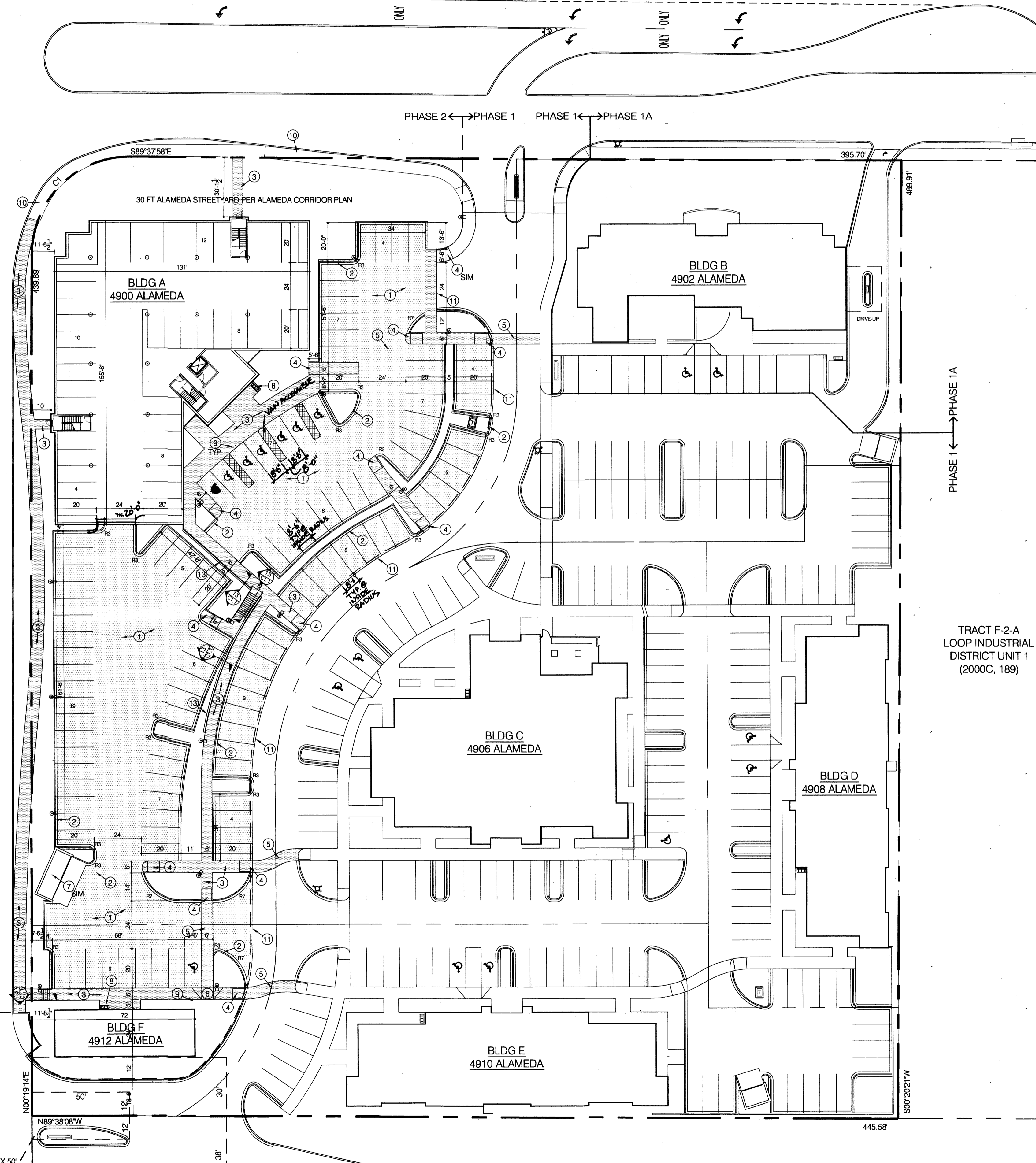


JEFFERSON ST. NE
86' R.O.W.

ALAMEDA BLVD. NE
124' R.O.W.



SITE TOTALS
 SITE AREA: 217,800 SF (5.00 ACRES)
 LANDSCAPE AREA: 39,733 SF (18%)
 BUILDING AREA: 47,594 SF (22%)
 PAVING & SIDEWALK AREA: 130,541 SF (60%)
 R.O.W. LANDSCAPING: 2,316 SF

BUILDING A - PHASE 2
 USE: OFFICE/RETAIL
 SITE AREA: 75,215 SF
 LANDSCAPE AREA: 14,531 SF (19%)
 BUILDING AREA: 15,489 SF (21%) x 2 STORES = 29,437 SF (26,493 SF NET LEASABLE)
 PAVING & SIDEWALK AREA: 45,181 SF (60%)
 R.O.W. LANDSCAPING: 1,839 SF
 PARKING REQUIRED: 26,493 = 200 = 133 SP (142 SP PROVIDED)

BUILDING B - PHASE 1A
 USE: OFFICE/RETAIL
 SITE AREA: 35,553 SF
 LANDSCAPE AREA: 8489 SF (23%)
 GROSS BUILDING AREA: 6,214 SF (17%)
 NET LEASABLE AREA: 5,903 SF
 PAVING & SIDEWALK AREA: 22,850 SF (60%)
 R.O.W. LANDSCAPING: 0 SF
 PARKING SPACES REQUIRED: 5,903/200 = 30
 PARKING SPACES PROVIDED: 37 + 2 VAN ACCESSIBLE HC = 39
 BIKE RACK SPACES PROVIDED: 3

BUILDING C - PHASE 1
 USE: OFFICE
 SITE AREA: 39,990 SF
 LANDSCAPE AREA: 4,644 SF (12%)
 GROSS BUILDING AREA: 10,137 SF (25%)
 NET LEASABLE AREA: 9,725 SF
 PAVING & SIDEWALK AREA: 25,253 SF (63%)
 R.O.W. LANDSCAPING: 0 SF
 PARKING SPACES REQUIRED: 9,725/200 = 49
 PARKING SPACES PROVIDED: 37 + 2 VAN ACCESSIBLE HC = 51
 BIKE RACK SPACES PROVIDED: 3

BUILDING D - PHASE 1
 USE: OFFICE
 SITE AREA: 25,361 SF
 LANDSCAPE AREA: 4,645 SF (18%)
 GROSS BUILDING AREA: 7,008 SF (28%)
 NET LEASABLE AREA: 6,627 SF
 PAVING & SIDEWALK AREA: 13,708 SF (54%)
 R.O.W. LANDSCAPING: 0 SF
 PARKING SPACES REQUIRED: 6,627/200 = 34
 PARKING SPACES PROVIDED: 32 + 2 VAN ACCESSIBLE HC = 34
 BIKE RACK SPACES PROVIDED: 3

BUILDING E - PHASE 1
 USE: OFFICE
 SITE AREA: 29,769 SF
 LANDSCAPE AREA: 4,913 SF (17%)
 GROSS BUILDING AREA: 7,008 SF (24%)
 NET LEASABLE AREA: 6,627 SF
 PAVING & SIDEWALK AREA: 16,848 SF (59%)
 R.O.W. LANDSCAPING: 0 SF
 PARKING SPACES REQUIRED: 6,627/200 = 34
 PARKING SPACES PROVIDED: 32 + 2 VAN ACCESSIBLE HC = 34
 BIKE RACK SPACES PROVIDED: 3

BUILDING F - PHASE 2
 USE: OFFICE/RETAIL
 SITE AREA: 10,940 SF
 LANDSCAPE AREA: 2,511 SF (23%)
 GROSS BUILDING AREA: 1,728 SF (16%)
 NET LEASABLE AREA: 1,642 SF
 PAVING & SIDEWALK AREA: 6,701 SF (61%)
 R.O.W. LANDSCAPING: 477 SF
 PARKING REQUIRED: 1,642/200 = 9
 PARKING PROVIDED: 8 SPACES + 1 HC = 9
 BIKE RACK SPACES PROVIDED: 3

TRACT F-1-A
 LOOP INDUSTRIAL DISTRICT, UNIT 1
 PROJECTED SECTION 14, T.1N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

LEGAL DESCRIPTION:
 TRACT F-1-A OF LOOP INDUSTRIAL DISTRICT UNIT 1, WITHIN THE ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAY OF TRACTS F-1 AND F-2 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 21, 2000 IN BOOK 2000C, PAGE 189.

LEGAL NOTES:
 1. CITY OF ALBUQUERQUE UPC NO. 1-017-0164-398-340-1-16-20
 2. SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X, DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PER MAP NO. 35001C02137D, EFFECTIVE DATE, SEPTEMBER 20, 1996

GENERAL NOTES:
 (C1.1) ALL STANDARD PARKING SPACES SHALL BE 8'-6" W X 20'-0"
 (C1.2) ALL HANDICAP PARKING SPACES SHALL BE 8'-0" W X 20'-0" WITH ADJACENT SW STRIPED ACCESS AISLE (1 VAN ACCESSIBLE SPACE PER PROPERTY SHALL HAVE AN 8' WIDE ACCESS AISLE). ALL SPACES SHALL HAVE POLE SIGN AND HANDICAP SYMBOL PAVEMENT MARKINGS.
 (C1.3) ALL PARKING SPACES, HANDICAP SYMBOLS AND CROSS HATCHED ACCESS AISLES SHALL BE MARKED ON PAVEMENT WITH WHITE ALKYD STRIPING PAINT, TYP.
 (C1.4) ALL DRIVE AISLES AND DUMPSTER ENCLOSURES SHALL BE DESIGNATED AS CROSS ACCESS AND DRAINAGE EASEMENTS BETWEEN ALL PROPERTIES SUBDIVIDED FROM TRACT F-1-A
 (C1.5) ALL PARKING SPACES ABUTTING A SIDEWALK SHALL BE PROVIDED WITH A BUMPER LOCATED 2'-0" OFF THE SIDEWALK

KEYED NOTES:
 (1) ASPHALT PAVED SURFACE - SEE DETAIL 1/C1.1
 (2) CONCRETE CURB & GUTTER - SEE DETAILS 2/C1.1 - SEE GRADING PLAN FOR SPECIFIC CURB TYPE LOCATIONS
 (3) CONCRETE SIDEWALK - SEE DETAIL 3/C1.1 - TYPICAL SIDEWALK WIDTH SHALL BE 6'-0" UNLESS NOTED OTHERWISE
 (4) SIDEWALK RAMP - SEE DETAIL 4/C1.1
 (5) CONCRETE PEDESTRIAN CROSSWALK - SEE DETAIL 6/C1.1
 (6) HANDICAP ACCESS RAMP - SEE DETAIL 8/C1.1
 (7) CAST IN PLACE CONCRETE DUMPSTER ENCLOSURE W/ GATES - SEE DETAIL 9A/10C1.1
 (8) PRECAST CONCRETE BIKE RACK - SEE DETAIL 7/C1.1
 (9) HANDICAP PARKING SPACE SIGN - ONE SIGN PER HANDICAP PARKING SPACE, TYP. - SEE DETAIL 5/C1.1
 (10) EXISTING 6" WIDE CONCRETE PUBLIC SIDEWALK
 (11) EDGE OF EXISTING PHASE 1 ASPHALT
 (12) CAST IN PLACE CONCRETE PATIO WALL - SEE DETAIL 14/C1.1
 (13) CAST IN PLACE CONCRETE RETAINING WALL - SEE DETAIL 13/C1.1
 (14) CAST IN PLACE CONCRETE STAIR W/ HANDRAILS - SEE DETAIL 15/C1.1
 (15) CAST IN PLACE CONCRETE STAIR W/ HANDRAILS - SEE DETAIL 16/C1.1
 (16) DRIVE-THRU TELLER AISLES WITH COVERED CANOPY

SITE DEVELOPMENT PLAN APPROVAL NOTE:
 THIS PLAN IS CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON APPLICATION # _____ UNDER APPLICATION # _____

LEGEND		CURB RADIUS DATA	
	NEW 12' TALL POLE LIGHT W/ 50 WATT CERAMIC METAL HALIDE LAMPING (FULL CUT-OFF, SHOE BOX TYPE)	R1 = 1'-0"	RADIUS MEASURED TO OUTSIDE FACE OF CURB
	EXISTING FIRE HYDRANT	R2 = 2'-0"	
		R3 = 3'-0"	
		R4 = 5'-0"	
		R5 = 8'-0"	
		R6 = 10'-0"	
		R7 = 20'-0"	
		R8 = 30'-0"	
		R9 = 35'-0"	
		R10 = 50'-0"	

TRACT F-2-A
 LOOP INDUSTRIAL DISTRICT UNIT 1
 (2000C, 189)

PROJECT NUMBER: 1000658
 APPLICATION NUMBER: 04-00034

IS AND INFRASTRUCTURE LIST REQUIRED? () YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 4-14-04 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

[Signature] 4/14/04 DATE
 UTILITIES DEVELOPMENT

[Signature] 2/14/04 DATE
 CHRISTINA SANDORAL
 PARKS AND RECREATION DEPARTMENT

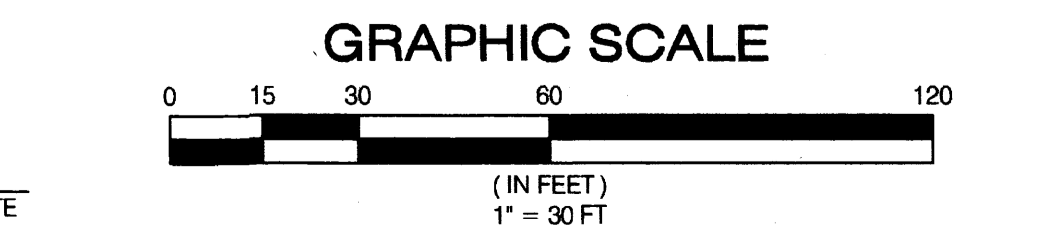
[Signature] 2/14/04 DATE
 BRADLEY D. BYRN
 CITY ENGINEER

[Signature] DATE
 ENVIRONMENTAL HEALTH DEPARTMENT (conditional)

[Signature] 2-4-04 DATE
 MICHAEL HULTON
 SOLID WASTE MANAGEMENT

[Signature] 2/14/04 DATE
 SHEWAN NELSON
 DRB CHAIRPERSON, PLANNING DEPARTMENT

VICINITY MAP/AERIAL PG. C-17 1"=1000'



SITE PLAN - PHASE 2
 SCALE: 1"=30'

INSITE WORKS

ADDRESS	87 ROCK POINT PLACE NE
ALBUQUERQUE, NM 87122	
TELEPHONE	(505) 858-0100
FAX	(505) 858-1000
WEBSITE	www.insiteworks.com
KS email	kaj@insiteworks.com
JC email	jed@insiteworks.com
CONTRACTOR	BUNGAN BUILDING CONTRACTORS
ALBUQUERQUE, NM 87109	
TELEPHONE	(505) 468-0822
FAX	(505) 468-0882

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SITE DEVELOPMENT PLAN APPROVAL:

TITLE	SITE PLAN
DATE ISSUED	1/26/04
UPDATED	04/06/04
EDITION	DRB SUBMITTAL - PHASE 2
PROJECT ID	07080
FILE	070-0802-01-ADDN
FILEPATH	C:\ACTIVE\PROJECTS
CREATED BY	JMC
SCALE	1" = 30'
DISCIPLINE	CIVIL
CONSULTANT	INSITEWORKS

