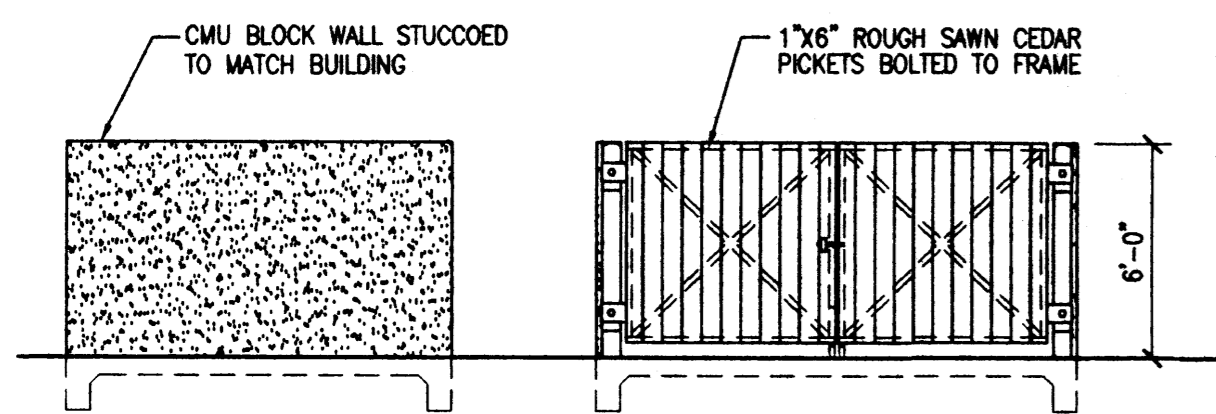
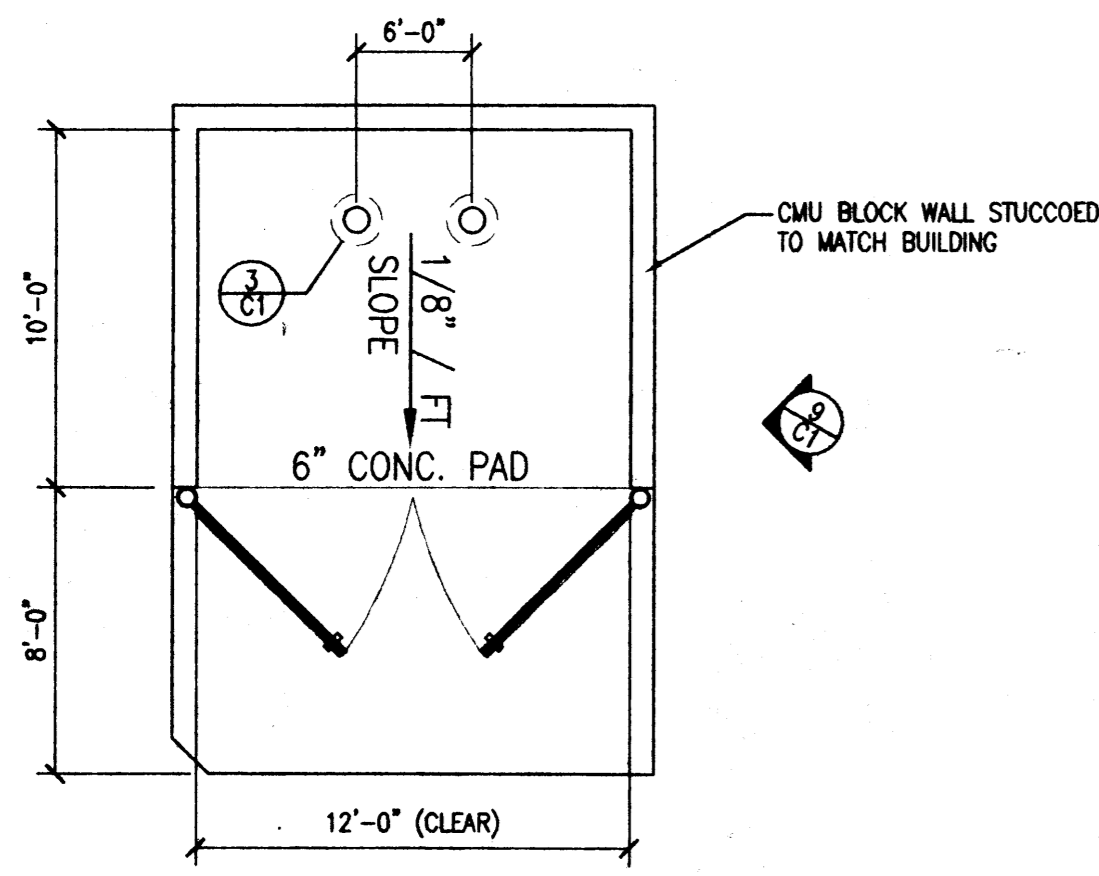


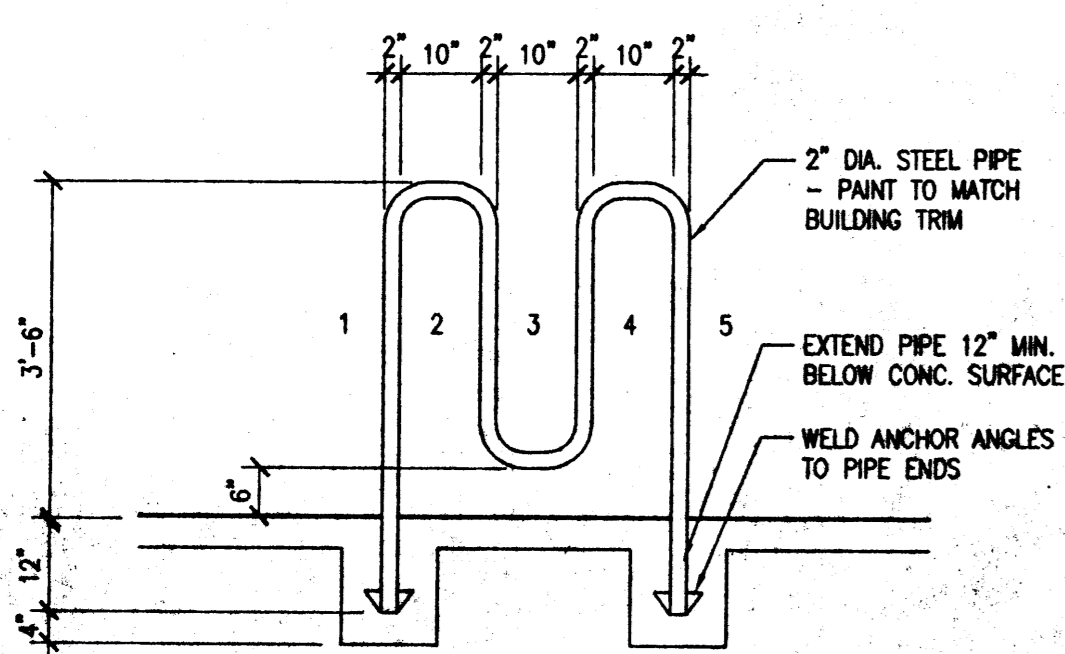
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
