

SAN PABLO STREET NE

PUBLIC TRANSIT: LOCAL ROUTE #8 ALL DAY SERVICE

CHARLESTON STREET NE

### LEGAL DESCRIPTION

Tract "A" of the plat of Tract A, Blocks 16&17, Subdivision: ZUNI ADDN, City of Albuquerque, Bernalillo County, New Mexico.

### ZONING DATA

CITY OF ALBUQUERQUE - APPLICABLE ZONE CODE DATA

ZONE CLASSIFICATION: SU-1 FOR C-2 PERMISSIVE USES INCLUDING FULL SERVICE LIQUOR ONLY IN CONJUNCTION WITH RESTAURANT EXCEPT SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND EXCEPT OFF-PREMISE SIGNS.

ZONE ATLAS PAGE: H-10-Z

LOT AREA = 1.764 AC OR 76,841 SQ. FT.  
BUILDING ROOF AREA = 14,238 SQ. FT.  
LANDSCAPE IN RIGHT OF WAY = 2,508 SQ. FT.  
NET LOT AREA = 60,102 SQ. FT.

OFF STREET PARKING SPACES REQUIRED =  
1ST FLOOR AREA = 11,046/200 = 55 SPACES  
2ND FLOOR AREA = 6,050/300 = 20 SPACES  
TOTAL REQUIRED = 75 SPACES  
OFF STREET PARKING SPACES PROVIDED = 85 SPACES + 18 DRIVE UP TELLER SPACES

H.C. SPACES REQUIRED = 75/20 = 4, PROVIDED = 4  
MOTORCYCLE SPACES REQUIRED = 3, PROVIDED = 4  
BICYCLE SPACES REQUIRED = 4, PROVIDED = 5

REQUIRED SETBACKS: 5' FRONT SETBACK, 15' SIDE SETBACK AND 5' SIDE SETBACK AT STREETS FOR CORNER LOTS, 5' REAR SETBACK

SITE SEATING REQUIRED = 1 SEAT / 25' OF MAIN FACADE  
112' FACADE / 25 = 4 SEATS REQUIRED  
SITE SEATING PROVIDED = 36' OF BENCH / 2' PER SEAT = 18 SEATS PROVIDED

### GENERAL NOTES

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- HIGHLY REFLECTIVE SURFACES ARE PROHIBITED PER THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, DESIGN STANDARDS, PROJECT NUMBER 1007099.
- OWNER SHALL CONTACT PNM TO COORDINATE COMPLIANCE WITH PNM REQUIREMENTS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE AND IN THE RIGHT-OF-WAY SHALL LIE WITH THE OWNER.

### KEYED NOTES

- PROVIDE RAMP PER C.O.A. STANDARD SPECIFICATIONS SECTION 2400 - DWG 2426. ALL RAMPS IN R.O.W. MUST HAVE TRUNCATED DOMES. (TYPICAL)
- MAINTAIN 46'X13' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- MAINTAIN 120'X13' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- MAINTAIN 35'X35' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- DRIVE-AISLE CROSSINGS SHALL BE STANDARD GREY CONCRETE.

PROJECT NO. 1007099  
APPLICATION NO. 14PRB-70378

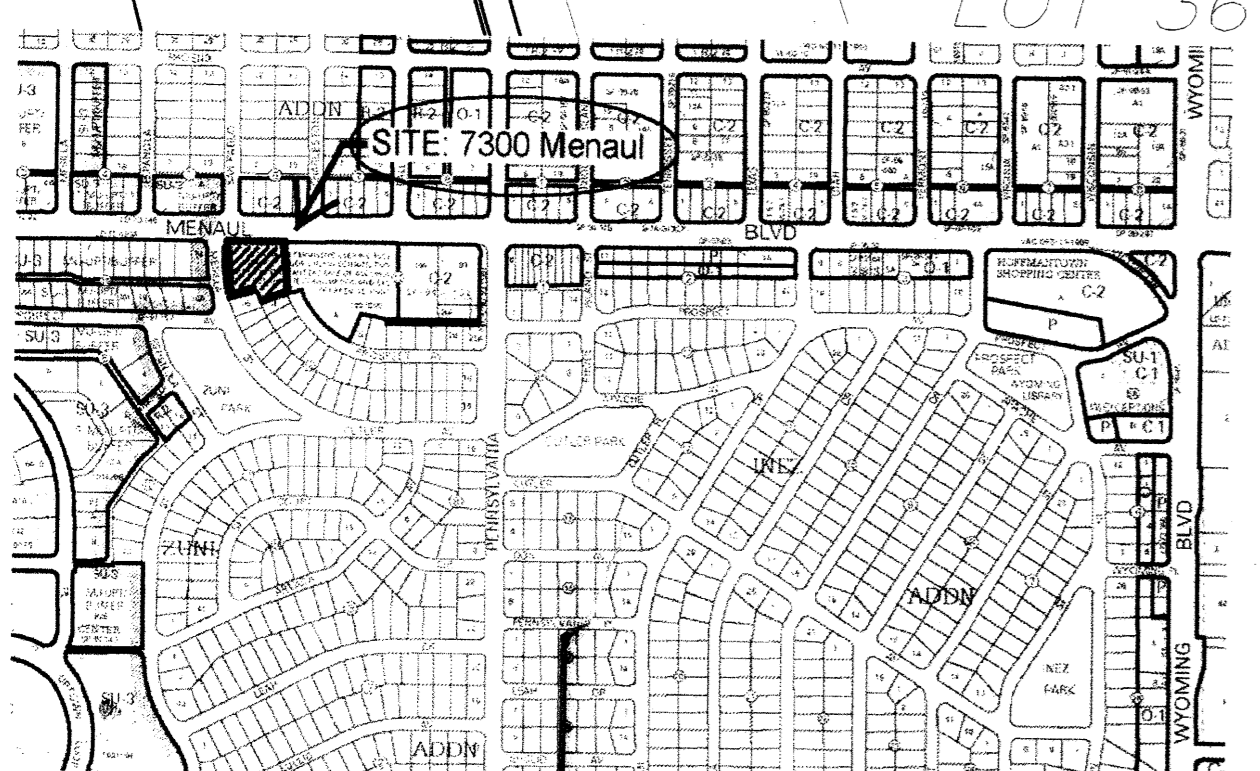
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
[ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

### DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Raquel M. Mendez</i>	11/19/14
TRAFFIC ENGINEERING	DATE:
TRANSPORTATION DIVISION	
<i>Allen Peter</i>	11/19/14
WATER UTILITY DEPARTMENT	DATE:
<i>Carl S. Dumont</i>	11-19-14
PARKS & RECREATION DEPARTMENT	DATE:
<i>Anta Ch</i>	1-28-15
CITY ENGINEER	DATE:
<i>MA</i>	1-28-15
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
<i>Adam M. May</i>	1-28-15
SOLID WASTE MANAGEMENT	DATE:
<i>Paul Chan</i>	1-28-15
DRE/CHAIRPERSON, PLANNING DEPT.	DATE:

MESILLA AVENUE N.E. (50' R/W)

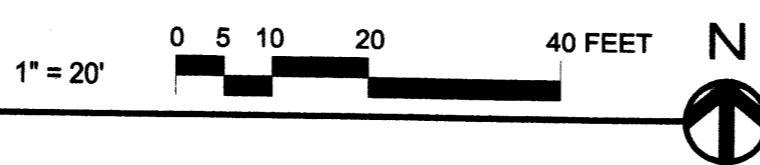
TRACT A-1A  
1.7644 AC.



### SITE PLAN

SCALE: 1" = 20'

NOTE: SEE SITE DETAIL SHEET A2 FOR ADDITIONAL INFORMATION



### LEGEND

- NEW CONCRETE
- LANDSCAPE AREA
- OVERHEAD STRUCTURE
- NEW 6' HIGH CMU WALL. SEE SITE DETAIL SHEET A2
- PROPERTY LINE
- SINGLE POLE LIGHT. SEE SITE DETAILS SHEET A2.
- DOUBLE POLE LIGHT. SEE SITE DETAILS SHEET A2
- RED/GREEN SIGNAL LIGHTS AT DRIVE-UP LANES
- FLUSH MOUNTED WALL WASH-UP-LIGHT.
- RECESSED CAN LIGHT FIXTURES, MOUNTED IN CEILING OF OVERHANGS.
- RECESSED CAN LIGHT FIXTURES, MOUNTED IN CEILING OF DRIVE-UP OVERHANG.
- SMALL CAR SPACE

Site Development Plan for Building Permit

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**DORMAN and BREEN**  
 LAURENCE BREEN A.I.A.  
 Albuquerque Westside 505-792-8160

**MAIN BANK**  
 Ameriplex Mortgage  
 7300 Menaul Blvd. NE  
 Albuquerque, New Mexico 87109

SHEET TITLE:  
**SITE PLAN**

JOB NUMBER:  
**1329**

DATE:  
**8/28/14**

REVISIONS:

E.P.C. PRE-REVIEW UPDATES	8/24/14
E.P.C. CONDITIONS	10/28/14
D.R.B. COMMENTS	11/15/14

SHEET:  
**A1**  
 1 OF 7

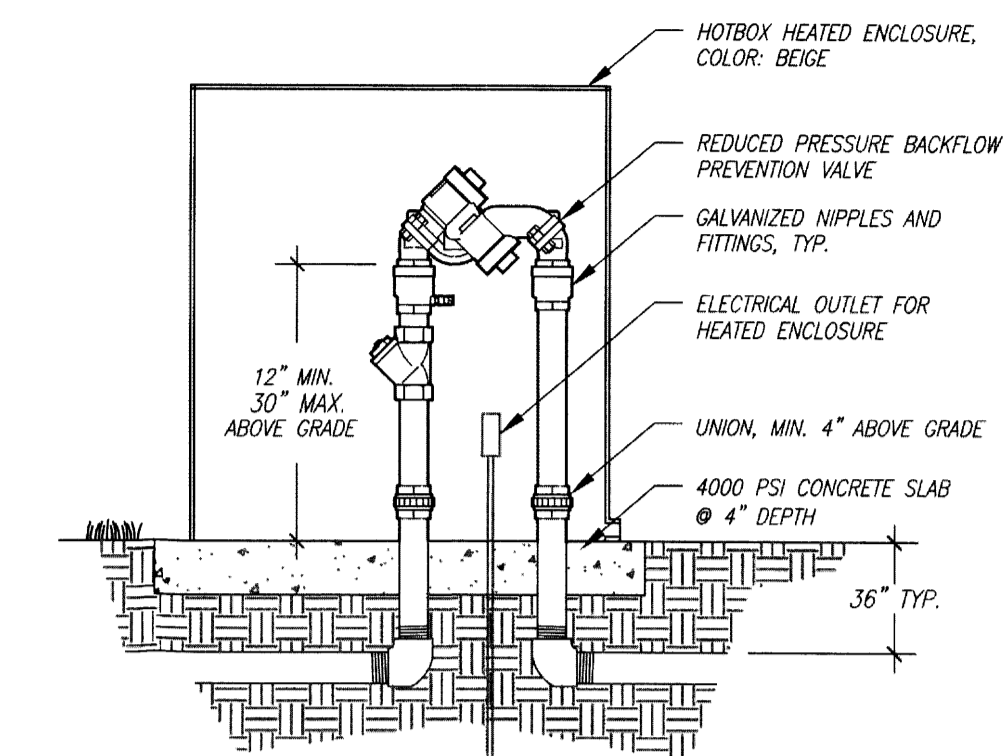
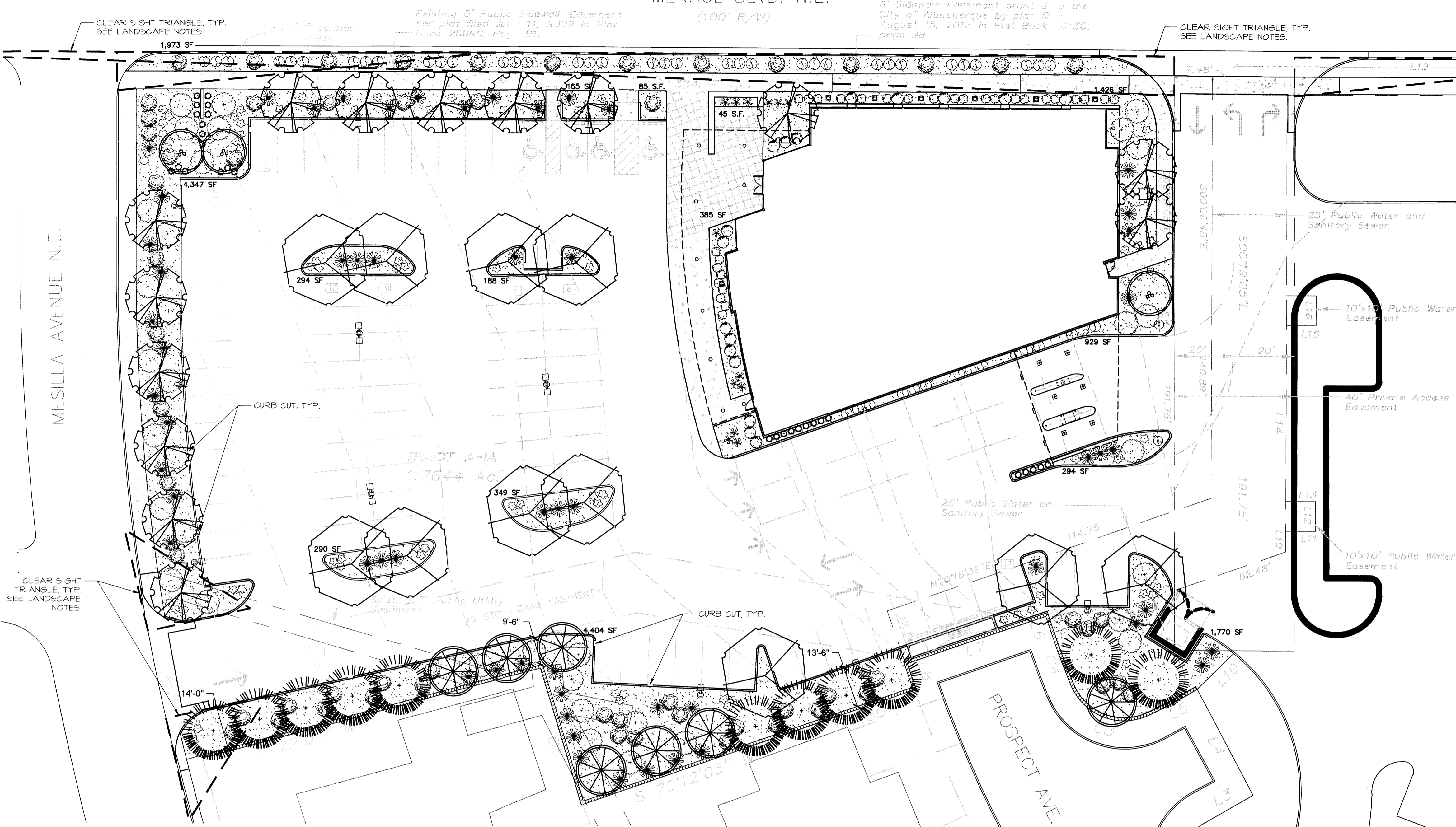
MENAUD BLVD. N.E.  
(100' R/W)

6' Sidewalk Easement granted to the City of Albuquerque by plat filed August 15, 2013 in Plat Book 013C, page 98

Existing 5' Public Sidewalk Easement per plat filed July 11, 2009 in Plat Book 2009C, Page 91.

CLEAR SIGHT TRIANGLE, TYP. SEE LANDSCAPE NOTES.

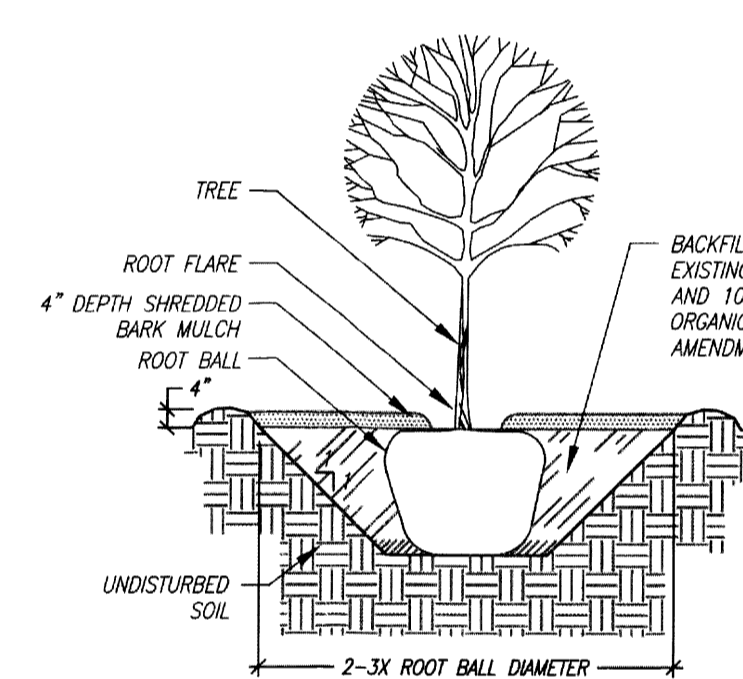
CLEAR SIGHT TRIANGLE, TYP. SEE LANDSCAPE NOTES.



- GENERAL NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, COORDINATING, AND INSTALLING ALL ELECTRICAL AND ELECTRICAL SUPPLIES NECESSARY FOR THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM SPECIFIED.
  - BFP ASSEMBLY MAY ALTERNATELY BE INSTALLED WITHIN FIRE SPRINKLER ROOM. HOTBOX NOT REQUIRED IF BFP IS LOCATED IN BUILDING INTERIOR.

