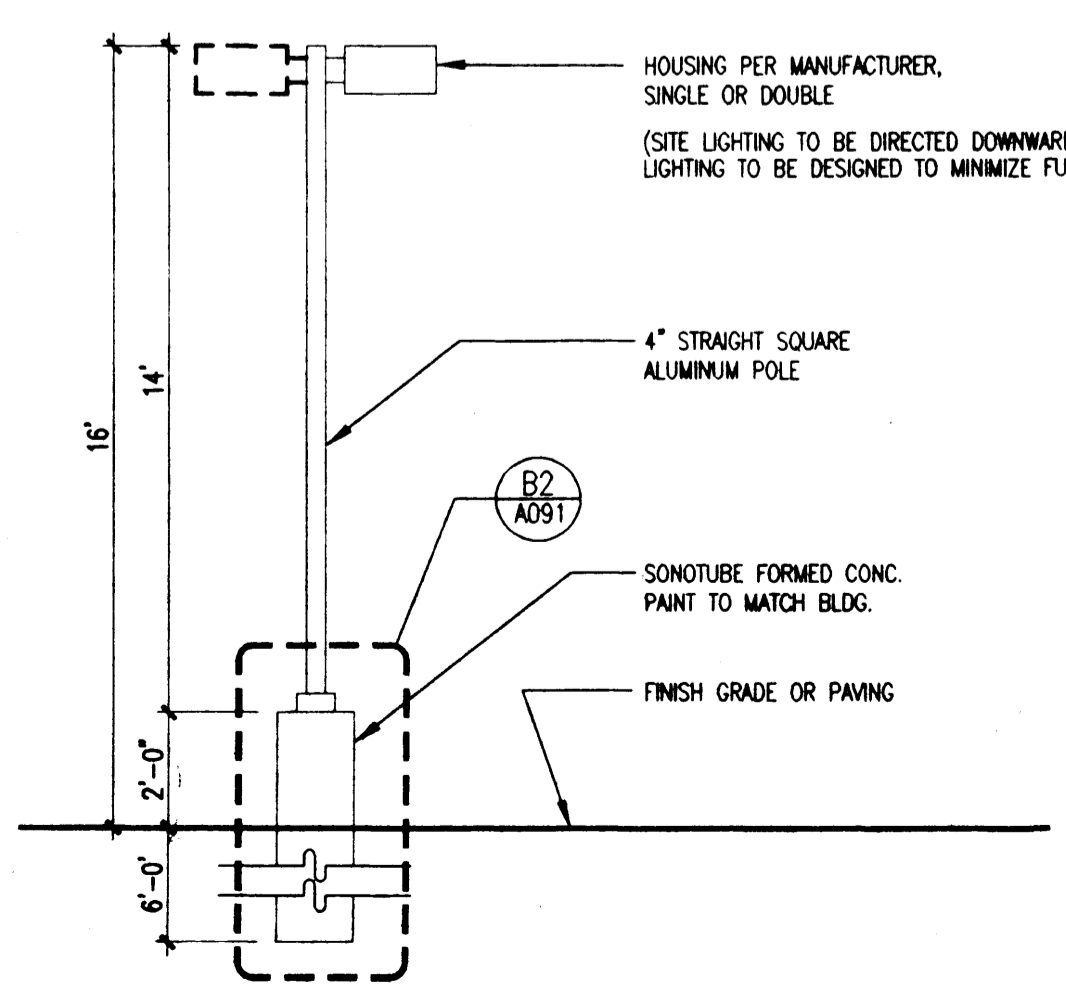
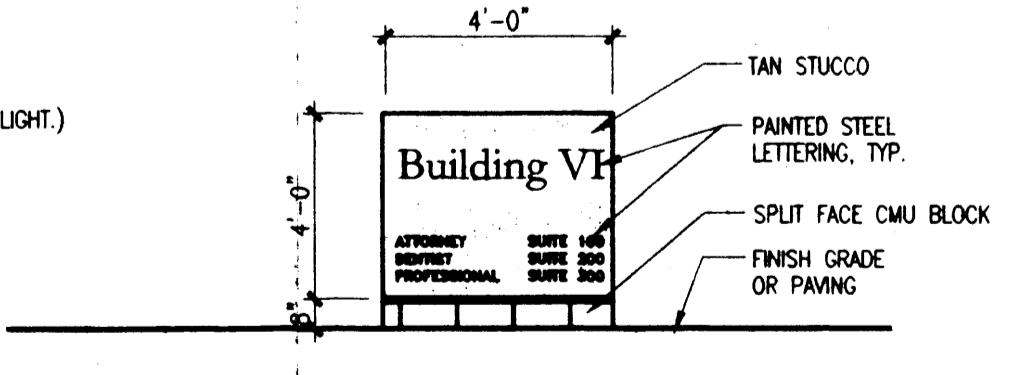


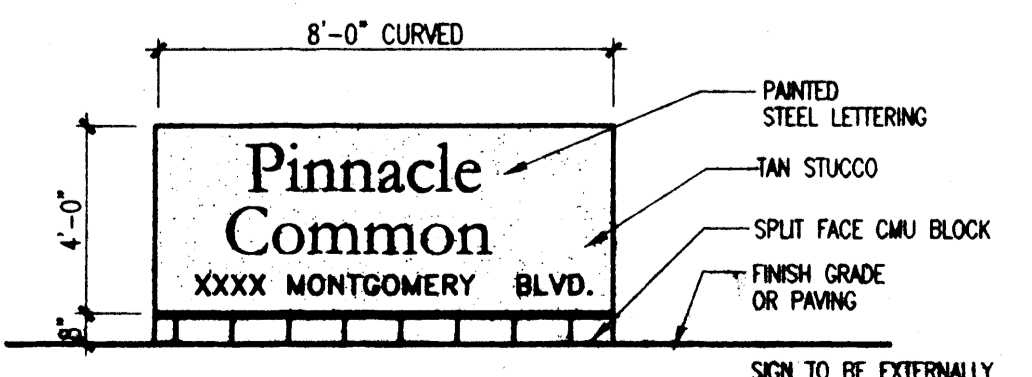
1 SITE DEVELOPMENT PLAN
1"=20'-0"



