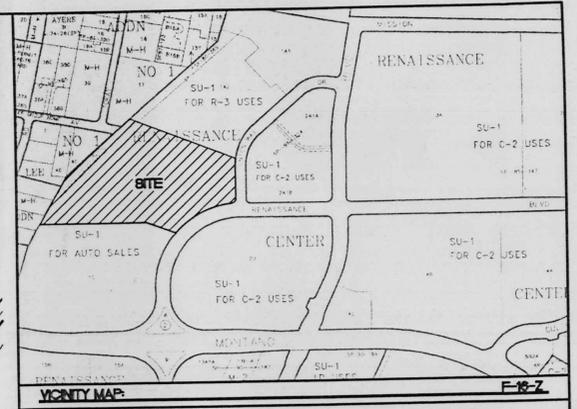
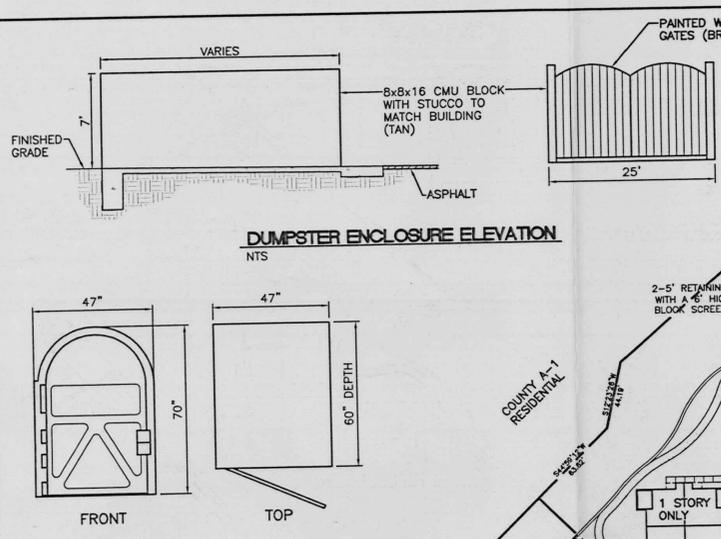


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	85.75	114.00	45.02	43°05'53"	N43°28'10"E	83.74
C2	35.38	315.32	17.71	6°25'42"	S03°10'33"W	35.36
C3	36.62	25.00	22.48	83°55'13"	N41°48'40"E	33.43
C4	78.07	499.12	39.11	8°57'43"	S79°01'06"W	77.99
C5	242.58	499.12	123.74	27°50'49"	S60°36'50"W	240.20
C6	58.58	499.12	29.33	6°43'30"	S43°19'41"W	58.55
C7	39.07	27.00	23.85	82°55'02"	S86°28'19"E	35.75
C8	21.74	86.00	10.93	14°29'08"	S57°46'32"W	21.68



