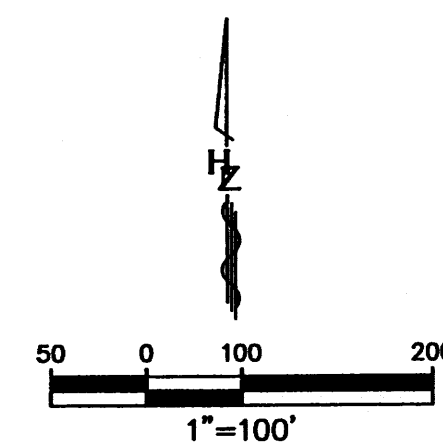
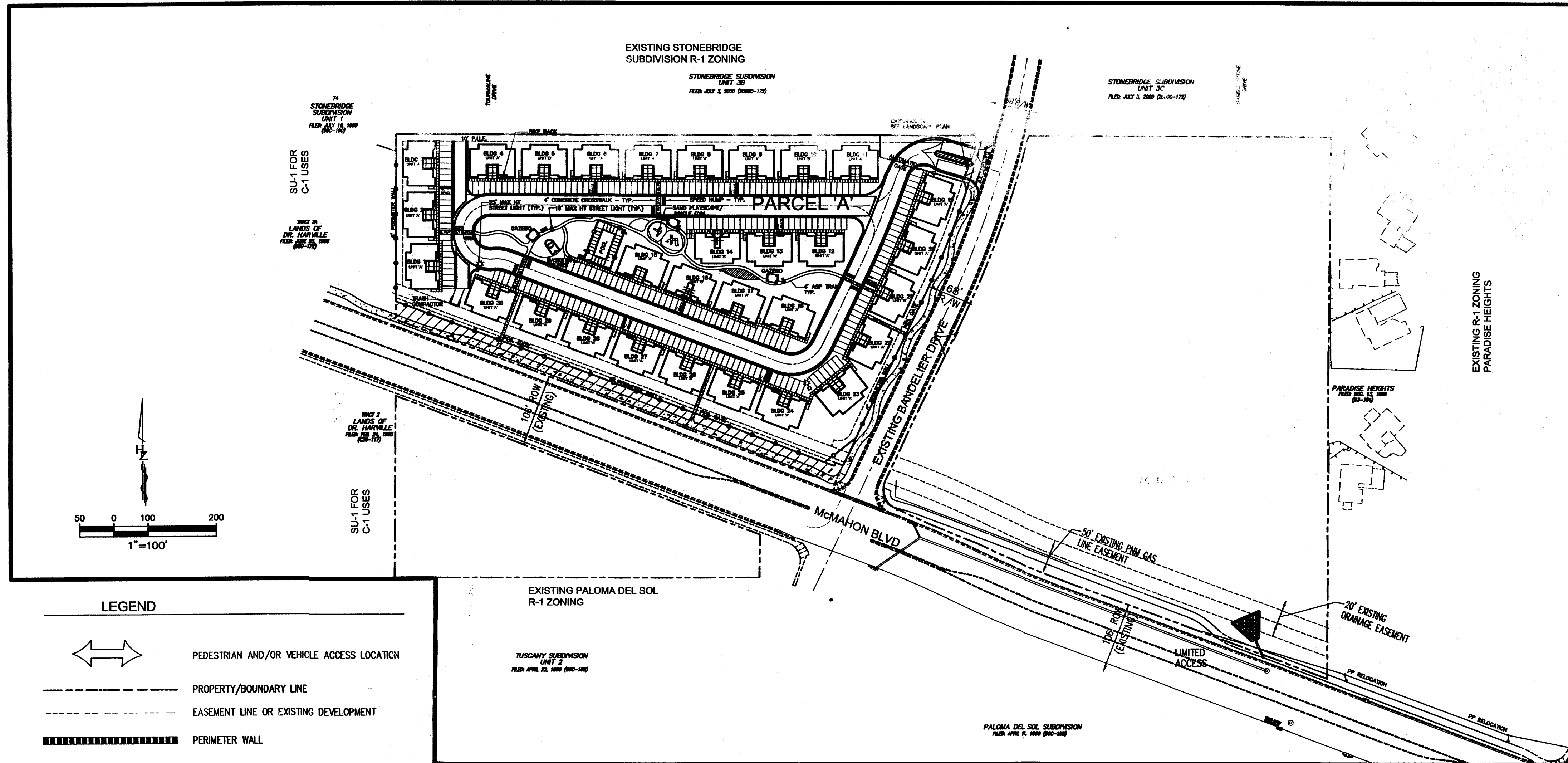
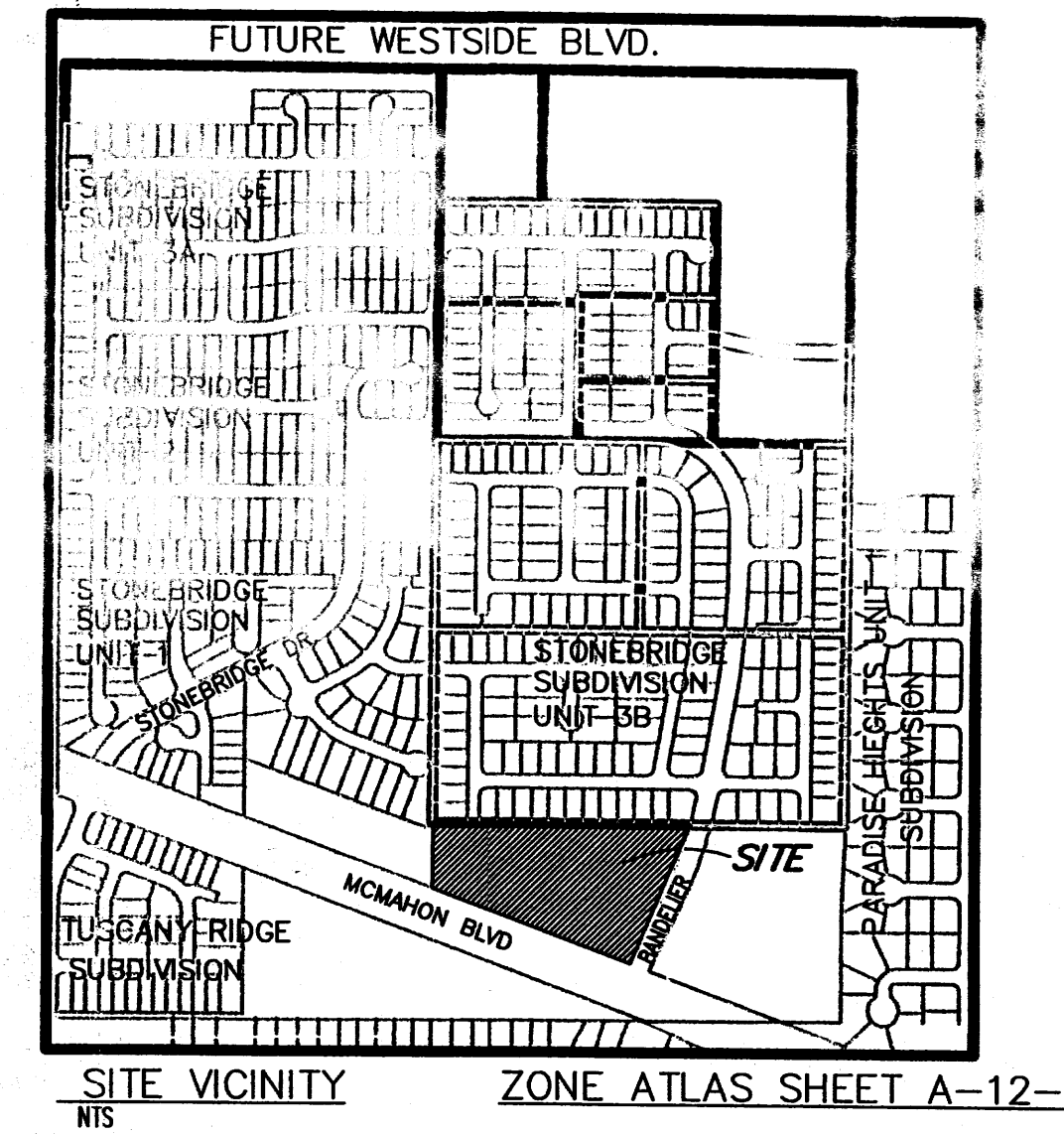


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**LEGEND**

- PEDESTRIAN AND/OR VEHICLE ACCESS LOCATION
- PROPERTY/BOUNDARY LINE
- EASEMENT LINE OR EXISTING DEVELOPMENT
- PERIMETER WALL



**WEST BANDELIER**

**SITE PLAN FOR BUILDING PERMIT NOTES**

**A. PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**

1. **Bicycle and Pedestrian Trails:** There is a proposed trail along McMahon Boulevard per the Trails and Bikeways Master Plan. This trail will be constructed within the existing PNM Gasline easement by the McMahon Boulevard project. There is a proposed trail along the west side of Bandelier Drive which will be constructed by this project.
2. **Vehicular Access:** Conceptual access points have been identified; final locations, width, and configuration are as shown.
3. **Pedestrian Access:** Pedestrian access shall be provided to each parcel from McMahon Boulevard and/or Bandelier Road. Pedestrian access will also be provided linking the Stonebridge Subdivision to this development as shown on this plan in the form of a 4' sidewalk.

**B. ZONING INFORMATION:**

1. **Site Data:** The site consists of ±7.19 acres and is currently zoned SU-1. Parcel 'A' = 7.1918 acres. Uses are:
  - SU-1 for R-1: Permissive and conditional uses as defined and regulated by the City of Albuquerque Comprehensive Zoning Code for R-1 uses.
  - SU-1 for R-2: Permissive and conditional uses as defined and regulated by the City of Albuquerque Comprehensive Zoning Code for R-2 uses.
2. **Floor Area Ratios (FAR's):** The following maximum FAR's shall apply:
  - Commercial - .30
  - Office - .50
  - Residential - .50

3. Site plan for building permit purposes must submit plans for review and approval by the E.P.C./D.R.B.
4. **Landscape Plan:** The Design Guidelines (see Sheets 3 and 4) outline the landscape requirements for Stonebridge Pointe. A minimum of 15 percent (net area) of the site shall be landscaped as defined by the City of Albuquerque Comprehensive Zoning Code.
5. In recognition of the ongoing McMahon Blvd. project, the West Bandelier development shall not be assessed any costs incurred by the City of Albuquerque for these improvements.

**Site Plan Notes cont'd:**

**Site:**  
Parcel A consisting of approximately 7.2 acres will be developed.

**Proposed Use:**  
The parcels is zoned SU-1 for C-1 permissive uses, R-2 uses, and O-1 permissive uses. The entire property is proposed to be developed with R-2 uses (120 apartments in 30 separate buildings). The site is proposed to be subdivided into 30 building lots, 2 common area tracts, and 1 tract for the proposed NMUI Well Site (tract C-1). The maximum number of dwelling units proposed is 120.

**Transportation System:**  
The Bandelier Drive right-of-way (68 feet) bisects the property into an east and west section. McMahon Boulevard is adjacent to the property to the south.

**Vehicular Ingress and Egress:**  
Vehicular access is provided from Bandelier Drive.

**Pedestrian, Bicycle, and Trail Access:**  
A trail is provided on the north side of McMahon Boulevard. Three pedestrian connections are identified on the site development plan for building permit.

**Transit Access:**  
The Site is located on a proposed Enhanced Transit Route on McMahon Boulevard.

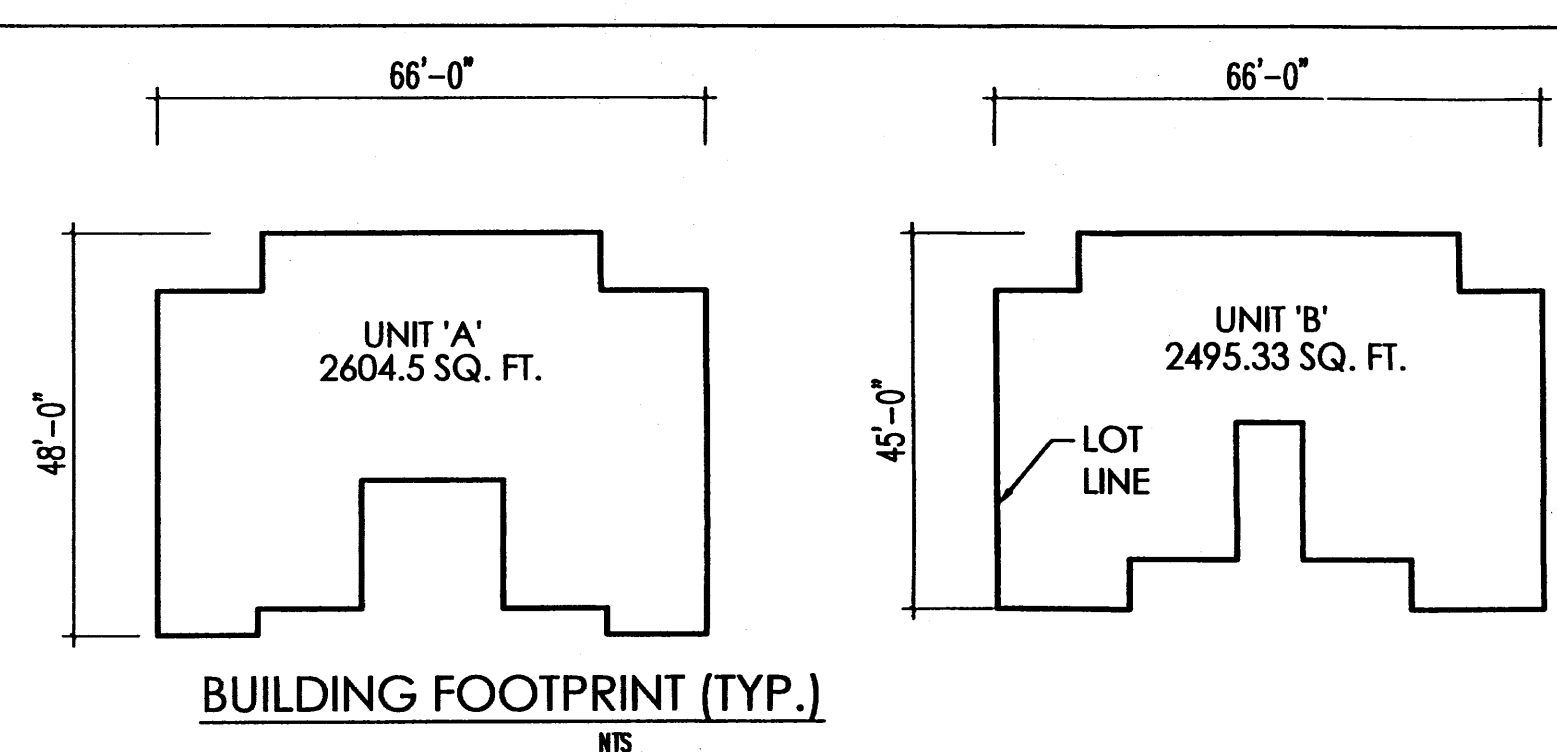
**Building Height and Setbacks:**  
Building height shall be consistent with the provisions of the R-2 Zone. The proposed buildings are 2-stories with a maximum height to the top of the pitched roof of 28' 1". The building lots shall not have any required setback since the building footprint and the lot boundary are the same. The minimum building separation shall be 10 feet. The minimum setback from the proposed buildings to the project property line shall be 10 feet.

**Landscape Plan:**  
Conceptual landscape plans shall be developed in accordance with the future Site Plan for Building Permit and consistent with the landscaping and screening requirements contained within the Design Guidelines (see sheet 3).

**Parking Spaces:**  
Parking space dimensions shall be 8.5 by 20 feet.  
2 parking spaces per unit is required.  
240 required spaces 8.5 by 20 feet. (242 provided)  
6 total disabled parking spaces required. (6 provided)  
2 of the 6 total disabled spaces must be van accessible.  
1 bicycle space per two dwelling units. (more provided)

**SHEET NO. SHEET INDEX**

1. COVER SHEET
2. SITE PLAN
3. SITE PLAN FOR BUILDING PERMIT NOTES
4. SITE PLAN FOR BUILDING PERMIT NOTES
5. CONCEPTUAL LANDSCAPING PLAN
- 5a. CONCEPTUAL LANDSCAPING PLAN
6. CONCEPTUAL GRADING PLAN
7. CONCEPTUAL DRAINAGE PLAN
8. CONCEPTUAL UTILITY PLAN
9. CONCEPTUAL EXTERIOR ELEVATIONS - UNIT A
10. CONCEPTUAL EXTERIOR ELEVATIONS - UNIT B



*Approved SPBP  
hard copy in  
Site Plans File*

PRELIMINARY PLAN  
APPROVED BY DRB  
ON 7/27/05

**SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT**

**CONCEPTUAL SITE PLAN  
FOR  
WEST BANDELIER**

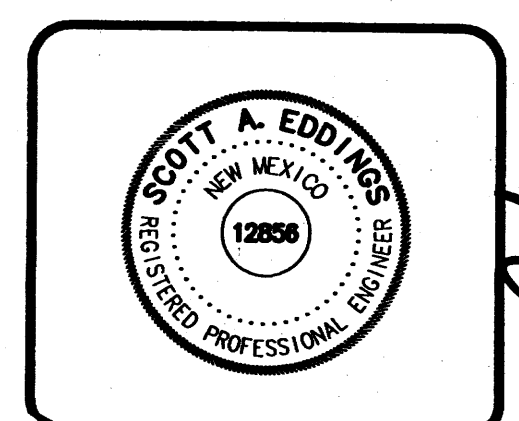
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Designed By: **HUIT-ZOLIARS**  
Huit-Zoliars, Inc.  
Rio Rancho  
833 Rio Rancho Drive NE, Suite 201  
Rio Rancho, New Mexico 8724  
Phone (505) 882-5141 Fax (505) 882-5259

