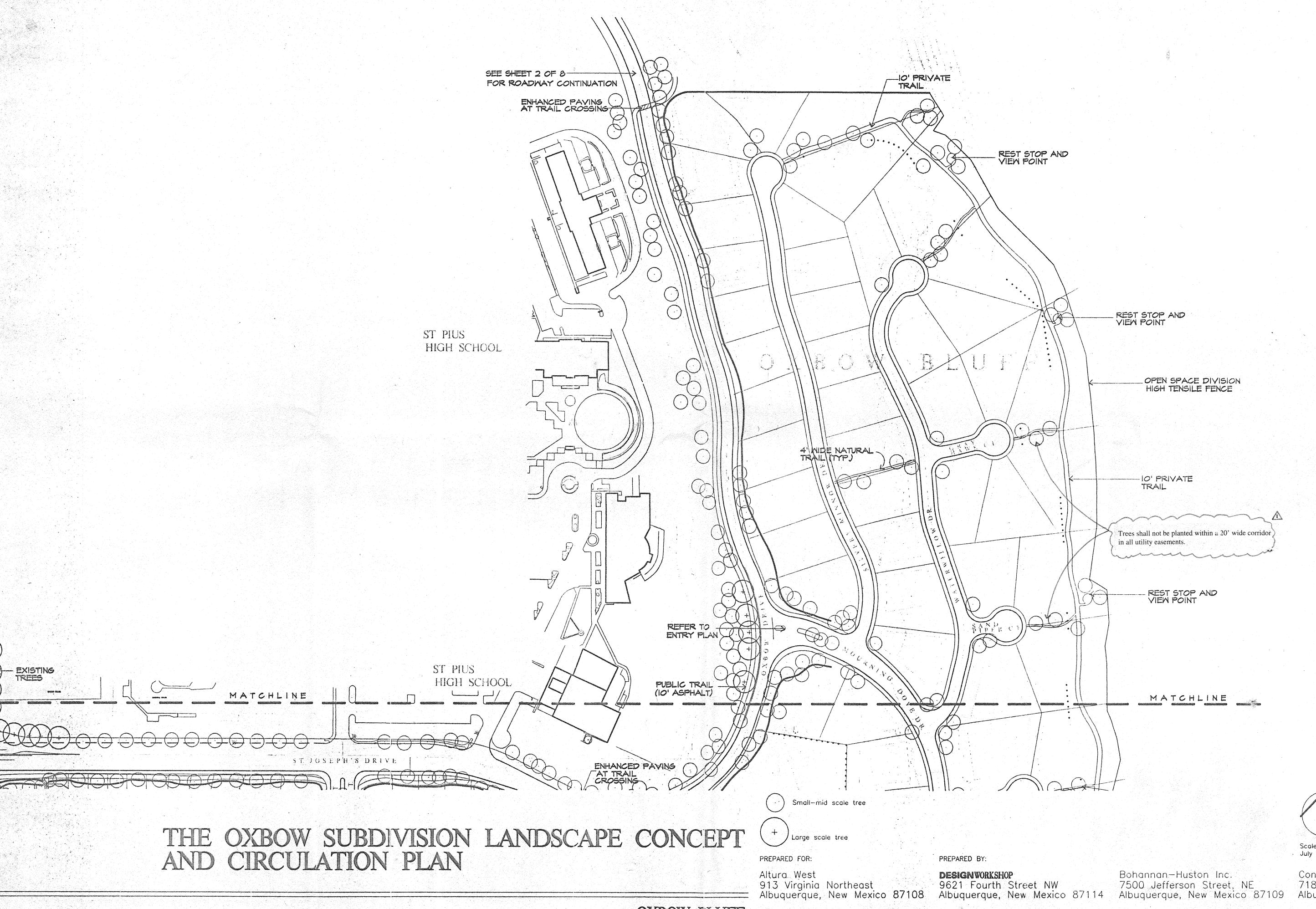
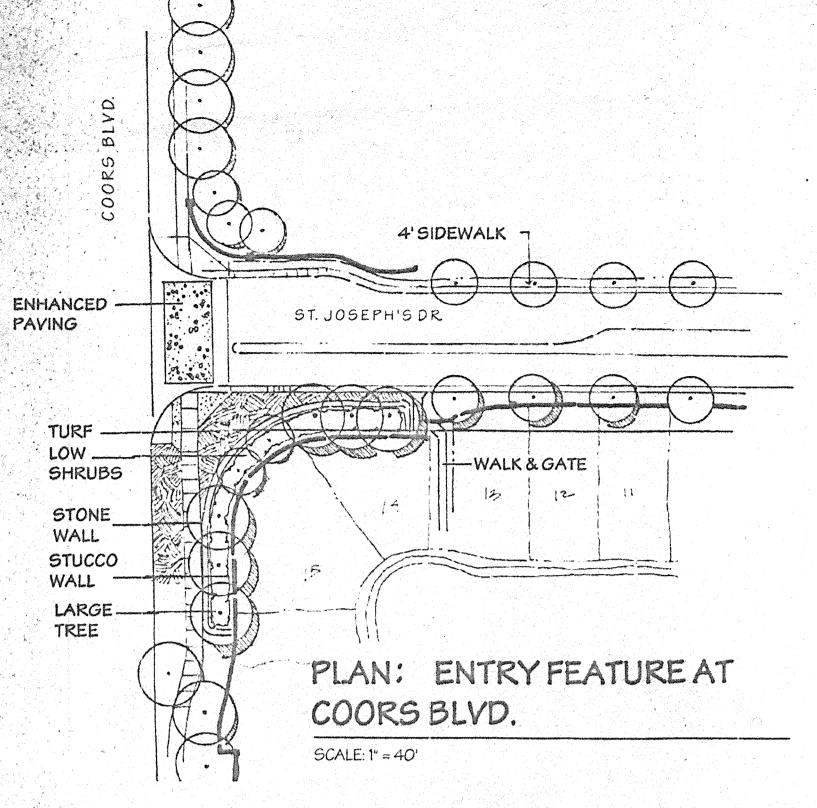
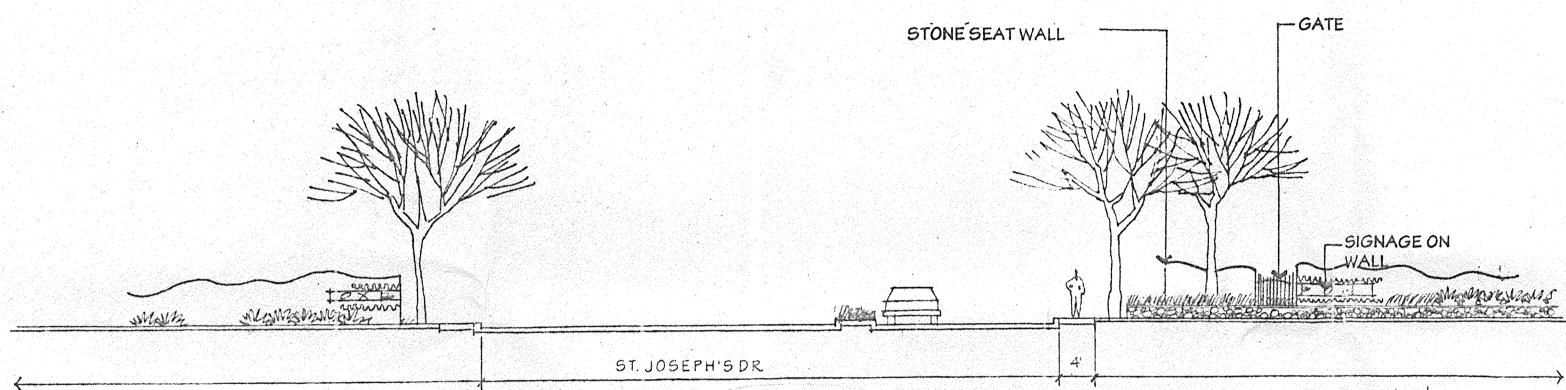


