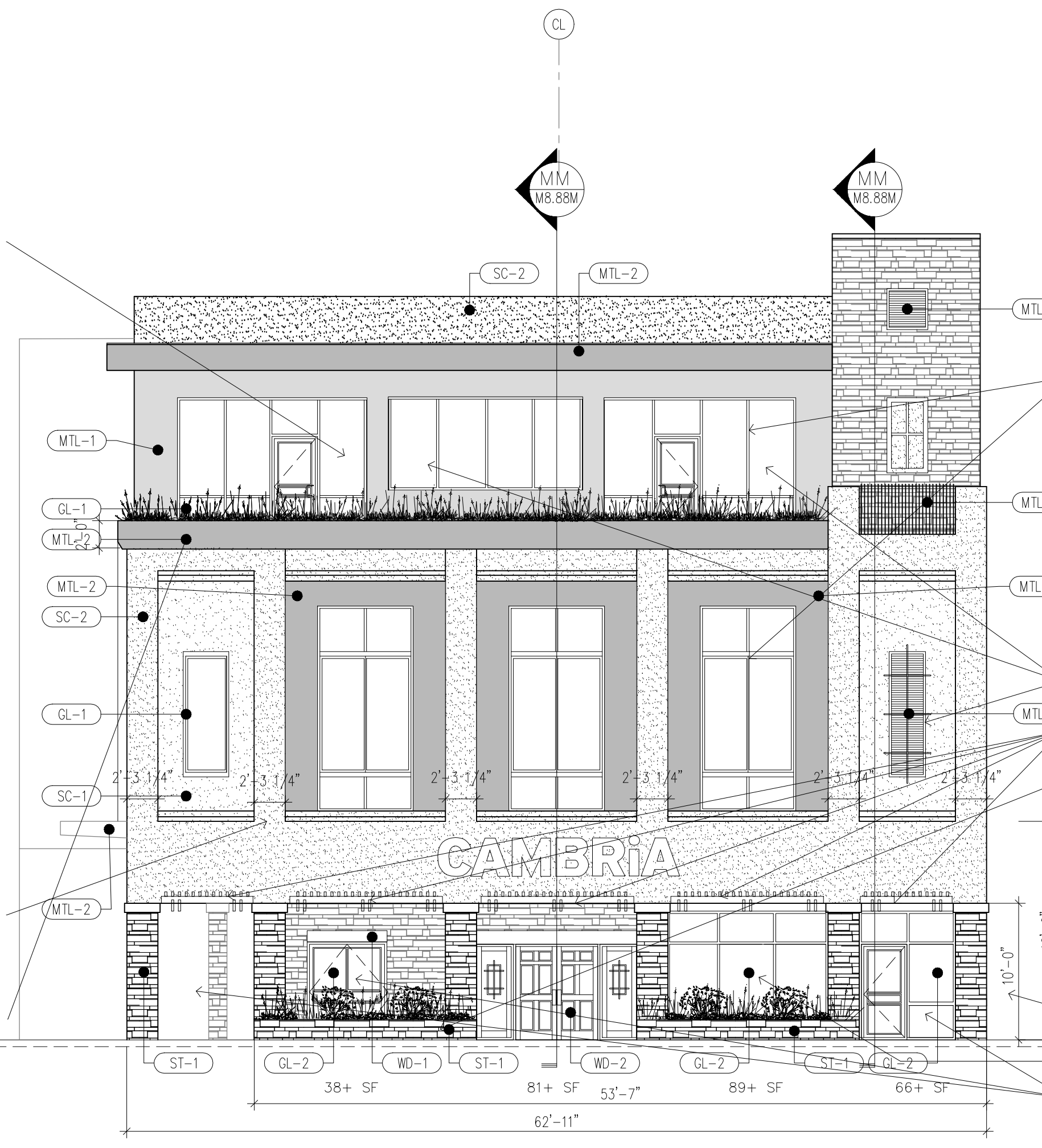


The sheets have been amended by the design team responsible for their information, all on the job. See 01000-PROVISIONS.

