OVERVIEW

LANDSCAPE PLAN
- Pedestrian friendly
- Connecting with nature
- Colorful pollinator palette
- Courtyard retreat
- Rain gardens

KEYED NOTES

LANDSCAPE PLAN
1. Street trees
2. Wildlife garden
3. Outdoor living space with picnic tables, BBQ pits and benches
4. Green screen plantings
5. Utility screening plantings
6. Playarea
7. Lightwell landscapes
8. Playground warning signs

FLOWERS AND FOLIAGE

REDs:
- Raywood Ash, Red Yucca, Oregon Grape, Cherry Sage,
- Jupiter’s Beard, Honeyuckle, Crape Myrtle

YELLOWs:
- Daylilies, Columbine, Oregon Grape, Yarrow

PURPLEs:
- Redbud, Butterfly Bush, Liriope, Blue Mist Spirea,
- Plumbago, Wisteria

GREENs:
- Mugo Pine, Liriope, Spurge, Oregon Grape,
- Germander, Escarpment Live Oak

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back to nature in an urban core

THE ELEMENTS TOWNHOMES

future development

landscape plan

Pedestrian friendly
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Colorful pollinator palette
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landscape plan

Pedestrian friendly
Connecting with nature
Colorful pollinator palette
Courtyard retreat
Rain gardens
1. Main public entry on an accessible route
2. Play area for children 2-5 years old
3. Play area for children 5-12 years old
4. Site furnishing – permanently anchored and located on an accessible route
5. Fire department connection
6. Light well
7. Exit stair
8. Underground entry location – optional
9. Security gate access
10. Line of building footprint above
11. Downspout to storm drain system typical
12. BBQ
13. Bioswale
14. Compactor
15. 6’-8’ tall CMU screen wall
16. Tenant recycling center
17. Concrete sidewalk
18. Parking bumper typical
19. Bike storage
20. Accessible parking stall and aisle
21. Type “A” fully accessible handicapped site
KEYED NOTES
BUILDING PLAN
1. Exit stair
2. 5'-0" wide elevated concrete walkway with railing
3. Light well
4. Balcony typical
5. Type 'A' fully accessible handicapped unit
1. Main public entry on an accessible route
2. Play area for children 2-5 years old
3. Play area for children 5-12 years old
4. Site furnishings, permanently anchored and located on and accessible route
5. Fire department connection
6. Light well
7. Exit stair
8. Underground situs location - optional
9. Security gate access
10. Line of building footprint above
11. Downspout to storm drain systems typical
12. BBQ
13. Breezeway
14. Compactor
15. 6’ - 8’ tall CMU screen wall
16. Tenant recycling center
17. Concrete sidewalk
18. Parking bumper typical
19. Bike storage
20. Accessible parking with a ramp
21. Type "A" fully accessible handicapped unit
building plan 2
level 2 (level 3 similar)

KEYED NOTES
BUILDING PLAN
1. Exit stair
2. 5’-0” wide depressed concrete walkway with railing
3. Light well
4. Balcony typical
5. Type "A" fully accessible handicapped unit
6. Elevator

North Courtyard
building plan

KEYED NOTES
1. Fire department connection
2. Light well
3. Exit stair
4. Security access gate
5. Line of building footprint above
6. 5'-0" wide cleared concrete walkway with railing
7. Balcony typical
8. Concrete ribbreak
9. Parking bumper
10. Project signage on low CMU wall

building plan

LEVEL 1
LEVEL 2
LEVEL 3 SIMILAR

CASITAS de COLORES
albuquerque, nm

transit oriented development | urban infill | family lifestyle | sustainability | redevelopment | recreation | walk ability | courtyards-green space | green space | visit ability | community | place making | transformative | walk/bike/ride
a. The community center will feature a full high-speed wireless internet connection for use of all residents.
b. The size of the living and amenity spaces within the units is sized proportionately to the overall size of the unit.
c. All units will have a zero-step entrance and interior passage doors featuring a minimum of 32" of clear passage space.
d. All bathrooms will have a minimum area of 30" x 48" beyond the swing of the door.
e. All exposed water lines will be insulated.
f. All ventilation duct work is to be air sealed and located within the building thermal envelope.
g. All plumbing is not to be located in exterior walls.
h. All spaces meet minimum MHA Design Criteria.

**LEGEND**

- **D** Dishwasher - ENERGY STAR
- **L** Linen
- **P** Pantry
- **BS** Bulk Storage
- **T** Tub - 1.5 GPF
- **Lav** Lavatory - 0.5 GPM
- **Tub/Shower** Tub/shower - one piece fiberglass with surround and 1.75 GPM
- **Sink** Sink - 1.5 GPM / garbage disposal
- **Gas range & oven / range hood** Gas range & oven / range hood - ENERGY STAR [direct vent to exterior]
- **Refrigerator** Refrigerator - ENERGY STAR
- **Electric water heater** Electric water heater
- **30" x 48" clear floor area**
- **Queen size bed**

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**UNIT PLANS**

**GENERAL NOTES**

- **COMMUNITY CENTER**
  - Level 1: 1,164 sf
  - Level 2: 1,045 sf
  - Level 527 sf

