

**GENERAL NOTES:**

- WALLS:  
A 4' SCREEN WALL WILL BE PROVIDED BETWEEN CLUSTER LOTS AND SINGLE FAMILY HOME LOTS. DUE TO GRADING A 4' RETAINING WALL WITH A 4' SCREEN WALL MAY BE PROVIDED BETWEEN LOTS. PERIMETER SCREEN WALLS WILL BE 5' HIGH SPLIT BLOCK FACE EXCEPT AT ENTRANCE IT WILL BE SMOOTH FACE BLOCK.
- SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED HPS FIXTURES, WALKWAY AREA LIGHTS, AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS, TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING-MOUNTED. LIGHTING SHALL BE CONTROLLED BY PHOTO-CELLS AND/OR TIME CLOCKS AS MAY BE APPROPRIATE. POST LIGHTING SHALL BE 15' MAXIMUM HEIGHT. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
- CURBS AND GUTTERS:  
ESTATE CURB AND GUTTER WILL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
- BUILDINGS:  
BUILDINGS WILL BE TRADITIONAL OR SOUTHWEST STYLE WITH SHINGLED PITCHED ROOFS. BUILDINGS WILL BE EITHER STUCCO, BRICK, SIDING, OR ANY COMBINATION. COLORS WILL BE TAN TO LIGHT BROWN, ACCENTS ANY EARTHTONE.
- BUILDING HEIGHT: STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
- THERE WILL BE "NO PARKING" SIGNS INSTALLED ON THE CLUSTER UNIT ROADS. THEY WILL ALSO WILL BE MARKED AS FIRE LANES.
- TOT LOTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL OF THE STREET ARE PRIVATE.

**THE TRAILS**

FOOTPRINT	UNIT No.	No. OF UNITS
PLAN 1 A	UNIT 1	47
PLAN 2 B	UNIT 2	60
PLAN 3 C	UNIT 3	45

SEE SHEET 11 FOR UNIT 1, 2, AND 3 ELEVATIONS

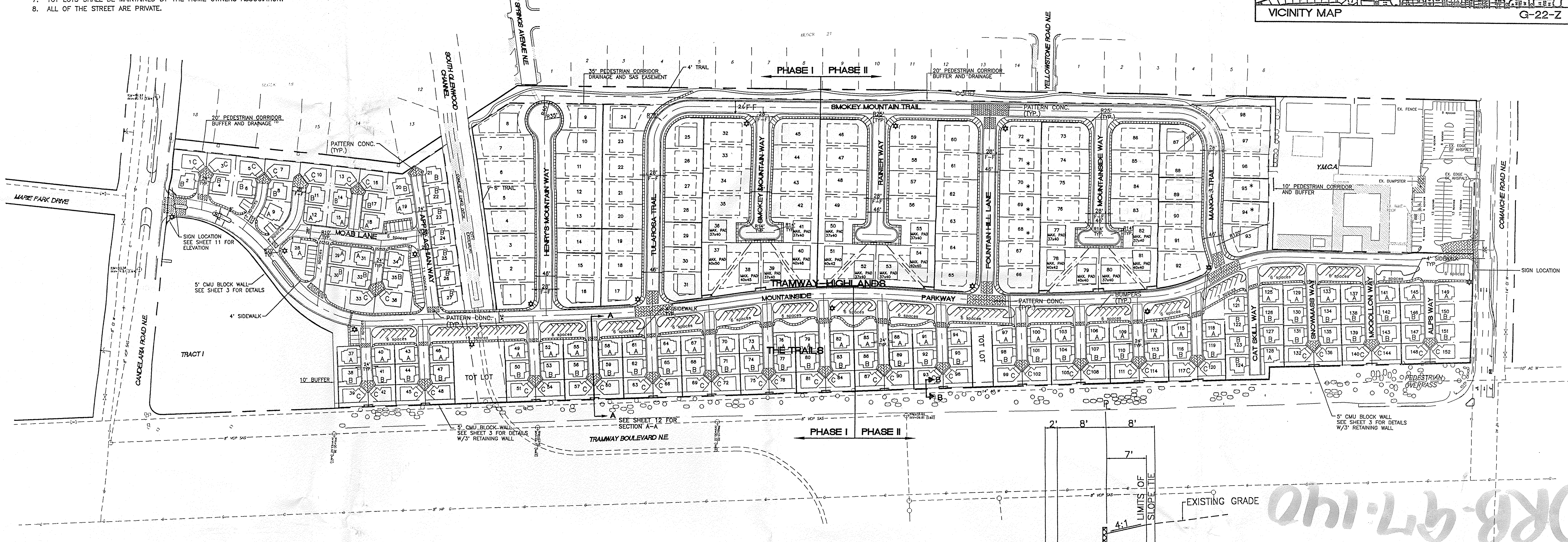
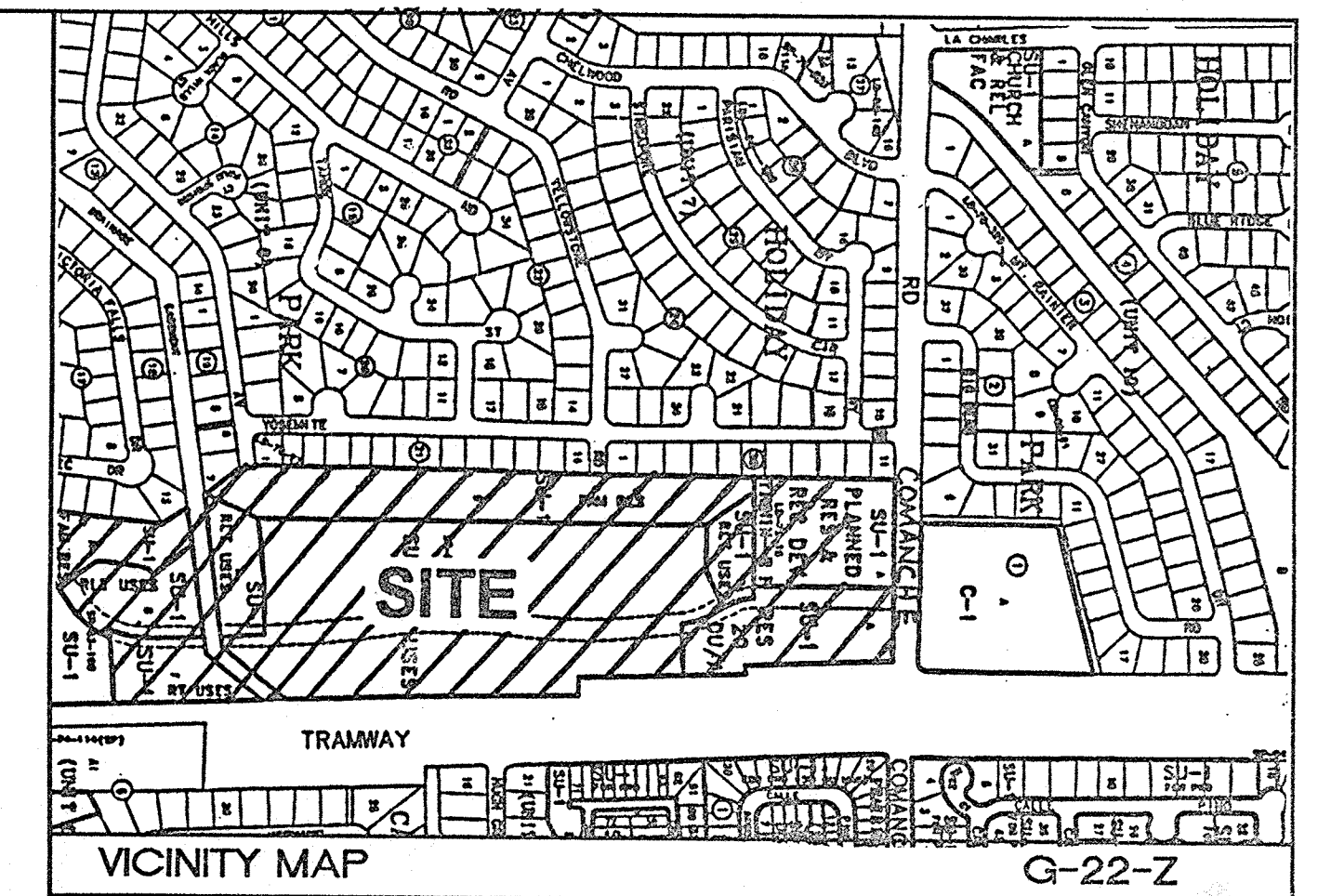
**TRAMWAY HIGHLANDS**  
ANY ELEVATION SHOWN ON SHEET 10 CAN BE USED FOR ANY LOT FOR TRAMWAY HIGHLANDS EXCEPT THOSE LOTS DESIGNATED WITH AN ASTERISK.

**SITE DATA**

EXISTING ZONING: SU-R-1, RL-T, RT, AND R-2  
 PROPOSED ZONING: SU-1 FOR PRD  
 PROPOSED USE: SINGLE FAMILY HOMES AND PATIO HOMES  
 TOTAL ACREAGE: 135,6161 SF (31.13 ACRES)  
 DENSITY: 8.10 LOTS/ACRE  
 TOTAL LOTS: 250 LOTS  
 SINGLE FAMILY HOMES: 98 LOTS  
 PATIO HOMES: 152 LOTS  
 LANDSCAPING:  
 COMMON AREAS: 140,394 SF  
 TOT LOTS: 18,300 SF  
 PARKING: (THE TRAILS)  
 TOTAL REQUIRED: 76 SPACES (1 SPACE PER 2 UNITS)  
 TOTAL PROVIDED: 145 SPACES

**LEGEND**

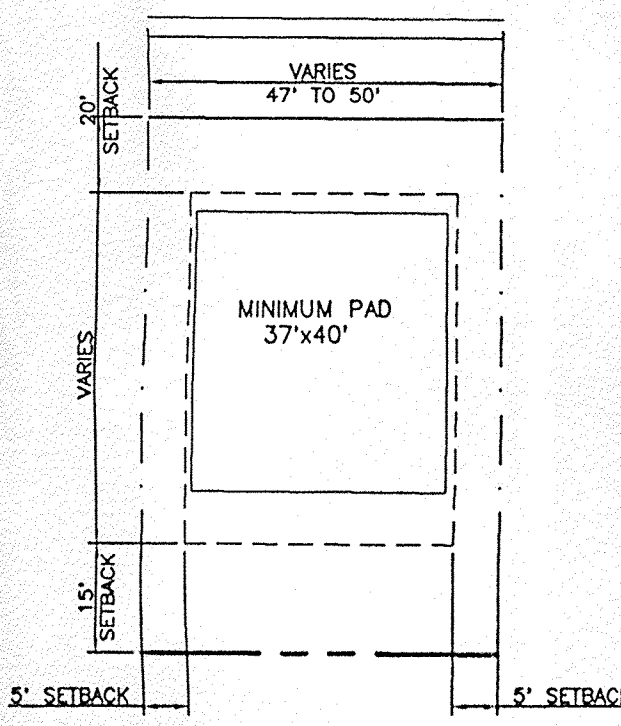
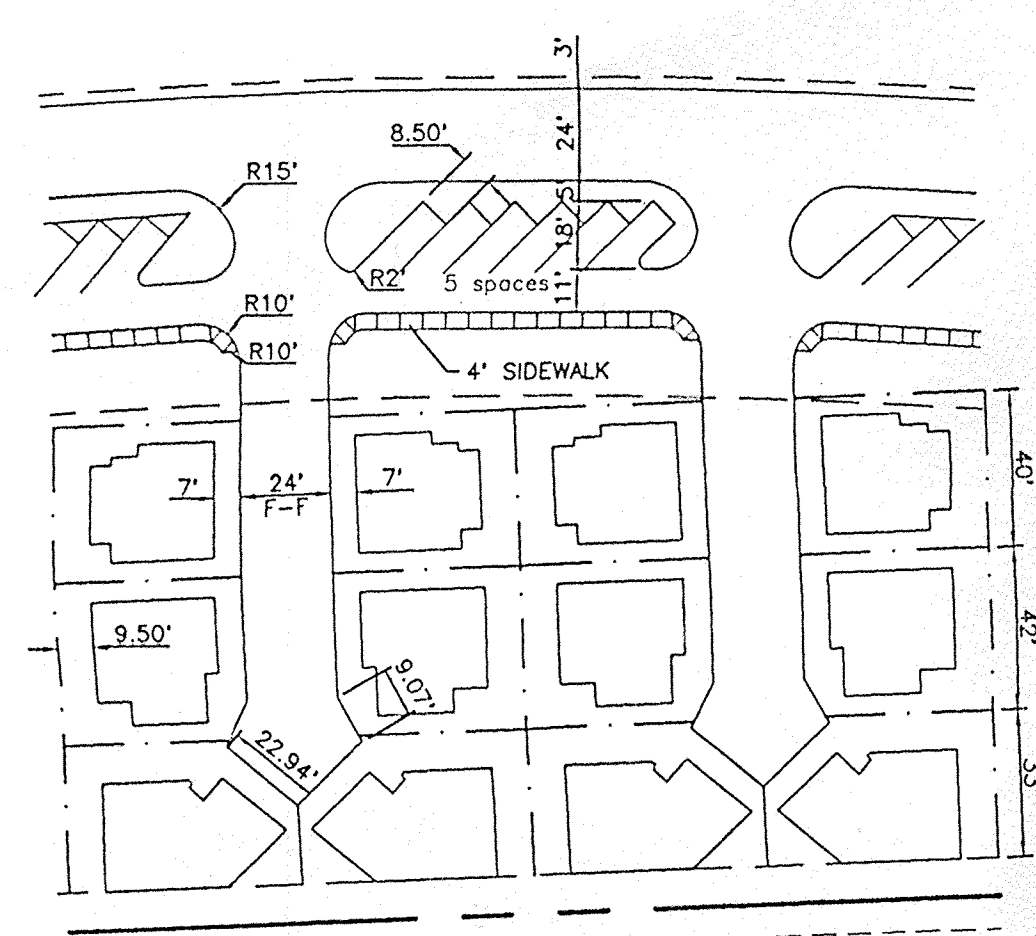
- BOUNDARY
- LOT LINES
- SIDEWALK
- EXIST. SEWER LINE
- EXIST. MANHOLE
- EXIST. WATER LINE
- EXIST. WATER VALVE
- EXIST. EASEMENT
- EXIST. CURB
- SETBACK
- PROPOSED STREET LIGHTS
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED PATTERN CONC.



**INDEX TO DRAWINGS**

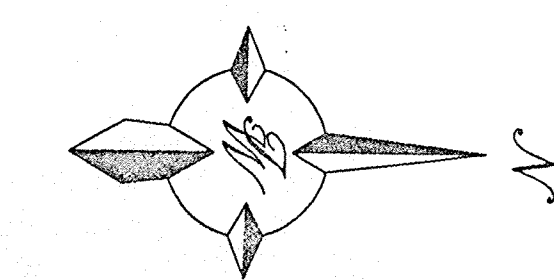
- SITE PLAN
- OVERALL LANDSCAPING PLAN
- 6 LOT CLUSTER UNIT LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN - A
- GRADING AND DRAINAGE PLAN - B
- GRADING AND DRAINAGE PLAN - C
- CROSS SECTIONS
- MASTER UTILITY PLAN
- 6 LOT CLUSTER UNIT AND OPEN SPACE
- TRAMWAY HIGHLANDS ELEVATIONS
- THE TRAILS ELEVATIONS/ ENTRY ELEVATION
- SECTION A

Solid Waste \_\_\_\_\_ Date \_\_\_\_\_



DRB-97-140 SECTION B-B  
 CASE NUMBER: Z-97-66  
 This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:  
**SITE DEVELOPMENT PLAN**  
 Phil Dale Traffic Engineer, Transportation Division 9-27-97 Date  
 Edward H. Hanna Design and Development, CIP 9-3-97 Date  
 Roger J. Shaver Public Works, Water Utilities Division 9-11-97 Date  
 Fred J. Aguirre City Engineer, Engineering Division / AMAFCA 11-7-97 Date  
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.  
 Lynn L. Drai City Planner, Albuquerque / Bernalillo County Planning Division 11-19-97 Date  
 PLNZ (10706) 4/96

