

REES ASSOCIATES INC
 ARCHITECTURE PLANNING INTERIORS
 9211 LAKE HEFNER PARKWAY, SUITE 300
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ABQ INVESTORS OFFICE BUILDING
 Albuquerque, New Mexico

No.	Date
Revisions	
	Drawn
	Checked
	Project No. 10238.00
Architect	
	Approved
Engineer	
Key:	
Title:	
CONCEPTUAL LANDSCAPE PLAN	
Scale: 1" = 40'-0"	
Drawing No. L-1 of:	
Issue Date	
December 19, 2002	
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LANDSCAPE REQUIREMENTS

Site Area (7.43 acres)	323,650 SF
Building Footprint	- 86,496 SF
Off-site Landscape	- 12,400 SF
Total Area	224,754 SF
Required Landscape %	x 20
Landscape Area Required	44,951 SF
Landscape Area Provided	163,796 SF
High Water Use Turf Area Allowed	30,760 SF
High Water Use Turf Area Provided	11,672 SF
Low Water Use Turf Provided	23,555 SF

EXCEPTIONS TO PATHWAY OFFICE PARK DESIGN GUIDELINES

Due to certain security requirements of the FBI administration, this Landscape Plan requests exceptions to the following landscape design guidelines:

- 1) One tree is required for each thirty linear feet of roadway and shall be planted within 20' of the street, and 2' minimum from back of curb. The required trees may be informally clustered with no more than a fifty foot gap between groupings and should have a 60/40 mix of deciduous to evergreen trees.
- 2) In addition to the street trees, one tree for every thirty linear feet of the remaining site perimeter is required. Included in this area are the rear and side yard setbacks.
- 3) As a minimum, a 15 foot landscape buffer is required between commercial/office uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 8 feet tall when planted and be capable of reaching a mature height of twenty-five feet. Spacing of the tree shall be equal to 75 percent of the mature canopy diameter of the trees.

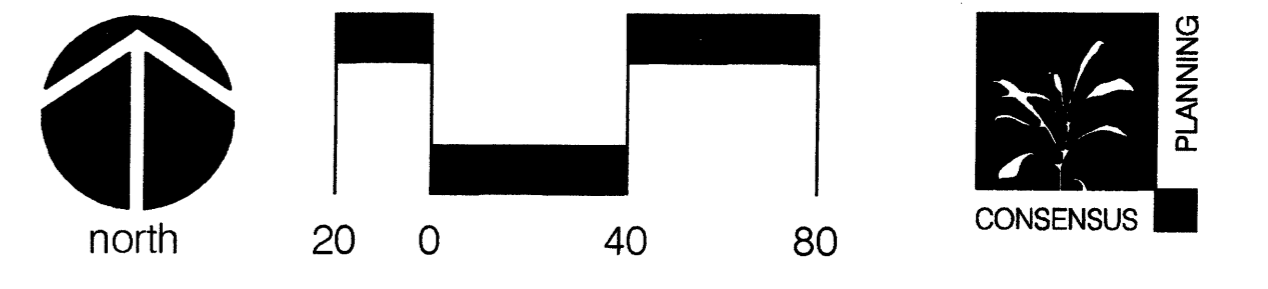
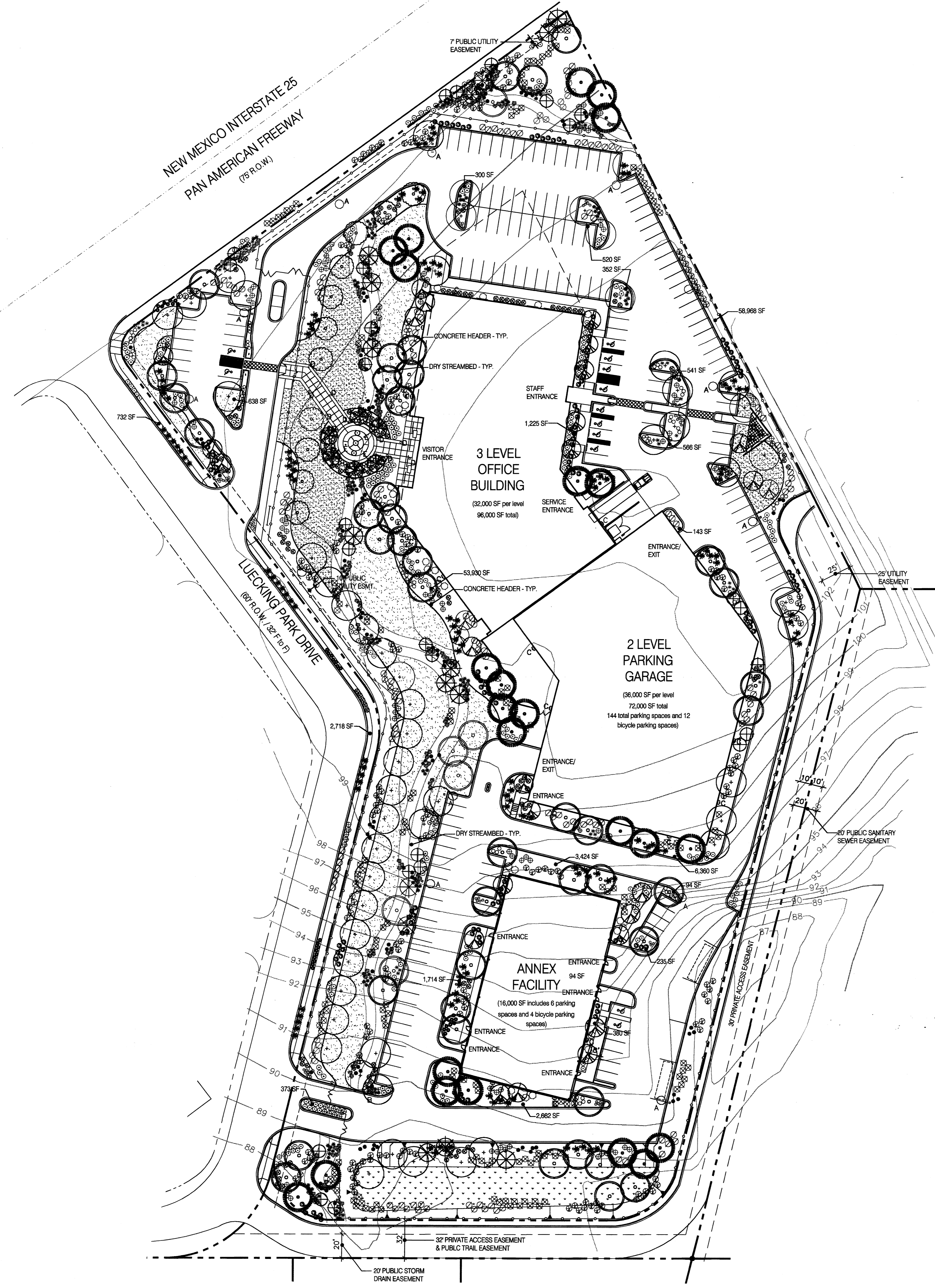
The FBI administration requires a secured perimeter fence to be located a minimum of 100 feet from all buildings on the site. The result of this requirement, and the configuration of the site, is that the fence is located primarily at the property line on each side of the site. A second requirement limits the placement of trees within 20 feet, and shrubs within 10 feet of the fence. This is required to provide visual clearance for a potential surveillance camera system along the entire fence line. Additional trees will be located within the site to partially compensate for the loss of trees at the perimeter of the site due to these requirements.

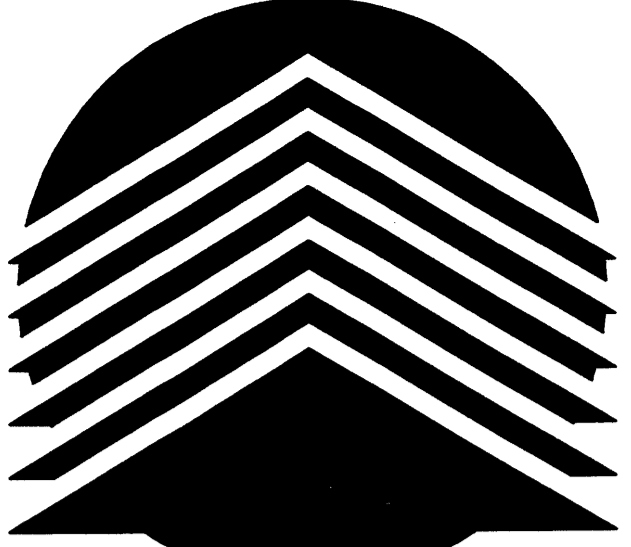
GENERAL

The design and provision of landscape features for the FBI facility will generally be in conformance with the City of Albuquerque Comprehensive Zoning Code, Street Tree Ordinance, Water Conservation Landscaping and Water Waste Ordinance, and the Pathway Office Park Site Plan for Subdivision (with the exceptions noted above). In general, water conservative, environmentally sound landscape principles will be followed in the design and installation.

