

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNING OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
- LANDSCAPING, FENCING 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 THE CLEAR SIGHT TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN PUBLIC WORK ORDER.

SIGNAGE NOTES:

- ALL SIGNS SHOWN ON THIS PLAN MUST BE PERMITTED SEPARATELY.
- PROPOSED SIGNS MUST MEET THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN. SEE SHEET CS FOR SIGNAGE REGULATIONS.

SITE DATA

LEGAL DESCRIPTION: LOT 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

ZONING: SU-2 C-1 OR SU-2 RC. DWELLING UNITS ALLOWED PER SPECIAL EXCEPTION 17ZHE-80268

SITE AREA: 4.07 ACRES

PROPOSED USE:
SINGLE-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
THREE DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM PALOMAS AVENUE, ONE OF WHICH (EASTERLY ACCESS) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS WILL BE PROVIDED TO PALOMAS AVENUE AT A POINT ADJACENT TO THE MIDDLE DRIVEWAY, PER PLAN.

INTERNAL CIRCULATION REQUIREMENTS:
SOUTHERLY PARKING AREA IS ACCESSIBLE TO VISITORS AND RESIDENTS WHILE REMAINDER OF PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED:
65 FEET (5 STORIES)

MINIMUM BUILDING SETBACK:
15' MIN.; SIDE- 5' MIN.; REAR- 5' MIN. (GOVERNED BY NORTH I-25 SDP, REGIONAL COMMERCIAL)

MAXIMUM TOTAL DWELLING UNITS:
200 DU (50 DU/AC) ALLOWED
175 DU PROPOSED

NONRESIDENTIAL USES MAXIMUM FLOOR AREA RATIO:
N/A

PHASING:
NONE PROPOSED

STRUCTURE LOCATIONS:
EXISTING SINGLE-STORY STRUCTURE ONSITE TO BE DEMOLISHED. PROPOSED STRUCTURE PER SITE PLAN

STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA: 158,984 SF
SEE SHEET A1 FOR STRUCTURE ELEVATIONS

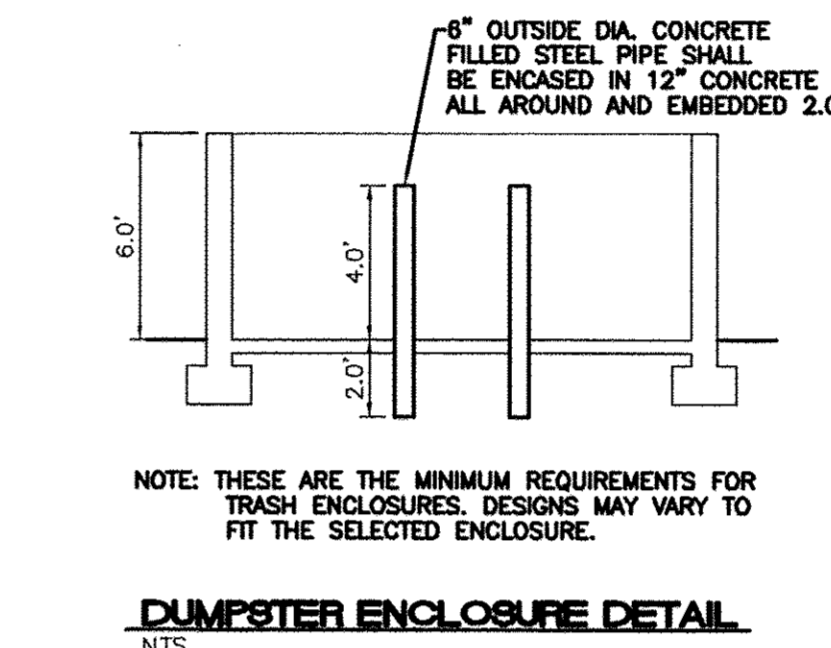
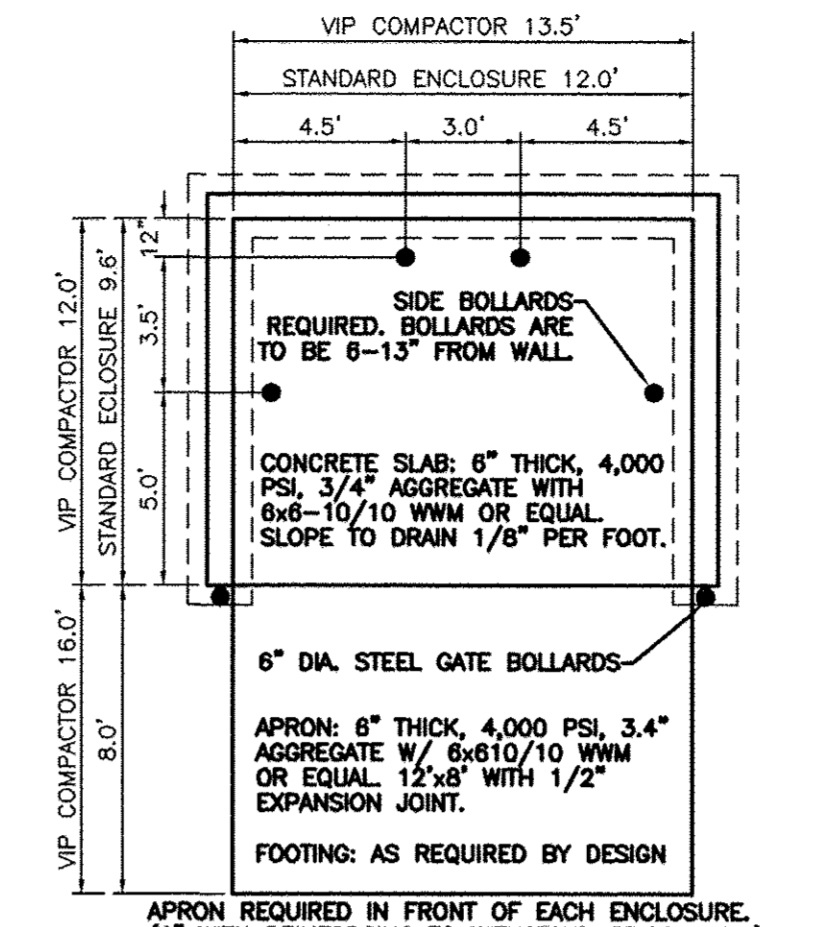
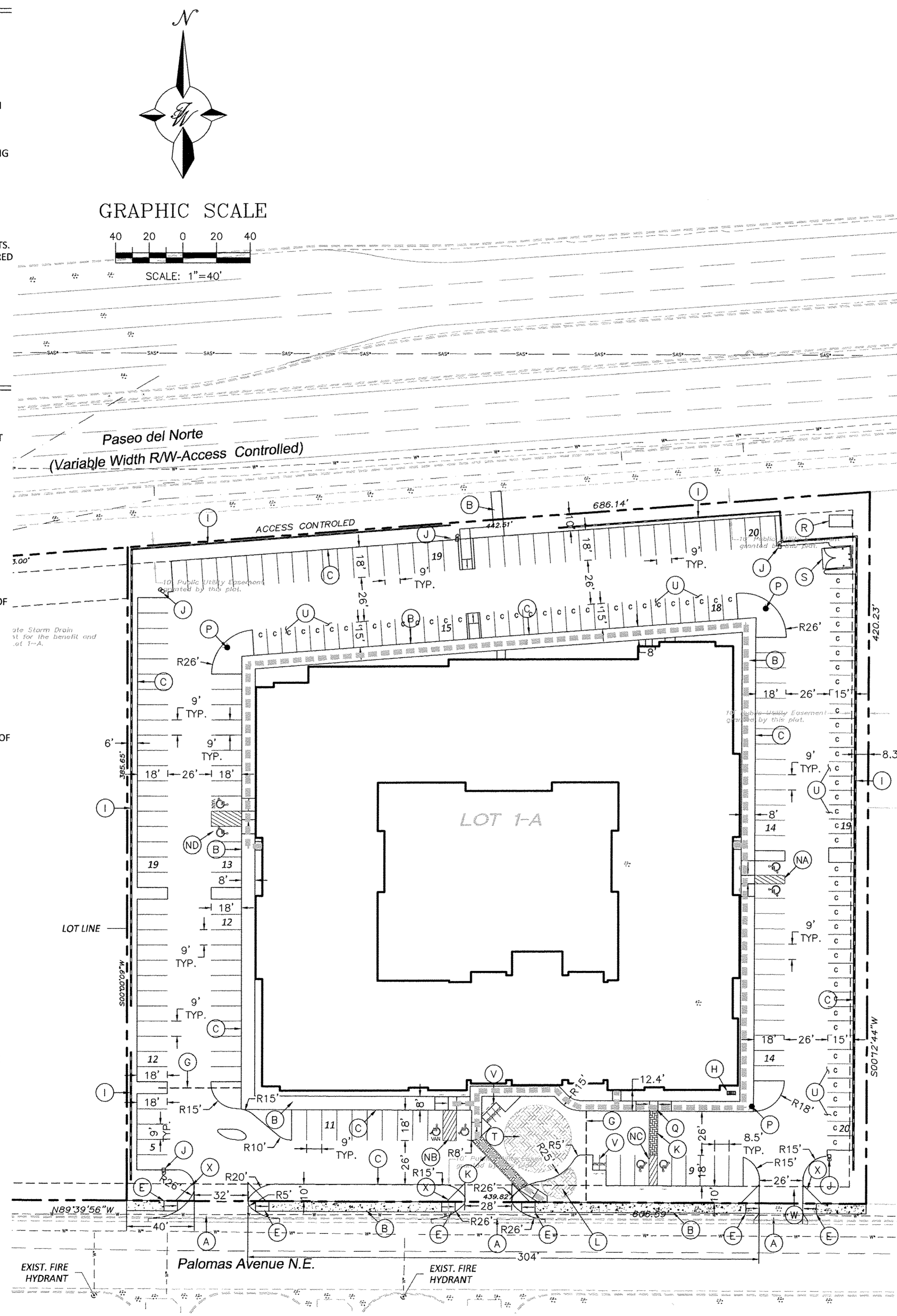
PARKING FACILITIES:
PARKING REQUIRED: 220 SPACES (PER ZHE VARIANCE) (17ZHE-80268)
TOTAL PROVIDED: 220 SPACES (140 STANDARD; 72 COMPACT; 8 HC)

HC PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 5 SPACES

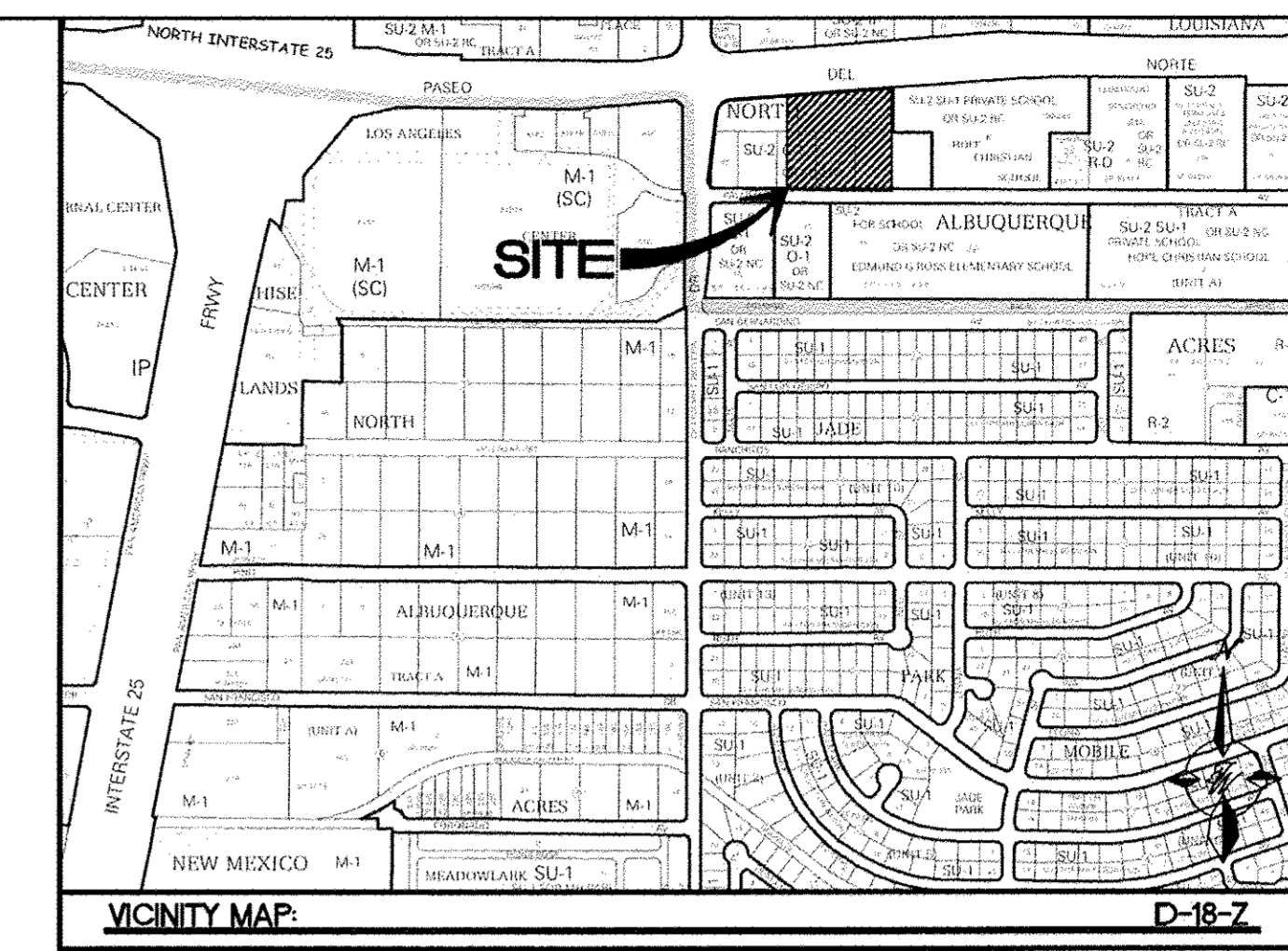
LOADING FACILITIES:
PASSENGER DROP OFF AT MAIN ENTRANCE

NON AUTO TRANSPORTATION
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE



- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
 - (B) SIDEWALK PER COA STD DWG #2430
 - (C) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
 - (D) ZERO CURB WITH TRUNCATED DOMES
 - (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C4
 - (F) HANDICAP PARKING SIGN PER DETAIL SHEET C4
 - (G) VEHICULAR GATE
 - (H) BIKE RACK (SEE DETAIL SHEET C4)
 - (I) RETAINING WALL (SEE GRADING PLAN SHEET C2)
 - (J) SITE LIGHTING
 - (K) CROSSWALK, PAVERS
 - (L) PUBLIC PLAZA WITH PAVERS AND BENCHES PER LANDSCAPE PLAN
 - (M) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C4)
 - (NX) ACCESSIBLE PARKING PER ADA (SEE DETAIL FOR EACH AREA "X", SHEET C4)
 - (O) STOP SIGN
 - (P) PROPOSED FIRE HYDRANT
 - (Q) ADA RAMP (SEE "ADA RAMP DETAIL", SHEET C4)
 - (R) MONUMENT SIGN LOCATION (SIGNS BY SEPARATE PERMIT)
 - (S) TRASH ENCLOSURE PER DETAIL THIS SHEET
 - (T) PAVERS
 - (U) COMPACT PARKING SPACES (SEE DETAIL SHEET C4)
 - (V) MOTORCYCLE PARKING SPACES (SEE DETAIL SHEET C4)
 - (W) GATE W/ KNOX BOX. EMERGENCY ACCESS ONLY
 - (X) SIGHT TRIANGLE. SEE GENERAL NOTE 7 THIS SHEET.

