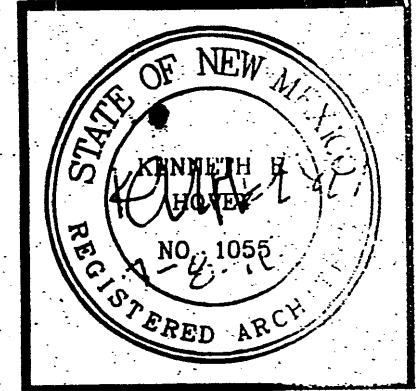




Highland Townhomes

501 Madison Place SE, Albuquerque, New Mexico

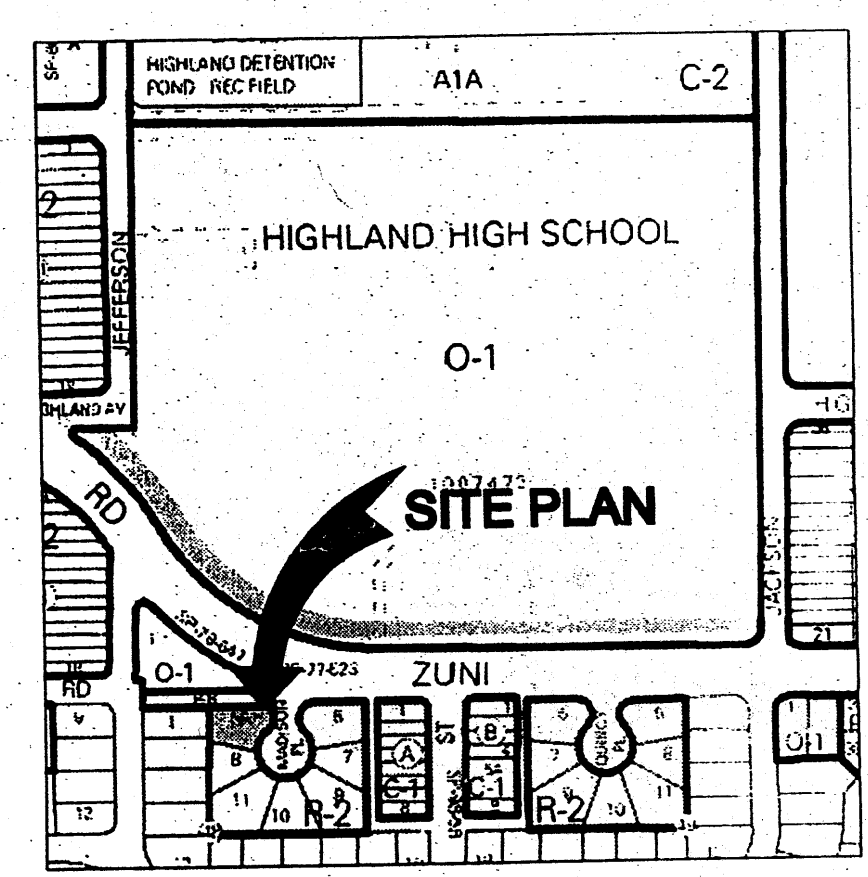
KEN HOVEY, ARCHITECT
architects
1001 CENTRAL AVENUE SE, SUITE 401 ALBUQUERQUE, NEW MEXICO
8 05.32.1510 F 505.242.1255 k.hovey@kenhovey.com