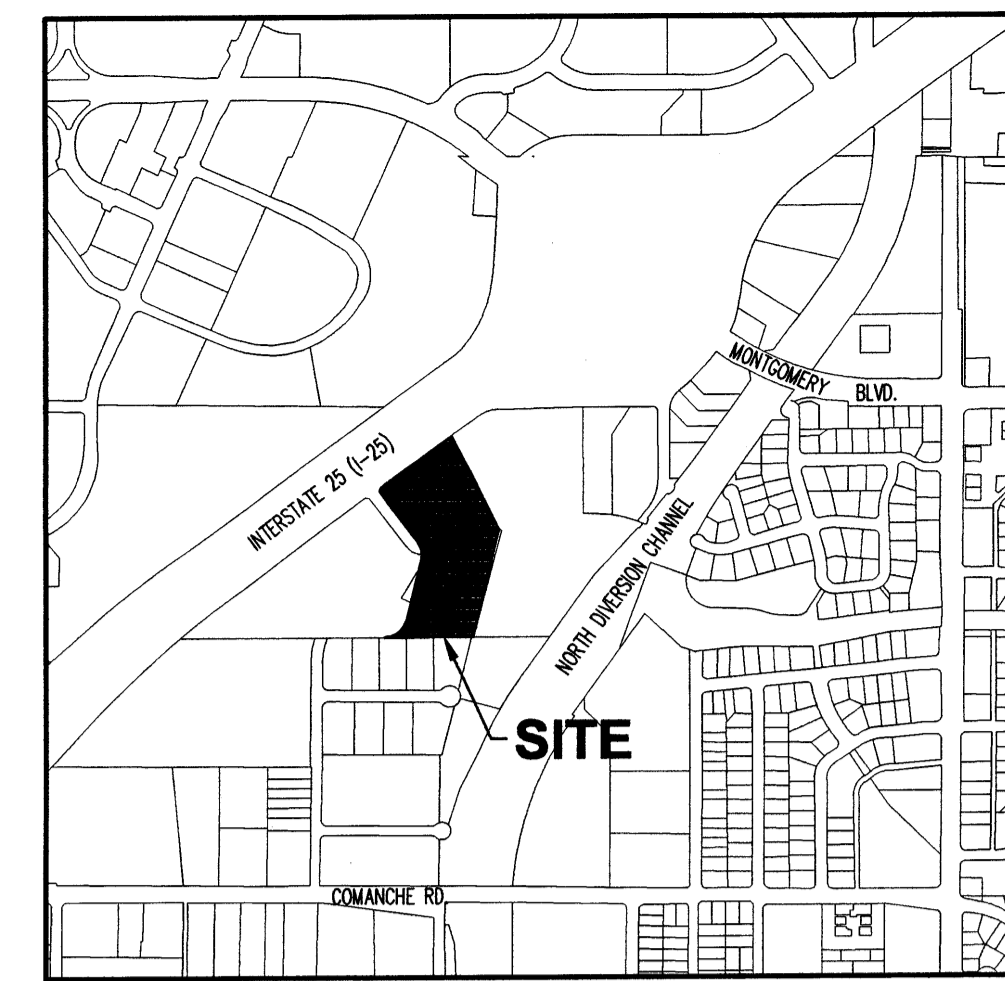
PLANT PALETTE

- EVERGREEN TREES (8' MIN. HEIGHT)
Austrian Pine, Pinon Pine
- DECIDUOUS CANOPY TREES (2' MIN. CALIPER)
Modesto Ash, Raywood Ash, Skyline Honeylocust
- ACCENT TREES (1-1/2' MIN. CALIPER)
Flowering Pear, Desert Willow, Chitalpa, Flowering Locust, Hawthorn, New Mexico Olive
- SHRUBS & GROUNDCOVERS (1 & 5 GALLON)
Juniper species, Potentilla, Chamisa, Artemisia species, Red Yucca, Apache Plume, Dalea species, Barberrry, Penstemon species, Cotoneaster species, Cherry Sage, Russian Sage, Three-leaf Sumac, Blue Mist, Yucca species, Virginia Creeper, Dwarf Fountain Grass, Rosemary, Santolina, Dwarf Coyotebush, Evening Primrose, Threadgrass, Beargrass, Heavenly Bamboo, Butterfly Bush, Mugho Pine, India Hawthorn
- TURF GRASSES (SOD)
Kentucky Bluegrass/Fescue/Rye Mix
Buffalograss/Blue Grama Grass Mix
- Native Revegetative Seed Mix
Buffalo Grass Blue Grama
Sideoats Grama Indian Ricegrass
Galleta Paperflower
Firewheel Purple Aster
Purple Coneflower Mexican Hat
- MULCHES
Bark Mulch, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble
- BOULDERS
3' Diameter Moss Rock Boulders
- IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate lawn areas and tree, shrub and groundcover planting areas.
- MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.
- STATEMENT OF WATER WASTE
The Landscape Plan for the FBI Facility shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area.





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VICINITY MAP
 ZONE ATLAS MAP NO. G-16-2

LEGAL DESCRIPTION

TRACT A-2A-1 AS SHOWN ON THE PLAT OF TRACTS A-1A-1 AND A-2A-1
 LOCKING PARK COMPLEX NO. 2 AND NO. 3

BENCHMARK

THE STATION IS LOCATED 4 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, IN
 THE MIDDLE OF THE MEDIAN ON MONTGOMERY BLVD., AT THE EAST END OF THE
 BRIDGE CROSSING THE NORTH DIVISION CHANNEL.

TO REACH THE STATION FROM THE INTERSECTION OF MONTGOMERY BLVD. AND
 CAROLINE BLVD., GO WEST ON MONTGOMERY BLVD. 0.1 MILES TO THE CHANNEL AND
 THE STATION.

THE STATION MARK IS A STANDARD INCH/32 BRASS TABLET, STAMPED "STA M-6",
 SET IN TOP OF CONCRETE POST FLUSH WITH THE GROUND.
 ELEVATION = 5110.492
 X=383499.33, Y=1503152.62

KEYED NOTES

1. CONCRETE RUNDOWN
2. TYPE 'C' DROP INLET, SEE PLAN FOR GRATE ELEV.
3. TYPE 'D' INLET, SEE PLAN FOR GRATE ELEV.
4. 18" CURB OPENING FOR DRAINAGE
5. TRENCH DRAIN AT LOADING DOCK
 TO=85.50
 INV.=83.00
6. TYPE 'C' STORM DRAIN MANHOLE
 RIM=
 INV.=78.00

ABQ INVESTORS OFFICE BUILDING

Albuquerque, New Mexico

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	Engineer
	Key

CONSTRUCTION DOCUMENTS

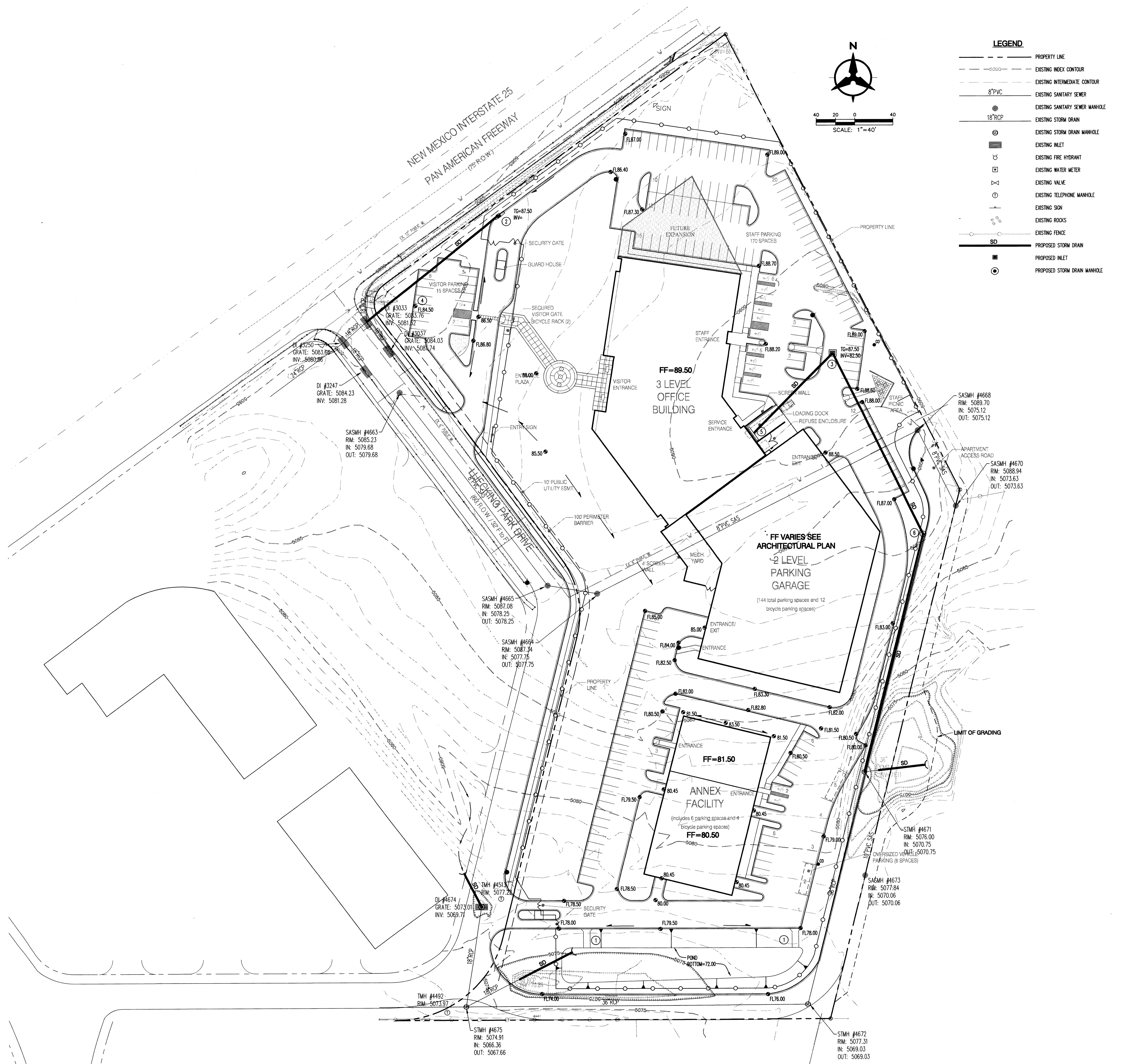
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Scale: 1"=40'
 Drawing No.

C-1 of

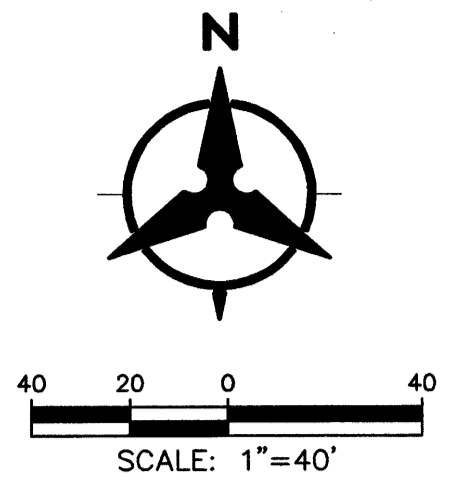
Issue Date: 12/20/02
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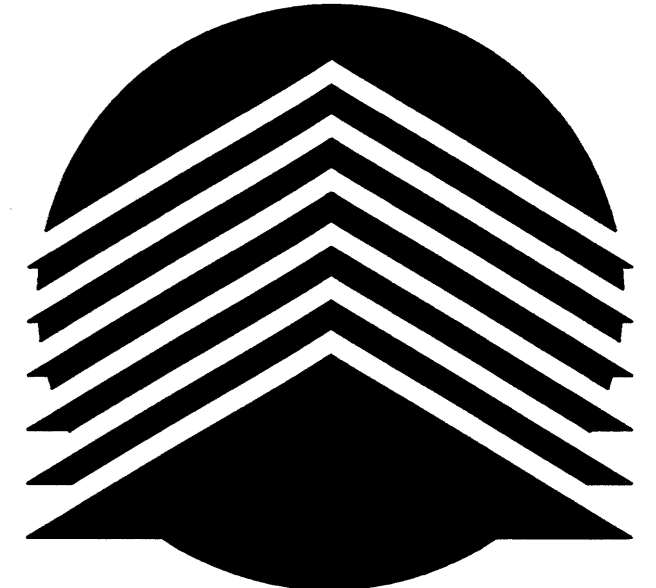
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4355
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



LEGEND

---	PROPERTY LINE
- - - -	EXISTING INDEX CONTOUR
- - - -	EXISTING INTERMEDIATE CONTOUR
8" PVC	EXISTING SANITARY SEWER
18" RCP	EXISTING STORM DRAIN
⊙	EXISTING STORM DRAIN MANHOLE
⊙	EXISTING INLET
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊙	EXISTING VALVE
⊙	EXISTING TELEPHONE MANHOLE
⊙	EXISTING SIGN
⊙	EXISTING ROCKS
⊙	EXISTING FENCE
SD	PROPOSED STORM DRAIN
⊙	PROPOSED INLET
⊙	PROPOSED STORM DRAIN MANHOLE





