INTRODUCTION

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS TO ENSURE THAT THE SOUTHEAST CORNER OF BROADWAY AND INDIAN SCHOOL NE IS COMPREHENSIVELY DEVELOPED WITH RESPECT TO SITE LAYOUT FOR BUILDINGS, PARKING, INGRESS/EGRESS POINTS, PEDESTRIAN CIRCULATION, AND LINKAGES TO ADJACENT USES AS WELL AS ARCHITECTURAL AND NEIGHBORHOOD DESIGN

THE PROPOSED USE OF THE SITE IS TO DEVELOP 68 UNITS OF MULTI-FAMILY HOUSING AND ASSOCIATED COMMUNITY SUPPORT FUNCTIONS, INCLUDING A LEASING OFFICE, COMMUNITY SUPPORT BUILDING, AND PARK FACILITY ACCESSIBLE TO THE PUBLIC.

BUILDING MASSING IS ARRANGED RECTILINEARLY TO MELD THE DEVELOPMENT WITH THE EXISTING FABRIC OF SURROUNDING CITY BLOCKS. BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING STREETS AND ADJACENT TO SIDEWALKS, WITH FRONT SETBACKS VARYING FROM A MAXIMUM OF 22' FROM THE PROPERTY LINE ALONG BROADWAY TO A MINIMUM ZERO SETBACK AT THE COMMUNITY BUILDINGS ALONG INDIAN SCHOOL. HEIGHTS RANGE FROM ONE TO THREE STORIES, WITH A MAXIMUM HEIGHT OF 48' AT THE THREE STORY UNITS. THE MAXIMUM FLOOR AREA RATIO FOR THE DEVELOPMENT IS .3.

OFF- STREET PARKING IS LOCATED AT THE CENTER OF EACH RESIDENTIAL BLOCK, WITH CONTROLLED VEHICULAR INGRESS AND EGRESS TO THE OFF-STREET PARKING AREAS FROM INDIAN SCHOOL NE. A PROPOSED STREET BISECTS THE CENTER OF THE SITE IN A NORTH / SOUTH DIRECTION, AND IS MASTER PLANNED TO CONNECT TO A POSSIBLE EAST/WEST STREET TO THE SOUTH OF THIS DEVELOPMENT IN A FUTURE PHASE. NEW ON- STREET PARKING IS PROPOSED TO BE CONSTRUCTED AS A PART OF THIS DEVELOPMENT, 100% OF WHICH SERVES THE REQUIREMENTS OF THE DEVELOPMENT.

PEDESTRIAN INGRESS AND EGRESS IS THROUGH AN EXTENSION OF THE EXISTING NEIGHBORHOOD'S SIDEWALK SYSTEM ALONG BROADWAY AND INDIAN SCHOOL. CONTROLLED GATED PEDESTRIAN ACCESS POINTS CONNECT THE PERIMETER SIDEWALK SYSTEM TO THE INTERNAL CIRCULATION SYSTEM OF SIDEWALKS WITHIN THE PERIMETER SECURITY WALLS.

LANDSCAPING EMPLOYS A LARGE NUMBER OF TREES FOR SHADING AND TO TIE THE PROPOSED PARK AREA VISUALLY TO THE PROPOSED OFF-STREET PARKING AREAS. PERMEABLE PAVING IS USED IN THE OFF-STREET PARKING AREAS TO ENCOURAGE THEIR USE AS MULTI- FUNCTIONING SPACES.

LEGEND:

- PEDESTRIAN ACCESS (CONCRETE SIDEWALK)
- PERMEABLE PAVEMENT (6" THICK 3/4" GRAVEL OVER 95% COMPACTED NATIVE SUBGRADE)
- PATTERNED CONCRETE CROSSWALK
- W1 — 5'-4" HIGH SECURITY WALL - GRAY-BROWN CONCRETE BLOCK, 8X16 STACKED BOND, WITH DECORATIVE METAL GATES WHERE SHOWN.
- W2 — 6'-0" HIGH SECURITY WALL - DECORATIVE METAL WITH DECORATIVE METAL GATES WHERE SHOWN.
- W3 — LOW RETAINING WALL - GRAY-BROWN CONCRETE BLOCK, 8X16 STACKED BOND. 2'-0" APPROXIMATE HEIGHT.
- W4 — 6'-0" HIGH SECURITY WALL - DECORATIVE METAL "COYOTE FENCE"
- SITE LIGHTING, METAL HALIDE, 15' ALUM. POLE
- SITE LIGHTING, METAL HALIDE, 15' ALUM. POLE, DOUBLE LAMP
- SITE LIGHTING, METAL HALIDE, 12' ALUM. POLE
- PICNIC TABLE
- TRASH CAN
- BENCH
- BOULDERS
- BIKE RACKS

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1.2.....RAMP DETAILS
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3.1.....CONCEPTUAL GRADING PLAN
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5.1.....BUILDING AND STRUCTURE ELEVATIONS, BLDG A&B
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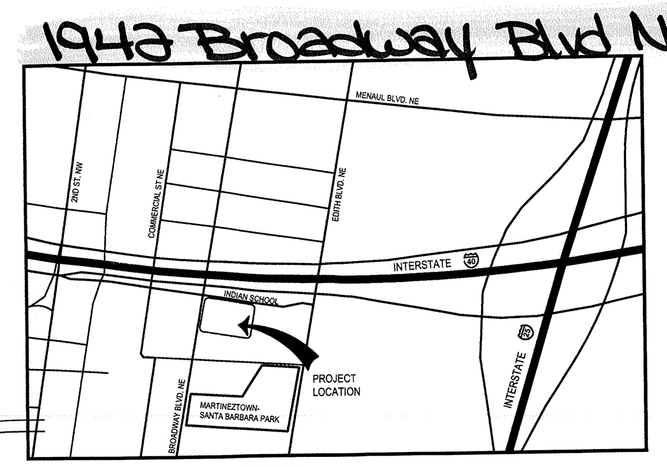
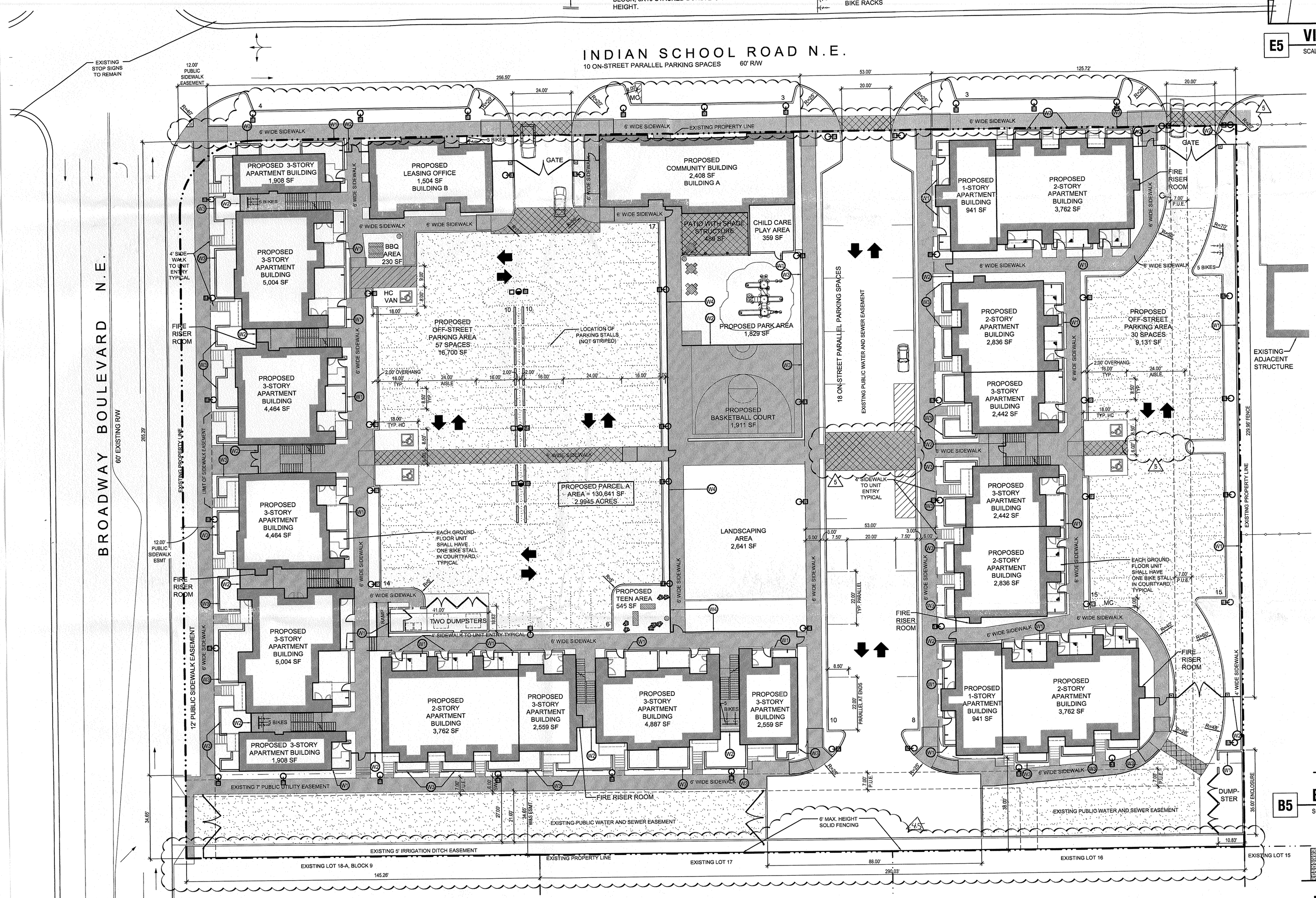
5.5.....BUILDING AND STRUCTURE ELEVATIONS, BLDG F

NOTE: PARK AREA IS PRIVATELY OWNED AND PRIVATELY MAINTAINED BY OWNER.