C1.0DRB2

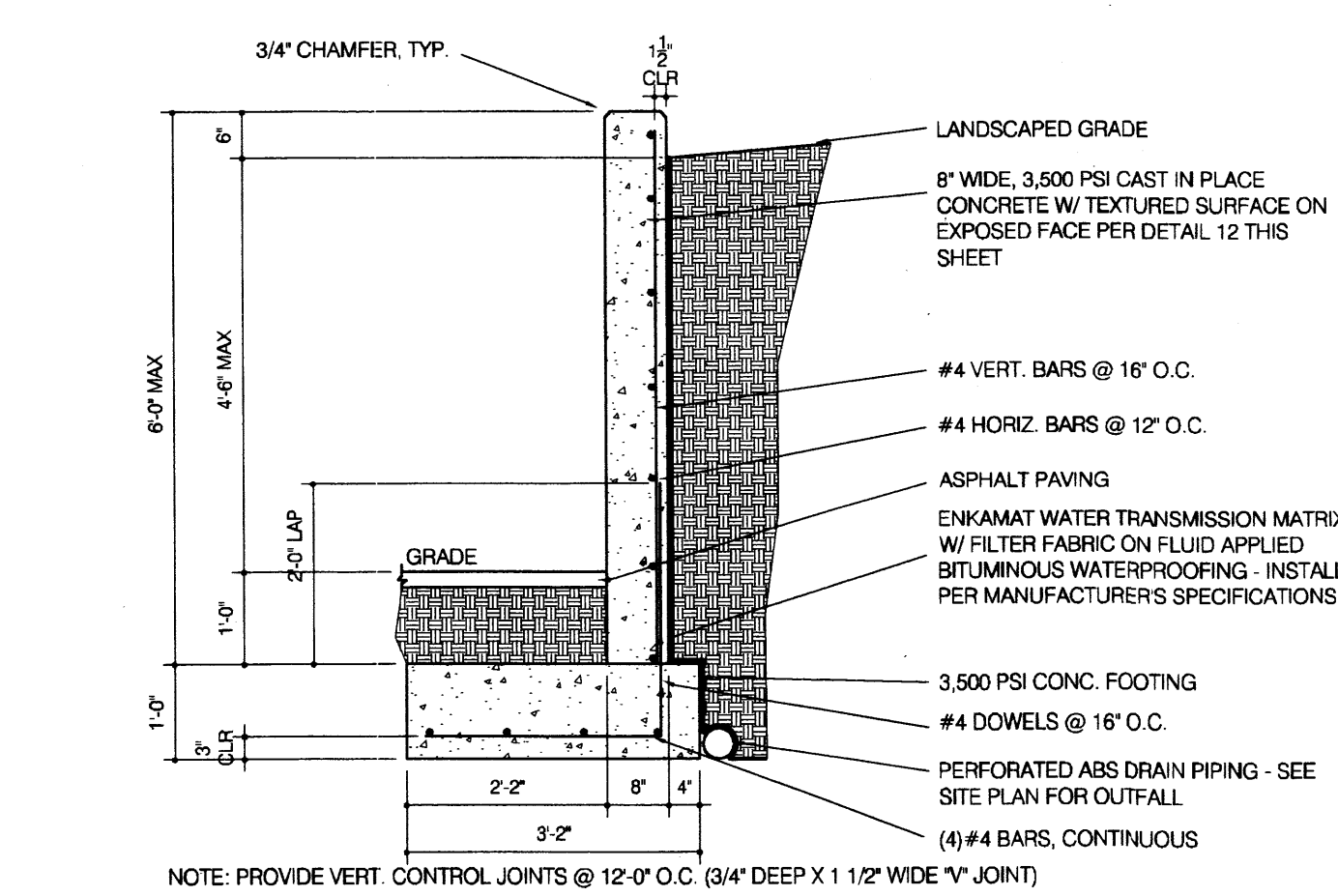
STATE OF NEW MEXICO
 KNIGHT L. SEAVEY
 NO. 1470
 REGISTERED ARCHITECT

SITE DEVELOPMENT PLAN FOR
 BUILDING PERMIT - PHASE 2
 PROJ # 1000658

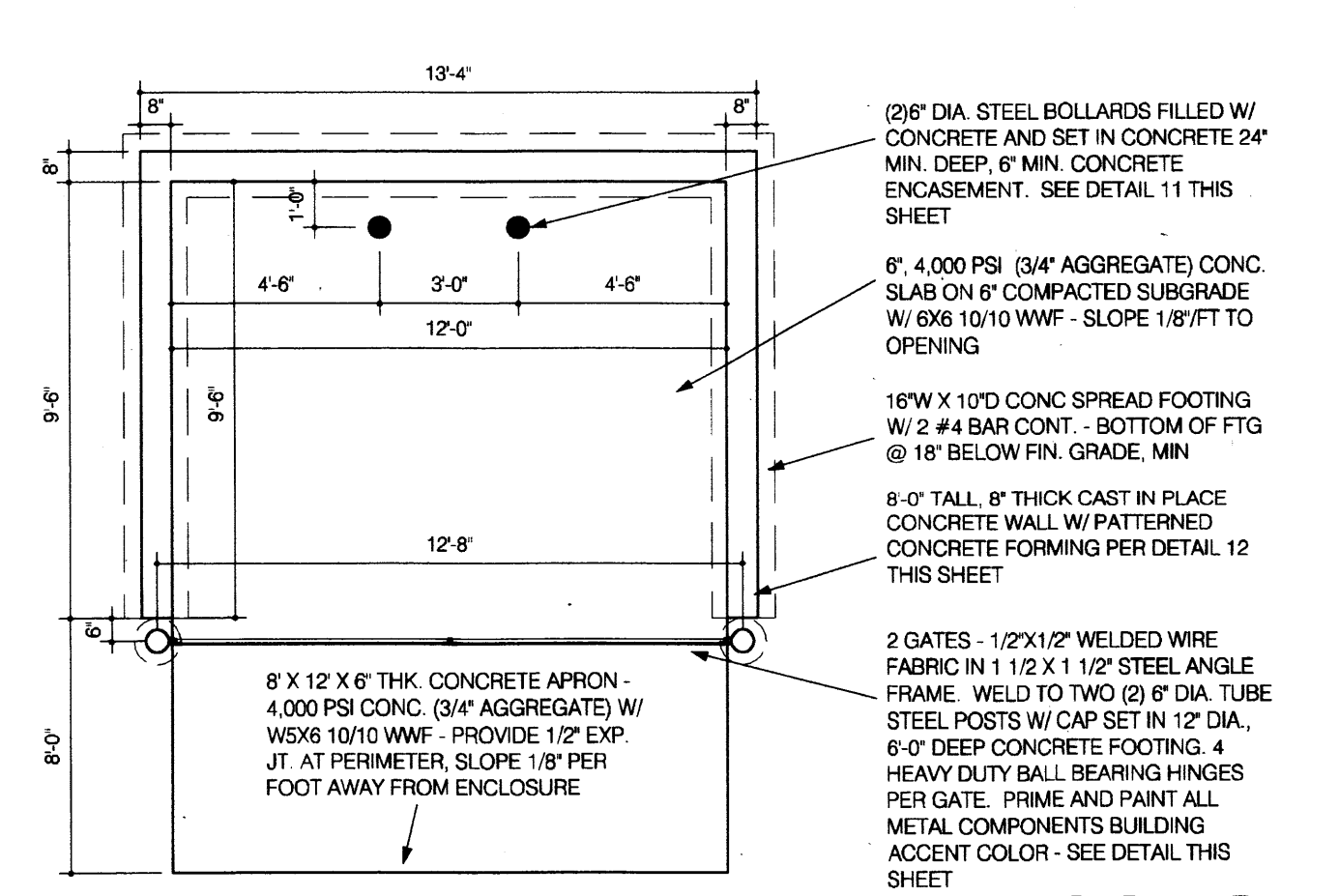
ADDRESS	57 ROCK POINT PLACE NE
ALBUQUERQUE, NM 87122	
TELEPHONE	(505) 858-0100
FAX	(505) 858-1008
WEBSITE	www.insiteworks.com
KS email	ks@insiteworks.com
JC email	jc@insiteworks.com
CONTRACTOR	DUNCAN BUILDING CONTRACTORS
6700 JEFFERSON NE, BLDG. 2	
ALBUQUERQUE, NM 87109	
TELEPHONE	(505) 468-0822
FAX	(505) 468-0828

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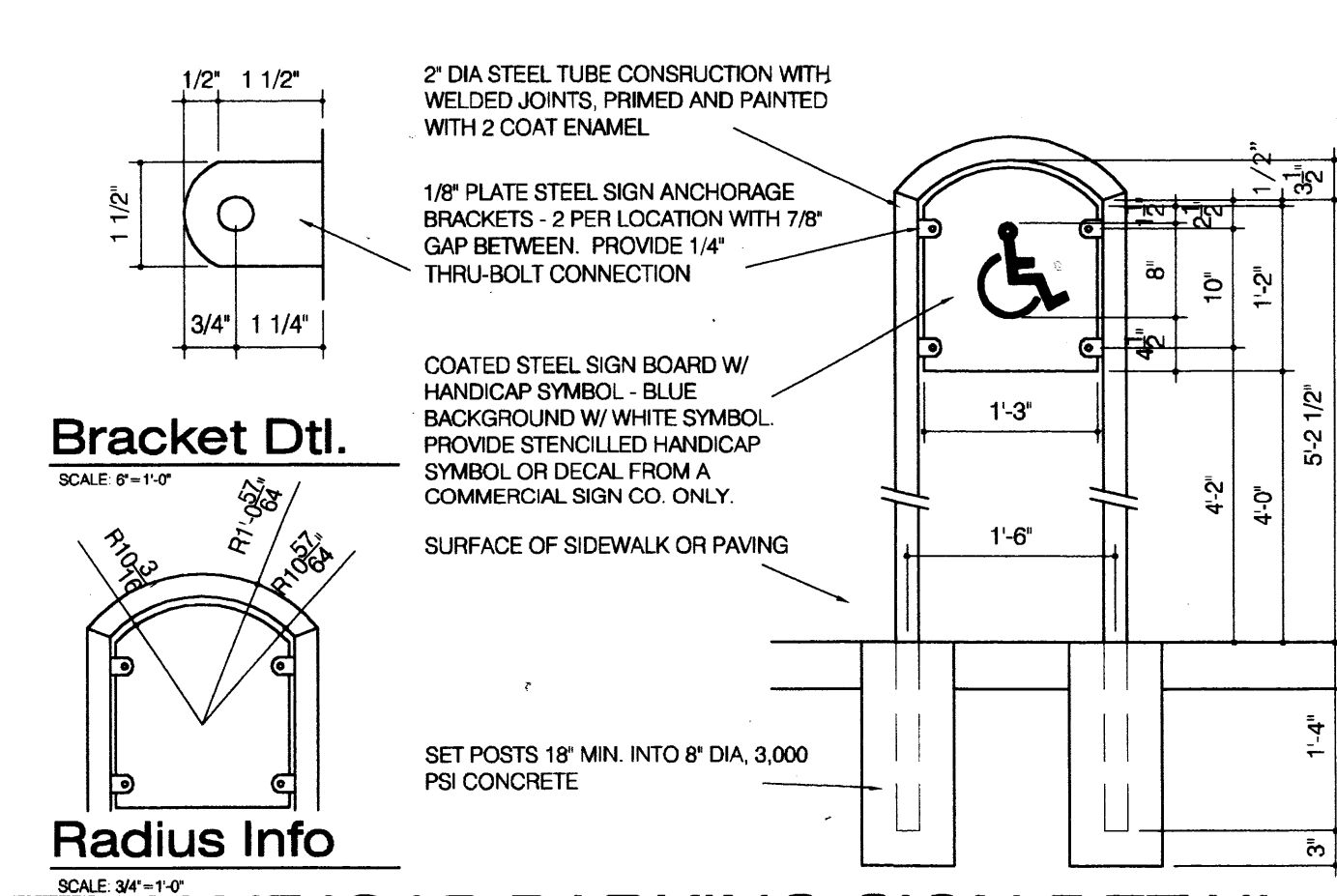
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - PHASE 2



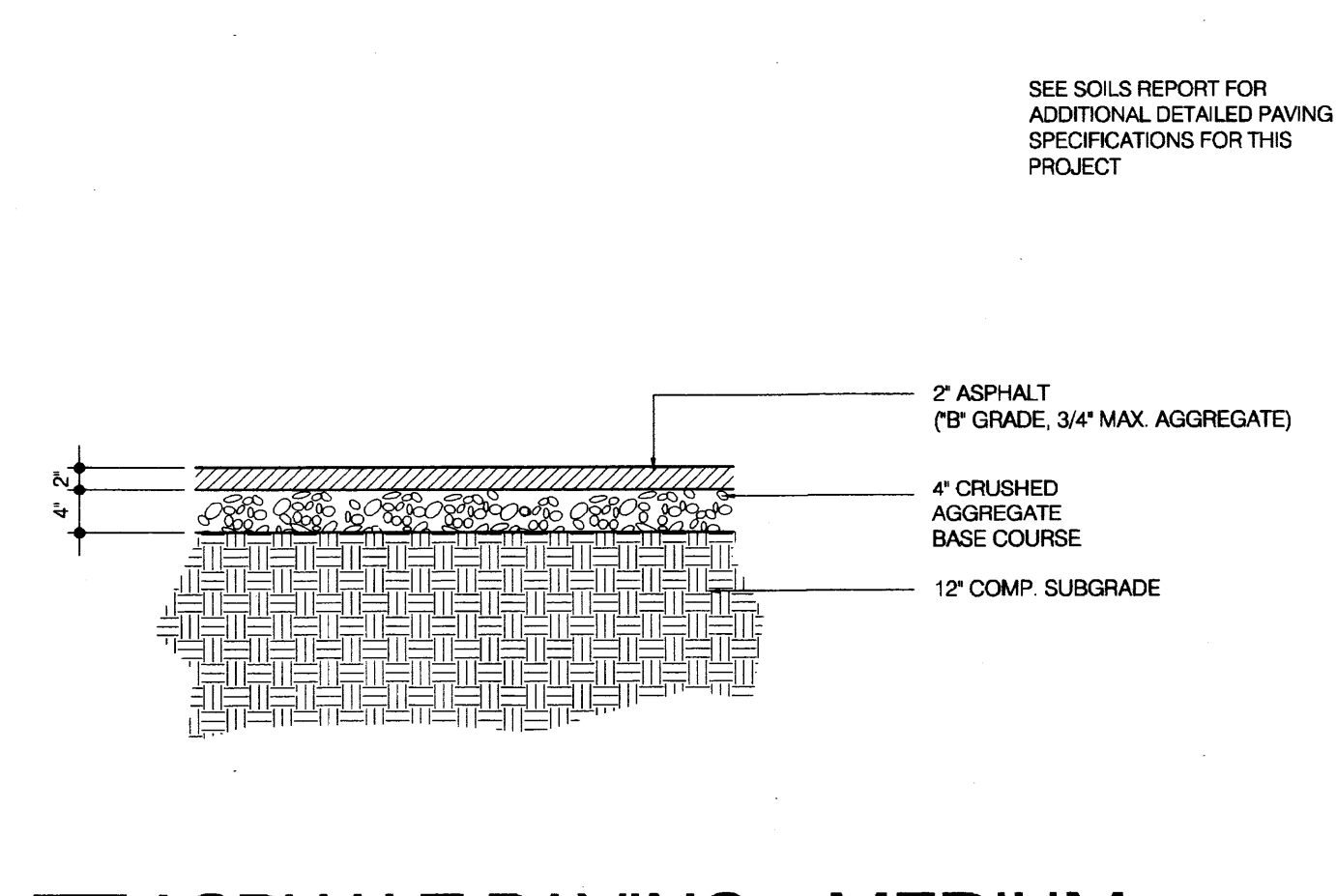
13 RETAINING WALL SEC. (4'-6" MAX)
SCALE: 1/2"=1'-0"



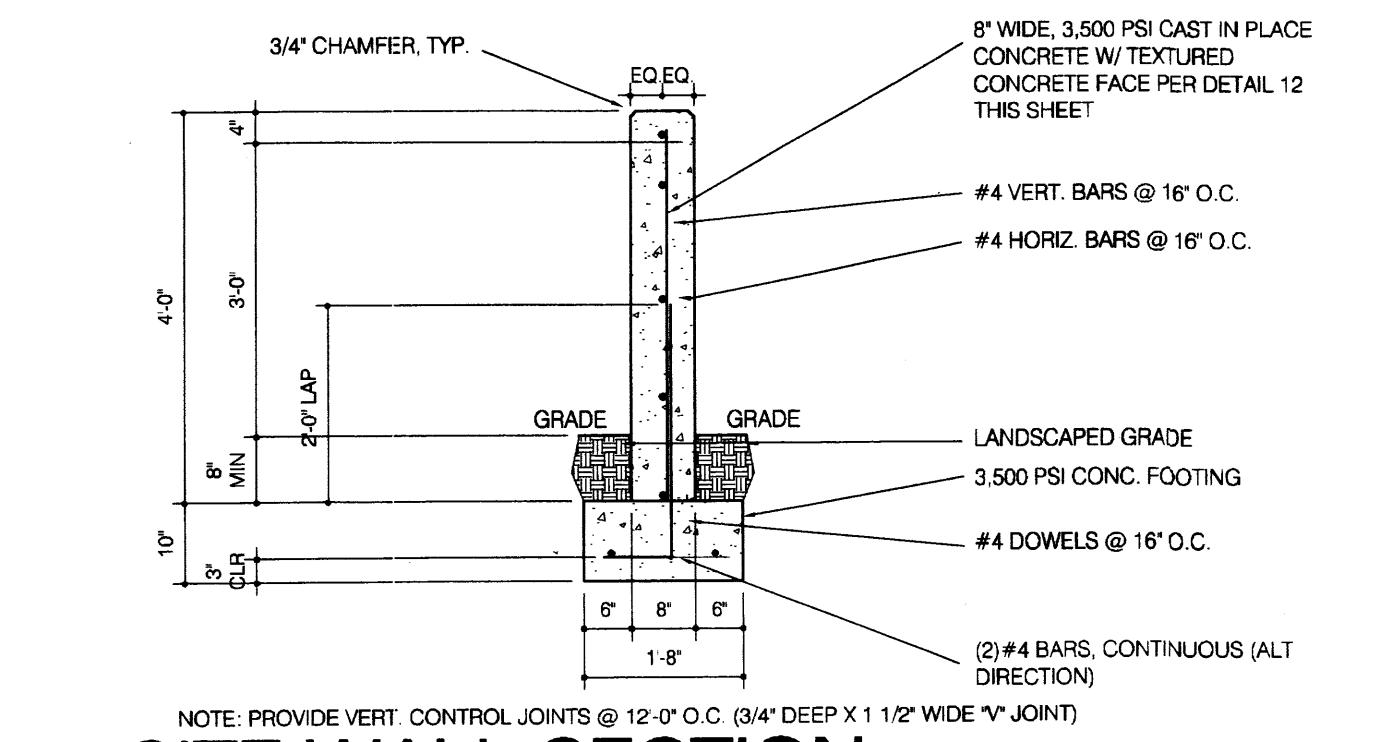
9 DUMPSTER ENCLOSURE-CONC
SCALE: 1/4"=1'-0"