OXBOW MESA AND OXBOW BLUFF



Scale: 1" = 100' July 1997



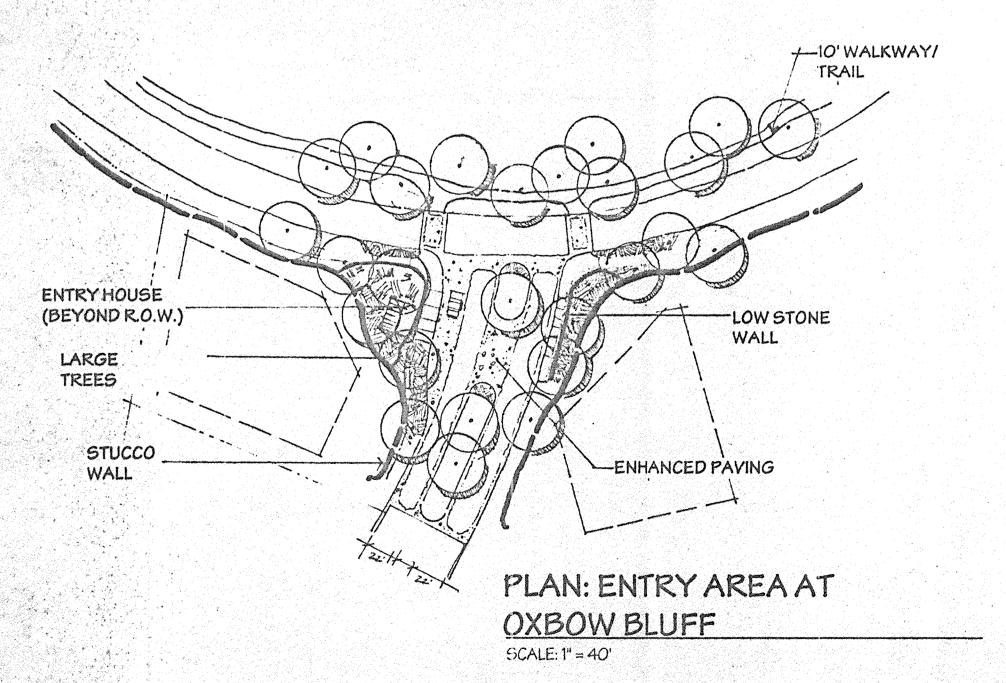


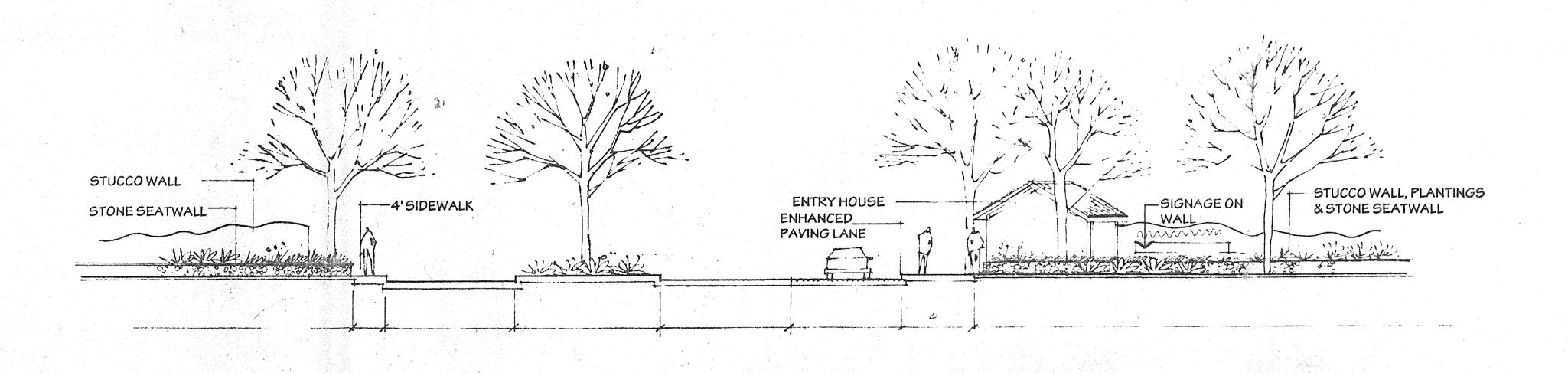
ELEVATION LOOKING EAST: ENTRY FEATURE AT COORS & ST. JOSEPH'S DR.

LOWSIGNAGE MONUMENT ENHANCED PAVING-

ST. JOSEPH'S DR.