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. DETAILS SHEET
 - C5. SIGNAGE REGULATIONS
 - L1. LANDSCAPING PLAN
 - A4.00 BUILDING ELEVATIONS
 - A4.01 BUILDING ELEVATIONS



LEGAL DESCRIPTION:
LOTS 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

LEGEND

| | |
|--|----------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | BUILDING |
| | SIDEWALK |
| | RETAINING WALL |
| | EXISTING STREET LIGHTS |
| | STRIPING |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | EXISTING SIDEWALK |
| | PROPOSED ASPHALT |
| | PROPOSED PARKING LOT LIGHT |
| | ACCESSIBLE ROUTE |

| | |
|--|------------------|
| PROJECT NUMBER: | 1010675 |
| APPLICATION NUMBER: | 18DRB-70120 |
| This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and 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. | |
| DFB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: | |
| <i>Ronald M. Bohannon</i> Traffic Engineer, Transportation Division | 6/6/18 Date |
| <i>Michelle Cad</i> ABCWUA | 12-19-18 Date |
| N/A Parks & Recreation Department | Date |
| <i>[Signature]</i> City Engineer/Hydrology | 12/19/18 Date |
| <i>[Signature]</i> Code Enforcement | 6/6/18 Date |
| N/A * Environmental Health Department (conditional) | Date |
| N/A Solid Waste Management | Date |
| <i>[Signature]</i> DRB Chairperson, Planning Department | 12-19-18 Date |
| * Environmental Health, if necessary | |

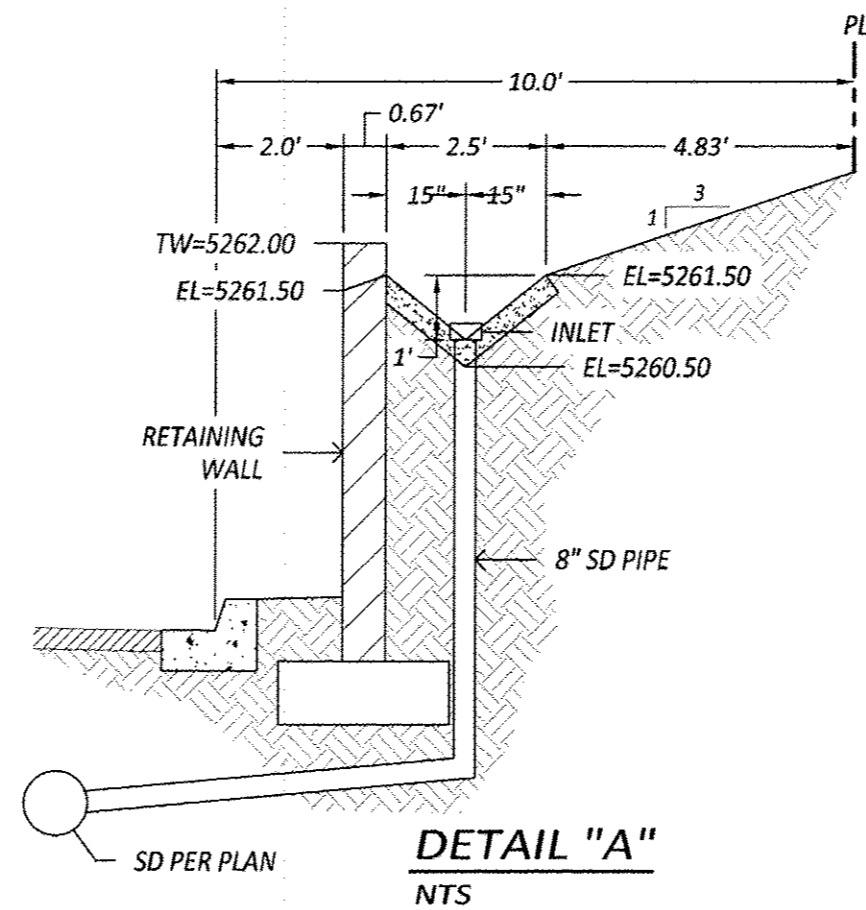
| | | |
|---|--|----------------------|
| ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868 | OVERTURE SENIOR ACTIVE ADULT | DRAWN BY DY |
| | SITE PLAN FOR BUILDING PERMIT | DATE 5/22/18 |
| | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | 2017086-SPB |
| | | SHEET # C1 |
| | | JOB # 2017086 |

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

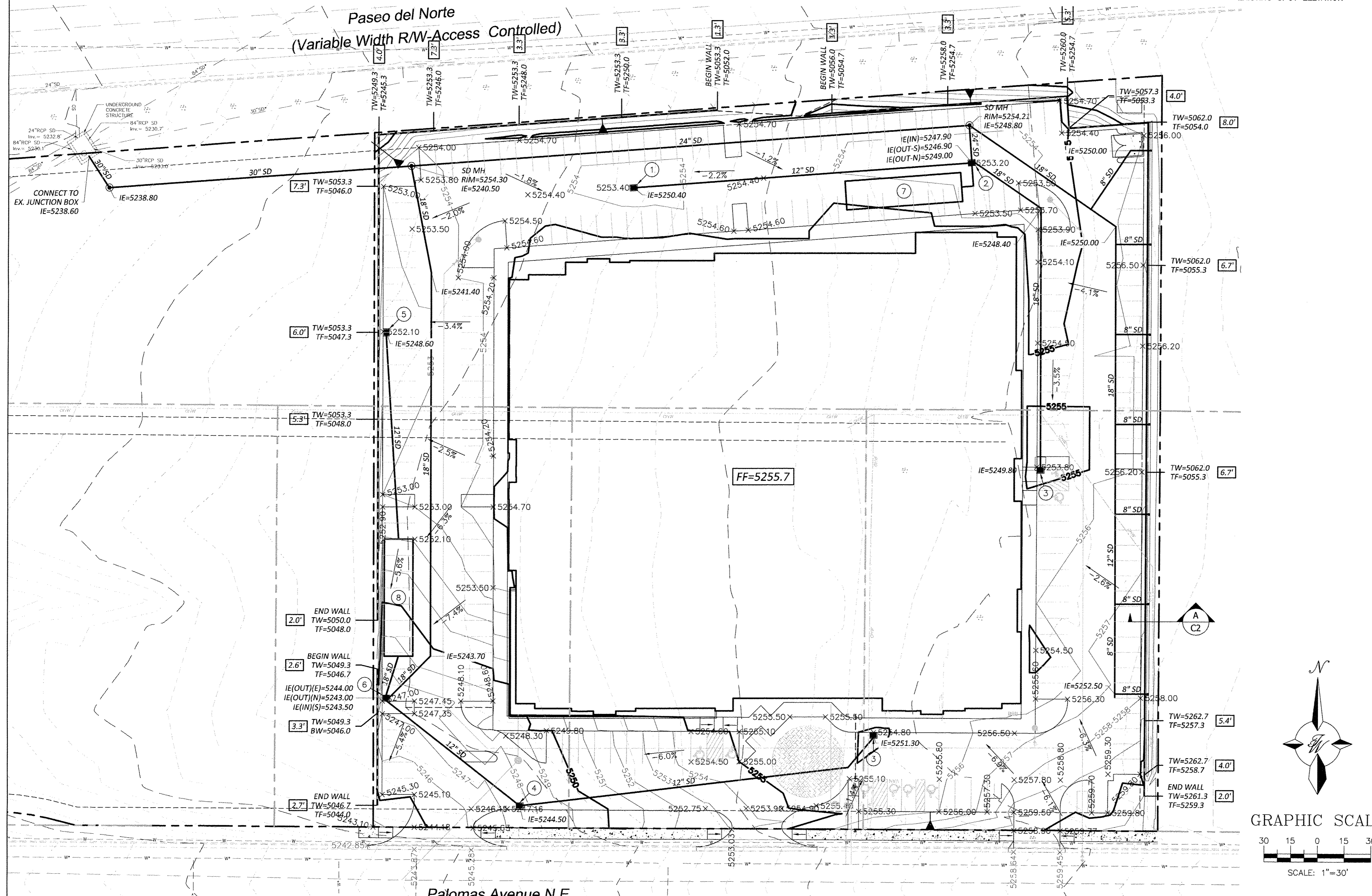
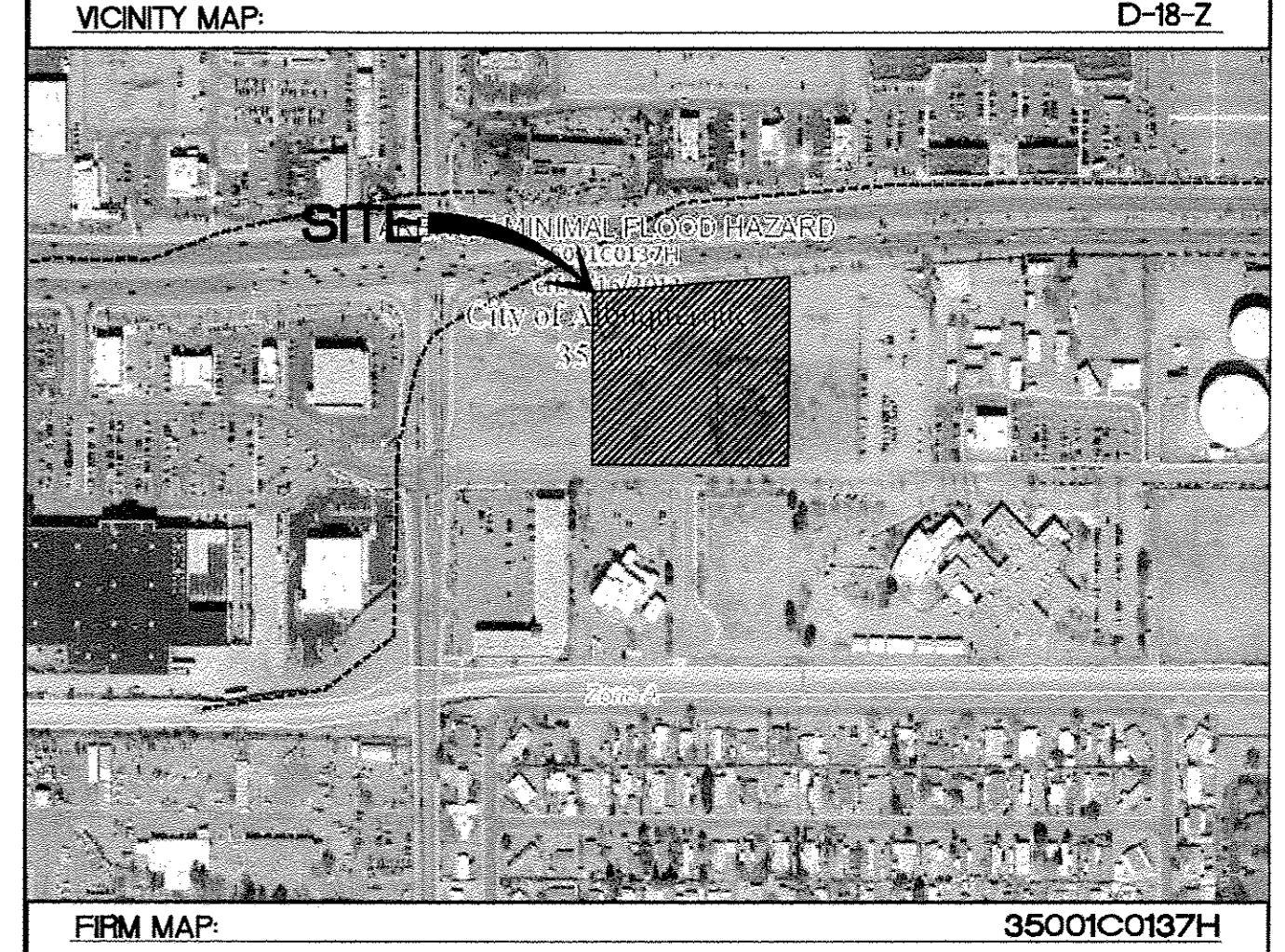
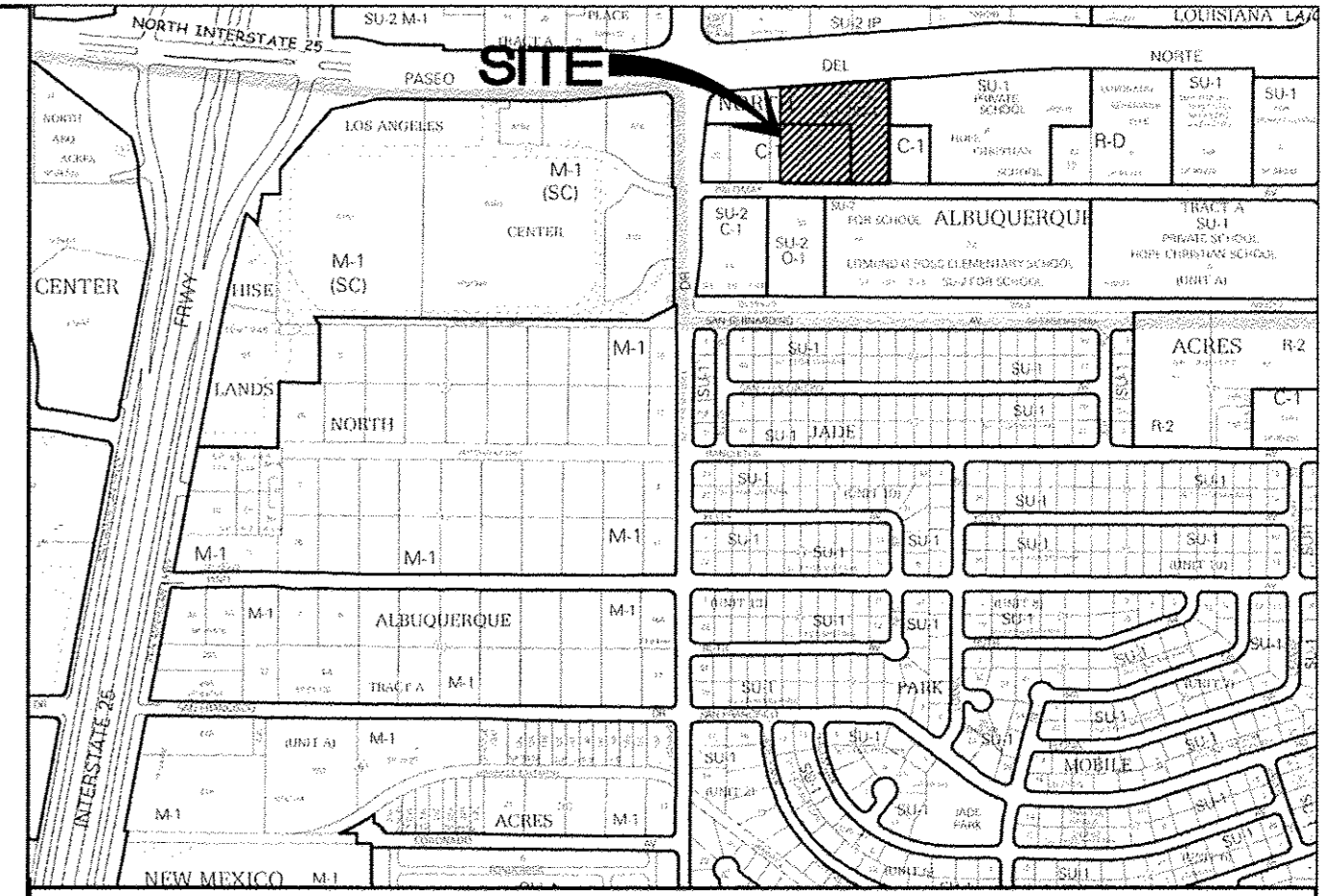
KEYED NOTE

