

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

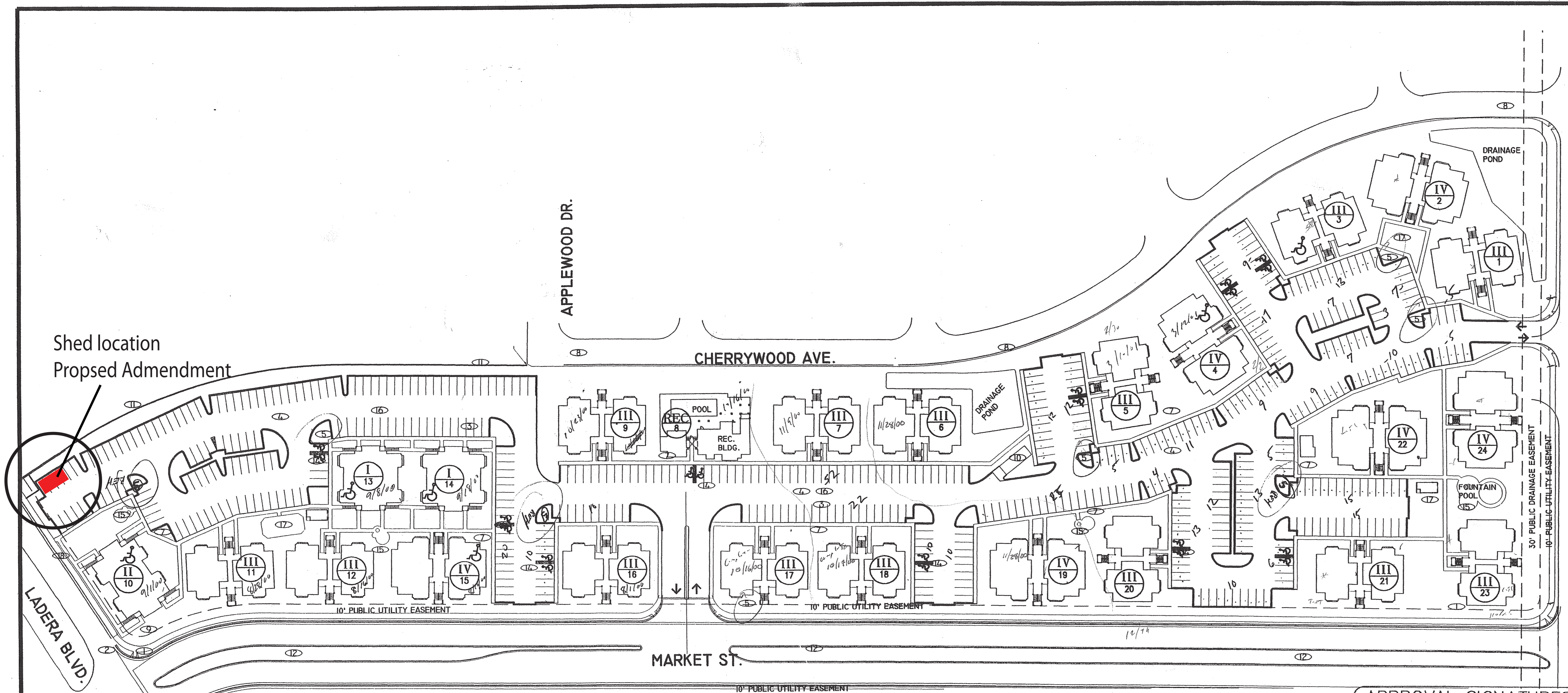
DATE

GENERAL CONDITIONS

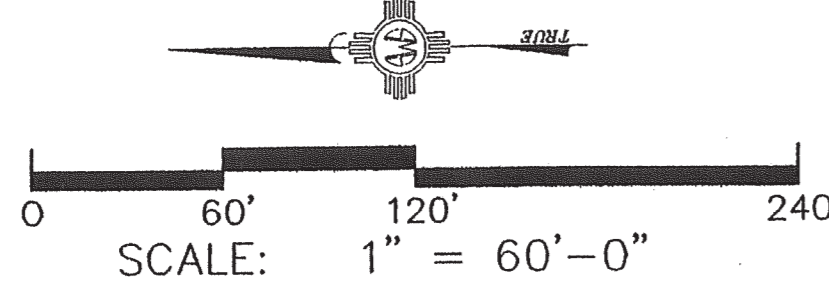
- BUILDINGS LABELED IV WILL HAVE NO MORE THAN 4 EAST FACING WINDOWS.
- FENCE INSTALLATION WILL BEGIN WITH ADDITION OF CMU'S TO EXISTING WALL OF ADJACENT RESIDENCE TO A HEIGHT OF 6'. THEN 20" ABOVE EXISTING WALL AS SHOWN.
- REMAINING FENCES WILL BE 6' IN HEIGHT.
- TREES INSTALLED ADJACENT TO EXISTING HOMES WILL BE AT LEAST 10' IN HEIGHT. LANDSCAPE CONTRACTOR WILL COORDINATE NEW TREE LOCATIONS WITH ADJACENT PROPERTY OWNERS TREES TO PROVIDE MAXIMUM SCREENING.
- LIGHTING WILL BE IN ACCORDANCE WITH THE "DARK SKIES POLICY" RECOMMENDED BY THE STARFIRE OPTICAL RANGE.
- ALL BUILDINGS WILL HAVE SPRINKLED FIRE PROTECTION.
- ALL BUILDINGS WILL HAVE 24" IDENTIFICATION NUMBER VISIBLE FROM PARKING.
- ALL BUILDINGS WILL HAVE 15' MINIMUM SEPERATION.

KEYED NOTES

- 6' PUBLIC SIDEWALK TYPICAL IN R.O.W. 12' SETBACK FROM CURB.
- EXISTING CONCRETE CURB TO REMAIN.
- STRIPING, TYPICAL
- ASPHALT PAVING TYPICAL
- FIRE HYDRANT LOCATION (PROPOSED).