**A REDUCED PRESSURE BACKFLOW PREVENTOR ASSEMBLY**

NOT TO SCALE



GENERAL NOTES:

- KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
- REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
- TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.
- DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
- AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

**B TREE PLANTING**

NOT TO SCALE

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HT. X SPR.
TREES (IRRIGATION: (3) 30 GPH BUBBLERS PER TREE)					
	<i>Sapindus drummondii</i>	WESTERN SOAPBERRY	11	2" CAL.	30' X 30'
	<i>Cercis occidentalis</i>	WESTERN REDBUD	14	2" CAL.	20' X 20'
	<i>Quercus turbinella</i>	SHRUB LIVE OAK	7	2" CAL.	18' X 20'
	<i>Pinus eldarica</i>	AFGHAN PINE	11	10'-12' HT. B&B	40' X 20'
	<i>Chilopsis linearis</i> 'Bubba'	BUBBA DESERT WILLOW	3	6'-8' MULTI-TRUNK	20' X 15'
SHRUBS (IRRIGATION: (1) 15 GPH BUBBLER PER SHRUB)					
	<i>Juniperus sabina</i> 'Tamariscifolia'	TAM JUNIPER	36	5 GAL.	18" X 8'
	<i>Rhus aromatica</i> 'Gro-Lo'	GRO-LO SUMAC	54	5 GAL.	4' X 6'
	<i>Salvia greggii</i>	CHERRY SAGE	74	1 GAL.	2' X 3'
	<i>Nolina texana</i>	BEARGRASS	58	5 GAL.	4' X 5'
	<i>Mahonia aquifolium</i> 'Compacta'	DWARF OREGON GRAPE	17	5 GAL.	2' X 3'
	<i>Potentilla fruticosa</i>	POTENTILLA	13	5 GAL.	5' X 7'
	<i>Miscanthus sinensis</i> 'Yaku Jima'	MAIDEN GRASS	24	5 GAL.	4' X 3'
	<i>Rosemarinus officinalis</i> 'Arp'	ROSEMARY	51	5 GAL.	3' X 4'
	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	FEATHER REED GRASS	24	5 GAL.	3' X 2'

**MATERIALS LEGEND**

DESCRIPTION  
2" ANGULAR GRAVEL AT 4" DEPTH, WITH DEWITT PRO-5 FILTER FABRIC.

**AREA CALCULATIONS**

TOTAL SITE AREA =	76,084 SF (1.75 AC)
GROSS COVERED AREA =	14,238 SF (0.33 AC)
NET SITE AREA =	61,846 SF (1.42 AC)
LANDSCAPE AREA REQ. (15%) =	9,271 SF (0.21 AC)
LANDSCAPE AREA PROVIDED =	16,944 SF (0.39 AC)
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	27%
REQUIRED VEGETATIVE COVER AT MATURITY (75%) =	12,708 SF (0.29 AC)
PROVIDED VEGETATIVE COVER AT MATURITY =	12,722 SF (0.29 AC)
PROVIDED COVER AS PERCENT OF LANDSCAPE AREA =	75%

**LANDSCAPE NOTES**

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 2" ANGULAR GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE WITT PRO 5 28 MIL. FILTER FABRIC OR APPROVED EQUAL. ALL LANDSCAPE AREAS, EXCEPT THOSE WITHIN 10' OF THE BUILDING, SHALL BE DEPRESSED FOR WATER HARVESTING.

TREE LOCATIONS AS SHOWN ARE BASED ON SIGNAGE LOCATIONS AND OTHER CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

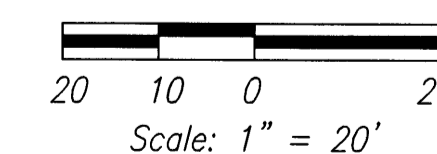
AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNAGE, WALLS AND PLANT MATERIAL BETWEEN 3 FEET AND 8 FEET TALL IN CLEAR SIGHT AREAS IS NOT ACCEPTABLE.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1945.

ALL PLANTINGS TO BE ESTABLISHED FOR GENERAL LANDSCAPE PURPOSES, UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR SHALL FIELD VERIFY LOCATION OF POINT OF CONNECTION FOR IRRIGATION SERVICE LINE. AT POINT OF CONNECTION FOR IRRIGATION SYSTEM, CONTRACTOR SHALL PROVIDE A FEBCO MODEL B25Y RPBA BACKFLOW PREVENTER (OR APPROVED EQUAL) PER DETAIL A, THIS SHEET. INSTALL 12" ABOVE HIGHEST HEAD ON IRRIGATION SYSTEM.



121 TUERAS AVE. NE, SUITE 3100  
ALBUQUERQUE, NM 87102  
PHONE: 505-822-8200  
FAX: 505-822-8282  
E-MAIL: mail@sites-sw.com  
WEB: www.sites-sw.com

**SITES SOUTHWEST**  
PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

Site Development Plan for Building Permit

SHEET TITLE:  
**LANDSCAPE PLAN**

JOB NUMBER:  
1329

DATE:  
11/14/14

REVISIONS: DATE:

SHEET:  
**L-1**  
1 OF 1

MAIN BANK

Ameriplex Mortgage  
7300 Menaul Blvd. NE  
Albuquerque, New Mexico 87109



RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-299-5940

DORMAN and BREEN

LAURENCE BREEN A.I.A.  
Albuquerque Westside 505-792-8160

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MENAU BOULEVARD N.E.

# BASIN B2

## DRAINAGE CONCEPT

OFF-SITE FLOW FROM PROSPECT AVE. N.E. WILL BE ACCEPTED INTO THIS PROPERTY AT THE RECENTLY CONSTRUCTED SIDEWALK CULVERT / WALK DIP SECTION. WALL OPENINGS WILL BE CALCULATED AS PART OF THE BUILDING PERMIT SET. OFF-SITE FLOW RATE IS BASED ON THE 100-YEAR 6-HOUR STORM EVENT (APPROX. 17.8 CFS). OFF-SITE FLOW WILL BE ROUTED THROUGH THE PROPERTY TO A NEW DOUBLE 'C' INLET WITH 18" OUTLET PIPE EXTENDED TO THE PUBLIC STORM DRAIN MAIN IN MESILLA AVE.

THIS SITE IS WILL FREE DISCHARGE WITH THE MAJORITY EXITING THE SITE TO MESILLA AVE. (SEE BASIN B1).

THE PROPOSED PUBLIC STORM DRAIN SYSTEM PASSING THROUGH THE PROPERTY WILL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL.

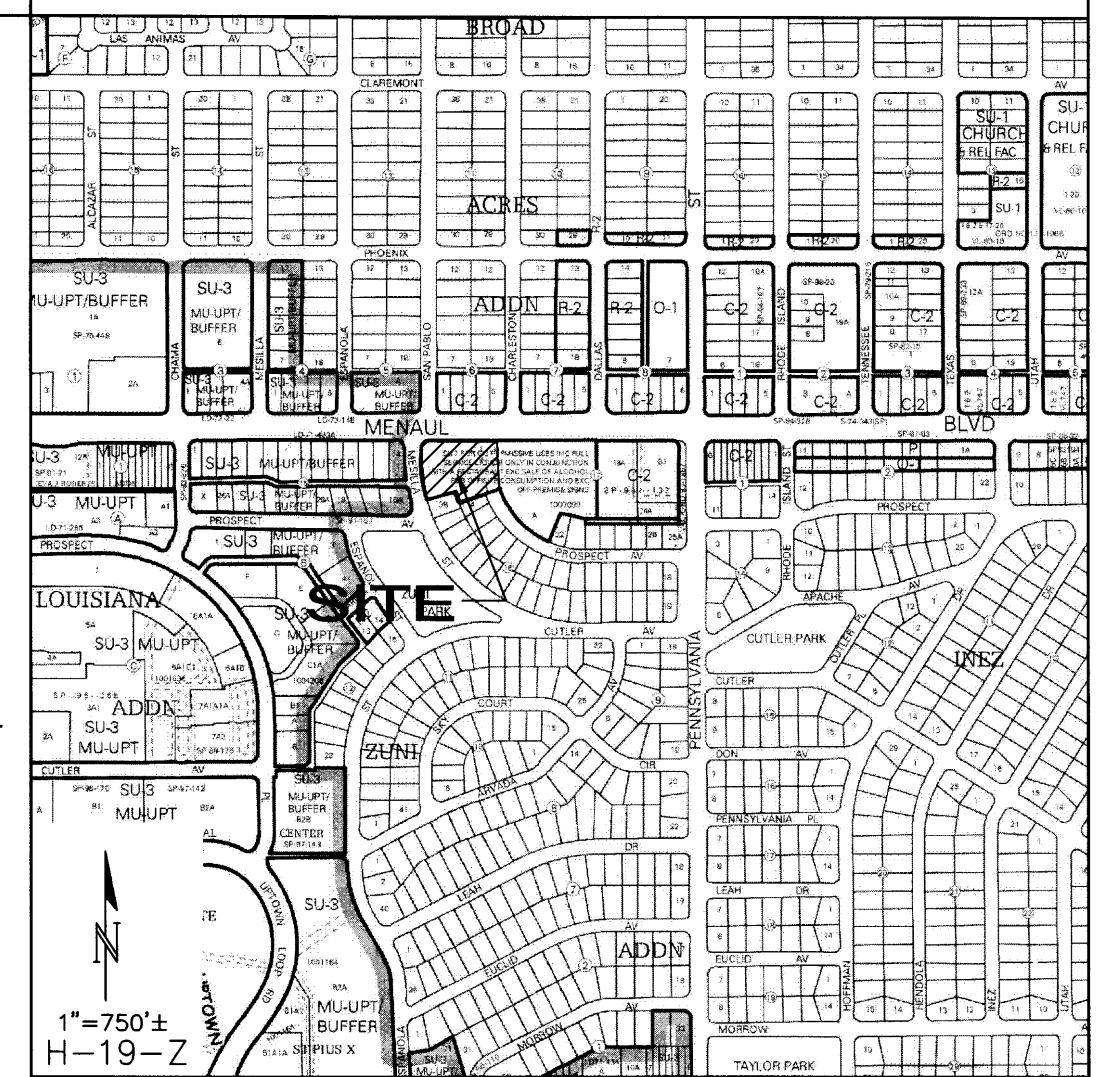
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE ESTIMATED PONDING VOLUME REQUIRED IS 0.34" \* TYPE 'D' AREA: 0.34/12 \* 1.2 AC \* 43560 = 1,481 CF

THERE ARE 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (LABELED 'C').

THE 'FIRST FLUSH' BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL. CURB OPENING LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.

## VICINITY MAP



## PROJECT DATA

**LEGAL DESCRIPTION:** TRACT A-1, BLOCK 16 AND 17, ZUNI ADDITION

**SITE AREA:** 1.76 AC.

**FLOOD ZONE:** PER BERNALILLO COUNTY FIRM MAP #35001C0356H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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

**SURVEYOR:** RUSS HUGG  
SURV-TEK, INC.  
9384 VALLEY VIEW DR NW, ABQ, NM 87114  
PHONE: (505) 897-3366

**BENCHMARK:** BENCHMARK: PER THE ADJACENT PROPERTY TOPOGRAPHIC SURVEY PROVIDED. VERTICAL DATUM SHOWN HEREON IS BASED UPON CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "11-H19" HAVING A PUBLISHED ELEVATION OF 5364.26 FEET (NAVD 88). TO BE UPDATED UPON RECEIPT OF FINAL SURVEY.

## DRAINAGE NOTES

THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACT A-1, EXCLUDING ANY FUTURE BUILDINGS GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED AUGUST 15, 2013 IN PLAT BOOK 2013C, PAGE 98.

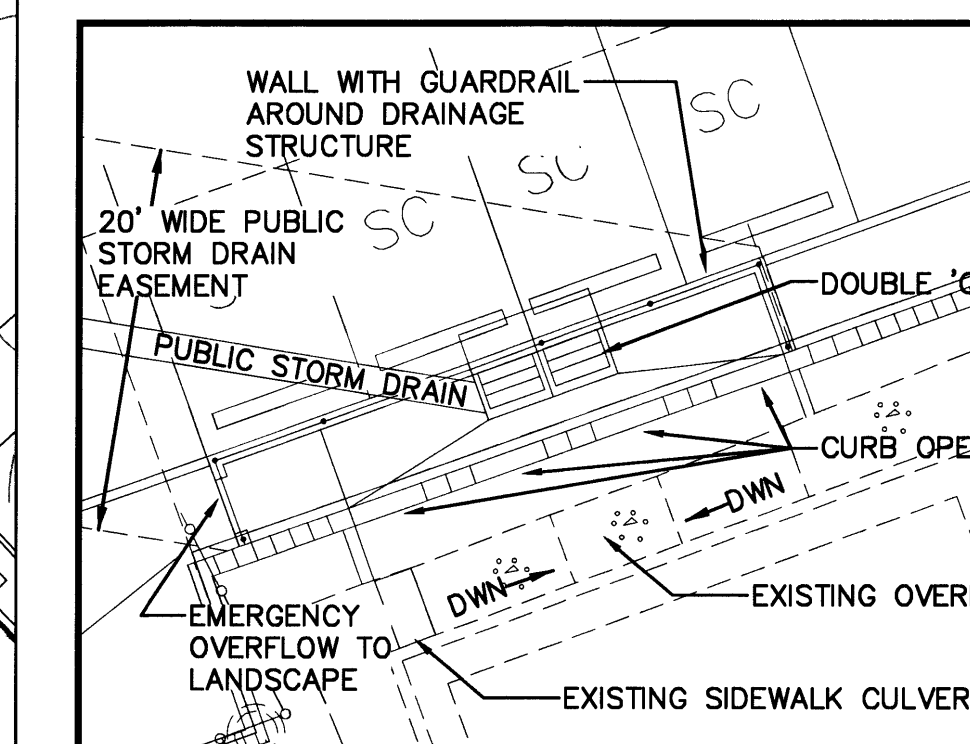
A PRIVATE BLANKET DRAINAGE EASEMENT OVER TRACTS A-1A AND A-1B, EXCLUDING ANY FUTURE BUILDINGS IS HEREBY GRANTED BY THIS PLAT FOR THE BENEFIT OF SAID TRACTS. MAINTENANCE OF SAID EASEMENT TO BE THE RESPONSIBILITY OF THE OWNERS OF SAID TRACTS AS TO THEIR RESPECTIVE TRACT.

## PUBLIC STORM DRAIN

THE STORMWATER WITHIN PROSPECT AVE. WILL PASS TO THROUGH THE PROPOSED WALL VIA FOUR 4'X8" WIDE OPENINGS. THE FLOW WILL BE ACCEPTED INTO A PROPOSED DOUBLE 'C' INLET SITUATED WITHIN A SUMP AS SHOWN.

A PUBLIC STORM DRAIN WITHIN A DEDICATED EASEMENT (ESTIMATED AT 18"±-24"±) WILL BE DESIGNED AS PART OF THE CONSTRUCTION DOCUMENTS, BASED ON PRELIMINARY CALCULATIONS, A DOUBLE 'C' WITH 50% CLOGGING FACTOR HAS A CAPACITY GREATER THAN THE 17.8 CFS.

AN EMERGENCY OVERFLOW WILL BE PROVIDED THROUGH THE LANDSCAPING AS SHOWN.



## LEGEND

- C PROPOSED CURB OPENING
- ◆ 27.1 PROPOSED SPOT ELEVATION
- 27 — PROPOSED CONTOUR
- PROPOSED PUBLIC STORM DRAIN
- FLOW ARROW
- ▨ FIRST FLUSH RETENTION (DEPRESSED LANDSCAPING)

**CONCEPTUAL**

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

2072 CG-101 CONCEPTUAL.dwg Nov 13, 2014

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**MAIN BANK**  
MENAU BLVD.  
Dorman Breen Architects

## GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
11-13-14			2072
Drawn By:			CG-101
BJB			
Ckd By:			SH. OF
FCA			

BASIN NO.	B1	DESCRIPTION	1.6 Ac.
Area of basin flows =	69602	SF	
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E =	1.76 in.	A =	5%
Sub-basin Volume of Runoff (see formula above)		B =	10%
V <sub>160</sub> =	10197 CF	C =	15%
Sub-basin Peak Discharge Rate: (see formula above)		D =	70%
Q <sub>p</sub> =	6.5 cfs		

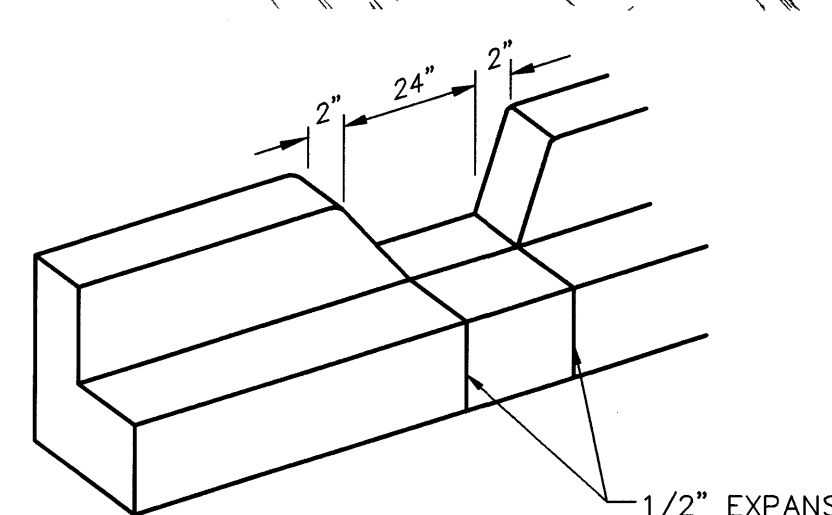
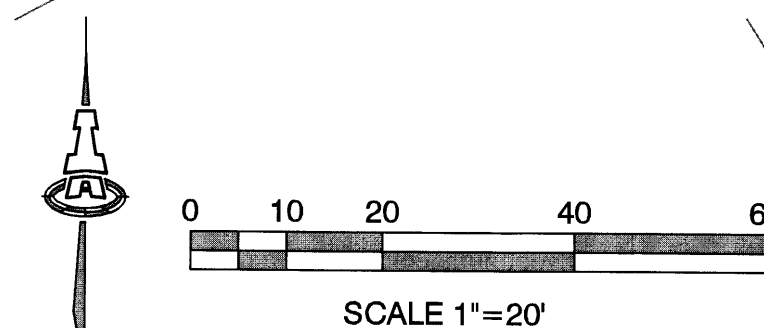
BASIN NO.	B2	DESCRIPTION	0.2 Ac.
Area of basin flows =	7249	SF	
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E =	1.40 in.	A =	10%
Sub-basin Volume of Runoff (see formula above)		B =	20%
V <sub>160</sub> =	843 CF	C =	30%
Sub-basin Peak Discharge Rate: (see formula above)		D =	40%
Q <sub>p</sub> =	0.6 cfs		

BASIN B1 CONSISTS OF THE MAJORITY OF THE SITE (BUILDING AND PAVEMENT). THE BASIN WILL FREE DISCHARGE TO MESILLA AVE. AT THE PROPOSED SW ENTRY DRIVE TO CONTINUE ALONG THE HISTORIC FLOWPATH.

BASIN B2 CONSISTS OF THE EASTERN PORTION OF THE SITE AND 1/2 OF THE EAST SHARED ACCESS ROAD. THIS BASIN WILL FREE DISCHARGE TO MENAU BLVD. TO CONTINUE ALONG THE HISTORIC FLOWPATH.

