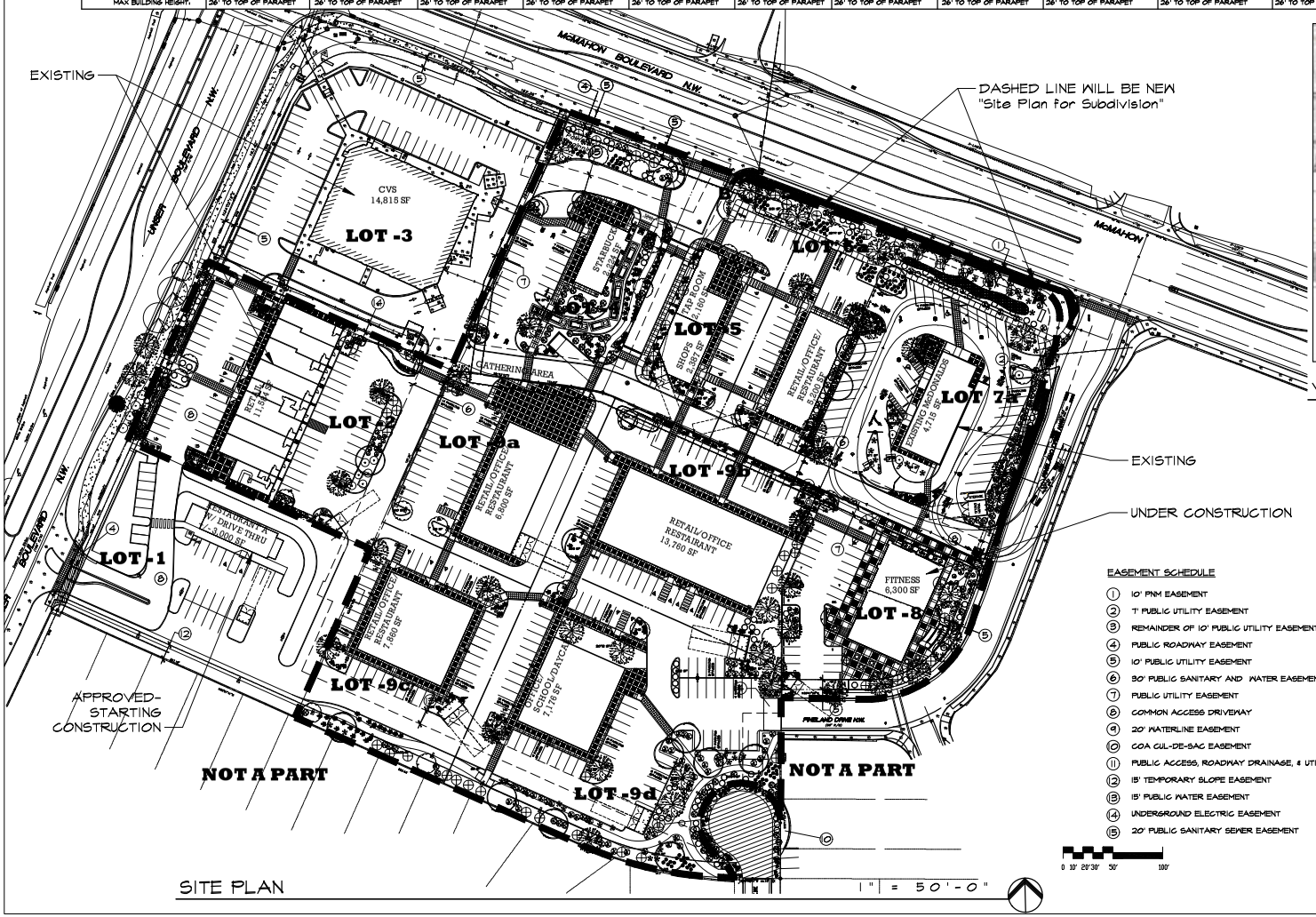
LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW												
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	TOTAL
TOTAL ACREAGE:	AREA = 1.14 AC	AREA = 1.2048 AC	AREA = 1.8918 AC	AREA = 0.9151AC	AREA = 0.8886 AC	AREA = .5827 AC	AREA= 1.282 AC	AREA = 0.8787 AC	AREA = 0.7127 AC	AREA = 0.8648 AC	AREA = 0.8055 AC	AREA = 1.55 AC	
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE												
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE												
BLDG. SIZE/ REG. DINING SEATS	5,000 SF / 100 SEATS	11,584 SF / NA	16,091 SF / NA	2,125 SF / 52 SEATS	4,541 SF / 80 SEATS & 1/200	4,772 SF	4,715 SF / 120 SEATS	6,300 SF / 106 OL @1/3	6,800 SF	13,760 SF	7,860 SF	7,176 SF	
FAR:	.08	.222	.222	.0785	.156	.0448	.0815	.21	.2140	.3274	.2240	.1086	
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	1	1	
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFF.	RESTAURANT W/ DRIVE THRU	FITNESS CENTER/ 1 TENANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	OFFICE/SCHOOL/DAYCARE	
TOTAL PARKING PROVIDED:	57 SPACES	57 SPACES	70 SPACES	20 SPACES	111 SPACES	27 SPACES	39 SPACES	27 SPACES	26 SPACES	42 SPACES	36 SPACES	63 SPACES	484 SPACES PROV.
TOTAL PARKING REQ (INC. EMPL.):	50 SPACES	56 SPACES	73 SPACES	13 SPACES (1 PER 4 SEATS)	82 SPACES	24 SPACES	30 SPACES (1 PER 4 SEATS)	56 SPACES	34 SPACES	64 SPACES	36 SPACES	17 SPACES (2+1/300SF)	484 SPACES REQ.
DIFFERENCE (+/-)	+7 SPACES	+1 SPACES	-3 SPACE	7 SPACES	-13 SPACES	-3 SPACES	-9 SPACES	-1 SPACES	-9 SPACES	-21 SPACES	+0 SPACES	+46 SPACES	+5 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	4 HC (INC. 2 VAN ACCESIBLE)	1 HC, VAN ACCESIBLE	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	3 HC (INC. 3 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	10 HC (INC. 10 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	3 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	41 HC PROV.
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	1 HC SPACE	1 HC SPACE	3 HC SPACE	3 HC SPACES	4 HC SPACES	3 HC SPACES	1 HC SPACE	24 HC REQ
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	11 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	62 BIKE PROV.
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	4 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	27 BIKE REQ
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	4 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	28 MC PROV.
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	23 MC REQ.
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	



SITE PLAN

VICINITY MAP NTS

EASEMENT SCHEDULE

1. 10' PNM EASEMENT
2. 7' PUBLIC UTILITY EASEMENT
3. REMAINDER OF 10' PUBLIC UTILITY EASEMENT
4. PUBLIC ROADWAY EASEMENT
5. 10' PUBLIC UTILITY EASEMENT
6. 30' PUBLIC SANITARY AND WATER EASEMENT
7. PUBLIC UTILITY EASEMENT
8. COMMON ACCESS DRIVEWAY
9. 20' WATERLINE EASEMENT
10. COA CUL-DE-SAC EASEMENT
11. PUBLIC ACCESS, ROADWAY DRAINAGE, & UTILITY EASEMENT
12. 15' TEMPORARY SLOPE EASEMENT
13. 15' PUBLIC WATER EASEMENT
14. UNDERGROUND ELECTRIC EASEMENT
15. 20' PUBLIC SANITARY SEWER EASEMENT

MARTIN FM GRUMMER ARCHITECT
311 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-3307

PETERSON PROPERTIES

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114

SITE PLAN FOR SUBDIVISION

DATE: 6 FEB 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1.0

1 OF 2

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW												
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	TOTAL
TOTAL ACREAGE:	AREA = 1.14 AC	AREA = 1.2048 AC	AREA = 1.5918 AC	AREA = 0.9151AC	AREA = 0.8886 AC	AREA = .5827 AC	AREA= 1.282 AC	AREA = 0.8787 AC	AREA = 0.7127 AC	AREA = 0.7648 AC	AREA = 0.8055 AC	AREA = 1.55 AC	
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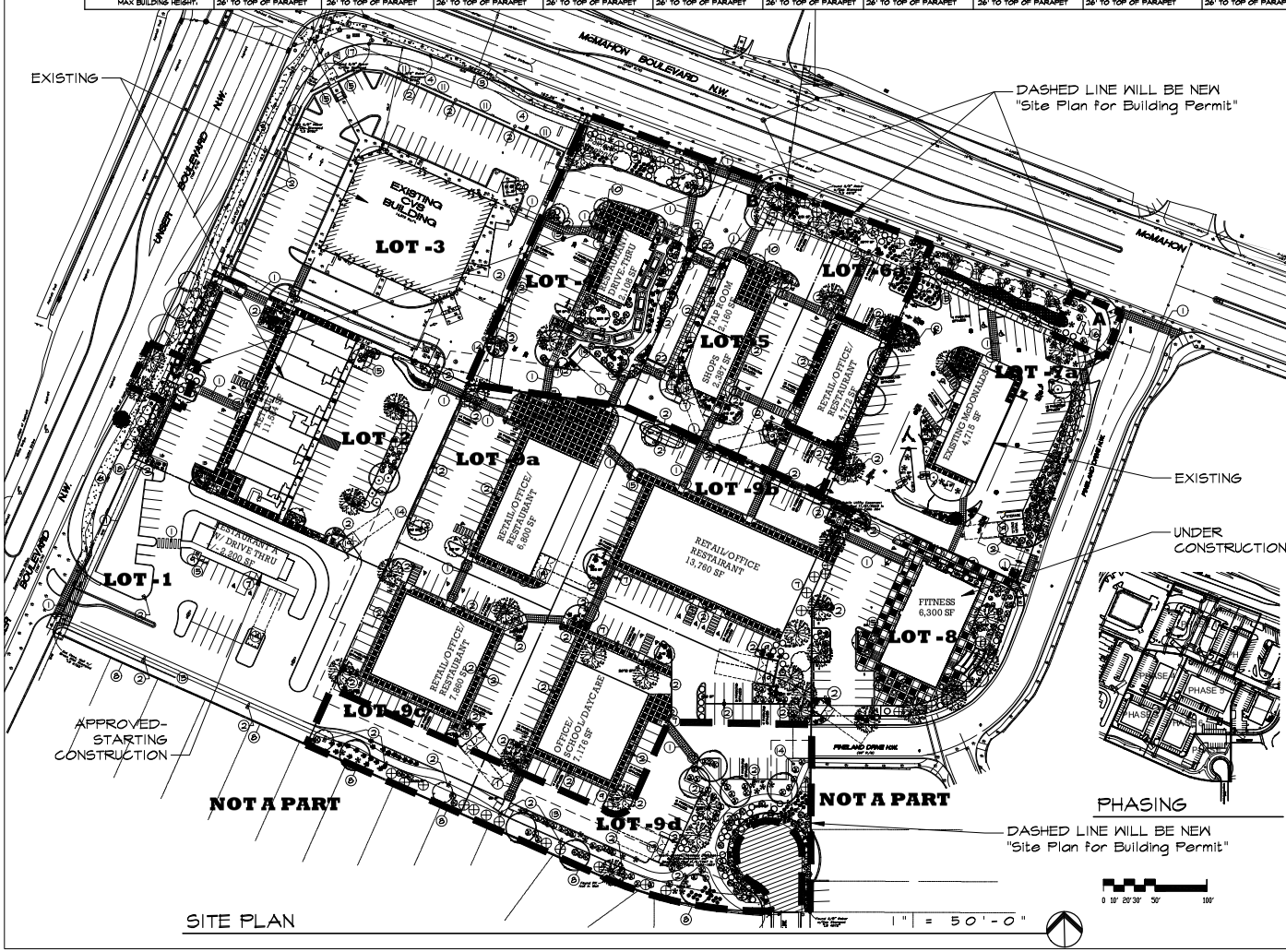
FAR:	.08	.222	.222	.0785	.1516	.0448	.0815	.21	.2140	.3274	.2240	.1086	
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	1	1	
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFF.	RESTAURANT W/ DRIVE THRU	FITNESS CENTER/ 1 TENANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	OFFICE/SCHOOL/DAYCARE	
TOTAL PARKING PROVIDED:	57 SPACES	57 SPACES	70 SPACES	20 SPACES	111 SPACES	27 SPACES	39 SPACES	27 SPACES	26 SPACES	42 SPACES	36 SPACES	68 SPACES	484 SPACES PROV.
TOTAL PARKING REQ (INC. EMPL.):	50 SPACES	56 SPACES	73 SPACES	18 SPACES (1 PER 4 SEATS)	82 SPACES	24 SPACES	30 SPACES (1 PER 4 SEATS)	56 SPACES	34 SPACES	64 SPACES	36 SPACES	77 SPACES (2+1/500SF)	484 SPACES REQ.
DIFFERENCE (+-):	+7 SPACES	+1 SPACES	-3 SPACE	2 SPACES	-13 SPACES	-3 SPACES	+9 SPACES	-1 SPACES	-8 SPACES	-22 SPACES	+0 SPACES	+46 SPACES	+5 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	4 HC (INC. 2 VAN ACCESIBLE)	1 HC, VAN ACCESIBLE	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	3 HC (INC. 3 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	10 HC (INC. 10 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	3 HC (INC. 2 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	41 HC PROV.
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	1 HC SPACE	1 HC SPACE	3 HC SPACE	3 HC SPACES	4 HC SPACES	3 HC SPACES	1 HC SPACE	24 HC REQ
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	11 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	62 BIKE PROV.
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	4 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	27 BIKE REQ
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	4 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	28 MC PROV.
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	23 MC REQ.
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	