- ① NYLOPLAST CATCH BASIN W/ 18" DROP IN GRATE
- ② NYLOPLAST CATCH BASIN W/ 24" DROP IN GRATE & BIO SNOOT (SOUTH OUTLET)
- ③ NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE
- ④ NYLOPLAST CATCH BASIN W/ 2'X3' CURB INLET, DIAGONAL GRATE
- ⑤ NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOOT
- ⑥ NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOOT (NORTH OUTLET)
- ⑦ UNDERGROUND STORM RETENTION SYSTEM (2,240 CUBIC FOOT STORAGE REQUIRED). STORMTECH DC-780 OR EQUAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO ORDERING MATERIAL (NORTH UNDERGROUND STORAGE)
- ⑧ UNDERGROUND STORM RETENTION SYSTEM (1,465 CUBIC FOOT STORAGE REQUIRED). STORMTECH DC-780 OR EQUAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO ORDERING MATERIAL (SOUTH UNDERGROUND STORAGE)



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 — SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- 5010 — EXISTING BOUNDARY LINE
- 5011 — EXISTING CONTOUR MAJOR
- 5011 — EXISTING CONTOUR MINOR
- x 5048.25 — EXISTING SPOT ELEVATION



NOTICE TO CONTRACTORS

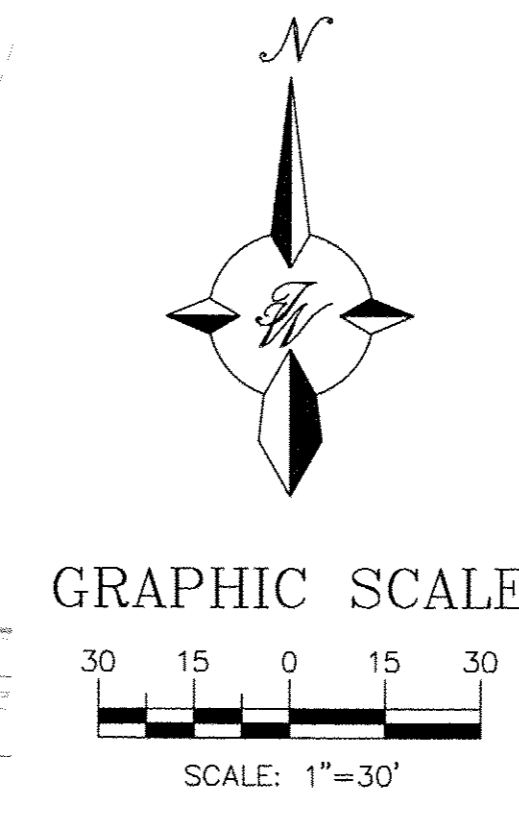
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

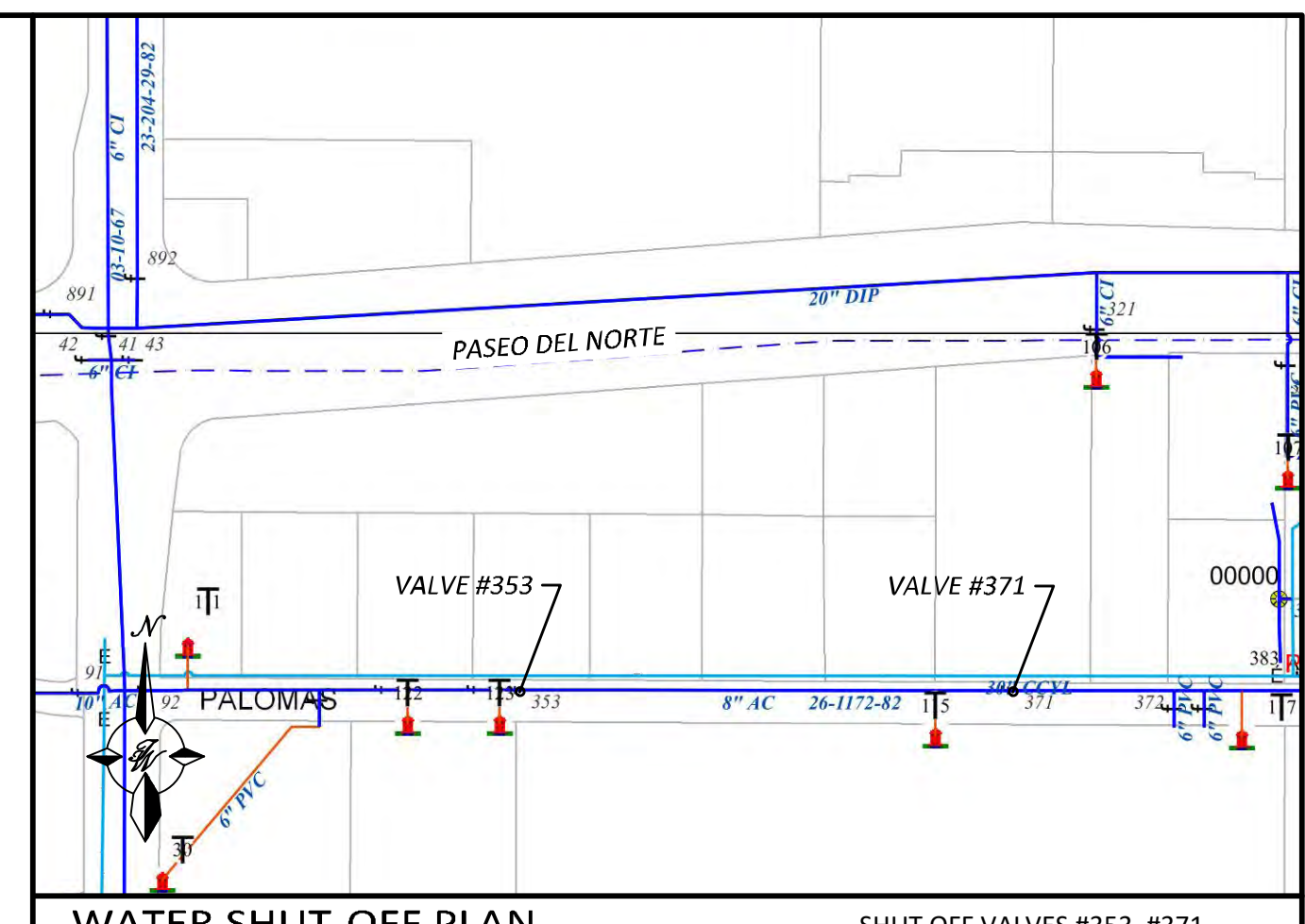
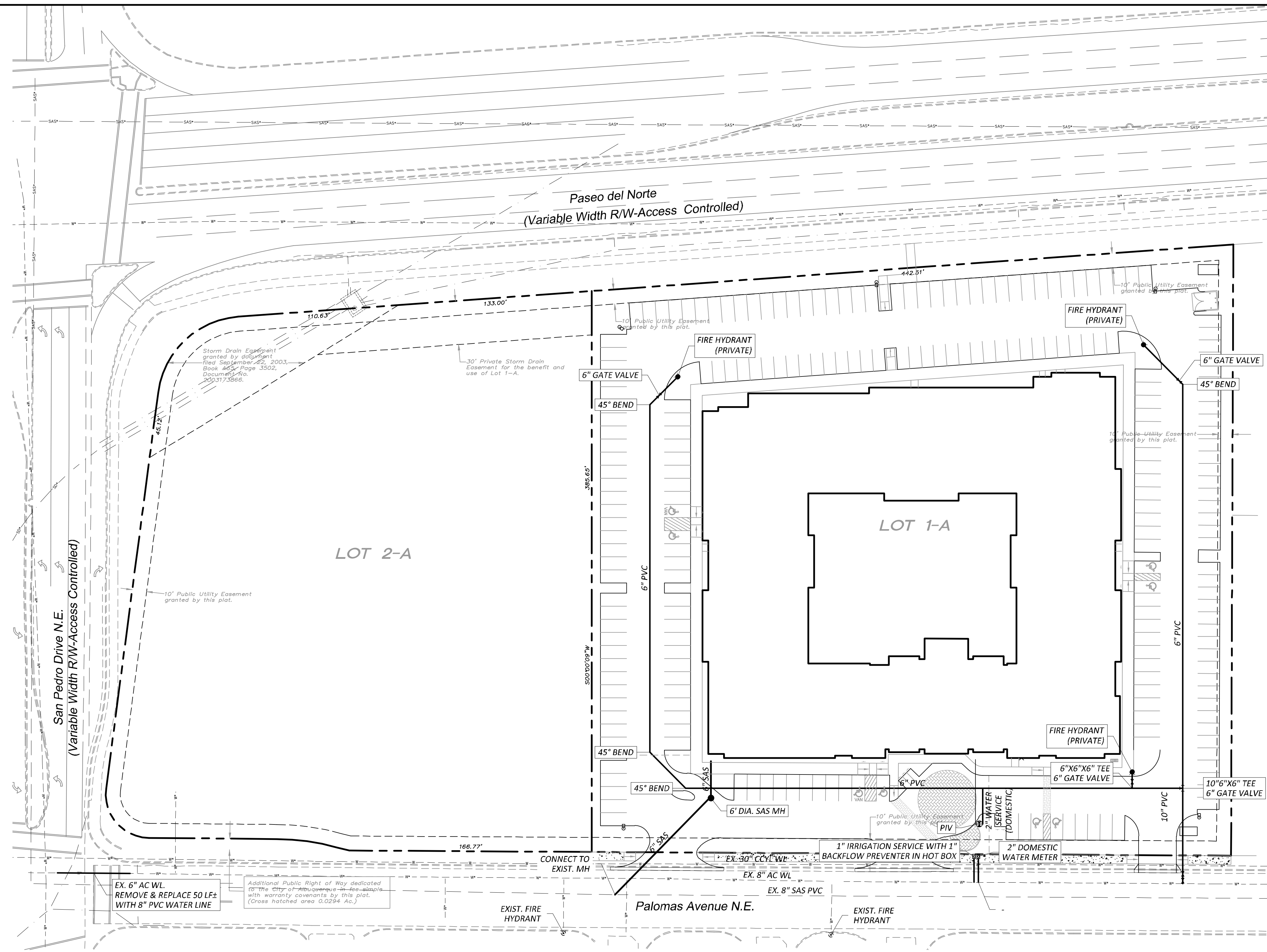
| APPROVAL | NAME | DATE |
|-----------|------|------|
| INSPECTOR | | |

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOT FOR CONSTRUCTION

| | | |
|--|---|--|
| | ENGINEER'S SEAL OVERTURE SENIOR ACTIVE ADULT GRADING AND DRAINAGE PLAN | DRAWN BY DY DATE 4/06/18 2017086-GRB |
| | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | SHEET # C2 JOB # 2017086 |





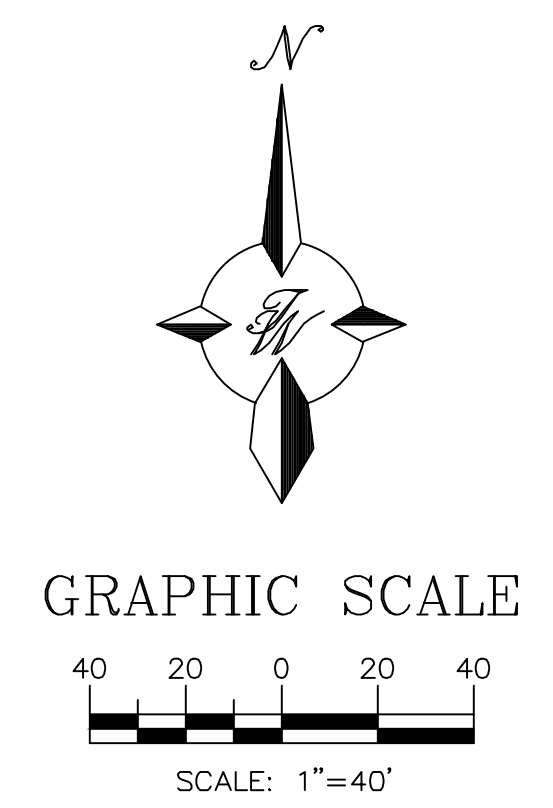
- WATER SHUTOFF NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.
 2. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK.
 3. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES.
 4. SHUTOFF REQUEST MUST BE MADE ONLINE AT (<http://abcwua.org/content/view/463/729/>)
 5. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 6. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
 7. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN. TO BE DONE ONLY IN THE EVENT OF EMERGENCY. CONNECTION TO EXISTING WATER LINE TO BE PRESSURIZED.

