

- KEYED NOTES**
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#3 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS @ BARS @ 32" O.C. VERTICAL. BROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANDED JOINT MATERIAL.
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 I-P.M.
 - 3" CONCRETE ANCHOR 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10x10 I-P.M. / TURNDOWN EDGE.
 - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING.
 - BROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.

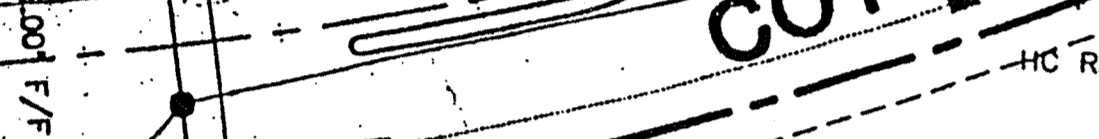
REFUSE ENCLOSURE



BIKE RACK DETAIL



SHOE BOX DETAIL



GENERAL ARCHITECTURE CHARACTER FOR G-1 SITES

GENERAL ARCHITECTURE CHARACTER FOR G-1 SITES IS AS FOLLOWS: STRUCTURES WILL BE CEMENTITIOUS FINISH STRUCTURES TO BE PREDOMINANTLY FLAT-ROOFED. HOWEVER, PARTIAL BUILDING AREAS SUCH AS PORTALS OR SMALL EXTENSIONS OF BUILDING FUNCTIONS ADJACENT TO THE MAJOR BUILDING MASS MAY HAVE SLOPED ROOFS. BUILDING HEIGHTS ARE LIMITED TO 32' FOOT PARAPET HEIGHTS FOR THE MAIN BUILDING WALL. THE APPROVAL OF THE SITE PLANS FOR BUILDING PERMITS FOR EACH SITE WILL BE DELEGATED TO THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD.

MECHANICAL EQUIPMENT SCREENING

ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW OF THE ADJACENT PARKING AREA AND PUBLIC RIGHT-OF-WAY.

COLOR PALETTE

- GROUP #1 (PRIMARY): LIGHT TAN TO LIGHT PINK
- GROUP #2 (BANDING): TAN; CREAM; ROSE
- GROUP #3 (ACCENTS): BRONZE; BLUE/GREEN; WHITE
- GROUP #4 (ROOF): GREEN; TEAL

BUILDING SIGNAGE

EXCEPT AS NOTED UNDER AWNINGS ALL SIGNAGE WILL BE ROOFMOUNT. TYPE LETTERING NO TO EXCEED 4 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION. LETTERS ARE TO BE INTERNALLY ILLUMINATED. EXPOSED NEON IS PROHIBITED. ONE 30" S.F. MONUMENT SIGN PER SITE IS ALLOWED.

DRIVEWAY NOTES

DRIVEWAYS ARE TO BE LOCATED AWAY FROM THE FRONTS OF STORES TO MINIMIZE CONFLICTS BETWEEN PEDESTRIANS AND CURBS.

AWNINGS

AWNINGS ARE PERMITTED ABOVE HINDCH AREAS. AWNINGS WITH PAINTED OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDING THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED 10 PERCENT OF THE AREA OF BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

ROOF SURFACE

THE FLAT ROOF SURFACING IS TO BE GRAVEL AND BURROOFING IS TO BE STANDING SEAM METL. EDGE.

