

DESIGN STANDARDS FOR THE PRESIDIO

A. Introduction

The purpose of these Design Standards is to provide a framework for ensuring that a high quality development occur within the Presidio. The Presidio represents a unique development concept that combines both townhomes and condominium units within the same project. As a result of this dwelling unit mix, there is more flexibility in both layout and design.

B. Design Standards

The purpose of these Design Standards is to provide an overview of the development concepts and vision for the property. The primary goal for this property is to achieve a vibrant, residential community that fosters pedestrian accessibility and maintains a network of open space and amenities for the benefit of residents living in the subdivision.

The Design Standards shall be used to facilitate a design that integrates the subdivision into the surrounding built environment. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage and that will create the visual image desired for the Presidio. They are intended to establish a development framework that is complimentary to the existing neighborhoods to the south and east.

Site Amenities

The project's site amenities include a network of walking paths that connect the development. Walking paths will be landscaped in order to offer a pleasing pedestrian environment throughout the development. Other amenities include pocket parks, play areas, and open space located throughout the property. A club house is included as an amenity and will serve a variety of community functions.

Private common areas will be located throughout the Presidio. Common area characteristics include:

- The common areas will be owned, developed, and maintained by the Homeowners Association for the townhomes and a Condominium Association for the condominium common areas.
- Small pocket parks will provide park benches and shade structures in some of the larger open areas.
- Landscaped areas will be provided at entryways into the development.
- Shade structures (Ramada structures) will be provided in the common open space areas to provide areas for outdoor seating.
- There will be a 2,500 square foot club house for use by the residents of the Presidio with a patio, workout room, common living room, and catering kitchen.
- Covered outdoor space and balconies shall be considered on lot usable open space.
- A network of trails will be developed throughout the property. The network will consist of 6 meandering concrete trails that will be placed within the site landscaping.

Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Front yard setbacks for single family residential developed have been reduced from the City's standard in order to provide an intimate a streetscape experience as possible.

Townhomes

- Front Yard Setbacks - There shall be a front-yard setback of not less than 10 feet.
- Rear Yard Setbacks - Rear yard setbacks shall not be less than 15 feet.
- Side Yard Setbacks - There shall be no required side-yard setback except:
 - There shall be ten feet on the street side of corner lots.

Condominiums

- The following setbacks apply to private roadway tract lines:
- Front Yard Setbacks - There shall be a front-yard setback of not less than 10 feet. Patios are permitted to encroach into the front yard setback.
 - Rear Yard Setbacks - Rear yard setbacks shall not be less than 15 feet.
 - Side Yard Setbacks - There shall be a side-yard setback of not less than 5 feet except:
 - There shall be ten feet on the street side of corner lots.

The following setbacks apply to private roadway tract lines or lot lines:

- Front Yard Setbacks - There shall be a front-yard setback of not less than 20 feet, measured from the midpoint of garage to private roadway tract line.
- Rear Yard Setbacks - Rear yard setbacks shall not be less than 15 feet.
- Side Yard Setbacks -
 - 5 foot side yard setback, adjacent to private roadway tract line
 - 10 foot setback from vertical face to vertical face of units

Landscape

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the surrounding neighborhoods. The landscape design shall emphasize native and naturalized plant species. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code. The Landscape Plan adheres to Landscaping Regulations, Section 14-1-6-3-10 of the City of Albuquerque Zoning Code.

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

- Street trees are required along Chico Road NE and accordance with the City of Albuquerque Street Tree Ordinance. Per the Street Tree Ordinance, tree placement shall be every 30 linear feet along Chico Road. In addition, the same standard shall be applied to Morris Street.
- For the interior residential streets, street trees shall be provided along roadways between driveways and parking bump outs.
- The Homeowners Association will be responsible for the installation and maintenance of all landscaping in the common areas. Landscaping shall be maintained by the townhome lot owner in a living, attractive manner.

- The Homeowners Association will also be responsible for maintaining the front yard landscape for each townhome.

- The Homeowners Association shall maintain all street trees along Chico Road and Morris Street NE in a living and healthy manner.
- Common areas open space within the condominium areas will be maintained by an established Condominium Association.
- All private common parking areas, public space, private roads, trails, and the street trees along Chico Road NE and Morris Road NE shall be maintained by the Townhome Homeowners Association.
- The landscaping plan identifies plant materials that will be used in the Presidio development
- A fully automated irrigation system shall be designed as part of the landscaping for each project. The system shall be designed to avoid overspraying walks, buildings, fences, etc.

Screening Walls, Fencing, and Buffering

All walls shall comply with the adopted City of Albuquerque Wall Design Regulations. The effective use of screening devices for refuse collection and mechanical equipment is essential to limit their adverse visual impact on the property. Perimeter walls are allowed on the property, however, an effort shall be made by the site designer to lessen its visual impact through landscaping, meandering within a landscaped area, and providing openings.

