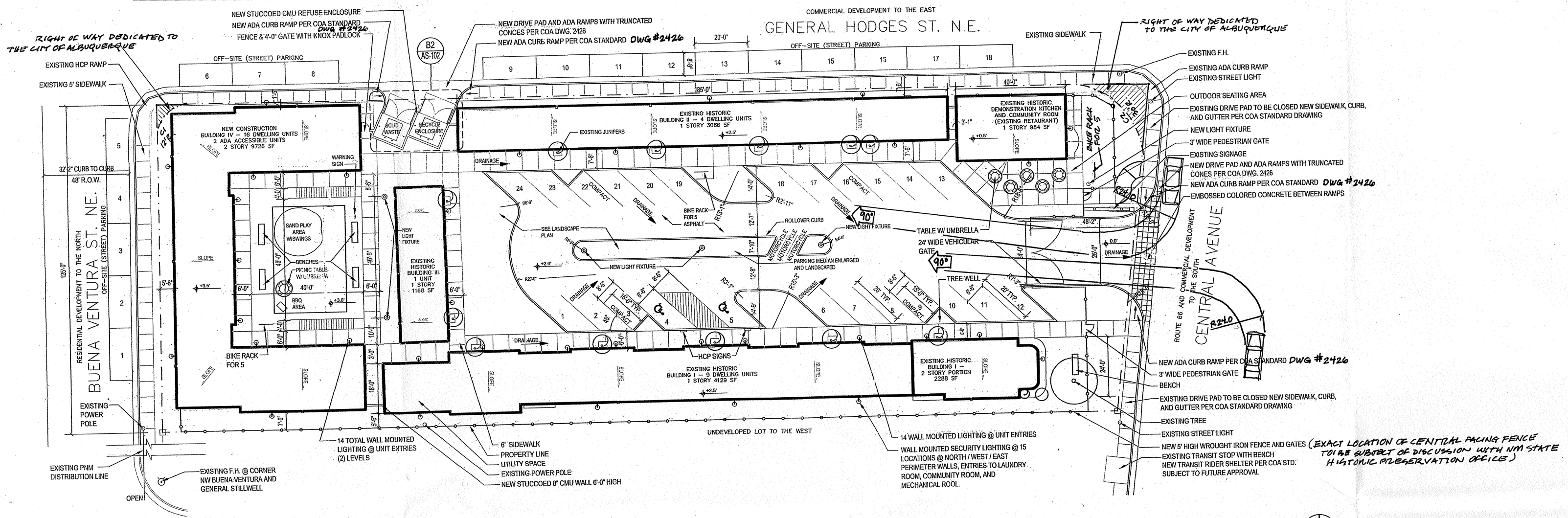


C1 SITE DEVELOPMENT PLAN
1" = 20'

BLDG USE	SQUARE FOOTAGE
COMMUNITY BUILDING	984 SF
BUILDING I	6417 SF
BUILDING II	3086 SF
BUILDING III	1168 SF
BUILDING IV	9726 SF
	21,381 SF TOTAL

PARKING REQUIRED PER APPLICANT

1 SPACE PER UNIT	30 SPACES
HANDICAP SPACES	2 SPACES
MOTORCYCLE SPACES	3 SPACES

PARKING PROVIDED

ON SITE	24 SPACES
ON STREET PARKING	9 SPACES (½ OF AVAILABLE)
HANDICAP SPACES	2 SPACES
TOTAL SPACES	33 SPACES
MOTORCYCLE SPACES	3 SPACES
BICYCLE RACK SPACES PROVIDED	15 SPACES

NOTE:
ANY CHANGES TO THE SITE DEVELOPMENT PLAN, INCLUDING A CHANGE TO R-2 AND/OR C-2 PERMISSIVE USES WITH A DIFFERENT PARKING DEMAND, SHALL BE REVIEWED BY THE CITY PER STANDARD SU-1 PROCEDURES (§14-16-2-22 (A)(6)).

OPEN SPACE

LUNA 21,381 SF = 717 SF/DWELLING UNIT

PATIOS, PLAZAS AND PLAY AREAS

18 X 30 @ COMMUNITY BUILDING	540 SF
50 X 24 @ COMMUNITY ROOM	784 SF
46 X 40 @ CHILDRENS PLAY PLAZA	1,840 SF
TOTAL	3,164 SF

MECHANICAL EQUIPMENT / UTILITY NOTES:

1. ROOF-TOP EQUIPMENT ON THE NEW BUILDING SHALL BE SCREENED FROM THE PUBLIC RIGHT OF WAY BY PARAPET WALLS OR STRUCTURAL FEATURES. PER 14-16-3-189(C)(6). NEW ROOF-TOP EQUIPMENT ON THE HISTORIC BUILDINGS, OF A DIFFERENT TYPE OR LARGER THAN EXISTING EQUIPMENT, SHALL BE SCREENED, BUT NOT NECESSARILY WITH MATERIAL AND COLOR TO MATCH THE BUILDING.
2. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES.
3. TEN (10) FEET OF CLEARANCE SHALL BE MAINTAINED AROUND ELECTRIC UTILITY POLES.

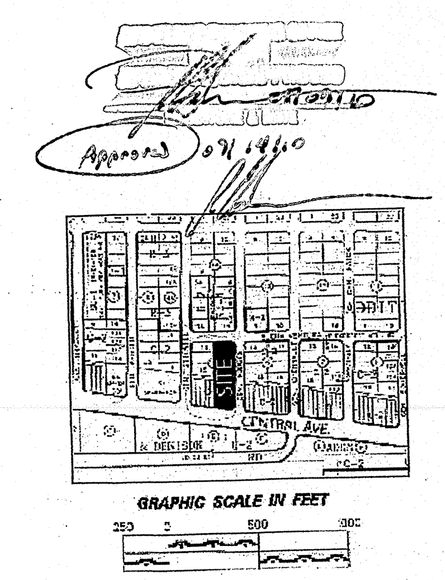
LIGHTING AND SECURITY NOTES:

1. ALL LIGHTING SHALL COMPLY WITH AREA LIGHTING REGULATIONS IN THE ZONING CODE.
2. PROPERTY ACCESS SHALL BE LIMITED TO RESIDENTS AND THEIR GUESTS AT NIGHT, E.G. BETWEEN 10PM AND 7AM, AND THAT PEDESTRIAN AND VEHICULAR GATES SHALL BE LOCKED DURING THAT PERIOD.
3. LOCKING OF ALL GATES SHALL BE WITH 'KNOX BOX' FOR FIREFIGHTER ACCESS AND RESIDENTS ~~KEYED~~ LOCKING. ~~HARDWARE.~~ AUTOMATED ACCESS HARDWARE

PROJECT DATA

- ACREAGE - 1.05 ACRES (45,924.83 SF)
- SITE IS LISTED ON THE NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES AND THE NATIONAL REGISTER OF HISTORIC PLACES. BOUNDARY INCLUDES THE LOTS ON WHICH THE LUNA LODGE ARE LOCATED.
- ZONING SU-1 FOR C-2 / R-2 FOR PERMISSIVE USES
- PROPOSED USE: AFFORDABLE APARTMENTS AND INCIDENTAL USES
- NUMBER OF DWELLING UNITS - 30 (20 - 1 BEDROOM) (10 - 2 BEDROOM)
  - BEDROOMS - 40
  - BATHROOMS - 30
- MAXIMUM BUILDING HEIGHT - 26 FEET
- OPEN SPACE CALCULATIONS
  - TOTAL REQUIRED - 13,000 SF
  - TOAL PROVIDED - 25,189 SF
- FLOOR AREA RATIO (FAR) - .47
- AREA OF BUILDING FOOTPRINT - 14,890 SF

NOTE: SIGNAGE SHALL COMPLY WITH 14-16-3-5, INCLUDING REGULATIONS FOR SIGNS IN RESIDENTIAL ZONES (C) EXCEPT WHERE GENERAL SIGN REGULATIONS CONFLICT WITH HISTORIC PRESERVATION REQUIREMENTS.



