

**GENERAL NOTES**

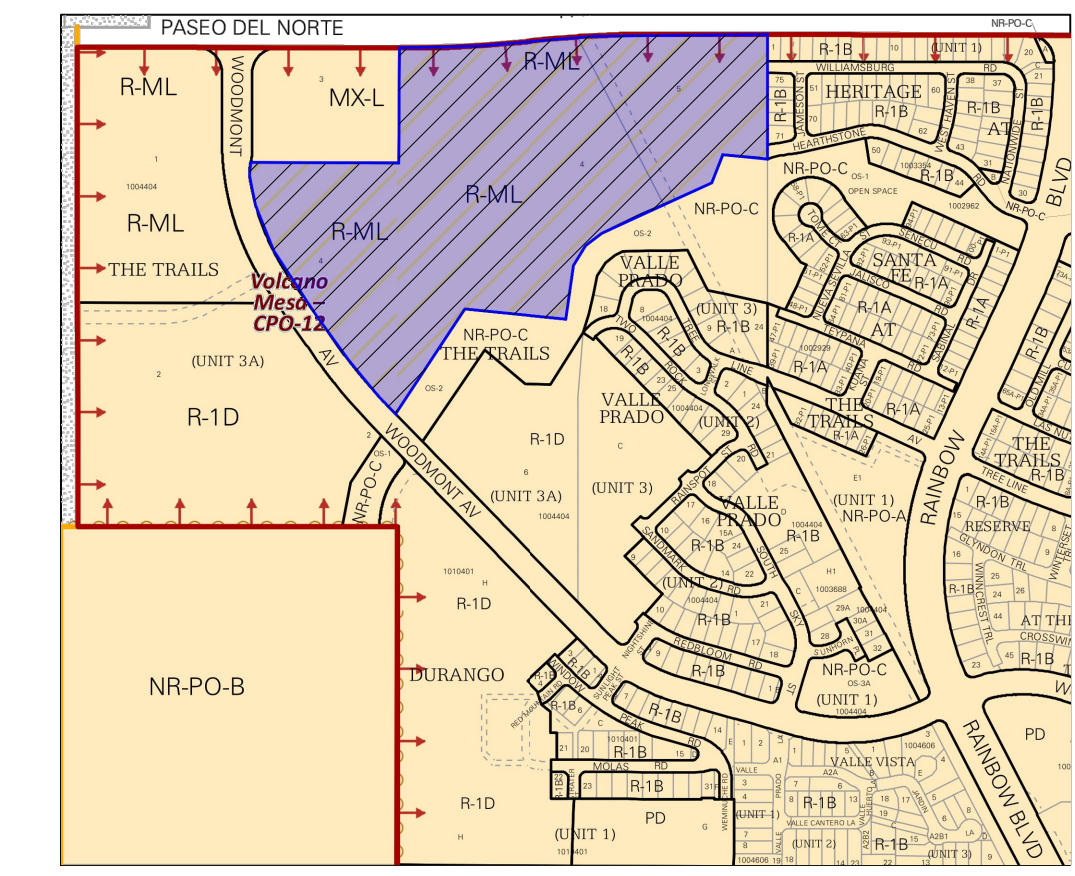
1. ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS
2. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. SITE TRIANGLE SPEED IS BASED OFF OF 35 M.P.H. ROADWAY.
3. STREET LIGHTING WILL COMPLY WITH CPO REQUIREMENTS AND NIGHT SKY LIGHTING. STREET LIGHTS WILL BE DEFINED WITH A SEPARATE SUBMITTAL.
4. THERE ARE NO TRASH ENCLOSURES FOR THIS SITE. INDIVIDUAL UNITS WILL HAVE THEIR OWN TRASH BINS. AN EXHIBIT HAS BEEN SUBMITTED TO SOLID WASTE FOR THEIR APPROVAL.
5. SEE SHEET C-002 FOR ROADWAY SECTIONS.

**SITE DATA**

LEGAL DESCRIPTION: TRACTS 4 AND 5 OF THE TRAILS UNIT 3A  
 SITE AREA:  
 NORTH TRACT: 18.78 ACRES  
 SOUTH TRACT: 18.29 ACRES  
 ZONING: R-ML  
 PROPOSED LAND USE: RESIDENTIAL  
 SETBACKS: AS SHOWN, SEE SITE PLAN.  
 SIGNAGE: AS SHOWN, SEE SITE PLAN.  
 WALLS AND FENCES: AS SHOWN, SEE SITE PLAN.

**SETBACK STANDARDS**

	REQUIRED	PROVIDED
FRONT, MINIMUM (WOODMONT)	15 FT.	25 FT.
SIDE, MINIMUM (PDN AND OS-2)	10 FT.	13 FT.
REAR, MINIMUM (HERITAGE UNIT 1)	15 FT.	30 FT.



**VICINITY MAP**

ZONE ATLAS PAGE: C-09-Z

**LEGEND**

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- ▨ SITE TRIANGLE

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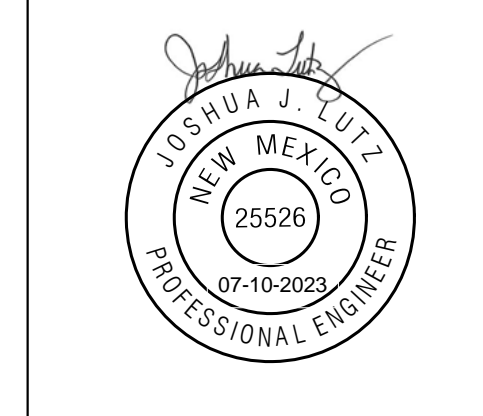
**BEDROCK SITE PLAN COVER SHEET**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	OF
				C-001	52

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"  
 GEOGRAPHIC POSITION (NAD 83)  
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)  
 N = 1,523,503.475; E = 1,483,655.030  
 GROUND TO GRID FACTOR = 0.999864360  
 DELTA ALPHA = 00° 16'58.96"  
 ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**



**AS-BUILT INFORMATION**

BY	CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS APPROVED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE	DESCRIPTION

**DESIGN**

DESIGNED BY	JL	CHECKED BY	JL	DRAWN BY	AR
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PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

Is an Infrastructure List required? ( ) 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.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

**NORTH TRACT PARKING REQUIRED:**

1 SPACE PER 2/BED TOWNHOME UNIT 68 x 1	68 PS
2 SPACES PER 3-BED TOWNHOME UNIT 126 x 2	252 PS
1.6 SPACES PER 2BED MULTIFAMILY UNIT 2 x 1.6	3 PS
1.8 SPACES PER 3-BED MULTIFAMILY UNIT 6 x 1.8	10 PS
3 SPACES PER 1,000 SF OF AMENITY SPACE 6918 x 3	20 PS
<b>TOTAL =</b>	<b>353 PS</b>

**OFF-STREET PARKING PROVIDED:**

GARAGE 202 x 2	404
OFF-STREET PROVIDED	149
<b>TOTAL PARKING PROVIDED: 553</b>	

**ACCESSIBLE PARKING** (2% OF R2 HOUSING)  
 REQUIRED: 8 x 0.02 = 1 PS  
 PROVIDED: 3 PS (VAN ACCESSIBLE)

**MOTORCYCLE PARKING** (2% OF REQUIRED PARKING)  
 REQUIRED: 353 x 0.02 = 8 PS  
 PROVIDED (SEE PARKING SPACES MARKED WITH "MC"): 8 PS

**BICYCLE PARKING** (10% OF OFF-STREET PARKING, EXCLUDING GARAGES)  
 REQUIRED: 149 x 0.02 = 15 PS  
 PROVIDED (BIKE RACKS): 18 PS

**E.V.C. PARKING** (2% OF TOTAL OFF-STREET PARKING)  
 REQUIRED: 553 x 0.02 = 12 PS  
 PROVIDED (SEE PARKING SPACES MARKED WITH "EV"): 6 PS  
 THE REMAINING STALLS WILL BE LOCATED WITHIN PARKING GARAGES

**SOUTH TRACT PARKING REQUIRED:**

2 SPACES PER 3-BED SINGLE FAMILY DETACHED UNIT 142 x 2	284 PS
3 SPACES PER 1,000 SF OF AMENITY SPACE 7637 x 3	22 PS
<b>TOTAL =</b>	<b>306 PS</b>

**OFF-STREET PARKING PROVIDED:**

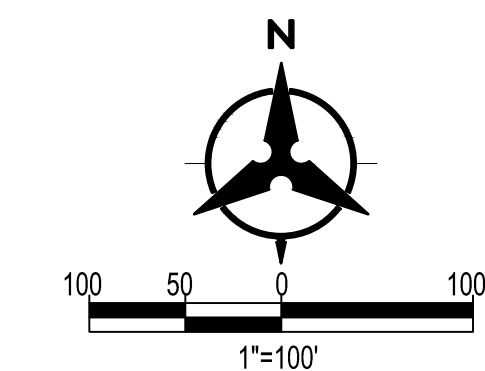
GARAGE 142 x 2	284
OFF-STREET PROVIDED	114
<b>TOTAL PARKING PROVIDED: 398</b>	

**ACCESSIBLE PARKING** (2% OF R2 HOUSING)  
 REQUIRED: 0 x 0.02 = 0 PS  
 PROVIDED: 2 PS (VAN ACCESSIBLE)

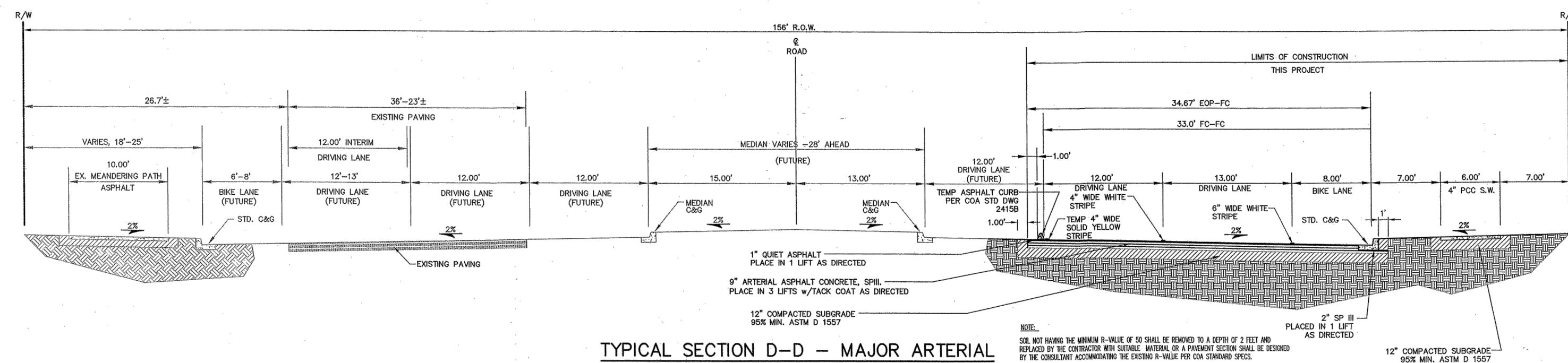
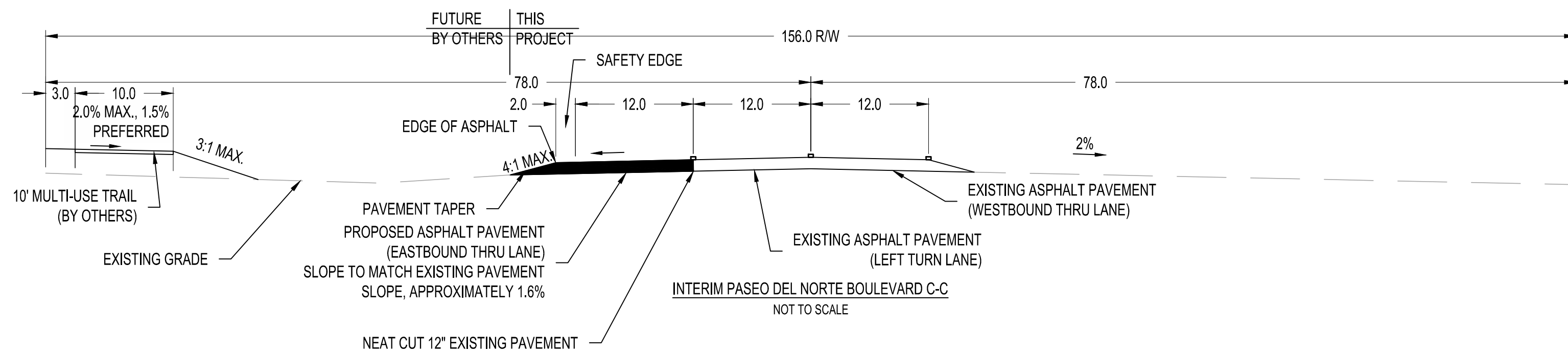
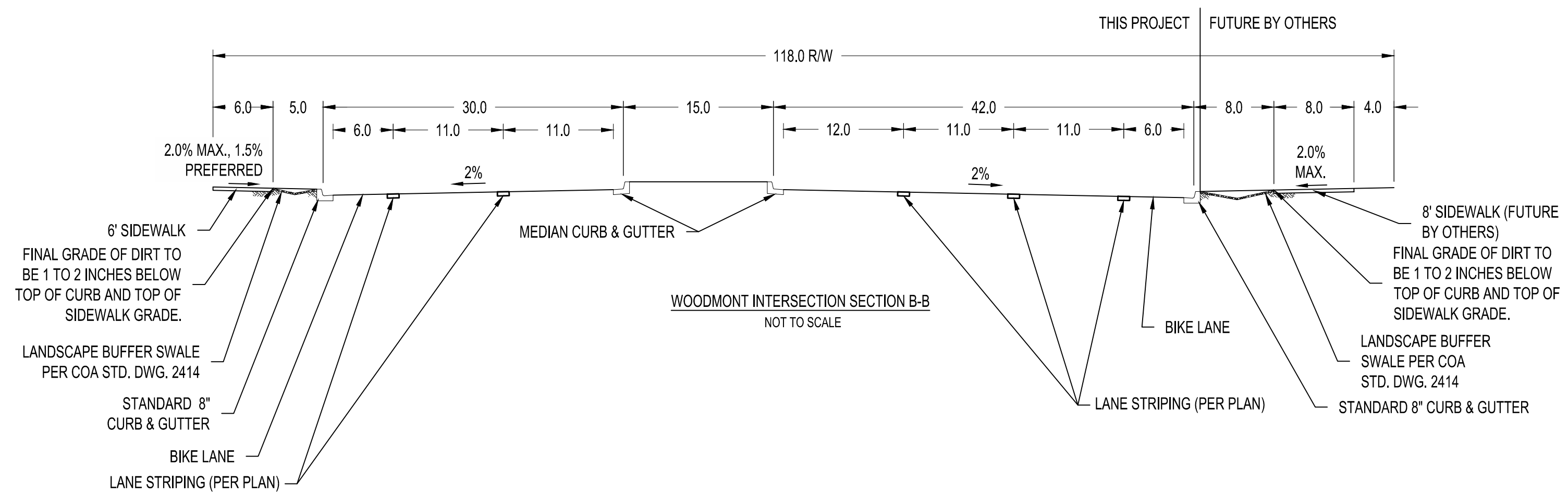
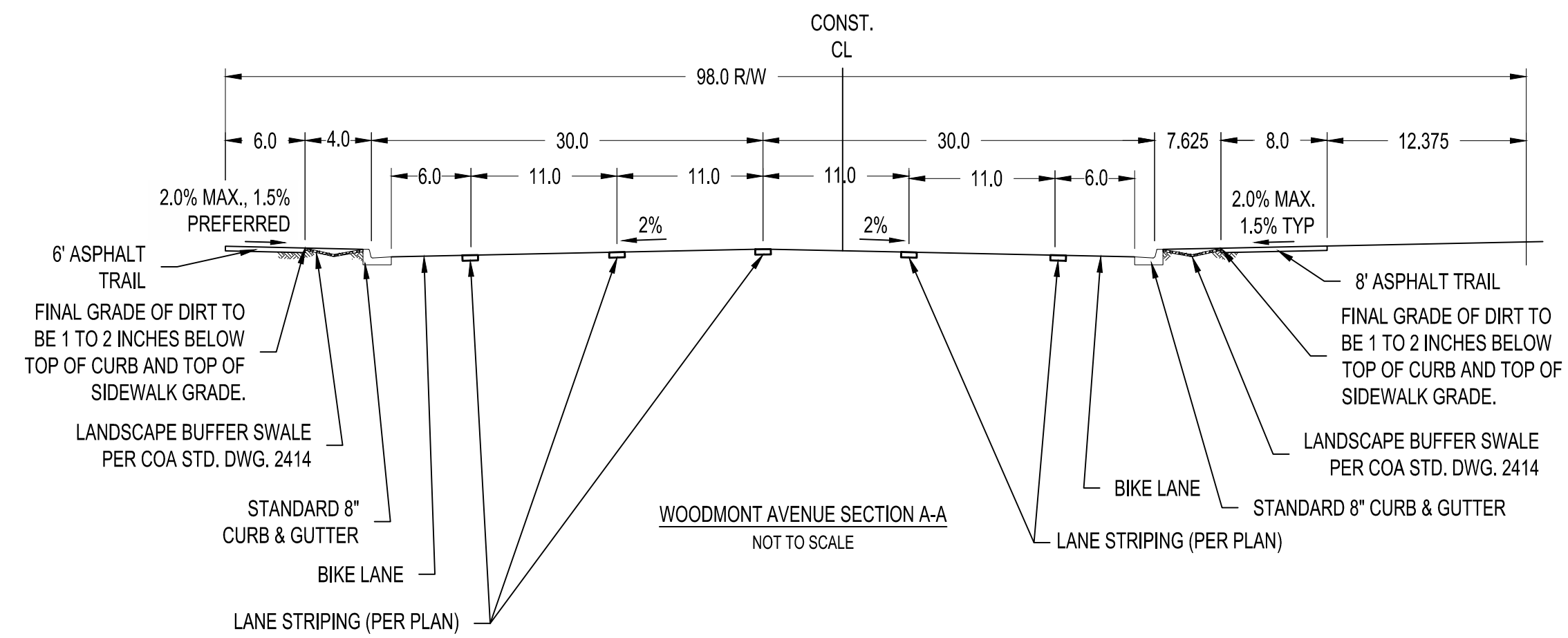
**MOTORCYCLE PARKING** (2% OF REQUIRED PARKING)  
 REQUIRED: 306 x 0.02 = 7 PS  
 PROVIDED (SEE PARKING SPACES MARKED WITH "MC"): 8 PS

**BICYCLE PARKING** (10% OF OFF-STREET PARKING, EXCLUDING GARAGES)  
 REQUIRED: 114 x 0.1 = 12 PS  
 PROVIDED (BIKE RACKS): 12 PS

**E.V.C. PARKING** (2% OF TOTAL OFF-STREET PARKING)  
 REQUIRED: 398 x 0.02 = 8 PS  
 PROVIDED (SEE PARKING SPACES MARKED WITH "EV"): 4 PS  
 THE REMAINING STALLS WILL BE LOCATED WITHIN PARKING GARAGES



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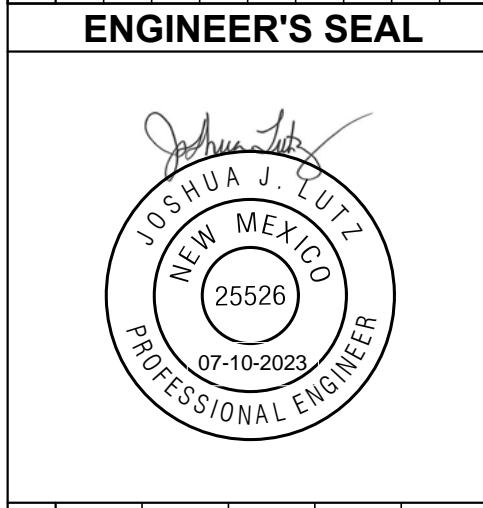


TYPICAL SECTION D-D - MAJOR ARTERIAL

PAISED DEL NORTE  
STA 12+00.32 TO STA 39+01.23  
NOTE: PAVEMENT SECTION FROM COA PROJECT #738484  
FOR INFORMATION ONLY

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
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GROUND TO GRID FACTOR = 0.999864360
DELTA ALPHA = 00° 16' 58.96"
ELEVATION = 5524.950 (NAVD 88)



**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS	DATE
ACCEPTED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE	BY

**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

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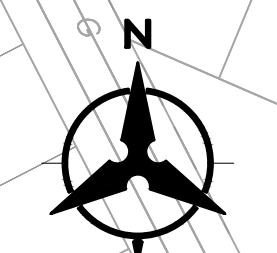
**BEDROCK SITE PLAN COVER SHEET**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-002	OF	52
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**LEGEND**

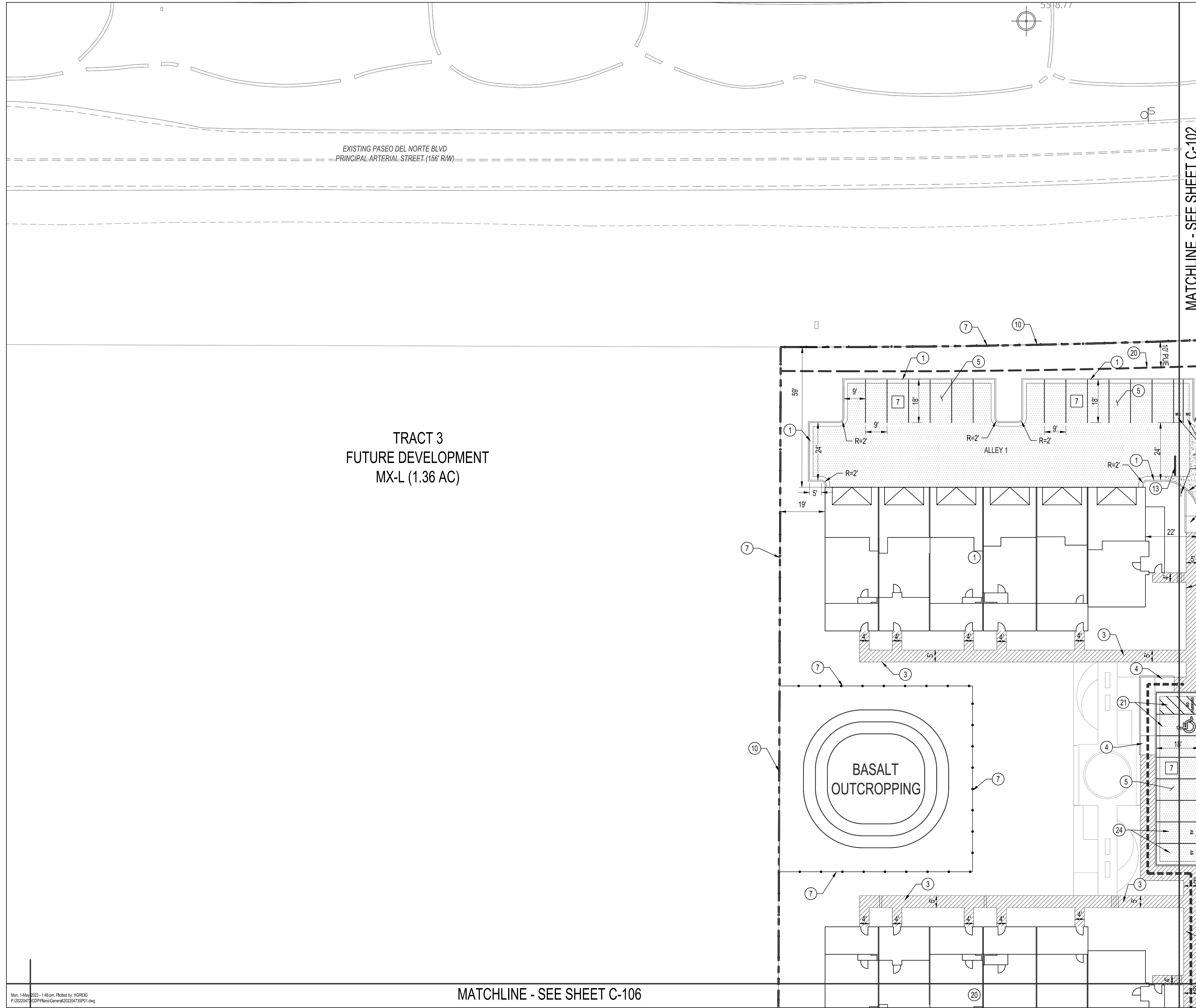
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE



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DESIGN		REVISIONS		AS-BUILT INFORMATION		ENGINEER'S SEAL	
DESIGNED BY	JL	NO.	DATE	CONTRACTOR	DATE	<p><b>BENCH MARKS</b></p> <p>ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"</p> <p>GEOGRAPHIC POSITION (NAD 83)</p> <p>N.M. STATE PLANE COORDINATES (CENTRAL ZONE)</p> <p>N = 1,523,503.475 E = 1,483,655.030</p> <p>GROUND TO GRID FACTOR = 0.999864360</p> <p>DELTA ALPHA = 00° 16'38.96"</p> <p>ELEVATION = 5524.950 (NAVD 88)</p>	
CHECKED BY	JL			WORK STAGED BY	DATE		
DRAWN BY	AR			INSPECTORS	DATE		
				APPROVED BY	DATE		
				FIELD VERIFICATION BY	DATE		
				DRAWINGS CORRECTED BY	DATE		
<p><b>BEDROCK OVERALL SITE PLAN</b></p>						<p><b>ENGINEER'S SEAL</b></p>	
BHI PROJECT NO.	20220473	DWG NO.		BY			
				DATE			
SHEET	C-100	OF	51				

Mon, 14 May 2023 - 1:46pm, Plotted by: HGREIG  
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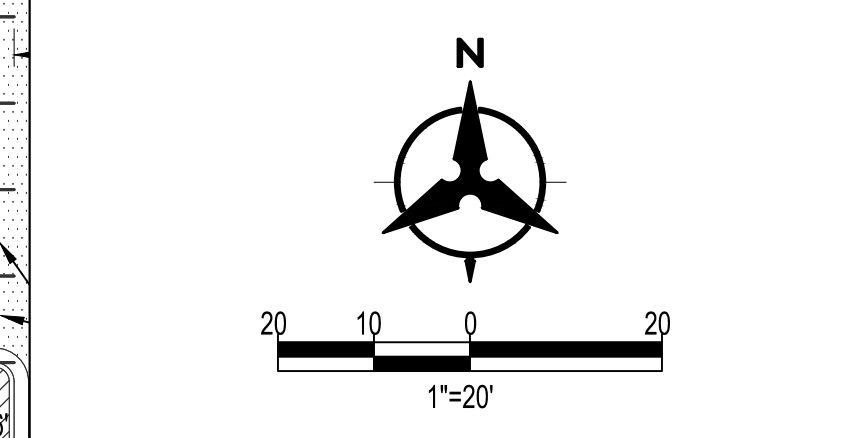
TRACT 3  
FUTURE DEVELOPMENT  
MX-L (1.36 AC)

**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
4. ADA ACCESSIBLE CONCRETE RAMP PER C.O.A. STD. DTL.
5. STANDARD PARKING, 9' X 18' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
6. 2' ALLEY GUTTER
7. FENCE
8. VALLEY GUTTER PER C.O.A. STD. DWG. 2420
9. 10' VALLEY GUTTER
10. PROPERTY LINE
11. INSTALL STOP SIGN
12. PAINT CURB RED WITH "FIRE LANE" TEXT
13. STOP BAR
14. "NO PARKING DURING XX HOUR TO XX HOUR" SIGN
15. ON STREET PARKING, 7' X 20' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
16. PEDESTRIAN GATE
17. VEHICULAR GATE
18. PROPOSED MULTI-USE ASPHALT TRAIL. PLAN PER SIZE.
19. MOUNTABLE CURB
20. 10' PUBLIC UTILITY EASEMENT
21. ADA ACCESS AISLE AND ADA "HANDICAP PARKING ONLY" SIGN. SEE DETAILS, SHEET C-116.
22. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN SEE DETAIL SHEET C-116
23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

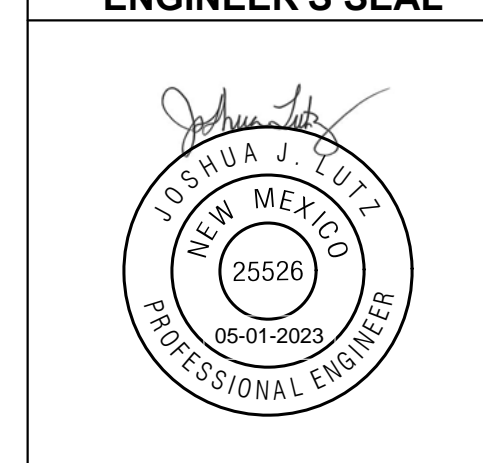
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- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



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**REVISIONS**

NO.	DATE	BY

**DESIGN**

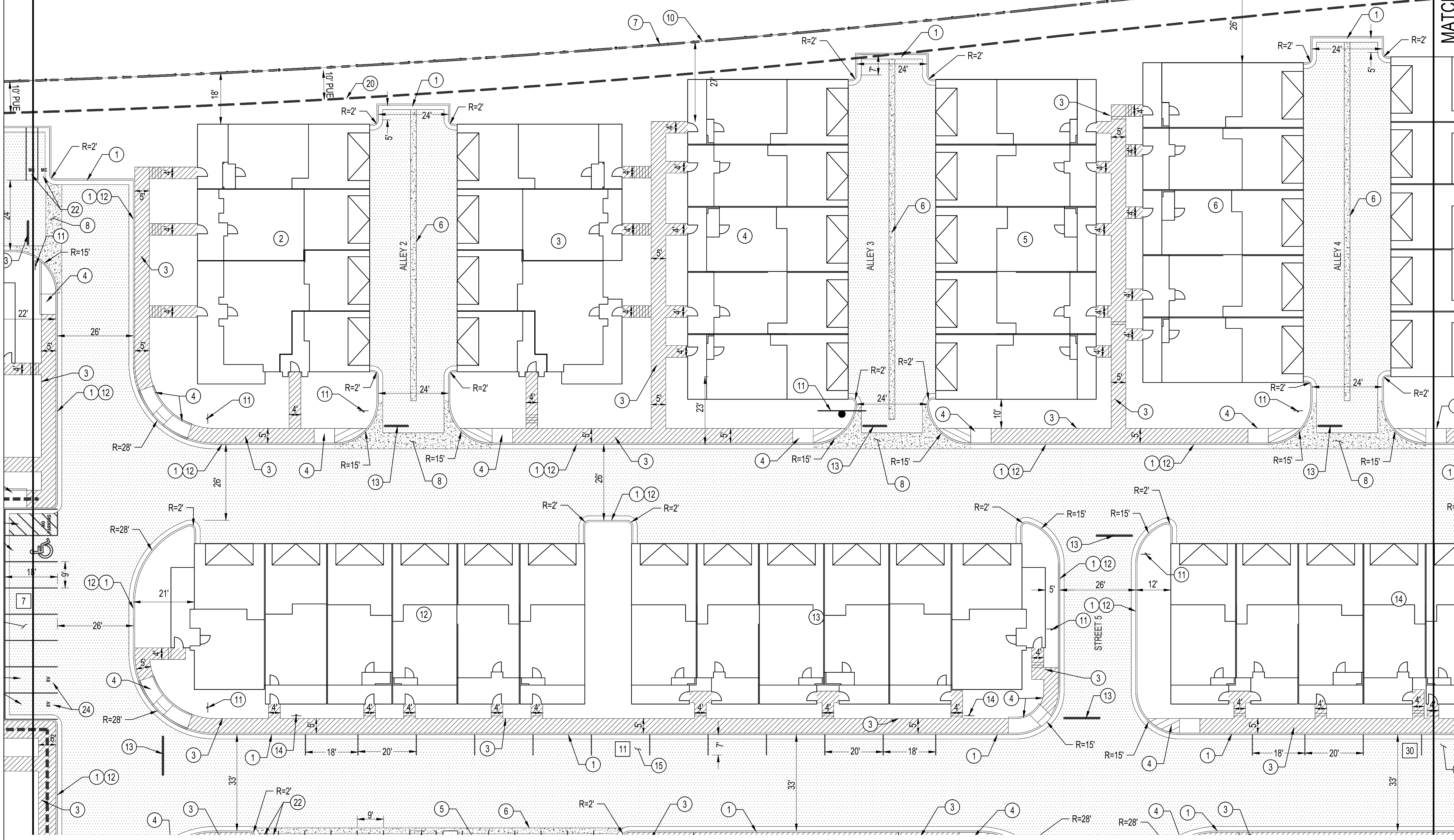
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CHECKED BY	JL
DRAWN BY	AR

**BEDROCK SITE PLAN**

MATCHLINE - SEE SHEET C-101

MATCHLINE - SEE SHEET C-102

EXISTING PASEO DEL NORTE BLVD  
PRINCIPAL ARTERIAL STREET (156' R/W)

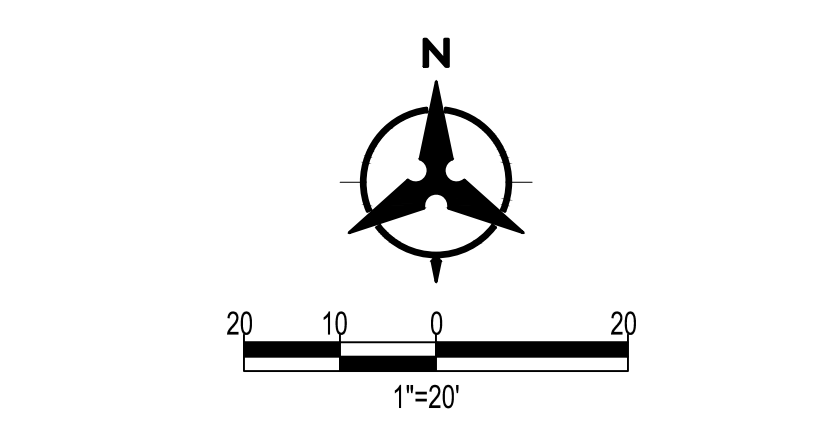


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24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



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**ENGINEER'S SEAL**



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**REVISIONS**

BY	DATE

**DESIGN**

NO.	DATE

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

**BEDROCK SITE PLAN**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-102	OF	51
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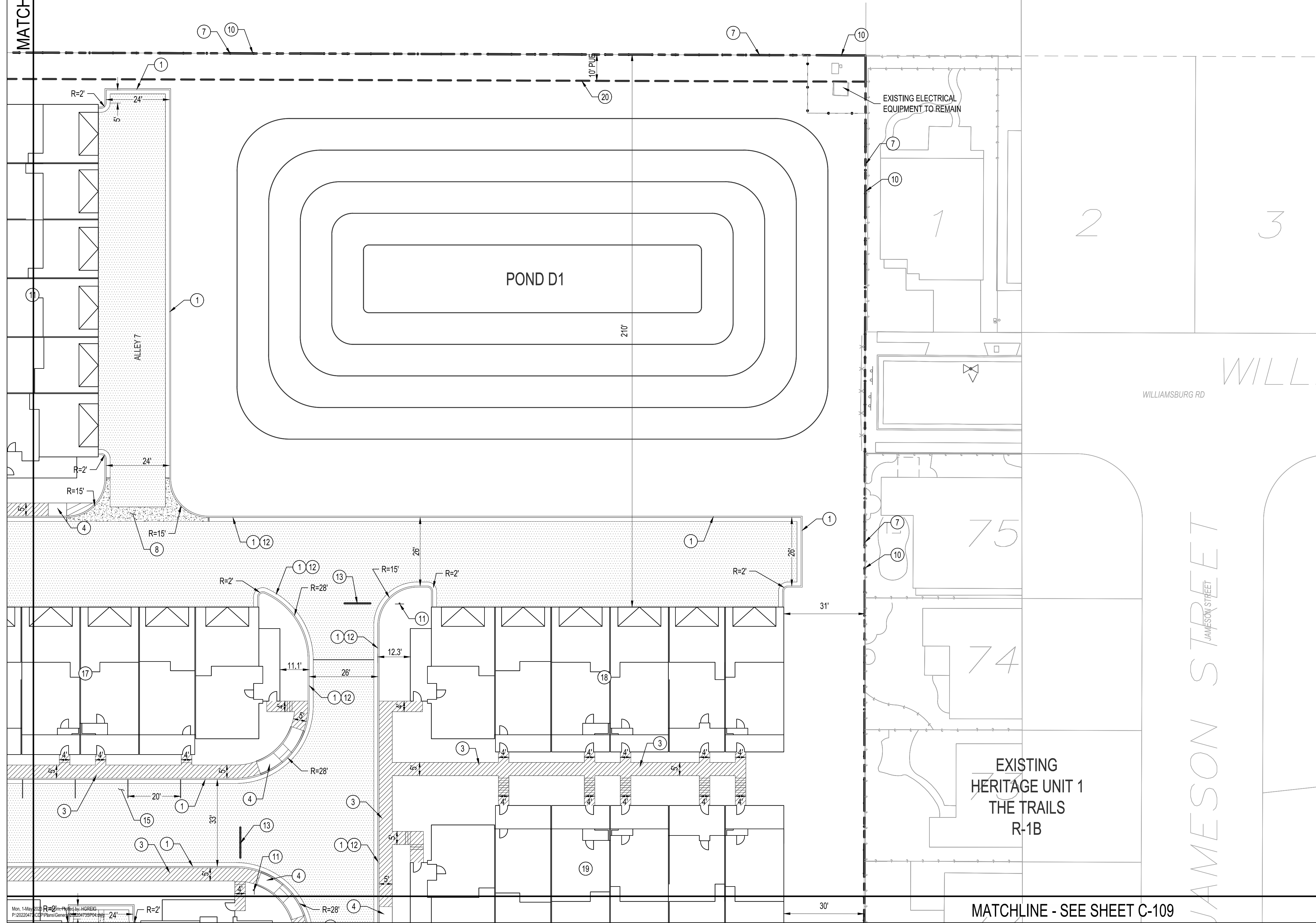
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MATCHLINE - SEE SHEET C-106



MATCHLINE - SEE SHEET C-103

EXISTING PASEO DEL NORTE BLVD  
PRINCIPAL ARTERIAL STREET (156' R/W)

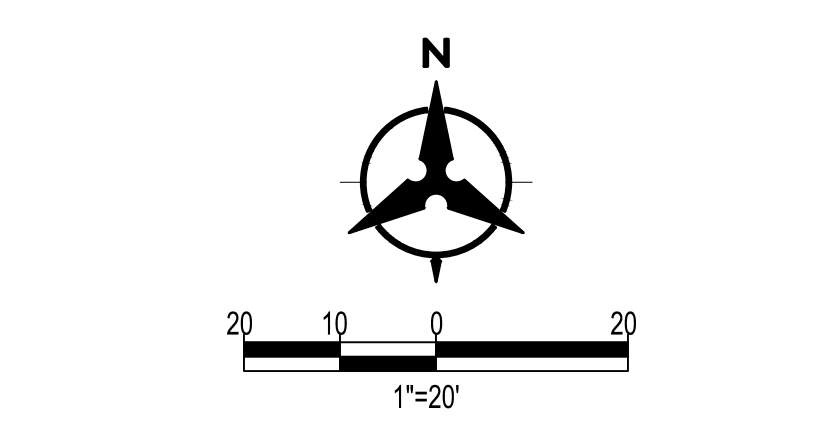


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23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



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ENGINEER'S SEAL		AS-BUILT INFORMATION		REVISIONS		DESIGN	
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		INSPECTORS	DATE			DRAWN BY	AR
		APPROVED BY	DATE				
		FIELD VERIFICATION BY	DATE				
		DRAWINGS CORRECTED BY	DATE				

**BEDROCK SITE PLAN**

MATCHLINE - SEE SHEET C-109

JAMESON STREET

EXISTING HERITAGE UNIT 1  
THE TRAILS  
R-1B

WILLIAMSBURG RD

WILLIAMSBURG RD

75

74

10

7

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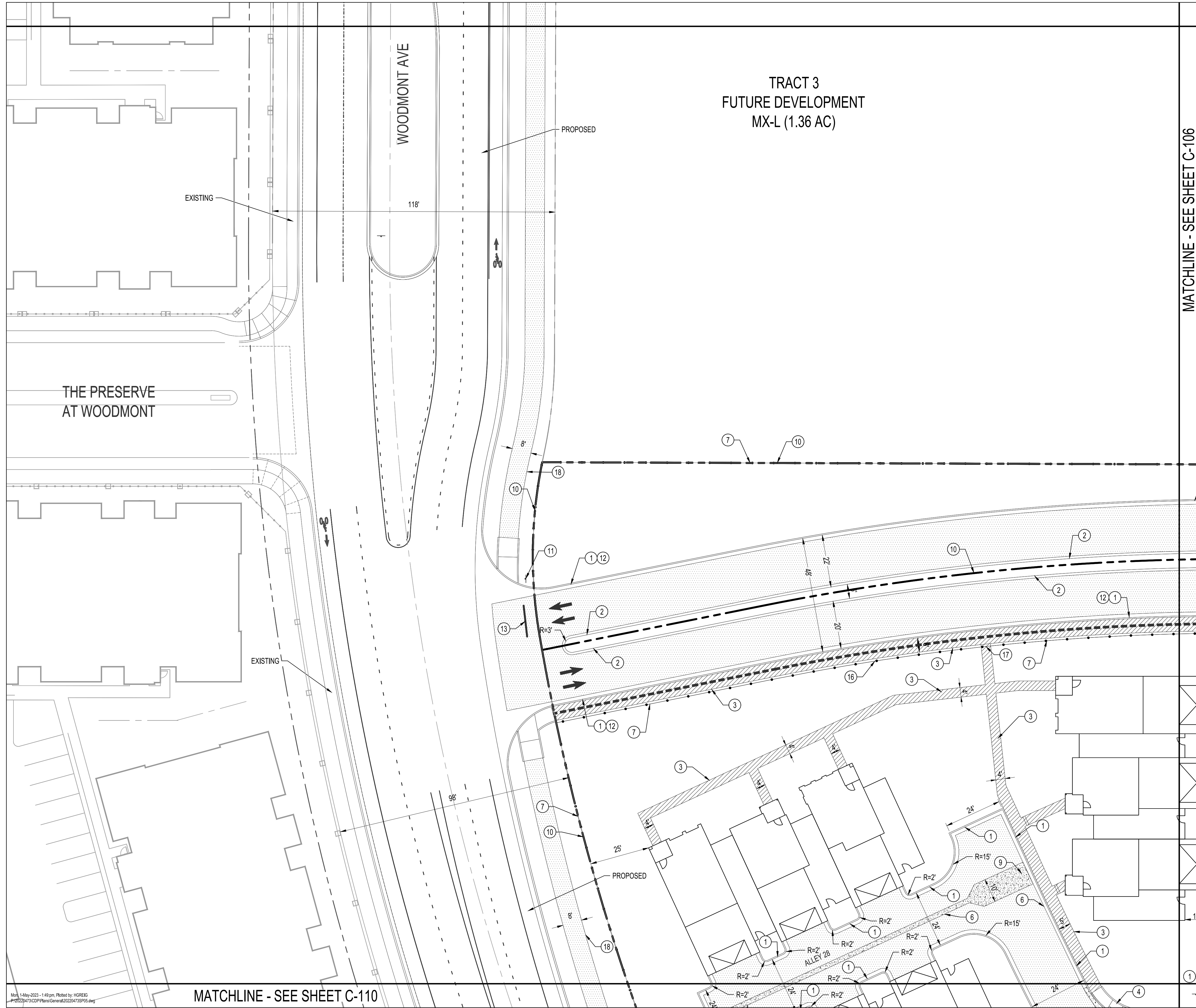
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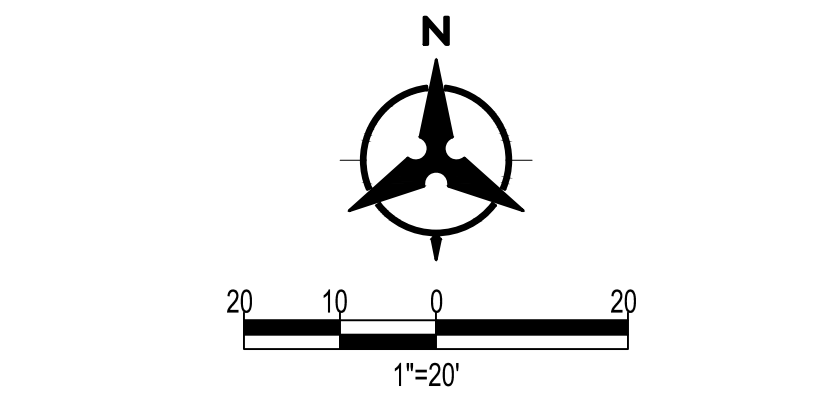
TRACT 3  
FUTURE DEVELOPMENT  
MX-L (1.36 AC)

**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
4. ADA ACCESSIBLE CONCRETE RAMP PER C.O.A. STD. DTL.
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10. PROPERTY LINE
11. INSTALL STOP SIGN
12. PAINT CURB RED WITH "FIRE LANE" TEXT
13. STOP BAR
14. "NO PARKING DURING XX HOUR TO XX HOUR" SIGN
15. ON STREET PARKING, 7' X 20' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
16. PEDESTRIAN GATE
17. VEHICULAR GATE
18. PROPOSED MULTI-USE ASPHALT TRAIL. PLAN PER SIZE.
19. MOUNTABLE CURB
20. 10' PUBLIC UTILITY EASEMENT
21. ADA ACCESS AISLE AND ADA "HANDICAP PARKING ONLY" SIGN. SEE DETAILS, SHEET C-116.
22. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN SEE DETAIL SHEET C-116
23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE

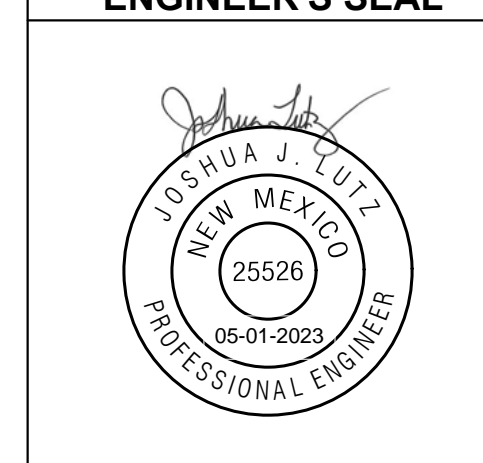


**Bohannon Huston**  
www.bhinc.com 800.877.5332

**BEDROCK  
SITE PLAN**

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,483,655.030
GROUND TO GRID FACTOR = 0.999864360
DELTA ALPHA = 00° 16'38.86"
ELEVATION = 5524.950 (NAVD 88)



**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTORS	DATE
APPROVED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE	BY

**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

May 14, 2023 - 1:49pm, Plotted by: HGREG  
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MATCHLINE - SEE SHEET C-110

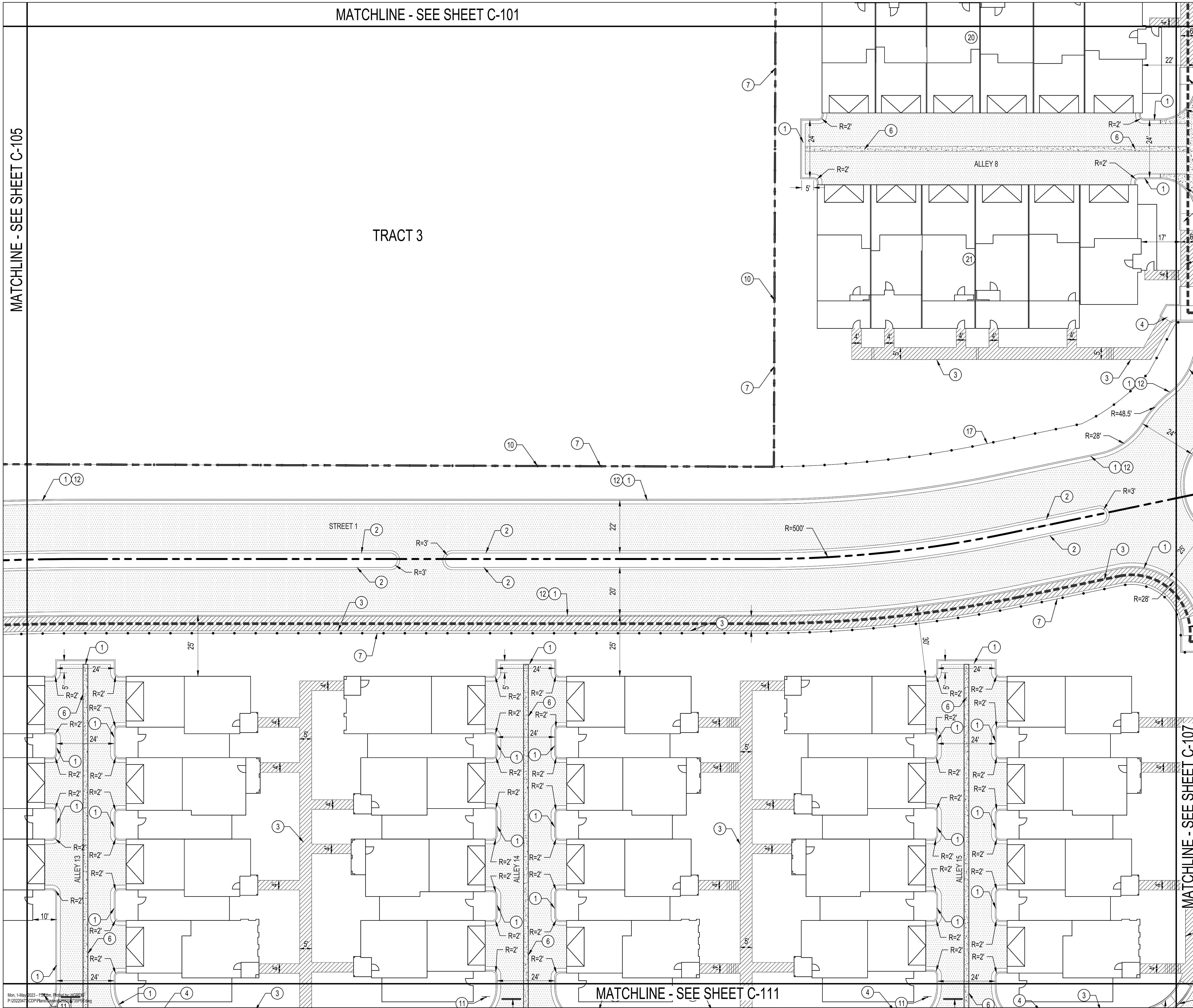
MATCHLINE - SEE SHEET C-106



MATCHLINE - SEE SHEET C-101

MATCHLINE - SEE SHEET C-105

TRACT 3

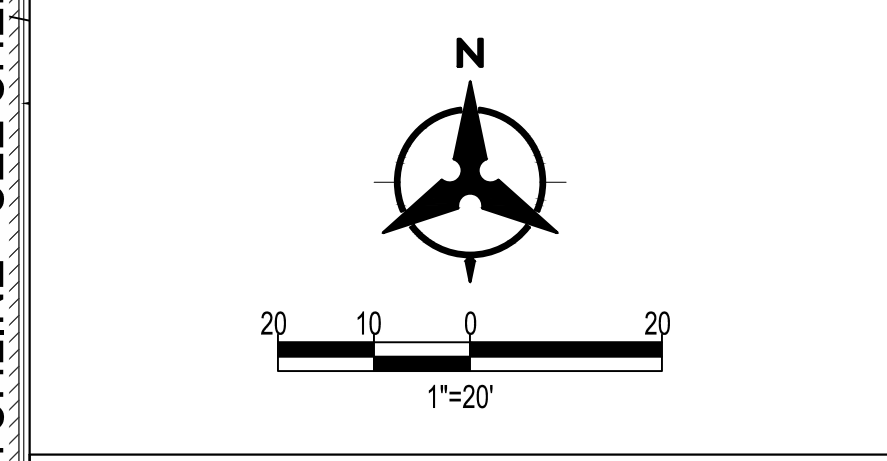


**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
4. ADA ACCESSIBLE CONCRETE RAMP PER C.O.A. STD. DTL.
5. STANDARD PARKING, 9' X 18' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
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7. FENCE
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9. 10' VALLEY GUTTER
10. PROPERTY LINE
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23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE

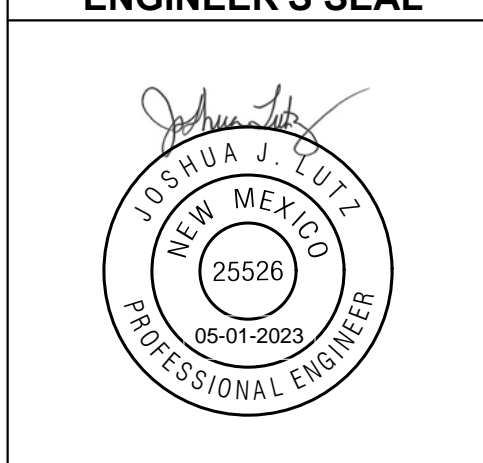


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**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.476 E = 1,483,655.030
GROUND TO GRID FACTOR = 0.999864360
DELTA ALPHA = 00° 16'38.96"
ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**



**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTORS	DATE
ACCEPTED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

**REVISIONS**

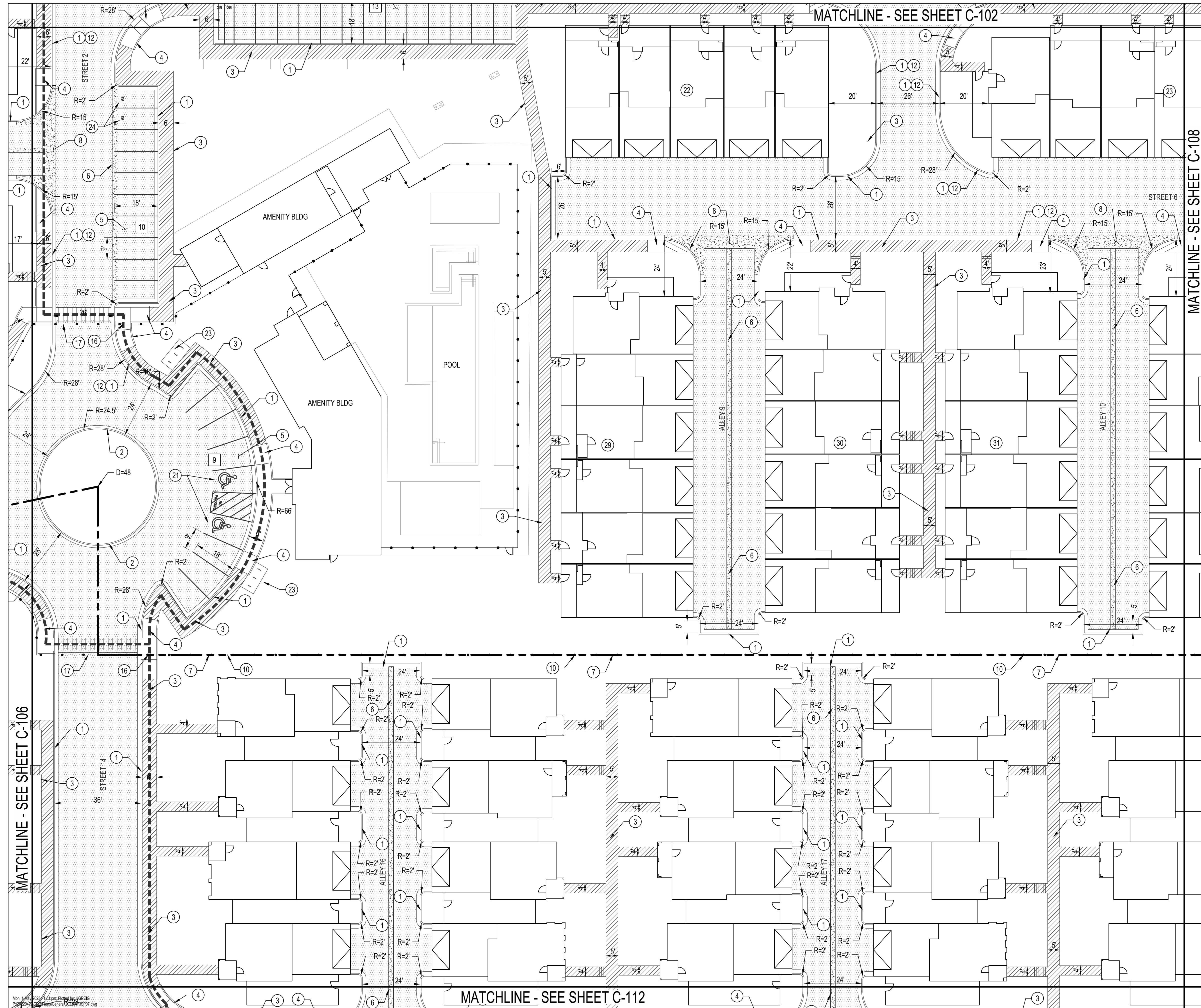
NO.	DATE	BY

**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

**BEDROCK SITE PLAN**

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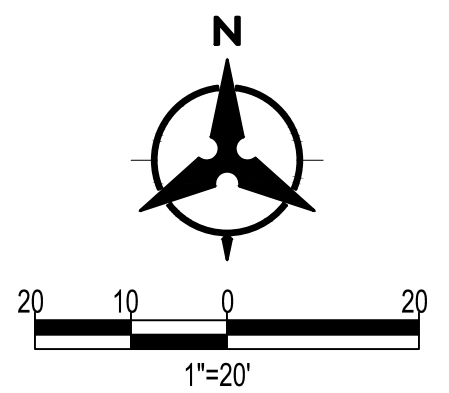