CONSTRUCT WALL OPENINGS TO PASS THE OFF-SITE BASIN 100-YEAR STORM EVENT

OFF-SITE GRADES / SITE PLAN BASED ON CONCEPTUAL INFORMATION. NOT CONSTRUCTED



### GENERAL NOTES

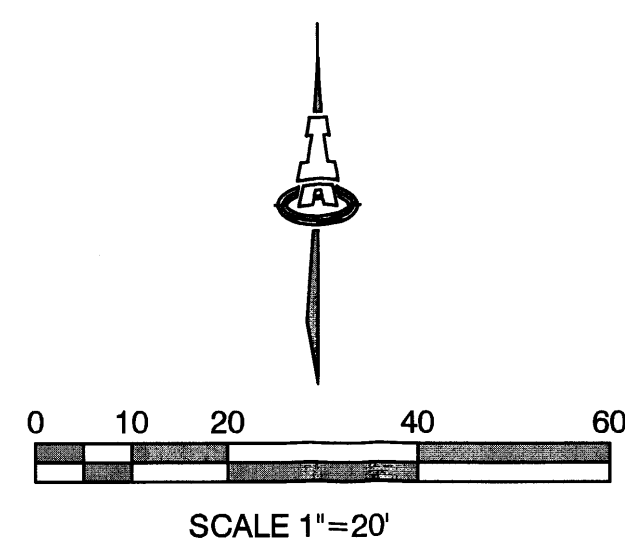
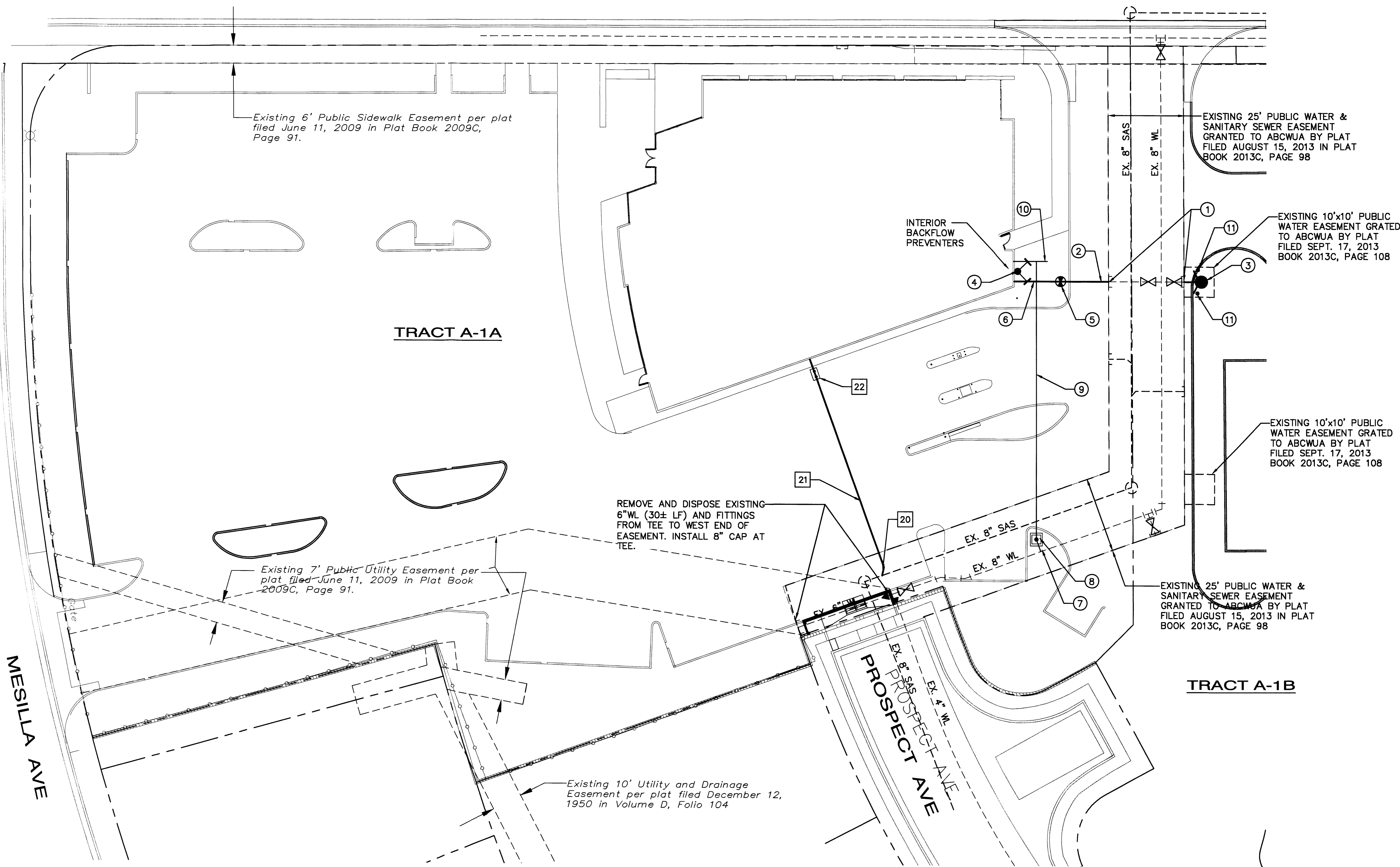
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

### CURB OPENING

C = LOCATION SCALE: N.T.S.



MENAU BLVD



GENERAL NOTES

- 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.
- WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- 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.
- ALL WATER FITTING SHALL HAVE JOINT RESTRAINTS. (LT=X')

KEYED NOTES

- WATER KEYED NOTES**
- REMOVE CAP. CONNECT NEW 6" FIRE LINE.
  - 6" FIRE LINE.
  - FIRE HYDRANT PER ABCWA STD DWG 2340. (LT=46')
  - WALL MOUNTED FIRE DEPT. CONNECTION (FDC).
  - POST INDICATOR VALVE (PIV). (LT=46')
  - 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 4" WATERLINE.
  - 1" SERVICE PER ABCWA STD. DWG. 2261 & 2362.
  - METER BOX PER ABCWA STD. DWG. 2366.
  - 1" WATER SERVICE LINE.
  - IRRIGATION STUB.
  - BOLLARD PER DETAIL THIS SHEET.
- SEWER**
- NEW 4" SAS SERVICE CONNECTION PER ABCWA STD DWG 2125.
  - NEW 4" SAS SERVICE LINE AT 2% MIN. SLOPE
  - DOUBLE CLEANOUT PER DETAIL THIS SHEET.

LEGEND

- WATER METER & BOX
- GATE VALVE W/ BOX
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- NEW GAS METER
- WL— EXISTING WATERLINE
- SAS— EXISTING SEWER LINE

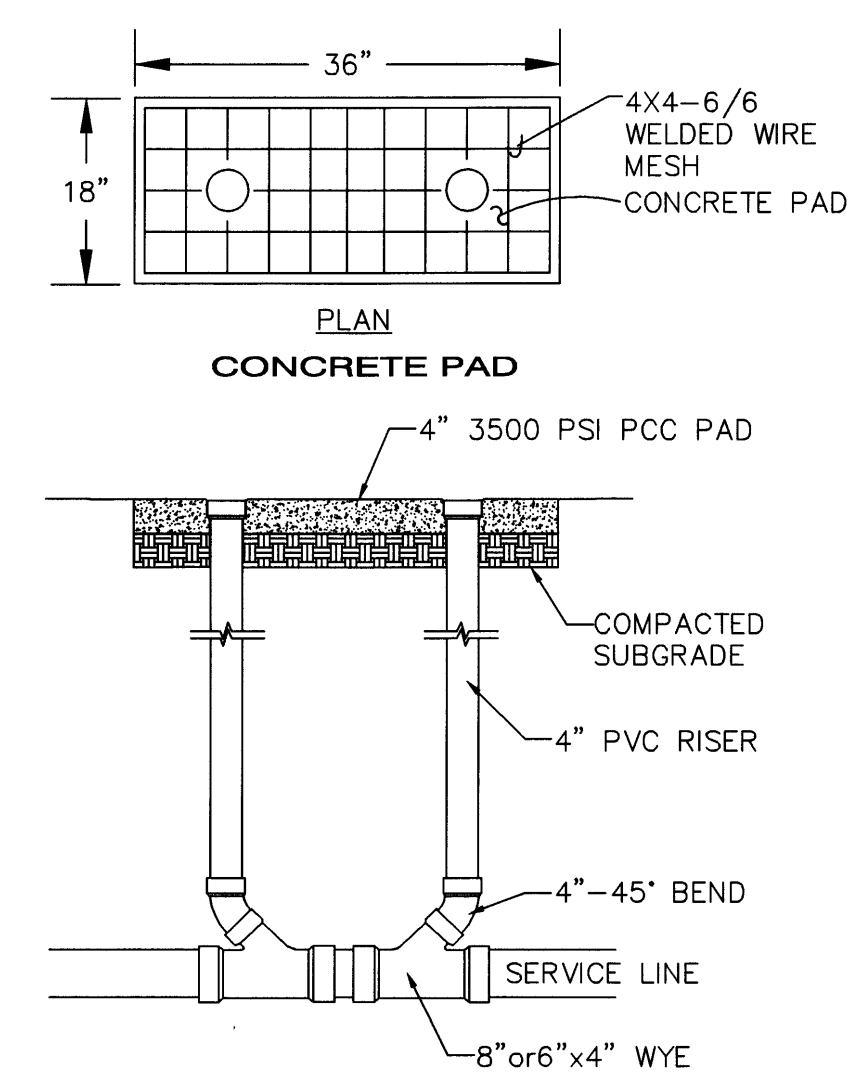
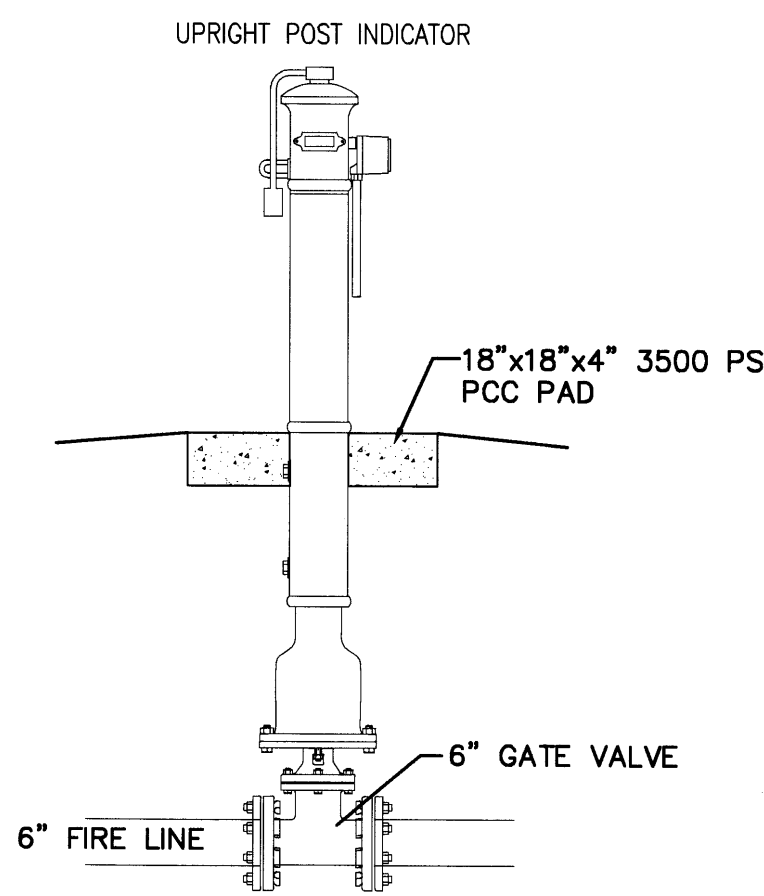
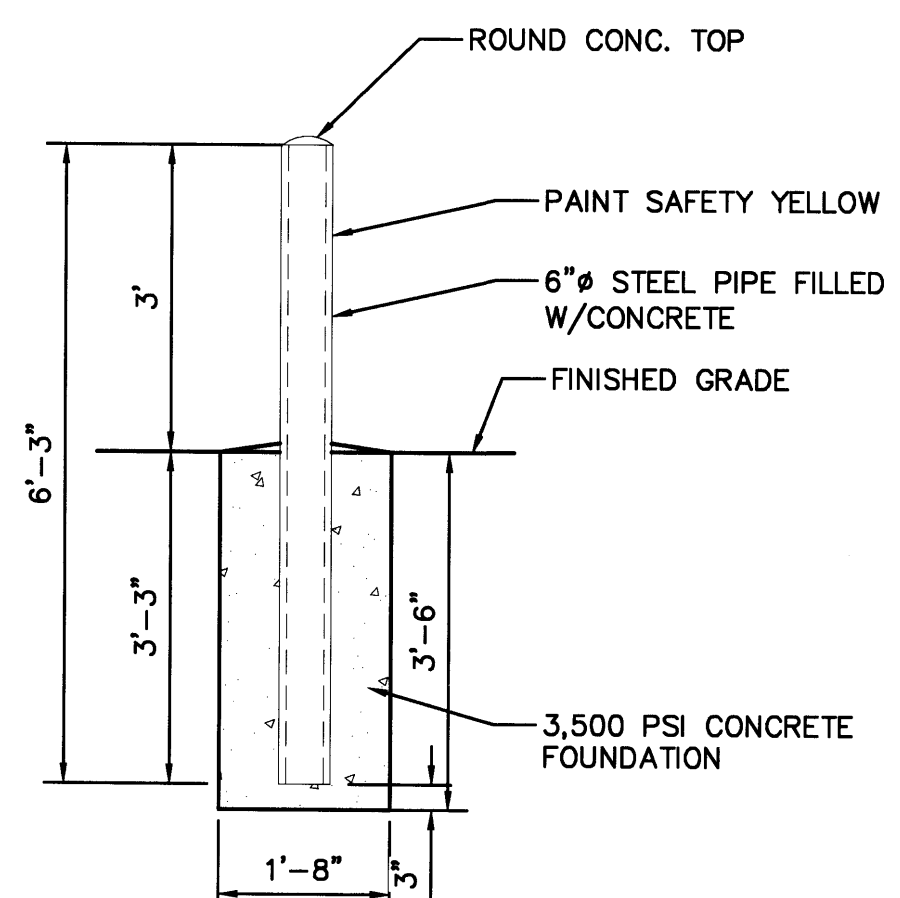
NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- PER NOTE #2, RESTRAIN ALL 4" DIAMETER 1" MINIMUM BACKFILL PIPE JOINTS AND BRANCHES.

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.50
MATERIAL:	PVC
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWA.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS



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

2072 CU-101.dwg Oct 29, 2014

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MAIN BANK MENAU BLVD.

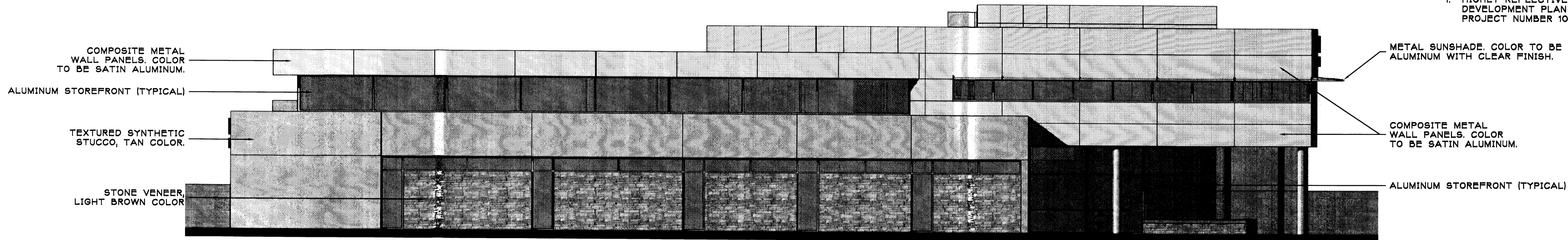
Dorman Breen Architects

UTILITY PLAN

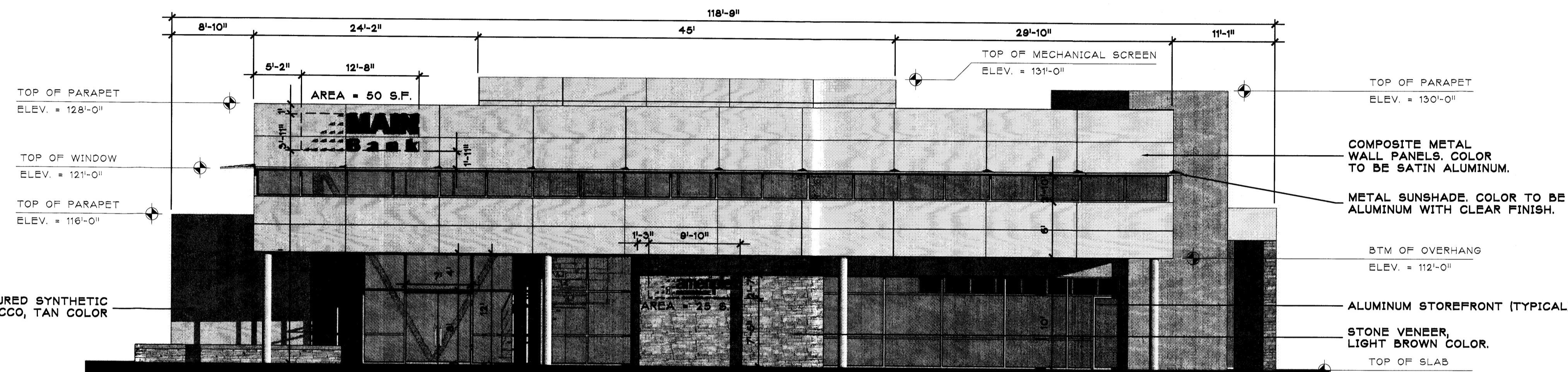
Date:	No. Revision:	Date:	Job No.
11-14-14			2072
Drawn By:			CU-101
DC			
Ckd By:			SH. OF
FCA			

**GENERAL NOTES**

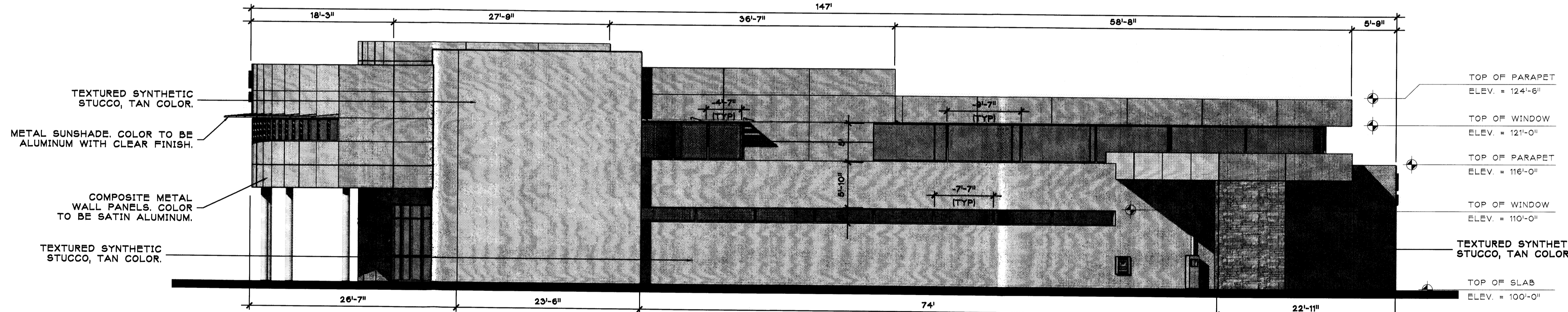
1. HIGHLY REFLECTIVE SURFACES ARE PROHIBITED PER THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, DESIGN STANDARDS, PROJECT NUMBER 1007099.



