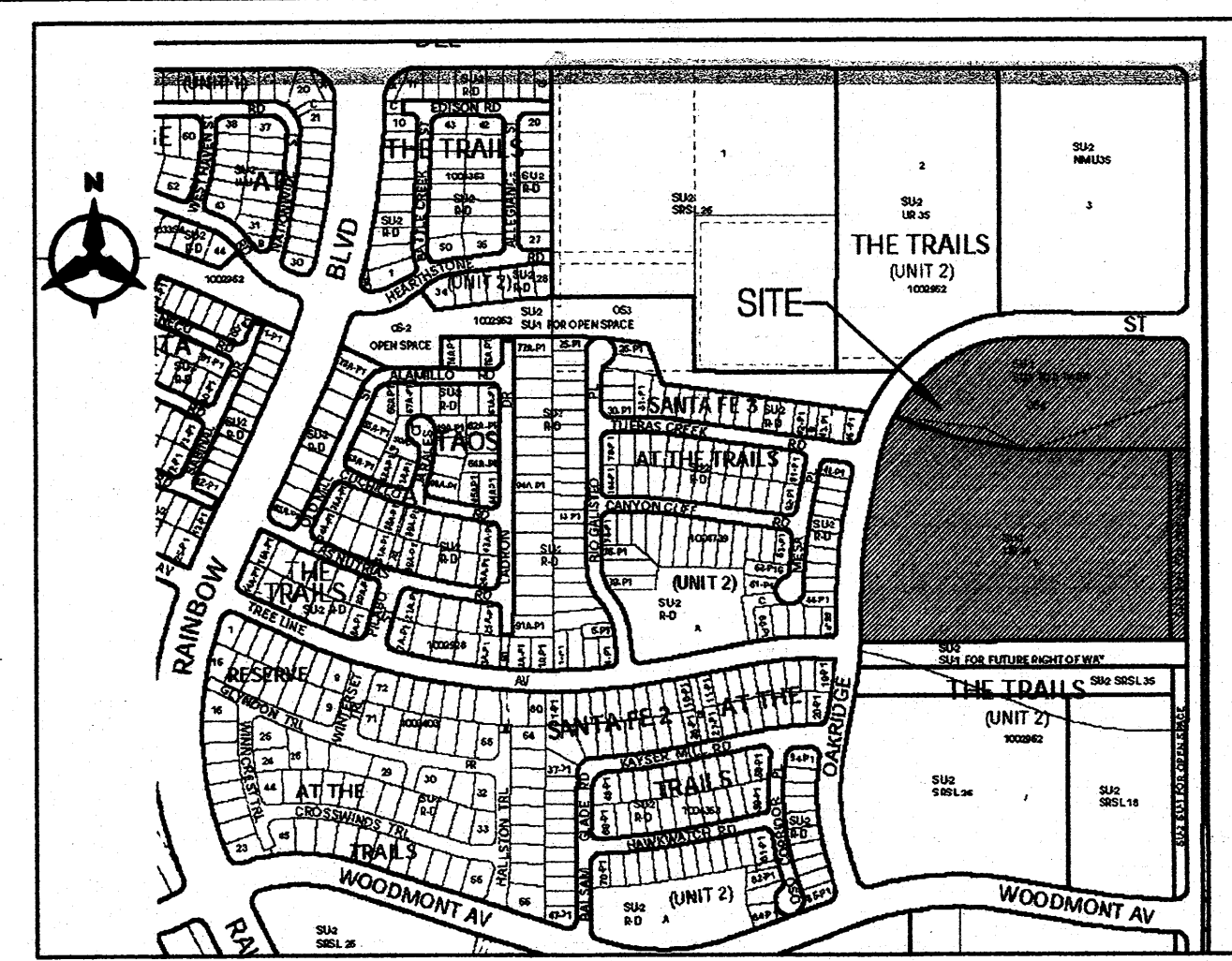
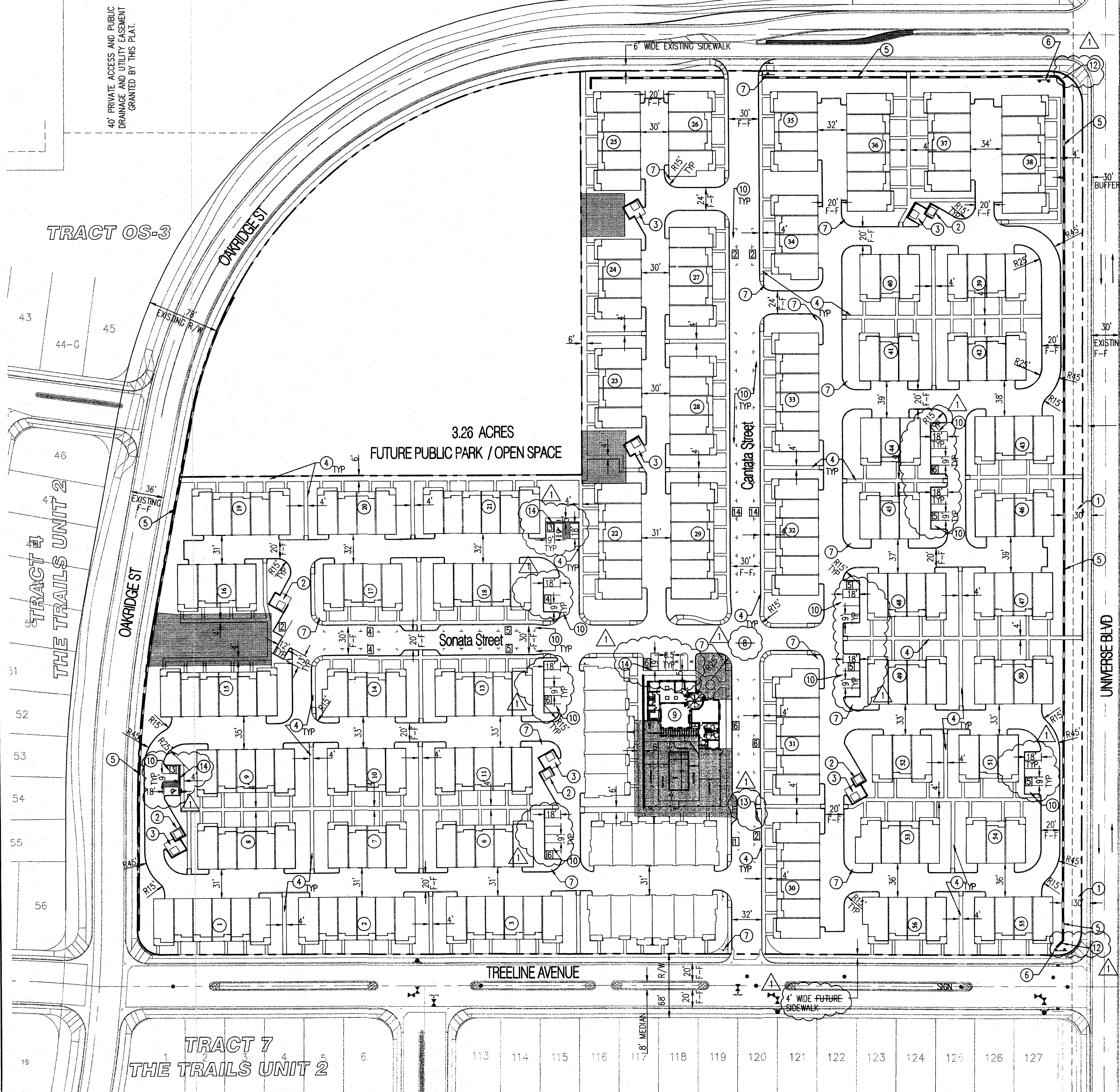


TRACT 2  
THE TRAILS UNIT 2

TRACT 3  
THE TRAILS UNIT 2



SITE VICINITY MAP

**SITE INFORMATION:**  
THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS RD. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

**PROPOSED USE:**  
THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-PLEX BUILDINGS; (11) FIVE-PLEX BUILDINGS; (22) FOUR-PLEX BUILDINGS; AND (7) THREE-PLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

16 TOTAL	(1) SIX-PLEX ELEVATION WITH 6 TWO-STORY UNITS
	(2) SIX-PLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
11 TOTAL	(1) FIVE-PLEX ELEVATION WITH 5 TWO-STORY UNITS
	(1) FIVE-PLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
22 TOTAL	(1) FOUR-PLEX ELEVATION WITH 4 TWO-STORY UNITS
	(2) FOUR-PLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
7 TOTAL	(1) THREE-PLEX ELEVATION WITH 3 TWO-STORY UNITS
	(1) THREE-PLEX ELEVATION WITH 1 TWO-STORY UNITS/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE  
APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE  
REQUIRED - 80 SF PER UNIT 15,800 SF PROVIDED  
36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')  
REQUIRED - 80 SF PER UNIT 20,800 SF PROVIDED  
23,181 SF

**SITE DEVELOPMENT PLAN APPROVAL:**

PROJECT NUMBER: 1002962  
APPLICATION NUMBER:  
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:**

N/A	DATE
NEW MEXICO UTILITIES	DATE
TRAFFIC ENGINEERING / TRANSPORTATION DIVISION	6-27-07
ROSE & SUEVA	DATE
UTILITY APPROVALS	6-27-07
CHRISTINA SANDOZ	DATE
PARKS AND RECREATION DEPARTMENT	6/27/07
BRENDEN J. BURGAM	DATE
CITY ENGINEER/ANALYST	10/5/07
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
MICHAEL HUSTON	6/29/07
SOLID WASTE MANAGEMENT	DATE
JM WATSON	10/26/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**LEGEND**

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

**KEYED NOTES**

- ① 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
- ② REFUSE ENCLOSURE (11 PROVIDED)
- ③ REFUSE RECYCLE STATION (2 PROVIDED)
- ④ SIDEWALK WIDTH DIMENSIONED
- ⑤ PERIMETER WALL
- ⑥ TEMPORARY CONSTRUCTION SIGN
- ⑦ STOP SIGN
- ⑧ HARDSCAPE ISLAND
- ⑨ CLUBHOUSE
- ⑩ GUEST PARKING
- ⑪ BIKE RACK
- ⑫ WALL SIGN
- ⑬ DIRECTORY SIGN
- ⑭ CURB FLUSH WITH PAVEMENT W/ WHEEL STOPS

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**  
VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.  
PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

**BICYCLE ACCESS -** THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO RASO DEL NORTE NORTH OF THE PROJECT. SITE-EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

**ALLEYS -** THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

**TRANSIT ACCESS -** THE SITE IS CURRENTLY SERVED BY BUS ROUTE 182 WHICH SERVES THE TRAILS AND JENTANA RANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM; THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

**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 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.

**BUILDING HEIGHTS AND SETBACKS -** MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)  
SETBACK - STREET FACING: 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY  
INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.  
INTERIOR REAR (SIDE-REAR): 15' MIN.

**PARKING:**  
PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

**MIX OF 1, 2 AND 3 BEDROOM UNITS REQUIRED:**

106 ONE BEDROOM UNITS AT 1.0/PER	106 SPACES
98 TWO BEDROOM UNITS AT 1.5/PER	147 SPACES
56 THREE BEDROOM UNITS AT 2.0/PER	112 SPACES
TOTAL REQUIRED	365 SPACES

**PROVIDED:**

GARAGE PARKING	414 SPACES
GUEST PARKING	56 SPACES
ON-STREET PARKING	85 SPACES
TOTAL PROVIDED	535 SPACES

**ALL 3 BEDROOM UNITS REQUIRED:**

260 THREE BEDROOM UNITS AT 2.0/PER	520 SPACES
TOTAL REQUIRED	520 SPACES

**PROVIDED:**

GARAGE PARKING	520 SPACES
GUEST PARKING	56 SPACES
ON-STREET PARKING	85 SPACES
TOTAL PROVIDED	641 SPACES

**LIGHTING -** LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

**SOLID WASTE -** THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

**PERIMETER WALLS -** PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED. WIRE-SIDEWALKS, PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT  
**CANTATA AT THE TRAILS**

Prepared for:  
CANTATA AT THE TRAILS INC,  
7007 Jefferson St. NE  
Suite A  
Albuquerque, NM 87109

Prepared by:  
Bohannon Huston  
7500 Jefferson NE  
Albuquerque, NM 87109  
8/22/07

AA REVISION 4-15-11  
DRS ADMINISTRATIVE  
SITE PLAN AMENDMENT  
PROJECT NO. 1002962  
APPLICATION NO. 10045  
DATE 6-22-11

**Bohannon Huston**  
Engineering • Spatial Data • Advanced Technologies  
1700 Jefferson St. NE Albuquerque, NM 87108-4395

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June 14, 2011 - 8:00am



TRACT OS-3

THE TRAILS UNIT 2

TRACT 7



3.26 ACRES  
FUTURE PUBLIC PARK / OPEN

LANDSCAPE CALCULATIONS

SITE AREA: (17.5 AC.)	761,261 S.F.
BUILDING AREA:	-328,247 S.F.
TOTAL	433,014 S.F.

REQUIRED LANDSCAPE: (15%) 64,952 S.F.  
PROVIDED LANDSCAPE: (49%) 212,263 S.F.

TURF AREA ALLOWED: (20%) 42,453 S.F.  
TURF AREA PROVIDED: (4%) 7,589 S.F.

LANDSCAPE NOTES:

LANDSCAPE DESIGN  
DUE TO THE SCALE OF THIS PLAN, SPECIFIC SHRUB SPECIES ARE NOT IDENTIFIED BY SYMBOL. PLEASE SEE THE ENLARGED TYPICAL AREA 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 3/4" AND 7/8" SANTA FE BROWN ROCK MULCH. 2" - 4" SANTA ANA TAN COBBLE AND SANTA FE BROWN CRUSHER FINES WILL BE USED AS ACCENT MULCH IN CERTAIN AREAS.

TURF EDGER  
TURF EDGING SHALL BE 6" REINFORCED CONCRETE MOW CURB.

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 GROUND COVER 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 HOMEOWNERS ASSOCIATION.

STATEMENT OF WATER WASTE  
THE LANDSCAPE PLAN FOR CANTATA AT THE TRAILS 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 UNIVERSE BLVD., TREELINE EAST, AND OAKRIDGE ST. HAVE BEEN PROVIDED AT AN AVERAGE SPACING OF 30' O.C. FIVE VARIETIES (HONEY LOCUST, HORSE CHESTNUT, LONDON PLANE TREE, AUSTRIAN PINE, DESERT WILLOW) 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.

REVISIONS TO THE LANDSCAPE PLAN WERE MADE IN AN EFFORT TO CONSERVE WATER. SMALLER AREAS OF TURF WERE REMOVED AND REPLACED WITH SHRUBS AND GROUNDCOVERS, AND THE NUMBER OF TREES WERE REDUCED WHILE STILL MEETING THE REQUIRED QUANTITY.

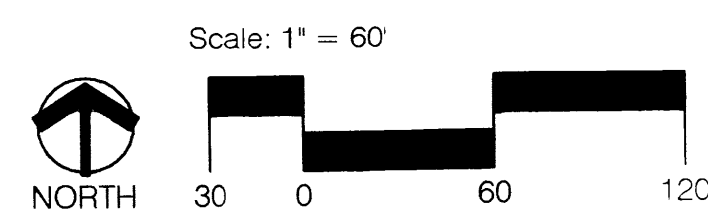
TREES REQUIRED	183 TREES
1 PER GROUND UNIT/1 PER 2 SECOND STORY UNIT	
PARKING AREA TREES (1 PER 10 PARKING SPACES)	55 TREES
STREET TREES (1 PER 30 LF OF STREET FRONTAGE)	99 TREES
TOTAL REQUIRED	337 TREES
TREES PROVIDED	342 TREES

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	WATER USE
<b>TREES</b>				
	AESCULUS HIPPOCASTANUM HORSE CHESTNUT	2" B&B	40' HT. X 30' SPR.	MEDIUM +
	CERCIS RENIFORMIS REDBUD	2" B&B	25' HT. X 25' SPR.	MEDIUM
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	30' HT. X 30' SPR.	MEDIUM
	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	24" BOX	15' HT. X 15' SPR.	MEDIUM
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	2" B&B	35' HT. X 30' SPR.	MEDIUM +
	GLEDITSIA TRIACANTHOS 'SUNBURST' SUNBURST HONEY LOCUST	2" B&B	40' HT. X 30' SPR.	MEDIUM +
	ULMUS PARVIFOLIA LACEBARK ELM	2" B&B	60' HT. X 40' SPR.	MEDIUM
	PINUS NIGRA AUSTRIAN PINE	6" B&B	35' HT. X 25' SPR.	MEDIUM
	PYRUS CALLERYANA 'CLEVELAND' FLOWERING PEAR	2" B&B	30' HT. X 25' SPR.	MEDIUM +
	TILIA CORDATA LITTLE-LEAF LINDEN	2" B&B	40' HT. X 30' SPR.	MEDIUM +
	ZELKOVA MUSASHINO MUSASHINO COLUMNAR ZELKOVA	2" B&B	40' HT. X 15' SPR.	MEDIUM +
<b>SHRUBS, GROUNDCOVERS, &amp; ORNAMENTAL GRASSES</b>				
	ARTEMISIA PUMILA POWIS CASTLE SAGE	1 GALLON	4" O.C. 3' HT. X 3' SPR.	LOW +
	CARYOPTERIS CLANDONENSIS BLUE MIST	5 GALLON	4" O.C. 3' HT. X 3' SPR.	MEDIUM
	CHRYSOTHAMNUS NAUSEOSUS CHAMISA	1 GALLON	6" O.C. 5' HT. X 5' SPR.	LOW
	CYTISUS SCOPARIUS X 'LENA' LENA'S BROOM	1 GALLON	3" O.C. 4' HT. X 4' SPR.	MEDIUM
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GALLON	3" O.C. 3' HT. X 3' SPR.	MEDIUM
	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	4" O.C. 3' HT. X 3' SPR.	MEDIUM
	COTONEASTER DAMMERI BEARBERRY COTONEASTER	5 GALLON	6" O.C. 1' HT. X 6' SPR.	MEDIUM
	MUHLENBERGIA CAPILLARIS REGAL MIST	1 GALLON	4" O.C. 3' HT. X 3' SPR.	MEDIUM
	MUHLY GRASS	1 GALLON	3" O.C. 3' HT. X 3' SPR.	LOW +
	NASSA TENUISSIMA THREADGRASS	1 GALLON	3" O.C. 4' HT. X 4' SPR.	MEDIUM
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GALLON	6" O.C. 4' HT. X 4' SPR.	LOW +
	POTENTILLA FRUTICOSA YELLOW SHRUBBY CINQUEFOIL	1 GALLON	4" O.C. 3' HT. X 3' SPR.	LOW +
	RHUS TRILOBATA THREE-LEAF SUMAC	5 GALLON	5" O.C. 4' HT. X 4' SPR.	LOW +
	ROSMARINUS OFFICINALIS ROSEMARY	5 GALLON	4" O.C. 3' HT. X 3' SPR.	LOW +
	ROSMARINUS OFFICINALIS 'PROSTRATA' CREEPING ROSEMARY	5 GALLON	4" O.C. 2' HT. X 5' SPR.	LOW +
	SALVIA GREGGII CHERRY SAGE	5 GALLON	4" O.C. 3' HT. X 3' SPR.	MEDIUM
	TURFGRASS - KENTUCKY BLUEGRASS/FESCUE/RYE MIX			
	BASALT BOULDERS, 3' X 3' (MIN.)			

CONCEPTUAL LANDSCAPE PLAN

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT  
CANTATA AT THE TRAILS



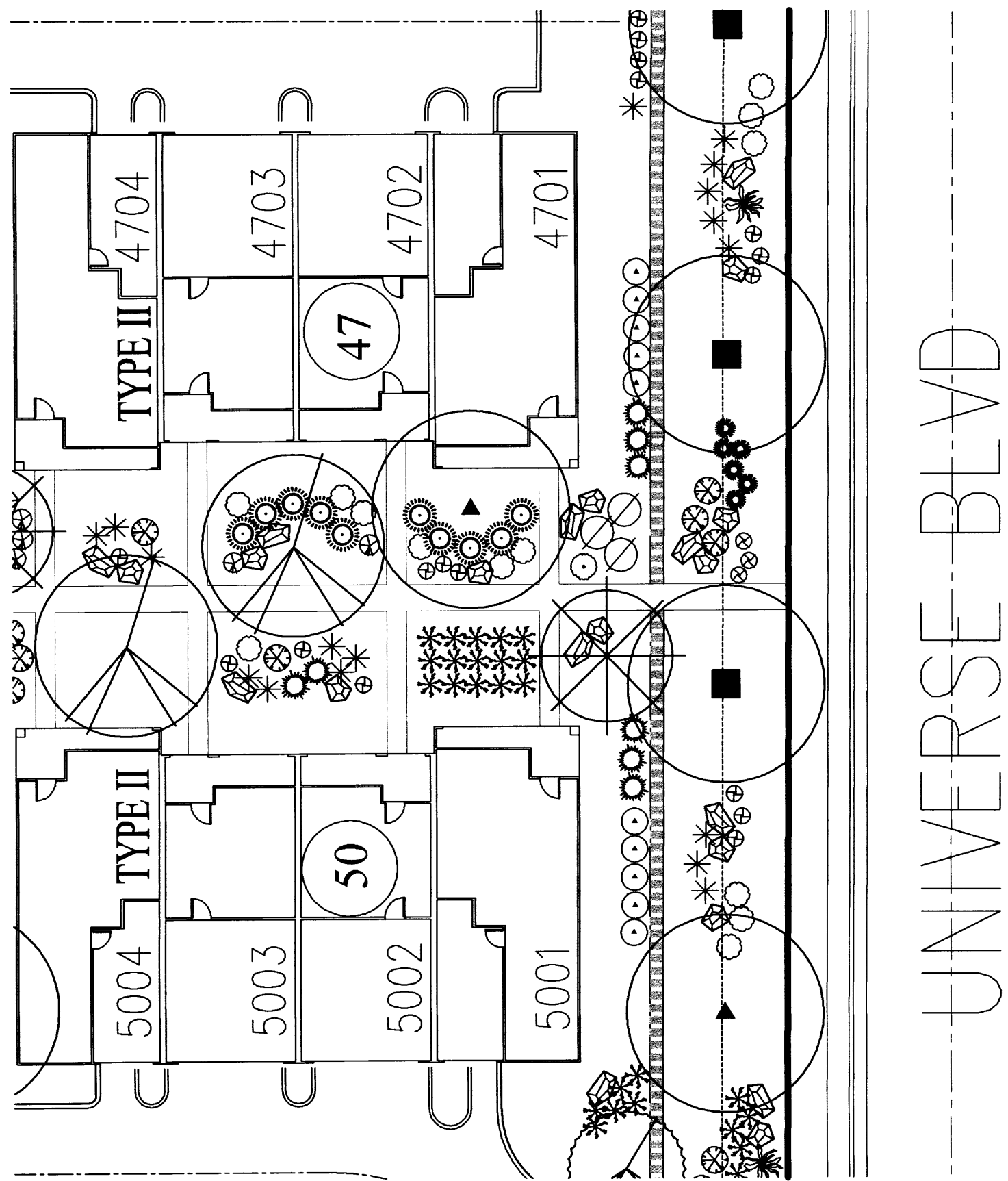
PLANNING  
**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
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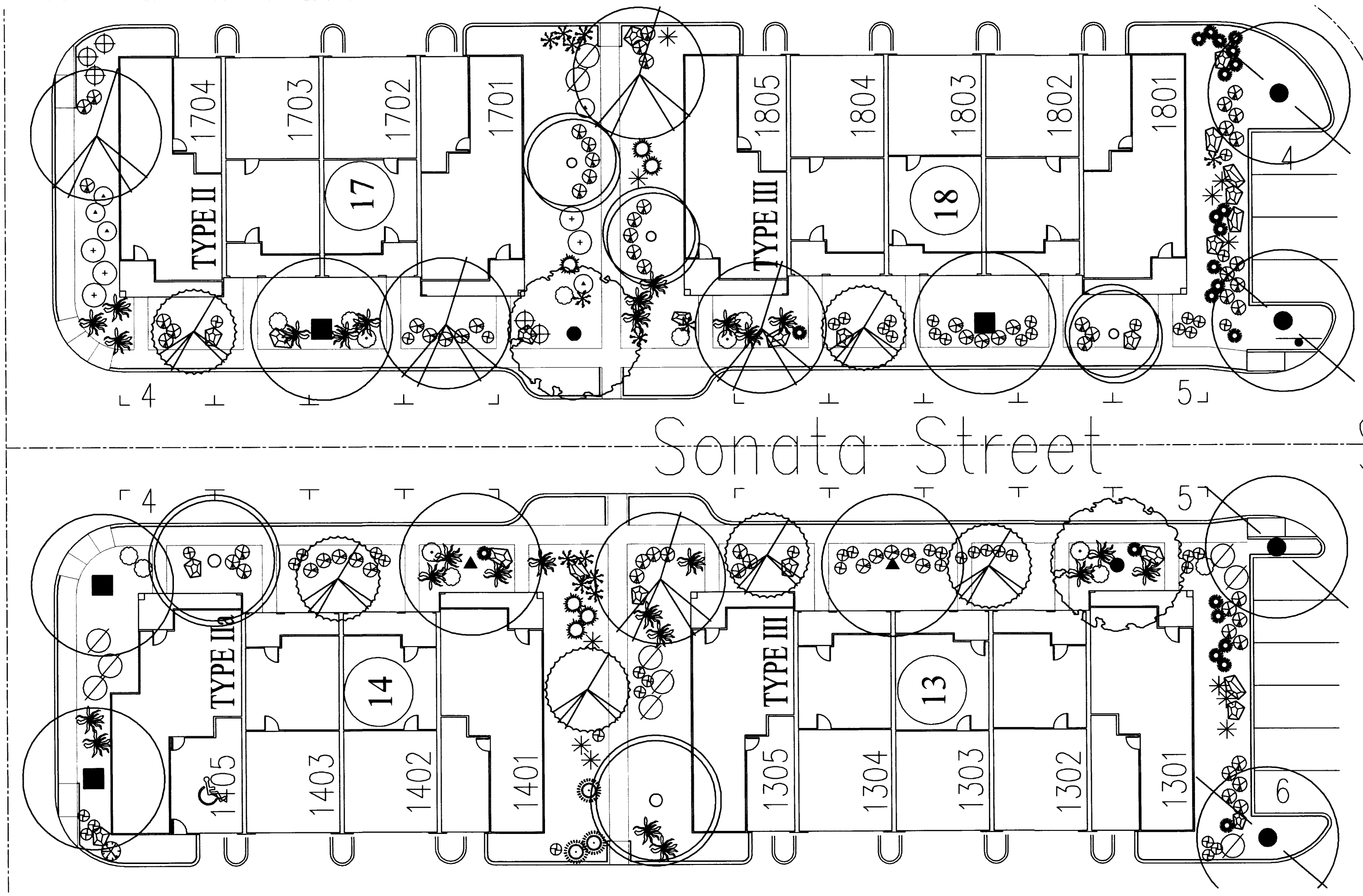
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Courtney | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES  
JUNE 14, 2011 SHEET 2 OF 15

