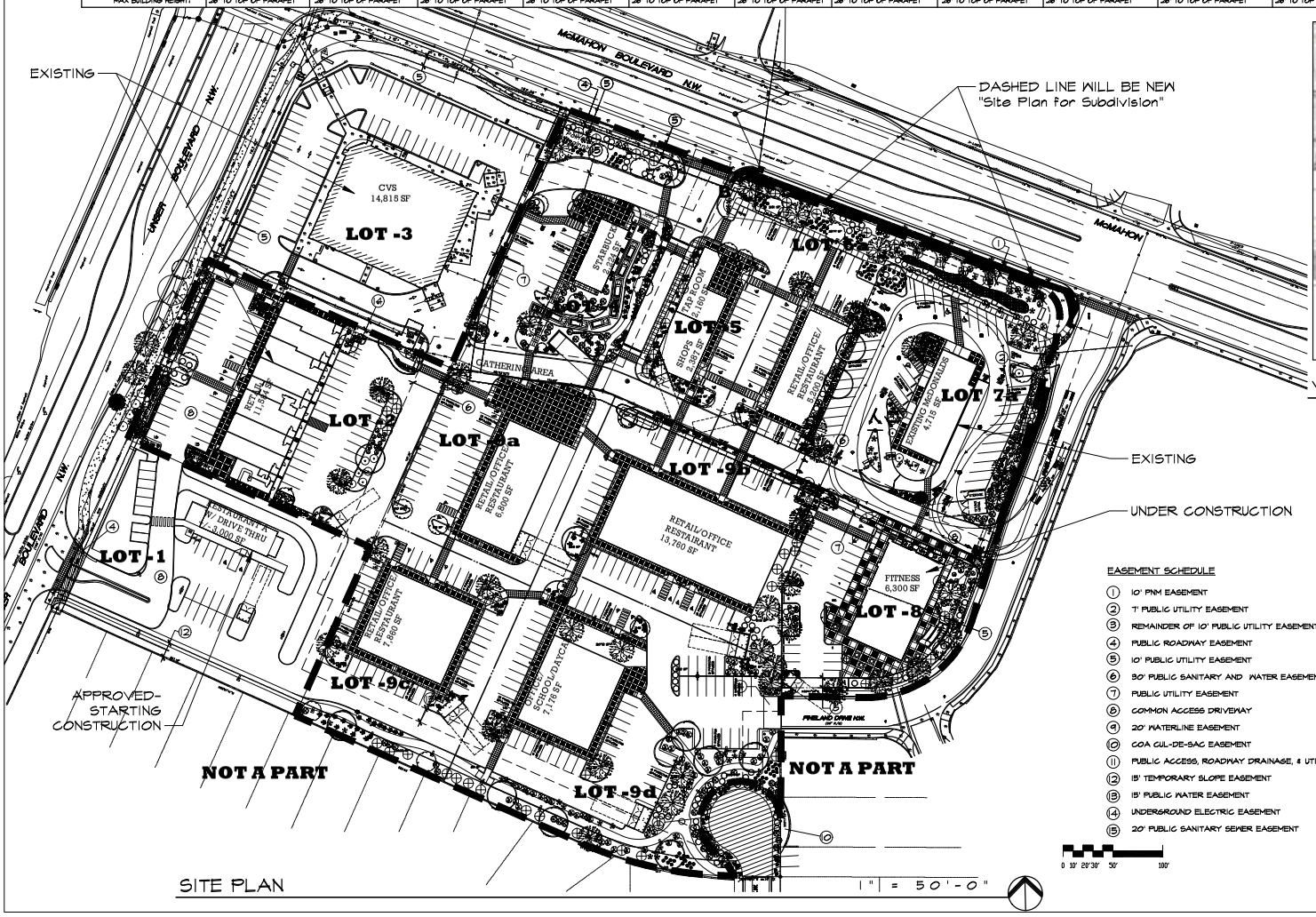
LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW												
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	TOTAL
TOTAL ACREAGE:	AREA = 1.14 AC	AREA = 1.2048 AC	AREA = 1.8918 AC	AREA = 0.9181AC	AREA = 0.8886 AC	AREA = .3821 AC	AREA= 1.282 AC	AREA = 0.8787 AC	AREA = 0.7127 AC	AREA = 0.8648 AC	AREA = 0.8055 AC	AREA = 1.35 AC	
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE												
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE												
BLDG. SIZE/ REQ. 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 CL @1/3	6,800 SF	13,760 SF	7,860 SF	7,176 SF	
FAR:	.08	.222	.222	.0755	.196	.0448	.0815	.21	.2140	.3214	.2240	.1088	
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	91 SPACES	27 SPACES	55 SPACES	27 SPACES	26 SPACES	42 SPACES	36 SPACES	65 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	50 SPACES (1 PER 4 SEATS)	36 SPACES	34 SPACES	64 SPACES	36 SPACES	17 SPACES (2+1/300SF)	484 SPACES REQ.
DIFFERENCE (-2)	+7 SPACES	+1 SPACES	-3 SPACE	7 SPACES	-13 SPACES	-3 SPACES	+5 SPACES	-9 SPACES	-8 SPACES	-21 SPACES	+0 SPACES	+48 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 ACCSIBLE	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	2 HC SPACES	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	9 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 HC 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	25 HC 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	