**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
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23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

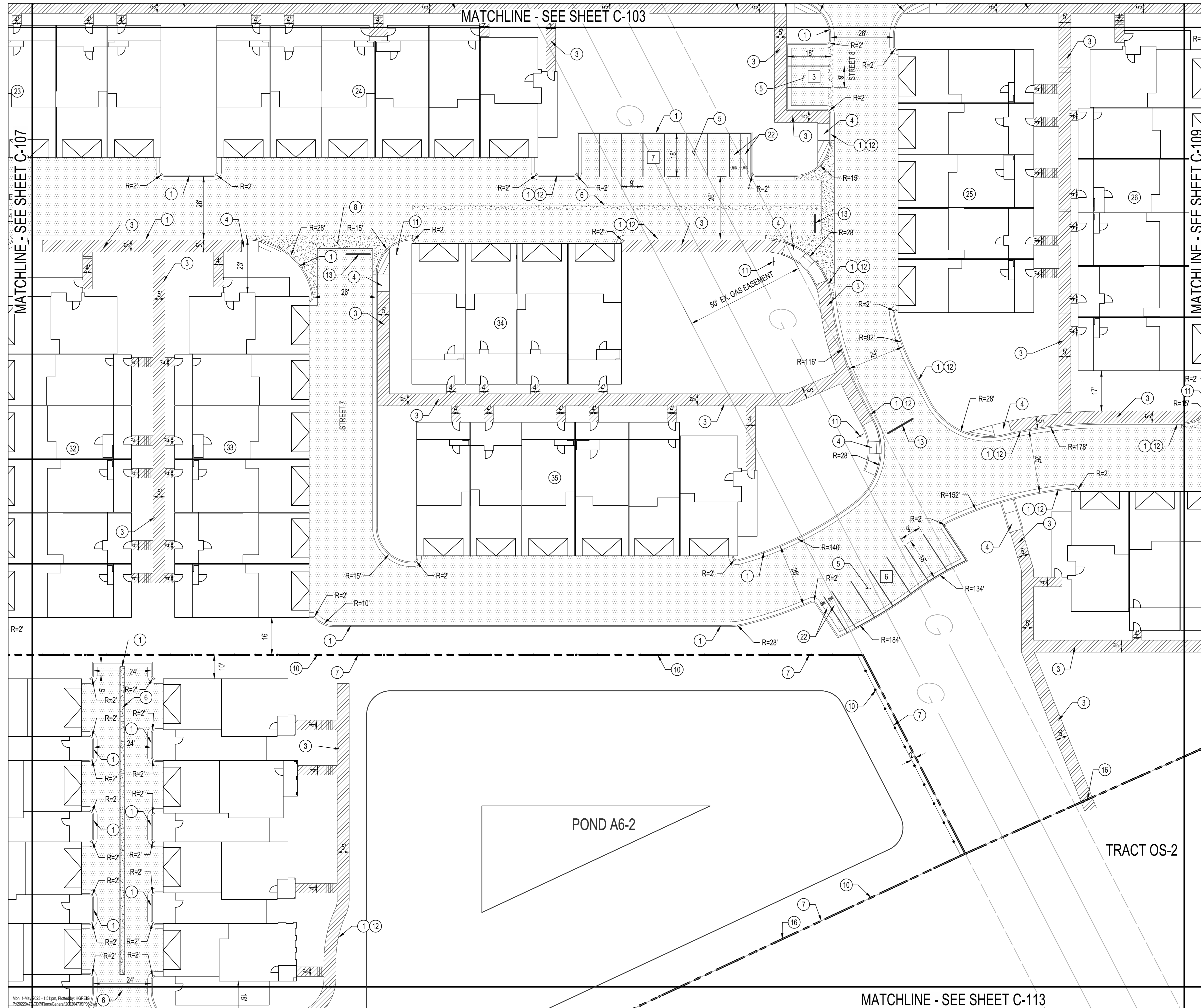
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



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BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
N = 1,523,503.475 E = 1,483,655.030	
GROUND TO GRID FACTOR = 0.999864360	
DELTA ALPHA = 00° 16'38.96"	
ELEVATION = 5524.950 (NAVD 88)	
ENGINEER'S SEAL	
AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS	DATE
ACCEPTED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
REVISIONS	
NO.	DATE
DESIGN	
DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR
<b>BEDROCK SITE PLAN</b>	
BHI PROJECT NO.	20220473
DWG NO.	
SHEET	C-107
OF	51

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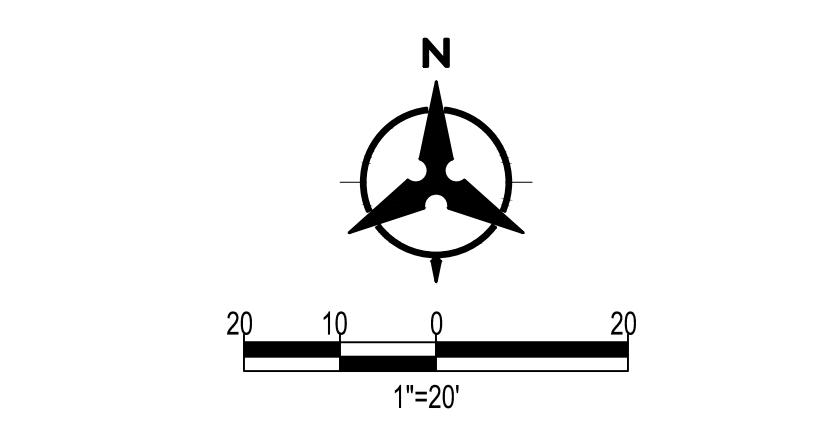


**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
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23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



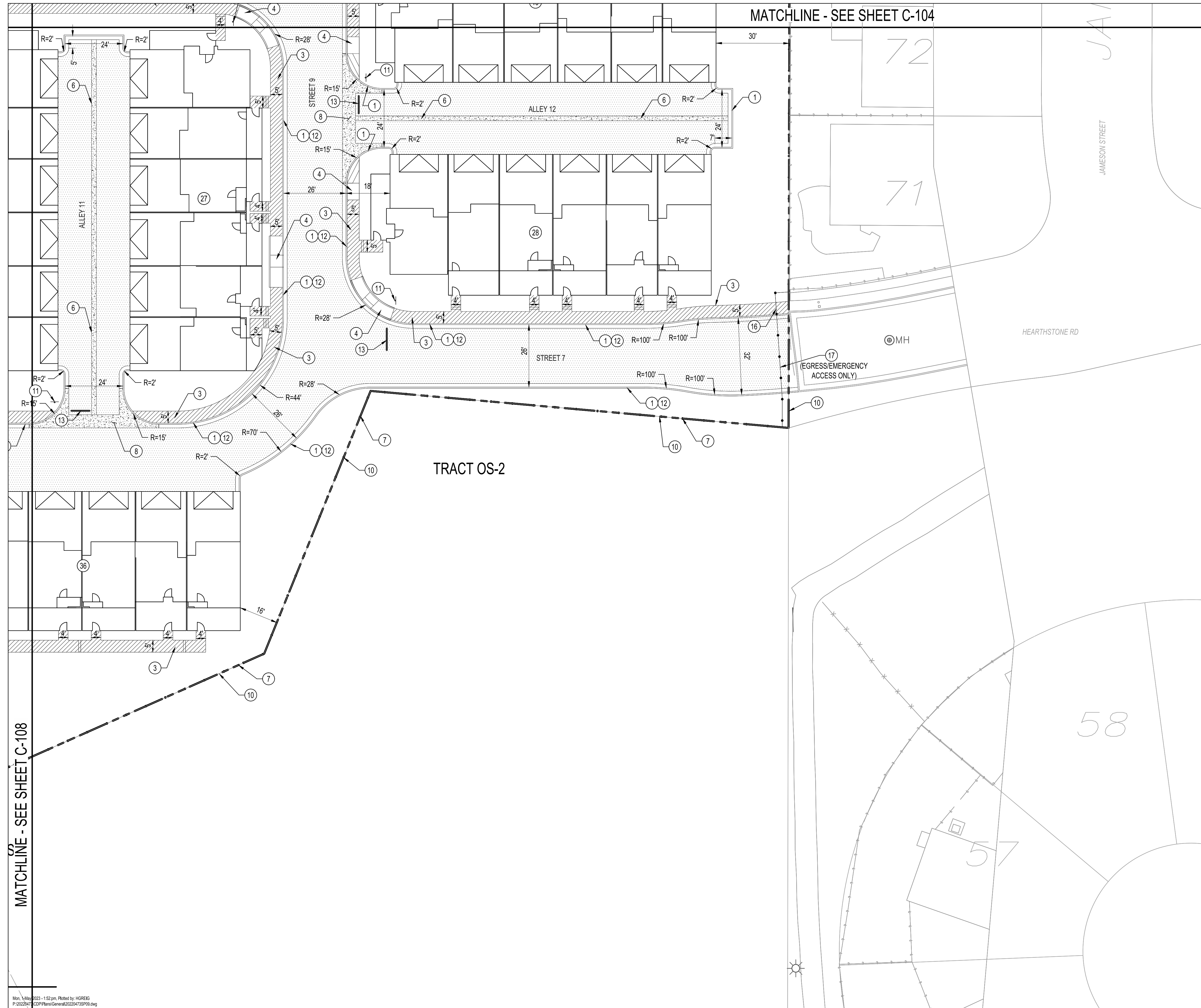
**Bohannon Huston**  
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**BEDROCK SITE PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET C-108 OF 51

<b>BENCH MARKS</b>	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
N = 1,523,503.475 E = 1,483,655.030	
GROUND TO GRID FACTOR = 0.999864960	
DELTA ALPHA = 00° 16'38.96"	
ELEVATION = 5524.950 (NAVD 88)	
<b>ENGINEER'S SEAL</b>	
<b>AS-BUILT INFORMATION</b>	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS	DATE
ACCEPTED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
<b>REVISIONS</b>	
BY	DATE
NO.	DATE
DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

Mon, 14 May 2023 - 1:51pm, Plotted by: HGREB  
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MATCHLINE - SEE SHEET C-104

MATCHLINE - SEE SHEET C-108

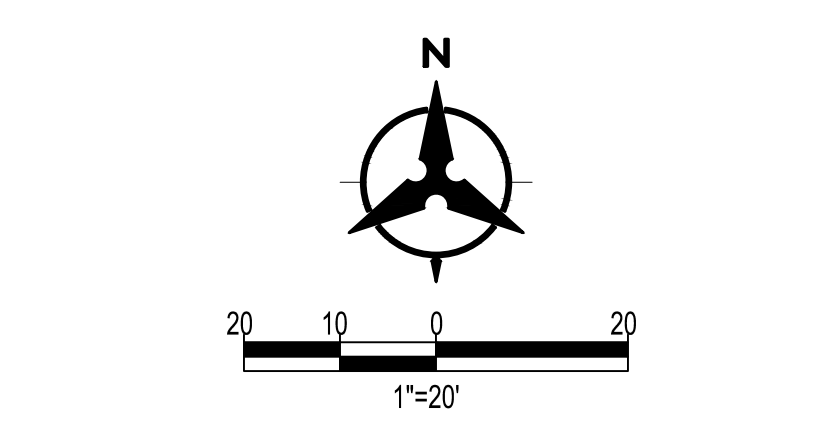
TRACT OS-2

**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
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22. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN SEE DETAIL SHEET C-116
23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



**Bohannon Huston**  
www.bhinc.com 800.877.5332

<b>BENCH MARKS</b>	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
N = 1,523,503.475 E = 1,483,655.030	
GROUND TO GRID FACTOR = 0.999864360	
DELTA ALPHA = 00° 16'38.96"	
ELEVATION = 5524.950 (NAVD 88)	
<b>ENGINEER'S SEAL</b>	
<b>AS-BUILT INFORMATION</b>	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS	DATE
APPROVED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
<b>REVISIONS</b>	
NO.	DATE
DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR
<b>DESIGN</b>	
<b>BEDROCK SITE PLAN</b>	
BHI PROJECT NO.	20220473
DWG NO.	
SHEET	C-109
OF	51

Mon, 1 May 2023 - 1:52pm. Plotted by: HSPREB  
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MATCHLINE - SEE SHEET C-105

TRACT 11

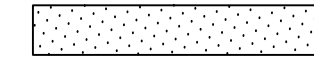
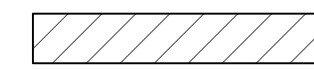


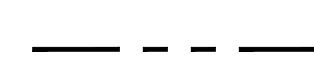

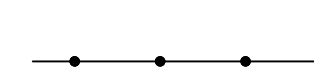
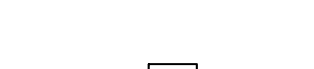
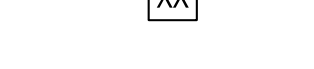
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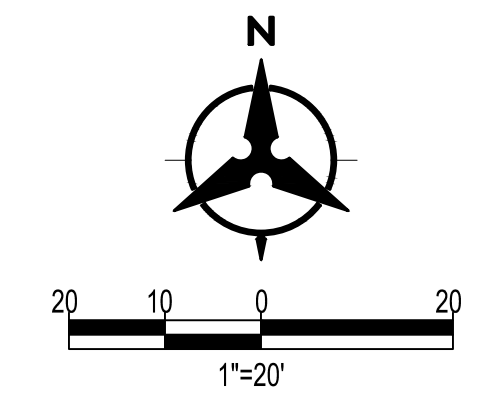
CAMBRIS DR

**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
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9. 10' VALLEY GUTTER
10. PROPERTY LINE
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12. PAINT CURB RED WITH "FIRE LANE" TEXT
13. STOP BAR
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22. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN SEE DETAIL SHEET C-116
23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

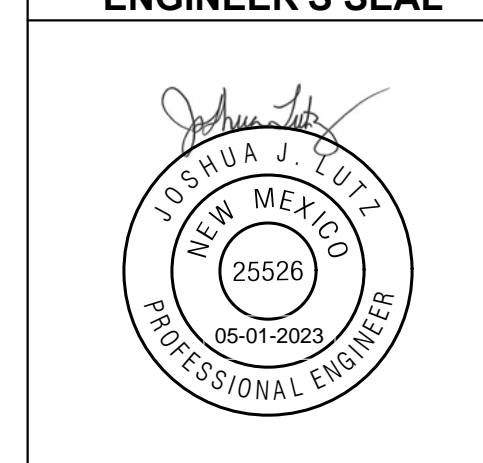
**LEGEND**

-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  CONCRETE VALLEY GUTTER
-  CROSS WALK
-  PROPERTY LINE
-  PROPOSED CURB & GUTTER
-  FENCE
-  NUMBER OF PARKING STALLS
-  ADA ACCESSIBLE ROUTE



**Bohannon Huston**  
www.bhinc.com 800.877.5332

**BENCH MARKS**  
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**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORK STATED BY <th>DATE</th>	DATE
INSPECTORS <th>DATE</th>	DATE
ACCEPTED BY <th>DATE</th>	DATE
FIELD VERIFICATION BY <th>DATE</th>	DATE
DRAWINGS CORRECTED BY <th>DATE</th>	DATE

**REVISIONS**

NO.	DATE	BY

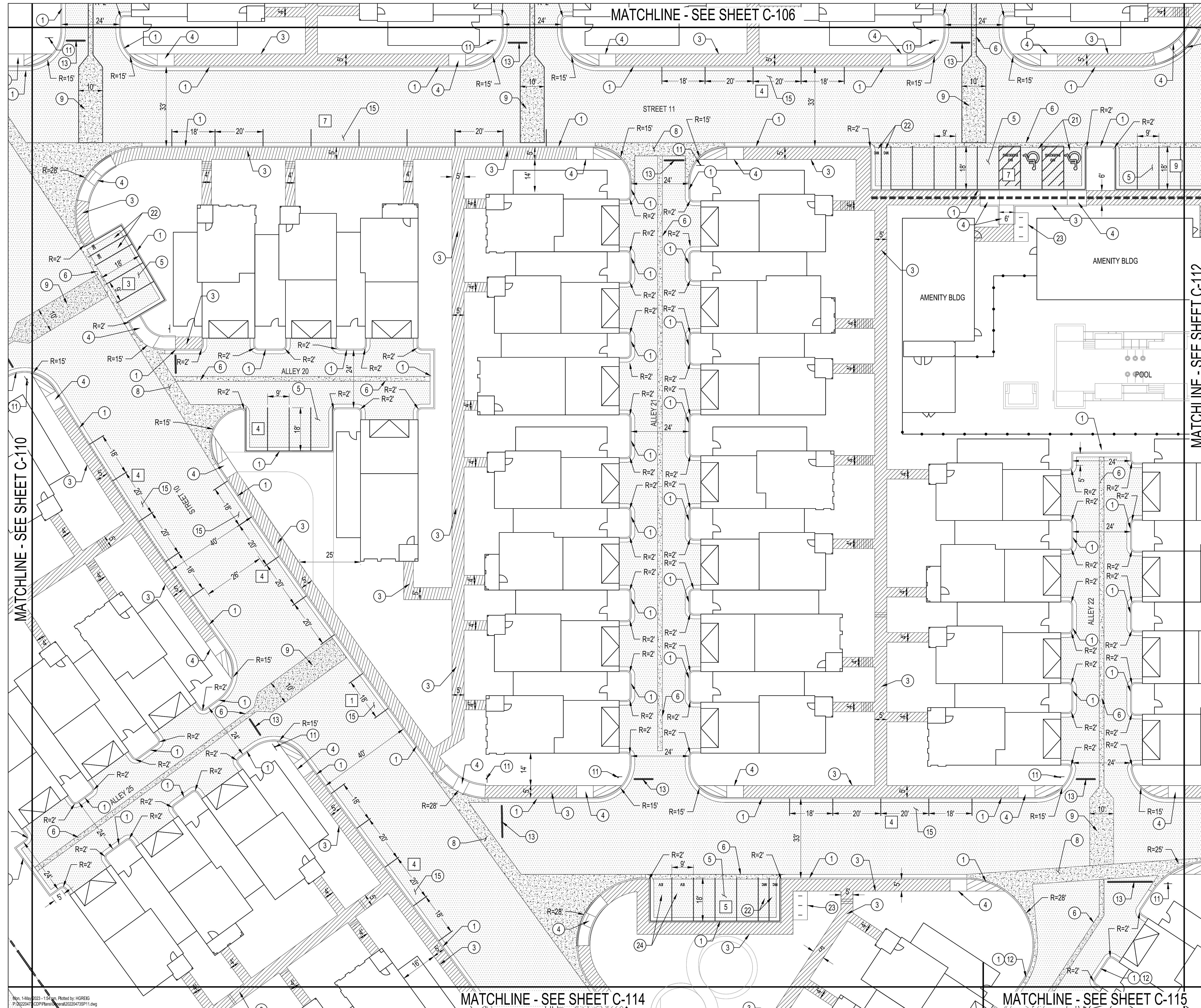
**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

**BEDROCK SITE PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET C-110 OF 51

Mon, 14 May 2023 - 1:53pm, Plotted by: HSPREB  
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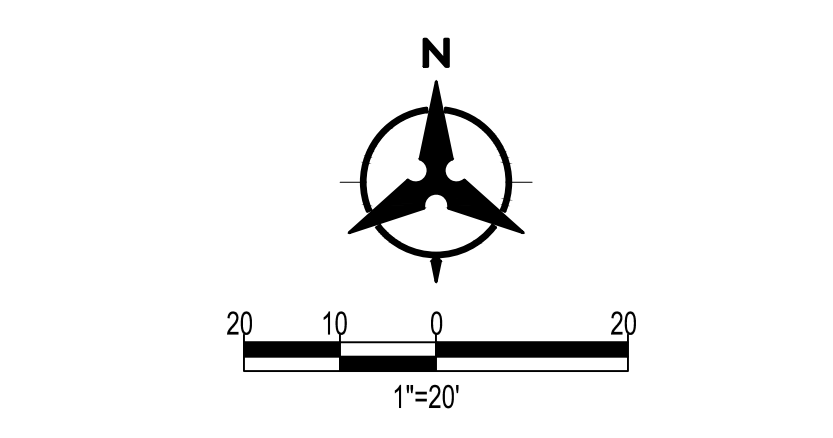


**SITE PLAN KEYED NOTES**

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**LEGEND**

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- CONCRETE SIDEWALK
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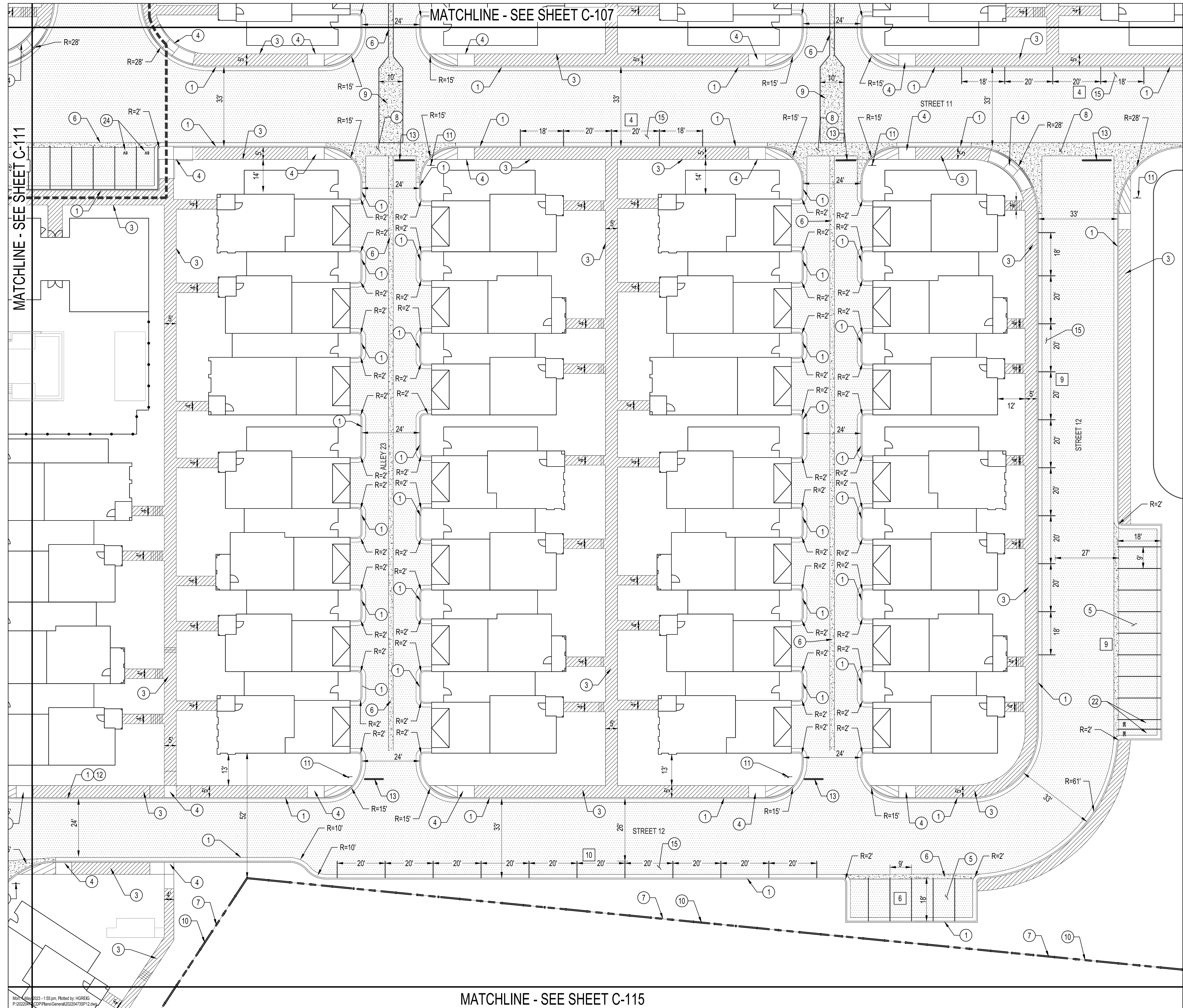


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ENGINEER'S SEAL	
AS-BUILT INFORMATION	
CONTRACTOR	DATE
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FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
REVISIONS	
NO.	DATE
DESIGN BY	JL
CHECKED BY	JL
DRAWN BY	AR

**BEDROCK SITE PLAN**

Rev. 14 May 2023 - 1.54 in. Plotted by: HGREIG  
P: 20220473.CCDP\Plans\Bedrock\20220473SP11.dwg

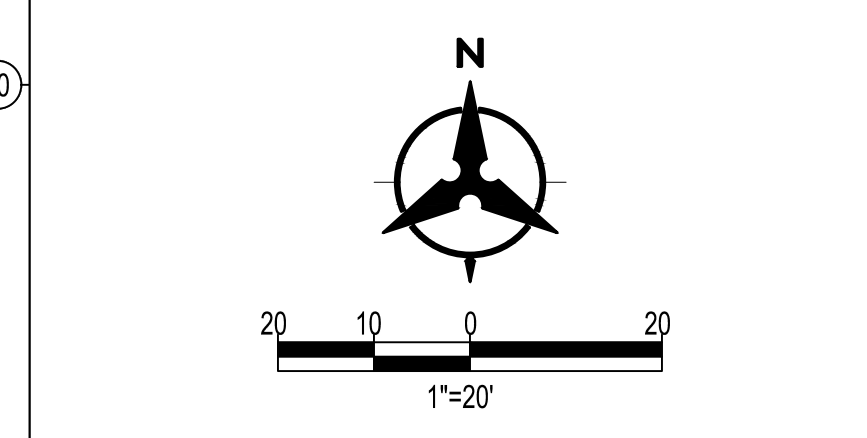


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15. ON STREET PARKING, 7' X 20' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
16. PEDESTRIAN GATE
17. VEHICULAR GATE
18. PROPOSED MULTI-USE ASPHALT TRAIL. PLAN PER SIZE.
19. MOUNTABLE CURB
20. 10' PUBLIC UTILITY EASEMENT
21. ADA ACCESS AISLE AND ADA "HANDICAP PARKING ONLY" SIGN. SEE DETAILS, SHEET C-116.
22. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN SEE DETAIL SHEET C-116
23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



**Bohannon & Huston**  
www.bhinc.com 800.877.5332

<b>BENCH MARKS</b>	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
N = 1,523,503.476 E = 1,483,655.030	
GROUND TO GRID FACTOR = 0.999864960	
DELTA ALPHA = 00° 16'38.96"	
ELEVATION = 5524.950 (NAVD 88)	
<b>ENGINEER'S SEAL</b>	
<b>AS-BUILT INFORMATION</b>	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTORS	DATE
ASSEMBLED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
<b>REVISIONS</b>	
NO.	DATE
DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR
<b>DESIGN</b>	
<b>BEDROCK SITE PLAN</b>	
BHI PROJECT NO.	20220473
DWG NO.	
SHEET	C-112
OF	51

Plot Date: 05/23/2023 - 1:55pm. Plotted by: HGREB  
P:\2022\BID\CDP\Plans\General\20220473SP12.dwg

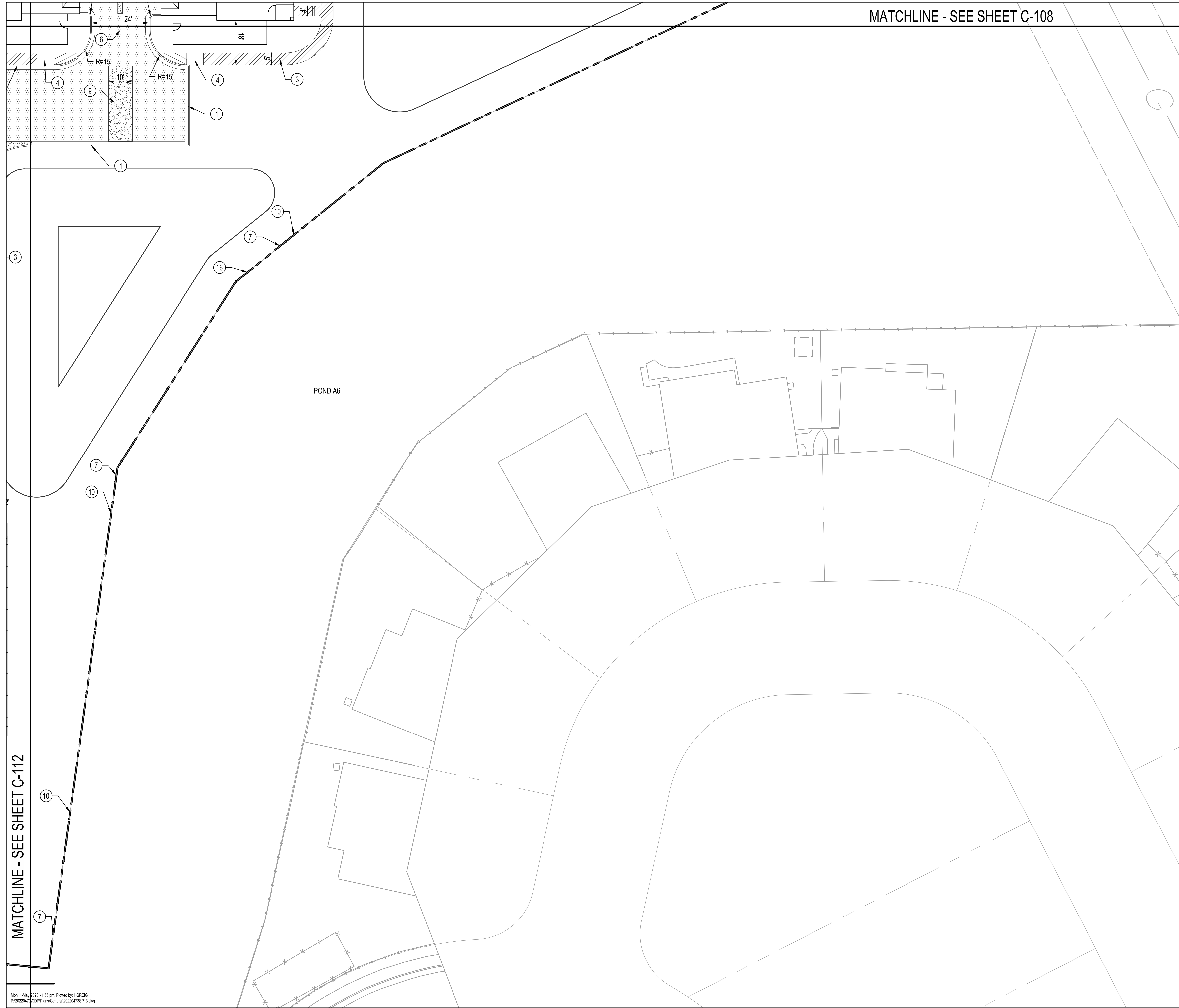
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MATCHLINE - SEE SHEET C-113

MATCHLINE - SEE SHEET C-111

MATCHLINE - SEE SHEET C-107

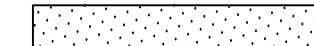
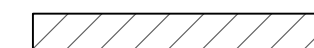
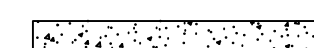
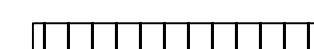





MATCHLINE - SEE SHEET C-108

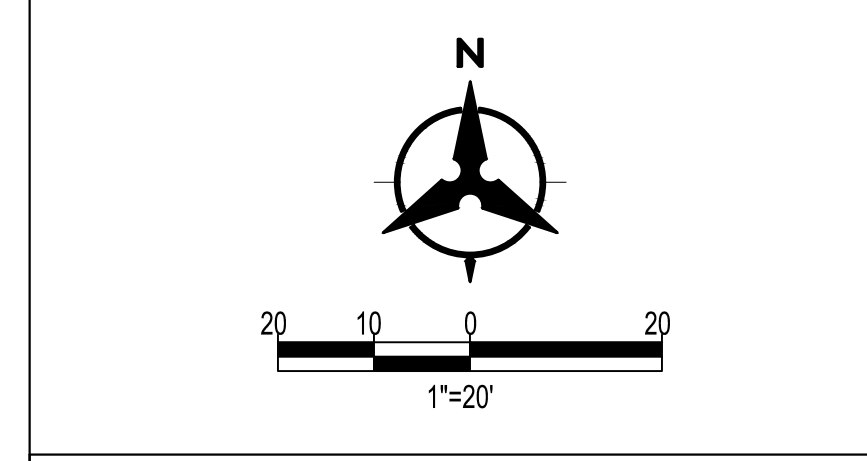


**SITE PLAN KEYED NOTES**

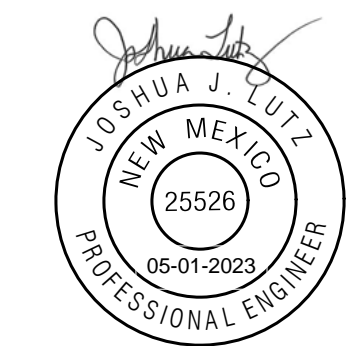
1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
4. ADA ACCESSIBLE CONCRETE RAMP PER C.O.A. STD. DTL.
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7. FENCE
8. VALLEY GUTTER PER C.O.A. STD. DWG. 2420
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10. PROPERTY LINE
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22. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN SEE DETAIL SHEET C-116
23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  CONCRETE VALLEY GUTTER
-  CROSS WALK
-  PROPERTY LINE
-  PROPOSED CURB & GUTTER
-  FENCE
-  NUMBER OF PARKING STALLS
-  ADA ACCESSIBLE ROUTE



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<b>BENCH MARKS</b>	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION" GEOGRAPHIC POSITION (NAD 83) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N = 1,523,503.475 E = 1,483,655.030 GROUND TO GRID FACTOR = 0.999864360 DELTA ALPHA = 00° 16'38.86" ELEVATION = 5524.950 (NAVD 88)	
<b>ENGINEER'S SEAL</b>	
	
<b>AS-BUILT INFORMATION</b>	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTORS	DATE
ASSEMBLED BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
<b>REVISIONS</b>	
NO.	DATE
DESIGNED BY	AR
CHECKED BY	AR
DRAWN BY	AR
<b>DESIGN</b>	
<b>BEDROCK SITE PLAN</b>	
BHI PROJECT NO.	20220473
DWG NO.	SHEET C-113 OF 51

MATCHLINE - SEE SHEET C-112

Mon, 14 May 2023 - 1:55pm, Plotted by: HSPREDS  
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MATCHLINE - SEE SHEET C-110

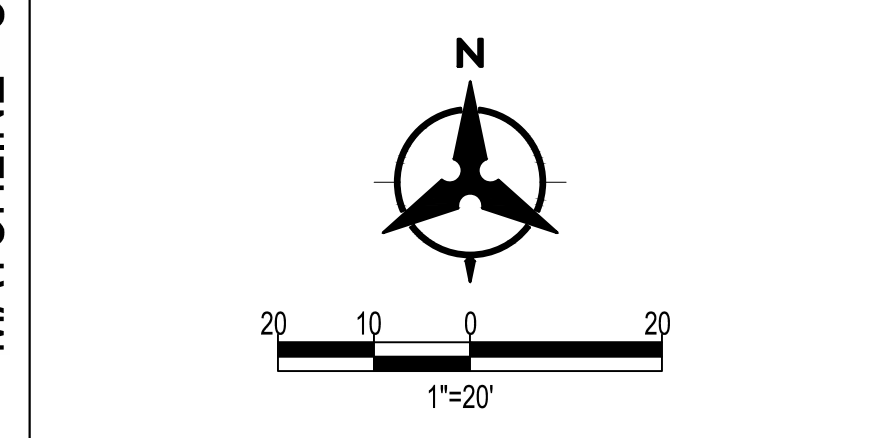
MATCHLINE - SEE SHEET C-111

**SITE PLAN KEYED NOTES**

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
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23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

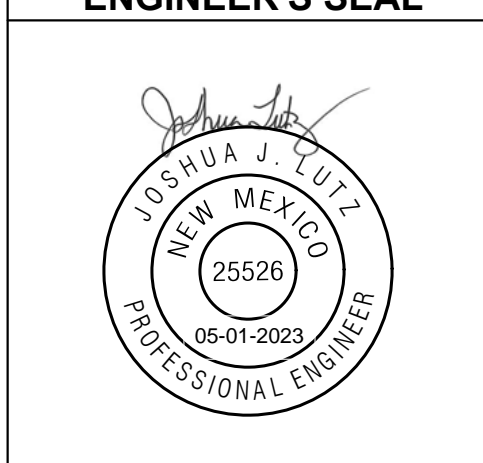
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
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- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE



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**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
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DELTA ALPHA = 00° 16'38.96"
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FIELD VERIFICATION BY <th>DATE</th>	DATE
DRAWINGS CORRECTED BY <th>DATE</th>	DATE

**REVISIONS**

NO.	DATE	BY

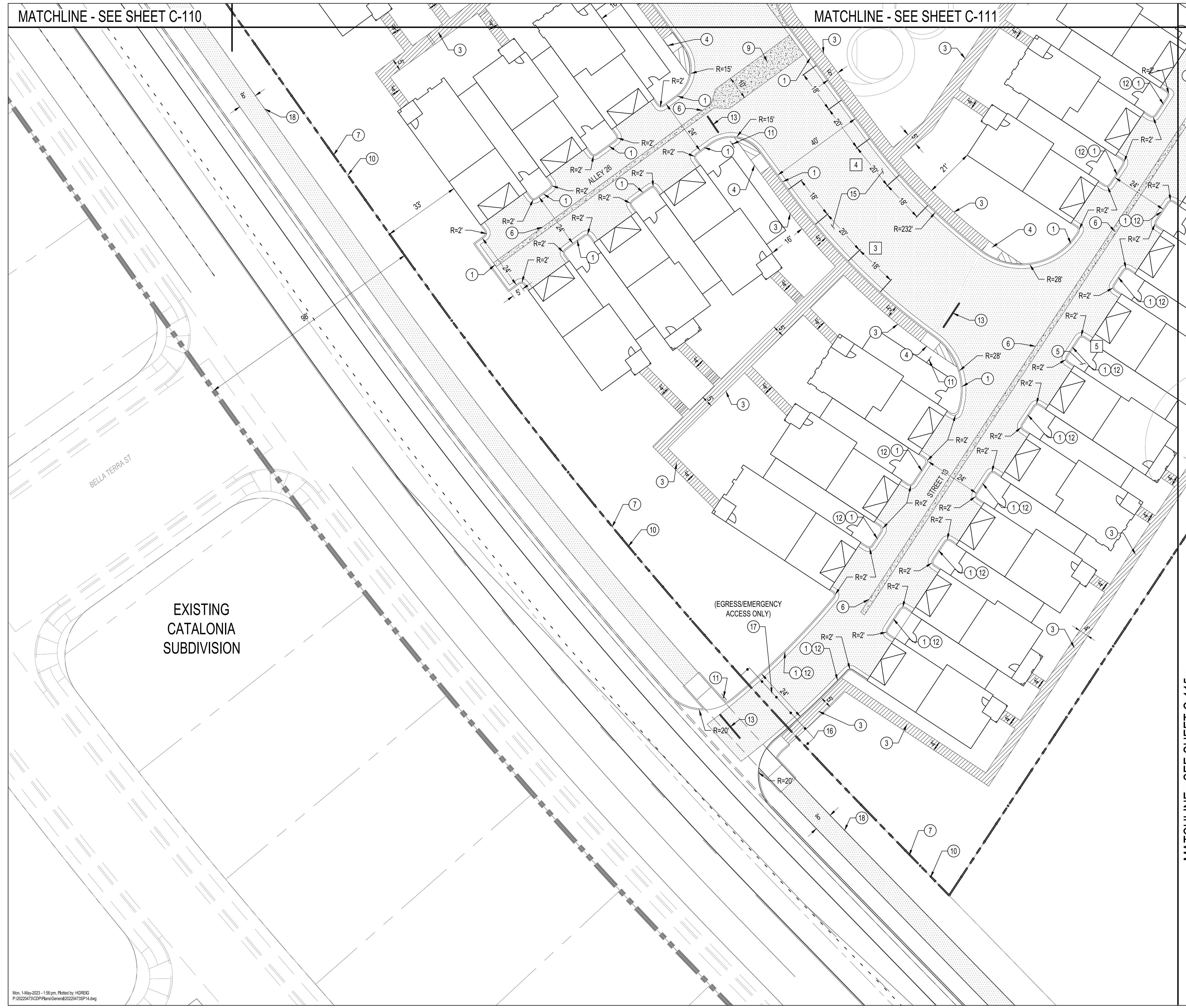
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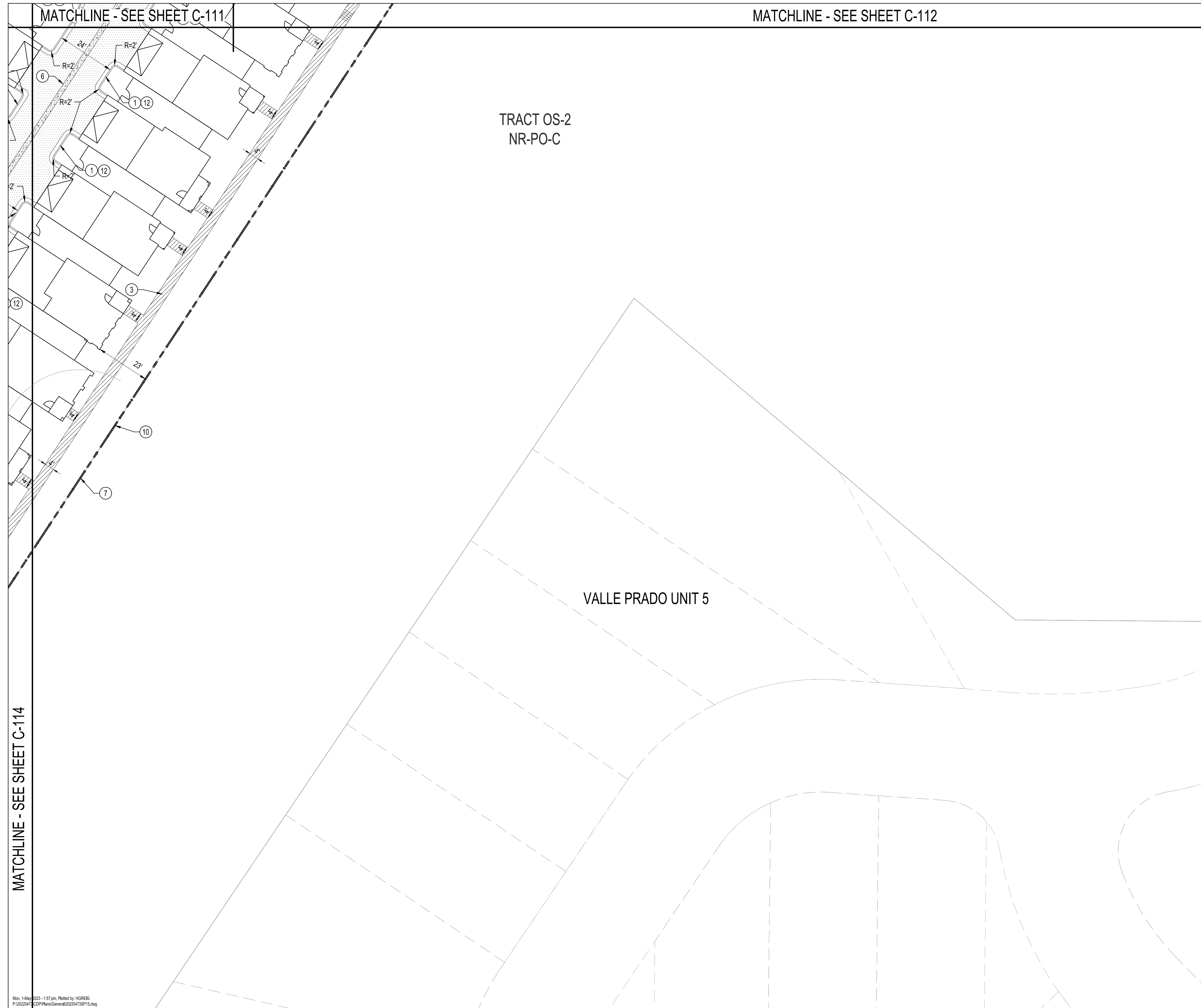
DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

**BEDROCK SITE PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET C-114 OF 51

Mon, 14 May 2023 - 1:56 pm, Plotted by: HGREIG  
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MATCHLINE - SEE SHEET C-112

MATCHLINE - SEE SHEET C-111

TRACT OS-2  
NR-PO-C

VALLE PRADO UNIT 5

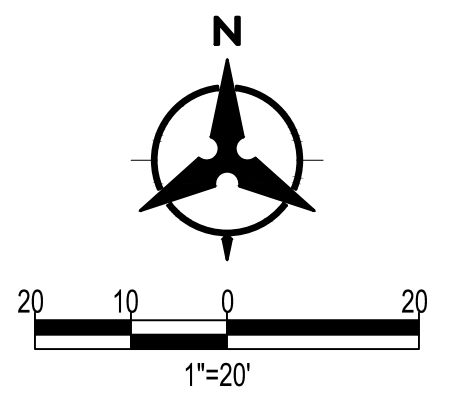
MATCHLINE - SEE SHEET C-114

**SITE PLAN KEYED NOTES**

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23. BICYCLE RACK SEE DETAILS SHEET C-116
24. ELECTRIC VEHICLE PARKING

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
- CROSS WALK
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- FENCE
- NUMBER OF PARKING STALLS
- ADA ACCESSIBLE ROUTE

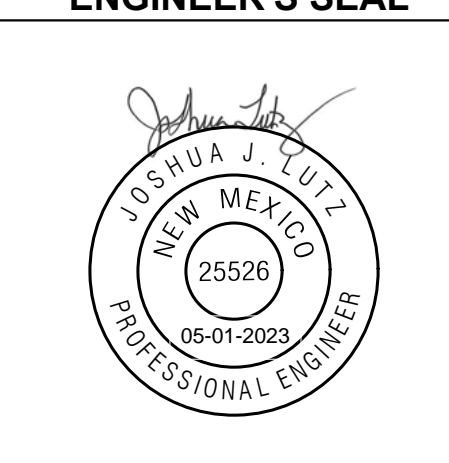


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**BEDROCK  
SITE PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET C-115 OF 51

**BENCH MARKS**  
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"  
GEOGRAPHIC POSITION (NAD 83)  
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)  
N = 1,523,503.475 E = 1,483,655.030  
GROUND TO GRID FACTOR = 0.999864360  
DELTA ALPHA = 00° 16'38.86"  
ELEVATION = 5524.950 (NAVD 88)



**AS-BUILT INFORMATION**

CONTRACTOR	DATE	WORK STARTED BY	DATE	INSPECTORS	DATE	APPROVED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

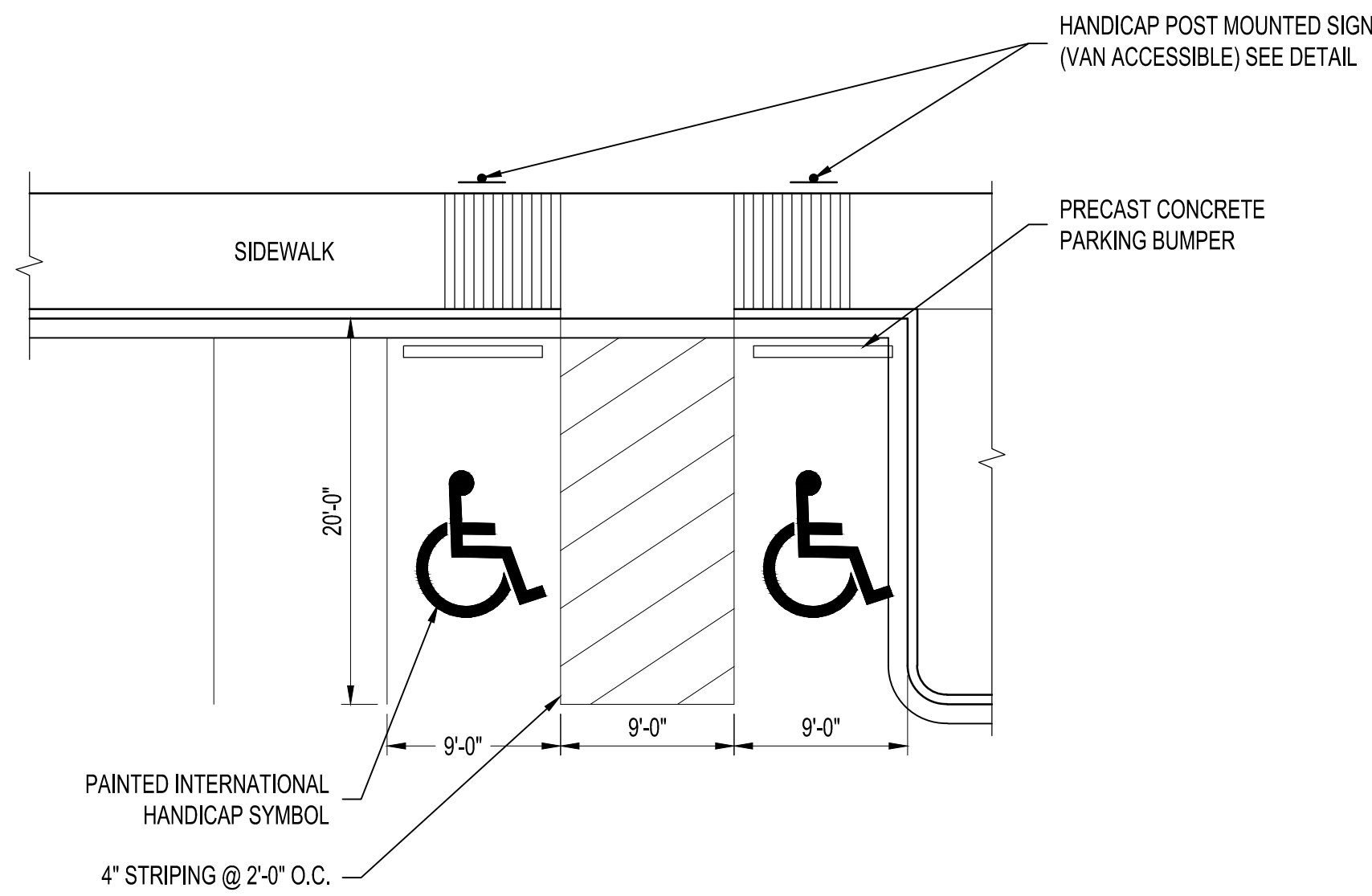
**REVISIONS**

NO.	DATE	BY

**DESIGN**

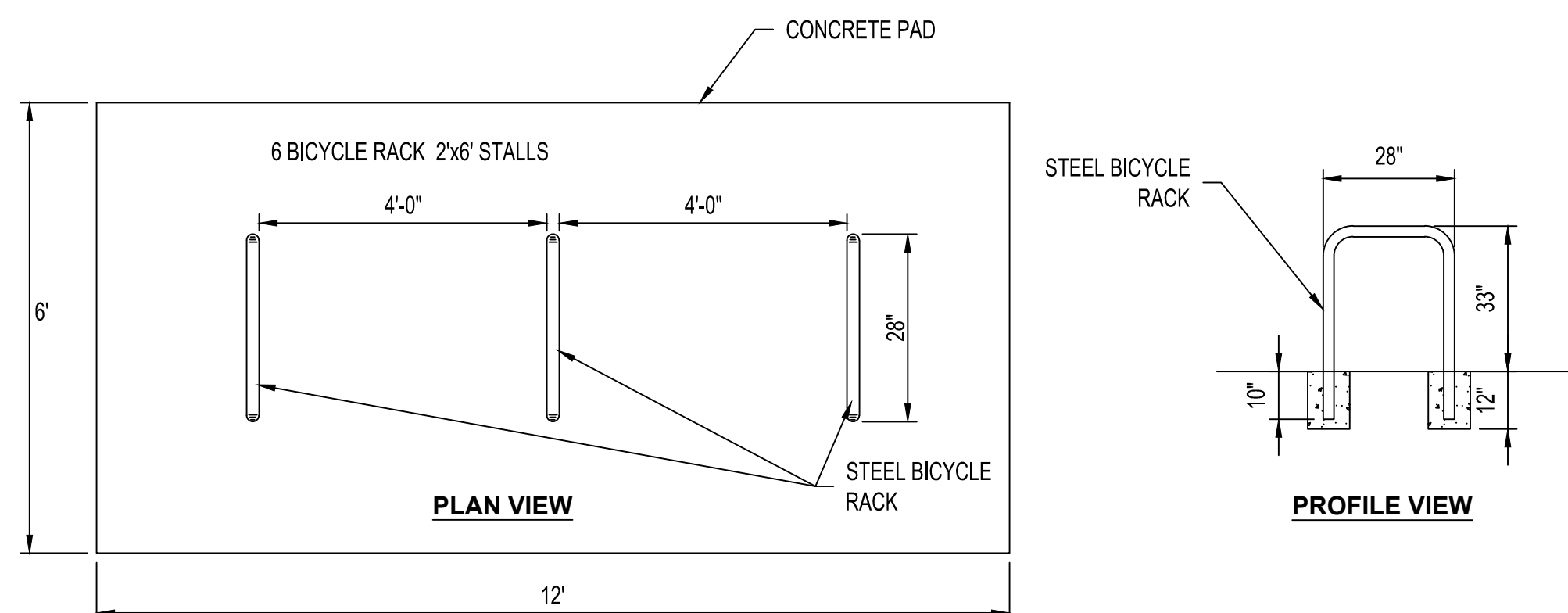
DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