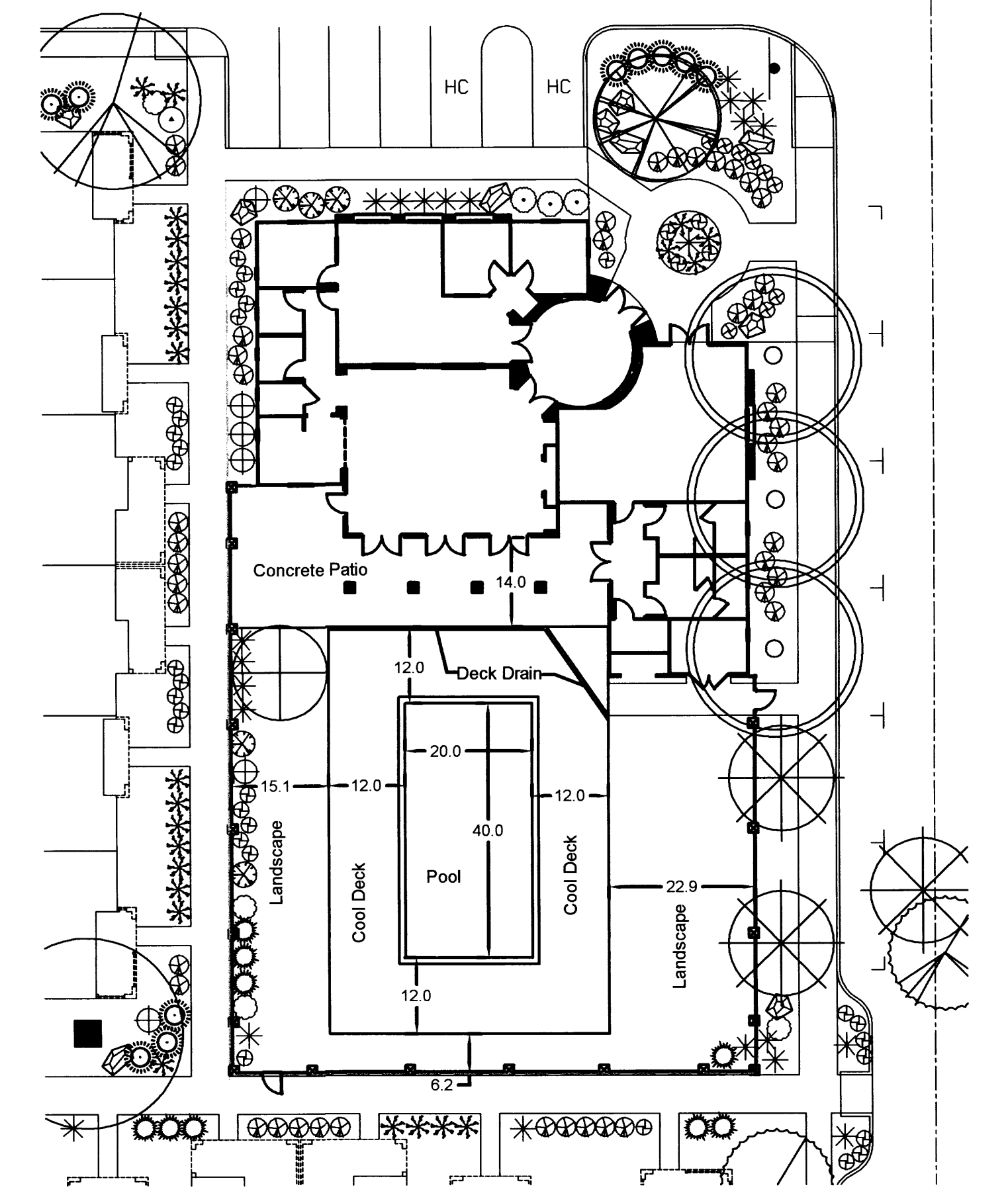




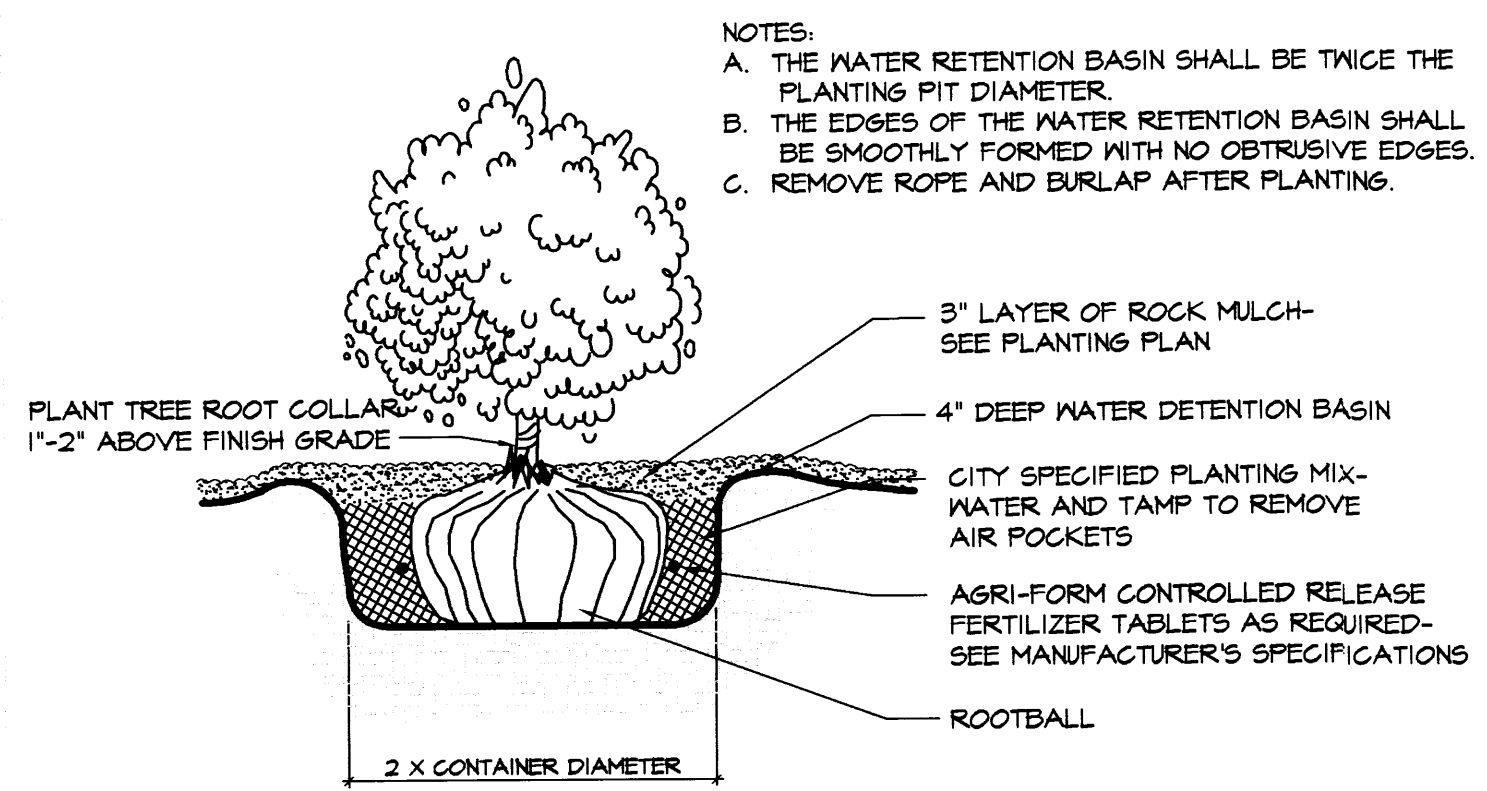
UNIVERSE BOULEVARD LANDSCAPE



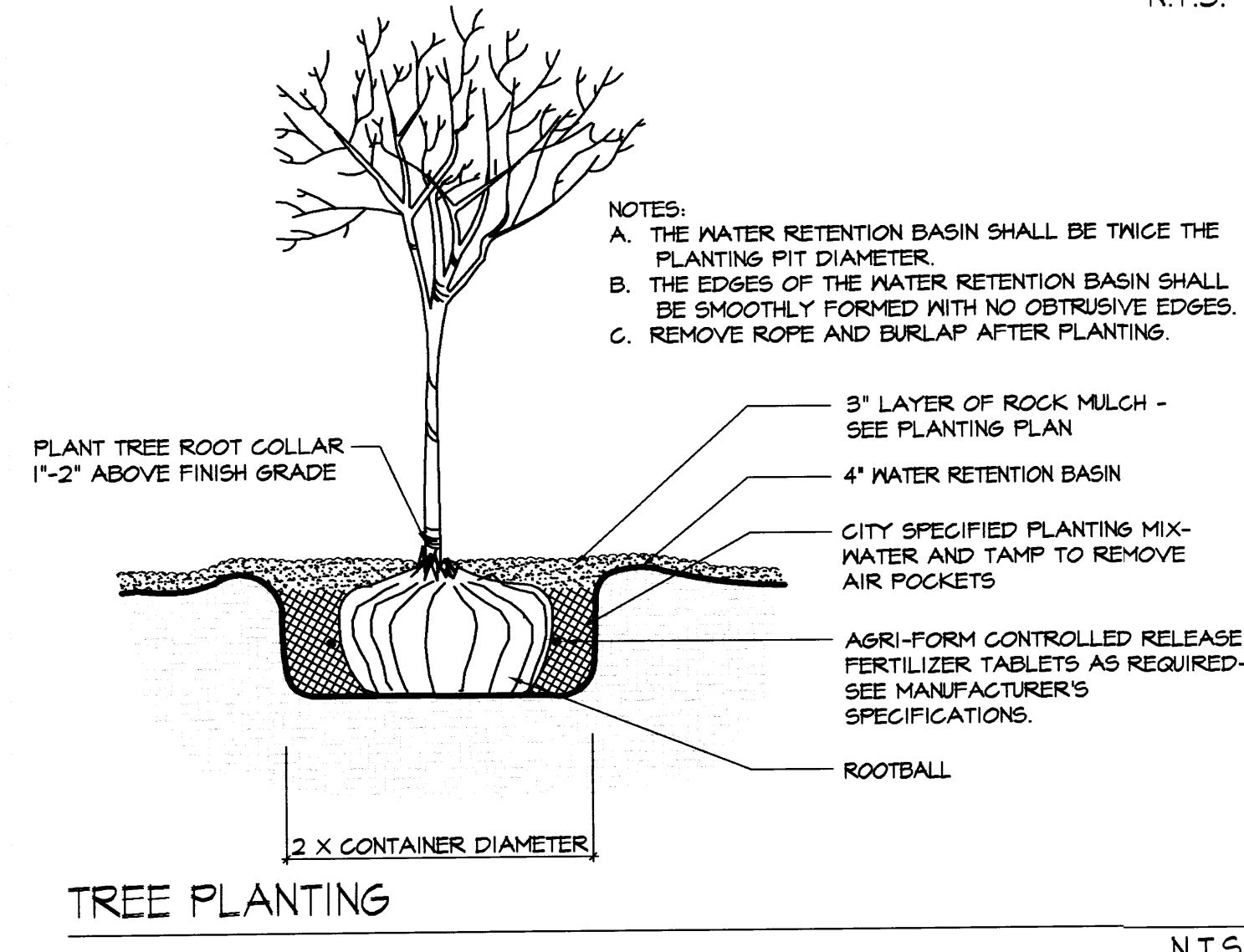
INTERNAL STREET LANDSCAPE



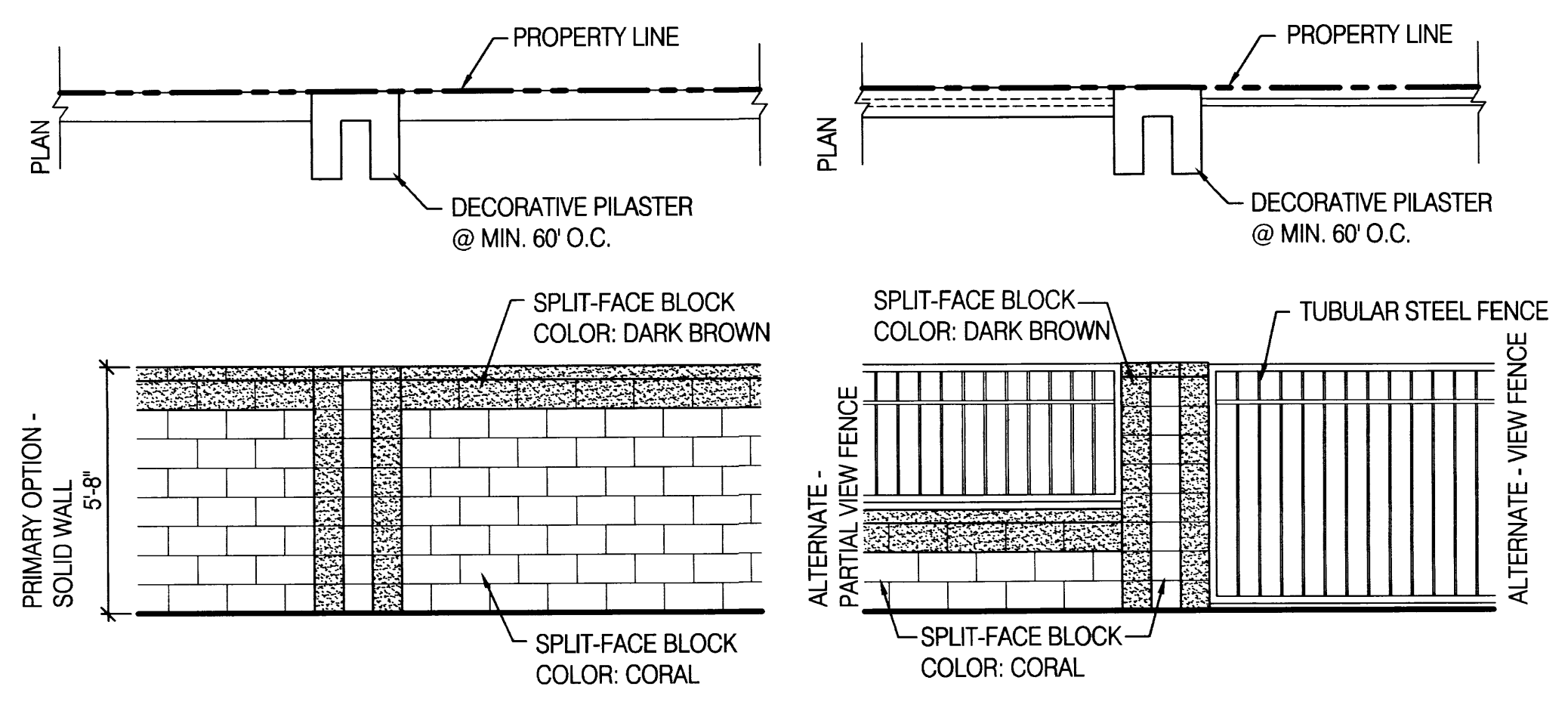
CLUBHOUSE/POOL LANDSCAPE



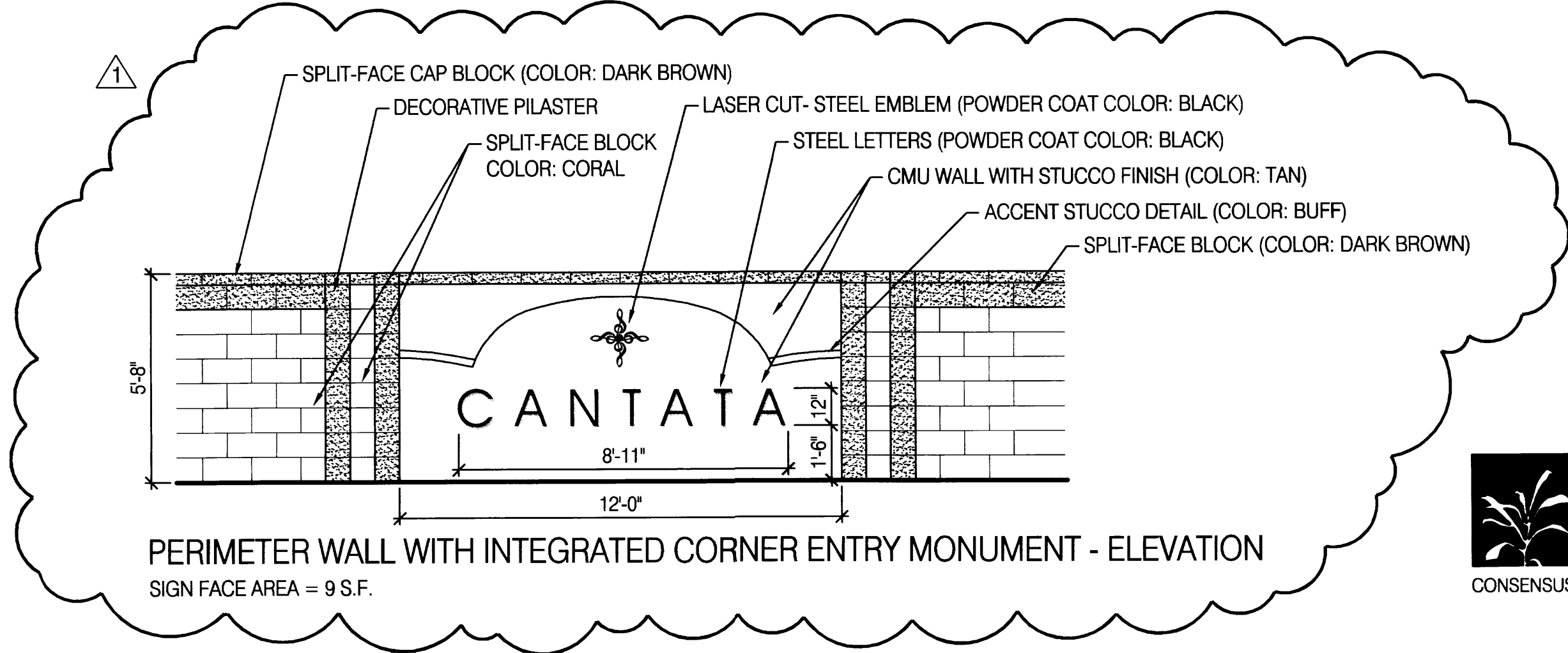
SHRUB PLANTING N.T.S.



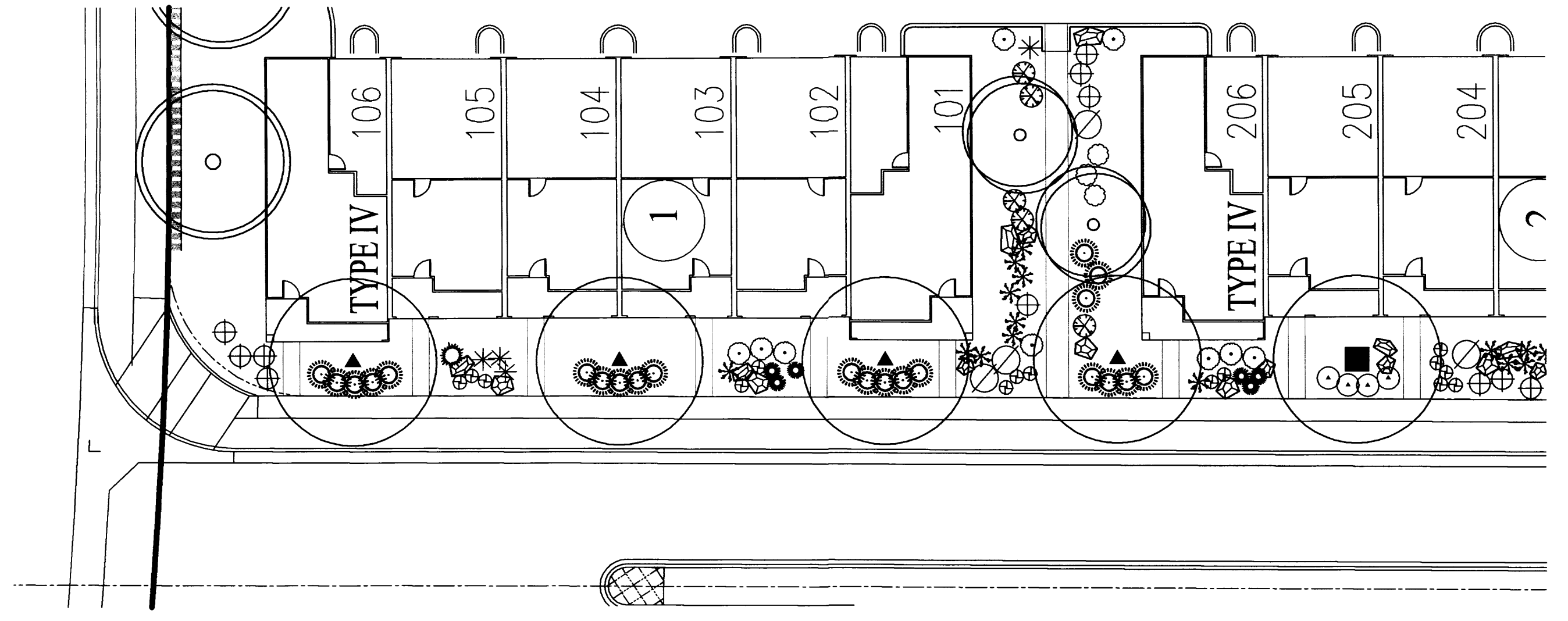
TREE PLANTING N.T.S.