JOB NO.	1017
DATE	7 JULY 2010
REVISIONS	

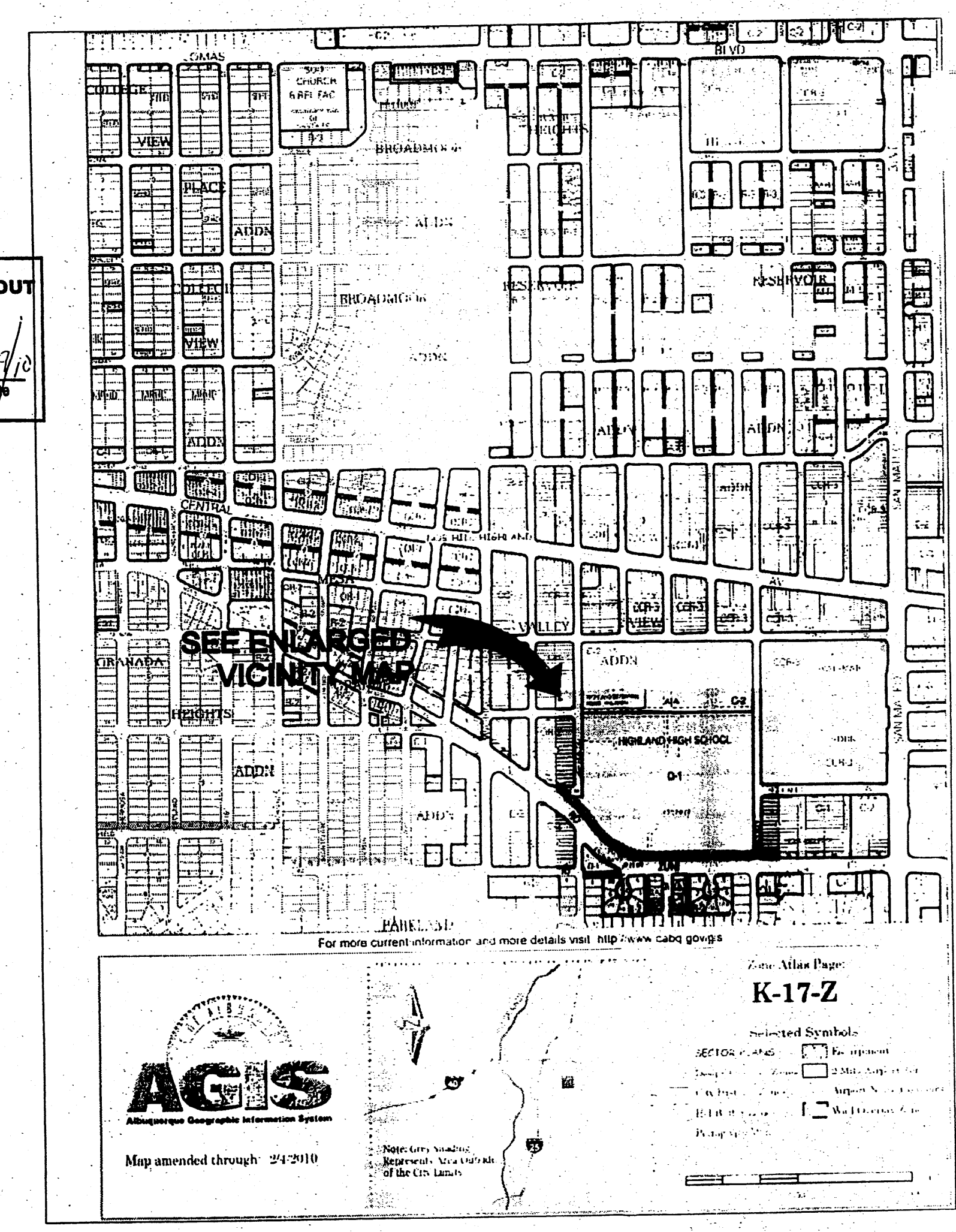
SHEET NO.
TCL

Design Data

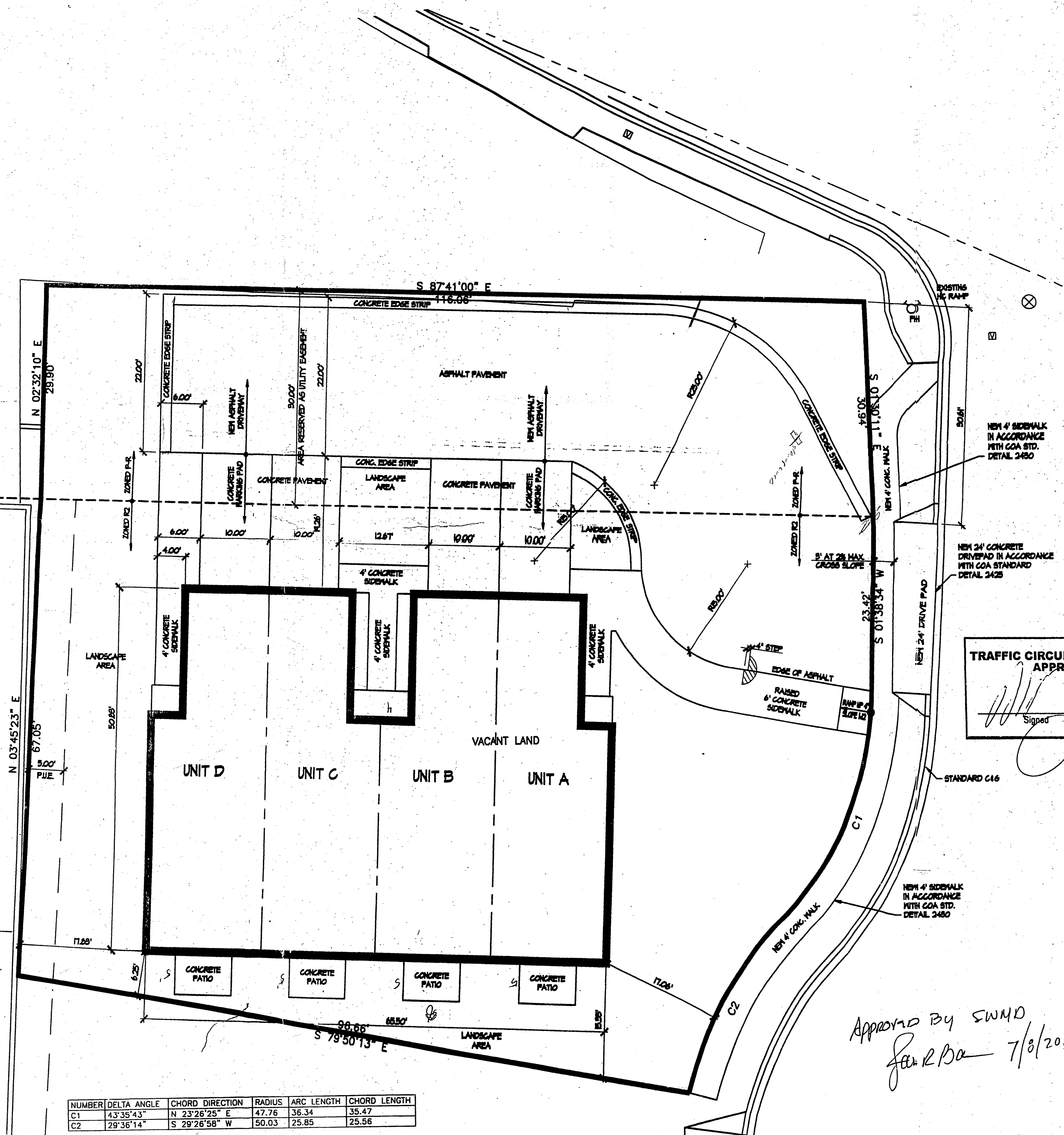
LEGAL DESCRIPTION:
LOT NUMBERED 5-A OF BLOCK 48
PARKLAND HILLS ADDITION
CITY OF ALBUQUERQUE, NM.
PROPERTY ADDRESS:
501 MADISON PLACE S.E.
ALBUQUERQUE, NM 87108
CURRENT ZONING:
R-2
OCCUPANCY TYPE:
R-2
TYPE OF CONSTRUCTION:
S-B
SEISMIC CATEGORY:
D
FLOOR AREA (EACH UNIT):
FIRST FLOOR HEATED AREA: 442 S.F.
SECOND FLOOR HEATED AREA: 628 S.F.
TOTAL HEATED AREA: 1070 S.F.
GARAGE: 264 S.F.
TOTAL AREA: 1334 S.F.
BUILDING STORIES:
2 STORIES
MINIMUM LOT SIZE REQUIRED:
40,200 ± 8,800 S.F.
ACTUAL LOT SIZE: 11,871 S.F.
USABLE OPEN SPACE REQUIRED:
500 SQ. FT. PER UNIT
CALCULATED USABLE OPEN SPACE:
4,808 SQ. FT. / 4 = 1202 SQ. FT. PER UNIT
OFF-STREET PARKING REQUIRED:
ONE SPACE PER BATH = 2x4 = 8 SPACES
OFF-STREET PARKING PROVIDED:
8 SPACES (INCLUDES GARAGES)
APPLICABLE BUILDING CODE:
I.R.C. 2006, A.E.C.C. 2004