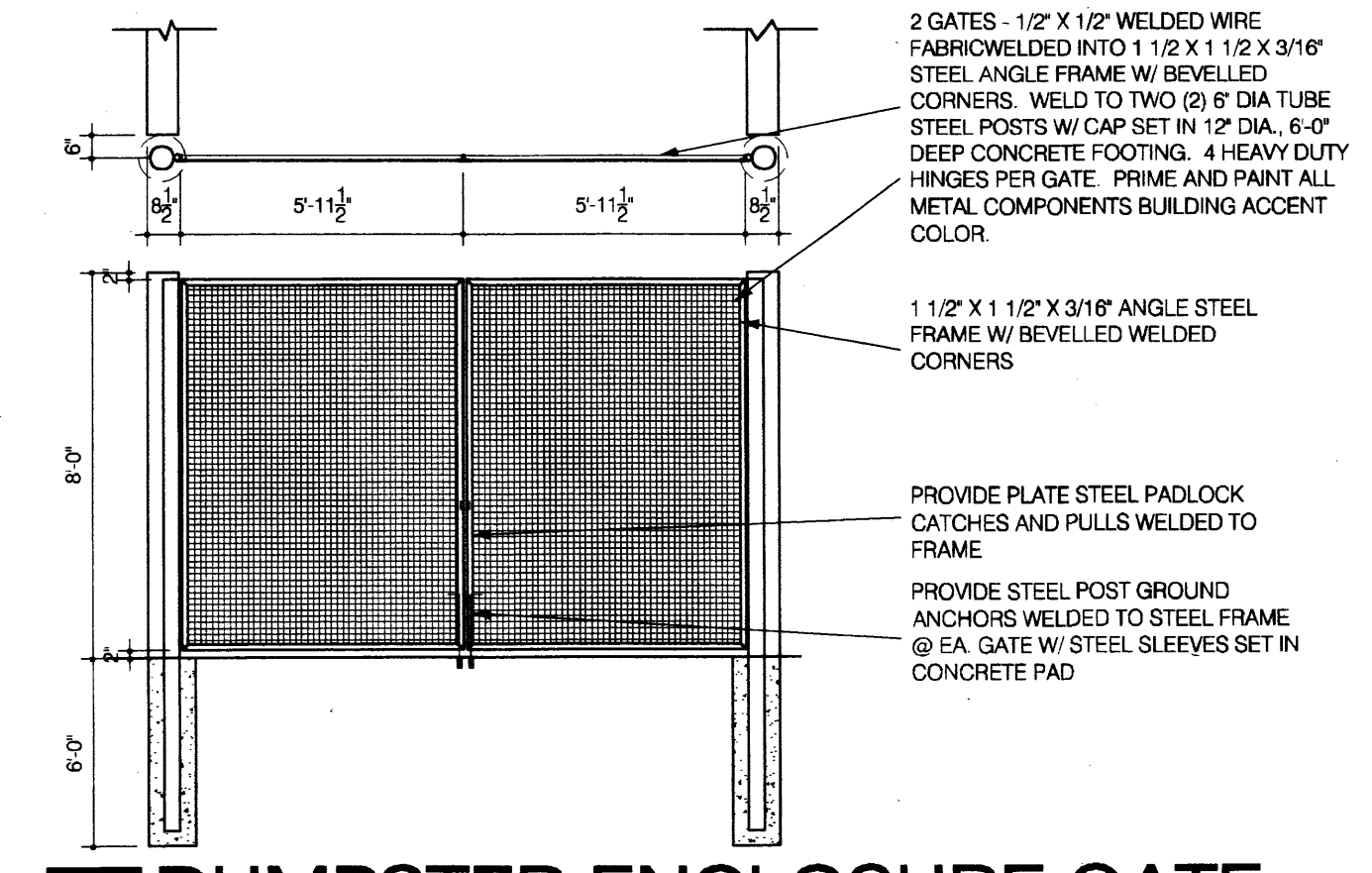
5 HANDICAP PARKING SIGN DETAIL
SCALE: 3/4"=1'-0"



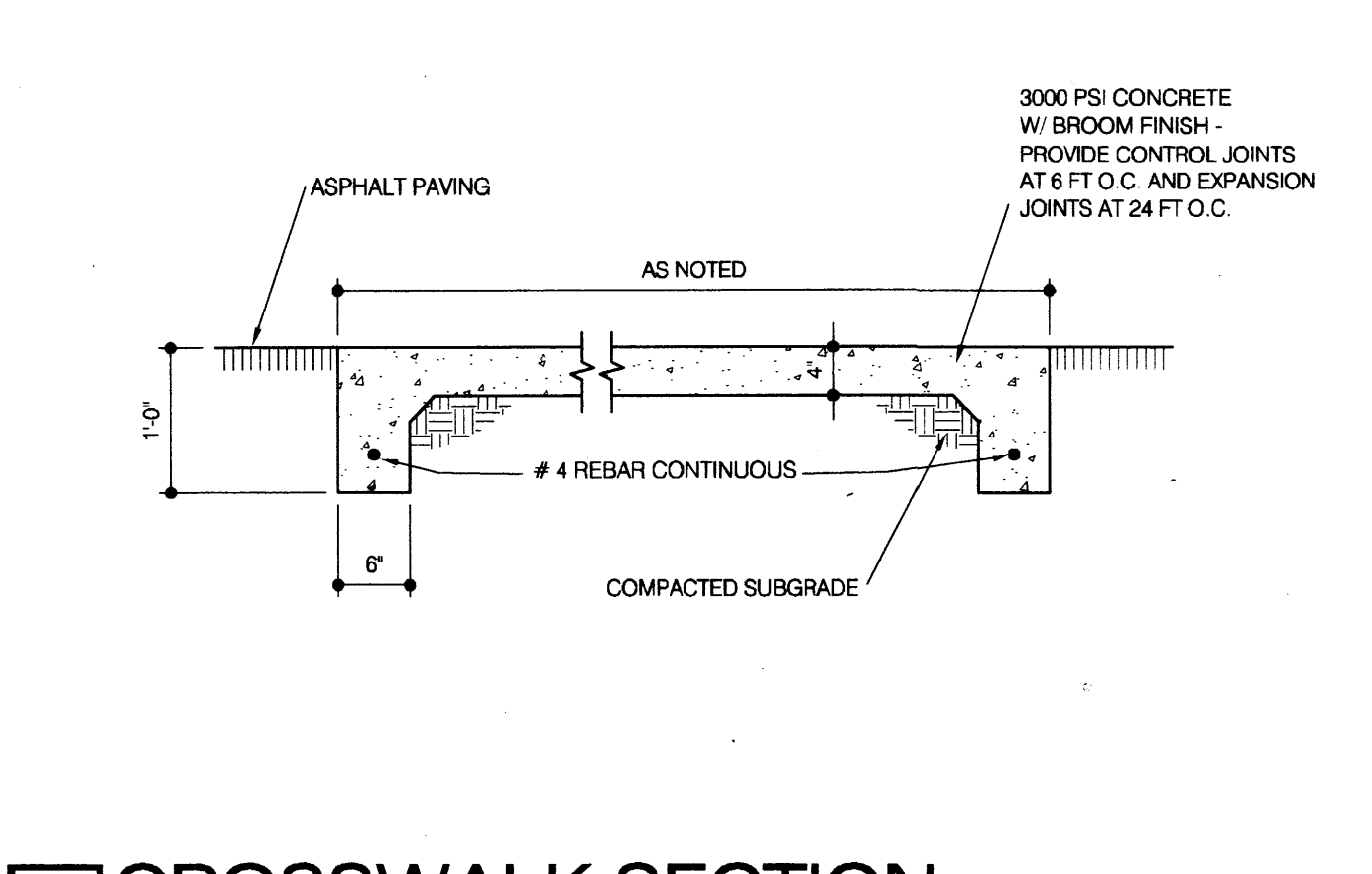
1 ASPHALT PAVING - MEDIUM
SCALE: 3/4"=1'-0"



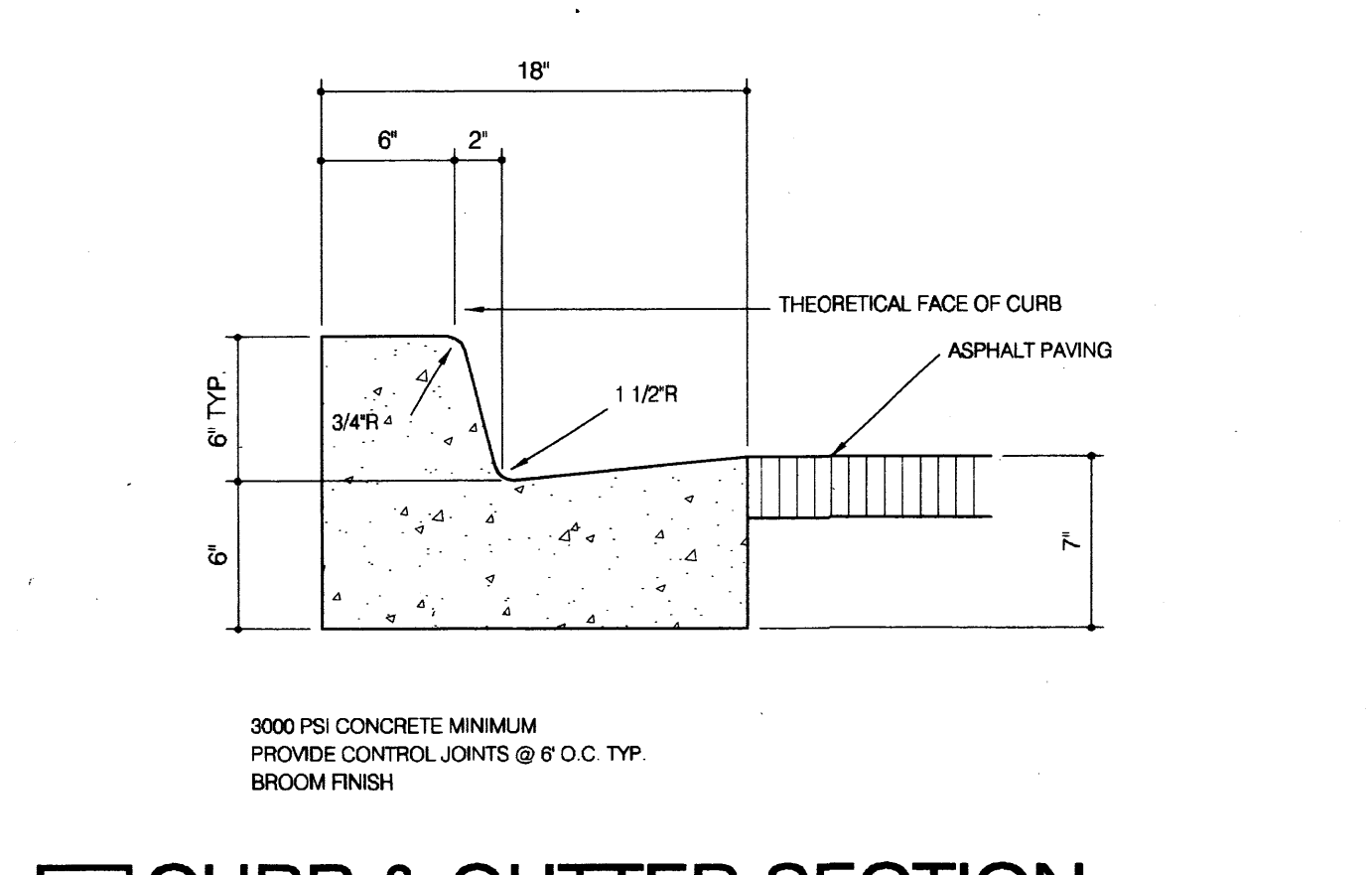
14 SITE WALL SECTION
SCALE: 1/2"=1'-0"



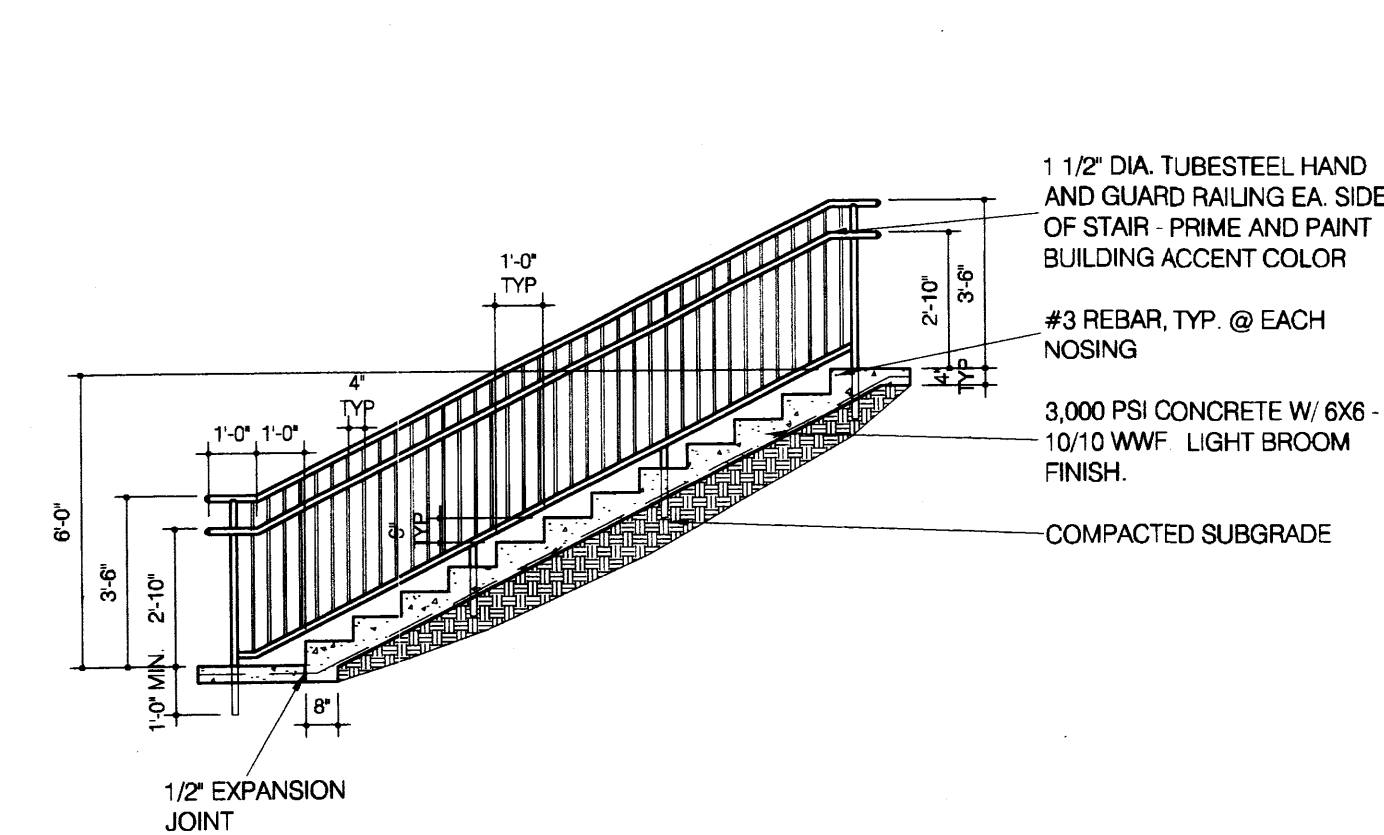
10 DUMPSTER ENCLOSURE GATE
SCALE: 1/4"=1'-0"



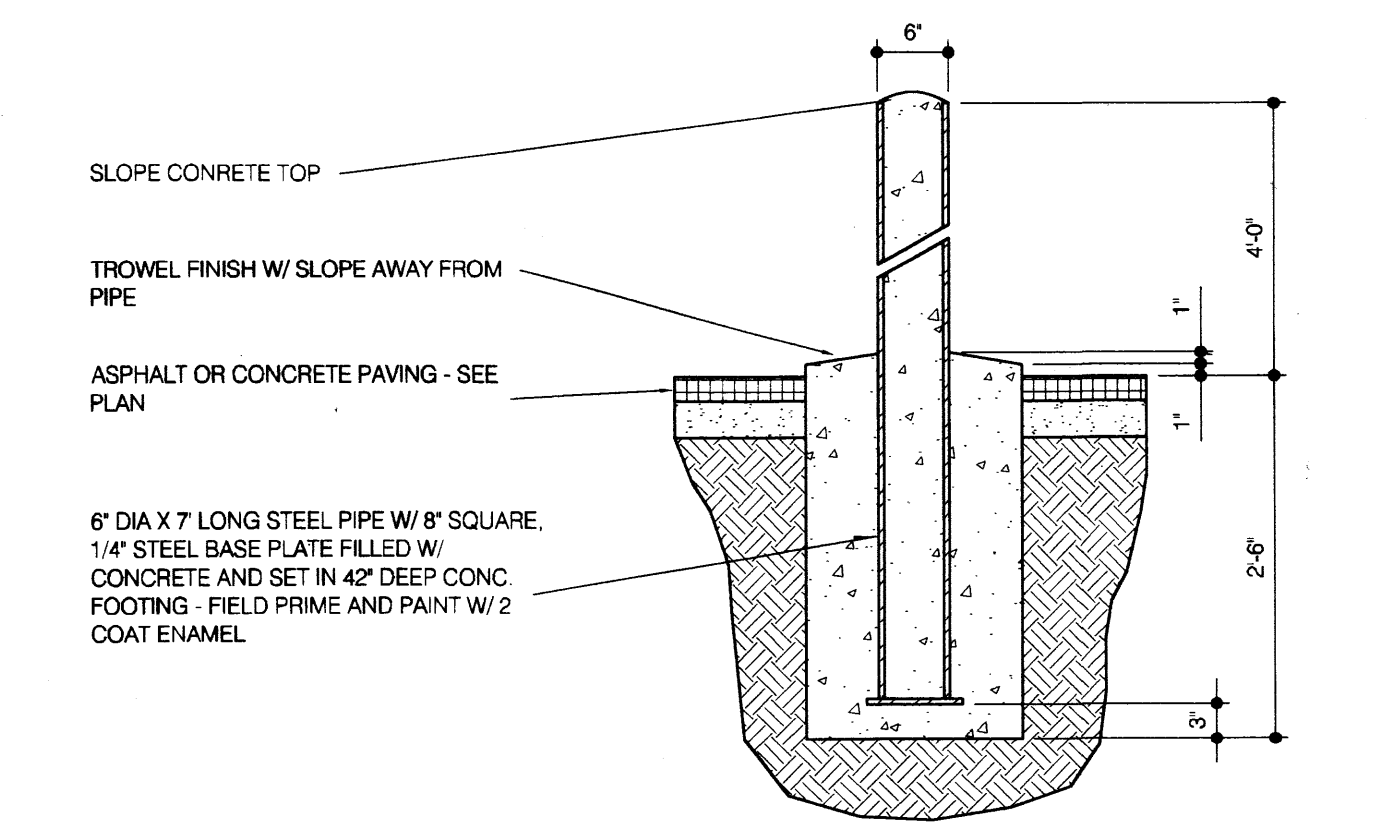
6 CROSSWALK SECTION
SCALE: 3/4"=1'-0"