Developed For: **KITTS DEVELOPMENT LLC**

**COVER SHEET**

**WEST BANDELIER  
ALBUQUERQUE, NEW MEXICO**

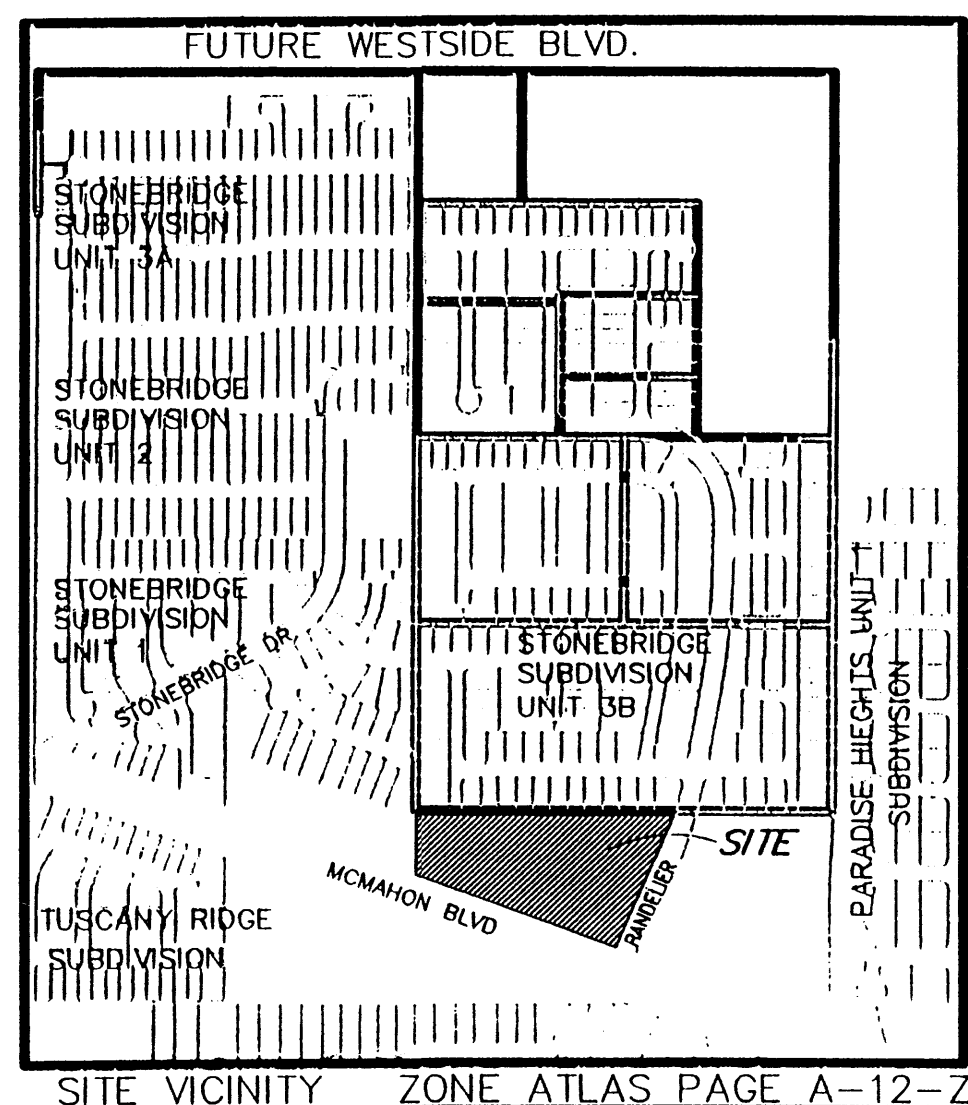
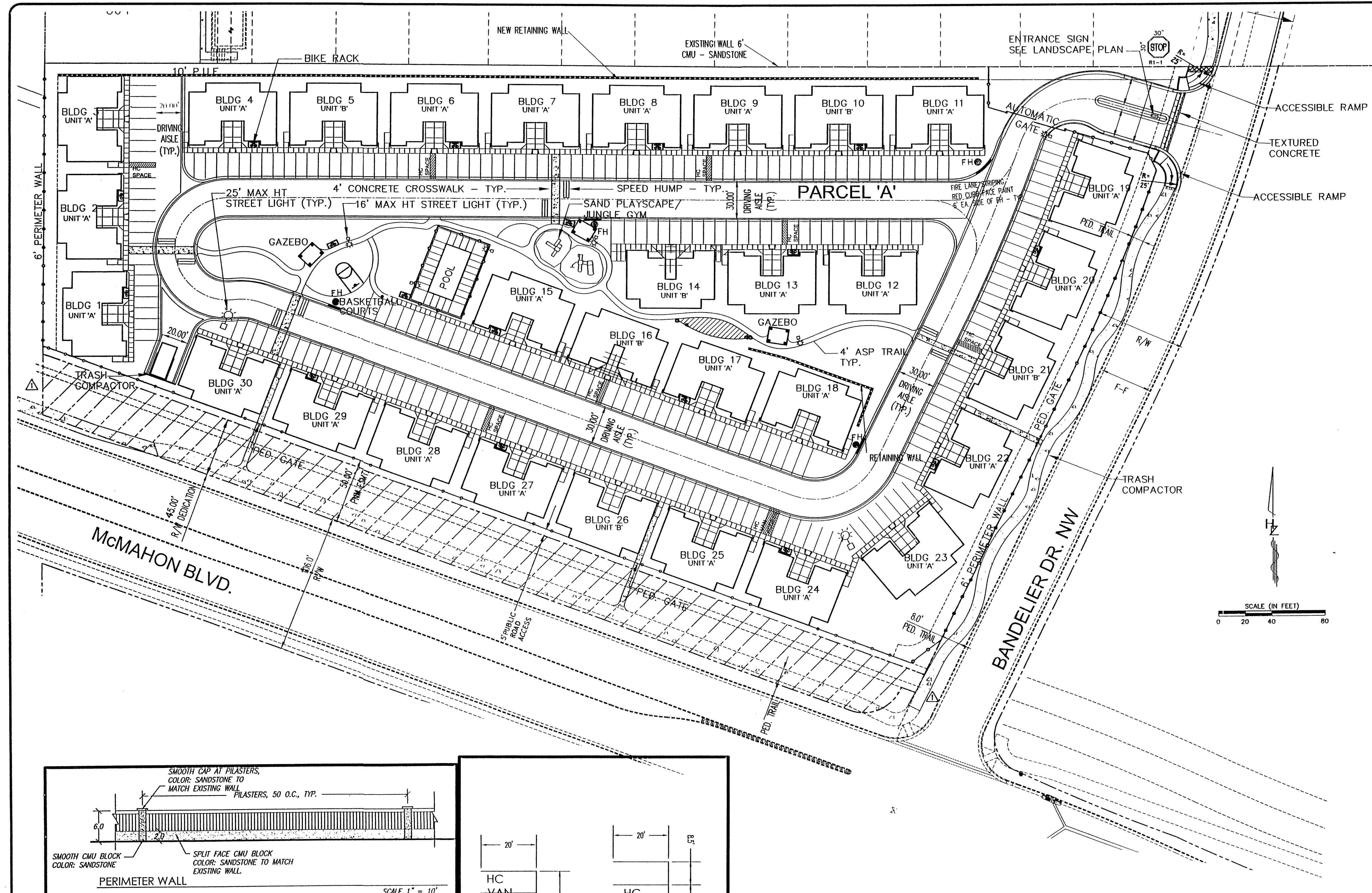


DATE: JULY 19, 2005  
DRAWN: JT  
DESIGNED: BH  
CHECKED: SE  
PROJ. NO.: 17-0538-01

SHEET: **1**

1001043

5101 McMahon Blvd NW



**WEST BANDELIER**

- SITE PLAN FOR BUILDING PERMIT NOTES**
- A. SITE DATA:**
- SITE:** PARCEL "A" = 7.1918 Acres
  - ZONING:** PARCEL "A", SU-1 for R-2 ZONING.
  - USE:** (PROPOSED USE IS RENTAL) PARCEL "A" = 24 Unit "A" and 6 Unit "B" Multi-Family Residential Units. Total Building Area = 1.8335 Acres. Remaining Commons Area = 5.3583 Acres.
- B. SITE PLAN CONCEPT:**
- The concept developed for West Bandelier is to create a community that features pedestrian connectivity through provision of sidewalks and trails; a lively and colorful streetscape that features street trees (see Landscape Plan sheet 5); low level lighting front porches; as well as private commons areas.
- C. PARKING DATA:**
- Parking space dimensions shall be 8.5 by 20 feet.
  - 2 parking spaces per unit is required.
  - 240 required spaces 8.5 by 20 feet. (more provided)
  - 6 total disabled parking spaces required. (6 provided)
  - 2 of the 6 total disabled spaces must be van accessible.
  - 1 bicycle space per two dwelling units. (more provided)

PROJECT NUMBER: 1001043  
 APPLICATION NUMBER: 04 EPC 00850 / 05DRB-01182

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 16, 2005 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

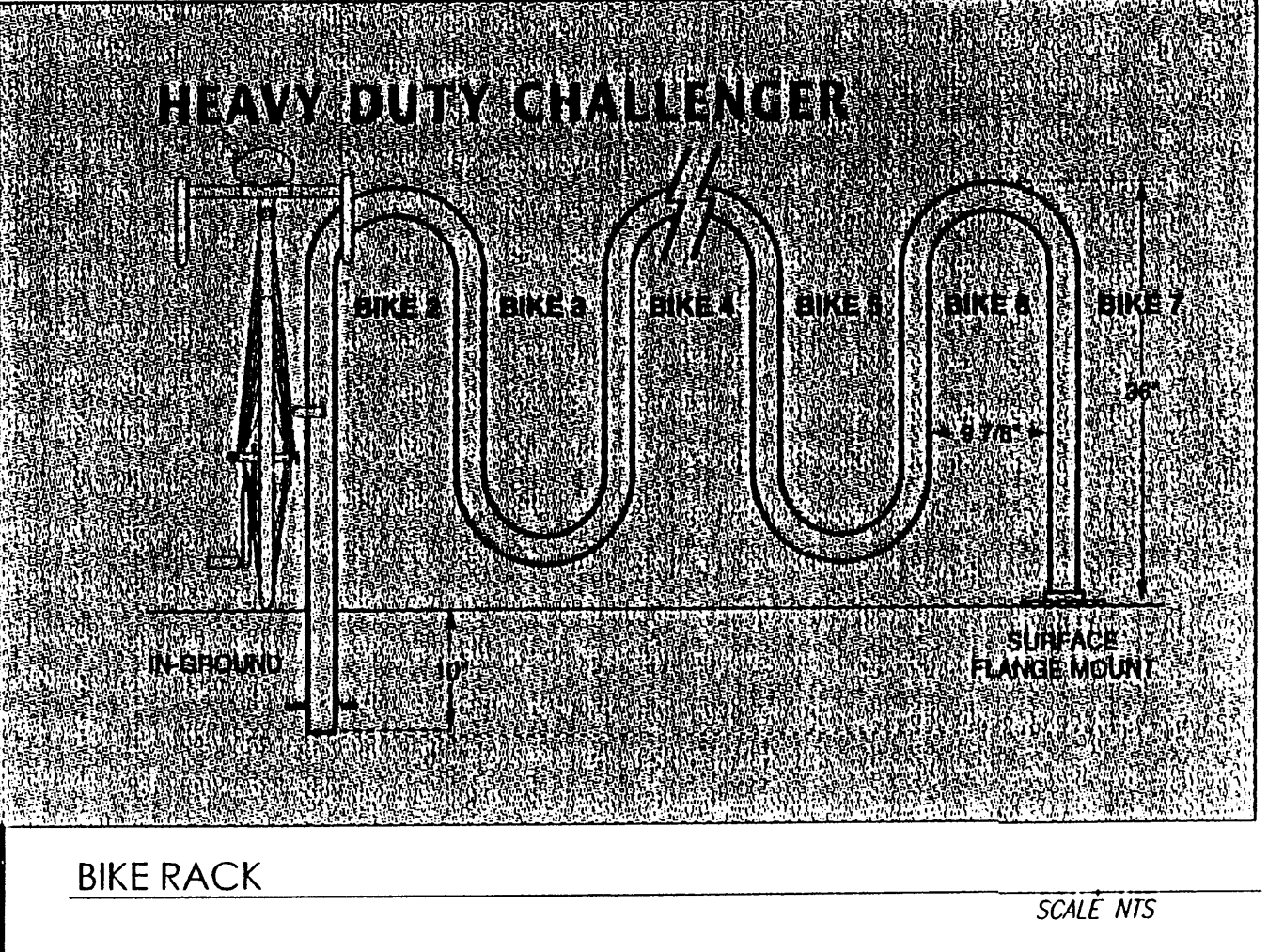
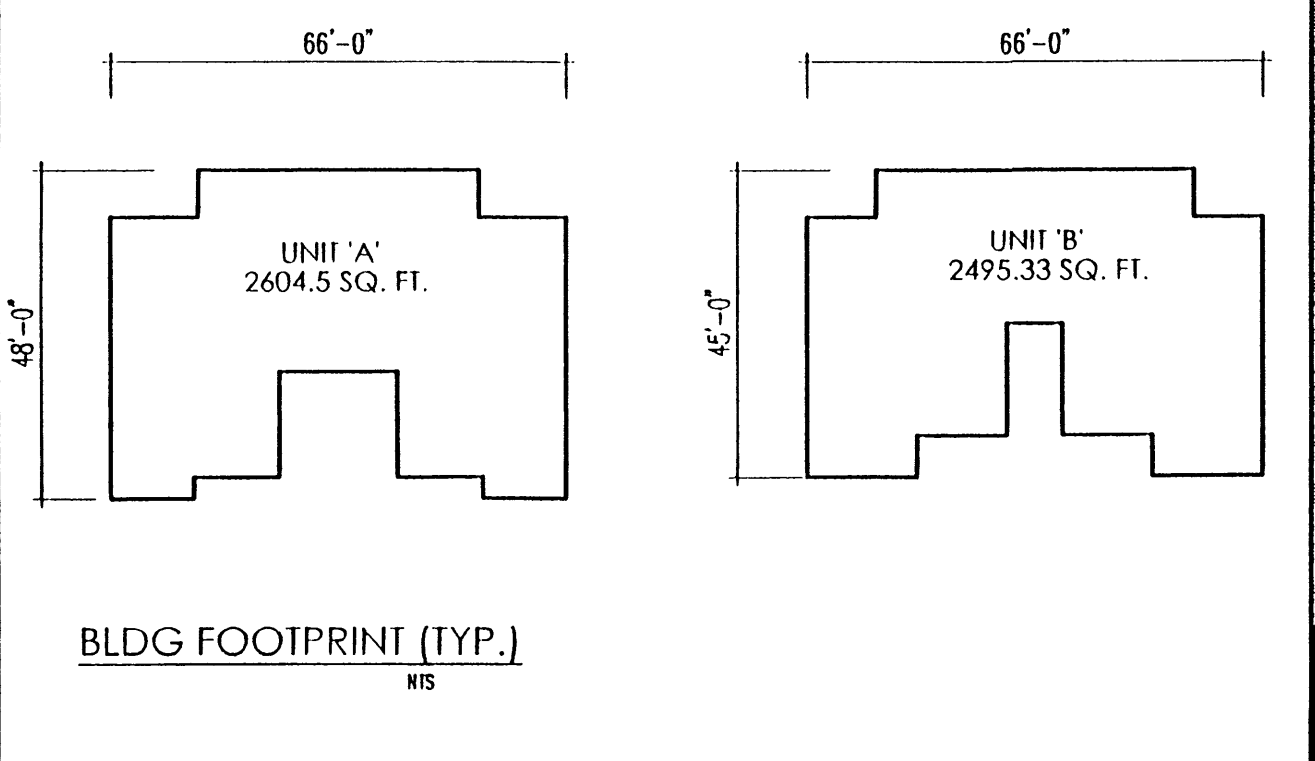
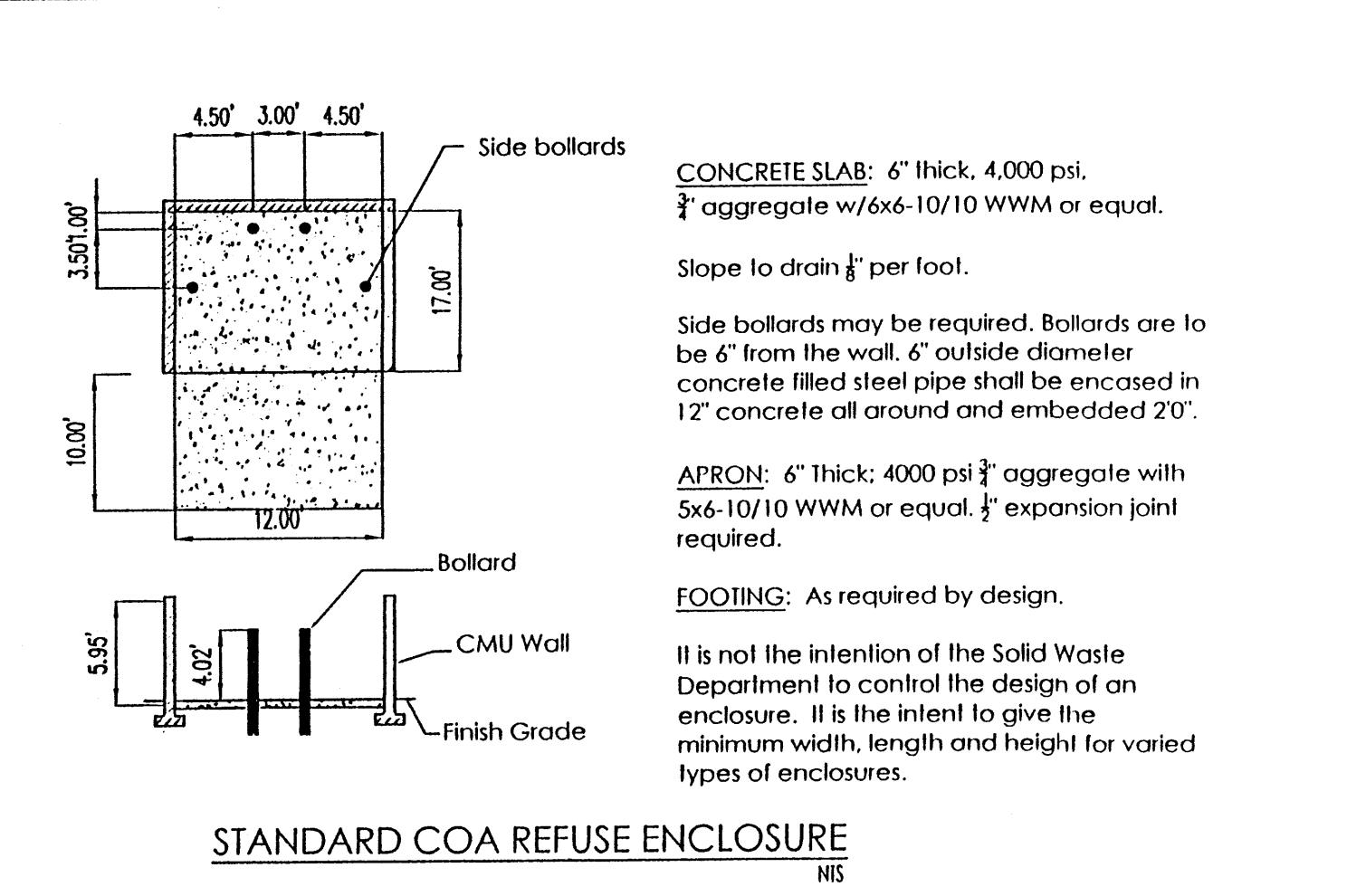
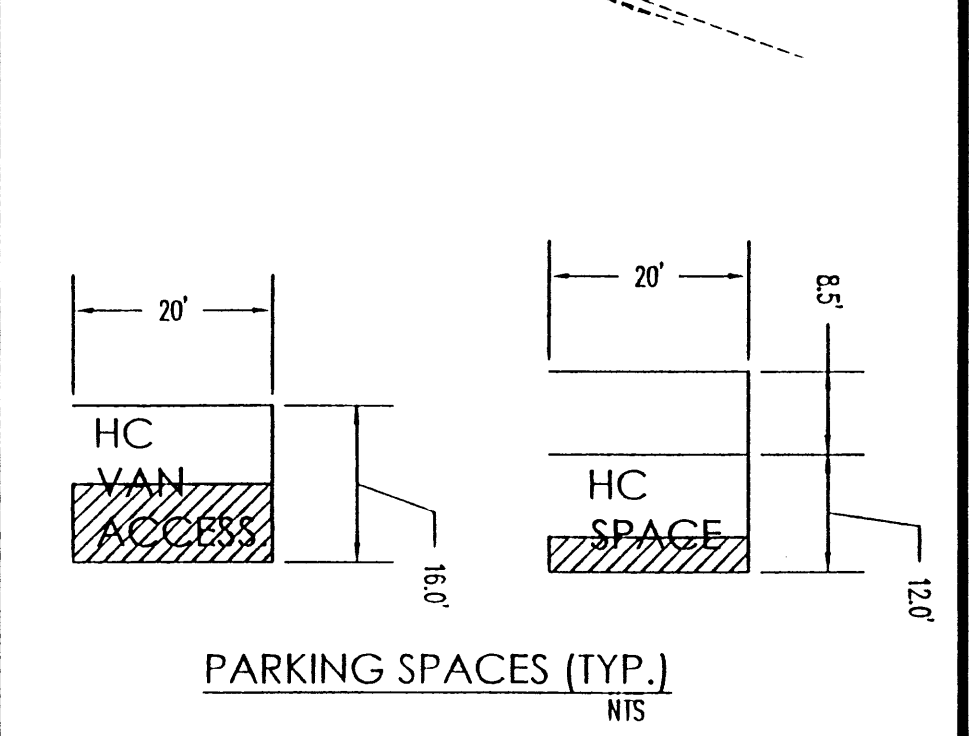
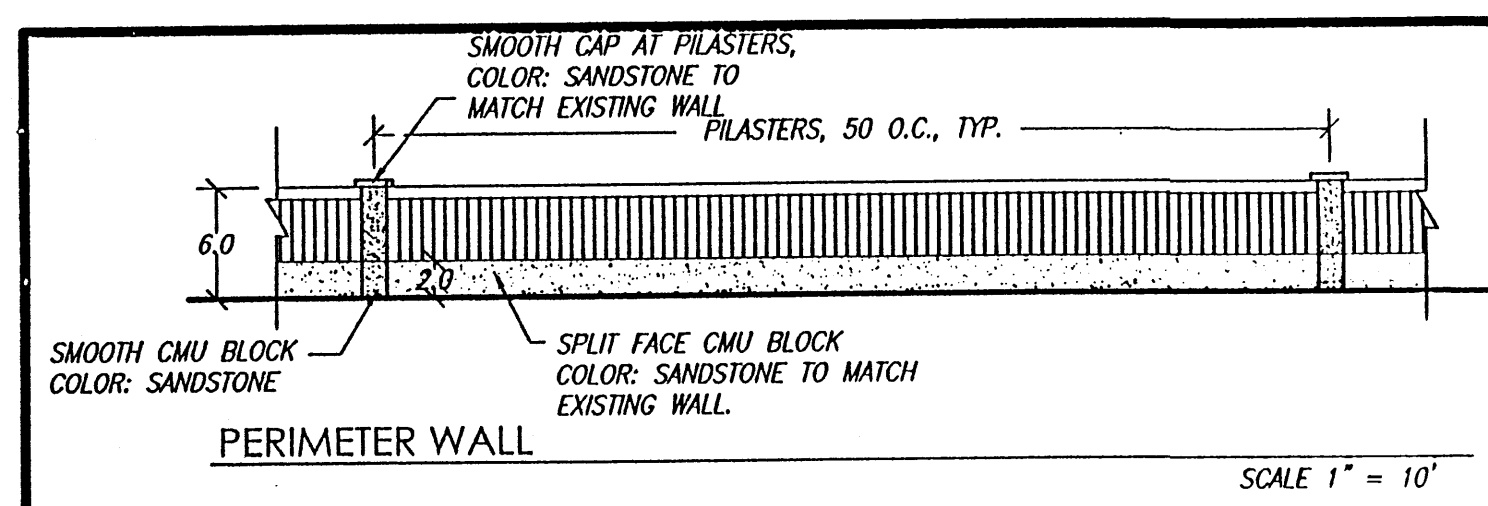
ANY REVISIONS OR CHANGES TO THE SITE DEVELOPMENT PLAN SHALL REQUIRE EPC REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO SUBDIVISION AND SITE DEVELOPMENT PLAN AMENDMENTS.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