E5 VICINITY MAP
SCALE: 1" = 1000'



A1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1" = 20'-0"

0 20' 40' 60'

NOTE: PLAT COMBINING THREE LOTS INTO SINGLE LOT AND CREATING EASEMENTS WAS RECORDED ON 8-30-2012 IN PLAT BOOK 2012C, PAGE 101

PROJECT LOCATION: SOUTHEAST CORNER OF INDIAN SCHOOL AND BROADWAY NE

LEGAL DESCRIPTION: LOTS 1 THROUGH 3, BLOCK 9, FRANCISCAN ACRES

ZONE ATLAS PAGE: H-14

TOTAL ACREAGE: 2.9945 ACRES

PROPOSED SUBDIVISION PARCELS:
PARCEL A.....2.9945 ACRES

EXISTING ZONING: SU-2/SU-1 FOR PRD

PROPOSED USES: RESIDENTIAL DWELLINGS

LIST OF APPLICABLE PLANS:
RANK 1 PLANS- ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN
RANK 2 PLANS- NONE
RANK 3 PLANS- MARTINEZTOWN / SANTA BARBARA SECTOR DEVELOPMENT PLAN

MAXIMUM BUILDING HEIGHT: 48 FEET

MINIMUM BUILDING SETBACK: ZERO (INDIAN SCHOOL ONLY)

MAXIMUM TOTAL DWELLING UNITS:
68 DWELLING UNITS
NET- 28.64 DU'S/ ACRE
GROSS- 22.67 DU'S/ACRE

PROPOSED TOTAL AREA FOR RESIDENTIAL UNITS:
56,481 SF (LEASING OFFICE AND COMMUNITY BUILDING NOT INCL.)

FAR SUMMARY:
MAXIMUM FAR FOR NONRESIDENTIAL UNITS.....0.3
PROVIDED FAR FOR NONRESIDENTIAL UNITS.....0.05
PROVIDED FAR FOR ALL DEVELOPMENT (RES AND NON-RES).....0.53

REQUIRED PARKING:

PER DRB APPROVED SDP FOR SUBDIVISION 8-8-12,
TOTAL REQUIRED PARKING.....115 SPACES

PROPOSED PARKING:

OFF-STREET PARKING-	87 SPACES
ON-STREET PARKING-	28 SPACES
TOTAL PROPOSED PARKING-	115 SPACES

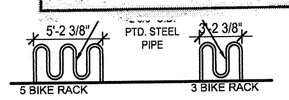
HANDICAPPED, MOTORCYCLE, AND BICYCLE PARKING IS PROVIDED TO MEET THE REQUIREMENTS OF THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION DATED 8-8-2012.

SIGNATURE BLOCK

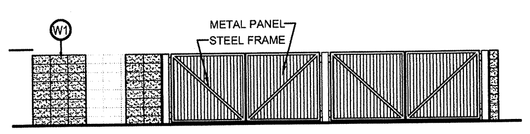
PROJECT NUMBER 1007649
APPLICATION NUMBER 12DRB70255

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.

NSD	DATE: 09-12-12
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE: 09/12/12
UTILITIES DEVELOPMENT	DATE: 9/12/12
PARKS AND RECREATION	DATE: 1-31-13
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE:
SOLID WASTE MANAGEMENT	DATE: 1-3-13
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE:



B5 BIKE RACKS
SCALE: 1/8" = 1'-0"



A5 DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"

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PHONE : 505.242.6880 FAX : 505.242.6881

CONSULTANT

STAMP

ADMINISTRATIVE AMENDMENT
FILE # 11AA-00000 PROJECT # 1007649
Changes to sidewalk along Indian School & internal crosswalks, various facade changes.
APPROVED BY DATE 10 Jan 2013

PROJECT NAME

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

REVISIONS:

No.	DATE	DESCRIPTION
1	7/17/2012	PLAT REVISIONS
2	7/24/2012	DRB COMMENTS
3	8/5/2012	DRB COMMENTS
4	9/6/2012	DRB COMMENTS
5	1/8/2013	ADMIN. AMENDMENT
4.5	3/19/13	ADMIN AMENDMT

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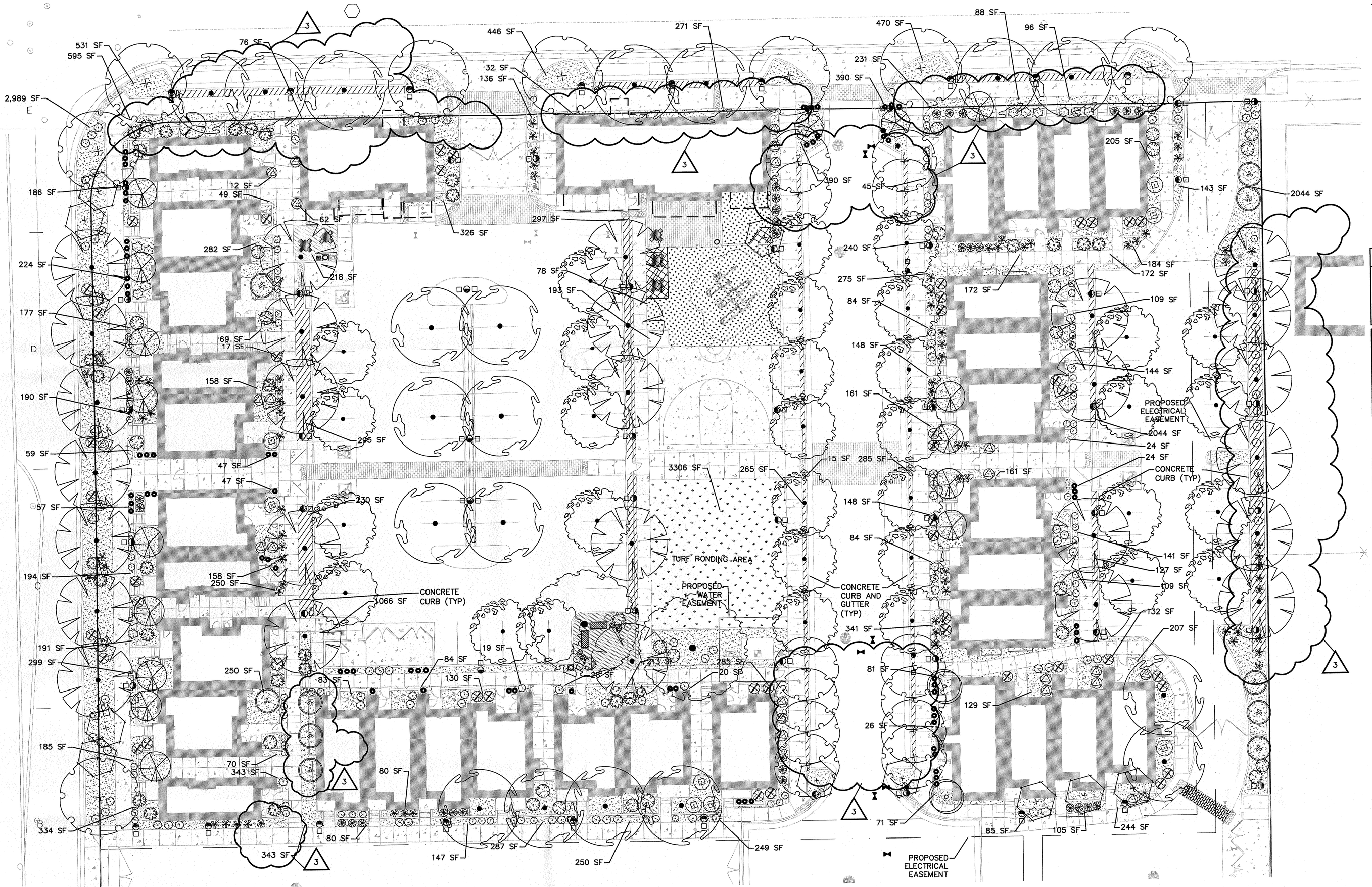
Drawn by	EH
Checked by	MW
Date	8/10/2012
Project number	2439
Cad file name	

SHEET TITLE:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER:
1.1



B1 PLANTING PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

SCALE: 1" = 20'

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE	CONDITION
TREES						
UA	Urbanite Ash	Fraxinus pennsylvanica 'Urbanite'	19	2" cal., 12'–14'ht.	40' ht. & 25' spd.	30" box
CP	Chinese Pistache	Pistacia chinensis	20	2 cal., 10'–12'ht.	40' ht. & 25' spd.	30" box
LP	London Plane Tree	Platanus acerifolia	2	2" cal., 12'–14'ht.	50' ht. & 30' spd.	30" box
AP	Aristocrat Pear	Pyrus calleryana 'Aristocrat'	32	2" cal., 10'–12'ht.	25' ht. & 20' spd.	30" box
LE	Lacebark Elm	Ulmus parvifolia	27	2" cal., 12'–14'ht.	30' ht. & 25' spd.	30" box
ACCENT TREES						
NMO	New Mexico Olive	Forestiera neomexicana	33	Min. 4' ht.	18' ht. & 15' spd.	15–Gal.
WH	Washington Hawthorne	Crataegus phaenopyrum	2	1.5" cal., 6'–8'ht.	25' ht. & 20' spd.	15–Gal.
RC	Radiant Crabapple	Malus 'Radiant'	10	2" cal., 8'–10'ht.	24' ht. & 20' spd.	30" Box
VX	Vitex	Vitex angus–castus	2	Min. 4' ht.	25' ht. & 20' spd.	15–Gal.

