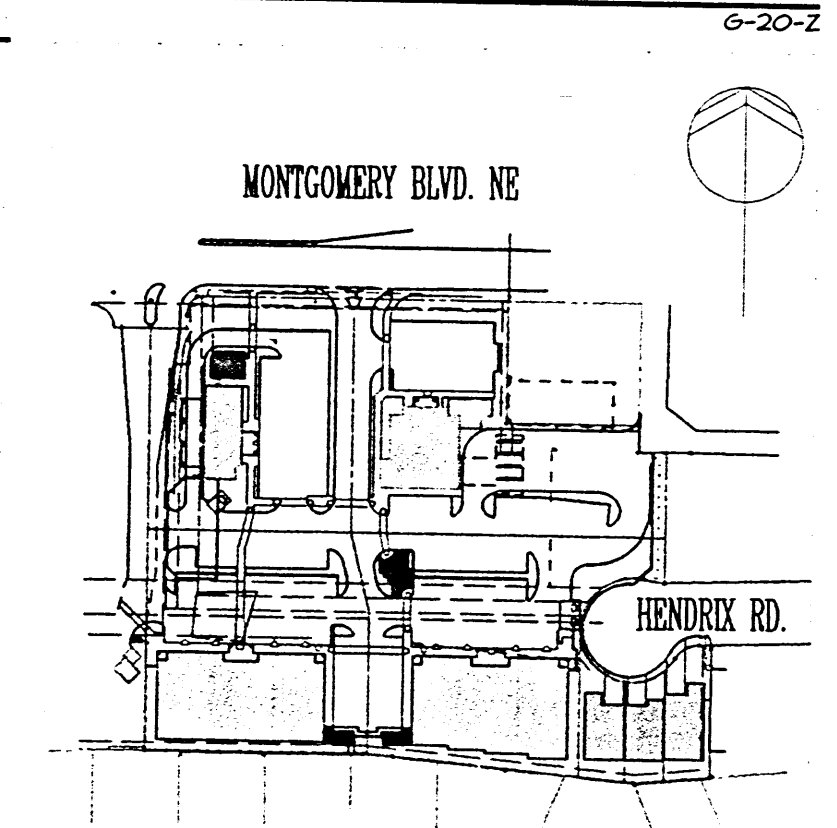
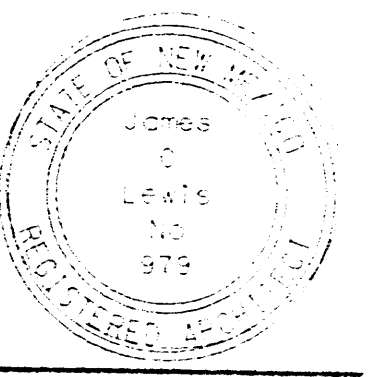


VICINITY MAP



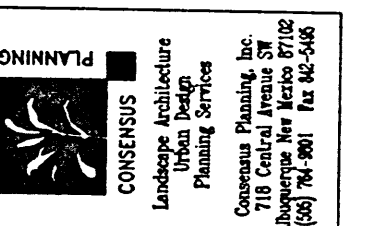
KEY



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Montgomery Crossings III

**A Mixed Use Development
Montgomery near Wyoming NE
Albuquerque New Mexico 87110**

COVER TITLE

- SDP-0 COVER SHEET & GENERAL NOTES
- SDP-1 ARCHITECTURAL SITE PLAN
- SDP-2 CONCEPTUAL LANDSCAPE PLAN
- SDP-3 BUILDING ELEVATIONS
- SDP-4 BUILDING ELEVATIONS
- SDP-5 BUILDING ELEVATIONS & DETAILS
- SDP-6 CONCEPTUAL UTILITY PLAN
- SDP-7 CONCEPTUAL GRADING PLAN

LEGAL DESCRIPTION -
TRACT A2, MONTGOMERY CROSSING
MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO 87110

ZONING -
SUI FOR C1 & O1 USES. PROPOSED SUI FOR C1, O1, and RT USE

ZONE ATLAS PAGE -
G-20-Z

TYPE OF CONSTRUCTION -
VN

SITE AREAS -

GROSS:	153,331 S.F. (3.52 ACRES)
BUILDINGS:	28,607 S.F.
PEDESTRIAN PLAZA:	11,000 S.F.
NET LOT:	123,624 S.F. (2.8 ACRES)
WALKS:	7,500 S.F.
PAVED:	78,641 S.F.

LANDSCAPING:

REQUIRED:	17,793 S.F. (15% OF NET)
PROVIDED:	26,891 S.F. (22% OF NET)

PARKING -

REQUIRED:	1 PER 200 SF = 149 SPACES
PROVIDED:	160 SPACES (INCL 11 HC SPACES)

BICYCLE PARKING -

REQUIRED:	1 BICYCLE SPACE PER EACH 20 AUTOMOBILE PARKING SPACES = 8 SPACES
PROVIDED:	(1) BICYCLE RACK W/ (4) BICYCLE SPACES PER EACH LOT = 16 BICYCLE PARKING

	BLDG AREA	PARKING	LOT AREA
1	4245 SF	21/36	0.89 ac
2	2800 SF	14/29	0.81 ac
3	10800 SF	54/52	0.81 ac
4	11000 SF	55/43	1.00 ac
TOTAL	28845 SF	144/150	3.52 ac
5	5000 SF +/-	6/6	0.26 ac

PROJECT SUMMARY

CASE NUMBER: Z -99-140
PROJECT NUMBER: 1000300
APPLICATION NUMBER: 00450-00000-00266
SITE DEVELOPMENT PLAN FOR SUBDIVISION

Richard D. Davis 4-12-00
Traffic Engineer, TRANSPORTATION DEPT Date

Edward H. Harg 4-12-00
PARKS & RECREATION DEPT. Date

Roger A. Rice 4-12-00
UTILITY DEVELOPMENT DEPT Date

Anna Colapinto 5-17-00
City Engineer, ENGINEERING DIV/AMAFCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.
David S. 5-17-00
City Planner, ALBUQUERQUE PLANNING DEPARTMENT Date

SIGNATURE BLOCK

Montgomery Crossing III
Site Development Plan
8800 - 8910 Montgomery Boulevard NE
Albuquerque, New Mexico 87110

ISSUE DATE:
29 OCT 99

REVISIONS:
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07 JAN 00
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Cover Sheet