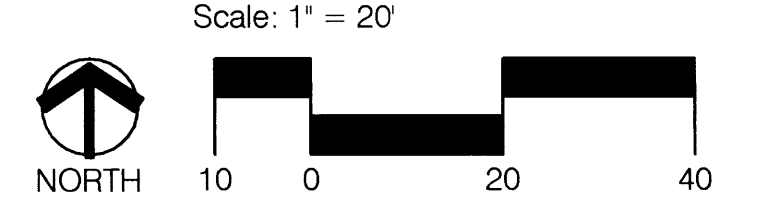
PERIMETER WALL OPTIONS



PERIMETER WALL WITH INTEGRATED CORNER ENTRY MONUMENT - ELEVATION



TREELINE EAST LANDSCAPE



CONCEPTUAL LANDSCAPE PLAN

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT CANTATA AT THE TRAILS

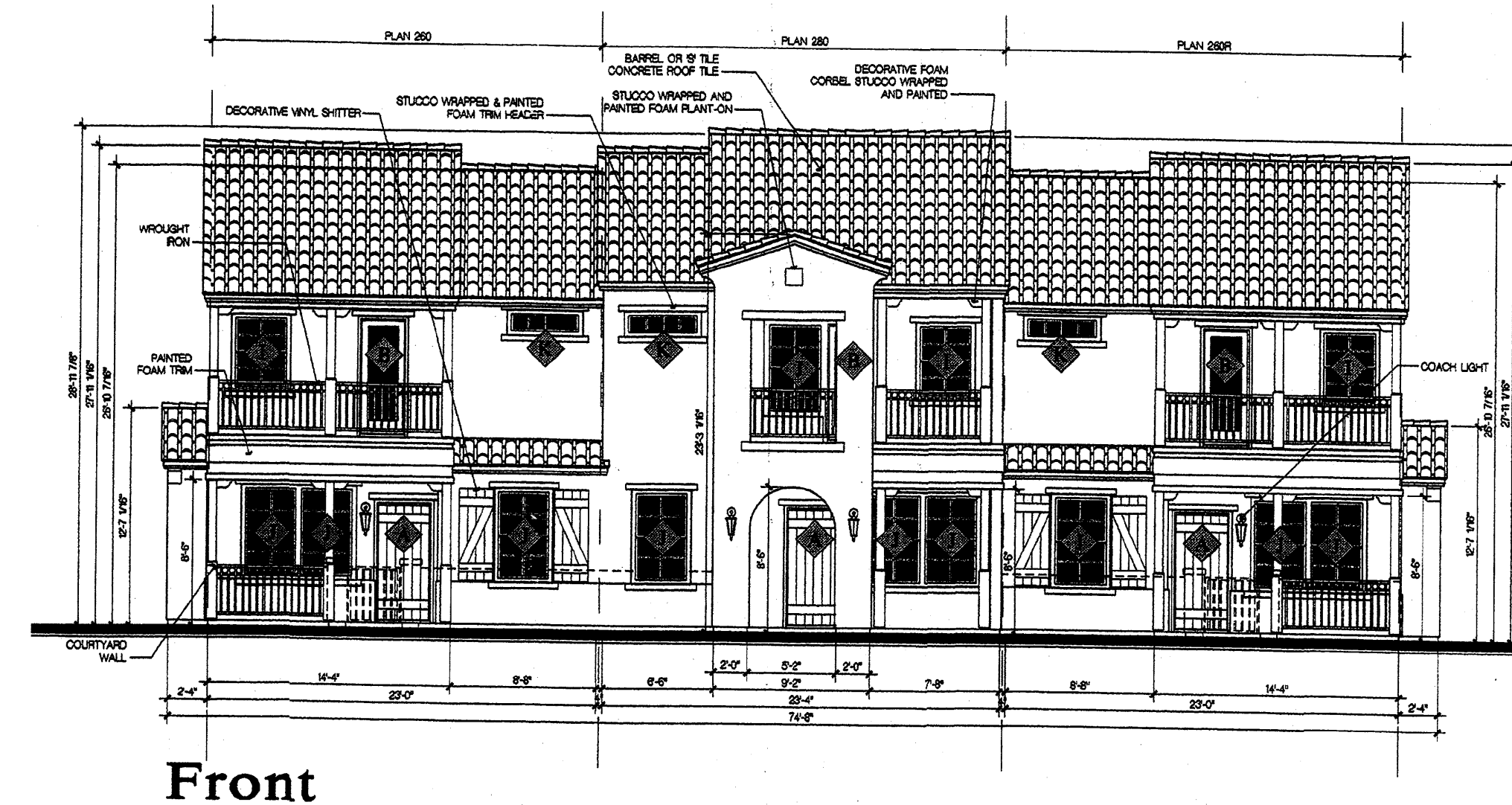
**CONSENSUS PLANNING, INC.**  
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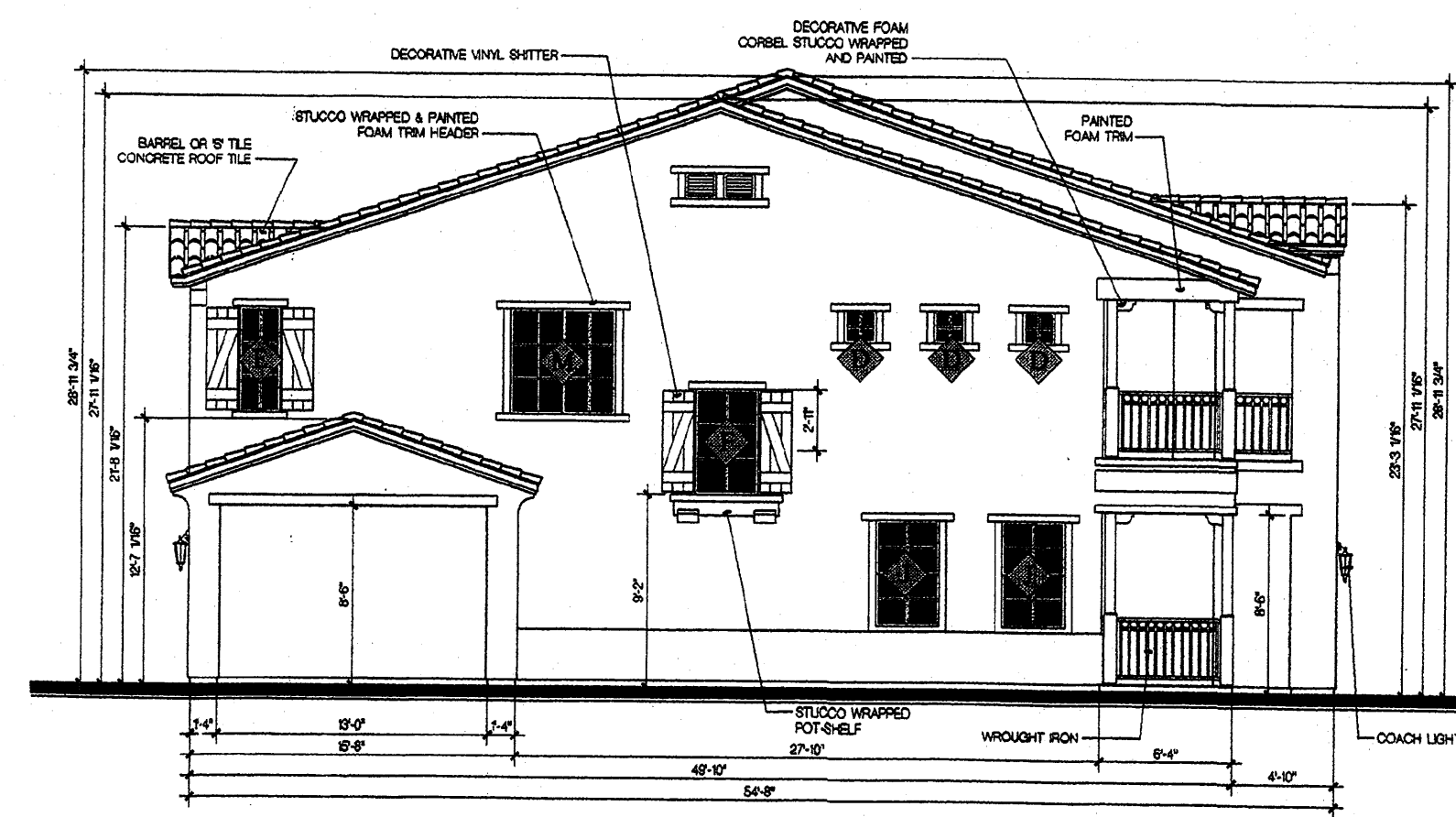
Prepared by:  
 Bohannon Huston  
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**Bohannon Huston**  
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335  
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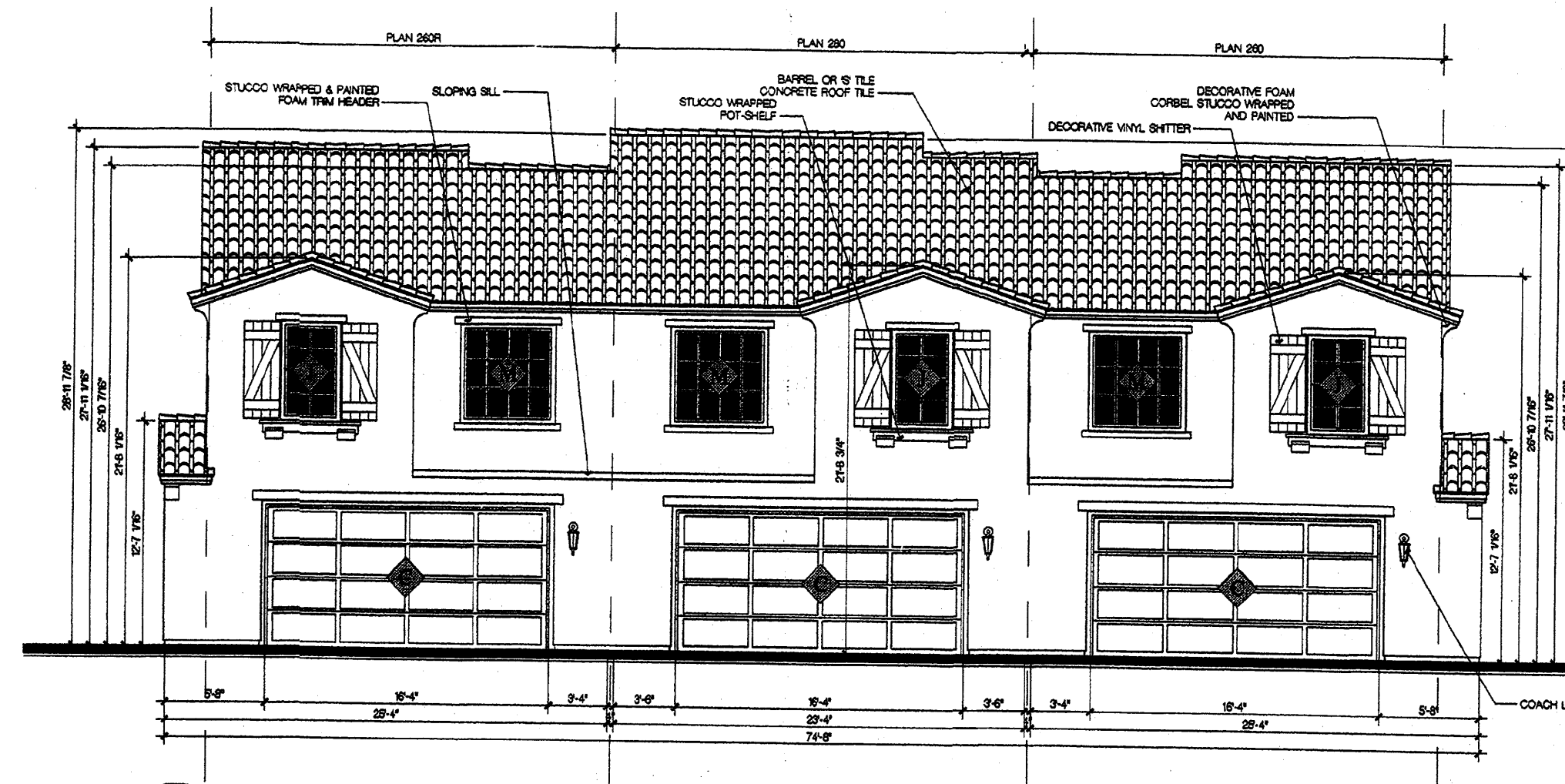




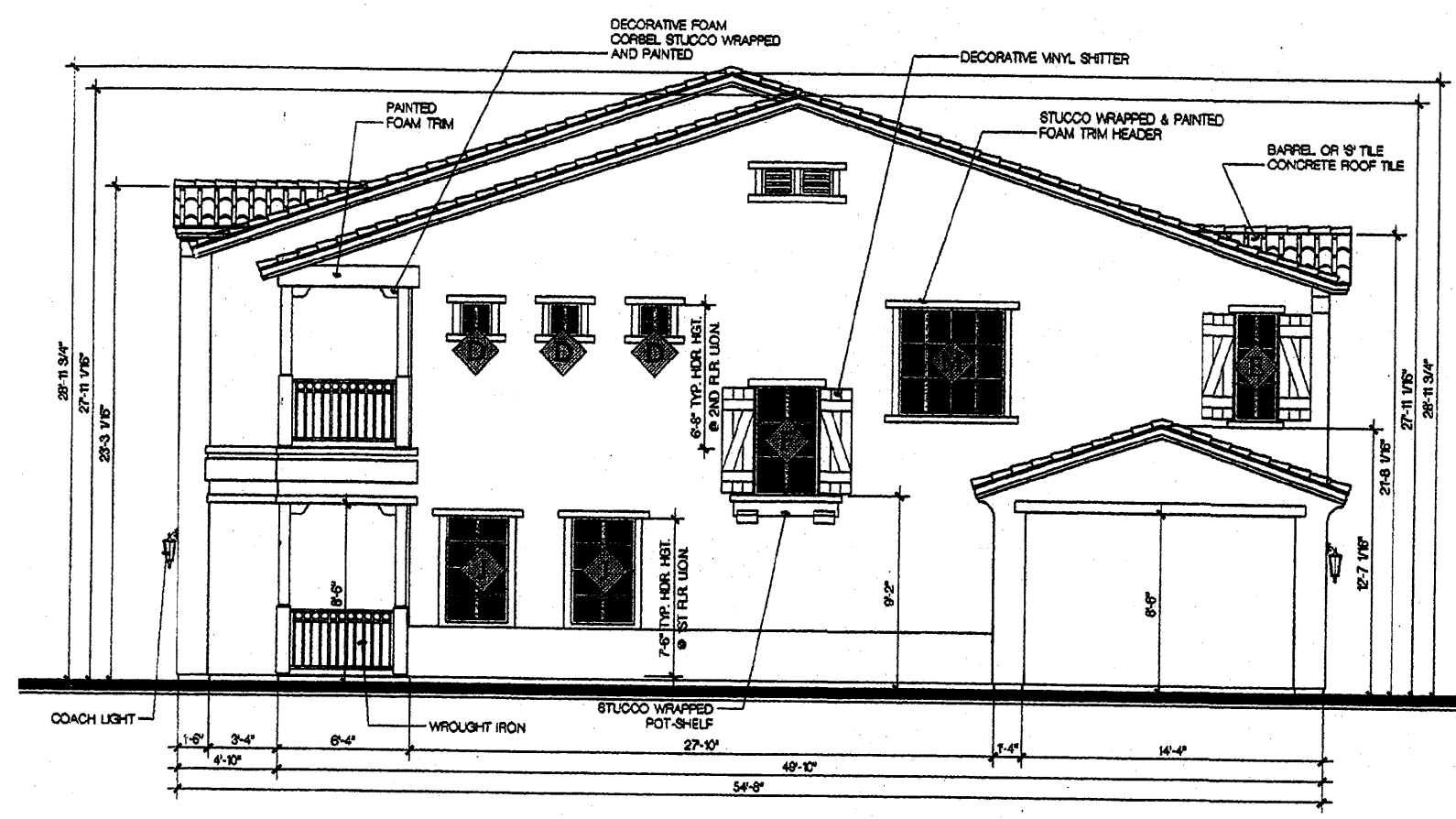
Front



Left

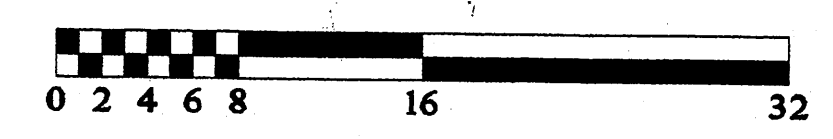


Rear



Right

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

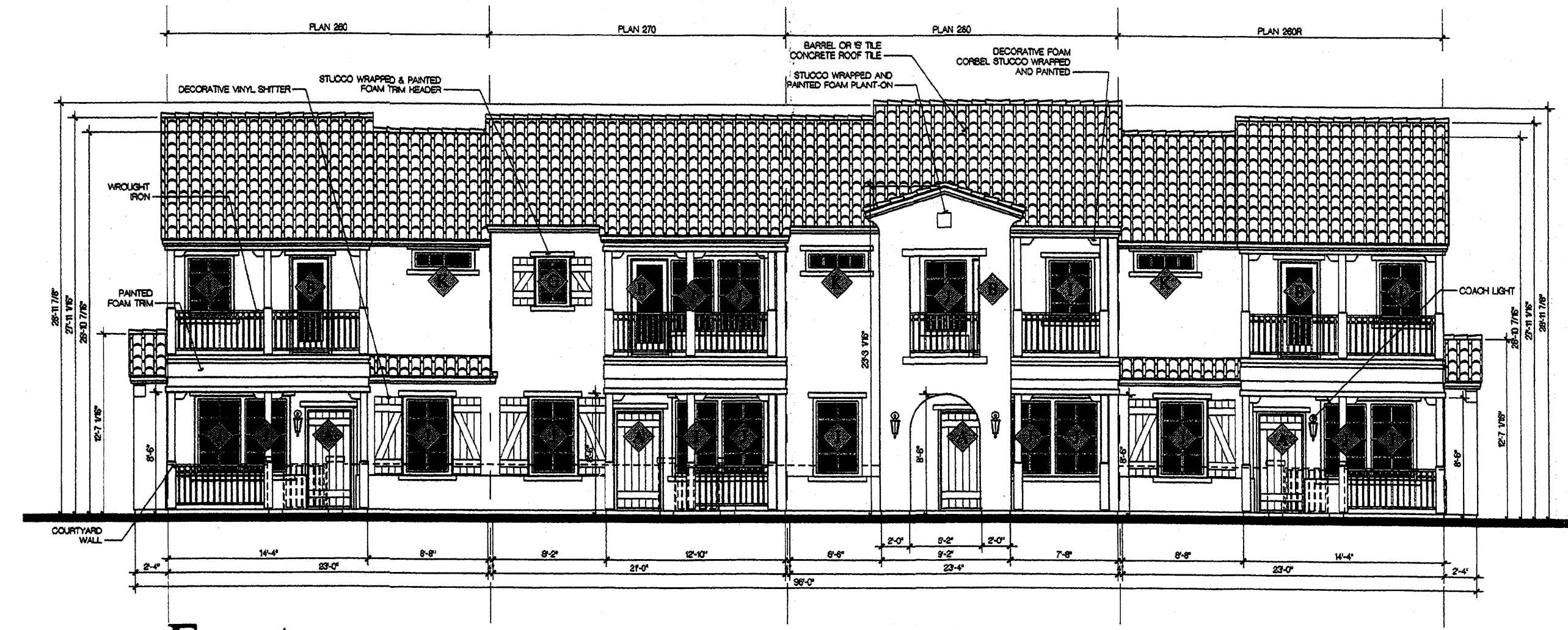


Conceptual 3 - Plex Building Elevation; B Elevation  
Cantata  
Tract 5 at the Trails  
Albuquerque, NM

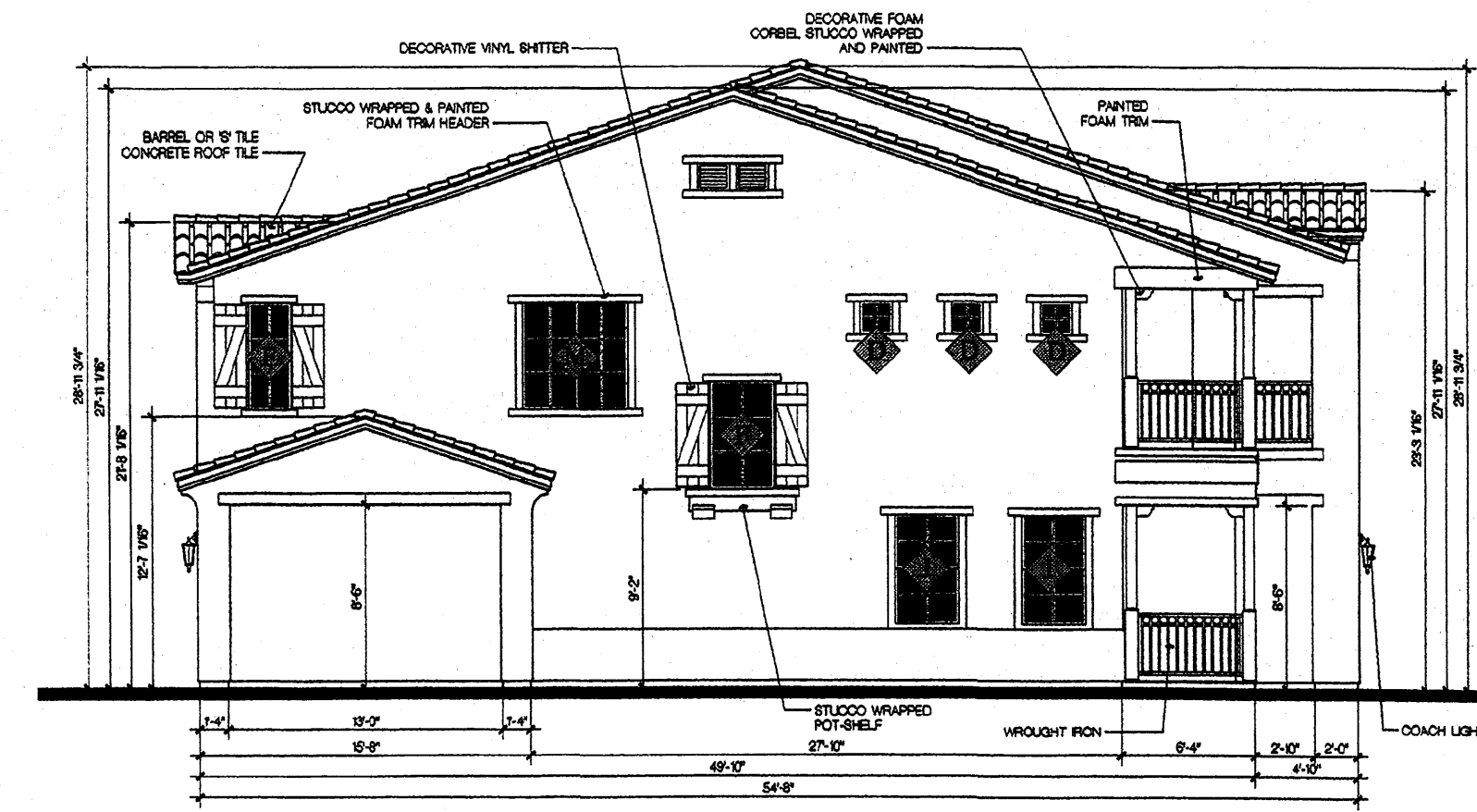
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040 SLIDING GLASS WINDOW
M	5050 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM	DE6139 SUMMerville BROWN
FASICA/GARAGE:	DE6135 VERONA BEACH
DOORS/SHUTTERS:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM	DE6128 SAND DUNE
FASICA/GARAGE:	DE6143 ALMOND LATTE
DOORS/SHUTTERS:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	DUNN EDWARDS
ROOF:	EAGLE ROOFING