PLANT SCHEDULE CONTINUED

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE	CONDITION
SHRUBS						
BB	Butterfly Bush	Buddleia davidii	10	1'–6"ht.	9' ht. & spd.	5–Gal.
BM	Blue Mist Spirea	Caryopteris x clandonensis	94	1'–6"ht.	3' ht. & spd.	5–Gal.
FB	Fernbush	Chamaebatiaria millefolium	21	1'–6"ht.	5' ht. & spd.	5–Gal.
TB	Turpentine Bush	Ericameria larkifolia	48	1'–6"ht.	4' ht. & spd.	5–Gal.
BJ	Buffalo Juniper	Juniperus horizontalis 'Buffalo'	8	6"ht.	1' ht. & 6' spd.	5–Gal.
GLS	Gro–Low Sumac	Rhus aromatic 'Gro–Low	31	1'ht.	3' ht. & 5' spd.	5–Gal.
LL	Lilac	Syringa vulgaris	1	1'–6"ht.	15' ht. & spd.	5–Gal.
GRASSES AND ACCENTS						
KF	Karl Foester Grass	Calamagrostis x acutiflora 'Karl Foester'	87	1'–6"ht.	2' ht. & spd.	5–Gal.
RY	Red Yucca	Hesperaloe parviflora	31	1'–6"ht.	4' ht. & 3' spd.	5–Gal.
MG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	26	1'–6"ht.	5' ht. & 3' spd.	5–Gal.
SH	Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	21	1'–6"ht.	4' ht. & spd.	5–Gal.
DF	Dwarf Fountain Grass	Pennisetum alopecuroide 'Hameln'	78	1' ht.	3' ht. & spd.	1–Gal.
BA	Blue Avena	Helictotrichon sempervirens	71	8" ht.	2' ht. & spd.	1–Gal.

HATCH LEGEND

- 3" DEPTH OF 1" BUILDOLOGY BROWN GRAVEL MULCH, (OR APPROVED EQUAL). AVAILABLE FROM BUILDOLOGY (505) 344–6626.
- 3" DEPTH OF 1" BUILDOLOGY BROWN GRAVEL MULCH, (OR APPROVED EQUAL). AVAILABLE FROM BUILDOLOGY (505) 344–6626. TREES PLANTED IN THIS AREA SHALL BE PER TRENCH PLANTING DETAIL A3/L–501.
- PARK BLEND TURF– SOD (2,818 SF) TOP OF SOD TO BE 1" BELOW TOP OF ADJACENT PAVED SURFACE.
- ENGINEERED WOOD FIBER PLAY SURFACE. SEE KEYED NOTE #5.
- ENGINEERED WOOD FIBER PLAY SURFACE. SEE KEYED NOTE #4.
- BUILDOLOGY BROWN CRUSHER FINES AVAILABLE FROM BUILDOLOGY (505) 344–6626, OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- CONCRETE. SEE CIVIL.

GENERAL NOTES

1. MULCH IN TREE AND SHRUB BEDS SHALL BE 3" DEPTH OF 1" BROWN CRUSHED GRAVEL WITH FILTER FABRIC UNDER.
2. THIS PLAN IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, ENACTMENT NO. 18–1995.

IRRIGATION SYSTEM

ALL PLANTING IMPROVEMENTS WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS AND PERENNIALS WILL BE WATERED BY LOW PRECIPITATION RATE BUBBLER HEADS. TURF WILL BE WATERED BY SPRAY OR ROTOR HEADS. BACKFLOW PREVENTION WILL BE PROVIDED AT POINT OF CONNECTION TO SERVE AS THE MEANS OF WATER CONTAMINATION PROTECTION. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LANDSCAPE MAINTENANCE

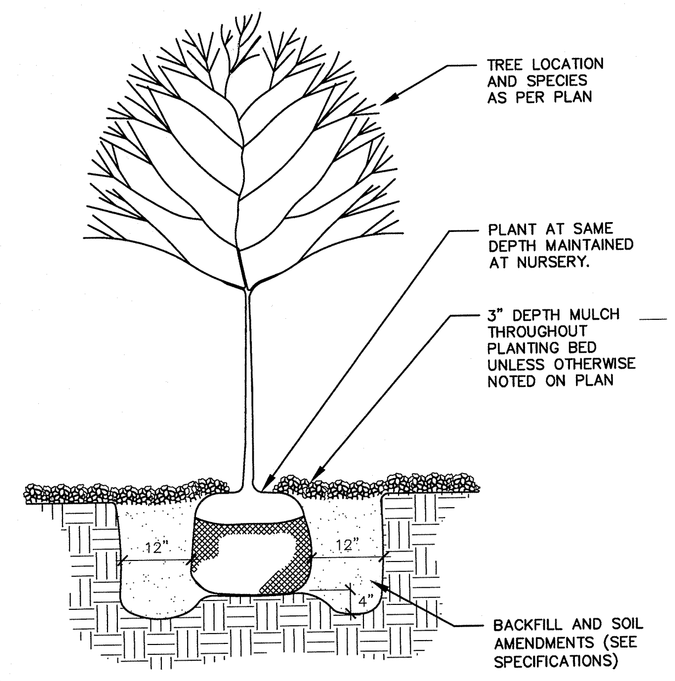
THE OWNER WILL RESUME RESPONSIBILITY FOR MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEM.

LANDSCAPE AREA REQUIREMENTS

TOTAL LOT AREA: 140,719 S.F.
BUILDING AREA: 27,738 S.F.
NET LOT AREA: 112,981 S.F. (TOTAL – BUILDING = NET)
TOTAL LANDSCAPE AREA REQUIRED: 16,947 S.F. (15% OF NET LOT AREA)
TOTAL LANDSCAPE AREA PROVIDED: 25,489 S.F. (22.5% OF NET LOT AREA)

LANDSCAPE AREAS

LANDSCAPE TYPE	SQUARE FOOTAGE
HIGH WATER USE TURF	1,943 S.F. (7.6% OF LANDSCAPED AREA)
TREES AND SHRUB BEDS WITH GRAVEL OR CRUSHER FINE MULCH	23,546 S.F. (92.4% OF LANDSCAPED AREA)



A5 TREE PLANTING DETAIL

SCALE: N.T.S.

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CONSULTANT

MORROW REARDON WILKINSON MILLER, LTD.,
LANDSCAPE ARCHITECTS

STAMP

PROJECT NAME

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

REVISIONS:

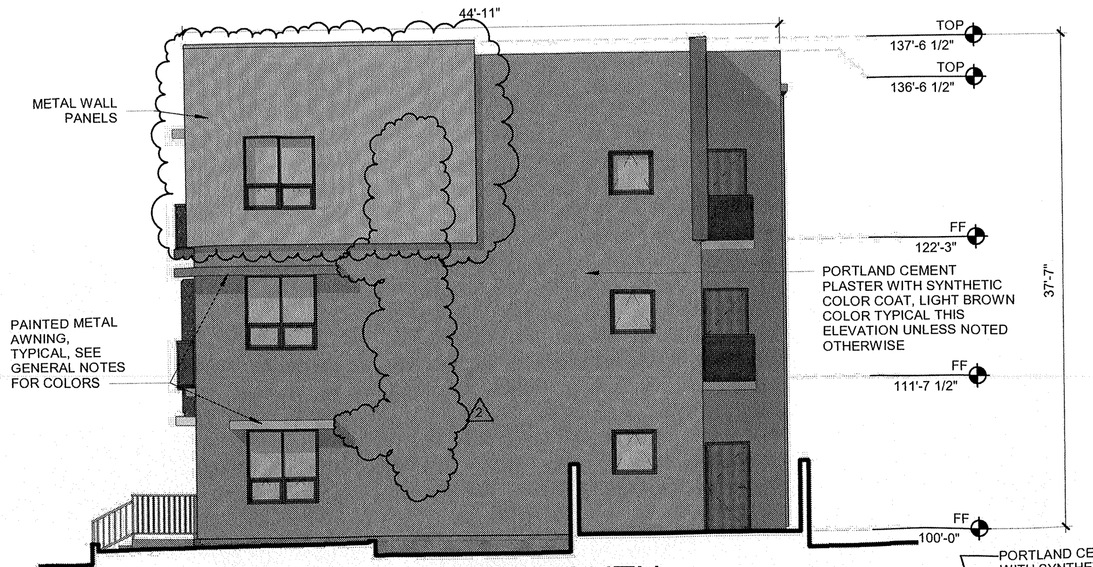
No.	DATE	DESCRIPTION
	9/6/2012	DRB COMMENTS
2	9/21/2012	DRB COMMENTS
3	1/08/14	ADMINISTRATIVE AMENDMENT

