



# Design Guidelines

## General

The submittal of this site development plan to the 908 shall be in accordance with the EPC conditions; a letter shall accompany the submittal which has the site plan has been modified to meet each condition.

## Parking / Circulation

The allowed parking shall be equal to the required parking plus ADA-compliant parking shall be located adjacent to the main building entry.

## Pedestrian Amenities

Pedestrian paths that are perpendicular to parking shall be protected from overlapping parked cars by permanently anchored tire stops, bollards or raising the walk to provide for a 6-foot clear pedestrian area (assume a 2' overhang for cars).

Shaded pedestrian access shall be provided, including a clear 6-foot-wide path with adjacent shade trees spaced 25-feet on center within planters that have a minimum interior dimension of 5 feet square. Such pedestrian pathways shall be located adjacent to the main entry facade of the buildings.

A sidewalk with a minimum clearance of 8 feet shall be provided along the front of the building.

Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roads. A minimum 6-foot clear pathway is required with shade trees spaced at 25 foot intervals (as practical) in planters with interior dimensions of 5 x 5 feet.

## Bioclimatic Amenities

Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.

## Landscape & Buffers

A landscape buffer with trees at least 8 feet high at the time of planting is required according to requirements of the Comprehensive City Zoning Code. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreen and deciduous trees shall be used in the buffer zone.

A mix of evergreen (coniferous) and deciduous trees shall be used within parking areas.

Buffer areas shall include a mix of evergreen (coniferous) and deciduous trees.

Landscape regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. High water use turf must be limited in application to 20% of the landscape areas.

Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls.

No chain-link, razor wire (concertina) or plastic vinyl fencing is permitted.

## Architecture

The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

Paint all roof penetrations to match roof color or general building color.

The front facade of all buildings shall have canopies, portals or awnings along the entire facade length providing pedestrians with shade. In the absence of architectural shading, shade trees shall be planted in 5 x 5 foot planters at a distance of 25 feet on center along the front facade.

No generic franchise building elevations or canopies are permitted.

No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.

No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

ATM's shall be architecturally integrated with building design.

Loading docks shall be screened by walls and covers that are architecturally integrated with the building.

## Architecture cont.

The refuse enclosure shall be compatible in design, color and with building architecture. The gates shall be opaque; chain-link gates are not allowed.

Building fronts shall be a minimum of 12 feet from the face curb, providing for a sidewalk with a minimum clearance of 6 (accommodating 2 foot vehicle overhang) and a landscape planer adjacent to the building that is a minimum of 4 feet wide.

Drive through facilities shall be shaded with architectural integrated canopies.

SEE ADDITIONAL SIGNAGE GUIDELINES. THIS SHEET

Monument signs which are integrated with building colors and materials are the only free standing signs allowed.

No illuminated plastic panel signs are allowed except logos.

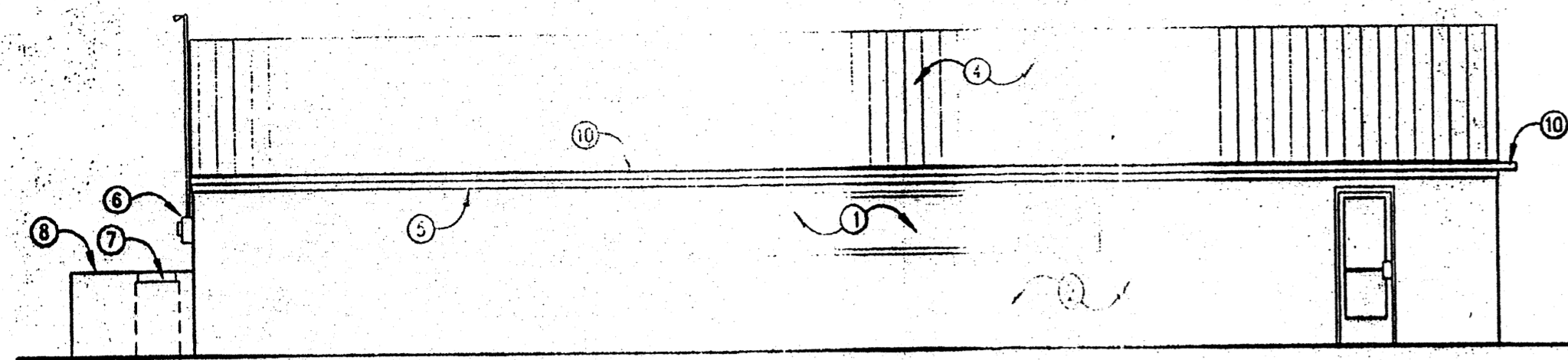
Vertical building mounted sign letters shall be 10 inches in height.