- ALL SIDEWALKS AT HC PARKING WILL BE FLUSH WITH HC ACCESS. ALL HC PARKING STALLS TO HAVE PAINTED SYBOL AND POLE MOUNTED SIGN.
- BIKE RACK (5BIKES), SEE DETAIL THIS SHEET.
- 5' PUBLIC SIDEWALK IN R.O.W. @ PROP. LINE.
- MONUMENT SIGN (DOUBLE SIDED) 24 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE ELEVATION THIS SHEET.
- REFUSE COMPACTOR LOCATION. SEE DETAIL LTHIS SHEET.
- EXISTING 6' - 0"± HIGH CMU WALL.
- PROPOSED MEDIAN
- PROPOSED MEDIAN CUTS
- ASHPALT HC RAMP
- PICNIC AREA - W/ GAZEBO, BBQ PIT, HARD DECK
- PROVIDE SPEED BUMPS EVERY 100' - 0" ALONG PARKING DRIVE LANES.
- RECREATION AREA / PLAYGROUND
- PEDESTRIAN ACCESS



SITE PLAN



FLOOR AREA CALCULATIONS

- I. 8-PLEX BLDG. I (2 BR.) 8,338 SQ. FT.
- II. 12-PLEX BLDG. II (2 BR.) 12,462 SQ. FT.
- III. 12-PLEX BLDG. III (3 BR.) 15,054 SQ. FT.
- IV. 8-PLEX BLDG. IV (1 BR.) 7,712 SQ. FT.
- RECREATION BLDG. (1052 SF)

LANDSCAPE / OPEN SPACE CALCUALTIONS

OPEN SPACE REQUIREMENT:
 OPEN SPACE REQUIREMENTS ARE MET FOR THE SPECIFIC NEEDS OF THE EL RANCHO ATRISCO PHASE III SECTOR PLAN, AS DETERMINED BY THE OPEN SPACE DIVISION. THE REQUIRED OPEN SPACE FOR THE ADDITIONAL 24 DWELLING UNITS WILL BE PROVIDED BY THE DEVELOPER IN ASSOCIATION WITH CITY POLICY.