SITE PLAN

VICINITY MAP NTS

PHASING

KEYED NOTES

1. 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 3/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
5. EXISTING 10' ASPHALT TRAIL TO REMAIN
6. LOCATION OF NEW 10' ASPHALT TRAIL
7. HANDICAP RAMP PER COA DWS #2441
8. INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
9. INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY)
10. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
11. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A3.0 FOR DETAIL)
12. INDICATES SMALL CAR PARKING SPACE (9' X 15'-6" TYP.)
13. PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
14. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
15. INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
16. INDICATES SIGN TYPE A.
17. INDICATES SIGN TYPE B.
18. INDICATES SIGN TYPE C.
19. INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 2/A1.3 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
20. INDICATES DUMPSTER LOCATION W/ RECYCLE
21. INDICATES 18" HIGH BENCH LOCATION
22. SPEED BUMP

MARTIN FM GRUMMER ARCHITECT
331 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-3307

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
SITE PLAN

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY

DATE: 6 FEB 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1.1

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 3/A1.5 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
5. EXISTING 10' ASPHALT TRAIL TO REMAIN
6. LOCATION OF NEW 10' ASPHALT TRAIL
7. HANDICAP RAMP PER COA DWG #2441
8. INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
9. INDICATES BIKE RACK LOCATION (9 BIKE CAPACITY)
10. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
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13. PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
14. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
15. INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
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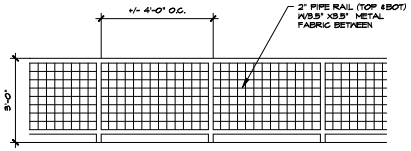
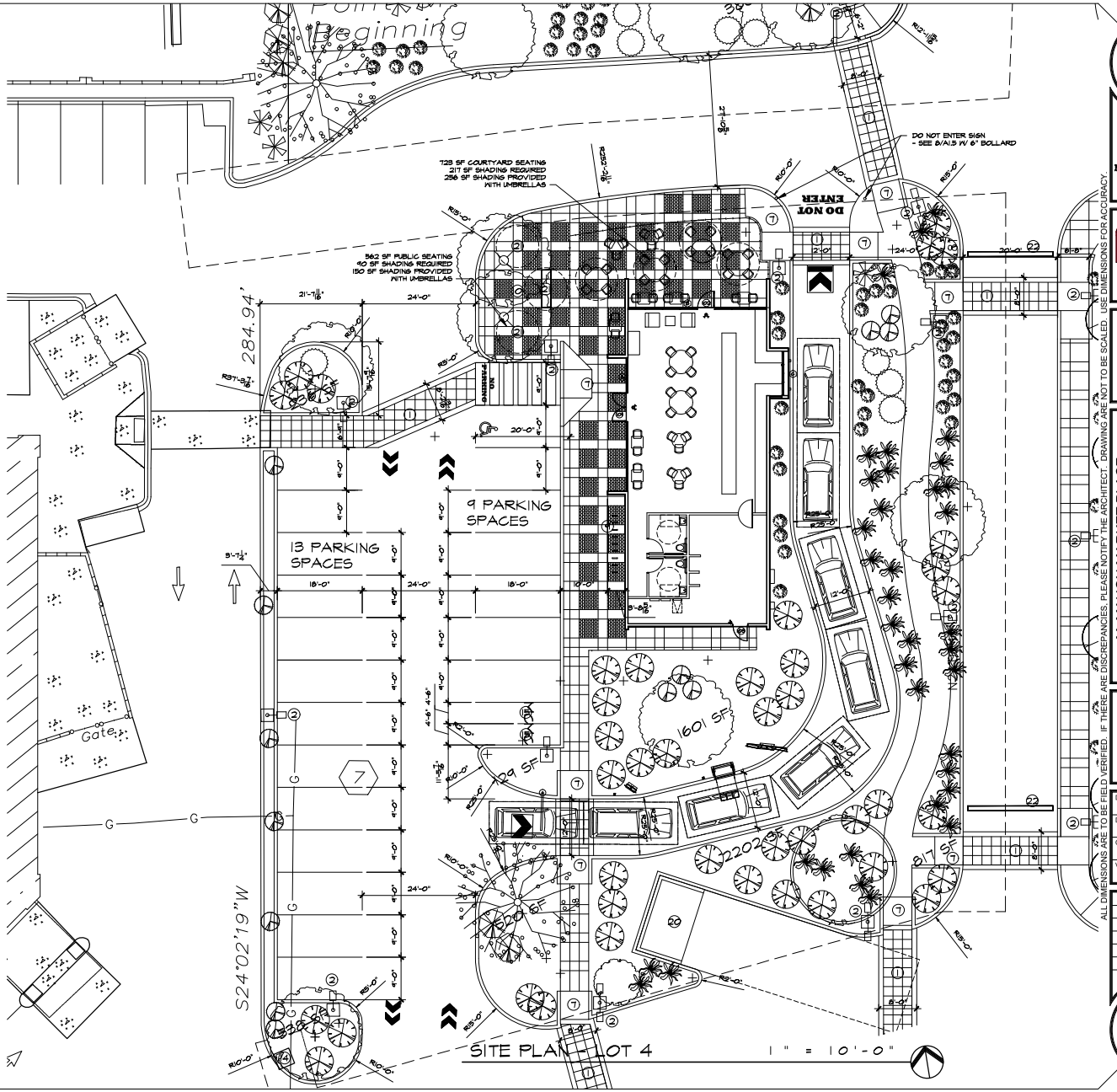
19. INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 2/A1.3 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
20. INDICATES DUMPSTER LOCATION W/ RECYCLE
21. INDICATES 18" HIGH BENCH LOCATION
22. SPEED BUMP



RAILING ELEVATION

1/2" = 1'-0"

LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.



SITE PLAN - LOT 4

1" = 10'-0"

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MARTIN FM GRUMMER ARCHITECT
321 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
SITE PLAN - LOT 4

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1.2

2 OF 14

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: S/A1.5 FOR POLE DETAIL
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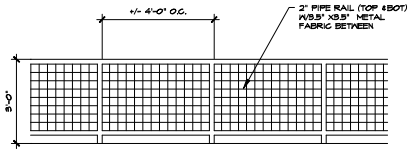
20. INDICATES DUMPSTER LOCATION W/ RECYCLE
21. INDICATES 18" HIGH BENCH LOCATION
22. SPEED BUMP



RAILING ELEVATION

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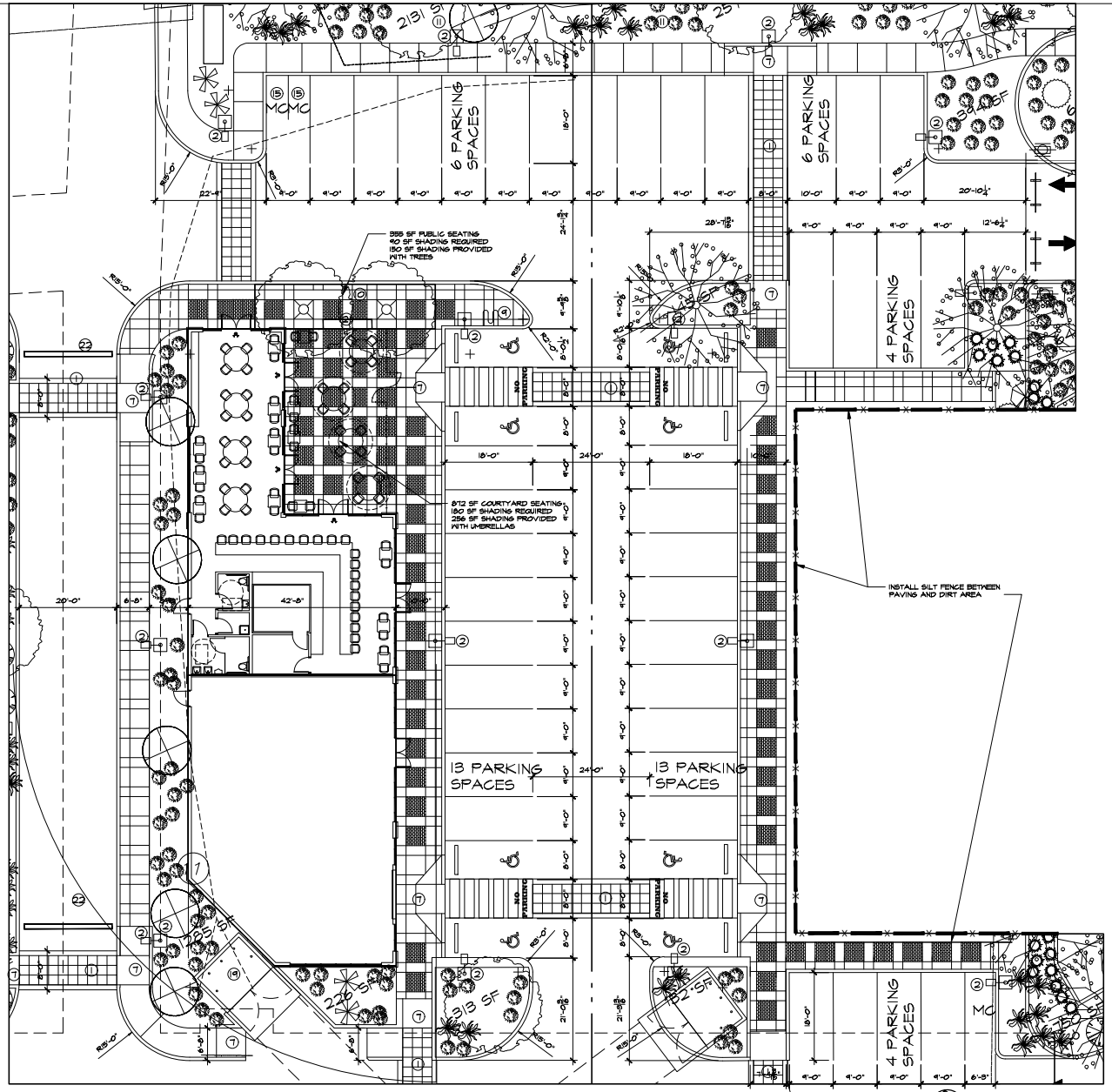

SITE PLAN - LOT 5 & 6a

1" = 10'-0"

MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-2500

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
SITE PLAN - LOTS 5 & 6a

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1.3

3 OF 14

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

KEYED NOTES

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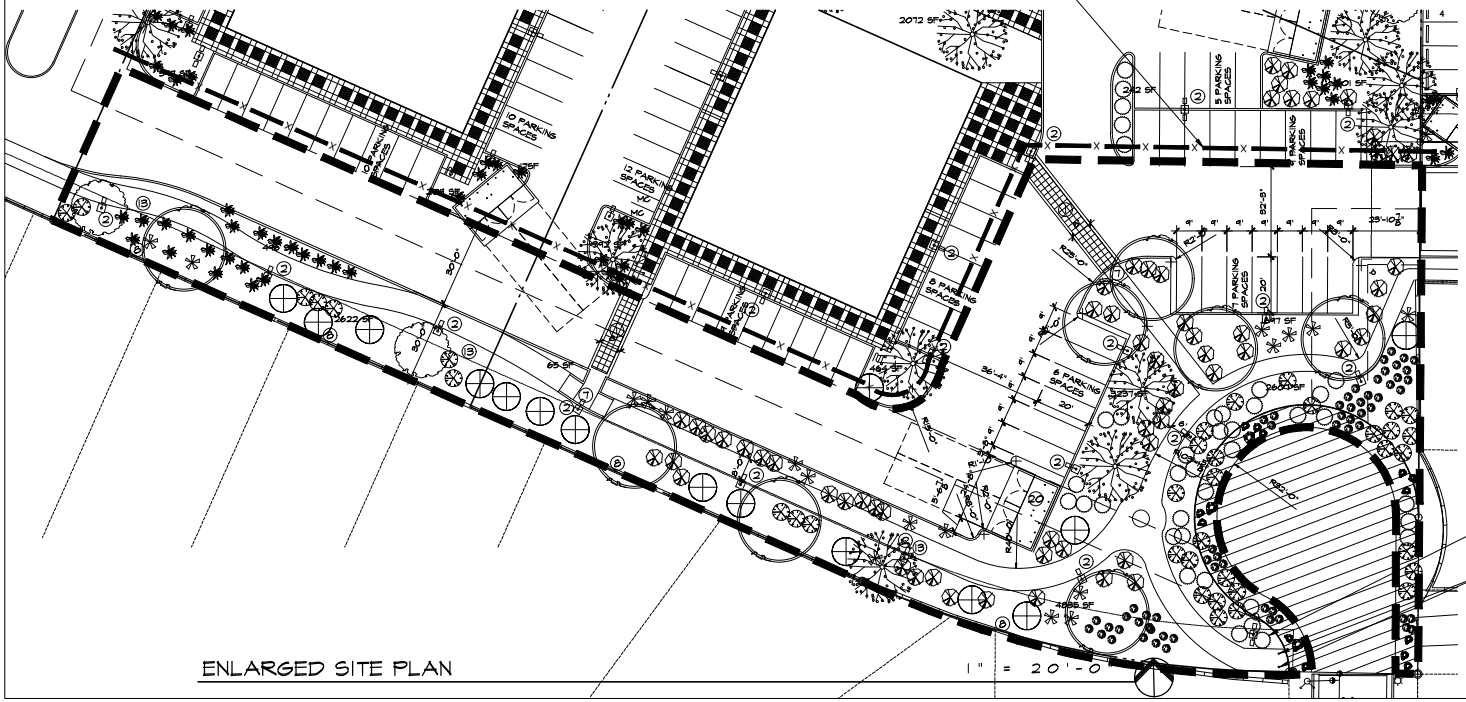
21. INDICATES 18" HIGH BENCH LOCATION
22. SPEED BUMP



