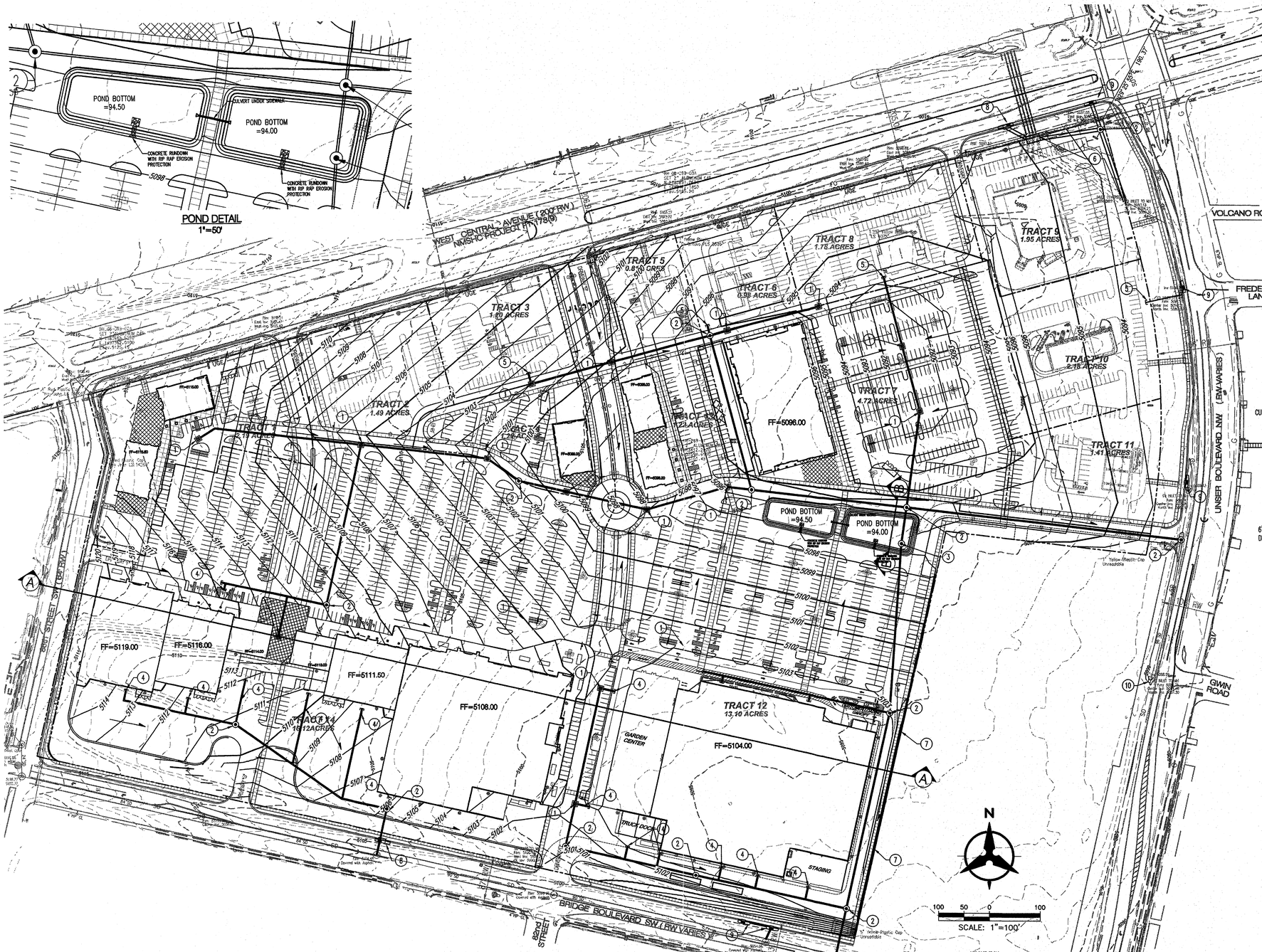
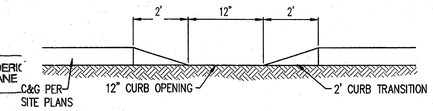


KEYED NOTES

1. STORM DRAIN INLET.
2. STORM DRAIN MANHOLE.
3. STORM DRAIN MANHOLE WITH SLOTTED COVER.
4. STUB ROOF DRAIN TO WITHIN 5' OF BUILDING.
5. STUB STORM DRAIN TO 10' BEYOND PROPERTY LINE.
6. CONNECT EXISTING STORM DRAIN CULVERTS TO NEW JUNCTION BOX. CONNECT JUNCTION BOX TO EXISTING STORM DRAIN IN UNSER BLVD. THIS WORK SHALL BE COMPLETED WITH PUBLIC INFRASTRUCTURE PLANS.
7. RETAINING WALL.
8. TYPE DOUBLE A INLET
9. TYPE C INLET
10. EXISTING DROP INLET TO REMAIN



1 TYPICAL CURB CUT DETAIL
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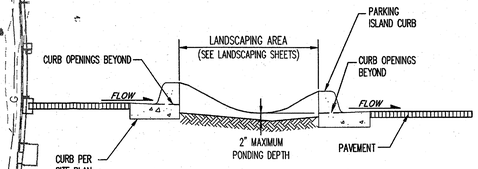

CROSS SECTION
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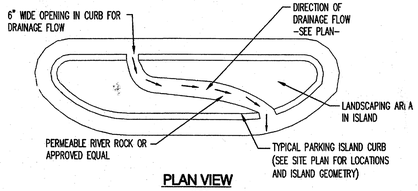
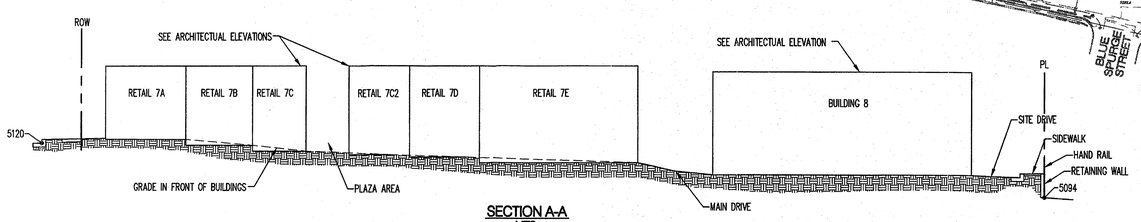


PLAN VIEW
N.T.S.

2 TYPICAL WATER HARVESTING DETAIL
N.T.S.



SECTION A-A
NTS

LEGEND

	PROPERTY LINE
5301	EXISTING CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION
	EXISTING ELECTRICAL POLE
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	EXISTING TREE
SD	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

BRUCE J. STIDWORTHY NEW MEXICO 14523 REGISTERED PROFESSIONAL ENGINEER
6/17/08

Unser Crossing
DRB Submittal
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Job Number	
Drawn By	BO
Checked	RM/BJS
Issue Date	June 17, 2008

CONCEPTUAL GRADING PLAN

Scale

C-101

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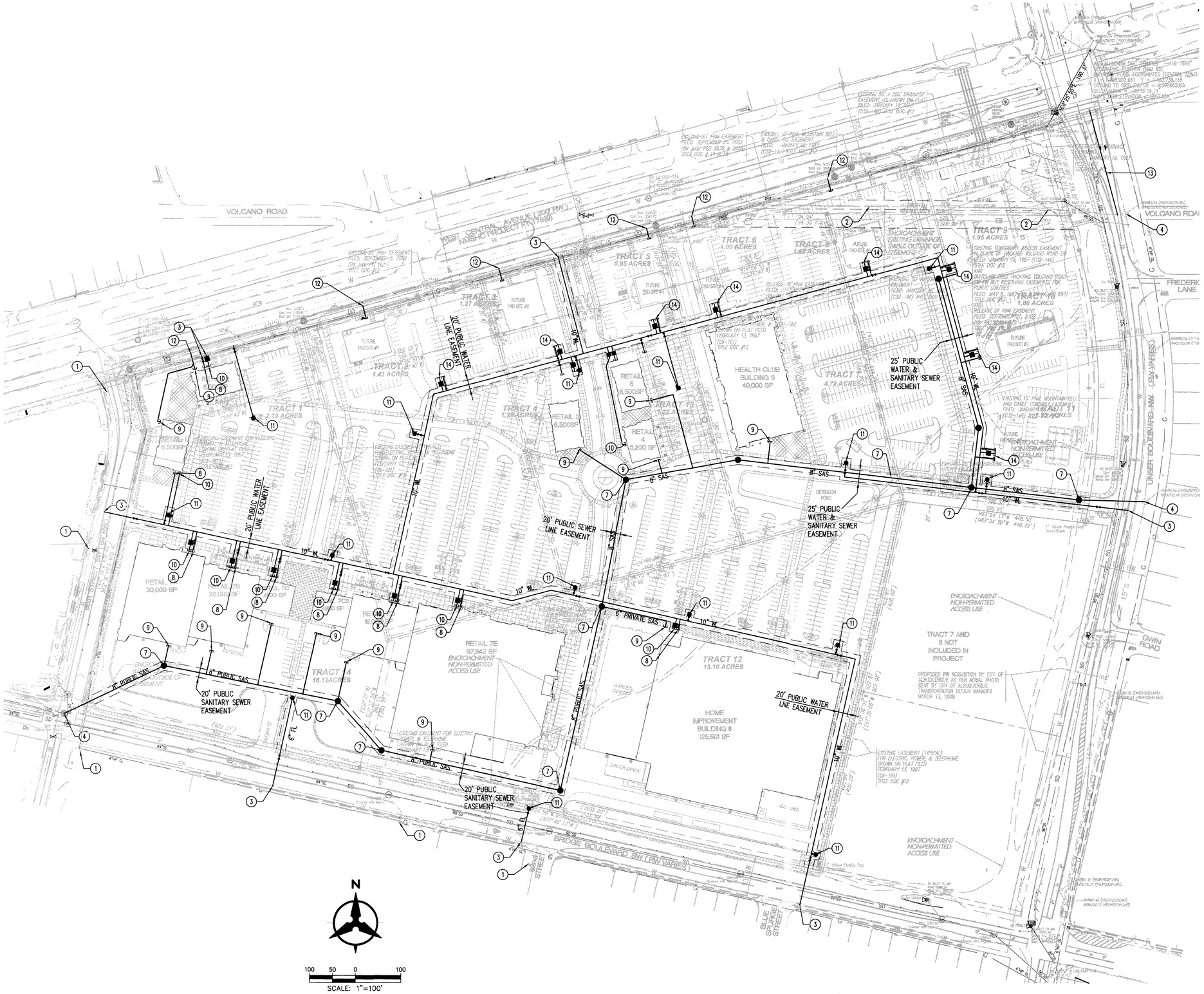

KEYED NOTES

1. EXISTING FIRE HYDRANT
2. DEMO EXISTING WATERLINE
3. CONNECT WATER/FIRE SERVICE TO EXISTING WATERLINE.
4. CONNECT SEWER LINE TO EXISTING MANHOLE AT INVERT ELEVATION SHOWN.
5. CONNECT SEWER SERVICE TO NEW MANHOLE AT INVERT ELEVATION SHOWN.
6. NEW PUBLIC SEWER LINE.
7. NEW SAS MANHOLE.
8. CONNECT FIRE LINE TO WITHIN 5' OF BUILDING.
9. CONNECT SAS LINE TO WITHIN 5' OF BUILDING.
10. CONNECT WATER LINE TO WITHIN 5' OF BUILDING.
11. NEW FIRE HYDRANT.
12. CONNECT SEWER LINE TO EXISTING LINE.
13. CONNECT EXISTING WATERLINE IN CENTRAL TO EXISTING WATERLINE IN UNSER.
14. STUB OUT DOMESTIC WATER SERVICE AND FIRE SERVICE LINES TO FUTURE PAD SITES.

LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
	EXISTING WATER METER
	EXISTING CAP
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING INLET
	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
CO	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
	PROPOSED VALVE
FL	PROPOSED FIRE LINE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER

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Unser Crossing
DRB Submittal
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Rev. 1	June 24, 2008
Rev. 2	July 8, 2008

Job Number	
Drawn By	BO
Checked	RM/BJS
Issue Date	June 17, 2008

CONCEPTUAL UTILITY PLAN

Scale

C-201

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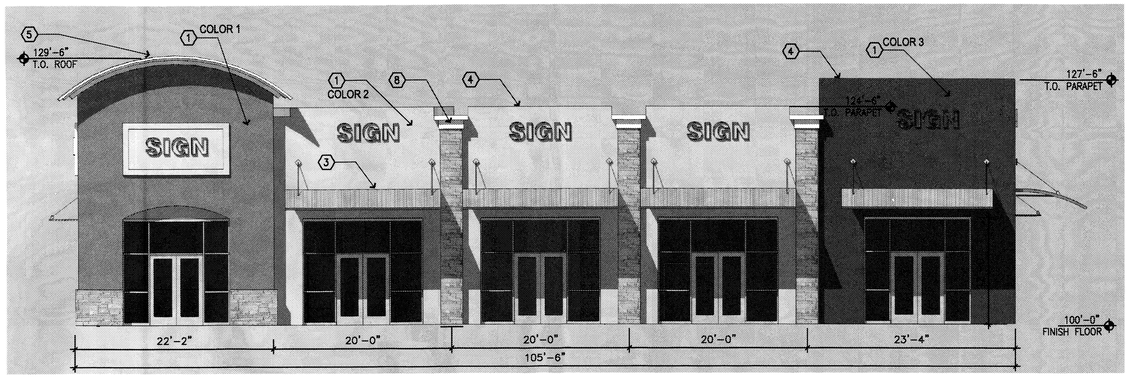
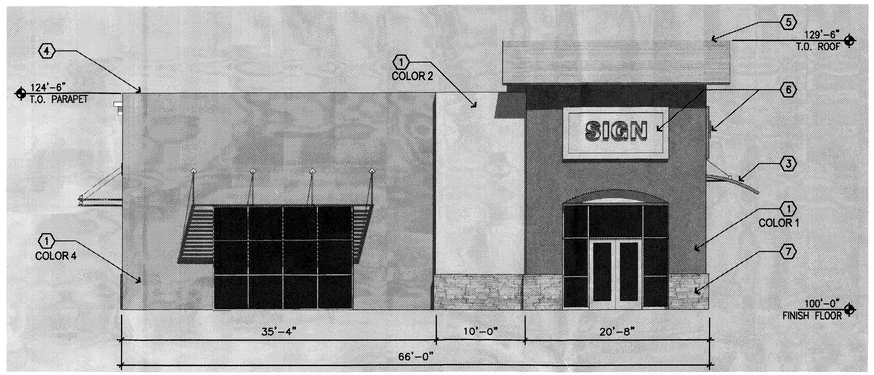
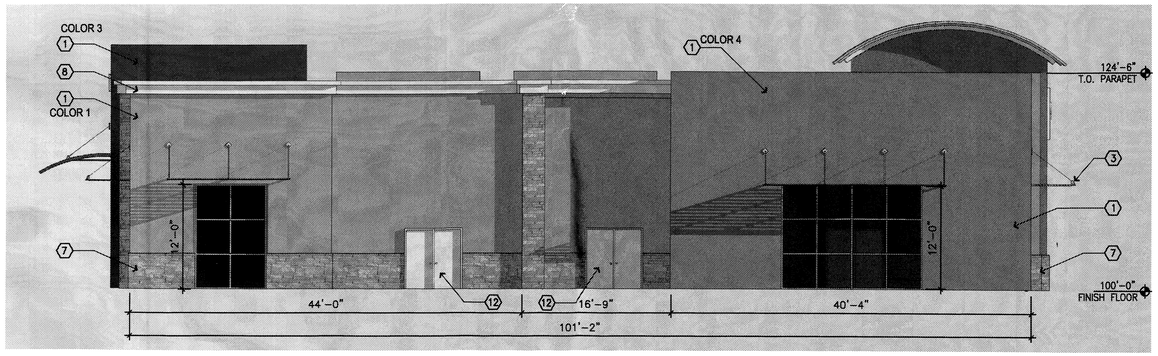


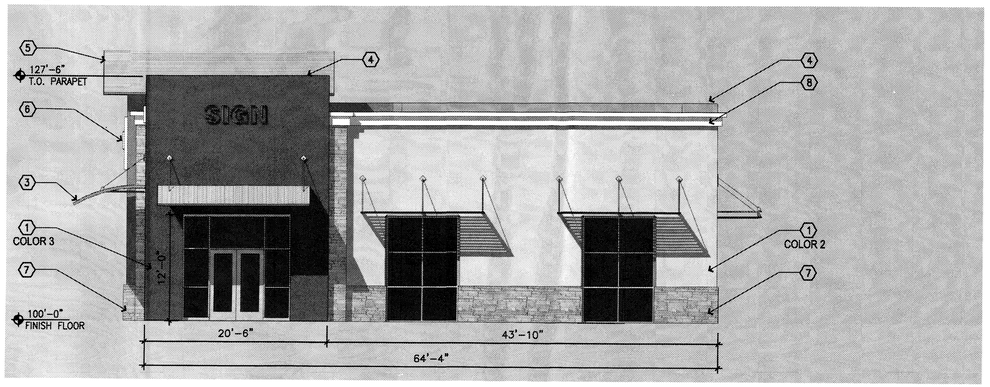
1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



