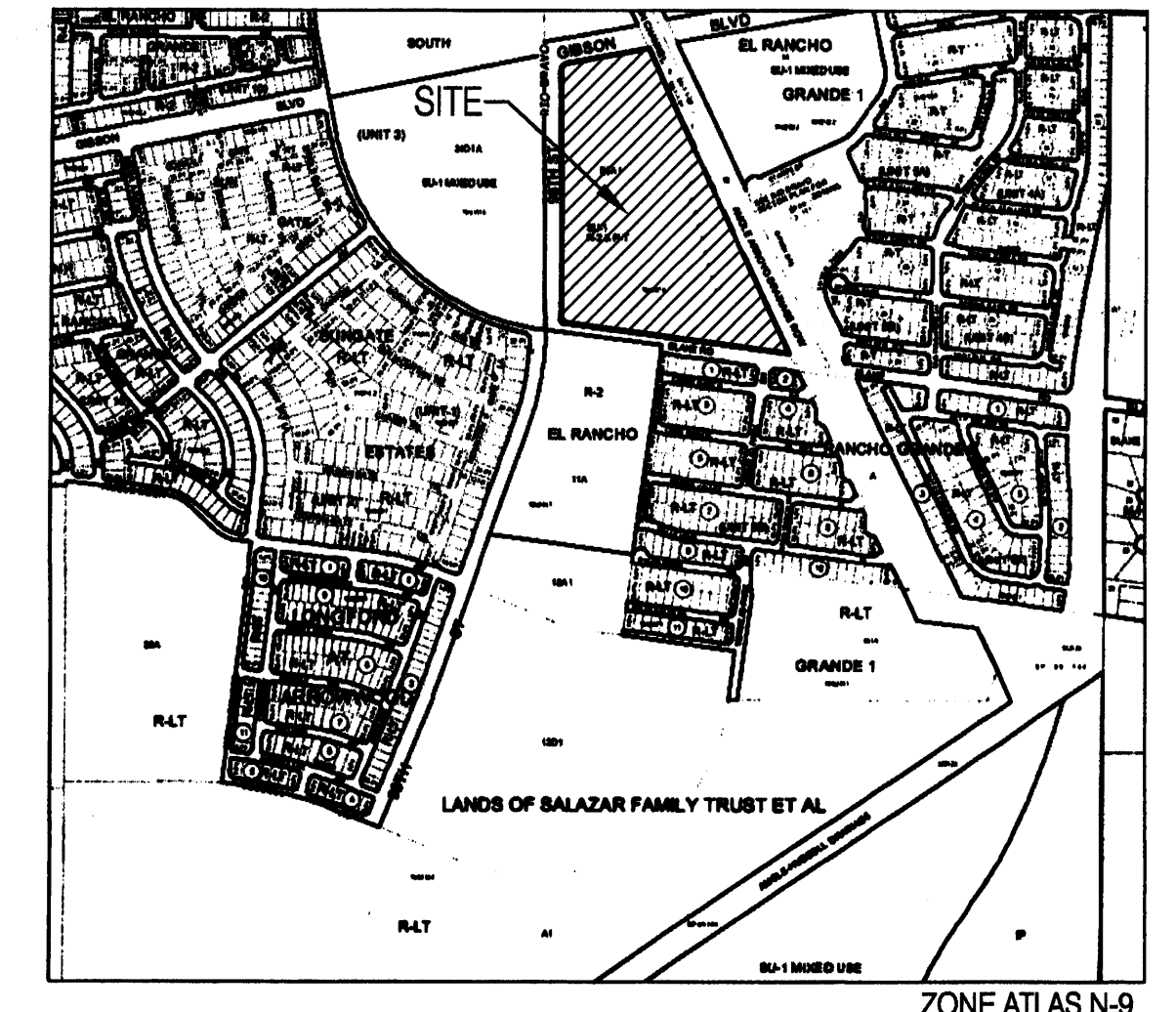


TRACT 34D-1
SU-1 MIXED USE

SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 8 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be operated by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

Transit Access - The site is currently served by Route 198 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas. Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

- Required:**
456 units @ 2 full bath per unit = 912 parking spaces required.
- Provided:**
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1006 parking spaces provided

Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

The following changes are proposed:
1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
6. Reduce turf areas and modify the landscape plan accordingly.

Please File in DRB File Same Project # 1002819 2-23-12

PROJECT NUMBER: 1002819
Application Number: 07 DRB-00354

Is an Infrastructure List required? (X) Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineering/Transportation Division	4-11-07
<i>[Signature]</i> Water Utility Department	4/10/07
<i>[Signature]</i> Parks and Recreation Department	4/10/07
<i>[Signature]</i> City Engineer	8/29/07
<i>[Signature]</i> * Environmental Health Department-(conditional)	Date
<i>[Signature]</i> Solid Waste Management	4/10/07
<i>[Signature]</i> DRB Chairperson, Planning Department	8/30/07

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS				
	SF Required Per DU	# of DUS	Total Required	Total AC. Provided
Open Space	2400	456	25.18 AC.	7.99 AC.
MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per DU	# of DUS	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

*Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 11-10152 PROJECT # 1002819
replace condos w/ apt's;
decrease sq ft of help;
reduce turf
APPROVED BY *[Signature]* DATE 2/22/12

Scale: 1" = 60'
30 0 60 120
CONSensus PLANNING
December 2, 2011
Sheet 1 of 15

Revised February 14, 2012

TRACT 34D-1
SU-1 MIXED USE



PLANT LEGEND

Symbol	Scientific Name Common Name	Size	Mature Size	Water Use
TREES				
	<i>Cercis reniformis</i> Redbud	2' B&B	25' ht. x 25' spr.	Medium
	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	30' ht. x 30' spr.	Medium
	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	2' B&B	35' ht. x 30' spr.	Medium +
	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2' B&B	40' ht. x 35' spr.	Medium +
	<i>Zelkova muashino</i> / Musashino Columnar Zelkova	2' B&B	40' ht. x 15' spr.	Medium +
	<i>Platanus acerifolia</i> London Plane Tree	2' B&B	60' ht. x 40' spr.	High
	<i>Pinus nigra</i> Austrian Pine	6' B&B	35' ht. x 25' spr.	Medium
	<i>Pyrus calleryana</i> 'Cleveland' Flowering Pear	2' B&B	30' ht. x 25' spr.	Medium +
	<i>Tilia cordata</i> Little-leaf Linden	2' B&B	40' ht. x 30' spr.	Medium +
	<i>Gleditsia triacanthos</i> 'Sunburst' Sunburst Honey Locust	2' B&B	40' ht. x 30' spr.	Medium +
	<i>Aesculus hippocastanum</i> Horsechestnut	2' B&B	40' ht. x 30' spr.	Medium +
SHRUBS, GROUNDCOVERS, & ORNAMENTAL GRASSES				
	<i>Artemisia pycnantha</i> 'Castle' Powers Castle Sage	1 Gallon	4' o.c. 3' ht. x 3' spr.	Low +
	<i>Caryopteris clandonensis</i> Blue Mist	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	<i>Chrysanthemum leucanthemum</i> Chamae	1 Gallon	6' o.c. 5' ht. x 5' spr.	Low
	<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster	5 Gallon	5' o.c. 3' ht. x 4' spr.	Medium
	<i>Cytisus scoparius</i> x 'Lana' Lana's Broom	1 Gallon	4' o.c. 4' ht. x 4' spr.	Medium
	<i>Fallopia perfoliata</i> Apache Plume	1 Gallon	6' o.c. 5' ht. x 5' spr.	Low
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	<i>Juniperus sibirica</i> 'Buffalo' Buffalo Juniper	5 Gallon	6' o.c. 2' ht. x 6' spr.	Low +
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Misty Grass	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	<i>Nassella tenuissima</i> Thin Grass	1 Gallon	3' o.c. 3' ht. x 3' spr.	Low +
	<i>Notholaena trichostachya</i> Bee Grass	1 Gallon	3' o.c. 3' ht. x 3' spr.	Low +
	<i>Perovskia atriplicifolia</i> Russian Sage	1 Gallon	6' o.c. 4' ht. x 4' spr.	Medium
	<i>Potentilla fruticosa</i> Yellow Shrubby Cinquefoil	1 Gallon	4' o.c. 3' ht. x 3' spr.	Low +
	<i>Rhus trilobata</i> Three-leaf Sumac	5 Gallon	6' o.c. 4' ht. x 4' spr.	Low +
	<i>Rosmarinus officinalis</i> Rosemary	5 Gallon	4' o.c. 3' ht. x 3' spr.	Low +
	<i>Salvia greggii</i> Cherry Sage	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	Turfgrass Seed - Kentucky Bluegrass/Fescue/Rye Mix			
	Moss Rock Boulders, 3' X 3' (min.)			

LANDSCAPE CALCULATIONS

Site Area: (26.5 Ac.)	1,154,340 S.F.
Building Area:	-430,050 S.F.
Total	724,290 S.F.
Require Landscape: (15%)	108,644 S.F.
Provided Landscape: (33%)	261,711 S.F.
Turf Area Allowed: (20%)	52,342 S.F.
Turf Area Provided: (12%)	32,072 S.F.

LANDSCAPE DESIGN
Due to the scale of this plan, specific shrub species are not identified by symbol. Please see the enlarged typical areas plans on the following sheet. These enlargements illustrate the design intent and intensity of plant materials. The actual provided quantity will be sufficient to meet the design intent and landscape coverage requirements of the City Zoning Code.

MULCHES
All shrub planting areas shall be top dressed with 7/8" Santa Fe Brown Rock Mulch. 2" - 4" Santa Ana Tan Cobble will be used as an accent mulch in certain areas.

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf areas and tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Homeowner's Association.

STATEMENT OF WATER WASTE
The Landscape Plan for Diamond Mesa shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

STREET TREES
Street trees along Gibson, 98th Street, and Blake have been provided at a average spacing of 30' o.c. Three varieties (Honey Locust, Ash, London Plane Tree) have been used to provide variety in color, texture, and form.

LANDSCAPE COVERAGE
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

**LANDSCAPE PLAN
DIAMOND MESA**

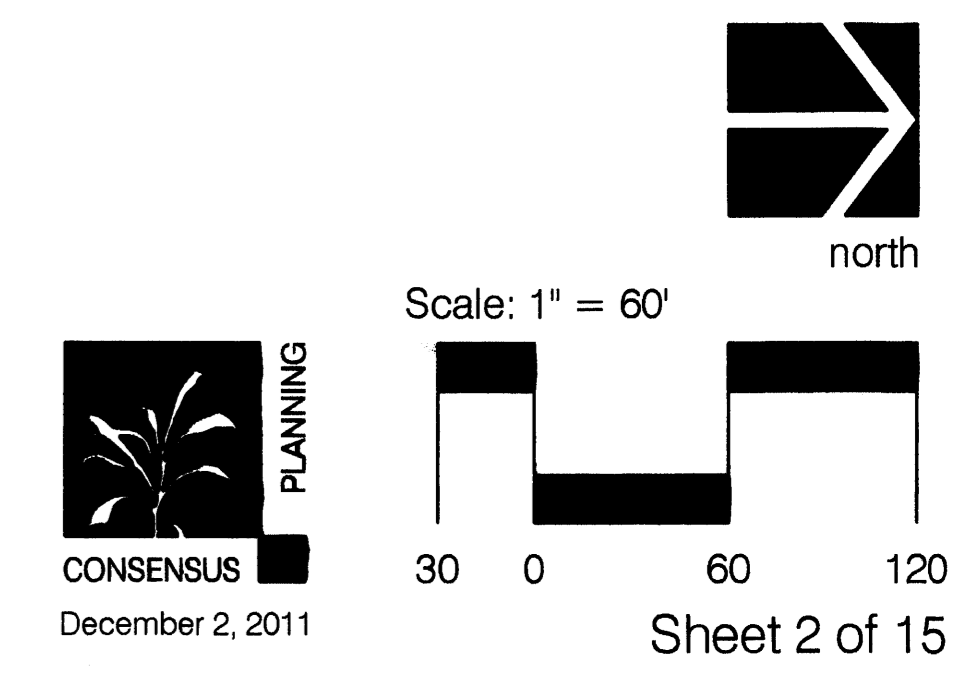
Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

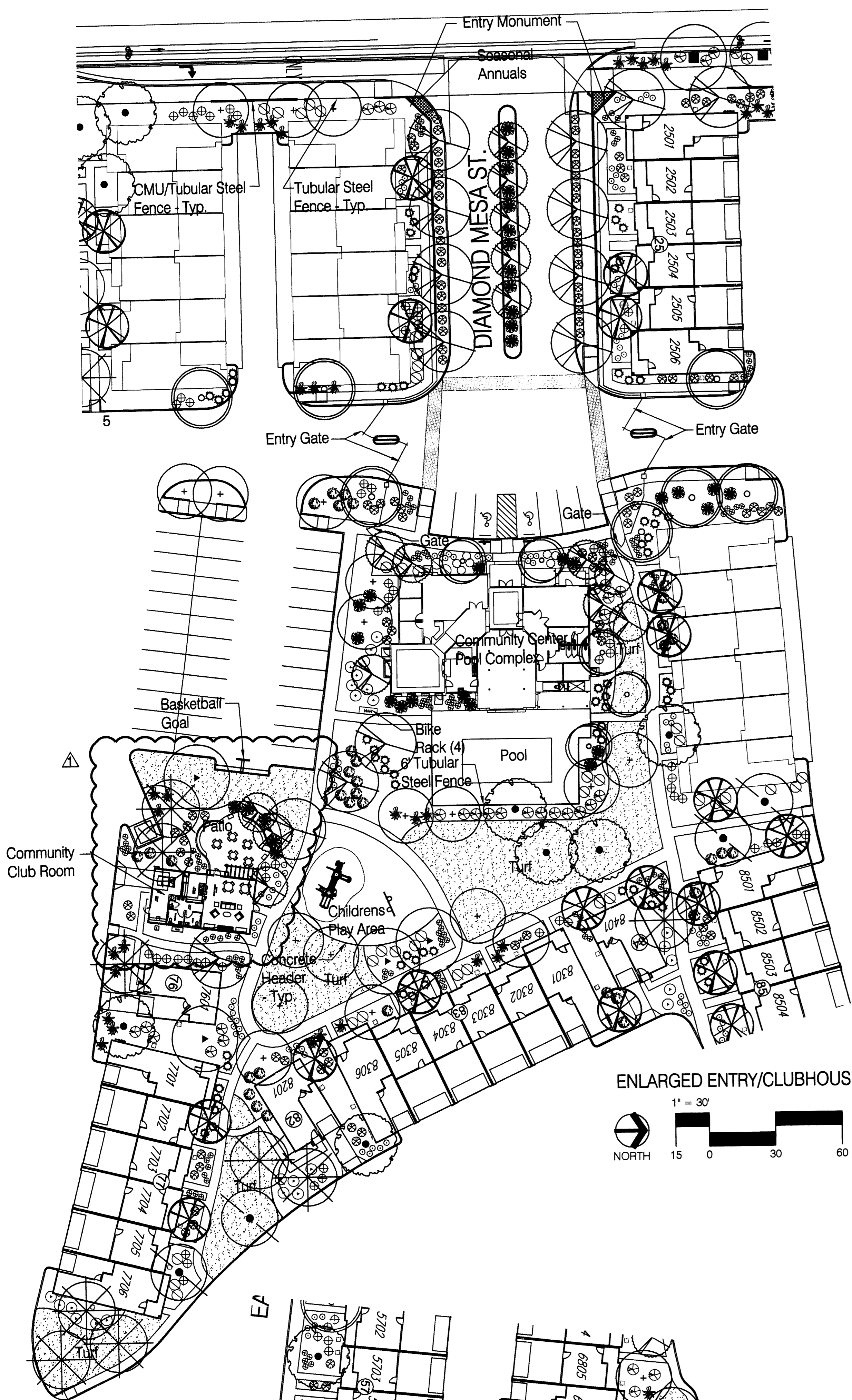
Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

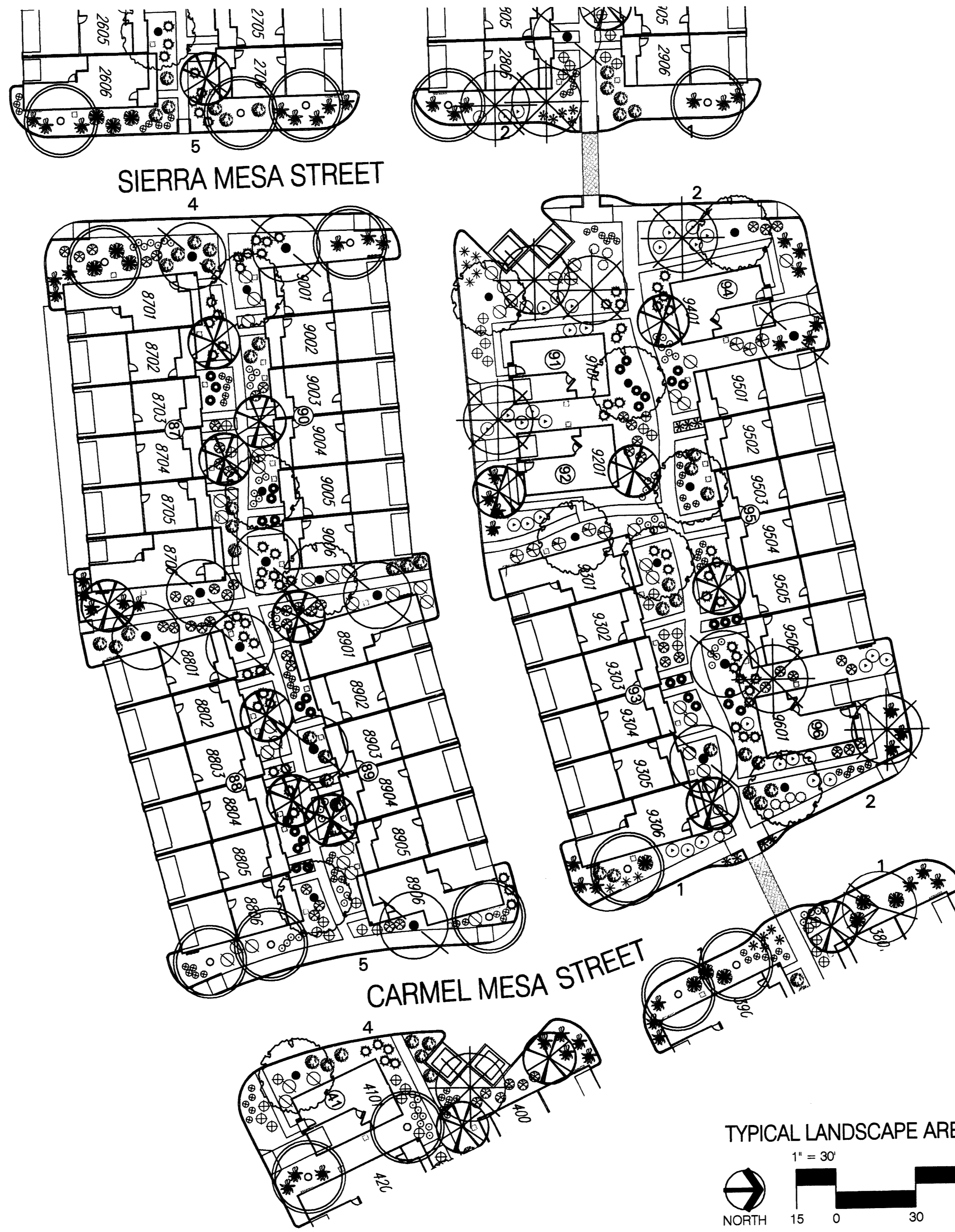
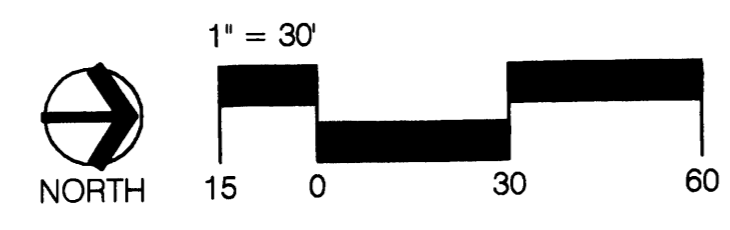
Revised February 14, 2012

- The following changes are proposed:
1. Modify the building footprints to accommodate slightly smaller units;
 2. Modify the building elevations;
 3. Update the notes, open space, and landscape calculations;
 4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
 5. Eliminate one detached unit and replace with a community "club room"; and
 6. Reduce turf areas and modify the landscape plan accordingly.

