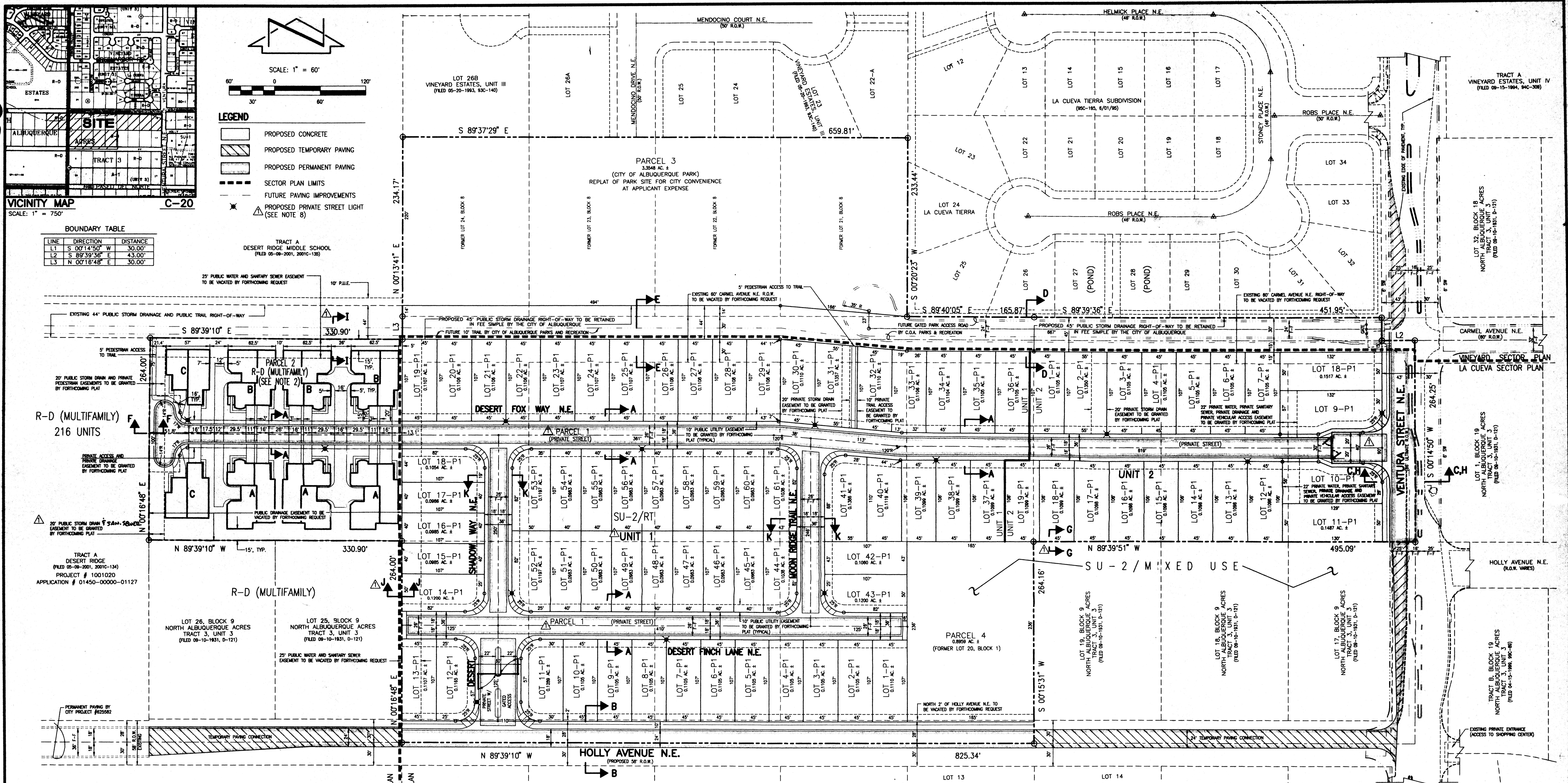


Sumner into file not 4/21/06 CS

PROJ 10015413

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 Plot Name: 10015413.DWG
 Plot Date: 07-16-2002
 Plot Time: 10:48 am



DRB APPROVAL: R-D PROPERTY

PROJECT # 1001020
 APPLICATION # 01450-00000-01127

PLANNING DIRECTOR, CITY OF ALBUQUERQUE: *[Signature]* 8/29/02
 TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE: *[Signature]* 8/21/02
 CITY ENGINEER, CITY OF ALBUQUERQUE: *[Signature]* 8/21/02
 UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE: *[Signature]* 8-21-02
 PARKS AND RECREATION, CITY OF ALBUQUERQUE: *[Signature]* 8-21-02
 SOLID WASTE DEPARTMENT, CITY OF ALBUQUERQUE: *[Signature]* 8-21-02

GENERAL SITE NOTES:

- THIS IS NOT A PLAT OF ANY KIND. THIS DOCUMENT HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY TO ILLUSTRATE THE PROPOSED DEVELOPMENT SCENARIO. THE RIGHT-OF-WAY AND EASEMENT VACATIONS, GRANTS OF EASEMENT AND SUBDIVISION PLATTING REFLECTED HEREON WILL BE ACCOMPLISHED THROUGH DRB ACTIONS.
- PARCEL 2 LIES WITHIN THE LIMITS OF THE VINEYARD SECTOR PLAN AND IS A SEPARATE REQUEST. THE DEVELOPMENT OF SIX (6) TRIPLEX AND TWO (2) DUPLEX BUILDINGS (22 UNITS) ON A SINGLE MULTI-FAMILY TRACT IS SUBMITTED HERewith TO THE DEVELOPMENT REVIEW BOARD FOR REVIEW AND APPROVAL.
- SETBACKS AND BUILDING HEIGHTS WILL BE CONSISTENT WITH UNDERLYING ZONING.
- 80 SINGLE FAMILY DETACHED RESIDENTIAL UNITS ARE PROPOSED WITHIN THE LA CUEVA SECTOR PLAN LIMITS WITH A RESULTING DENSITY OF 6.8 DU/AC (GROSS) AND 9.0 DU/AC (NET). 22 MULTI-FAMILY UNITS IN 8 BUILDINGS ARE PROPOSED ON PARCEL 2 WITH A RESULTING DENSITY OF 11 DU/ACRE.
- PARCEL 1 IS TO BE DESIGNATED AS A PRIVATE ACCESS, PRIVATE DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT. FEE TITLE SHALL BE HELD BY THE DESERT RIDGE PLACE HOMEOWNER'S ASSOCIATION.
- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY.
- SEE SHEET G2 FOR SECTIONS CUT HEREON.
- ALL LIGHT FIXTURES SHALL BE OF A FULL CUT-OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 16' HIGH.
- SEE SHEET L1 FOR PERIMETER WALL LOCATION AND DETAILS.

APPROVALS: SU-2/RT PROPERTY 02EP-00132

PROJECT # 1001020
 APPLICATION # 02DRR-01125

PLANNING DIRECTOR, CITY OF ALBUQUERQUE: *[Signature]* 8/29/02
 TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE: *[Signature]* 8/21/02
 CITY ENGINEER, CITY OF ALBUQUERQUE: *[Signature]* 8/21/02
 UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE: *[Signature]* 8-21-02
 PARKS AND RECREATION, CITY OF ALBUQUERQUE: *[Signature]* 26 Aug 02
 EPC CASE PLANNER, CITY OF ALBUQUERQUE: *[Signature]* 19-02
 SOLID WASTE DEPARTMENT, CITY OF ALBUQUERQUE: *[Signature]* 19-02

INDEX OF DRAWINGS

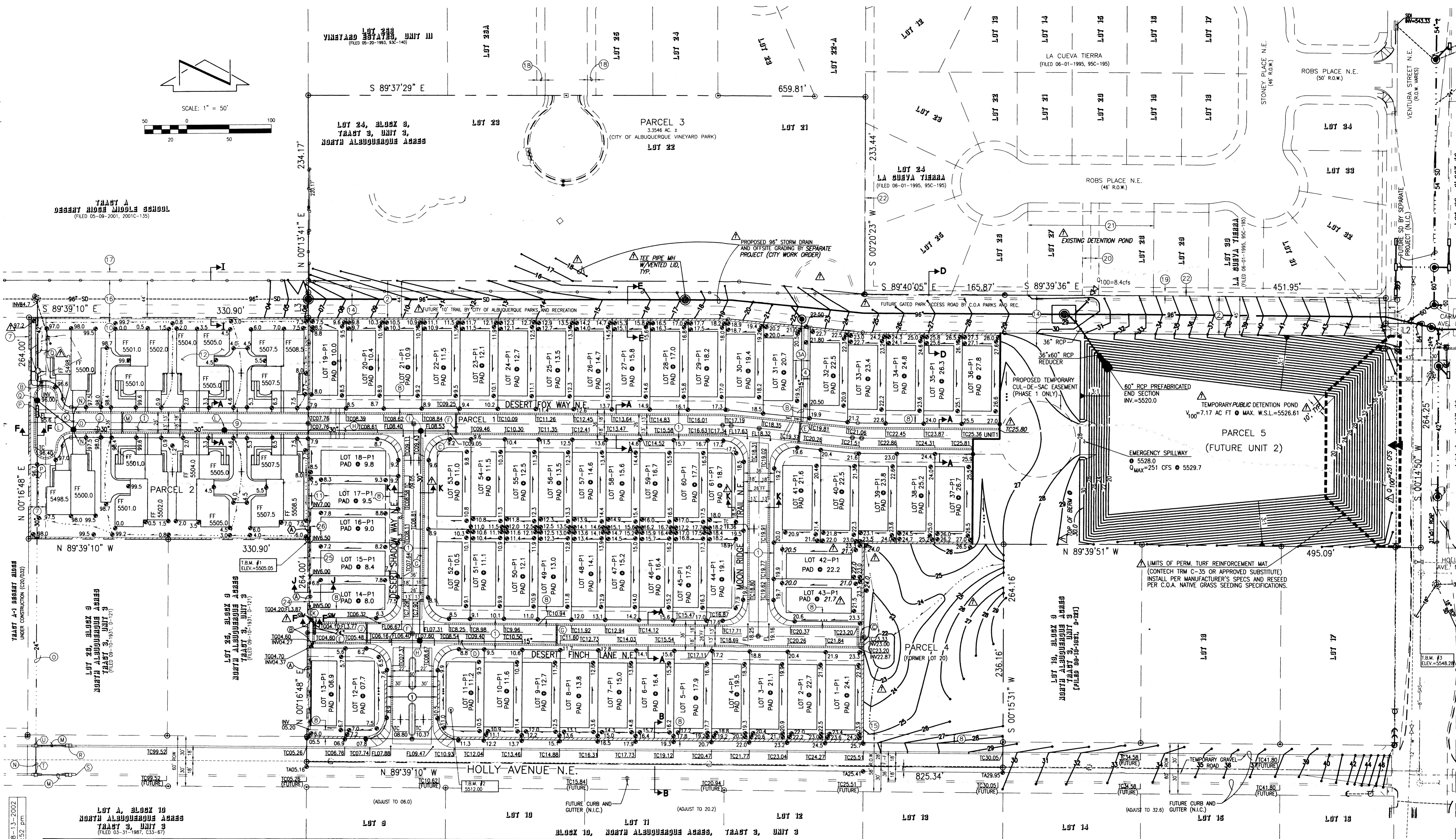
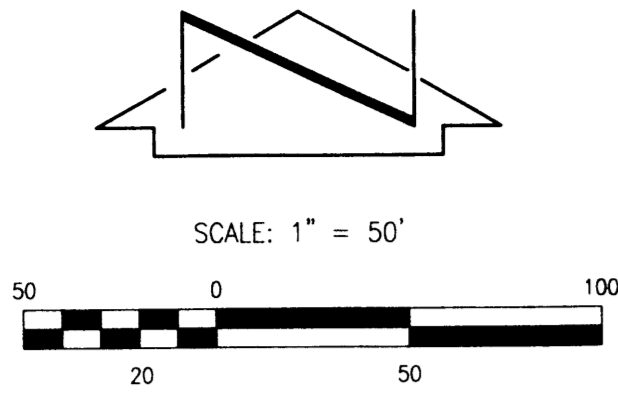
SHEET(S)	TITLE	PREPARED BY
A	SITE PLANS AND DETAILS	
S1	SITE PLAN FOR BUILDING PERMIT	JEFF MORTENSEN & ASSOCIATES, INC.
G1	GRADING PLAN (UNIT 1)	JEFF MORTENSEN & ASSOCIATES, INC.
G2	GRADING PLAN (UNIT 2)	JEFF MORTENSEN & ASSOCIATES, INC.
G3	SECTIONS AND DETAILS	JEFF MORTENSEN & ASSOCIATES, INC.
U1	CONCEPTUAL WATER AND SANITARY SEWER PLAN	CONSENSUS PLANNING
L1	LANDSCAPE PLAN	CONSENSUS PLANNING
L2	LANDSCAPE DETAILS	CONSENSUS PLANNING
L3	LANDSCAPE PLAN (MULTI-FAMILY SITE)	THE HILLTOP
B	ARCHITECTURAL BUILDING PLANS AND ELEVATIONS	
A1-A8	TIARA HOMES, INC.	
A9-A14	T.C. BUILDING, INC.	
A15-A20	BELHIN CONSTRUCTION, INC.	
A21-A26	SUNDANCE HOMES, INC.	
A27-29	(MULTI-FAMILY SITE) TIARA HOMES, INC.	

THIS SHEET SUPERSEDES THE ONE DATED 01-29-2002

JMA JEFF MORTENSEN & ASSOCIATES, INC.
 6810-B MIDWAY PARK BLVD., N.E.
 ALBUQUERQUE, N.M. 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 FAX: 505 345-4254 Email: jma@jma.com

SITE PLAN FOR BUILDING PERMIT
DESERT RIDGE PLACE

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
JMA	07/02	G.M.	CHANGE PROJECT NAME, REVISE PARCEL AND LOT #'S, ADD PHASING, ADJUST ENTRANCE TO VENTURA, ADDRESS EPC COMMENTS, ADD MULTI-FAMILY TRACT	2001.060.3
JGM				DATE 01-2002
				SHEET S1 OF



Plot Date: 08-13-2002
 Plot Time: 5:52 pm
 File Name: 10606G.DWG

LOT 1, BLOCK 10
NORTH ALBUQUERQUE ADDRESSES
TRACT 3, UNIT 3
 (FILED 03-31-1987, C33-67)

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. TOPOGRAPHIC DATA IS TAKEN FROM NOVEMBER, 2001, SURVEY CONDUCTED BY THIS OFFICE

STORM DRAINAGE KEYED NOTES

- (A) CONSTRUCT 2'-0" PRIVATE CONCRETE RUNDOWN PER TYPICAL SECTION, SHEET 5
- (B) CONSTRUCT 24" SIDEWALK CULVERT SIMILAR TO C.O.A. STD. DWG. 2236 (4' HEIGHT)
- (C) CONSTRUCT MOUNTABLE CURB RUNDOWN AT WALL OPENING PER TYPICAL SECTION, SHEET 5 (100'-4.3 CFS)
- (D) NOT SHOWN (SEE UNIT 2)
- (E) CONSTRUCT NEENAH R-4999-L3 TRENCH DRAIN (14") INV OUT 15.70

CONSTRUCTION NOTES

- (F) CONSTRUCT NEENAH R-4999-L3 TRENCH DRAIN (14") INV OUT 4.0
- (G) CONSTRUCT NEENAH R-4999-L3 TRENCH DRAIN (14") INV OUT 7.10
- (H) CONSTRUCT 4" DIA. SDMH INV IN 100.65(E), INV IN 99.70(W), INV OUT 99.40
- (I) CONSTRUCT 4" DIA. SDMH INV IN 99.7(E), INV IN 98.2(S) INV OUT 97.9

CONSTRUCTION NOTES

- (J) CONSTRUCT NEENAH R-4999-L6 TRENCH DRAIN (24") INV IN 00.50, INV OUT 00.30
- (K) CONSTRUCT QUADRUPLE "D" STORM INLET INV OUT 01.10
- (L) CONSTRUCT 4" DIA. SDMH INV IN 96.5, INV OUT 96.2
- (M) CONSTRUCT NEENAH R-4999-L3 TRENCH DRAIN (14") INV IN 91.6, INV OUT 91.4
- (N) CONSTRUCT NEENAH R-3501-T ROLL CURB INLET INV 93.0

CONSTRUCTION NOTES

- (O) CONSTRUCT 6" DIA. SDMH INV IN 89.3(E), INV IN 90.8(N&S) INV OUT 89.0
- (P) CONSTRUCT QUADRUPLE "D" STORM INLET INV IN 86.2, INV OUT 85.9
- (Q) CONSTRUCT 6" DIA. SDMH INV IN 85.7(S), INV IN 85.9(SE), INV OUT 85.5
- (R) FUTURE TYPE "A" STORM INLET INV 93.0

NOTES

- (S) FUTURE TYPE "A" STORM INLET INV OUT 90.0
- (T) FUTURE TYPE "C" STORM INLET INV IN 89.6, INV OUT 89.4
- (U) FUTURE TYPE "C" STORM INLET INV IN 89.1(S), INV IN 89.1(E) INV OUT 88.9

NOTES

- 1. SEE SHEET 4 FOR BASIN MAP AND STORM DRAIN SCHEDULE
- 2. SEE SHEET 5 FOR SECTIONS AND DETAILS
- 3. SEE SHEET 1 FOR EASEMENT AND R.O.W. KEYED NOTES
- 4. IMPROVEMENTS LABELED OR SHOWN HEREON AS FUTURE ARE TO BE CONSTRUCTED AT A LATER DATE BY SEPARATE PROJECT AND ARE NOT REQUIRED FOR UNIT 1 CONSTRUCTION.



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, N.M. 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 FAX: 505-345-4254 Email: jma@jma.com

ROUGH GRADING APPROVAL

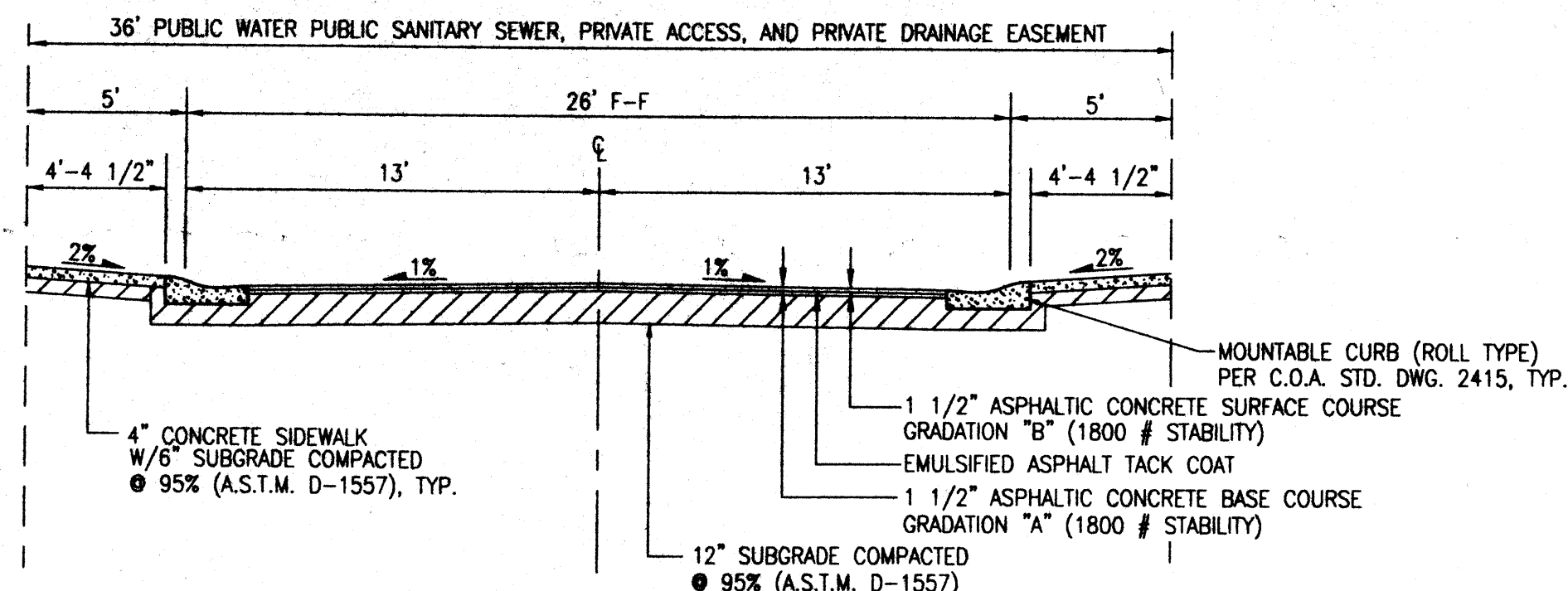
CITY HYDROLOGY DATE

GRADING PLAN
DESERT RIDGE PLACE - UNIT 1

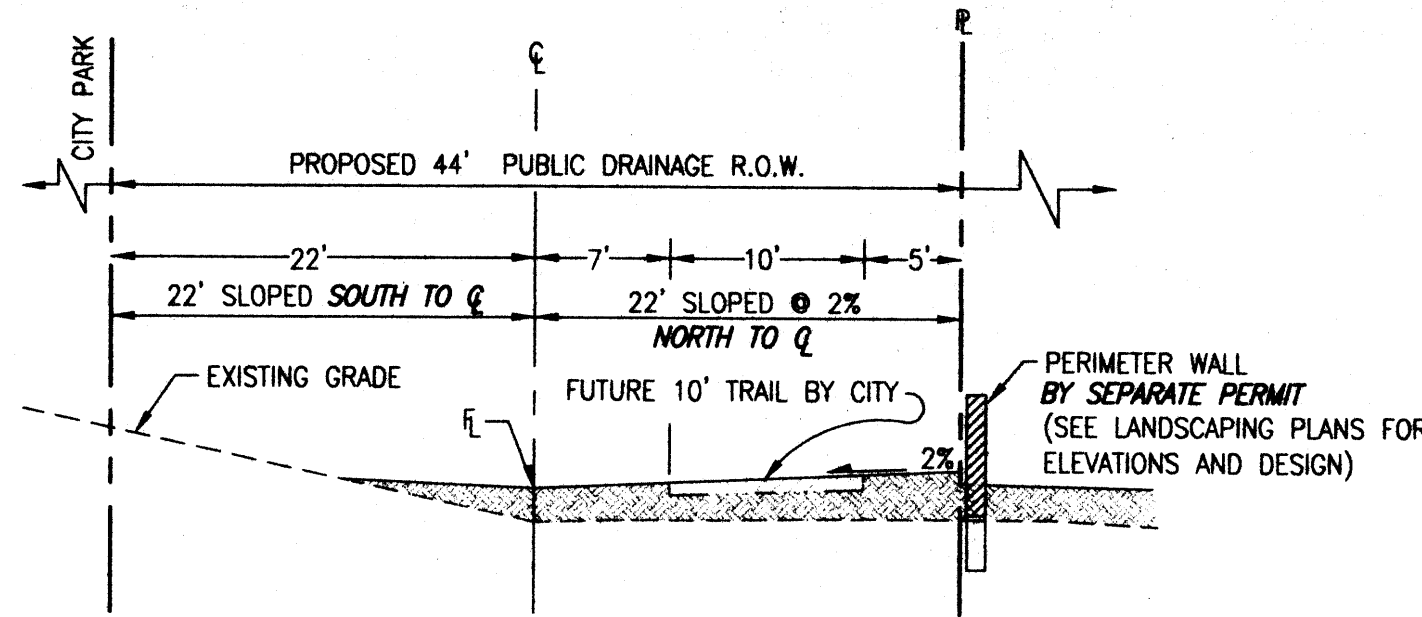
DESIGNED BY	G.M.
DRAWN BY	J.L.P.J.R.
APPROVED BY	J.G.M.

NO.	DATE	BY	REVISIONS
1	08/02	G.M.	REVISE FLOODPLAIN, KEYED NOTES, ADD VARIOUS CLARIFICATIONS, PARCEL 4 GRADING, LOTS 42-43. ADD FUTURE TRAIL AND ACCESS ROAD.

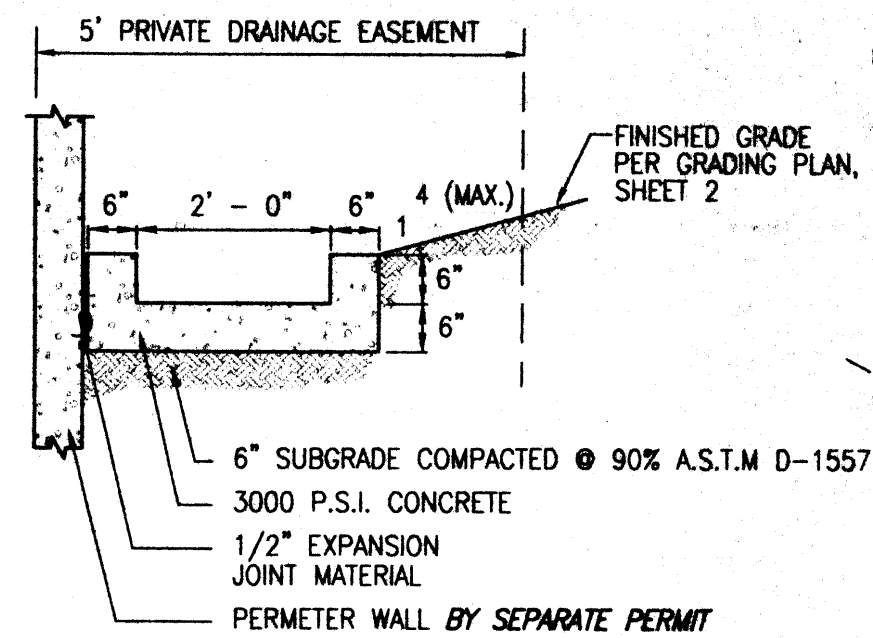
JOB NO.	2001.060.6
DATE	07-2002
SHEET	2 OF 6
(SITE PLAN SHEET G1)	



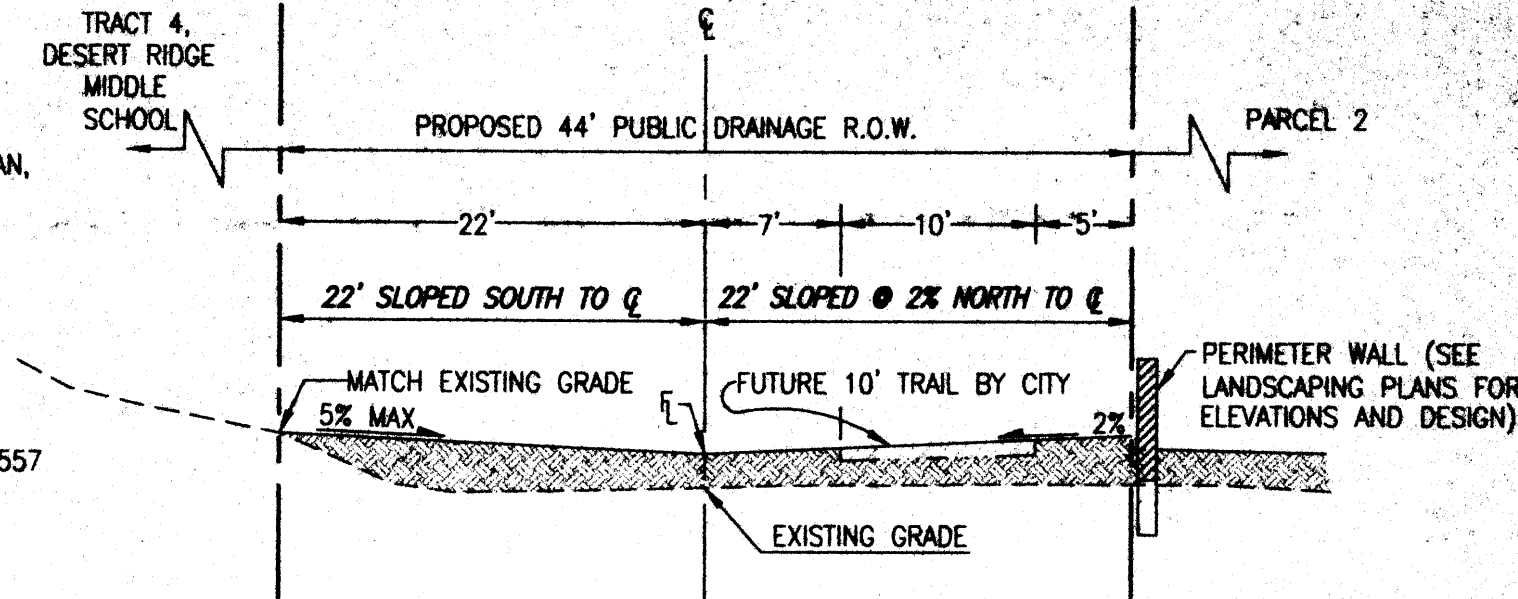
SECTION A-A (PRIVATE STREET WITH NORMAL CROWN)
SCALE: 1" = 5'
(SHEETS 2 & 3)



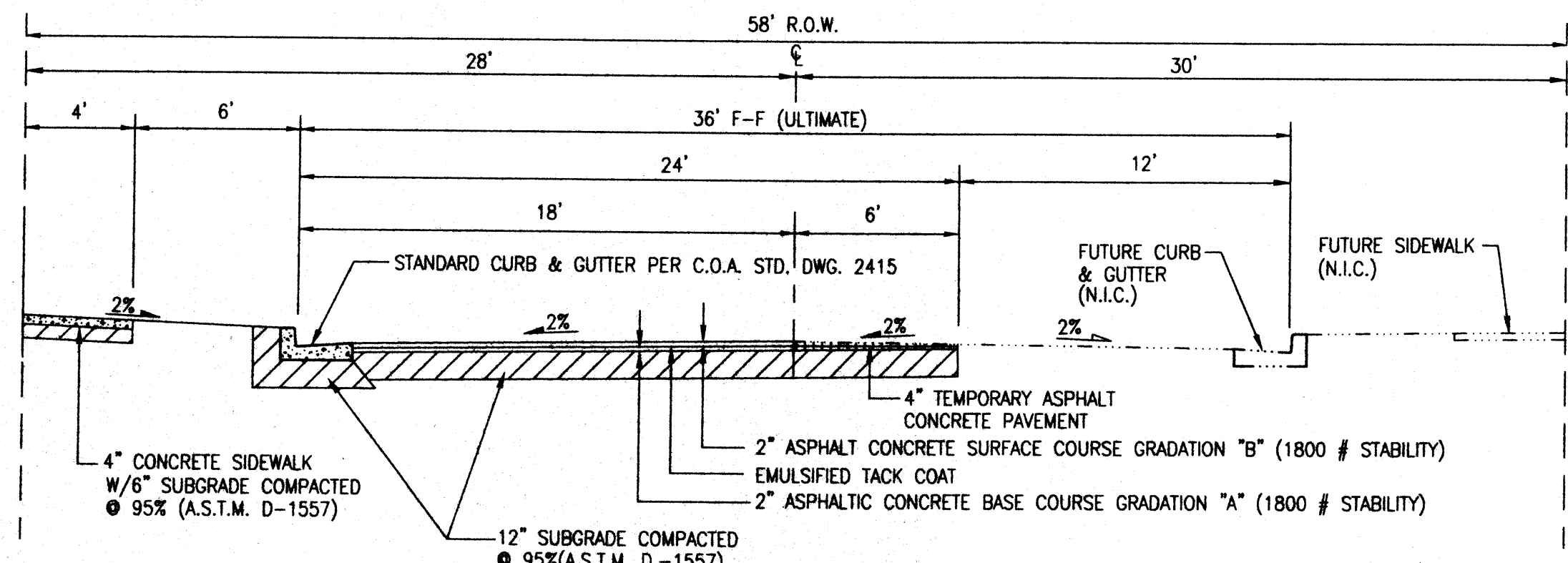
SECTION E-E
SCALE: 1" = 10' (SHEET 2)



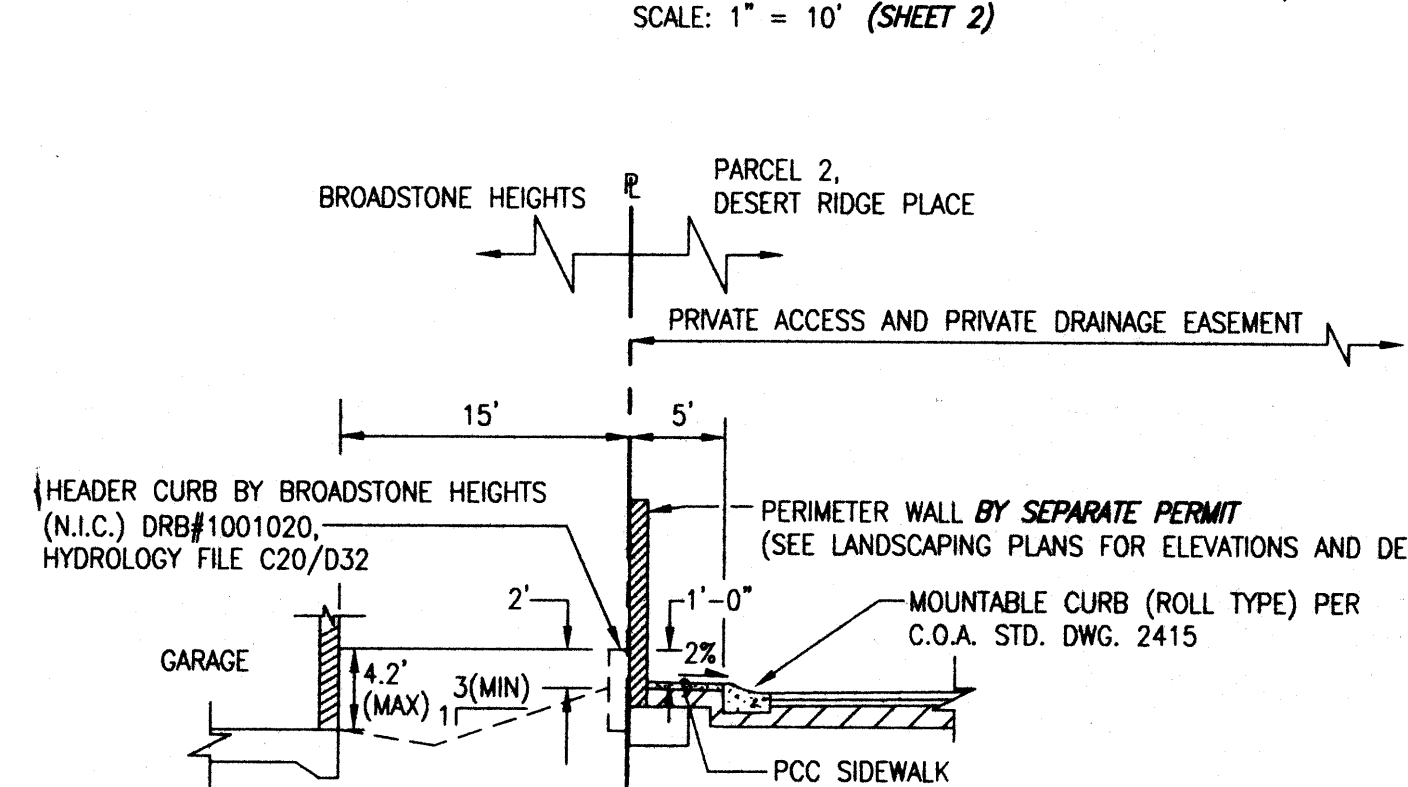
TYPICAL 2'-0" RUNDOWN SECTION
SCALE: 1" = 2'-0"



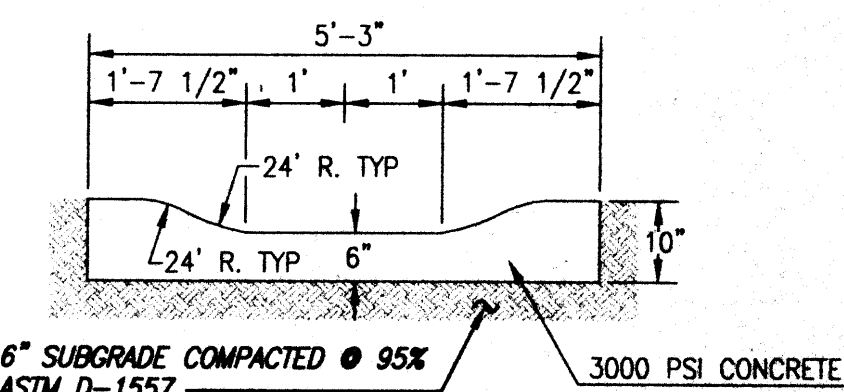
SECTION I-I
SCALE: 1" = 10' (SHEET 2)



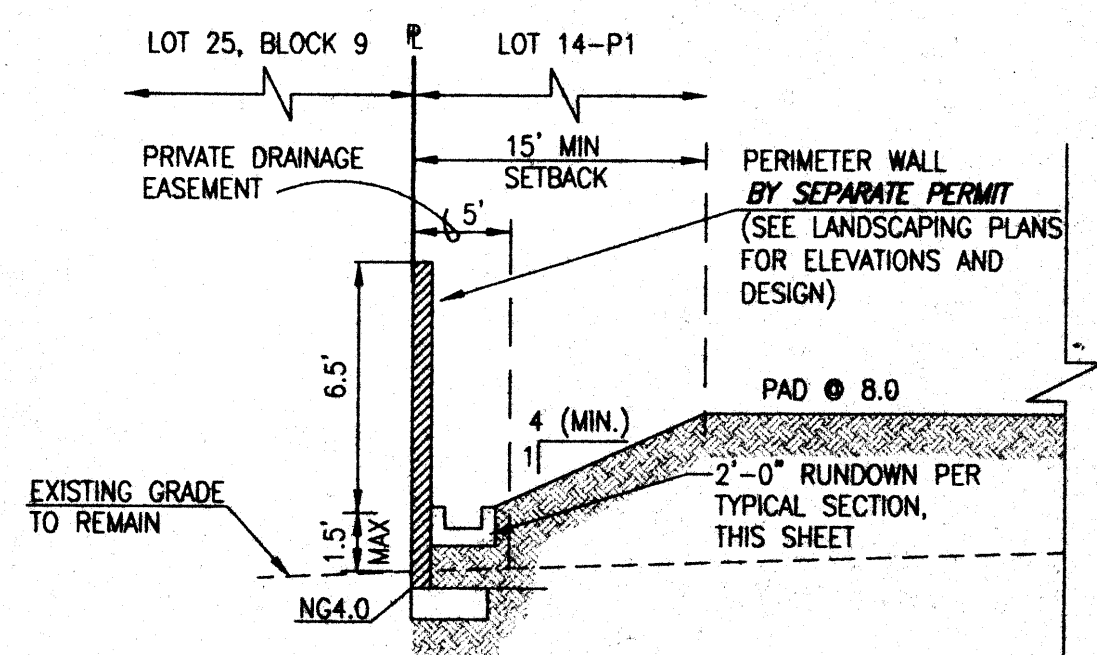
SECTION B-B (HOLLY AVE. N.E.)
SCALE: 1" = 5'
NOTE: PAVEMENT SECTION TAKEN FROM CONSTRUCTION PLANS FOR HEIGHTS FIRST CHURCH OF THE NAZARENE PAVING IMPROVEMENTS PREPARED BY D. MARK GOODWIN & ASSOCIATES, PA. CONSULTING ENGINEERS, 9-25-01 CITY PROJECT #625582



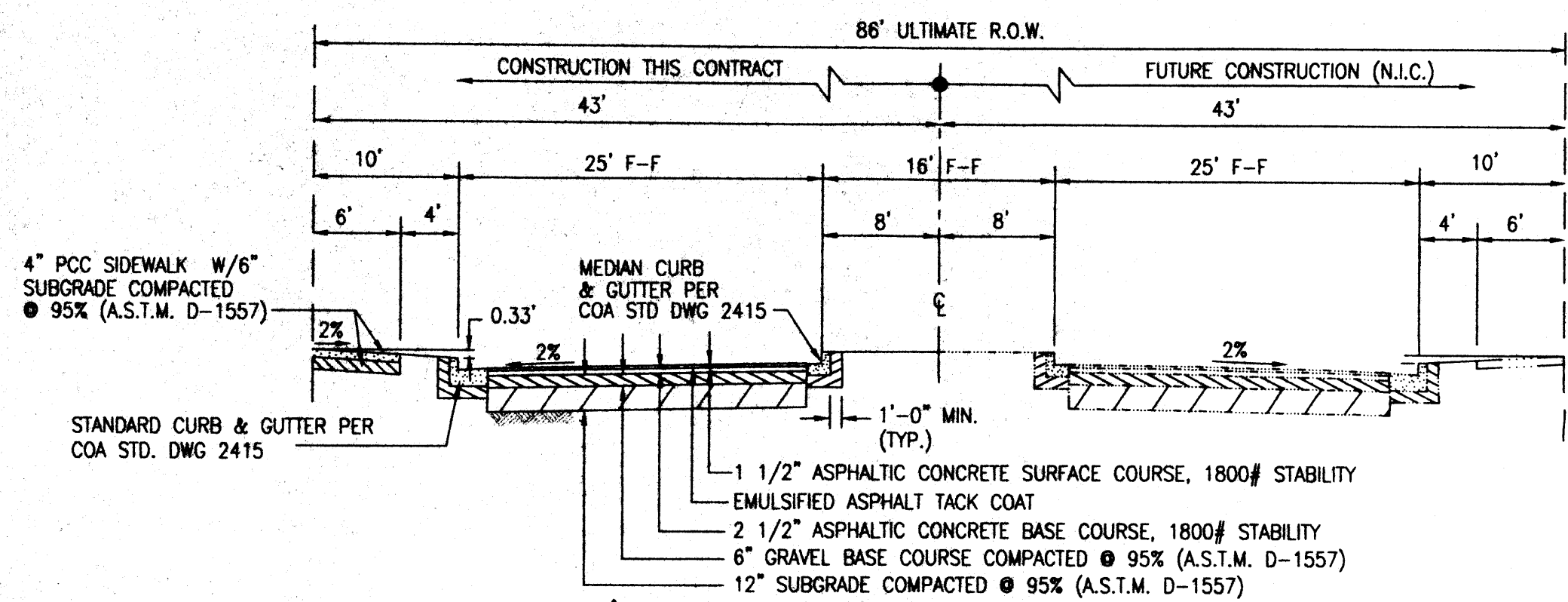
SECTION F-F
SCALE: 1" = 10' (SHEET 2)



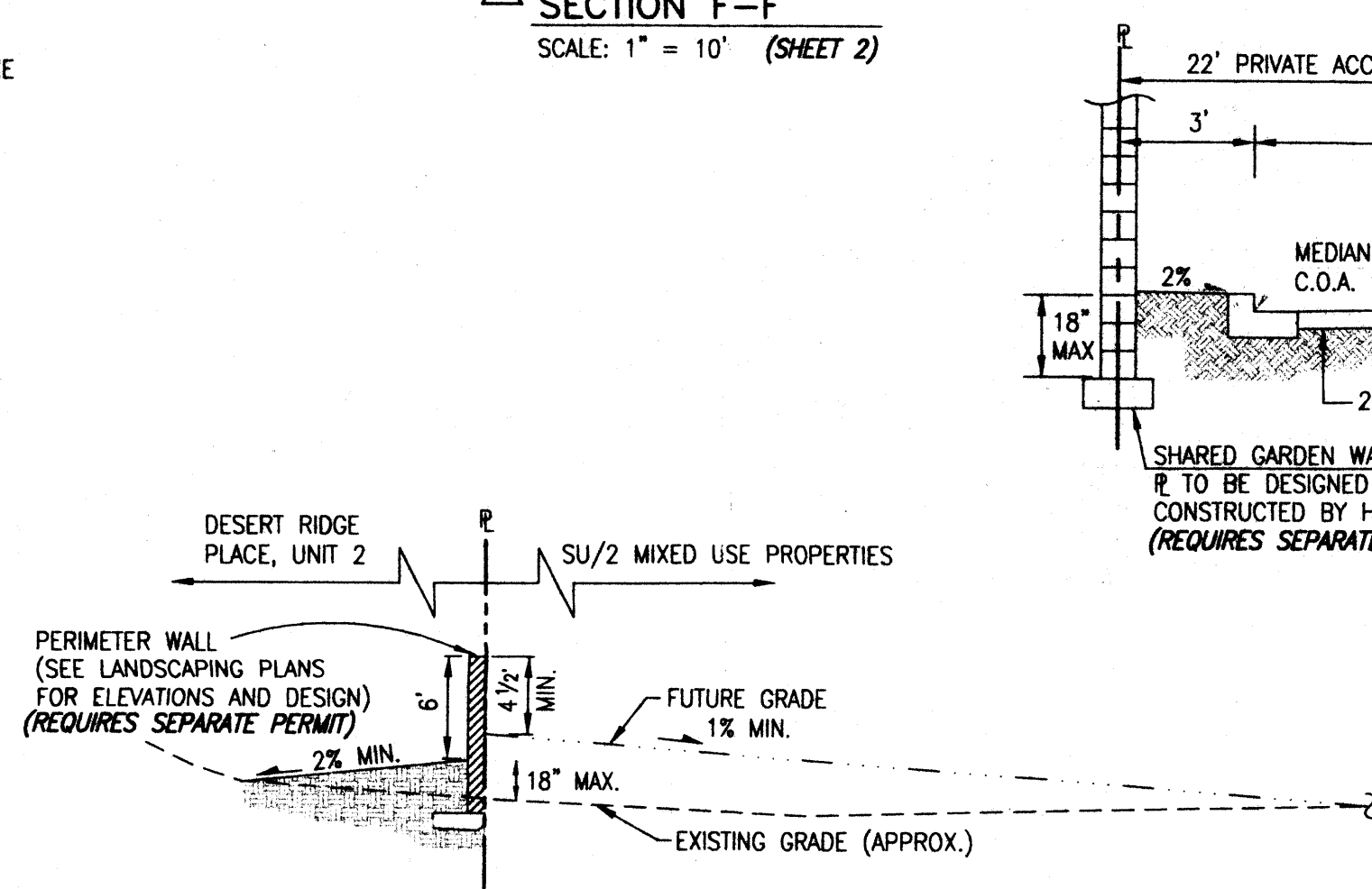
TYPICAL MOUNTABLE CURB RUNDOWN SECTION
SCALE: 1" = 2'-0"
Q₁₀₀ = 4.3 cfs
Q_{CAP} = 6.2 cfs • S = 0.02, n = 0.013



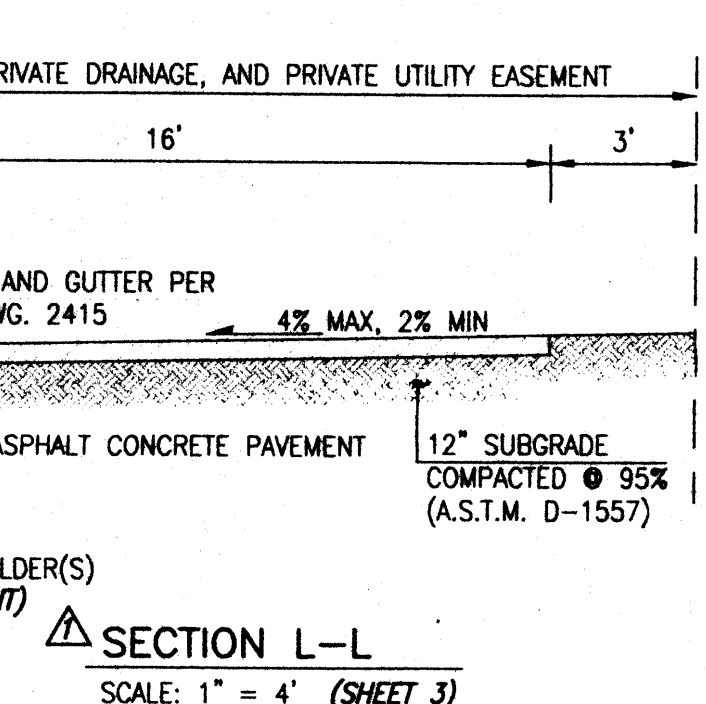
SECTION J-J
SCALE: 1" = 10' (HORIZ.)
1" = 5' (VERT.)



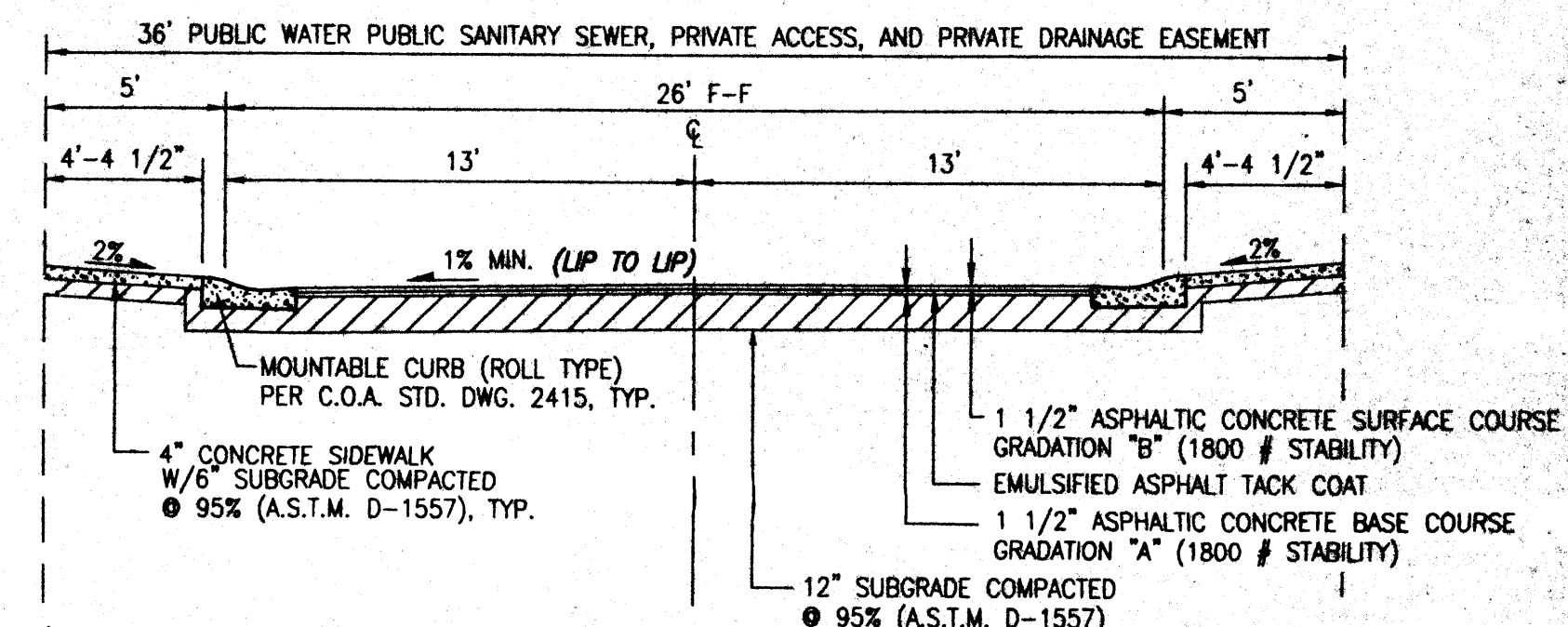
SECTION C-C (VENTURA ST N.E.)
SCALE: 1" = 10' HORIZONTAL
1" = 6' VERTICAL
NOTE: PAVEMENT SECTION TAKEN FROM CONSTRUCTION PLANS FOR VINEYARD ESTATES UNIT IV PREPARED BY JMA, 08/23/94, CITY PROJECT #3391.96



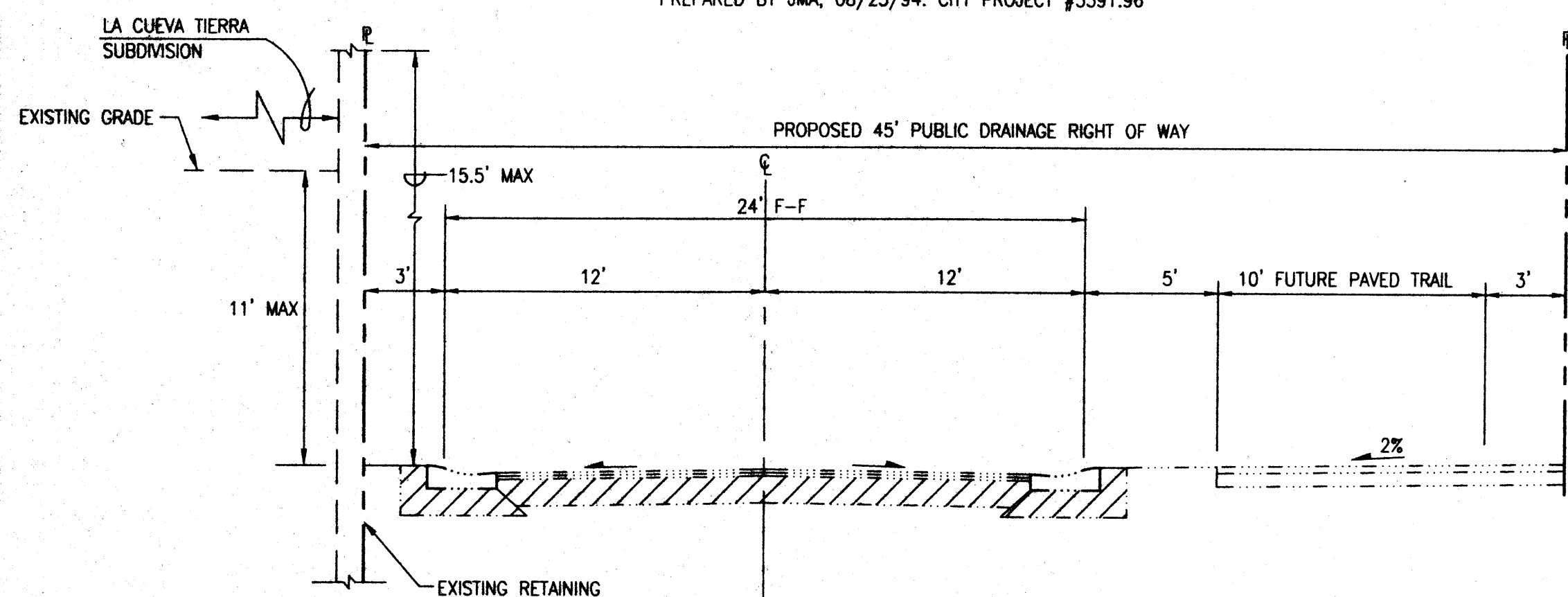
SECTION G-G (WORST CASE)
SCALE: 1" = 10'



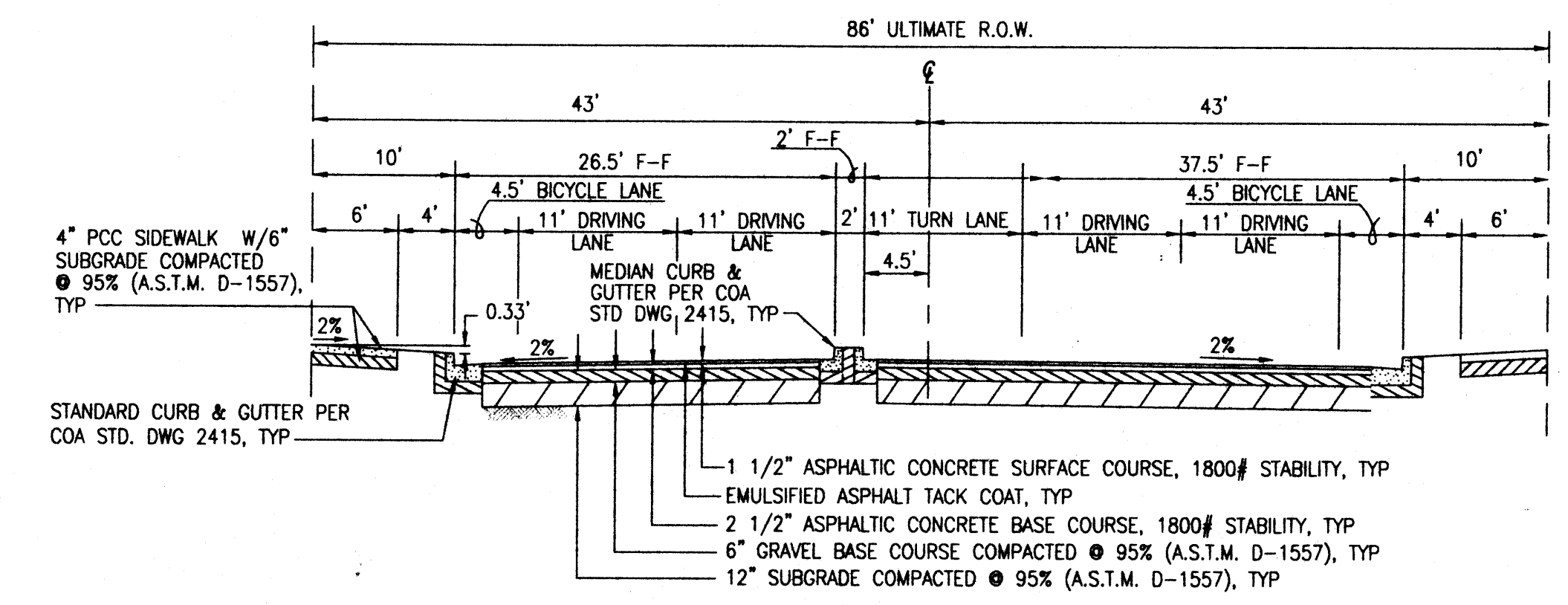
SECTION L-L
SCALE: 1" = 4' (SHEET 3)



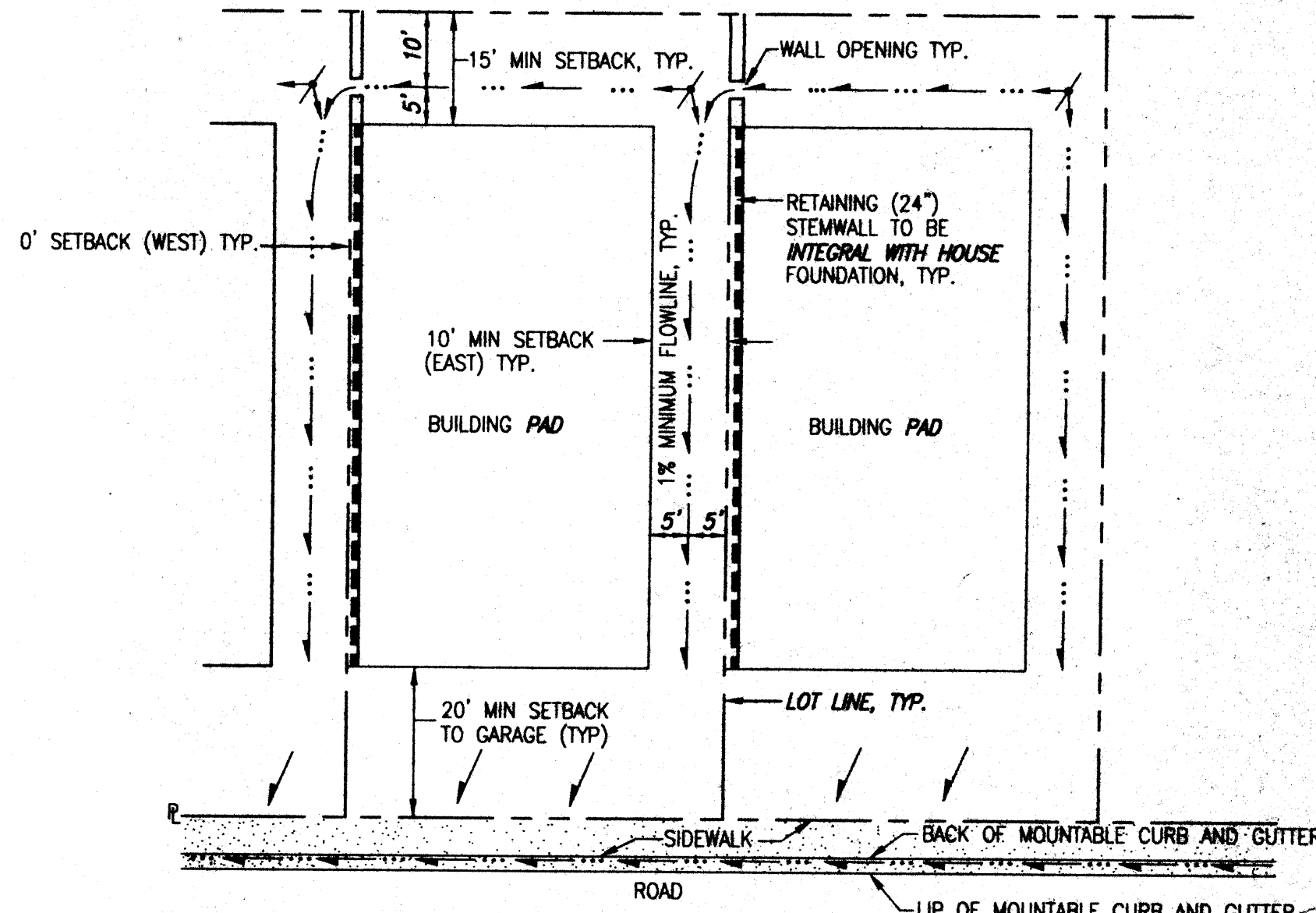
SECTION K-K (PRIVATE STREET WITH SUPERELEVATED SECTION)
SCALE: 1" = 5' (SHEET 2)



SECTION D-D (FUTURE PARK ACCESS ROAD BY CITY OF ALBUQUERQUE)
SCALE: 1" = 5'
(SHEETS 2 & 3)



SECTION H-H (VENTURA ST N.E. ULTIMATE SECTION WITH TURN BAY)
SCALE: 1" = 10' HORIZONTAL
1" = 6' VERTICAL
NOTE: THIS SECTION PROVIDED TO DEMONSTRATE THE ABILITY TO PROVIDE FUTURE BIKE LANES WITHIN THE ULTIMATE 86' RIGHT-OF-WAY



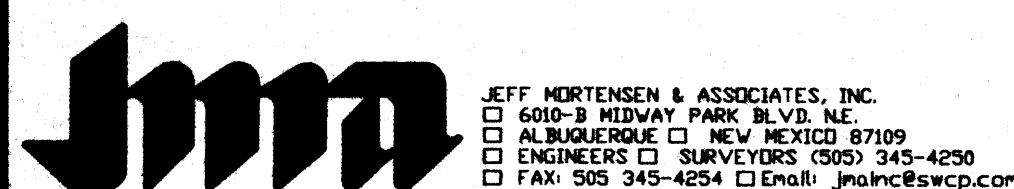
TYPICAL LOT GRADING DETAIL
SCALE: 1" = 20'

NOTE: CROSS-LOT DRAINAGE SHALL BE PERMITTED AS SHOWN PURSUANT TO A NON-SPECIFIC DRAINAGE EASEMENT TO BE GRANTED VIA SUBDIVISION PLAN.



08-14-2002 07-23-2002

Plot Date: 08-13-2002
Plot Time: 6:08 pm
File Path: E:\JMA\10606SD.DWG
File Name: 10606SD.DWG



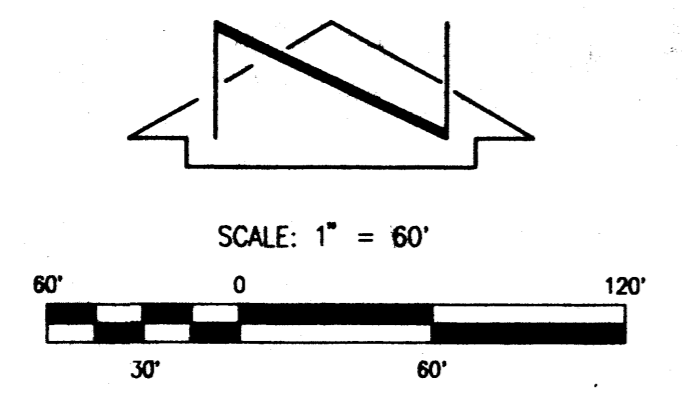
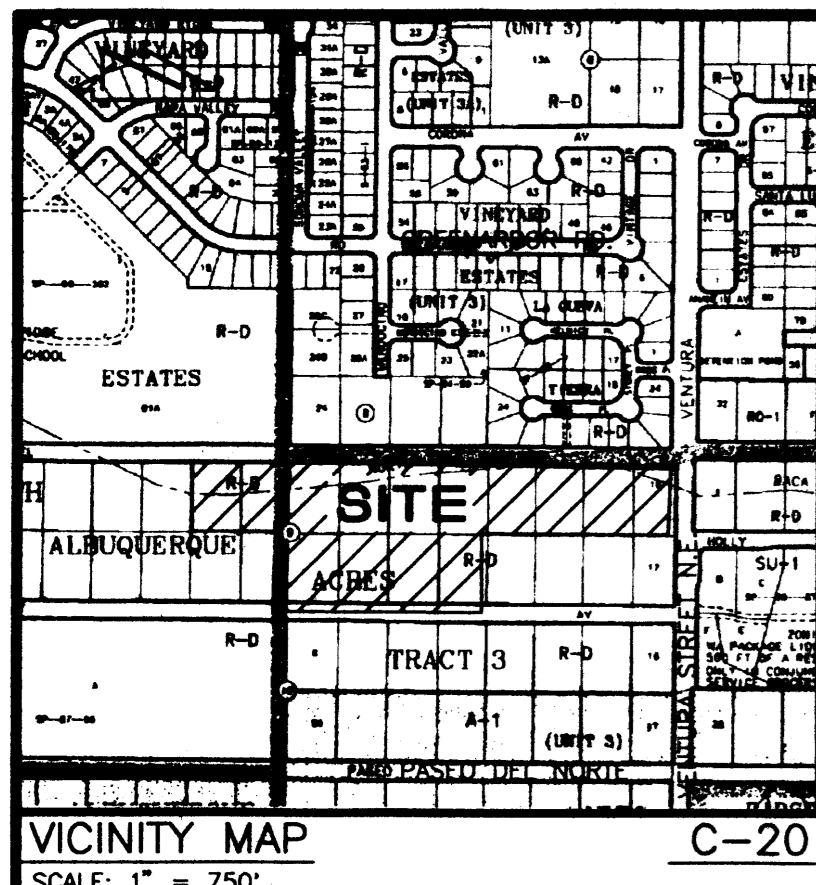
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS SURVEYORS (505) 345-4290
FAX: 505 345-4254 Email: jma@jma.com

SECTIONS AND DETAILS
DESERT RIDGE PLACE

DESIGNED BY: G.M.
DRAWN BY: JLP/S.G.H.
APPROVED BY: J.G.M.