Enlarged Vicinity Map
N.T.S.



Zone Map
N.T.S.



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	43°35'43"	N 23°26'25" E	47.76	36.34	35.47
C2	29°36'14"	S 29°26'58" W	50.03	25.85	25.56

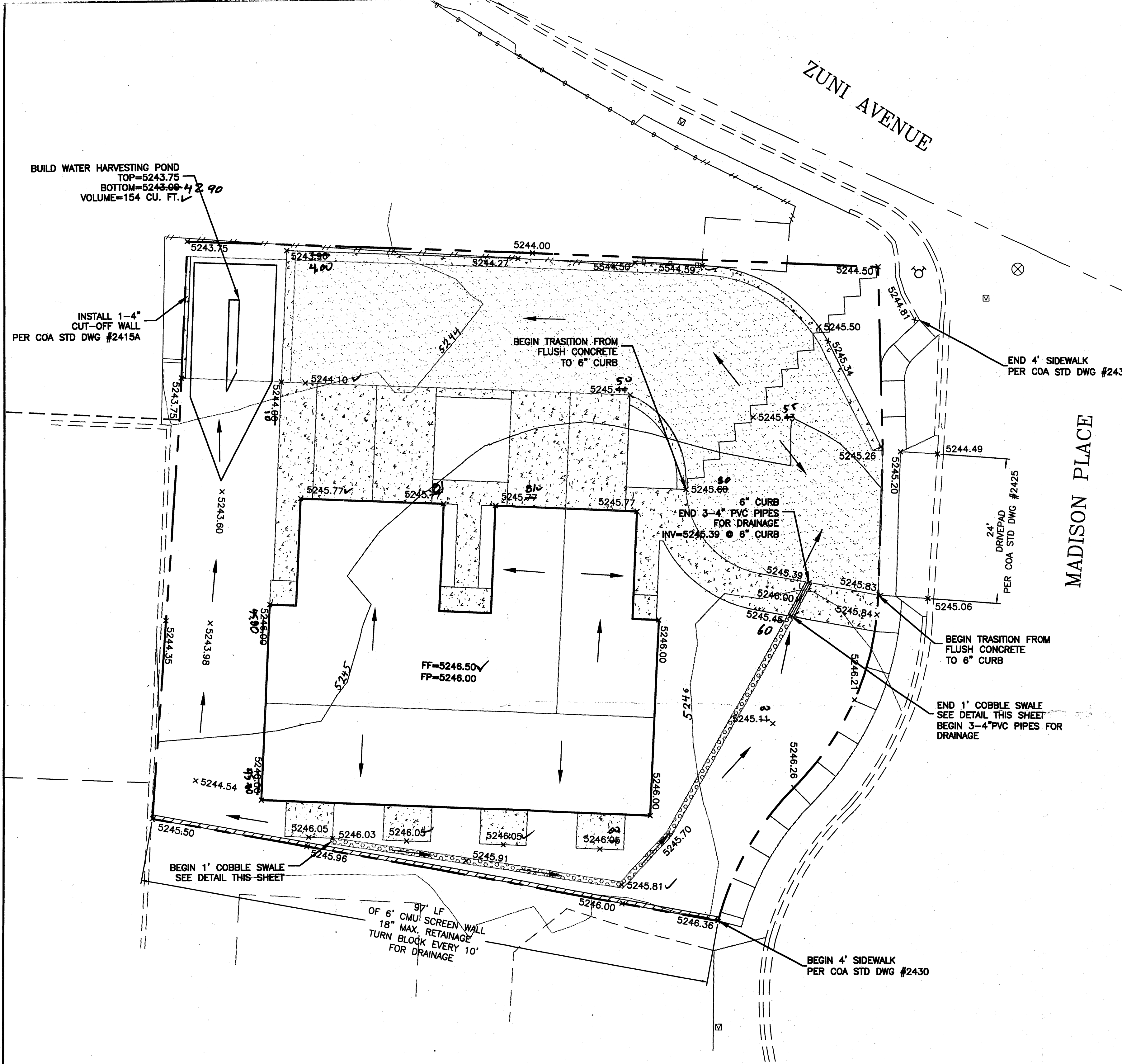
Traffic Circulation Plan
Scale: 1"=10'