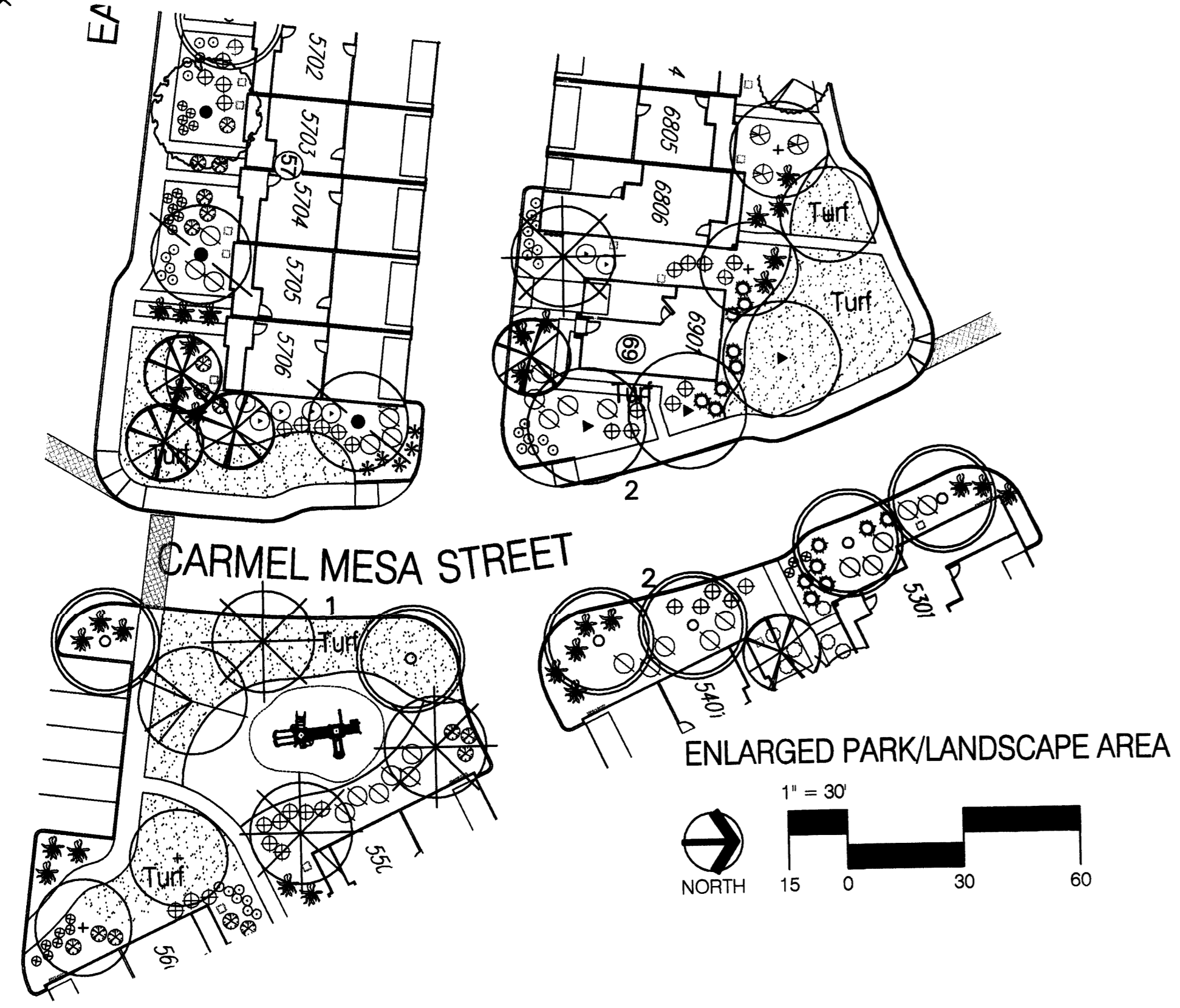
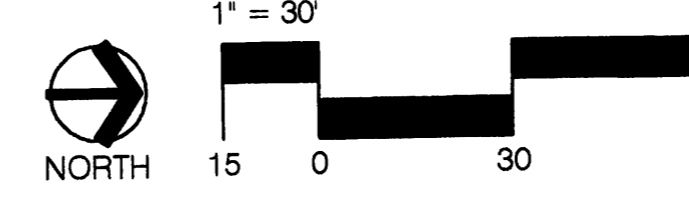




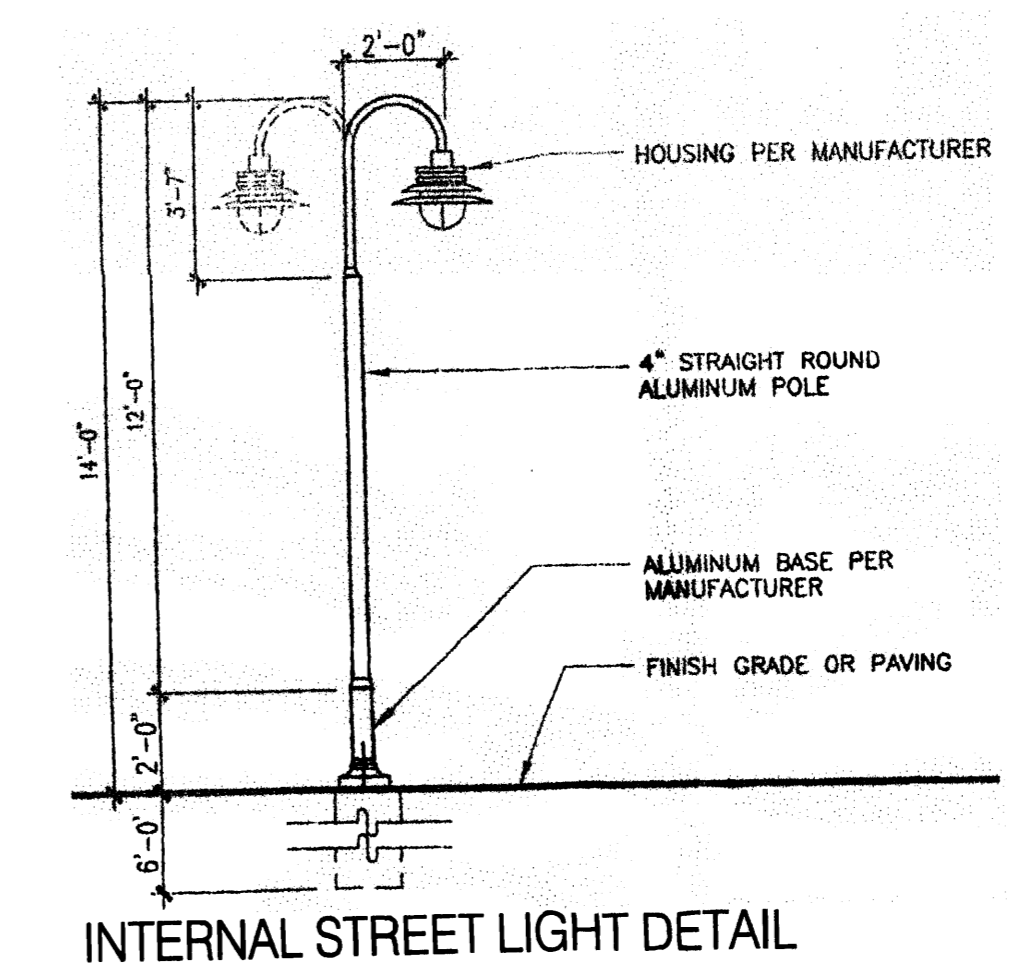
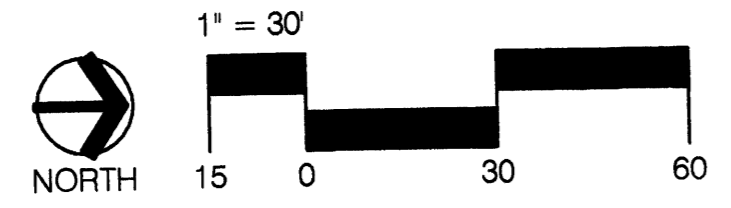
ENLARGED ENTRY/CLUBHOUSE/POOL AREA



TYPICAL LANDSCAPE AREA

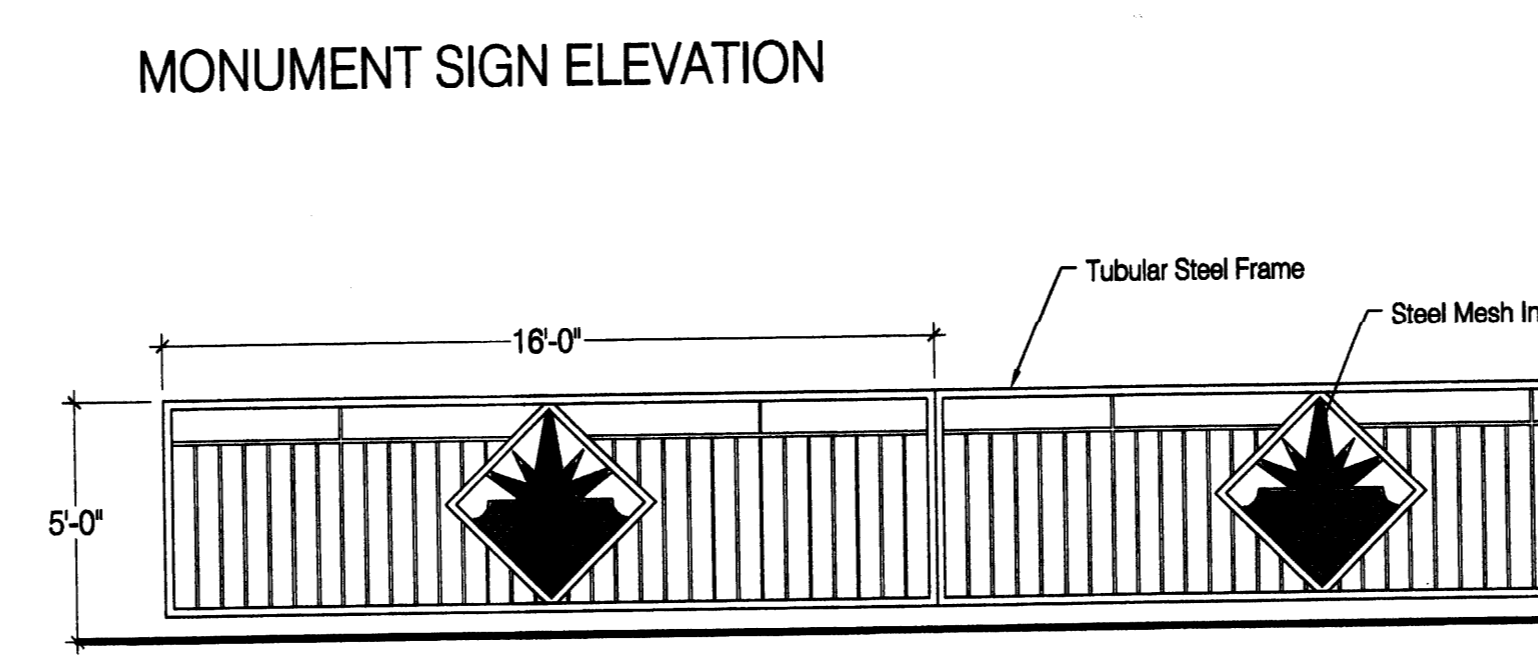
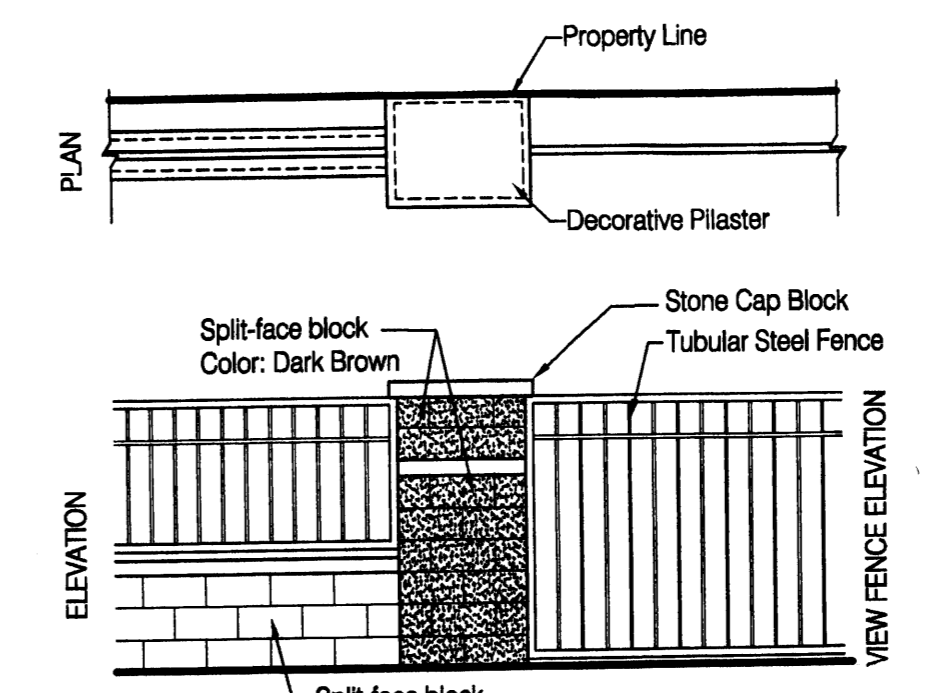
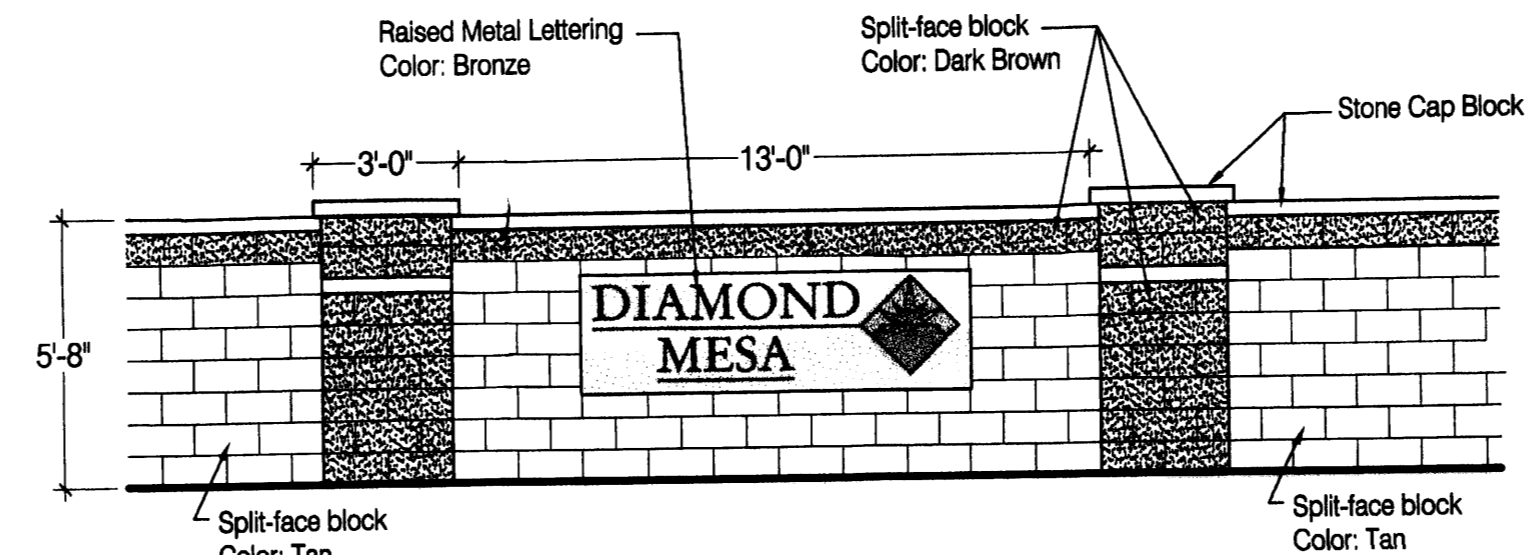


ENLARGED PARK/LANDSCAPE AREA



PLANT LEGEND

Symbol	Scientific Name Common Name	Size	Mature Size	Water Use
TREES				
⊗	<i>Cercia reniformis</i> Redbud	2' B&B	25' ht. x 25' spr.	Medium
⊗	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	30' ht. x 30' spr.	Medium
⊗	<i>Fraxinus oxycarpa</i> Raywood/ Raywood Ash	2' B&B	35' ht. x 30' spr.	Medium +
⊗	<i>Fraxinus velutina</i> Modest/ Modesto Ash	2' B&B	40' ht. x 35' spr.	Medium +
⊗	<i>Zelkova kussakinoi</i> / Mussahino Columnar Zelkova	2' B&B	40' ht. x 15' spr.	Medium +
⊗	<i>Platanus acerifolia</i> London Plane Tree	2' B&B	60' ht. x 40' spr.	High
⊗	<i>Pinus nigra</i> Austrian Pine	6' B&B	35' ht. x 25' spr.	Medium
⊗	<i>Pyrus calleryana</i> 'Cleveland' Flowering Pear	2' B&B	30' ht. x 25' spr.	Medium +
⊗	<i>Tilia cordata</i> Little-leaf Linden	2' B&B	40' ht. x 30' spr.	Medium +
⊗	<i>Gleditsia triacanthos</i> Sunburst/ Sunburst Honey Locust	2' B&B	40' ht. x 30' spr.	Medium +
⊗	<i>Aesculus hippocastanum</i> Horsechestnut	2' B&B	40' ht. x 30' spr.	Medium +
SHRUBS, GROUNDCOVERS, & ORNAMENTAL GRASSES				
⊙	<i>Anemone 'Powis Castle'</i> / Powis Castle Sage	1 Gallon	4" o.c. 3' ht. x 3' spr.	Low +
⊙	<i>Caryopteris clandestina</i> Blue Mist	5 Gallon	4" o.c. 3' ht. x 3' spr.	Medium
⊙	<i>Chrysothamnus nauseosus</i> Chamisa	1 Gallon	6" o.c. 6' ht. x 5' spr.	Low
⊙	<i>Cotoneaster spicatus</i> / Cranberry Cotoneaster	5 Gallon	5" o.c. 3' ht. x 4' spr.	Medium
⊙	<i>Ericameria lanicifolia</i> Dwarf Turpetine Bush	1 Gallon	3" o.c. 3' ht. x 4' spr.	Medium +
⊙	<i>Fallugia paradoxa</i> Apache Plume	1 Gallon	6" o.c. 5' ht. x 6' spr.	Low
⊙	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	4" o.c. 3' ht. x 3' spr.	Medium
⊙	<i>Juniperus sabina</i> 'Buffalo' Buffalo Juniper	5 Gallon	6" o.c. 2' ht. x 6' spr.	Low +
⊙	<i>Muhlenbergia capillaris</i> 'Regal Mist' Muhly Grass	5 Gallon	4" o.c. 3' ht. x 3' spr.	Medium
⊙	<i>Nasella tenuissima</i> Threadgrass	1 Gallon	3" o.c. 3' ht. x 3' spr.	Low +
⊙	<i>Nolina texana</i> Beargrass	1 Gallon	5" o.c. 3' ht. x 3' spr.	Low +
⊙	<i>Perovskia atriplicifolia</i> Russian Sage	1 Gallon	5" o.c. 4' ht. x 4' spr.	Medium
⊙	<i>Potentilla fruticosa</i> Yellow Shrubby Cinquefoil	1 Gallon	4" o.c. 3' ht. x 3' spr.	Low +
⊙	<i>Rhus trilobata</i> Three-leaf Sumac	5 Gallon	5" o.c. 4' ht. x 4' spr.	Low +
⊙	<i>Rosmarinus officinalis</i> Rosemary	5 Gallon	4" o.c. 3' ht. x 3' spr.	Low +
⊙	<i>Salvia greggii</i> Cherry Sage	5 Gallon	4" o.c. 3' ht. x 3' spr.	Medium
⊙	Turfgrass Seed - Park Blend			
⊙	Moss Rock Boulders, 3" X 3" (min)			

