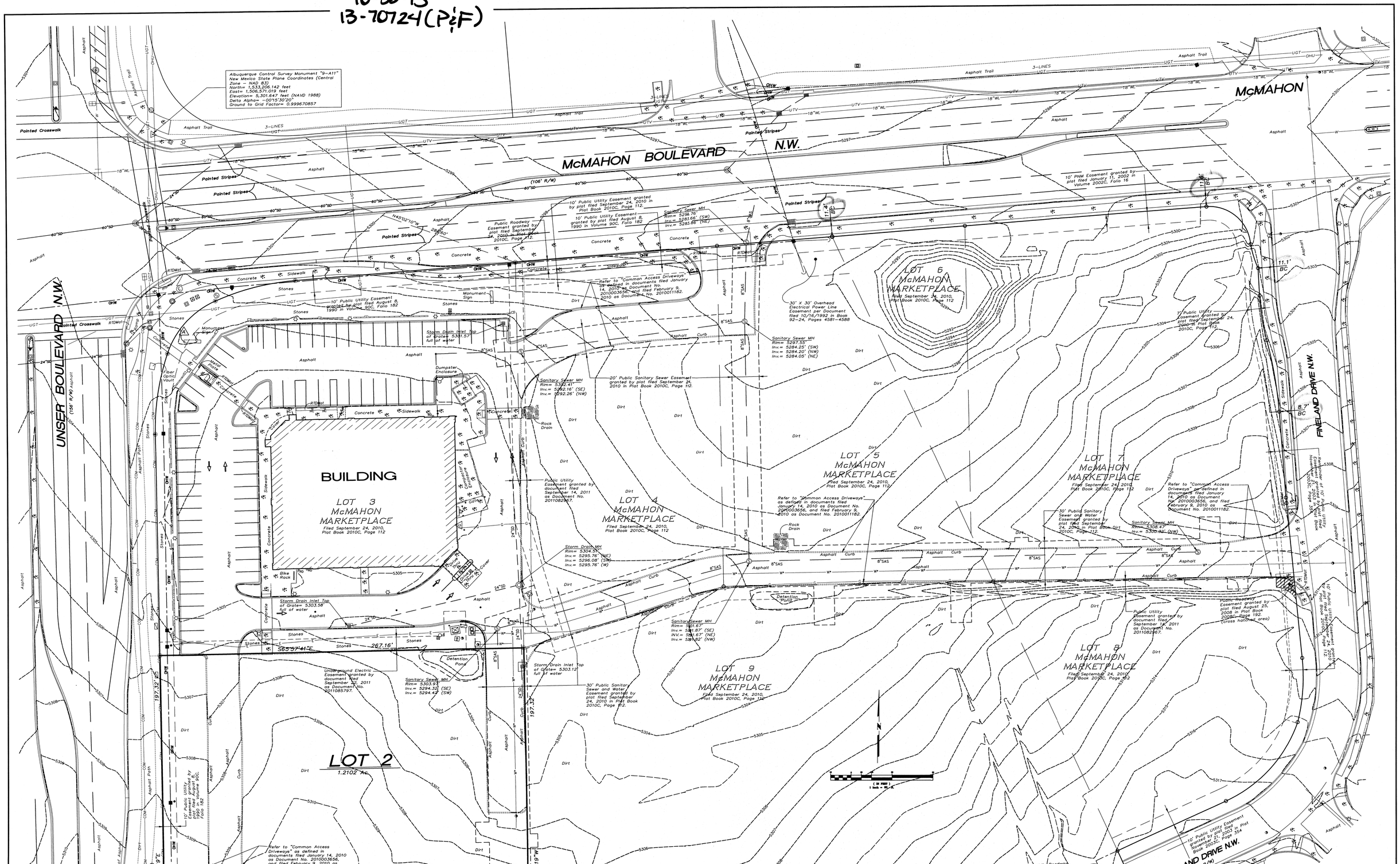
PROJECT # 1005280
10-30-13
13-70724 (P&F)



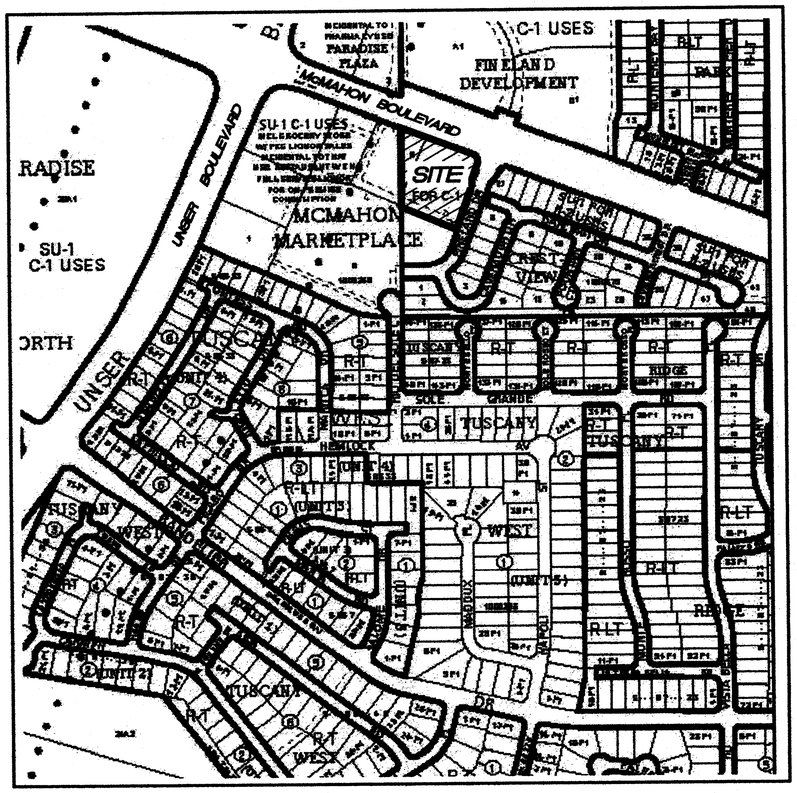
EXISTING SITE CONDITIONS

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PROJECT# 1005280
10-30-13
13-70724(P&F)

PLAT OF
LOTS 6-A AND 7-A
McMAHON MARKETPLACE

(ING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
(ECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2013



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page A–11–Z.

SUBDIVISION DATA

1. Total number of existing Lots: 2
2. Total number of Lots created: 2
3. Gross Subdivision acreage: 1.6260 acres

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____

_____

_____

_____
Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLinlk QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

Adjust the existing interior lot line between Lots 6 and 7 shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
October 18, 2013

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC.	Date
Comcast	Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	10-22-13 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

130591. DWG

PLAT OF
LOTS 6-A AND 7-A
McMAHON MARKETPLACE

(BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2013

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of lots numbered Six (6) and Seven (7) of McMahon Marketplace as the same are shown and designated on the plat entitled "PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 112.

Said lots contain 1.6260 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF Lots 6-A and 7-A, McMAHON MARKETPLACE (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

OWNER(S)

JMD- McMahon, LLC
a New Mexico limited liability company

By: Douglas H. Peterson, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

Notary Public
This instrument was acknowledged before me on this 18TH day of October, 2013, by Douglas H. Peterson.

Notary Public
My Commission expires: February 11, 2017

OFFICIAL SEAL
Nicole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02-11-2017

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 2 OF 3

130591. DWG

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
LOTS 6-A AND 7-A
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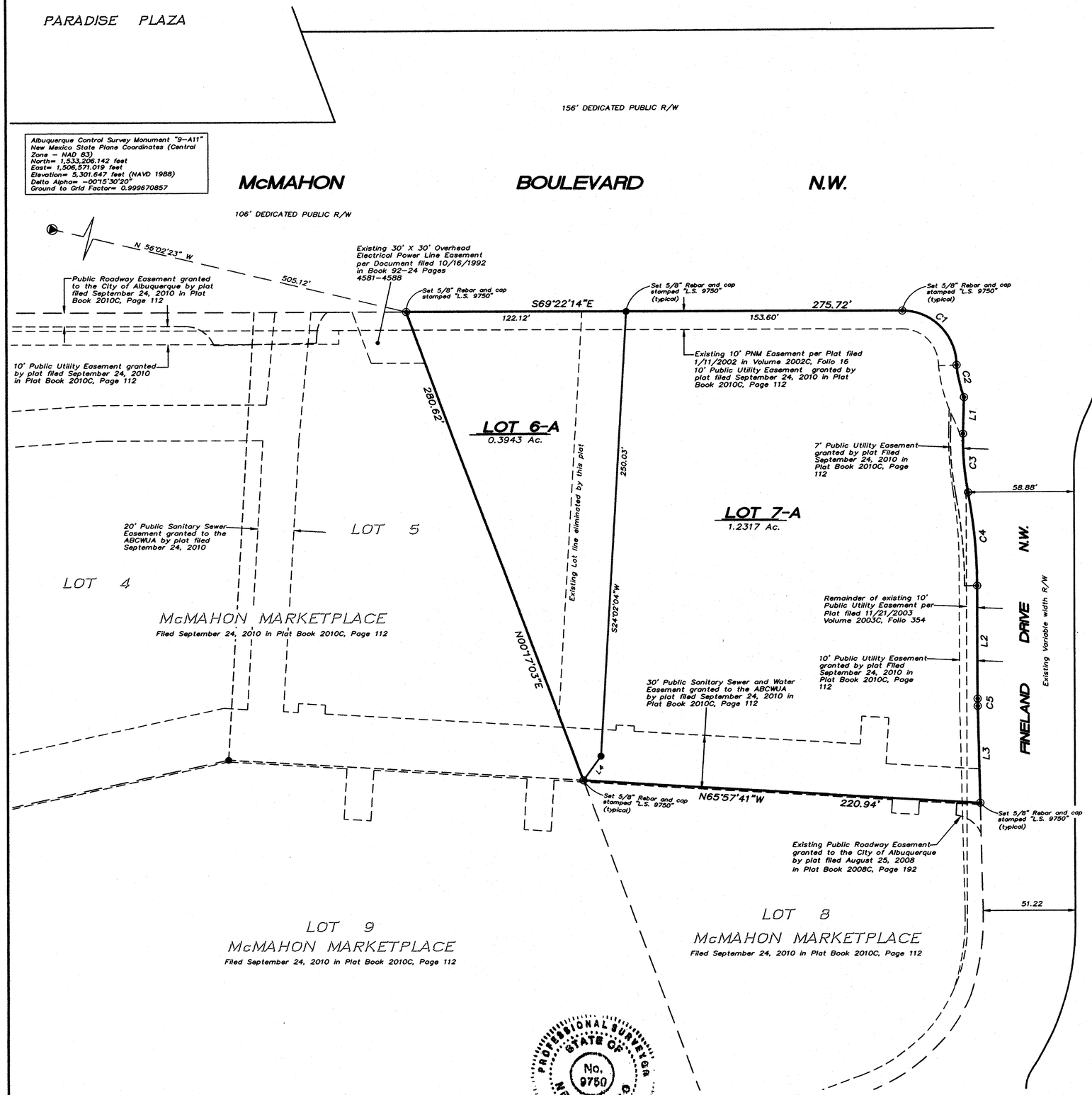
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2013



NOTE

Lots 1 thru 9, McMahon Marketplace are subject to that certain "COVENANTS, CONDITIONS, RESTRICTIONS, CROSS EASEMENTS AGREEMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 2010 as Document # 2010003656

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	20.41	S22°10'37"W
L2	63.28	S20°38'02"W
L3	54.09	S19°15'31"W

CURVE TABLE

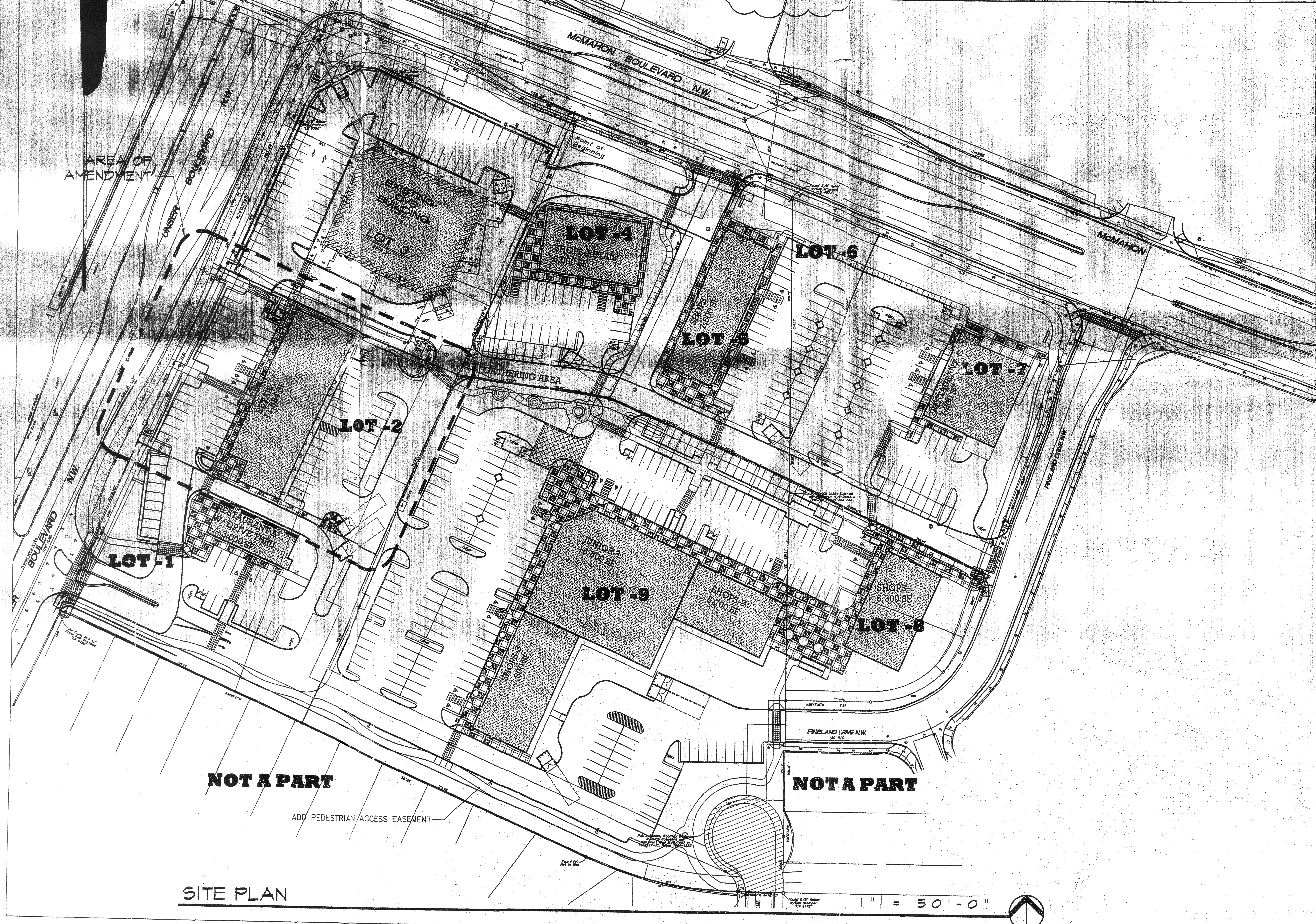
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	159.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	53.42'	291.00'	26.78'	53.34'	N15°22'31"E	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"

