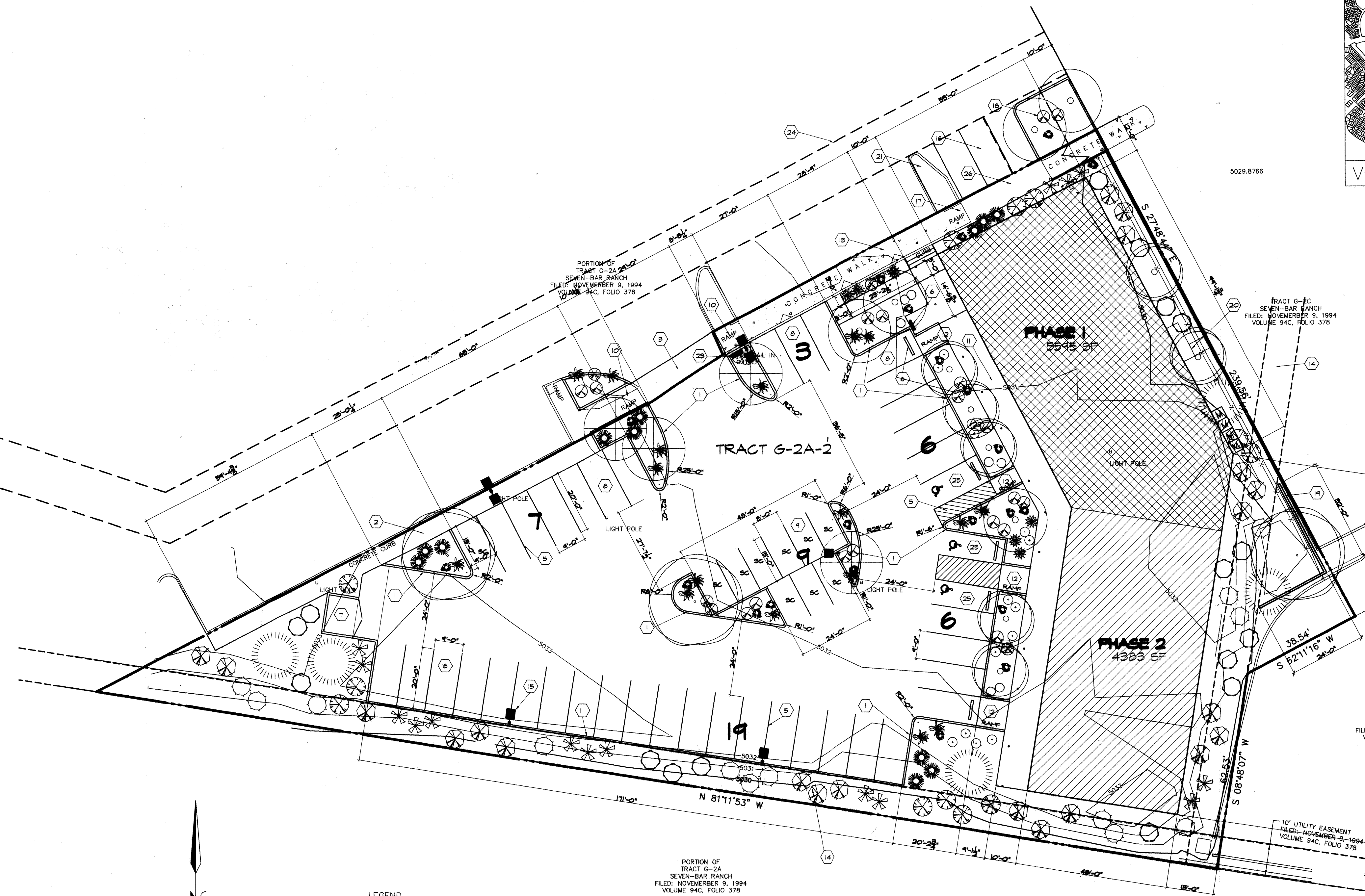
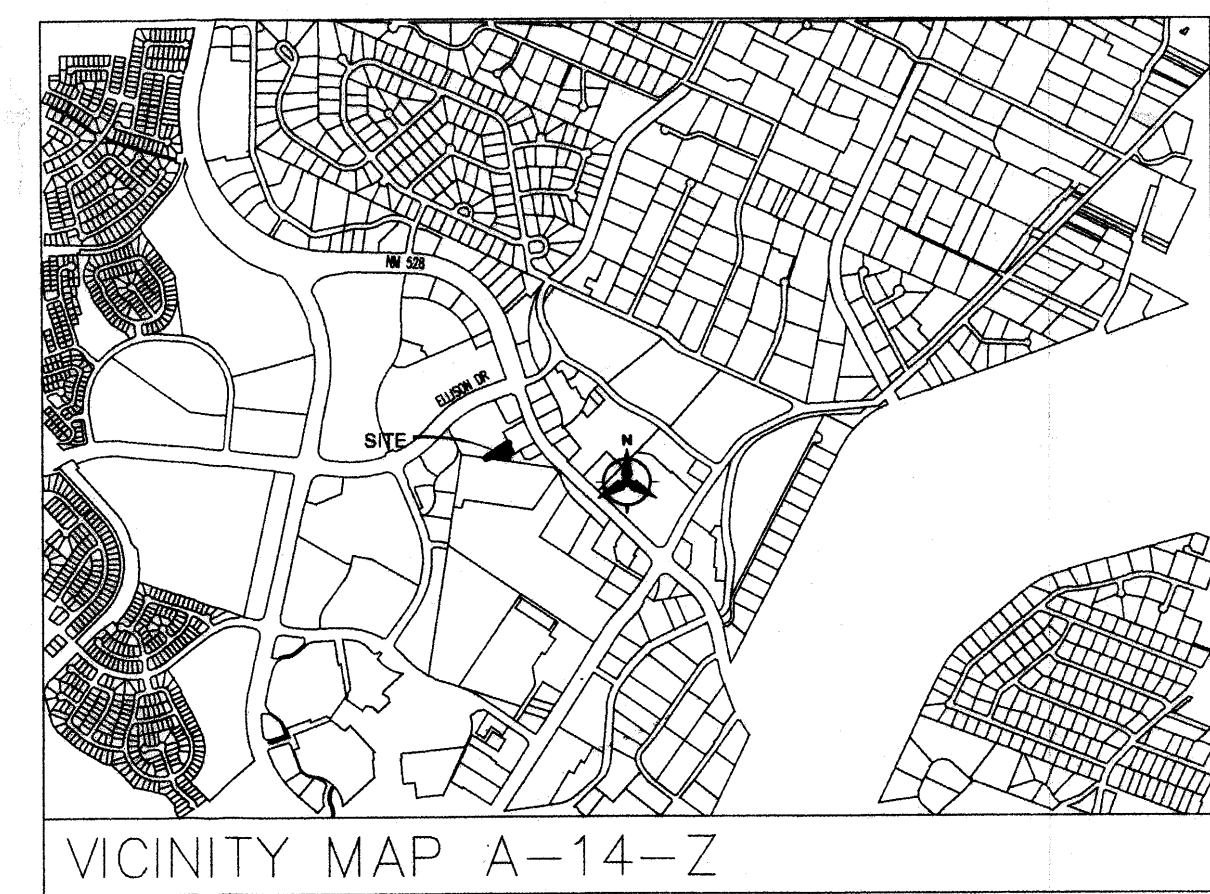
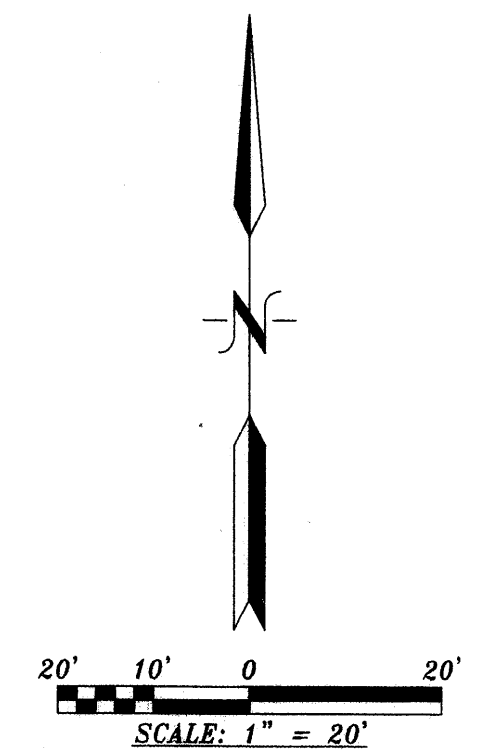