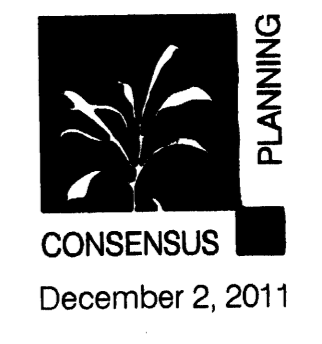


TYPICAL LANDSCAPE ENLARGEMENTS
DIAMOND MESA

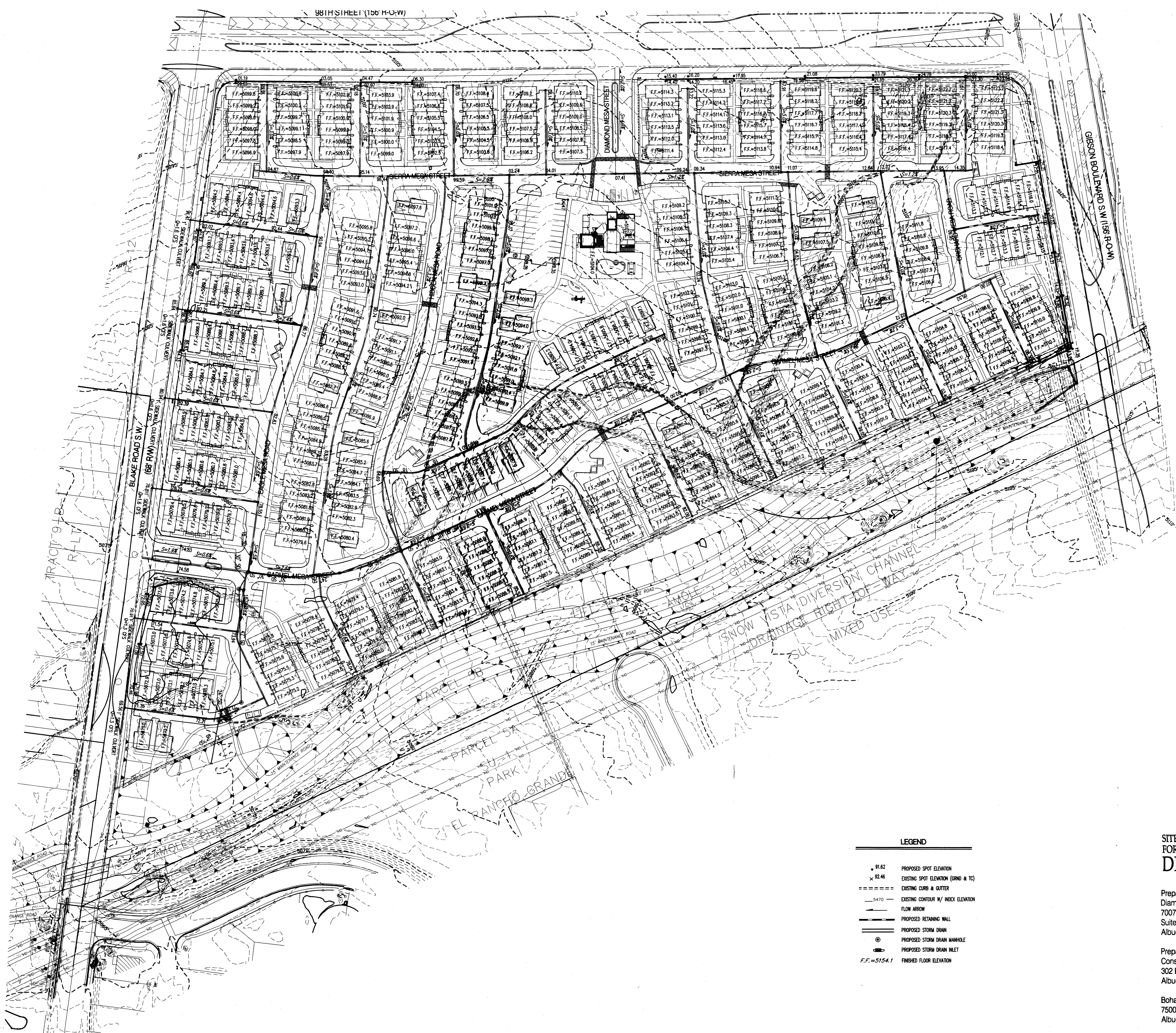
Prepared for:
 Diamond Mesa, LLC
 7007 Jefferson St. NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109



Revised February 14, 2012



DRAINAGE CONCEPT:

The proposed Diamond Mesa development is located on Albuquerque's Southwest Mesa and is bounded by Blake Road on the south, 98th Street on the west, Gibson Boulevard on the North, and the Amole Arroyo on the east. The project site generally slopes from northwest to southeast. The slopes on the site vary between 3% and 5%. The area soils have an SCS soil classification of BCC (Bluepoint Loamy Fine Sand). There is an existing arroyo crossing the site, which is no longer active due to the channelization and realignment of the Amole Arroyo into the Snow Vista channel north of Gibson Boulevard. The arroyo will be filled during grading of the site.

The site grading and drainage plan includes paved, inverted crown street and alley sections for use in conveying storm water runoff. The private, interior streets and alleys will drain generally from north to south and from west to east. The grading plan provides proposed spot elevations at select street and alley centerline locations. Required retaining walls are shown on the plan. Since the site is bounded by existing roads on three sides and the Amole Arroyo on the fourth, there will not be any retaining walls abutting other private properties. The detailed site grading plan will identify the final location and height of the retaining walls.

Based on a review of the existing Drainage Master Plan and discussions with COA Hydrology, the site has free discharge of developed flows to the Amole Arroyo. The total flow developed from the site is 103 cfs. Approximately 10 cfs will discharge into Blake Road from the neighboring alleys through sidewalk culverts. This flow will be intercepted by existing inlets along Blake Road. A flow of approximately 93 cfs will discharge into the AMAPCA water quality pond located at the southeast corner of the site. The pond was designed to receive fully developed flows from the Diamond Mesa site, as well as having an existing discharge into the Amole Arroyo of 96 cfs. Developed runoff from Diamond Mesa will be conveyed by the internal private street system where intermediate inlets will be placed at locations where the flow exceeds the street capacity. The remaining flow in the streets will concentrate to a low point located in the southeast corner of the site. A sump inlet will collect this flow and discharge it into the water quality pond. The flow will exit the pond and will discharge into the Amole Arroyo by means of an existing 48" storm drain pipe.

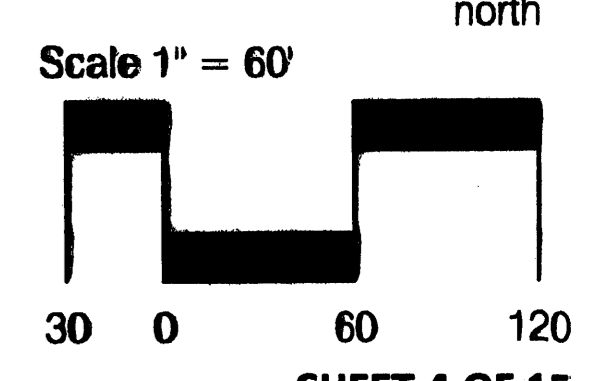
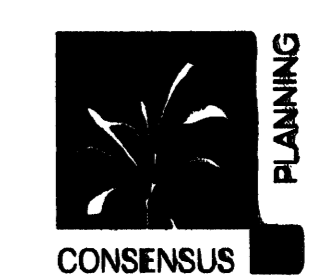
- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - 92.46 EXISTING SPOT ELEVATION (GRID & 10)
 - ===== EXISTING CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - >— FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED STORM DRAIN
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED STORM DRAIN INLET
 - FF=5154.1 FINISHED FLOOR ELEVATION

**SITE GRADING AND DRAINAGE PLAN
FOR BUILDING PERMIT
DIAMOND MESA**

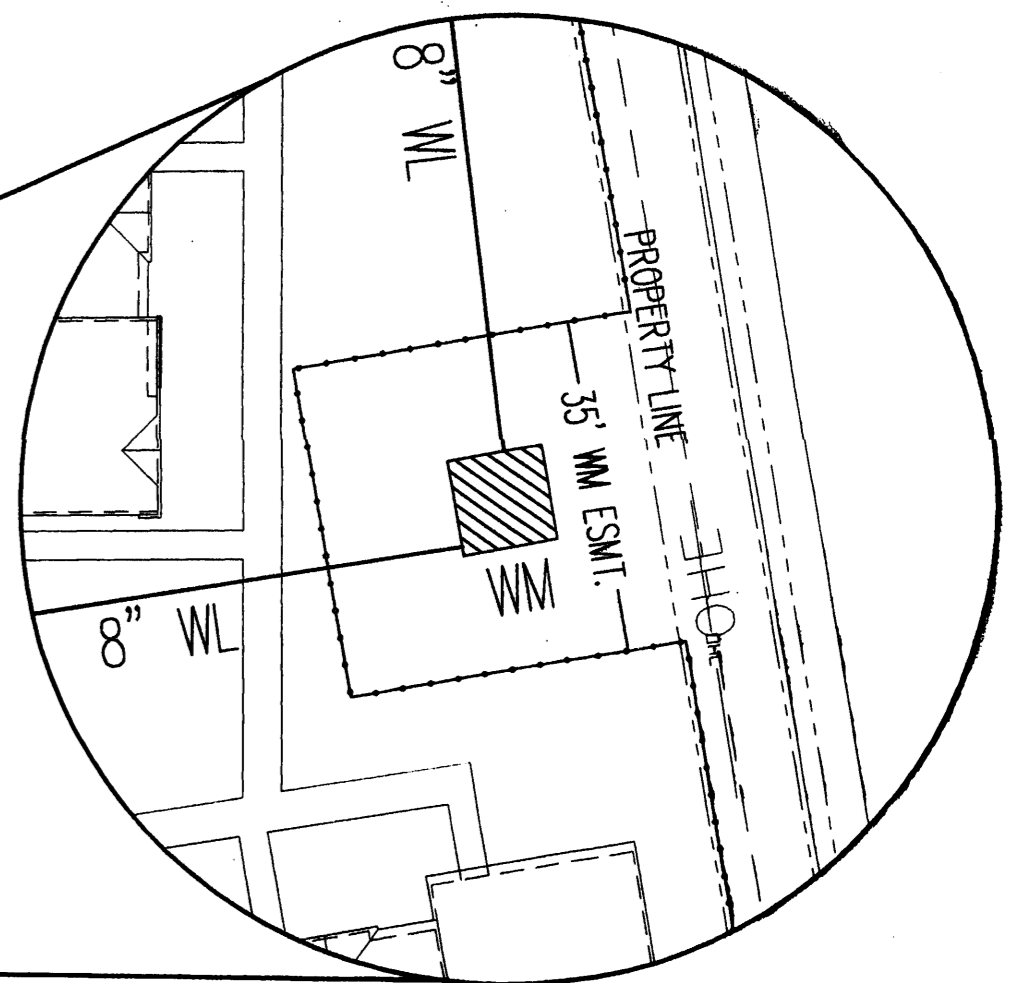
Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109



SU-1 MIXED USE



ENLARGED WATER METER VAULT
EASEMENT DETAIL
1" = 20'

UTILITY CONCEPT:

The proposed development of the site are condominiums and single-family detached homes. The intent of the project is to provide private water and sanitary sewer systems within the site.

Sanitary Sewer System:

The sanitary sewer system is proposed to be an 8" diameter pvc pipe for the main located in the major internal roads on shown. There is adequate slope on the site to provide for capacities in the 8" system to serve the site. Buildings on the site will consist of multiple units to be serviced by the main line. The system will outfall at the southeast corner of the site to an existing 8" sss stubout that was installed with the recently constructed 24" SW Mesa Interceptor.

Water System:

The water system is proposed to be an 8" internal private system. The connection for service will be at the northwest corner of the site at 98th Street and Gibson Blvd. There is an existing 12" water line in 98th Street. The connection for the proposed development will be an 8" line that will connect to a proposed water meter vault located at the northwest corner of the site. A 35' x 35' easement will be provided at the location of the vault for maintenance by the City of Albuquerque. The development will be master metered by the vault. An 8" looped water system will connect from the vault to serve the development. It is anticipated that the service lines to individual units will be 3/4" lines.

Fire Department Access:

Developer agrees to provide a "Knox" entry system on all electronic gates for fire department access into the development.

AFD PLANS CHECKING OFFICE
924-3611

APPROVED AS APPROVED
BY PLANNING DEPARTMENT(S) ONLY

[Signature]

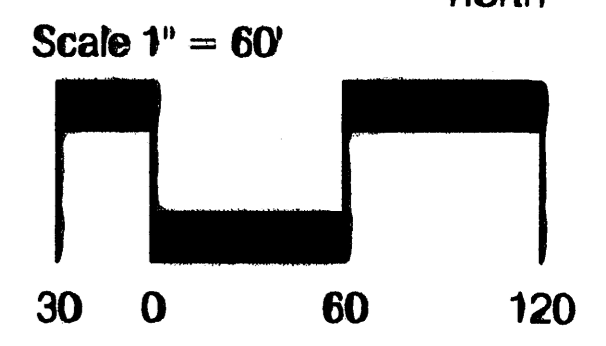
LEGEND	
—	PROPERTY LINE
—	NEW EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
—	EXISTING STORM DRAIN
■	EXISTING WATER METER
□	EXISTING VALVE
⊗	EXISTING FIRE HYDRANT
⊙	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING STORM DRAIN
SAS	PROPOSED SANITARY SEWER
—	PROPOSED WATER LINE
—	PROPOSED VALVE
—	PROPOSED HYDRANT
□	PROPOSED CAP
■	PROPOSED WATER METER
⊙	PROPOSED SANITARY SEWER MANHOLE
⊕	PROPOSED STORM DRAIN
*	PROPOSED STREET LIGHT

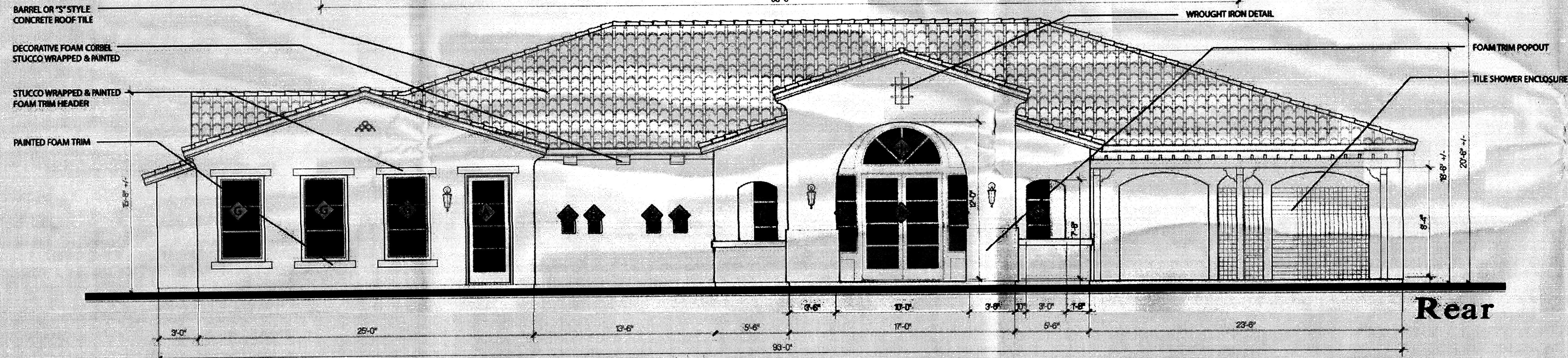
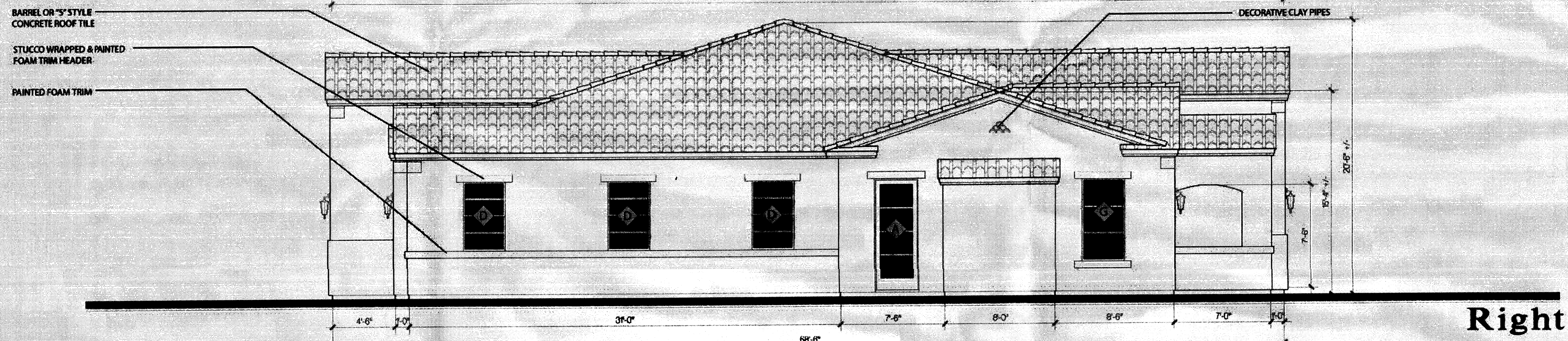
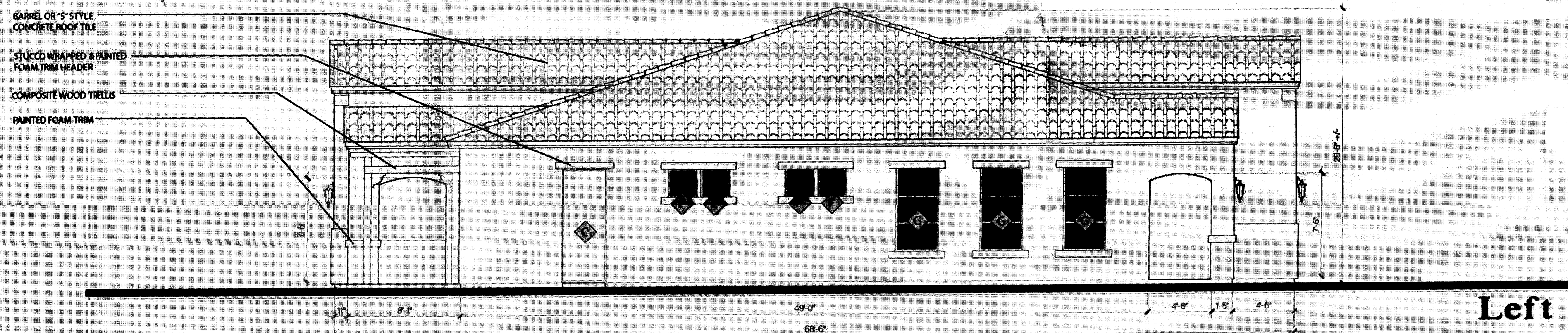
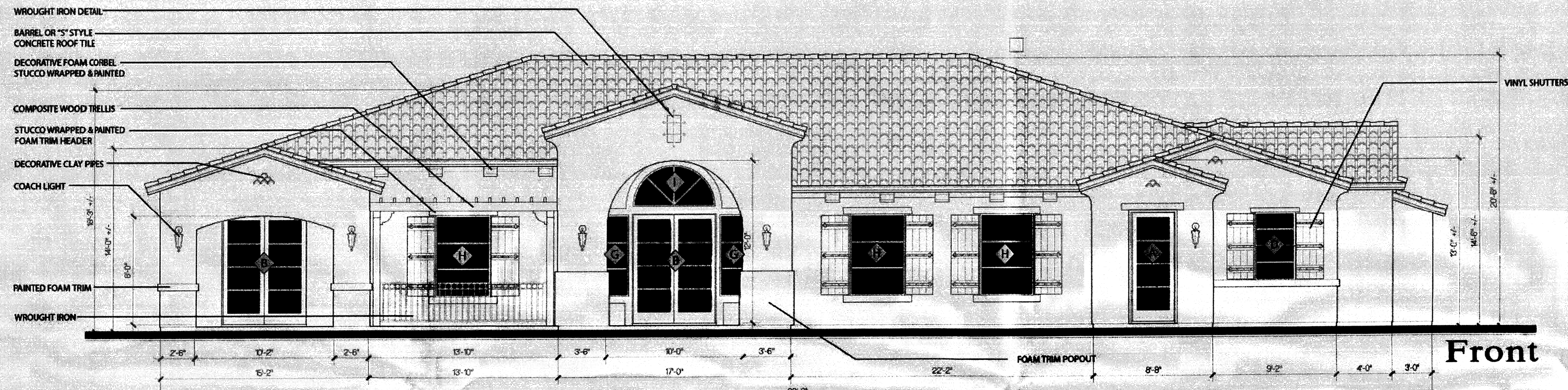
SITE UTILITY PLAN
FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109





CLUBHOUSE	
SCHEME #A	
BODY:	DESERT SUEDE DE6206
TRIM:	CALICO ROCK DE6229
FASCIA:	COBBLESTONE PATH DE6068
FRONT DOOR/SHUTTERS:	PINE CONE DE6048
GARAGE DOOR:	COBBLESTONE PATH DE6068
ROOF:	SANTA PAULA 3549

DOOR & WINDOW SCHEDULE	
A	3080 FRENCH DOOR
B	PAIR 3080 FRENCH DOOR
C	3080 VENTED STEEL DOOR
D	3050 SINGLE HUNG WINDOW
E	1010 FIXED GLASS WINDOW
F	2020 FIXED GLASS WINDOW
G	3060 FIXED GLASS WINDOW
H	4060 FIXED GLASS WINDOW
I	ARCH TRANSOM