130591. DWG

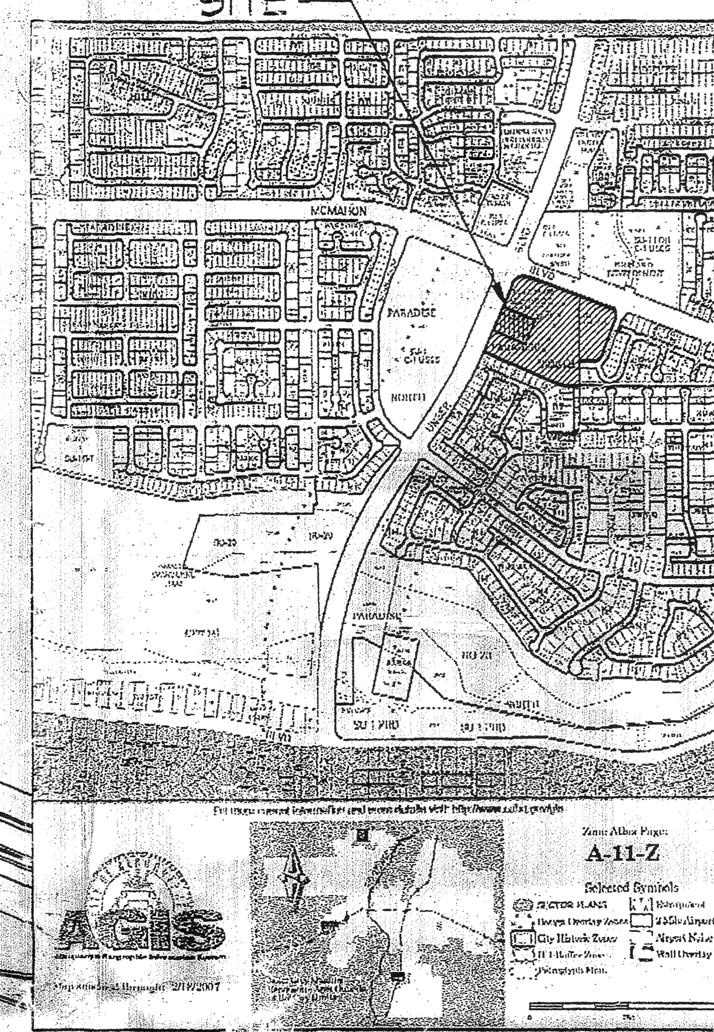
SHEET 3 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA= 1.6598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3989 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BLDG. SIZE/ REQ. DINING SEATS	3,000 SF / 100 SEATS	11,584 SF / NA	16,031 SF / NA	4,000 SF / 90 SEATS	7,500 SF / 120 SEATS	7,500 SF / 120 SEATS	7,200 SF / 220 SEATS	6,300 SF / 40 SEATS	30,000 SF / 100 SEATS
FAR:	.06	.222	.22	.1075	.1775	INCLUDED W/ LOT-5	.1181	.2	.17
PROPOSED # OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFF.	SITDOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	60 SPACES	[illegible] SPACES	32 SPACES	33 SPACES	RE:LOT-5	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPL.):	25 SPACES	59 SPACES	[illegible] SPACES	23 SPACES	58 CARS	RE:LOT-5	55 SPACES	37 SPACES	162 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	4 HC (INC. 2 VAN ACCESIBLE)	3 HC (INC. 3 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	RE:LOT-5	4 HC (INC. 4 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	10 HC (INC. 10 VAN ACCESIBLE)
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	RE:LOT-5	4 HC SPACES	1 HC SPACE	8 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RE:LOT-5	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	RE:LOT-5	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	8 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	RE:LOT-5	53 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RE:LOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET



SITE PLAN 1" = 50'-0"



VICINITY MAP NTS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

STATE OF NEW MEXICO
MARTIN F.M. GRUMMER
No. 002044
REGISTERED ARCHITECT

MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

PROJECT # 1005280
10-30-13
13-70726 (SBP)
13-70728 (SPS)

McMAHON MARKET PLACE
S.E.C. OF UNSER AND McMAHON
ALBUQUERQUE, NM 87124
SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION

DATE: 15 FEB 2012
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

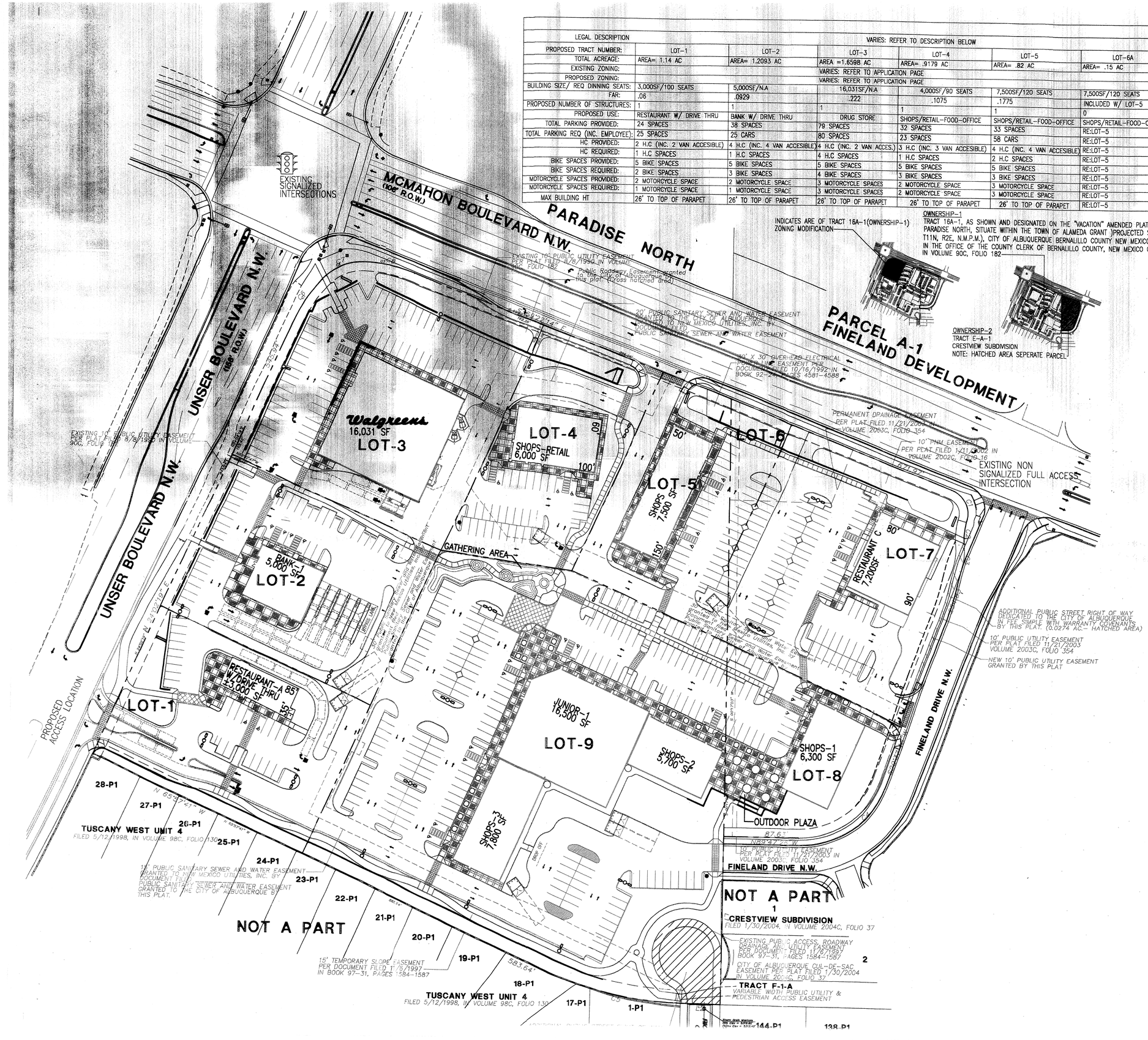
REVISIONS

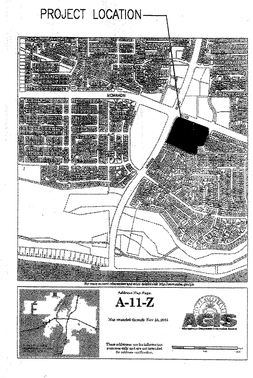
ADMINISTRATIVE AMENDMENT
FILE # 12-10002 PROJECT # 1005280
replace drive-up bank w/ retail shops - lot 2
CMarrone 3/2/12
APPROVED BY DATE

SHEET NO: A1.0

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
PROPOSED TRACT NUMBER:	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6A	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA =1.6598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3989 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BUILDING SIZE/ REQ DINNING SEATS:	3,000SF/100 SEATS	5,000SF/N.A	16,031SF/N.A	4,000SF/90 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	6,300 SF/40 SEATS	30,000SF/100 SEATS
FAR:	.06	.0929	.222	.1075	.1775	INCLUDED W/ LOT-5	.1181	.20	.17
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	BANK W/ DRIVE THRU	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SITDOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	38 SPACES	79 SPACES	32 SPACES	33 SPACES	RE:LOT-5	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPLOYEE):	25 SPACES	25 CARS	80 SPACES	23 SPACES	58 CARS	RE:LOT-5	55 SPACES	37 SPACES	162 SPACES
HC PROVIDED:	2 H.C (INC. 2 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	4 H.C (INC. 2 VAN ACCES.)	3 H.C (INC. 3 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	RE:LOT-5	4 H.C (INC. 2 VAN ACCESIBLE)	2 H.C (INC. 2 VAN ACCESIBLE)	10 H.C (INC.10 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES	1 H.C SPACES	4 H.C SPACES	1 H.C SPACES	2 H.C SPACES	RE:LOT-5	4 H.C SPACES	1 H.C SPACES	8 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RE:LOT-5	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	8 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX BUILDING HT	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RE:LOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

1 SITE DATA TABLE
Scale: N.T.S





2 VICINITY MAP
Scale: N.T.S

PROJECT NUMBER: 1005280

APPLICATION NUMBER:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on April 12, 2007 and the 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 Engineer, Transportation Division	08-08-07 Date
Water Utility Department	08-08-07 Date
Parks and Recreation Department	8/8/07 Date
City Engineer	8-8-07 Date
Environmental Health Department	Date
Solid Waste Management	7-23-09 Date
DRB Chairperson, Planning Department	7-30-09 Date

* Environmental Health, if necessary

SITE PLAN FOR SUBDIVISION
SCALE: 1"=50'-0"

REV	DATE	BY	REVISION
6	7/6/07	S	DRB COMMENTS
5			
4	3/28/07	S	CITY COMMENTS
3	2/5/07	S	GATHERING SPACE ADDITION
2	1/26/07	S	REV SUBMITTAL
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: McMAHON MARKET PLACE
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.: 0670
DRAWN BY: S

SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 12/6/06
SCALE: 1"=50'

sheet- A1.1 of-

MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land User Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

Subsequent Site Plans for Building Permits which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (re diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompasing uses other than drive up. Drive-thru uses shall be limited to a total of three, with one avaailable for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of stucture to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, a bank, coffee shop and fast food with drive-up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities

PLANT LEGEND (N.T.S)
RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

1) Freestanding restaurants shall provide a min 600 sf outdoor patio and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.

2) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sf for non restaurant uses. this area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.

4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

B.1. PEDESTRIAN FEATURES

1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.

2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)

3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

C. PARKING

Future site plans for building permit must provided for required parking on its respective parcel, or provde cross parking ageements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.

2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided from off site circlation paths to structures within the McMahon Market Place pedestrian circulation network.

3) Parking areas shall be designed to include a pedestrian link to buildings.

4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.

5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.

6) Off-street parking requirements:

* Shall not exceed the ~~City of Albuquerque Zoning Code~~ amount required in the City of Albuquerque Zoning Code
* Retail and financial businesses shall be required to have 1 parking spaces per 200 sf of leased building area
*One bicycle parking space shall be provided for every 20 parking spaces for cars.
*Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
* Office use shall be required to have 1 parking spaces per 200 sf net leasable area on the ground floor and 1 space per 300 sf ~~of office area on structures other than the first floor~~ net leasable feet area in the basement areas and on all floors above the ground floor.
* Shared parking shall be permitted between onsite lot areas

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The genreal landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

The following are minimum standards for the development of specific landscape plans:

1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.

2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.

3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.

4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.