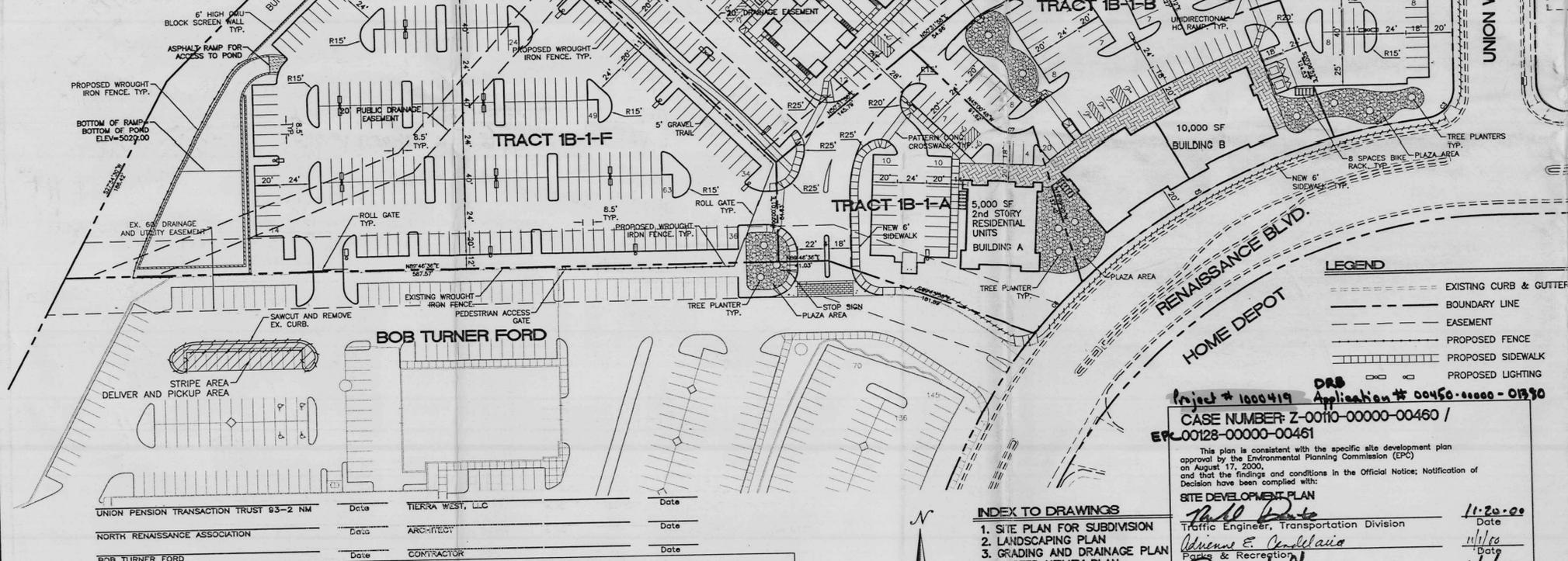
- NOTE:**
- FOR BUILDINGS WITH 50 EMPLOYEES OR MORE, A CONVENIENT SHOWER FACILITY SHALL BE AVAILABLE TO BICYCLISTS AND OTHER EMPLOYEES.
  - NO CHAIN-LINK, RAZOR WIRE OR PLASTIC VINYL FENCING IS PERMITTED.
  - INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
  - CROSS PARKING AND ACCESS EASEMENTS SHALL BE PROVIDED BETWEEN INDIVIDUAL LOTS.
  - CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
  - ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS AND ADA STANDARDS.
  - NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED. BUILDINGS SHALL RELATE ARCHITECTURALLY AS INDICATED IN THE ELEVATIONS.
  - THE TOP OF ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY SOLID WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
  - OFF PREMISE SIGNS SHALL NOT BE PERMITTED ON THIS SITE.
  - NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE PERMITTED. AWNINGS AND CANOPIES SHALL BE INTEGRATED WITH BUILDING ARCHITECTURE.
  - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANTENNA SHALL BE INTEGRATED WITH THE BUILDING ARCHITECTURE.
  - ATM'S SHOULD BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN.
  - LOADING DOCKS SHALL BE SCREENED BY WALLS AND COVERS THAT ARE ARCHITECTURALLY INTEGRATED WITH THE BUILDING.
  - THE REFUSE ENCLOSURES SHALL BE COMPATIBLE IN DESIGN, COLOR, AND MATERIAL WITH THE BUILDING ARCHITECTURE. THE GATES SHALL BE OPAQUE; CHAIN LINK GATES ARE NOT ALLOWED.
  - MAJOR BUILDINGS SHALL HAVE DISPLAY WINDOWS THAT ARE MINIMUM OF 6X8 FEET AND BE PLACED ALONG THE FRONT ELEVATION AT MINIMUM INTERVAL OF 30 FEET.
  - BUILDING MOUNTED SIGNS SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS. NO ILLUMINATED PLASTIC PANEL SIGNS ARE ALLOWED EXCEPT LOGOS.
  - LIGHT FIXTURES SHALL BE A MAXIMUM OF 24 FEET HIGH AND A MAXIMUM OF 16 FEET HIGH WITHIN 300 FEET OF RESIDENTIAL USE OR ZONE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND PROPERTY LINE. ALL LIGHT FIXTURES SHALL BE FULL CUT OFF TYPE TO PREVENT FUGITIVE LIGHT; NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
  - BUILDING SIGNAGE SHALL NOT BE PERMITTED ON ANY ELEVATIONS ADJACENT TO OR FACING RESIDENTIAL USES.
  - ENVIRONMENT PLANNING COMMISSION APPROVAL OF SITE DEVELOPMENT PLANS FOR BUILDING PERMIT IS REQUIRED.
  - OUTDOOR PATIO (THAT IS A MINIMUM OF 250-500 SF IN SIZE) WITH TABLES AND SEATING SHALL BE PROVIDED FOR EACH COMMERCIAL BUILDING. THE PATIO SHALL HAVE ADEQUATE SHADING PROVIDED BY TREES AND/OR A SHADE STRUCTURE THAT INTEGRATES WITH THE BUILDING STRUCTURE.
  - PEDESTRIAN CROSSING THAT ARE MINIMUM WIDTH OF 8 FEET WHICH ARE CLEARLY DEMARCATED WITH SLIGHTLY RAISED AND/OR TEXTURED PAVING SHALL BE PROVIDED WHERE PEDESTRIAN PATHS CROSS VEHICULAR ENTRANCES AND DRIVE AISLES. LOGICAL PEDESTRIAN ACCESS SHALL BE PROVIDED BETWEEN ALL SITE BUILDINGS AND ADJACENT STREETS.
  - A 10 FOOT WIDE LANDSCAPE BUFFER (WITH TREES AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING) AND A SOLID WALL, SIX FEET HIGH, ARE REQUIRED ALONG COMMERCIAL PROPERTY LINES WHICH ADJUT RESIDENTIAL ZONES. TREES SHALL BE PLANTED AT A MINIMUM INTERVAL OF 25 FEET, A MIX OF EVERGREENS AND DECIDUOUS TREES SHALL BE USED IN THE BUFFER ZONE.
  - ALL COMMERCIAL BUILDINGS SHALL HAVE A MINIMUM TWENTY FOOT WIDE FRONT SIDEWALK, FROM FACE OF THE CURB TO FRONT OF THE BUILDING, WITH AN AWNING OR PORTAL OR SHADE TREES, PLANTED 25' ON CENTER IN 5'x5' PLANTERS AND A MINIMUM TEN FOOT WIDE CLEAR PATH. ALSO, A CONTINUOUS SIDEWALK, MINIMUM 8' WIDE, SHALL BE LOCATED AROUND THE BUILDING PERIMETER TO PROVIDE PEDESTRIAN CONNECTIONS BETWEEN PARKING AREAS AND BUILDING ENTRANCES.
  - CRUSHED GRAVEL PATHWAYS MUST BE TREATED WITH AN HERBICIDE OR SOIL STERILIZATION TO REDUCE WEED GROWTH.



