

DESIGN GUIDELINES

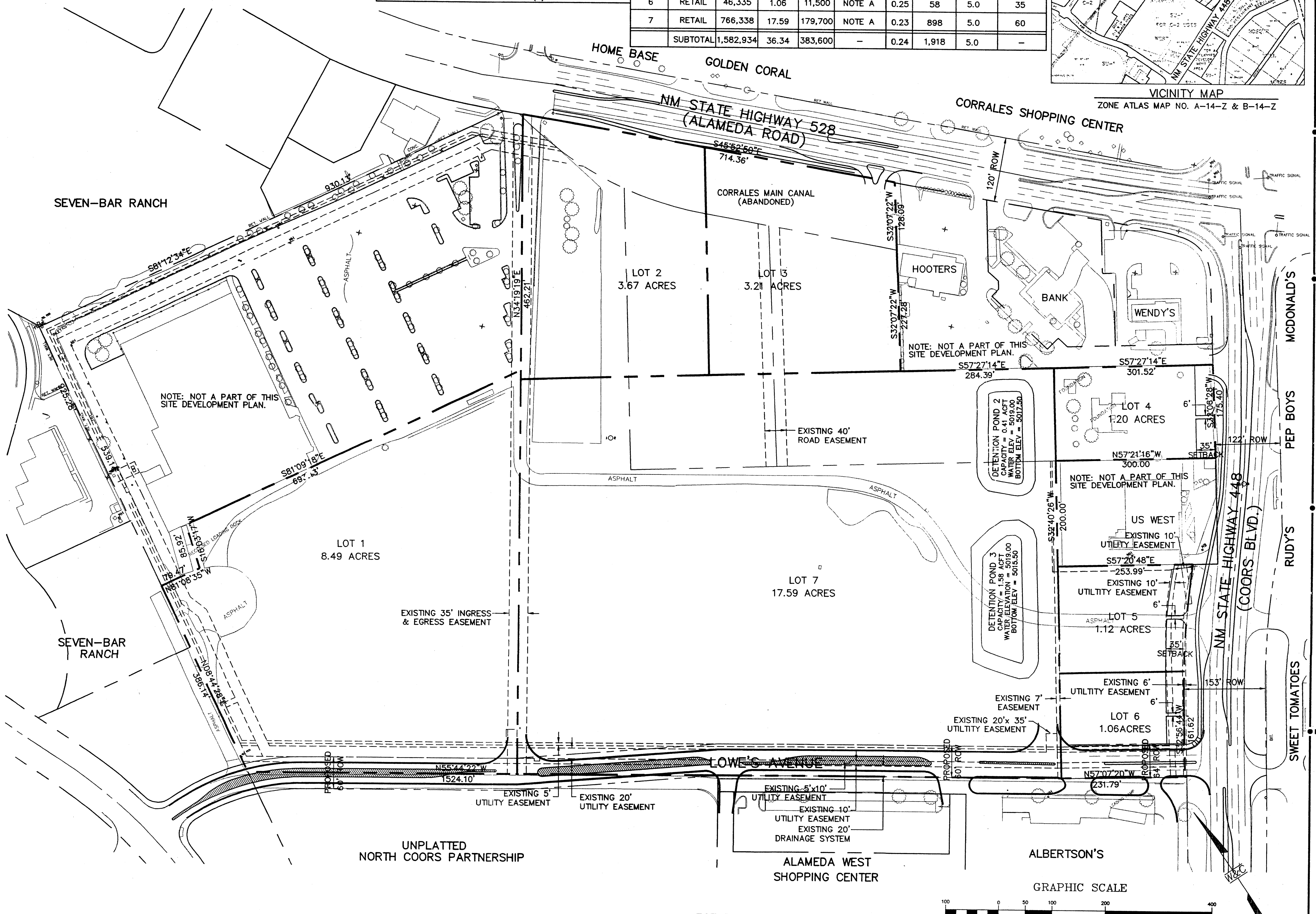
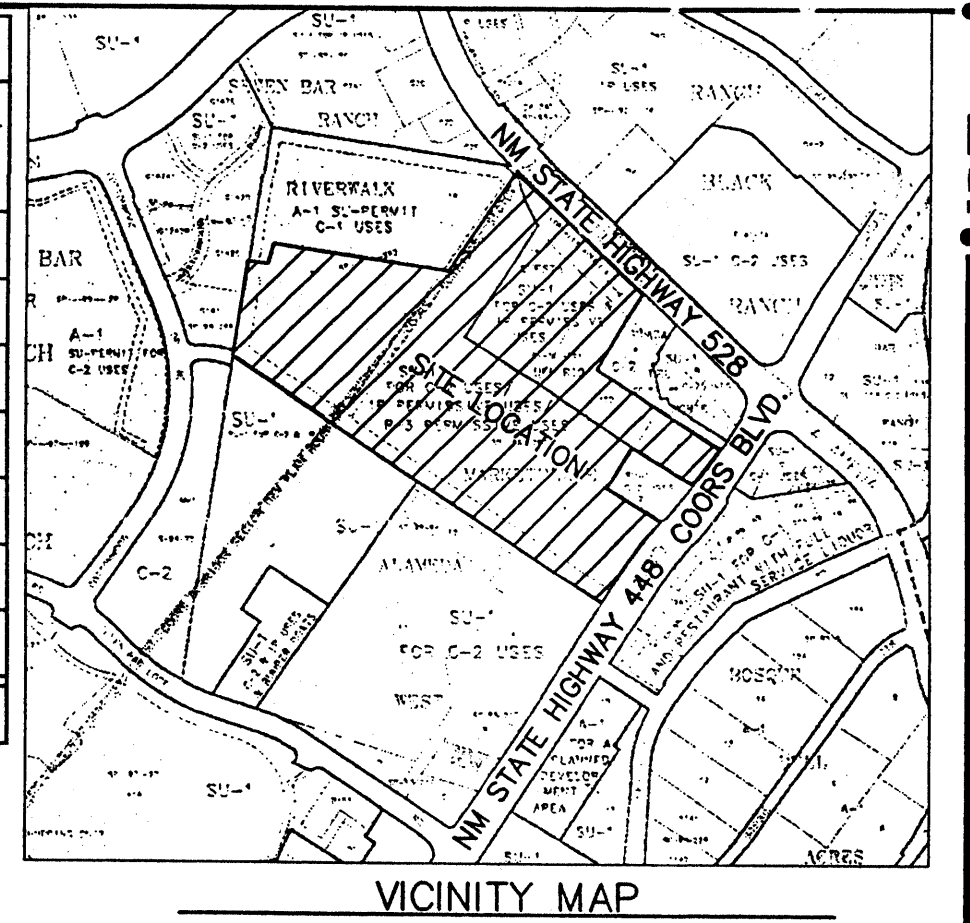
- A. GENERAL**
- BUILDING DESIGN SHALL BE ARCHITECTURALLY INTEGRATED WITH THE SITE AND CONTEXTUAL TO BUILDINGS WITHIN THE VICINITY. NO STANDARD, GENERIC FRANCHISE BUILDING ELEVATIONS OR CANOPIES ARE PERMITTED; DESIGN SHALL BE INNOVATIVE AND WITH SOUTHWESTERN ARCHITECTURE PER THE WEST SIDE PLAN.
 - ALL CANOPIES AND ANCILLARY STRUCTURES SHALL BE ARCHITECTURALLY INTEGRATED WITH MAIN BUILDINGS. SPECIAL CONSIDERATION SHALL BE GIVEN TO ROOF STRUCTURES, INCLUDING MATERIALS.
 - IN ORDER TO ENSURE INTEGRATED DESIGN WITHIN THIS SITE, THE FIRST SITE PLAN FOR BUILDING PERMIT SHALL REQUIRE EPC APPROVAL.
 - ADEQUATE PEDESTRIAN CONNECTIONS WITHIN THE SITE SHALL BE PROVIDED TO MINIMIZE VEHICULAR/PEDESTRIAN CONFLICTS AND ENSURE CLEAR AND EFFICIENT PEDESTRIAN PATHWAYS. SPECIAL PAVING TREATMENT (6-FOOT WIDE AT MINIMUM) SHALL BE PROVIDED WHERE PERIMETER SIDEWALKS CROSS VEHICULAR ENTRANCES AND AT LOCATIONS WITHIN THE SITE WHERE PEDESTRIAN PATHWAYS CROSS MAJOR DRIVE AISLES. THESE PROVISIONS CAN BE ASSURED THROUGH NOTATIONS THAT DESCRIBE THE INTERNAL PEDESTRIAN/BICYCLE CIRCULATION SYSTEM.
 - CONVENIENT PEDESTRIAN CONNECTIONS BETWEEN ADJACENT BUILDINGS AND FROM EACH BUILDING TO THE INTERNAL ROAD SYSTEM AND TO THE ADJACENT STREET ARE REQUIRED.
 - PARKING AREAS SHALL BE LOCATED TO THE REAR OF THE SITE TO THE EXTENT POSSIBLE. ADA PARKING SHALL BE LOCATED ADJACENT TO THE BUILDINGS.
 - TO THE EXTENT POSSIBLE, BUILDINGS SHALL BE ARRANGED IN PLAZA-LIKE CONFIGURATIONS, OR OTHERWISE CLUSTERED TO AVOID STRIP-TYPE DEVELOPMENT AND SOLITARY DEVELOPMENT. LARGE PARKING AREAS SHALL NOT DOMINATE STREET FRONTS; RATHER, PARKING SHALL BE LOCATED TO THE REAR AND SIDES OF BUILDINGS. ALL RESTAURANTS SHALL HAVE OUTDOOR PATIO SEATING. RESTAURANTS OVER 2000 SQUARE FEET SHALL BE STRONGLY ENCOURAGED TO HAVE OUTDOOR DINING.