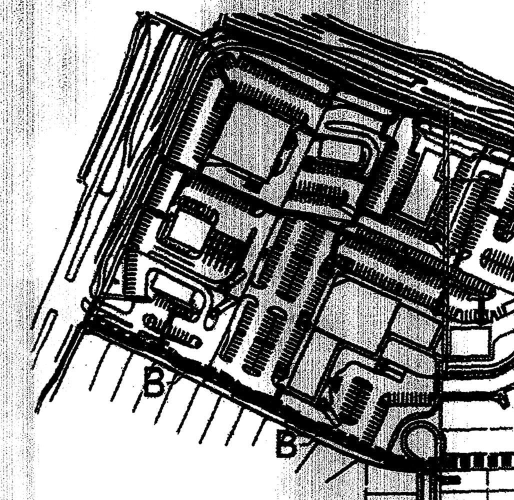


DIAGRAM-2 (N.T.S)
A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 8' IN WIDTH

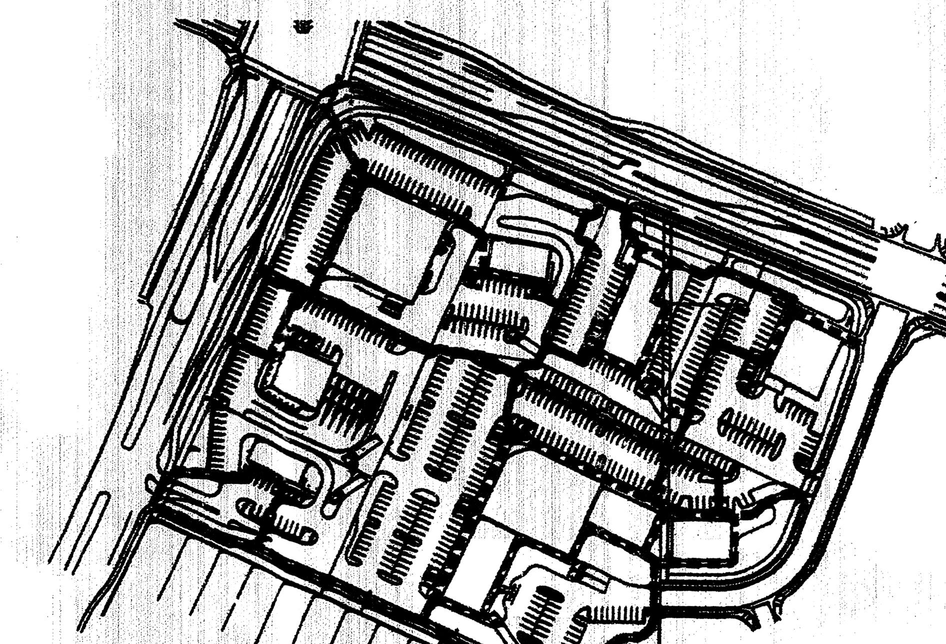


DIAGRAM-3 (N.T.S)
INTERIOR SITE CIRCULATION PATHWAYS

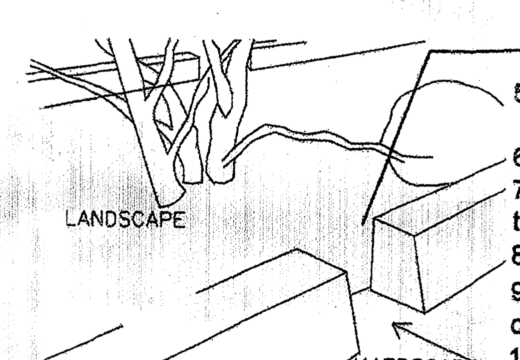


DIAGRAM-5 (N.T.S)
SITE LANDSCAPE WATER CATCHMENT MEANS

5) All planting areas not covered with turf shall have a ground topping of crushed rock, or similar material which extends completely under the plant material.

6) Landscape headers shall be used to separate any turf and groundcover areas.

7) To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking with no space being more than 100 feet from a tree.

8) 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet

9) An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

10) Minimum plant sizes at time of installation shall be as follows:
Trees 2 to 3 inch caliper (varies by species) or 8 to 10 feet in height
Shrubs and Groundcovers 1 gallon

High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.

11) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
A.Water storage devices shall be above ground only,constructed of a material suitable for containment of harvested water.
B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.
C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
D.Water provided by the water harvesting system shall be supplemental to the irrigation system.

12. Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re:diagram-5 for illustration)

13. Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures is that of the provided site plan for building permit elevations. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elemants similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements.Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 26'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM (SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

E. BUILDING COLOR SCHEDULE

The following are minimum architectural standards for the commercial development:

1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.

4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.

5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

1) Minimum building setbacks for the commercial parcels include:
* Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.
* Adjacent residental lot lines.: 30 foot minimum.
* Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.

The following minimum standards shall be required for the design of the lighting system:

1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.

2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.

3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.

4) Pedestrian scale light fixtures for pedestrian walks and plaza areas tnot to exceed 16' high.

5) Comply with State of New Mexico Dark Sky Ordinance.Uplight of any kind shall be prohibited.

6) Pedestrtian scale lighting shall be required to illuminate gathering , pedestrian areas and walkways within the planned development.

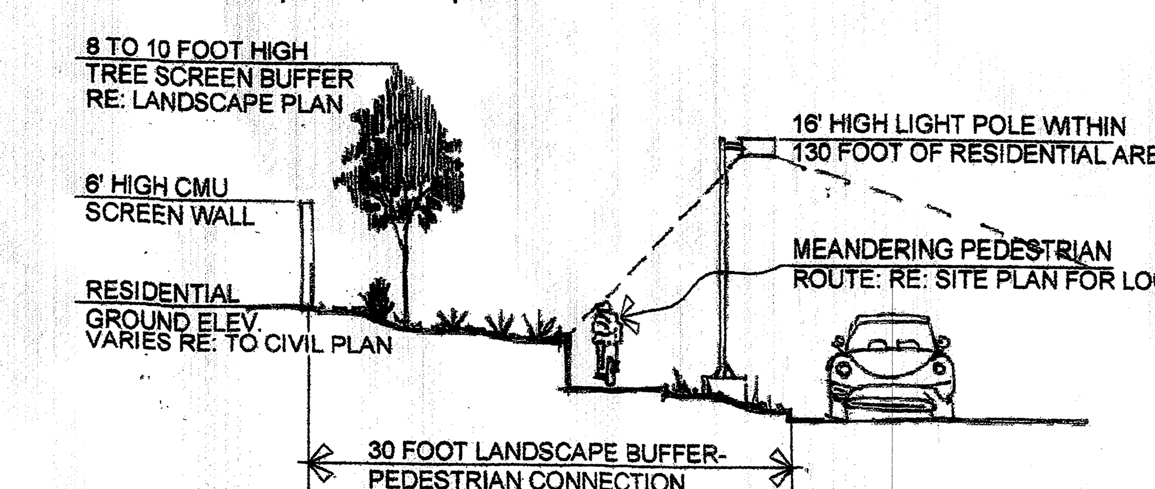


DIAGRAM-4 (N.T.S)
RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES

1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation ~~when viewed from the public right-of-way~~

2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

3) Chain link fencing. barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone.

Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions.:

1. No off-premises signs are allowed
2. On-premises signs shall meet the following standards:

a. Location:

1. Signs shall be limited to wall signs and free-standing signs.

b. Number:

1. One wall sign shall be permitted per facade per business.
2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.

c. Size:

1. The size of wall signs shall not exceed the following:
Single tenant buildings shall not exceeed 6% of facade area to which they are applied.
Multi tenant buildings shall not exceeed 10% of facade area to which they are applied.

1A. awnings w/ signage and or logos shall be included in the 6 and 10 percent signage allowance.

2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 60 sf for sign type B.

d. Height:

1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A
3. Sign cabinets shall be consistent with building architectural theme.

3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
4. Signs located on rocks, trees or other natural features are not permitted.
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar Structures are not permitted.
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

REV	DATE	BY	REVISION
6			
5			
4	7/6/07	S	DRB COMMENTS
3	5/10/07	S	NOTICE OF DECISION COMMENTS
2	5/10/07	S	PER OFFICAL NOTICE OF DECISION COMMENTS
1	1/26/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
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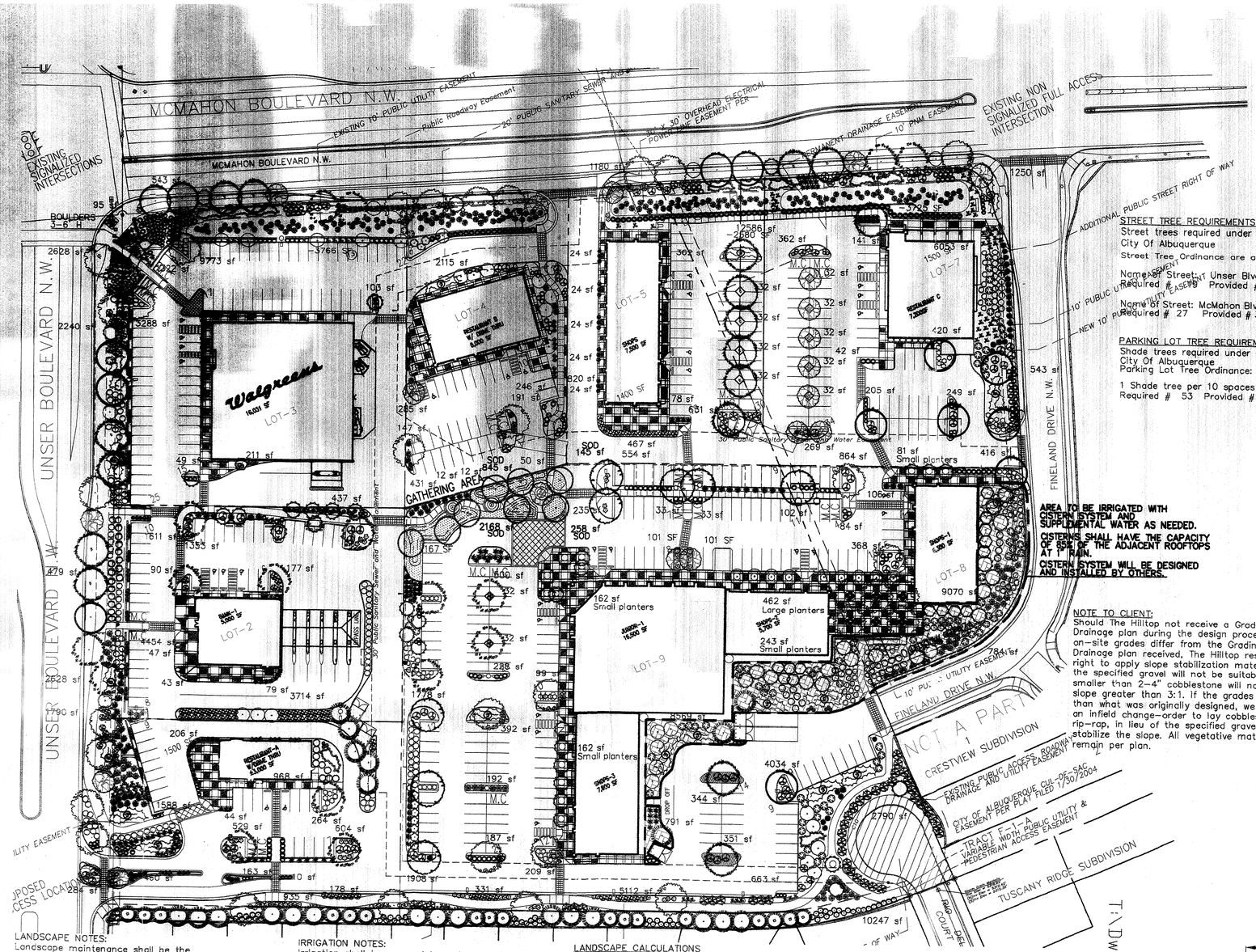
PROJECT TITLE
McMAHON MARKET PLACE
S.E.C OF UNSER AND MCMAHON
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.: 0670
DRAWN BY: S
SHEET TITLE: DESIGN GUIDELINES

DATE: 12/6/06
SCALE: 1"=50'
sheet– A1.2 of–



PLANT LEGEND

	TOTAL
CHINESE PISTACHE (M) Pistacia chinensis 2" Cal.	26
SHUMARD OAK (M) Quercus shumardii 2" Cal.	17
COMMON HACKBERRY (M) Celtis occidentalis 2" Cal.	17
CHITALPA (M) Chilopsis X Catalpa 2" Cal.	20
DESERT WILLOW (L) Chilopsis linearis 5 Gal. 225 sf	54
SILVERBERRY (M) Eleagnus pungens 5 Gal. 100sf	50
BUTTERFLY BUSH (M) Buddleia davidii 5 Gal. 100sf	11
BIRD OF PARADISE (L) Caesalpinia gilliesii 5 Gal. 100sf	16
GIANT SACATON (M) Sporobolus wrightii 5 Gal. 25sf	156
RUSSIAN SAGE (M) Perovskia atriplicifolia 5 Gal. 36sf	56
CLIFFROSE (M) Cowania mexicana 5 Gal. 36sf	63
INDIAN HAWTHORN (M) Raphiolepis indica 5 Gal. 36sf	96
FERN BUSH (L+) Chamaebatiaria millefolium 5 Gal. 25sf	75
APACHE PLUME (L) Fallugia paradoxa 5 Gal. 25sf	141
BIG SAGE (L+) Artemisia tridentata 5 Gal. 16sf	87
BLUE SOTOL (L) Dasylirion wheeleri 5 Gal. 9sf	40
REGAL MIST (M) Muhlenbergia capillaris 5 Gal. 9sf	80
RED YUCCA (L) Hesperaloe parviflora 5 Gal. 9sf	65
GREYLEAF COTONEASTER (M) Cotoneaster buxifolius 5 Gal. 81sf Symbol indicates 3 plants	30
SANTA FE BROWN GRAVEL MULCH WITH FILTER FABRIC	
SOD WITH POP-UP IRRIGATION HEADS	
LITTLELEAF LINDEN (H) Tilia cordata 2" Cal.	9
PURPLE ROBE LOCUST (M) Robinia pseudoacia 2" Cal.	14
JAPANESE PAGODA TREE (M) Sophora japonica 2" Cal.	8
GLOBE WILLOW (H) Salix matsudana 2" Cal.	8
AFGHAN PINE (M) Pinus eldarica min 10' with av. caliper of 3"	23
GREEN GIANT ARBORVITAE (M) Thuja plicata min 10' with av. caliper of 2"	17
NEW MEXICO OLIVE (L) Forestiera neomexicana 15 Gal. 225sf	47
PRICKLY PEAR (L) Opuntia macrocentra 9 sf	126
CHAMISA (L) Chrysothamnus nauseosus 1 Gal. 25sf	94
SANTOLINA (L) Santolina spp. 1 Gal. 25sf	82
POWIS CASTLE SAGE (L+) Artemisia X Powis Castle 1 Gal. 25sf	81
TURPENTINE BUSH (L) Ericameria laricifolia 1 Gal. 16sf	179
AUTUMN SAGE (M) Salvia greggii 1 Gal. 9sf	73
POTENTILLA (M) Potentilla fruticosa 1 Gal. 9sf	52
PRAIRIE CONEFLOWER (M) Ratibida columnifera 1 Gal. 4sf	106
THREADGRASS (M) Stipa tennuisima 1 Gal. 4sf	127
PERKY SUE (L) Hymenoxys argentea 1 Gal. 1sf	173
WILDFLOWER 1 Gal. 4sf	35
WINTER JASMINE (L+) Jasminum nudiflorum 1 Gal. 144sf Symbol indicates 3 plants	54
HONEYSUCKLE (M) Lonicera japonica 'Halliana' 1 Gal. 144sf Unstaked-Groundcover	81
BOULDER MONOLITH	1

STREET TREE REQUIREMENTS
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Unser Blvd.
Required # 19 Provided # 22

Name of Street: McMahon Blvd.
Required # 27 Provided # 30

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance:

1 Shade tree per 10 spaces
Required # 53 Provided # 53

AREA TO BE IRRIGATED WITH CISTERN SYSTEM AND SUPPLEMENTAL WATER AS NEEDED.

CISTERNS SHALL HAVE THE CAPACITY OF 85% OF THE ADJACENT ROOFTOPS AT 1" RAIN.

CISTERN SYSTEM WILL BE DESIGNED AND INSTALLED BY OTHERS.

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner, and property owner shall maintain street trees and trees in the southern buffer in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity using a majority of low-water (xeric) plants. Tree canopies shall not count toward the requirement for living, vegetative coverage.