ENLARGED SITE PLAN

1" = 20'-0"

MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-3303

PETERSON PROPERTIES

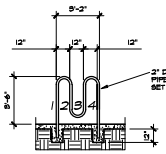
McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
ENLARGED SITE PLAN

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

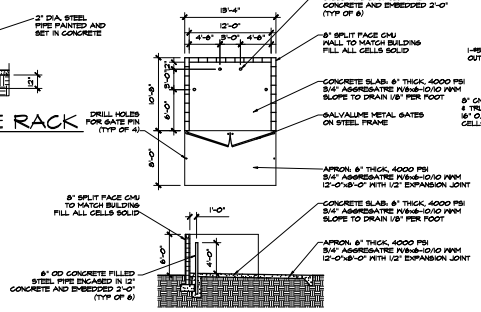
REVISIONS

SHEET NO: A1.4

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



1 A1.5 BICYCLE RACK
N.T.S.



2 A1.5 REFUSE ENCLOSURE
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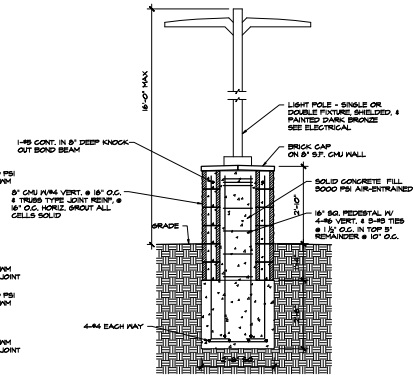
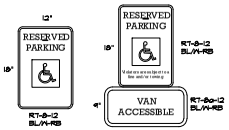
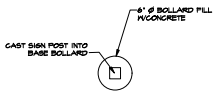


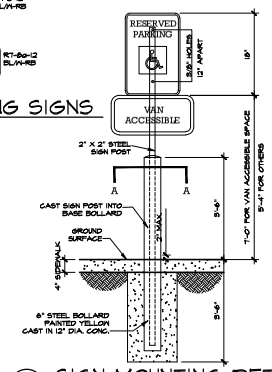
3 A1.5 LIGHT POLE BASE
1/2"=1'-0"



4 A1.5 HANDICAP PARKING SIGNS
NTS



5 A1.5 SECTION A-A
NTS



6 A1.5 SIGN MOUNTING DETAIL
NTS

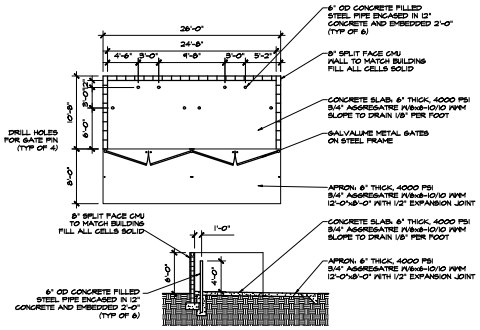
NOTE: LETTERING SHALL BE FHWA SERIES "B" ALPHABET

MOUNTING OPTIONS:
A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY

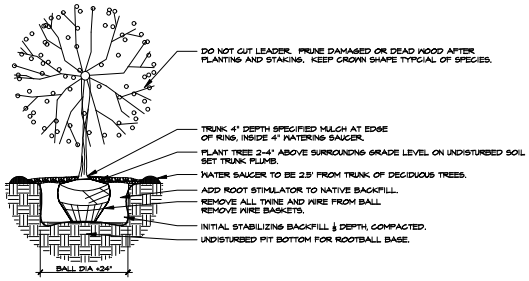
BLACK BORDERS AND TEXT, ON WHITE OR REFLECTIVE BACKGROUND (TYP)

BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE

7 A1.5 SIGN MOUNTING DETAIL
NTS



8 A1.5 REFUSE ENCLOSURE
N.T.S.



9 A1.5 TREE PLANTING DETAIL
NTS

10 A1.5 BUS ROUTE PLAN
NTS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

MARTIN PM GRUMMER ARCHITECT
334 RIDGECREST PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2507

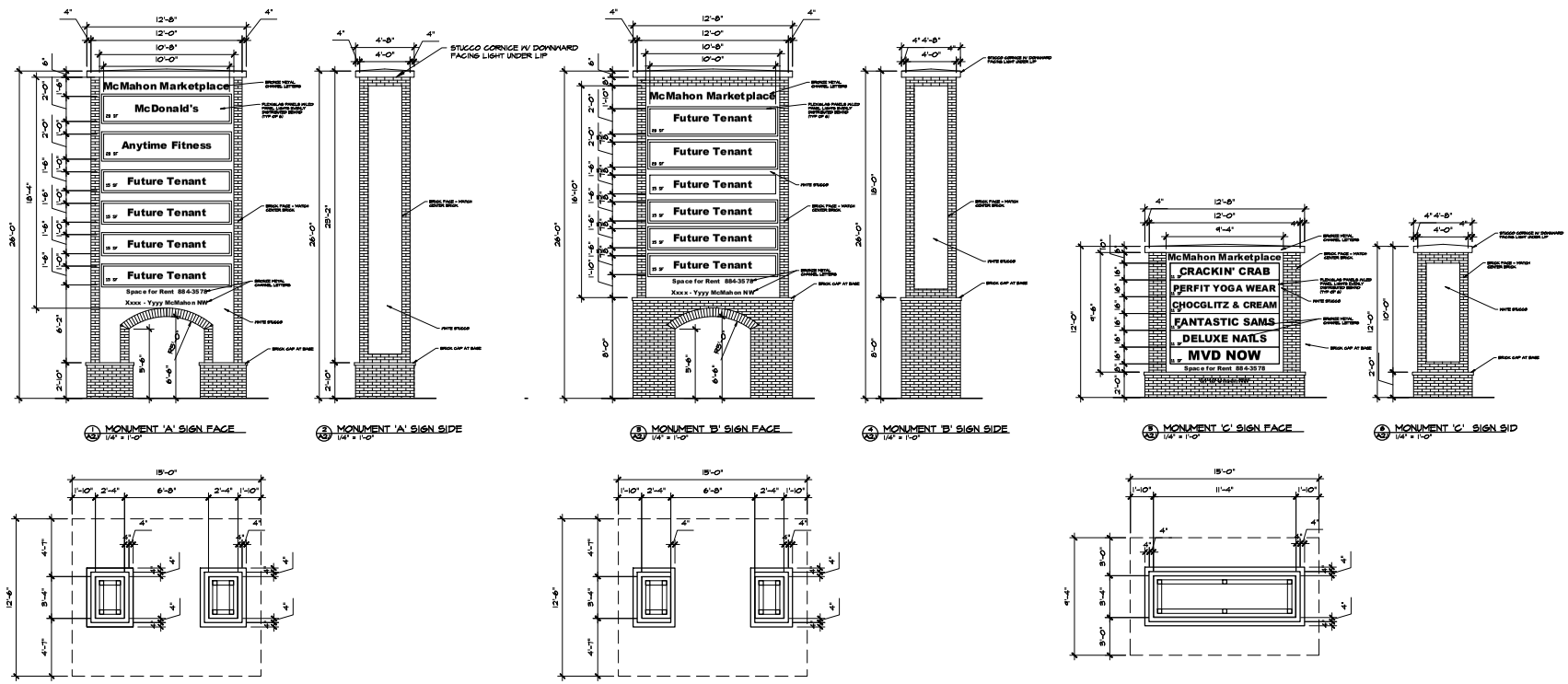
PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
SITE DETAILS

DATE: 30 JAN 2017
DRAWN BY: MPMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.5
5 OF 14



1 A2.1 MONUMENT 'A' SIGN FACE 1/4" = 1'-0"

2 A2.1 MONUMENT 'A' SIGN SIDE 1/4" = 1'-0"

3 A2.1 MONUMENT 'B' SIGN FACE 1/4" = 1'-0"

4 A2.1 MONUMENT 'B' SIGN SIDE 1/4" = 1'-0"

5 A2.1 MONUMENT 'C' SIGN FACE 1/4" = 1'-0"

6 A2.1 MONUMENT 'C' SIGN SID 1/4" = 1'-0"

A

B

C

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MARTIN FM GRUMMER ARCHITECT
331 MELLEDGE PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2537

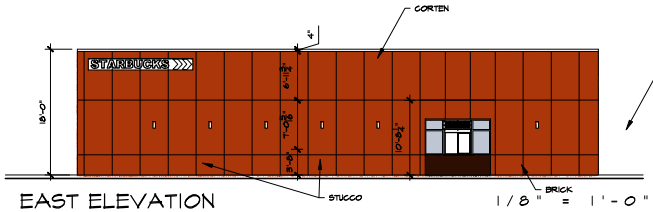
PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SIGN PLANS & ELEVATIONS

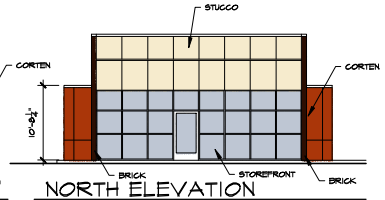
DATE: 7 FEB 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

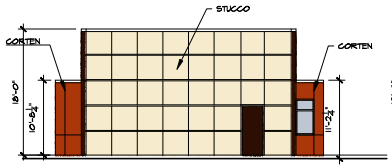
SHEET NO:
A1.6
5a OF 14



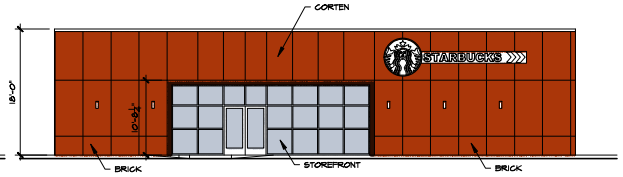
EAST ELEVATION 1/8" = 1'-0"



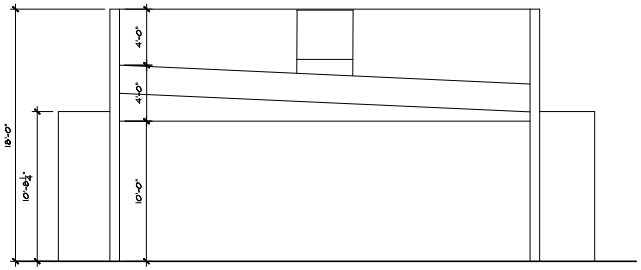
NORTH ELEVATION 1/8" = 1'-0"



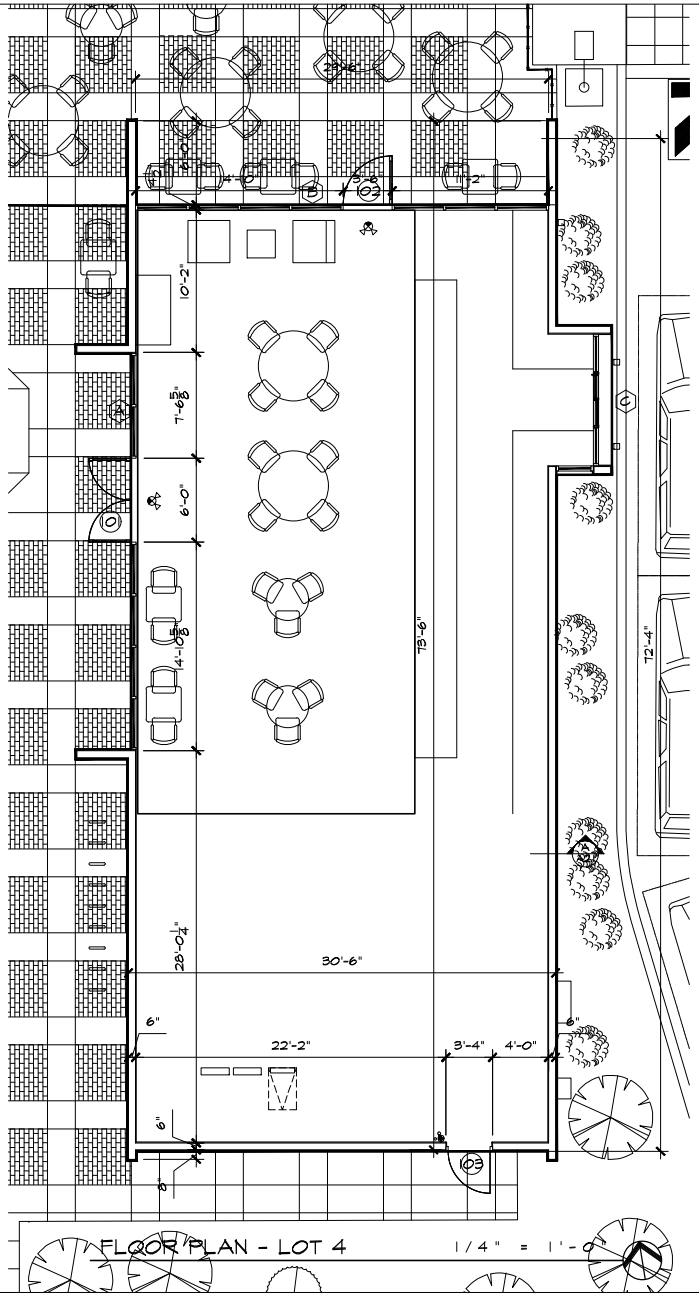
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"



SECTION A
1/4" = 1'-0"