NOTE:  
1 BICYCLE PER UNIT. UNITS CAN BE USED INDIVIDUALLY OR IN NUMEROUS LINEAR, CIRCULAR OR S-SHAPED CONFIGURATIONS

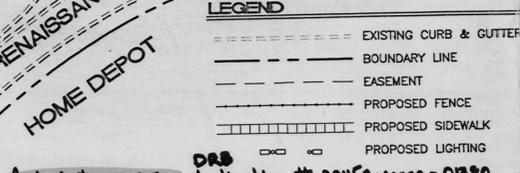
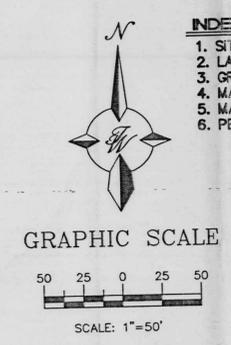


CREATIVE PIPE, INC. GUARDIAN MODEL  
BIKE LOCKER DETAIL  
NTS



TRACT	USAGE	AREA	BUILDING AREA	MAX. # OF UNITS	MAX F.A.R.	PARKING REQ.	PARKING PROVIDED	HC PARKING REQ.	HC PARKING PROVIDED
1B-1-D	DAY CARE CENTER	0.9049 AC	3,845 SF	-	0.25	20	26	2	2
1B-1-E	RETIREMENT HOMES	3.8755 AC	34,605 SF	90	-	90 (1/UNIT)	104	8	18
1B-1-A	RETAIL CENTER	0.8441 AC	5,000 SF	6	0.25	25	31	2	2
1B-1-B	RETAIL CENTER	1.1647 AC	10,000 SF	-	0.25	50	51	3	4
1B-1-C	RETAIL CENTER	1.1755 AC	8,000 SF	6	0.25	40	42	3	4
1B-1-F	PARKING LOT	2.9959 AC	N/A	-	0.25	238	238	N/A	N/A
TOTAL		10.9606 AC	61,450 SF	102		**463	492	18	30

\* USES INCLUDING 3 ACRES OF EMPLOYEE PARKING CONTIGUOUS TO AND FOR THE ADJACENT AUTO SALES PARCEL  
\*\* A MAXIMUM PARKING REQUIREMENT OF = 502 SPACES (REQUIRED PARKING PLUS 10%)



Project # 1000419  
CASE NUMBER: Z-0010-00000-00460 /  
EP-00128-00000-00461  
This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on August 17, 2000, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:  
SITE DEVELOPMENT PLAN  
Traffic Engineer, Transportation Division 11/20/00  
Public Works, Water Utilities Division 11/1/00  
City Engineer, Engineering Division / AMAFCA 11/1/00  
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.  
PLNZ (10706) 4/96