- Unfinished block walls and barbed wire, chain link, concertina wire and plastic/vinyl fencing are prohibited.
- Privacy fencing - Each townhome lot shall be provided with a 6' maximum height CMU privacy wall, located on the common property line between adjoining lots. The height of this fence shall conform to the Zoning Code. View fences located adjacent to parkable open space areas will be constructed of 3 courses of CMU with wrought iron fencing to an equivalent height of 5-6'.
- Materials acceptable for retaining walls are masonry block (no unfinished), split face block, and stone.

- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse containers shall be in a corresponding walled and gated area at a height to fully conceal the container.

Alleys

Alleys will be utilized throughout the property to provide access to the condominium garages. The purpose of the alleys will be to lessen the visual impact of garages on the streetscape, thus creating a more pleasing residential environment.

Architectural Standards

The architectural style for the Presidio will be classified as Spanish. This style combines elements from the Mediterranean and Tuscan styles, which are characterized by stucco finish and tile roofs.

Lot Size

- The minimum lot width of the townhomes shall be 25 feet. The maximum lot size for the townhomes shall be 5,273 square feet. The minimum lot size for the townhomes shall be 2,150 square feet. The average lot size is 2,988 square feet.

Building Height

Structures shall not exceed 26 feet in height, as defined in the Zoning Code

Roof Materials and Colors

These roof materials are appropriate for the townhomes in the Presidio:

- Asphalt Shingles.
- Clay or Concrete tile, mission barrel or S shapes in solid or modeled colors.

- Roof materials will match the primary building colors, which will be limited to browns, earthtones, light beige, medium beige, and dark beige, reddish brown, and sand. All roofs will have the same color scheme.

Building Materials

All buildings will contain a stucco finish.

Solid Waste

Each townhome and condominium unit shall have a designated area for residential automated cars, not to be visible from the street.

Building Colors

Primary building colors will be limited to browns, earthtones, light beige, medium beige, and dark beige, reddish brown, and sand. All buildings will have the same color scheme.

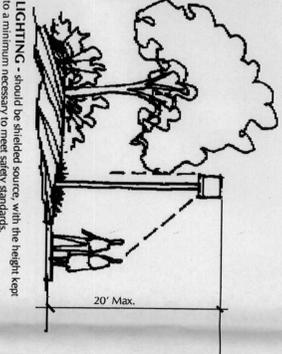
Rooftop Equipment

The top of all rooftop equipment shall be located below the top of parapet and screened from view. Rooftop equipment shall be painted to match the roof color or overall predominant building color. All ground mounted equipment shall be screened by walls with the top of the equipment below the top of the wall.

Lighting

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lighting will comply with the City of Albuquerque Zoning Code (Section 14-1-6-3-9) and the State of New Mexico Night Sky Protection Act.

Area lighting, including parking, trails, and walkways will also be arranged so that the location of the lighting fixture, together with the cutoff angle shall be such that it does not directly shine on any public right-of-way.



- Placement of fixtures and standards shall conform to state and City safety and illumination standards.

- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing dark sky. Cobra lights are prohibited.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- The use of spread lighting fixtures are encouraged to accent landscape and walkways and the use of uplighting fixtures to highlight trees, walls and architectural features.
- All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no light or light shall escape beyond the property line and no site lighting light source shall be visible from the site perimeter.
- The height of street lights and parking area lights shall be a maximum of 20 feet from top to grade.

Signage

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within the Presidio. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- Entry signs shall be monument type or wall mounted and shall complement the materials, color, and architectural character of the subdivision.
- Monument signs shall be the only signs permitted in the Presidio.
- A maximum of two monument signs shall be permitted on the property, one on Chico and one on Morris.
- The monument sign shall contain elements to match the perimeter walls and the buildings on the property.

Utilities

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pedestals, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Utility easements shall be a minimum of 7.5 feet in width and may be spot easements instead of continuous easements for above-ground structures.

Parking and Pedestrian Access

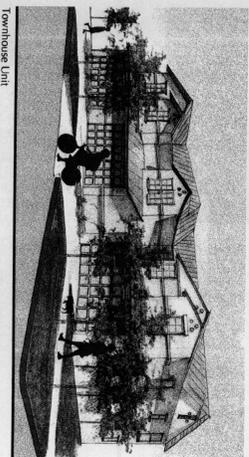
Parking shall be provided per City of Albuquerque Zoning regulations (Chapter 14-1-6-3-1). Common parking areas will be provided for the triplex units at a rate of one space per unit bathroom. Each townhome unit shall contain two parking spaces per unit.

- ADA Compliant parking shall be provided and located adjacent to walking paths and close to buildings.
- All sidewalks in front of parking stalls shall be 8 feet wide. All pedestrian connections shall be 6 feet wide.
- Bicycle racks shall be located throughout the property and consist of 2" DIA. Painted steel pipes that extend 12" into the concrete set 24" from the edge of the concrete.
- Handicapped parking spaces shall be located adjacent to curb cuts and be as close to the common areas, walkways, and trails as possible. In addition, there will be two handicap parking spaces provided at the Club House.