VICINITY MAP NTS

EXISTING

UNDER CONSTRUCTION

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

0 10' 20' 30' 50' 100'

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 FM GRUMMER ARCHITECT
321 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 SUBDIVISION

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

REVISIONS

SHEET NO: A1.0

1 OF 2

MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards ... [illegible]

... Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place ... [illegible] ... 36% ... 64% ... FOUR, WITH THREE AVAILABLE ... [illegible]

... A COFFEE SHOP AND TWO ... [illegible]

KEY LEGEND

[illegible]

PLANT LEGEND (N.T.S)

B. SITE PLANNING

The goal for McMahon Market Place is to achieve ... [illegible]

1) ... UMBRELLAS, OR SHADE STRUCTURE THAT IS ... [illegible]

2) Commercial development shall provide ... [illegible] ... consistent with the City Zoning Code.

3) Each commercial parcel developer shall ... [illegible]

4) ... Section 14-16-3-18 ... of the Zoning Code.

B.1. PEDESTRIAN FEATURES

1) All pedestrian pathways ... [illegible]

2) ... [illegible] ... DIAGRAM 2 AND 3 WITHIN THIS DOCUMENT.

3) ... [illegible]

C. PARKING

... [illegible]

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

... [illegible]

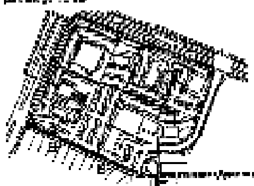


DIAGRAM 2 (N.T.S)

DIAGRAM 5 (N.T.S)

3) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations ... [illegible]

D. Landscape

... [illegible]

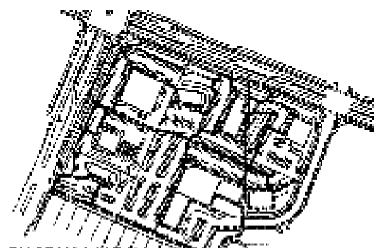


DIAGRAM 3 (N.T.S)

... [illegible]

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

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

N	CORTEN	CORTEN - RUSTED STEEL

E. BUILDING COLOR SCHEDULE

2) Commercial buildings ... 2009 IBC ... and other local building and fire codes.

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

F. SETBACKS

... [illegible]

G. LIGHTING

... [illegible]

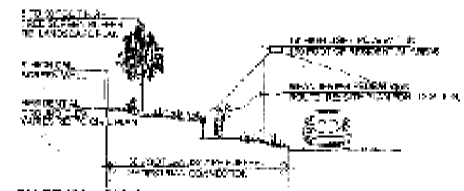


DIAGRAM 4 (N.T.S)

H. SCREENING/BUFFERING

... [illegible]

