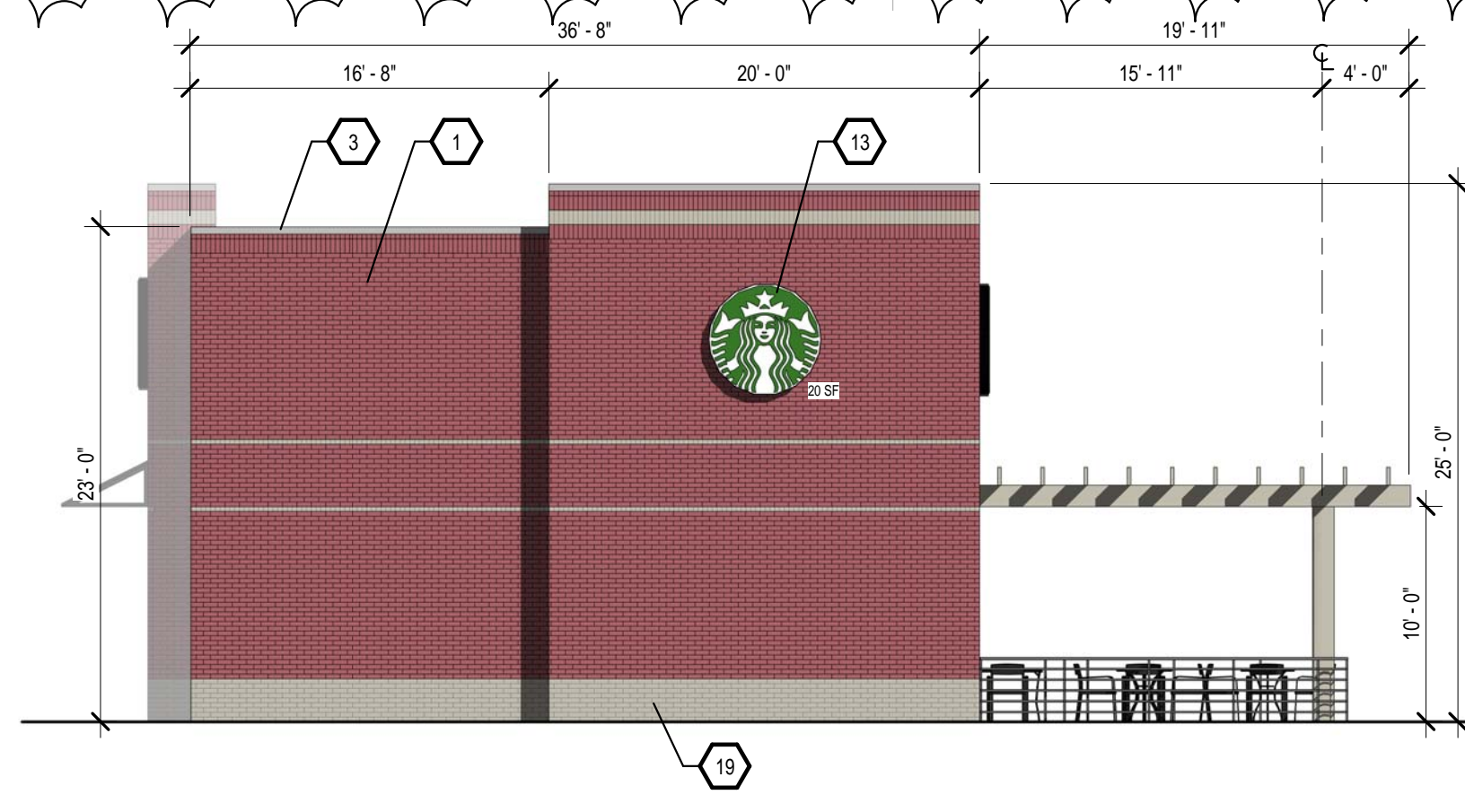
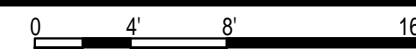