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



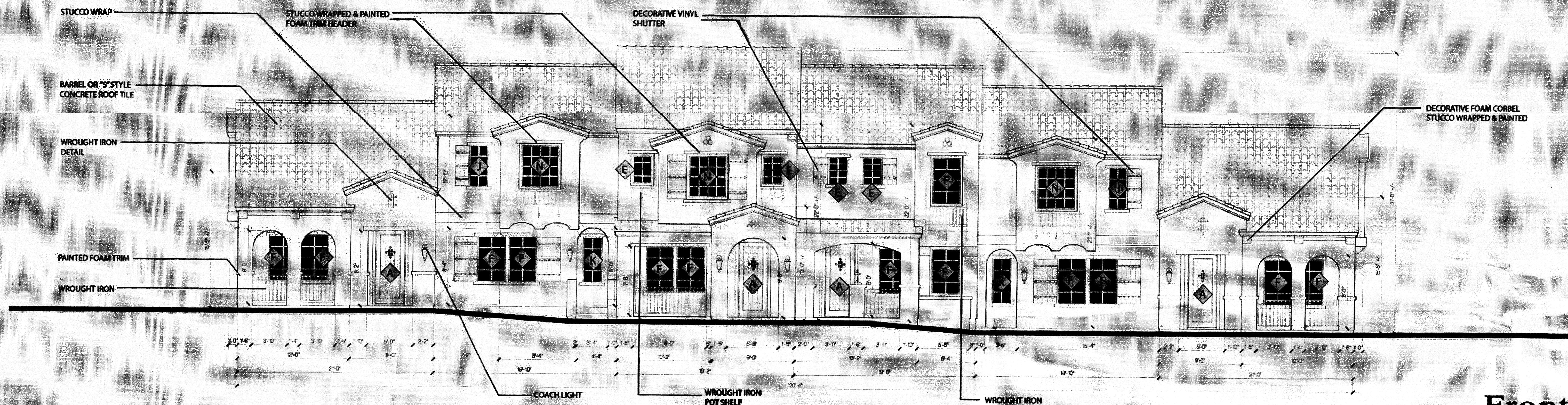
Longford Homes

Clubhouse Elevations
Diamond Mesa
Albuquerque, NM

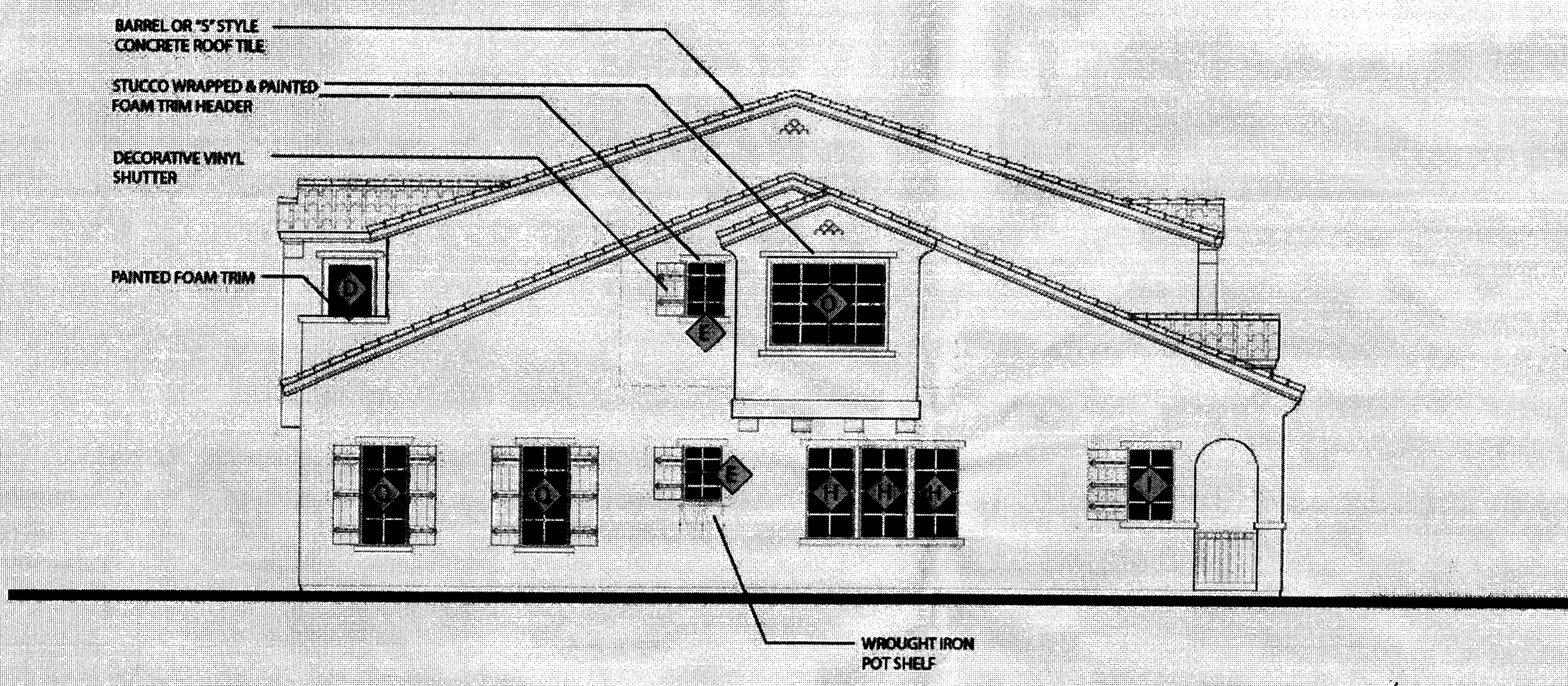
KTGY GROUP
ARCHITECTURE PLANNING
17552 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 951-9133 FAX (949) 951-9136
C. 1999 ALL RIGHTS RESERVED

KTOY Job No: 2006-1122

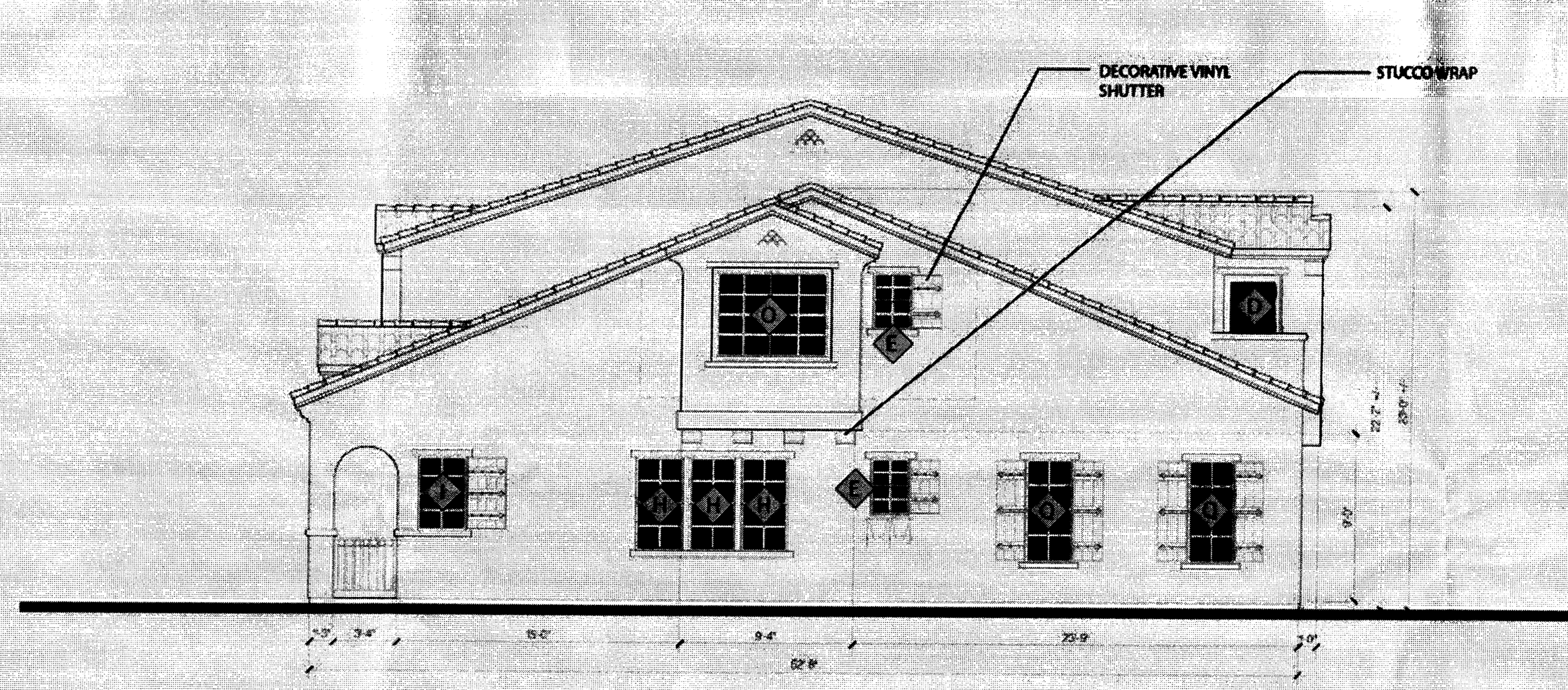
03/16/2007
SHEET 6 OF 15



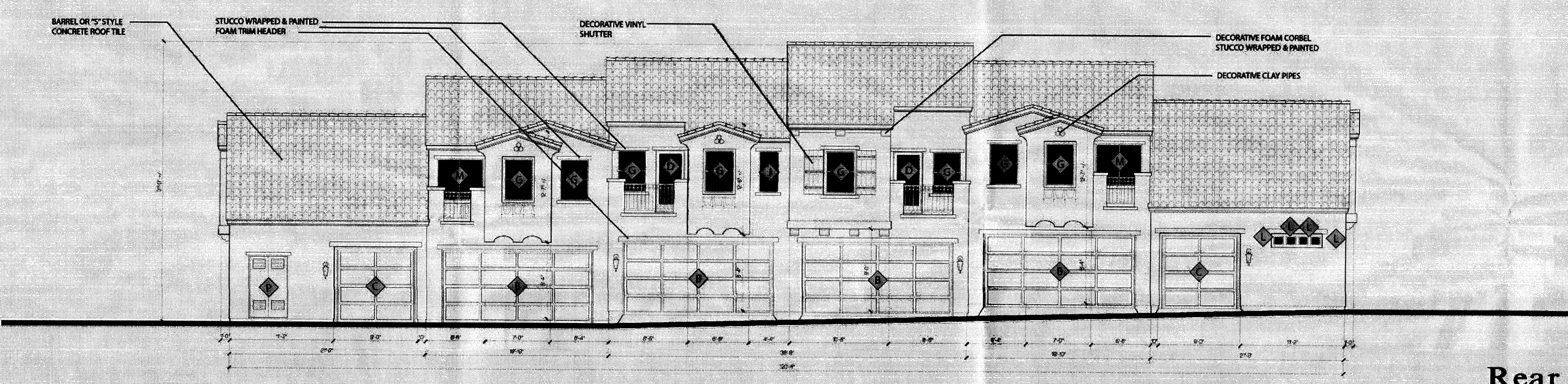
Front



Left



Right



Rear

Scale: 3/16"=1'-0"

Longford Homes

**Six-Plex Building A Elevations
Diamond Mesa
Albuquerque, NM**

KTGY Job No. 2006-1122

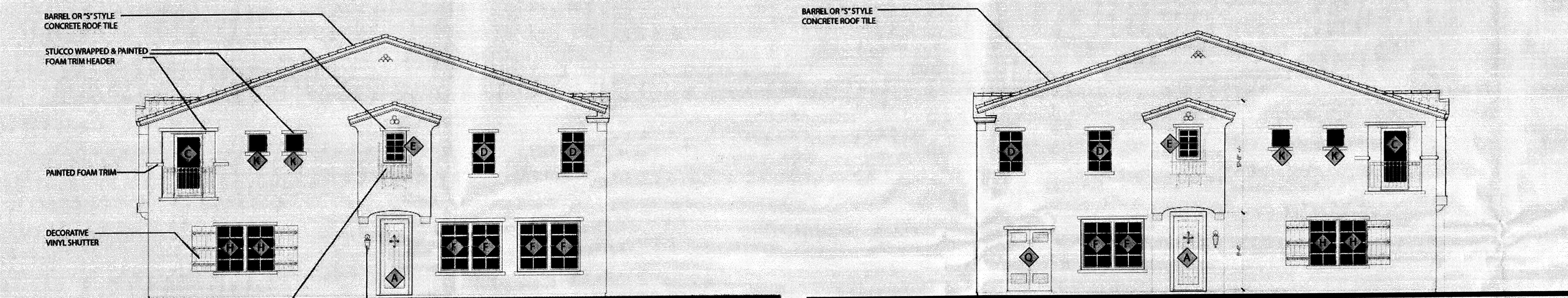
BUILDING A	
UNIT #1	
BODY:	ENGLISH SCONE DE6108
TRIM/FASCIA:	DESERT SUEDE DE6206
DOORS/SHUTTERS:	RED HOOK DE6091
GARAGE DOOR:	DESERT SUEDE DE6206
BODY:	FINEST SILK DE6127
TRIM/FASCIA:	HICKORY DE6127
DOORS/SHUTTERS:	CHOCOLATE CHUNK DE6070
GARAGE DOOR:	HICKORY DE6127
BODY:	BISON BEIGE DEC750
TRIM/FASCIA:	DRY DUNE DE6114
DOORS/SHUTTERS:	DARK RUBY DE6028
GARAGE DOOR:	DRY DUNE DE6114
BODY:	HOMESTEAD DE6096
TRIM/FASCIA:	DOVER PLAINS DE6116
DOORS/SHUTTERS:	WOODEN PEG DE6125
GARAGE DOOR:	DOVER PLAINS DE6116
BODY:	WANDERING ROAD DE6076
TRIM/FASCIA:	RIVERBED DEC767
DOORS/SHUTTERS:	SIAMESE KITTEN DE6121
GARAGE DOOR:	RIVERBED DEC767
BODY:	WAX WING DEW329
TRIM/FASCIA:	CHOCOLATE CHUNK DE6070
DOORS/SHUTTERS:	ITALIAN BASIL DE6287
GARAGE DOOR:	CHOCOLATE CHUNK DE6070
ROOF OPT. #1:	SANTA PAULA 3549
ROOF OPT. #2:	SANDSTONE FLASHED 3553

DOOR & WINDOW SCHEDULE	
A	3080 SOLID WOOD DOOR
B	16080 GARAGE DOOR
C	8080 GARAGE DOOR
D	3068 FRENCH DOOR
E	2030 SINGLE HUNG WINDOW
F	3050 SINGLE HUNG WINDOW
G	3046 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	2640 SINGLE HUNG WINDOW
J	2046 FIXED GLASS WINDOW
K	2050 FIXED GLASS WINDOW
L	1010 FIXED GLASS WINDOW
M	5046 SLIDER WINDOW
N	4046 SLIDER WINDOW
O	6046 SLIDER WINDOW
P	2X2468 VENTED DOORS
Q	2656 SINGLE HUNG WINDOW

KTGY GROUP ARCHITECTURE P.L.L.C.
17802 MITCHELL BOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2155 FAX (949) 851-5188
C 1999 ALL RIGHTS RESERVED

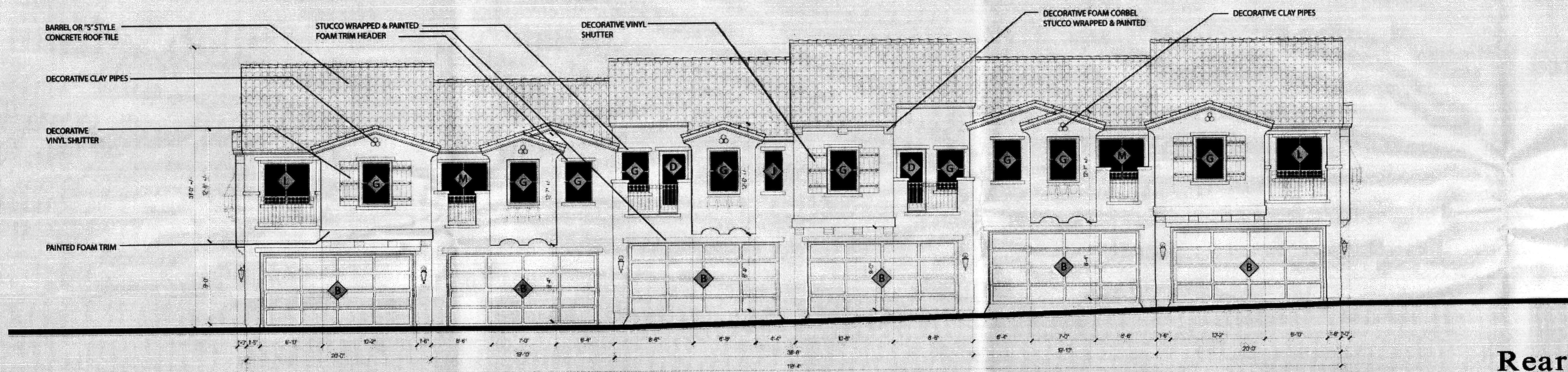


Front



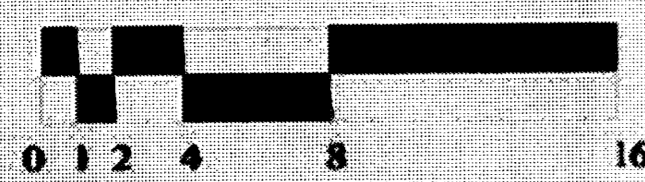
Left

Right



Rear

Scale: 3/16"=1'-0"



**Six-Plex Building B Elevations
Diamond Mesa
Albuquerque, NM**

BUILDING B	
UNIT #1	
BODY:	ENGLISH SCONE DE6108
TRIM/FASCIA:	DESERT SUEDE DE6206
DOORS/SHUTTERS:	RED HOOK DE6091
GARAGE DOOR:	DESERT SUEDE DE6206
UNIT #2	
BODY:	FINEST SILK DE6127
TRIM/FASCIA:	HICKORY DE6127
DOORS/SHUTTERS:	CHOCOLATE CHUNK DE6070
GARAGE DOOR:	HICKORY DE6127
UNIT #3	
BODY:	BISON BEIGE DEC750
TRIM/FASCIA:	DRY DUNE DE6114
DOORS/SHUTTERS:	DARK RUBY DE6028
GARAGE DOOR:	DRY DUNE DE6114
UNIT #4	
BODY:	HOMESTEAD DE6096
TRIM/FASCIA:	DOVER PLAINS DE6116
DOORS/SHUTTERS:	WOODEN PEG DE6125
GARAGE DOOR:	DOVER PLAINS DE6116
UNIT #5	
BODY:	WANDERING ROAD DE6076
TRIM/FASCIA:	RIVERVED DEC767
DOORS/SHUTTERS:	SIAMESE KITTEN DE6127
GARAGE DOOR:	RIVERBED DEC767
UNIT #6	
BODY:	WAX WING DEW329
TRIM/FASCIA:	CHOCOLATE CHUNK DE6070
DOORS/SHUTTERS:	ITALIAN BASIL DE6287
GARAGE DOOR:	CHOCOLATE CHUNK DE6070
ROOF OPT. #1:	SANTA PAULA 3545
ROOF OPT. #2:	SANDSTONE FLASH ED 3453

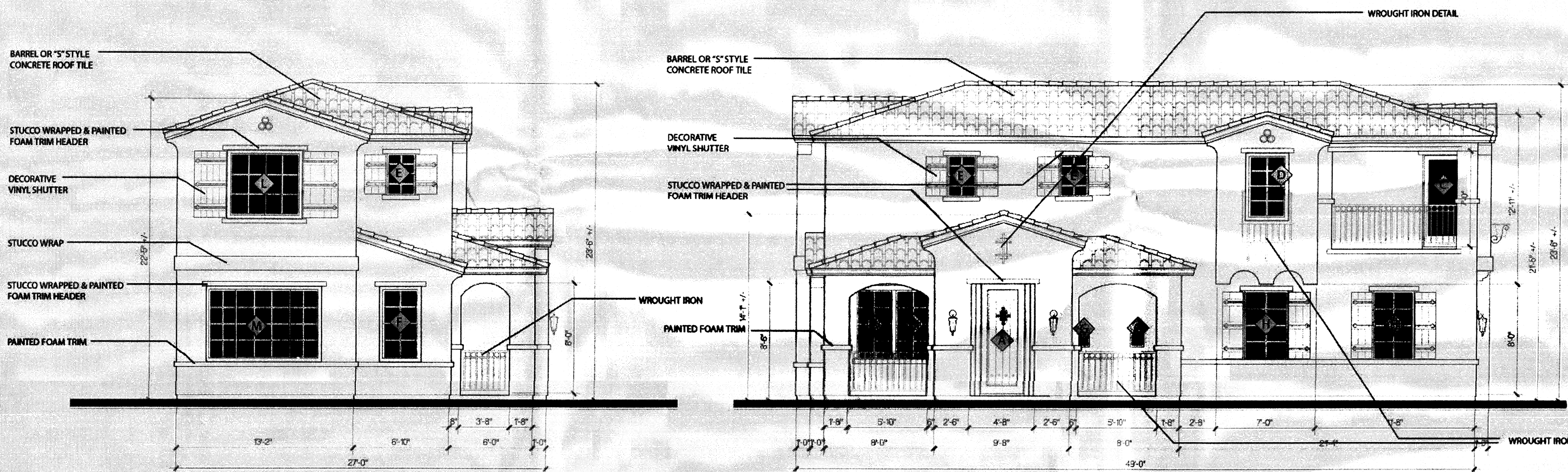
DOOR & WINDOW SCHEDULE	
A	3080 SOLID WOOD DOOR
B	16080 GARAGE DOOR
C	3068 FRENCH DOOR
D	2046 SINGLE HUNG WINDOW
E	2030 SINGLE HUNG WINDOW
F	3050 SINGLE HUNG WINDOW
G	3046 SINGLE HUNG WINDOW
H	3050 FIXED GLASS WINDOW
I	2050 FIXED GLASS WINDOW
J	2046 FIXED GLASS WINDOW
K	2020 FIXED GLASS WINDOW
L	5046 SLIDER WINDOW
M	4040 SLIDER WINDOW
N	4046 SLIDER WINDOW
O	6080 SLIDING GLASS DOOR
P	6068 SLIDING GLASS DOOR
Q	2X2468 VENTED DOORS