Mon, 14 May 2023 - 1:57pm. Plotted by: HGREIG  
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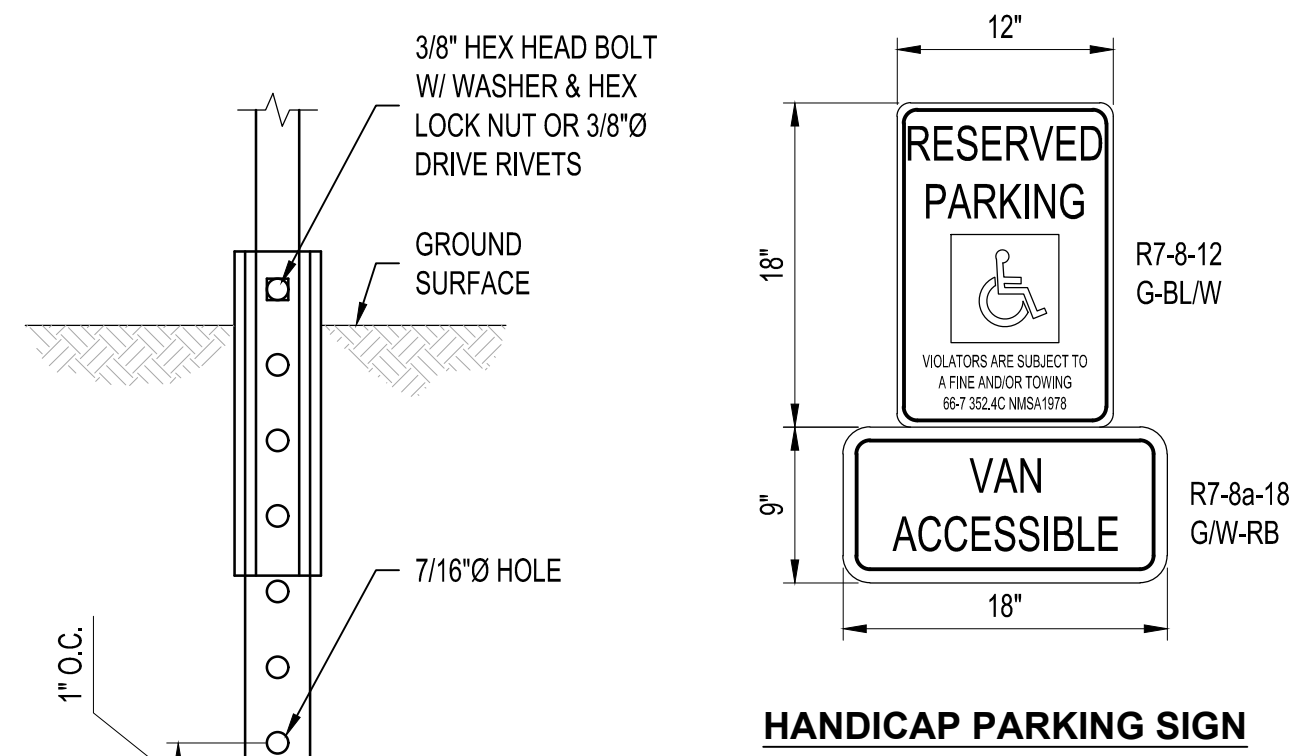
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NTS

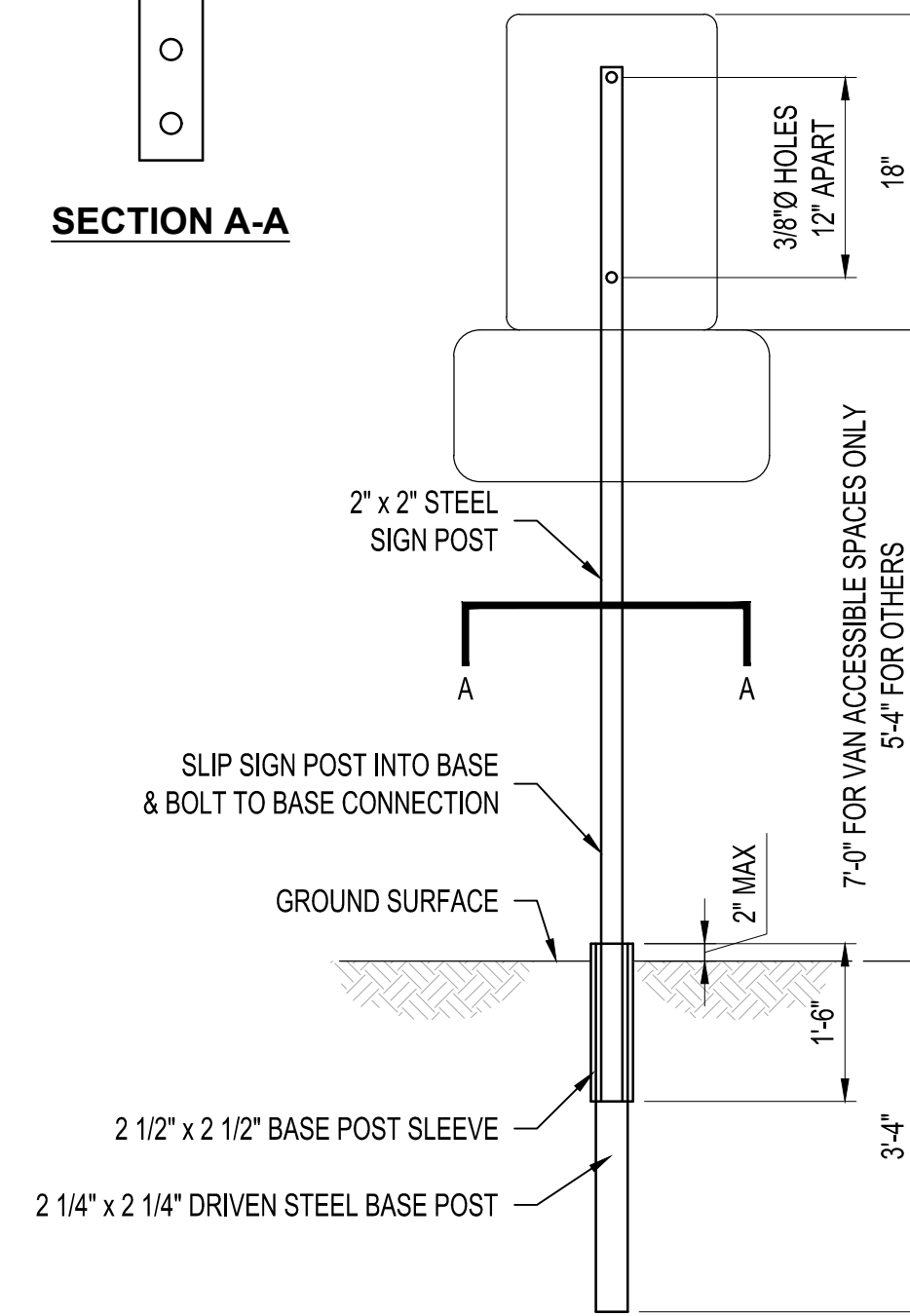


**BICYCLE PARKING RACK**

NTS

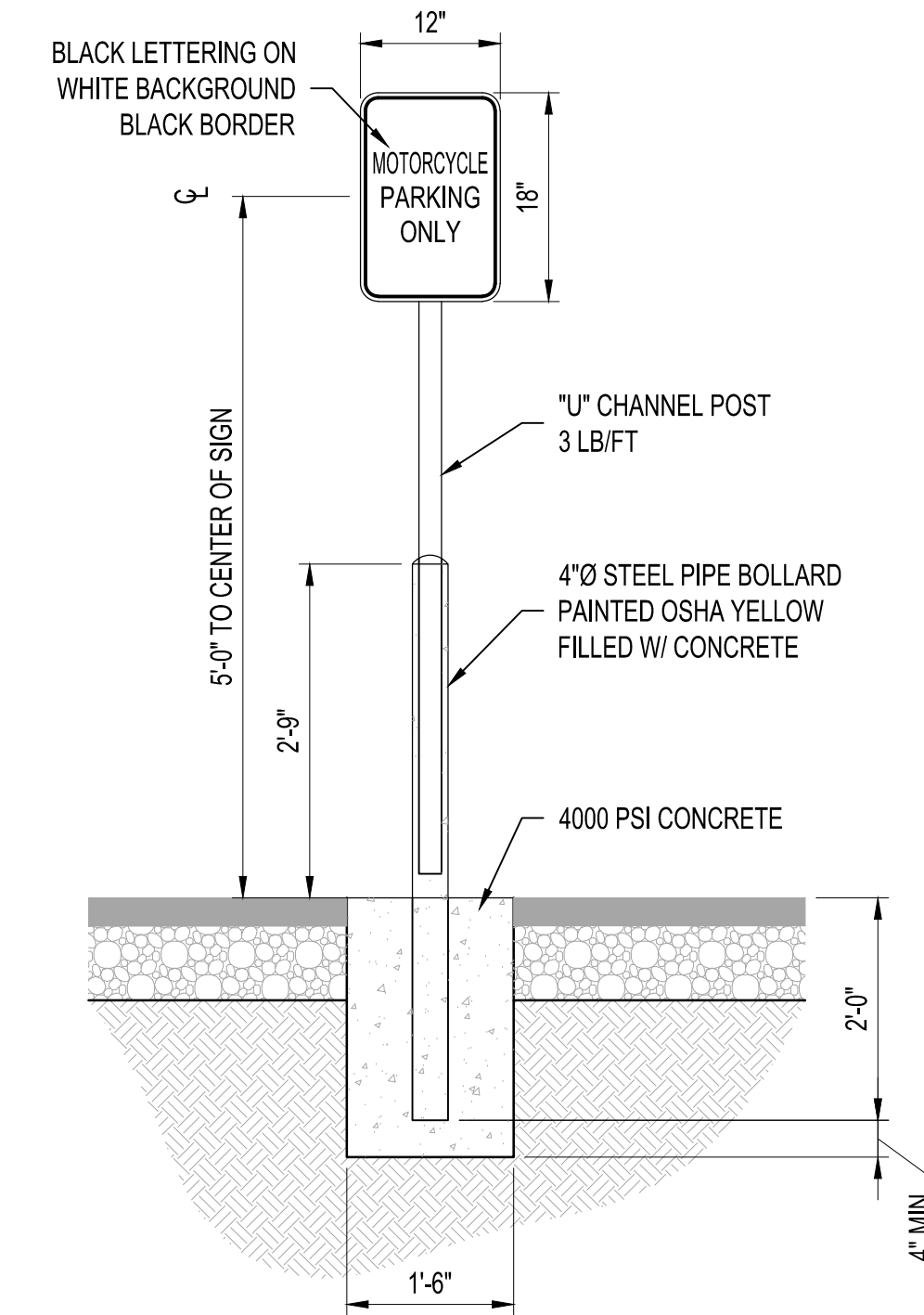


**HANDICAP PARKING SIGN**



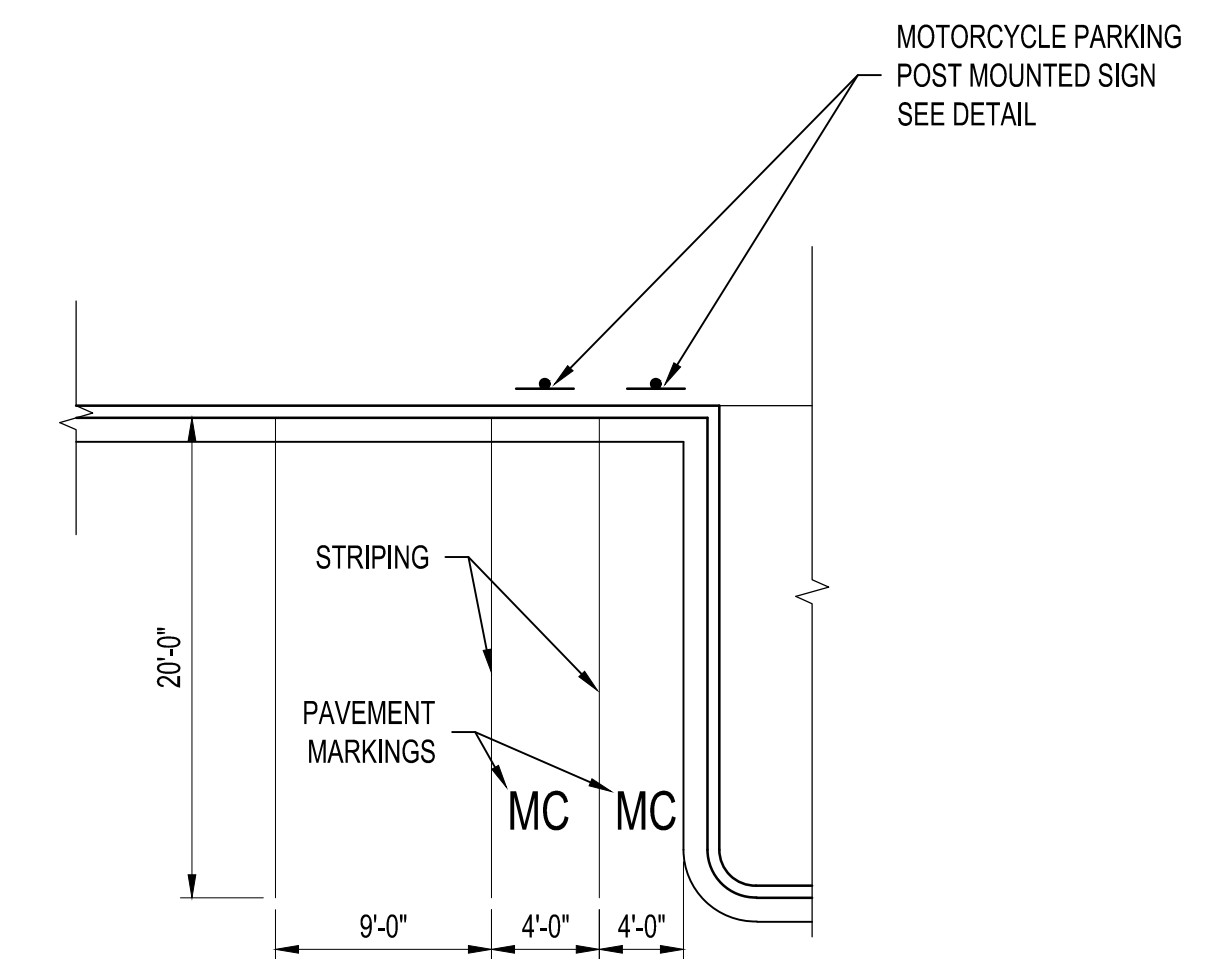
**ACCESSIBLE SPACE SIGN**

NTS



**MOTORCYCLE PARKING SIGN**

NTS



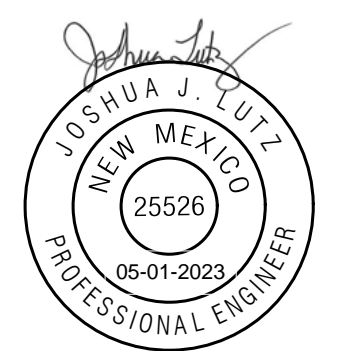
**TYPICAL MOTORCYCLE PARKING SPACE**

NTS

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT * UNION
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
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**ENGINEER'S SEAL**



**AS-BUILT INFORMATION**

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DRAWINGS CORRECTED BY <th>DATE</th>	DATE

**REVISIONS**

NO.	DATE	BY

**DESIGN**

DESIGNED BY	CHECKED BY	DRAWN BY
JL	JL	AR

**Bohannon Huston**  
www.bhinc.com 800.877.5332

**BEDROCK SITE PLAN DETAILS**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-116	OF	51
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**CONSENSUS**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 www.consensusplanning.com

**DESCRIPTION**



7-14-23

- NOT FOR CONSTRUCTION -

**LA TERRA**

**Bedrock**  
 Albuquerque, NM

SUBMITTAL: JUNE 2023

**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT NO: 1866-06

CAD DWG FILE:

DESIGNED BY: CP

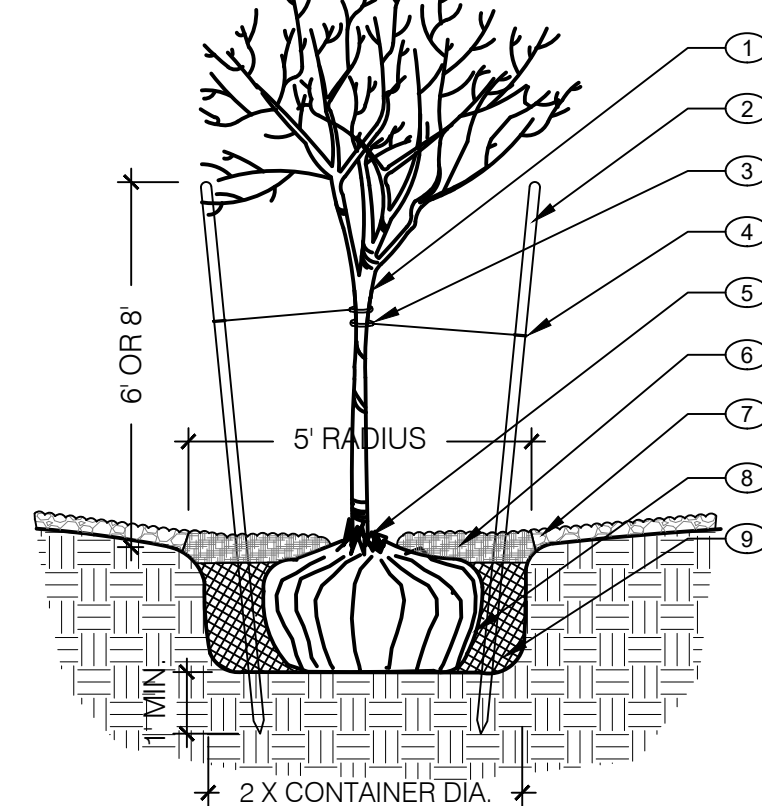
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CHECKED BY: CG DATE: 6/23

SHEET TITLE

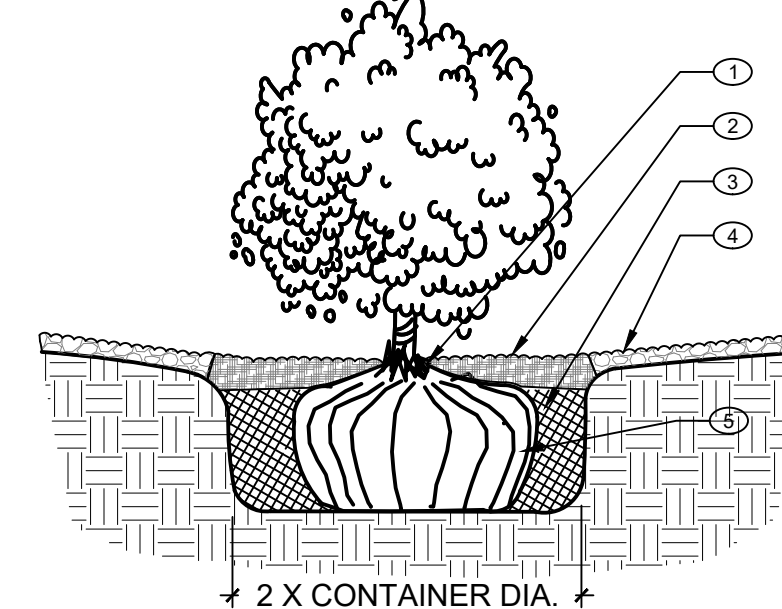
**OVERALL  
 LANDSCAPE PLAN  
 L-100-A**

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE. KEEP MULCH BACK FROM TRUNK.
6. WATER RETENTION BASIN - 3" DEPTH X 5' RADIUS OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



**1 TREE PLANTING**  
 SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



**2 SHRUB PLANTING**  
 SCALE: N.T.S.

**LANDSCAPE CALCULATIONS**

**LANDSCAPE AREA COVERAGE - NORTH**

TOTAL SITE AREA (18.78):	818,060 SF
BUILDING AREA:	- 216,645 SF
NET AREA	601,415 SF

REQUIRED LANDSCAPE AREA (25% OF NET AREA):	150,354 SF
PROVIDED LANDSCAPE AREA:	263,490 SF (44%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	197,618 SF (75%)
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	314,041 SF (119%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	65,872 SF (25%)
PROVIDED GROUND-LEVEL PLANT COVERAGE	67,455 SF (25%)

**TURF GRASS AREAS**

NO MORE THAN 20 PERCENT OF LANDSCAPE AREAS MAY BE COOL SEASON TURF GRASS REQUIRING IRRIGATION.

ALLOWABLE TURF GRASS AREA	30,070 SF (20%)
PROVIDED TURF GRASS AREA	5,067 SF (3.4%)

**SITE TREES**

ONE TREE IS REQUIRED FOR EACH GROUND FLOOR UNIT AND ONE TREE FOR EACH SECOND FLOOR UNIT. 202 GROUND FLOOR UNITS ARE INCLUDED IN THE NORTH TRACT. ALSO, 50% OF TREES SHALL HAVE A CANOPY OF 25' OR GREATER.

REQUIRED TREES:	202 TREES
PROVIDED TREES:	588 TREES (354 TREES >25' = 60%)

**PARKING LOT TREES**

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 OFF-STREET SPACES.

149 PARKING SPACES / 10 SPACES = 15 TREES REQUIRED  
 PROVIDED: 15+ TREES

**LANDSCAPE AREA COVERAGE - SOUTH**

TOTAL SITE AREA (18.29):	796,712 SF
BUILDING AREA:	- 190,624 SF
NET AREA	606,088 SF

REQUIRED LANDSCAPE AREA (25% OF NET AREA):	151,522 SF
PROVIDED LANDSCAPE AREA:	305,200 SF (50%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	228,900 SF (75%)
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	397,395 SF (130%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	76,300 SF (25%)
PROVIDED GROUND-LEVEL PLANT COVERAGE	78,436 SF (25%)

**TURF GRASS AREAS**

NO MORE THAN 20 PERCENT OF LANDSCAPE AREAS MAY BE COOL SEASON TURF GRASS REQUIRING IRRIGATION.

ALLOWABLE TURF GRASS AREA	30,304 SF (20%)
PROVIDED TURF GRASS AREA	20,390 SF (13.5%)

**SITE TREES**

ONE TREE IS REQUIRED FOR EACH GROUND FLOOR UNIT AND ONE TREE FOR EACH SECOND FLOOR UNIT. 142 GROUND FLOOR UNITS ARE INCLUDED IN THE SOUTH TRACT ALSO, 50% OF TREES SHALL HAVE A CANOPY OF 25' OR GREATER.

REQUIRED TREES:	142 TREES
PROVIDED TREES:	620 TREES (407 TREES >25' = 66%)

**PARKING LOT TREES**

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 OFF-STREET SPACES.

114 PARKING SPACES / 10 SPACES = 12 TREES REQUIRED  
 PROVIDED: 12+ TREES

**STREET TREES**

STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. REQUIRED/ PROVIDED:

WOODMONT AVENUE: 1,170 LF / 25 FEET PER TREE = 47 REQUIRED TREES  
 PROVIDED: 51 TREES

**EDGE BUFFER LANDSCAPE**

PER SECTION 5-6(E)(2)(a), BUFFER AT LEAST 15' WIDE AND 1 TREE AT LEAST 8' HEIGHT AT TIME OF PLANTING IS REQUIRED FOR EVERY 15 FEET ALONG PROPERTY LINE. FRONTAGE ON THE R-1 ZONE IS 425 FEET. PROVIDED BUFFER IS 30 FEET WIDE.

REQUIRED TREES: 29	PROVIDED TREES: 29
--------------------	--------------------

**USABLE OPEN SPACE REQUIREMENTS**

REQUIRED:	225 SF PER 1 BEDROOM UNIT
	285 SF PER 2 BEDROOM UNIT
	350 SF PER 3 BEDROOM UNIT

	NORTH	SOUTH
1 BDRM	0 UNITS = 0 SF	0 UNITS = 0 SF
2 BDRM	70 UNITS = 19,950 SF	0 UNITS = 0 SF
3 BDRM	132 UNITS = 46,200 SF	142 UNITS = 49,700 SF
TOTAL	66,150 SF	49,700 SF

	NORTH	SOUTH
PROVIDED:		
PRIVATE AREAS	32,257 SF	71,134 SF
AMENITY SPACES	19,230 SF	11,355 SF
LANDSCAPE	169,700 SF	204,070 SF
TOTAL	221,187 SF	286,559 SF

**NMDOT ROW**

A LANDSCAPING PERMIT SHALL BE PROVIDED TO THE NMDOT FOR ANY LANDSCAPING WITHIN NMDOT HIGHWAY RIGHT OF WAY. LANDSCAPE WITHIN THE NMDOT ROW SHALL BE MAINTAINED BY THE PERMITTEE.

**CLEAR SIGHT DISTANCE**

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**RESPONSIBILITY OF MAINTENANCE**

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**IRRIGATION**

IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTIONS 5-6(C)(9)(c) AND 5-6(C)(14) SHALL BE STRICTLY ADHERED TO. THE SYSTEM SHALL BE COMPLETELY AUTOMATED AND INCLUDE REQUIRED BACKFLOW PREVENTION AND A SMART CONTROLLER. TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. THE SYSTEM SHALL BE DESIGNED TO ALLOW FOR EXPANDABILITY AS THE TREES MATURE. TURF AREA IRRIGATION SHALL BE DESIGNED FOR MAXIMUM DISTRIBUTION UNIFORMITY.

**GENERAL NOTES:**

1. PER 5-6(C)(7)(a) VEGETATION REQUIRED BY SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.
2. PER 5-6(C)(9)(a) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
3. PER 5-6(C)(9)(b) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.
4. PER 5-6(C)(10)(f) TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.























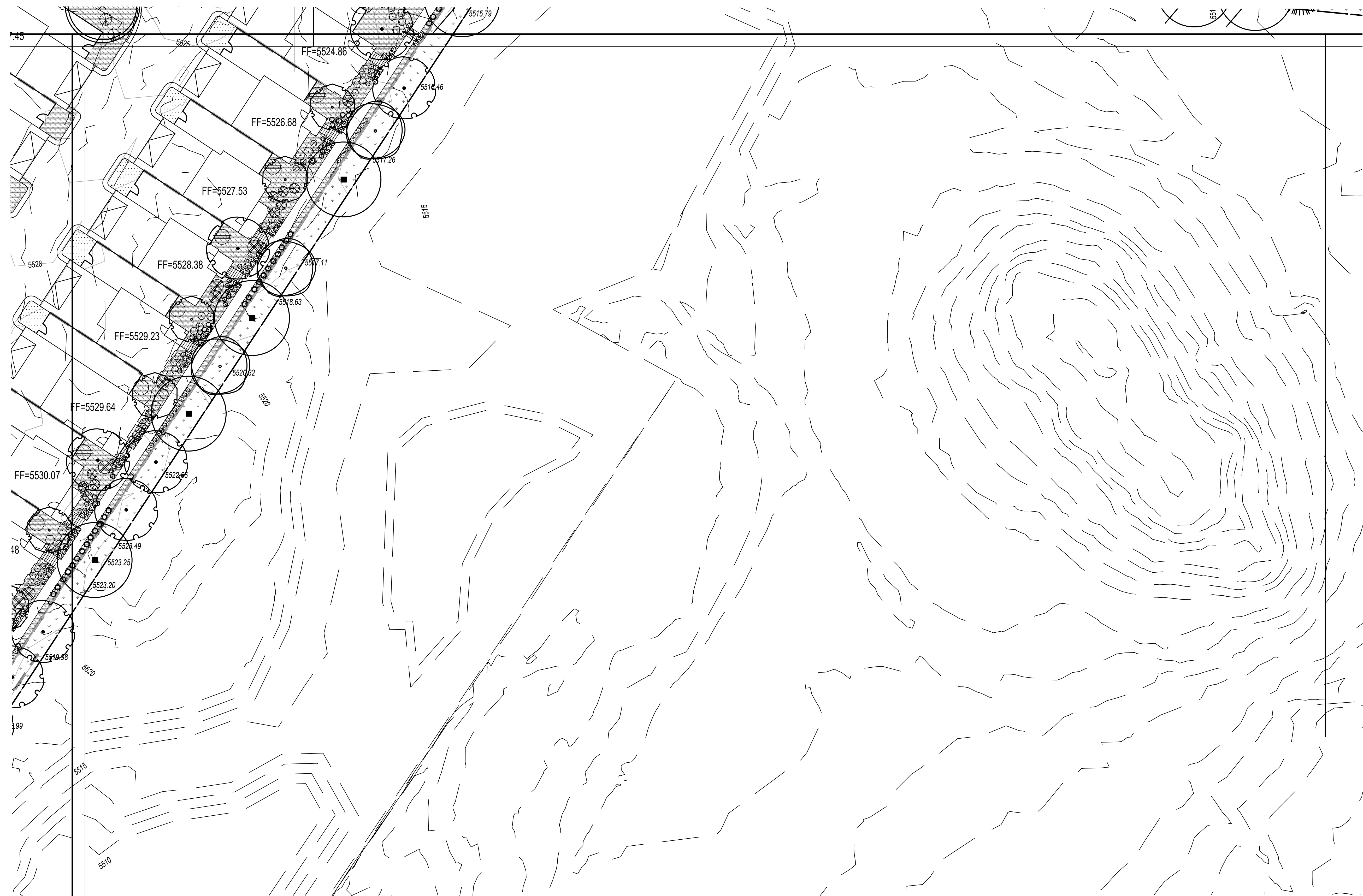




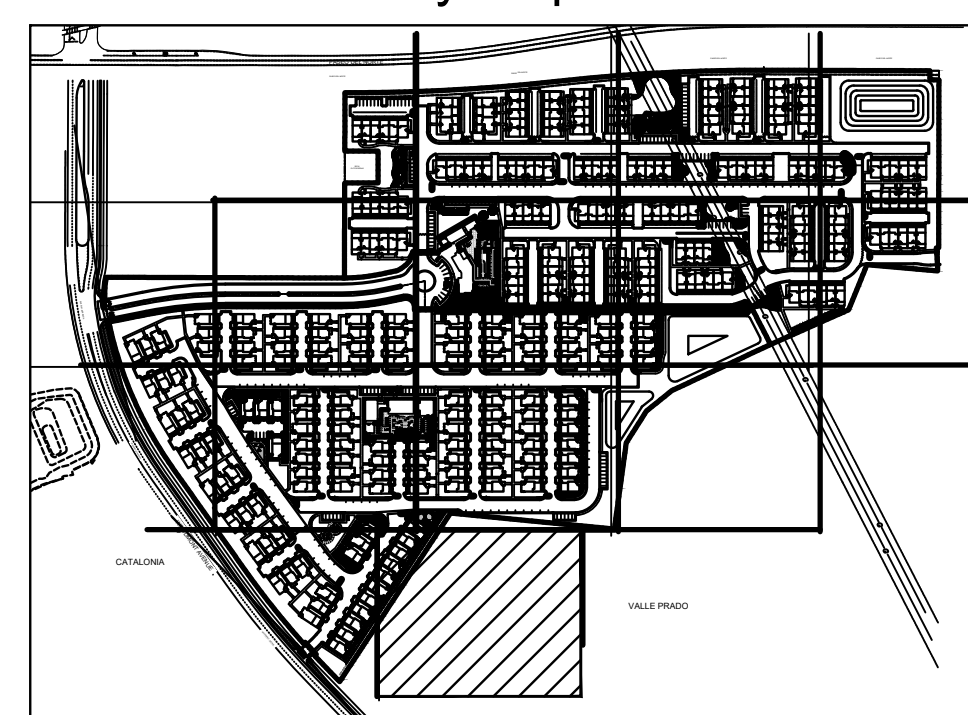






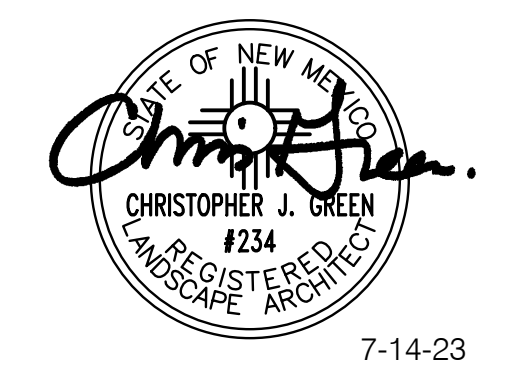


Key Map



**CONSENSUS**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 www.consensusplanning.com

DESCRIPTION



7-14-23  
 - NOT FOR CONSTRUCTION -

LA TERRA

Bedrock  
 Albuquerque, NM

SUBMITTAL: JUNE 2023

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1866-06

CAD DWG FILE:

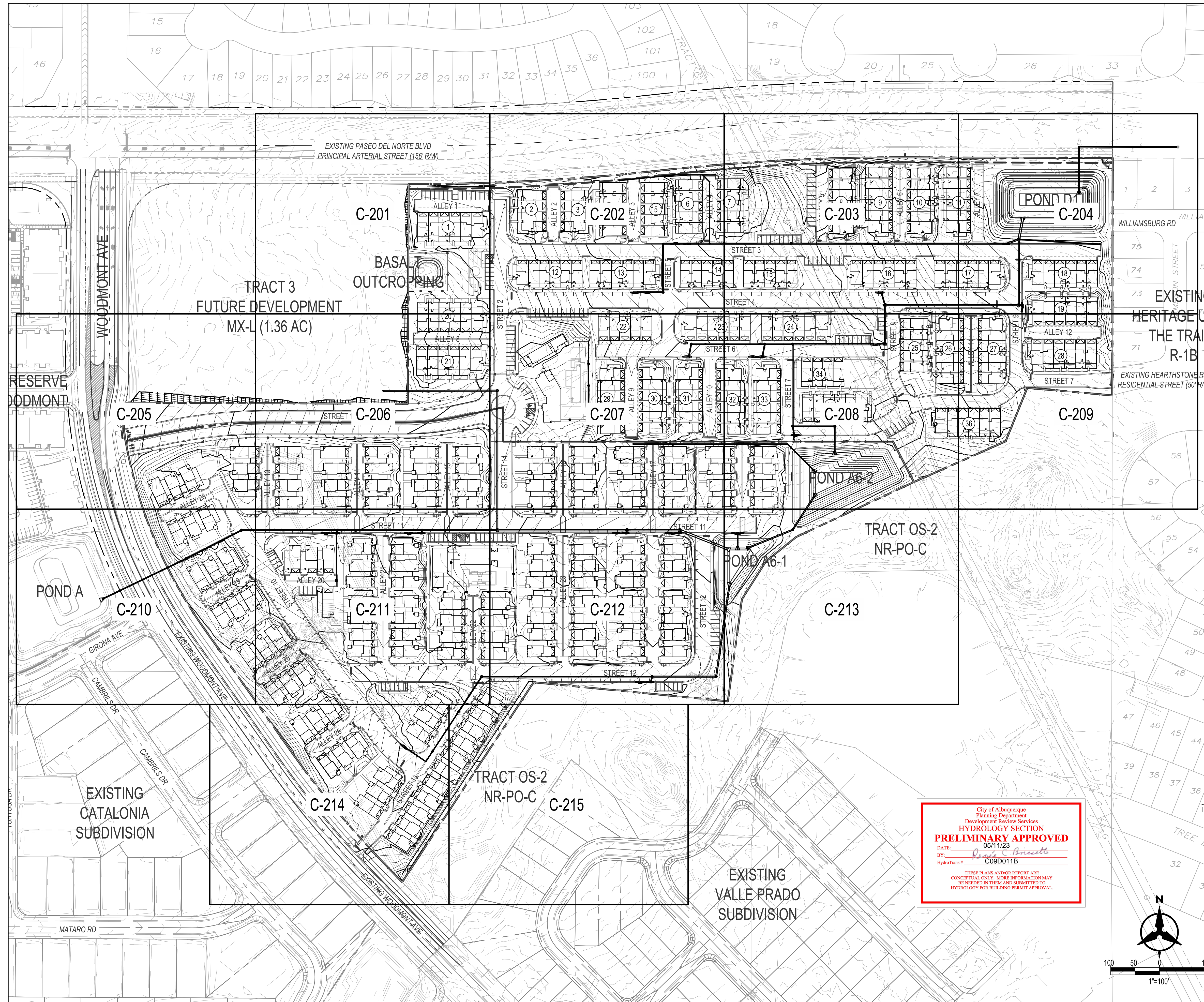
DESIGNED BY: CP

DRAWN BY: CP DATE: 6/23

CHECKED BY: CG DATE: 6/23

SHEET TITLE

LANDSCAPE PLAN  
 L-115



**GENERAL NOTES**

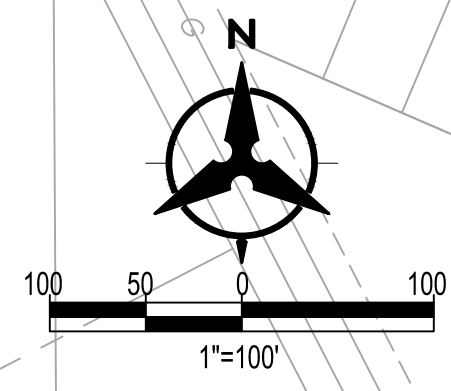
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

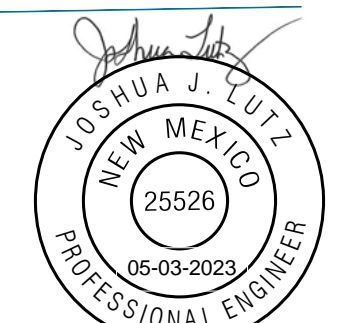
**ROUGH GRADING NOTES**

1. GRADES SHOWN ON THE ROUGH GRADING PLAN REPRESENT FINISHED GRADES. FINISHED GRADES SHALL BE ADJUSTED TO ACCOUNT FOR PAVEMENT SECTION AND BUILDING FLOOR SLAB.
2. PRIOR TO SUBSTANTIAL COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL PROVIDE CERTIFIED FINISHED GRADE, INCLUDING STOCKPILES (HARD COPY AND ELECTRONIC FORMAT - AUTOCAD PREFERRED) FROM A LICENSED SURVEYOR. TOPOGRAPHIC ACCURACY SHALL BE AS REQUIRED TO PROVIDE 1' CONTOUR INTERVAL.
3. FOR THE BUILDING AREA OVER EXCAVATION AND BACKFILL SHALL OCCUR PER GEOTECHNICAL REPORT.
4. CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.
5. FINISHED GRADE FOR PAVEMENT AREAS SHALL BE LEFT AS FOLLOWS:
  - A. SIDEWALKS: 4" BELOW PAVEMENT SURFACE ELEVATIONS SHOWN ON GRADING PLAN.
  - B. AUTOMOBILE PARKING AND DRIVE LANES: PER LIGHT DUTY PAVEMENT SECTION.
  - C. HEAVY TRUCK TRAFFIC (INCLUDING DELIVERY & TRASH TRUCKS): PER HEAVY DUTY PAVEMENT SECTION.
  - D. FLOOR SLAB: BELOW FINISHED FLOOR PER STRUCTURAL PLANS.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 05/11/23  
BY: *Ronald A. Brissette*  
HydroTeam # C09D011B

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<b>DESIGN</b>		<b>BOHANNAN HUSTON</b> www.bhinc.com 800.877.5332																						
<b>BEDROCK OVERALL GRADING PLAN</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BHI PROJECT NO. 20220473</td> <td>DWG NO.</td> <td>SHEET C-200 OF 51</td> </tr> </table>		BHI PROJECT NO. 20220473	DWG NO.	SHEET C-200 OF 51																		
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City of Albuquerque  
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 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 05/11/23  
 BY: *Renee C. Brissett*  
 HydroTrans # C09D011B

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EXISTING PASEO DEL NORTE BLVD  
 PRINCIPAL ARTERIAL STREET (166' R/W)

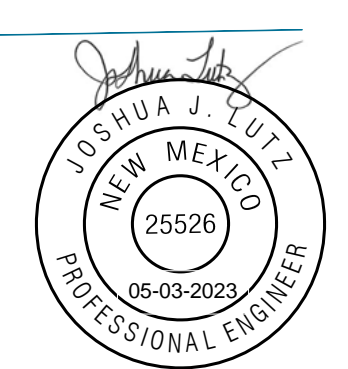
**GRADING KEYED NOTES**

1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
2. CONSTRUCT 4' DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
3. CONSTRUCT 6' DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
4. CONSTRUCT TYPE "A" SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2201.
5. CONSTRUCT NYLOPLAST STORM DRAIN INLET WITH DOME GRATE.
6. CONSTRUCT TYPE "C" SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2205.
7. CONSTRUCT TYPE "D" SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
8. CONSTRUCT TYPE "A" DOUBLE GRATE STORM DRAIN INLET PER COA STD DWG 2201.
9. INSTALL STORM DRAIN FLARED END SECTION. SIZE PER PLANS.

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.476 E = 1,483,655.030
GROUND TO GRID FACTOR = 0.999864360
DELTA ALPHA = 00° 16'38.96"
ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**



**LEGEND**

- PROPERTY LINE
- 5320 PROPOSED INDEX CONTOUR
- 5319 PROPOSED INTERMEDIATE CONTOUR
- 5320 EXISTING INDEX CONTOUR
- 5319 EXISTING INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP
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- SLOPE BREAK
- RETAINING WALL
- PROPOSED UTILITY EASEMENT

**AS-BUILT INFORMATION**

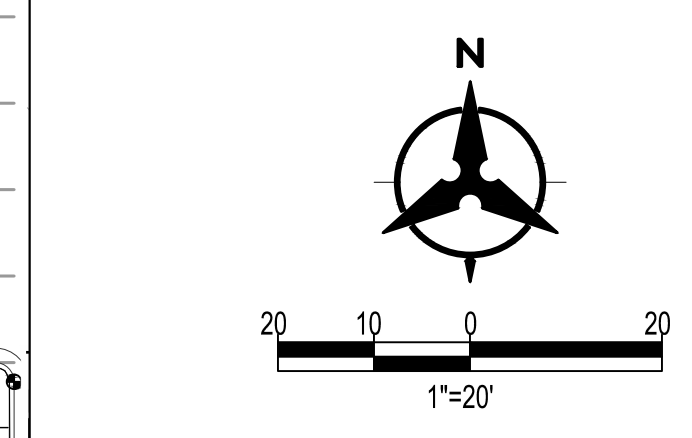
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**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR



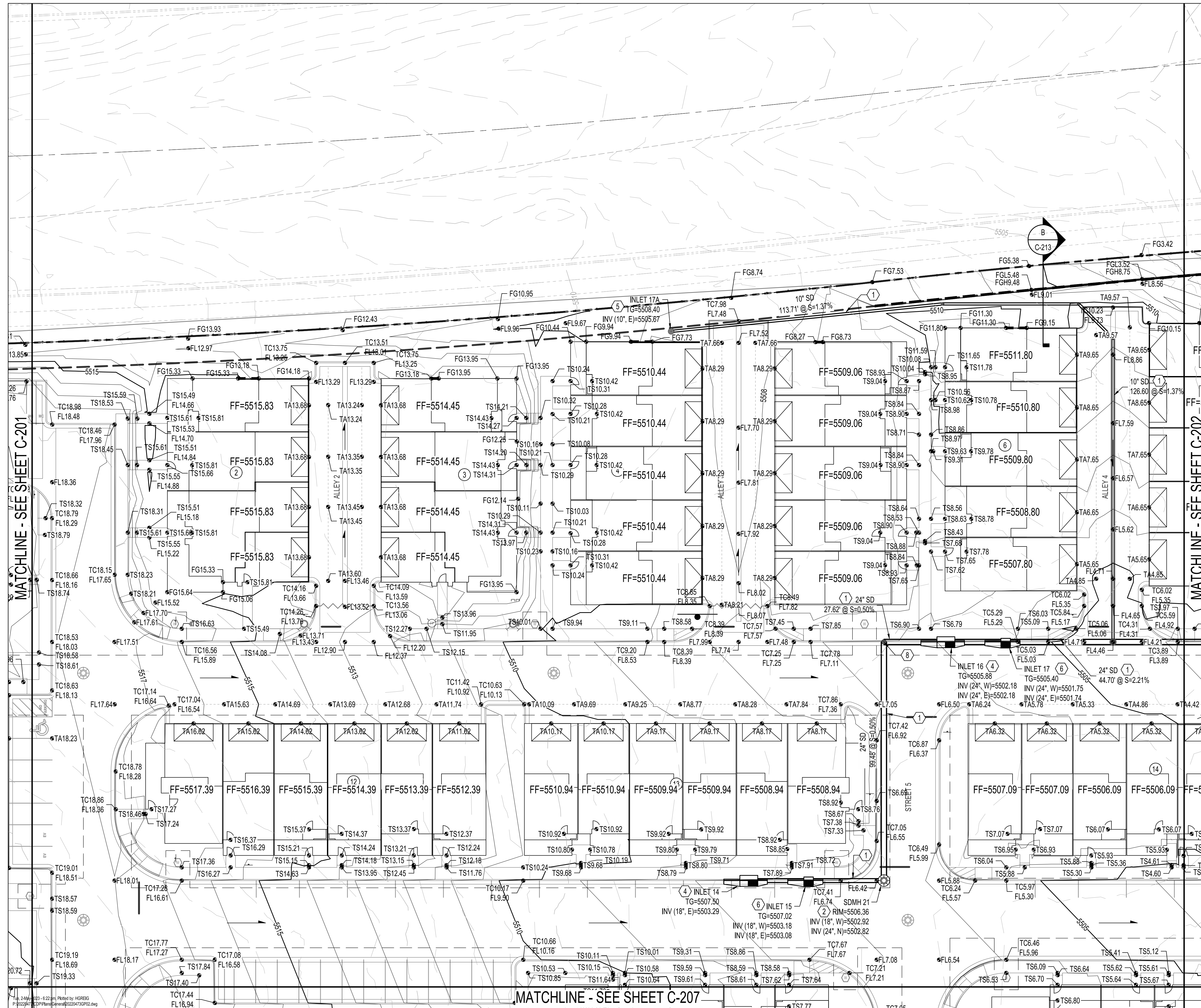
**Bohannon Huston**  
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**BEDROCK CONCEPTUAL GRADING PLAN**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-201	OF	51
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MATCHLINE - SEE SHEET C-206

Tue, 24 May 2023 - 6:20 pm. Plotted by: HSPREIG  
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**GRADING KEYED NOTES**

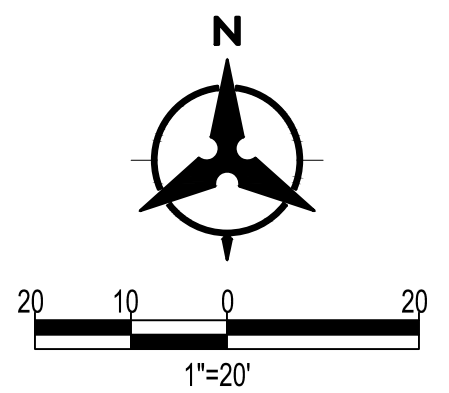
1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
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6. CONSTRUCT TYPE "C" SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2205.
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City of Albuquerque  
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DATE: 05/11/23  
BY: *Ronald Gonzalez*  
HydroTrans # CO9D011B

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**LEGEND**

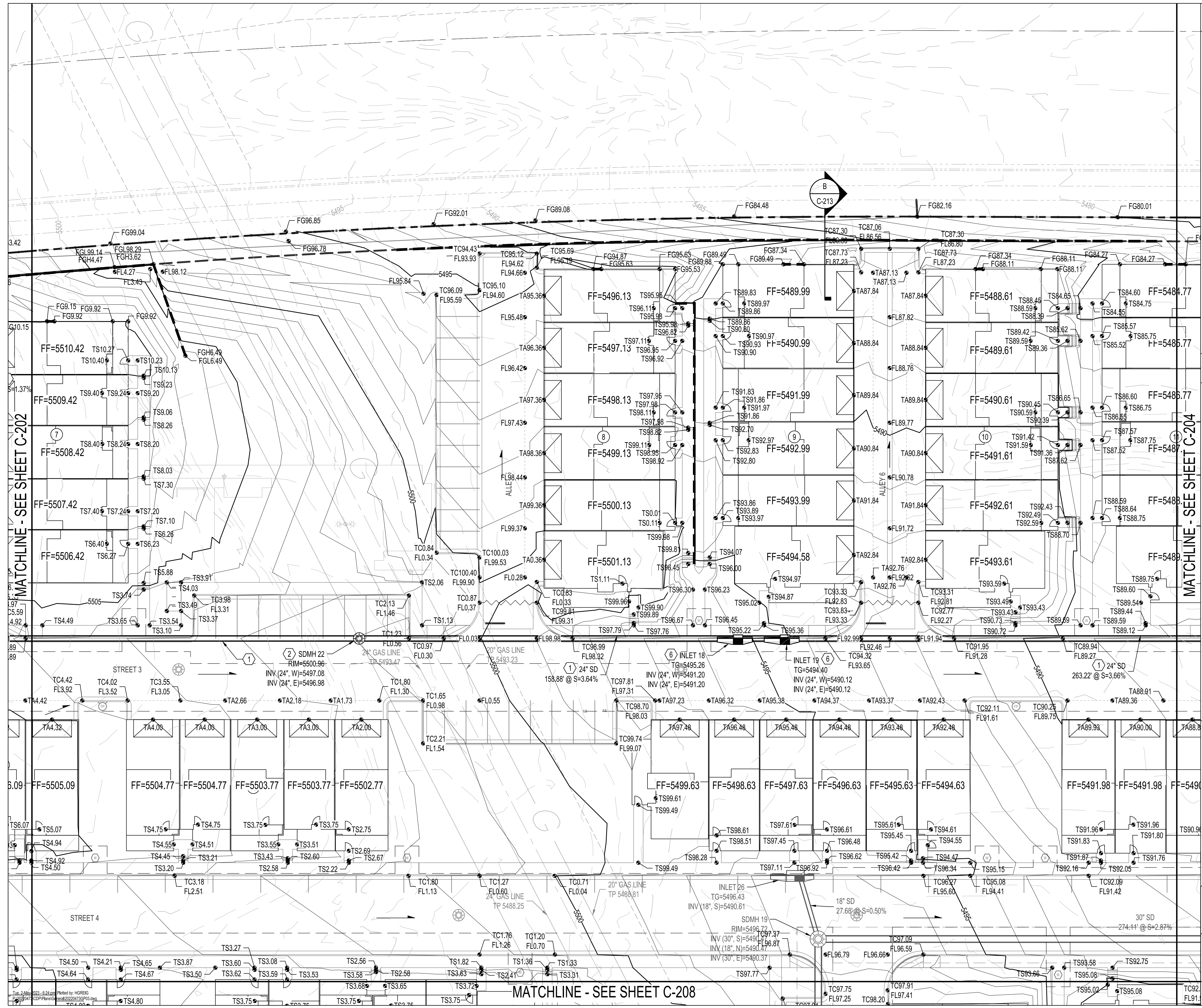
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**Bohannon Huston**  
www.bhinc.com 800.877.5332

**BEDROCK CONCEPTUAL GRADING PLAN**

<p><b>BENCH MARKS</b></p> <p>ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"</p> <p>GEOGRAPHIC POSITION (NAD 83)</p> <p>N.M. STATE PLANE COORDINATES (CENTRAL ZONE)</p> <p>N = 1,523,503.475 E = 1,483,655.030</p> <p>GROUND TO GRID FACTOR = 0.999864360</p> <p>DELTA ALPHA = 00° 16'38.96"</p> <p>ELEVATION = 5524.950 (NAVD 88)</p>		<p><b>ENGINEER'S SEAL</b></p>	
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DESIGNED BY:	JL	CHECKED BY:	JL
DRAWN BY:	AR		



**GRADING KEYED NOTES**

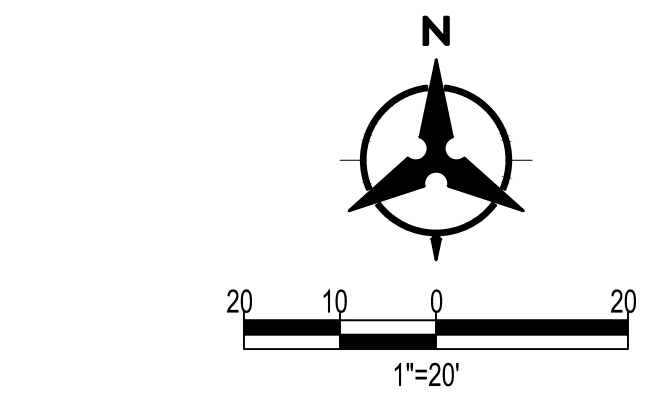
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City of Albuquerque  
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HydroTeam #: C09D011B

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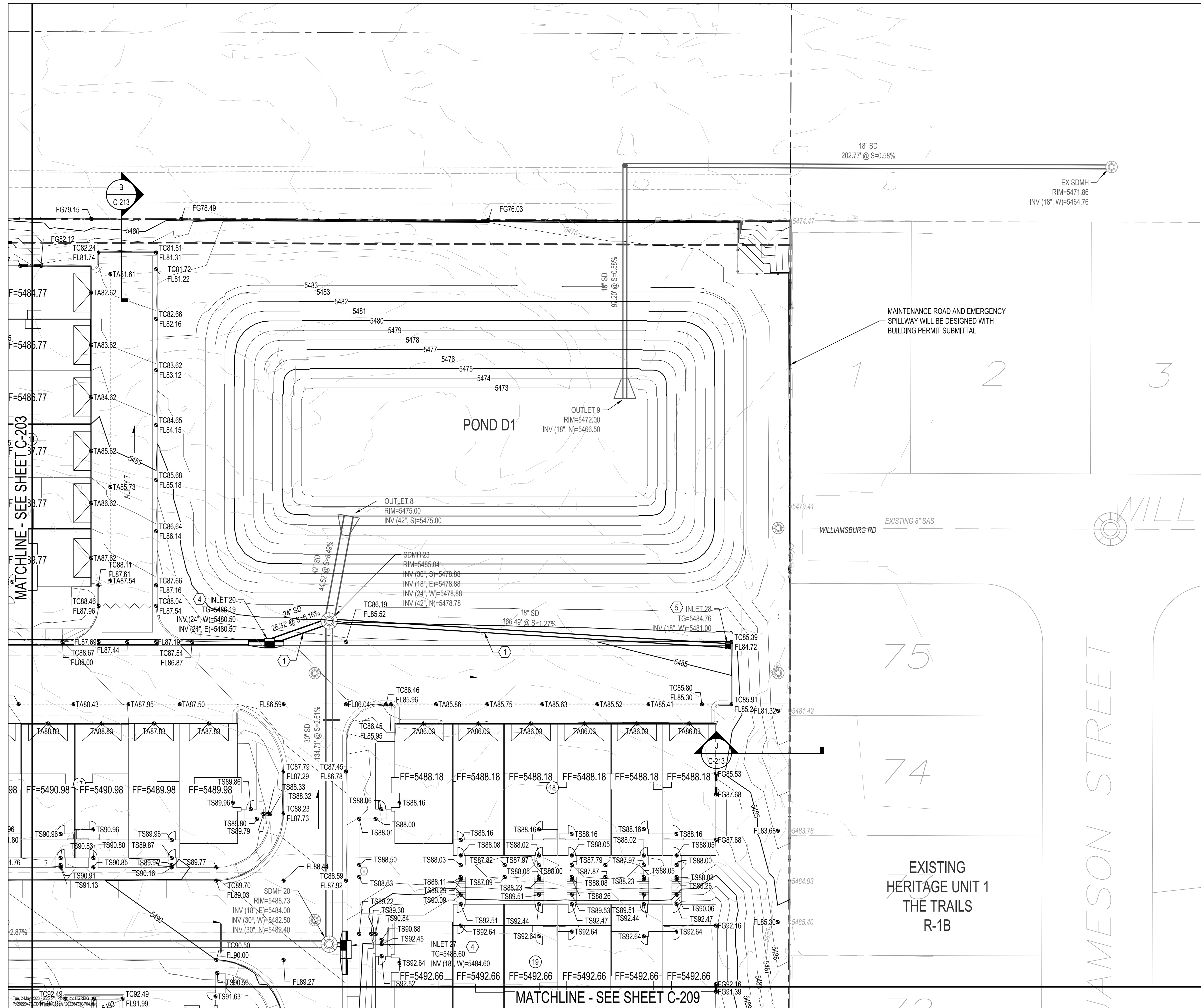


