

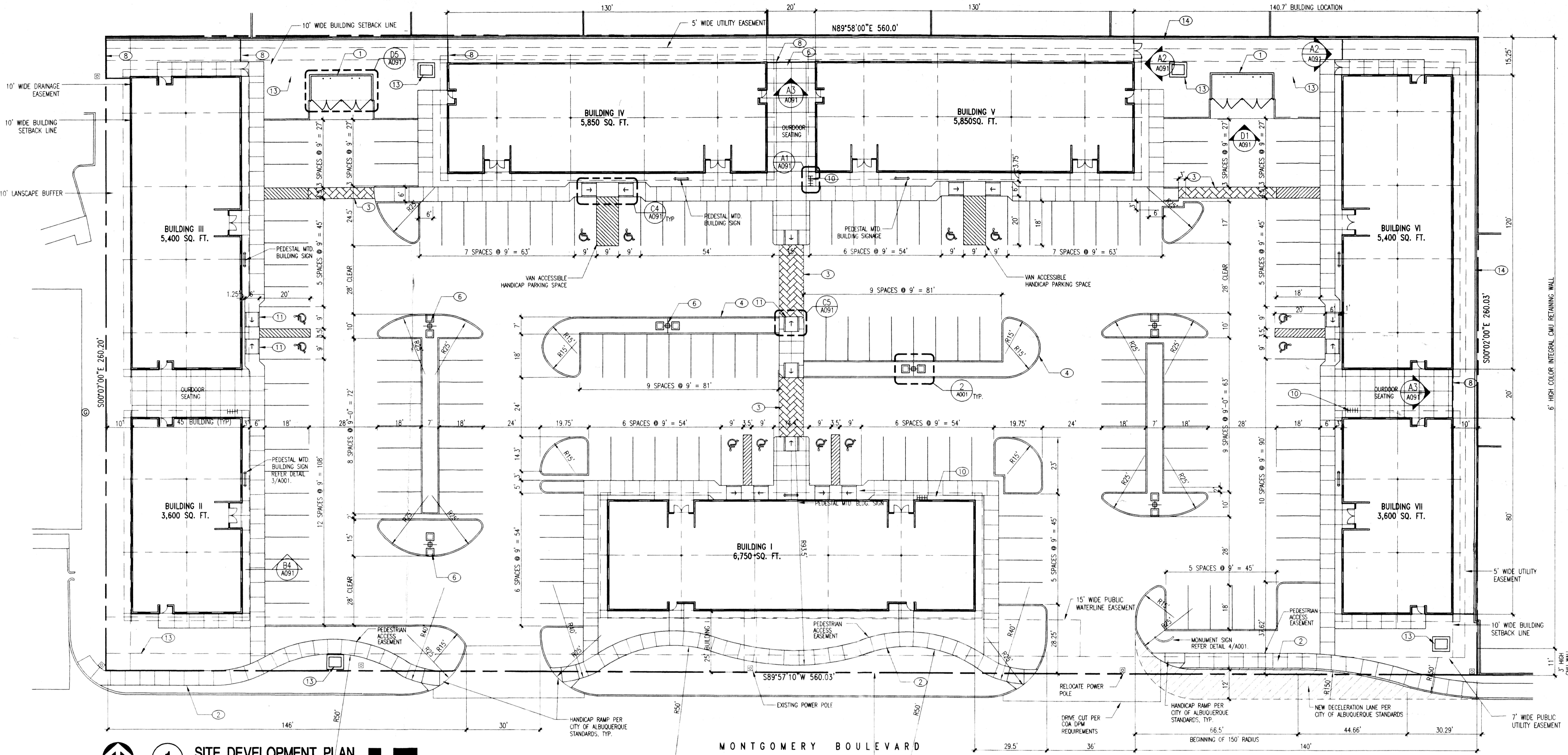
architect

engineer

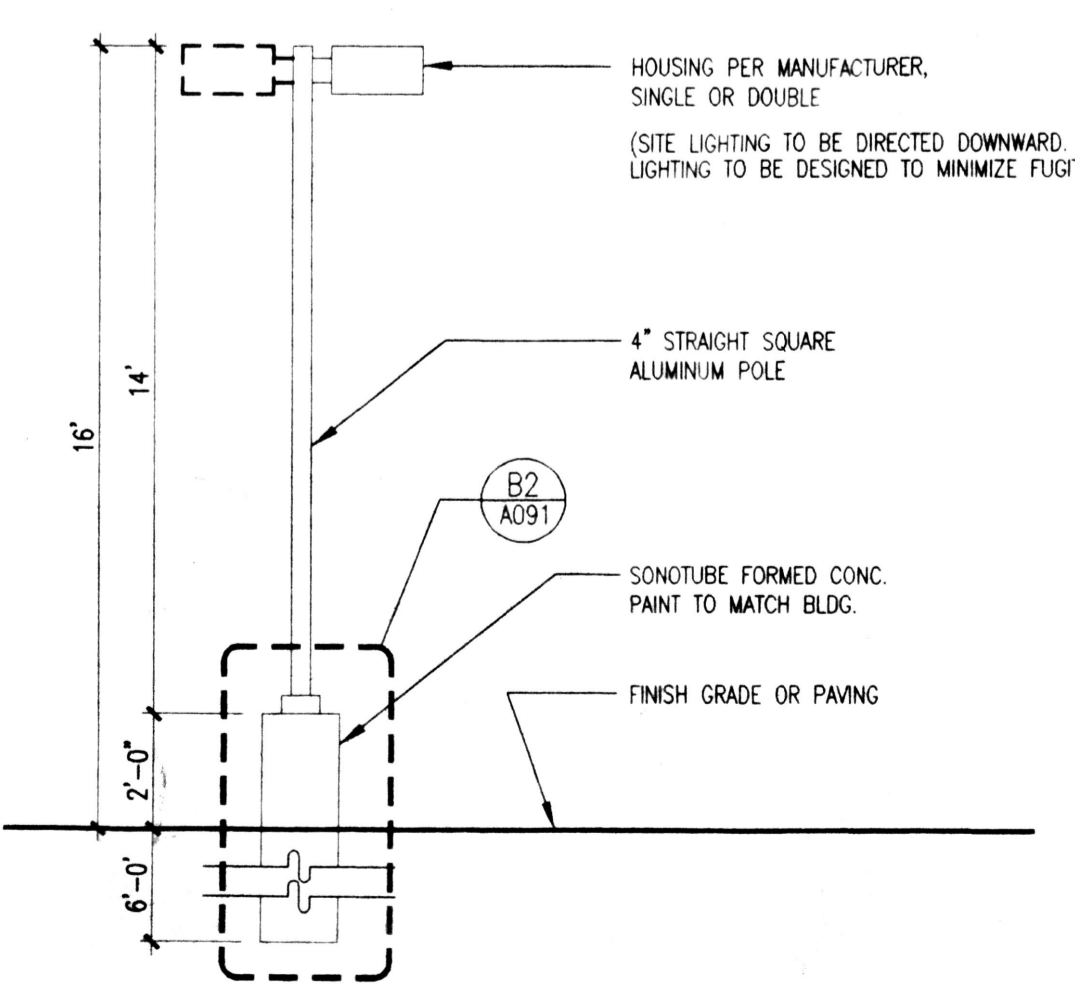
DRB SUBMITTAL

project

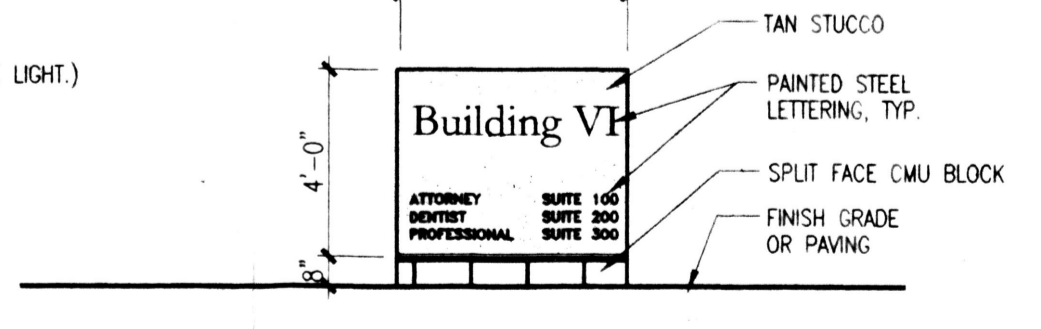
Pinnacle Common
Montgomery Boulevard
Albuquerque, New Mexico



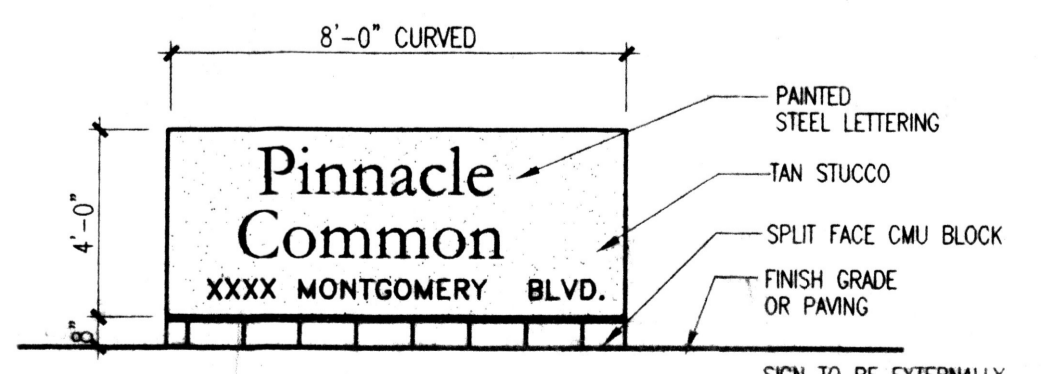
1 SITE DEVELOPMENT PLAN
1"=20'-0"



