praecox 'Algold'	ALLGOLD BROOM	104	1 GALLON	48"	24"	MEDIUM
○	Mulhenburgia capillaris 'Regal Mist'	REGAL MIST MUHLY GRASS	132	1 GALLON	36"	36"	MEDIUM
○	Nassella tenuissima	MEXICAN FEATHER GRASS	406	1 GALLON	24"	24"	LOW

LANDSCAPE MATERIALS

LANDSCAPE AREAS	QTY	SYMBOL	DESCRIPTION
87,944 SF		[Symbol]	3/4" SANTA FE BROWN GRAVEL, 3" DEPTH OVER FILTER FABRIC
		[Symbol]	2" TEQUILA SUNRISE, 4" DEPTH OVER FILTER FABRIC
		[Symbol]	2" - 4" COYOTE MIST COBBLE, 6" DEPTH OVER FILTER FABRIC
2,544 SF		[Symbol]	TURF GRASS AREA - PARK BLEND SOD
4,055 SF		[Symbol]	ENGINEERED WOOD FIBER PLAYGROUND MULCH
64 EA		[Symbol]	MOSS ROCK LANDSCAPE BOULDERS (3" MIN. DIMENSION)

HARDSCAPE AND MATERIALS LEGEND

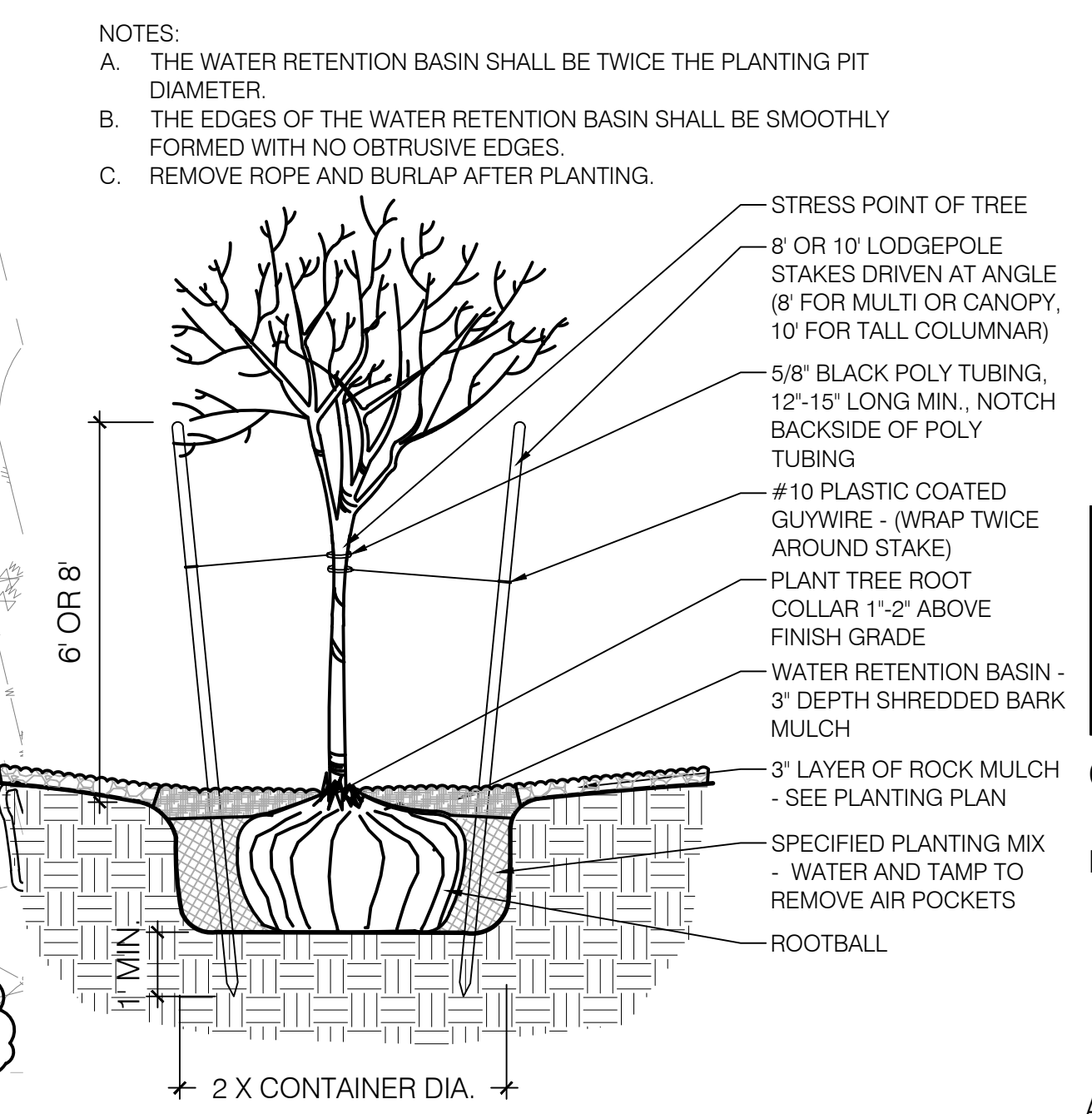
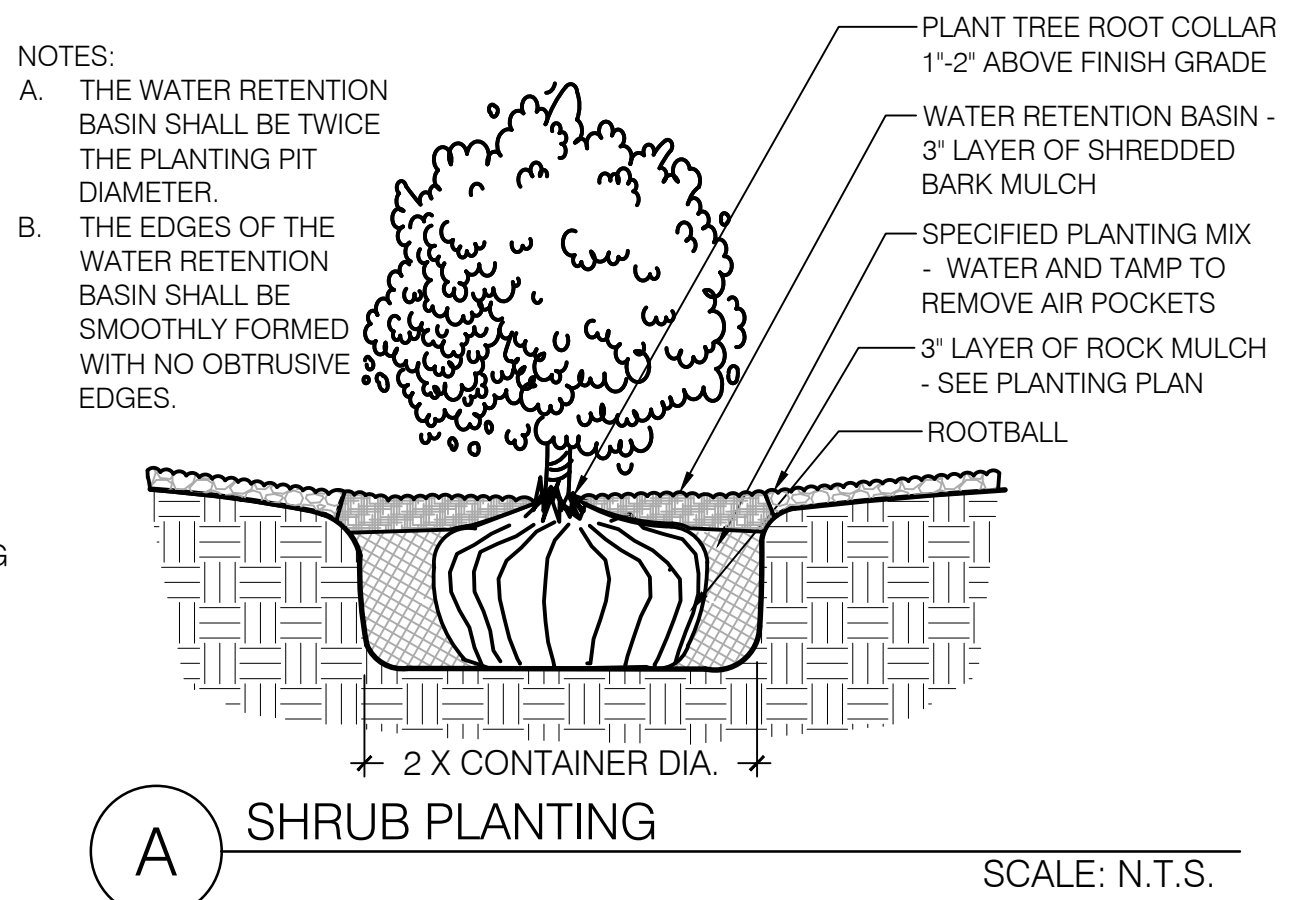
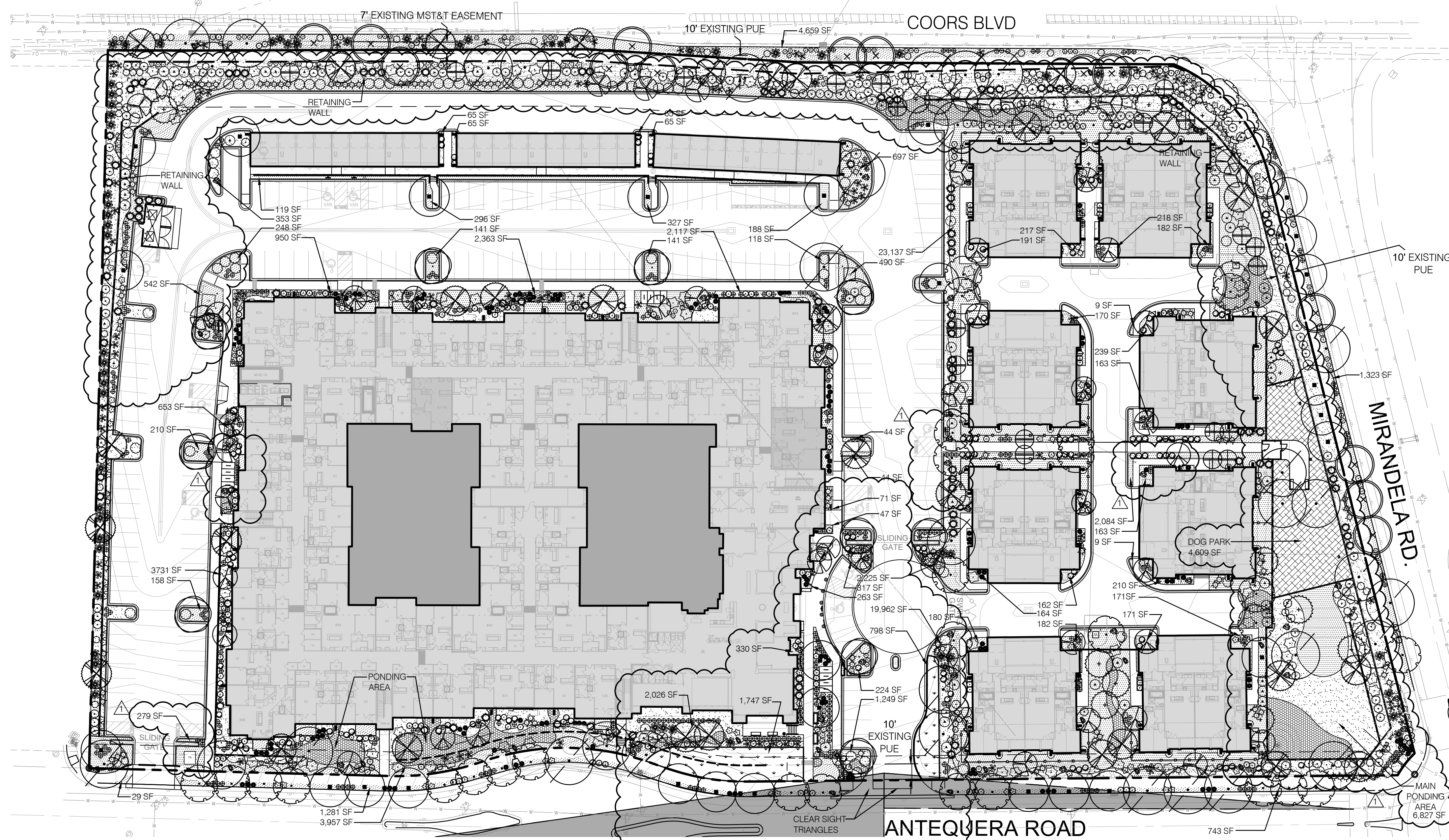
QTY	SYMBOL	DESCRIPTION
301 LF	[Symbol]	DOG PARK FENCING WITH 2 GATES.
1,225 LF	[Symbol]	YARD FENCING.