Santa Fe Brown Gravel Mulch over Filter Fabric shall be placed in all landscape areas which

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

It is determined that the irrigation system mentioned above will maintain the quality of trees and plants in a living, healthy, and attractive condition. The irrigation system has been determined to be adequate by the City Forester and the landscape architects at the Hilltop.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Water provided by the water harvesting system shall be supplemental to the irrigation system. Cisterns shall have a capacity of 85% of the adjacent rooftops to a 1" rain. Cistern to be designed and installed by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

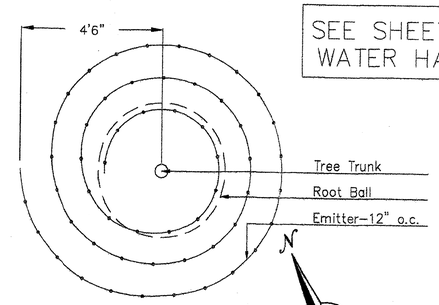
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	533697	square feet
TOTAL BUILDINGS AREA	77676	square feet
OFFSITE	15766	square feet
NET LOT AREA	456021	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	68403	square feet
TOTAL BED PROVIDED	96625	square feet
GROUNDCOVER REQ.	80% per comments	
TOTAL GROUNDCOVER REQUIREMENT	72469	square feet
TOTAL GROUNDCOVER PROVIDED	83873 (87%)	square feet
TOTAL SOD PROVIDED	3416 (3%)	square feet
TOTAL LANDSCAPE PROVIDED * INCLUDES OFFSITE	*112391 (25%)	square feet

T:\Dwgs\BASE\Details\DETAILS\tree.bmp

9 7-18-07 RMM comments
8 5-21-07 RMM comments
7 5-10-07 RMM comments & revised site

SEE SHEET L1.2 FOR WATER HARVESTING DETAIL



Netafim Spiral Detail

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1" = 50'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
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cmj@thilltoplandscaping.com
All creative ideas contained therein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

REV	DATE	BY	REVISION
6	3-28-07	rmm	revised site plan and comments from arch
5	2-22-07	rmm	revised site plan and comments
4	2-8-07	CJ	REVISED SITE PLAN
3	1-24-07	rmm	site revision
2	12-4-06	aaf	site revision
1	11-20-06	aaf	site revision

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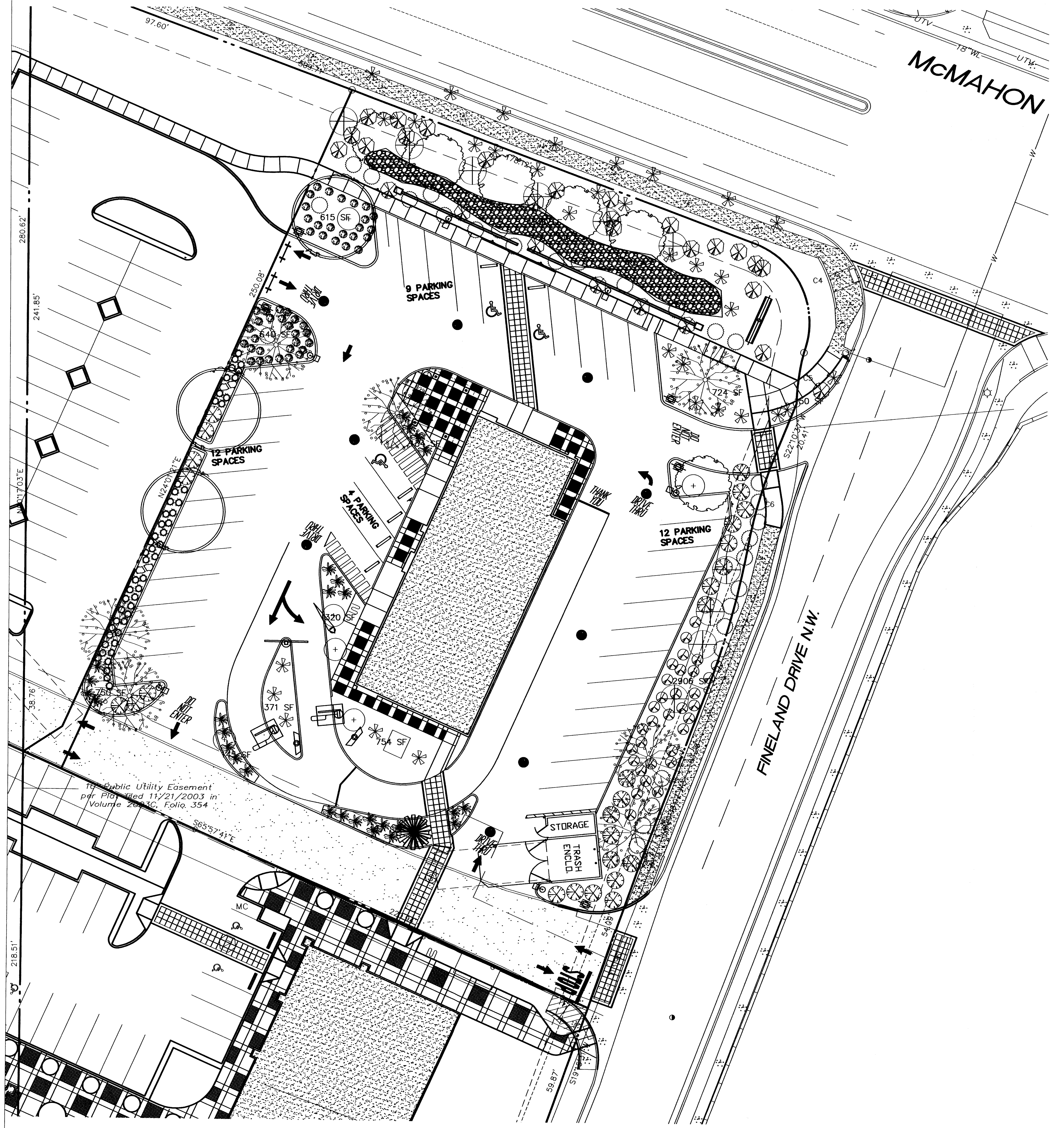
PROJECT TITLE
McMahon Marketplace
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.
DRAWN BY: rmm 10-19-06
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN.

DATE: 081505
SCALE: 1"=50'
sheet- L1.1 of- L1.2



LANDSCAPE PLAN – LOT 7

1" = 20'-0"

0 10' 20' 40' 80'

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	1	PINUS ELDARICA	AFGHAN PINE	3" CAL.	M	
	6	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	
	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	
	3	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL.	M	
	10	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL.	L	225 SF X 10 = 2250 SF
		3–4" COBBLE STONE IN DRAINAGE AREA				
		STEPPING STONES				
SHRUBS						
	28	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1 GAL.	L	16 SF X 28 = 448 SF
	29	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 29 = 261 SF
	32	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL.	M	36 SF X 32 = 1152 SF
	56	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	M	9 SF X 56 = 504 SF
	49	ARTIMESIA X POWIS CASTLE	POWIS CASTLE SAGE	1 GAL.	L+	16 SF X 49 = 784 SF
	24	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GAL.	L	100 SF X 24 = 2400 SF
	25	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	M	9 SF X 25 = 225 SF
	25	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	9 SF X 25 = 225 SF
	6	CAESALPINIA GILLIESII	BIRD OF PARADISE	5 GAL.	L	100 SF X 6 = 600 SF

NOTES

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"–3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

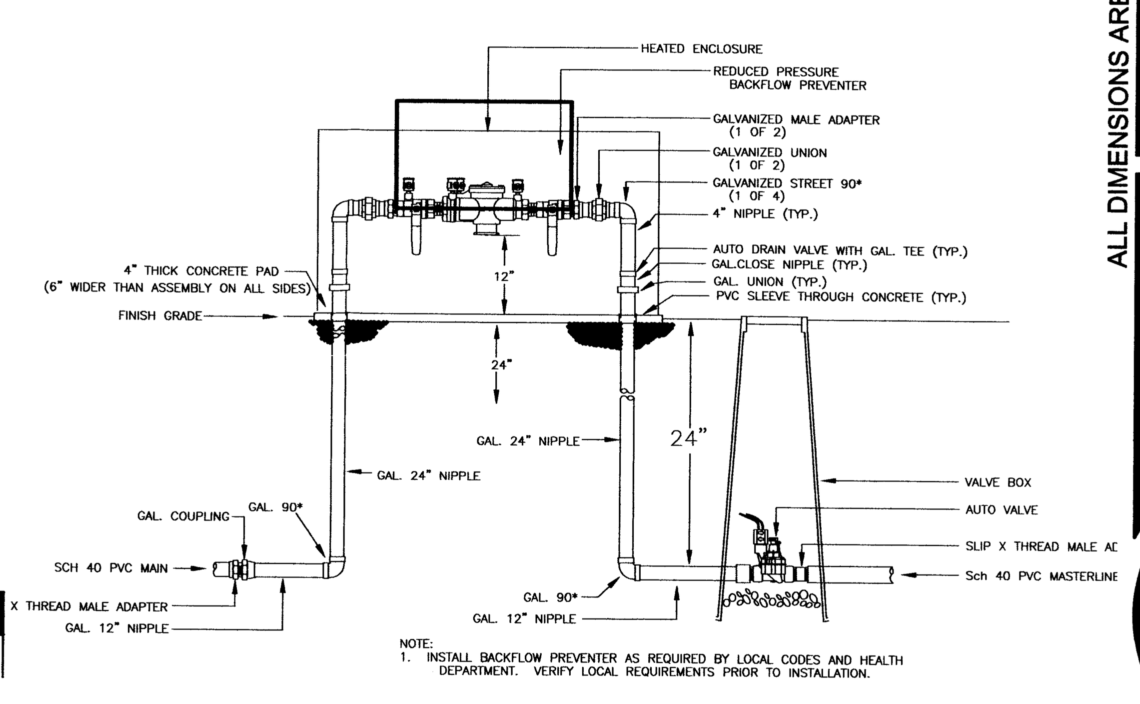
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	53,666 SF
TOTAL BUILDING AREA	4,715 SF
NET LOT AREA	48,951 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	7,343 SF
TOTAL BED PROVIDED	10,847 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	8,678 SF
TOTAL GROUNDCOVER PROVIDED	8,849 SF (82%)
PARKING LOT TREES REQUIREMENT	1 SHADE TREE / 10 SPACES
SHADE TREE REQUIRED 37/10	4 REQ
SHADE TREE PROVIDED	12



Mastervalve w/RPBA

PROJECT # 1005280
10-30-13
13-70724(P&F)

MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

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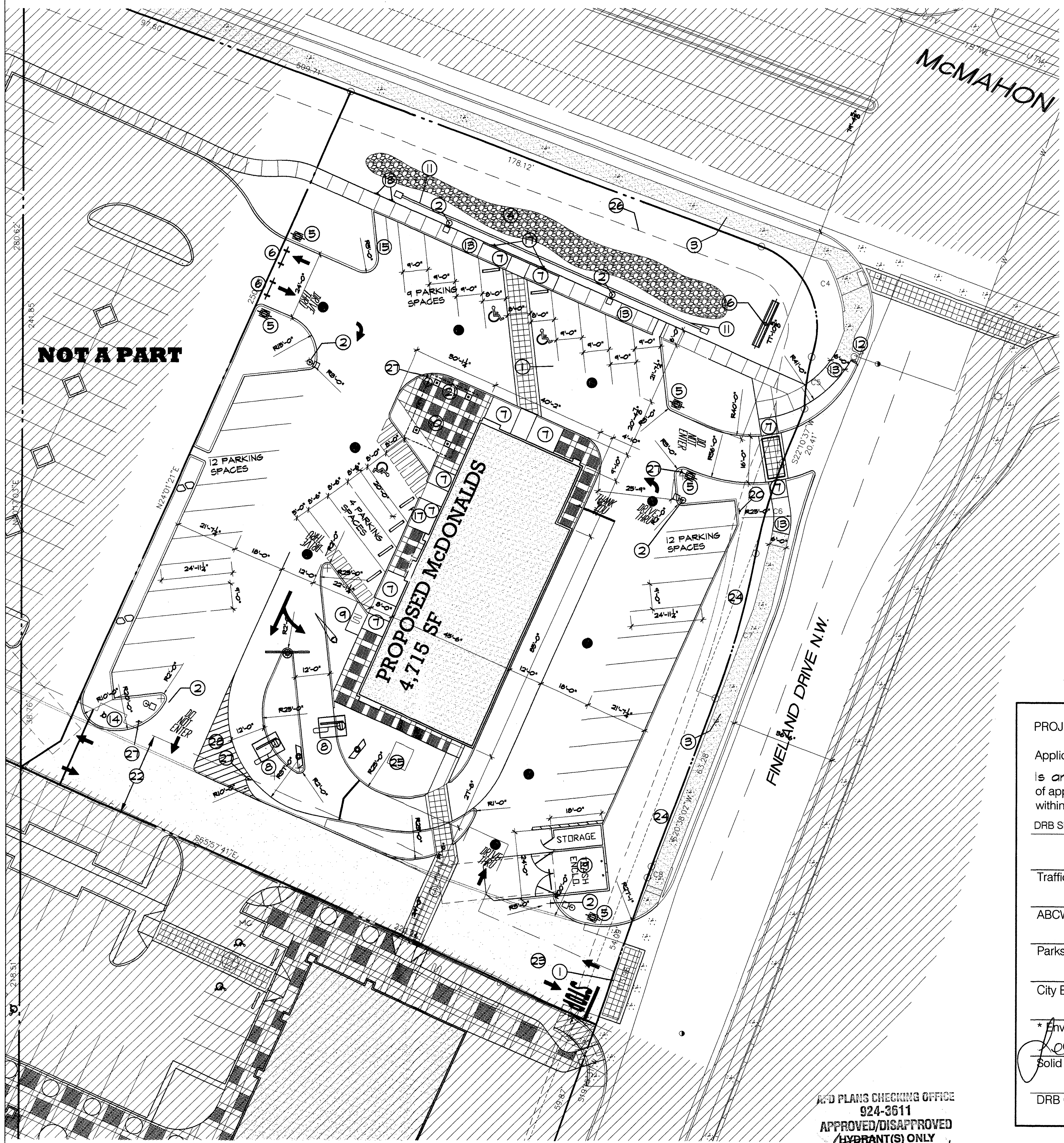
McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN

DATE: 8 OCT 2013
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: L1.2
3 OF 6

PROJECT# 1005280
10-30-13
13-70726 (SBP)
13-70728 (SPS)