2 LIGHT POLE ELEVATION
1/4"=1'-0"



3 PEDESTAL MTD. BUILDING SIGN
1/8"=1'-0"



4 MONUMENT SIGN
1/8"=1'-0"

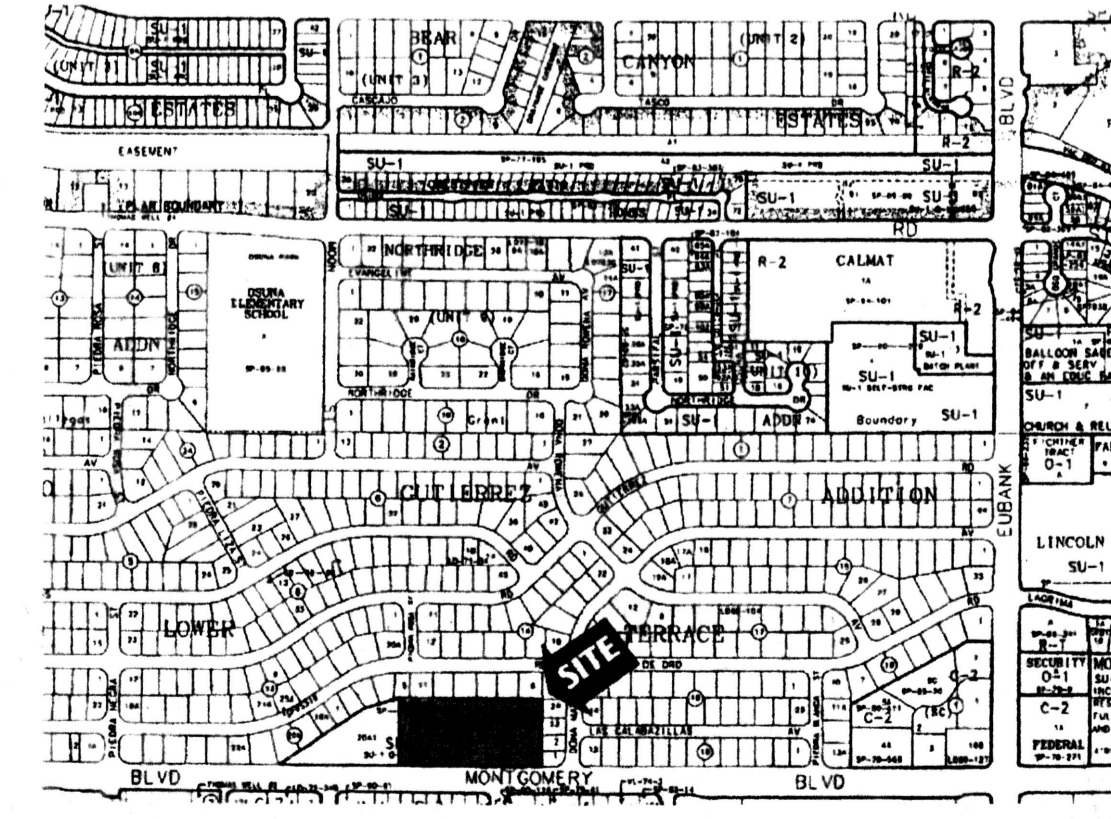
Site Data:
LEGAL DESCRIPTION: TRACT 20-42, BLOCK 20
OF MARIANO J. GUTIERRES LOWER TERRACE
TOTAL LOT AREA: 145,680 SQ. FT. 3.3443 ACRES
CURRENT SITE ZONING: SU-1

Building Data:
SEVEN ONE-STORY OFFICE BUILDINGS
TYPE V-N
OCCUPANCY TYPE B

Parking Data:
TOTAL REQUIRED PARKING SPACES:
OFFICE (INCLUDING HC) 160 (32,000 LEASABLE S.F. @ 1:200 S.F.)
HANDICAP ACCESSIBLE 8 MINIMUM
PARKING SPACES PROVIDED:
STANDARD PARKING 145
HANDICAP ACCESSIBLE 12
TOTAL 157

- Keyed Notes**
- DBL DUMPSTER ENCLOSURE-SPLIT FACE CMU PER COA SOLID WASTE DEPT. STANDARDS. REFER TO D5/A091
 - CONC. SIDEWALK W/ CURB RAMP. TYP.
 - STAMPED CONCRETE PEDESTRIAN PATH
 - 6" HIGH CONCRETE CURB. TYP. REF. A5/A091
 - CONC. GUTTER. SEE CIVIL DRAWINGS.
 - PARKING LOT LIGHTING
 - BUILDING LIGHTING. SEE ELECTRICAL SHEETS.
 - DECORATIVE IRON FENCE. REFER TO A2/A091 & A3/A091
 - CONCRETE PAVEMENT
 - BICYCLE RACK (4 SPACES). TYP. ONE AT EACH BUILDING
 - H.C. SIGN. TYP. REF. B1/A091
 - ELECTRICAL TRANSFORMER
 - 5' HIGH MIN. COLOR INTEGRAL SPLIT FACE CMU RETAINING WALL WITH 4" SPLIT FACE CMU CAP

Vicinity Map:



Zone Atlas Page F-20-Z
GRAPHIC SCALE IN FEET

Case Number: **DRB-99-104** App# 00460 00000 00202

THE PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE. NOTIFICATION OF DECISION HAS BEEN COMPLIED WITH.

Rubel Danc 2-10-01
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Edward A. Stang 11-3-99
DESIGN AND DEVELOPMENT, CIP DATE

Bradley L. Bingham 11-3-99
PUBLIC WORKS, UTILITY DIVISION DATE

Paul O. Agui 2-17-01
CITY ENGINEER, ENGINEERING DIVISION/AMFCA APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL. DATE

revisions

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11-03-1998 R.36A
11-03-1999 R.36A
Q:\99070 PINNACLE COMMON\CD\99070A001.DWG

drawn by	amc
reviewed by	TG
date	11/01/99
project no.	99070
drawing name	SITE PLAN

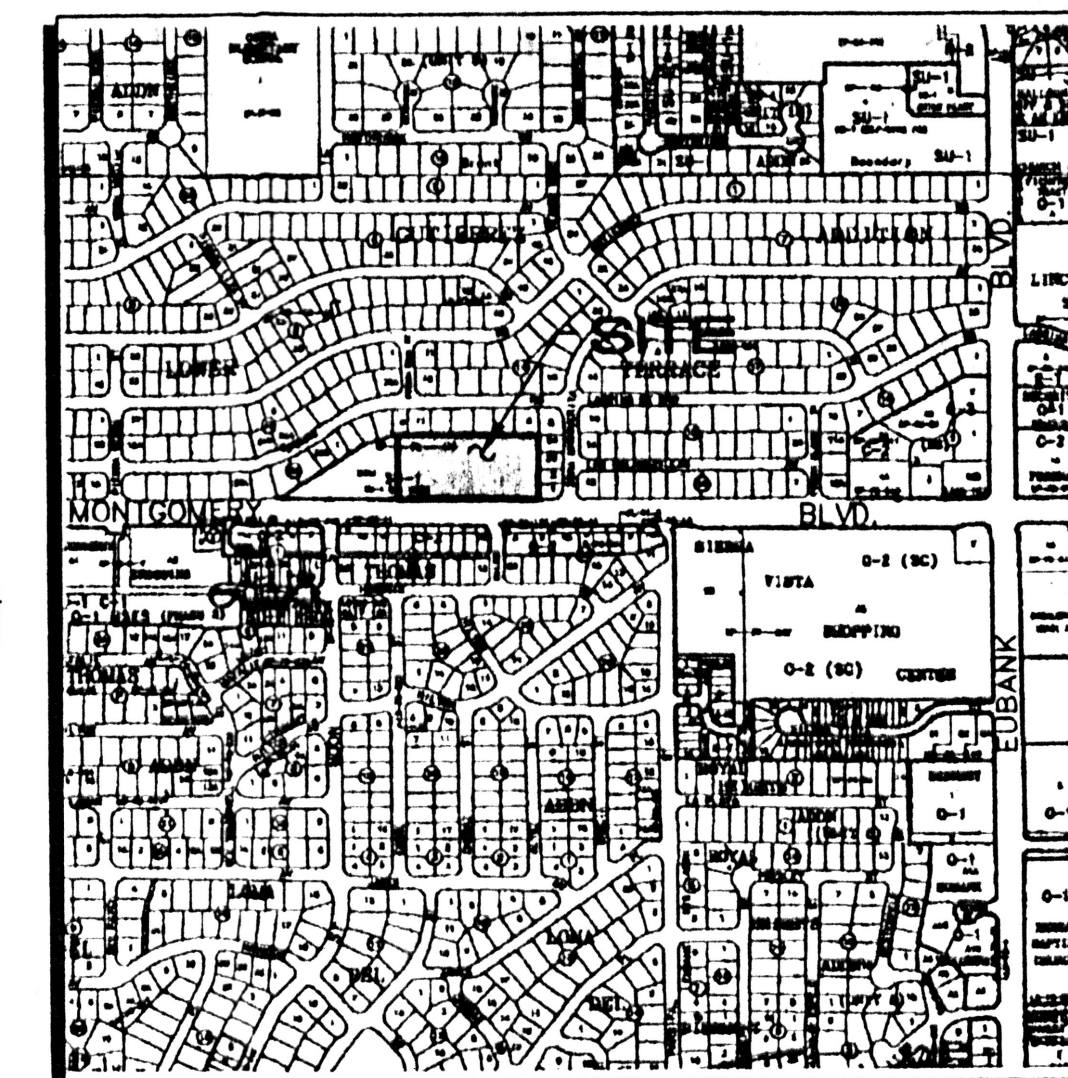
1520091 10/21/01 A001 of 7

LEGEND

- TC=06.48
FL=05.87 TOP OF CURB ELEVATION
FLOWLINE
- 08.8 x EXISTING SPOT ELEVATION
- ♦10.75 PROPOSED SPOT ELEVATION
- FF=10.80 FINISH FLOOR ELEVATION
- PROPOSED DRAINAGE SWALE
- PROPOSED FLOW ARROW
- 5515 EXISTING CONTOUR
- 36" W EXISTING WATERLINE
- W PROPOSED WATERLINE
- 8" SAS EXISTING SANITARY SEWER
- SAS PROPOSED SANITARY SEWER
- 27" RCP EXISTING STORM DRAIN
- EXIST C&G
- PROP C&G
- RET WALL