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Title:
CONCEPTUAL UTILITY PLAN

Scale: 1"=40'

Drawing No.
2.2 of

Issue Date
02/26/03

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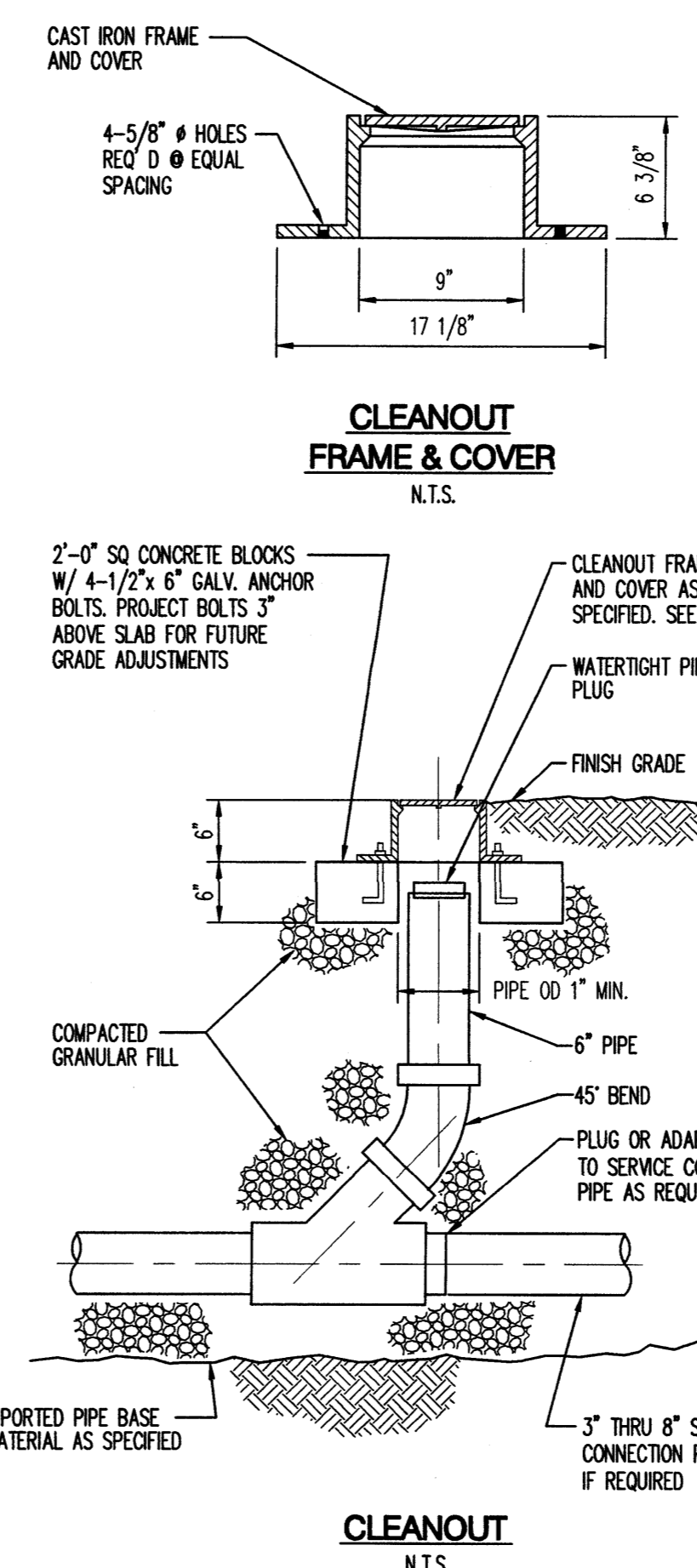
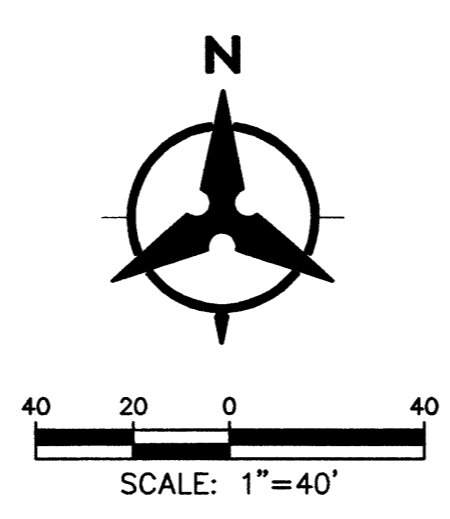
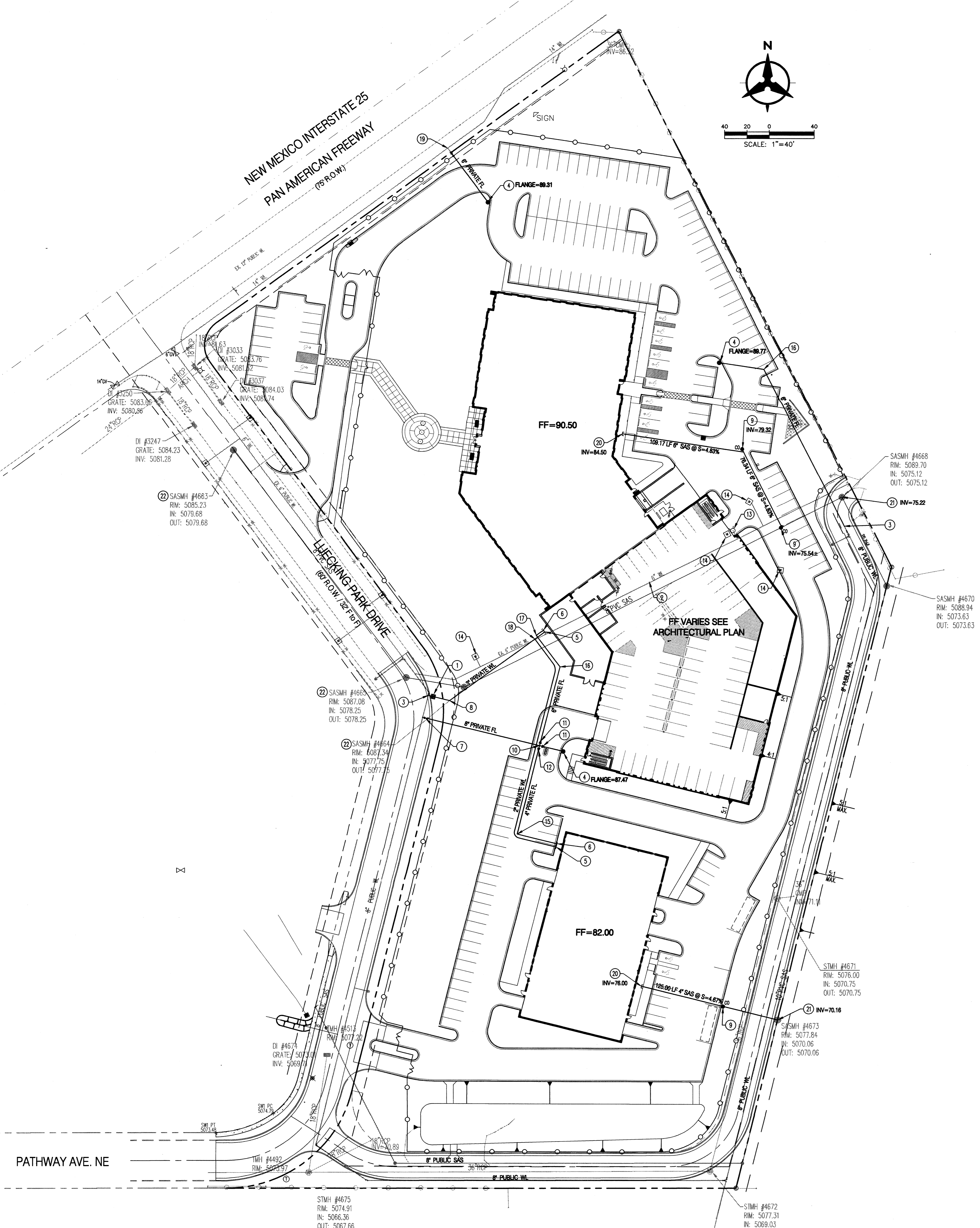
- LEGEND**
- PROPERTY LINE
 - - - - - EXISTING INDEX CONTOUR
 - - - - - EXISTING INTERMEDIATE CONTOUR
 - 8" PVC — EXISTING SANITARY SEWER
 - 18" RCP — EXISTING STORM DRAIN
 - 6" PRIVATE — EXISTING STORM DRAIN MANHOLE
 - 4" PRIVATE — EXISTING INLET
 - 1/2" — EXISTING FIRE HYDRANT
 - — EXISTING WATER METER
 - — EXISTING VALVE
 - — EXISTING TELEPHONE MANHOLE
 - — EXISTING SIGN
 - — EXISTING ROCKS
 - — EXISTING FENCE
 - SAS — PROPOSED SANITARY SEWER
 - WL — PROPOSED WATERLINE
 - FL — PROPOSED FIRE LINE
 - — PROPOSED FIRE HYDRANT

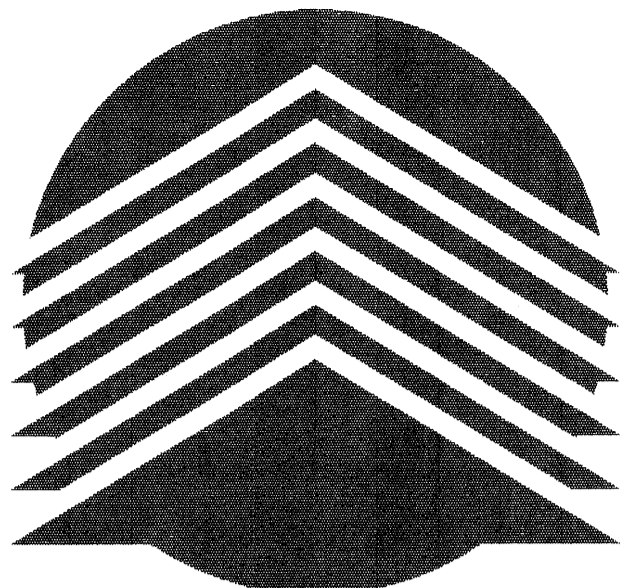
KEYED NOTES

1. 2" WATER METER INSTALLED UNDER PUBLIC WORK ORDER. TIE 3" WATERLINE TO TALPEDGE OF 2" METER.
2. REMOVE & DISPOSE OF EXISTING 6" WATERLINE.
3. CONNECT TO EXISTING 8" WATERLINE - SEE PUBLIC WORK ORDER PLANS.
4. FIRE HYDRANT, 4" BURY, PER COA STD. DWG. 2340.
5. PRIVATE WATERLINE, POTABLE SERVICE LINE, STUB TO WITHIN 5' OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
6. 6" PRIVATE FIRE LINE STUB FOR FIRE RISER, STUB TO WITHIN 5' OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
7. INSTALL 8" GATE VALVE AND TYPE "B" BOX & LID PER COA STD. DWG. 2326.
8. 3" 45° BEND W/ BLOCKING.
9. CLEANOUT, SEE DETAIL THIS SHEET.
10. 8" 45° CROSS.
11. 8" 45° REDUCER.
12. 8" 45° REDUCER.
13. EXISTING FIRE HYDRANT TO BE RELOCATED.
14. REMOVE & DISPOSE OF EXISTING WATER METER.
15. 4" 90° BEND W/ BLOCKING.
16. 6" 45° BEND W/ BLOCKING.
17. 6" 90° BEND W/ BLOCKING.
18. 3" 45° TEE W/ BLOCKING.
19. TIE TO EXISTING FIRELINE STUBOUT, SEE PUBLIC WORK ORDER PLANS.
20. STUB SAS TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
21. TIE TO EXISTING SAS MANHOLE.
22. EXISTING SANITARY SEWER MANHOLE TO BE ABANDONED.

UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PIPS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.





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ABQ INVESTORS OFFICE BUILDING
 Albuquerque, New Mexico

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Engineer	



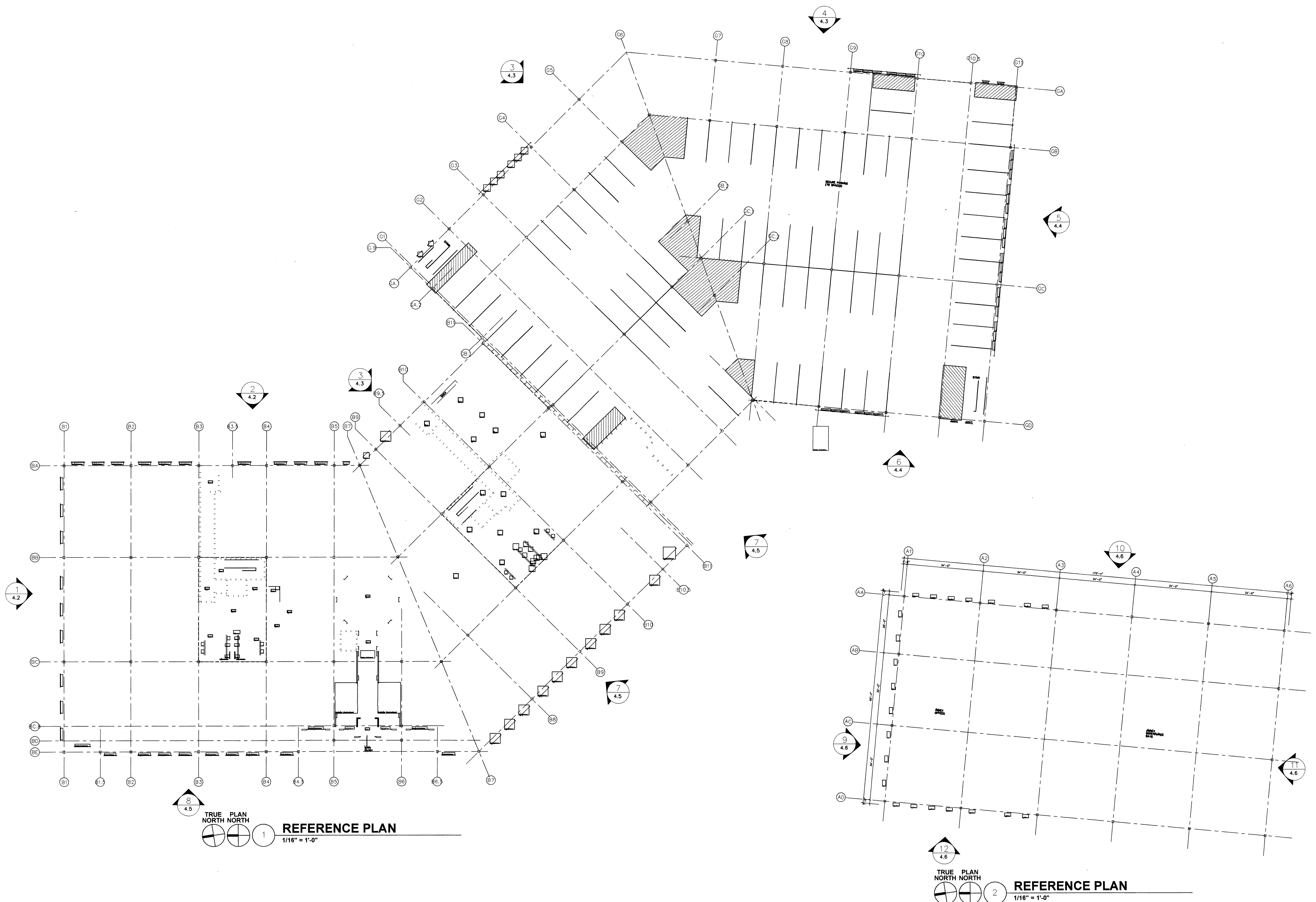
CONSTRUCTION DOCUMENTS

Title:
REFERENCE PLAN

Scale: 1/16" = 1'-0"

Drawing No.
4.0 of

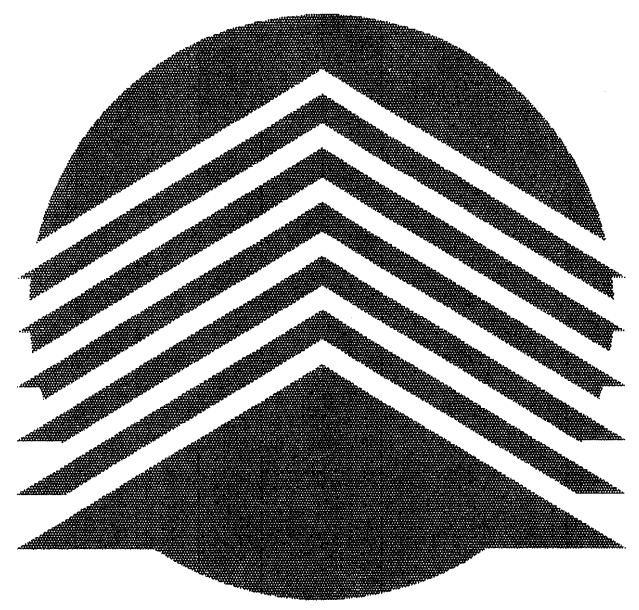
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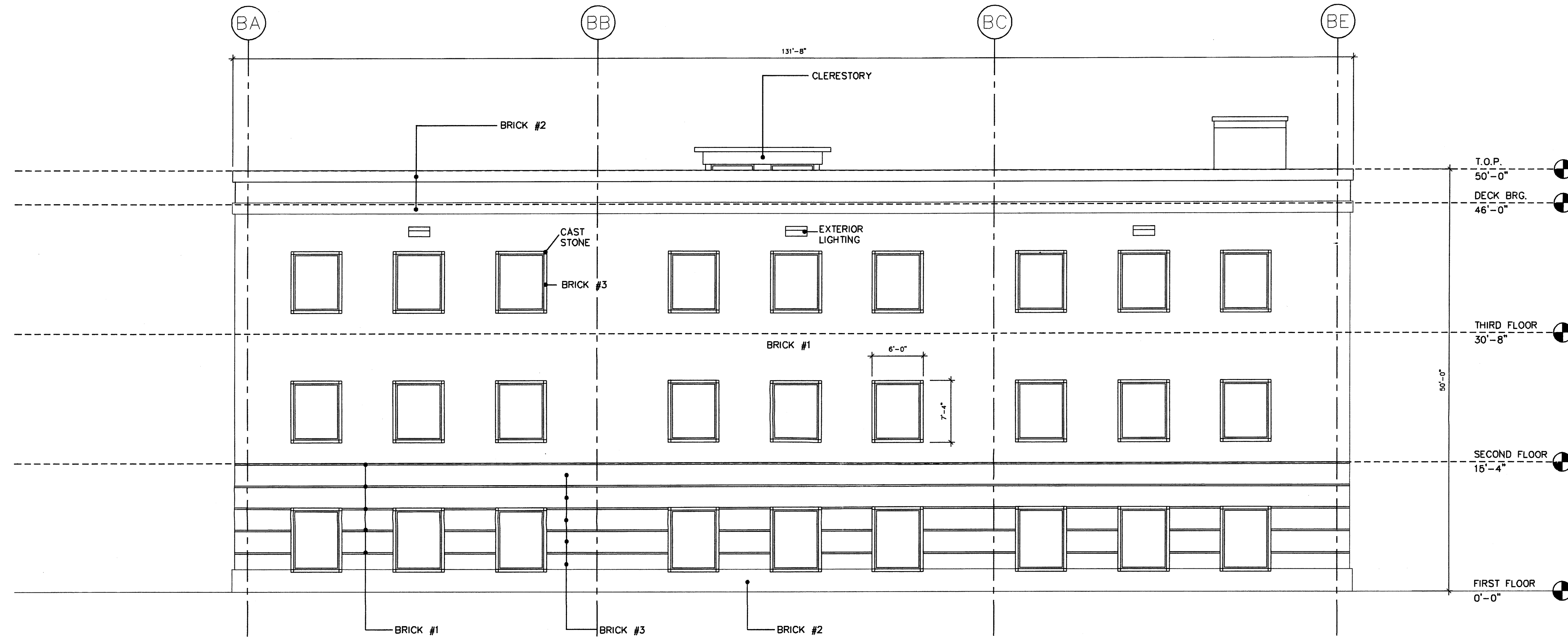
TRUE PLAN NORTH NORTH
 REFERENCE PLAN
 1/16" = 1'-0"

TRUE PLAN NORTH NORTH
 REFERENCE PLAN
 2/16" = 1'-0"