PLAN: ENTRY MEDIAN CONCEPT AT OXBOW RIDGE SCALE: 1" = 40'





# THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

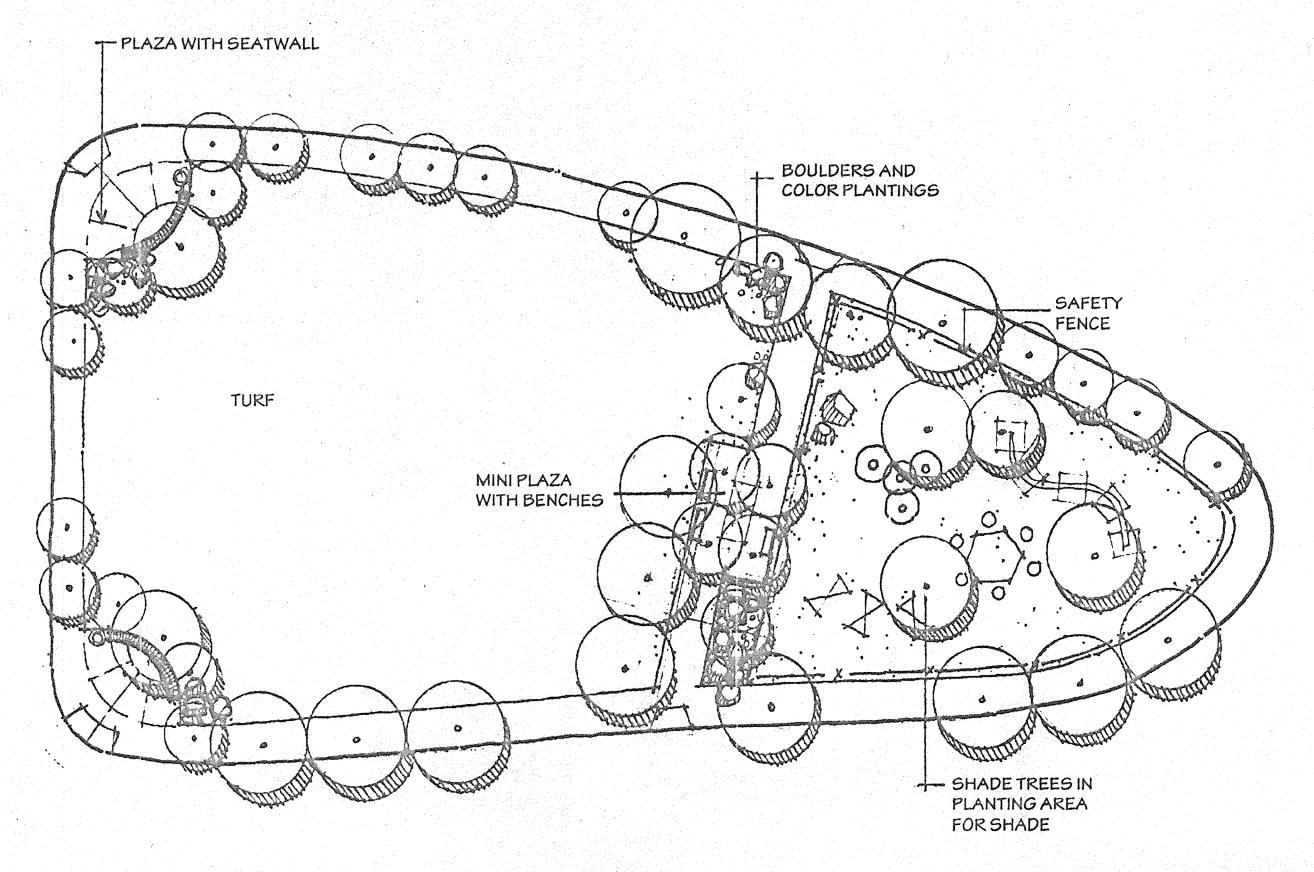
PREPARED FOR: PREPARED BY;

Altura West 913 Virginia Northeast Albuquerque, New Mexico 87108

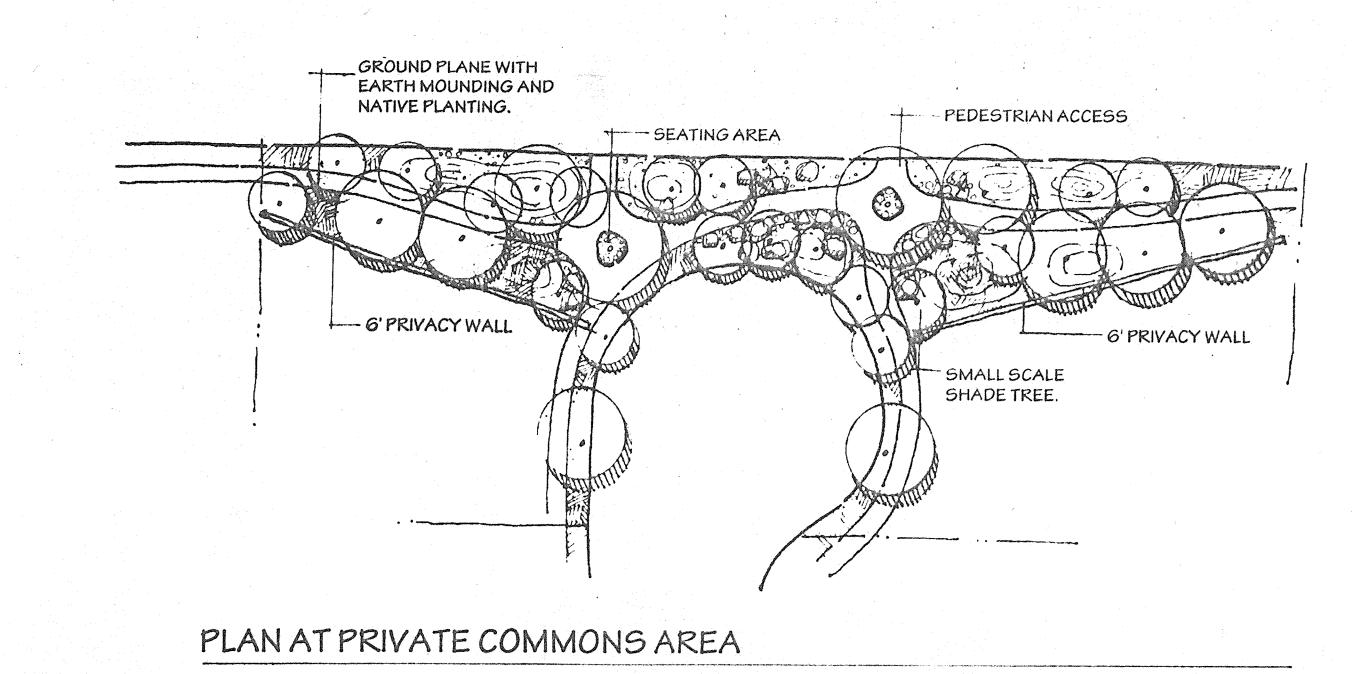
ELEVATION LOOKING EAST: ENTRY FEATURE AT OXBOW TRAIL.