SITE FURNISHINGS LEGEND

QTY	SYMBOL	DESCRIPTION
10	[Symbol]	6' LONG BENCH WITH BACK
3	[Symbol]	SPLASH BLOCK
4	[Symbol]	TRASH RECEPTACLE

REVISIONS

#	Date	Description
1	04/22/21	Admin. Amend. SP
2		
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OVERTURE ANDALUCIA
LANDSCAPE PLAN

Project Name: OVERTURE ANDALUCIA
Prepared for: Greystar
1717 W. 6th Street, Suite 262, Austin, TX 78703

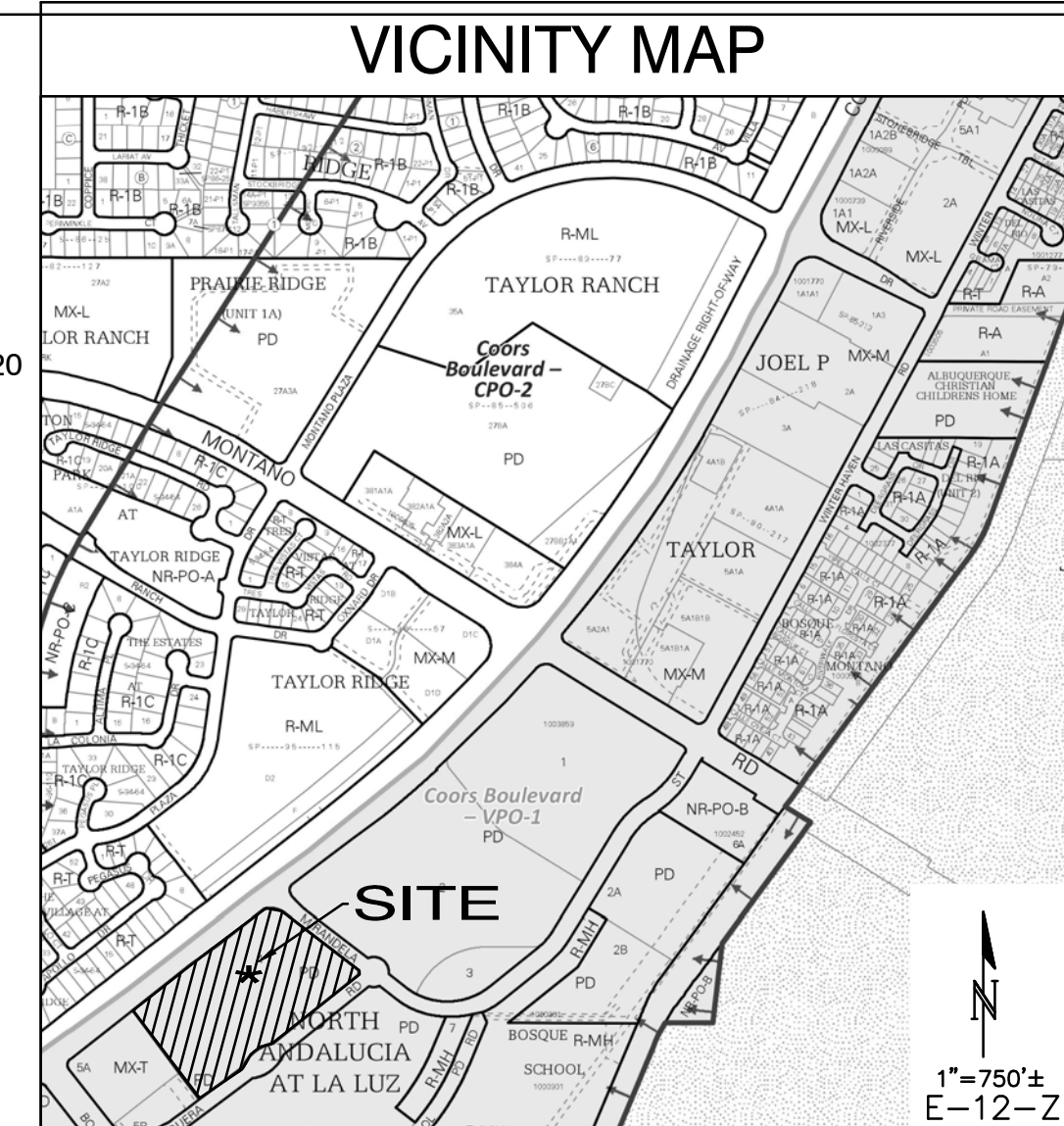
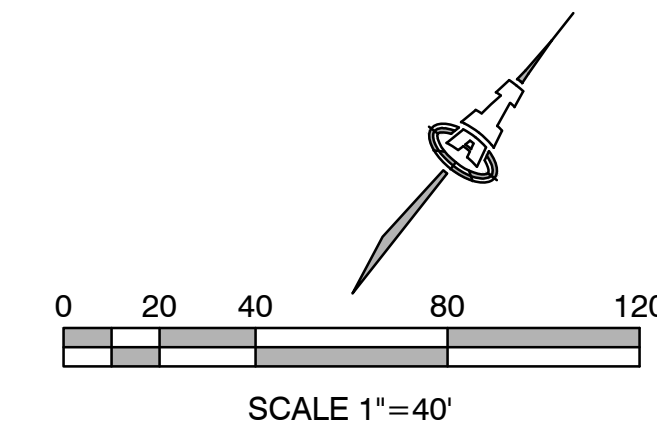
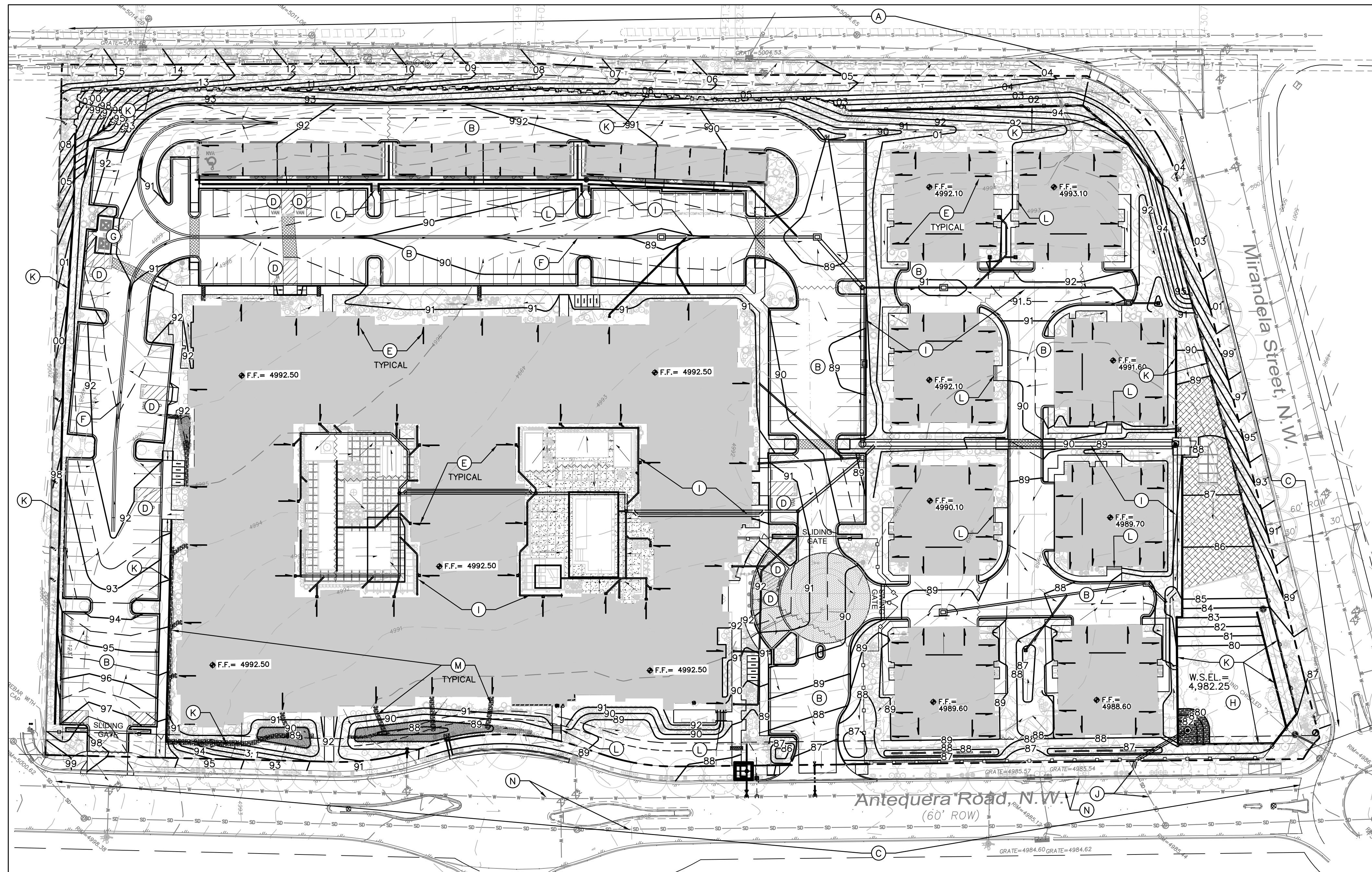
Project No: SI-2020-00356
Sheet Title: LANDSCAPE PLAN

Designed By: KP, CM
Drawn By: KP, AM
Checked By: CG
Date: 10/28/20

Consensus Planning Services
Landscape Architecture
Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

L101

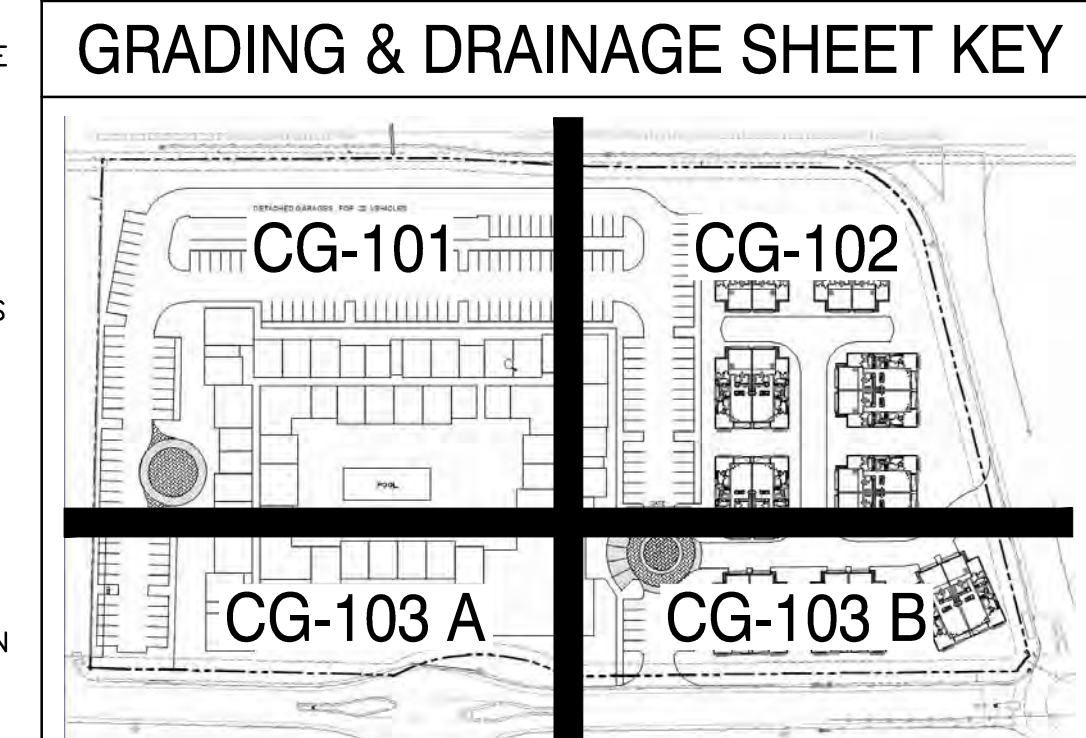


- ### KEYED NOTES
- THE OVERALL GRADING & DRAINAGE PLAN IS PROVIDED FOR INFORMATION ONLY. SEE CG-101, CG-102 AND CG-103 FOR DETAILED GRADING AND NOTES.
- ALL WORK WITHIN NMDOT ROW SHALL MEET NMDOT STANDARD SPECIFICATIONS, CURRENT EDITION. THE CONTRACTOR SHALL RE-SEED ALL AREAS OF DISTURBANCE WITHIN NMDOT ROW PER NMDOT SPECIFICATION 632.3.6, 2019 EDITION.