Copywright: Design Group

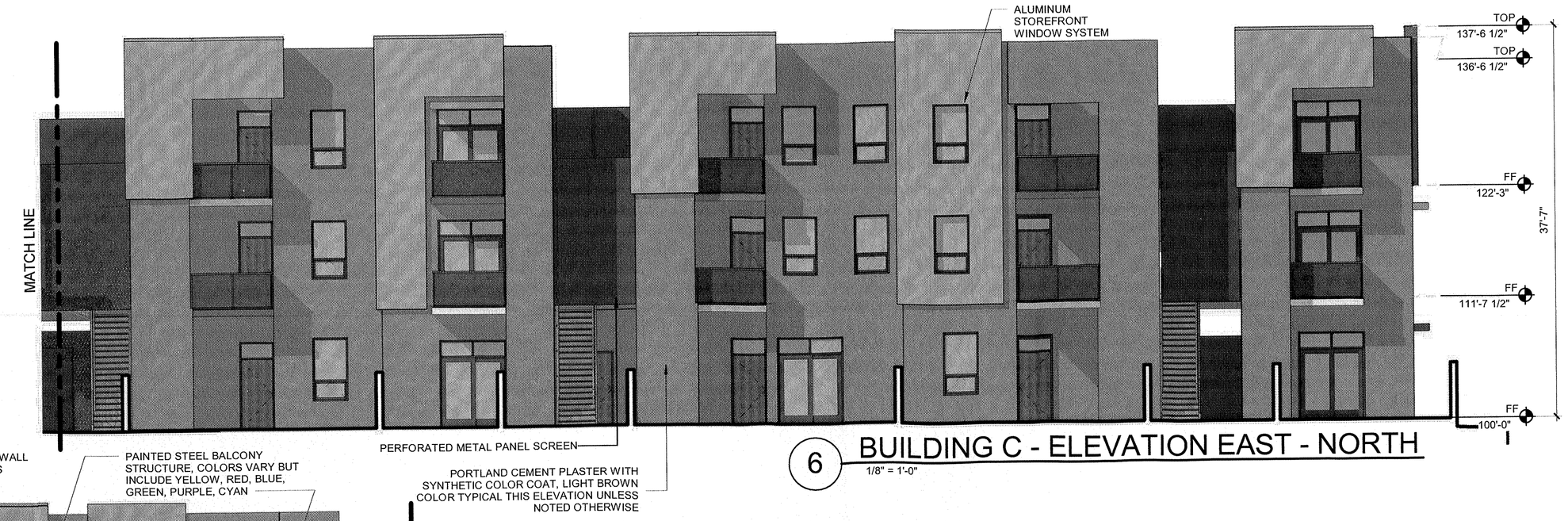
Drawn by	KG
Checked by	GM
Date	8/6/2012
Project number	2439
Cad file name	

SHEET TITLE:
LANDSCAPE PLANTING PLAN

SHEET NUMBER:
2.1



5 BUILDING C - ELEVATION SOUTH
1/8" = 1'-0"



6 BUILDING C - ELEVATION EAST - NORTH
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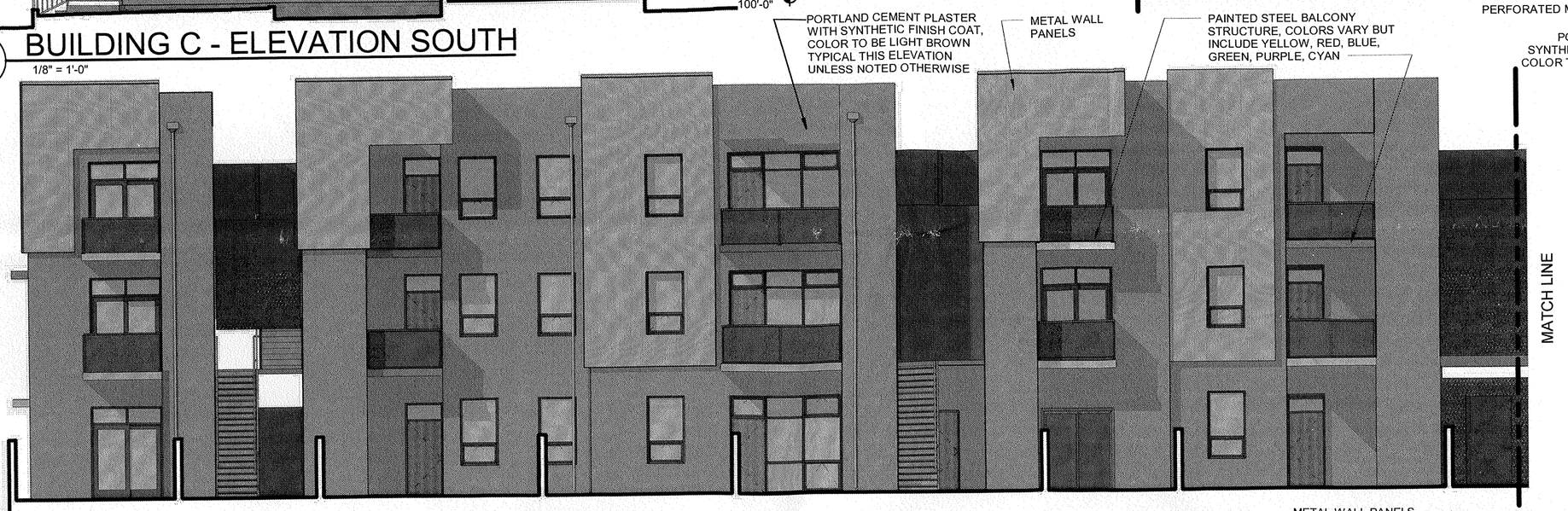

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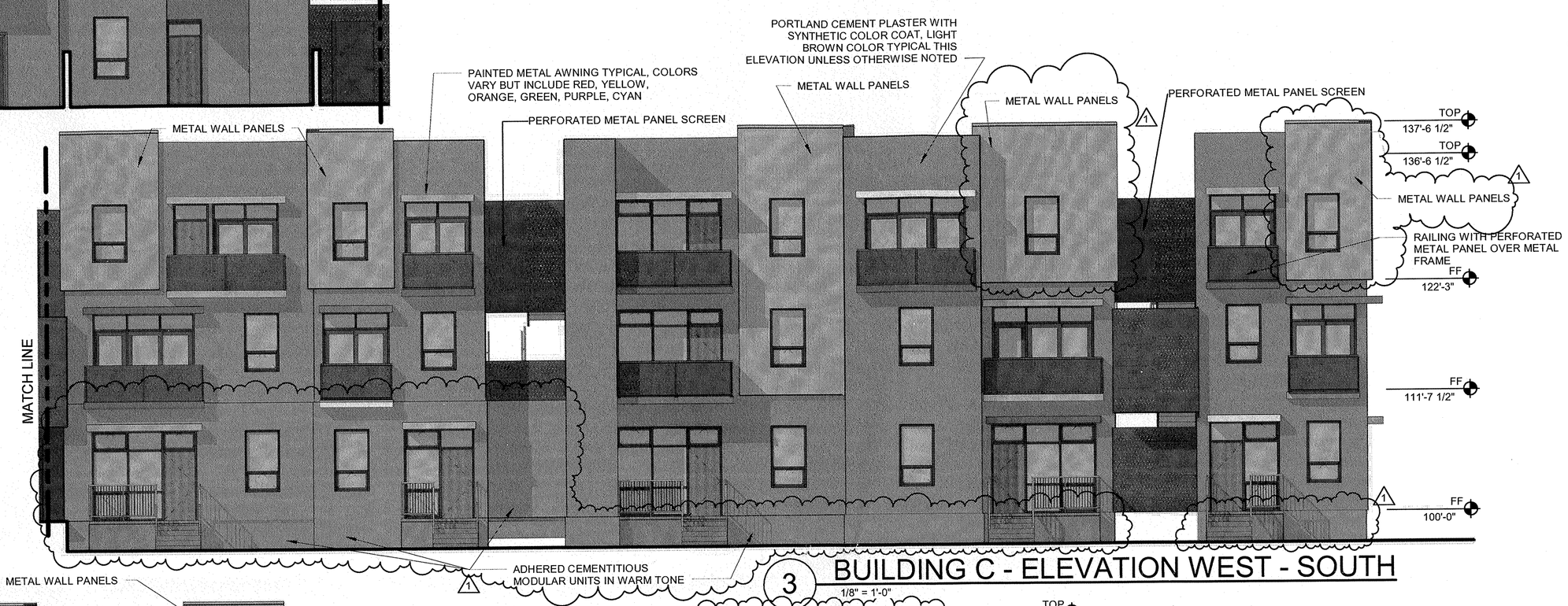
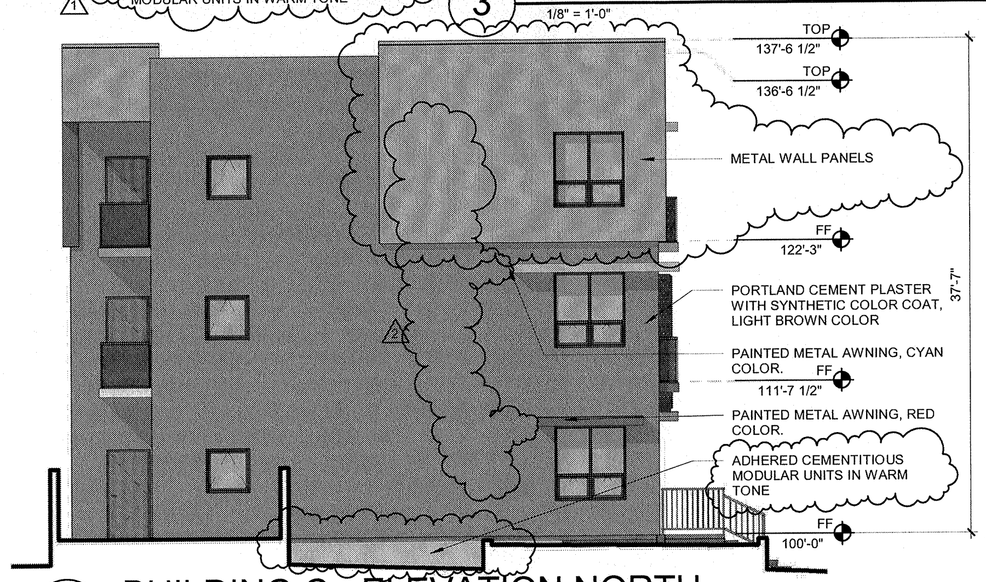