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DESIGNED BY	CHECKED BY	DRAWN BY																	
JL	JL	AR																	
BHI PROJECT NO.	20220473	DWG NO.																	
SHEET	C-203	OF	51																





**GRADING KEYED NOTES**

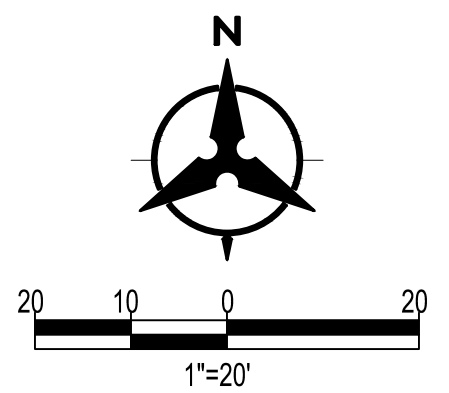
- INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
- CONSTRUCT 4' DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
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- INSTALL STORM DRAIN FLARED END SECTION. SIZE PER PLANS.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 05/11/23  
BY: *Rebecca Brunelle*  
HydroTeam # C09D011B

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED BY THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**LEGEND**

- PROPERTY LINE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER EASEMENT
- SLOPE BREAK
- RETAINING WALL
- PROPOSED UTILITY EASEMENT



**Bohannon Huston**  
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**BEDROCK CONCEPTUAL GRADING PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET C-204 OF 51

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
N = 1,523,503.475 E = 1,483,655.030	
GROUND TO GRID FACTOR = 0.999864360	
DELTA ALPHA = 00° 16'38.96"	
ELEVATION = 5524.950 (NAVD 88)	

**ENGINEER'S SEAL**

*Joshua J. Lutz*  
  
 JOSHUA J. LUTZ  
 25526  
 06-03-2023  
 PROFESSIONAL ENGINEER

**AS-BUILT INFORMATION**

BY	CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS	DATE	APPROVED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE	DESCRIPTION

**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

MATCHLINE - SEE SHEET C-203

MATCHLINE - SEE SHEET C-209

MAINTENANCE ROAD AND EMERGENCY SPILLWAY WILL BE DESIGNED WITH BUILDING PERMIT SUBMITTAL

EXISTING HERITAGE UNIT 1 THE TRAILS R-1B

JAMESON STREET

18" SD  
202.77' @ S=0.58%

EX SDMH  
RIM=5471.86  
INV (18", W)=5464.76

POND D1  
OUTLET 9  
RIM=5472.00  
INV (18", N)=5466.50

OUTLET 8  
RIM=5475.00  
INV (42", S)=5475.00

SDMH 23  
RIM=5485.04  
INV (30", S)=5479.88  
INV (18", E)=5478.88  
INV (24", W)=5478.88  
INV (42", N)=5478.78

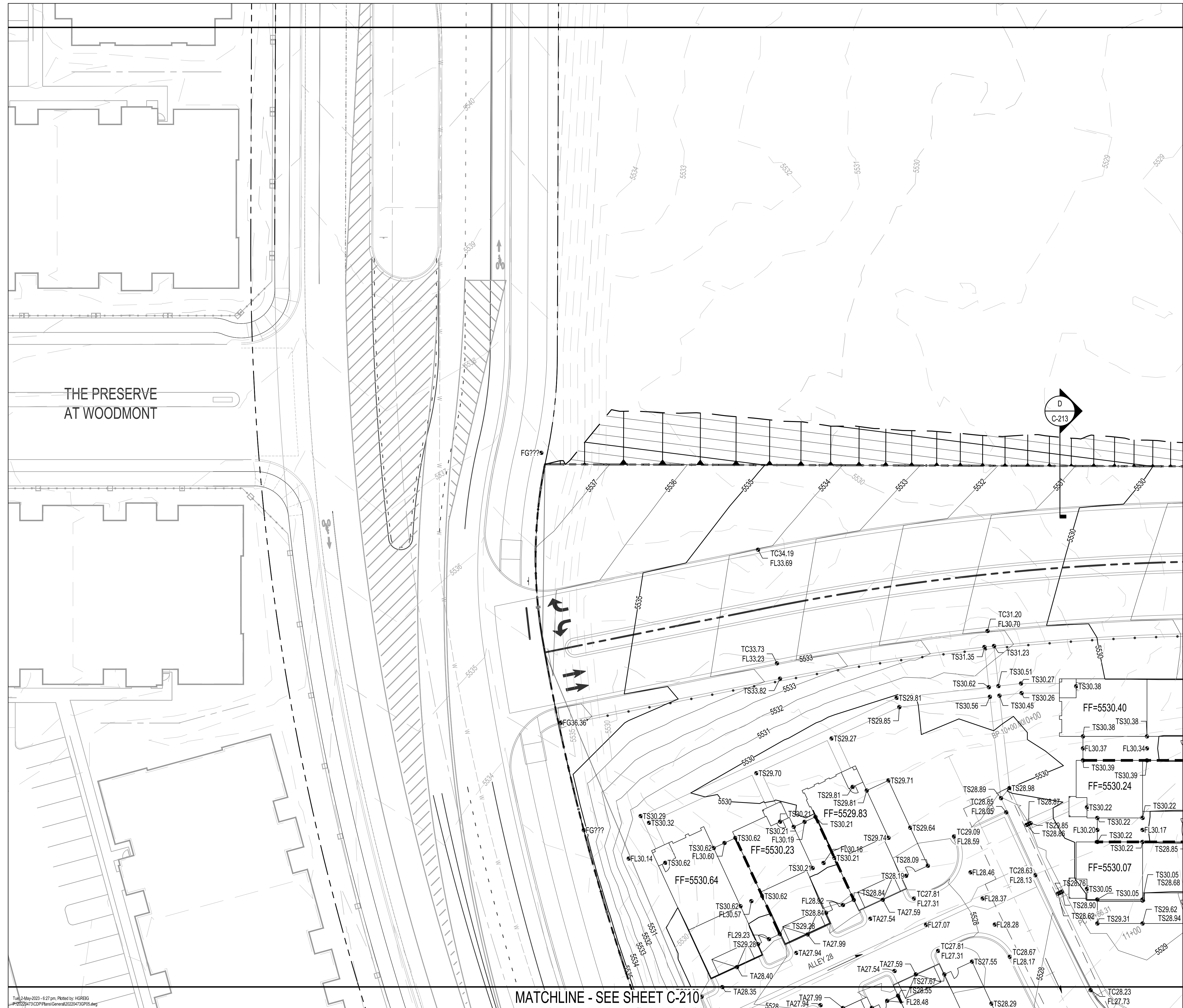
INLET 28  
TG=5484.76  
INV (18", W)=5481.00

INLET 20  
TG=5486.19  
INV (24", W)=5480.50  
INV (24", E)=5480.50

INLET 27  
TG=5488.80  
INV (18", W)=5484.60

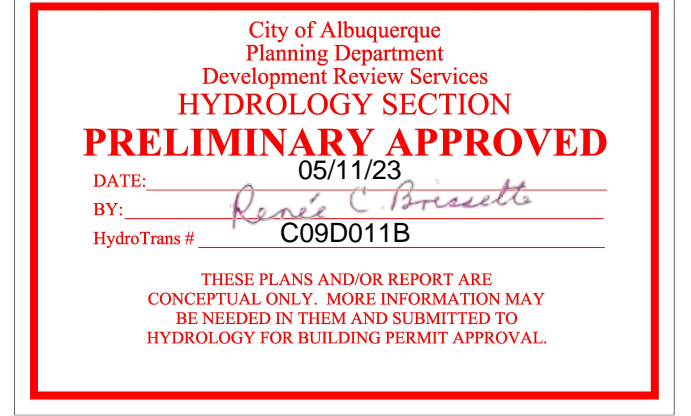
SDMH 20  
RIM=5488.73  
INV (18", E)=5484.00  
INV (30", W)=5482.50  
INV (30", N)=5482.40

TC92.49  
FL91.99  
TC92.49  
FL91.99



**GRADING KEYED NOTES**

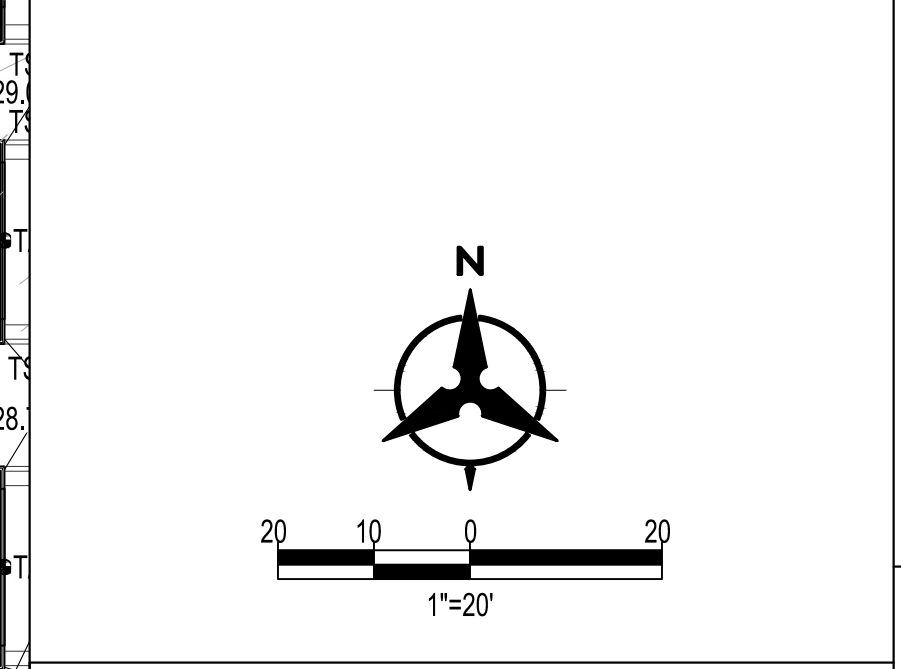
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9. INSTALL STORM DRAIN FLARED END SECTION. SIZE PER PLANS.



**LEGEND**

- PROPERTY LINE
- 5320 PROPOSED INDEX CONTOUR
- 5319 PROPOSED INTERMEDIATE CONTOUR
- 5320 EXISTING INDEX CONTOUR
- 5319 EXISTING INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER EASEMENT
- SLOPE BREAK
- RETAINING WALL
- PROPOSED UTILITY EASEMENT

MATCHLINE - SEE SHEET C-206



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**BEDROCK CONCEPTUAL GRADING PLAN**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-205	OF	51
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BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,483,655.030
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ELEVATION = 5524.950 (NAVD 88)

ENGINEER'S SEAL



AS-BUILT INFORMATION

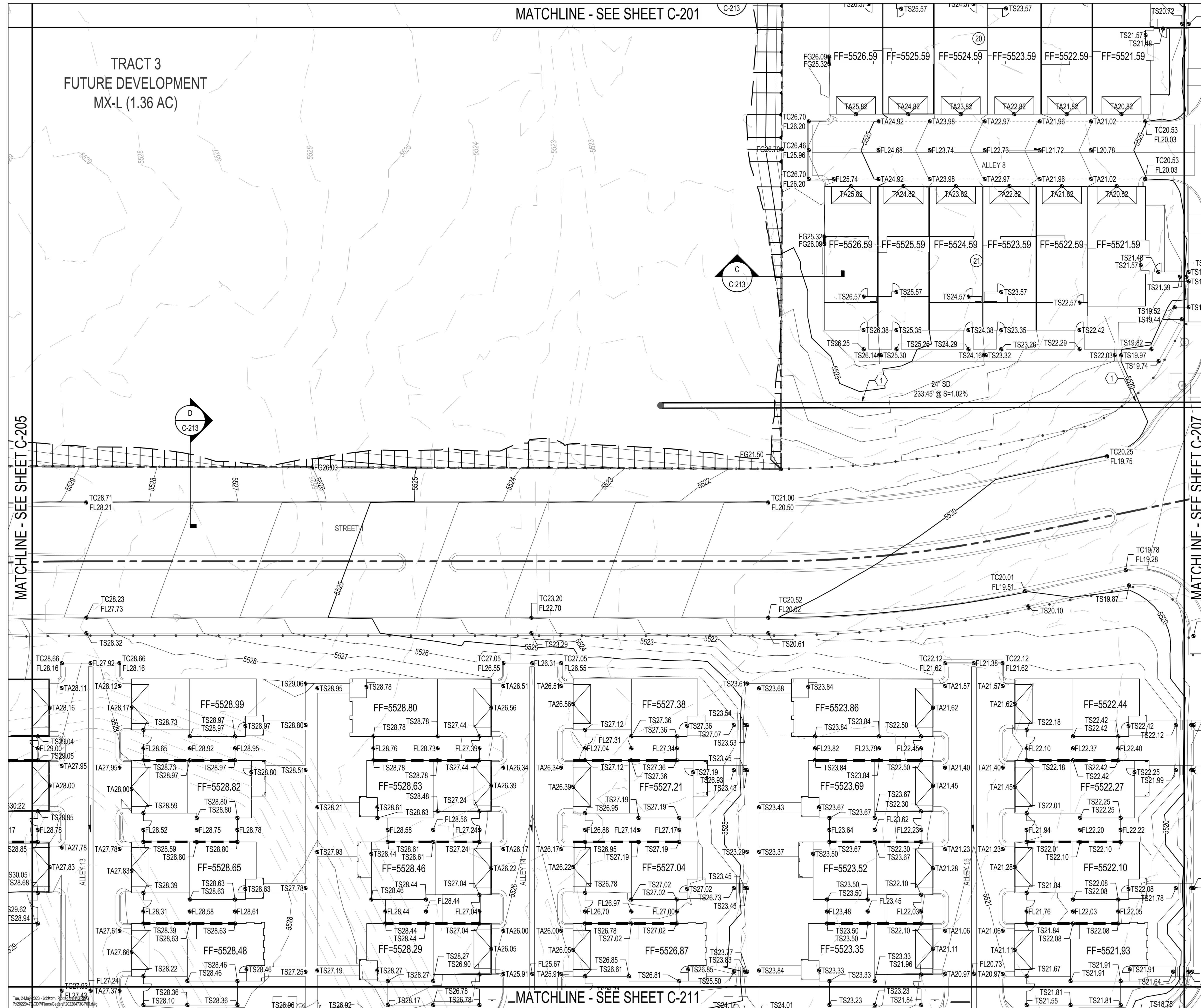
BY	CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS	DATE	ASSEMBLED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

REVISIONS

NO.	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
		JL	JL	AR

July 24 May 2023 - 6:27 pm. Plotted by: HSR/EG  
P:\2022\473\CDP\Plans\General\20220473GPO5.dwg

MATCHLINE - SEE SHEET C-210



**GRADING KEYED NOTES**

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City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 05/11/23  
BY: *Renee C. Gonzalez*  
HydroTeam # C09D011B

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**ENGINEER'S SEAL**



**LEGEND**

- PROPERTY LINE
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- RETAINING WALL
- PROPOSED UTILITY EASEMENT

**AS-BUILT INFORMATION**

BY	CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS	DATE	ASSEMBLED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE		

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**BEDROCK CONCEPTUAL GRADING PLAN**

BH PROJECT NO.	20220473	DWG NO.		SHEET	C-206	OF	51
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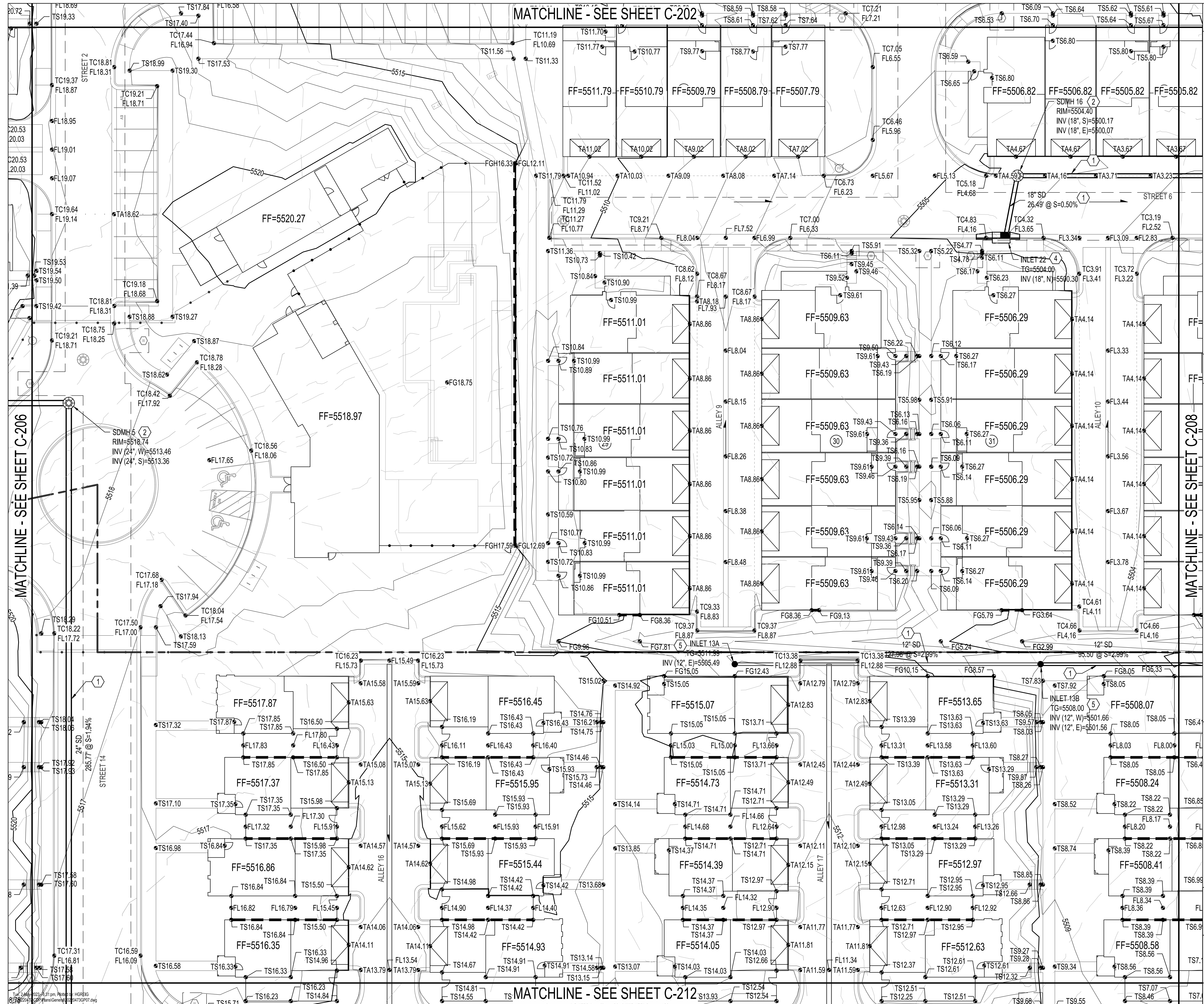
MATCHLINE - SEE SHEET C-205

MATCHLINE - SEE SHEET C-207

MATCHLINE - SEE SHEET C-201

MATCHLINE - SEE SHEET C-211

Tel: 246 May 2023 - 6:28pm P:\20220473\CDP\Plan\CDP\20220473\SP\8.dwg  
P:20220473



**GRADING KEYED NOTES**

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City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**

**PRELIMINARY APPROVED**

DATE: 05/11/23  
BY: *Roger Brink*  
HydroTeam # C09D011B

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**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
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GROUND TO GRID FACTOR = 0.999864360
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ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**

JOSEPH J. LOPEZ  
25526  
06-03-2023  
PROFESSIONAL ENGINEER

**AS-BUILT INFORMATION**

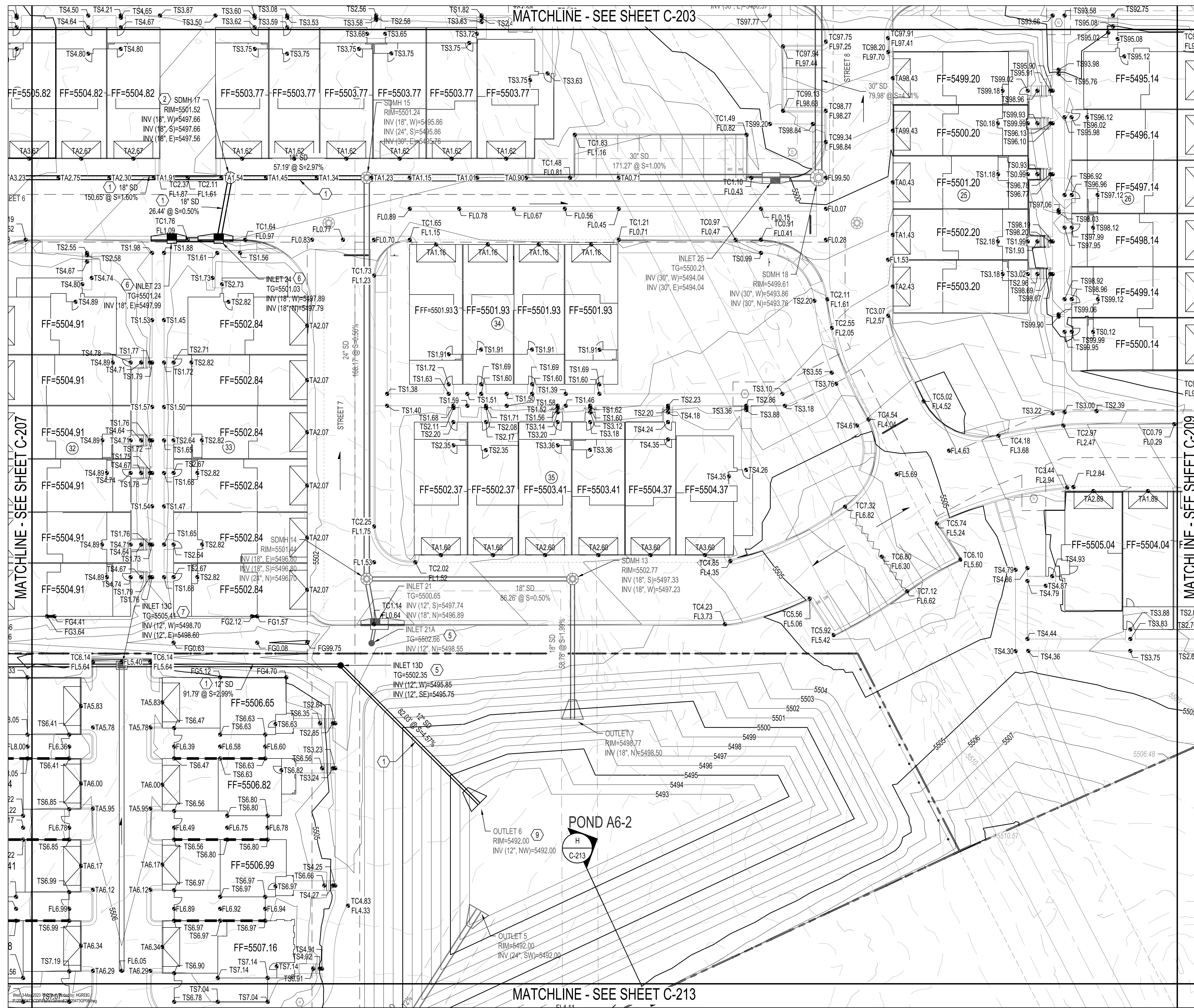
BY	CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS	DATE	ACCEPTED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE	DESCRIPTION

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

**BEDROCK CONCEPTUAL GRADING PLAN**



**GRADING KEYED NOTES**

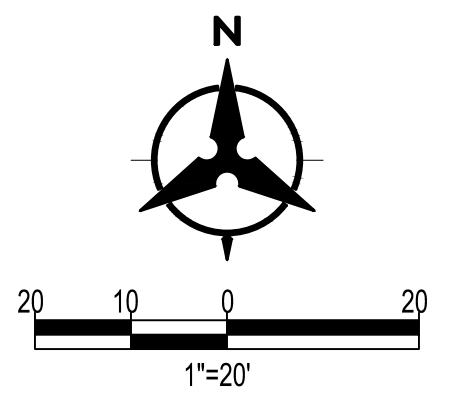
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City of Albuquerque  
Planning Department  
Development Review Services  
**PRELIMINARY APPROVED**  
DATE: 05/11/23  
BY: *Rosie C. Bonetto*  
HydroTeam # C09D011B

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- PROPOSED WATER EASEMENT
- SLOPE BREAK
- RETAINING WALL
- PROPOSED UTILITY EASEMENT



**Bohannon Huston**  
www.bhinc.com 800.877.5332

**BEDROCK CONCEPTUAL GRADING PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET OF C-208 51

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,453,655.030
E = 1,453,503.475
F = 1,453,655.030
GROUND TO GRID FACTOR = 0.999864360
DELTA ALPHA = 0° 16' 38.96"
ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**

*John J. Lutz*  
JOHN J. LUTZ  
NEW MEXICO  
25526  
06-03-2023  
PROFESSIONAL ENGINEER

**AS-BUILT INFORMATION**

BY	CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

NO.	DATE	DESCRIPTION

**DESIGN**

DESIGNED BY	CHECKED BY	DRAWN BY
JL	JL	AR

Web: 3/14/2023 10:27:00 AM  
Print: 3/14/2023 10:27:00 AM  
Plot: 3/14/2023 10:27:00 AM



**GRADING KEYED NOTES**

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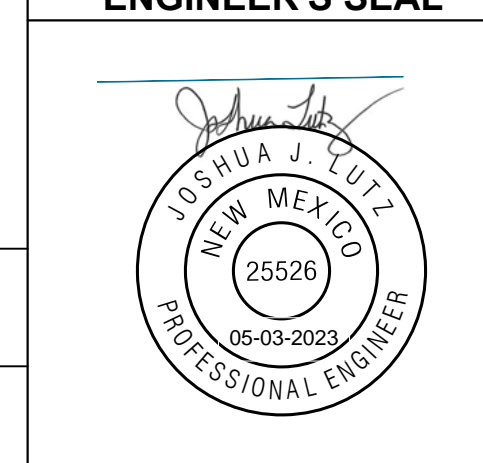
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY APPROVED**  
**PRELIMINARY APPROVED**  
DATE: 05/11/23  
BY: *Renee C. Bruneau*  
HydroTeam # C09D011B

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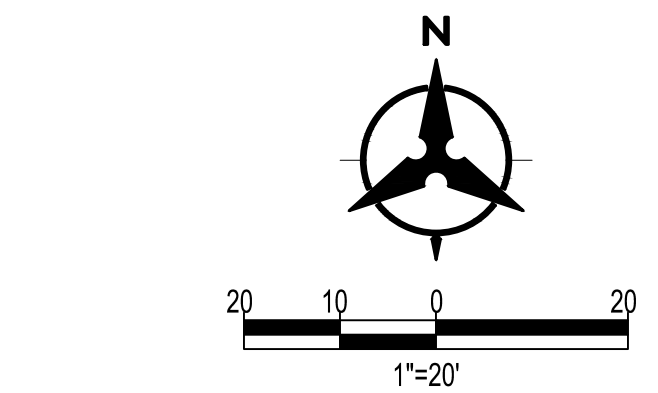
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GROUND TO GRID FACTOR = 0.999864360
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ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**



**LEGEND**

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- PROPOSED INTERMEDIATE CONTOUR
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- EXISTING INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
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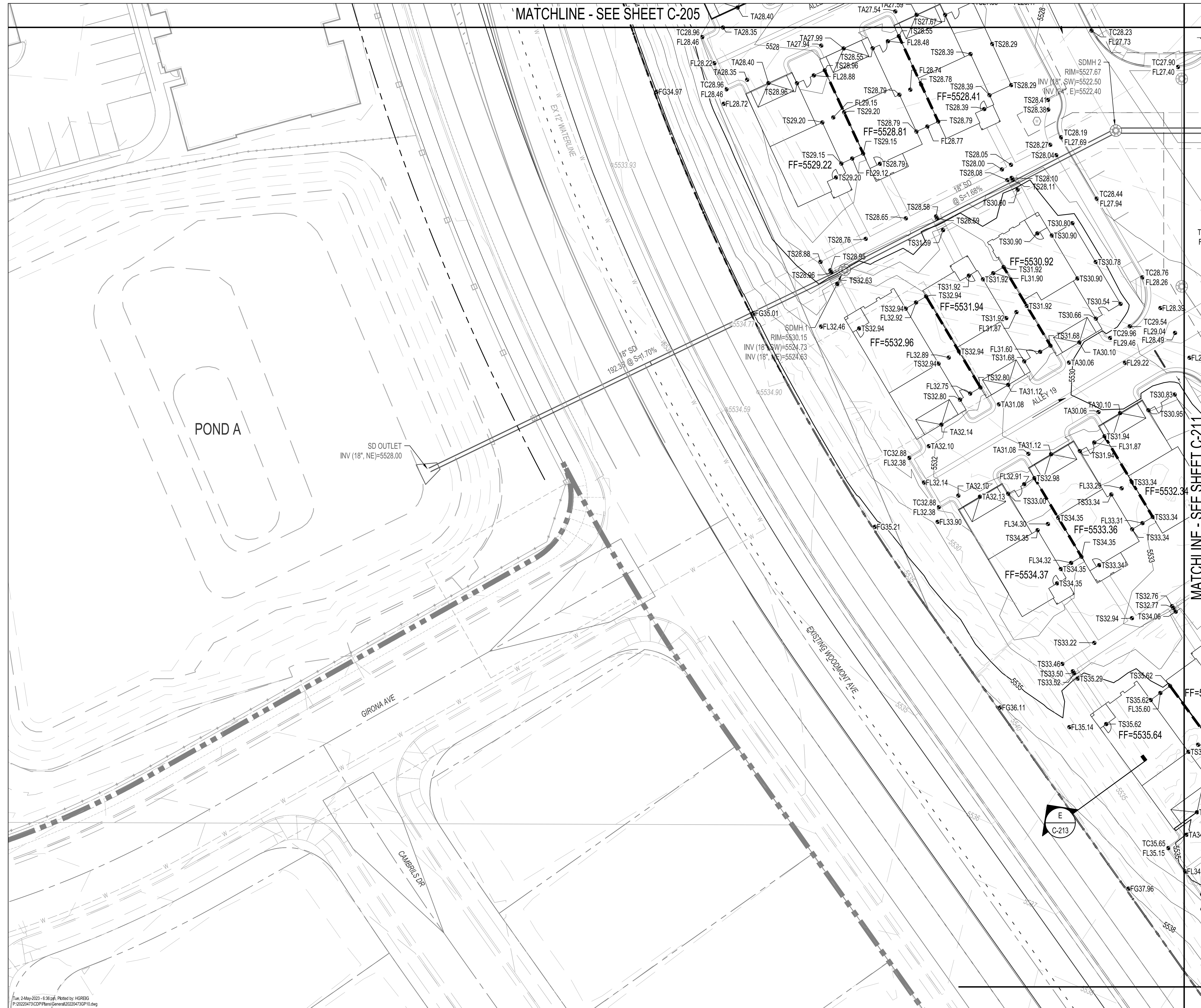
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**REVISIONS**

NO.	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
		JL	JL	AR

**BEDROCK CONCEPTUAL GRADING PLAN**



MATCHLINE - SEE SHEET C-205

**GRADING KEYED NOTES**

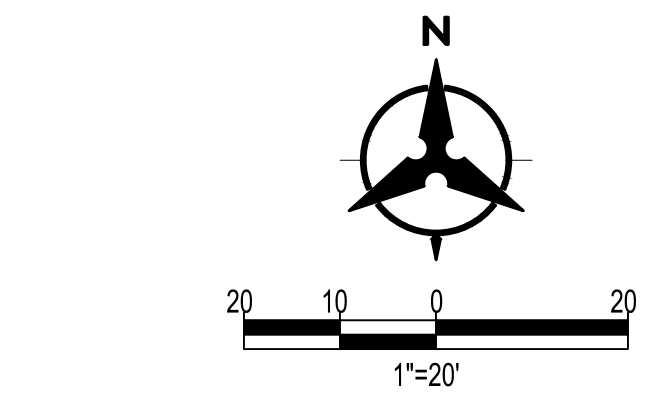
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**PRELIMINARY APPROVED**  
DATE: 05/11/23  
BY: *Renee C. Brumette*  
HydroTeam # C09D011B

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**LEGEND**

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- RETAINING WALL
- PROPOSED UTILITY EASEMENT

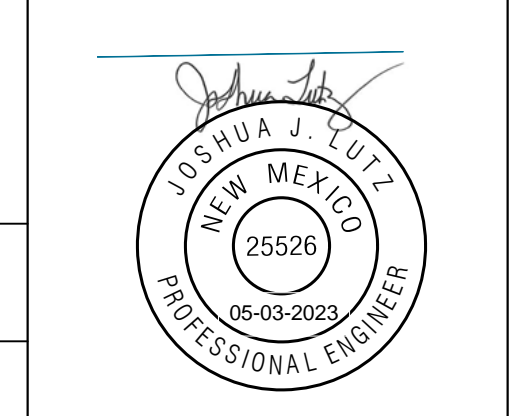


**Bohannon Huston**  
www.bhinc.com 800.877.5332

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,483,655.030
GROUND TO GRID FACTOR = 0.999864360
DELTA ALPHA = 00° 16'38.96"
ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**



**AS-BUILT INFORMATION**

CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

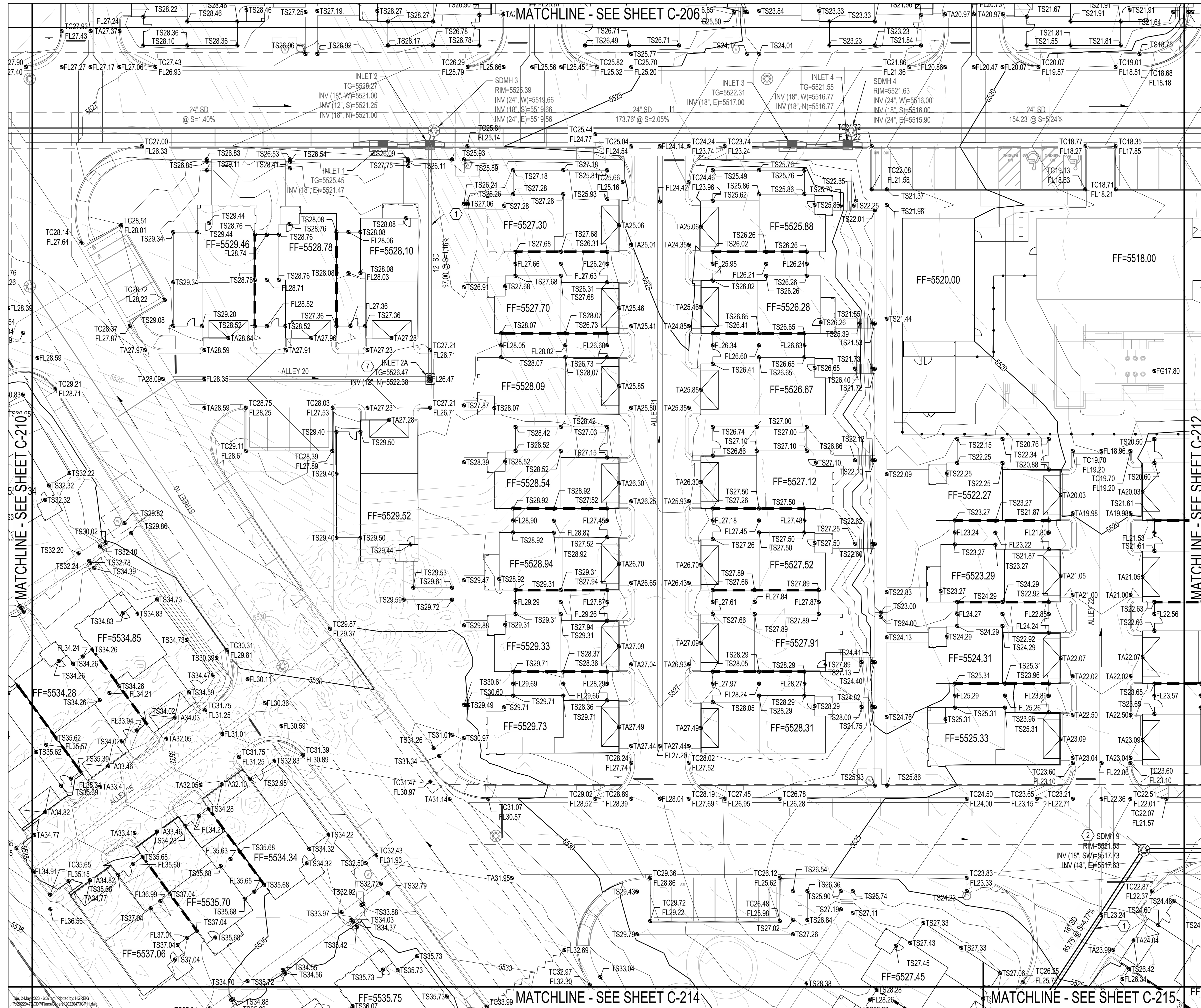
BY	DATE	DESCRIPTION

**DESIGN**

NO.	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
		JL	JL	AR

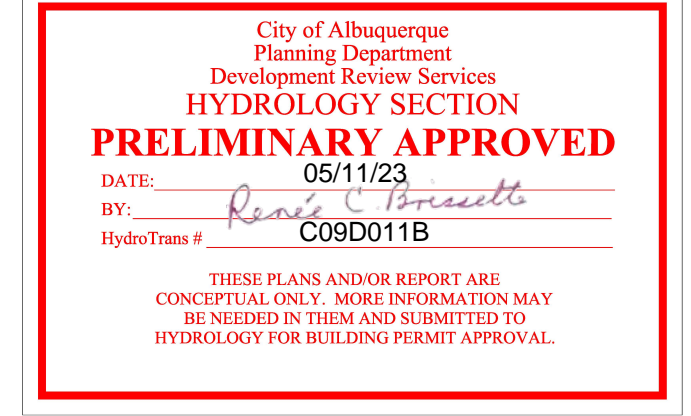
**BEDROCK CONCEPTUAL GRADING PLAN**

File: 24May2023 - 6:36 pm, Plotted by: HSPREB  
P: 20220473.CDP\Plans\General\20220473GP10.dwg



**GRADING KEYED NOTES**

1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
2. CONSTRUCT 4" DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
3. CONSTRUCT 6" DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
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9. INSTALL STORM DRAIN FLARED END SECTION. SIZE PER PLANS.

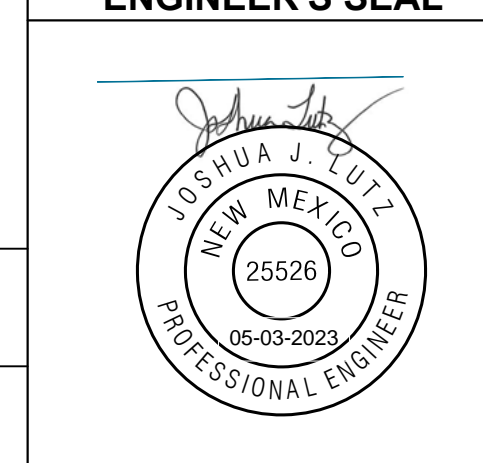


**LEGEND**

- PROPERTY LINE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
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- PROPOSED STORM DRAIN CAP
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- PROPOSED WATER EASEMENT
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- RETAINING WALL
- PROPOSED UTILITY EASEMENT

**BENCH MARKS**

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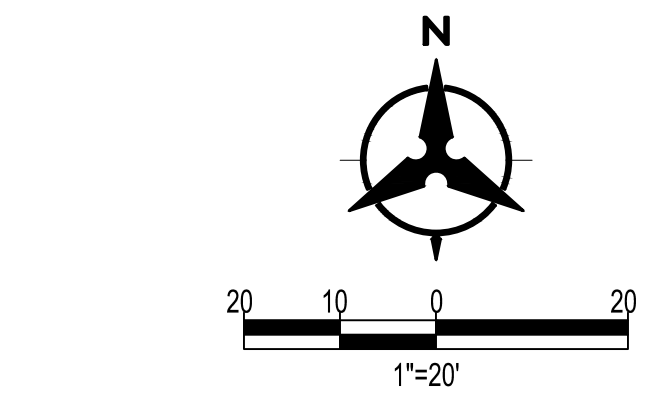


**AS-BUILT INFORMATION**

CONTRACTOR	DATE	WORK STAGED BY	DATE	INSPECTORS APPROVED BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE

**REVISIONS**

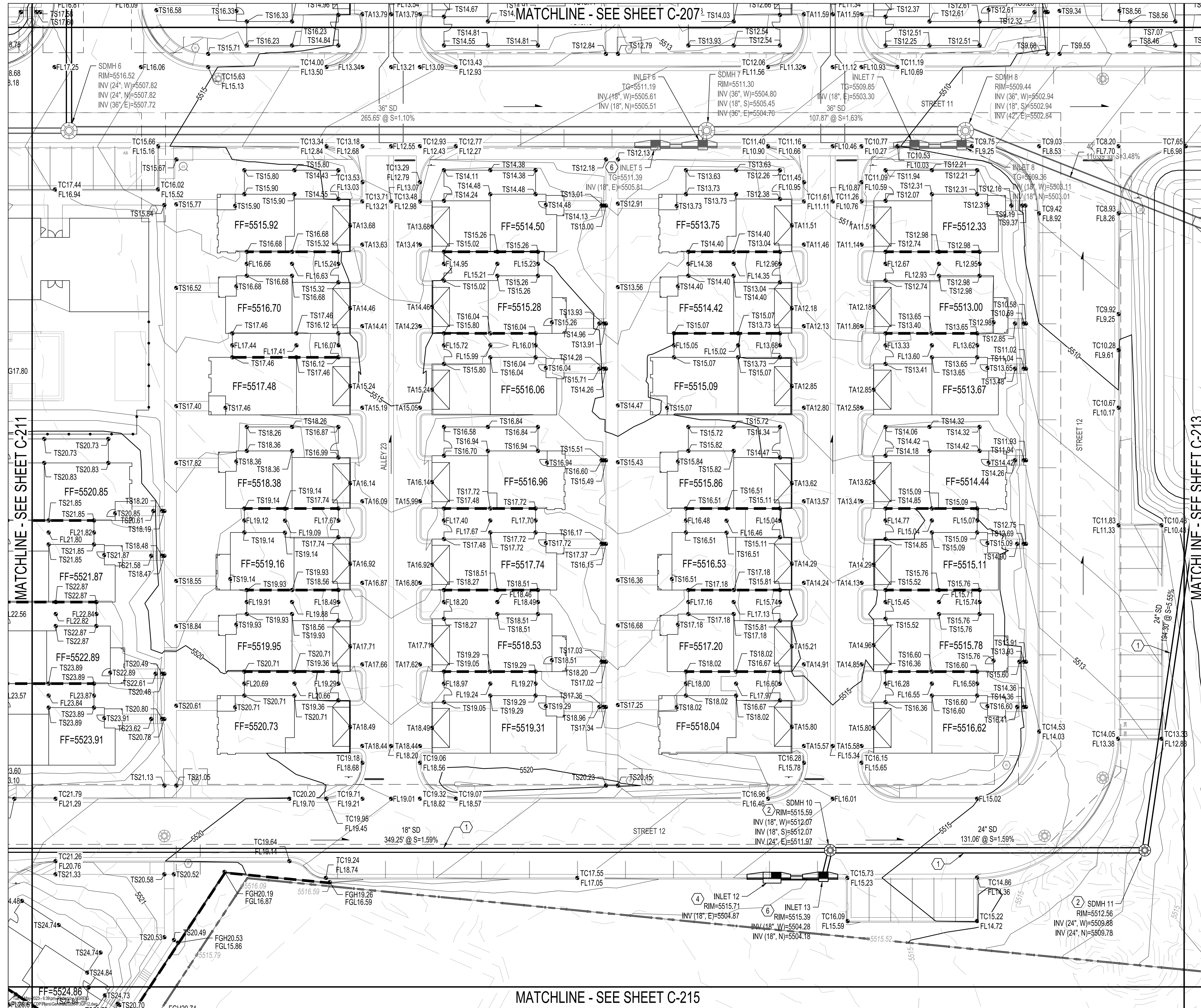
NO.	DATE	DESIGN



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**BEDROCK CONCEPTUAL GRADING PLAN**





**GRADING KEYED NOTES**

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9. INSTALL STORM DRAIN FLARED END SECTION. SIZE PER PLANS.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**

**PRELIMINARY APPROVED**

DATE: 05/11/23  
BY: *Rose Brunsell*  
HydroTeam # C09D011B

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**LEGEND**

- PROPERTY LINE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- DIRECTION OF FLOW
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- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER EASEMENT
- SLOPE BREAK
- RETAINING WALL
- PROPOSED UTILITY EASEMENT

**AS-BUILT INFORMATION**

CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE

**REVISIONS**

NO.	DATE	DESCRIPTION

**DESIGN**

DESIGNED BY	CHECKED BY	DRAWN BY
JL	JL	AR

**BEDROCK CONCEPTUAL GRADING PLAN**

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"	GEOGRAPHIC POSITION (NAD 83)	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	N = 4,523,503.475 E = 1,483,655.030	GROUND TO GRID FACTOR = 0.999864960	DELTA ALPHA = 00° 16'38.96"	ELEVATION = 5524.950 (NAVD 88)

**ENGINEER'S SEAL**

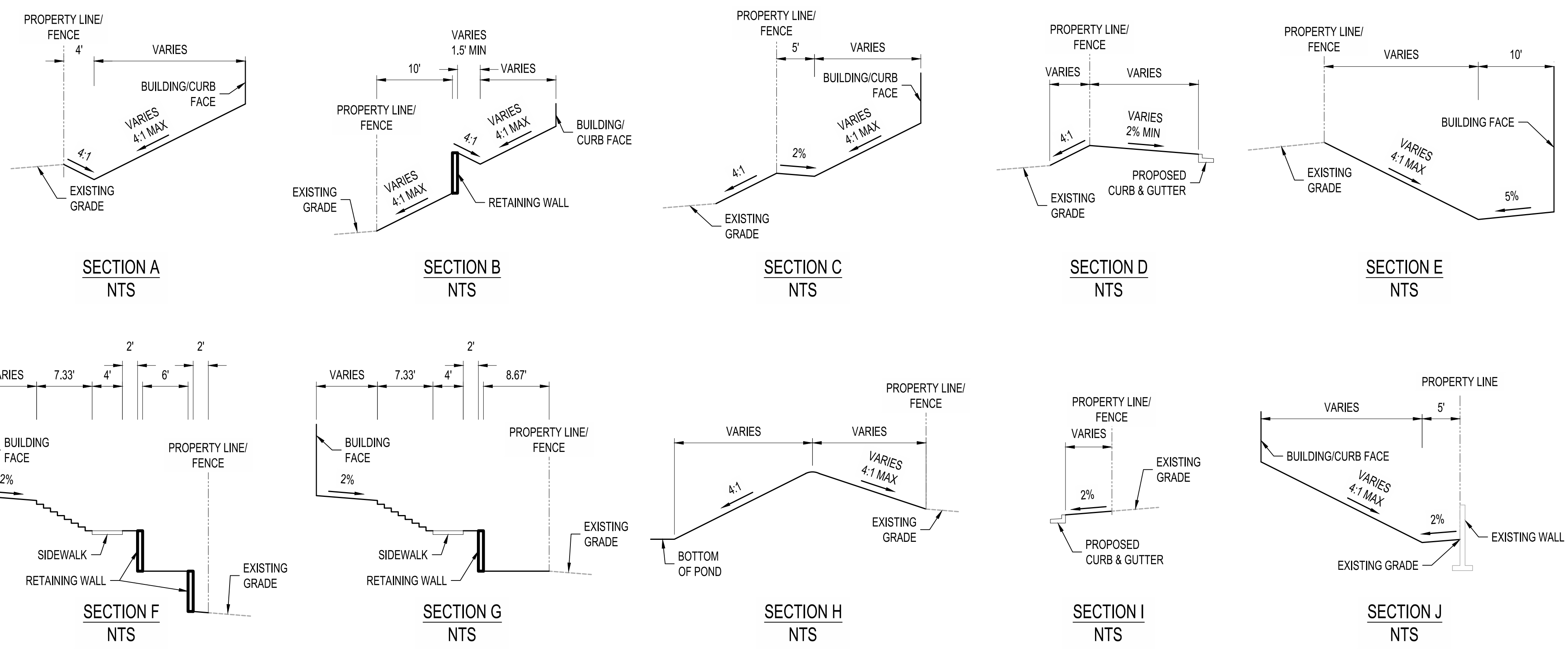
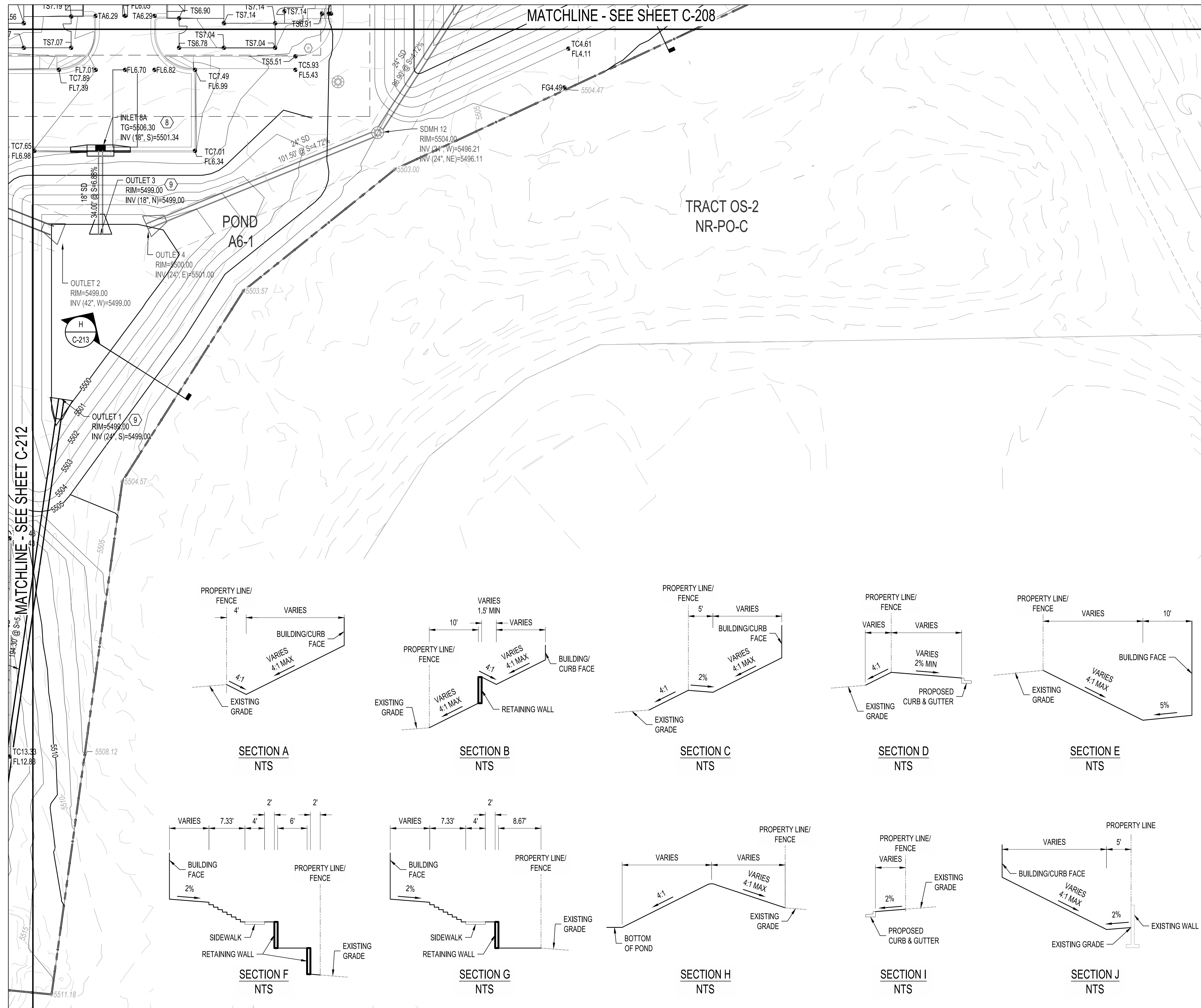
*Joshua J. Lutz*

JOSHUA J. LUTZ  
25526  
06-03-2023  
PROFESSIONAL ENGINEER

BY	DATE	BY	DATE	BY	DATE	BY	DATE

**Bohannon Huston**  
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**BEDROCK CONCEPTUAL GRADING PLAN**



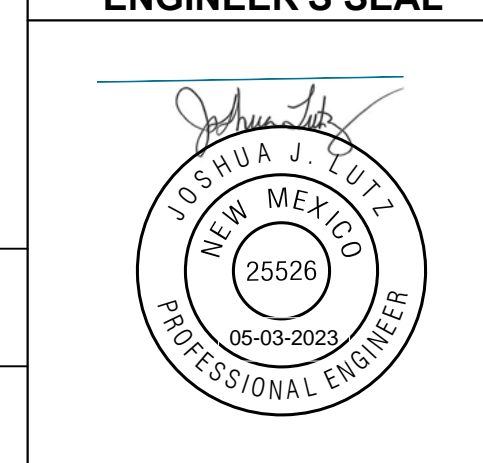
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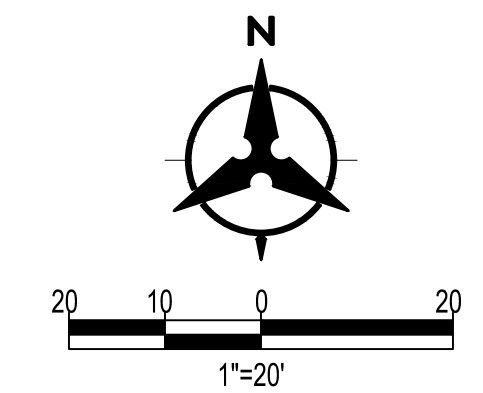
- PROPERTY LINE
- 5320 PROPOSED INDEX CONTOUR
- 5319 PROPOSED INTERMEDIATE CONTOUR
- 5320 EXISTING INDEX CONTOUR
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**REVISIONS**