I. BUILDING SIGNAGE

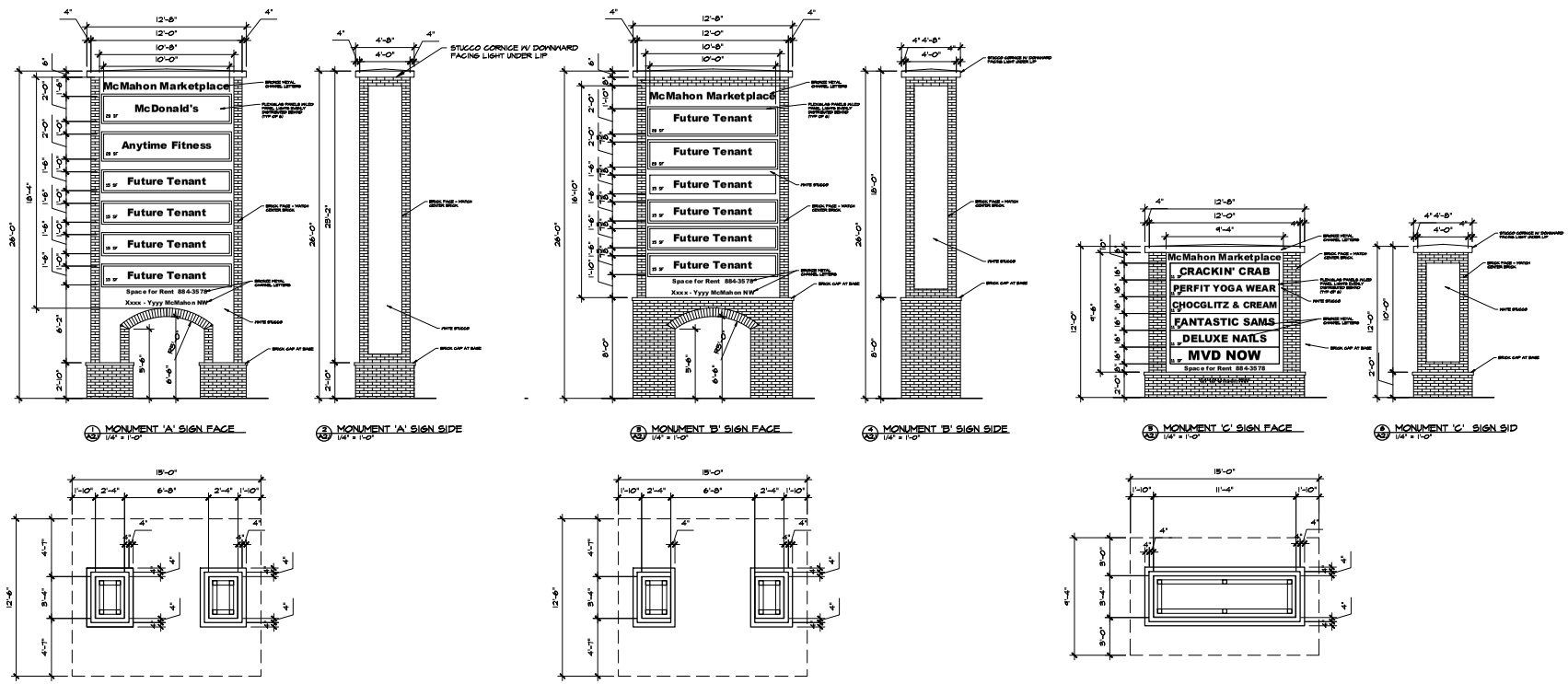
ALL SIGNAGE SHALL COMPLY WITH THE ALBUQUERQUE ZONING CODE FOR ZONE C-1.

Signs within the PROPERTY ... [illegible]

... 100 SQUARE FEET PER FACE

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

... [illegible]



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

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 FM GRUMMER ARCHITECT
331 MELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2537