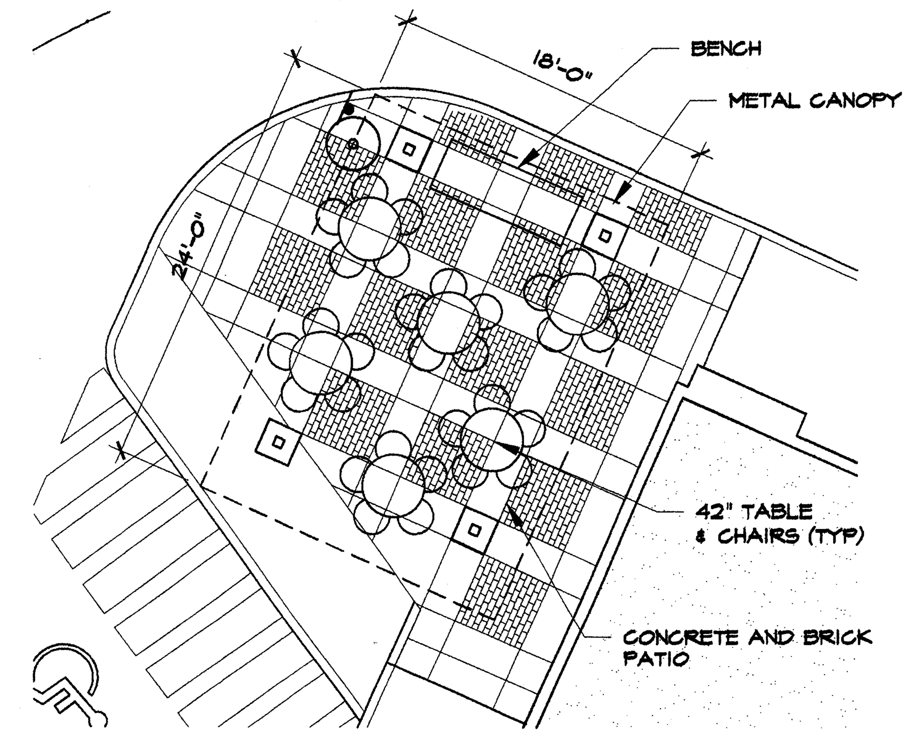


SITE PLAN - LOT 7

1" = 20'-0"

APD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

LEGAL DESCRIPTION	
TRACT NUMBER	LOT-7
TOTAL ACREAGE:	AREA= 1.232 AC
EXISTING ZONING:	SU1 FOR C1 USES
PROPOSED ZONING:	SU1 FOR C1 USES
BLDG. SIZE/ REQ. DINING SEATS	4,715 SF / 120 SEATS
FAR:	.0878
PROPOSED # OF STRUCTURES:	1
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
TOTAL PARKING PROVIDED:	37 SPACES
TOTAL PARKING REQ (INC. EMPL.):	30 SPACES (1 PER 4 SEATS)
HC PROVIDED:	3 HC (INC. 3 VAN ACCESIBLE)
HC REQUIRED:	1 HC SPACE
BIKE SPACES PROVIDED:	3 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	2 MOTORCYCLE SPACES
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET



OUTDOOR SEATING AREA

KEYED NOTES

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE: 3/A1.3 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN) IN BLANKET DRAINAGE EASEMENT
5. McDONALDs DIRECTIONAL SIGN
6. TYPE III BARICADE (PER CITY STANDARDS)
7. HANDICAP RAMP PER COA DWG #2441
8. DETECTOR LOOP (PER McDONALDS)
9. INDICATES BIKE RACK LOCATION (3 BIKE CAPACITY) RE: 1/A1.3
10. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING (641 SF PROVIDED, 432 SF COVERED)
11. PROPOSED 3'-0" HIGH ON SOUTH SIDE X 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN/ RETAINING WALL (TAN/RED COLOR) RE: 10/A1.3 FOR DET.) SEE GRADING PLAN.
12. EXISTING FIRE HYDRANT.
13. NEW 6' WIDE SIDEWALK
14. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
15. INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
16. INDICATES SIGN TYPE A. RE: DETAIL 7/A1.3 FOR INFO
17. HANDICAP ACCESSIBLE SIGN
18. MOTORCYCLE PARKING SIGN
19. INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 2/A1.3 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
20. McDONALDs OOSP SIGN
21. INDICATES 18" HIGH BENCH LOCATION
22. 30' PUBLIC SANITARY SEWER AND WATER EASEMENT
23. COMMON ACCESS DRIVEWAY
24. PUBLIC UTILITY EASEMENT
25. ELECTRICAL TRANSFORMER AND UTILITY BOXES
26. 10' PNM EASEMENT
27. 'DO NOT ENTER' SIGN - "R5-1"
28. PAVEMENT STRIPING @ 24" O.C.

PROJECT NUMBER:

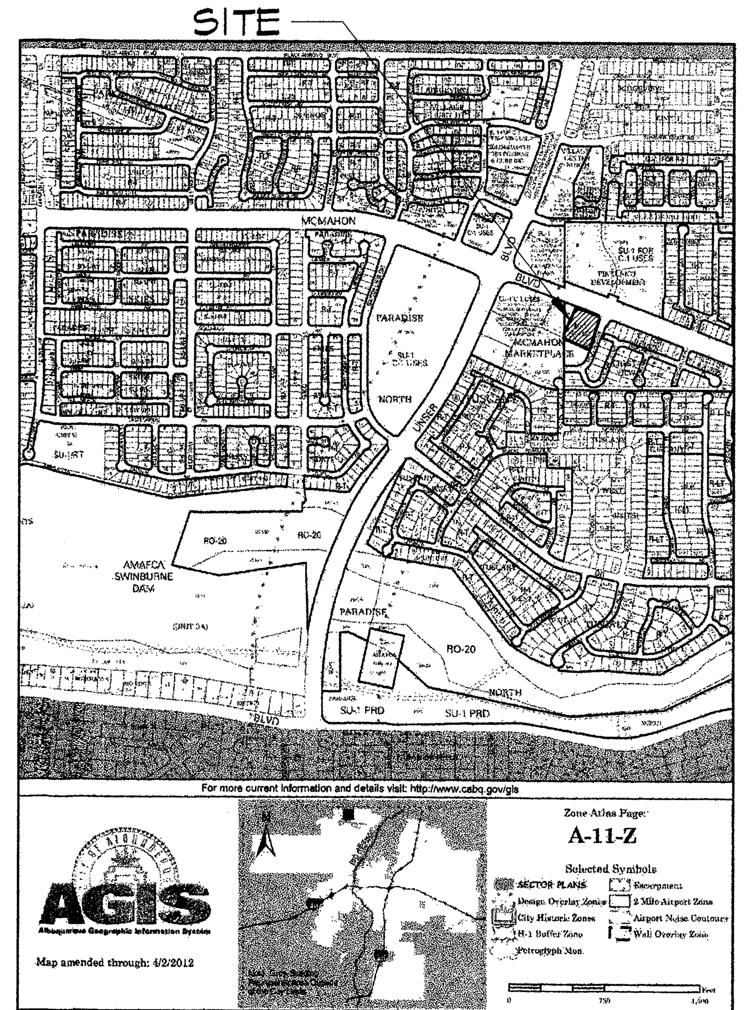
Application Number:

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 APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date 10-18-13
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

0 10' 20' 40' 80'



VICINITY MAP NTS

MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT

DATE: 8 OCT 2013
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1.2
1 OF 6

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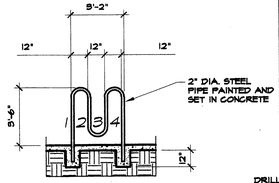
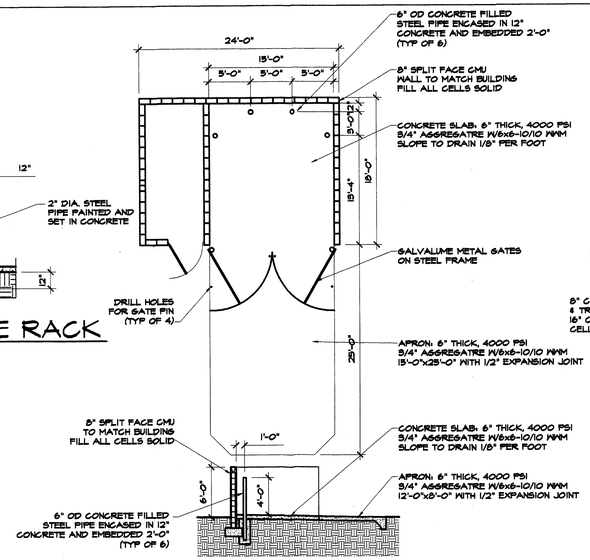
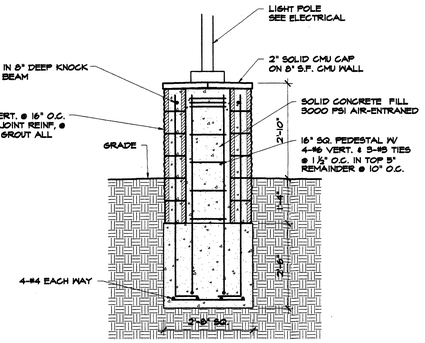


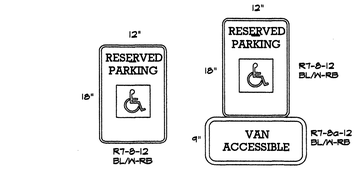
1 A1.3 BICYCLE RACK
N.T.S.



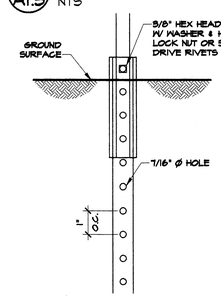
2 A1.3 REFUSE ENCLOSURE
N.T.S.



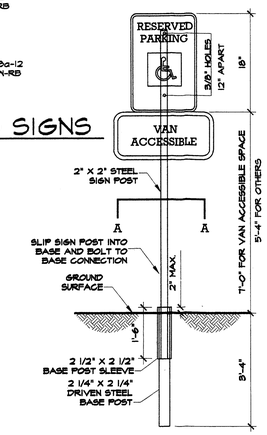
3 A1.3 LIGHT POLE BASE
1/2"=1'-0"