NO.	DATE	BY

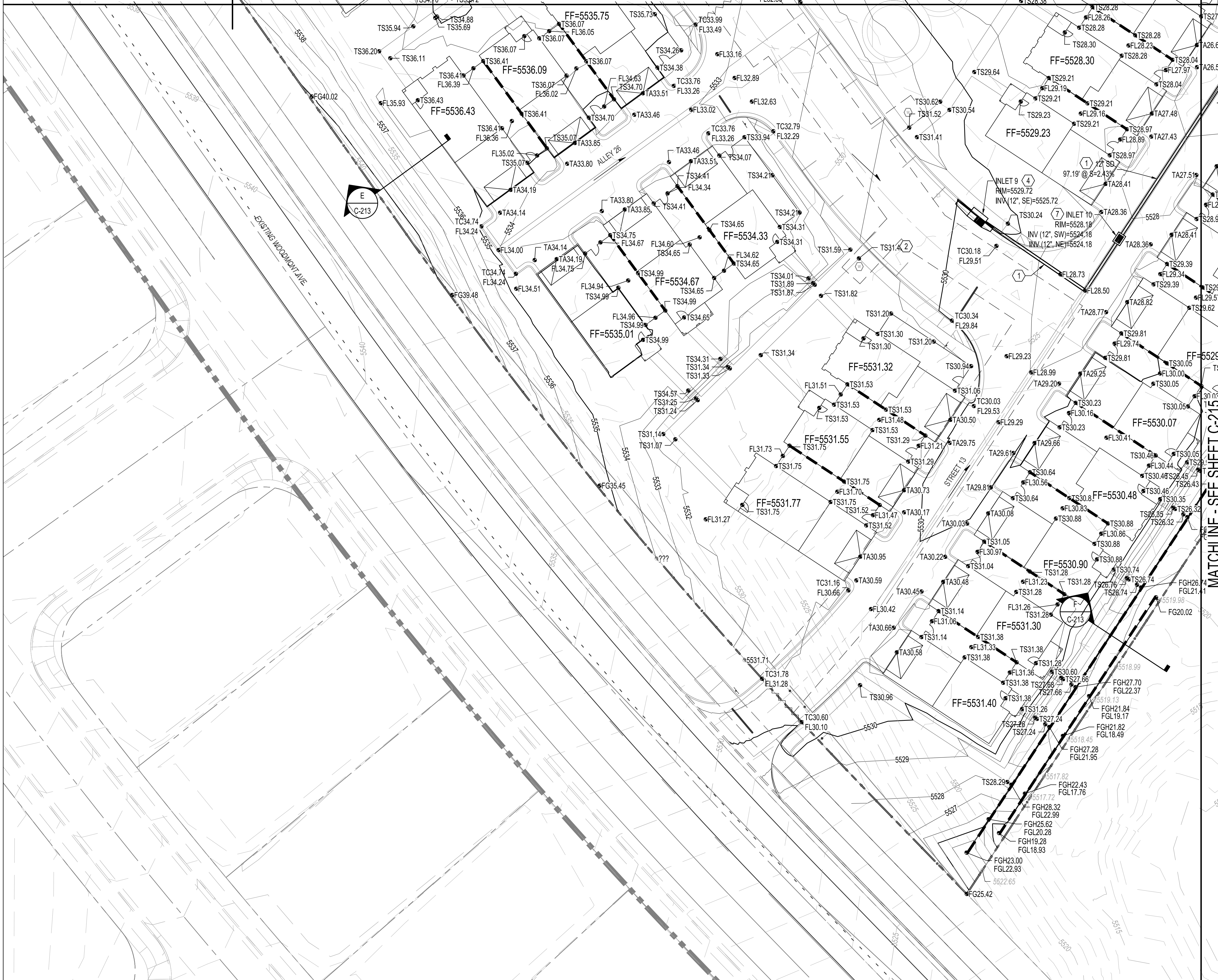


**BEDROCK CONCEPTUAL GRADING PLAN**

Wed, 3-May-2023 - 9:25:am; Plotted by: HGREIG; P:\20220473\CDP\Plans\General\20220473\GP13.dwg

MATCHLINE - SEE SHEET C-210

MATCHLINE - SEE SHEET C-211



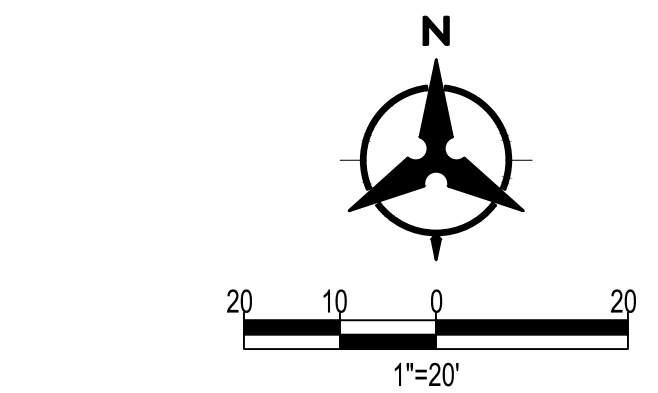
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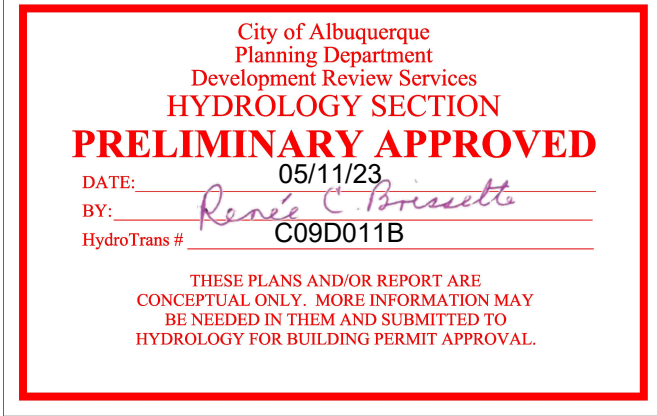
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<b>ENGINEER'S SEAL</b>			
<b>AS-BUILT INFORMATION</b>		BY	DATE
CONTRACTOR	WORK	DATE	DATE
STAGED BY	INSPECTORS	DATE	DATE
ASSEMBLED BY	FIELD	DATE	DATE
REVISIONS	DATE	DATE	DATE
NO.	DATE	DATE	DATE
DESIGN	DESIGNED BY	CHECKED BY	DRAWN BY
	JL	JL	AR
<b>BEDROCK CONCEPTUAL GRADING PLAN</b>			
BHI PROJECT NO.	20220473	DWG NO.	SHEET OF
			C-214 51

Wed, 3 May 2023 - 9:26 am. Plotted by: HGREIG  
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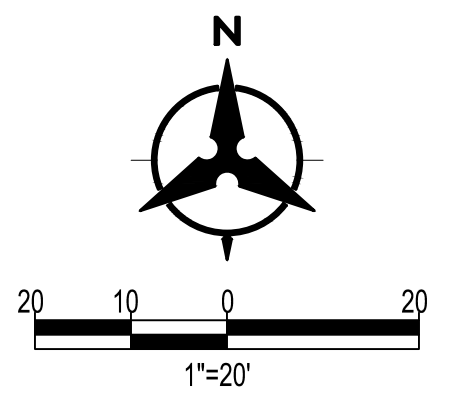
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**BEDROCK CONCEPTUAL GRADING PLAN**

BHI PROJECT NO. 20220473 DWG NO. SHEET C-215 OF 51

**BENCH MARKS**

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
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**ENGINEER'S SEAL**



**AS-BUILT INFORMATION**

BY	CONTRACTOR	DATE	WORK STARTED BY	DATE	INSPECTORS	DATE	ASSEMBLED BY	DATE	FIELD	DATE	VERIFICATION BY	DATE	DRAWINGS	DATE	CORRECTED BY	DATE

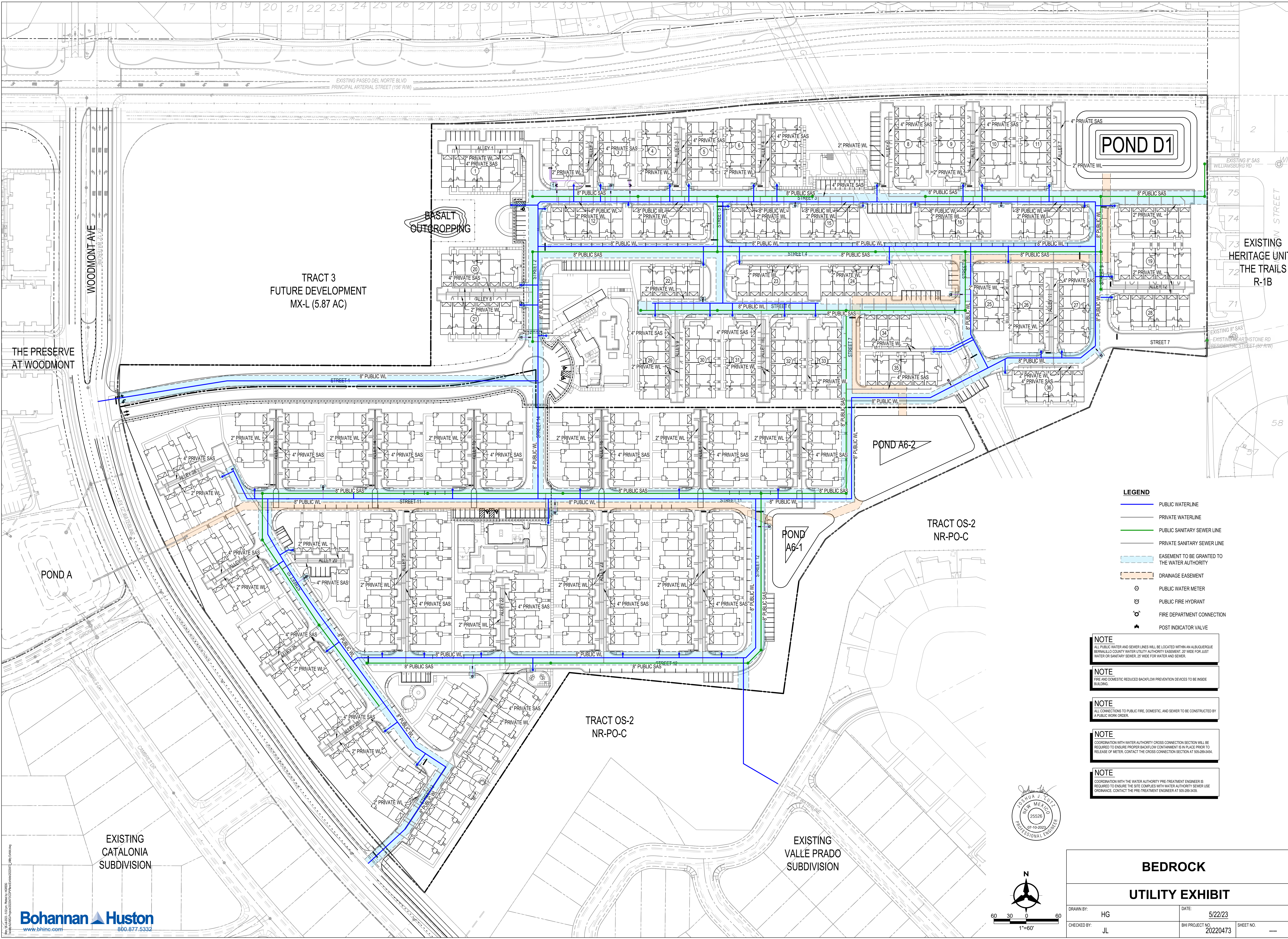
**REVISIONS**

NO.	DATE	DESIGNED BY	CHECKED BY	DRAWN BY

**DESIGN**

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR

Thu, 24 May 2023 - 8:45 am. Plotted by: HSPREB  
P:\20220473\CDP\Plans\General\20220473SP15.dwg



TRACT 3  
FUTURE DEVELOPMENT  
MX-L (5.87 AC)

TRACT OS-2  
NR-PO-C

TRACT OS-2  
NR-PO-C

POND D1

POND A6-2

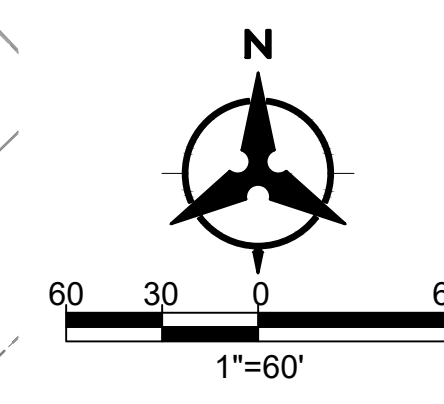
POND A6-1

POND A

BASALT  
OUTCROPPING

- LEGEND**
- PUBLIC WATERLINE
  - PRIVATE WATERLINE
  - PUBLIC SANITARY SEWER LINE
  - PRIVATE SANITARY SEWER LINE
  - EASEMENT TO BE GRANTED TO THE WATER AUTHORITY
  - DRAINAGE EASEMENT
  - PUBLIC WATER METER
  - PUBLIC FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - POST INDICATOR VALVE

- NOTE**  
ALL PUBLIC WATER AND SEWER LINES WILL BE LOCATED WITHIN AN ALBUQUERQUE HERNANDO COUNTY WATER UTILITY EASEMENT, 20' WIDE FOR JUST WATER OR SANITARY SEWER, 25' WIDE FOR WATER AND SEWER.
- NOTE**  
FIRE AND DOMESTIC REDUCED BACKFLOW PREVENTION DEVICES TO BE INSIDE BUILDING.
- NOTE**  
ALL CONNECTIONS TO PUBLIC FIRE, DOMESTIC, AND SEWER TO BE CONSTRUCTED BY A PUBLIC WORK ORDER.
- NOTE**  
COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER, CONTACT THE CROSS CONNECTION SECTION AT 505-239-3454.
- NOTE**  
COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLES WITH WATER AUTHORITY SEWER USE REQUIREMENTS, CONTACT THE PRE-TREATMENT ENGINEER AT 505-239-3453.



**BEDROCK**  
**UTILITY EXHIBIT**

DRAWN BY:	HG	DATE:	5/22/23
CHECKED BY:	JL	BHI PROJECT NO:	20220473
		SHEET NO.:	---

EXISTING CATALONIA SUBDIVISION

EXISTING VALLE PRADO SUBDIVISION

THE PRESERVE AT WOODMONT

EXISTING HERITAGE UNIT THE TRAILS R-1B

EXISTING HEARTHSTONE RD (RESIDENTIAL STREET 160' RW)

EXISTING 8" SAS WILLIAMSBURG RD

EXISTING PASEO DEL NORTE BLVD  
PRINCIPAL ARTERIAL STREET (156' RW)

WOODMONT AVE

N STREET

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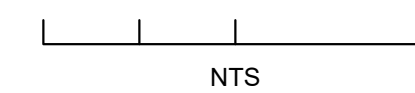


Architecture | Branding  
Interiors | Planning  
3660 Blake St., Suite 500  
Denver, CO 80205  
303.825.6400  
ktgy.com

LaTerra Development II, LLC  
1880 Century Park East, Ste 1017  
Los Angeles, CA 90067

**BEDROCK**  
ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN  
JUNE 2, 2023



TOWNHOME RENDERING

A0-1



Architecture | Branding  
Interiors | Planning  
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Denver, CO 80205  
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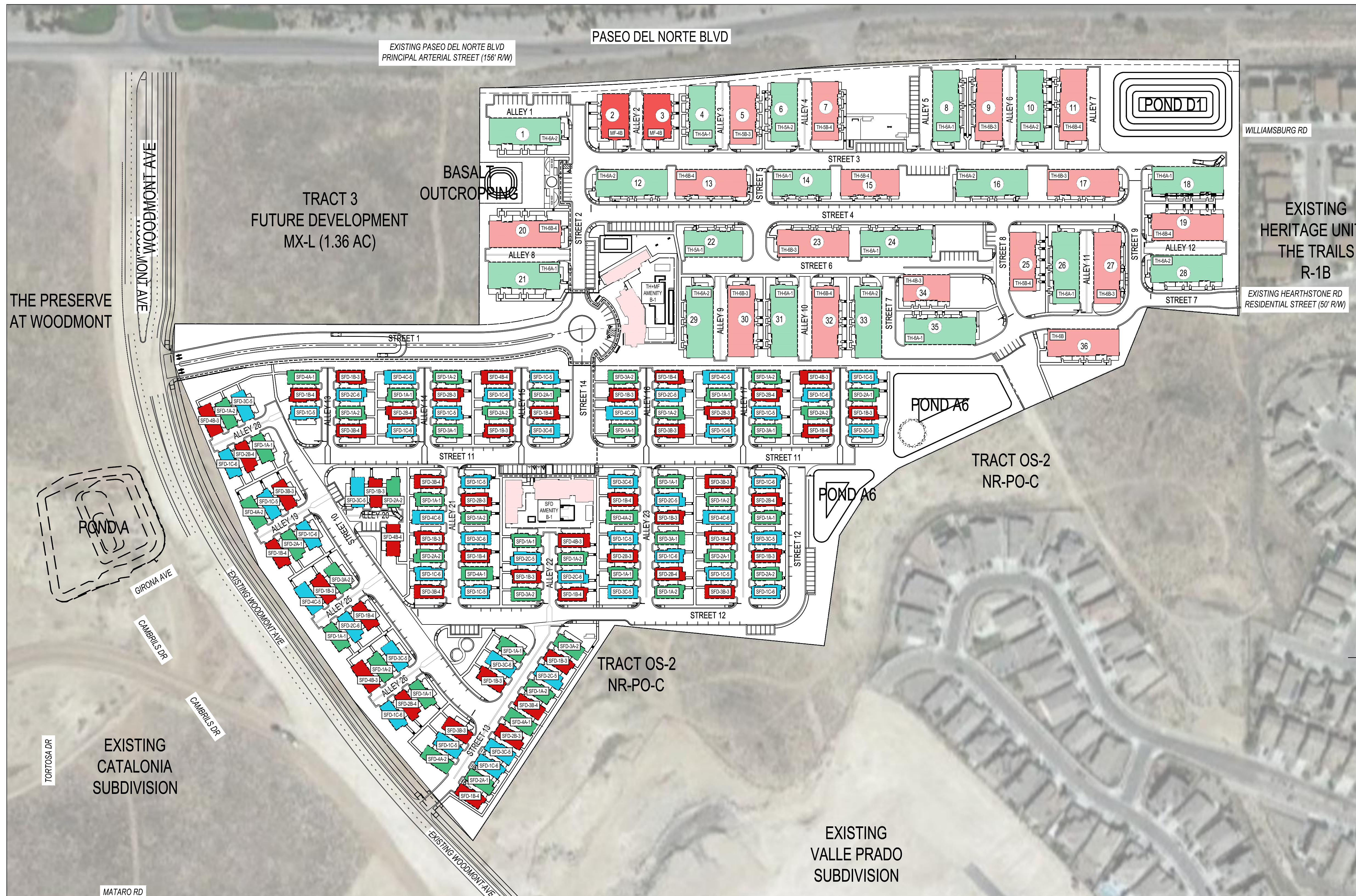
**BEDROCK**  
ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN  
JUNE 2, 2023



SINGLE FAMILY DETACHED RENDERING

A0-2



**PROJECT SUMMARY**

AREA	±37.0 AC
UNITS	344 DU
DENSITY	9.29 DU / AC
<b>MULTI-FAMILY &amp; TOWNHOME AREA SUMMARY</b>	
AREA	18.7 AC
UNITS	202 DU
DENSITY	10.8 DU / AC
<b>SFD CLUSTER AREA SUMMARY</b>	
AREA	18.3 AC
UNITS	142 DU
DENSITY	7.76 DU / AC

**PLAN KEY**

- TH ELEVATION STYLE A (SPANISH COLONIAL)
- TH ELEVATION STYLE B (MONTEREY)
- MF ELEVATION STYLE B (MONTEREY)
- SFD ELEVATION STYLE A (SPANISH COLONIAL)
- SFD ELEVATION STYLE B (MONTEREY)
- SFD ELEVATION STYLE C (DESERT CONTEMPORARY)
- AMENITY ELEVATION STYLE B (MONTEREY)

- HOUSING TYPE**
  - TH - TOWNHOMES (SINGLE-FAMILY ATTACHED)
  - MF - MULTI-FAMILY
  - SFD - SINGLE-FAMILY DETACHED
  - BUILDING PLEX / PLAN NUMBER
- TH-6A-1
- COLOR/MATERIAL SCHEME**
  - ELEVATION STYLE**
  - A - SPANISH COLONIAL
  - B - MONTEREY
  - C - DESERT CONTEMPORARY

**Laterra ABQ BFR Elevation Style Mix** REVISED 4/18/2023

BUILDING TYPE	PLAN/PLEX NO.	# OF BUILDINGS/HOMES	ELEVATION STYLE		
			STYLE A (Spanish Colonial)	STYLE B (Monterey)	STYLE C (Desert Contemporary)
SFD	Plan 1 (1589)	69	23	23	23
	Plan 2 (1696)	28	10	11	7
	Plan 3 (1876)	27	7	9	11
	Plan 4 (2132)	18	6	6	6
<b>TOTAL</b>		<b>142</b>	<b>46</b>	<b>49</b>	<b>47</b>
SFD AMENITY		2		2	
TRADITIONAL TOWNHOME	B4	1		1	
	B5	8	4	4	
	B6	25	14	11	
<b>TOTAL</b>		<b>34</b>	<b>18</b>	<b>16</b>	
MULTI-FAMILY R2 BUILDING	B4 (R2) TOTAL	2		2	
TH/MF AMENITY		2		2	

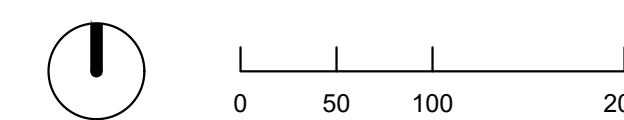


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Los Angeles, CA 90067

**BEDROCK**  
ALBUQUERQUE, NM # 20220110

**CONCEPTUAL DESIGN**  
JUNE 2, 2023



CONCEPTUAL SITE PLAN-ELEVATION MIX

**A1-0**

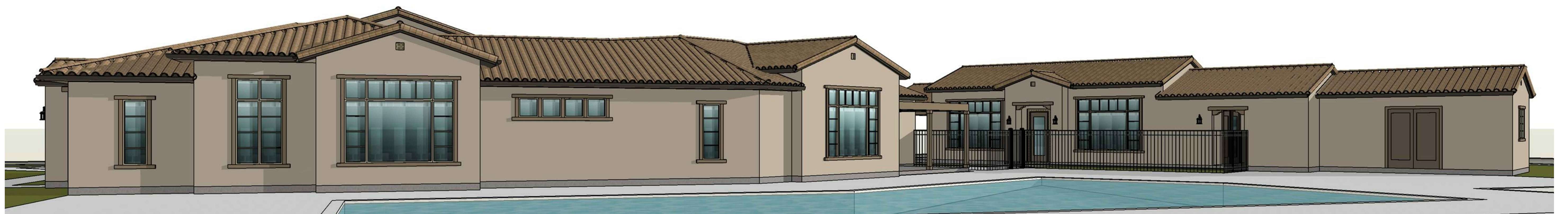




FRONT PERSPECTIVE (SOUTHWEST)



FRONT PERSPECTIVE (WEST)



REAR PERSPECTIVE (EAST)

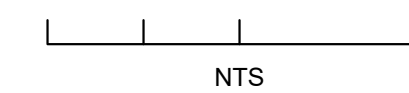


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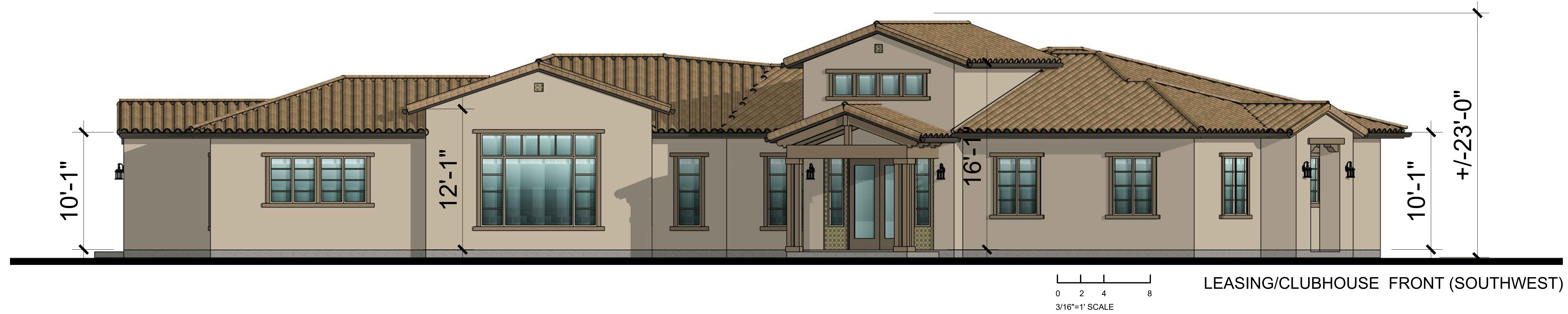
**BEDROCK**  
ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN  
JUNE 2, 2023



MF & TOWNHOME AMENITY PERSPECTIVES

A1-1



LEASING/CLUBHOUSE FRONT (SOUTHWEST)



LEASING/CLUBHOUSE BACK (NORTHEAST)



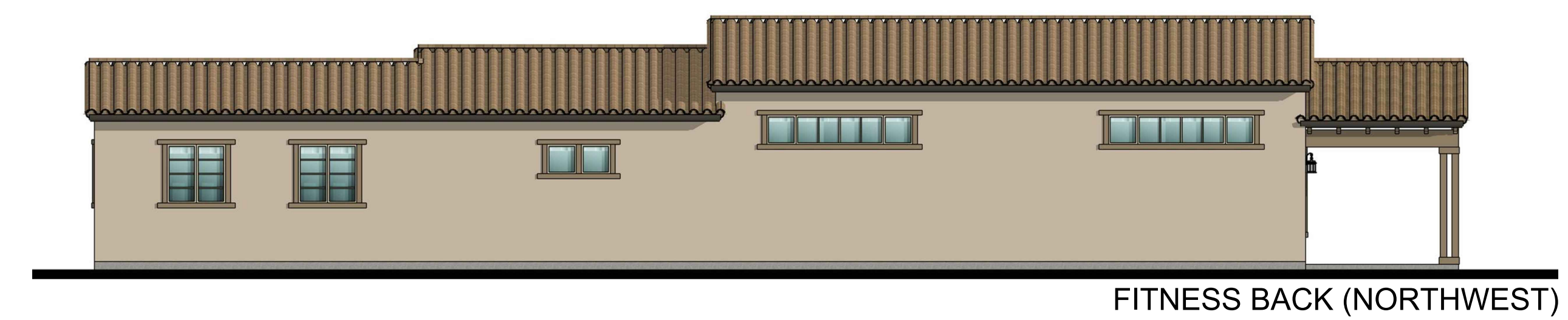
LEASING/CLUBHOUSE LEFT (NORTHWEST)



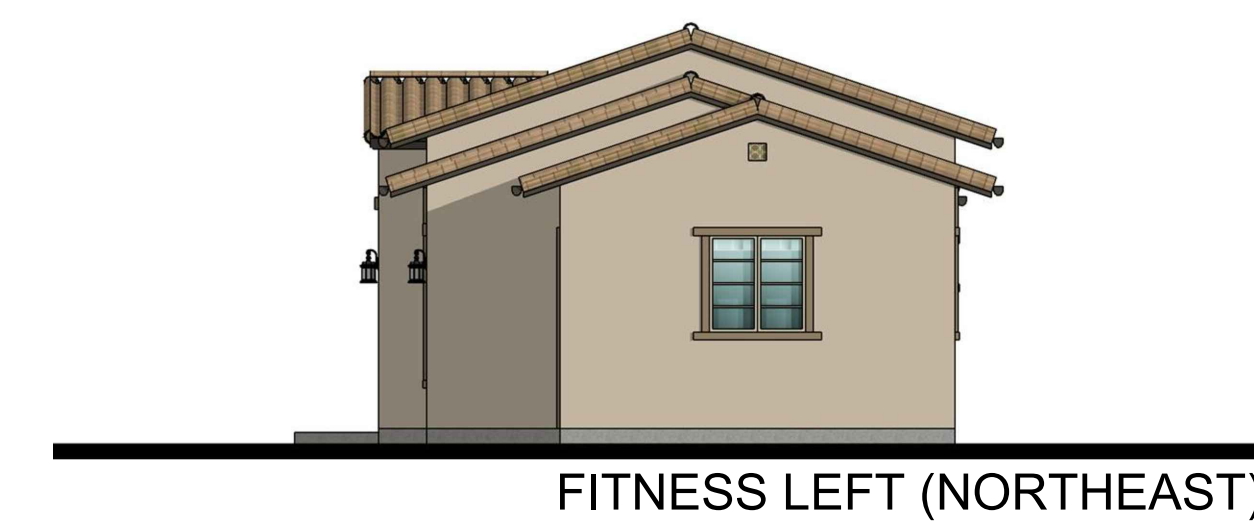
LEASING/CLUBHOUSE RIGHT (SOUTHWEST)



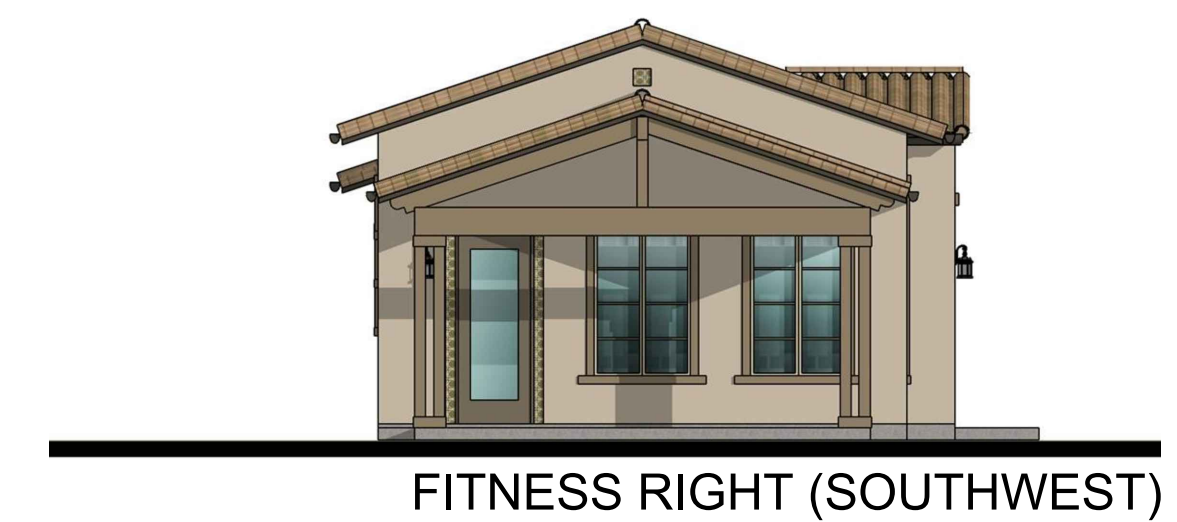
FITNESS FRONT (SOUTHWEST)



FITNESS BACK (NORTHWEST)



FITNESS LEFT (NORTHEAST)



FITNESS RIGHT (SOUTHWEST)



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MF & TOWNHOME AMENITY ELEVATIONS

A1-2



FRONT PERSPECTIVE (NORTH)



FRONT PERSPECTIVE (NORTH)



REAR PERSPECTIVE (SOUTH)

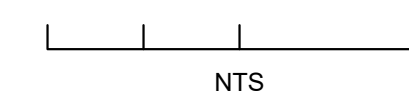


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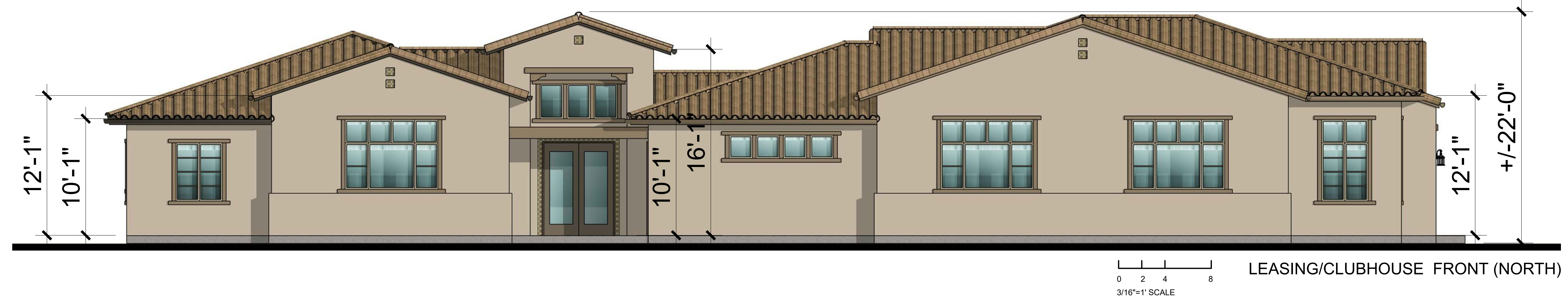
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SFD AMENITY PERSPECTIVES

A1-3



LEASING/CLUBHOUSE FRONT (NORTH)



LEASING/CLUBHOUSE BACK (SOUTH)



LEASING/CLUBHOUSE LEFT (EAST)



LEASING/CLUBHOUSE RIGHT (WEST)



FITNESS FRONT (EAST)



FITNESS BACK (WEST)



FITNESS LEFT (NORTH)



FITNESS RIGHT (SOUTH)



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SFD AMENITY ELEVATIONS

A1-4



PERSPECTIVE

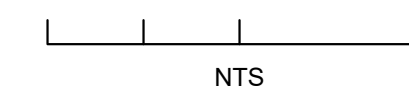


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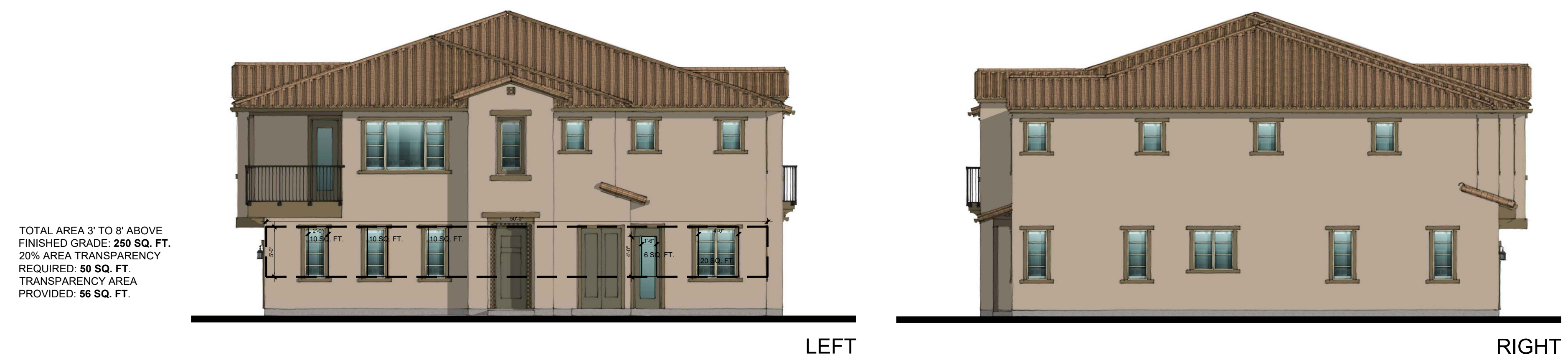
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CONCEPTUAL DESIGN  
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MULTI-FAMILY 4-PLEX B PERSPECTIVE

A2-1

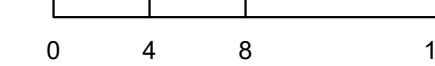


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MULTI-FAMILY 4-PLEX B ELEVATIONS

A2-2



PERSPECTIVE



ELEVATION

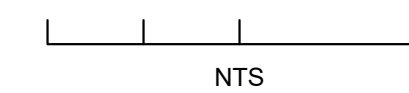


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TOWNHOME STREET SCENE

A3-1



PERSPECTIVE

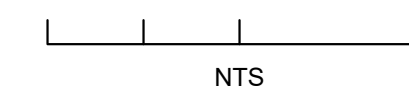


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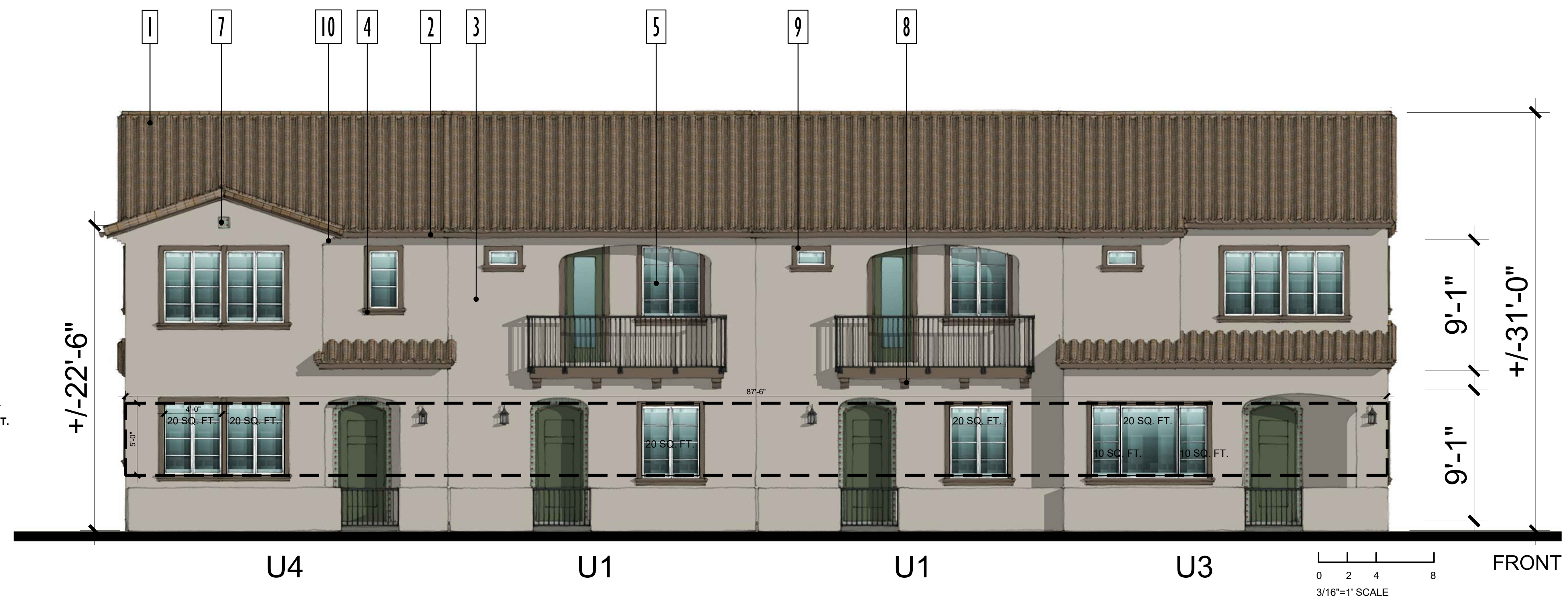
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TOWNHOME 4-PLEX A PERSPECTIVE

A3-2





TOTAL AREA 3' TO 8' ABOUT FINISHED GRADE: 437 SQ. FT.  
20% AREA TRANSPARENCY REQUIRED: 88 SQ. FT.  
TRANSPARENCY AREA PROVIDED: 120 SQ. FT.

### MATERIAL LEGEND

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE TILE RECESS DETAIL
- 8 WOOD OR COMPOSITE CORBEL
- 9 STUCCO FINISH TRIM
- 10 STUCCO FINISH EAVE DETAIL (WHERE SHOWN ON SPANISH)
- 11 WOOD PORCH POST (WHERE SHOWN ON MONTEREY)
- 12 MASONRY VENEER (WHERE SHOWN ON DESERT CONTEMPORARY)
- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES

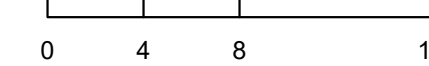


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TOWNHOME 4-PLEX A ELEVATIONS

A3-3



PERSPECTIVE

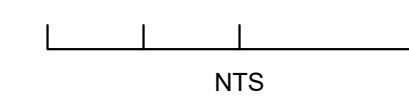


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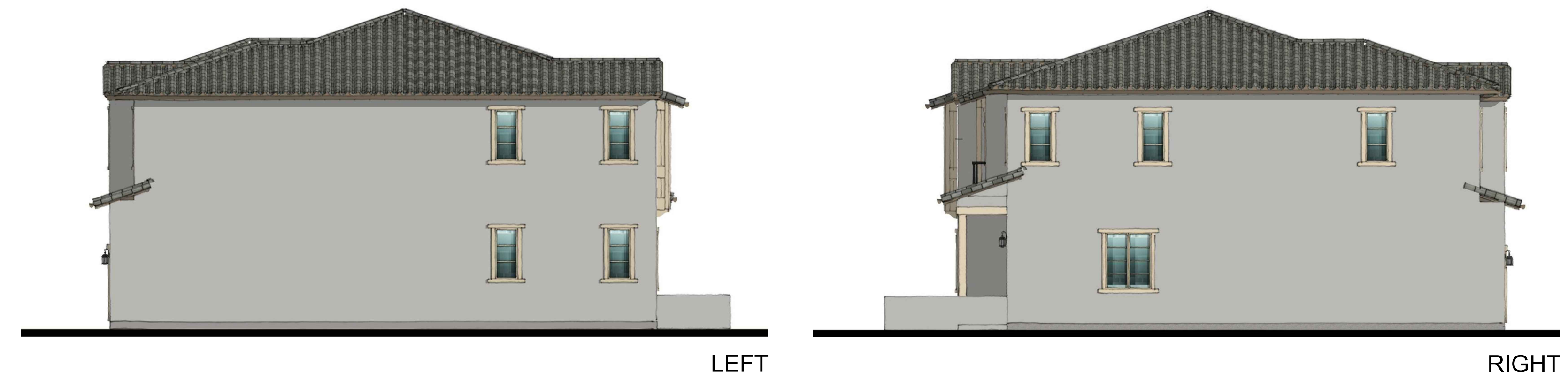
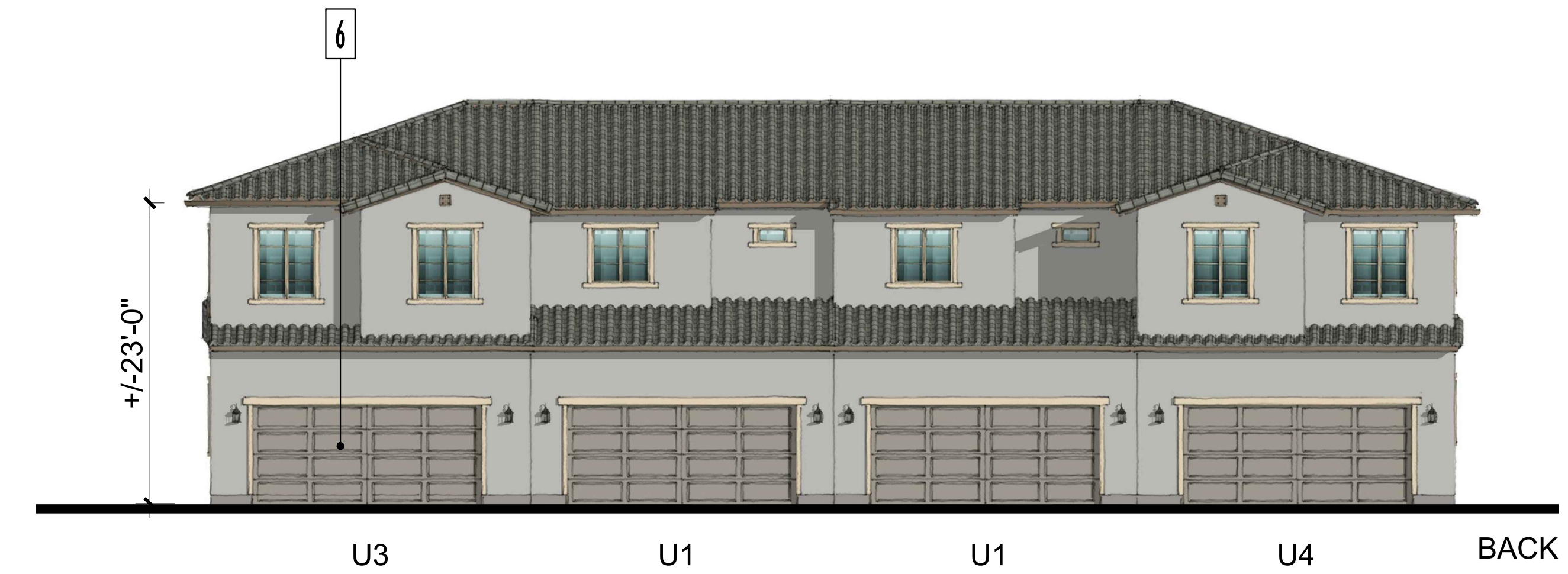
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TOWNHOME 4-PLEX B PERSPECTIVE

A3-4



### MATERIAL LEGEND

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
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- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE TILE RECESS DETAIL
- 8 WOOD OR COMPOSITE CORBEL
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- 10 STUCCO FINISH EAVE DETAIL (WHERE SHOWN ON SPANISH)
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- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES

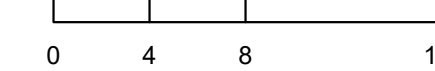


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TOWNHOME 4-PLEX B ELEVATION

A3-5



PERSPECTIVE



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TOWNHOME 5-PLEX A PERSPECTIVE

A3-6

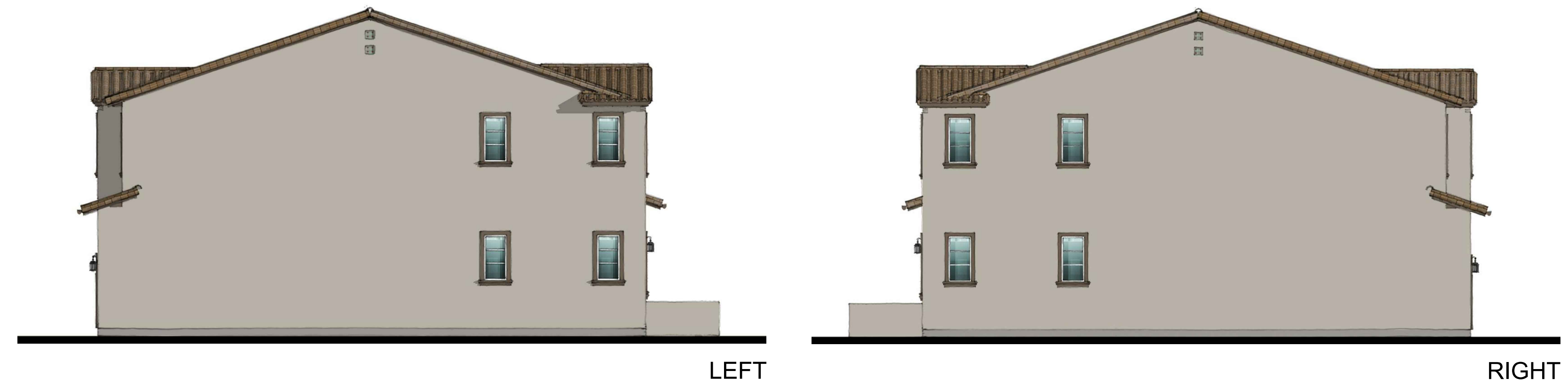
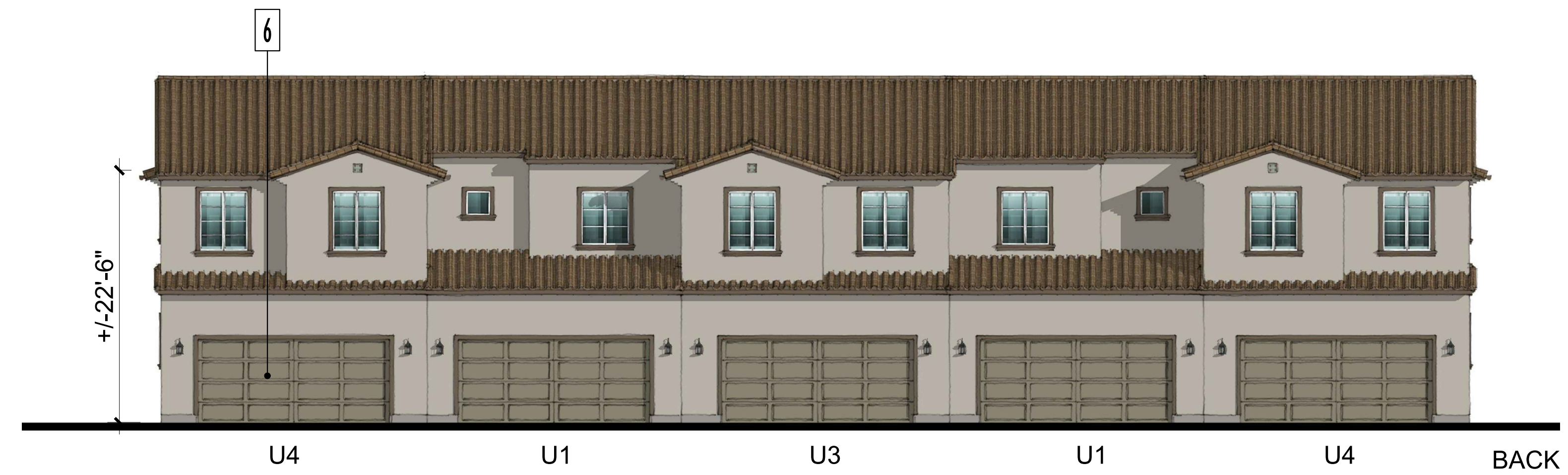


TOTAL AREA 3' TO 8' ABOVE FINISHED GRADE: 549 SQ. FT.  
20% AREA TRANSPARENCY REQUIRED: 110 SQ. FT.  
TRANSPARENCY AREA PROVIDED: 160 SQ. FT.

0 2 4 8  
3/16"=1" SCALE

### MATERIAL LEGEND

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
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0 4 8 16

TOWNHOME 5-PLEX A ELEVATIONS

A3-7



PERSPECTIVE

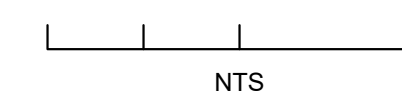


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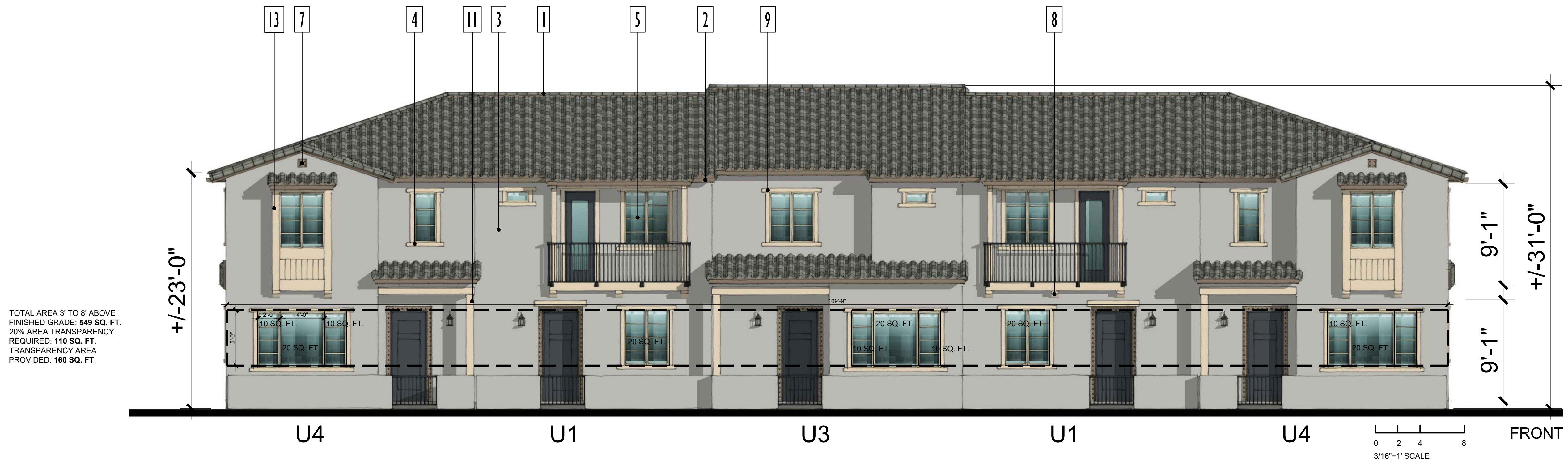
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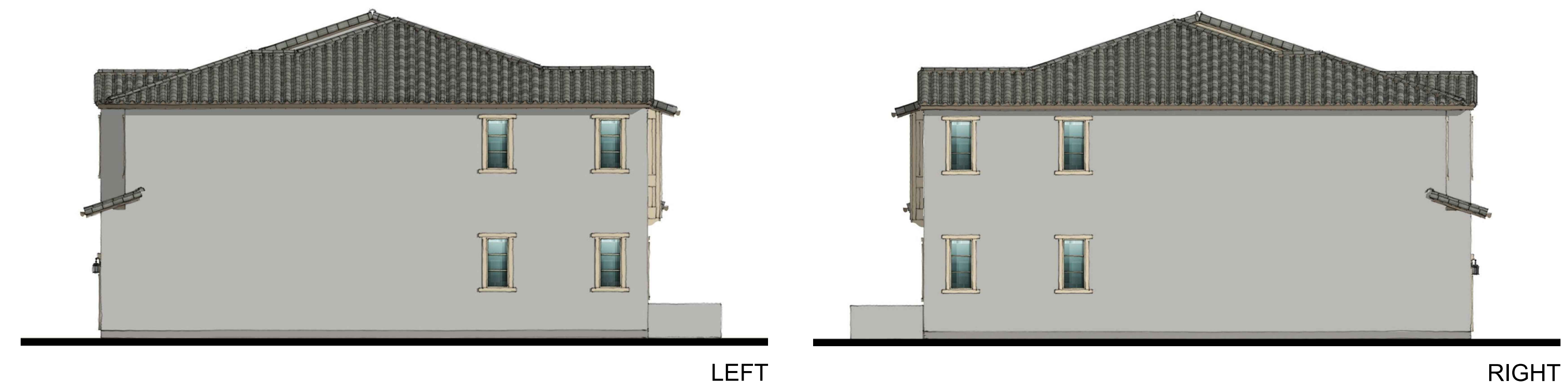
TOWNHOME 5-PLEX B PERSPECTIVE

A3-8



### MATERIAL LEGEND

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE TILE RECESS DETAIL
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- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES

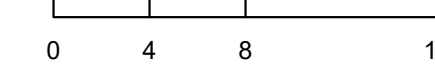


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TOWNHOME 5-PLEX B ELEVATION

A3-9



PERSPECTIVE

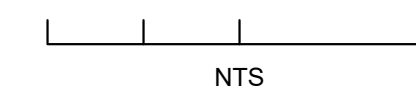


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TOWNHOME 6-PLEX A PERSPECTIVE

A3-10

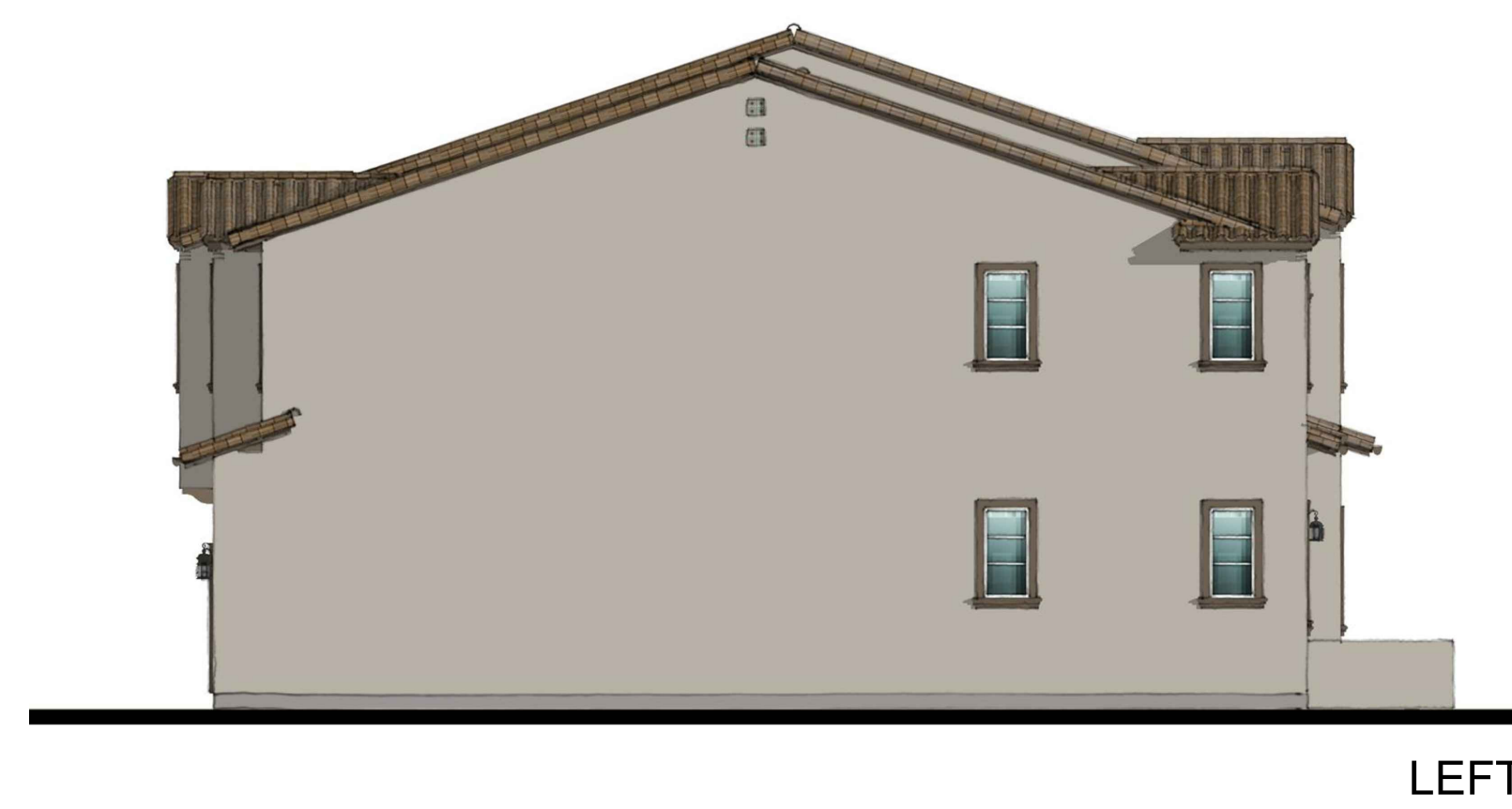
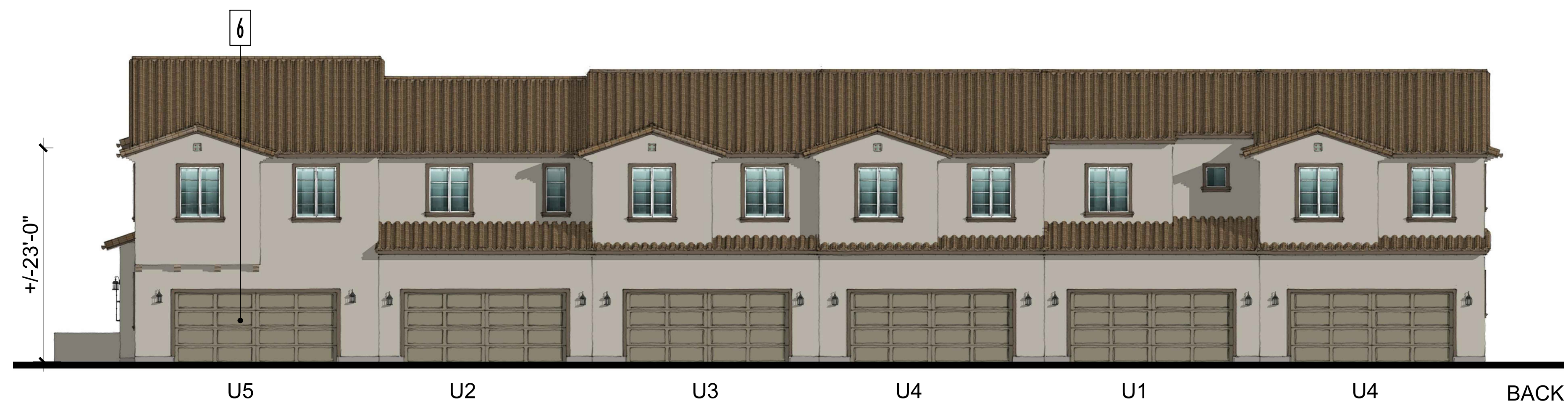


TOTAL AREA 3' TO 8' ABOVE FINISHED GRADE: 668 SQ. FT.  
20% AREA TRANSPARENCY REQUIRED: 134 SQ. FT.  
TRANSPARENCY AREA PROVIDED: 240 SQ. FT.