 - BUILDING MOUNTED SIGNAGE SHALL BE LIMITED TO CHANNELIZED LETTERS AND/OR SIGNS WITH INTERNAL ILLUMINATION.
 - BUILDING MOUNTED SIGNAGE SHALL NOT BE PERMITTED ON ANY ELEVATIONS PARALLEL TO THE PUBLIC RIGHT-OF-WAY AND FACING R-1 ZONING.
 - OFF-PREMISE SIGNS SHALL NOT BE PERMITTED.
 - COMMERCIAL AND OFFICES USES SHALL BE LOCATED ADJACENT TO THE INTERNAL MAIN STREET AND INTERNAL STREETS WITH MINIMAL PARKING BETWEEN THE ENTRY FACADE AND THE STREET.
- B. PARKING**
- THE ALLOWED PARKING SHALL BE EQUAL TO THE REQUIRED PARKING PLUS 10%.
 - PARKING WHICH SATISFIES ADA REQUIREMENTS SHALL BE LOCATED ADJACENT TO THE BUILDING ENTRIES.
 - CROSS-ACCESS PROVISIONS BETWEEN ADJOINING PARCELS ARE REQUIRED.
- C. PEDESTRIAN AMENITIES**
- REQUIRED OUTDOOR PATIO AREAS SHALL HAVE SHADE TREES SPACED AT INTERVALS OF 20 FEET ON CENTER TO PROVIDE SHADE FOR OUTDOOR DINING. TREES SHALL BE PLANTED IN PLANTERS THAT ARE A MINIMUM OF 5 FEET BY 5 FEET.
 - PARKING FIELDS OF 150 CARS OR MORE SHALL HAVE A TREE-LINED PEDESTRIAN WAY CONNECTION TO THE MAIN INTERNAL PEDESTRIAN PATHWAY TO THE CENTER AND SHALL CONNECT TO ADJACENT STREETS AND SIDEWALKS.
 - PEDESTRIAN PATH AND SIDEWALKS SHALL BE A MINIMUM OF 6 FOOT WIDE AND SHALL BE OF ALTERNATIVE TEXTURED MATERIAL, SLIGHTLY RAISED, WHERE THEY CROSS VEHICLE CIRCULATION AREAS. THE PEDESTRIAN WALK AT THE ENTRY ELEVATION SHALL BE A MINIMUM OF 20 FEET IN THE MAJOR AND JUNIOR ANCHORS AND 15 FEET IN THE SMALLER BUILDINGS WITH TREES AT 25 FEET ON CENTER OR PORTALS OR CANOPIES ETC., FOR THE ENTIRE LENGTH OF THE FACADE.