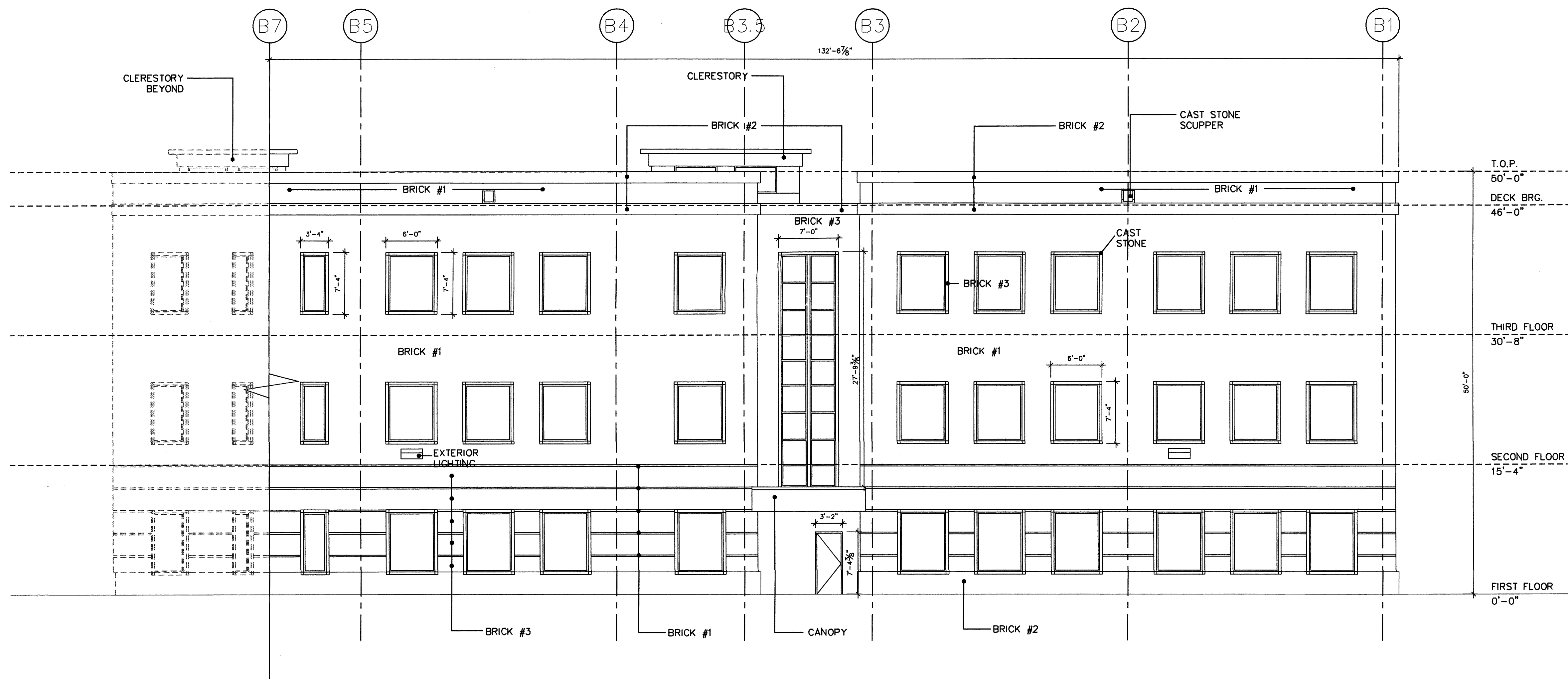
BRICK LEGEND	
BRICK 1	-----CANYON ROSE
BRICK 2	-----PLUM GRAIN
BRICK 3	-----LIGHT BUFF GRAIN
CAST STONE	-----PAPRIKA ARRISCRAFT



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1 OFFICE BUILDING - NORTH ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET



2 OFFICE BUILDING - EAST A ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET

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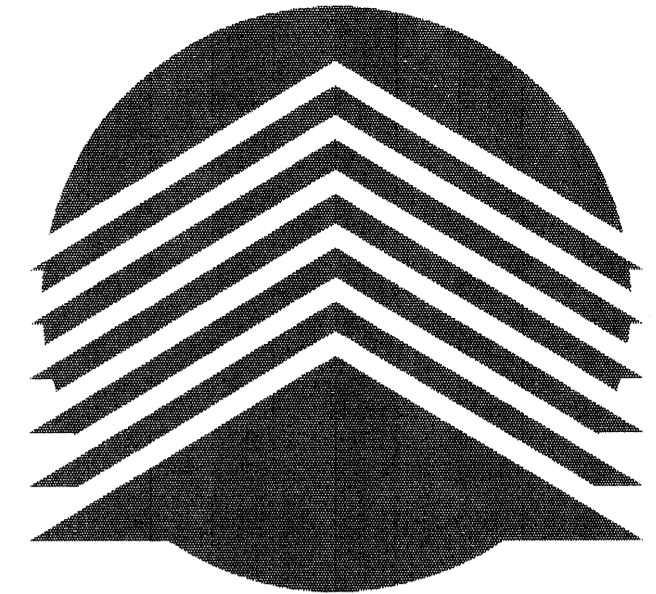
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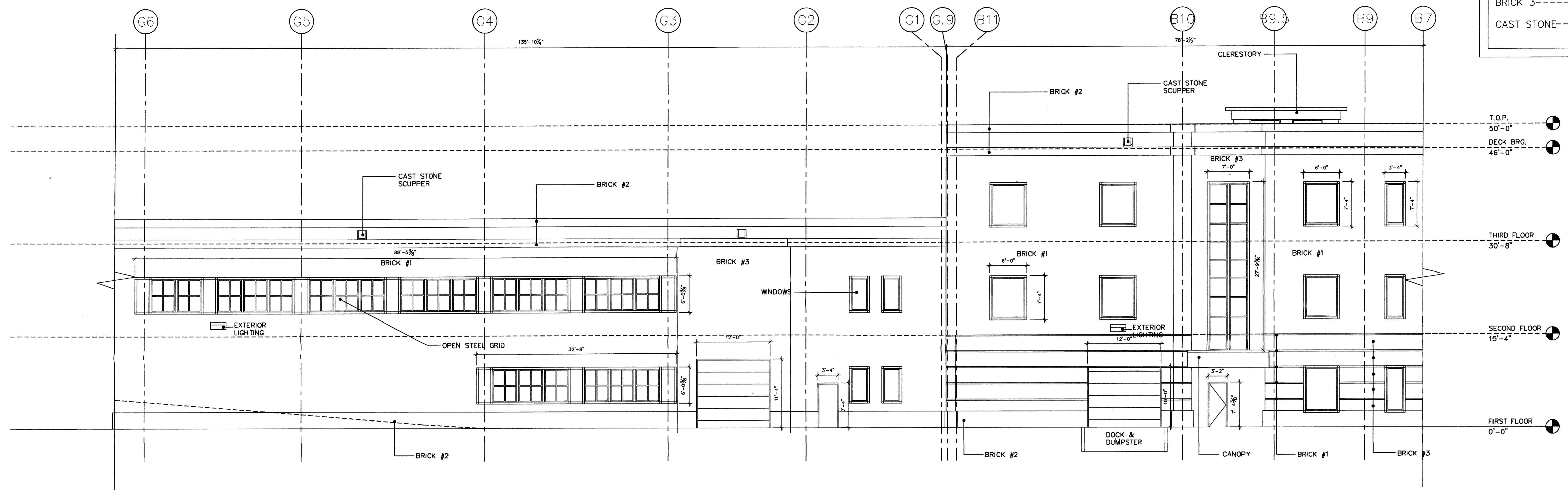
ABQ INVESTORS OFFICE BUILDING
 Albuquerque, New Mexico

No.	Date
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Project No. 10258.00	Approved
Architect	Engineer
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Title: ELEVATIONS	
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BRICK LEGEND	
BRICK 1-----	CANYON ROSE
BRICK 2-----	PLUM GRAIN
BRICK 3-----	LIGHT BUFF GRAIN
CAST STONE-----	PAPRIKA ARRISCRAFT



3 OFFICE BUILDING/SECURE PARKING GARAGE - EAST ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET

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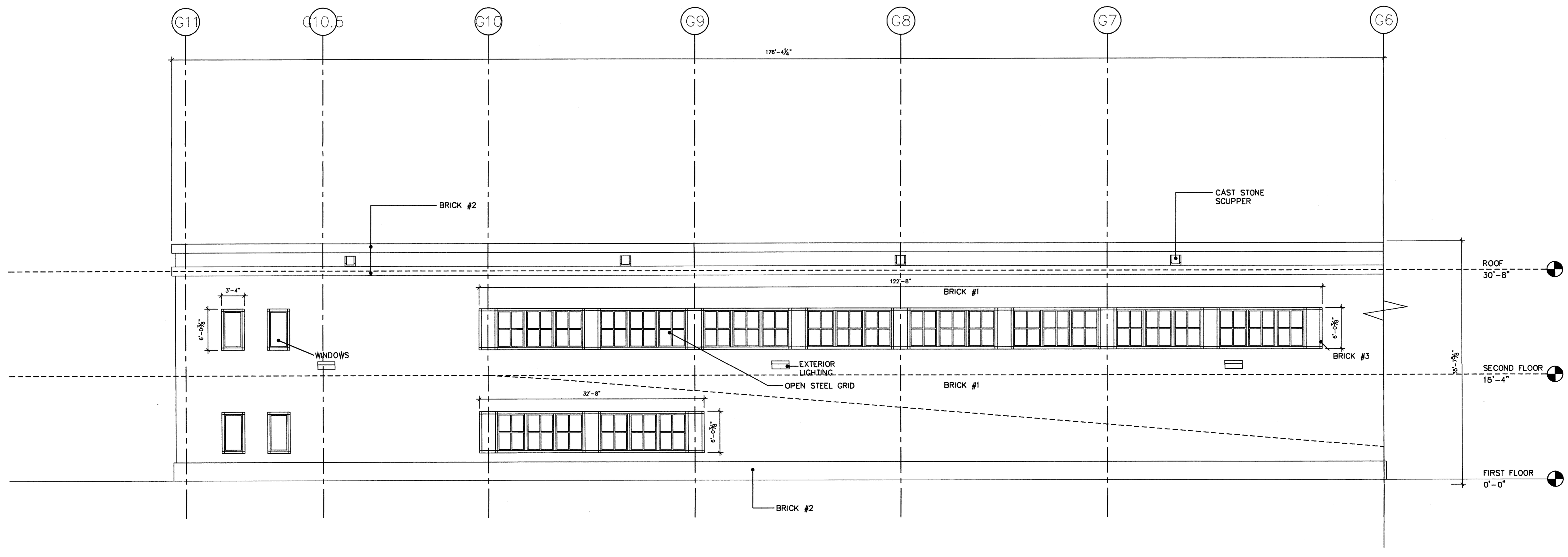
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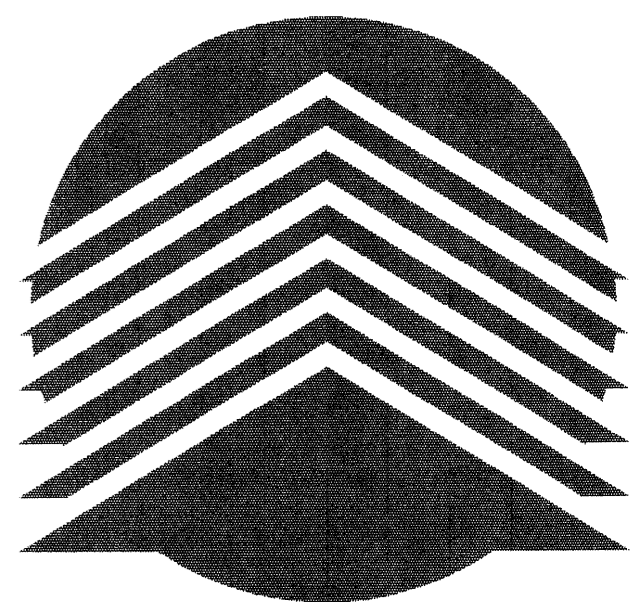
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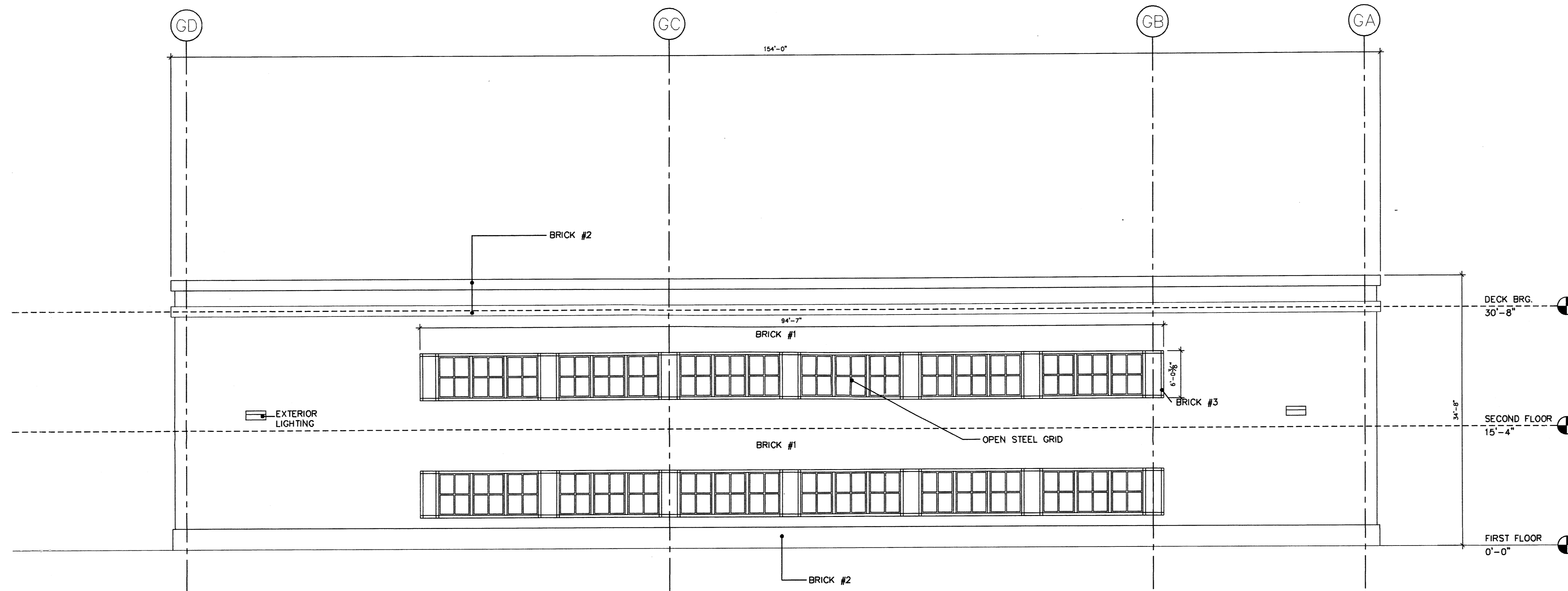
4 SECURE PARKING GARAGE - EAST ELEVATION
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 0' 4' 8' 16' 24 FEET