Longford Homes

KTGY Job No: 2006-1122

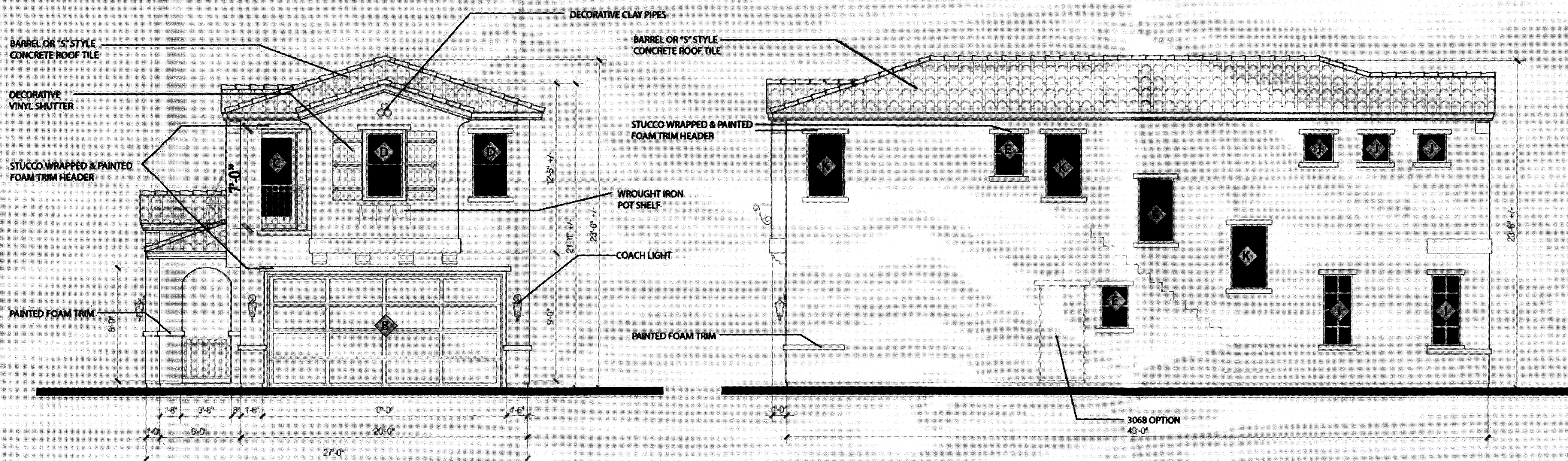
KTGY GROUP, INC.
ARCHITECTURE PLANNING
17802 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-2100
ALL RIGHTS RESERVED
© 1999

03/19/2007
SHEET 8 OF 15



Front Elevation

Right Elevation



Rear Elevation

Left Elevation
(This side facing six-plex typical)

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



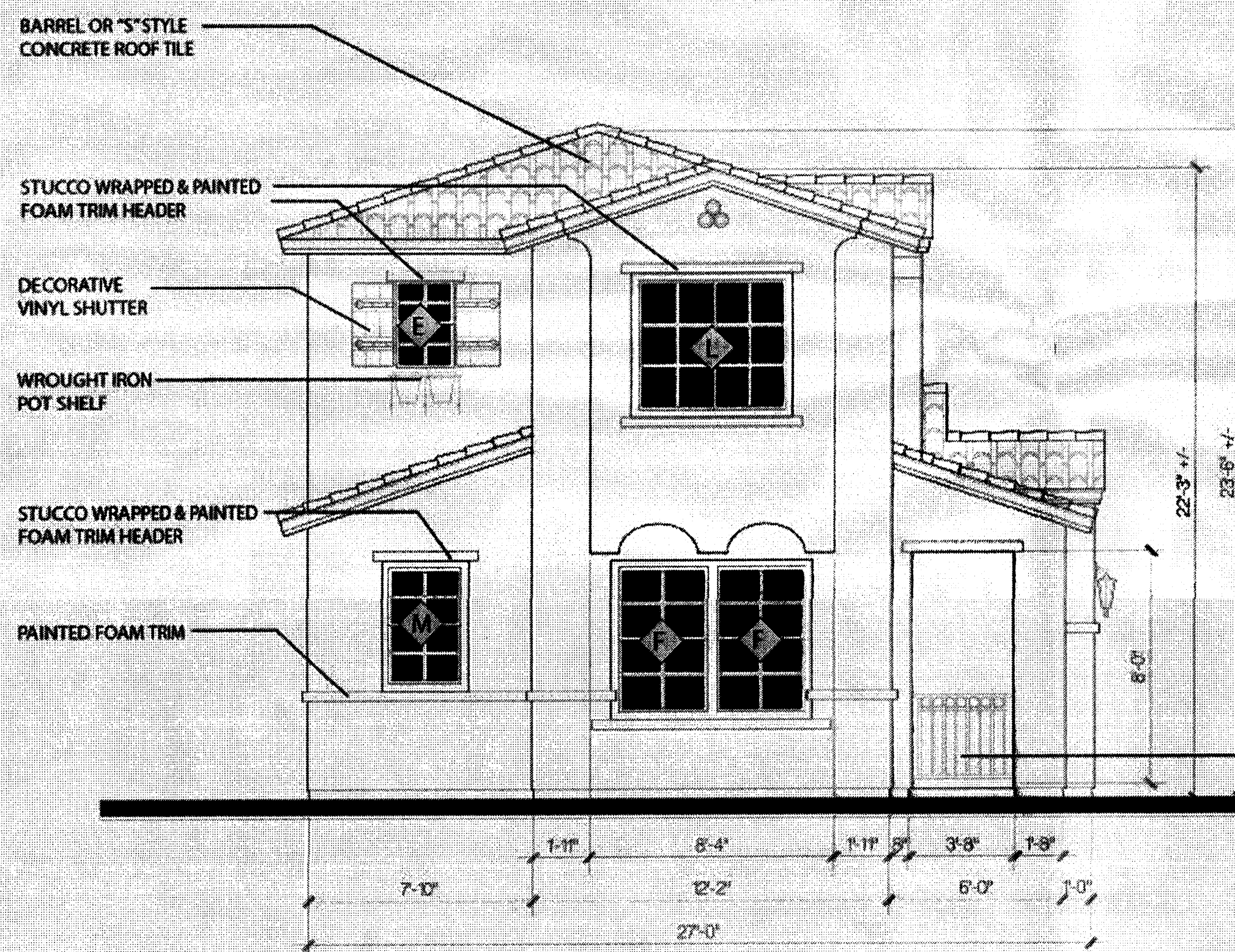
PLAN 1	
SCHEME #A	
BODY:	DESERT SUEDE DE6206
TRIM:	CALICO ROCK DE6229
FASCIA:	COBBLESTONE PATH DE6068
FRONT DOOR/SHUTTERS:	PINE CONE DE6048
GARAGE DOOR:	COBBLESTONE PATH DE6068
ROOF:	SANTA PAULA 3549
SCHEME #B	
BODY:	DESERT GRAY DEC760
TRIM:	DESERT SUEDE DE6206
FASCIA:	STEVEARENO BEIGE DEC766
FRONT DOOR/SHUTTERS:	WESTERN RED DE6090
GARAGE DOOR:	STEVEARENO BEIGE DEC766
ROOF:	SANTA PAULA 3549
SCHEME #C	
BODY:	BAKED POTATOE DEC717
TRIM:	COBBLESTONE PATH DE6068
FASCIA:	VERONA BEACH DE6135
FRONT DOOR/SHUTTERS:	CENTER RIDGE DE6230
GARAGE DOOR:	VERONA BEACH DE6135
ROOF:	SANDSTONE FLASHED 3553
SCHEME #D	
BODY:	STEVEARENO BEIGE DEC766
TRIM:	BAKED POTATOE DEC717
FASCIA:	VERONA BEACH DE6135
FRONT DOOR/SHUTTERS:	WESTERN RED DE6090
GARAGE DOOR:	VERONA BEACH DE6135
ROOF:	SANDSTONE FLASHED 3553

DOOR & WINDOW SCHEDULE	
A	3080 SOLID WOOD DOOR
B	16080 GARAGE DOOR
C	3068 FRENCH DOOR
D	2646 SINGLE HUNG WINDOW
E	2030 SINGLE HUNG WINDOW
F	2650 SINGLE HUNG WINDOW
G	1010 FIXED GLASS WINDOW
H	3050 FIXED GLASS WINDOW
I	2050 FIXED GLASS WINDOW
J	2020 FIXED GLASS WINDOW
K	2646 FIXED GLASS WINDOW
L	5046 SLIDER WINDOW
M	8050 XOX

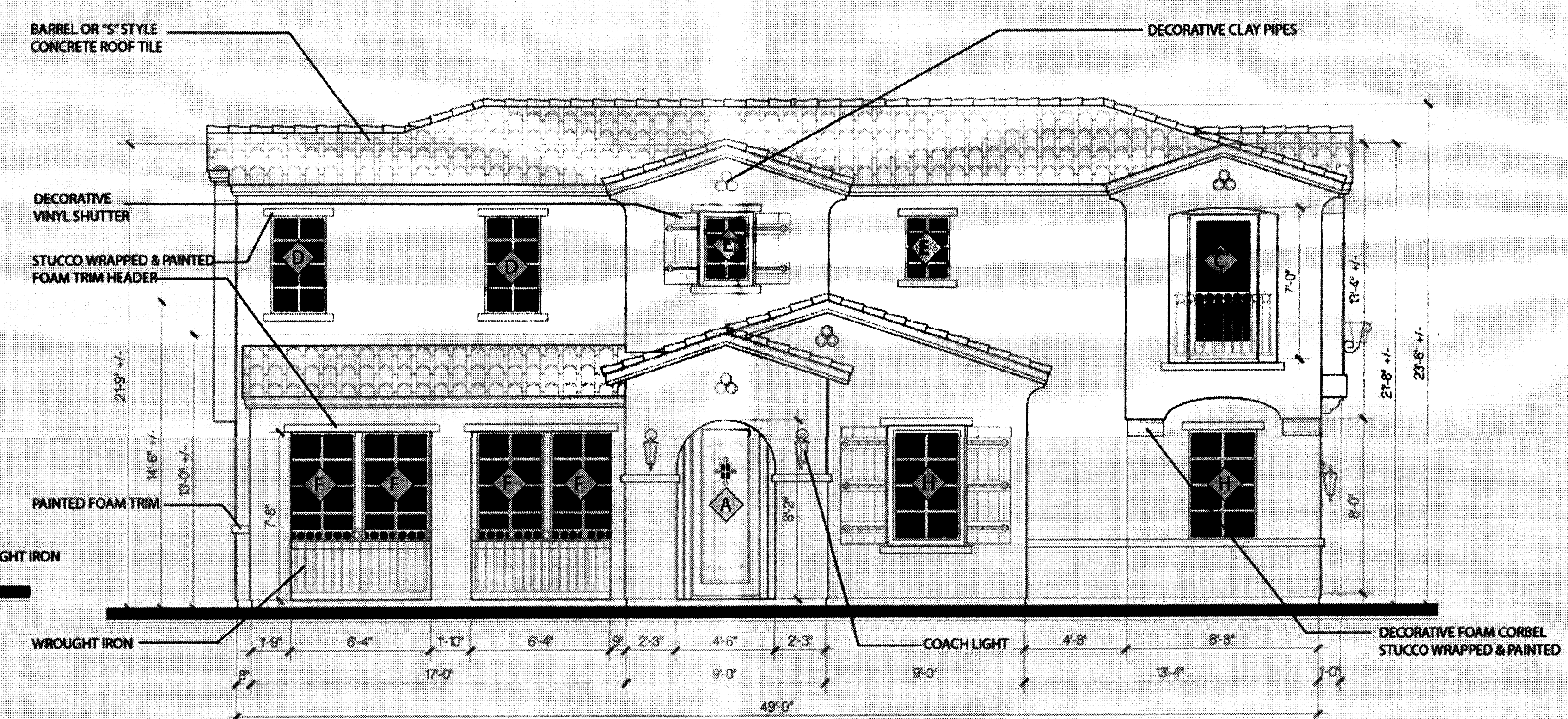
Longford Homes

Single Family Plan 1 Elevations
Diamond Mesa
Albuquerque, NM

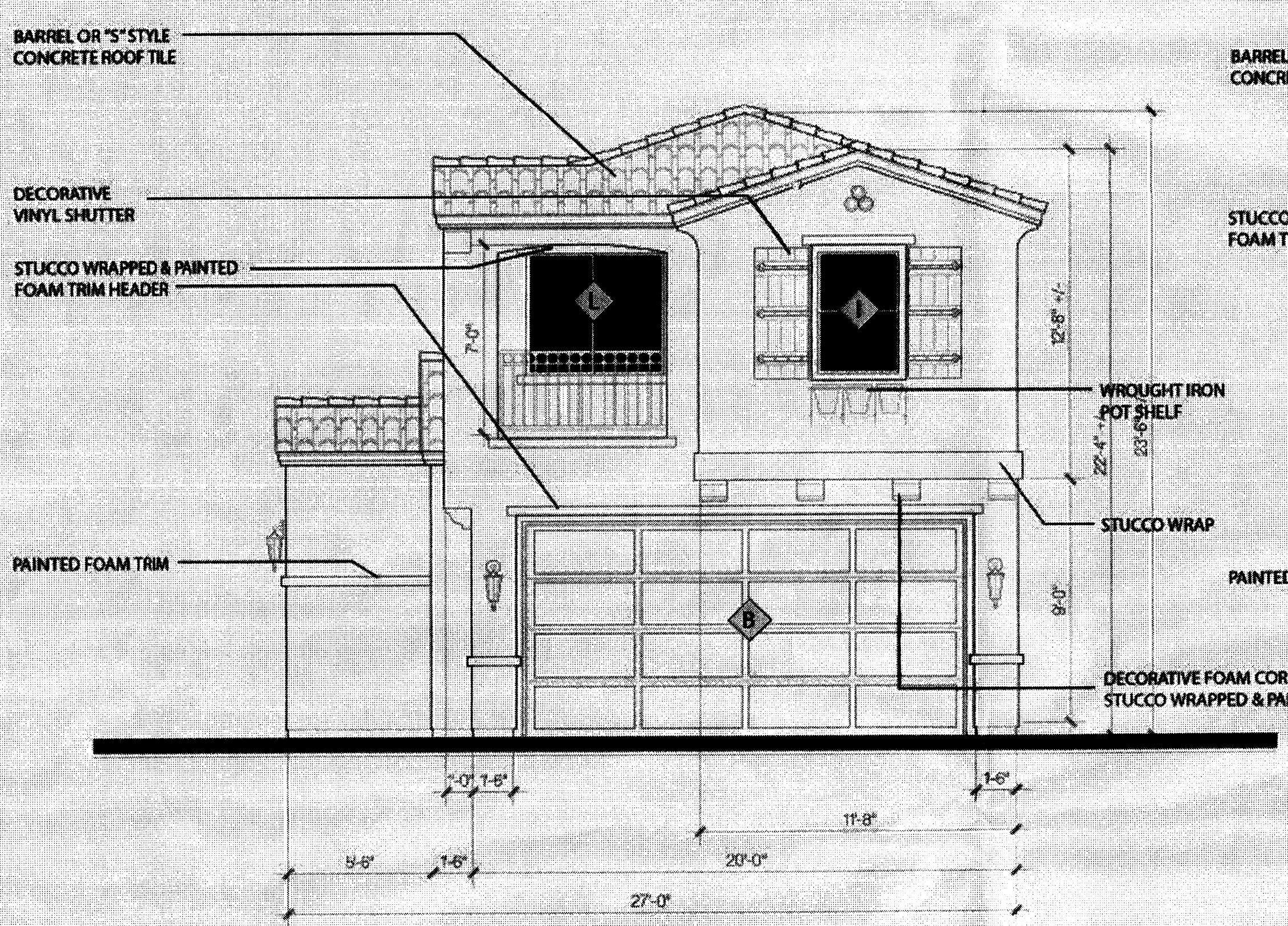




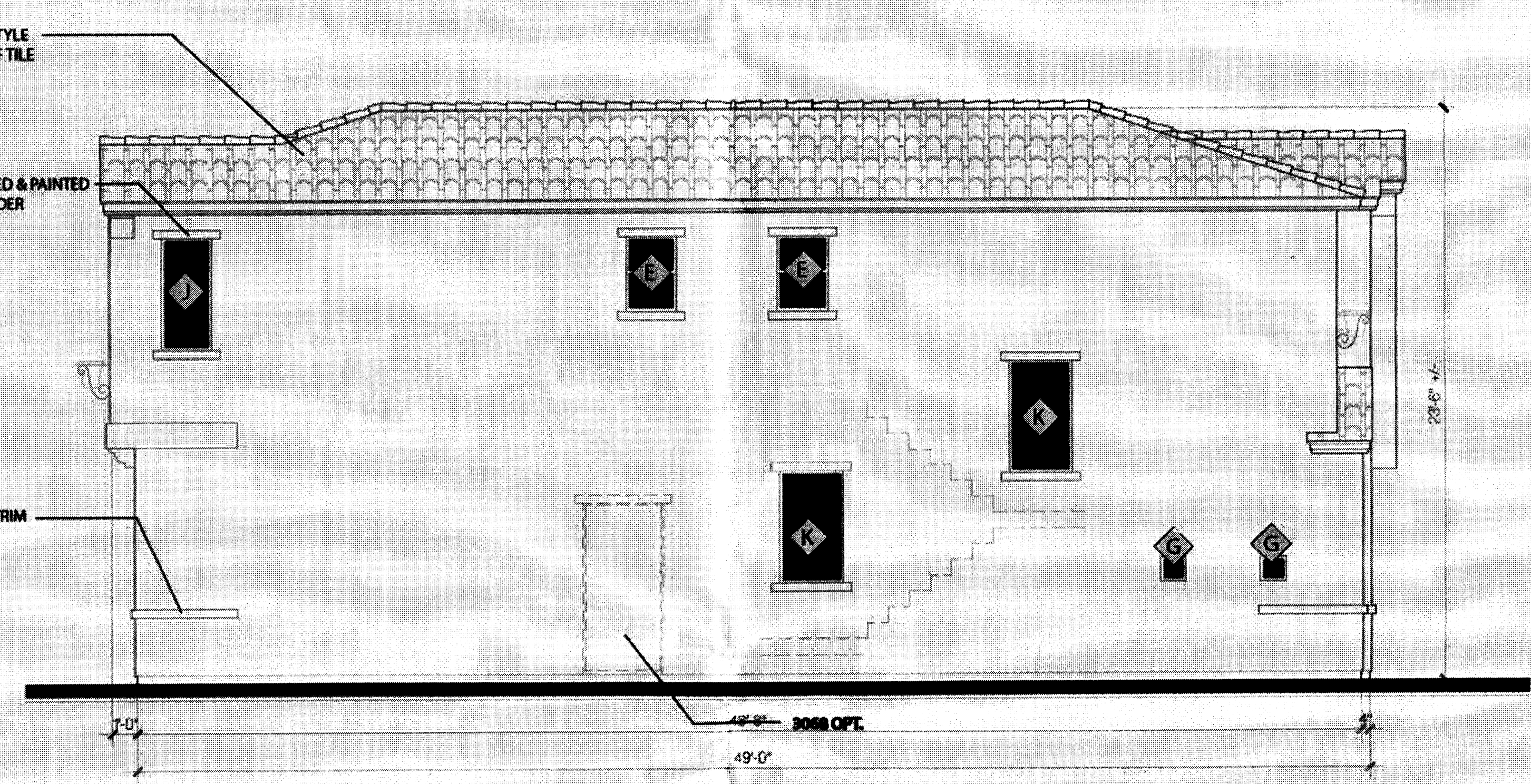
Front Elevation



Right Elevation

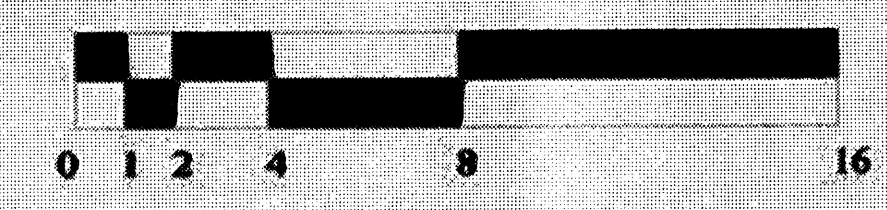


Rear Elevation



Left Elevation
(This side facing six-plex typical)