A4 / AS-101 VICINITY MAP

PROJECT NUMBER: 1008256
Application Number: 10 DRB - 70268

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 05.14.10 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date 09-30-10
ABCWUA	Date 09/15/10
Parks and Recreation Department	Date 9/16/10
City Engineer	Date 9/15/10
* Environmental Health Department (conditional)	Date N/A
Solid Waste Management	Date 9-21-10
DRB Chairperson, Planning Department	Date 9-30-10

9/23/10

SITE
ZONING
SITE CENTRAL SW
ALBUQUERQUE
NEW MEX CO
87102
505 766 6968
FAX 243 4508
GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

STAMP

CONSULTANT

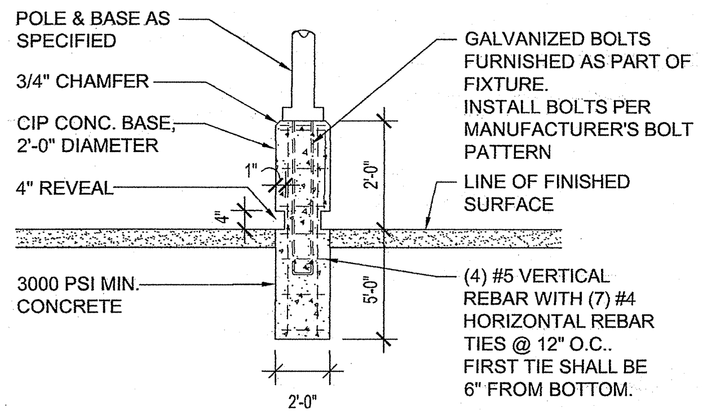
MARK	DATE	DESCRIPTION

ISSUE: DRB
PROJECT NUMBER:
FILE: AS-101
DRWN. BY: CMW
CHKD BY: GS
DATE: August 6, 2010

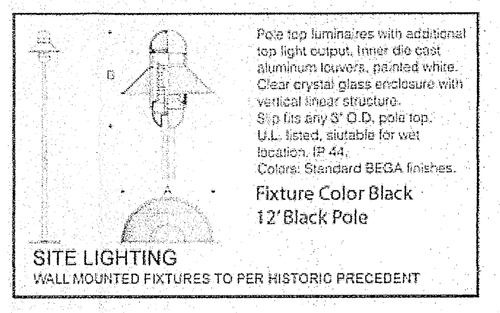
AS-101

9119 Central Ave NE

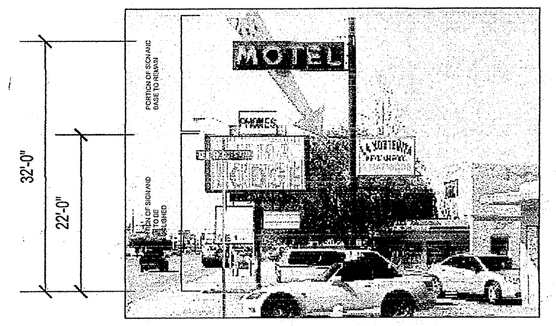
NewLife Homes - Luna Lodge (Ubuntu)
DRB SITE DEVELOPMENT PLAN
BUILDING PERMIT



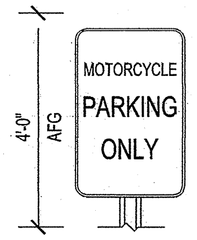
D1 LUMINAIRE BASE
AS-102 — NTS



D2 LIGHTING FIXTURES
AS-102 — NTS

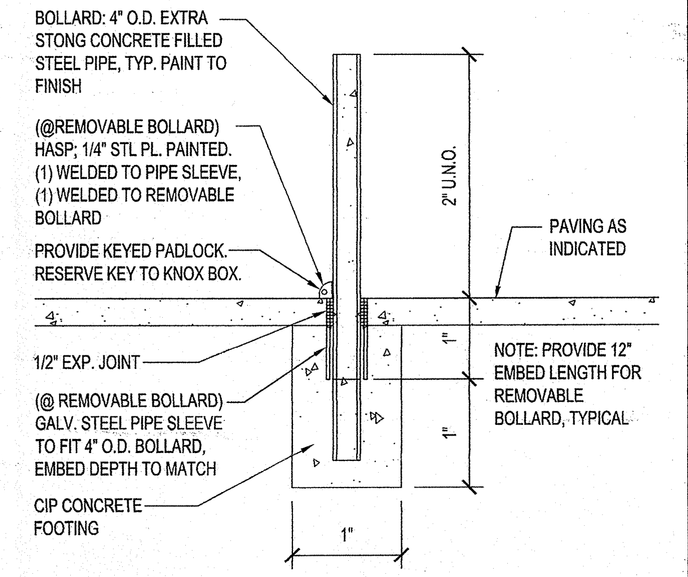


D3 EXISTING SIGNAGE
AS-102 — NTS

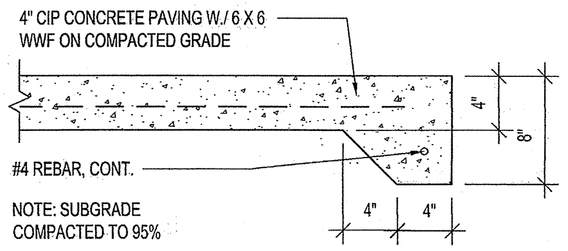


MOTORCYCLE

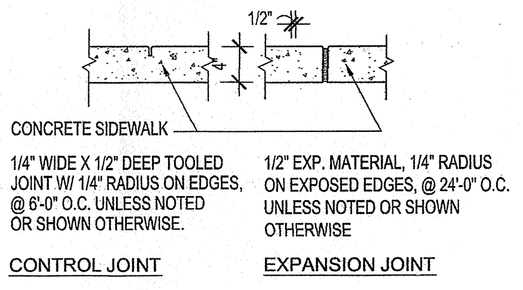
D4 PARKING SIGN DETAIL
AS-102 — SCALE: 3/4"= 1'-0"



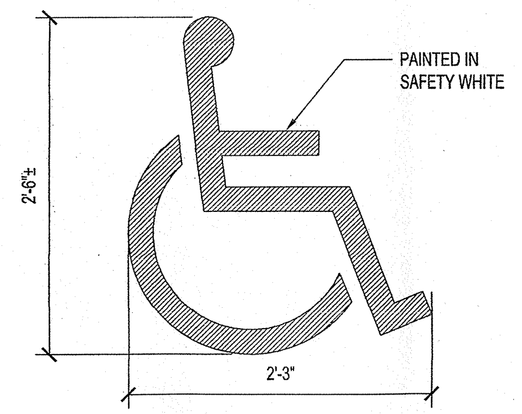
C5 BOLLARD DETAIL
AS-102 — SCALE: 1/4"=1'-0"