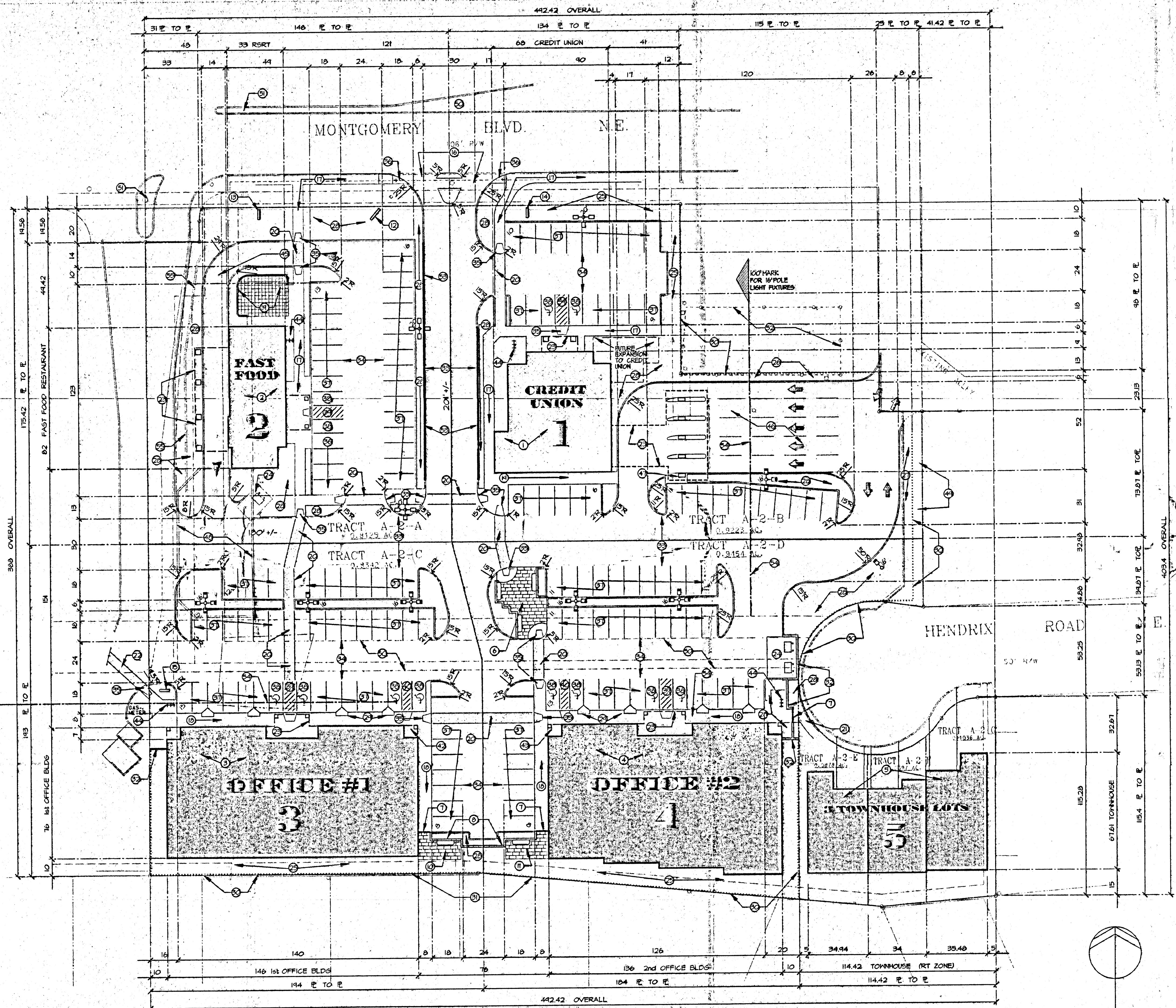
SHEET
SDP-0
OF 8

PROJ 1000300

PROJECT DIRECTORY

SHEET INDEX

GENERAL NOTES



KEYED NOTES

1. PROPOSED CREDIT UNION - 4245 SQUARE FEET
2. PROPOSED FAST FOOD RESTAURANT - APPROX 2200 SQ. FT.
3. PROPOSED OFFICE BUILDING - 10,400 SQUARE FEET
4. PROPOSED OFFICE BUILDING - 12,432 SQUARE FEET
5. PROPOSED TOWNHOUSE DEVELOPMENT w/ RT ZONING
6. PROPOSED LOCATION FOR PEDESTRIAN PLAZA, APPROXIMATELY 100 SQ. FT. w/ 3' HIGH BLOCK WALL AND SEATING. WALL MUST NOT BE TALLER THAN 3' TO PROVIDE CLEAR SITE DISTANCE.
7. PROPOSED 6' HIGH MASONRY WALL w/ LOGGABLE SECURITY GATE (BROUGHT IRON TO BE TUBULAR STEEL AND PAINTED BLACK)
8. PROPOSED 5'-0" HIGH MASONRY WALL
9. PROPOSED 100' SQ. FEET OUTDOOR DINING PATIO FOR FAST FOOD RESTAURANT w/ 4 TO 5 TABLE SEATING. BLOCK WALL BETWEEN PATIO AND DRIVE-UP AISLE MUST NOT BE TALLER THAN 3' TO PROVIDE CLEAR SITE DISTANCE. SEASONAL FURNITURE (i.e. CHAIRS/STOOLS/TABLES/UMBRELLAS) WILL BE PROVIDED
10. PROPOSED 300' SQ. FEET PATIO AREA FOR OFFICE BUILDING #3
11. PROPOSED 300' SQ. FEET PATIO AREA FOR OFFICE BUILDING #4
12. PROPOSED PROJECT MONUMENT SIGN LOCATION w/ 100 SQ. FT. FACE AREA MAX. SEE SHEET SDP-3 FOR ELEVATION.
13. PROPOSED FAST FOOD RESTAURANT MONUMENT SIGN ARCHITECTURAL FEATURES SIMILAR TO PROJECT MONUMENT SIGN. SEE SHEET SDP-3.
14. PROPOSED CREDIT UNION MONUMENT SIGN ARCHITECTURAL FEATURES SIMILAR TO PROJECT MONUMENT SIGN. SEE SHEET SDP-3.
15. PROPOSED MONUMENT SIGN FOR BUILDINGS 3 & 4. ARCHITECTURAL FEATURES SIMILAR TO PROJECT MONUMENT SIGN. SEE SHEET SDP-3.
16. PROPOSED DEVELOPMENT ENTRANCE / EXIT
17. PROPOSED 6' WIDE CONCRETE SIDEWALK, TYPICAL UNLESS NOTED
18. PROPOSED 8' WIDE CONCRETE SIDEWALK
19. PROPOSED 12' WIDE CONCRETE SIDEWALK
20. PROPOSED 8' WIDE SALTED CONCRETE PEDESTRIAN CONNECTION
21. PROPOSED 8' WIDE SALTED CONCRETE PEDESTRIAN CONNECTION FROM HENDRIX ROAD NE
22. PROPOSED 8' WIDE SALTED CONCRETE PEDESTRIAN CONNECTION TO EXISTING SIDEWALK
23. PROPOSED CANOPY WITH SIMILAR ARCHITECTURAL FEATURES.
24. PROPOSED DUMPSTER LOCATION
25. 10' LANDSCAPE BUFFER. SEE SHEET SDP-2 FOR LANDSCAPE PLAN
26. 6' LANDSCAPE BUFFER. SEE SHEET SDP-2 FOR LANDSCAPE PLAN
27. 6' LANDSCAPE BUFFER. SEE SHEET SDP-2 FOR LANDSCAPE PLAN
28. LANDSCAPE AREA. SEE SHEET SDP-2 FOR LANDSCAPE PLAN
29. PROPOSED 25' SQ. FEET PLANTER
30. PROPOSED 6' HIGH SOLID WALL ALONG PROPERTY LINE
31. EXISTING 6' HIGH WALL TO BE MODIFIED AND REPLACED AS NECESSARY
32. PROPOSED 6' HIGH SOLID MASONRY WALL
33. PROPOSED 30' WIDE ENTRY DRIVE AISLE
34. PROPOSED 24' WIDE DRIVE AISLE, TYPICAL UNLESS NOTED
35. PROPOSED 1/2" RAMP PER CITY SPECIFICATIONS
36. PROPOSED UNIDIRECTIONAL RAMP PER CITY SPECIFICATIONS
37. PROPOSED 10' x 10' PARKING SPACE, TYPICAL
38. PROPOSED 8' x 10' PARKING SPACE, TYPICAL
39. PROPOSED 8' WIDE HC ACCESS AISLE
40. PROPOSED 8' WIDE HC ACCESS AISLE
41. PROPOSED 8' WIDE HC ACCESS AISLE
42. PROPOSED SECONDARY ENTRY @ NORTHEAST CORNER
43. PROPOSED SECONDARY ENTRY @ NORTHWEST CORNER
44. PROPOSED BIKE RACK LOCATION
45. 5 CAR STACKED PER DPH REQUIREMENTS FOR FAST FOOD RESTAURANT
46. 5 CAR STACKED FOR DRIVE-UP BANKS, 100 FEET PER LANE
47. PROPOSED LOCATION FOR ATM MACHINE. ATM SHALL HAVE SIMILAR ARCHITECTURAL FEATURES AS CREDIT UNION
48. EXISTING RETENTION POND TO BE RELOCATED. SEE CONCEPTUAL GRADING AND HYDROLOGY PLAN SDP-7.
49. EXISTING DRAINAGE CHANNEL. SEE CONCEPTUAL GRADING AND HYDROLOGY PLAN SDP-7.
50. EXISTING UTILITY EASEMENT. SEE CONCEPTUAL UTILITY PLAN SDP-6.
51. EXISTING MEDIAN
52. EXISTING CHAIN LINK FENCE TO REMAIN
53. PROPOSED FIRE LANE TO BE PAINTED RED w/ WHITE LETTERING
54. 100 FT MARK FOR SITE LIGHTING TO BE AT 16'-0" IN HEIGHT MAX.
55. PROPOSED 2'-3" GARDEN WALL. SEE GRADING AND HYDROLOGY PLAN SDP-7.

GENERAL NOTES

ADDITIONAL 4'-0" DEDICATED TO RIGHT-OF-WAY PER CITY OF ALBUQUERQUE TRANSPORTATION DEPARTMENT. SEE CONCEPTUAL UTILITY PLAN SDP-6 FOR EXISTING AND PROPOSED NEW FIRE HYDRANT(S).

SITE LIGHTING FIXTURES @ 20'-0" MAXIMUM w/ SHARP CUT-OFFS LUMINAIRE. LIGHTING WITHIN 100 FEET OF RESIDENTIAL AREAS SHALL BE LIMITED TO 16'-0" IN HEIGHT. SEE DETAIL ON SDP-5.

ALL WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE CONCEALED AND SHALL BE ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.

ALL WALLS SHALL FOLLOW THE CITY'S WALL DESIGN GUIDELINES

CROSS-ACCESS PARKING EASEMENT TO OCCUR BETWEEN LOTS 1-4

SIGNAGE ON FAST FOOD RESTAURANT SHALL NOT BE BACK LIT AND SHALL NOT INCLUDE RACEMAY SIGNS OR ELEMENTS OF GENERIC FRANCHISE DESIGN.

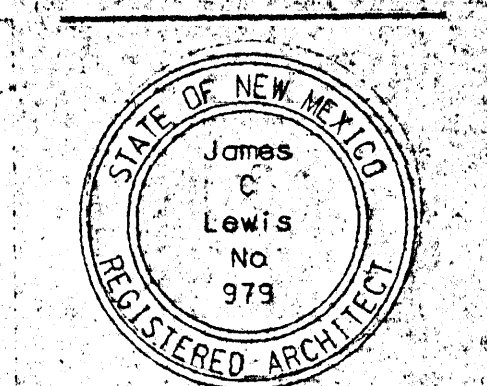
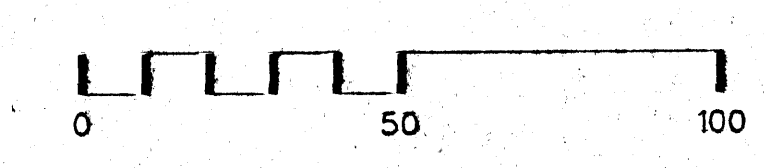
BUILDING MOUNTED SIGNS ON THE FAST FOOD RESTAURANT SHALL BE LIMITED TO 6% OF THE FACADE AREA. SIGNAGE SHALL BE INDIVIDUAL CHANNELIZED LETTERS, METAL LETTERS OR NEON LETTERS AT A MAXIMUM HEIGHT OF 2'-0" FEET. LOGOS MAY BE USED AND BACKLIT BUT NOT TO EXCEED A DIMENSION OF 2' X 2'.

NO POLE MOUNTED SIGNAGE SHALL BE ALLOWED. NO BUILDING MOUNTED SIGNAGE SHALL FACE RESIDENTIAL PROPERTIES.

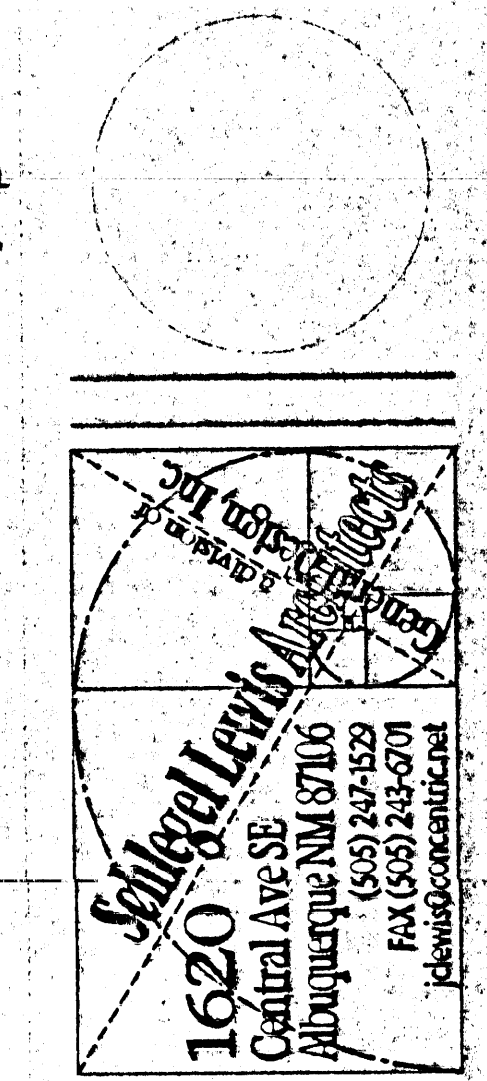
THE ENGINEER'S CERTIFICATION REQUIRED BY THE HYDROLOGY SECTION NEEDS TO INCLUDE CERTIFICATION THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAY-OUT (TLC) BEFORE C.O. IS RELEASED.

ARCHITECTURAL SITE PLAN

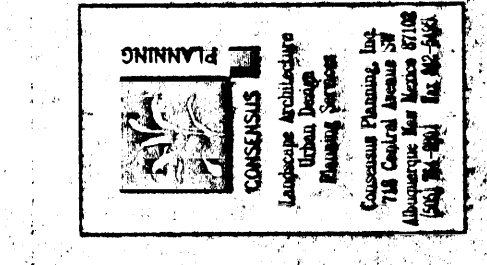
Scale: 1" = 30'-0"