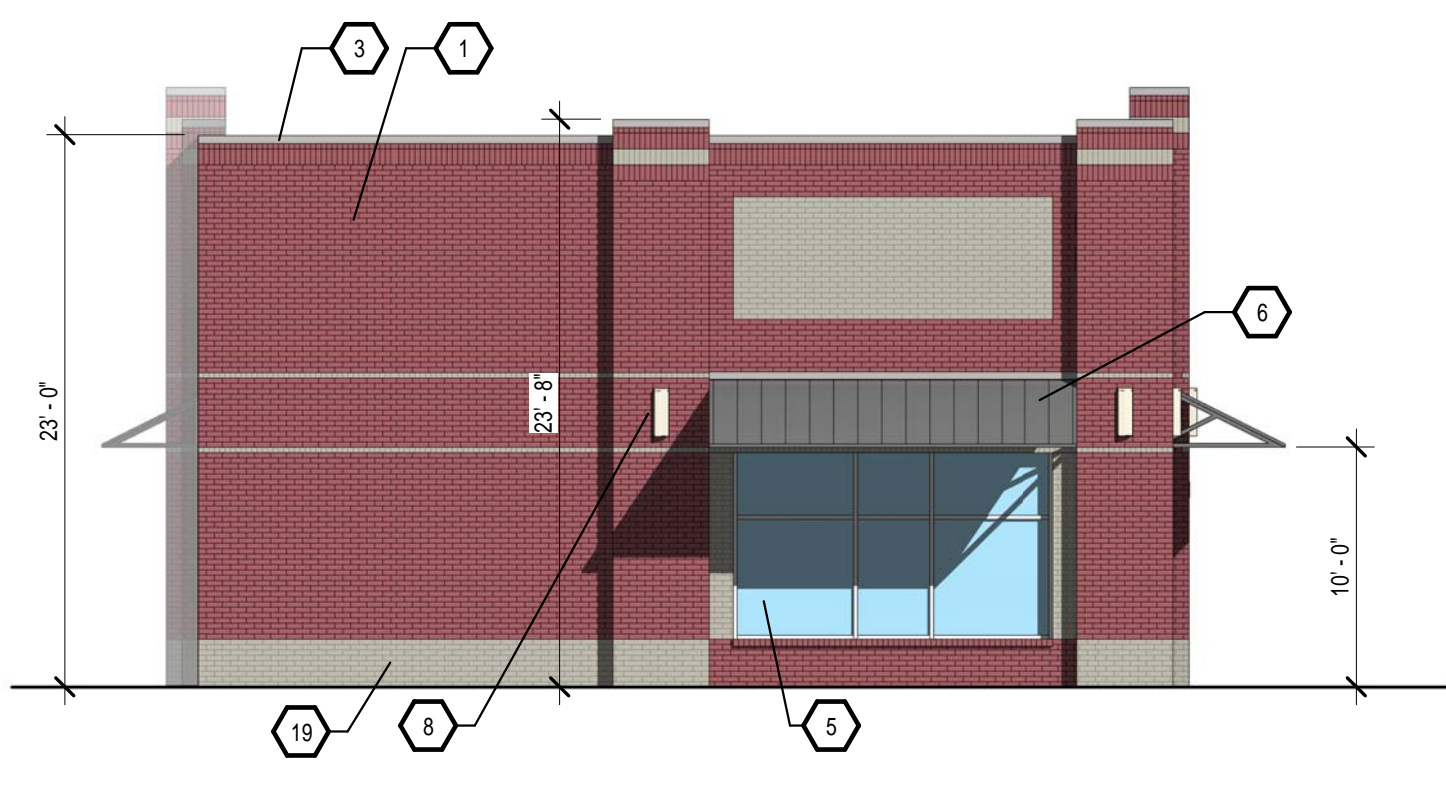
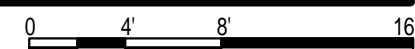
D1 BUILDING 8 WEST ELEVATION

1/8" = 1'-0"