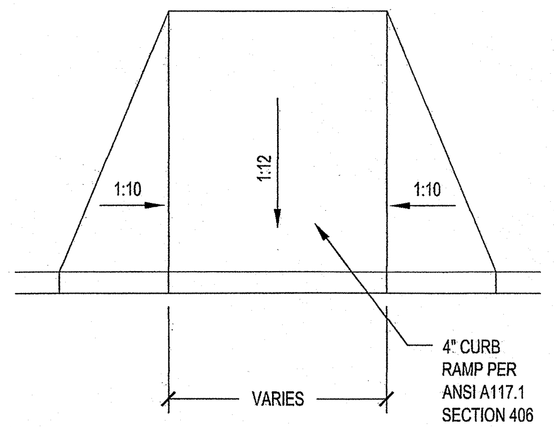
C1 SIDEWALK TURNDOWN DETAIL
AS-102 — WHERE INDICATED — NTS



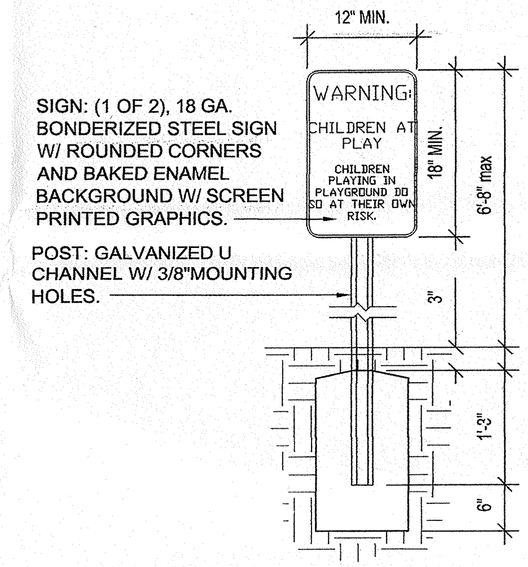
C2 CONCRETE JOINT DETAILS
AS-102 — NTS



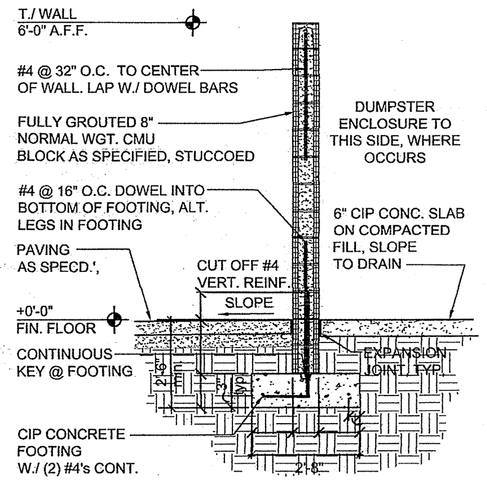
C3 ACCESSIBILITY SYMBOL
AS-102 — NTS



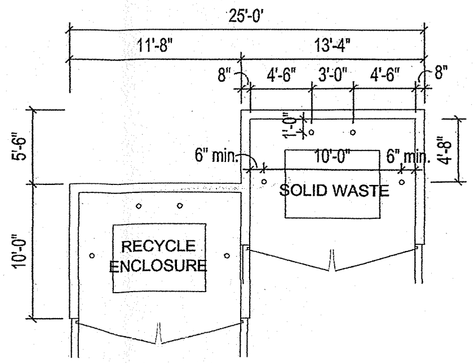
C4 CURB RAMP DETAIL
AS-102 — NTS



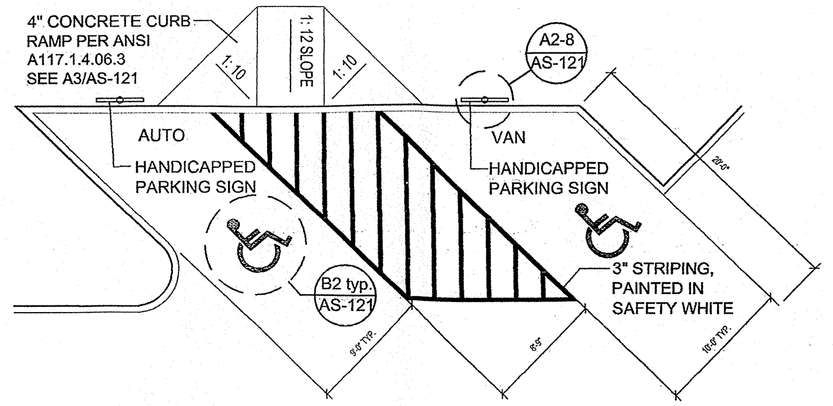
B5 CHILDREN AT PLAY WARNING SIGN
AS-102 — SCALE: 3/4"=1'-0"



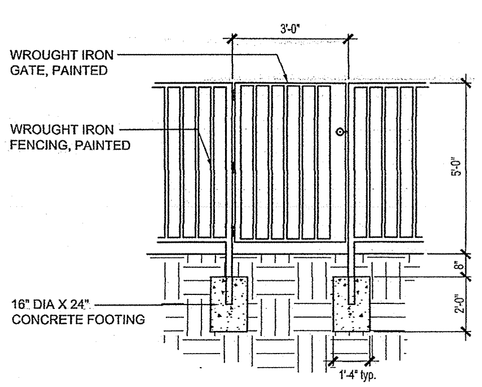
B1 CMU WALL SECTION @ DUMPSTER
AS-102 — SCALE: 3/8"= 1'-0"



B2 PLAN @ DUMPSTER
AS-102 — SCALE: 1/8"= 1'-0"

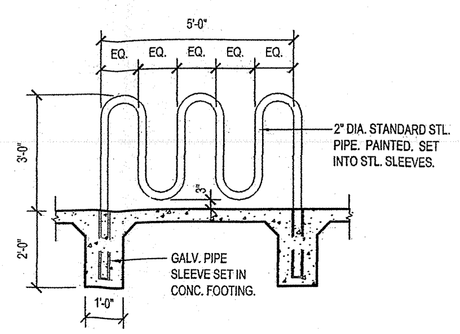


B3 HANDICAPPED PARKING AISLE DETAIL
AS-102 — SCALE: 1/8"=1'-0"

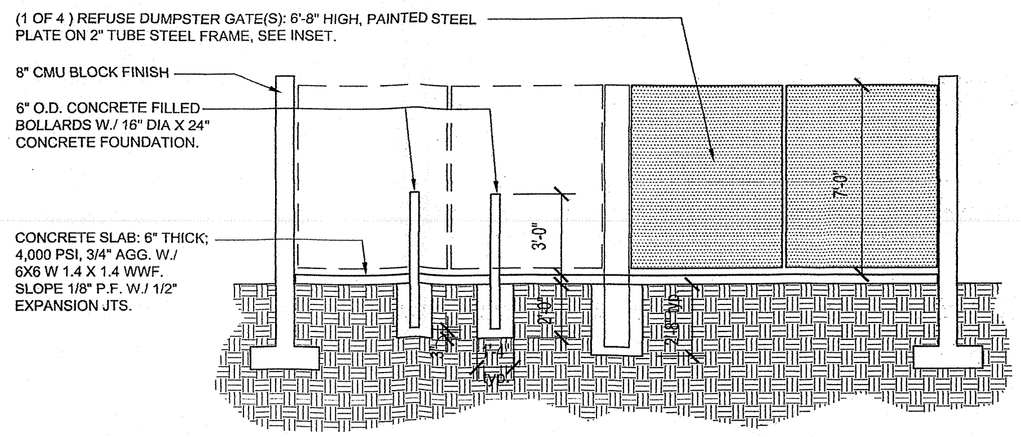


NOTE: PAINT COLOR TO MATCH EXISTING STUCCO TO BE APPROVED BY ARCHITECT.