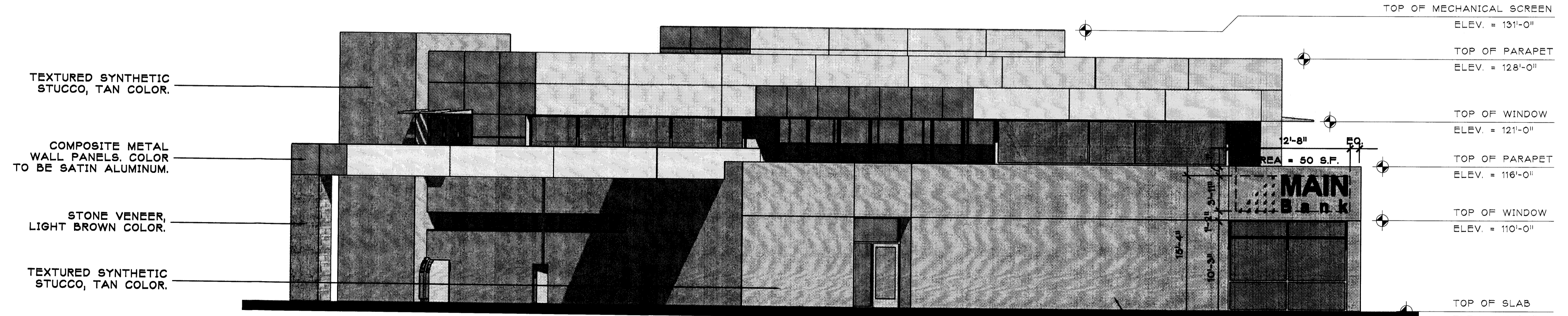
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



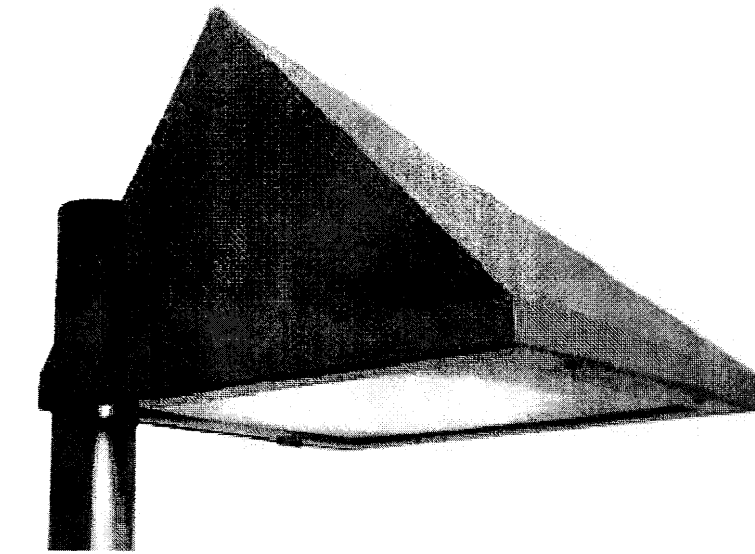
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

Site Development Plan for Building Permit

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**DORMAN and BREEN**  
 LAURENCE BREEN A.I.A.  
 Albuquerque Westside 505-792-8160  
 RICHARD DORMAN F.A.I.A.  
 ALBUQUERQUE, NM 505-299-5940

**MAIN BANK**  
 Ameriplex Mortgage  
 7300 Menaul Blvd. NE  
 Albuquerque, New Mexico 87109

SHEET TITLE: <b>ELEVATIONS</b>	
JOB NUMBER: <b>1329</b>	
DATE: <b>8/28/14</b>	
REVISIONS:	DATE:
E.P.C. PRE-REVIEW UPDATES	8/24/14
E.P.C. CONDITIONS	10/28/14
D.R.S. COMMENTS	11/13/14
SHEET: <b>A2</b>	
5 OF 7	

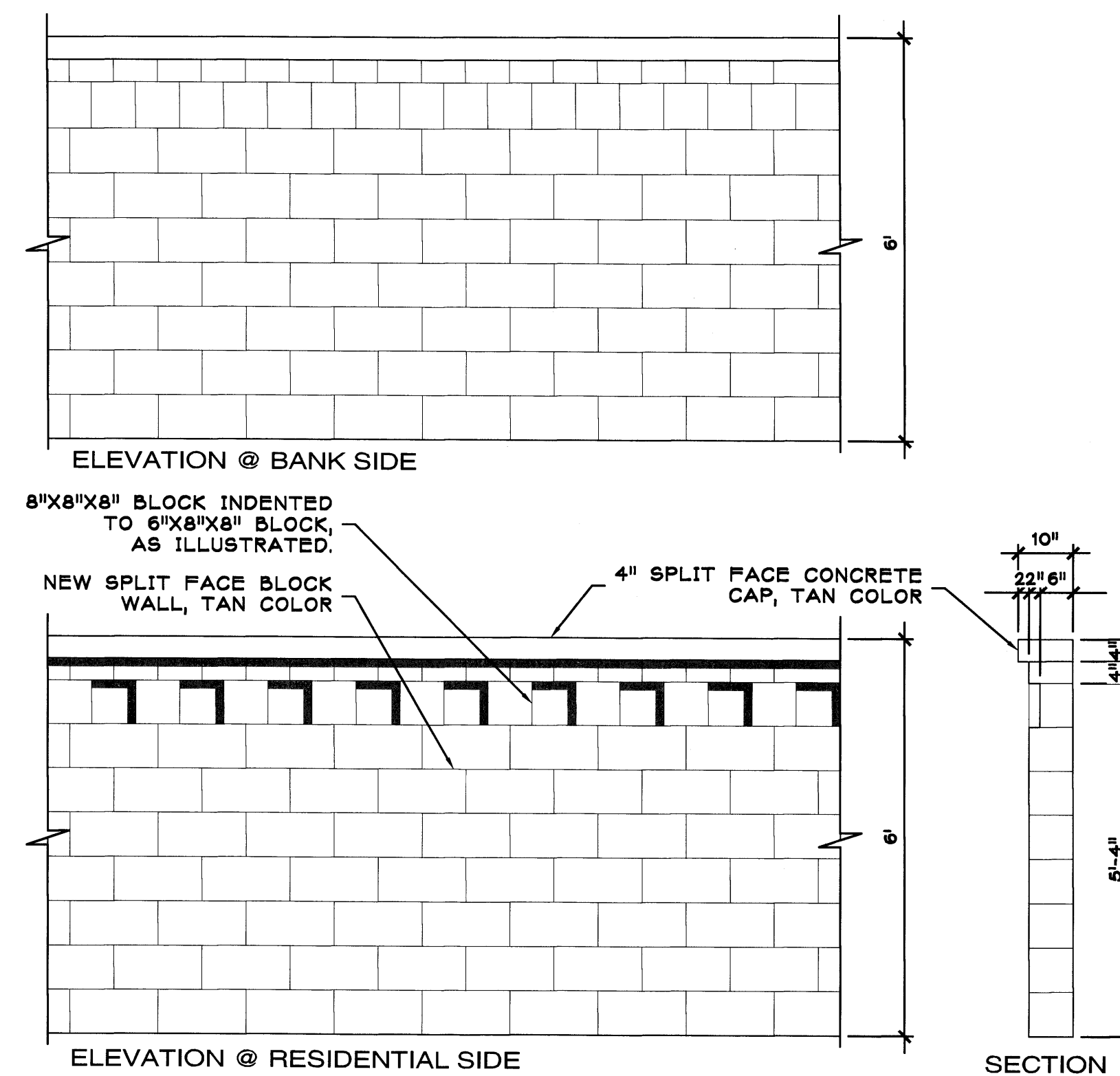
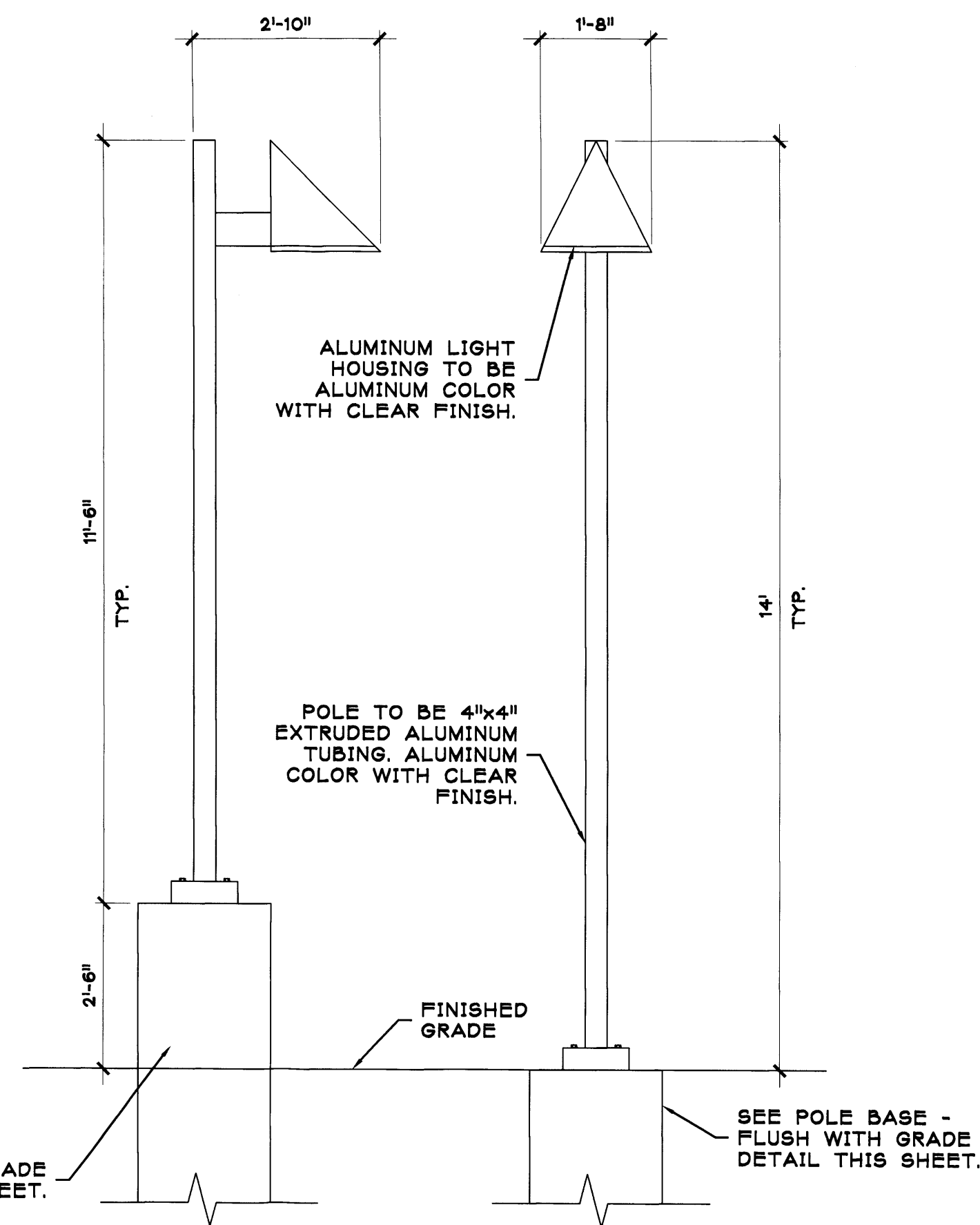


**FIXTURE TYPE A:**  
 "VISIONAIRE" #SAH-2 T3 250 M 1 B0A10 CC  
 SF ON POLE #SNTA 45 .125 14 AKB 343 S1 CC  
 LAMPS: 1-250W/WH  
 POLE MOUNTED AT MAXIMUM HEIGHT OF 16'-0"  
 SEE DETAILS THIS SHEET.

NOTE: SODIUM LIGHTING IS PROHIBITED PER THE DESIGN STANDARDS.

SEE POLE BASE - ABOVE GRADE  
 DETAIL THIS SHEET.

SEE POLE BASE -  
 FLUSH WITH GRADE  
 DETAIL THIS SHEET.



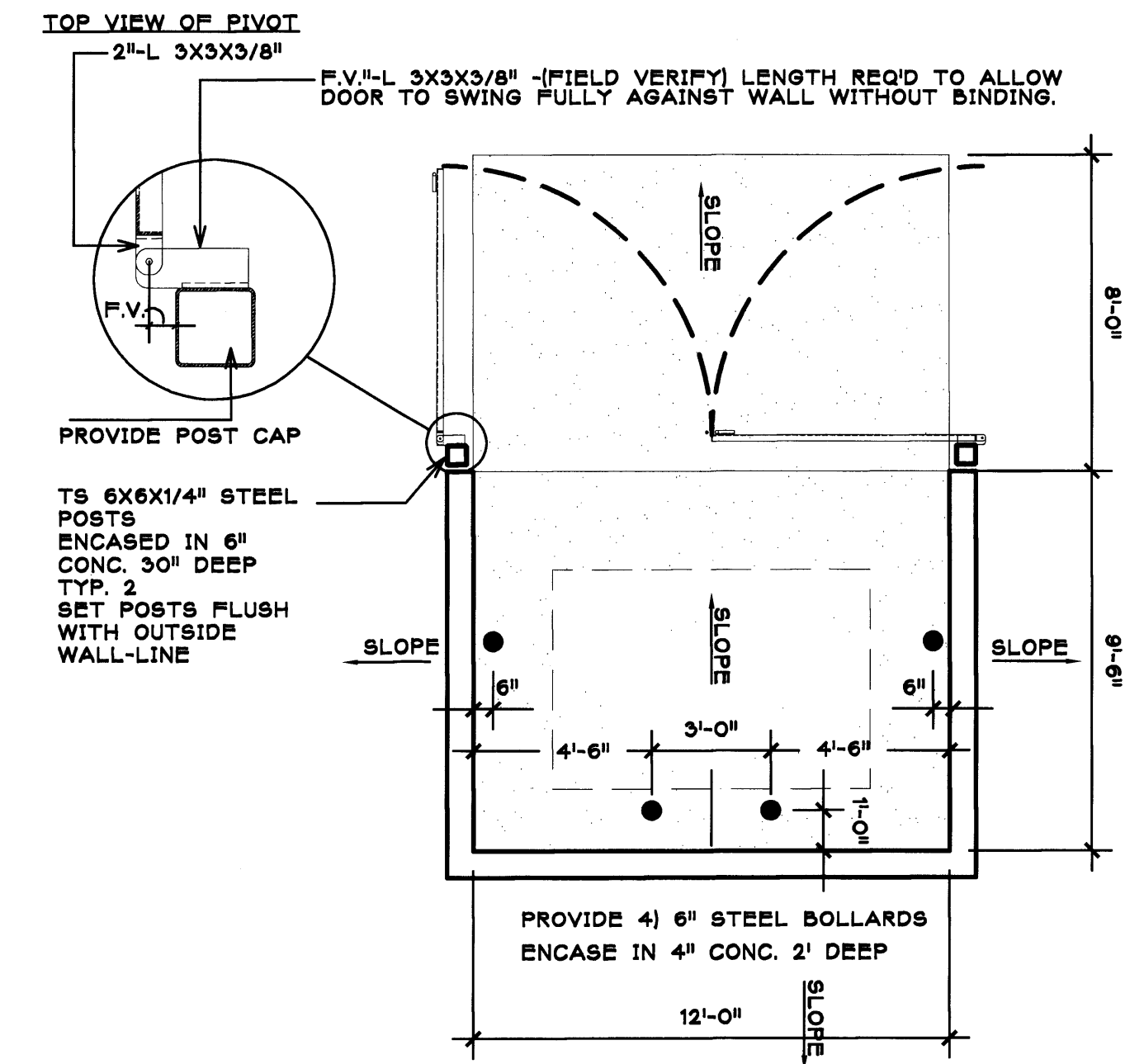
**PERIMETER WALL DETAILS**

SCALE: 1/2" = 1'-0"

CONCRETE SLAB IN ENCLOSURE: 6" THK. 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 W/M. SLOPE TO DRAIN @ 1/8" PER FT. MIN.