- KEYED NOTES**
1. CONSTRUCT 6" MEDIAN CURB AND GUTTER PER COA STD. DWS 2415
 2. CONSTRUCT 6' WIDE SIDEWALK PER COA STD. DWS 2430
 3. EXISTING PEDESTRIAN CROSSING TO REMAIN
 4. INSTALL PARKING BUMPER, TYP OF 4 PLACES
 5. PAINT 4" WHITE STRIPING (TYP)
 6. 16'X9' CONCRETE PAD FOR BICYCLE PARKING
 7. CONSTRUCT REFUSE ENCLOSURE (SEE SHT. A1.3)
 8. TYPICAL PARKING SPACE 9'X20'
 9. TYPICAL SMALL CAR PARKING SPACE 8'X15'
 10. EXISTING UNIDIRECTIONAL HC RAMP
 11. CONSTRUCT 10' WIDE SIDEWALK PER COA STD. DWS 2430
 12. CONSTRUCT UNIDIRECTIONAL HC RAMP
 13. EXISTING 6' WIDE SIDEWALK TO REMAIN (FILL IN TRIANGLES)
 14. 10' PUBLIC UTILITY EASEMENT
 15. LITHONIA 400MMH ON 28' POLE LIGHT TO MATCH QUARTERS' (RELOCATE EXISTING)
 16. 4 NEW 9'X20' PARKING SPACES ON QUARTERS LOT TO REPLACE EXISTING DRIVE
 17. REMOVE EXISTING CONCRETE RAMP
 18. CONSTRUCT NEW LANDSCAPE AREA FOR QUARTERS (MATCH EXIST)
 19. 3' HIGH CMU GARDEN WALL - STUCCO TO MATCH BUILDING
 20. 4' WIDE CONCRETE SIDEWALK
 21. REMOVE EXISTING CURB AND LANDSCAPING
 22. LANDSCAPE AREA (SEE SHT. L1.1)
 23. MONUMENT SIGN #2 (SEE SHT. A1.3)
 24. 15' WATER LINE EASEMENT
 25. HANDICAP PARKING SPACE (SEE SHT. A1.3)
 26. CONSTRUCT NEW 8' WIDE SIDEWALK PER COA STD. DWS 2430 TO MATCH EXISTING

PARKING REQUIREMENTS

SPACES REQUIRED (9411 SF / 200 SF PER SPACE)	50
SPACES PROVIDED	50
HANDICAP SPACE PROVIDED	3
1 STANDARD	
2 VAN ACCESSIBLE	
SMALL PARKING SPACES ALLOWED (25%)	13
SMALL SPACES PROVIDED	10



- LEGEND**
- BOC = BACK OF CURB
 - CC = CURB CUT
 - DI = DRAINAGE INLET
 - EA = EDGE OF ASPHALT
 - EC = EDGE OF CONCRETE
 - EL = ELEVATION
 - EOW = EDGE OF WALL
 - ER = EDGE OF ROAD
 - FIN.FLR = FINISH FLOOR
 - FL = FLOW LINE
 - FND = FOUND
 - FP = FENCE POST
 - G = GROUND
 - INV = INVERT

PROJECT NUMBER: 1001623
APPLICATION NUMBER: 05-DRB-01710

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JAN 17, 2002 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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 SIGNOFF APPROVAL:

 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION WATER UTILITIES DEPARTMENT	11/20/05 DATE
 PARKS AND RECREATION DEPARTMENT	11/30/05 DATE
 CITY ENGINEER	11/30/05 DATE
 SOLID WASTE MANAGEMENT	11/22/05 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT	12/13/05 DATE