FLOOR PLAN - LOT 4
1/4" = 1'-0"

MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 380-3500

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
FLOOR PLAN - LOT 4

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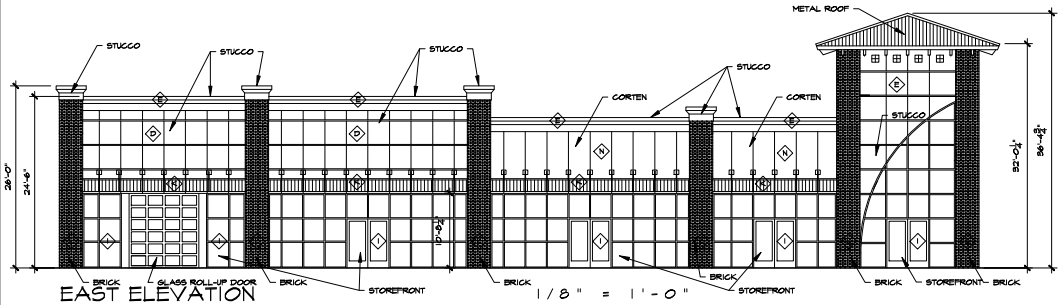
DATE:	7 FEB 2017
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

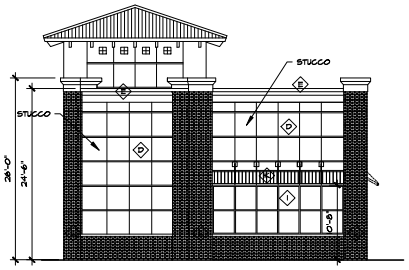
REVISIONS

SHEET NO:
A2.1
11 OF 14



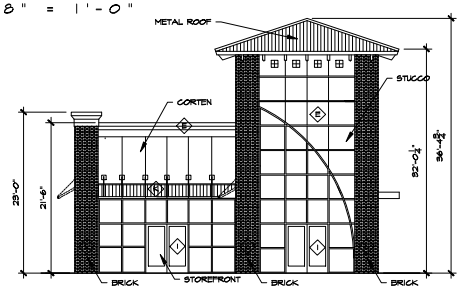
EAST ELEVATION

1/8" = 1'-0"



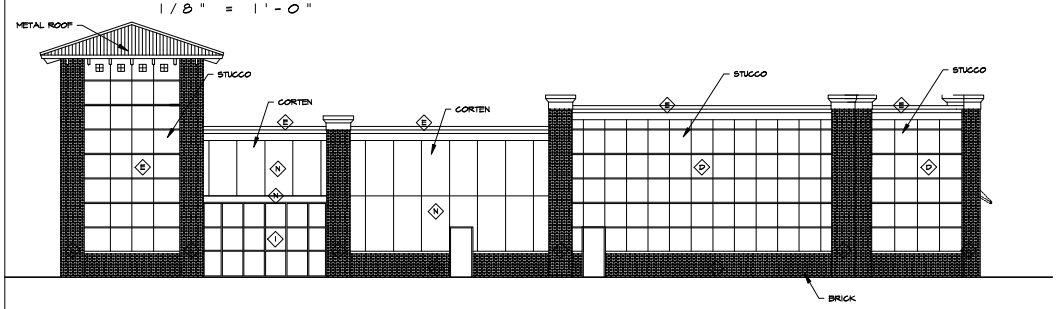
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



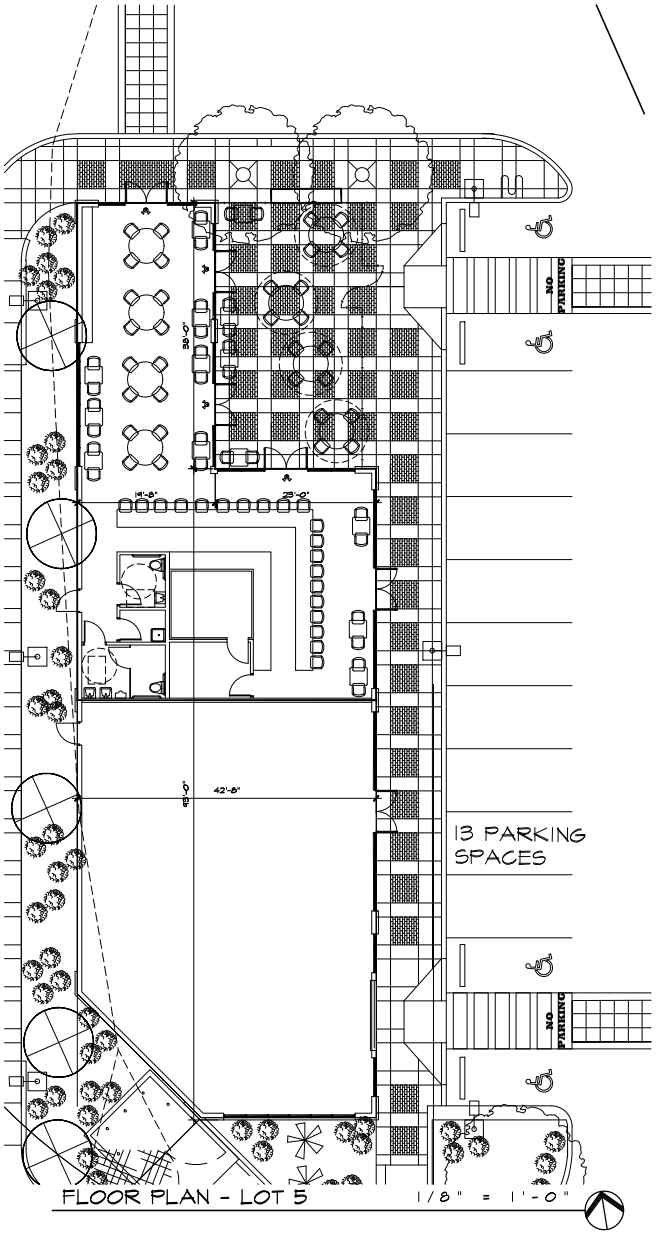
WEST ELEVATION

1/8" = 1'-0"

KEYED COLOR / MATERIAL SCHEDULE

(FROM DESIGN STANDARDS)

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	NOT USED
B	WALL FINISH COLOR	BENJAMIN MOORE #451 (LIGHT TAN)	NOT USED
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6148 (TAN COLOR)	NOT USED
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)	
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)	NOT USED
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)	NOT USED
H	SIGNAGE	MATCH STUCCO COLOR D PROVIDE PLYWOOD BACKING FOR SIGN.	
I	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)	
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL	
K	AWNING & FRAMING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL - SILVER SALVALUME OVER AWNING FRAME (SEE STRUCT.) FRAME TO BE COLOR E - RED CENT	
L	BRICK	RED BRICK FACE BLOCK COLOR BY OWNER	
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)	NOT USED
N	CORTEN STEEL	CORTEN RUSTED STEEL	



FLOOR PLAN - LOT 5

1/8" = 1'-0"

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MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2500

PETERSON PROPERTIES

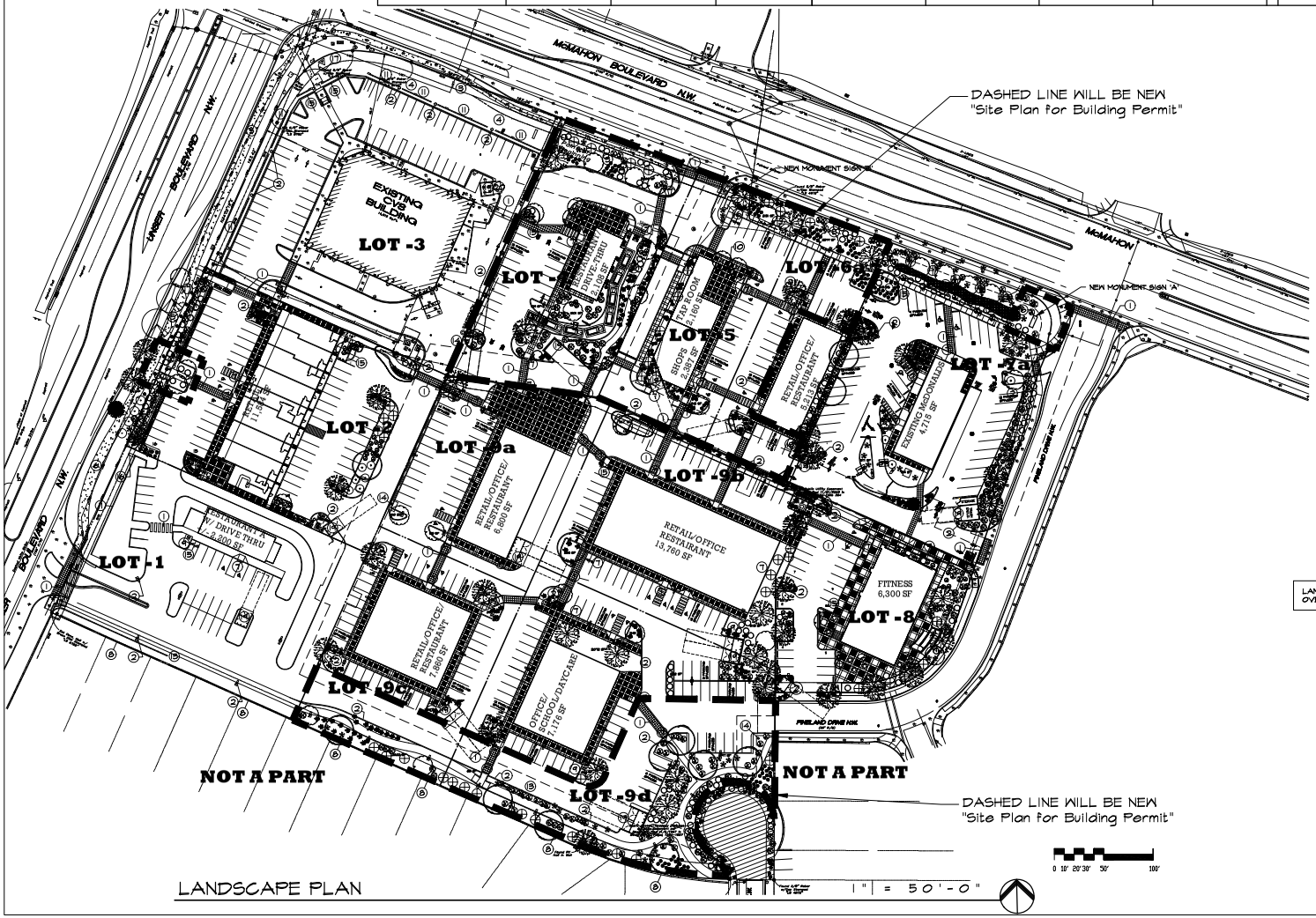
McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
FLOOR PLAN - LOT 5

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A2.2

LANDSCAPE TABULATION								
TRACT NUMBER	LOT-4	LOT-5	LOT-6a	LOT-9a	LOT-9b	LOT-9c	LOT-9d	
TOTAL ACREAGE:	AREA = 0.9181AC	AREA = 0.6886 AC	AREA = .5327 AC	AREA = 0.7127 AC	AREA = 0.9648 AC	AREA = 0.8055 AC	AREA = 1.55 AC	AREA = 6.1724 AC
LOT SIZE	39,991 SF	29,996 SF	23,206 SF	31,044 SF	42,027 SF	35,088 SF	67,521 SF	268,673 SF
BLDG. SIZE	2,123 SF	4,347 SF	5,213 SF	6,800 SF	13,760 SF	7,860 SF	7,176 SF	47,479 SF
NET LOT	37,868 SF	25,447 SF	17,993SF	24,244 SF	28,267 SF	27,228 SF	60,145 SF	221,194 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	5,681 SF	3,817 SF	2,699 SF	3,637 SF	4,240 SF	4,085 SF	9,022 SF	33,179 SF
LANDSCAPE PROVIDED	9,849 SF	2,830 SF	4,314 SF	3,342 SF	4,982 SF	4,874 SF	17,682 SF	48,599 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED:	4,545 SF	3,054 SF	2,160 SF	2,910 SF	3,392 SF	3,268 SF	7,218 SF	26,543 SF
COVERAGE PROVIDED	6,025 SF	2,768 SF	3,905 SF	--	--	--	--	--



LANDSCAPE PLAN

LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.

