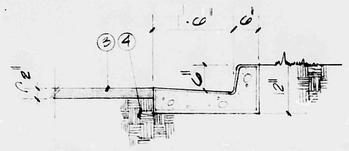
HYDROLOGY

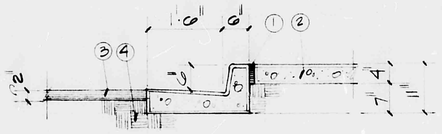
E21/D17
ONE PLAN

E21/D17

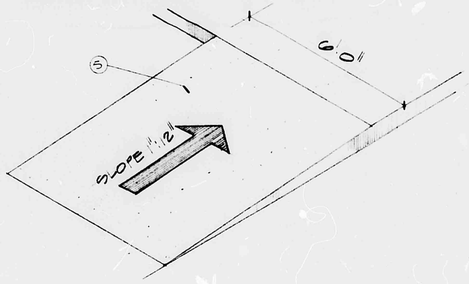
1 PLAN



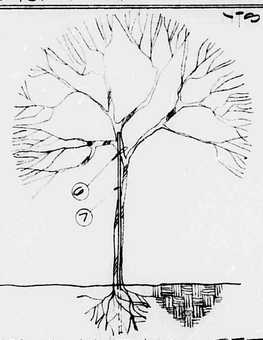
PAVING, CURB, PLANTER DETAIL
SCALE 3/4" = 1'-0"



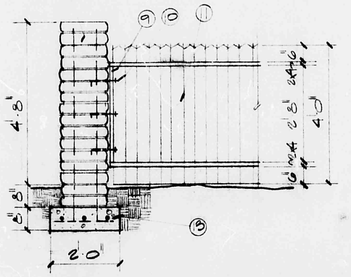
PAVING, CURB, SIDEWALK DETAIL
SCALE 3/4" = 1'-0"



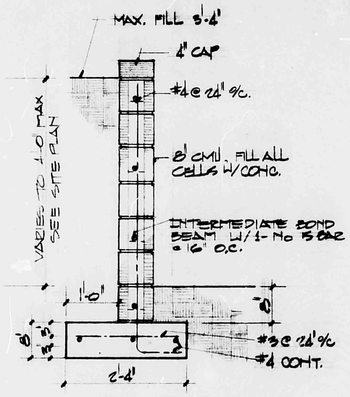
HANDICAP RAMP ISOMETRIC
NTS



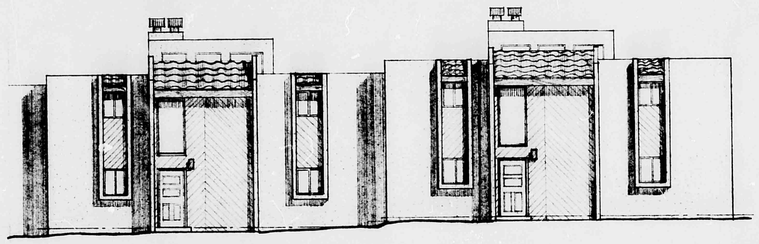
TREE PLANTING DETAIL
NTS



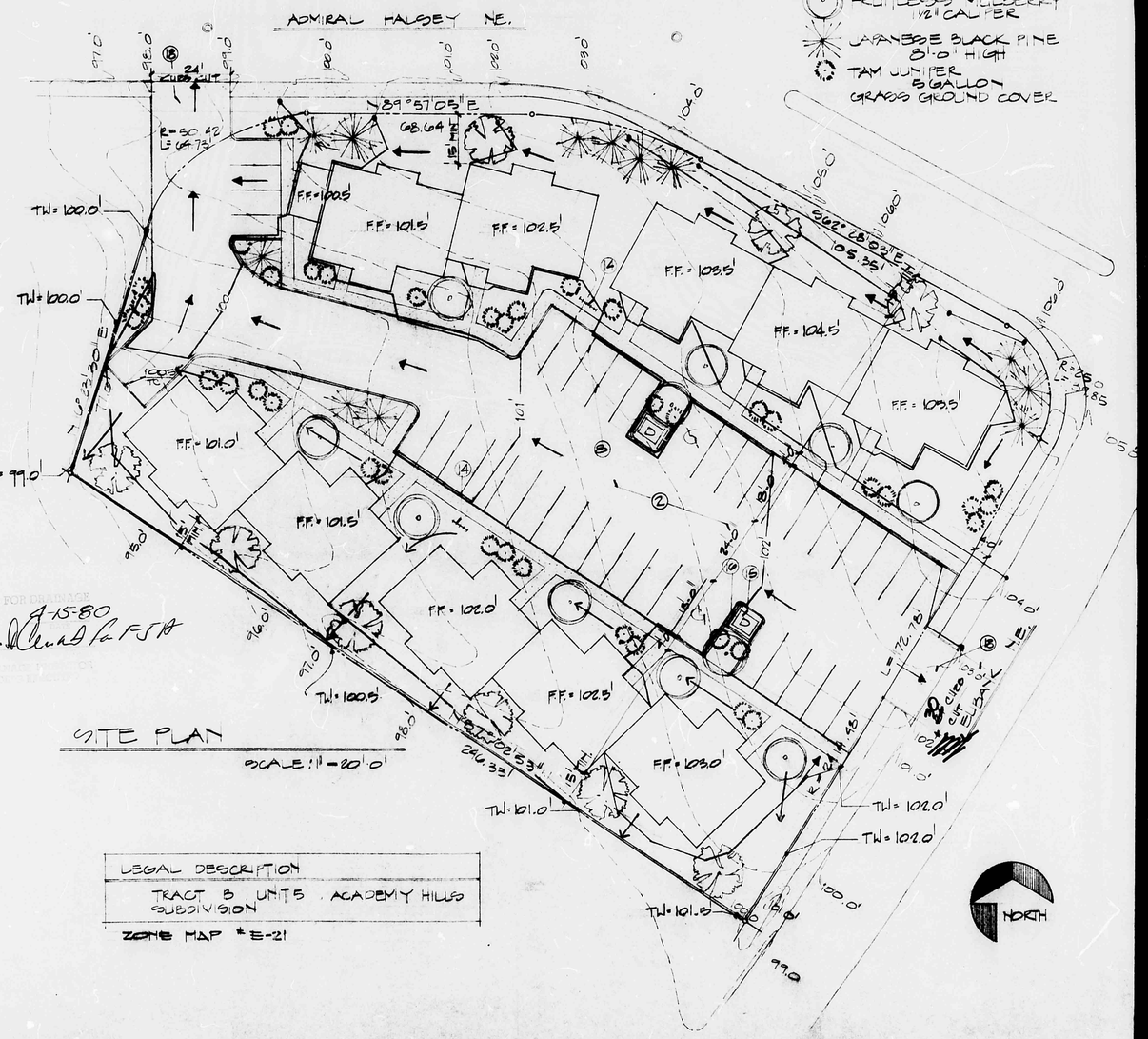
PERIMETER GARDEN WALL
SCALE: 1/2" = 1'-0"