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Revisions	
Drawn	Checked
Project No. 10238.00	Approved
Architect	Engineer
Key:	
SHELL & CORE LAYOUT	
Title: ELEVATIONS	
Scale: 1/8" = 1'-0"	
Drawing No. 4.3 of	
Issue Date 12/20/02	
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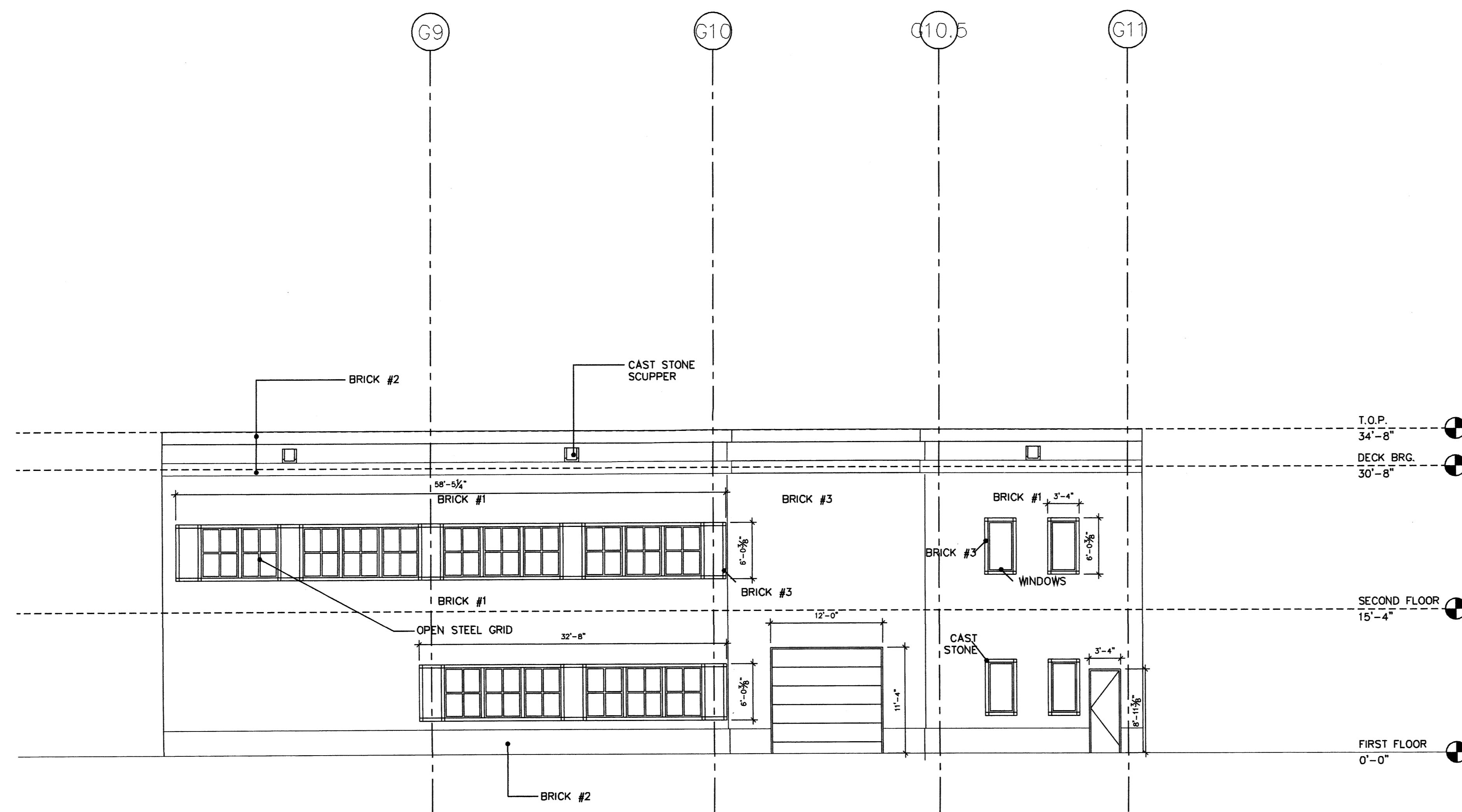
BRICK LEGEND	
BRICK 1-----	CANYON ROSE
BRICK 2-----	PLUM GRAIN
BRICK 3-----	LIGHT BUFF GRAIN
CAST STONE-----	PAPRIKA ARRISCRAFT



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5 SECURE PARKING GARAGE - SOUTH ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET

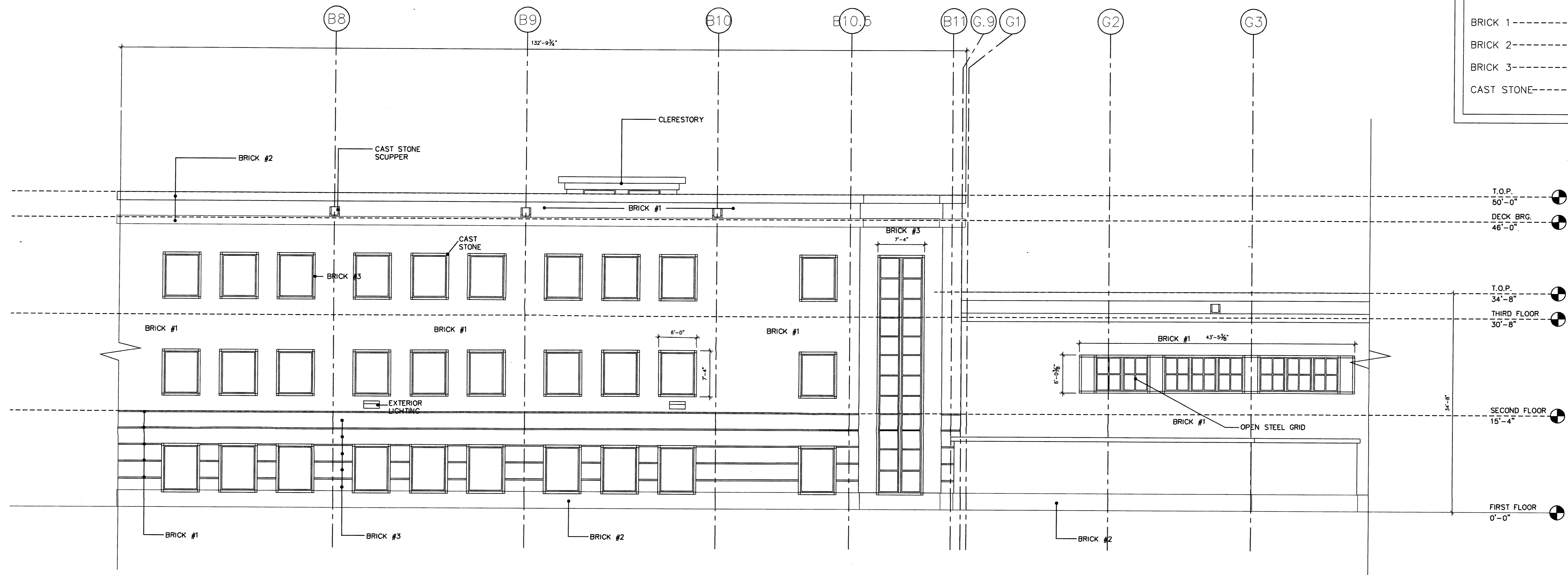


6 SECURE PARKING GARAGE - WEST ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET

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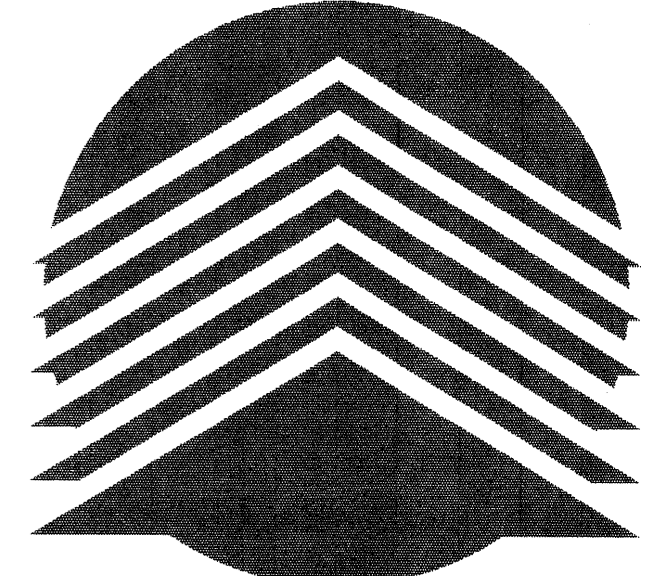
ABQ INVESTORS OFFICE BUILDING
 Albuquerque, New Mexico