3 BUILDING C - ELEVATION WEST - SOUTH
1/8" = 1'-0"

1 BUILDING C - ELEVATION WEST - NORTH
1/8" = 1'-0"



2 BUILDING C - ELEVATION NORTH
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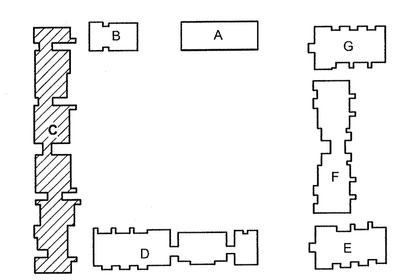

KEY PLAN

0' 4' 8' 16' 32'

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PROJECT NAME
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

REVISIONS

No.	Date	Description
1	03/11/2013	ADMIN. AMENDMENT
2	01/08/2014	ADMIN. AMENDMENT

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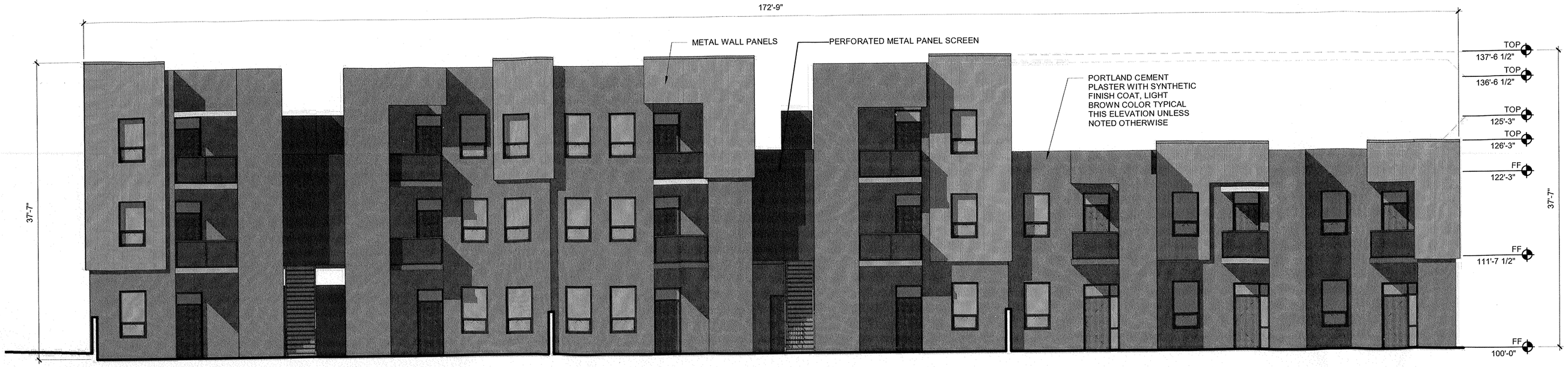
Checked by	Checker
Date	AUG 13, 2012
Project number	2439
CAD file name	

SHEET TITLE
BUILDING AND STRUCTURE ELEVATIONS
BUILDING C

SHEET NUMBER
5.2



4 BUILDING D - ELEVATION NORTH
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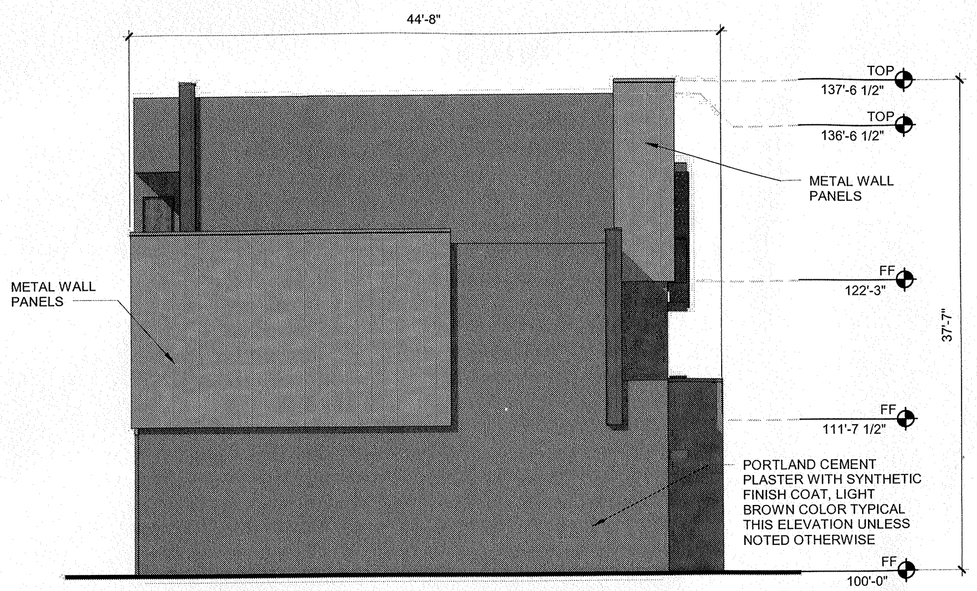

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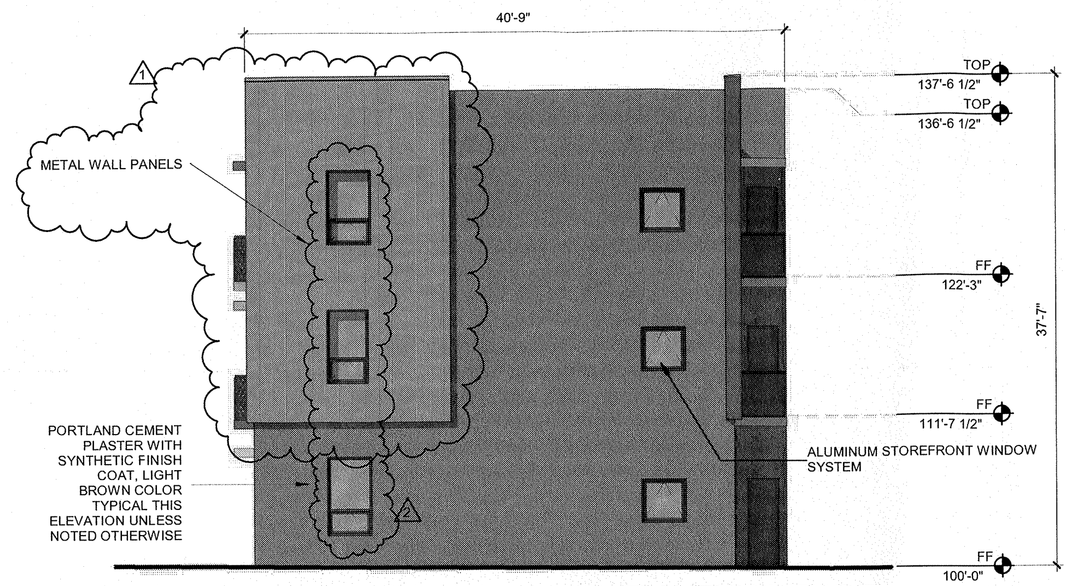