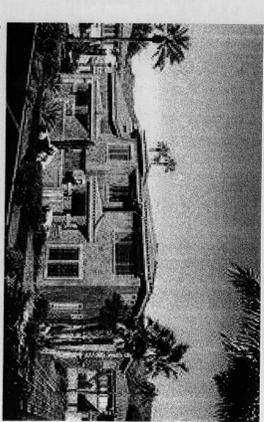
Elevations

Architectural styles for both the townhouse units and condominium units are shown. The elevations in this section are illustrative. The townhouse units, positioned below, shall be succeeded finished with roof materials previously listed. The units will be accessed from the private roadway easement with the front door facing the street.

The Condominiums will be rear-accessed units. Garages for the condominium units will be accessed from the rear. Garages will be accessed through alleys and not be visible from the private roadway easement.



Townhome Unit



Condominium Unit

Design Standards THE PRESIDIO

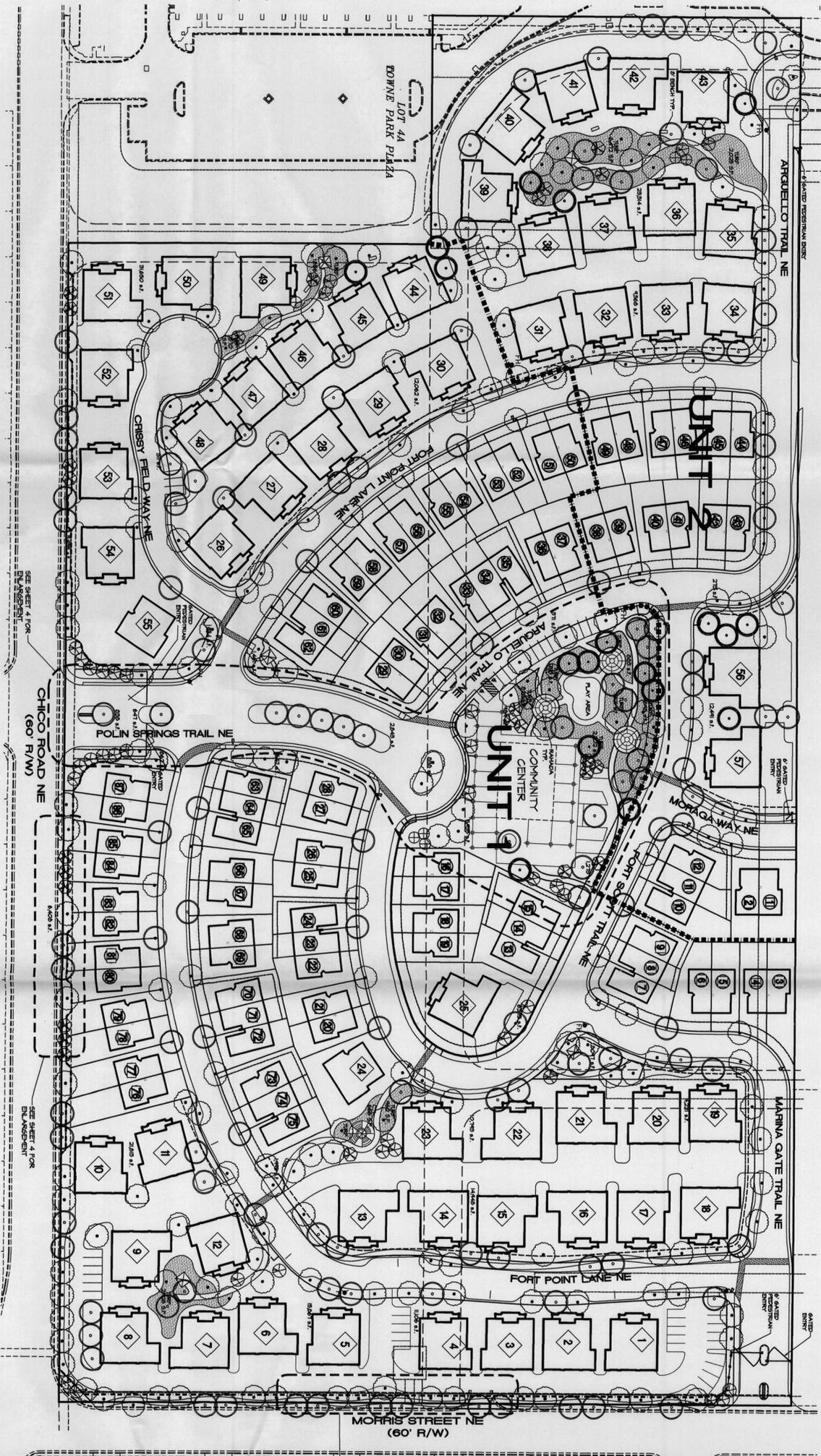
Prepared For:
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CENTEX HOMES