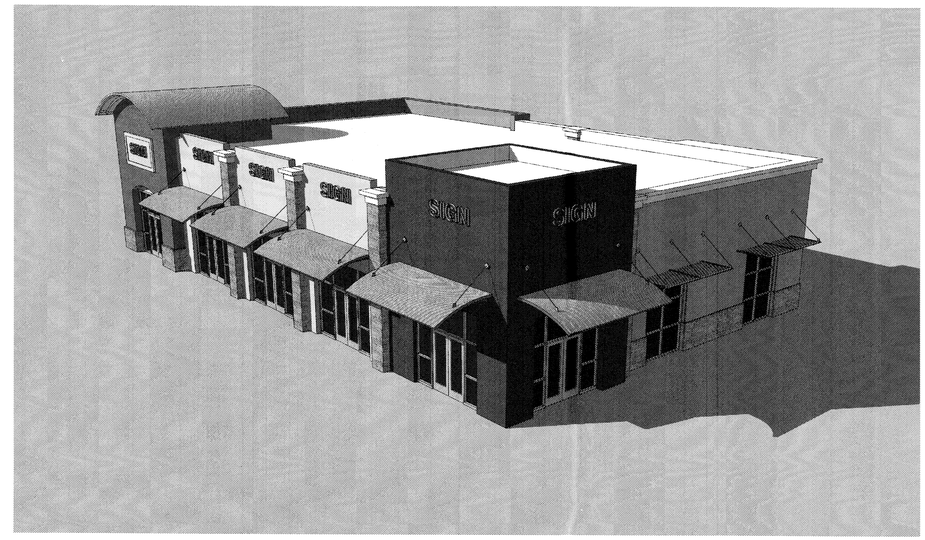
2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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



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



5 BIRDSEYE VIEW- NORTH EAST

6 EYE LEVEL VIEW- SOUTH EAST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6272 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
3. METAL AWNING, PAINT S.W. Key Stone Grey
4. METAL COPING, PAINT, S.W. 7008 Alabaster
5. METAL ROOF, Satin Aluminum Finsh.
6. BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
7. STONE VENEER - Canyon Rock Ledgstone manufactured stone venner
8. STUCCO CORNICE, COLOR 5
9. CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
10. CANVAS AWNING, TO MATCH S.W. 6648 KUMQUAT
11. PAINTED STEEL TRELLIS, S.W. 7171 ROOT BEER FLOAT
12. PAINTED METAL DOOR AND FRAME, S.W. KEY STONE GREY

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

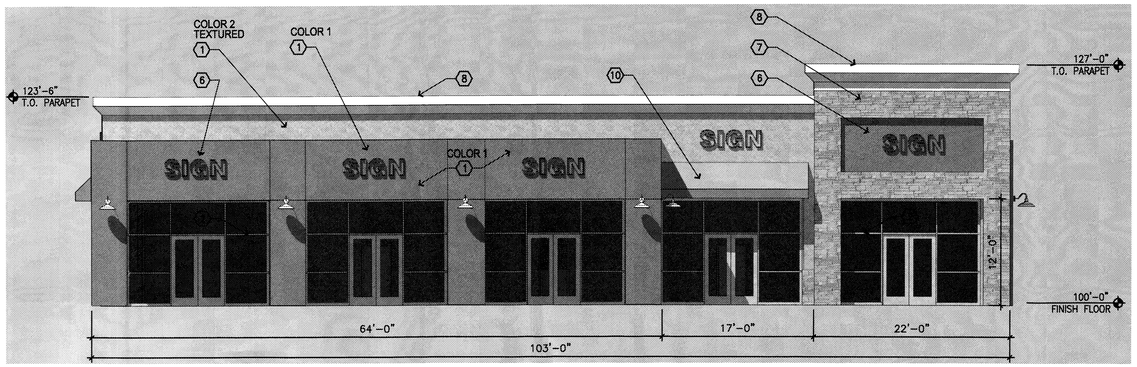
Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

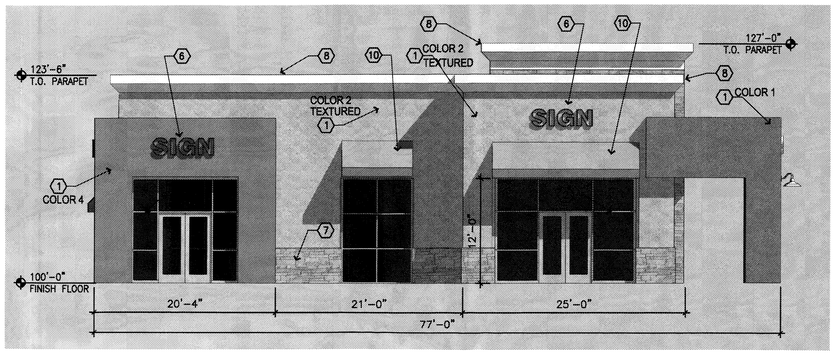
RETAIL BUILDING 1
ELEVATIONS

Scale

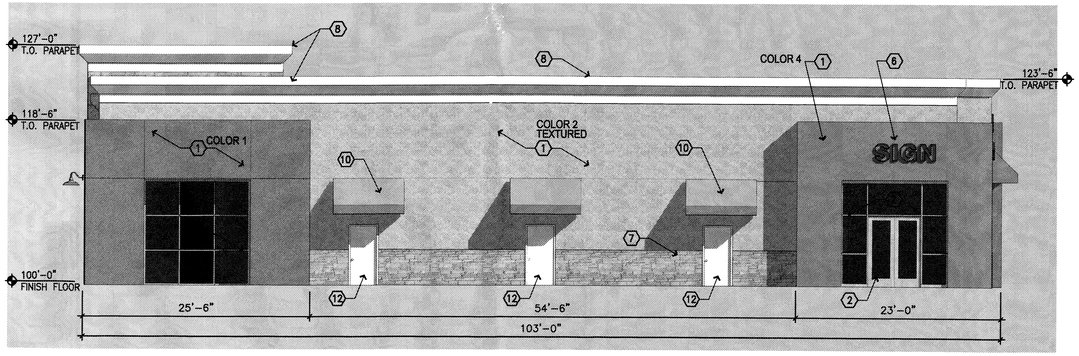
A-101
00 OF 00



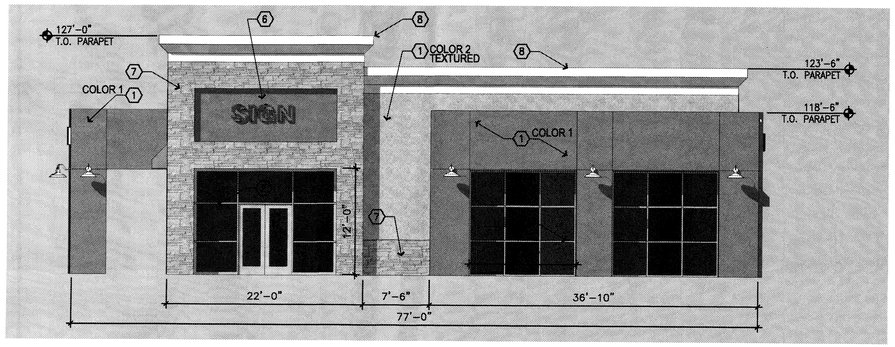
1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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



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



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

5 BIRDSEYE VIEW- SOUTH WEST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
3. METAL AWNING, PAINT S.W. Key Stone Grey
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12. PAINTED METAL DOOR AND FRAME, S.W. KEY STONE GREY

6 EYE LEVEL VIEW- SOUTH EAST

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 2
ELEVATIONS

Scale

A-102
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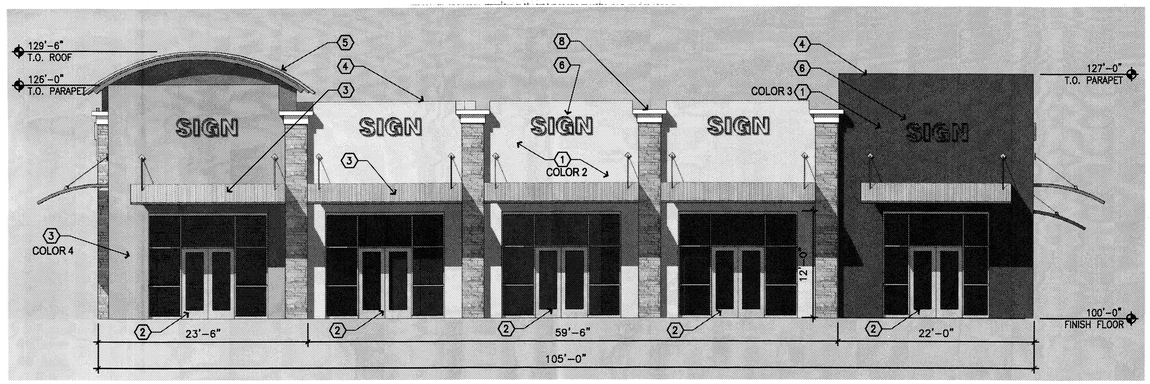
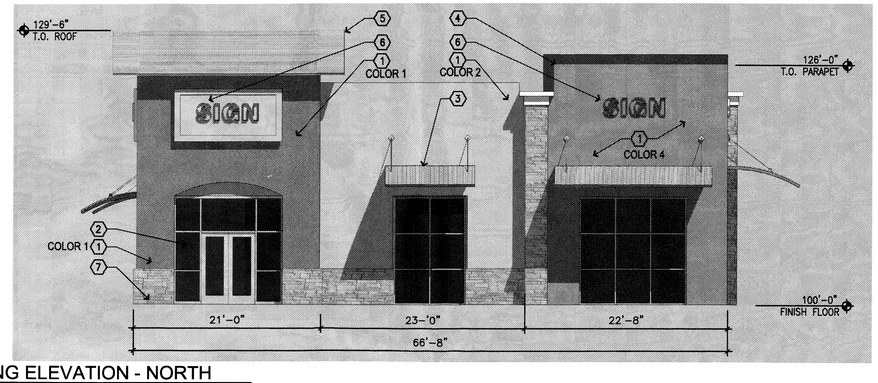
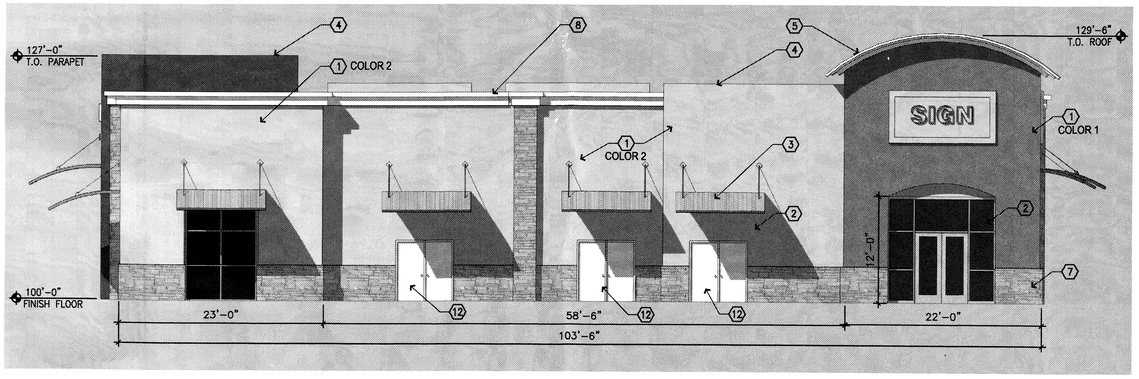


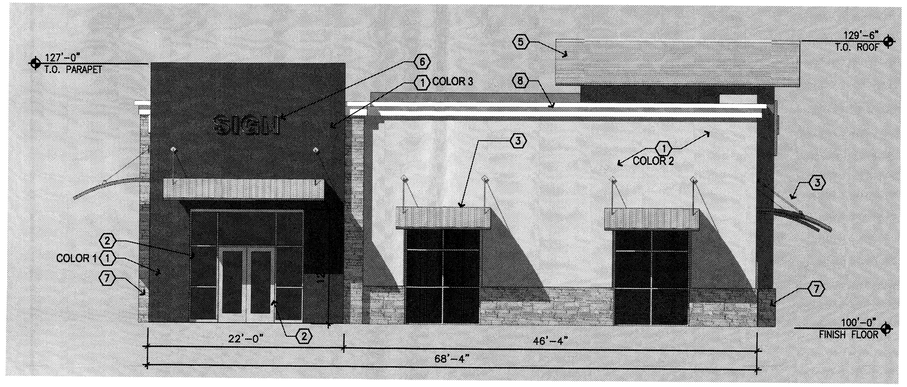
1 BUILDING ELEVATION - WEST
1/8" = 1'-0"



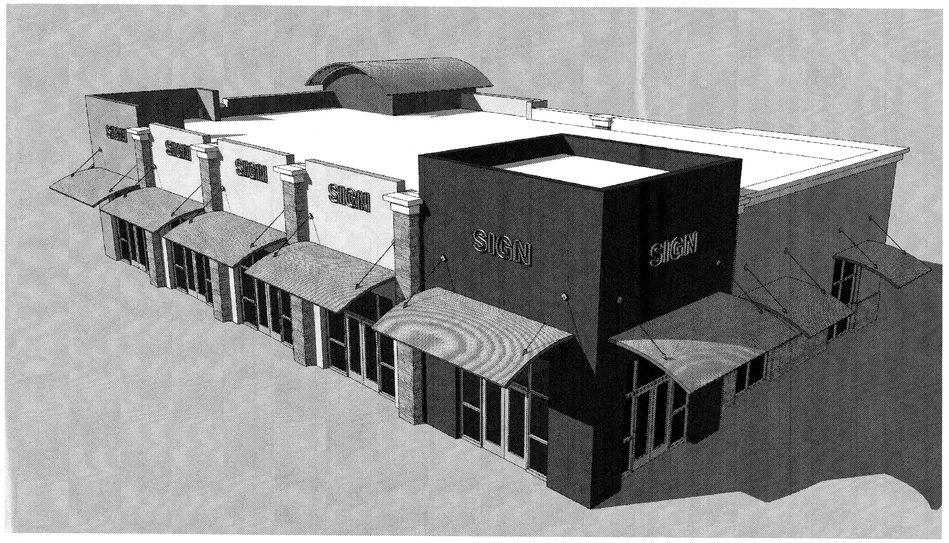
2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



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



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



5 BIRDSEYE VIEW - SOUTHWEST

STUCCO COLORS

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COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 821 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

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6 EYE LEVEL VIEW - NORTHWEST

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

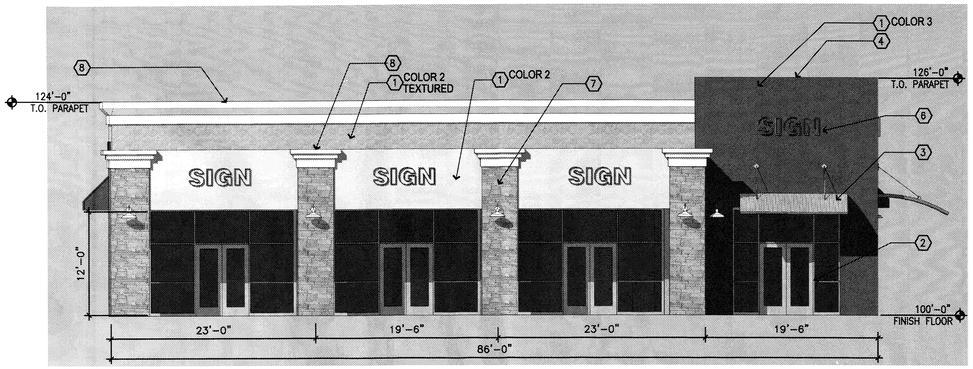
Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 3
ELEVATIONS