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MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

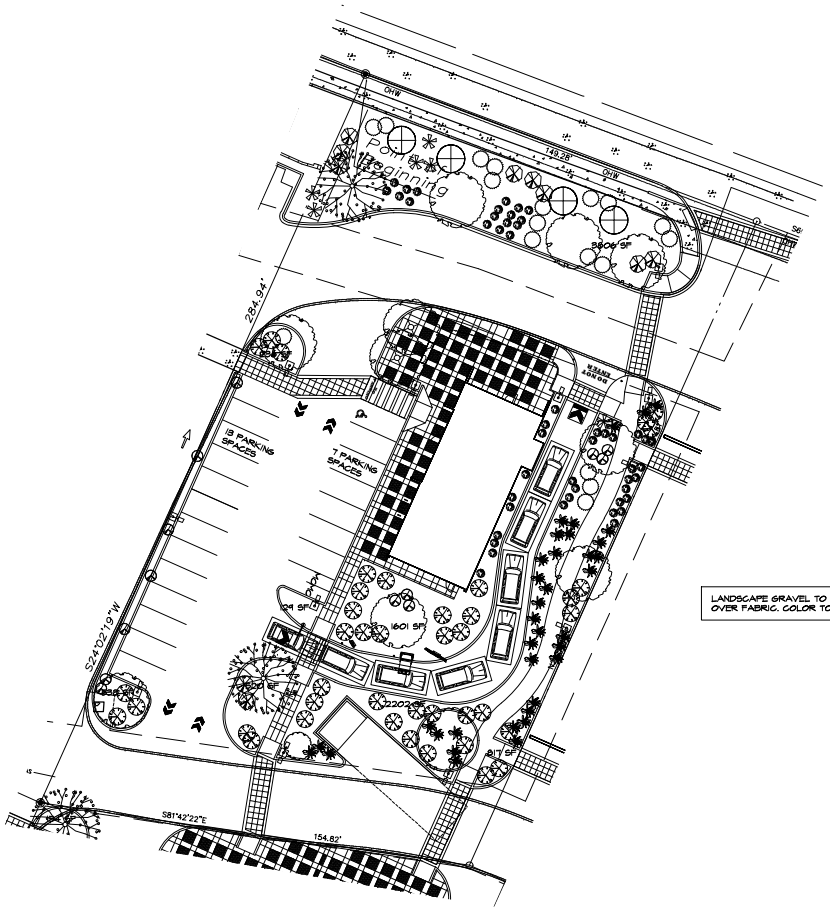
SHEET NO: L1.1

LANDSCAPE CALCULATIONS - LOT 4

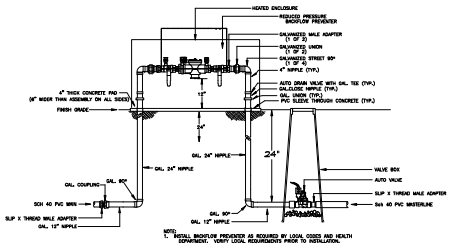
TOTAL LOT 4 AREA	34,991 SF
TOTAL BUILDING 4 AREA	2,123 SF
NET LOT AREA	37,868 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	5,681 SF
TOTAL BED PROVIDED	9,844 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	4,545 SF
TOTAL GROUNDCOVER PROVIDED	6,025 SF

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	1	ROBINA PSEUDOACIA	PURPLE ROBE LOCUST	2" CAL.	M	600 SF X 1 = 600 SF
	4	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL	L	225 SF X 4 = 900 SF
	10	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	75 SF X 10 = 750 SF
	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	400 SF X 2 = 800 SF
SHRUBS						
	10	SANTOLINA SPP.	SANTOLINA	1 GAL.	L	25 SF X 10 = 250 SF
	37	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 37 = 333 SF
	13	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL.	M	36 SF X 13 = 468 SF
		MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	M	9 SF X 61 = 549 SF
	44	CHAMAEBATIARIA MILLEFOLIUM	FERN BUSH	5 GAL.	L+	25 SF X 44 = 1225 SF
	18	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	L	25 SF X 18= 450 SF
	38	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	M	35 SF X 38 = 1330 SF
	6	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	9 SF X 6 = 54 SF



LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.



Mastervalve w/RPBA

LANDSCAPE PLAN - LOT 4

1" = 20'-0"

LANDSCAPE NOTES

NOTES ON ORIGINAL CONCEPTUAL LANDSCAPE PLAN IN SITE PLAN FOR SUBDIVISION SUBMITTAL APPLY.

MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-3300

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN-LOT 4

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

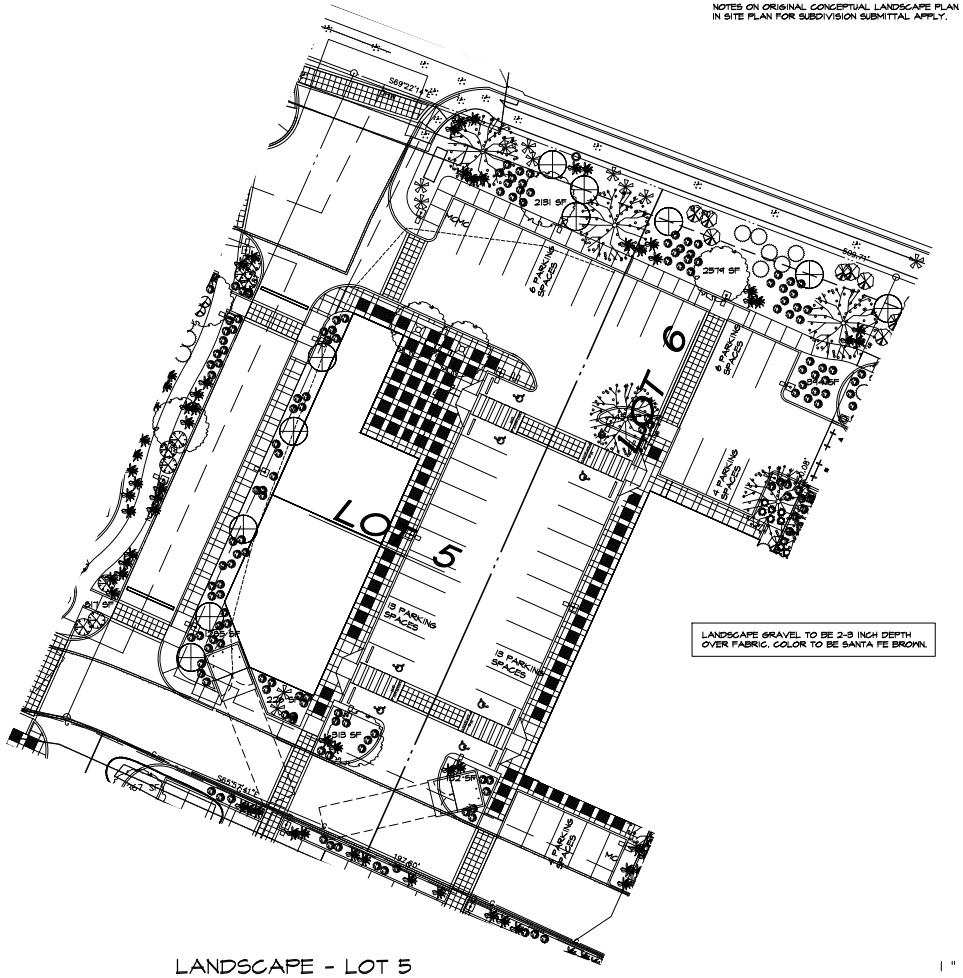
SHEET NO: L1.2

LANDSCAPE CALCULATIONS - LOT 5

TOTAL LOT 5 AREA	29,996 SF
TOTAL BUILDING 4 AREA	4,549 SF
NET LOT AREA	25,447 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	3,817 SF
TOTAL BED PROVIDED	2,830 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	3,054 SF
TOTAL GROUNDCOVER PROVIDED	2,768 SF

LANDSCAPE NOTES

NOTES ON ORIGINAL CONCEPTUAL LANDSCAPE PLAN IN SITE PLAN FOR SUBDIVISION SUBMITTAL APPLY.



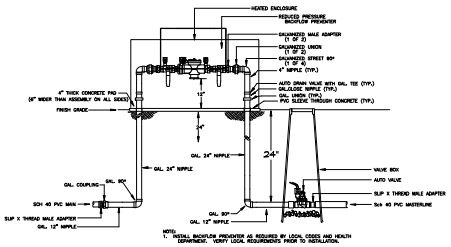
LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.

LANDSCAPE - LOT 5

1" = 20'-0"

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	3	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL	L	225 SF X 3 = 675 SF
	2	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	75 SF X 2 = 150 SF
	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	400 SF X 2 = 800 SF
SHRUBS						
	11	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 11 = 99 SF
	38	CHAMAEBATIARIA MILLEFOLIUM	FERN BUSH	5 GAL.	L+	25 SF X 38 = 950 SF
	10	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	9 SF X 10 = 90 SF



Mastervalve w/RPBA

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MARTIN FM GRUMMER ARCHITECT
321 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN - LOT 5

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

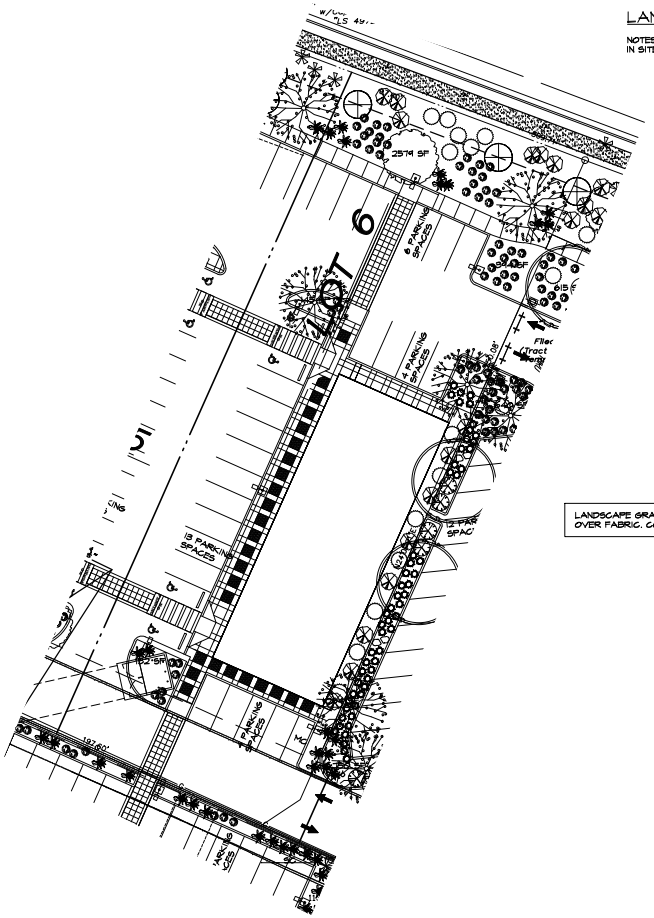
SHEET NO: L1.3

LANDSCAPE CALCULATIONS - LOT 6

TOTAL LOT 6 AREA	23,206 SF
TOTAL BUILDING 4 AREA	5,213 SF
NET LOT AREA	17,993 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	2,699 SF
TOTAL BED PROVIDED	4,314 SF
GROUND COVER REQUIRED	50% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	2,160 SF
TOTAL GROUNDCOVER PROVIDED	3,905 SF

LANDSCAPE NOTES

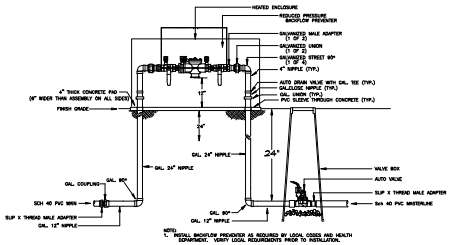
NOTES ON ORIGINAL CONCEPTUAL LANDSCAPE PLAN IN SITE PLAN FOR SUBDIVISION SUBMITTAL APPLY.



LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	2	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL	L	225 SF X 3 = 450 SF
	1	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	75 SF X 1 = 75 SF
	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	400 SF X 3 = 1200 SF
SHRUBS						
	14	SANTOLINA SPP.	SANTOLINA	1 GAL.	L	25 SF X 14 = 350 SF
	20	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 20 = 180 SF
	53	CHAMAEBATIARIA MILLEFOLIUM	FERN BUSH	5 GAL.	L+	25 SF X 53 = 1325 SF
	13	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	L	25 SF X 13 = 325 SF



Mastervalve w/RPBA

LANDSCAPE PLAN - LOT 6a

1" = 20'-0"

MARTIN FM GRUMMER ARCHITECT
321 WESLEYLY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-3303

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN - LOT 6a

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: L1.4

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

PLANT LEGEND

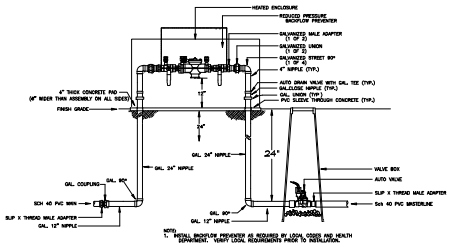
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	8	ROBINA PSEUDOACIA	PURPLE ROBE LOCUST	2" CAL.	M	600 SF X 8 = 4800 SF
	14	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL	L	225 SF X 14 = 3150 SF
	1	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	75 SF X 1 = 75 SF
	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	400 SF X 3 = 1200 SF

SHRUBS

51	SANTOLINA SPP.	SANTOLINA	1 GAL.	L	25 SF X 51 = 1,275 SF
21	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 21 = 189 SF
11	CHAMAEBATIARIA MILLEFOLIUM	FERN BUSH	5 GAL.	L+	25 SF X 11 = 275 SF
24	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	L	25 SF X 24= 600 SF
25	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	M	35 SF X 25 = 875 SF
18	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	9 SF X 18 = 162 SF

LANDSCAPE CALCULATIONS - LOTS 9c & 9d

TOTAL BED PROVIDED	15,561 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	12,449 SF
TOTAL GROUNDCOVER PROVIDED	12,801 SF



Mastervalve w/RPBA

LANDSCAPE CALCULATIONS - LOT 9a

TOTAL LOT 9a AREA	31,044 SF
TOTAL BUILDING 9a AREA	6,800 SF
NET LOT AREA	24,244 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	3,637 SF
TOTAL BED PROVIDED	719 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	2,910 SF
TOTAL GROUNDCOVER PROVIDED	XXXX SF
GATHERING AREA	4,786 SF

LANDSCAPE CALCULATIONS - LOT 9b

TOTAL LOT 9b AREA	42,027 SF
TOTAL BUILDING 9b AREA	13,760 SF
NET LOT AREA	28,267 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	4,240 SF
TOTAL BED PROVIDED	4,482 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	3,342 SF
TOTAL GROUNDCOVER PROVIDED	XXXX SF