PLANT LEGEND

Qty	Symbol	Scientific Name Common Name	Size	Installation/Structure Remarks	Water Use
TREES					
76		<i>Chilopsis linearis</i> 'Luc. Ham.'	15 Gallon	8' H. x 6' Spr. B/H. x 20' Spr.	Low +
6		<i>Forestiera neomexicana</i> New Mexico Olive	2" B&B	8' H. x 4' Spr. 15' H. x 15' Spr.	Low +
36		<i>Cercis canadensis</i> Redbud	2" B&B	8' H. x 4' Spr. 15' H. x 15' Spr.	Med +
209		<i>Gleaditola trilobata</i> 'Imperial'	2" B&B	8' H. x 2' Spr. 30' H. x 30' Spr.	Medium
27		<i>Fraxinus oxycarpa</i> Ragwood Ash	2" B&B	14' H. x 5' Spr. 14' H. x 20' Spr.	Medium +
2		<i>Koeleria paniculata</i> Golden Rain Tree	2-1/2" B&B	16' H. x 6' Spr. 60' H. x 50' Spr.	Medium
18		<i>Pinus laeocadmus</i> Bovian Pine	18"	8' H. x 6' Spr. 25' H. x 20' Spr.	Low

Symbol	Scientific Name Common Name	Symbol	Scientific Name Common Name
	<i>Artemisia Foulis Castle</i> Foulis Castle Sage		<i>Hesperaloe parviflora</i> Red Yucca
	<i>Crotalaria cindomensis</i> Blue Mist		<i>Juniperus sibirica</i> 'Barfalo' Barfalo Juniper
	<i>Corydallina nanaensis</i> Ornithia		<i>Nassella tenuissima</i> Threadgrass
	<i>Colostea apiculata</i> Cranberry Colostea		<i>Pavonia stipularifolia</i> Russian Sage
	<i>Eriogonum fasciculatum</i> Dwarf Yucca-like Bush		<i>Potentilla fruticosa</i> Yellow Shrub
	<i>Fallugia paradoxa</i> Apache Flame		<i>Salvia greggii</i> Cherry Sage

LANDSCAPE AREA:
255,000 sq. ft. = 5.86 acres

GENERAL LANDSCAPE NOTES

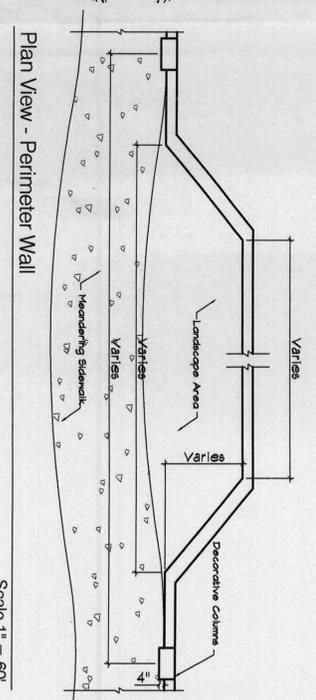
LANDSCAPE DESIGN
Due to the scale of these plans, specific shrub species are not shown, the actual provided quantity will be sufficient to meet the design intent and the landscape coverage requirements of the City Zoning Code. All planting areas shall be top dressed with rock mulch, cobble mulch, bark mulch, or similar material. Headers separating turf areas from planting areas shall be of steel construction, concrete, or similar.

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Utility Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf areas and tree shrub and groundcover planting areas. Multiple water meter locations are anticipated and will be coordinated with the master water utility plan.

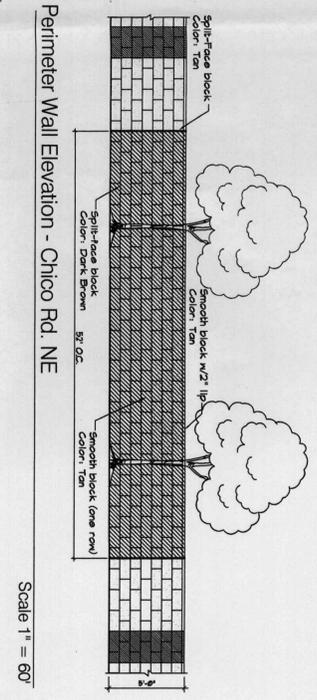
MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Property Owner.

UTILITIES
Due to the scale of this Landscapes Plan, proposed utilities and assessments have not been identified.

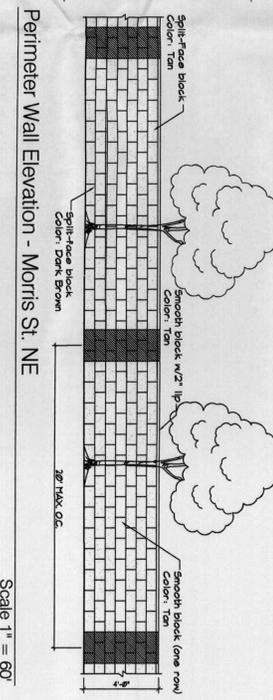
STATEMENT OF WATER UTILITY
The Landscapes Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.