Scale

A-103
00 OF 00



1 BUILDING ELEVATION - EAST
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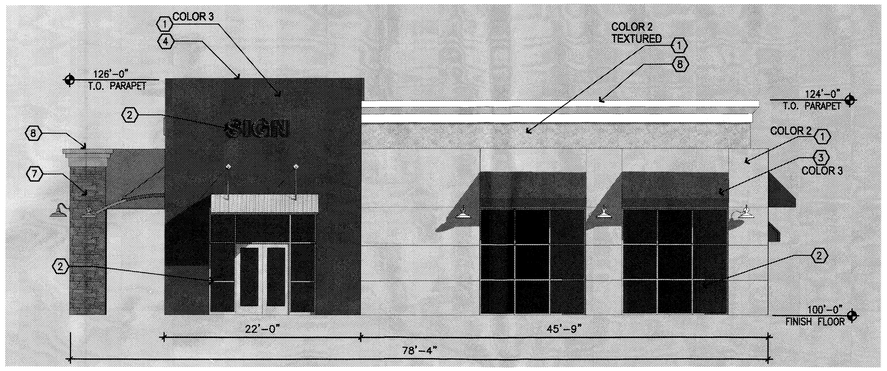

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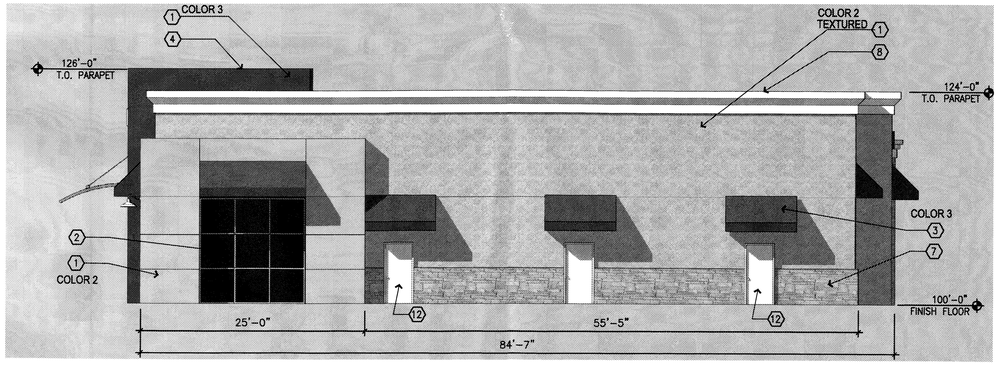
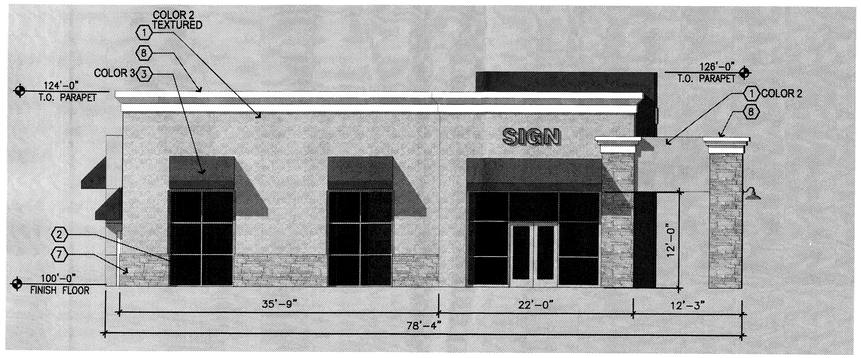


3 BUILDING ELEVATION - WEST
1/8" = 1'-0"



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

STUCCO COLORS

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ELEVATION NOTES

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5 BIRDSEYE VIEW - SOUTHEAST

6 EYE LEVEL VIEW - NORTHEAST

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Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

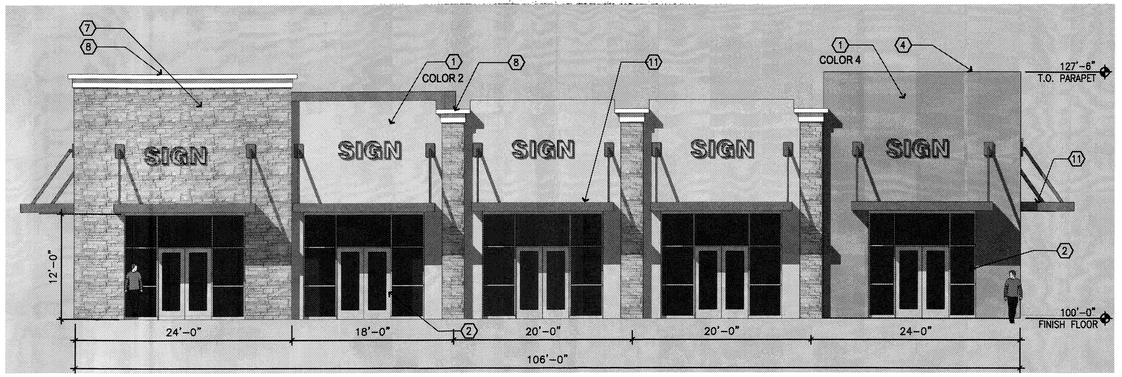
Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

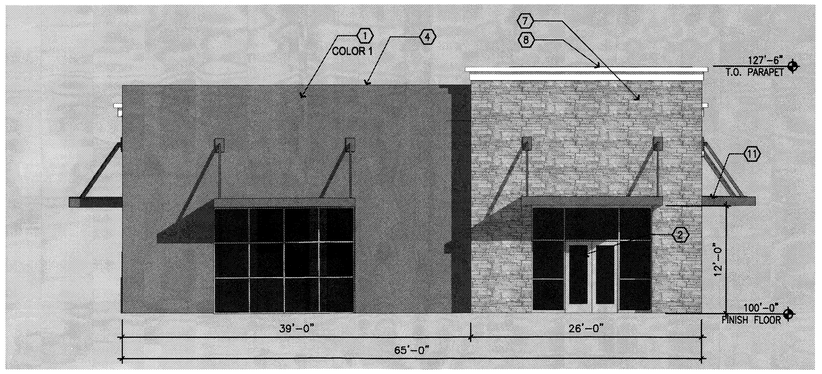
RETAIL BUILDING 4
ELEVATIONS

Scale

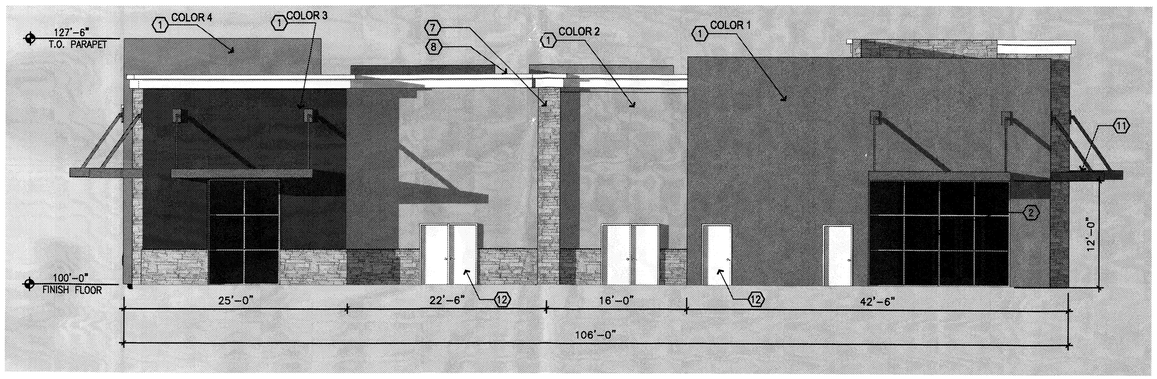
A-104
00 OF 00



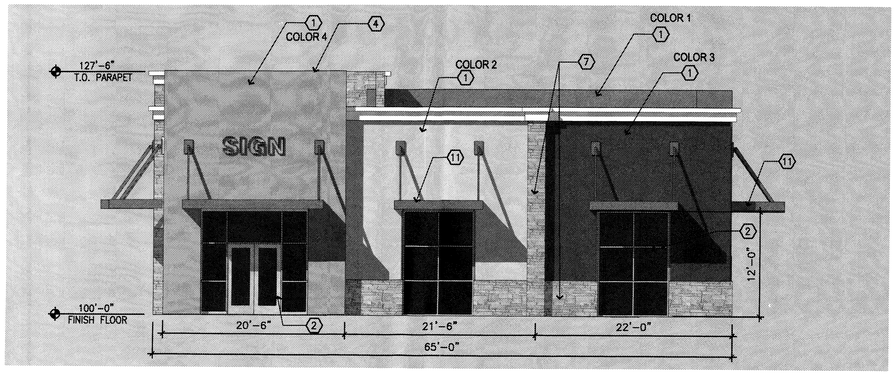
1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



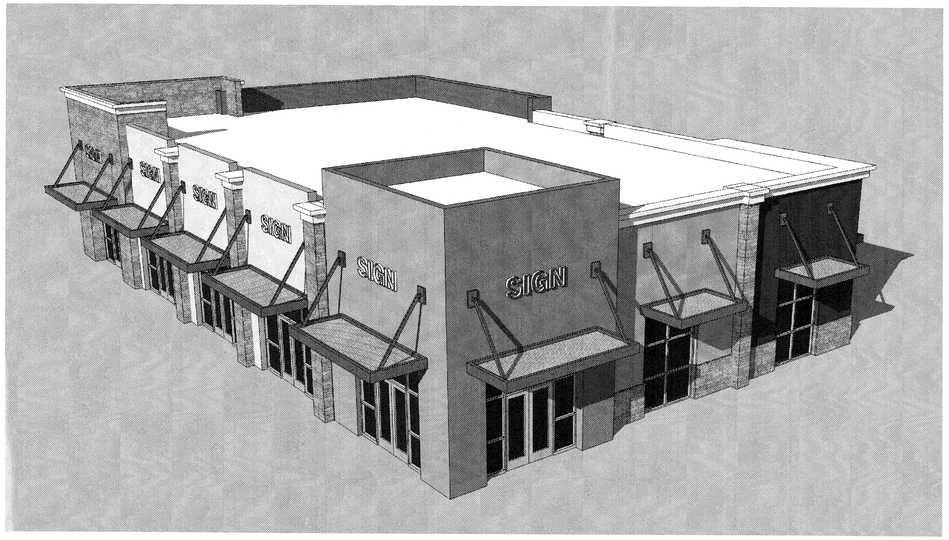
2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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



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



5 BIRDSEYE VIEW - NORTHWEST

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
3. METAL AWNING, PAINT S.W. Key Stone Grey
4. METAL COPING, PAINT, S.W. 7008 Alabaster
5. METAL ROOF, Satin Aluminum Finsh.
6. BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
7. STONE VENEER - Canyon Rock Ledgstone manufactured stone venner
8. STUCCO CORNICE, COLOR 5
9. CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3698
10. CANVAS AWNING, TO MATCH S.W. 6648 KUMQUAT
11. PAINTED STEEL TRELLIS, S.W. 7171 ROOT BEER FLOAT
12. PAINTED METAL DOOR AND FRAME, S.W. KEY STONE GREY

6 EYE LEVEL VIEW - SOUTHWEST

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

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RETAIL BUILDING 5
ELEVATIONS

Scale

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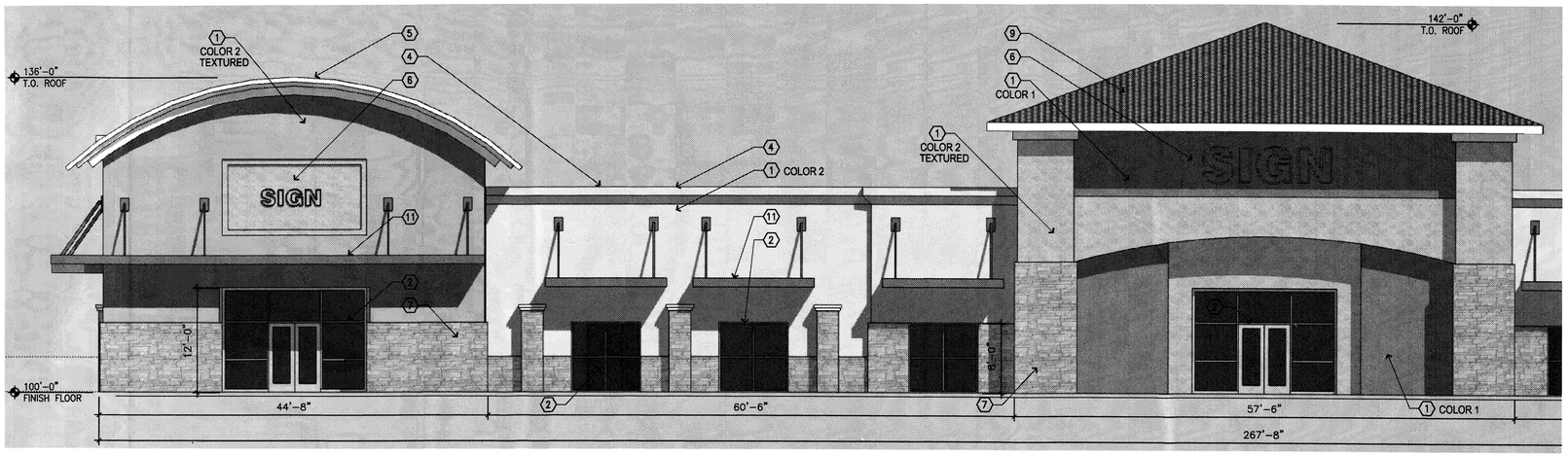

1 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

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COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

1. STUCCO FINISH
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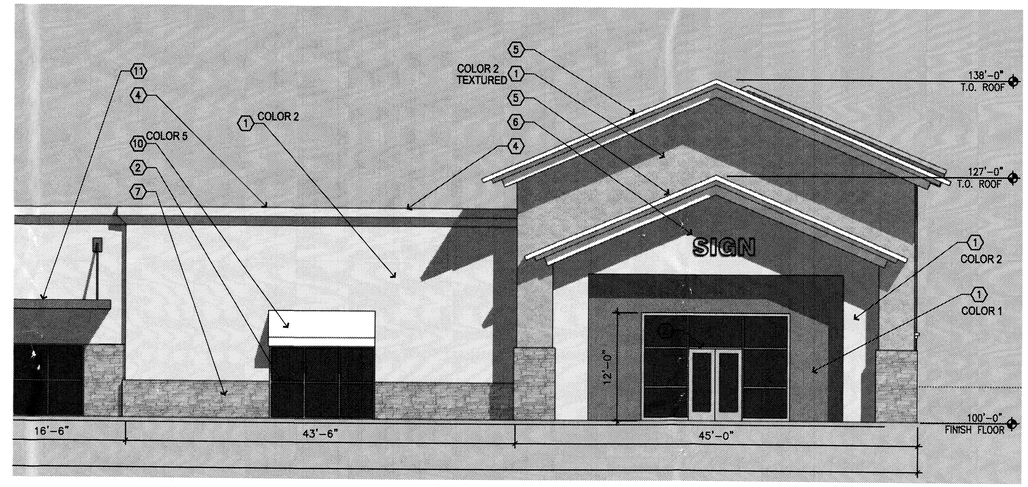
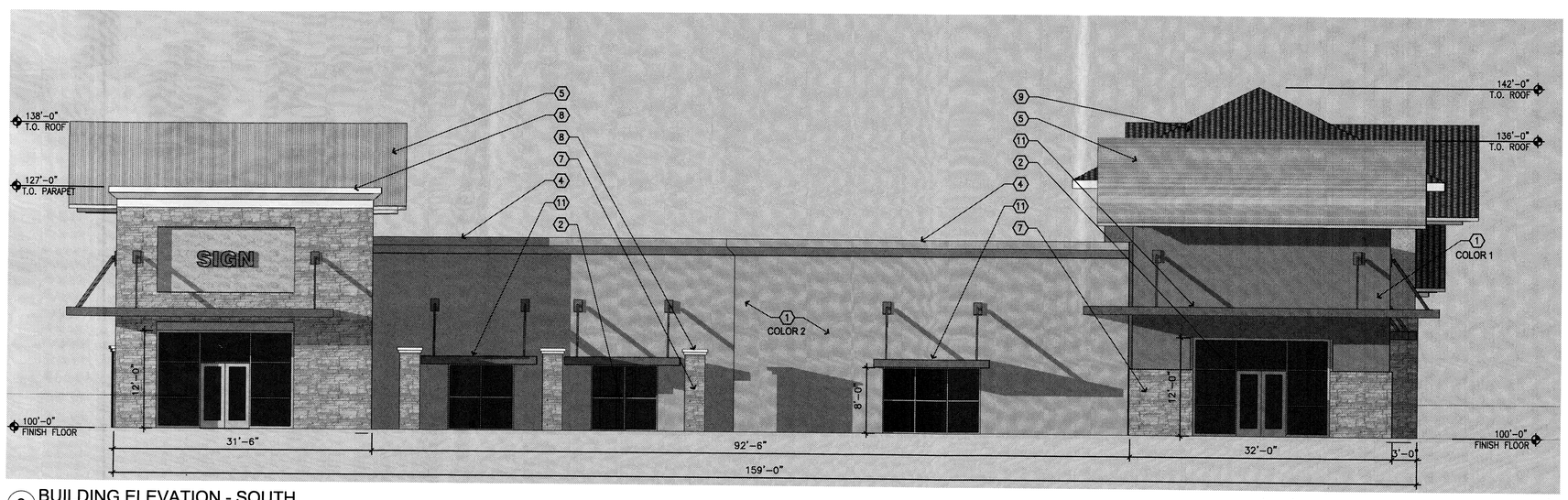