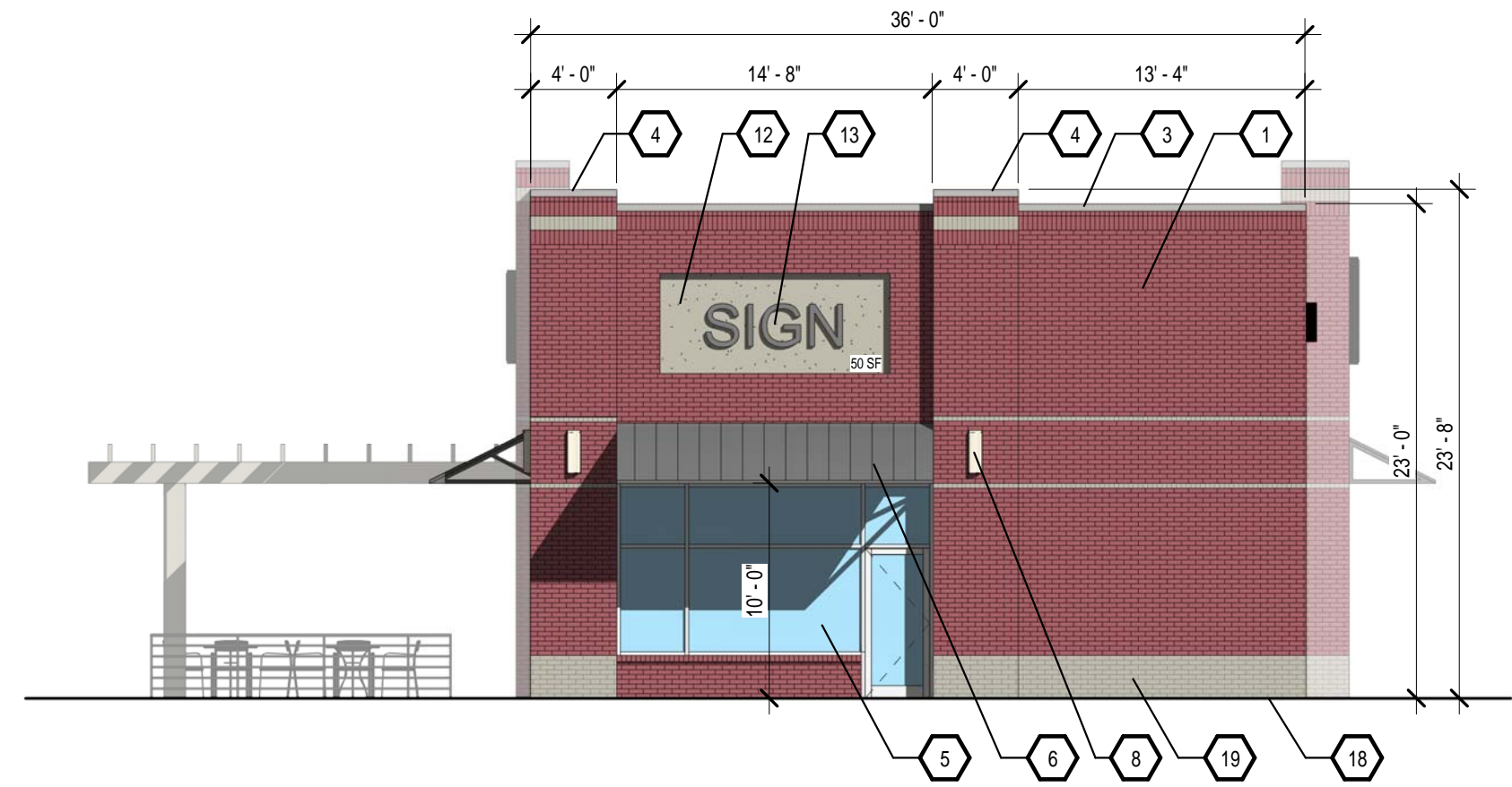
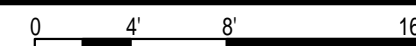
D3 BUILDING 7A WEST ELEVATION

1/8" = 1'-0"