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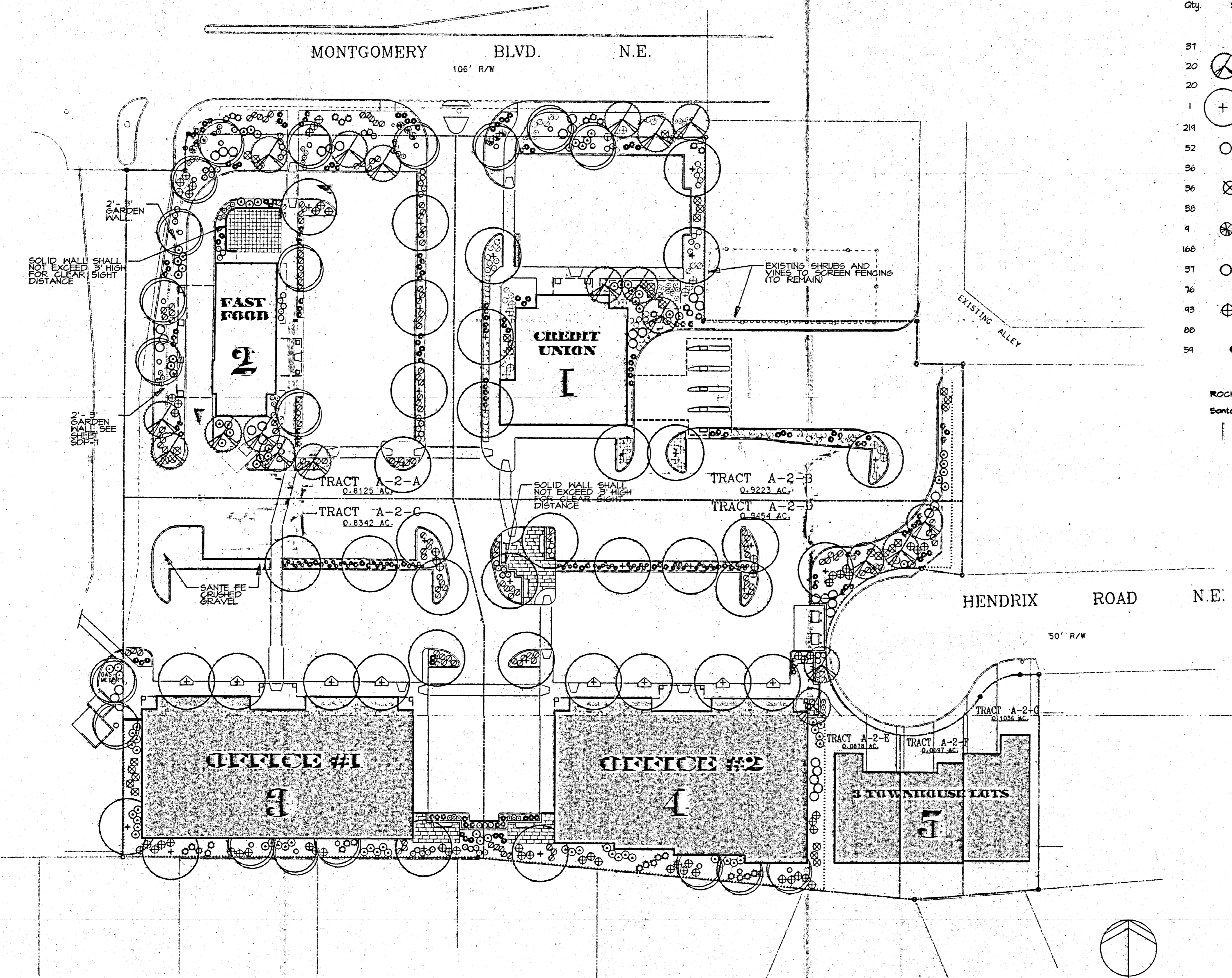
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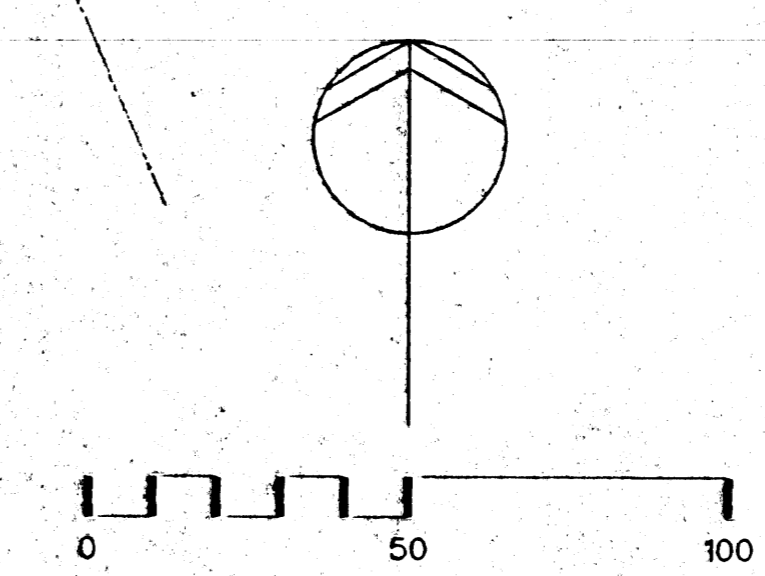
Site Plan

PROJECT #2801 SHEET SDP-1 OF 8



LANDSCAPE PLAN

Scale: 1" = 50'-0"



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Initial Size/Spacing Ultimate Size	Water Use
37	+	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B4B	16"ht. x 6" spr. 40"ht. x 35" spr.	Medium
20	⊗	Koeleria paniculata Golden-rain tree	2" B4B	16"ht. x 6" spr. 25"ht. x 20" spr.	Medium
20	○	Pyrus calleryana 'Bradford' Bradford Pear	2" B4B	16"ht. x 6" spr. 30"ht. x 25" spr.	Medium
1	+	Existing Tree -TO BE REMOVED-			
214	⊗	Artemisia 'Pavie Castle' Pavie Castle Sage	1-gal	3'oc. 3'ht. x 4' spr.	Low
52	○	Baccharis 'Stam' Thompson Baccharis	5-gal	4'oc. 2'ht. x 4' spr.	Low
36	⊗	Caryopteris clandonensis Blue Mist	5-gal	4'oc. 3'ht. x 4' spr.	Medium
36	⊗	Cotoneaster apiculatus Cranberry cotoneaster	5-gal	4'oc. 3'ht. x 4' spr.	Medium
58	⊗	Lonicera japonica 'Halliana' Hall's Honeysuckle	1-gal	4'oc. 2'ht. x 5' spr.	Medium
4	⊗	Miscanthus sinensis Maiden Grass	1-gal	4'oc. 5'ht. x 4' spr.	Medium
160	⊗	Muhlenbergia capillaris Regal Mid-Midway Grass	5-gal	3'oc. 3'ht. x 3' spr.	Medium
57	○	Parosela atriplicifolia Russian Sage	1-gal	5'oc. 4'ht. x 5' spr.	Medium
76	○	Potentilla fruticosa Shrubby Cinquefoil	1-gal	2.5'oc. 2.5'ht. x 2.5' spr.	Medium
43	⊗	Rhus trilobata 'Autumn Amber' 'Autumn Amber' Sumac	5-gal	4'oc. 2'ht. x 5' spr.	Medium
88	○	Salvia greggii Cherry Sage	1-gal	3'oc. 3'ht. x 3' spr.	Medium
54	⊗	Teucrium chamaedrys 'Prostratum' Creeping Germander	1-gal	2'oc. 6"ht. x 2' spr.	Medium

ROCK MULCH
Santa Fe Brown Crusher Fines, 2"-4" Santa Ana Tan Cobbles (6" Depth)

LANDSCAPE NOTES

THE DESIGN AND PROVISION OF LANDSCAPE FEATURES WITHIN MONTGOMERY CROSSINGS III WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

TREE REQUIREMENTS
STREET TREES REQUIRED UNDER THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE ARE AS FOLLOWS:

MONTGOMERY BOULEVARD
REQUIRED: 4
PROVIDED: 4

TREES WITHIN THE PARKING AREA ARE REQUIRED AT A RATE OF (1) TREE PER (5) PARKING SPACES.
REQUIRED: 23
PROVIDED: 53

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED DRIP IRRIGATION SYSTEM WILL BE UTILIZED TO IRRIGATE TREES, SHRUB, AND GROUND COVER PLANTING AREAS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THAT WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER.

ZONING CODE LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	153331 SF
BUILDING FOOTPRINT / SERVICE AREAS	28607 SF
PUBLIC R.O.W. LANDSCAPE	1101 SF
TOTAL AREA	123624 SF
REQUIRED PERCENTAGE	X.15
LANDSCAPE AREA REQUIRED	17,743 SF
LANDSCAPE AREA PROVIDED	26,040 SF

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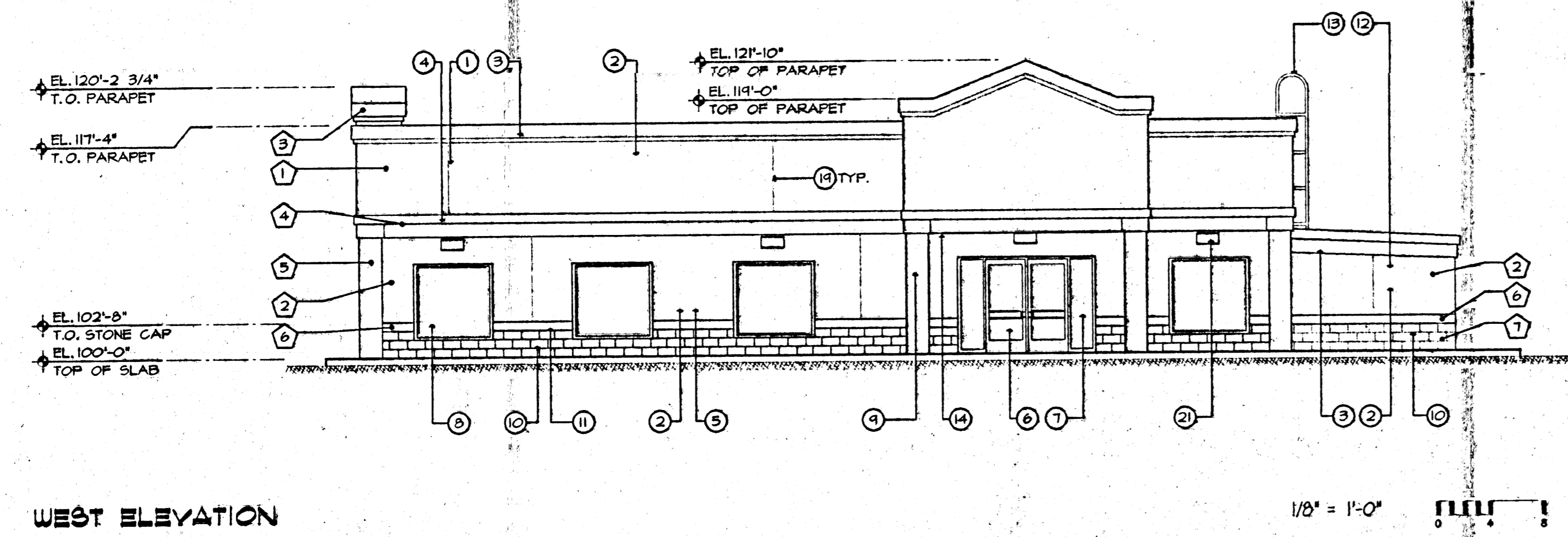
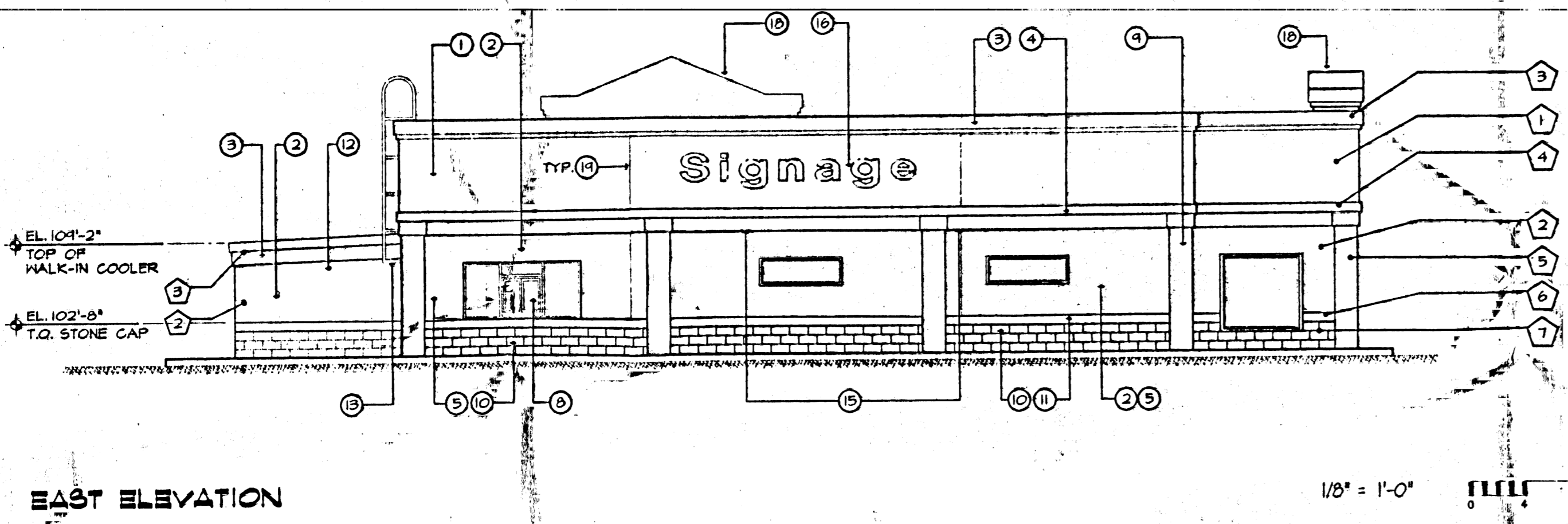
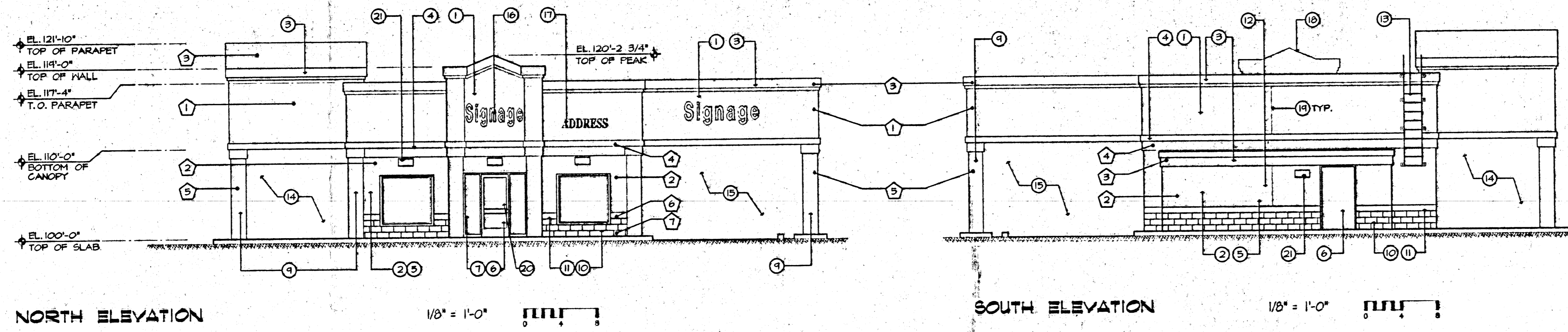
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Landscape Site Plan
SHEET
PROJECT **SDP2**
OF 8