DRB-97-140

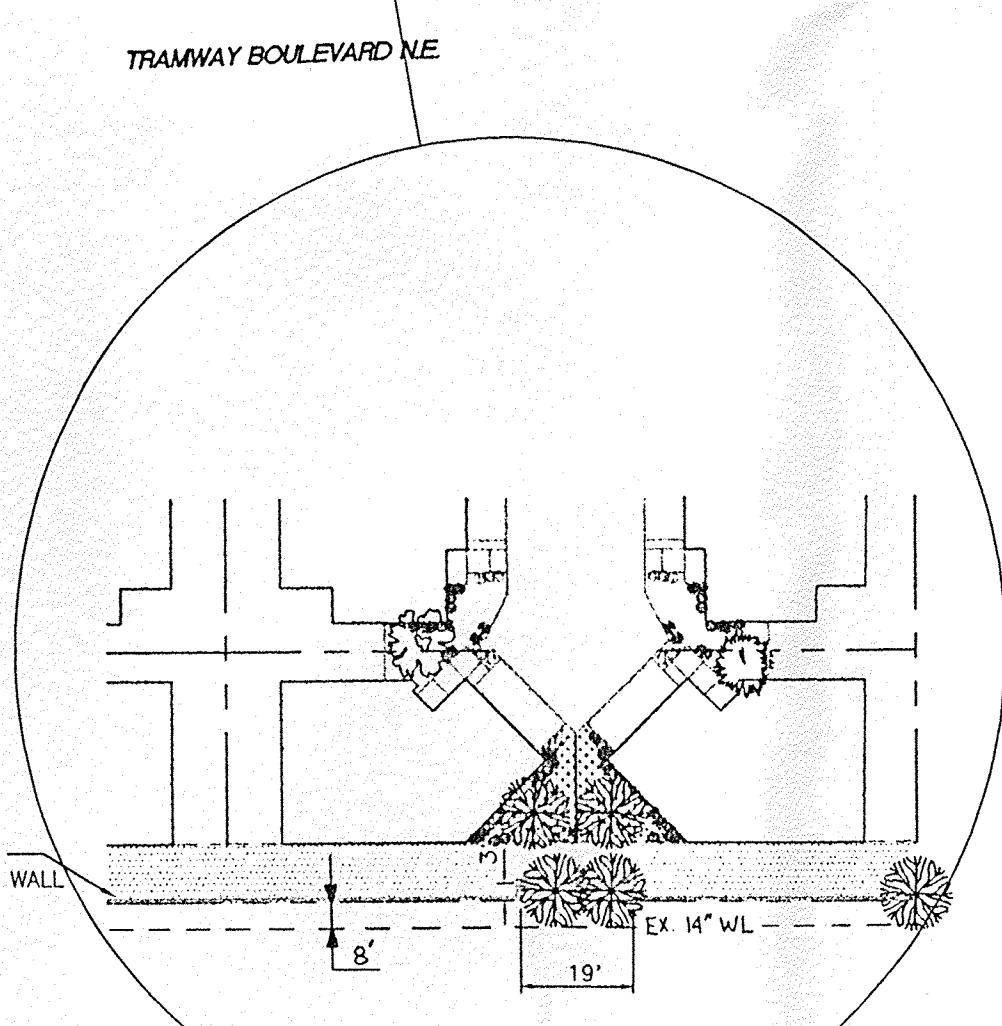
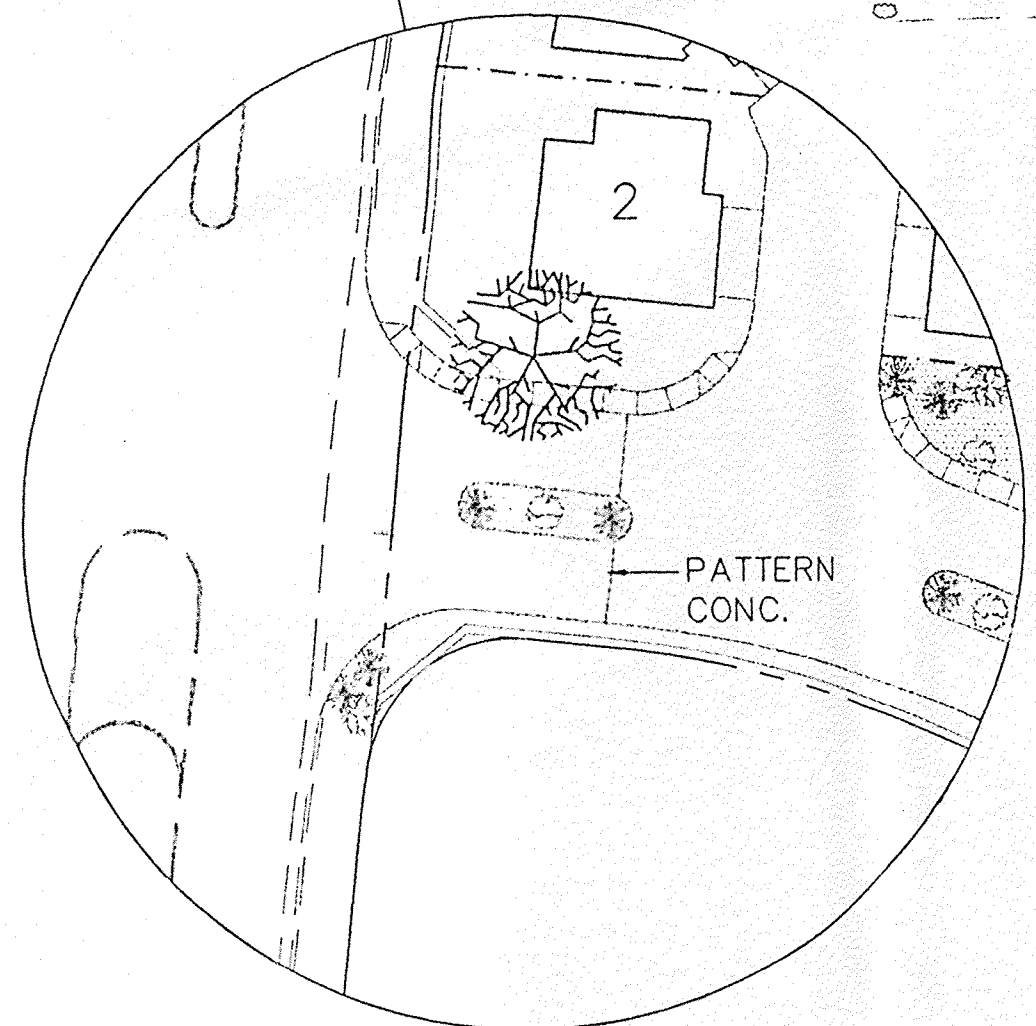
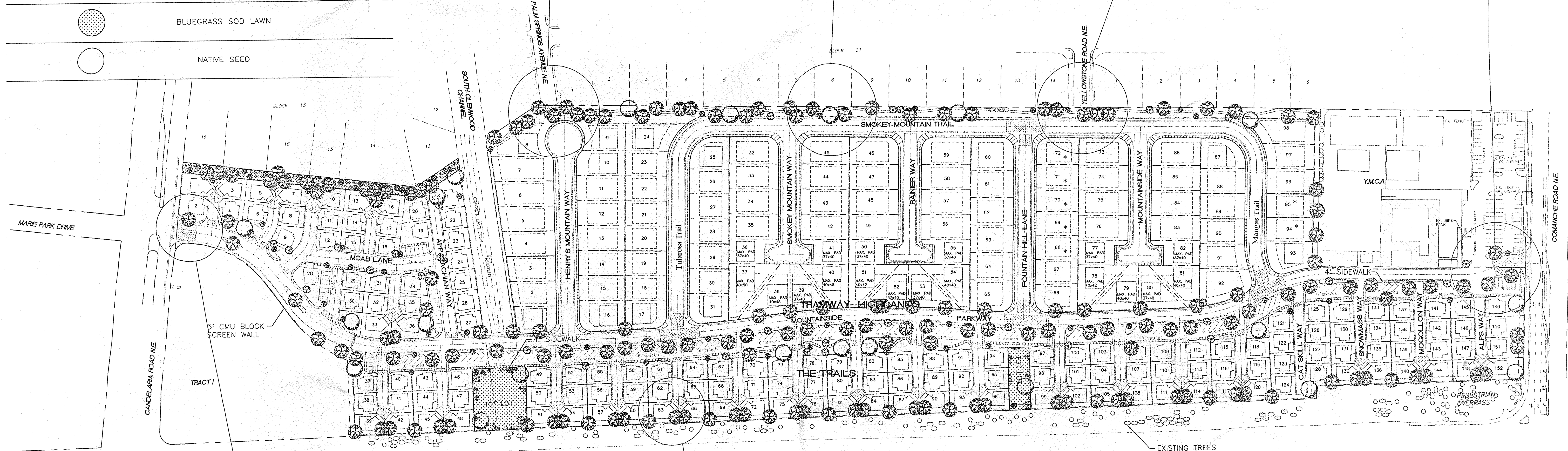
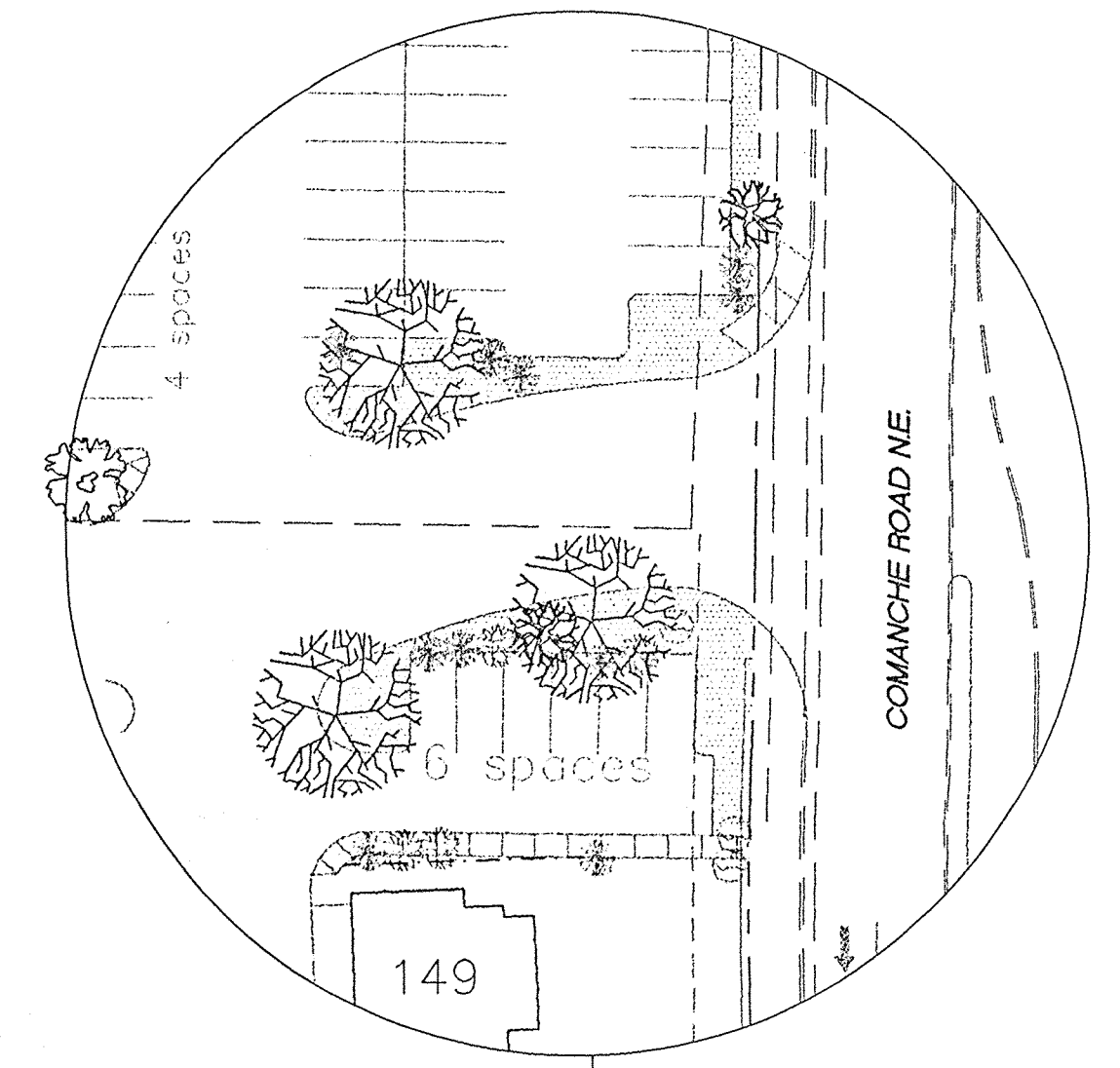
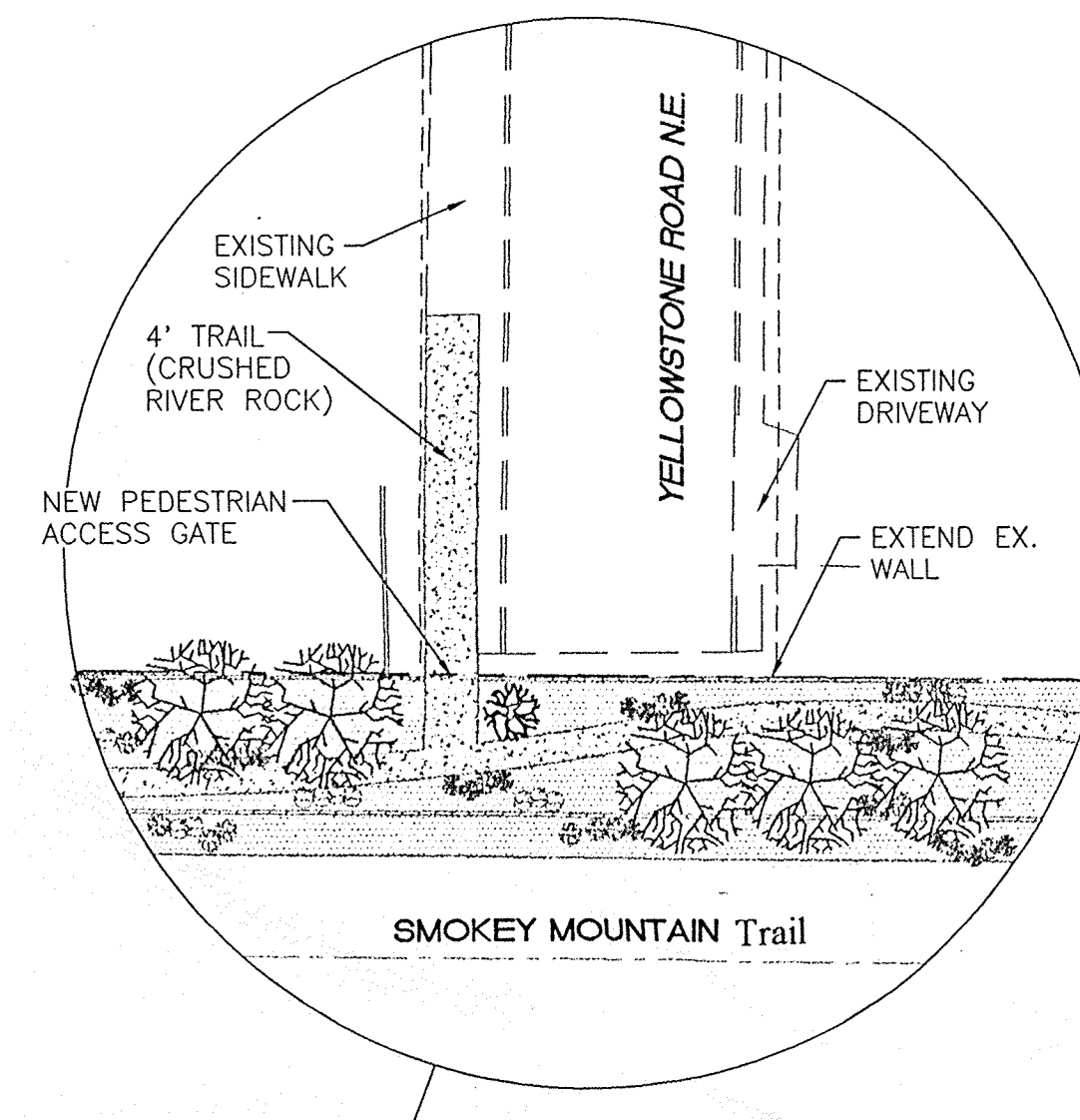
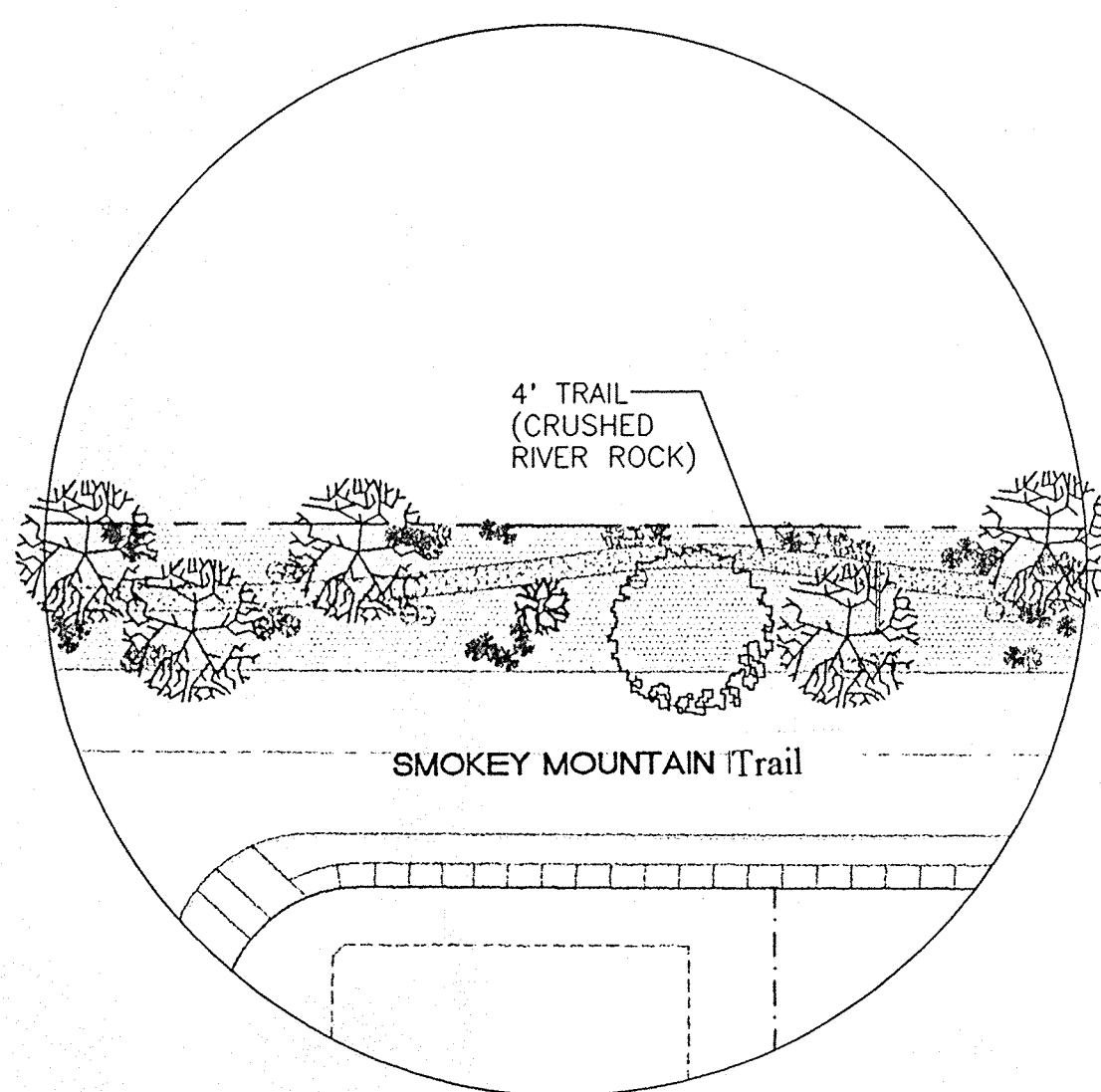
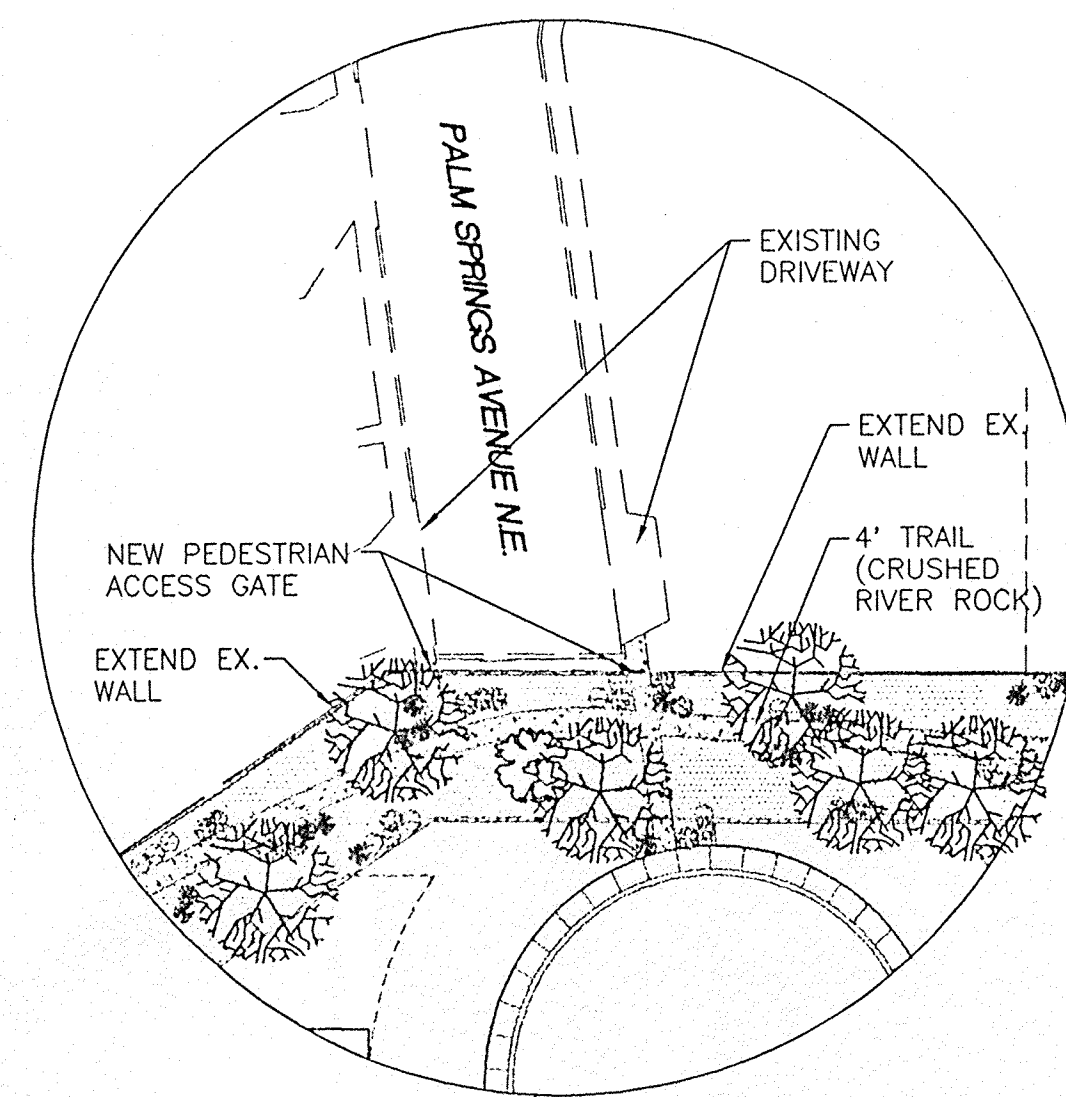


	<b>TRAMWAY HIGHLANDS SUBDIVISION</b>	DRAWN BY BDG
	<b>SITE PLAN</b>	DATE 3-18-97
TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 960054



LANDSCAPING SCHEDULE

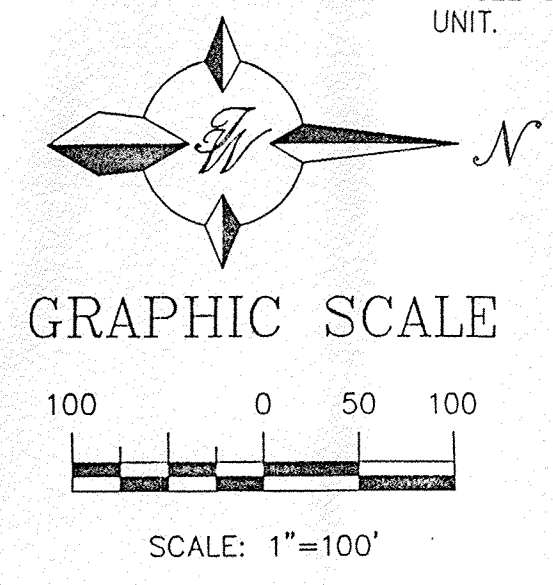
QUANTITY	SYMBOL	COMMON NAME	SIZE
20		MTN. COTTONWOOD	2 1/2" - 3"
189		ASH OR HONEY LOCUST	2" - 2 1/2"
119		PINON PINE OR WASHINGTON HAWTHORN	1/2" - 2"
119		PURPLE LEAF PLUM OR ONAMENTAL PEAR	4-6' 8-10'
536		ORNAMENTAL SHRUBS PHOTINIA, RAPHILOEPI, ENONYMUS, SILVERBERRY, HOLLY, NANDINA, MAHONIA	5 GAL.
546		NATIVE SHRUBS CHAMISA, APACHEPLUME, RUSSIAN SAGE, BLUEMIST SPIRAEA, AUTUMN SAGE, POTENTILLA	5 GAL.
536		GROUND COVERS BUFFALO JUNIPER HORIZONTAL COTONEASTER	5 GAL.
		CRUSHED SANTA ANA TAN GRAVEL W/FILTER FABRIC	3/4"
		BLUEGRASS SOD LAWN	
		NATIVE SEED	



LANDSCAPING CALCULATIONS

TOTAL SITE AREA	42.851 ACRES
LANDSCAPING PROVIDED	158,694 SF ±
SOD AREA	30,622 SF ±
GRAVEL AREA	104,821 SF ±
NATIVE SEED	23,251 SF ±

- GENERAL NOTES:
1. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED SITE THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
  2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
  3. LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  4. ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER, POP-UP SPRAY HEADS OR IMPACT ROTORS TO SOD LAWN BUBBLERS TO TREES, AND DRIP IRRIGATION TO SHRUBS.
  5. SEE 6 LOT CLUSTER UNIT LANDSCAPING PLAN FOR SPECIFIC LANDSCAPING FOR EACH CLUSTER UNIT.



ENGINEER'S SEAL  
  
 RONALD R. BOHANNAN  
 P.E. #7868

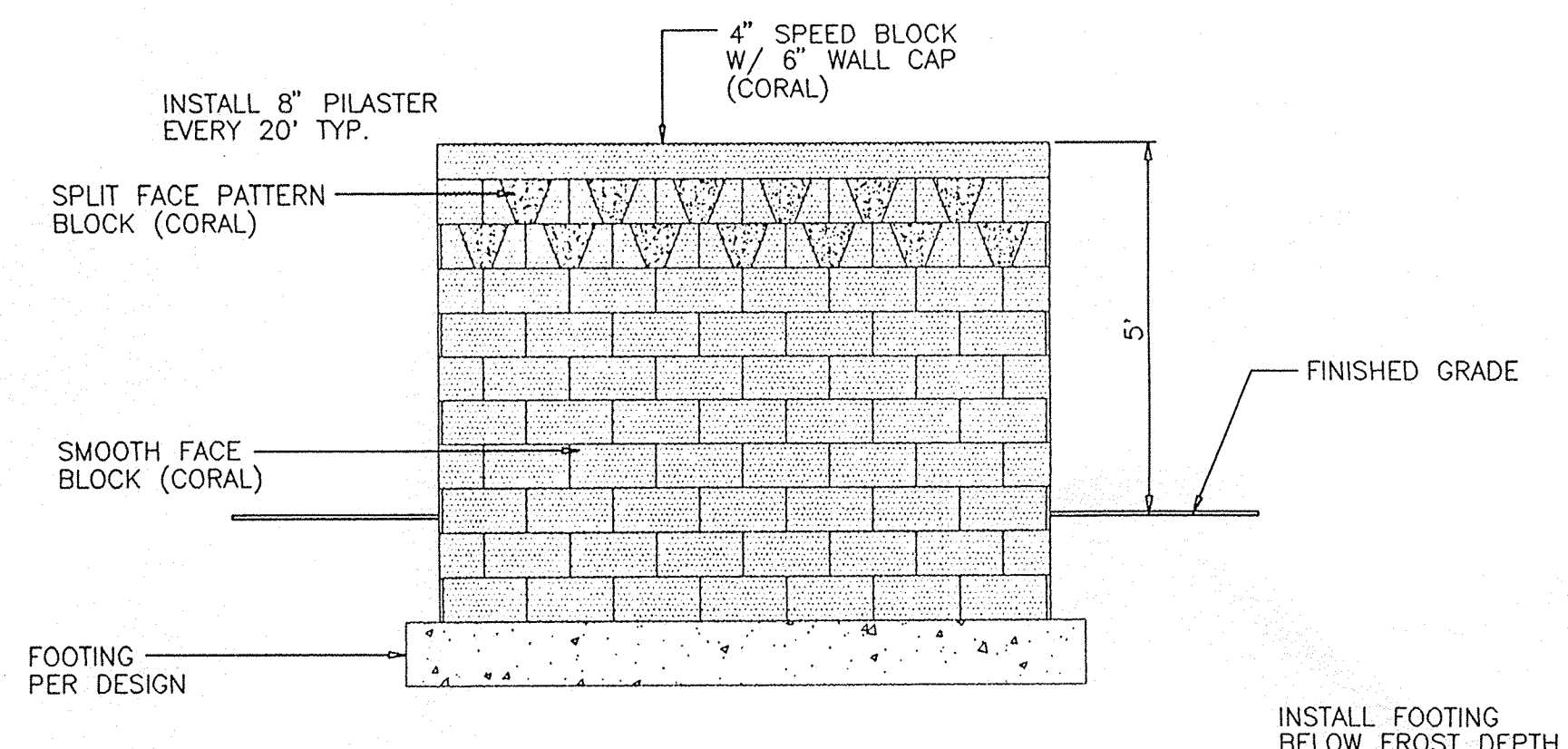
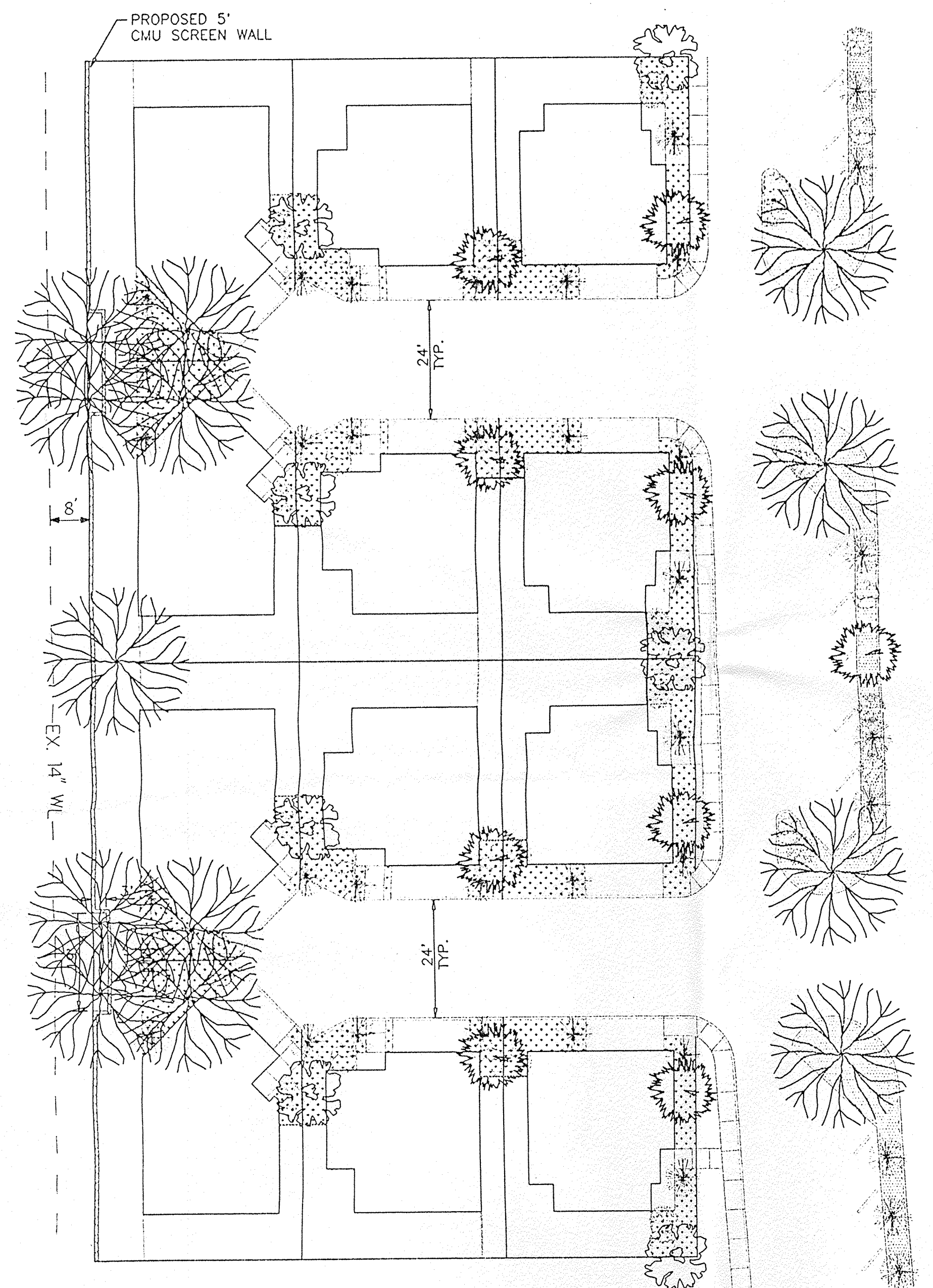
TRAMWAY HIGHLANDS  
 SUBDIVISION  
 OVERALL LANDSCAPE  
 PLAN  
 TERRA WEST, LLC  
 4421 McLEOD ROAD, N.E., SUITE D  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505)883-7592