PROJECT: QUARTERS PLAZA
OFFICE BUILDING

TITLE: ENLARGED SITEPLAN
FOR BUILDING PERMIT

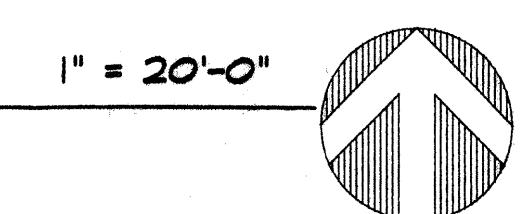
REVISIONS

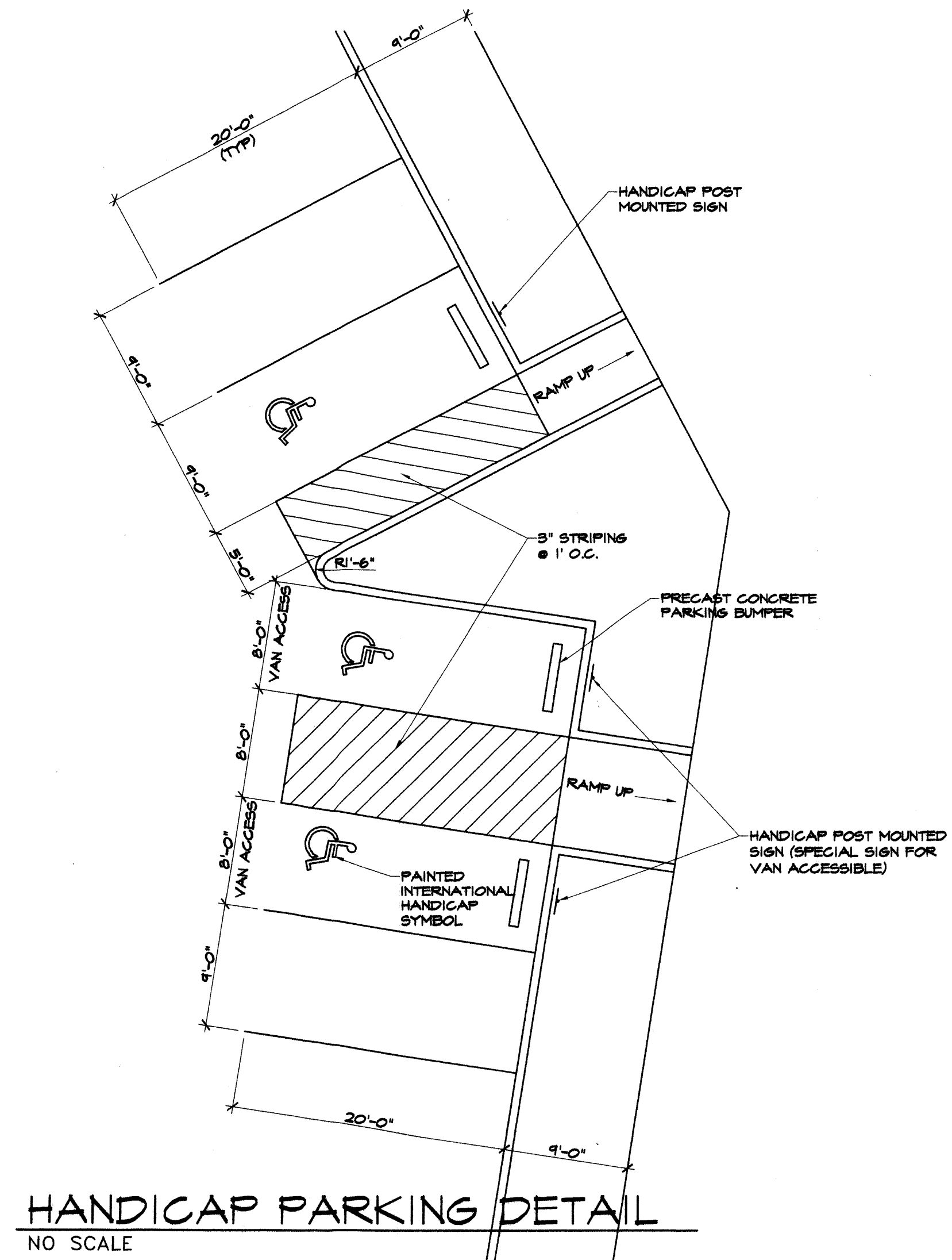
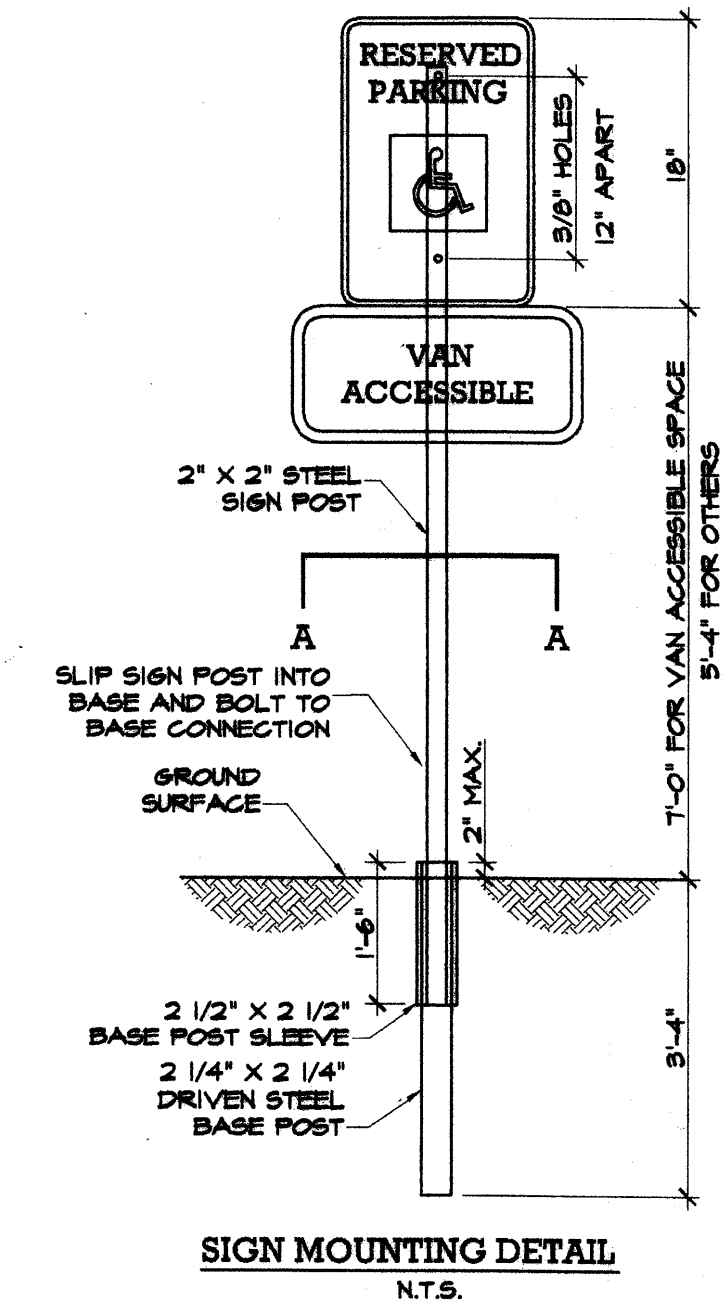