|   |           |
|---|-----------|
| Traffic Engineering, Transportation Division  | 12-7-05   |
| <i>Ray A. Khan</i>                            | 7-27-05   |
| Utilities Development                         |           |
| <i>Christina Sandoval</i>                     | 7/27/05   |
| Parks and Recreation Department               |           |
| <i>Bradley K. Dwyer</i>                       | 8/2/23/05 |
| City Engineer                                 |           |
| <i>N/A</i>                                    |           |
| Environmental Health Department (conditional) |           |
| <i>Michael C. Holton</i>                      | 1/27/05   |
| Solid Waste Management                        |           |
| <i>Dr. J. Watson</i>                          | 7/27/05   |
| DRB Chairperson, Planning Department          |           |

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**CONCEPTUAL SITE PLAN FOR WEST BANDELIER**



|     |                       |          |
|-----|-----------------------|----------|
| NO. | REVISION              | DATE     |
| 1   | C.O.A. R/W DEDICATION | 12/16/05 |

Designed By: **HUIT-ZOLIARS**  
 Huit-Zoliars, Inc.  
 2215 Rio Ranch Drive, NE, Suite 201  
 Albuquerque, New Mexico 87112  
 Phone (505) 882-5141 Fax (505) 882-3259

Designed For: **KITTS DEVELOPMENT LLC**

**SITE PLAN**

**WEST BANDELIER**  
**ALBUQUERQUE, NEW MEXICO**



DATE: JULY 19, 2005  
 DRAWN: JT  
 DESIGNED: BH  
 CHECKED: SE  
 PROJ. NO.: 17-0538-01  
 SHEET: 2

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DESIGN PARAMETERS

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for projects proposed for the Stonebridge Pointe Subdivision. These parameters address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. They are designed to be consistent with the Westside / McMahon Corridor Transportation and Land Use Guide, April, 1999; and the Westside Strategic Plan. Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged).

Definitions of verbiage contained in these guidelines are as provided in the City of Albuquerque Comprehensive Zoning Code. Definitions of verbiage not contained within the zoning code are as provided in the Webster's unabridged Dictionary, edition June 1999.

SITE DESIGN

The creation of a pedestrian-friendly environment is dependent upon close attention to the relationship between buildings and streets. Pedestrian activity is discouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines were created to encourage the use of pedestrian, bicycle, and transit modes and to create the opportunity for reduced automobile use:

GENERAL

Standards:

Pedestrian paths and sidewalks shall be a minimum of 6 foot wide (clear) and shall be of alternative textured material, slightly raised, where they cross vehicle circulation areas. No chain link, razor wire or plastic/vinyl fencing is permitted.

No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

Signage may be individual backlit channel or neon letters with a maximum letter height of 2 feet.

The dumpster if utilized shall be adequately screened with materials compatible with the building; chain link gates are not allowed.

Building access and entries must be easily accessible from the surrounding buildings by onsite pedestrian pathways/sidewalks.

Entrways shall be clearly defined, by either a canopy or inset, and linked to the pedestrian pathways.

Parking located adjacent to Bandelier Road and McMahon Boulevard shall be screened by buildings or a combination of landscaping, walls/fences, and earthen berming. Screening shall be compatible with edge treatments at adjacent properties. The screening shall be either a berm or a wall, minimum height of 2'-6" not including landscaping to screen parking.

Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances, except as defined in the design parameters. The maximum FAR for residential is .50.

Public areas should be defined by building edges, a differentiation in intersection paving, and landscaping at a variety of scales. The design and location of appropriate amenities (such as kiosks) are also encouraged to enhance public areas.

Buildings shall have a maximum expanse flat wall of 100 feet with a 3 foot off-set required as a minimum every 100 feet of facade.

ACCESSIBILITY & SAFETY

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project shall include sufficient design consideration to separate circulation and provide visitor convenience.

Standards:

The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.

Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites, to the extent required by code, and as further described in the design parameters.

CIRCULATION

Standards:

Adequate pedestrian connections within the site shall be provided to minimize vehicular/pedestrian conflicts and ensure clear and efficient pedestrian pathways. Special paving treatment (6 feet wide minimum) shall be provided where perimeter sidewalks cross vehicular entrances and at locations within the site where pedestrian pathways cross major drive aisles.

Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.

Private driveways into the Multi-Family sites shall not exceed a width of 42 feet for two-way traffic, or 22 feet for one-way traffic. Bicycle parking shall be provided to promote an alternative to vehicle use as required by the City of Albuquerque Comprehensive Zoning Code.

Convenient pedestrian connections between adjacent buildings and from each building to the internal road system and to the adjacent streets are required in the form of a 6 foot clear minimum pathway with shade trees at 25 feet on center.

Parking areas shall be designed to include pedestrian links to the street sidewalk and pedestrian access shall be provided to link structures to the public sidewalk in the form of a 6 foot clear minimum pathway with shade trees at 25 feet on center.

All buildings shall be directly connected to the street and other buildings within the project site with pedestrian walkways, to the extent possible or practicable.

Trail connections shall be provided to the City-planned trail along McMahon Boulevard and the trail along Bandelier Drive.

PARKING

Parking shall be provided in accordance with the City of Albuquerque Comprehensive Zoning Code, except as further defined herein.

Parking shall be limited to the required number of spaces plus 10 % as encouraged by the West Side Strategic Plan. Parking areas shall be located to the rear of the site to the extent possible. ADA parking and bicycle parking shall be located adjacent to buildings.

Cross-access provisions between adjoining parcels are required, which may be facilitated with cross-access easements, when practicable.

Parking fields of 50 cars or more shall have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.

Landscaped islands shall be distributed throughout parking areas, as required by the City of Albuquerque Comprehensive Zoning Code.

There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles.

Parking is encouraged to be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided whenever possible. Screening may be provided and can include earth berms, perimeter or retaining walls, fences, and landscaping.

SETBACKS

Standards:

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Permitted within these setbacks will be screening materials, including landscaping, earthen berms, walls, fencing and Pedestrian walkways.

All building setbacks shall be landscaped according to the landscape guidelines (see Landscape section).

Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.

Parking areas shall have a minimum setback, as follows: 5 feet from the R.O.W. line of McMahon Boulevard and 12 feet Bandelier Drive. 12 feet from the R.O.W. of interior road(s).

Buildings in residential zones shall have minimum set backs as specified in the City of Albuquerque comprehensive zoning code

LIGHTING, OUTDOOR FURNITURE & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

Standards:

Placement of fixtures and standards shall conform to State and local safety and illumination requirements.

A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All light shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky."

Individual site lighting standards shall complement the architectural character of the building and other site fixtures.

The maximum height for lighting fixtures shall be:

- 16 feet high for walkways
25 feet for street lights and parking area lights

- No lighting standards shall be more than 16 feet tall within 100 feet of the residentially zoned property.
Site amenities, such as street furniture, lighting, bollards, and graphic pylons are encouraged to be part of the landscape plan and, if utilized, be compatible with the architectural and landscape treatment of the project.

Spread lighting fixtures are encouraged to accent landscape and walkways, highlight trees, walls and architectural features.

Fixture style and design should be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings. Fixture color for street lighting should complement the architecture.

Outdoor furniture, if utilized, should be colorful. Where appropriate, glazed tile, integrally colored concrete, and stained concrete surfaces should be used to offset furniture at focal areas.

Outdoor materials should be chosen for their durability and resistance to weathering.

At primary activity areas (such as at the Bandelier/McMahon intersection), paving should have some attractive features beyond standard asphaltic or concrete slabs, such as changes in material, texture, pattern, and/or color. Where concrete slabs are used, they are encouraged to be patterned, stained, integrally colored, and/or inlaid with tile.

Asphalt should be avoided in all areas except parking areas and bicycle trails. Use of alternative materials for these areas is encouraged.

Exterior elevations of any building fronting a street are encouraged to be feature lighted to enhance the identity of the building.

PERIMETER WALLS, SCREENING WALLS & FENCES

The effective use of screening devices for refuse collection areas is essential to limit their adverse visual impact on surrounding developments. The orientation of service functions is encouraged to be away from any street or pedestrian guidelines established in the landscape and setback sections will provide a maximum screening objectionable views and activities. Walls and fences will be a major screening device.

Standards:

Perimeter walls or fences may be provided. Multi-family residential development, if provided, they shall have a maximum height of 6 feet and are enclosed by a maximum setback, and shall conform to all wall design regulations of the City of Albuquerque.

Visual openings shall be provided in perimeter walls every 100 feet at Multi-Family residential properties for visual relief.

All outdoor refuse containers shall be screened within a minimum 6-foot-tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site. Chain link gates are not allowed.

Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and architectural design of the building.

SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and to complement the visual character of the development.

Standards:

Signage Shall:

The signs shall be compatible with the building in terms of materials and colors. The size of the building mounted signage shall not be increased from what is depicted on the Site Plan for Building Permit Purposes package.

There shall be a maximum of four monument signs permitted on the site with the exception of the one for the housing project which is noted later.

Monument signs shall be a maximum 10 feet high, 75 square feet of signage face per side and they shall be regulated by the allowed per frontage allowed for each street.

Signage may be individual backlit channel or neon letters with a maximum letter height of 2 feet.

All freestanding signage shall be monument type signs that are architecturally integrated with building design.

Building signage shall be a maximum of 6% of the facade area and no signage shall face abutting residentially zoned properties with the exception of the individual tenant sign that is noted below.

Building mounted signage for individual tenants mounted higher than 6 feet above the buildings finished floor elevation shall not be permitted on any elevation, but individual tenant signs not to exceed 8 square feet including logos shall be permitted facing residential.

The abutting building mounted signage shall not face abutting R-1.

Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

Signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.

Signage shall be in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code, unless described otherwise herein. Signs which are directly spotlighted may be used, provided there is non-glare on the street or upon adjacent property, or that the light does not distract motorists.

Signage shall be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc., where practicable.

Avoid too many different colors on a sign.

There should be a significant contrast between the background and the text.

Minimize the amount of words on a sign.

Pedestrian-oriented signs should be smaller than Vehicle-oriented signs. A Pedestrian-oriented sign is usually read from a distance of 15-20 feet.

Uplighting of any kind is not permitted.

Signage SHALL NOT:

use moving parts, make audible sounds, or have blinking or flashing lights.

overhang into the public right-of-way, property line, or extend above the building roof line.

Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than 8 square feet. These signs may not project past the overhang.

Building mounted signage mounted higher than 6' above the buildings finish floor elevation shall not be permitted on any elevations facing and within 60' of Paradise Heights Unit 1 or Stonebridge Subdivision Units 3B and 3C. Signs depicting company names, addresses, and/or other directional information may be mounted on these elevations 6' or lower from the buildings finish floor elevation.

LANDSCAPING

The design and location of landscape elements shall be consistent with the City of Albuquerque Comprehensive Zoning Code. Landscaping shall be provided to enhance the visual quality of the site and to provide a transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in parcel zoning, except this buffer shall be 15' between uses abutting residential zoned properties.

Parking fields of 50 cars or more shall have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and shall connect to adjacent streets and sidewalks.

No chain link, razor wire or plastic/vinyl fencing is permitted.

Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in parcel zoning, except this buffer shall be 15' between uses abutting residential zoned properties.

Street trees shall be provided along Bandelier Drive at a rate of one tree per 50 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed.

Street trees shall be provided along McMahon Boulevard at the rate of one tree per 50 linear feet. The trees shall be provided as part of the McMahon Boulevard Project and paid for by the City. The trees shall be located within 20 feet South of the North ROW line of McMahon Boulevard. Landscaping incorporated into any portion of the existing PNM gas line easement (proposed Right-of-Way) by the City and/or the Parcel developer shall be calculated as part of the required landscaping provided by the development.

Landscape design along Public right-of-ways shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.

A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure.

Shading of pedestrian ways and the use of pedestrian-scaled lighting along the roads are encouraged.

All internal pedestrian connections shall be lined with shade trees planted at a maximum 25 feet on center.

Landscape headers shall be used to separate the turf and ground cover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.

Seventy-five percent of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.

A landscape strip of no less than 6 feet plus 4 foot sidewalk shall be maintained between a parking area and the street right-of-way within all zones, except along McMahon Boulevard which shall be provided as part of the McMahon Boulevard Project by the City.

An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid over spraying of walks, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.

All plant material, including trees, shrubs, ground covers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

All landscaping areas shall have a minimum of 75% organic coverage at maturity, the coverage does not include tree canopy.

Minimum plant sizes at time of installation shall be as follows:

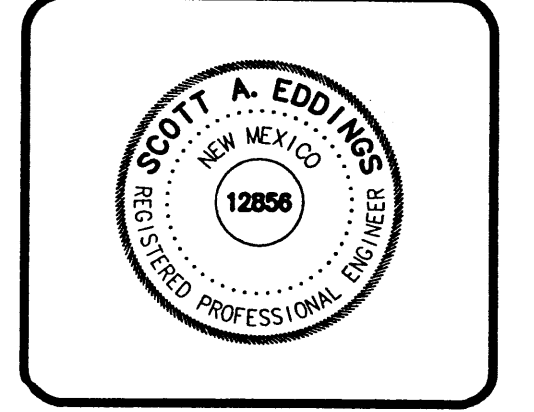
- Trees: 2-inch caliper, or 10 to 12 feet in height
Shrubs & Ground covers: 1 gallon
Turf Grasses: provide complete ground coverage within one growing season after installation

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Table with columns for NO., REVISION, and DATE.

Designed By: HUIT-ZOLLARS, Inc. 533 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone: (505) 882-9141 Fax: (505) 882-9259 Kitts Development LLC

SITE PLAN FOR BLDG PERMIT NOTES WEST BANDELIER ALBUQUERQUE, NEW MEXICO



SITE DEVELOPMENT PLAN FOR SUBDIVISION

SITE PLAN NOTES FOR WEST BANDELIER

DATE: JULY 19, 2005
DRAWN: JT
DESIGNED: BH
CHECKED: SE
PROJ. NO.: 17-0538-01

SHEET: 3

**ARCHITECTURAL DESIGN**

Standards:

- Building design shall be architecturally integrated within the site and contextual to buildings within the vicinity. No standard, generic franchise building elevations or canopies are permitted; design shall be innovative and with southwestern architecture per the West Side Strategic Plan.

- All canopies and ancillary structures shall be architecturally integrated with main buildings. Special consideration shall be given to roof structures, including materials.

- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.

- No chain link, razor wire or plastic/vinyl fencing is permitted.

- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

- The dumpster shall be adequately screened with materials compatible with the building; chain link gates are not allowed.

- Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed

- Building heights shall be as regulated in the City of Albuquerque Comprehensive Zoning Code for R-2 zoning.

- Buildings are encouraged to employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies, if utilized, should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

- Roof forms including vaulted roofs, compound roofs, or sloping roofs may be considered for particular uses. The massing of roof expanses are encouraged to be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms, and the use of a combination of flat roofs and sloped roofs.

**FACADES**

Guidelines:

- Vary in height, depth and articulation to create a pedestrian-scaled environment.

- Be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, intimacy, and visual complexity to the buildings and to break down facades into perceptually manageable pieces.

- Have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures.

- Extended architectural detailing of the ground floor elevations from Zero to 10 feet, including color or texture variations, the architectural treatment of expansion joints and reveals, door and window articulation and architectural accents, is encouraged in order to enhance the pedestrian level experience.