NO.	DATE	BY	DESCRIPTION
1	08/02	G.M.	ADD VARIOUS CLARIFICATIONS TO SECTIONS

JOB NO. 2001.060.6
DATE 07-2002
SHEET 5 OF 6
(SITE PLAN SHEET 03)

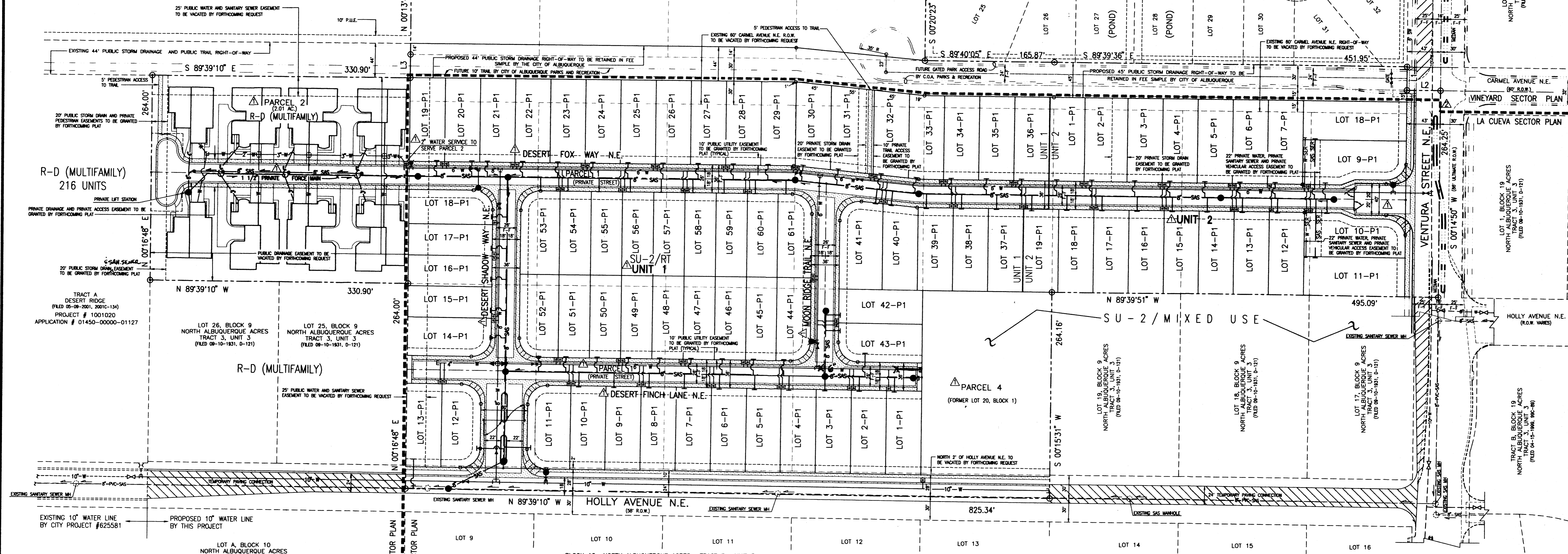


BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 0°14'50" W	30.00'
L2	S 89°39'36" E	43.00'
L3	N 0°16'48" E	30.00'

VICINITY MAP
SCALE: 1" = 750'

TRACT A
DESERT RIDGE MIDDLE SCHOOL
(FILED 05-08-2001, 2001C-130)



TRACT A
DESERT RIDGE
(FILED 05-08-2001, 2001C-134)
PROJECT # 1001020
APPLICATION # 01450-00000-01127

TRACT A
DESERT RIDGE
(FILED 05-08-2001, 2001C-134)
PROJECT # 1001020
APPLICATION # 01450-00000-01127

TRACT A
DESERT RIDGE
(FILED 05-08-2001, 2001C-134)
PROJECT # 1001020
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TRACT A
DESERT RIDGE
(FILED 05-08-2001, 2001C-134)
PROJECT # 1001020
APPLICATION # 01450-00000-01127

TRACT A
DESERT RIDGE
(FILED 05-08-2001, 2001C-134)
PROJECT # 1001020
APPLICATION # 01450-00000-01127

LEGEND

- PROPOSED CONCRETE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GATE VALVE
- PROPOSED CLEANOUT

NOTE: PARCEL 1 IS A PRIVATE ACCESS, PRIVATE DRAINAGE, AND CITY OF ALBUQUERQUE PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT.

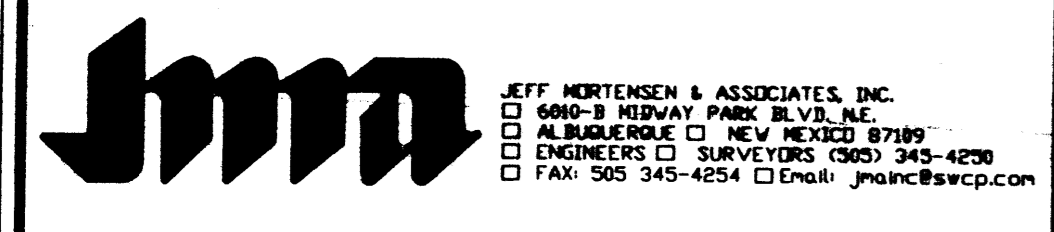


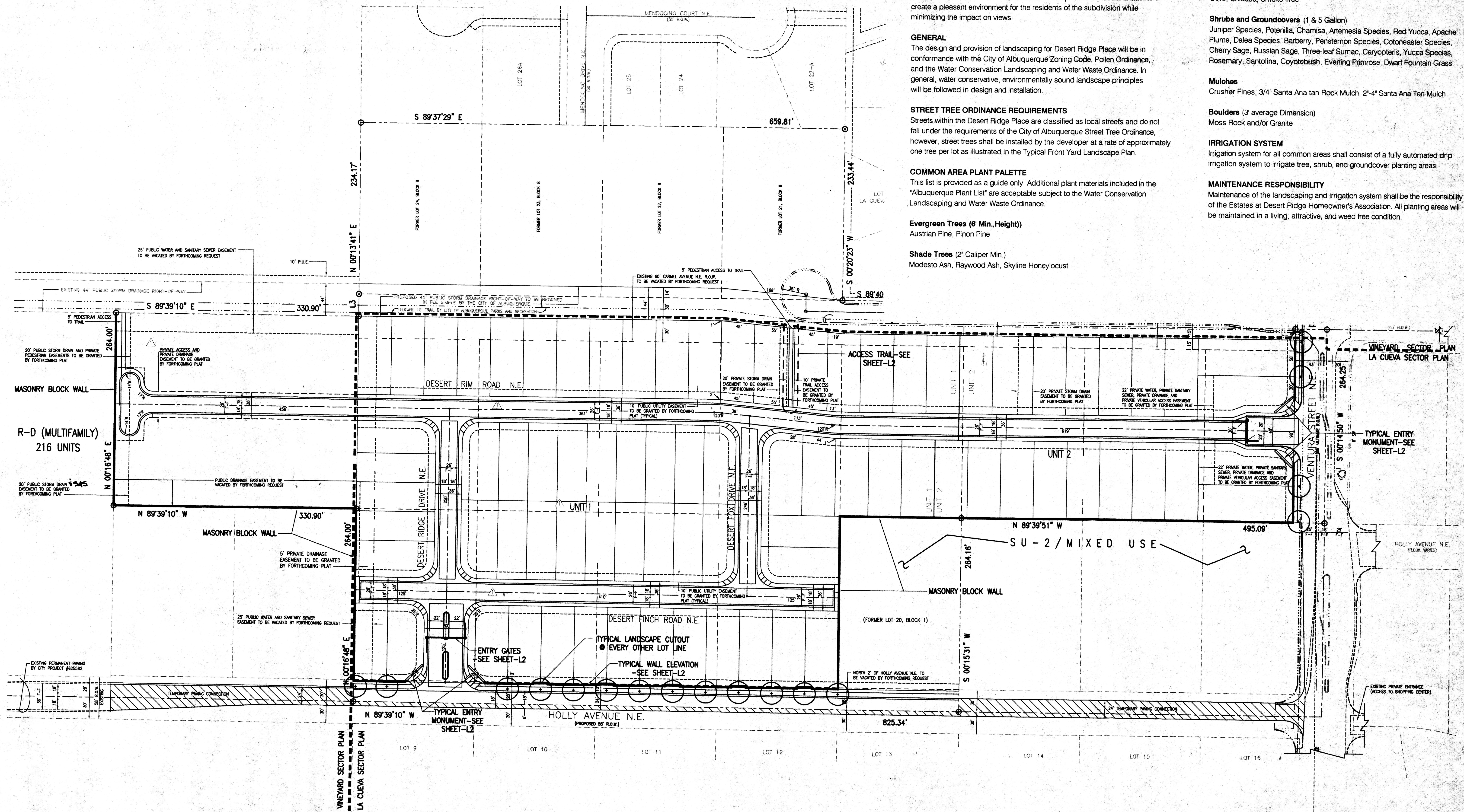
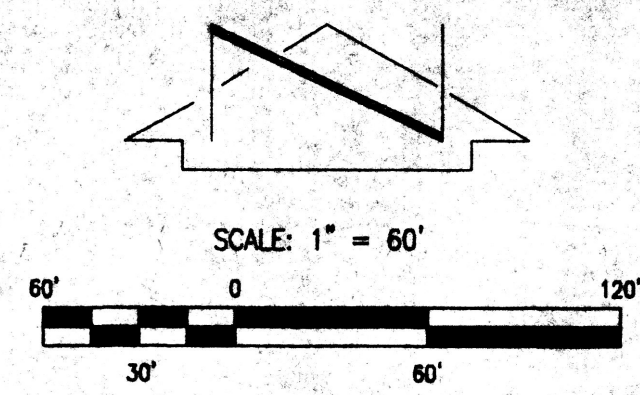
THIS SHEET SUPERSEDES THE ONE DATED 01-29-2002

CONCEPTUAL WATER AND SANITARY SEWER PLAN
DESERT RIDGE PLACE

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
HREC/JMA	1	07/02	G.M.	CHANGE PROJECT NAME, REVISE PARCEL AND LOT #'S, ADD PHASING, ADJUST LOTS ON VENTURA, DELETE PUBLIC UTILITIES ON PARCEL 2, ADDRESS EPC COMMENTS, ADD MULTI FAMILY TRACT.	2001.060.3
DRAWN BY			JMA		DATE
APPROVED BY			GM		SHEET
					OF

File Path: E:\WORK\2001\0603\DWG
 Plot Date: 07-12-2002
 File Name: 1060303.DWG
 Plot Time: 10:46 am





LANDSCAPE CONCEPT

The landscape concept for the Desert Ridge Place has been developed to enhance and follow the patterns of the surrounding environment. Native and naturalized plant materials will be utilized which provide beneficial shade, and create a pleasant environment for the residents of the subdivision while minimizing the impact on views.

GENERAL
The design and provision of landscaping for Desert Ridge Place will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

STREET TREE ORDINANCE REQUIREMENTS
Streets within the Desert Ridge Place are classified as local streets and do not fall under the requirements of the City of Albuquerque Street Tree Ordinance, however, street trees shall be installed by the developer at a rate of approximately one tree per lot as illustrated in the Typical Front Yard Landscape Plan.

COMMON AREA PLANT PALETTE
This list is provided as a guide only. Additional plant materials included in the "Albuquerque Plant List" are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

Evergreen Trees (6' Min. Height)
Austrian Pine, Pinon Pine

Shade Trees (2' Caliper Min.)
Modesto Ash, Raywood Ash, Skyline Honeylocust

Accent Trees (1 1/2" Caliper Min.)
Bradford Pear, Eastern Redbud, Flowering Locust, Desert Willow, New Mexico Olive, Chitalpa, Smoke Tree

Shrubs and Groundcovers (1 & 5 Gallon)
Juniper Species, Potentilla, Chamisa, Artemesia Species, Red Yucca, Apache Plume, Dalea Species, Barbary, Penstemon Species, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species, Rosemary, Santolina, Coyotebush, Evening Primrose, Dwarf Fountain Grass

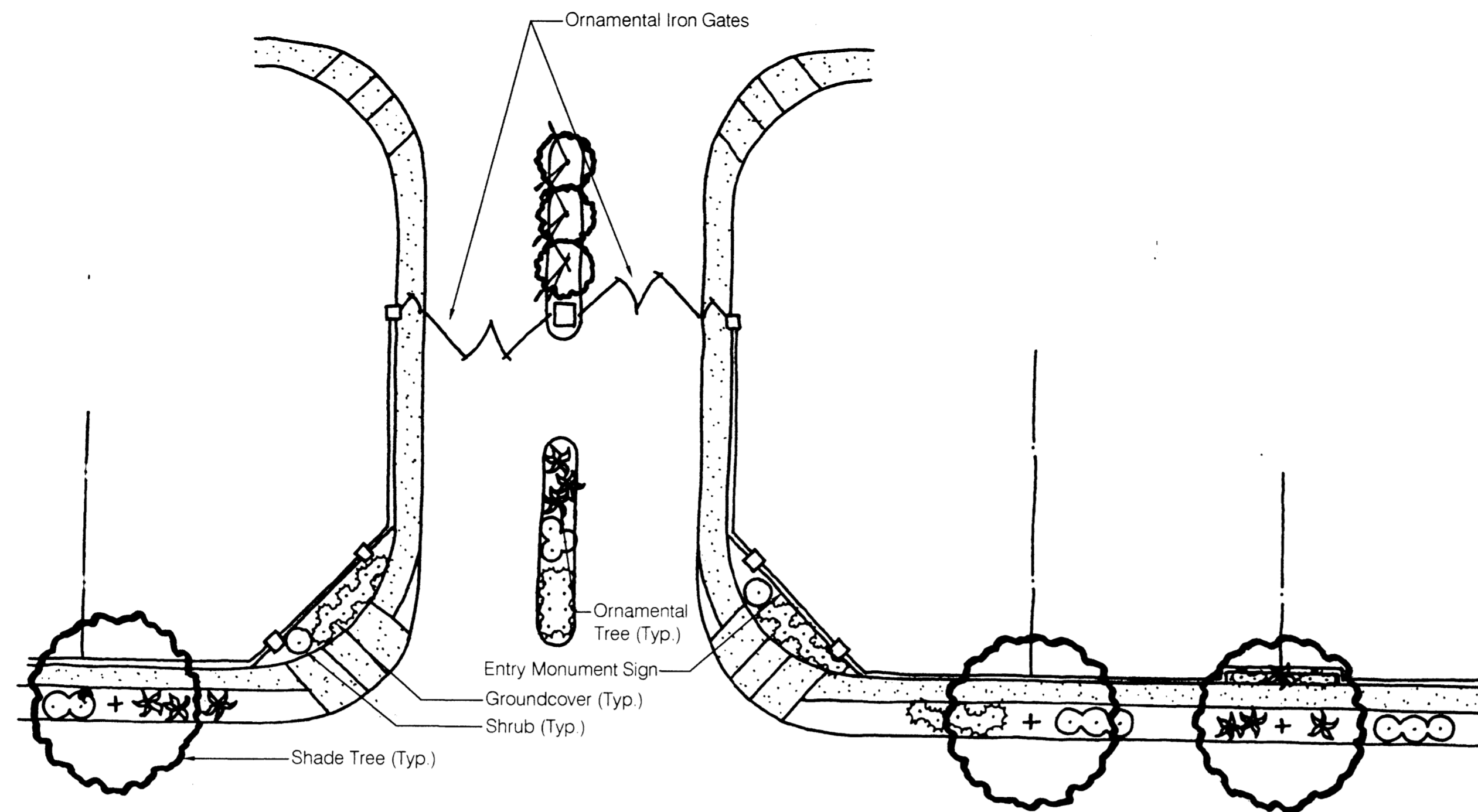
Mulches
Crusher Fines, 3/4" Santa Ana tan Rock Mulch, 2"-4" Santa Ana Tan Mulch

Boulders (3' average Dimension)
Moss Rock and/or Granite

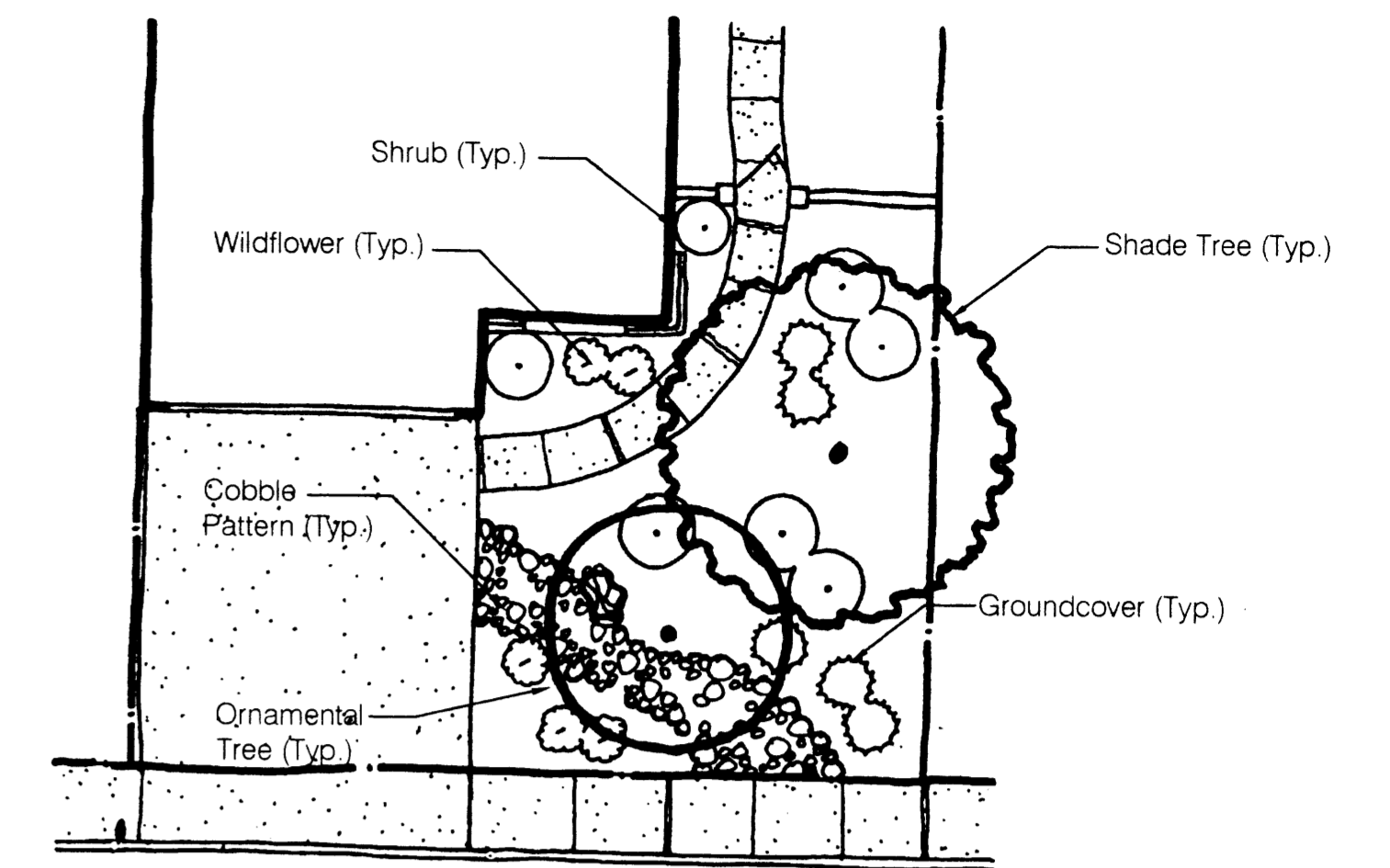
IRRIGATION SYSTEM
Irrigation system for all common areas shall consist of a fully automated drip irrigation system to irrigate tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system shall be the responsibility of the Estates at Desert Ridge Homeowner's Association. All planting areas will be maintained in a living, attractive, and weed free condition.

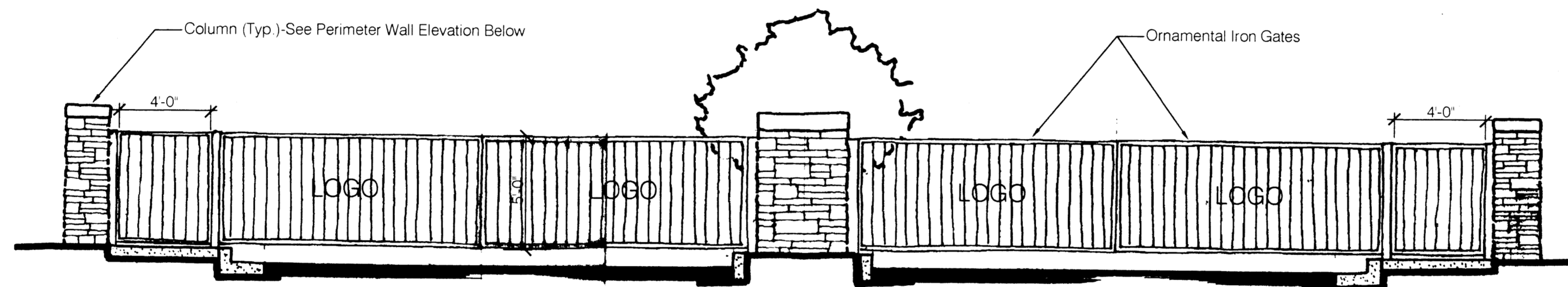
DESIGNED BY	NO.	DATE	BY	REVISIONS		JOB NO.
				DESCRIPTION	DATE	
C.J.G.						
DRAWN BY						DATE
V.M.A.						07-2002
APPROVED BY						SHEET
C.J.G.						L1 OF



ENTRY AREA PLAN
SCALE: 1" = 20'

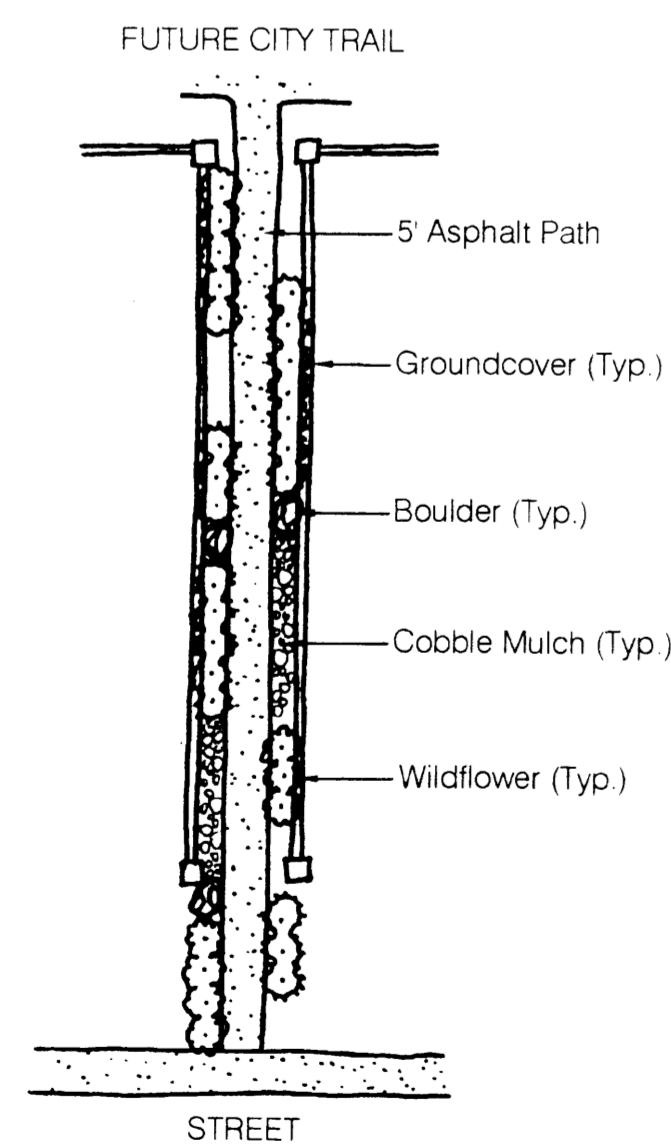


TYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 10'

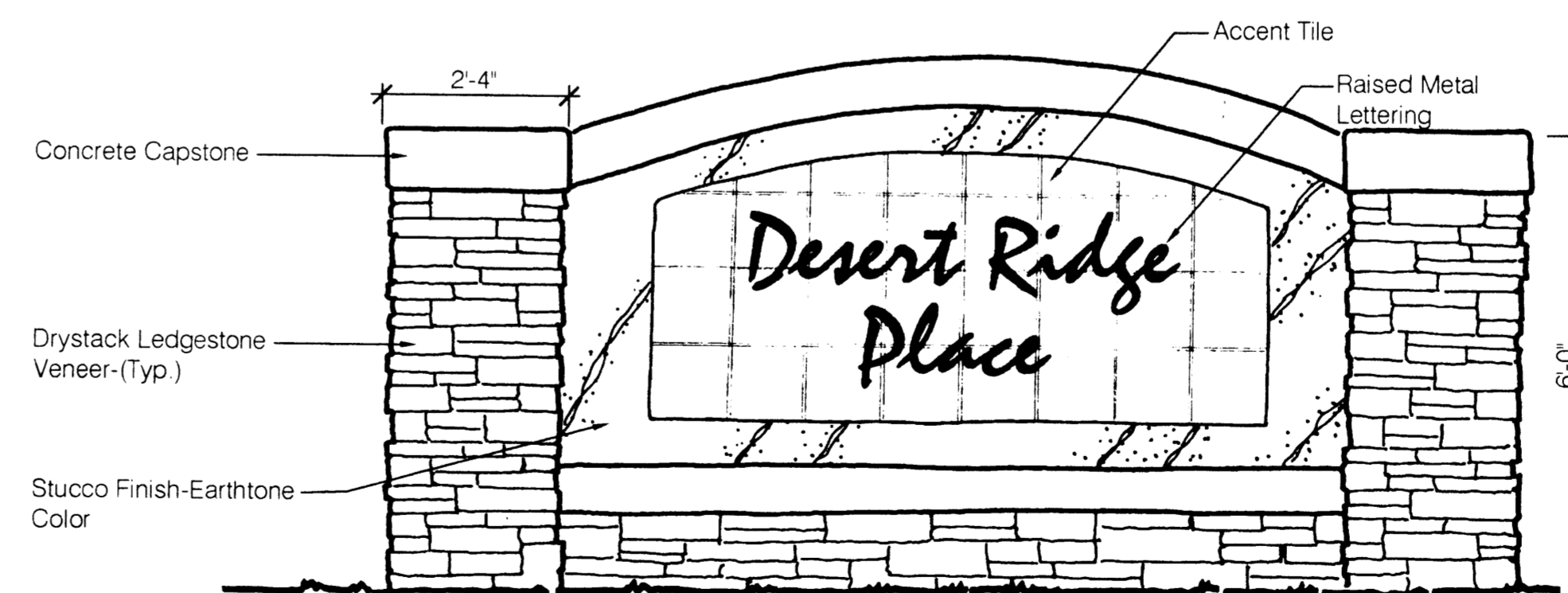


Note: Upon development of project logo, metal cut-outs will be added to each gate section as shown.

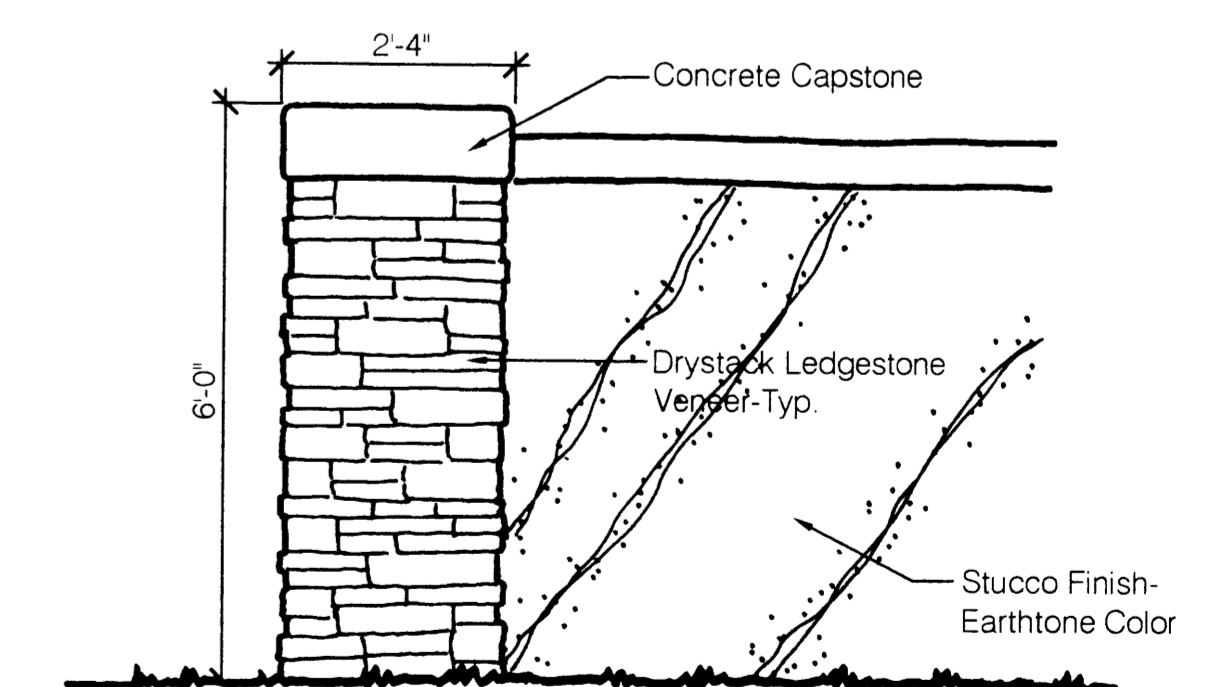
GATED ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL PEDESTRIAN CONNECTION
SCALE: 1" = 20'



ENTRY MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"



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

MINIMUM FRONT YARD LANDSCAPE STANDARDS

- 1 Shade Tree (min. 15 gal.)
- 1 Ornamental Tree (min. 2" caliper)
- 7 Shrubs (min. 5 gallon)
- 5 Wild Flowers (min. 1 gallon)
- 5 Groundcover (min. 1 gallon)
- 1 Landscape Boulders (3x3 min.)

In addition, all front yard landscaping shall be required to have the following:

3/4" Santa Fe Brown Rock Mulch over filter fabric for all landscaped areas that are not covered with living vegetative groundcover.

The following approved Accents can be used for front yard landscaping:

2'-4" Cobbles (max. 25% of Area), Bark Mulch (in tree wells only)

GENERAL PLANT PALETTE FOR FRONT YARD LANDSCAPES

This list is provided as a guide only. Additional plant materials included in the 'Albuquerque Plant List' are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

Shade Trees (2" caliper min.)*

Velvet Ash, Raywood Ash, Peachleaf Willow

Ornamental Trees (2" caliper min.)*

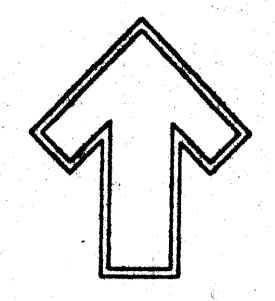
Desert Willow, Chitalpa, New Mexico Olive, Pinon Pine

*Palm Yucca and Ocotillo shall not be considered to fulfill the requirement for front yard trees.

Shrubs, Groundcovers and Wildflowers (1 gallon)

Juniper Species, Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Apache Plume, Mountain Mahogany, Evening Primrose, Penstemon Species, Desert Spoon, Cliff Rose, Three-leaf Sumac, Baccharis, Yucca Species

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
C.J.G.					07-2002
DRAWN BY					SHEET
C.J.G.					L2 OF
APPROVED BY					



Cont. Lic. #26558
 7409 Edin N.E.
 Albuquerque, NM 87104
 PH: (505) 898-9897
 FX: (505) 898-7337
 info@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



7-15-02

JAMES DE FLON #0007

TARA HOMES
 DESERT RIDGE PLACE GARDEN HOMES

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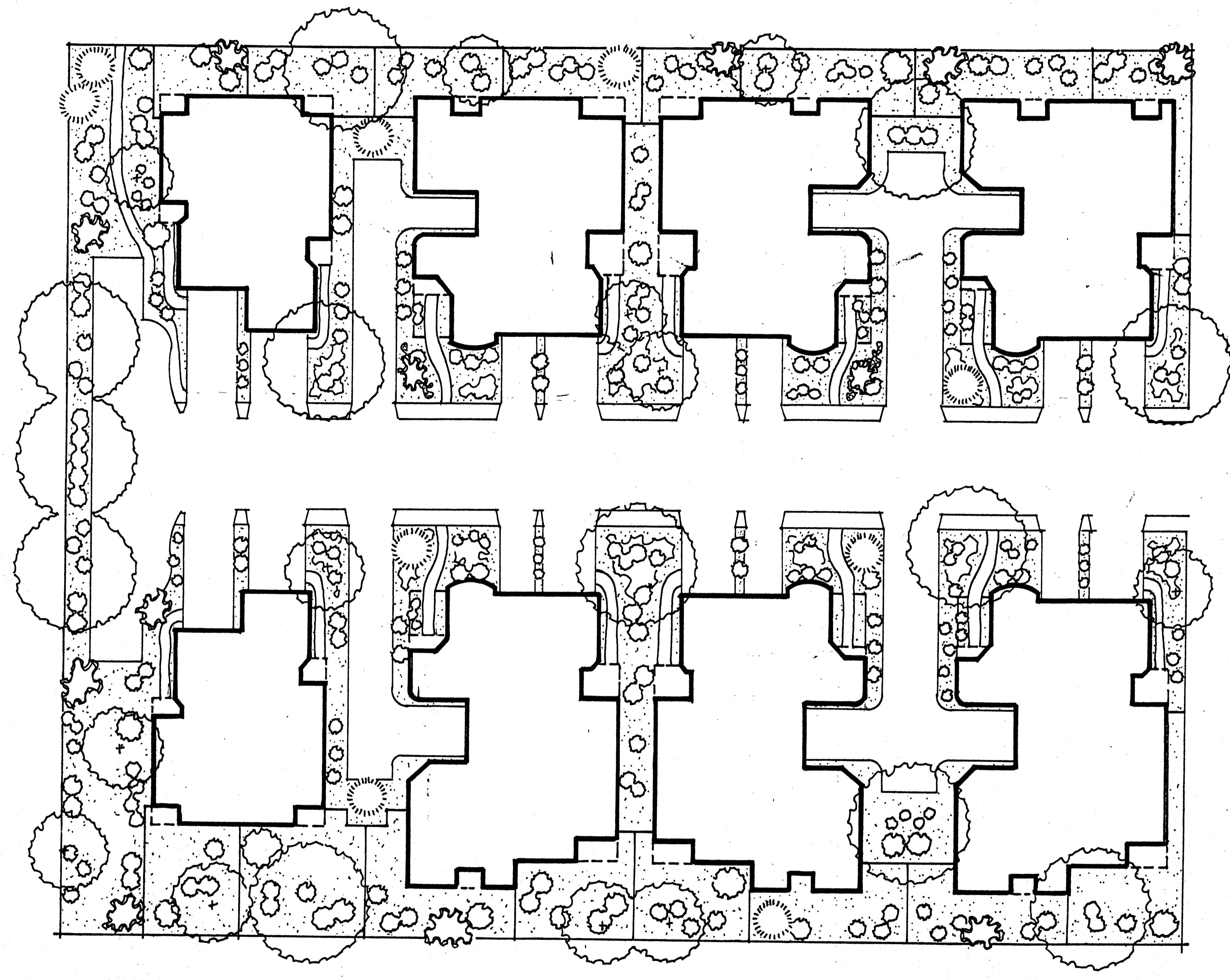
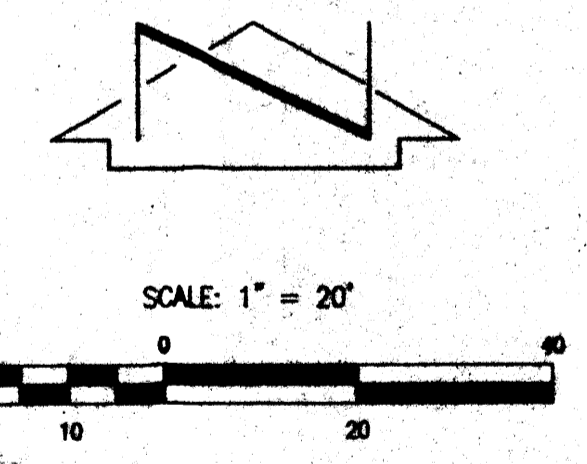
The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: REVISION: DATE:

SHEET 1
 L-3

LEGEND

- 20 GA. SHADE TREE: ASH, LOCUST, SYCAMORE, PURPLE ROSE LOCUST
- 20 GA. FLOWERING TREE: REDBUD, PURPLE PLUM, FL. PEAR, CRABAPPLE, GOLDEN RAINE
- 15 GA. PINE OR SPRUCE
- 6'-8" PICAL POINT: FORBSTERIA, HAWTHORN, PINON
- 5 GA. SHRUB: PHOTINIA, KATH, DW. BUSH, MAIDEN GRASS, BLUE HISS, RUSSIAN SAGE, POTENTILLA, NANDINA, ROSEMARY, TREE-LEAF SUMAC, BUTTERFLY BUSH, ELEANUS, HOLLY, ULAC, CHAMISA SPIRABA, APACHE PLUME
- 5 GA. GROUND COVER: JUNIPER, HONEY SUCKLE, CORNBASTER
- BOULDER / OVERSIZE GRAVEL ACCENT
- SANTA ANA TAN GRAVEL / FF



SCALE: 1" = 10'-0"

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. Water 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.
 SANTA ANA TAN 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.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	88075	square feet
TOTAL BUILDINGS AREA	29904	square feet
OFFSITE AREA		square feet
NET LOT AREA	58171	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8717	square feet
TOTAL LANDSCAPE PROVIDED	29715	square feet
TOTAL BED PROVIDED	29715	square feet
TOTAL SOD PROVIDED		square feet
TOTAL NATIVE SEED PROVIDED		square feet

REVISIONS
11/14
11/15
12/14

DATE DRAWN
1/14/02

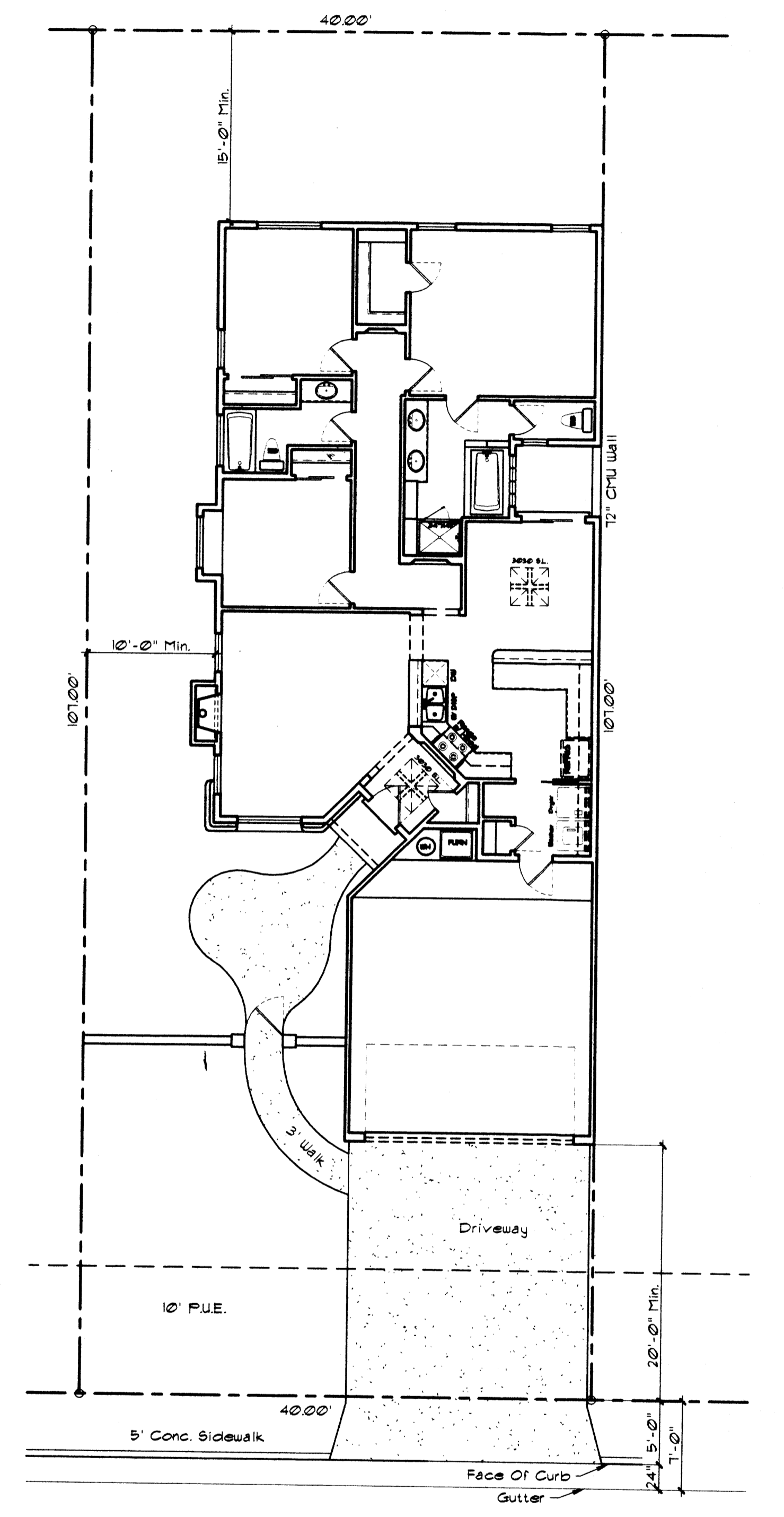
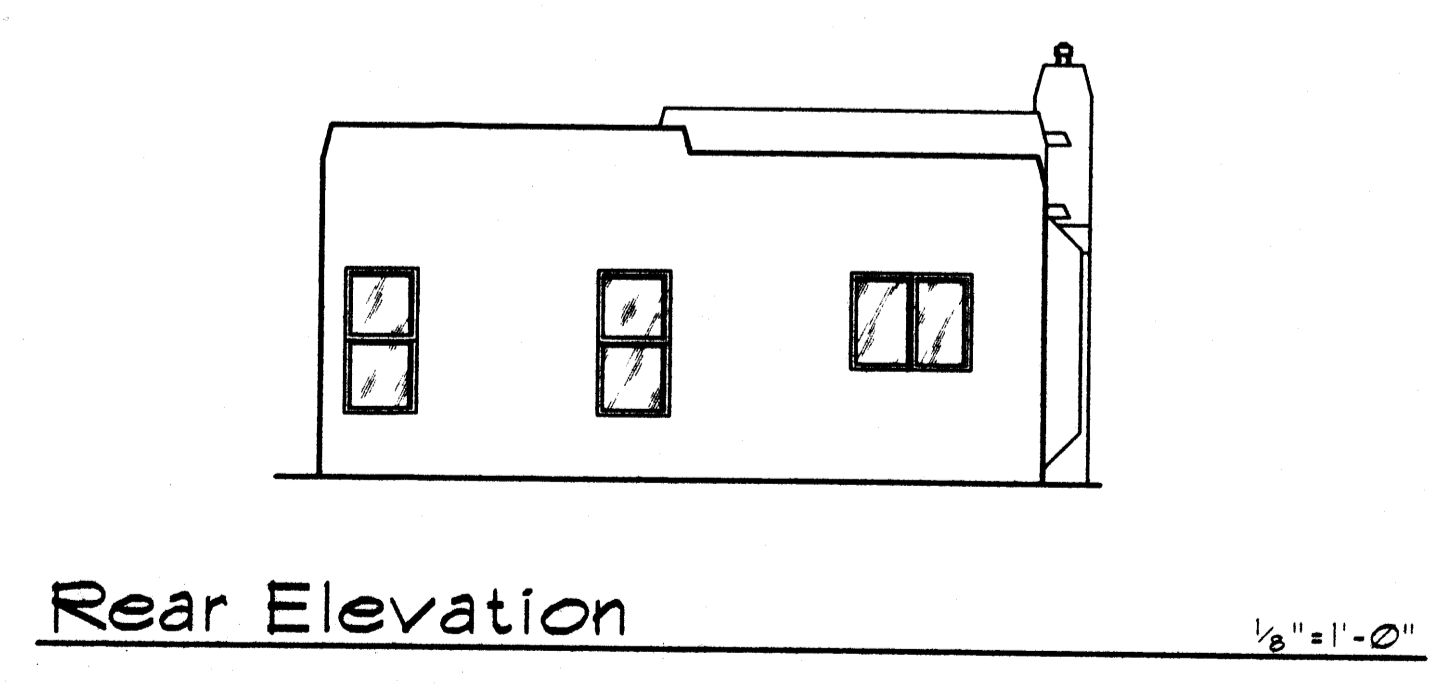
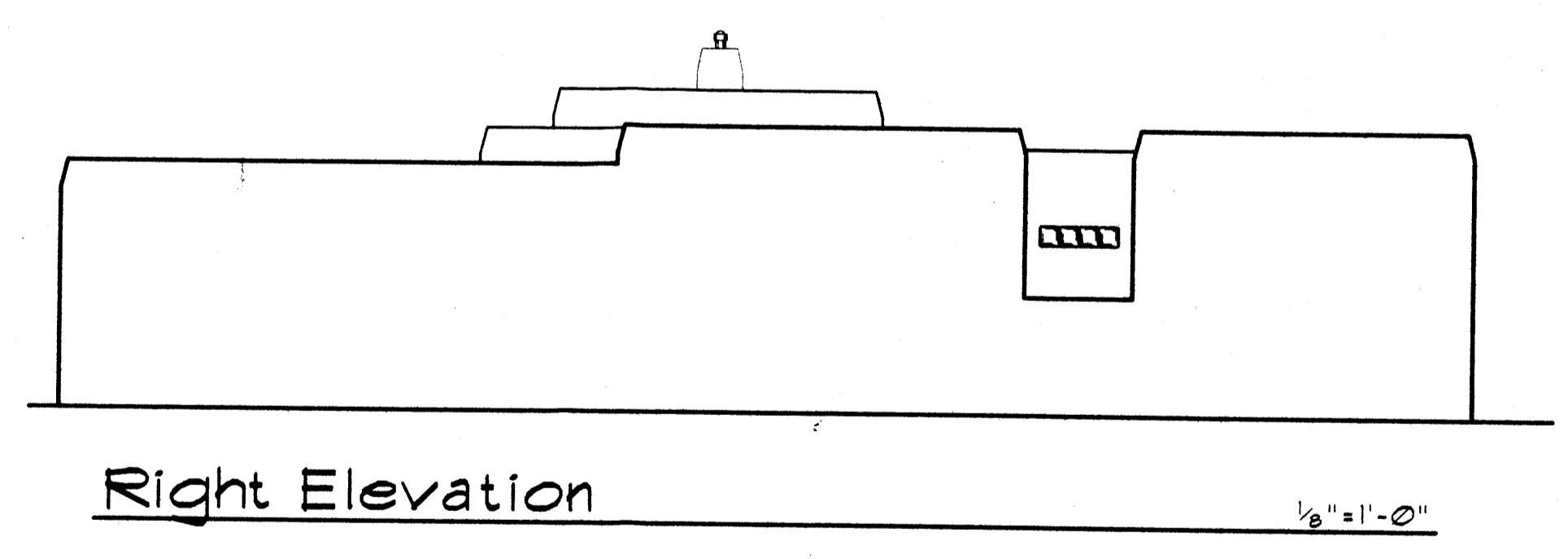
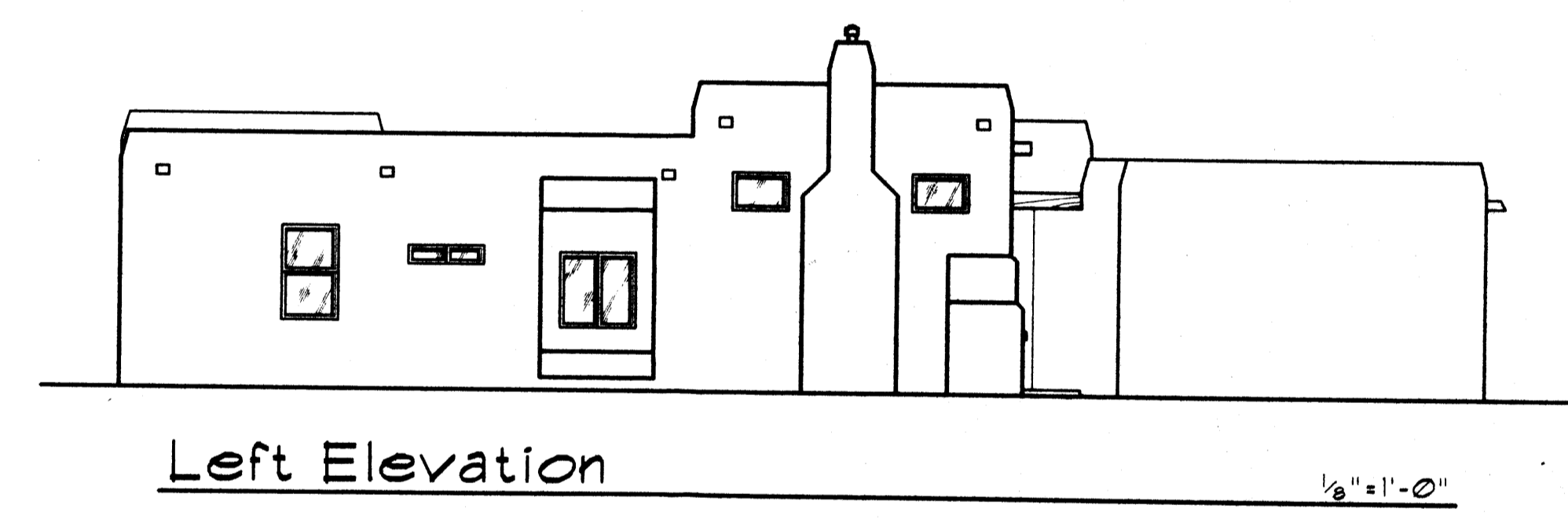
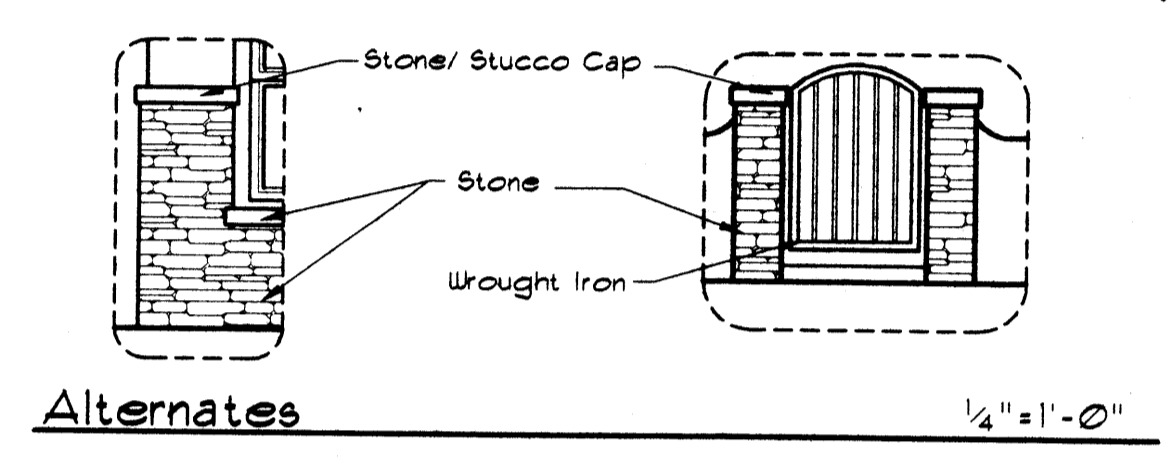
PROPOSED &
SITE PLAN &
ELEVATIONS

PISTOLS
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Chris Mullins
12300 Collier Ct. NE Albuquerque, NM 87112
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pistolcdrafting@home.com

Plan No. 2
Albuquerque, New Mexico

TIARA HOMES, INC.
6703 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 898-8308 FAX: (505) 822-0754

PAGE
A-2



Typical Site Plan 1/8"=1'-0"

Plan No. 2 1,400 Sq. Ft.

- MATERIAL NOTES:**
1. Window & Door Trim / Headers: W.C.D.F.
 2. Window & Door Types: Vinyl.
 3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
 4. Exterior Woodwork Color: Natural
 5. Exterior Doors Color: To Match Stucco Color
 6. Window Color: Almond
 7. Garage Door Color: To Match Stucco Color
 8. Chimney Color: To Match Stucco Color

- GENERAL NOTES:**
1. All A/C Units Shall Be On Roof Stucco Screen Wall.
 2. All Roof Vents Shall Be Painted To Match Stucco Color.
 3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.

REVISIONS
1/1/02
1/1/03
12/14

DATE DRAWN
1/14/02

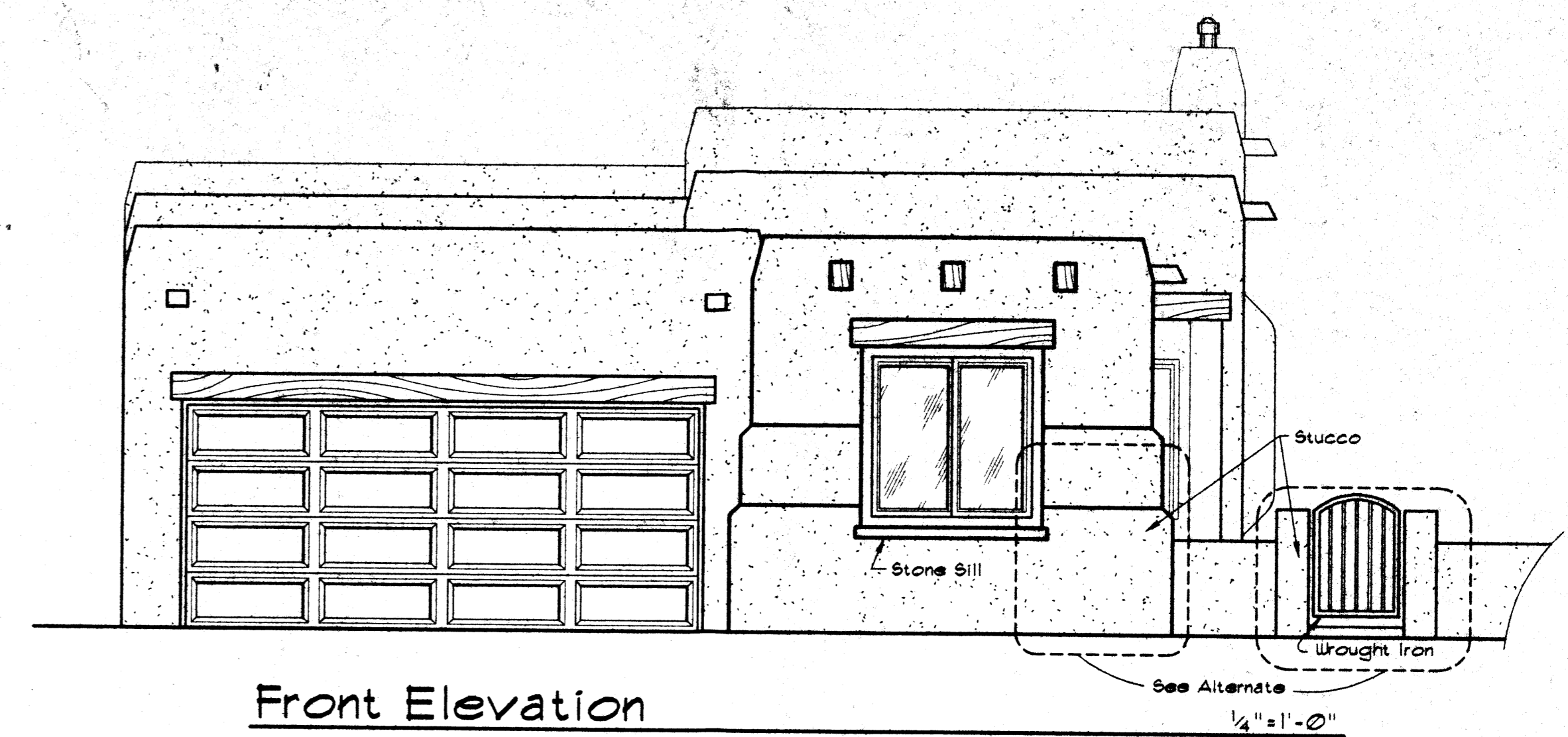
PROPOSED
SITE PLAN &
ELEVATIONS

Pistols
Architectural
12300 Collier Ct. NE Albuquerque, NM 87112
PH: (505) 298-5588 FAX: (505) 294-9166
pistolsgroup@home.com

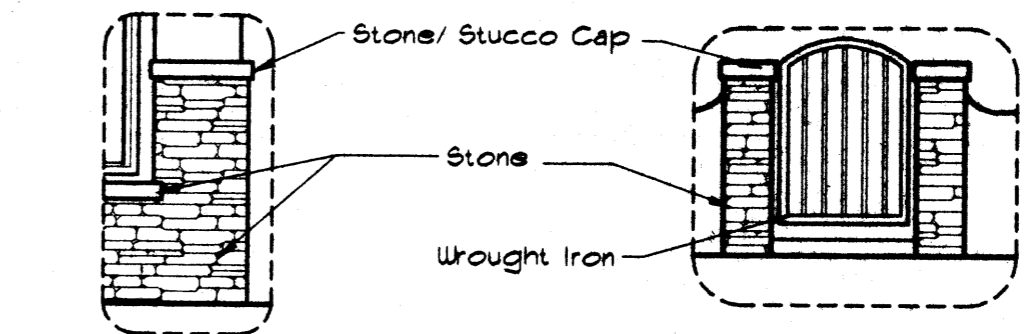
Plan No. 1
Albuquerque, New Mexico

TIARA HOMES, INC.
6703 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8308 FAX: (505) 822-0734

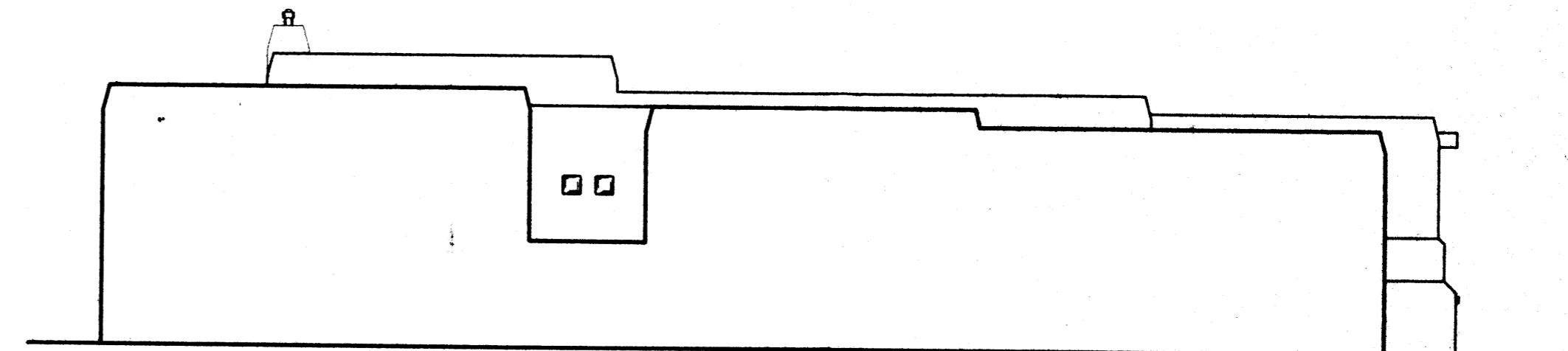
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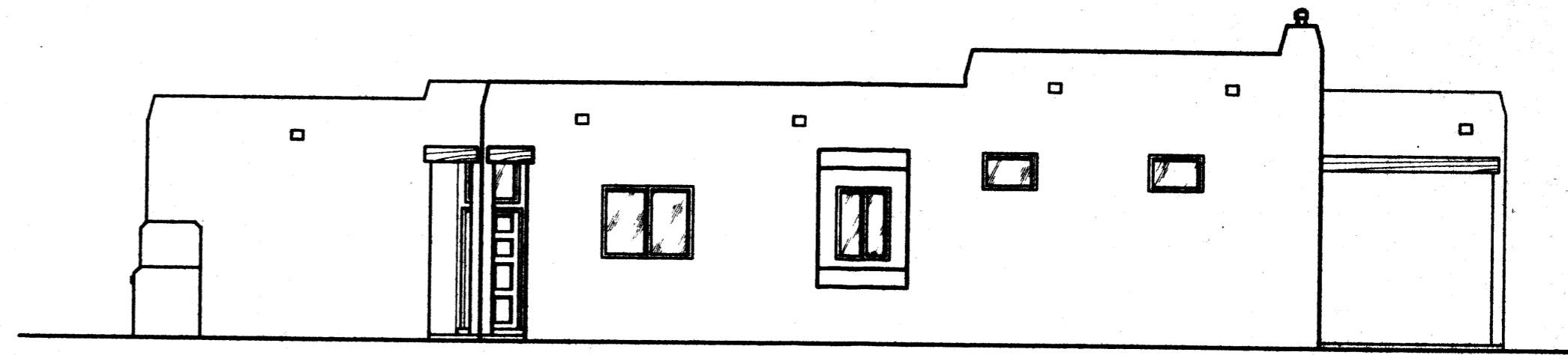
Front Elevation



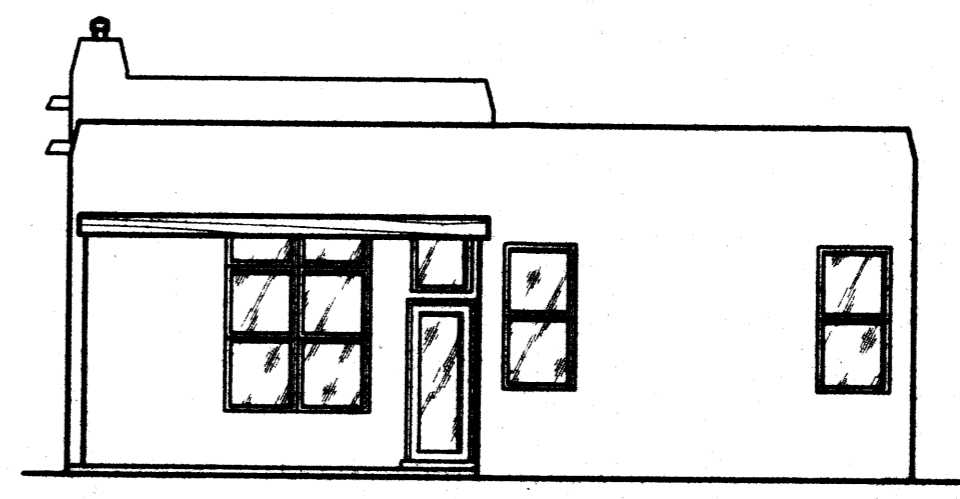
Alternates



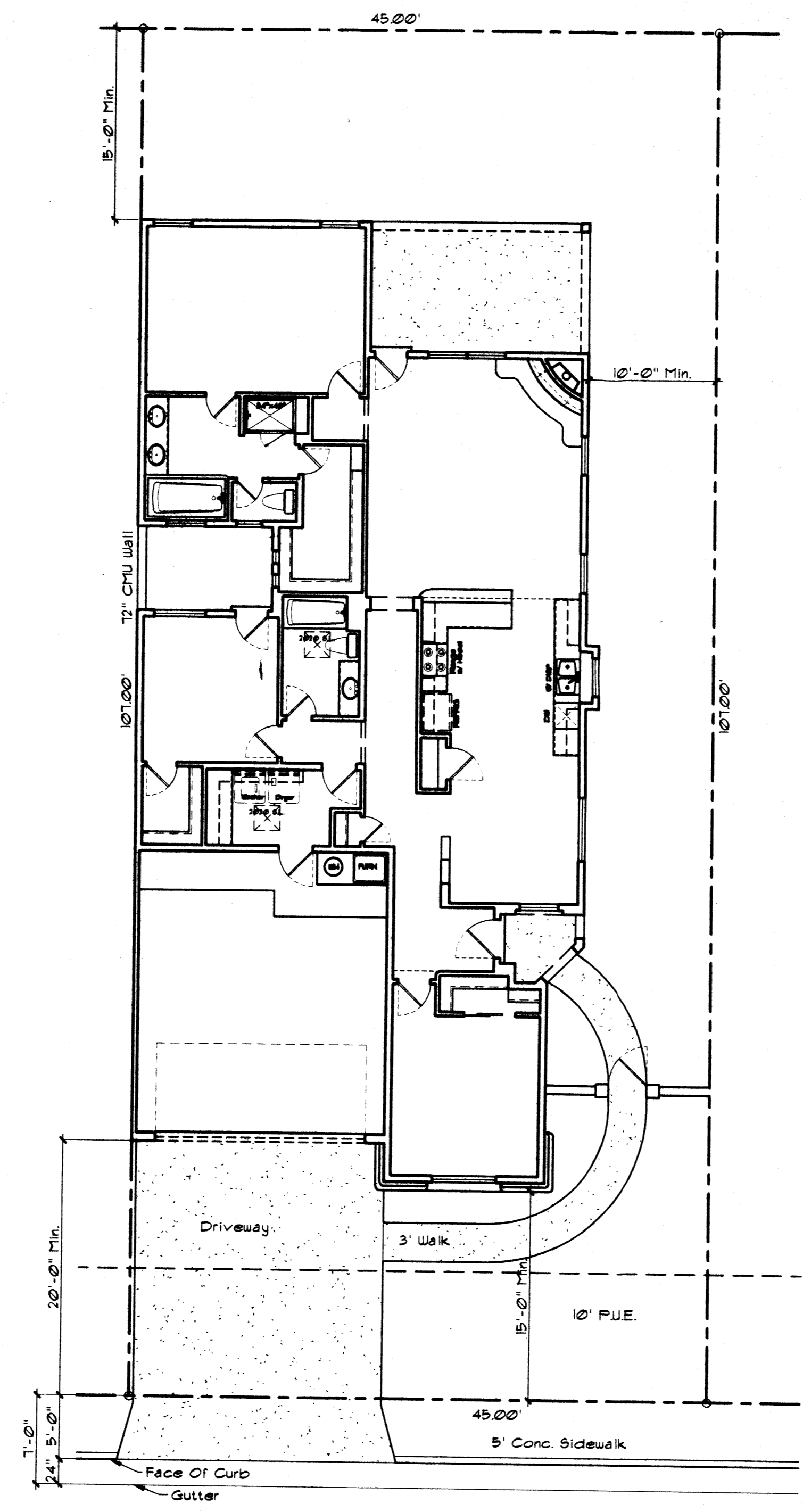
Left Elevation



Right Elevation



Rear Elevation



Typical Site Plan

Plan No. 1 1,799 Sq. Ft.