LANDSCAPE CALCULATIONS - LOT 9c

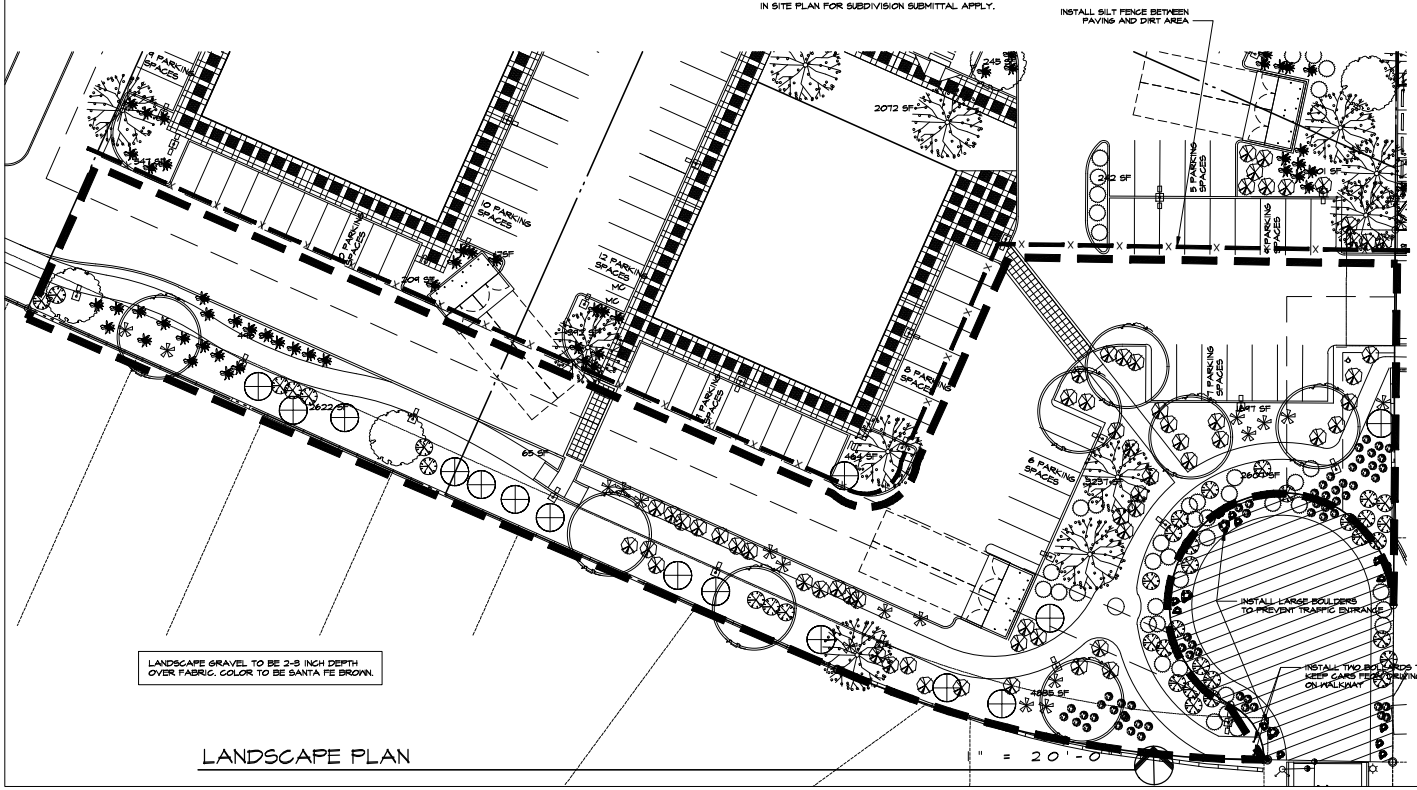
TOTAL LOT 9c AREA	33,088 SF
TOTAL BUILDING 9c AREA	7,860 SF
NET LOT AREA	27,288 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	4,085 SF
TOTAL BED PROVIDED	4,874 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	3,268 SF
TOTAL GROUNDCOVER PROVIDED	XXXX SF

LANDSCAPE CALCULATIONS - LOT 9d

TOTAL LOT 9d AREA	67,321 SF
TOTAL BUILDING 9d AREA	7,176 SF
NET LOT AREA	60,145 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	9,022 SF
TOTAL BED PROVIDED	17,682 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	7,218 SF
TOTAL GROUNDCOVER PROVIDED	XXXX SF

LANDSCAPE NOTES

NOTES ON ORIGINAL CONCEPTUAL LANDSCAPE PLAN IN SITE PLAN FOR SUBDIVISION SUBMITTAL APPLY.



LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.

LANDSCAPE PLAN

1" = 20'-0

MARTIN FM GRUMMER ARCHITECT
321 WESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 385-3501

PETERSON PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN LOTS 9c & 9d

DATE: 30 JAN 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

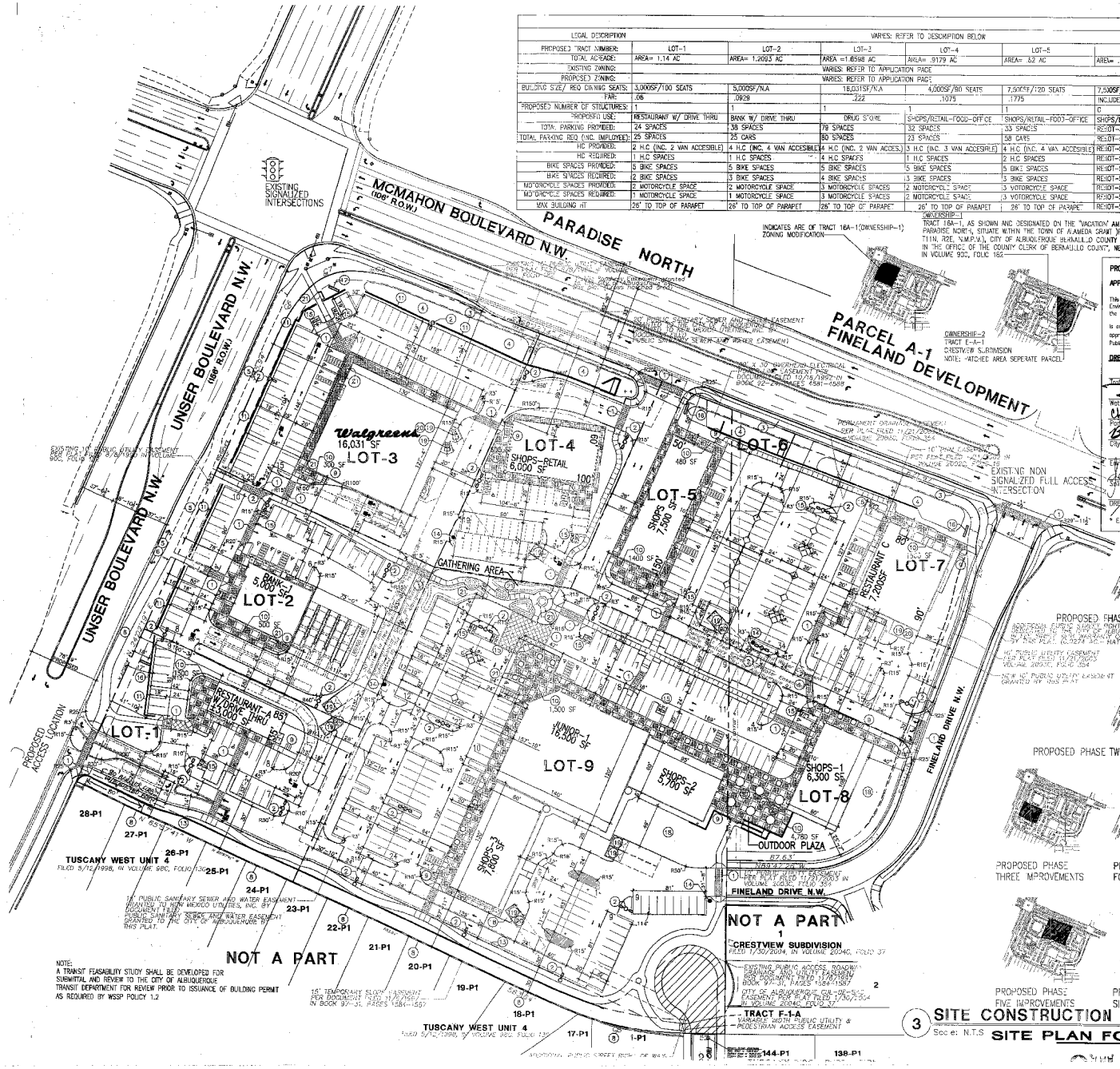
SHEET NO: L1.5

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

EPC 1005280

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
PROPOSED TRACT NUMBER:	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6A	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA =1.8598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3989 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BUILDING SIZE/ REQ DINING SEATS:	3,000GSF/100 SEATS	5,000SF/N.A	18,031SF/N.A	4,000SF/80 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	8,300 SF/40 SEATS	30,000SF/100 SEATS
FAR:	.06	.0929	.222	.1075	.1775	INCLUDED W/ LOT-5	.1181	.20	.17
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	BANK W/ DRIVE THRU	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SITDOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	38 SPACES	79 SPACES	32 SPACES	33 SPACES	REQT-5	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPLOYEE):	25 SPACES	25 CARS	80 SPACES	23 SPACES	58 CARS	REQT-5	55 SPACES	37 SPACES	162 SPACES
HC PROVIDED:	2 H.C (INC. 2 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	4 H.C (INC. 2 VAN ACCES.)	3 H.C (INC. 3 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	REQT-5	4 H.C (INC. 4 VAN ACCESIBLE)	2 H.C (INC. 2 VAN ACCESIBLE)	10 H.C (INC. 0 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES	1 H.C SPACES	4 H.C SPACES	1 H.C SPACES	2 H.C SPACES	REQT-5	4 H.C SPACES	1 H.C SPACES	8 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	REQT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	5 BIKE SPACES	REQT-5	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	REQT-5	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	8 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	REQT-5	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX BUILDING HT	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	REQT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

1 SITE DATA TABLE
Scale: N.T.S



INDICATES ARE OF TRACT 16A-1(OWNERSHIP-1) ZONING MODIFICATION

OWNERSHIP-1
TRACT 16A-1, AS SHOWN AND DESIGNATED ON THE "VACATION" AMENDED PLAT AND REPLAT OF PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 1,2,11, AND 12 T11N, R2E, N.M.P.M.), CITY OF ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8 1990 IN VOLUME 93C, FOLIO 162

OWNERSHIP-2
TRACT E-A-1
CRESTVIEW SUBDIVISION
NOTE: ATTACHED AREA SEPERATE PARCEL

PROJECT NUMBER: 1005280

APPLICATION NUMBER:

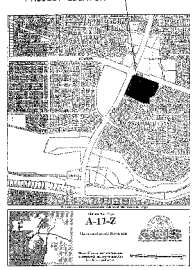
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 12/13/2007 and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division — Date 7/30/07
Water Utility Department — Date 8/8/07
Parks and Recreation Department — Date 8/8/07
City Engineer — Date 8/8/07
Environmental Health Department — Date 7-27-07
Solid Waste Management — Date 7-30-07
DRB Chairperson, Planning Department — Date
* Environmental Health, if necessary

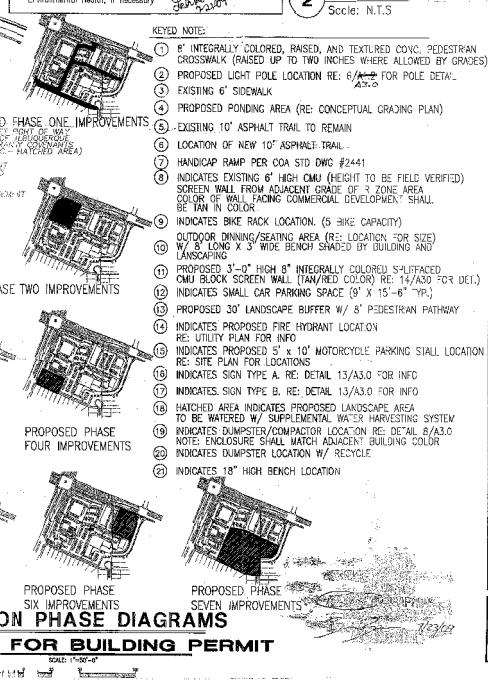
PROJECT LOCATION



2 VICINITY MAP
Scale: N.T.S

KEYED NOTE:

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK (RAISED UP TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 6/A3.0 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
5. EXISTING 10' ASPHALT TRAIL TO REMAIN
6. LOCATION OF NEW 10' ASPHALT TRAIL
7. HANDICAP RAMP PER COA STD DWG #2441
8. INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF X ZONE AREA COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
9. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
10. OUTDOOR DINNING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY BUILDING AND LANSCAPING
11. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLITFACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A30 FOR DET.)
12. INDICATES SMALL CAR PARKING SPACE (9' X 15'-6" TYP.)
13. PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
14. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
15. INDICATES PROPOSED 5' x 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
16. INDICATES SIGN TYPE A. RE: DETAIL 13/A3.0 FOR INFO
17. INDICATES SIGN TYPE B. RE: DETAIL 13/A3.0 FOR INFO
18. HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
19. INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 8/A3.0 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
20. INDICATES DUMPSTER LOCATION W/ RECYCLE
21. INDICATES 18" HIGH BENCH LOCATION