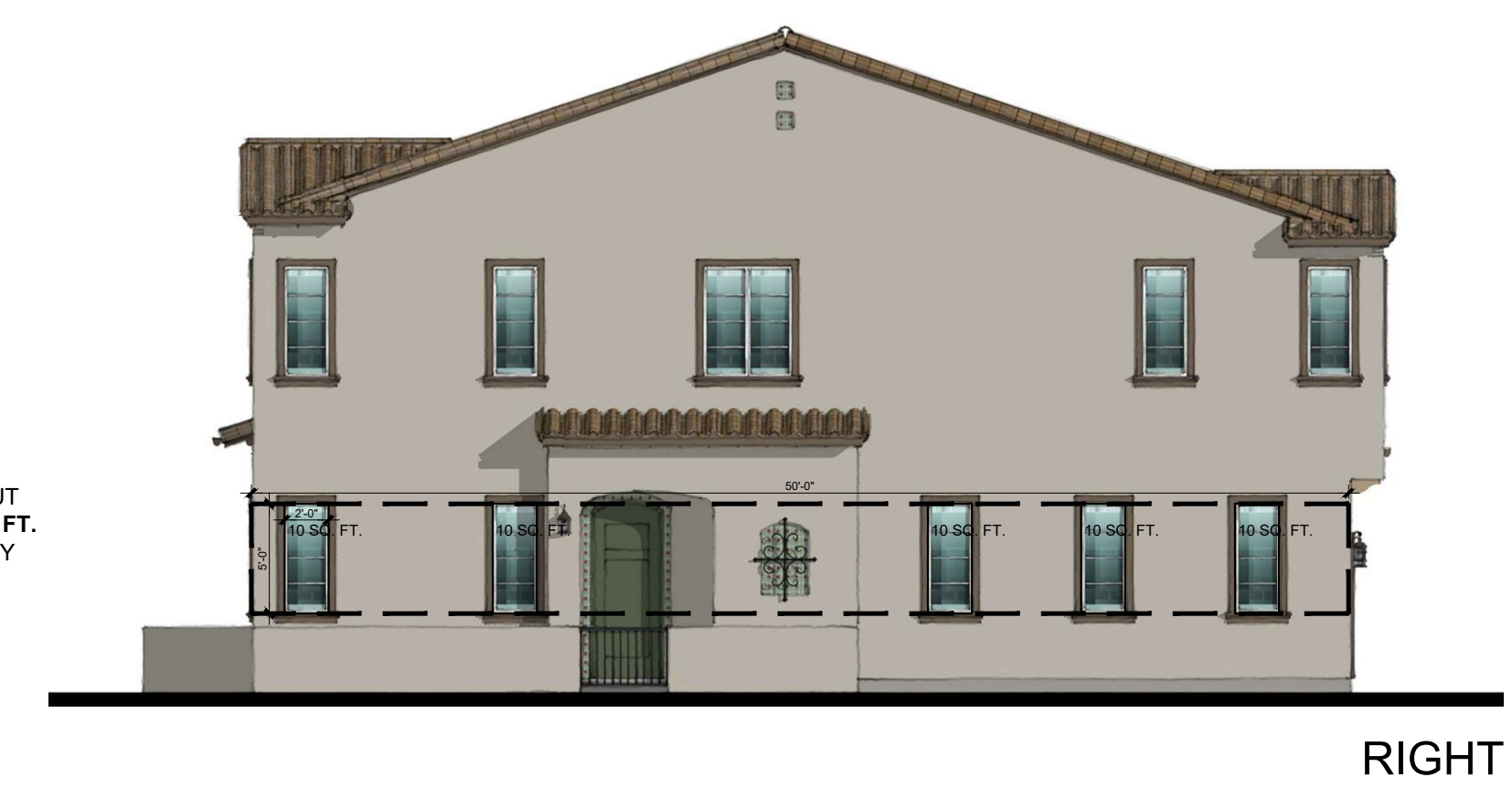


### MATERIAL LEGEND

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
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- 11 WOOD PORCH POST (WHERE SHOWN ON MONTEREY)
- 12 MASONRY VENEER (WHERE SHOWN ON DESERT CONTEMPORARY)
- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



LEFT



RIGHT

TOTAL AREA 3' TO 8' ABOUT FINISHED GRADE: 250 SQ. FT.  
20% AREA TRANSPARENCY REQUIRED: 50 SQ. FT.  
TRANSPARENCY AREA PROVIDED: 50 SQ. FT.

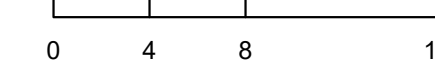


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TOWNHOME 6-PLEX A ELEVATIONS

A3-11



PERSPECTIVE

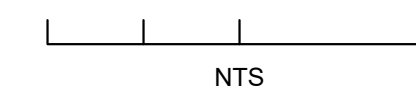


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TOWNHOME 6-PLEX B PERSPECTIVE

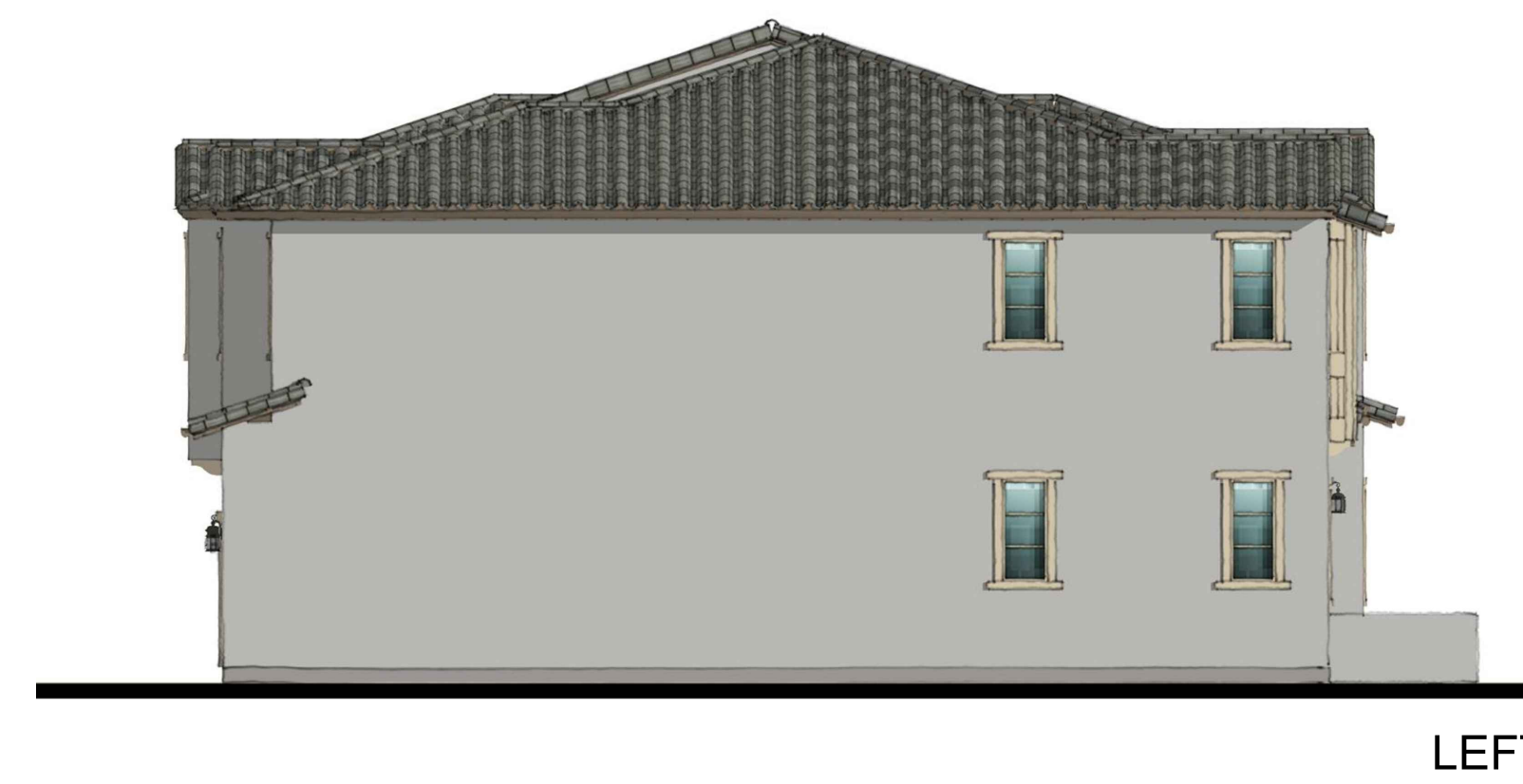
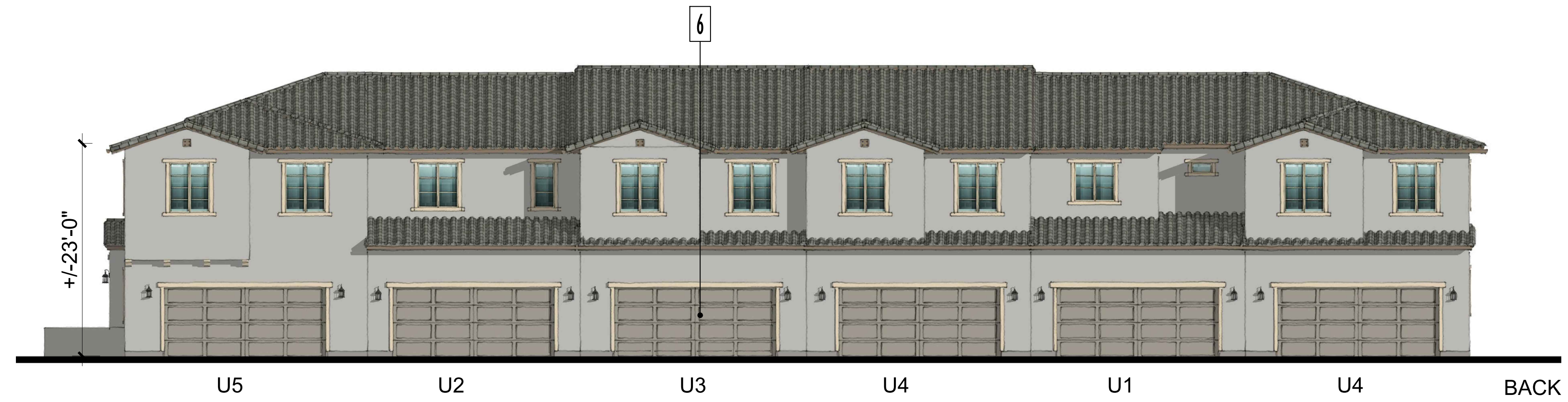
A3-12

TOTAL AREA 3' TO 8' ABOVE FINISHED GRADE: 669 SQ. FT. 20% AREA TRANSPARENCY REQUIRED: 134 SQ. FT. TRANSPARENCY AREA PROVIDED: 240 SQ. FT.



**MATERIAL LEGEND**

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE TILE RECESS DETAIL
- 8 WOOD OR COMPOSITE CORBEL
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- 11 WOOD PORCH POST (WHERE SHOWN ON MONTEREY)
- 12 MASONRY VENEER (WHERE SHOWN ON DESERT CONTEMPORARY)
- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



TOTAL AREA 3' TO 8' ABOUT FINISHED GRADE: 250 SQ. FT. 20% AREA TRANSPARENCY REQUIRED: 50 SQ. FT. TRANSPARENCY AREA PROVIDED: 50 SQ. FT.

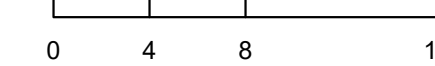


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TOWNHOME 6-PLEX B ELEVATION

A3-13



Plan 1  
Style B

Plan 2  
Style A

Plan 3  
Style C

Plan 4  
Style A

FRONT

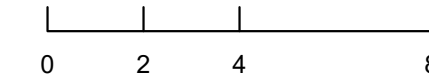


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SINGLE FAMILY STREET SCENE

**A4-1**



PERSPECTIVE

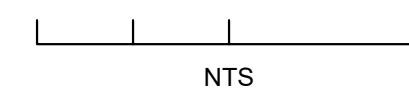


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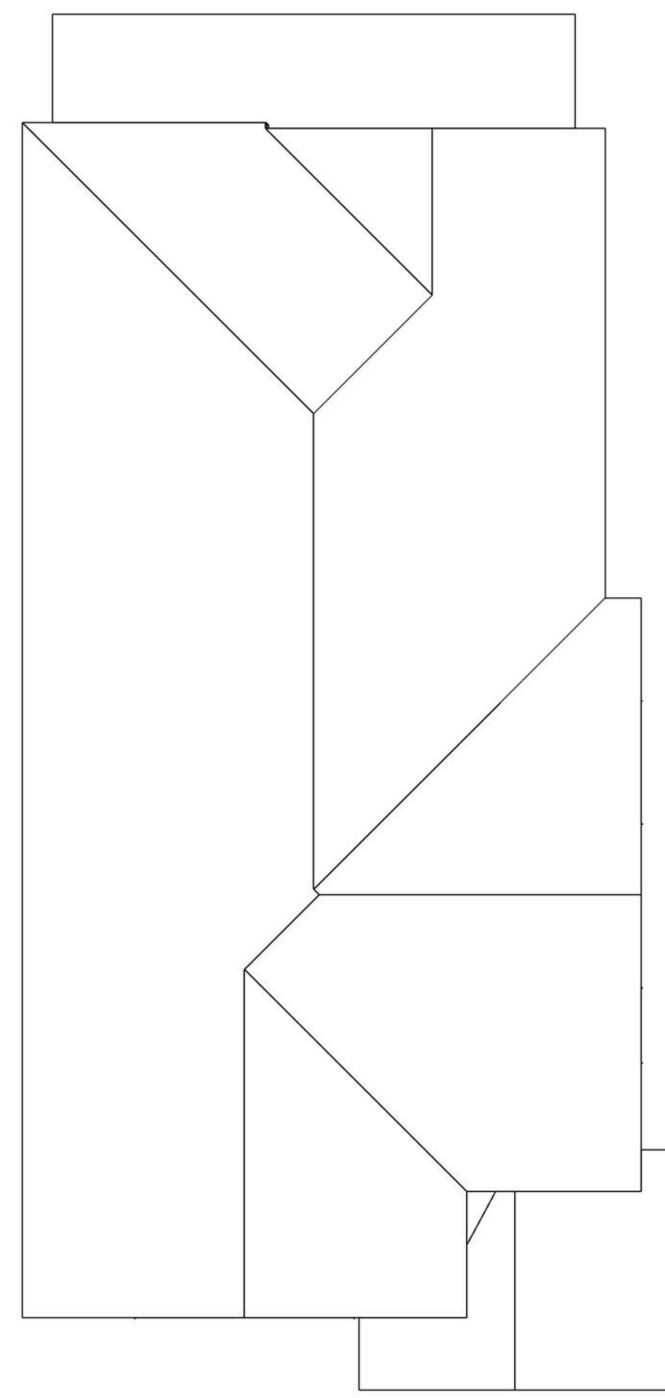
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JUNE 2, 2023



SINGLE FAMILY PERSPECTIVE

A4-2



4:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE

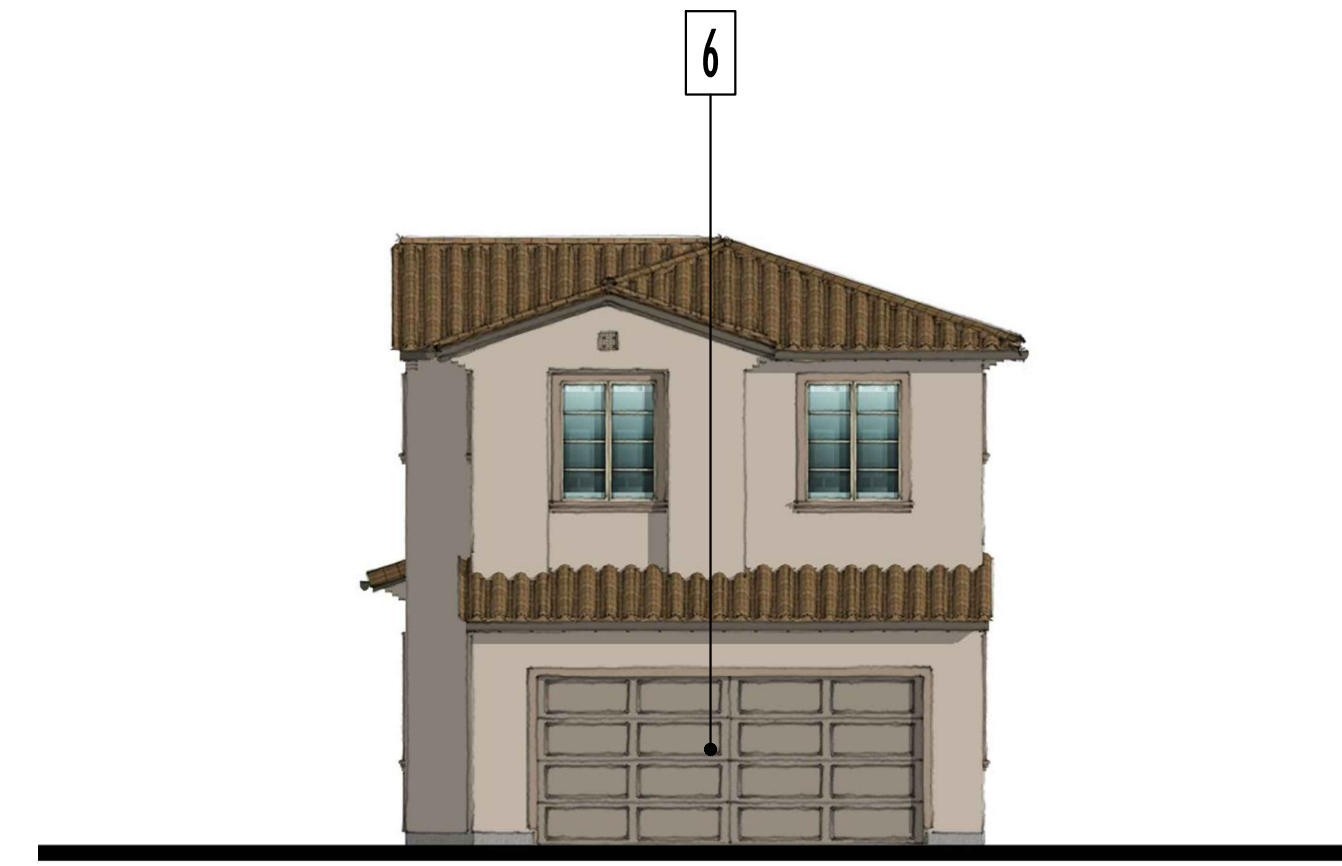


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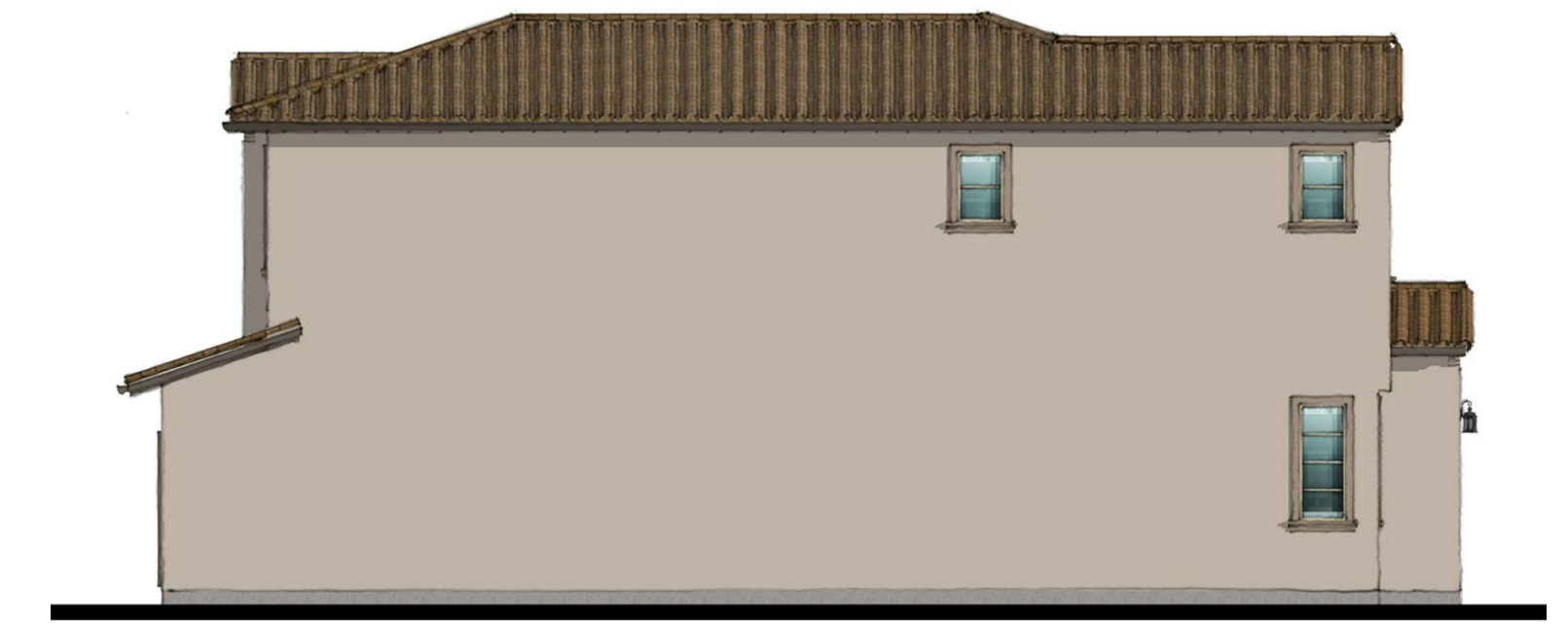
- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE TILE RECESS DETAIL
- 8 WOOD OR COMPOSITE CORBEL
- 9 STUCCO FINISH TRIM
- 10 STUCCO FINISH EAVE DETAIL (WHERE SHOWN ON SPANISH)
- 11 WOOD PORCH POST (WHERE SHOWN ON MONTEREY)
- 12 MASONRY VENEER (WHERE SHOWN ON DESERT CONTEMPORARY)
- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

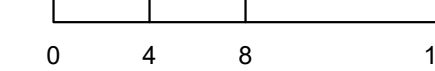


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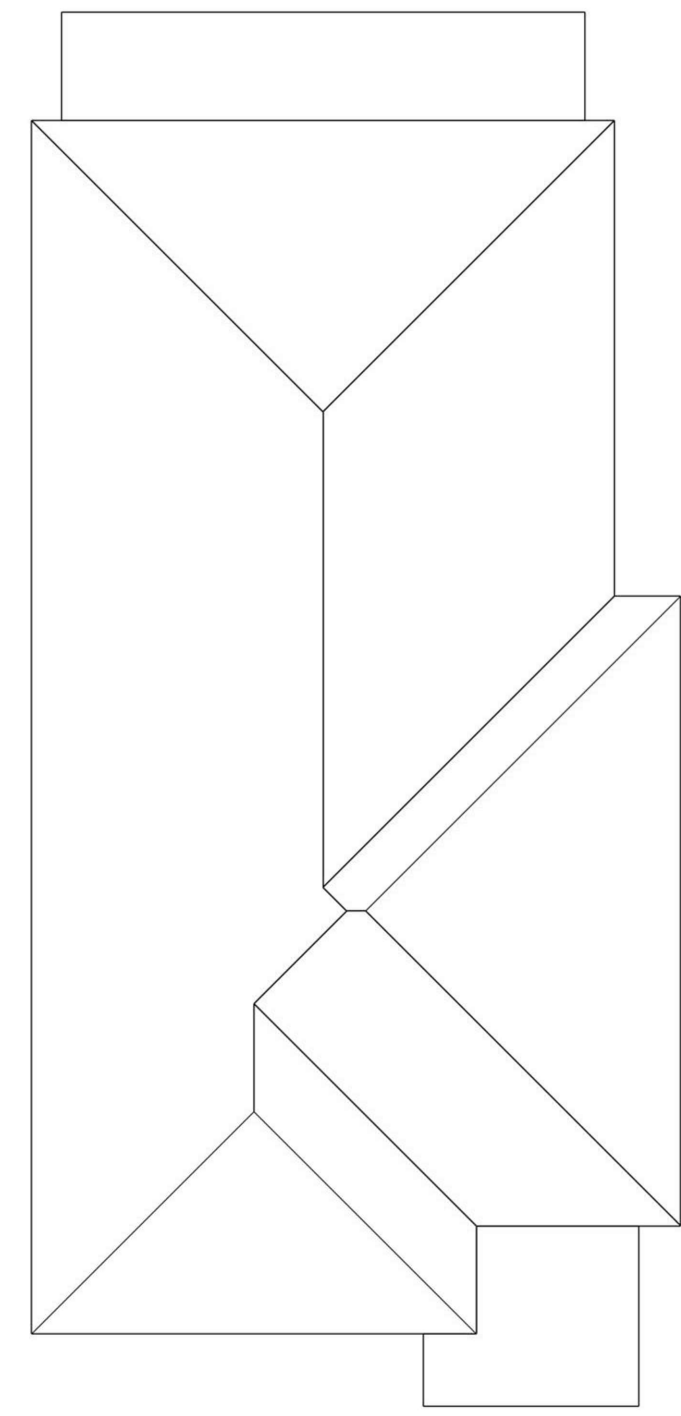
**BEDROCK**  
ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN  
JUNE 2, 2023



SINGLE FAMILY PLAN 1 A ELEVATIONS

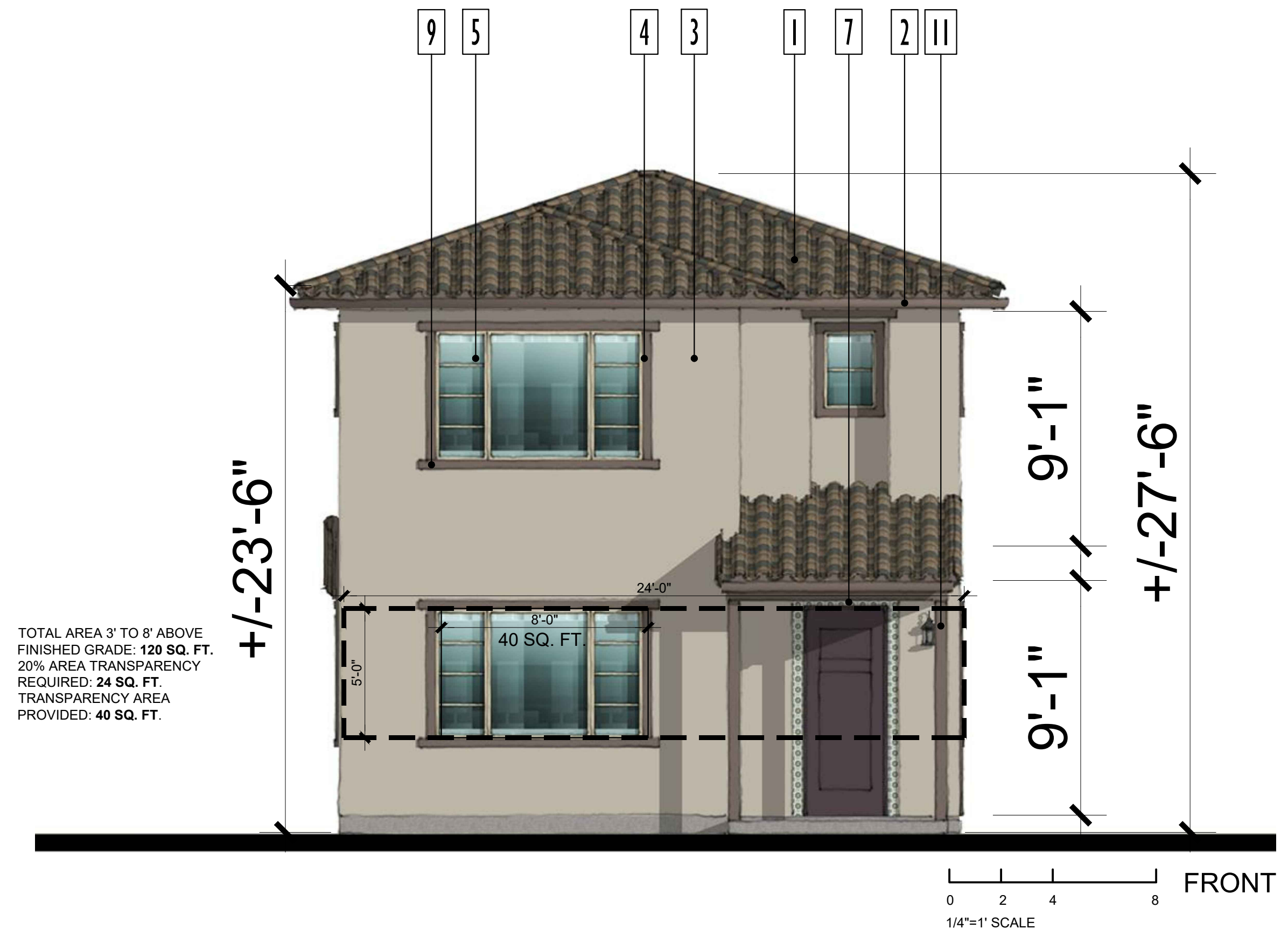
A4-3



4:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE

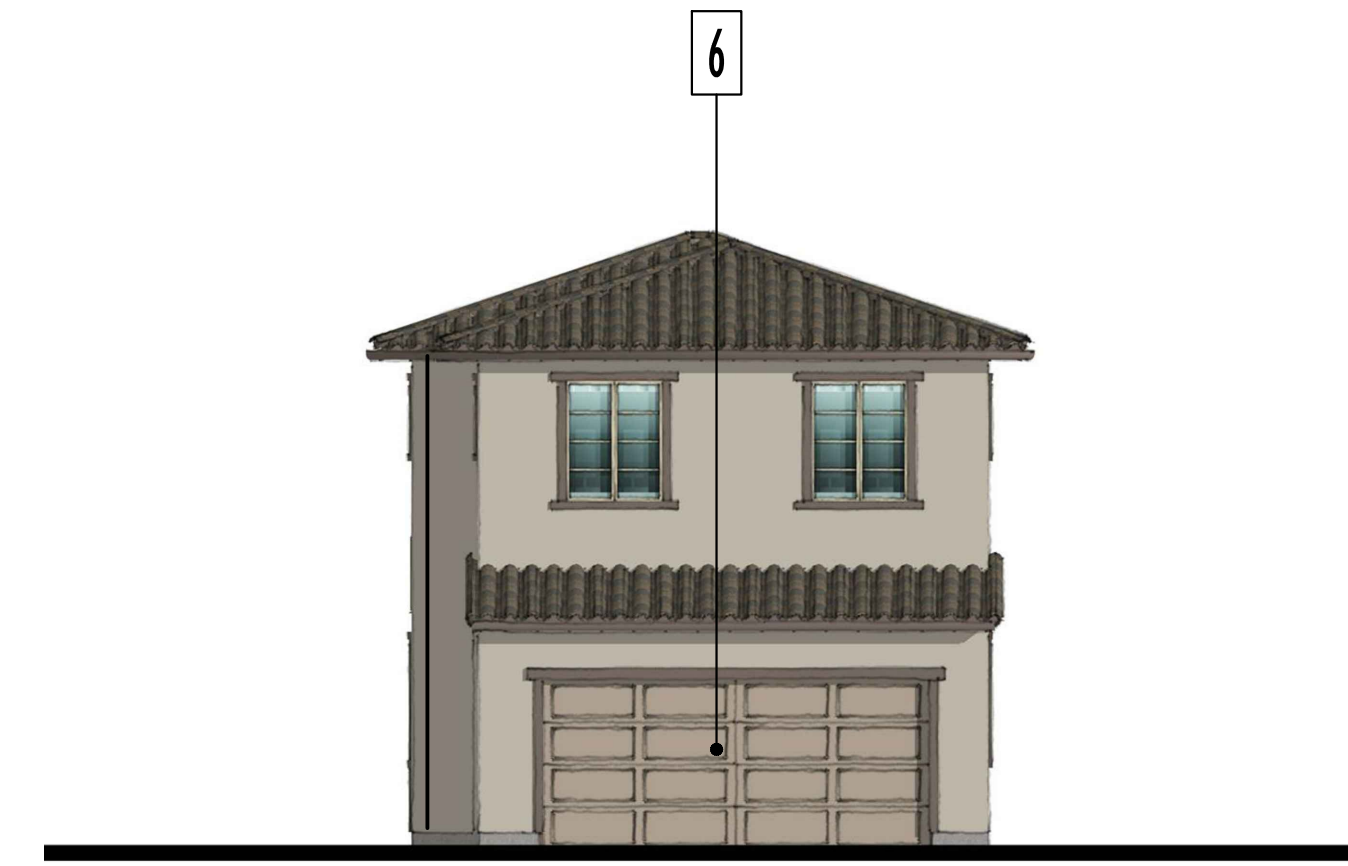


**MATERIAL LEGEND**

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
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- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

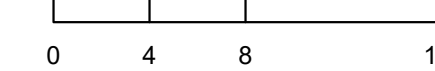


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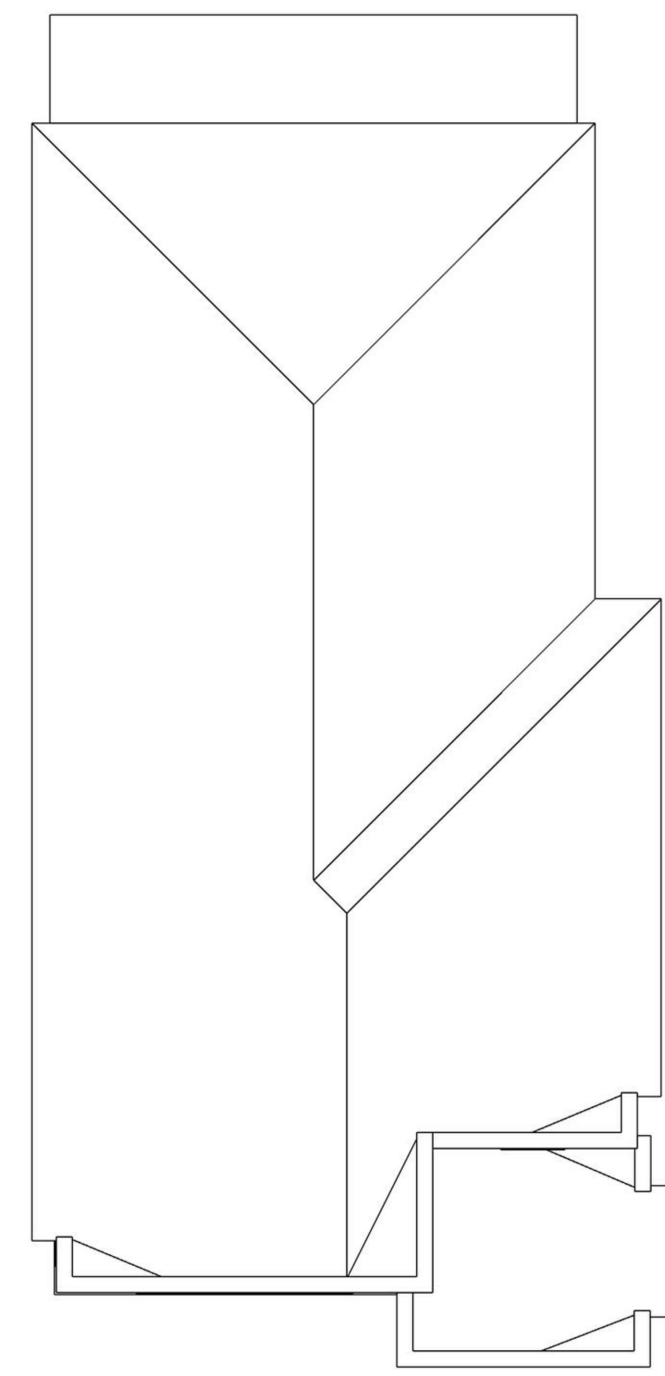
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SINGLE FAMILY PLAN 1 B ELEVATIONS

A4-4



3:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE



TOTAL AREA 3' TO 8' ABOVE FINISHED GRADE: 120 SQ. FT.  
20% AREA TRANSPARENCY REQUIRED: 24 SQ. FT.  
TRANSPARENCY AREA PROVIDED: 40 SQ. FT.

**MATERIAL LEGEND**

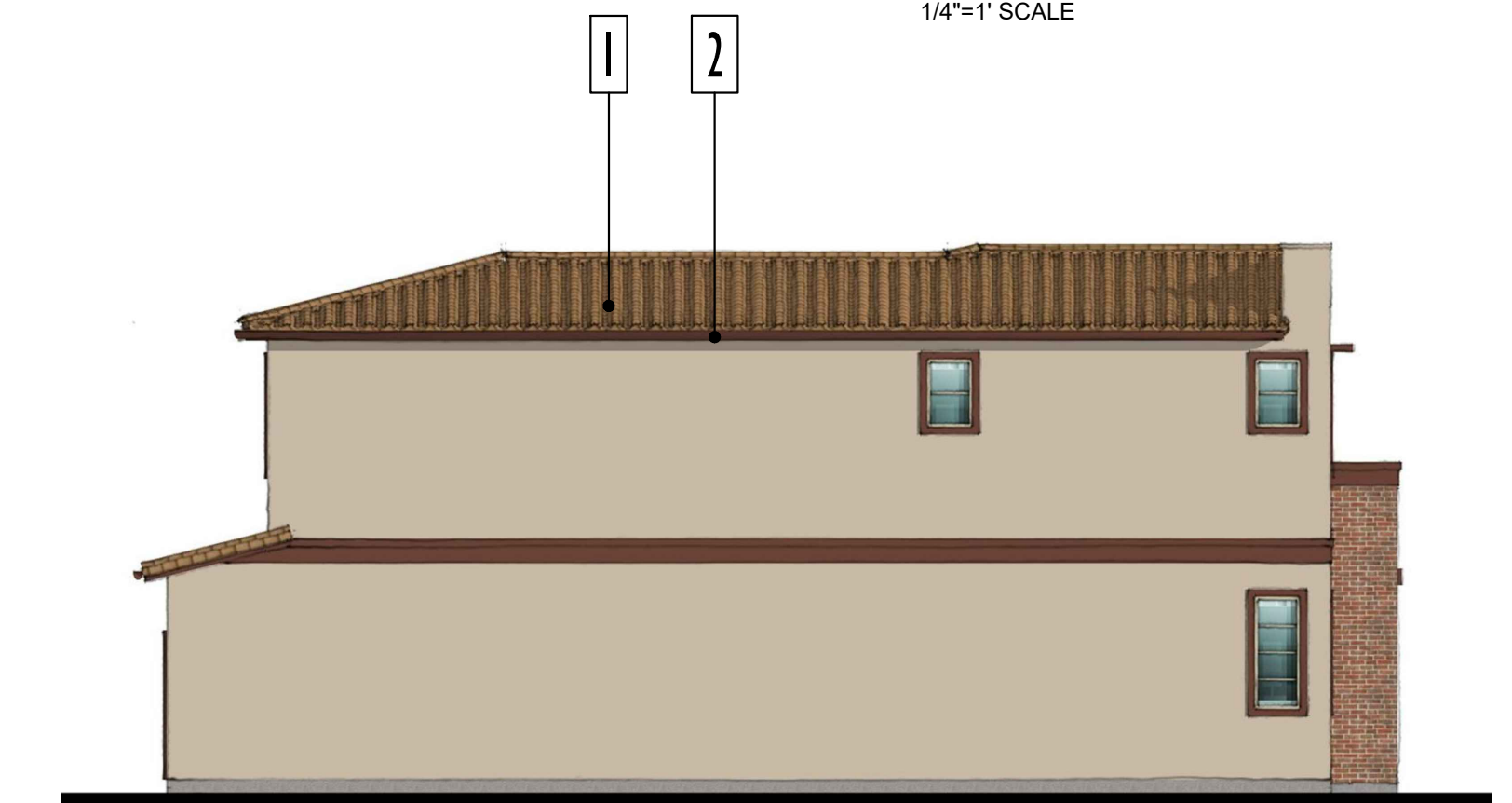
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- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

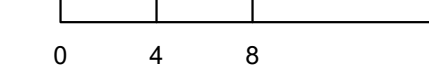


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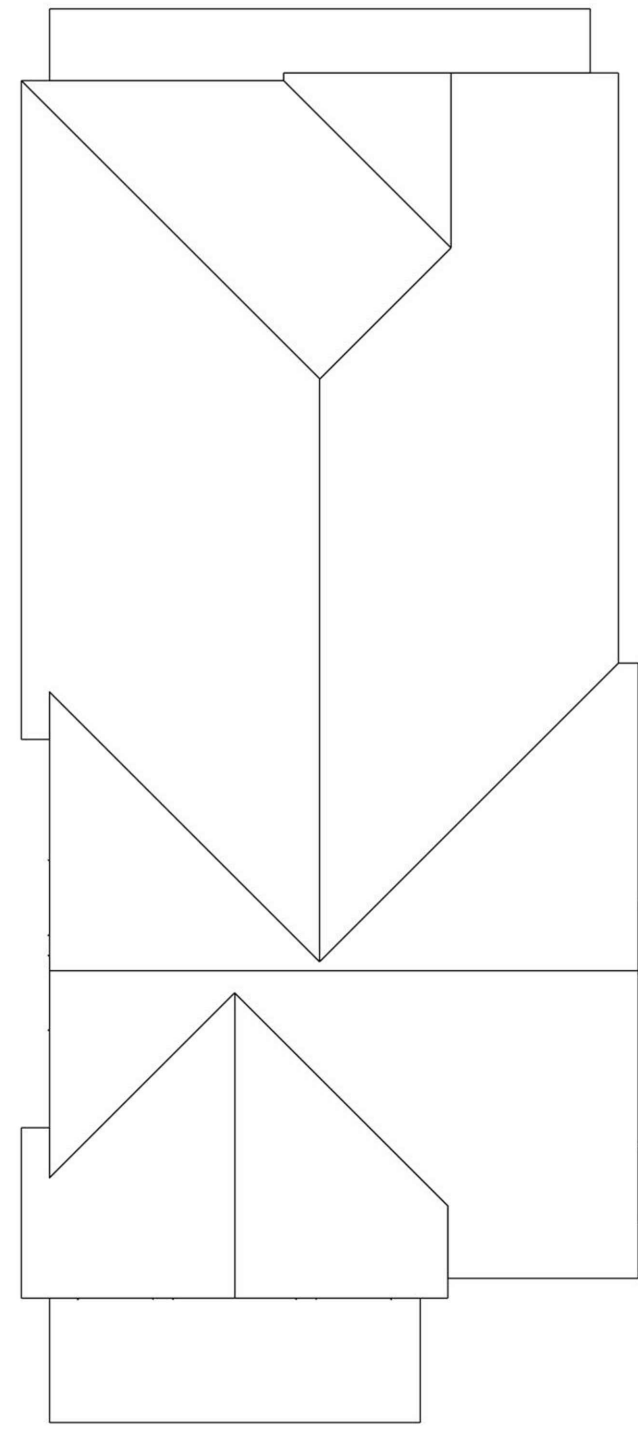
CONCEPTUAL DESIGN  
JUNE 2, 2023



SINGLE FAMILY PLAN 1 C ELEVATIONS

A4-5





4:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE



TOTAL AREA 3' TO 8' ABOVE FINISHED GRADE: 120 SQ. FT.  
20% AREA TRANSPARENCY REQUIRED: 24 SQ. FT.  
TRANSPARENCY AREA PROVIDED: 30 SQ. FT.