- MATERIAL NOTES:**
1. Window & Door Trim / Headers: W.C.D.F.
 2. Window & Door Types: Vinyl
 3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
 4. Exterior Woodwork Color: Natural
 5. Exterior Doors Color: To Match Stucco Color
 6. Window Color: Almond
 7. Garage Door Color: To Match Stucco Color
 8. Chimney Color: To Match Stucco Color

- GENERAL NOTES:**
1. All A/C Units Shall Be On Roof Stucco Screen Wall.
 2. All Roof Vents Shall Be Painted To Match Stucco Color.
 3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.



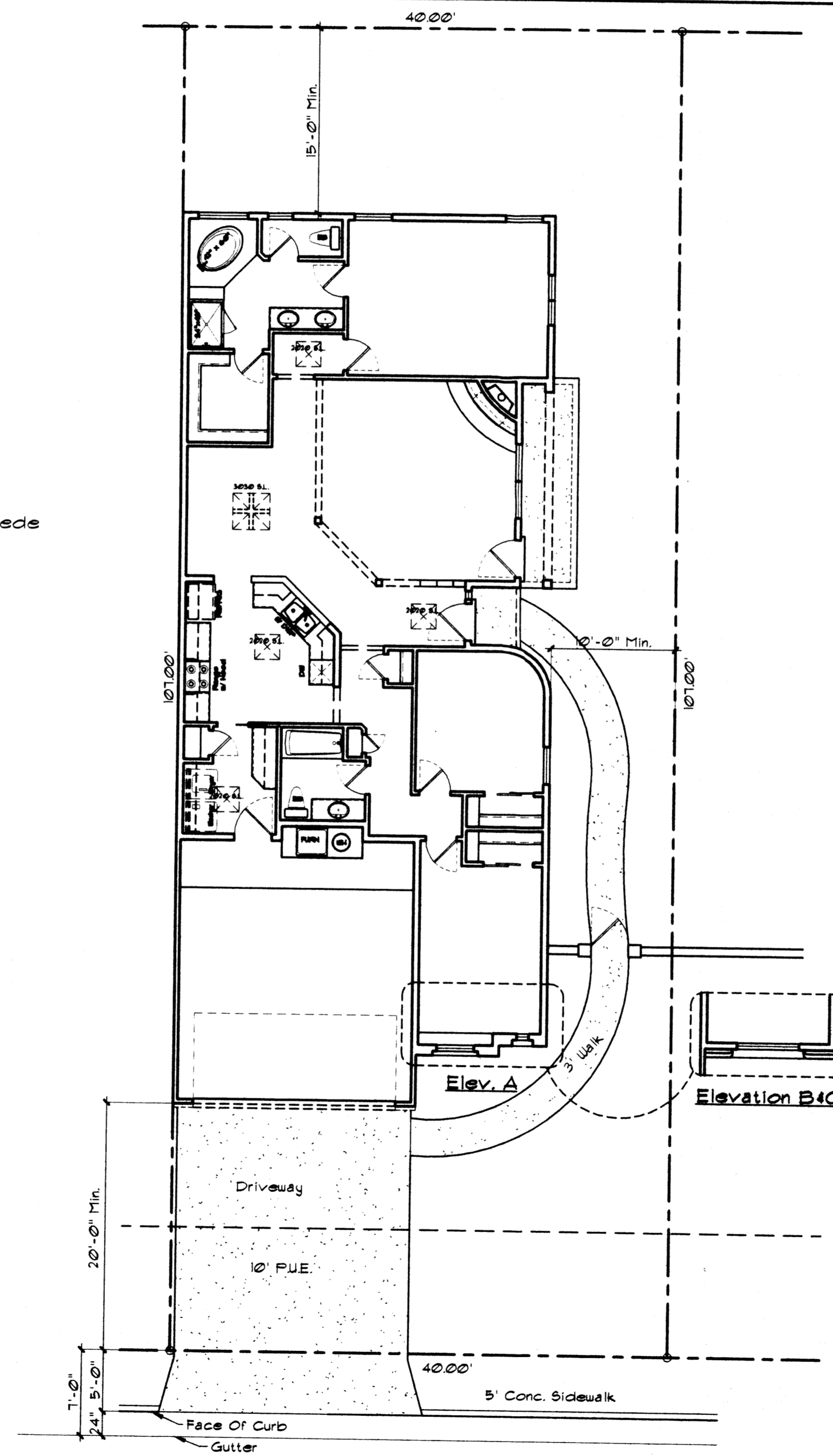
Front Elevation (A)

1/4" = 1'-0"



Front Elevation (B)

1/4" = 1'-0"



Typical Site Plan

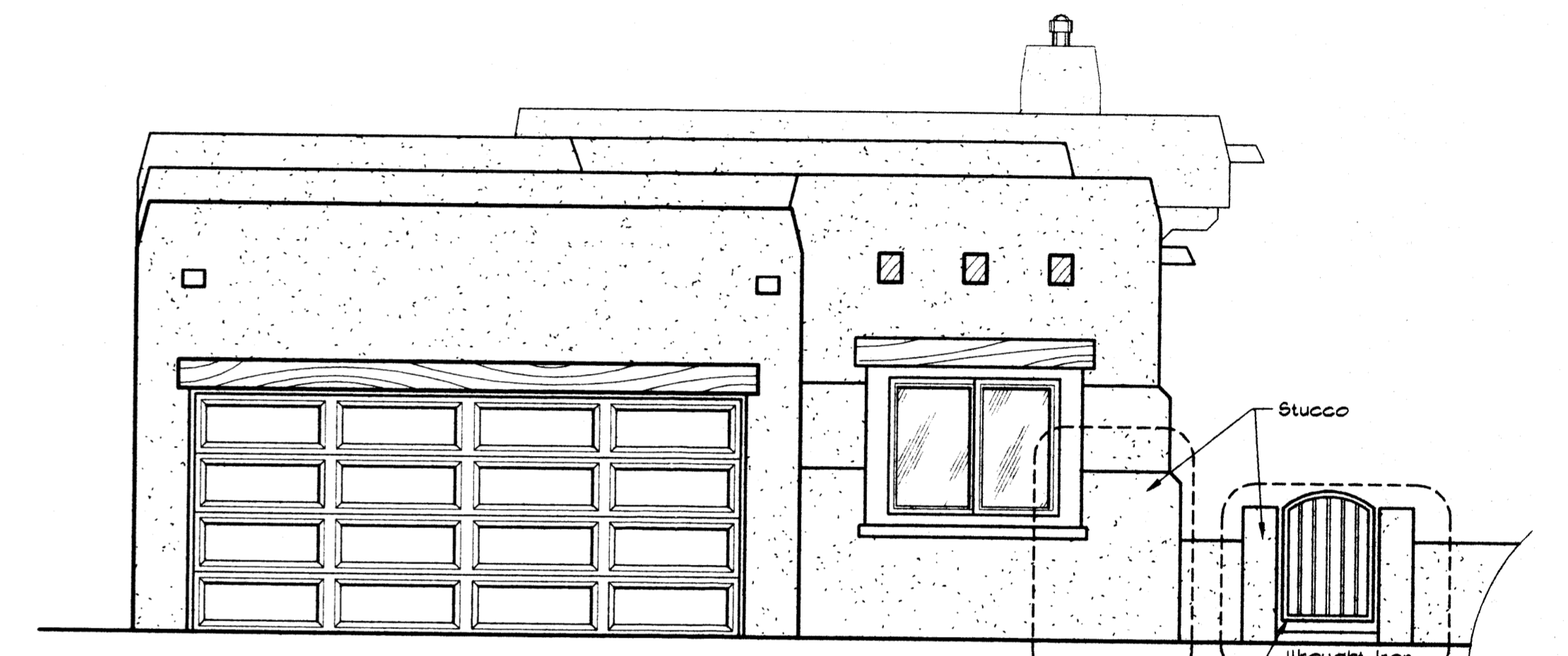
1/8" = 1'-0"

MATERIAL NOTES:

1. Window & Door Trim / Headers: W.C.D.F.
2. Window & Door Types: Vinyl
3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
4. Exterior Woodwork Color: Natural
5. Exterior Doors Color: To Match Stucco Color
6. Window Color: Almond
7. Garage Door Color: To Match Stucco Color
8. Chimney Color: To Match Stucco Color

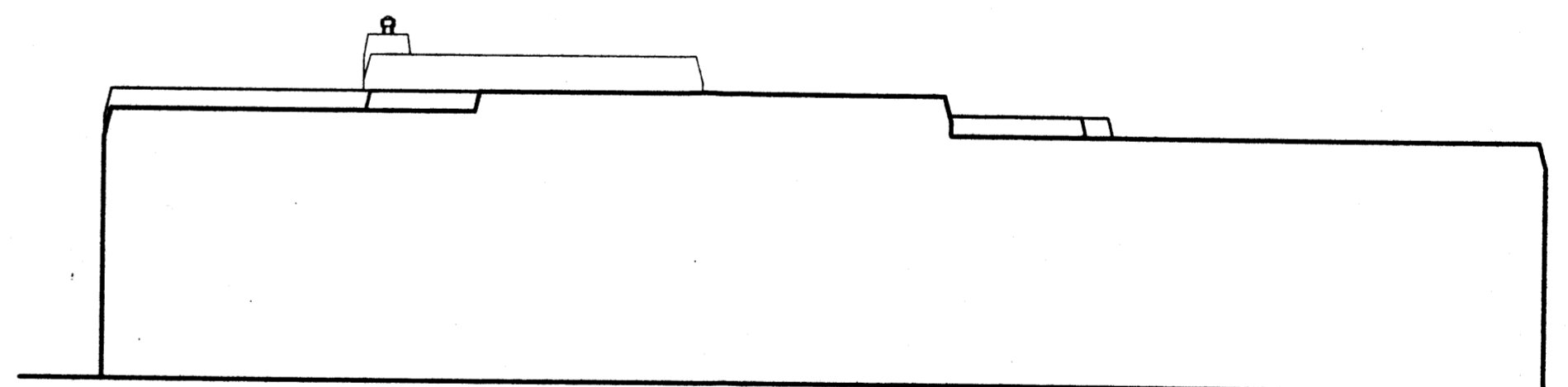
GENERAL NOTES:

1. All A/C Units Shall Be On Roof Stucco Screen Wall.
2. All Roof Vents Shall Be Painted To Match Stucco Color.
3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.



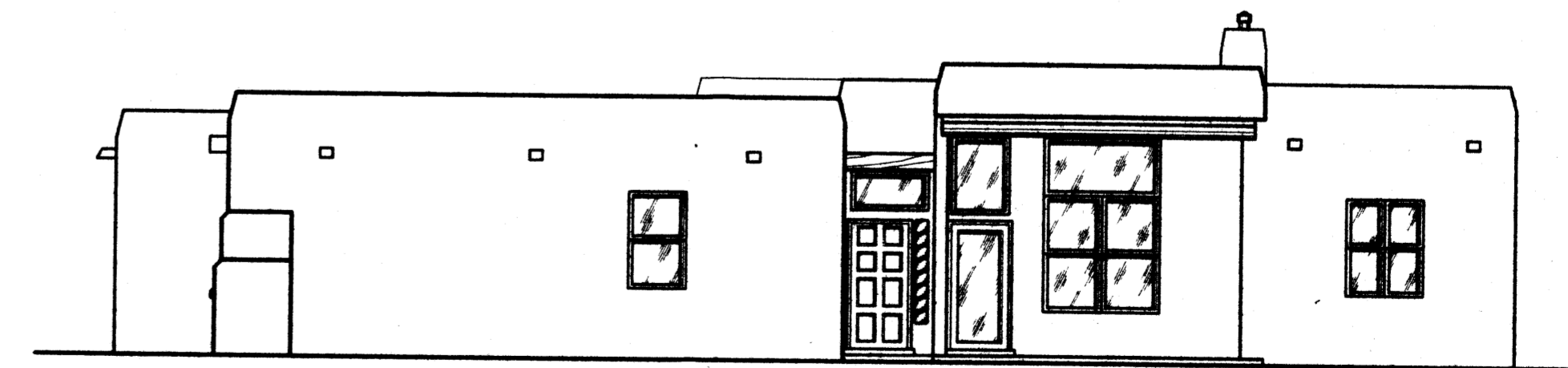
Front Elevation (C)

1/4" = 1'-0"



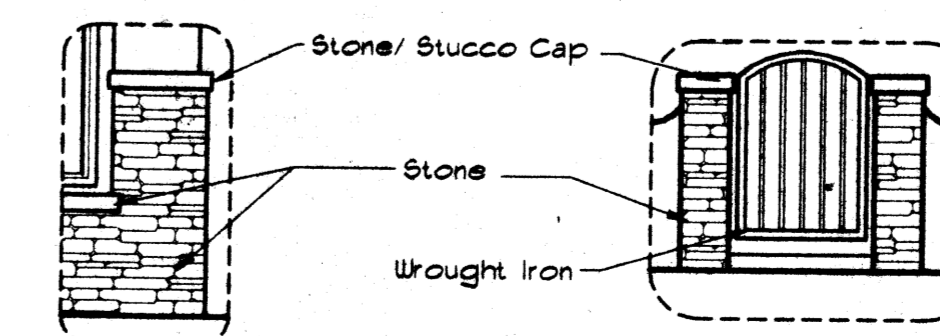
Left Elevation

1/8" = 1'-0"



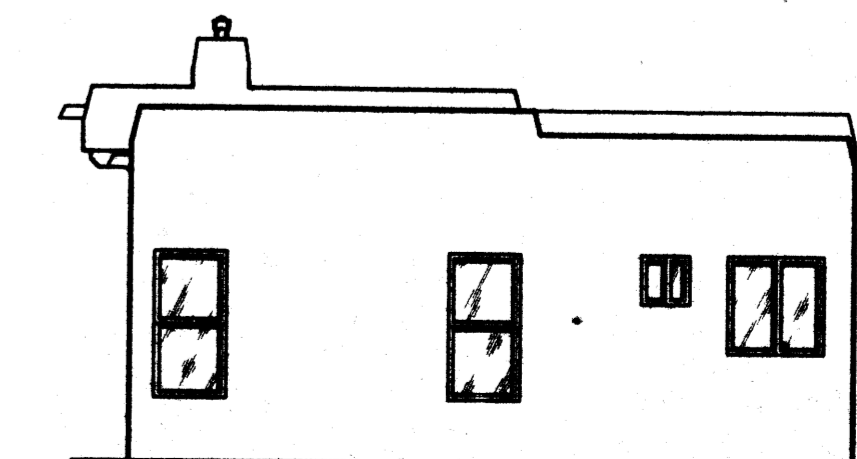
Right Elevation

1/8" = 1'-0"



Alternates

1/4" = 1'-0"



Rear Elevation

1/8" = 1'-0"

REVISIONS		
11/9		
11/9		
11/14		

DATE	DRAWN
1/14/02	

**PROPOSED
SITE PLAN &
ELEVATIONS**

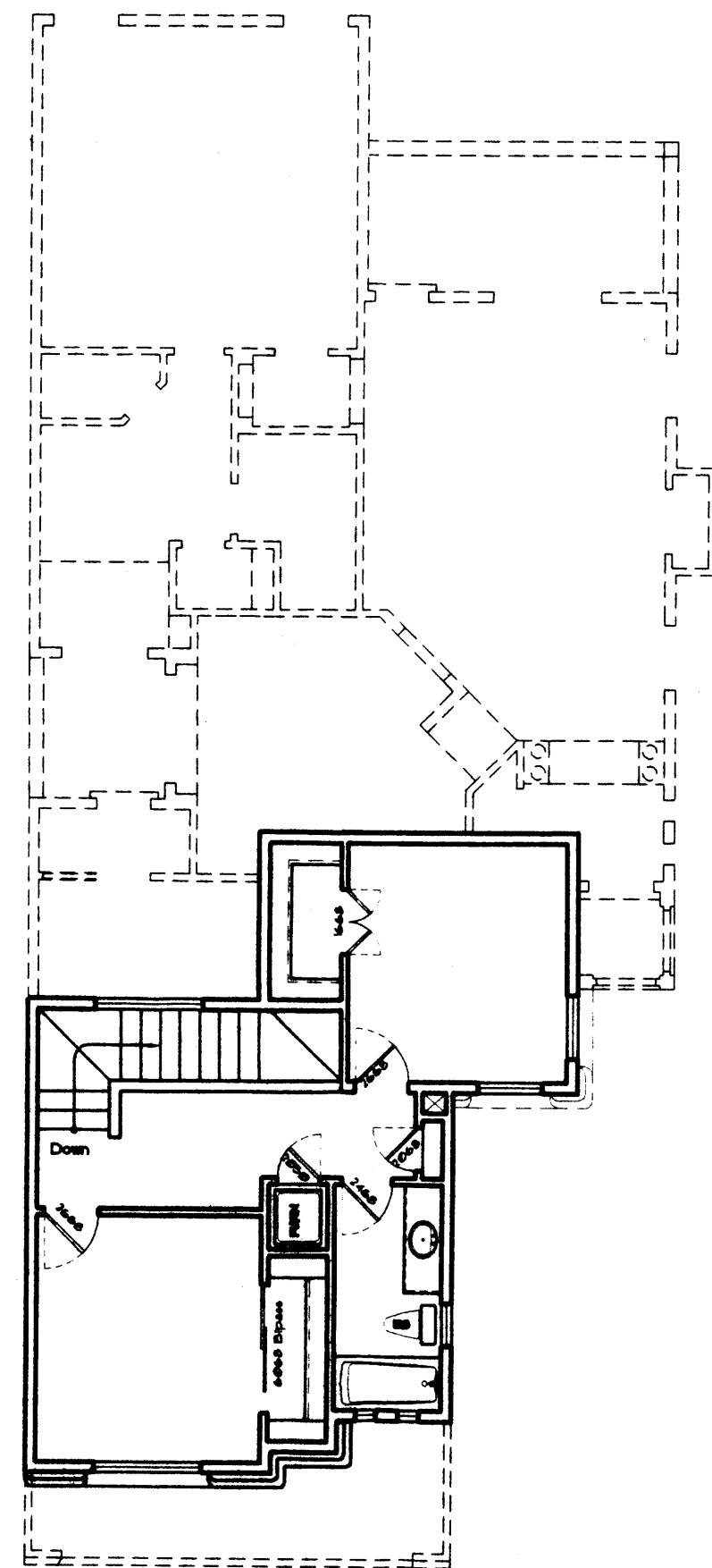
PISTOLS
Commercial Drafting
Chris Mullins
12309 Collier Ct. NE, Albuquerque, NM 87112
Ph: (505) 296-5566 Fax: (505) 294-9166
pistolscrafting@home.com

Plan No. 3
Albuquerque, New Mexico

TIARA HOMES, INC.
6703 ACADEMY SITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8308 FAX: (505) 822-0734

PAGE
A-3

Plan No. 3 1,609 Sq. Ft.



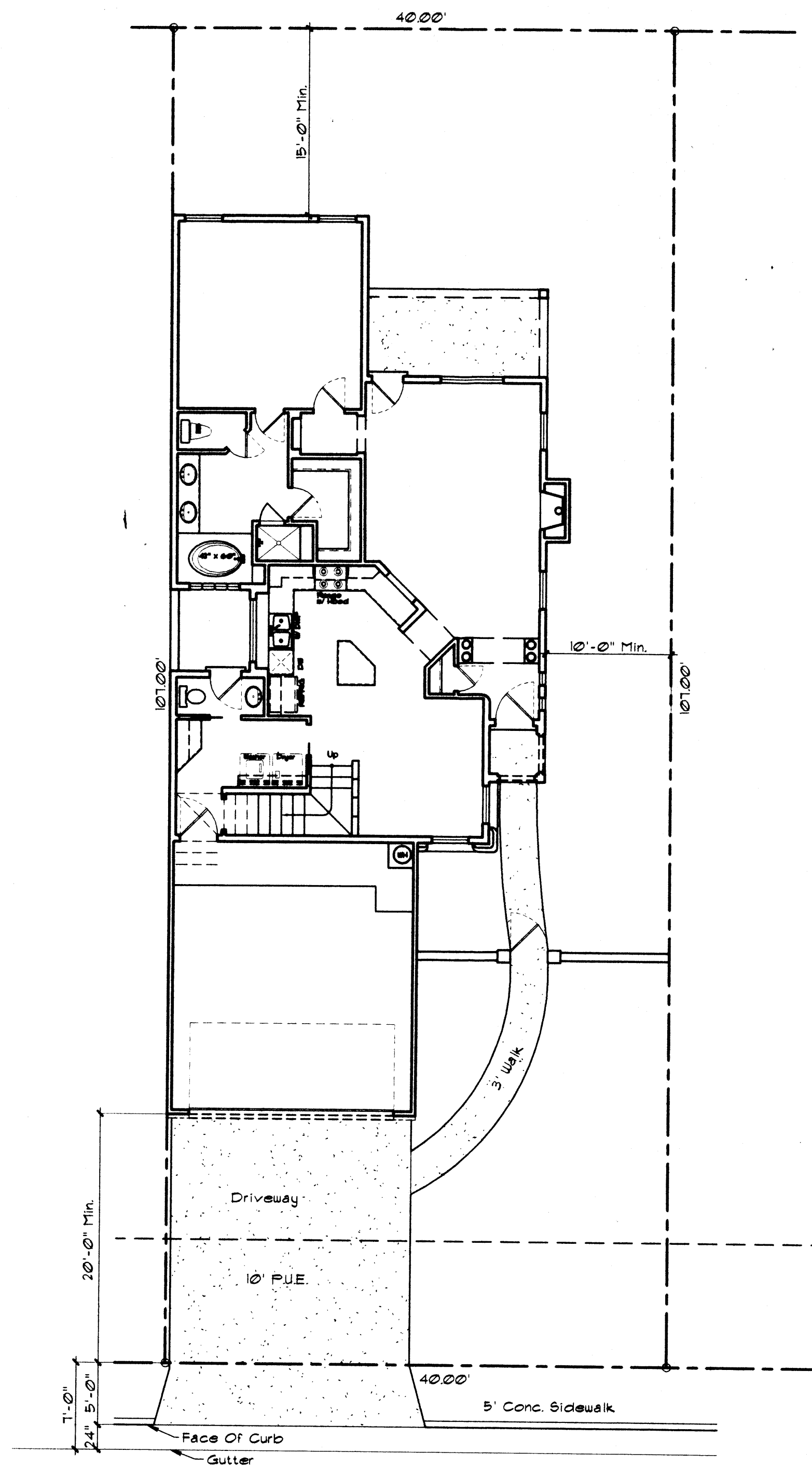
Upper Level Floor Plan 1/8" = 1'-0"

MATERIAL NOTES:

- | | |
|----------------------------------|--------------------------------|
| 1. Window & Door Trim / Headers: | W.C.D.F. |
| 2. Window & Door Types: | Vinyl |
| 3. Typical Stucco Color: | Torrean, Pueblo, Sandia, Suede |
| 4. Exterior Woodwork Color: | Natural |
| 5. Exterior Doors Color: | To Match Stucco Color |
| 6. Window Color: | Almond |
| 7. Garage Door Color: | To Match Stucco Color |
| 8. Chimney Color: | To Match Stucco Color |

GENERAL NOTES:

- All A/C Units Shall Be On Roof Stucco Screen Wall.
- All Roof Vents Shall Be Painted To Match Stucco Color.
- Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.

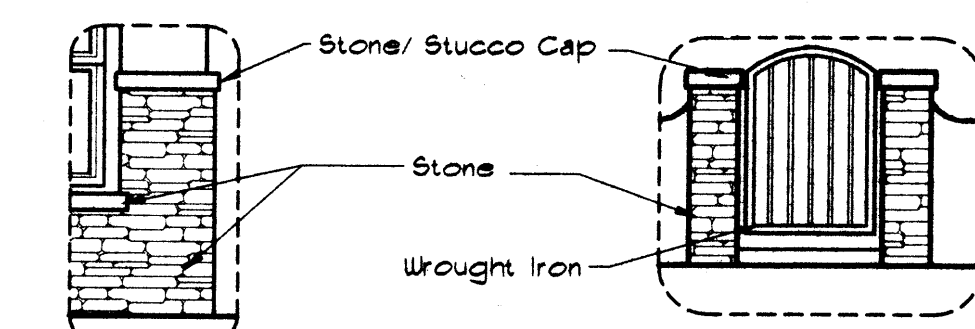


Typical Site Plan w/ Lower Level 1/8" = 1'-0"

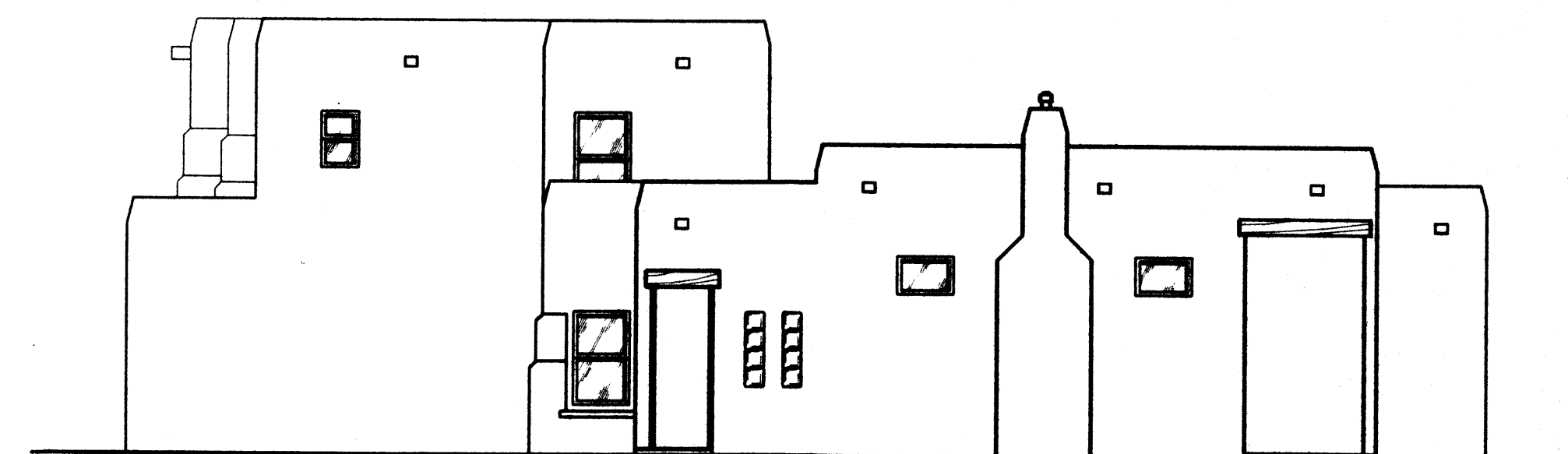
Plan No. 4 1,737 Sq. Ft.



Front Elevation 1/4" = 1'-0"



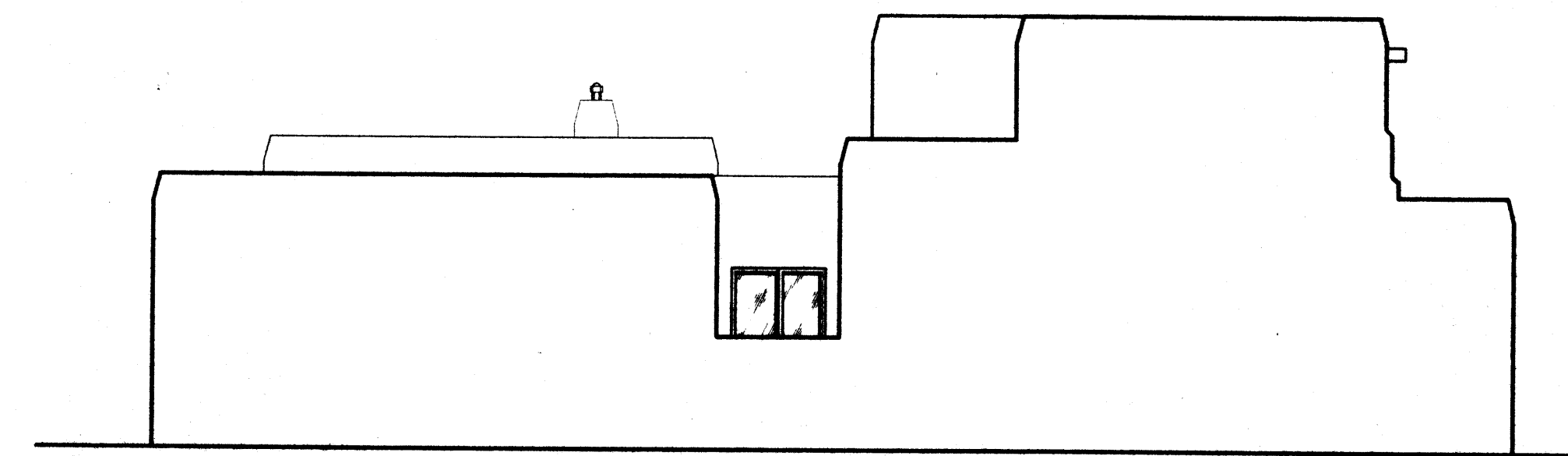
Alternates 1/4" = 1'-0"



Right Elevation 1/8" = 1'-0"



Rear Elevation 1/8" = 1'-0"



Left Elevation 1/8" = 1'-0"

REVISIONS
1/16
1/17
1/18

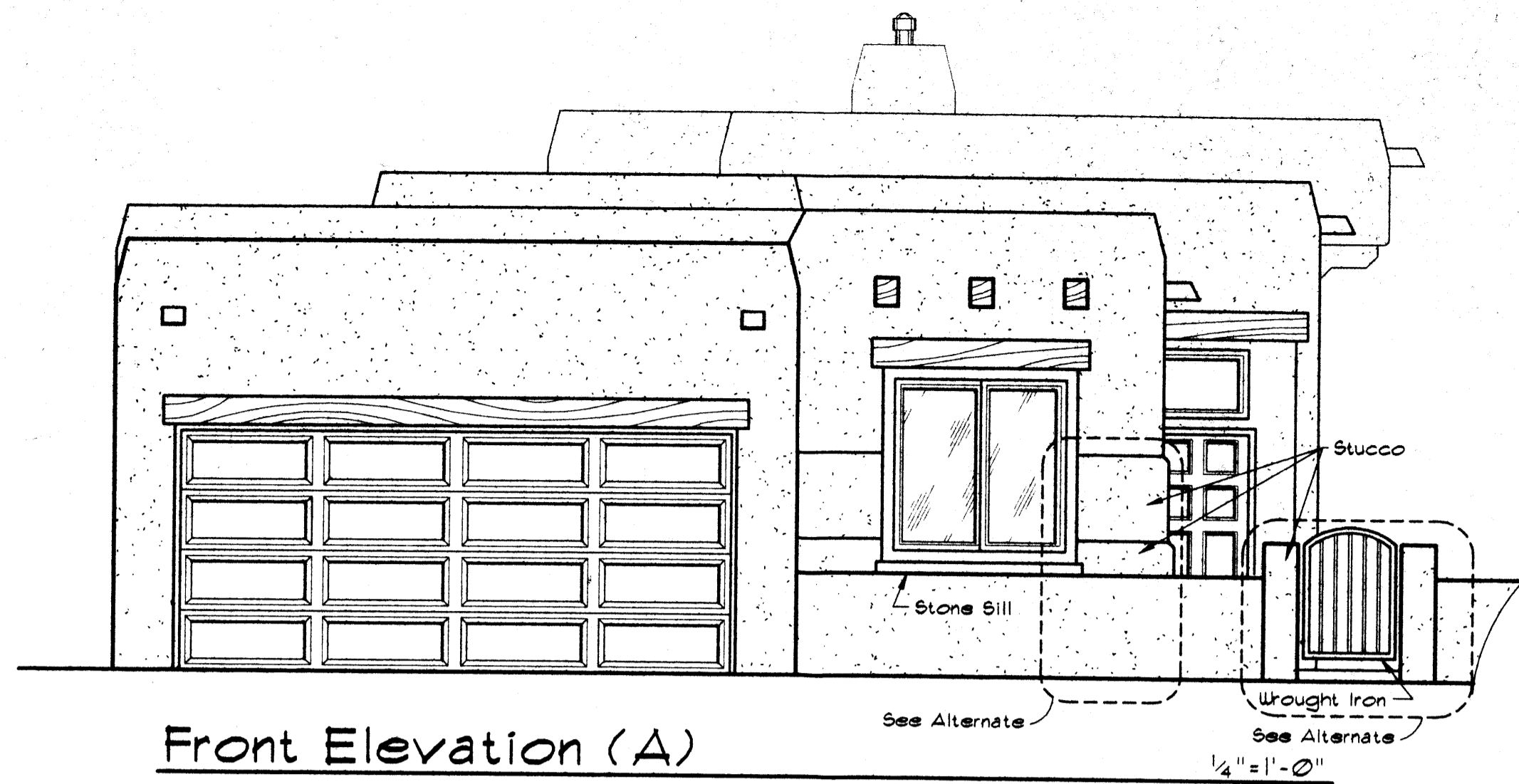
DATE DRAWN
1/14/08

PROPOSED SITE PLAN & ELEVATIONS

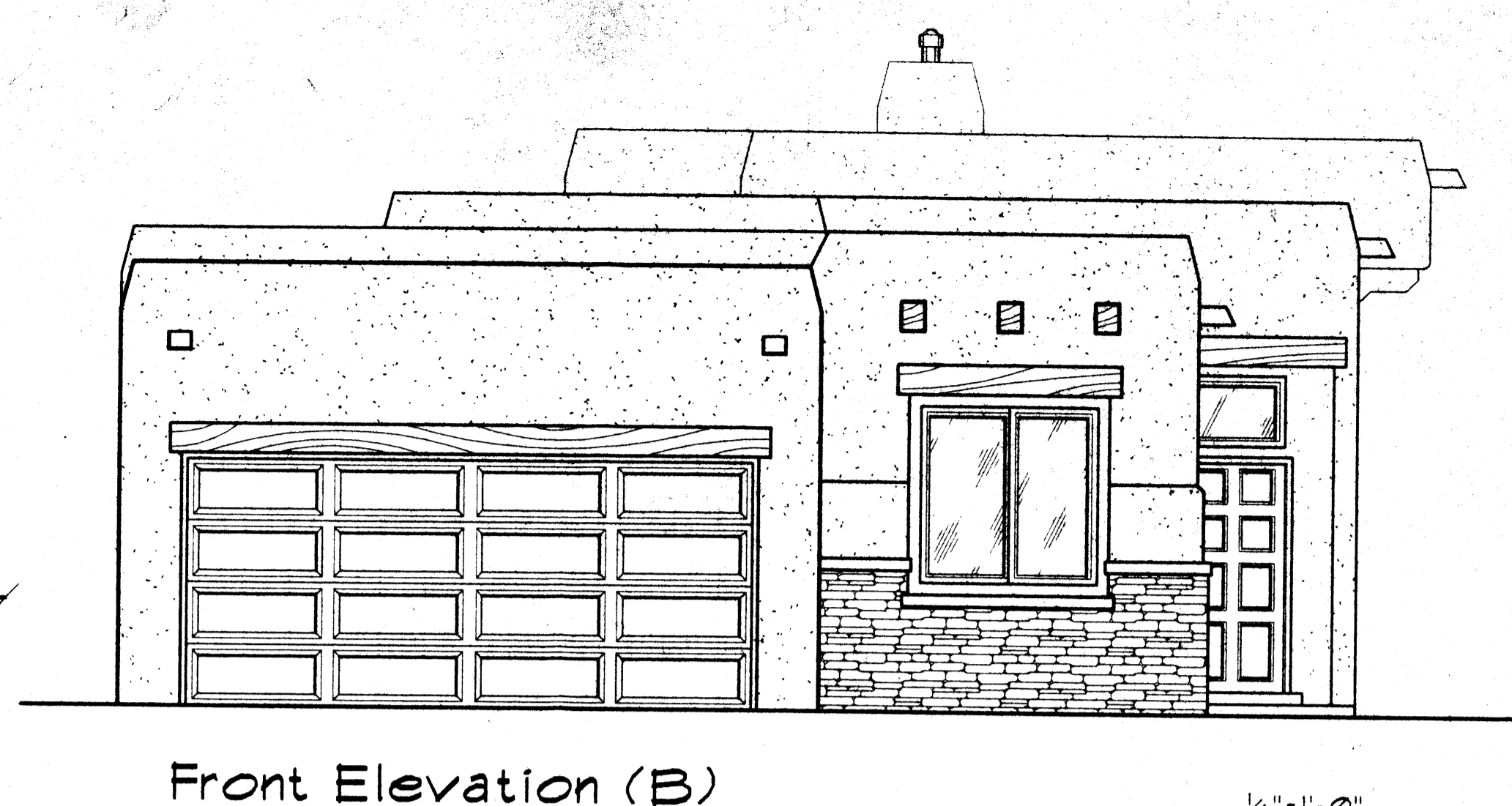
PLATO'S
Computerized Drawings
Chris Mallins
12308 Collier Ct. NE, Albuquerque, NM 87112
Ph: (505) 298-5588 Fax: (505) 294-9166
platoledrawing@home.com

Plan No. 4
Albuquerque, New Mexico

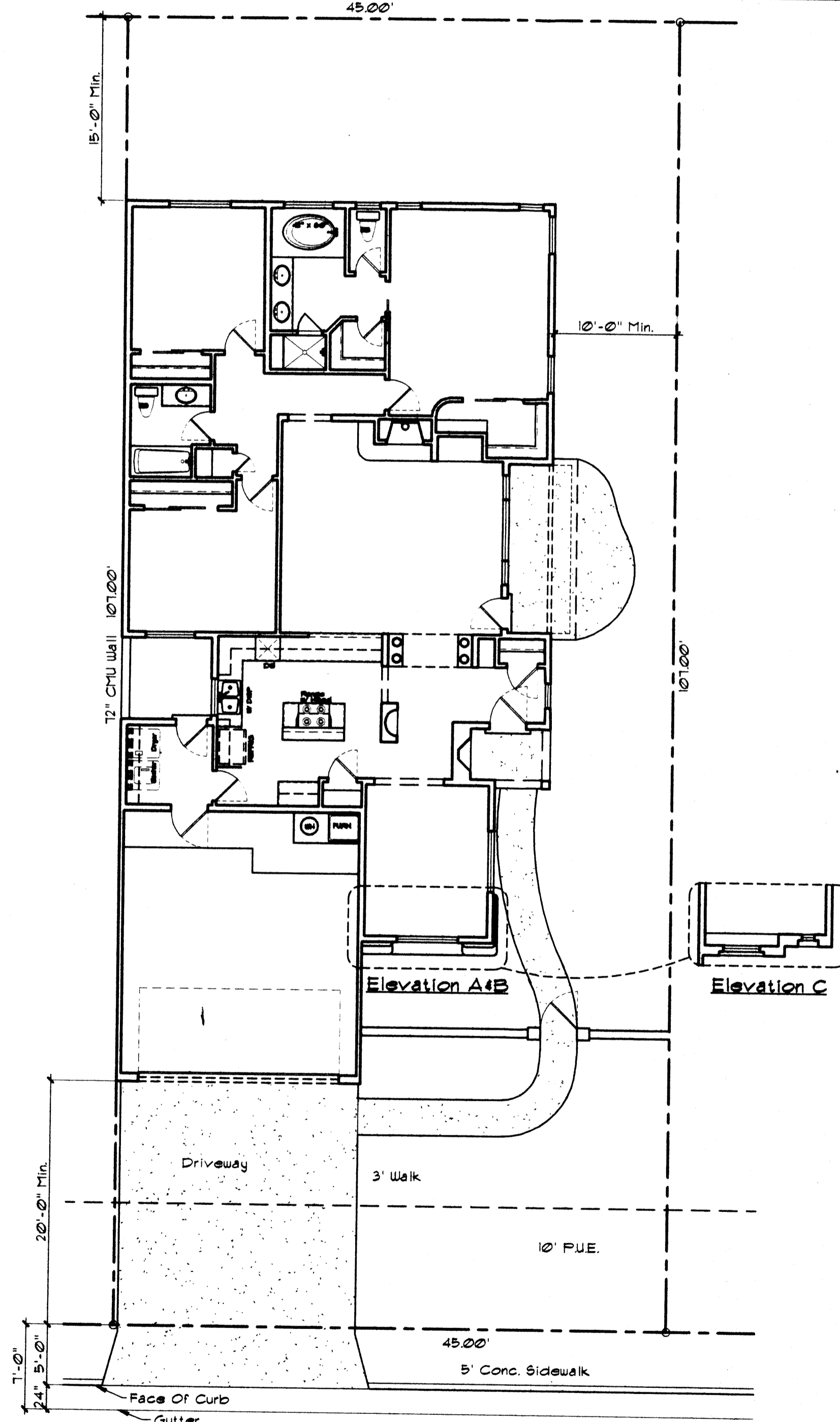
TIARA HOMES, INC.
6703 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8308 FAX: (505) 822-0734



Front Elevation (A)



Front Elevation (B)



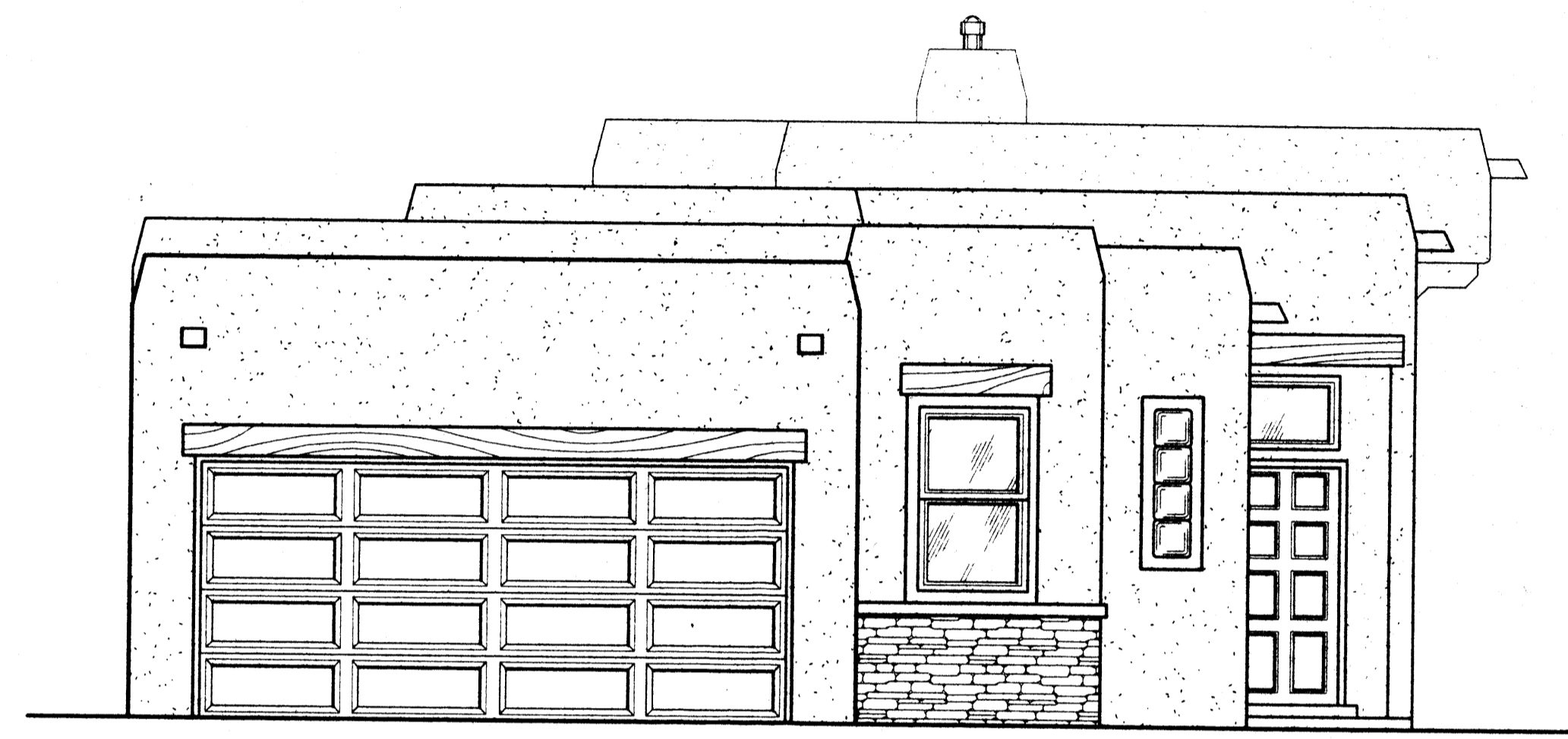
Typical Site Plan

MATERIAL NOTES:

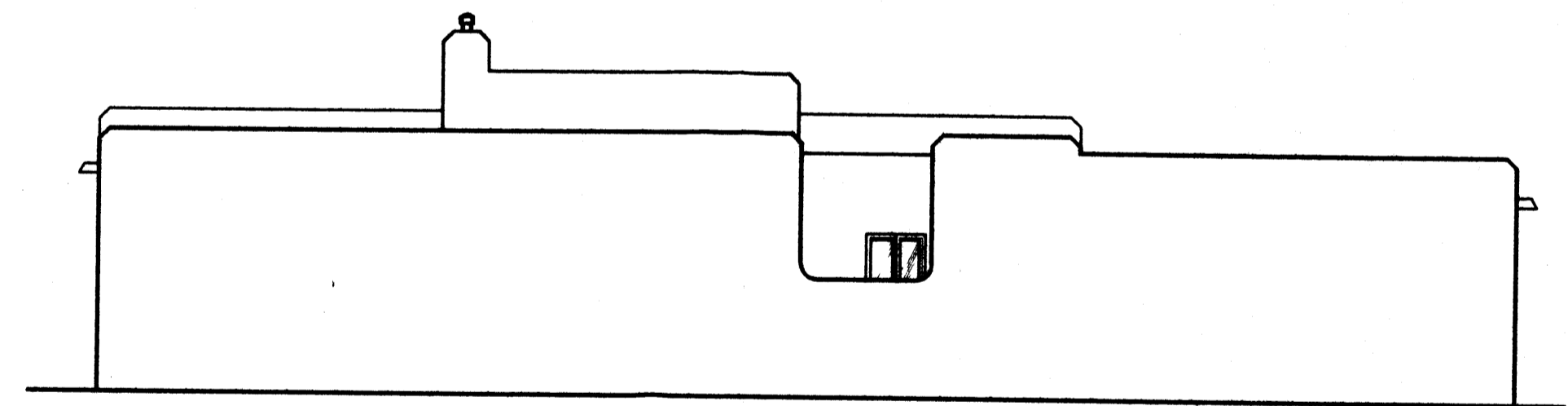
1. Window & Door Trim / Headers: W.C.D.F.
2. Window & Door Types: Vinyl
3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
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7. Garage Door Color: To Match Stucco Color
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GENERAL NOTES:

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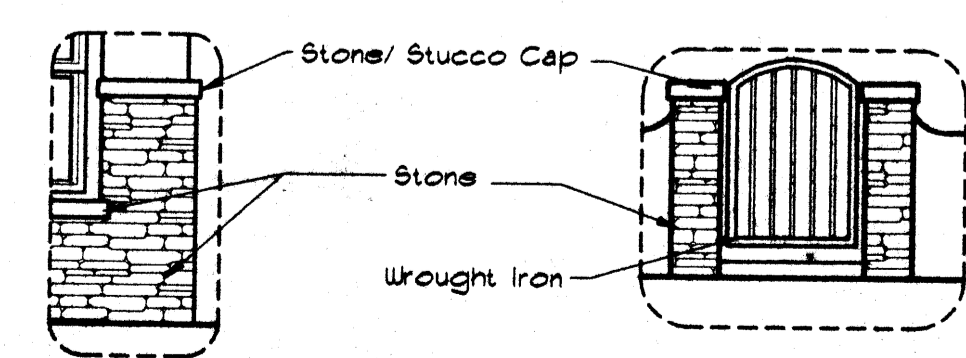
Front Elevation (C)



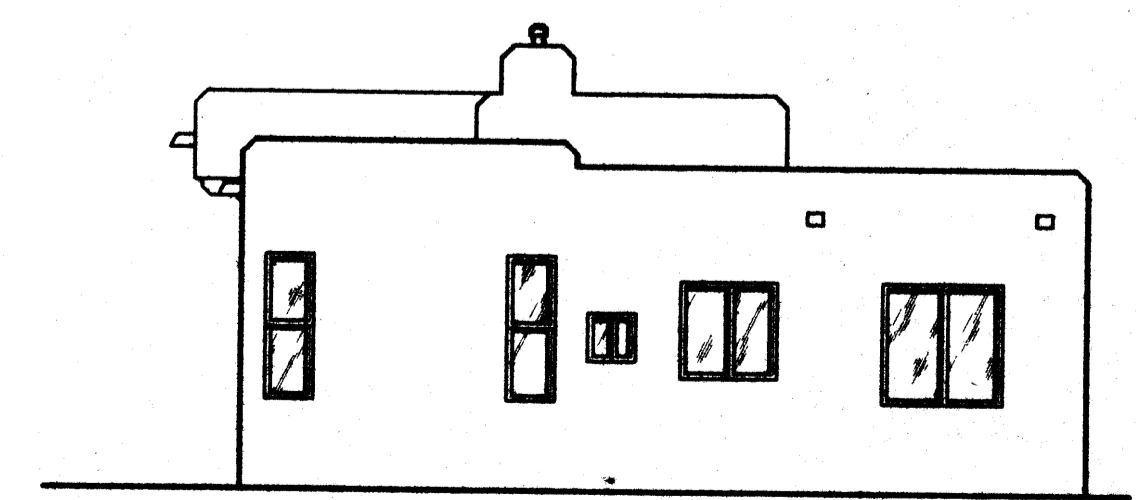
Left Elevation



Right Elevation



Alternates



Rear Elevation

Plan No. 5 1,720 Sq. Ft.

REVISIONS
11/02
11/05
12/14

DATE DRAWN
1/14/02

PROPOSED
SITE PLAN &
ELEVATIONS

PISIOL'S
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Plan No. 5
Albuquerque, New Mexico

TIARA HOMES, INC.
6703 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8306 FAX: (505) 822-0734

PAGE
A-5

REVISIONS

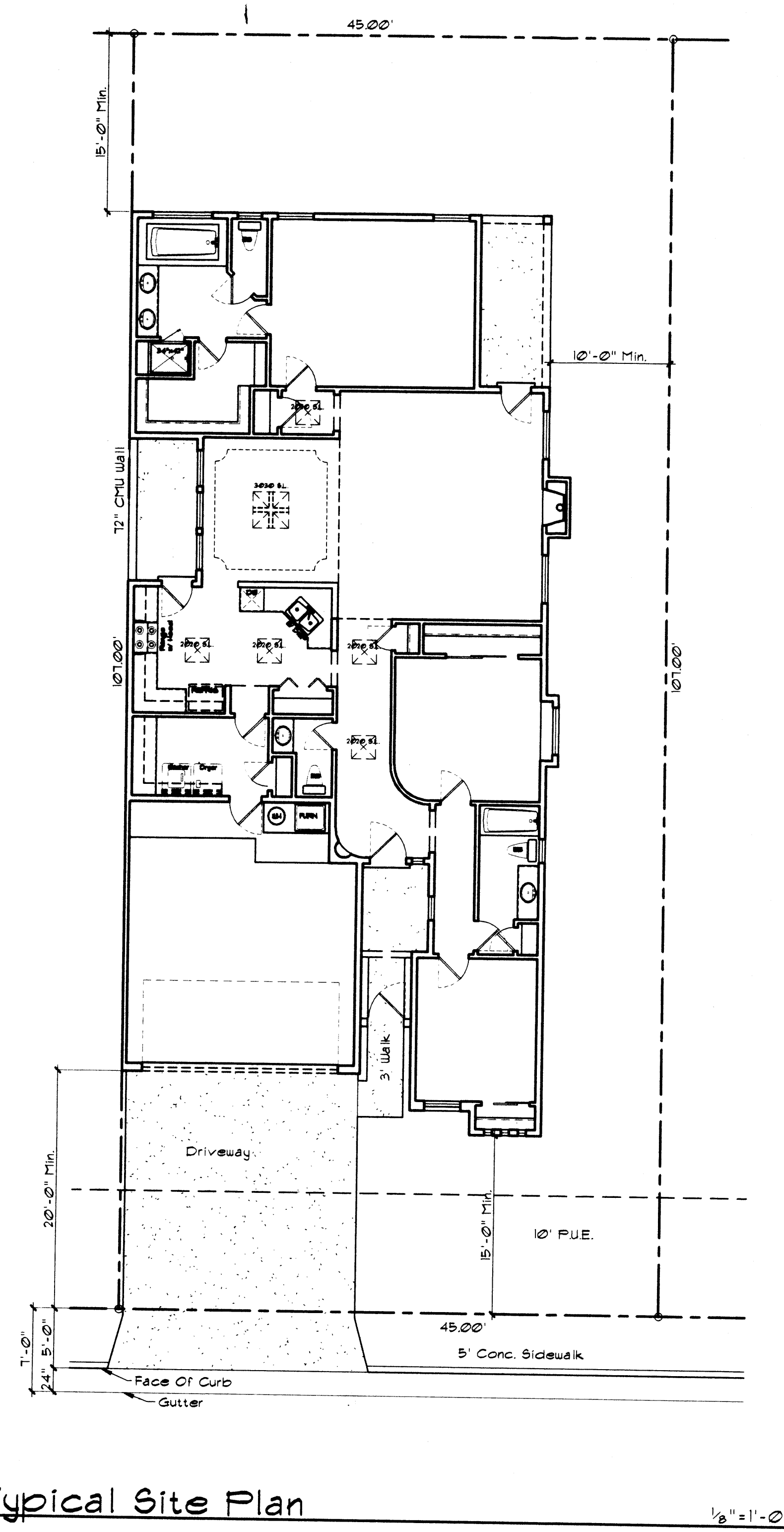
DATE DRAWN
1/14/02

**PROPOSED
SITE PLAN &
ELEVATIONS**

PLATON'S
Complete Building Solutions
Chris Malins
12300 Collier Ct. NE, Albuquerque, NM 87112
Ph: (505) 298-5568 Fax: (505) 294-9166
platonscrafting@home.com

Plan No. 7
Albuquerque, New Mexico

TIARA HOMES, INC.
6703 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8308 FAX: (505) 822-0734



Typical Site Plan 1/8" = 1'-0"

Plan No. 7 1,887 Sq. Ft.