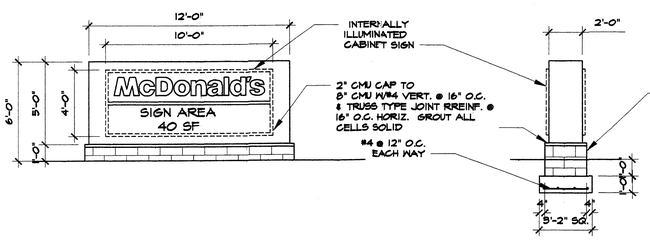
4 A1.3 HANDICAP PARKING SIGNS
NTS



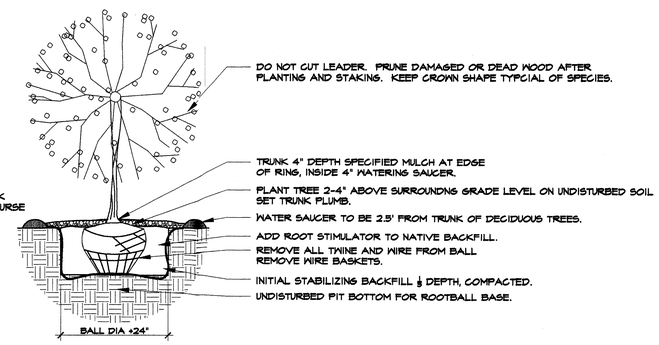
5 A1.3 SECTION A-A
NTS



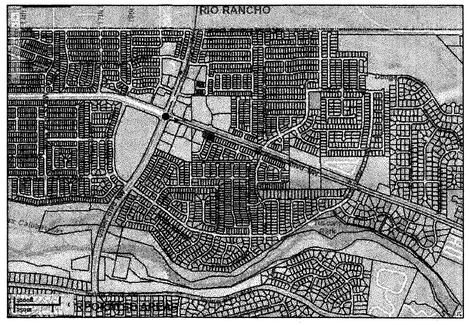
6 A1.3 SIGN MOUNTING DETAIL
NTS



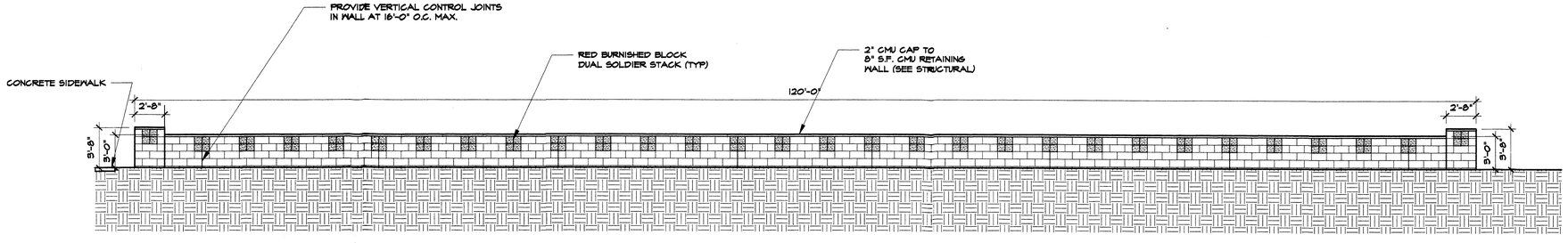
7 A1.3 MONUMENT SIGN DETAIL
NTS



8 A1.3 TREE PLANTING DETAIL
NTS



9 A1.3 BUS ROUTE PLAN
NTS



10 A1.3 NORTH SCREEN WALL ELEVATION
3/16" = 1'-0"

MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

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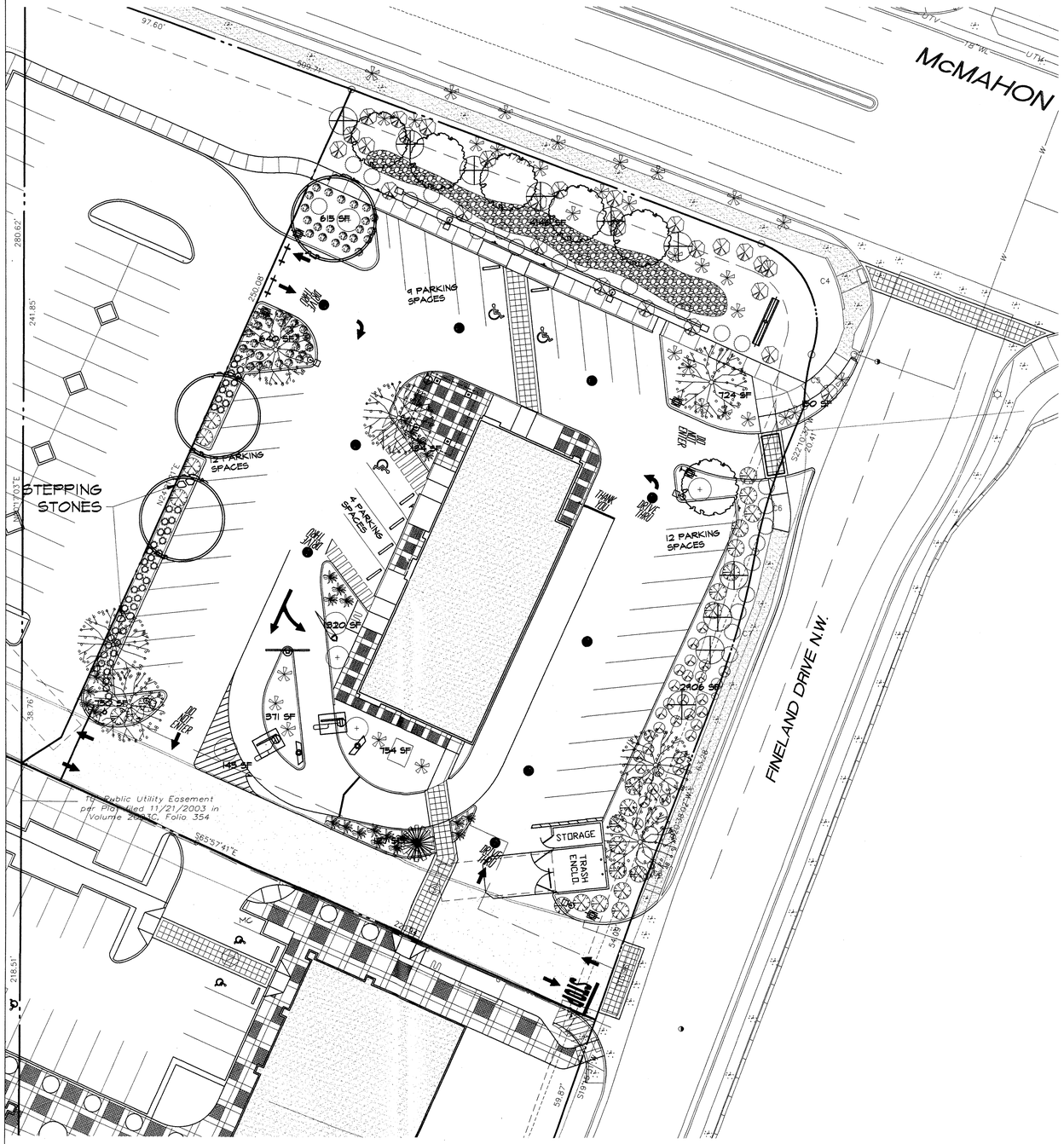
McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
SITE DETAILS

DATE: 8 OCT 2013
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A1.3



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	1	PINUS ELDARICA	AFGHAN PINE	8" CAL.	M	
	6	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	
	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	
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		STEPPING STONES				
SHRUBS						
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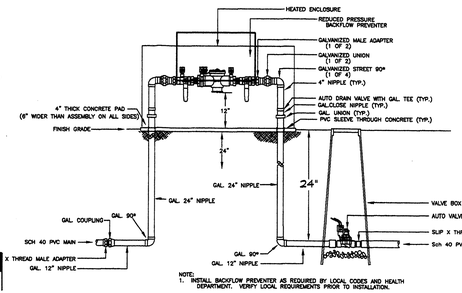

Mastervalve w/RPBA

LANDSCAPE PLAN - LOT 7

1" = 20'-0"

0 10' 20' 40' 80'

MARTIN PM GRUMMER ARCHITECT
320 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2307

PETERSON PROPERTIES

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McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN

DATE: 8 OCT 2013
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CHECKED BY:
VERIFIED BY:

REVISIONS

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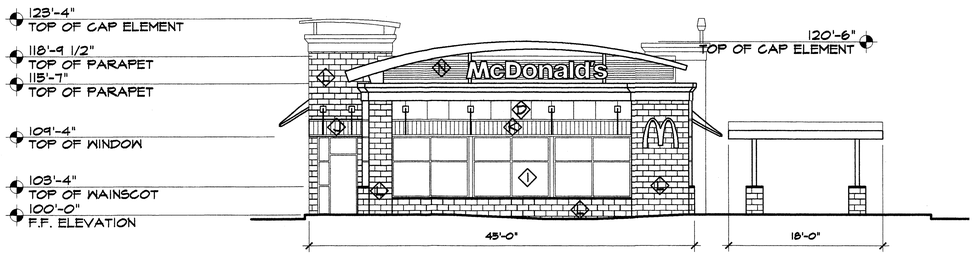
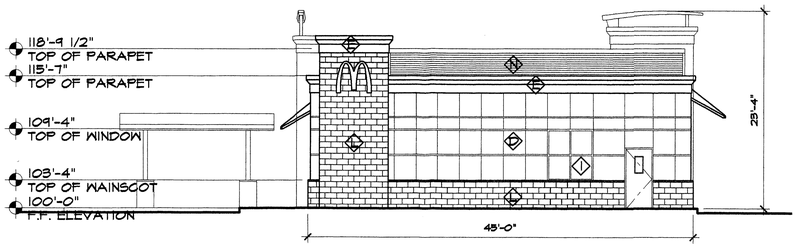
3 OF 6



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

0 4' 8' 16'



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

0 4' 8' 16'

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

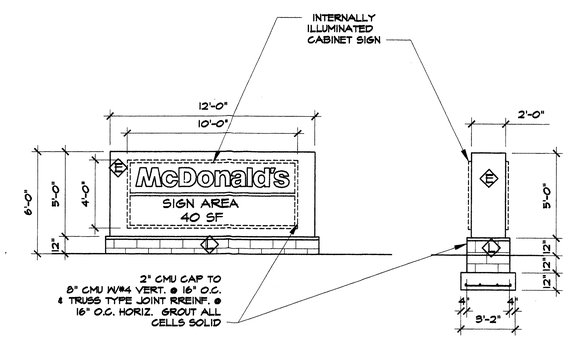
0 4' 8' 16'

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

0 4' 8' 16'

KEYED COLOR / MATERIAL SCHEDULE

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	NOT USED
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)	NOT USED
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	NOT USED
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)	
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)	NOT USED
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)	NOT USED
H	WALL FINISH COLOR	SHERWIN WILLIAMS PACER WHITE SW 6098 (TAN COLOR)	NOT USED
I	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)	
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL	
K	AWNING & FRAMING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME (SEE STRUCT.)	
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR BY OWNER	
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)	NOT USED
N	PARAPET SCREEN	SILVER METAL EQUIPMENT SCREEN	



1 A5.1 MONUMENT SIGN DETAIL

NTS

MARTIN PM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
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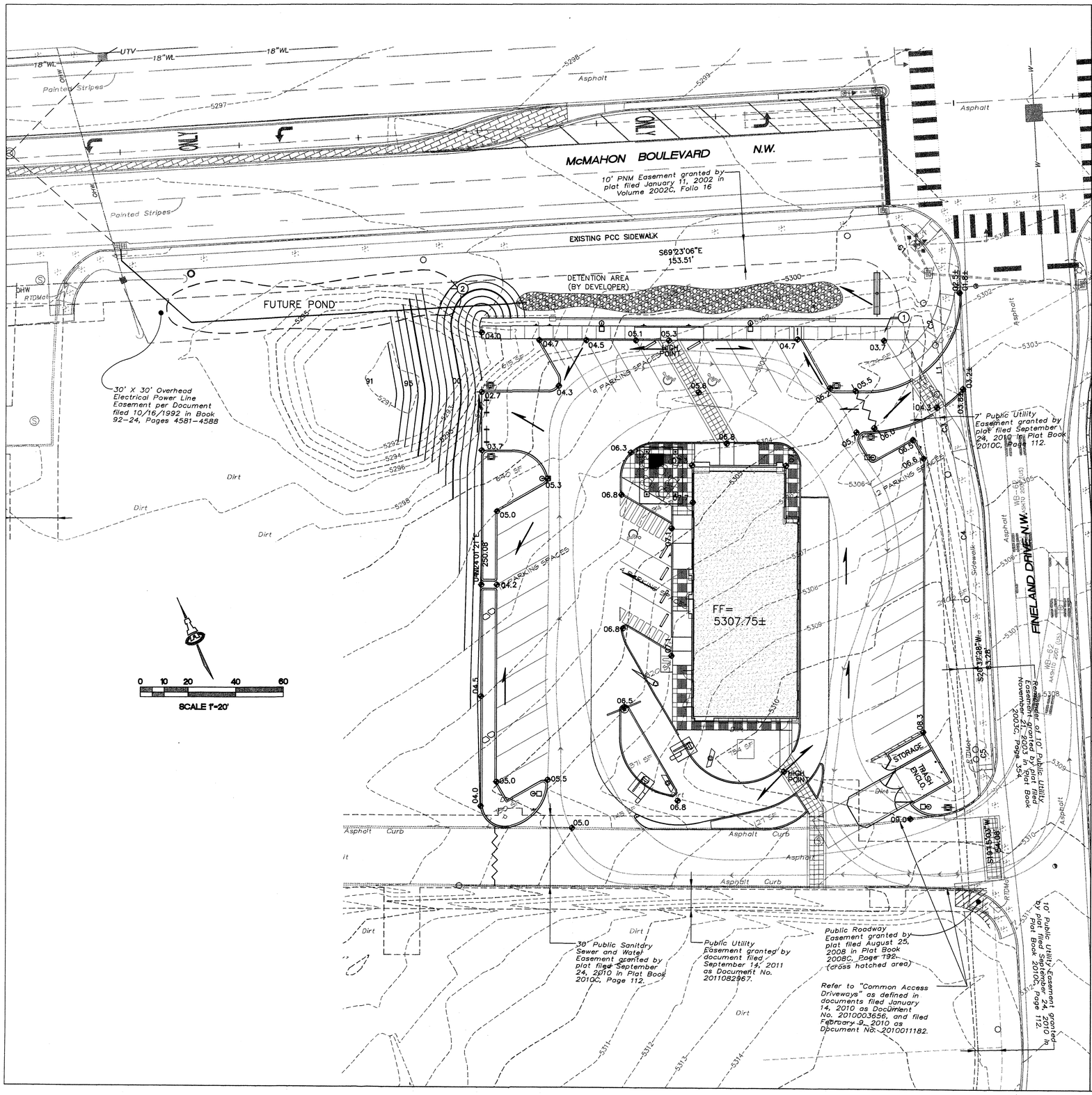
McDONALD'S RESTAURANT
SHELL BUILDING
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
ELEVATIONS

DATE: 8 OCT 2013
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO: A5.1



GENERAL NOTES

STORM WATER DETENTION POND:
THE AREA BETWEEN LOT 7 AND MCMAHON BLVD IS DESIGNATED AS A PRIVATE STORM WATER DETENTION POND WITH A PIPED OUTFALL TO THE PUBLIC STORM DRAIN IN MCMAHON BLVD. THE DETAINED STORM WATERS ARE PROGRAMMED TO BE RELEASED VIA PRIVATE STORM DRAIN CATCH CONNECTION TO THE PUBLIC STORM DRAIN CATCH BASIN LOCATED AT THE EASTERLY SIDE OF THE CENTER'S MCMAHON BLVD. ENTRANCE.

POND TO RELEASE 100% OF THE CAPTURED WATERS WITHIN 24 HOURS. POND TO BE MAINTAINED BY THE BENEFITING UNDERLYING LAND OWNERS DISCHARGING STORM WATERS TO THE FACILITY.

DRAINAGE CONCEPT

PER THE MCMAHON MARKETPLACE DRAINAGE MANAGEMENT PLAN, MARCH 2010 (STAMPED 05-07-10) PREPARED BY BOHANNAN - HUSTON, INC.; THE SITE IS WITHIN BASIN D (2.77 ACRES); SEE ATTACHED.
ALLOWABLE DISCHARGE
- INTERIM: 3.97 CFS
- FULLY DEVELOPED: 11.37 CFS

ALL STORM WATERS ARE ROUTED TO THE STORM DRAIN INLET AT THE EAST RETURN OF THE SITE ENTRANCE OFF OF MCMAHON BLVD. THE STORM DRAIN IN MCMAHON IS SIZE (36"SD) TO ACCEPT THE DEVOPED FLOW (MAX S.D. CAPACITY = 63.97 CFS).

THE MCMAHON MARKETPLACE PRELIMINARY GRADING & DRAINAGE PLAN (02-22-07) AND THE OVERALL DRAINAGE PLAN, STAMPED DATE: 04-18-07 BOTH PREPARED BY OLSSON ASSOCIATES. THESE PLANS ESTABLISH THE CROSS LOT DRAINAGE CONVEYENCE AND A SERIES OF PONDS ALONG MCMAHON TO CAPTURE THE ONSITE DEVELOPED STORM WATERS AND CONVEY THEM TO THE SUBJECT PUBLIC CATCH BASIN VIA OVERLAND FLOW OR DRAIN PIPES, (SEE ATTACHED).

PROPOSED IMPROVEMENTS

A CROSS LOT DRAINAGE EASEMENT WILL BE RECORDED TO ENSURE THE RIGHTS OF THE PRESENT AND FUTURE LAND OWNERS TO DISCHARGE THE DEVELOPED STORM WATER FLOWS ACROSS THE PLATTED BOUNDARIES TO THE ULTIMATE DISCHARGE POINT (PUBLIC CATCH BASIN ALONG MCMAHON BLVD.).

KEYED NOTES

1. 24" SIDEWALK CULVERT.
2. STORM DRAIN/POND OUTFALL TO CATCH BASIN. SIZE FOR LOT 6 CONNECTION IN ADDITION TO LOT 7.
3. STORM WATERS ALLOWED TO DISCHARGE ONTO ADJACENT UNDEVELOPED LOT PER MASTER DRAINAGE PLAN. EROSION CONTROL PROTECTION AT DISCHARGE POINT TO BE PROVIDED.

VICINITY MAP

PROJECT DATA

LEGAL DESCRIPTION: LOT 7, McMAHON MARKETPLACE

SITE AREA: 1.232 AC.

FLOOD ZONE: N/A

ENGINEER: FRED ARFMAN
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: SURVTEK, INC.
9384 VALLEY VIEW DRIVE, N.W. ABQ. NM 87114
PHONE: (505) 897-3366

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-A11", ELEVATION = 5301.647 (NAVD 1988).