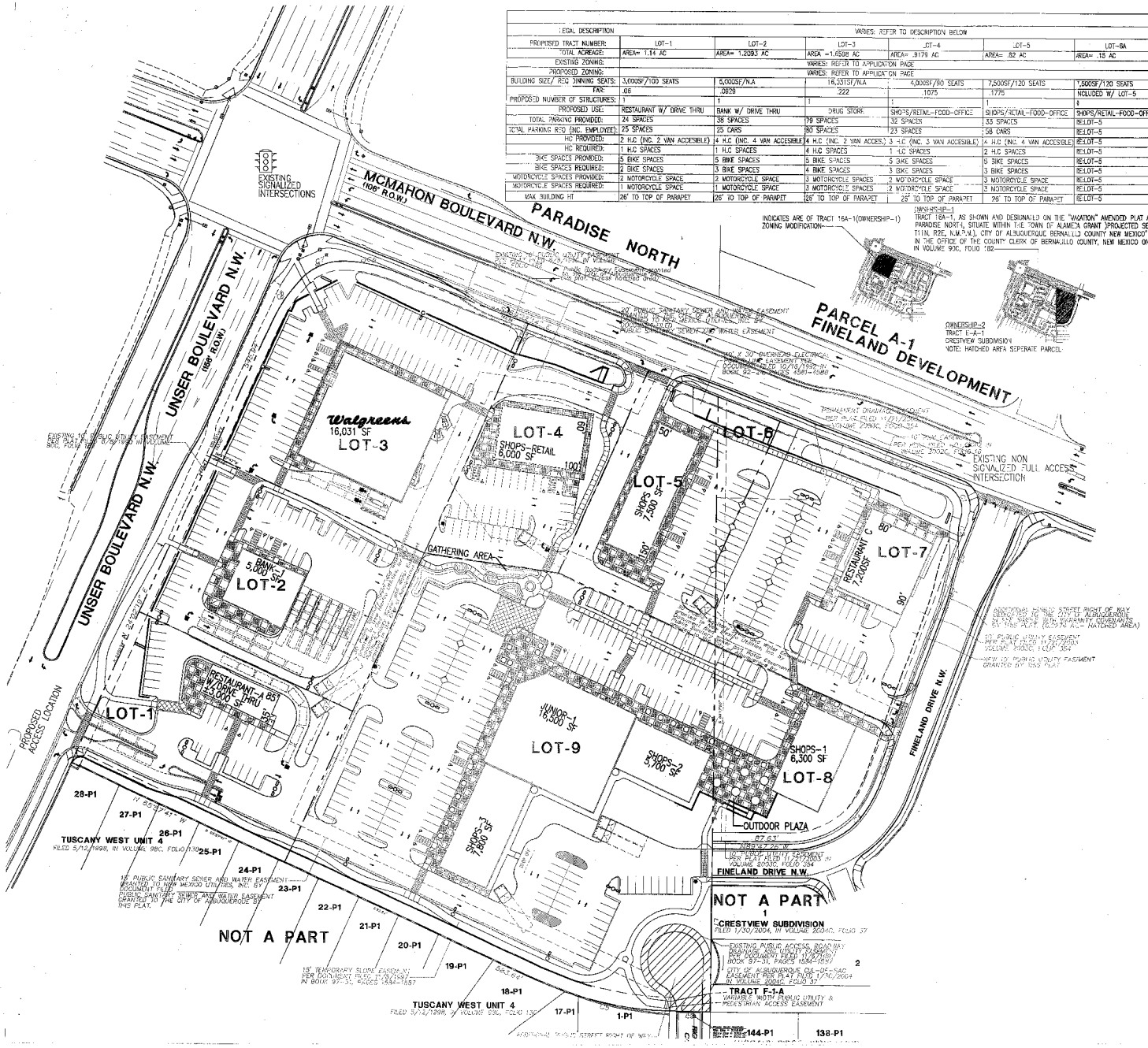
PETERSON PROPERTIES

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



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 = 1.6588 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3983 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'D/INNING SEATS:	3,000SF/100 SEATS	5,000SF/N.A	16,031SF/N.A	6,000SF/90 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	8,300 SF/40 SEATS	30,000SF/100 SEATS
FAR:	.08	.0929	.222	.1075	.1775	NCLUDED W/ LOT-5	.1181	.20	.17
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	1	1	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	RELOT-5	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPLOYEE):	25 SPACES	25 CARS	80 SPACES	23 SPACES	58 CARS	RELOT-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)	RELOT-5	4 H.C (INC. 4 VAN ACCESIBLE)	2 H.C (INC. 2 VAN ACCESIBLE)	10 H.C (INC.10 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES	1 H.C SPACES	4 H.C SPACES	1 H.C SPACES	2 H.C SPACES	RELOT-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	RELOT-5	15 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RELOT-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	RELOT-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	RELOT-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	25' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RELOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