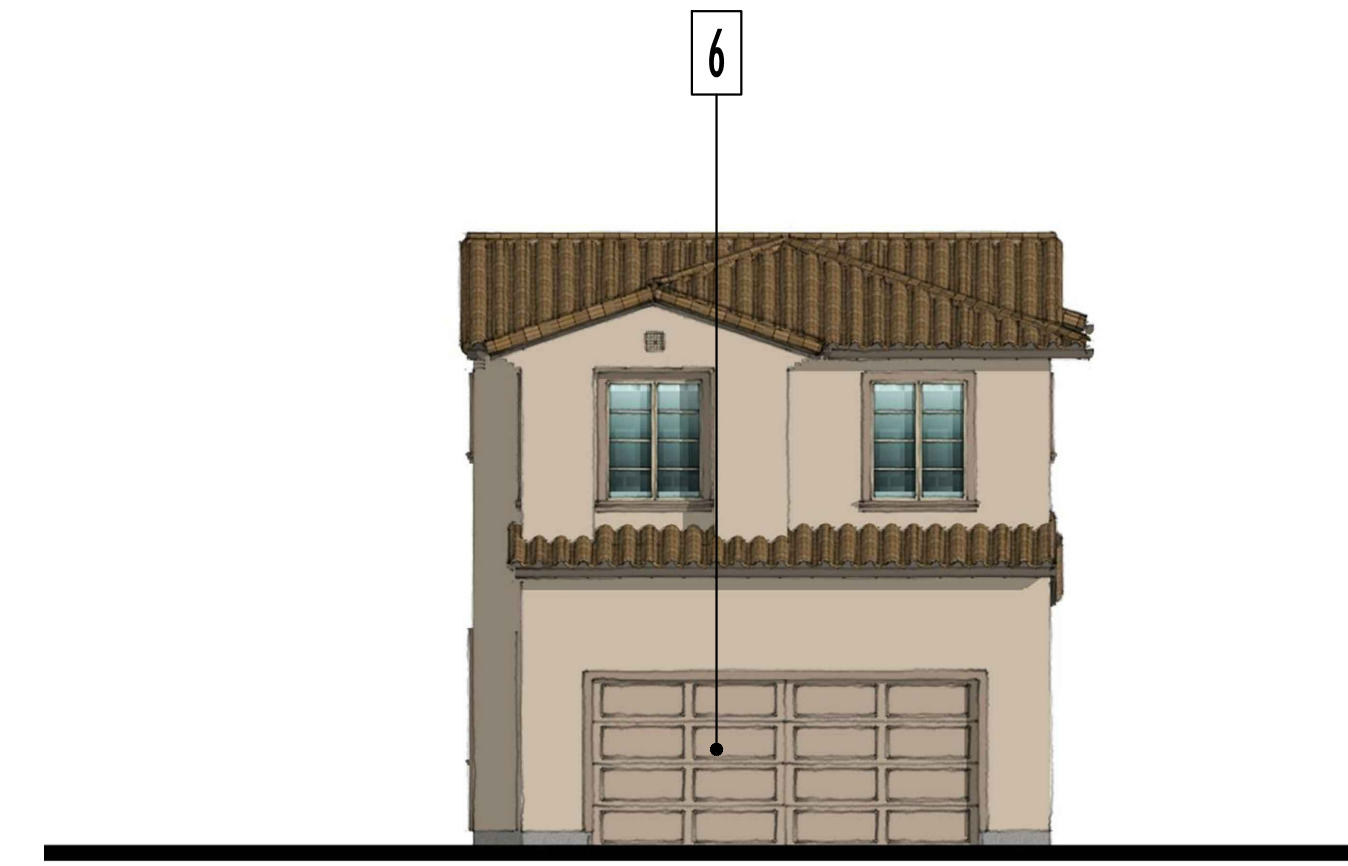
FRONT  
1/4"=1' SCALE

**MATERIAL LEGEND**

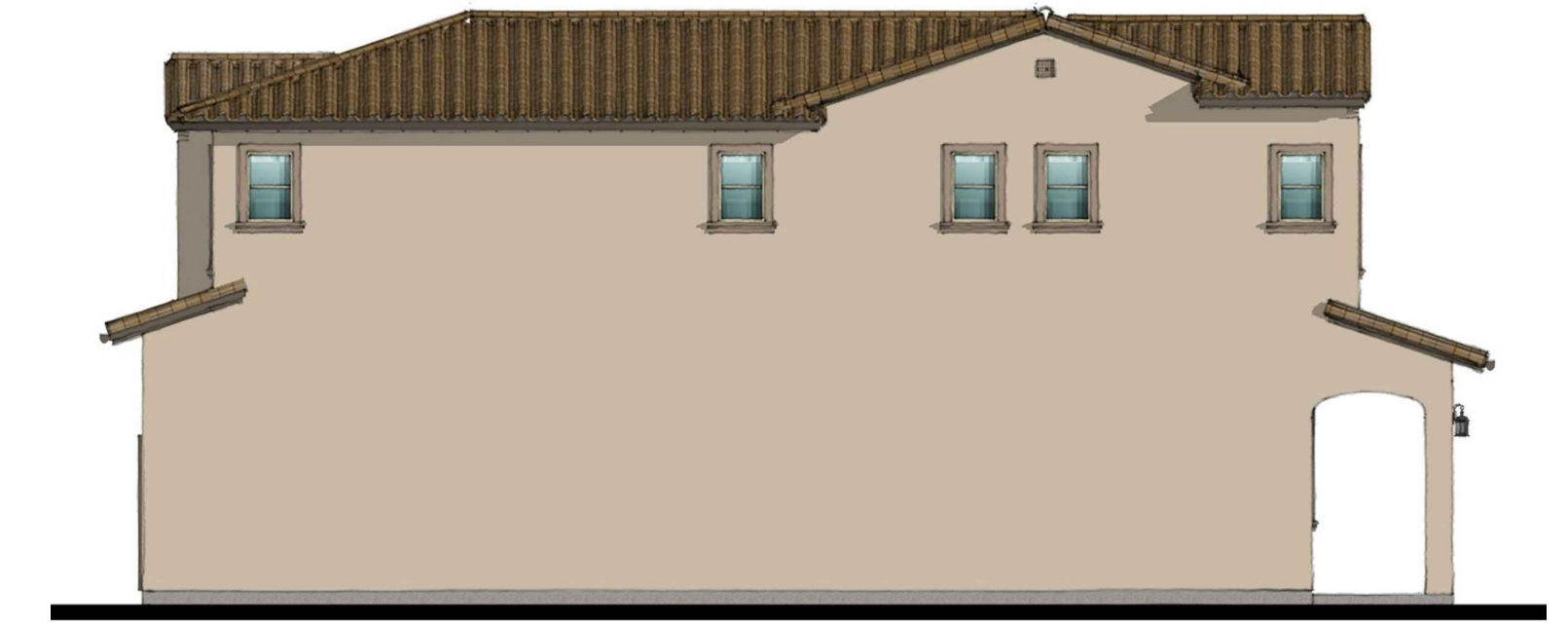
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- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
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- 12 MASONRY VENEER (WHERE SHOWN ON DESERT CONTEMPORARY)
- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

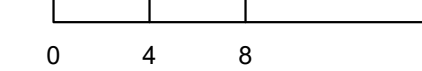


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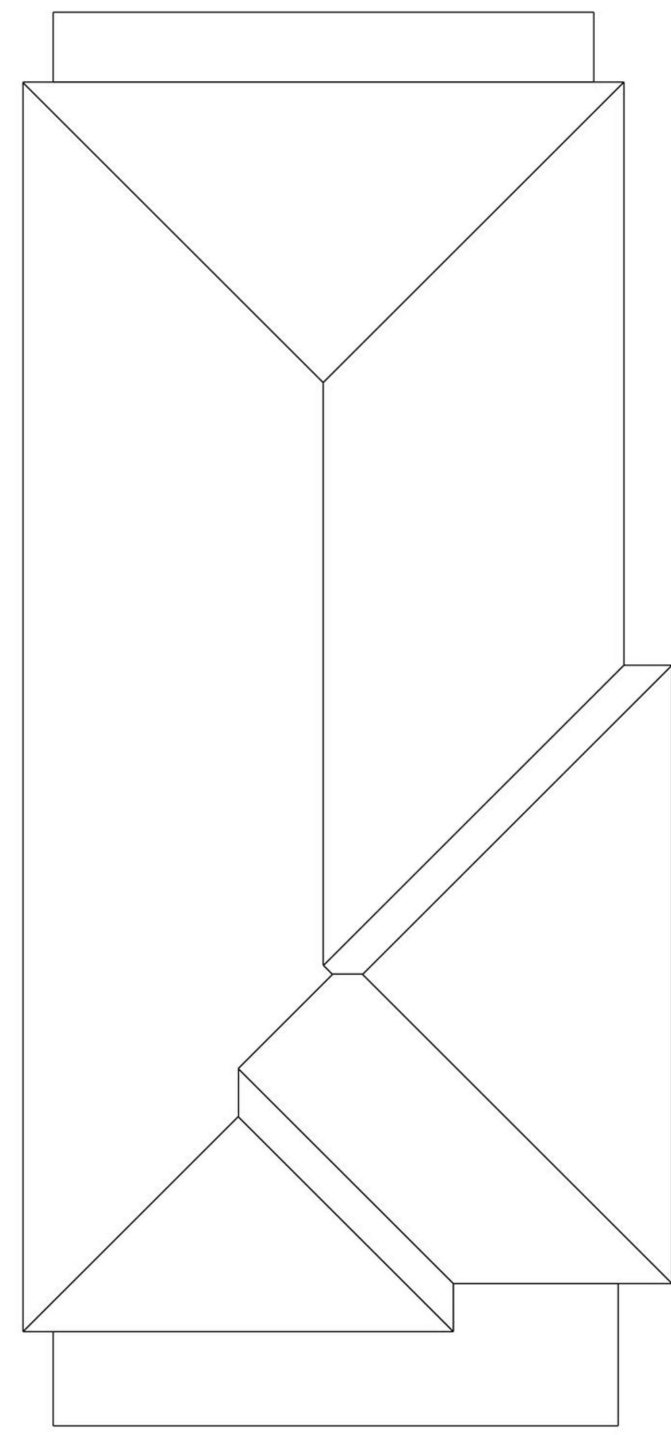
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SINGLE FAMILY PLAN 2 A ELEVATIONS

A4-6



4:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE

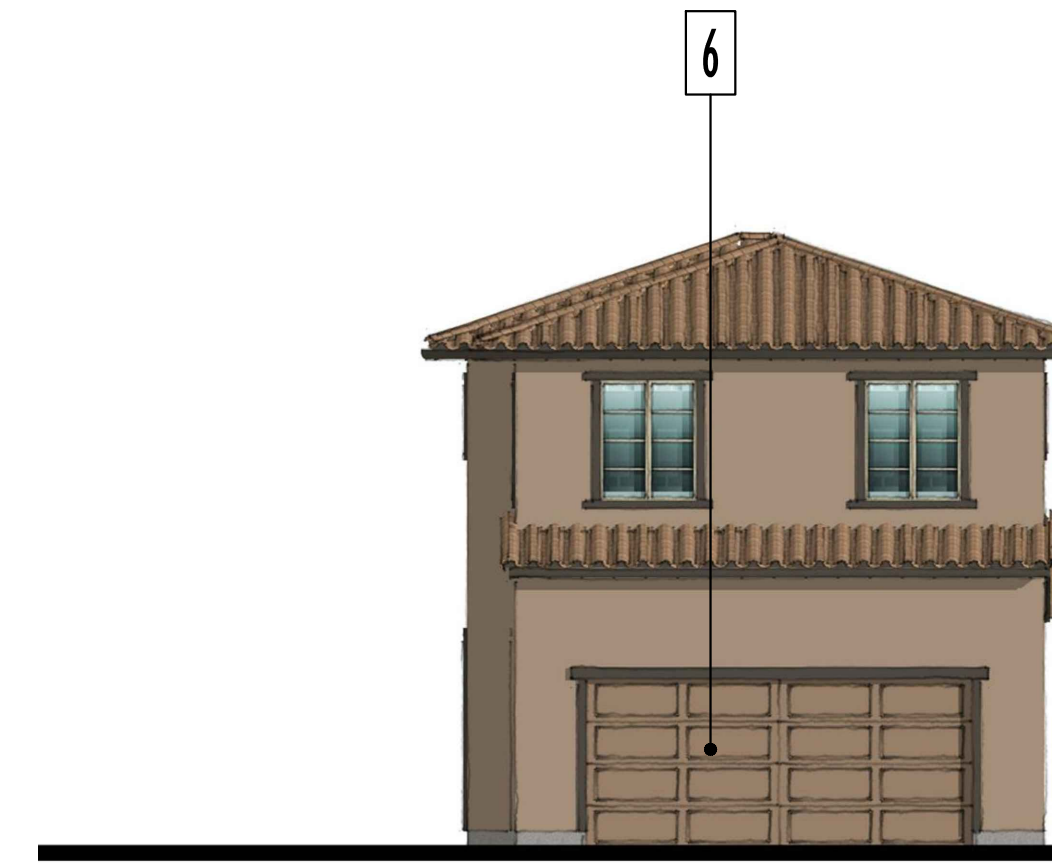


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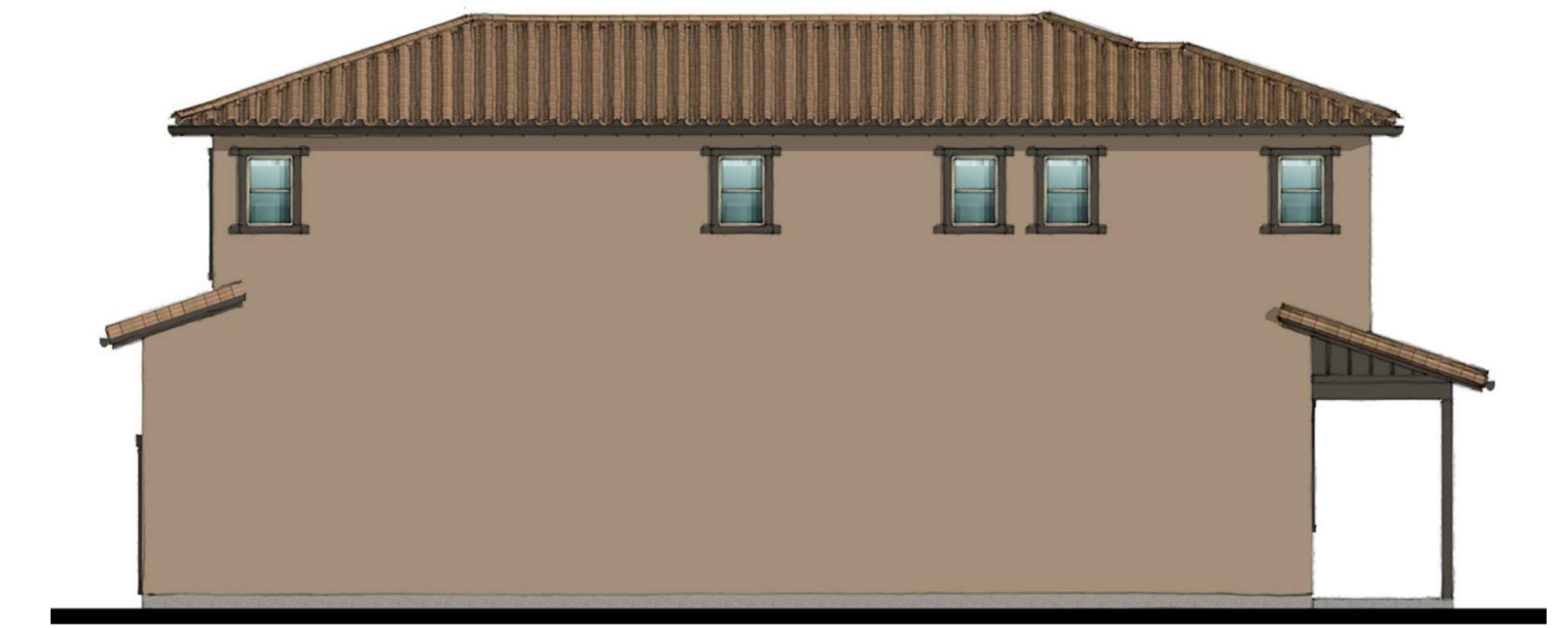
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- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

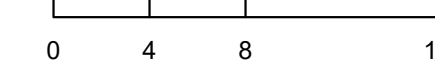


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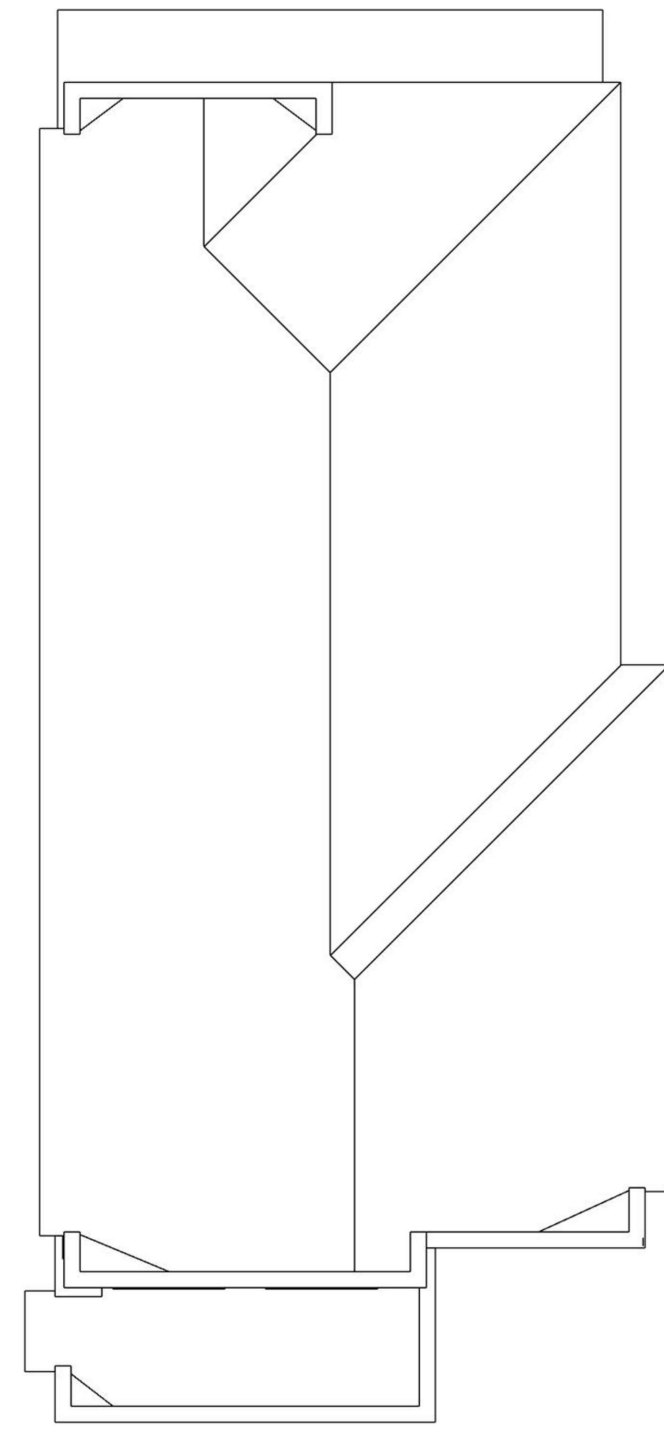
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SINGLE FAMILY PLAN 2 B ELEVATIONS

A4-7



3:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE



**MATERIAL LEGEND**

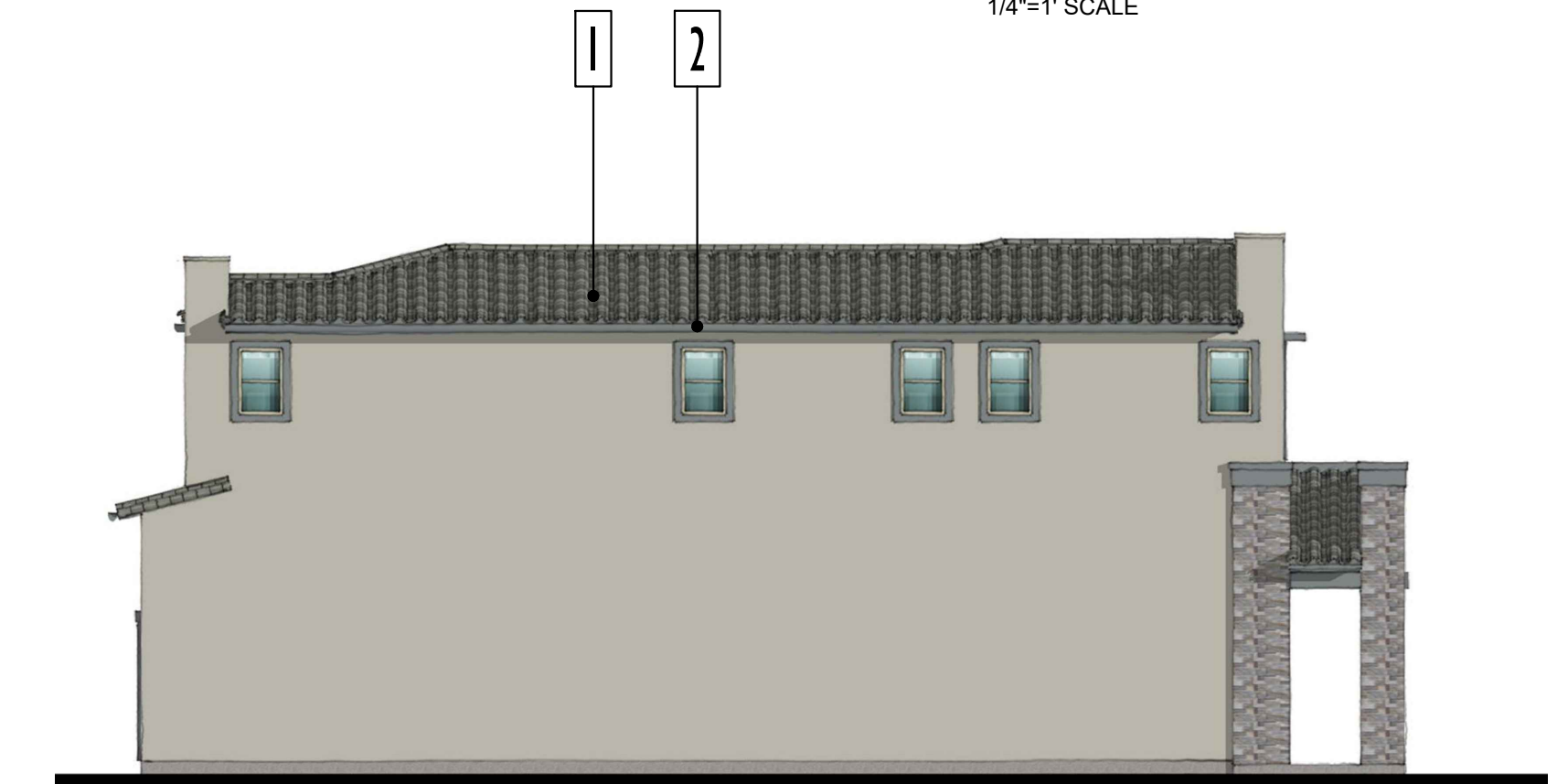
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- 2 WOOD FASCIA BOARD
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- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
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- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

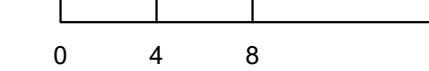


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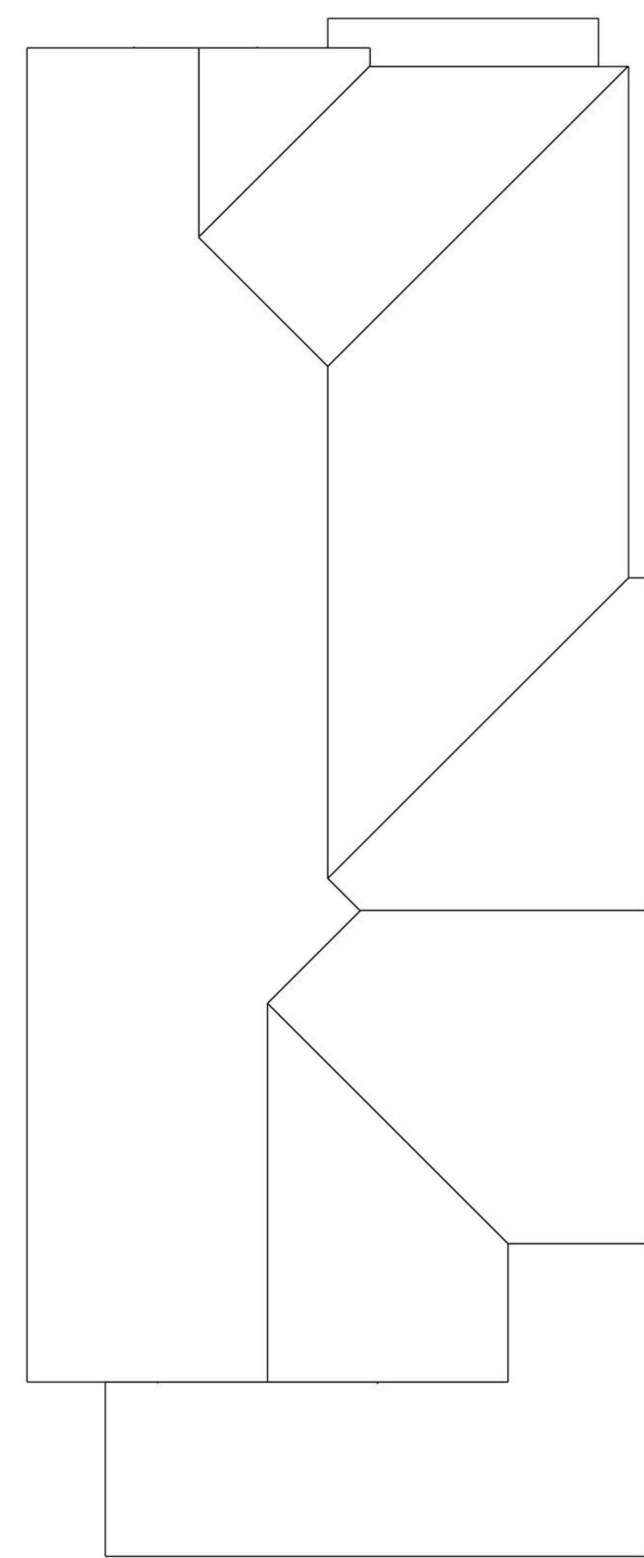
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SINGLE FAMILY PLAN 2 C ELEVATIONS

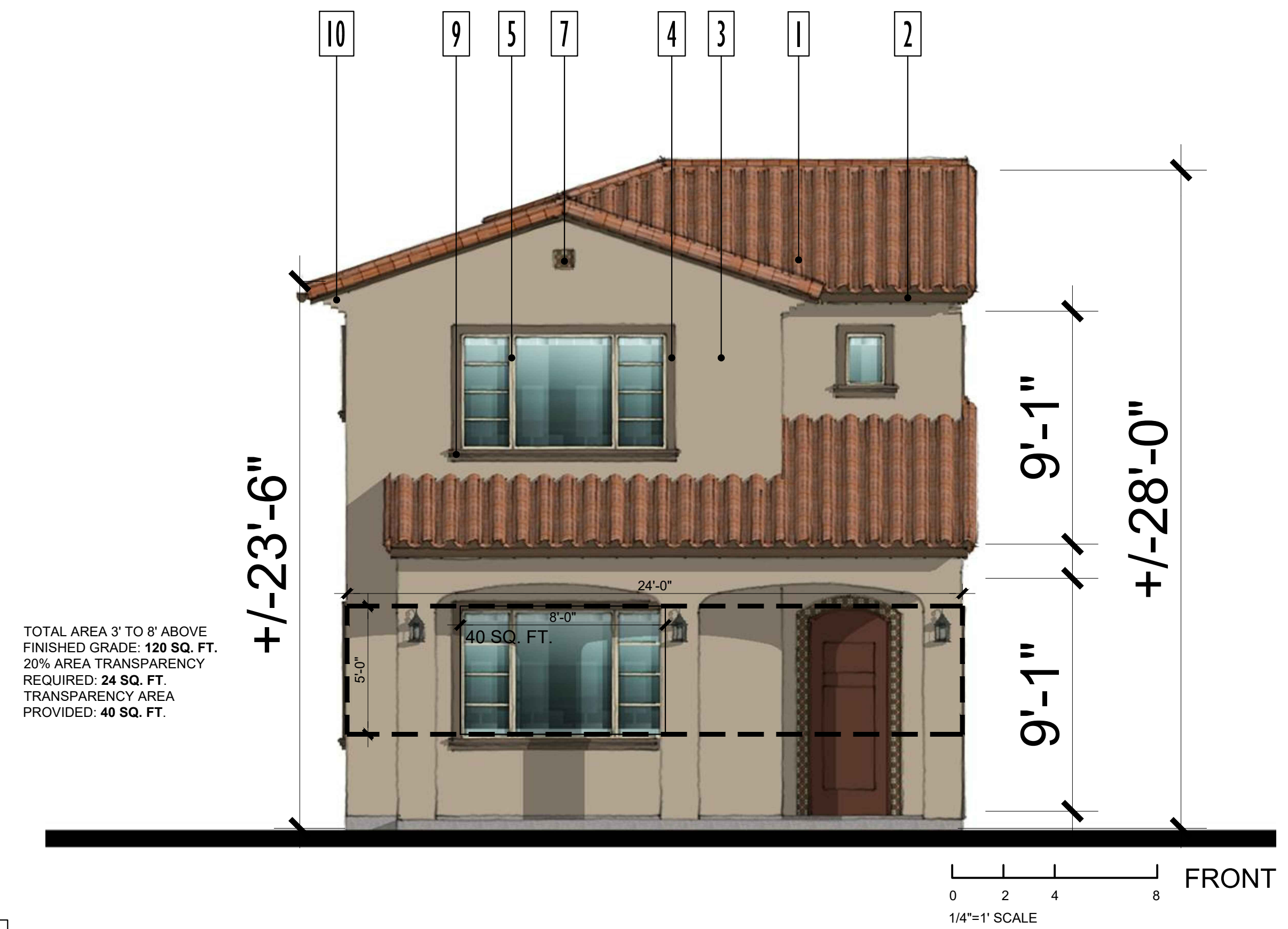
A4-8



4:12 ROOF PITCH TYP. U.N.O.



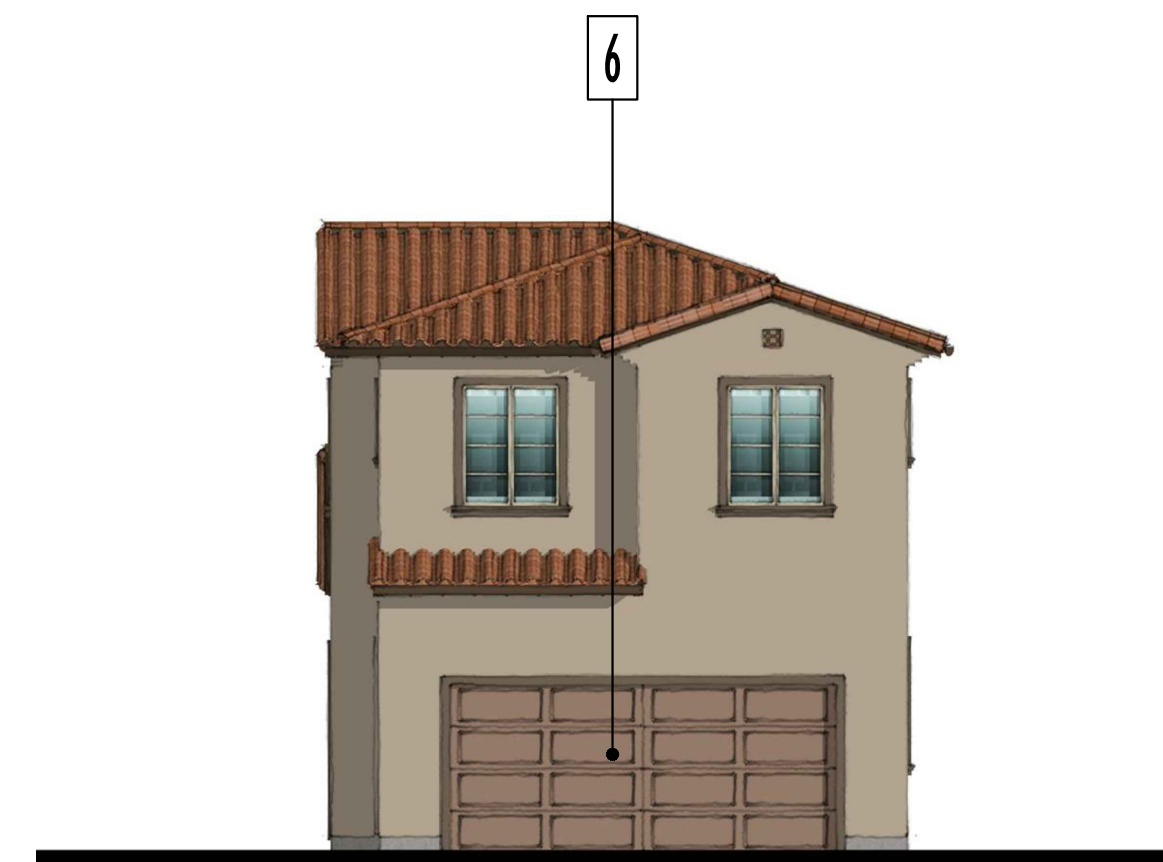
PERSPECTIVE



TOTAL AREA 3' TO 8' ABOVE FINISHED GRADE: 120 SQ. FT. 20% AREA TRANSPARENCY REQUIRED: 24 SQ. FT. TRANSPARENCY AREA PROVIDED: 40 SQ. FT.



RIGHT



BACK



LEFT

**MATERIAL LEGEND**

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
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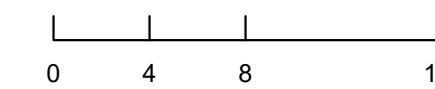


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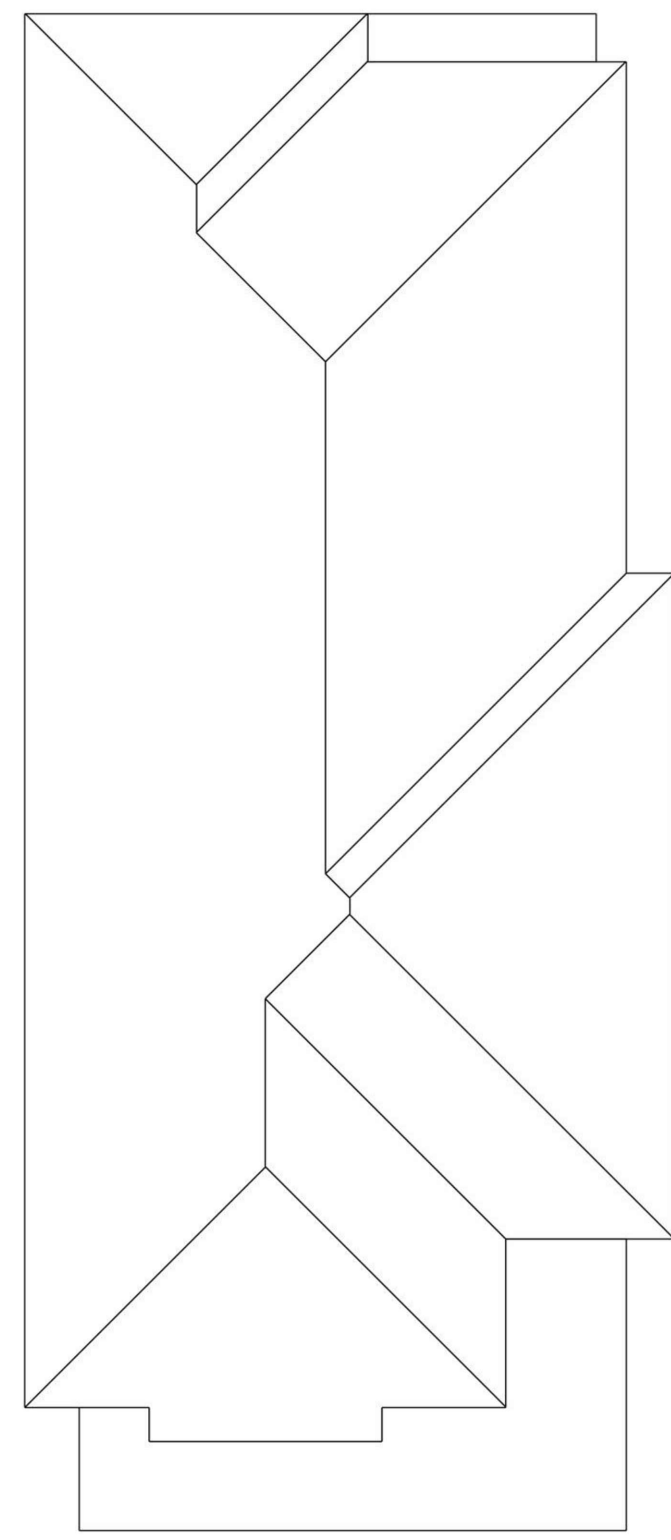
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SINGLE FAMILY PLAN 3 A ELEVATIONS

A4-9



4:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE

TOTAL AREA 3' TO 8' ABOVE  
FINISHED GRADE: 120 SQ. FT.  
20% AREA TRANSPARENCY  
REQUIRED: 24 SQ. FT.  
TRANSPARENCY AREA  
PROVIDED: 40 SQ. FT.



FRONT  
1/4"=1' SCALE

**MATERIAL LEGEND**

- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
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- 5 VINYL WINDOW SYSTEM
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- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

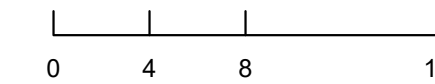


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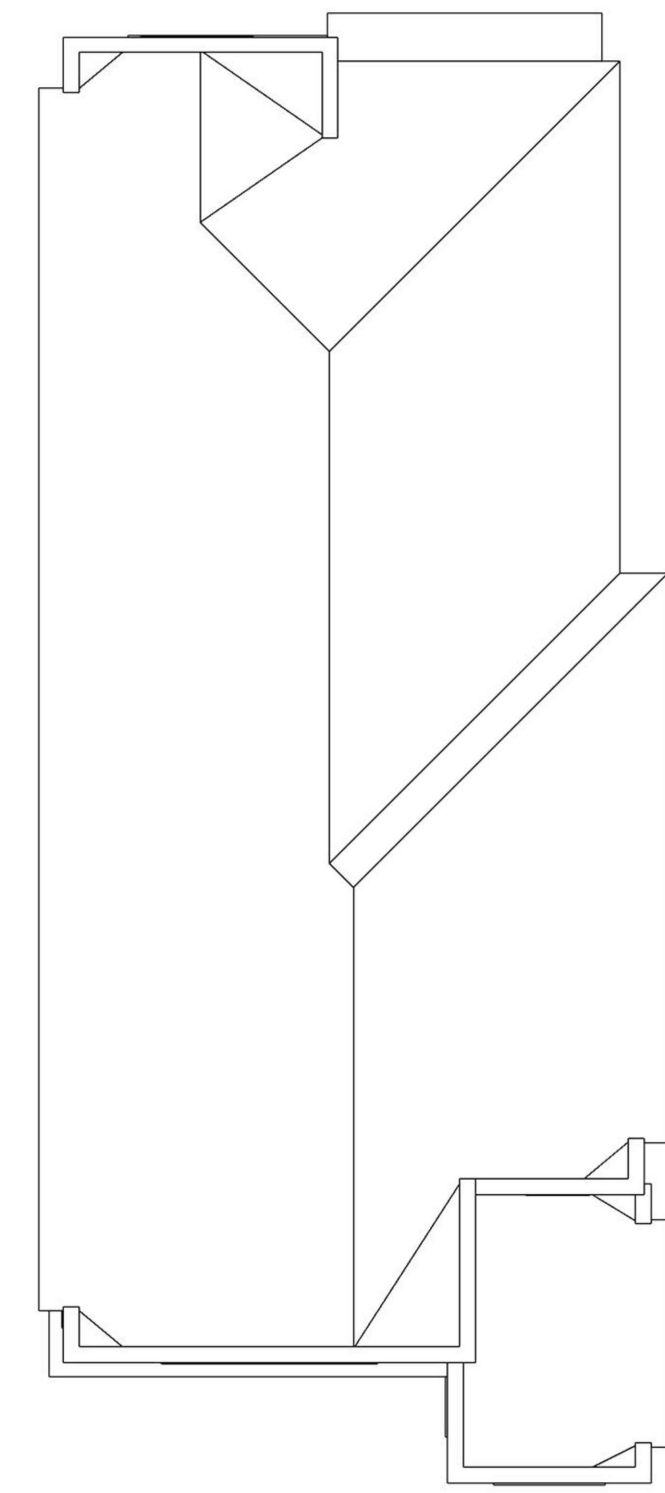
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CONCEPTUAL DESIGN  
JUNE 2, 2023



SINGLE FAMILY PLAN 3 B ELEVATIONS

A4-10



3:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE



**MATERIAL LEGEND**

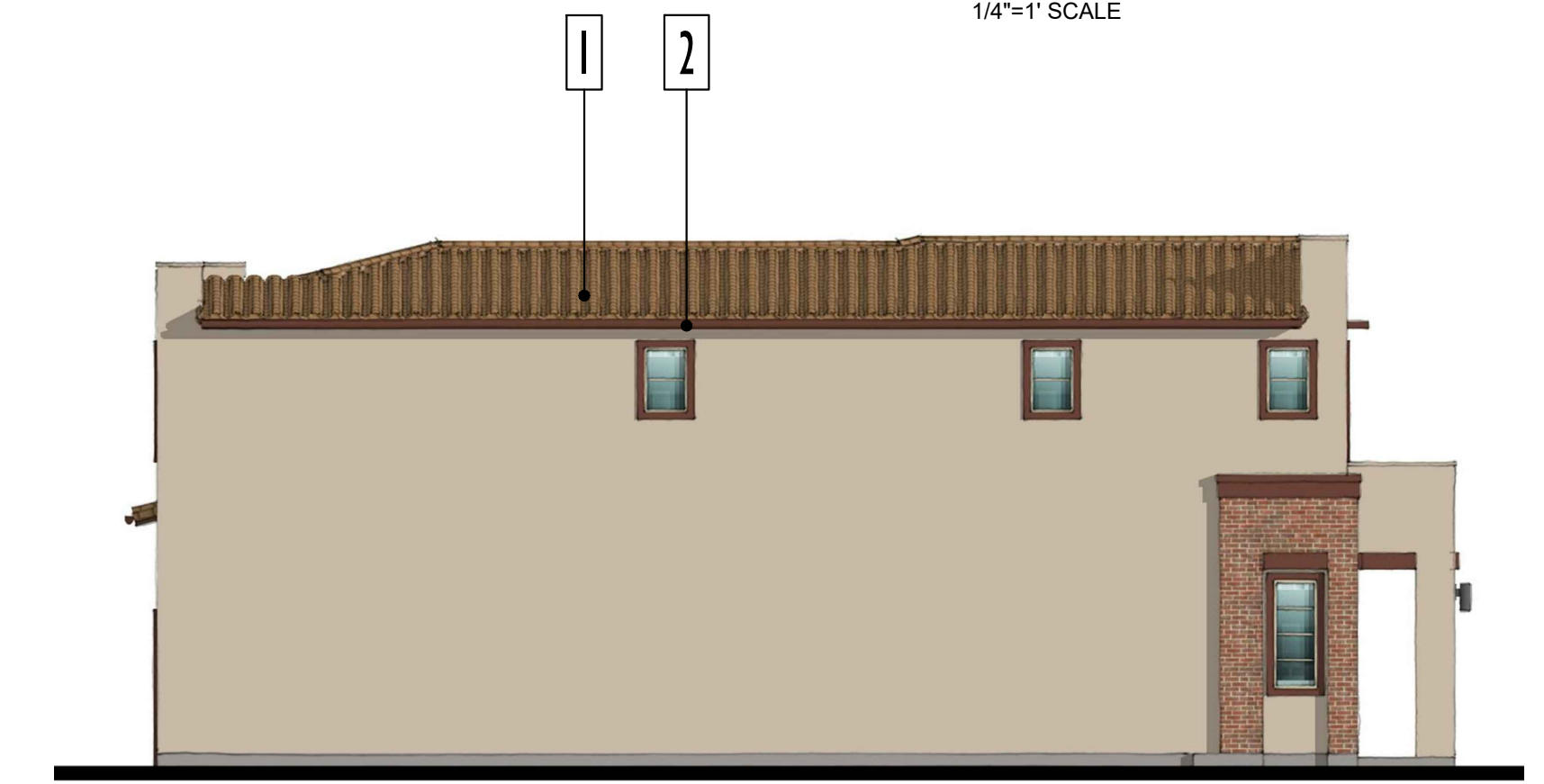
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- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

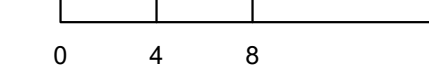


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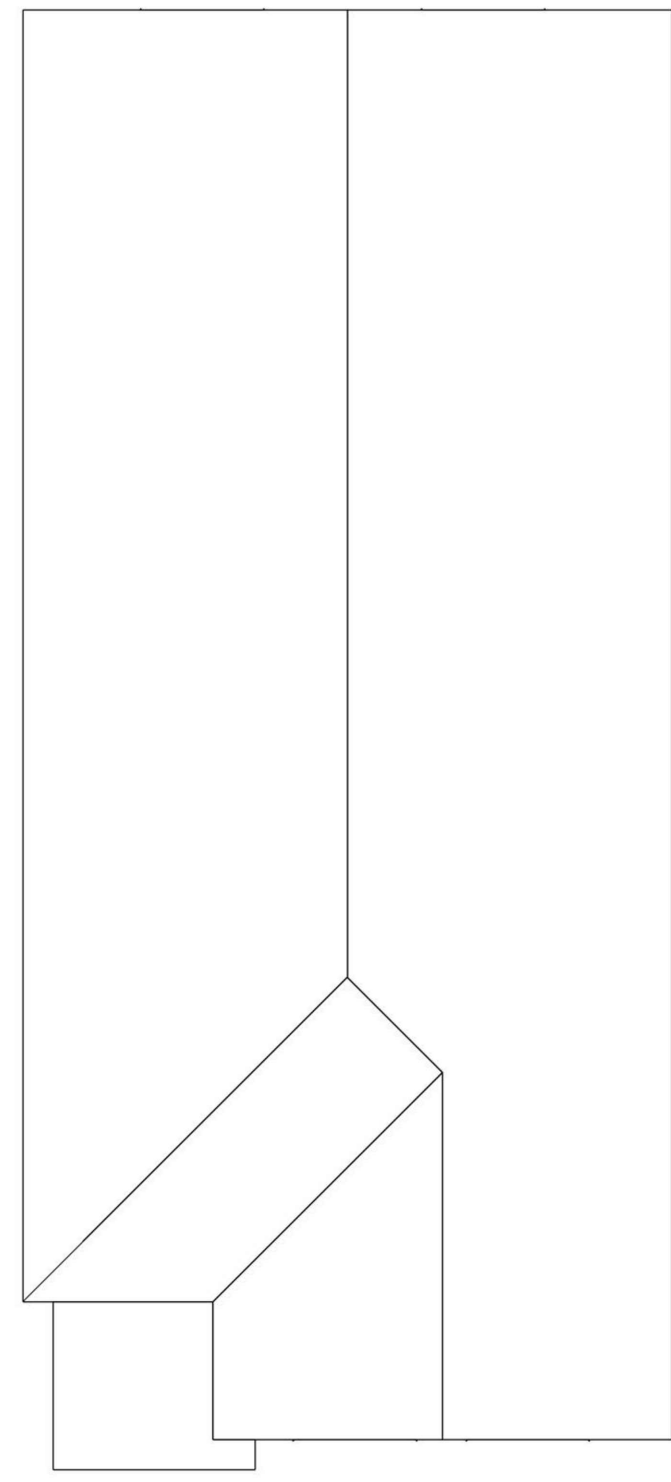
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SINGLE FAMILY PLAN 3 C ELEVATIONS

A4-11



4:12 ROOF PITCH TYP. U.N.O.

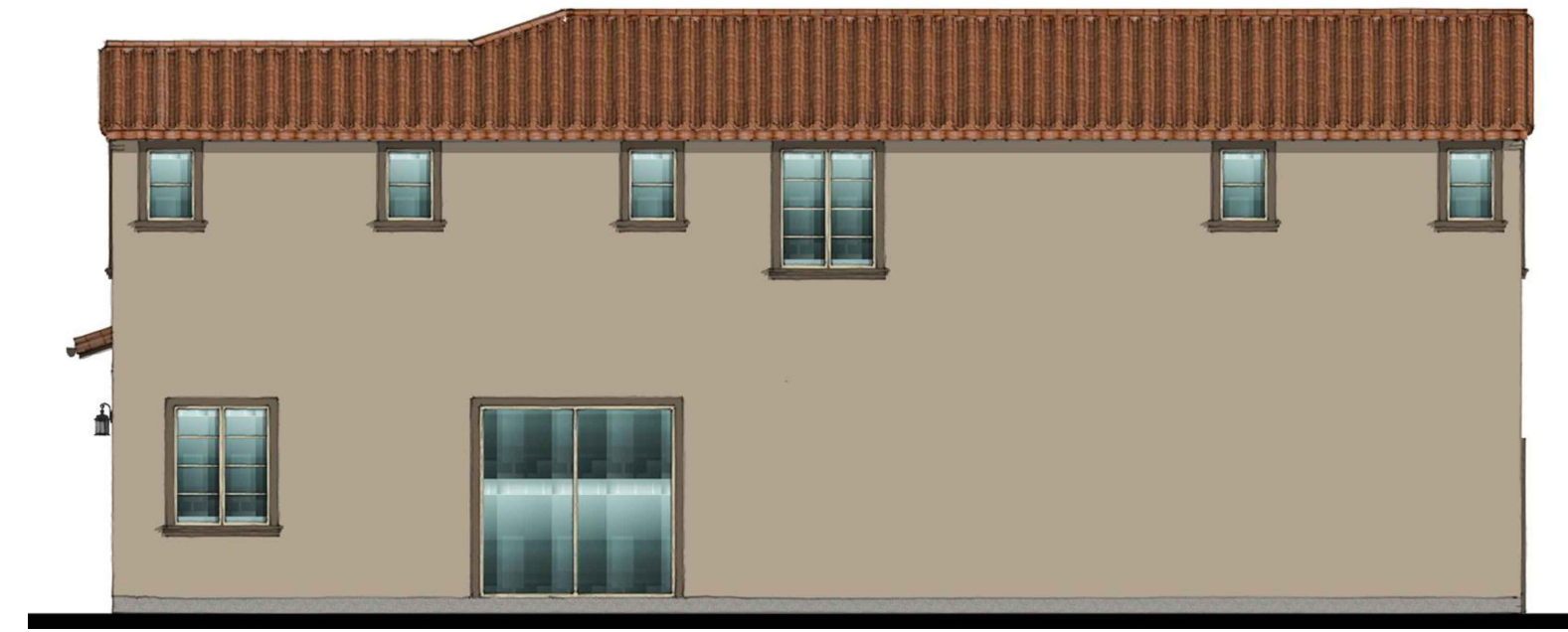


PERSPECTIVE

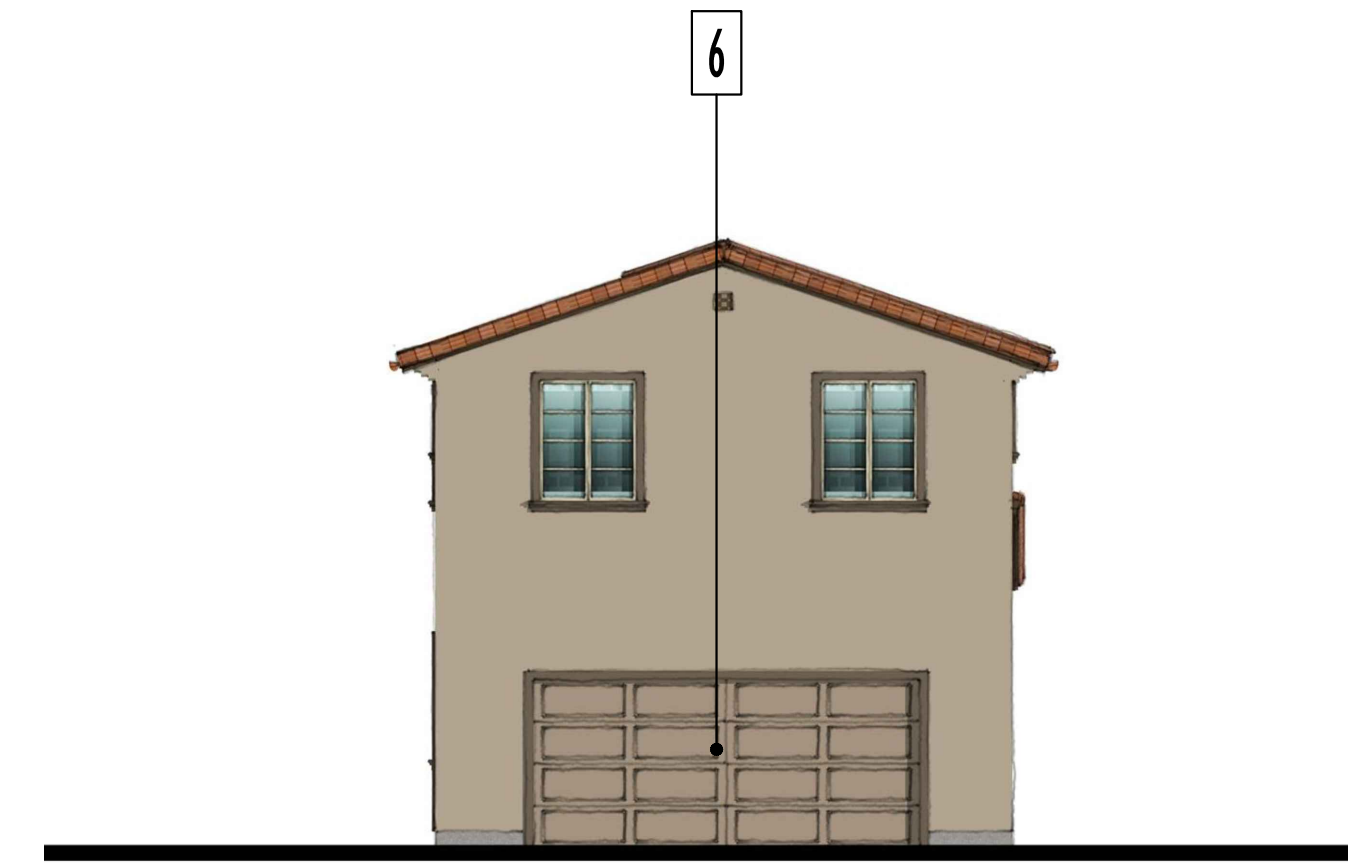


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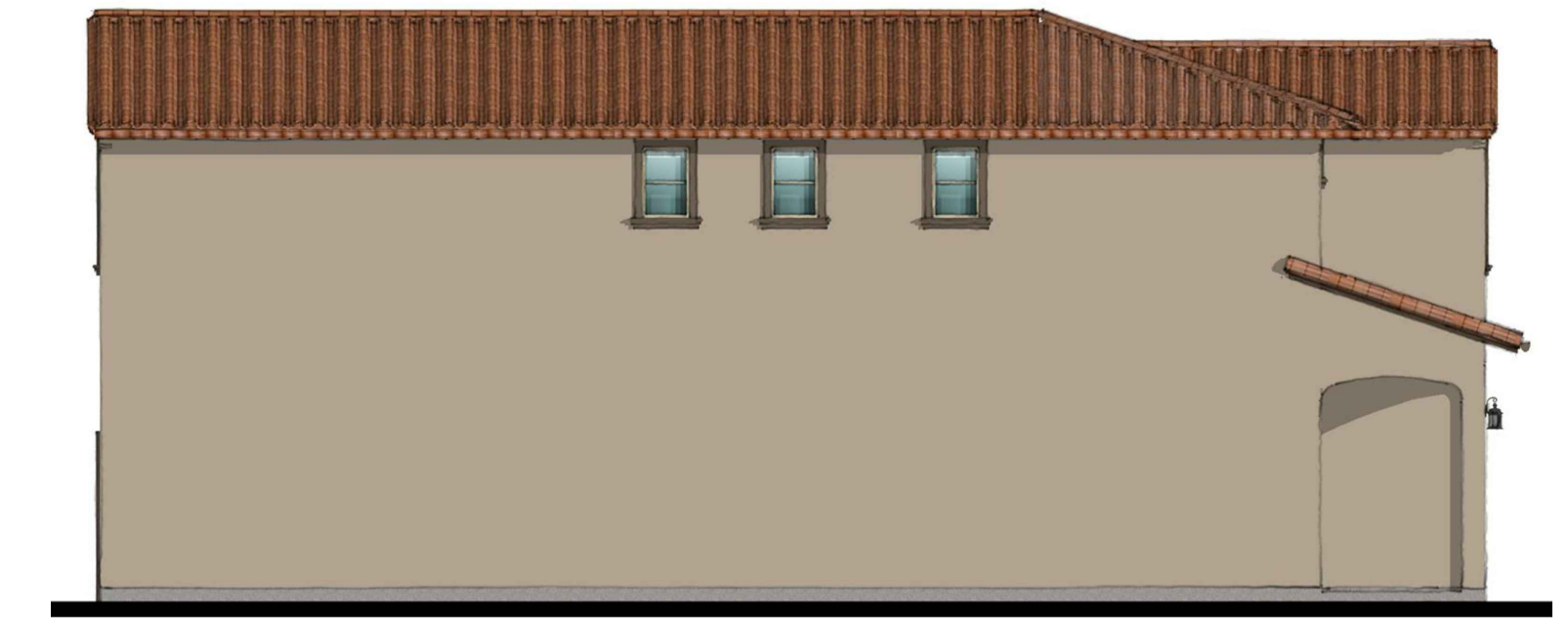
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RIGHT



BACK



LEFT

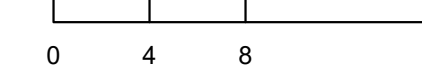


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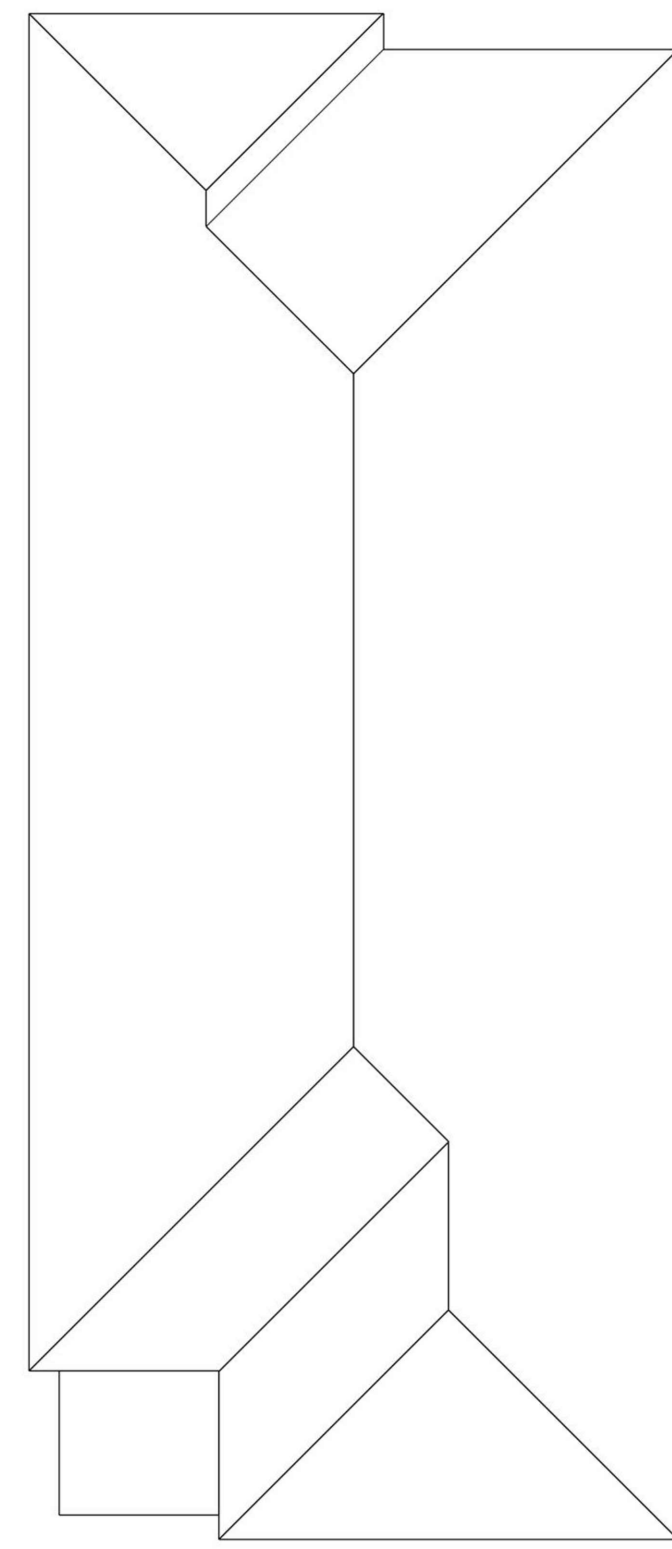
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SINGLE FAMILY PLAN 4 A ELEVATIONS