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



PLAN 1	
SCHEME #A	
BODY:	DESERT SUEDE DE6206
TRIM:	CALICO ROCK DE6229
FASCIA:	COBBLESTONE PATH DE6068
FRONT DOOR/SHUTTERS:	PINE CONE DE6048
GARAGE DOOR:	COBBLESTONE PATH DE6068
ROOF:	SANTA PAULA 3549
SCHEME #B	
BODY:	DESERT GRAY DEC760
TRIM:	DESERT SUEDE DE6206
FASCIA:	STEVEARENO BEIGE DEC766
FRONT DOOR/SHUTTERS:	WESTERN RED DE6090
GARAGE DOOR:	STEVEARENO BEIGE DEC766
ROOF:	SANTA PAULA 3549
SCHEME #C	
BODY:	BAKED POTATOE DEC717
TRIM:	COBBLESTONE PATH DE6068
FASCIA:	VERONA BEACH DE6135
FRONT DOOR/SHUTTERS:	CENTER RIDGE DE6230
GARAGE DOOR:	VERONA BEACH DE6135
ROOF:	SANDSTONE FLASHED 3553
SCHEME #D	
BODY:	STEVEARENO BEIGE DEC766
TRIM:	BAKED POTATOE DEC717
FASCIA:	VERONA BEACH DE6135
FRONT DOOR/SHUTTERS:	WESTERN RED DE6090
GARAGE DOOR:	VERONA BEACH DE6135
ROOF:	SANDSTONE FLASHED 3553

DOOR & WINDOW SCHEDULE	
A	3080 SOLID WOOD DOOR
B	16080 GARAGE DOOR
C	3068 FRENCH DOOR
D	2646 SINGLE HUNG WINDOW
E	2030 SINGLE HUNG WINDOW
F	3050 SINGLE HUNG WINDOW
G	1010 FIXED GLASS WINDOW
H	3050 FIXED GLASS WINDOW
I	3046 SINGLE HUNG WINDOW
J	2046 FIXED GLASS WINDOW
K	2646 FIXED GLASS WINDOW
L	5046 SLIDER WINDOW
M	2640 SINGLE HUNG WINDOW

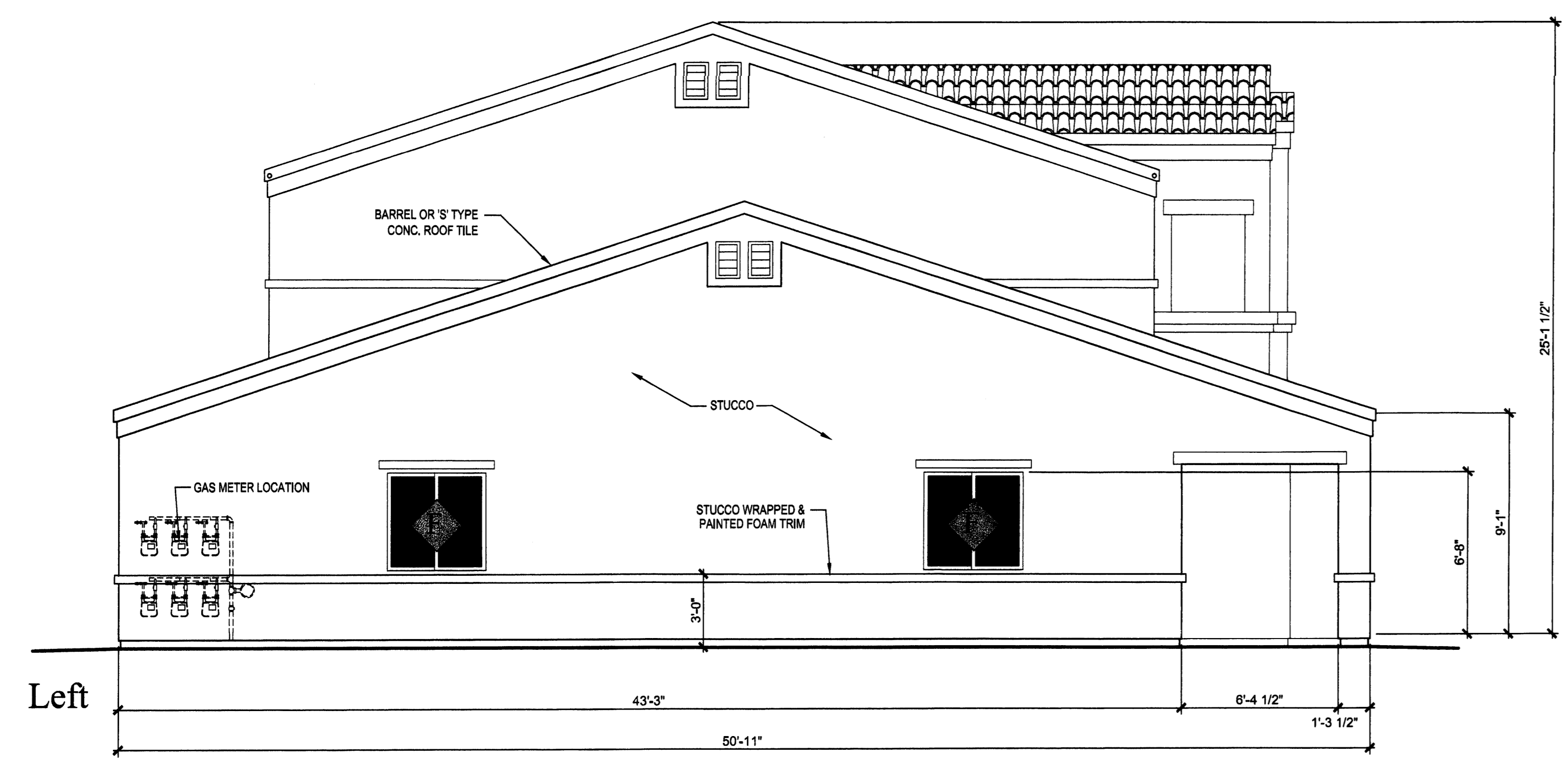
Longford Homes

Single Family Plan 2 Elevations
Diamond Mesa
Albuquerque, NM

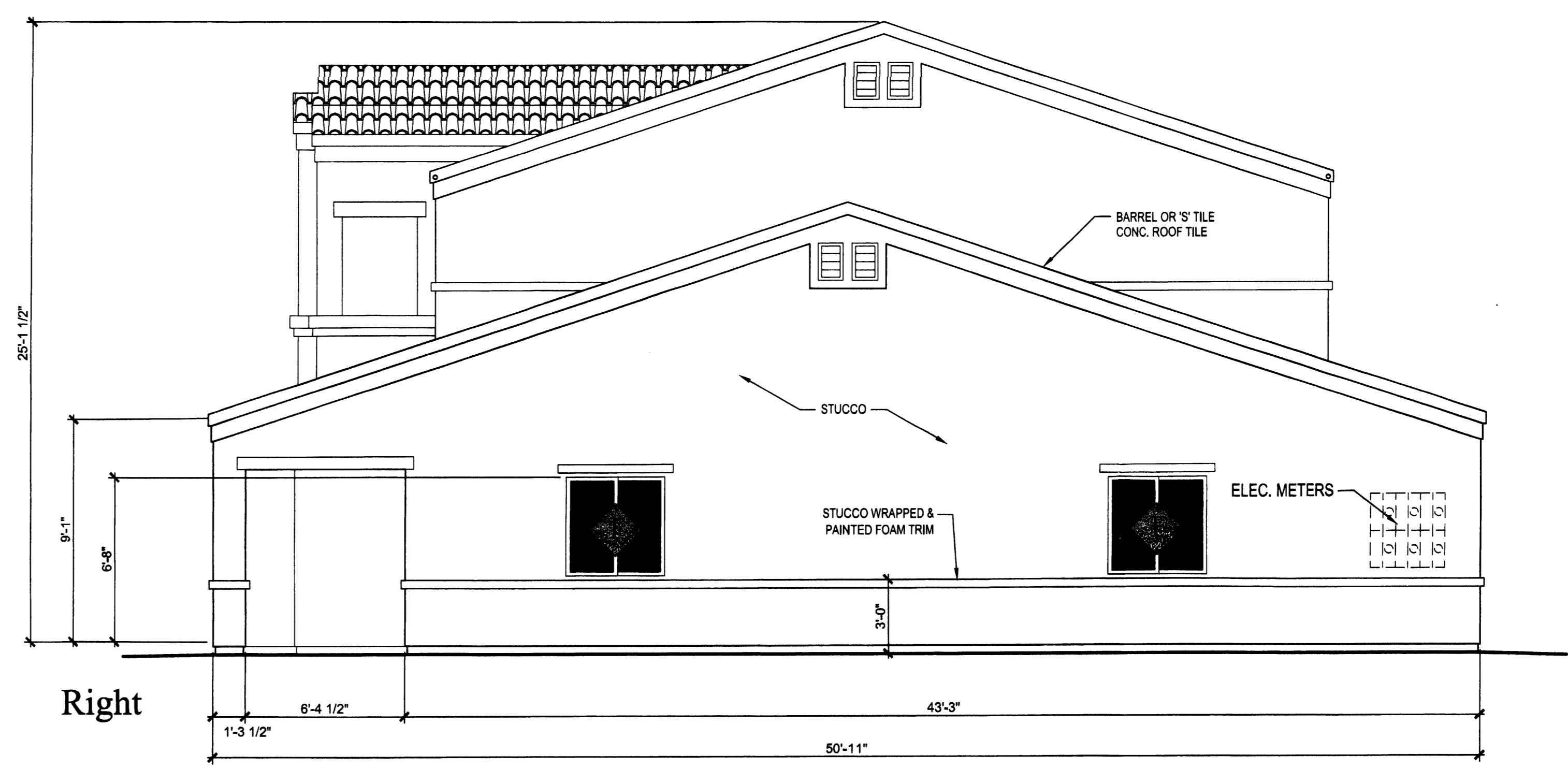




Front



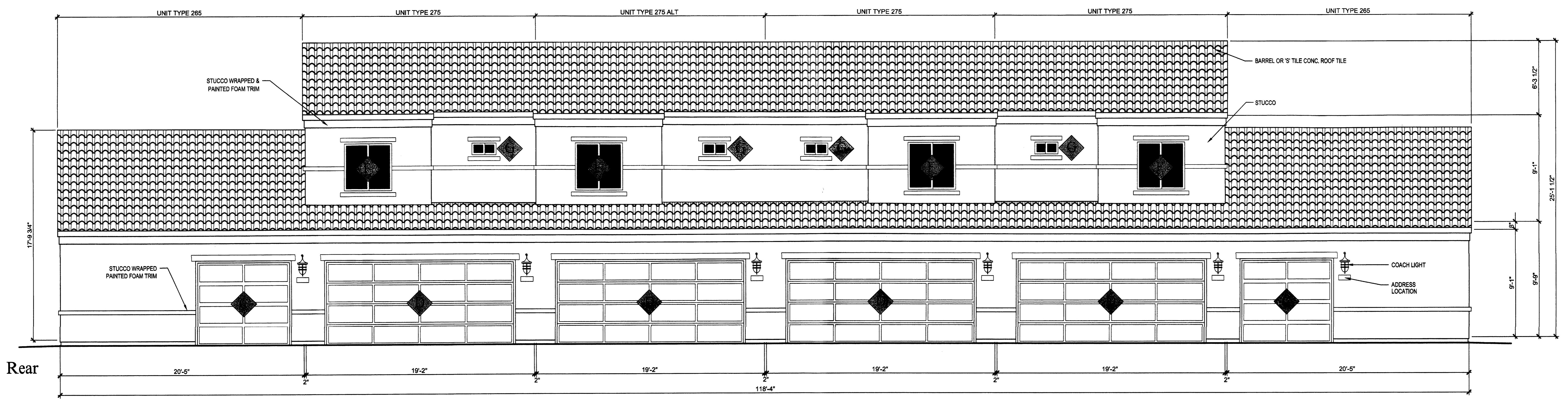
Left



Right

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	5040 SLIDING GLASS WINDOW
F	4040 SLIDING GLASS WINDOW
G	2010 SLIDING GLASS WINDOW

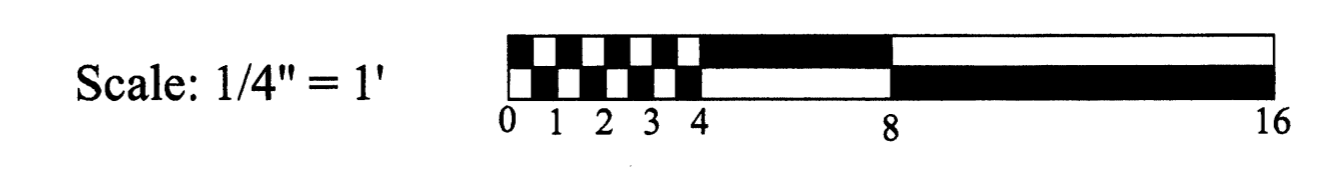
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	FRONTIER TRAIL
SECONDARY:	NUT HATCH
SECONDARY PORCH:	WEATHER CANYON
FASCIA/TRIM/ GARAGE:	CREAM WAVE
DOOR/SHUTTER:	SUNKIN SHIP
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO: EL REY STUCCO	
PAINT: SHERWIN WILLIAMS	
ROOF: EAGLE ROOFING	



Rear

Galway Construction
Job No. 911021
© COPYRIGHT 2011, PAZ Design Group

Six - Plex Type I Building Elevations
Diamond Mesa
Albuquerque, NM



November 30th, 2011





Front

Left

Right

DOOR & WINDOW SCHEDULE

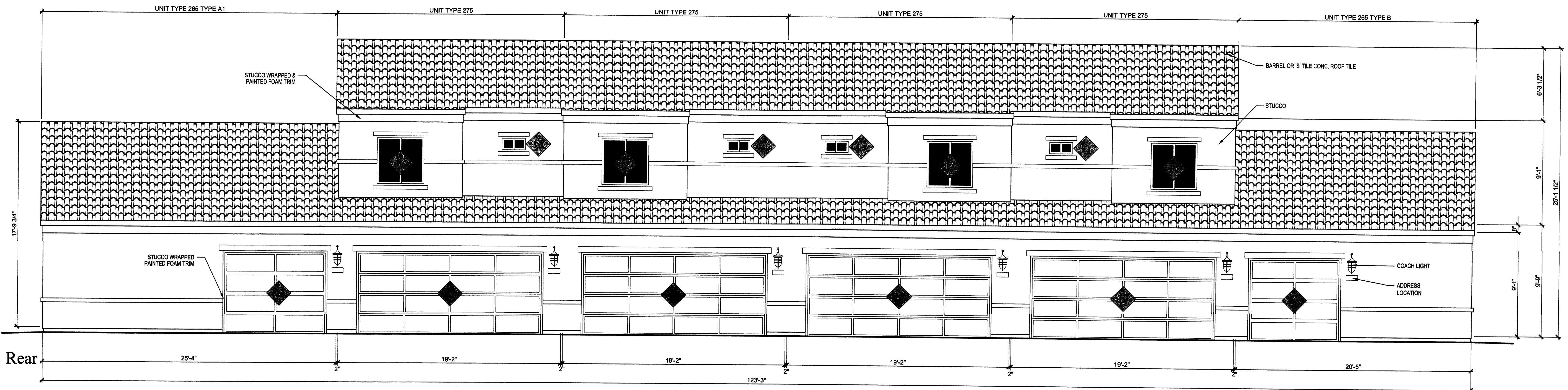
A	3088 SOLID WOOD DOOR
B	2888 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	5040 SLIDING GLASS WINDOW
F	4040 SLIDING GLASS WINDOW
G	2010 SLIDING GLASS WINDOW

COLOR SCHEDULE

SCHEME 1	
PRIMARY:	FRONTIER TRAIL
SECONDARY:	NUT HATCH
SECONDARY PORCH:	WEATHER CANYON
FASCIA/TRIM/ GARAGE:	CREAM WAVE
DOOR/SHUTTER:	SUNKIN SHIP
ROOF:	2853 SANDSTONE FLASHED