LEGEND

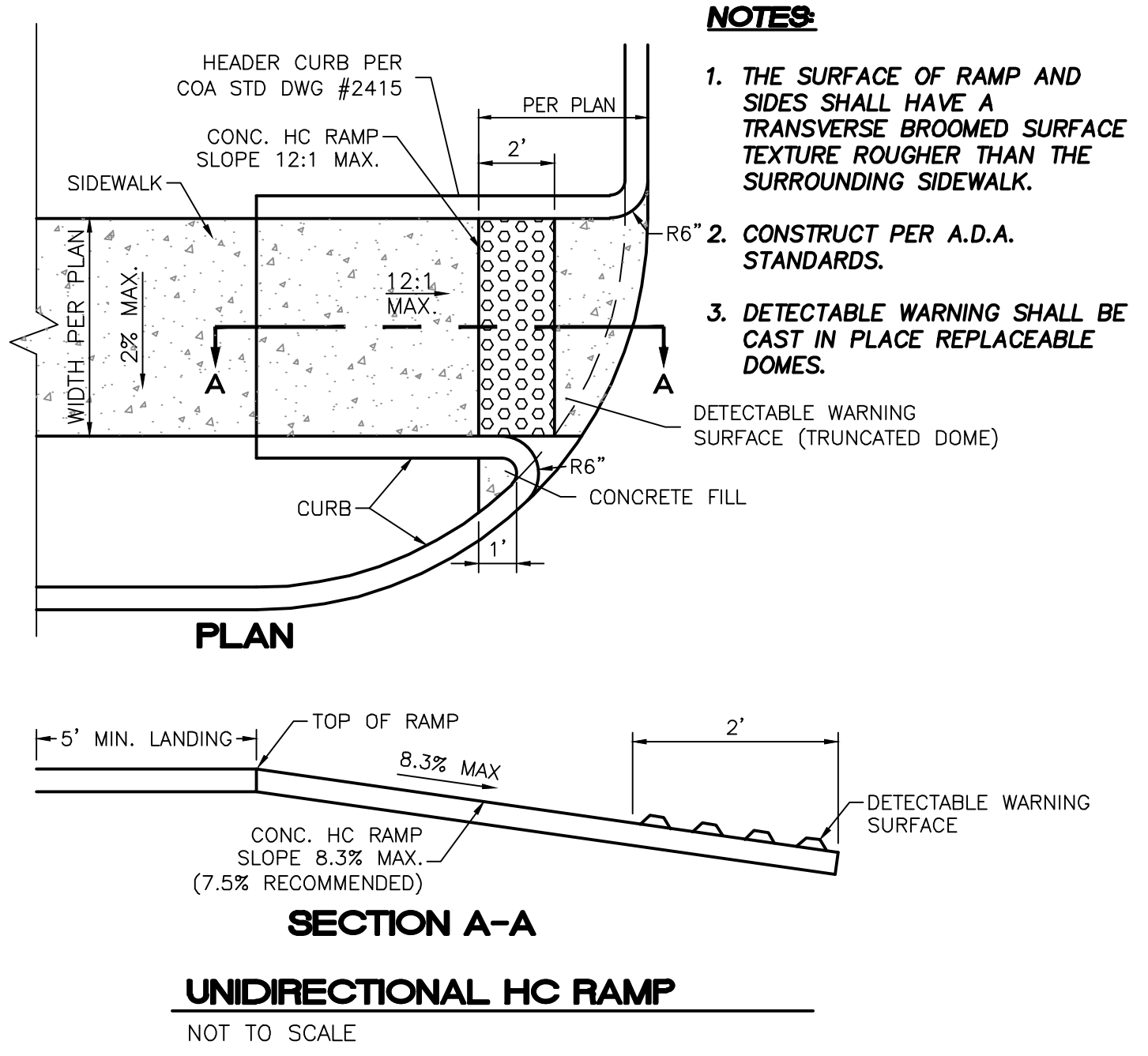
| | |
|--|--------------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | BUILDING |
| | SIDEWALK |
| | RETAINING WALL |
| | EXISTING CURB & GUTTER |
| | EXISTING BOUNDARY LINE |
| | 36" SD STORM SEWER LINE |
| | 8" SAS SANITARY SEWER LINE |
| | 8" WL WATERLINE |
| | DOUBLE CLEAN OUT |
| | EXISTING SD MANHOLE |
| | EXISTING INLET |
| | EXISTING SAS MANHOLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER METER |
| | EXISTING POWER POLE |
| | EXISTING GAS VALVE |
| | EXISTING OVERHEAD UTILITIES |
| | EXISTING UNDERGROUND UTILITIES |
| | EXISTING 2" GAS |
| | EXISTING 8" SAS |
| | EXISTING 10" WL |
| | EXISTING 18" RCP |

- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
 7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
 10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.

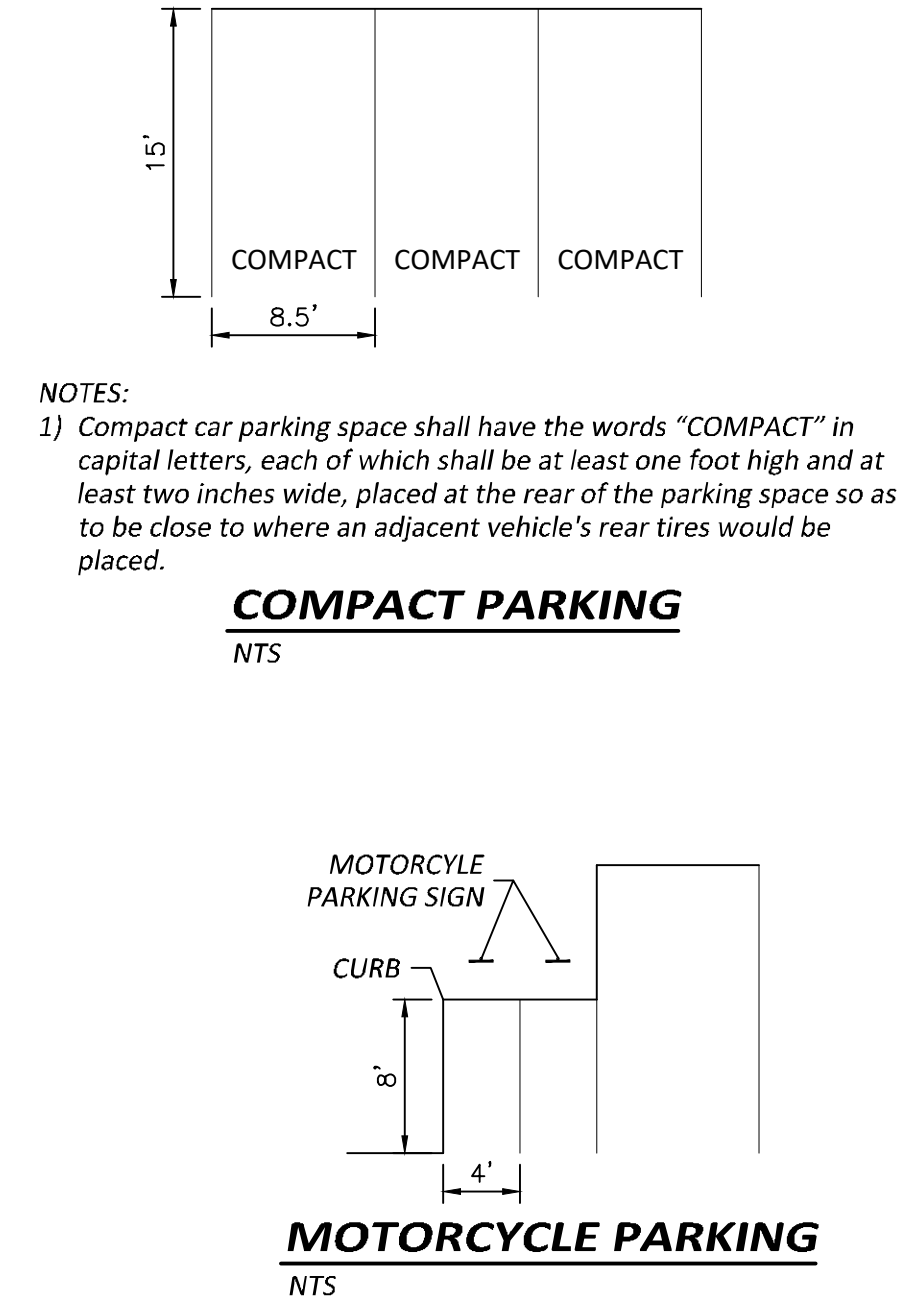
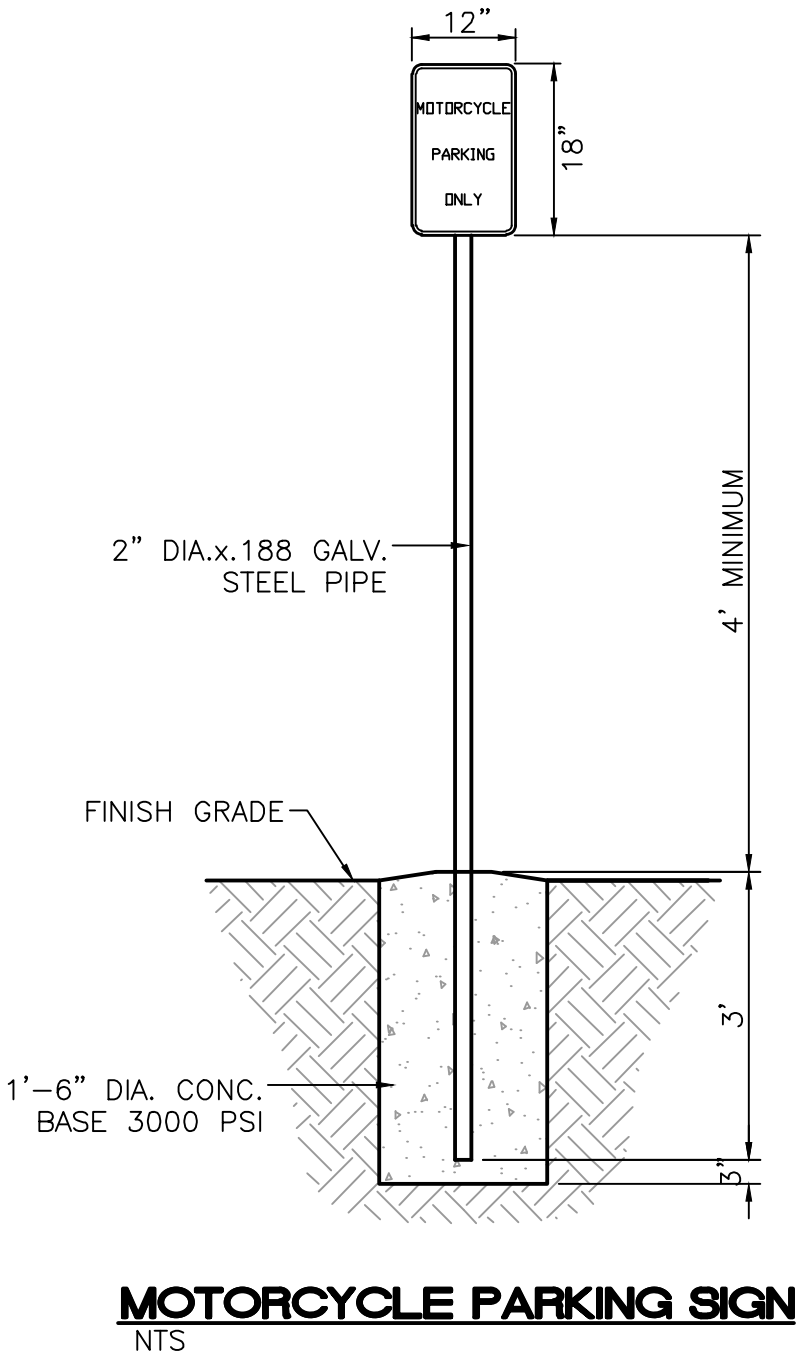
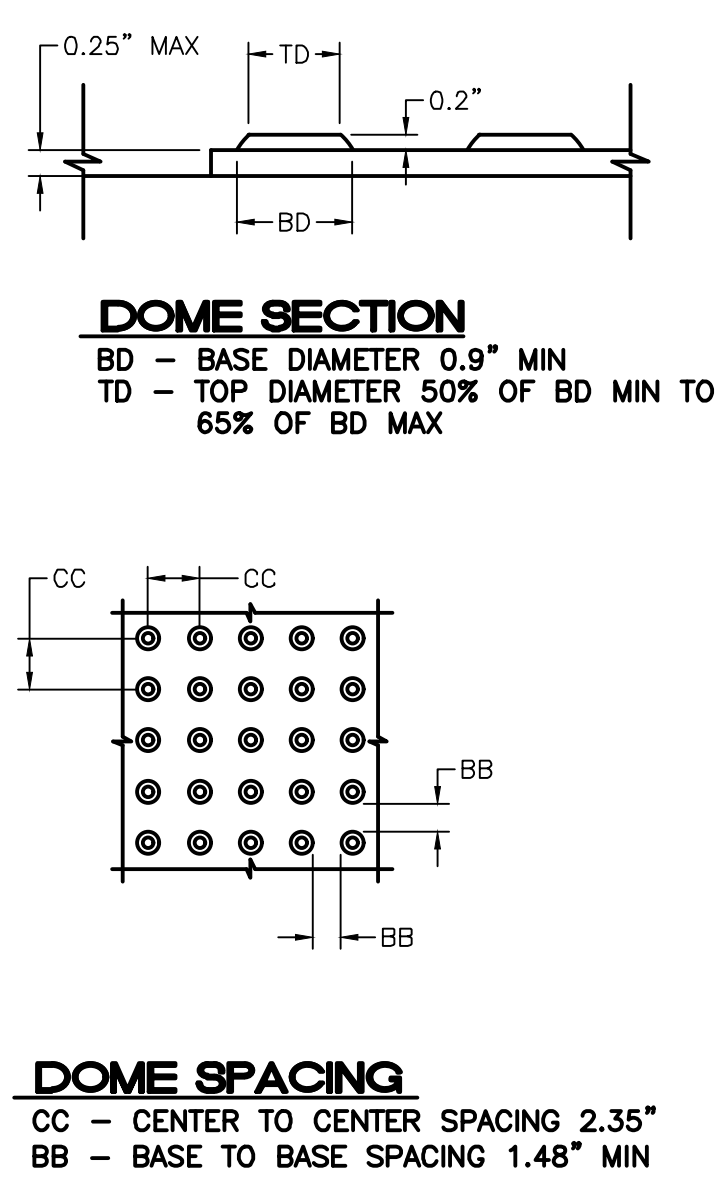
CAUTION:
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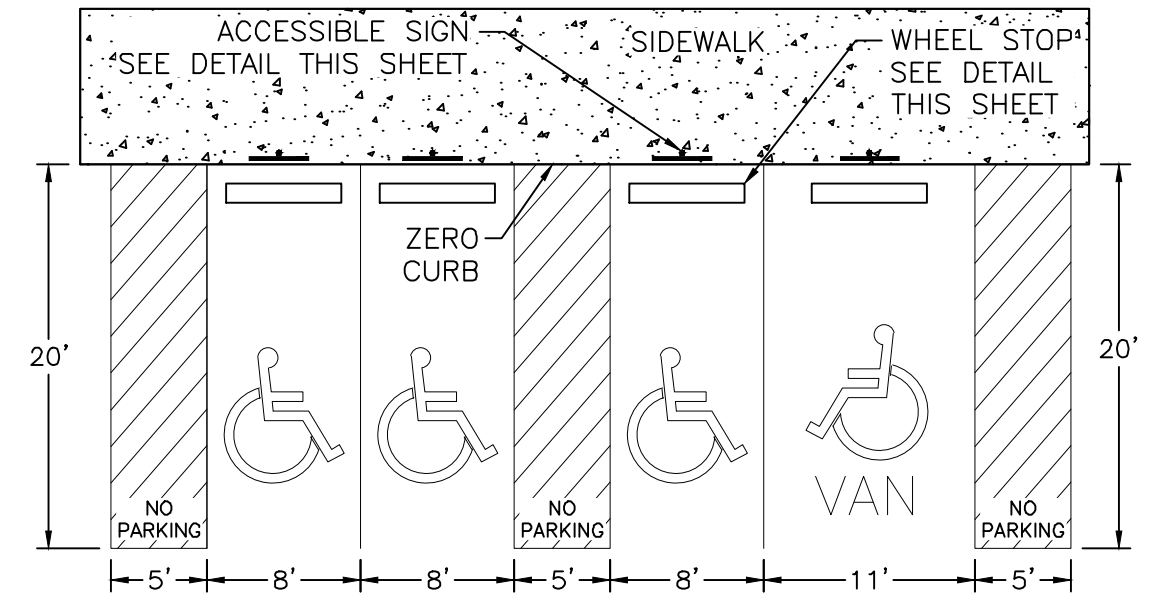
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| ENGINEER'S SEAL | OVERTURE SENIOR ACTIVE ADULT | DRAWN BY DY |
| | MASTER UTILITY PLAN | DATE 5/29/18 |
| RONALD R. BOHANNAN P.E. #7868 | 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | 2017086-MJB |
| | | SHEET # C3 |
| | | JOB # 2017086 |