- **LAUNDRY/MAINTENANCE**
  - 1,052 sf

- **BEDROOM**
  - 802 sf

- **UNIT E (VISITABLE)**
  - 515 sf

- **UNIT 1A (VISITABLE)**
  - 601 sf

- **UNIT 1B (VISITABLE)**
  - 575 sf

- **UNIT 1C (VISITABLE)**
  - 577 sf

- **UNIT 1B (VISITABLE)**
  - 577 sf

- **UNIT 2A (VISITABLE)**
  - 802 sf

- **UNIT 2B**
  - 794 sf

- **UNIT 3A (VISITABLE)**
  - 1,092 sf

- **UNIT 3B (VISITABLE)**
  - 1,030 sf

- **UNIT 3C**
  - 1,010 sf

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**Casa de Colores**

Albuquerque, NM

**Transit Oriented Development** | **Urban Infill** | **Family Lifestyle** | **Sustainability** | **Redevelopment** | **Recreation** | **Walkability** | **Culture** | **Courtyard-Green Space** | **Green Center** | **Visitability** | **Community** | **Place Making** | **Transformation** | Walk/Bike/Side
The project’s eye-catching color scheme is intended to integrate it with the existing for-sale project located on the same city block. This will help to maintain continuity and avoid a stark distinction between the for-sale and the rental components of the overall development. The residential buildings are sited along the exterior, street-facing perimeter of the site, engaging and enlivening the existing downtown urban fabric. All parking is screened from view to the streets. The parking spaces are tucked under the projecting second floor of each unit, and alley-accessed from the perimeter of the site. The ends of the tuck-under parking walls are screened by structural sheer walls that come down to grade, this complies with the downtown sector plan and the intent is to minimize visibility of parking. By incorporating the design and dynamic color palette of the existing first phase of for-sale townhomes, and generating more eyes on the streets and greater pedestrian activity for this once-blighted area, casitas can play a lynchpin role in tipping the balance of the existing neighborhood into vibrancy and away from neglect.

OVERVIEW

BUILDING ELEVATIONS

This project’s eye-catching color scheme is intended to integrate it with the existing for-sale project located on the same city block. This will help to maintain continuity and avoid a stark distinction between the for-sale and the rental components of the overall development. The residential buildings are sited along the exterior, street-facing perimeter of the site, engaging and enlivening the existing downtown urban fabric. All parking is screened from view to the streets. The parking spaces are tucked under the projecting second floor of each unit, and alley-accessed from the perimeter of the site. The ends of the tuck-under parking walls are screened by structural sheer walls that come down to grade, this complies with the downtown sector plan and the intent is to minimize visibility of parking. By incorporating the design and dynamic color palette of the existing first phase of for-sale townhomes, and generating more eyes on the streets and greater pedestrian activity for this once-blighted area, casitas can play a lynchpin role in tipping the balance of the existing neighborhood into vibrancy and away from neglect.

KEYED NOTES

WATER MANAGEMENT CONCEPT:
1. Courtyard focused down spouts
2. Below-grade cistern storage

WINDOW/SHADING CONCEPT:
3. Building mass overhang
4. Blade canopy
5. Building overprint overhang
6. Canopy
7. Teak
8. Green screens

COLOR CONCEPT:
9. Accent colors at individual residential units
10. Base color at all lower level common spaces and stairs
11. Variety of resident unit color with more vibrant accents on top

OUTDOOR USABLE SPACE CONCEPT:
12. Semi-private resident patios
13. Balcony
14. Public courtyards

GENERAL KEYED NOTES:
15. Main entry to community center
16. Fitness center and computer labs
17. Two-story atrium @ community center
18. Large framed skylight @ community center
19. Tuck-under parking (typical all resident buildings)
20. Resident bike storage
21. Stair towers, typical with green screens on all
22. Elevator tower
23. Secured fencing + resident entry
24. Courtyards-green space
25. Green courts
26. Visit ability
27. Community
28. Place making
29. Transformative
30. Walk/bike ride

Casitas de Colores
Albuquerque, NM
Transit oriented development | urban infill | family lifestyle | sustainability | redevelopment | recreation | walk ability | culture | courtyards-green space | green courts | visit ability | community | place making | transformative | walk/bike ride
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KEYED NOTES

ELEVATIONS

WATER MANAGEMENT CONCEPT:
1. Courtyard focused down spouts
2. Below grade cistern storage

WINDOW/SHADING CONCEPT:
3. Building mass overhang
4. Blade canopy
5. Building hip roof overhang
6. Canopy
7. Trellis
8. Green screens

COLOR CONCEPT:
9. Accent colors at individual residential units
10. Base color at all lower level common spaces and stairs
11. Variety of resident unit color with more vibrant accents on top

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16. Fitness center and computer labs
17. Two story atrium @ community center
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19. Tuck under parking (typical all resident buildings)
20. Resident bike storage
21. Screened typical with green screens on all
22. Elevator tower
23. Secured fencing + resident entry
OVERVIEW

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15. Main entry to community center
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23. Secured fencing + resident entry
1. Concrete footing
2. Steel column in box framing/stucco
3. Steel beam in box framing/stucco
4. Asphalt or concrete paving
5. Wheel stop
6. Concrete footing
7. Concrete slab on grade
8. Concrete sidewalk
9. Rigid perimeter insulation
10. Exterior framed wall with stucco
11. Vinyl window
12. Glulam beam in framing beyond
13. Vinyl patio sliding door
14. Metal railing
15. Awning
16. Floor assembly 1
17. Floor assembly 2
18. Membrane roofing type 2 over roof assembly type 1