NOTES

- STUCCO: EL REY STUCCO
- PAINT: SHERWIN WILLIAMS
- ROOF: EAGLE ROOFING

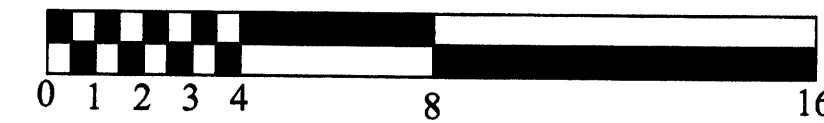


Rear

Galway Construction
Job No. 911021
© COPYRIGHT 2011, PAZ Design Group

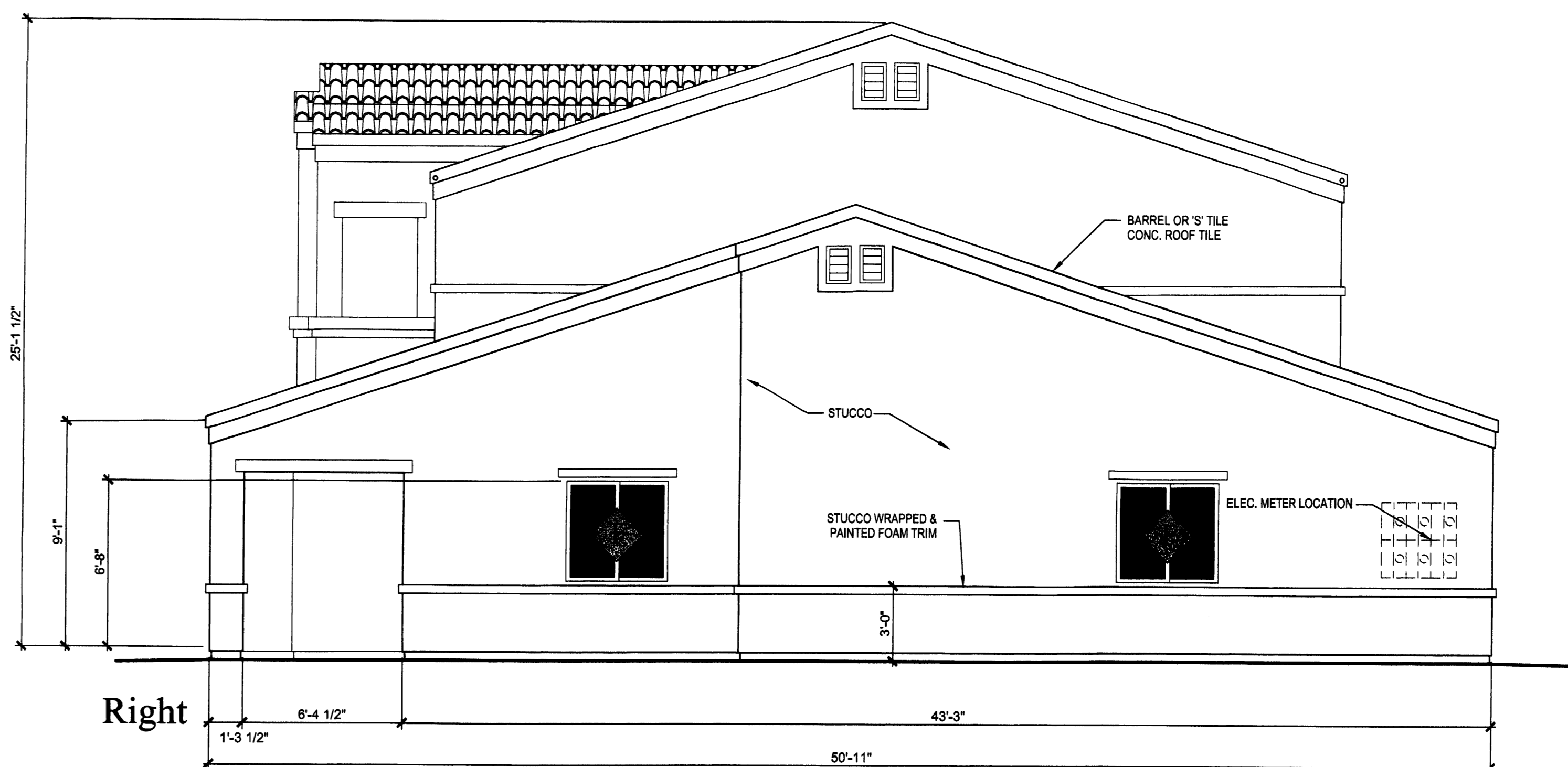
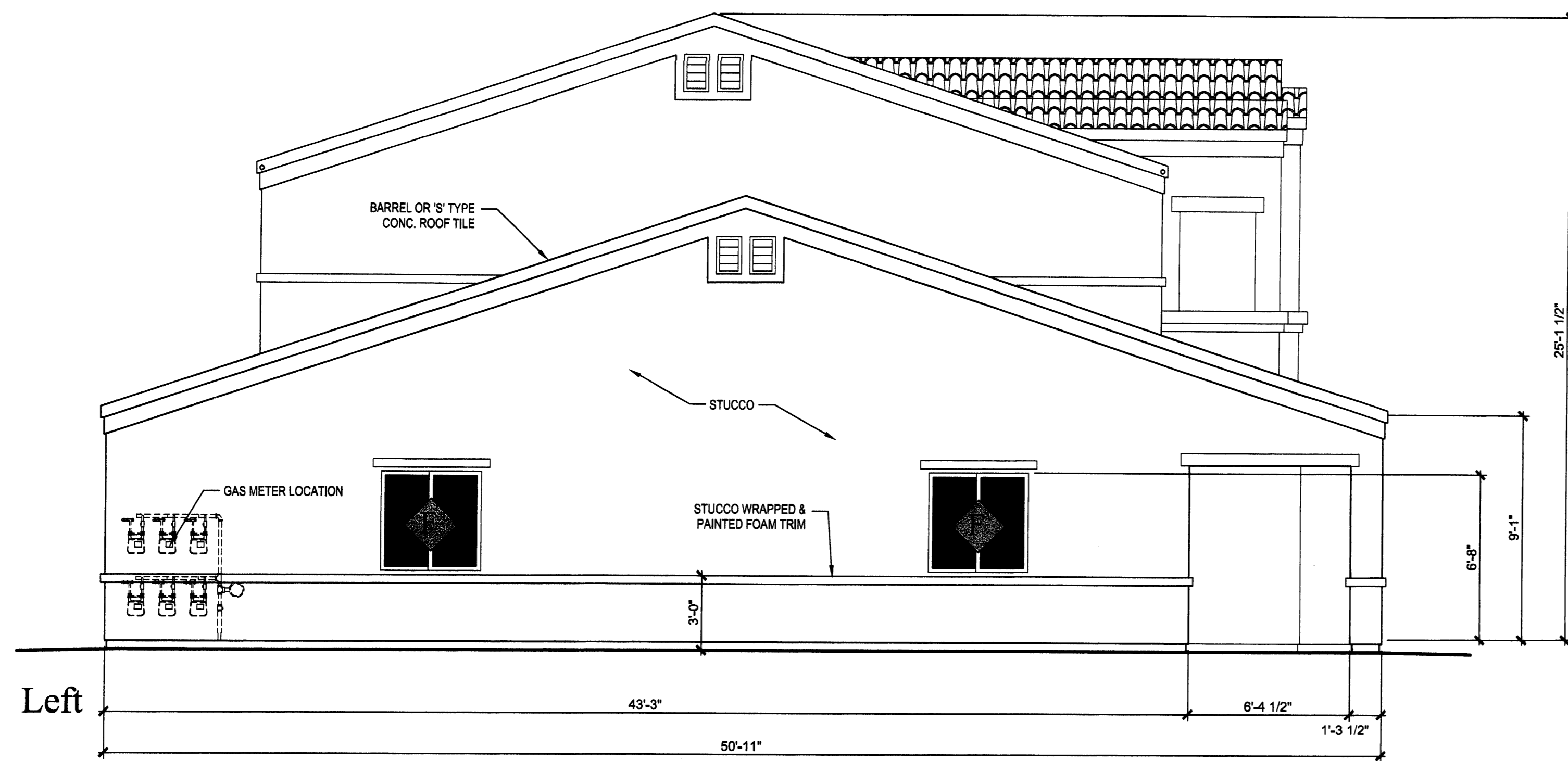
Six - Plex Type Ia1 Building Elevations
Diamond Mesa
Albuquerque, NM

Scale: 1/4" = 1'



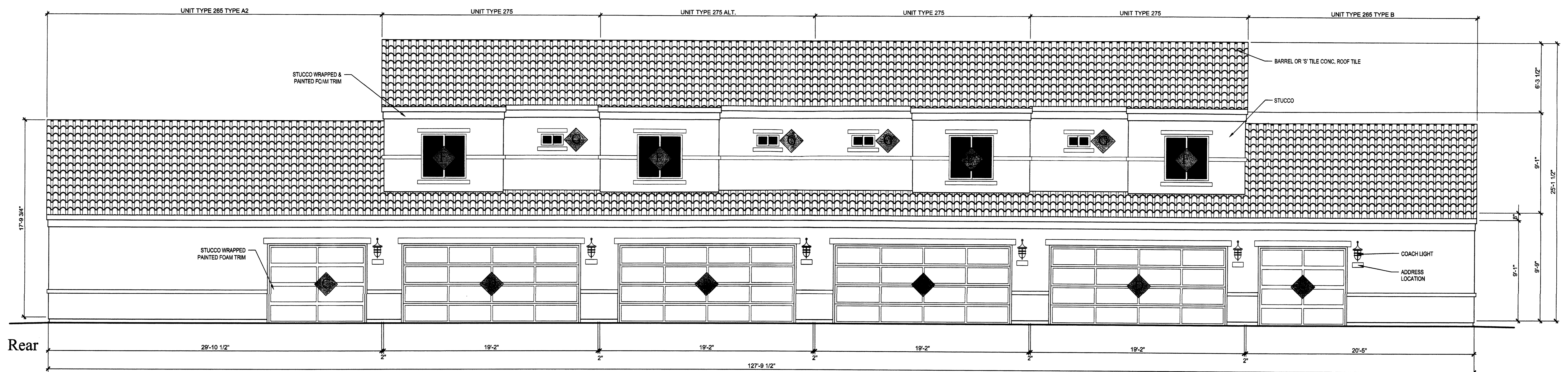
November 30th, 2011





DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	5040 SLIDING GLASS WINDOW
F	4040 SLIDING GLASS WINDOW
G	2010 SLIDING GLASS WINDOW

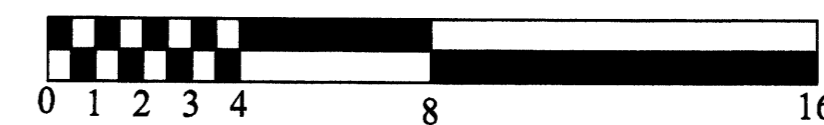
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	FRONTIER TRAIL
SECONDARY:	NUT HATCH
SECONDARY PORCH:	WEATHER CANYON
FASCIA/TRIM/ GARAGE:	CREAM WAVE
DOOR/SHUTTER:	SUNKIN SHIP
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO: EL REY STUCCO	
PAINT: SHERWIN WILLIAMS	
ROOF: EAGLE ROOFING	



Galway Construction
Job No. 911021
© COPYRIGHT 2011, PAZ Design Group

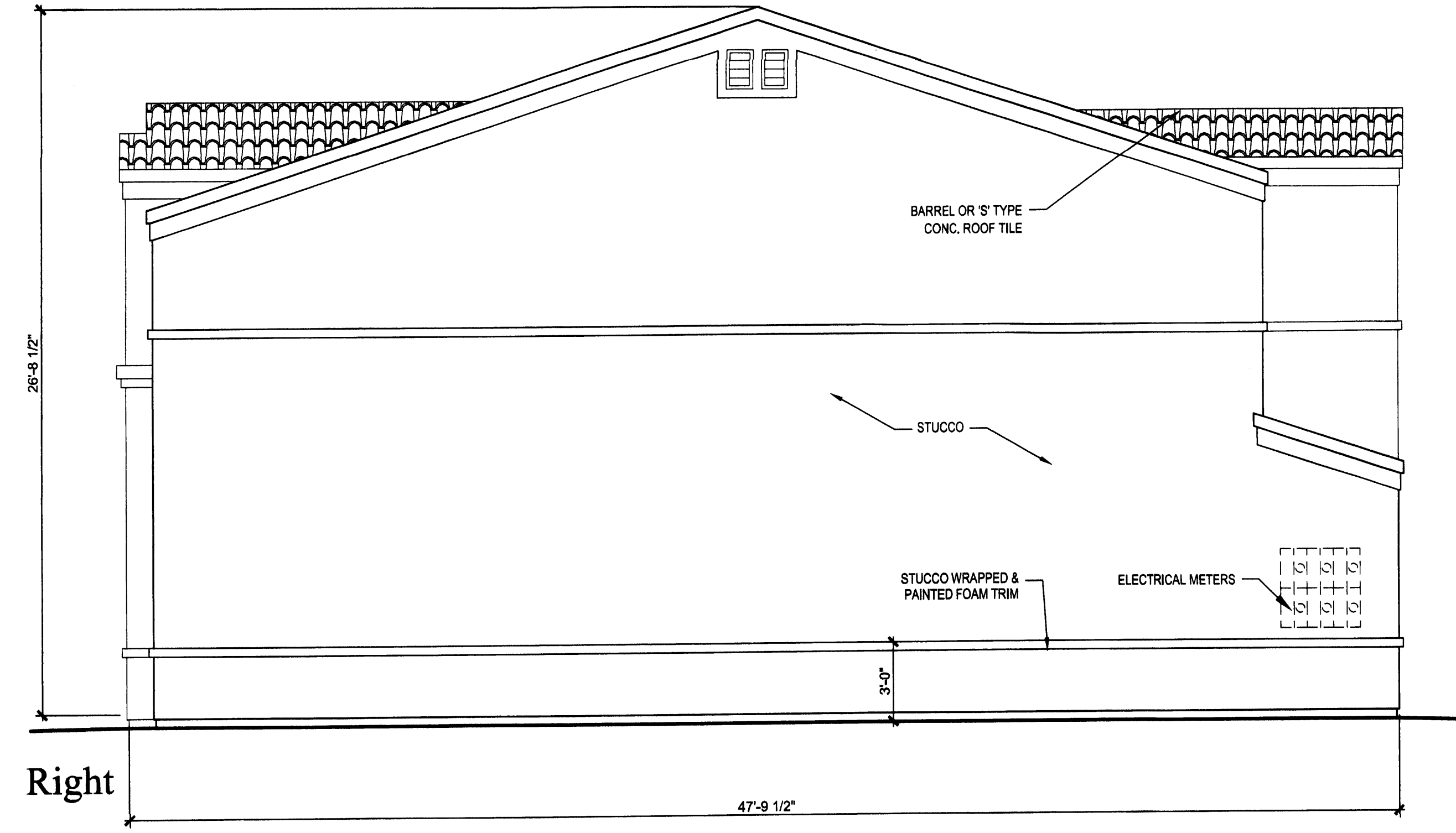
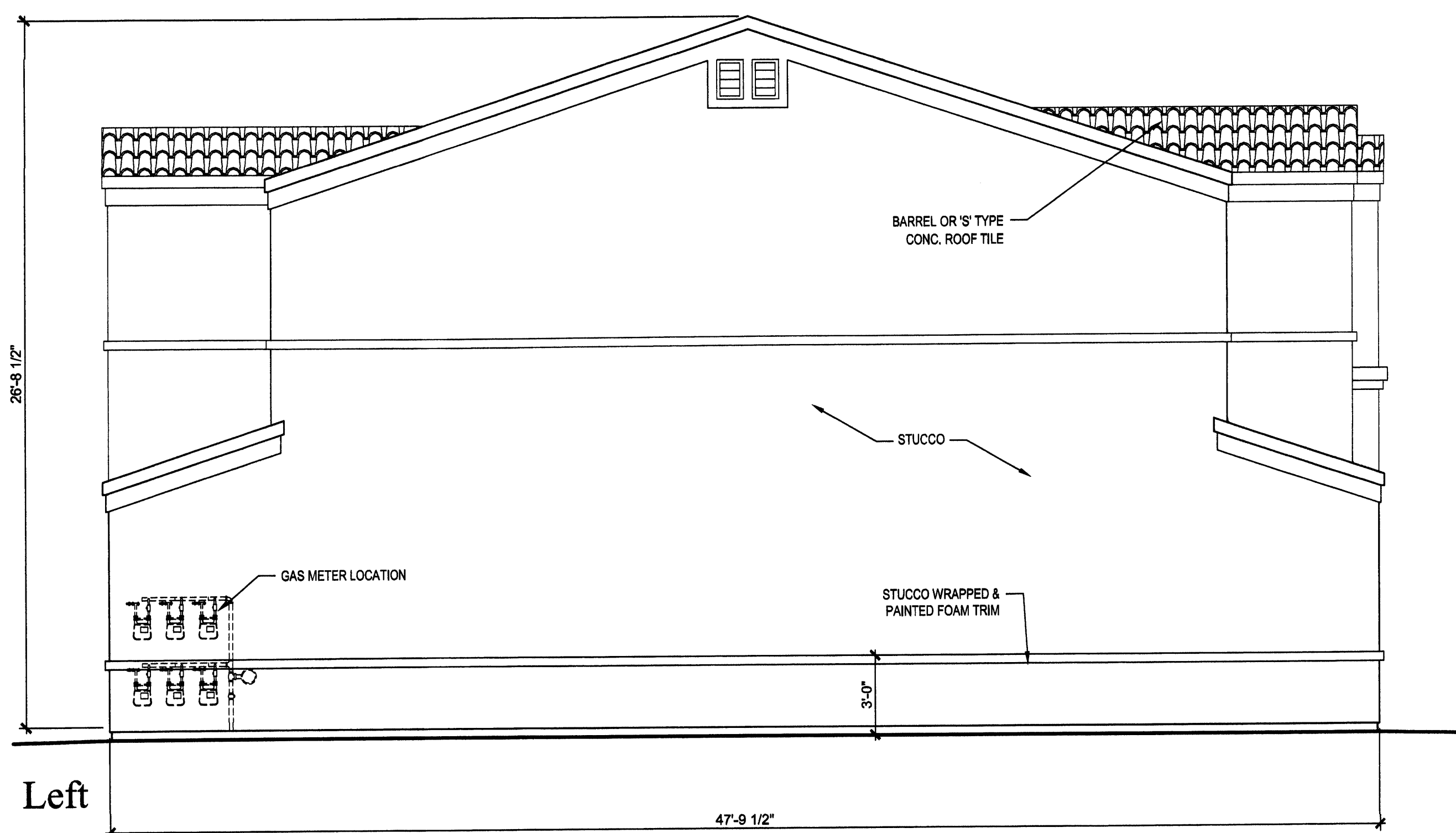
Six - Plex Type Ia2 Building Elevations
Diamond Mesa
Albuquerque, NM

Scale: 1/4" = 1'



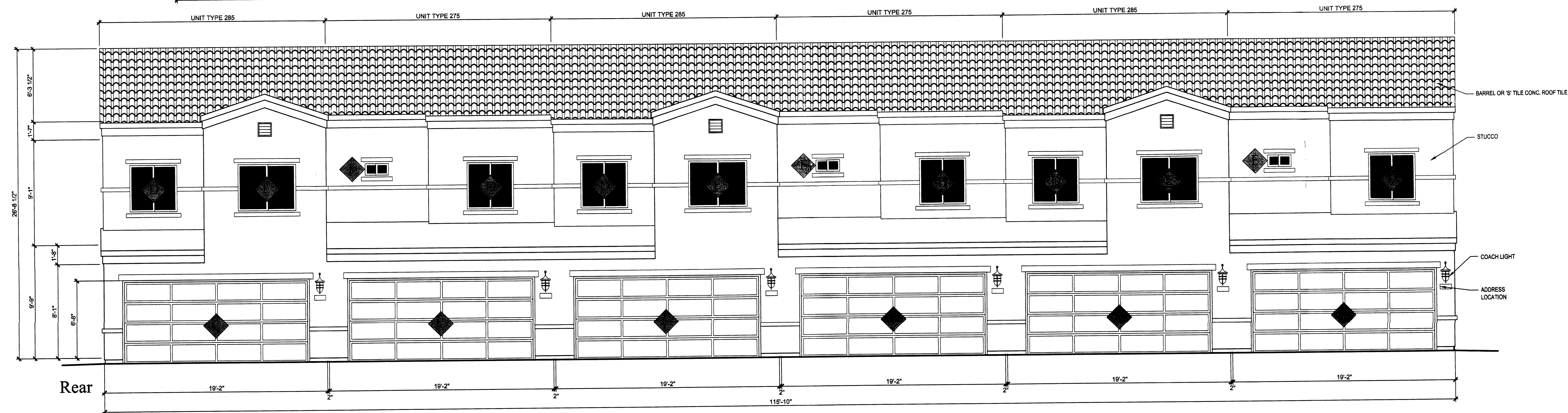
November 30th, 2011





DOOR & WINDOW SCHEDULE	
A	3088 SOLID WOOD DOOR
B	2888 FRENCH DOOR
C	16080 GARAGE DOOR
D	4040 SLIDING GLASS WINDOW
E	5040 SLIDING GLASS WINDOW
F	2010 SLIDING GLASS WINDOW

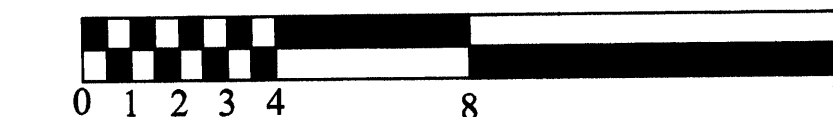
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	FRONTIER TRAIL
SECONDARY:	NUT HATCH
SECONDARY PORCH:	WEATHER CANYON
FASCIA/TRIM/ GARAGE:	CREAM WAVE
DOOR/SHUTTER:	SUNKIN SHIP
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO: EL REY STUCCO	
PAINT: SHERWIN WILLIAMS	
ROOF: EAGLE ROOFING	