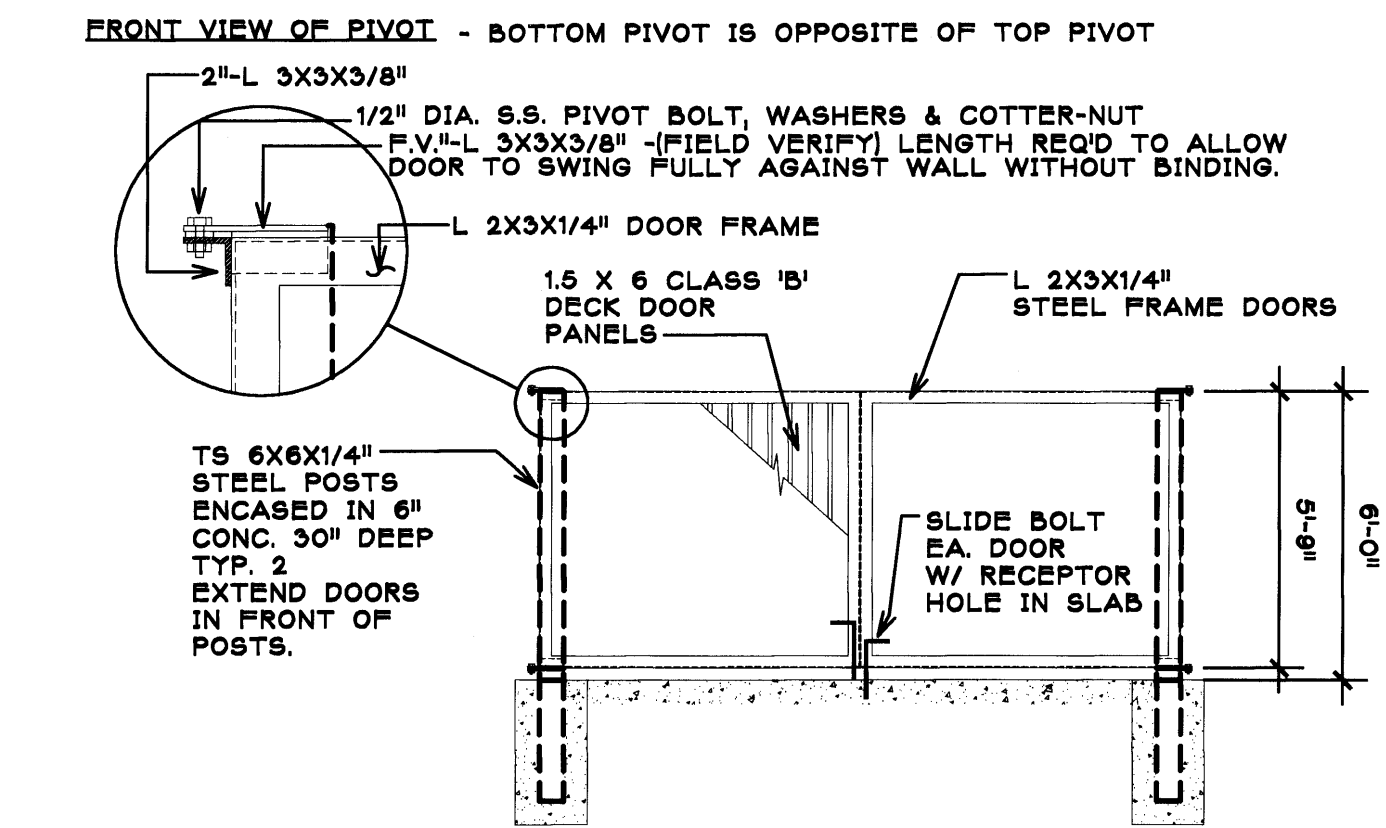
CONCRETE APRON SLAB: 6" THK. 1/2" x 8', 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 W/M. SLOPE TO DRAIN @ 1/8" PER FT. MIN.

CMU WALL: SEE SECTION BELOW



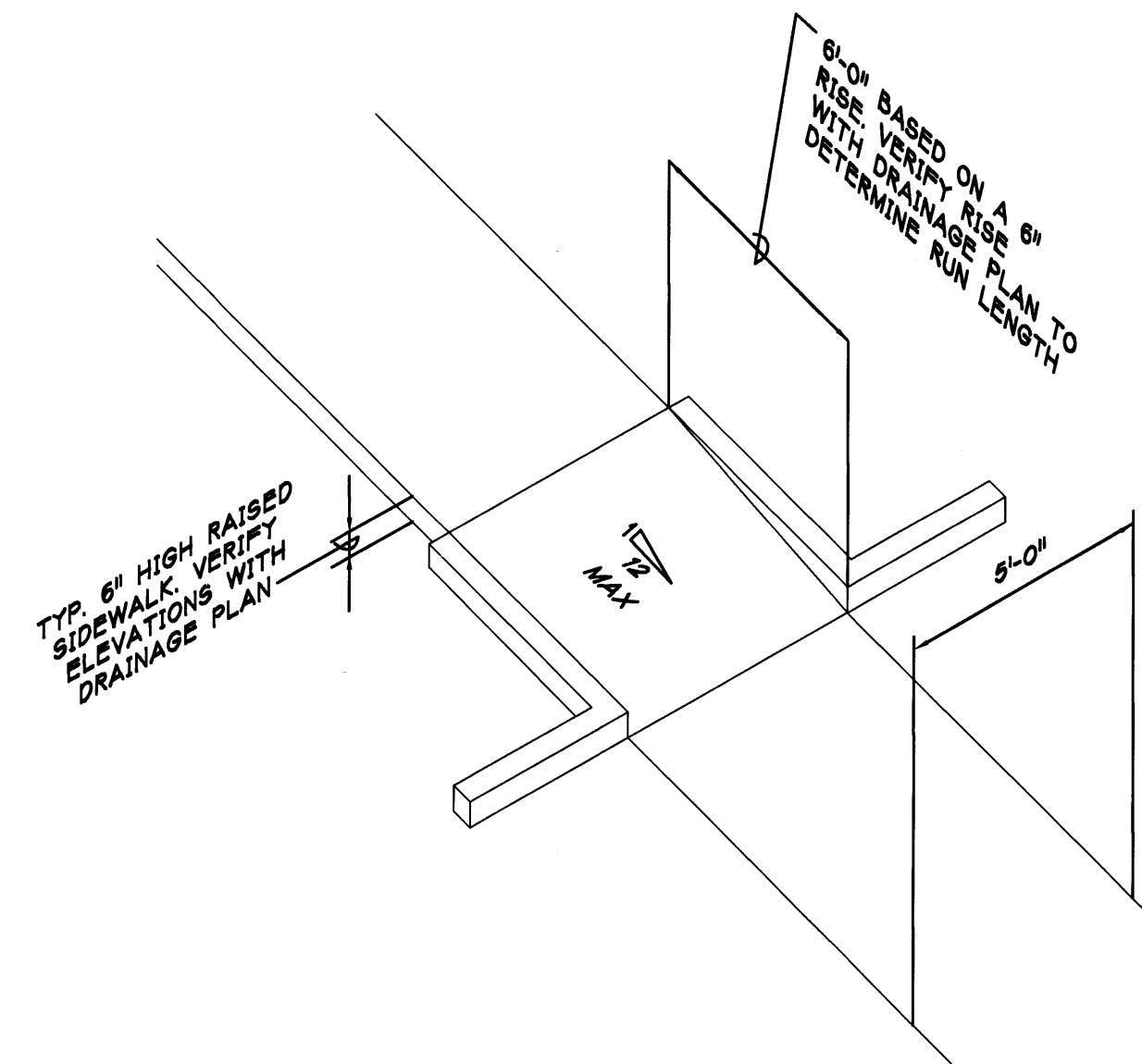
**TYPICAL PLAN**

SCALE: 1/4" = 1'-0"



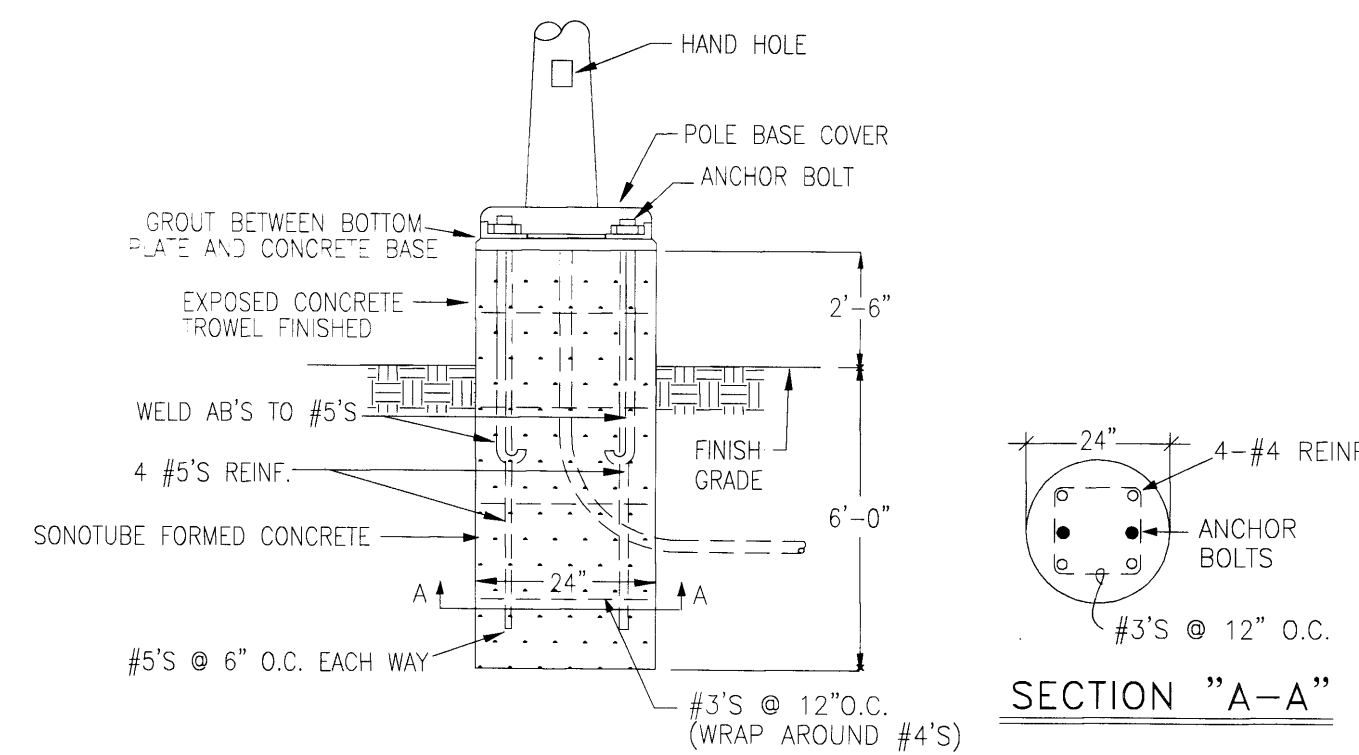
**FRONT VIEW OF GATES**

SCALE: 1/4" = 1'-0"



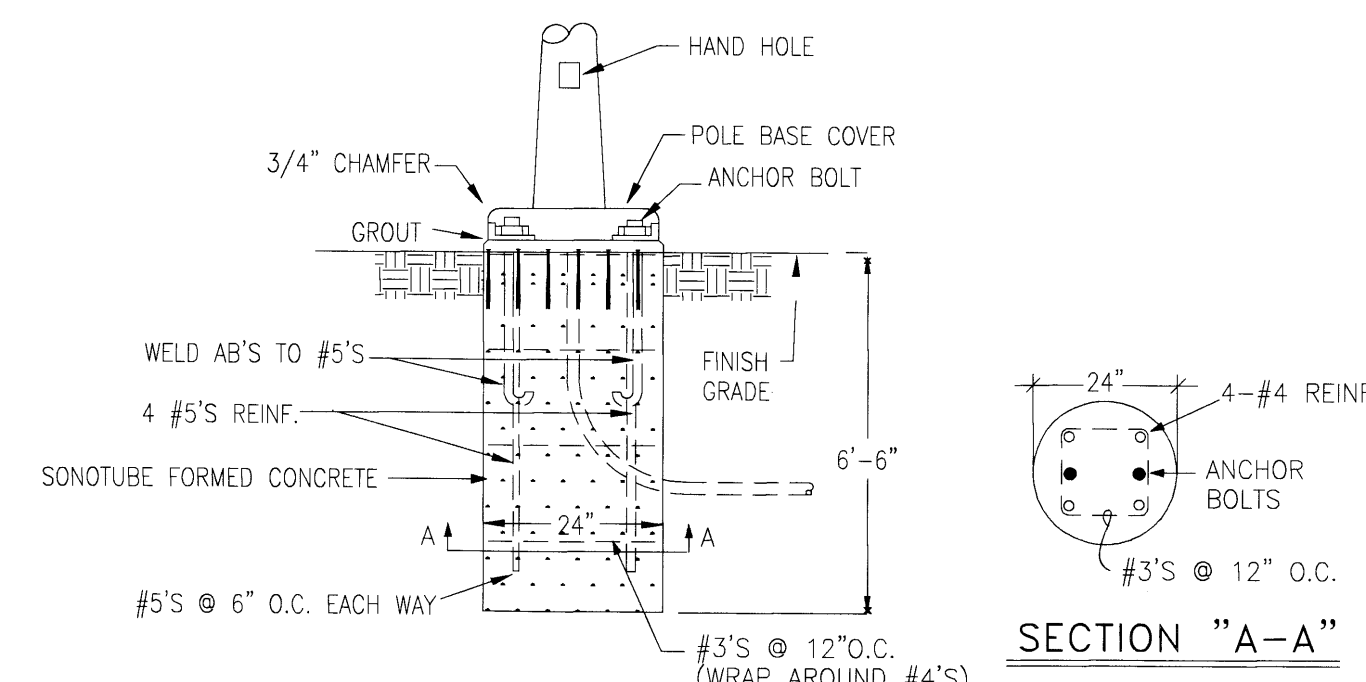
**WHEELCHAIR RAMP DETAIL**

SCALE: N.T.S.



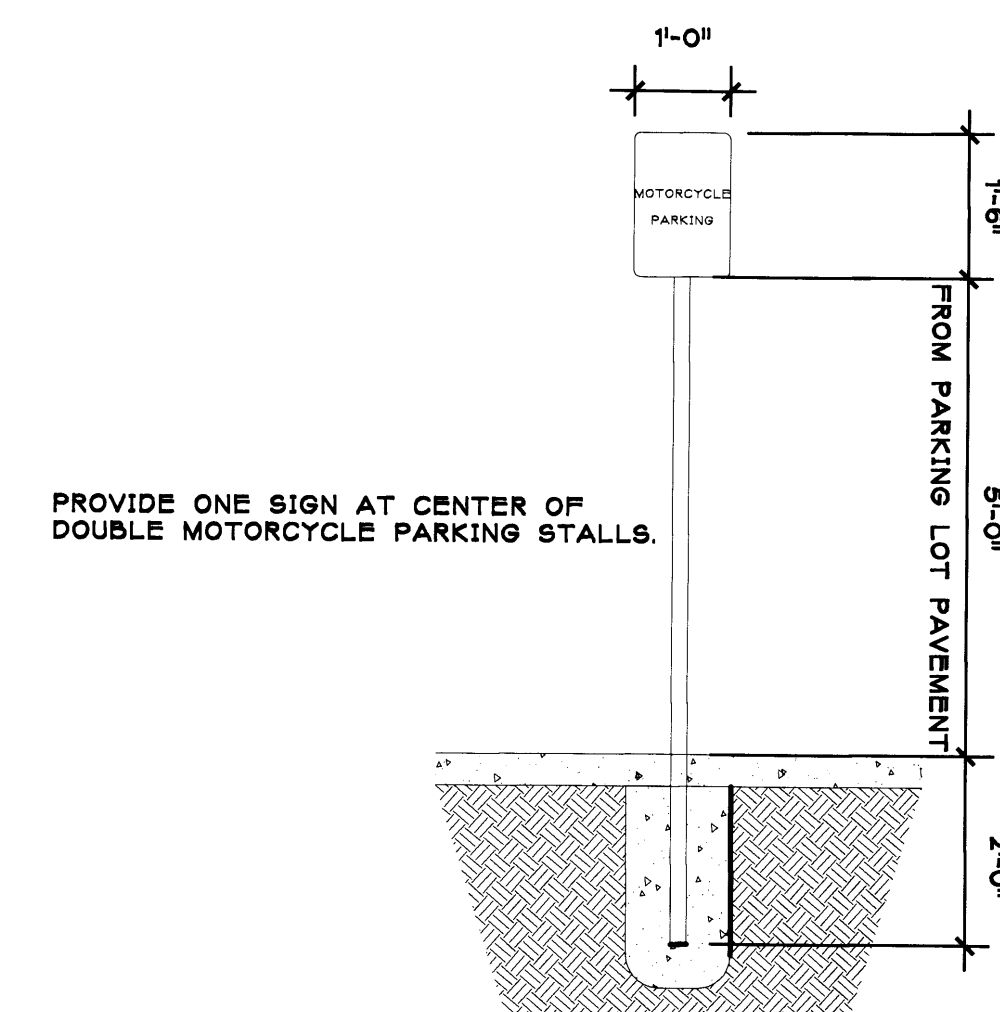
**SINGLE POLE LIGHT DETAILS**

SCALE: N.T.S.