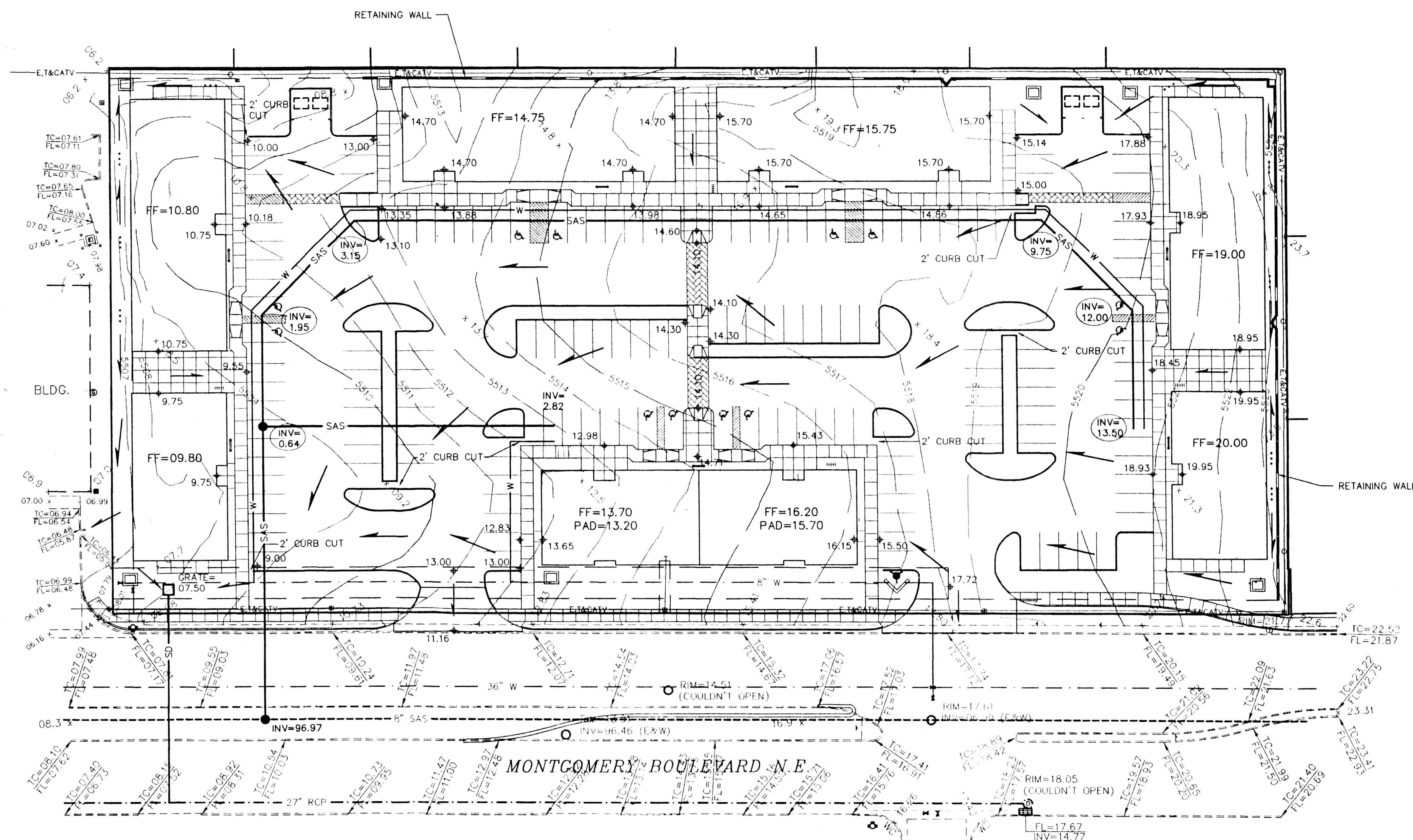
SCALE:
1"=30'



F-20

VICINITY MAP

1"=750'±



LEGAL DESCRIPTION: OFIMIANO J. GUTIERRES
LOT 20-A-2
BLOCK 20
LOWER TERRACE SUBDIVISION:

AREA: 3.344 AC, 145,681 SF

BENCHMARK: "SQUARE" CUT ON THE NNW CURB RETURN
LOCATED AT THE NORTHWEST CORNER OF MONTGOMERY BLVD AND
PIEDRA BLANCA ST. ELEV = 5524.89

FLOOD ZONE DESIGNATION: NO PORTION OF THIS SITE LIES
WITHIN A FLOOD PLAIN AS DESIGNATED ON PANEL 143 OF 825 OF
THE FEMA FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 20,
1996.

EXISTING CONDITIONS: THIS SITE IS UNDISTURBED WITH NATIVE
VEGETATIVE COVER TYPICAL OF THE CITY'S EAST SIDE. IT IS
BORDERED BY MONTGOMERY BLVD. TO THE SOUTH, LOVELACE
HEALTH CLINIC TO THE WEST, AND RESIDENTIAL LOTS TO THE
NORTH AND EAST. MONTGOMERY BLVD HAS AN EXISTING STORM
DRAIN IN THE SOUTH SIDE OF THE ROAD.

THE ENTIRE SITE FLOWS TO THE WEST AT APPROXIMATELY 3%
UNDEVELOPED SLOPES TOTALING 6.3 CFS FOR THE 100-YEAR,
6-HOUR STORM ARE ACCEPTED BY THE NEIGHBORING PROPERTY
TO THE WEST, AS SHOWN IN THE LOVELACE HEALTH CLINIC
GRADING & DRAINAGE PLAN (F20/D23) DATED JANUARY 23, 1991.
NO OFFSITE FLOWS CROSS THE SITE.

EXISTING HYDROLOGY: PRECIPITATION ZONE: 3

LAND TREATMENT: 100% A
QP = 3.344 (1.87) = 6.3 CFS

PROPOSED CONDITIONS: A COMMERCIAL OFFICE PARK IS
PROPOSED FOR THE SITE, WITH 7 BUILDINGS, AND 160 PARKING
SPACES. STORM FLOWS WILL BE DIRECTED TO THE SOUTHWEST AND
NORTHWEST CORNERS OF THE SITE.

*BASIN 1 WILL BE COLLECTED AT THE SOUTHWEST CORNER BY AN
INLET AND BE PIPED TO AN EXISTING STORM DRAIN ALONG
MONTGOMERY BLVD. THIS BASIN WILL BE ALLOWED FREE
DISCHARGE TO THE MONTGOMERY STORM DRAIN SYSTEM. (13.9
CFS)

*BASIN 2 WILL BE COLLECTED AT THE NORTHWEST CORNER, AND
ALLOWED TO DISCHARGE TO THE ADJACENT SITE VIA THE EXISTING
SWALE. (2.1 CFS)

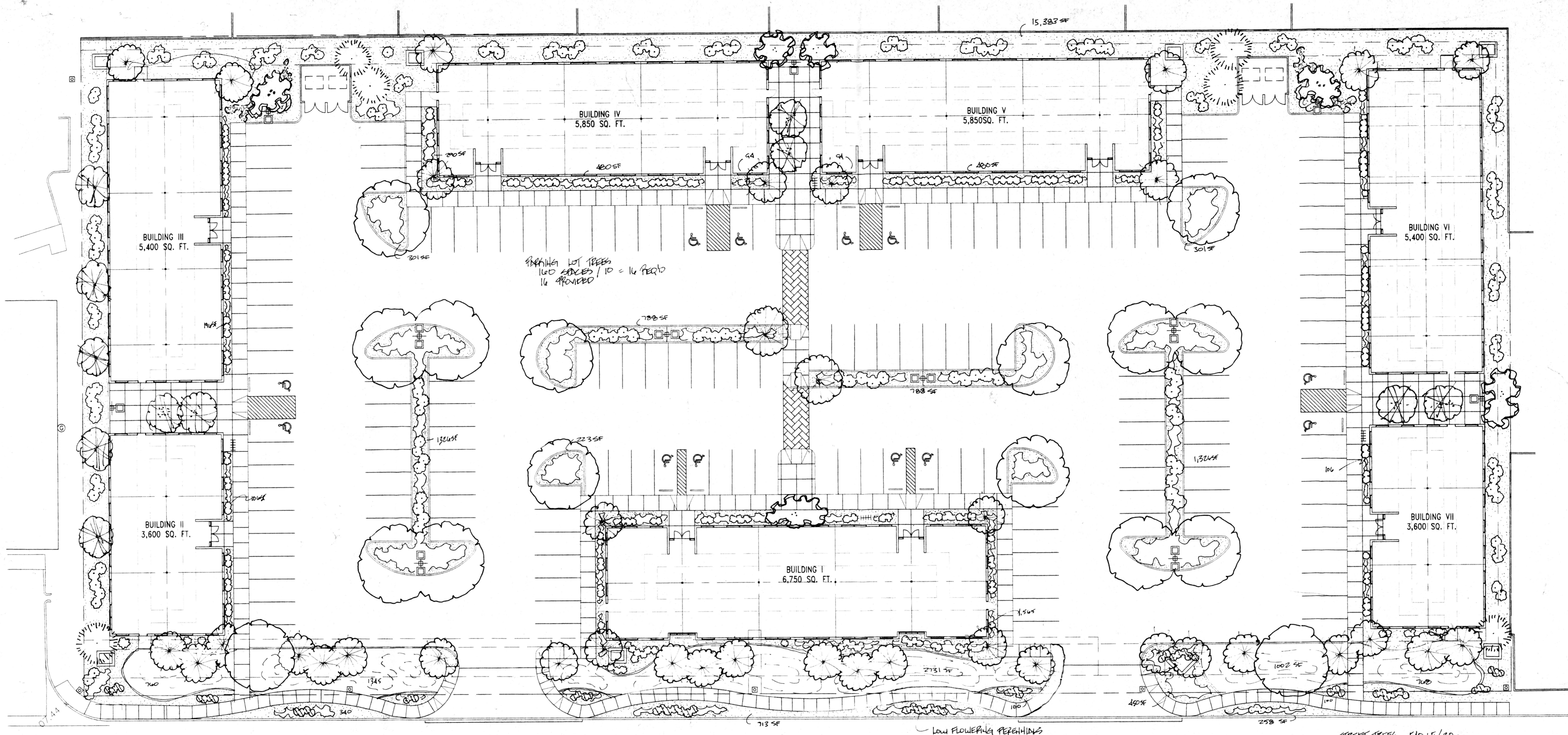
PROPOSED HYDROLOGY:

*BASIN 1
A = 2.90 AC.
LAND TREATMENT: 90% D, 10% B
QP = 2.90 (0.10(2.60) + 0.90(5.02)) = 13.86 CFS

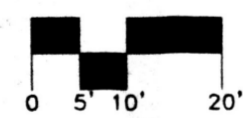
*BASIN 2
A = 0.44 AC.
LAND TREATMENT: 90% D, 10% B
QP = 0.44 (0.10(2.60) + 0.90(5.02)) = 2.10 CFS