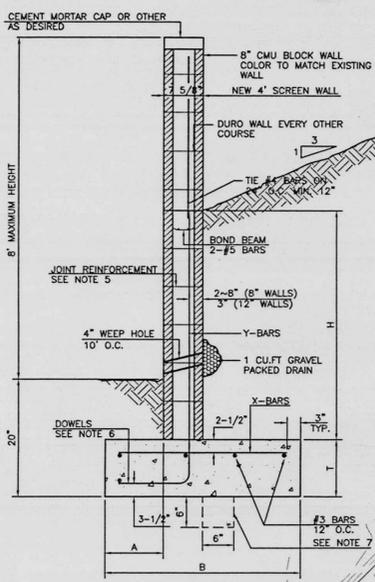
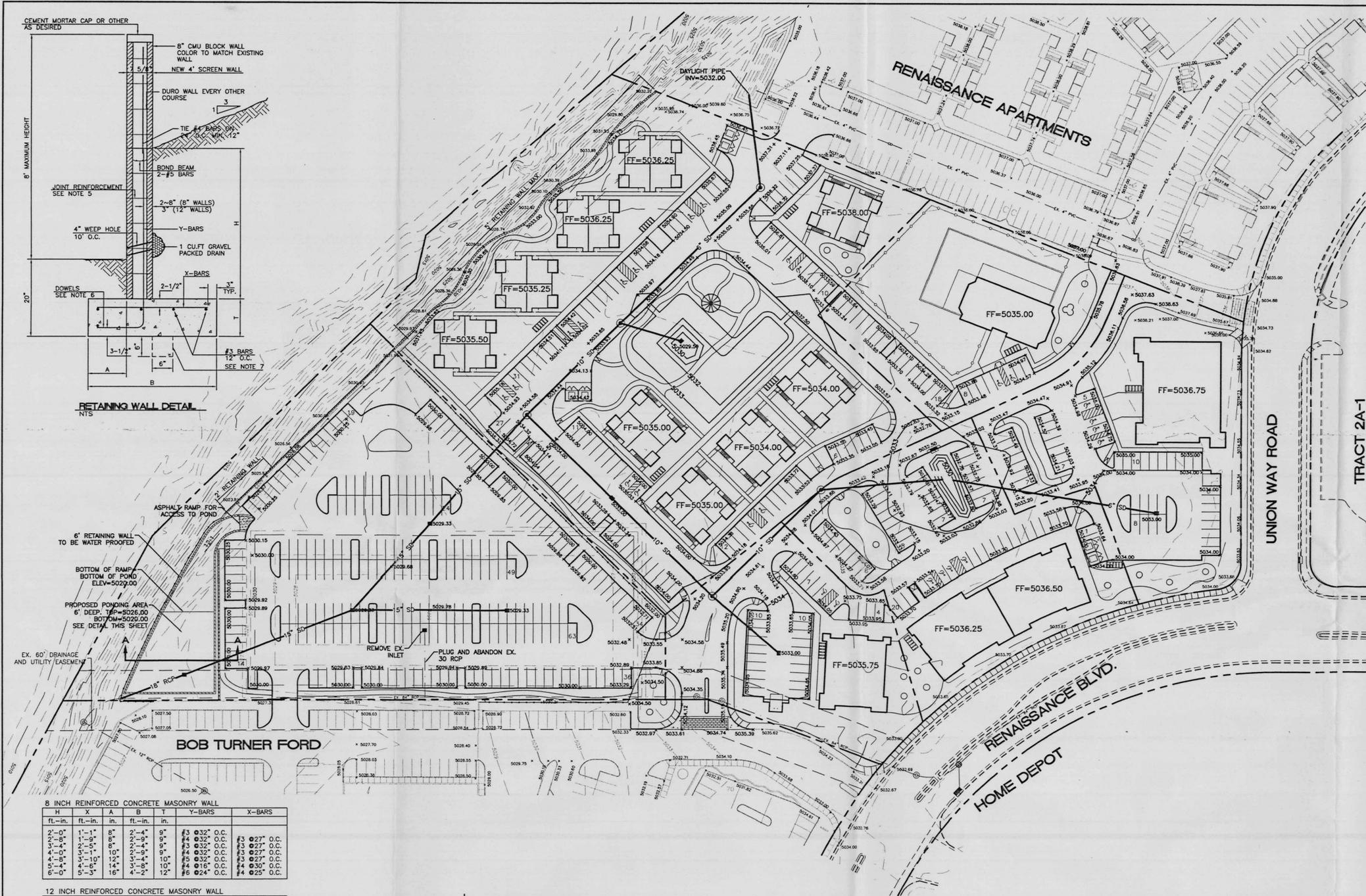
ENGINEER'S SEAL  
RONALD R. BOHANNAN  
P.E. #7888

TRACT 1B RENAISSANCE CENTER  
SITE PLAN FOR SUBDIVISION  
TERRA WEST, LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)858-3100

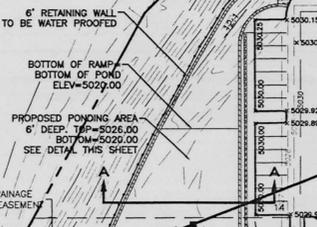
DRAWN BY BOG  
DATE 10-26-00  
9988SP1.DWG  
SHEET # 1 OF 6  
JOB # 990088

SOLID WASTE DATE





RETAINING WALL DETAIL  
NTS



ASPHALTY RAMP FOR ACCESS TO POND  
NTS

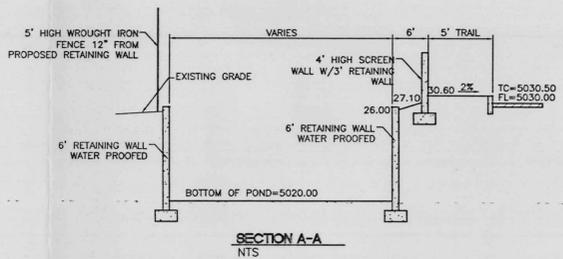
**8 INCH REINFORCED CONCRETE MASONRY WALL**

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-6"	1'-9"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
3'-0"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-6"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