TOTAL PROPERTY AREA:	539,725 sq. ft.
LESS BUILDING AREA:	-101,540 sq. ft.
LESS PARKING AREA:	-179,857 sq. ft.
LESS SIDEWALKS AND IMPERVIOUS:	-20,523 sq. ft.
TOTAL PERVIOUS/SEMIPERVIOUS AREA:	237,805 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA:	65,727 sq. ft.
TOTAL PROVIDED LANDSCAPE AREA:	81,472 sq. ft.

OPEN SPACE CALCULATIONS

264 DU x 2400 SF/DU	=	633,600
ONSITE REQUIREMENT	=	68,800
USEABLE OPEN SPACE PER PLAN	=	237,805 sq. ft.
DETACHED OPEN SPACE REQUIRED	=	395,795 sq. ft.
DETACHED OPEN SPACE CREDIT	=	410,822 sq. ft.

LOCATION & LEGAL DESCRIPTION

EL RANCHO ATRISCO PHASE III
 12.39 ACRES PREVIOUSLY 9.40 ACRES
 TRACT 1-A-1 AS FILED IN VOL. 96C, FOLIO 195
 AND AS AMENDED IN DRB-98-6/V-98-7
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 ZONING R-D
 ZONE ATLAS H10, J10, H11, J11

BUILDING AREA AND PARKING CALCULATIONS

- I. 8-PLEX BLDG. I (2 BR.) 4,169 SQ. FT.= 1
- II. 12-PLEX BLDG. II (2 BR.) 4,154 SQ. FT.= 14
- III. 12-PLEX BLDG. III (3 BR.) 5,018 SQ. FT.= 6
- IV. 8-PLEX BLDG. IV (1 BR.) 3,856 SQ. FT.= 2
- RECREATION BLDG. (1052 SF) = 1
- MAINTENANCE BLDG. (343 SF) = 1

TOTAL NO. OF BLDGS. 101,540 SQ. FT.= 25

1 BEDROOM (850 S.F.)	=	16 (6.0 %)
2 BEDROOM (925 S.F.)	=	176 (66.7 %)
3 BEDROOM (1,125 S.F.)	=	72 (27.3 %)

TOTAL NO. OF UNITS = 264

PARKING REQUIRED:

1 BEDROOM (16 x 1.5)	=	24
2 BEDROOM (176 x 2)	=	352
3 BEDROOM (72 x 2)	=	144

TOTAL REQ. PARKING = 520

PARKING PROVIDED:

STANDARD	=	484
COMPACT 8' x 15' 8' x 15' MIN. Per Val 9/97	=	34
DISABLED PARKING	=	20

TOTAL PROVIDED PARKING = 538
 534

APPROVAL SIGNATURES

- Robert...* 10-19-98
DRB Chairman Date
- Michael...* 6-16-98
Traffic Date
- Roger...* 6-16-98
Utilities Date
- ...* 6-16-98
Parks & Community Services Date
- ...* 9-4-98
City Engineer / AAFCA Date
- ...* 6-10-98
Fire Date
- ...* 6-11-98
Solid Waste Date