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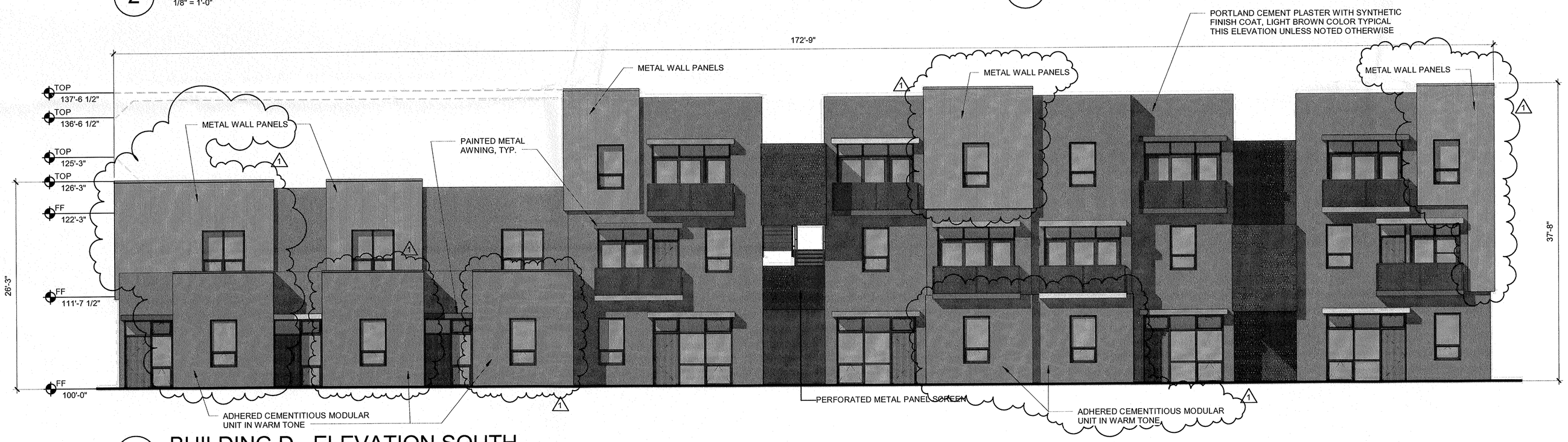

1 BUILDING D - ELEVATION SOUTH
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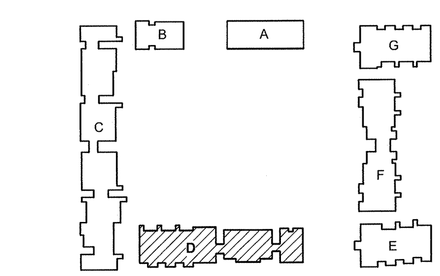

KEY PLAN

0' 4' 8' 16' 32'

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PROJECT NAME
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FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

REVISIONS

No.	Date	Description
1	03/11/2013	ADMIN. AMENDMENT
2	01/08/2014	ADMIN. AMENDMENT

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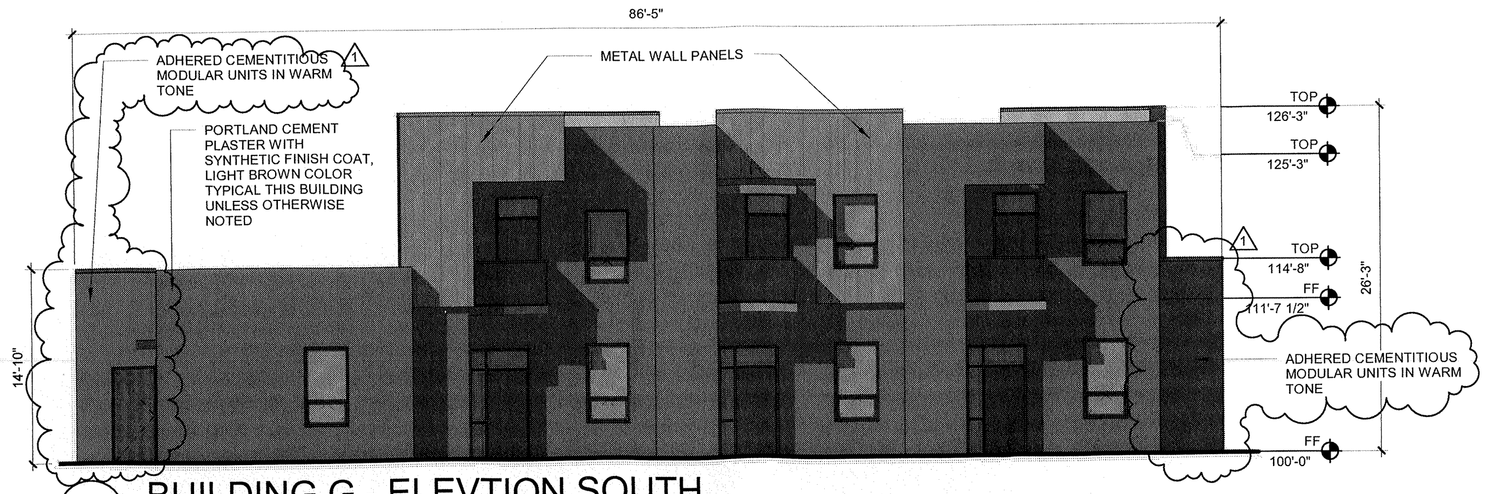
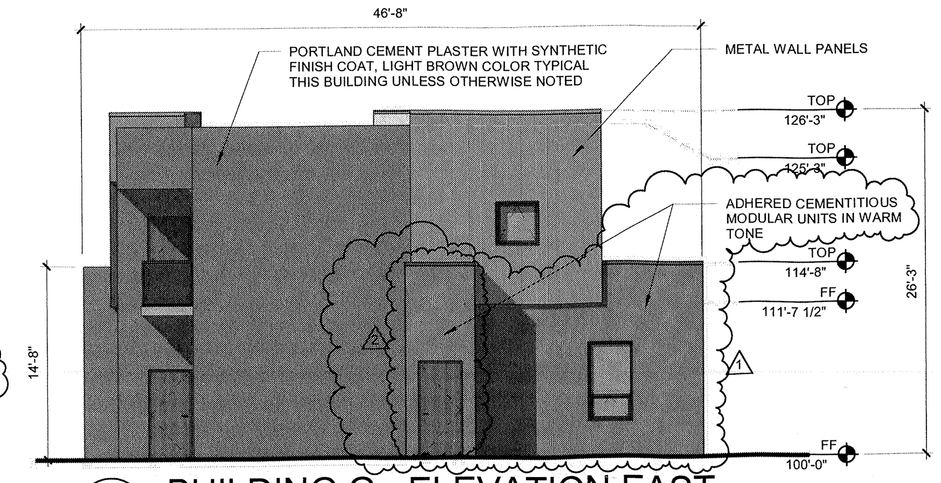
Checked by	Checker
Date	AUG 13, 2012
Project number	2439
CAD file name	