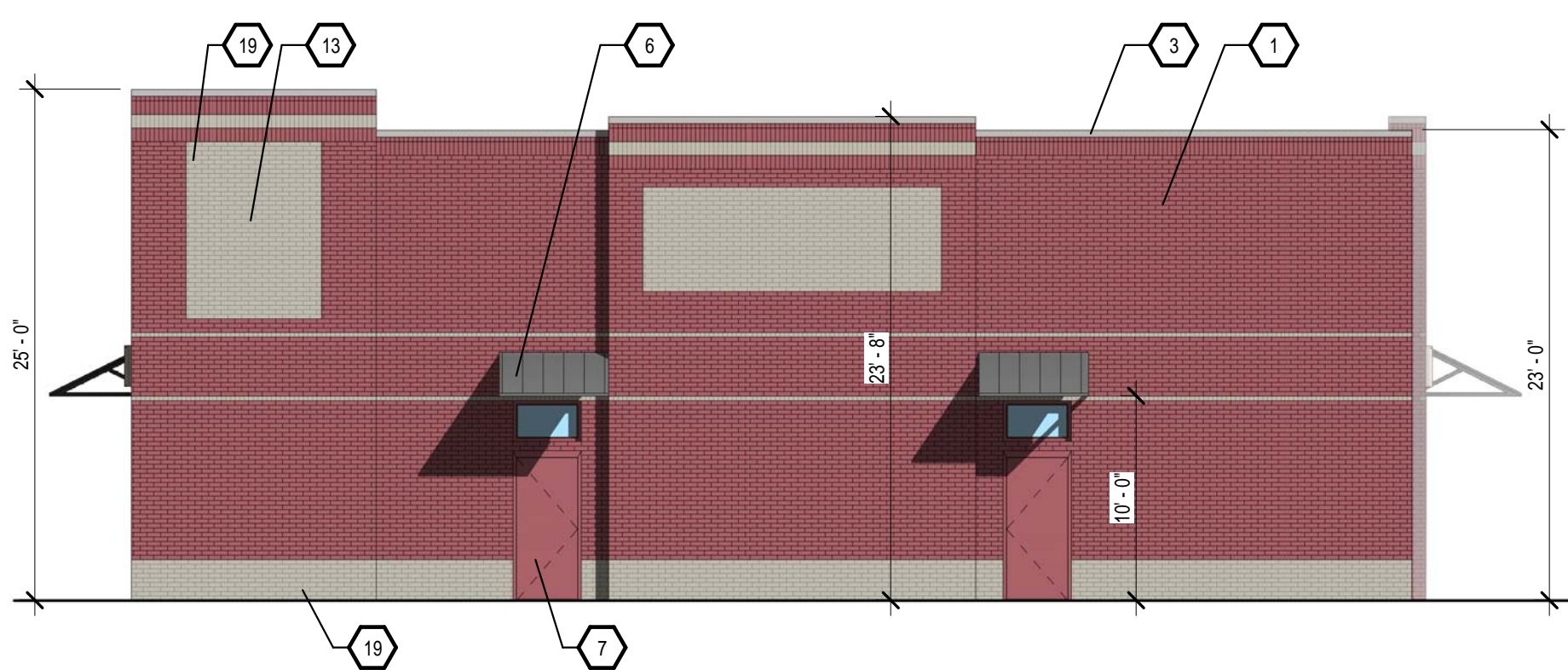
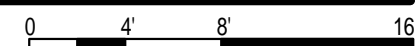
C1 BUILDING 8 EAST ELEVATION

1/8" = 1'-0"



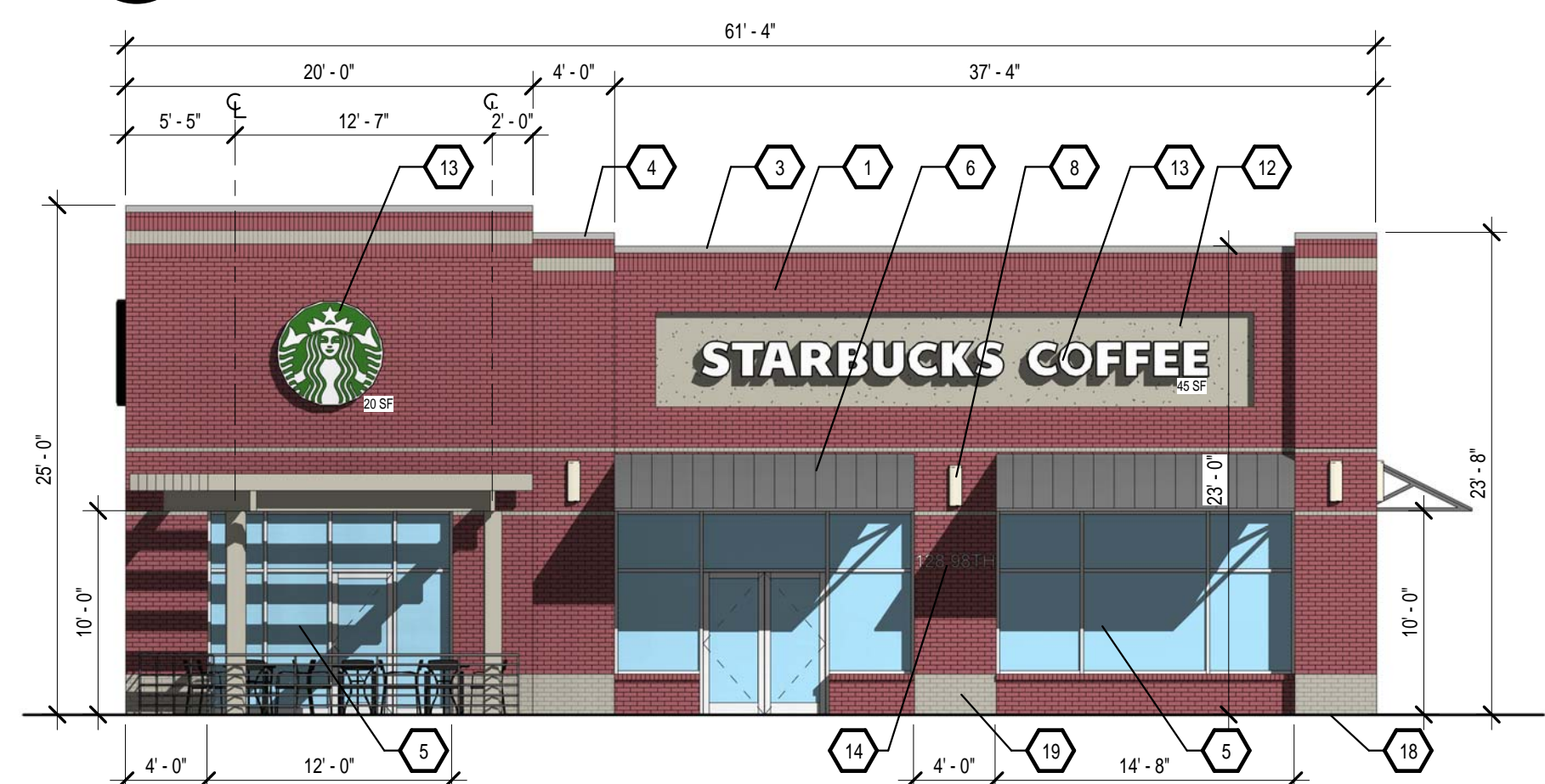
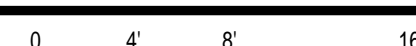
C3 BUILDING 7A EAST ELEVATION