GLAZING

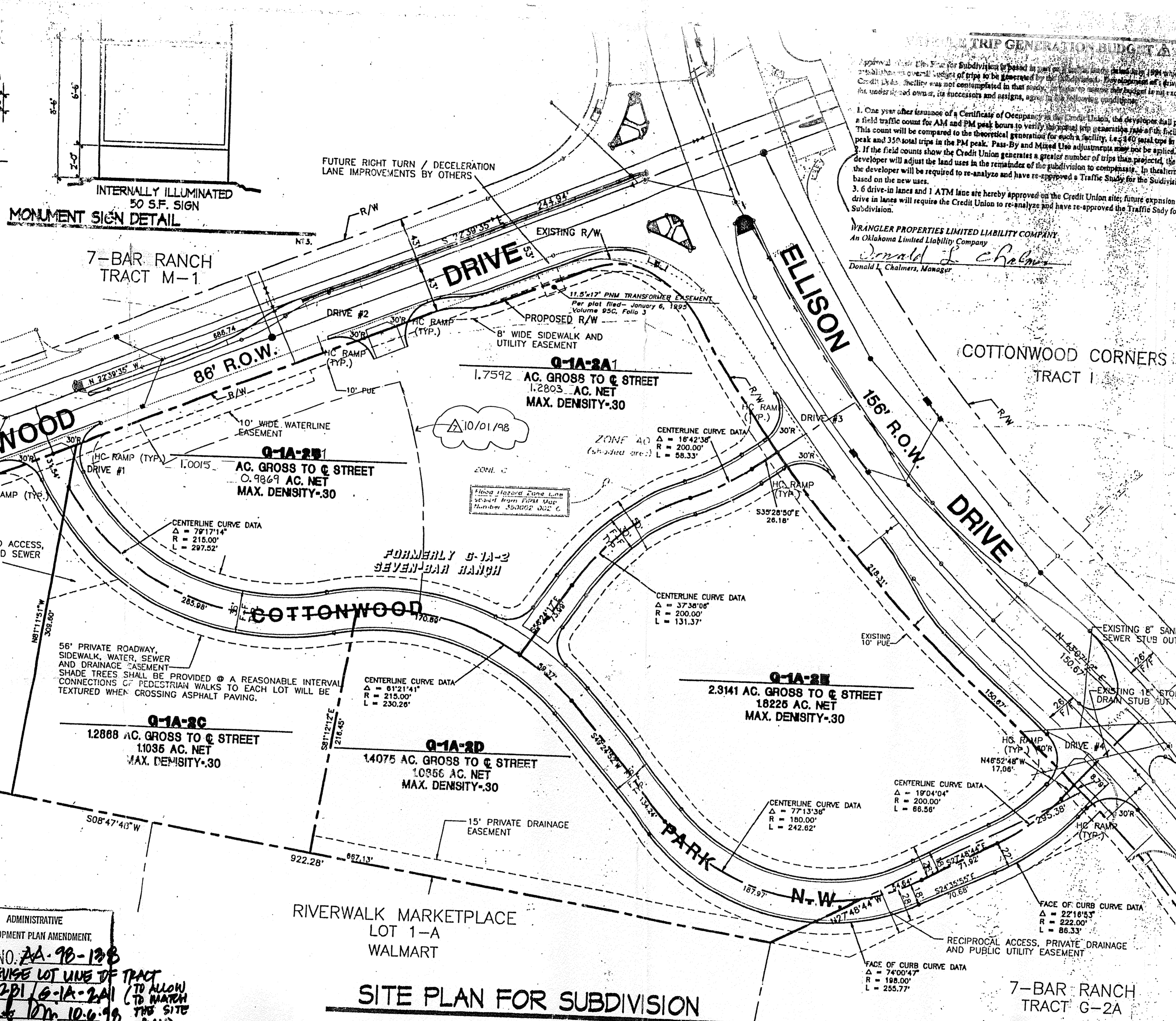
REFLECTIVE GLAZING IS PROHIBITED. BRONZE AND CLEAR TINTED GLASS IS PERMITTED.

SERVICE AREAS

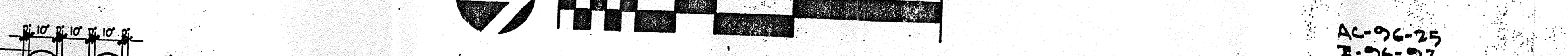
SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM THE ADJACENT PUBLIC RIGHTS OF WAY AND FREE-STANDING DUMP-SITE LOCATIONS ARE TO BE GATED. SCREENING MATERIAL TO MATCH BUILDING WALL COLOR AND MATERIAL.

LIGHTING

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN BUILDING AREA. 2-1/2" DIA. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LIGHTS MUST BE SHIELDED FROM THE PUBLIC RIGHT-OF-WAY.



SITE PLAN FOR SUBDIVISION



AC-96-25
E-96-92
9D-78-3-C

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON EPC CASE # 7-96-002 DRD CASE # 96-353

PLANNING DIRECTOR APPROVED AS TO THE TECHNICAL ASPECTS DATE 2-18-97

TRAFFIC ENGINEER APPROVED AS TO THE TRAFFIC ASPECTS DATE 2-18-97

AMARCA PARKS & GENERAL SERVICES APPROVED AS TO THE LANDSCAPE ASPECTS DATE 2-18-97

CITY ENGINEER APPROVED AS TO THE CITY ENGINEERING ASPECTS DATE 2-18-97

SCALE 1" = 50'-0"

TRIP GENERATION BUDGET

Approved under the Plan for Subdivision to be used in part for the purpose of determining the number of trips to be generated by the subdivision. The developer of the subdivision shall be responsible for the collection of data for the trip generation study. The developer shall be responsible for the collection of data for the trip generation study. The developer shall be responsible for the collection of data for the trip generation study.

One year after issuance of a Certificate of Occupancy for the subdivision, the developer shall perform a field traffic count for AM and PM peak hours to verify the trip generation study. This count will be compared to the theoretical generated for each building. If the field count is 10% or more above the theoretical count, the developer will adjust the land use in the remainder of the subdivision to compensate. In the alternative, based on the new use, the developer will be required to re-analyze and have re-approved a Traffic Study for the subdivision.