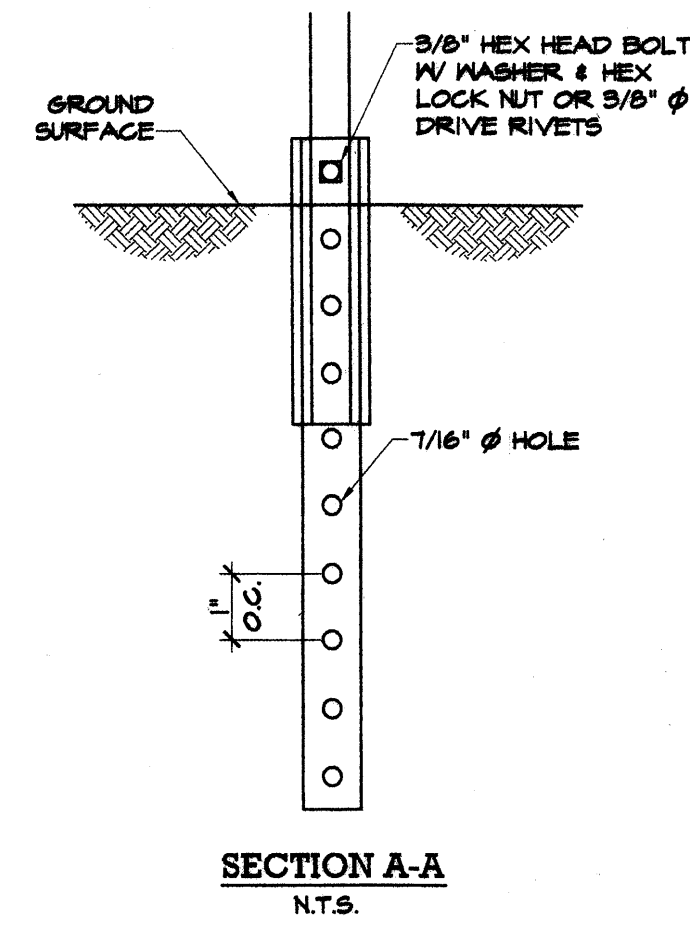
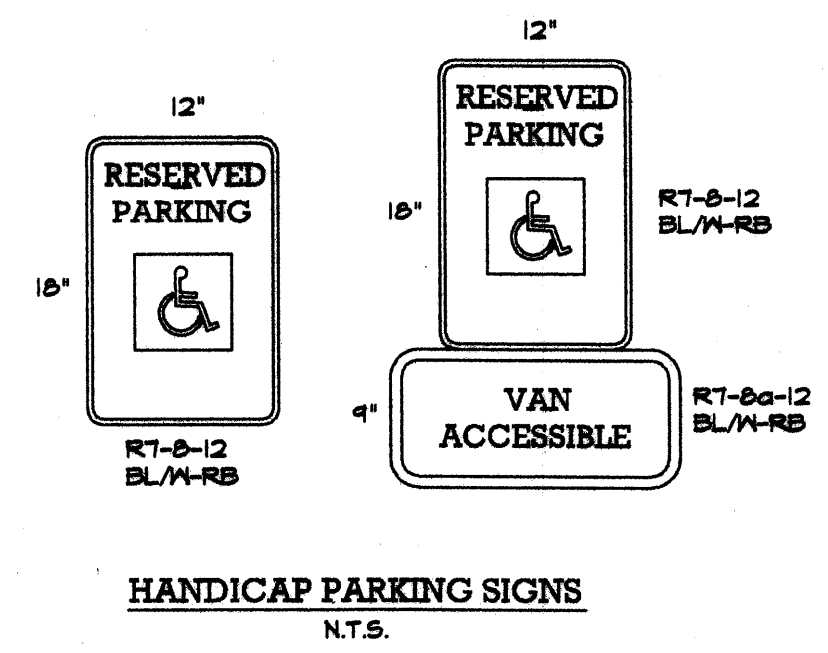
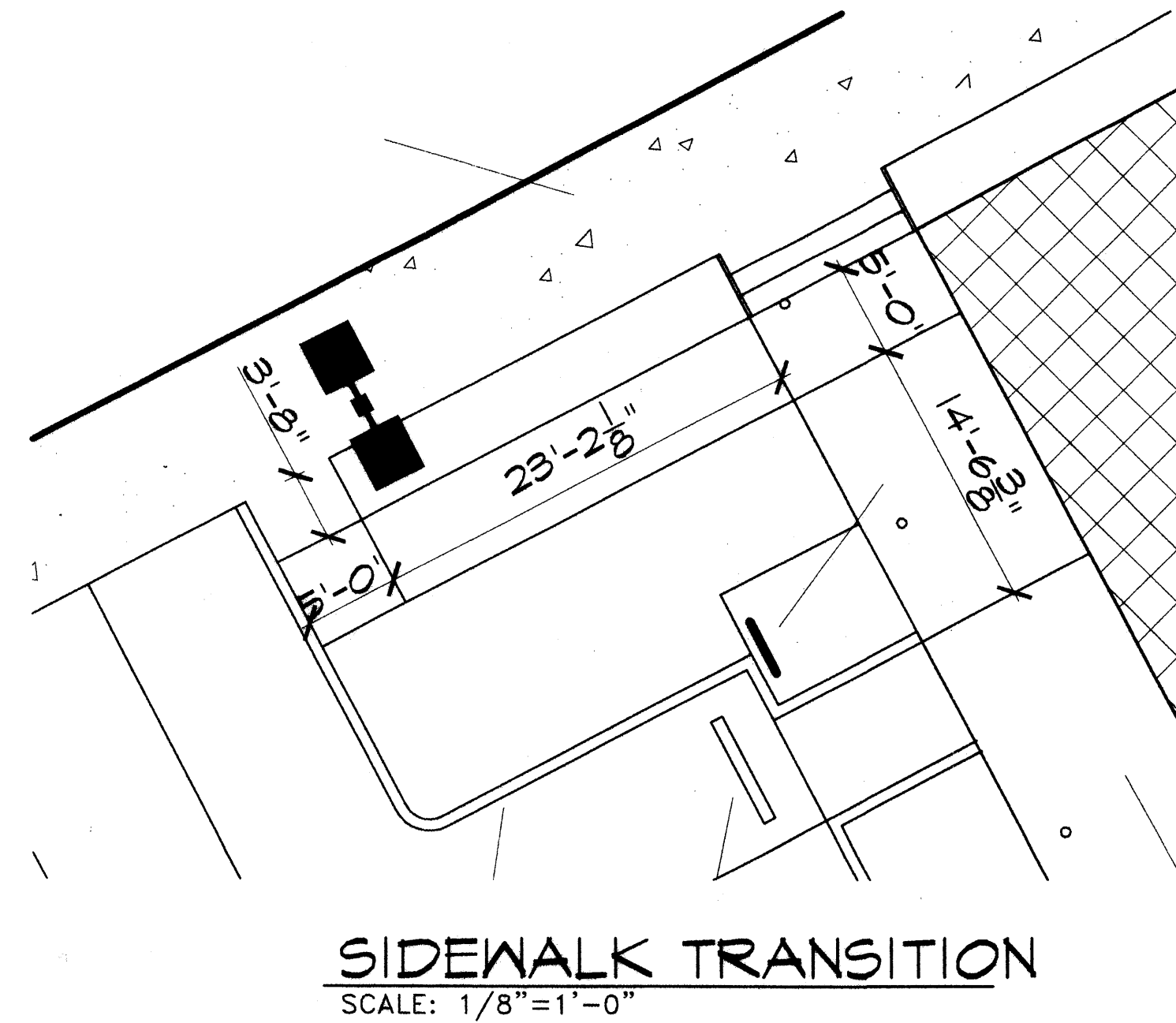
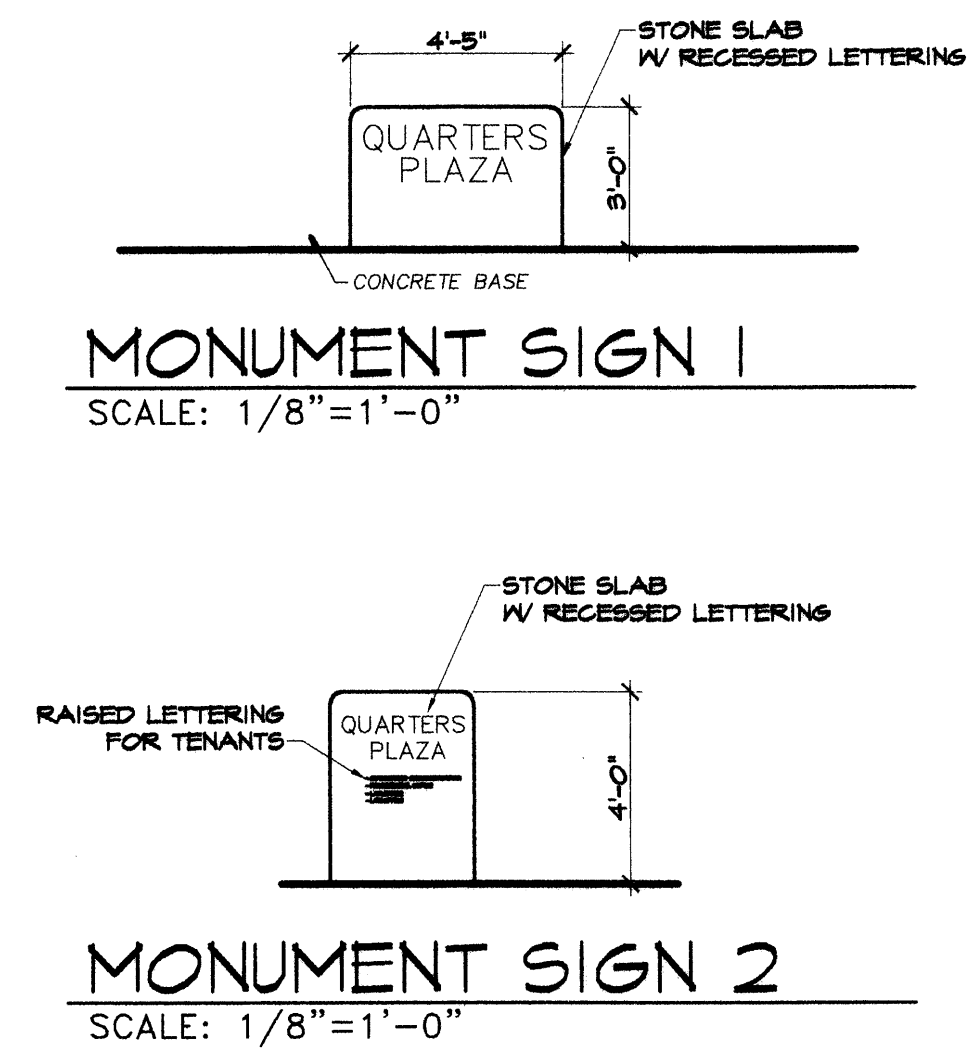
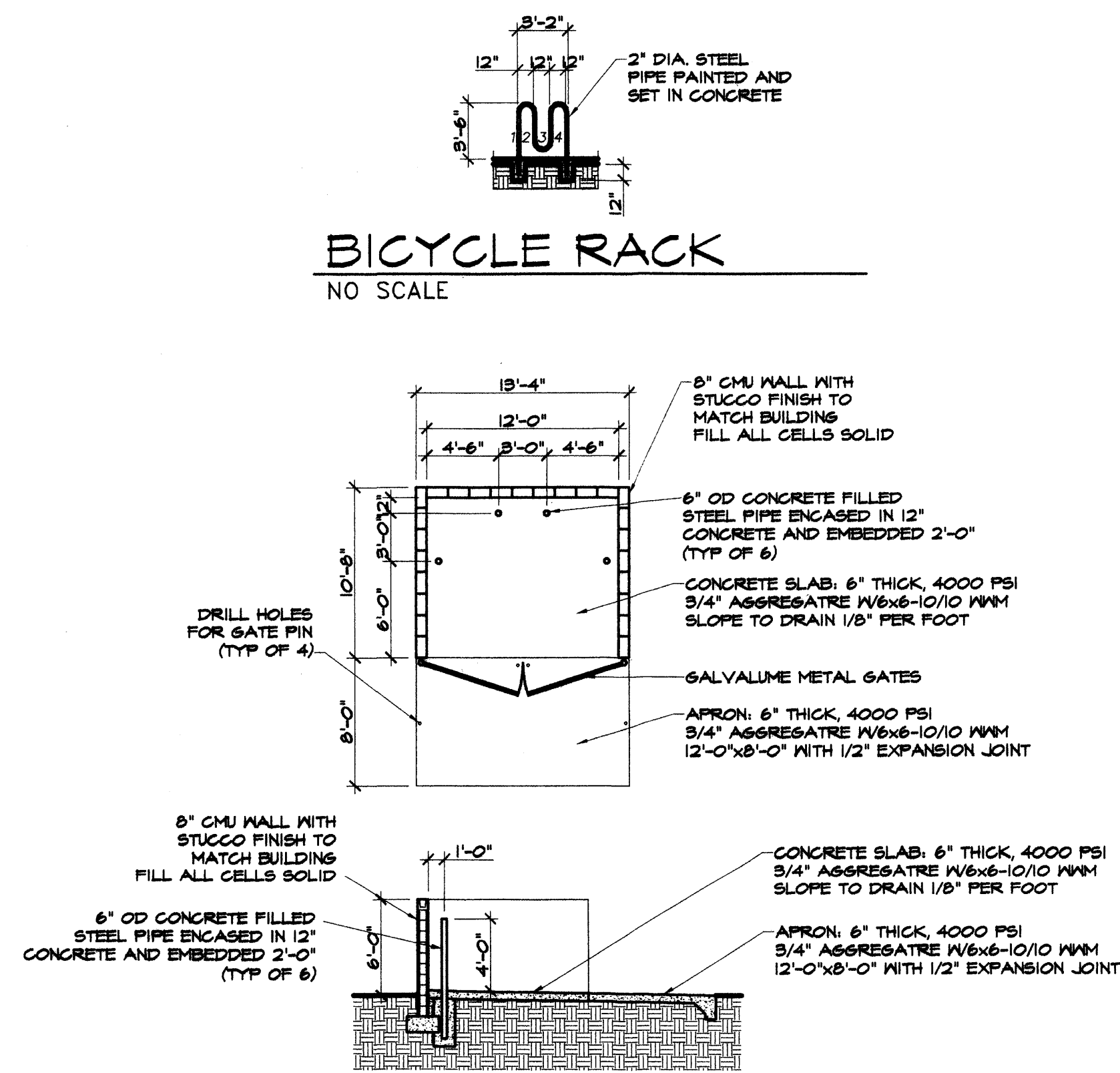
NO.	DESCRIPTION