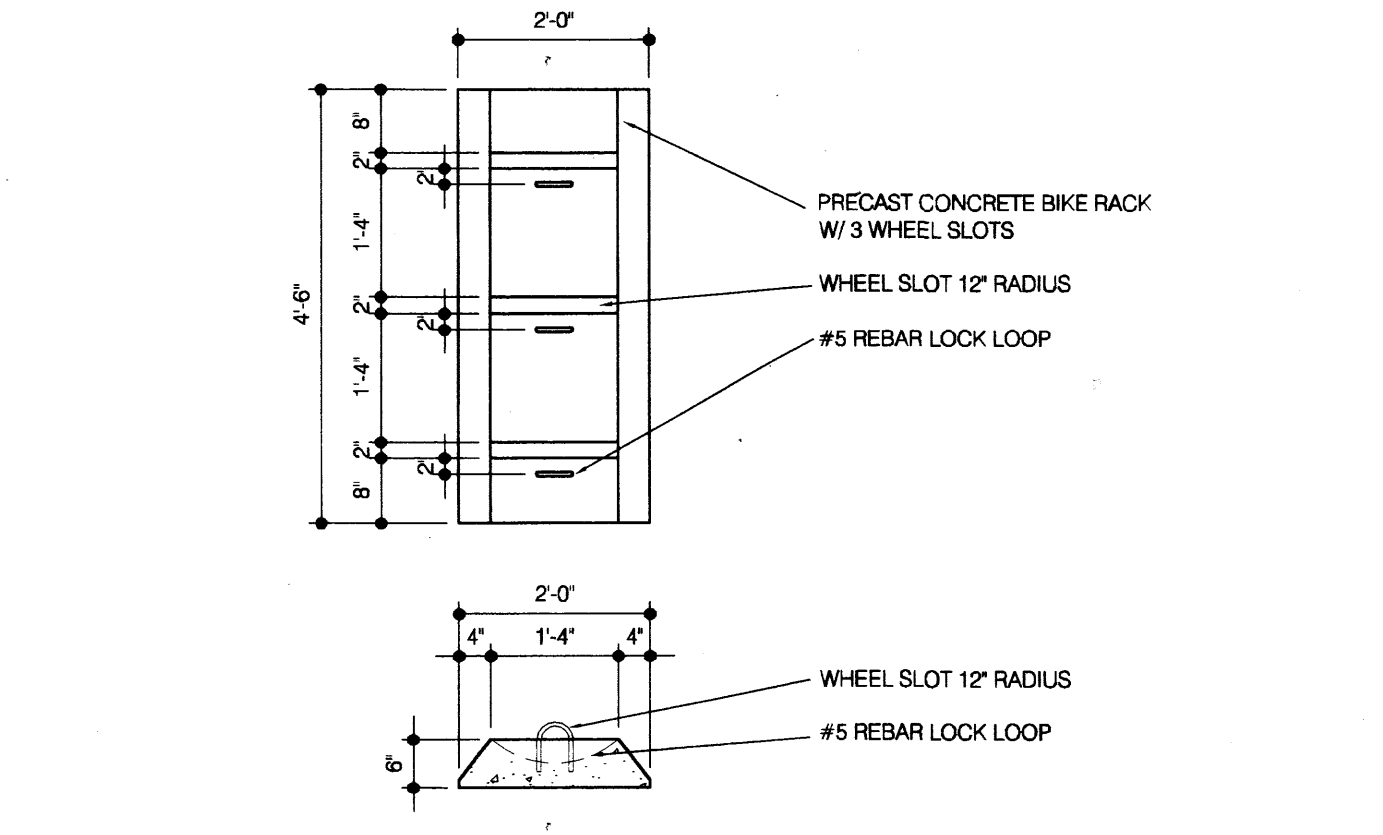
2 CURB & GUTTER SECTION
SCALE: 1 1/2"=1'-0"



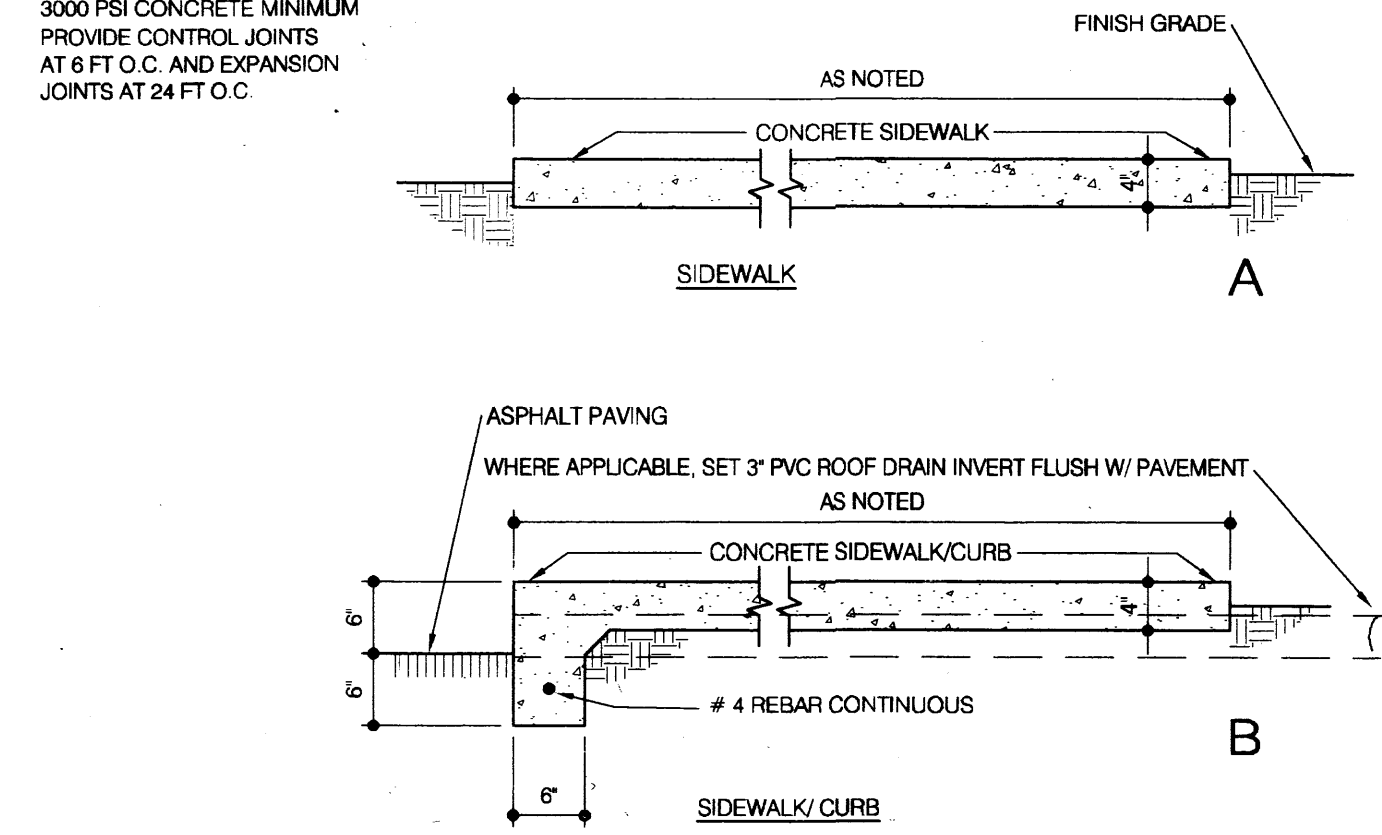
15 STAIR DETAIL 1
SCALE: 1/4"=1'-0"



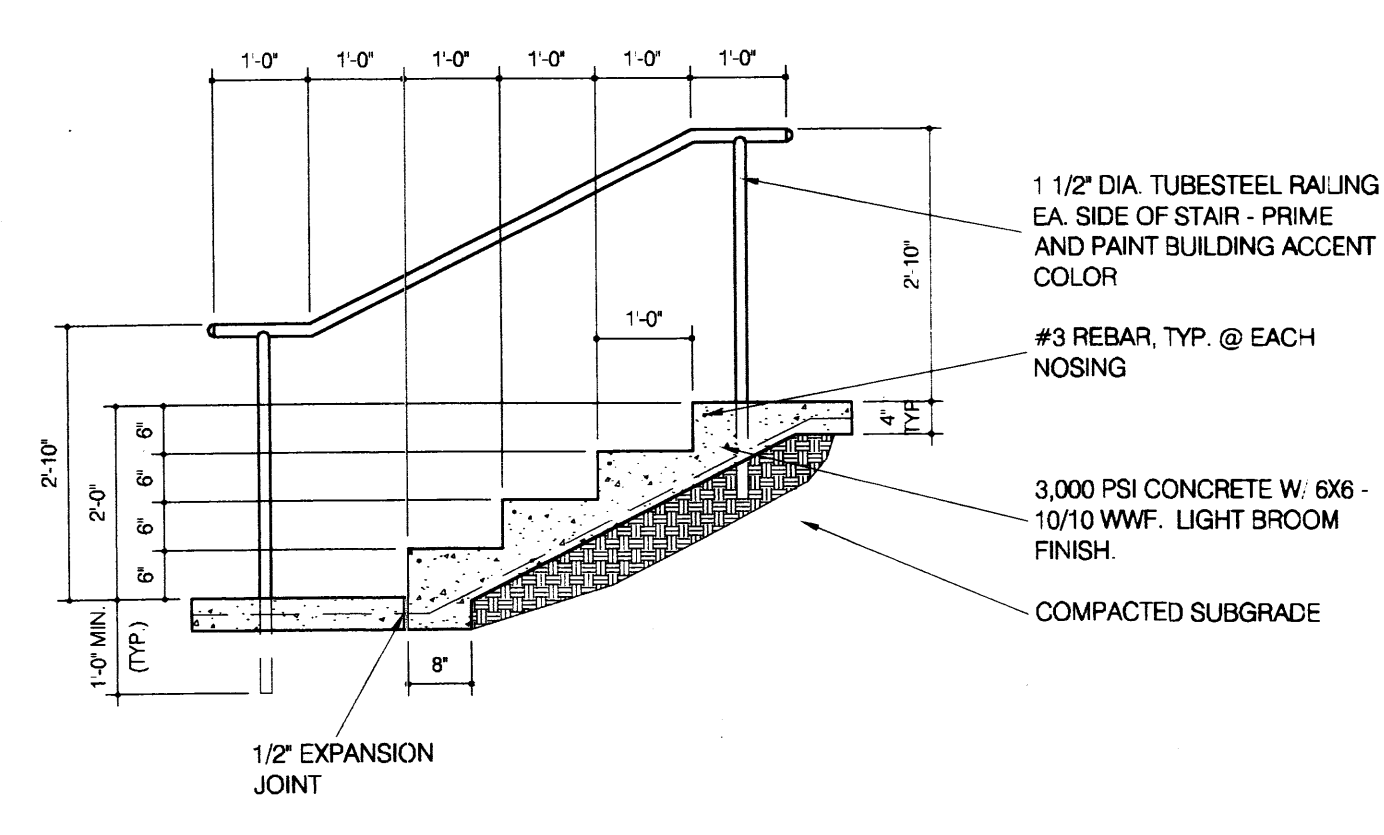
11 BOLLARD DETAIL
SCALE: 3/4"=1'-0"



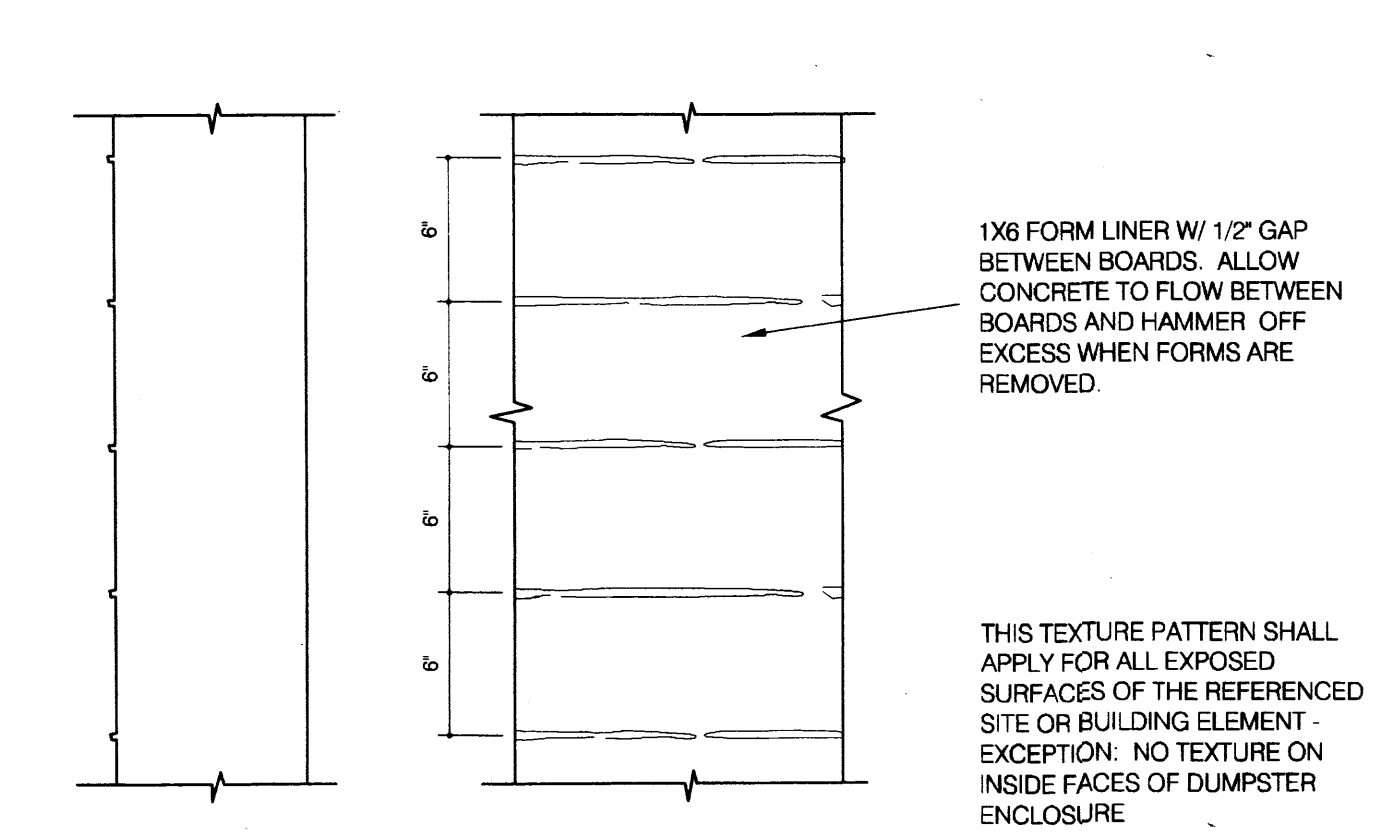
7 BIKE RACK DETAIL - 3 STALL CONC
SCALE: 1/2"=1'-0"