Plan View - Perimeter Wall
Scale 1" = 60'



Perimeter Wall Elevation - Chico Rd. NE
Scale 1" = 60'



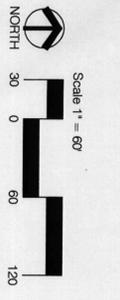
Perimeter Wall Elevation - Morris St. NE
Scale 1" = 60'

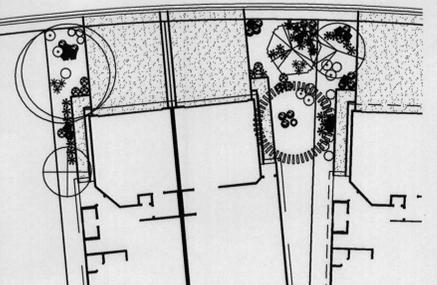
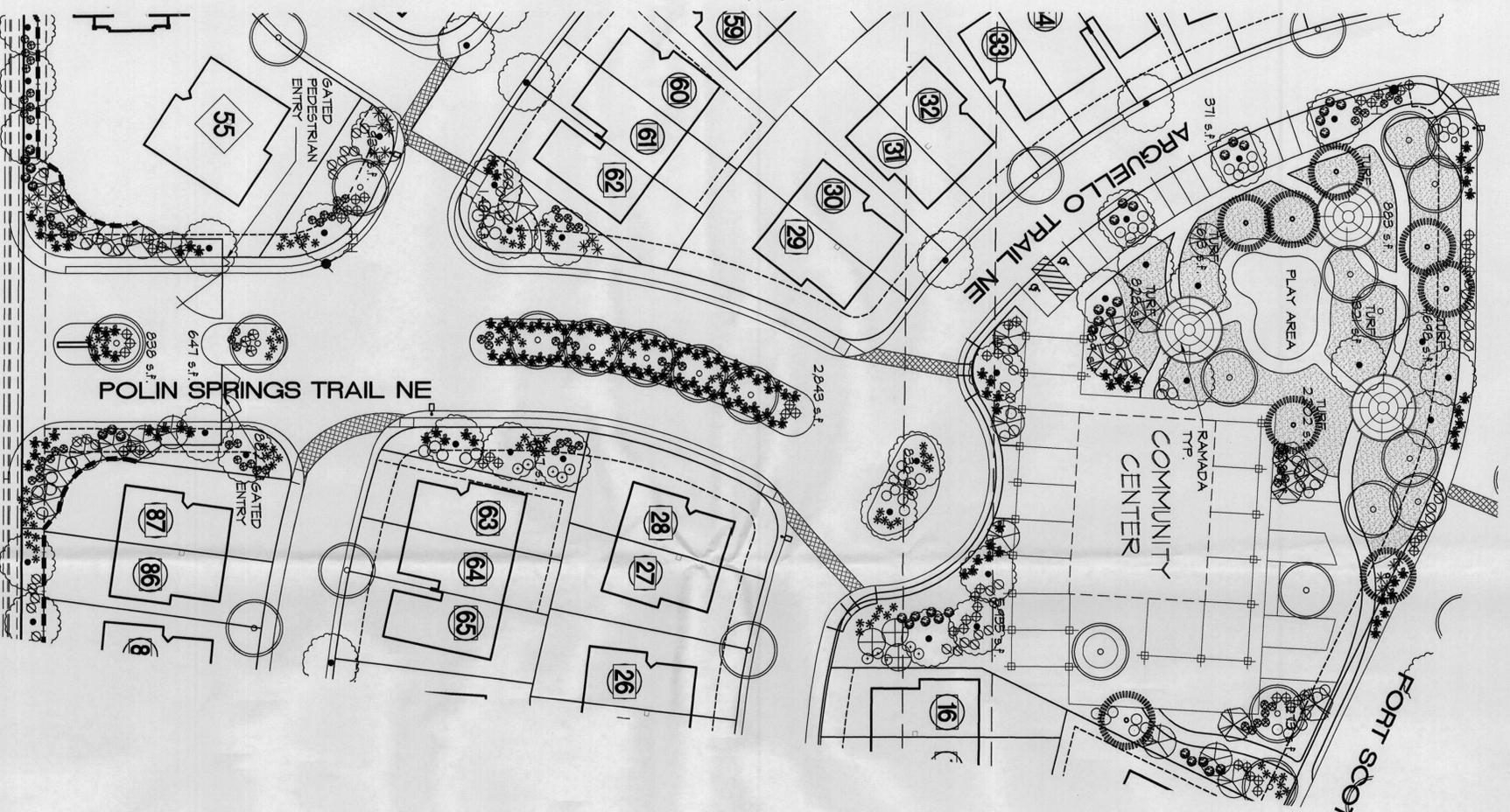
**LANDSCAPE PLAN
THE PRESIDIO**

Prepared for:
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TYPICAL FRONT YARD LANDSCAPE
Scale 1" = 10'

MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR THE PRESIDIO TOWNHOMES

The following requirements for front yard landscaping are in addition to the street tree requirements in the Design Standards. Home owners have the following 2 options listed below. Specific plant palettes will be developed for each option.