**12 INCH REINFORCED CONCRETE MASONRY WALL**

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

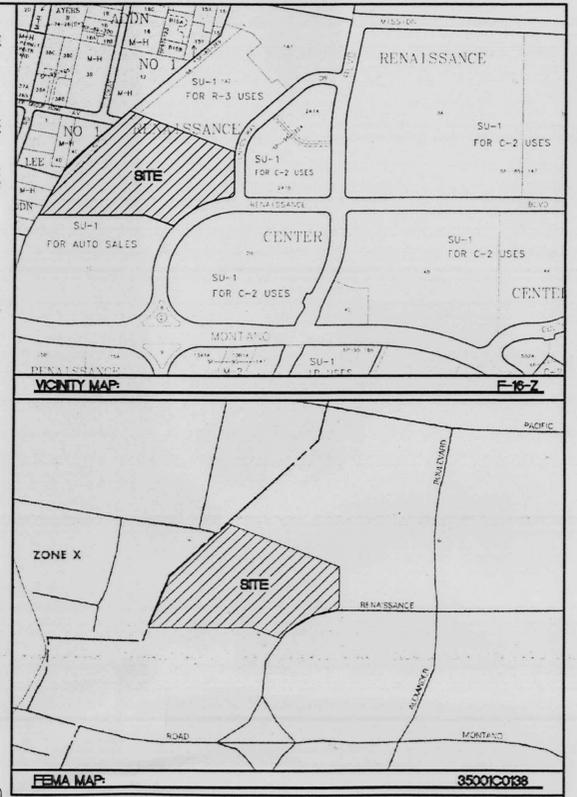
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  - ALL BARS ARE TO BE GRADE 60, ASTM 615.
  - TRUSS TYPE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



SECTION A-A  
NTS

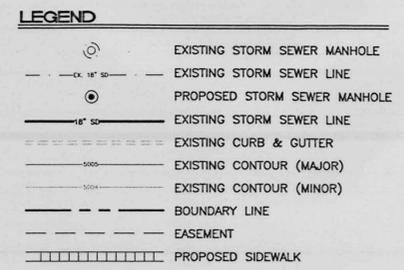
**EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES**

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



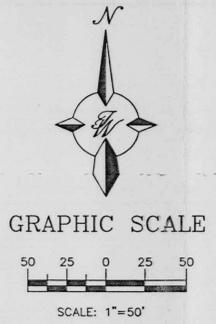
**LEGAL DESCRIPTION:**  
TRACT 9 OF NORTH RENAISSANCE CENTER

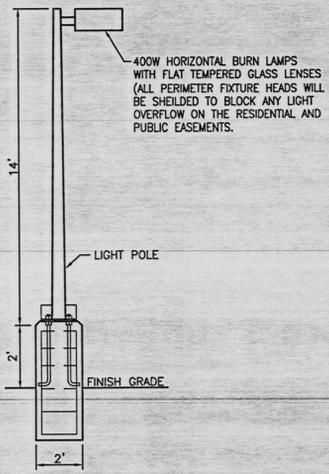
- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  - SEE SHEET 5 FOR ALL STORM SEWER INFORMATION.



ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

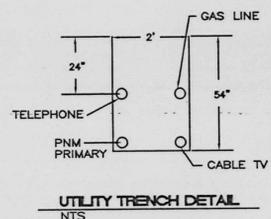
	<b>TRACT 1B RENAISSANCE CENTER</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY: BDG DATE: 10-26-00 9988GR1.DWG
		<b>TERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100