1 SITE DATA TABLE
Scale: N.T.S

2 VICINITY MAP
Scale: N.T.S

PROJECT NUMBER: 1005280

APPLICATION NUMBER:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on Apr. 17, 2007 and 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 DRC 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	08-08-07 Date
Water Utility Department	08-08-07 Date
Parks and Recreation Department	8/8/07 Date
City Engineer	8-8-07 Date
Environmental Health Department	Date
Solid Waste Management	7-2309 Date
DRB Chairperson, Planning Department	7-30-07 Date

* Environmental Health, if necessary

SITE PLAN FOR SUBDIVISION
SCALE 1"=50'-0"

REVISION			
DRB COMMENTS	S	7/6/07	1
DRB COMMENTS	S	7/26/07	2
CITY COMMENTS	S	8/28/07	3
PARKING SPACE REDUCTION	S	9/29/07	4
DRB SUBMITTAL	S	1/16/07	5

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, N.W. MEXICO

JOB NO. 0510
DRAWN BY: S
PROJECT MANAGER: S.RAINHART, AIA
SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 12/6/06
SCALE: 1"=50'
SHEET: A1.1
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 User 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 encompasing 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

- CHINESE PISTACHE (M) 25 — Pistacia chinensis — 2" Cal.
- SHUMARD OAK (M) 17 — Quercus shumardii — 2" Cal.
- COMMON HACKBERRY (M) 17 — Celtis occidentalis — 2" Cal.
- CHITALPA (M) 20 — Chilopsis X Catalpa — 2" Cal.
- DESERT WILLOW (L) 54 — Chilopsis linearis — 5 Gal. 225 sf
- SILVERBERRY (M) 50 — Elaeagnus pungens — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 11 — Buddleia davidii — 5 Gal. 100sf
- BIRD OF PARADISE (L) 16 — Caesalpinia gilliesii — 5 Gal. 100sf
- GIANT SACATON (M) 155 — Sporobolus wrightii — 5 Gal. 25sf
- RUSSIAN SAGE (M) 56 — Perovskia atriplicifolia — 5 Gal. 36sf
- CLIFFROSE (M) 63 — Cowania mexicana — 5 Gal. 25sf
- INDIAN HAWTHORN (M) 96 — Raphiolepis indica — 5 Gal. 36sf
- FERN BUSH (L+) 75 — Chamaebatiaria millefolium — 5 Gal. 25sf
- APACHE PLUME (L) 141 — Fallugia paradoxa — 5 Gal. 25sf
- LITTLELEAF LINDEN (H) 9 — Tilia cordata — 2" Cal.
- PURPLE ROBE LOCUST (M) 14 — Robinia pseudoacacia — 2" Cal.
- JAPANESE PAGODA TREE (M) 8 — Sophora japonica — 2" Cal.
- GLOBE WILLOW (H) 5 — Salix matsudana — 2" Cal.
- AFGHAN PINE (M) 23 — Pinus eldarica — min 10' with av. caliper of 3"
- GREEN GIANT ARBORVITAE (M) 17 — Thuja plicata — min 10' with av. caliper of 2"
- NEW MEXICO OLIVE (L) 47 — Forestiera neomexicana — 15 Gal. 225sf
- PRICKLY PEAR (L) 126 — Opuntia macrocentra — 9 sf
- CHAMISA (L) 84 — Chrysothamnus nauseosus — 1 Gal. 25sf
- SANTOLINA (L) 82 — Santolina spp. — 1 Gal. 25sf
- PONKS CASTLE SAGE (L+) 81 — Artemisia X Powis Castle — 1 Gal. 25sf
- TURPENTINE BUSH (L) 179 — Ericameria laricifolia — 1 Gal. 16sf
- AUTUMN SAGE (M) 73 — Salvia greggii — 1 Gal. 9sf
- POTENTILLA (M) 52 — Potentilla fruticosa — 1 Gal. 9sf
- BIG SAGE (L+) 87 — Artemisia tridentata — 5 Gal. 16sf
- BLUE SOTOL (L) 40 — Dasylirion wheeleri — 5 Gal. 9sf
- REGAL MIST (M) 80 — Muhlenbergia capillaris — 5 Gal. 9sf
- RED YUCCA (L) 65 — Hesperaloe parviflora — 5 Gal. 9sf
- GREYLEAF COTONEASTER (M) 30 — Cotoneaster buxifolius — 5 Gal. 21sf — Symbol indicates 3 plants
- SANTA FE BROWN GRAVEL MULCH WITH FILTER FABRIC
- SOD WITH POP-UP IRRIGATION HEADS
- PRAIRIE CONEFLOWER (M) 106 — Ratibida columnifera — 1 Gal. 4sf
- THREADGRASS (M) 127 — Stipa tenuissima — 1 Gal. 4sf
- PERKY SUE (L) 173 — Hymenoxys argentea — 1 Gal. 1sf
- WILDFLOWER 35 — 1 Gal. 4sf
- WINTER JASMINE (L+) 64 — Jasminum nudiflorum — 1 Gal. 144sf — Symbol indicates 3 plants
- HONEYSUCKLE (M) 81 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked—Groundcover
- BOULDER MONOLITH 1