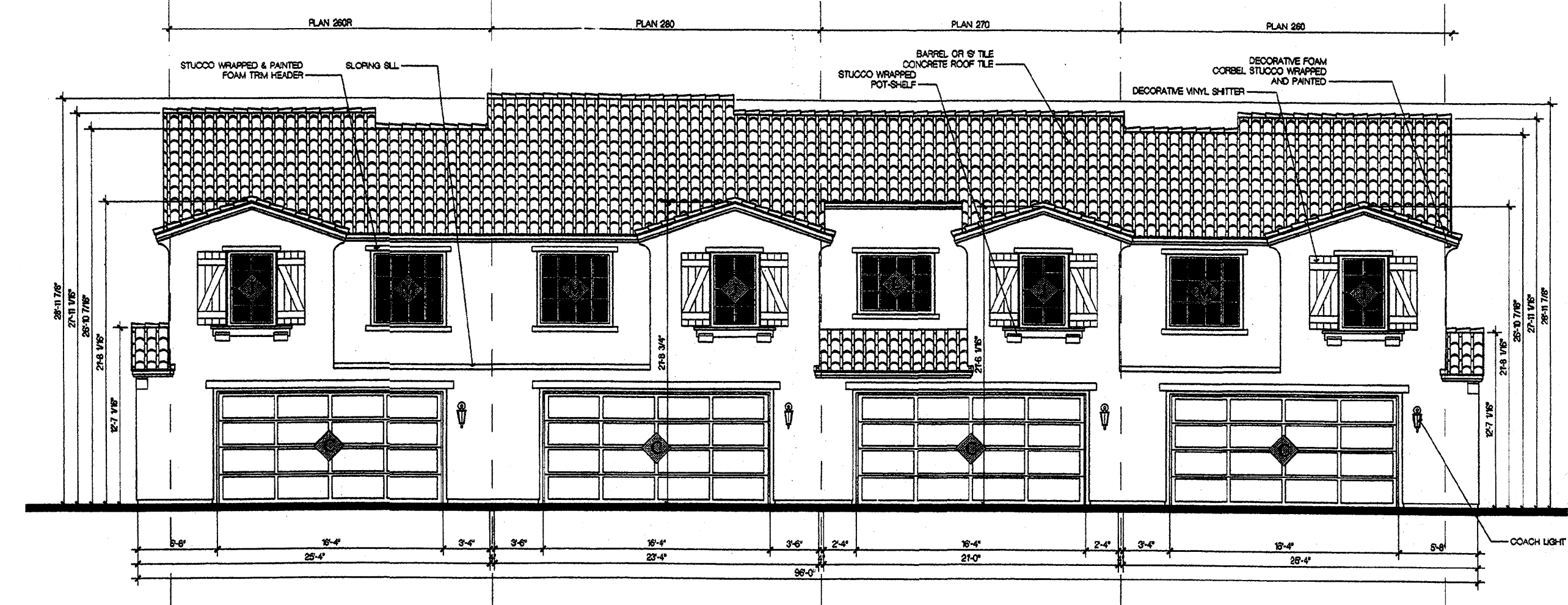




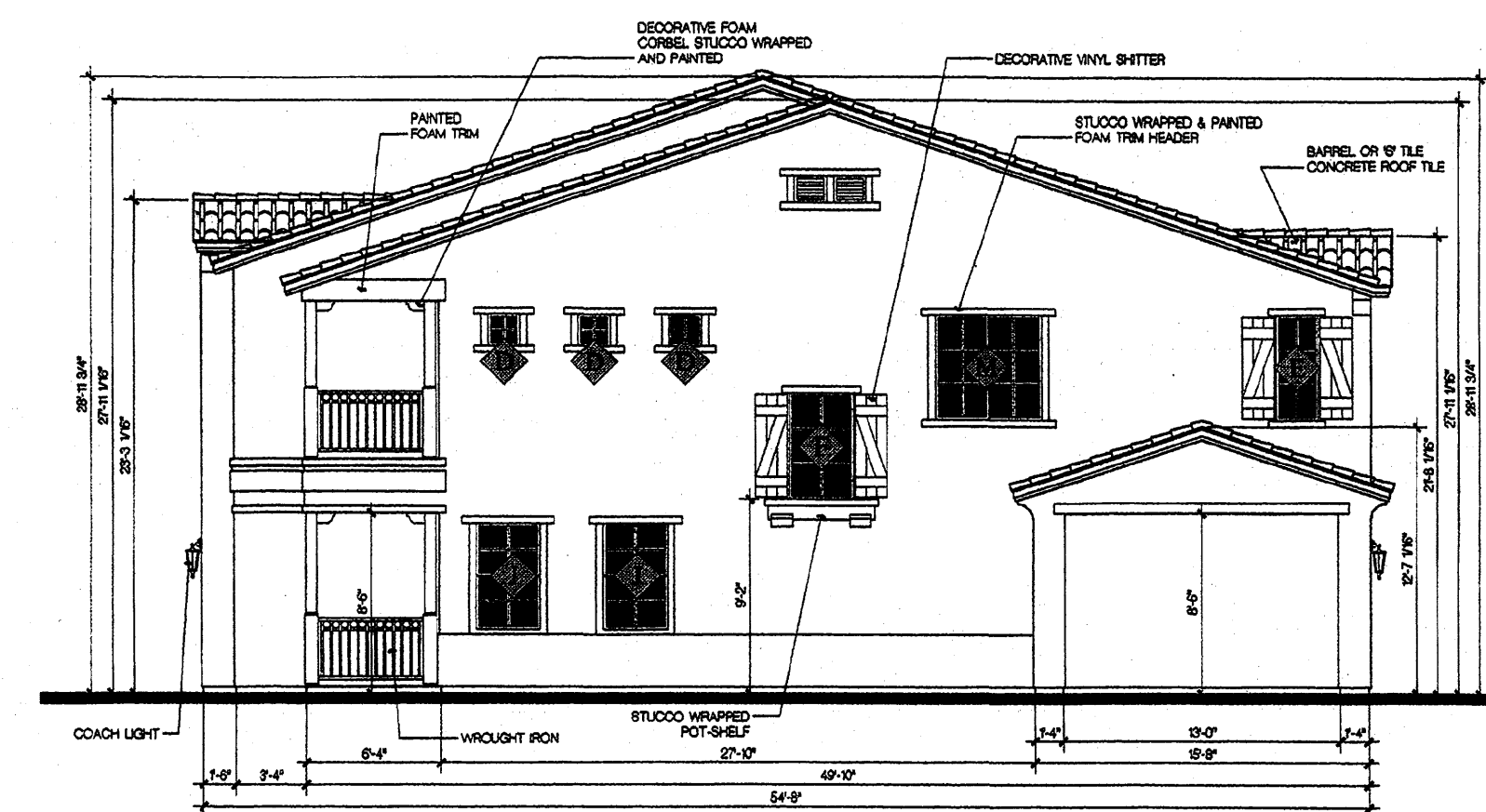
Front



Left



Rear



Right

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



Conceptual 4-Plex Building Elevation; B Elevation  
 Cantata  
 Tract 5 at the Trails  
 Albuquerque, NM

Longford Homes

KTGY Job No: 2006-1124

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040 SLIDING GLASS WINDOW
M	5050 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASICA/GARAGE:	DE6135 VERONA BEACH
DOORS/SHUTTERS:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASICA/GARAGE:	DE6143 ALMOND LATTE
DOORS/SHUTTERS:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	DUNN EDWARDS
ROOF:	EAGLE ROOFING



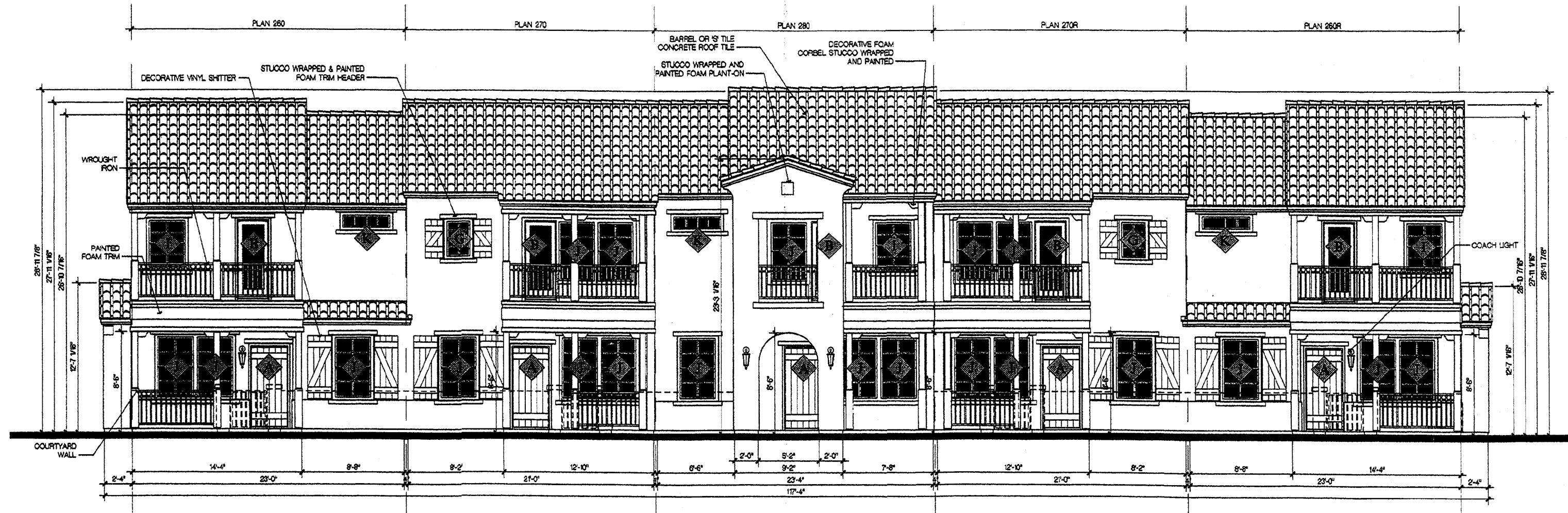
05/09/2007  
 SHEET 5 OF 15



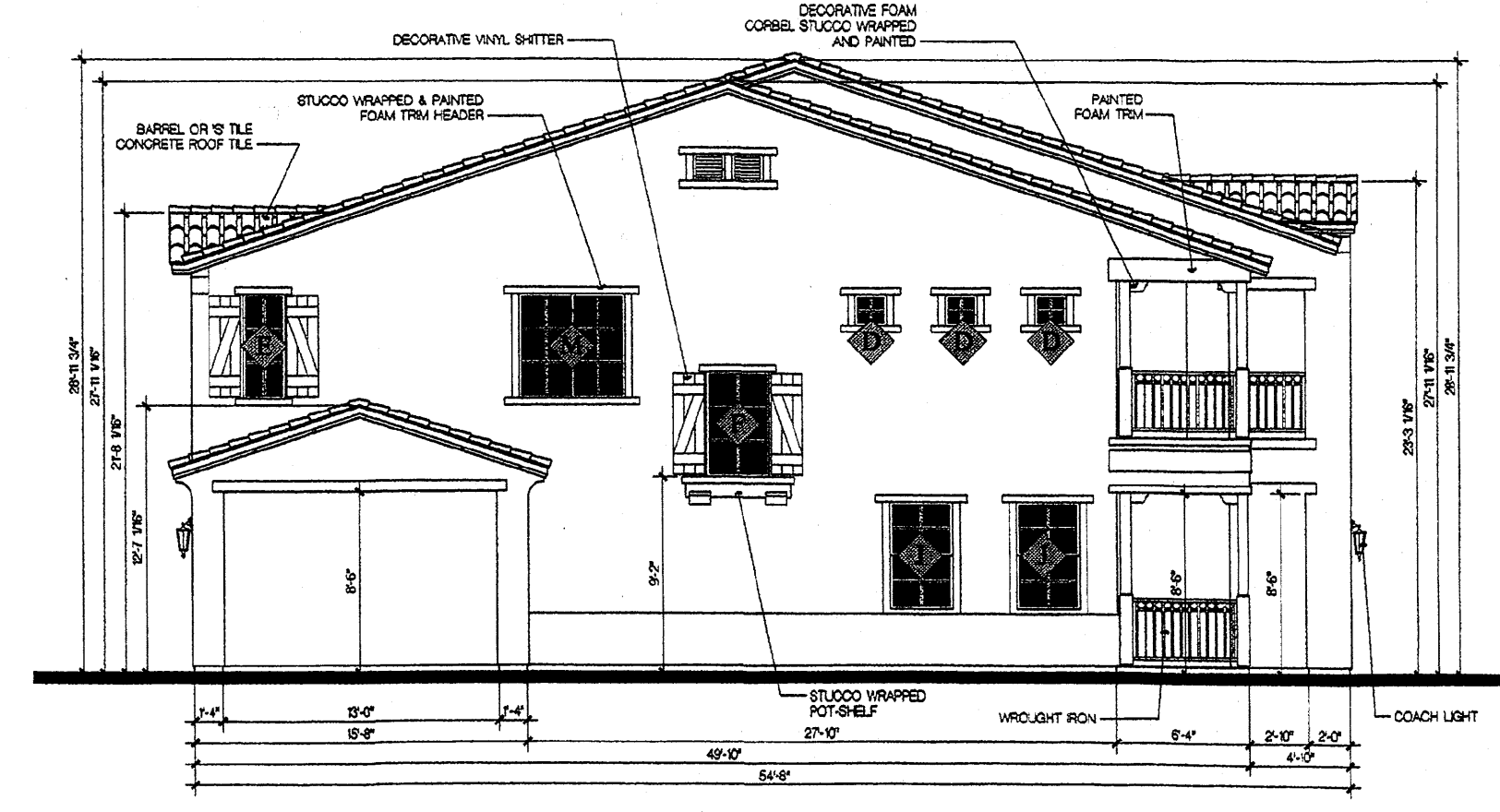
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040 SLIDING GLASS WINDOW
M	5050 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASICA/GARAGE:	DE6135 VERONA BEACH
DOORS/SHUTTERS:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASICA/GARAGE:	DE6143 ALMOND LATTE
DOORS/SHUTTERS:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED

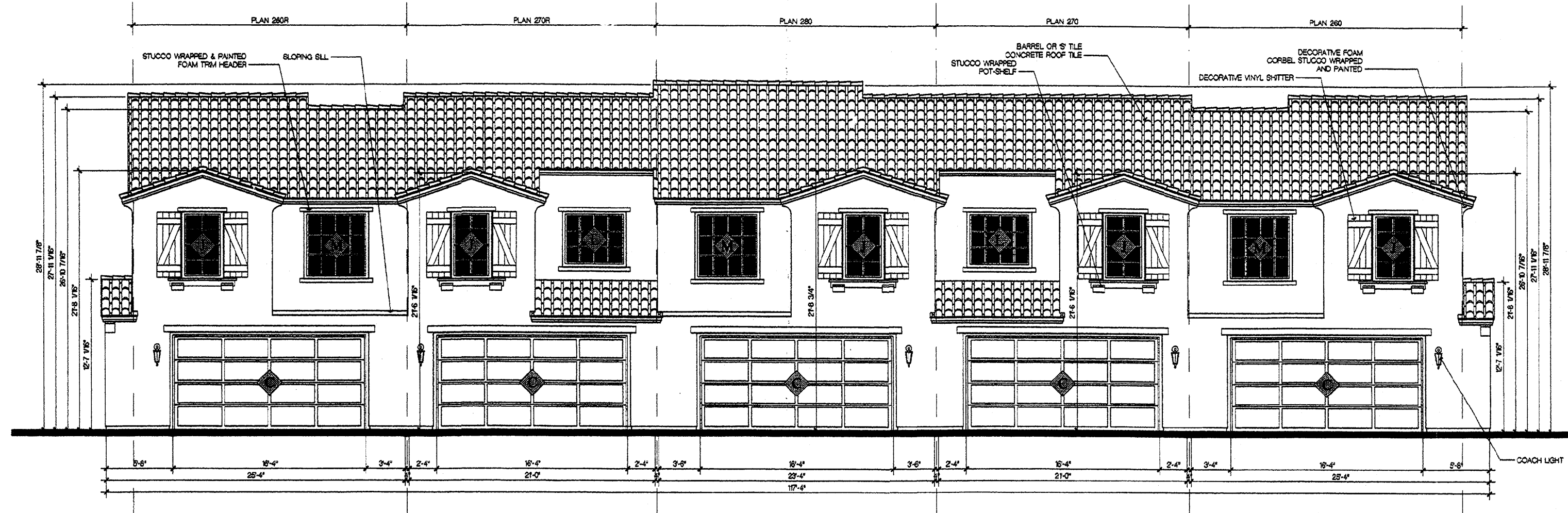
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 PAINT: DUNN EDWARDS  
 ROOF: EAGLE ROOFING



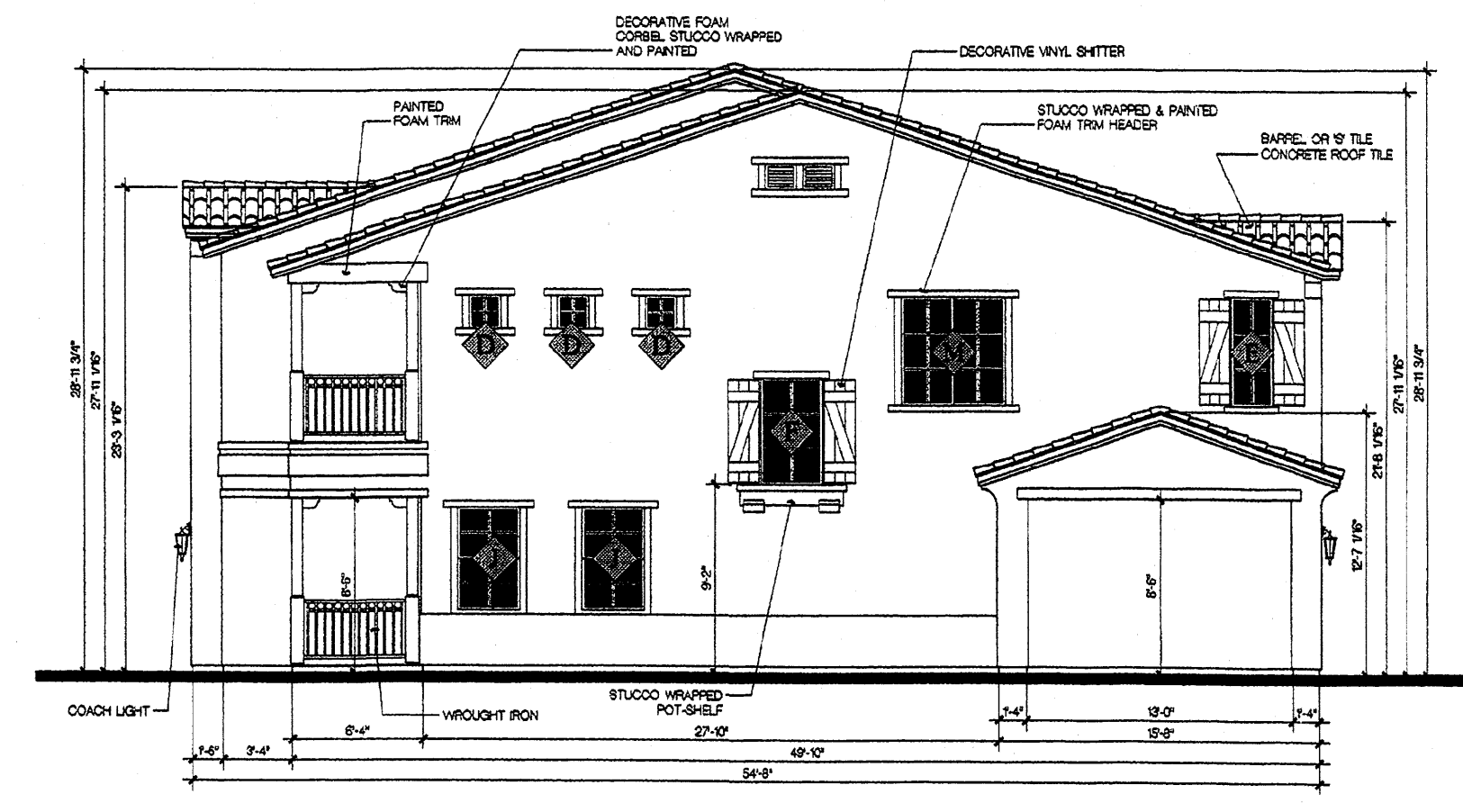
Front



Left

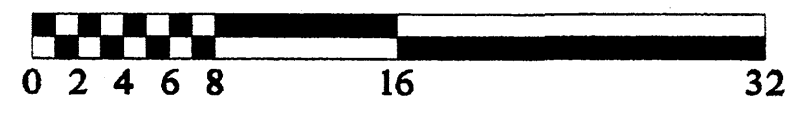


Rear



Right

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



Conceptual 5-Plex Building Elevation; B Elevation  
 Cantata  
 Tract 5 at the Trails  
 Albuquerque, NM

Longford Homes

KTGY Job No: 2006-1124



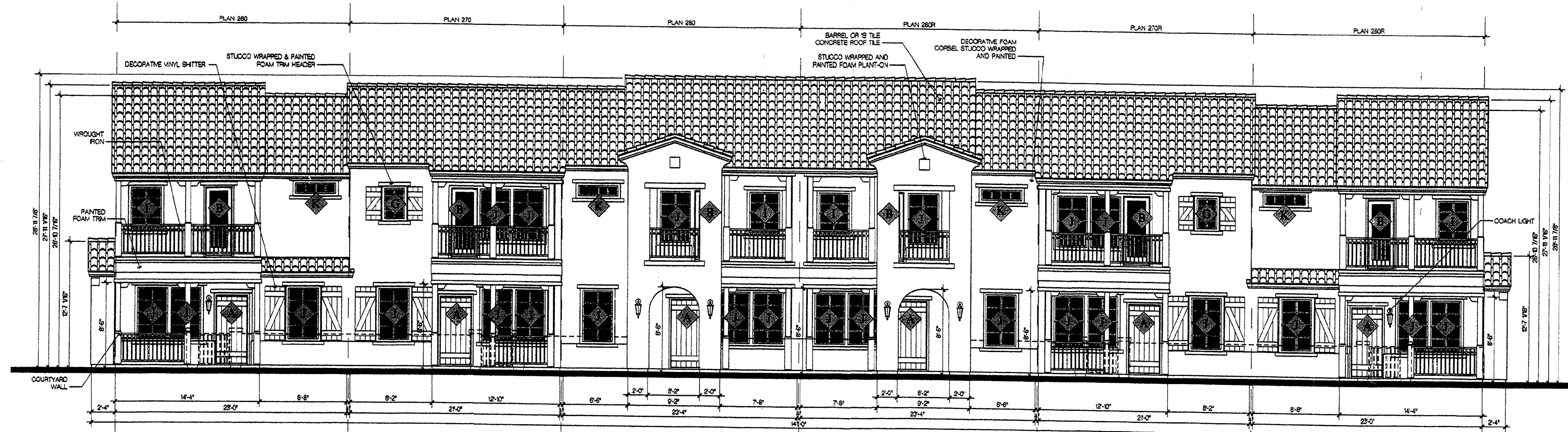
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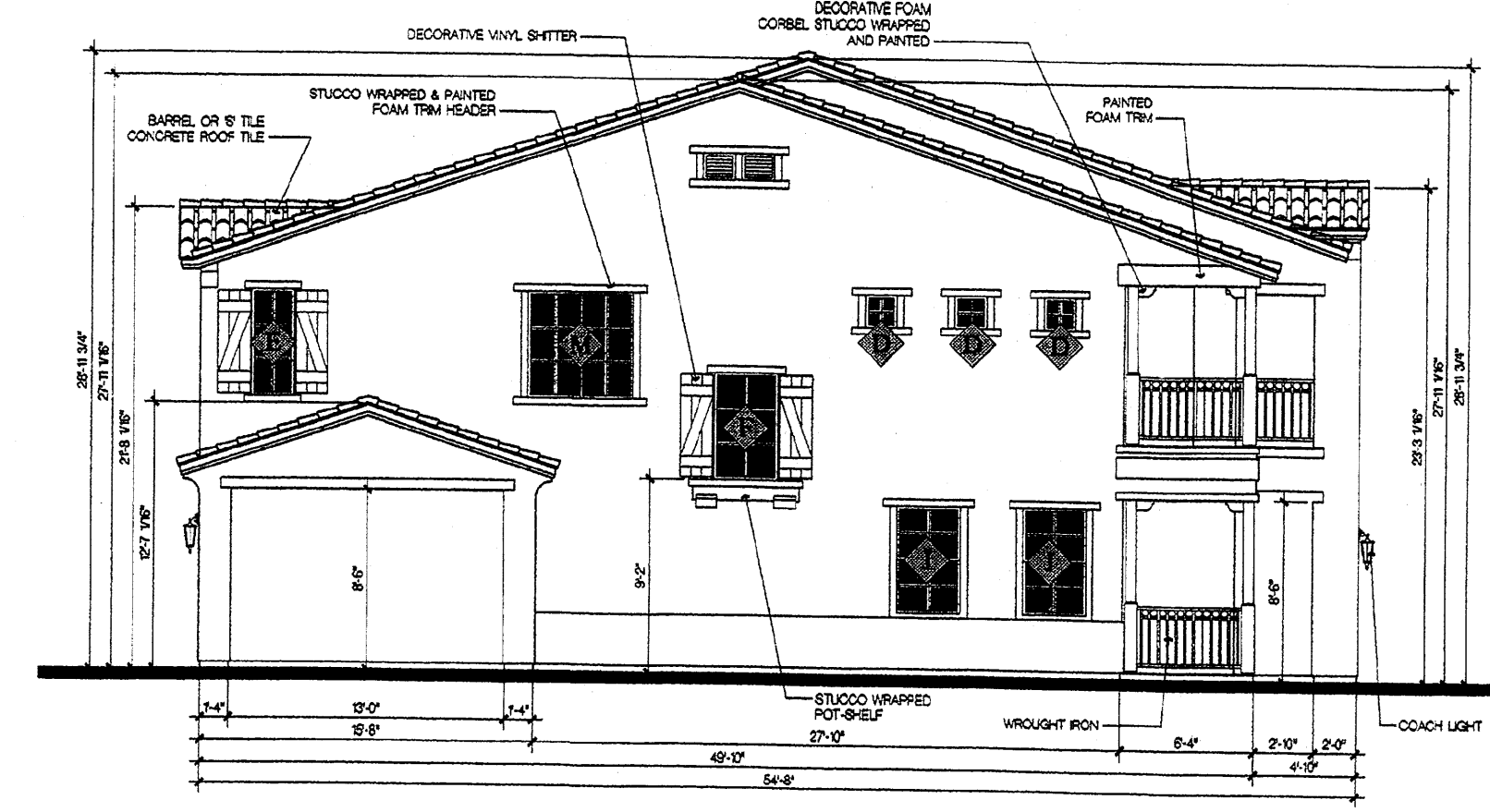
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040 SLIDING GLASS WINDOW
M	5050 SLIDING GLASS WINDOW