 - ALL BUILDINGS SHALL BE DIRECTLY CONNECTED TO THE STREET AND OTHER BUILDINGS WITHIN THE PROJECT SITE WITH PEDESTRIAN WALKWAYS.
 - COMMERCIAL BUILDINGS SHALL TYPICALLY BE LINKED WITH PLAZAS AND PEDESTRIAN WAYS.
- D. ARCHITECTURE**
- THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE 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 THE TOP OF EQUIPMENT BELOW THE TOP OF SCREEN WALL.
 - NO STANDARD, GENERIC FRANCHISE BUILDING ELEVATIONS ARE PERMITTED. BUILDING DESIGN SHALL BE ARCHITECTURALLY INTEGRATED WITHIN THE SITE AND CONTEXTUAL TO BUILDINGS WITHIN THE VICINITY.
 - NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE PERMITTED. AWNINGS AND CANOPIES SHALL BE INTEGRATED WITH BUILDING ARCHITECTURE.
 - NO CHAIN LINK, RAZOR WIRE OR PLASTIC/VINYL FENCING IS PERMITTED.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANTENNA SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - ATMS SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN. LOADING DOCKS SHALL HAVE SCREEN WALLS AND COVERS THAT ARE ARCHITECTURALLY INTEGRATED WITH THE BUILDING.
 - THE DUMPSTER SHALL BE ADEQUATELY SCREENED WITH MATERIALS COMPATIBLE WITH THE BUILDING; CHAIN LINK GATES ARE NOT ALLOWED.
 - THE REQUIRED OUT DOOR PATIO AREA SHALL HAVE SHADE TREES SPACED AT INTERVALS OF 20 FEET ON CENTER TO PROVIDE SHADE FOR OUTDOOR DINING. TREES SHALL BE PLANTED IN PLANTERS THAT ARE A MINIMUM OF 5 FEET BY 5 FEET.
 - ALL FREESTANDING SIGNAGE SHALL BE MONUMENT TYPE SIGNS THAT ARE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN.
 - BUILDING SIGNAGE SHALL BE A MAXIMUM OF 6% OF THE FACADE AREA.
 - LOADING DOCKS SHALL HAVE ARCHITECTURALLY INTEGRATED COVERS.