CMU RETAINING WALL
SCALE 3/4" = 1'-0"



TYPICAL SITE ELEVATION
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

APPROVED FOR CONSTRUCTION
1-15-80
Willie D. Chand for F.S.M.
APPROVED FOR CONSTRUCTION
WITHIN GRANT TERMS AND CONDITIONS

LEGAL DESCRIPTION
TRACT 3, UNIT 5, ACADEMY HILLS SUBDIVISION

ZONE MAP #E-21

LANDSCAPE LEGEND

- COTTONWOOD 1 1/2" CAL PER
- FRUITLESS MULBERRY 1 1/2" CAL PER
- JAPANESE BLACK PINE 8'-0" HIGH
- TAM JUNIPER 5 GALLON
- GRASS GROUND COVER

NOTES

1. ½" expansion joint.
2. 4" concrete slab.
3. 2" asphalt paving, OIL PRIME COAT ON SELECTED BASE COURSE
4. Compacted subgrade.
5. Handicap ramp with broom, non-slip finish.
6. Approved tree tie.
7. 2" O.D. steel pipe tree stake, 10'-0" long, set into ground 2'-0", paint black.
8. Yellow parking stripe to City of Albuquerque specifications.
9. 2 x 4.
10. Three ½" diameter x 8" anchor bolts per jamb.
11. Cedar fencing.
12. 4 x 12 x 16 slumpblock pier, with two #4's vertical, grout solid. Piers 10'-0" O.C.
13. 2'-0" x 2'-0" concrete footing with three #4's each way.
14. Bike/Motorcycle rack for 5 bikes.
15. Dumpster on 4" thick concrete slab.
16. Cedar dumpster surround.

DESIGN CRITERA

OCCUPANCY GROUP	R-1
CONSTRUCTION TYPE	V-N
FIRE ZONE	3
EARTHQUAKE ZONE	2
ROOF LOAD (LIVE & DEAD)	35 PSF
WIND LOAD	25 PSF
FLOOR LOAD (LIVE LOAD)	40 PSF

FLOOR - 4" CONC. SLAB ON GRADE
BALCONIES - ¾" GLUE/NAILED RED. X. 60 PSF

LUMBER
JOISTS - 1150# (#2 OR BETTER HEM. FIR)
950# (#2 OR BETTER NATIVE PINE)
POSTS & BEAMS - 450# (DOUG-FIR #2 OR)

SOIL BEARING PRESSURE 2000 PSI

CONCRETE
FOOTINGS - 3000 PSI, UBC 2611
SLABS - 2500 PSI, UBC 2611

MASONRY
CONFORM REINFORCED HOLLOW MASONRY, UBC 2611.

PARKING
REQUIRED - 40
PROVIDED - 40

LANDSCAPING REQUIREMENTS
OFF STREET PARKING AREA - 3,000 ☐
LANDSCAPING AREA
REQUIRED = 910 ☐
PROVIDED = 4,300 ☐
PLANT MAINTENCE, SPRINKLERS

17. CONCRETE CORNER RAMP, AS PER CITY STANDARDS
18. CONCRETE CURB & DENE AS PER CITY STANDARDS.

SQUARE FOOTAGE

UNIT (HEATED AREA)	= 1022 ☐
BALCONY OR PATIO	= 77 ☐
ENTRY FOYER	= 101 ☐
TOTAL HEATED AREA	= 20,440 SQ. FT.

LEGEND

- 4' CONCRETE WALKS & DENES
- EXIST'G CONTOURS
- NEW CONTOURS

STATE OF NEW MEXICO
WILLIE D. WILLIAMS
NO. 435

James W. Miller AIA
Architecture / Planning
3225B Candelaria Rd NE Albuquerque, New Mexico 87107

DEC. 1979
1980

THE WESTWIND APARTMENTS

6201 ELIZANE BLVD. N.E.

A RESIDENTIAL DEVELOPMENT FOR:
JOE CLARKE ALBUQUERQUE, NEW MEXICO

SHEET # 1 OF 11