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



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

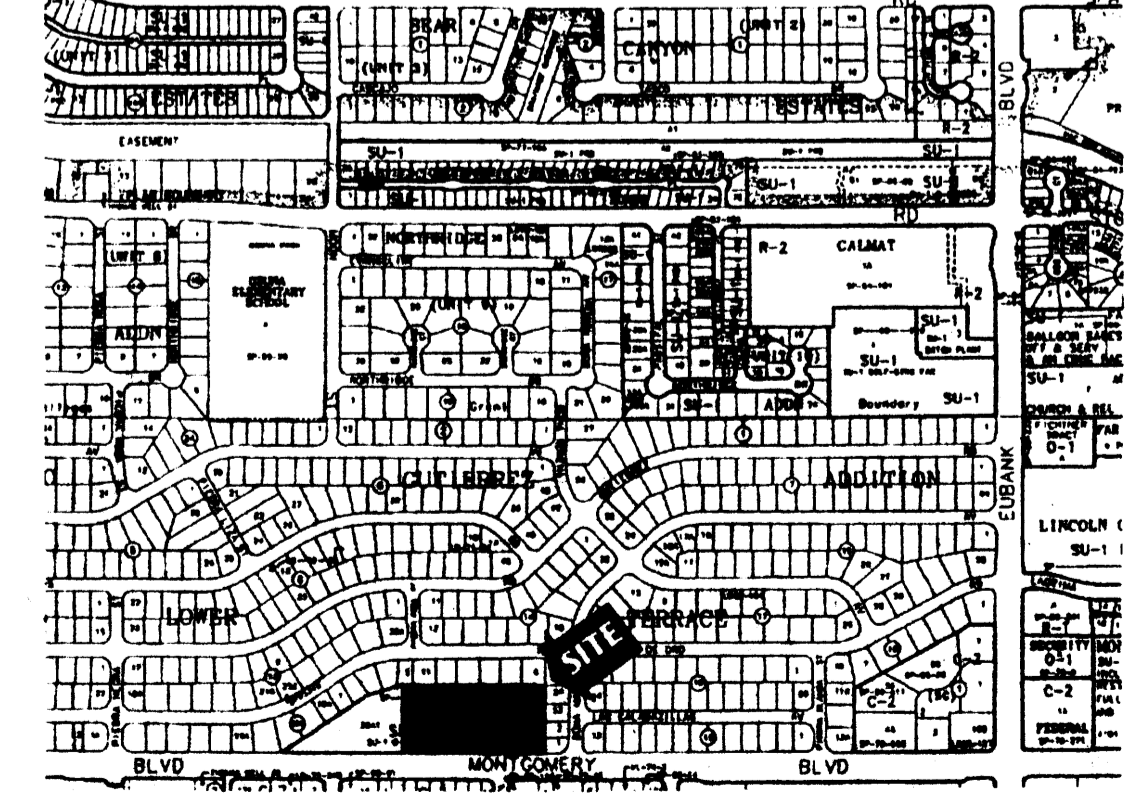


4 MONUMENT SIGN
1/8"=1'-0"

Site Data:
LEGAL DESCRIPTION: TRACT 20-42, BLOCK 20 OF MARIANO J. GUTIERRES LOWER TERRACE 145,680 SQ. FT. 3.3443 ACRES
TOTAL LOT AREA:
CURRENT SITE ZONING: SU-1
Building Data:
SEVEN ONE-STORY OFFICE BUILDINGS
TYPE V-M
OCCUPANCY TYPE B
Parking Data:
TOTAL REQUIRED PARKING SPACES:
OFFICE (INCLUDING INC) 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
1. DEL. DUMPSTER ENCLOSURE-SPLIT FACE CMU PER COA SOLID WASTE DEPT. STANDARDS REFER TO DS/A001
2. CONC. SIDEWALK W/ CURB RAMP, TYP.
3. STAMPED CONCRETE PEDESTRIAN PATH
4. 6" HIGH CONCRETE CURB, TYP. REF AS/A001
5. CONC. GUTTER, SEE CIV. DRAWINGS
6. PARKING LOT LIGHTING
7. BUILDING LIGHTING, SEE ELECTRICAL SHEETS
8. DECORATIVE IRON FENCE, REFER TO A2/A001 & A3/A001
9. CONCRETE PAVEMENT
10. BICYCLE RACK (4 SPACES), TYP. ONE AT EACH BUILDING
11. H.C. ACCESSIBLE RAMP
12. H.C. SIGN, TYP. REF B1/A001
13. ELECTRICAL TRANSFORMER
14. 6" 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
1"=100'

Case Number: **DRB-99-104** *Appl# 1000251* *Appl# 00460 000000202*

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:

Paul Dore 2-10-00
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

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

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

Paul J. Lopez 2-17-00
CITY ENGINEER, ENGINEERING DIVISION/AM/CD APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL DATE

Ryan S. 3/3/00
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION DATE

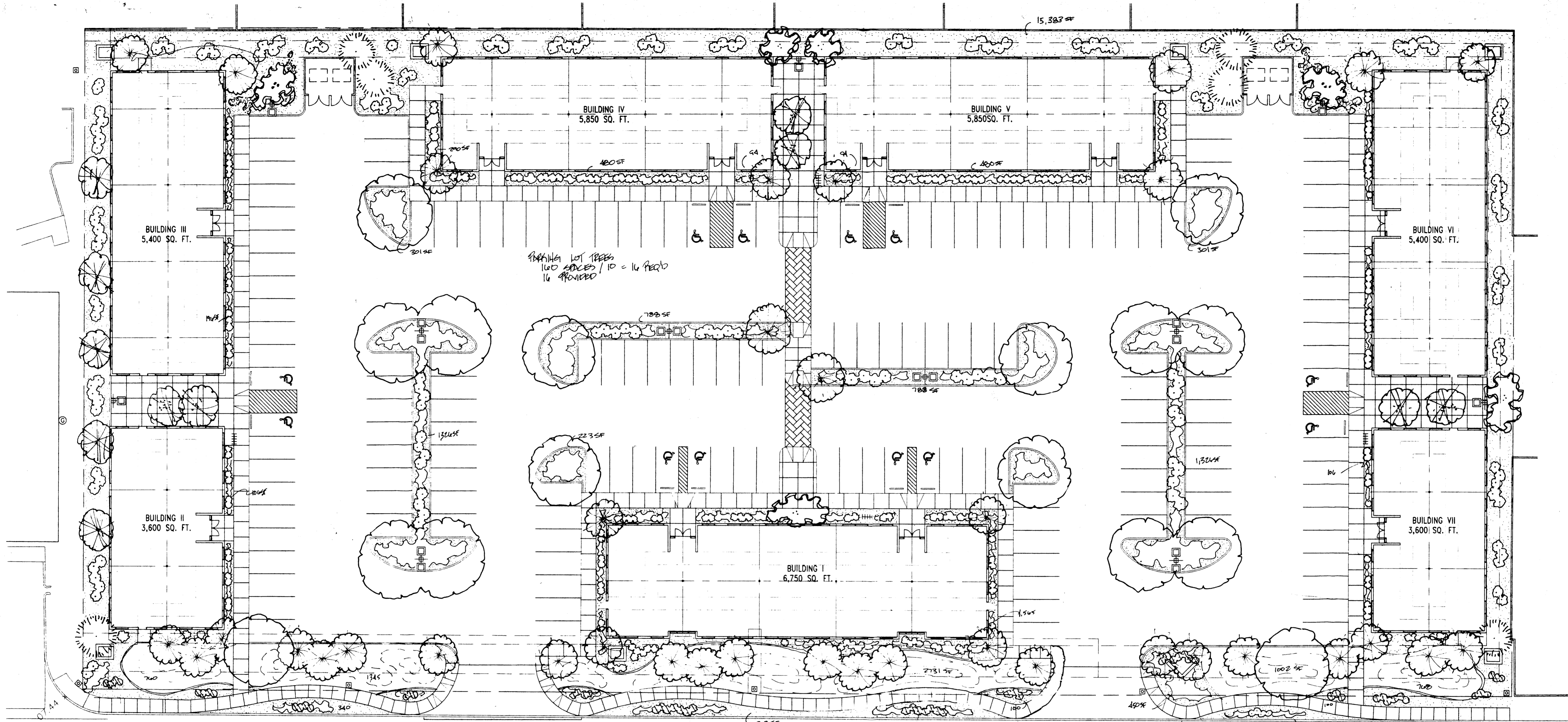
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11-01-1999 B.36A
11-03-1999 B.36A
01/99/070 PINNACLE COMMON(CD)99070A001.DWG
drawn by **amc**
reviewed by **TG**
date **11/01/99**
project no. **99070**
drawing name

SITE PLAN

sheet no.



1 LANDSCAPE PLAN
1"=20'-0"



MONTGOMERY BOULEVARD

LANDSCAPE NOTES

- LANDSCAPE**
- 16- 2-2 1/2" CAL HONEYLOCUST TREES (H)
 - 6- 4-8' HT. AUSTRIAN PINES (H)
 - 49- 15 GAL. ENGLISH HAWTHORNE OR SANDFORD PINE (H)
 - 5- 4-8' CHARACTER PINON (H)
 - 195- 5 GAL. ORNAMENTAL EVERGREEN SHRUBS
RHODODENDRUM, BOXWOOD, CORONADO, HOLLY (H)
 - 158- 1 GAL. NATIVE XERIC SHRUBS
CHAMISA, SPANISH PLUME, RUSSIAN SAGE,
BUENAVISTA SPRUCE, FOUR-WING SALTBUSH
 - 51- 1 GAL. FLOWERING PERENNIALS
WALLFLOWER, COREOPSIS, PENSTEMON

- LEGEND**
- 192- 5 GAL. HORIZONTAL SPREADING JUNIPER
 - 7/8" SAND FE BROWN GRAVEL OVER FILTER FABRIC
 - BERMED SOO LAWN
 - COMMERCIAL GRADE STEEL EDGE

CALCULATIONS

TOTAL LOT AREA	145,680 SF
TOTAL BUILDING	36,450 SF
NET LOT AREA	109,230 SF
LANDSCAPE REQMT.	15%
TOTAL LANDSCAPE REQUIRED	16,384.5 SF
TOTAL SOO PROV'D 19% TOTAL LOSS	6,606 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. SPRAY HEADS TO SOO AREAS, BUBBLERS TO TREES, AND TRIP 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, URBAN WATER AND WATER CONSERVATION ORDINANCE.