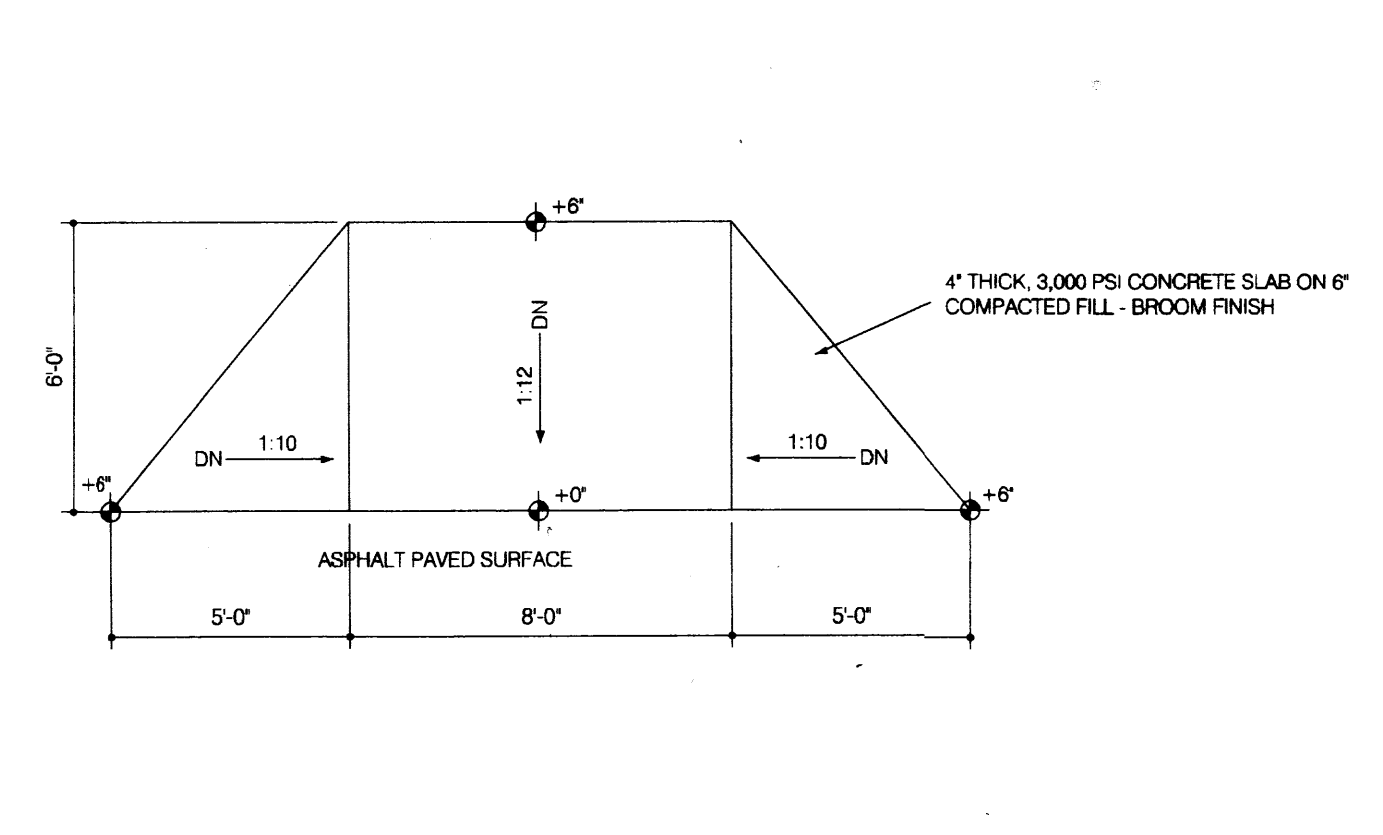
3 SIDEWALK SECTION
SCALE: 3/4"=1'-0"



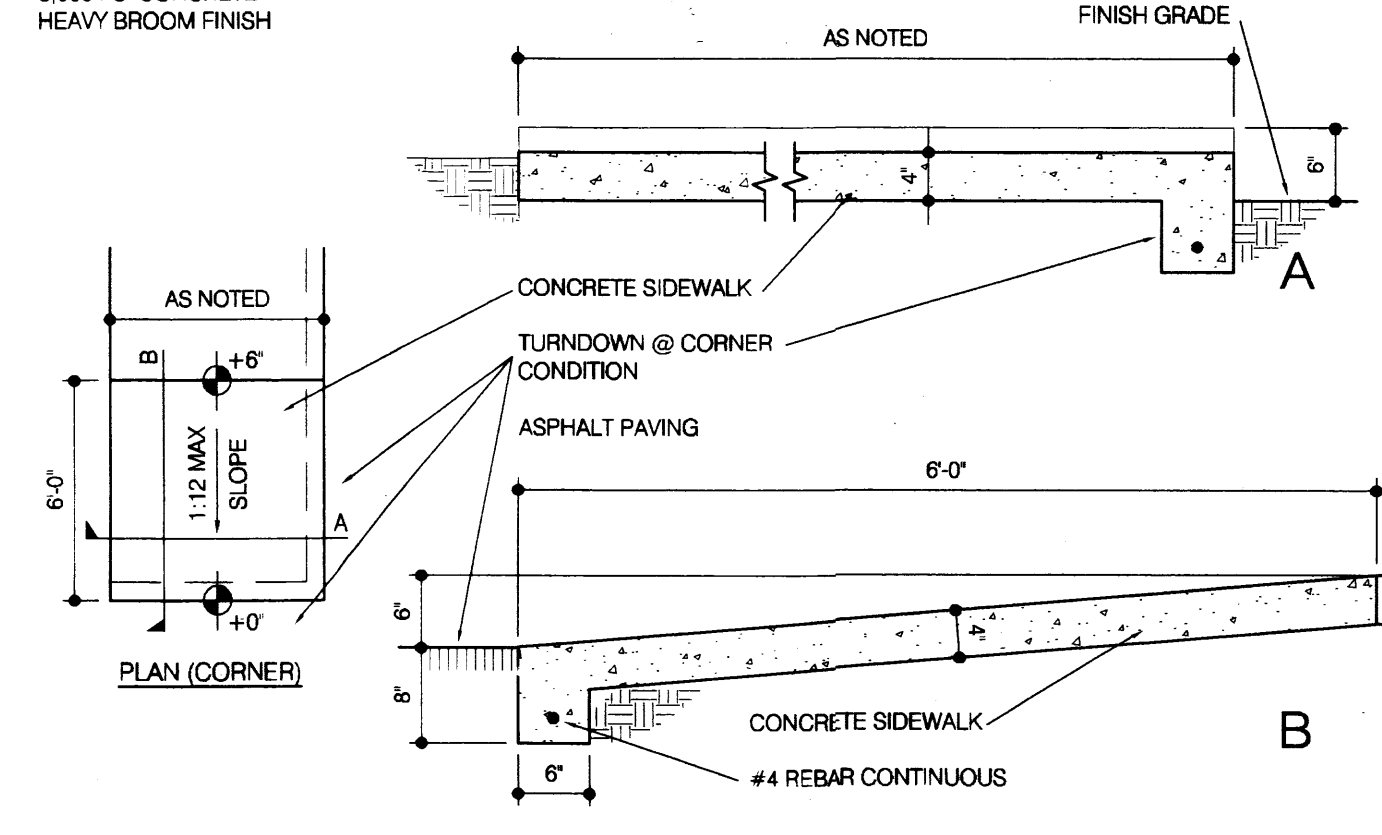
16 STAIR DETAIL 2
SCALE: 1/2"=1'-0"



12 EXPOSED CONCRETE PATTERN
SCALE: 1 1/2"=1'-0"



8 HC SIDEWALK RAMP
SCALE: 1/4"=1'-0"



4 SIDEWALK RAMP SECTION
SCALE: 3/4"=1'-0"

DATE ISSUED	1/28/04
DATE ISSUED	1/28/04
UPDATED	06/06/00
EDITION	000 SUBMITTAL - PHASE 2
PROJECT ID	07000
FILE	070-0002-C1.1.DWG
FILEPATH	C:\ACTIVE\PROJECTS
CREATED BY	JMC
SCALE	VARIABLES
DISCIPLINE	ARCHITECTURAL
CONSULTANT	INSITENETWORKS

INSITE WORKS

ADDRESS: 87 ROCK POINT PLACE NE
ALBUQUERQUE, NM 87122

TELEPHONE: (505) 858-0100
FAX: (505) 858-1000

WEBSITE: www.insiteworks.com
KS email: kslight@insiteworks.com
JC email: jcd@insiteworks.com

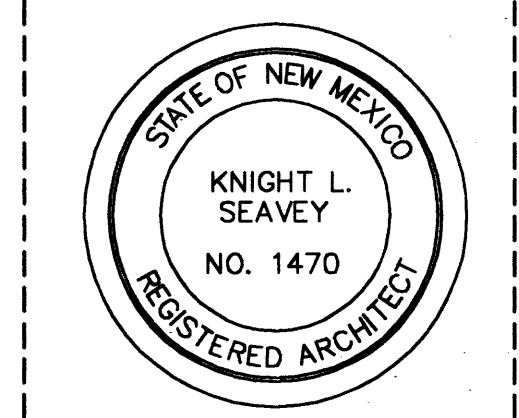
CONTRACTOR: DUNCAN BUILDING CONTRACTORS
6790 JEFFERSON NE, BLDG 2
ALBUQUERQUE, NM 87109

TELEPHONE: (505) 468-0522
FAX: (505) 468-0522

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - PHASE 2

TITLE	LANDSCAPE PLAN
DATE ISSUED	1/25/04
UPDATED	06/06/00
EDITION	DRB SUBMITTAL - PHASE 2
PROJECT ID	07080
FILE	070-0002-C2.A.DWG
FILE PATH	C:\ACTIVE\PROJECTS
CREATED BY	JWC
SCALE	1" = 30'
DISCIPLINE	CIVIL
CONSULTANT	INSITEWORKS



C2.0DRB2

TREE SCHEDULE

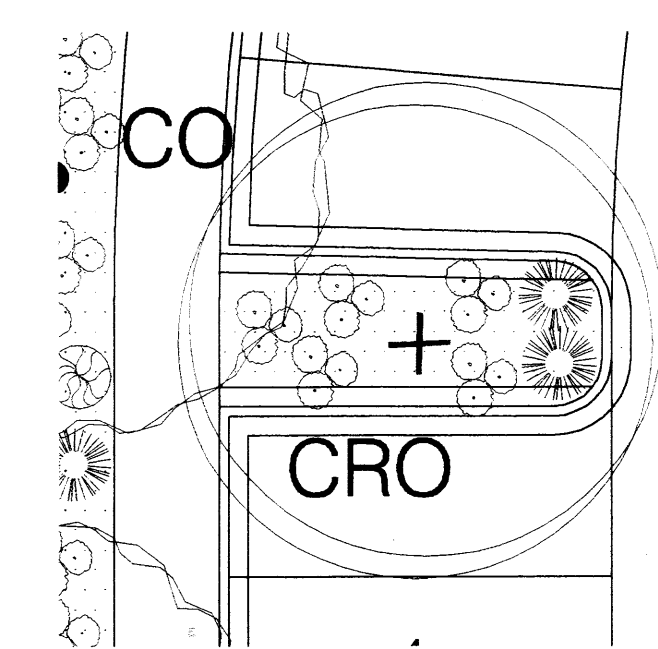
	REDBUD (CERCIS OCCIDENTALIS) KEY: RB SIZE: 2" CALIPER REMARKS: MULTI-TRUNK		DESERT WILLOW (MIMBRE) (CHILOPSIS LINEARIS) KEY: DW SIZE: 2" CALIPER REMARKS: p.53 bm
	CHIOS RED OAK (QUERCUS GRAVESII) KEY: CRO SIZE: 18" ROOT CONTROL BAG REMARKS: 35-40" AT MATURITY, FALL COLOR CRIMSON/LONG LASTING		CHINQUAPIN OAK (QUERCUS MUHLBERGII) KEY: CO SIZE: 18" ROOT CONTROL BAG REMARKS: 45-50" AT MATURITY, FALL COLOR ORANGE/DEEP BURGANDY
	BIGTOOTH MAPLE (ACER GRANDIDENTATUM) KEY: BM SIZE: 18" ROOT CONTROL BAG REMARKS: 30" AT MATURITY, FALL COLOR RED W/YELLOW		AUSTRIAN BLACK PINE (PINUS NEGRA) KEY: AP SIZE: 2" CALIPER REMARKS:
			TEXAS RED OAK (QUERCUS BUCKLEYI) KEY: TRO SIZE: 2" CALIPER REMARKS:

SHRUB SCHEDULE

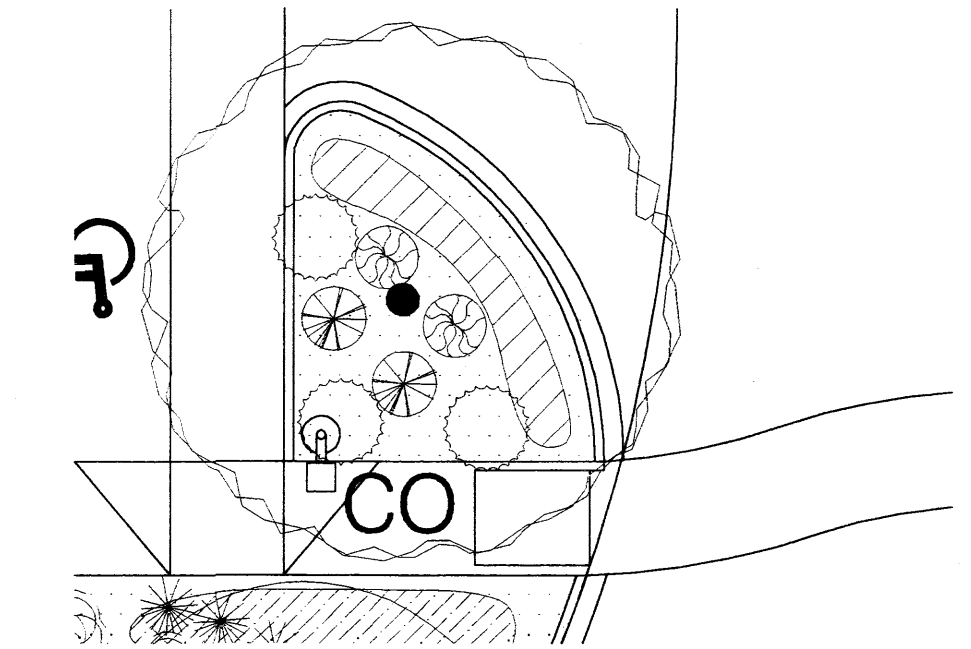
	SILVER MOUND/CAT MINT (PATEMICA) KEY: SMM SIZE: 1 GAL REMARKS:		LAVENDER (LAVENDULA ANGSTUFOLIA 'MUNSTEAD') KEY: LAV SIZE: 1 GAL REMARKS:
	SILVER SAGE (LEUCANTHEMUM 'POWIS CASTLE') KEY: SSB SIZE: 1 GAL REMARKS: hcg p. 10		MAY NIGHT MEADOW SAGE (SALIX HELMERSO) KEY: MMS SIZE: 1 GAL REMARKS: hcg p. 10
	SUNRAY (CORONOPSIS GRANDIFLORA) KEY: SR SIZE: 1 GAL REMARKS: hcg p. 10		REGAL MIST (WULFENBERGIA CAPILLARIS) KEY: RM SIZE: 1 GAL REMARKS:
	VIRGINIA CREEPER (PARthenocissus QUINQUEFOIA) KEY: VC SIZE: 1 GAL REMARKS: PLANT 1/2" O.C.		KOREAN HYSSOP (AGASTACHE RUGOSUM) KEY: KH SIZE: 1 GAL REMARKS:
	SILVER BEARDGRASS (ANDROPOGON SACCHAROIDES) KEY: SBR SIZE: 1 GAL REMARKS: hcg p. 63		CHERRY SAGE (SALIX GREGGII) KEY: CSB SIZE: 1 GAL REMARKS: hcg p. 15
	BLUE FESCUE (FESTUCA OWIA GLAUCA) KEY: B-FES SIZE: 1 GAL REMARKS: PLANT 1/8" O.C., hcg p. 65		CREEPING ROSEMARY (ROSMARINUS OFFICINALIS PROSTRATUS) KEY: CR SIZE: 1 GAL REMARKS:
			BLUE CATMINT (NEPETA FASSENII) KEY: CB SIZE: 1 GAL REMARKS: hcg p. 10

GROUNDCOVER/EDGING SCHEDULE

	REITER CREEPING THYME (THYMUS 'REITER') KEY: CT QUANTITY: 1 POUND/150 SF REMARKS:		BLUE GRAMA GRASS (BOULTELLOJA GRACILIS) KEY: B-GRAMA QUANTITY: 1 POUND/200 SF REMARKS:
	COBBLE - SANTA ANA TAN KEY: COB SIZE: 2-4"		EARTH BERM - BERMS ARE DESIGNATED AT STREET FRONTAGE BY FREEFORM OUTLINE AREA - SEE GRADING/DRAINAGE PLAN FOR SPECIFIC DATA
	SANTA FE BROWN GRAVEL KEY: SFG SIZE: 3/4" OR 1/4" AS INDICATED REMARKS: ALL PLANTER BED AREAS NOT SPECIFIED OTHERWISE SHALL BE THIS MATERIAL		CRUSHER FINES - SANTA ANA TAN KEY: CF SIZE:



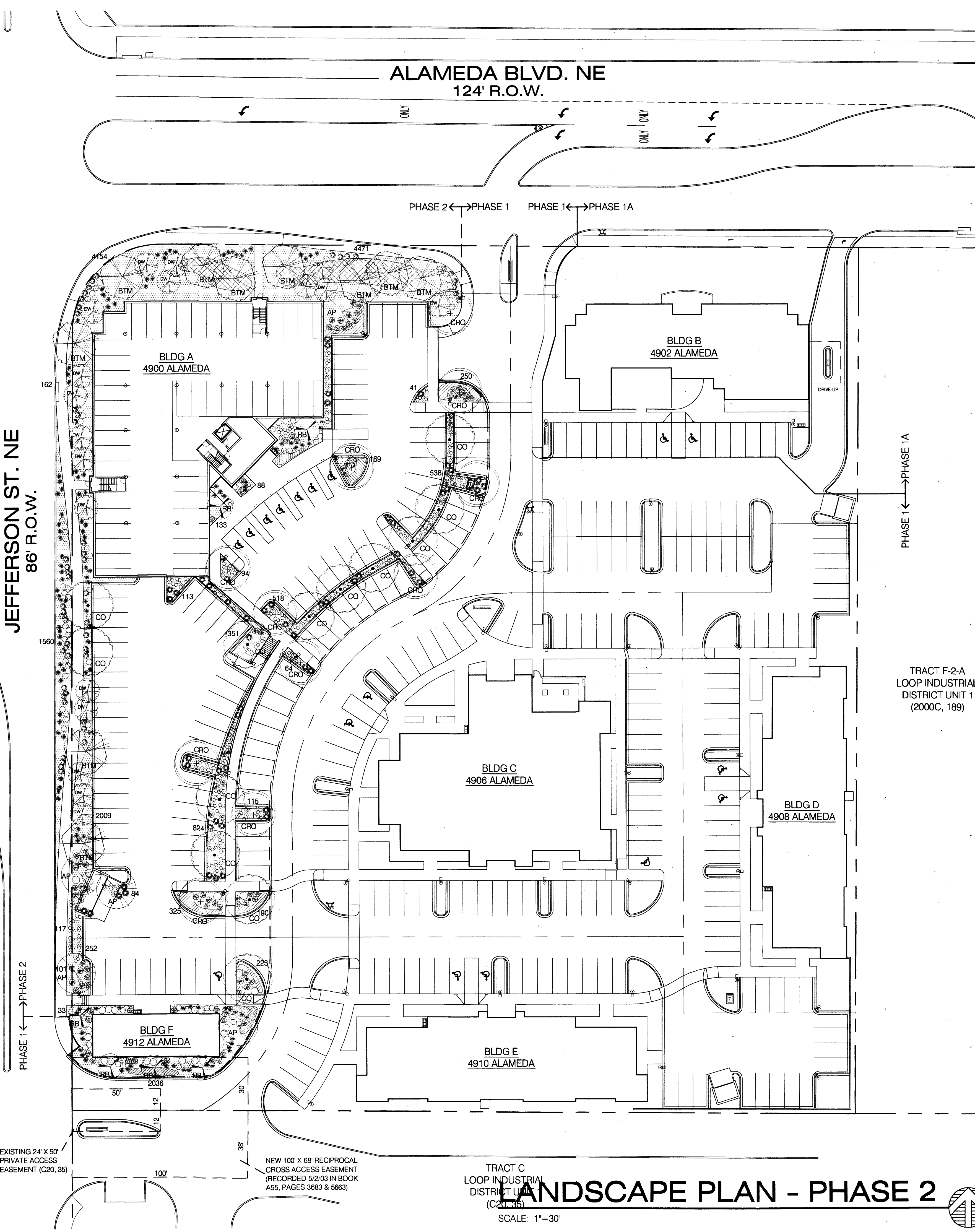
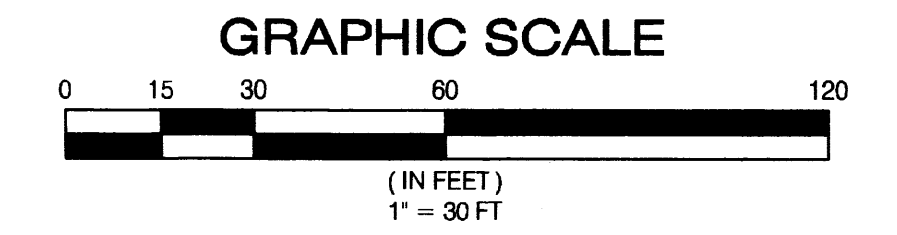
TYP. PLANTER "A"
SCALE: 1"=10'



TYP. PLANTER "B"
SCALE: 1"=10'

- GENERAL LANDSCAPE NOTES**
- [C2.1] MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - [C2.2] ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM - SCHEDULE 40 PIPING, TYP.
 - [C2.3] THIS LANDSCAPE PLAN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. SPECIFICALLY 75% OF ALL PLANTING BEDS SHALL BE COVERED BY LIVE VEGETATIVE COVER WHICH INCLUDES SHRUBS AND OR LIVE GROUNDCOVERS.
 - [C2.4] ALL TREES SHALL BE A MINIMUM OF 2" CALIPER, AS REQUIRED BY THE CABO ZONING CODE.
 - [C2.5] OWNER SHALL MAINTAIN UNDEVELOPED AREAS OF THE SITE FREE OF WEEDS AS REQUIRED BY CITY OF ABQ ORDINANCES. DISTURBED AREAS WILL BE RESEDED AS REQUIRED.
 - [C2.6] NO HIGH WATER USE TURF SHALL BE USED
 - [C2.7] NUMBERS ADJACENT TO EACH PLANTER INDICATED THE SQUARE FOOT AREA OF EACH
 - [C2.8] ALL LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING & WATER WASTE ORDINANCE

- KEYED LANDSCAPE NOTES**
- [1]



SITE TOTALS
SITE AREA: 217,800 SF (5.00 ACRES)
LANDSCAPE AREA: 39,733 SF (18%)
BUILDING AREA: 47,584 SF (22%)
PAVING & SIDEWALK AREA: 130,541 SF (60%)
R.O.W. LANDSCAPING: 2,316 SF

BUILDING A - PHASE 2
USE: OFFICE/RETAIL
SITE AREA: 75,215 SF
LANDSCAPE AREA: 14,531 SF (19%)
BUILDING AREA: 15,499 SF (21%)
PAVING & SIDEWALK AREA: 45,181 SF (60%)
R.O.W. LANDSCAPING: 1,839 SF

BUILDING B - PHASE 1A
USE: OFFICE/RETAIL
SITE AREA: 35,553 SF
LANDSCAPE AREA: 8488 SF (23%)
GROSS BUILDING AREA: 6,214 SF (17%)
NET LEASABLE AREA: 5,903 SF
PAVING & SIDEWALK AREA: 22,850 SF (60%)
R.O.W. LANDSCAPING: 0 SF
PARKING SPACES REQUIRED: 5,903/200 = 30
PARKING SPACES PROVIDED: 37 + 2 VAN ACCESSIBLE
HC = 39
BIKE RACK SPACES PROVIDED: 3

BUILDING C - PHASE 1
USE: OFFICE
SITE AREA: 39,990 SF
LANDSCAPE AREA: 4,644 SF (12%)
GROSS BUILDING AREA: 10,137 SF (25%)
NET LEASABLE AREA: 9,725 SF (63%)
PAVING & SIDEWALK AREA: 25,253 SF (63%)
R.O.W. LANDSCAPING: 0 SF
PARKING SPACES REQUIRED: 9,725/200 = 49
PARKING SPACES PROVIDED: 48 + 3 HC (2 VAN ACCESSIBLE) = 51
BIKE RACK SPACES PROVIDED: 3

BUILDING D - PHASE 1
USE: OFFICE
SITE AREA: 25,361 SF
LANDSCAPE AREA: 4,645 SF (18%)
GROSS BUILDING AREA: 7,008 SF (28%)
NET LEASABLE AREA: 6,827 SF
PAVING & SIDEWALK AREA: 13,708 SF (54%)
R.O.W. LANDSCAPING: 0 SF
PARKING SPACES REQUIRED: 6,824/200 = 34
PARKING SPACES PROVIDED: 32 + 2 VAN ACCESSIBLE
HC = 34
BIKE RACK SPACES PROVIDED: 3

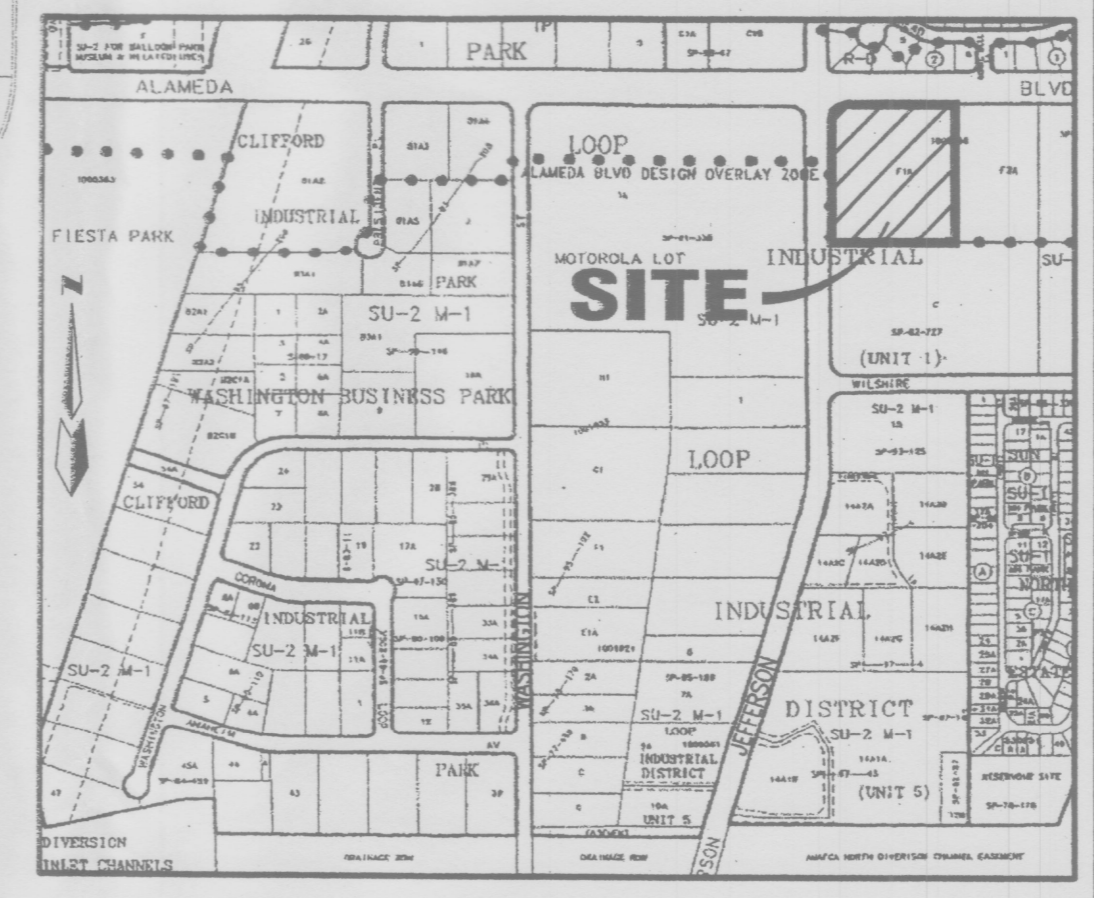
BUILDING E - PHASE 1
USE: OFFICE
SITE AREA: 28,769 SF
LANDSCAPE AREA: 4,913 SF (17%)
GROSS BUILDING AREA: 7,008 SF (24%)
NET LEASABLE AREA: 6,827 SF
PAVING & SIDEWALK AREA: 16,848 SF (59%)
R.O.W. LANDSCAPING: 0 SF
PARKING REQUIRED: 6,827/200 = 34
PARKING PROVIDED: 32 SPACES + 2 VAN ACCESSIBLE
HC = 34
BIKE RACK SPACES PROVIDED: 3

BUILDING F - PHASE 2
USE: OFFICE/RETAIL
SITE AREA: 10,940 SF
LANDSCAPE AREA: 2,511 SF (23%)
GROSS BUILDING AREA: 1,728 SF (16%)
NET LEASABLE AREA: 1,642 SF
PAVING & SIDEWALK AREA: 6,701 SF (61%)
R.O.W. LANDSCAPING: 477 SF
PARKING REQUIRED: 1,642/200 = 9
PARKING PROVIDED: 8 SPACES + 1 HC = 9
BIKE RACK SPACES PROVIDED: 3

EXISTING 24' X 50' PRIVATE ACCESS EASEMENT (C20, 35)

NEW 100' X 68' RECIPROCAL CROSS ACCESS EASEMENT (RECORDED 5/2/03 IN BOOK A55, PAGES 3683 & 3663)

ALAMEDA BLVD. NE
124' R.O.W.

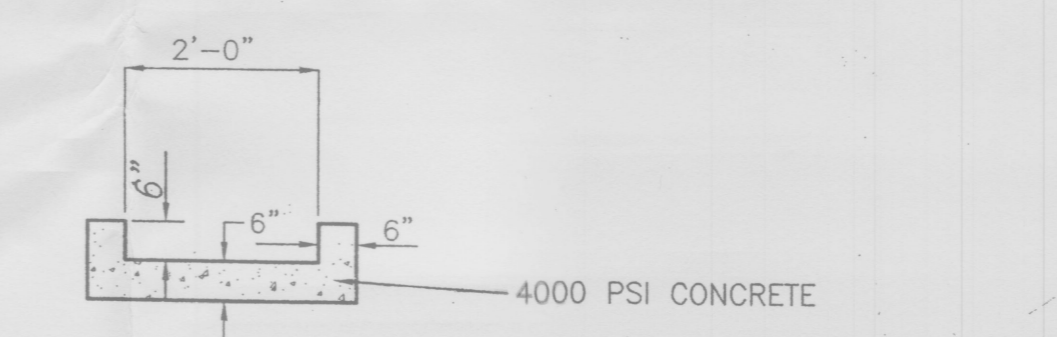


VICINITY MAP ZONE MAP: C17

LEGAL DESCRIPTION
TRACT F-1-A, LOOP INDUSTRIAL DISTRICT, UNIT 1.

LEGEND

— 5320 —	EXISTING CONTOUR MAJOR
— 5321 —	EXISTING CONTOUR MINOR
---	EXISTING CURB
00.0	EXISTING GROUND ELEVATION
+0.00 BC	EXISTING FINISHED SURFACE ELEVATION
+0.00 FL	EXISTING BACK OF CURB ELEVATION
00.00	EXISTING FLOWLINE ELEVATION
00.00	PROPOSED SPOT ELEVATION
25.15	PROPOSED TOP OF CURB ELEVATION
24.65	PROPOSED FLOWLINE ELEVATION
---	PROPOSED HEADER CURB
---	EXISTING STEM WALL
---	PROPOSED RETAINING WALL
234	PROPOSED CONTOUR LINE
---	PROPOSED WATERBLOCK
---	PROPOSED 3:1 SLOPE



CONCRETE SWALE SECTION
N.T.S.

NOTICE TO CONTRACTOR

- An excavation/construction permit will be required before beginning any work within City right of way.
- All work detailed on these plans to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1985 Edition).
- Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
- Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of these facilities shall be the responsibility of the Owner of the property served.
- Work on arterial streets shall be performed on a 24 hour basis.

APPROVAL	NAME	DATE
INSPECTOR		

OTONO PLAZA - PHASE 2
GRADING &
DRAINAGE PLAN

SCALE: 1"=30'

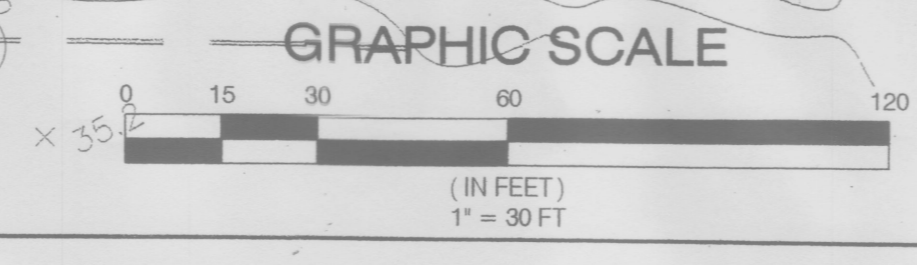
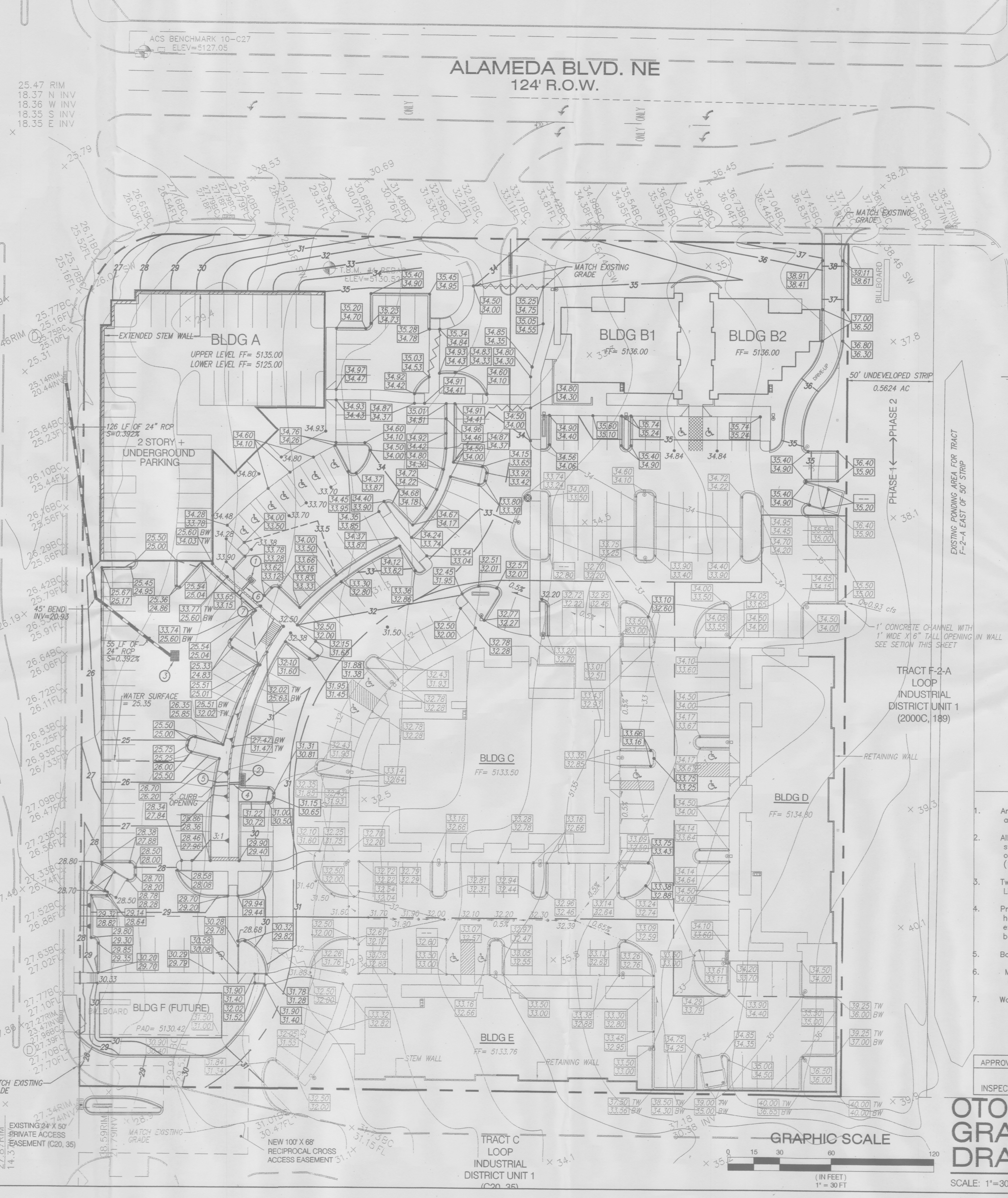
DRAINAGE NOTES:

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

KEYED NOTES

- NEW SOL "D" INLET
GRATE = 33.00
INV. = 30.00
- NEW DBL "D" INLET
GRATE = 30.25
INV. = 27.25
- NEW 2 - DBL "D" INLETS W/17" ORIFICE
GRATE = 24.40
INV. = 21.15
- NEW 12" PVC
OUTFALL = 27.00
- NEW 2' CONCRETE CHANNEL
- NEW 12" PVC
OUTFALL = 25.50
- NEW 2' CONCRETE CHANNEL

JEFFERSON ST. NE
86' R.O.W.