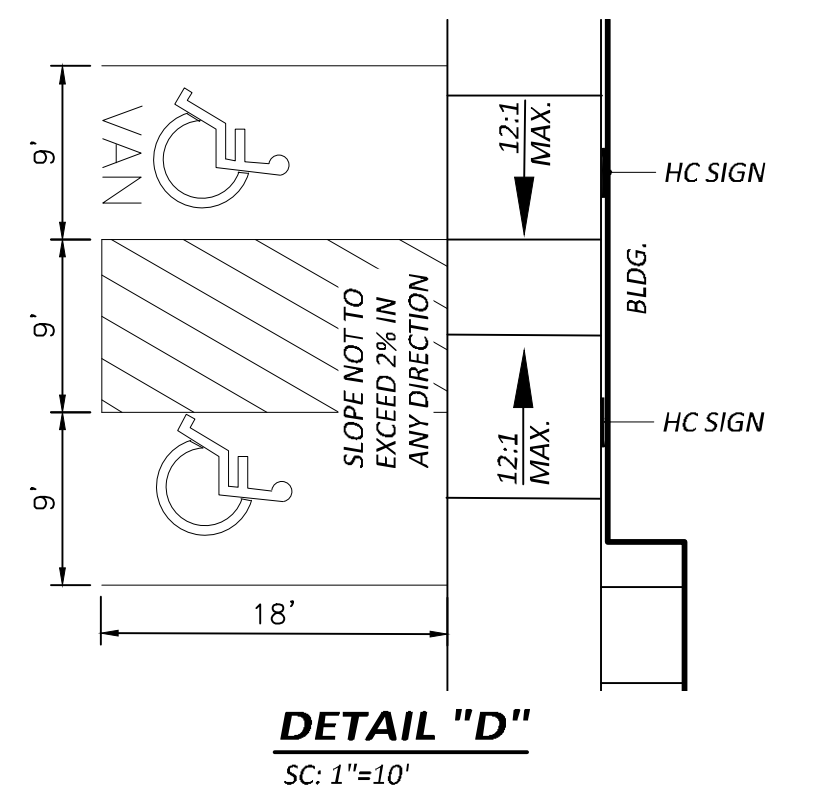
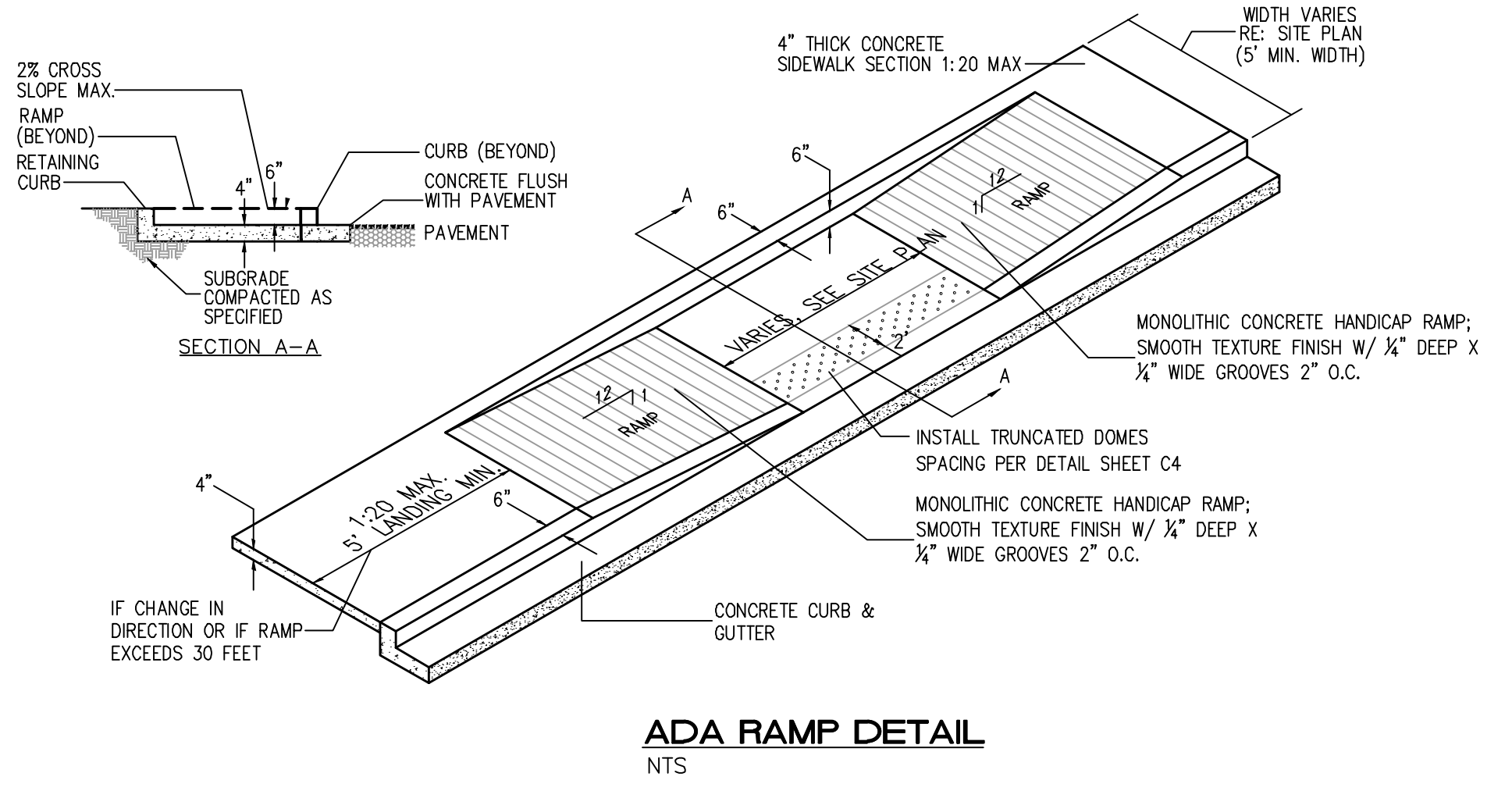
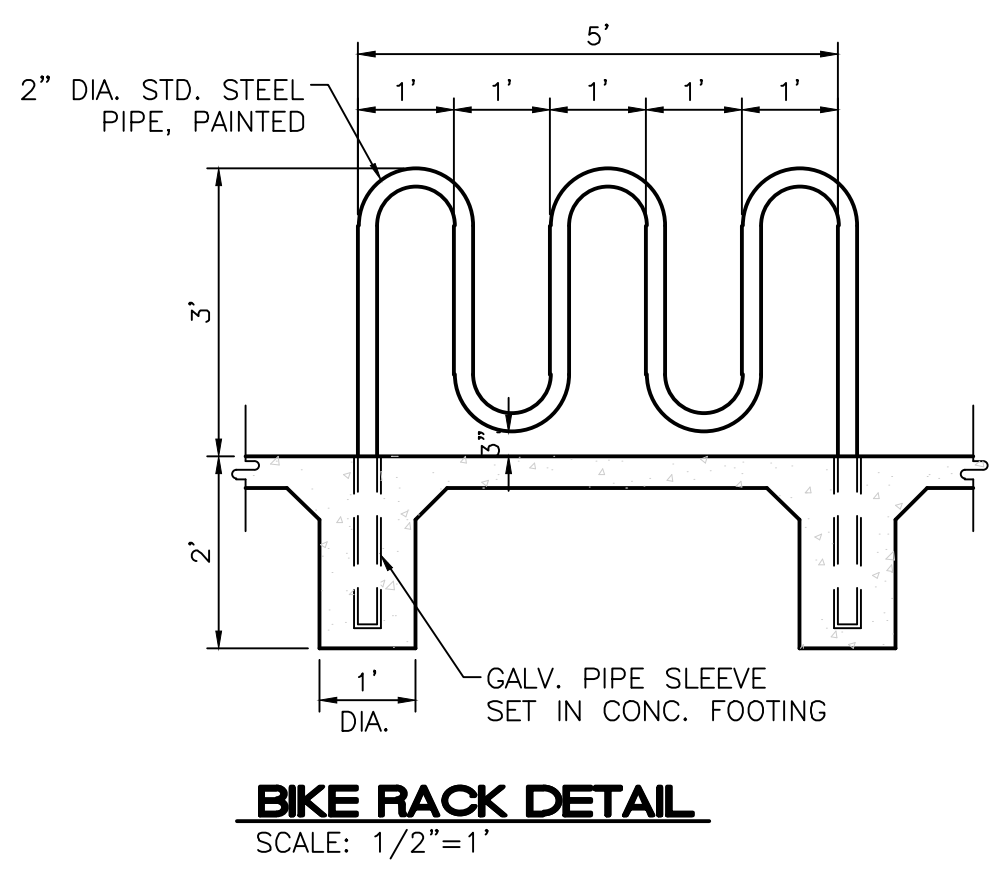
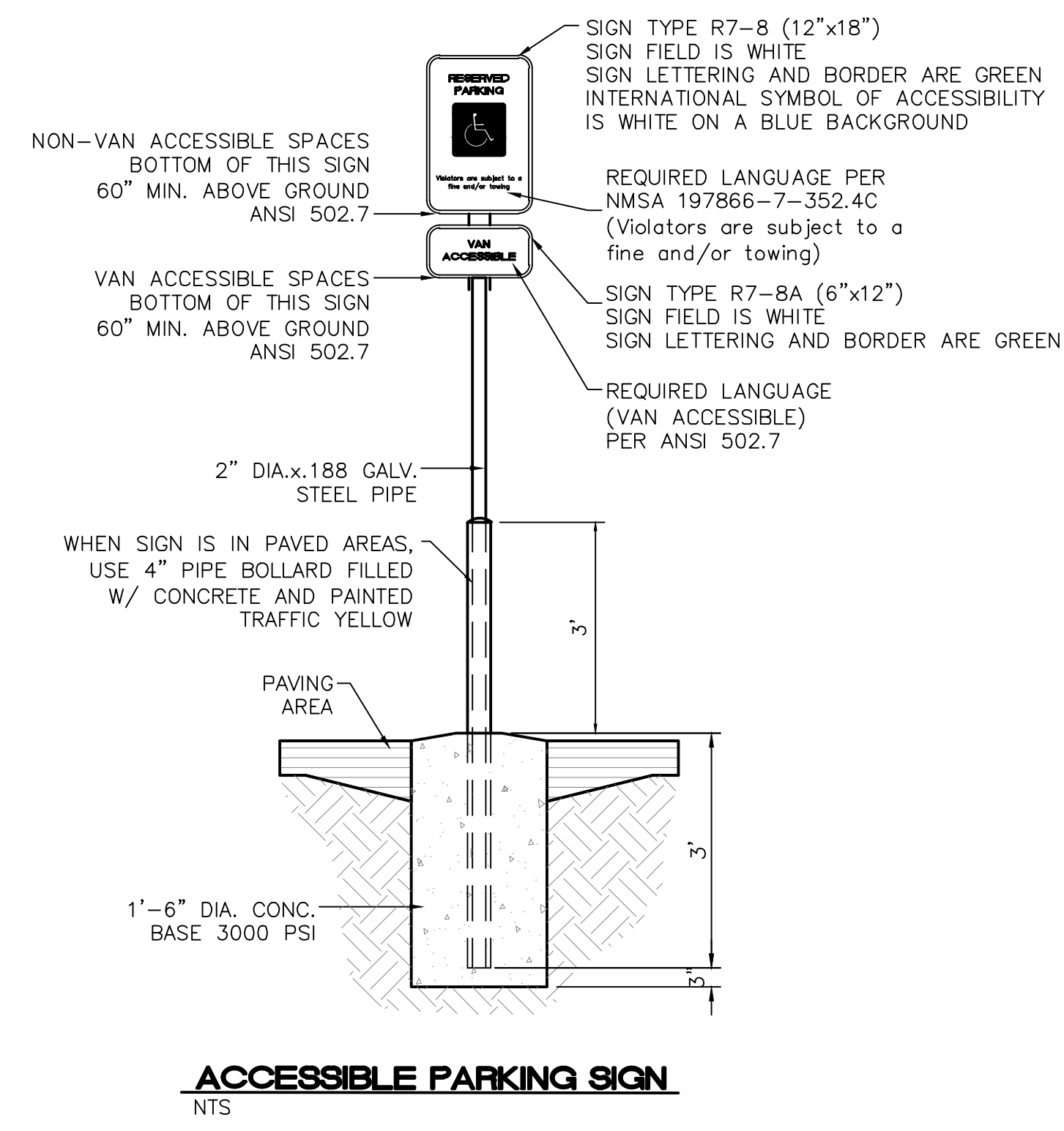
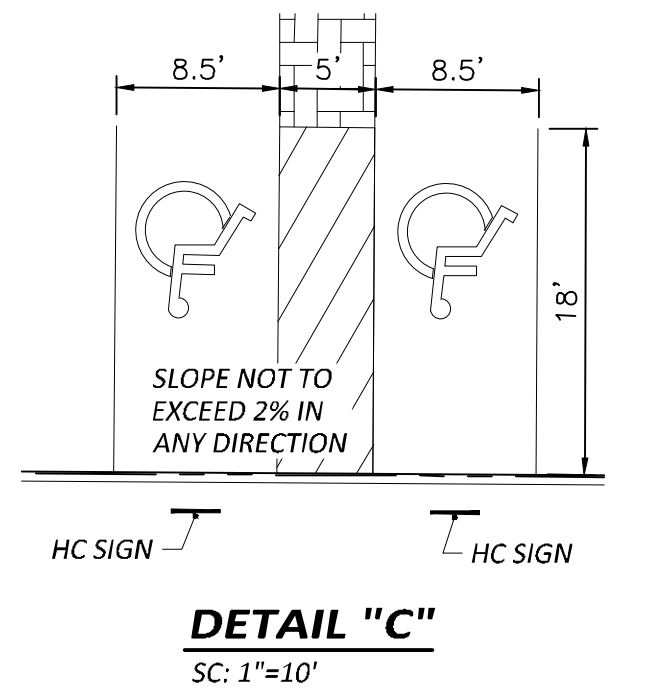
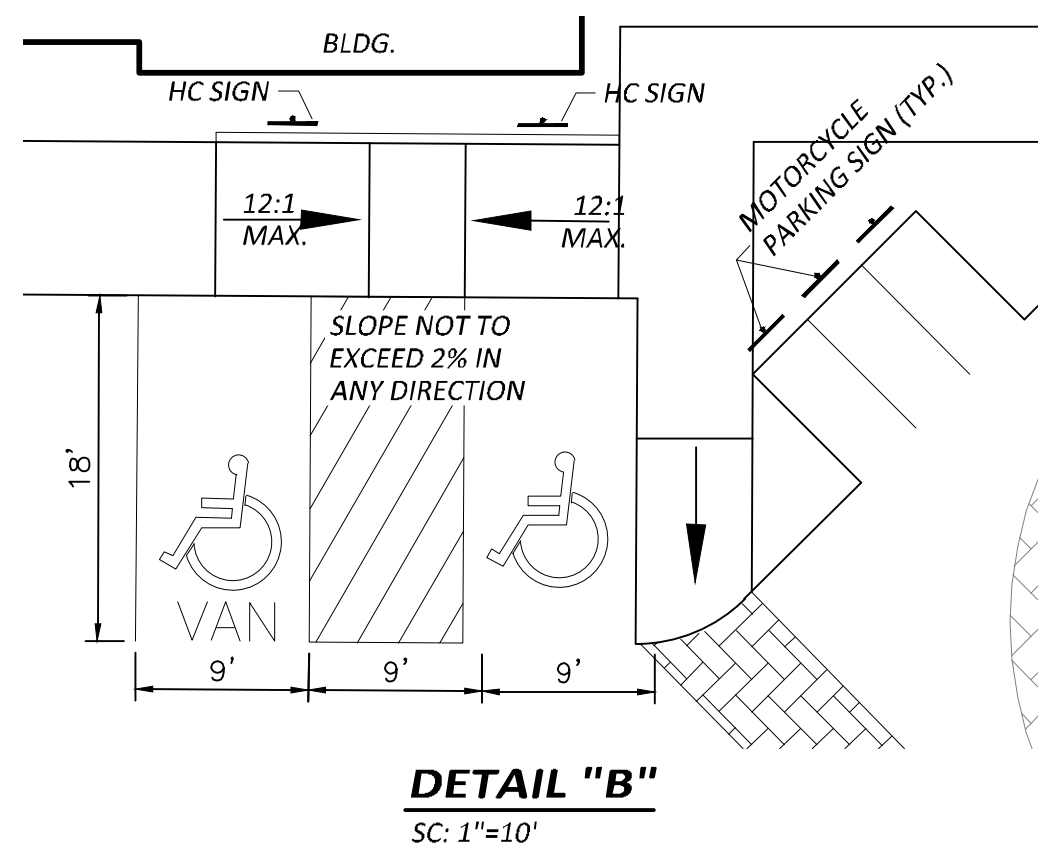
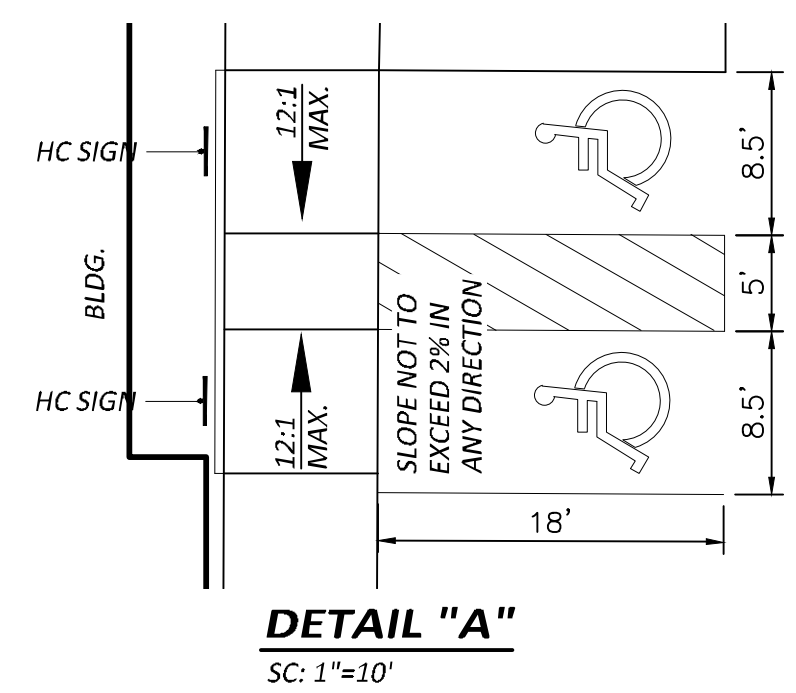
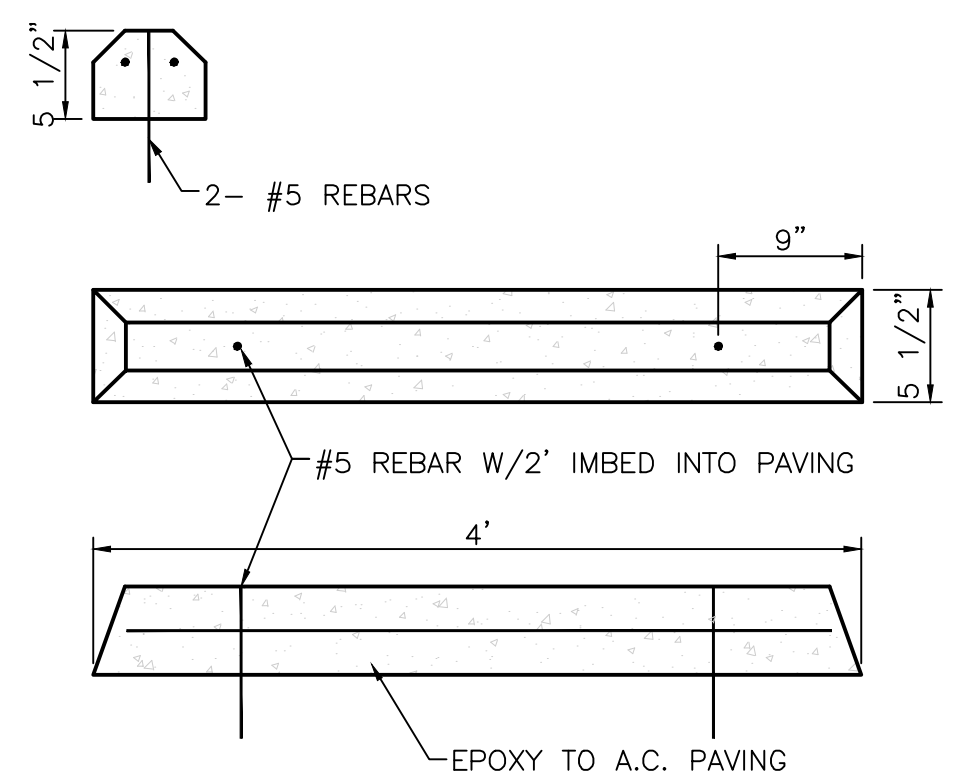
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.
 3. DETECTABLE WARNING SHALL BE CAST IN PLACE REPLACEABLE DOMES.