No. _____		Date _____	
Revisions			
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	Checked		
	Project No.	10238.00	
Architect	Approved		
Engineer			
Key:			
SHELL & CORE LAYOUT			
Title: ELEVATIONS			
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7 OFFICE BUILDING/SECURE PARKING GARAGE - WEST ELEVATION
 1/8" = 1'-0"

BRICK LEGEND	
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BRICK 2	-----PLUM GRAIN
BRICK 3	-----LIGHT BUFF GRAIN
CAST STONE	-----PAPRIKA ARRISCRAFT



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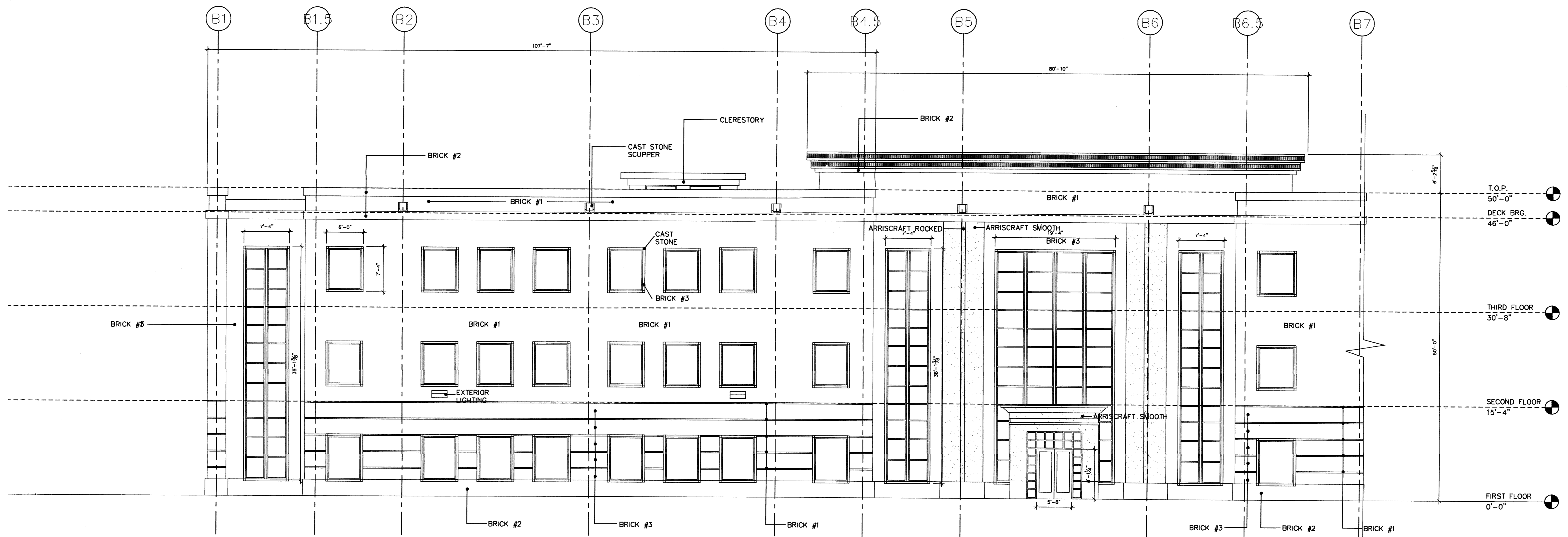
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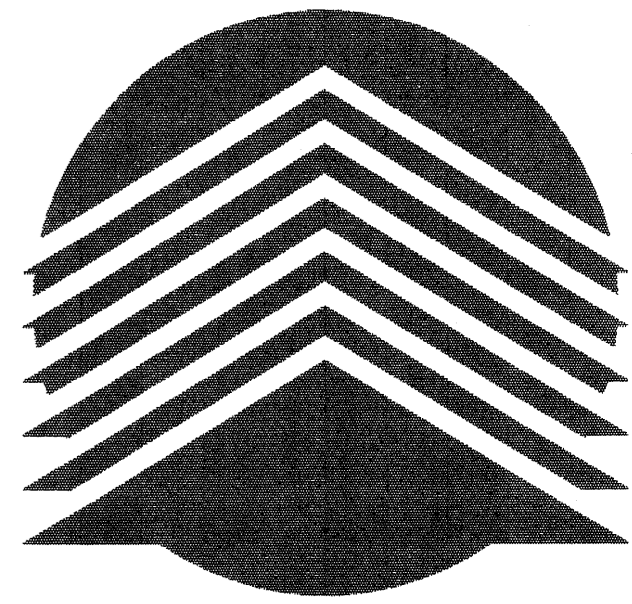
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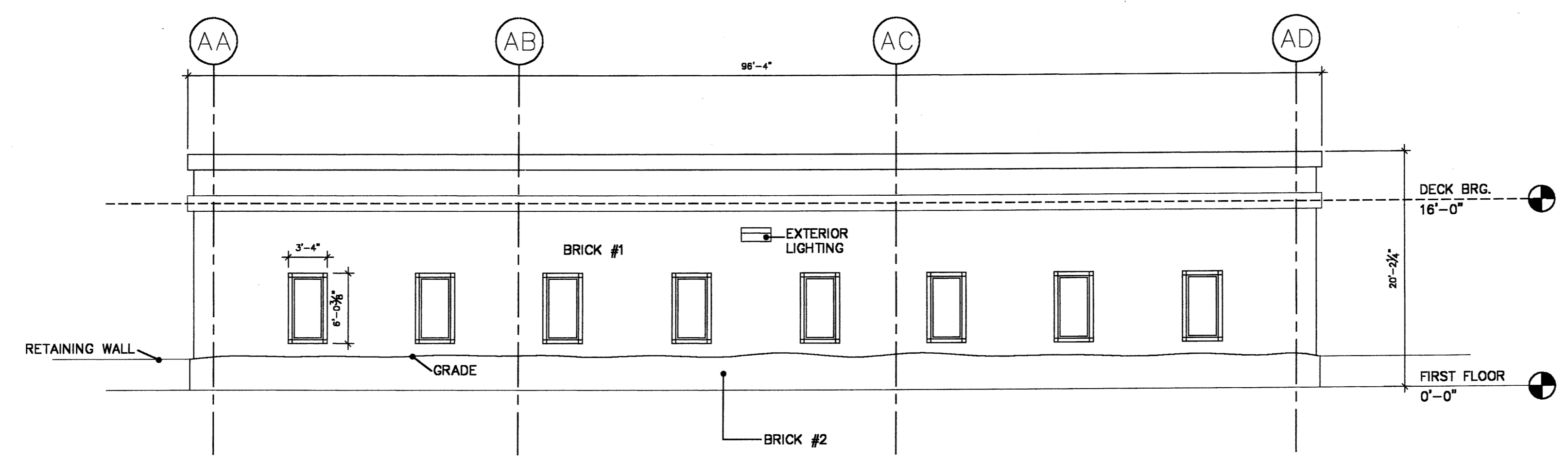
8 OFFICE BUILDING - WEST ELEVATION
 1/8" = 1'-0"

No.	Date
Revisions	
Drawn	Checked
Project No. 10238.00	Approved
Architect	Engineer
Key	
SHELL & CORE LAYOUT	
Title: ELEVATIONS	
Scale: 1/8" = 1'-0"	
Drawing No. 4.5 of	
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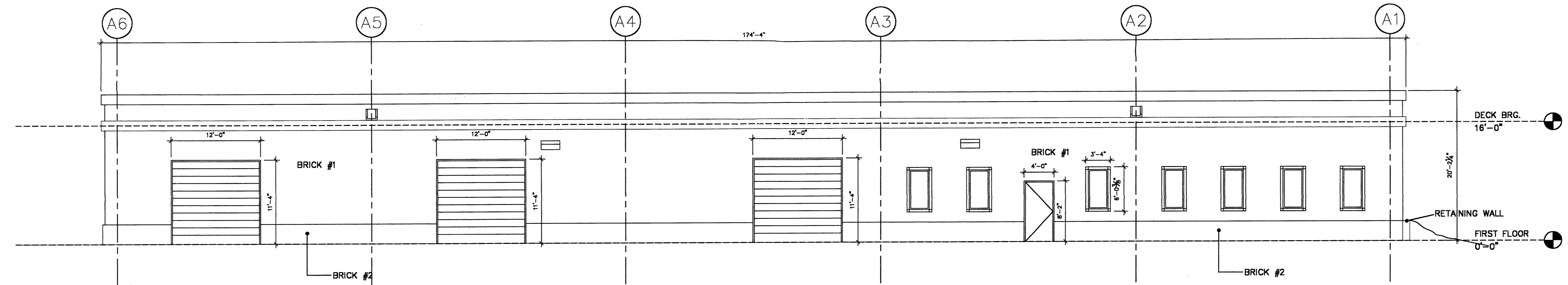
BRICK LEGEND	
BRICK 1	-----CANYON ROSE
BRICK 2	-----PLUM GRAIN
BRICK 3	-----LIGHT BUFF GRAIN
CAST STONE	-----PAPRIKA ARRISCRFT