 - NEW PAVING. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS.
 - SEE PUBLIC WORK ORDER PLANS (PWO) FOR CONSTRUCTION WITHIN ALI'S RIGHTS INCLUDING ACCESS DRIVES, CURB AND GUTTER, ADA COMPLIANT RAMPS, PUBLIC SIDEWALKS, CONNECTION TO PUBLIC STORM DRAIN, COVERED SIDEWALK CULVERTS, ETC. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - SLOPE WITHIN ADA COMPLIANT PARKING AREAS TO BE MAXIMUM 2% IN ANY DIRECTION. SEE ADA COMPLIANCE NOTE THIS SHEET.
 - ROOF DISCHARGE LOCATION. SEE PLANS FOR ROOF DRAINS DISCHARGING TO SURFACE AND ROOF DRAINS PIPED TO STORM DRAIN SYSTEM.
 - 2' WIDE CONCRETE ALLEY GUTTER.
 - CONCRETE DUMPSTER PAD.
 - STORMWATER RETENTION POND REQUIRED BY DRAINAGE MASTER PLAN.
 - PRIVATE STORM DRAIN SYSTEM.
 - EXISTING STORM DRAIN STUB TO PROPERTY.
 - SITE RETAINING WALL(S) TO ACHIEVE REQUIRED GRADE DIFFERENCE. STRUCTURAL DESIGNS BY WALL CONTRACTOR (FOOTINGS, GUARDRAILS, REINFORCING, WATERPROOFING, WEPPHOLES, ETC.).
 - CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE.
 - ANGULAR ROCK EROSION PROTECTION.
 - CLEAR SITE TRIANGLE.