KEYED NOTES

1. FIELD SURFACE, OFF-WHITE STUCCO W/ SAND FINISH
2. FIELD SURFACE, LIGHT TAN STUCCO W/ SAND FINISH
3. CORNICE OFF-WHITE STUCCO W/ SAND FINISH
4. ACCENT BAND, OFF-WHITE STUCCO W/ SAND FINISH
5. STUCCO TO MATCH BRICK
6. HOLLOW METAL DOORS AND FRAMES W/ BRONZE FINISH
7. ALUMINUM STOREFRONT REFLECTIVE GLAZING SYSTEM W/ ANODIZED BRONZE FINISH
8. ALUMINUM REFLECTIVE GLAZING W/ ANODIZED BRONZE FINISH
9. COLUMN OFF-WHITE STUCCO W/ SMOOTH FINISH
10. SPLIT-FACE BLOCK IN LIGHT-MEDIUM TAN RANGE TO MATCH SECOND FIELD COLOR
11. CAST STONE CAP TO MATCH SPLIT-FACE BLOCK
12. EXTERIOR WALK-IN COOLER/FREEZER - "BUFF"
13. ROOM LADDER AND METAL GATE, MATCH W/ SECOND FIELD COLOR
14. CANOPY FOR ENTRANCE
15. CANOPY FOR DRIVE-UP AREA
16. SIGNAGE • 6"8" OF FACADE
17. PREMISE I.D. LOCATION
18. LINE OF PARAPET BEYOND
19. EXPANSION JOINT TYPICAL
20. ALL ENTRANCES SHALL BE IDENTIFIED W/ A SIGN OF STANDARD ACCESSIBILITY, CENTER AT 60" A.F.F.
21. HALL MOUNTED LIGHT FIXTURE • 8'-0" A.F.F.

PAINT SPECIFICATION

- | | | |
|---|-------------------|--|
| 1 | FIELD- | OFF-WHITE |
| 2 | FIELD- | LIGHT TAN |
| 3 | CORNICE- | OFF-WHITE |
| 4 | ACCENT BAND- | OFF-WHITE |
| 5 | COLUMN- | OFF-WHITE |
| 6 | CAST STONE CAP- | LT - MED TAN TO MATCH SECOND FIELD COLOR |
| 7 | SPLIT-FACE BLOCK- | LT - MED TAN TO MATCH SECOND FIELD COLOR |

GENERAL NOTES

ALL HVAC EQUIPMENT WILL BE CONCEALED WITHIN THE PARAPET OR SCREEN WALL SIMILAR TO THE APPLICATION METHOD USED BY THE CREDIT UNION

SIGNAGE - BUILDING MOUNTED SIGNS WILL BE LIMITED TO 6% OF THE FACADE AREA ON WHICH THEY ARE MOUNTED. LOGOS MAY BE USED AND BACKLIT, BUT WILL NOT EXCEED A DIMENSION OF 2' X 2'. INDIVIDUAL CHANNELIZED LETTERS, METAL AND NEON LETTERS CAN BE USED • A MAXIMUM HEIGHT OF 2 FEET.

THERE WILL NOT BE ANY PLASTIC OR VINYL ARCHITECTURAL ELEMENTS INSTALLED ON THE EXTERIOR FACADE OF THE BUILDINGS IN THIS SITE DEVELOPMENT PLAN. ALSO, CHAIN LINK, VINYL FENCING OR BARBED WIRE WILL NOT BE PERMISSIBLE.

MONUMENT SIGNS WILL HAVE THE NEO-CLASSICAL ARCHITECTURAL FEATURES AND DESIGN AS REPRESENTED IN THIS SITE DEVELOPMENT PLAN. SIGNAGE IS LIMITED TO 24 SQ. FEET ON EACH SIDE.

4/5/2000

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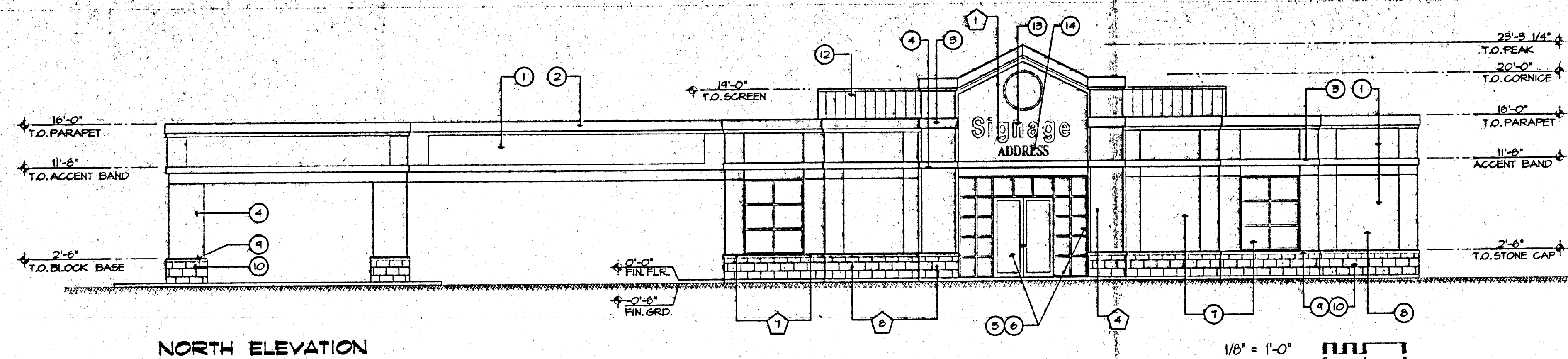
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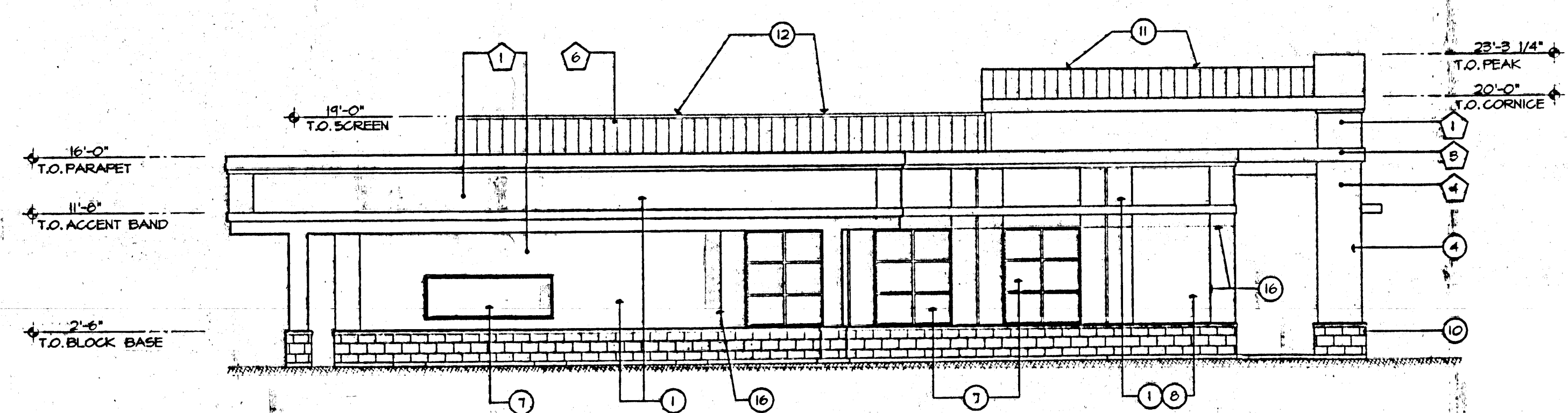
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Elevations and Details