 - GAS FUELING CANOPIES SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN. ALL UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING. CANOPY FASCIA SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN; NO ILLUMINATED FASCIA BANDS AREA ALLOWED.
- E. SIGNAGE**
- THE SIGNAGE SHALL BE LIMITED TO FIVE, FREESTANDING MONUMENT SIGNS, NOT HIGHER THAN 26 FEET, WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET EACH. THE SIGNS SHALL BE COMPATIBLE WITH THE BUILDING IN TERMS OF MATERIALS AND COLORS. THE SIZE OF THE BUILDING MOUNTED SIGNAGE SHALL NOT BE INCREASED FROM WHAT IS DEPICTED ON THE PLAN.
 - BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUAL BACKLIT CHANNEL OR NEON LETTERS WITH A MAXIMUM LETTER HEIGHT OF 7 FEET FOR MAIN CORPORATE LOGO SIGN, AND 3 FEET FOR ALL OTHERS.
- F. LANDSCAPE**
- THE DEVELOPMENT OF AN OVERALL LANDSCAPE CONCEPT WILL ESTABLISH A FRAMEWORK THAT UNIFIES THE ENTIRE PROPERTY. TO ACHIEVE COHESIVE DEVELOPMENT, ALL AREAS OF DESIGN NEED TO BE COORDINATED AND RESPONSIVE TO THE EXISTING ENVIRONMENTAL CONDITIONS AND LOCAL BUILDING POLICIES. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS IN THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE, THE POLLEN ORDINANCE, AND OTHER LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE, AND THE COORS CORRIDOR PLAN.
- STANDARDS:**
- STREET TREES SHALL BE PROVIDED ALONG COORS BOULEVARD, NEW MEXICO STATE HIGHWAY 528, AND NEW INTERIOR ROADS, AT THE RATE OF ONE TREE PER 25 LINEAR FEET. STREET TREES ARE DEFINED AS BEING WITHIN 20 FEET OF THE BACK OF CURB. THEY MAY BE EITHER RANDOMLY OR CONSISTENTLY PLACED.
 - A MINIMUM OF 15 PERCENT OF THE SITE AREA (MINUS BUILDING SQUARE FOOTAGE) SHALL BE DEVOTED TO LANDSCAPE MATERIALS WITH AN EMPHASIS PLACED ON AREAS WITH STREET SIDE EXPOSURE.