DRAWN BY BDG  
 DATE 6-20-97  
 9645LSP.DWG  
 SHEET # 2  
 JOB # 960054



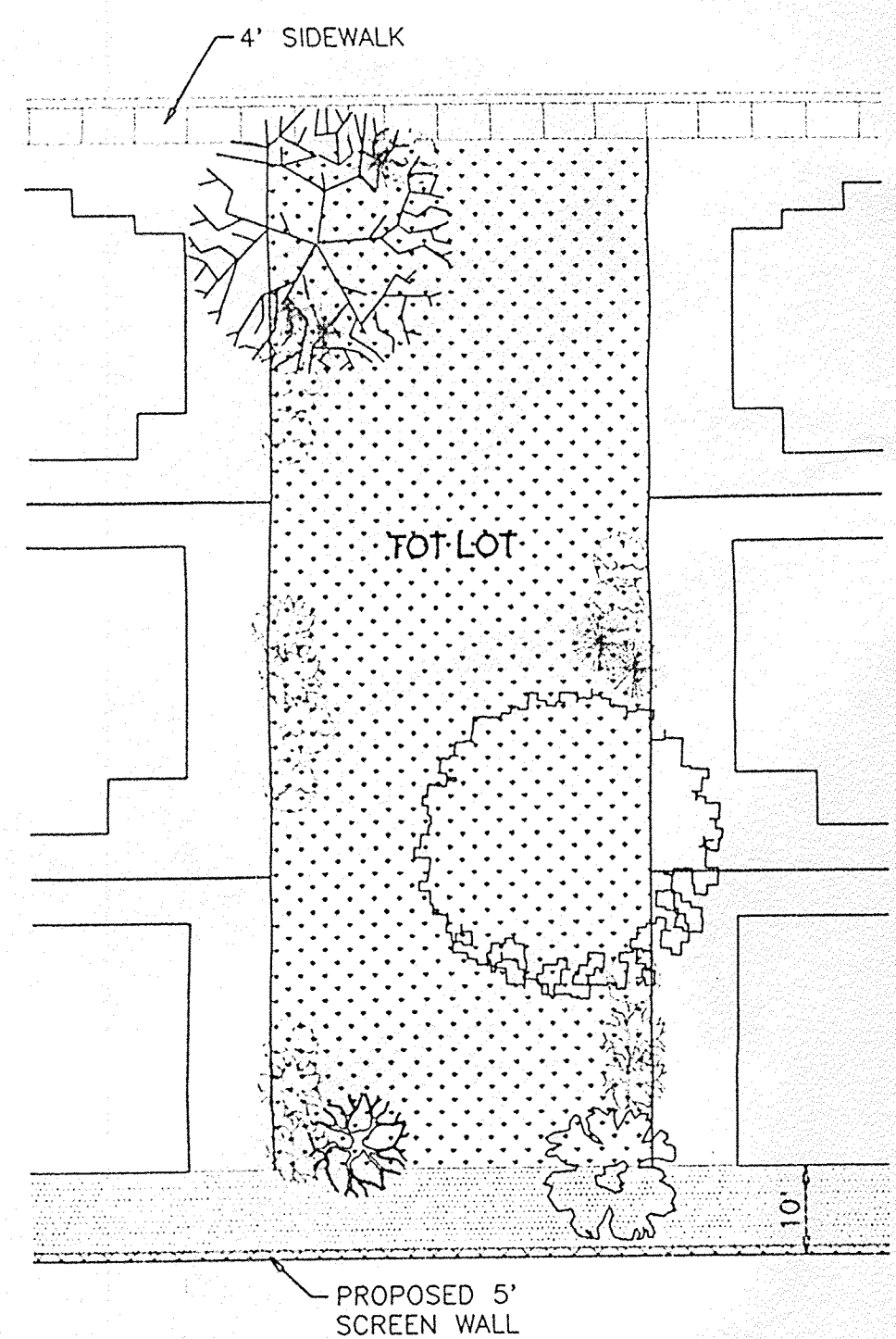
LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	SIZE
	MTN. COTTONWOOD	2 1/2" - 3"
	ASH OR HONEY LOCUST	2" - 2 1/2"
	PINON PINE OR WASHINGTON HAWTHORN	1/2" - 2"
	PURPLE LEAF PLUM OR ONAMENTAL PEAR	4-6" 8-10"
	ORNAMENTAL SHRUBS PHOTINIA, RAPHIOLEPIS, ENONYMUS, SILVERBERRY, HOLLY, NANDINA, MAHONIA	5 GAL.
	NATIVE SHRUBS CHAMISA, APACHEPLUME, RUSSIAN SAGE, BLUEMIST SPIRAEA, AUTUMN SAGE, POTENTILLA	5 GAL.
	GROUND COVERS BUFFALO JUNIPER HORIZONTAL COTONEASTER	5 GAL.
	CRUSHED SANTA ANA TAN GRAVEL W/FILTER FABRIC	3/4"
	BLUEGRASS SOD LAWN	5 GAL.
	NATIVE SEED	

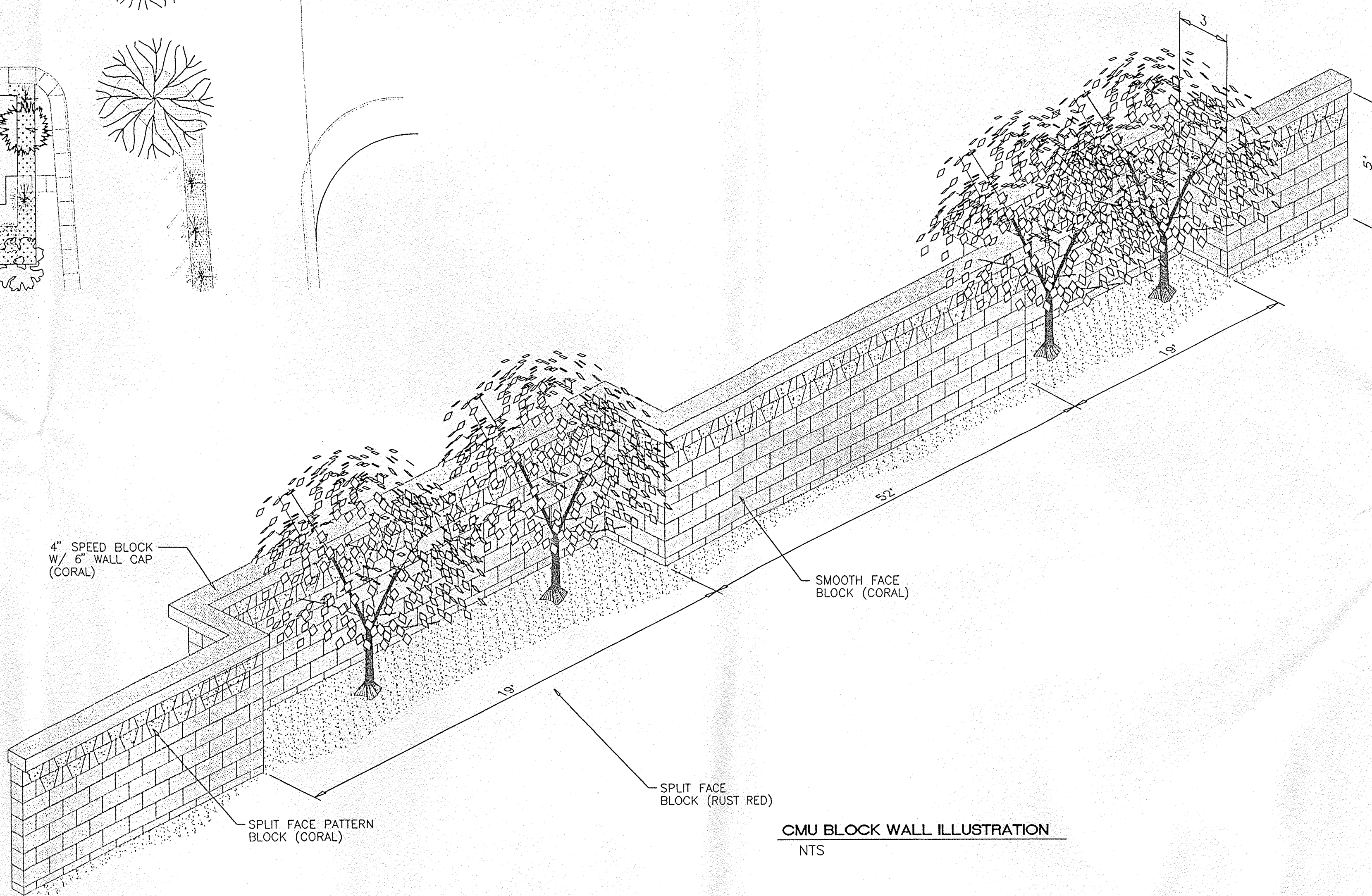


CMU BLOCK WALL DETAIL  
NTS

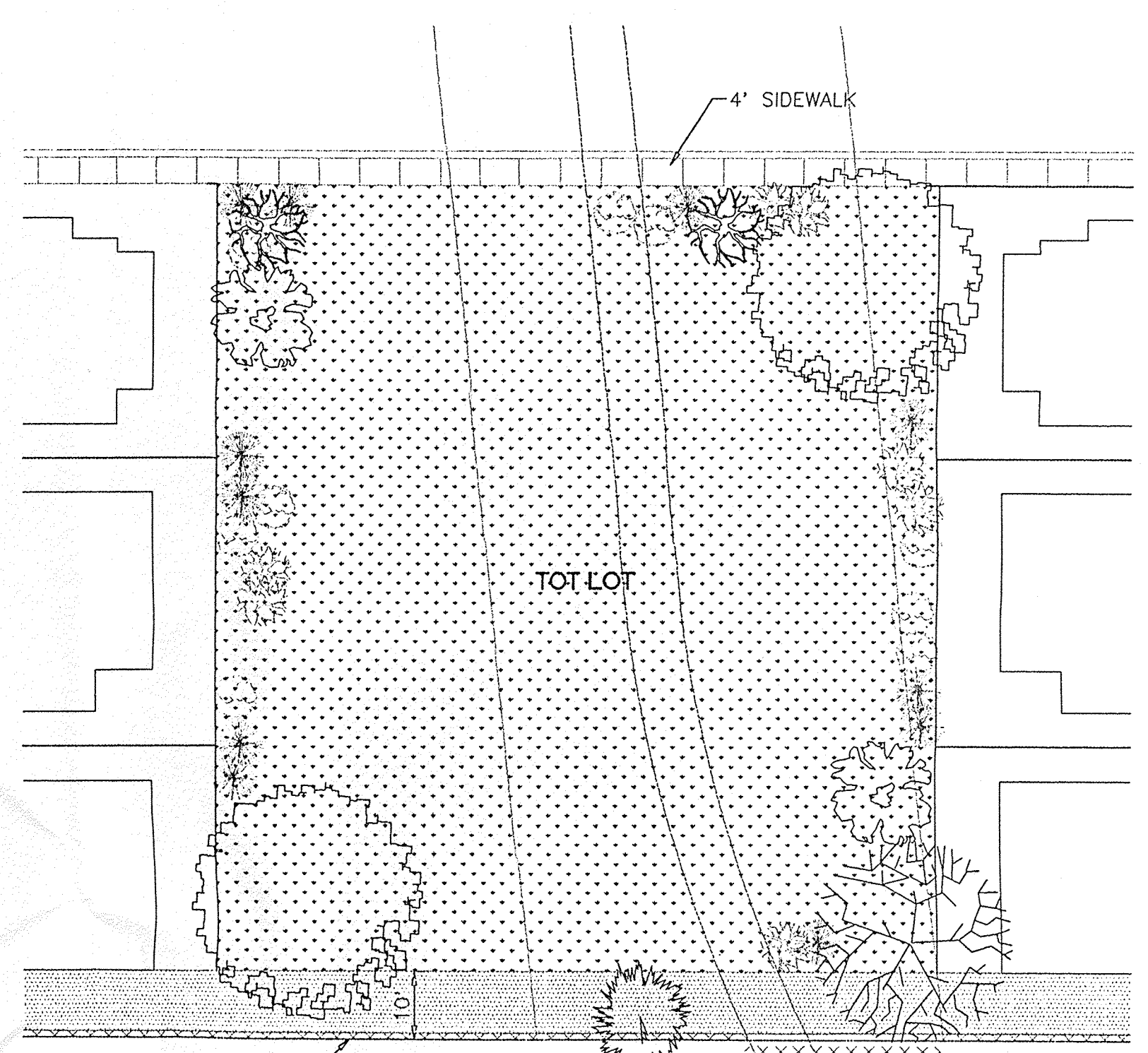
NOTE: BLOCK WALL TO BE DESIGNED AND PERMITTED TO CITY OF ALBUQUERQUE STANDARDS AND SOIL CONDITIONS SPECIFIC TO THE SITE.



TOT LOT LANDSCAPING DETAIL



CMU BLOCK WALL ILLUSTRATION  
NTS

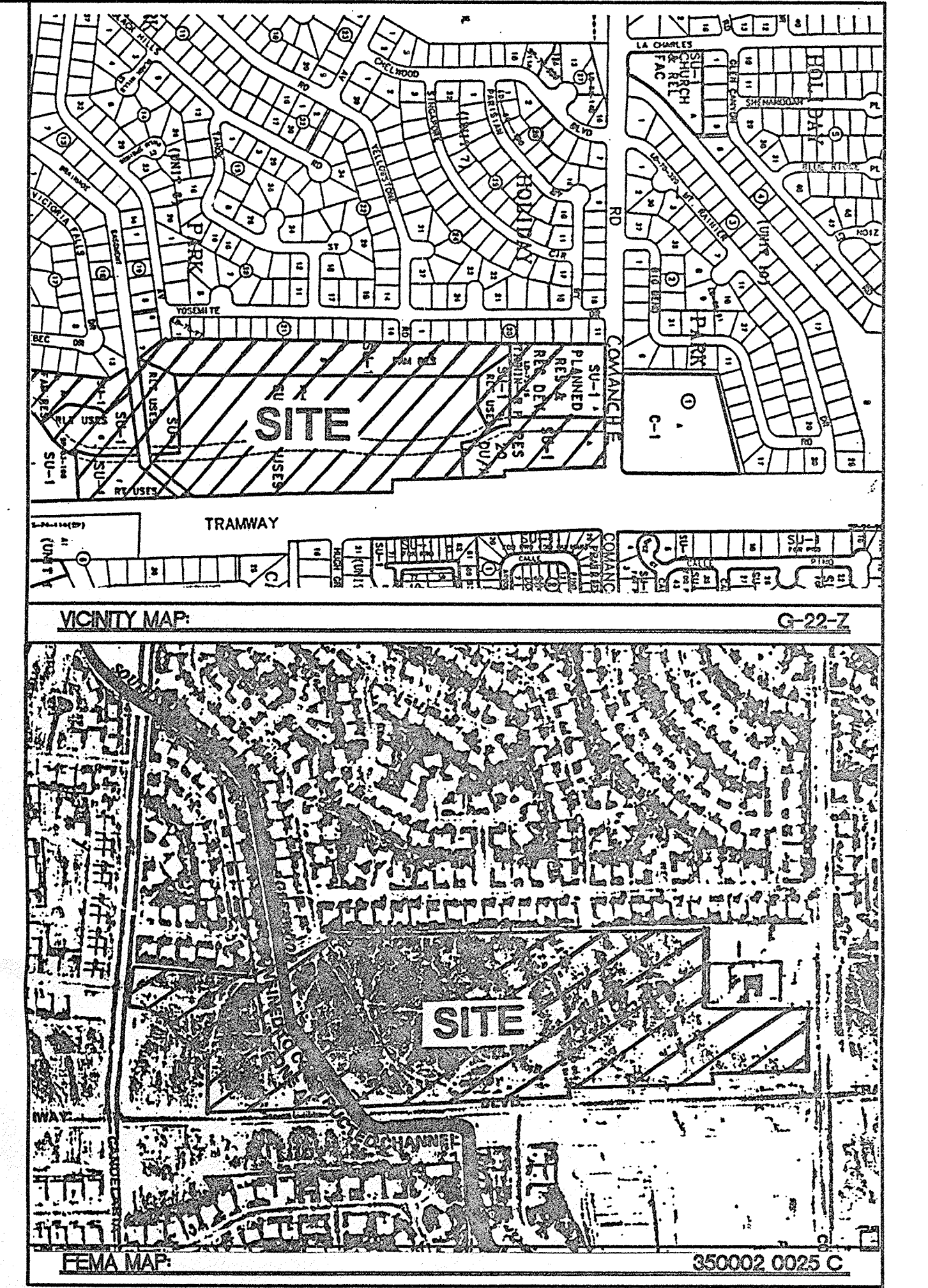
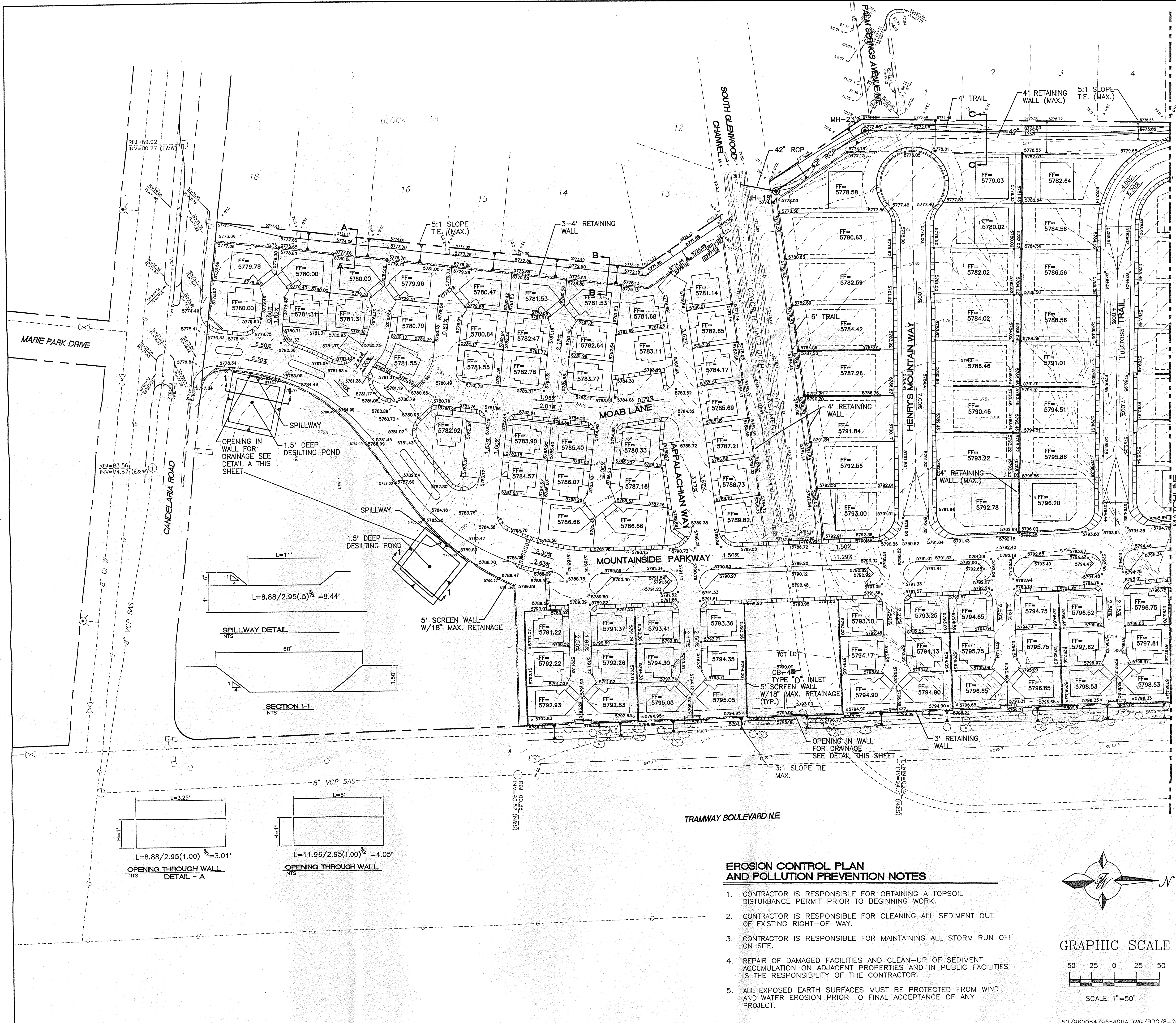


TOT LOT LANDSCAPING DETAIL

SCALE: 1"=20'

	<b>TRAMWAY HIGHLANDS SUBDIVISION</b> 6 LOT CLUSTER UNIT LANDSCAPE PLAN	ENGINEER'S SEAL DRAWN BY: BDG DATE: 6-20-97 9645POD.DWG
	<b>TIERRA WEST, LLC</b> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # <b>3</b> JOB # 960054





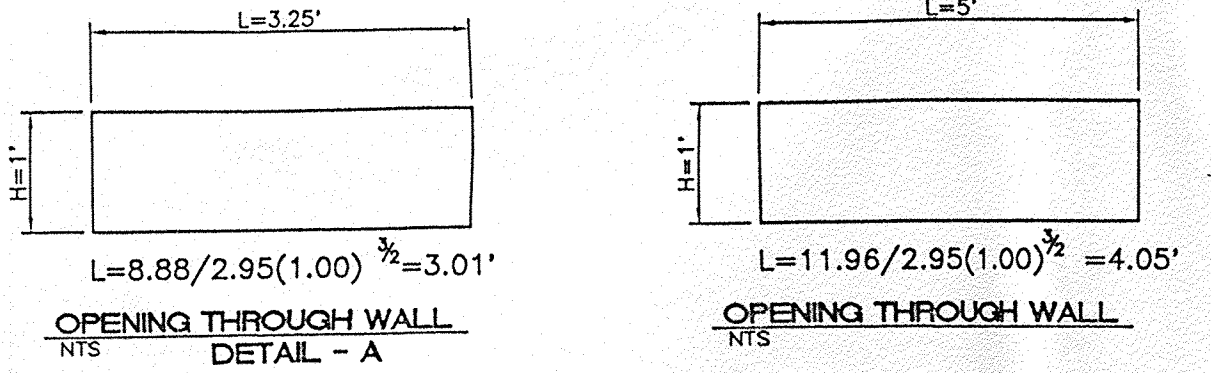
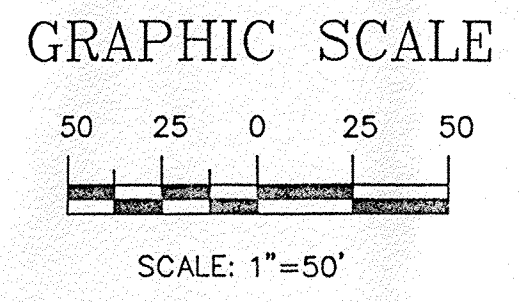
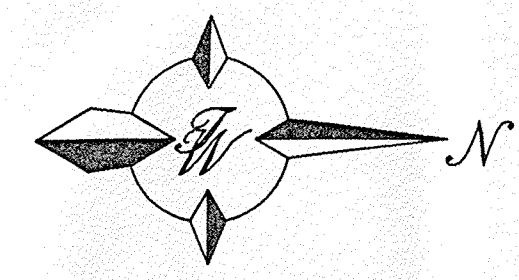
**NOTES:**  
 1. SEE SHEET 7 FOR CROSS SECTIONS.  
 2. GARAGES WILL HAVE A 4" STEP FROM THE FINISH FLOOR DOWN AND WITH A DROP OF 2" ACROSS GARAGE FOR A SLOPE.