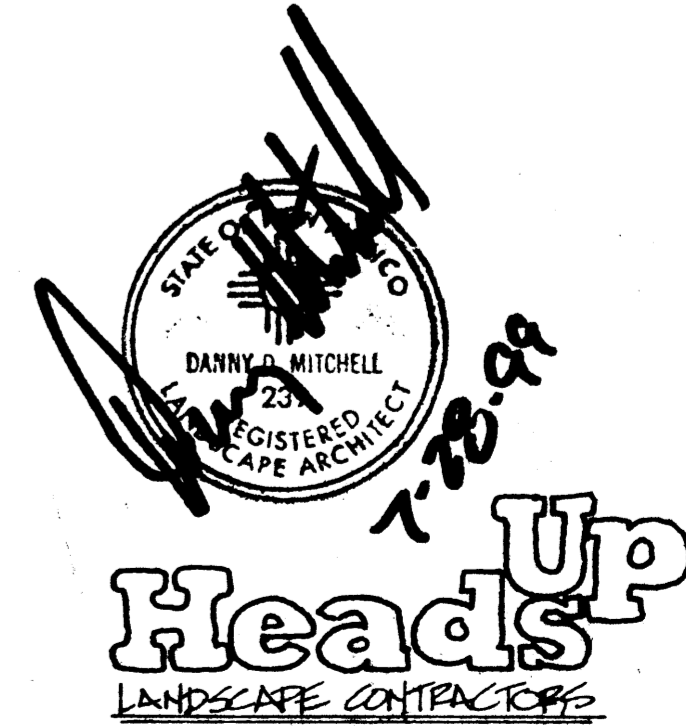
ALL LANDSCAPE BEDS SHALL BE PLANTED SO AS TO ACHIEVE 15% LIVE GROUND COVER AT MATURITY.

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.

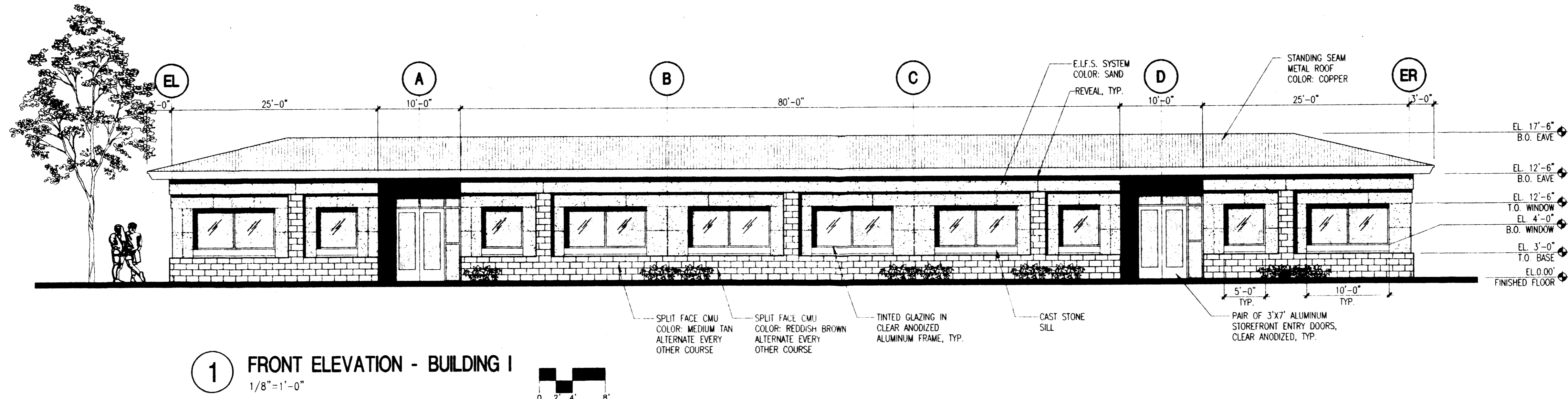
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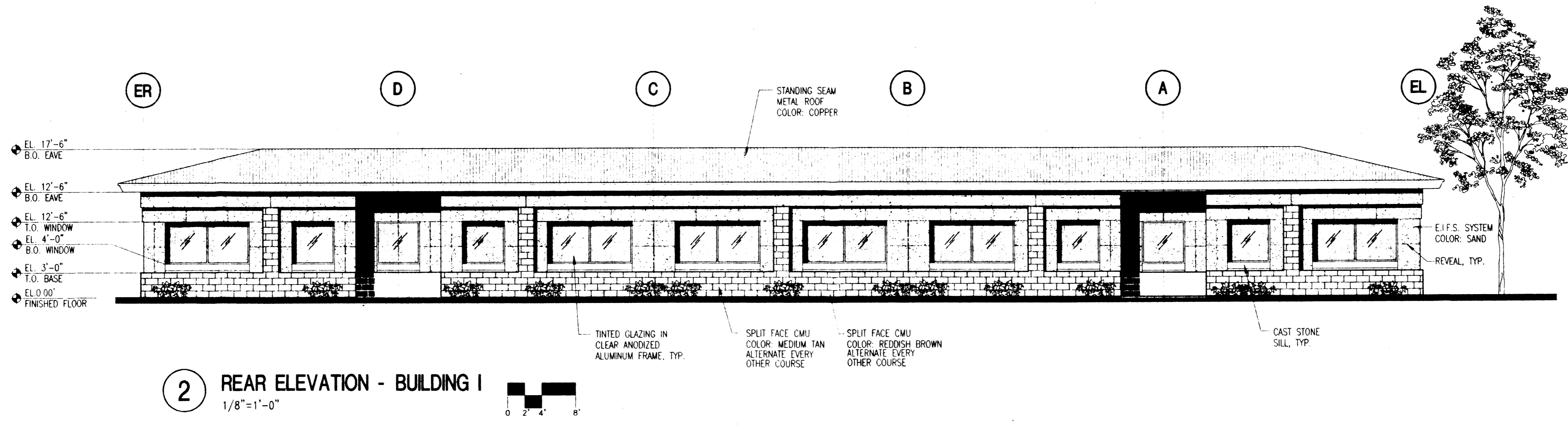
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drawn by DM
reviewed by DM
date 7/26/99
project no. 99072
drawing name