2 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"



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

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RETAIL BUILDING 6
ELEVATIONS

Scale

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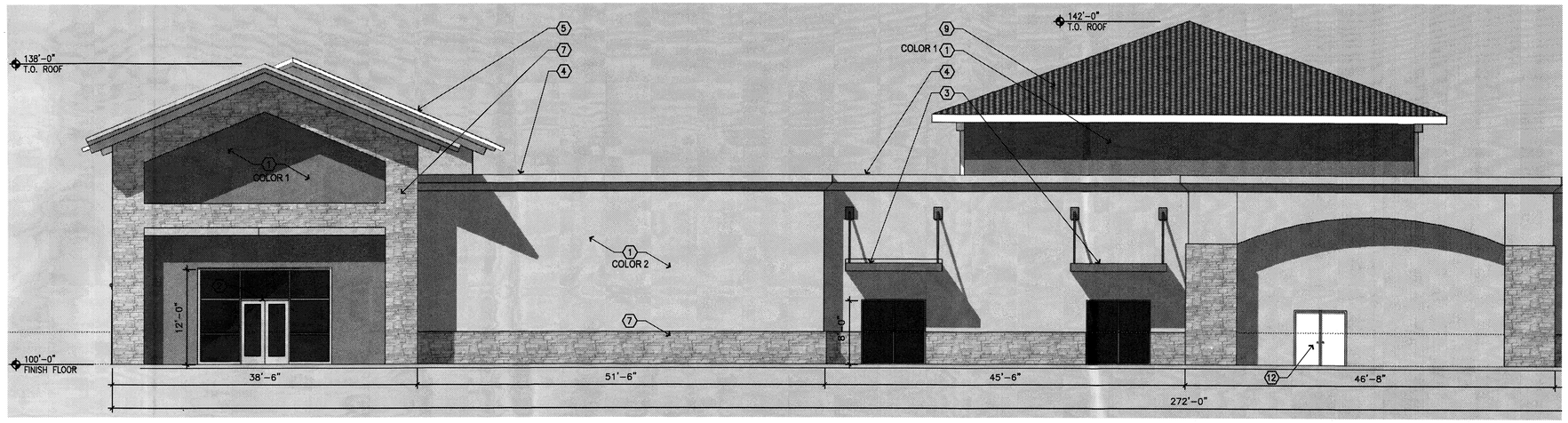

1 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

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2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
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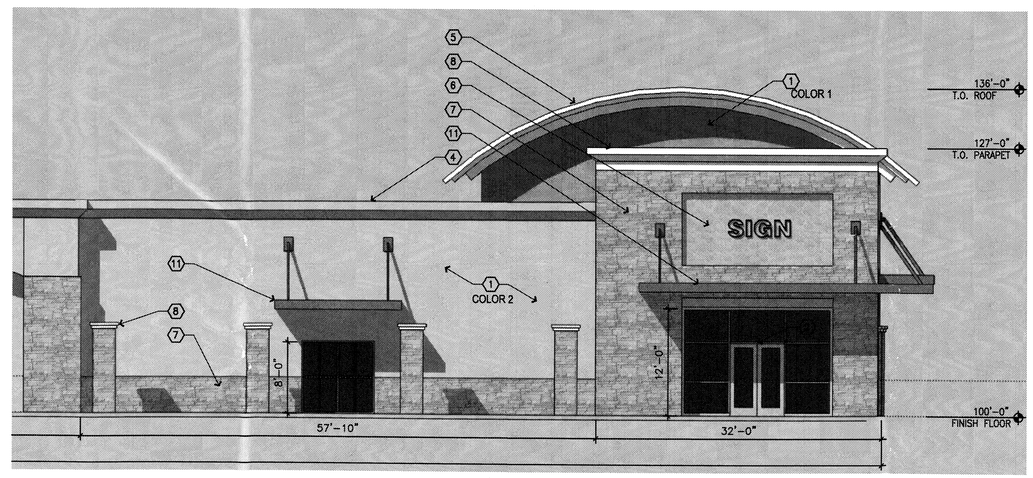
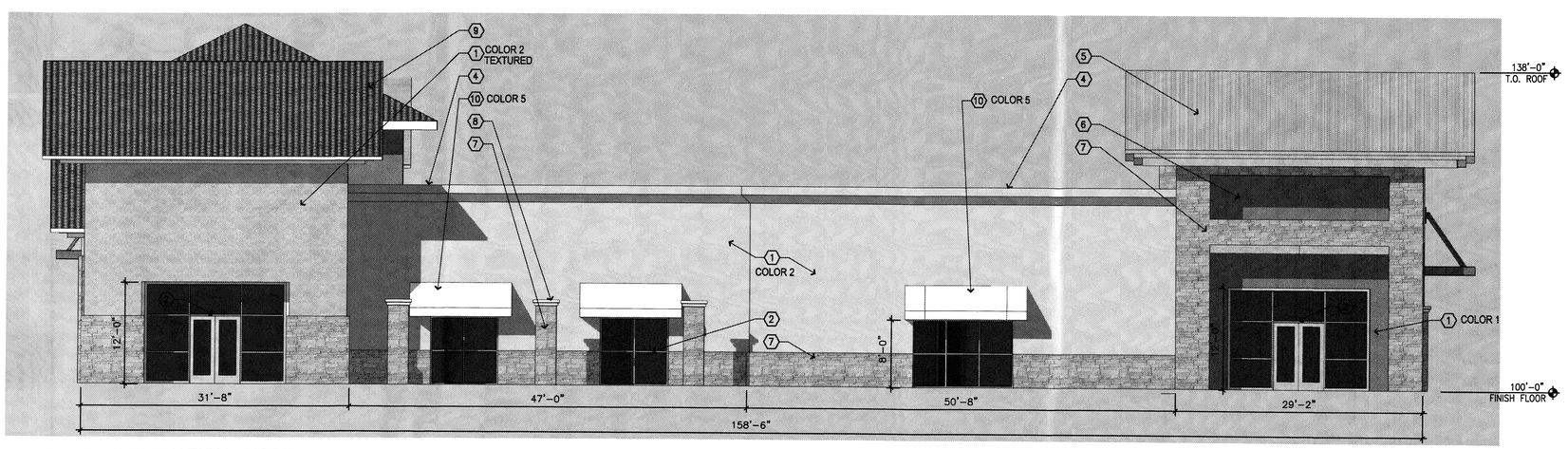


2 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"



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

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RETAIL BUILDING 6
ELEVATIONS

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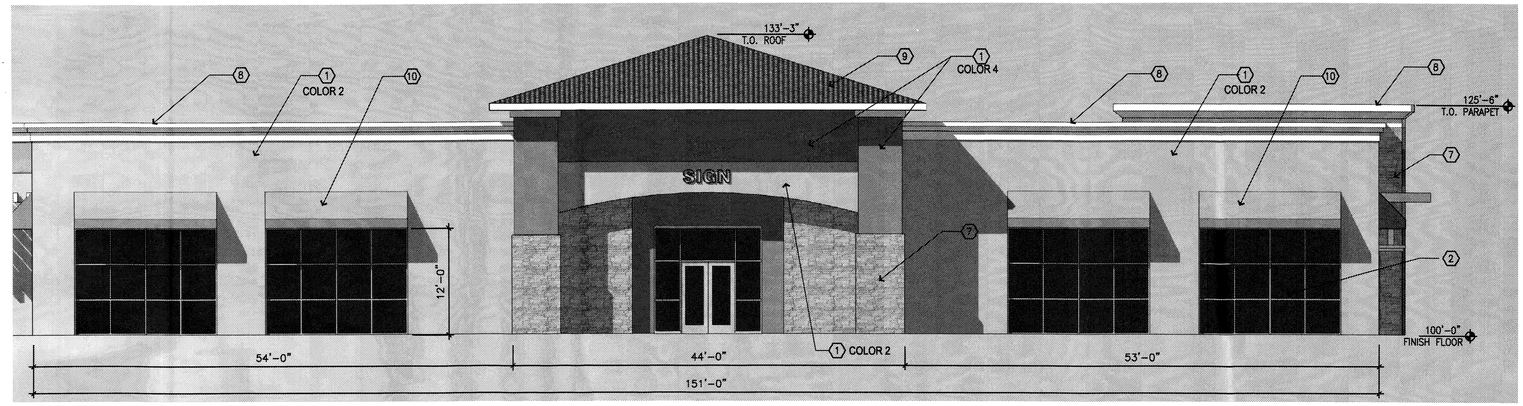
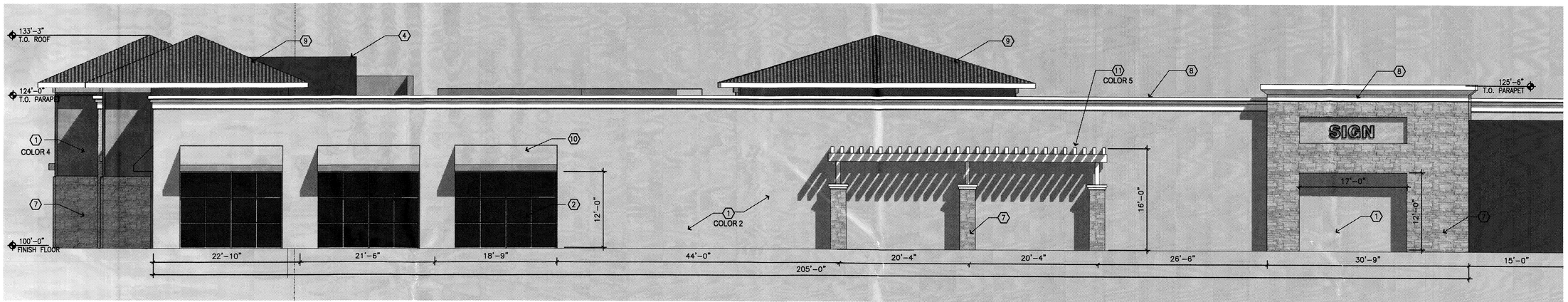
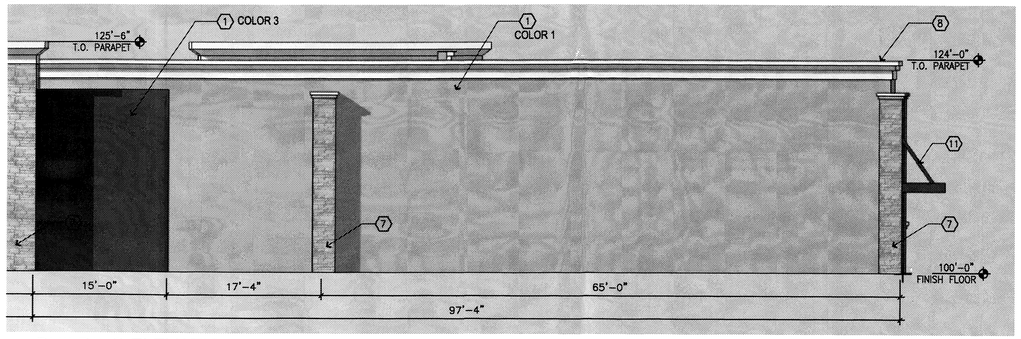


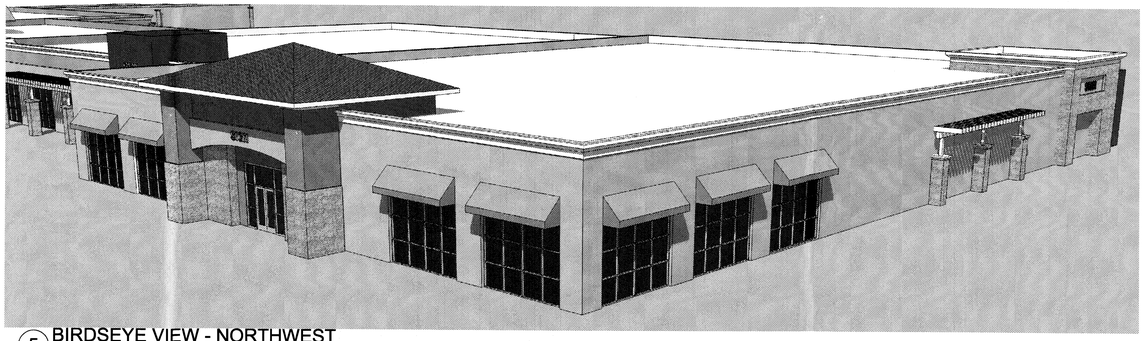
1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



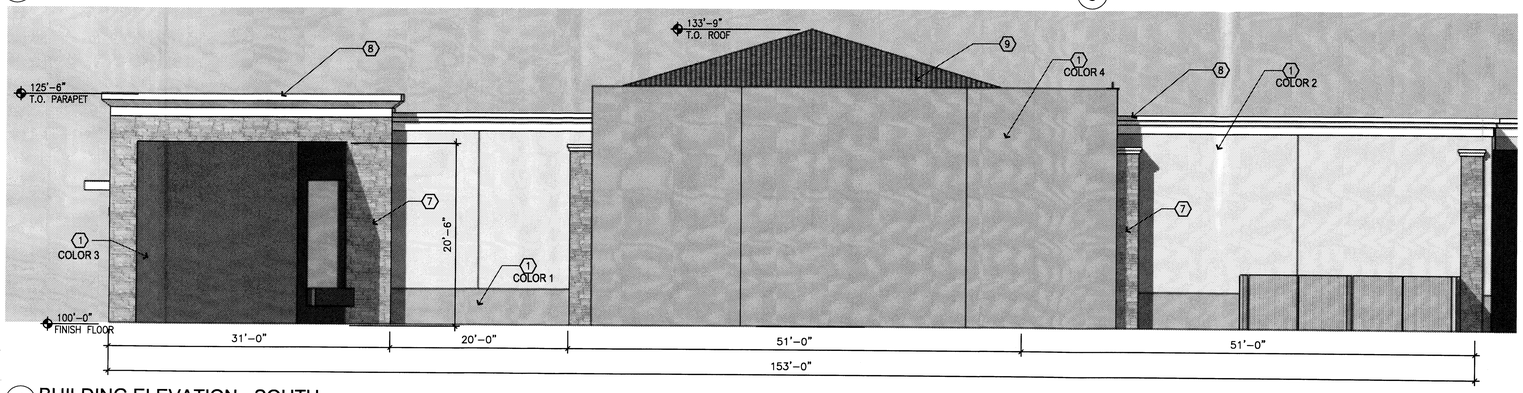
2 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"



3 BUILDING ELEVATION - PARTIAL WEST
1/8" = 1'-0"



5 BIRDSEYE VIEW - NORTHWEST



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

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6272 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
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RETAIL BUILDING 7
ELEVATIONS

Scale

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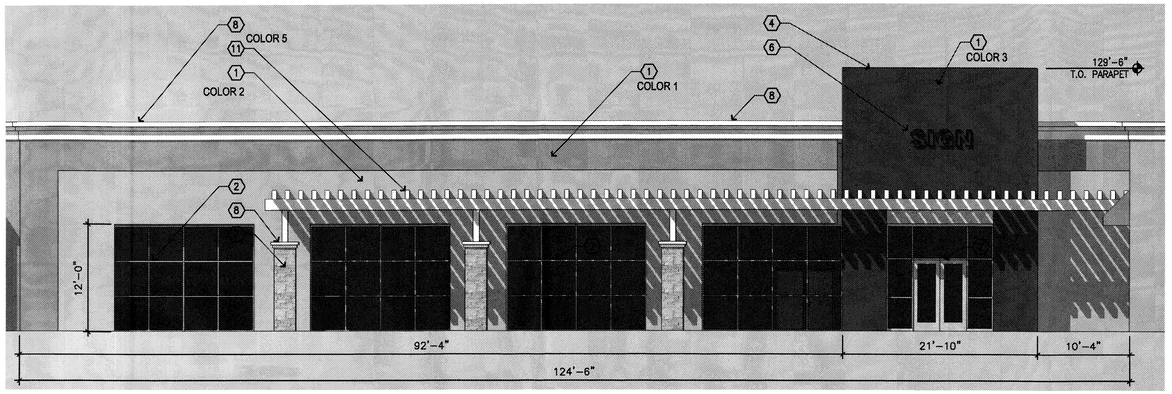

1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 821 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