WRANGLER PROPERTIES LIMITED LIABILITY COMPANY
An Oklahoma Limited Liability Company
Donald L. Chalmers, Manager

LEGAL DESCRIPTION

TRACTS G-1A1 AND G-1A-2A THE 1/4 SECTION OF SEVEN BAR RANCH
RE-LAY OF TRACT G-1A
COTTONWOOD DRIVE N.W. AND ALBUQUERQUE NEW MEXICO

CURRENT ZONING

CU-1 FOR 2-3 LOTS
WILL ACROSS LOTS 1 THRU 4

TOTAL ACREAGE

ZONE ATLAS 9.11 AC.
A-14-Z

PARKING CALCULATIONS

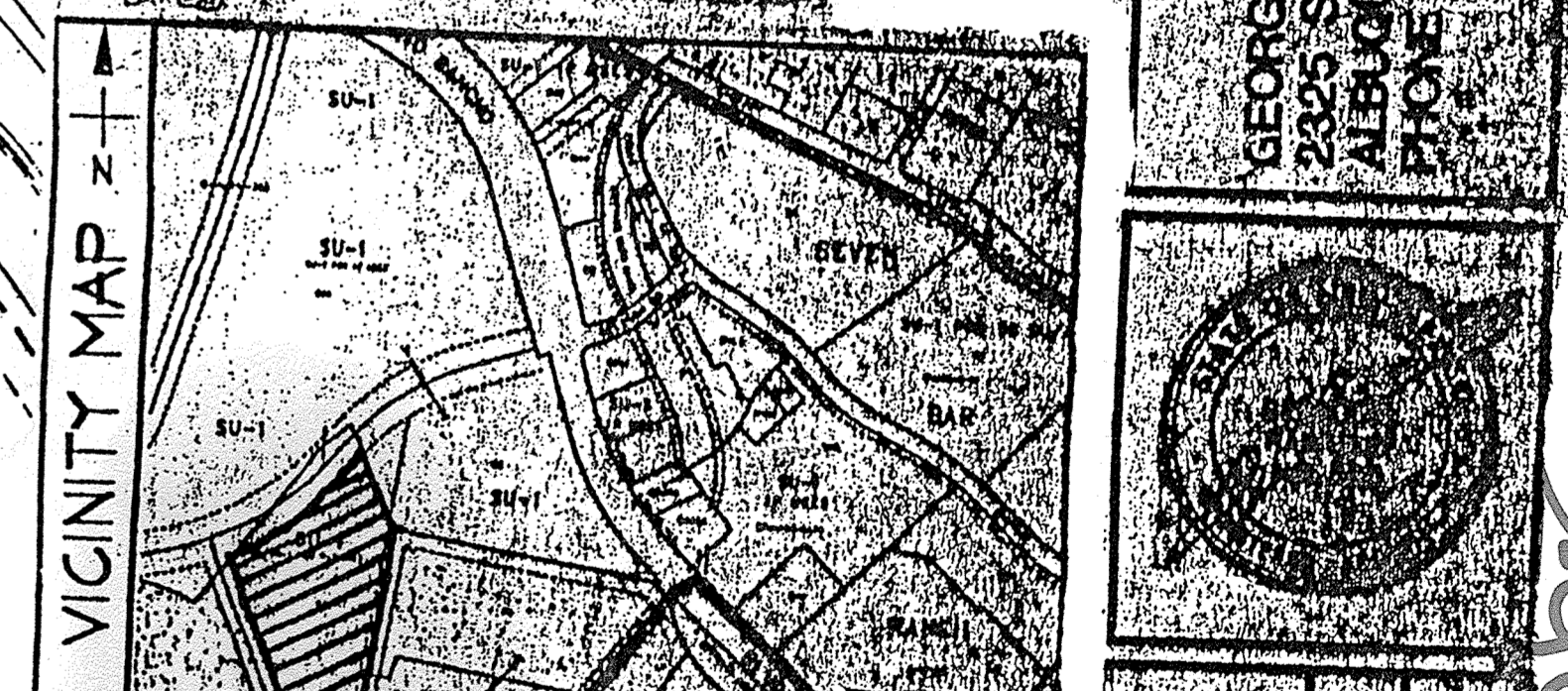
PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE

LANDSCAPE NOTES

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING & WATER PERFORMANCE WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

1) ALL LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
2) ALL LANDSCAPING SHALL BE INSTALLED BY A COMPLETE UNDERPAVING IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.

LANDSCAPE NOTES (continued):
- 2" DIA. STEEL PIPE WITH 1/2" DIA. HOLES TO MATCH THE SITE PLAN.
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