- 1 Street Trees
 - 1 Accent Tree
 - 5 Shrubs (min. 5 gallon)
 - 5 Shrubs (1 gallon)
 - 5 Ornamental Grasses
 - 3 Landscape Boulders (3' x 3' min.)
 - Turf Grass (sodded, min. 20% of the front yard landscape area)
- OR
- 1 Street Trees
 - 1 Accent Trees
 - 7 Shrubs (min. 5 gallon)
 - 11 Shrubs (1 gallon)
 - 5 Ornamental Grasses
 - 3 Landscape Boulders (3' x 3' min.)
 - No Turf Grass within front yard landscape area

In addition, all front yard landscaping shall be required to have 3/4" Santa Ana Tan Rock Mulch over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover.

Steel Header - as required between turf and other landscaped areas.

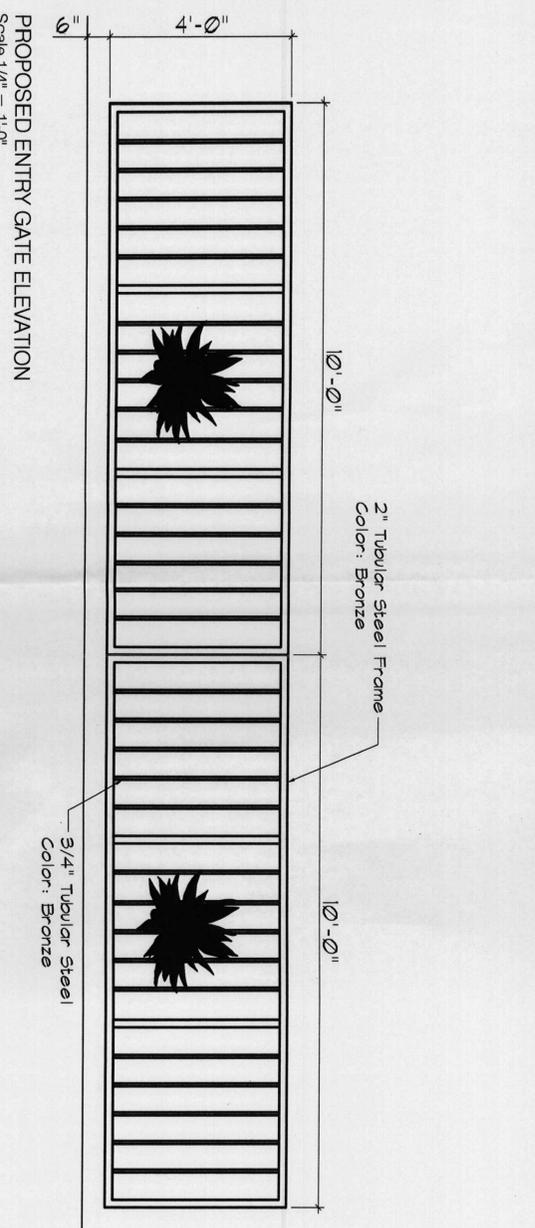
Irrigation System w/Automatic Timer will also include plantings within R-O-W.

The following approved accents can be used for front yard landscaping:

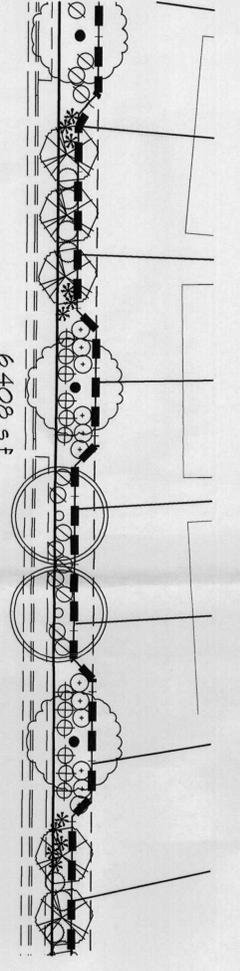
River Rock (max. 25% of area)
Bark Mulch (in tree wells only)