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature] Date: 07/09/10

APPROVED BY SWHD
for RBA 7/8/2010

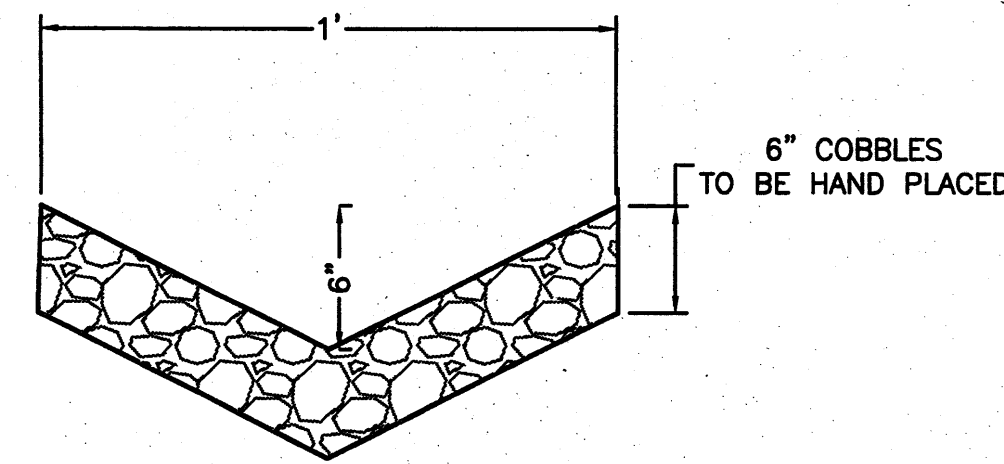
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
Date: 7/8/10

JAN 9 1 2011
CEIVED
JUL 08 2010
Albuquerque
Building & Safety
JUL 23 2010
I.B.C.
Plan Check Section



EROSION CONTROL NOTES:

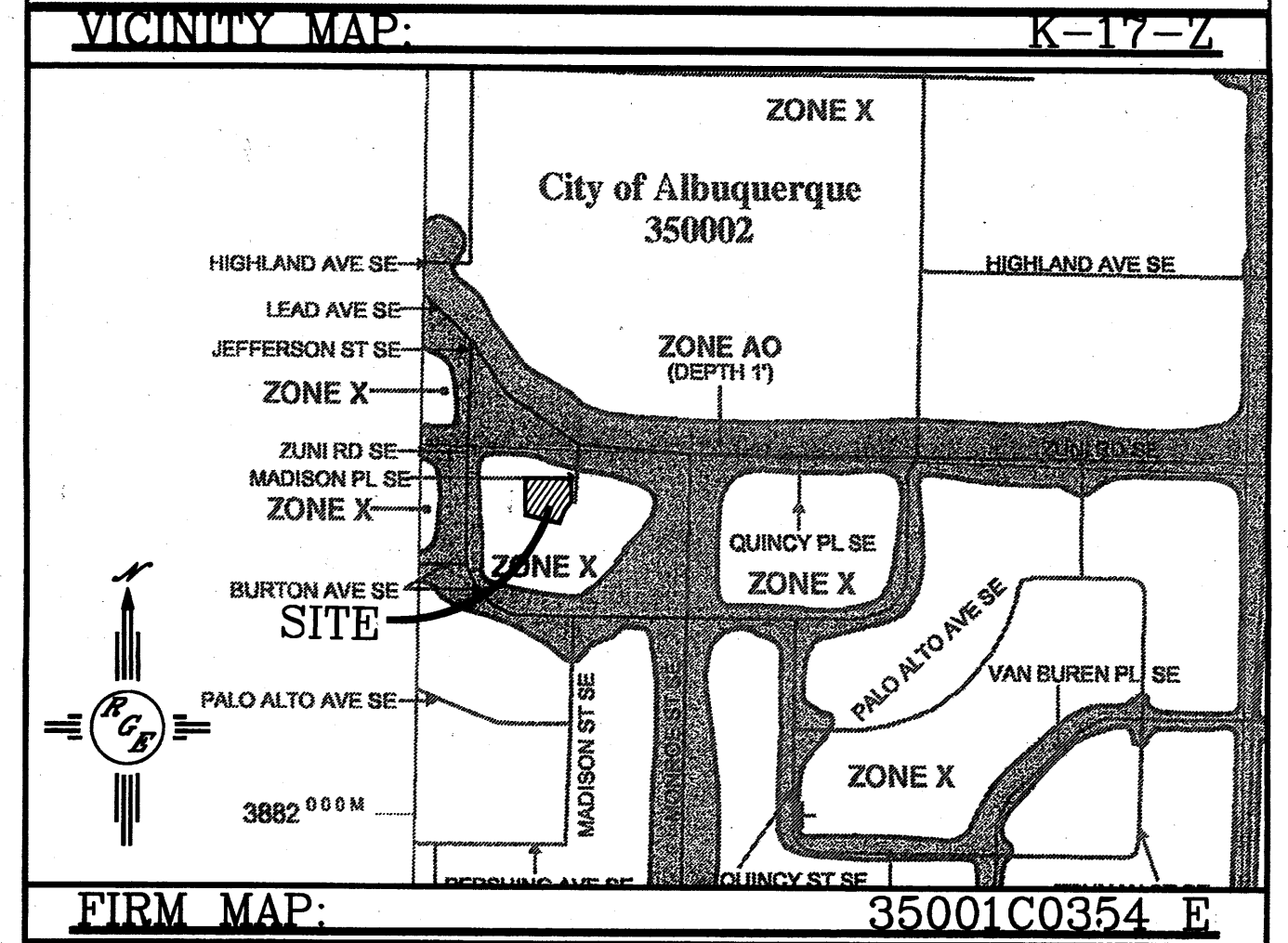
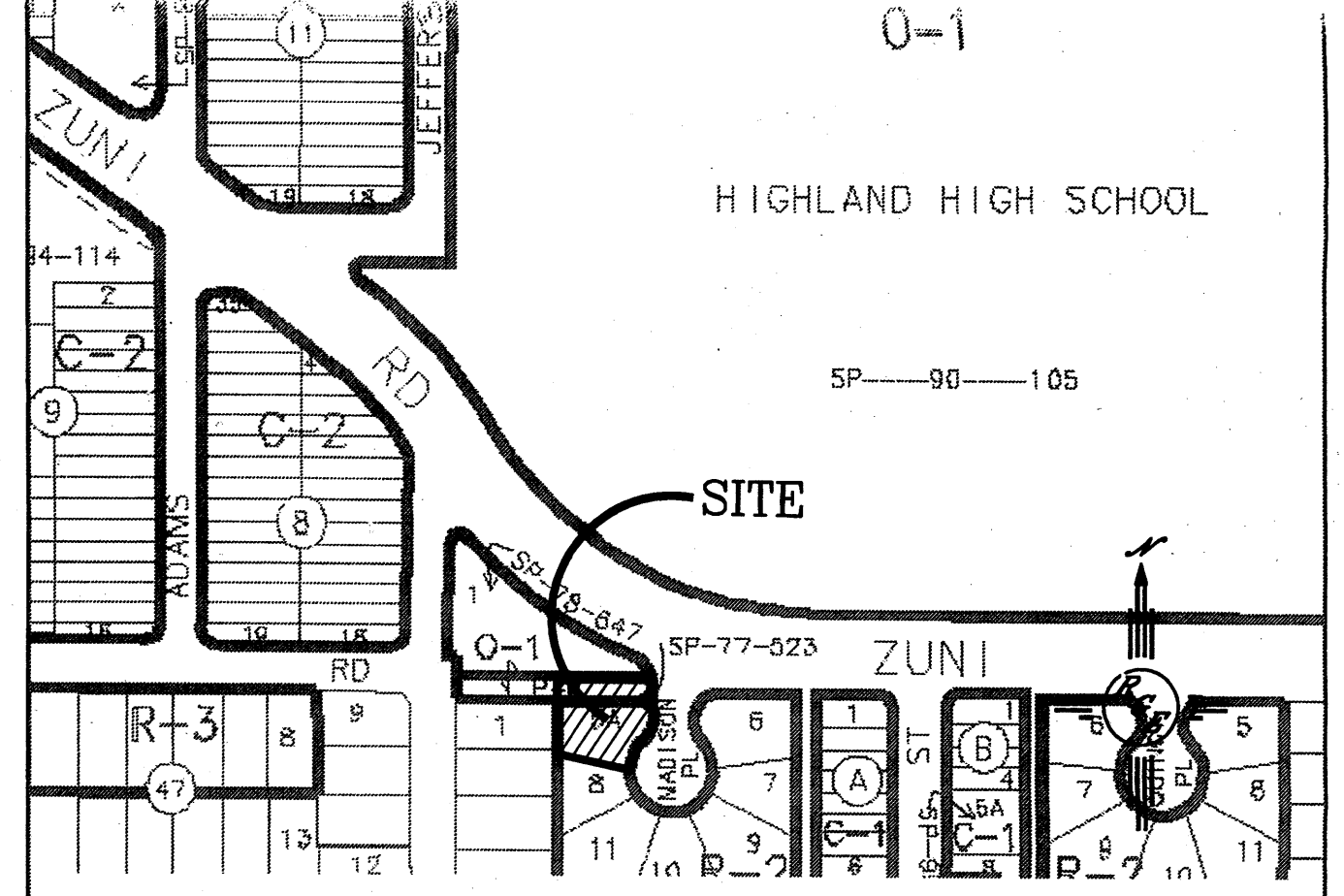
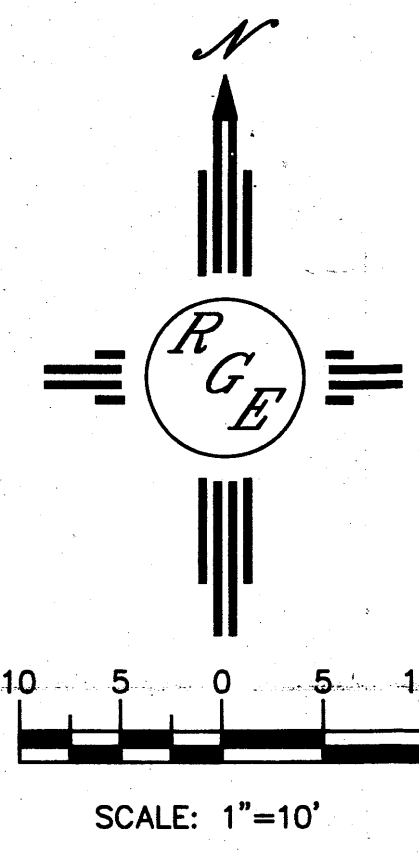
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