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico



LANDSCAPE PLAN
1"=20'-0"



MONTGOMERY BOULEVARD

LANDSCAPE NOTES

- LANDSCAPE**
- 16. 2'-2 1/2" CAL HONEYLOCUST TREES (H)
 - 6. 4'-8' HT. AUSTRALIAN PINES (H)
 - 19. 15 GAL. ENGLISH HAWTHORNE OR BRANFORD PEAR (H)
 - 5. 4'-8' CHARACTER PINOAK (H)
 - 195. 5 GAL. ORNAMENTAL EVERGREEN SHRUBS
PINK DOGWOOD, BOXWOOD, COHENSTEEPER, HOLLY (H)
 - 198. 1 GAL. NATIVE XERIC SHRUBS
CHAMISA, SPICED PLUME, PUSKIN SAGE,
BUENIAST SPANISH, FOUR-WING SALTBUSH
 - 59. 1 GAL. FLOWERING PERENNIALS
WALLFLOWER, COREOPSIS, PENSTEMON

- LEGEND**
- 19. 5 GAL. HORIZONTAL SPREADING JUNIPER
 - 7/8" SANTA FE BROWN GRAVEL OVER FILTER FABRIC
 - BERMED SOD LAWN
 - COMMERCIAL GRADE STEEL EDGE

CALCULATIONS

TOTAL LOT AREA	145,680 SF
TOTAL BUILDING	36,450 SF
NET LOT AREA	109,230 SF
LANDSCAPE REQ'D	15%
TOTAL LANDSCAPE REQUIRED	16,384.5 SF
TOTAL SOD PROV'D 19% TOTAL WSP.	4,606 SF
TOTAL BED PROV'D	27,155 SF
TOTAL LANDSCAPE PROV'D	33,761 SF

LANDSCAPE MAINTENANCE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. AIRUP SPRAY HEADS TO SOD AREAS, BUBBLERS TO TREES, AND DRIP IRRIGATION TO TREES. POINT OF CONNECTION TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WASTE WATER AND WATER CONSERVATION ORDINANCE.

ALL LANDSCAPE TREES SHALL BE PLANTED SO AS TO ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

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

revisions

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07-26-1999 3:14P
plotted: 07-26-1999 3:14P
D:\99072 MONT OFFICE\CD\99072A01.DWG

drawn by	DM
reviewed by	DM
date	7/26/99
project no.	99072
drawing name	

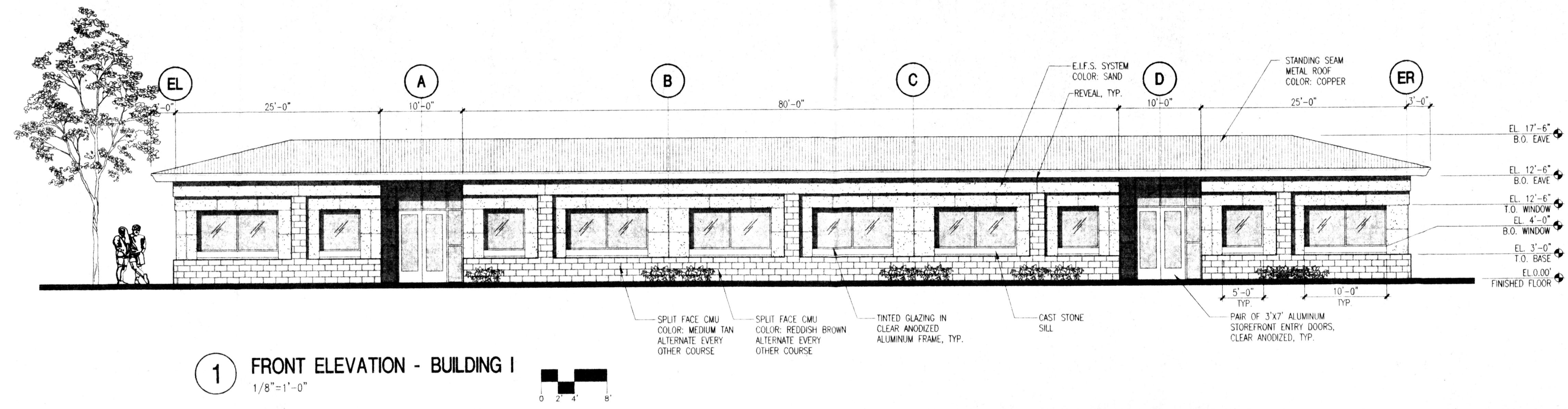


LANDSCAPE PLAN

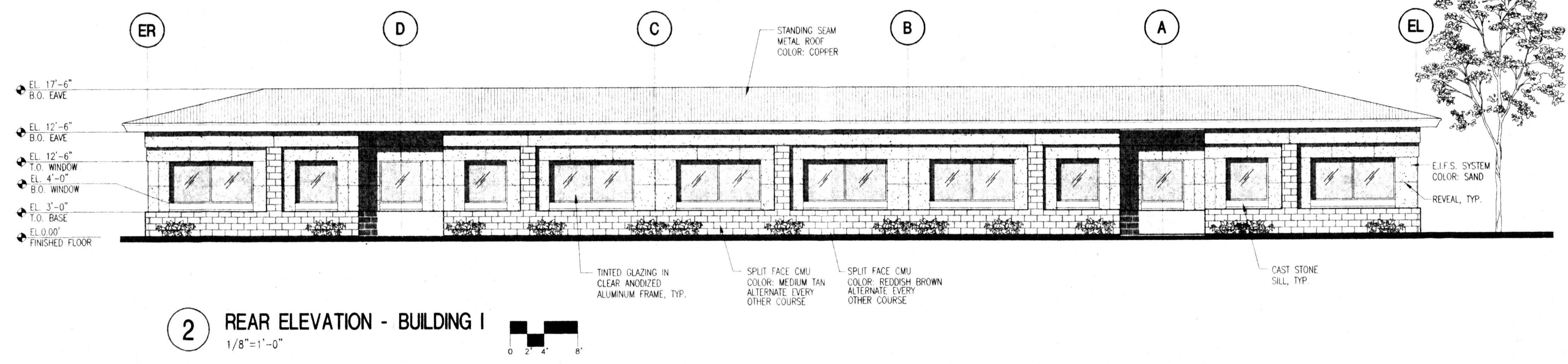
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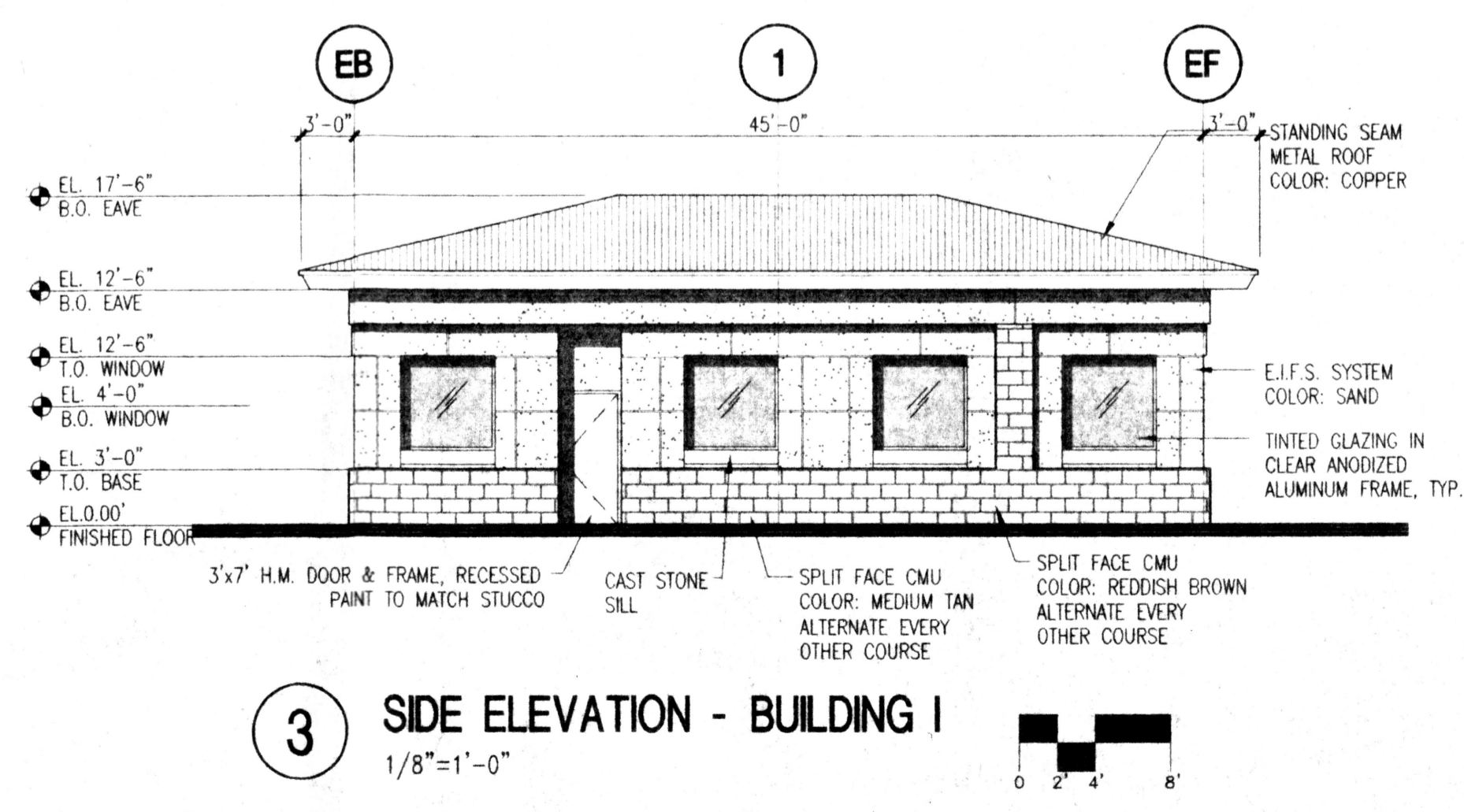
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XXXX MONTGOMERY BLVD.
ALBUQUERQUE, NEW MEXICO