PLANT LEGEND

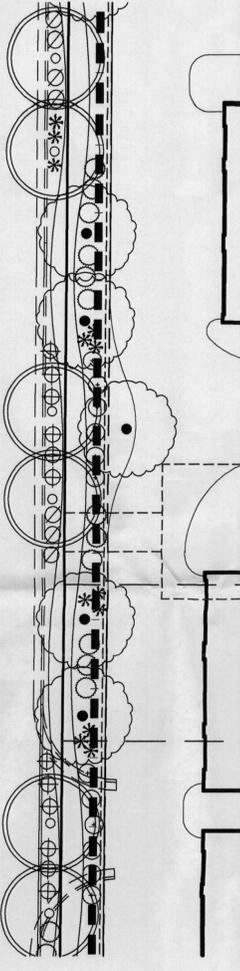
Qty	Symbol	Scientific Name Common Name	Size	Installation/Feature Remarks	Water Use
26		<i>Chilopsis linearis</i> 'Luc. Hdm.' Desert Willow	5' gallon	8' ht. x 6' spr. 15' ht. x 50' spr.	Low +
6		<i>Forestiera neomexicana</i> New Mexico Olive	2' B&B	8' ht. x 4' spr. 15' ht. x 5' spr.	Low +
36		<i>Cercis canadensis</i> Redbud	2' B&B	8' ht. x 4' spr. 15' ht. x 5' spr.	Med +
209		<i>Gleditsia triacanthos</i> "Imperial" Imperial Honey Locust	2' B&B	8' ht. x 2' spr. 30' ht. x 50' spr.	Medium
121		<i>Fraxinus oxycarpa</i> Raywood Ash	2' B&B	14' ht. x 5' spr. 20' ht. x 50' spr.	Medium +
2		<i>Koeleria paniculata</i> Golden Rain Tree	2-1/2' B&B	16' ht. x 6' spr. 60' ht. x 50' spr.	Medium
18		<i>Pirus laeodermis</i> Bourain Pine	Minimum 8' Hgt.	8' ht. x 6' spr. 25' ht. x 50' spr.	Low



PROPOSED ENTRY GATE ELEVATION
Scale 1/4" = 1'-0"



TYPICAL WALL/PLANTING PLAN ALONG CHICO RD. NE
Scale 1" = 20'



TYPICAL WALL/PLANTING PLAN ALONG MORRIS ST. NE
Scale 1" = 20'

Symbol	Scientific Name Common Name	Symbol	Scientific Name Common Name
	<i>Artemisia</i> 'Powis Castle' Powis Castle Sage		<i>Hesperaloe parviflora</i> Red Yucca
	<i>Caryopteris clandronata</i> Blue Mist		<i>Juniperus sibirica</i> 'Burrito' Buffalo Juniper
	<i>Chrysothamnus nauseosus</i> Cholla		<i>Nassella tenuisissima</i> Treadgrass
	<i>Cocciniferia apiculata</i> Caterpiller Coccinifer		<i>Perovskia atriplicifolia</i> Russian Sage
	<i>Eriogonum fasciculatum</i> Dwarf Turpentine Bush		<i>Picea canadensis</i> Yellow Spruce
	<i>Fallopia paradosa</i> Apache Plume		<i>Salvia greggii</i> Cherry Sage