PER IDO SECTION 5-11(E)(2)(b)

1. WINDOWS ON UPPER FLOORS SHALL BE RECESSED NOT LESS THAN 2".
2. EACH GROUND FLOOR OF A STREET-FACING FACADE SHALL CONTAIN A MINIMUM OF 30% OF ITS SURFACES IN TRANSPARENT WINDOWS AND/OR DOORS.
3. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING FEATURES ALONG AT LEAST 20 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SO THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 30 FEET OF FACADE LENGTH:
 - A. WINDOWS ON UPPER FLOORS.
 - B. PRIMARY PEDESTRIAN ENTRANCES.
 - C. ARCADES, TRELLISES, OR OTHER ELEMENTS THAT PROVIDE SHADE OR PROTECTION FROM THE WEATHER.
 - D. RAISED PLANTERS BETWEEN 12" AND 24" (18") WITH SURFACE PLANTED TO ACHIEVE 75% VEGETATIVE COVER AT MATURITY.
4. EACH STREET-FACING FACADE LONGER THAN 50 FEET SHALL INCORPORATE AT LEAST 2 OF THE FOLLOWING ADDITIONAL FEATURES:
 - A. AN OFFSET, REVEAL, PILASTER, OR PROJECTING ELEMENT, NO LESS THAN 2 FEET IN WIDTH, PROJECTING AT LEAST 6 INCHES FROM THE FACADE AND REPEATING AT MINIMUM INTERVALS OF 25 FEET OF FACADE LENGTH.
 - B. THREE-DIMENSIONAL CORNICE OR BASE FEATURES THAT ARE DIFFERENT IN MATERIAL FROM THE PRIMARY FACADE AND PROJECT AT LEAST 3 INCHES FROM THE FACADE. A BASE FEATURE SHALL BE NO SHORTER THAN 18 INCHES, AND A CORNICE FEATURE SHALL BE NO SHORTER THAN 12 INCHES.
 - C. A CORNICE OR PROJECTING ELEMENT, NO LESS THAN 2 FEET IN WIDTH, PROJECTING AT LEAST 6 INCHES FROM THE FACADE AND REPEATING AT MINIMUM INTERVALS OF 25 FEET OF FACADE LENGTH.
 - D. THREE-DIMENSIONAL CORNICE OR BASE FEATURES THAT ARE DIFFERENT IN MATERIAL FROM THE PRIMARY FACADE AND PROJECT AT LEAST 3 INCHES FROM THE FACADE. A BASE FEATURE SHALL BE NO SHORTER THAN 18 INCHES, AND A CORNICE FEATURE SHALL BE NO SHORTER THAN 12 INCHES.



PER IDO SECTION 5-11(E)(2)(b)
WINDOWS ON UPPER FLOORS SHALL BE RECESSED NOT LESS THAN 2".

PER IDO SECTION 5-11(E)(2)(g)