MATERIAL NOTES:

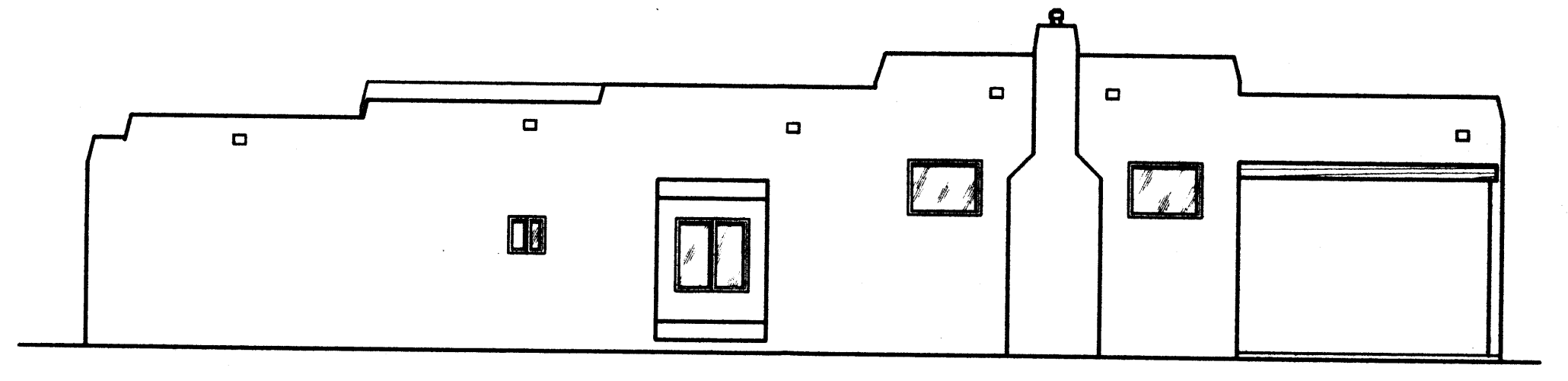
- Window & Door Trim / Headers: W.C.D.F.
- Window & Door Types: Vinyl
- Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
- Exterior Woodwork Color: Natural
- Exterior Doors Color: To Match Stucco Color
- Window Color: Almond
- Garage Door Color: To Match Stucco Color
- Chimney Color: To Match Stucco Color

GENERAL NOTES:

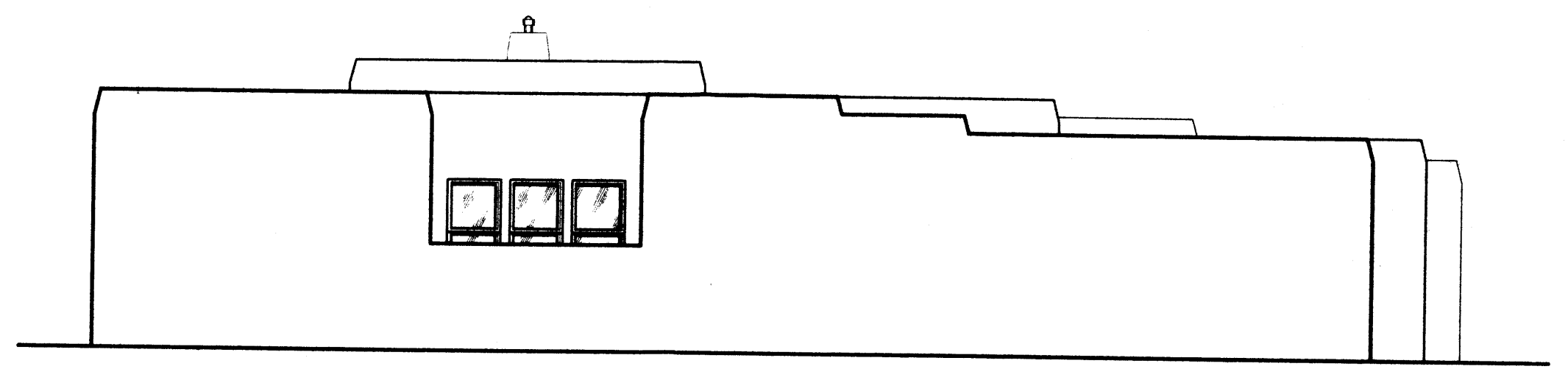
- All A/C Units Shall Be On Roof Stucco Screen Wall.
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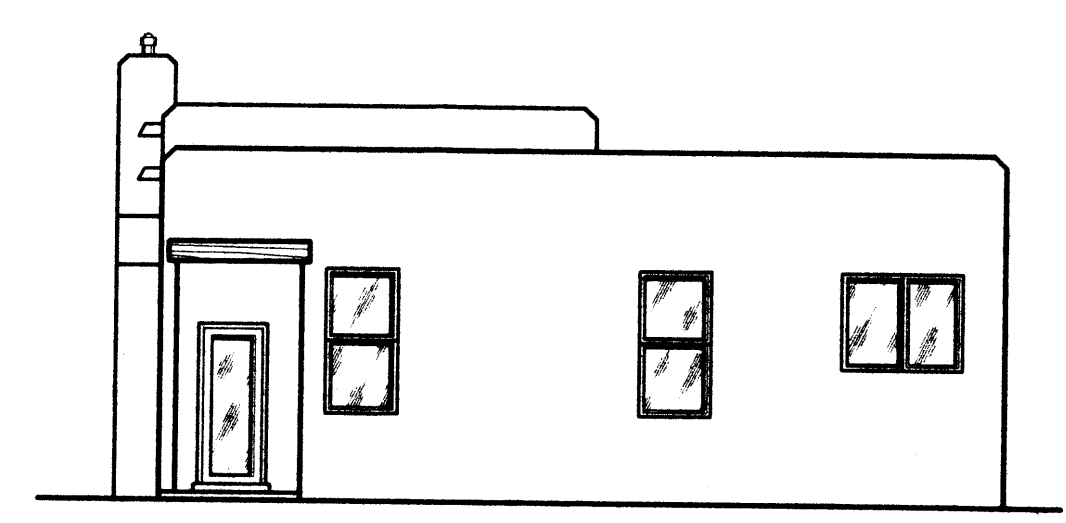
Front Elevation 1/4" = 1'-0"



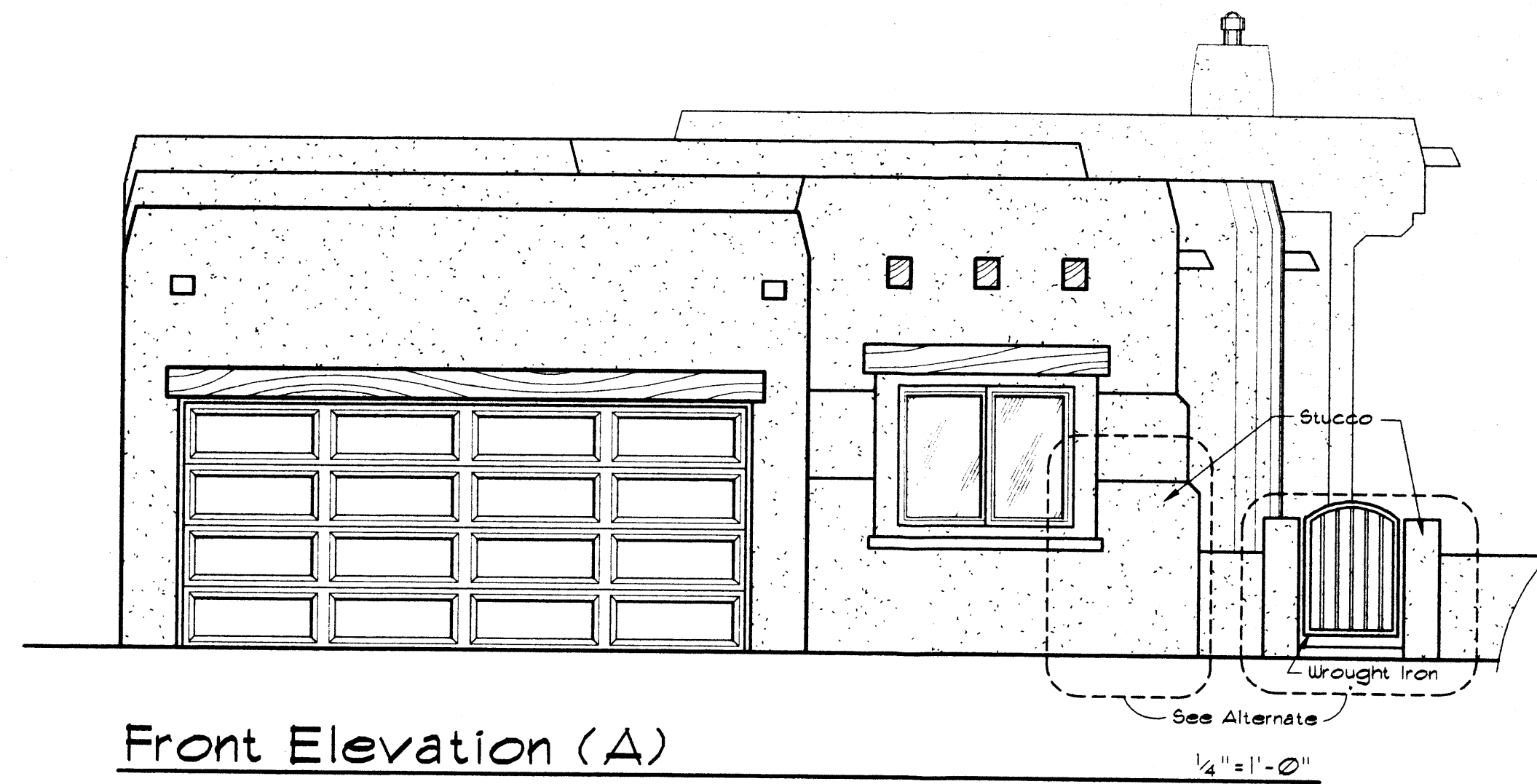
Right Elevation 1/8" = 1'-0"



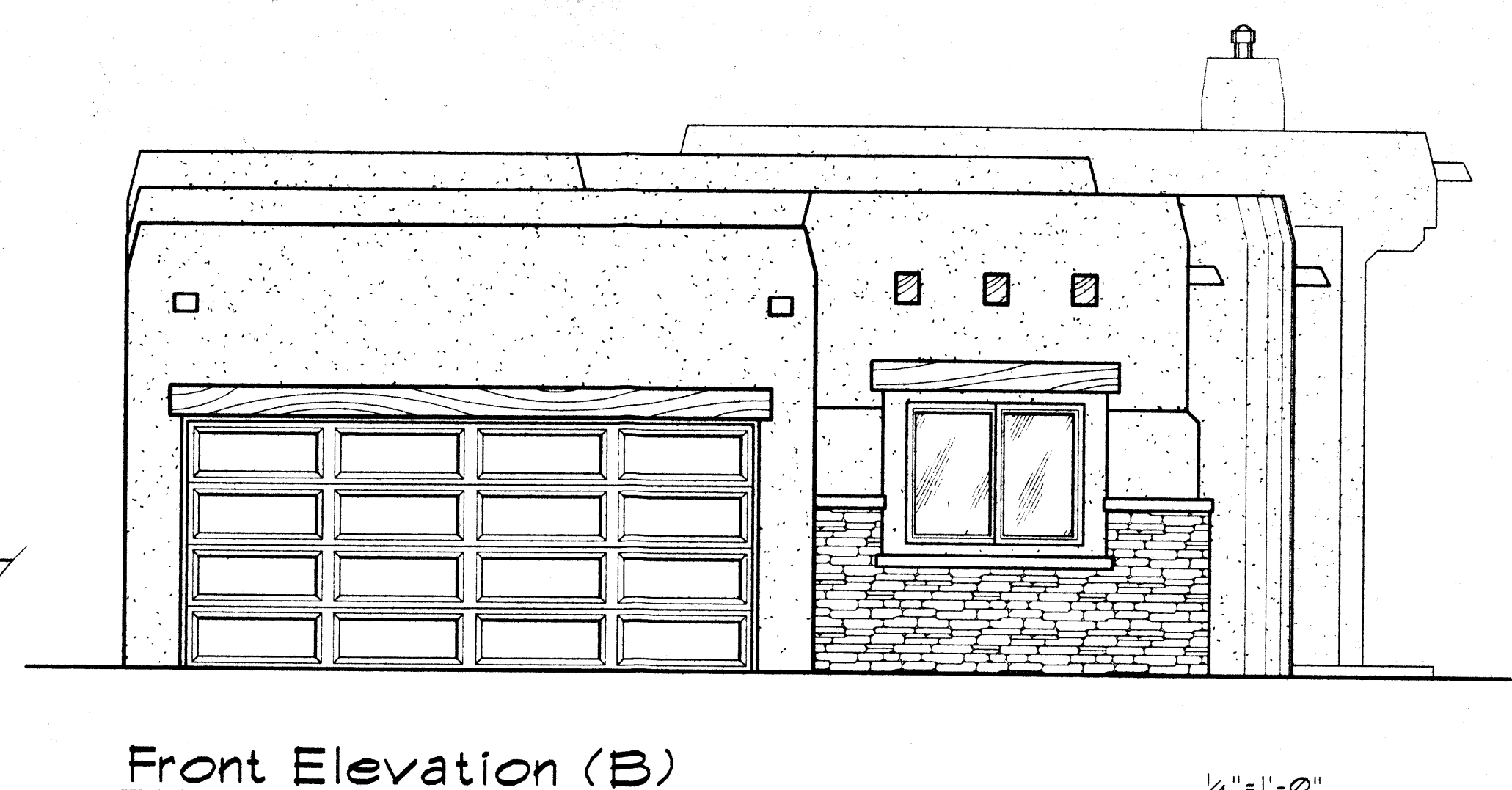
Left Elevation 1/8" = 1'-0"



Rear Elevation 1/8" = 1'-0"



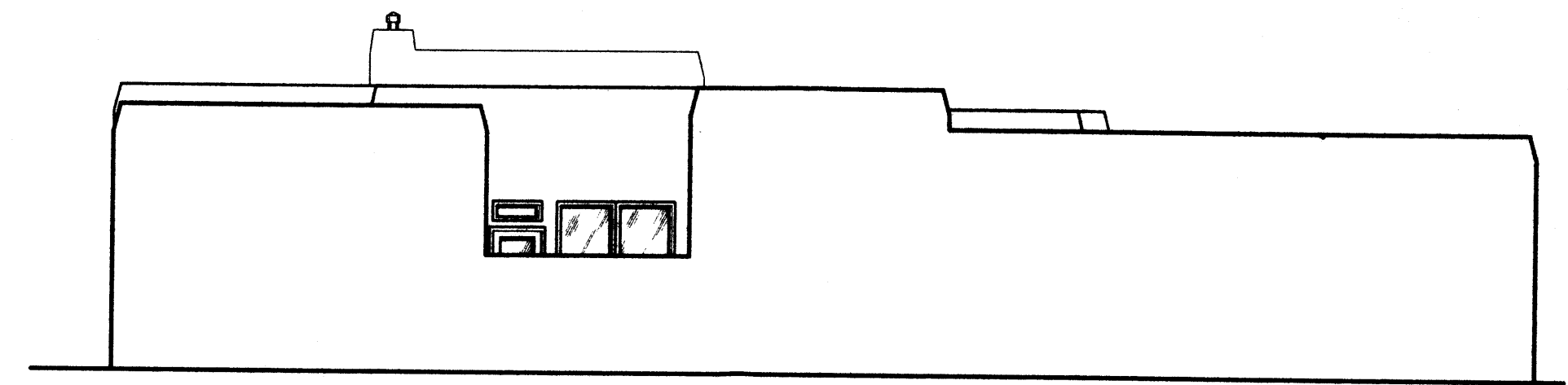
Front Elevation (A)



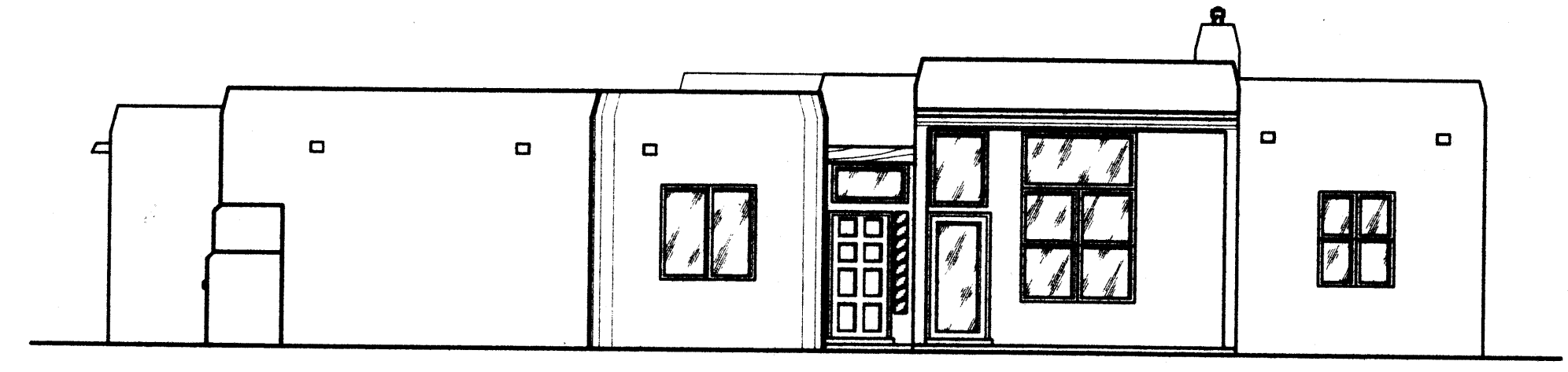
Front Elevation (B)



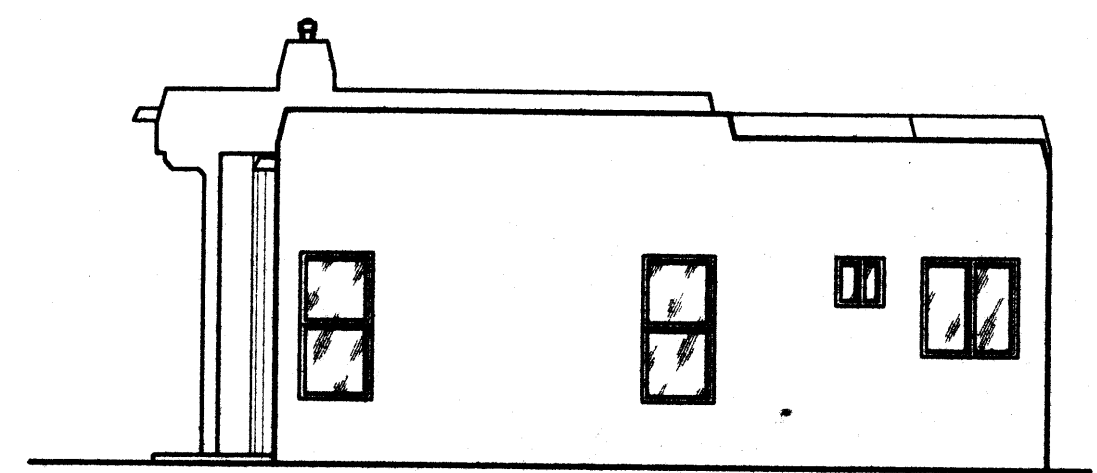
Front Elevation (C)



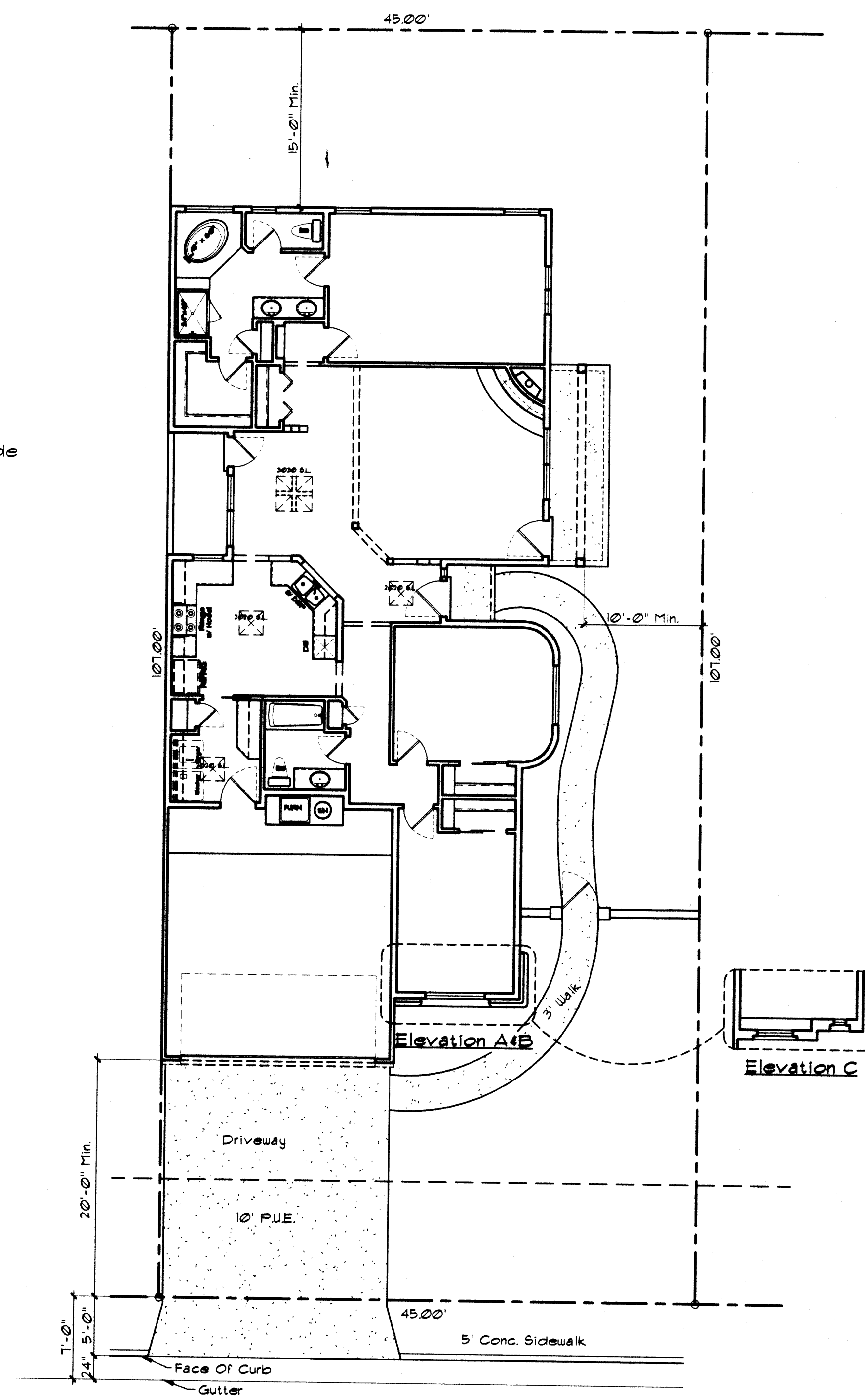
Left Elevation



Right Elevation



Rear Elevation



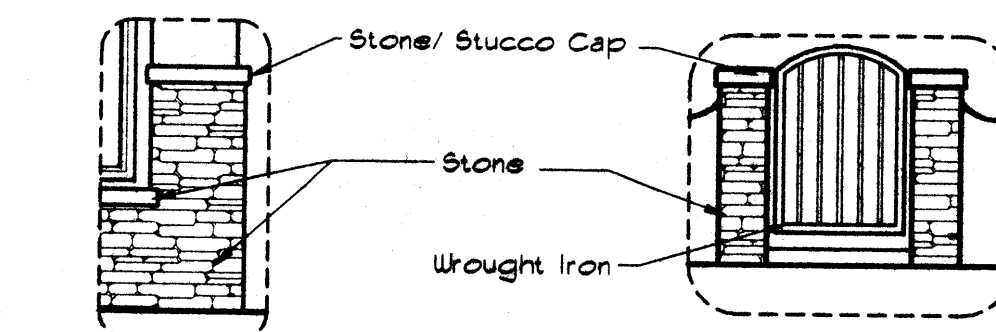
Typical Site Plan

MATERIAL NOTES:

1. Window & Door Trim / Headers: W.C.D.F.
2. Window & Door Types: Vinyl
3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
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GENERAL NOTES:

1. All A/C Units Shall Be On Roof Stucco Screen Wall.
2. All Roof Vents Shall Be Painted To Match Stucco Color.
3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.



Alternates

Plan No. 6 1,695 Sq. Ft.

REVISIONS
11/9
12/14

DATE DRAWN
1/14/02

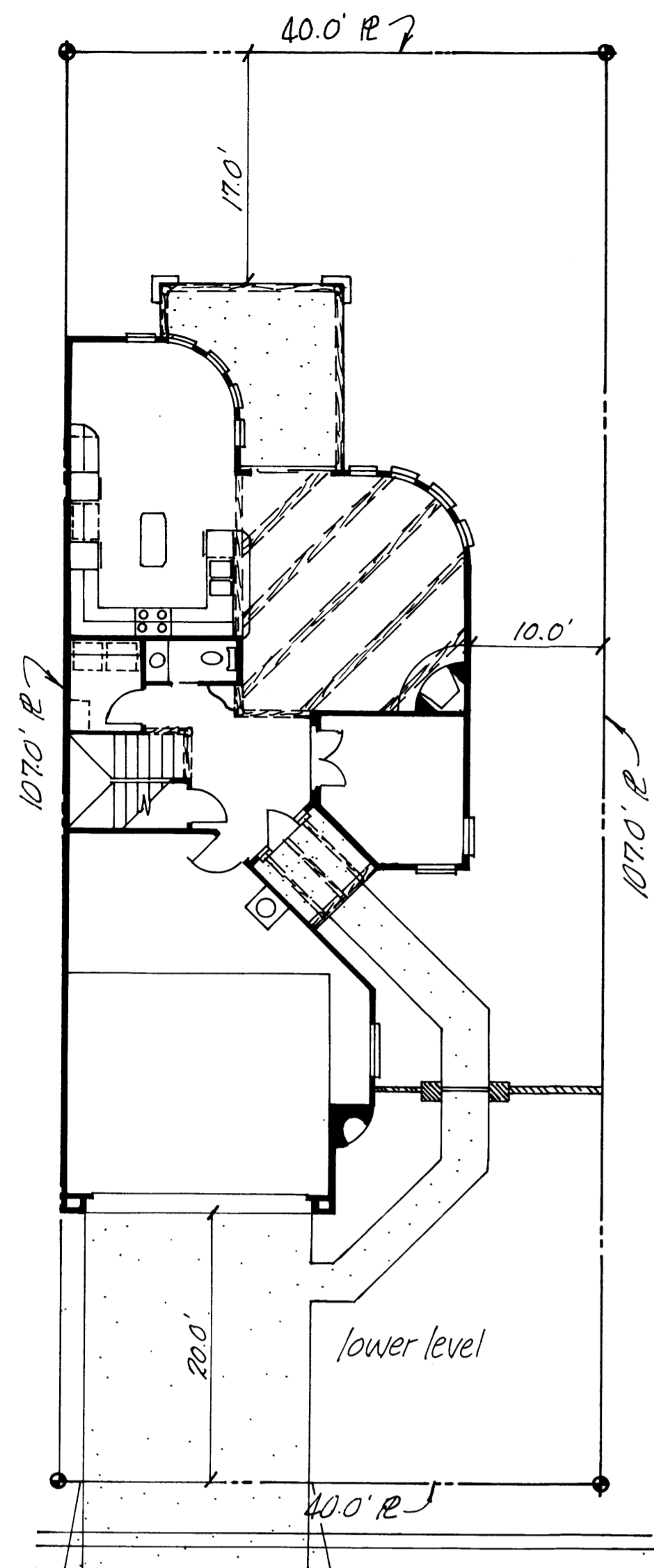
PROPOSED PLAN & SITE PLAN ELEVATIONS

PISTOLS
Commercial Interiors
Chris Williams
12308 Collier Ct. NE Albuquerque, NM 87112
Ph: (505) 298-5599 Fax: (505) 294-9166
pistoladrafting@home.com

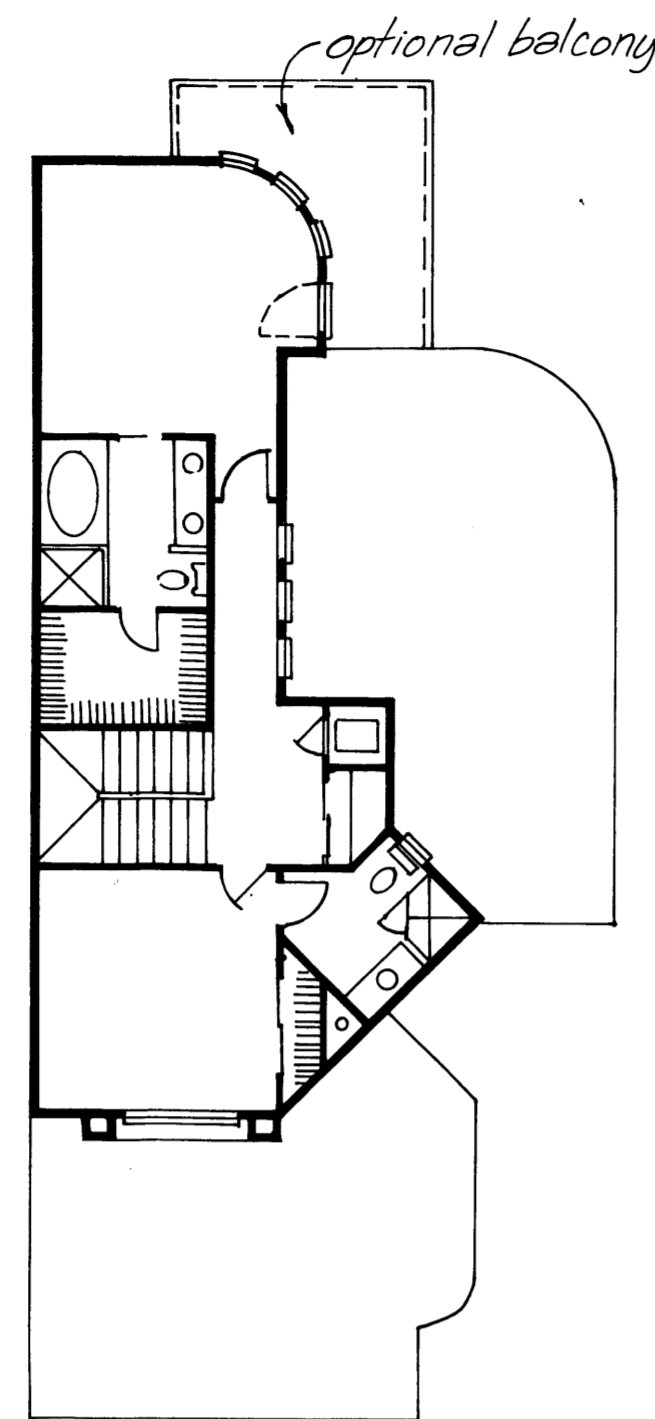
Plan No. 6
Albuquerque, New Mexico

TIARA HOMES, INC.
8708 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8308 FAX: (505) 822-0734

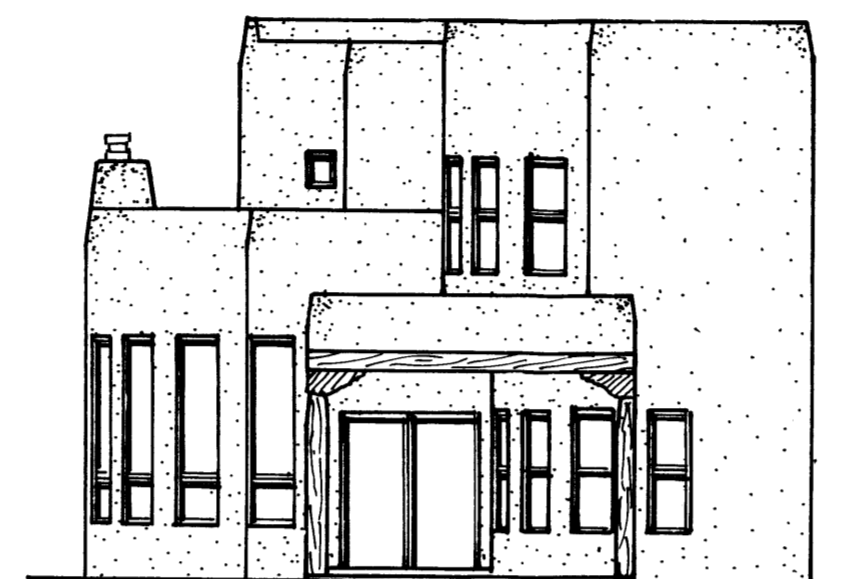
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A-6



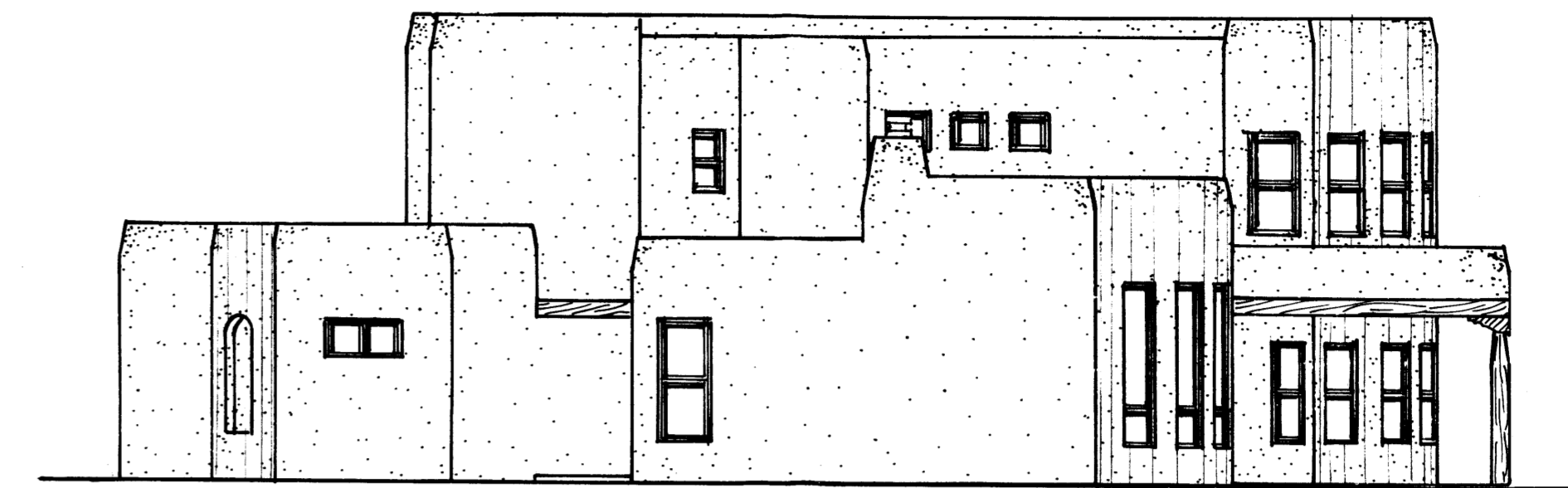
SITE PLAN sc: 1"=10'



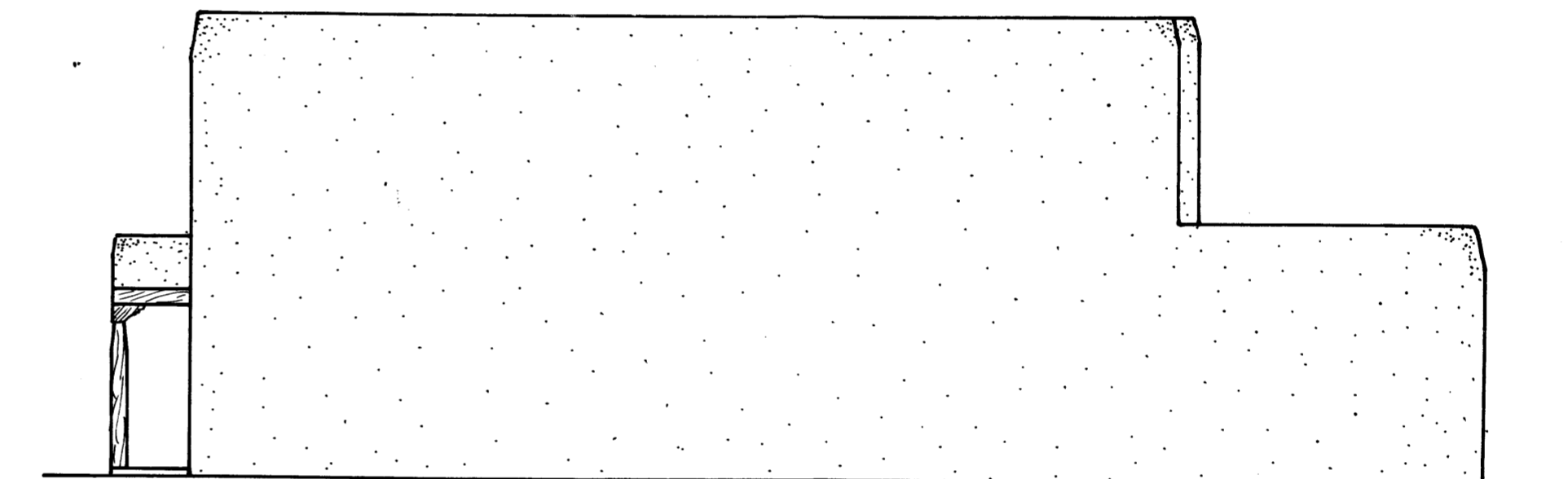
upper level



REAR ELEVATION sc: 1/8"=1'-0"



RIGHT ELEVATION sc: 1/8"=1'-0"



LEFT ELEVATION sc: 1/8"=1'-0"

GENERAL NOTES:

1. All A/C units shall be on roof behind Stucco screen wall
2. All roof vents shall be painted to match stucco color
3. Exterior trim and finish details shall be used consistently for all Elevations, not just the Front

MATERIAL NOTES:

1. Window & Door trim (or headers) : W.C.D.F.
2. Window & Door types: Vinyl
3. Typical Stucco color: *torreon, Pueblo, Sandia, Suede*
4. Exterior wood work color: *Natural*
5. Exterior Door Colors: *to match Stucco Color*
6. Exterior Window color: *Almond*
7. Garage door color: *to match Stucco Color*
8. Chimney color: *to match Stucco Color*



STREET ELEVATION 'A' sc: 1/4"=1'-0"

STREET ELEVATION 'B' sc: 1/4"=1'-0"

SHEET 16 of 6

designed by:
CABDEN & HEPPER inc.
325-1848

MONTEREY

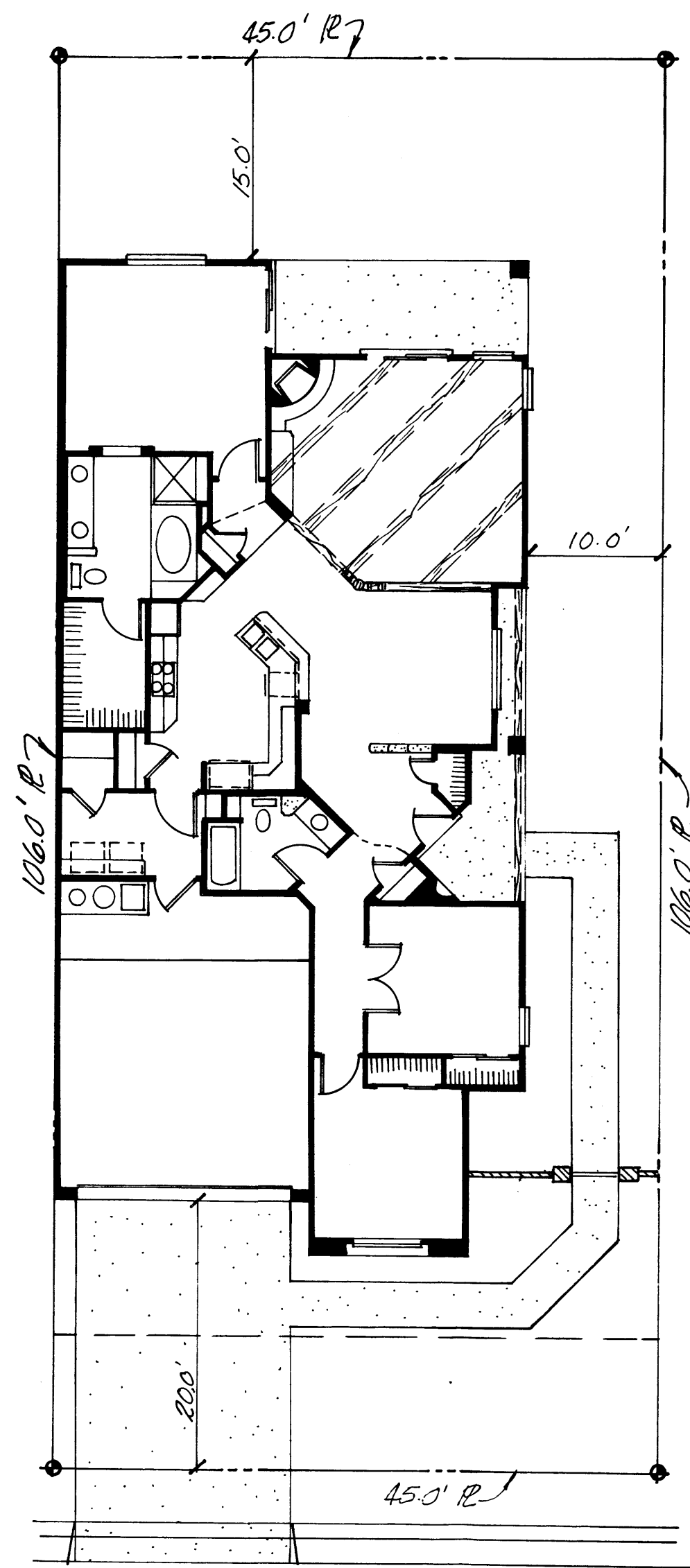
date: November, 2001

scale: AS SHOWN

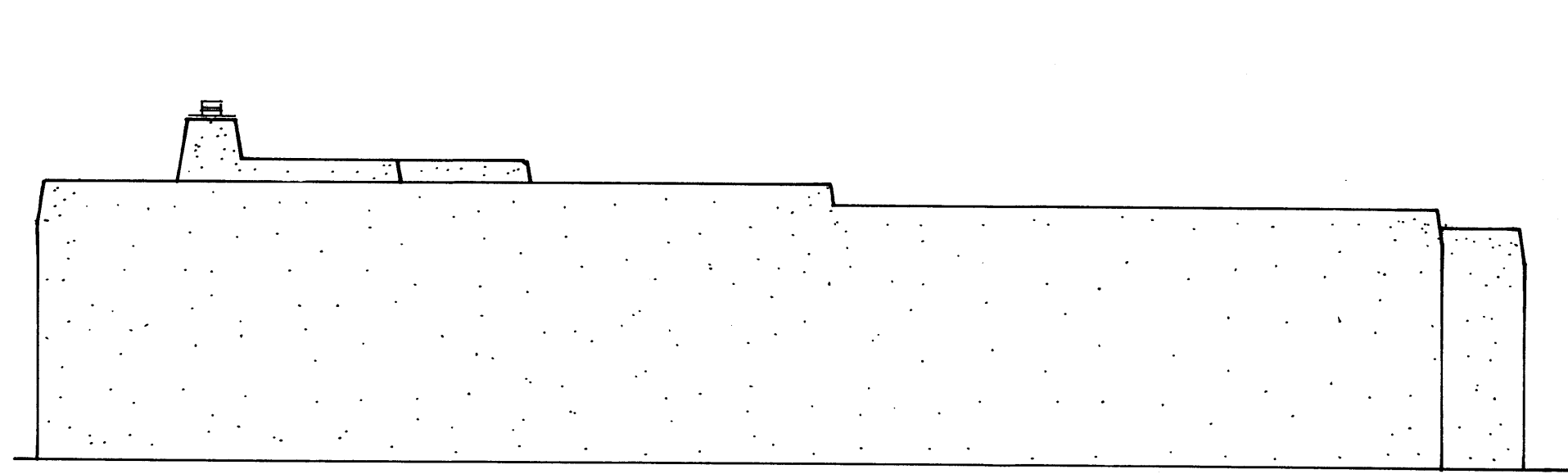
1674

FO BOX 20148
Albuquerque, N.M. 87154
505-823-4543 wk.
505-341-3213 wk.

BUILT BY:
T.C. BUILDING inc.



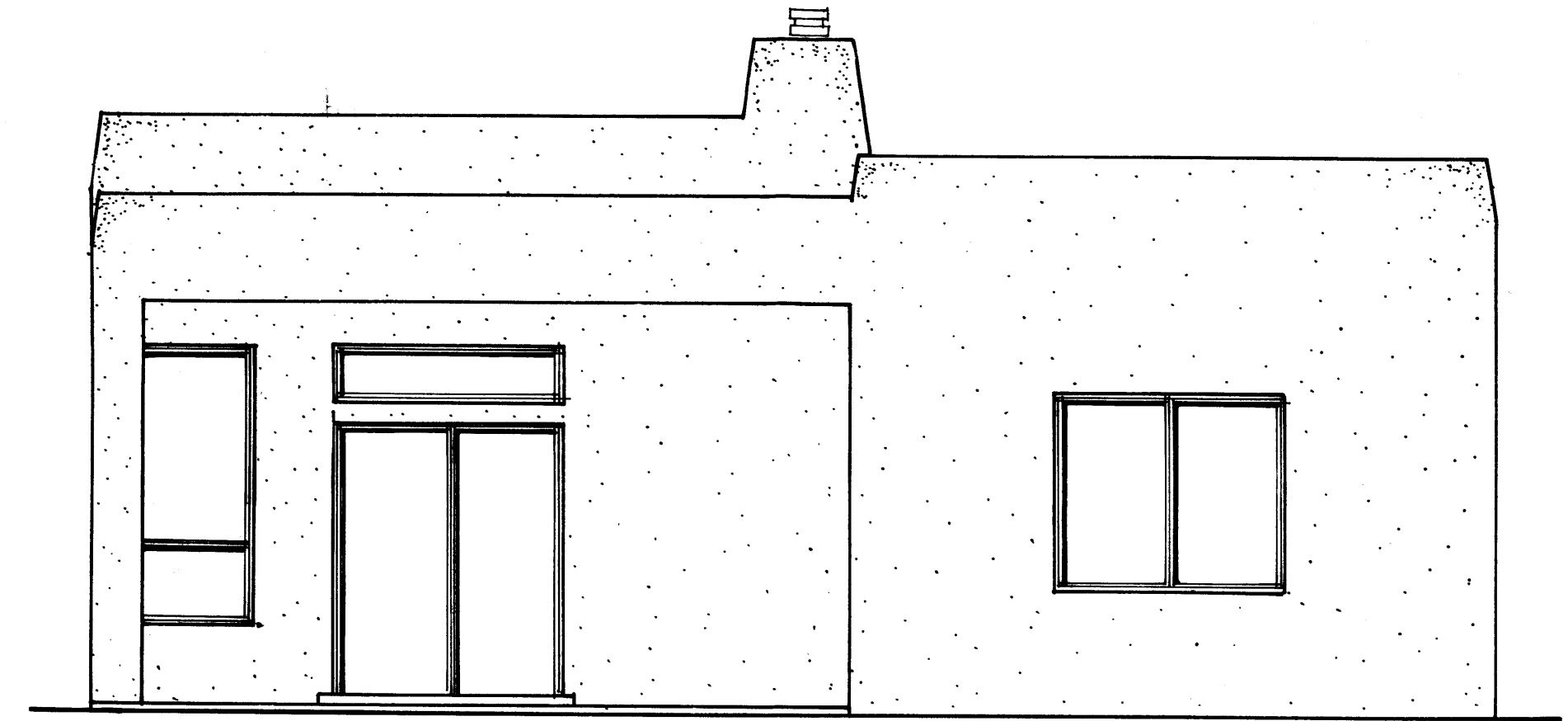
TYPICAL SITE PLAN
SCALE: 1"=10'



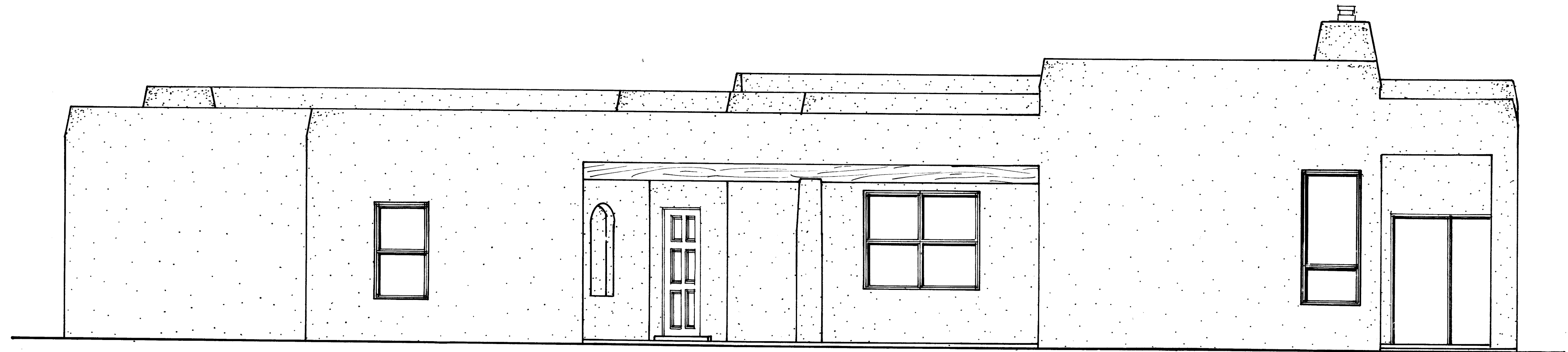
LEFT ELEVATION sc: 1/8"=1'-0"

GENERAL NOTES:

1. All A/C units shall be on roof behind stucco screen wall
2. All roof vents shall be painted to match stucco color
3. Exterior trim & finish details shall be used consistently for all Elevations, not just the front



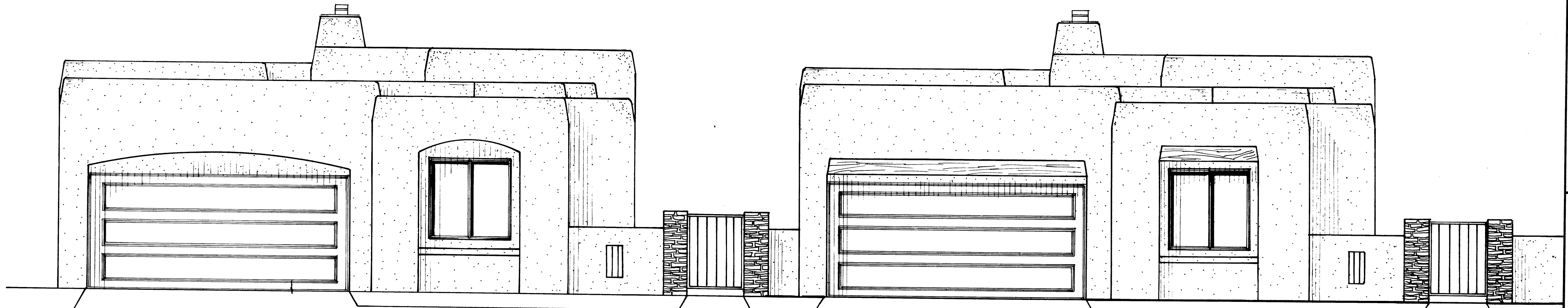
REAR ELEVATION sc: 1/4"=1'-0"



RIGHT ELEVATION sc: 1/4"=1'-0"

MATERIAL NOTES:

1. Window & Door trim (or headers): W.C.D.F.
2. Window & Door type: Vinyl
3. Typical stucco color: Torreon, Pueblo, Sandia, Suede
4. Exterior wood work color: Natural
5. Exterior door color: To match stucco color
6. Exterior window color: Almond
7. Garage door color: To match stucco color
8. Chimney color: To match stucco color



STREET ELEVATION 'A' sc: 1/4"=1'-0"

STREET ELEVATION 'B' sc: 1/4"=1'-0"

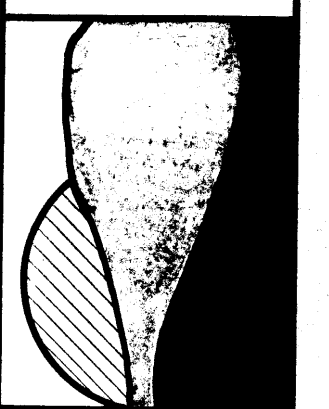
SHEET 36 OF

Designed by:
CARBON & HERPHER inc.
323-1848

ASPEN
date November, 2001

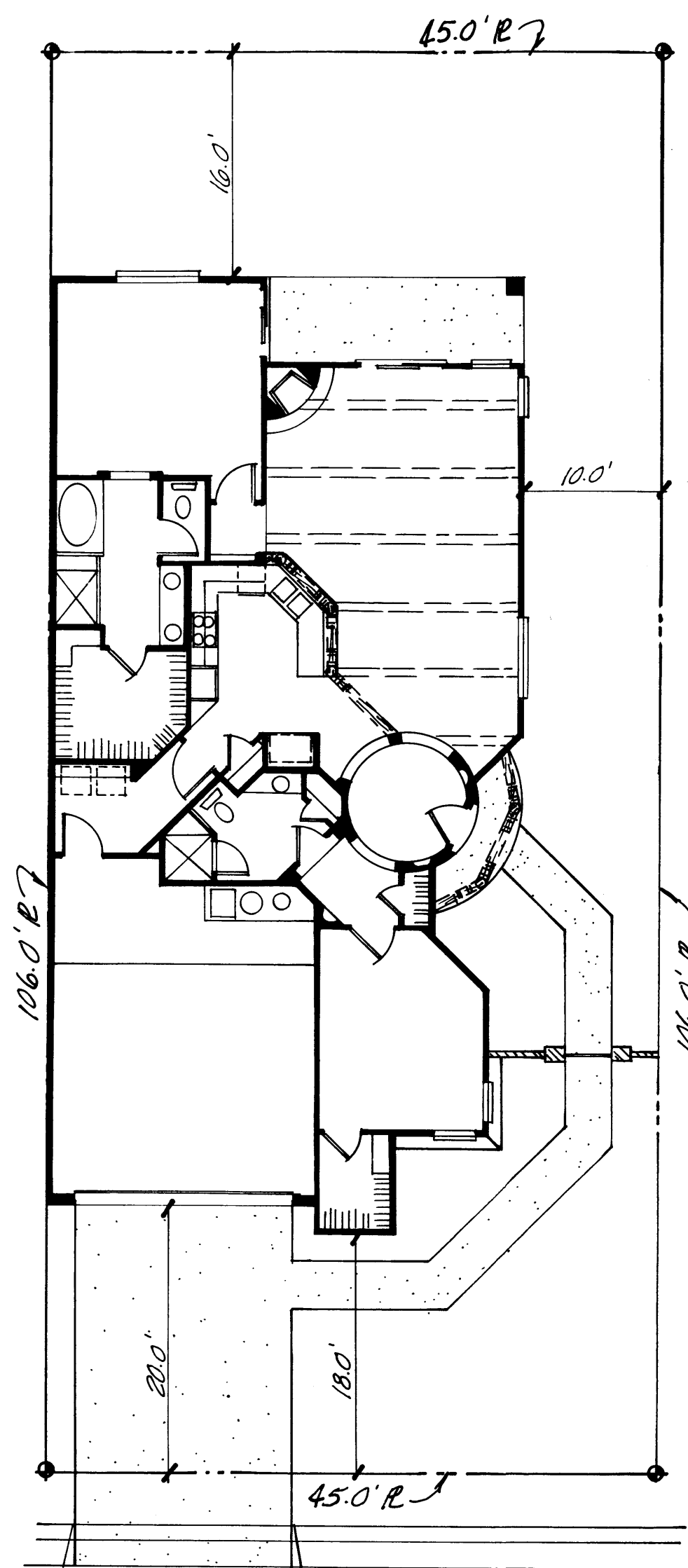
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1822

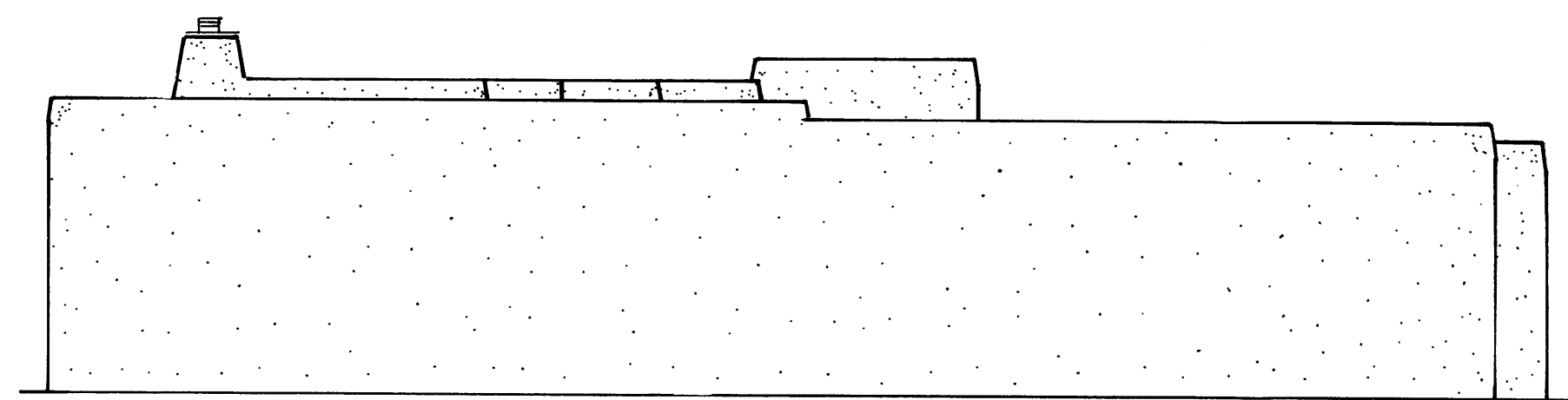


PO BOX 20148
Albuquerque, N.M. 87154
505-823-4543 W/F.
505-341-3213 W/F.

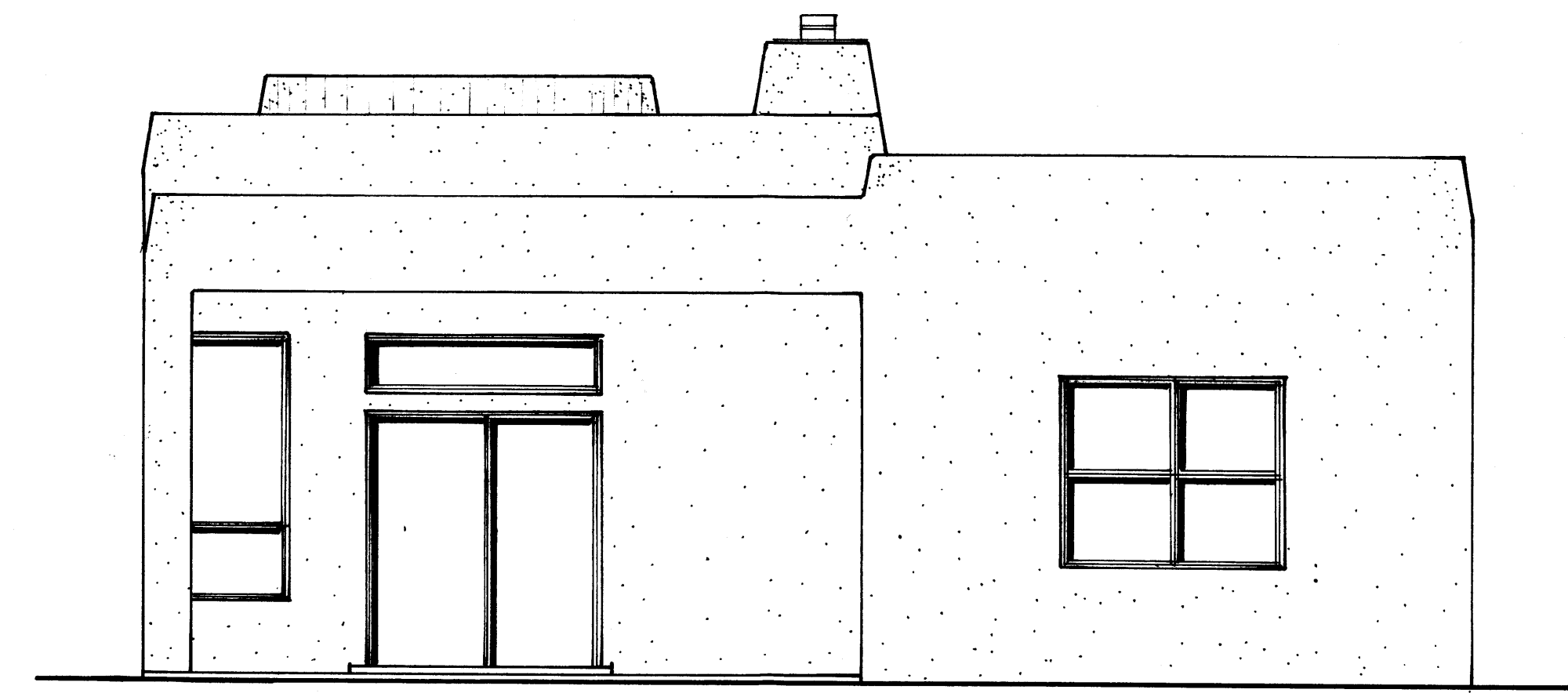
BUILT BY:
T.C. BUILDING inc.



TYPICAL SITE PLAN
SCALE: 1/2"=10'-0"



LEFT ELEVATION SC: 1/8"=1'-0"



REAR ELEVATION SC: 1/4"=1'-0"

GENERAL NOTES:

1. All A/C units shall be on roof behind stucco screen wall
2. All roof vents shall be painted to match stucco color
3. exterior trim & finish details shall be used consistently for all elevations, not just the front

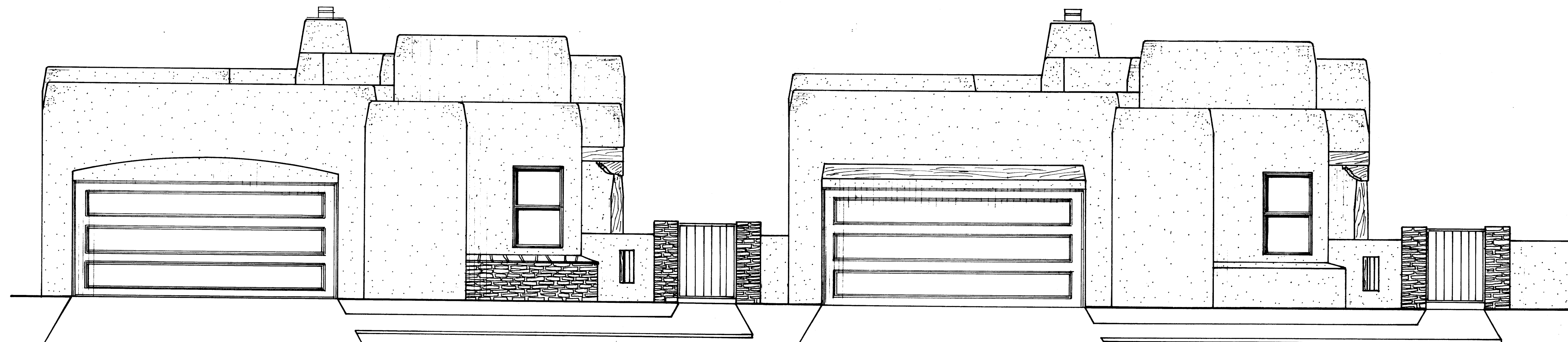


stock stone @ elevation 'A'

RIGHT ELEVATION SC: 1/4"=1'-0"

MATERIAL NOTES:

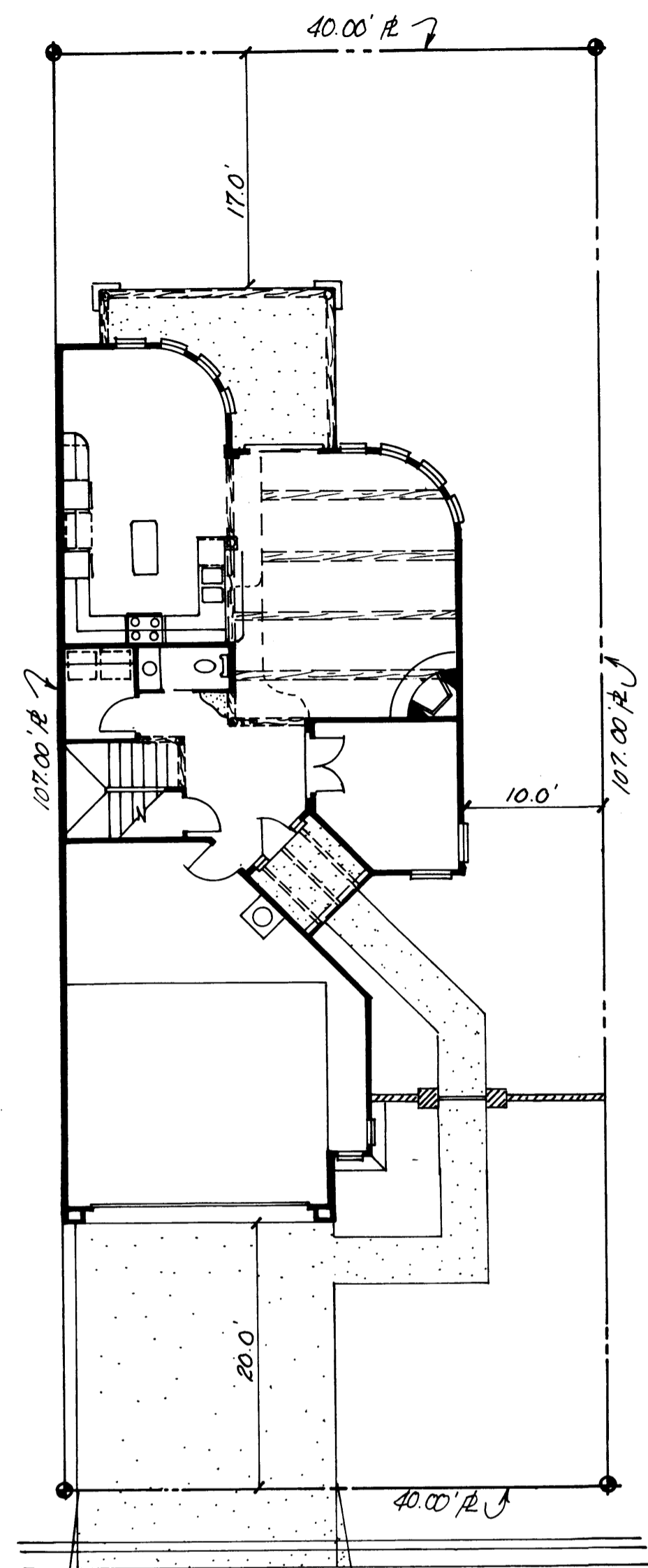
1. window & door trim (or headers): w.c.p.f.
2. window & door type: vinyl
3. typical stucco color: torreon, pueblo, sandia, svede
4. exterior wood work color: Natural
5. exterior door color: to match stucco color
6. exterior window color: Almond
7. garage door color: to match stucco color
8. chimney color: to match stucco color



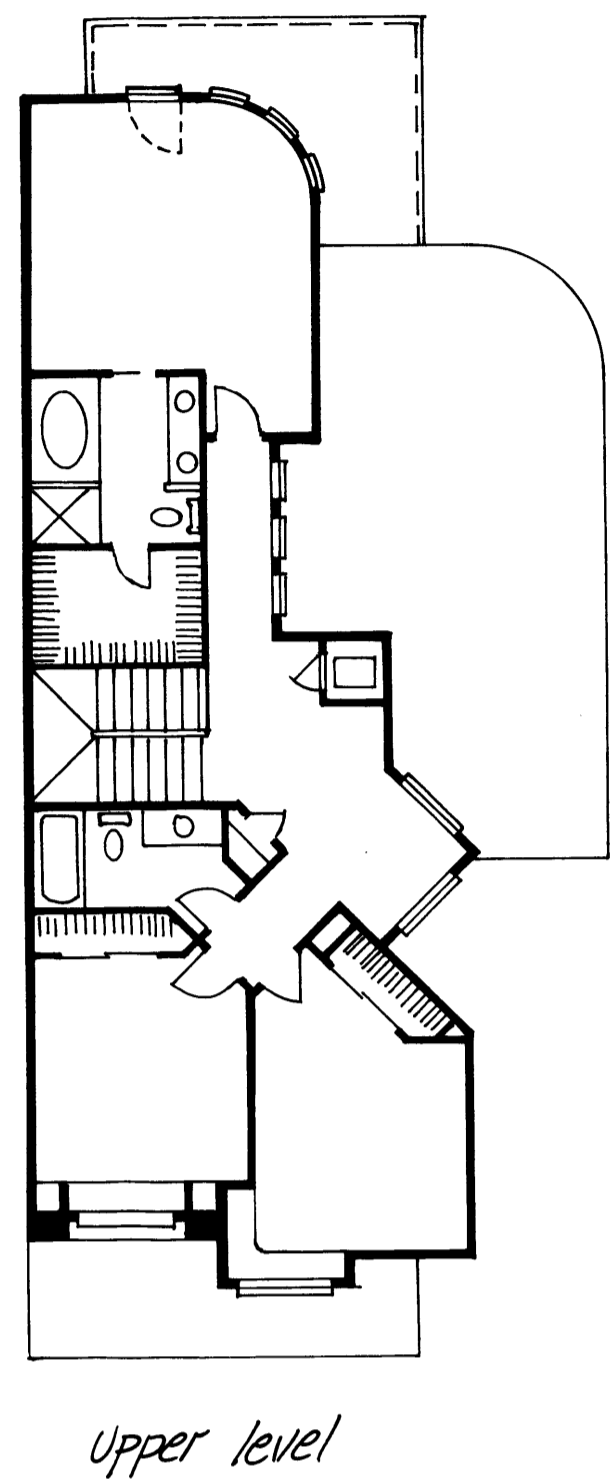
STREET ELEVATION 'A' SC: 1/4"=1'-0"

STREET ELEVATION 'B' SC: 1/4"=1'-0"

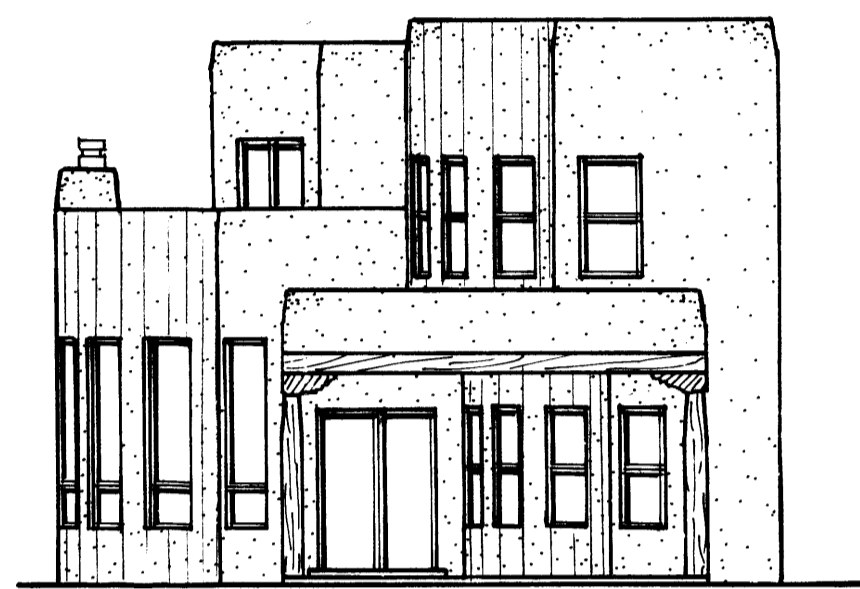
SHEET 2 OF 6
designed by: CABBER & HECKER inc. 323-1848
Scale: AS SHOWN Date: November, 2001
CYPRESS
1690
PO BOX 20148 Albuquerque, N.M. 87154 505-823-4543 Wk. 505-341-5213 Wk.
BUILT BY: T.C. BUILDING inc.