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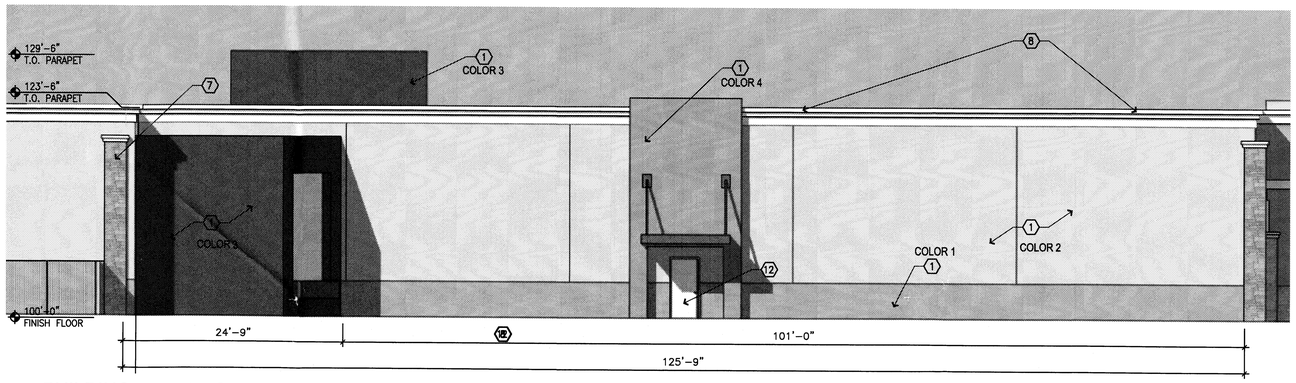
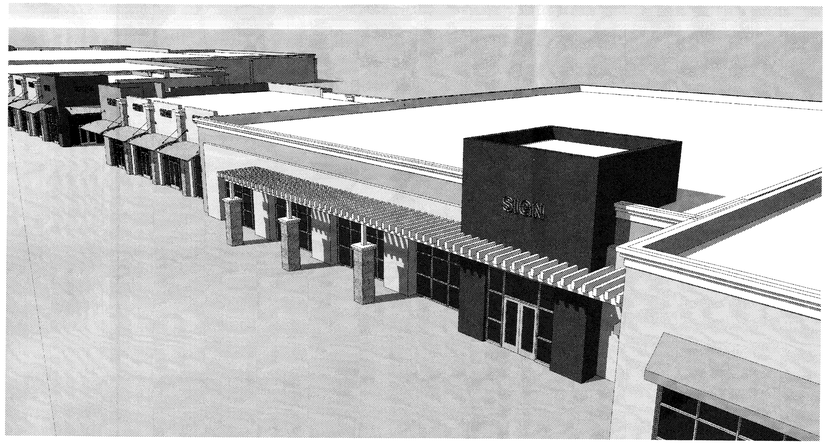
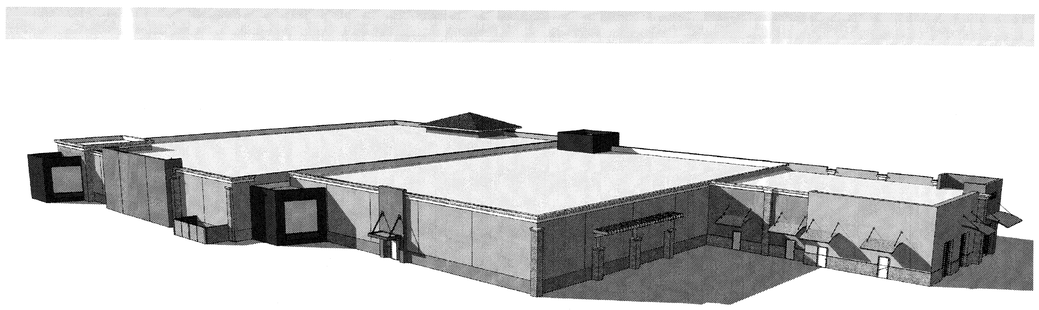


2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

3 EYE LEVEL VIEW - NORTH



4 BIRDSEYE VIEW - NORTH (INCLUDING BUILDING C1)



5 BIRDSEYE VIEW - SOUTHE (INCLUDING BUILDING C)

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RETAIL BUILDING 7
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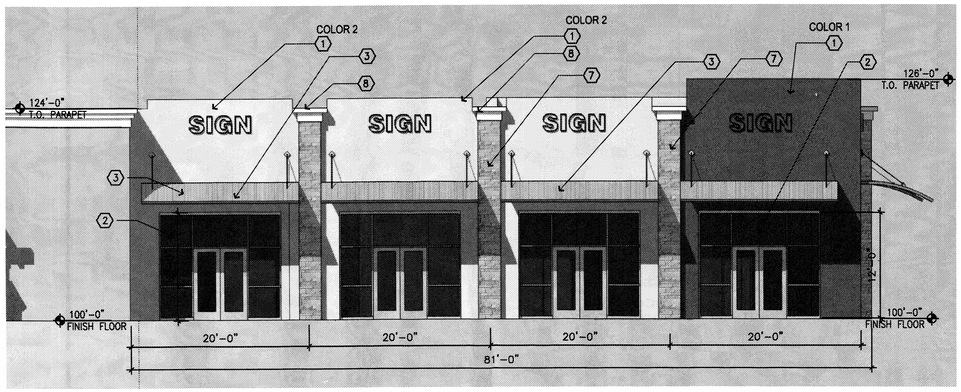
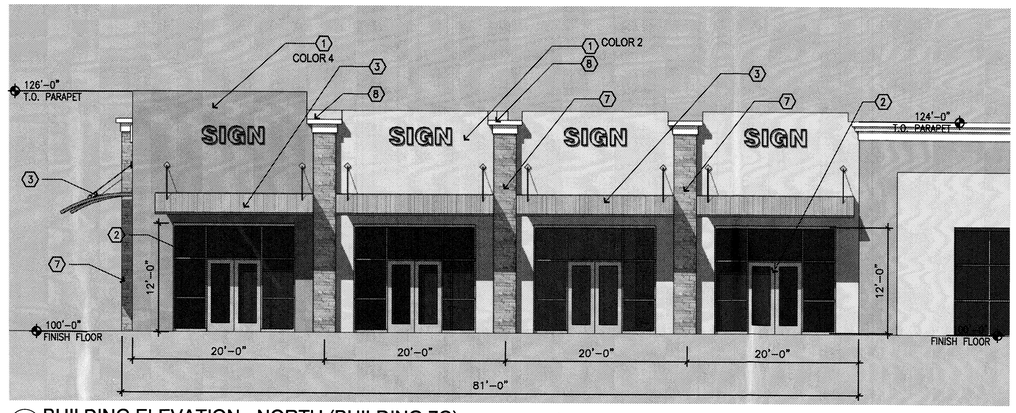
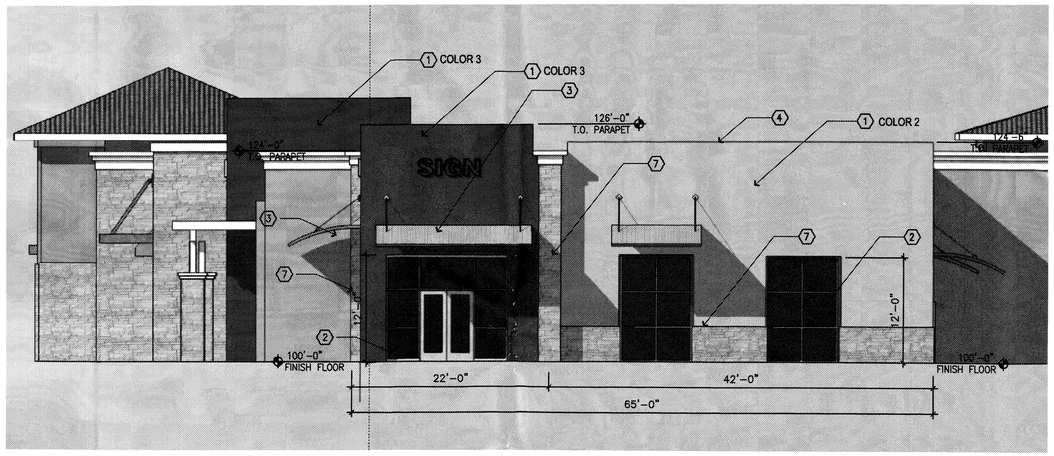


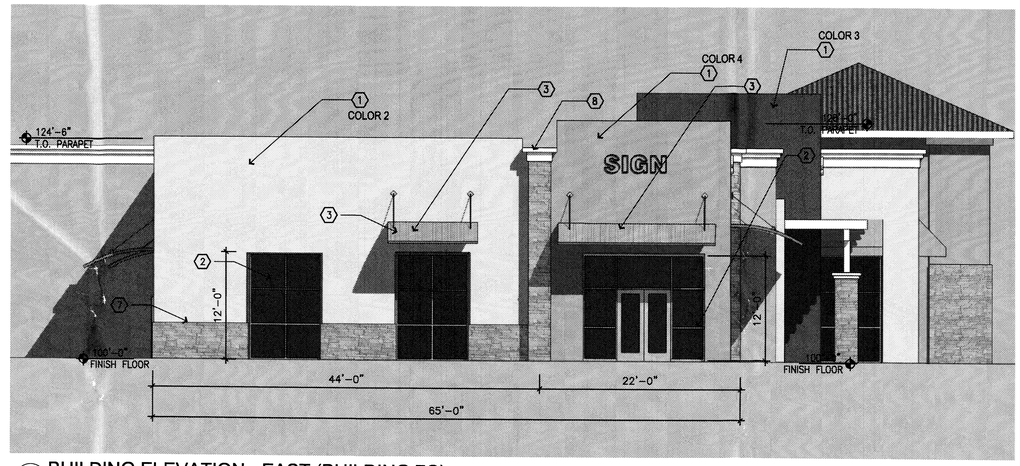
1 BUILDING ELEVATION - NORTH (BUILDING 7C-2)
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH (BUILDING 7C)
1/8" = 1'-0"



3 BUILDING ELEVATION - WEST (BUILDING 7C-2)
1/8" = 1'-0"



4 BUILDING ELEVATION - EAST (BUILDING 7C)
1/8" = 1'-0"

5 EYE LEVEL VIEW - NORTH (BUILDING 7C)

STUCCO COLORS

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COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6272 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

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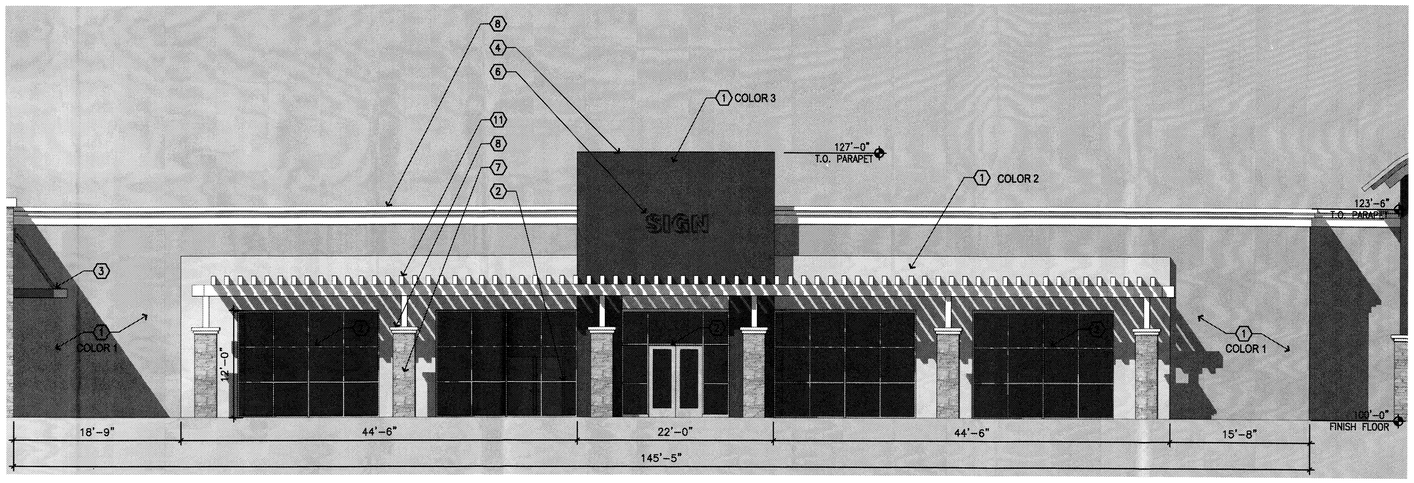
A-107C
00 OF 00



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

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

COLOR 1 - 1565 RIVER ROCK (light brown)

COLOR 2 - 827 CASA (light tan)

COLOR 3 - CUSTOM COLOR TO MATCH SHERWIN WILLIAMS 6212 PLUM BROWN

COLOR 4 - 814 CACTUS FLOWER (light terra cotta)

COLOR 5 - 1614 MIST (off-white)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
3. METAL AWNING, PAINT S.W. Key Stone Grey
4. METAL COPING, PAINT, S.W. 7008 Alabaster
5. METAL ROOF, Satin Aluminum Finsh.
6. BUILDING SIGN - SIGNAGE AREA NOT TO EXCEED 7.5% OF FACADE AREA PER O-1 ZONING STANDARDS, SIGN DIMENSION WILL BE SIMILAR TO THAT SHOWN.
7. STONE VENEER - Canyon Rock Ledgstone manufactured stone venner
8. STUCCO CORNICE, COLOR 5
9. CONCRETE TILE ROOF - EAGLE ROOFING, CAPISTRANO 3648
10. CANVAS AWNING, TO MATCH S.W. 6648 KUMQUAT
11. PAINTED STEEL TRELLIS, S.W. 7177 ROOT BEER FLOAT
12. PAINTED METAL DOOR AND FRAME, S.W. KEY STONE GREY

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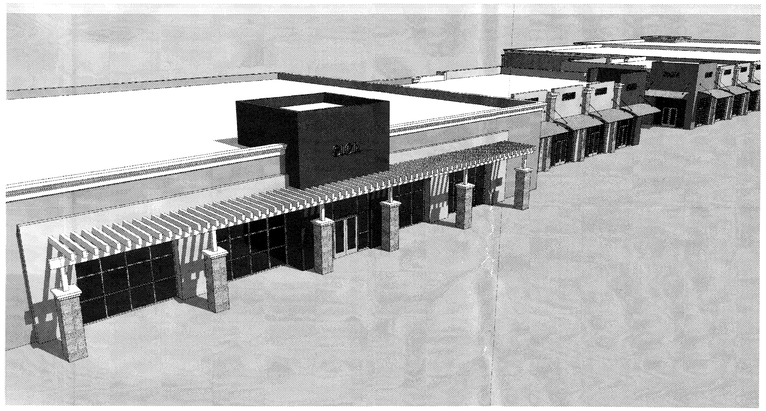
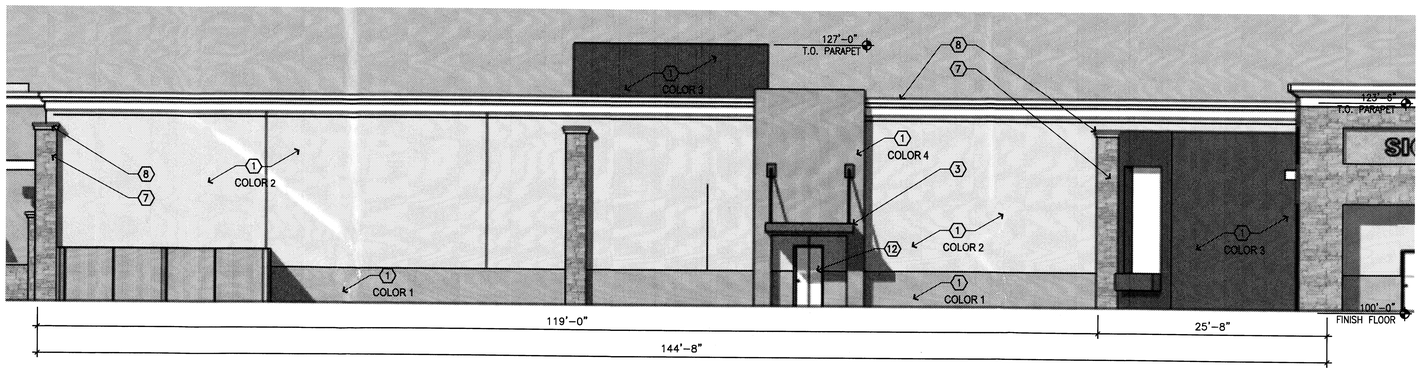
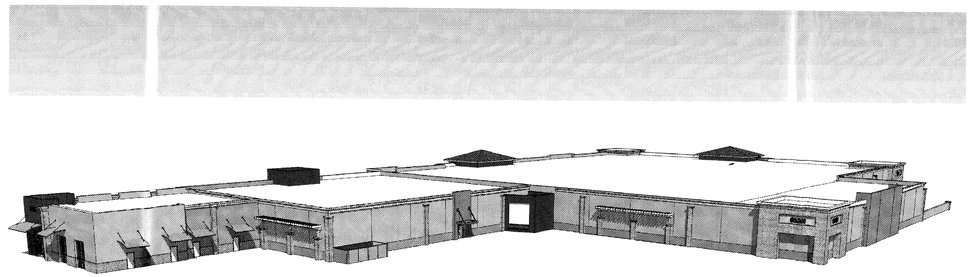