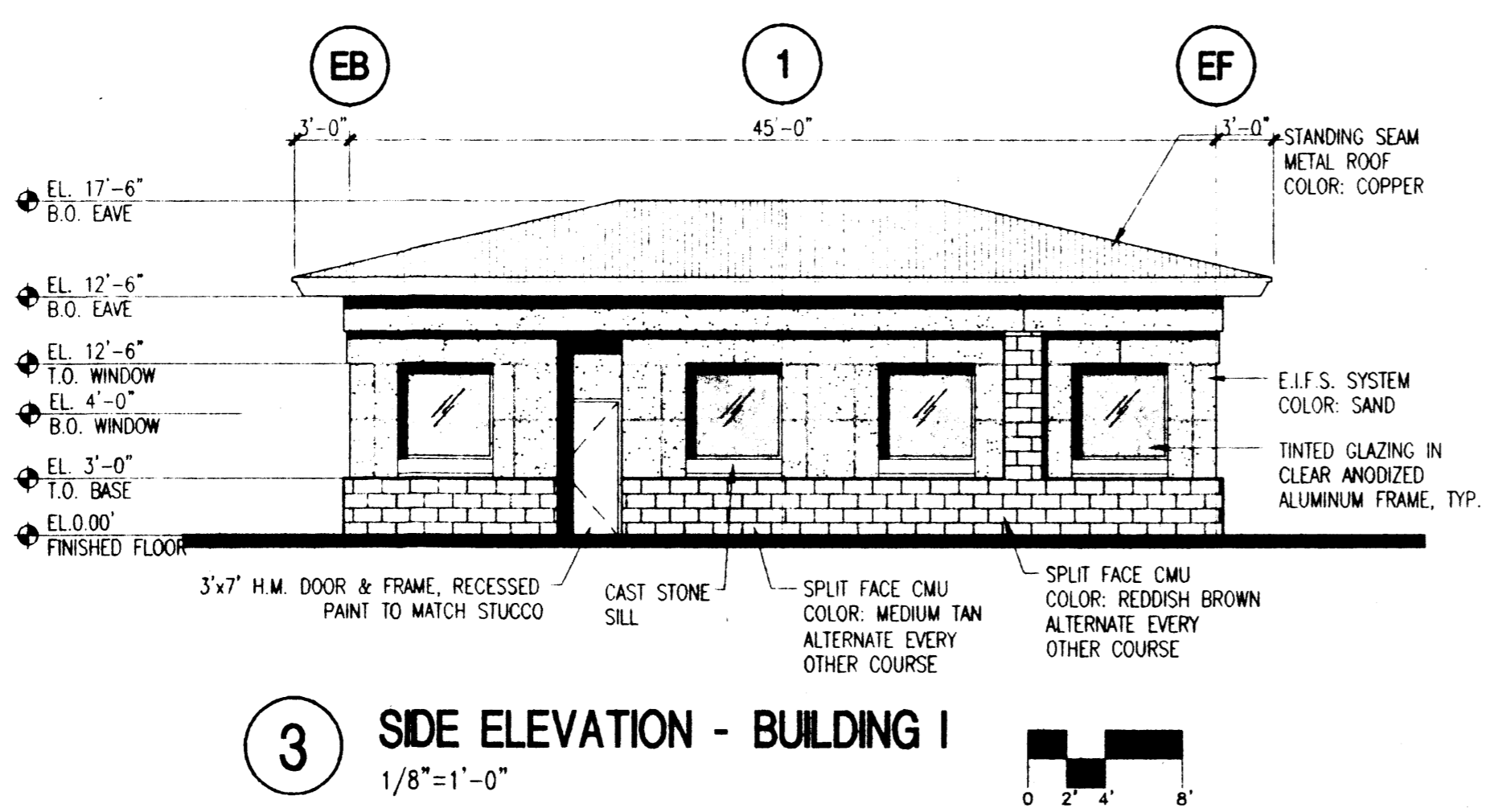
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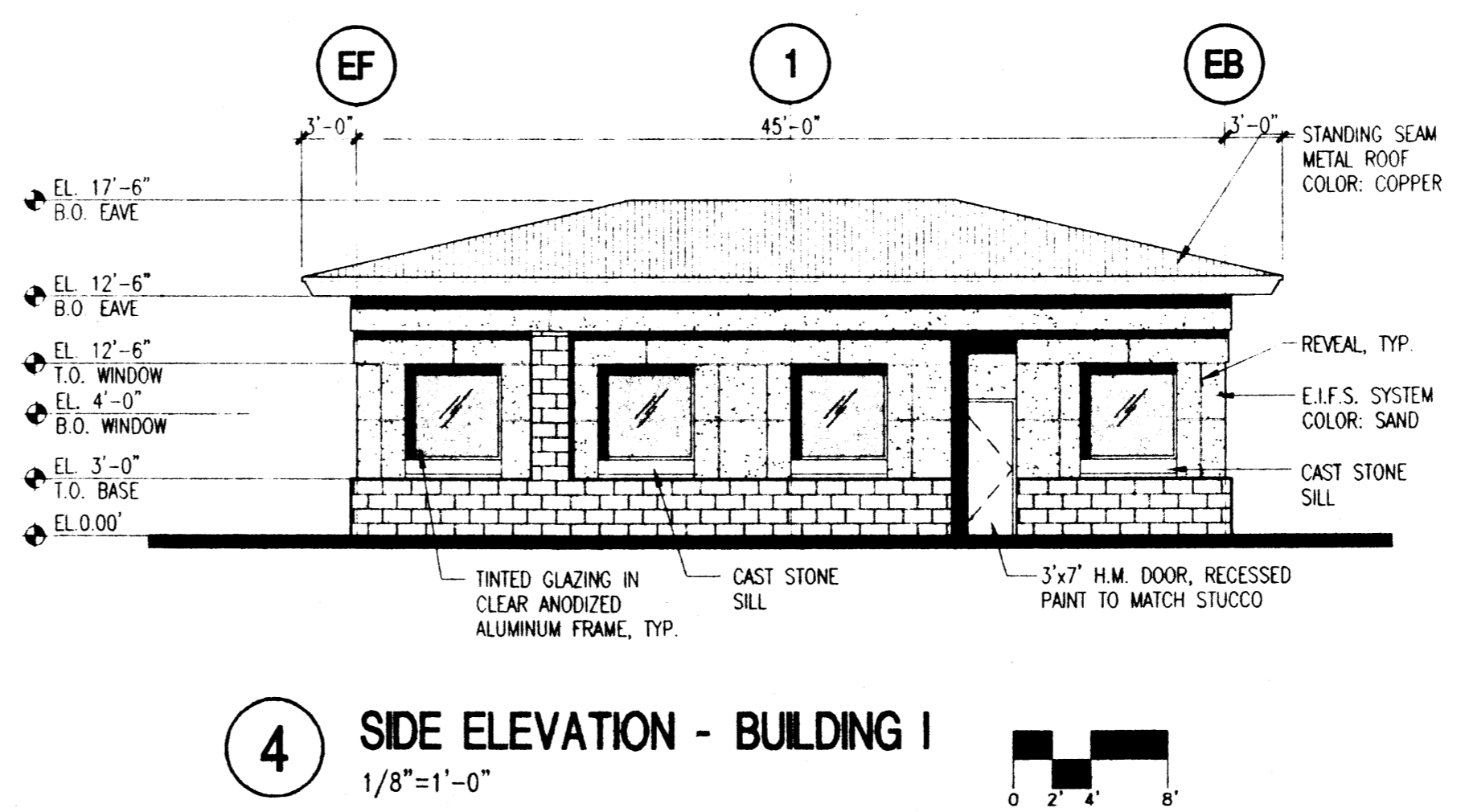
1 FRONT ELEVATION - BUILDING I
1/8"=1'-0"