COBBLE SWALE DETAIL

NTS

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 7/16/10. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by David Vigil NMPS 8911. The certification is submitted in support of a request for Certificate of Occupancy. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



LEGAL DESCRIPTION:

LOT 5A, BLK 48, PARKLAND HILLS ADDITION

NOTES:

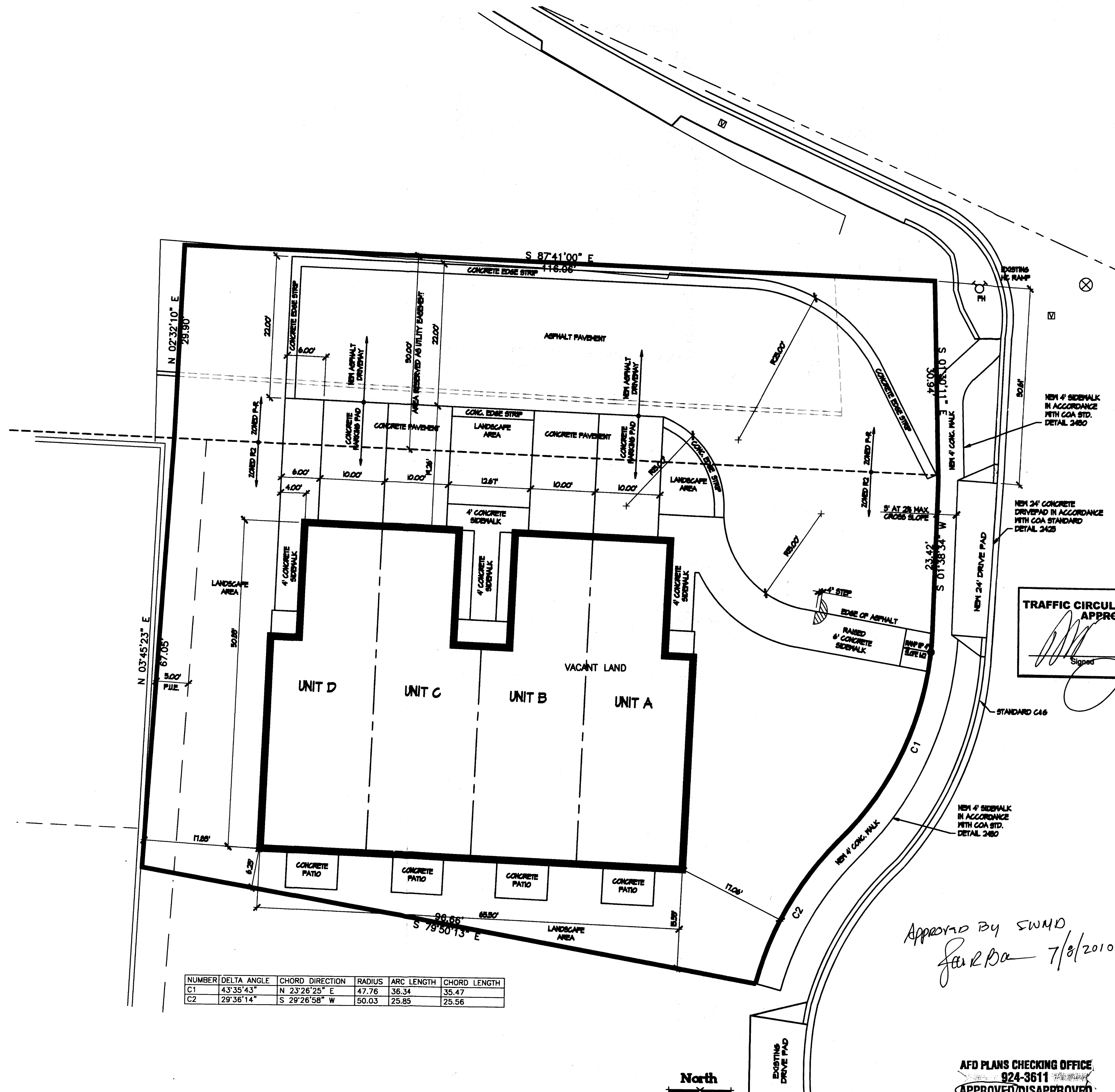
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED EDGE OF ASPHALT
- EXISTING CURB
- PROPOSED SIDEWALK
- PROPOSED SCREEN WALL
- PROPOSED 6" CONCRETE
- PROPOSED ASPHALT PAVING
2" AC OVER 6" SUBGRADE PREP @ 95% ASTM