3 SITE CONSTRUCTION PHASE DIAGRAMS
Scale: N.T.S

SITE PLAN FOR BUILDING PERMIT

REV	DATE	BY	REVISION
1	7/30/07	S	DRB COMMENTS
2	3/22/07	S	CITY COMMENTS
3	7/5/07	S	GATHERING SPACE REVISION
4	7/26/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: McMAHON MARKET PLACE
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNDAR AIA
JOB NO. 0676
DRAWN BY: S

SITE PLAN FOR BLDG PERMIT

DATE: 12/6/06
SCALE: 1"=50'
sheet- A1.0
of-

MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land Use Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

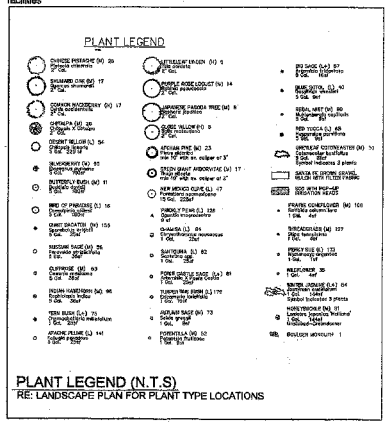
Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (re diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompassing uses other than drive up. Drive-thru uses shall be limited to a total of three, with one available for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of stucture to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, a bank, coffee shop and fast food with drive-up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities



PLANT LEGEND (N.T.S)
RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

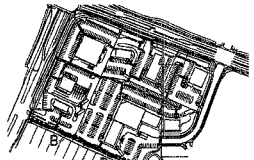


DIAGRAM-2 (N.T.S)
A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 8' IN WIDTH

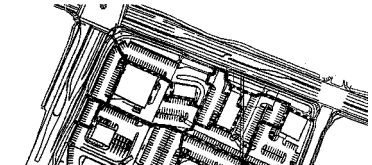


DIAGRAM-3 (N.T.S)
INTERIOR SITE CIRCULATION PATHWAYS

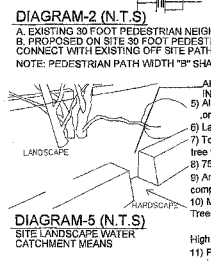


DIAGRAM-5 (N.T.S)
SITE LANDSCAPE WATER CATCHMENT MEANS

B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

1) Freestanding restaurants shall provide a min 600 sf outdoor patio and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.
2) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.
3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sf for non restaurant uses. this area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.
4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

B.1. PEDESTRIAN FEATURES

1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)
3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

C. PARKING

Future site plans for building permit must provided for required parking on its respective parcel, or provde cross parking agreements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.
1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.
2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided from off site circlation paths to structures within the McMahon Market Place pedestrian circulation network.
3) Parking areas shall be designed to include a pedestrian link to buildings.
4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.
5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.
6) Off-street parking requirements:
* Shall not exceed the City of Albuquerque Zoning Code
* Retail and financial businesses shall be required to have 1 parking spaces per 200 sf of leased building area
*One bicycle parking space shall be provided for every 20 parking spaces for cars.
*Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
* Office use shall be required to have 1 parking spaces per 200 sf net leasable area on the ground floor and 1 space per 300 sf of ~~office area on structures other than the first floor~~ net leasable ft area in the basement areas and in all floors above the ground floor.
* Shared parking shall be permitted between onsite lot areas

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Polen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The genreal landscape theme shall be based on low water use plants.

The enclosed lanscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

The following are minimum standards for the development of specific landscape plans:
1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.
2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.

The following are minimum architectural standards for the commercial development:
1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.
3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.
4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.
5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.
1) Minimum building setbacks for the commercial parcels include:
* Unser Boulevard Mcmahon Boulevard and Fineland dr. Frontage: 10 foot minimum.
* Adjacent residential lot lines.: 30 foot minimum.
* Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shal provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.
The following minimum standards shall be required for the design of the lighting system:
1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.
4) Pedestrian scale light fixtures for pedestrian walks and plaza areas not to exceed 16' high.
5) Comply with State of New Mexico Dark Sky Ordinance.Uplight of any kind shall be prohibited.
6) Pedestrian scale lighting shall be required to illuminate gathering , pedestrian areas and walkways within the planned development.

DIAGRAM-4 (N.T.S)
RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essentialto limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING
All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)
Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES
1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation ~~when viewed from the public right-of-way~~
2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materiels 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.
3) Chain link fencing, barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone.
Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions.:
1. No off-premises signs are allowed
2. On-premises signs shall meet the following standards:
a. Location:
1. Signs shall be limited to wall signs and free-standing signs.
b. Number:
1. One wall sign shall be permitted per facade per business.
2. One free-standing sign shall be permitted per street frontage per premises. except on premises larger than 12 acres. A second free-standing is permitted on any given street froniage greater than 1,500 linear feet.
c. Size:
1. The size of wall signs shall not exceed the following:
Single tenant buildings shall not exceed 6% of facade area to which they are applied.
Multi tenant buildings shall not exceeed 10% of facade area to which they are applied.
1A. awnings w/ signage and or logos shall be included in the 6 and 10 percent signage allowance
2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 60 sf for sign type B.
d. Height:
1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
2. Height of free-standing sign shall not exceed 9 feet for type B and 8' for type A
3. Sign cabinets shall be consistent with building architectural theme.
3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveble vehicles, or made easily movable in any manner are not permitted.
4. Signs located on rocks, trees or other natural features are not permitted.
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar Structures are not permitted.
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

E. BUILDING COLOR SCHEDULE

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)	K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)	G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)	L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE # 032 BROWN
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)	M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)	I	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)			
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL			

REV	DATE	BY	REVISION
1	1/6/07	S	CDB COMMENTS
2	5/10/07	S	NOTICE OF DECISION COMMENTS
3	5/10/07	S	FOR OFFICAL NOTICE OF DECISION COMMENTS
4	1/26/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2525 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110 FAX (505) 837-9377
PHONE (505) 884-9110

PROJECT TITLE: McMAHON MARKET PLACE
S.E. OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN SUNDER AIA | JOB NO.: 0570 | DRAWN BY: S

SHEET TITLE: DESIGN GUIDELINES

DATE: 12/6/06
SCALE: 1"=50'

sheet-
A1.2
of-

MCMAHON MARKET PLACE DESIGN STANDARDS

A. LAND USE CONCEPT

... 36% ... 64% ... FOUR, WITH THREE AVAILABLE ...

... A COFFEE SHOP AND TWO ...

KEY LEGEND

PLANT LEGEND (N.T.S)

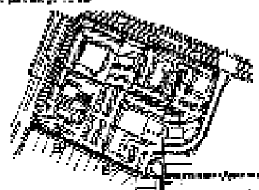


DIAGRAM 2 (N.T.S)

DIAGRAM 5 (N.T.S)

B. SITE PLANNING

... UMBRELLAS, OR SHADE STRUCTURE THAT IS ...

B.1. PEDESTRIAN FEATURES

C. PARKING

PARKING SHALL BE PER COA ZONING CODE, EACH BUILDING PERMIT SHALL HAVE ENOUGH PARKING

D. Landscape

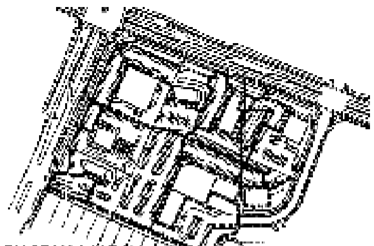


DIAGRAM 3 (N.T.S)

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

... SHALL BE MODERN NEW MEXICAN, WITH EARTH TONE COLORS AND MATERIALS ...

N CORTEN CORTEN - RUSTED STEEL

E. BUILDING COLOR SCHEDULE

4) CLEAR, REFLECTIVE, AND BRONZE TINTED GLAZING ARE PERMITTED.

2) ... 2009 IBC ...

F. SETBACKS

G. LIGHTING

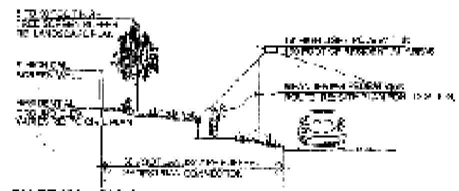


DIAGRAM 4 (N.T.S)

H. SCREENING/BUFFERING

I. BUILDING SIGNAGE

ALL SIGNAGE SHALL COMPLY WITH THE ALBUQUERQUE ZONING CODE FOR ZONE C-1.

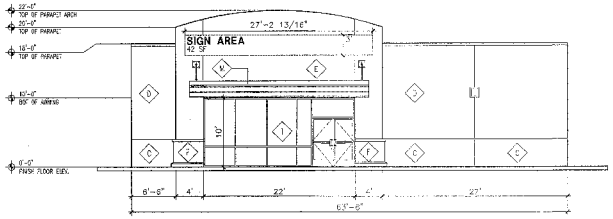
... PROPERTY ...

... 100 SQUARE FEET PER FACE

... 26 ft for McMahon Blvd and Fineland Drive, and 12 ft for Unser Blvd.

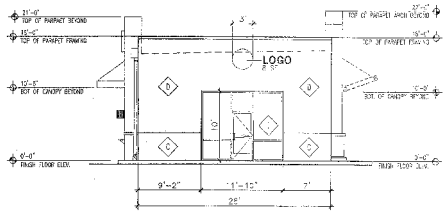
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC

DESIGN GUIDELINES

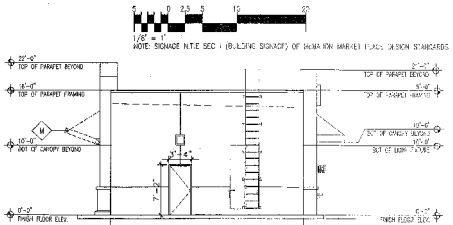


1 RESTAURANT SOUTHERN ELEVATION
Scale: 1/8"=1'

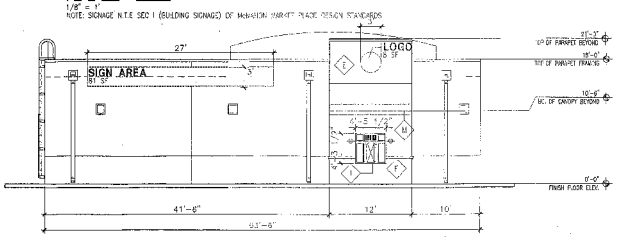
1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



2 RESTAURANT WESTERN ELEVATION
Scale: 1/8"=1'



1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

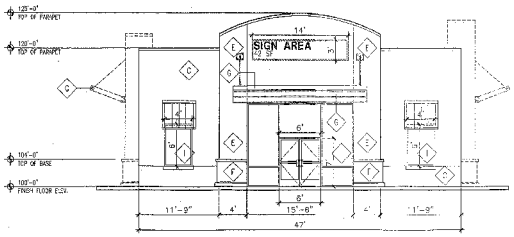


3 RESTAURANT NORTHERN ELEVATION
Scale: 1/8"=1'

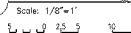
1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

4 RESTAURANT EASTERN ELEVATION
Scale: 1/8"=1'

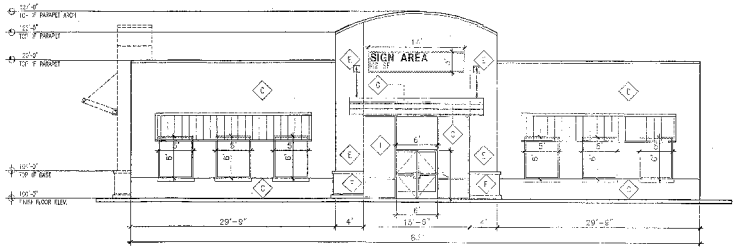
1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



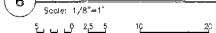
5 FASTFOOD FRONT ELEVATION
Scale: 1/8"=1'



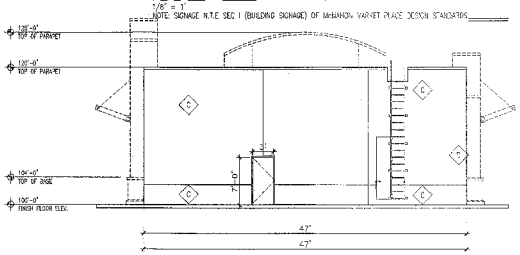
1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



6 FAST FOOD FRONT ELEVATION
Scale: 1/8"=1'

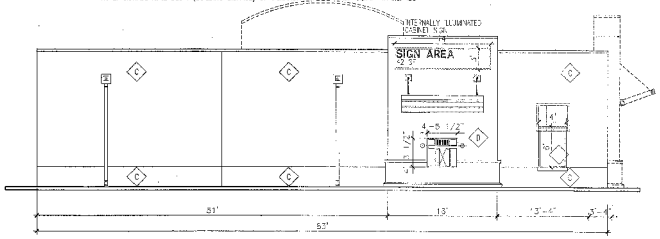


1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



7 FAST FOOD REAR ELEVATION
Scale: 1/8"=1'

1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



8 FAST FOOR DRIVE THRU ELEVATION
Scale: 1/8"=1'

1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CEDAR SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVEWING SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANBIRD SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACIFIC WHITE SW 6068 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 (BROWN)
M	AWNING FABRIC	SUNBRELLA HEVLOCK TWEED #4606 AWNING FABRIC (DARK GREEN)

1/8" = 1'

REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

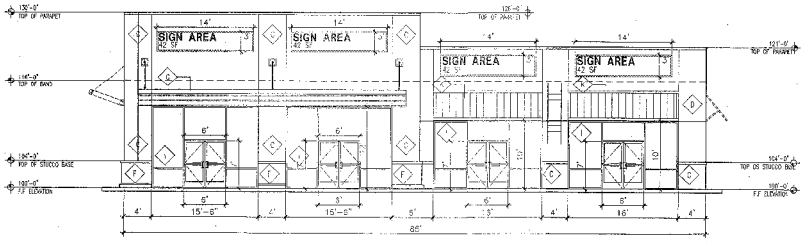
PROJECT TITLE
McMAHON MARKETPLACE
S.E. CORNER OF ANDERSON AND McMAHON BLVD
ALBUQUERQUE, NEW MEXICO

JOB NO. 1MAHON HYS 123

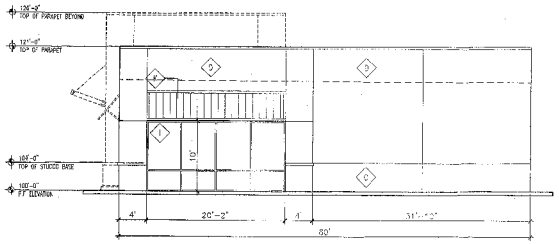
PROJECT MANAGER STEPHEN DURGAN AIA

SHEET TITLE
COFFEE-DRIVE THRU FOOD ELEV

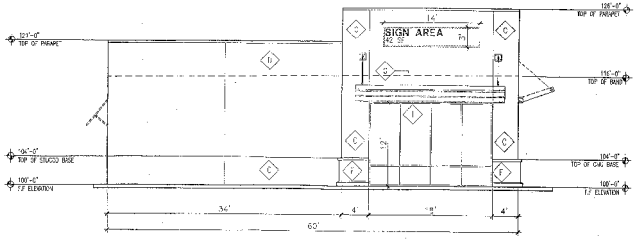
DATE 10/10/04
SCALE 1/8"=1'-0"
37.86"
A4.2



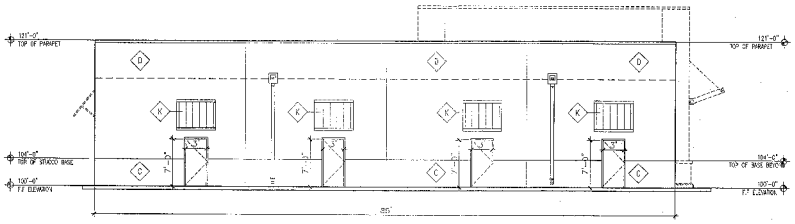
1 SHOPS 1 NORTHERN ELEVATION
Scale: 1/8"=1'



2 SHOPS 1 WESTERN ELEVATION
Scale: 1/8"=1'



3 SHOPS 1 EASTERN ELEVATION
Scale: 1/8"=1'



4 SHOPS 1 SOUTHERN ELEVATION
Scale: 1/8"=1'

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #959 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6398 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

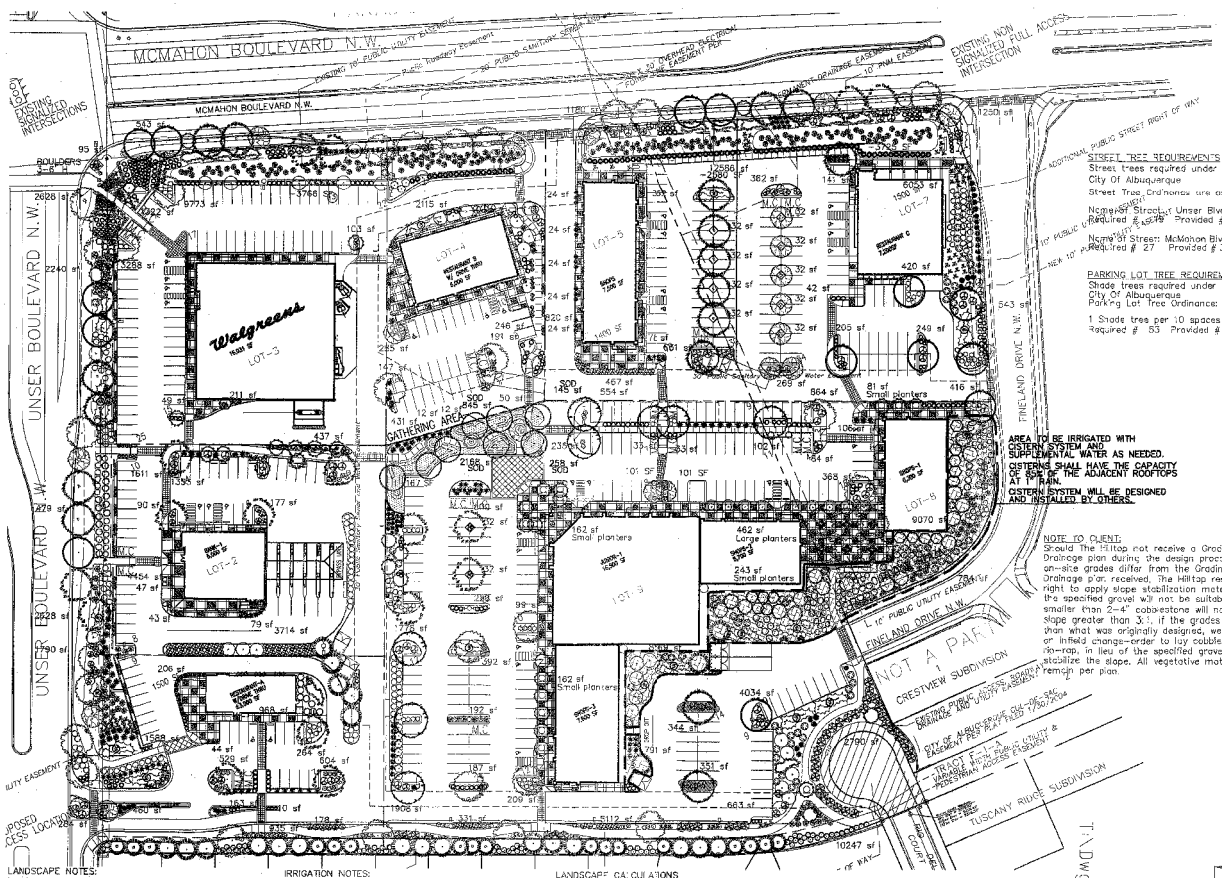
REV	DATE	BY	REVISION
1	1/26/07	S	FIRE SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
SLC OF UNSER AND MCMAHON BLVD
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: SITE: ILN DUNBAR AVE
DRAWING NO.: SD
SHEET TITLE: SHOPS 1 ELEVATIONS

DATE: 10/10/04
SCALE: 1/8"=1'-0"
sheet: A4.5 of:



STREET TREE REQUIREMENTS
Street trees required under the City Of Albuquerque
Street Tree Ordinance are as follows:
Northwest Street: Unser Blvd.
Required # 43 Provided # 22
Name of Street: McMahon Blvd.
Required # 27 Provided # 30

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City Of Albuquerque
Parking Lot Tree Ordinance:
1 Shade tree per 10 spaces
Required # 53 Provided # 53

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1, if the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

PLANT LEGEND

Symbol	Qty	Common name	Botanical name	Size
	26	CHINESE PISTACHE (M)	Pistacia chinensis	2" Cal.
	17	SHUMARD OAK (M)	Quercus shumardii	2" Cal.
	17	COMMON HACKBERRY (M)	Celtis occidentalis	2" Cal.
	20	CHITALPA (M)	Chilopsis X Catalpa	2" Cal.
	54	DESERT WILLOW (L)	Chilopsis linearis	5 Gal. 225 sf
	50	SILVERBERRY (M)	Elaeagnus pungens	5 Gal. 100sf
	11	BUTTERFLY BUSH (M)	Buddleia davidii	5 Gal. 100sf
	16	BIRD OF PARADISE (L)	Caesalpinia gilliesii	5 Gal. 100sf
	156	GIANT SACATON (M)	Sporobolus wrightii	5 Gal. 25sf
	56	RUSSIAN SAGE (M)	Perovskia atriplicifolia	5 Gal. 36sf
	63	CUFFROSE (M)	Cowania mexicana	5 Gal. 36sf
	96	INDIAN HAWTHORN (M)	Raphiolepis indica	5 Gal. 36sf
	75	FERN BUSH (L+)	Chamaebatiaria millefolium	5 Gal. 25sf
	141	APACHE PLUME (L)	Fallugia paradoxa	5 Gal. 25sf
	87	BIG SAGE (L+)	Artemisia tridentata	5 Gal. 16sf
	40	BLUE SOTOL (L)	Dasylirion wheeleri	5 Gal. 9sf
	80	REGAL MIST (M)	Muhlenbergia capillaris	5 Gal. 9sf
	65	RED YUCCA (L)	Hesperaloe parviflora	5 Gal. 9sf
	30	GREYLEAF COTONEASTER (M)	Cotoneaster buxifolius	5 Gal. 81sf Symbol indicates 3 plants
		SANTA FE BROWN GRAVEL MULCH WITH FILTER FABRIC		
		SOD WITH POP-UP IRRIGATION HEADS		
	9	LITTLELEAF LINDEN (H)	Tilia cordata	2" Cal.
	14	PURPLE ROBE LOCUST (M)	Robinia pseudoacacia	2" Cal.
	8	JAPANESE PAGODA TREE (M)	Sophora japonica	2" Cal.
	9	GLOBE WILLOW (H)	Salix matsudana	2" Cal.
	23	AFGHAN PINE (M)	Pinus eldarica	min 10' with av. caliper of 3"
	17	GREEN GIANT ARBORVITAE (M)	Thuja plicata	min 10' with av. caliper of 2"
	47	NEW MEXICO OLIVE (L)	Forestiera neomexicana	15 Gal. 225sf
	175	PRICKLY PEAR (L)	Opuntia macrocentra	9 sf
	94	CHAMISA (L)	Chrysothamnus nauseosus	1 Gal. 25sf
	82	SANTOLINA (L)	Santolina spp.	1 Gal. 25sf
	81	POWIS CASTLE SAGE (L+)	Artemisia X Powis Castle	1 Gal. 25sf
	179	TURPENTINE BUSH (L)	Ericameria laricifolia	1 Gal. 16sf
	73	AUTUMN SAGE (M)	Salvia greggii	1 Gal. 9sf
	52	POTENTILLA (M)	Potentilla fruticosa	1 Gal. 9sf
	106	PRAIRIE CONEFLOWER (M)	Rudbeckia columnifera	1 Gal. 4sf
	127	THREADGRASS (M)	Stipa tenuissima	1 Gal. 4sf
	173	PERKY SUE (L)	Hymenoxys argentea	1 Gal. 1sf
	35	WILDFLOWER		1 Gal. 4sf
	54	WINTER JASMINE (L+)	Jasminum nudiflorum	1 Gal. 144sf Symbol indicates 3 plants
	81	HONEYSUCKLE (M)	Lonicera japonica 'Halliana'	1 Gal. 144sf Unstaked-Groundcover
	1	BOULDER MONOLITH		

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner, and property owner shall maintain street trees and trees in the southern buffer in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity using a majority of low-water (xeric) plants. Tree canopies shall not count toward the requirement for living, vegetative coverage.

Santa Fe Brown Gravel Mulch over Filter Fabric shall be placed in all landscape areas which

6 7-18-07 RMM comments
8 5-21-07 RMM comments
7 5-10-07 RMM comments & revised site

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 jets at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polyolpe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

It is determined that the irrigation system mentioned above will maintain the quality of trees and plants in a living, healthy, and attractive condition. The irrigation system has been determined to be adequate by the City Forester and the landscape architects at the Hilltop.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Water provided by the water harvesting

LANDSCAPE CALCULATIONS

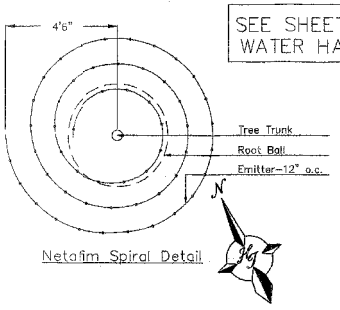
TOTAL LOT AREA	533697	square feet
TOTAL BUILDINGS AREA	77876	square feet
OFFSITE	15766	square feet
NET LOT AREA	456021	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	68403	square feet
TOTAL BED PROVIDED	96625	square feet
GROUNDCOVER REQ.	80% per comments	
TOTAL GROUNDCOVER REQUIREMENT	72459	square feet
TOTAL GROUNDCOVER PROVIDED	83873 (87%)	square feet
TOTAL SOD PROVIDED	3416 (3%)	square feet
TOTAL LANDSCAPE PROVIDED * INCLUDES OFFSITE	*112391 (25%)	square feet

water provided by the water harvesting system shall be supplemental to the irrigation system. Cisterns shall have a capacity of 80% of the adjacent rooftops to a 1" rain. Cistern to be designed and installed by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

SEE SHEET L1.2 FOR WATER HARVESTING DETAIL



Netafim Spiral Detail

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1" = 50'

T:\Dwgs\BASE\Details\DETAILS\tree.bmp

The Hilltop
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REV	DATE	BY	REVISION
3	3-29-07	rmm	revised site plan and comments (from cd)
4	2-22-07	rmm	revised site plan and comments
5	3-24-07	CJ	REVISED SITE PLAN
6	1-23-07	rmm	site revision
7	12-7-06	asf	site revision
8	11-3-06	asf	site revision

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PROJECT TITLE: McMahon Marketplace
SE/C OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUMBAR AIA
JOB NO.
DRAWN BY: rmm 10-19-06

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

DATE: 061905
SCALE: 1"=50'
sheet L1.1 of L1.2