- ### LEGEND
- 88 — PROPOSED 1.0' CONTOUR
 - - - 88.5 - - - PROPOSED 0.5' CONTOUR
 - ◆ 88.3 PROPOSED SPOT ELEVATION
 - SURFACE FLOW DIRECTION
 - FF = 4992.50 FINISH FLOOR ELEVATION
 - ⊙ PROPOSED STORM DRAIN / INLET
 - ▨ PROPOSED EROSION PROTECTION
 - ROOF DISCHARGE LOCATION

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%.
 CROSS SLOPE SHALL NOT EXCEED 2%
 ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%
 LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
 ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION



RETENTION POND STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,980.00	3,968.70	N/A	N/A	0.00
4,981.00	4,300.95	1.00	4133.71	4133.71
4,982.00	4,624.49	1.00	4461.74	8595.45
4,982.25	4,704.01	0.25	1166.05	9761.50

DRAINAGE MASTER PLAN RETENTION

THE REVISED DRAINAGE MASTER PLAN (DMP) INCORPORATED THE REQUIREMENT TO RETAIN THE FIRST 0.44" OF PRECIPITATION ON-SITE FOR THIS PROPERTY (BASIN A-5). THE DMP CALCULATED THIS RETENTION VOLUME AS 0.28 AC.FT (12,196.9 CF).

SUBTRACTING THE INITIAL ABSTRACTION (THE PRECIPITATION DEPTH THAT MUST BE EXCEEDED BEFORE DIRECT RUNOFF BEGINS), THE REQUIRED RETENTION VOLUME WITHIN THE PROVIDED RETENTION POND IS BASED ON THE FOLLOWING LAND TREATMENTS:

LAND TREATMENT A; IA=0.65" (NO ADD'L RETENTION REQUIRED)
 LAND TREATMENT B; IA=0.50" (NO ADD'L RETENTION REQUIRED)
 LAND TREATMENT C; IA=0.35" (0.09" ADD'L RETENTION REQUIRED)
 LAND TREATMENT D; IA=0.10" (0.34" ADD'L RETENTION REQUIRED)

THE FULLY DEVELOPED SITE IS CALCULATED AS:

LAND TREATMENT B; 26% = 87,276 SF (NO ADD'L PONDING AFTER INITIAL ABSTRACTION)
 LAND TREATMENT D; 74% = 248,402 SF @ 0.34" = 7,038 CF.

STORMWATER QUALITY

FOR NEW CONSTRUCTION, THE CABQ STORMWATER QUALITY (S.Q.) VOLUME IS BASED ON THE 90TH PERCENTILE STORM EVENT 0.42" FOR ALL IMPERVIOUS AREA. THEREFORE, THE RETENTION VOLUME REQUIRED IS CALCULATED AS:

LAND TREATMENT D; 74% = 248,402 SF @ 0.42" = 8,694 CF.

THE PROPOSED MAIN POND WILL PROVIDE 9,761 CF OF STORAGE AT A DEPTH OF 2.25' > 8,694 CF.

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY GRADED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP E-12. THE SITE IS BOUND TO THE NORTHEAST BY MIRANDELA ST., TO THE NORTHWEST BY COORS BLVD., TO THE SOUTHEAST BY ANTEQUERA RD. AND TO THE SOUTHWEST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A MULTI-STORY MULTI-FAMILY APARTMENT BUILDING AND EIGHT DUPLEX HOUSING UNITS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, SITE AMENITIES, AND LANDSCAPING.

LEGAL: TRACT 4 PLAT OF NORTH ANDALUCIA AT LA LUZ, ALBUQUERQUE, NEW MEXICO.

AREA: 7.7061 AC

ADDRESS: 5301 ANTEQUERA RD NW, ALBUQUERQUE NM 87120

BENCHMARK: NAVD 1988 FROM AGRS MONUMENT "NM_448_N8", PUBLISHED ELEVATION (FEET) = 5021.651

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0114H, EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

THE NORTH ANDALUCIA DRAINAGE MASTER PLAN PREPARED BY BOHANNAN HUSTON WITH STAMP DATE 2/19/13, ESTABLISHED THE CRITERIA FOR NORTH ANDALUCIA, TRACTS 1-8 AND BOSQUE SCHOOL, TRACTS 1-2. THIS 7.71 ACRE PROPERTY IS IDENTIFIED AS BASIN A-5.

THE SITE IS PERMITTED FREE DISCHARGE (LESS MDP / STORMWATER QUALITY VOLUME REQUIREMENTS) TO THE NORTH ANDALUCIA DRAINAGE POND 'A' BASED ON AN ANTICIPATED RATE OF 3.66 CFS/ACRE (28.19 CFS).

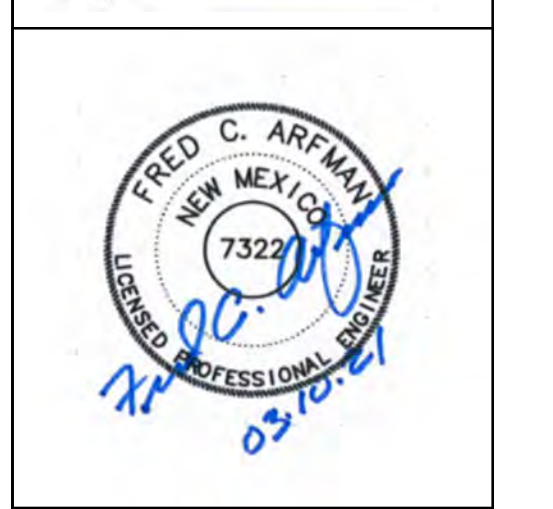
AN EXISTING 24" Ø STORM DRAIN STUB TO THE PROPERTY WITH FULL CAPACITY FLOWRATE OF 29.92 CFS WAS PROVIDED FOR ON THE MASTERPLAN WHICH WILL ACCEPT THE DISCHARGE FROM BASIN A-5.



2360 CG-100.dwg 11 March 2021

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 Albuquerque, NM 87108
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OVERTURE ANDALUCIA

Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE/DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILE:	DRAWN BY: BJB FCA CHECKED BY: FCA DATE: 03-10-2021

No	Date	Description
1	12/04/20	Issue for Permit
2	01/29/21	Issue for Permit
3	03/10/21	G&D Submittal