A4-12



4:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE

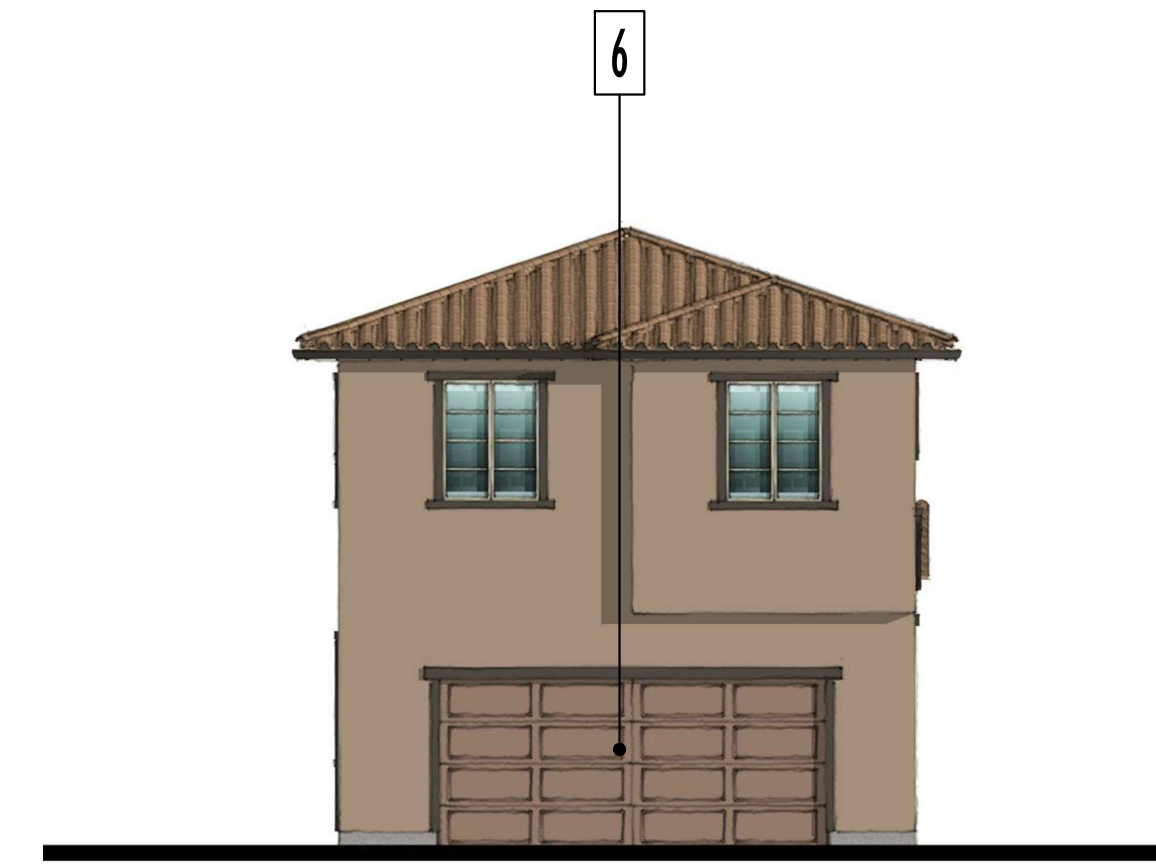


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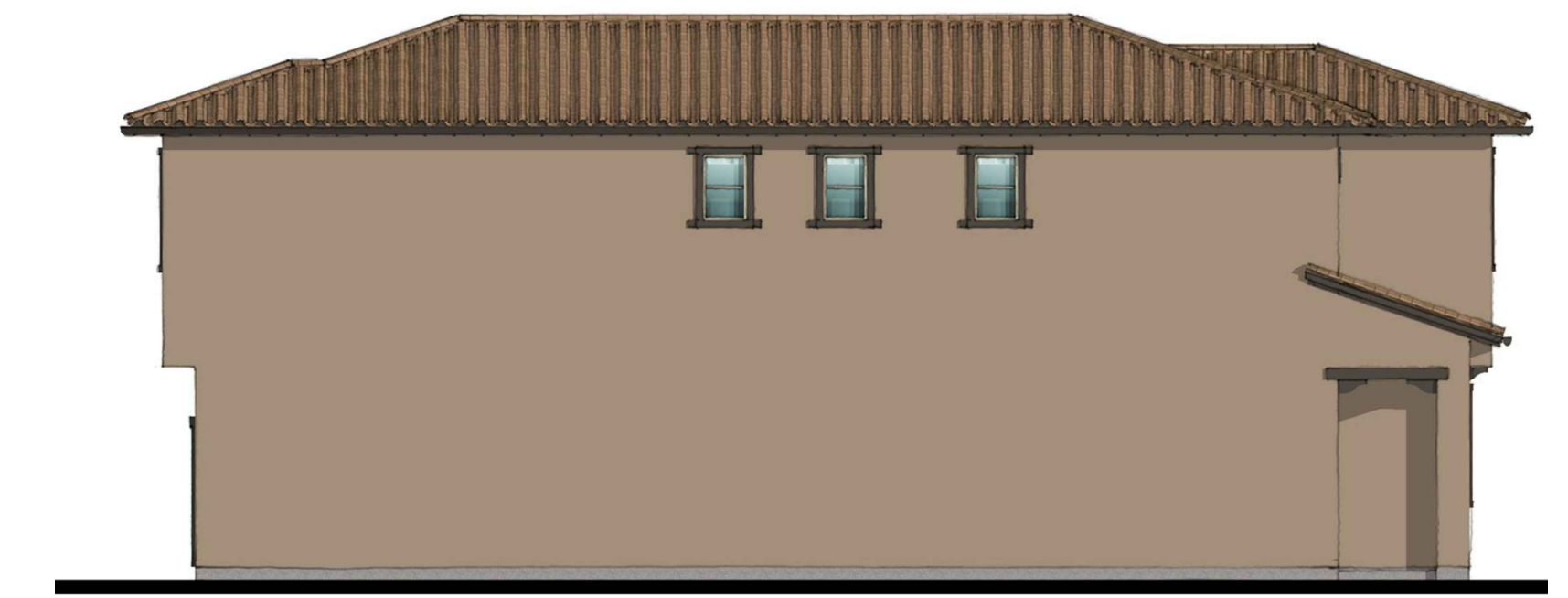
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RIGHT



BACK



LEFT

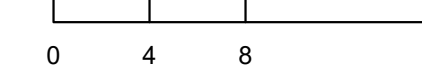


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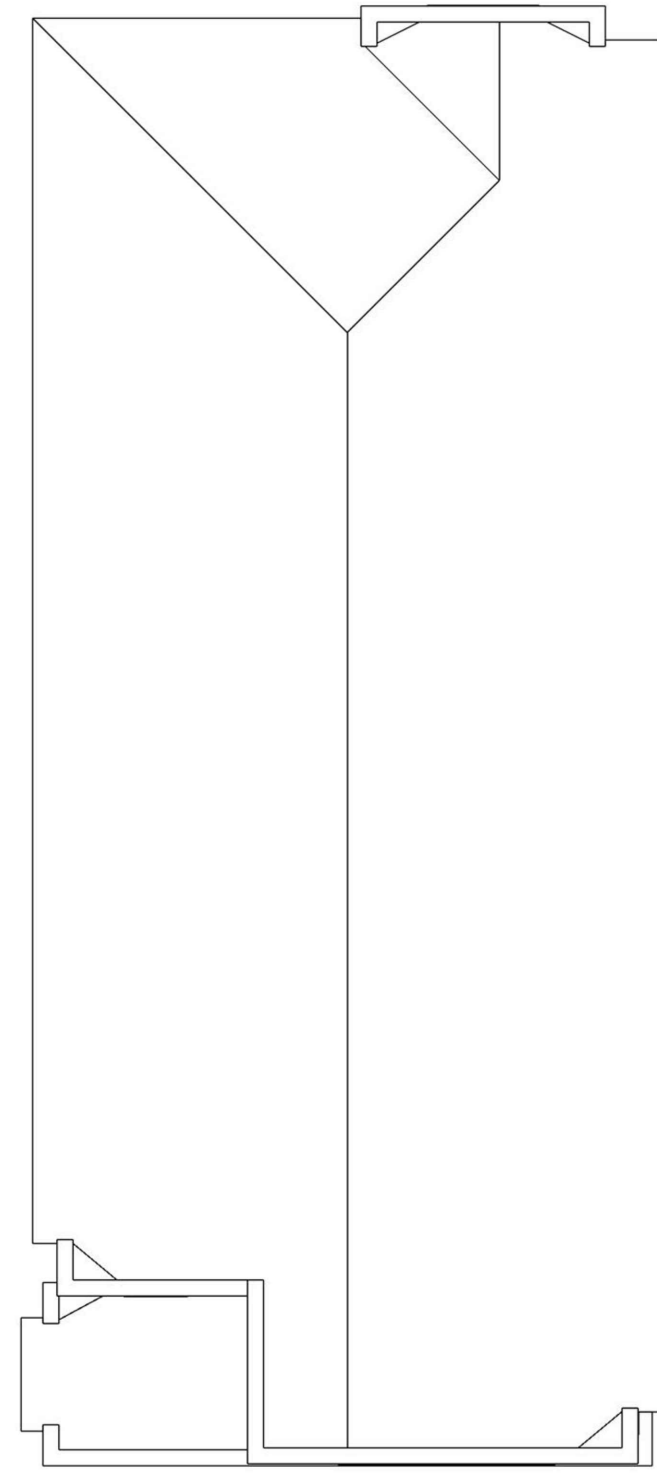
CONCEPTUAL DESIGN  
JUNE 2, 2023



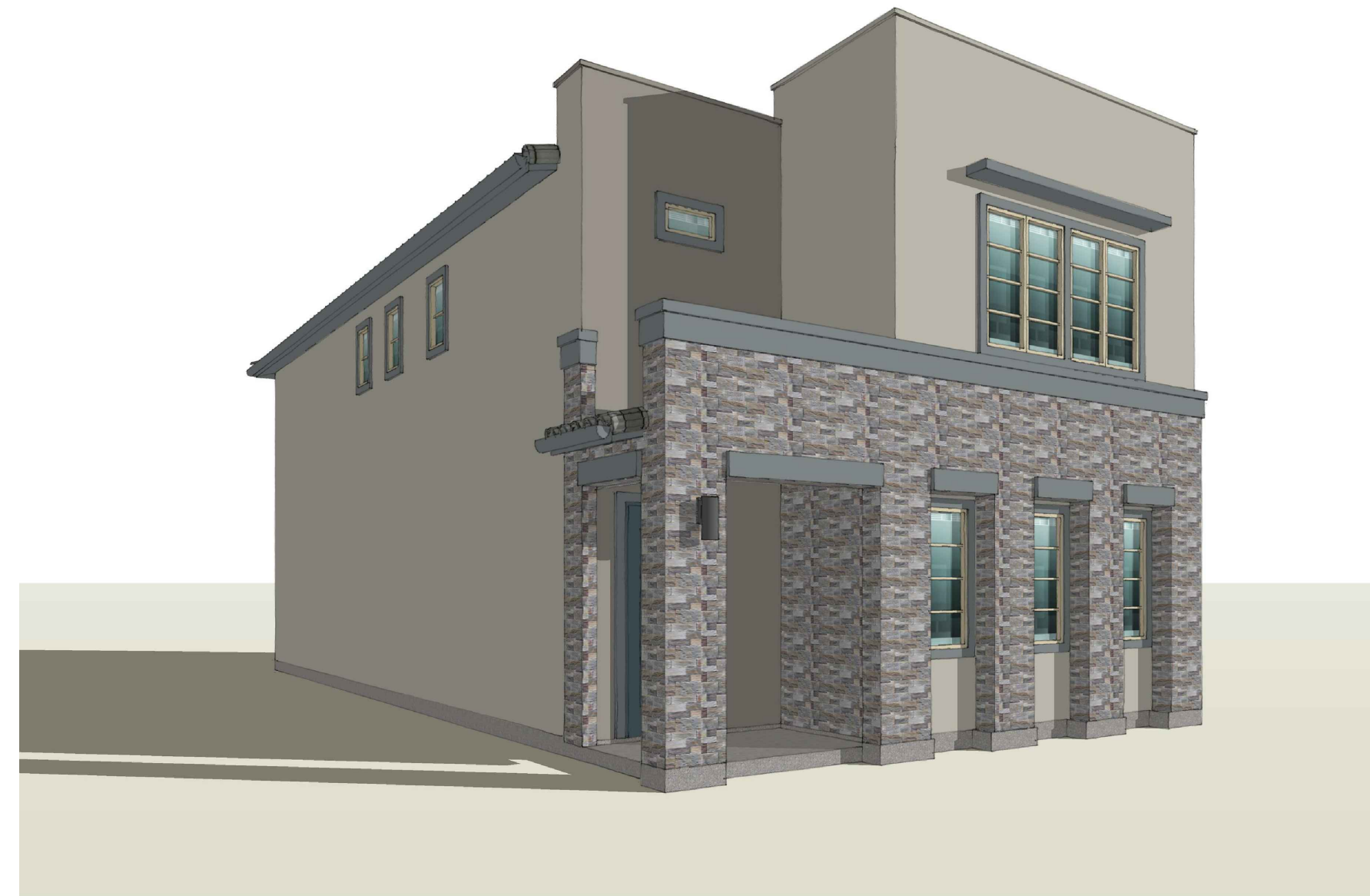
SINGLE FAMILY PLAN 4 B ELEVATIONS

A4-13



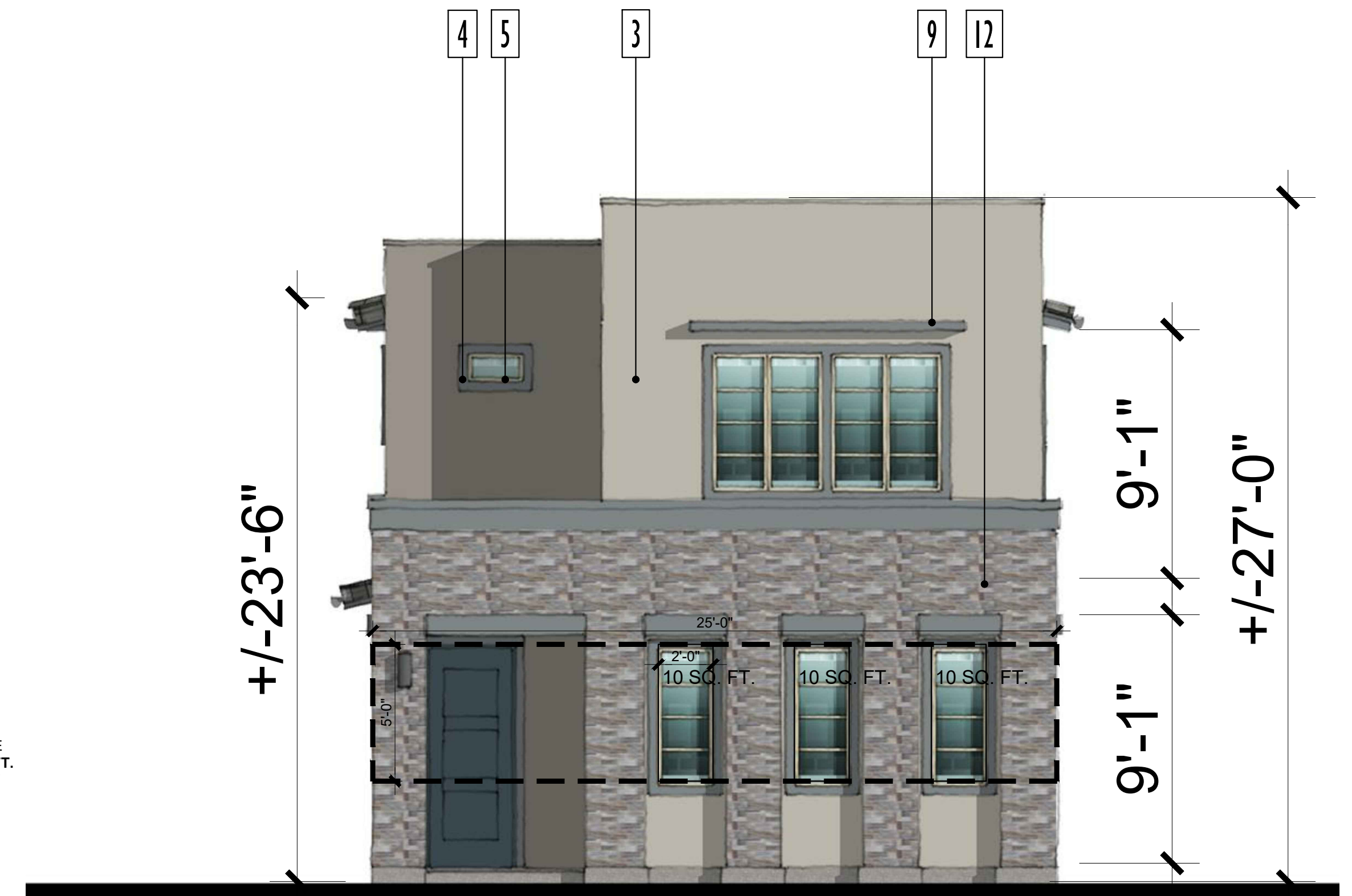


3:12 ROOF PITCH TYP. U.N.O.



PERSPECTIVE

TOTAL AREA 3' TO 8' ABOVE  
FINISHED GRADE: 125 SQ. FT.  
20% AREA TRANSPARENCY  
REQUIRED: 25 SQ. FT.  
TRANSPARENCY AREA  
PROVIDED: 30 SQ. FT.



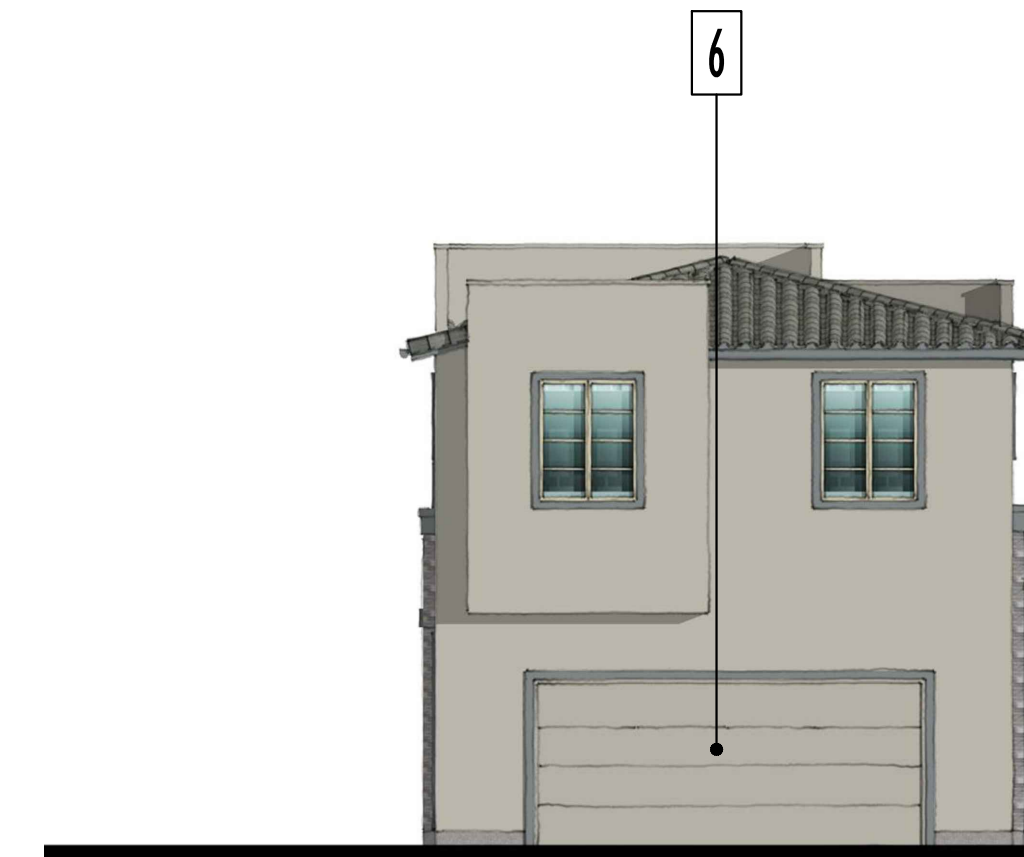
FRONT  
0 2 4 8  
1/4"=1' SCALE

**MATERIAL LEGEND**

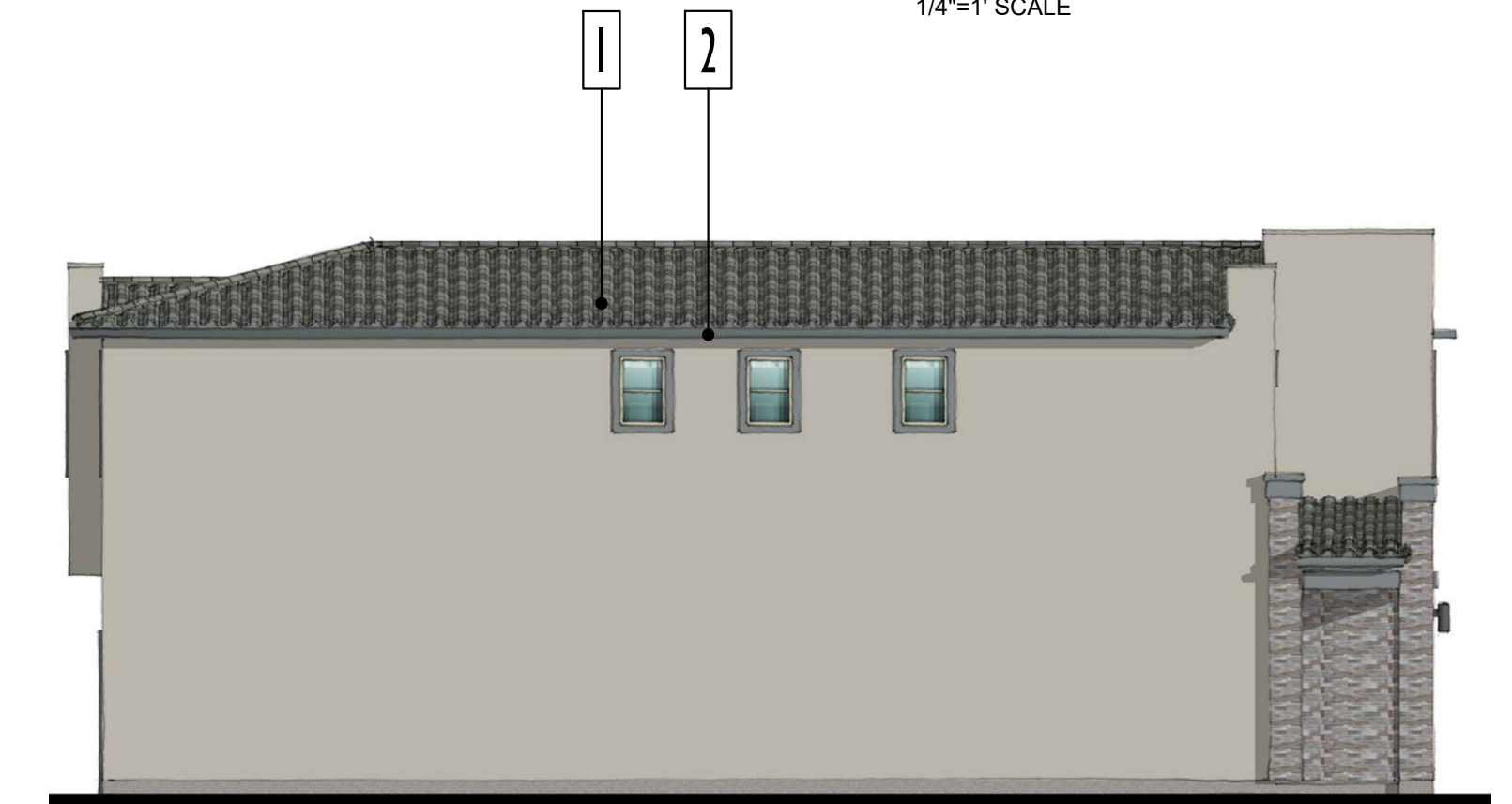
- 1 CONCRETE S-TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE TILE RECESS DETAIL
- 8 WOOD OR COMPOSITE CORBEL
- 9 STUCCO FINISH TRIM
- 10 STUCCO FINISH EAVE DETAIL  
(WHERE SHOWN ON SPANISH)
- 11 WOOD PORCH POST (WHERE SHOWN ON  
MONTEREY)
- 12 MASONRY VENEER (WHERE SHOWN ON DESERT  
CONTEMPORARY)
- 13 WOOD OR COMPOSITE TRIM AND SIDING AT BAY  
WINDOW (WHERE SHOWN)
- 14 14" HEEL TYPICAL AT ALL ROOF TRUSSES



RIGHT



BACK



LEFT

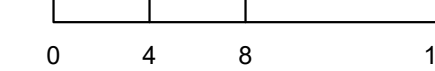


Architecture | Branding  
Interiors | Planning  
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Denver, CO 80205  
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LaTerra Development II, LLC  
1880 Century Park East, Ste 1017  
Los Angeles, CA 90067

**BEDROCK**  
ALBUQUERQUE, NM # 20220110

CONCEPTUAL DESIGN  
JUNE 2, 2023



SINGLE FAMILY PLAN 4 C ELEVATIONS

A4-14

February 2, 2023

## ***BEDROCK***

### LaTerra Development II – Albuquerque, NM Exterior Color Schemes for Amenity Elevations

ELEVATION STYLE	COLOR SCHEME	ROOF TILE COLOR	PRIMARY STUCCO BODY COLOR	SECONDARY STUCCO BODY COLOR	FASCIA COLOR	TRIM COLOR	GARAGE DOOR COLOR	FRONT DOOR COLOR	CERAMIC TILE
Monterey – Santa Barbara	<b>1</b> Light	Kings Canyon Blend 3634	Pavilion Beige SW 7512 (LRV 48) 250-C4	Curio Gray SW 0024 (LRV 26)	Sealskin SW 7675 (LRV 6) 277-C7	Resort Tan SW 7550 (LRV 22) 284-C7	Warm Stone SW 7032 (LRV 20) 243-C5	Brainstorm Bronze SW 7033 (LRV 15) 243-C6	Santa Barbara Olive Alameda 20165
		Capistrano Profile Eagle Roofing	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Tierra Y Fuego

**Window and Door Frame Color:** Desert Sand

**Notes:**

- SEE COLOR CARTOONED ELEVATIONS FOR LOCATIONS – COLORS SHOWN IN MATRIX COORESPOND WITH COLOR CARTOONS.
- STUCCO PAINT COLORS SHOULD TRANSITION ON INSIDE CORNERS ONLY.
- PAINTING CONTRACTOR SHALL REVIEW COLORS AND COLOR LOCATIONS WITH ARCHITECT BEFORE COMMENCING WORK.
- PAINT WALL VENTS TO MATCH SURROUNDING SURFACE.
- EXPOSED GUTTERS + DOWNSPOUTS SHALL BE COLORED TO MATCH THE SURFACE TO WHICH THEY ARE ATTACHED.
- GARAGE MAN-DOOR AND TRIM SURROUNDING SHOULD BE PAINTED TO MATCH THE ADJACENT SURFACE BODY COLOR.



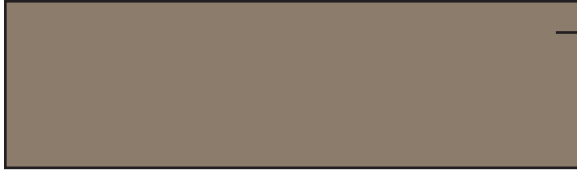
**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3634 *KINGS CANYON BLEND*



**STUCCO BODY**

SW PAINTS  
SW 7512 *PAVILION BEIGE*



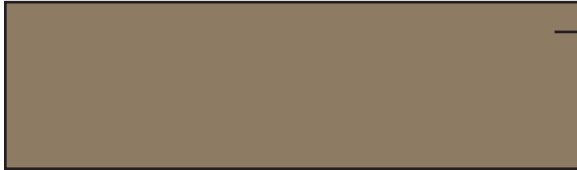
**SECONDARY STUCCO BODY**

SW PAINTS  
SW 0024 *CURIO GRAY*



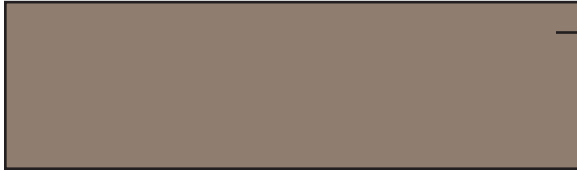
**FASCIA**

SW PAINTS  
SW 7675 *SEALSKIN*



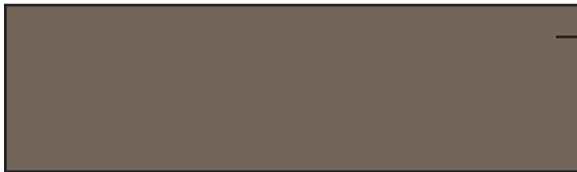
**TRIM**

SW PAINTS  
SW 7550 *RESORT TAN*



**GARAGE DOOR**

SW PAINTS  
SW 7032 *WARM STONE*



**FRONT DOOR**

SW PAINTS  
SW 7033 *BRAINSTORM BRONZE*



**CERAMIC TILE**

TIERRA Y FUEGO  
20165 *OLIVE ALAMEDA*  
*SANTA BARBARA*

COLOR + MATERIAL BOARD | SCHEME 1  
ELEVATION B - MONTEREY - LIGHT

**FRONT DOOR** - THERMA-TRU, CLASSIC - CRAFT CANVAS 8'-0" HT.

**STYLE**

---

**B**



THERMA-TRU  
CLASSIC CRAFT  
FOUNDERS COLLECTION  
CCV8220

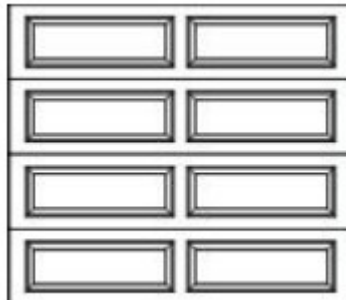
**GARAGE DOOR** - WAYNE DALTON - 8'-0" HT.

**STYLE**

---

**B**

MOTEREY



WAYNE DALTON  
9100 SERIES

February 2, 2023

## ***BEDROCK***

### LaTerra Development II – Albuquerque, NM Exterior Color Schemes for Multi-Family Elevations

ELEVATION STYLE	COLOR SCHEME	ROOF TILE COLOR	PRIMARY STUCCO BODY COLOR	SECONDARY STUCCO BODY COLOR	FASCIA COLOR	TRIM COLOR	GARAGE DOOR COLOR	FRONT DOOR COLOR	CERAMIC TILE
Monterey – Santa Barbara	<b>1</b> Medium	Sunrise Blend 3645	Smoky Beige SW 9087 (LRV 40) 199-C3	Double Latte SW 9108 (LRV 28) 204-C4	Roycroft Brass SW 2843 (LRV 15)	Roycroft Brass SW 2843 (LRV 15)	Latte SW 6108 (LRV 38) 204-C3	Eclipse SW 6166 (LRV 14) 212-C6	Santa Barbara Olive Trinidad Gloss 30915
		Capistrano Profile Eagle Roofing	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Tierra Y Fuego

**Window and Door Frame Color:** Desert Sand

**Notes:**

- SEE COLOR CARTOONED ELEVATIONS FOR LOCATIONS – COLORS SHOWN IN MATRIX COORESPOND WITH COLOR CARTOONS.
- STUCCO PAINT COLORS SHOULD TRANSITION ON INSIDE CORNERS ONLY.
- PAINTING CONTRACTOR SHALL REVIEW COLORS AND COLOR LOCATIONS WITH ARCHITECT BEFORE COMMENCING WORK.
- PAINT WALL VENTS TO MATCH SURROUNDING SURFACE.
- EXPOSED GUTTERS + DOWNSPOUTS SHALL BE COLORED TO MATCH THE SURFACE TO WHICH THEY ARE ATTACHED.
- GARAGE MAN-DOOR AND TRIM SURROUNDING SHOULD BE PAINTED TO MATCH THE ADJACENT SURFACE BODY COLOR.



**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
9645 *SUNRISE BLEND*



**STUCCO BODY**

SW PAINTS  
SW 9087 *SMOKY BEIGE*



**SECONDARY STUCCO BODY**

SW PAINTS  
SW 9108 *DOUBLE LATTE*



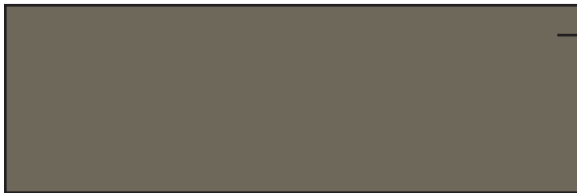
**FASCIA + TRIM**

SW PAINTS  
SW 2843 *ROYCROFT BRASS*



**GARAGE DOOR**

SW PAINTS  
SW 6108 *LATTE*



**FRONT DOOR**

SW PAINTS  
SW 6166 *ECLIPSE*



**CERAMIC TILE**

TIERRA Y FUEGO  
30915 *OLIVE TRINIDAD GLOSS*  
*SANTA BARBARA*

COLOR + MATERIAL BOARD | SCHEME 1  
ELEVATION B - MONTEREY - MEDIUM

**FRONT DOOR** - THERMA-TRU, CLASSIC - CRAFT CANVAS 8'-0" HT.

**STYLE**

---

**B**



THERMA-TRU  
CLASSIC CRAFT  
FOUNDERS COLLECTION  
CCV8220

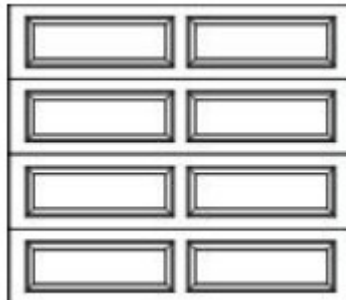
**GARAGE DOOR** - WAYNE DALTON - 8'-0" HT.

**STYLE**

---

**B**

MONTEREY



WAYNE DALTON  
9100 SERIES

## ***BEDROCK***

### LaTerra Development II – Albuquerque, NM Exterior Color Schemes for Townhome Elevations

ELEVATION STYLE	COLOR SCHEME	ROOF TILE COLOR	PRIMARY STUCCO BODY COLOR	SECONDARY STUCCO BODY COLOR	FASCIA COLOR	TRIM COLOR	GARAGE DOOR COLOR	FRONT DOOR COLOR	CERAMIC TILE
Spanish Colonial	<b>1</b> Dark	San Raphael Blend 3684	Rookwood Clay SW 2823 (LRV 23)	Barcelona Beige SW 7530 (LRV 47) 285-C4	Serengeti Grass SW 9116 (LRV 32) 206-C4	Sand Beach SW 7529 (LRV 57) 285-C1	Weathered Shingle SW 2841 (LRV 22)	Distance SW 6243 (LRV 15) 224-C6	Santa Barbara Venice 20032
Spanish Colonial	<b>2</b> Light	San Raphael Blend 3684	Requisite Gray SW 7023 (LRV 45) 241-C2	Backdrop SW 7025 (LRV 20) 241-C5	Homestead Brown SW 7515 (LRV 12) 277-C5	Homestead Brown SW 7515 (LRV 12) 277-C5	Hardware SW 6172 (LRV 23) 211-C5	Rookwood Dark Green SW 2816 (LRV 10)	Santa Barbara Palos Verdes 30770
Monterey – Santa Barbara	<b>3</b> Light	Slate Range 3697	March Wind SW 7668 (LRV 49) 282-C3	Keystone Gray SW 7504 (LRV 29) 243-C4	Virtual Taupe SW 7039 (LRV 20) 249-C5	Natural Tan SW 7567 (LRV 65) 284-C1	Pavestone SW 7642 (LRV 32) 283-C5	Cyberspace SW 7076 (LRV 6) 235-C7	Santa Barbara Manzanilla 3 30985
Monterey – Santa Barbara	<b>4</b> Medium	Adobe Blend 3723	Tamarind SW 7538 (LRV 40) 289-C5	Nearly Brown SW 9093 (LRV 29) 201-C4	Swing Brown SW 6046 (LRV 20) 193-C5	Swing Brown SW 6046 (LRV 20) 193-C5	Dusted Truffle SW 9083 (LRV 25) 197-C4	Fiery Brown SW 6055 (LRV 5) 194-C7	Santa Barbara Malaga 20006
		Capistrano Profile Eagle Roofing	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Tierra Y Fuego

**Window and Door Frame Color:** Desert Sand

**Notes:**

- SEE COLOR CARTOONED ELEVATIONS FOR LOCATIONS – COLORS SHOWN IN MATRIX COORESPOND WITH COLOR CARTOONS.
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- EXPOSED GUTTERS + DOWNSPOUTS SHALL BE COLORED TO MATCH THE SURFACE TO WHICH THEY ARE ATTACHED.
- GARAGE MAN-DOOR AND TRIM SURROUNDING SHOULD BE PAINTED TO MATCH THE ADJACENT SURFACE BODY COLOR.





**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3684 SAN RAPHAEL BLEND



**STUCCO BODY**

SW PAINTS  
SW 2823 ROOKWOOD CLAY



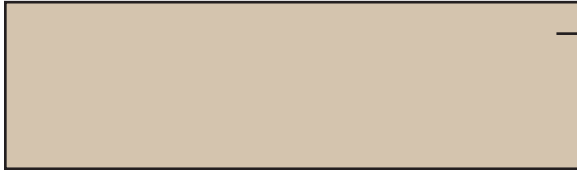
**SECONDARY STUCCO BODY**

SW PAINTS  
SW 7530 BARCELONA BEIGE



**FASCIA**

SW PAINTS  
SW 9116 SERENGETI GRASS



**TRIM**

SW PAINTS  
SW 7529 SAND BEACH



**GARAGE DOOR**

SW PAINTS  
SW 2841 WEATHERED SHINGLE



**FRONT DOOR**

SW PAINTS  
SW 6243 DISTANCE



**CERAMIC TILE**

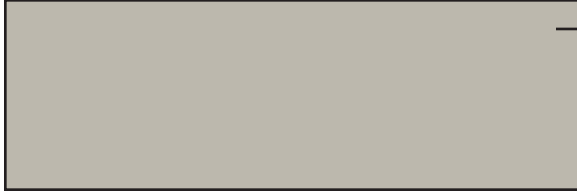
TIERRA Y FUEGO  
20032 VENICE SANTA BARBARA

COLOR + MATERIAL BOARD | SCHEME 1  
ELEVATION A - SPANISH COLONIAL - DARK



**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3684 SAN RAPHAEL BLEND



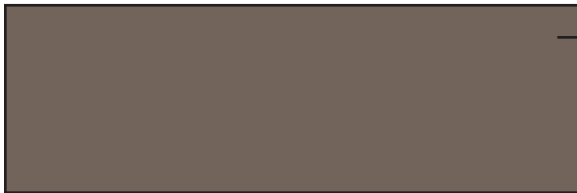
**STUCCO BODY**

SW PAINTS  
SW 7023 REQUISITE GRAY



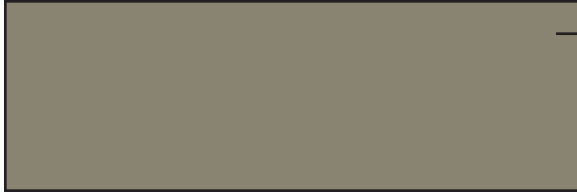
**SECONDARY STUCCO BODY**

SW PAINTS  
SW 7025 BACKDROP



**FASCIA + TRIM**

SW PAINTS  
SW 7515 HOMESTEAD BROWN



**GARAGE DOOR**

SW PAINTS  
SW 6172 HARDWARE



**FRONT DOOR**

SW PAINTS  
SW 2816 ROOKWOOD DARK GREEN



**CERAMIC TILE**

TIERRA Y FUEGO  
30770 PALOS VERDES SANTA BARBARA

COLOR + MATERIAL BOARD | SCHEME 2  
ELEVATION A - SPANISH COLONIAL - LIGHT



**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3697 SLATE RANGE



**STUCCO BODY**

SW PAINTS  
SW 7668 MARCH WIND



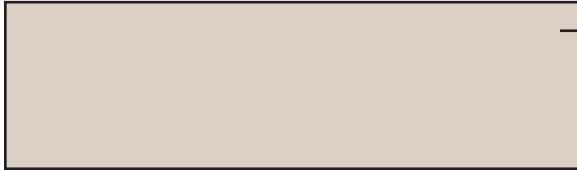
**SECONDARY STUCCO BODY**

SW PAINTS  
SW 7504 KEYSTONE GRAY



**FASCIA**

SW PAINTS  
SW 7039 VIRTUAL TAUPE



**TRIM**

SW PAINTS  
SW 7567 NATURAL TAN



**GARAGE DOOR**

SW PAINTS  
SW 7642 PAVESTONE



**FRONT DOOR**

SW PAINTS  
SW 7076 CYBERSPACE



**CERAMIC TILE**

TIERRA Y FUEGO  
90985 MANZANILLA 3 SANTA BARBARA

COLOR + MATERIAL BOARD | SCHEME 3  
ELEVATION B - MONTEREY - LIGHT



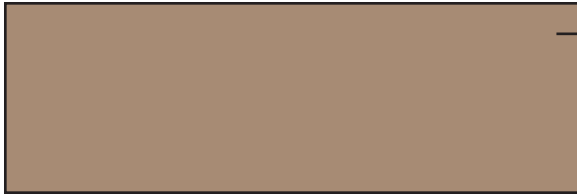
**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3723 ADOBE BLEND



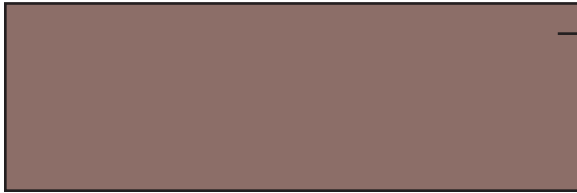
**STUCCO BODY**

SW PAINTS  
SW 7538 TAMARIND



**SECONDARY STUCCO BODY**

SW PAINTS  
SW 9093 NEARLY BROWN



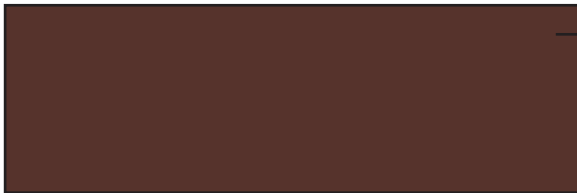
**FASCIA + TRIM**

SW PAINTS  
SW 6046 SWING BROWN



**GARAGE DOOR**

SW PAINTS  
SW 9083 DUSTED TRUFFLE



**FRONT DOOR**

SW PAINTS  
SW 6055 FIERY BROWN



**CERAMIC TILE**

TIERRA Y FUEGO  
20006 MALAGA SANTA BARBARA

COLOR + MATERIAL BOARD | SCHEME 4  
ELEVATION B - MONTEREY - MEDIUM

**FRONT DOOR** - THERMA-TRU, CLASSIC - CRAFT CANVAS 8'-0" HT.

**STYLE**

---

**A**



THERMA-TRU  
SMOOTH-STAR  
SSF8200

**B**



THERMA-TRU  
CLASSIC CRAFT  
FOUNDERS COLLECTION  
CCV8220

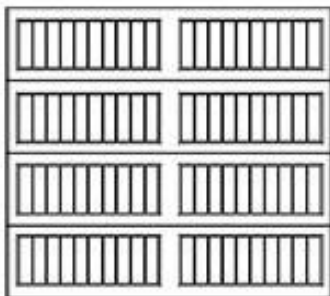
**GARAGE DOOR** - WAYNE DALTON - 8'-0" HT.

**STYLE**

---

**A**

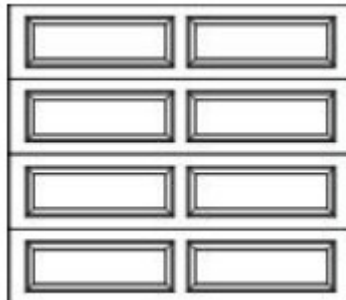
SPANISH COLONIAL



WAYNE DALTON  
9100 SERIES

**B**

MONTEREY



WAYNE DALTON  
9100 SERIES

## **BEDROCK**

### LaTerra Development II – Albuquerque, NM Exterior Color Schemes for Single Family Elevations

<b>ELEVATION STYLE</b>	<b>COLOR SCHEME</b>	<b>ROOF TILE COLOR</b>	<b>PRIMARY STUCCO BODY COLOR</b>	<b>FASCIA COLOR</b>	<b>TRIM COLOR</b>	<b>GARAGE DOOR COLOR</b>	<b>FRONT DOOR COLOR</b>	<b>CERAMIC TILE</b>
Spanish Colonial	<b>1</b> Light	Los Padres Blend 3680	Diverse Beige SW 6079 (LRV 47) 198-C2	Manor House SW 7505 (LRV 11) 240-C7	Dry Dock SW 7502 (LRV 28) 250-C6	Threshold Taupe SW 7501 (LRV 34) 250-C5	Homburg Gray SW 7622 (LRV 15) 238-C7	Santa Barbara Manzanilla 3 30985
Spanish Colonial	<b>2</b> Medium	Piedmont Blend 3636	Stone Lion SW 7507 (LRV 38) 248-C3	Van Dyke Brown SW 7041 (LRV 7) 249-C7	Homestead Brown SW 7515 (LRV 12) 277-C5	Tavern Taupe SW 7508 (LRV 27) 248-6	Terra Brun SW 6048 (LRV 5) 193-C7	Santa Barbara Olive Trinidad Gloss 30915
Monterey – Santa Barbara	<b>3</b> Light	Concord Blend 3602	Anew Grey SW 7030 (LRV 47) 243-C2	Nutshell SW 6040 (LRV 14) 232-C6	Nutshell SW 6040 (LRV 14) 232-C6	Sticks & Stones SW 7503 (LRV 31) 283-C6	Plum Brown SW 6272 (LRV 6) 229-C7	Santa Barbara Torrance 20166
Monterey – Santa Barbara	<b>4</b> Dark	Adobe Blend 3723	Utaupeia SW 9088 (LRV 29) 199-C4	Black Fox SW 7020 (LRV 7) 244-C7	Black Fox SW 7020 (LRV 7) 244-C7	Llama Wool SW 9089 (LRV 20) 199-C5	Brevity Brown SW 6068 (LRV 10) 196-C6	Santa Barbara Venice 20032
Desert Contemporary	<b>5</b> Light	El Morado Blend 8709	Dhurrie Beige SW 7524 (LRV 50) 250-C3	Cocoa Whip SW 9084 (LRV 28) 198-C4	Aurora Brown SW 2837 (LRV 7)	Cocoa Whip SW 9084 (LRV 28) 198-C4	Canyon Clay SW 6054 (LRV 13) 194-C6	Thin Brick – La Jolla Blend – Wirecut
Desert Contemporary	<b>6</b> Light	Slate Range 3697	Mindful Gray SW 7016 (LRV 48) 244-C2	Dovetail SW 7018 (LRV 26) 244-C5	Software SW 7074 (LRV 23) 235-C5	Dorian Gray SW 7017 (LRV 39) 244-C3	Needlepoint Navy SW 0032 (LRV 13)	Cut Stone Newport Grey – Pavilion Stone
		Capistrano Profile Eagle Roofing	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Tierra Y Fuego

**Window and Door Frame Color:** Desert Sand

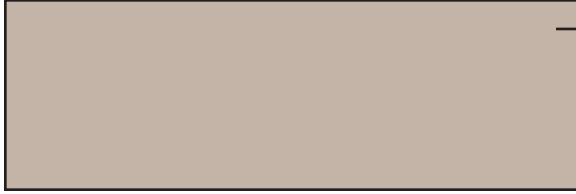
**Notes:**

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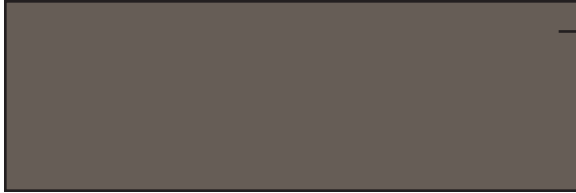
**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3680 *LOS PADRES BLEND*



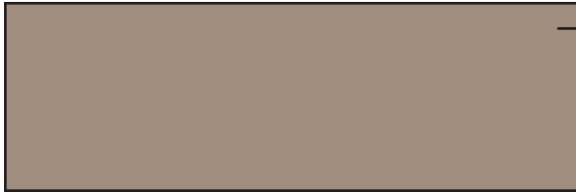
**STUCCO BODY**

SW PAINTS  
SW 6079 *DIVERSE BEIGE*



**FASCIA**

SW PAINTS  
SW 7505 *MANOR HOUSE*



**TRIM**

SW PAINTS  
SW 7502 *DRY DOCK*



**GARAGE DOOR**

SW PAINTS  
SW 7501 *THRESHOLD TAUPE*



**FRONT DOOR**

SW PAINTS  
SW 7622 *HOMBURG GRAY*



**CERAMIC TILE**

TIERRA Y FUEGO  
30985 *MANZANILLA 3 SANTA BARBARA*

COLOR + MATERIAL BOARD | SCHEME 1  
ELEVATION A - SPANISH COLONIAL - LIGHT



**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3636 *PIEDMONT BLEND*



**STUCCO BODY**

SW PAINTS  
SW 7507 *STONE LION*



**FASCIA**

SW PAINTS  
SW 7041 *VAN DYKE BROWN*



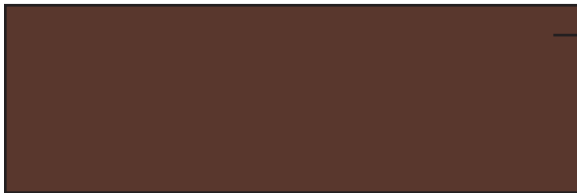
**TRIM**

SW PAINTS  
SW 7515 *HOMESTEAD BROWN*



**GARAGE DOOR**

SW PAINTS  
SW 7508 *TAVERN TAUPE*



**FRONT DOOR**

SW PAINTS  
SW 6048 *TERRA BRUN*



**CERAMIC TILE**

TIERRA Y FUEGO  
30915 *OLIVE TRINIDAD GLOSS*  
*SANTA BARBARA*

COLOR + MATERIAL BOARD | SCHEME 2  
ELEVATION A - SPANISH COLONIAL - MEDIUM





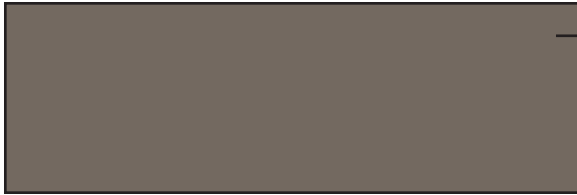
**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3602 *CONCORD BLEND*



**STUCCO BODY**

SW PAINTS  
SW 7030 *ANEW GREY*



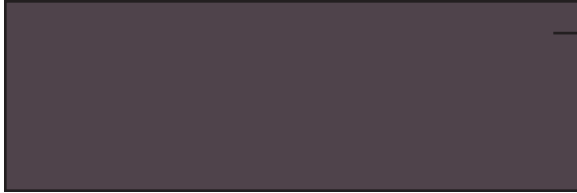
**FASCIA + TRIM**

SW PAINTS  
SW 6040 *NUTSHELL*



**GARAGE DOOR**

SW PAINTS  
SW 7503 *STICKS & STONES*



**FRONT DOOR**

SW PAINTS  
SW 6272 *PLUM BROWN*



**CERAMIC TILE**

TIERRA Y FUEGO  
20166 *TORRANCE SANTA BARBARA*

COLOR + MATERIAL BOARD | SCHEME 3  
ELEVATION B - MONTEREY - LIGHT

**BEDROCK - Single Family**  
ALBUQUERQUE, NEW MEXICO

FEBRUARY 8, 2022

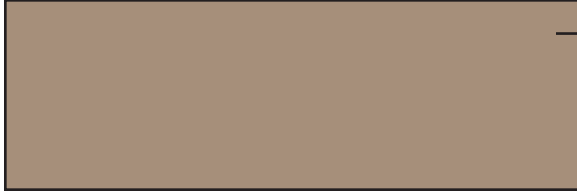
**ktgy** 3660 Blake St  
Suite 500  
Denver, CO 80205  
303.825.6400  
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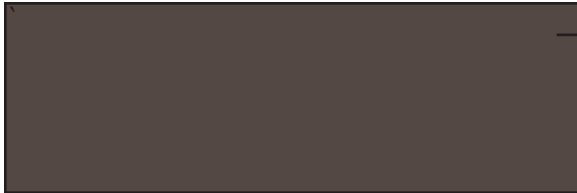
**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3723 ADOBE BLEND



**STUCCO BODY**

SW PAINTS  
SW 9088 UTAUPEIA



**FASCIA & TRIM**

SW PAINTS  
SW 7020 BLACK FOX



**GARAGE DOOR**

SW PAINTS  
SW 9089 LLAMA WOOL



**FRONT DOOR**

SW PAINTS  
SW 6068 BREVITY BROWN



**CERAMIC TILE**

TIERRA Y FUEGO  
20032 VENICE SANTA BARBARA

**COLOR + MATERIAL BOARD | SCHEME 4  
ELEVATION B - MONTEREY - DARK**

**BEDROCK - Single Family**  
ALBUQUERQUE, NEW MEXICO

FEBRUARY 8, 2022

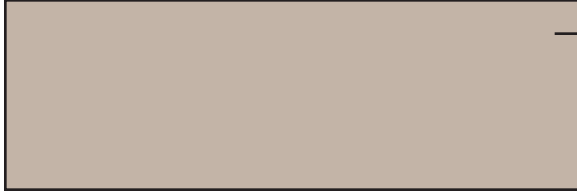
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**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
8709 EL MORADO BLEND



**STUCCO BODY**

SW PAINTS  
SW 7524 DHURRIE BEIGE



**SECONDAY STUCCO BODY**

SW PAINTS  
SW 9084 COCOA WHIP



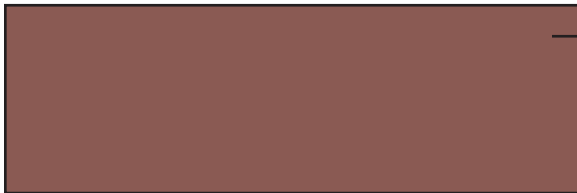
**FASCIA + TRIM**

SW PAINTS  
SW 2837 AURORA BROWN



**GARAGE DOOR**

SW PAINTS  
SW 9084 COCOA WHIP



**FRONT DOOR**

SW PAINTS  
SW 6054 CANYON CLAY



**BRICK**

WIRECUT - LA JOLLA BLEND

**COLOR + MATERIAL BOARD | SCHEME 5  
ELEVATION C - DESERT CONTEMPORARY - LIGHT**

**BEDROCK - Single Family**

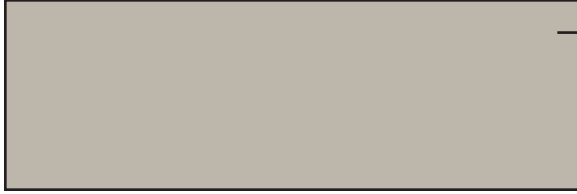
ALBUQUERQUE, NEW MEXICO

FEBRUARY 8, 2022



**ROOF TILE**

EAGLE ROOFING: CAPISTRANO PROFILE  
3697 SLATE RANGE



**STUCCO BODY**

SW PAINTS  
SW 7016 MINDFUL GRAY



**SECONDARY STUCCO BODY**

SW PAINTS  
SW 7018 DOVETAIL



**FASCIA + TRIM**

SW PAINTS  
SW 7074 SOFTWARE



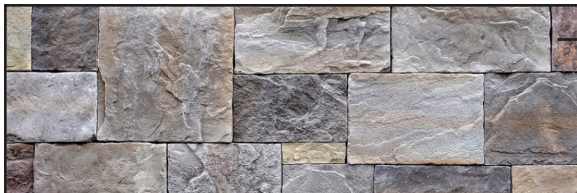
**GARAGE DOOR**

SW PAINTS  
SW 7017 DORIAN GRAY



**FRONT DOOR**

SW PAINTS  
SW 0032 NEEDLEPOINT NAVY



**CUT STONE**

PAVILION STONE - NEWPORT GREY

**COLOR + MATERIAL BOARD | SCHEME 6  
ELEVATION C - DESERT CONTEMPORARY - LIGHT**

**BEDROCK - Single Family**  
ALBUQUERQUE, NEW MEXICO

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**FRONT DOOR** - THERMA-TRU, CLASSIC - CRAFT CANVAS 8'-0" HT.

**STYLE**

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**A**



THERMA-TRU  
SMOOTH-STAR  
SSF8200

**B**



THERMA-TRU  
CLASSIC CRAFT  
FOUNDERS COLLECTION  
CCV8220

**C**



THERMA-TRU  
CLASSIC CRAFT  
FOUNDERS COLLECTION  
CCV831

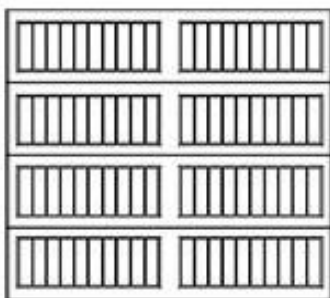
**GARAGE DOOR** - WAYNE DALTON - 8'-0" HT.

**STYLE**

---

**A**

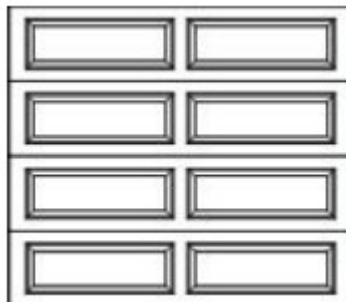
SPANISH COLONIAL



WAYNE DALTON  
9100 SERIES

**B**

MOTEREY



WAYNE DALTON  
9100 SERIES

**C**

DESERT CONTEMPORARY



WAYNE DALTON  
9100 SERIES