INSITE WORKS

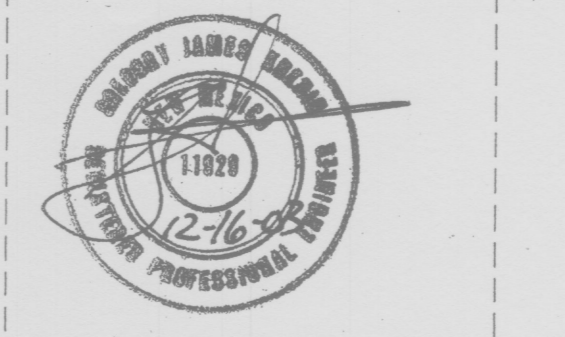
ADDRESS: 57 ROCK POINT PLACE NE
ALBUQUERQUE, NM 87122
TELEPHONE: (505) 858-0100
FAX: (505) 858-1000
WEBSITE: www.insiteworks.com
KS email: kslight@insiteworks.com
JC email: jad@insiteworks.com
CONTRACTOR: [REDACTED]
TELEPHONE: [REDACTED]
FAX: [REDACTED]

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dmg MARK GOODMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87189
(505) 255-2200, FAX (505) 797-9539

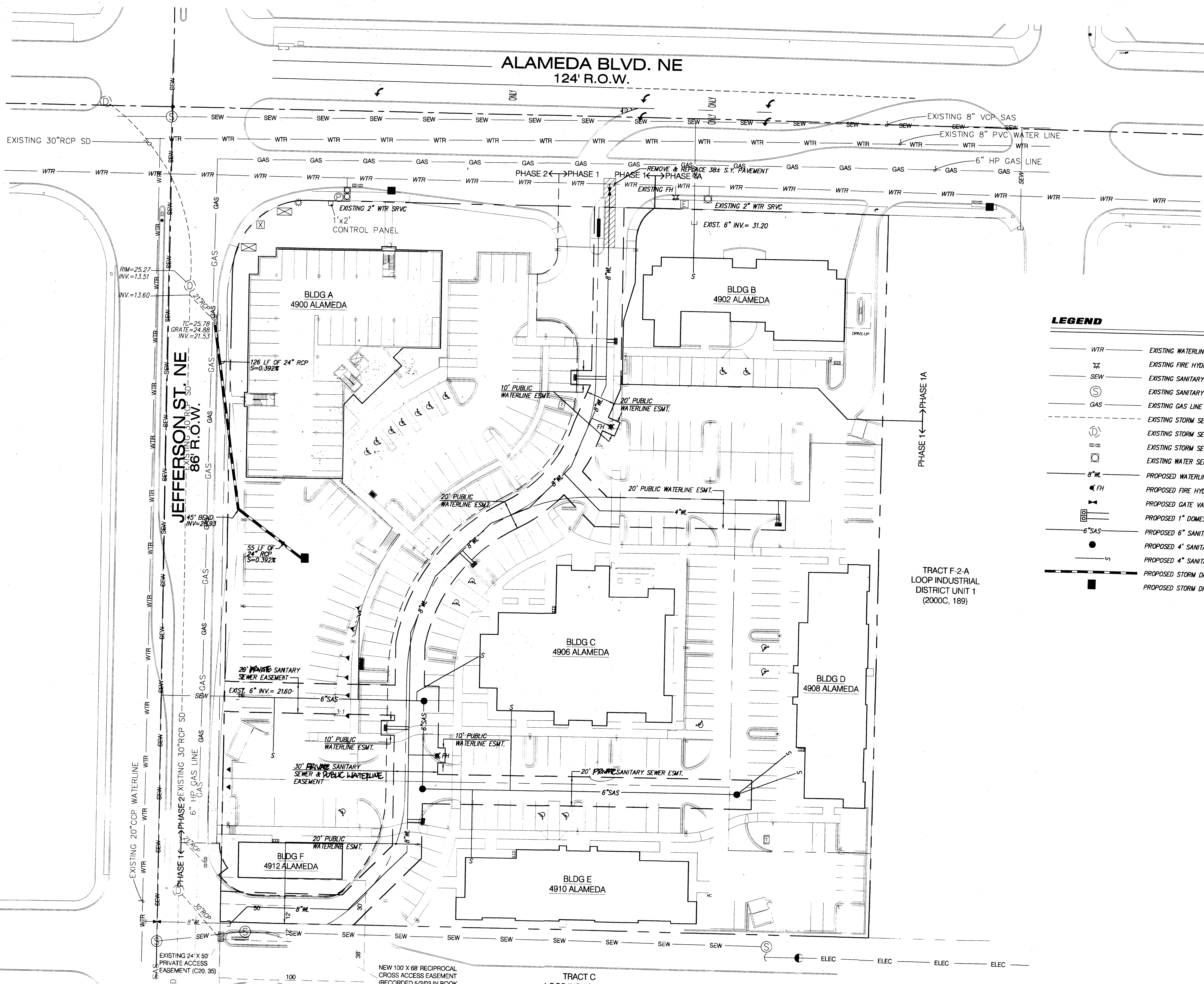
SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT - PHASE 2

TITLE	GRADING & DRAINAGE PLAN
DATE ISSUED	12/11/03
UPDATED	06/06/00
EDITION	00-PRICING
PROJECT ID	OTONO
FILE	A3047cp-Phase2.dwg
FILE PATH	A3047cp-A3047cp
CREATED BY	BER, ACH, GJK
SCALE	1" = 30'
DISCIPLINE	CIVIL
CONSULTANT	INSITEWORKS



DRB2
C301
C3.0DPB2

ALAMEDA BLVD. NE
124' R.O.W.



LEGEND

— WTR —	EXISTING WATERLINE
⊕	EXISTING FIRE HYDRANT
— SEW —	EXISTING SANITARY SEWER LINE
⊙	EXISTING SANITARY SEWER MANHOLE
— GAS —	EXISTING GAS LINE
- - -	EXISTING STORM SEWER LINE
⊙	EXISTING STORM SEWER MANHOLE
⊕	EXISTING STORM SEWER INLET
⊕	EXISTING WATER SERVICE
— 8" WL —	PROPOSED WATERLINE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED GATE VALVE
⊕	PROPOSED 1" DOMESTIC & 1" IRRIGATION SERVICE
— 6" SAS —	PROPOSED 6" SANITARY SEWER LINE
⊙	PROPOSED 4" SANITARY SEWER MANHOLE
⊕	PROPOSED 4" SANITARY SEWER SERVICE LINE
— S —	PROPOSED STORM DRAIN LINE
⊕	PROPOSED STORM DRAIN INLET

TRACT F-2-A
LOOP INDUSTRIAL
DISTRICT UNIT 1
(2000C, 189)

TRACT C
LOOP INDUSTRIAL
DISTRICT UNIT 1
(C20, 35)

NEW 100 X 68 RECIPROCAL
CROSS ACCESS EASEMENT
(RECORDED 5/2/03 IN BOOK
A55, PAGES 3683 & 5683)

INSITE WORKS

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	6700 JEFFERSON, NE, BLDG. 2
ALBUQUERQUE, NM 87108	
TELEPHONE	(505) 468-0822
FAX	(505) 468-0522

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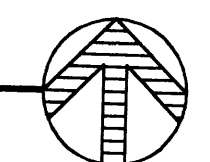
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 8508
ALBUQUERQUE, NEW MEXICO 87108
(505) 262-2200 FAX (505) 262-2201

**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT - PHASE 2**

TITLE	UTILITY PLAN
DATE ISSUED	1/26/04
UPDATED	04/06/00
EDITION	DB SUBMITTAL - PHASE 2
PROJECT ID	07000
FILE	070-DB2-C4.0DRB
FILE PATH	A03\h\A3047.m
CREATED BY	DER
SCALE	1" = 30'
DISCIPLINE	CIVIL
CONSULTANT	INSITEWORKS

UTILITY PLAN - PHASE 2

SCALE: 1" = 30'



C4.0DRB2



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

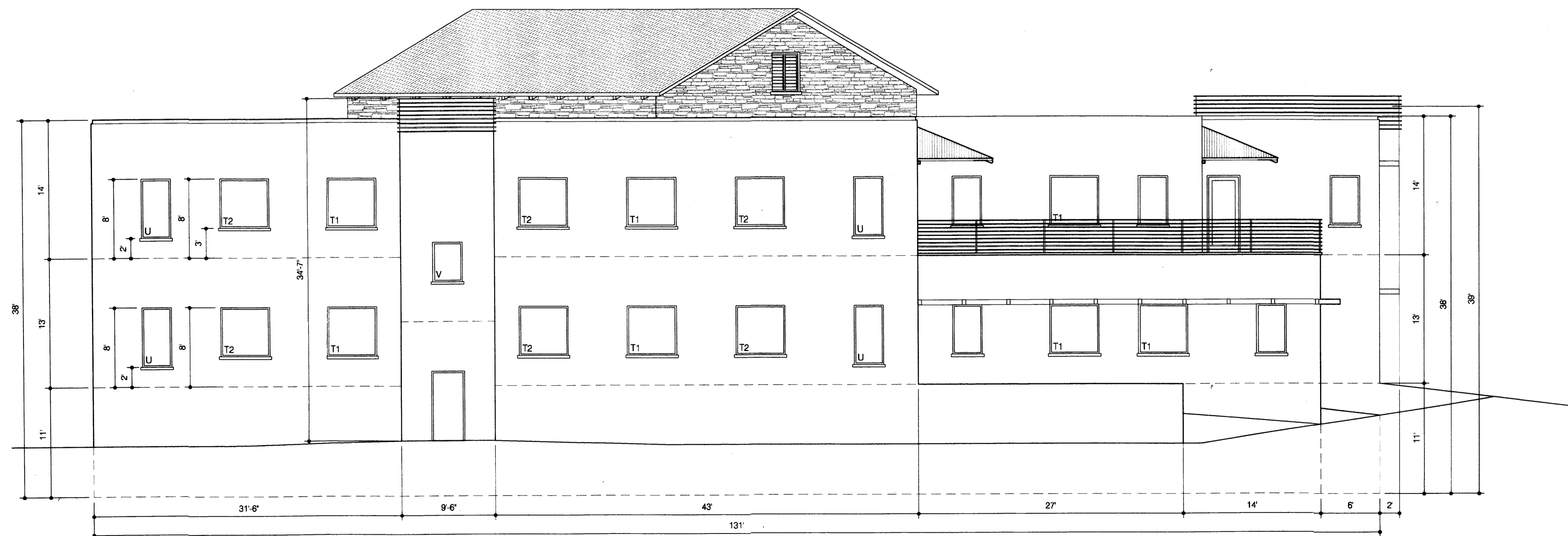
BUILDING 'A'



SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"

BUILDING 'A'



NORTH ELEVATION

SCALE: 1/8"=1'-0"

BUILDING 'A'

KEYED NOTES

- [1] ALUMINUM CLAD WOOD FRAME WINDOW.
- [2] MANUFACTURED STONE VENEER ON STUCCO SCRATCH COAT ON METAL LATH ON WATERPROOF MEMBRANE.
- [3] ALUMINUM STOREFRONT SYSTEM.
- [4] (3) COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT, TYPICAL, UNLESS NOTED OTHERWISE.
- [5] CORRUGATED STEEL ROOF PANELS
- [6] OVERHEAD GARAGE DOOR.
- [7] PORTAL ASSEMBLY:
20 GA. CORRUGATED MEYERS WEATHERING ROOF DECK ON 1-1/2" T&G DECKING ON 4X4 WOOD RAFTERS (FIR OR SPRUCE) ON 8X10 WOOD BEAM ON 8X8 WOOD POSTS ON CONCRETE BASE.
- [8] CANOPY ASSEMBLY:
20 GA. CORRUGATED MEYERS WEATHERING ROOF DECK ON 1-1/2" T&G DECKING ON 4X4 WOOD RAFTERS (FIR OR SPRUCE)
- [9] PRECAST CONCRETE SILL, TYPICAL.
- [10] FORM CAST COLORED CONCRETE LINTEL WITH 'OOZE' FINISH.
- [11] TUBE STEEL SUNSHADE
- [12] HOLLOW METAL DOOR AND FRAME

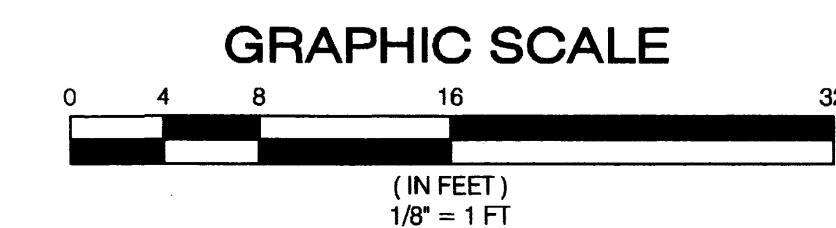
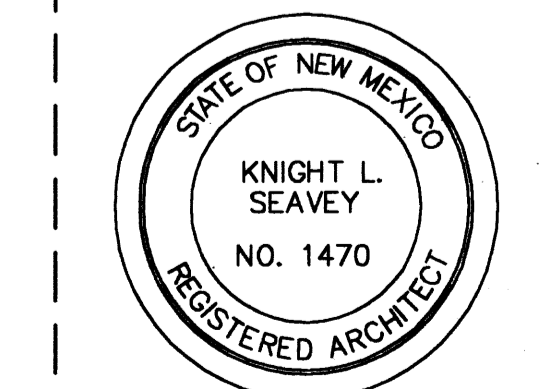
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**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT - PHASE 2**

TITLE	BUILDING A ELEVATIONS
DATE ISSUED	1/26/04
UPDATED	06/04/00
EDITION	DRG SUBMITTAL - PHASE 2
PROJECT ID	07000
FILE	070-0002-A2.DWG
FILE PATH	C:\ACTIVE\PROJECT\07000\07000002
CREATED BY	WFB
SCALE	1/8"=1'-0"
DISCIPLINE	ARCHITECTURAL
CONSULTANT	INSITEWORKS



A2.0DRB2

KEYED NOTES

- [1] ALUMINUM CLAD WOOD FRAME WINDOW.
- [2] MANUFACTURED STONE VENEER ON STUCCO SCRATCH COAT ON METAL LATH ON WATERPROOF MEMBRANE.
- [3] ALUMINUM STOREFRONT SYSTEM.
- [4] (3) COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT, TYPICAL, UNLESS NOTED OTHERWISE.
- [5] CORRUGATED STEEL ROOF PANELS.
- [6] OVERHEAD GARAGE DOOR.
- [7] PORTAL ASSEMBLY:
20 GA. CORRUGATED MEYERS WEATHERING ROOF DECK ON 1-1/2" T&G DECKING ON 4X4 WOOD RAFTERS (FIR OR SPRUCE) ON 8X10 WOOD BEAM ON 8X8 WOOD POSTS ON CONCRETE BASE.
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- [9] PRECAST CONCRETE SILL, TYPICAL.
- [10] FORM CAST COLORED CONCRETE UNTEL WITH 'OOZE' FINISH.
- [11] TUBE STEEL SUNSHADE.
- [12] HOLLOW METAL DOOR AND FRAME.