NOTE A: BUILDING HEIGHTS TO VARY BETWEEN PARCELS, BUT SHALL BE REGULATED BY ALBUQUERQUE ZONING CODE REQUIREMENT FOR SPECIFIC APPLICABLE U.N.E. ZONING CODES SECTIONS 14-16-2-19.(C),(1) AND SECTION 14-16-2-15.(C),(1).

NOTE B: PARKING RATIO STATED REFERENCES NUMBER OF SPACES/1000 OF NET LEASABLE AREA. DEVELOPMENT TO ESTABLISH RECIPROCAL CROSS-ACCESS AND CROSS-PARKING AGREEMENTS THROUGHOUT ALL PARCELS. PARKING SHALL COMPLY WITH ALBUQUERQUE ZONING CODE REGULATIONS 14-16-3-1.

NOTE C: NO SIDE YARD SETBACKS BETWEEN PARCELS APPLY PER ALBUQUERQUE ZONING CODE REQUIREMENT SECTION 14-16-2-15.(E). ALBUQUERQUE ZONING CODE REQUIREMENT SECTION 14-16-2-15.(E).

SITE STATISTICS									
LOT NUMBER	PROPOSED TENANT	LOT SQ FT	ACREAGE	BLDG. SQ FT	MAX. BLDG. HEIGHT	F.A.R.	PARKING SPACES	PARKING RATIO	MIN. BLDG. SETBACK (FT)
1	RETAIL	369,621	8.49	92,400	NOTE A	0.25	462	5.0	60
2	GAS/RETAIL	159,875	3.67	40,000	NOTE A	0.25	200	5.0	-
3	RETAIL	139,626	3.21	35,000	NOTE A	0.25	175	5.0	-
4	RETAIL	52,388	1.20	13,000	NOTE A	0.25	65	5.0	35
5	RETAIL	48,751	1.12	12,000	NOTE A	0.25	60	5.0	35
6	RETAIL	46,335	1.06	11,500	NOTE A	0.25	58	5.0	35
7	RETAIL	766,338	17.59	179,700	NOTE A	0.23	898	5.0	60
SUBTOTAL		1,582,934	36.34	383,600	-	0.24	1,918	5.0	-



LIVING VEGETATIVE MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF THE REQUIRED LANDSCAPE AREA. THE AREA AND PERCENTAGE IS CALCULATED BASED ON THE MATURE CANOPY SIZE OF ALL PLANT MATERIALS.

- ALL PLANTING AREAS NOT COVERED WITH NATIVE GRASS OR TURF SHALL RECEIVE A GROUND TOPPING OF SANTA FE BROWN ROCK MULCH OR 2"-4" SANTA ANA TAN COBBLES OR SIMILAR.
- TO SHADE AND MITIGATE THE NEGATIVE VISUAL IMPACT OF LARGE EXPANSES OF PAVEMENT, OFF-STREET PARKING AREAS SHALL HAVE ONE TREE PER 10 PARKING SPACES WITH NO SPACE BEING MORE THAN 100 FEET FROM A TREE.
- A MINIMUM OF SEVENTY-FIVE PERCENT OF THE REQUIRED PARKING LOT TREES SHALL BE DECIDUOUS AND SHALL HAVE A MATURE HEIGHT AND CANOPY OF AT LEAST 25 FEET.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO SUPPORT ALL LANDSCAPING. THE SYSTEM SHALL BE DESIGNED TO AVOID OVER-SPRAY ON TO WALKS, BUILDINGS, FENCES, ETC. IRRIGATION COMPONENTS SHALL BE CHECKED PERIODICALLY TO ENSURE MAXIMUM EFFICIENCY.

ALL PLANT MATERIAL, INCLUDING TREES, SHRUBS, GROUNDCOVERS, TURF, WILD FLOWERS, ETC. SHALL BE MAINTAINED BY THE OWNER IN A LIVING, ATTRACTIVE CONDITION. ALL AREAS SHALL BE MAINTAINED FREE OF WEEDS THROUGH THE USE OF PERVIOUS FILTER MATERIAL. EACH LOT OWNER WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ON THEIR PROPERTY AND WITHIN THE ADJACENT RIGHT-OF-WAY.

MINIMUM PLANT SIZES AT THE TIME OF INSTALLATION SHALL BE AS FOLLOWS:

- STREET AND PARKING LOT TREES - 2 INCH CALIPER, 10 TO 12 FOOT MINIMUM HEIGHT SHRUBS, ORNAMENTAL GRASS, AND GROUNDCOVERS - 1 GALLON MINIMUM TURF GRASSES - PROVIDE COMPLETE COVERAGE WITHIN ONE GROWING SEASON AFTER INSTALLATION.

LEGEND

- EXISTING PROPERTY LINE
- LOWE'S PROPERTY LINE AND SUBDIVISION LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT OF WAY

WILSON & COMPANY
2600 THE AMERICAN ROAD SE, SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

GRAPHIC SCALE
1 inch = 100 ft

DRAWN	MDG	DATE	AUGUST 2001
DESIGN	MDG	FILE NO.	X0218022
CHECKED BY	BMS	SHEET NO.	C2

LOWE'S HOME CENTERS, INC.
P.O. BOX 1111 N. WILKESBORO, NC 28650

REVISIONS

DATE	DESCRIPTION

LOWE'S ENGINEERING AND CONSTRUCTION
HWY 286 EAST, EAST DOCK N. WILKESBORO, NC 28659
336.658.4000 (V)

SITE PLAN FOR SUBDIVISION
LOWE'S OF NW ALBUQUERQUE ALBUQUERQUE, NEW MEXICO
PROJECT NO. X0218022 | DRAWN BY: MDG | CHECKED BY: BMS

ORIGINAL ISSUE DATE: XXXXXXXX
PERMIT SET ISSUE DATE: XXXXXXXX
CONSTRUCTION SET ISSUE DATE: XXXXXXXX
DRAWING NUMBER: C2

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