- NOTES:**
- 1) Compact car parking space shall have the words "COMPACT" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.



- NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.



| | | |
|----------------------------------|---|----------------------|
| ENGINEER'S SEAL | OVERTURE SENIOR ACTIVE ADULT | DRAWN BY DY |
| | DETAILS | DATE 5/18/18 |
| RONALD R. BOHANNAN P.E. #7868 | | 2017086-DETAILS |
| | | SHEET # C4 |
| | 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com | JOB # 2017086 |

SIGNAGE REGULATIONS PER NORTH I-25 SECTOR PLAN

CHAPTER 4 EXCERPT

- those used as predominant materials and colors on the building(s).
- 2. Where feasible, mechanical equipment on the roof should not be visible or should be screened from all vantage points. Screening shall be consistent with the buildings architectural design, materials, and finishes.
- 3. Ground mounted mechanical and electrical equipment, excluding transformers, adjacent to a major façade shall be screened through the use of walls, earth berms, dense evergreen foliage or other acceptable screening devices.

Signage Regulations

The purpose of the signage regulations is to provide guidance in the design and evaluation of signage throughout the Plan area. These regulations address the relationship between adjoining uses and the general context of the sign with respect to natural features, views, proximity to residential uses, size and orientation to pedestrian activity. Signs as regulated in C-2 with the following exceptions:

a) Monument Signage

- 1. Freestanding, monument style with concealed supports are allowed (no poles), either single or double faced, limited to the building or tenant name and address. Monument signs shall be designed as part of the overall theme of the Land Use

District in which it is located. The color and materials used for the sign shall complement the materials, color and texture of the building and have a good relationship with the surrounding landscaping.

- 2. Monument signage shall not block the visibility of vehicular traffic or risk the safety of pedestrians.
- 3. The allowable dimensions for monument signage are 10' long by 4' high with an additional base height of 18".



Monument signs should have a good relationship to the surrounding landscaping.

- 4. Monument signage shall be attractively illuminated without excessive spillage of light upward or outward. Any exposed light source, flashing or moving character type sign shall not be permissible.

- 5. In addition to the regulations stated above, sites 5 acres or greater are permitted one additional monument sign.

b) Joint Premise Signs

- 1. For those properties not in a designated Shopping Center (SC) site, adjacent premises with a total of 5-acres or greater may have one freestanding sign if a written agreement is recorded with the County Clerk for each property.

c) Structural Shopping Center Signs

- 1. In the Regional Commercial (RC) overlay, a designated Shopping Center (SC) site may have a structural sign up to 26-feet in height for each of the entrances located at a minor arterial, arterial or freeway.

d) Free Standing Signs

- 1. Signs that are within 200-feet of a moving through land of Interstate-25 or the Paseo del Norte overpass may be up to, but shall not exceed 13 feet above the freeway driving surface at its closest point. Signs may be of a pylon type, however, no exposed poles shall be allowed. All supports shall compliment the materials, color, and texture of the associated building.

- 11. Animated, illuminated flashing or intermittent illumination signage is prohibited.



Position a sign to be part of the overall building composition.

4.3 BUILDING HEIGHT OVERLAY

The maximum building height regulations are intended to protect adjacent residential neighborhoods and open space resources, including compatibility in scale and character, and to facilitate and maximize development / redevelopment opportunities. As shown in Figure 11, the majority of the Plan area west of I-25 has a height limitation of 39 ft, which takes into account and accommodates the uses at Balloon Fiesta Park. The privately owned properties directly south of the balloon launch field have agreed to 52-foot and 72-foot building height limits. Areas east of I-25, adjacent to existing single-family homes, also have height limitations of 39 ft. Moving inward towards I-25,

- 7. Company logos shall not be larger than a rectangle of 8 square feet. Buildings that are within 300-feet of a moving lane of I-25 and have at least 100-feet of frontage to I-25 may have sign letters no larger than 4-feet in height or width on the façade that faces the roadway. Buildings that are within 15-feet of a moving lane of Paseo del Norte and have at least 100-foot frontage to Paseo del Norte may have sign letters no larger than 3-feet in height or width on the façade that faces the roadway.
- 8. Street addresses may be placed at between 6' and 12' above grade using 6 to 12 inch tall lettering.
- 9. For buildings that are within 300-feet of a moving lane of I-25 and have at least 100-foot frontage to I-25, company logos shall not be larger than a rectangle of 25 square feet on the façade that faces the roadway. For buildings that are within 150-feet of a moving lane of Paseo del Norte and have at least 100-foot frontage to Paseo del Norte, company logos shall not be larger than a rectangle of 15 square feet on the façade that faces the roadway.
- 10. Projecting signs shall not be more than 24 inches vertical by 48 inches horizontal and shall have a 9' minimum clearance height above the sidewalk.

e) Building Signage

- 1. Two building mounted signs will be permitted per single tenant building. The color and materials used for the signs shall complement the materials, color and texture of the building.
- 2. For multiple-story buildings, building-mounted signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed 2' in height. In no case shall this band be higher than 18' or lower than 12' above grade.
- 3. For multi-tenant buildings, all wall signs shall be located at a consistent location on the building façade with two building mounted signs allowed for each tenant.
- 4. Projecting signs may be hung below the second story level, perpendicular to the right-of-way or from an overhang or awning. Signs shall not project more than thirty six (36) inches, perpendicular to the right-of-way, beyond the façade.
- 5. Building sign letters shall not exceed 18 inches in height or width and 3 inches in relief.
- 6. Wall signs cannot be higher than 30-feet.

North I-25 Sector Plan

COA ZONING CODE EXCERPT

PART 2: ZONING DISTRICTS § 14-16-2-17 C-2 Community Commercial Zone 2-67

- 1. Sign height shall not exceed 26 feet, except:
 - a. As provided in division 2. below; and
 - b. the height of an add-on sign may be up to but shall not exceed 31 feet.
- 2. Within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the height of the highest point of the sign shall not exceed 29 feet, measured either from grade or from the elevation of the Interstate Highway at its closest point, except the height of an add-on sign may be up to but shall not exceed 34 feet, measured in the same way.
- (d) Illumination, Motion: No regulations, apart from the general sign regulations.
- (10) Sign, on-premise, as provided in § 14-16-3-5 of this Zoning Code, and further provided:

(a) Location.

- 1. Building-mounted signs extending above the height of the building shall be permitted only if they are:
 - a. A continuation of the plane of a projecting sign or of the nearest facade; or
 - b. Counted and controlled by all number, size, and height regulations for free-standing signs, including division (c)2.b. below.
- 2. A sign shall not overhang into the public right-of-way more than five feet.
- 3. Projecting signs shall not project horizontally more than five feet, except marquee signs are permitted to project ten feet.

(b) Number.

- 1. In the Established or Redeveloped Areas. One free-standing or projecting sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 100 feet of street frontage, or one per 300 feet of total street frontage (e.g., up to two signs allowed if 630 feet of frontage), whichever is more permissive. A portable sign may also be permitted pursuant to the General Signage Regulations.
- 2. In the Developing, Semi- Urban, or Rural and Open Areas.
 - a. No free-standing signs on sites of under five acres except a portable sign may also be permitted pursuant to the General Signage Regulations.
 - b. One free-standing sign per street frontage shall be permitted on premises of five acres or more, provided the street frontage is at least 100 feet wide.
 - c. One free-standing sign shall be permitted on a premises with 250 feet or more of street frontage but an area under five acres, provided the maximum sign area for each of one or two faces shall not exceed 35 square feet per face.
- 3. One canopy sign per entrance or exit shall be permitted.

City of Albuquerque Zoning Code Page Rev. 2/2013

PART 2: ZONING DISTRICTS § 14-16-2-17 C-2 Community Commercial Zone 2-68

- 4. No limit on number of wall signs.

(c) Size.

- 1. Size of Free-Standing and Projecting Signs. Sign area for a free-standing or projecting sign shall not exceed the following area:
 - a. Seventy-five square feet if the most important street abutting the lot is a local street.
 - b. One hundred square feet if the most important street abutting the lot is a collector street.
 - c. Two hundred and fifty square feet if the most important street abutting the lot is an arterial street or freeway (if division d. below does not apply).
 - d. Three hundred square feet if the sign is within 200 feet of a moving lane of a freeway and is visible from the freeway; in addition to the regular limits on numbers of signs, there shall be no more than one sign this large per business.

2. Size, Building-Mounted Signs, Except Projecting Signs.

- a. A building-mounted sign on premises or joint sign premises where there is no free-standing on- or off-premise sign shall not exceed the following:
 - i. Twenty percent of the area of the facade to which it is applied, if the sign area is not wholly visible from an abutting collector street, arterial street, or freeway;
 - ii. Twenty-five percent of the area to which it is applied, if the sign area is wholly visible from an abutting collector street; or
 - iii. Thirty percent of the area of the facade to which it is applied, if the sign area is wholly visible from an abutting arterial street or freeway.
- b. A building-mounted sign on premises or joint sign premises where there is a free-standing or projecting on- or off-premise sign shall not exceed one-half the percentage of facade area listed in division a. above.
- c. An off-premise wall sign may be substituted for the area which otherwise would be permitted for an on-premise sign; such sign shall be regulated by height regulations for off-premise signs.

(d) Height.

- 1. Height of a free-standing sign shall not exceed 26 feet, except a sign which is within 200 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, may be up to but shall not exceed 26 feet above the freeway at its closest point.
- 2. Height of a building-mounted sign shall not exceed five feet above the height of the building, or it shall not exceed 30 feet, whichever is lower.

City of Albuquerque Zoning Code Page Rev. 2/2013

COA ZONING CODE EXCERPT- CONTINUED

PART 2: ZONING DISTRICTS § 14-16-2-17 C-2 Community Commercial Zone 2-69

- 3. However, height of either a non-illuminated wall sign or an illuminated wall sign for a hotel or motel may be over 30 feet.
- (e) Illumination, Motion, Lettering. No regulations, apart from general sign regulations.
- (f) Exceptions.