INSITE WORKS

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TELEPHONE: [REDACTED]
FAX: [REDACTED]

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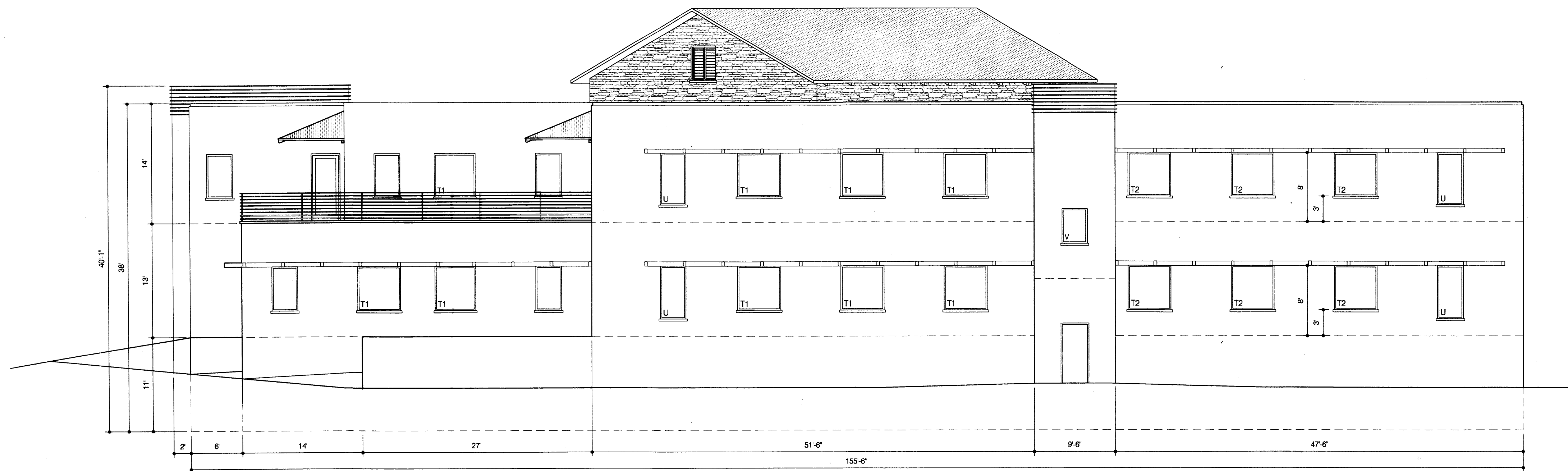
SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT - PHASE 2



EAST ELEVATION

SCALE: 1/8"=1'-0"

BUILDING 'A'

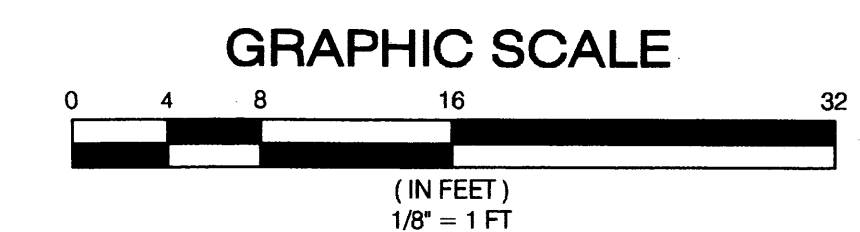
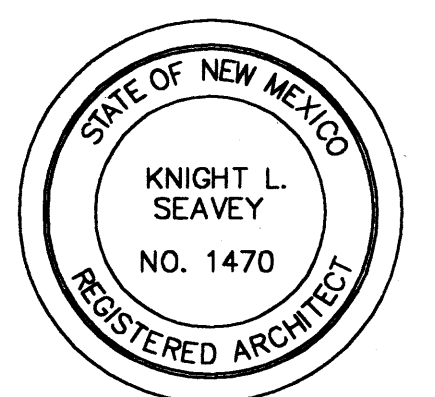


WEST ELEVATION

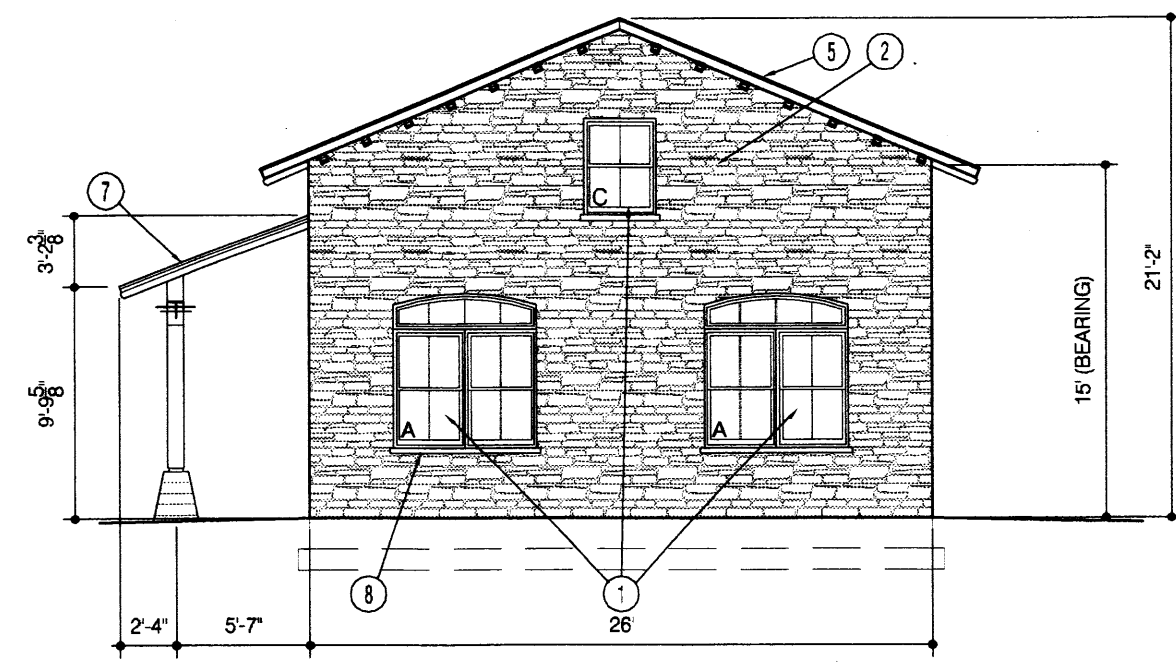
SCALE: 1/8"=1'-0"

BUILDING 'A'

TITLE	BUILDING ELEVATIONS
DATE ISSUED	1/25/04
UPDATED	00/00/00
EDITION	DRB SUBMITTAL - PHASE 2
PROJECT ID	OTDR0
FILE	OTD-DRB2-A2.DWG
FILE PATH	C:\ACTIVEPROJECT\OTDR0\DRB2
CREATED BY	WFB
SCALE	1/8" = 1'-0"
DISCIPLINE	ARCHITECTURAL
CONSULTANT	INSITEWORKS



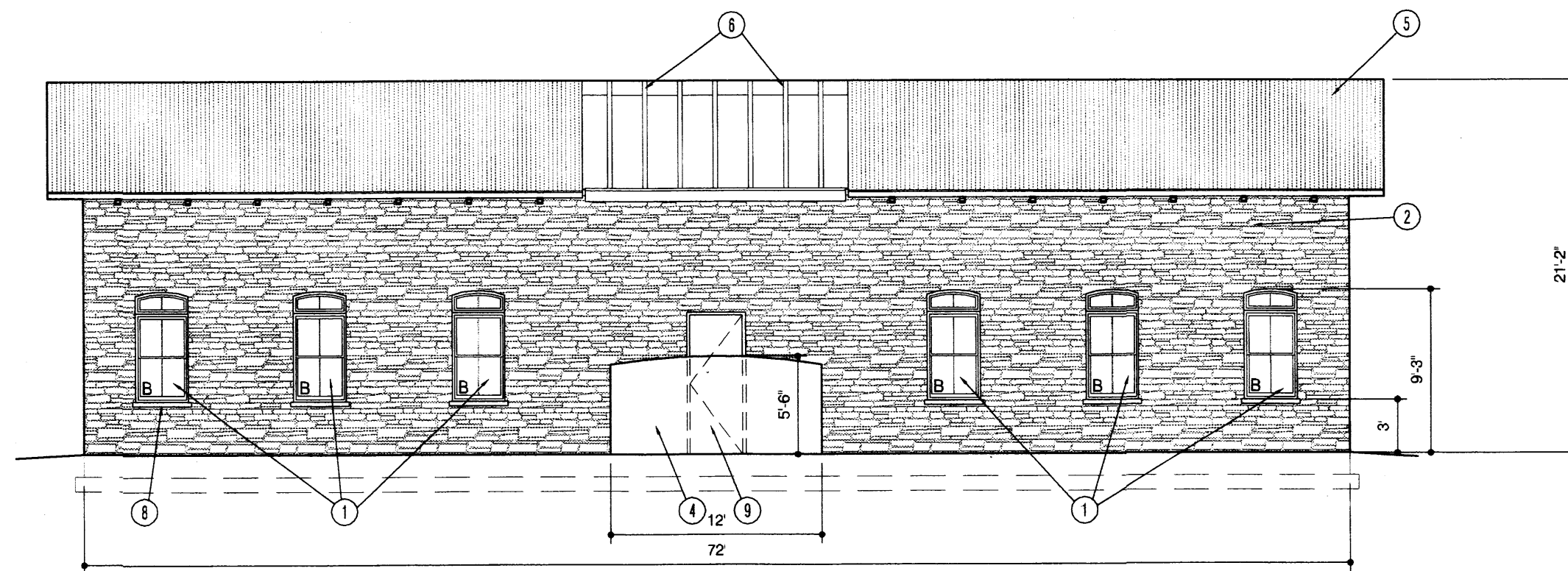
A2.1DRB2



WEST ELEVATION

SCALE: 1/8"=1'-0"

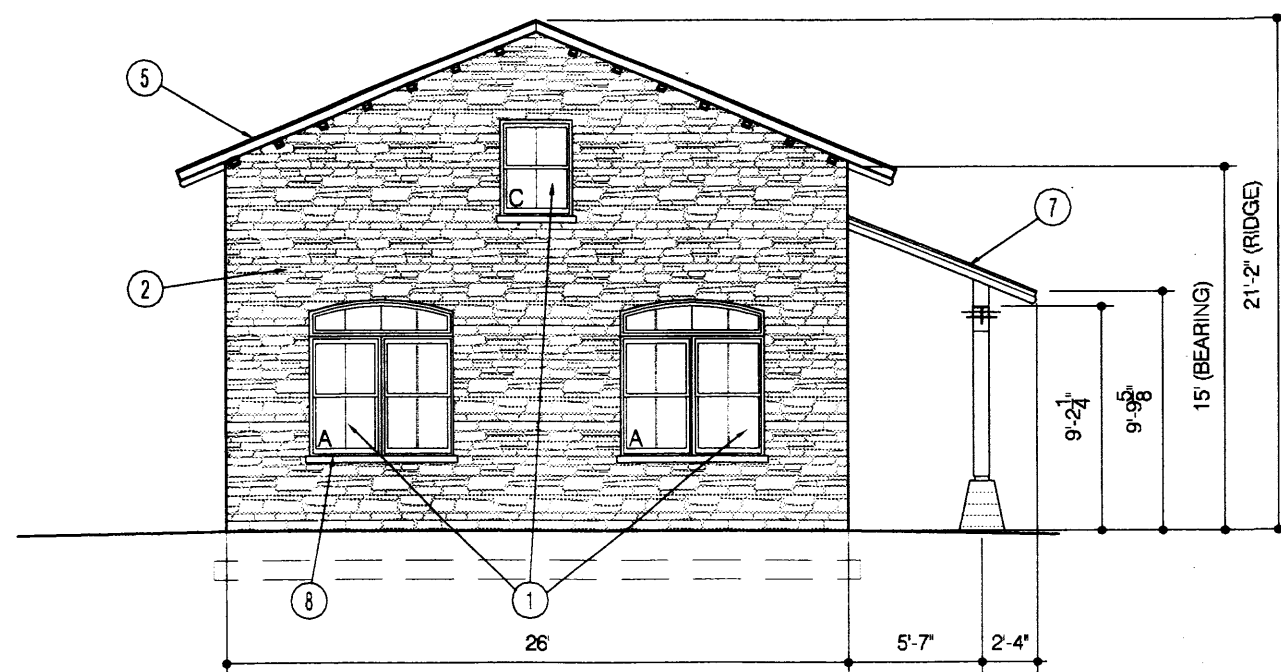
BUILDING F



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

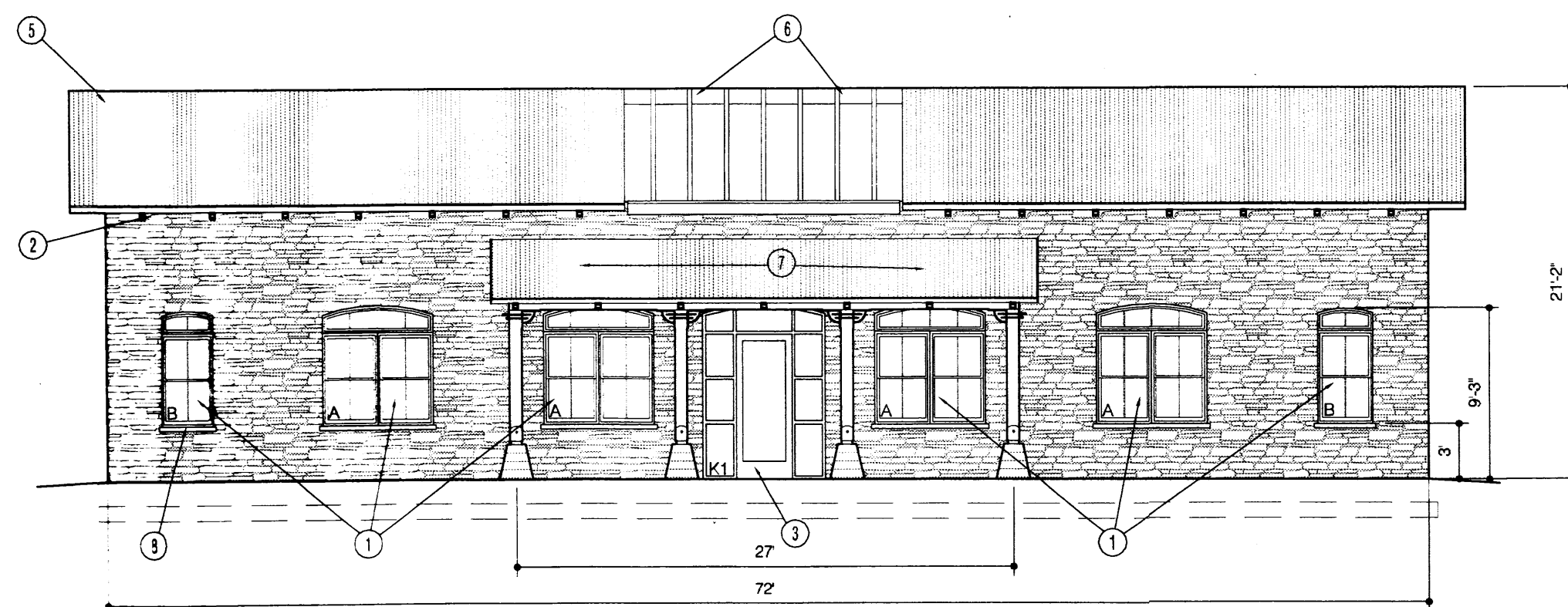
BUILDING F



EAST ELEVATION

SCALE: 1/8"=1'-0"

BUILDING F



NORTH ELEVATION

SCALE: 1/8"=1'-0"

BUILDING F

KEYED NOTES

- [1] ALUMINUM CLAD WOOD FRAME WINDOW.
- [2] MANUFACTURED STONE VENEER ON STUCCO SCRATCH COAT ON METAL LATH ON WATERPROOF MEMBRANE
- [3] ALUMINUM STOREFRONT SYSTEM.
- [4] LANDSCAPE SCREEN WALL WITH (3) COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT.
- [5] 20 GA CORRUGATED MEYERS WEATHERING ROOF PANELS.
- [6] TUBE STEEL FRAME TRELLIS STRUCTURE.
- [7] PORTAL ASSEMBLY:
20 GA CORRUGATED MEYERS WEATHERING ROOF DECK ON 1-1/2" T&G DECKING ON 4x4 WOOD RAFTERS (FIR OR SPRUCE) ON 8x10 WOOD BEAM ON 8x8 WOOD POSTS ON CONCRETE BASE.
- [8] PRECAST CONCRETE SILL, TYPICAL.
- [9] METAL DOOR.

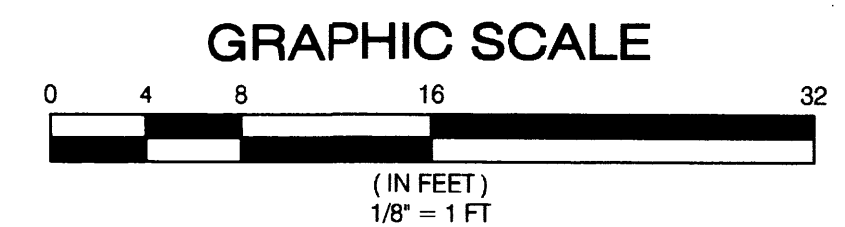
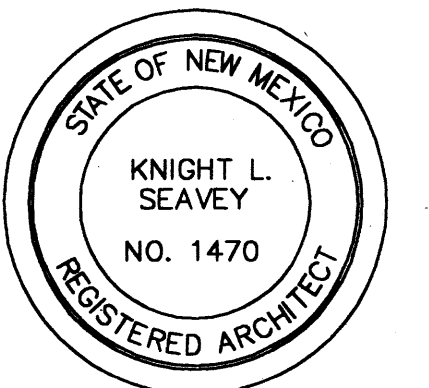
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**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT - PHASE 2**

TITLE	BUILDING F ELEVATIONS
DATE ISSUED	1/26/04
UPDATED	00/00/00
EDITION	DRB SUBMITTAL - PHASE 2
PROJECT ID	OTDR0
FILE	OTD-DRB2-A2.2.DWG
FILE PATH	K:\ACTIVE\PROJECT\OTDR0\DWG\DRB2
CREATED BY	WFB
SCALE	1/8"=1'-0"
DISCIPLINE	ARCHITECTURAL
CONSULTANT	INSITEWORKS



A2.2DRB2