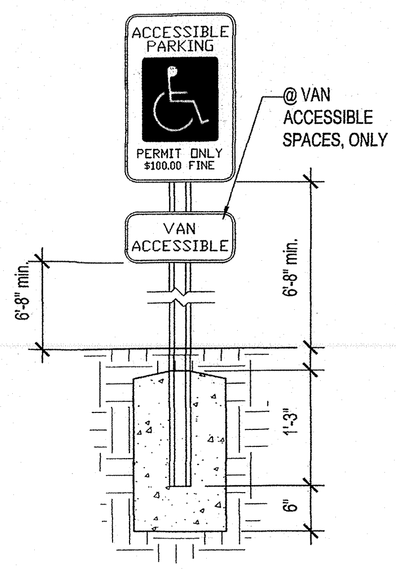
A1 WROUGHT IRON GATE
AS-102 — NTS



A2 BICYCLE RACK DETAIL
AS-102 — SCALE: 3/4"= 1'-0"



A3 DUMPSTER ENCLOSURE
AS-102 — SCALE: 1/4"= 1'-0"



A5 HANDICAPPED PARKING SIGN DETAIL
AS-102 — SCALE: 3/4"= 1'-0"

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
87102
505/766-6968
FAX/243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

STAMP

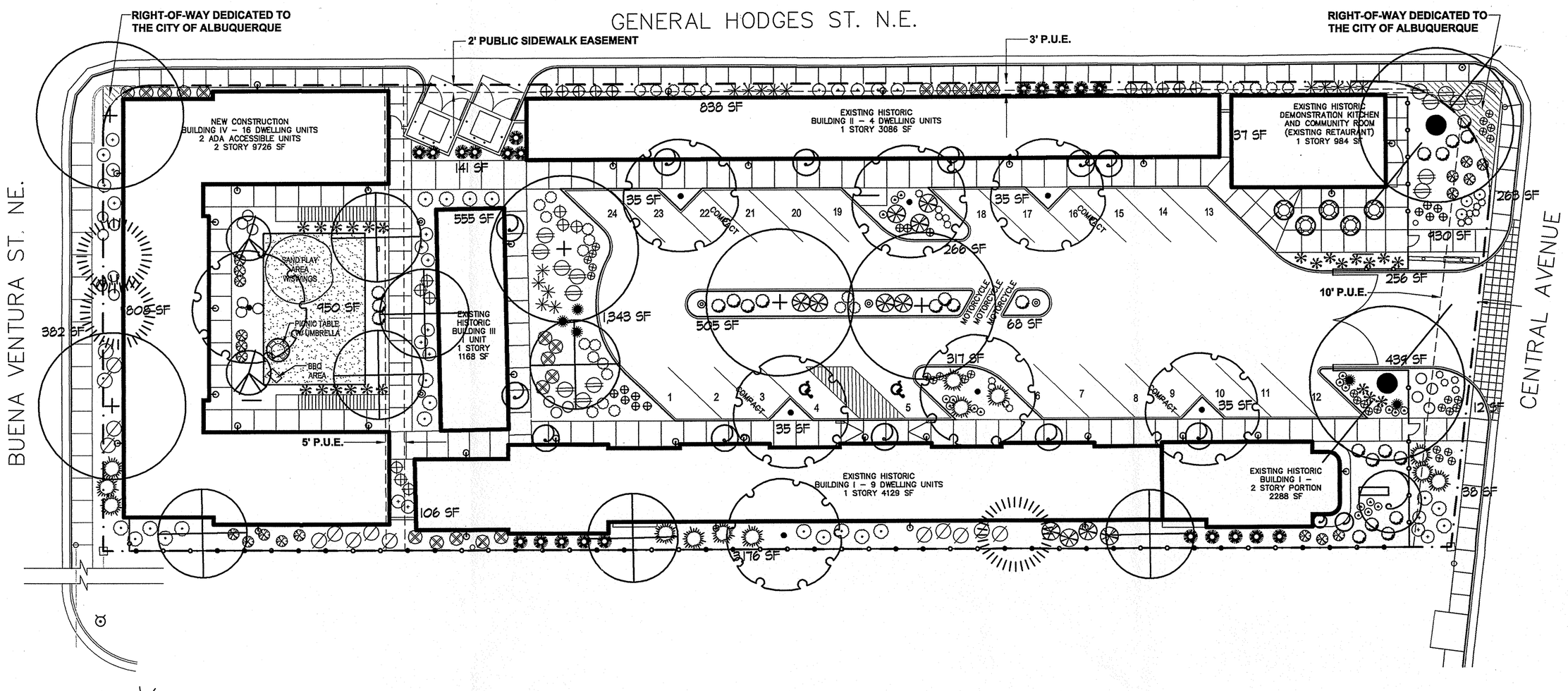
CONSULTANT

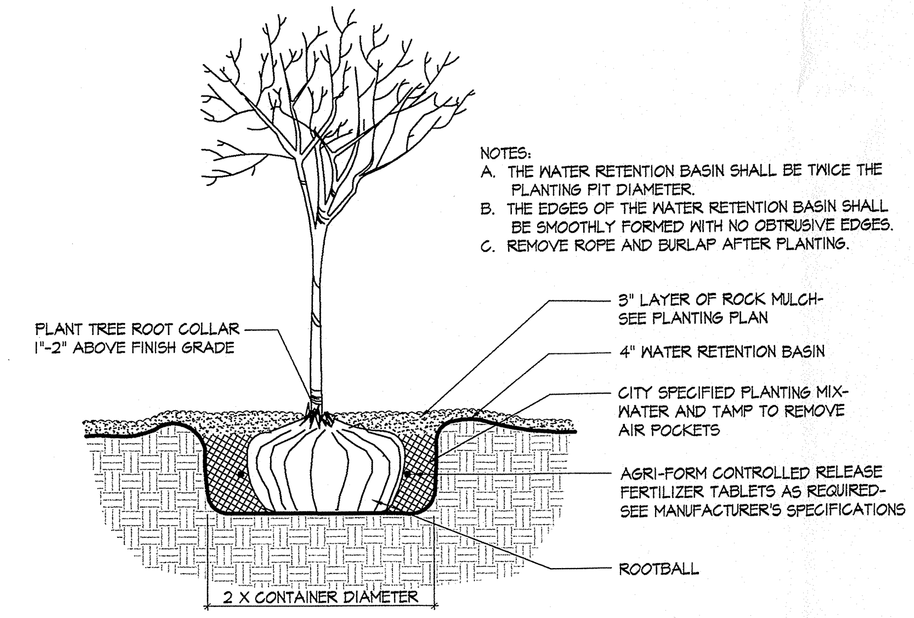
NewLife Homes - Luna Lodge (Ubuntu)
SITE DETAILS