4/18/02
SIGNATURE & DATE



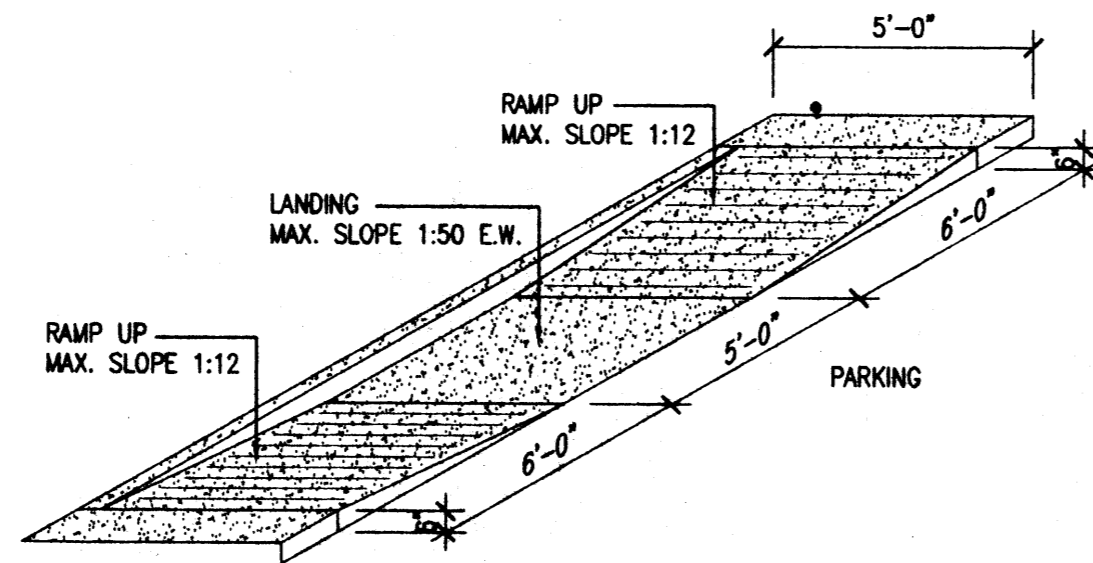
9 CI Trash Enclosure
3/16" = 1'-0"
ELEVATIONS