**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED TRAIL

**EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



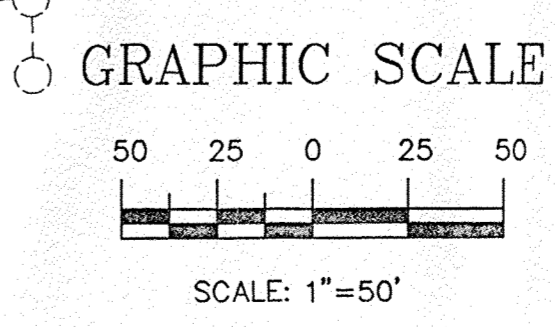
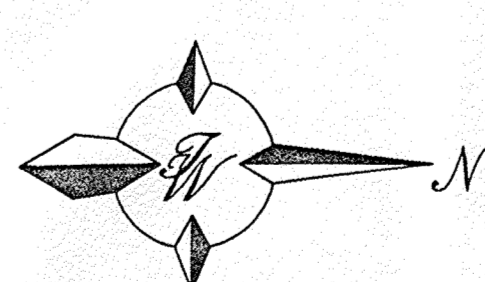
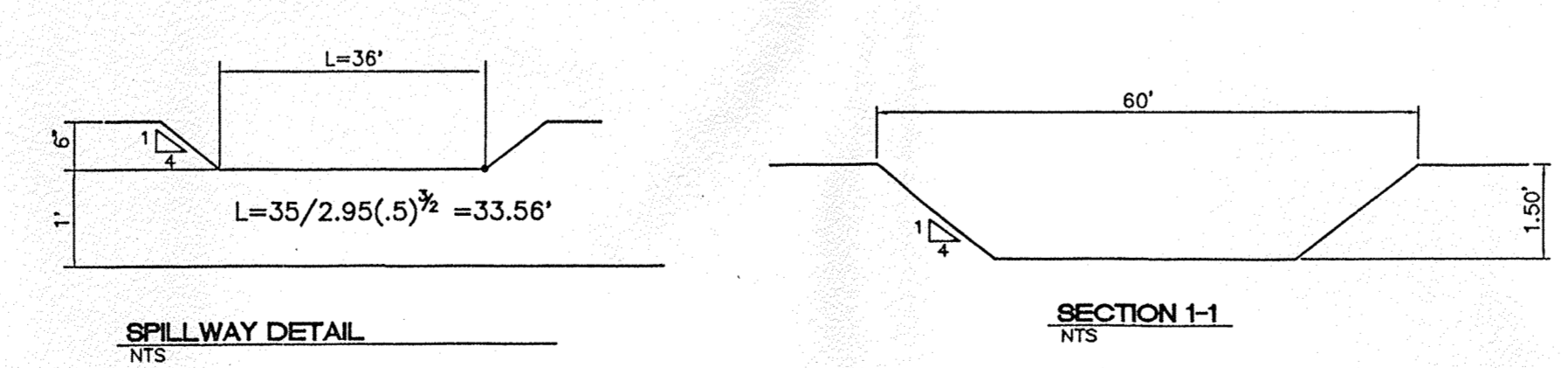
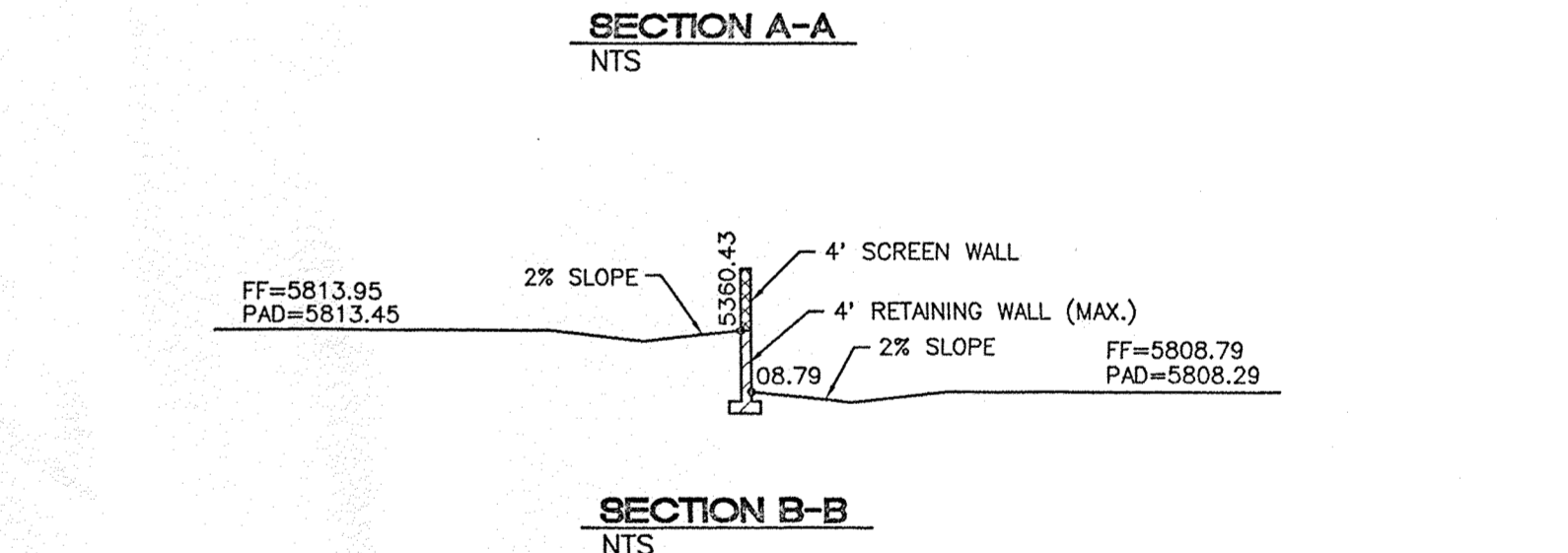
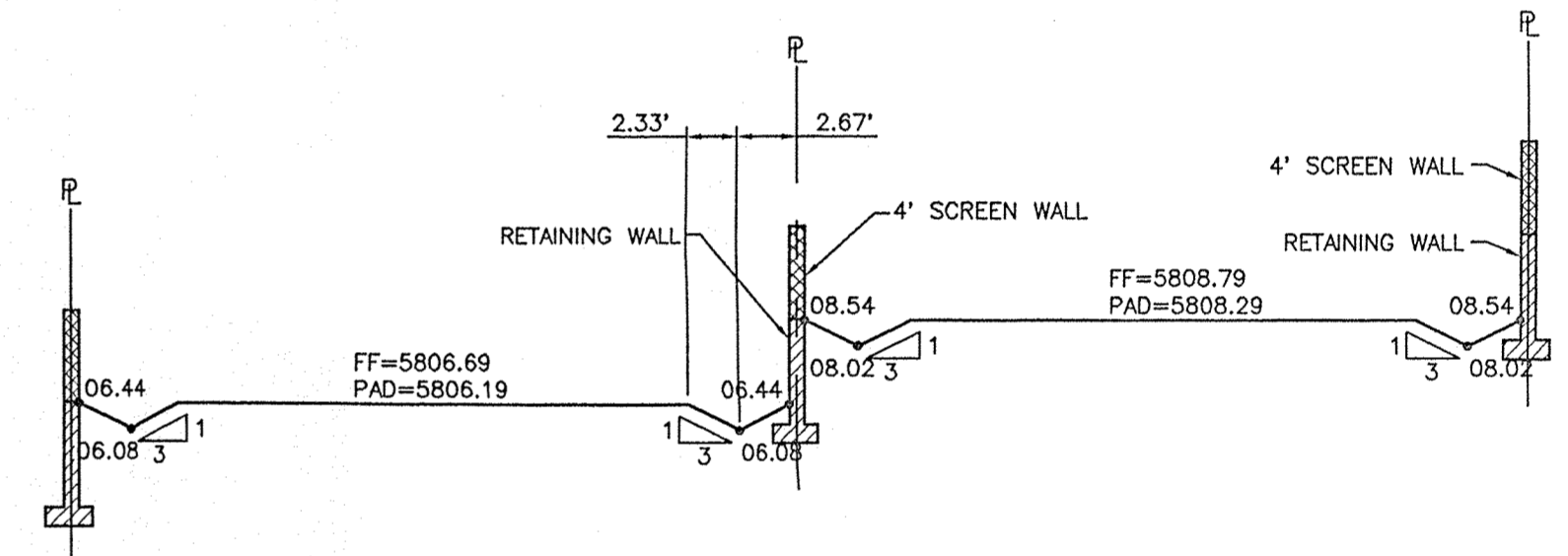
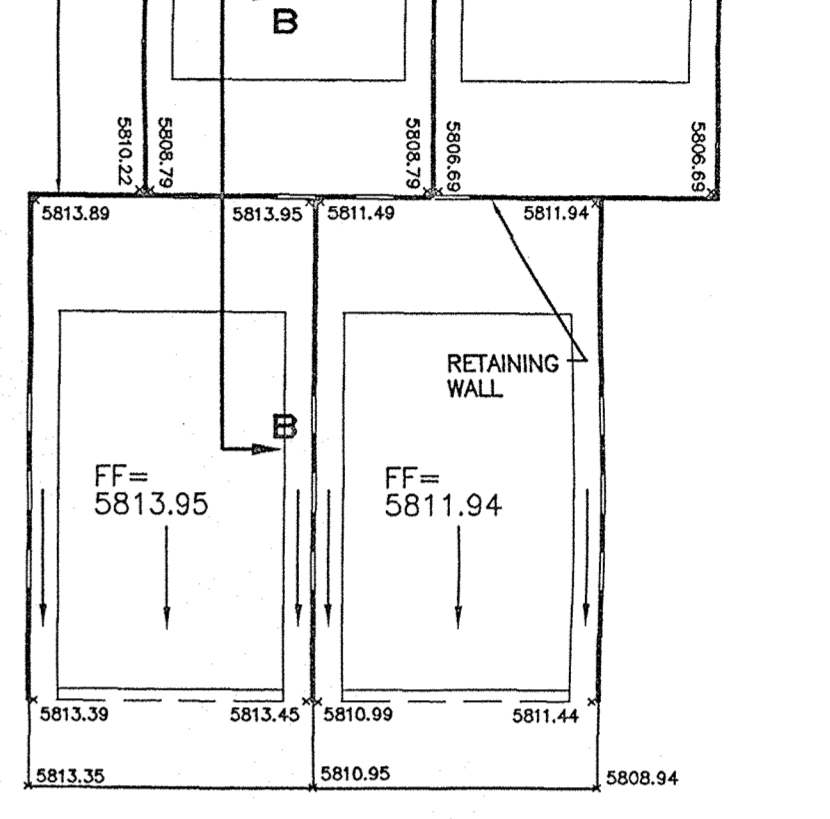
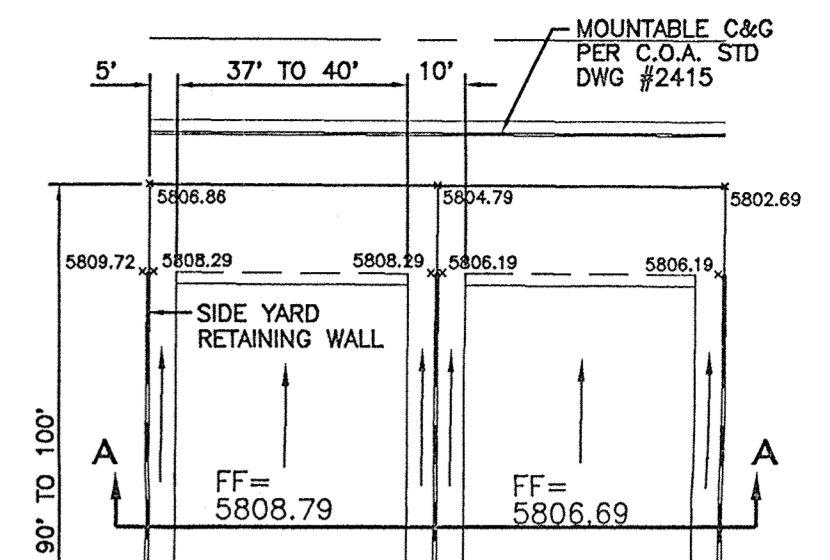
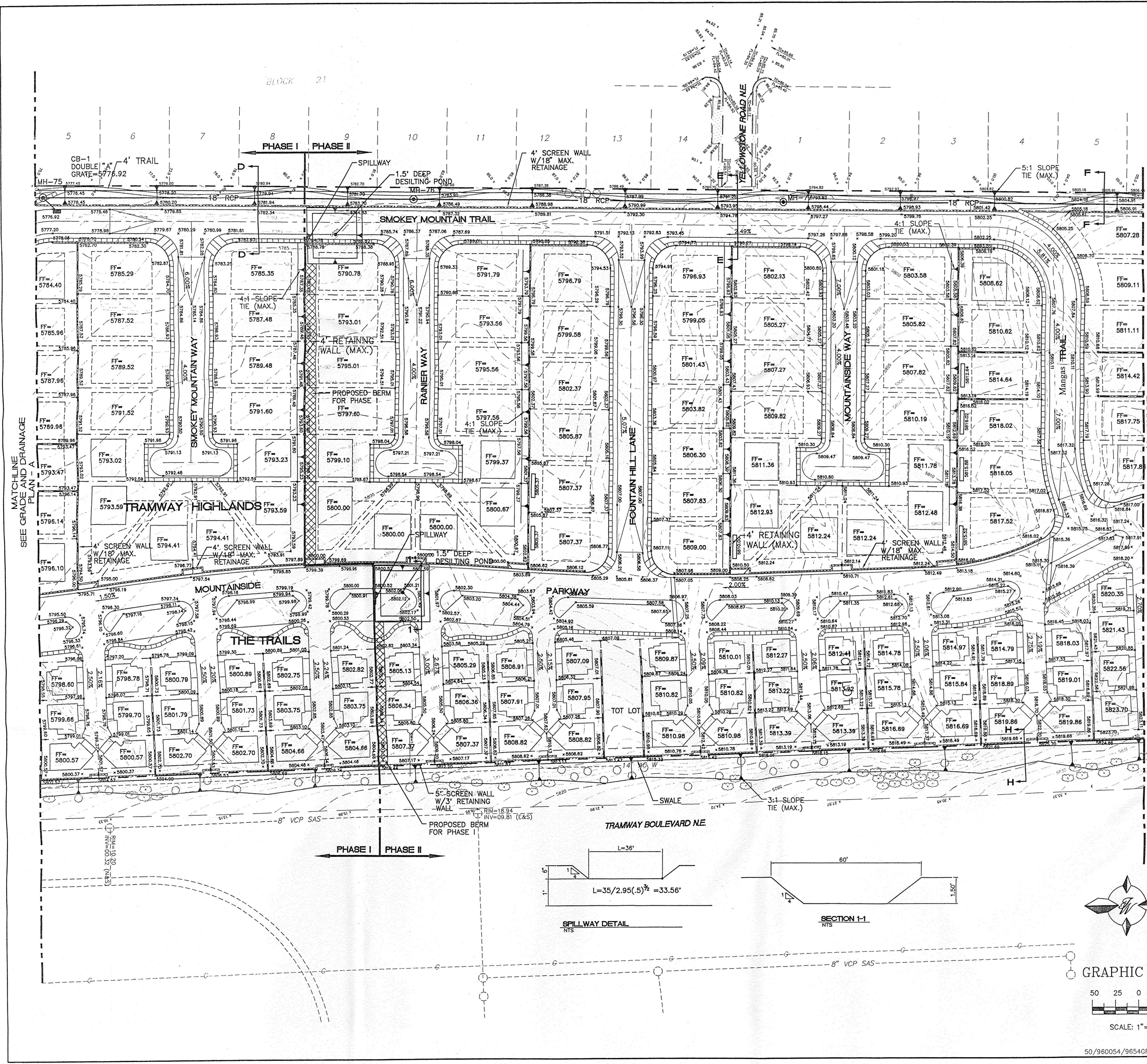
OPENING IN WALL FOR DRAINAGE SEE DETAIL A THIS SHEET

OPENING IN WALL FOR DRAINAGE SEE DETAIL THIS SHEET

SEE GRADE AND DRAINAGE PLAN - B

 RONALD R. BOHANNON P.E. #7868	<b>TRAMWAY HIGHLANDS SUBDIVISION</b> <b>GRADING AND DRAINAGE PLAN - A</b>	DRAWN BY: BDG DATE: 4-23-97 9654GRA.DWG
	<b>TIERRA WEST, LLC</b> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # <b>4</b> JOB # 960054

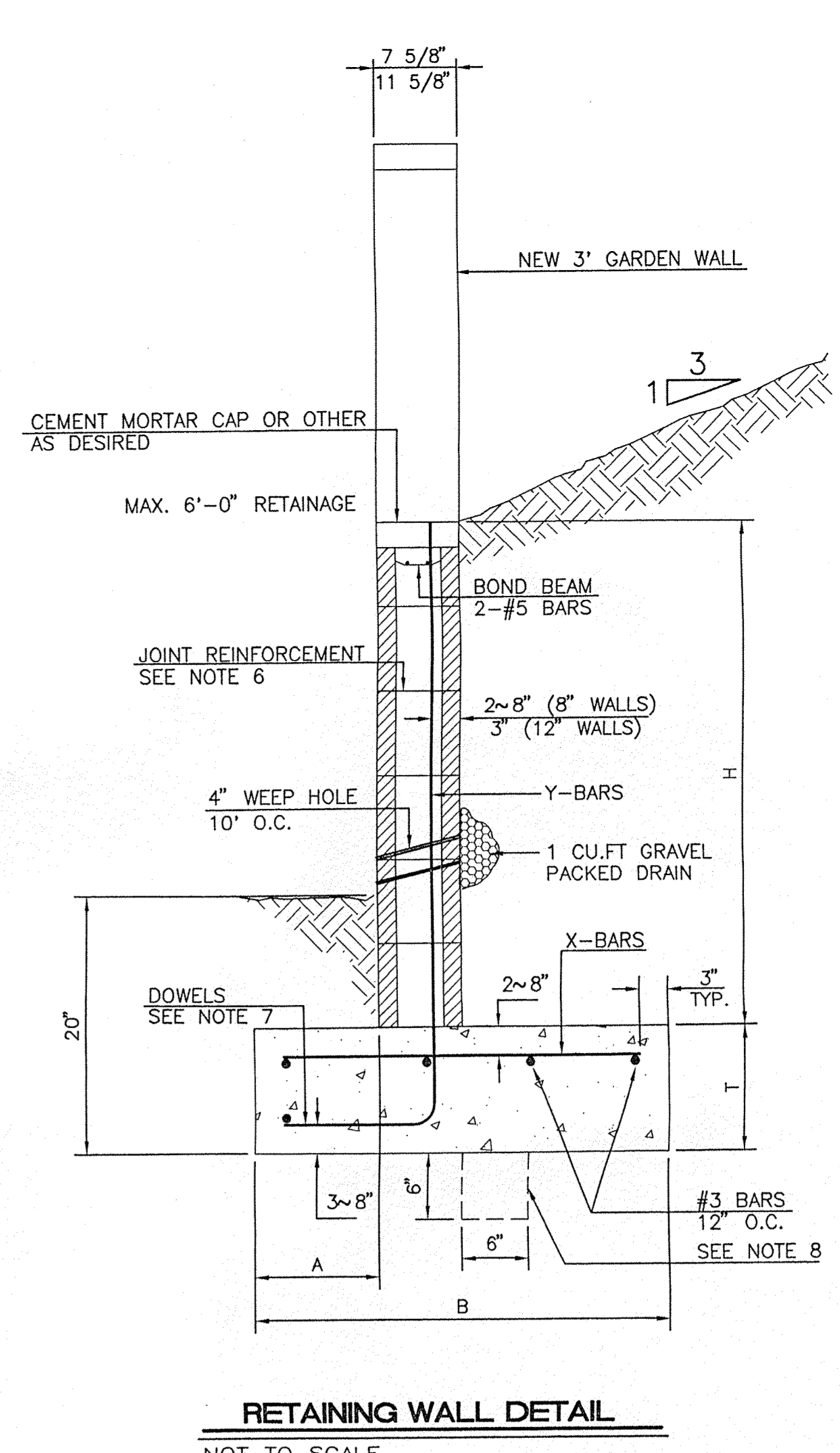
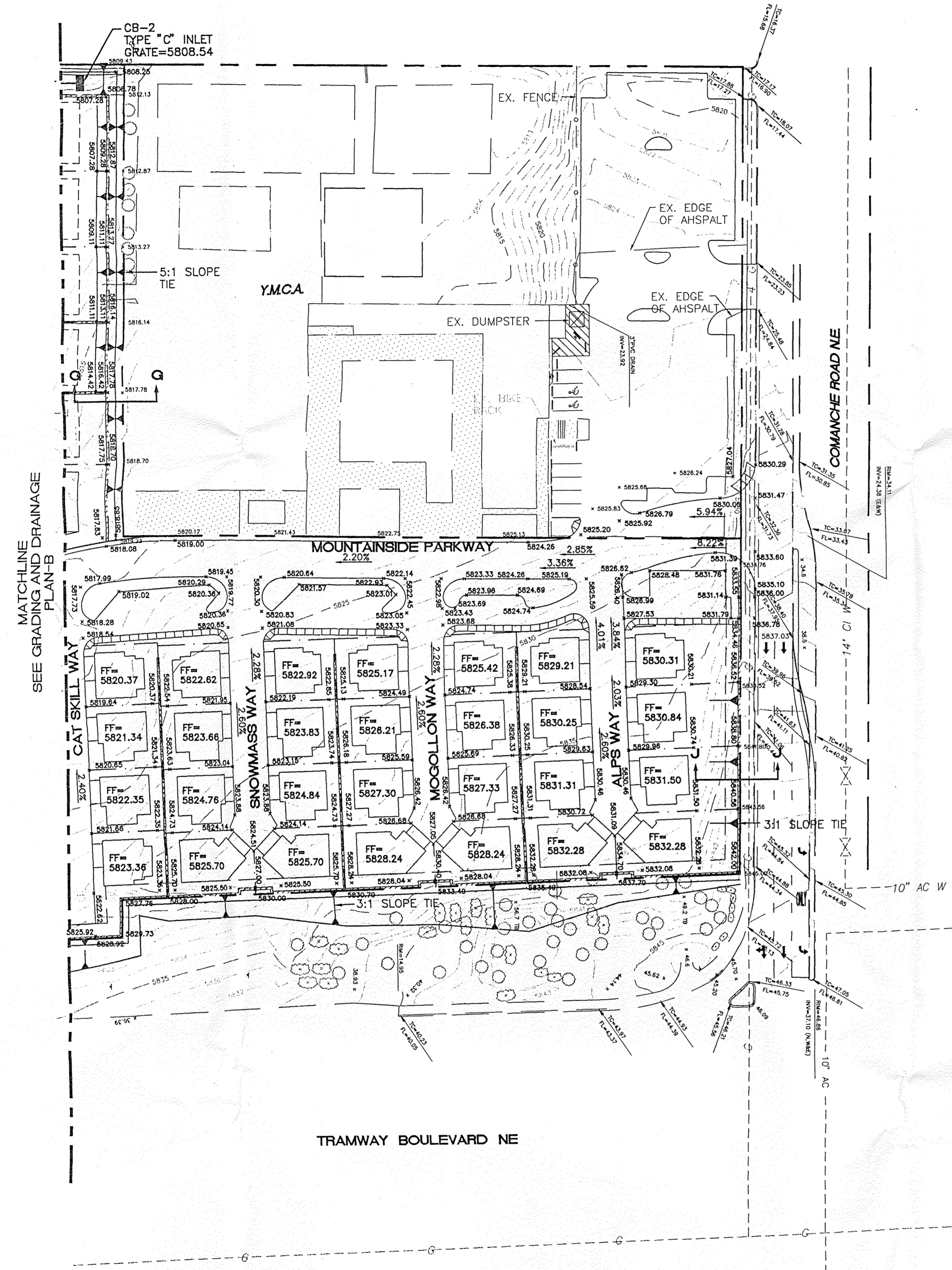