DATE: 11/23/05
DRAWN BY: MFMG
CHECKED BY: MFMG
APPROVED BY:

SHEET NO: A1.2

ENLARGED SITEPLAN





MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

CARLOS TORREBIARTE OFFICE BUILDING
SITE DETAILS

PROJECT:

TITLE:

REVISIONS	

DATE:
11/4/05

DRAWN BY:
MFMG

CHECKED BY:
MFMG

APPROVED BY:

SHEET NO:
A1.3

PLANT LEGEND	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA (PER COA)
SHADE/STREET TREE	3		GLEADITSIA	HONEY LOCUST	2" CAL	H	
ORNAMENTAL TREE	4		CRATAEGUS	HAWTHORN	15 GAL	M	
	7		FORESTIERA	N.M OLIVE	15 GAL	H	
	3		PYRUS	BRADFORD PEAR	15 GAL	H	
EVERGREEN TREE	5		PINUS NIGRA	AUSTRIAN PINE	5'-6' HT.	M	
SHRUBS	21		COTONEASTER	CLUSTERBERRY	5 GAL	M	50 SF X 21=1050 SF
	17		ROSMARINUS PRO.	CREeping ROSEMARY		M	30 SF X 17=510 SF
	17		RAPHIOLEPIS INDICA	INDIA HAWTHORN		M	30 SF X 21=630 SF
	13		CHRYSOTHAMNUS NAUSEOSUS	CHAMISA		L	32 SF X 13=416 SF
	16		BUDDLEIA DAVIDII	BUTTERFLY BUSH		M	20 SF X 16=320 SF
	12		PEROVSKIA	RUSSIAN SAGE		M	25 SF X 12=300 SF
	12		MISCANTHUS SINENSIS	MAIDEN GRASS		M	20 SF X 12=240 SF
	6		NANDINA	HEAVENLY BAMBOO		M	10 SF X 6=60 SF
	16		SALVIA GREGGII	CHERRY SAGE		M	18 SF X 16=288 SF
	15		HESPERALOE PARVIFLORA	RED YUCCA		M	15 SF X 15=225 SF
	7		LAVANDULA	LAVENDER		M	12 SF X 7=84 SF