2 BIRDSEYE VIEW - NORTH (INCLUDING BUILDINGS 7C-2 AND D)



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

3 EYE LEVEL VIEW - NORTH (INCLUDING BUILDINGS 7C-2 AND D)



5 BIRDSEYE VIEW - SOUTH (INCLUDING BUILDINGS 7C-2 AMD D)

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

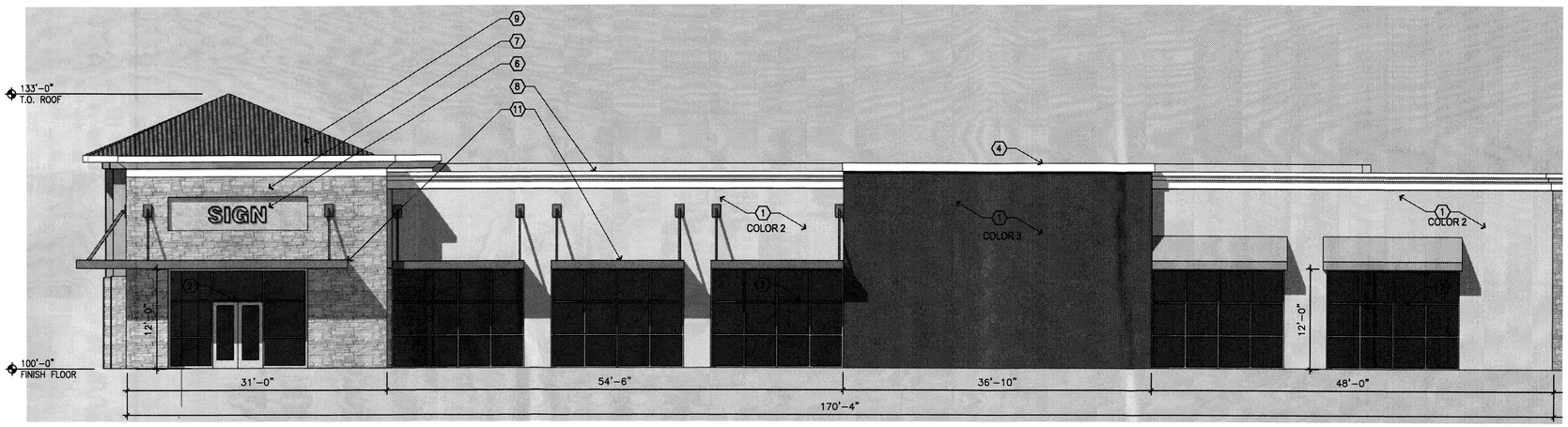
Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 7
ELEVATIONS

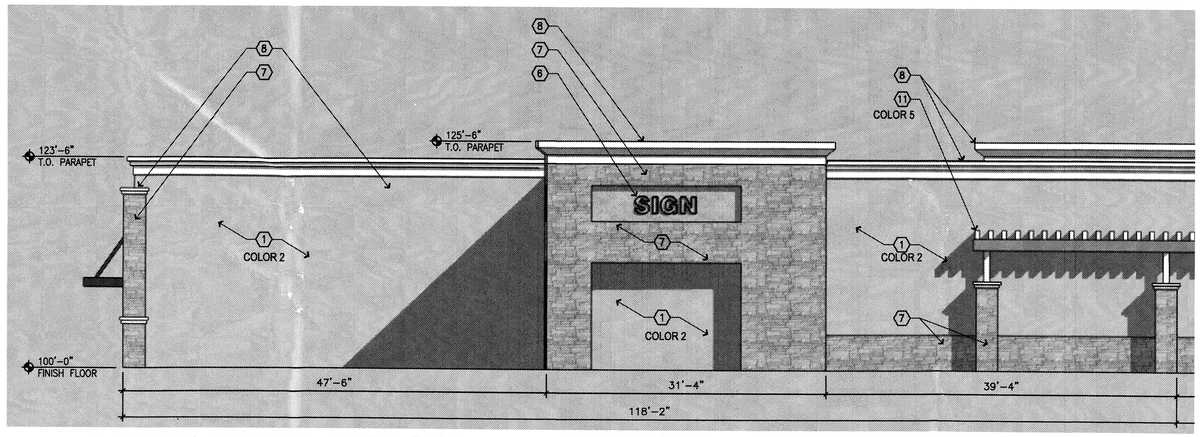
Scale

A-107D
∞ OF ∞



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

2 BUILDING ELEVATION - PARTIAL NORTH
1/8" = 1'-0"



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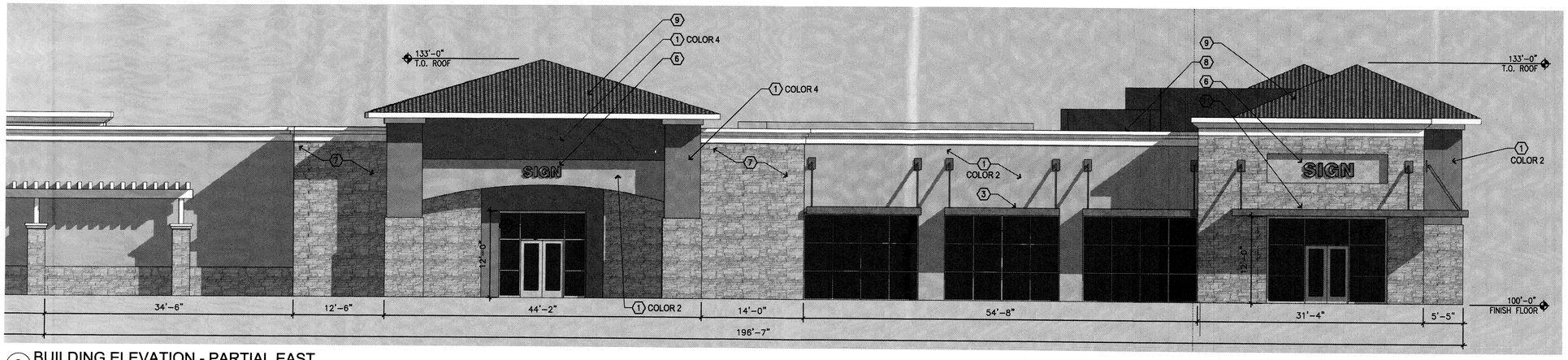
1/8" = 1'-0"



3 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"

ELEVATION NOTES

SEE SHEET A-106A FOR KEYED NOTES

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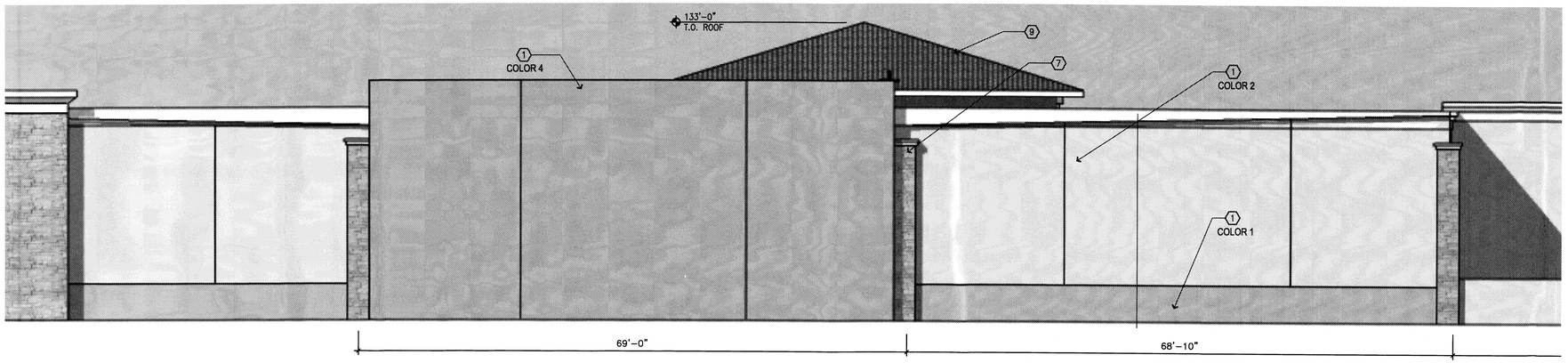
Issue Date April 3, 2008

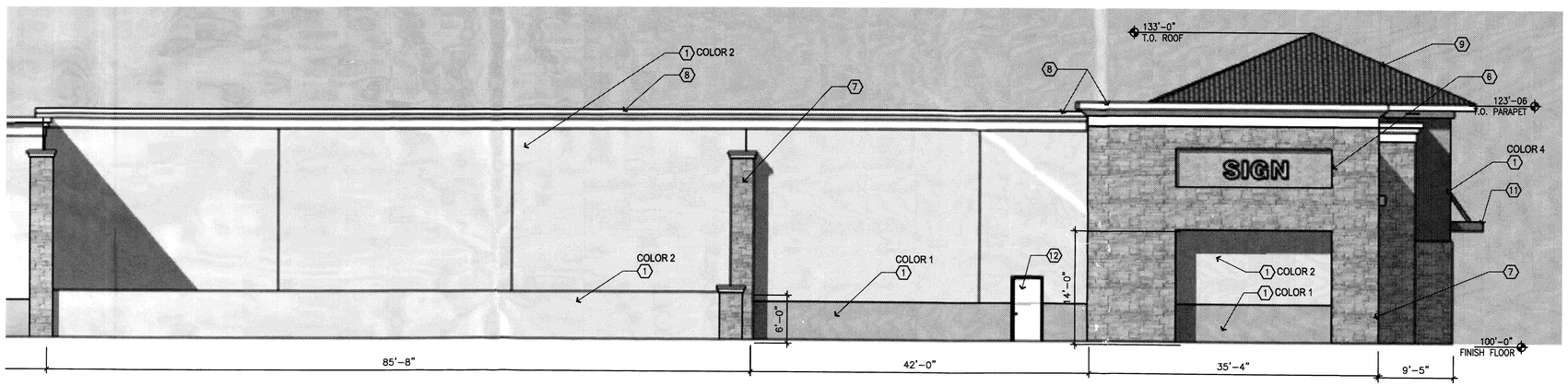
RETAIL BUILDING 7
ELEVATIONS

Scale

A-107E-1
00 OF 00



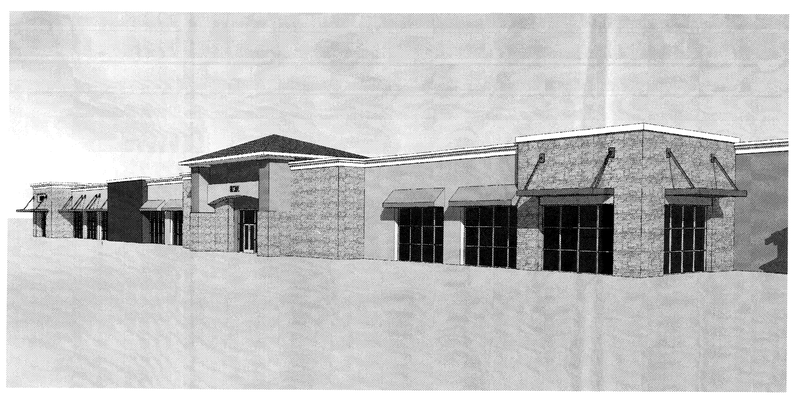
1 BUILDING ELEVATION - PARTIAL SOUTH
1/8" = 1'-0"



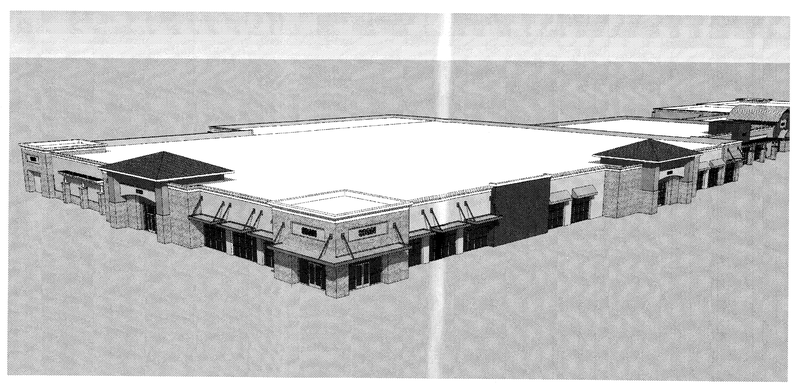
2 BUILDING ELEVATION - PARTIAL SOUTH
1/8" = 1'-0"

ELEVATION NOTES

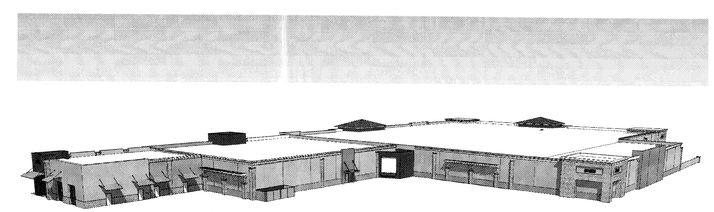
SEE SHEET A-106A FOR KEYED NOTES



3 EYE LEVEL VIEW - NORTH



4 BIRDSEYE VIEW - NORTH



5 BIRDSEYE VIEW - SOUTH

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Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Revised: June 17, 2008

Job Number
Drawn By
Checked
Issue Date April 3, 2008

RETAIL BUILDING 7
ELEVATIONS

Scale

A-107E-2
00 OF 00

5 Eye Level View

6 Birdeye View

B | R | R
architecture

REPRESENTATION ONLY
NOT FOR CONSTRUCTION

BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR, MATERIAL THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES.

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Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Job Number
Drawn By
Checked
Issue Date June 20, 2008

Scale

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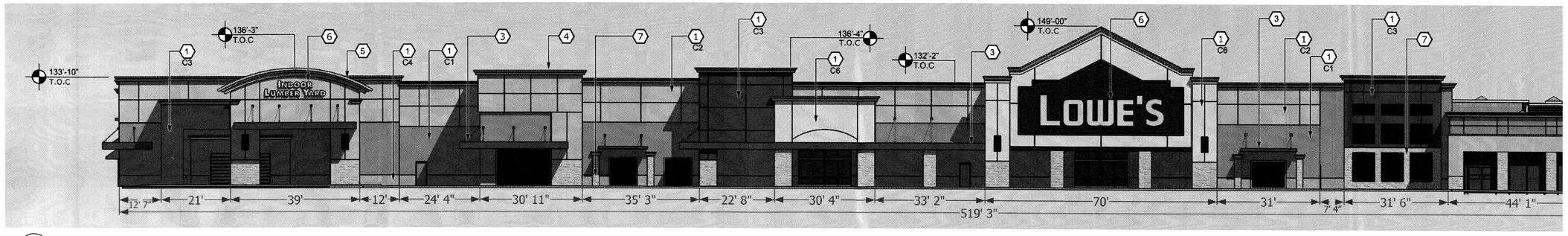
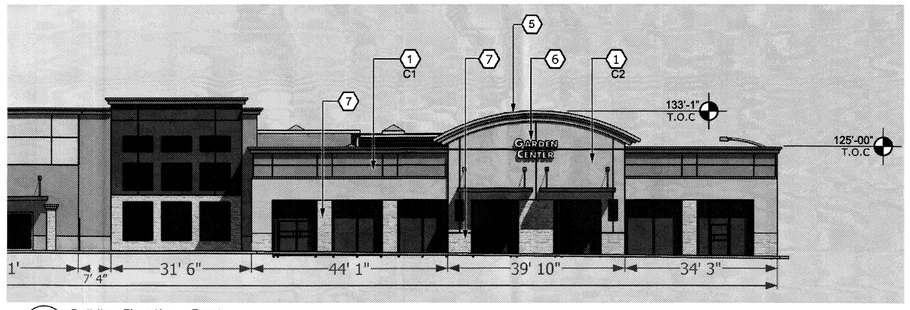
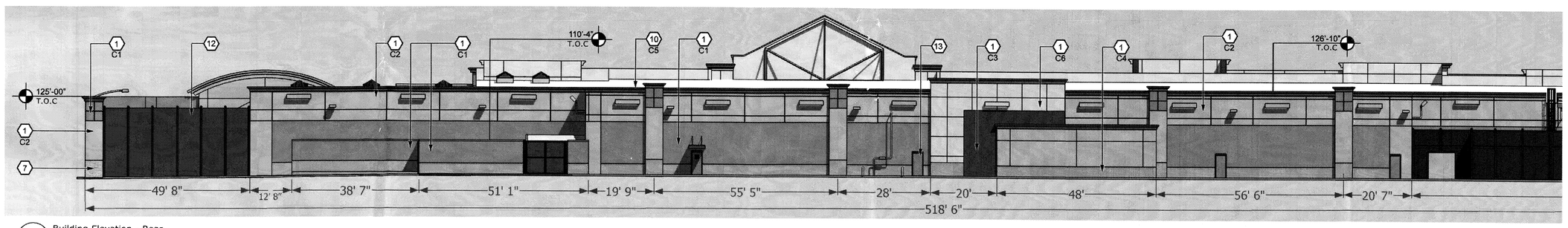