**ROOFS & PARAPETS**

Standards:

- All rooftop equipment shall be below parapet height and screened from view from nearby properties. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

- Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed.

Guidelines:

- Roof structures should vary in type, profile and/or scale according to the dissimilarity of use or function.

- Roofs should drain water to areas which are landscaped appropriately for such run-off, and should drain to areas which are not heavily traveled.

- The parapets of flat roofs should maintain a consistent character, but should vary in height in accordance with overall facade variations and individual building articulation.

**ENTRYWAYS**

Standards:

- Entries shall be clearly defined and connect to pedestrian linkages.

- Entries shall be visually noticeable and obvious to pedestrians approaching from parking areas through the differentiation of form, scale, material and color.

- Extended overhangs, porticoes or recesses may be incorporated into the facades of the building in order to provide shade, shelter and a sense of arrival.

- Building entries may be substantially glazed for visual connection between interior and exterior, as well as to mediate the potentially high contrast between dark interior and bright exterior spaces.

- Entryways are encouraged to be accented with lighting to enhance the perception of surface variety.

**FENESTRATION & SHADING**

Standards:

- The scale, proportion, and composition of fenestration of facades should be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

- Buildings are encouraged to be oriented to take advantage of heat gain in the winter, while coordinating with shading strategies to inhibit solar gain in the summer.

**BUILDING MATERIALS & COLORS**

Standards:

Materials prohibited as the main architectural feature including the following:

- Mirrored glass surfaces

- No chain link, razor wire or plastic/vinyl fencing is permitted.

- The use of contrasting colors between roofs and walls is encouraged to further differentiate the planes of building masses.

- Colors should be the natural tone of materials (earthtones such as sands, creams, tans, etc.) rather than applied color (painted), except where used as an accent color.

- Accent colors and materials can be used to bring out detailing which better articulates or gives scale to a building, including the colors of glazed tile, wood trim, tile roofing, paint, metal, etc. Accent colors at stairs, balconies, and perimeter walls are to be compatible with colors used for streetscape and perimeter walls.

- Color should be used to highlight important features or details of buildings, and color should be an integral design consideration to all building, paving and landscape elements.

- Color can unify or differentiate buildings. The use of color to unify or differentiate buildings or building components should coincide with the relative relationships of interior functions or the differing functions of buildings.

**UTILITIES**

Standards:

- All new electric distribution lines shall be placed underground.

- Transformers, utility pads and telephone boxes shall be screened with walls and/or vegetation when viewed from the public right-of-way.

- When an aboveground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If prefabricated fiberglass enclosures are used, they shall be screened from view by walls, fences, and/or landscaping.

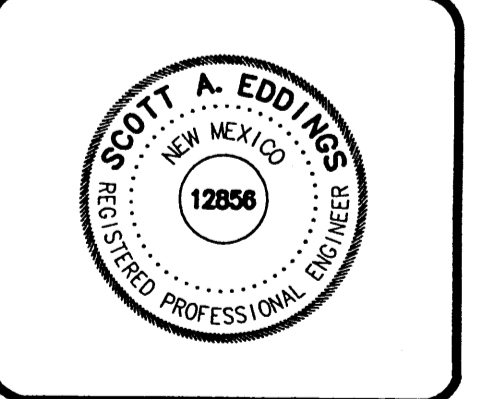
- Refuse enclosures shall be located in areas of low visual and olfactory impact, where practicable.

| NO. | REVISION | DATE |
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|     |          |      |

Designed by  
**HUIT-ZOLIARS**  
Huit-zoliars, Inc.  
2000 Rio Rancho Drive, NE  
Suite 201  
Rio Rancho, New Mexico 87124  
Phone (505) 882-5141 Fax (505) 882-3259  
Designed For  
**KITTS DEVELOPMENT LLC**

**SITE PLAN FOR BLDG PERMIT NOTES**

**WEST BANDELIER**  
**ALBUQUERQUE, NEW MEXICO**



**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**SITE PLAN NOTES FOR WEST BANDELIER**

DATE: JULY 19, 2005  
DRAWN: JT  
DESIGNED: SAE  
CHECKED: WAJ  
PROJ. NO: 17-0538-01

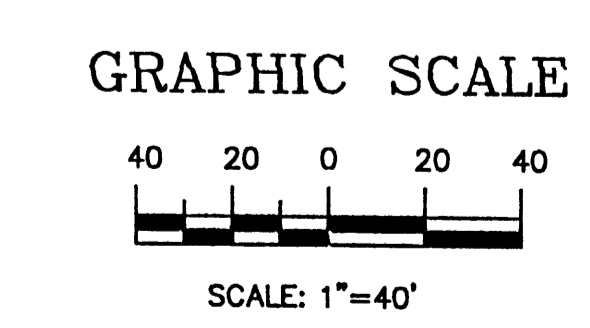
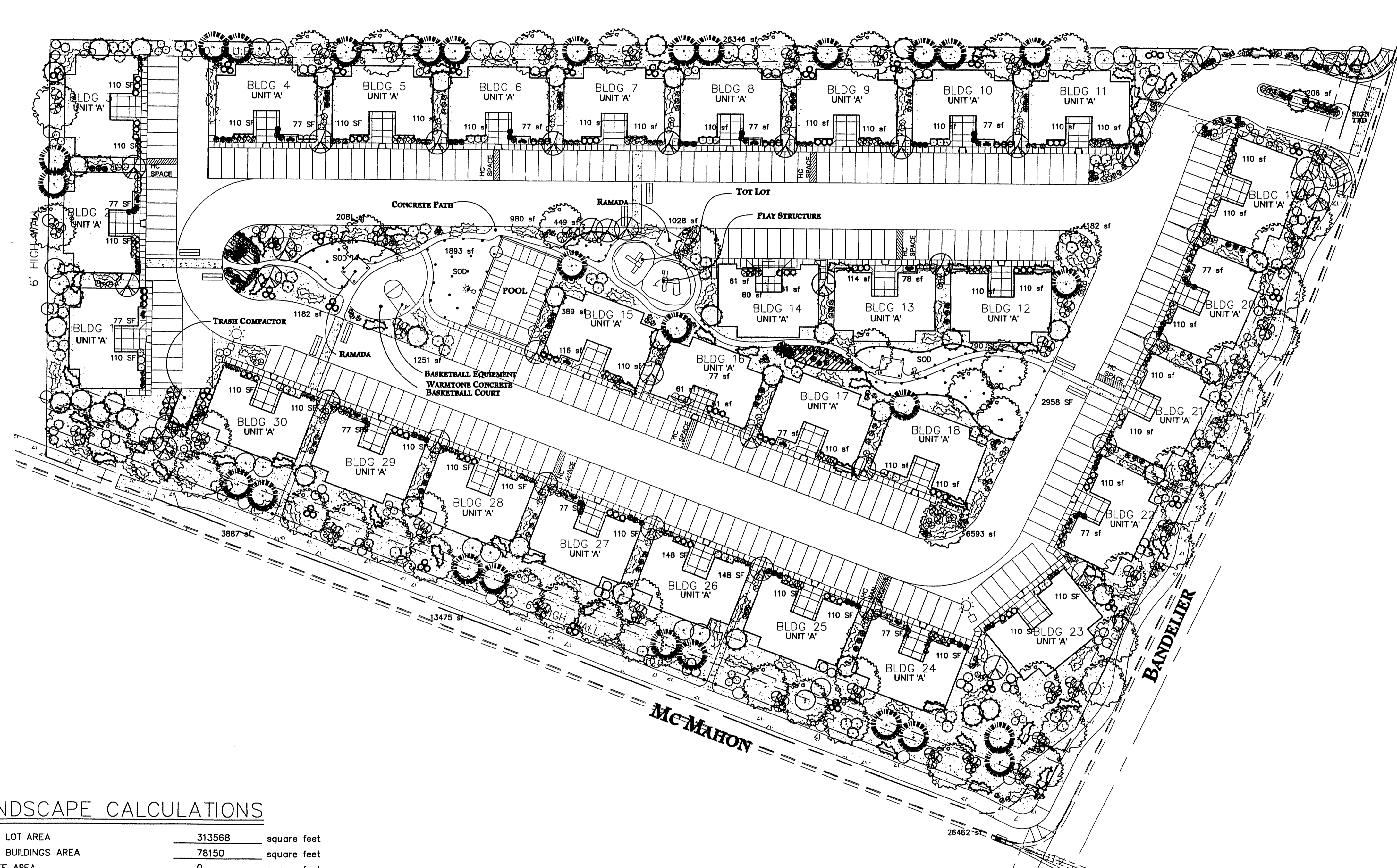
SHEET: **4**

# PLANT LEGEND

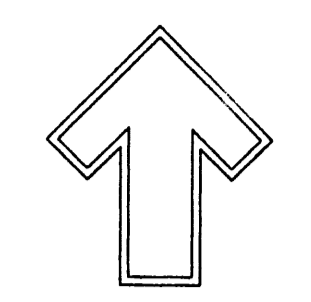
- ASH (H) OR HONEY LOCUST (M) 56  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Gal.
- AUSTRIAN PINE (M) 28  
Pinus nigra  
6'-8'
- FLOWERING PEAR (M+) 47  
Pyrus calleryana  
2" Gal.
- DESERT WILLOW (L) 43  
Chilopsis linearis  
15 Gal.
- NEW MEXICO OLIVE (L) 18  
Forestiera neomexicana  
15 Gal.
- PALM YUCCA (L) 4
- MUGO PINE (M) 1  
Pinus mugo  
5 Gal.
- SILVERBERRY (M) 6  
Elaeagnus pungens  
5 Gal. 100sf
- BIRD OF PARADISE (L) 35  
Caesalpinia gilliesii  
5 Gal. 100sf  
&/or  
BUTTERFLY BUSH (M) 34  
Buddleia davidii  
5 Gal. 100sf
- ROSEMARY (M) 102  
Rosmarinus officinalis  
2 Gal. 9sf
- THREE-LEAF SUMAC (L) 52  
Rhus trilobata  
5 Gal. 36sf
- LANAX/ SCOTCH BROOM (M) 51  
Cytisus scoparius/  
Genista hispanica  
5 Gal. 9sf
- HONEYSUCKLE (M) 114  
Lonicera sempervirens  
1 Gal. 200sf  
Unstaked-Groundcover
- NANDINA (M) 117  
Nandina domestica  
5 Gal. 25sf
- REGAL MIST (M) 130  
Muhlenbergia capillaris  
5 Gal. 9sf
- INDIAN HAWTHORN (M) 57  
Raphiolepis indica  
5 Gal. 36sf
- WILDFLOWER 114  
1 Gal. 4sf
- THREADGRASS (M) 218  
Stipa tenuissima  
1 Gal. 4sf
- TAM JUNIPER (L) 85  
Juniperus sabina  
1 Gal. 225sf
- COTONEASTER 150  
Cotoneaster spp.  
1 Gal. 81sf  
Symbol indicates 3 plants
- OVERSIZED GRAVEL  
& 12 BOULDERS  
3/4" GRAY GRAVEL  
WITH FILTER FABRIC
- SOD WITH POP UP SPRINKLER
- COMMERCIAL GRADE  
STEEL EDGING

## LANDSCAPE CALCULATIONS

|                                  |             |             |
|----------------------------------|-------------|-------------|
| TOTAL LOT AREA                   | 313568      | square feet |
| TOTAL BUILDINGS AREA             | 78150       | square feet |
| OFFSITE AREA                     | 0           | square feet |
| NET LOT AREA                     | 235418      | square feet |
| LANDSCAPE REQUIREMENT            | 15%         |             |
| TOTAL LANDSCAPE REQUIREMENT      | 35313       | square feet |
|                                  |             |             |
| TOTAL BED PROVIDED               | 95350       | square feet |
| GROUNDCOVER REQ.                 | 75%         | square feet |
| TOTAL GROUNDCOVER REQUIREMENT    | 71513       | square feet |
| TOTAL GROUNDCOVER PROVIDED       | 72299 (75%) | square feet |
|                                  |             |             |
| TOTAL SOD AREA                   | 7063 (20%)  | square feet |
| (max. 20% of landscape required) |             |             |
| TOTAL LANDSCAPE PROVIDED         | 101344      | square feet |

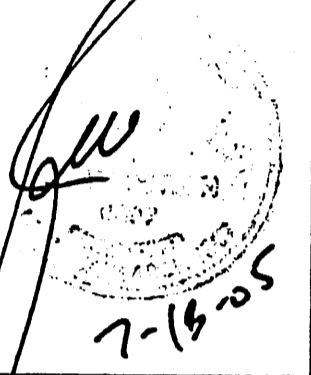


# WEST BANDELIER



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Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON  
#0007

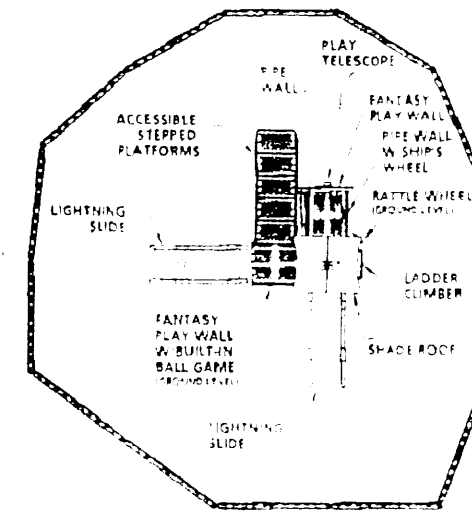
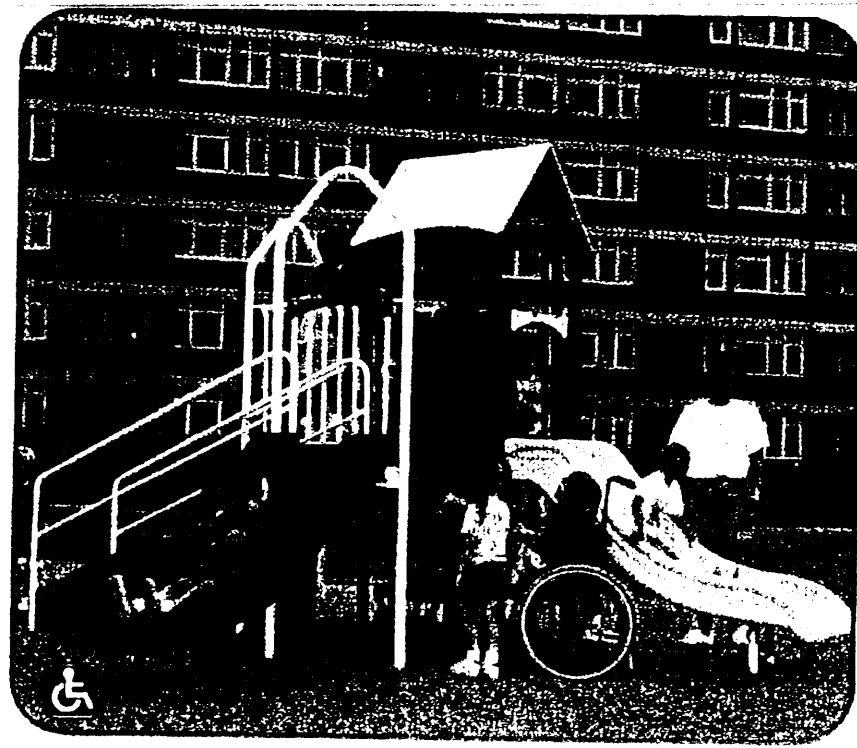
WEST BANDELIER  
ALBUQUERQUE, NM  
LANDSCAPE PLAN

All creative ideas contained herein remain the property of Hilltop Landscape Architects and Contractors and shall not be released or copied unless applicable fees have been paid or job order placed.



DRAWN BY: drf  
REVISION # 3  
DATE: 6-8-05

SHEET #  
L1 OF L2



TOT POLE AIDS

no scale

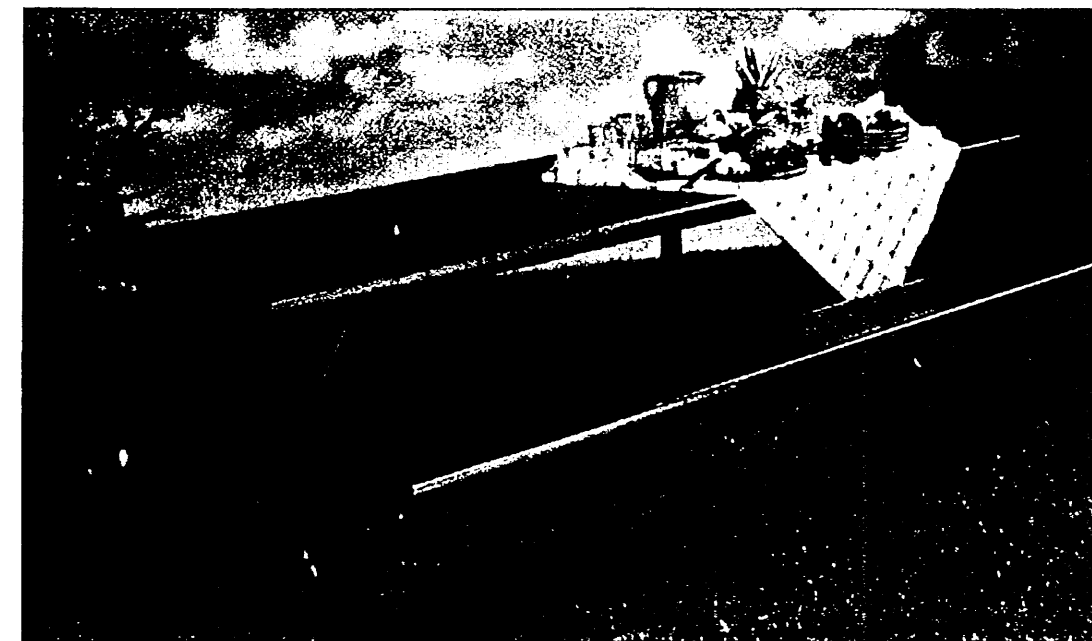
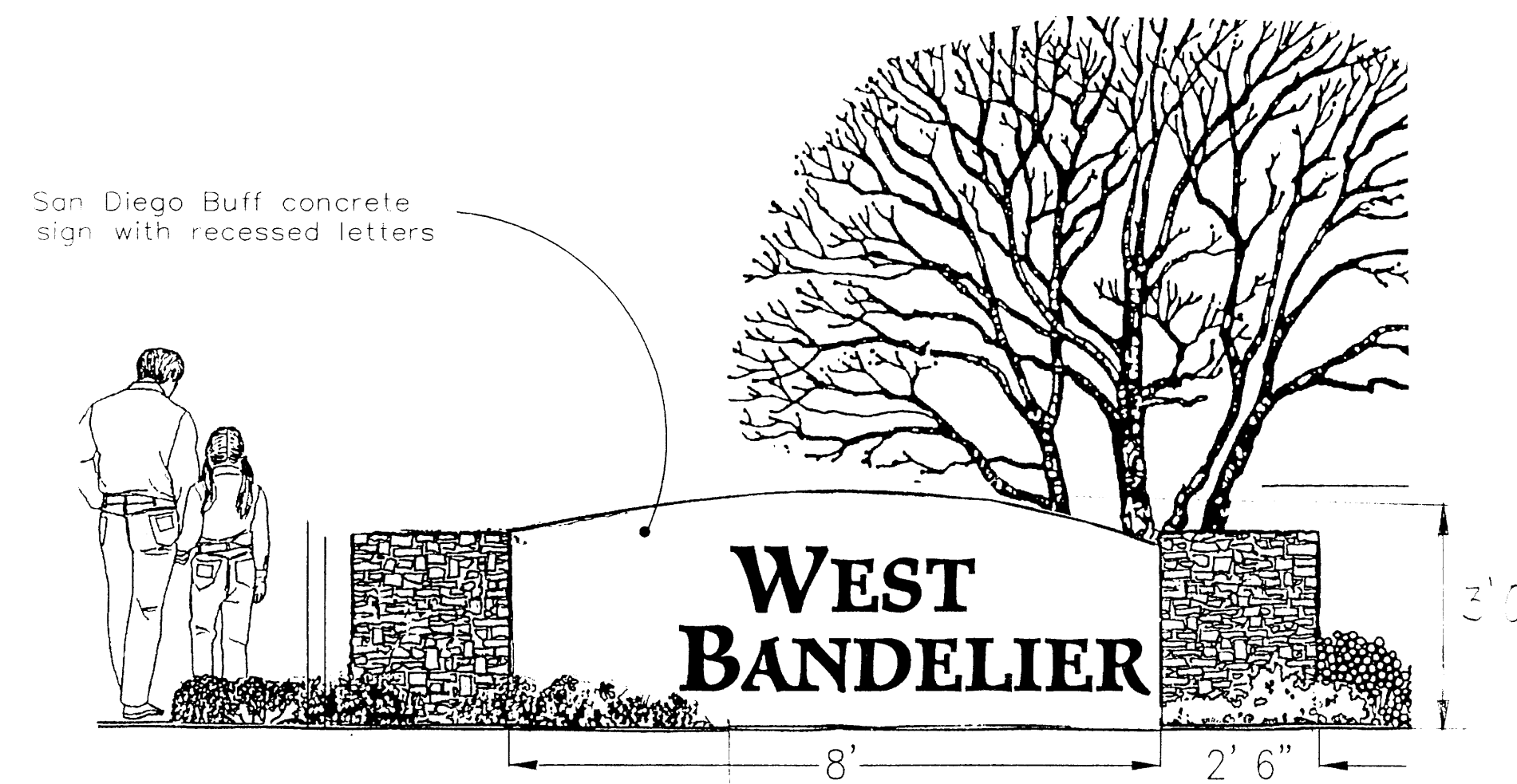