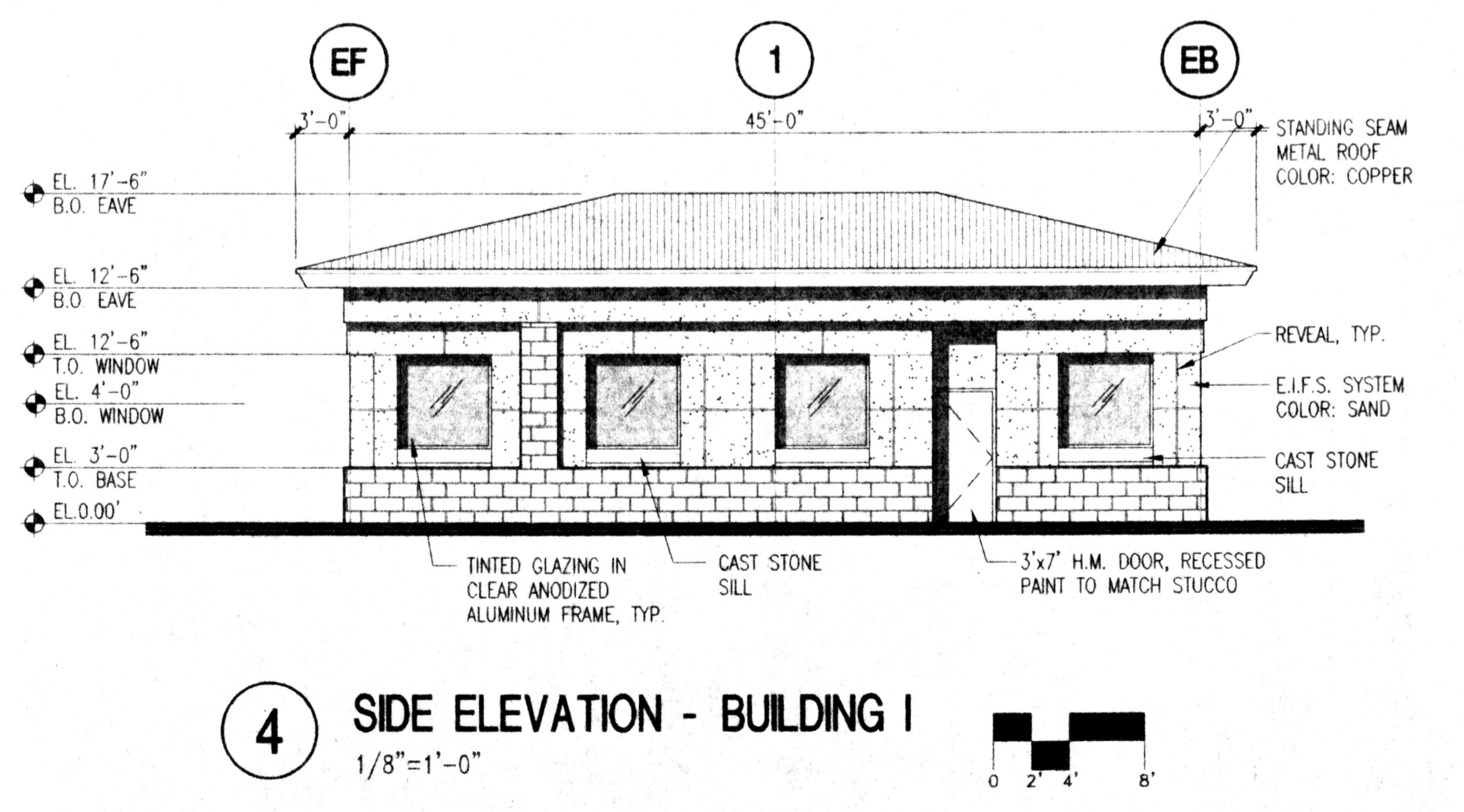
1 FRONT ELEVATION - BUILDING I
1/8"=1'-0"



2 REAR ELEVATION - BUILDING I
1/8"=1'-0"



3 SIDE ELEVATION - BUILDING I
1/8"=1'-0"



4 SIDE ELEVATION - BUILDING I
1/8"=1'-0"

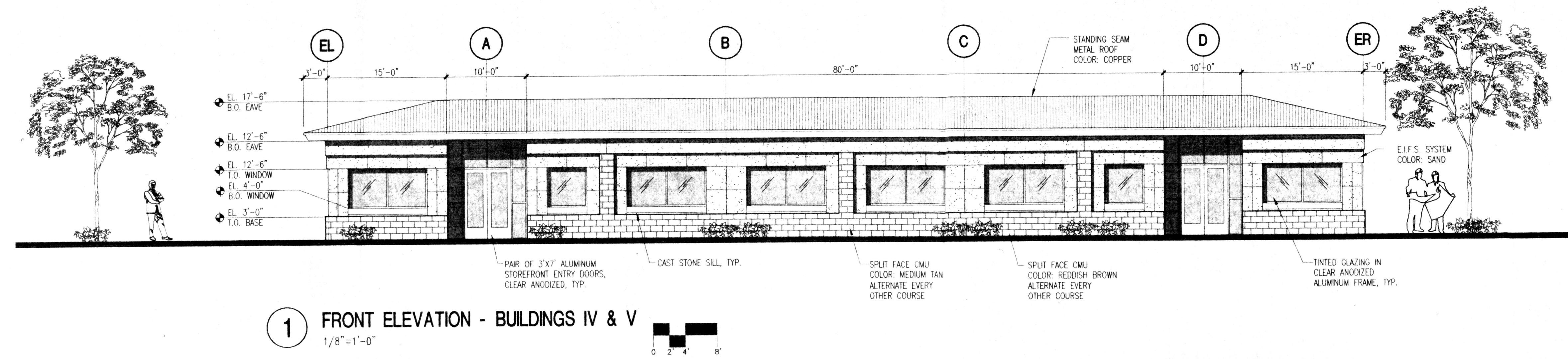
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07-29-1999 4:52P	drawn by amc
	reviewed by TG
	date 7/30/99
	project no. 99072
	drawing name

**EXTERIOR ELEVATIONS
BUILDING I**

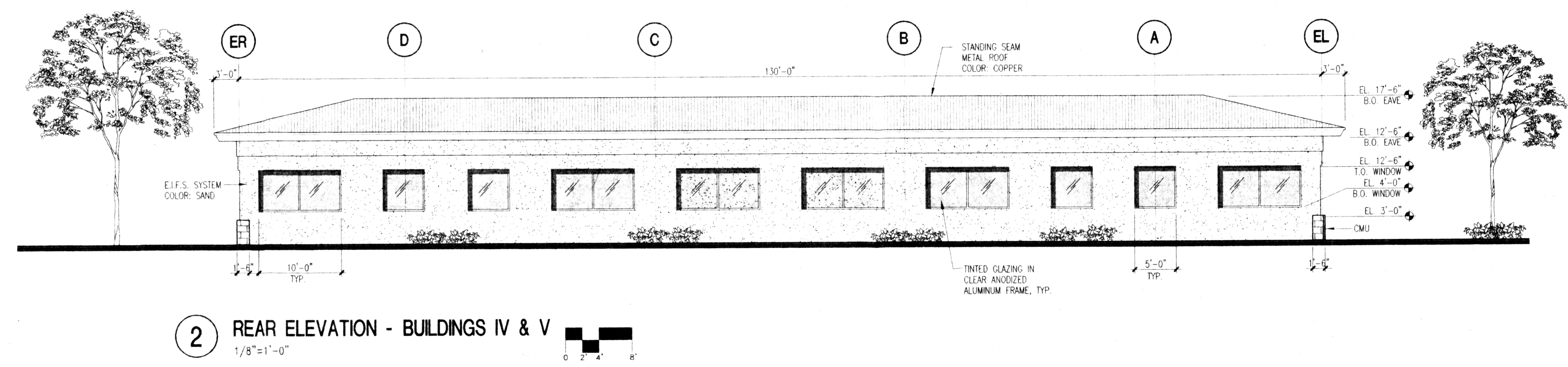
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plotted:	
DRAWN BY: MONTGOMERY PERICH/SABATINI	
drawn by	amc
reviewed by	TG
date	7/30/99
project no.	99072
drawing name	