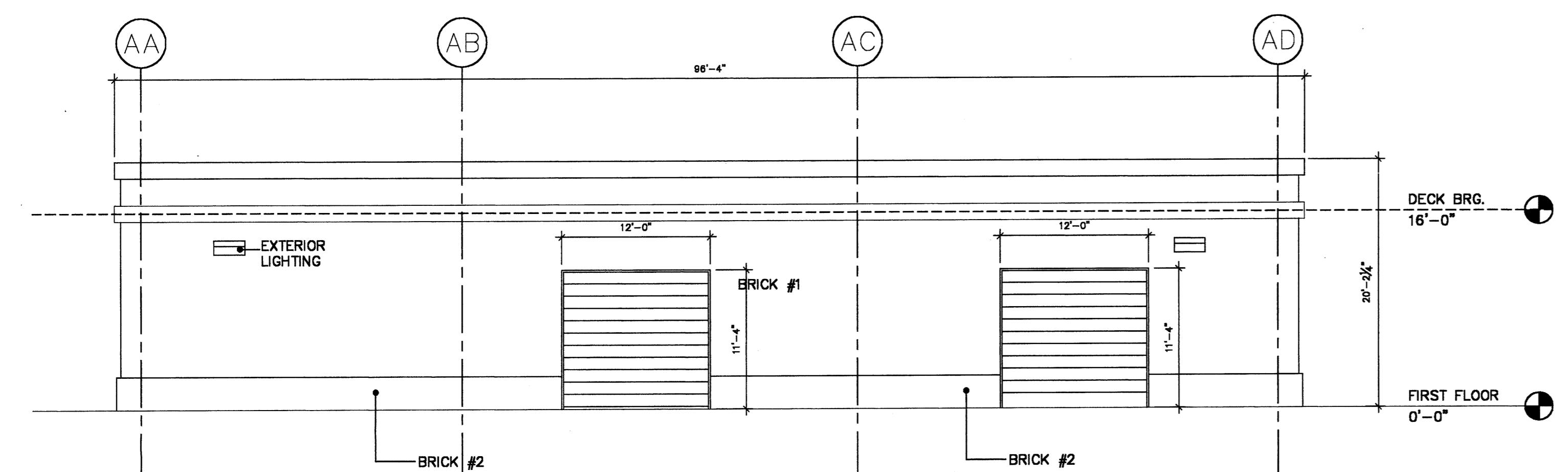
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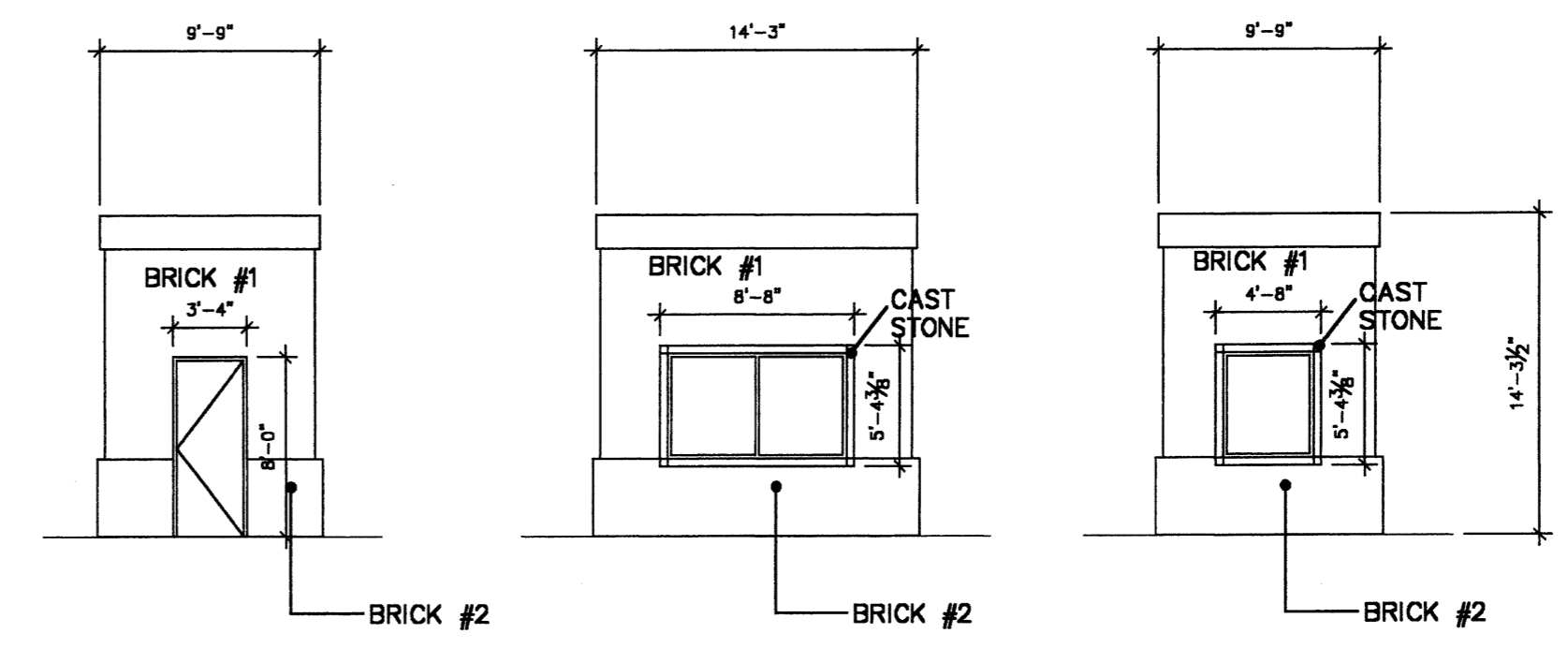
9 ANNEX BUILDING - NORTH ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET



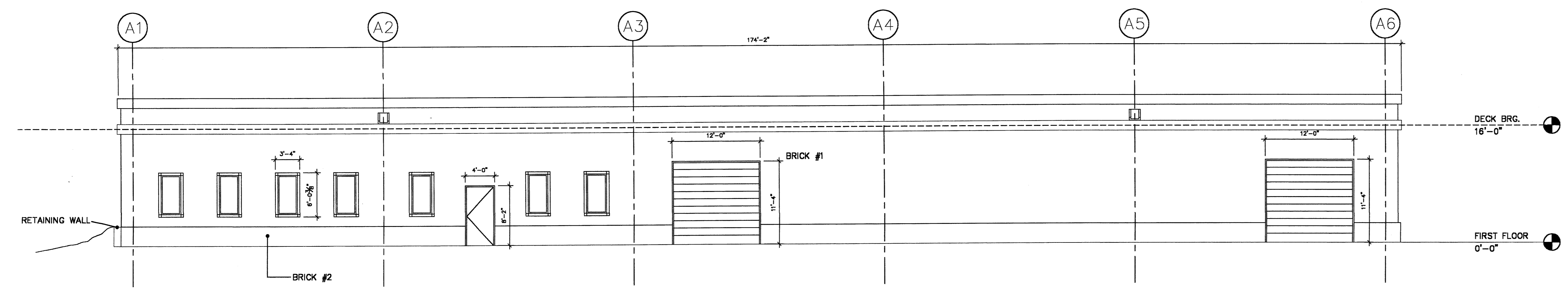
10 ANNEX BUILDING - EAST ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET



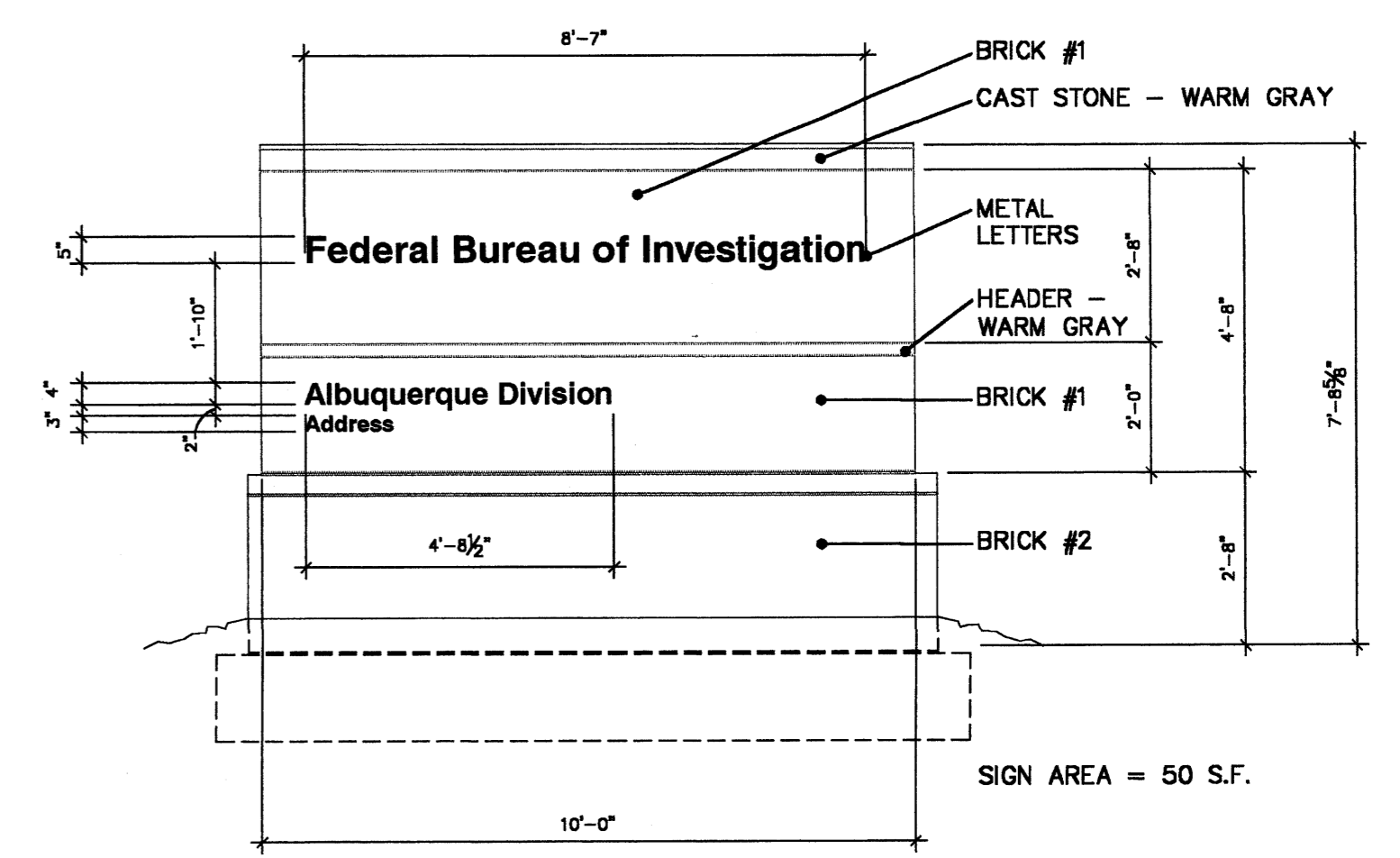
11 ANNEX BUILDING - SOUTH ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET



13 GUARD SHACK - ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET



12 ANNEX BUILDING - WEST ELEVATION
 1/8" = 1'-0"
 0' 4' 8' 16' 24 FEET



14 SIGN ELEVATION
 3/8" = 1'-0"

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ABQ INVESTORS OFFICE BUILDING
 Albuquerque, New Mexico

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	Project No. 10238.00
Architect	Approved
Engineer	



SHELL & CORE LAYOUT

Title:
ELEVATIONS

Scale: AS NOTED

Drawing No.
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Issue Date
 12/20/02

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