1/8" = 1'-0"



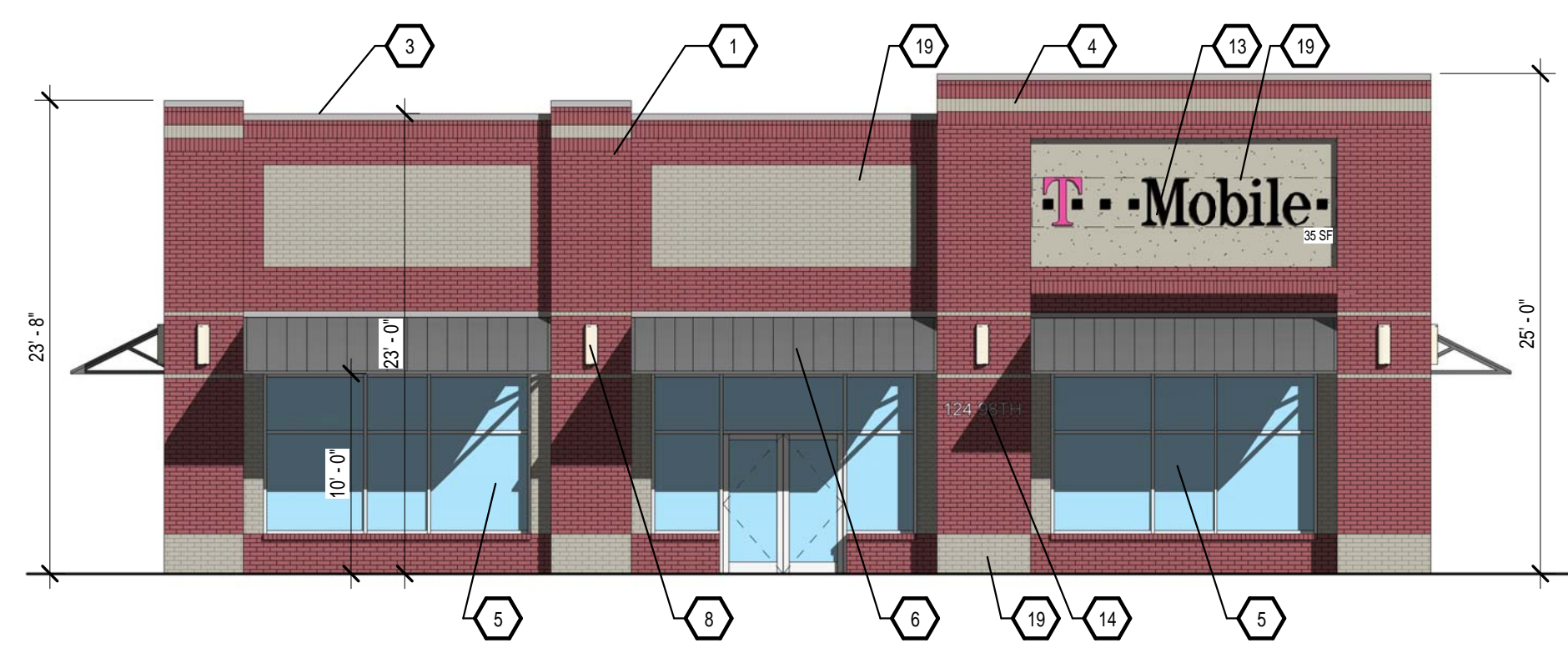
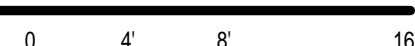
B2 BUILDING 8 SOUTH ELEVATION