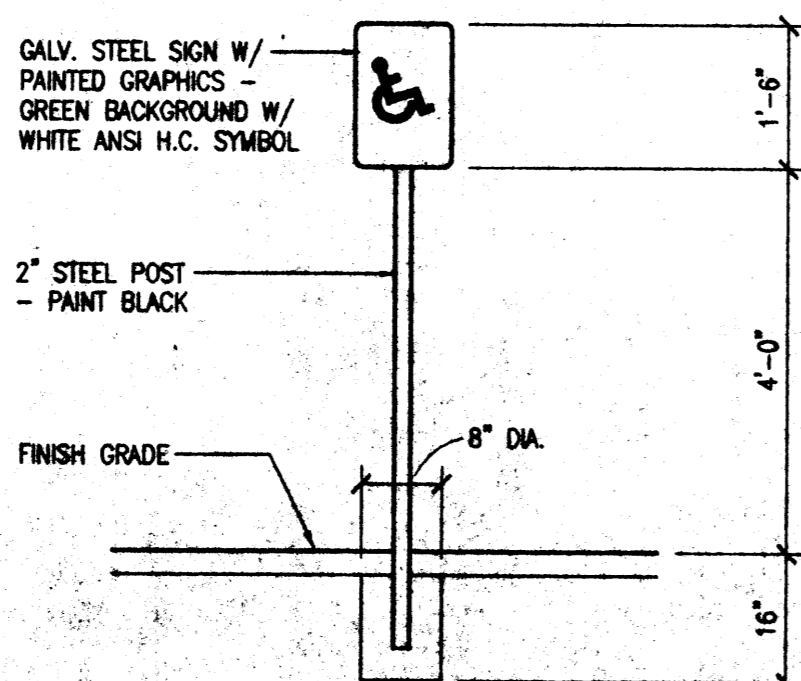
8 CI Trash Enclosure
3/16" = 1'-0"
PLAN



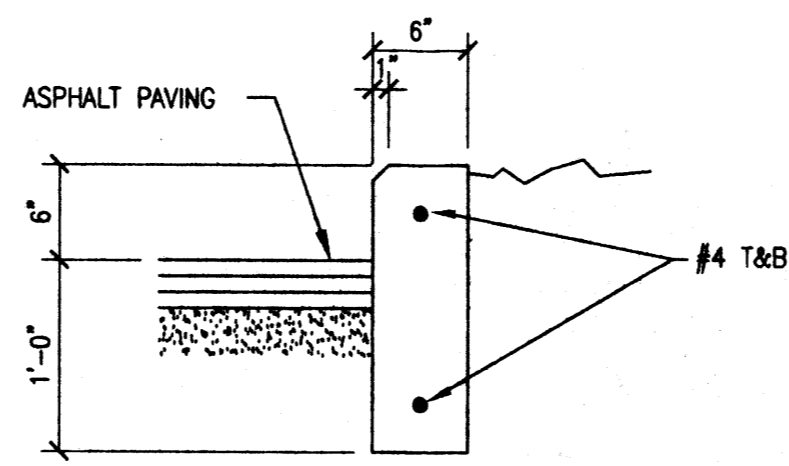
7 CI Bike Rack
1/2" = 1'-0"