LIGHT POLE DETAIL  
NTS

BOB TURNER FORD



UTILITY TRENCH DETAIL  
NTS

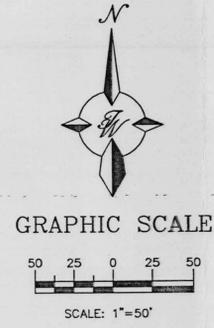
**GENERAL NOTES:**

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

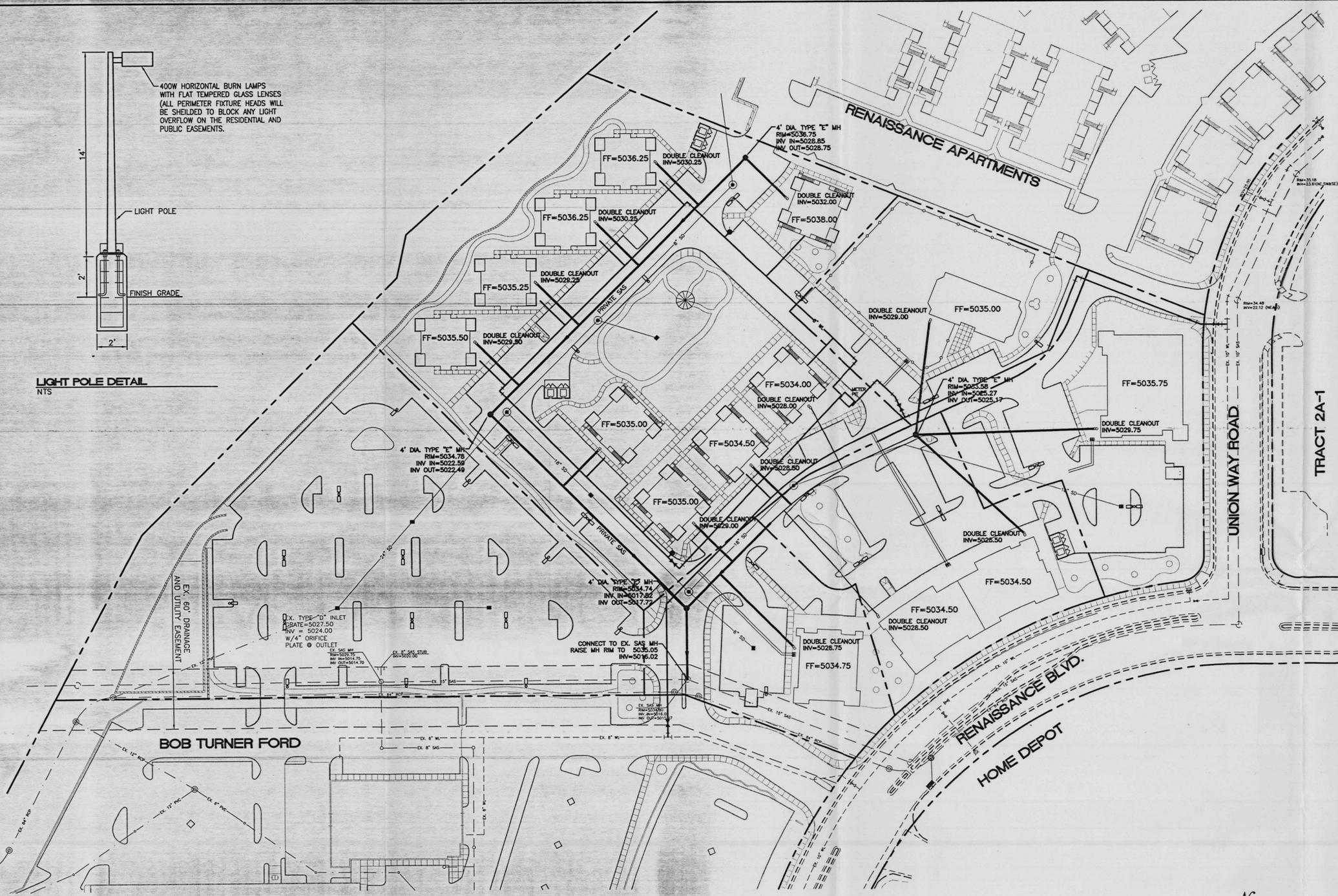
**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



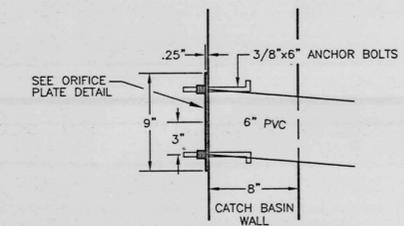
**LEGEND**

	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	BOUNDARY LINE
	EASEMENT
	PROPOSED LIGHTING

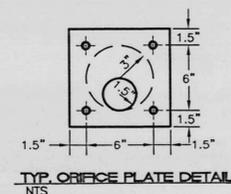
 ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	<b>TRACT 1B RENAISSANCE CENTER</b>	DRAWN BY JDN DATE 10-18-00
	<b>CONCEPTUAL MASTER UTILITY PLAN</b>	9988MU.DWG SHEET #
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		<b>4 OF 6</b> JOB # 990088



LINE TABLE				
LINE	LENGTH	BEARING	PIPE SIZE	SLOPE
L1	91.99	S07°05'14"E	6"	S=1.489%
L2	191.35	S44°59'18"W	6"	S=1.427%
L3	61.26	N73°10'24"W	8"	S=2.775%
L4	128.92	S44°59'18"W	10"	S=1.427%
L5	144.34	S41°08'52"W	15"	S=0.637%
L6	206.01	N80°36'17"W	6"	S=0.485%
L7	123.74	S84°49'32"W	10"	S=0.598%
L8	149.50	N44°59'12"E	10"	S=0.642%
L9	85.84	N48°44'43"W	6"	S=2.679%
L10	137.65	N45°00'42"W	10"	S=0.748%
L11	117.62	N45°00'42"W	10"	S=0.646%
L12	151.59	N90°00'00"W	10"	S=0.877%
L13	175.15	S68°31'54"W	15"	S=5.52%
L14	65.84	S68°34'15"W	15"	S=5.29%
L15	115.19	S41°08'52"W	18"	S=0.556%