1/8" = 1'-0"



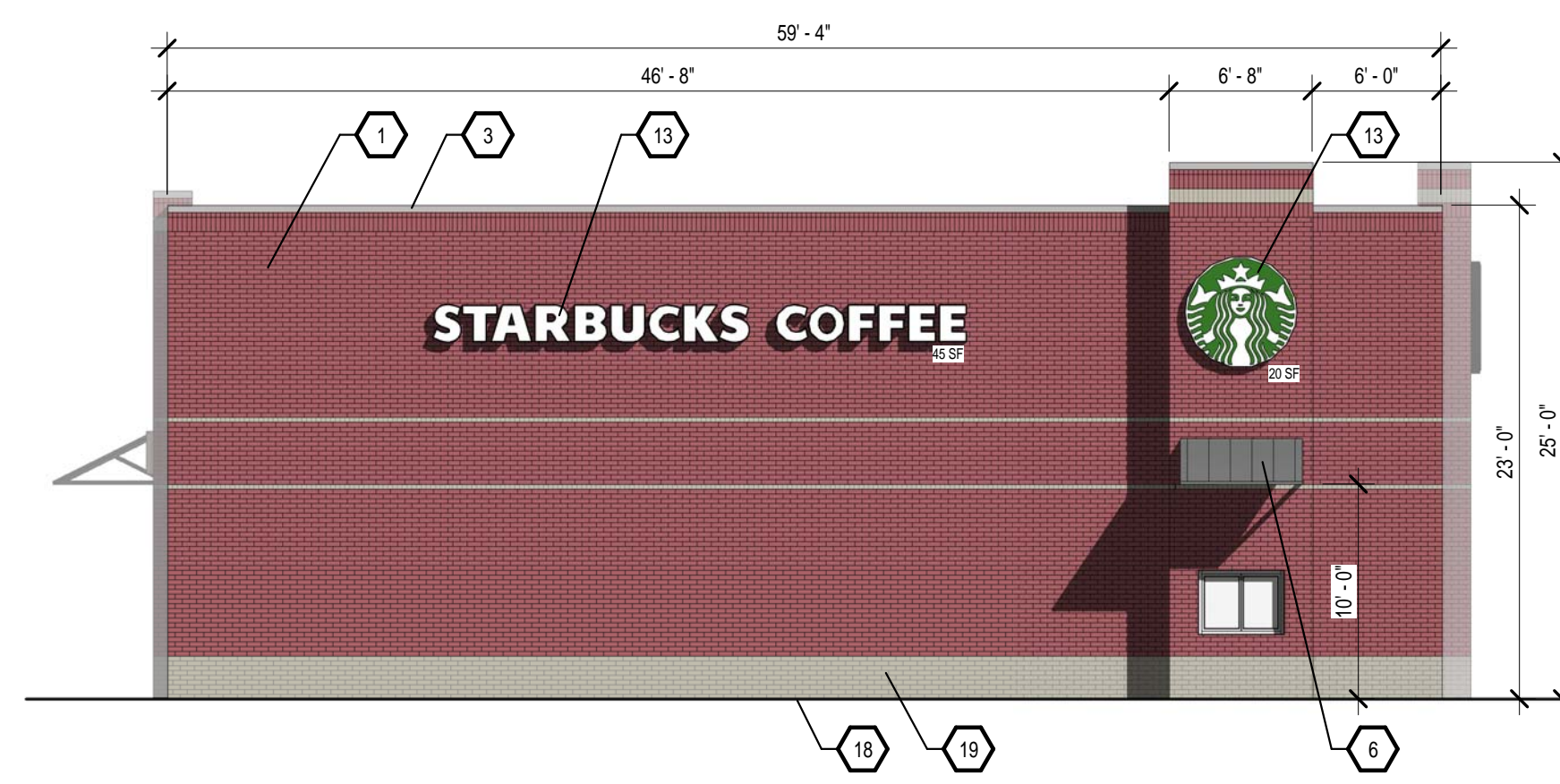
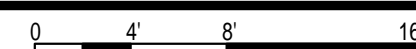
B3 BUILDING 7A SOUTH ELEVATION