COLOR SCHEDULE	
<b>SCHEME 1</b>	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 2</b>	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 3</b>	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASICA/GARAGE:	DE6135 VERONA BEACH
DOORS/SHUTTERS:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 4</b>	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASICA/GARAGE:	DE6143 ALMOND LATTE
DOORS/SHUTTERS:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED

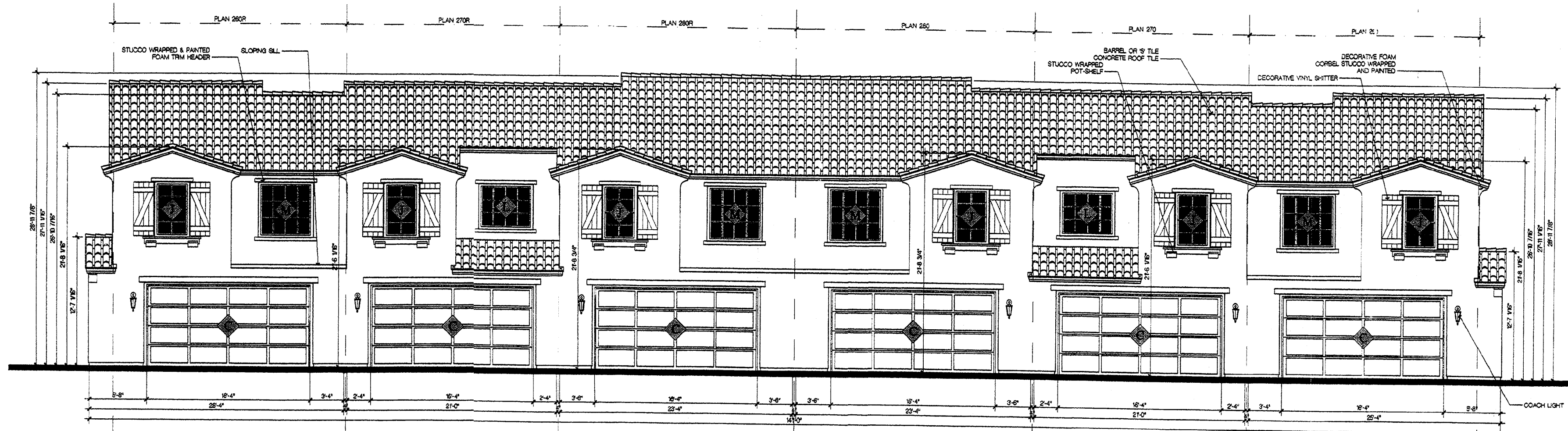
**NOTES**  
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 PAINT: DUNN EDWARDS  
 ROOF: EAGLE ROOFING



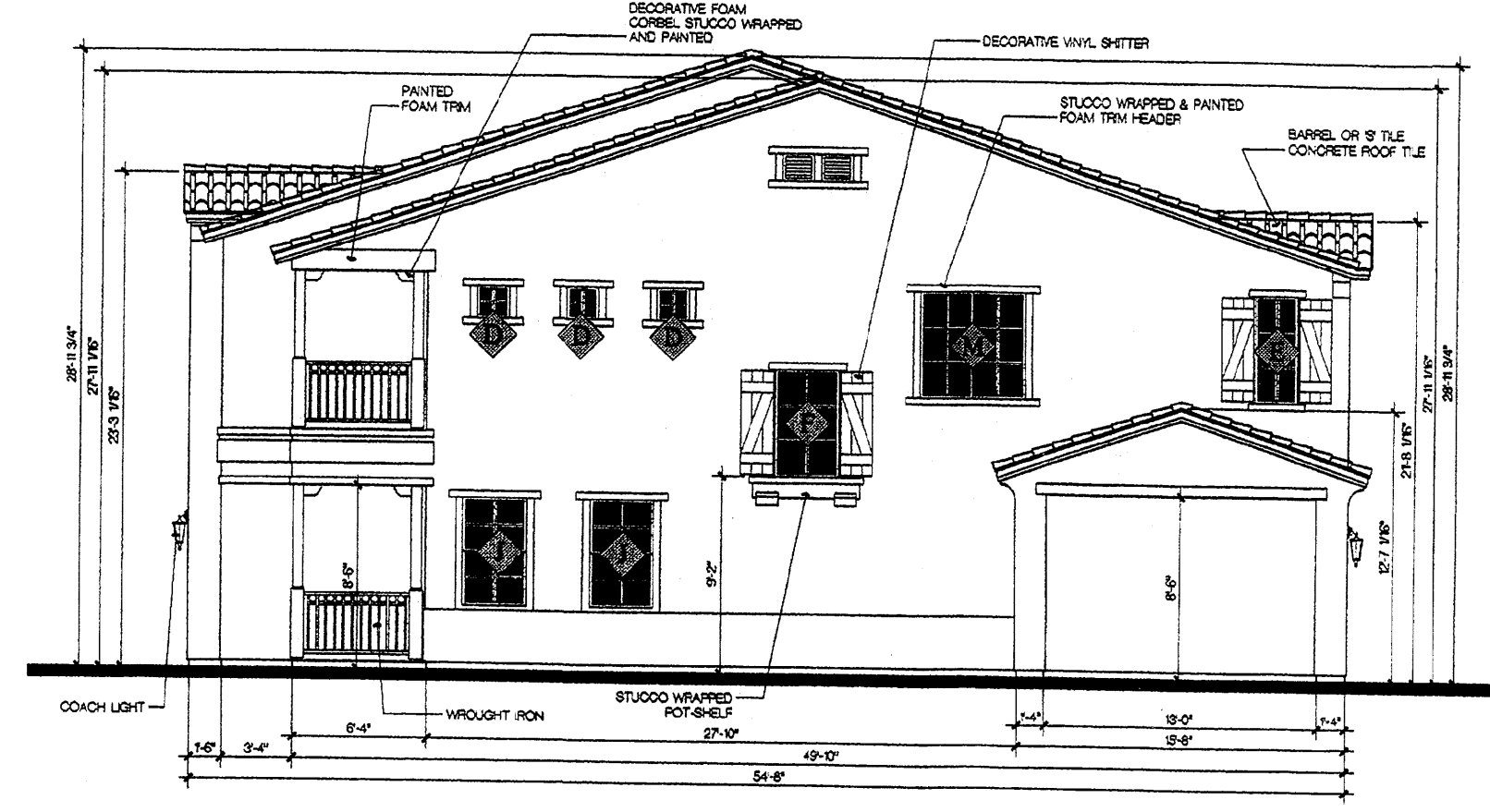
Front



Left

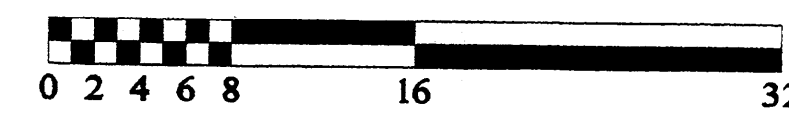


Rear



Right

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



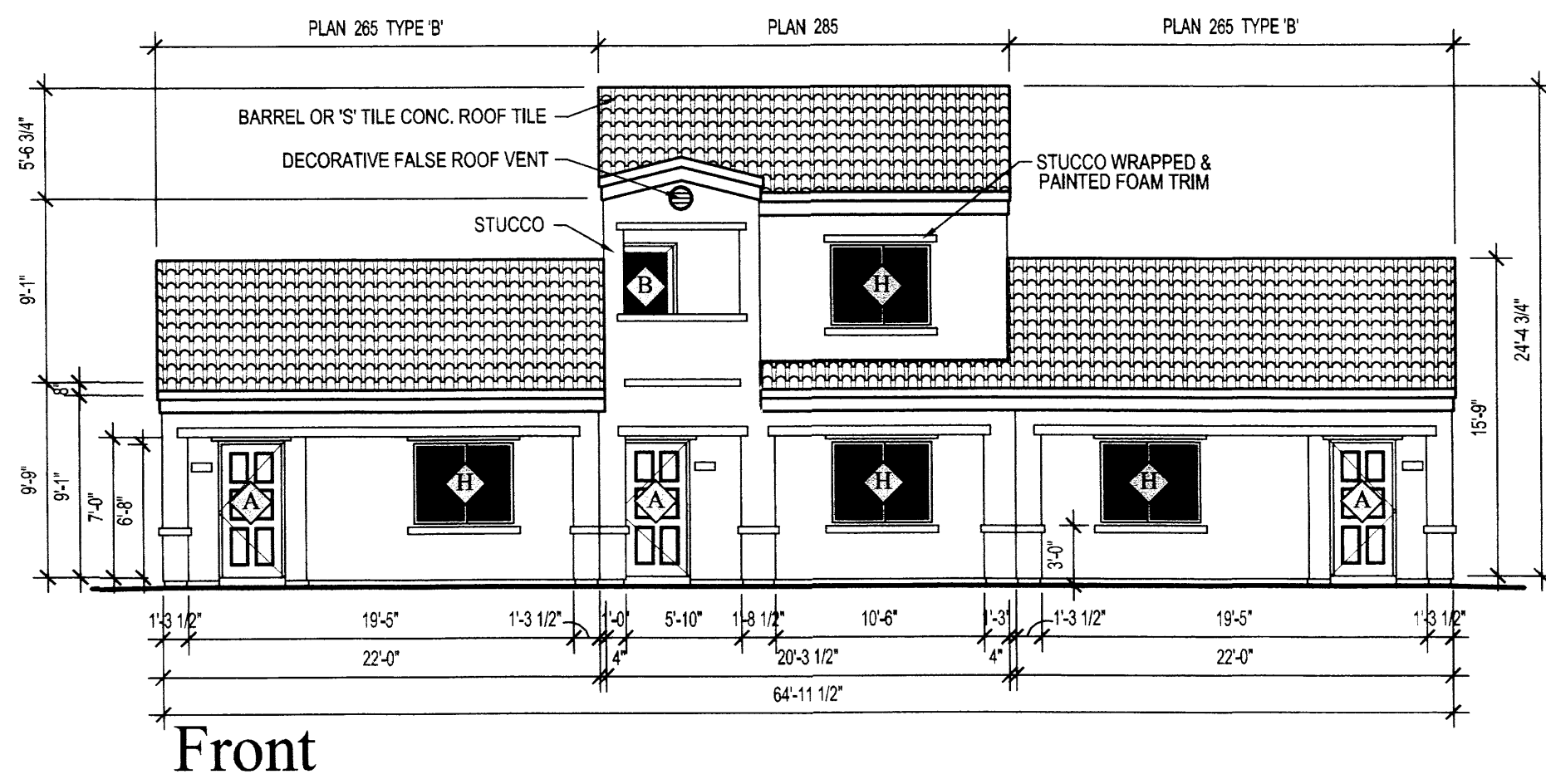
Conceptual 6-Plex Building Elevation; B Elevation  
 Cantata  
 Tract 5 at the Trails  
 Albuquerque, NM

Longford Homes

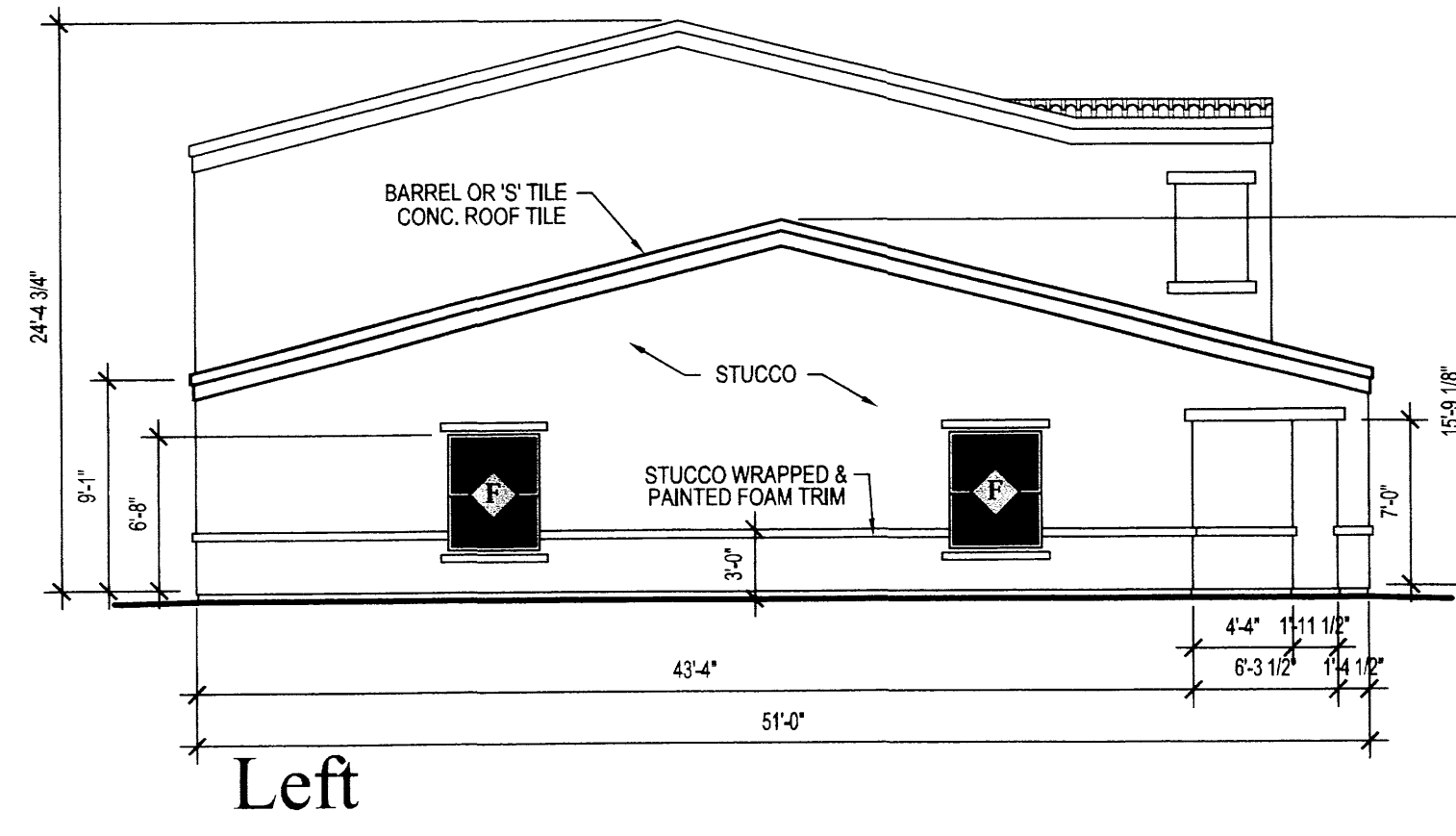
KTGY Job No: 2006-1124



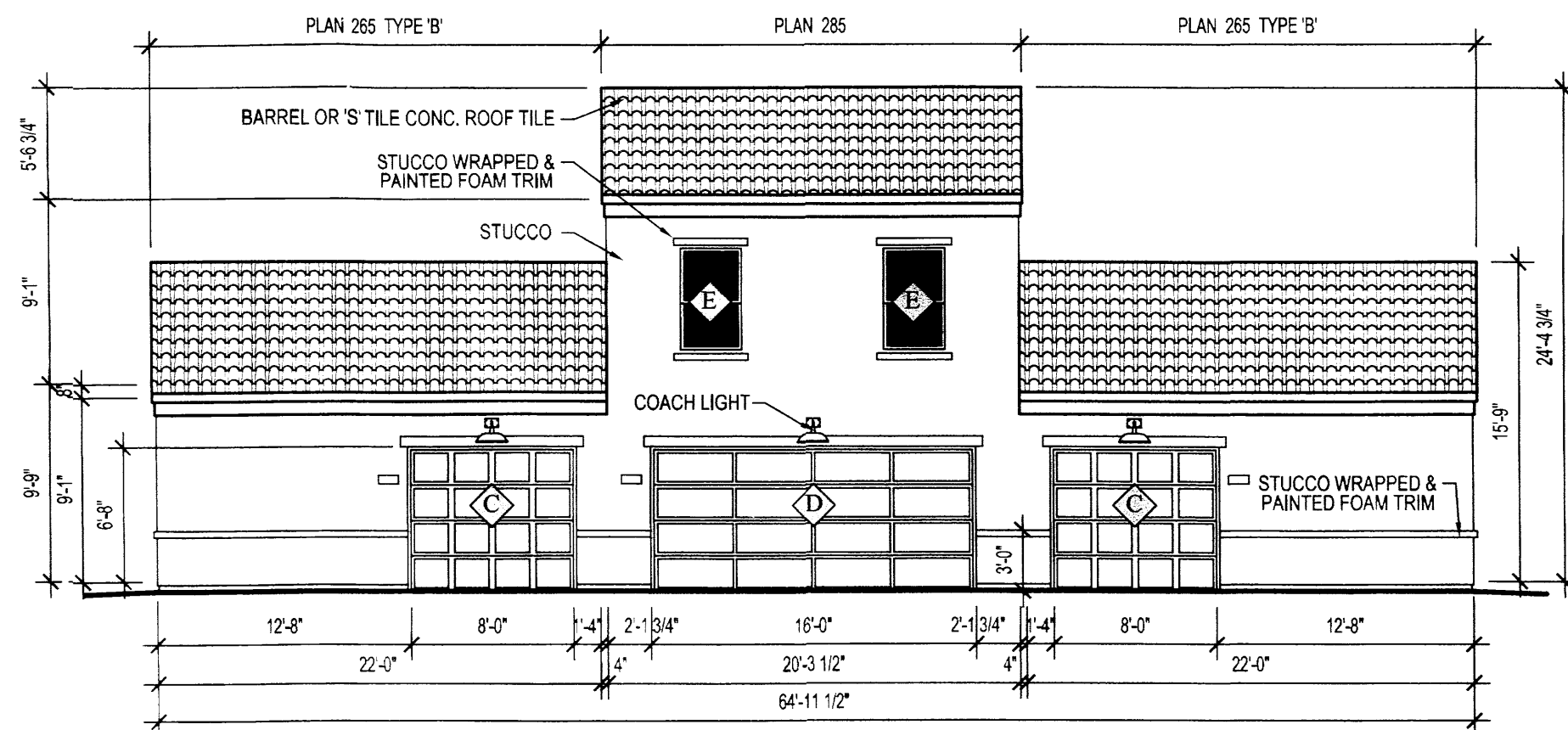
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 SHEET 7 OF 15



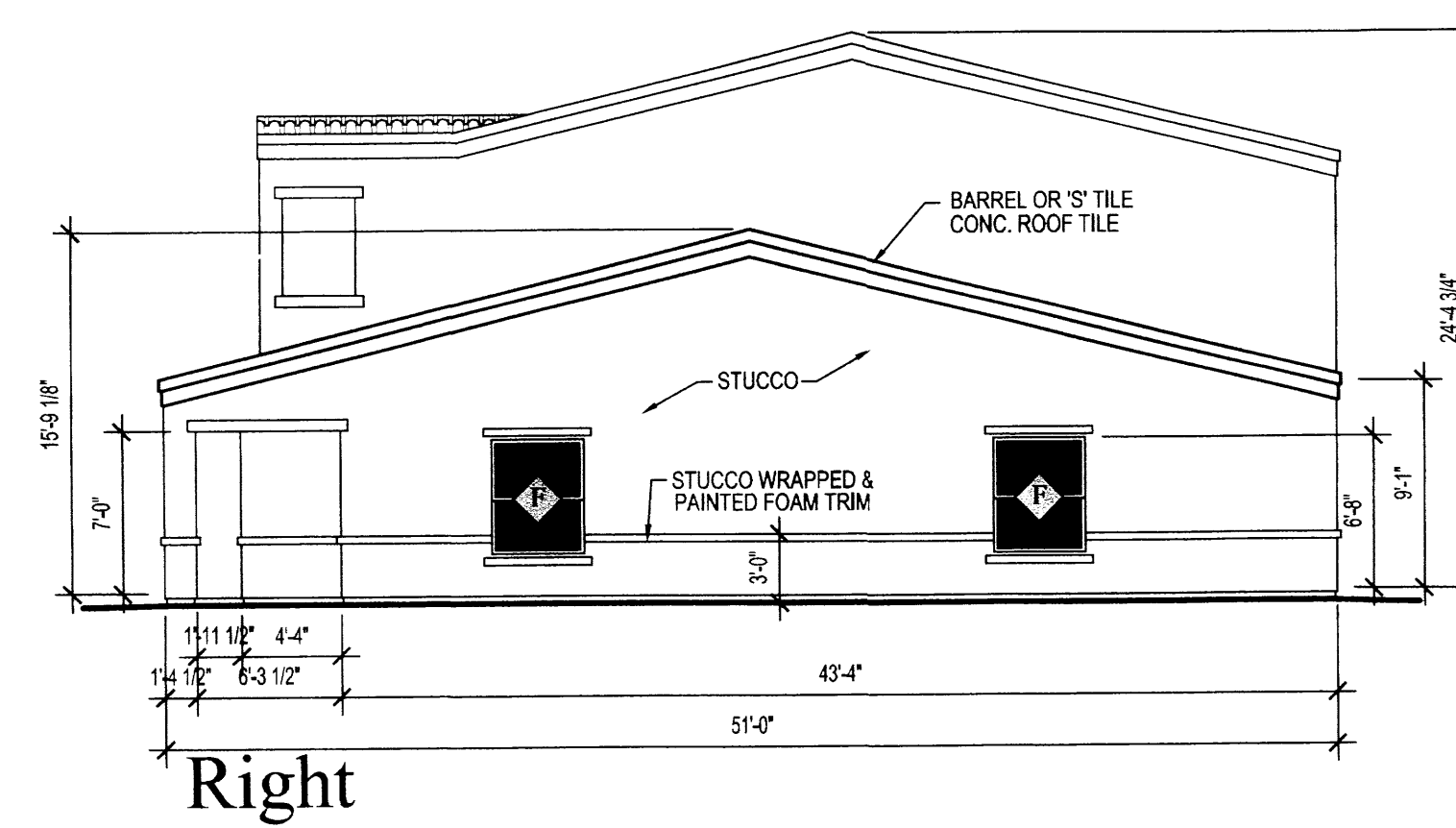
Front



Left



Rear

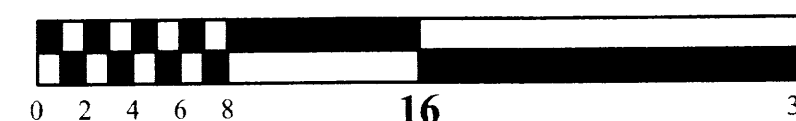


Right

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
<b>SCHEME 1</b>	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 2</b>	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 3</b>	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMerville BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 4</b>	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 5</b>	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
<b>NOTES</b>	
STUCCO: EL REY STUCCO	
PAINT: EDWARDS	
ROOF: EAGLE ROOFING	

Scale: 1/8" = 1'