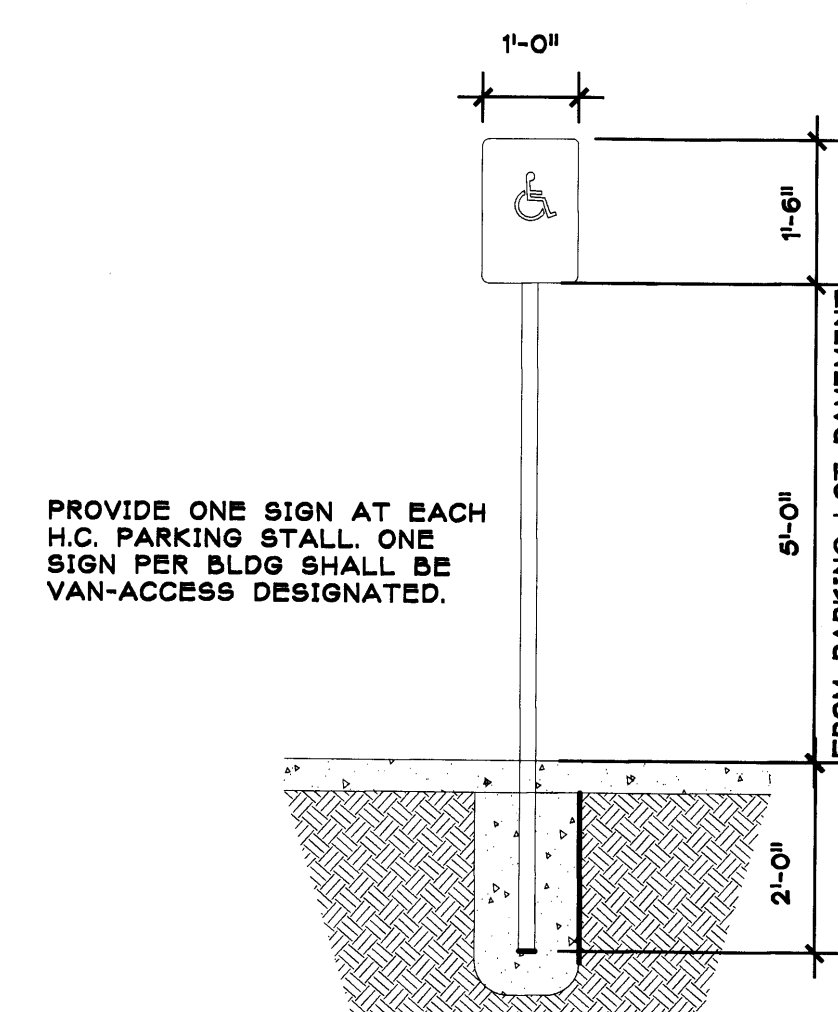
**POLE BASE DETAIL - FLUSH W/GRADE**

NOT TO SCALE



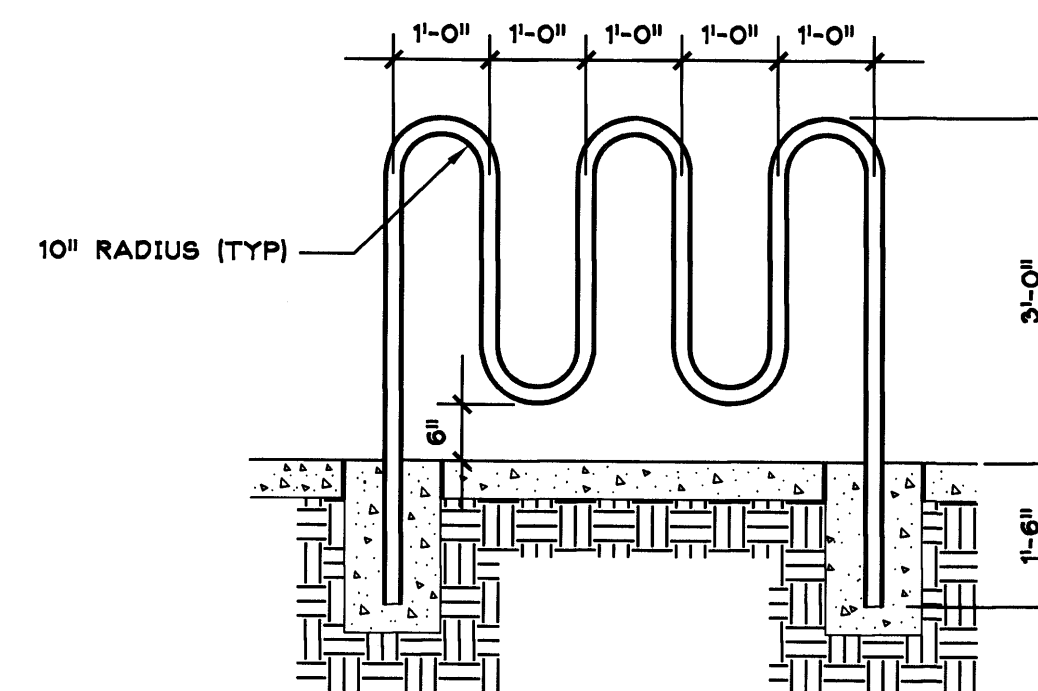
**MOTORCYCLE PARKING SIGN**

SCALE: 1/2" = 1'-0"



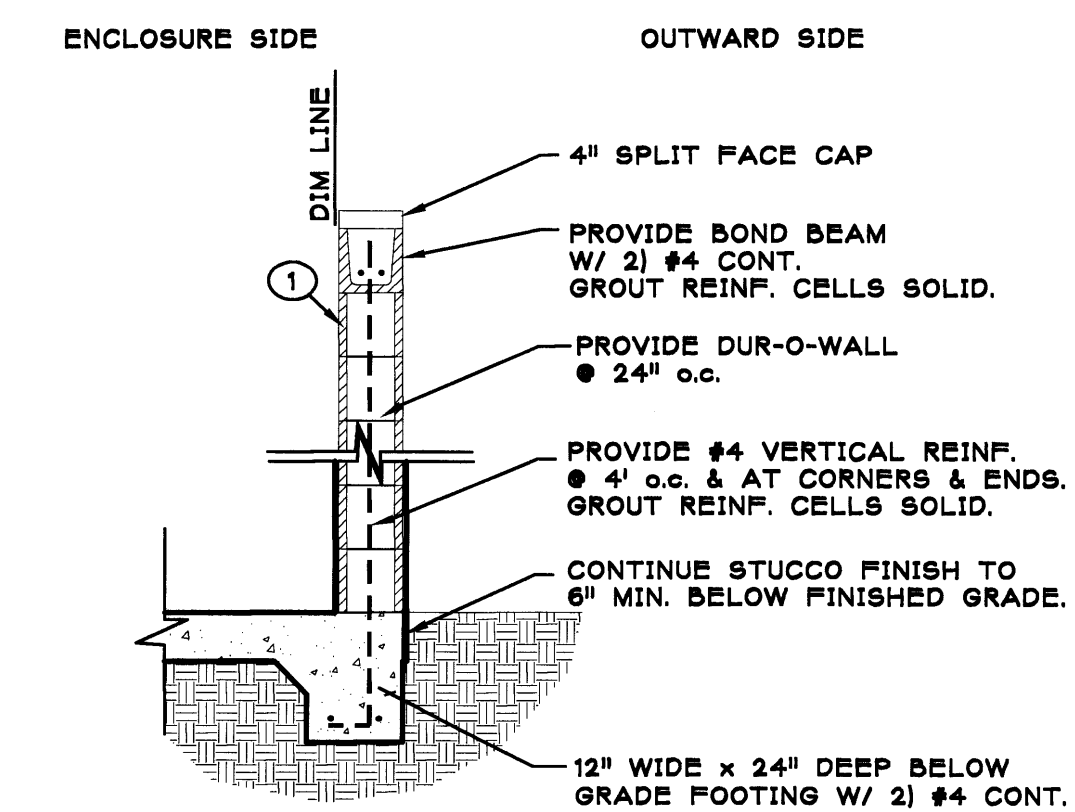
**H.C. SIGN DETAIL**

SCALE: 1/2" = 1'-0"



**BIKE RACK (5 SPACES)**

SCALE: 1/2" = 1'-0"



**WALL SECTION**

SCALE: 1/2" = 1'-0"

**TRASH DUMPSTER ENCLOSURE**

[1] PROVIDE 8" SPLIT FACED CMU WALL 6' HIGH @ DUMPSTER & AS NOTED OTHERWISE IN PLAN. ENTIRE ENCLOSURE INCLUDING GATE TO BE TAN COLOR.

Site Development Plan for Building Permit

MAIN BANK  
 Ameriplex Mortgage  
 7300 Menaul Blvd. NE  
 Albuquerque, New Mexico 87109

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**DORMAN and BREEN**  
 LAURENCE BREEN A.I.A.  
 Albuquerque Westside 505-792-8160  
 RICHARD DORMAN F.A.I.A.  
 ALBUQUERQUE, NM 505-299-5940

SHEET TITLE:  
 SITE DETAILS

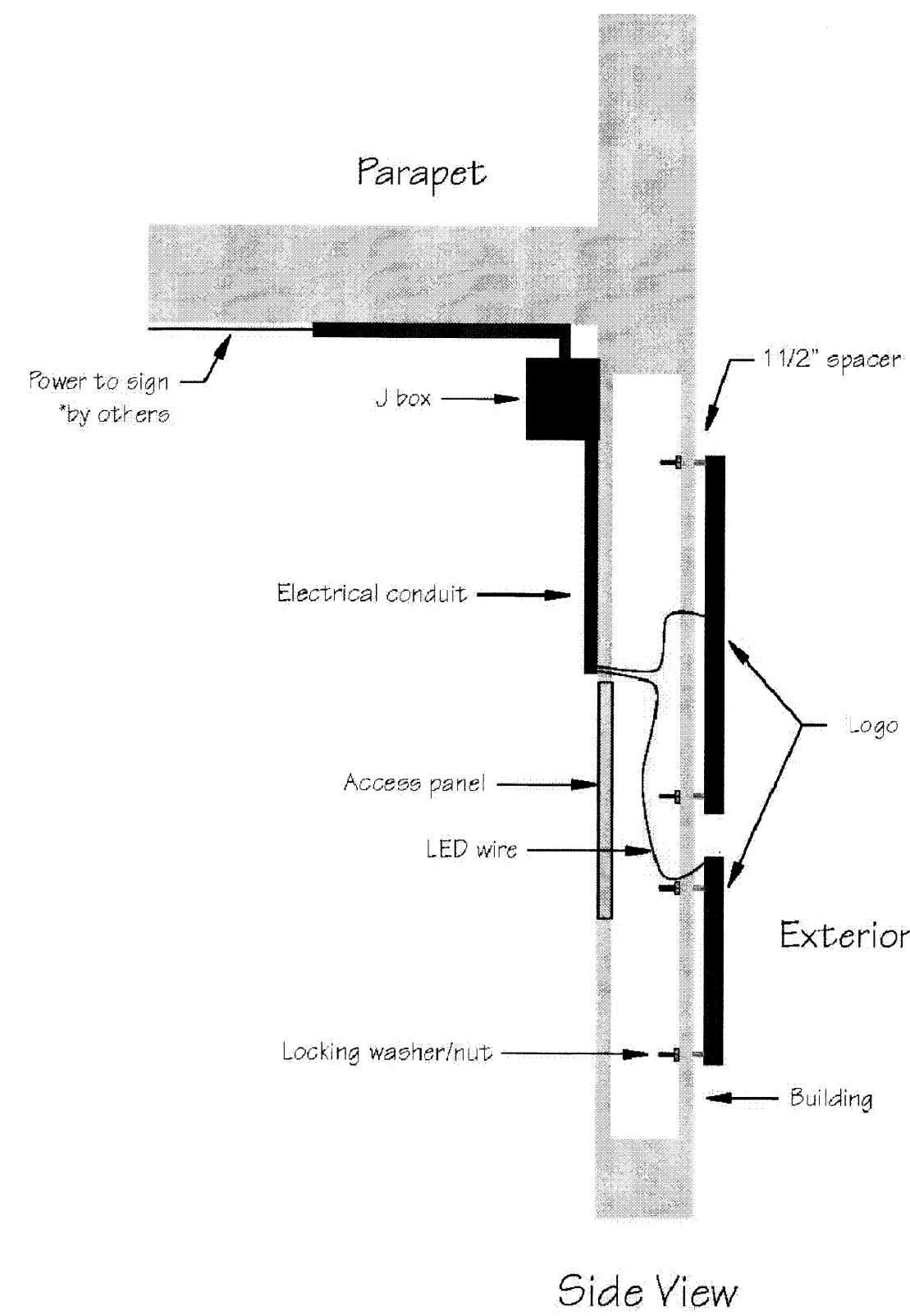
JOB NUMBER:  
 1329

DATE:  
 8/28/14

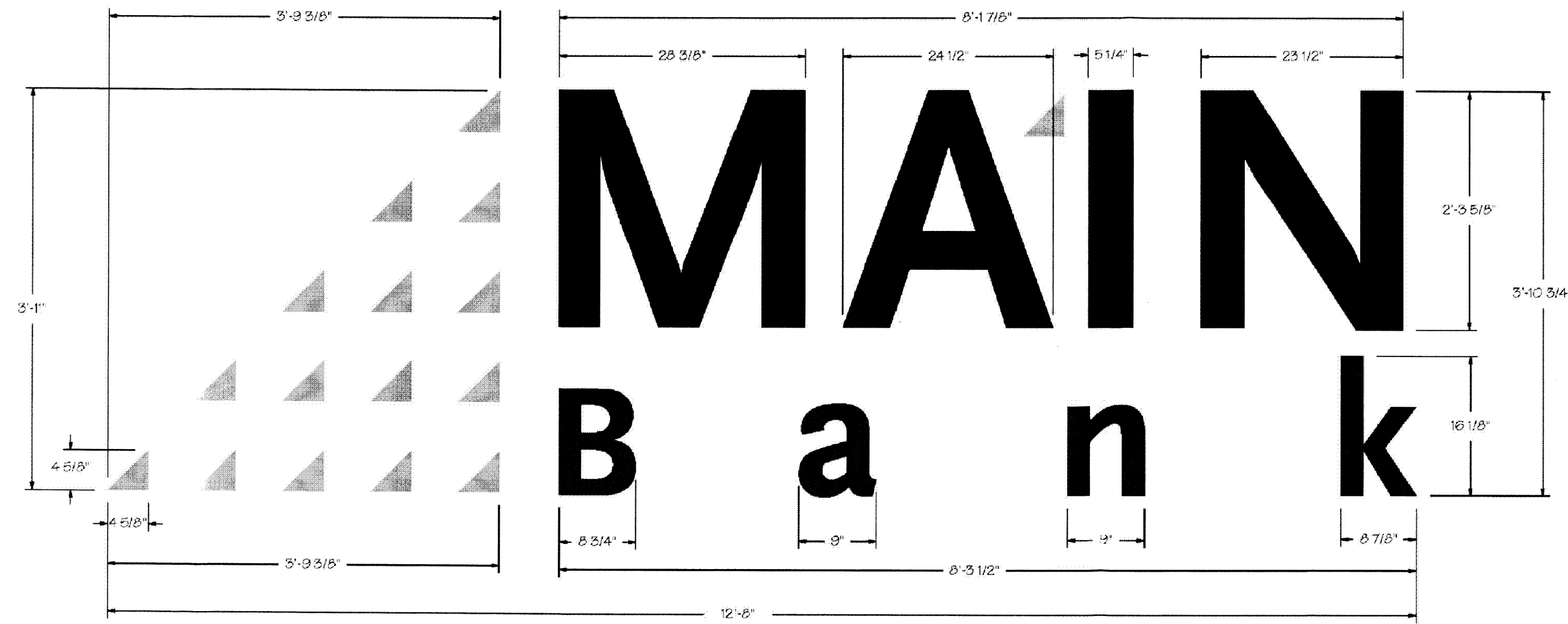
REVISIONS:	DATE:
E.P.C. PRE-REVIEW UPDATES	8/24/14
E.P.C. CONDITIONS	10/28/14
D.B. COMMENTS	11/13/14

SHEET:  
**A3**

6 OF 7



AL1 Halo LED logo - Fabrication Detail  
Scale 1"=1'



**LED Halo Illuminated Channel Letters**  
Material: Stainless Steel  
Paints (to match):  
- PMS Yellow TBD  
- PMS Red TBD  
- PMS Blue TBD  
Finish: Matte  
LED Color: White  
Return: 1 1/2"  
Stand-off: 1 1/2"  
Mounting: Stud mount  
Mounting pattern: Yes

**Power Requirements**  
- Power input is 110V  
- 2.5A  
- Power output is 12V  
- Transformers required: TBD

49.6 square feet

MNT Illuminated Monument - Routed Face with Lexan Logo  
Scale 1/2"=1'

**SPECIFICATIONS**

**A. SIGN**  
DOUBLE SIDED - INTERNALLY ILLUMINATED  
ALUMINUM CABINET SIGN (LED BULBS)  
NO REFINISH  
ALL SIDES PAINTED TAN TRD, SATIN FINISH  
AUTOMATIC PHOTOCELL SWITCH PROVIDED

**B. FACE PANELS**  
1/8" ALUMINUM  
PAINTED WHITE, SATIN FINISH  
FASTENED TO CABINET WITH TAMPER RESISTANT COUNTERSUNK SCREWS

**C. LOGOS/LETTERS**  
FACE PANELS ARE ROUTED TO REVEAL WHITE LEXAN PANEL  
LOGO IS TRANSLUCENT VINYL  
LETTERS WILL ILLUMINATED FROM FACES  
3M TRANSLUCENT STANDARD VINYL OVER FRONT OF LETTERS  
BLUE VINYL 3M 3630-36 BLUE  
RED VINYL 3M 3630-36 TOMATO RED  
YELLOW VINYL GORBER 230-015 YELLOW