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



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

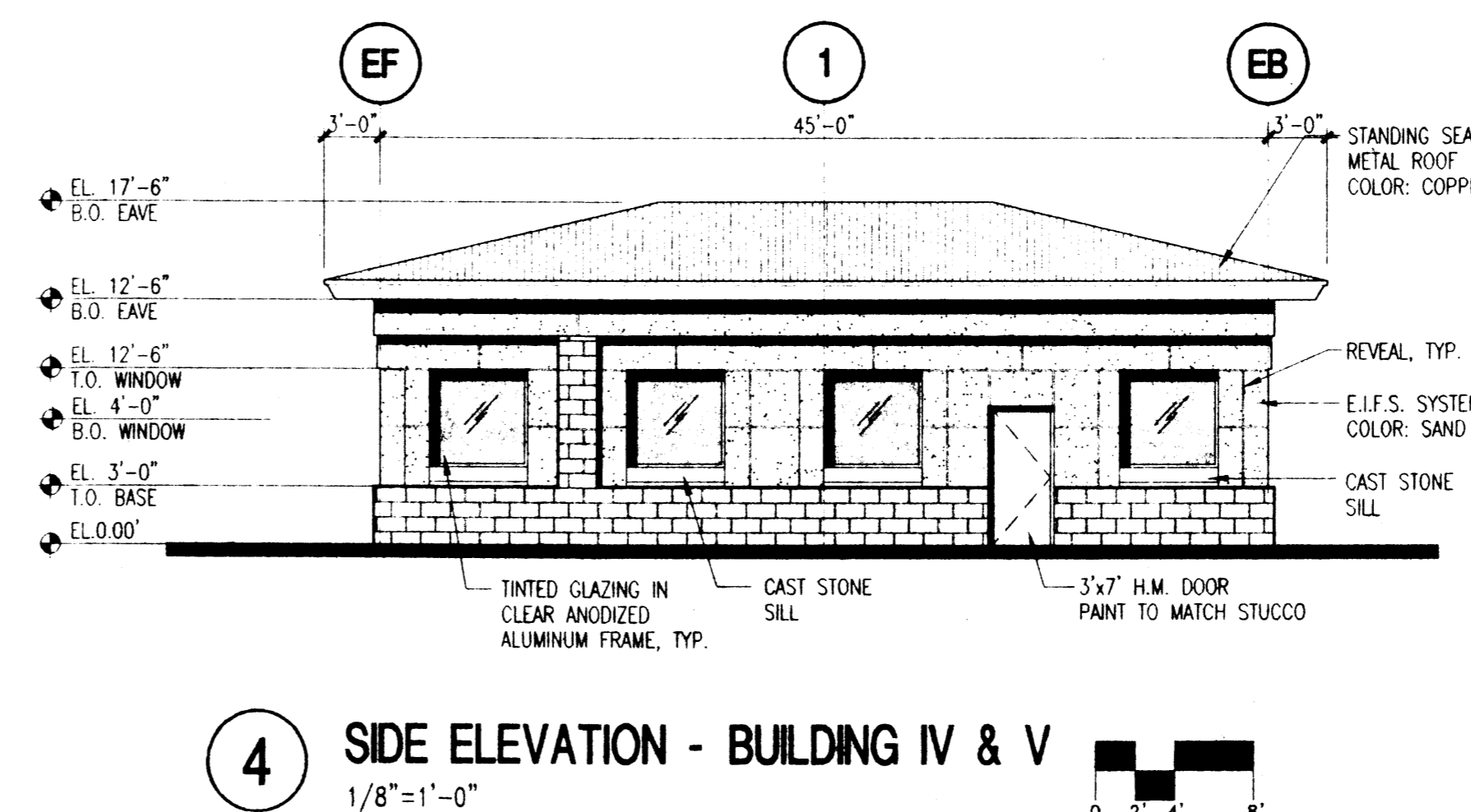
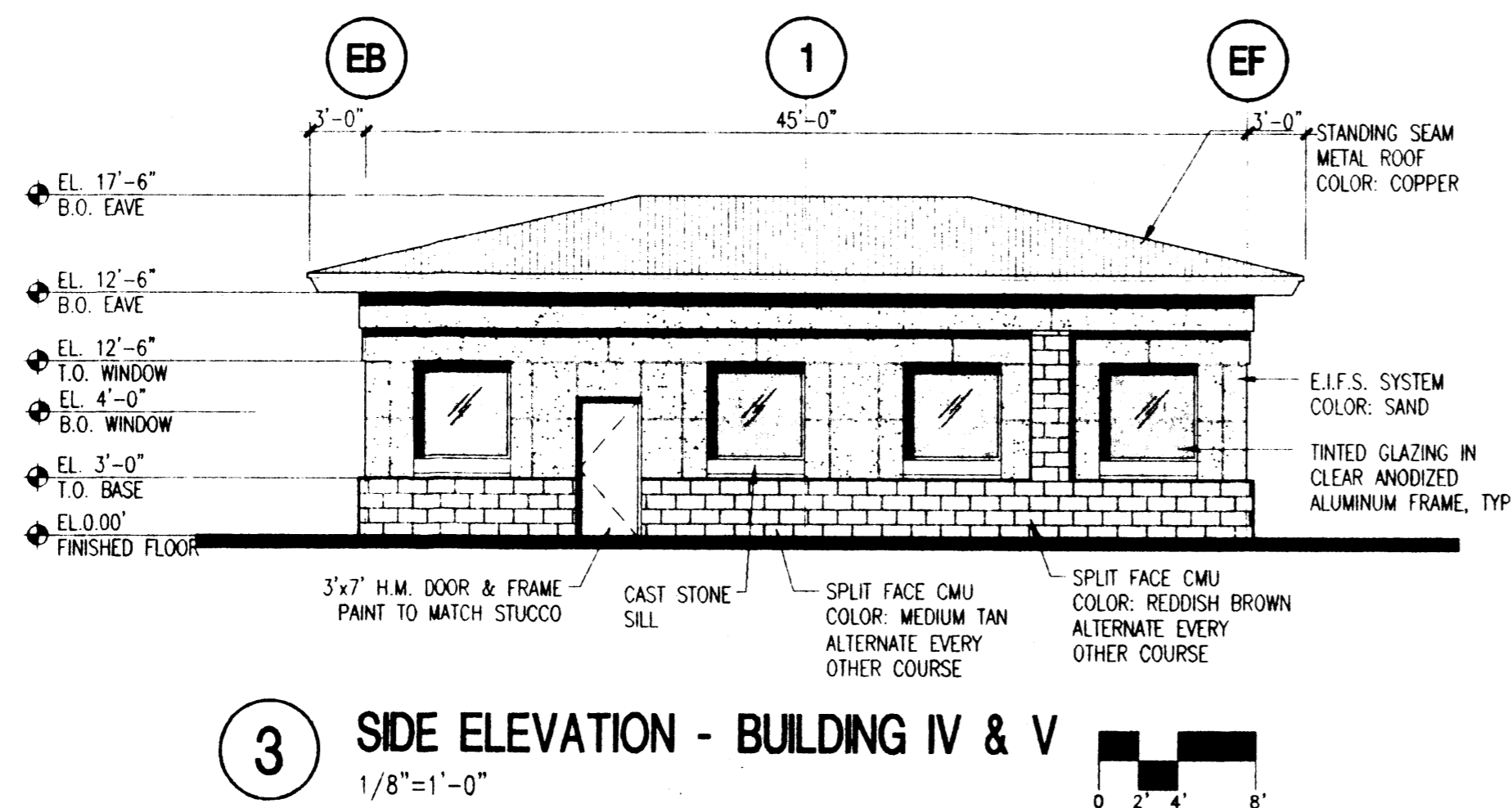
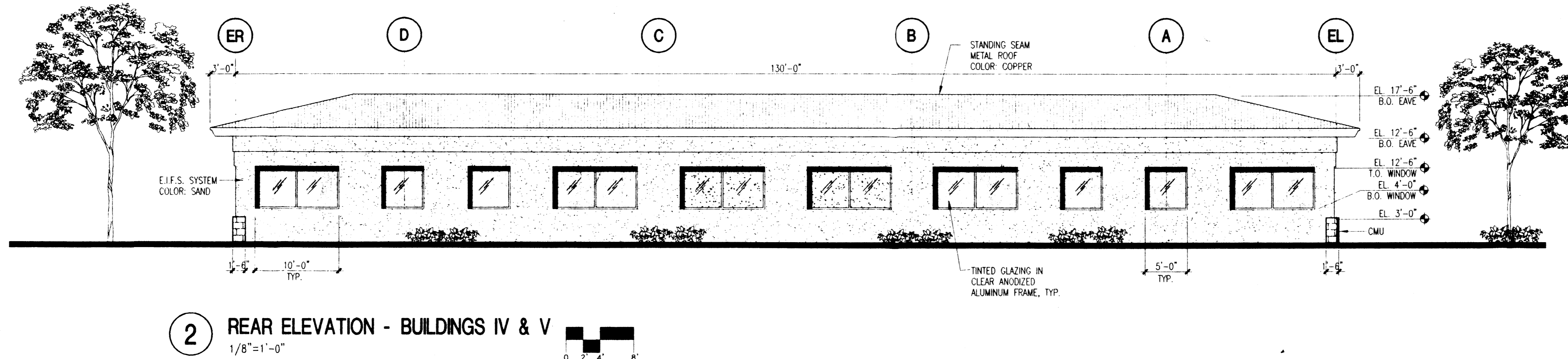
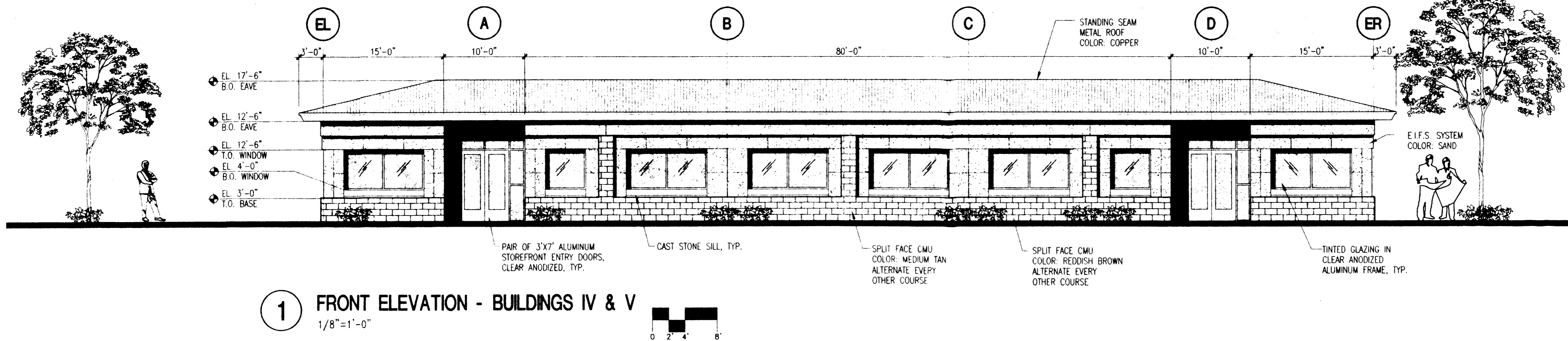