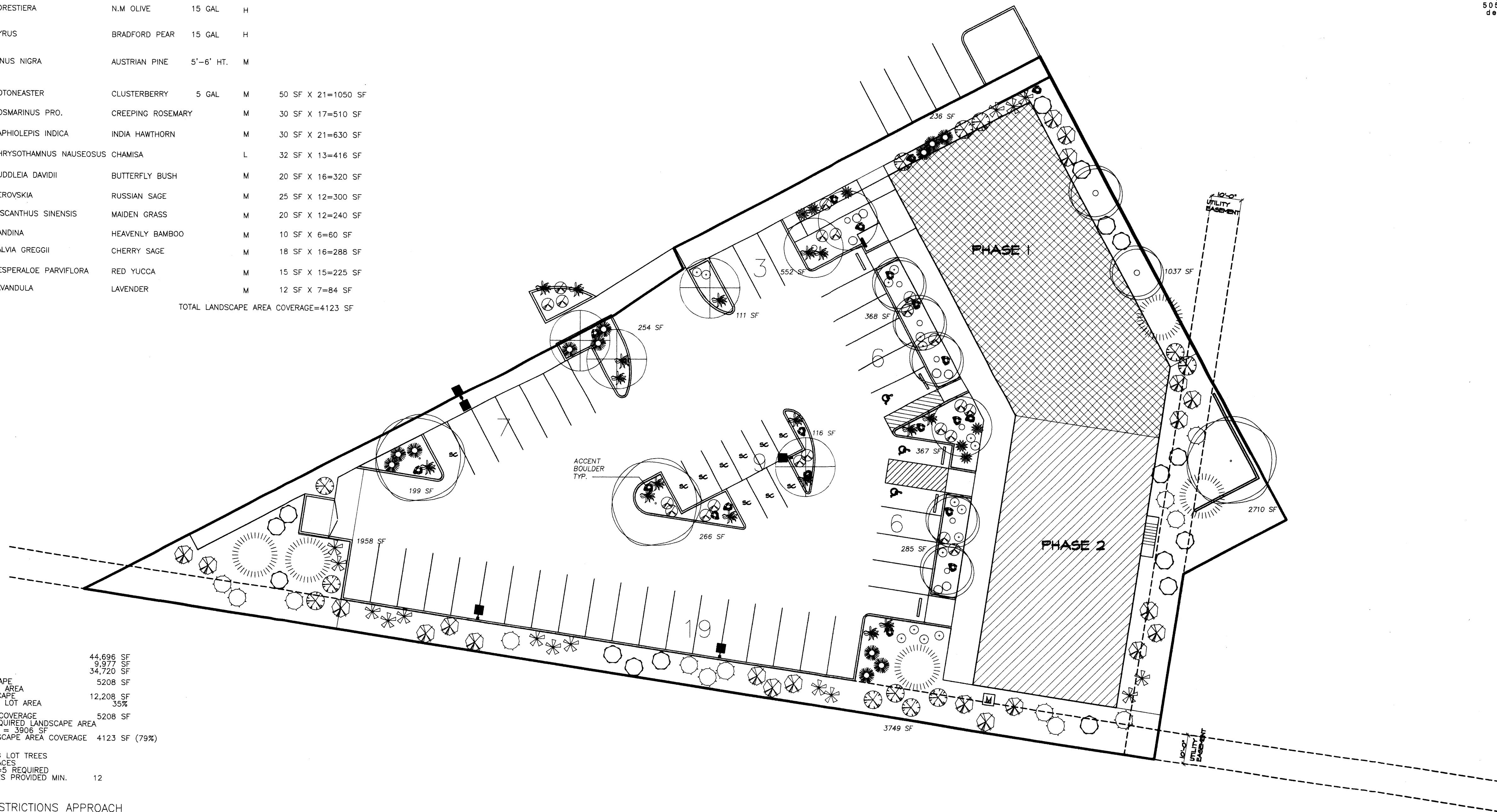
TOTAL LANDSCAPE AREA COVERAGE=4123 SF

SITE DATA
GROSS LOT AREA 44,696 SF
LESS BUILDING 9,977 SF
NET LOT AREA 34,720 SF
REQUIRED LANDSCAPE 5208 SF
15% OF NET LOT AREA
PROPOSED LANDSCAPE 12,208 SF
PERCENT OF NET LOT AREA 35%
LANDSCAPE AREA COVERAGE 5208 SF
MIN. 75% OF REQUIRED LANDSCAPE AREA
5208 SF X .75 = 3906 SF
PROPOSED LANDSCAPE AREA COVERAGE 4123 SF (79%)

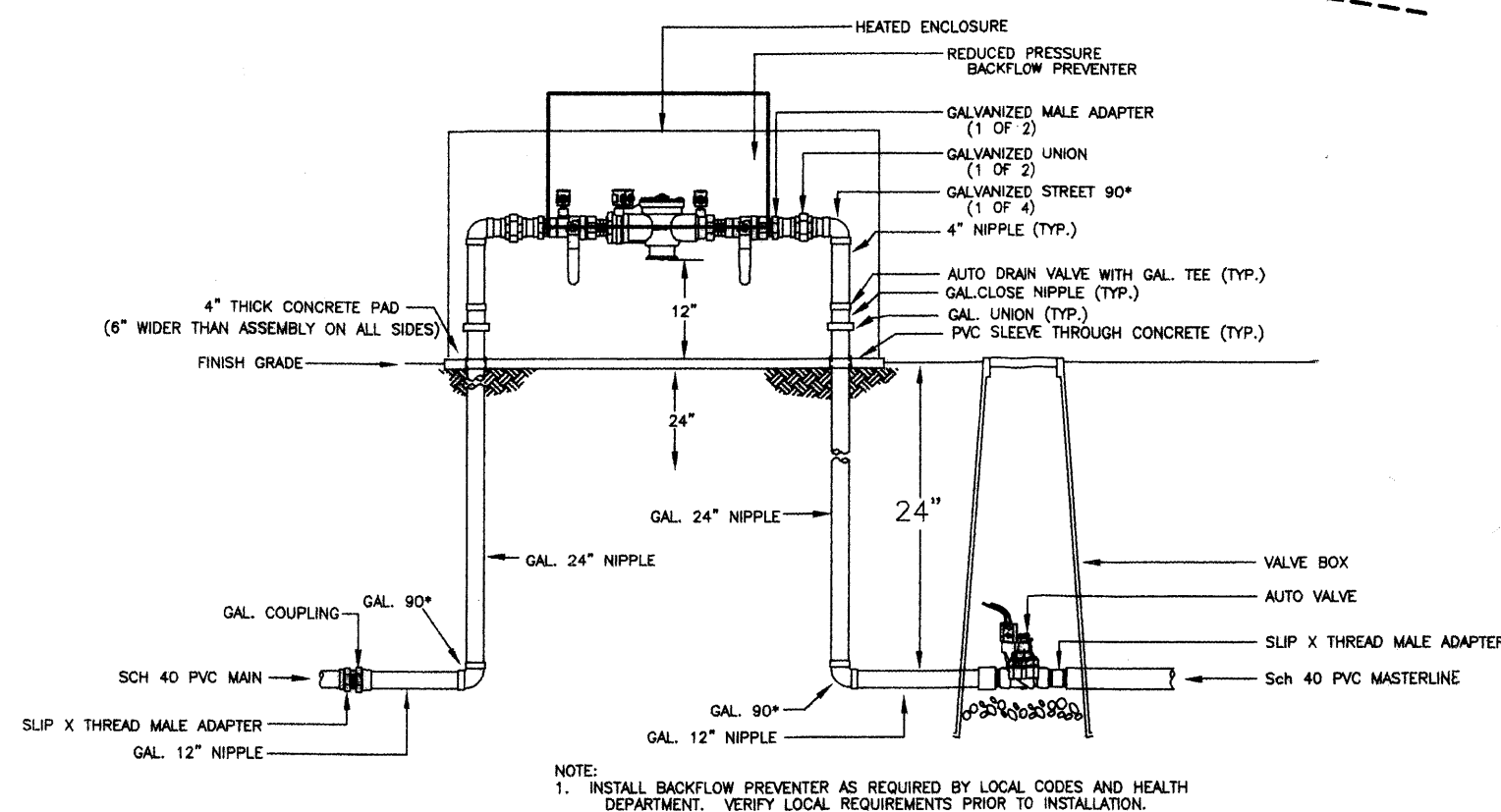
REQUIRED PARKING LOT TREES
ONE PER 10 SPACES
50 SPACES/10=5 REQUIRED
PARKING LOT TREES PROVIDED MIN. 12

PLANTING RESTRICTIONS APPROACH
A MINIMUM OF 80% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE
MAINTENANCE OF LANDSCAPE/IRRIGATION PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP
IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW
PER CITY OF ALB. REQUIREMENTS
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE PLANTING
RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
MULCH AT 2-3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THAN 100'
FROM A TREE.