SHEET TITLE
BUILDING AND STRUCTURE ELEVATIONS
BUILDING D

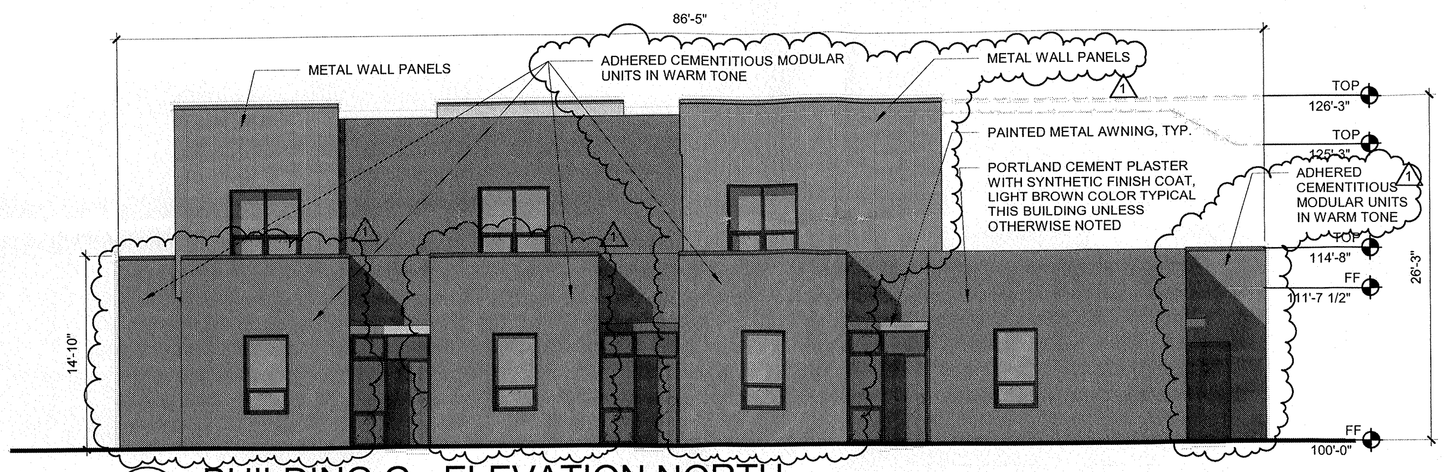
SHEET NUMBER
5.3



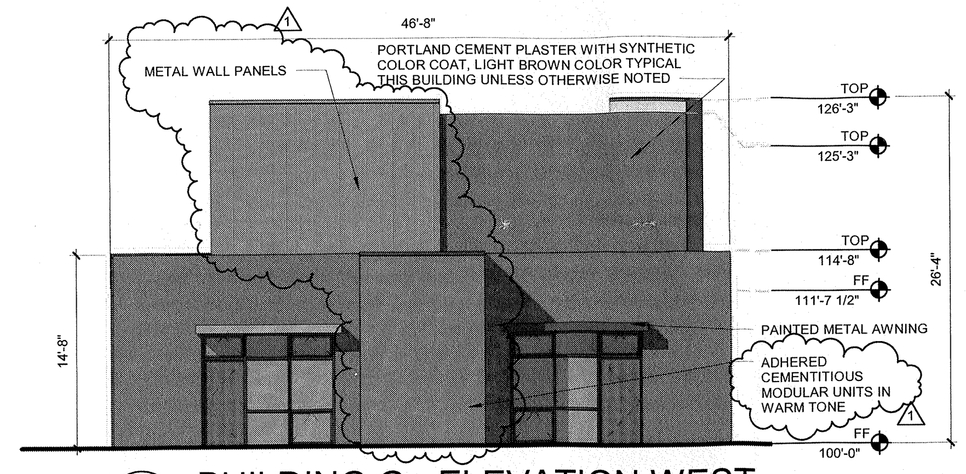
7 BUILDING G - ELEVTION SOUTH
1/8" = 1'-0"



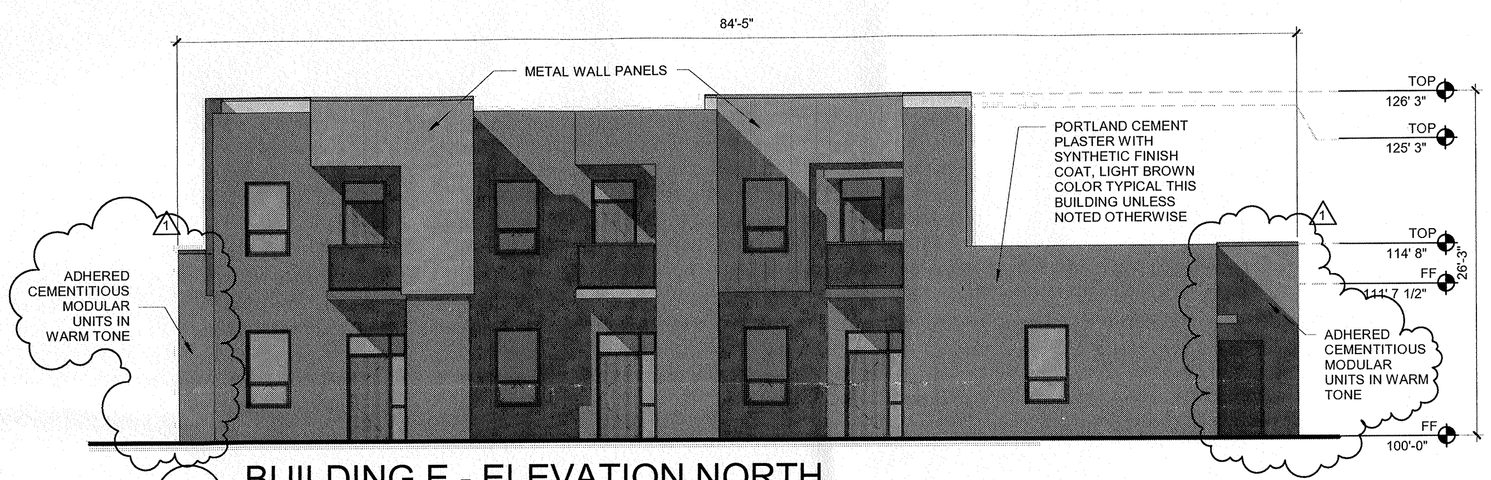
8 BUILDING G - ELEVATION EAST
1/8" = 1'-0"



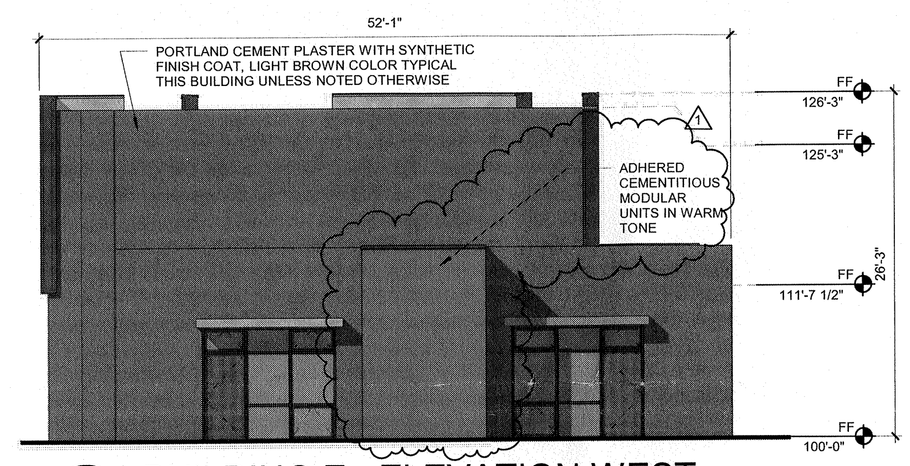
5 BUILDING G - ELEVATION NORTH
1/8" = 1'-0"



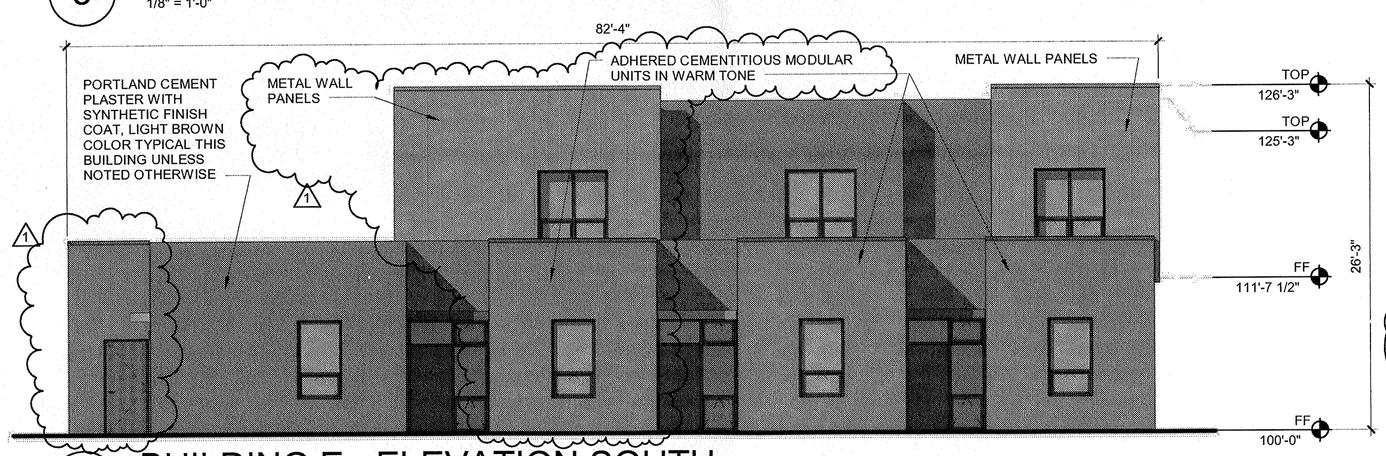
6 BUILDING G - ELEVATION WEST
1/8" = 1'-0"