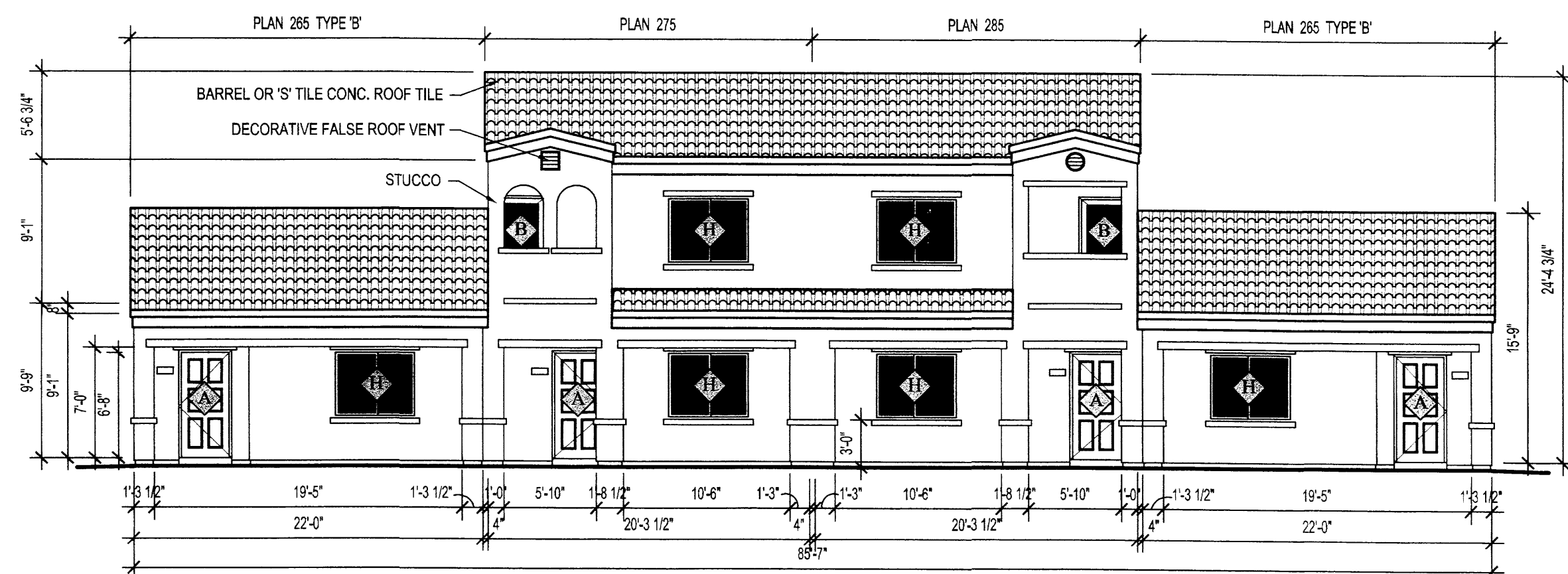


**Conceptual 3 - Plex Type I Building Elevation**  
**Cantata**  
**Tract 5 at the Trails**  
 Albuquerque, NM

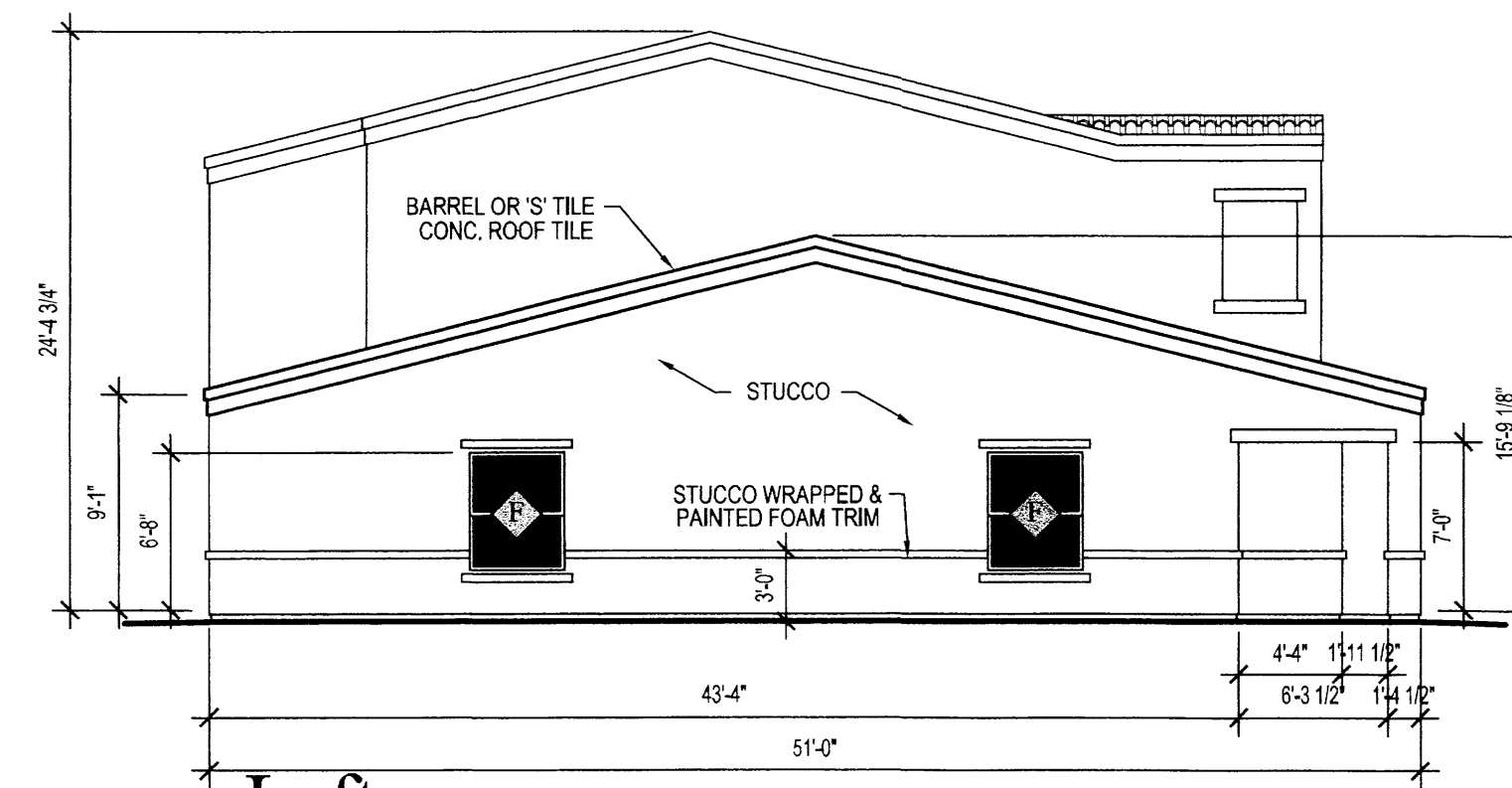
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 Las Vegas, Nevada 89134  
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 April 11th, 2011  
**SHEET 8 OF 15**

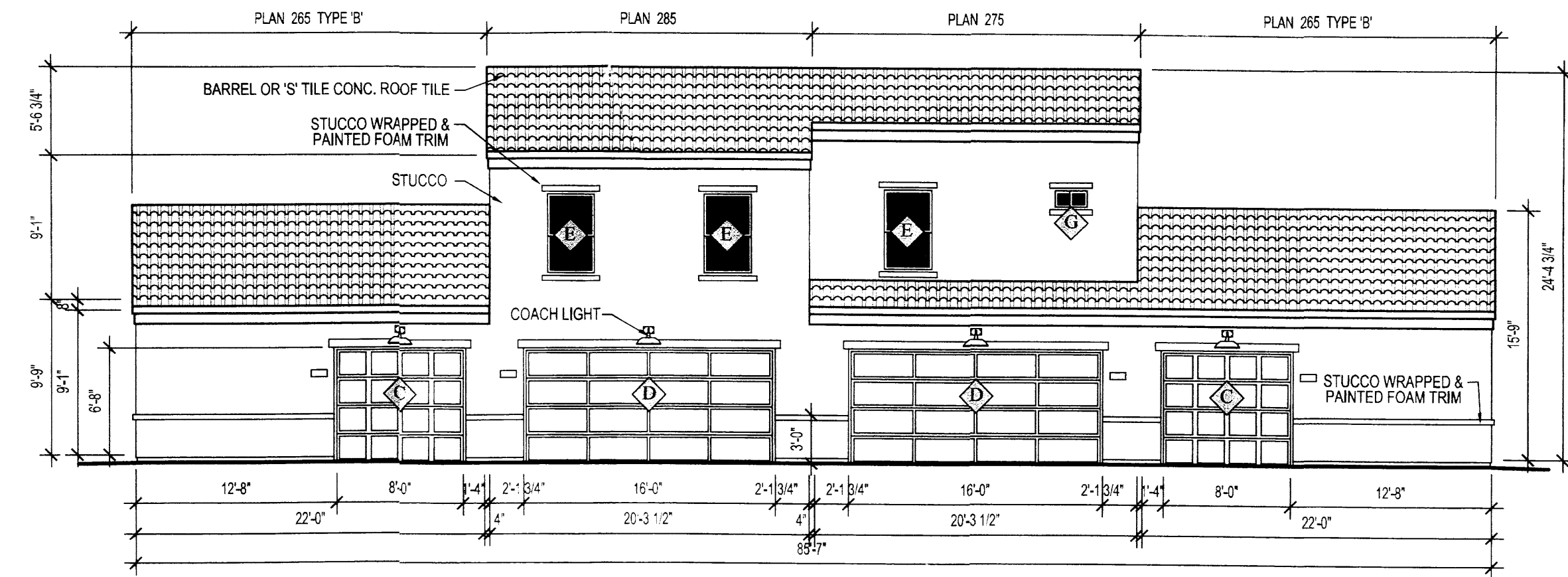




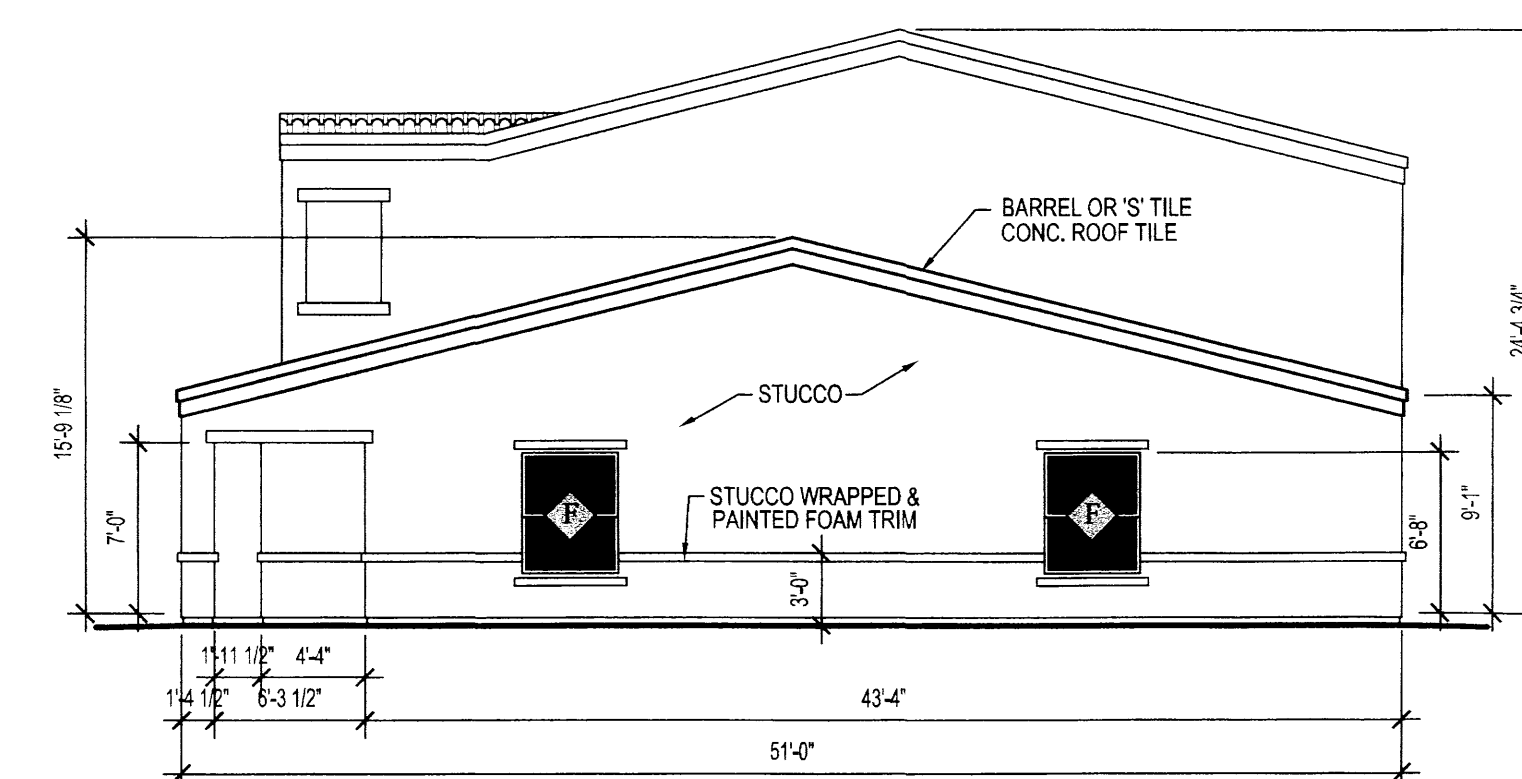
Front



Left



Rear

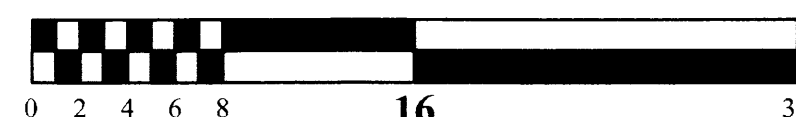


Right

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
<b>SCHEME 1</b>	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 2</b>	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 3</b>	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMerville BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 4</b>	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 5</b>	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
<b>NOTES</b>	
STUCCO: EL REY STUCCO	
PAINT: EDWARDS	
ROOF: EAGLE ROOFING	

Scale: 1/8" = 1'



**Conceptual 4 - Plex Type II Building Elevation**  
**Cantata**  
**Tract 5 at the Trails**  
 Albuquerque, NM

Longford Homes

Job No. 910015

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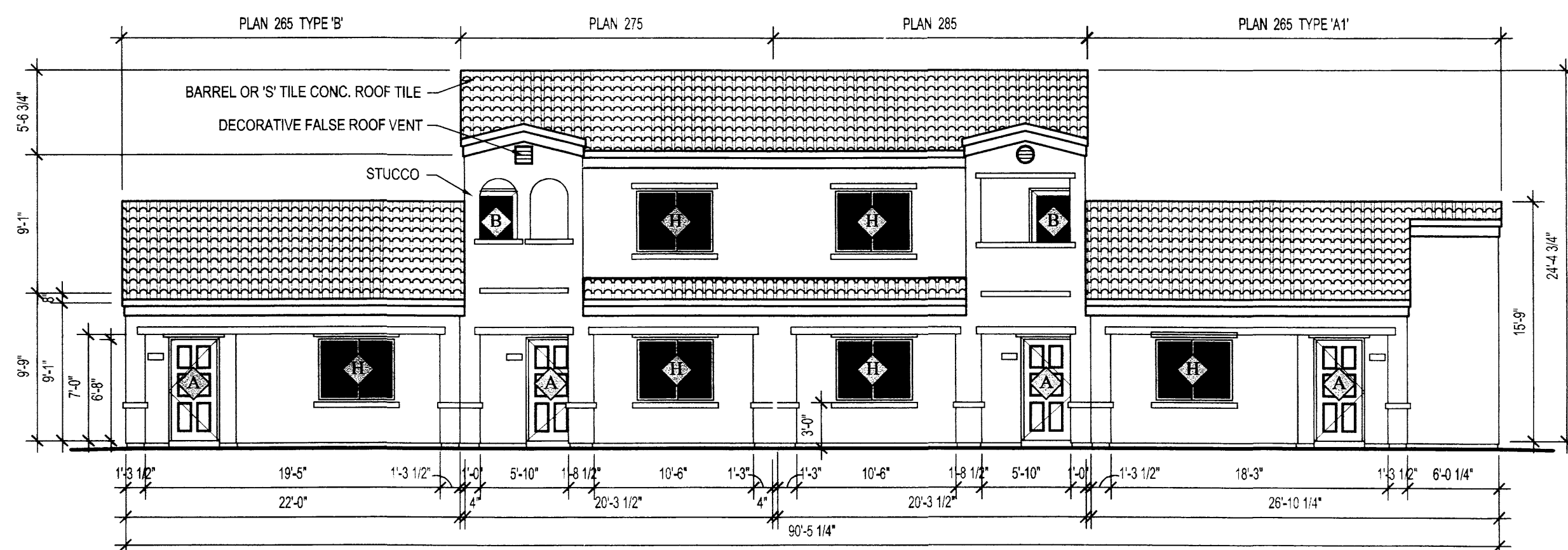


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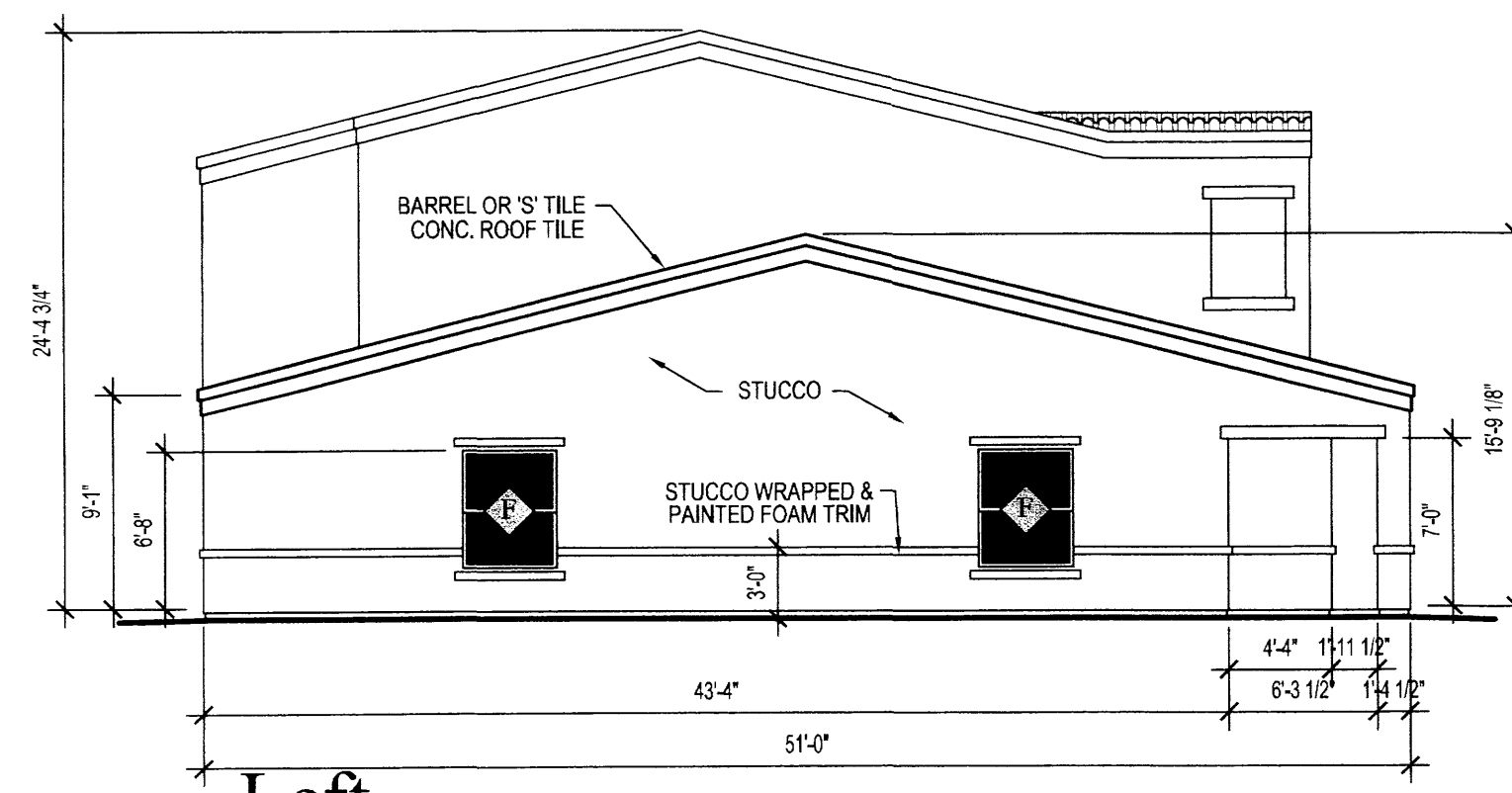
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**SHEET 9 OF 15**

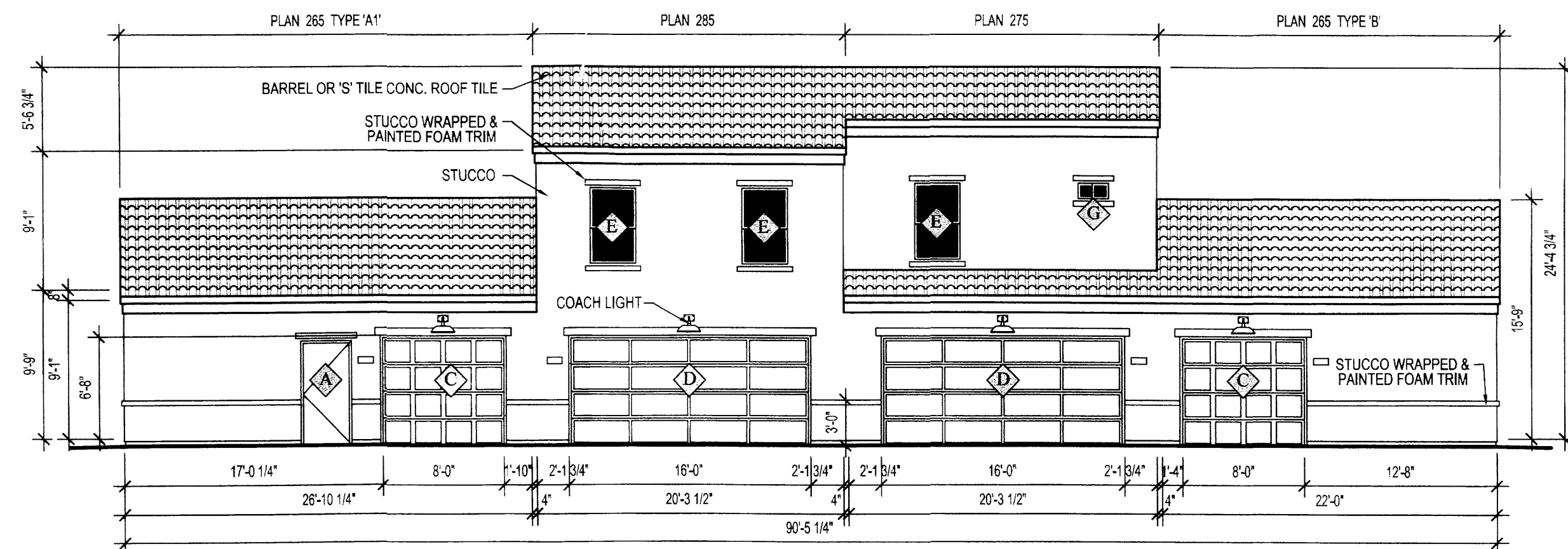




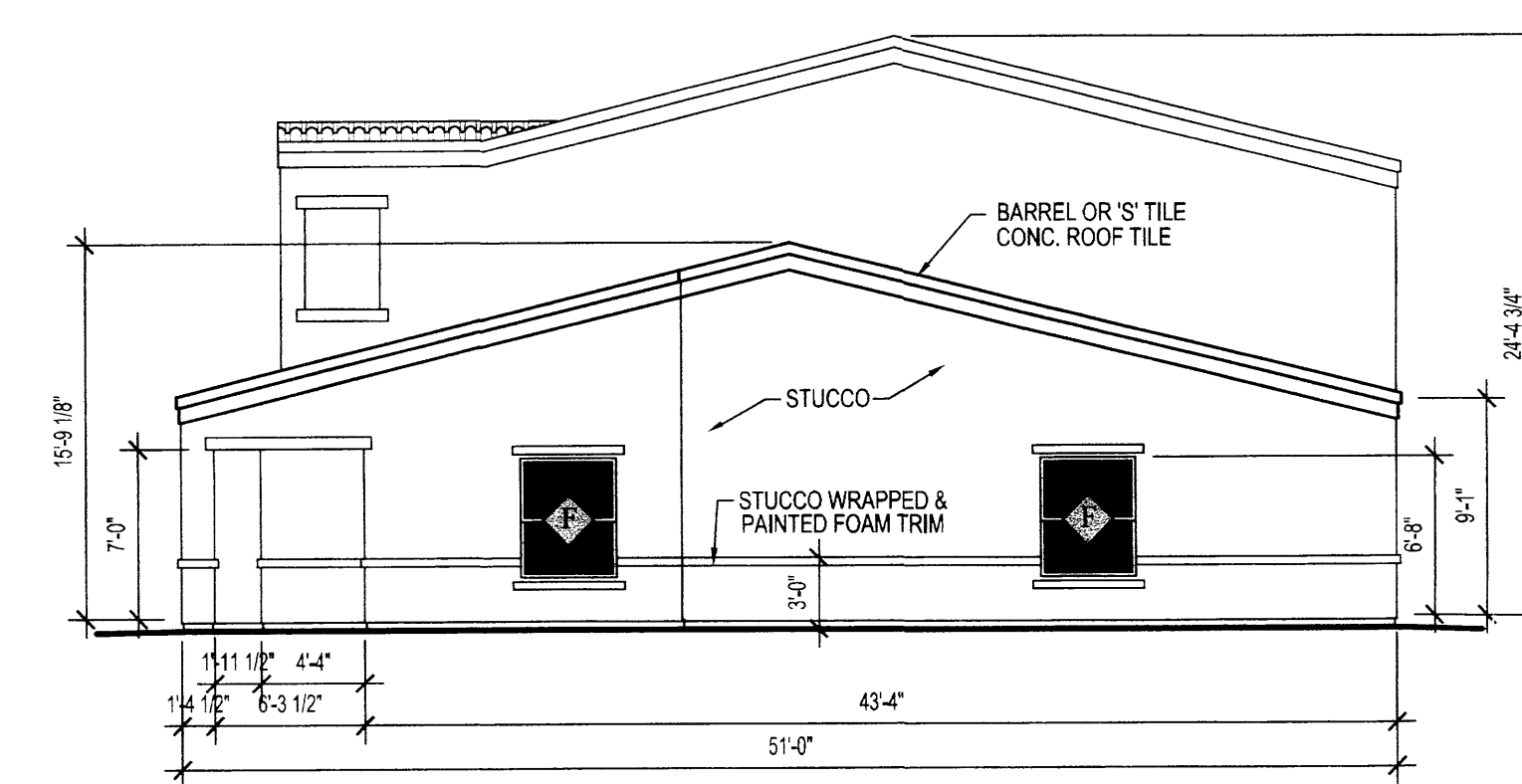
Front



Left



Rear

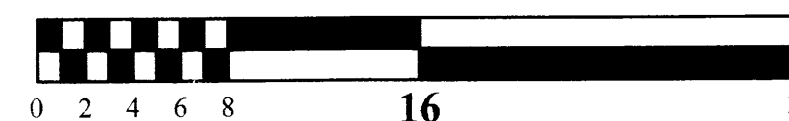


Right

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
NOTES	
STUCCO: EL REY STUCCO	
PAINT: EDWARDS	
ROOF: EAGLE ROOFING	

Scale: 1/8" = 1'