**NOTES:**  
1. SEE SHEET 7 FOR CROSS SECTIONS.

	<b>TRAMWAY HIGHLANDS SUBDIVISION</b> <b>GRADING AND DRAINAGE PLAN - B</b>	DRAWN BY BDG DATE 4-23-97 9654GRB.DWG
	<b>TERRA WEST, LLC</b> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # <b>5</b> JOB # 960054





**8 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

**12 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

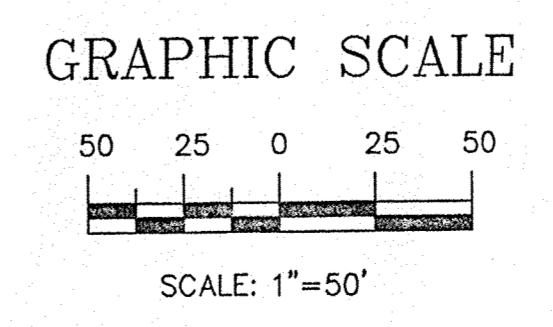
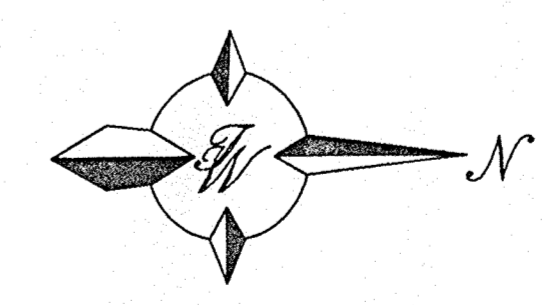
- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM, D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
  7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
  8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
  9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

**RETAINING WALL DETAIL**  
NOT TO SCALE

**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED TRAIL

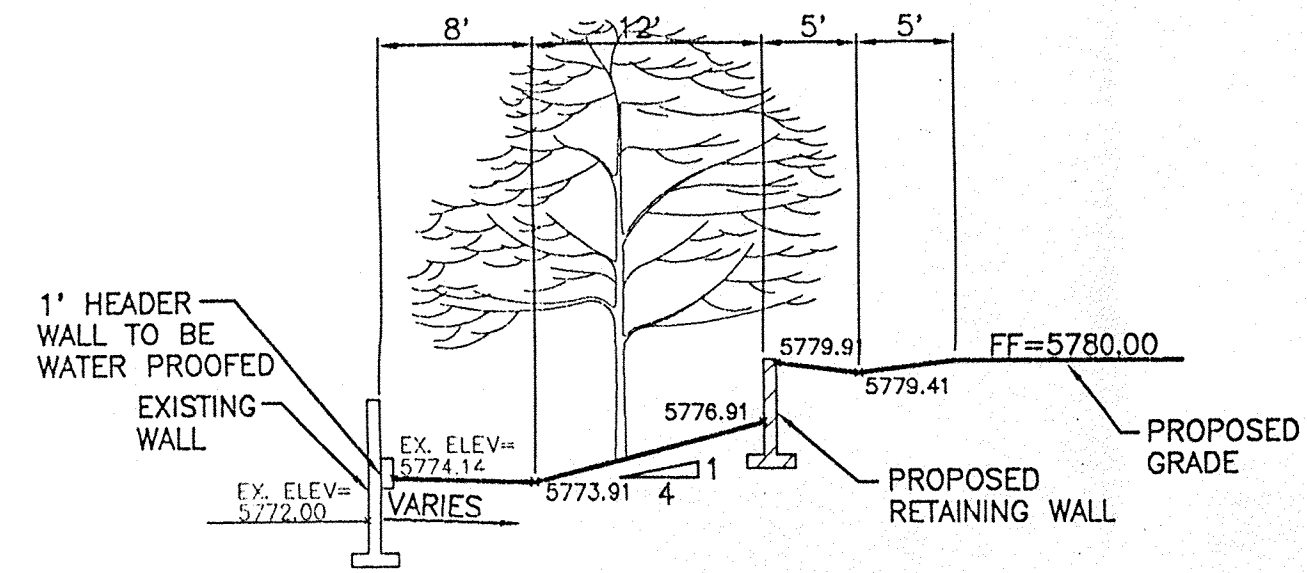
**NOTE:**  
1. SEE SHEET 7 FOR CROSS SECTIONS



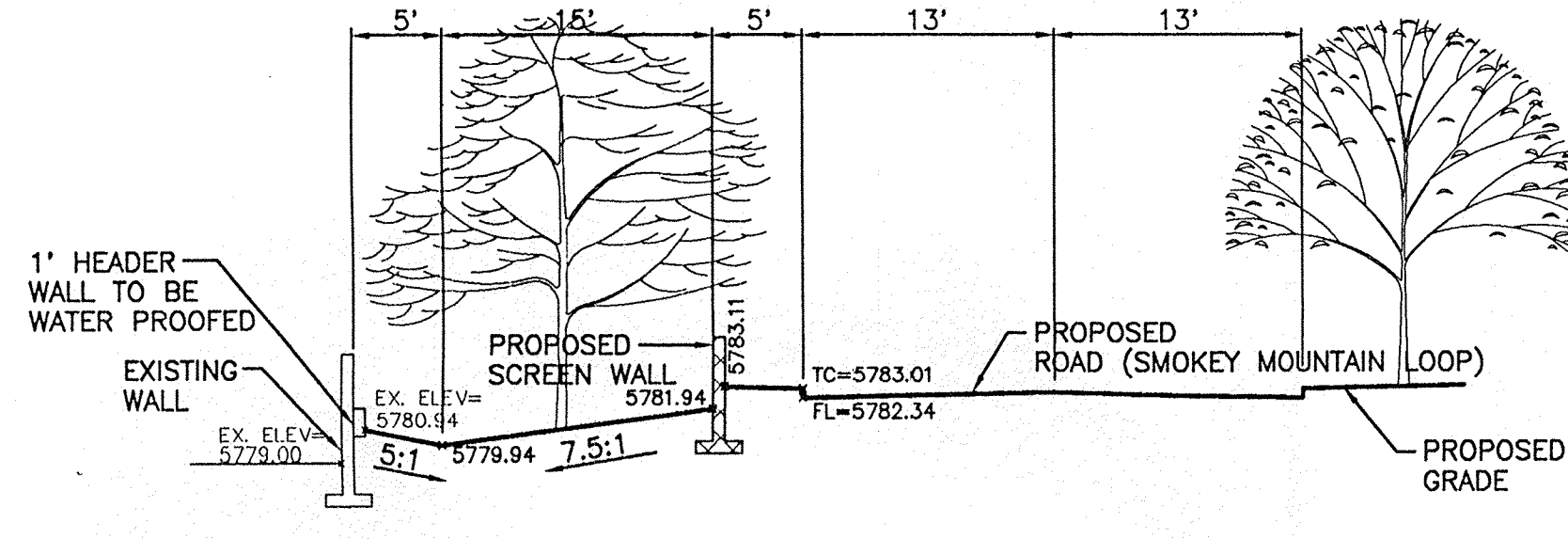
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	<b>ENGINEER'S SEAL</b>	<b>TRAMWAY HIGHLANDS SUBDIVISION</b>	DRAWN BY BDG
		<b>GRADING AND DRAINAGE PLAN - C</b>	DATE 4-23-97
		<b>TIERRA WEST, LLC</b> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9654GRC.DWG
			SHEET # <b>6</b>
			JOB # 960054

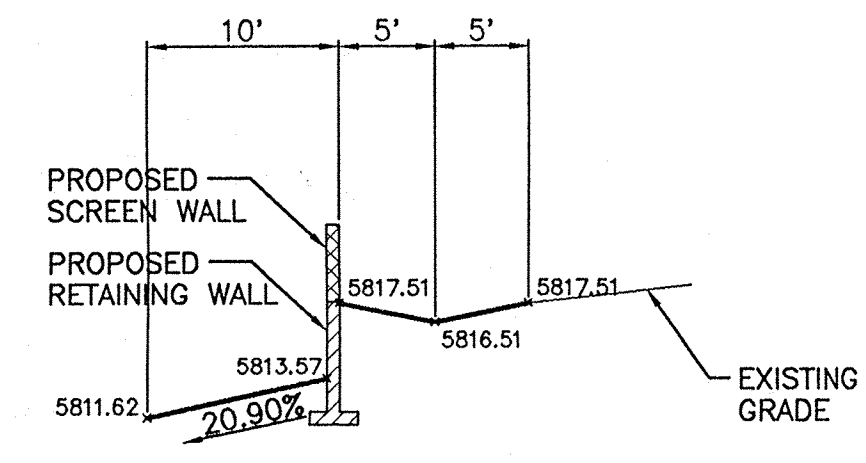




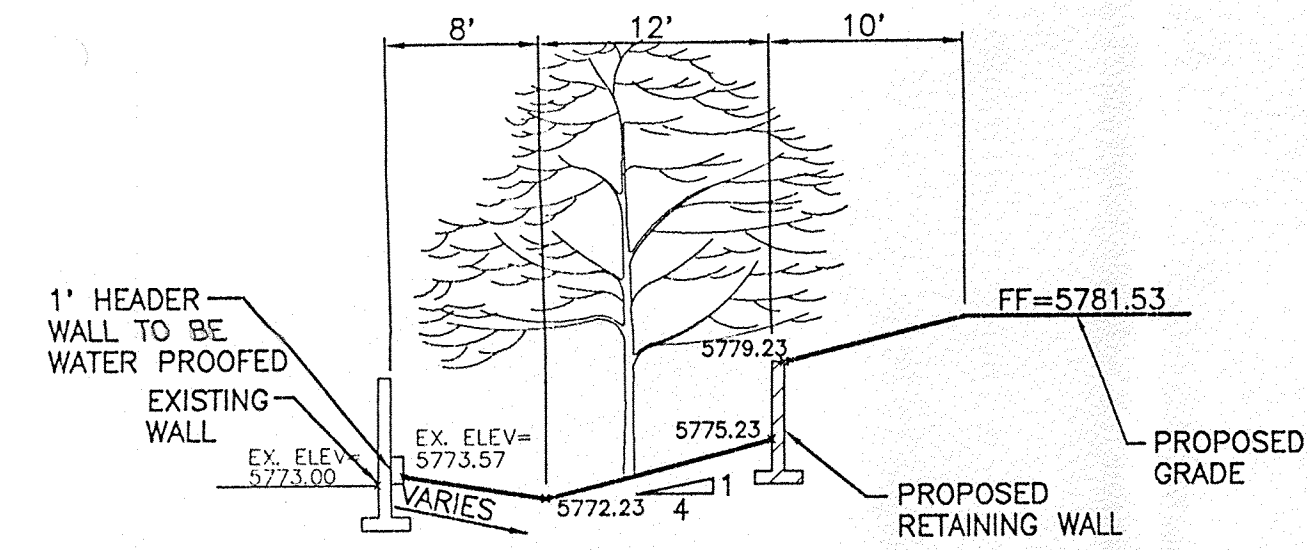
SECTION A-A



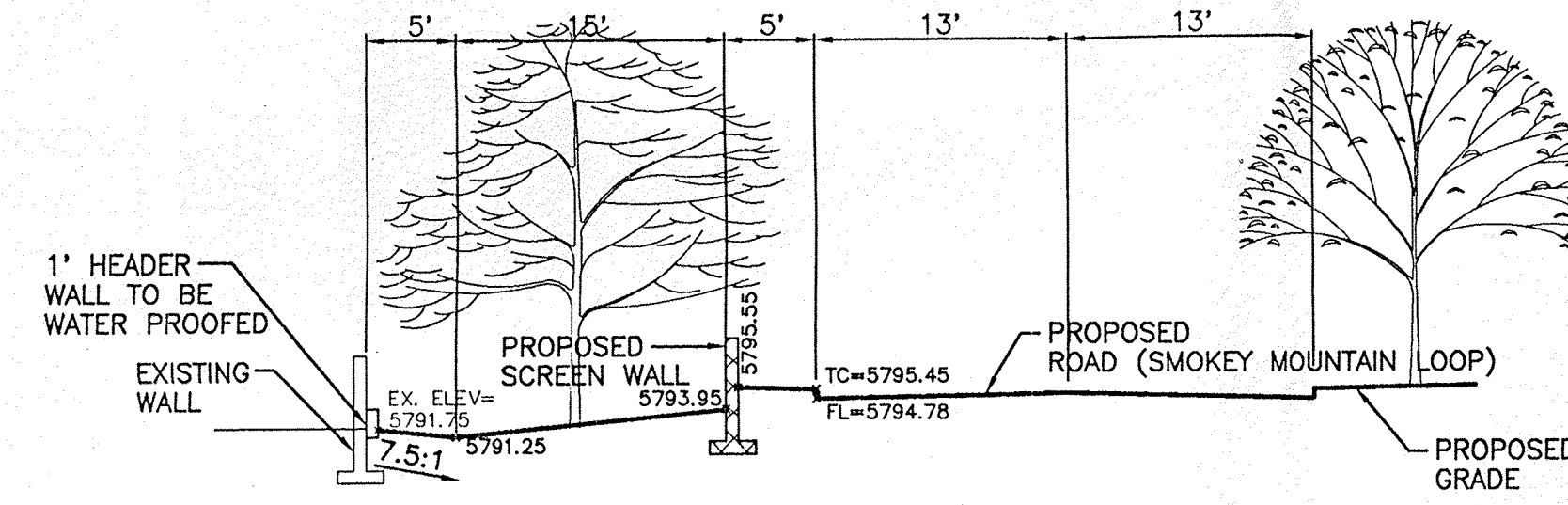
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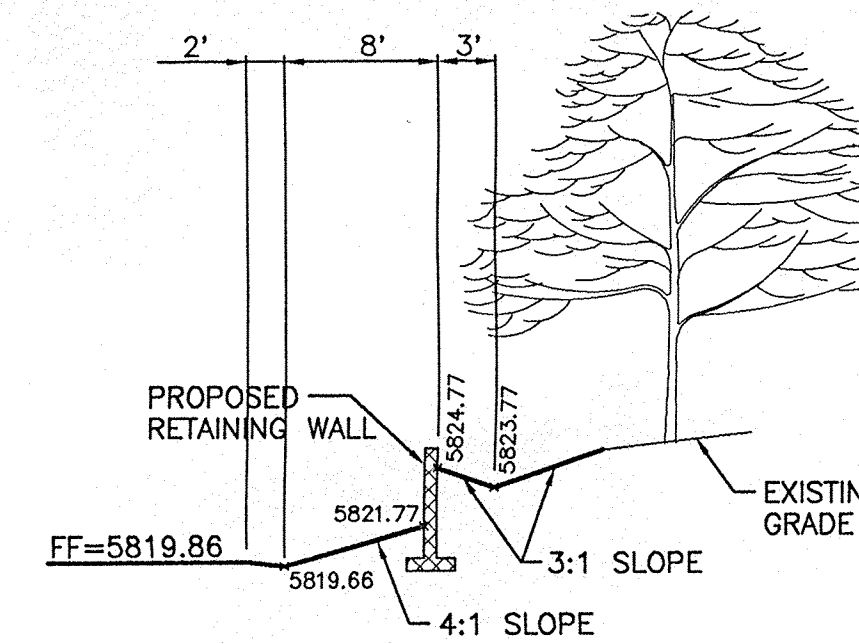
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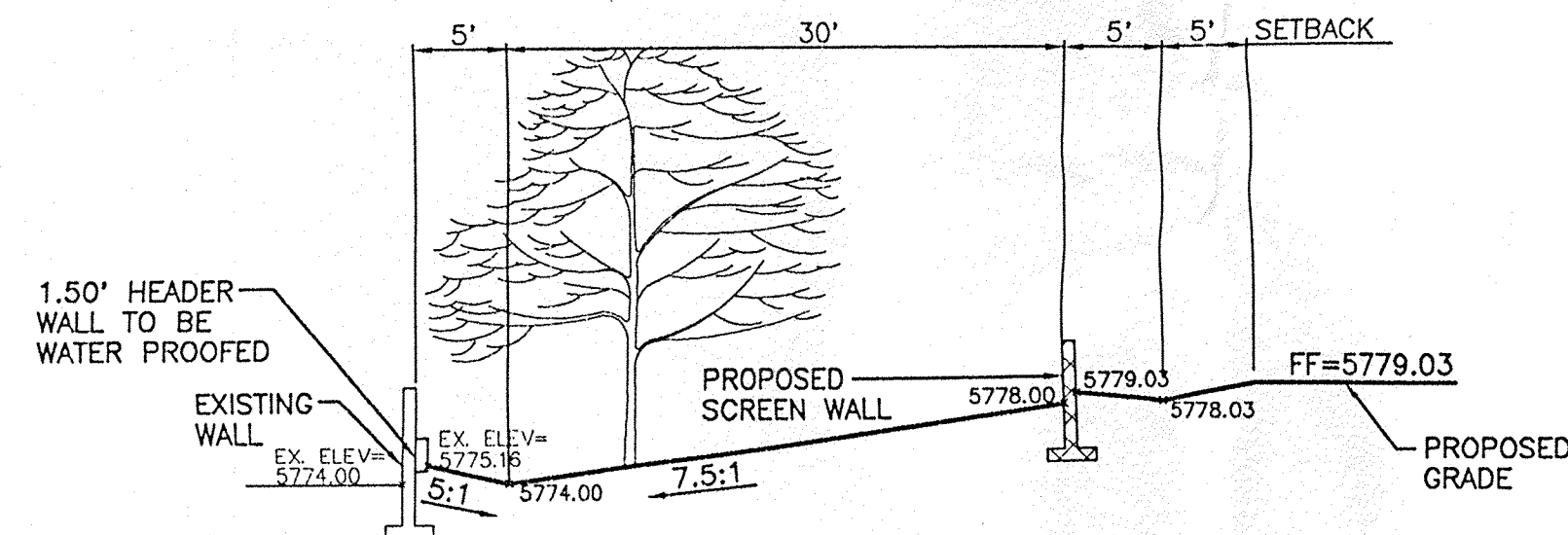
SECTION B-B



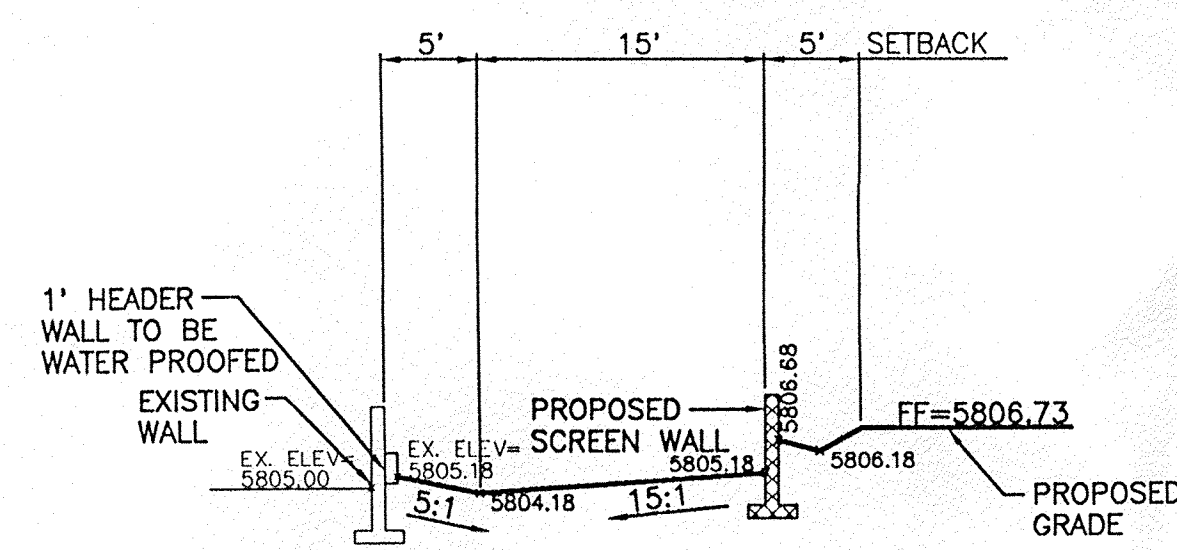
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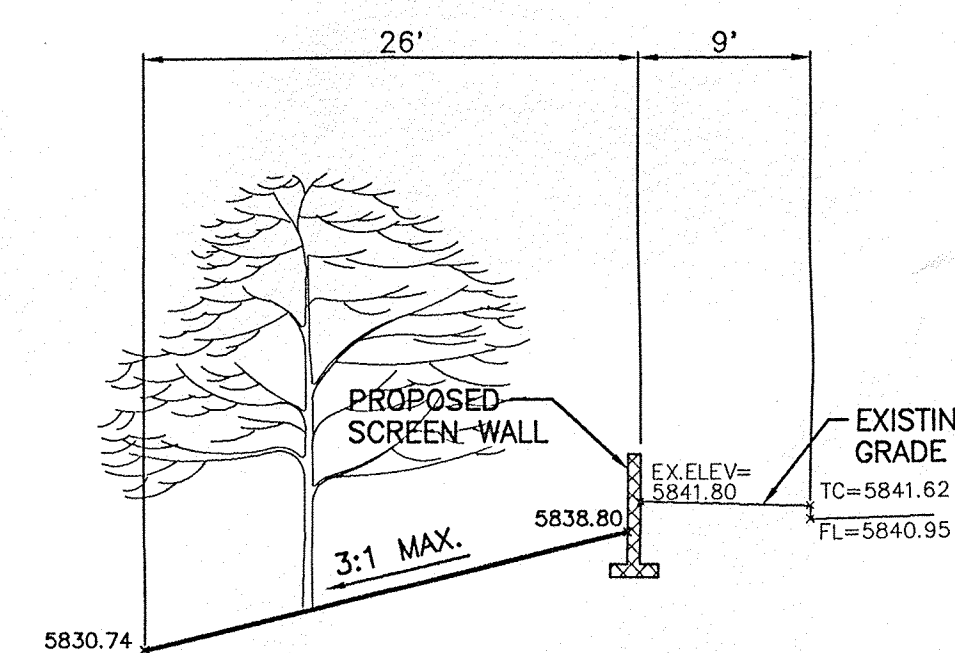
SECTION H-H



SECTION C-C



SECTION F-F



SECTION J-J





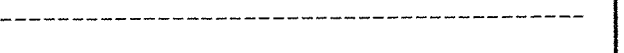

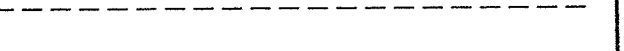
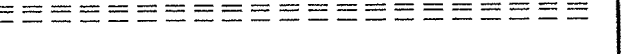
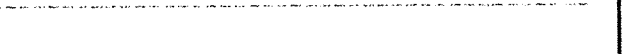




SCALE: 1" = 10'