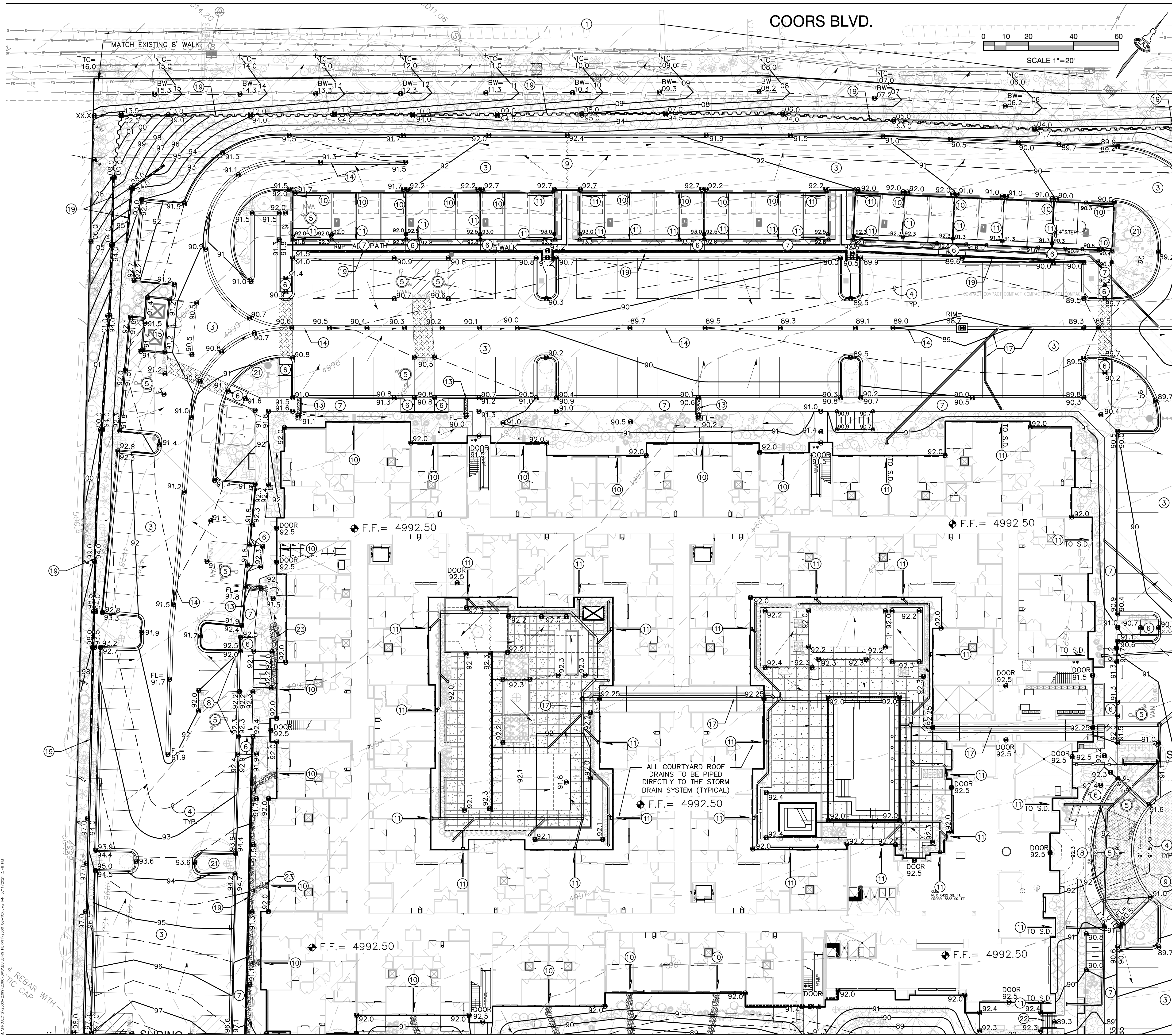
SHEET TITLE

Overall Grading & Drainage Plan

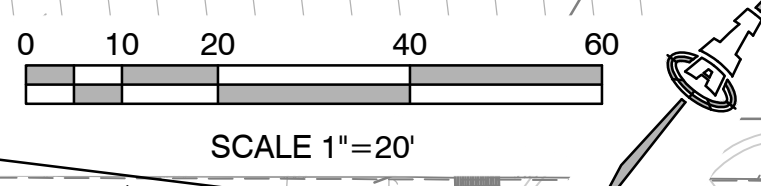
SHEET NUMBER

CG-100

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COORS BLVD.



KEYED NOTES

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REFER TO:
 STORM SEWER PLANS (CG-501, CG-502, CG-503, CG-504)
 DRAINAGE DETAILS (CG-505)
 RETAINING WALL PLAN & DETAILS (CG-105, CG-506)
 PAVING PLAN & DETAILS (CP-101, CP-501, CP-502)
 FOR ADDITIONAL INFORMATION.

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2. SEE PUBLIC WORK ORDER PLAN(S) FOR CONSTRUCTION WITHIN R.O.W. INCLUDING ACCESS DRIVES, ADA COMPLIANT RAMPS, PUBLIC SIDEWALKS, CONNECTION TO PUBLIC STORM DRAIN STUB, COVERED SIDEWALK CULVERTS, ETC. NOTE: PROPOSED GRADES WITHIN R.O.W. ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
3. ASPHALT PAVING TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB OR TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE REFERS TO FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS. TYPICAL.
4. 0.5' AND 0.1' DESIGN CONTOURS ARE PROVIDED TO CLARIFY GRADING CONCEPT.
5. ADA PARKING AREAS. SEE ADA COMPLIANCE NOTE THIS SHEET (TYP.)
6. ADA ACCESS RAMP. SEE ADA COMPLIANCE NOTE THIS SHEET (TYP.)
7. ADA PEDESTRIAN WALK. SEE ADA COMPLIANCE NOTE THIS SHEET (TYP.)
8. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE THIS AREA.
9. HIGH POINT / GRADE BREAK LOCATION.
10. DOWNSPOUT LOCATION TO RELEASE ROOF DISCHARGE TO SURFACE. INSTALL PRECAST SPLASHPAD.
11. DOWNSPOUT LOCATION TO TRANSITION TO UNDERGROUND DRAINPIPE.
12. 18" WIDE OPENING IN CURB. SEE CG-501.
13. 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT WITH 3'X3'X8" DEEP ROCK EROSION CONTROL FLUSH WITH FLOWLINE. SEE CG-501.
14. 2' WIDE CONCRETE ALLEY GUTTER. SEE CG-501.
15. CONCRETE DUMPSTER PAD.
16. RETENTION POND. SEE CG-501. PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. SEE CG-501 FOR POND DETAILS.
17. PRIVATE STORM DRAIN SYSTEM. SEE STORM SEWER PLANS (CG-501, CG-502, CG-503, CG-504) FOR PIPE SIZES / SLOPES / INLET INFORMATION / MATERIALS, ETC.
18. CONNECT TO EXISTING 24" STORM DRAIN STUB PROVIDED AS PART OF MASTER DRAINAGE INSTALLATION. MAX.
19. SITE RETAINING WALL(S) TO ACHIEVE REQUIRED GRADE DIFFERENCE. STRUCTURAL DESIGN BY WALL CONTRACTOR (FOOTING, GUARDRAIL, REINFORCING, WATERPROOFING, WEEPHOLES, ETC.). SEE CG-105 - OVERALL RETAINING WALL PLAN.
20. GARDEN RETAINING WALL(S) (RETAINING < 30'). STRUCTURAL DESIGN BY WALL CONTRACTOR.
21. DEPRESS LANDSCAPING FOR WATER HARVESTING (TYPICAL). NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
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23. ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED. TYPICAL.
24. BUILDING RETAINING / EXTENDED STEMWALL THIS AREA. SEE ARCHITECTURAL / STRUCTURAL PLANS.



LEGEND

- 5088 --- EXISTING CONTOUR
- 5001.62 --- EXISTING SPOT ELEVATION
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- SD --- STORM DRAIN
- RD --- ROOF DRAIN
- ██████████ ROCK EROSION PROTECTION

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3560 CG-101.dwg 11 March 2021
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 Albuquerque, NM 87108
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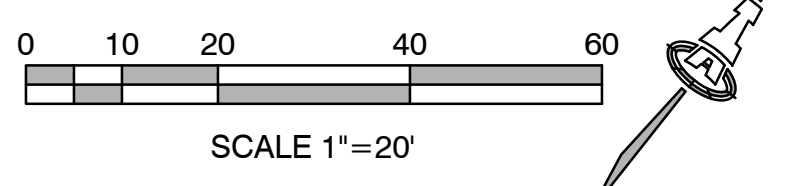
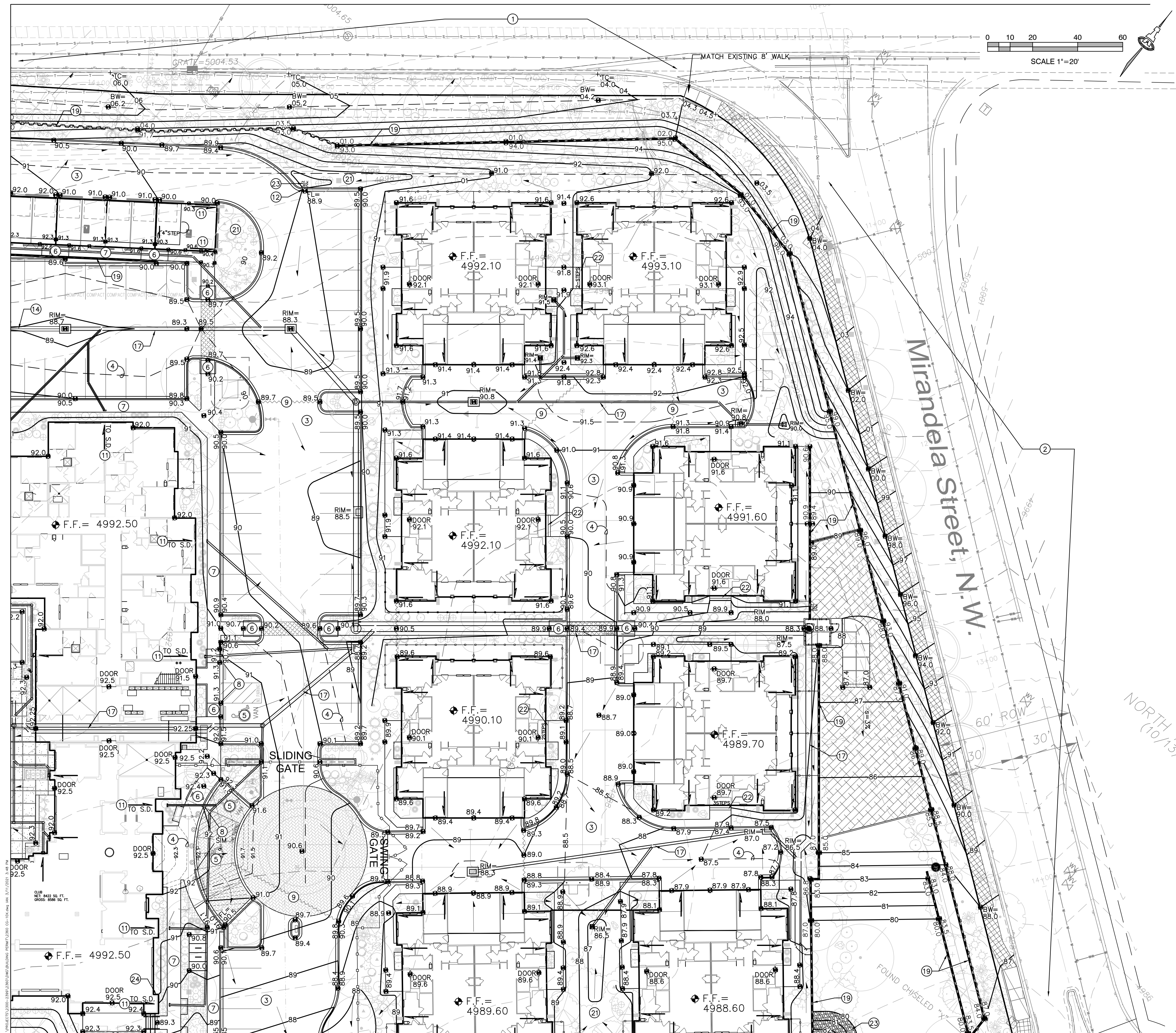
ISSUE: DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILE: BUB	CHECKED BY: FCA
DATE: 03-10-2021	