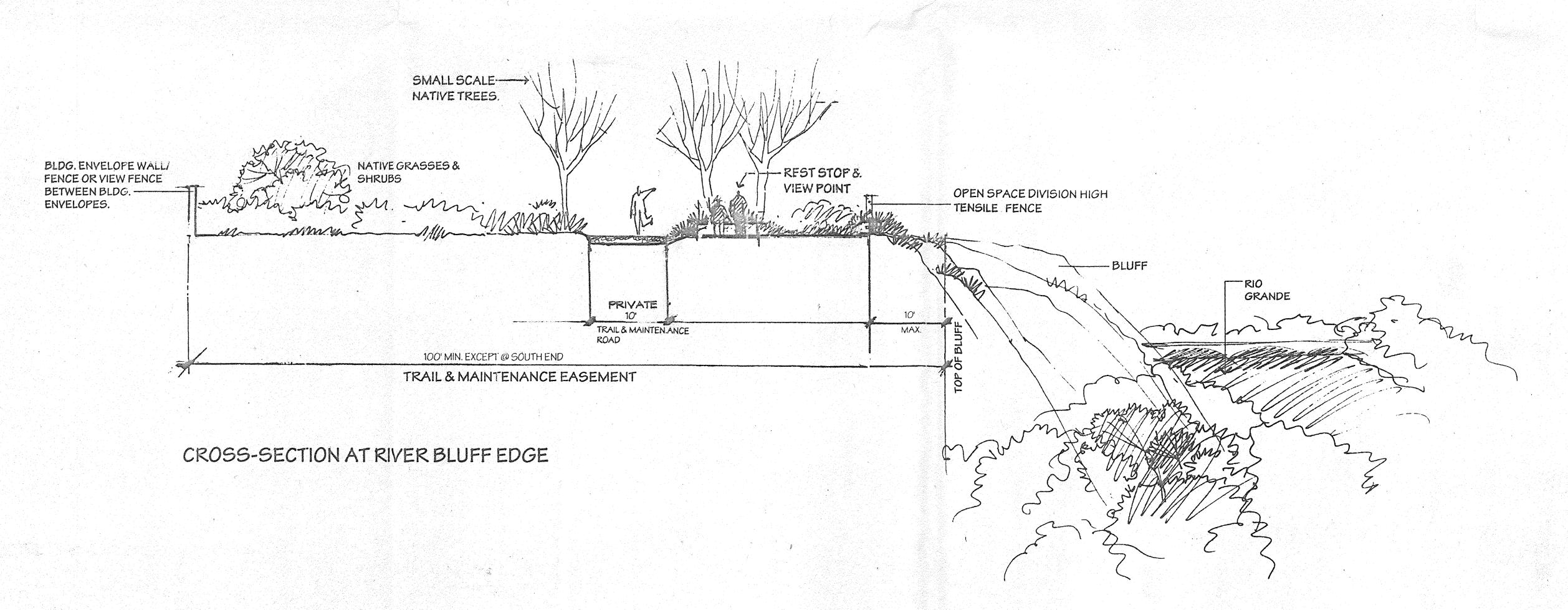
DESIGNWORKSHOP 9621 Fourth Street NW Albuquerque, New Mexico 87114

Bohannan-Huston Inc. 7500 Jefferson Street, NE Albuquerque, New Mexico 87109



PLAN AT PRIVATE PARK





# THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

PREPARED FOR:

PREPARED BY;

Altura West
913 Virginia Northeast
Albuquerque, New Mexico 87108

DESIGNWORKSHOP
9621 Fourth Street NW
Albuquerque, New Mexico 87114

Bohannan-Huston Inc. 7500 Jefferson Street, NE 4 Albuquerque, New Mexico 87109

#### Landscape Minimum Standards

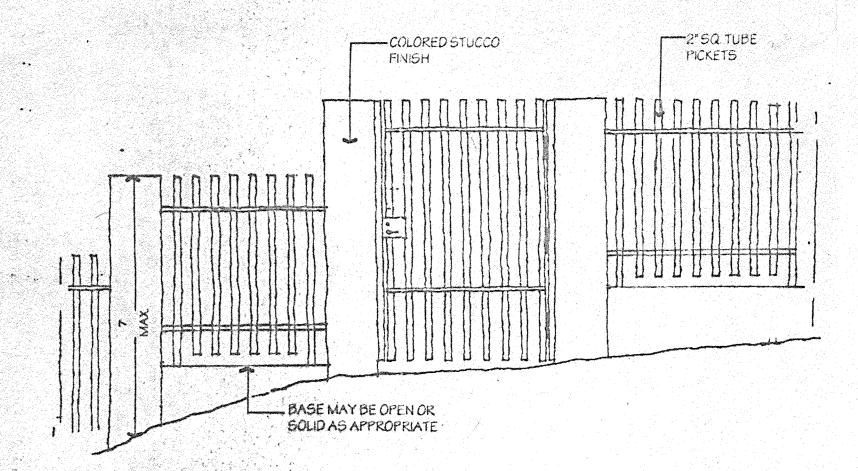
The following are minimum standards for the development of specific site landscape plans:

- 1. All planting areas in the Oxbow Mesa area not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or similar material which extends completely under the plant material.
- 2. Appropriate landscape headers shall be used to separate turl and groundcover areas.
- 3. Street trees are to be provided along Coors Boulevard and St. Joseph's in accordance with the Coors Corridor Plan and the City's Street Tree Ordinance.
- 4. Minimum plant sizes in the Oxbow Mesa area at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- 5. An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency. Drip irrigation will be used as much as possible.
- 6. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained in a living, attractive condition. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.
- 7. Maintenance for all common and perimeter landscaped areas shall be the responsibility of the Oxbow Subdivision Homeowner's Association (a mandatory association).

Trees shall not be planted within a 20' wide corridor in all utility easements.

#### PEDESTRIAN CIRCULATION

It is essential to the overall functioning of the area as a transit friendly neighborhood, that strong pedestrian connections from the subdivision to Coors Boulevard, St. Joseph's Drive, St. Joseph's Place, and the proposed recreational trail. The subdivision layout shall be required to comply with the pedestrian circulation diagram shown on the Concept Plan. Specific access points and trail locations shall be determined through coordination with the City of Albuquerque Development Review Board. Pedestrian access easements as illustrated on the Site Plan shall be a minimum of twenty feet (20') wide. These easements shall be dedicated for public use in perpetuity and shall be physically separated from the adjacent lots.