TYPICAL SITE PLAN
SCALE: 1"=10'



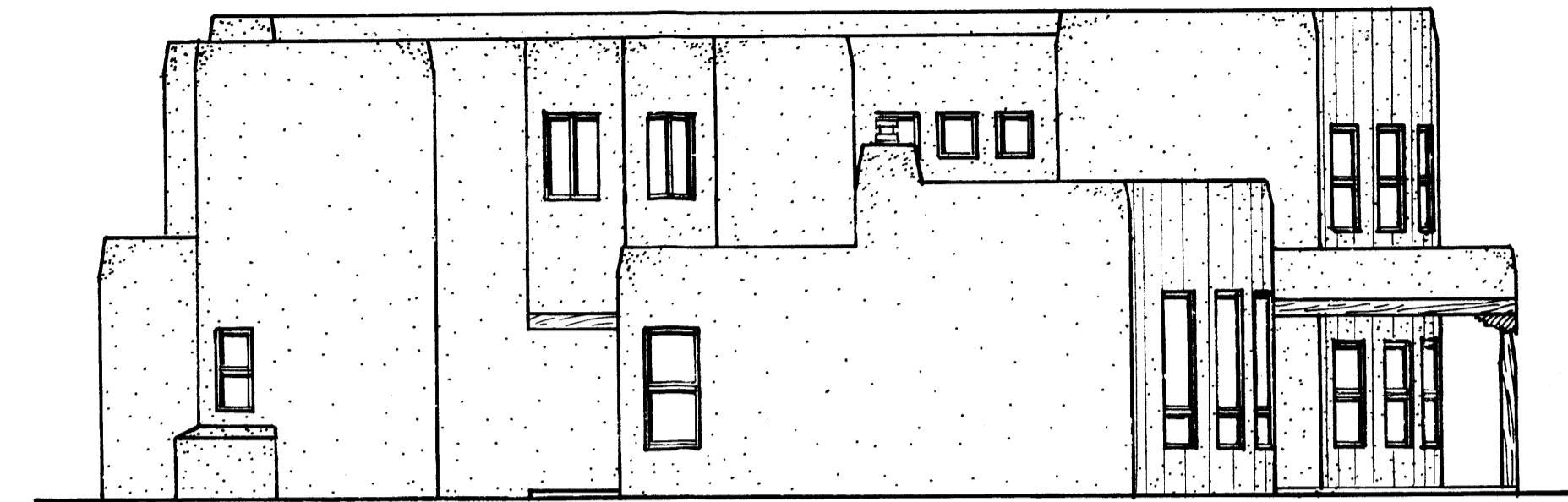
Upper level



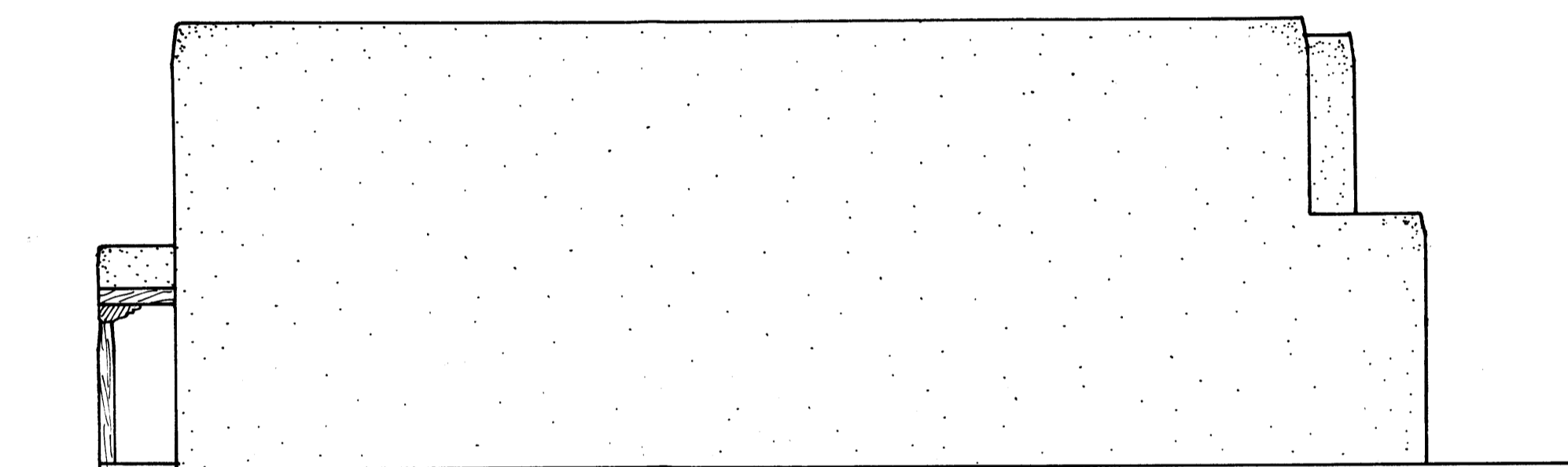
REAR ELEVATION sc. 1/8"=1'-0"

GENERAL NOTES:

1. All A/C units shall be on roof behind stucco screen wall
2. All roof vents shall be painted to match stucco color
3. Exterior trim and finish details shall be used consistently for all elevations, Not just the front



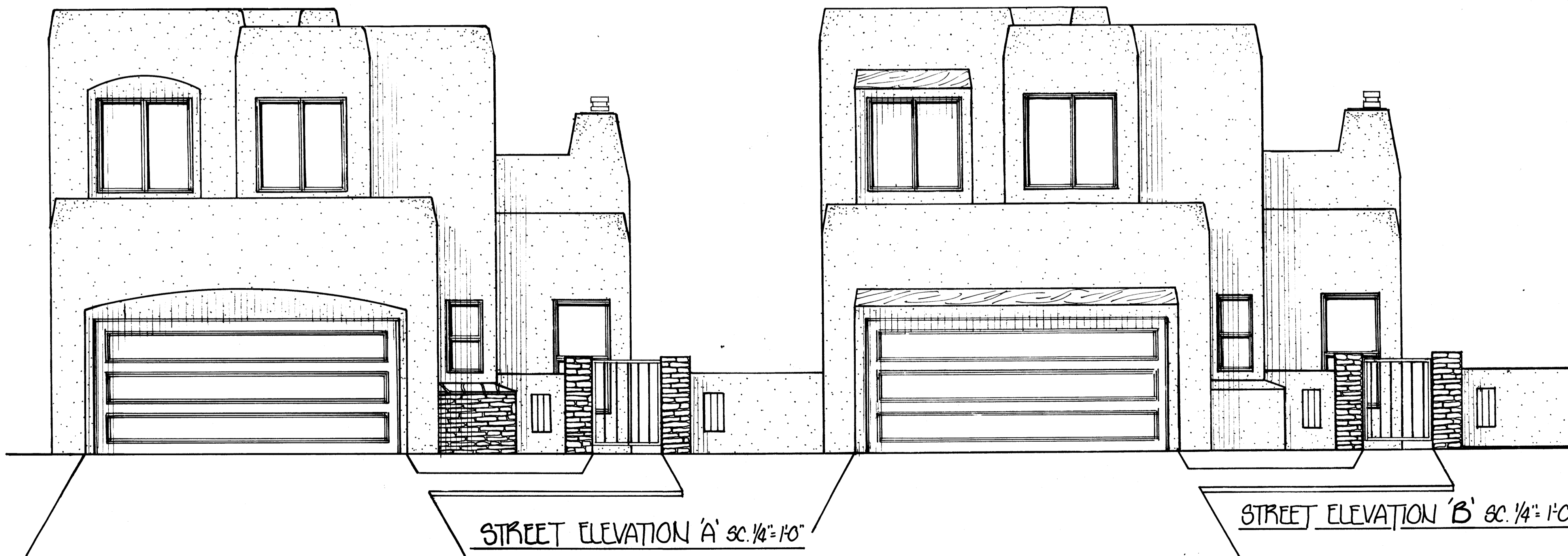
RIGHT ELEVATION sc. 1/8"=1'-0"



LEFT ELEVATION sc. 1/8"=1'-0"

MATERIAL NOTES:

1. window & Door trim (or headers): W.C.D.F.
2. window & Door types: VINYL
3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
4. Exterior wood work color: Natural
5. Exterior Door Colors: to match stucco color
6. Exterior window color: Almond
7. Garage door color: to match stucco color
8. Chimney color: to match stucco color



STREET ELEVATION 'A' sc. 1/4"=1'-0"

STREET ELEVATION 'B' sc. 1/4"=1'-0"

SHEET 5 OF 6

Designed by:
CABER & HEPPER inc.
323-0848

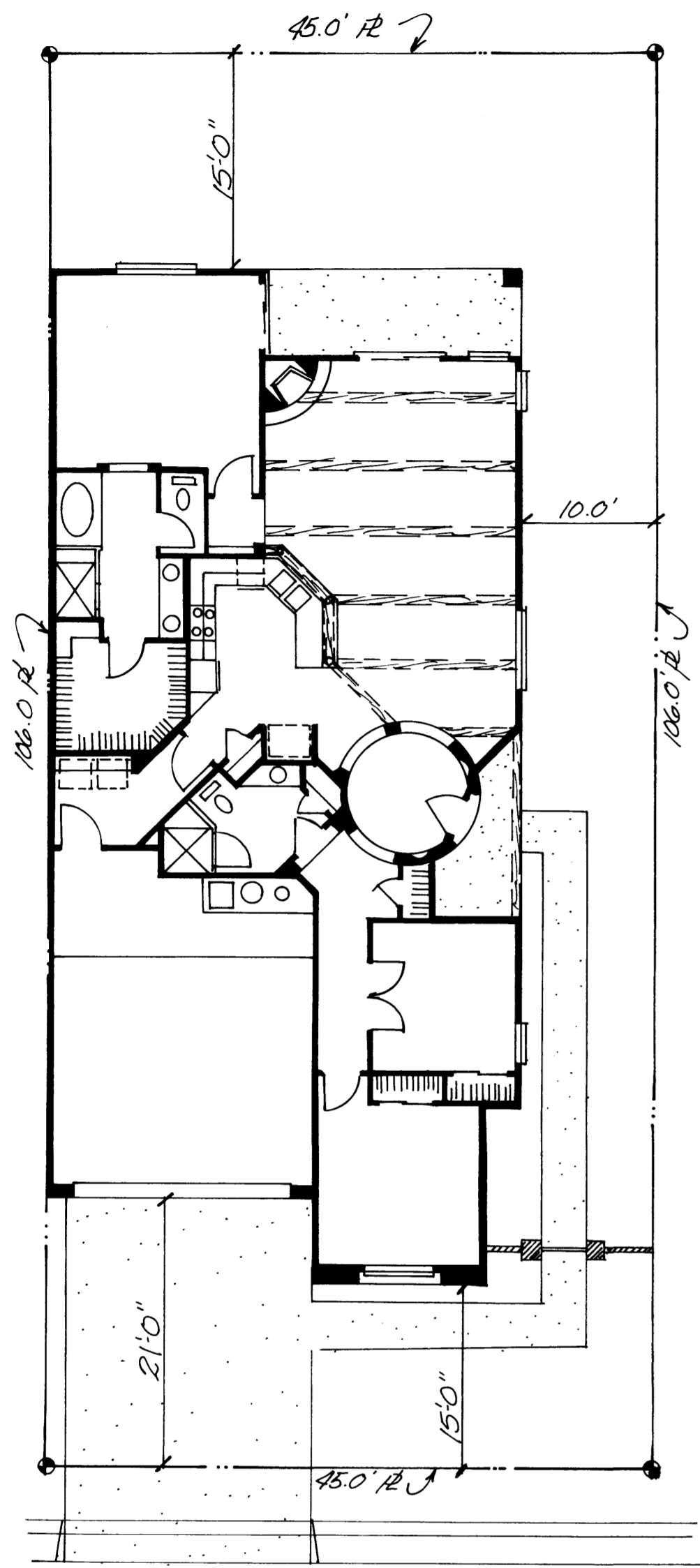
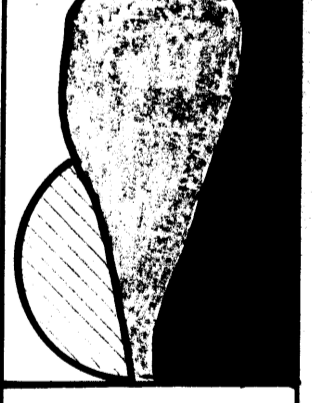
BARCELONA
date: November, 2001
AS SHOWN
Scale:

1973

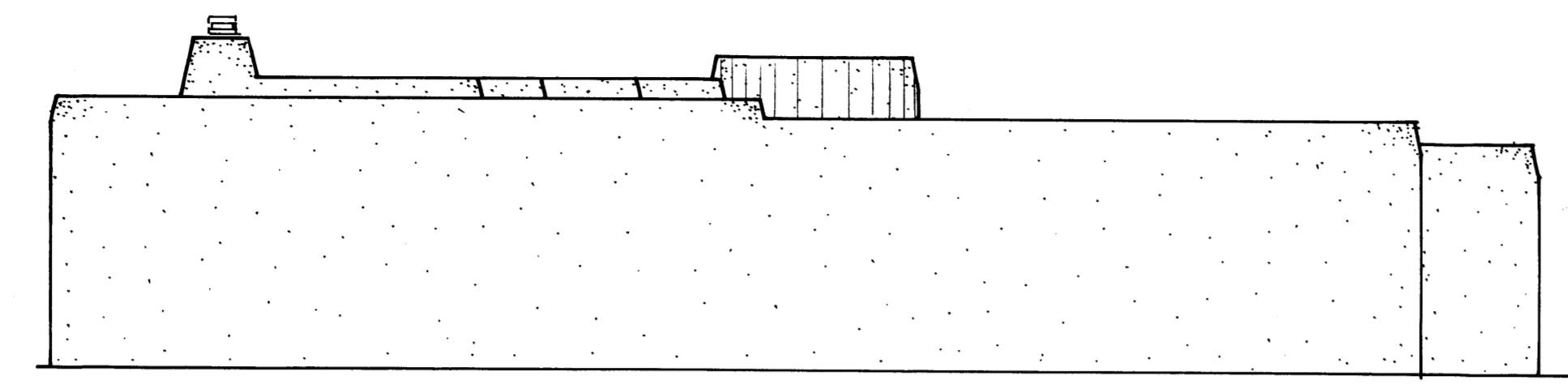


P.O. Box 20148
Albuquerque, N.M. 87154
505-823-4543 WK
505-341-3213 WK

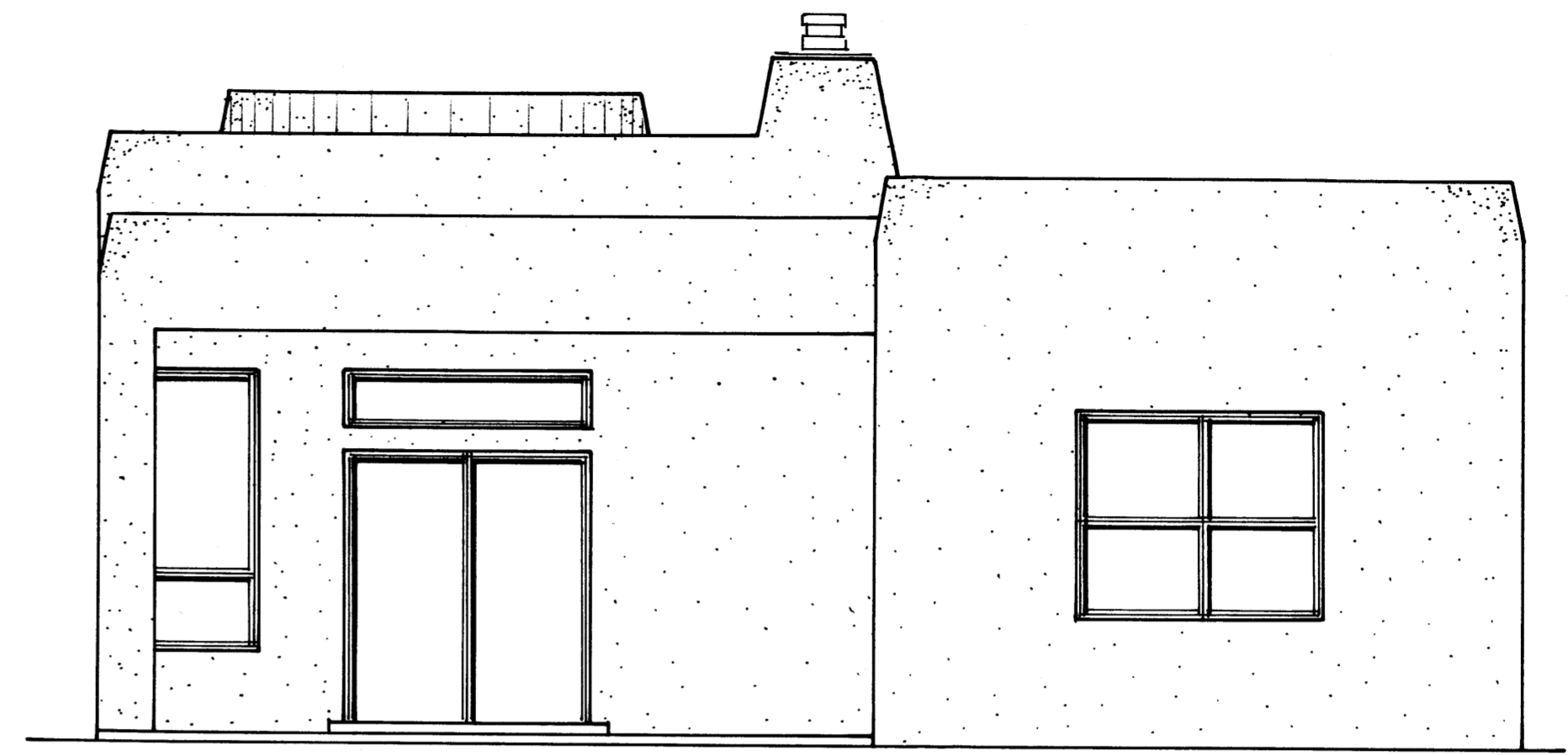
BUILT BY:
T.C. BUILDING inc.



TYPICAL SITE PLAN
Scale: 1"=10'

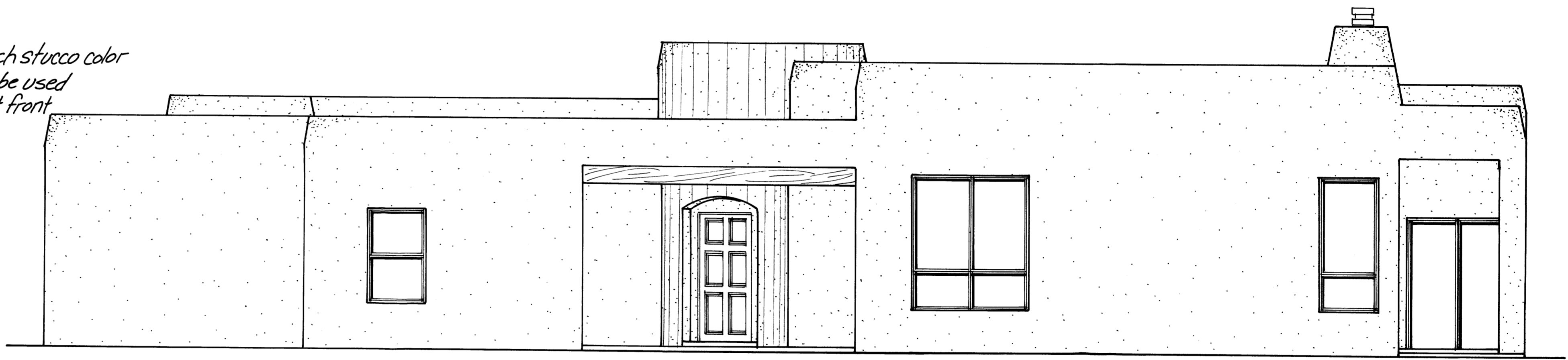


LEFT ELEVATION sc: 1/8"=1'-0"



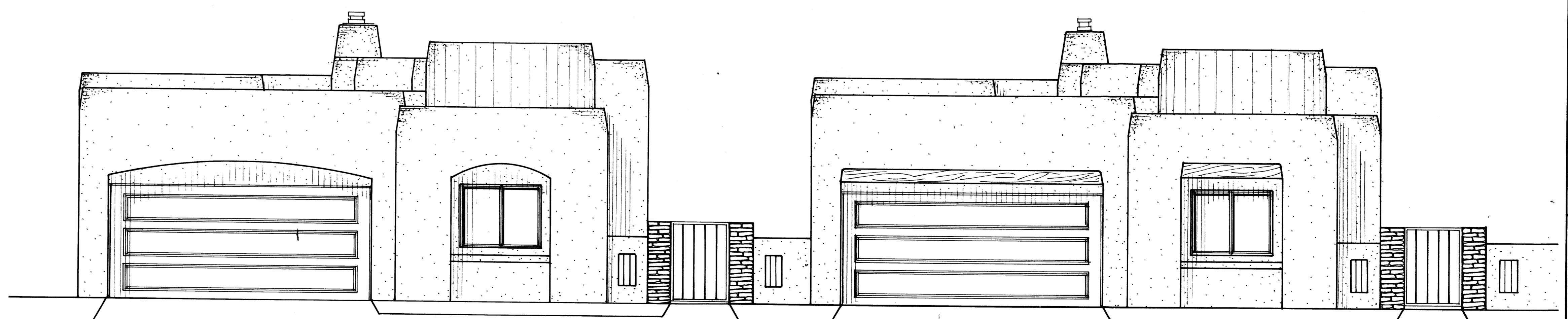
REAR ELEVATION sc: 1/4"=1'-0"

- GENERAL NOTES:
1. All A/C units shall be on roof behind stucco screen wall
 2. All roof vents shall be painted to match stucco color
 3. Exterior trim & finish details shall be used consistently for all elevations, not just front



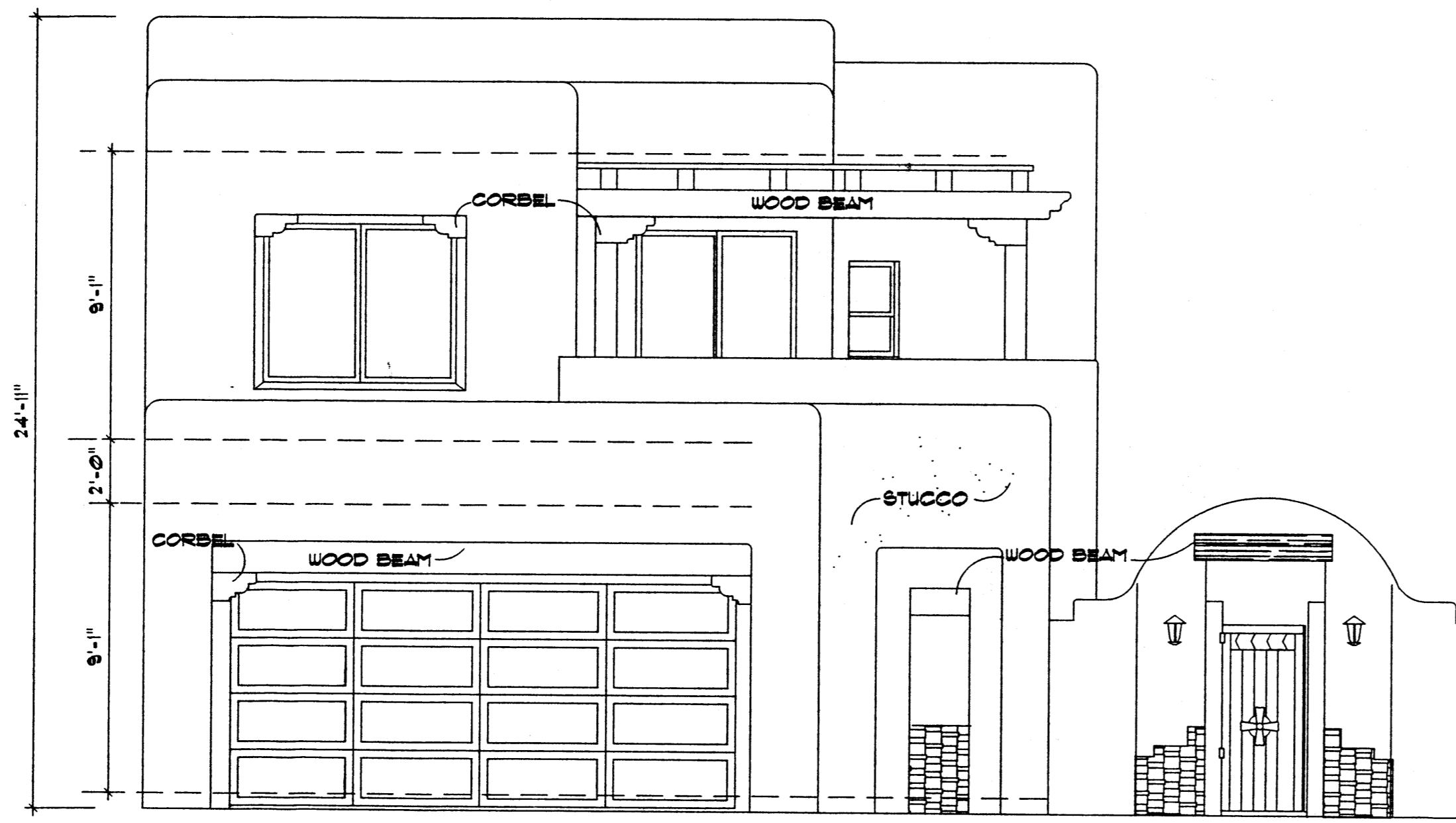
RIGHT ELEVATION sc: 1/4"=1'-0"

- MATERIAL NOTES:
1. Window & Door trim (or headers): W.C.D.F.
 2. Window & Door type: Vinyl
 3. Typical stucco color: Torreon, pueblo, sandia, suede
 4. Exterior Wood work color: Natural
 5. Exterior door color: To match stucco color
 6. Exterior Window color: Almond
 7. Garage door color: To match stucco color
 8. Chimney Color: To match stucco color



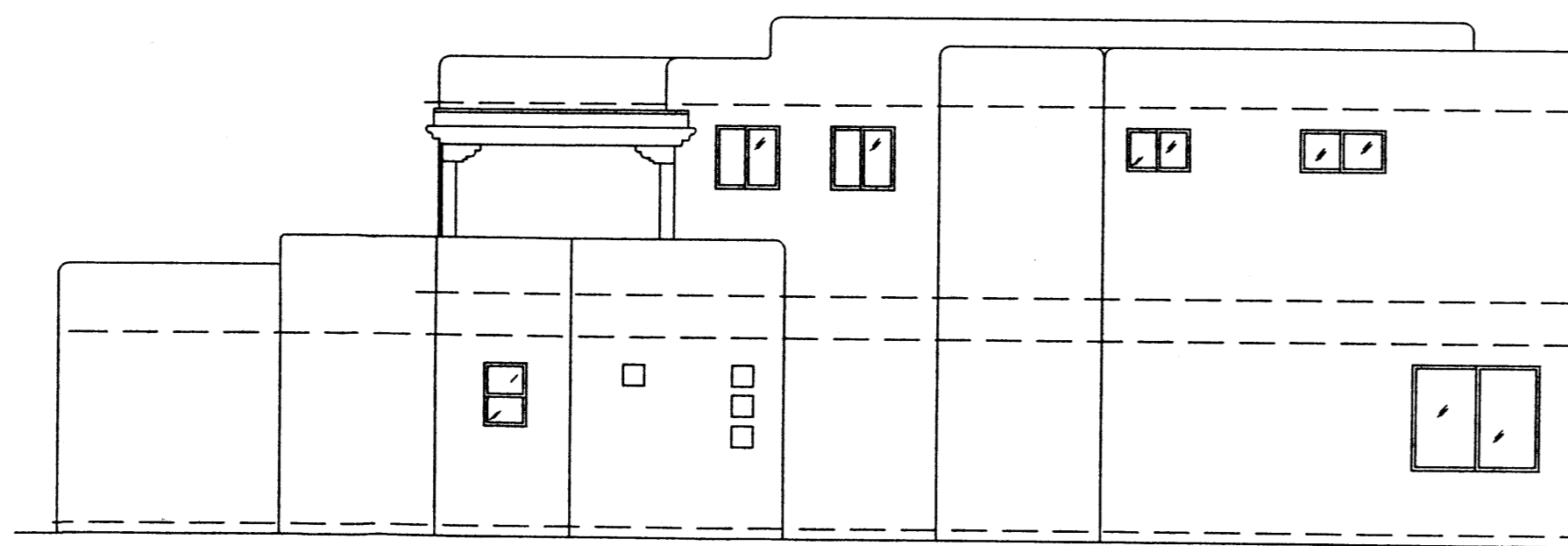
STREET ELEVATION 'A' sc: 1/4"=1'-0"

STREET ELEVATION 'B' sc: 1/4"=1'-0"

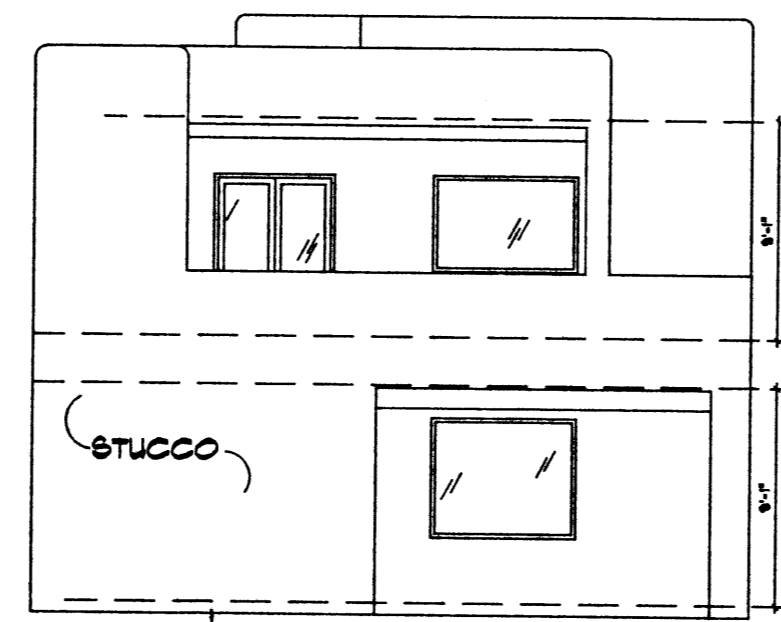


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

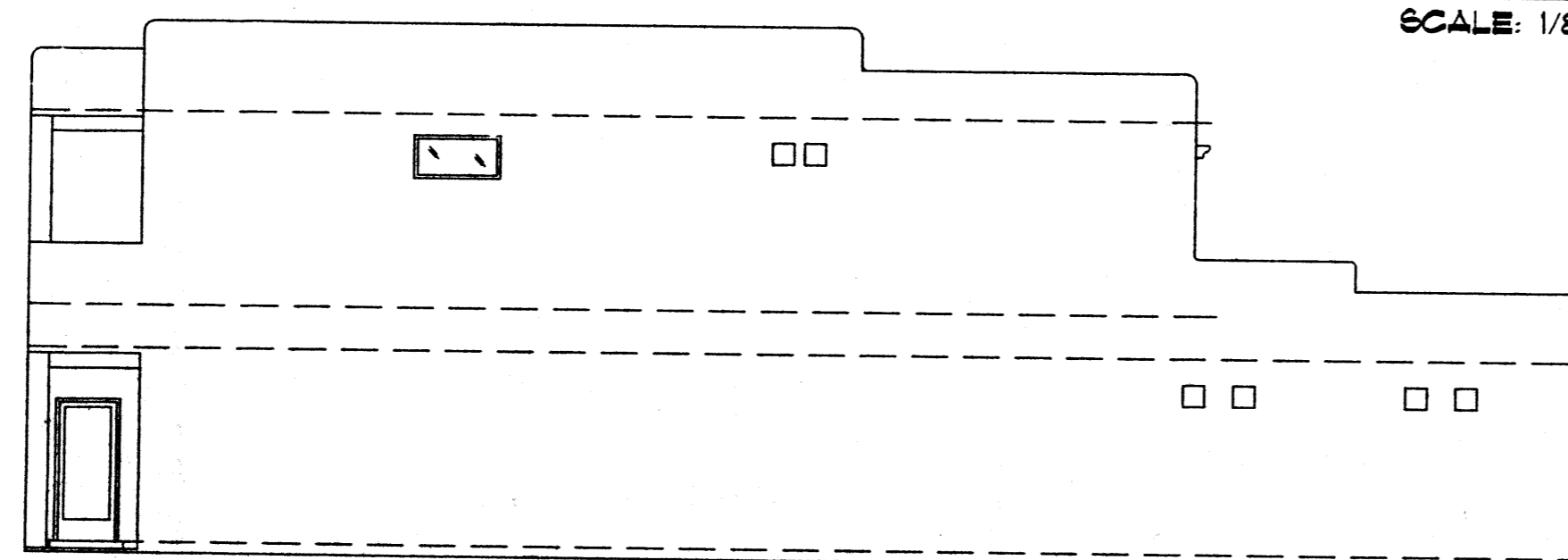


RIGHT ELEVATION

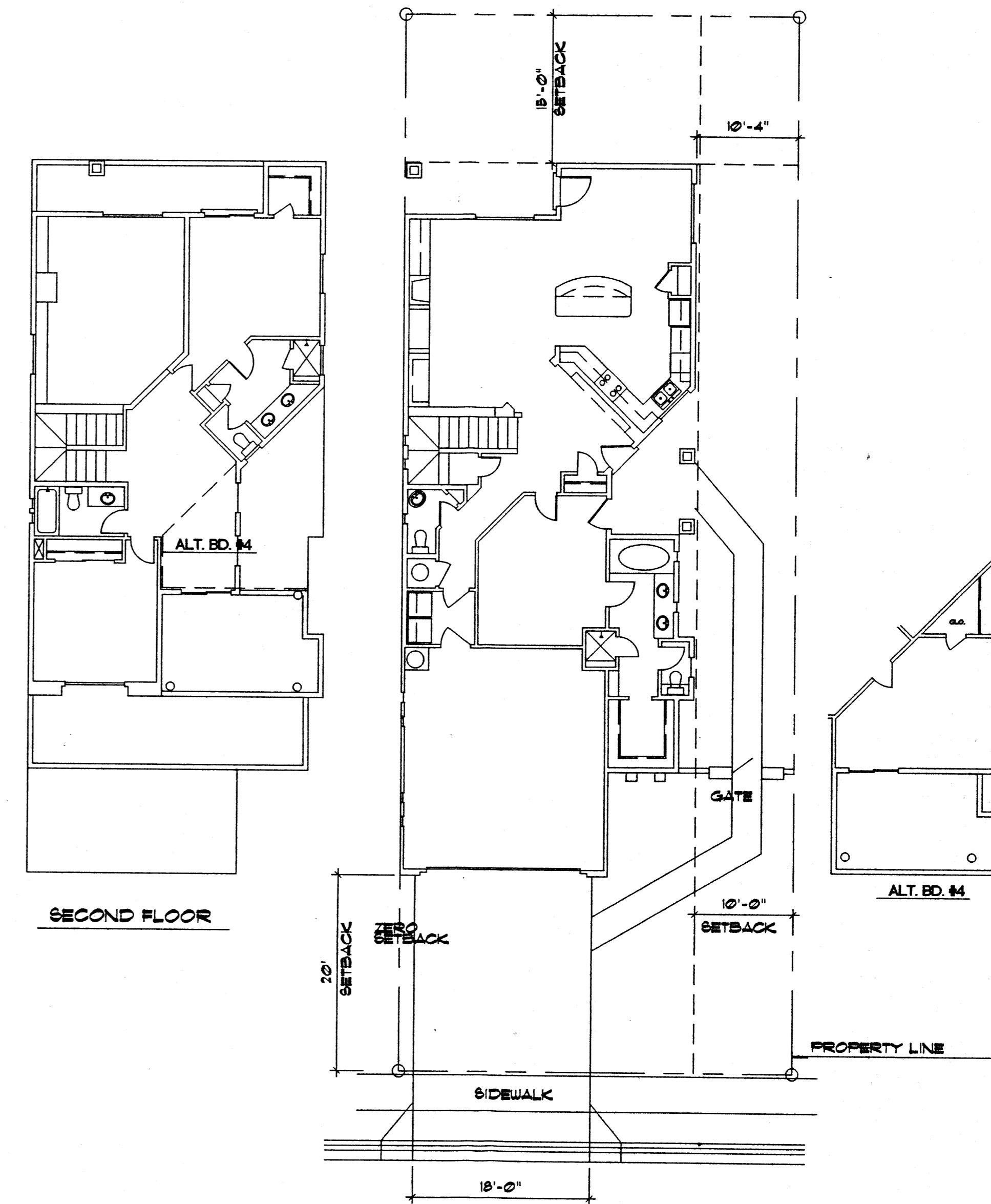


REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION



TYPICAL SITE PLAN

SCALE: 1" = 10'-0"

PLAN NAA1

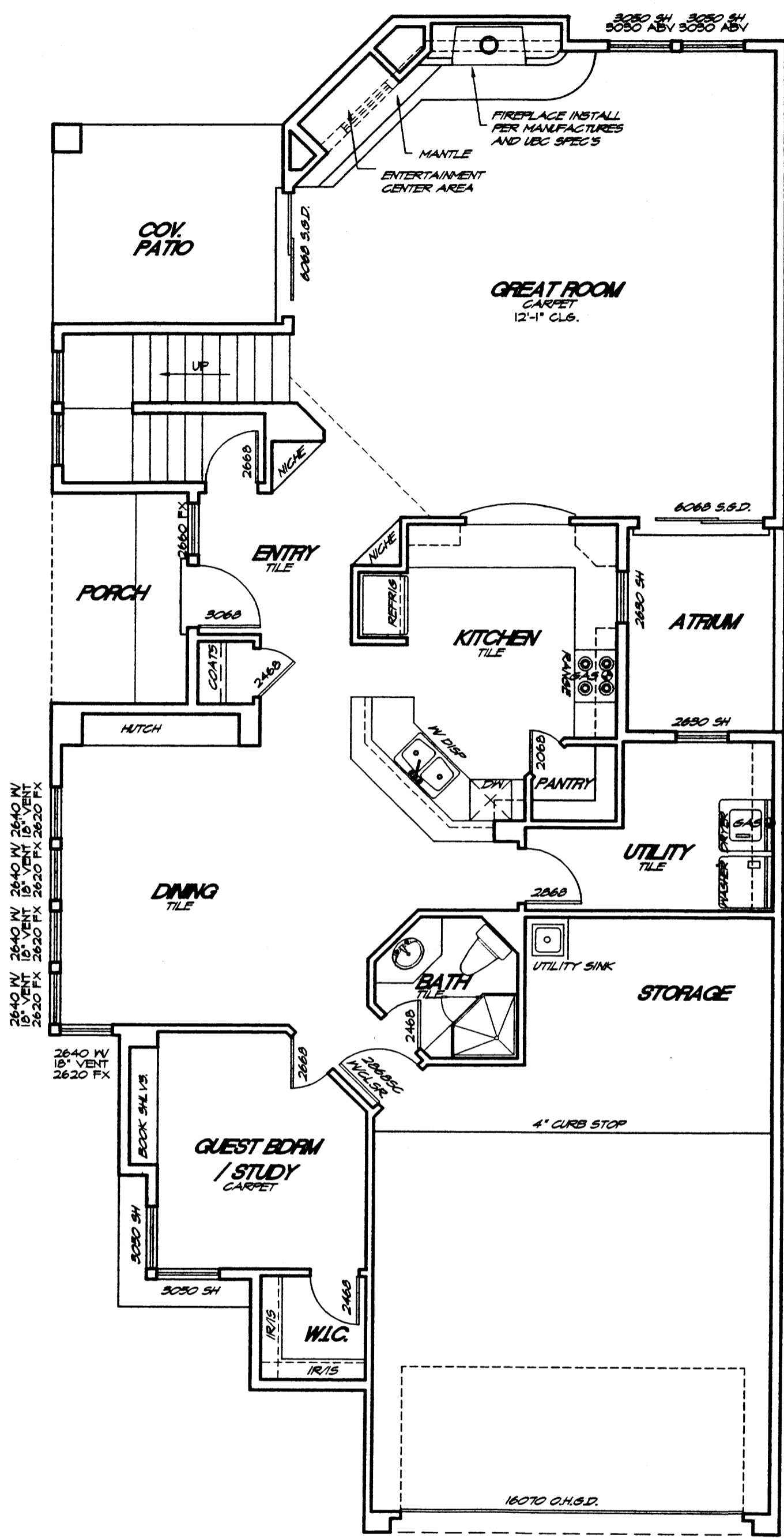
2,195 S.F.

GENERAL NOTES:

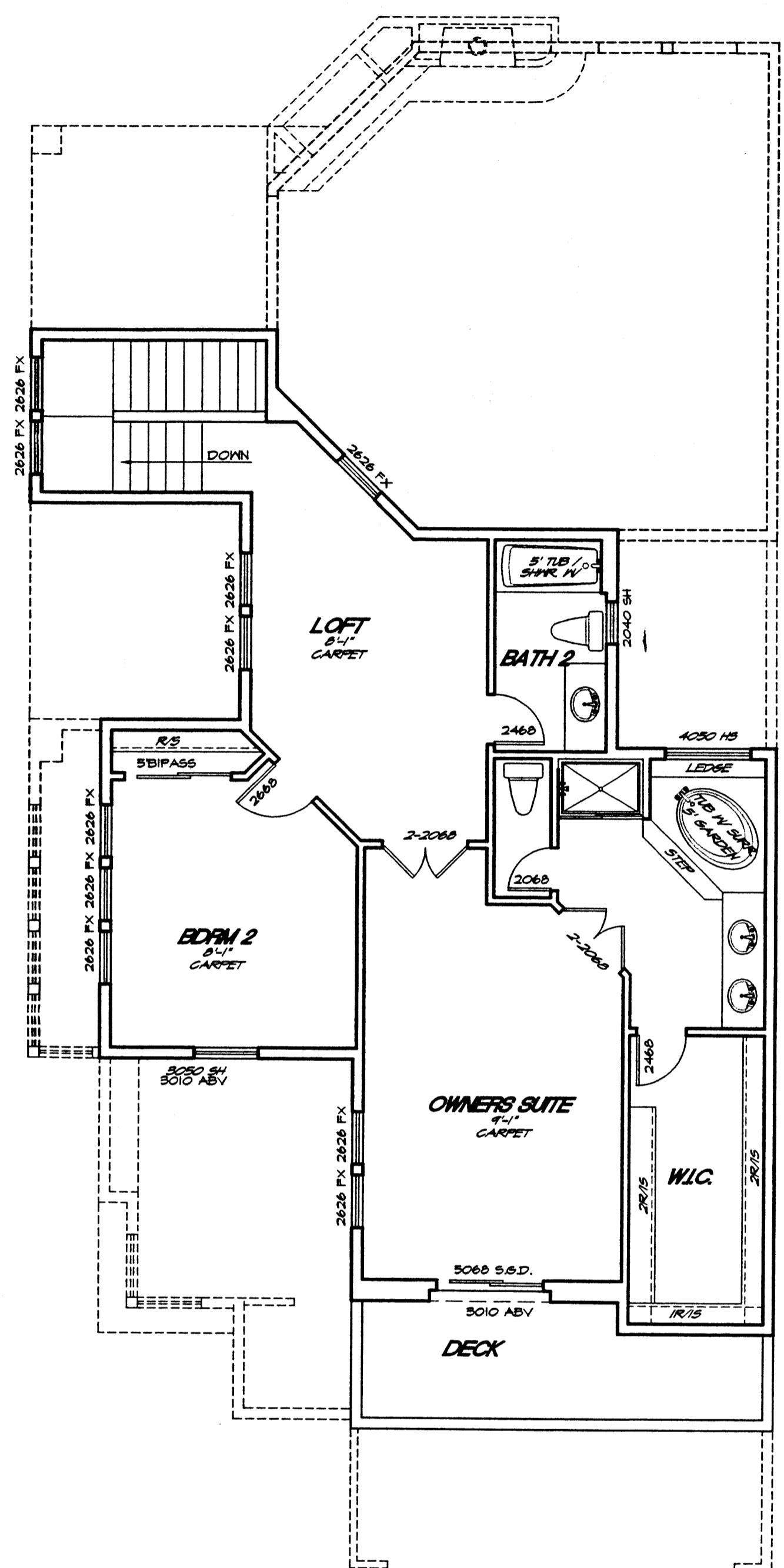
1. ALL HEATING AND COOLING EQUIPMENT SHALL BE GROUND MOUNTED OR ROOF MOUNTED BEHIND PARAPET NOT VISIBLE FROM STREET.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

MATERIAL NOTES:

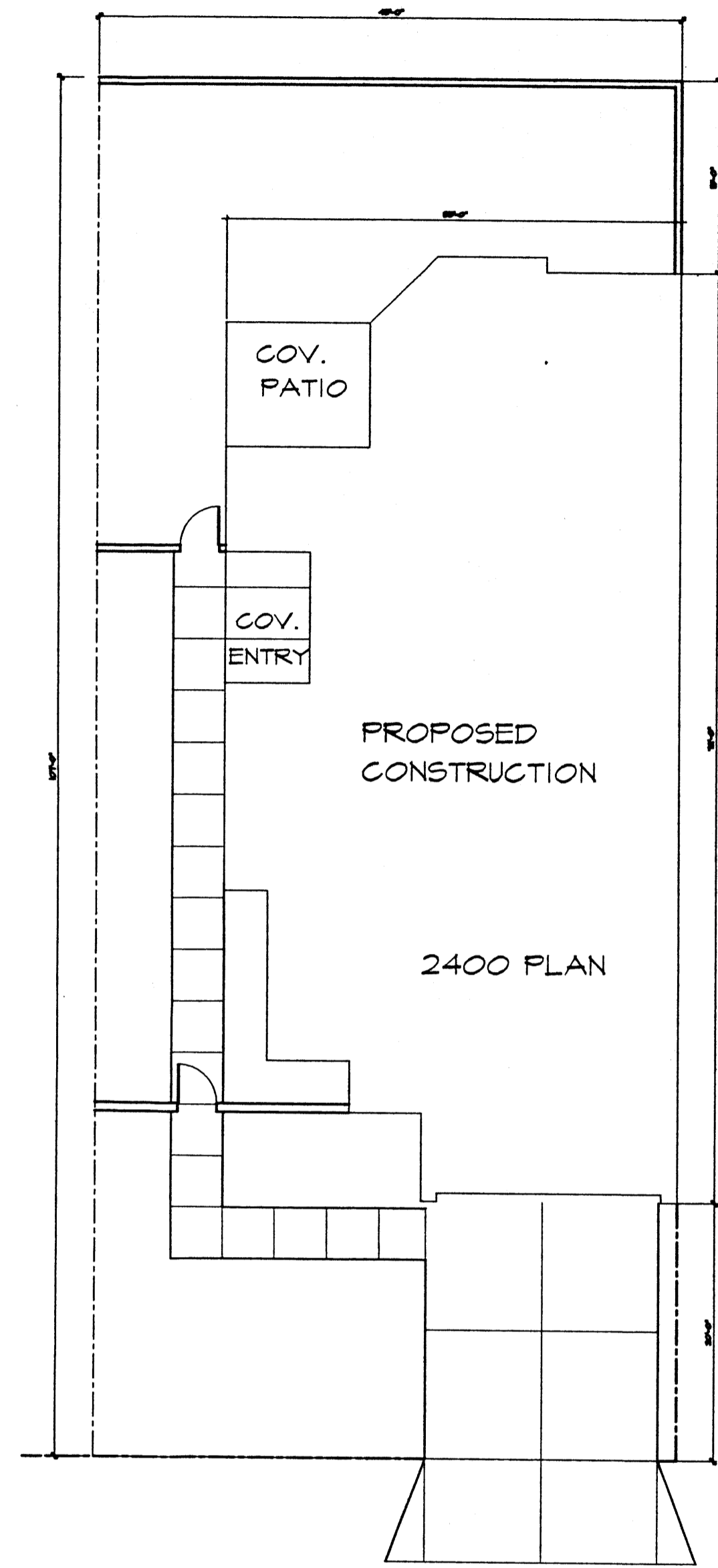
	TYPE	COLOR
WINDOWS	VINYL OR WOOD METAL CLAD	ALMOND COLOR
DOORS	WOOD OR METAL CLAD	
STUCCO		SANDIA, FUEBLO, SUEDE, TORREAN
EXTERIOR WOODWORK		STAINED NATURAL
EXTERIOR DOOR COLORS		PAINTED TO MATCH STUCCO
GARAGE DOORS		PAINTED TO MATCH STUCCO
CHIMNEY		PAINTED TO MATCH STUCCO



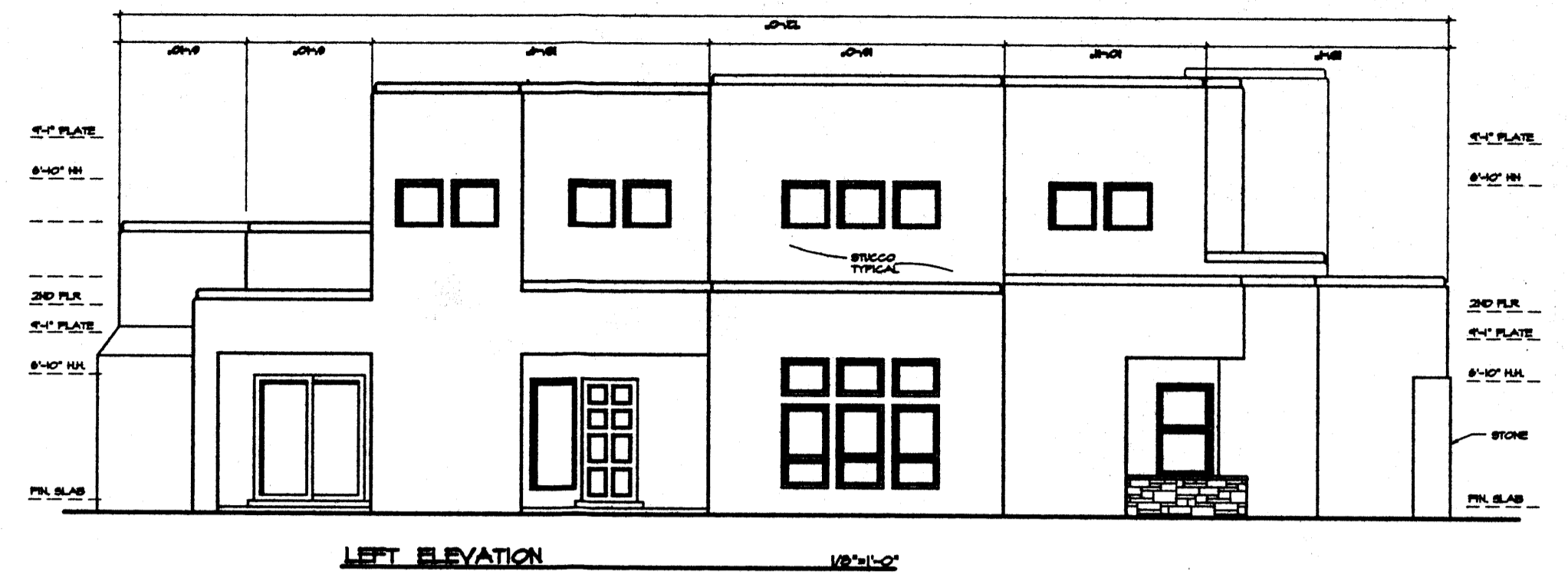
MAIN LEVEL FLOOR PLAN
PLAN E
3/16"=1'-0"



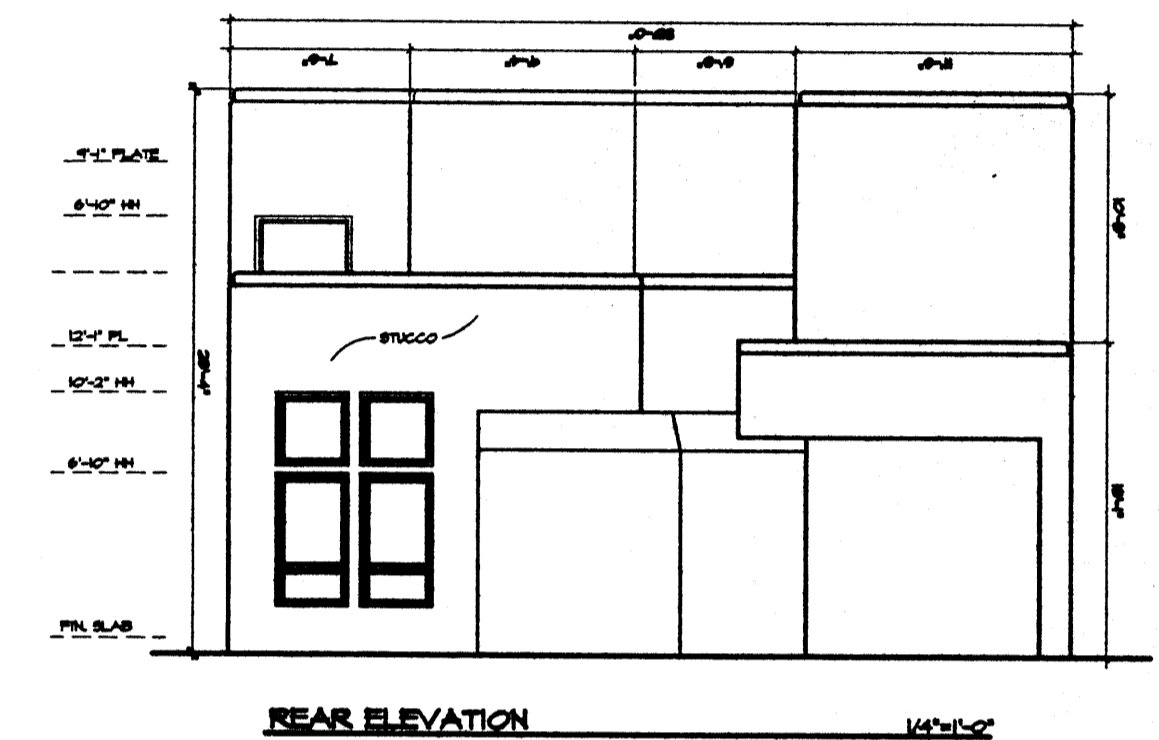
UPPER LEVEL FLOOR PLAN
PLAN E
3/16"=1'-0"



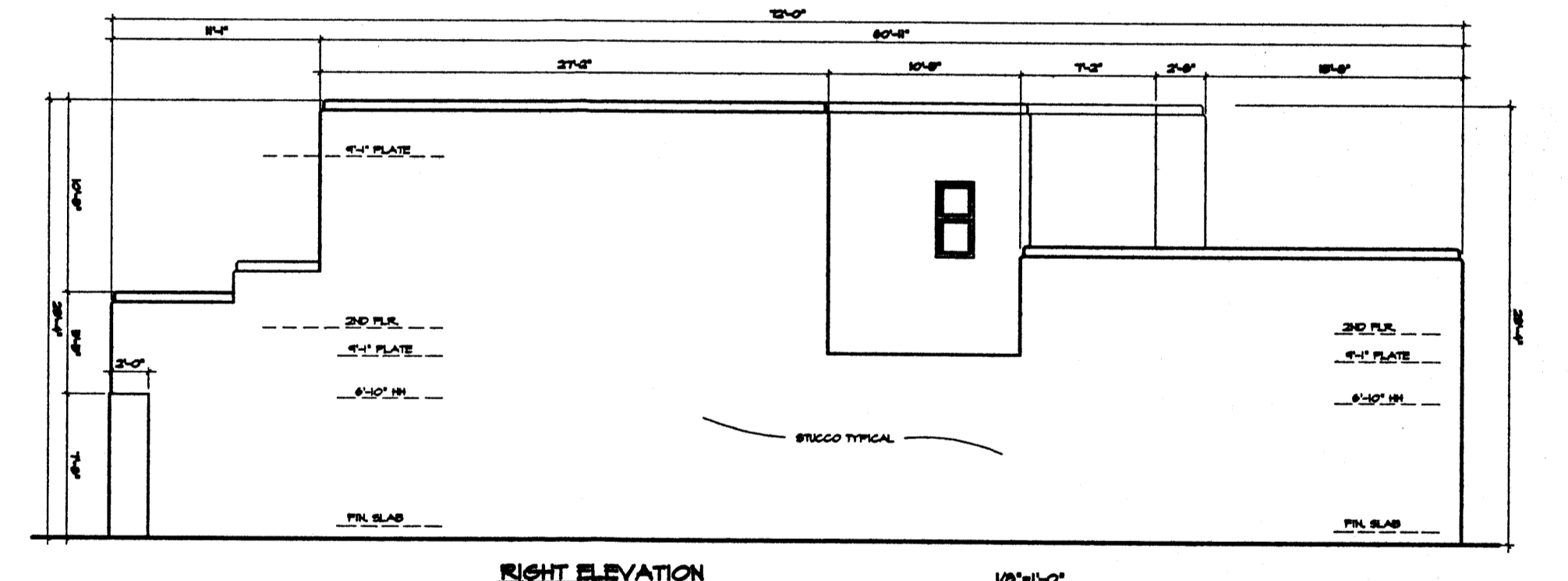
45' LOT 2400-E PLAN
1"=40'



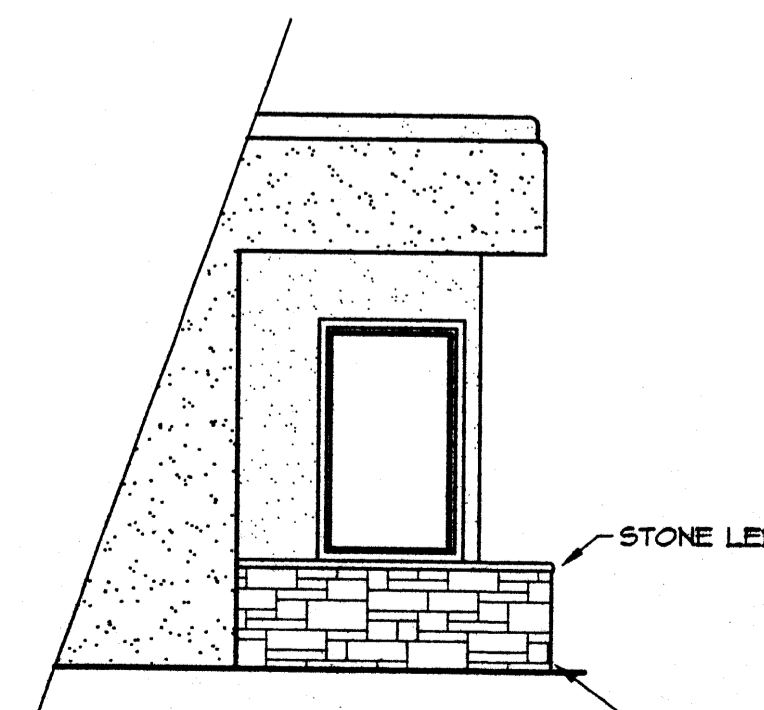
LEFT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

GENERAL NOTES

1. ALL A/C UNITS SHALL BE ON ROOF BEHIND STUCCO SCREEN WALL.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH STUCCO COLOR.
3. EXTERIOR TRIM AND FINISH DETAILS SHALL BE USED CONSISTENTLY FOR ALL ELEVATIONS NOT JUST THE FRONT.

MATERIAL NOTES

- | | |
|-----------------------------|--------------------------------|
| 1. WINDOW & DOOR TRIM ; | K.C.D.F. |
| 2. WINDOW & DOOR TYPES; | VINYL |
| 3. TYPICAL STUCCO COLOR; | TORREAN, PUEBLO, SANDIA, SUEDE |
| 4. EXTERIOR WOODWORK COLOR; | NATURAL |
| 5. EXTERIOR DOOR COLORS; | TO MATCH STUCCO COLOR |
| 6. EXTERIOR WINDOW COLORS; | ALMOND |
| 7. GARAGE DOOR COLORS; | TO MATCH STUCCO COLOR |
| 8. CHIMNEY COLORS; | TO MATCH STUCCO COLOR |

AREA	SF-EI
LOWER LEVEL	1496
UPPER LEVEL	925
TOTAL HEATED	2421
GARAGE	516
COVERED PORCH	66
COVERED PATIO	106
TOTAL	3109

Eagle Drafting & Design
 1400 W. 10th St., Suite 100
 Albuquerque, N.M. 87102
 (505) 836-3700 (Fax) (505) 836-0774
 WWW.EAGLEDRAFTING.COM

REVISIONS

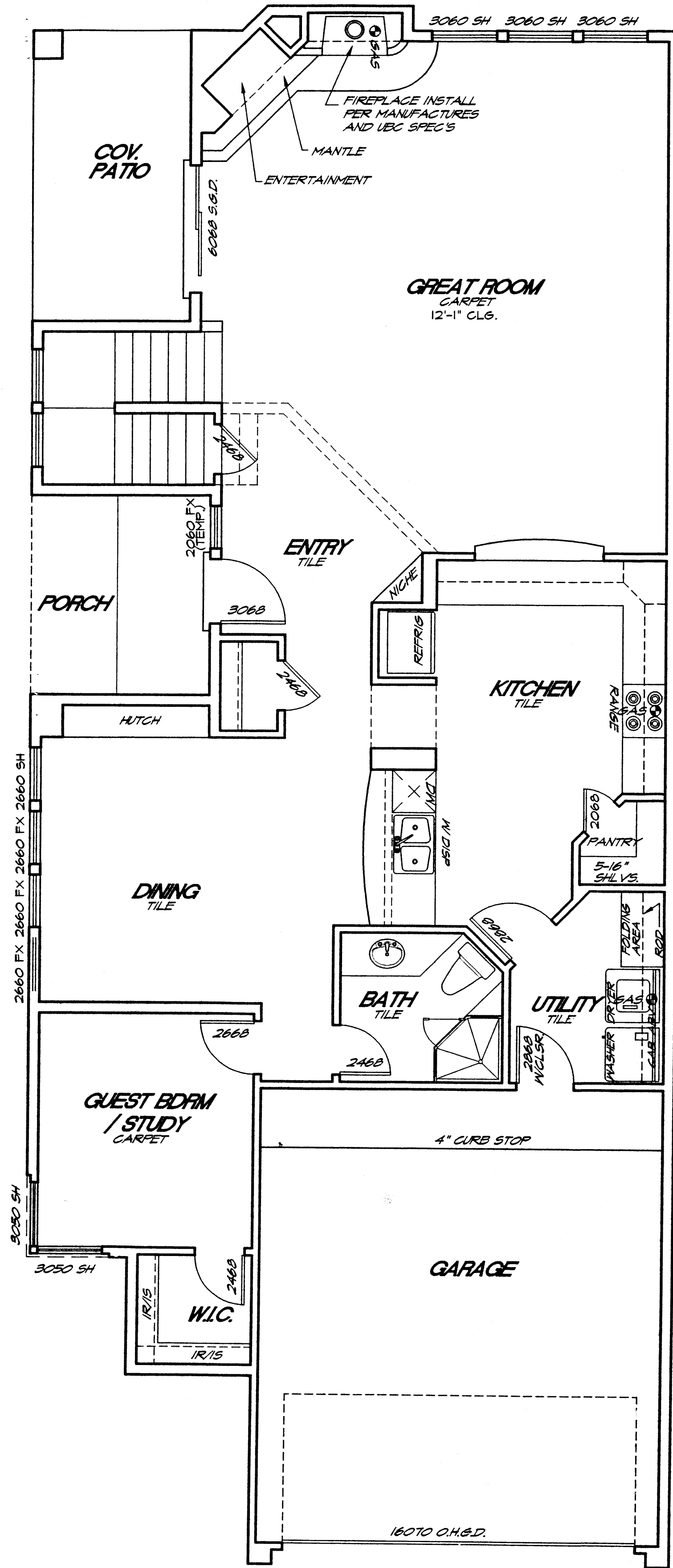
NO.	DATE	DESCRIPTION
1	1/13/02	ISSUE FOR PERMITS

ELEVATIONS / FLOOR PLAN / SITE LAYOUT

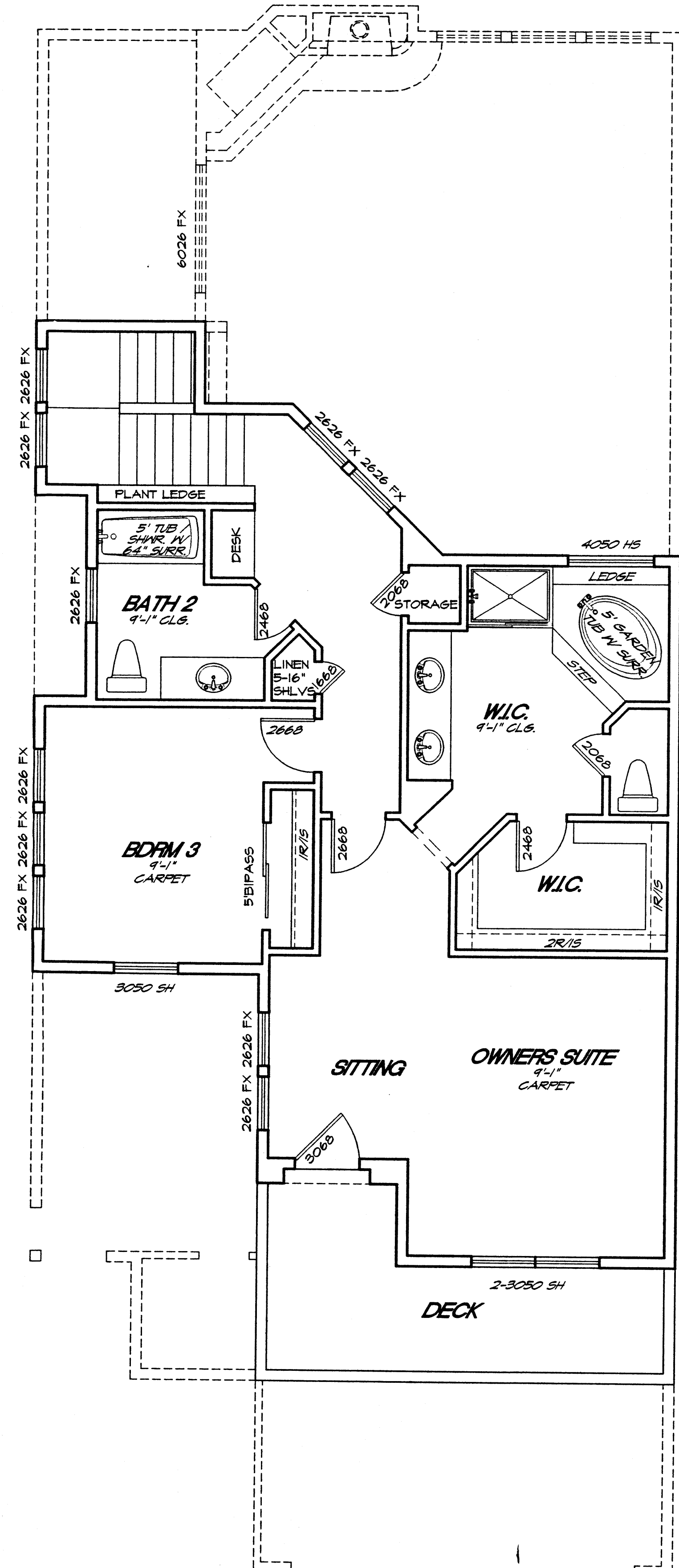
DATE: 1/19/02
 PLAN: DR-2400-E
 OVERALL WIDTH: 95'-0"
 OVERALL DEPTH: 12'-0"

BEALHEN CONSTRUCTION INC.
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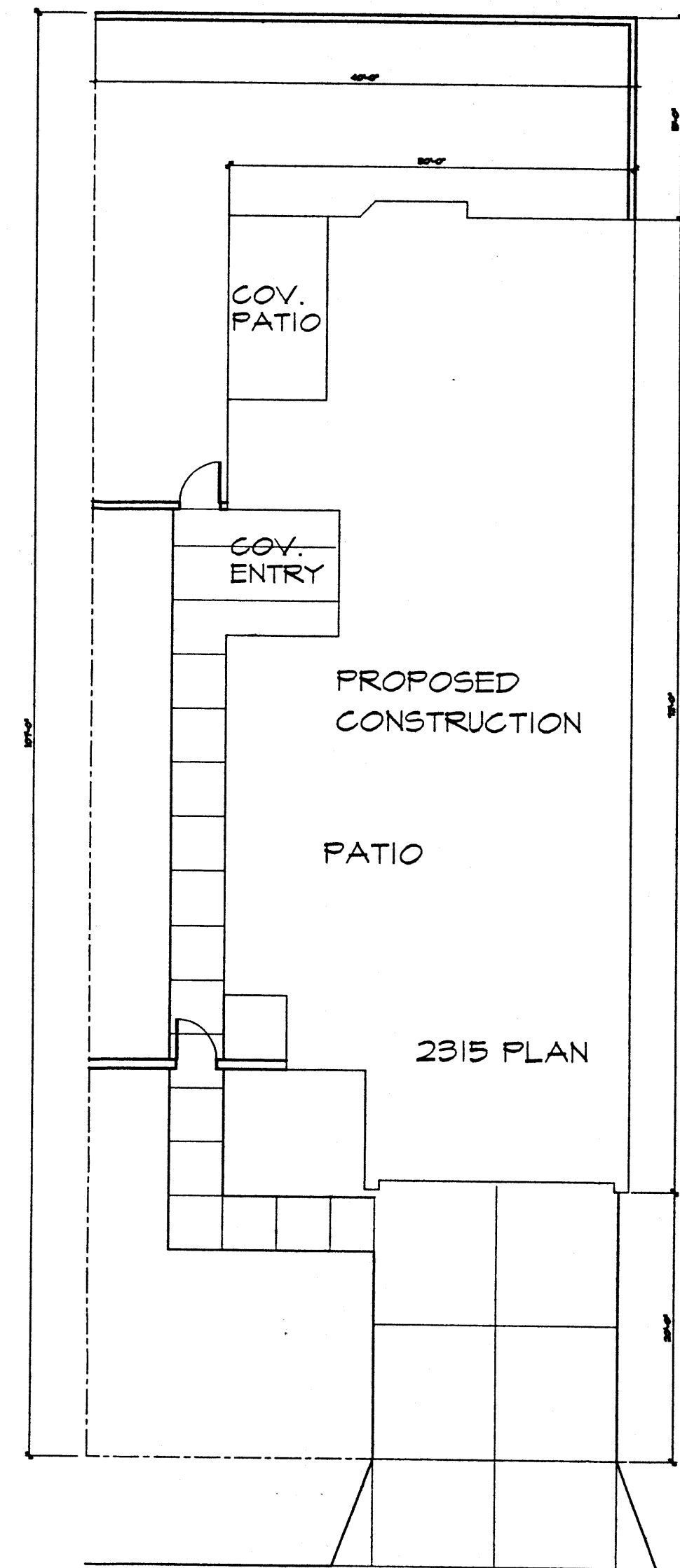
SHEET



MAIN LEVEL FLOOR PLAN
PLAN A
1/4"=1'-0"



UPPER LEVEL FLOOR PLAN
PLAN A
1/4"=1'-0"



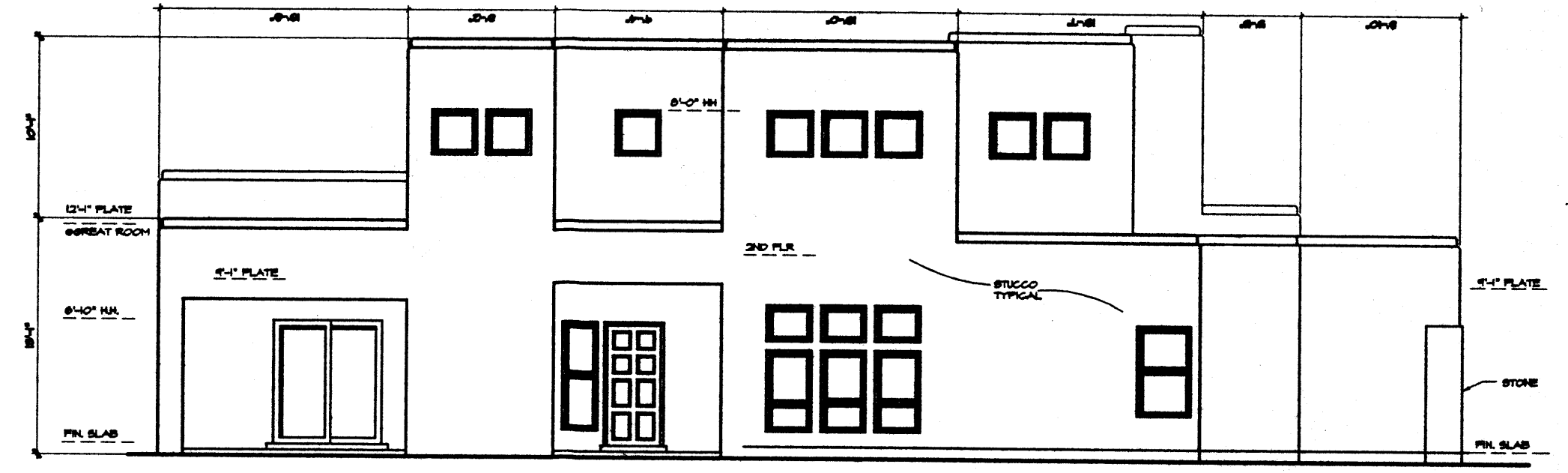
40' LOT 2315-A PLAN
1"=40'

GENERAL NOTES

1. ALL A/C UNITS SHALL BE ON ROOF BEHIND STUCCO SCREEN WALL.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH STUCCO COLOR.
3. EXTERIOR TRIM AND FINISH DETAILS SHALL BE USED CONSISTENTLY FOR ALL ELEVATIONS NOT JUST THE FRONT.