No.	Description	Date
1	Progress Pricing Set	12/04/20
2	Issue for Permit	01/29/21
3	G&D Submittal	03/10/21

Grading & Drainage Plan 1 Of 3

SHEET NUMBER
CG-101

4. REBAR WITH TYPICAL CAP
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3560 CG-10X.dwg 11 March 2021

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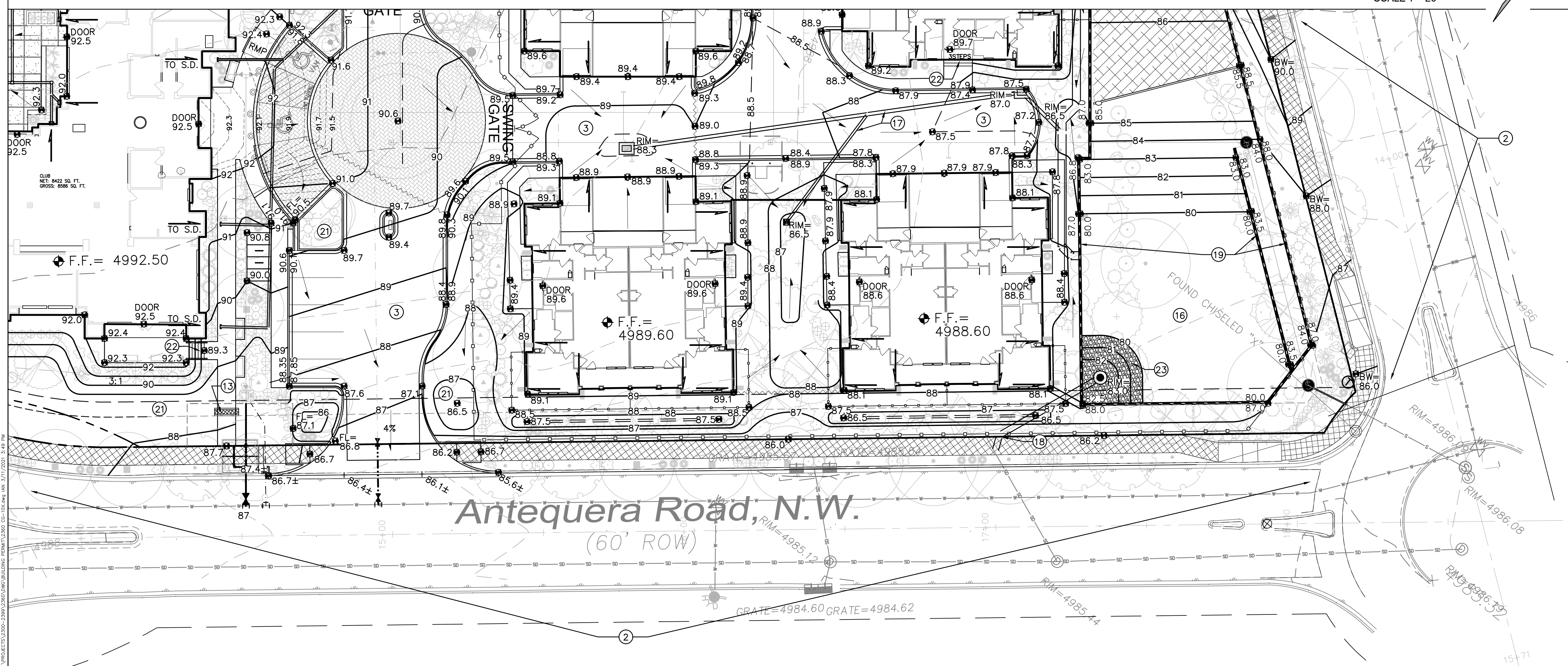
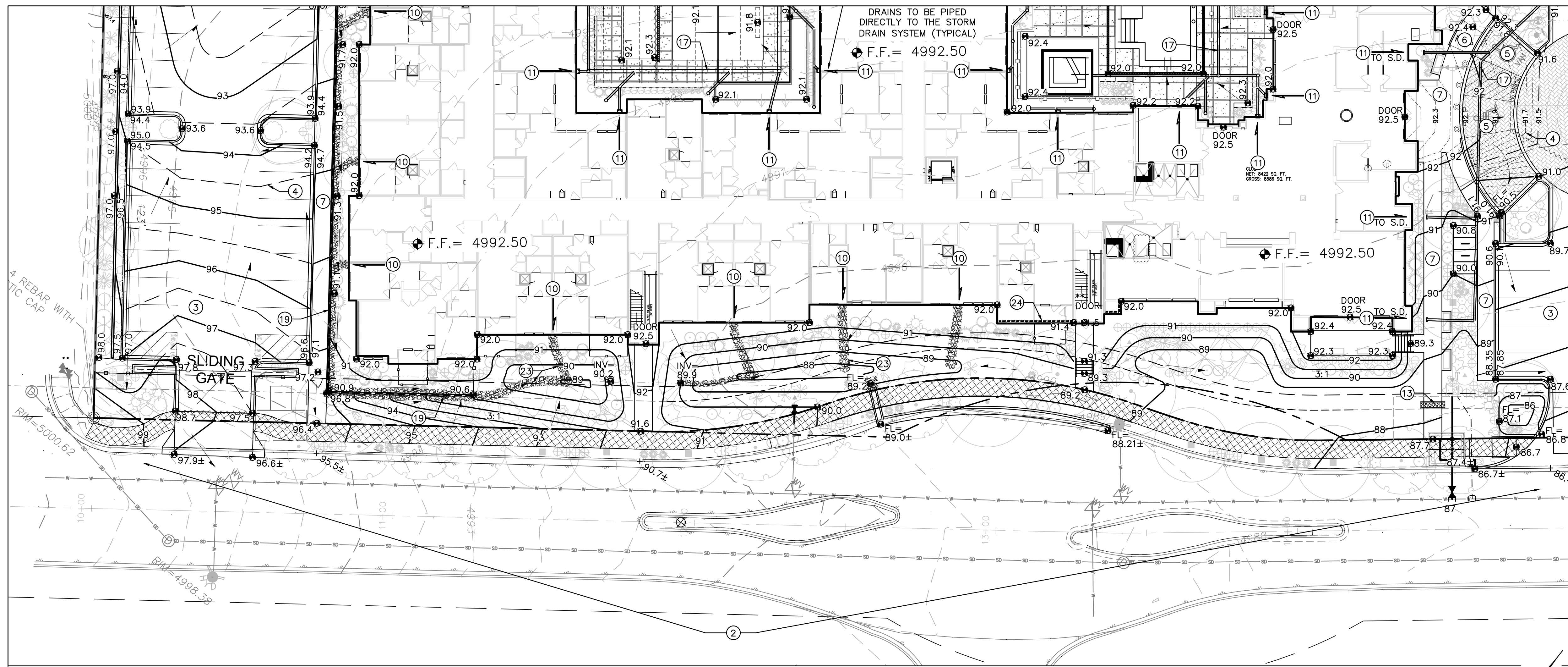
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SHEET TITLE
Grading & Drainage Plan 2 Of 3

SHEET NUMBER
CG-102

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 - CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE.
 - ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED. TYPICAL.
 - BUILDING RETAINING / EXTENDED STEMWALL THIS AREA. SEE ARCHITECTURAL / STRUCTURAL PLANS.



