



# Design Guidelines

#### General

The submittal of this site development plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal which indicates how the site plan has been modified to meet each condition.

### Parking / Circulation

The allowed parking shall be equal to the required parking plus 10%. ADA-compliant parking shall be located adjacent to the main building

#### 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 wide 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 roadways. 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.

MEDIAN-

PROPERTY LINE

TREES (

SITE PLAN

- EXISTING

PROPERTY-

MOTEL

#### Bicucle Amenities

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

#### Landscape & Buffering

- EXISTING TRAVEL PLAZA -

EXISTING MEDIAN

AVALON ROAD NW SEWER/WATER CONNECTIONS

SHADE TREES

8 CARS

CURB /

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 evergreens and deciduous trees shall be used in the

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.

Landscaping 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 landscaped area.

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

EXISTING CURB

AND GUTTER-

5' TIE-BACK EASEMENT

No chain-link, razor wire (concerting) 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

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

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.

shall be integrated into the building architecture.

-EXISTING CURB AND GUTTER

PER C.O.A. STANDARD SPECIFICATIONS

-STREET TREES AT 30' O.C.

STREET

No illuminated plastic panel signs are allowed except logos.

materials are the only free standing signs allowed.

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

Architecture con't.

gates are not allowed.

integrated canopies.

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 fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter. (16' for sites abutting residential, 20' Coors Corridor, 24' under some circumstances).

The refuse enclosure shall be compatible in design, color and material

with building architecture. The gates shall be opaque; chain-link

Building fronts shall be a minimum of 12 feet from the face of the

curb, providing for a sidewalk with a minimum clearance of 6 feet

(accommodating 2 foot vehicle overhang) and a landscape planter

adjacent to the building that is a minimum of 4 feet wide.

Drive through facilities shall be shaded with architecturally

Monument signs which are integrated with building colors and

## **Keyed Notes**

- SIGN FLUSH MOUNTED 10" HIGH LETTERS ON LAP SIDING TYPICAL EXTERIOR WALL: SYNTHETIC STUCCO. STUCCO COLORS
- COMPATIBLE WITH ADJACENT BUILDINGS. GABLE WALL TO HAVE SYNTHETIC STUCCO.
- METAL ROOF PANELS WITH FACTORY PAINTED FINISH. 1x12 FASCIA - PRIME AND PAINT.
- 6. ELECTRICAL NETER & DISCONNECT.
- A/C COMPRESSOR ON 4" CONCRETE PAD
- 36" HIGH CMU SCREEN WALL WITH STUCCO FINISH TO MATCH BLDG. GAS NETER.
- 10. CONTINUOUS 5" K-GUTTER CLOSURE AT NORTH ELEVATION. 1'-0" EXTENSION AT SOUTH ELEVATION.
- 11. PARKING LOT LIGHT STANDARD ON CONCRETE BASE (SHEILDED LIGHT

= LANDSCAPE AREAS

# Code Data

PROJECT DESCRIPTION: NEW CONNERCIAL (DISCOUNT BOOT STORE)

SEE LEGAL DESCRIPTION AND SURVEY

# LEGAL DESCRIPTION: PART OF A CERTAIN TRACT OF LAND BEING CREATED BY

WARRANTY DEED FILED APRIL 3, 1970 IN VOLUME D875, PAGES 99-1000 BEING THE NORTHERLY 389.00 FEET OF TRACT 1, UNIT "A", ROW 2 OF THE ATRISCO GRANT LOCATED IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, LESS AND EXCEPTING THEREFROM THAT PORTION IN THE NORTHEAST CORNER TAKEN FOR RIGHT-OF-WAY BY THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT BY CONDEMNATION SUIT FILED IN DISTRICT COURT AS NO. A-38244 ON

SU-1 FOR PERMISSIVE C-2 USES EXCLUDING PACKAGE

MAXIMUM BUILDING HEIGHT: 26 FT. PER ZONING CODE 14-16-2-17-(C).

JANUARY 20, 1968.

MININUM BUILDING SETBACK: FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET (5') AND A SETBACK OF

ELEVEN FEET (11') FROM THE JUNCTION OF A DRIVE PAD OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. PER ZONING CODE 14-16-2-17-(E).

FLOOR AREA RATIO: 4212/36066 = .12

PARKING FACILITIES CALCULATION

NEW AND FUTURE BUILDINGS: 7400 SQ. FT. = 37 CARS SPACES PROVIDED: 41

LANDSCAPE AREA

NET LOT AREA x 15% = REQUIRED LANDSCAPE AREA REQUIRED AREA: PROVIDED AREA:

11152 x 15% = 1673 SQ. FT.

A.V.E. INC.

ISAAC BENTON, AIA

Albuquerque, New Mexico PROJECT ARCHITECT:

Date: REV. JULY 25, 200

EP.C.

DESIGN REQUIREMENTS FOR SITE DEVELOPMENT PLAN for BUILDING PERMIT - TRACT 1-A

FUTURE 6' WALK CONNECTION

TRACT

(SEWER & WATER

CONNECTIONS TO 98th STREET)

-5' CONC WALK

FUTURE BUILDING 58' × 55 3188 S.F

ASPHALT

BIKE PATH

NEW ASPHALT PAVING PER C.O.A. STANDARD SPECIFICATIONS