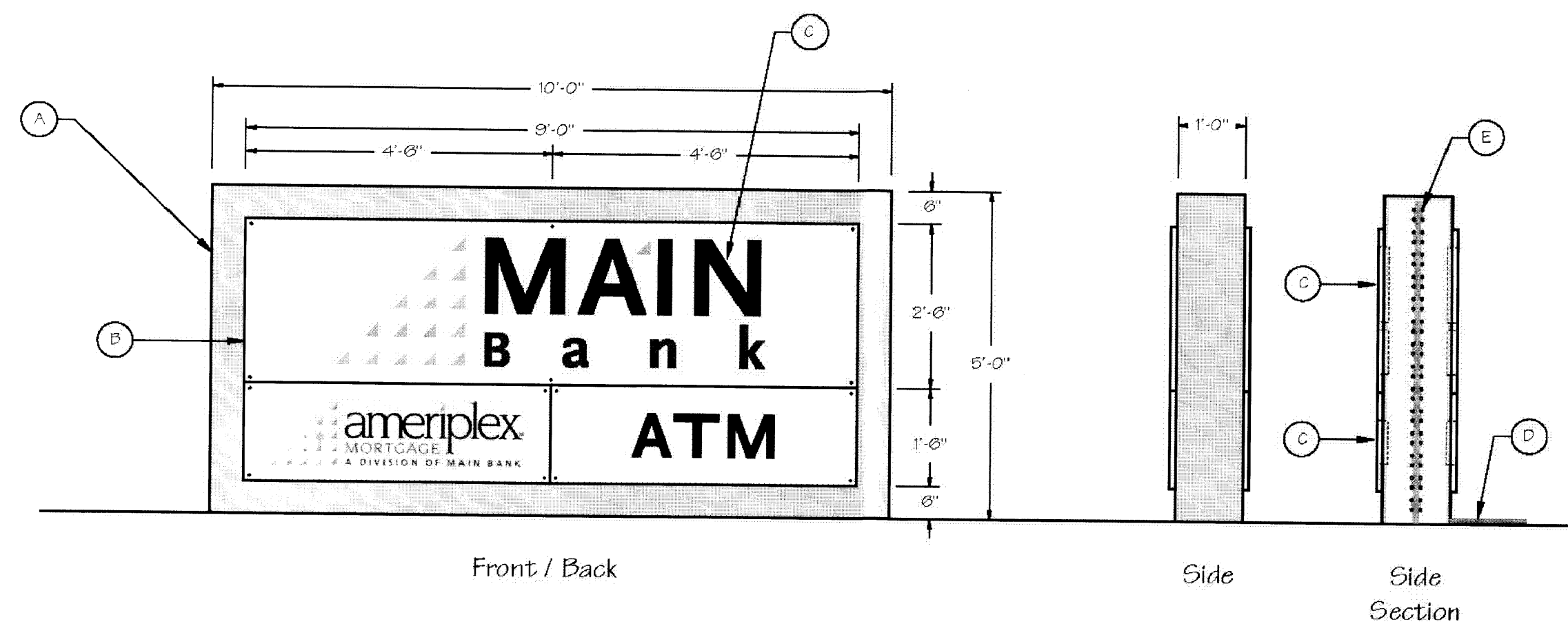
**SPECIFICATIONS**

**D. POWER TO SIGN**  
TRANSFORMERS LOCATED INSIDE SIGN CABINET

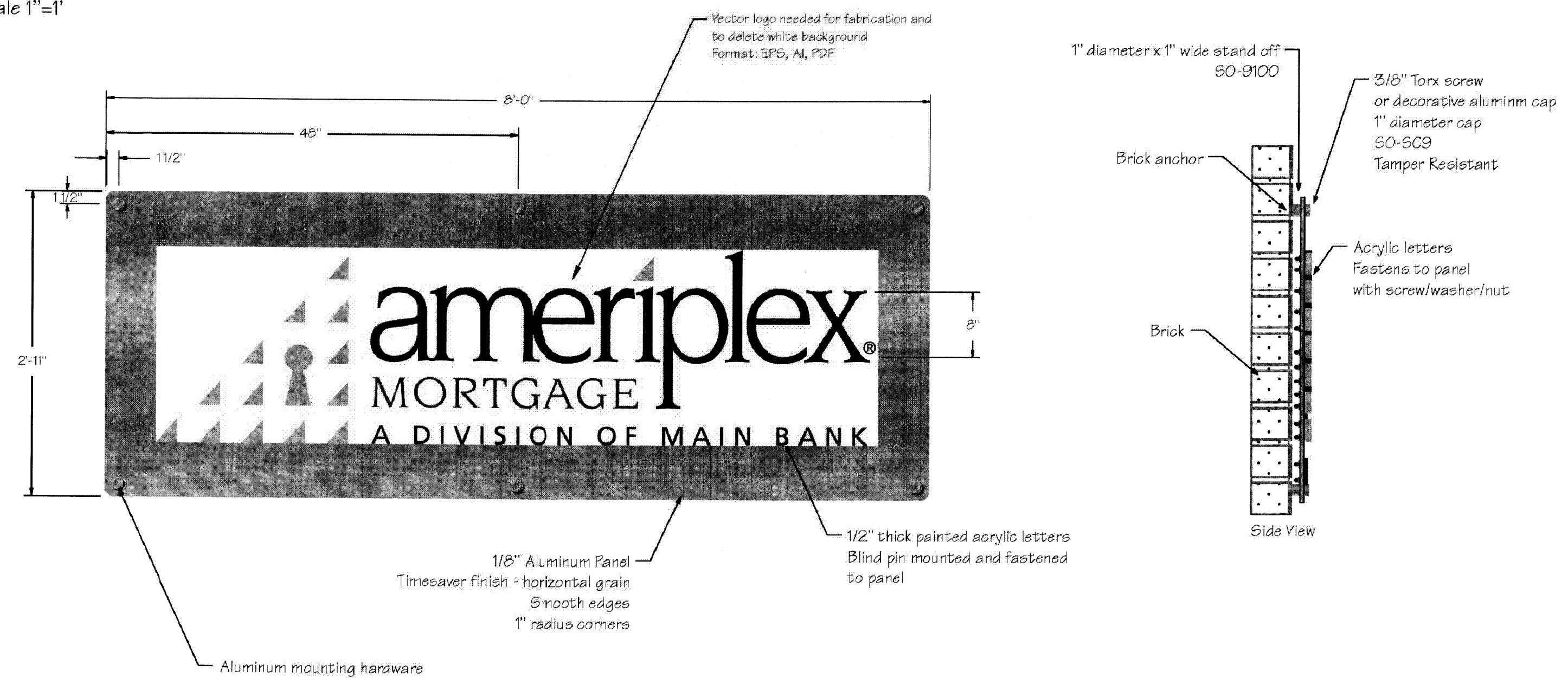
**E. LED GRID**

**POWER REQUIREMENTS:**  
120V

**INSTALLATION**  
INSTALL ON CONCRETE BASE  
PIPE STUD LOCATED INSIDE CABINET



AL3 ameriPLEX logo on panel  
Scale 1"=1'



Panel: 1/8" aluminum  
Finish/Color:  
- PMS Yellow TBD  
- PMS Red TBD  
- PMS Blue TBD  
Clear Coat: Semi-gloss  
Distance seen: ~300'  
Studs/Tape: Blind stud  
Standoffs: 3/8"  
Mounting Pattern: Yes

Site Development Plan for Building Permit

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**DORMAN and BREEN**  
LAURENCE BREEN A.I.A.  
ALBUQUERQUE, NM 505-299-5940

**MAIN BANK**  
AmeriPLEX Mortgage  
7300 Menaul Blvd., NE  
Albuquerque, New Mexico 87109

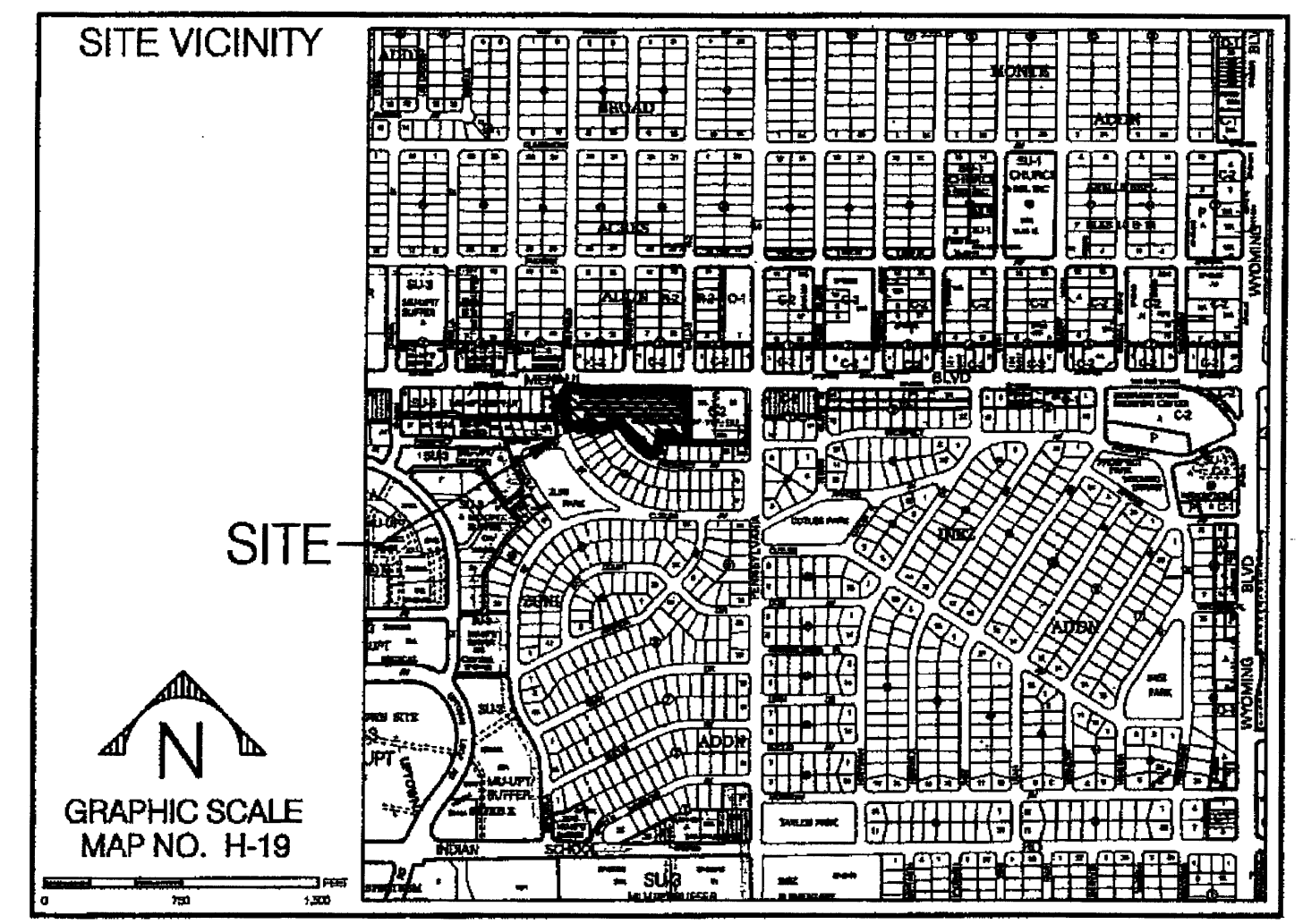
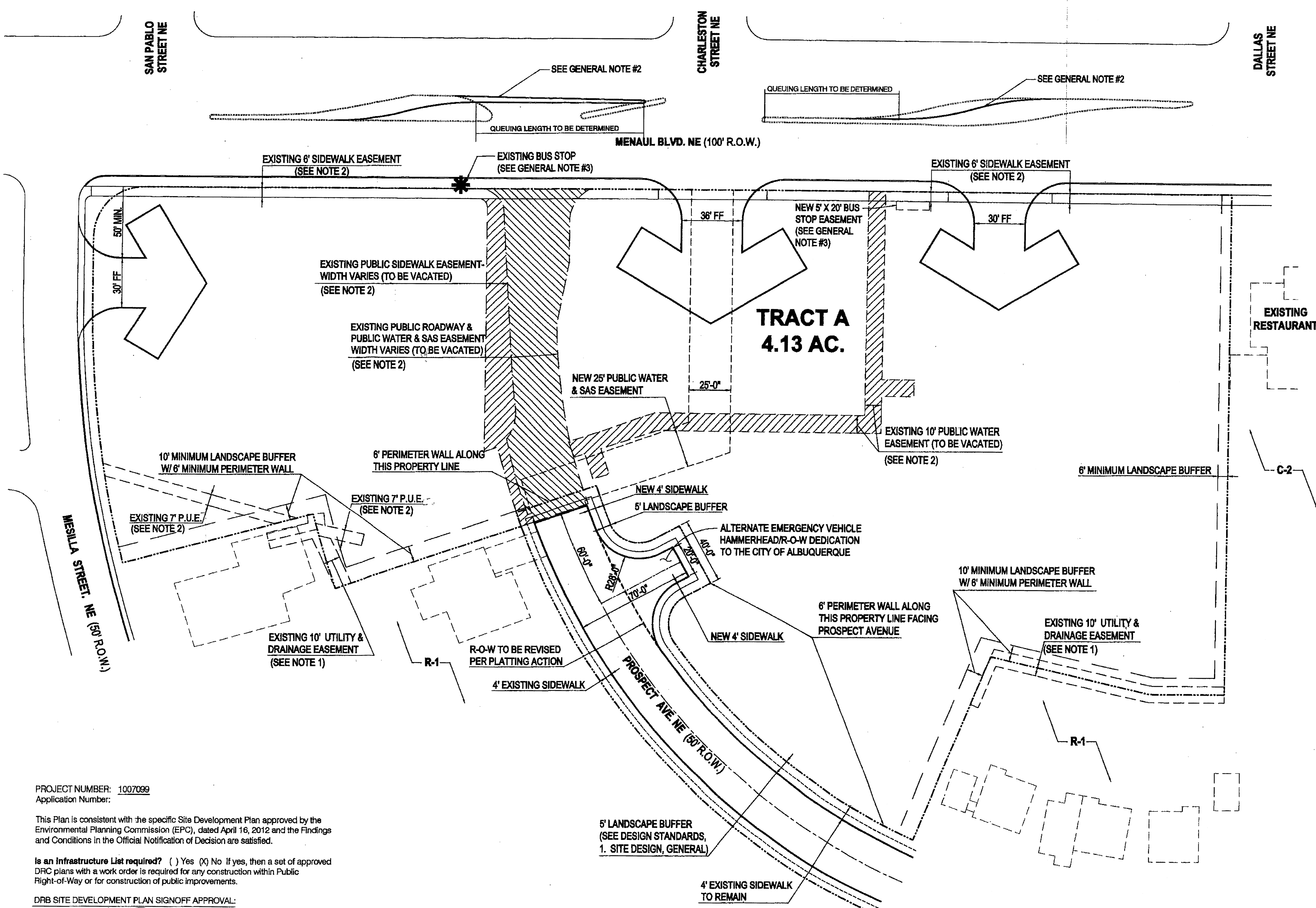
SHEET TITLE:  
**SIGNAGE  
DETAILS**

JOB NUMBER:  
**1329**

DATE:  
**8/28/14**

REVISIONS:	DATE:
E.P.C. PRE-REVIEW UPDATES	8/24/14
E.P.C. CONDITIONS	10/28/14
D.R.S. COMMENTS	1/15/14

SHEET:  
**A4**  
7 OF 7



**SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION**

**THE SITE:**  
TRACT A, BLOCKS 16 & 17, ZUNI ADDITION. THE SITE CONSISTS OF APPROXIMATELY 4.13 ACRES. NO SUBDIVISION IS ANTICIPATED AT THIS TIME; HOWEVER, THE MODIFIED ACCESS AT PROSPECT AVENUE AND THE VACATION OF PUBLIC ROADWAY EASEMENT REQUIRE A REPEAT AT DRB.

**EXISTING ZONING:**  
SU-1 FOR C-2 PERMISSIVE USES, INCLUDING A FULL SERVICE LIQUOR LICENSE ONLY IN CONJUNCTION WITH A RESTAURANT, EXCLUDING SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND EXCLUDING OFF-PREMISE SIGNS.

**PROPOSED USE:**  
PER C-2 PERMISSIVE USES, WITH EXCEPTIONS AS DESCRIBED ABOVE.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**  
**VEHICULAR ACCESS:**  
VEHICULAR ACCESS TO THE SITE WILL BE FROM ACCESS POINTS ALONG MENAUL BOULEVARD NE AND MESILLA STREET NE. A FULL MOVEMENT INTERSECTION WILL BE CREATED WITH REALIGNMENT OF PROSPECT AVENUE NE (A PRIVATE ROAD WITH A PUBLIC ACCESS EASEMENT) TO LINE UP WITH CHARLESTON STREET NE. A SECOND MENAUL ACCESS POINT WILL BE RIGHT-IN, RIGHT-CUT TURN MOVEMENT ONLY, EAST OF PROSPECT AVENUE.

**PEDESTRIAN ACCESS CIRCULATION:**  
THE EXISTING PUBLIC SIDEWALK ALONG MENAUL BOULEVARD WILL BE REPLACED WITH A NEW 6 FOOT PUBLIC SIDEWALK WITHIN THE PROPERTY IN ORDER TO FACILITATE THE PLACEMENT OF LANDSCAPE BETWEEN THE BACK OF CURB AND THE NEW SIDEWALK IN COMPLIANCE WITH DEVELOPMENT PROCESS MANUAL. THE PROPOSED PUBLIC SIDEWALK WILL REQUIRE A SIDEWALK ACCESS EASEMENT TO BE GRANTED. THERE IS AN EXISTING 4 FOOT SIDEWALK ALONG MESILLA STREET. 6 FOOT SIDEWALK CONNECTIONS WILL BE MADE BETWEEN THE PUBLIC SIDEWALK AND FUTURE BUILDINGS. ADA ACCESS WILL BE PROVIDED FROM THE SIDEWALK TO THE FUTURE BUILDINGS ON FUTURE SITE PLANS FOR BUILDING PERMIT.

**TRANSIT ACCESS:**  
MENAU BOULEVARD IS AN ENHANCED TRANSIT CORRIDOR. ABO RIDE ROUTE #8 PROVIDES SERVICE ALONG MENAU BOULEVARD. THERE IS AN EXISTING BUS STOP LOCATED ALONG MENAU, JUST WEST OF PROSPECT AVENUE, WHICH SHALL BE MOVED BY ABO RIDE TO 280 FEET EAST AS SHOWN ON THIS SITE PLAN.

**BICYCLE ACCESS:**  
THERE IS AN EXISTING BIKE ROUTE SOUTH OF THIS SITE ALONG CUTLER AVENUE AND ESPANOLA STREET.

**INTERNAL CIRCULATION:**  
CONCEPTUAL LOCATIONS FOR THE ACCESS POINTS HAVE BEEN IDENTIFIED AND WILL BE INDICATED ON FUTURE SITE PLANS FOR BUILDING PERMIT. SIDEWALKS WILL BE PROVIDED THROUGHOUT THE SITE AND BETWEEN ALL BUILDINGS AND PARKING AREAS.

**BUILDING HEIGHTS AND SETBACKS:**  
BUILDING HEIGHT AND SETBACKS SHALL BE PER THE C-1 ZONE, SECTION 14-16-2-15(C)(1).

**MAXIMUM F.A.R.:** 76

**LANDSCAPE PLAN:**  
SEE DESIGN STANDARDS, SHEET 2. LANDSCAPE PLANS WILL BE CREATED IN CONJUNCTION WITH FUTURE SITE PLANS FOR BUILDING PERMIT, AND CONSISTENT WITH THE DESIGN STANDARDS.

PROJECT NUMBER: 1007099  
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 16, 2012 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) 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:**

	08-15-12
Traffic Engineering, Transportation Division	Date
	08/15/12
ABCWUA	Date
	8-15-12
Parks and Recreation Department	Date
	8-15-12
City Engineer	Date
	8-1-2012
Solid Waste Management	Date
	8-16-12
DRB Chairperson, Planning Department	Date

**EASEMENT NOTES**

- FILED 12/12/1960, VOL. D, FOL. 104
- FILED 06/11/2006, BK. 2006C, PG. 0091 M
- A BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACT A-1, EXCLUDING ANY FUTURE BUILDINGS, IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE.

**GENERAL NOTES**

- THIS SITE PLAN FOR SUBDIVISION (12EPC-40005) VOIDS THE PREVIOUSLY APPROVED SITE PLAN FOR BUILDING PERMIT (08EPC-40021).
- THE PUBLIC ROADWAY EASEMENT WILL BE VACATED AND ACCESS TO THE SITE SHALL BE MOVED TO ALIGN WITH CHARLESTON STREET. THE MEDIANS IN MENAUL BOULEVARD WILL BE RECONSTRUCTED ACCORDINGLY, WITH QUEUING LENGTHS TO BE DETERMINED AT FUTURE SITE PLAN FOR BUILDING PERMIT.
- CITY TRANSIT REQUIRES THE EXISTING BUS STOP TO BE MOVED APPROXIMATELY 280 FEET EAST. A 5' WIDE X 20' LONG EASEMENT IS REQUIRED AS PART OF THE PLATTING PROCESS AT DRB.
- VEHICULAR ACCESS IS PROHIBITED TO AND FROM THE SITE FROM THE NEIGHBORHOOD TO THE SOUTH.