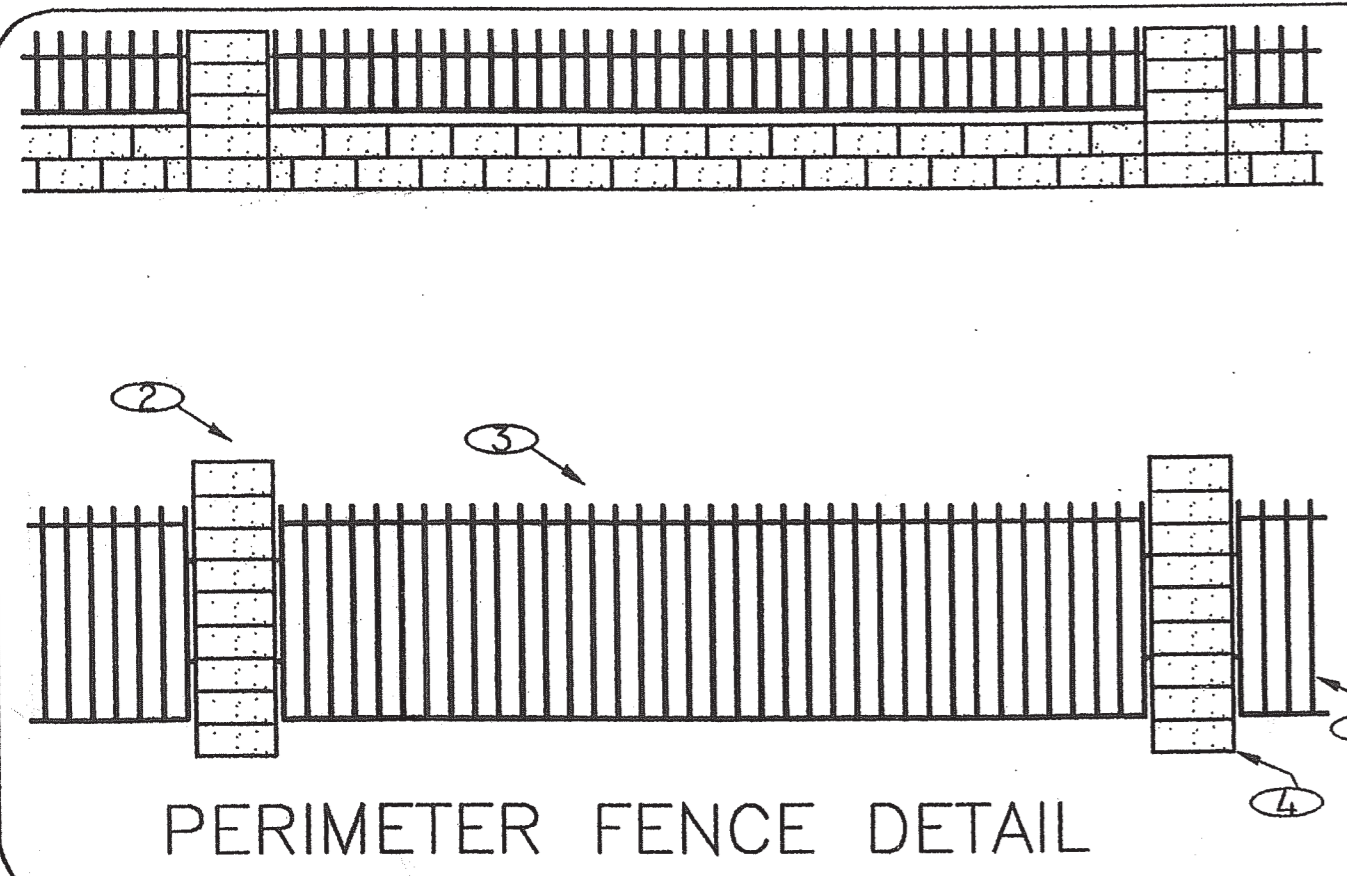
AS-BUILTS

REV.	DATE	DESCRIPTION

PROJECT TITLE
WESTWOOD APARTMENTS
 MARKET STREET ALBUQUERQUE, NEW MEXICO
 SHEET TITLE

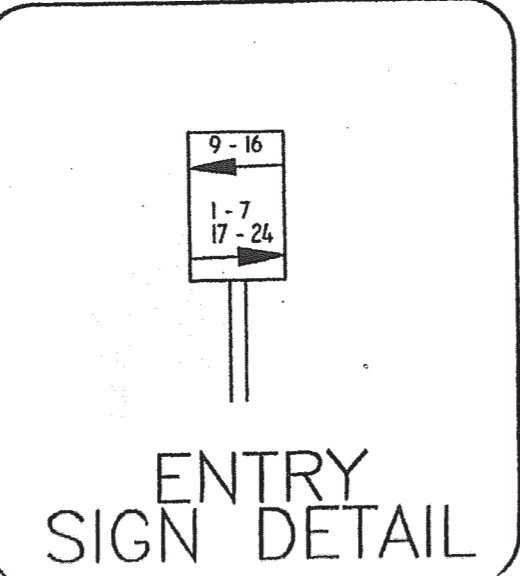
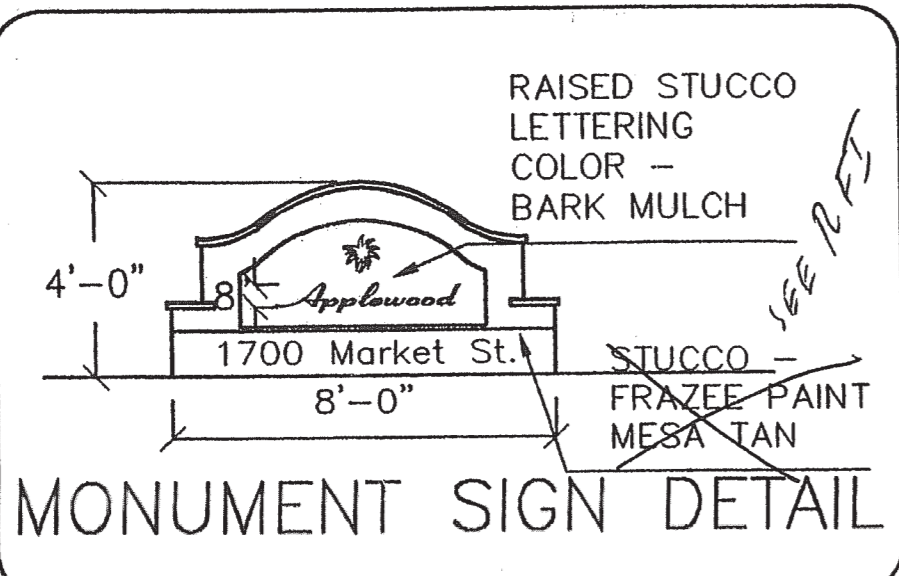
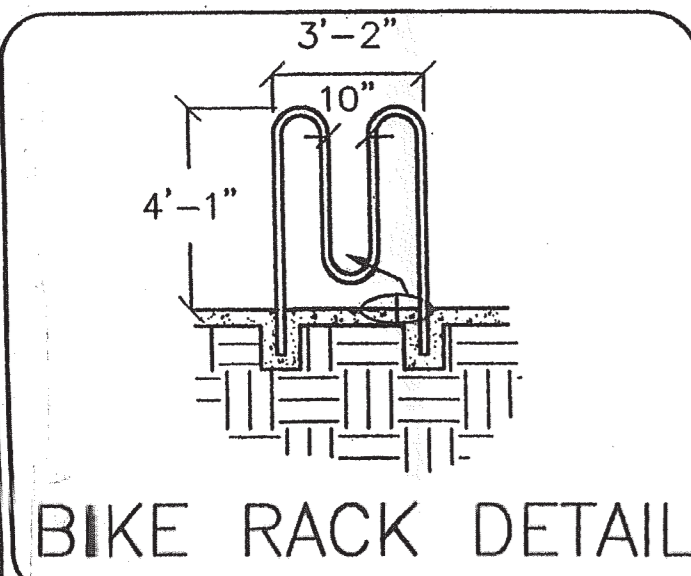
DRB Site Plan

4001 JUAN TABO NE - A. ALB. NM (505)298-3477
CAMI CONSTRUCTION ANALYSIS & MANAGEMENT, INC.
 DRAWN BY REH
 DESIGN BY REH
 CHK'D BY REH
 DATE: 1/12/99
ASI



KEYED NOTES

- EXISTING WALL
- PILASTER 20" ON CENTER
- 1/2" WROUGHT IRON 6" ON CENTER
- 4" WHITE SLUMP BLOCK
- WROUGHT IRON COLOR - RED / VERMILLION
 French Red per RFI # 90



New Provided Parking
 Proposed Admendment