**Conceptual 4 - Plex Type IIa Building Elevation**  
**Cantata**  
**Tract 5 at the Trails**  
 Albuquerque, NM

Longford Homes

Job No. 910015

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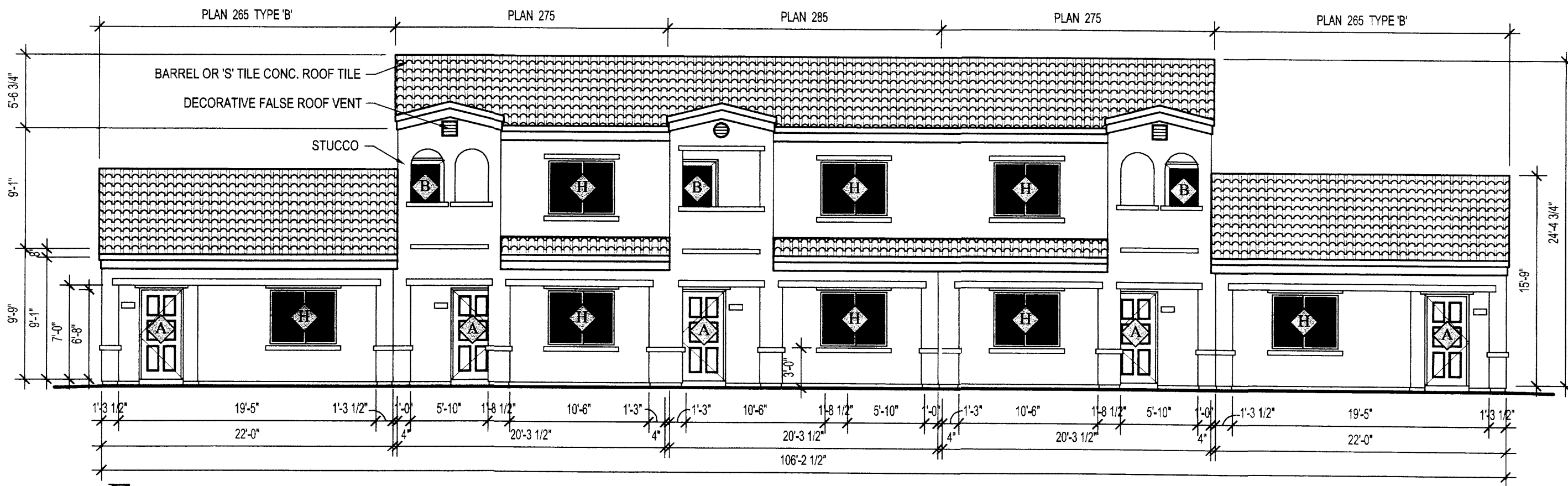


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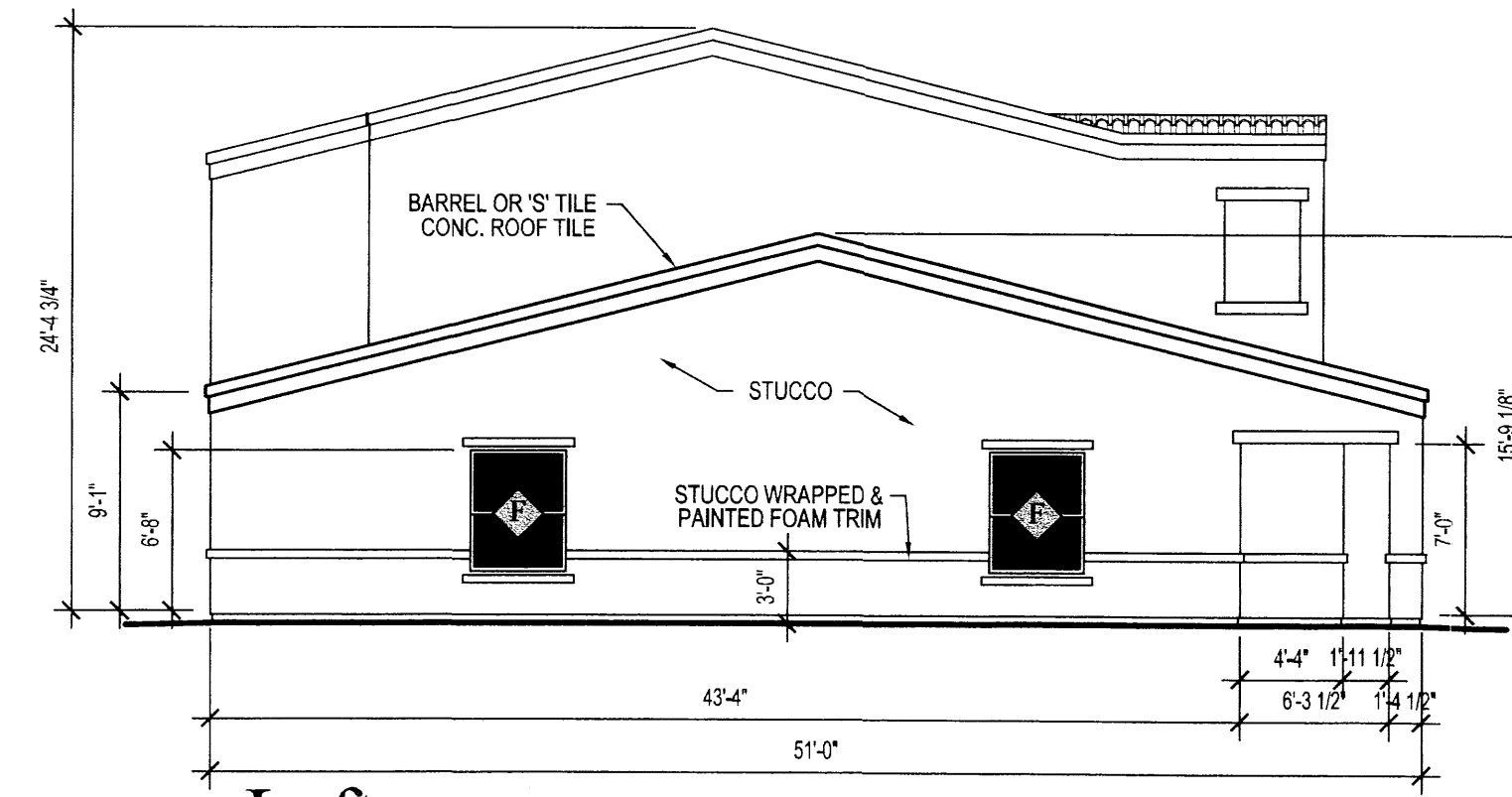
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**SHEET 10 OF 15**

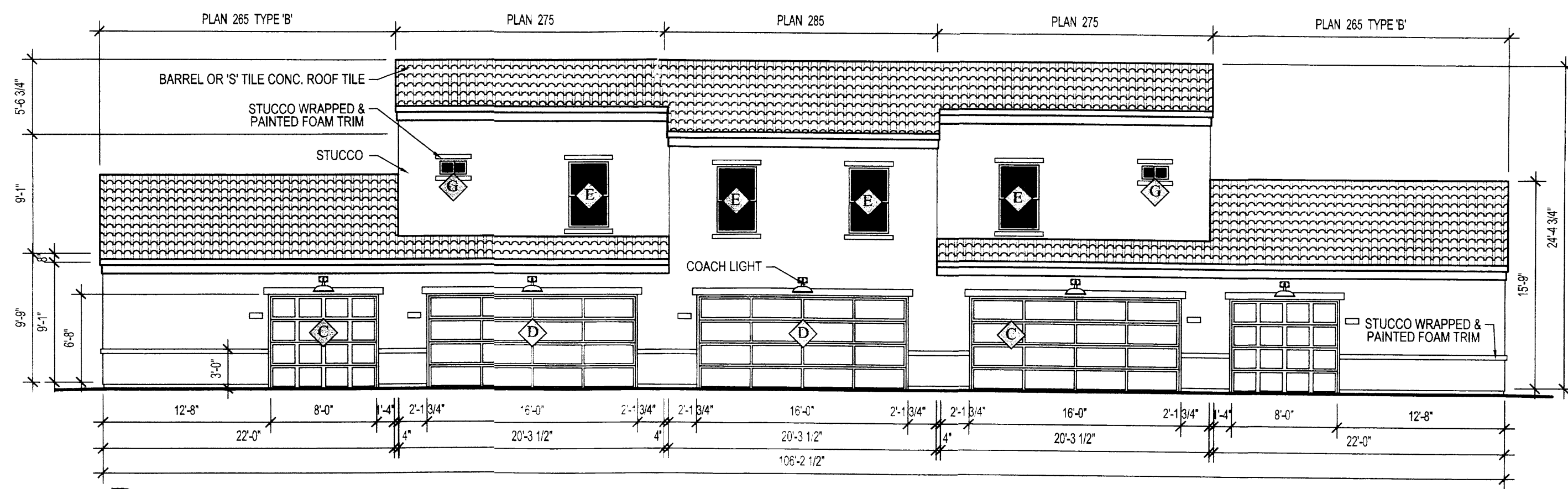




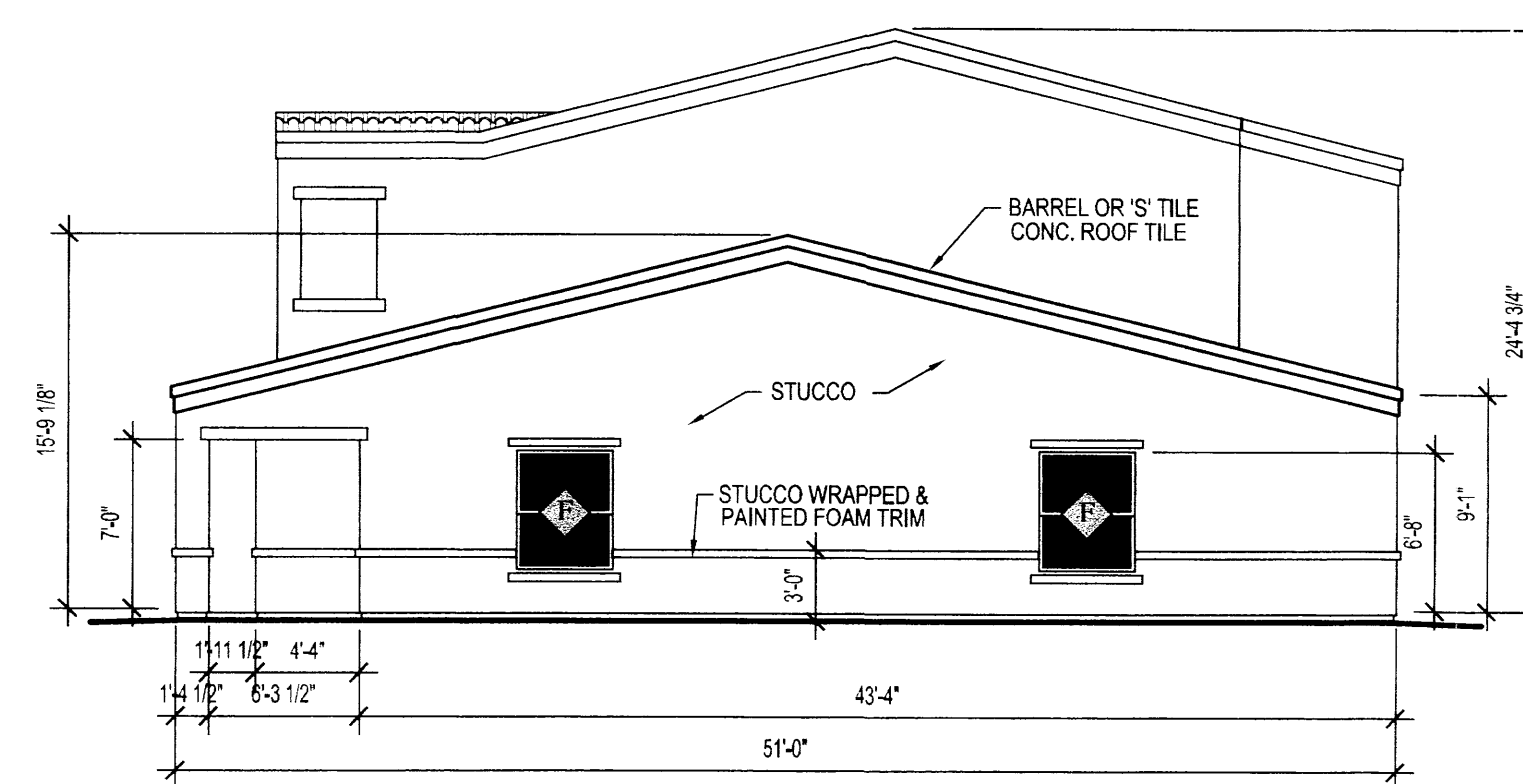
Front



Left

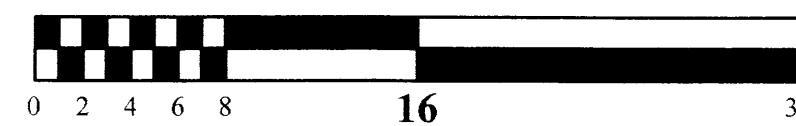


Rear



Right

Scale: 1/8" = 1'



Conceptual 5 - Plex Type III Building Elevation  
 Cantata  
 Tract 5 at the Trails  
 Albuquerque, NM

DOOR & WINDOW SCHEDULE

A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	6040 SLIDING GLASS WINDOW

COLOR SCHEDULE

SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE

NOTES

- STUCCO: EL REY STUCCO
- PAINT: EDWARDS
- ROOF: EAGLE ROOFING

Longford Homes

Job No. 910015

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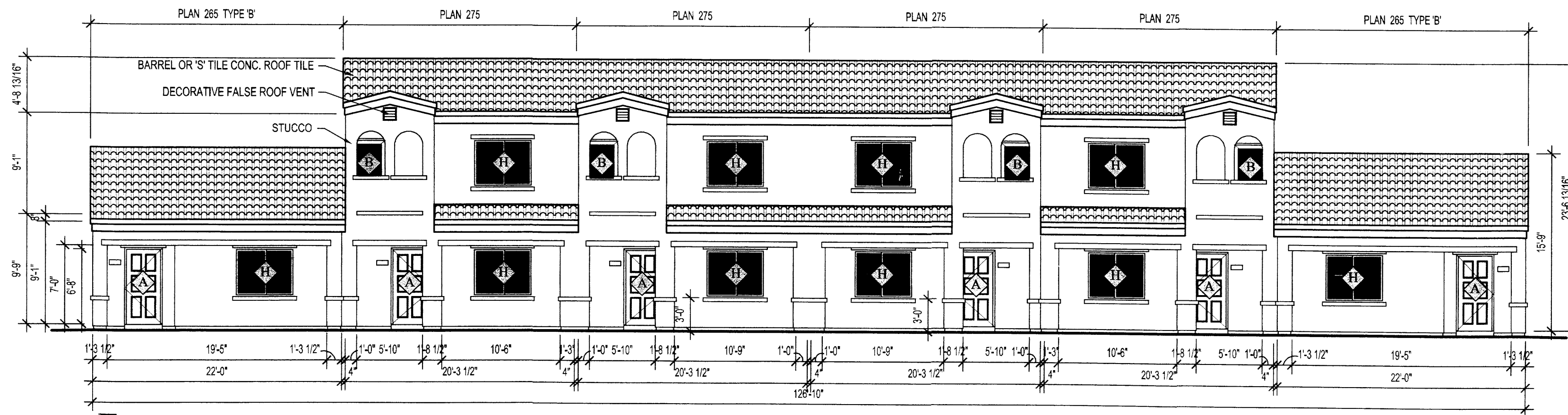


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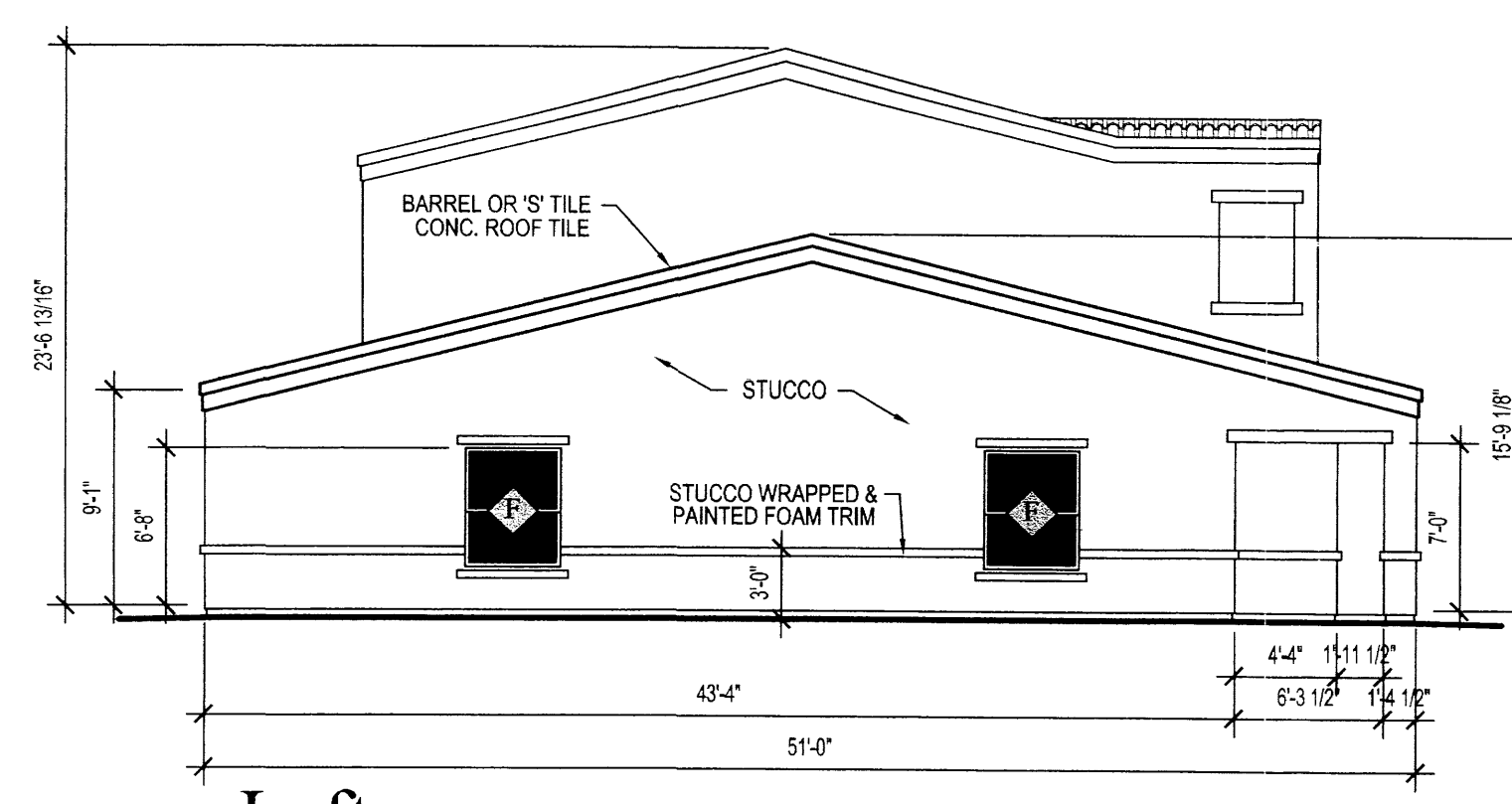
April 11th, 2011