# MENAUL SITE - TRACT A

## ZUNI ADDITION

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

Prepared for:  
Santita Foundation  
8211 San Mateo  
Suite 100  
Albuquerque, NM 87108

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Isaacson & Arfman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108



## DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers in understanding the development goals and objectives for Tract A-Zuni Addition. These standards address landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. Development shall be in compliance with the City of Albuquerque Comprehensive Zoning Code. Future Site Development Plans for Building Permit shall return to the Environmental Planning Commission (EPC) for review and approval.

### 1. SITE DESIGN

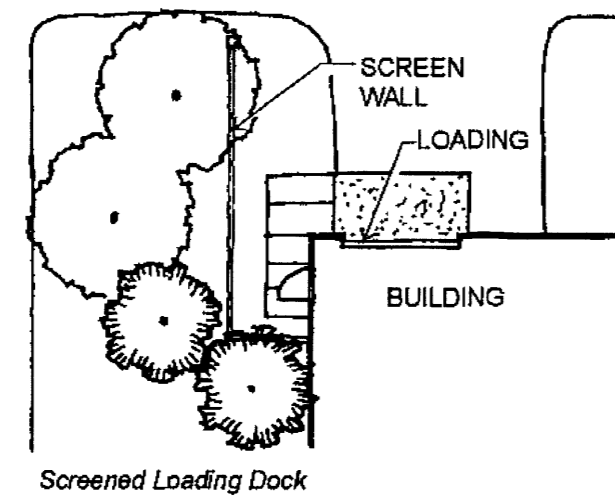
The following standards were created in order to facilitate high quality development that furthers the City's objectives for an Enhanced Transit Corridor.

#### General

- Sidewalks shall be provided per Section 14-16-3-18 (C) (1) General Building and Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code.

- All drive-up uses shall be designed so traffic and queuing shall cause no deleterious effects on the pedestrian qualities of the center. Drive up service windows shall not face adjacent residential development.

- Drive-up service windows shall be constructed in accordance with Section 14-16-3-18 (D) (5) General Building and Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code.



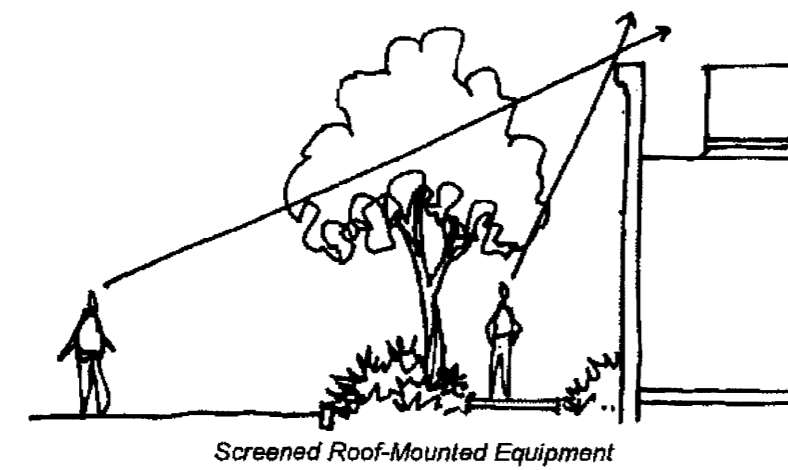
- Building access and entries shall be visible from the street.

- Entry ways shall be clearly defined, either by a canopy or inset (minimum 4 feet), and linked to the pedestrian pathways.

- Loading areas shall follow Section 14-16-3-18 (C) (6) General Building and Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code.

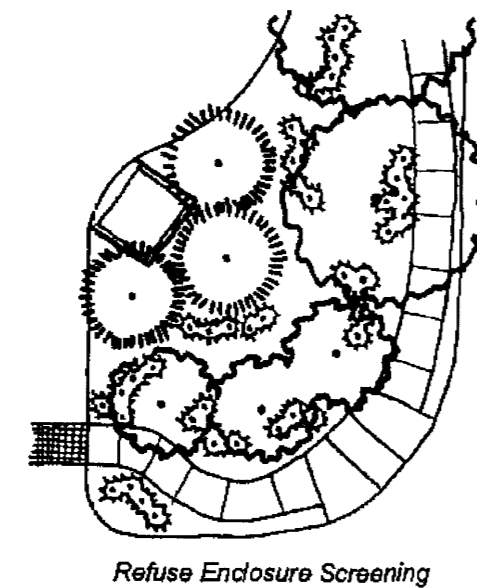
- Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and fencing.

- Roof-mounted mechanical equipment shall be screened from the public right-of-way as prescribed by Section 14-16-3-18 (C) (6) General Building and Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code.



- Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, and drive-up service windows shall be used to limit their adverse visual impact on surrounding developments. Walls and fences shall be kept as low as possible while performing their screening and security functions.

- Parking located adjacent to Menaul Boulevard and Mesilla Street shall be screened by buildings or a combination of landscaping, walls, and earthen berms to a minimum height of 2.5 feet (30 inches). Screen walls shall be compatible with the building architecture relative to materials and color and a maximum of 42 inches.



- A six foot wall shall be located along Prospect Avenue, where the property faces residential development. The design of the wall shall comply with Section 14-16-3-19 of the Comprehensive Zoning Code. A minimum 5 foot wide landscape buffer shall be provided between the wall and the existing 4 foot public sidewalk. The design of the wall shall meet Section 14-16-3-19 General Height and Design Regulations for Walls, Fences, and Retaining Walls, and specifically Subsection (b) e. Facade, which requires "A variety of living shrubs, trees and/or vines covering or overhanging at least one third of the length of the wall..." The existing mature evergreen trees may be counted towards meeting the landscape requirement under the City's Wall Regulations.

- All outdoor refuse containers shall be screened within a minimum 6-foot tall enclosure and large enough to contain all refuse generated between collections, and provide an area for recycling. Design and materials of enclosures shall be compatible with the building architecture.

- No engineered wood panels; or cyclone, chain-link, razor-wire, and vinyl plastic fencing shall be permitted.

#### Accessibility & Safety

- Sites shall be designed for accessibility at all facilities and outdoor public areas.

- Sites shall be designed in accordance with the Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for pieces of public use.

- Close attention shall be paid to ramps and to how the entire site may be traversed. All ramps within the City right-of-way shall include truncated domes, as required by the Development Review Board.

- Entrances and exits to buildings shall be flush.

- A constant elevation shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.

#### Circulation

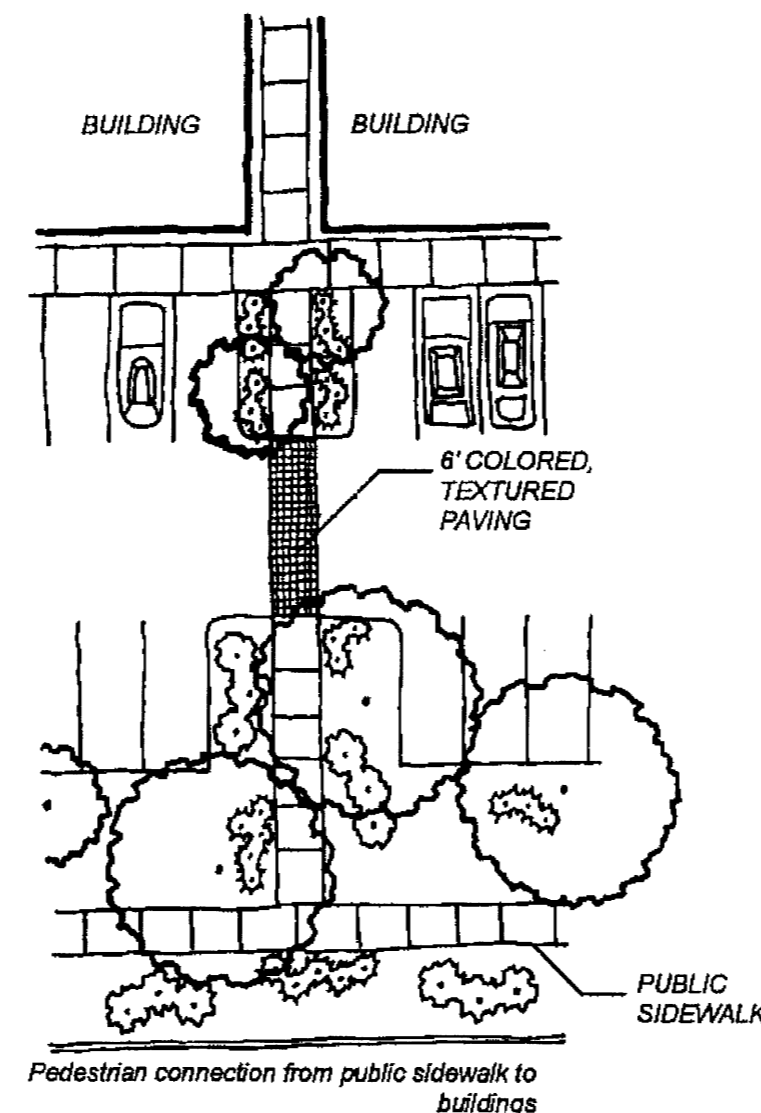
- Pedestrian access shall be separated from vehicular access.

- The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas.

- Pedestrian walkways within a site shall be a minimum of 6 feet in width, unobstructed, and clearly demarcated by use of techniques such as special paving, grade separation, or pavement marking of a permanent nature.

- Pedestrian connections shall be provided to the existing transit stop (to be relocated approximately 280' east per ABQ Ride proposal) on Menaul Boulevard in order to facilitate multi-modal transportation.

- Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving.



#### Parking

- The minimum number of vehicular, disabled, motorcycle and bicycle parking spaces shall be per Section 14-16-3-1 Off-street Parking Regulations contained in the City Comprehensive Zoning Code.

- Parking areas shall be visually segmented into smaller subareas separated by landscaping and/or pedestrian walkways.

- Parking shall be placed on at least two sides of a building. Parking shall not dominate the street frontage.

- Parking areas shall be designed to include a pedestrian link to the public sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.

#### 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, or walls, or a combination. Setbacks shall be per Section 14-16-2-15 O-1 Office and Institution Zone contained in the City Comprehensive Zoning Code.

### 2. SUSTAINABILITY

- Energy efficient techniques shall be utilized to reduce energy and water consumption, where possible.

- Water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided.

- Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.

- Grasses and other ground vegetation should be near edges to help filter and slow runoff as it enters the site.

- Convenient recyclable collection facilities shall be provided by all tenants of the site.

### 3. ARCHITECTURAL DESIGN

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining projects.

- Building heights shall be per the O-1 Zone, Section 14-16-2-15 of the Comprehensive City Zoning Code.

- Buildings shall employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

#### Roofs

- Roofs shall drain water to areas which are landscaped appropriately for such run-off.

#### Building Facades

- The scale, proportion, and composition of fenestration of facades shall be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

- All canopies, roof structures, and design elements of related buildings shall be architecturally integrated to the main building design.

- Use of plastic or vinyl is prohibited on building panels and awnings.

- Buildings shall have windows on the front elevations. The windows may be display windows or viewing windows with a glazing transparency that allows a pedestrian to see inside the window or a combination thereof.

- Major facades greater than 100 feet in length shall be per Section 14-16-3-18(C)(3) of the Comprehensive City Zoning Code.

#### Facades SHALL:

- vary in height, depth and articulation to create a pedestrian-scaled environment
- be articulated with a variety of architectural elements, colors and materials
- have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures
- be treated with a consistent level of detail at all sides of all buildings and structures

#### Building Materials & Colors

Materials prohibited as the main architectural feature include the following:

- exposed, untreated precision block or wood walls within public view
- highly reflective surfaces
- metal paneling
- The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.
- Colors shall be the natural tone of materials (earthtones such as sands, creams, tans, etc.) rather than applied color (painted), except where used as an accent color.

### 4. LIGHTING

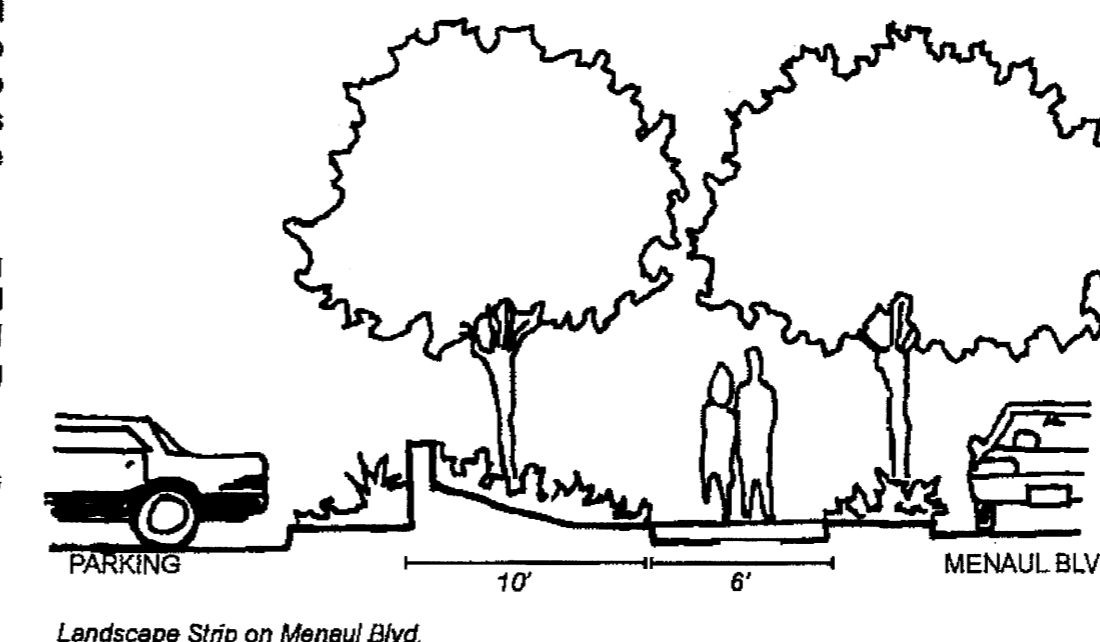
In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

- Placement of fixtures and standards shall conform to State Night Sky Protection Act and City Comprehensive Zoning Code Section 14-16-3-9.

- A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights, including stand alone fixtures and building mounted, shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "Dark Sky".

- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

- Sodium lighting is prohibited.



### 5. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. These standards shall be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, the Street Tree Ordinance and other landscape regulations included in the City Comprehensive Zoning Code under Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development.

- Low water use turf may be provided at a maximum of 40% of the landscaped area. High water use turf is not allowed.

- Landscape buffers shall be provided in all locations that abut residential development. The landscape buffer shall be a minimum of 10 feet in width and shall be comprised primarily of trees, 10 foot minimum height at the time of planting, and shall be capable of reaching a mature height of at least 25 feet. A minimum of 40% of the trees in the landscape buffer shall be evergreen. Spacing of all trees shall be equal to 75% of the mature canopy diameter of the trees.

- An automatic underground irrigation system shall be provided to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc. Backflow preventers shall be provided in accordance with City of Albuquerque Codes.

- Proposed lighting and landscaping shall be placed so they are not in conflict with each other.

- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

### 6. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

- All freestanding signs shall be monument signs only.

- Location, number and illumination of signs shall be per the C-2 Zone, Section 14-16-2-17 (A)(10) of the City Comprehensive Zoning Code. Monument sign height shall not exceed 9 feet in height and shall have a maximum sign area of 50 square feet, except no signage shall be allowed along Prospect Avenue, across from residential development.

- Building-mounted signs shall not exceed 6 percent of the facade area. Building-mounted signs are prohibited along Prospect Avenue across from residential development and along the south property boundary within 50 feet of an abutting residential development. Illuminated plastic panel signs are prohibited.

- Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than 8 square feet. These signs may not project past the overhang.

- Off-premise signs are prohibited.

#### Freestanding monument signs SHALL:

- be designed to be in compliance with Section 14-16-3-5 General Sign Regulations of the City Comprehensive Zoning Code

- be designed to be consistent with and complement the materials, color and architectural style of the building or site location

- identify only the name and business of the occupant or of those offering the premises for sale or lease; and

- have a minimum contrast of 70% between the background and the text.

#### Freestanding monument signs SHALL NOT:

- intrude upon any architectural features, including windows, columns, moldings or any decorative features; and

- include illuminated plastic panels or backlit plastic/vinyl signs, except logo designs are permitted.

### 7. UTILITIES

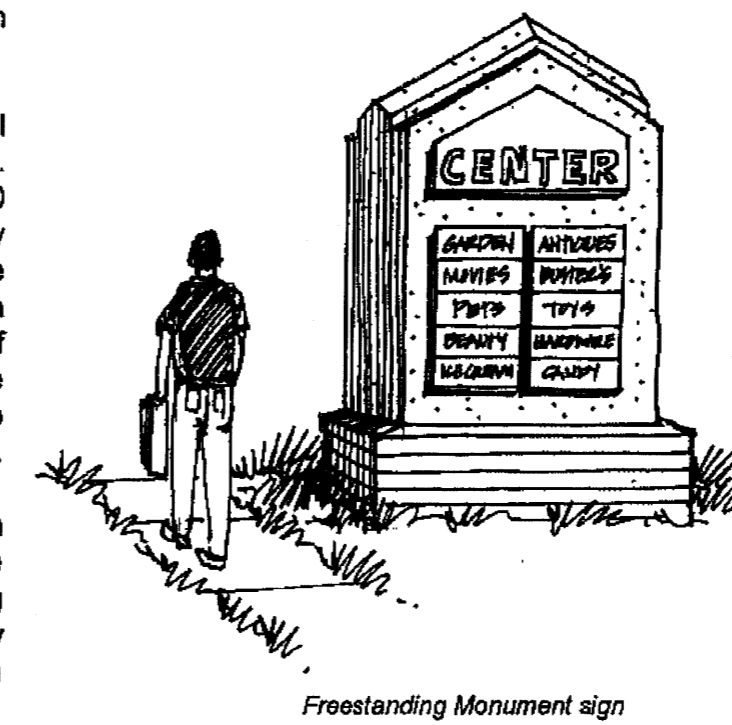
- Developers shall contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection. Any existing or proposed public utility easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.

- All electric distribution lines shall be placed underground.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.

- When an above-ground backflow 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.

- Any wireless communication facilities shall be concealed and architecturally integrated.



# MENAU SITE - TRACT A

## ZUNI ADDITION

### DESIGN STANDARDS

Prepared for:  
Sandia Foundation  
8211 San Mateo  
Suite 100  
Albuquerque, NM 87109

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Isaacson & Arfman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108

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