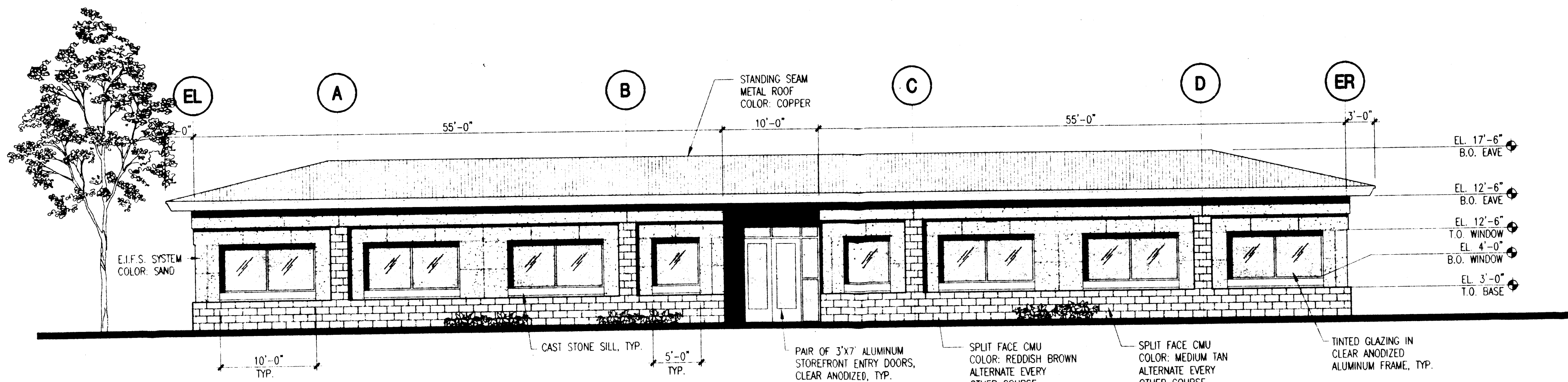
4 SIDE ELEVATION - BUILDING I
1/8"=1'-0"

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01-30-1999 4:57P	drawn by amc
	reviewed by TG
	date 7/30/99
	project no. 99072
	drawing name

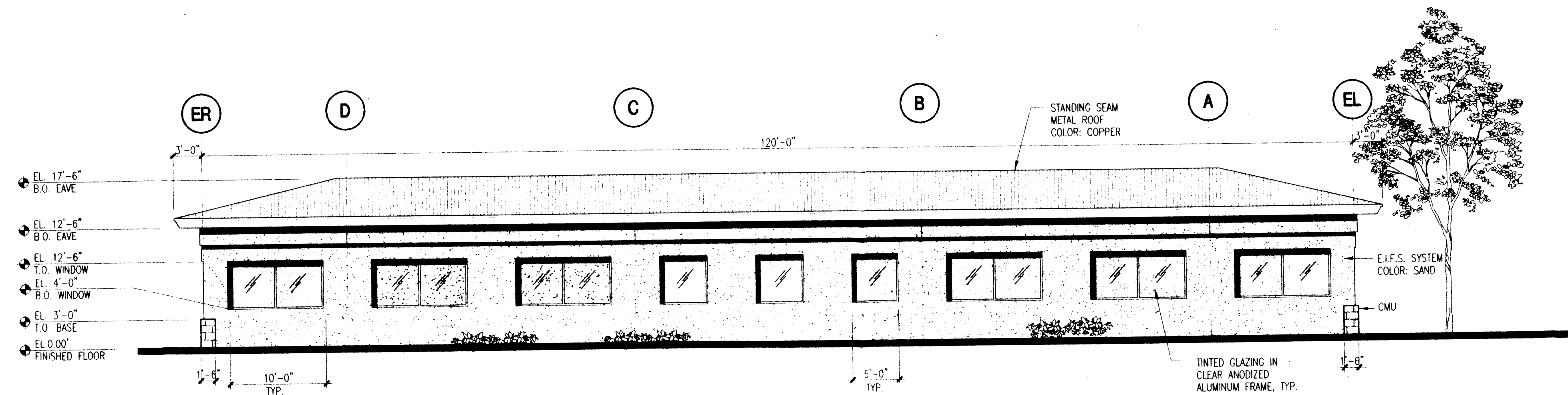
**EXTERIOR ELEVATIONS
BUILDING I**

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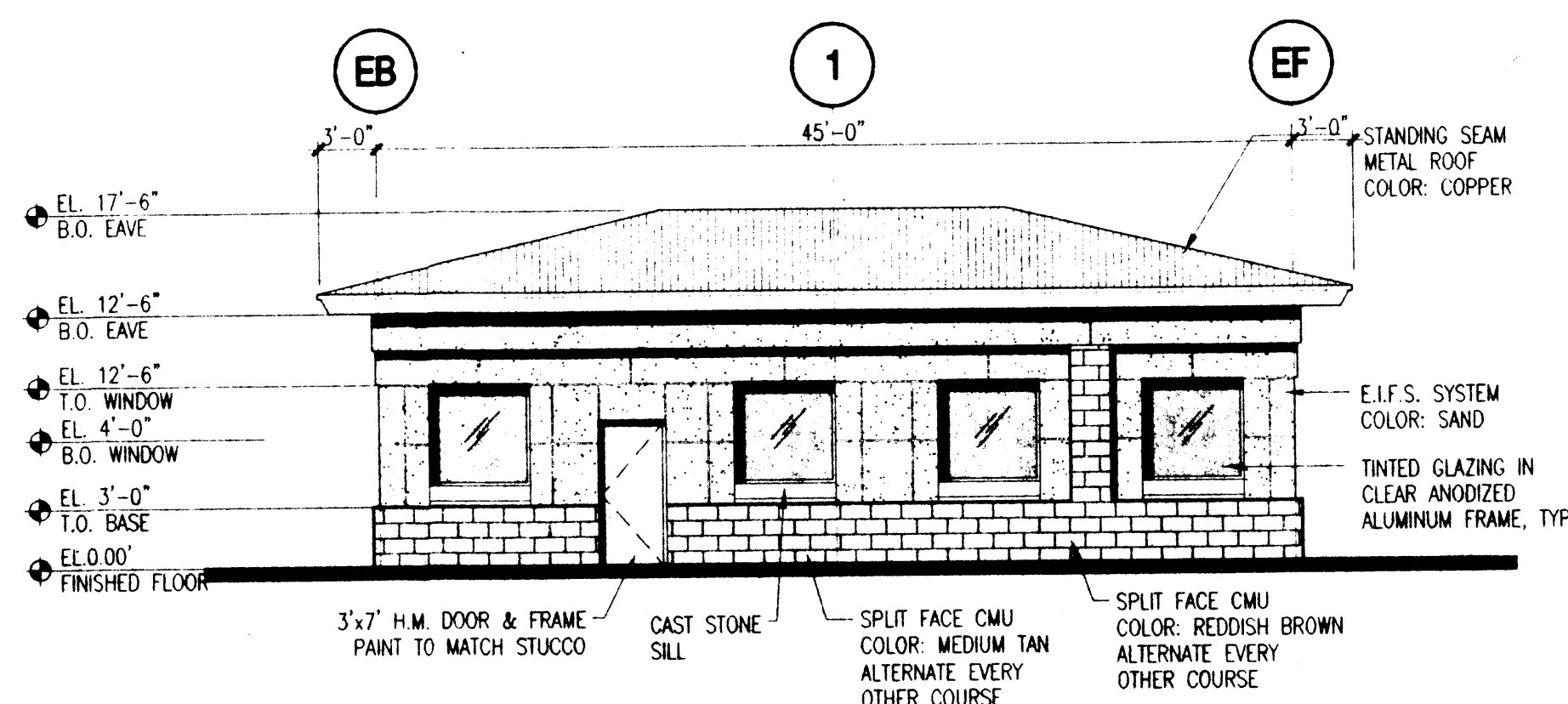