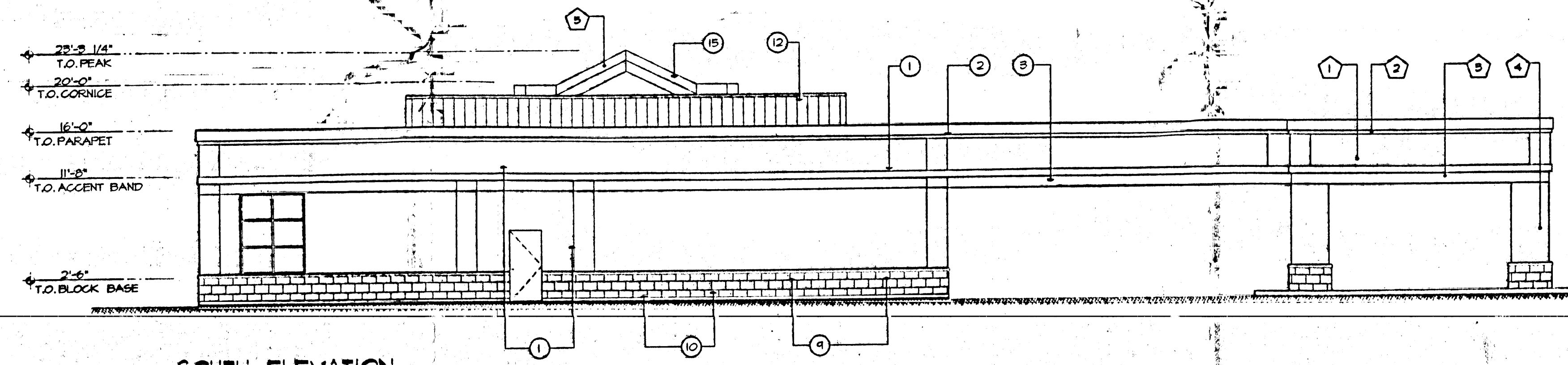
PROJECT 9901
SDP4
SHEET
OF 8



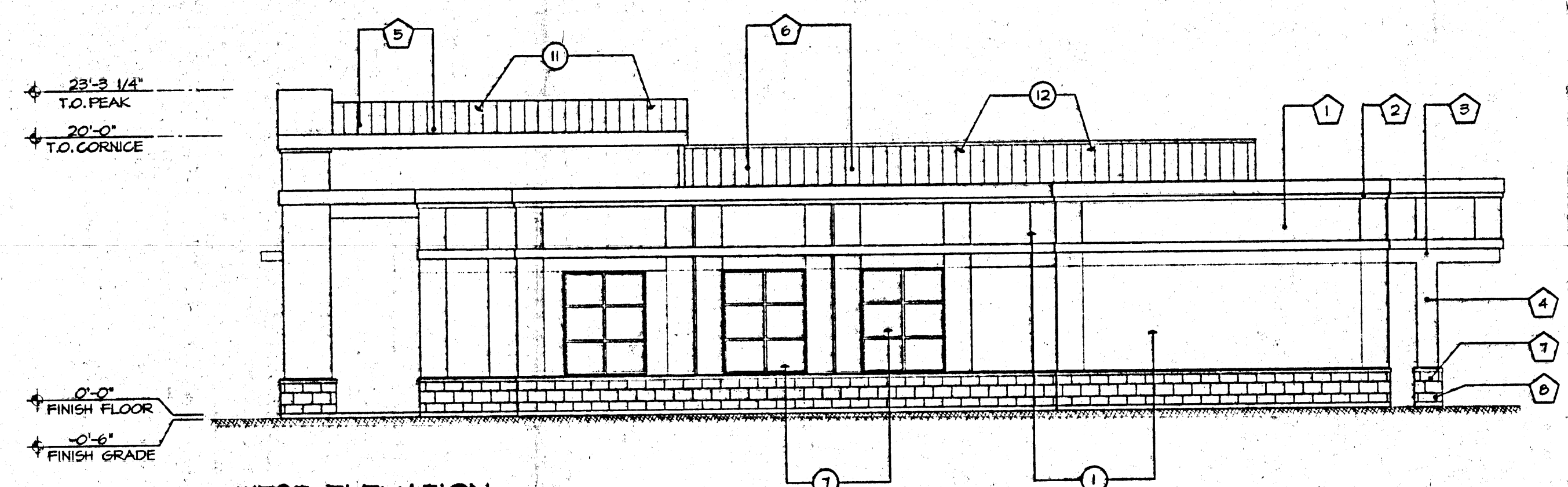
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

KEYED NOTES

1. FIELD SURFACE, OFF-WHITE STUCCO W/ SAND FINISH
2. CORNICE OFF-WHITE STUCCO W/ SAND FINISH
3. ACCENT BAND, OFF-WHITE STUCCO W/ SAND FINISH
4. COLUMN, OFF-WHITE STUCCO W/ SMOOTH FINISH
5. HOLLOW METAL DOORS AND FRAMES W/ BRONZE FINISH
6. ALUMINUM STOREFRONT REFLECTIVE GLAZING SYSTEM W/ ANODIZED BRONZE FINISH
7. ALUMINUM REFLECTIVE GLAZING W/ ANODIZED BRONZE FINISH
8. E.L.F. SYSTEM TYPICAL
9. CAST STONE CAP TO MATCH BLOCK BASE
10. BLOCK BASE -OR- ALTERNATE SPLIT-FACE BLOCK IN LT. TAN
11. STANDING SEAM METAL ROOF, LT. TAN -OR- METAL ROOF
12. MECHANICAL SCREEN MATCH FIELD COLOR -OR- METAL ROOF
13. SIGNAGE
14. PREMISE I.D. LOCATION
15. LINE OF PARAPET BEYOND
16. EXPANSION JOINT TYPICAL

PAINT SPECIFICATION

- | | |
|-------------------------------------|-----------------------|
| 1 FIELD- | OFF-WHITE |
| 2 CORNICE- | OFF-WHITE |
| 3 ACCENT BAND- | OFF-WHITE |
| 4 COLUMN- | OFF-WHITE |
| 5 METAL ROOF- | LT TAN -OR- OFF-WHITE |
| 6 MECHANICAL SCREEN- | LT TAN -OR- OFF-WHITE |
| 9 CAST STONE CAP- | LIGHT TAN |
| 10 BLOCK BASE -OR- SPLIT FACE BLOCK | LIGHT TAN |

GENERAL NOTES

ALL HVAC EQUIPMENT WILL BE CONCEALED WITHIN THE PARAPET OR SCREEN WALL SIMILAR TO THE APPLICATION METHOD USED BY THE CREDIT UNION.

SIGNAGE - BUILDING MOUNTED SIGNS WILL BE LIMITED TO 6% OF THE FACADE AREA ON WHICH THEY ARE MOUNTED. LOGOS MAY BE USED AND BACKLIT, BUT WILL NOT EXCEED A DIMENSION OF 2' X 2'. INDIVIDUAL CHANNELIZED LETTERS, METAL, AND NEON LETTERS CAN BE USED @ A MAXIMUM HEIGHT OF 2 FEET.

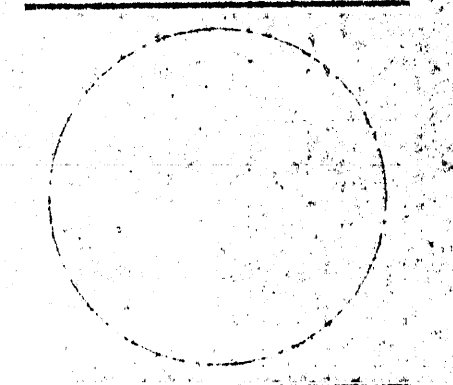
THERE WILL NOT BE ANY PLASTIC OR VINYL ARCHITECTURAL ELEMENTS INSTALLED ON THE EXTERIOR FACADE OF THE BUILDINGS IN THIS SITE DEVELOPMENT PLAN. ALSO, CHAIN LINK, VINYL FENCING OR BARBED WIRE WILL NOT BE PERMISSIBLE.

MONUMENT SIGNS WILL HAVE THE NEO-CLASSICAL ARCHITECTURAL FEATURES AND DESIGN AS REPRESENTED IN THIS SITE DEVELOPMENT PLAN. SIGNAGE IS LIMITED TO 24 SQ. FEET ON EACH SIDE.

4/5/2000

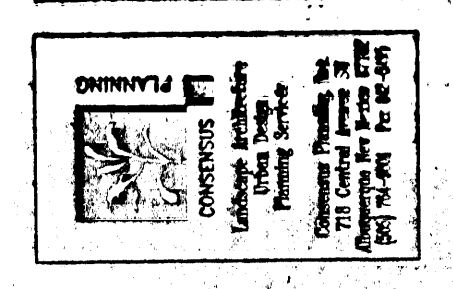


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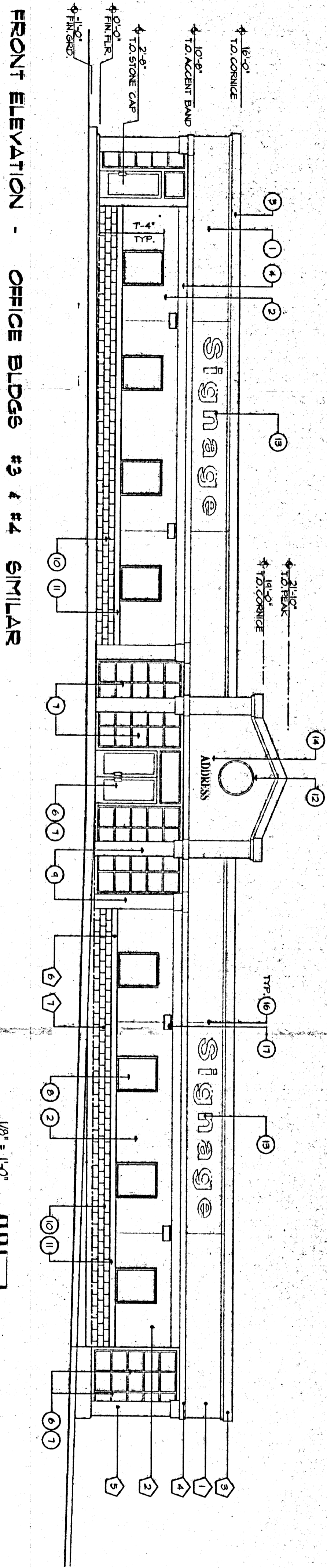
Montgomery Crossing III
Site Development Plan
8800 - 8910 Montgomery Boulevard NE
Albuquerque, New Mexico 87110

ISSUE DATE:
29 OCT 99

REVISIONS:

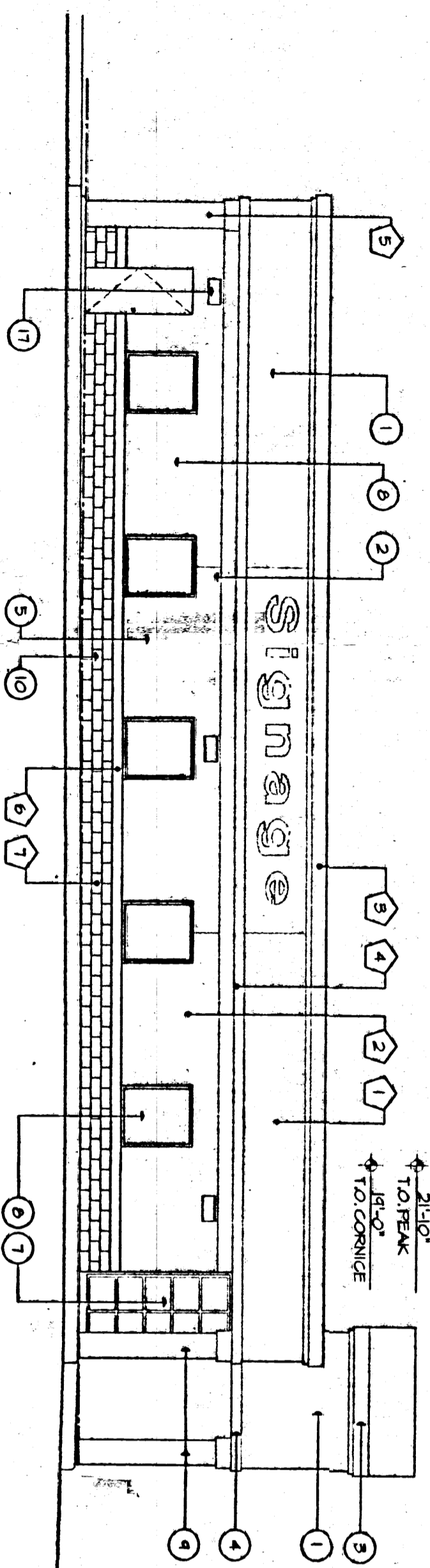
02 DEC 99
07 JAN 00
22 FEB 00
05 APR 00

Elevations and Details
SHEET
SDP3
PROJECT SHEET
OF 6



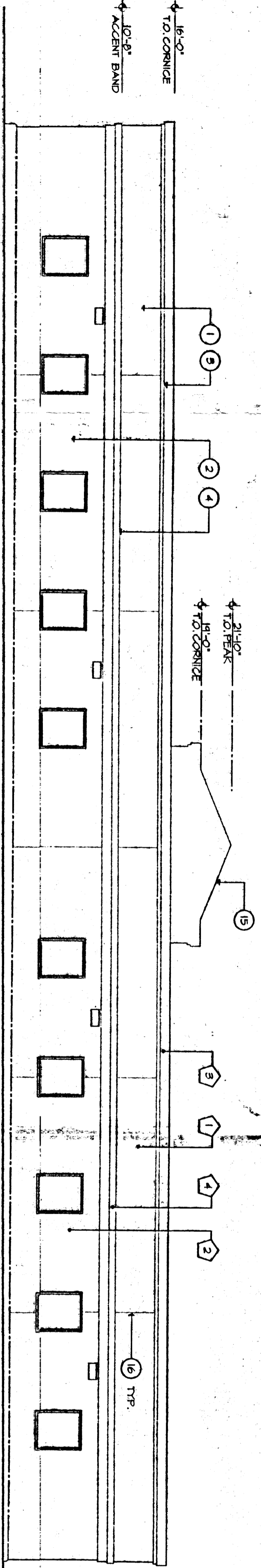
FRONT ELEVATION - OFFICE BLDGS #3 & #4 SIMILAR

1/8" = 1'-0"



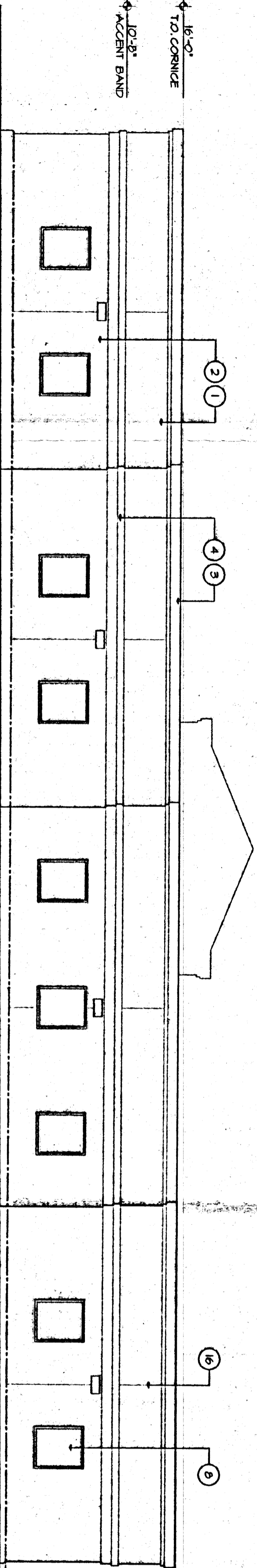
SIDE ELEVATION - OFFICE BLDG #3 & #4 - BOTH SIDES IDENTICAL

1/8" = 1'-0"



REAR ELEVATION - OFFICE BLDG #3

1/8" = 1'-0"



REAR ELEVATION - OFFICE BLDG #4

1/8" = 1'-0"

EXTERIOR ELEVATIONS - OFFICE BUILDINGS #3 & #4

GENERAL NOTES

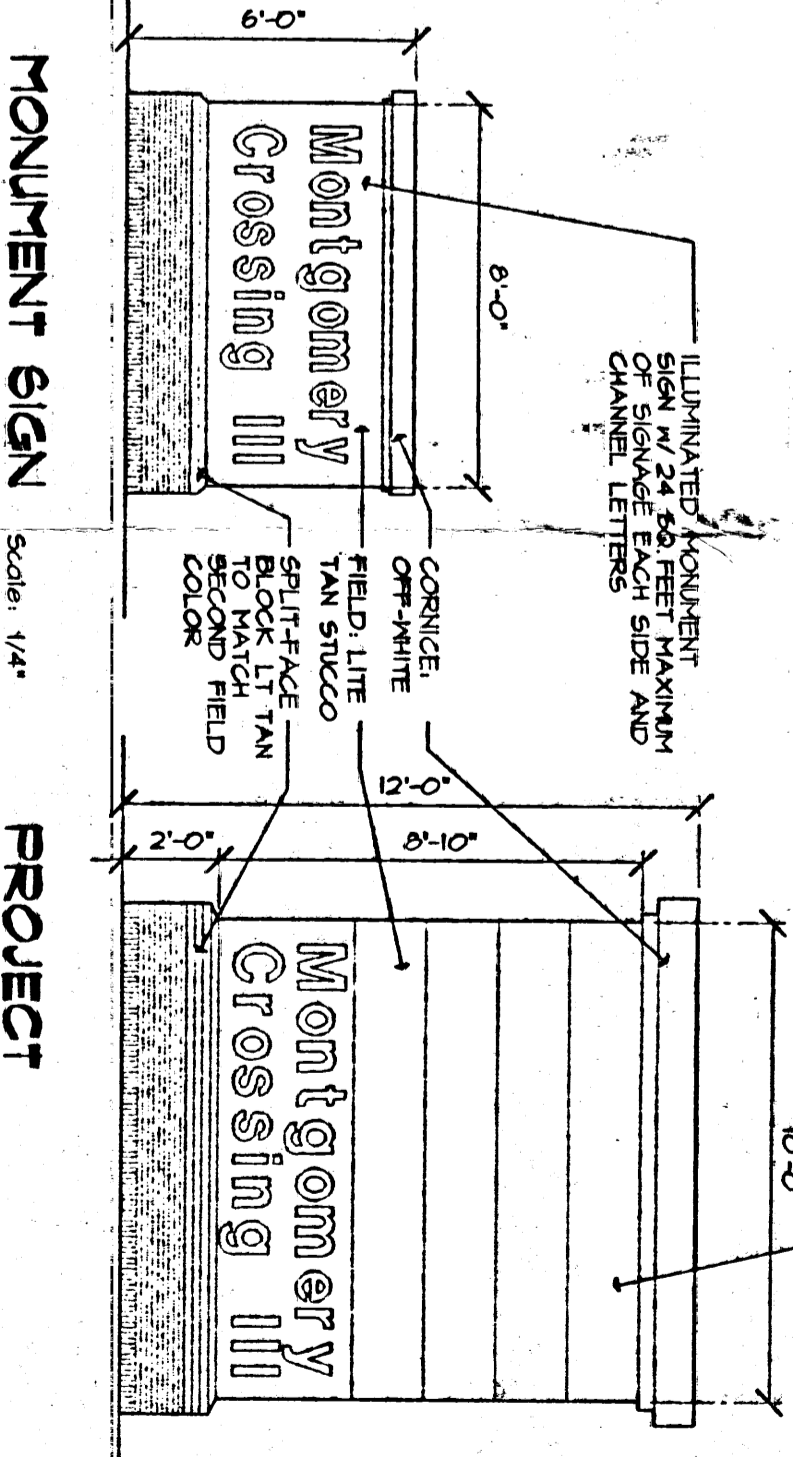
ALL HVAC EQUIPMENT WILL BE CONCEALED WITHIN THE BUILDING ENVELOPE. ALL SIGNAGE TO THE APPLICATION SHOULD BE SUBMITTED TO THE CITY OF ALBUQUERQUE FOR REVIEW AND APPROVAL. BUILDING MOUNTED SIGNS WILL BE LIMITED TO 24" IN HEIGHT AND 24" IN WIDTH. SIGNAGE WILL NOT EXCEED A DIMENSION OF 2' X 2'. INDIVIDUAL CHARACTERS, LETTERS, AND WORDS WILL BE LIMITED TO A MAXIMUM HEIGHT OF 2 FEET. THERE WILL NOT BE AIR PLASTIC OR VINYL SIGNAGE. SIGNAGE SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING. SIGNAGE SHALL BE LIMITED TO 24" IN HEIGHT AND 24" IN WIDTH. SIGNAGE IS LIMITED TO 24" IN HEIGHT ON EACH SIDE.

KEYED NOTES

- FIELD SURFACE OFF-WHITE STUCCO
- FIELD FINISH LIGHT TAN STUCCO
- CORNICE OFF-WHITE STUCCO W/ SAND FINISH
- ACCENT BAND OFF-WHITE STUCCO W/ SAND FINISH
- STUCCO TO MATCH BRICK
- HOLLOW METAL DOORS AND FRAMES
- ALUMINUM STOREFRONT REFLECTIVE GLAZING SYSTEM W/ ANODIZED BRONZE FINISH
- BRONZE FINISH REFLECTIVE GLAZING W/ ANODIZED BRONZE FINISH
- COLUMN OFF-WHITE STUCCO W/ SMOOTH FINISH
- SPRIT-FACE BLOCK IN LIGHTER-TAN COLOR RANGE TO MATCH SECOND FIELD COLOR
- 1/2" DIAMETER CIRCULAR INSERT OFF-WHITE STUCCO
- SMOOTH FINISH
- REVERSE 1/2" LOCATION
- LINE OF PARAPET BEYOND
- EXPANSION JOINT TYPICAL
- MALL MOUNTED LIGHT FIXTURE 8'-0" A.F.F.