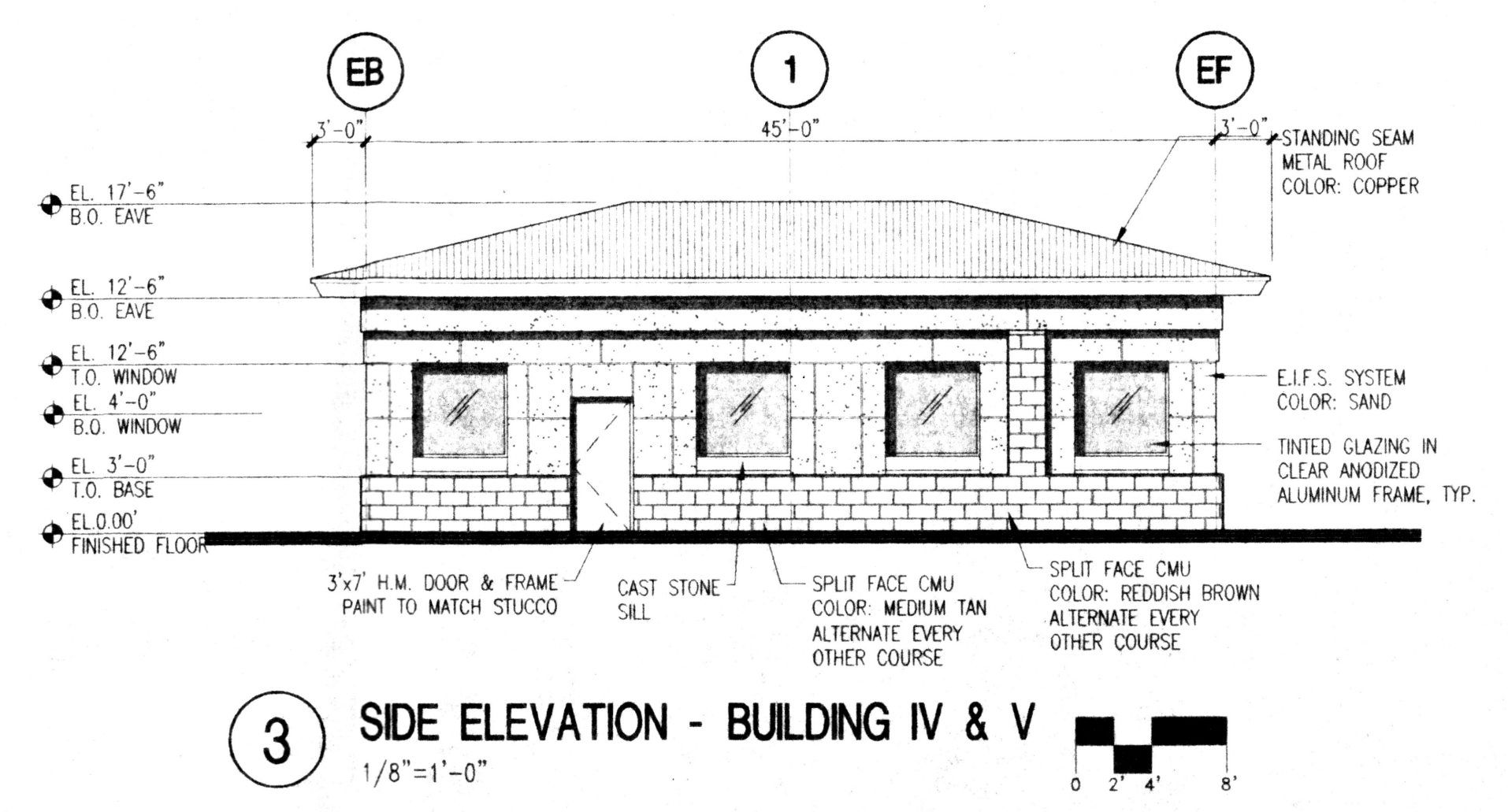
EXTERIOR ELEVATIONS
BUILDINGS IV & V



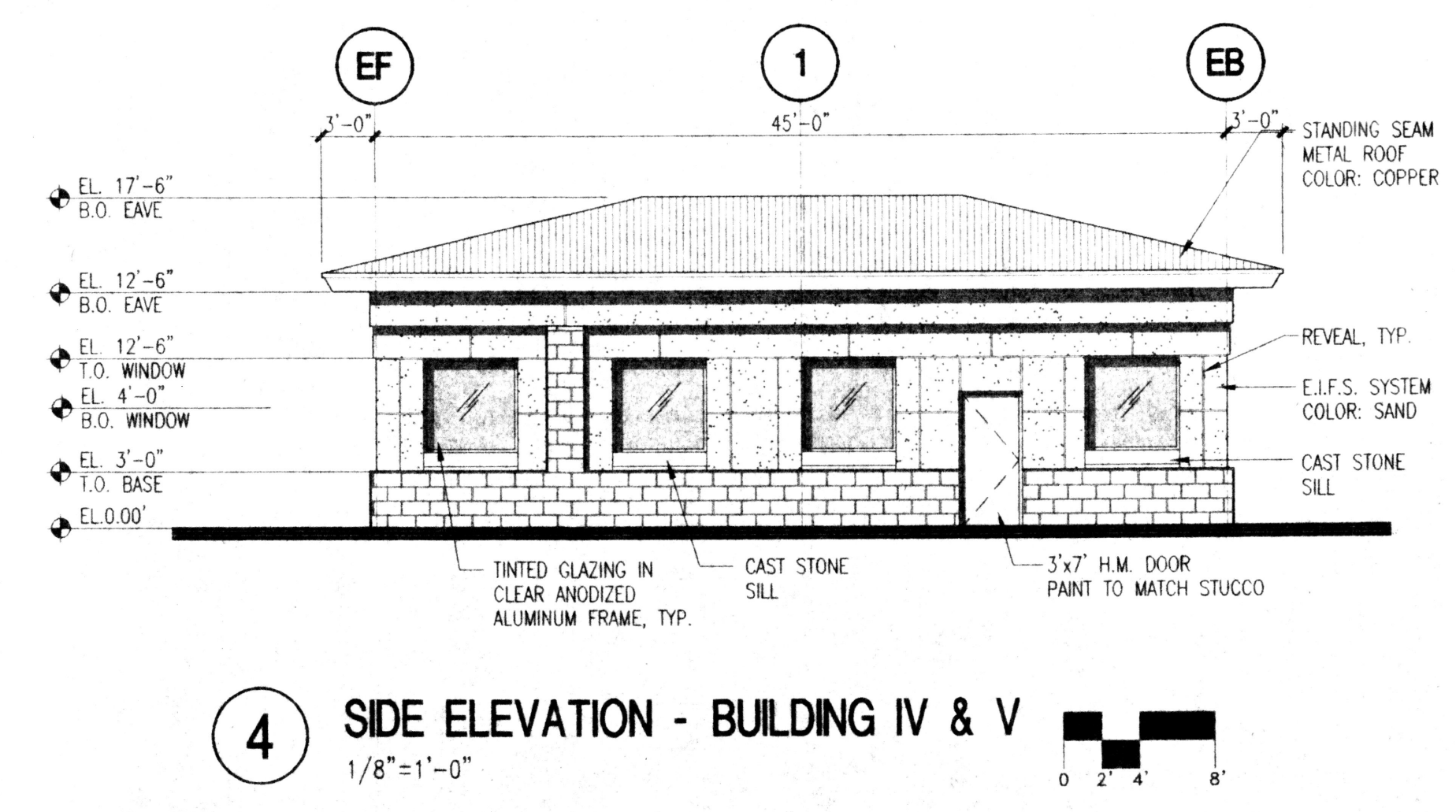
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1/8"=1'-0"



2 REAR ELEVATION - BUILDINGS IV & V
1/8"=1'-0"



3 SIDE ELEVATION - BUILDING IV & V
1/8"=1'-0"



4 SIDE ELEVATION - BUILDING IV & V
1/8"=1'-0"

07-29-1999 4:50P 99999 0199072 MONTGOMERY PERICH/SABATINI

architect

engineer

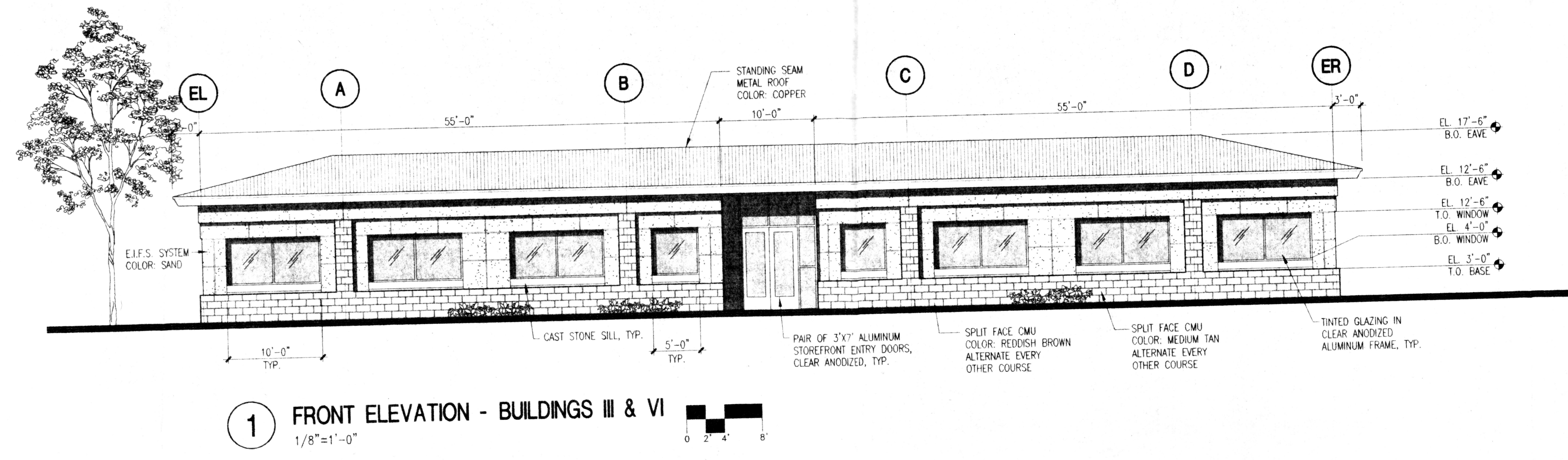
EPC SUBMITTAL

SHEET 6 OF 7

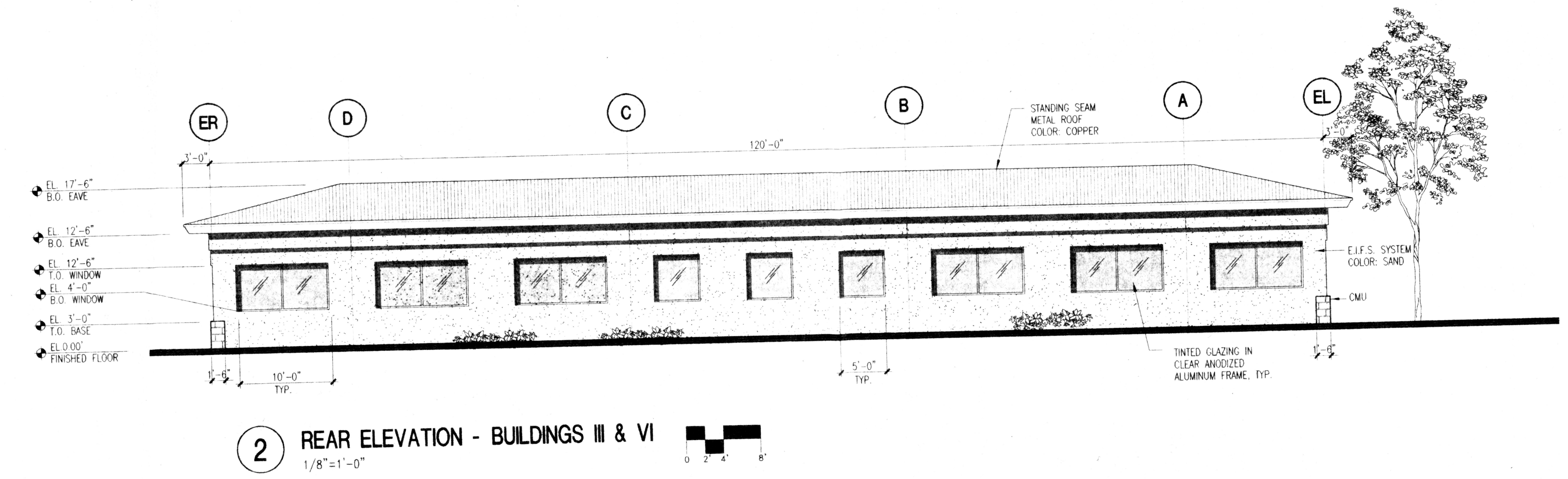
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CENTENARY COMMONS