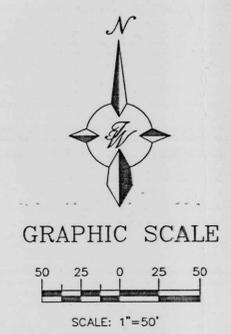


**DETAIL A**  
TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS (SEE TABLE FOR ORIFICE PLATE SIZES)

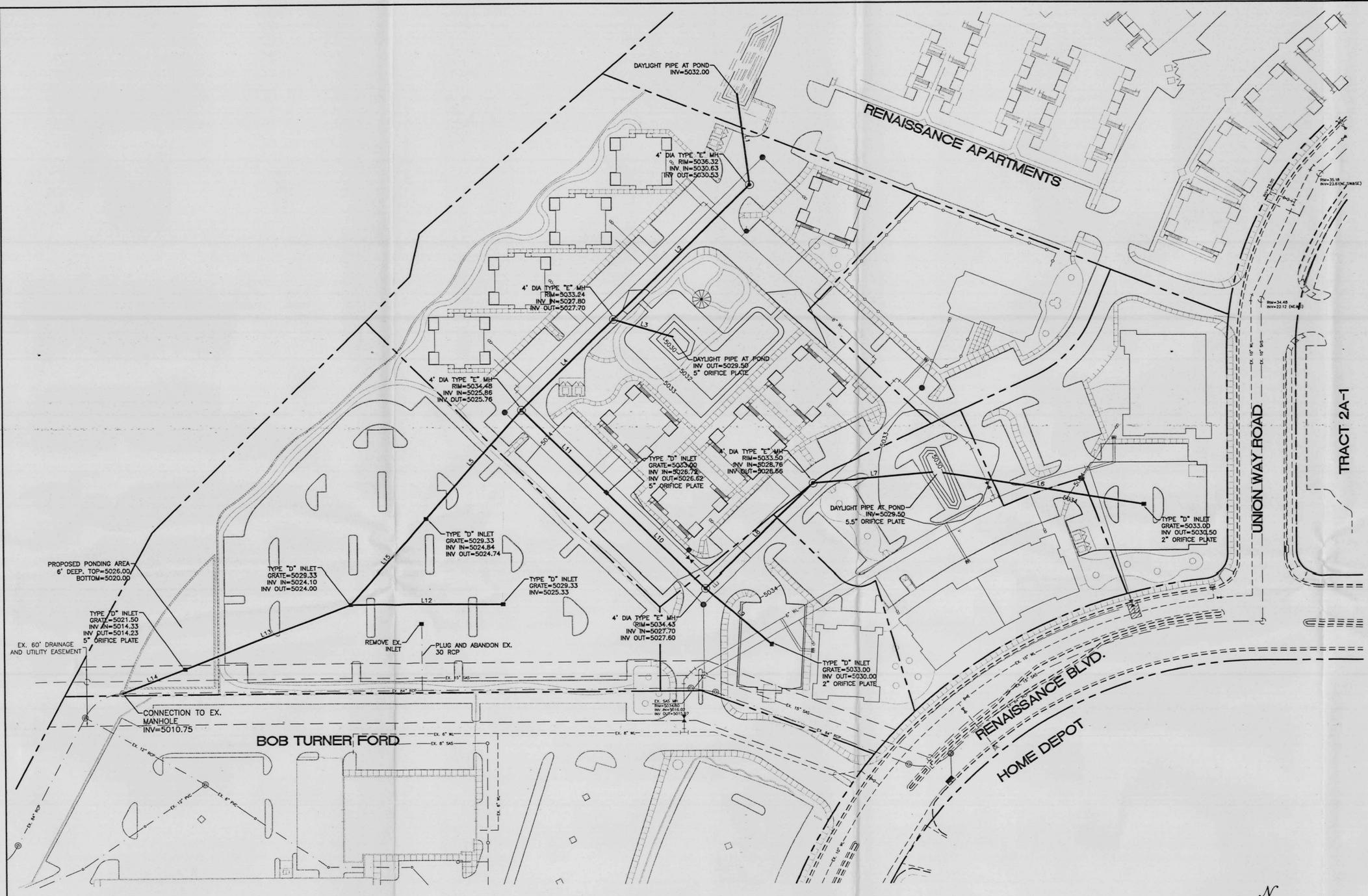


LEGEND	
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	BOUNDARY LINE
	EASEMENT

	<b>TRACT 1B RENAISSANCE CENTER</b> <b>MASTER STORM SEWER PLAN</b>	DRAWN BY: BDC DATE: 9-14-00 9988MSP.DWG SHEET #
	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	<b>5 OF 6</b> JOB # 990088



**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



## Development Guidelines

Development guidelines shall be followed as specified in The Renaissance Master Plan and further clarified as follows:

SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel for Tract 1B-1, Renaissance Center.

Height - The height requirements of the O-1 zone apply except that the maximum building height is 36 feet.

Setbacks - Minimum setbacks are as defined in the R-2 zone.

### Site Design Standards

#### 1. Trail Connections.

a. Where trails about a site, connections to adjacent trails shall be provided at a minimum interval of 300 feet. Connections may include intersecting streets with sidewalks, a 4' asphalt trail, or similar pedestrian facility.

#### 2. Internal pedestrian pathways.

a. A continuous internal pedestrian walkway must be provided from the perimeter of the public sidewalk to the principal customer entrance of a business or the main entrance of a multifamily development. In shopping centers, clear, logical pathways must be provided to each building on the site, including pad sites.

b. Structures and on-site circulation systems shall be designed to minimize pedestrian/vehicle conflicts. Vehicular circulation for drive through facilities shall not conflict with pedestrian pathways.

c. The internal pedestrian walkway must be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways. In parking lots, raised pathways must be provided through parking areas.