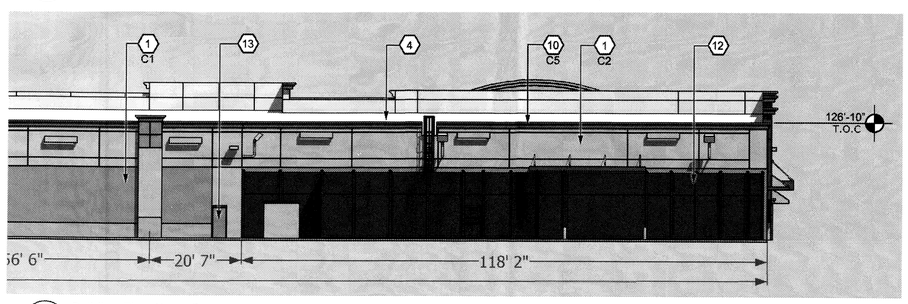
1 Building Elevation - Front
1/16" = 1'-0"



1 Building Elevation - Front
1/16" = 1'-0"



2 Building Elevation - Rear
1/16" = 1'-0"



2 Building Elevation - Rear
1/16" = 1'-0"

B | R | R

LOWE'S

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

C1 - 1565 RIVER ROCK (LIGHT BROWN)

C2 - 827 CASA (LIGHT TAN)

C3 - CUSTOM COLOR TO MATCH SW 6272 PLUM BROWN

C4 - 814 CACTUS FLOWER (LIGHT TERRA COTTA)

C5 - 1614 MIST (OFF WHITE)

C6 - 425 ACORN (LIGHT GREY)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
3. METAL AWNING - PAINT SW 7504 KEYSTONE GREY
4. METAL COPING - PREFINISHED TO MATCH, SW 7008 ALABASTER (WHITE)
5. METAL ROOF - SATIN ALUMINUM FINSH
6. SIGNAGE PER C-2 ZONING GUIDELINES
7. STONE VENEER - CANYON ROCK, PREMIUM LEDGESTONE (TAN)
10. CORNICE - 1614 MIST (OFF WHITE)
11. STEEL TRELLIS PAINTED SW 7177 ROOT BEER FLOAT (BROWN)
12. TUBE STEEL FENCE - POWDER COAT TO MATCH SW 6272 PLUM BROWN
13. PAINTED METAL DOOR & FRAME SW 7504 KEYSTONE GREY

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

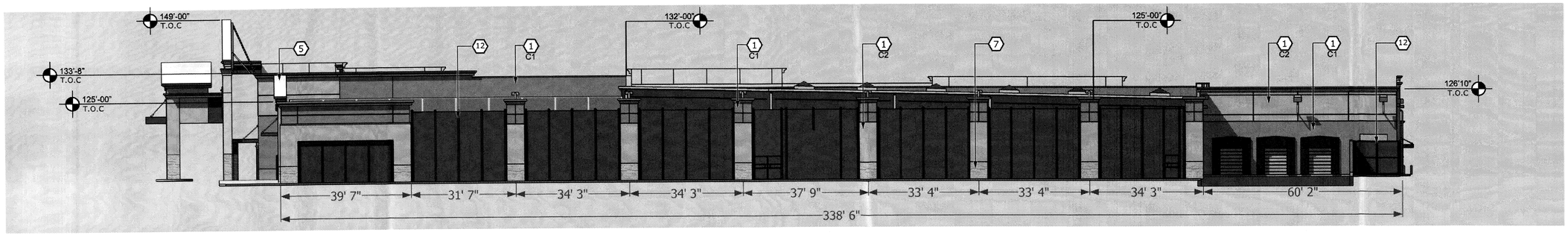
Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Job Number
Drawn By
Checked
Issue Date July 1, 2008

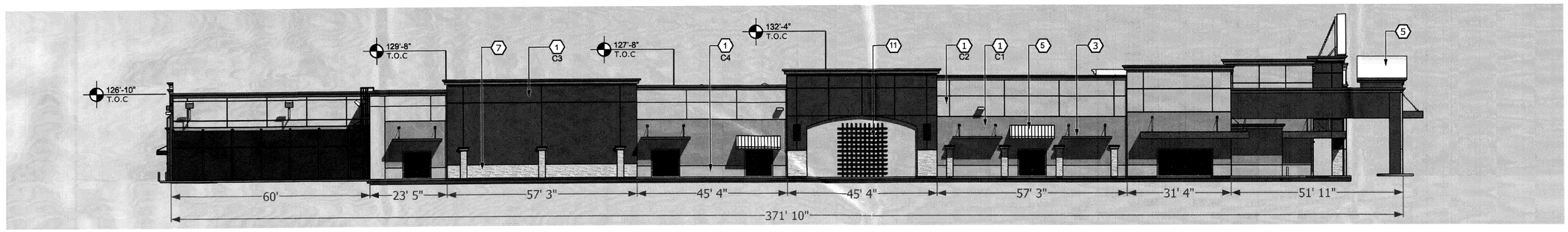
Scale

A-108A

OF



3 Building Elevation - Right
1/16" = 1'-0"



4 Building Elevation - Left
1/16" = 1'-0"

STUCCO COLORS

ALL COLORS ARE AS MANUFACTURED BY EL REY ACRYLIC

C1 - 1565 RIVER ROCK (LIGHT BROWN)

C2 - 827 CASA (LIGHT TAN)

C3 - CUSTOM COLOR TO MATCH SW 6272 PLUM BROWN

C4 - 814 CACTUS FLOWER (LIGHT TERRA COTTA)

C5 - 1614 MIST (OFF WHITE)

C6 - 425 ACORN (LIGHT GREY)

ELEVATION NOTES

1. STUCCO FINISH
2. CLEAR ANODIZED ALUMINUM STOREFRONT, TYPICAL
3. METAL AWNING - PAINT SW 7504 KEYSTONE GREY
4. METAL COPING - PREFINISHED TO MATCH, SW 7008 ALABASTER (WHITE)
5. METAL ROOF - SATIN ALUMINUM FINSH
6. SIGNAGE PER C-2 ZONING GUIDELINES
7. STONE VENEER - CANYON ROCK, PREMIUM LEDGESTONE (TAN)
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12. TUBE STEEL FENCE - POWDER COAT TO MATCH SW 6272 PLUM BROWN
13. PAINTED METAL DOOR & FRAME SW 7504 KEYSTONE GREY

B | R | R

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

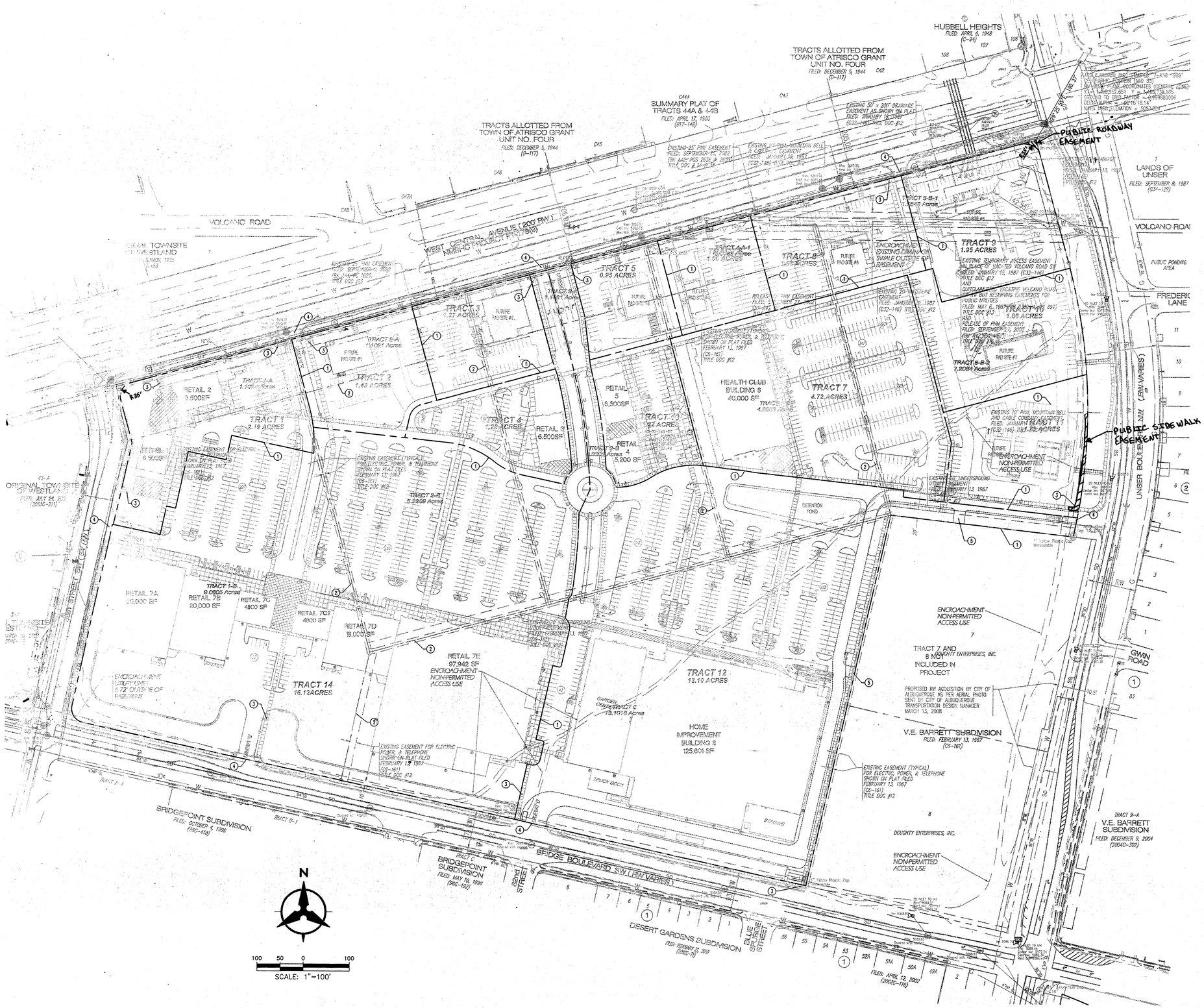
Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

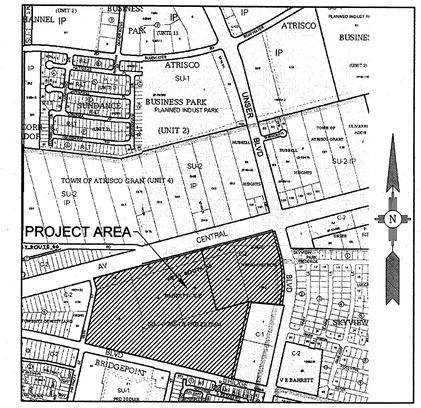
Job Number
Drawn By
Checked
Issue Date July 1, 2008

Scale

A-108B

OF





VICINITY MAP
ZONE ATLAS PAGES K-09-Z & K-10-Z

SHEET INDEX

C-003	SITE PLAN FOR SUBDIVISION
G-101	DESIGN STANDARDS
G-102	DESIGN STANDARDS
G-103	DESIGN STANDARDS

* SEE SITE PLAN FOR BUILDING PERMIT PACKAGE FOR UTILITY PLAN

KEYED NOTES

1. NEW PROPERTY LINE.
2. EXISTING PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION WITH THIS PROJECT.
3. LOCATION OF PEDESTRIAN INGRESS OR EGRESS.
4. LOCATION OF VEHICULAR INGRESS OR EGRESS.
5. CROSS ACCESS EASEMENT TO BE CREATED BY PLATTING ACTION WITH THIS PROJECT.

NOTE

1. SEE DESIGN STANDARDS FOR BUILDING HEIGHT, SETBACK, AND FAR REQUIREMENTS.
2. FUTURE PHASES SHALL FOLLOW DESIGN GUIDELINES INCLUDED IN THE SITE PLAN FOR SUBDIVISION TO ENSURE A CONSISTENT LEVEL OF DEVELOPMENT THROUGHOUT UNSER CROSSING. SITE PLANS FOR BUILDING PERMIT WHICH ARE IN COMPLIANCE WITH THE DESIGN GUIDELINES MAY BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AFTER EPC APPROVES THE FIRST PAD SITE.
3. MAINTENANCE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE & OWNER SHALL BE SIGNED PER LARGE RETAIL FACILITY ORDINANCE.
4. A BLANKET CROSS ACCESS AND CROSS DRAINAGE EASEMENT WILL BE GRANTED BY PLATTING ACTION WITH THIS PROJECT.

PROJECT NUMBER: 1007204

Application Number: 08DRB-70277

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 15, 2008 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	Date 9/12/08
Water Utility Department	Date 6-25-08
Parks and Recreation Department	Date 6/25/08
City Engineer	Date 6/25/08
Solid Waste Management	Date 7/18/08
DRB Chairperson, Planning Department	Date 9/15/08

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Unser Crossing
DRB Submittal
Site Plan for ~~Building Permit~~ Subdivision
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Rev. 1 June 24, 2008

Job Number	
Drawn By	BO
Checked	RM/BJS
Issue Date	June 17, 2008

SITE PLAN FOR SUBDIVISION

Scale

C-003

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P:\080289\cdp\general\080289sp For Subdivision.dwg
Wed, 25-Jun-2008 - 7:07:am, Plotted by: RMICHEL

INTRODUCTION

The following Design Standards for Unser Crossing are attached to and made part of the Site Plan for Subdivision. These Design Standards are intended to address areas of the site shown for illustrative purposes, and are provided to ensure a consistent level of development throughout Unser Crossing.

Future phases of the development may be delegated to the DRB after EPC review of the first pad site.

All development on the site must comply with the Zoning Code and West Route 66 Sector Development Plan Design overlay Zone regulations. If conflict exist, the most restrictive shall apply.

because of its proximity to the Enhanced Transit Corridor. The goal of this project is to combine the requirements of all of the City's Sector Plans and Overlay Zones affecting this property to create a place where residents from surrounding neighborhoods will frequent for their everyday purchasing needs in a convenient sustainable environment.

2. PERMITTED USES

EXISTING USES: C-2

The Unser Crossing development will be a commercial center complying with all plans zones affecting this property. Any C-2 conditional uses proposed for the site will require a Conditional Use Permit.

3. DESIGN STANDARDS

A. INTRODUCTION

These Design Standards are established to provide assurance that future design and construction will meet the cohesive standards of quality established by which these original structures are produced. These standards will assist in creating an attractive environment that promotes desirable opportunities for commercial activities and will define a unified image for architectural and landscape design that creates a distinctive visual identity.

B. STREETSCAPE

The development of a bold, dynamic entry and streetscape is essential in defining an image for Unser Crossing that places it at the forefront of Albuquerque's Community Activity Centers. The streetscape will provide a pedestrian friendly environment that will encourage users to park once and walk to more than one destination in Unser Crossing as well as encouraging nearby residents to walk rather than drive to Unser Crossing.

- Landscape buffers shall be provided to ensure flexibility for entry monumentation, landscaping, sidewalk development and other pedestrian amenities, as well as opportunities for visual screening and environmental amenities, such as storm water infiltration, and heat island effect reduction. Buffers shall be provided as follows:
  - 25 foot minimum from the right-of-way at Central Avenue.
  - 20 foot minimum from right-of-way at Unser Boulevard, Bridge Boulevard and 86th Street.
- Trees shall be provided at an average spacing of 25 feet on-center along the four (4) public right-of-ways surrounding Unser Crossing, and at an average spacing of 30 feet on-center along the building facades. Trees shall be provided in the landscaped strips of inward facing facades at an average spacing of 50 feet on-center.
- Living plant materials shall cover a minimum of 75 percent of the required landscape area.
- Low water use turf may be provided at a maximum of 40 percent of the required landscape area.
- High water use turf is not allowed.
- Materials for the separation of turf and planting beds may be concrete, brick, or similar quality material.
- Streetscape will encourage nearby residents to walk rather than drive to Unser Crossing.

C. PARKING

The intent of the standards for the development of parking areas is to: mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas.