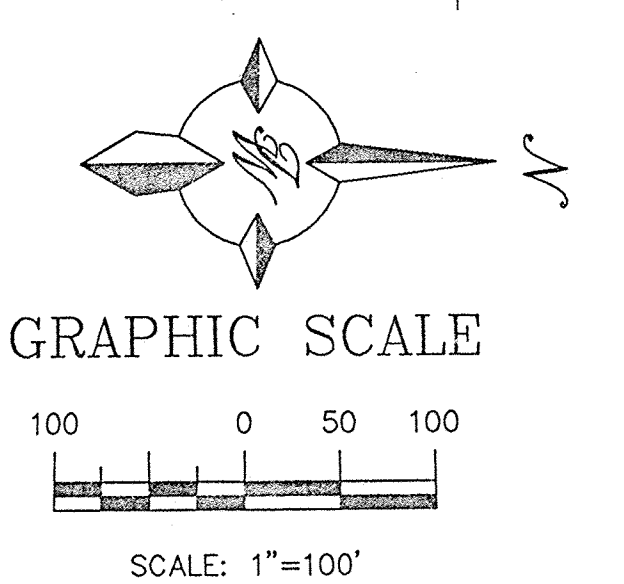
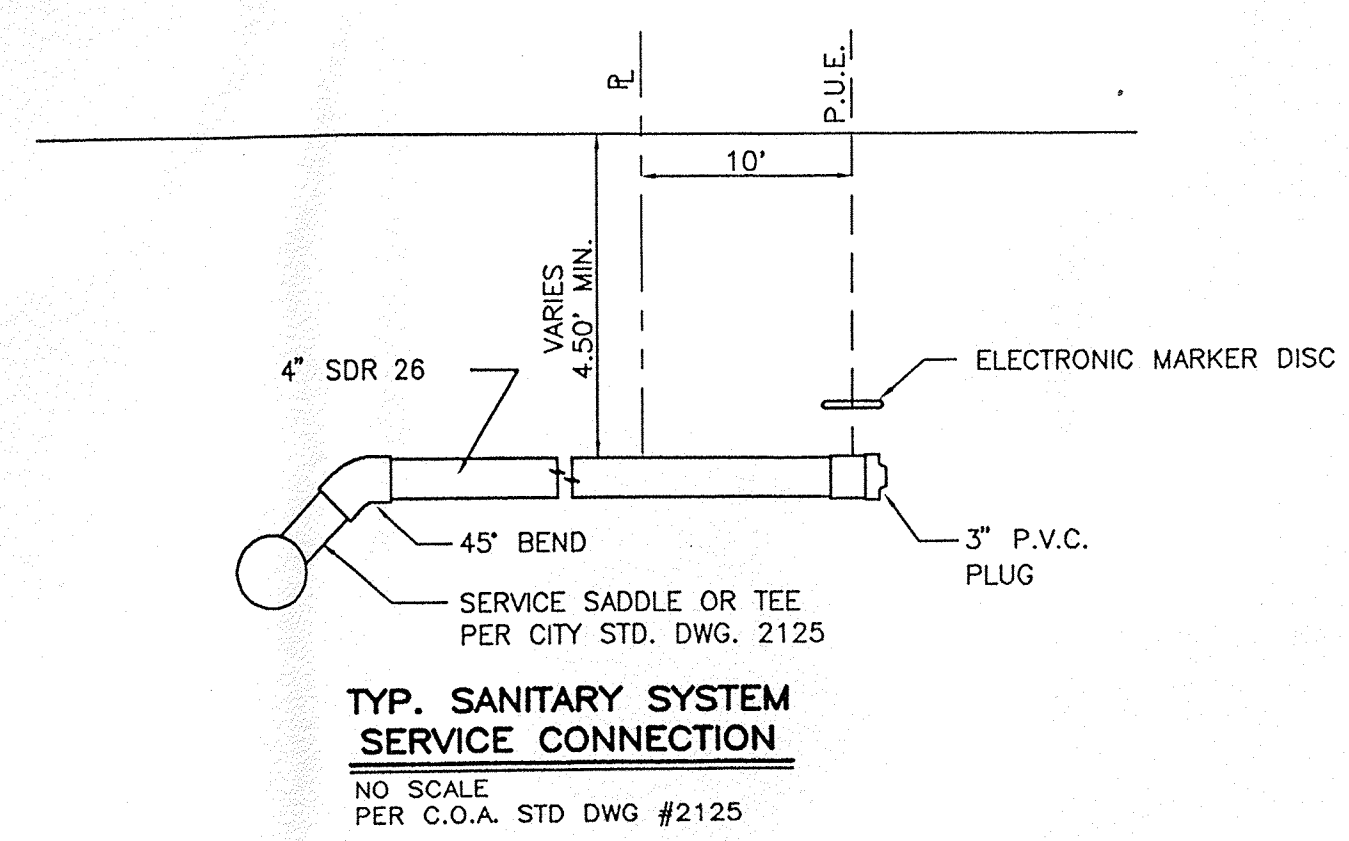
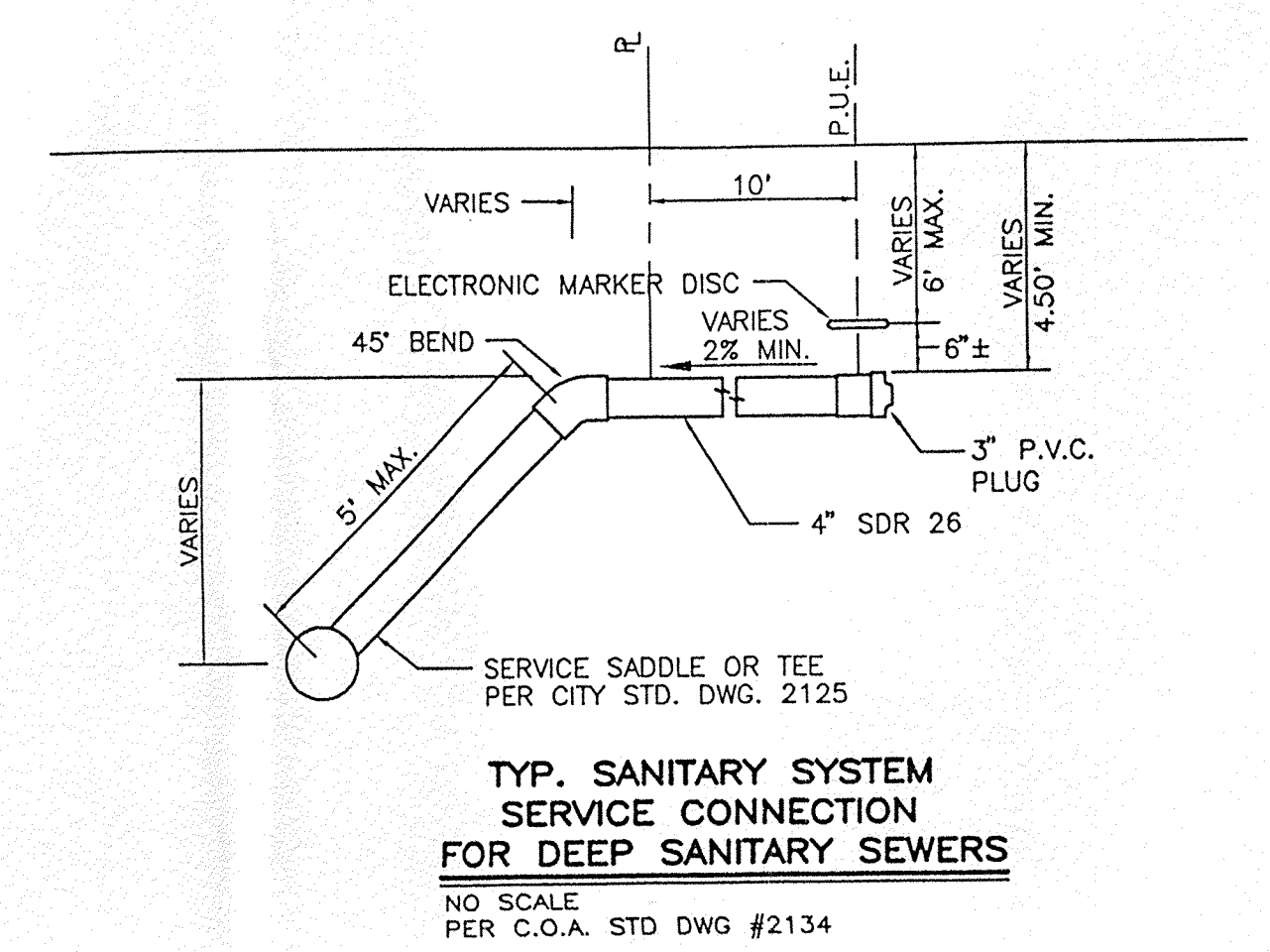
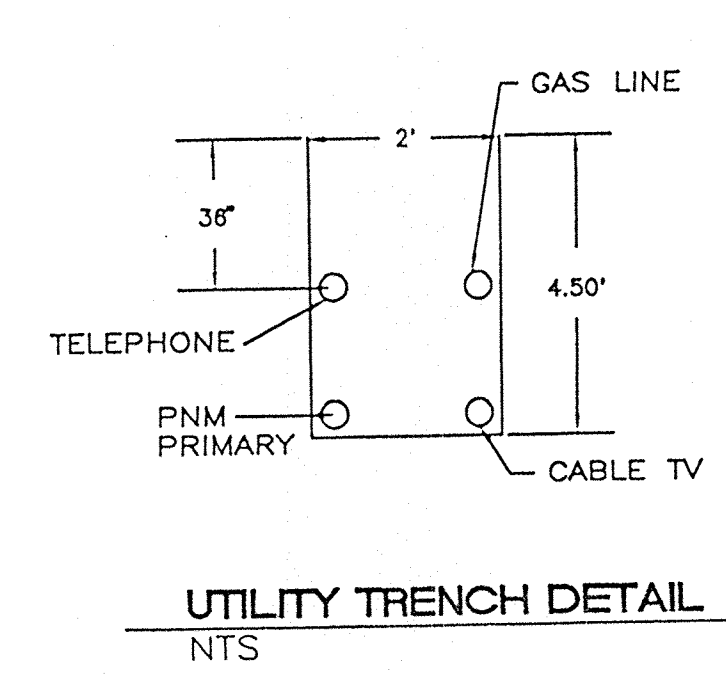
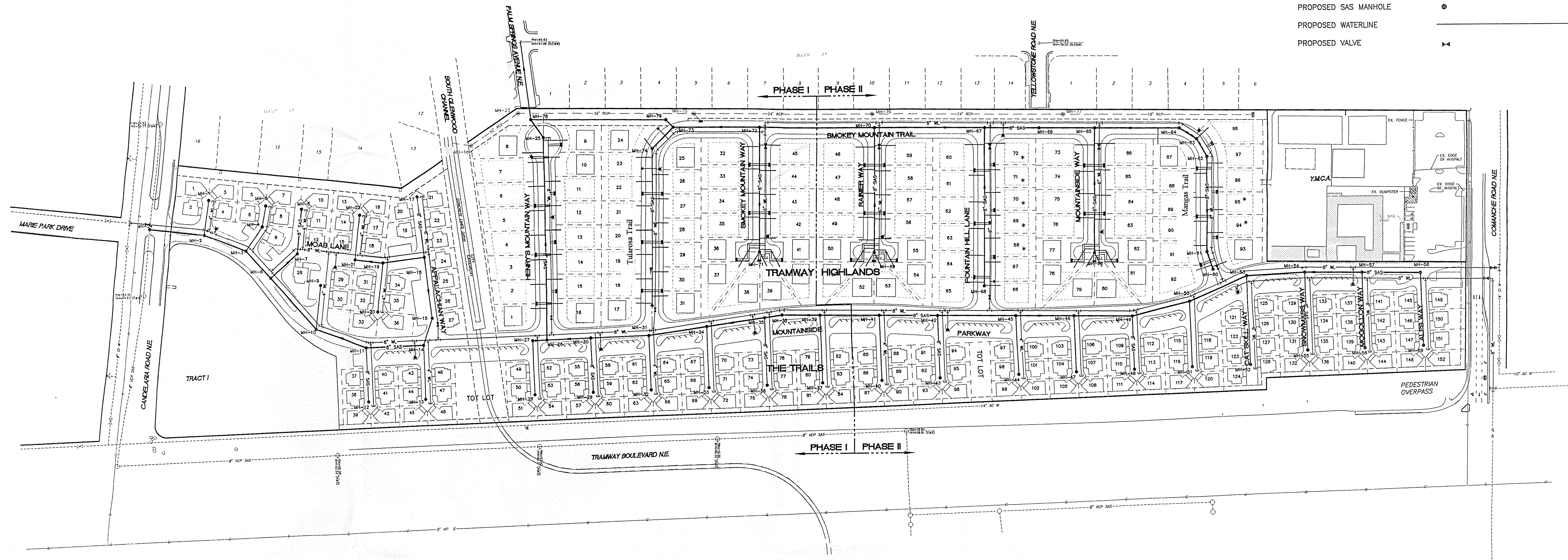
	ENGINEER'S SEAL	TRAMWAY HIGHLANDS SUBDIVISION	DRAWN BY BDG
		CROSS SECTIONS	DATE 4-23-97
			SECT.DWG
			SHEET # 7
		TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	JOB # 960054

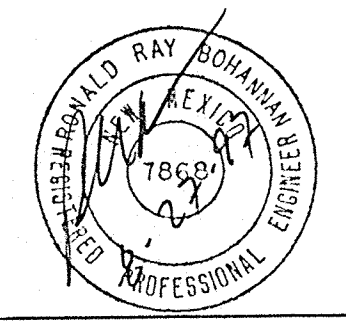


- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
  2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE) 857-8200 FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
  3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS
  4. SHUTOFF VALVES INDICATED IN THE ABOVE PLAN

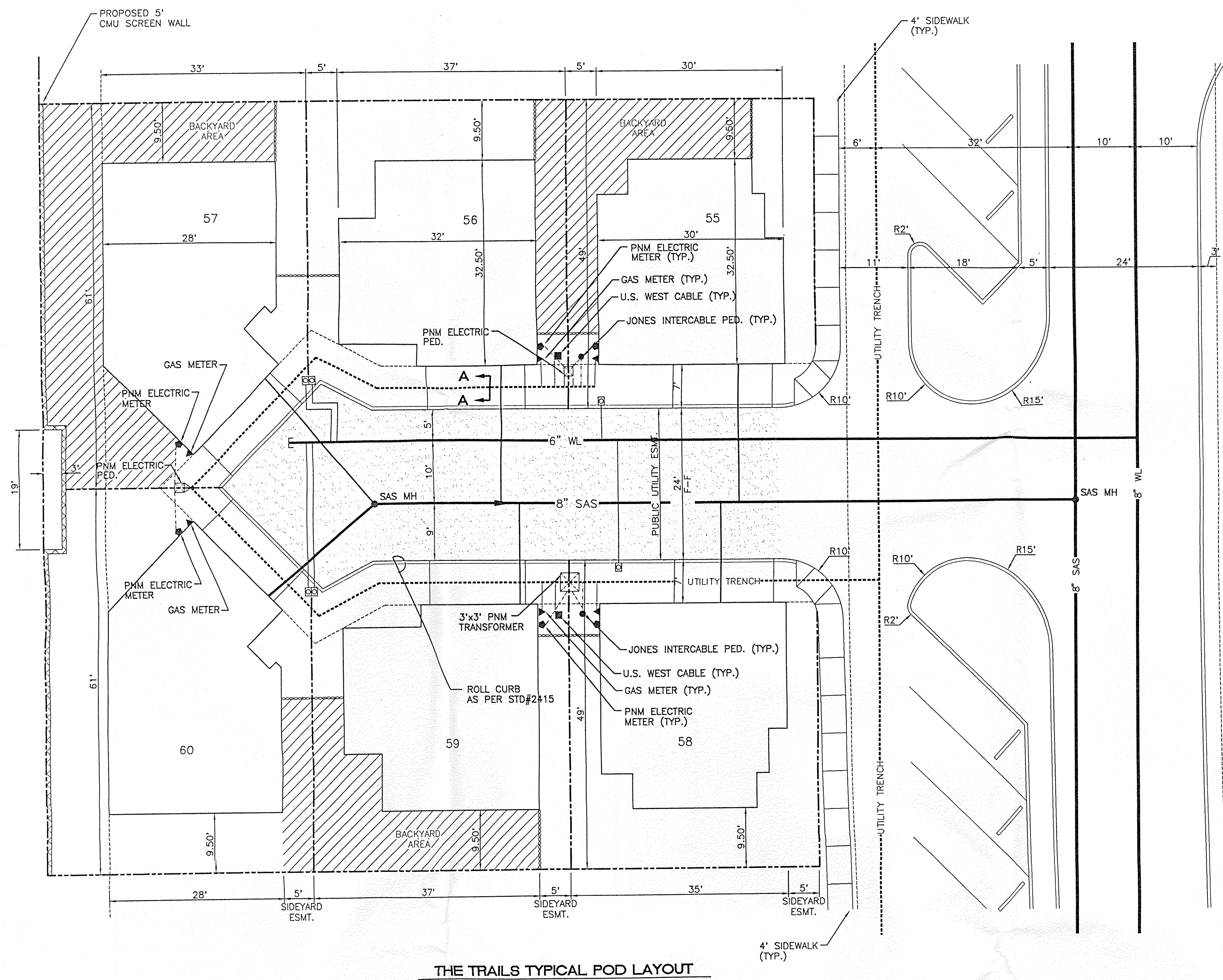
**LEGEND**

- BOUNDARY 
- LOT LINE 
- EXISTING SANITARY SEWER LINE 
- EXISTING SANITARY SEWER MANHOLE 
- EXISTING WATERLINE 
- EXISTING VALVE 
- EASEMENT 
- EXISTING C&G 
- SETBACK 
- PROPOSED SAS LINE 
- PROPOSED SAS MANHOLE 
- PROPOSED WATERLINE 
- PROPOSED VALVE 

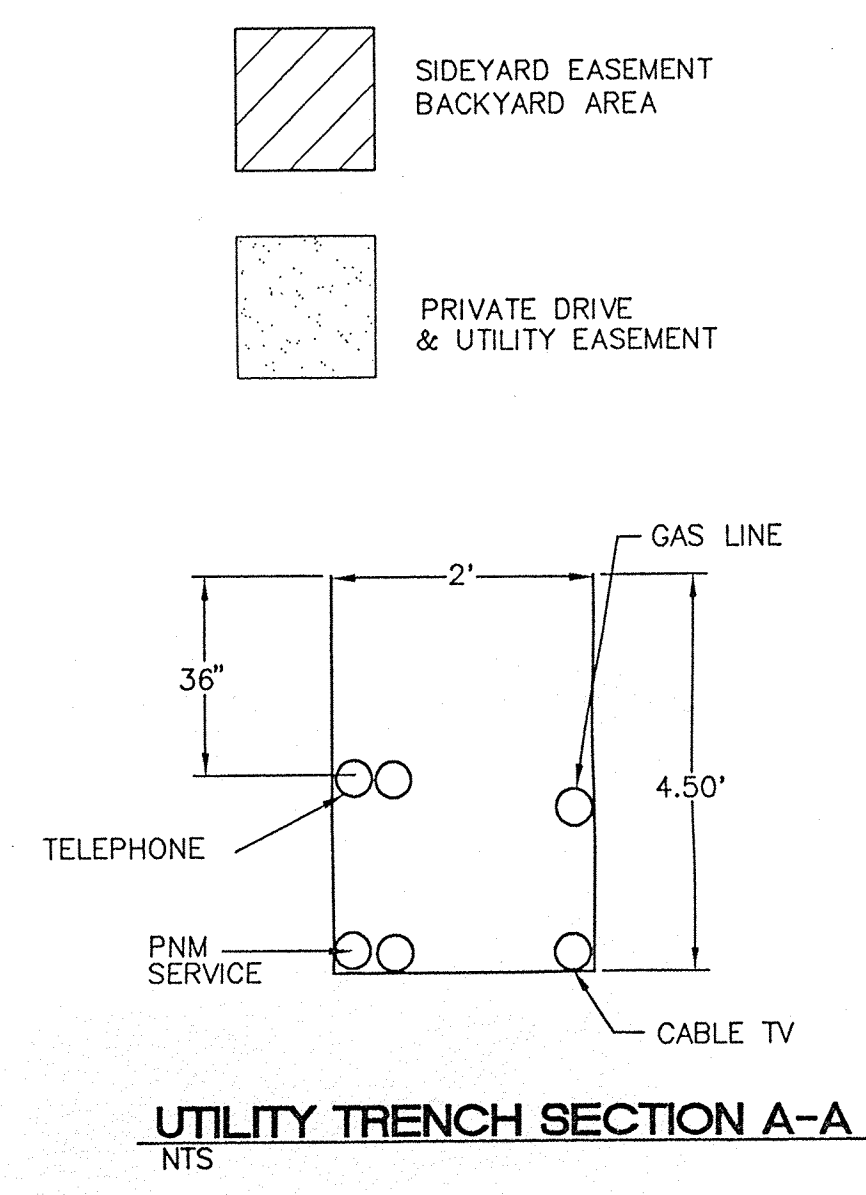


 ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	<b>TRAMWAY HIGHLANDS</b> MASTER UTILITY PLAN	DRAWN BY MAJ DATE 4-22-97 9645MU.DWG
	<b>TIERRA WEST, LLC</b> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # <b>8</b> JOB # 960054

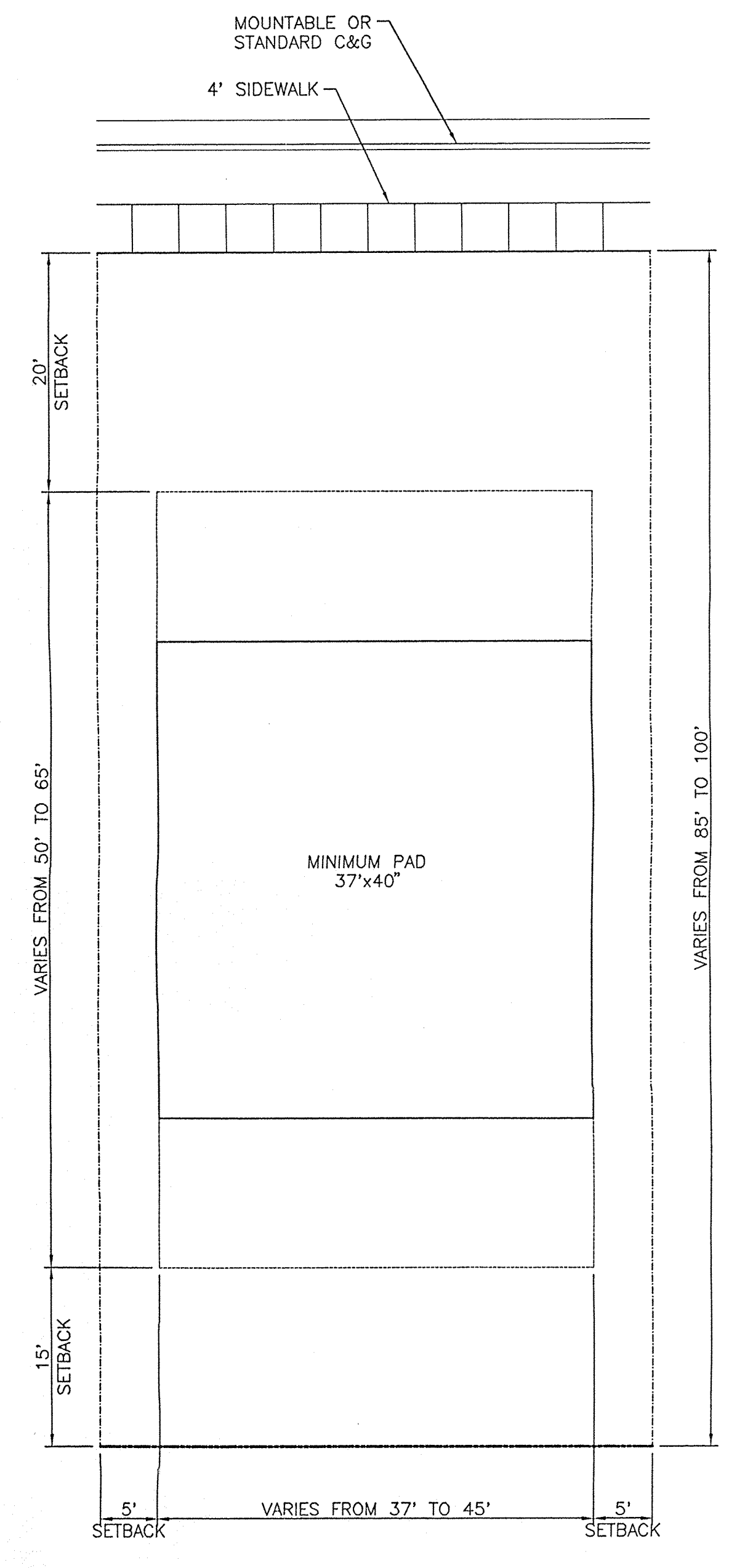




THE TRAILS TYPICAL POD LAYOUT



UTILITY TRENCH SECTION A-A  
NTS



TRAMWAY HIGHLANDS TYPICAL LOT LAYOUT

**OPEN SPACE CALCULATIONS**

AREA OF TOTAL SITE:	1,356,161 SF (31.13 Ac)
OPEN SPACE REQUIRED:	750 SF PER UNIT x 250 UNITS = 187,500 SF (4.30 Ac)
OPEN SPACE PROVIDED:	510,866 SF (11.73 Ac)
OPEN SPACE CALCULATIONS:	COMMON AREAS = 115,627.75 SF (2.65 Ac)
	HIGHLAND LOTS 2550 SF AVERAGE
	2550 x 98 LOTS = 249,900 SF (5.74 Ac)
	6 CLUSTER TRAILS LOTS
	OPEN SPACE PER CLUSTER = 5,744.32 SF
	5,744.32 SF x 20 CLUSTERS = 114,886.40 SF
	8 CLUSTER TRAILS LOTS
	OPEN SPACE PER CLUSTER = 7,612.98 SF
	7,612.98 SF x 4 CLUSTERS = 30,451.85 SF