TYPICAL ELEVATION OF VIEW FENCE

#### LANDSCAPE

#### Goals and Objectives

The intent of these guidelines is to establish a basic landscape palette and minimum standards for the common and private landscape areas within Oxbow. Generally, the areas on the flat mesa will feature higher water use and more manicured landscape materials with a more native materials, in and along the bluff in natural groupings. Specific requirements of the City of Albuquerque's Water Conservation Landscaping and Water Use Ordinance shall be followed.

Plant Palette
Plants for usage in public areas and on private lots outside of the private area shall be limited to the following:

#### Trees

Catalpax chilopsis Chitalpa Cercis Redbud Chilopsis linearis Desert willow Cupressocyparis leylandii Leyland cypress Cupressus glabra Arizona cypress Elaeagnus angustifolia ASUSSIAN-OHIVE A Fraxinus americana White ash Fraxinus oxycarpa Fraxinus pernsylvanica Green ash Fraxinus velutina Arizona ash Gleditsia triacanthos Honey locust Koelreuteria paniculata Goldenrain tree Picea pungens Colorado spruce Pinus edulis Pinon Pinus nigra . Austrian pine Pistacia chinensis Chinese pistache Populus acuminata Lanceleaf cottonwood Populus fremontii Fremont cottonwood Quercus gambelii Gambel oak Quercus turt inella Shrubline oak Robinia pseudoacacia Purple robe locust Robinia x ambigua 'purple robe' Purple robe locust Vitex agnus - castus Chaste tree

#### Shrubs

Buddleia Butterfly bush Caesalpinia gilliesii Bird of paradise Caryopteris clandonensis Blue mist Chrysothamnus nauseosus Rubber rabbitbrush Fallugia paradoxa Apache plume Forestiera neomexicana New mexico ollive Hesperaloe parvillora Red yucca Perovskia atriplicifolia Russian sage Potentilla fruticosa Shrubby cinquefoil Three-leaf sumac Rosmarinus officianalis Rosemary Salvia gregg i Cherry sage Santolina chamaecyparissus Lavender cotton Yucca elatalglanca Yucca

### Ground Covers

Artemisia lucoviciana
Artemisa pontica
Prairie sage
Roman wormwood
Delosperma cooperii;
Junperus spp.
Nepeta mussini
Verbena bipinnatifida
Prairie sage
Roman wormwood
Iceplant
Spreading juniper
Catmint
Fern verbena

## Herbaceous

Achillea taygetea Moonshine yarrow Baileya multirdiata Desert marigold Cerastium tomentosum Snow-in-summer Chrysopsis villosa Golden aster Gaillardia spp. Blanketflower Lavadula angustifolia English lavender Kniphofia uvaria Red hot poker Liatris punctata Gayfeather Linum lewisii Blue flax Machaeranthera bigelovii Purple aster Blackfoot daisy Melampodium leucanthum Oenothera spp. Primrose Penstemon spp. Penstemon Psilostrophe tagetes Paper flower Ratibida columnaris Mexican hat Salvia officinalis Garden sage Wooly Thyme Thymus pseudolanuginosis Zinnia grand flora Desert zinnia

## Turf Grasses

Bouteloua gracilis Blue grama
Buchloe dac yloides Buffalograss
Festuca elatior Tall fescue

## Native Grasses

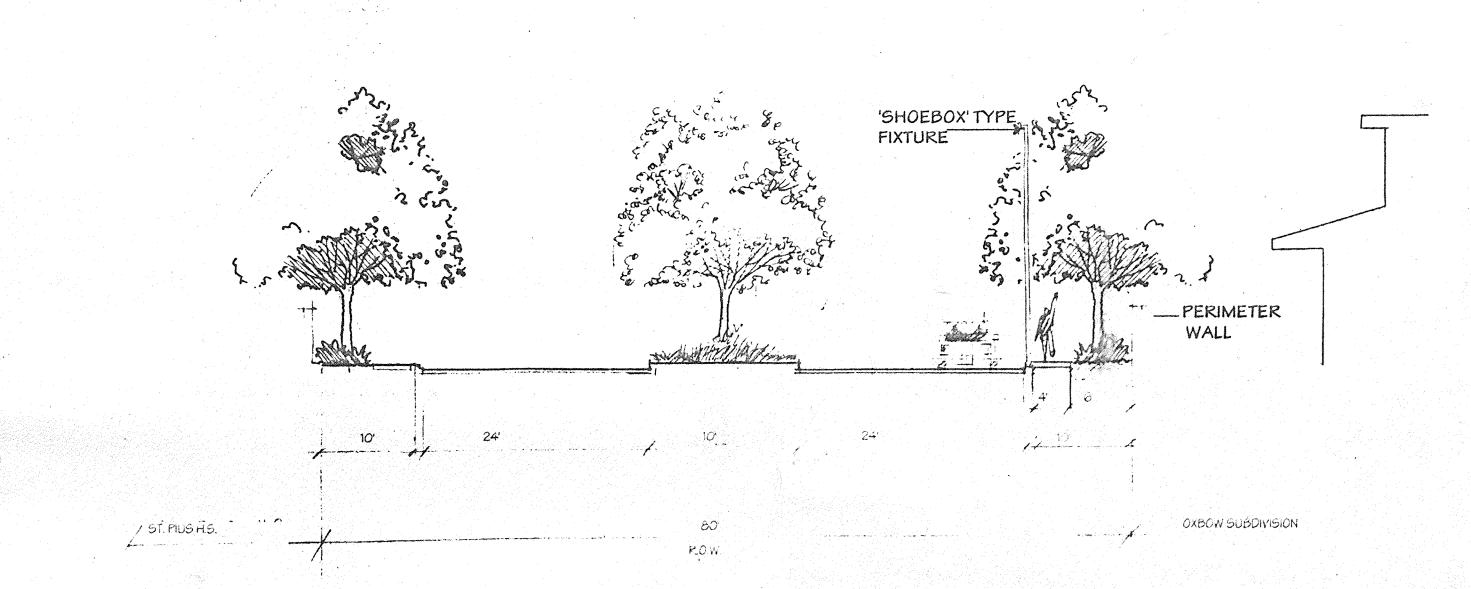
A wide varie y of native grasses can be used to revegetate disturbed areas or to serve as plantings in yard spaces.