## Lighting

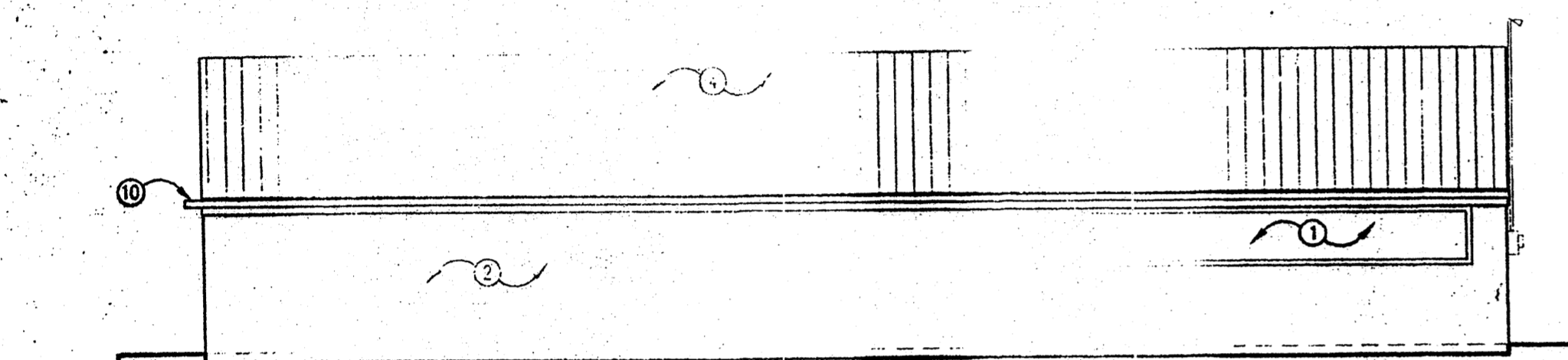
The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 20 feet high. The light shall be fully shielded horizontal lamps so that no fugitive light escape beyond the property line. All light fixtures shall be multi-circuit type to prevent fugitive light; no light source visible from the site perimeter. (16' for sites abutting residential corridors, 2' under same circumstances).

IN THE EVENT THAT THE ZONING HEARING EXAMINER APPROVES A VARIANCE FOR A FREE STANDING SIGN, A SINGLE MONUMENT SIGN IS PERMITTED FOR TRACT 1-B-1 AND 1-B-2. (1 TOTAL FOR TRACT 1-B). THE SIGN SHALL BE A MONUMENT SIGN WHICH IS INTEGRATED WITH BUILDING COLORS AND MATERIALS. THE HEIGHT OF THE MONUMENT SIGN IS LIMITED TO EIGHT FEET (8) WITH TWO SIGN FACES WITH A MAXIMUM FACE AREA OF 50 SQUARE FEET EACH. THIS CHANGE APPLIES TO TRACT 1-B-1 AND 1-B-2 ONLY. SIMILAR SIGN DIMENSIONS ARE ENCOURAGED FOR TRACT 1-A.