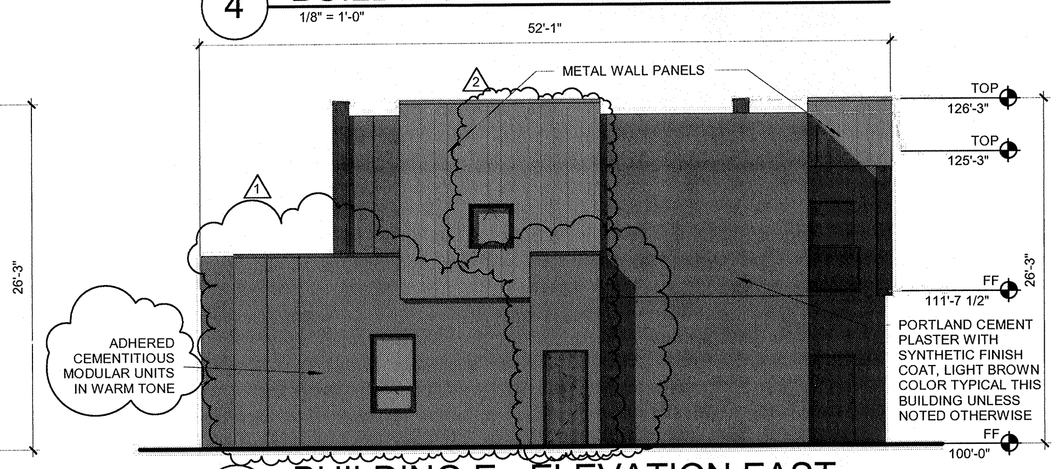
3 BUILDING E - ELEVATION NORTH
1/8" = 1'-0"



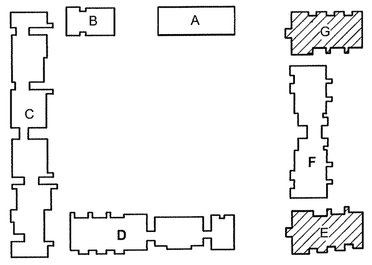
4 BUILDING E - ELEVATION WEST
1/8" = 1'-0"



1 BUILDING E - ELEVATION SOUTH
1/8" = 1'-0"



2 BUILDING E - ELEVATION EAST
1/8" = 1'-0"



KEY PLAN

0' 4' 8' 16' 32'

THE HARTMAN + MAJEWSKI
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CONSULTANT

STAMP

PROJECT NAME
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

REVISIONS

No.	Date	Description
1	03/11/2013	ADMIN. AMENDMENT
2	01/08/2014	ADMIN. AMENDMENT

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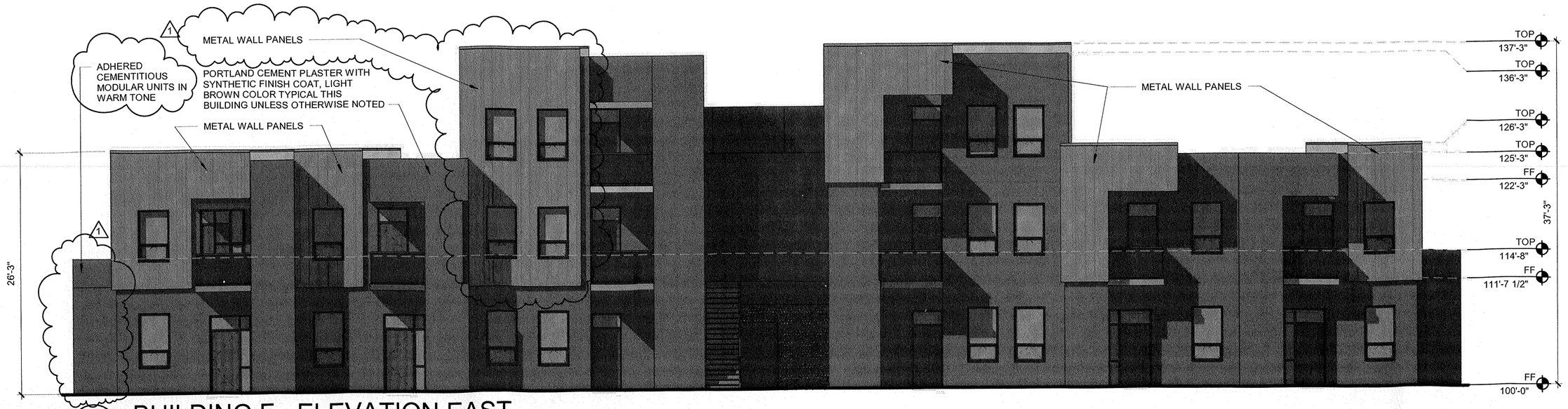
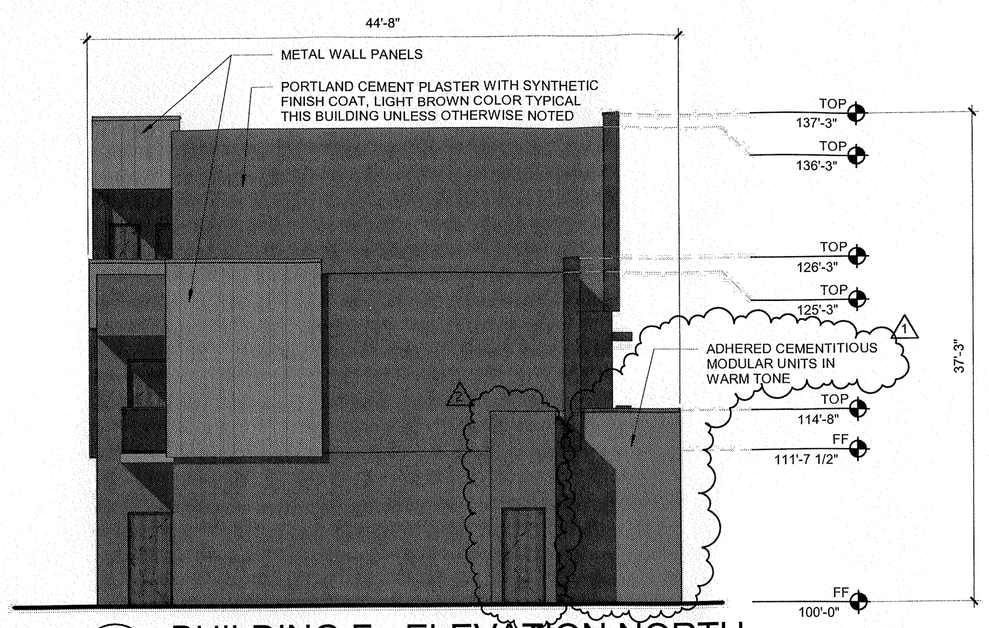
Drawn by	Author
Checked by	Checker
Date	AUG 13, 2012
Project number	2439
CAD file name	

SHEET TITLE
BUILDING AND STRUCTURE ELEVATIONS BUILDINGS E AND G

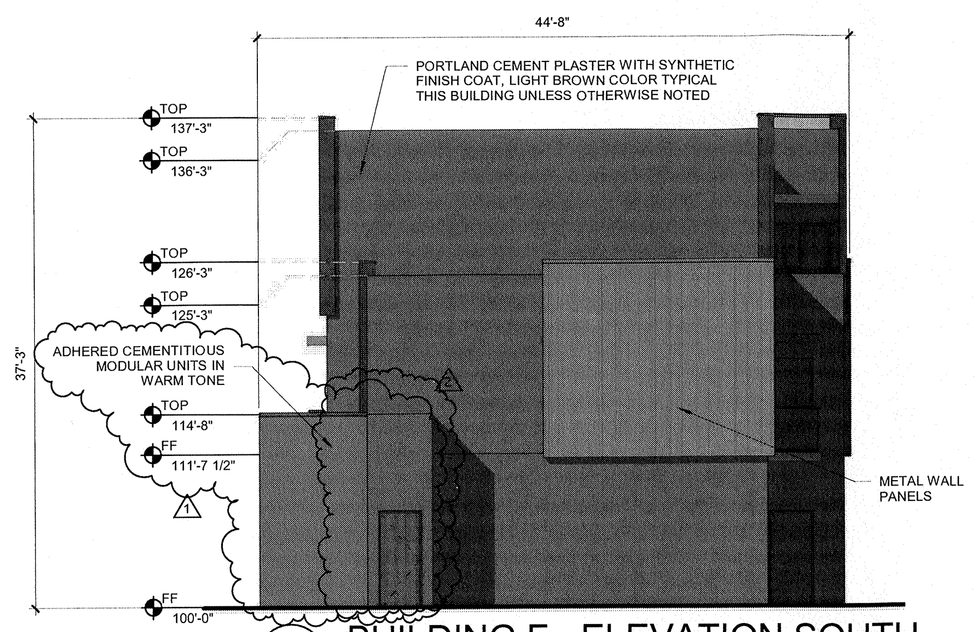
SHEET NUMBER
5.4



4 BUILDING F - ELEVATION EAST
1/8" = 1'-0"

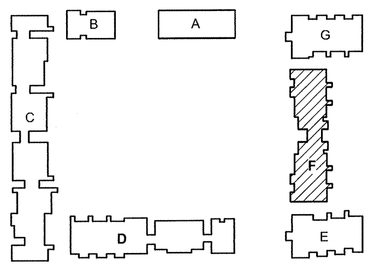


2 BUILDING F - ELEVATION NORTH
1/8" = 1'-0"



3 BUILDING F - ELEVATION SOUTH
1/8" = 1'-0"

1 BUILDING F - ELEVATION WEST
1/8" = 1'-0"



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SHEET TITLE
BUILDING AND STRUCTURE ELEVATIONS
BUILDING F

SHEET NUMBER
5.5