MARK	DATE	DESCRIPTION

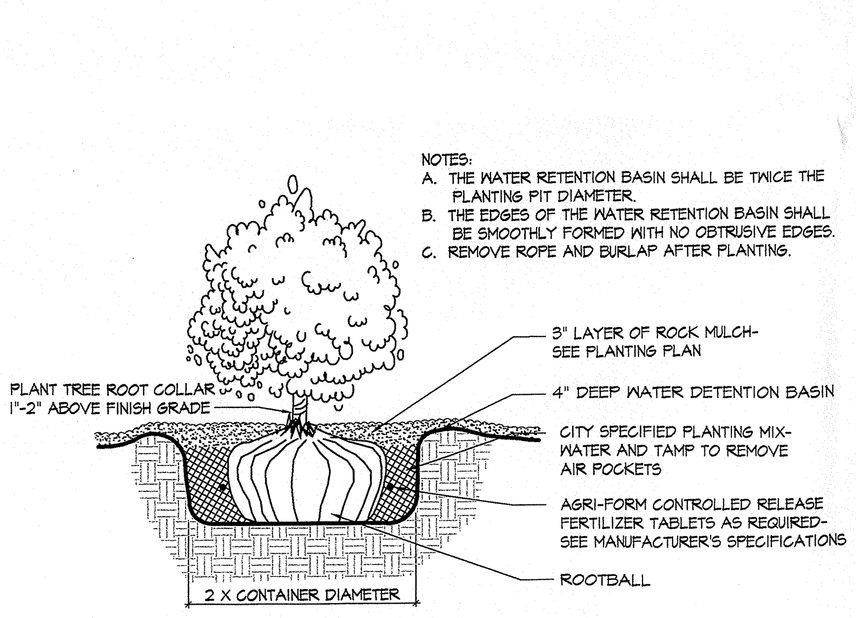
ISSUE: DRB
PROJECT NUMBER:
FILE: AS-102
DRWN. BY: CMW
CHKD BY: GS
DATE: August 6, 2010

AS-102

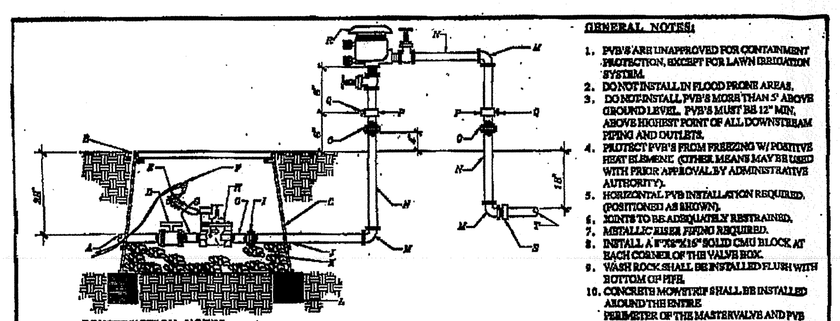




TREE PLANTING NOT TO SCALE



SHRUB PLANTING NOT TO SCALE



GENERAL NOTES:
1. PVB'S ARE UNAPPROVED FOR CONTAINMENT PROTECTION, EXCEPT FOR LAWN IRRIGATION SYSTEM.
2. DO NOT INSTALL IN FLOOD PRONE AREAS.
3. DO NOT INSTALL PVB'S MORE THAN 5' ABOVE GROUND LEVEL. PVB'S MUST BE 12" MIN. ABOVE HIGHEST POINT OF ALL DOWNSTREAM PIPING AND OUTLETS.
4. PROTECT PVB'S FROM FREEZING W/ POSITIVE HEAT ELEMENT. (OTHER MEANS MAY BE USED WITH PRIOR APPROVAL BY ADMINISTRATIVE AUTHORITY).
5. HORIZONTAL PVB INSTALLATION REQUIRED. (POSITIONED AS SHOWN).
6. JOINTS TO BE ADEQUATELY RESTRAINED.
7. METALLIC PIPING REQUIRED.
8. INSTALL A 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
9. WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PVB.
10. CONCRETE MOWSTRIP SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE MASTERVALVE AND PVB ASSEMBLY. MOWSTRIP SHALL BE A MIN. OF 12" FROM PIPING AND VALVE BOX. (OPTIONAL DEPENDING ON APPLICATION).

CONSTRUCTION NOTES:
A. SERVICE LINE TO WATER METER, NO OUTLETS ALLOWED.
B. FINISH GRADE, MATERIAL VARIES REFERENCE PLANS.
C. BROOKS PRODUCTS INC., 1730 FH-15 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION.
D. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
E. 24" WIDE EXPANSION COIL.
F. SM SKOTCH LOK.
G. SCHEDULE 80 PVC 4" NIPPLE.
H. ELECTRIC VALVE (SEE REFERENCE DRAWINGS FOR SIZES).
I. SPEARS SCHEDULE 80 PVC UNION.
J. SCHEDULE 80 PVC NIPPLE 3" MIN.
K. 1" DIAMETER WASHED ROCK.
L. 8"X8"X16" SOLID CMU BLOCK.
M. GALVANIZED ELL.
N. GALVANIZED NIPPLE.
O. GALVANIZED UNION (MIN. 4" ABOVE GRADE).
P. GALVANIZED TEE.
Q. HALL DRAIN, CHAMPION DV880 1/2".
R. PVB BACKFLOW PREVENTER (REFERENCE DRAWINGS).
S. PVC MUFF ADAPTER.
T. NON-CONSTANT PRESSURE IRRIGATION MAINLINE.

CITY OF ALBUQUERQUE		
REVISIONS		
12/91	LANDSCAPE MASTERVALVE W/ PVB DWG. 2702	JAN, 1993
5/92		
12/93		

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
		TREES			
		EXISTING TREES TO REMAIN			
8		ACER TARTARICUM 'GAR ANN' HOT WINGS MAPLE	2" B&B	8'-10' HT. X 4' SPR. 20' HT. X 20' SPR.	MED
7		CHITALPA TASHKENTENSIS CHITALPA	2" B&B	8' HT. X 4' SPR. 30' HT. X 30' SPR.	MED
5		FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	2" B&B	14' HT. X 6' SPR. 35' HT. X 30' SPR.	MED+
2		LAGERSTROEMIA INDICA CRAPE MYTLE	15-GAL.	8' HT. X 4' SPR. 15' HT. X 15' SPR.	MED+
3		PINUS NIGRA AUSTRIAN PINE	B&B	6' MIN. HT. 35' HT. X 25' SPR.	MED
2		ROBINIA PSEUDOACACIA BLACK LOCUST	2" B&B	14' HT. X 5' SPR. 60' HT. X 30' SPR.	MED
		SHRUBS/GROUNDCOVERS			
29		ACHILLEA AGERATIFOLIA GREEK YARROW	1-GAL.	2' O.C. 6' HT. X 18" SPR.	LOW
27		ARTEMISIA 'POWIS CASTLE' POWIS CASTLE SAGE	1-GAL.	3'O.C. 3' HT. X 3' SPR.	LOW+
20		BERBERIS JULIANAE WINTERGREEN BARBERRY	5-GAL.	6' O.C. 5' HT. X 5' SPR.	MED
19		CARYOPTERIS CLANDONENSIS BLUE MIST	5-GAL.	4' O.C. 3' HT. X 3' SPR.	MED
14		DELOSPERMA COOPERI HARDY PURPLE ICEPLANT	15 GAL.	2' O.C. 6" HT. X 18" SPR.	LOW
21		EPHEDRA SPECIES JOINT FIR	5-GAL.	5' O.C. 3' HT. X 5' SPR.	LOW
23		ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW
11		GENISTA HISPANICA SPANISH BROOM	5-GAL.	4' O.C. 4' HT. X 4' SPR.	MED
24		LAVANDULA AUGUSTIFOLIA ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR.	MED
15		PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1-GAL.	5' O.C. 4' HT. X 5' SPR.	MED
19		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.	LOW+
13		ROSMARINUS OFFICINALIS ROSEMARY	1-GAL.	3' O.C. 3' HT. X 3' SPR.	LOW+
15		RAPHIOLEPIS INDICA INDIA HAWTHORN	1-GAL.	4' O.C. 3' HT. X 4' SPR.	MED
19		SALVIA GREGGII CHERRY SAGE	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
19		SEDUM TELEPHIUM AUTUMN JOY SEDUM	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW+
19		ZINNIA GRANDIFLORA DESERT ZINNIA	1-GAL.	2' O.C. 8" HT. X 16" SPR.	LOW+
		ORNAMENTAL GRASSES			
22		MULHENBERGIA RIGENS DEER GRASS	5-GAL.	4' O.C. 4' HT. X 4' SPR.	MED
23		PENNISETUM ALOEPECUROIDES HARDY FOUNTAIN GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
		DESERT ACCENTS			
5		DASYLIRION WHEELERI BLUE SOTOL	5-GAL.	5' O.C. 5' HT. X 5' SPR.	LOW+
15		NOLINA TEXANA BEARGRASS	1-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW

LANDSCAPE SURFACE TREATMENTS

SAND

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 7/16" BUILDOLOGY BROWN ROCK MULCH, 7/8" SANTA FE BROWN ROCK MULCH, 2"-4" COBBLE MULCH, OR SIMILAR MATERIAL.