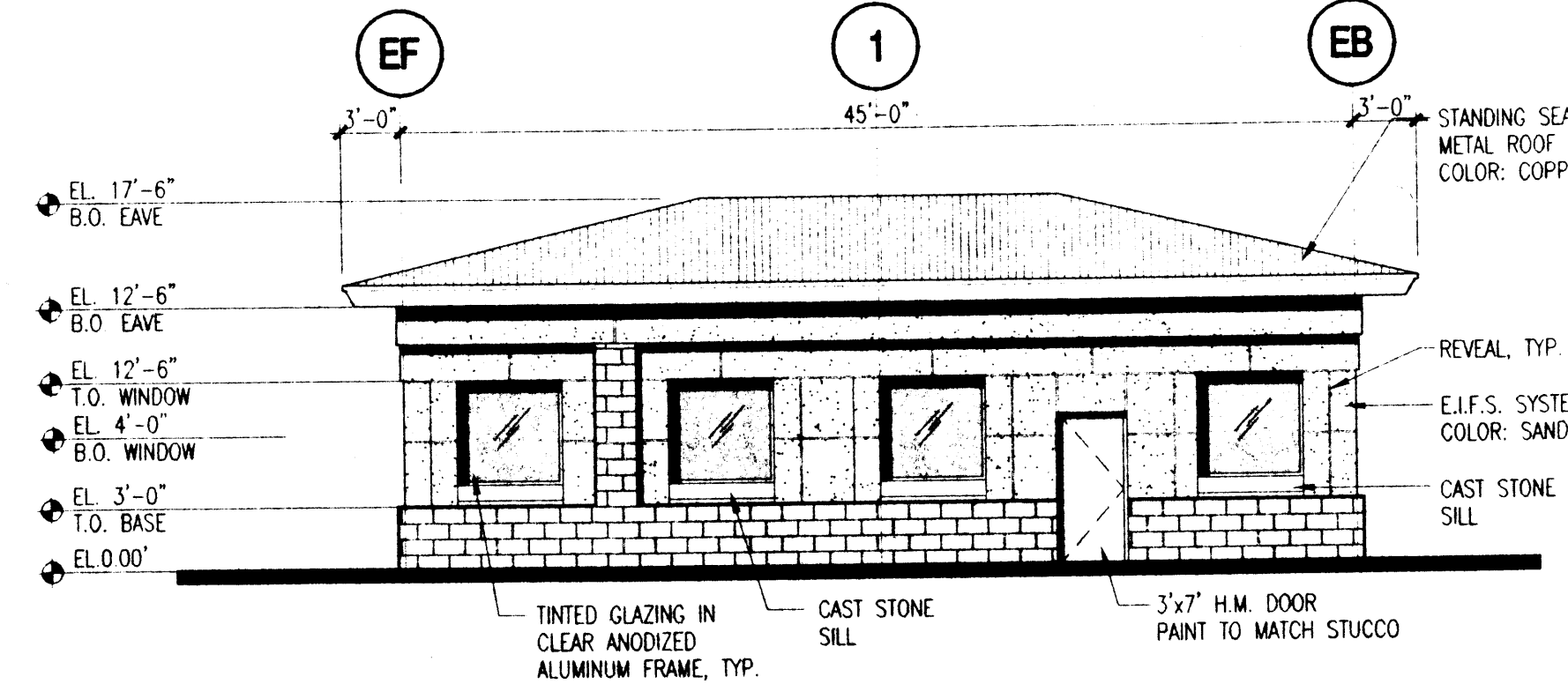
1 FRONT ELEVATION - BUILDINGS III & VI
1/8"=1'-0"



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"

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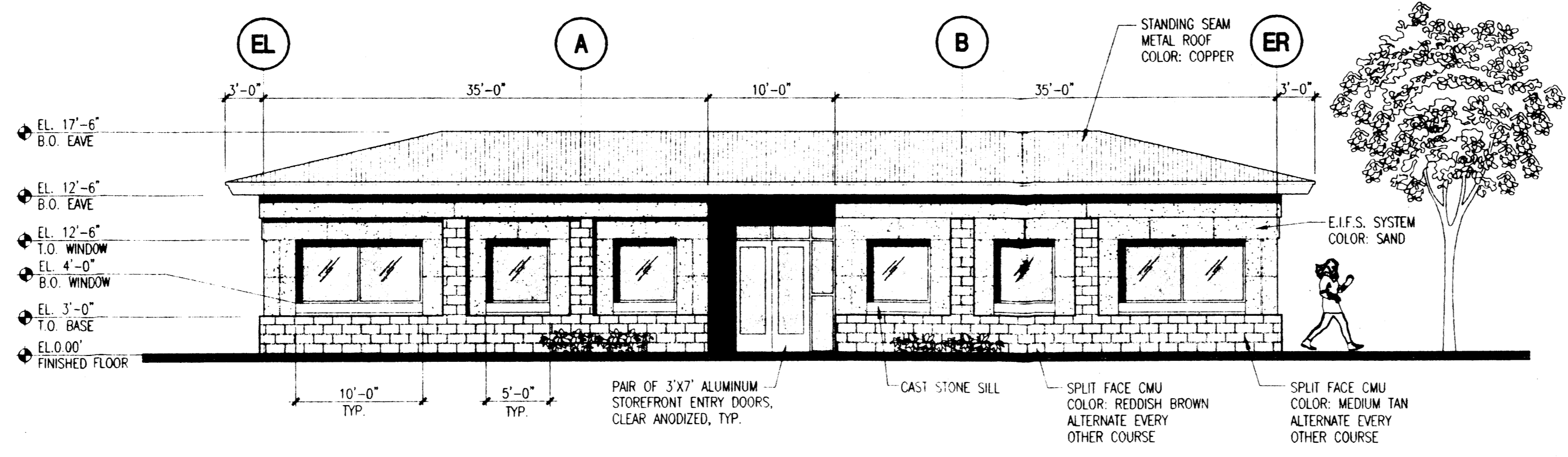
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plotted:
DRAWN BY: MONT PERICH
DRAWN BY: amc
reviewed by: TG
date: 7/30/99
project no.: 99072
drawing name:

EXTERIOR ELEVATIONS
BUILDING III & VI

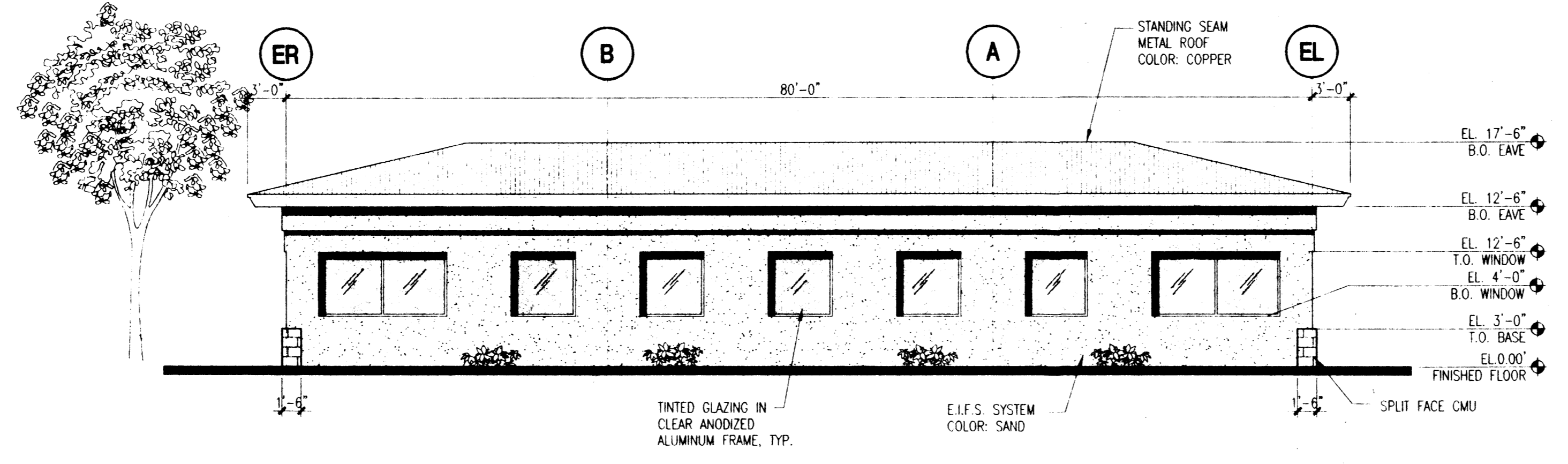
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A303