- 1. Permitted building-mounted sign area from the front and sides of the principal building of the business may be transferred from the building to a customer service area of the same business on the same premises, provided the height of such signs shall not exceed 15 feet and setback shall be at least ten feet; such signing shall not be considered free-standing.
- 2. Any exceptions allowed for shopping centers, in order to provide adequate signing in special situations, shall be as provided in § 14-16-3-2 of this Zoning Code. Such a sign exception must be specifically defined in the Planning Commission resolution. Shopping centers approved prior to the effective date of this Zoning Code shall comply with sign regulations in this article unless an exception is specifically defined in a Planning Commission resolution.

- (11) Radio or television studio or station.

- (12) Recycling bin as an accessory use on the site, as provided in § 14-16-3-15 of this Zoning Code.

- (13) Retailing of any consumer product and provision of any customer, personal, or business service, except adult amusement establishments and adult stores, hospitals for human beings and transit facilities, provided it is not listed as a conditional use in this zone, or as a permissive or conditional use listed for the first time in the C-3 zone, and with the following limitation:

- (a) Alcoholic drink sales for consumption off premises; except the sale of alcoholic drink within 500 feet of a community residential program or hospital for treatment of substance abusers is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994:

- 1. are limited to building area which is not within 500 feet of a residential zone; and
- 2. shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a designated Metropolitan Redevelopment Area (as defined in the State Metropolitan Redevelopment Code), a city owned park or city owned major public open space:
 - A. distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
 - B. beer, as defined in the New Mexico Liquor Control Act, in any single container labeled as containing 16 or fewer ounces; and
 - C. fortified wines with a volume of alcohol of more than 13.5 percent.
- (b) Vehicle sales, rental, service, repair, and storage, both indoor and outdoor, provided:

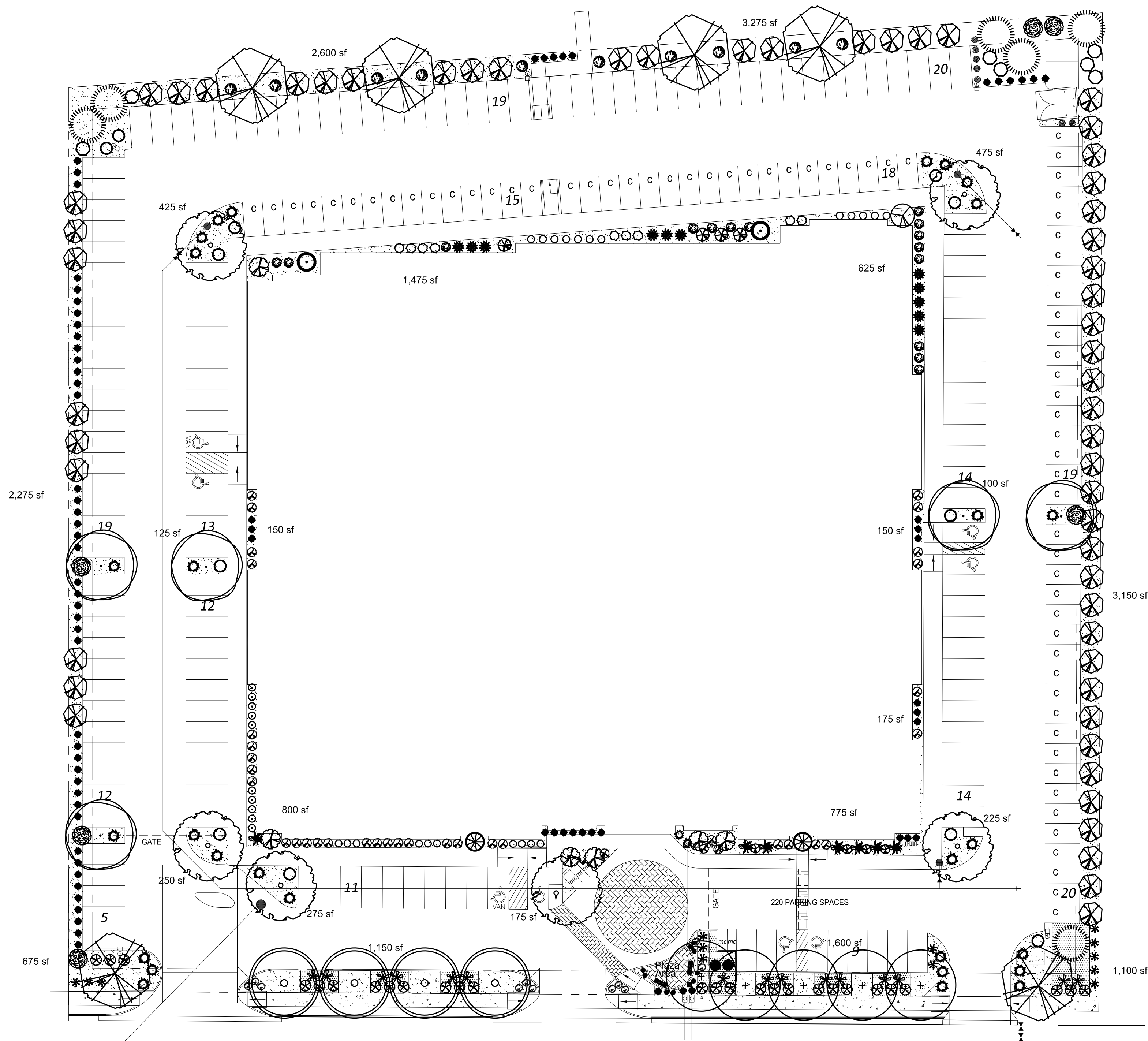
City of Albuquerque Zoning Code Page Rev. 2/2013

| | | |
|-----------------|-------------------------------------|-----------------|
| ENGINEER'S SEAL | OVERTURE SENIOR ACTIVE ADULT | DRAWN BY DY |
| | SIGNAGE REGULATIONS | DATE 5/22/18 |
| | | 2017086-DETAILS |
| | | SHEET # |
| | | C5 |
| | | JOB # |
| | | 2017086 |

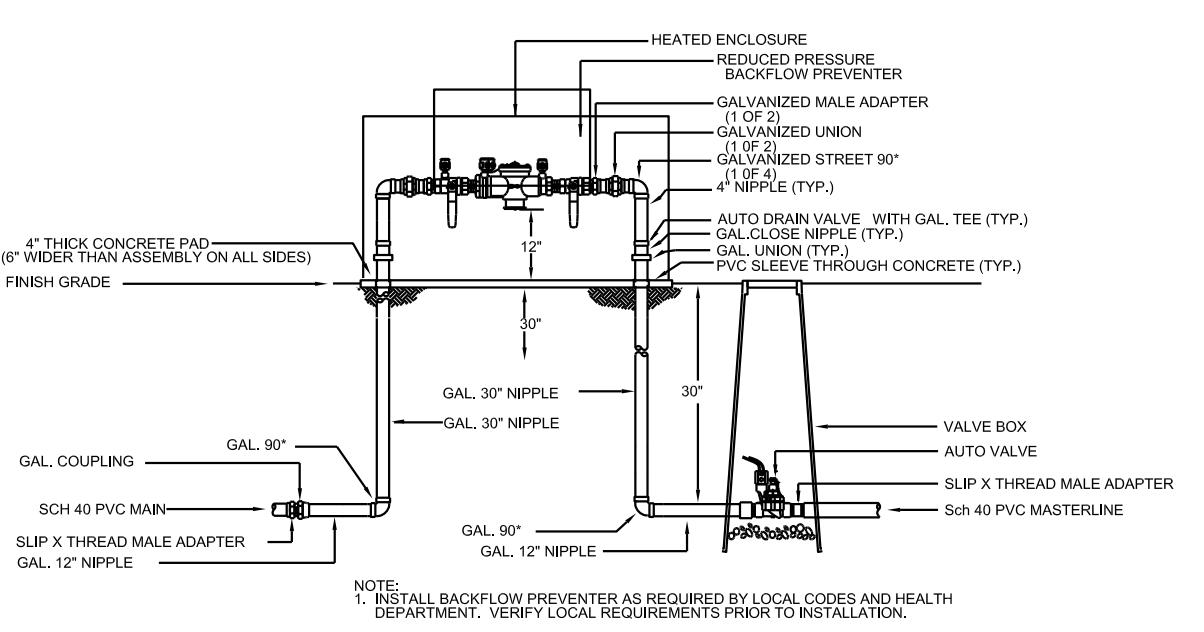
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

RONALD R. BOHANNAN
P.E. #7868

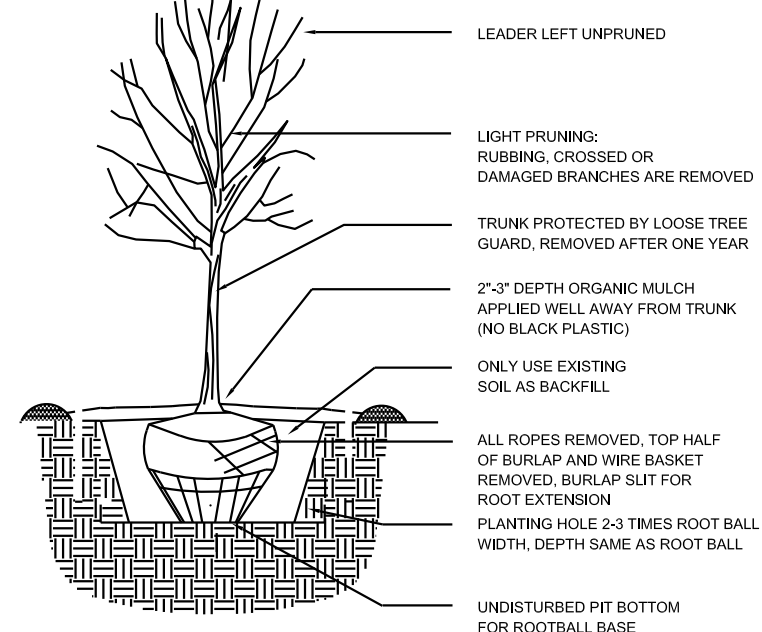
Paseo del Norte
(Variable Width R/W-Access Controlled)



Palomas Avenue N.E.



RP BACKFLOW/MASTER VALVE DETAIL



TREE PLANTING DETAIL

PLANT LEGEND

| Qty. | Symbol | Scientific Name | Common Name | Installed Size | Mature Height/Spread | Landscape Coverage | Water Use | Drip Emitters |
|------|--------|---|---|----------------|----------------------|--------------------|------------------|---------------|
| 6 | | Quercus Texas Red Oak | Quercus Texas Red Oak | 2\" B&B | 50\"/45' | 50 sf=300 sf | Medium | 6-2 gph |
| 5 | | Ulmus Lacebark Elm | Ulmus Lacebark Elm | 2\" B&B | 50\"/20' | 50 sf=250 sf | Medium | 6-2 gph |
| 4 | | Fraxinus Autumn Purple Ash | Fraxinus Autumn Purple Ash | 2\" B&B | 40\"/40' | 50 sf=200 sf | Medium + 6-2 gph | |
| 5 | | Gleditsia triacanthos inermis Honeylocust | Gleditsia triacanthos inermis Honeylocust | 2\" B&B | 50\"/45' | 50 sf=250 sf | Medium | 6-2 gph |
| 6 | | Pistacia chinensis Chinese Pistache | Pistacia chinensis Chinese Pistache | 2\" B&B | 30\"/35' | 50 sf=300 sf | Medium + 6-2 gph | |
| 1 | | Acer Japanese Maple | Acer Japanese Maple | 2\" B&B | 30\"/35' | 50 sf=50 sf | Medium + 6-2 gph | |
| 2 | | Pinus Bosnian Pine | Pinus Bosnian Pine | 6\" HT. | 15\"/8' | 50 sf=100 sf | Medium | 6-2 gph |
| 6 | | Pinus nigra Austrian Pine | Pinus nigra Austrian Pine | 6\" HT. | 65\"/25' | 50 sf=300 sf | Medium | 6-2 gph |

Shrubs/Groundcovers

| | | | | | | | | |
|----|--|---|---|-------|----------|----------------|---------|---------|
| 7 | | Buddleia davidii Butterfly Bush | Buddleia davidii Butterfly Bush | 1-Gal | 6\"/6' | 64 sf=448 sf | Medium | 2-2 gph |
| 10 | | Caryopteris clandonensis Blue Mist | Caryopteris clandonensis Blue Mist | 1-Gal | 3\"/3' | 15 sf=150 sf | Medium | 2-2 gph |
| 56 | | Vauquelinia Rosewood | Vauquelinia Rosewood | 5-Gal | 15\"/15' | 100 sf=5600 sf | Low | 2-2 gph |
| 27 | | Eriocameria laricifolia 'Aguirre' Turpentine Bush | Eriocameria laricifolia 'Aguirre' Turpentine Bush | 5-Gal | 4\"/4' | 30 sf=810 sf | Low | 2-1 gph |
| 10 | | Salvia greggii Cherry Sage | Salvia greggii Cherry Sage | 1-Gal | 2\"/3' | 15 sf=150 sf | Medium | 2-1 gph |
| 28 | | Juniperus sabina 'Buffalo' Buffalo Juniper (female) | Juniperus sabina 'Buffalo' Buffalo Juniper (female) | 5-Gal | 1\"/12' | 80 sf=2240 sf | Low + | 2-2 gph |
| 4 | | Prunus besseyi Sand Cherry | Prunus besseyi Sand Cherry | 5-Gal | 4\"/4' | 15 sf=60 sf | Medium | 2-2 gph |
| 4 | | Viburnum Burkwood Viburnum | Viburnum Burkwood Viburnum | 5-Gal | 6\"/6' | 64 sf=256 sf | Medium+ | 2-2 gph |
| 2 | | Rosa Knockout Rose | Rosa Knockout Rose | 5-Gal | 3\"/3' | 15 sf=30 sf | Medium+ | 2-2 gph |
| 6 | | Lagerstroemia Crape Myrtle | Lagerstroemia Crape Myrtle | 5-Gal | 15\"/20' | 100 sf=600 sf | Medium+ | 2-2 gph |
| 6 | | Chamabatlera Fernbush | Chamabatlera Fernbush | 5-Gal | 5\"/6' | 64 sf=384 sf | Medium+ | 2-2 gph |
| 15 | | Hesperaloe parviflora Red Yucca | Hesperaloe parviflora Red Yucca | 5-Gal | 3\"/4' | 20 sf=300 sf | Low | 2-2 gph |
| 9 | | Ilex Dwarf Burford Holly | Ilex Dwarf Burford Holly | 5-Gal | 4\"/4' | 20 sf=180 sf | Medium+ | 2-1 gph |
| 12 | | Lavandula Lavender | Lavandula Lavender | 1-Gal | 3\"/3' | 12 sf=144 sf | Medium | 2-2 gph |
| 12 | | Rhus aromatica Gro Low Sumac | Rhus aromatica Gro Low Sumac | 5-Gal | 2\"/6' | 64 sf=768 sf | Low + | 2-2 gph |
| 10 | | Spirea Dwarf Red Spirea | Spirea Dwarf Red Spirea | 5-Gal | 3\"/3' | 15 sf=150 sf | Medium+ | 2-2 gph |
| 15 | | Potentilla fruticosa Shrubby Cinquefoil | Potentilla fruticosa Shrubby Cinquefoil | 5-Gal | 3\"/3' | 10 sf=150 sf | Medium+ | 2-2 gph |
| 2 | | Yucca baccata Datil | Yucca baccata Datil | 5-Gal | 6\"/3' | 25 sf=50 sf | Medium+ | 2-2 gph |
| 11 | | Nandina Heavenly Bamboo | Nandina Heavenly Bamboo | 5-Gal | 8\"/5' | 20 sf=220 sf | Medium+ | 2-2 gph |
| 7 | | Rosmarinus officinalis Rosemary | Rosmarinus officinalis Rosemary | 5-Gal | 6\"/6' | 30 sf=210 sf | Low + | 2-2 gph |
| 37 | | Raphiolepis India Hawthorn | Raphiolepis India Hawthorn | 5-Gal | 4\"/4' | 20 sf=740 sf | Medium | 2-2 gph |
| 2 | | Hibiscus Rose of Sharon | Hibiscus Rose of Sharon | 5-Gal | 10\"/10' | 30 sf=60 sf | Medium+ | 2-2 gph |
| 8 | | Achillea Moonshine Yarrow | Achillea Moonshine Yarrow | 1-Gal | 2\"/2' | 10 sf=80 sf | Medium | 2-2 gph |
| 11 | | Nepeta Catmint | Nepeta Catmint | 1-Gal | 1\"/2' | 15 sf=165 sf | Medium | 2-2 gph |