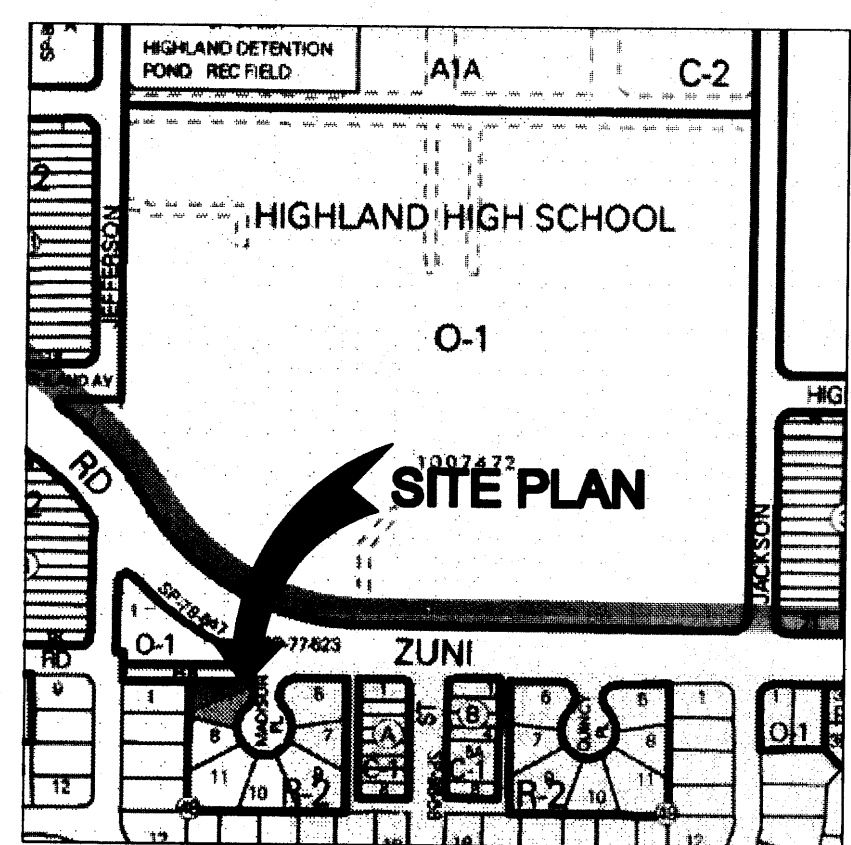
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

	ENGINEER'S SEAL	MADISON PLACE TOWNHOMES GRADING AND DRAINAGE PLAN Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0898	DRAWN BY WCUJ
			DATE 7-12-10
			2122-LAYOUT-6-29-10
			SHEET #
DAVID SOULE P.E. #14522			JOB # 2122

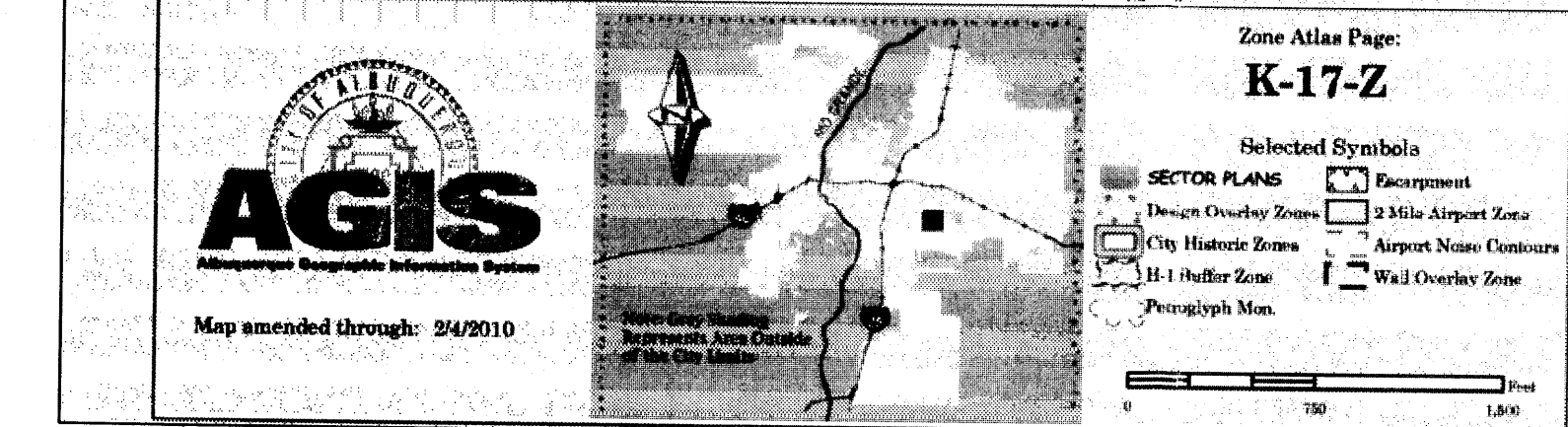
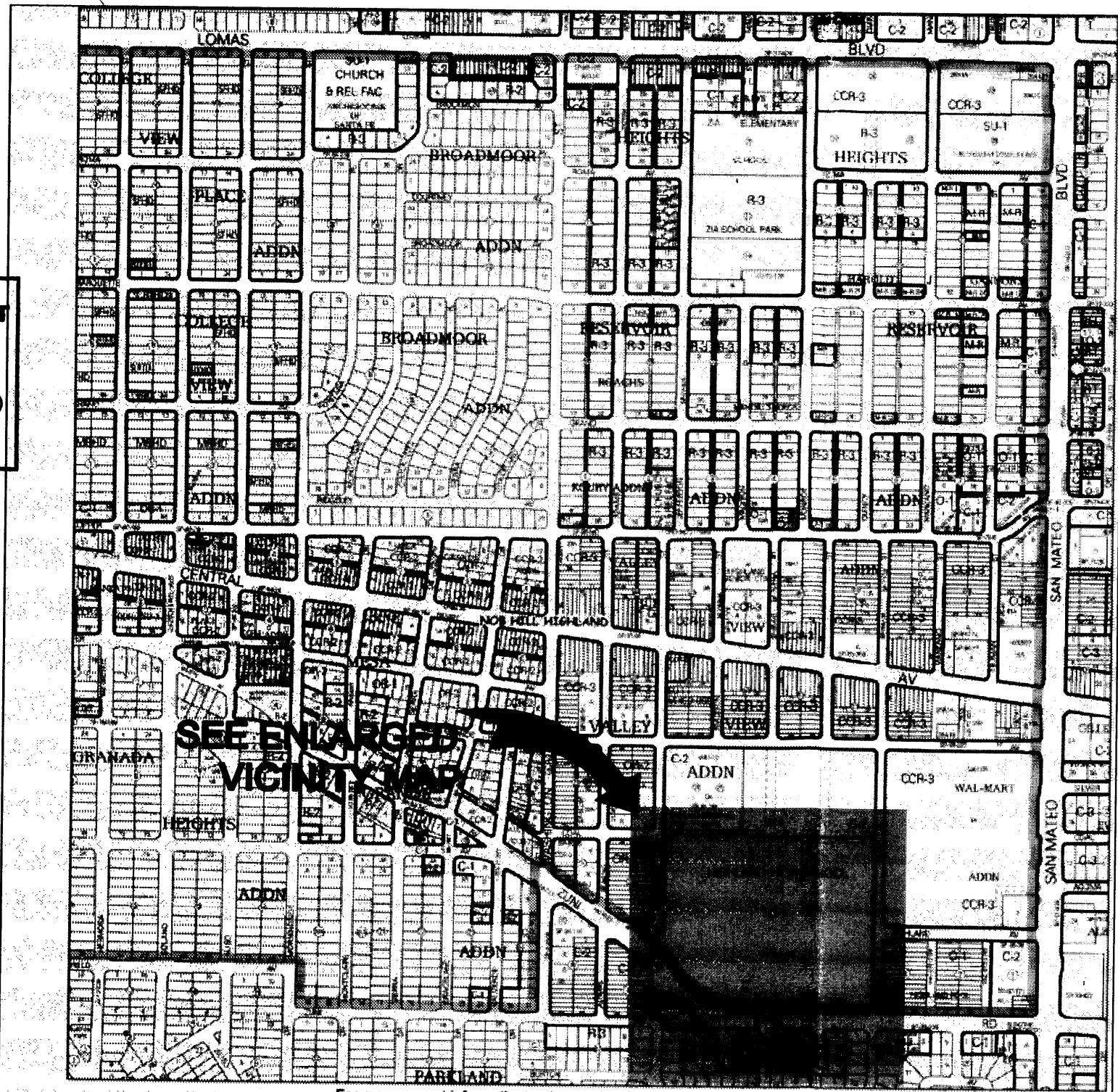


NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
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Traffic Circulation Plan
Scale: 1"=10'



Enlarged Vicinity Map
N.T.S.



Zone Map
N.T.S.

Design Data

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LOT NUMBERED 5-A OF BLOCK 48
PARKLAND HILLS ADDITION
CITY OF ALBUQUERQUE, NM.

PROPERTY ADDRESS:
501 MADISON PLACE S.E.
ALBUQUERQUE, NM 87108

CURRENT ZONING:
R-2

OCCUPANCY TYPE:
R-2

TYPE OF CONSTRUCTION:
5-B

SEISMIC CATEGORY:
D

FLOOR AREA (EACH UNIT):
FIRST FLOOR HEATED AREA: 442 S.F.
SECOND FLOOR HEATED AREA: 658 S.F.
TOTAL HEATED AREA: 1,100 S.F.
GARAGE: 264 S.F.
TOTAL AREA: 1,411 S.F.

BUILDING STORIES:
2 STORIES

MINIMUM LOT SIZE REQUIRED:
4,200+8,800 S.F.
ACTUAL LOT SIZE: 11,871 S.F.

USABLE OPEN SPACE REQUIRED:
500 SQ. FT. PER UNIT

CALCULATED USABLE OPEN SPACE:
4,908 SQ. FT./4 = 1,241 SQ. FT. PER UNIT

OFFSTREET PARKING REQUIRED:
ONE SPACE PER BATH = 2x4 = 8 SPACES

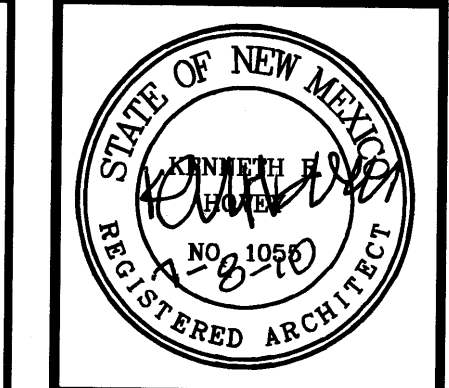
OFFSTREET PARKING PROVIDED:
8 SPACES (INCLUDES GARAGES)

APPLICABLE BUILDING CODE:
I.R.C. 2006, A.E.C.C. 2004

Approved By SWHD
Jared Ba 7/8/2010

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
DATE 7/8/10

RECEIVED
JUL 08 2010
HYDROLOGY
SECTION



Highland Townhomes
501 Madison Place SE, Albuquerque, New Mexico

KEN HOVEY, ARCHITECT
architect
100 CENTRAL AVENUE S.E. SUITE 201 ALBUQUERQUE, NM 87102
(505) 263-7777 FAX (505) 263-7778

JOB NO.	1017
DATE	7 JULY 2010
REVISIONS	

SHEET NO.
TCL