# PROPERTY LINE WALL BEHIND (TYP) PLAN @ BUTTPESS PLAN @ ALIGNMENT CHANGE PERJODIC BUTTRESS TYPE PILASTER

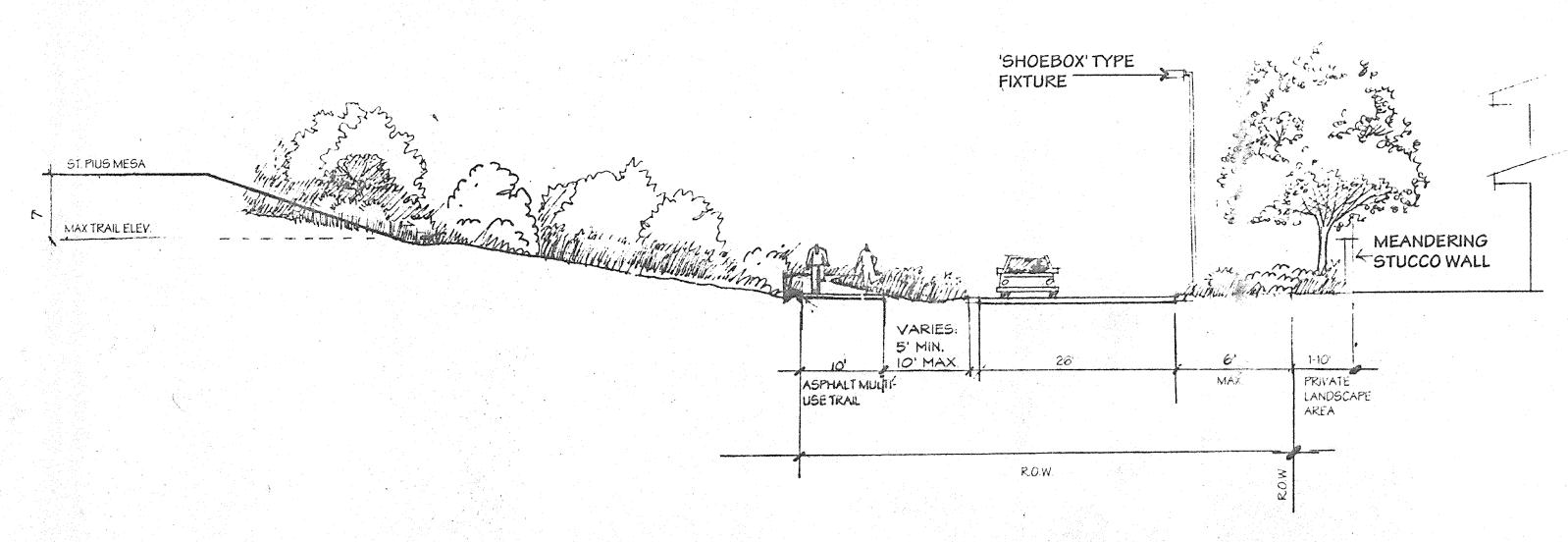
COLORED STUCCO

TYPICAL ELEVATION, PLAN & SECTION OF PERIMETER WALL AT ST. JOSEPH'S DRIVE AND OXBOW TRAIL

ELEVATION



# TYPICAL CROSS-SECTION AT ST. JOSEPH'S DRIVE



TYPICAL CROSS-SECTION AT OXBOW DRIVE

THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

PREPARED FOR:

Altura West 913 Virginia Northeast Albuquerque, New Mexico 87108

PREPARED BY;

DESIGNWORKSHOP
9621 Fourth Street NW
Albuquerque, New Mexico 87114

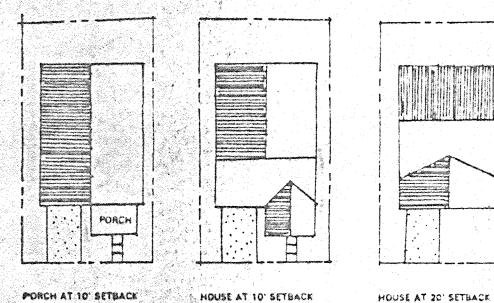
Bohannan-Huston Inc. 7500 Jefferson Street, NE Albuquerque, New Mexico 87109

#### RESIDENTIAL GUIDELINES (OXBOW RIDGE)

The arrangement and placement of houses close to or back from the street creates different visual patterns and impressions of the street. The following setbacks are intended to provide some structure to ensure visual integrity within the Oxbow subdivision. The setbacks are as follows:

#### 1. From yard setback -

- a. No house shall be constructed within ten feet (10') from the front property fine of a lot.
- b. No garage shall be constructed within twenty feet (20') from the front property line of a lot.
- 2. Side yard setback no house shall be constructed within five feet (5') from the side property line of a lot.
- 3. Rear yard setback no house shall be constructed within fifteen feet (15') from the rear property line of a lot.
- 4. A minimum of thirty percent (30%) of the 45' x 80' lots and 50' x 90' lots shall have a minimum front yard setback of ten feet (10') and a maximum front yard setback of fitteen teet (15') (including those with front porches).
- 5. A minimum of three (3) houses per ten (10) on any linear frontage shall be required to have a minimum front yard setback of ten feet (10') and a maximum front yard setback of fifteen feet (15').



SETBACK VARIES TO BREAK UP GARAGE DOORS

. MONTUADED.

**BUILDING ENVELOPE CONCEPT** 

- Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
- 2. The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

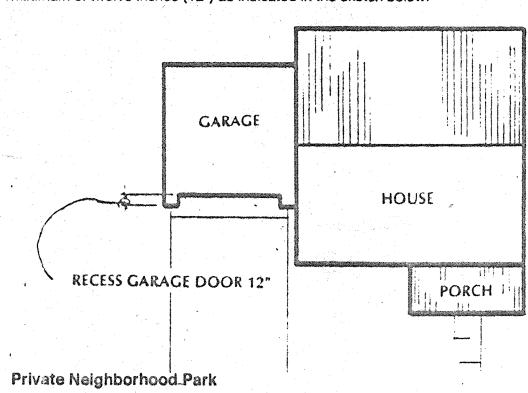
Front Porches A porch is defined as a roofed open area, which may be screened, attached to or part of, and with direct access to or from the house. To provide visual interest to the street and encourage

pedestrian activities, front porches shall be provided as follows:

- 1. Porches shall be a minimum of sixty (60) square feet in size, located at the front of the house, and architecturally integrated into the facade.
- 2. A minimum of tifteen percent (15%) of the 45' x 80' lots and the 50' x 90' lots shall have a front porch, as defined above, and shall have a minimum front yard setback of ten feet (10') and a maximum front yard setback of fifteen feet (15').

#### Garages

1. Garage doors shall be offset from the surface of the front facade by a minimum of twelve inches (12") as indicated in the sketch below.