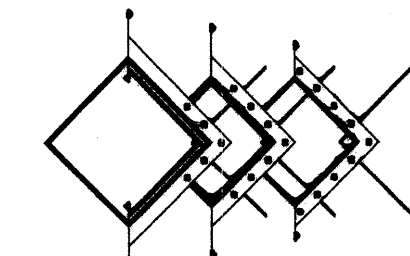
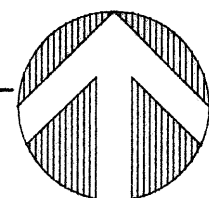
20' 10' 0' 20'
SCALE: 1" = 20'



Mastervlve w/RPBA

ENLARGED LANDSCAPE
PLAN

1" = 20'-0"



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PROJECT:
CARLOS TORREBIARTE
OFFICE BUILDING
TITLE:
ENLARGED LANDSCAPE PLAN

REVISIONS

DATE:
11/4/05

DRAWN BY:
JC

CHECKED BY:
MFMG

APPROVED BY:

SHEET NO:

L.I.I

- KEYED NOTES
1. CONSTRUCT NEW 4000 PSI, A-E, CONCRETE SIDEWALK PER 1/C-1.
 2. AC PAVED PARKING AREA PER DETAIL 2/C-1.
 3. NEW SIDEWALK CULVERT PER C.O.A. DETAIL.
 4. EXISTING SIDEWALK TO REMAIN.
 5. EXISTING CONCRETE CURB TO REMAIN.
 6. NEW CONCRETE CURB PER DETAIL 3/C-1.
 7. HANDRAIL-SEE ARCH.

- LEGEND
- NEW BUILDING LINE
 - EXISTING CONTOUR
 - NEW CONTOUR
 - PROPERTY LINE
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - NEW FLOW DIRECTION ARROW
 - TC TOP OF CONCRETE
 - FG FINISHED GRADE
 - EC EDGE OF CONCRETE
 - FL FLOWLINE
 - TA TOP OF ASPHALT
 - EXTENT OF NEW ASPHALT
 - EXTENT OF NEW CONCRETE PAVING

LEGAL DESCRIPTION
TRACT G-2A-2, A REPLAT OF TRACT G-2A
AT SEVEN-BAR RANCH, ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO.

TEMPORARY BENCHMARK
TBM: 3/4" REBAR, W/ CAP, STAMPED L.S. 11026.
ELEVATION = 5076.25'

BENCHMARK
ALBUQUERQUE CITY BENCHMARK "11-A14". ELEVATION =
5075.34'

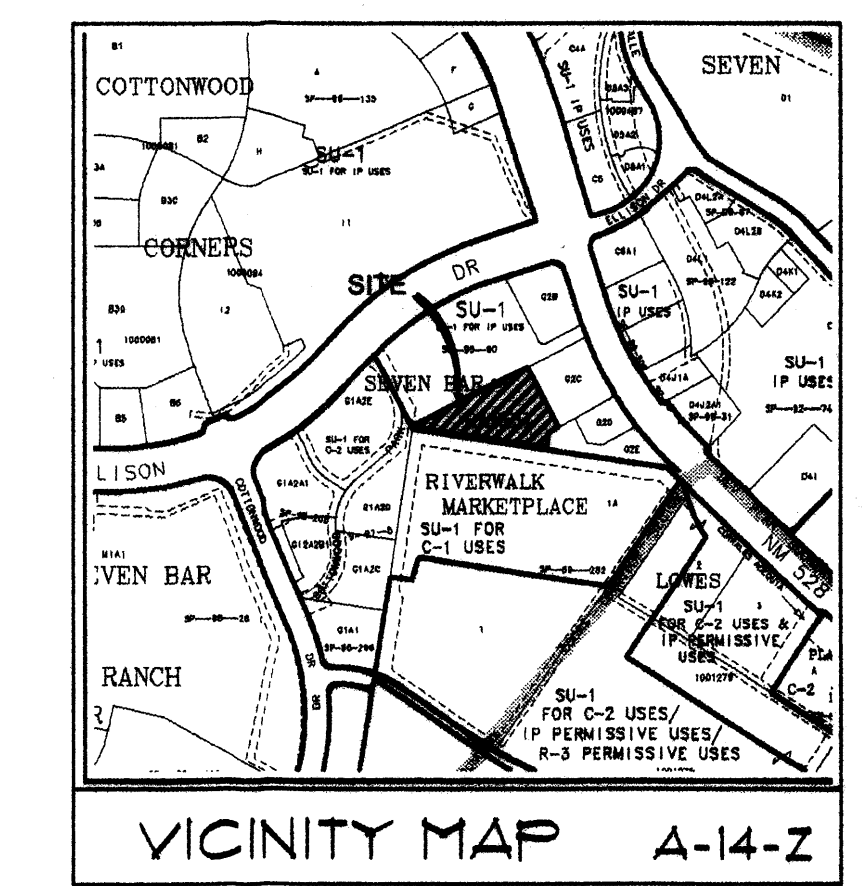
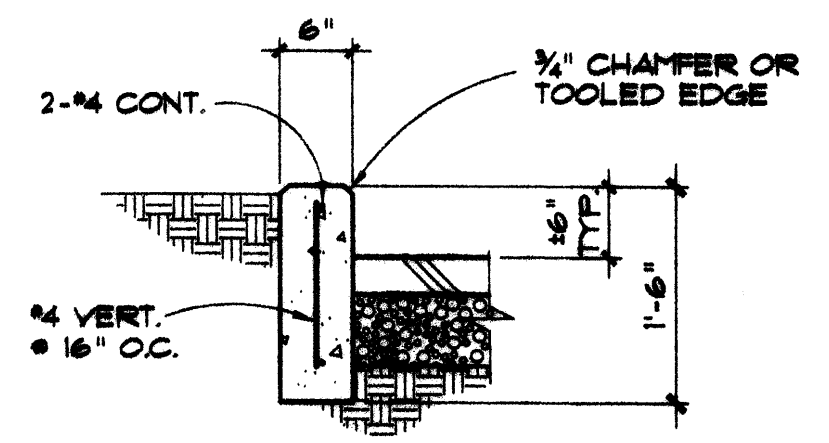
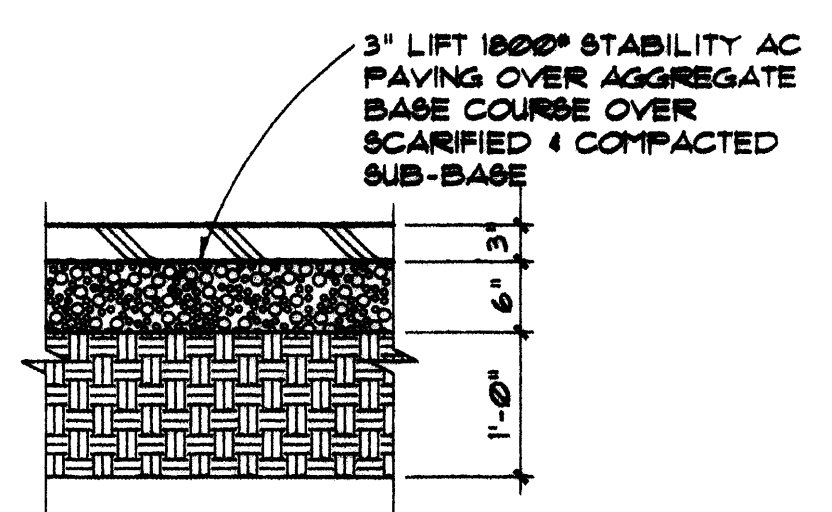
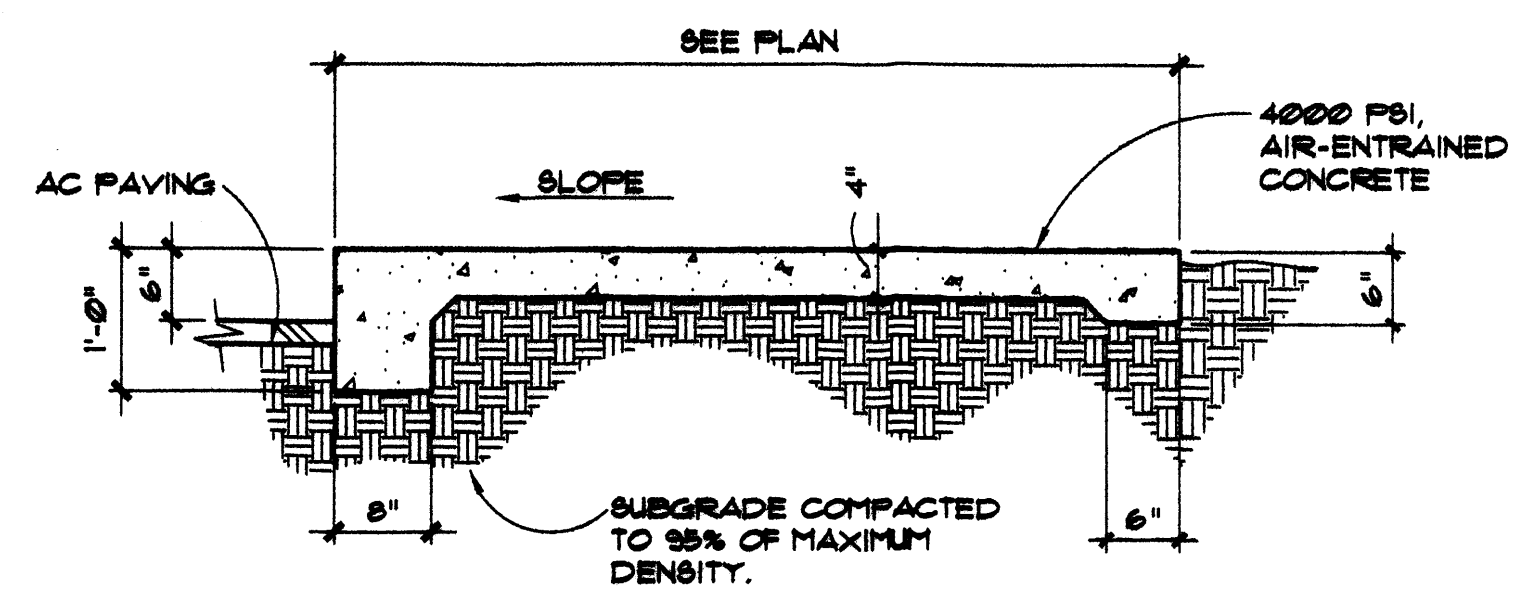
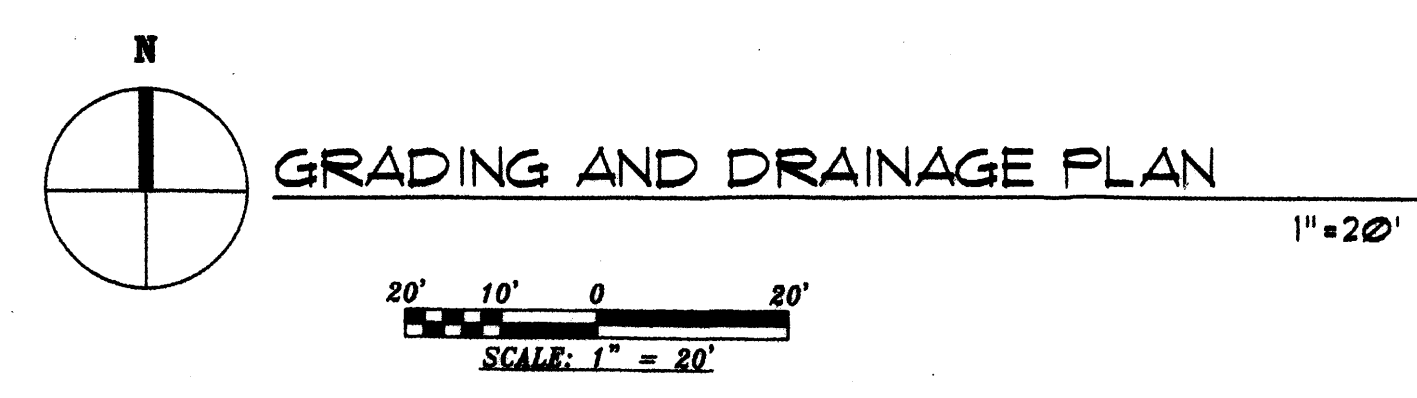
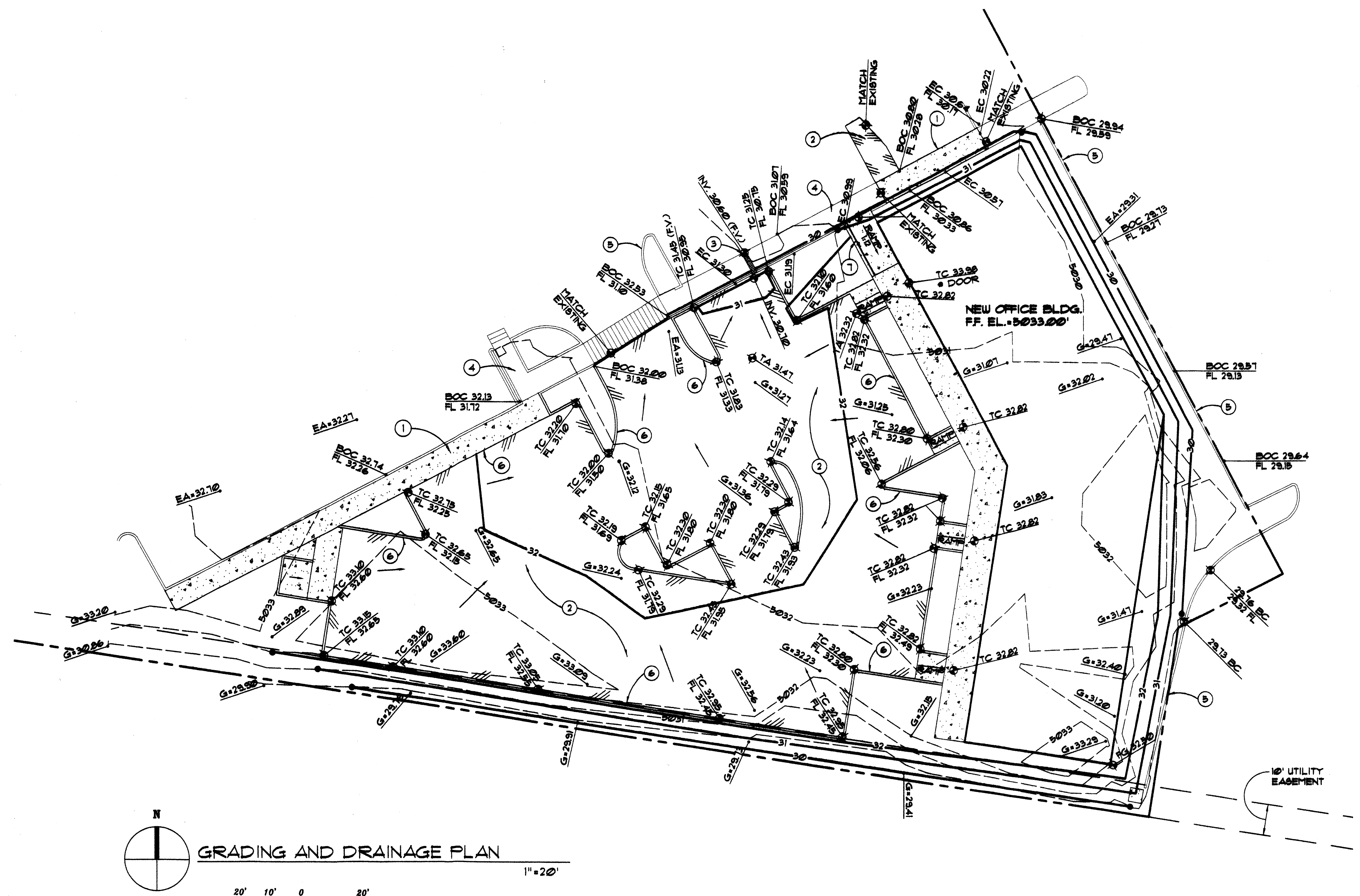
CARLOS TORREBIARTE
OFFICE BUILDING
PRELIMINARY
GRADING AND DRAINAGE PLAN