SHEET 11 OF 15

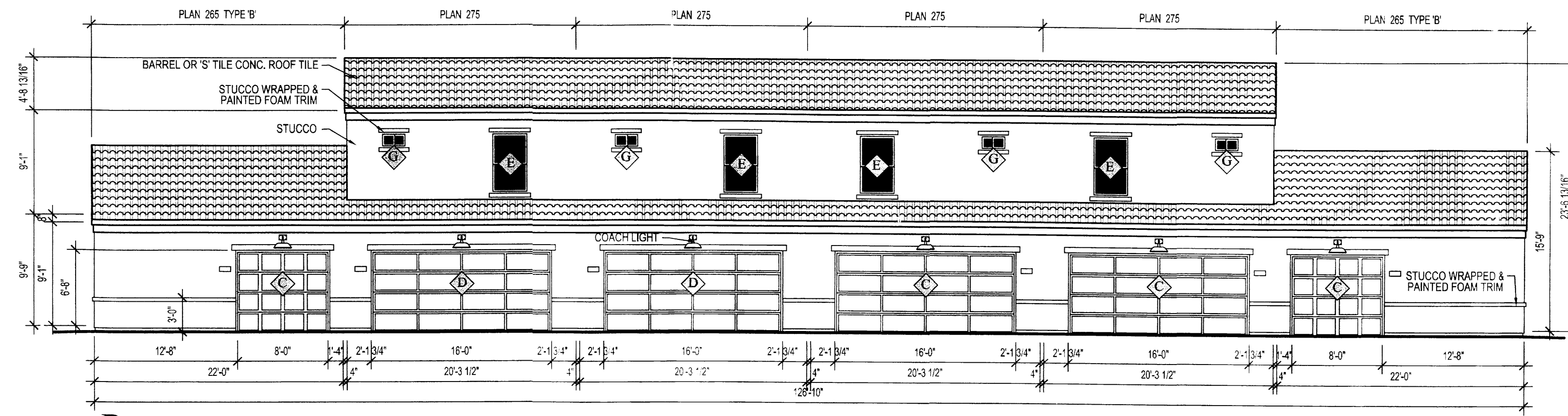




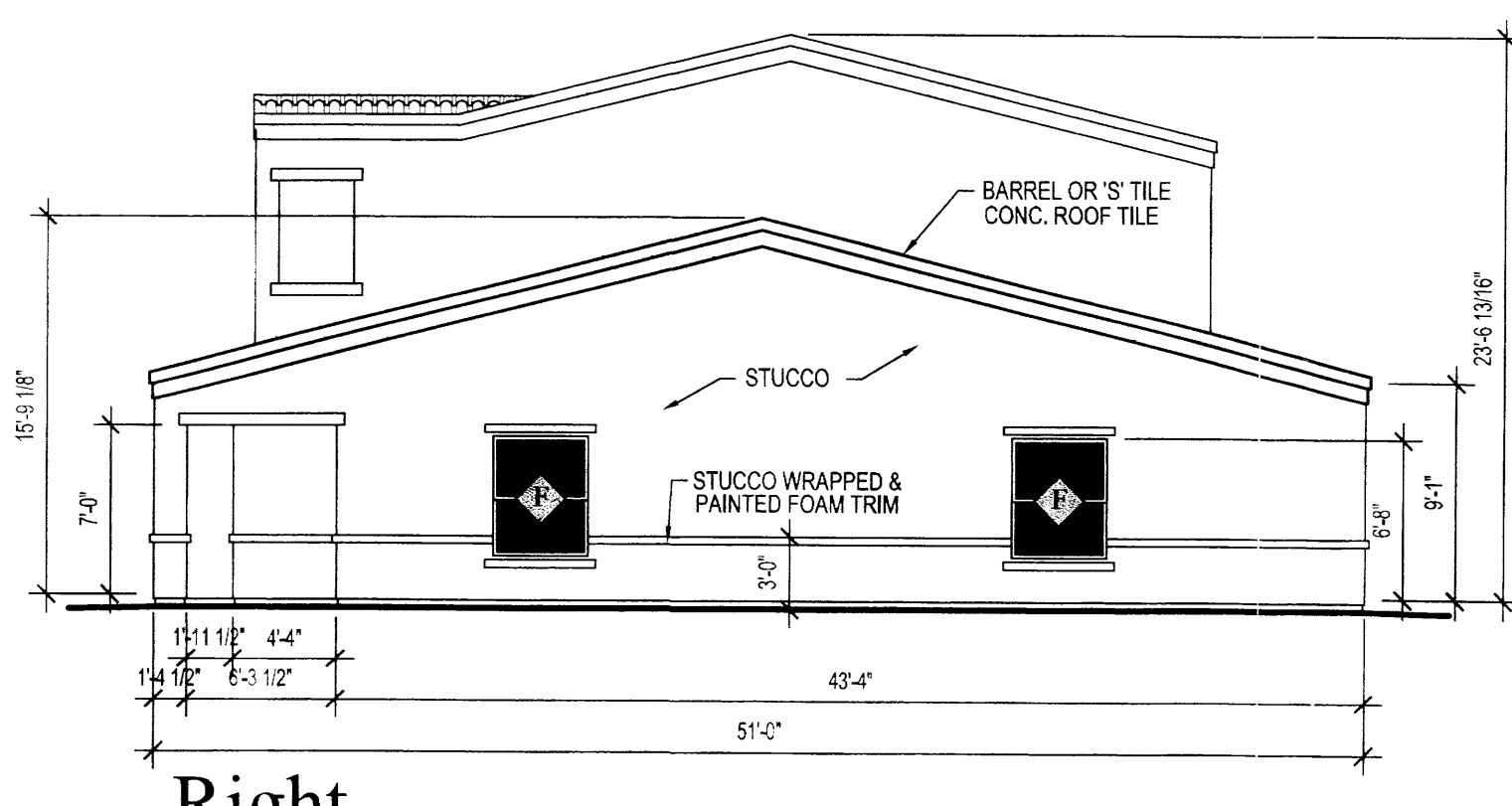
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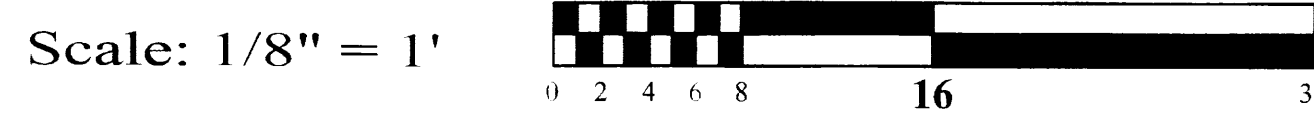
Left



Rear



Right



**Conceptual 6 - Plex Type IV Building Elevation  
Cantata  
Tract 5 at the Trails  
Albuquerque, NM**

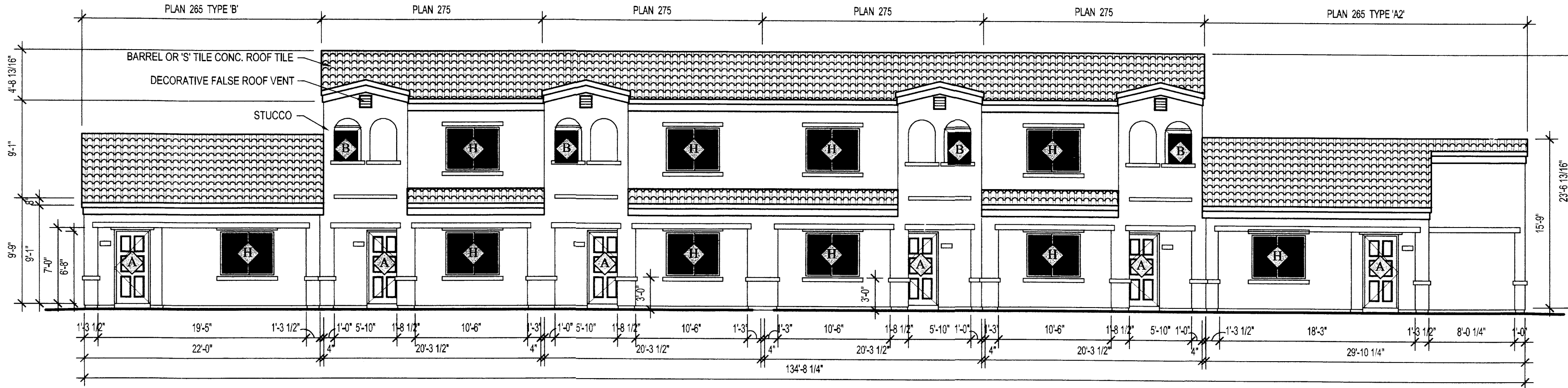
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
<b>SCHEME 1</b>	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 2</b>	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 3</b>	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
<b>SCHEME 4</b>	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
<b>SCHEME 5</b>	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
<b>NOTES</b>	
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PAINT:	EDWARDS
ROOF:	EAGLE ROOFING

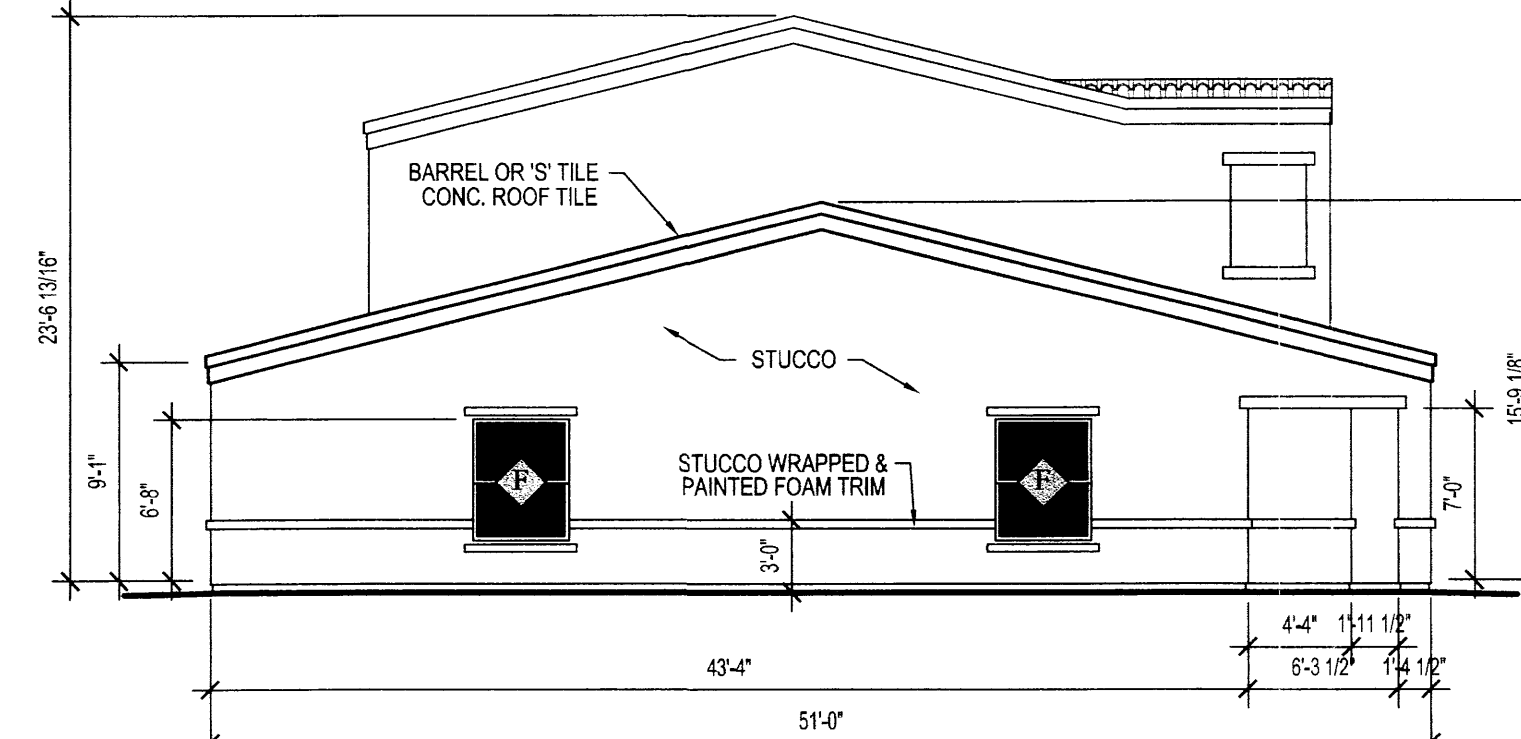
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Job No. 910015  
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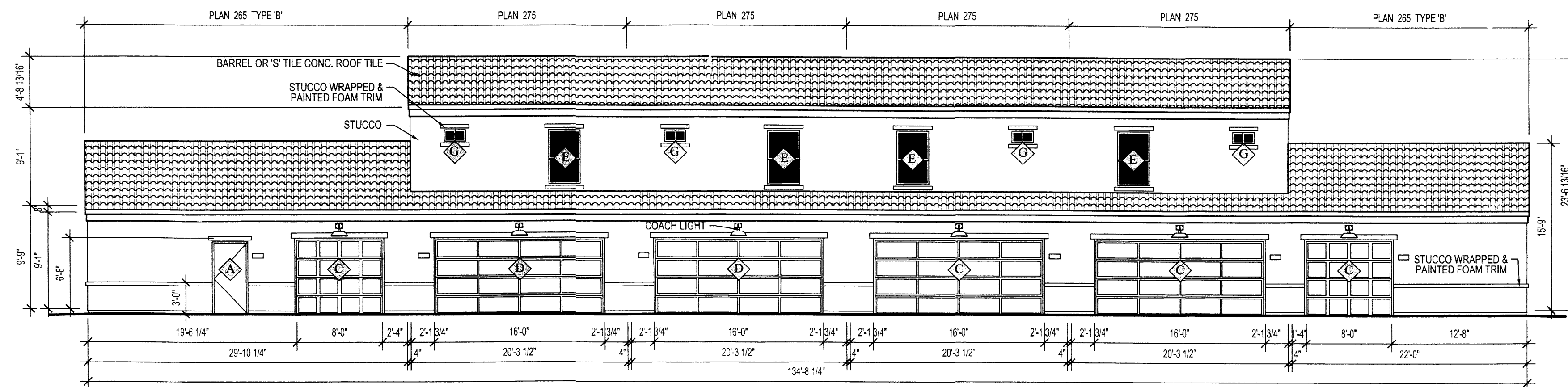




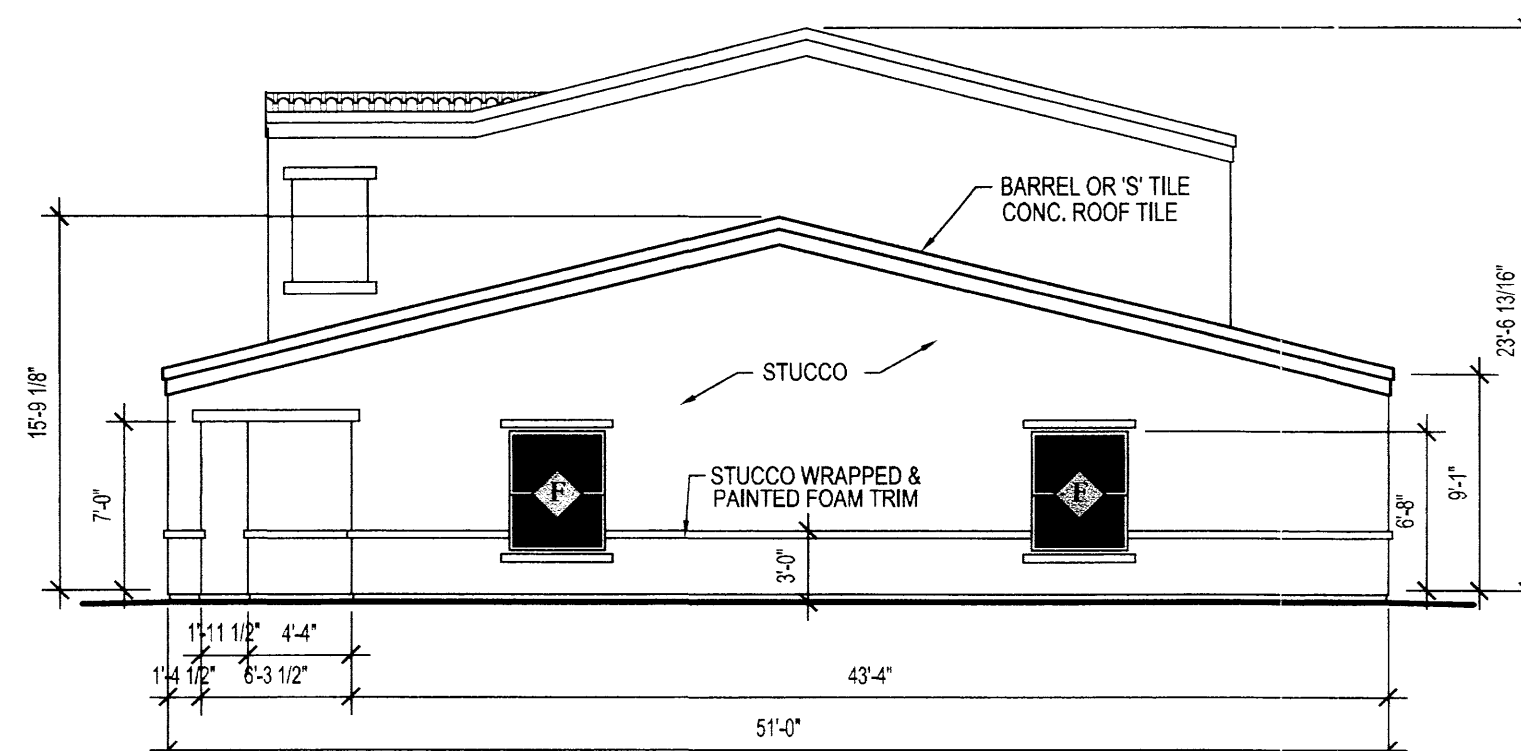
Front



Left



Rear



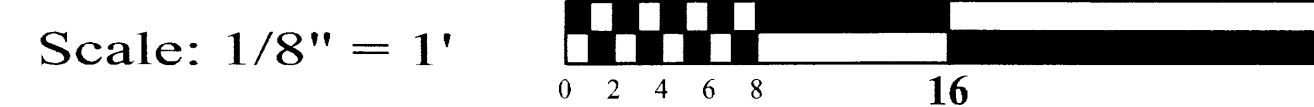
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DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
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NOTES	
STUCCO:	EL REY STUCCO
PAINT:	EDWARDS
ROOF:	EAGLE ROOFING



Scale: 1/8" = 1'

## Conceptual 6 - Plex Type IVa Building Elevation

### Cantata

### Tract 5 at the Trails

Albuquerque, NM

Longford Homes

Job No. 910015

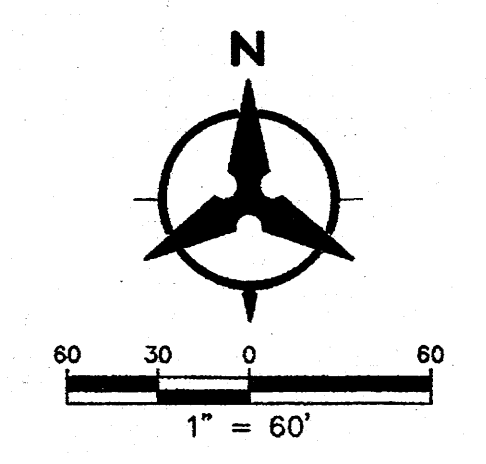
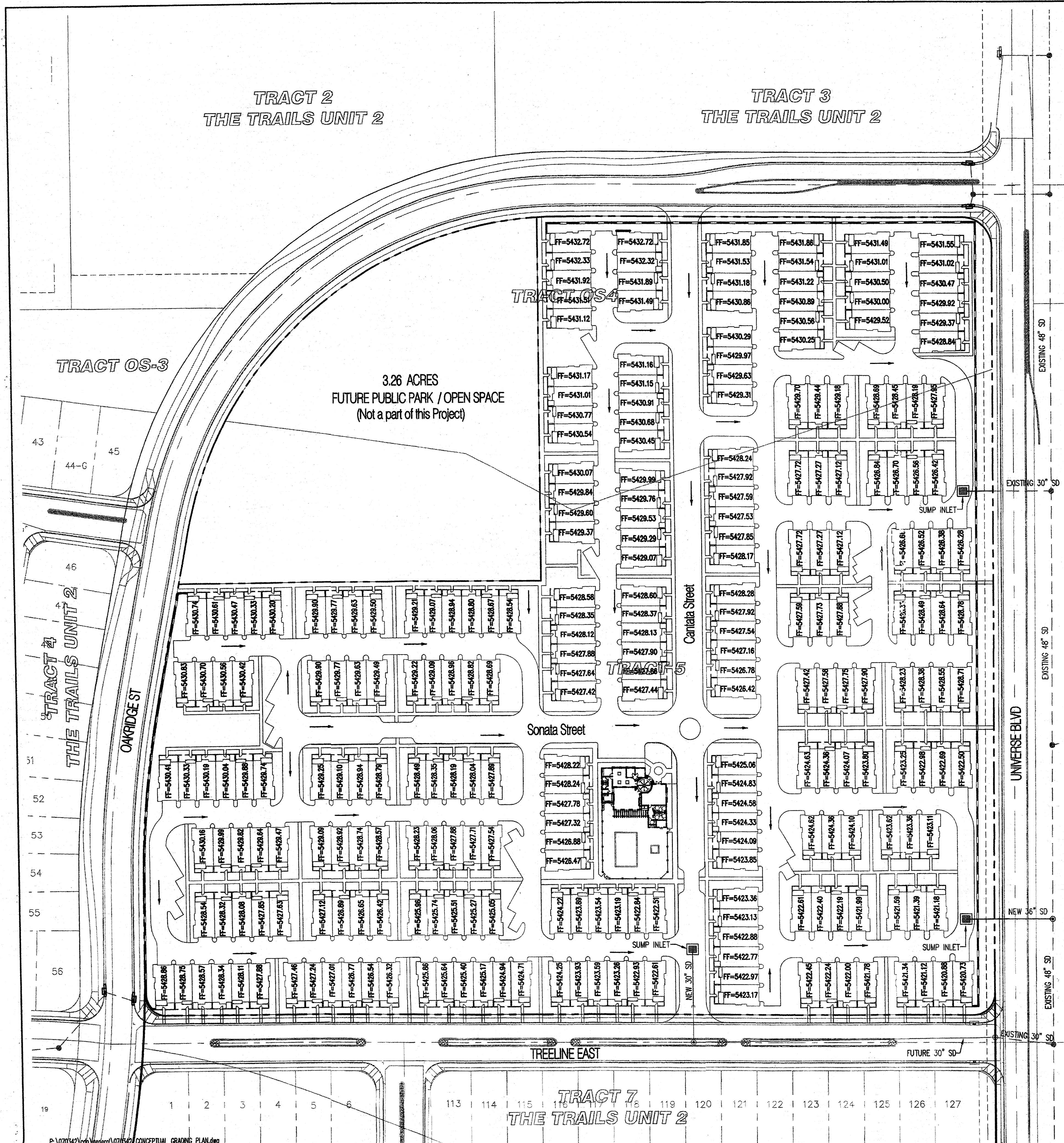
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SHEET 13 OF 15





**DRAINAGE CONCEPT:**

The proposed development of the Cantata at the Trails consists of 280 single family units including 3-plexes, 4-plexes, 5-plexes and 6-plexes on approximately 17.5 acres. A park is located northeast of the development is 3.3 acres and will not impact the drainage of the developed site.

Cantata at the Trails is located on Albuquerque's West Mesa and is bounded on the north and east by Oakridge Street, on the west by Universe Blvd and on the south by Treeline East. The present condition of the area is mass graded in the southern two thirds and undisturbed in the northern third. The site slopes gradually to the south west corner of the tract.

The site has been mass graded to closely match existing drainage patterns with slopes ranging from 0.5% to 3%. An average of 4 feet of fill has been imported to raise the site above the preexisting undeveloped site where it is assumed that significant basal exists. This assumption is based on design and development of previous projects in the area.

Storm runoff in Cantata at the Trails will be conveyed by an inverted crown and a concrete valley gutter in all the streets. Three (3) on-site basins are proposed and the runoff from each basin will be captured in inlets on grade as required by COA street capacity criteria. Each basin has a low point that will ultimately capture all remaining flows and be conveyed by the existing 30" storm drain and a proposed 36" storm drain. All flows will drain to the existing 48" storm drain in Universe Blvd.

CONCEPTUAL GRADING AND DRAINAGE PLAN  
FOR SUBDIVISION AND BUILDING PERMIT  
**CANTATA AT THE TRAILS**

Prepared for:  
CANTATA AT THE TRAILS INC,  
7007 Jefferson St. NE  
Suite A  
Albuquerque, NM 87109

Prepared by:  
Bohannon Huston  
7500 Jefferson NE  
Albuquerque, NM 87109  
5/11/07

**Bohannon Huston**  
 7500 Jefferson St. NE Albuquerque, NM 87109-4395  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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May 10, 2007 - 2:44pm



TRACT 2  
THE TRAILS UNIT 2

TRACT 3  
THE TRAILS UNIT 2

TRACT OS4

3.26 ACRES  
FUTURE PUBLIC PARK / OPEN SPACE  
(Not a part of this Project)

TRACT OS-3

43 45

44-G

46

TRACT 4  
THE TRAILS UNIT 2

4

31

52

53

54

55

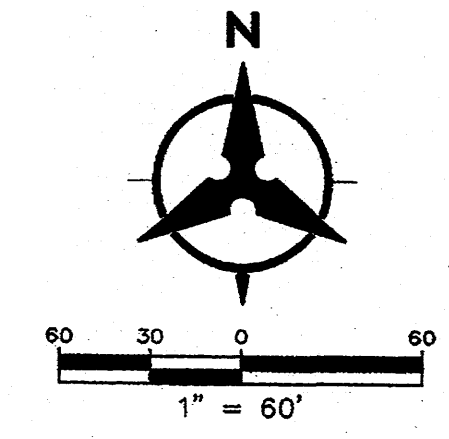
56

19

1 2 3 4 5 6

113 114 115 116 117 118 119 120 121 122 123 124 125 126 127

TRACT 7  
THE TRAILS UNIT 2



LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED SANITARY SEWER MANHOLE

**UTILITY CONCEPT:**

The proposed development of the site are condominium. The intent of the project is to provide public 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 internal roads and alleys as 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 to a proposed 8" sewer line in Treeline Drive.

**Water System:**

The water system is proposed to be an 8" diameter pvc pipe located in the internal roads and alleys as shown. The water service connection will be to a proposed 8" water line in Treeline Drive. Water lines will be extended through the development to the west and north to provided looped water systems for other developments within the Trails master planned community. Buildings on the site will consist of multiple units serviced by the main line. Multiple service meters will be sited throughout the site. Meters will serve one or more buildings depending on locations and final design of the water system. It is anticipated that the service lines to individual units will be 3/4" lines.

CONCEPTUAL UTILITY PLAN  
FOR SUBDIVISION AND BUILDING PERMIT  
**CANTATA AT THE TRAILS**

Prepared for:  
CANTATA AT THE TRAILS INC,  
7007 Jefferson St. NE  
Suite A  
Albuquerque, NM 87109

Prepared by:  
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Albuquerque, NM 87109  
5/11/07

**Bohannon Huston**  
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