PLANT LEGEND (N.T.S)

RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

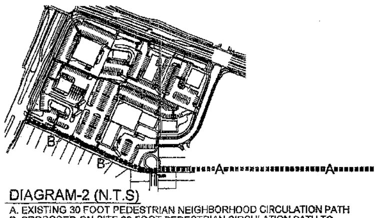


DIAGRAM-2 (N.T.S)

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

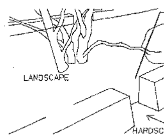


DIAGRAM-5 (N.T.S)

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 of 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 ageements. 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~~ amount required in the 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 feet area in the basement areas and on 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 Pollen 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 landscape 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.

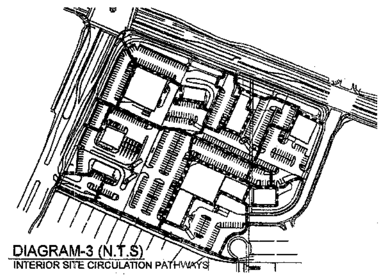


DIAGRAM-3 (N.T.S)

INTERIOR SITE CIRCULATION PATHWAYS

5) All planting areas not covered with turf shall have a ground topping of crushed rock, ,or similar material which extends completely under the plant material.
6) Landscape headers shall be used to separate any turf and groundcover areas.
7) To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking with no space being more than 100 feet from a tree.
8) 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet
9) An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
10) Minimum plant sizes at time of installation shall be as follows:
Trees 2 to 3 inch caliper (varies by species) or 8 to 10 feet in height
Shrubs and Groundcovers 1 gallon

High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.

11) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
A.Water storage devices shall be above ground only,constructed of a material suitable for containment of harvested water.
B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.
C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
D.Water provided by the water harvesting system shall be supplemental to the irrigation system.

12. Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re:diagram-5 for illustration)

13. Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures is that of the provided site plan for building permit elevations. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements.Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. 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 is to be based on the average height between the plate and ridge.

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 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 6098 (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 CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

E. BUILDING COLOR SCHEDULE

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 shall 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 tnot 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.

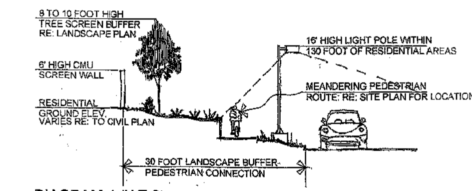


DIAGRAM-4 (N.T.S)

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 essential to 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 materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
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 permited on any given street frontage greater than 1,500 linear feet.
c. Size:
1. The size of wall signs shall not exceed the following:
Single tenant buildings shall not exceeed 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 6' 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 movable 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.

REV	DATE	BY	REVISION
1	1/26/07	S	REV SUBMITTAL
2	5/10/07	S	PER OFFICIAL NOTICE OF DECISION COMMENTS
3	5/10/07	S	NOTICE OF DECISION COMMENTS
4	7/6/07	S	CIRB COMMENTS
5			
6			

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PROJECT TITLE: McMAHON MARKET PLACE
S.E.C OF UNSER AND MCMAHON
ALBUQUERQUE NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.: 0670
DRAWN BY: S
SHEET TITLE: DESIGN GUIDELINES
DATE: 12/6/06
SCALE: 1"=50'
sheet: A1.2 of-