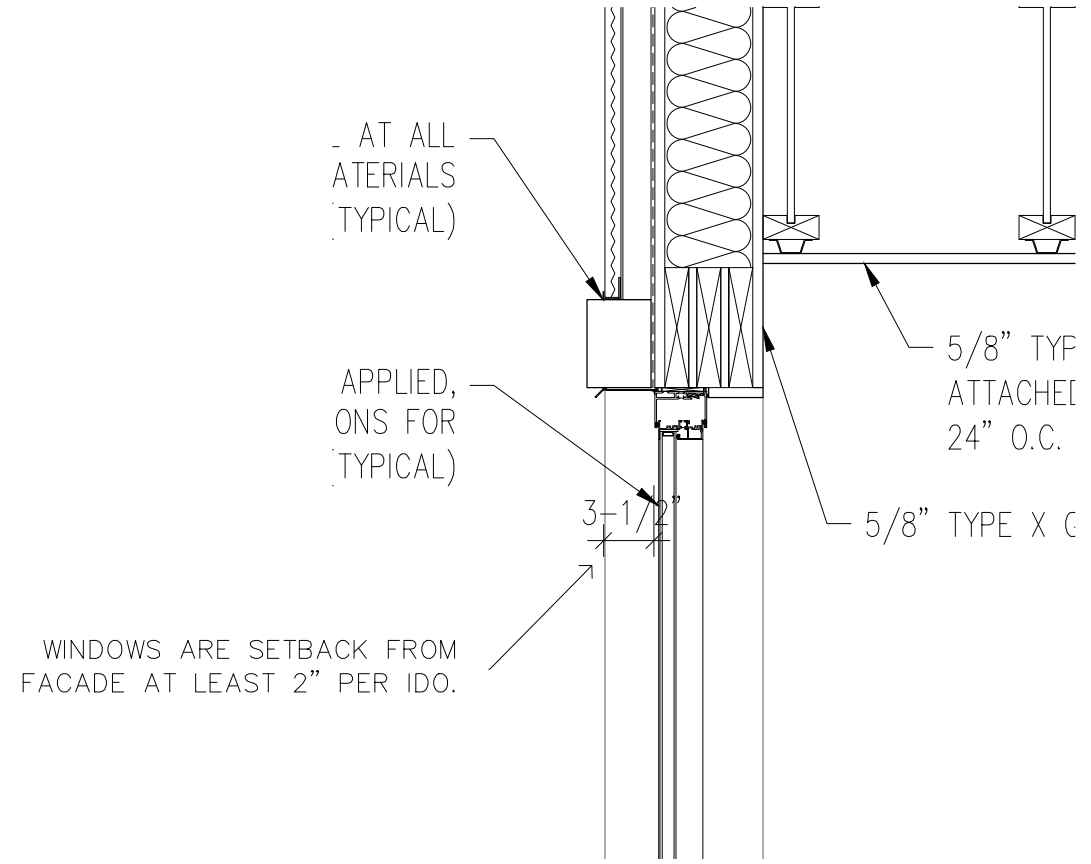
1. SENSE OF HUMAN SCALE BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND LEVELS AND ALL ADDITIONAL LEVELS.
2. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST 2 OF THE FOLLOWING FEATURES ALONG AT LEAST 30% OF THE LENGTH OF THE FACADE:
 - A. WINDOWS ON UPPER FLOORS.
 - B. PRIMARY PEDESTRIAN ENTRANCES.
 - C. ARCADES, TRELLISES, OR OTHER ELEMENTS THAT PROVIDE SHADE OR PROTECTION FROM THE WEATHER.
 - D. RAISED PLANTERS BETWEEN 12" AND 24" (18") ABOVE GRADE WITH SURFACE PLANTED TO ACHIEVE 75% VEGETATIVE COVER AT MATURITY.

PER IDO SECTION 5-11(E)(1)

1. GROUND FLOOR HEIGHT SHALL BE AT LEAST 10 FEET HIGH.

PER IDO SECTION 5-11(E)(2)(b)

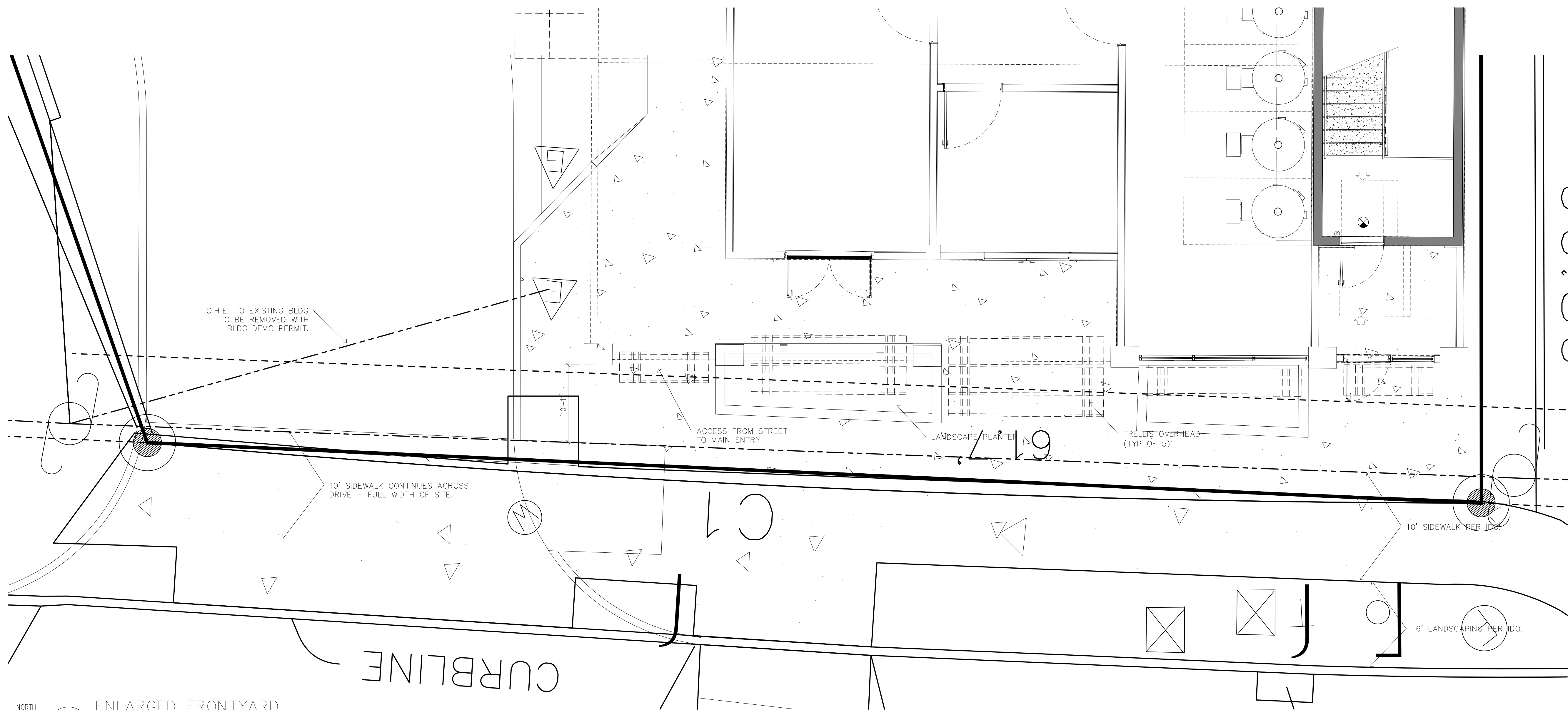
2. GROUND FLOOR SHALL BE AT LEAST 30% TRANSPARENT WINDOWS & DOORS. (700 SF X .30 = 210 SF)
TOTAL PROVIDED = 274 SF.