Galway Construction
Job No. 911021
© COPYRIGHT 2011, PAZ Design Group

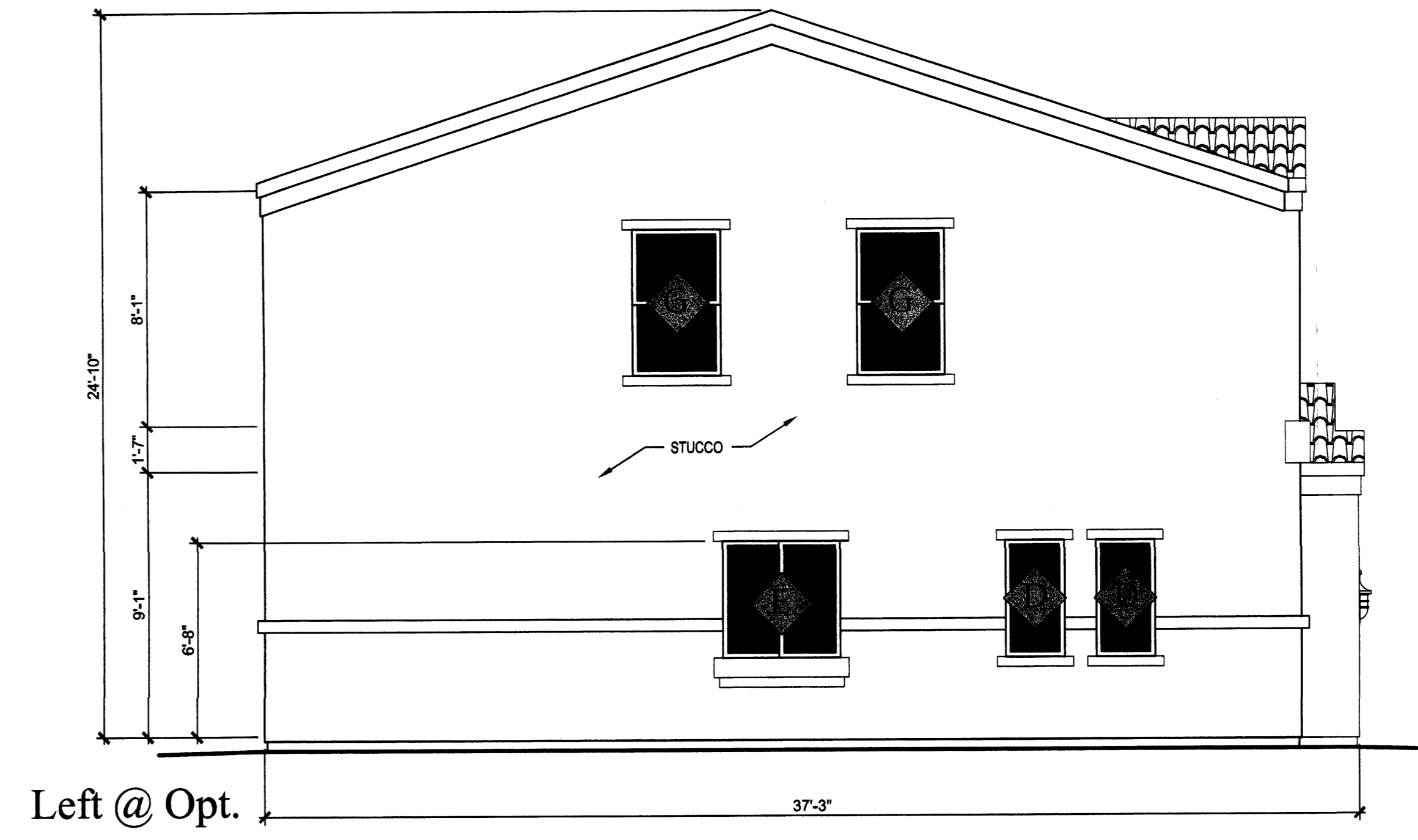
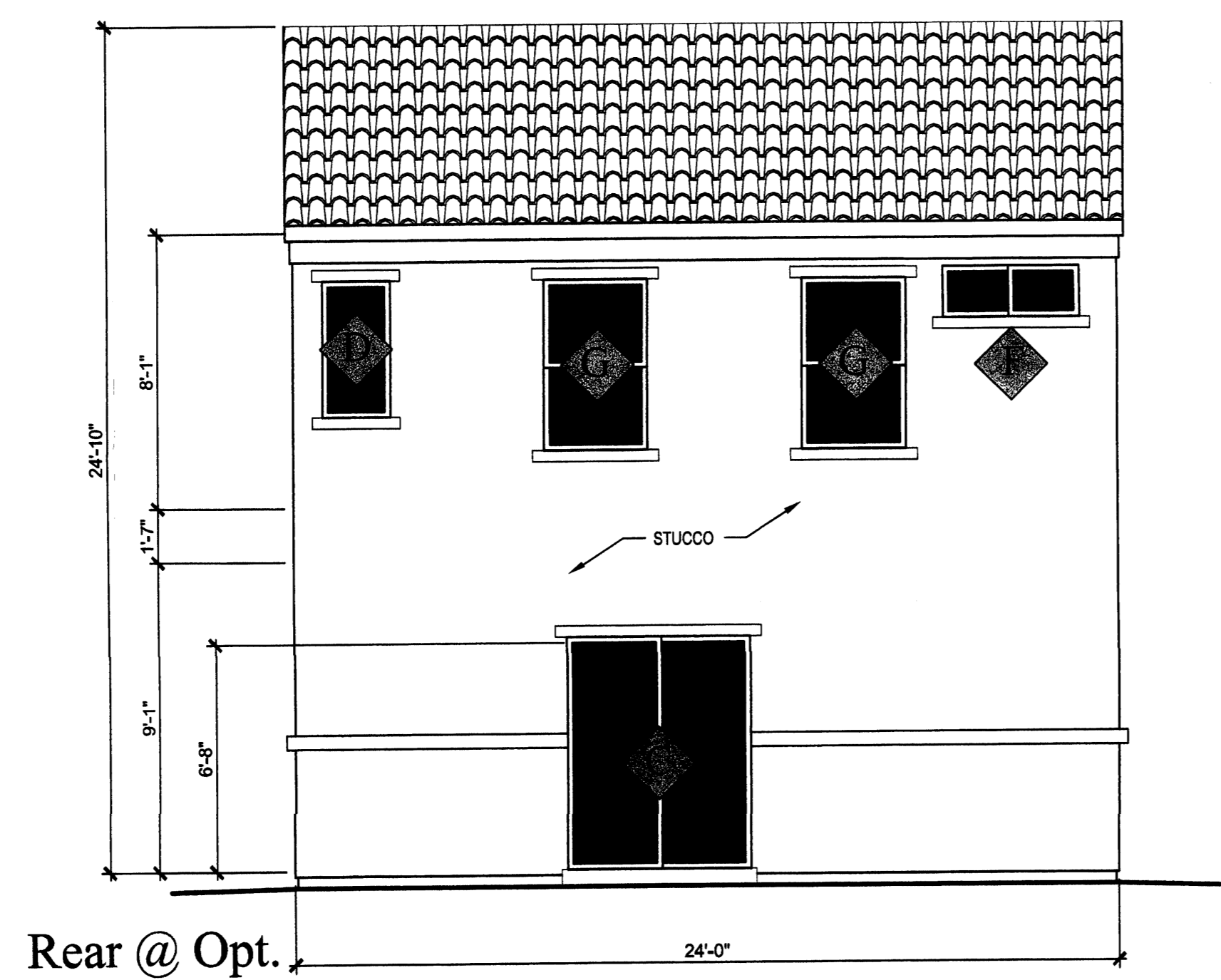
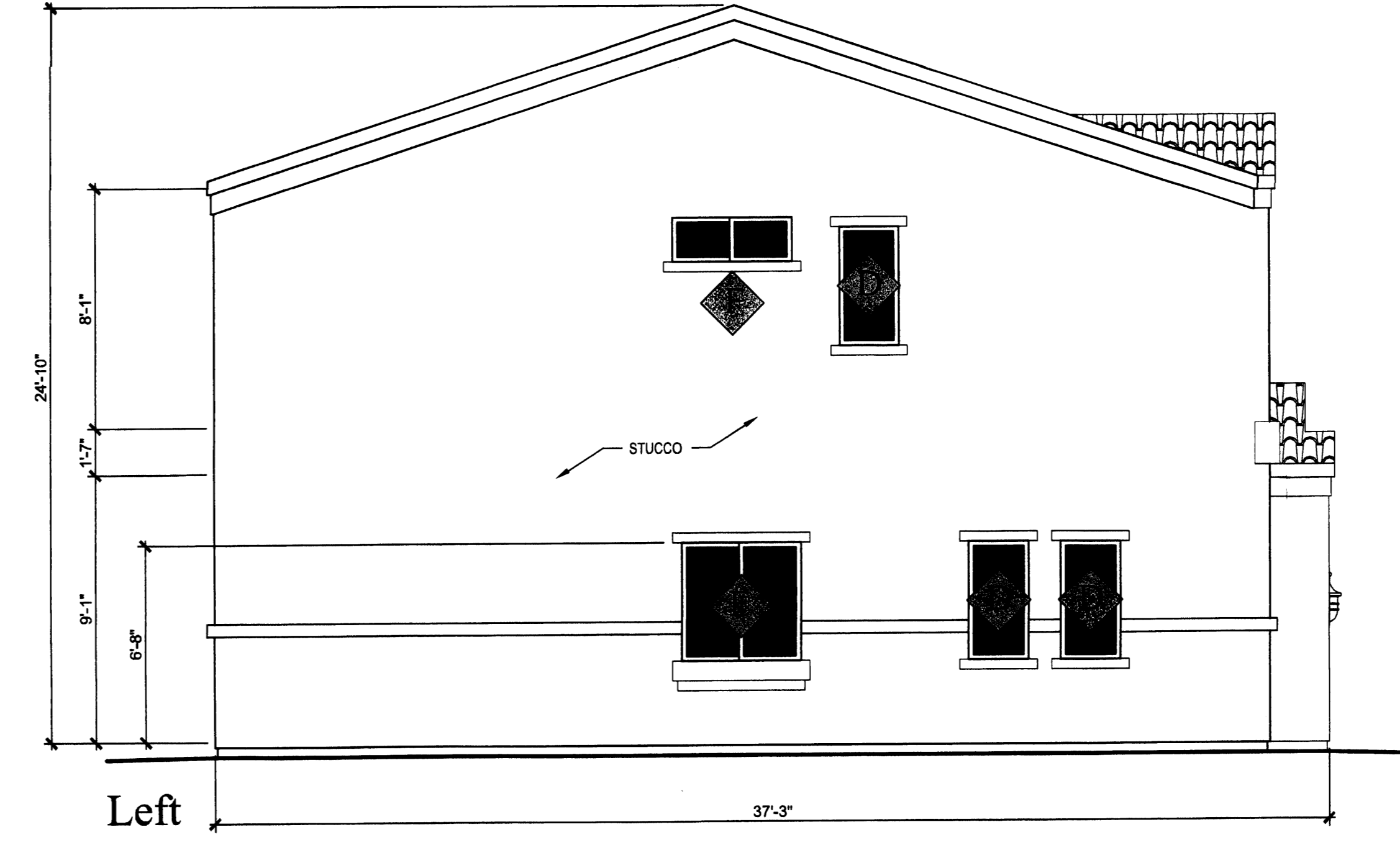
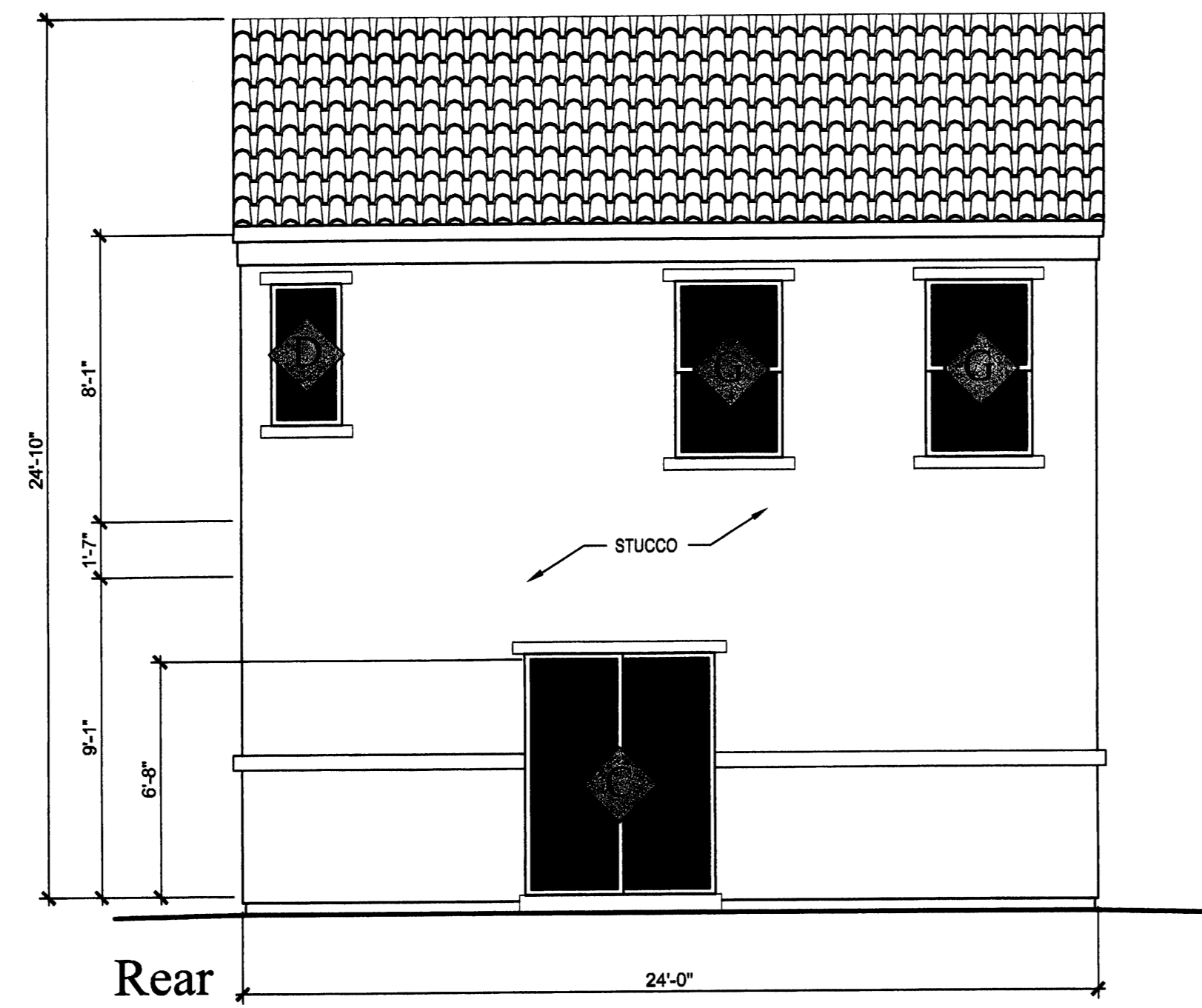
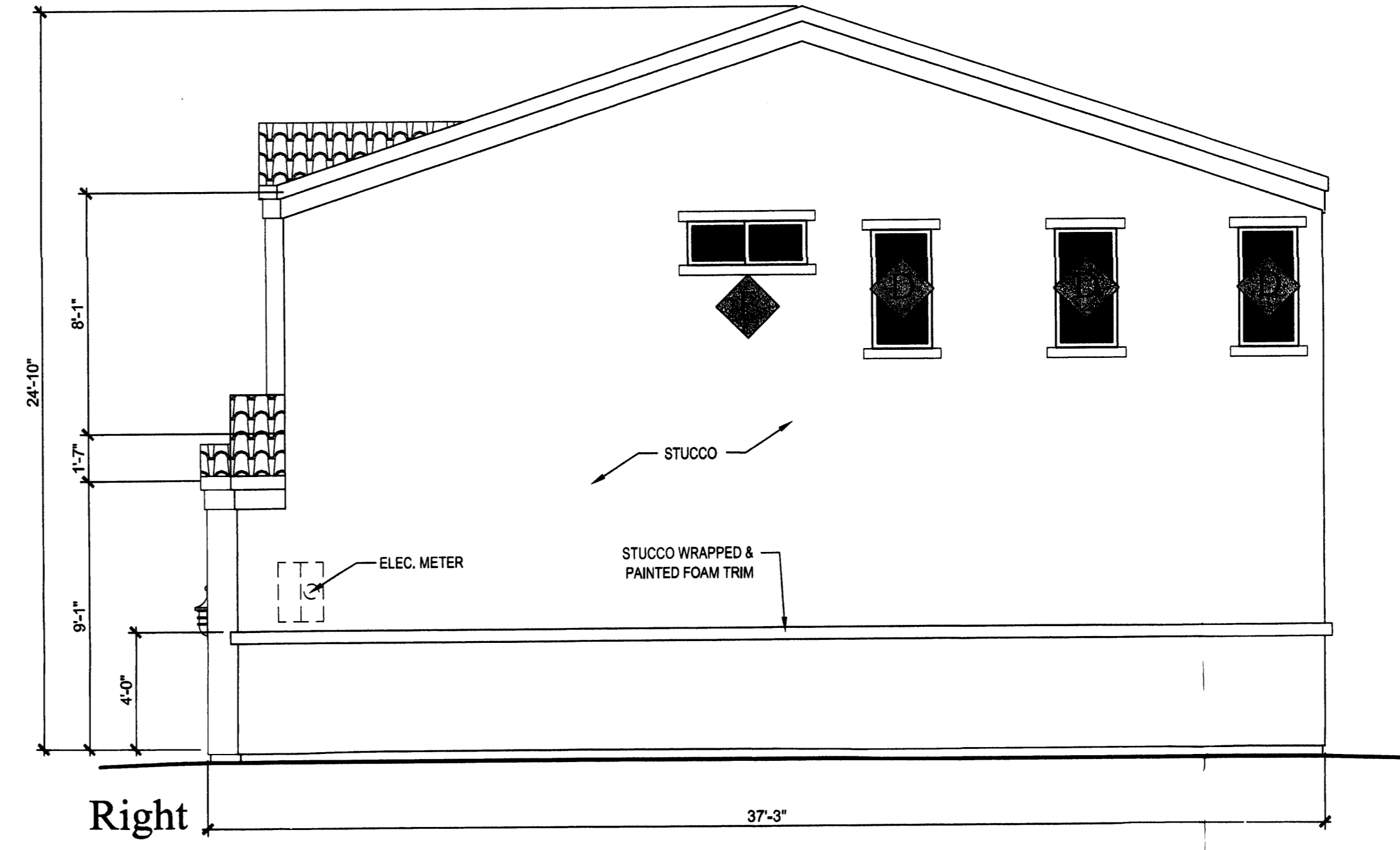
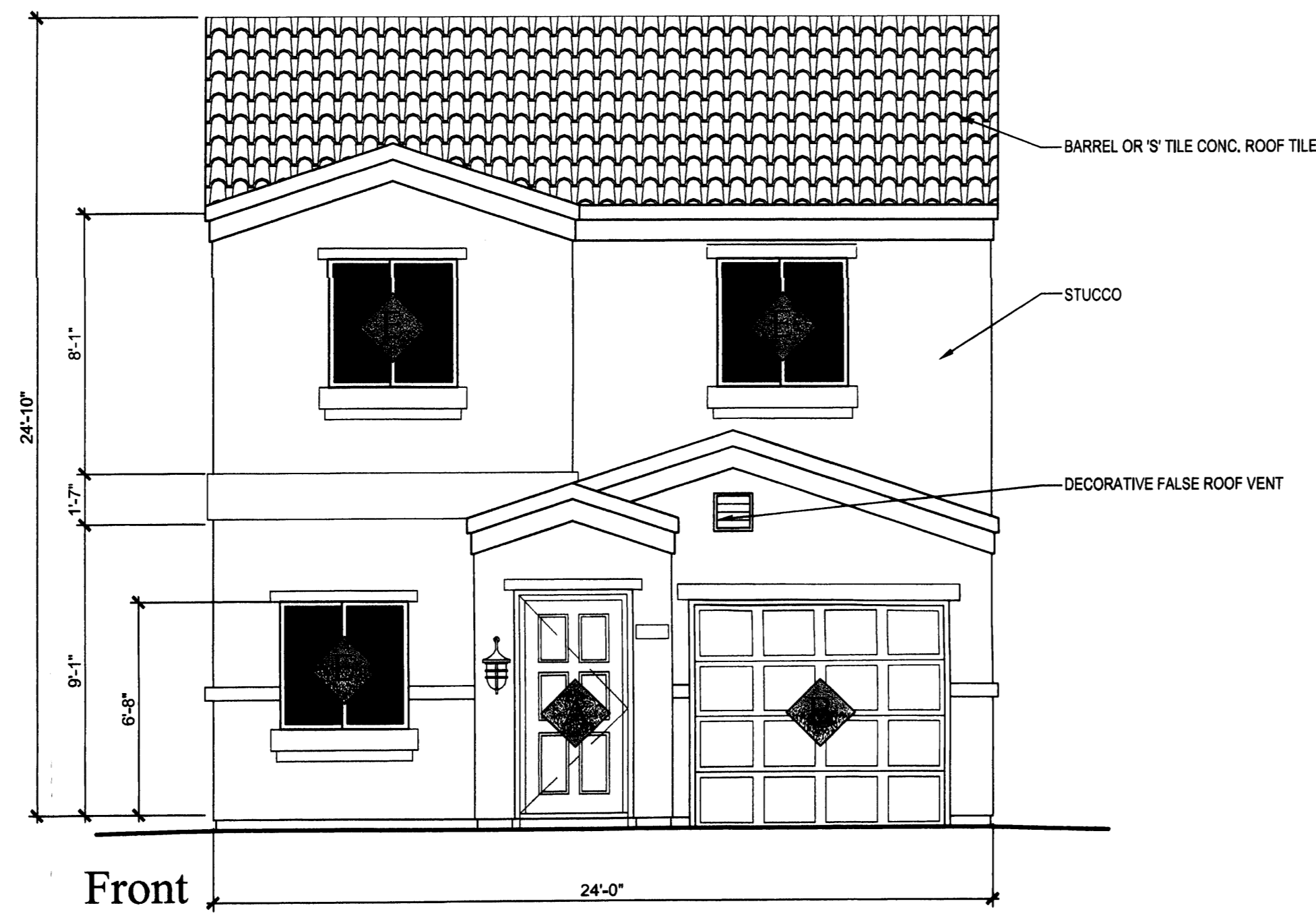
Six - Plex Type II Building Elevations
Diamond Mesa
Albuquerque, NM

Scale: 1/4" = 1'



November 30th, 2011

PAZ DESIGN GROUP
450 Fremont Street - Ste. 233
Las Vegas, Nevada 89101
702.202.3771 702.202.0261 fax



DOOR & WINDOW SCHEDULE	
A	3088 SOLID WOOD DOOR
B	8080 GARAGE DOOR
C	5088 SLIDING GLASS DOOR
D	2040 FIXED WINDOW
E	4040 SLIDING GLASS WINDOW
F	4016 SLIDING GLASS WINDOW
G	3080 SINGLE HUNG WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	FRONTIER TRAIL
SECONDARY:	NUT HATCH
FASCIA/TRIM/ GARAGE:	CREAM WAVE
DOOR/SHUTTER:	SUNKIN SHIP
ROOF:	Z583 SANDSTONE FLASHED
NOTES	
STUCCO: EL REY STUCCO	
PAINT: SHERWIN WILLIAMS	
ROOF: EAGLE ROOFING	