* Shrubs shall be 1 gallon and 5 gallon containers

Turf - Kentucky Bluegrass/Fescue Mix

**LANDSCAPE PLAN
THE PRESIDIO**

Prepared for:
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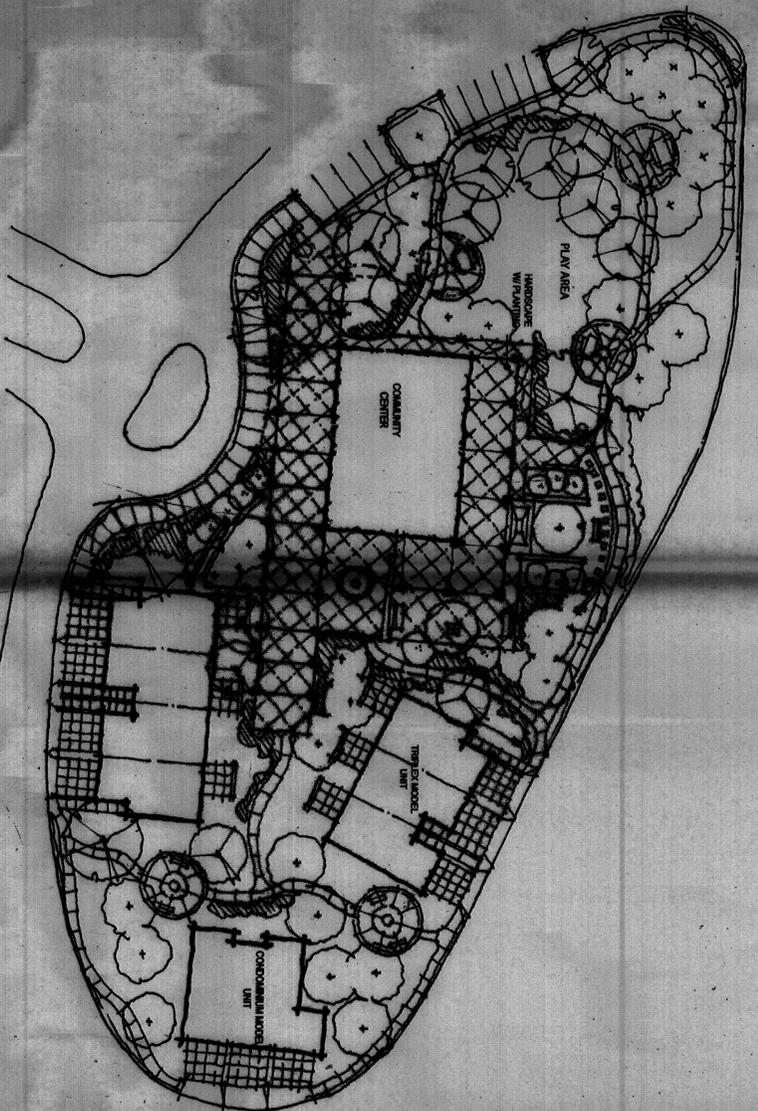
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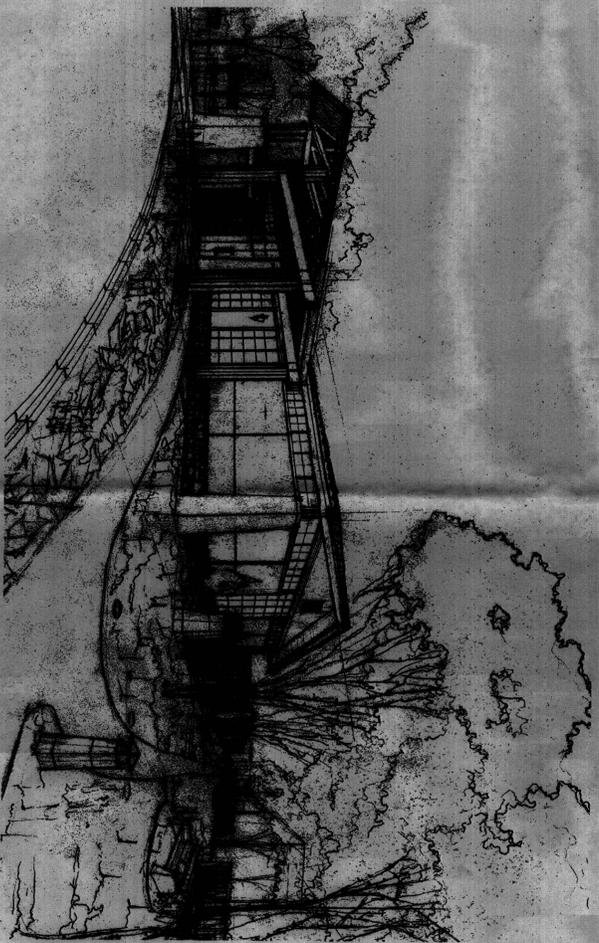
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CRIBED GRADE
PARKWAY SYSTEM



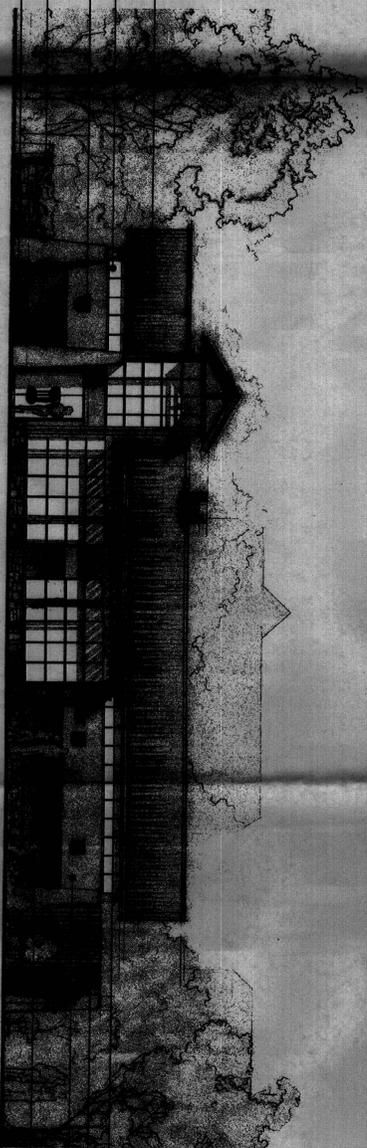
THE PRESIDIO COMMUNITY CENTER AND MODEL HOME PARK
SITE PLAN



THE PRESIDIO COMMUNITY CENTER
CONCEPTUAL, SOUTHEAST PERSPECTIVE

THE PRESIDIO COMMUNITY CENTER
CONCEPTUAL, SOUTH ENTRY ELEVATION

- TILE OR SHINGLE ROOF
- WINDOW WALL SYSTEM
- LIGHT FIXTURE
- PORCH WALL
- WAINSCOTTING



- SHADE TRELLIS
- POOL AREA SECURITY FENCE
- EXTERIOR STUCCO FINISH
- EARTH TONE CERAMIC
- EXTERIOR STUCCO FINISH
- EARTH TONE STONE



Presidio Community Center