A small private neighborhood park is proposed internal to the subdivision. Elements to be provided include a small children's play area with benches, and a small open play turf area (see conceptual park plan that follows). Elements of the park shall be designed for complete handicap accessibility. The landscape treatment for the park will be comprised of large shade trees, flowering accent trees, and natural massings of native shrub material. Development of the park shall conform to the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance, and the City's standards for park construction.

Houses or improvements on any Lot shall not exceed two stories. The maximum height allowed is twenty-six feet (26'). The height is measured from the original pad elevation to the highest point of the parapet or to the average height between the plate and the ridge of a gable.

1. The maximum area of the second story of a house shall be no more than seventy- five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 s.f., the area of the second story is limited to a maximum of 1,500 s.f.

2. The front elevation of the second story portion of the house shall also be set back a minimum of two feet (2') to eliminate the appearance of a two story wall.

**Roof Forms** These roof forms are allowed: 1. Flat roofs.

2. Pitched roofs with a maximum slope of 6" per foot.

These roof materials are allowed: 1. Standing metal roofs, in non-reflective hues

2. Earthtone colored roof tiles.

**Building Materials** 1. Stucco - shall be the primary building material finish and shall account for a minimum of seventy-five percent (75%) of the exterior construction.

2. Stone, brick, and tile - may be used as an accent feature.

- 1. The perimeter subdivision wall shall be concrete masonry unit with stucco finish. The wall height shall be six feet (6') as measured from the street side of the wall. To break up a long wall plane, the walls along Coors Boulevard and St. Joseph's shall meander a minimum of five feet (5') at a minimum of one hundred toot (100') increments. This guideline is illustrated in the sketches on the plan.
- 2. Interior residential lot line walls shall be CMU and no more than six feet (6') in height. Wall planes facing out to streets shall have a stucco finish of a color to match the house to which it is adjoined.
- 3. Exterior sound walls shall be CMU and no more than eight feet (8') in height.
- 4. Courtyard walls are allowed within the front yard setback line but shall not exceed thirty-six inches (36") in height and shall be constructed of materials, finish, and color that are complimentary to the house.

The following examples are window details to be incorporated into the

1. Windows should be set deep into the walls to create a feeling of masonry construction and massiveness, two-inch (2\*) offset minimum.

2. Plant-ons or stucco surrounds

Windows with colored sashes and heavy profiles.

4. Unanodized aluminum frames or mullions shall not be allowed.

- 1. Primary exterior stucco colors shall be limited to, or match, the following: El Rey Stucco standard colors including Buckskin (106), Driftwood (111), Straw (122), Sandalwood (121), Suede (118), La Luz (125), Desert Rose (114), Sand (103), Fawn (117), Palomino (119), Adobe (116), Beige (105), and Cottonwood (115), and Sto Industries Colors for the Southwest including Pecos (01001), Abigu (01002), Santa Fe Mocha (01003), Adobe Brown (01994), Pueblo (01005), Suede (01006), Tumbleweed (01010), Paloma (01014), Cimmaron (01015), and Mesa Del Sol (01016). Colors from manufacturers other than El Rey or Sto need to match approved colors.
- 2. Accent a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of white, green, red, blue, and brown ranges.

#### Mechanical Equipment

Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets which are an integral part of the house. No air conditioning/heating equipment shall be installed on houses with a pitched roof profile. Equipment that is ground mounted shall be located within the side or rear yard and screened from the front and sides.

Any roof mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, and design. Ground mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, and design, and/or landscaping. Top of screen walls to be same height or higher than equipment being screened.

Fireplaces shall be gas-log fireplaces only. No wood-burning fireplaces shall be installed in any residential dwelling unit.

#### RESIDENTIAL GUIDELINES (OXBOW BLUFF and LOTS 1-9 @ OXBOW RIDGE)

#### BUILDING ENVELOPE

Lots at Oxbow Bluff have been configured to capitalize on the best features of the land. The lots are large so that each home can be located in a manner which allows the enjoyment of the scenic beauty, extraordinary views and natural environment. To ensure that these qualities are protected each of the lots has a designated area, within which building can occur, called the "Building Envelope." This boundary delineates the maximum area in which any proposed building or improvement and non-native landscape must fit. The Building Envelope is predetermined for each lot.

Development plans should give early consideration to planned future expansions such as guesthouses, pools, etc., so that they can be accommodated within the Building Envelope.

#### Definition of Natural Area: Areas of natural vegetation outside of the Building Envelope. It is

contemplated that during construction, the lot owner will endeavor to minimize disturbance to the Natural Area, and upon completion, the lot owner will revegetate the Natural areas with native grasses, small trees, sage brush, and low-water usage plants indigenous to the area. Repair and maintenance of Natural Areas on the lot are the responsibility of the owner.

All plants which are visible from a street or public area or from an adjacent Lot, must be from the approved plant palette.

The Private Area: Enclosed spaces within the Building Envelope. Private Areas can include courtyards, atriums, or the area behind the wall where non-indigenous would be appropriate despite their increased watering needs. Although Private Areas have few restrictions in the plants, shrubs, and trees that can be planted therein, native plants are encouraged.

All trees and shrubs may not, at mature height, grow above the roofline of of the residence. If planting non-native trees, select species which at maturity will not grow higher than the residence.

#### Architectural Control Committee: The Architectural Control Committee ("Committee") will be formed by the Developer. The Committee will be responsible for approving and enforcing the Residential Guidelines set forth herein and any Residential Guidelines that may be created in the

#### NON-NATIVE SPECIES

Non-native plant materials will be limited in use to the Private areas of a Lot.

#### SITE LIGHTING

Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.

The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

#### FLOOR AREA RATIO

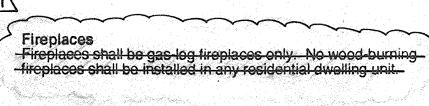
Floor Area Ratio: The ratio of the heated floor area (including multiple stories) of the structures to the Lot. In order to insure houses are in appropriate proportion to their lot, a floor area ratio of .6 shall not be exceeded.

#### **FENCES/WALLS**

In order to maintain a sense of open space, fences and walls are not allowed on the property lines in Oxbow Bluff, with the exception of perimeter walls shown on the overall concept plan. Rather, walls must be located on or within the building envelope. These walls must be of materials similar to and complimentary of the architecture.

### Residential Criteria (Tract F1 OXBOW BLUFF ONLY)

Tract F1 will be developed as hillside townhomes at a density not to exceed 7 dwelling units/acres or as single family detached home not to exceed 2 unit/acre. The site plan for building or subdivision purposes for this tract shall be submitted to the Environmental Planning Commission for approval at a later time.