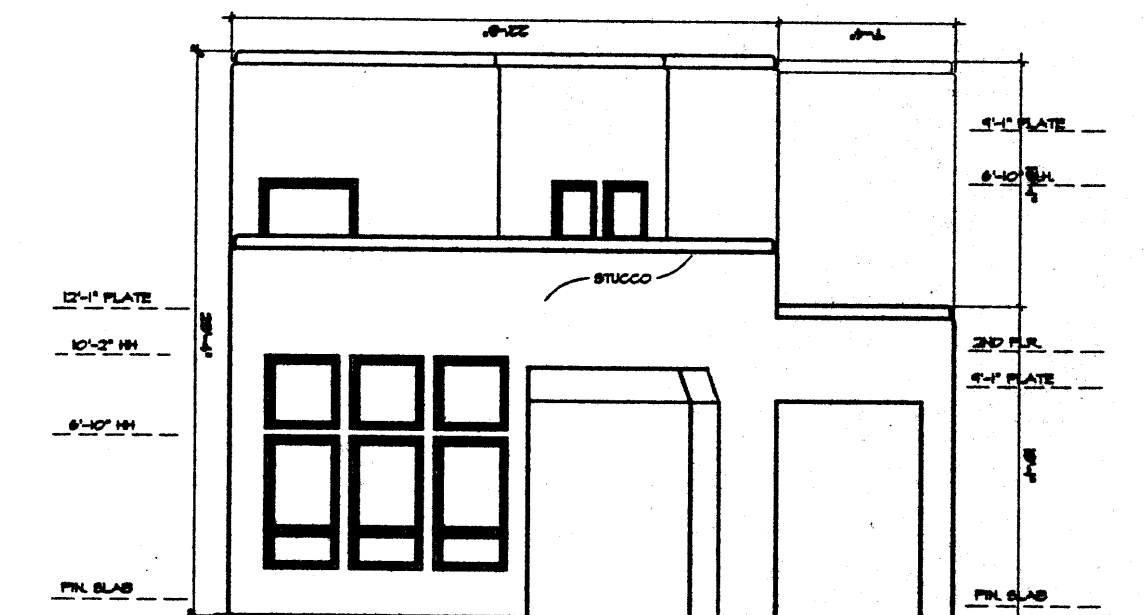
MATERIAL NOTES

1. WINDOW & DOOR TRIM: VINYL
2. WINDOW & DOOR TYPES: TORREAN, PUEBLO, SANDIA, SUEDE
3. TYPICAL STUCCO COLOR: NATURAL
4. EXTERIOR WOODWORK COLOR: TO MATCH STUCCO COLOR
5. EXTERIOR DOOR COLORS: ALMOND
6. EXTERIOR WINDOW COLORS: TO MATCH STUCCO COLOR
7. GARAGE DOOR COLORS: TO MATCH STUCCO COLOR
8. CHIMNEY COLORS:

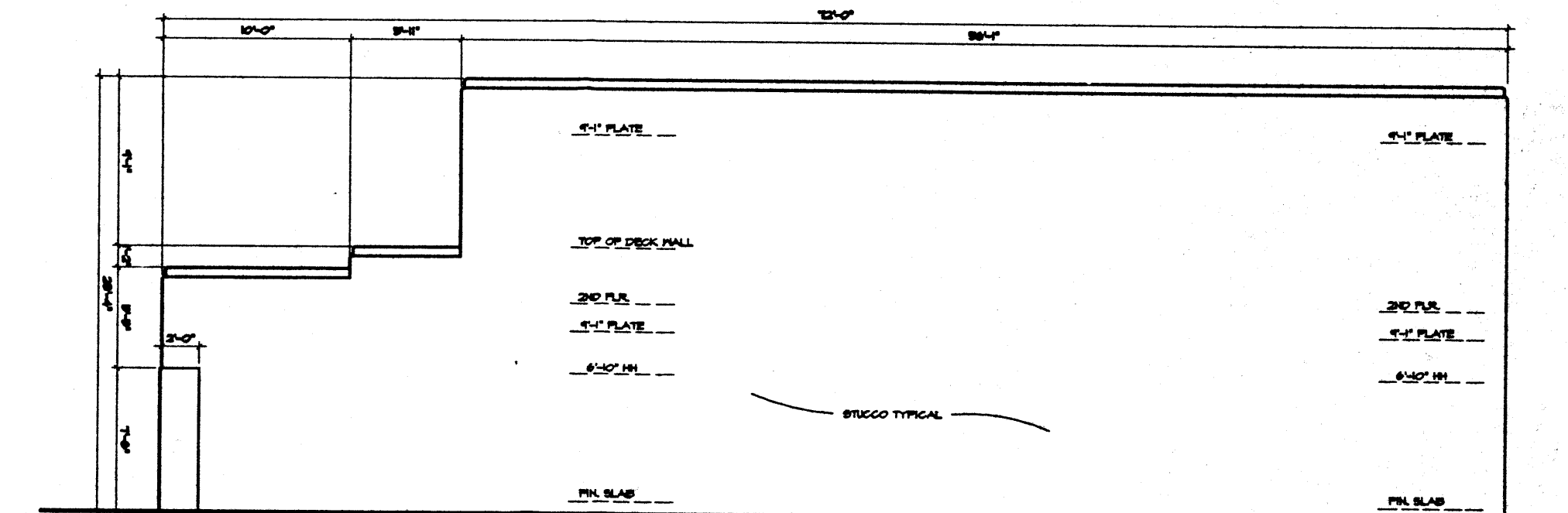


LEFT ELEVATION

AREA	SF
LOWER LEVEL	1441
UPPER LEVEL	876
TOTAL HEATED	2317
GARAGE	421
COVERED PORCH	78
COVERED PATIO	100
TOTAL	2916



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION
1/4"=1'-0"

EAGLE DRAFTING & DESIGN
2100 LAJASANA AVE, #10-3
ALBUQUERQUE, N.M. 87110
(505) 666-8888
WWW.EAGLEDRAFTING.COM

REVISIONS

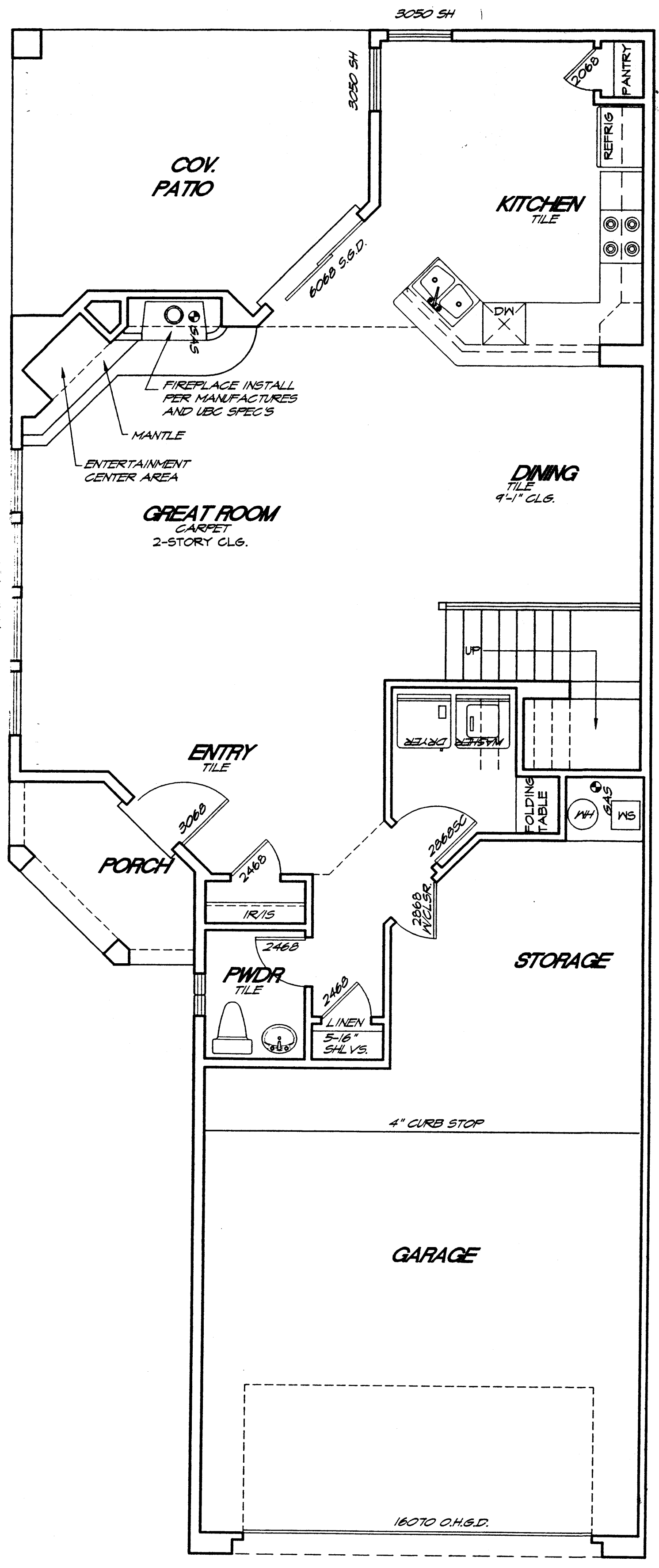
NO.	DATE	DESCRIPTION

ELEVATIONS / FLOOR PLAN / SITE LAYOUT

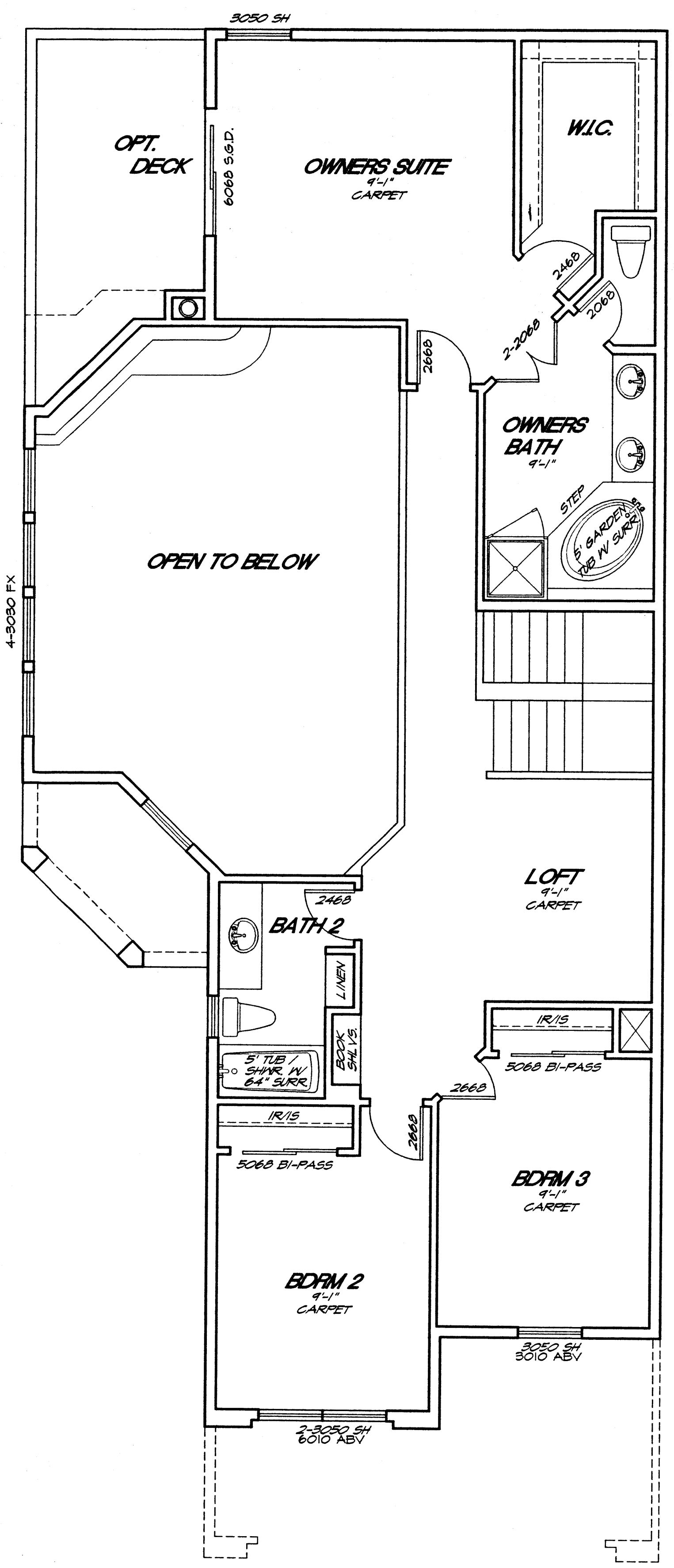
PLAN	SCALE	DATE
DR-2315-A	1/4"=1'-0"	1/9/02

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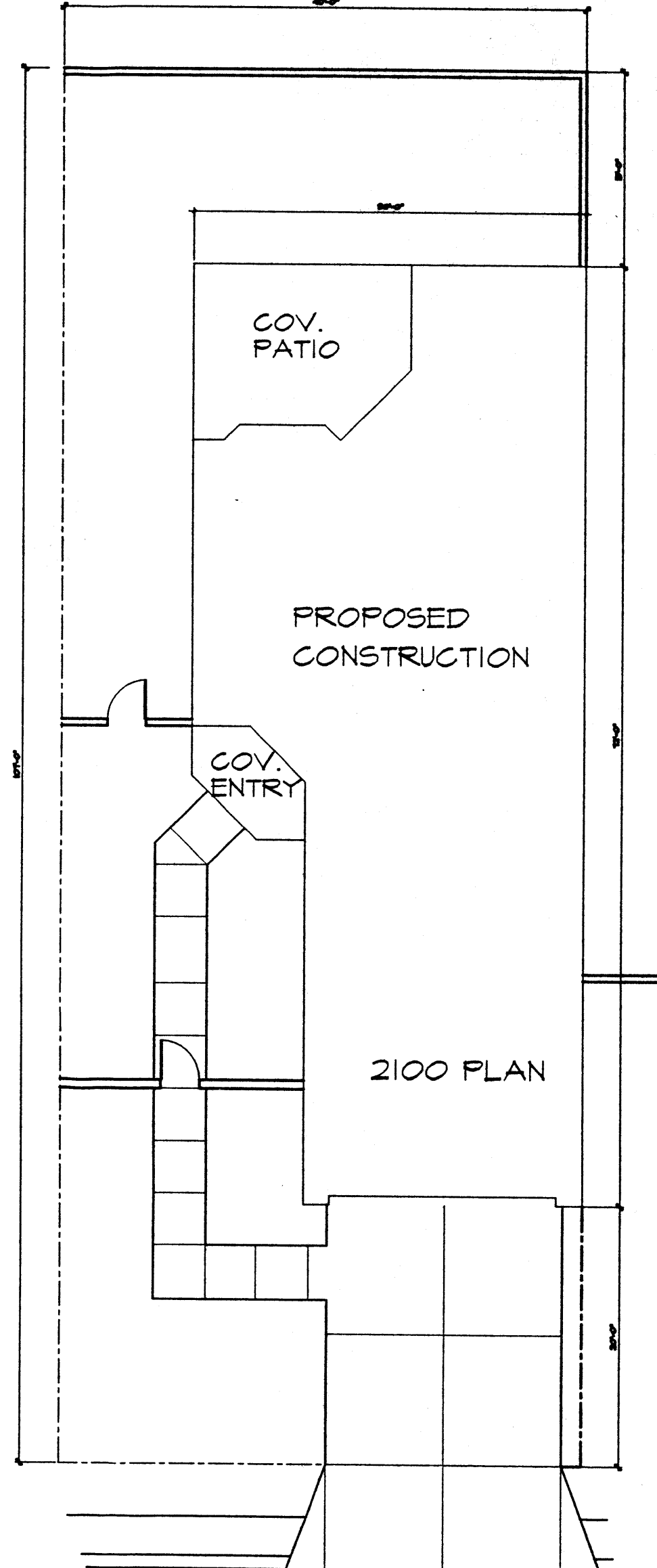
SHEET



MAIN LEVEL FLOOR PLAN
PLAN B
1/4"=1'-0"



UPPER LEVEL FLOOR PLAN
PLAN B
1/4"=1'-0"



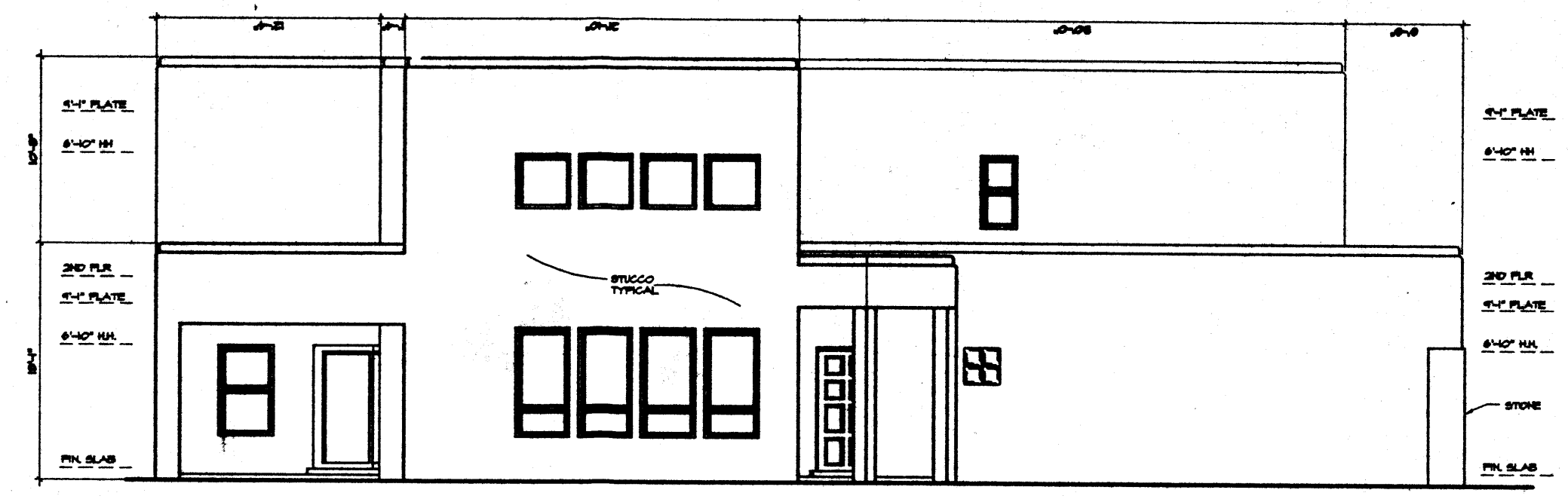
40' LOT 2100-B PLAN
1"=40'

GENERAL NOTES

1. ALL A/C UNITS SHALL BE ON ROOF BEHIND STUCCO SCREEN WALL.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH STUCCO COLOR.
3. EXTERIOR TRIM AND FINISH DETAILS SHALL BE USED CONSISTENTLY FOR ALL ELEVATIONS NOT JUST THE FRONT.

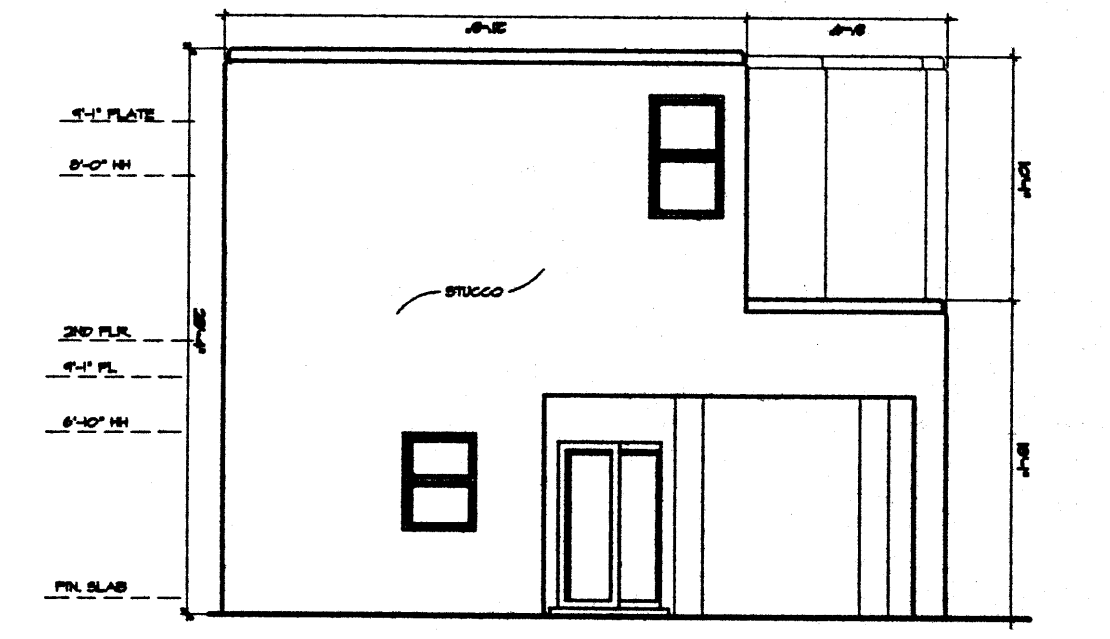
MATERIAL NOTES

- | | |
|-----------------------------|--------------------------------|
| 1. WINDOW & DOOR TRIM: | VINYL |
| 2. WINDOW & DOOR TYPES: | TORREAN, PUEBLO, SANDIA, SUEDE |
| 3. TYPICAL STUCCO COLOR: | NATURAL |
| 4. EXTERIOR WOODWORK COLOR: | TO MATCH STUCCO COLOR |
| 5. EXTERIOR DOOR COLORS: | ALMOND |
| 6. EXTERIOR WINDOW COLORS: | TO MATCH STUCCO COLOR |
| 7. GARAGE DOOR COLORS: | TO MATCH STUCCO COLOR |
| 8. CHIMNEY COLORS: | TO MATCH STUCCO COLOR |

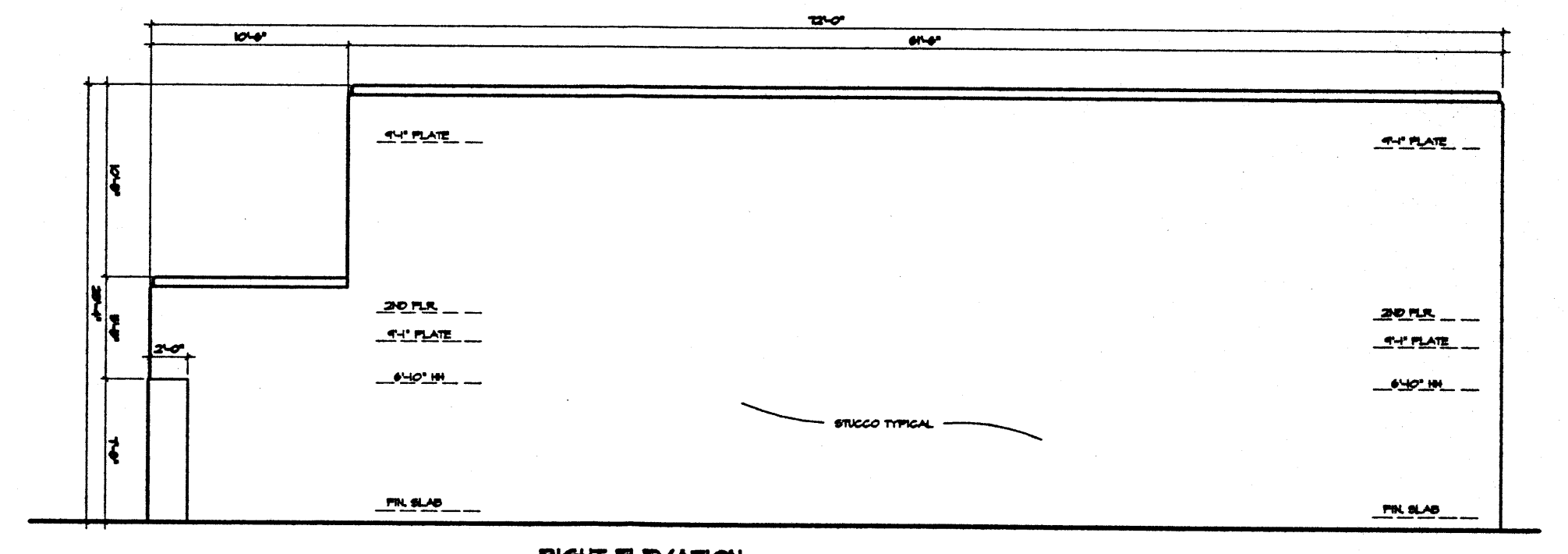


LEFT ELEVATION

AREA	SF
LOWER LEVEL	1028
UPPER LEVEL	1072
TOTAL HEATED	2100
GARAGE	602
COVERED PORCH	54
COVERED PATIO	201
TOTAL	2957



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION
1/4"=1'-0"

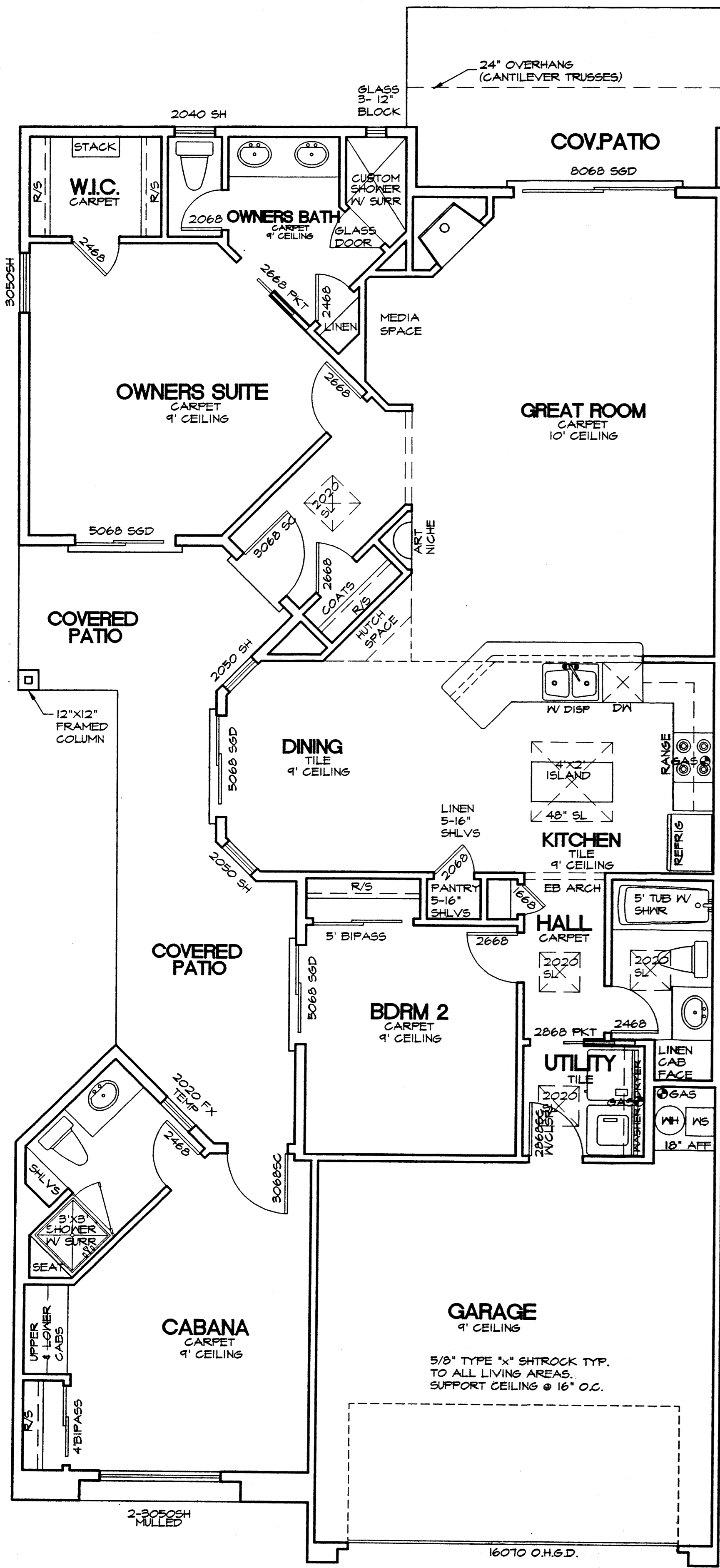
Eagle Drafting & Design
2100 LANTANA, SUITE 100
MARTINEZ, N.M. 87110
(505) 836-3700 (FAX) 505-836-0774
WWW.EAGLEDRAFTING.COM

REVISIONS
NO. DATE BY
1 1/15/02

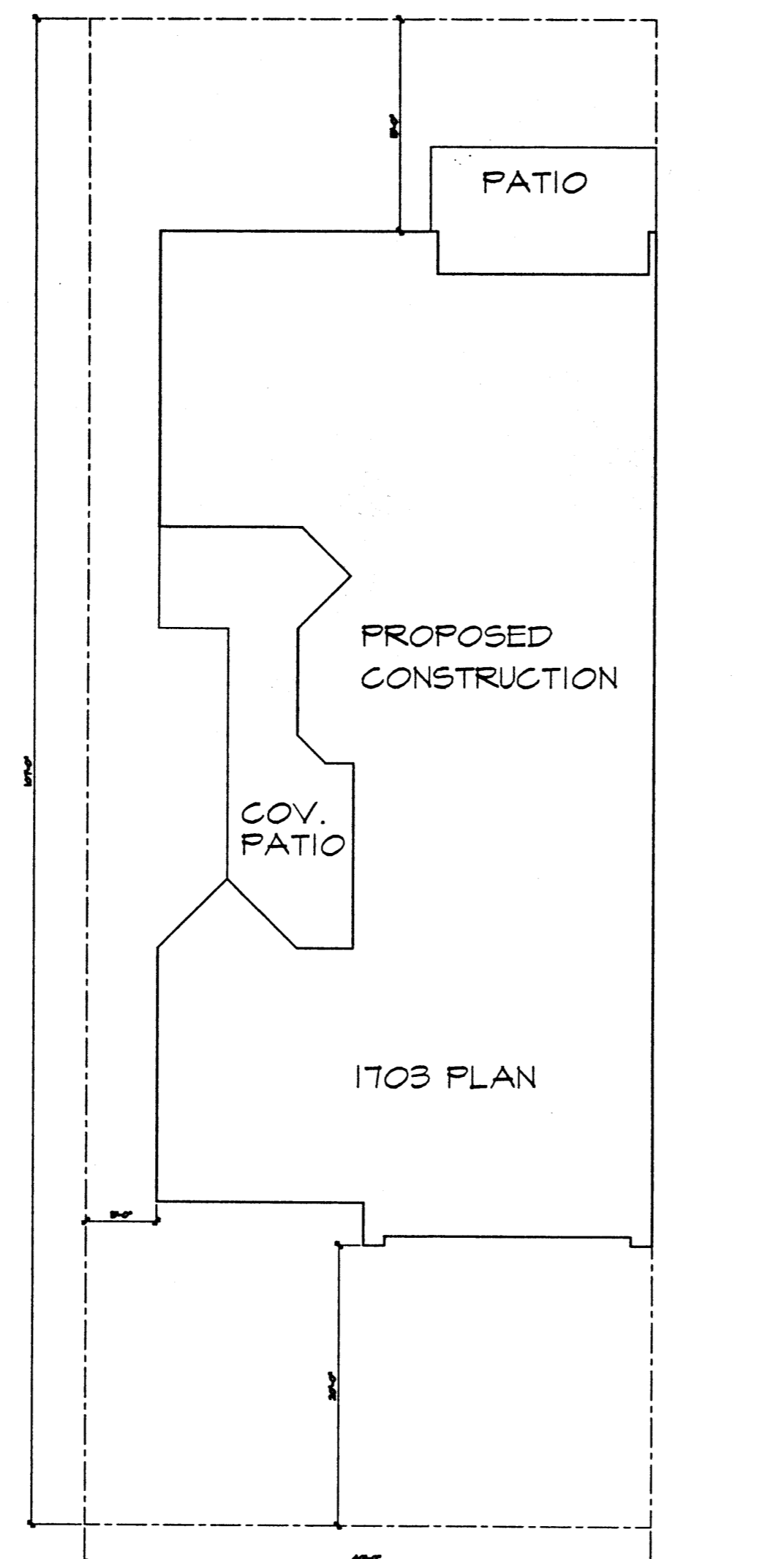
ELEVATIONS / FLOOR PLAN / SITE LAYOUT
OVERALL WIDTH 30'-0"
OVERALL DEPTH 12'-0"
DATE: 1/15/02
PLAN DR.-2100-B

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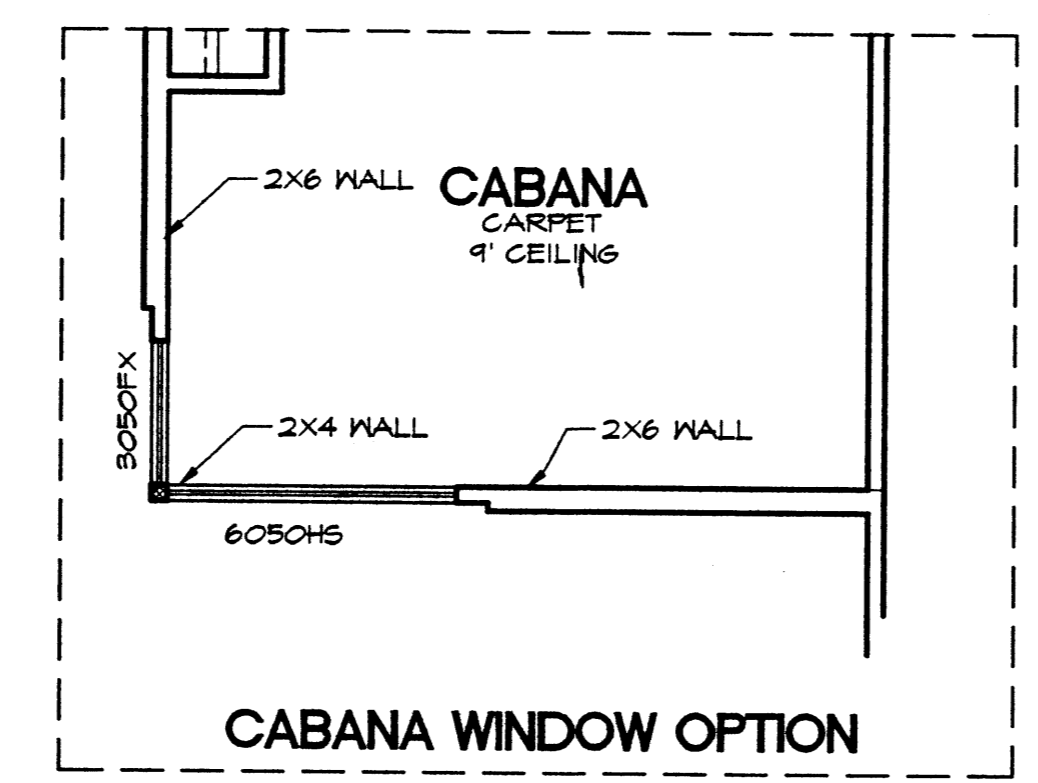
SHEET



FLOOR PLAN 1703
PLAN C
1/4" = 1'-0"



40' LOT 1703-C PLAN
1" = 40'



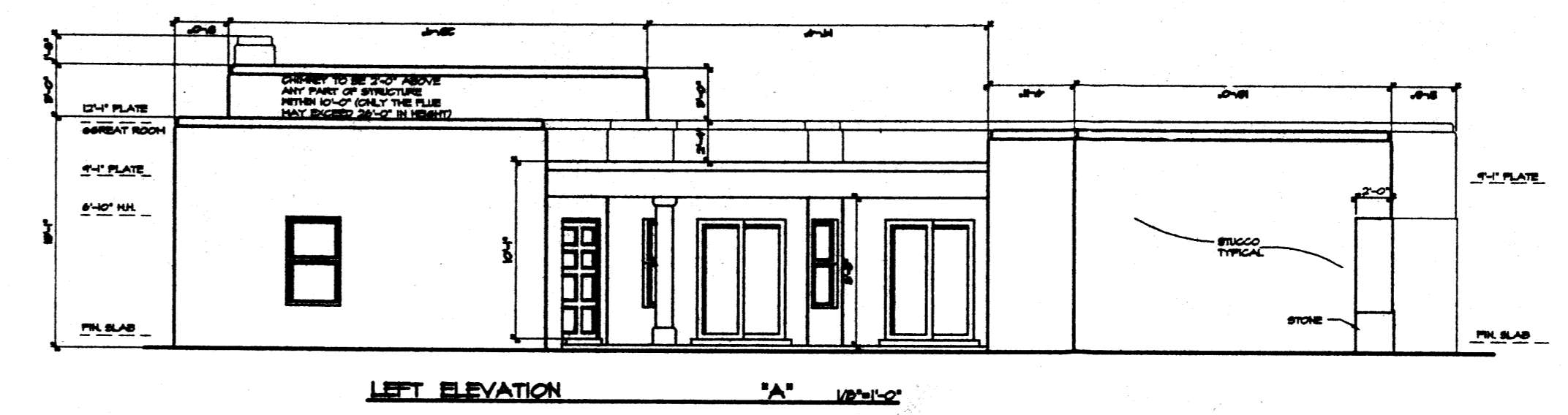
CABANA WINDOW OPTION

GENERAL NOTES

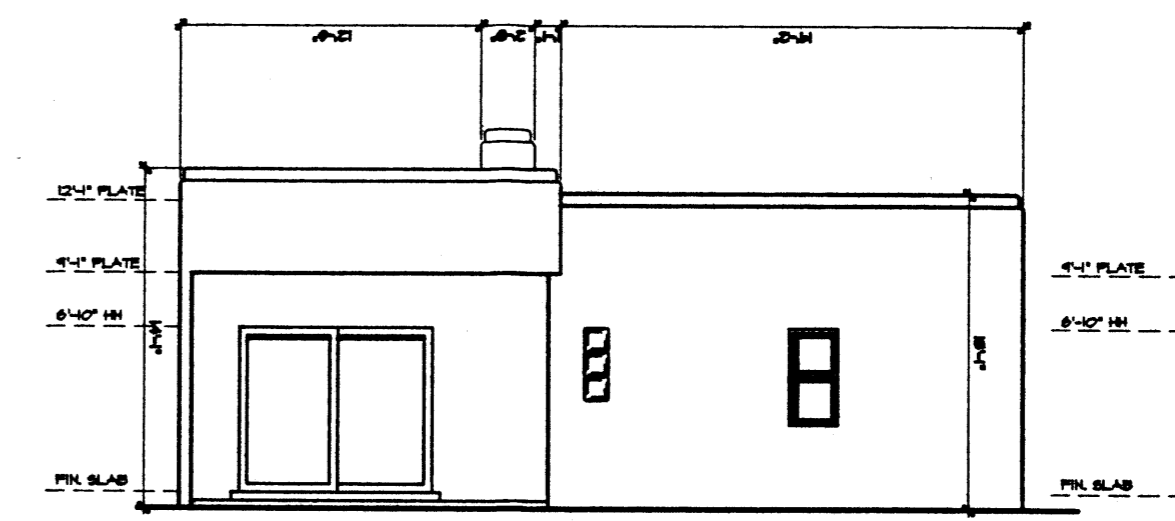
1. ALL A/C UNITS SHALL BE ON ROOF BEHIND STUCCO SCREEN WALL.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH STUCCO COLOR.
3. EXTERIOR TRIM AND FINISH DETAILS SHALL BE USED CONSISTANTLY FOR ALL ELEVATIONS NOT JUST THE FRONT.

MATERIAL NOTES

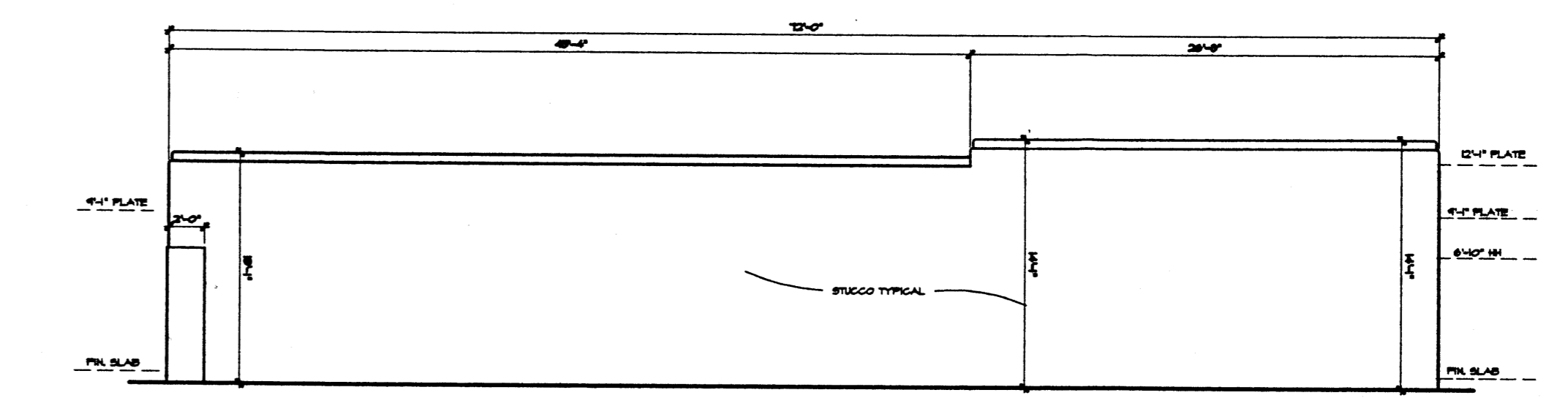
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2. WINDOW & DOOR TYPES: VINYL
3. TYPICAL STUCCO COLOR: TORREAN, PIEBLO, SANDIA, SUEDE
4. EXTERIOR WOODWORK COLOR: NATURAL
5. EXTERIOR DOOR COLORS: TO MATCH STUCCO COLOR
6. EXTERIOR WINDOW COLORS: ALMOND
7. GARAGE DOOR COLORS: TO MATCH STUCCO COLOR
8. CHIMNEY COLORS: TO MATCH STUCCO COLOR



LEFT ELEVATION "A" 1/8" = 1'-0"

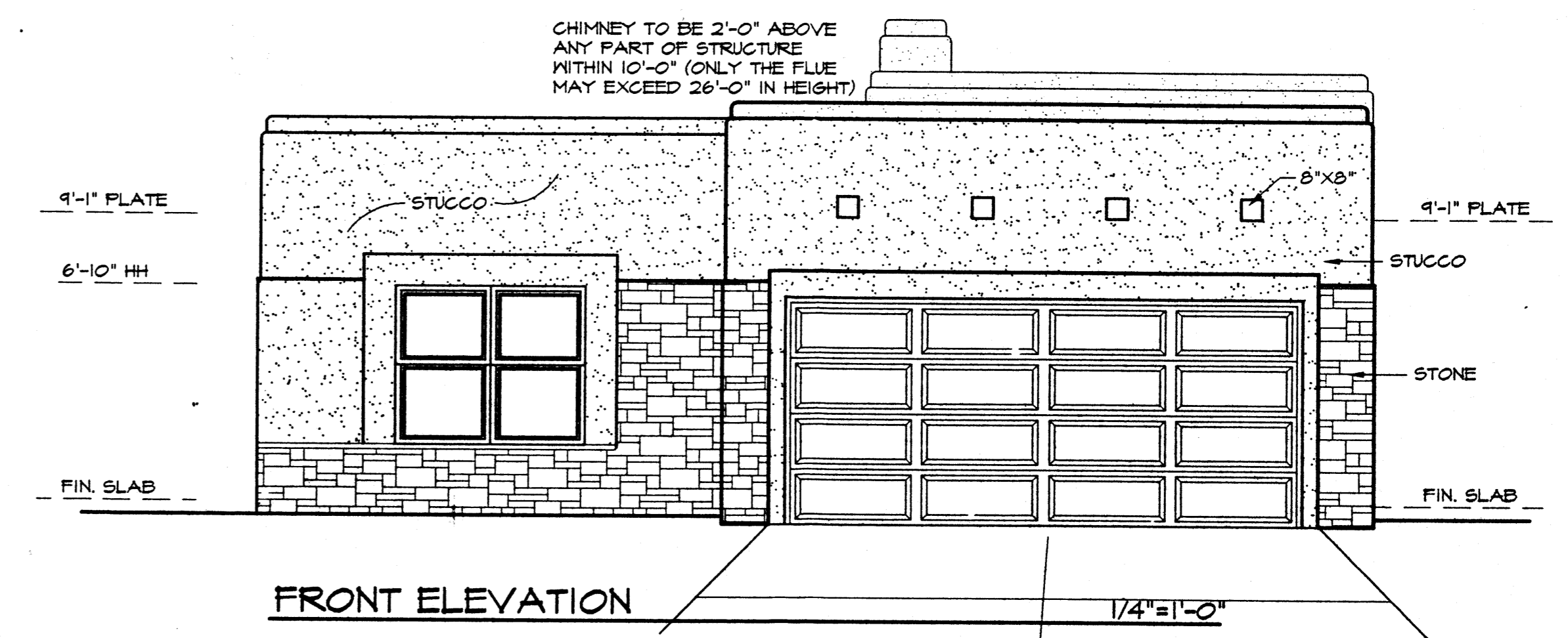


REAR ELEVATION "A" 1/8" = 1'-0"

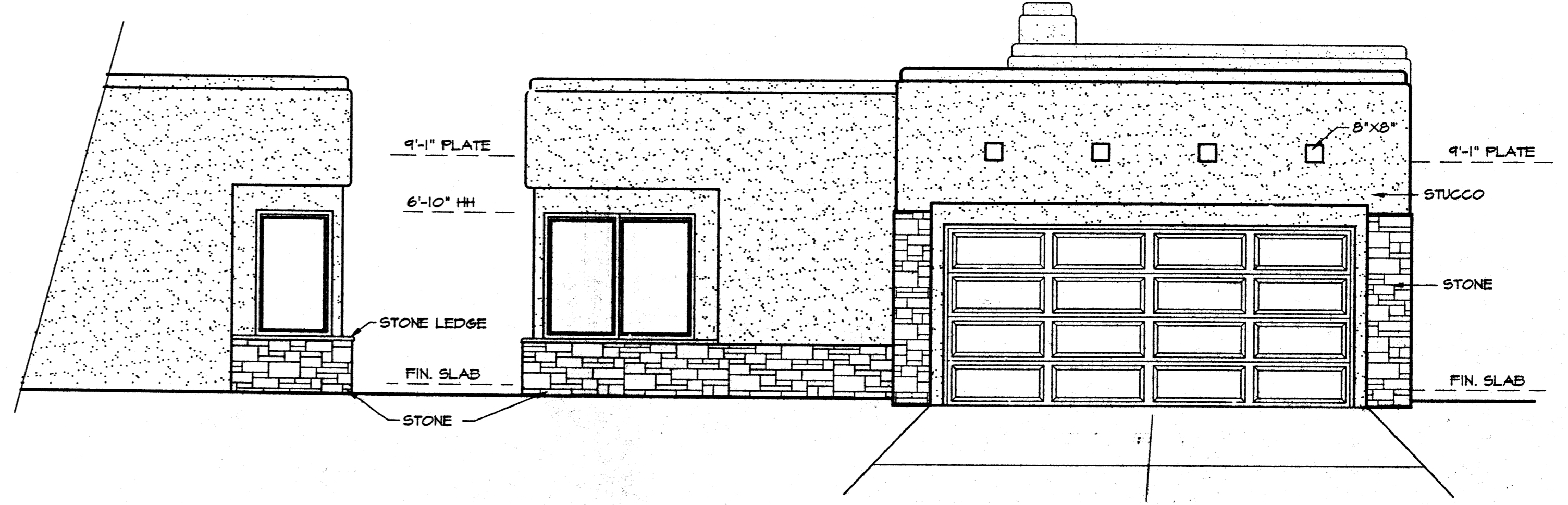


RIGHT ELEVATION "A" 1/8" = 1'-0"

AREA	SF
HEATED	1703
GARAGE	419
COVERED PORCH	240
COVERED PATIO	46
TOTAL	2408



FRONT ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

Eagle Drafting & Design
2400 LOUISIANA NE, APT. 3
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(972) 655-8900-0774
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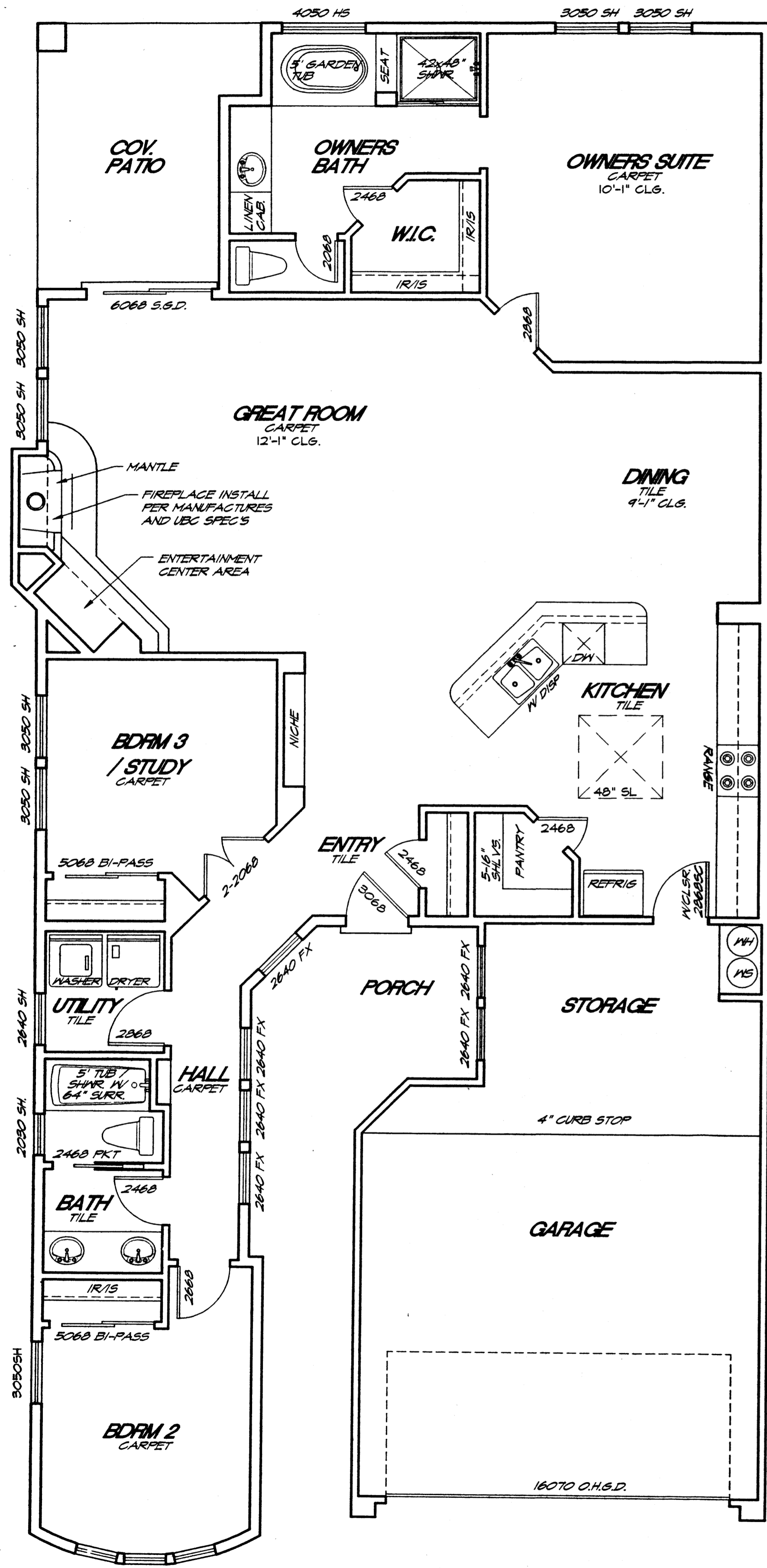
REVISIONS

NO.	DATE	DESCRIPTION
1	1/15/02	ISSUE FOR PERMITS

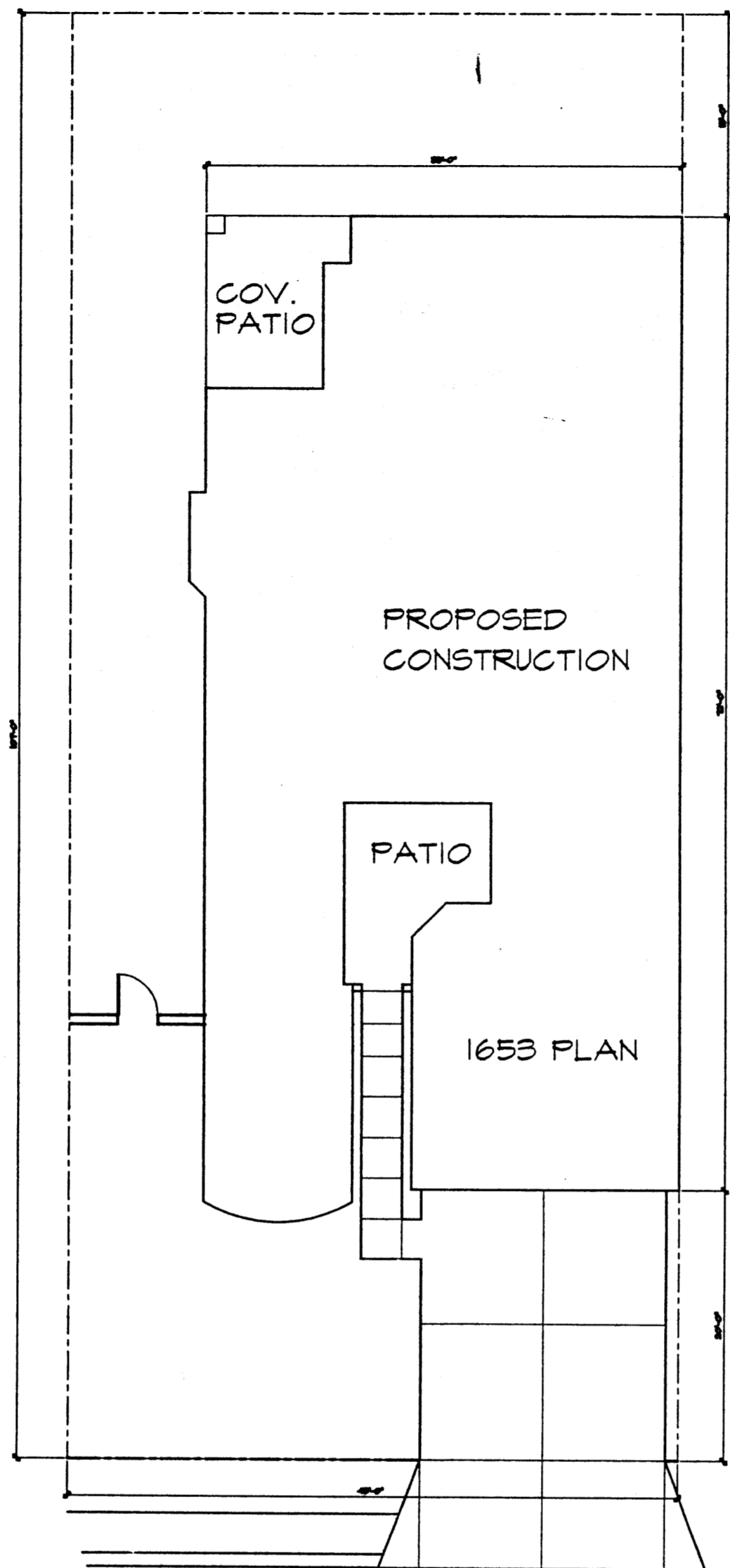
ELEVATIONS / FLOOR PLAN / SITE LAYOUT
DATE: 1/15/02
PLAN: DR-1703-C
OVERALL WIDTH: 35'-0"
OVERALL DEPTH: 12'-0"

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SHEET 1



FLOOR PLAN
PLAN F
1/4"=1'-0"



45' LOT 1653-F PLAN
1"=40'

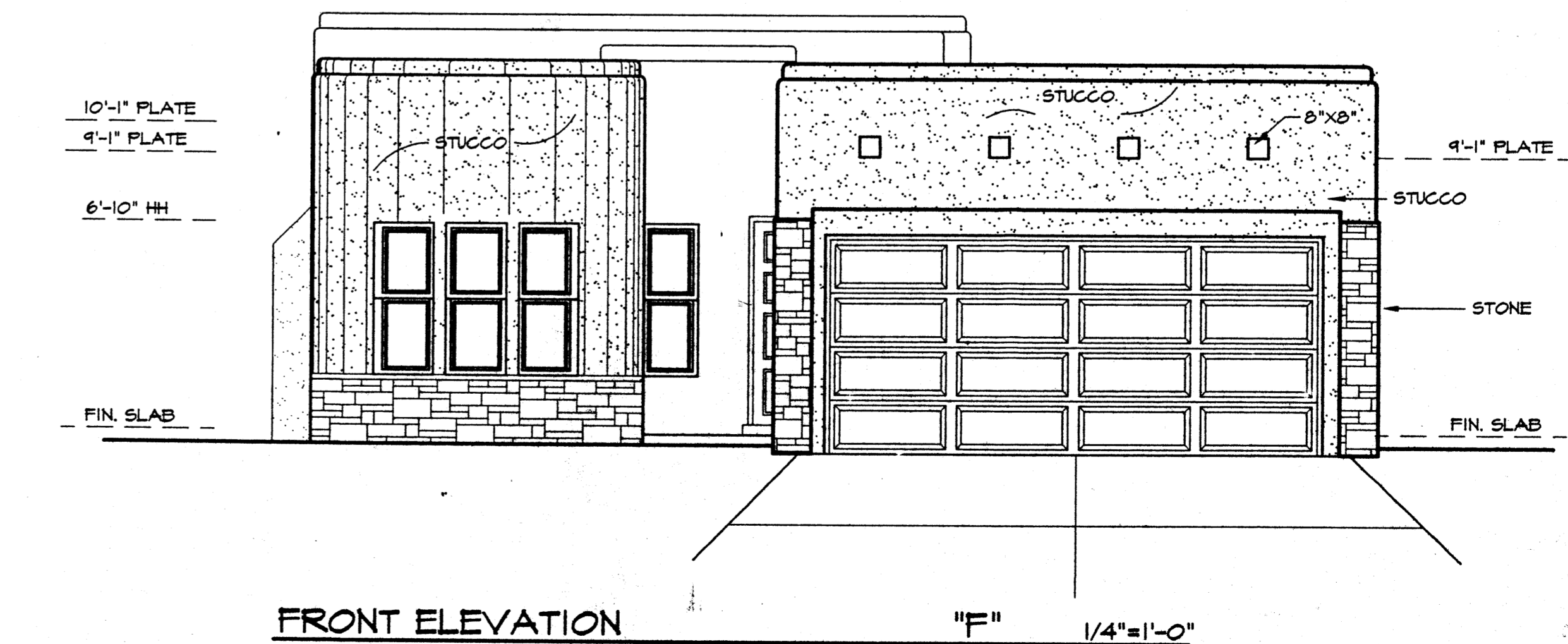
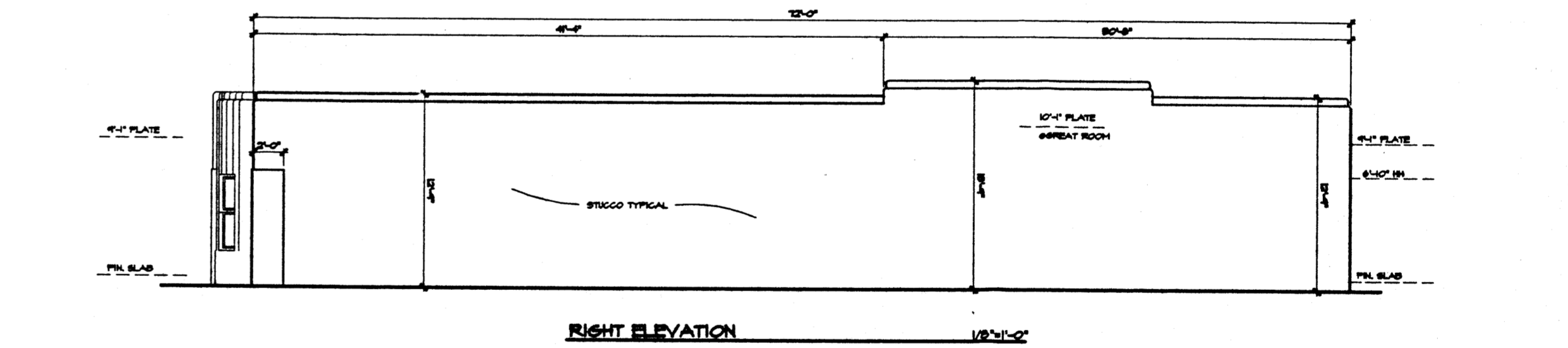
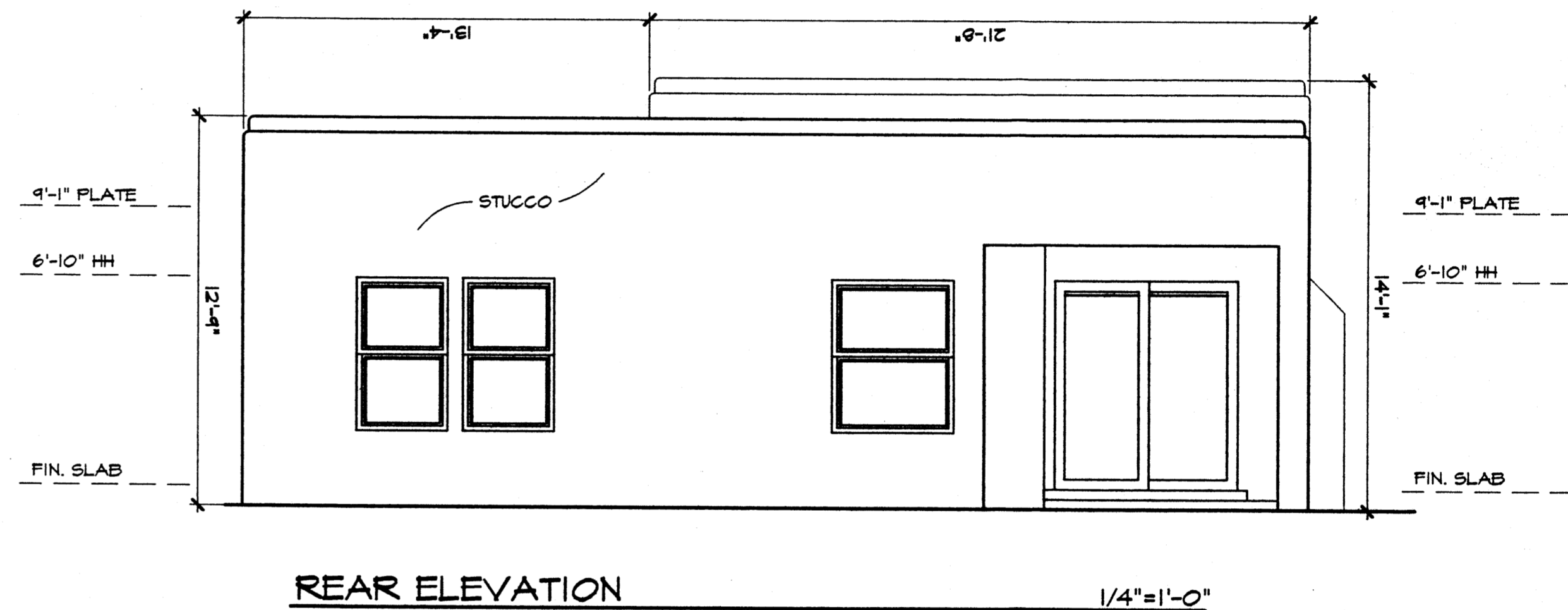
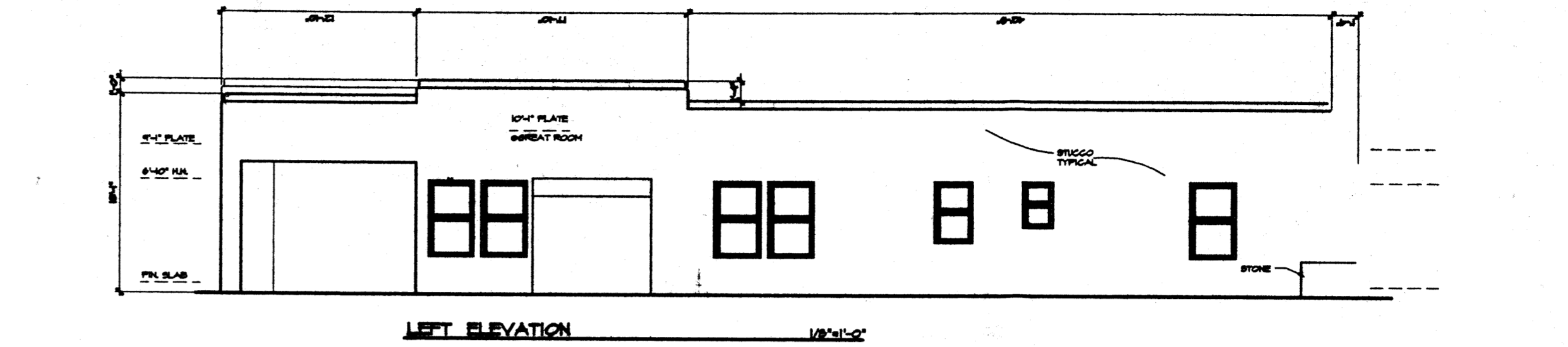
AREA	SF
HEATED	1653
GARAGE	566
COVERED PORCH	XXXX
COVERED PATIO	XXXX
TOTAL	XXXX

GENERAL NOTES

1. ALL A/C UNITS SHALL BE ON ROOF BEHIND STUCCO SCREEN WALL.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH STUCCO COLOR.
3. EXTERIOR TRIM AND FINISH DETAILS SHALL BE USED CONSISTENTLY FOR ALL ELEVATIONS NOT JUST THE FRONT.