- Parking shall be placed on at least two sides of a building within a particular lot and, if possible, shall not dominate the building or street frontage.
- Parking space standards shall be in accordance with the City of Albuquerque's Comprehensive Zoning Code.
- Parking shall be distributed on the site to minimize visual impact from the adjoining street, shall not dominate the street frontage, and shall be adequately screened with landscape walls and plantings.

- Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian walks at an average spacing of 25 feet on center.
- ADA-compliant parking shall be located adjacent to main building entries.
- Sidewalks and/or pedestrian paths that are perpendicular to and at the front of parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6-foot wide, clear pedestrian area.

- Landscaped islands shall be distributed throughout parking areas. Parking areas visible from the public street shall include at least one tree for every six parking spaces, and the maximum distance from any parking space to a tree shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement, but may not be used to fulfill street tree requirements.

- Trees shall be provided in parking areas per the requirements of the West Route 66 Development Plan Design Overlay Zone

- A minimum of 75 percent of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months.

- Parking screening shall be in compliance with requirements in the Zoning Code §14-16-3-1 (F) (4).
- Motorcycle, moped, and motor scooter parking shall be provided close to building entrances per City Regulation §14-16-3-1 and shall be visible from building entrances.

D. BICYCLE FACILITIES

Providing convenient bicycle facilities to encourage non-vehicular travel to Unser Crossing is an integral part of the City of Albuquerque's goal of supporting alternative modes of transportation and sustainability. Safe and convenient connections to the surrounding city bicycle routes will be provided to all of the Unser Crossing's occupants.

- Bicycle parking for employees shall be provided to promote alternative vehicle use. One bicycle rack space per 20 parking spaces is required, and shall be conveniently located near building entrances, but not within pedestrian pathways or landscape areas.

E. SITE LANDSCAPE

Landscaped areas serve to enhance the visual dynamic of the development and aid in reinforcing the street edge and pedestrian environment, as well as providing environmental benefits such as storm water infiltration opportunities and heat island effect reduction. The primary focus for site landscape shall be the common areas and major pedestrian pathways.

The plant palette for Unser Crossing shall provide year-round color and interest and shall consist of regionally appropriate, low and moderate water use plants. Elements such as street furniture, lighting, bollards, and graphic pylons shall be used to reinforce the street and pathway edge. These elements shall be consistent throughout the entire site to reinforce the unified aesthetic. A palette of hardscape materials will also be selected for the entire site to further contribute to the sense of visual entity. Please see the plant pallet in the Landscape drawings included in this package.

- All landscape plans shall comply with the City's Water Conservation Ordinance, Pollen Ordinance, Zoning Code, and West Route 66 Sector Development Plan Design Overlay Zone .

- Water harvesting techniques, including some combination of curb cuts for drainage to landscaped areas, bioswales to slow and treat storm water runoff, and pervious paving or other innovative technologies, are encouraged.

- The total landscaped area required for each site shall equal not less than 15% of the net lot area as defined in the Zoning Code §14-16-3-10 (E) (1).

- Future development areas within the site shall be revegetated with native seed mix appropriate for this region and maintained appropriately to discourage erosion and blowing dust.
- The hard-scape palette shall be selected by the Developer at the time of building permit drawings submittal.

- Trees shall be provided at an average density of 1 tree per 1500 square feet of landscaped area.

- Live plant materials shall cover a minimum of 75 percent of all required and provided landscaped areas.

- Landscape headers shall be used to separate turf and planting beds. Headers may be concrete, brick, stone or other similar quality material.

- Gravel mulch, cobble, and similar materials are acceptable as a top dressing for landscaped areas, but organic mulches shall be encouraged where the grade allows.

- An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to maximize efficiency and avoid over-spraying onto walks, buildings, fences, walls, etc.

- All plant material shall be maintained by the Owner or Tenant in a living, attractive condition. This includes proper maintenance of the irrigation system and removal of weeds, trash, or debris, as well as repair of any areas exhibiting erosion damage.

- Minimum plant material sizes at the time of installation shall be as follows:

- Canopy trees - 2" caliper B&B or boxed
- Evergreen trees - 8 foot minimum height
- Accent trees - 1 1/2" caliper B&B or boxed
- Multitrunk trees – 15-gallon minimum
- Shrubs, ornamental grasses and groundcovers - 1 gallon minimum

F. SITE PLANNING

The intent of the following standards is to create pedestrian-friendly environments for Unser Crossing customers.

- Pedestrian Plazas shall be provided in the amount of 400 square feet for every 20,000 square feet of building space. If the development of future phases produce a deficiency in this requirement additional plaza areas shall be provided.

- A minimum of 50% of the required public space shall be provided in the form of aggregate space that encourages its use and that serves as the focal point for the development.

- Pedestrian Plazas shall be linked to the main entrance of the principal structure and the public sidewalk or internal driveway, shall include seating, 40% of the area of the plaza shall be landscaped including shade trees. Plazas shall be safe and visible from the public right-of-way as much as possible, and shall have pedestrian scale lighting and other amenities such as trash receptacles.

- A sidewalk with a minimum width of 8 feet shall be provided along the front of buildings that are less than or equal to 10,000 square feet. A sidewalk with a minimum of 10 feet in width shall be provided along the front of buildings that are 10,000 to 30,000 square feet. A sidewalk with a minimum width of 15 feet shall be provided along the front of buildings that are greater than 30,000 square feet. These sidewalks shall be shaded with architecturally integrated awnings, portals, or canopies, or by trees planted at intervals of 25 feet in planters with a minimum interior dimension of 6' x 6'.

- Pedestrian connections with a 8-foot minimum clear path shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 25 feet in planters that have a minimum interior dimension of 6' x 6'.

- A continuous sidewalk with a minimum width of 6 feet shall be located around the perimeter of buildings that are greater than 4,000 square feet.

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ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
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- Paving of primary pedestrian crossings and primary outdoor activity areas shall use patterned, stained, or integrally colored concrete. Stone or brick paving systems may also be used.
- Asphaltic paving shall only be used in drive isles and parking/service areas. The design of all bicycle paths shall comply with the AASHTO 1999 Guide for the Development of Bicycle Facilities, and shall be coordinated with the City's designated Trails Planner.

- Perimeter walls, if provided, shall comply with the City's Design Manual for Subdivision Access and Perimeter Walls. Chain-link may be allowed for security fencing purposes when out of public view. The use of barbed wire, wood fencing, or plastic vinyl fencing is not permitted. All site walls shall comply with Zoning Code §14-16-3-19.

H. SETBACKS

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes and provide a safe and compatible environment for vehicles and pedestrians throughout the Unser Crossing. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements. The landscaped set back areas will receive vegetation on 80% of the area.

- Buildings shall be located according to the following minimum setback dimensions:

- 25 foot minimum from the right-of-way at Unser Boulevard, and Central Avenue.
- 20 foot minimum from the right-of-way at Bridge Boulevard and 86th Street.

I. ARCHITECTURE

In general, all buildings shall comply with the current City of Albuquerque Zoning Code and all applicable sector plan, policies, and ordinances. However, in cases where the Unser Crossing requirements exceed the Zoning Code, the Unser Crossing standards will govern. The focus of these architectural standards and guidelines is to promote consistency and continuity in relation to building aesthetics and designs. The use of the Albuquerque Energy Conservation Code and LEED guidelines are encouraged.

Development Densities

Infrastructure for the Unser Crossing is currently master planned for a Maximum Floor Area Ratio (F.A.R.) of 1.0.

Building Heights

Building height limits will be enforced in accordance with the City of Albuquerque Zoning Code for the C-2 zone. However, buildings located on interior parcels not fronting any right-of-way or affecting any adjacent neighborhoods do not comply with the Zoning Code by being located closer to the property lines than the required setbacks.

Building Entrances

Primary entrances along major facades shall be clearly defined with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.

- Facades that contain a primary customer entrance and facades adjacent to a public street or plaza or an internal driveway shall contain display windows, or a recessed patio at a minimum depth of 20 feet, or a combination of all three, along 50% of the length of the façade. Where patios are provided, at least one of these recessed walls shall contain a window for ease of surveillance and the patio shall contain shading and seating. Where Retail Suite Liners are provided, they shall be accessible to the public from the outside.

- Break up the Mass. Major facades greater than 100 feet in length shall break up building mass by including at least two of the following architectural features:

  - wall plane projections or recesses of at least 2 feet in depth, occurring at least every 100 feet and extending at least 25% of the length of the façade.
  - a vertical change in color, texture, or material occurring every 50 linear feet and extending at least 20% of the length of the façade.
  - an offset, reveal, pilaster, or projecting element, no less than two feet in width and projecting from the façade by at least six inches and repeating at minimum intervals of 30 feet.

- Every 30,000 gross square feet of structure shall be designed to appear as a minimum of one distinct building mass with different expressions. The varied building masses shall have a change in visible roof plane or parapet height. Massing and articulation are require to be developed so that no more than 100' of a wall may occur without an offset vertically of at least 24".

- Facades adjacent to a public right-of-way internal driveway and facades that contain primary customer entrance shall contain features that provide shade along at least 40% of the length of the façade for the benefit of pedestrians.

Service/Loading Areas

Loading areas which face a public street or residentially-zoned property and which are not separated from the public street or a residentially-zoned property by intervening buildings, landscaping or by a distance of at least 100 feet, shall be screened with solid walls which are a minimum of six feet in height when measured from the finished grade exterior to the loading area and eight feet at loading dock areas.

Context

New buildings shall be designed to harmonize with adjacent buildings.

Building Articulation/Design

Buildings shall convey an image appropriate to a neighborhood retail/activity center.

- Buildings shall be sensitive to the local character of the region and the vernacular elements of buildings.

- Edge treatments shall "step down" to relate to the scale of pedestrians: reduce the scale of the building edge by stepping down to the street. It is encouraged that building masses be arranged in order to cast shadows on each other to emphasize the contrast of light and shaded surfaces at corners and edges.

- The front building facade shall employ variety in structural forms to create visual character and interest. Front facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment (i.e., 3 foot minimum offset, fenestration, material change, etc.)

- Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, and soffits shall be carefully dimensioned and detailed to provide a human scale and visual interest.

- Extended architectural detailing on the ground floor in an elevational band from 0 to 10 feet, such as a change in color or texture, the architectural expression expansion joints as reveals, door and window articulation, and architectural accents, is required.

- The rears of building shall be articulated meeting the same standards as the sides of buildings.

Equipment

All roof top equipment and appurtenances shall be below the top of the parapet, or architecturally screened with a visually-solid surround that is compatible with the predominant building materials and color. Roof penetrations that are not architecturally screened with a visually-solid surround shall be painted to match roof color or general building color.

All equipment shall be screened in accordance with §14-16-3-18 of the Comprehensive Zoning Code.

Transformers utility pads and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way but in such a way that is acceptable to the affected service provider to ensure safety and access for maintenance, repair, and replacement of equipment.

Portable Buildings

Permanent or temporary portable buildings are not allowed in Unser Crossing.

Materials and Colors

Buildings shall convey solidity and durability and employ high quality materials in their construction. Materials and colors shall pay homage to the vernacular architecture of the area. Acceptable materials include: stucco, concrete (sand blasted or finished surface), stone, split face block, burnished block, glass curtain wall, glass block, brick, exterior ceramic tile, painted metal, and EIFS. Architects shall use those materials traditionally used in the Albuquerque or New Mexico area.

- Acceptable colors include those taken from the native New Mexican landscape palette, neutral, and earth tones, accent colors in deeper neutral or earth tones may be used. Colors shall be the inherent color, rather than from application of color (painted), except when used as an accent color.

- Prohibited building materials include the following:

  - plastic or vinyl building panels, awnings, or canopies
  - exposed, untreated precision block or wood
  - highly reflective surfaces

- Special consideration shall be given to roof structures. The use of contrasting colors between roofs and walls is encouraged to help differentiate the planes of building masses.

- The use of accent colors and materials is encouraged to bring out detailing to better articulate or give scale to a building, including glazed tile, wood trim, tile roofing, paint, metal, etc.

Sustainability

Green architectural design and construction has been implemented whenever possible. Unser Crossing uses sustainable design principles, environmentally responsible building concepts and practices, and earth-friendly products.

- Low water use turf may be provided at a maximum of 40 percent of the landscaped area.
- High water use turf will not be allowed.
- All landscape plans comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- Water harvesting techniques, including some combination of curb cuts for drainage to landscaped areas, bioswales to slow and treat storm water runoff, cisterns for the collection and reuse of storm water and gray water, and pervious paving or other innovative technologies, are encouraged.
- An automatic underground irrigation system will be installed to support all site landscaping. The system shall be designed to maximize efficiency and avoid over-spraying onto walks, buildings, fences, walls, etc.
- Providing convenient bicycle facilities to encourage non-vehicular travel to the Unser Crossing is an integral part of the City of Albuquerque's goal of supporting alternative modes of transportation and sustainability. Safe and convenient connections to surrounding City bicycle routes will be provided to all Unser Crossing employees and customers.
- The use of the Albuquerque Energy Conservation Code is encouraged.
- Convenient recyclables collection facilities shall be provided by all tenants of Unser Crossing.
- Impervious surfaces shall be limited by installing permeable paving surfaces, such as bricks and concrete lattice or such devices that are approved by the City Hydrologist, where possible.
- Access to transit and safe and convenient pedestrian connections are provided to facilitate multi-modal transportation.

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Plan Arrangement Opportunities

Open courtyard designs shall be employed in order to form transitions between parking areas and building facades. Building access and entries shall be visible from the street through open passages (such as garden courts).

J. LIGHTING

A consistent theme for the lighting fixtures within the streetscape and common areas of Unser Crossing will contribute significantly to Unser Crossing's overall aesthetic character. Safety and security shall be the primary design consideration, as well as the daytime appearance of the light fixtures.

- Lighting shall be fully shielded horizontal lamps so that no fugitive light may escape beyond the property line and no light source shall be visible from the site perimeter.
- Height standards for light fixtures are as follows:
  - Small parking area light fixtures shall not exceed 20 feet
  - Main parking area light fixtures shall not exceed 20 feet unless the Zoning Hearing Examiner approves variance.
  - Lighting fixtures for walkways, entry plazas, and within 100 feet of a residential zone shall not exceed 16 feet.
- Controlled, directional lighting shall be used to highlight public spaces and walkways. The use of walkway level lighting, such as wall pockets or bollard lights, is encouraged to accent pedestrian areas.
- Fixture style and design shall be compatible and consistent with the lighting design of other projects within Unser Crossing.
- The pattern of light pooling from each fixture shall avoid glare or reflection on adjacent properties, buildings, or roadways.
- Exterior lighting fixtures shall relate stylistically to the architecture of the adjacent buildings.
- Uplighting fixtures to highlight trees, walls and architectural features shall be limited to 100 maximum wattage per fixture, and shall be designed to comply with the New Mexico Night Sky Protection Act.
- The use of energy efficient lighting is required.

K. SCREENING/BUFFERING

Each development site design shall incorporate certain criteria in order to provide proper site screening from public roadways.

- Mechanical equipment whether on roof areas or at street level, shall be fully screened from pedestrians or motorists. Screening shall be compatible with materials and design of the building.
- Loading areas shall be screened from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.
- The use of barbed wire, wood fencing, or plastic vinyl fencing is not permitted.
- Refuse enclosures shall be adjacent to the building and screened with walls of the same material as the building itself.
- Walls or landscaped berms 2 1/2 to 3 feet in height shall be provided to screen parking areas adjacent to public streets. Walls, if used, shall be designed to integrate with building materials and colors.

L. SIGNAGE

Refer to the Sign Package on sheets S-101, S-102, and S103.

M. TRANSIT FACILITIES

Bus Route 66 Central currently serves the Unser Crossing site. Credit for the bus route will be used in parking calculations. Existing bus stops will be incorporated into the site design by providing seating, trash cans, and shade structures using the same materials and design as those provided in the Unser Crossing buildings. Future development (phase 2) shall meet the guidelines of the Comprehensive Plan for buildings adjacent to Enhanced Transit Corridors including siting buildings close to the street with parking on the side or rear providing entrances facing the street.

Currently, the following bus routes service this location as of March 15, 2008: Route 54, Route 162, Route 766, and Route 66.

N. DRIVE-UP SERVICE WINDOWS

Drive-up windows will be located on or adjacent to the side or rear walls of service or retail structures and the window shall not face a public right-of-way or pedestrian areas, residentially zoned areas, and public streets where possible. In cases where drive-up windows face these areas, screening shall be provided. Screening may be in the form of walls, earth berms, or evergreen landscaping, or a combination thereof and shall be a minimum of three feet in height.

Drive-up service windows shall be limited to 4, with the number of adjacent drive-up service window uses limited to two. Drive-up window uses may include bank, pharmacy, and a maximum of two "quick-serve-restaurants."

O. WIRELESS TELECOMMUNICATIONS FACILITIES

Any allowance for wireless telecommunications facilities shall require architectural integration.

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