SCALE: 1"=10'

	<b>TRAMWAY HIGHLANDS SUBDIVISION</b>	DRAWN BY MAJ
	<b>6 LOT CLUSTER UNIT AND OPEN SPACE</b>	DATE 3-18-97
<b>TERRA WEST, LLC</b> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9645POD.DWG	SHEET # 9
RONALD R. BOHANNAN P.E. #7868	JOB # 960054	



**MATERIALS AND COLORS LIST**

	SCHEME #1	SCHEME #2	SCHEME #3
STUCCO	X-3544 (BIEGE)	1/2X-72 (TAN)	X-50 (LT. BIEGE)
STUCCO HILITE	XXX-3544 (TAN)	1/2X-72 (DK. TAN)	X-23 (BIEGE)
ACCENT	SW 1490 (WHITE)	SW 1196 (TAN)	SW 2721 (LT. TAN)
FASCIA/TRIM	OQ 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
GARAGE/RAFTERS	OQ 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
COMPOSITION ROOF	BROWN	BROWN	BROWN

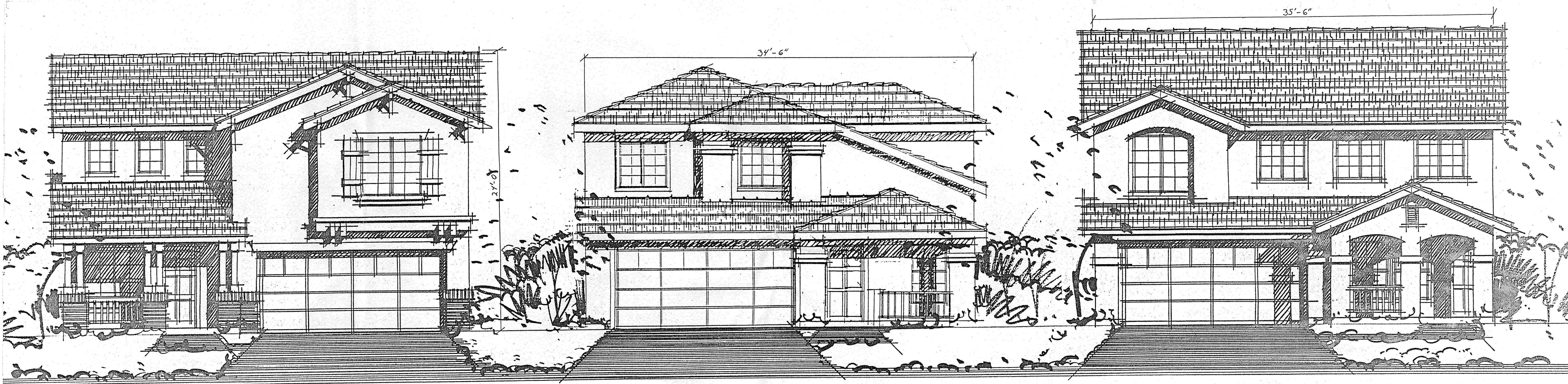
  

	SCHEME #4	SCHEME #5	SCHEME #6
STUCCO	X-4948 (BIEGE)	X-24 (TAN)	1/4X-9920 (BIEGE)
STUCCO HILITE	XXX-4948 (DK. TAN)	XXX-24 (LT. BROWN)	X-9920 (TAN)
ACCENT	SW-FR 5495A (WHITE)	SW 11216 (WHITE)	SW 2708 (TAN)
FASCIA/TRIM	OQ 101 (WHITE)	O 101 (WHITE)	O 101 (WHITE)
GARAGE/RAFTERS	OQ 101 (WHITE)	O 101 (WHITE)	O 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

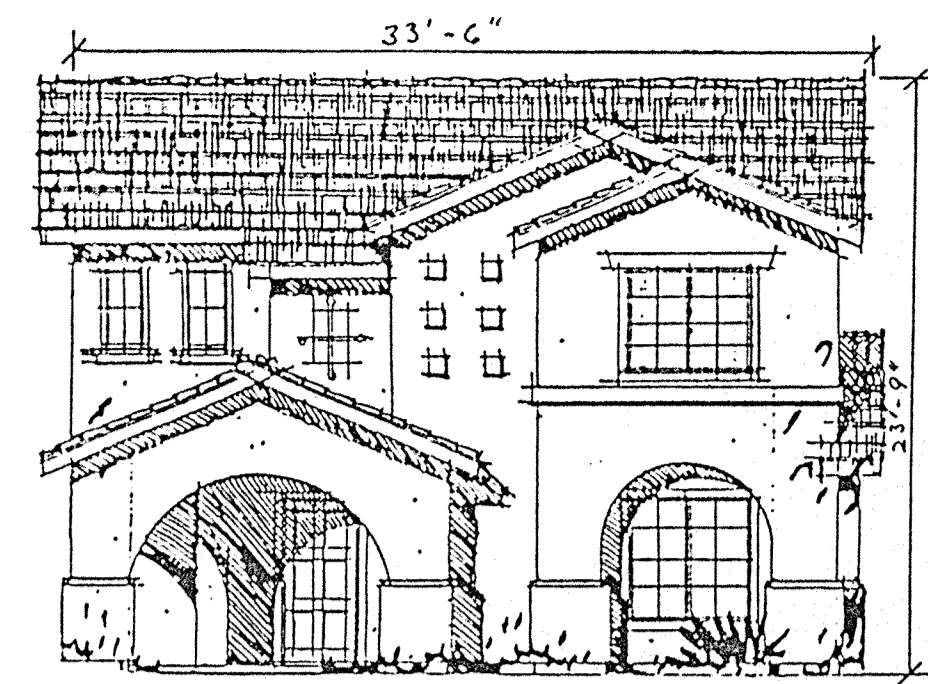
	SCHEME #7	SCHEME #8	SCHEME #9
STUCCO	1/2X-53 (WHITE)	X-97 (BIEGE)	X-575 (TAN)
STUCCO HILITE	X-34 (BIEGE)	XXXX-97 (TAN)	XXX-575 (LT. BROWN)
ACCENT	SW 1209 (BIEGE)	SW 2251 (TAN)	SW 2266 (LT. BROWN)
FASCIA/TRIM	SW 2044 (TAN)	SW 2051 (BROWN)	O 101 (WHITE)
GARAGE/RAFTERS	SW 2044 (TAN)	SW 2051 (BROWN)	O 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