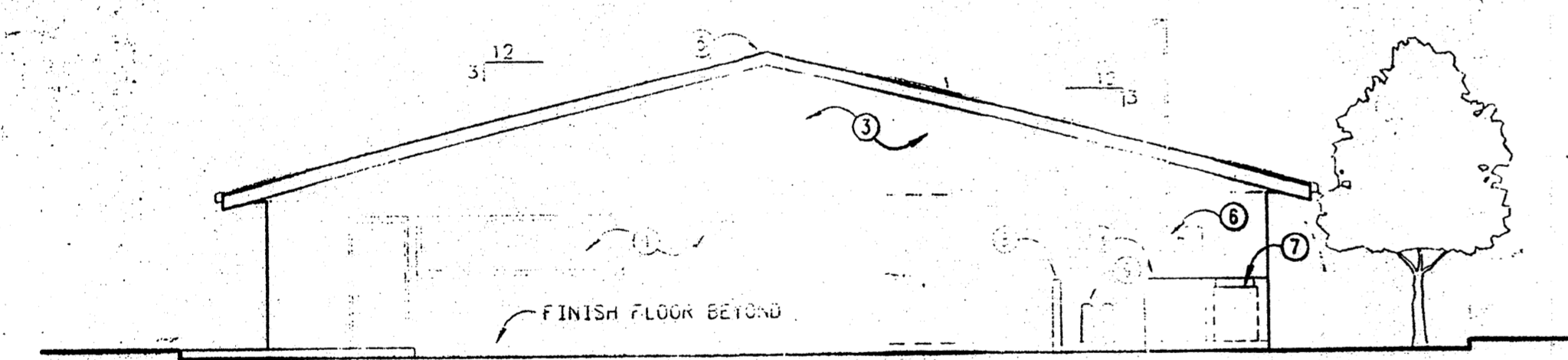
MAXIMUM BUILDING MOUNTED SIGN LETTERS SHALL BE 18 INCHES IN HEIGHT OR AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION. THIS CHANGE APPLIES TO TRACTS 1-B-1 AND 1-B-2 ONLY. SIMILAR SIGN DIMENSIONS ARE ENCOURAGED FOR TRACT 1-A.



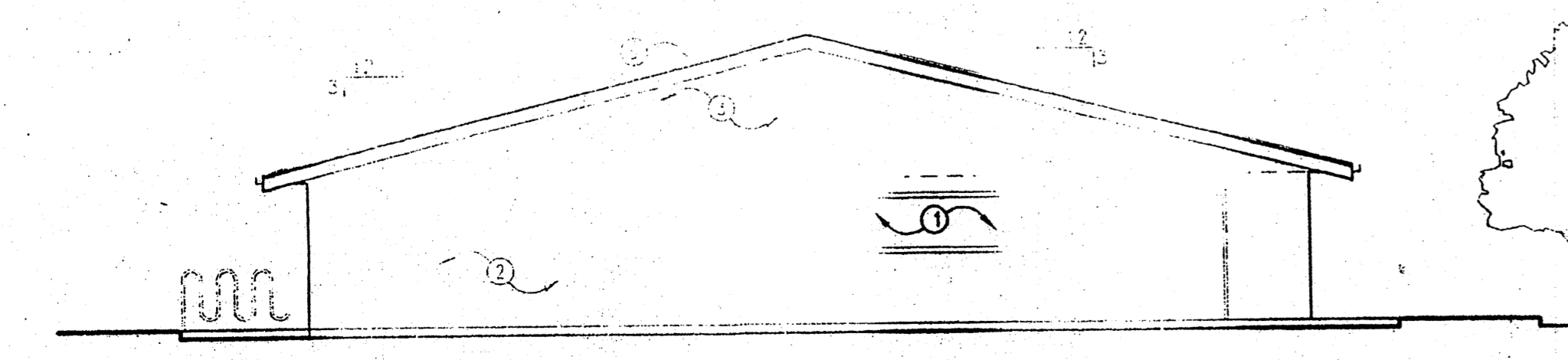
WEST ELEVATION (ENTRY SIDE) 1 1/8" = 1'-0"