#### 3. Building Orientation.

a. Buildings shall orient entrances and/or windows to all public spaces, including common areas, trails and streets.

b. When the side of a building faces open space, trails or any street, display windows, at least one customer entrance, building design and details similar to a front facade, and landscaping shall be used to create an attractive facade facing the public space.

c. When the rear of a building faces open space, trails or any street, display windows, building design and details and landscaping shall be used to create an attractive facade facing the public space. Loading docks and trash receptacles shall be integrated into the overall building and landscaping design as described in item 7 below.

#### 4. Architectural Character, non-residential buildings.

a. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between buildings.

b. Exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form and detailing to achieve harmony and continuity of design.

c. Facades greater than 100 feet in length must incorporate recesses and projections along at least 20% of the length of the facade. Recesses must be a minimum depth of three feet.

d. Smaller retail stores that are part of a large retail building must have display windows and separate outside entrances. Such smaller stores are encouraged.

e. Each commercial or office building must have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls and integral planters.

f. No generic franchise elevations are allowed.

#### 5. Perimeter Walls.

a. Walls should be designed to complement the architectural character of the subdivision or neighboring architecture by incorporating the architectural features and motifs used on adjacent homes or buildings.

b. Materials such as stucco over concrete masonry units, curved interlock block, split face block, tubular wrought iron.....

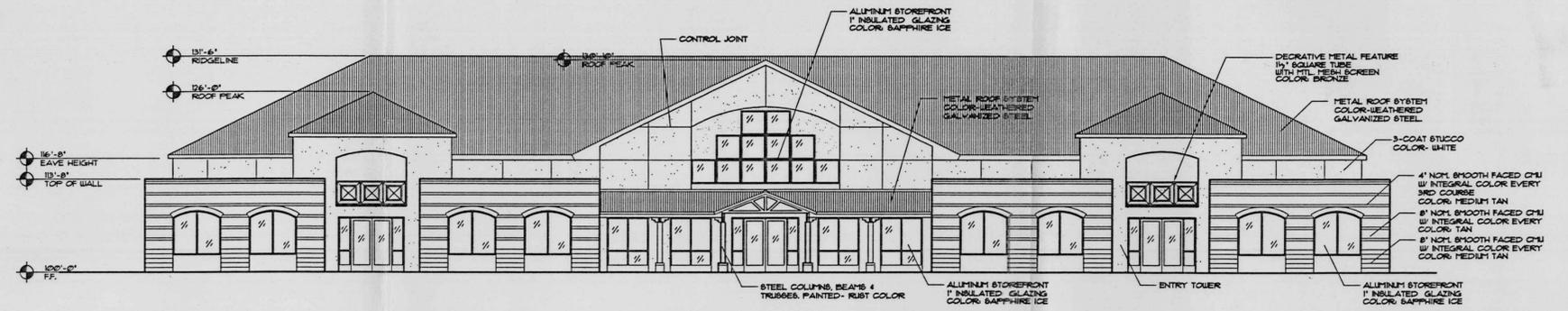
c. Walls should be indented, offset or in serpentine form. The indentation should be a minimum of two feet.

6. b. Underground utilities. All utilities shall be placed underground.

c. Screening of rooftop equipment. Rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view. The building elements to screen such equipment shall be designed as an integral part of the building architecture.

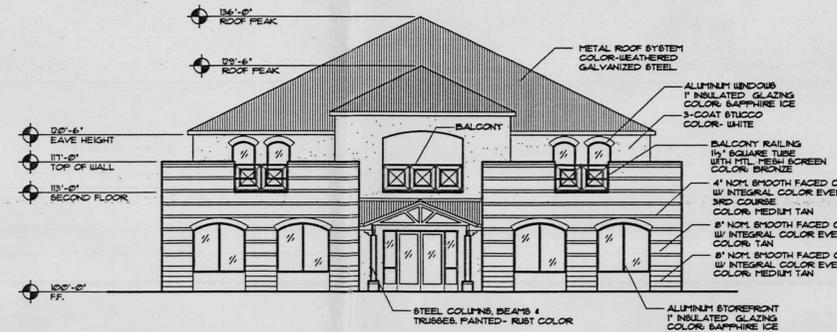
#### 7. Off-street Parking.

b. Parking spaces shall be distributed on the site and placed on at least two sides of a building. Parking areas must be broken up into modules separated by landscaping and other features.



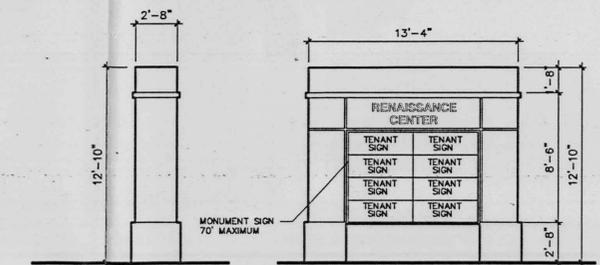
TYPICAL RETAIL ELEVATION

1"=10'-0"



TYPICAL RETAIL ELEVATION W/ RESIDENTIAL UNITS ABOVE

1"=10'-0"



MONUMENT SIGN

SCALE: 1/4" = 1'-0"