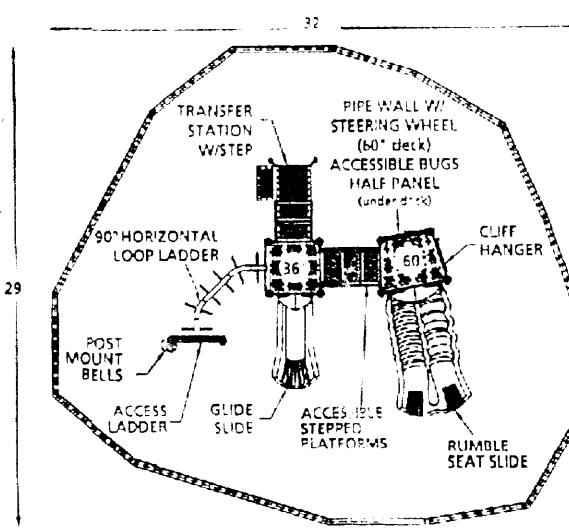
TABLE WITH BENCHES

no scale



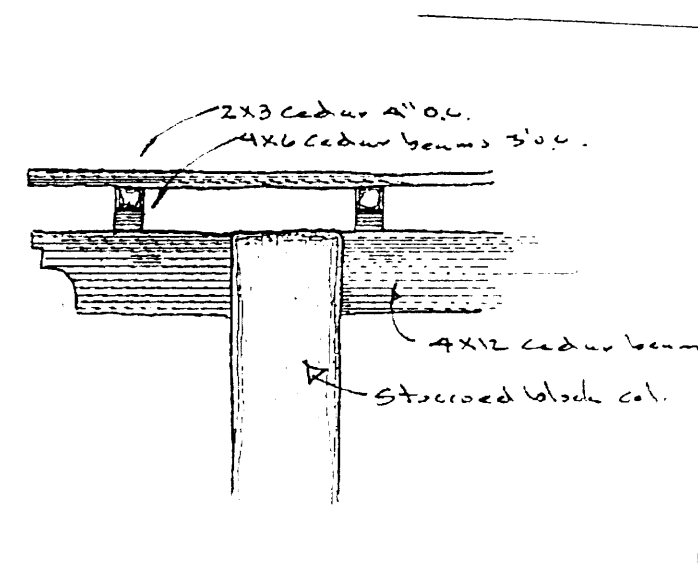
SIGNAGE

1:20



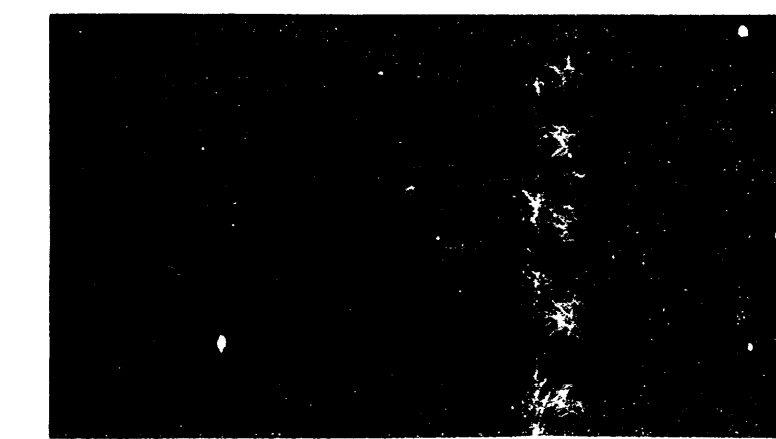
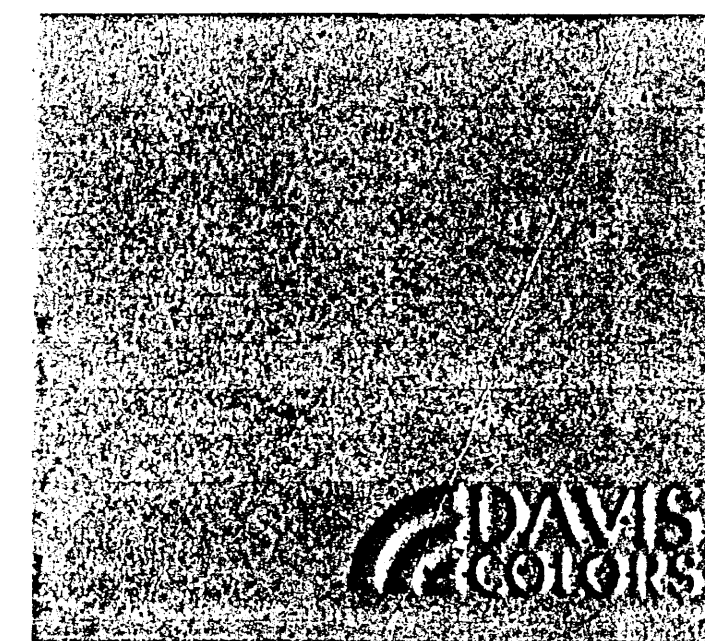
PLAY STRUCTURE AGES 5-12

no scale



RAMADA AND COLUMN DETAIL

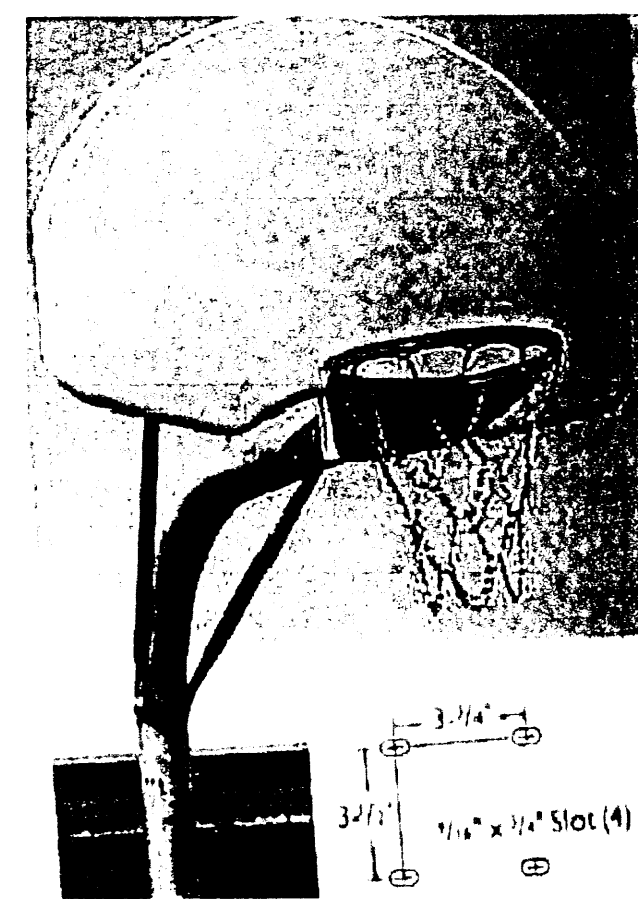
no scale



SIGN COLOR DETAIL

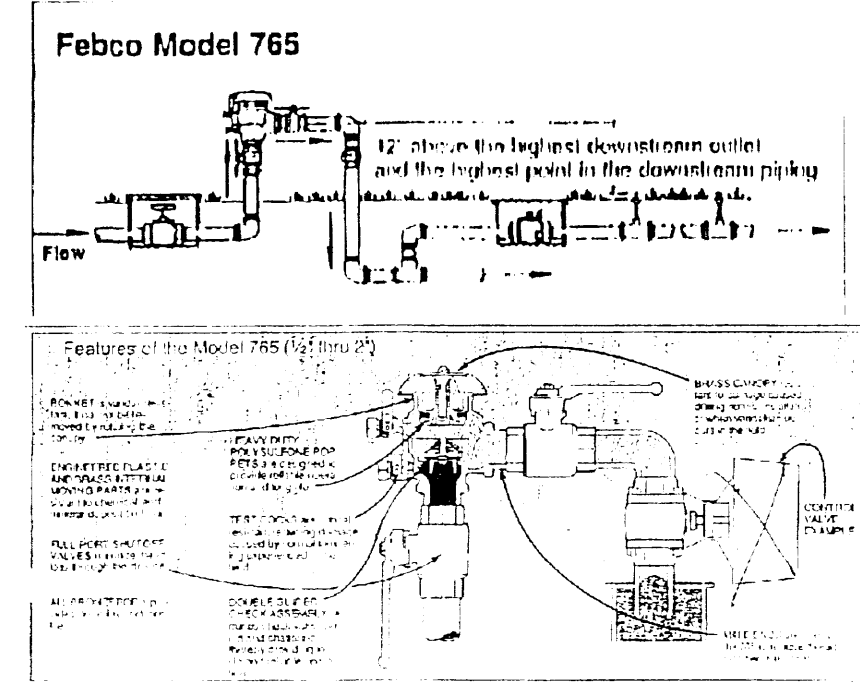
CONCRETE: Davis Color Concrete - San Diego Buff  
 RECESSED LETTERS: Dunn Edwards Paint - DE 107 Olive Bistro

no scale



BASKETBALL EQUIPMENT

no scale



BACKFLOW PREVENTOR DETAIL

no scale

LANDSCAPE NOTES:  
 Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Landscape management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:  
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

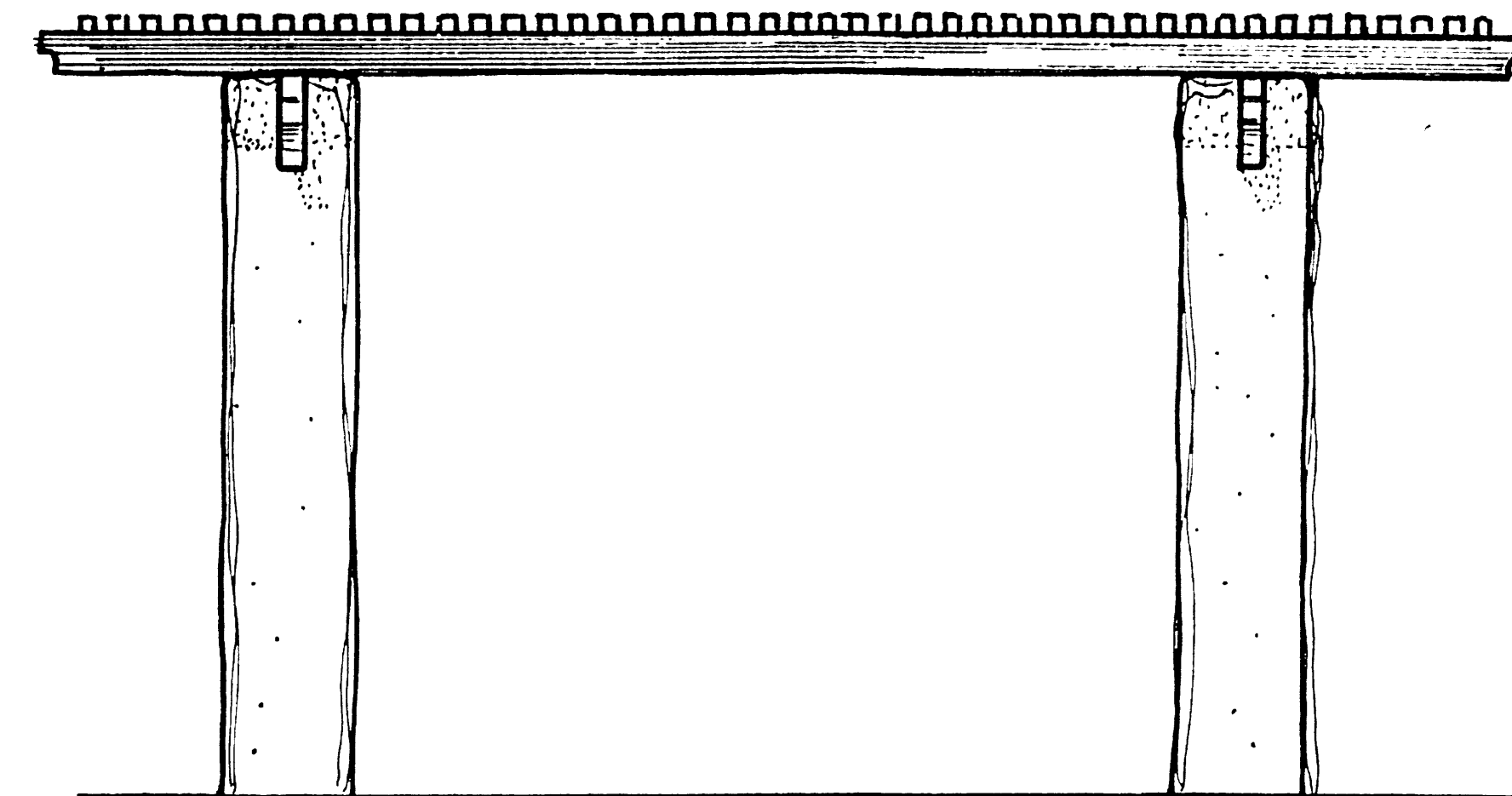
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

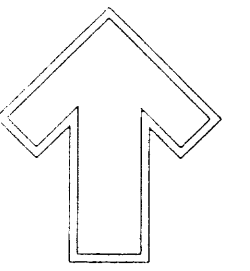
Water and Power source shall be the responsibility of the Developer/Builder.



RAMADA AND COLUMN ELEVATION

no scale

# WEST BANDELIER



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 cmf@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

WEST BANDELIER  
 ALBUQUERQUE, NM

DETAILS

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**The Hilltop**  
 LANDSCAPE ARCHITECTS & CONTRACTORS