MATERIAL NOTES

1. WINDOW & DOOR TRIM: M.C.D.F.
2. WINDOW & DOOR TYPES: VINYL
3. TYPICAL STUCCO COLOR: TORREAN, PUEBLO, SANDIA, SUEDE
4. EXTERIOR WOODWORK COLOR: NATURAL
5. EXTERIOR WINDOW COLORS: TO MATCH STUCCO COLOR
6. EXTERIOR WINDOW COLORS: ALMOND
7. GARAGE DOOR COLORS: TO MATCH STUCCO COLOR
8. CHIMNEY COLORS: TO MATCH STUCCO COLOR



Eagle Drafting & Design
2400 LITTLEWATER AVE. #3
ALBANY, N.Y. 12212
(518) 885-0774
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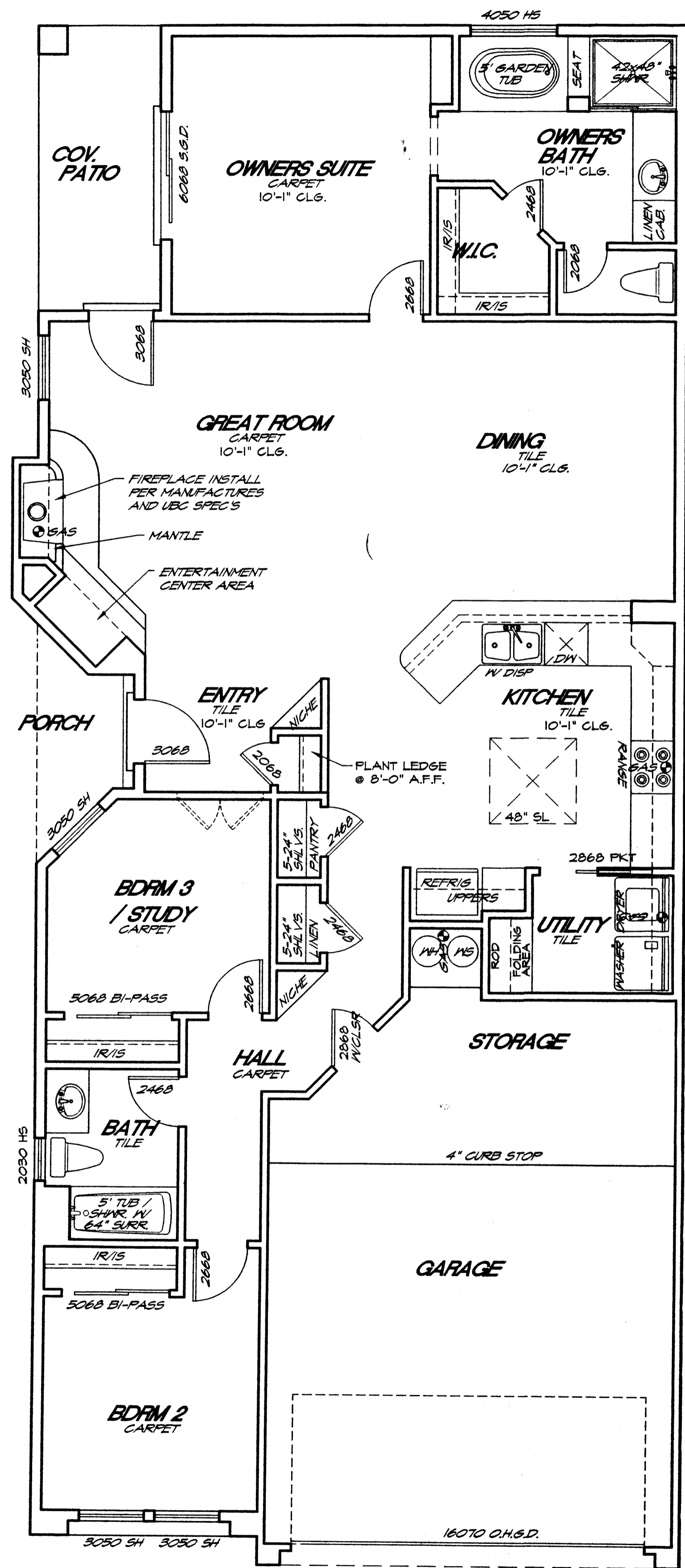
NO.	DATE	DESCRIPTION

ELEVATIONS / FLOOR PLAN / SITE LAYOUT

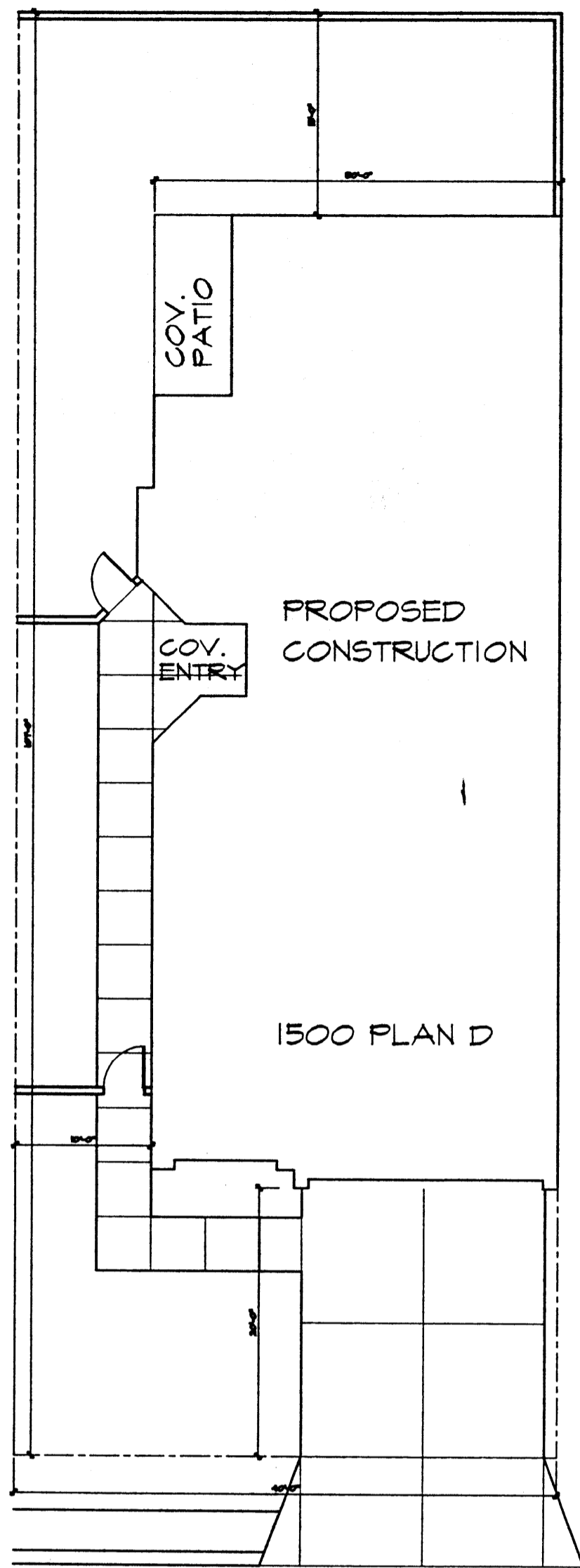
PLAN	DATE	OVERALL WIDTH	OVERALL HEIGHT
DR-1653-F	1/9/02	12'-0"	12'-0"

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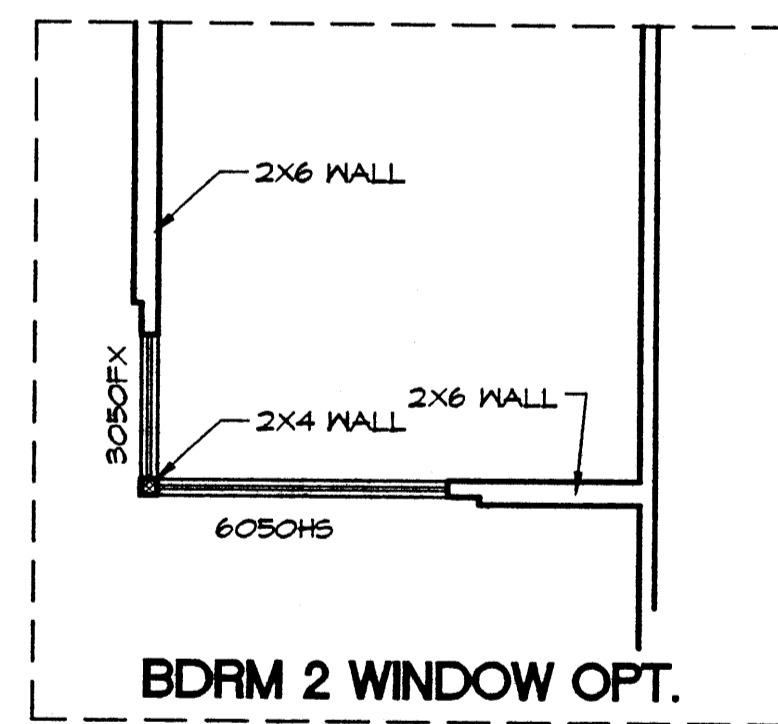
SHEET



FLOOR PLAN 1500
PLAN D
1/4" = 1'-0"



40' LOT 1500-D PLAN
1"=40'



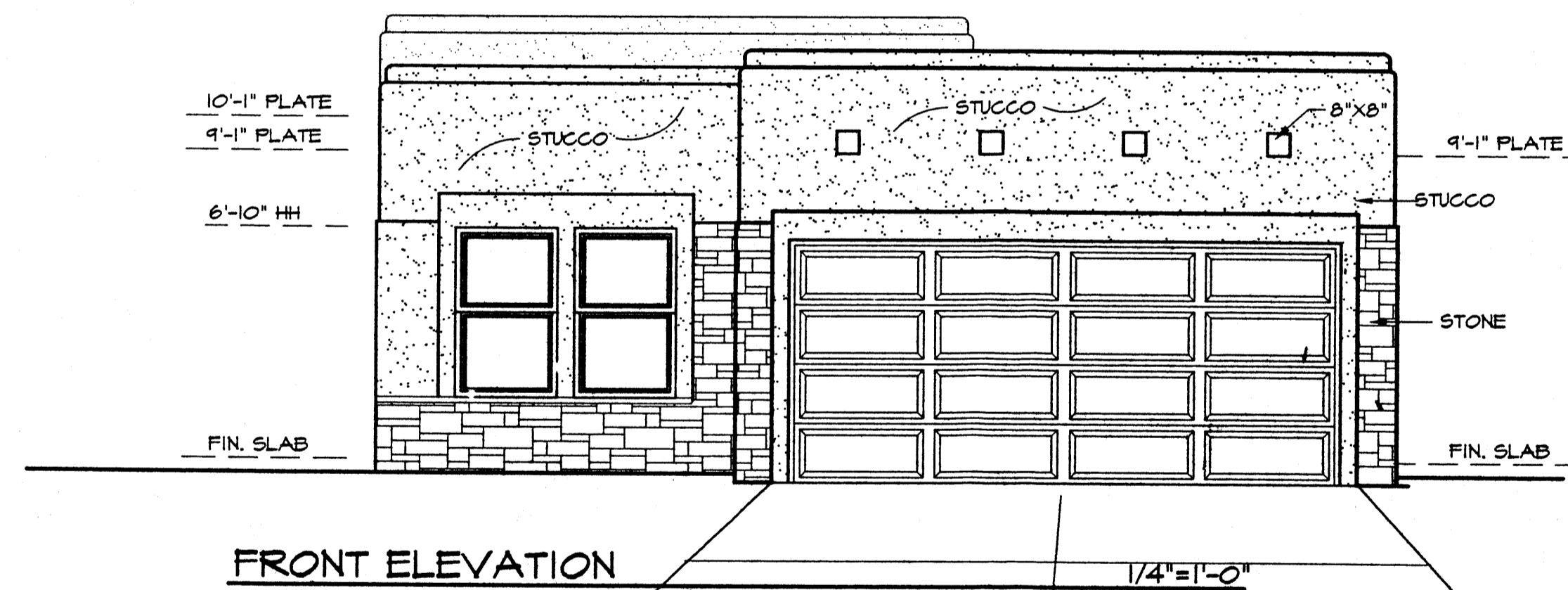
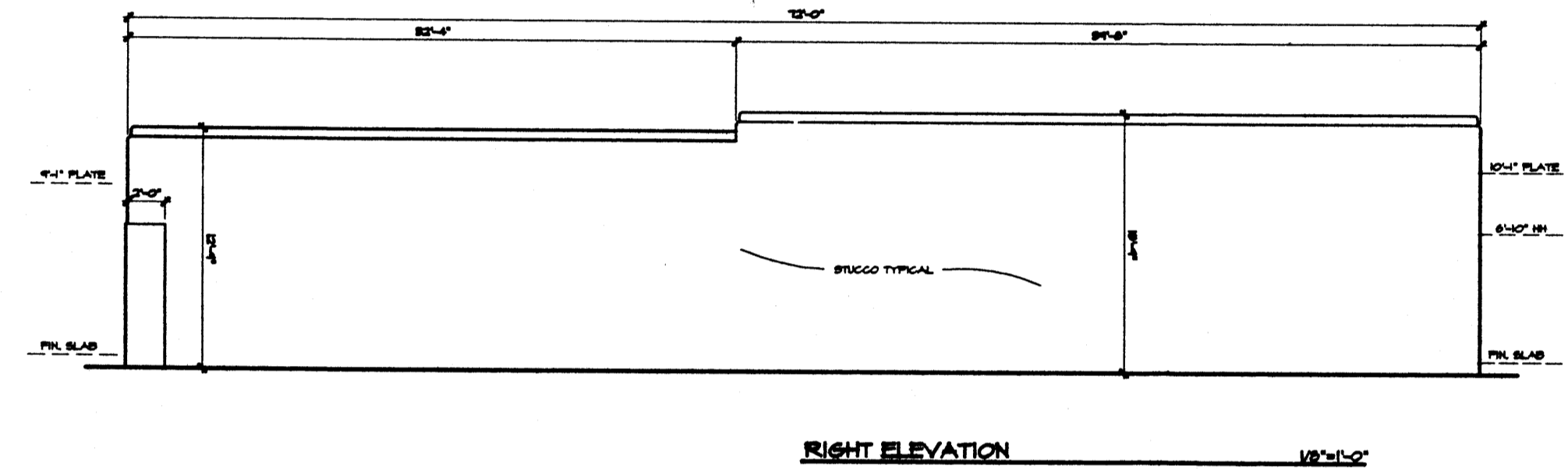
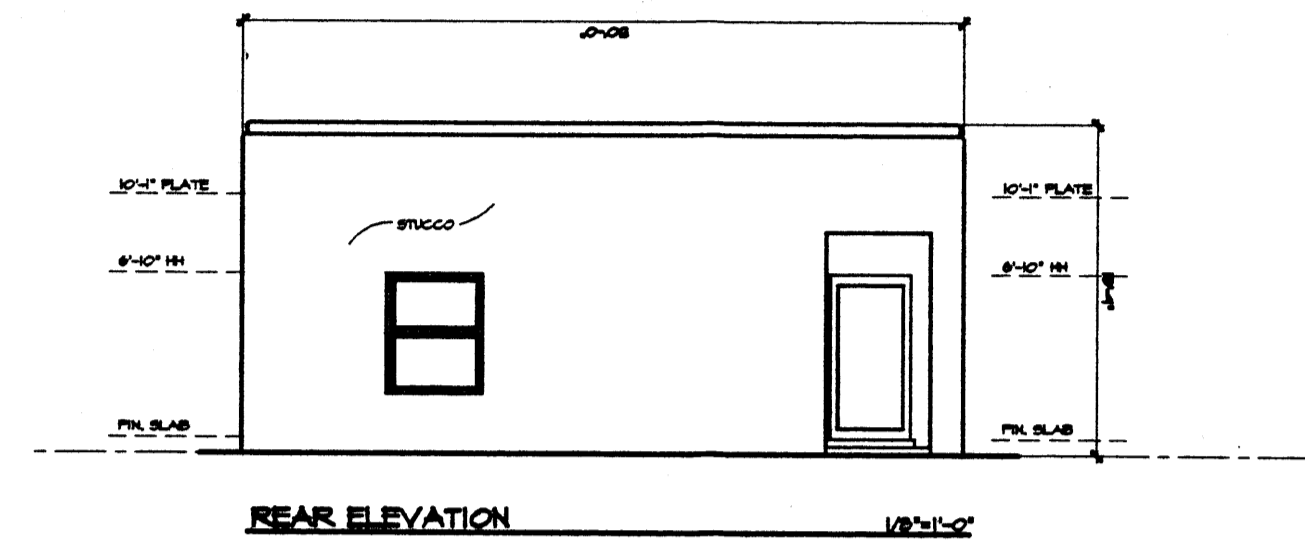
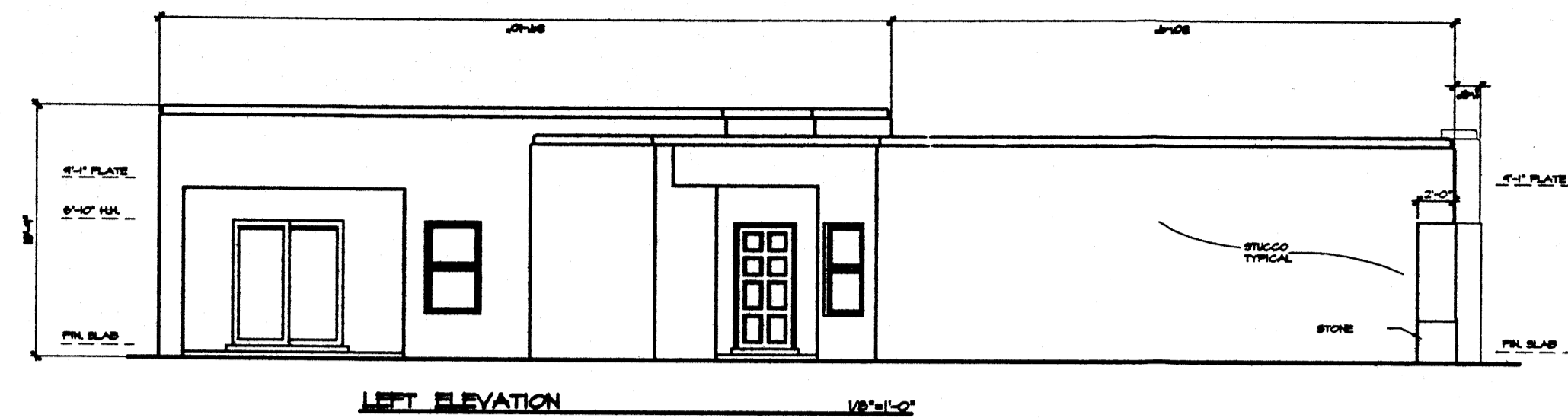
GENERAL NOTES

1. ALL A/C UNITS SHALL BE ON ROOF BEHIND STUCCO SCREEN WALL.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH STUCCO COLOR.
3. EXTERIOR TRIM AND FINISH DETAILS SHALL BE USED CONSISTENTLY FOR ALL ELEVATIONS NOT JUST THE FRONT.

MATERIAL NOTES

1. WINDOW & DOOR TRIM : W.C.D.F.
2. WINDOW & DOOR TYPES: VINYL
3. TYPICAL STUCCO COLOR: TORREAN, FUEBLO, SANDIA, SUEDE
4. EXTERIOR WOODWORK COLOR: NATURAL
5. EXTERIOR DOOR COLORS: TO MATCH STUCCO COLOR
6. EXTERIOR WINDOW COLORS: ALMOND
7. GARAGE DOOR COLORS: TO MATCH STUCCO COLOR
8. CHIMNEY COLORS: TO MATCH STUCCO COLOR

AREA	SF
HEATED	1513
GARAGE	505
COVERED PORCH	33
COVERED PATIO	76
TOTAL	2127



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 11111 Highway 101, Suite 110
 Albuquerque, NM 87110
 (505) 505-5700 (Fax) 505-505-0774
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REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS / FLOOR PLAN / SITE LAYOUT

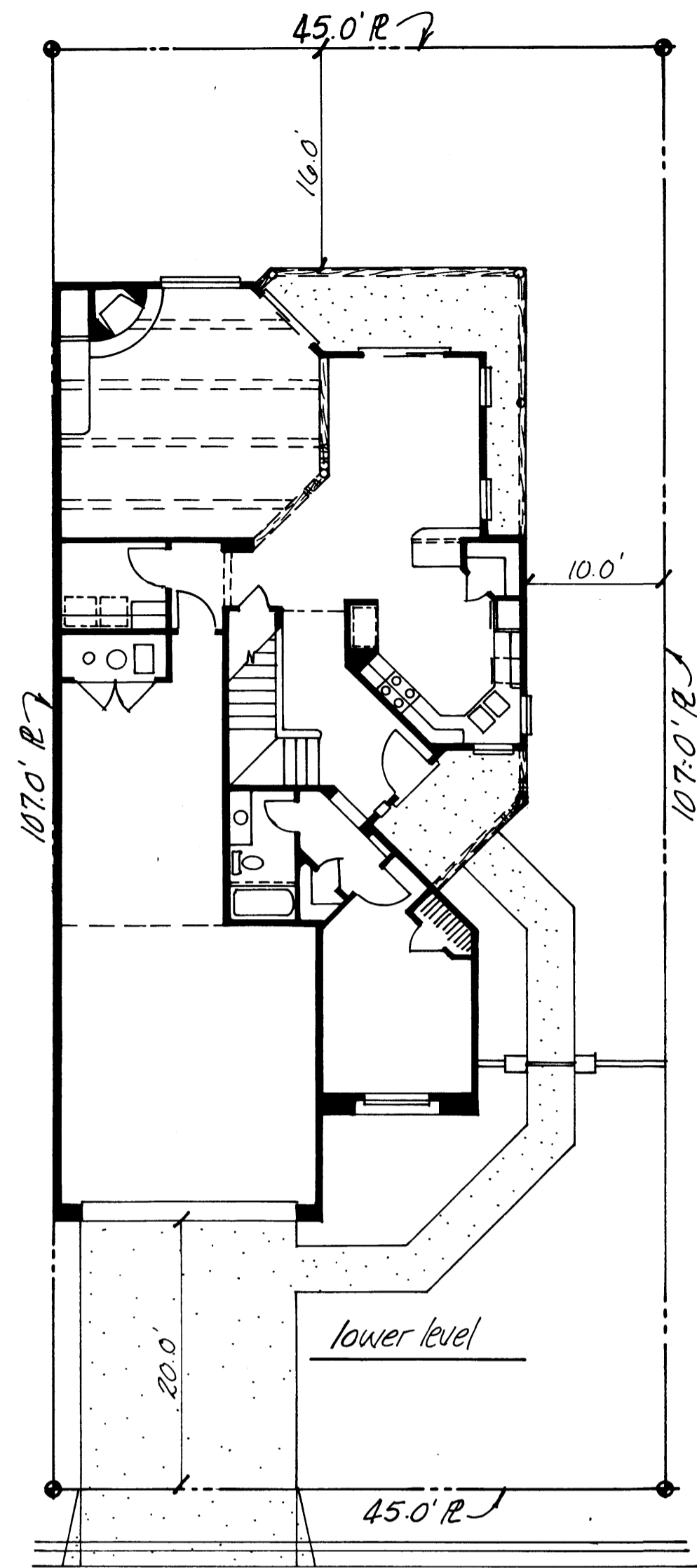
DATE: 1/9/02

PLAN: DR-1500-D

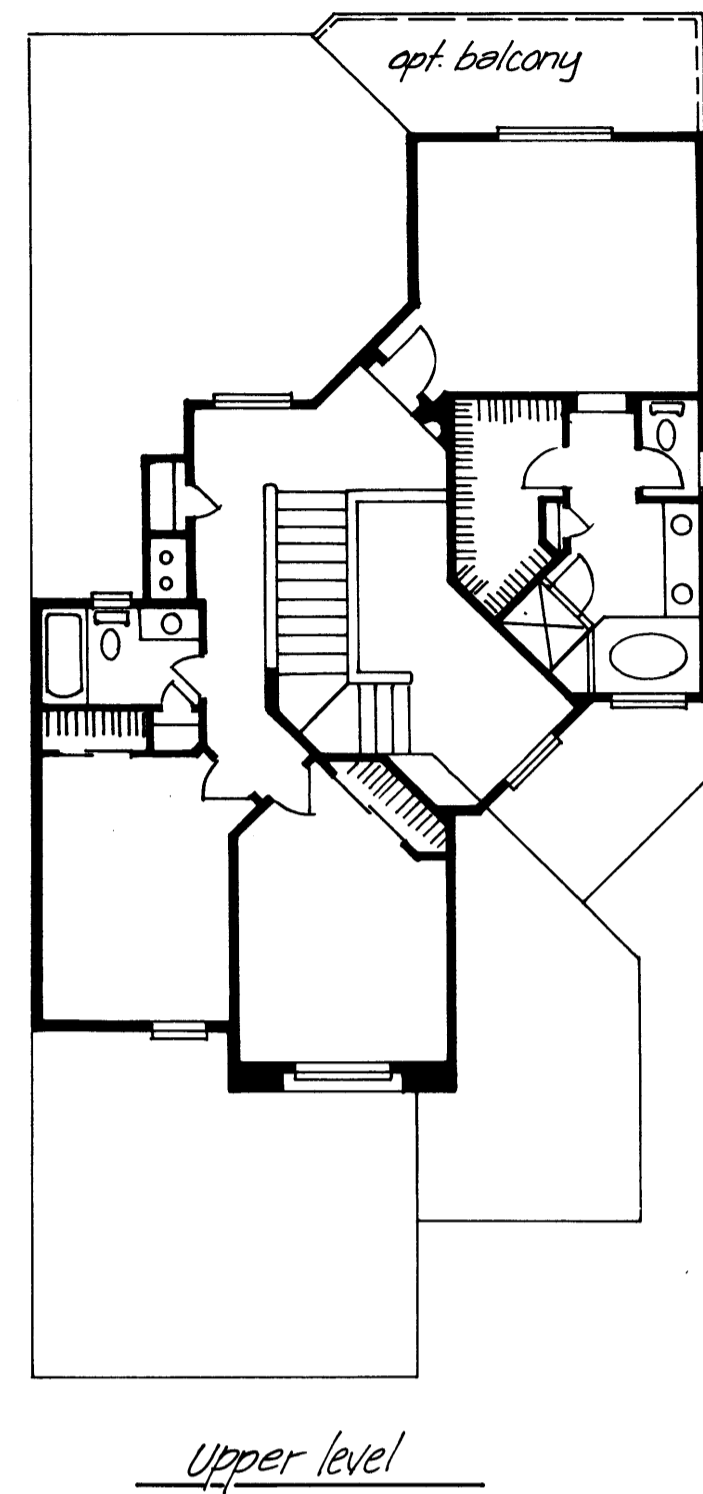
OVERALL: 35'-0" WIDTH, 72'-0" DEPTH

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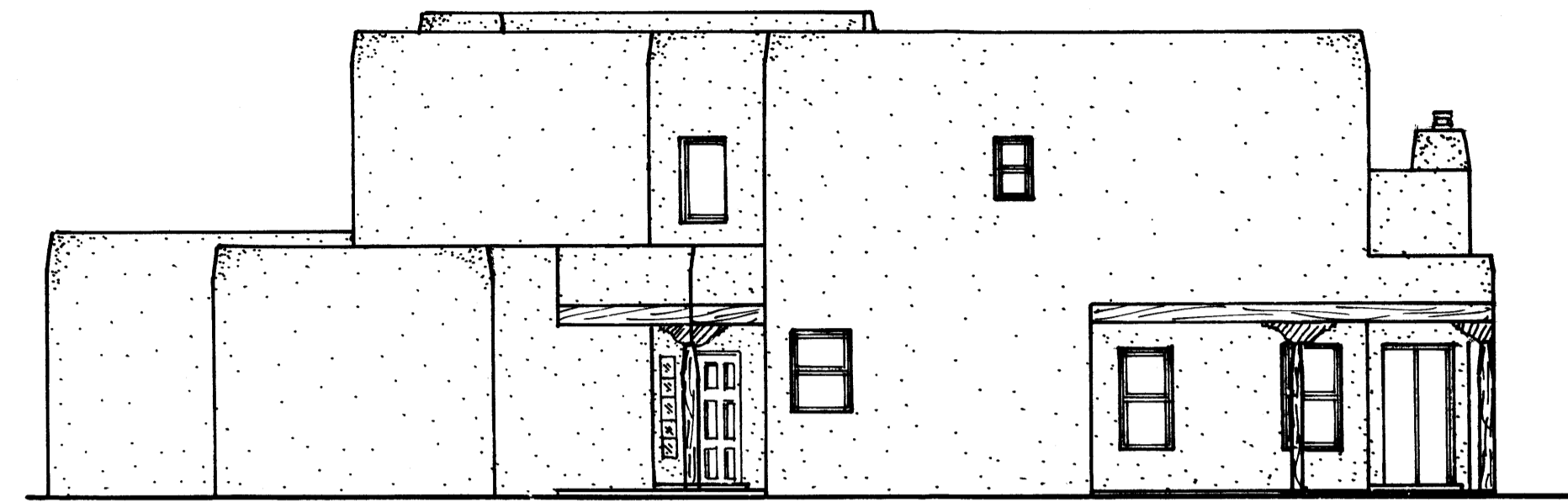
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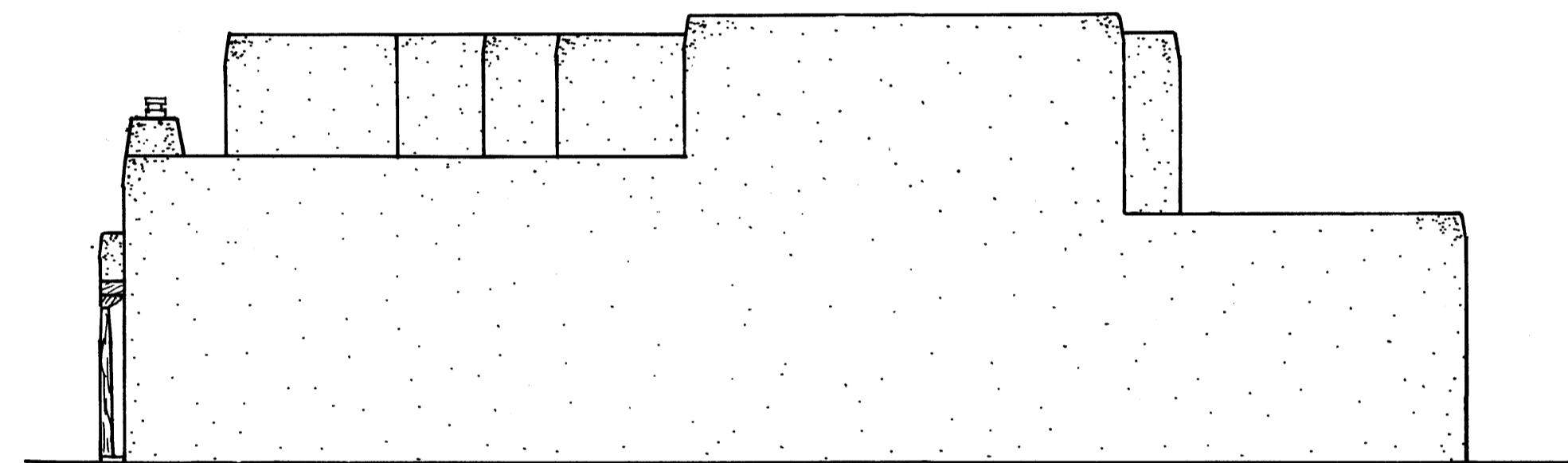
TYPICAL SITE PLAN
SCALE: 1" = 10'-0"



REAR ELEVATION sc: 1/8"=1'-0"



RIGHT ELEVATION sc: 1/8"=1'-0"



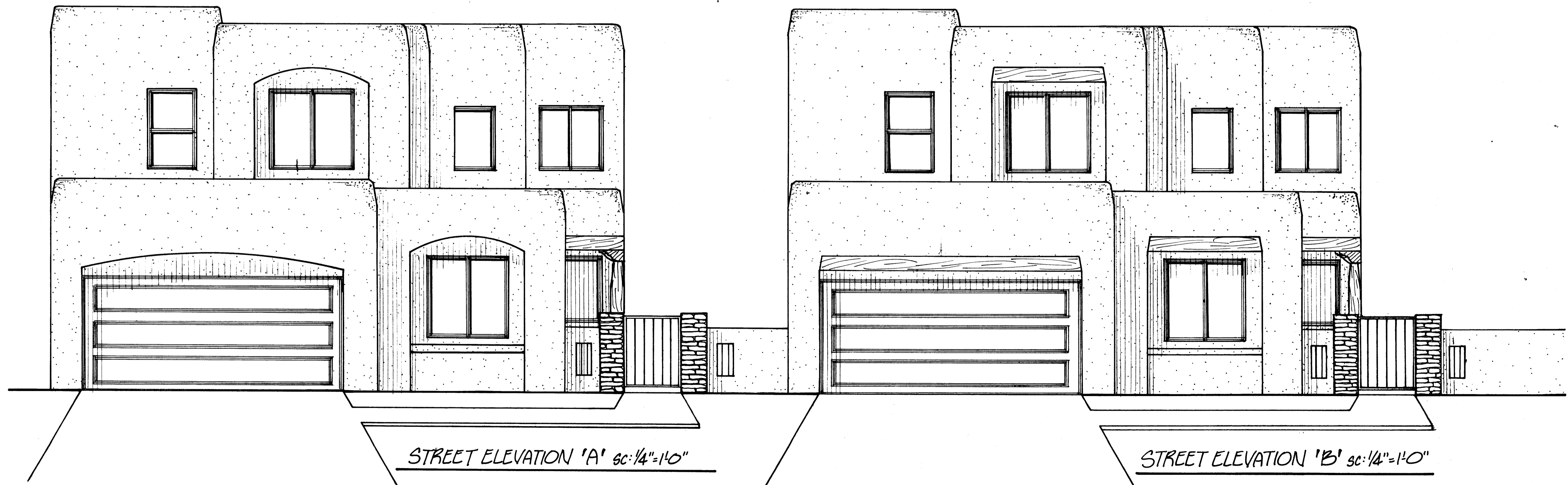
LEFT ELEVATION sc: 1/8"=1'-0"

GENERAL NOTES:

1. All A/C units shall be on roof behind Stucco screen wall
2. All roof vents shall be painted to match stucco color
3. Exterior trim & finish details shall be used consistently for all Elevations, not just the front

MATERIAL NOTES:

1. Window & Door trim (or headers): W.C.D.F.
2. Window & Door type: Vinyl
3. Typical stucco color: Torreon, Pueblo, sandia, Suede
4. Exterior wood work color: Natural
5. Exterior Door color: To match stucco color
6. Exterior window color: Almond
7. Garage door color: To match stucco color
8. Chimney color: To match stucco color



STREET ELEVATION 'A' sc: 1/4"=1'-0"

STREET ELEVATION 'B' sc: 1/4"=1'-0"

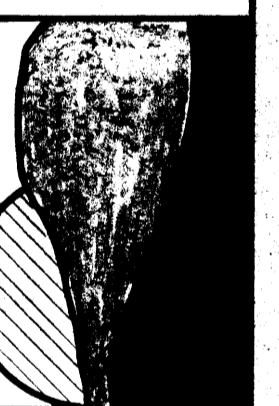
SHEET
60 OF 60

designed by:
CABBERN & HEPNER inc.
505-823-4543

SEDONA
date: November, 2011

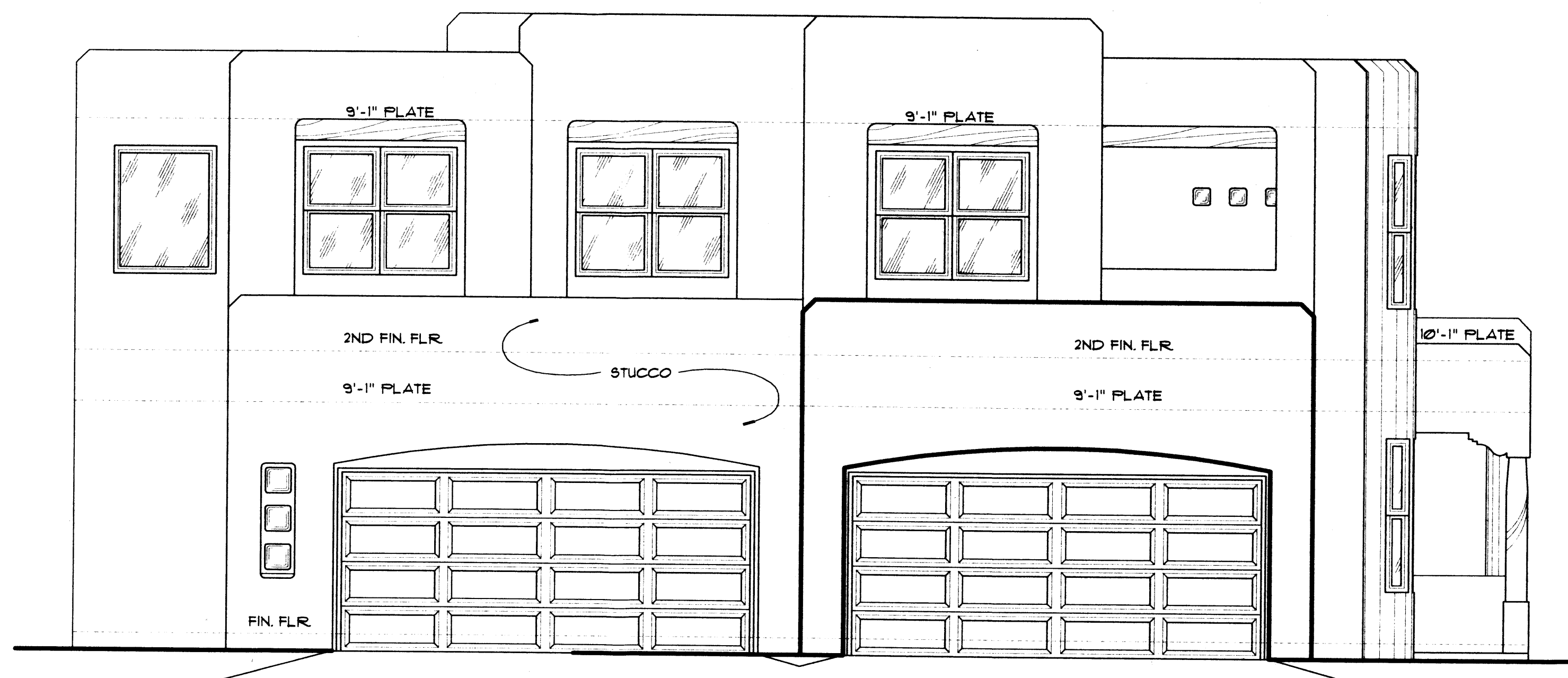
Scale: AS SHOWN

2301

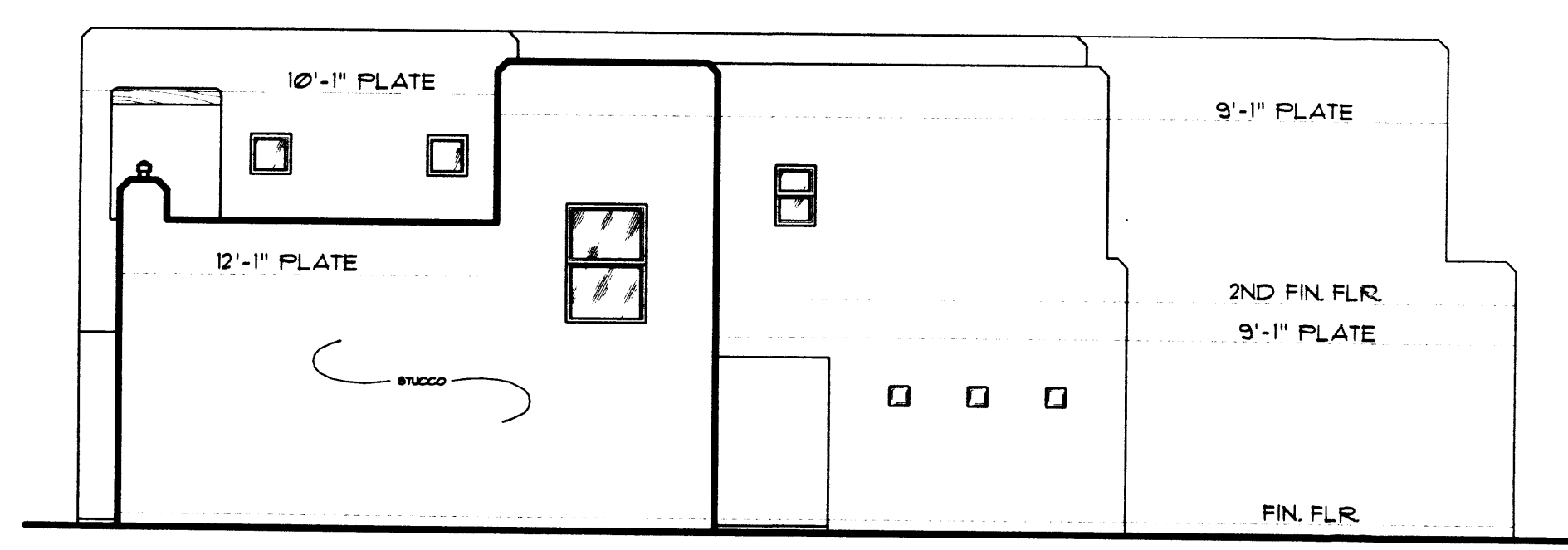
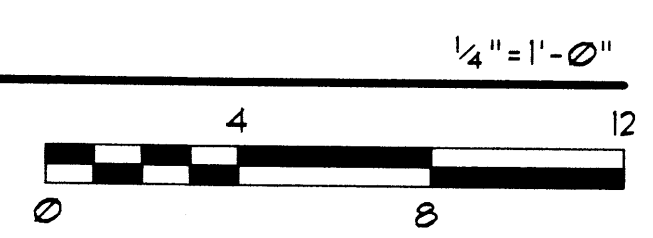


P.O. BOX 20148
Albuquerque, N.M. 87154
505-823-4543 WK
505-341-3213 WK

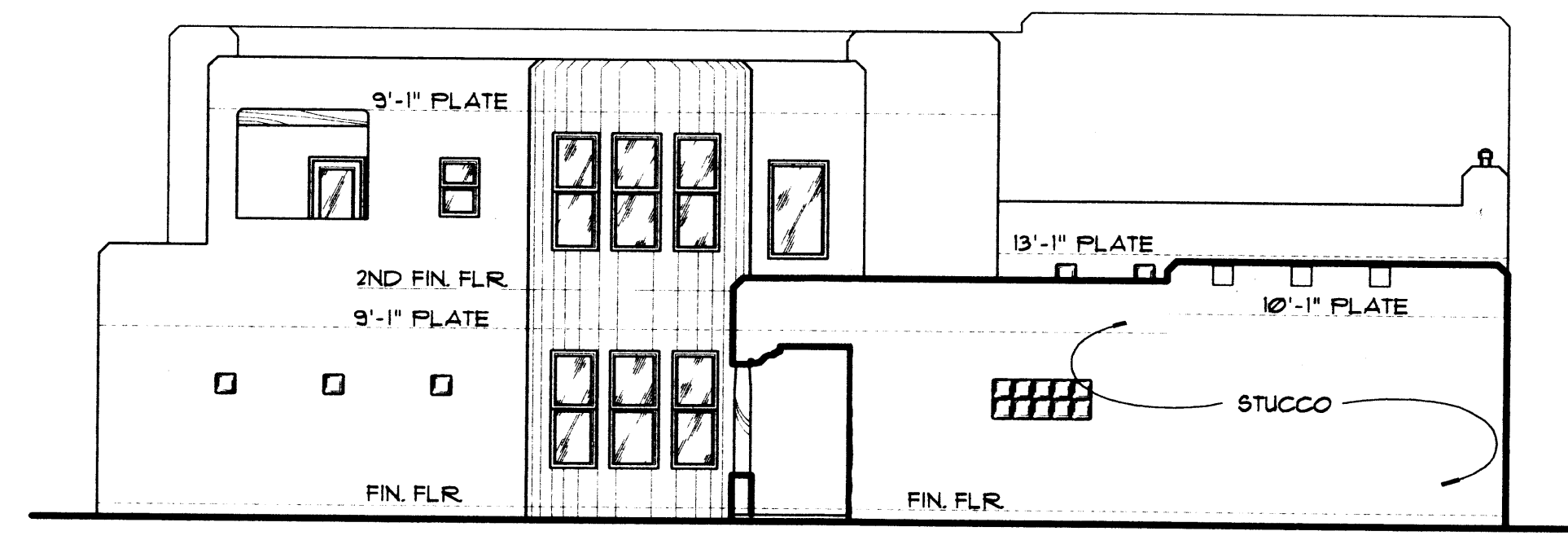
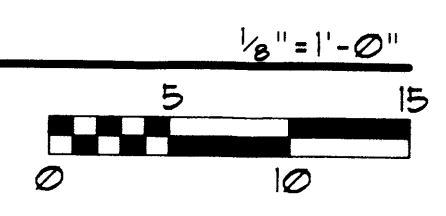
BUILT BY:
T.C. BUILDING inc.



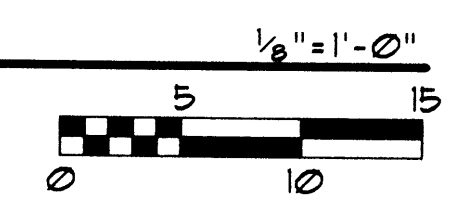
Front Elevation



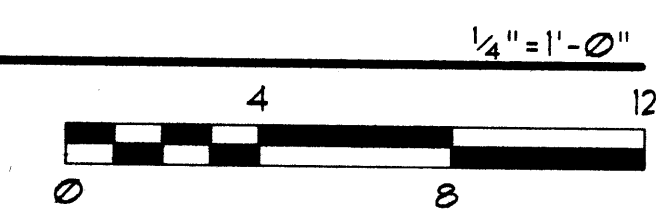
Left Elevation



Right Elevation



Rear Elevation



MATERIAL NOTES:

- 1. Window & Door Trim / Headers: W.C.D.F.
- 2. Window & Door Types: Vinyl
- 3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
- 4. Exterior Woodwork Color: Natural
- 5. Exterior Doors Color: To Match Stucco Color
- 6. Window Color: Almond
- 7. Garage Door Color: To Match Stucco Color
- 8. Chimney Color: To Match Stucco Color

GENERAL NOTES:

- 1. All A/C Units Shall Be On Roof Stucco Screen Wall.
- 2. All Roof Vents Shall Be Painted To Match Stucco Color.
- 3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.

REVISIONS
1/15/02

DATE DRAWN
7/16/02

ELEVATIONS

PISLOIS
 Construction Services
 12309 Collier Ct. N. Boca Raton, FL 33496
 Ph: 561-234-9166 Fax: 561-234-9166
 pislois@earthlink.net

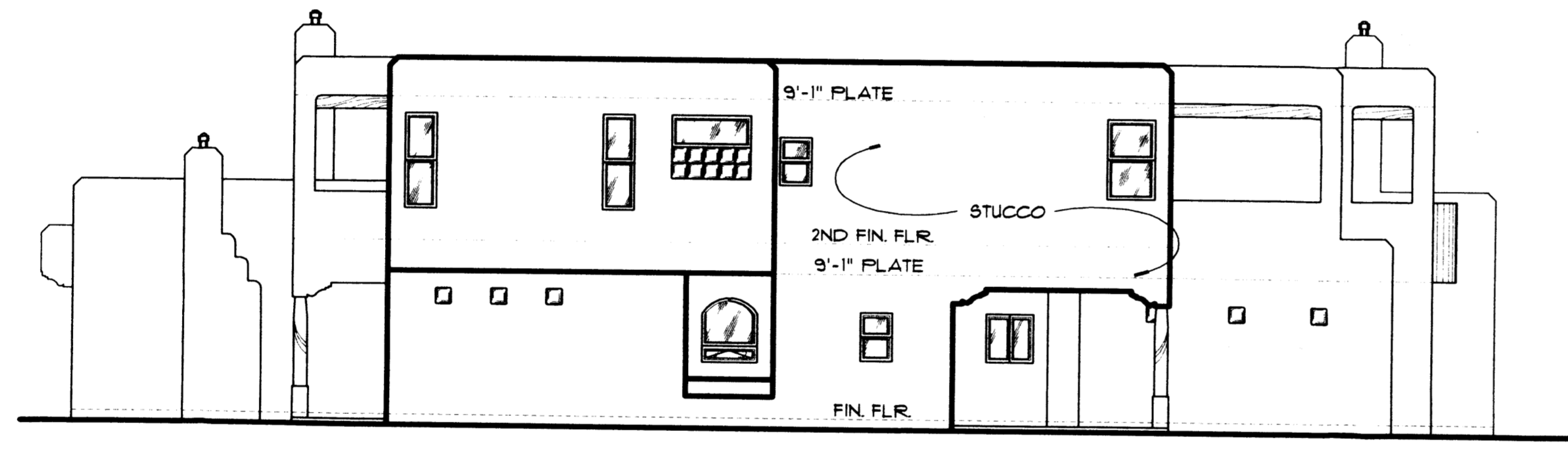
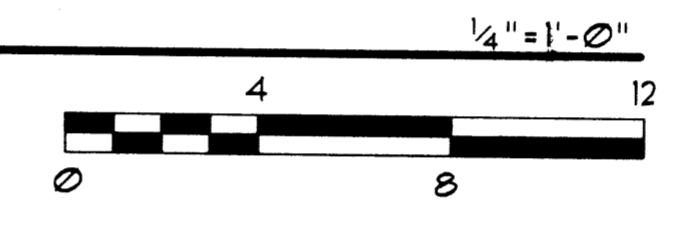
Unit C
 Desert Ridge Condominiums

TIARA HOMES, INC.
 6703 ACADEMY SUITE A
 ALBUQUERQUE, NEW MEXICO 87109
 PH: (505) 858-8008 FAX: (505) 822-0734

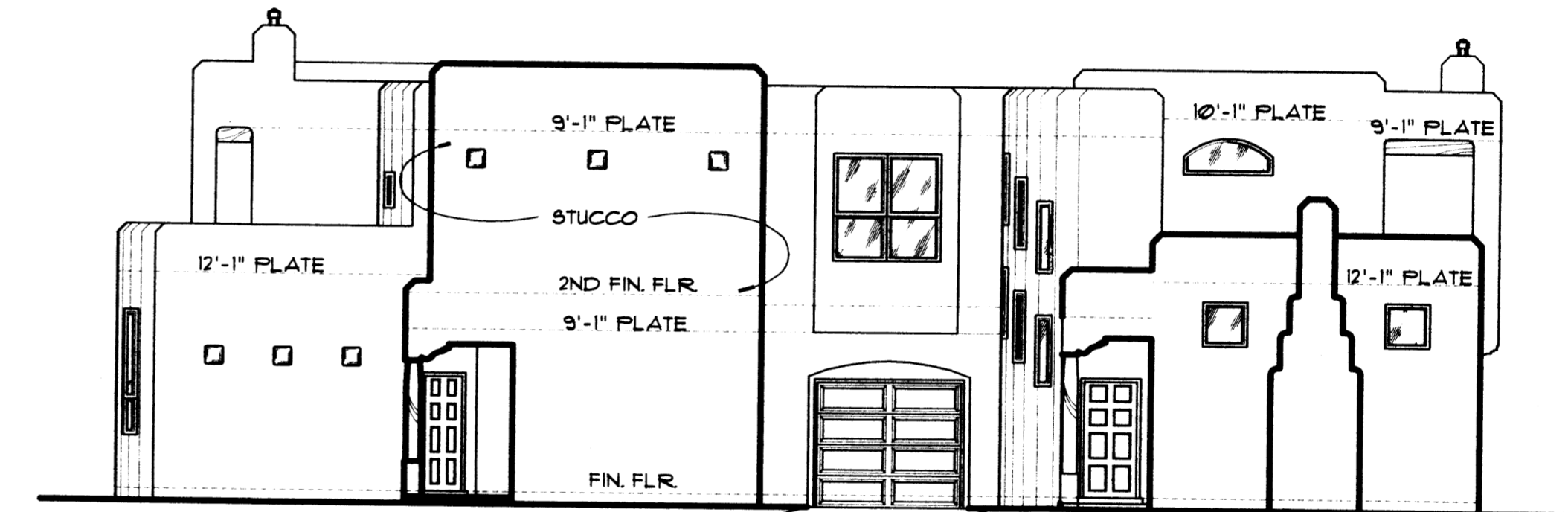
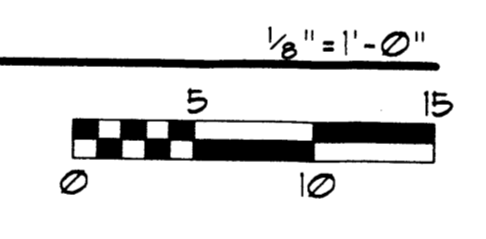
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29



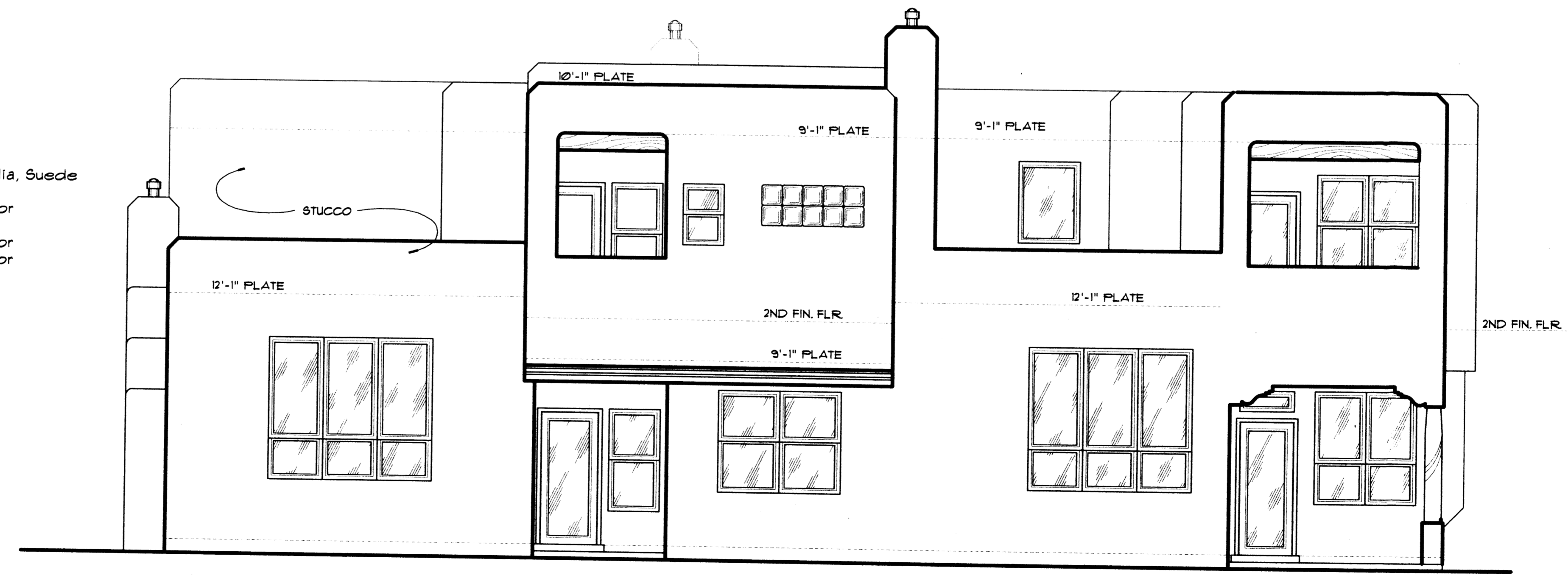
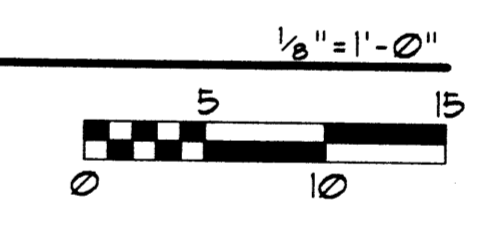
Front Elevation



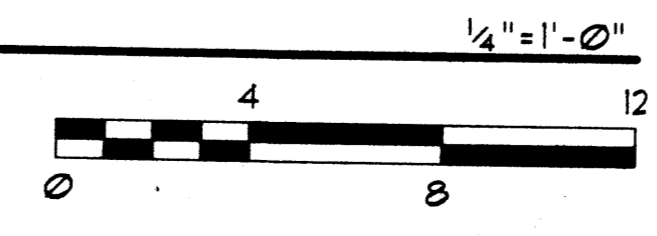
Left Elevation



Right Elevation



Rear Elevation



MATERIAL NOTES:

1. Window & Door Trim / Headers: WCDF.
2. Window & Door Types: Vinyl
3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
4. Exterior Woodwork Color: Natural
5. Exterior Doors Color: To Match Stucco Color
6. Window Color: Almond
7. Garage Door Color: To Match Stucco Color
8. Chimney Color: To Match Stucco Color

GENERAL NOTES:

1. All A/C Units Shall Be On Roof Stucco Screen Wall.
2. All Roof Vents Shall Be Painted To Match Stucco Color.
3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.