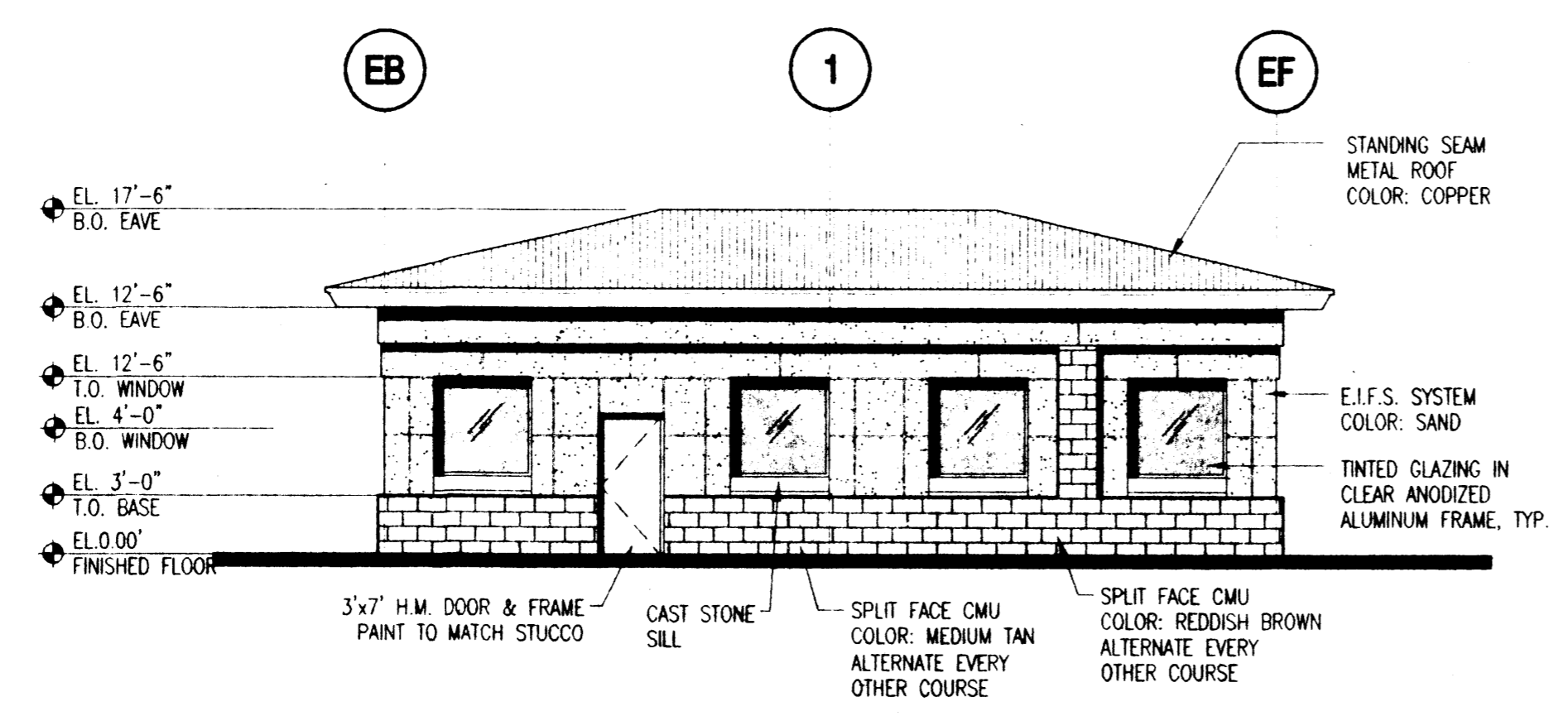
6 of 7



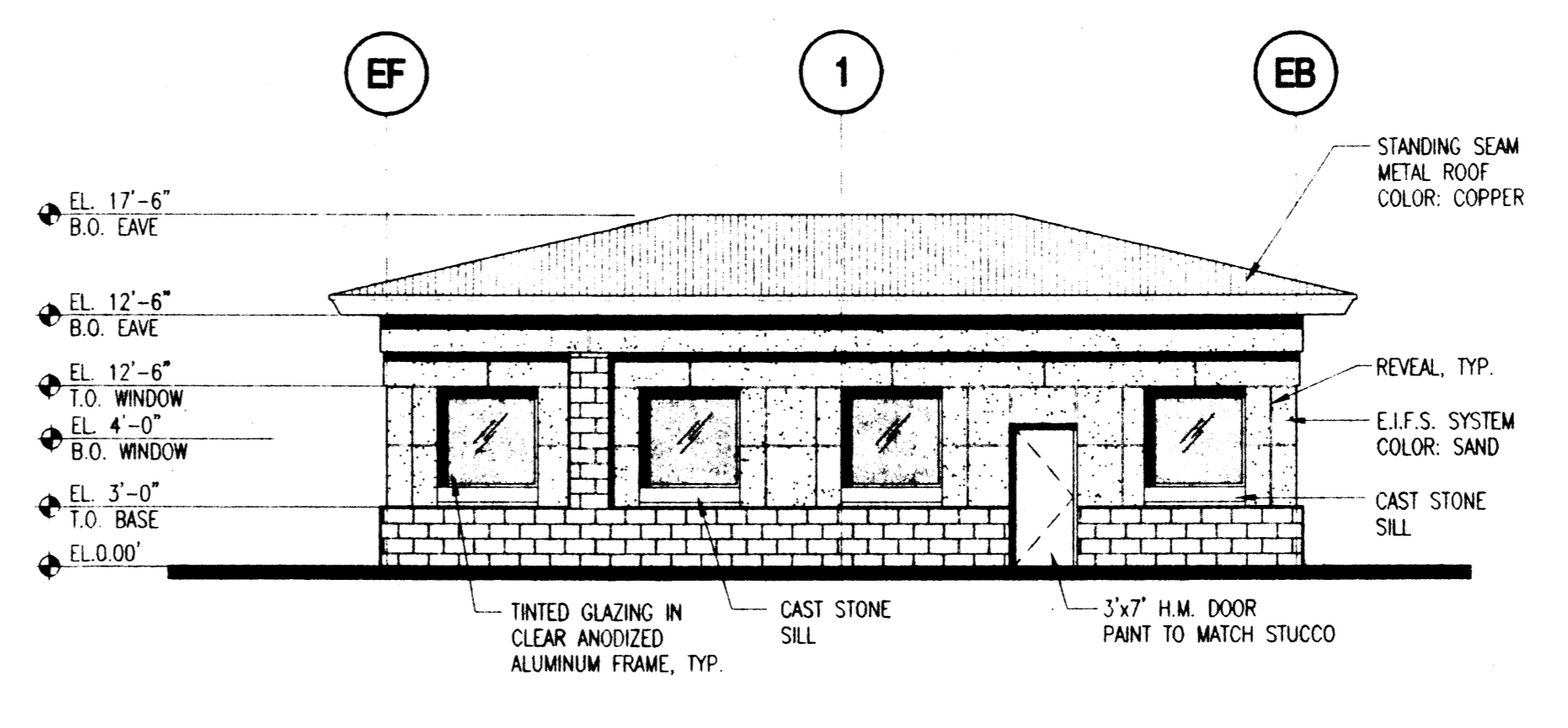
2 FRONT ELEVATION - BUILDINGS II & VII
1/8"=1'-0"



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"

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02-29-1999 4:52P	plotted:
02-29-1999 4:52P	drawn by: amc
	reviewed by: TG
	date: 7/30/99
	project no.: 99072
	drawing name:

EXTERIOR ELEVATIONS
BUILDING I & VII

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