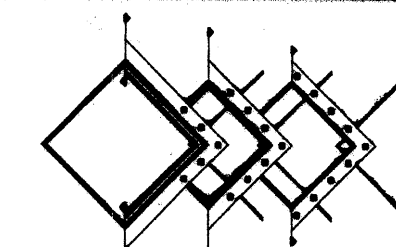
PROJECT: TITLE:

REVISIONS

DATE:
11/2/05
DRAWN BY:
KKG
CHECKED BY:
MJW
APPROVED BY:
XXX

SHEET NO:
C-1





MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

CARLOS TORREBIARTE
OFFICE BUILDING

ELEVATIONS

PROJECT:

TITLE:

REVISIONS

DATE:
11/4/05

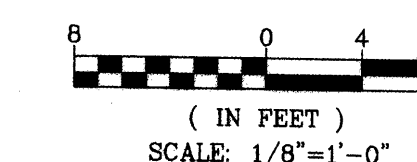
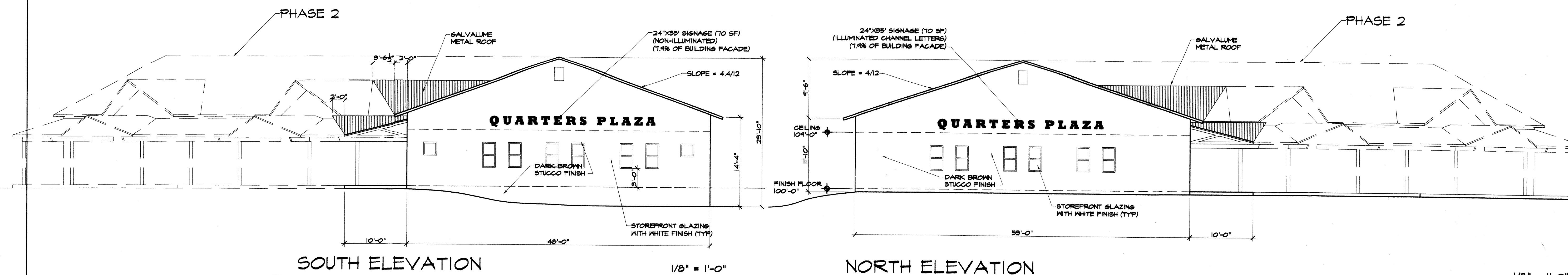
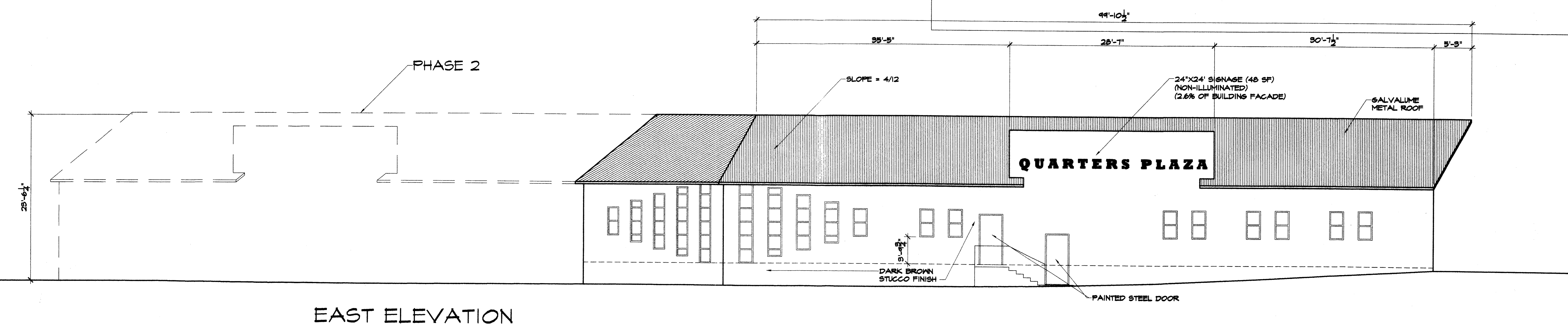
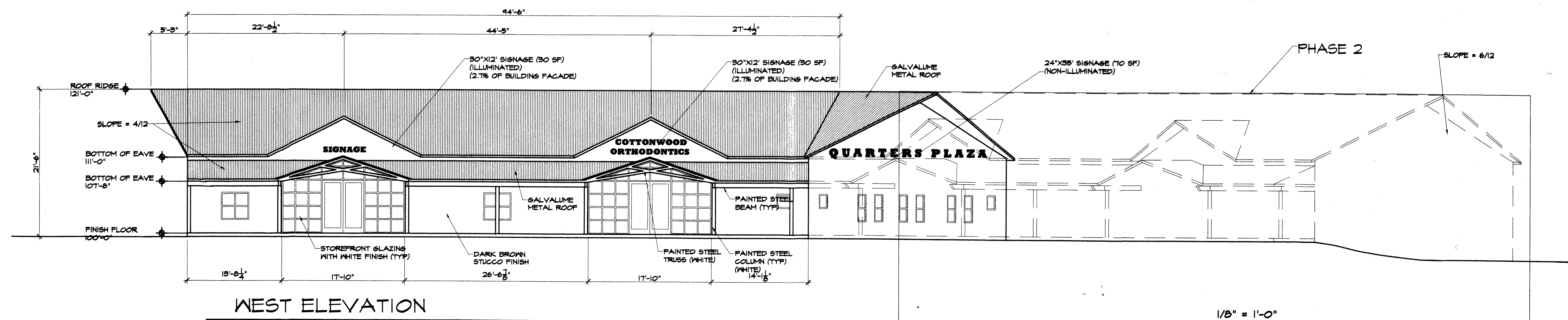
DRAWN BY:
MFMC

CHECKED BY:
MFMC

APPROVED BY:

SHEET NO:

A5.1

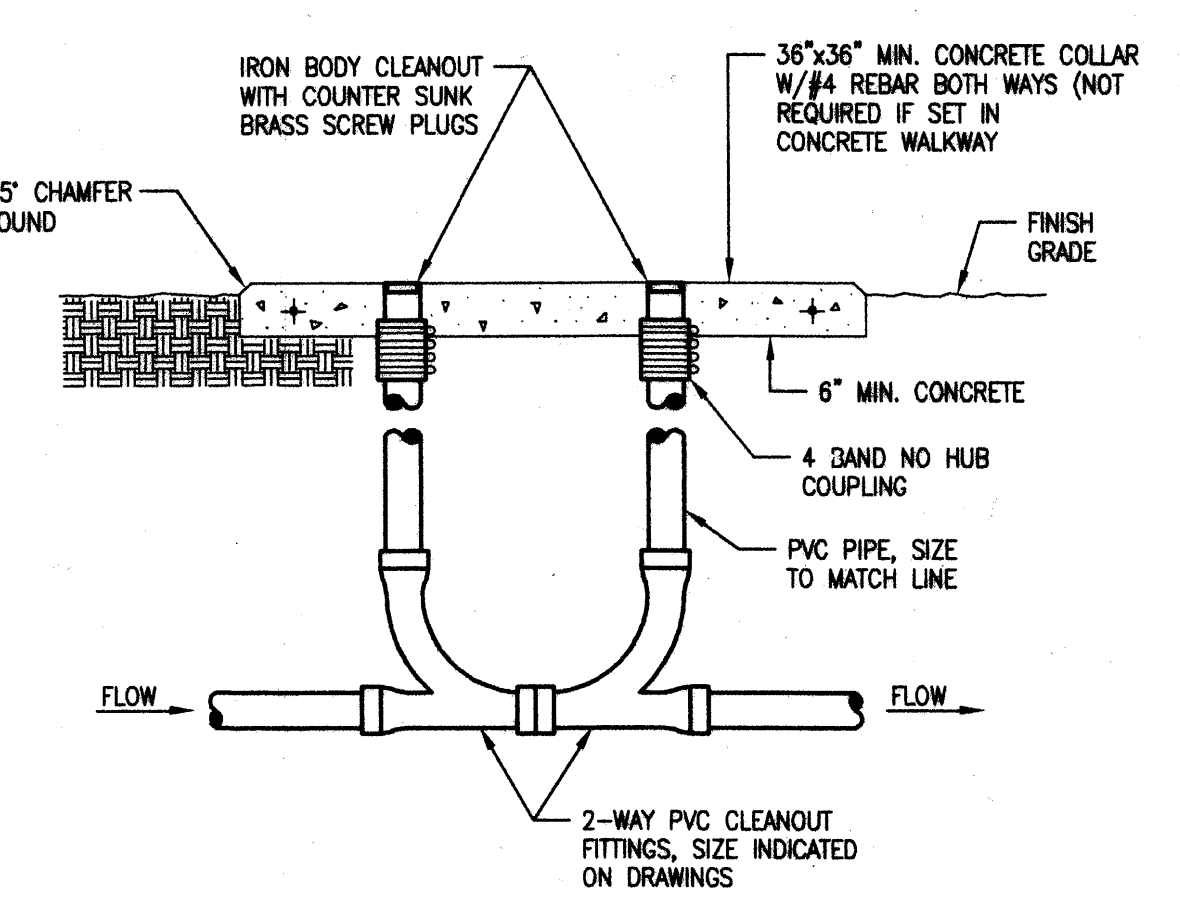
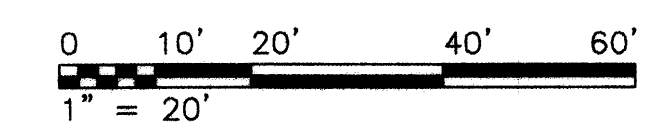
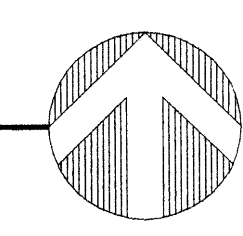




- KEYED NOTES**
1. INSTALL DOUBLE CLEANOUT PER DETAIL 1 THIS SHEET.
 2. CONNECT TO EXISTING 6" WATER LINE.
 3. CONNECT TO EXISTING GAS LINE IN UTILITY EASEMENT. COORDINATE WITH PNM.

EXIST. SANITARY SEWER MANHOLE
 RIM ELEV. = 5026.88
 INV. ELEV. = 5018.18 (NW & SW)
 INV. ELEV. = 5018.13 (SE)

UTILITIES SITE PLAN
 SCALE: 1"=20'-0"



NOTE: SINGLE CLEANOUT SIMILAR.
1 DOUBLE CLEANOUT
 U1.1 NOT TO SCALE

DESIGNED BY: R.C. HANCOCK
 DRAWN BY: R.C. HANCOCK
 DATE: 11-7-05

SONALYSTS, INC.
 Consulting Engineers
 2100 Air Park Plaza SE
 Albuquerque, NM 87106
 Phone 505-764-8600
 Fax 505-764-8666

MARTIN FM GRUMMER
 ARCHITECT
 331 WELLESLEY PLACE NE
 ALBUQUERQUE, NEW MEXICO 87106
 (505) 265-2507

CARLOS TORREBLARTE
OFFICE BUILDING
 UTILITY SITE PLAN

PROJECT:

TITLE:

REVISIONS	

DATE:
 11/05/05
 DRAWN BY:
 S. HAUGLAND
 CHECKED BY:
 L. FEIGHT
 APPROVED BY:
 -

SHEET NO:
U1.2