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 TURF AREAS AND TREE, SHRUB AND GROUNDCOVER 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 LANDSCAPE PLAN FOR LA LUNA LODGE SHALL LIMIT THE PROVISION OF MEDIUM WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. 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. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

STREET TREES
CENTRAL AVENUE FRONTAGE: IN ORDER TO PRESERVE THE VISIBILITY OF THE HISTORIC PROPERTY, STREET TREES SHALL BE LIMITED TO 2 LARGE SHADE TREES PLACED NEAR THE EAST AND WEST EDGES OF THE PROPERTY, AND SHRUBS BETWEEN THE BUILDINGS AND CENTRAL AVENUE SHALL BE LIMITED TO 3' HIGH AT MATURITY.

WATER HARVESTING
STORM DISCHARGE WILL BE HARVESTED ON-SITE TO REDUCE RUNOFF. CURB CUTS AND COBBLE SWALES WITH DIRECT WATER FLOW, MINIMIZING POTENTIAL FOR FLOODING AND EROSION WHILE REDUCING WATER NEEDS. PLANT MATERIALS AMENABLE TO WATER HARVESTING ARE PROVIDED IN THESE AREAS.

UTILITY CLEARANCE:
THERE SHALL BE A 10' CLEARANCE OF PLANT MATERIALS IN FRONT OF GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS. IN ADDITION, THERE SHALL BE A 5-6' CLEARANCE OF THE REMAINING THREE SIDES OF THESE TRANSFORMERS AND UTILITY PADS. ALL UTILITY POLES SHALL HAVE A 10' CLEARANCE OF PLANT MATERIALS.

TREE CALCULATIONS

PARKING LOT REQUIREMENTS:	
TREES REQUIRED (1 FOR EVERY 10 PARKING SPACES)	3
TREES PROVIDED	11 (DECIDUOUS)
MULTI-FAMILY RESIDENTIAL REQUIREMENTS:	
TREES REQUIRED	
1 PER GROUND-FLOOR DWELLING UNIT	22
1 PER TWO SECOND-STORY DWELLING UNITS	4
TOTAL TREES REQUIRED	26
TREES PROVIDED	
EXISTING TREES TO REMAIN	14
NEW TREES	27
TOTAL TREES PROVIDED	41
(50% OF THESE TREES ARE SHADE PROVIDING, PER THE ZONE CODE REQUIREMENTS)	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	45,622 SF (1.05 AC)
BUILDING AREA:	15,315 SF
TOTAL NET AREA:	30,307 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	4,546 SF
PROVIDED LANDSCAPE AREA (ON-SITE):	10,875 SF (36%)
LESS USEABLE OUTDOOR AREAS:	3,000 SF
TOTAL PROVIDED LANDSCAPE BEDS:	7,875 SF
REQUIRED LIVE VEGETATIVE COVER (75%)	5,906 SF
PROVIDED LIVE VEGETATIVE COVER (75%)	6,026 SF

Scale: 1" = 20'

NORTH 10 0 20 40

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
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GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

LUNA LODGE (UBUNTU)