ALL STUCCO TO BE TEXTURED  
ALL ROOFING SHALL BE CELOTEX ASPHALT SHINGLED

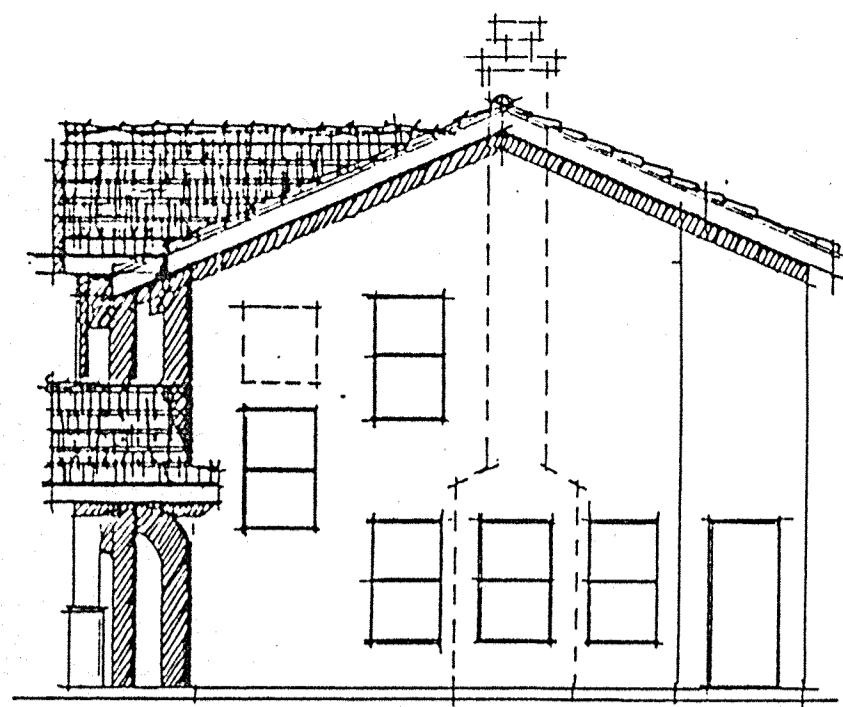


TRAMWAY HIGHLANDS ELEVATIONS

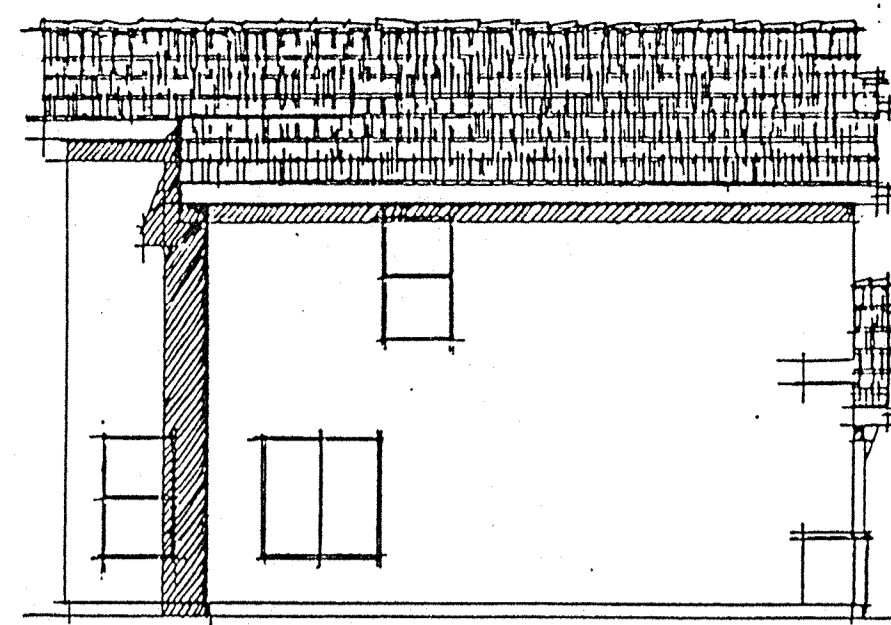




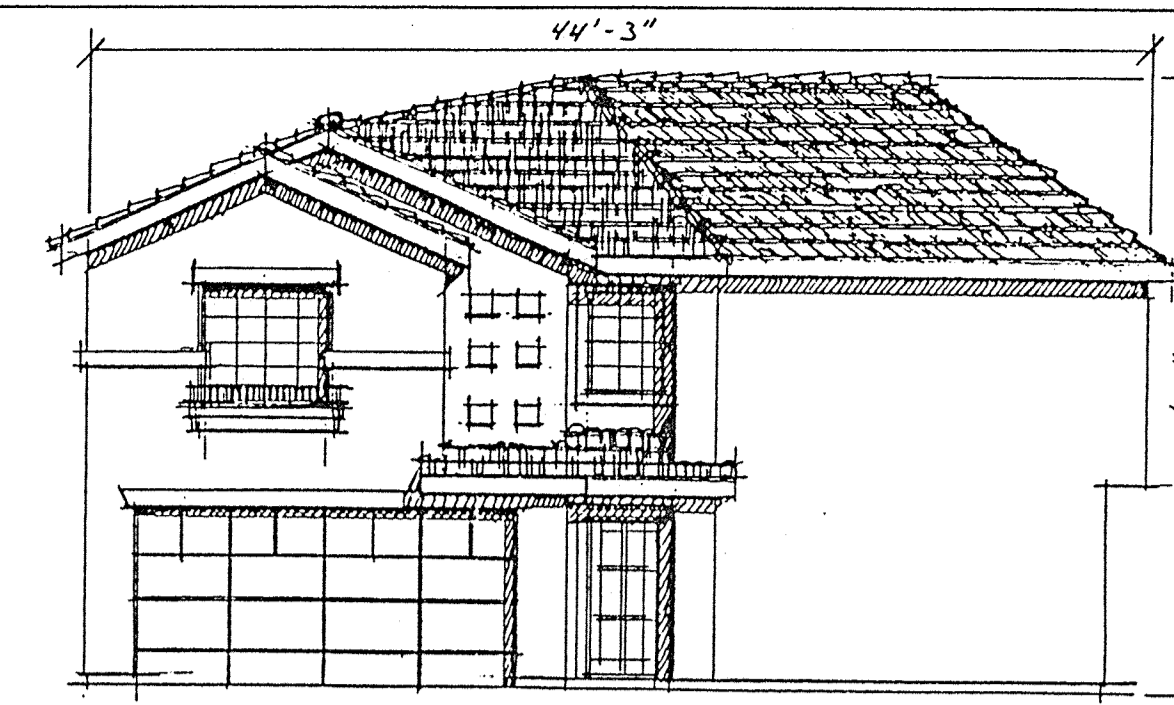
ELEVATION B



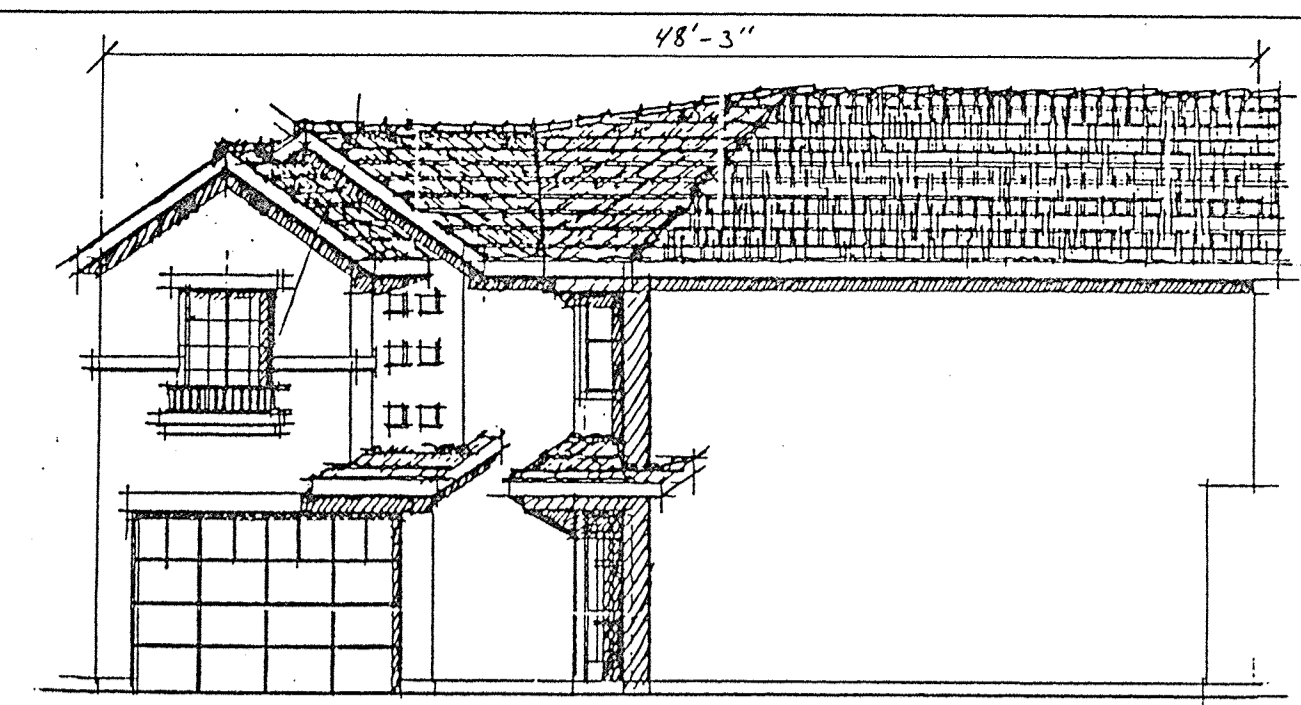
RIGHT SIDE ELEVATION



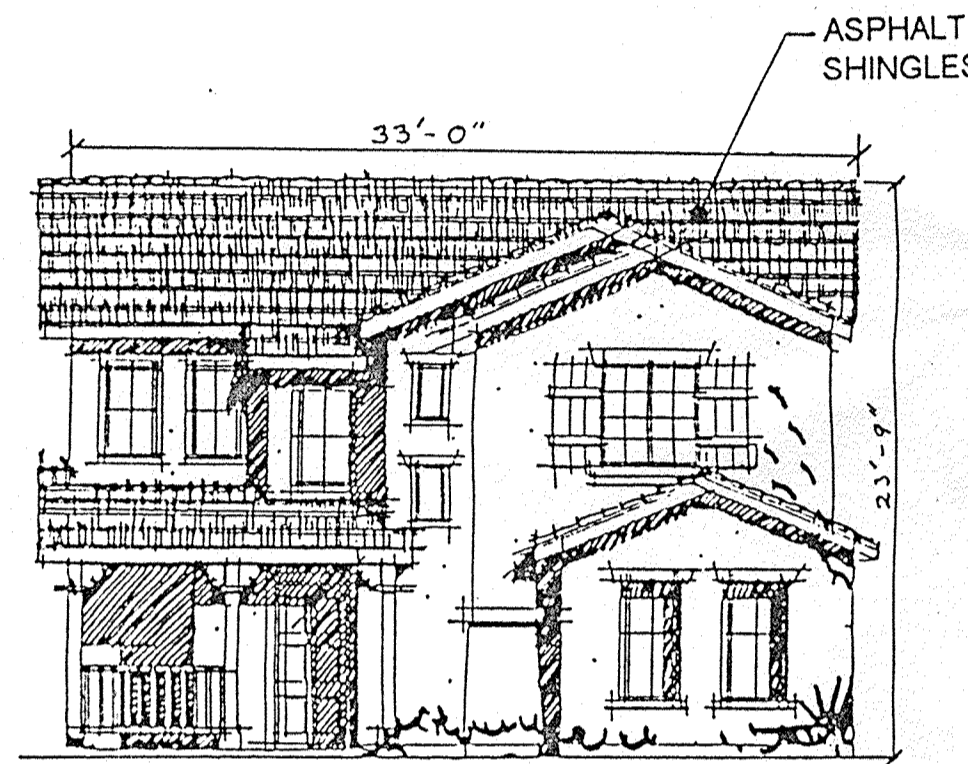
REAR ELEVATION



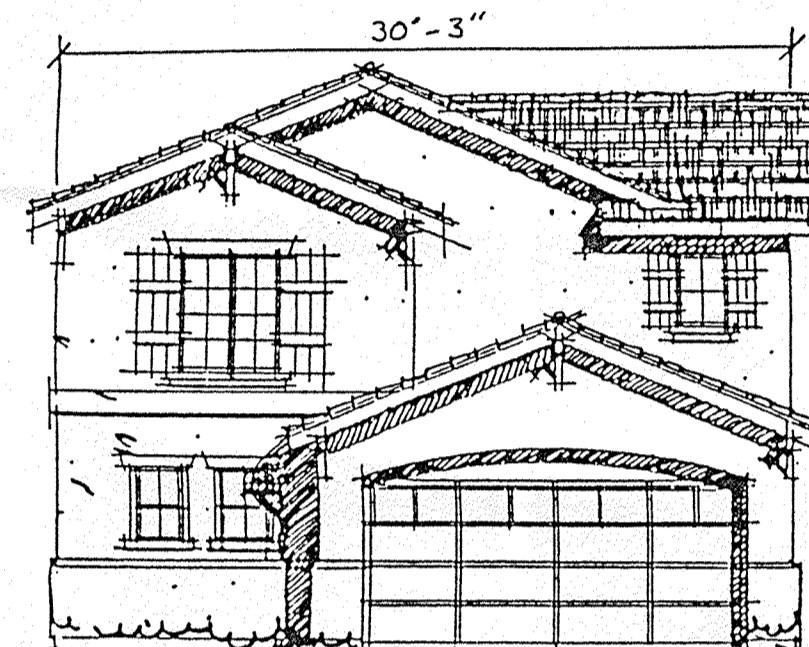
ELEVATION A



RIGHT SIDE ELEVATION

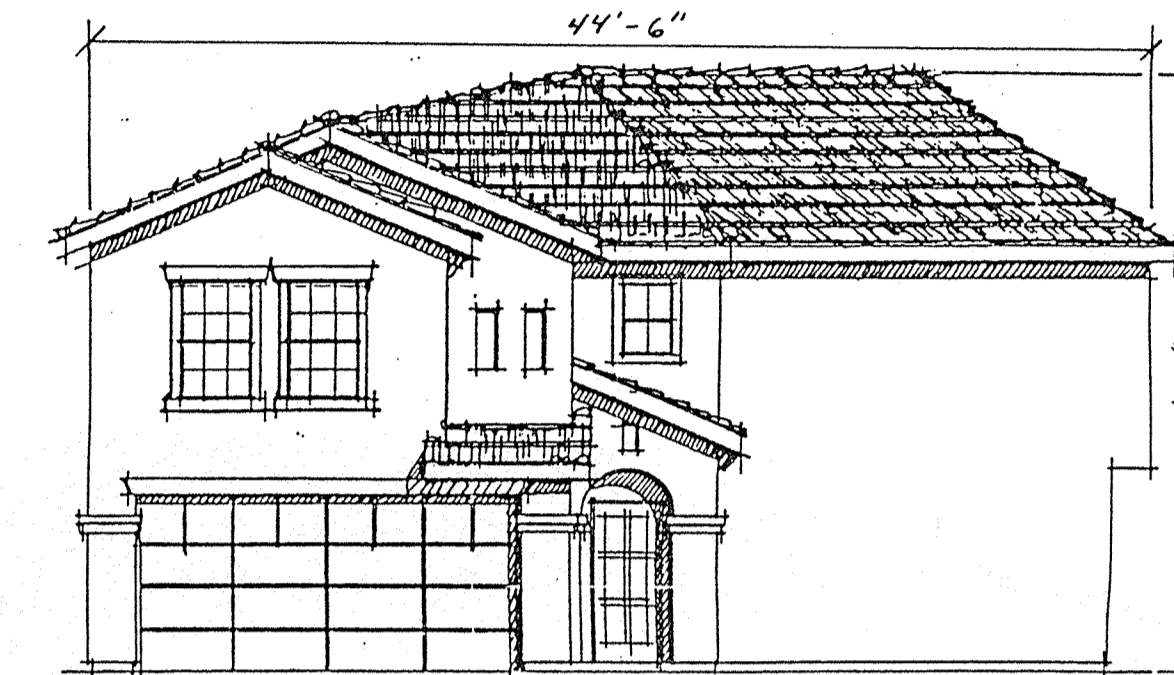


ELEVATION A

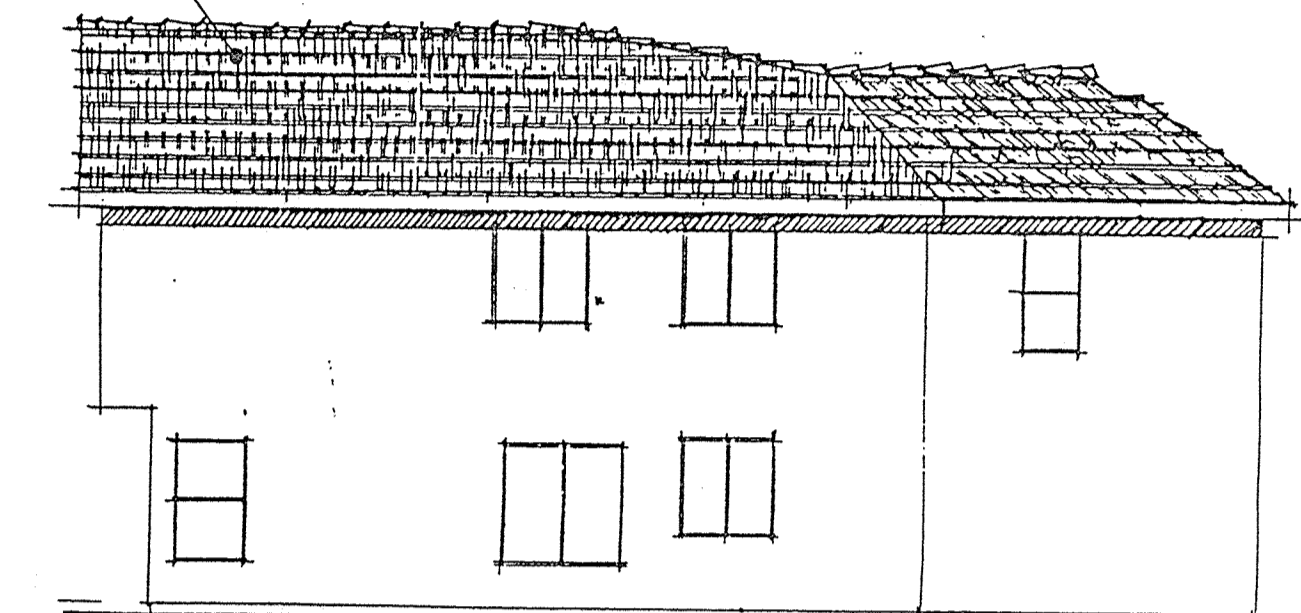


LEFT SIDE ELEVATION

Plan 1  
1,330 SF

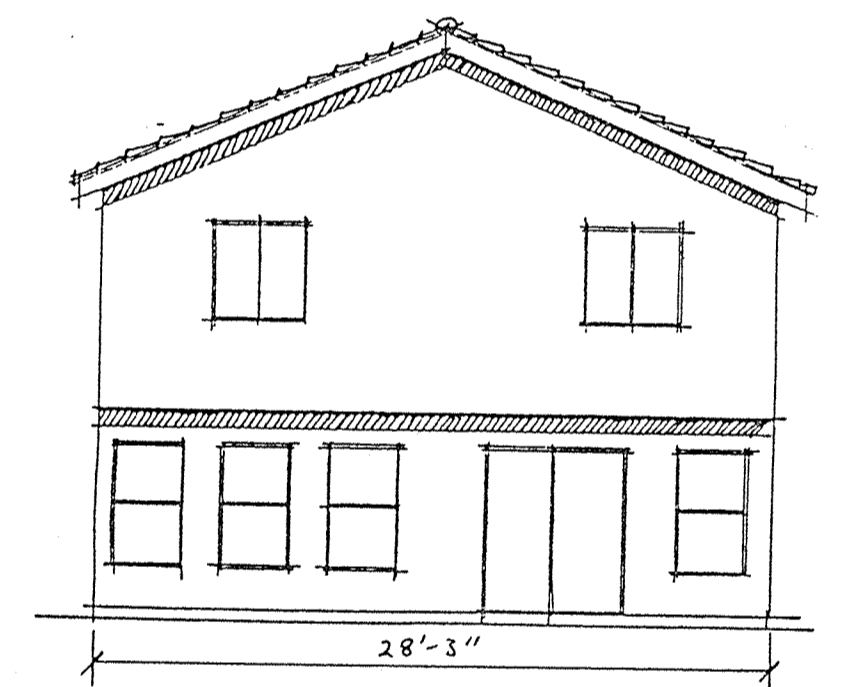


ELEVATION B

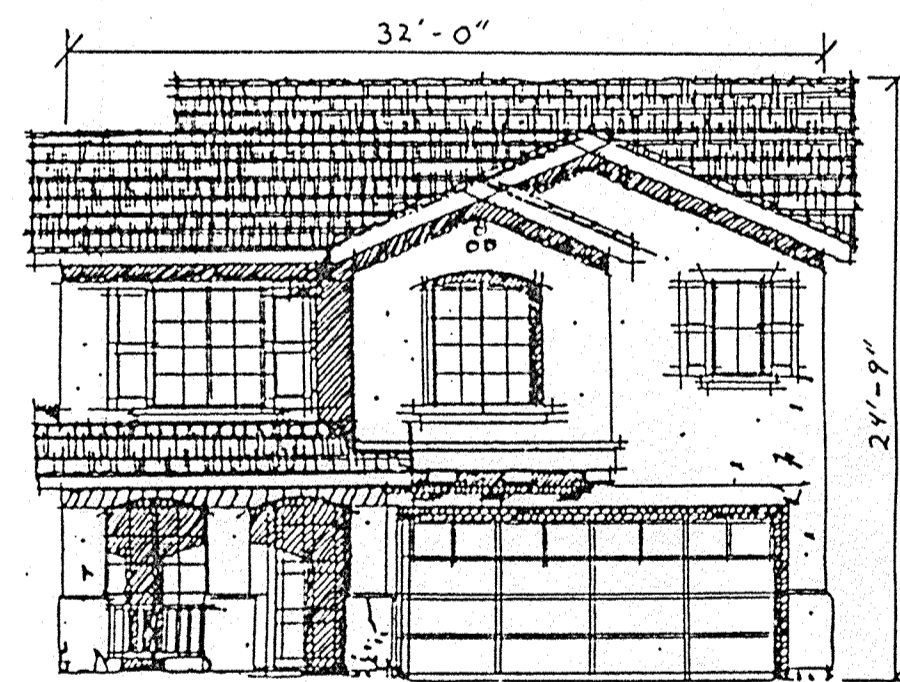


LEFT SIDE ELEVATION

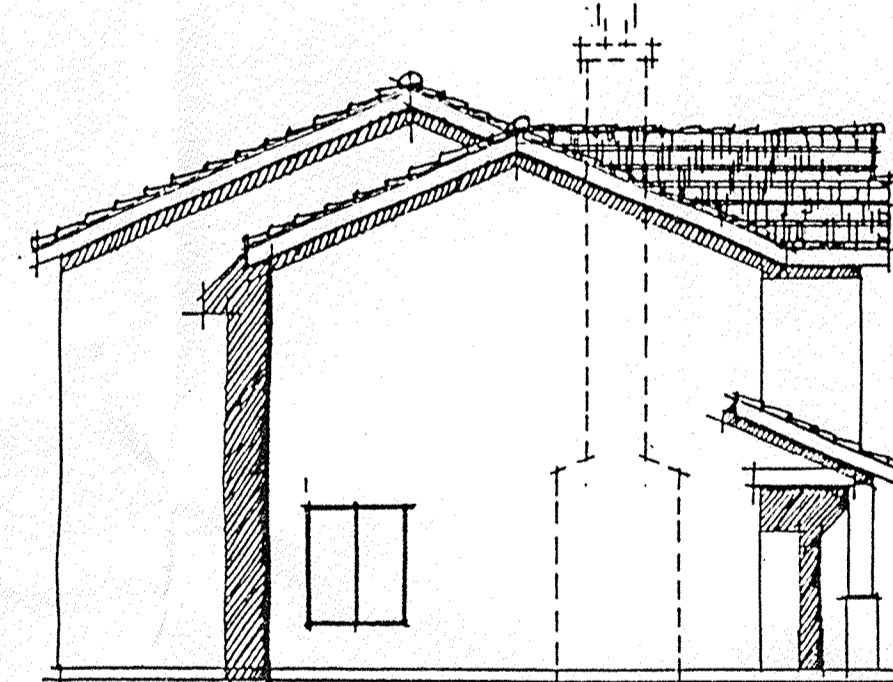
Plan 3  
1,675



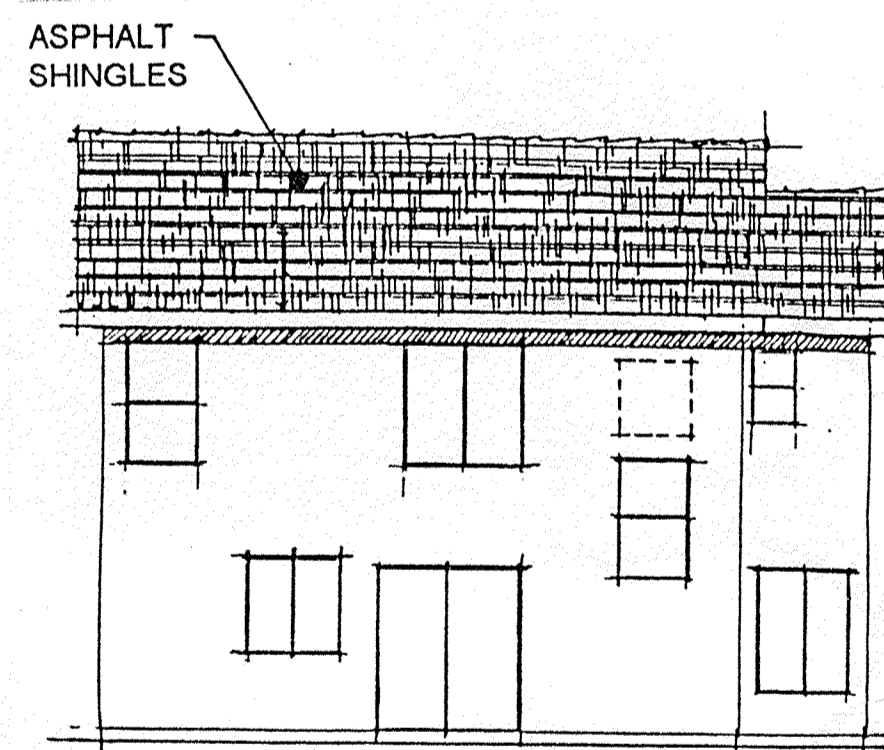
REAR ELEVATION



ELEVATION A



LEFT SIDE ELEVATION



REAR ELEVATION

**MATERIALS AND COLORS LIST**

	SCHEME #1	SCHEME #2	SCHEME #3
STUCCO	X-3544 (BIEGE)	1/2X-72 (TAN)	X-50 (LT. BIEGE)
STUCCO HILITE	XXX-3544 (TAN)	1/2X-72 (DK. TAN)	X-23 (BIEGE)
ACCENT	SW 1490 (WHITE)	SW 1196 (TAN)	SW 2721 (LT. TAN)
FASCIA/TRIM	OQ 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
GARAGE/RAFTERS	OQ 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
COMPOSITION ROOF	BROWN	BROWN	BROWN

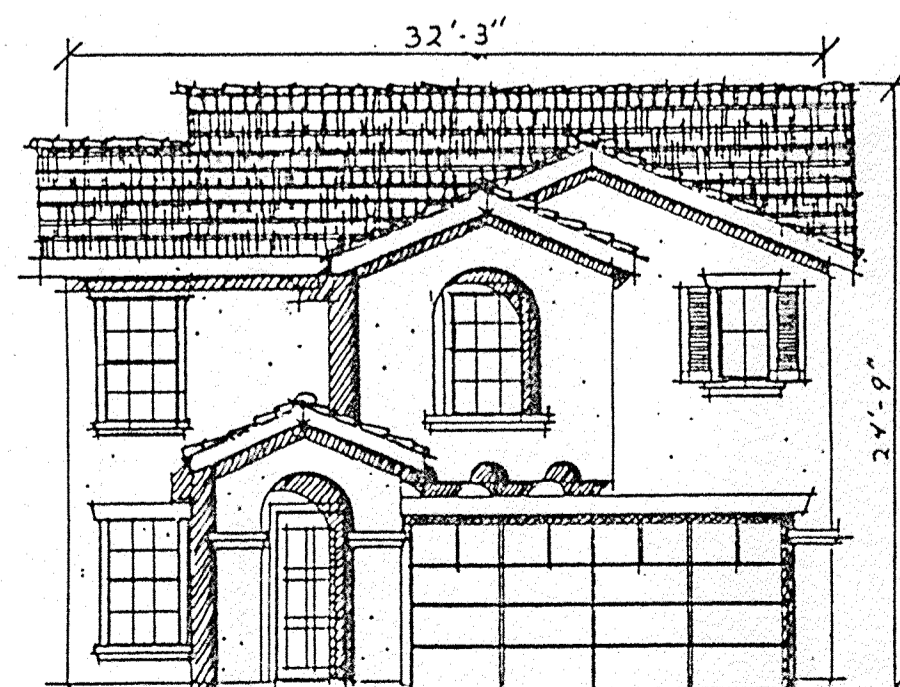
  

	SCHEME #4	SCHEME #5	SCHEME #6
STUCCO	X-4948 (BIEGE)	X-24 (TAN)	1/4X-9920 (BIEGE)
STUCCO HILITE	XXX-4948 (DK. TAN)	XXX-24 (LT. BROWN)	X-9920 (TAN)
ACCENT	SW-FR 5495A (WHITE)	SW 11216 (WHITE)	SW 2708 (TAN)
FASCIA/TRIM	OQ 101 (WHITE)	O 101 (WHITE)	O 101 (WHITE)
GARAGE/RAFTERS	OQ 101 (WHITE)	O 101 (WHITE)	O 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

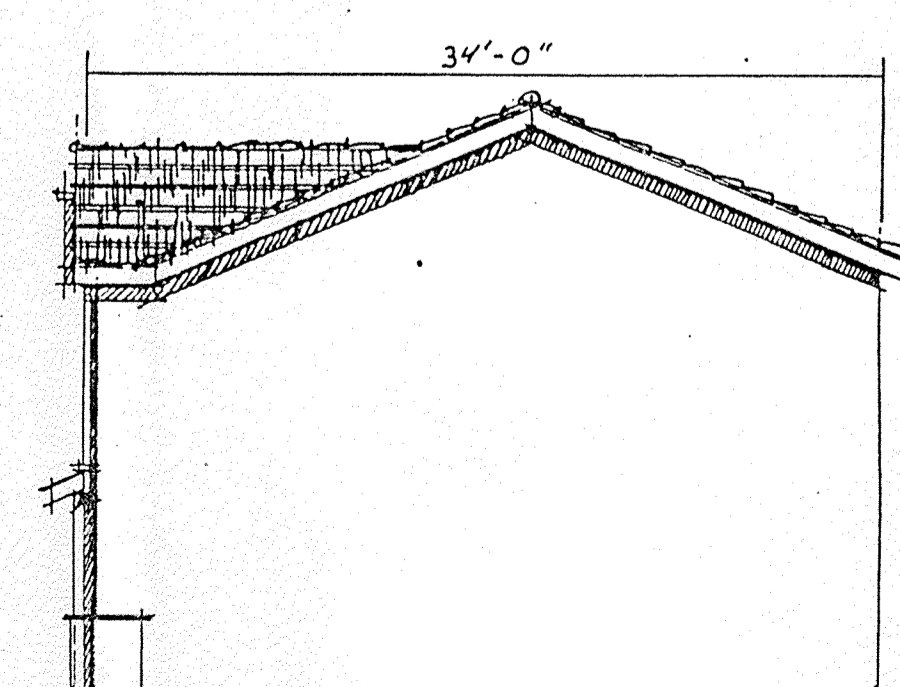
  

	SCHEME #7	SCHEME #8	SCHEME #9
STUCCO	1/2X-53 (WHITE)	X-97 (BIEGE)	X-575 (TAN)
STUCCO HILITE	X-34 (BIEGE)	XXX-97 (TAN)	XXX-575 (LT. BROWN)
ACCENT	SW 1209 (BIEGE)	SW 2259 (TAN)	SW 2266 (LT. BROWN)
FASCIA/TRIM	SW 2044 (TAN)	SW 2054 (BROWN)	O 101 (WHITE)
GARAGE/RAFTERS	SW 2044 (TAN)	SW 2054 (BROWN)	O 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

ALL STUCCO TO BE TEXTURED

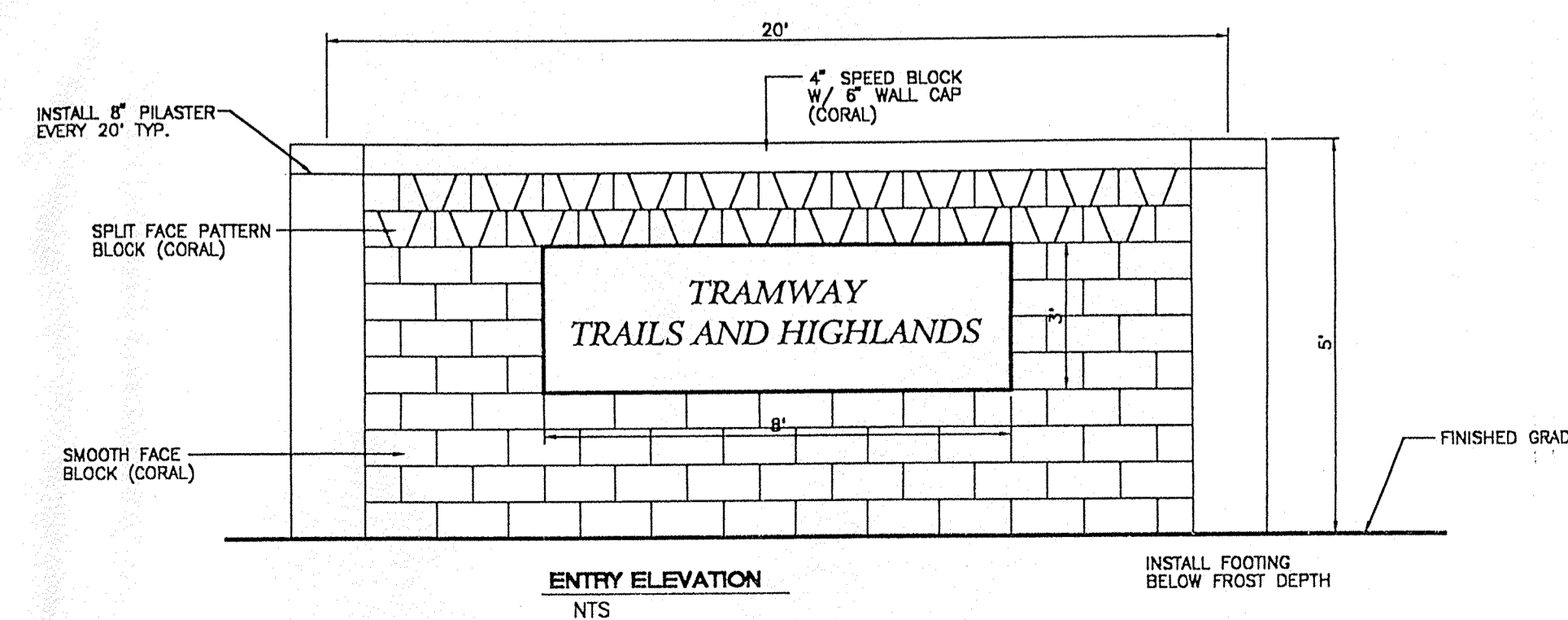


ELEVATION B



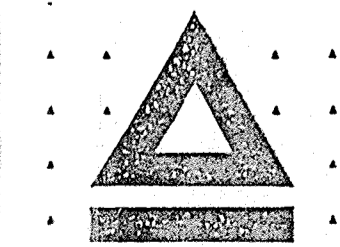
RIGHT SIDE ELEVATION

Plan 2  
1,441



ENTRY ELEVATION  
NTS

NOTE: BLOCK WALL TO BE DESIGNED AND PERMITTED TO CITY OF ALBUQUERQUE. STANDARDS AND SOIL CONDITIONS SPECIFIC TO THE SITE.



KAUFMAN & ASSOCIATES  
ARCHITECTURE

no.	date	revision

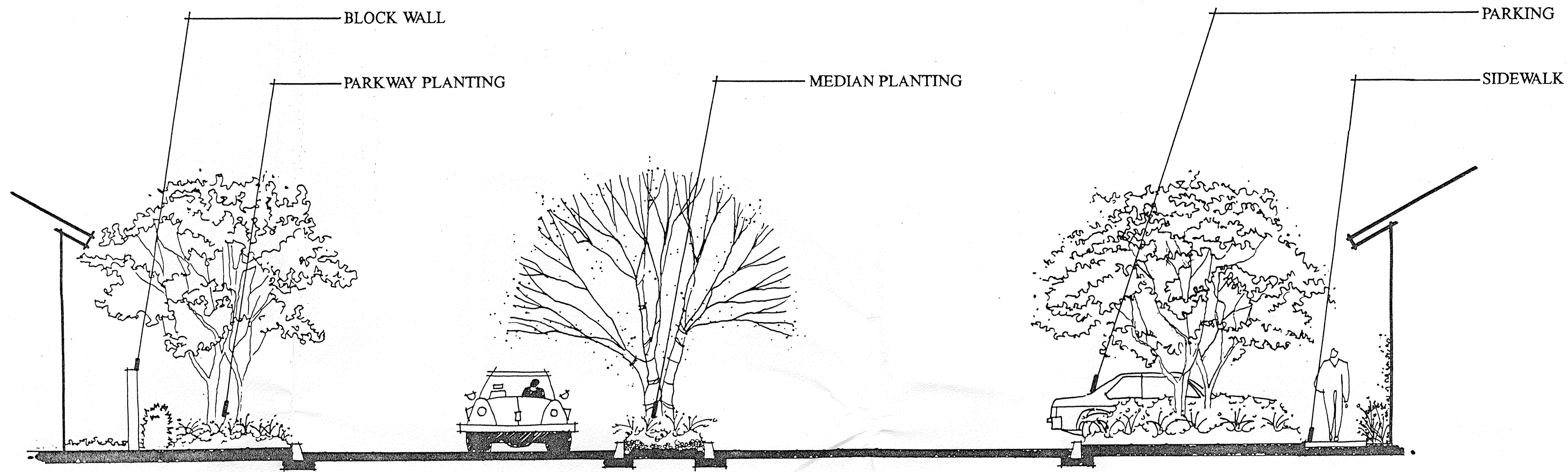
**dekker/perich & associates**

Building Elevation

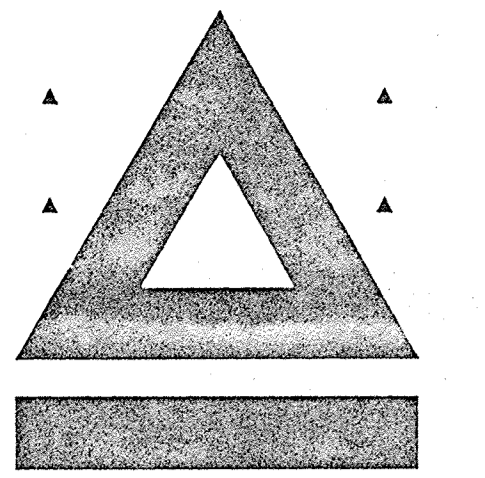
Job no:	98032
drn. by:	ECT
cltd. by:	LW
Issued:	6/10/07

sheet **11**





SECTION A SCALE 1/4"=1'-0"



KAUFMAN & BROAD  
ARCHITECTURE

TRAMWAY  
TRAILS  
AND  
HIGHLANDS

KAUFMAN AND BROAD  
NEW MEXICO

DATE APRIL 18, 1997

SECTION A

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