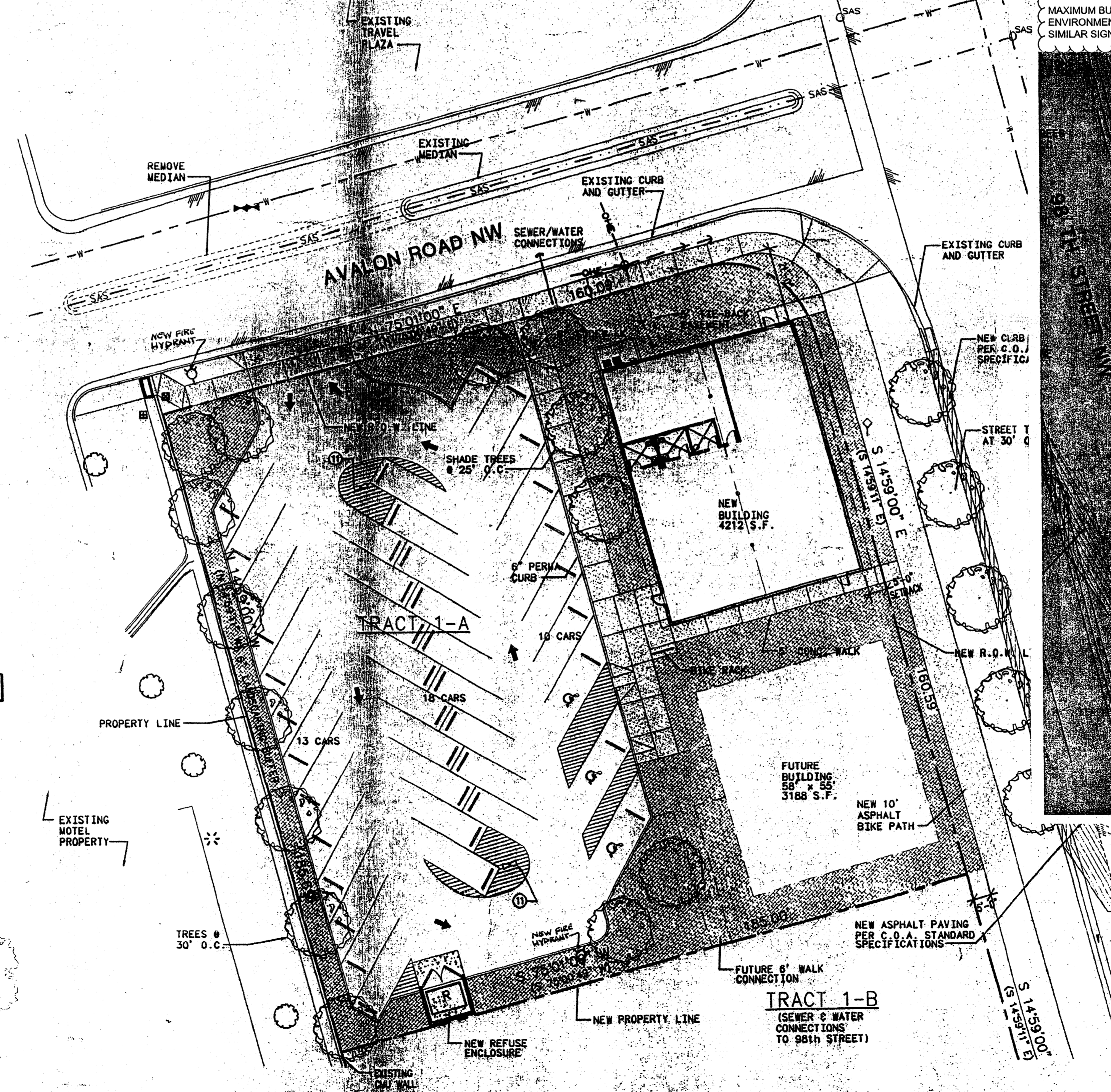
EAST ELEVATION 2 1/8" = 1'-0"



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



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



SITE PLAN 1" = 20'-0"

PROVIDED AREA: 9610 SQ. FT.

424 Thirce Avenue NW  
Albuquerque, NM 87122  
TEL: 505-243-3400  
FAX: 505-243-3583  
E-MAIL: ISA@SWCP.COM

CLOUDED AREAS INDICATE 5/3/11 MODIFICATIONS TO ADDRESS E.P.C. CONDITIONS OF APPROVAL

A.V.E. INC.

PROJECT ARCHITECT  
ISAAC BENTON AIA  
DESIGN REQUIREMENTS FOR  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - TRAC

Project #:  
Date: REV

By: JAM  
SiteDevPlan.dwg  
Scale: A