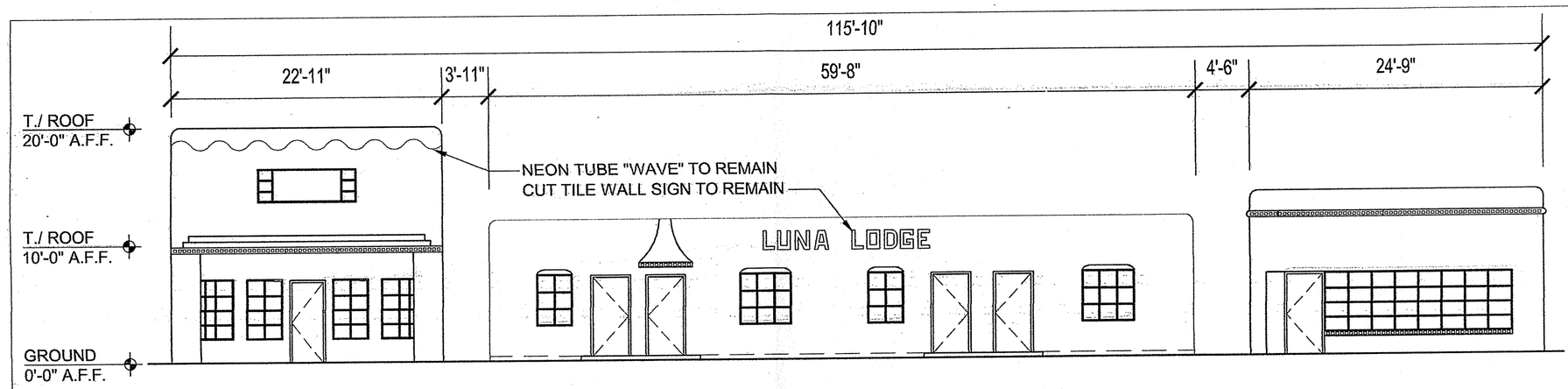
LANDSCAPE PLAN

DRWN. BY: GY

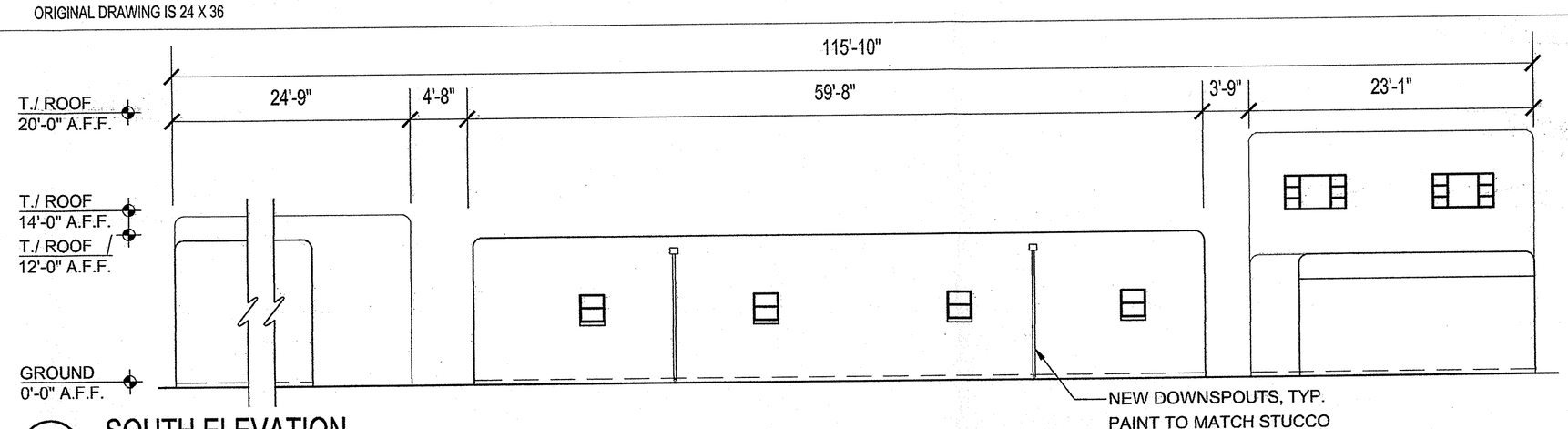
DATE: 9-14/10

L1

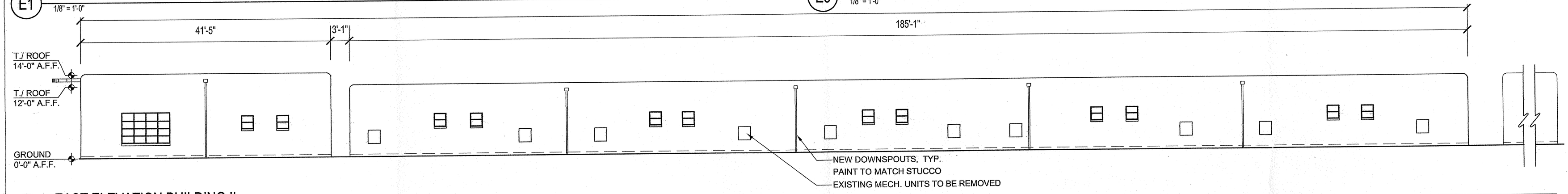
ORIGINAL DRAWING IS 24 X 36



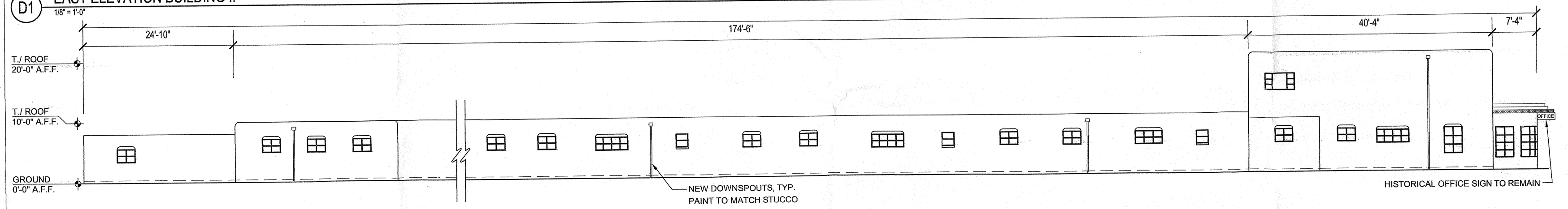
E1 SOUTH ELEVATION
1/8" = 1'-0"



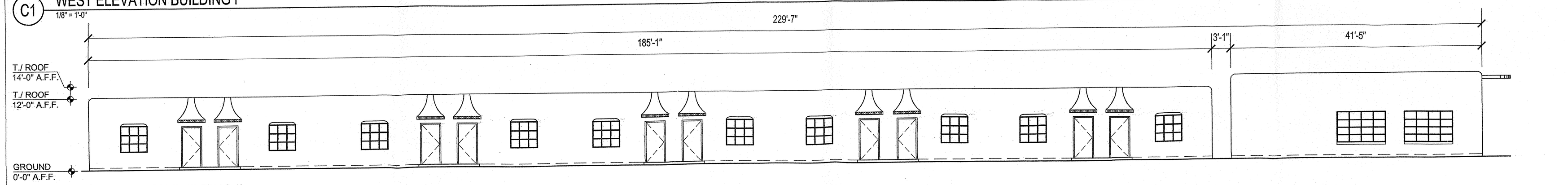
E3 SOUTH ELEVATION
1/8" = 1'-0"



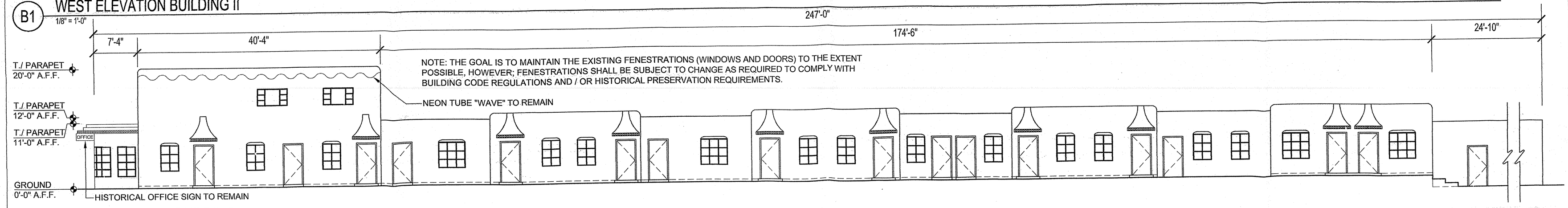
D1 EAST ELEVATION BUILDING II
1/8" = 1'-0"



C1 WEST ELEVATION BUILDING I
1/8" = 1'-0"



B1 WEST ELEVATION BUILDING II
1/8" = 1'-0"



A1 EAST ELEVATION - BUILDING I
1/8" = 1'-0"