1/8" = 1'-0"



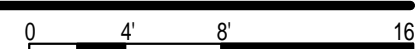
A1 BUILDING 8 NORTH ELEVATION

1/8" = 1'-0"



A3 BUILDING 7A NORTH ELEVATION

1/8" = 1'-0"



KEYED NOTES

1. BRICK, COLOR: MEDIUM BRICK RED
2. BRICK, SOLDIER COURSE, COLOR: MEDIUM BRICK RED
3. ROOF PARAPET WITH METAL CAP FLASHING, COLOR: GALVALUM
4. PILASTER WITH METAL CAP, COLOR: GALVALUM
5. ALUMINUM STOREFRONT
6. STEEL CANOPY, COLOR: GALVALUM, STEEL CANOPY BRACKETS, COLOR: MEDIUM RED TO MATCH BRICK
7. HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT STUCCO
8. WALL SCONCE
9. NOT USED
10. NOT USED
11. CONTROL JOINT
12. TWO-COAT SYNTHETIC STUCCO SYSTEM, COLOR: TAN
13. BUILDING MOUNTED SIGN, COLOR: NEUTRAL COLORS TO BE APPROVED BY LANDLORD
14. 8" (BRUSHED ALUMINUM) BUILDING ADDRESS IDENTIFICATION NUMBERS
15. NOT USED
16. NOT USED
17. NOT USED
18. FINISH FLOOR LINE
19. BRICK, COLOR: TAN

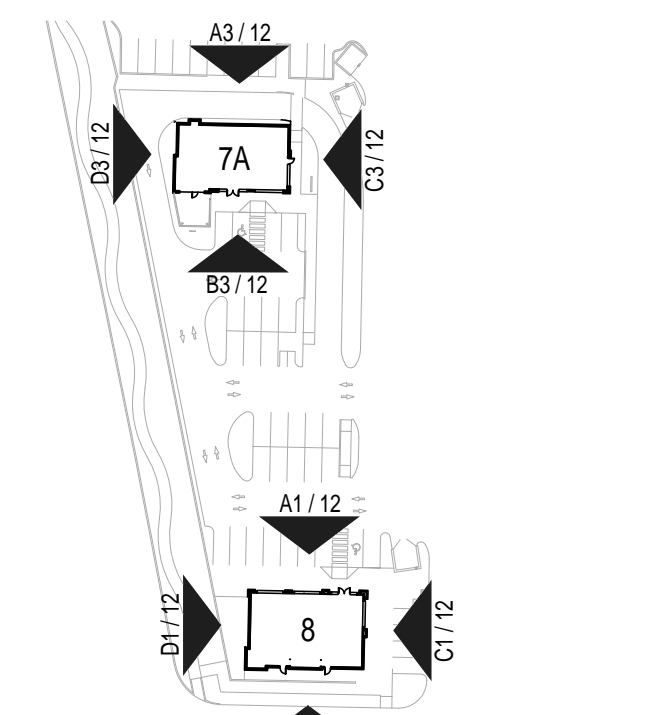
PAD AND SITE STANDARDS

THE PAD SITES FOR THIS DEVELOPMENT WILL BE DEVELOPED SEPARATELY FROM THE SIX MAIN BUILDINGS THAT ARE FULLY DESCRIBED HEREIN. TO PROVIDE CONSISTENCY IN QUALITY ACROSS THE ENTIRE SITE, THE FOLLOWING DESIGN STANDARDS SHALL BE APPLIED TO THE FUTURE DEVELOPMENT OF THE PAD SITES. THESE STANDARDS SHALL BE ENFORCEABLE BY THE DEVELOPMENT REVIEW BOARD. THE CREATION OF A QUALITY ARCHITECTURAL ENVIRONMENT IS A PRIMARY GOAL OF THESE DESIGN STANDARDS.