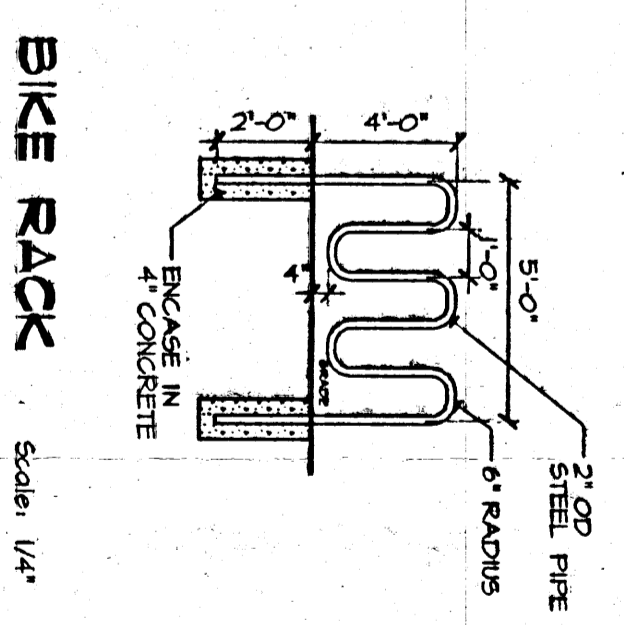
PAINT SPECIFICATION

1. FIELD - OFF-WHITE	2. FIELD - LIGHT TAN
3. CORNICE - OFF-WHITE	4. ACCENT BAND - OFF-WHITE
5. COLUMN - OFF-WHITE	6. CAST STONE CAP - LT - HED TAN TO MATCH SECOND FIELD COLOR
7. SPRIT-FACE BLOCK - LT - HED TAN TO MATCH SECOND FIELD COLOR	

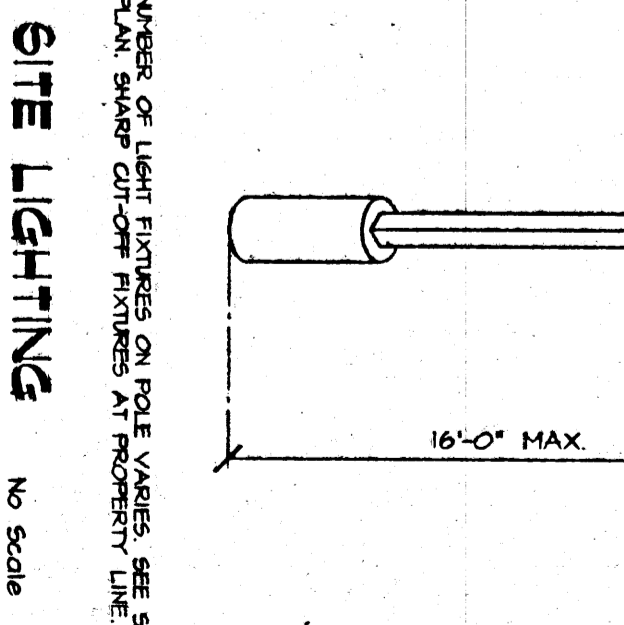


MONUMENT SIGN Scale: 1/4"

PROJECT MONUMENT SIGN Scale: 1/4"



BIKE RACK Scale: 1/4"



SITE LIGHTING No Scale

ISSUE DATE
29 OCT 99

REVISIONS:

02 DEC 99
07 JAN 00
22 FEB 00
05 APR 00

PROJECT
1666 SDP5

EXTERIOR ELEVATIONS AND DETAILS

Montgomery Crossing III
Site Development Plan

8800 - 8910 Montgomery Boulevard NE
Albuquerque, New Mexico 87110

CONSISTENT

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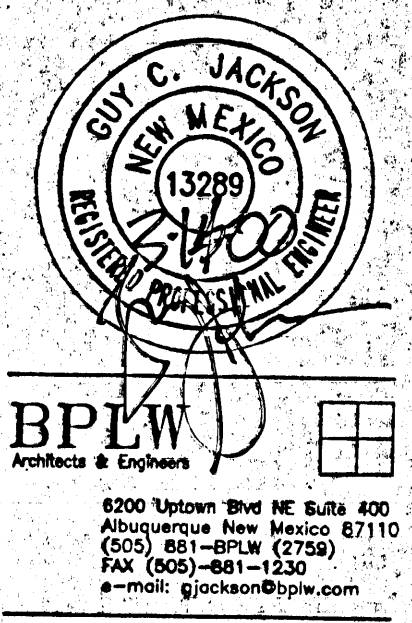
8000 University Blvd. NE, Suite 400
Albuquerque, NM 87110
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1666 SDP5

PROJECT SHEET OF 8

KEYED NOTES

1. INSTALL 12" PVC C-900 STORM DRAIN PIPE.
2. INSTALL 4" CI SAS PIPE.
3. CONSTRUCT UNDERGROUND STORM WATER DETENTION TANKS.
4. INSTALL DOUBLE CLEANOUT.
5. INSTALL 1" COPPER PIPE.
6. INSTALL 1" WATER METER PER COA STD DWG. #2362 & 2366.
7. INSTALL 3/4" COPPER PIPE.
8. INSTALL 3/4" WATER METER.
9. INSTALL 8" WATERLINE.
10. INSTALL 2LF OF 4" & 6" PVC PIPE. CONNECT TO EXIST. 10" PIPE WITH WYE AND REDUCERS. REMOVE CONCRETE RESTRICTOR AT OUTFALL APPROX. 130' WEST OF SITE.
11. CONSTRUCT ACCESS POINT FOR VAULT.
12. INSTALL SINGLE "D" STORM DRAIN INLET.
13. EXISTING WATERLINE. TO BE ABANDONED IN PLACE.
14. INSTALL FIRE HYDRANT.
15. INSTALL 6" WATERLINE.
16. INSTALL TERMINAL SINGLE CLEANOUT.
17. INSTALL 24" RCP IV STORM PIPE.
18. INSTALL SINGLE CLEANOUT.
19. INSTALL WATER VALVE.
20. INSTALL 6" CI SAS PIPE.
21. INSTALL 6" PVC C-900 STORM DRAIN PIPE.



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Montgomery Crossing III
Conceptual Design

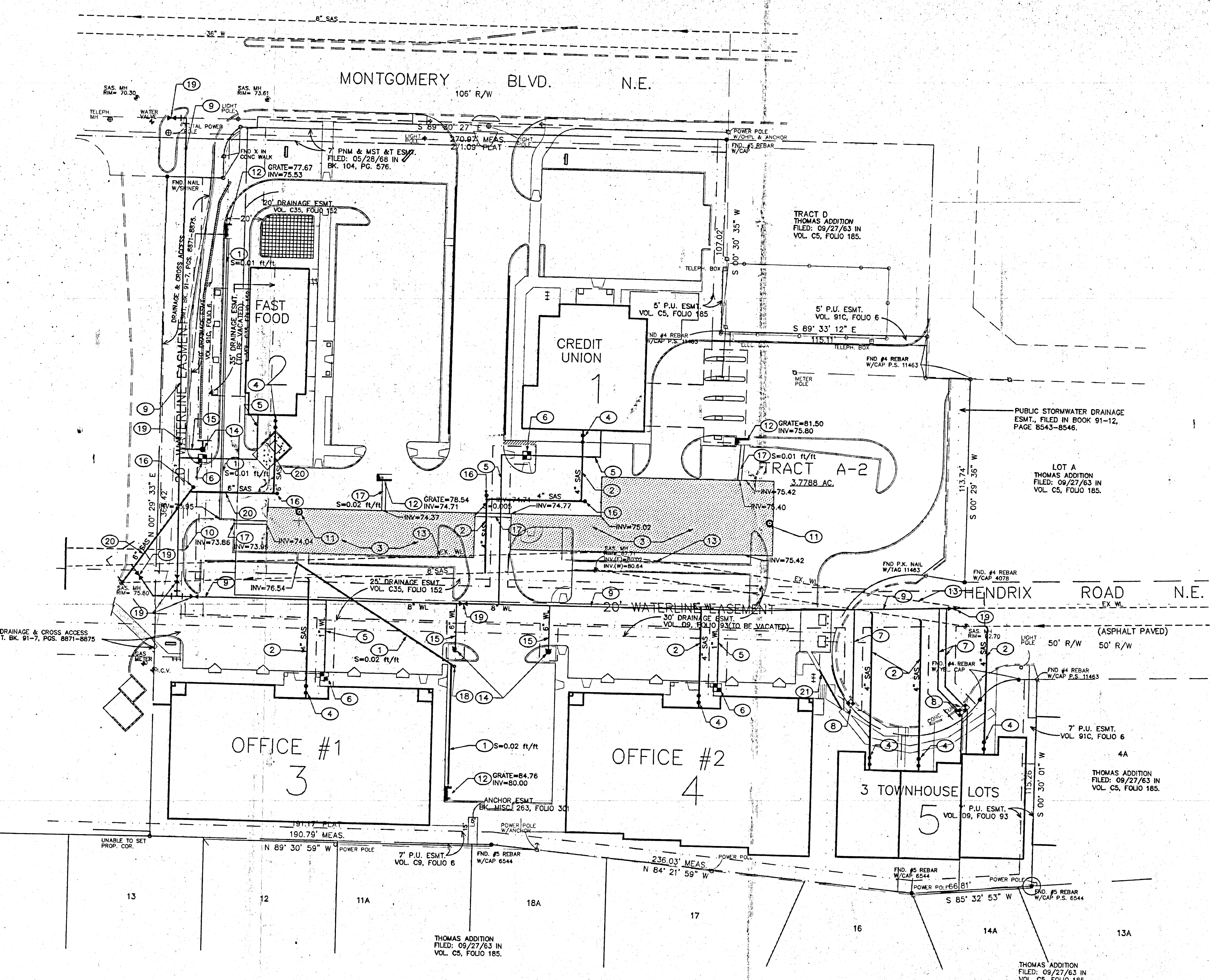
Montgomery Road NE near Wyoming Blvd. NE
Albuquerque, New Mexico. 87110

ISSUE DATE: _____

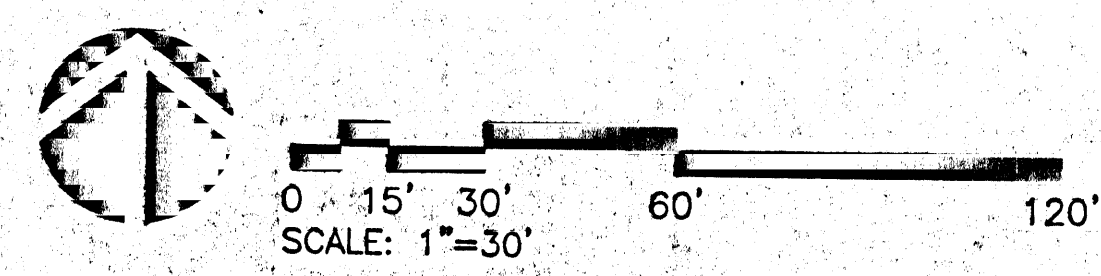
REVISIONS:

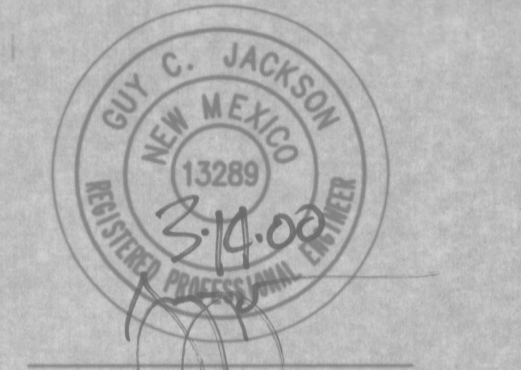
PROPOSED UTILITY PLAN

SHEET 5 OF 6

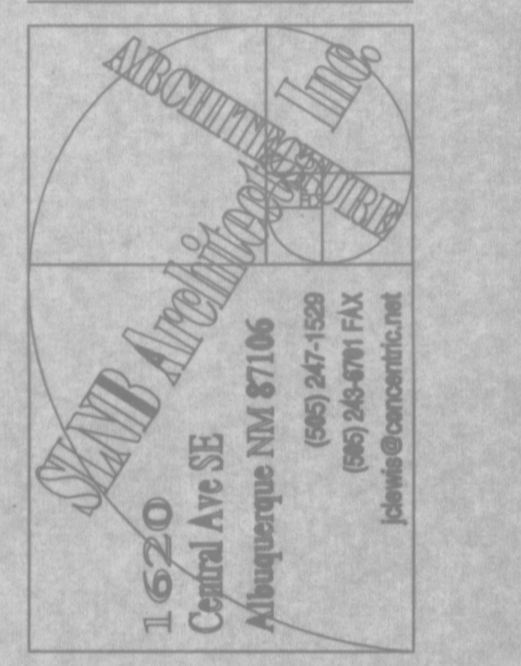
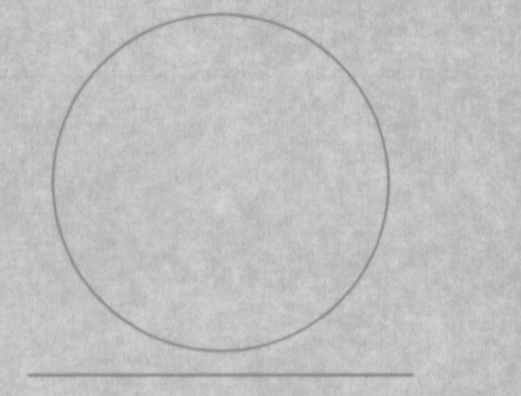