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STAMP

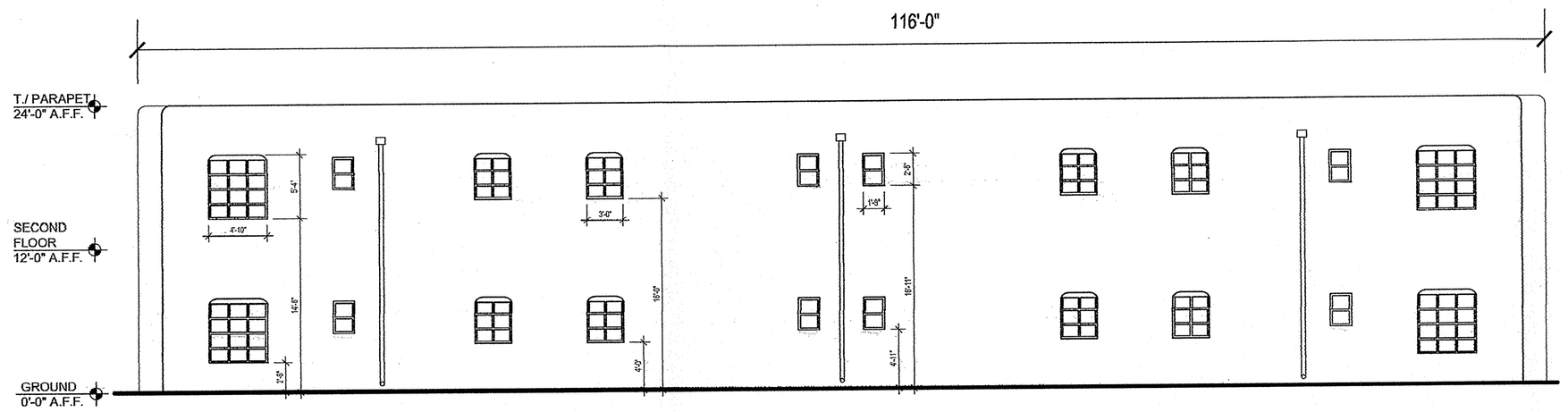
CONSULTANT

NewLife Homes - Luna Lodge (Ubuntu)
EXTERIOR ELEVATIONS -
EXISTING CONSTRUCTION

MARK	DATE	DESCRIPTION

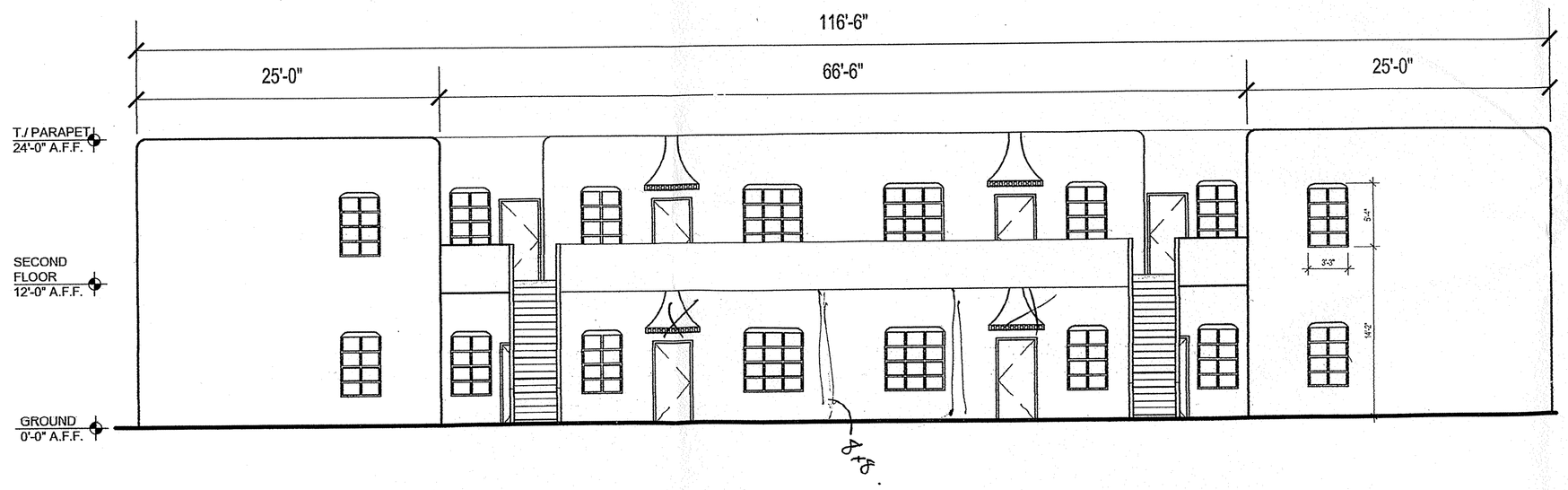
ISSUE: DRB
PROJECT NUMBER:
FILE: A-405
DRWN. BY: CMW
CHKD BY: GS
DATE: August 6, 2010

A-405

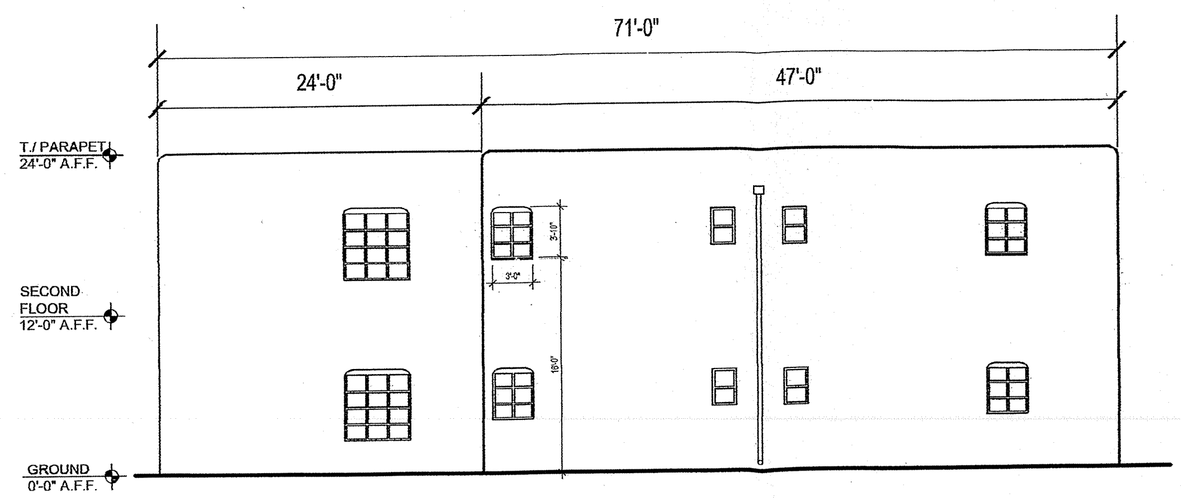


C1 BUILDING IV - NORTH EXTERIOR ELEVATION
1/4" = 1'

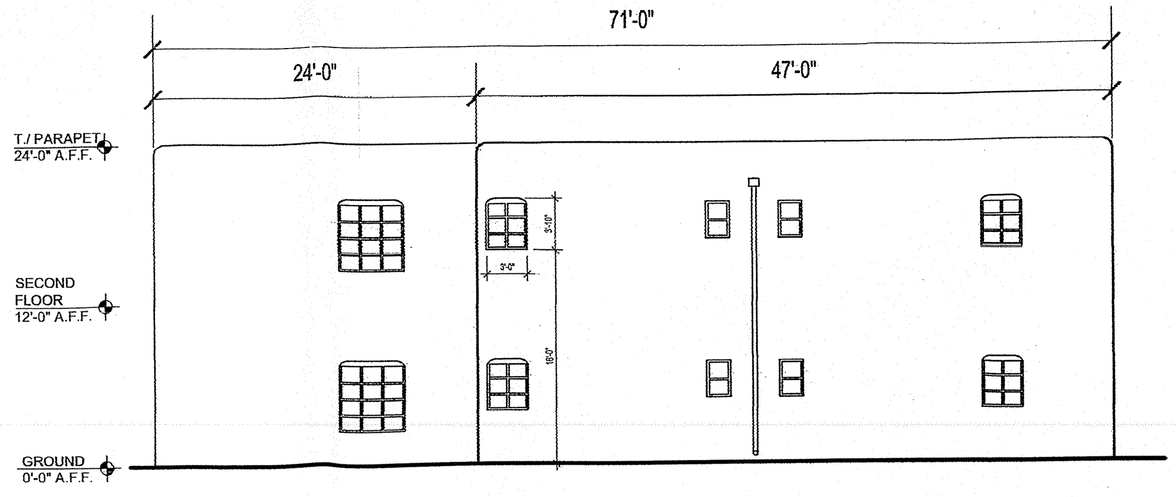
NOTE:
1. ALL EXTERIOR COLORS, FOR NEW CONSTRUCTION, SHALL MATCH HISTORIC PRECENDENTS IN PLACE.



B1 BUILDING IV - SOUTH EXTERIOR ELEVATION
1/4" = 1'



A1 BUILDING IV - WEST EXTERIOR ELEVATION
1/4" = 1'



A3 BUILDING IV - EAST EXTERIOR ELEVATION
1/4" = 1'

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CONSULTANT

MARK	DATE	DESCRIPTION

ISSUE: DRB
PROJECT NUMBER:
FILE: A-406
DRWN. BY: CMW
CHKD BY: GS
DATE: August 6, 2010

NewLife Homes - Luna Lodge (Ubuntu)
EXTERIOR ELEVATIONS -
NEW CONSTRUCTION

A-406