WINDOWS ARE SETBACK FROM FACADE AT LEAST 2" PER IDO.

07 NORTH EXT. ELEVATION STREET-FACING FACADE
SCALE: 1/8" = 1'-0"

02 WINDOW DETAIL @ LEAST SETBACK



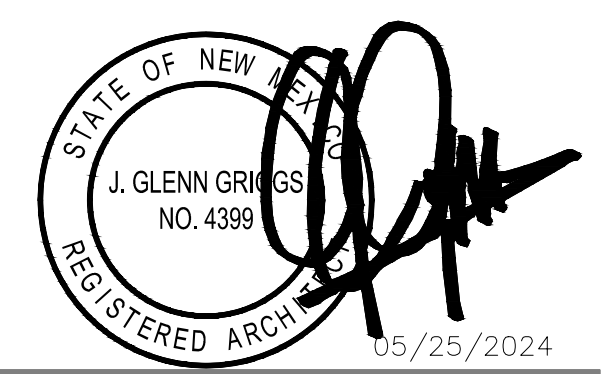
01 ENLARGED FRONTYARD SITE AREA

EXTERIOR FINISH NOTES



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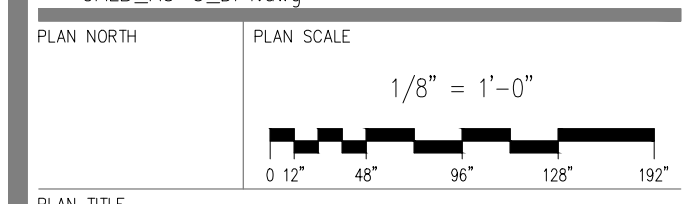
2026 CENTRAL AVENUE
ALBUQUERQUE, NM
APPLICATION #: SI-2024-00597

SITE DEVELOPMENT SUBMITTAL

MAY 24, 2024

DATE (YY/MM/DD)	REVISION DESCRIPTION
01/17/23	30% BRAND SUBMITTAL
02/16/23	01 REVISED 30% DESIGN SUBMITTAL WITH REVISED OWNER DIRECTION
07/31/23	60% DESIGN DEVELOPMENT BRAND SUBMITTAL
11/20/23	60% DESIGN DEVELOPMENT BRAND RESUBMITTAL, WITHOUT INTERIOR DESIGN

ELECTRONIC POST DATE STAMP
Tuesday, June 11, 2024 6:33:39 AM
ELECTRONIC FLEXNAME STAMP
CALB_A3-3_DFT.dwg



EXTERIOR ELEVATIONS

PLAN NUMBER
A3.3