LEGEND

- 5088 --- EXISTING CONTOUR
- 5001.62 EXISTING SPOT ELEVATION
- 88 --- PROPOSED 1.0' CONTOUR
- 88.5 --- PROPOSED 0.5' CONTOUR
- ◆ 88.3 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- ◆ FF = 4992.50 FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN / INLET
- BW BACK OF WALK
- SD STORM DRAIN
- ← ROOF DRAIN
- ██████████ ROCK EROSION PROTECTION

ADA COMPLIANCE

ACCESSIBLE SIDEWALK(S): TARGET LONGITUDINAL SLOPE = 4% LONGITUDINAL SLOPE SHALL NOT EXCEED 5%. TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION

3560 CG-103.dwg 11 March 2021

Isaacson & Arfman, Inc.
 Civil Engineering Consultants

128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8828 | www.isacvil.com



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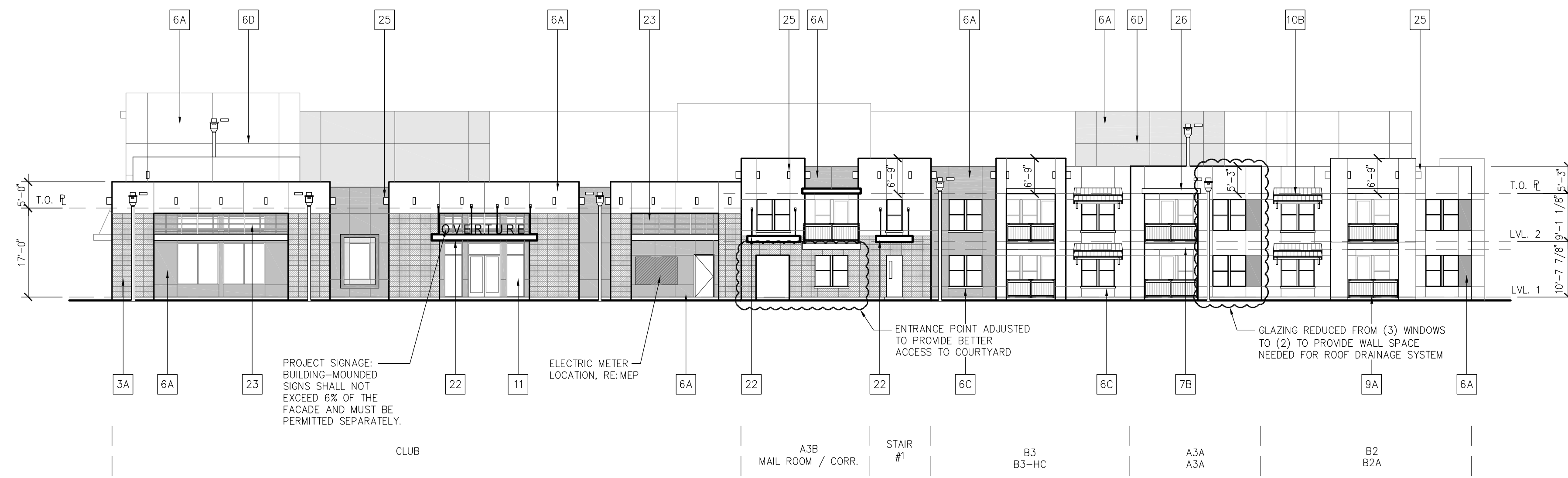
Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILE: 12/04/20	DRAWN BY: BJB
01/29/21	CHECKED BY: FCA
03/10/21	DATE: 03-10-2021

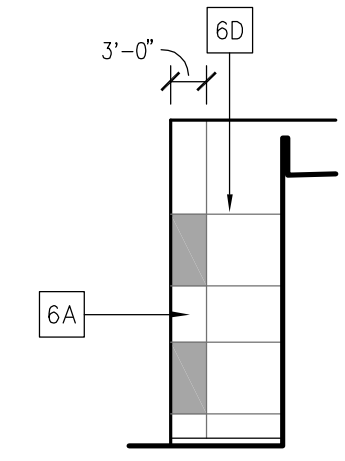
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1	Progress Pricing Set	12/04/20
2	Issue for Permit	01/29/21
3	G&D Submittal	03/10/21

Grading & Drainage Plan 3 Of 3

SHEET NUMBER
CG-103



2 NORTH ELEVATION
 1/16"=1'-0"



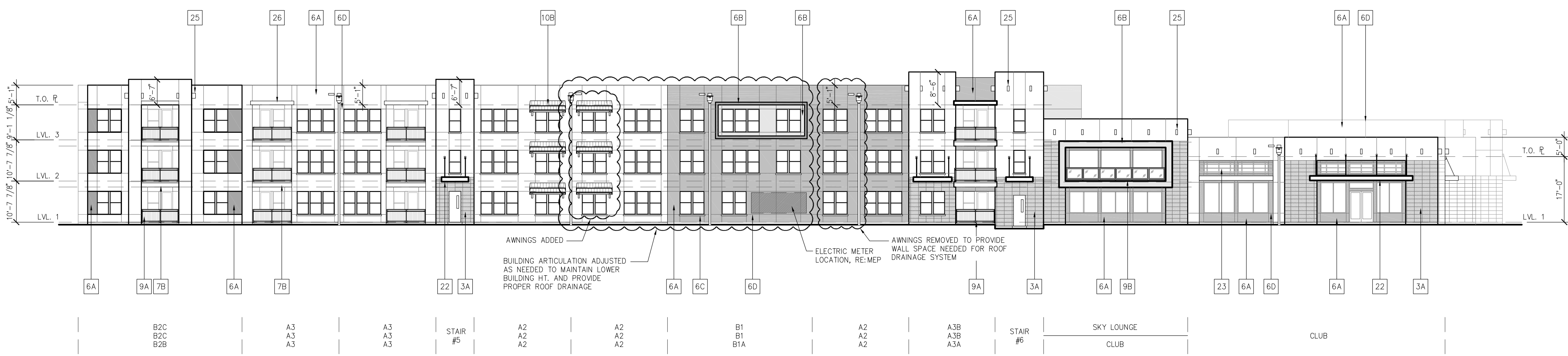
2Δ PARTIAL ELEV.
 1/16"=1'-0"

ELEVATION KEYNOTE LEGEND:

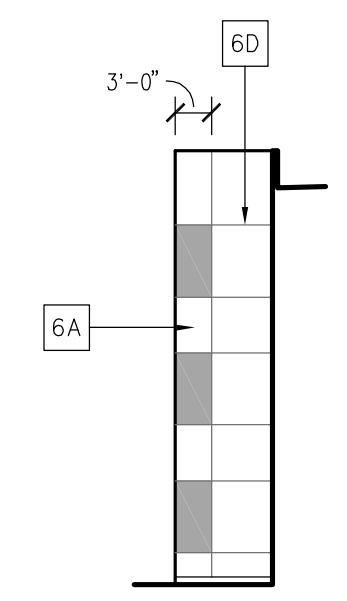
3A	THIN STONE VENEER (SPLIT-FACE)
3B	MASONRY CONTROL JOINT (RE: 5&8/A7.11)
6A	EXTERIOR STUCCO SYSTEM (COARSE TEXTURE)
6B	EXTERIOR STUCCO SYSTEM (SMOOTH TEXTURE)
6C	STUCCO COVERED FOAM TRIM
6D	STUCCO CONTROL JOINT (RE: 5&8/A7.11)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
8	EXTERIOR GYP. BD. W/ TEXTURED FINISH
9A	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET
9B	GUARDRAIL SYSTEM 02 - PRE-FIN ALUM. W/ GLASS
10A	COMPOSITE SHINGLE ROOF
10B	TERRACOTTA ROOF, FLAT TILE
11	STOREFRONT GLAZING SYSTEM
22	DECORATIVE METAL CANOPY - PAINTED (RE: A7.24)
23	DECORATIVE METAL GRID (RE: A4.09)
25	DECORATIVE WOOD VIGAS
26	EXPOSED WOOD BEAM