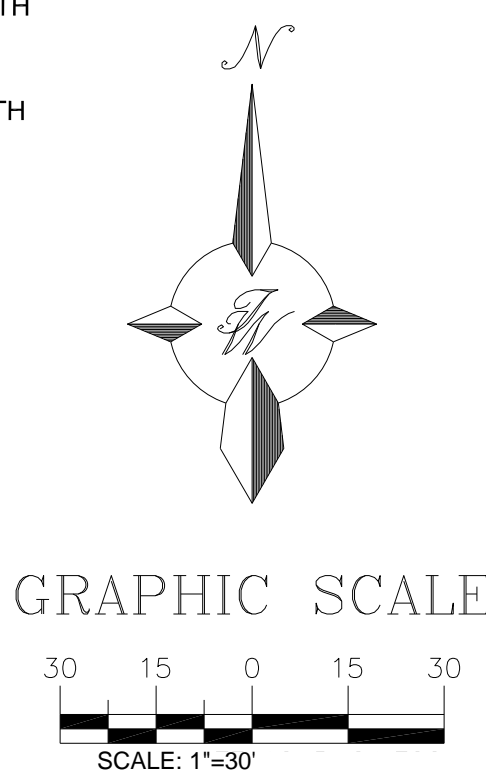
Grasses

| | | | | | | | | |
|----|--|----------------------------------|----------------------------------|-------|--------|--------------|--------|---------|
| 76 | | Calamagrotis Karl Foerster Grass | Calamagrotis Karl Foerster Grass | 1-Gal | 3\"/2' | 10 sf=760 sf | Medium | 2-2 gph |
| 13 | | Muhlenbergia Deer Grass | Muhlenbergia Deer Grass | 5-Gal | 4\"/4' | 20 sf=260 sf | Low+ | 2-2 gph |
| 7 | | Muhlenbergia Regal Mist Grass | Muhlenbergia Regal Mist Grass | 1-Gal | 3\"/3' | 15 sf=105 sf | Medium | 2-2 gph |

Total Landscape Coverage=16,820 SF

MATERIALS LEGEND

- 1\" BROWN GRAVEL AT 2\" DEPTH
- 3/8\" GRAY GRAVEL AT 2\" DEPTH
-
- 6\" BENCH



SITE DATA

| | |
|-----------------------------|------------|
| GROSS LOT AREA (4.07 acres) | 177,515 SF |
| LESS BUILDING(S) | 71,721 SF |
| NET LOT AREA | 105,794 SF |

| | |
|--|-----------|
| REQUIRED LANDSCAPE 15% OF NET LOT AREA | 15,869 SF |
| PROPOSED LANDSCAPE | 22,025 SF |
| PERCENT OF NET LOT AREA | 20 % |

| | |
|--|----------|
| HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA | _____ SF |
| PROPOSED HIGH WATER USE TURF | _____ SF |
| PERCENT OF LANDSCAPE AREA | _____ % |

| | |
|--|----|
| REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE | 13 |
| PROVIDED STREET TREES | 13 |

| | |
|--|-------|
| REQUIRED PARKING LOT TREES 1 PER 10 SPACES | _____ |
| 221 SPACES/10 | 22 |
| PROVIDED PARKING LOT TREES | 22 |

| |
|---|
| TOTAL TREE REQUIRED/PROVIDED (2\"/> 35/38 |
|---|

| | |
|---|----------------|
| REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (22,025 SF PROPOSED LANDSCAPE X 75%) | 16,518 SF MIN. |
| PROVIDED GROUNDCOVER COVERAGE | 16,820 SF |
| PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS | 76% |

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2\"/> 3\" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

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

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

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 ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

OVERTURE SENIOR ACTIVE ADULT CONCEPTUAL LANDSCAPE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

5.17.18

| | |
|---|---------|
| DRAWN BY | JC |
| DATE | 1/31/18 |
| OVERTURE SENIOR ACTIVE ADULT FACILITY LANDSCAPE | 5.17.18 |
| SHEET # | L1 |
| JOB # | 2017086 |

Date: 5/7/2018 11:55 AM Bx: jettiers
NOT FOR CONSTRUCTION



2 WEST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

**NOTE: EXTERIOR LIGHTING MUST BE LOCATED BETWEEN 6-14 FEET FROM THE ADJACENT GRADE.

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND:

| | |
|----|---|
| 1 | EXTERIOR STUCCO SYSTEM (COLOR 1) |
| 1A | EXTERIOR STUCCO SYSTEM (COLOR 2) |
| 1B | STUCCO COVERED FOAM TRIM |
| 1C | STUCCO CONTROL JOINT (RE: X/A7.XX) |
| 2 | FIBER CEMENT HORIZ. SIDING (WOOD FINISH) |
| 2A | FIBER CEMENT TRIM |
| 3 | STONE VENEER |
| 3A | MASONRY CONTROL JOINT (RE: X/7.XX) |
| 4 | CAST STONE |
| 5 | EPI WOOD - RAIN SCREEN SYSTEM |
| 6 | COMPOSITION SHINGLE ROOF |
| 6A | STANDING SEAM METAL ROOF |
| 6B | METAL CANOPY |
| 7 | STOREFRONT GLAZING SYSTEM |
| 8 | GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET |
| 9 | METAL BRACKETS |

PROPOSED FACADE COLOR PALETTE

** NOTE: DEPICTED MATERIALS AND COLORS ARE PRELIMINARY IN NATURE. FINAL OWNER APPROVED SELECTIONS WILL BE SUBMITTED FOR APPROVAL.

EXTERIOR STUCCO SYSTEM:
WHITE, OFFWHITE, OR BEIGE

STONE VENEER:
NATURAL STONE

CAST STONE:
MATCH STONE VENEER

EPI WOOD - RAIN SCREEN SYSTEM
SEALED WOOD

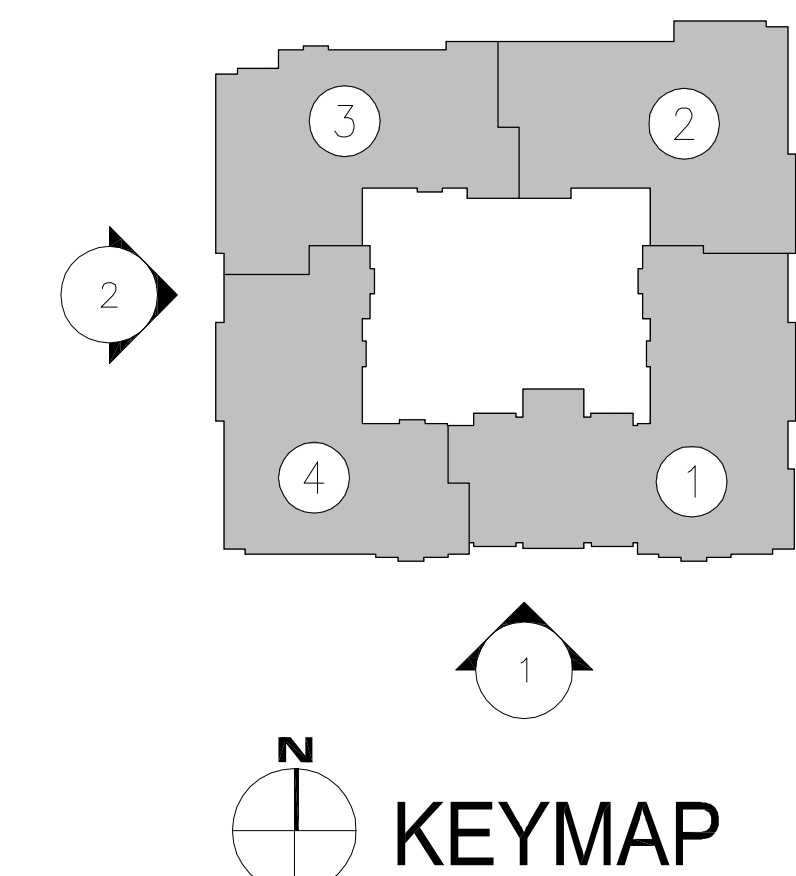
FIBER CEMENT HORIZ. SIDING:
WOOD GRAINED, WOOD TONED

COMPOSITION SHINGLE ROOF:
WEATHERED WOOD

STANDING SEAM METAL ROOF:
BRONZE

GUARDRAIL SYSTEM:
BRONZE

METAL BRACKETS:
BRONZE/BLACK

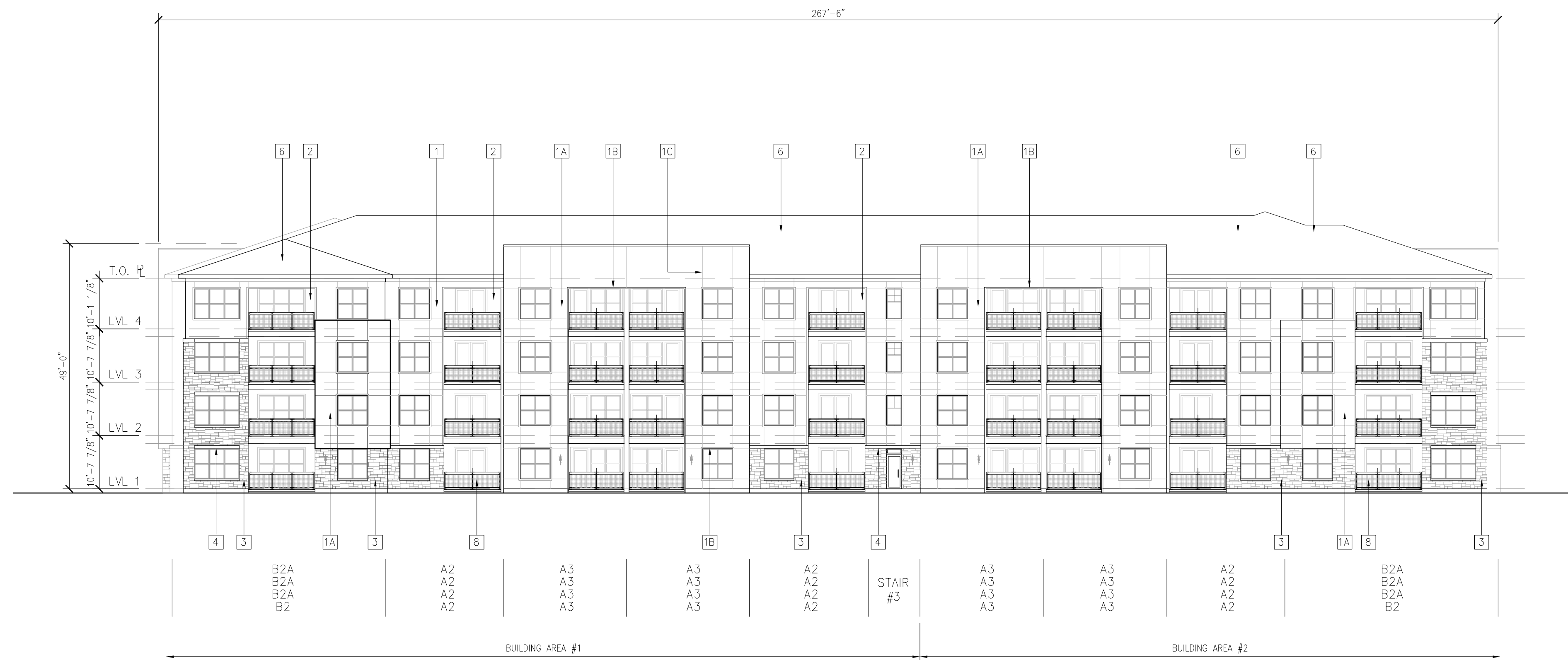


MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787
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PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO
A Development of
GREYSTAR DEVELOPMENT GROUP, LP

JOB NO.: 17038
FILE NAME: 7038A400
X NOT FOR CONSTRUCTION
ISSUED FOR PRICING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION
DRAWING NO.
A4.00

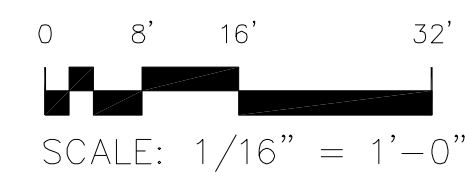
These are preliminary and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1, 1990, and known as the Architectural Works Protection Act of 1990. The protection herein but is not limited to the overall form or as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or forms representing or forming part of such construction or buildings being used and/or used.



2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



ELEVATION KEYNOTE LEGEND:

| | |
|----|---|
| 1 | EXTERIOR STUCCO SYSTEM (COLOR 1) |
| 1A | EXTERIOR STUCCO SYSTEM (COLOR 2) |
| 1B | STUCCO COVERED FOAM TRIM |
| 1C | STUCCO CONTROL JOINT (RE: X/A7.XX) |
| 2 | FIBER CEMENT HORIZ. SIDING (WOOD FINISH) |
| 2A | FIBER CEMENT TRIM |
| 3 | STONE VENEER |
| 3A | MASONRY CONTROL JOINT (RE: X/7.XX) |
| 4 | CAST STONE |
| 5 | EPI WOOD - RAIN SCREEN SYSTEM |
| 6 | COMPOSITION SHINGLE ROOF |
| 6A | STANDING SEAM METAL ROOF |
| 6B | METAL CANOPY |
| 7 | STOREFRONT GLAZING SYSTEM |
| 8 | GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET |
| 9 | METAL BRACKETS |

PROPOSED FACADE
COLOR PALETTE

** NOTE: DEPICTED MATERIALS AND COLORS ARE PRELIMINARY IN NATURE. FINAL OWNER APPROVED SELECTIONS WILL BE SUBMITTED FOR APPROVAL.

EXTERIOR STUCCO SYSTEM:
WHITE, OFFWHITE, OR BEIGE

STONE VENEER:
NATURAL STONE

CAST STONE:
MATCH STONE VENEER

EPI WOOD - RAIN SCREEN SYSTEM
SEALED WOOD

FIBER CEMENT HORIZ. SIDING:
WOOD GRAINED, WOOD TONED

COMPOSITION SHINGLE ROOF:
WEATHERED WOOD

STANDING SEAM METAL ROOF:
BRONZE

GUARDRAIL SYSTEM:
BRONZE

METAL BRACKETS:
BRONZE/BLACK