Ⓣ PROPOSED UTILITY PLAN





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PLANNING
CONCRETE
LANDSCAPE ARCHITECTURE
PLUMBING
ELECTRICAL
MECHANICAL
STRUCTURAL
CIVIL
ARCHITECTURE

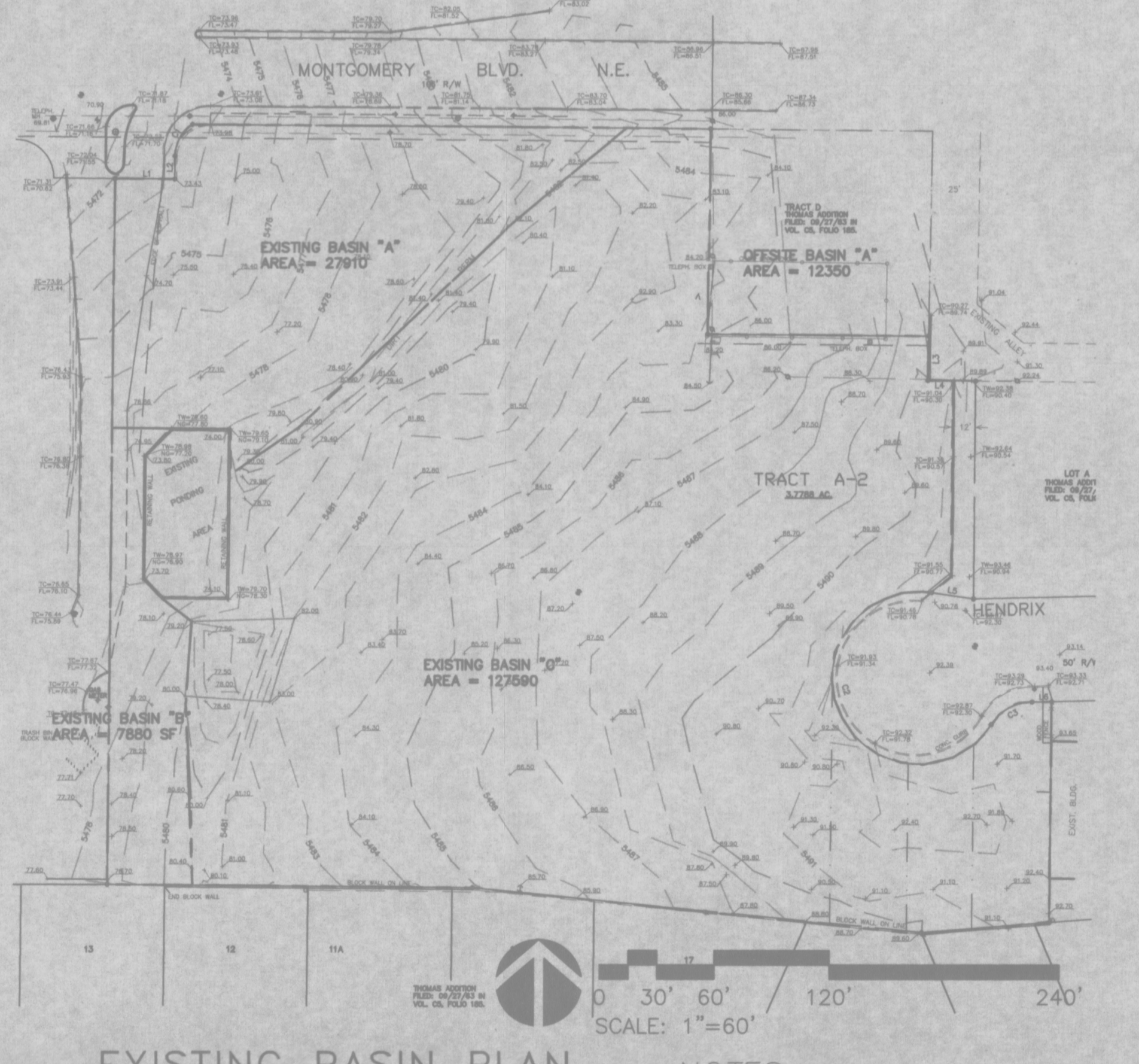
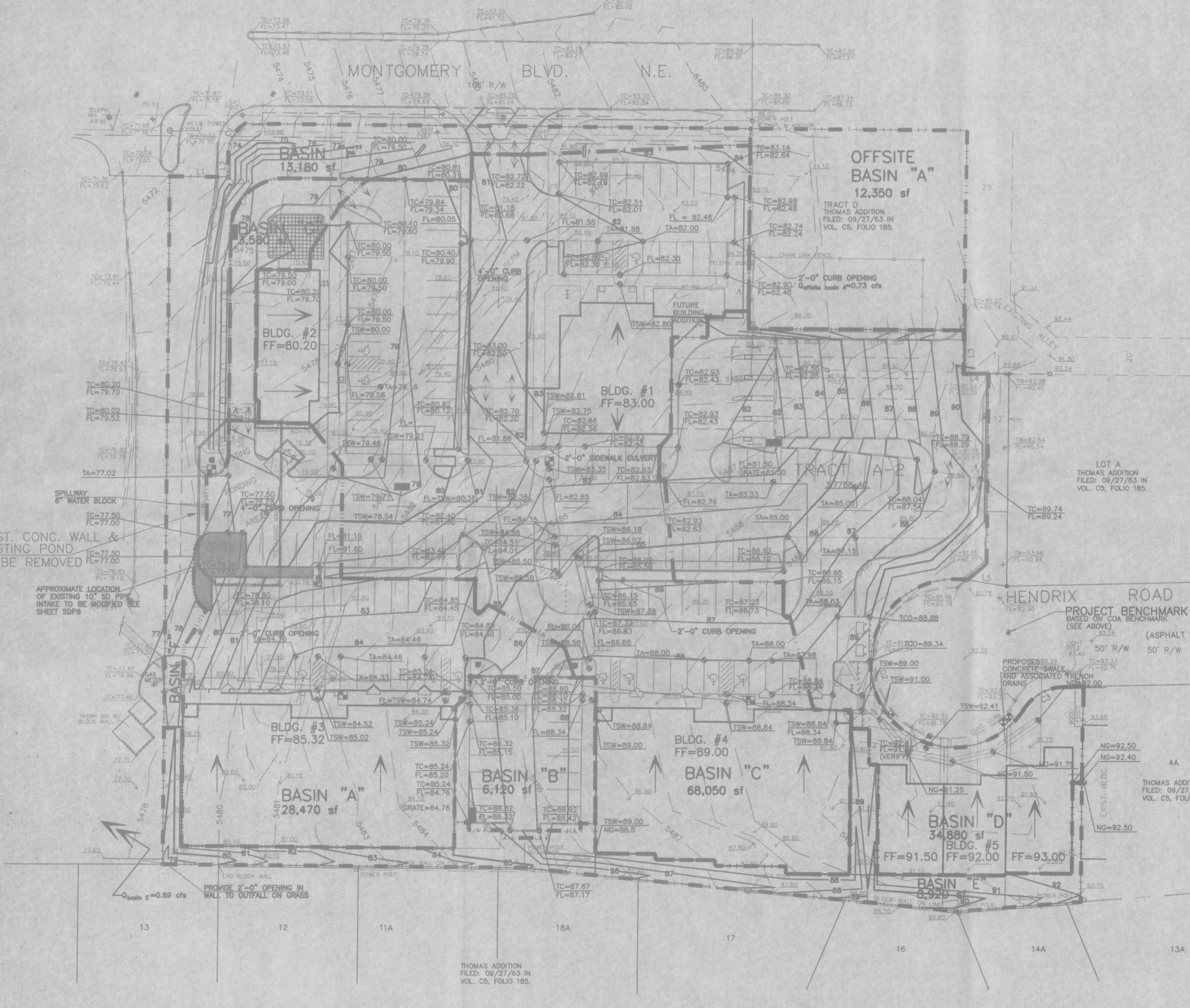
LEGEND:

- Existing Contours
- Single storm drain inlet
- Proposed Spot Elevation
- Proposed Contours
- Proposed Flowline/Swale
- High Point
- TSW
- TA
- TC
- FF
- FL
- DIRECTION OF ROOF FLOW
- PROPOSED POND TO BE COVERED PER DRAINAGE TEXT
- PROPOSED UNDERGROUND POND/VAULT

COA BENCHMARK:
ELEVATIONS SHOWN ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "44-F20", A STANDARD BRASS TABLET SET IN THE CURB AND HAVING AN ELEVATION OF 5390.736 FEET.

PROJECT BENCHMARK:
SAS MANHOLE LID LOCATED ON HENDRIX ROAD CUL-DE-SAC ELEV. = 5492.70 MSLD

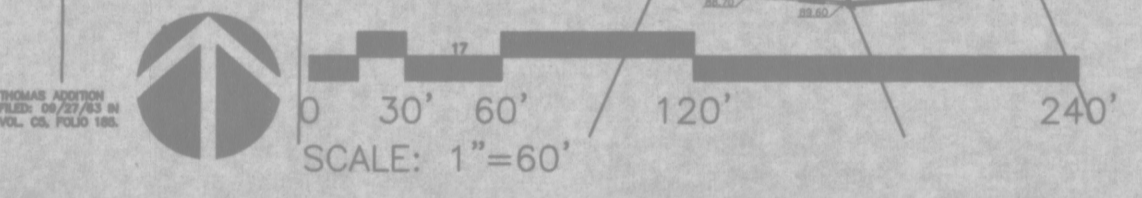
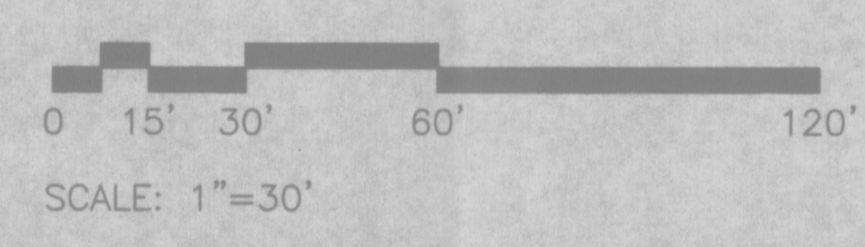
LEGAL DESCRIPTION:
TRACT A-2 OF THE PLAT OF TRACTS A-1 AND A-2, MONTGOMERY CROSSING ADDITION, PHASE III, ALBUQUERQUE, NEW MEXICO VOL. 91C, FOLIO 6.



CONCEPTUAL GRADING PLAN

EXISTING BASIN PLAN

NOTES



Montgomery Crossing III
Conceptual Design
Montgomery Road NE near Wyoming Blvd NE
Albuquerque, New Mexico 87110

ISSUE DATE: _____

REVISIONS:

CONCEPTUAL GRADING PLAN

SHEET
SDP7
OF

PROJECT
9901