1. PAD DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS STATED IN THE CITY OF ALBUQUERQUE ZONE CODE.
2. BUILDING MATERIALS AND COLORS SHALL BE THE SAME AS THOSE USED ON THE MAIN BUILDINGS, WITH SIMILAR DETAILING OF WALL SURFACES, PILASTERS, AWNINGS AND FENESTRATION. ALTERNATIVE MATERIALS OF SIMILAR QUALITY MAY BE CONSIDERED BY THE ORB, BUT APPROVAL IS AT THEIR DISCRETION.
3. ACCENT COLORS FOR TRIM MAY BE BASED ON THOSE USED ON THE MAIN BUILDINGS, BUT MAY ALSO BE BASED ON THE CORPORATE BRANDING COLORS OF THE PAD OCCUPANTS.
4. BUILDINGS SHALL HAVE EQUAL ARCHITECTURAL EMPHASIS ON ALL SIDES, INCLUDING SERVICE AREAS, UNLESS SCREENED WITH WALLS HAVING THE SAME DESIGN ELEMENTS AS THE BUILDINGS.
5. SERVICE AREAS SHALL BE SCREENED WITH WALLS HAVING THE SAME DESIGN ELEMENTS AND MATERIALS AS THE BUILDINGS.
6. ENTRANCE AREAS SHALL BE SHADED BY AWNINGS OR PORTALS TO PROVIDE SHELTER FOR PATRONS ENTERING THE BUILDINGS.
7. RESTAURANTS SHALL PROVIDE PLAZAS OR OUTDOOR DINING AREAS WITH A MINIMUM DIMENSION OF 15' AND A MINIMUM AREA OF 300 SQUARE FEET. THESE AREAS SHALL BE SHADED BY BUILDING ELEMENTS OR SHADE TREES, AND SHALL HAVE SEATING IN THE FORM OF BENCHES OR OUTDOOR DINING FURNITURE.
8. CONSISTENCY IN LIGHTING DESIGN IS A PRIMARY GOAL OF THESE DESIGN STANDARDS. IN ORDER TO ENHANCE SECURITY AND VISUAL AESTHETICS, CAREFUL CONSIDERATION OF SITE LIGHTING DESIGN IS REQUIRED TO MAXIMIZE PUBLIC SAFETY WHILE MINIMIZING GLARE BOTH ON SITE AND ON ADJACENT PROPERTIES. LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-9-3, AREA LIGHTING REGULATIONS, AND THE STATE STATUTE ON DARK SKIES. PARKING AREA LIGHTING SHALL BE PROVIDED WITH FIXTURES OF A SIMILAR DESIGN, COLOR AND HEIGHT FOR ALL TRACTS WITHIN THE DEVELOPMENT. AREA LIGHT FIXTURES SHALL BE FULL CUT-OFF DESIGN WITH NO VISIBLE LIGHT SOURCE ABOVE A HORIZONTAL LINE PROJECTED FROM THE BOTTOM OF THE FIXTURE HOUSING. LIGHT POLES SHALL BE A MAXIMUM HEIGHT OF 25'. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
9. SIGNAGE: THE GOAL IS TO PROVIDE CONSISTENCY IN APPEARANCE AND QUALITY AND COMPLIMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT. ALL SIGNS SHALL COMPLY WITH SECTION 14-16-3-5 GENERAL SIGN REGULATIONS OF THE COMPREHENSIVE ZONING CODE. BUILDING MOUNTED SIGNS SHALL NOT EXCEED SIX PERCENT OF THE FACADE AREA ON WHICH THEY ARE MOUNTED.
10. SIGNAGE: THE USE OF NEON IN SIGNS AND AS ARCHITECTURAL DECORATION ON THE BUILDINGS IS ENCOURAGED.



A5 BLDG 7A PERSPECTIVE



Key Plan

NTS



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CONSULTANTS

Architect: Engineer:

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No	Date	Description
2	11/04/16	ADD STARBUCKS AND T-MOBILE

Revision Schedule	
ISSUE:	CON DOCS
PROJECT NUMBER:	1628
FILE:	000012.RVT
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	NOVEMBER 04, 2016

SHEET TITLE  
BUILDING ELEVATIONS FOR DRB