NOTE: ALL WALL MOUNTED UTILITY PANELS SHOULD BE PAINTED TO MATCH ADJACENT WALL SURFACE

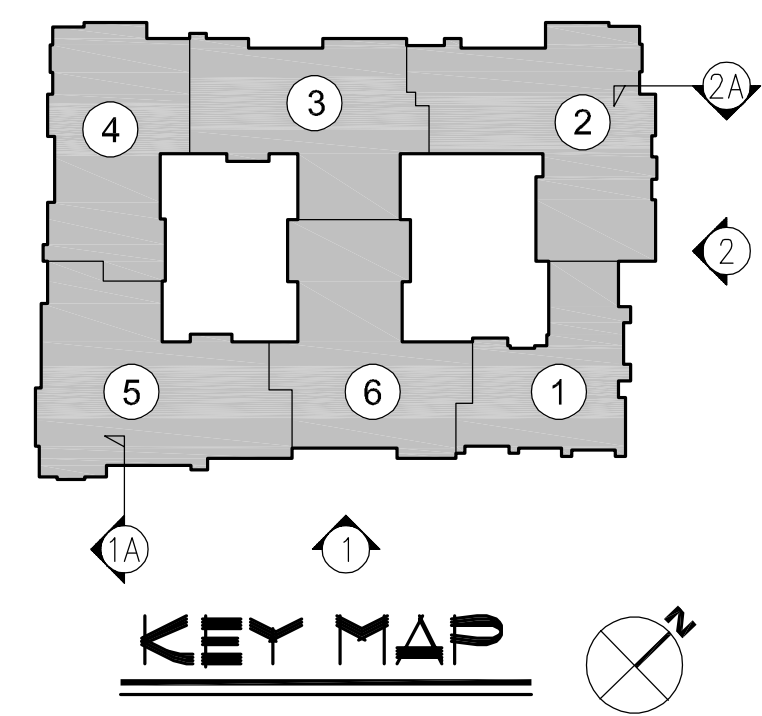
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	07/29/20	ISSUE FOR PERMIT
	10/16/20	REVISED DD SET
	12/04/20	PROGRESS PRICING SET
	07/29/21	ISSUED FOR PERMIT



1 EAST ELEVATION
 1/16"=1'-0"



1Δ PARTIAL ELEV.
 1/16"=1'-0"



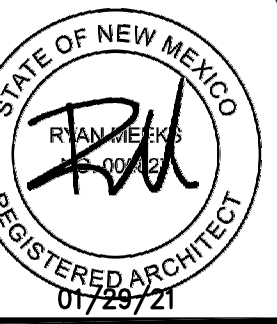
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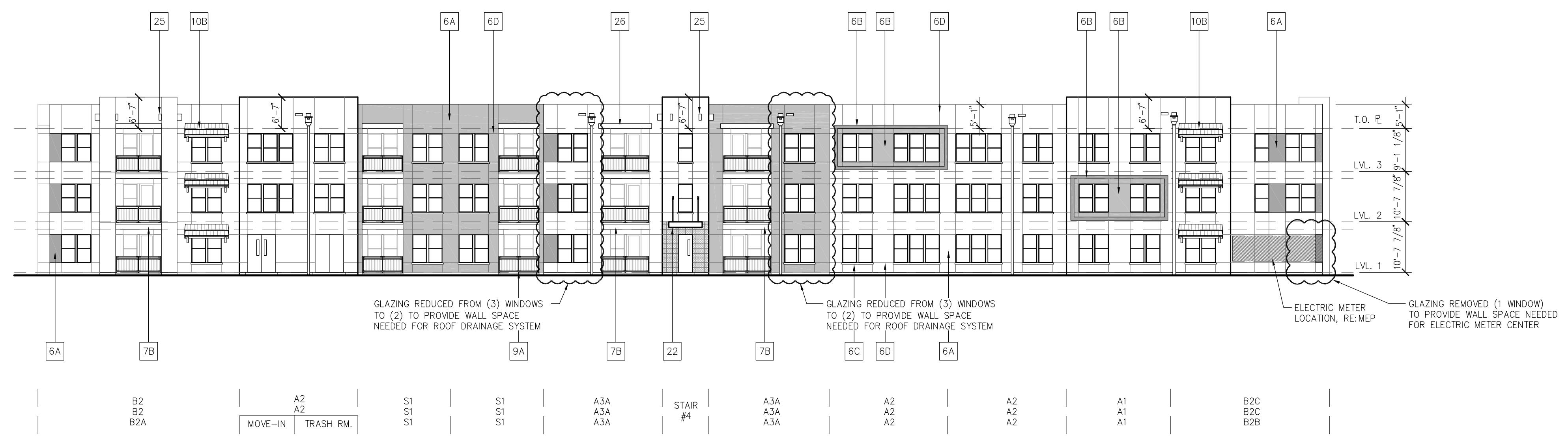
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ISSUED FOR CONSTRUCTION	

SHEET TITLE
ELEVATIONS

DRAWING NO.
A4.00



NO.	DATE	REVISION
	07/07/20	DD PROCESS SET
	07/21/20	DD SET
	10/16/20	REVISED DD SET
	12/04/20	PROGRESS PRICING SET
	07/29/21	ISSUED FOR PERMIT

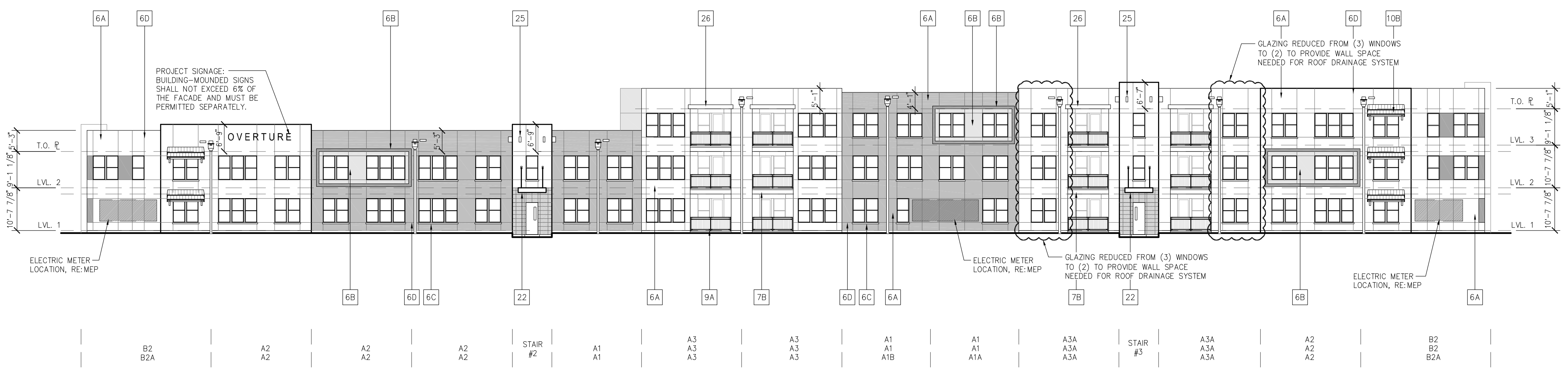


2 SOUTH ELEVATION
1/16" = 1'-0"

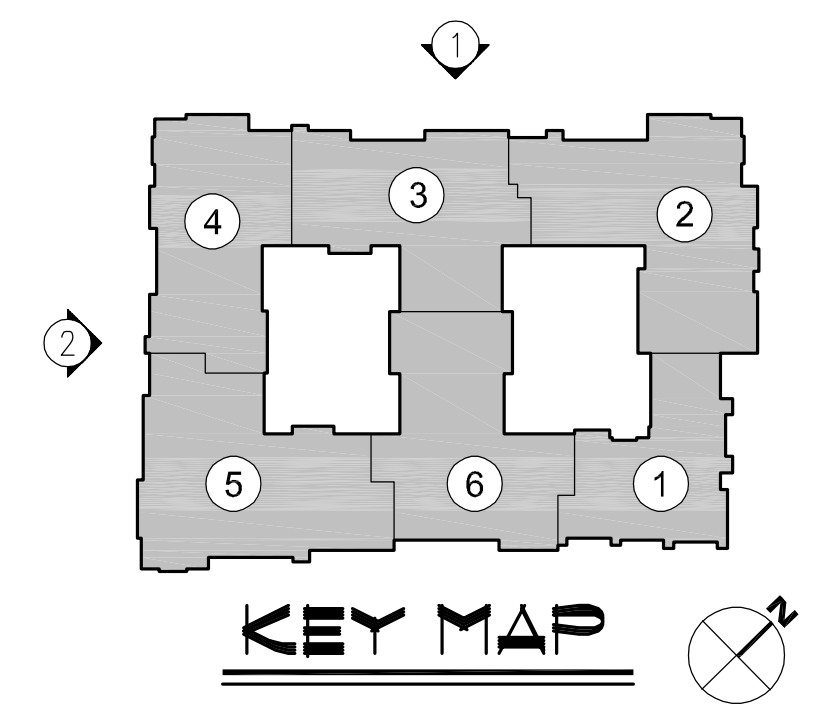
ELEVATION KEYNOTE LEGEND:

3A	THIN STONE VENEER (SPLIT-FACE)
3B	MASONRY CONTROL JOINT (RE: 5&8/A7.11)
6A	EXTERIOR STUCCO SYSTEM (COARSE TEXTURE)
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23	DECORATIVE METAL GRID (RE: A4.09)
25	DECORATIVE WOOD VIGAS
26	EXPOSED WOOD BEAM

NOTE: ALL WALL MOUNTED UTILITY PANELS SHOULD BE PAINTED TO MATCH ADJACENT WALL SURFACE



1 WEST ELEVATION
1/16" = 1'-0"



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SHEET TITLE
ELEVATIONS

DRAWING NO.
A4.01