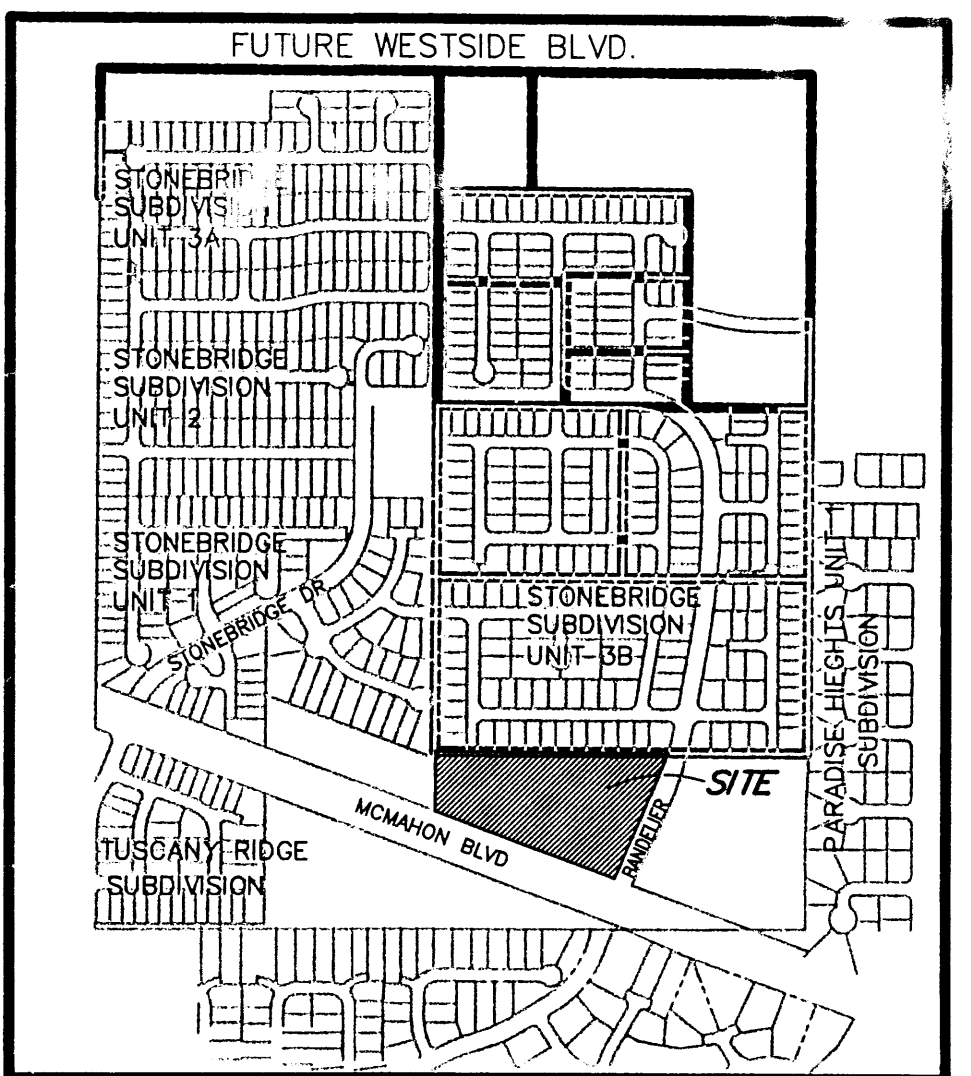
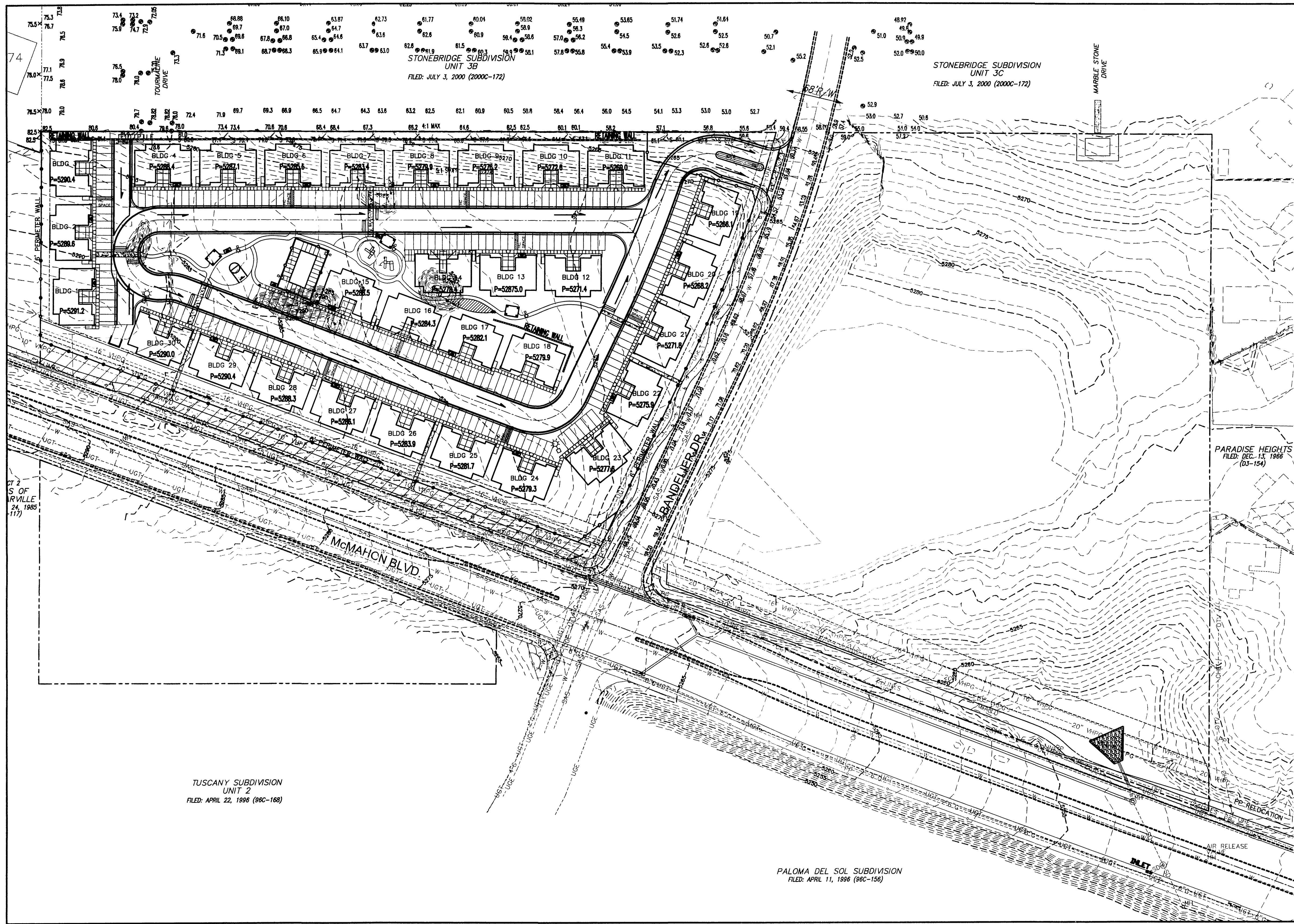
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DATE

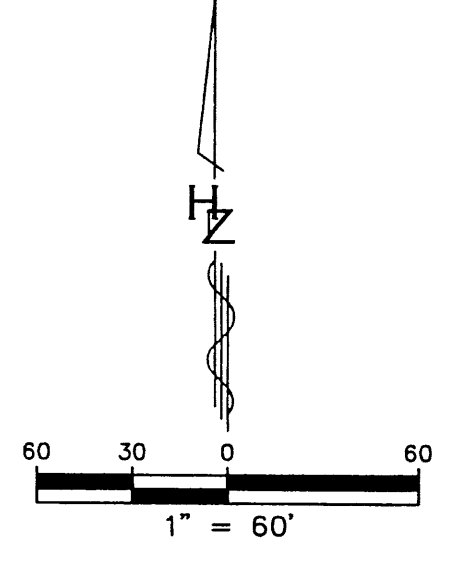
3/16/05

SHEET #

L2 OF L2



- LEGEND**
- FUTURE SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION (GRND & FL)
  - EXISTING CURB & GUTTER
  - PROPOSED MOUNTABLE CURB & GUTTER
  - PROPOSED STANDARD CURB & GUTTER
  - EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN INLET
  - PROPOSED STORM DRAIN INLET
  - WALL DRAIN



**SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT**  
  
**CONCEPTUAL GRADING PLAN  
FOR  
WEST BANDELIER**

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| NO. | REVISION | DATE |
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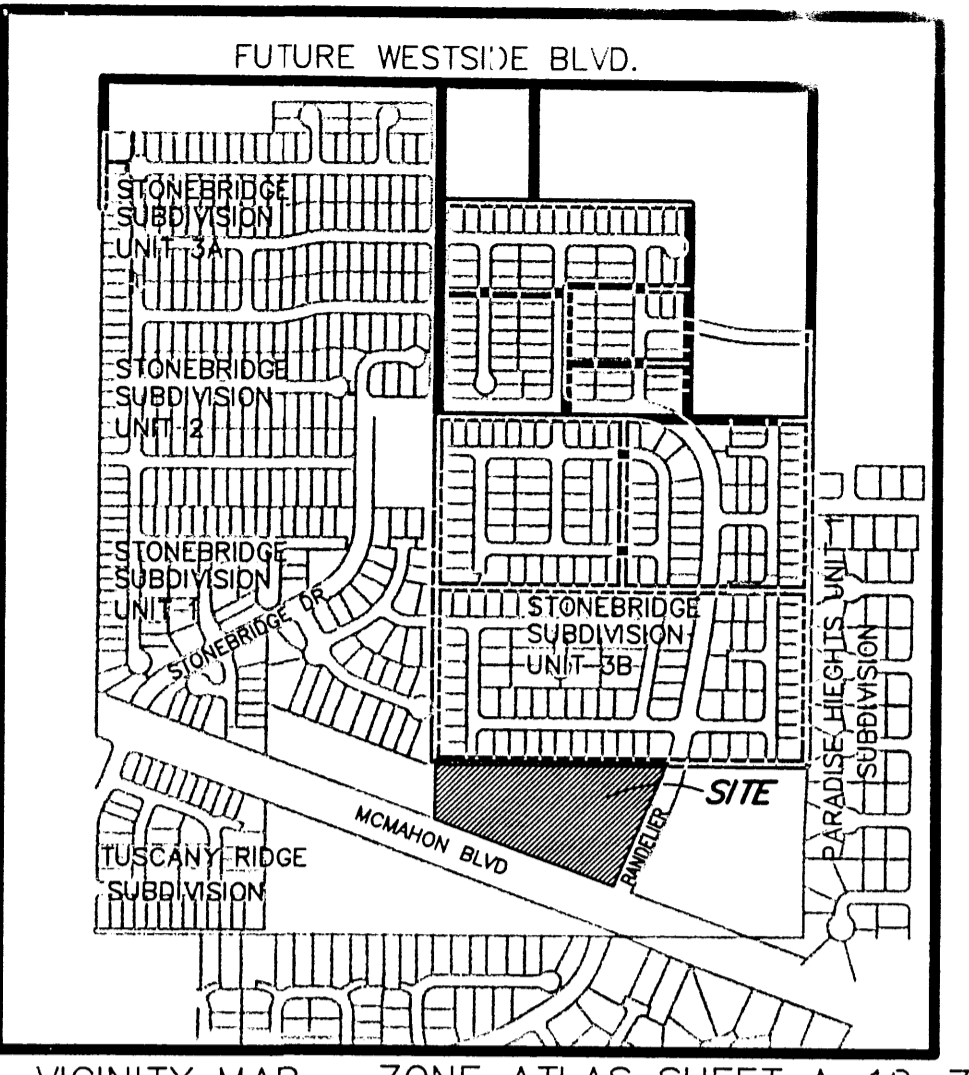
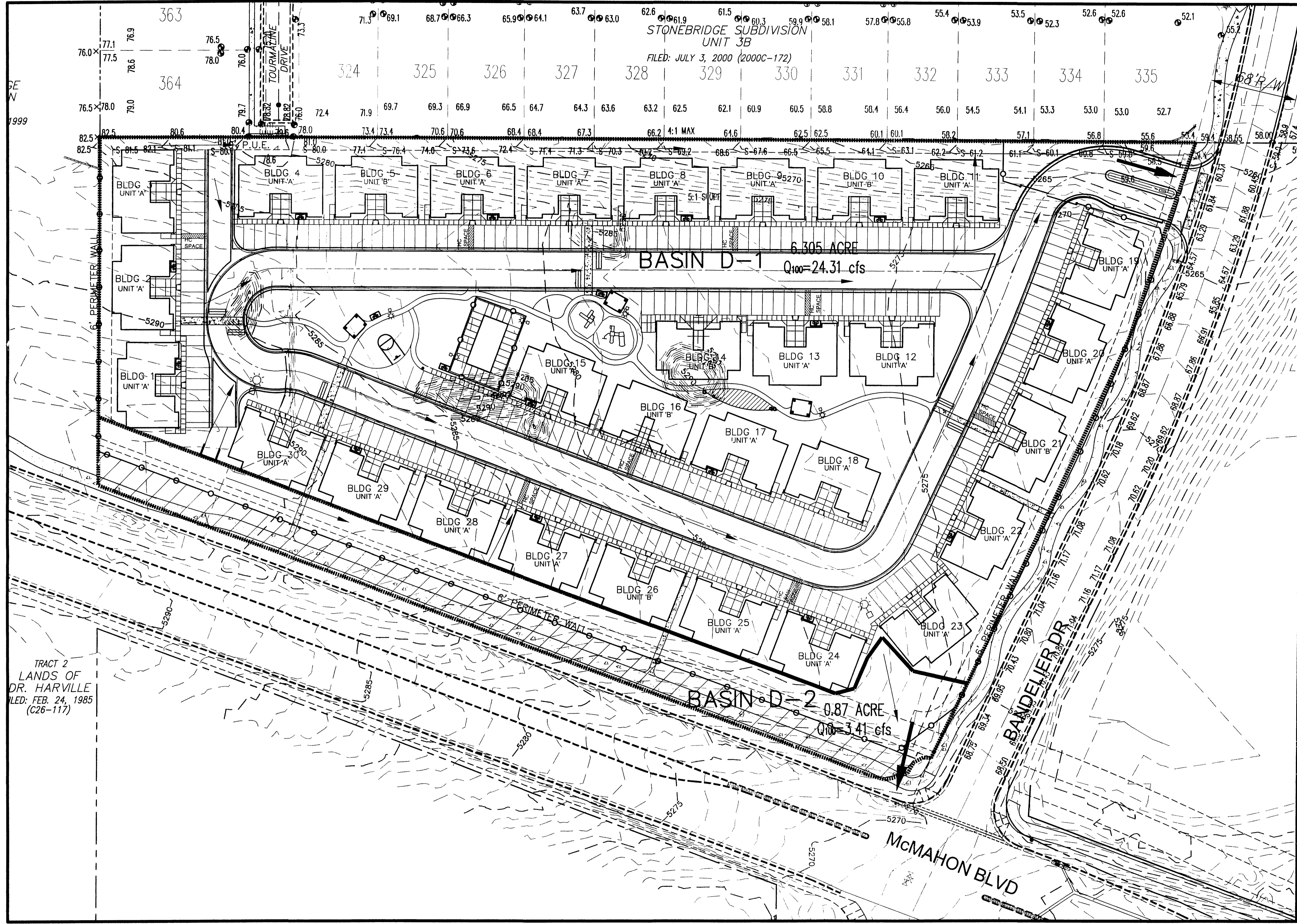
Designed By: **HUIT-ZOLIARS**  
 Huit-Zoliars, Inc.  
 533 Rio Rancho Drive NE, Suite 401  
 Rio Rancho, New Mexico 87124  
 Phone (505) 892-5141 Fax (505) 892-3259  
 Designed For: **KITTS DEVELOPMENT LLC**

**CONCEPTUAL GRADING PLAN**  
  
**WEST BANDELIER**  
**ALBUQUERQUE, NEW MEXICO**



DATE: JULY 19, 2005  
 DRAWN: JT  
 DESIGNED: BH  
 CHECKED: SE  
 PROJ. NO: 17053801  
 SHEET: **6**

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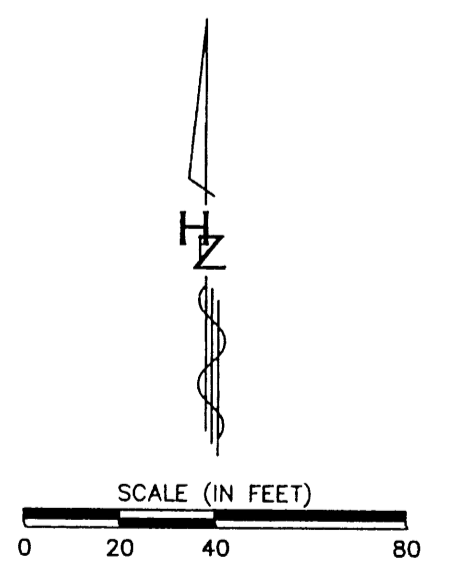
VICINITY MAP ZONE ATLAS SHEET A-12-Z

TRACT 2  
LANDS OF  
DR. HARVILLE  
FILED: FEB. 24, 1985  
(C26-117)

STONEBRIDGE SUBDIVISION  
UNIT 3B  
FILED: JULY 3, 2000 (2000C-172)

6.305 ACRE  
BASIN D-1  
Q<sub>100</sub>=24.31 cfs

0.87 ACRE  
BASIN D-2  
Q<sub>100</sub>=3.41 cfs



**SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT**

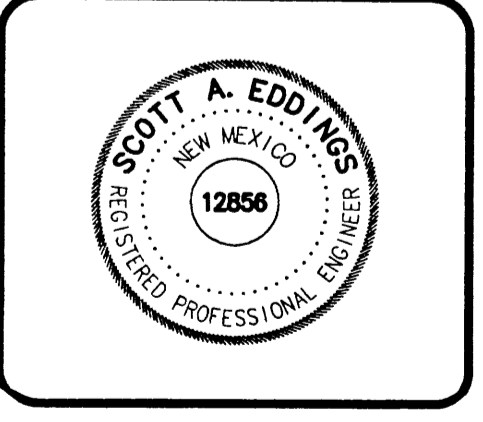
**CONCEPTUAL DRAINAGE PLAN  
FOR  
WEST BANDELIER**

| NO. | REVISION | DATE |
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Designed By  
**HUIT-ZOLARS**  
Huit-Zolars, Inc.  
Rio Rancho  
833 Rio Rancho Drive NE, Suite 101  
Rio Rancho, New Mexico 87124  
Phone: (505) 882-5941 Fax: (505) 882-3599  
Designed For  
**KITTS DEVELOPMENT LLC**

**CONCEPTUAL DRAINAGE PLAN**

**WEST BANDELIER  
ALBUQUERQUE, NEW MEXICO**

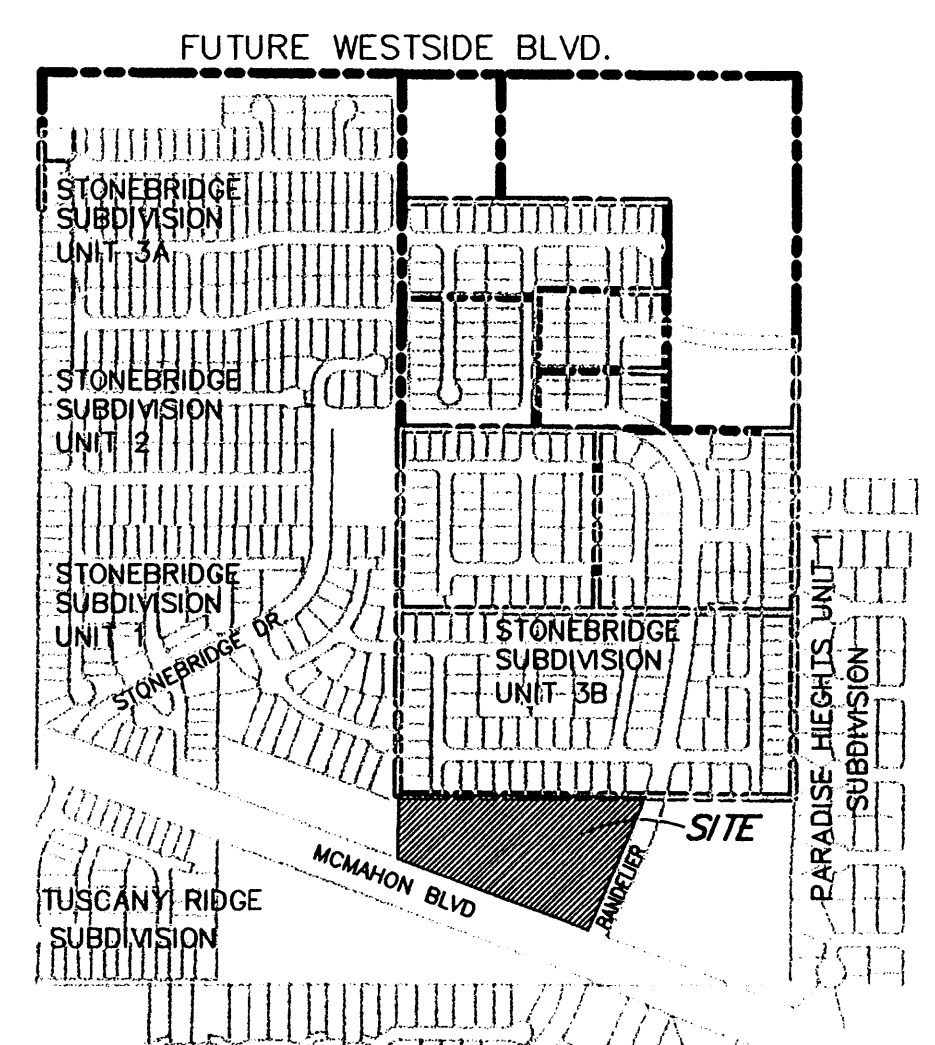
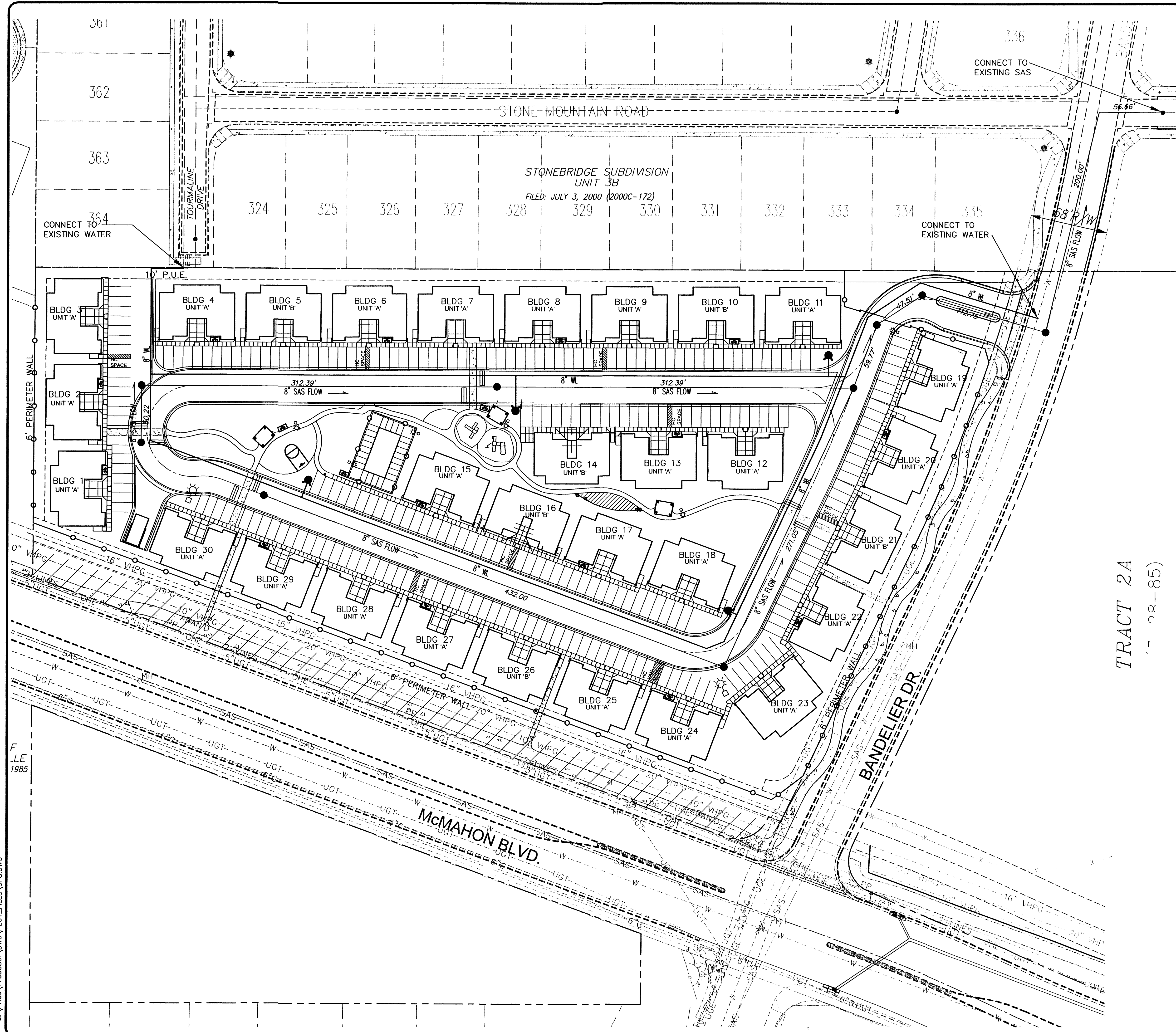