REVISIONS
7/12/02
7/12/02

DATE	7/16/02
DRAWN	

ELEVATIONS

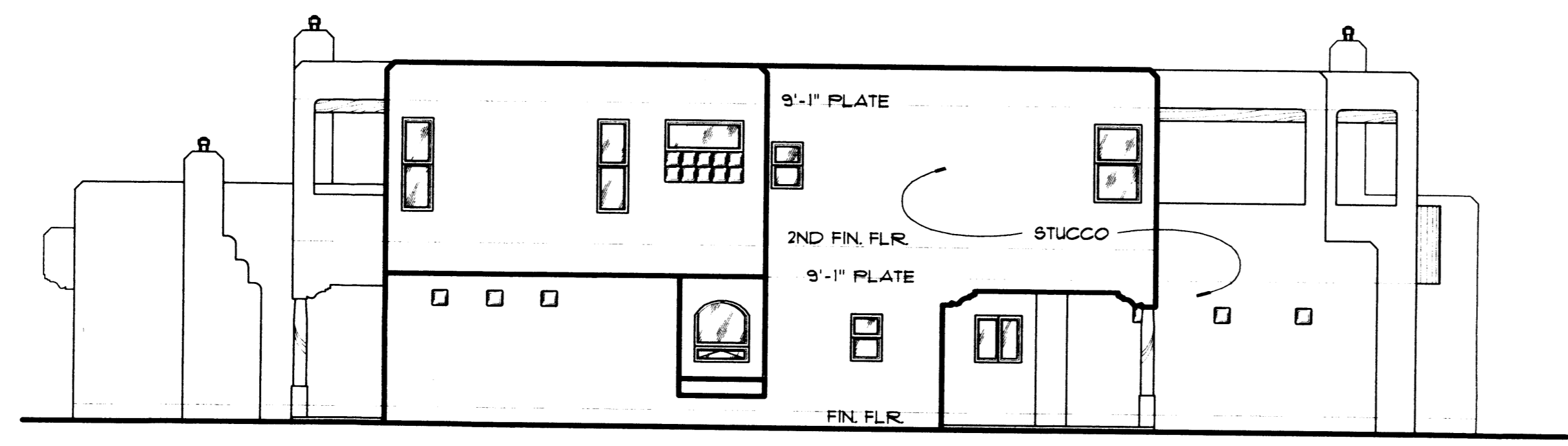
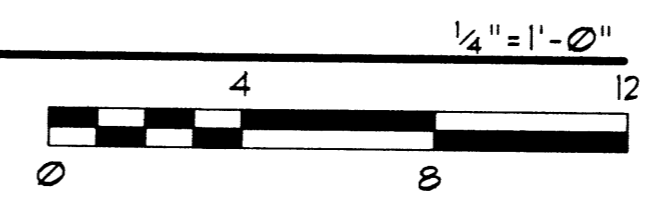
P. S. H. O. L. S.
 Computer Aided Drafting
 Chris Mullins
 1228 Collier Ct. NE Albuquerque, NM 87112
 Ph: 505-738-3588 Fax: 505-734-9166
 psh@earthlink.com

Unit B
 Desert Ridge Condominiums

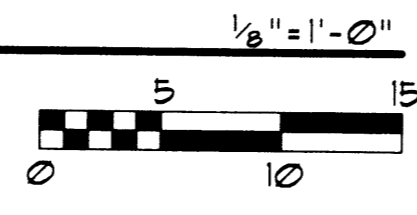
TIARA HOMES, INC.
 6703 ACADEMY SUITE A
 ALBUQUERQUE, NEW MEXICO 87109
 PH: (505) 858-8308 FAX: (505) 822-0794



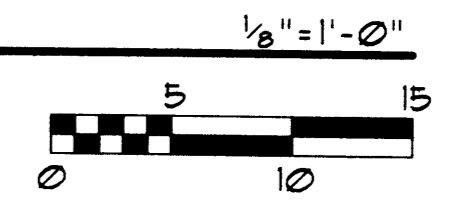
Front Elevation



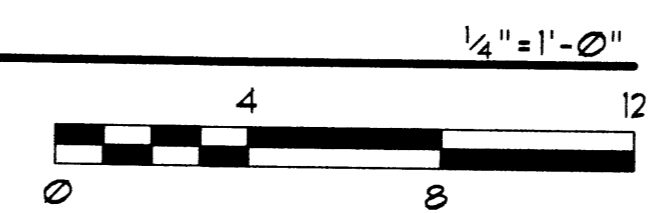
Left Elevation



Right Elevation



Rear Elevation



- MATERIAL NOTES:**
1. Window & Door Trim / Headers: WCDF.
 2. Window & Door Types: Vinyl
 3. Typical Stucco Color: Torreon, Pueblo, Sandia, Suede
 4. Exterior Woodwork Color: Natural
 5. Exterior Doors Color: To Match Stucco Color
 6. Window Color: Almond
 7. Garage Door Color: To Match Stucco Color
 8. Chimney Color: To Match Stucco Color

- GENERAL NOTES:**
1. All A/C Units Shall Be On Roof Stucco Screen Wall.
 2. All Roof Vents Shall Be Painted To Match Stucco Color.
 3. Exterior Trim And Finish Details Shall Be Used Consistently For All Elevations, Not Just The Front.

REVISIONS
1/6/02
1/16/02
1/18/02

DATE DRAWN
7/16/02

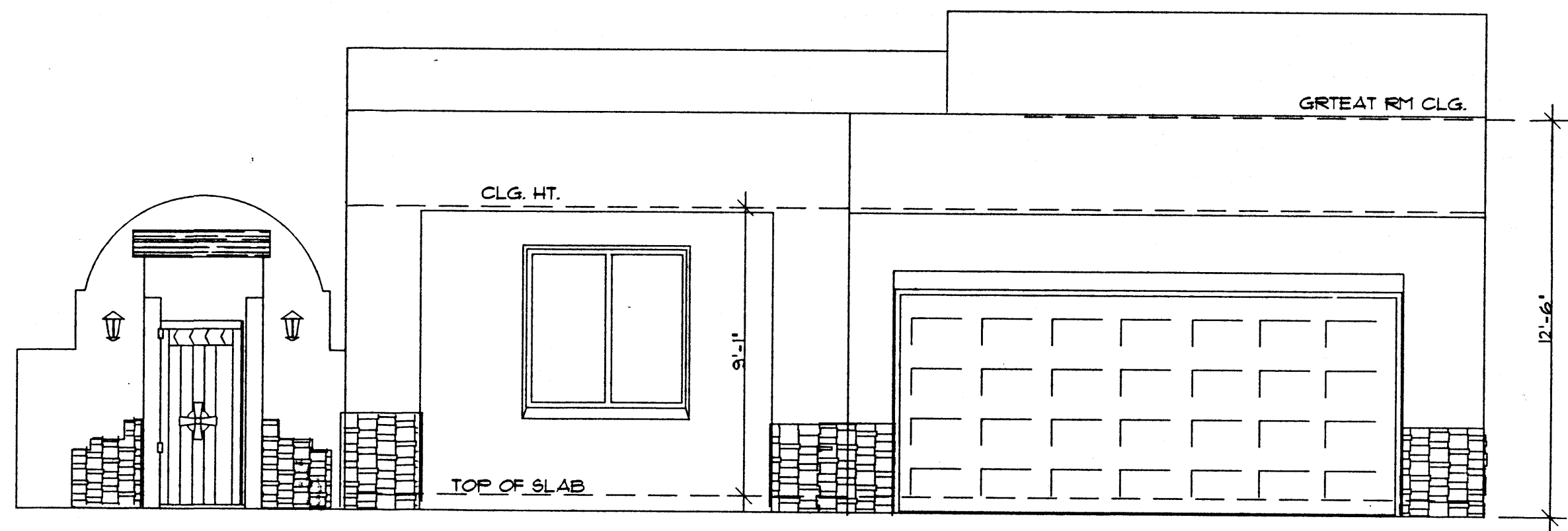
ELEVATIONS

PISIOLO'S
Commercial & Residential Drafting
Chris Mullins
12208 Collier Ct. NE Albuquerque, NM 87112
Ph: 505-239-5968 Fax: 505-234-9166
pisio@earthlink.net

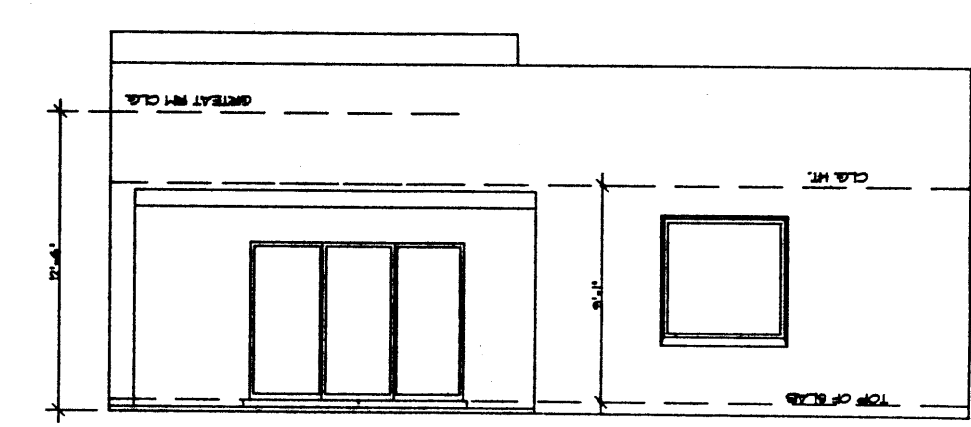
Unit - A
Desert Ridge Condominiums

TIARA HOMES, INC.
6703 ACADEMY SUITE A
ALBUQUERQUE, NEW MEXICO 87109
PH: (505) 858-8308 FAX: (505) 822-0794

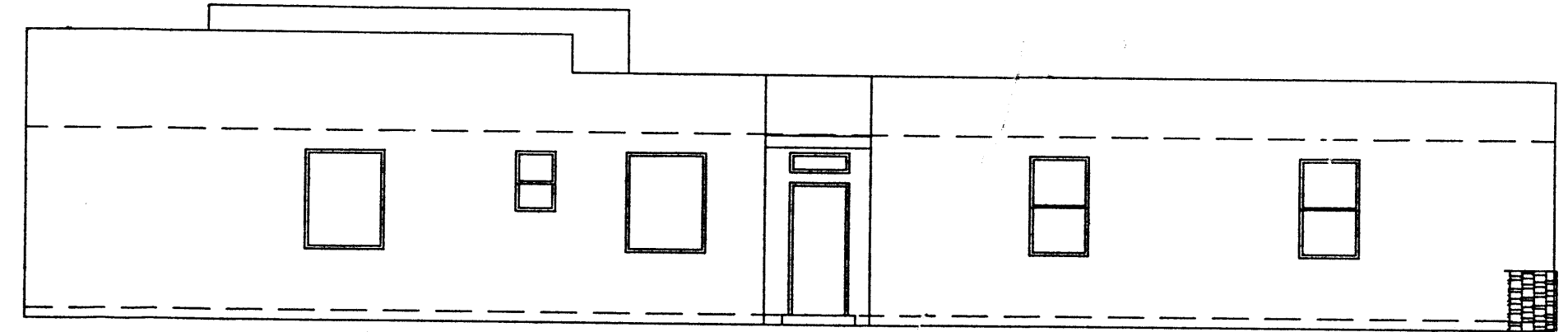
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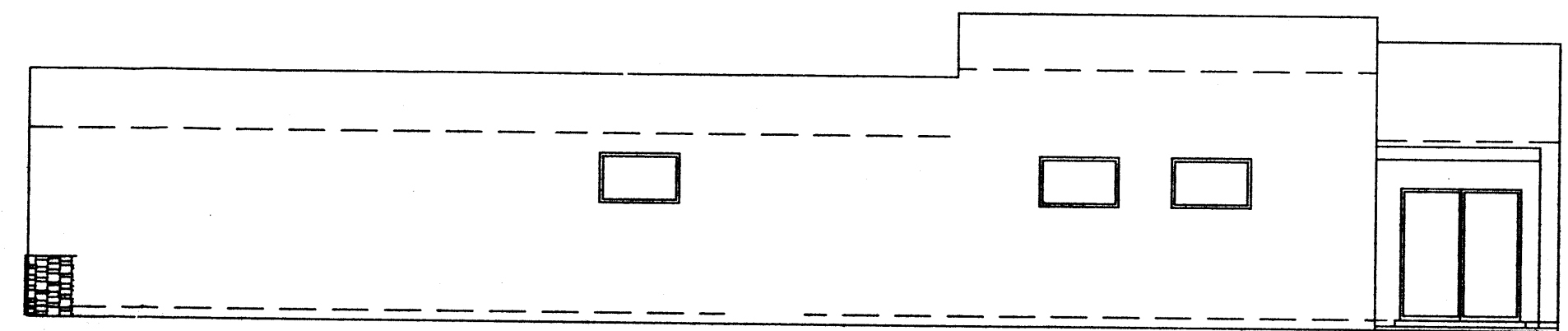
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



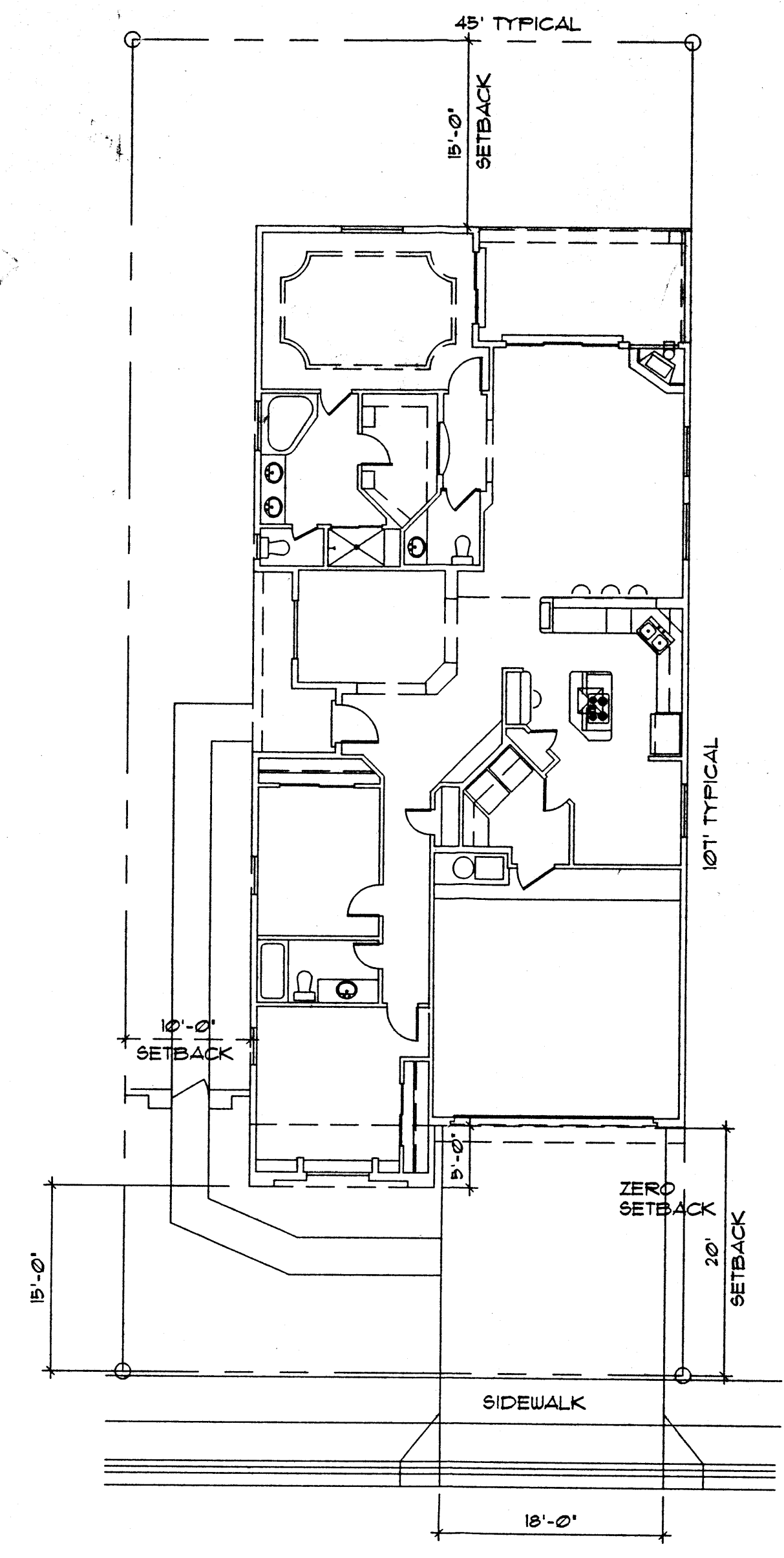
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



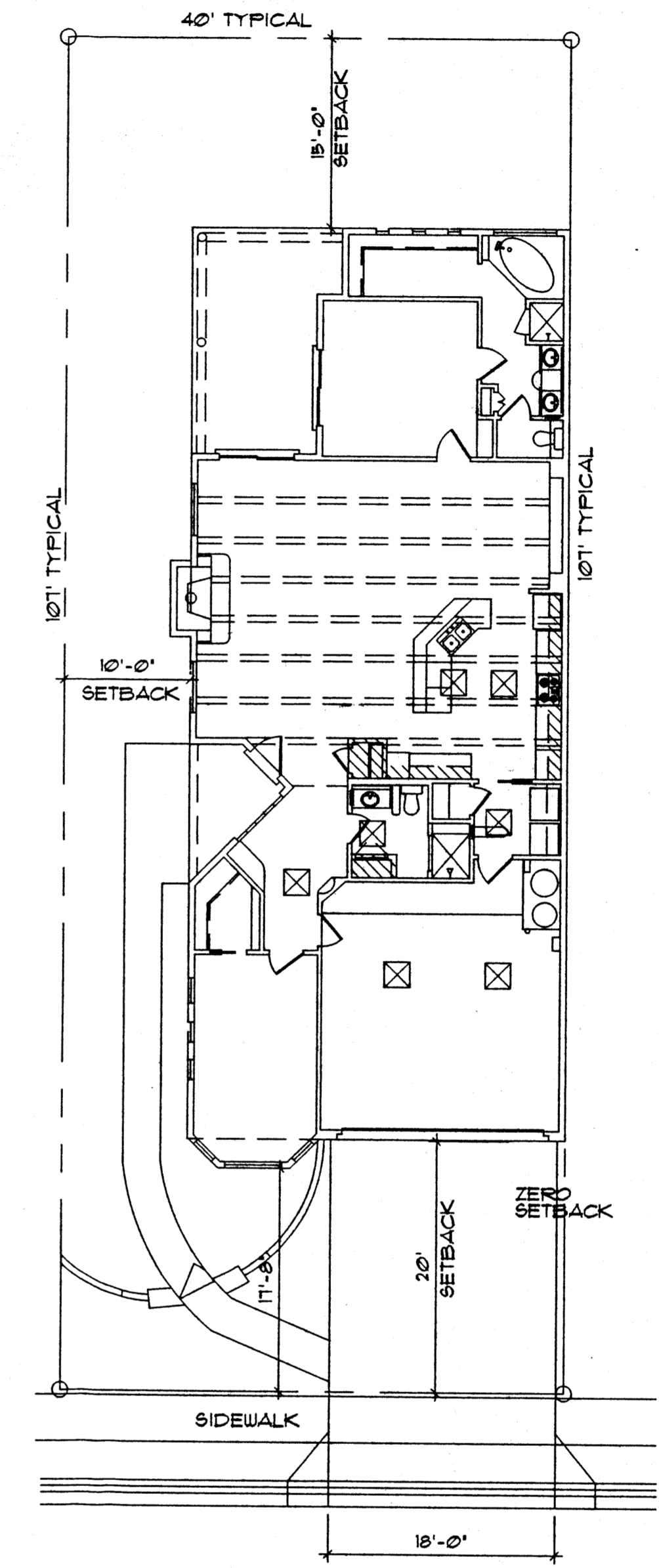
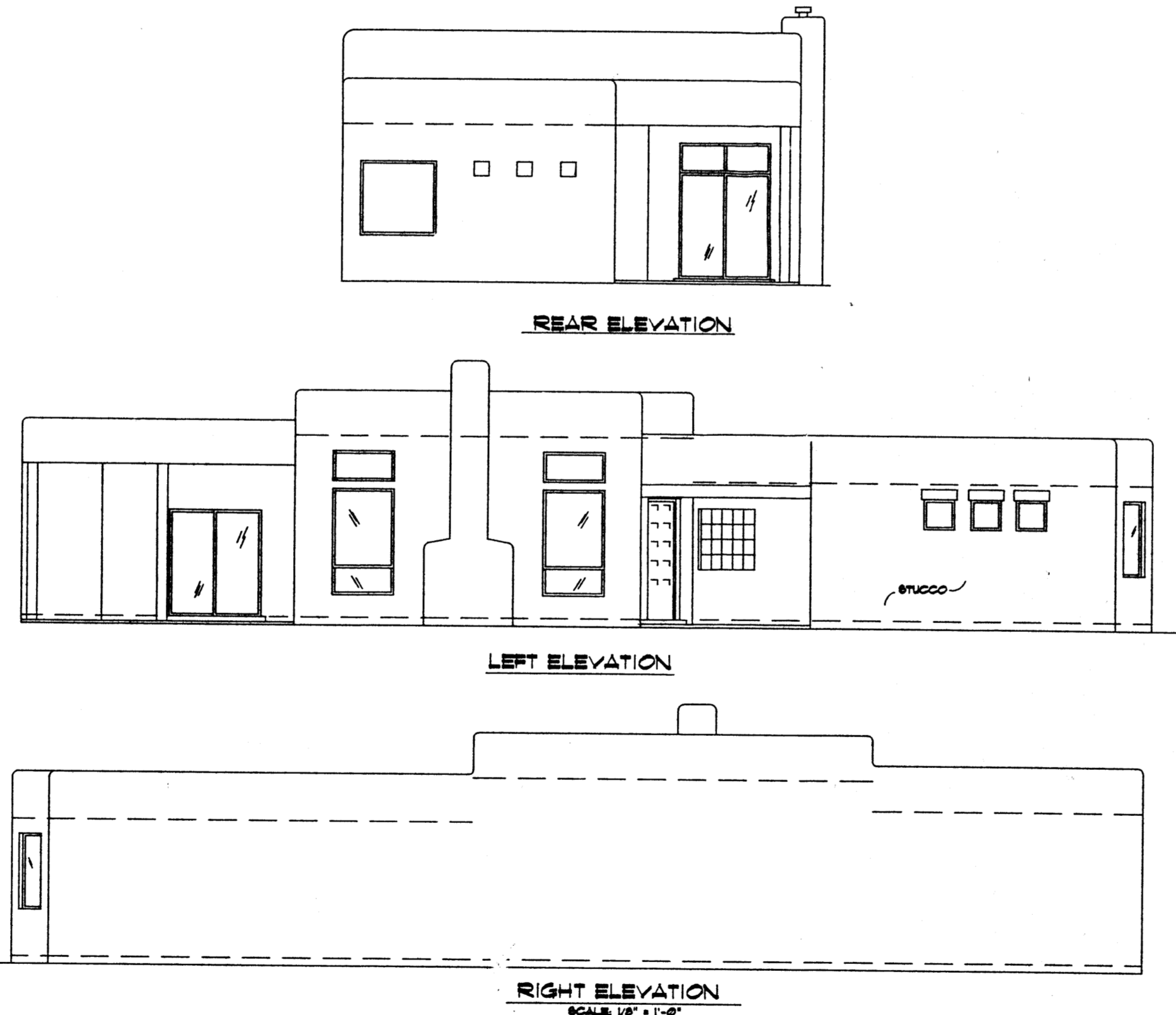
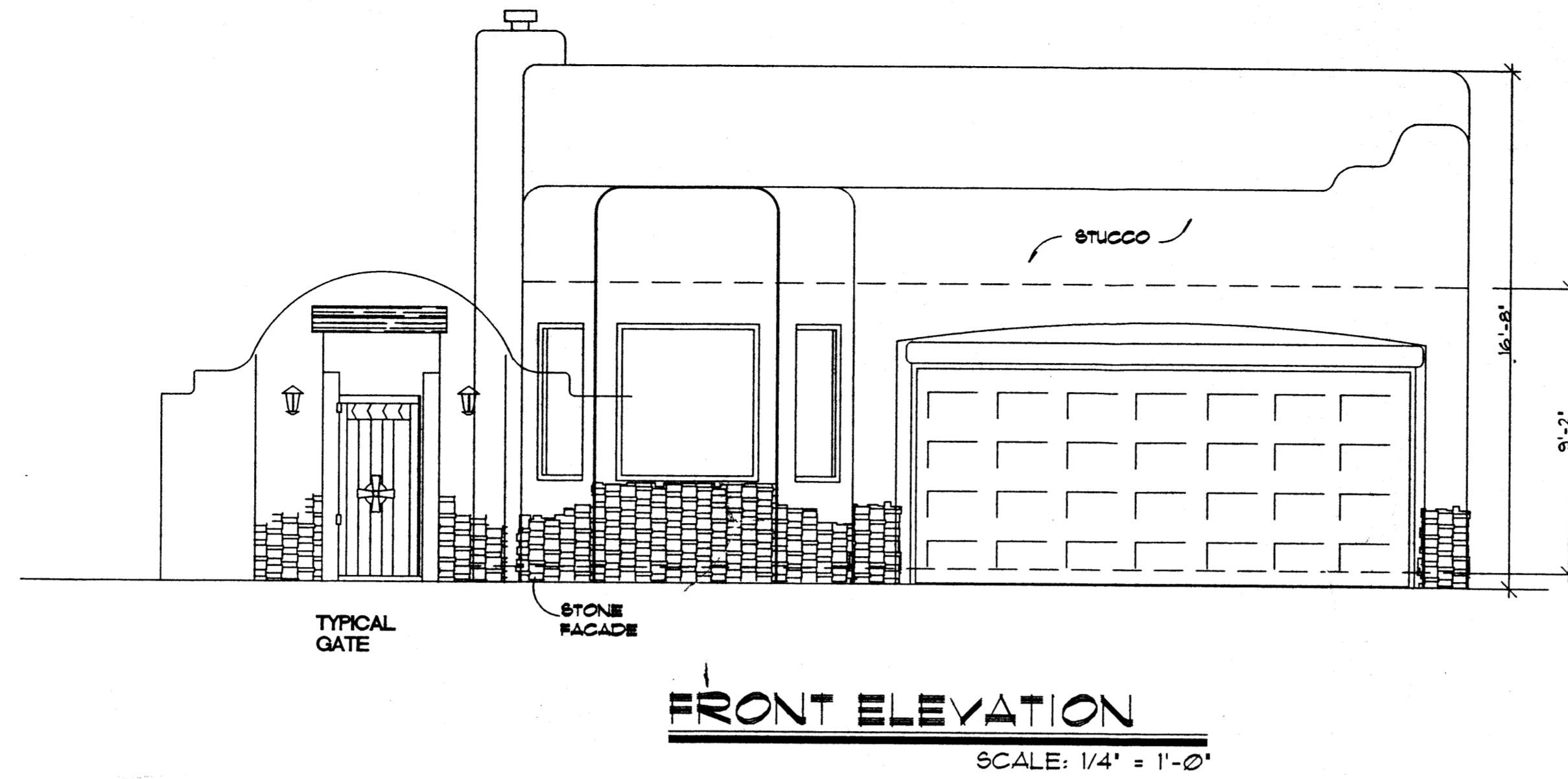
SITE PLAN
SCALE: 1" = 10'-0"

PLAN NAAT
1943 S.F.

- GENERAL NOTES:**
1. ALL HEATING AND COOLING EQUIPMENT SHALL BE GROUND MOUNTED OR ROOF MOUNTED BEHIND PARAPET NOT VISIBLE FROM STREET.
 2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

MATERIAL NOTES:

	TYPE	COLOR
WINDOWS	VINYL OR WOOD METAL CLAD	ALMOND COLOR
DOORS	WOOD OR METAL CLAD	
STUCCO		SANDIA, FUEBLO, SUEDE, TORREAN
EXTERIOR WOODWORK		STAINED NATURAL
EXTERIOR DOOR COLORS		PAINTED TO MATCH STUCCO
GARAGE DOORS		PAINTED TO MATCH STUCCO
CHIMNEY		PAINTED TO MATCH STUCCO



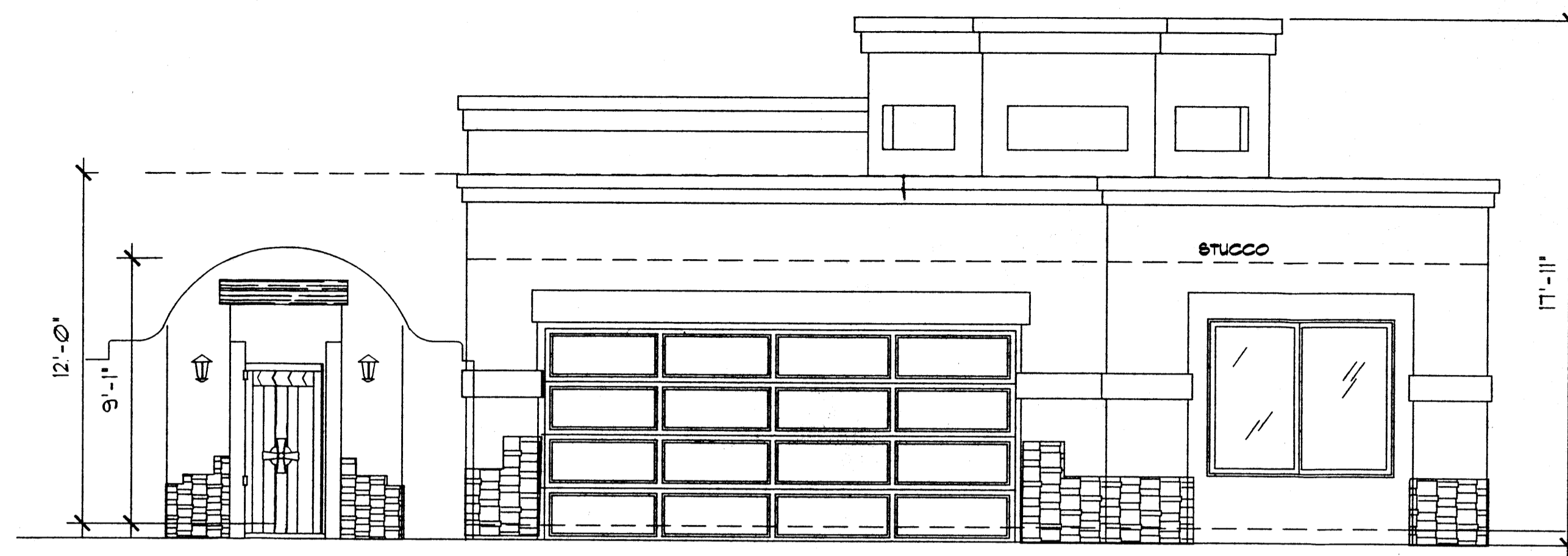
SITE PLAN
SCALE: 1" = 20'-0"

PLAN NAA6
1533 SF.

- GENERAL NOTES:**
1. ALL HEATING AND COOLING EQUIPMENT SHALL BE GROUND MOUNTED OR ROOF MOUNTED BEHIND PARAPET NOT VISIBLE FROM STREET.
 2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

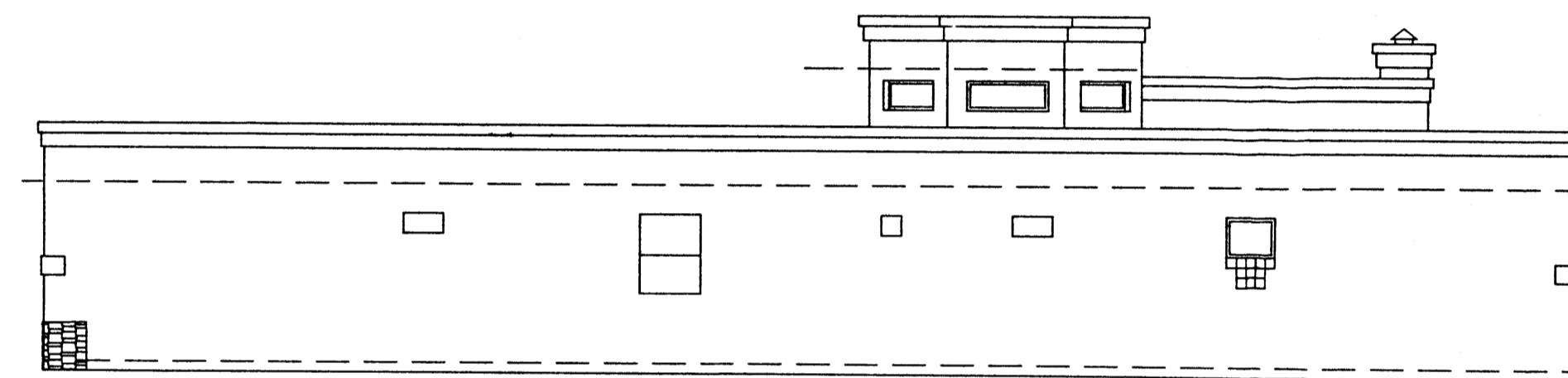
MATERIAL NOTES:

	TYPE	COLOR
WINDOWS	VINYL OR WOOD METAL CLAD	ALMOND COLOR
DOORS	WOOD OR METAL CLAD	
STUCCO		SANDIA, PUEBLO, SUEDE, TORREAN
EXTERIOR WOODWORK		STAINED NATURAL
EXTERIOR DOOR COLORS		PAINTED TO MATCH STUCCO
GARAGE DOORS		PAINTED TO MATCH STUCCO
CHIMNEY		PAINTED TO MATCH STUCCO



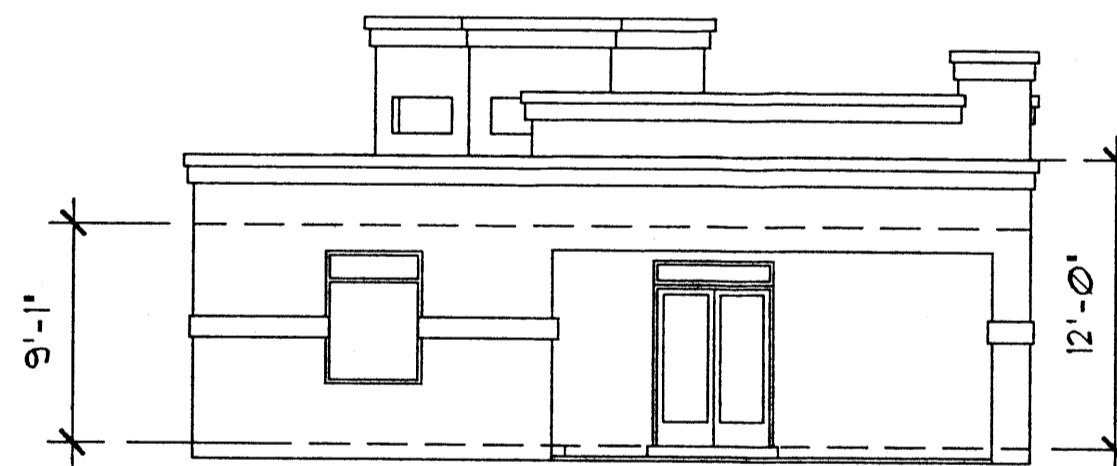
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



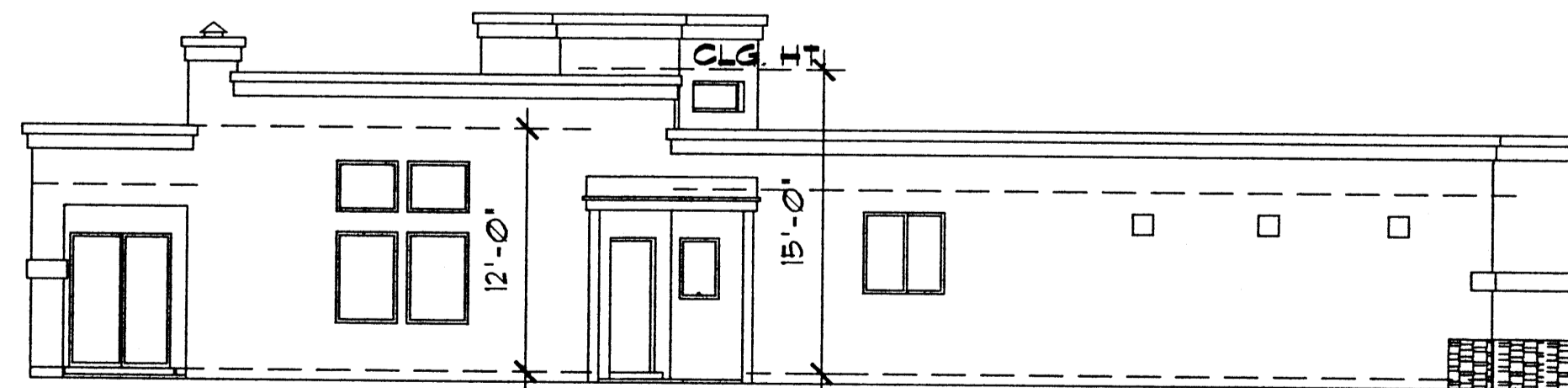
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



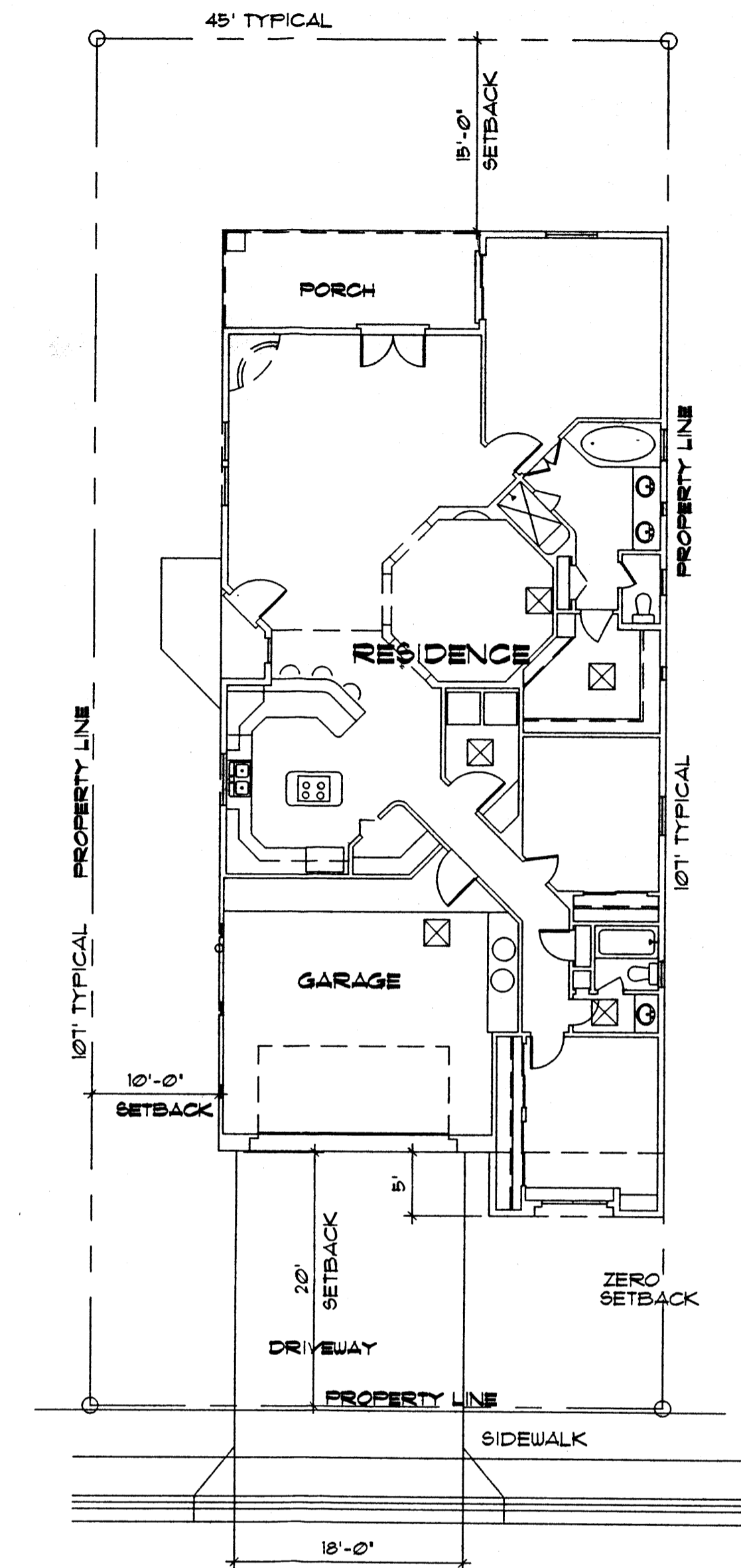
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 10'-0"

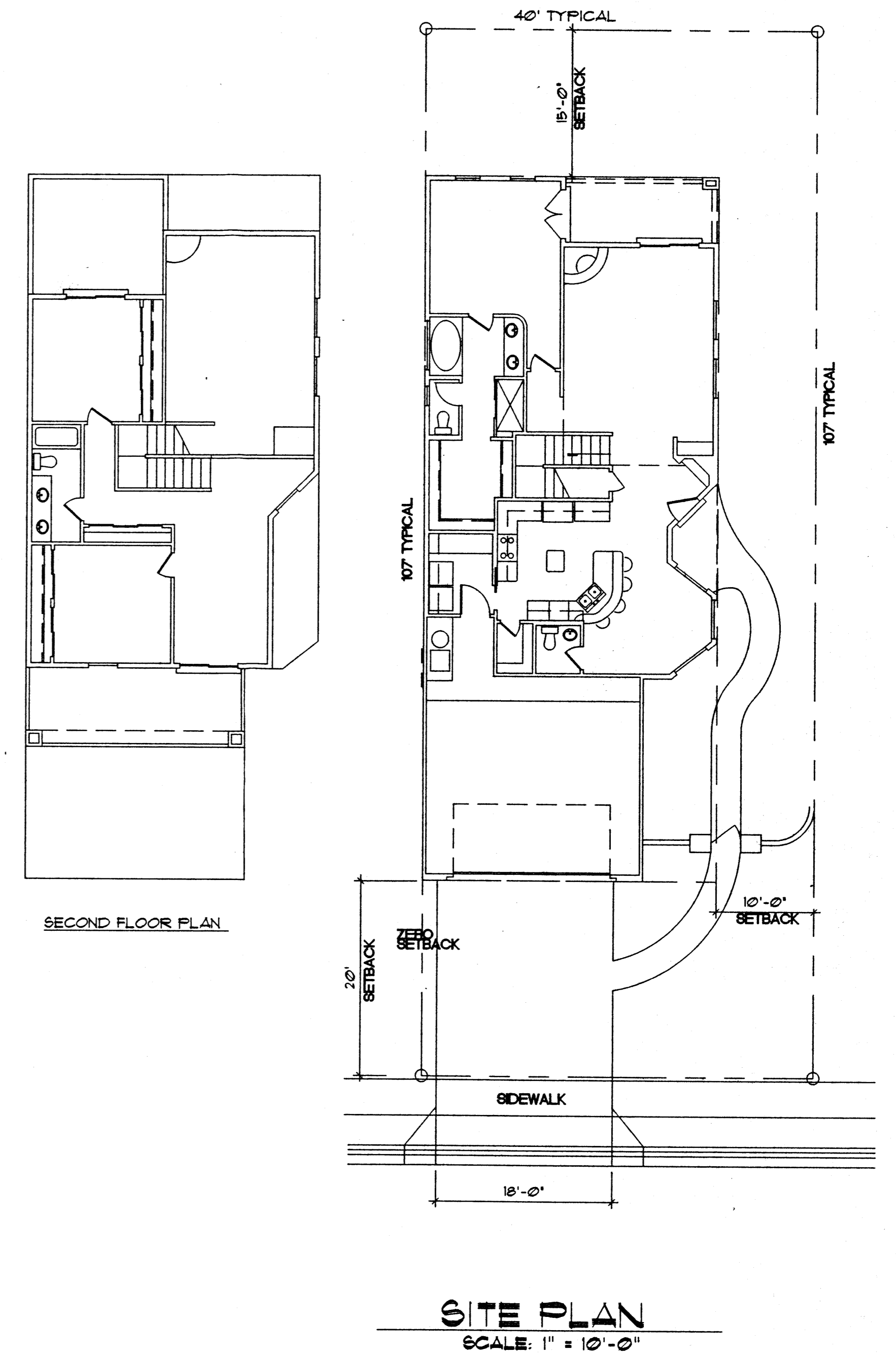
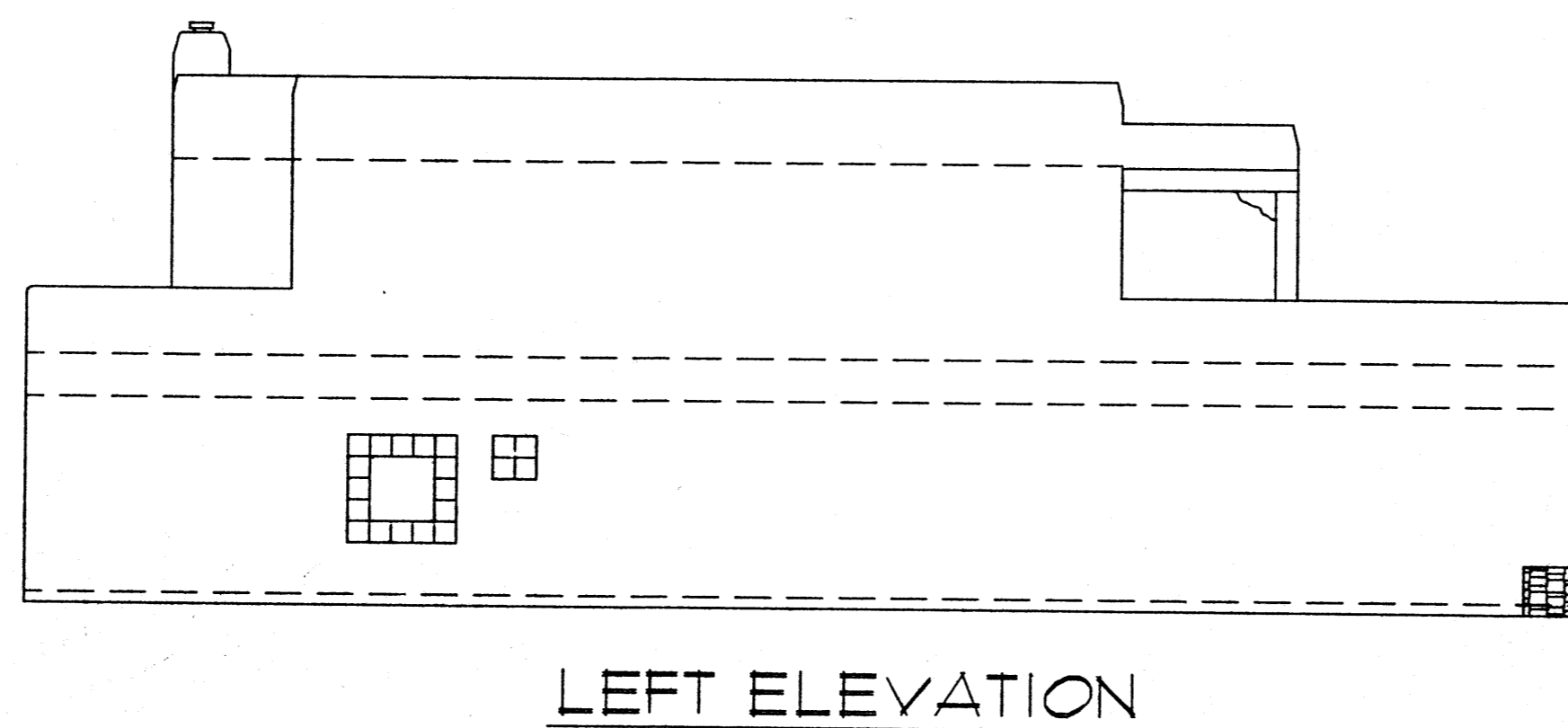
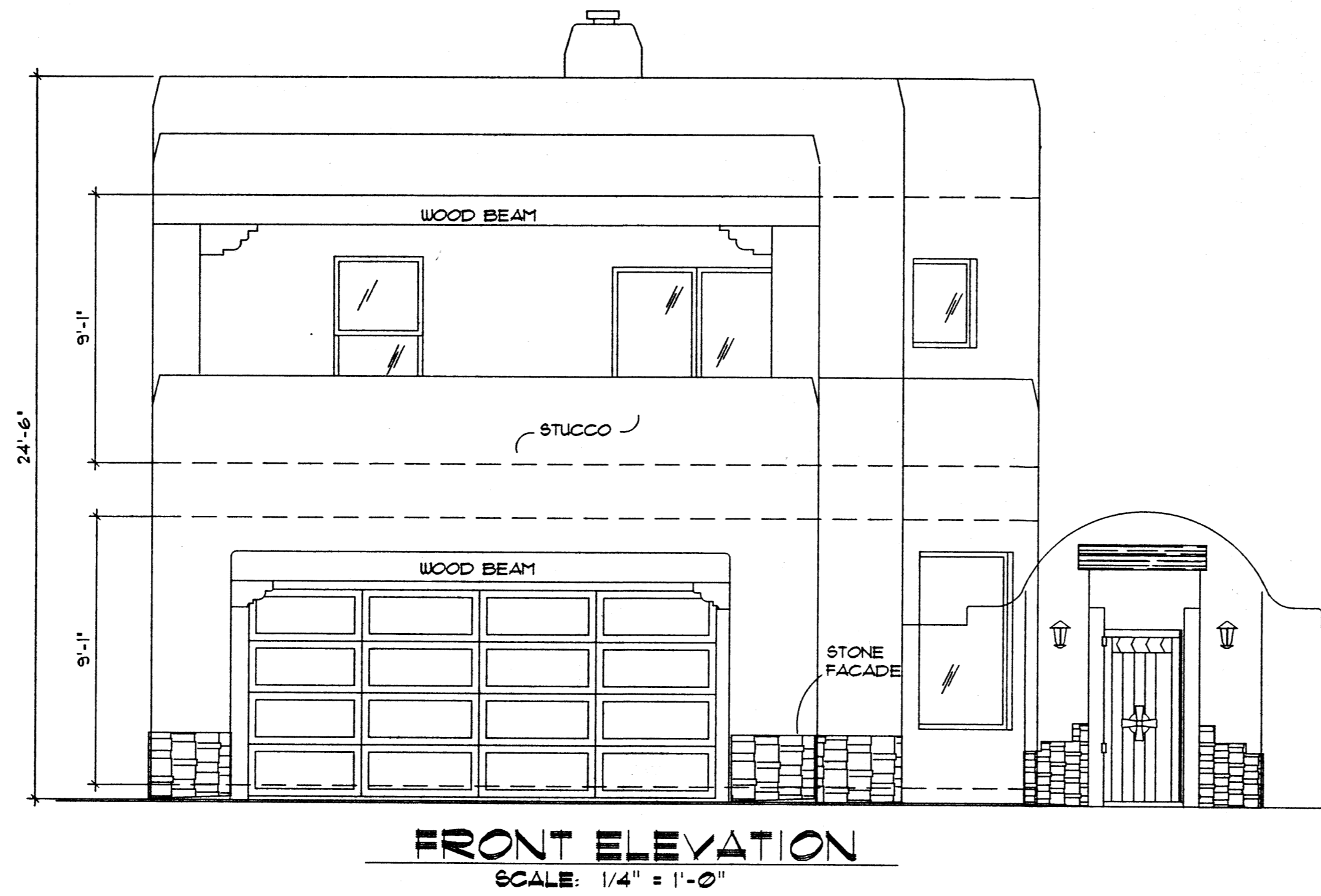
PLAN NAA4
1,934 SF.

GENERAL NOTES:

1. ALL HEATING AND COOLING EQUIPMENT SHALL BE GROUND MOUNTED OR ROOF MOUNTED BEHIND PARAPET NOT VISIBLE FROM STREET.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

MATERIAL NOTES:

	TYPE	COLOR
WINDOWS	VINYL OR WOOD METAL CLAD	ALMOND COLOR
DOORS	WOOD OR METAL CLAD	
STUCCO		SANDIA, PUEBLO, SUEDE, TORREAN
EXTERIOR WOODWORK		STAINED NATURAL
EXTERIOR DOOR COLORS		PAINTED TO MATCH STUCCO
GARAGE DOORS		PAINTED TO MATCH STUCCO
CHIPNEY		PAINTED TO MATCH STUCCO



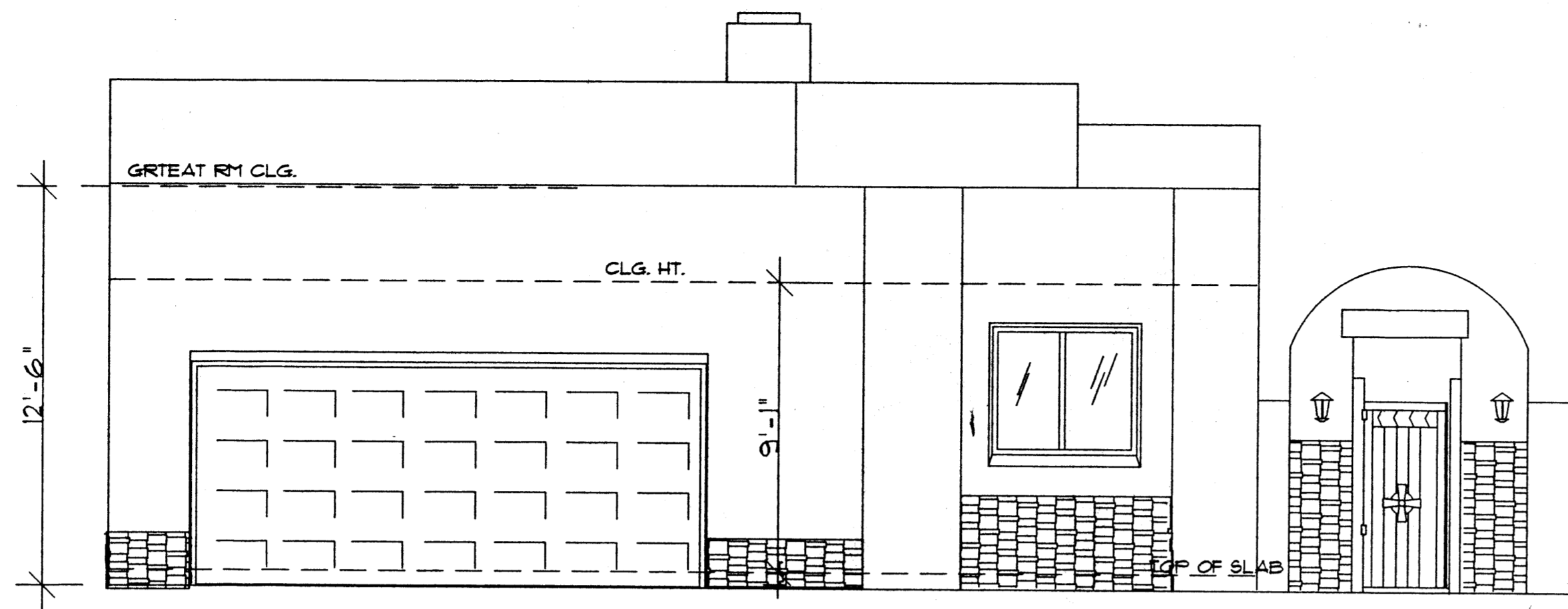
PLAN NAA3
2,074 SF.

GENERAL NOTES:

1. ALL HEATING AND COOLING EQUIPMENT SHALL BE GROUND MOUNTED OR ROOF MOUNTED BEHIND PARAPET NOT VISIBLE FROM STREET.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

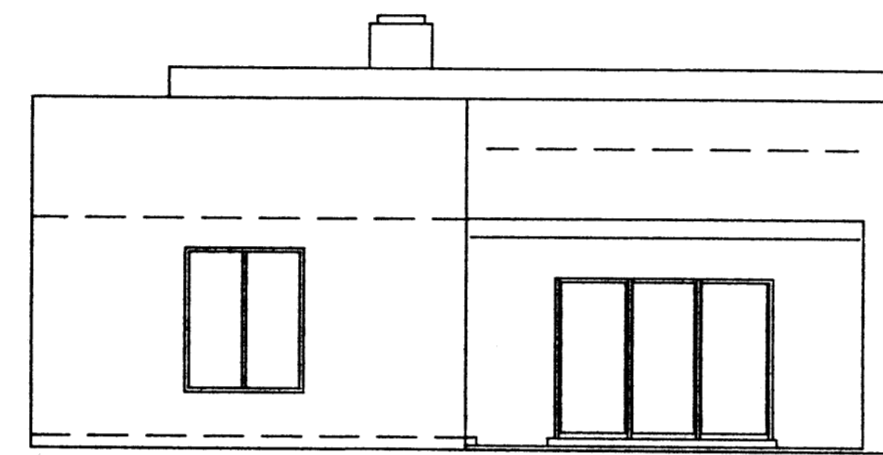
MATERIAL NOTES:

	TYPE	COLOR
WINDOWS	VINYL OR WOOD METAL CLAD	ALMOND COLOR
DOORS	WOOD OR METAL CLAD	
STUCCO		SANDIA, FUEBLO, SUEDE, TORREAN
EXTERIOR WOODWORK		STAINED NATURAL
EXTERIOR DOOR COLORS		PAINTED TO MATCH STUCCO
GARAGE DOORS		PAINTED TO MATCH STUCCO
CHIMNEY		PAINTED TO MATCH STUCCO



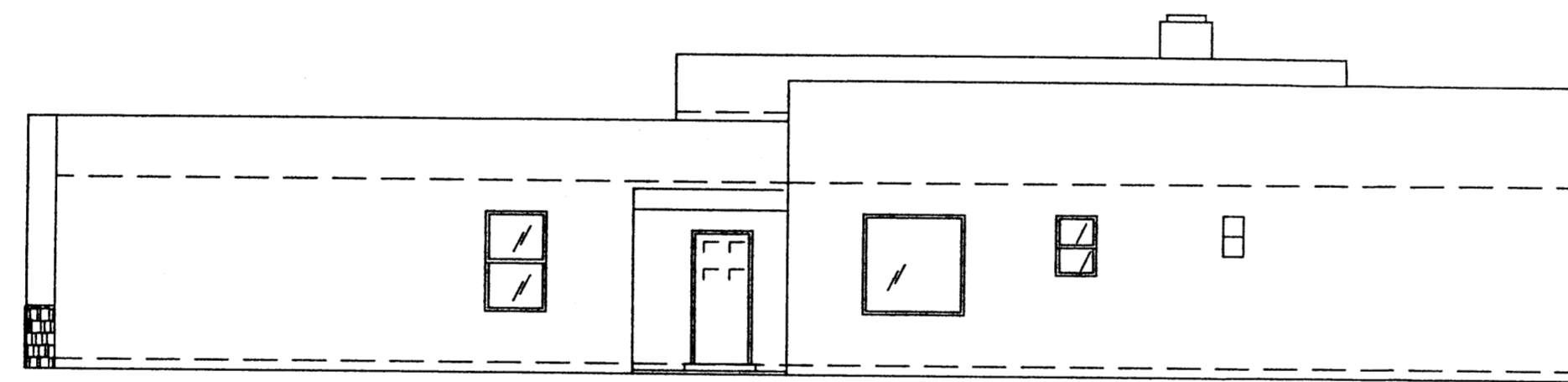
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



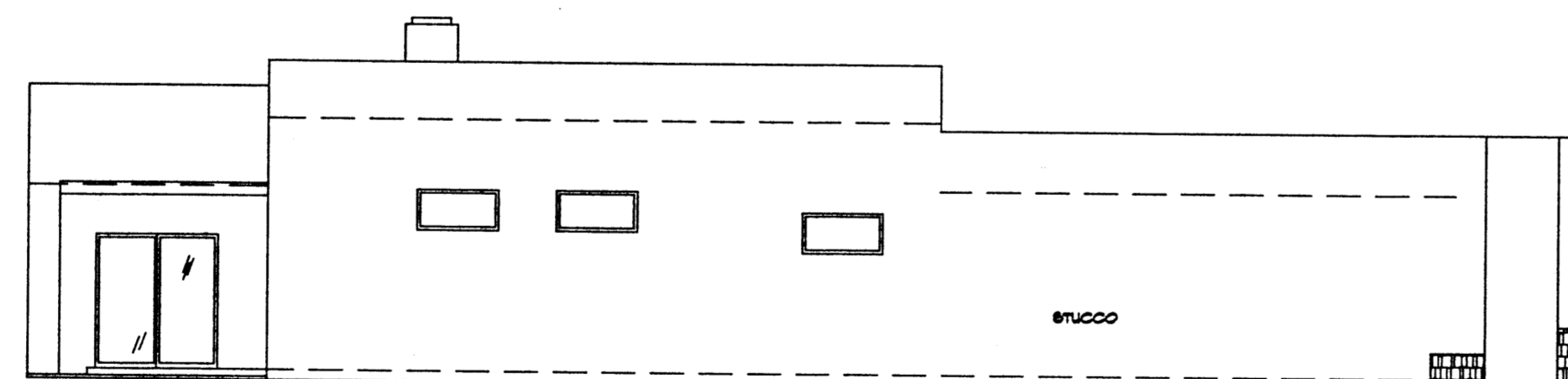
REAR ELEVATION

SCALE: 1/8" = 1'-0"



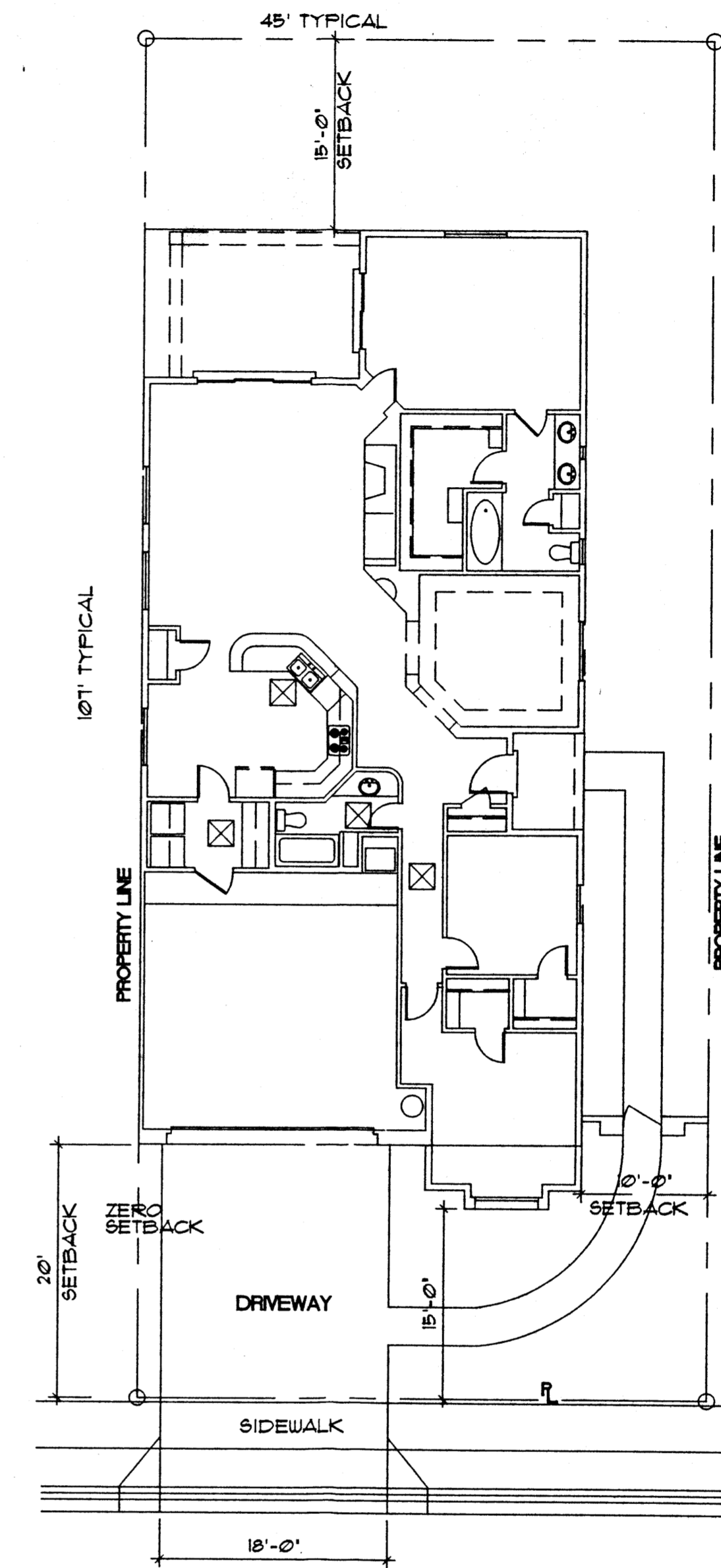
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 10'-0"

PLAN NAA2

1885 SF.

GENERAL NOTES:

1. ALL HEATING AND COOLING EQUIPMENT SHALL BE GROUND MOUNTED OR ROOF MOUNTED BEHIND PARAPET NOT VISIBLE FROM STREET.
2. ALL ROOF VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.

MATERIAL NOTES:

	TYPE	COLOR
WINDOWS	VINYL OR WOOD METAL CLAD	ALMOND COLOR
DOORS	WOOD OR METAL CLAD	
STUCCO		SANDIA, PUEBLO, SUEDE, TORREAN
EXTERIOR WOODWORK		STAINED NATURAL
EXTERIOR DOOR COLORS		PAINTED TO MATCH STUCCO
GARAGE DOORS		PAINTED TO MATCH STUCCO
CHIMNEY		PAINTED TO MATCH STUCCO