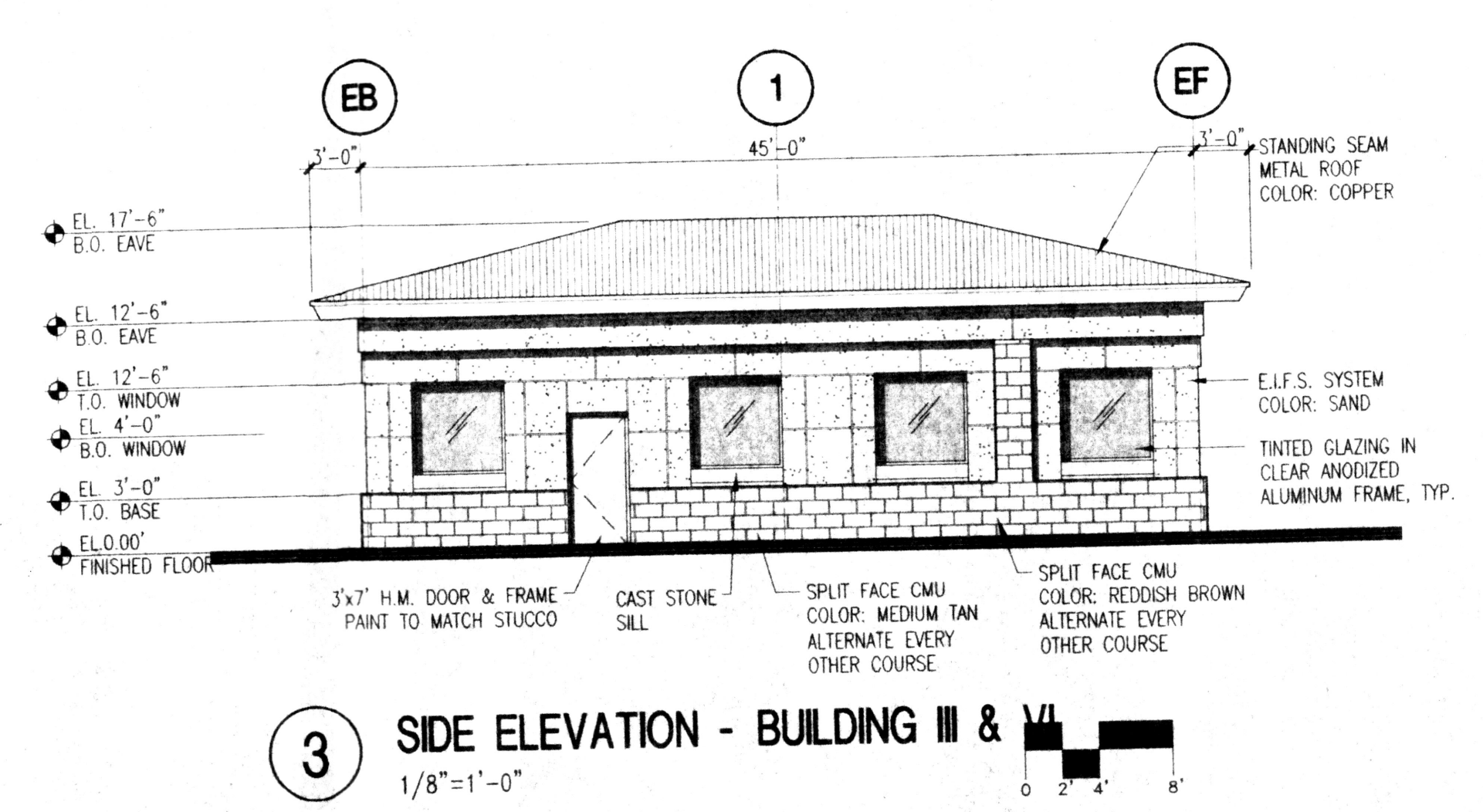
XXXX MONTGOMERY BLVD.
ALBUQUERQUE, NEW MEXICO



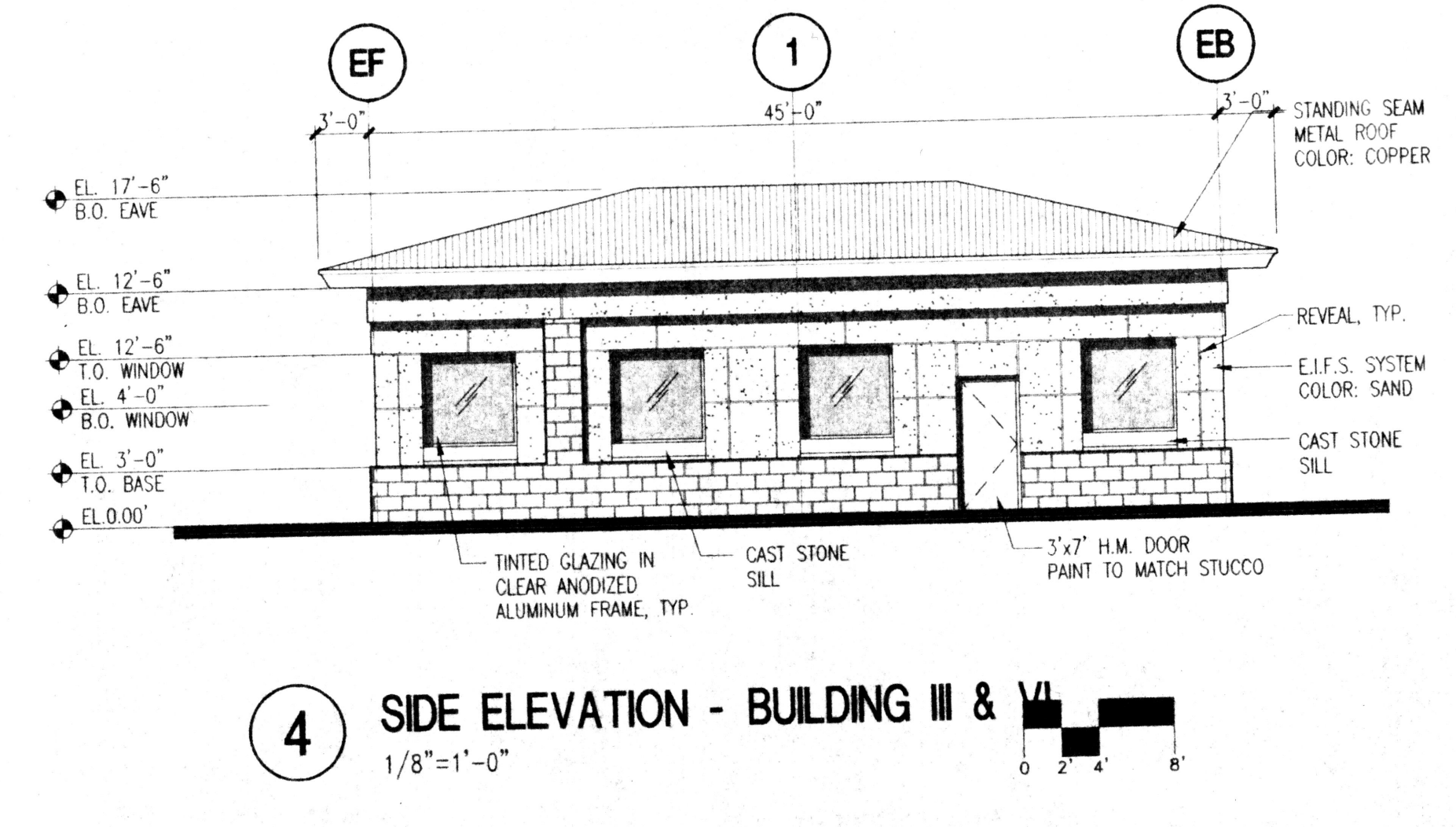
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1/8"=1'-0"



2 REAR ELEVATION - BUILDINGS III & VI
1/8"=1'-0"



3 SIDE ELEVATION - BUILDING III & VI
1/8"=1'-0"



4 SIDE ELEVATION - BUILDING III & VI
1/8"=1'-0"

revisions

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01-29-1999 4:57P

plotted:

01-29-1999 10:05P

drawn by amc

reviewed by TG

date 7/30/99

project no. 99072

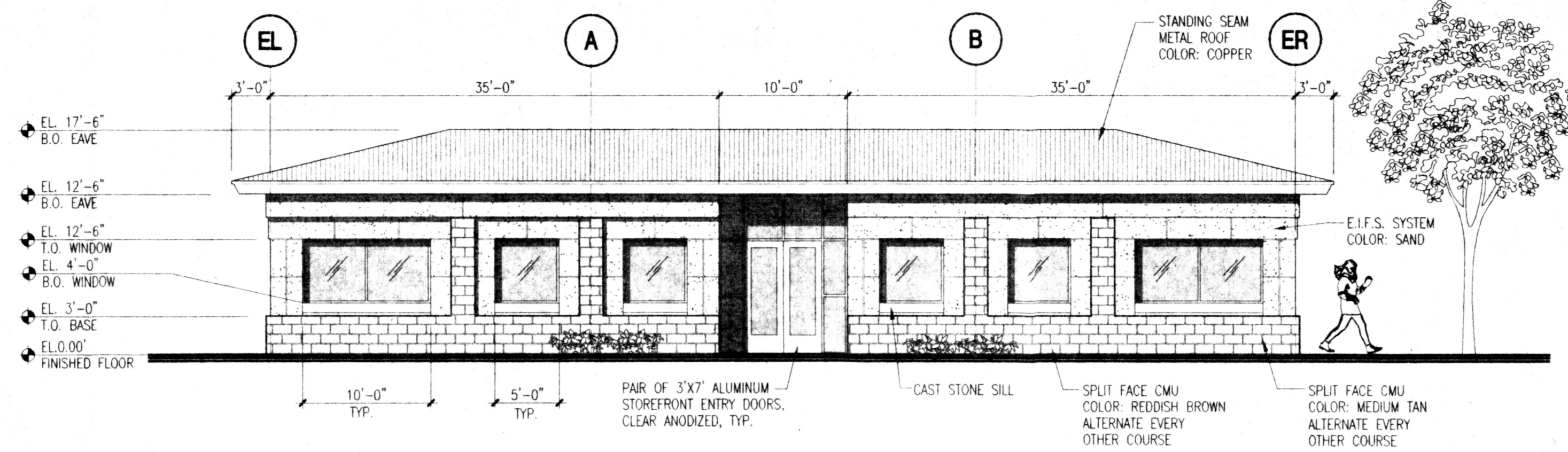
drawing name

**EXTERIOR ELEVATIONS
BUILDING III & VI**

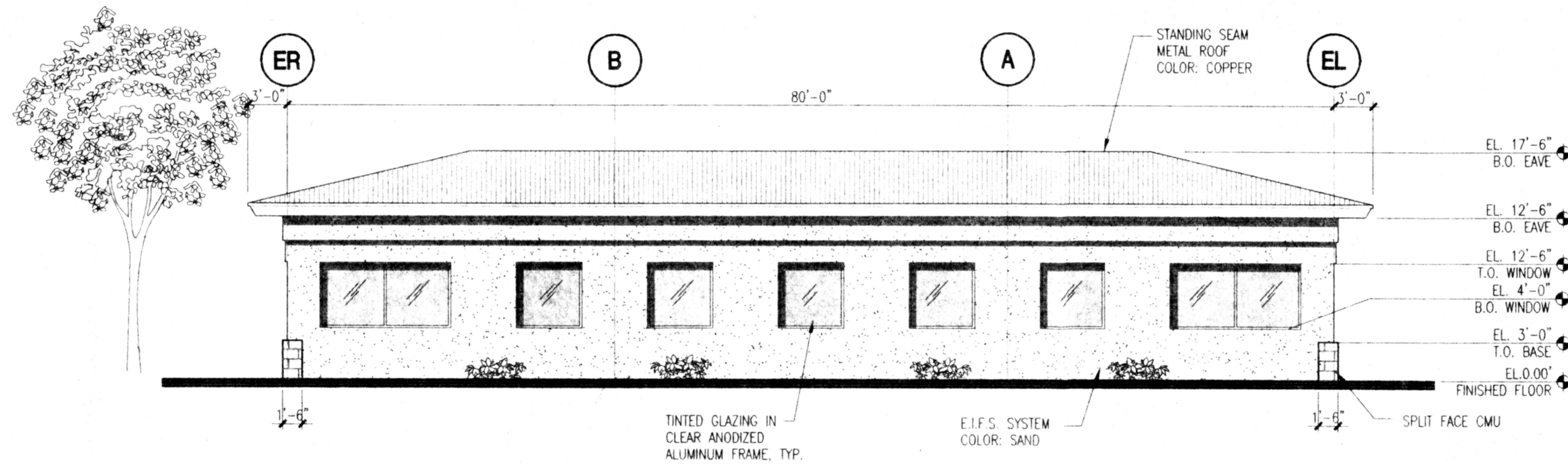
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A303

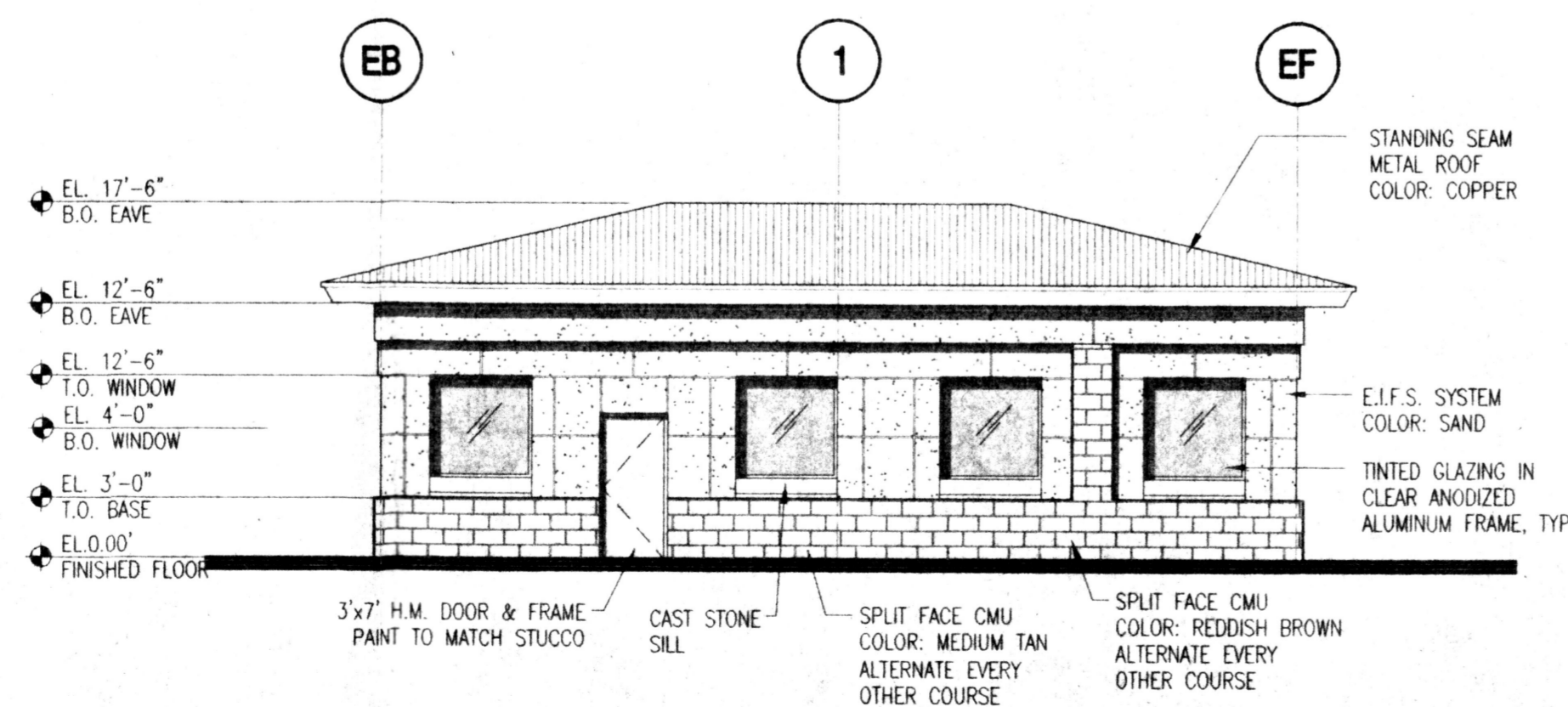
6 of 7



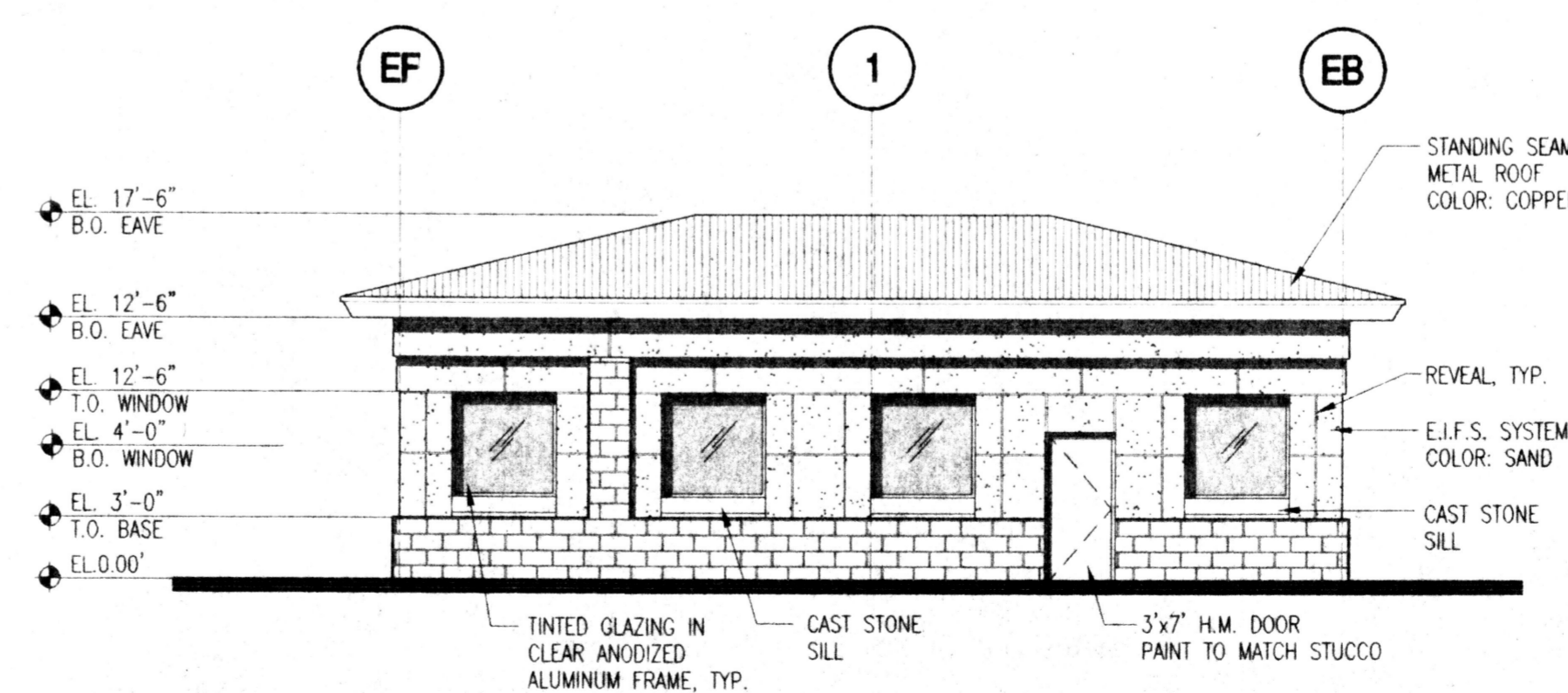
2 FRONT ELEVATION - BUILDINGS II & VII
1/8"=1'-0"



2 REAR ELEVATION - BUILDINGS II & VII
1/8"=1'-0"



3 SIDE ELEVATION - BUILDING II & VII
1/8"=1'-0"



4 SIDE ELEVATION - BUILDING II & VII
1/8"=1'-0"

revisions	
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07-29-1999 4:50P	plotted:
07-29-1999 4:50P	drawn by amc
	reviewed by TG
	date 7/30/99
	project no. 99072
	drawing name
	EXTERIOR ELEVATIONS
	BUILDING I & VII