DATE: JULY 19, 2005  
DRAWN: JT  
DESIGNED: BH  
CHECKED: SE  
PROJ. NO.: 17-0538-01

SHEET: **7**

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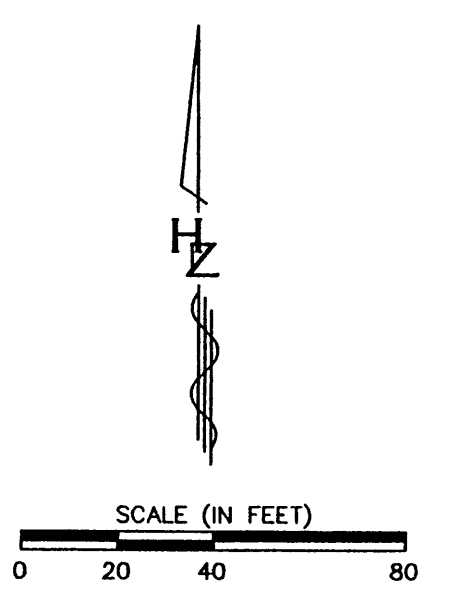




**LEGEND**

- PROPERTY LINE
- - - NEW EASEMENT
- - - SAS EXISTING SANITARY SEWER
- - - W EXISTING WATER LINE
- - - EXISTING STORM DRAIN
- EXISTING WATER METER
- EXISTING CAP
- ⊗ EXISTING VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN
- - - SAS PROPOSED SANITARY SEWER
- - - W PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED STREET LIGHT

AND PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 HYDRANT(S) ONLY  
 12/29/05  
 SIGNATURE & DATE



**SITE DEVELOPMENT PLAN  
 FOR BUILDING PERMIT**

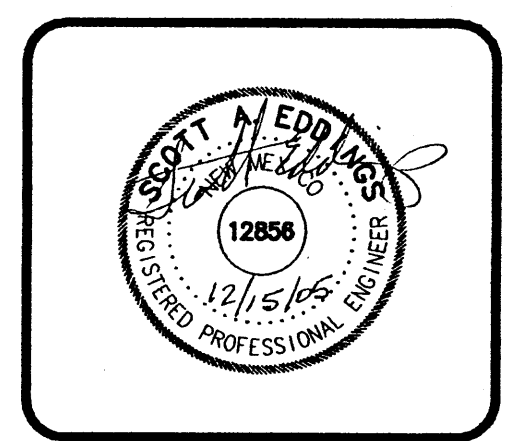
**CONCEPTUAL UTILITY PLAN  
 FOR  
 WEST BANDELIER**

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

Designed By: **HUITT-ZOLARS**  
 Huitt-Zolars, Inc.  
 353 Rio Rancho Drive NE, Suite 101  
 Albuquerque, NM 87106  
 Phone (505) 882-3441 Fax (505) 882-9259  
 Designed For: **KITTS DEVELOPMENT LLC**

**CONCEPTUAL UTILITY PLAN**

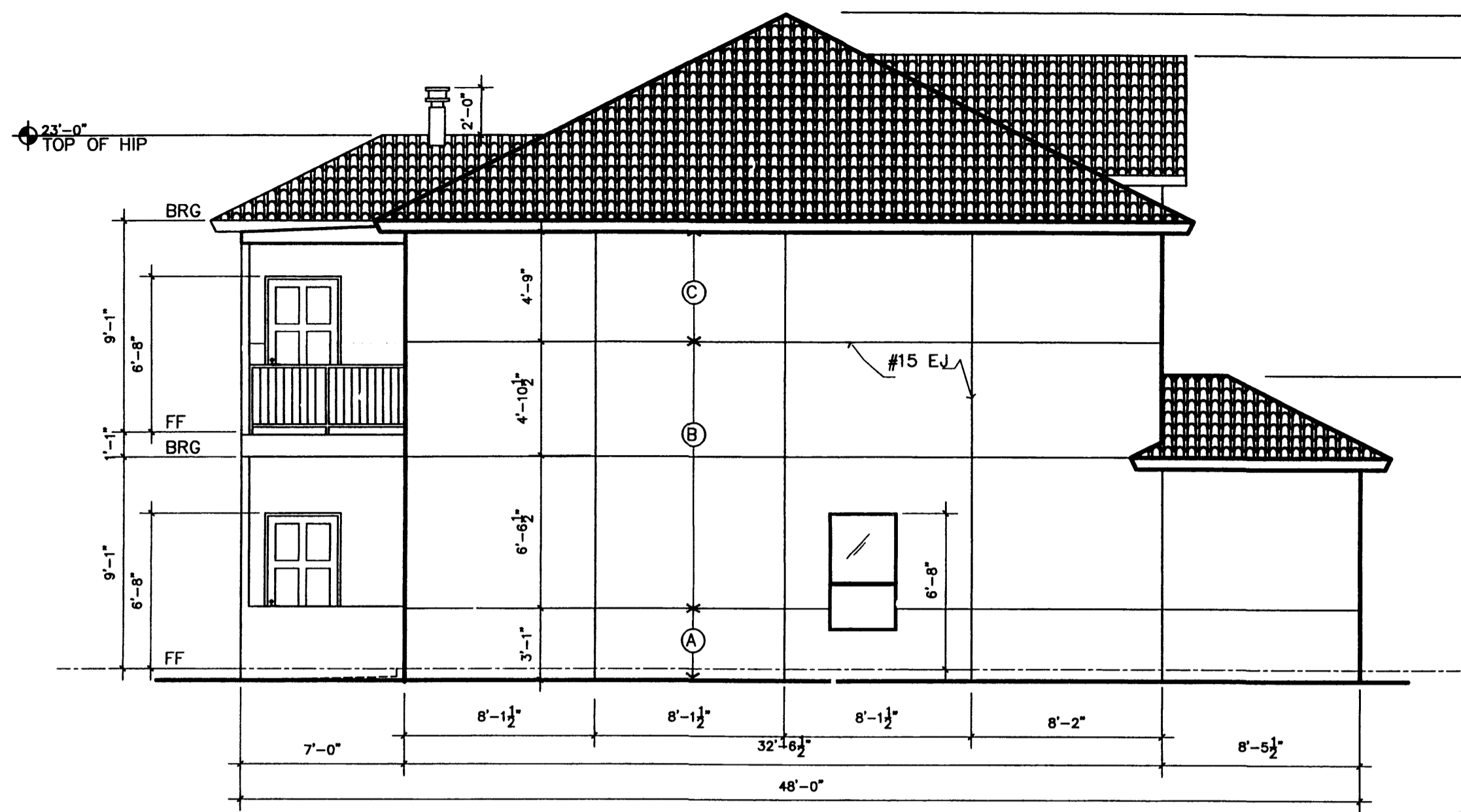
**WEST BANDELIER  
 ALBUQUERQUE, NEW MEXICO**



DATE: NOV 21, 2005  
 DRAWN: JT  
 DESIGNED: BH  
 CHECKED: SE  
 PROJ. NO: 17053801  
 SHEET: **8**

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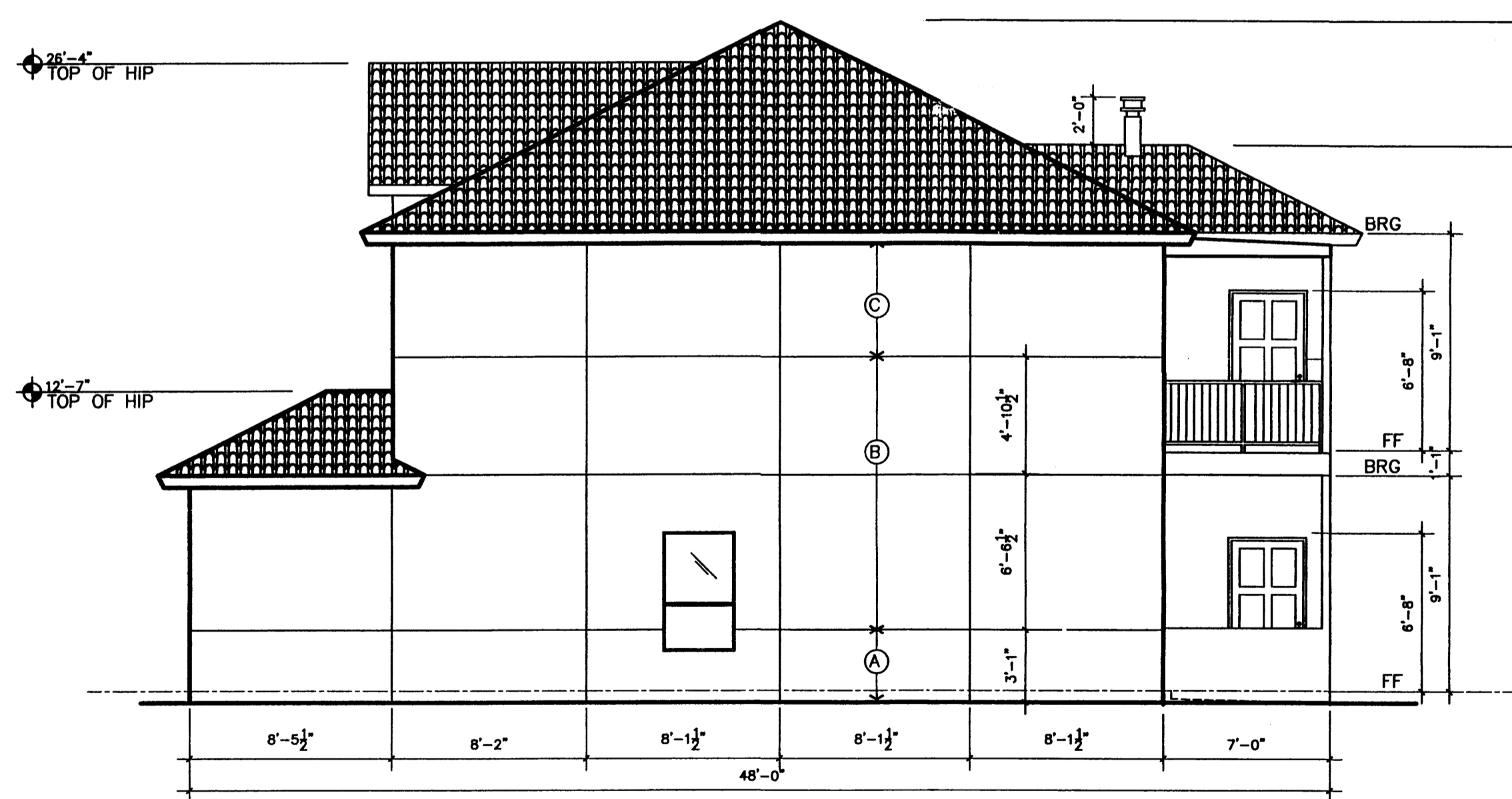
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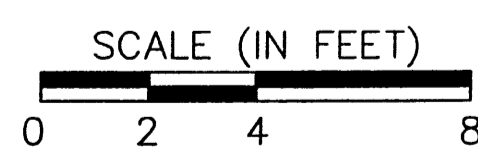
**UNIT A - ELEVATION - SIDE L**



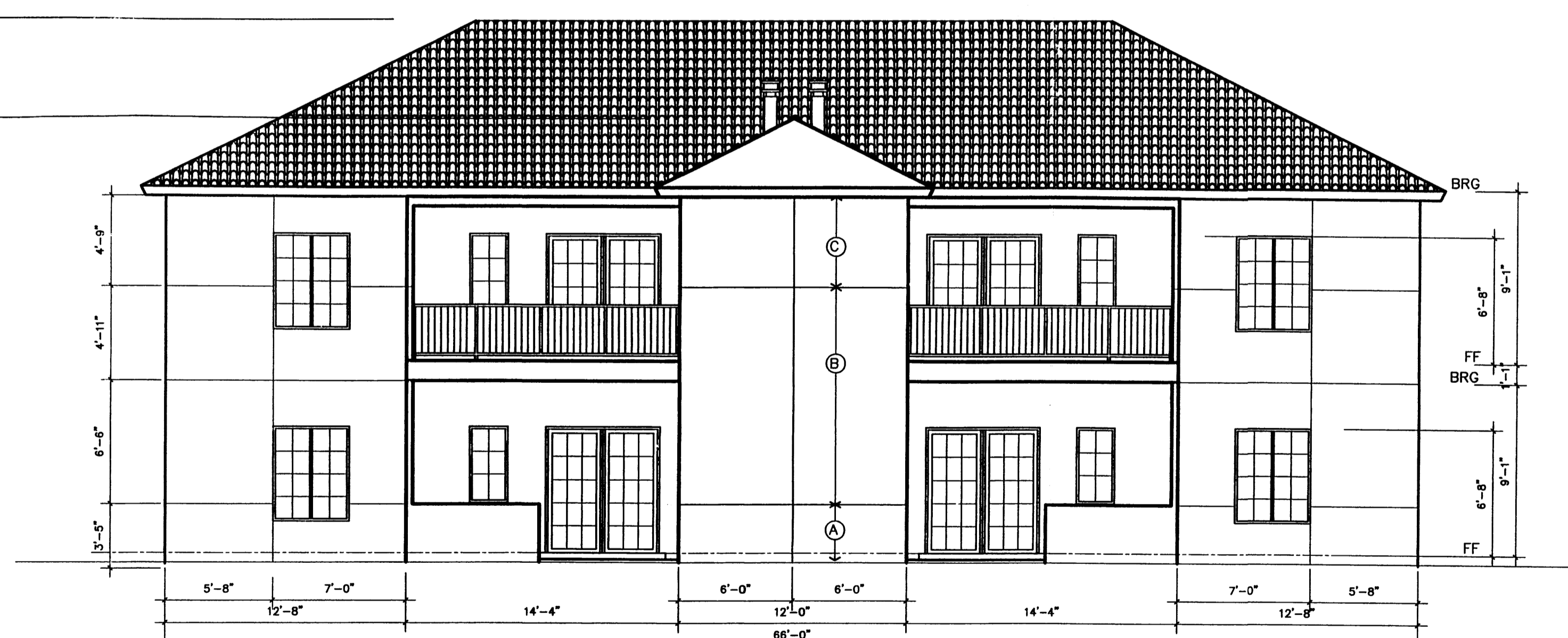
**UNIT A - ELEVATION - FRONT**



**UNIT A - ELEVATION - SIDE R**



**MATERIAL COLORS:**  
**STUCCO:**  
 A. TAN  
 B. DARK BROWN  
 C. GREENISH TAN  
**WINDOWS:**  
 ALUMINUM, ADOBE GREY  
 DOOR PANELS TO MATCH WINDOW FRAME COLOR  
 STEEL GAURDRAILS/STAIRS:  
 FLAT BLACK  
**BALCONY RAILING:** WROUGHT IRON  
 EXPOSED WOOD TO BE PAINTED TO MATCH WINDOW FRAMES  
**BUILDING NUMBERS/ADDRESSES**  
 FLAT BLACK, 12" HIGH LETTERS, CAST METAL  
**CONCRETE FLATWORK:** GREY  
**ROOF TILE:** TERRACOTTARED  
**METAL ROOFING COMPONENTS:** PAINTED BRICK RED



**UNIT A - ELEVATION - REAR**

**SITE DEVELOPMENT PLAN  
 FOR BUILDING PERMIT**

**CONCEPTUAL EXTERIOR ELEVATIONS  
 FOR UNIT 'A'  
 WEST BANDELIER**

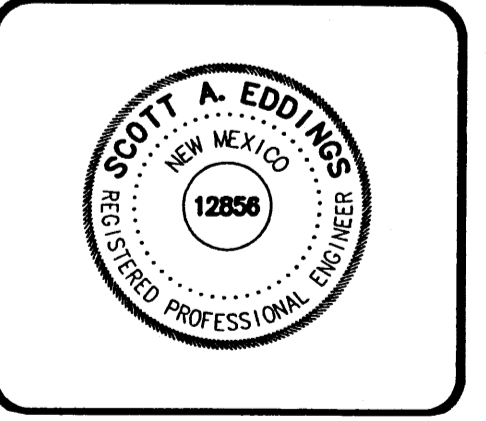
**W. MARK SNAPP DESIGN, INC**  
 P: 505-344-7526  
 F: 505-344-7520  
 CUSTOM RESIDENTIAL AND COMMERCIAL DESIGN  
 6125 4th Street NW Albuquerque, NM 87107