FIREPLACES AND/OR STOVES SHALL BE LIMITED TO GAS LOGS AND ENVIRON-MENTAL PROTECTION AGENCY APPROVED WOOD-BURNING DEVICES. NO ORDINARY WOOD-BURNING FIREPLACES SHALL BE INSTALLED IN ANY RESIDENTIAL DWEL-LING UNIT.

#### **BUILDING HEIGHTS**

The topography and natural features of Oxbow contribute immeasurably to the splendid views. Low profile buildings will minimize intrusion and impact and preserve views and the visual beauty of Oxbow. Therefore buildings should be as low as possible in order to integrate with their surroundings. The following are the criteria determining building heights at Oxtow.

To achieve a lower profile, residences are encouraged to be sited partially below grain.

Maximum allowed heights are abscribed in the wall measured from - [A] highest natural grade adjacent to each wall to - [i3] highest point on each wall (except chimneys).

The maximum overall building height shall not exceed 26' measured from the lowest natural grade adjacent to the living space to the highest point on the building (except chimneys).

Floor to floor heights, floor to roof assembly thicknesses or parapet heights may be increased by setting the ground floor below existing grade.

#### MATERIALS

Exterior surfaces must be materials that harmonize with the natural landscape as well as provide an outer skin to withstand the climate extremes. Stabilized adobe block and stucco are two such materials which meet the aesthetic criteria and are regularly used for construction in the Southwest. The use of these materials at Oxbow is strongly

Exterior elements and materials should be limited in number and be comaptible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become

Materials are crucial to creating architectrual continuity throughout Oxbow.

On any single building, the materials for exterior application shall be limited in number, compatible with one another and in scale with the building.

Take care that materials do not detract from the building's overall appearance or become visually complicated.

Siding materials shall extend down to finished grade to eliminate areas of exposed foundation.

The detailing of any elevations exposed to public view should be consistent with the front elevation.

#### COLORS

Southwest colors are warm, rich, desert hues with accents of complementary tones, reflecting the landscape of the Southwest desert.

In general, colors for roofing shall be darker in color and hue than the building's exterior walls.

Color may be chosen from a set of 12 preapproved colors established by the Committee. These colors have been carefully chosen for their compatibility with the natural environment, as well as their harmony with one another.

Color for exterior artwork and sculpture should also be muted tones chosen to blend rather than contrast with the resedence's surroundings.

#### **Accent Colors**

Accent Colors on front doors, window sashes and other architectural elements are allowed as long as, in the opinion of the Architectural Committee, the accent does not overwhelm the building's basic color or create a visual disturbance.

#### Pre-Approved Building Colors

Samples of the preapproved building colors may be obtained through the Residential Owners Association. All of the pre-approved colors have a "light reflective value" of 40 or less and may be used anywhere in Oxbow. Other colors may be submitted for use on a specific Lot, but they must also have a light reflective value of 40 or less.

El Rey Stucco Co., Inc., 4100 1/2 Broadway S.E., Albuquerque, NM 87105 Distributed by L&P Building Supply, (505) 471-7474.

106 Buckskin 122 Straw 111 Driftwood 118 Suede 120 Santa Fe Brown 117 Fawn 125 LaLuz 116 Adobe 115 Cottonwood

Sto Stucco, P.O. Box 44609, Atlanta, GA 30336 Distributed by L&P Building Supply, (505) 471-7474.

0101 Thumbleweed 01005 Pueblo 4180 Cimmaron 0100 Pecos 01006 Suede 01002 Abiquiu 2207 Mesilla 1465 San Antonio 1616 Sandia 3003 Amarilla 01004 Adobe Brown

Oriental Exterior Stucco Distributed by L&P Building Supply, (505) 471-7474.

Rancho Brown Saddle Tan Desert Adobe Indian Beige Mesa Tierra Mocha

#### ROOFS

Desert architecture is most commonly a "walled" architecture rather than the "roofed" architecture that is more common to regions with tall trees or heavy rain and snow fall. It is the intent of Oxbow to maintain this desert tradition of walled architecture and discourage the use of pitched roofs and encourate the use of semi-flat roof styles or pitched roof designs with low slopes.

Since roofscapes form an important part of the visual environment, they must be carefully designed. In keeping with our goals of visual harmony and sensitivity of the predominant Northern New Mexico styles, the Committee strongly discourages pitched roots, in favor of flat or parapeted types If pitched roofs are proposed they must comply with the

Maximum slope of 6 inches in 12 inches.

Tile roofs must be as follows:

2 part molded tile (no one-part or extruded)

Variegated dark colors Mudded (grouted) joints

Serpentine pattern

Special care should be taken in locating skylights on

pitched roofs to avoid the impact of reflectivity. Roof mounted appurtenances other than solar panels (air conditioning/heating units, etc.) (except for chimneys and structural elements of the building) shall be totally acreened from view as part of the architectural style of the building and not visible from neighboring property of public right of ways.

Every attempt should be made to minimize the visual impact of solar panels. Roof mounted solar panels and equipment shall match the roof in color and appearance. Panels shall be an integrated part of the roof and building design and mounted directly to the

Parapet copings shall be either integral stucco, precast concrete, stone, wood or natural copper.

Gutters, down spouts, scuppers, overflows, canales, and other water capture/control devices must be an integral component of the building's design.

Galvanized sheet metal, painted or otherwise fiberglass and plastic are considered inappropriate for copings or water control systems.

#### BLUFF SETBACK PROVISIONS

Heated portions of dwellings shall not be constructed within an additional set back line of 25 feet from the set back line shown on the Site Plan for Subdivision. However, the additional set back area will allow the construction of privacy walls, porches, patios, and similar improvements therein.

2. The 10' private trail, shown on Sheet 3, within the "private conservation easement" will be designed and located in such a way that foot traffic on the trail will not impair the condition of the bluff edge and will not have an adverse impact on the habitat below. This trail will also include interpretive signage stating that "access below the bluff is not allowed." OSD will also provide this signage along their fence line. The surface of the trail will be base course, crusher fines, or some similar earthen material so it will present a "natural" surface appearance.

THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

PREPARED FOR:

Altura West 913 Virginia Northeast Albuquerque, New Mexico 87108

BUILDING HEIGHT CRITERIA EXAMPLE

PREPARED BY;

DESIGNWORKSHOP 9621 Fourth Street NW

Bohannan-Huston Inc. 7500 Jefferson Street, NE Albuquerque, New Mexico 87114 Albuquerque, New Mexico 87109