LEGEND

- - - - - -	EXISTING CONTOUR
—36—	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
——►	FLOW ARROW
FF = 5139.60	FINISH FLOOR ELEVATION
~~	DRAINAGE BREAK
	DRAINAGE POND LANDSCAPING GRAVEL

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1998 CG-101.dwg Oct 14,2013

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McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING, ALBUQUERQUE, NM 87114

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date: 08-2013	No.	Revision:	Date:	Job No. 1998
Drawn By: FCA				CG-101
Ckd By: FCA				5 OF 6

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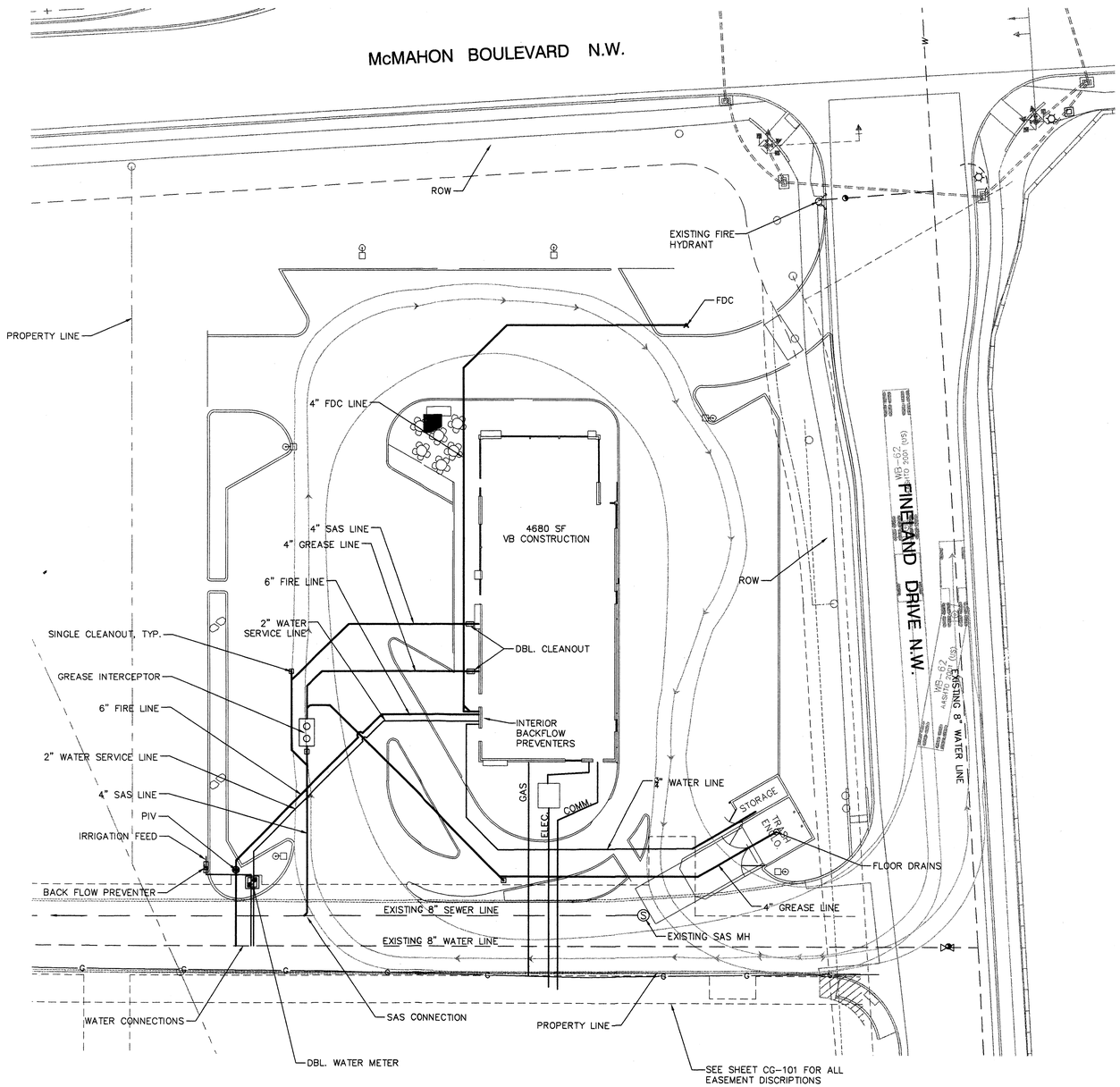

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
3. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
4. SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
5. ALL WATER FITTING SHALL HAVE JOINT RESTRAINTS.

○ KEYED NOTES

LEGEND

- WATER METER & BOX
- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- NEW GAS METER
- —WL— EXISTING WATERLINE
- —SAS— EXISTING SEWER LINE

0 10 20 40 60
SCALE 1"=20'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1998 CU-101- CONCEPT.dwg Oct 14,2013

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McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING, ALBUQUERQUE, NM 87114

CONCEPTUAL UTILITY PLAN

Date: 06-2013	No.	Revision:	Date:	Job No. 1998
Drawn By: FCA				CU-101
Ckd By: FCA				6 OF 6

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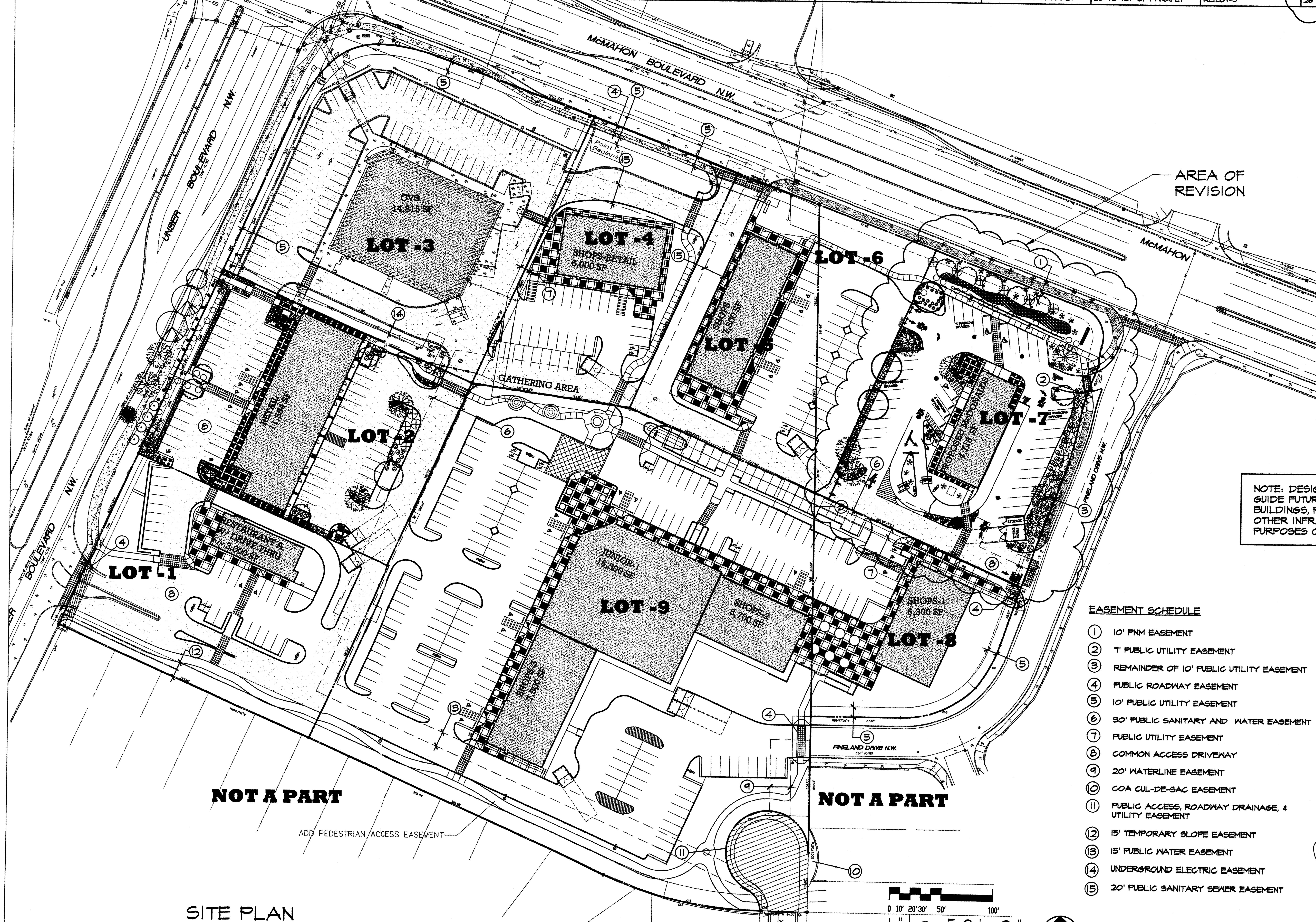
LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA= 1.6598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .3169 AC	AREA= 1.232 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BLDG. SIZE/ REQ. DINING SEATS	3,000 SF / 100 SEATS	11,584 SF / NA	16,031 SF / NA	4,000 SF / 90 SEATS	7,500 SF / 120 SEATS	7,500 SF / 120 SEATS	4,715 SF / 120 SEATS	6,300 SF / 40 SEATS	30,000 SF / 100 SEATS
FAR:	.06	.222	.222	.1075	.1775	INCLUDED W/ LOT-5	.0878	.2	.17
PROPOSED # OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFF.	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	60 SPACES	79 SPACES	32 SPACES	33 SPACES	RE:LOT-5	40 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPL.):	25 SPACES	59 SPACES	80 SPACES	23 SPACES	58 CARS	RE:LOT-5	30 SPACES (1 PER 4 SEATS)	37 SPACES	162 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	4 HC (INC. 2 VAN ACCESIBLE)	3 HC (INC. 3 VAN ACCESIBLE)	4 HC (INC. 4 VAN ACCESIBLE)	RE:LOT-5	3 HC (INC. 3 VAN ACCESIBLE)	2 HC (INC. 2 VAN ACCESIBLE)	10 HC (INC. 10 VAN ACCESIBLE)
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	RE:LOT-5	1 HC SPACE	1 HC SPACE	8 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	3 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RE:LOT-5	2 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	RE:LOT-5	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	8 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	RE:LOT-5	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RE:LOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

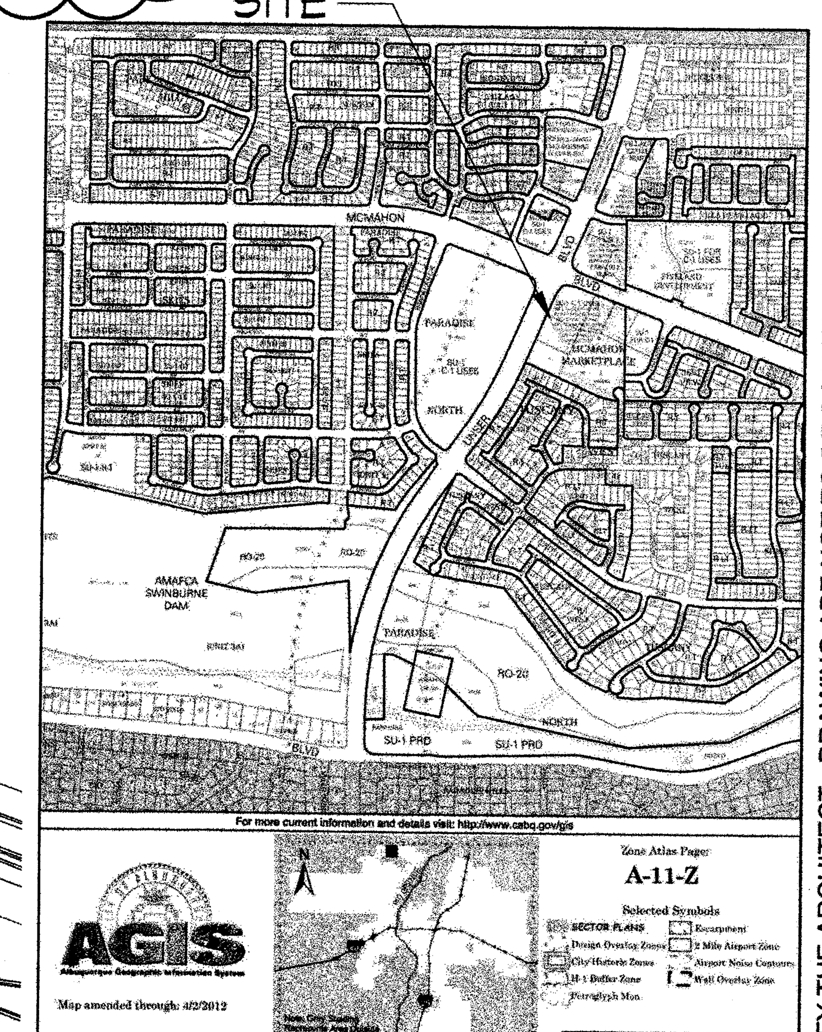
PROJECT # 1005280 13-70728 (SPS)
10-30-13 13-70724 (SBP)



SITE PLAN

0 10' 20' 30' 50' 100'

1" = 50'-0"



VICINITY MAP NTS

NOTE: DESIGN STANDARDS ARE PROVIDED TO GUIDE FUTURE DEVELOPMENT. THE LOCATION OF BUILDINGS, PARKING LOTS, DUMPSTERS, AND OTHER INFRASTRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY.