**les i. robinson**  
 P: 505-883-9239 F: 505-830-1508 architect  
 3420 Cuervo NE Albuquerque, N.M. 87110

| NO. | REVISION | DATE |
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Designed By: **HUIT-ZOLIARS**  
 Huit-Zoliars, Inc.  
 383 Rio Rancho Drive NE, Suite 101  
 Rio Rancho, New Mexico 87149  
 Phone (505) 882-0441 Fax (505) 886-3259  
 Designer For: **KITTS DEVELOPMENT LLC**

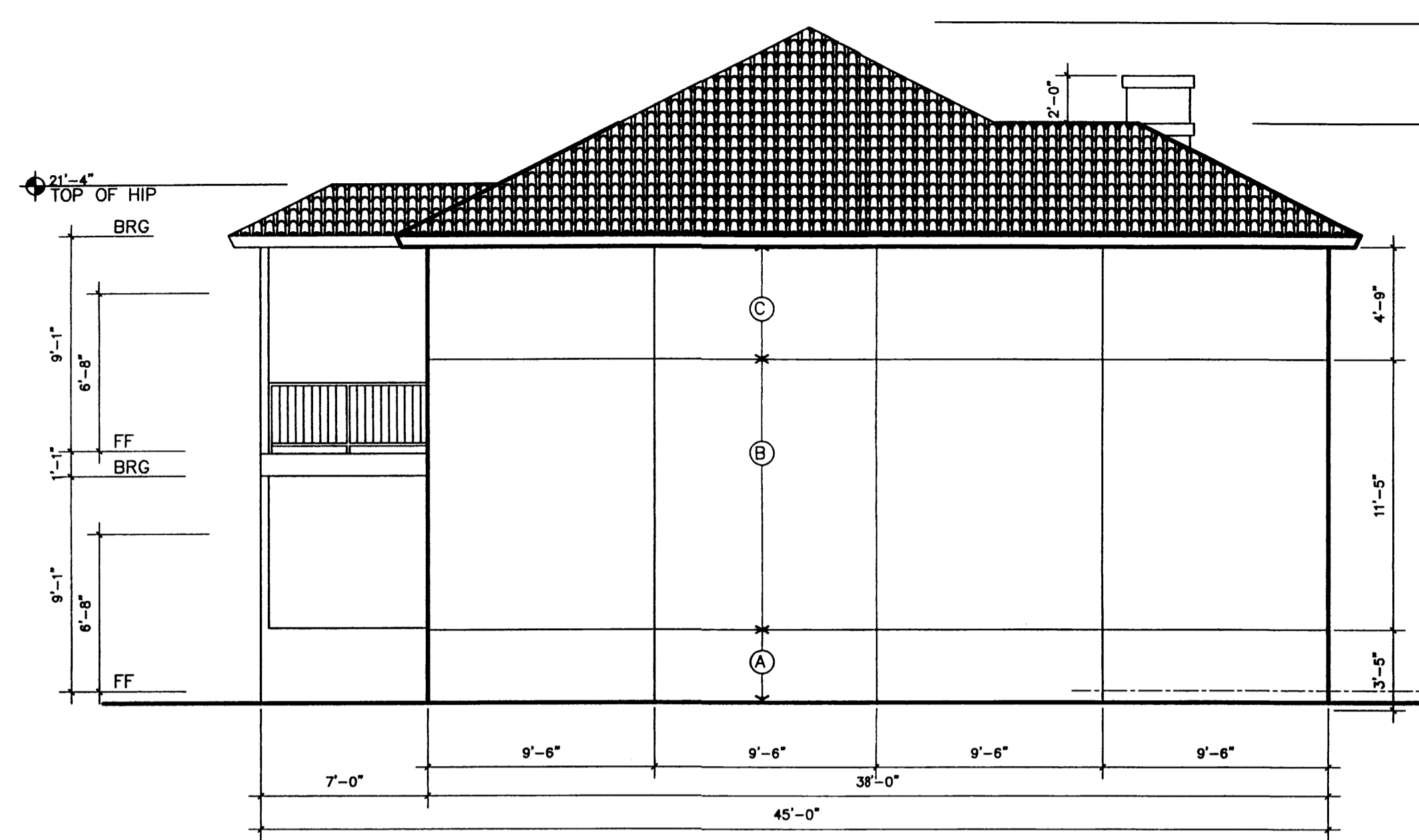
**CONCEPTUAL UNIT 'A' ELEVATIONS**  
**WEST BANDELIER**  
**ALBUQUERQUE, NEW MEXICO**



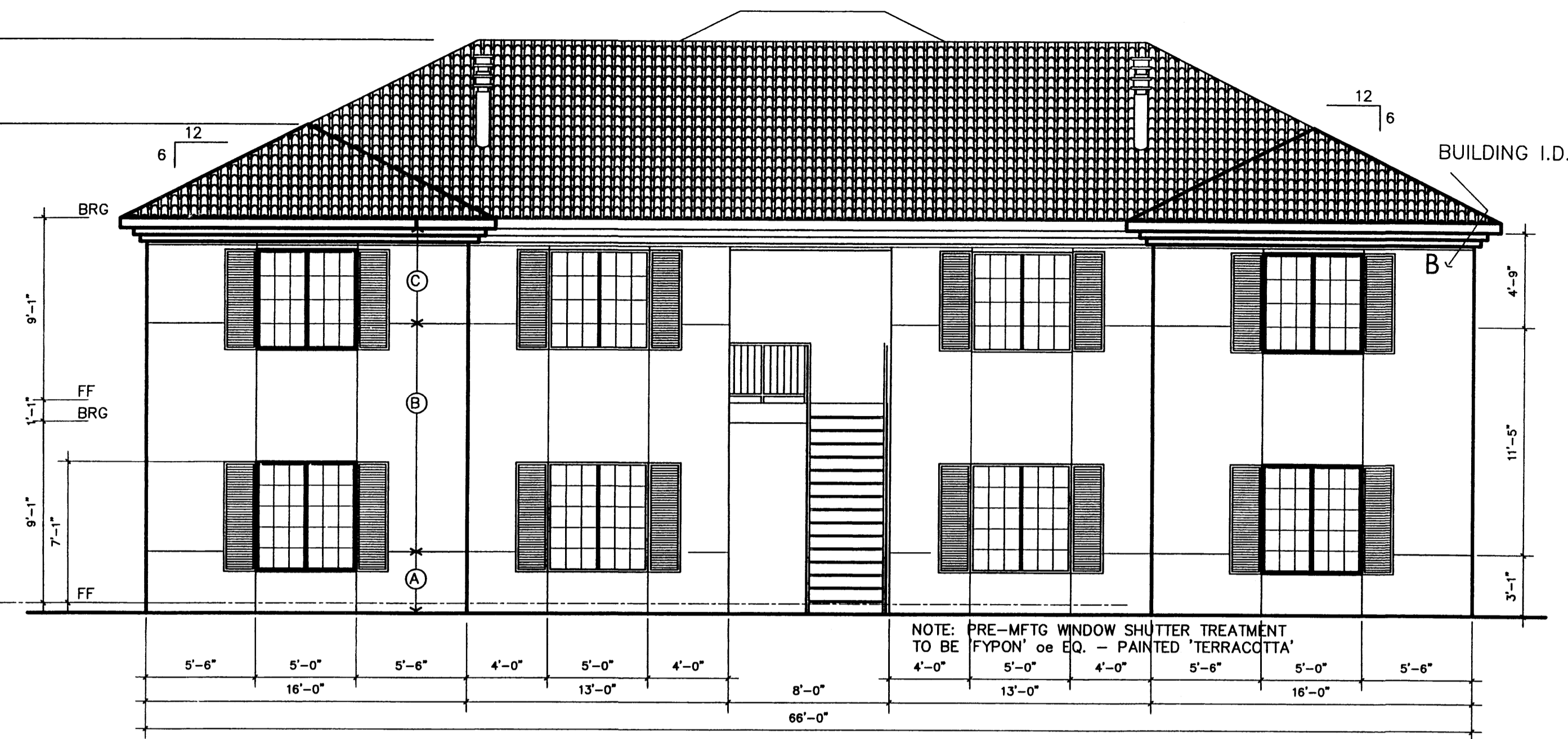
DATE: JULY 19, 2005  
 DRAWN: JT  
 DESIGNED: MS  
 CHECKED: SE  
 PROJ. NO: 17-0538-01

SHEET: **9**

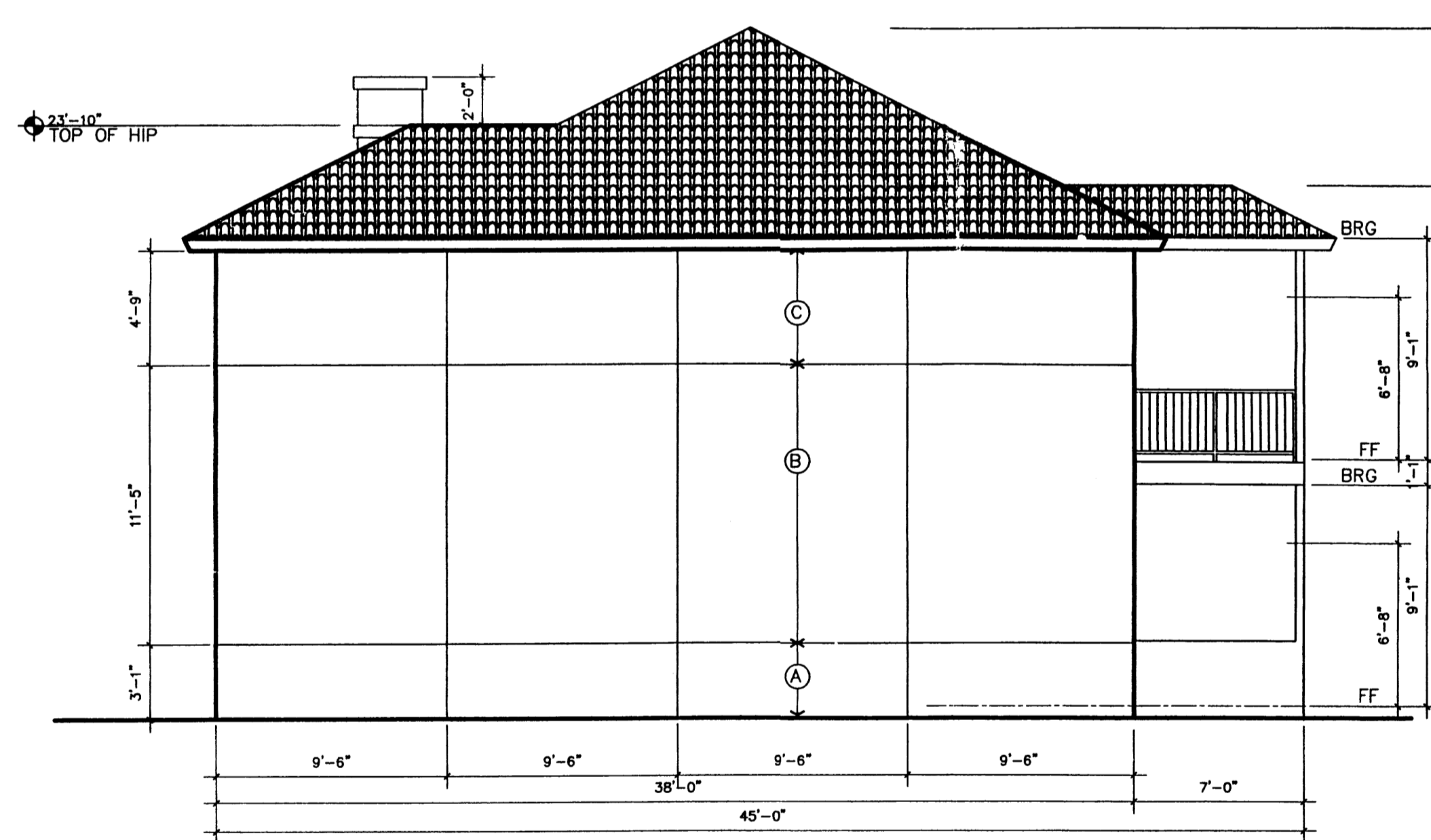
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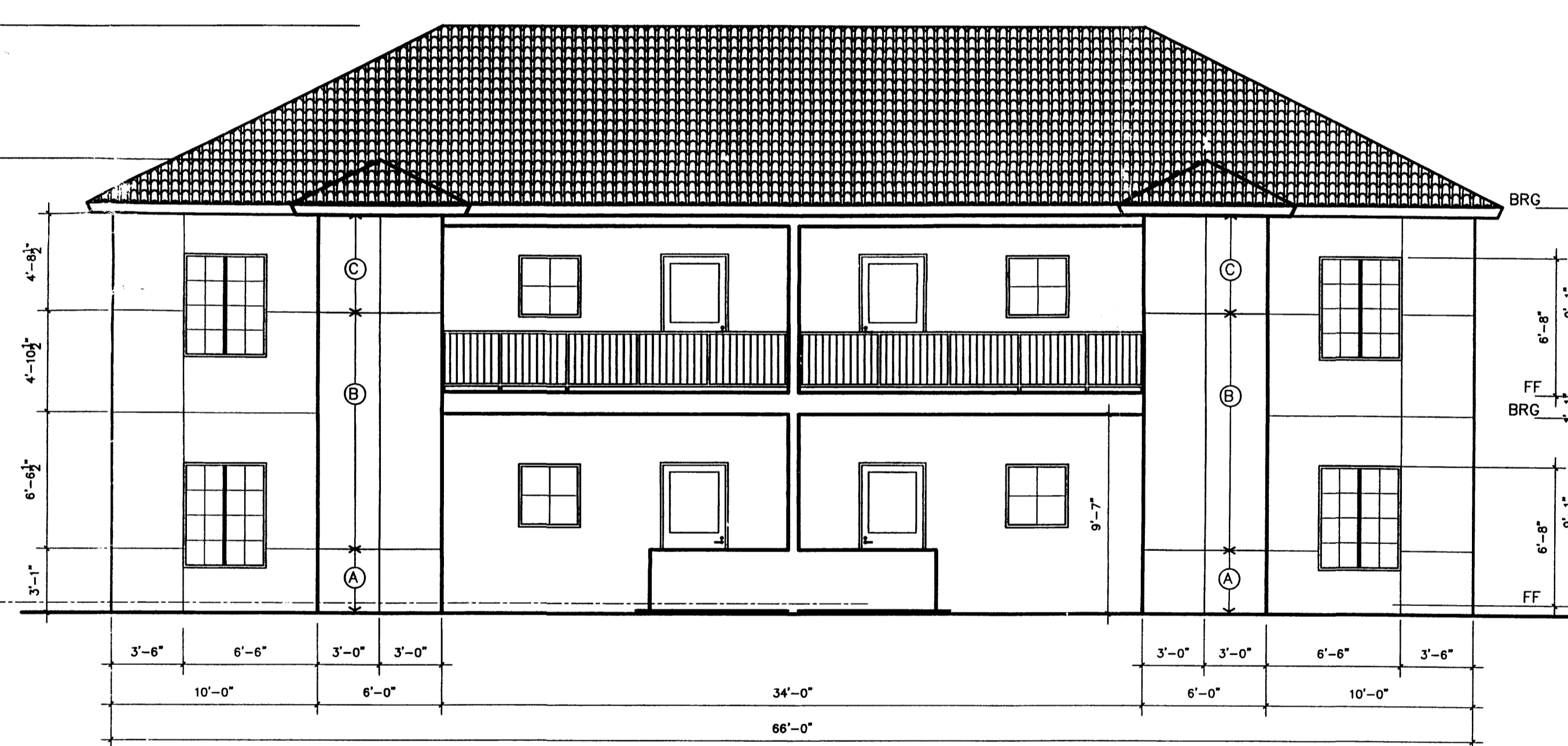
**UNIT B - ELEVATION - SIDE L**



**UNIT B - ELEVATION - FRONT**



**UNIT B - ELEVATION - SIDE R**



**UNIT B - ELEVATION - REAR**

**MATERIAL COLORS:**

- STUCCO:
- A. TAN
- B. DARK BROWN
- C. GREENISH TAN
- WINDOWS:
- ALUMINUM, ADOBE GREY
- DOOR PANELS TO MATCH WINDOW FRAME COLOR
- STEEL GAURDRAILS/STAIRS:
- FLAT BLACK

- BALCONY RAILING: WROUGHT IRON
- EXPOSED WOOD TO BE PAINTED TO MATCH WINDOW FRAMES

- BUILDING NUMBERS/ADDRESSES
- FLAT BLACK, 12" HIGH LETTERS, CAST METAL

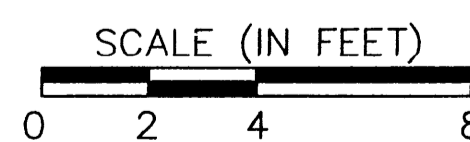
- CONCRETE FLATWORK: GREY
- ROOF TILE: TERRACOTTA RED
- METAL ROOFING COMPONENTS: PAINTED BRICK RED

**SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT**

**CONCEPTUAL EXTERIOR ELEVATIONS  
FOR UNIT 'B'  
WEST BANDELIER**

**W. MARK SNAPP DESIGN, INC**  
 P: 505-344-7524 F: 505-344-7520  
 CUSTOM RESIDENTIAL AND COMMERCIAL DESIGN  
 6125 4th Street NW Albuquerque, NM 87107

**les l. robinson**  
 P: 505-883-9239 F: 505-830-1508 architect  
 3420 Cuervo NE Albuquerque, N.M. 87110



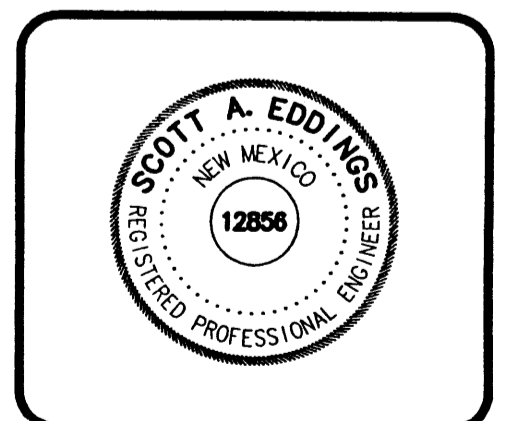
| NO. | REVISION | DATE |
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Designed By: **HUIT-ZOLIARS**  
 Huit-Zoliars, Inc.  
 658 Rio Rancho Drive NE, Suite 101  
 Rio Rancho, New Mexico 87149  
 Phone: (505) 882-5544 Fax: (505) 882-0259

Designed For: **KITTS DEVELOPMENT LLC**

**CONCEPTUAL UNIT 'B' ELEVATIONS**

**WEST BANDELIER  
ALBUQUERQUE, NEW MEXICO**



DATE: JULY 19, 2005  
 DRAWN: JT  
 DESIGNED: MS  
 CHECKED: SAE  
 PROJ. NO: 17-0538-01

SHEET: **10**

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