EASEMENT SCHEDULE

1. 10' PNM EASEMENT
2. 7' PUBLIC UTILITY EASEMENT
3. REMAINDER OF 10' PUBLIC UTILITY EASEMENT
4. PUBLIC ROADWAY EASEMENT
5. 10' PUBLIC UTILITY EASEMENT
6. 30' PUBLIC SANITARY AND WATER EASEMENT
7. PUBLIC UTILITY EASEMENT
8. COMMON ACCESS DRIVEWAY
9. 20' WATERLINE EASEMENT
10. COA CUL-DE-SAC EASEMENT
11. PUBLIC ACCESS, ROADWAY DRAINAGE, & UTILITY EASEMENT
12. 15' TEMPORARY SLOPE EASEMENT
13. 15' PUBLIC WATER EASEMENT
14. UNDERGROUND ELECTRIC EASEMENT
15. 20' PUBLIC SANITARY SEWER EASEMENT

PROJECT NUMBER:

Application Number:

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 APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department-(conditional)	Date
Solid Waste Management	10-8-13 Date
DRB Chairperson, Planning Department	Date

MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON PROPERTIES

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY

McMAHON MARKET PLACE
McDONALD'S RESTAURANT
SHELL BUILDING
ALBUQUERQUE, NM 87114
AMENDMENT TO
SITE PLAN FOR SUBDIVISION

DATE:	8 OCT 2013
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

REVISIONS

SHEET NO: A1.0

1 OF 2

MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land User Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (re diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompasing uses other than drive up. Drive-thru uses shall be limited to a total of three, with two available for restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of stucture to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, coffee shop and two fast food with drive up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities

PLANT LEGEND

- CHINESE PISTACHE (M) 26 Pistacia chinensis 2" Cal.
- SHUMARD OAK (M) 17 Quercus shumardii 2" Cal.
- COMMON HACKBERRY (M) 17 Celtis occidentalis 2" Cal.
- CHITALPA (M) 20 Chilopsis X Catalpa 2" Cal.
- DESERT WILLOW (L) 54 Chilopsis linearis 5 Gal. 225 sf
- SILVERBERRY (M) 50 Elaeagnus pungens 5 Gal. 100sf
- BUTTERFLY BUSH (M) 11 Buddleia davidii 5 Gal. 100sf
- BIRD OF PARADISE (L) 16 Caesalpinia gilliesii 5 Gal. 100sf
- GIANT SACATON (M) 156 Sporobolus wrightii 5 Gal. 25sf
- RUSSIAN SAGE (M) 56 Perovskia atriplicifolia 5 Gal. 36sf
- CLIFFROSE (M) 63 Cowania mexicana 5 Gal. 36sf
- INDIAN HAWTHORN (M) 96 Rhaphiolepis indica 5 Gal. 36sf
- FERN BUSH (L+) 75 Chamaebatiaria millefolium 5 Gal. 25sf
- APACHE PLUME (L) 141 Fallugia paradoxa 5 Gal. 25sf
- LITTLELEAF LINDEN (H) 9 Tilia cordata 2" Cal.
- PURPLE ROBE LOCUST (M) 14 Robinia pseudoacacia 2" Cal.
- JAPANESE PAGODA TREE (M) 8 Sophora japonica 2" Cal.
- GLOBE WILLOW (H) 8 Salix matsudana 2" Cal.
- AFGHAN PINE (M) 23 Pinus eldarica min 10' with av. caliper of 3"
- GREEN GIANT ARBORVITAE (M) 17 Thuja plicata min 10' with av. caliper of 2"
- NEW MEXICO OLIVE (L) 47 Forestiera neomexicana 15 Gal. 225sf
- PRICKLY PEAR (L) 126 Opuntia macrocentra 9 sf
- CHAMISA (L) 94 Chrysothamnus nauseosus 1 Gal. 25sf
- SANTOLINA (L) 82 Santolina spp. 1 Gal. 25sf
- POWIS CASTLE SAGE (L+) 81 Artemisia X Powis Castle 1 Gal. 25sf
- TURPENTINE BUSH (L) 179 Ericameria laricifolia 1 Gal. 16sf
- AUTUMN SAGE (M) 73 Salvia greggii 1 Gal. 9sf
- POTENTILLA (M) 52 Potentilla fruticosa 1 Gal. 9sf
- BIG SAGE (L+) 87 Artemisia tridentata 5 Gal. 16sf
- BLUE SOTOL (L) 40 Dasylirion wheeleri 5 Gal. 9sf
- REGAL MIST (M) 80 Muhlenbergia capillaris 5 Gal. 9sf
- RED YUCCA (L) 65 Hesperaloe parviflora 5 Gal. 9sf
- GREYLEAF COTONEASTER (M) 30 Cotoneaster buxifolius 5 Gal. 81sf Symbol indicates 3 plants
- SANTA FE BROWN GRAVEL MULCH WITH FILTER FABRIC
- SOD WITH POP-UP IRRIGATION HEADS
- PRAIRIE CONEFLOWER (M) 106 Ratibida columnifera 1 Gal. 4sf
- THREADGRASS (M) 127 Stipa tenuissima 1 Gal. 4sf
- PERKY SUE (L) 173 Hymenoxys argentea 1 Gal. 1sf
- WILDFLOWER 35 1 Gal. 4sf
- WINTER JASMINE (L+) 84 Jasminum nudiflorum 1 Gal. 144sf Symbol indicates 3 plants
- HONEYSUCKLE (M) 81 Lonicera japonica 'Halliana' 1 Gal. 144sf Unstaked-Groundcover
- BOULDER MONOLITH 1

PLANT LEGEND (N.T.S)
RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

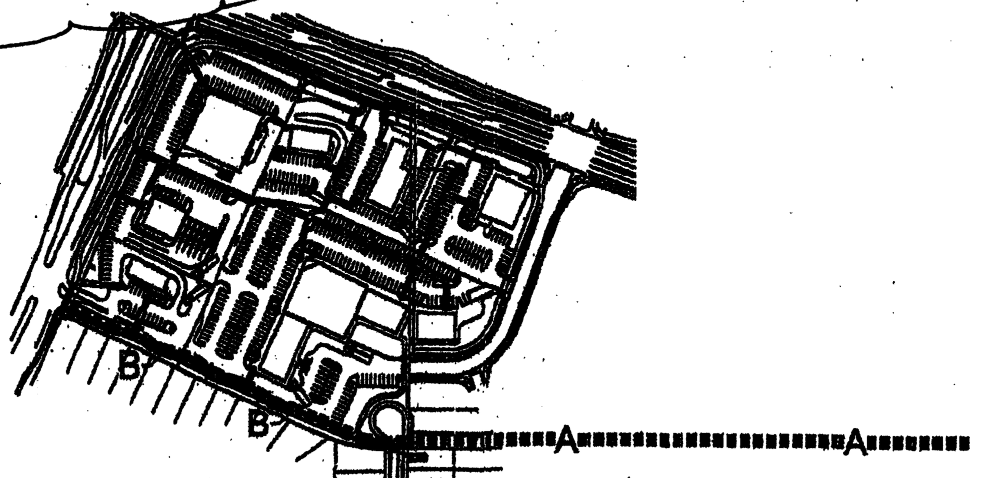


DIAGRAM-2 (N.T.S)
A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 8' IN WIDTH

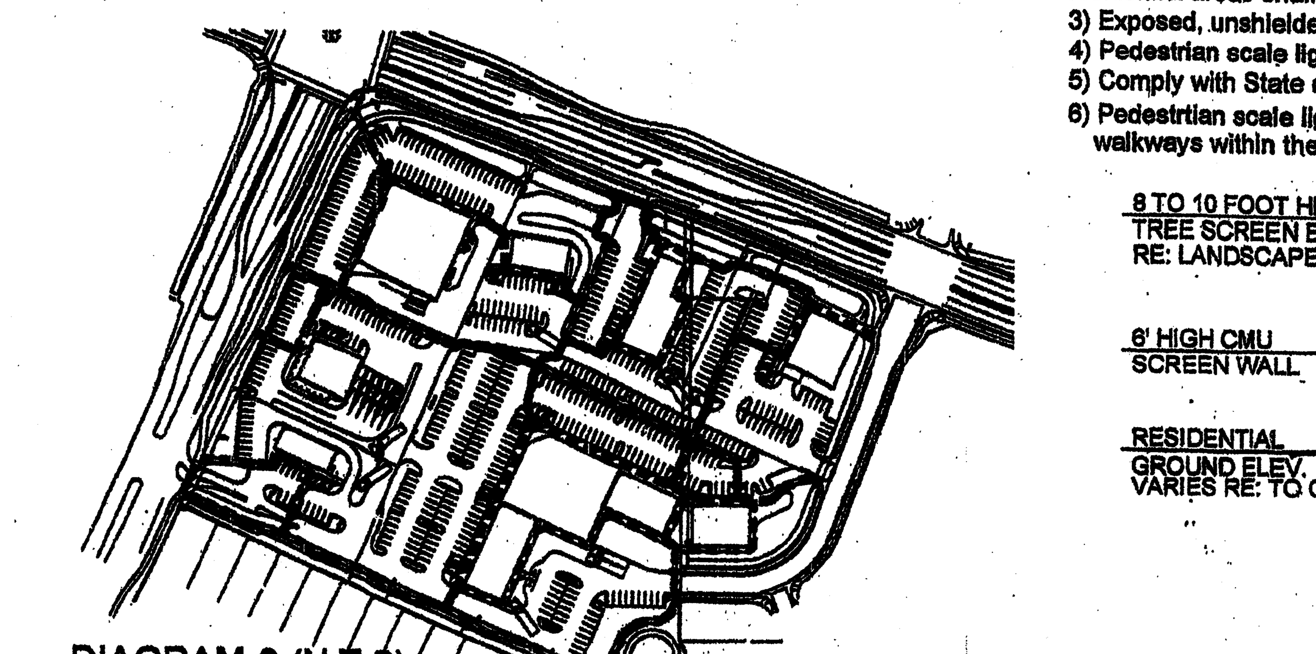


DIAGRAM-3 (N.T.S)
INTERIOR SITE CIRCULATION PATHWAYS

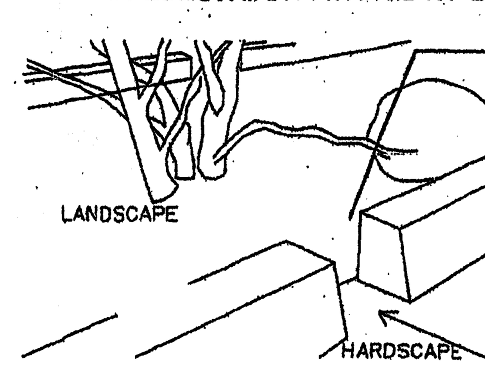


DIAGRAM-5 (N.T.S)
SITE LANDSCAPE WATER CATCHMENT MEANS

B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

1) Freestanding restaurants shall provide a min 600 sf outdoor patio and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.
2) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.
3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sf for non restaurant uses. this area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.
4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

B.1. PEDESTRIAN FEATURES

1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)
3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

C. PARKING

Future site plans for building permit must provided for required parking on its respective parcel, or provde cross parking ageements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.
1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.
2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided from off site circlation paths to structures within the McMahon Market Place pedestrian circulation network.
3) Parking areas shall be designed to include a pedestrian link to buildings.
4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.
5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.
6) Off-street parking requirements:
* Shall not exceed the amount required in the City of Albuquerque Zoning Code
* Retail and financial businesses shall be required to have 1 parking spaces per 200 sf of leased building area
*One bicycle parking space shall be provided for every 20 parking spaces for cars.
*Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
* Office use shall be required to have 1 parking spaces per 200 sf net leasable area on the ground floor and 1 space per 300 sf ~~of office area on structures other than the first floor~~ net leasable feet area in the basement areas and on all floors above the ground floor.
* Shared parking shall be permitted between onsite lot areas

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.
Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The genreal landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.
The following are minimum standards for the development of specific landscape plans:
1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.
2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.
5) All planting areas not covered with turf shall have a ground topping of crushed rock, ,or similar material which extends completely under the plant material.
6) Landscape headers shall be used to separate any turf and groundcover areas.
7) To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking with no space being more than 100 feet from a tree.
8) 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet
9) An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
10) Minimum plant sizes at time of installation shall be as follows:
Trees 2 to 3 inch caliper (varies by species) or 8 to 10 feet in height
Shrubs and Groundcovers 1 gallon
High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.
11) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
A.Water storage devices shall be above ground only,constructed of a material suitable for containment of harvested water.
B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.
C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
D.Water provided by the water harvesting system shall be supplemental to the irrigation system.
12. Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re:diagram-5 for illustration)
13. Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures is that of the provided site plan for building permit elevations. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements.Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 26'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM (SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

E. BUILDING COLOR SCHEDULE

The following are minimum architectural standards for the commercial development:
1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.
3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.
4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.
5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.
1) Minimum building setbacks for the commercial parcels include:
* Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.
* Adjacent residental lot lines.: 30 foot minimum.
* Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.
The following minimum standards shall be required for the design of the lighting system:
1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.
4) Pedestrian scale light fixtures for pedestrian walks and plaza areas tnot to exceed 16' high.
5) Comply with State of New Mexico Dark Sky Ordinance.Uplight of any kind shall be prohibited.
6) Pedestrtian scale lighting shall be required to illuminate gathering , pedestrian areas and walkways within the planned development.

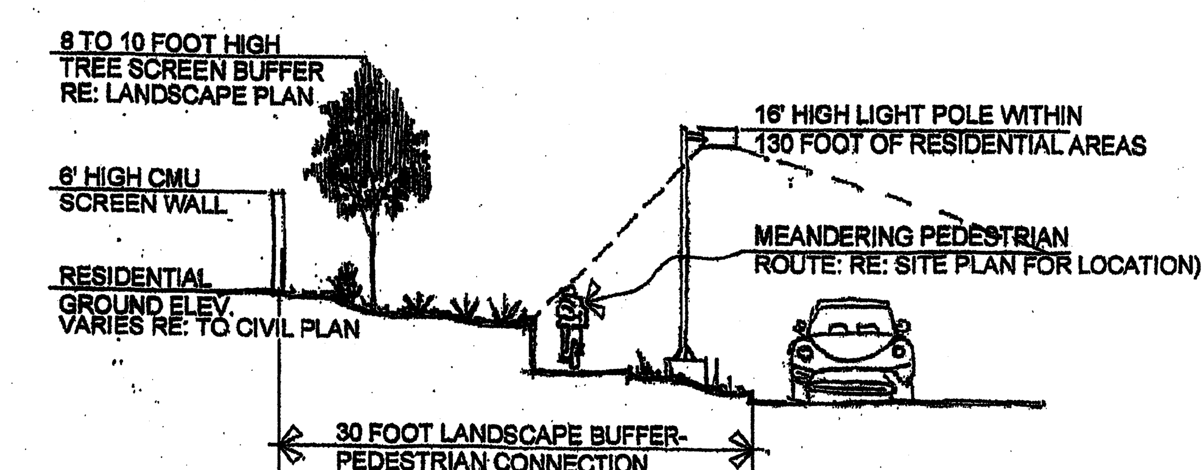


DIAGRAM-4 (N.T.S)
RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING
All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)
Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES
1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation ~~when viewed from the public right-of-way~~.
2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
3) Chain link fencing. barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone.
Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions.:
1. No off-premises signs are allowed
2. On-premises signs shall meet the following standards:
a. Location:
1: Signs shall be limited to wall signs and free-standing signs.
b. Number:
1. One wall sign shall be permitted per facade per business.
2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.
c. Size:
1. The size of wall signs shall not exceed the following:
Single tenant buildings shall not exceeed 6% of facade area to which they are applied.
Multi tenant buildings shall not exceeed 10% of facade area to which they are applied.
1A. awnings w/ signage and or logos shall be included in the 6 and 10 percent signage allowance.
2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 60 sf for sign type B.
d. Height:
1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A
3. Sign cabinets shall be consistent with building architectural theme.

3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
4. Signs located on rocks, trees or other natural features are not permitted.
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar Structures are not permitted.
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

REV	DATE	BY	REVISION
6			
5			
4	7/6/07	S	DRB COMMENTS
3	5/10/07	S	NOTICE OF DECISION COMMENTS
2	5/10/07	S	PER OFFICAL NOTICE OF DECISION COMMENTS
1	1/26/07	S	REV SUBMITTAL

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PROJECT TITLE: McMAHON MARKET PLACE
S.E.C OF UNSER AND MCMAHON ALBUQUERQUE NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.: 0670
DRAWN BY: S
SHEET TITLE: DESIGN GUIDELINES
DATE: 12/6/06
SCALE: 1"=50'
sheet– A1.2
2 OF 2