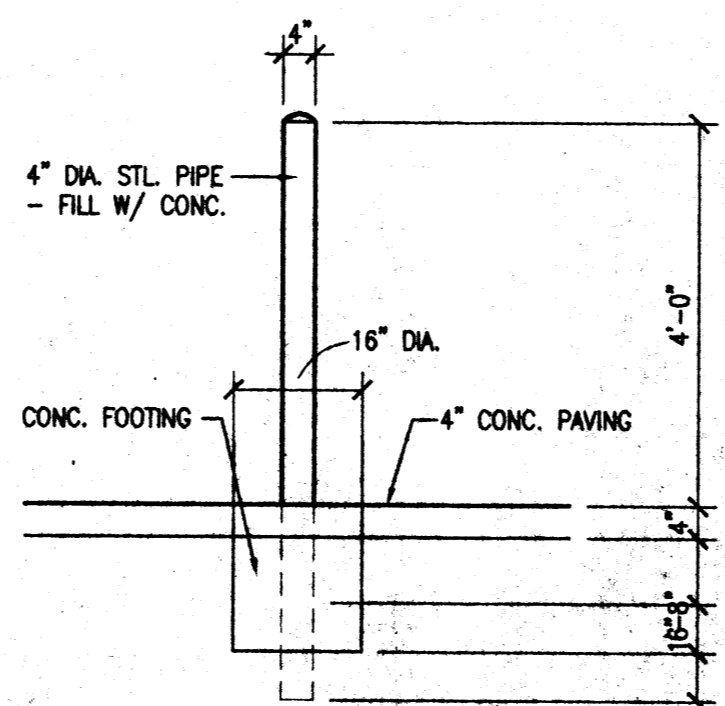
10 CI H.C. Ramp
ISOMETRIC - NTS



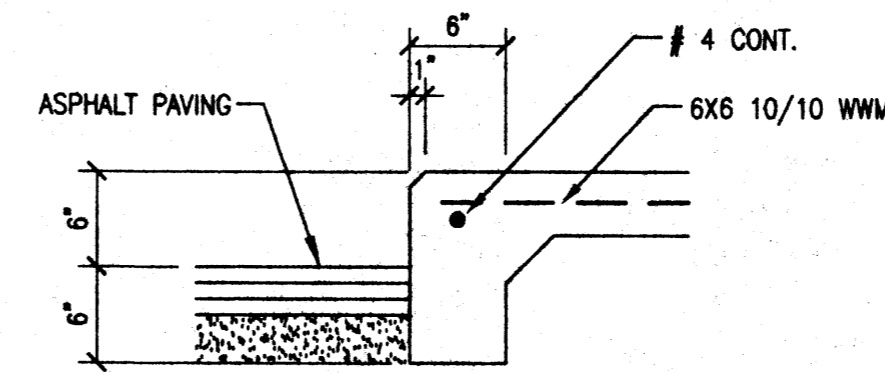
6 CI H.C. Parking Sign
1/2" = 1'-0"



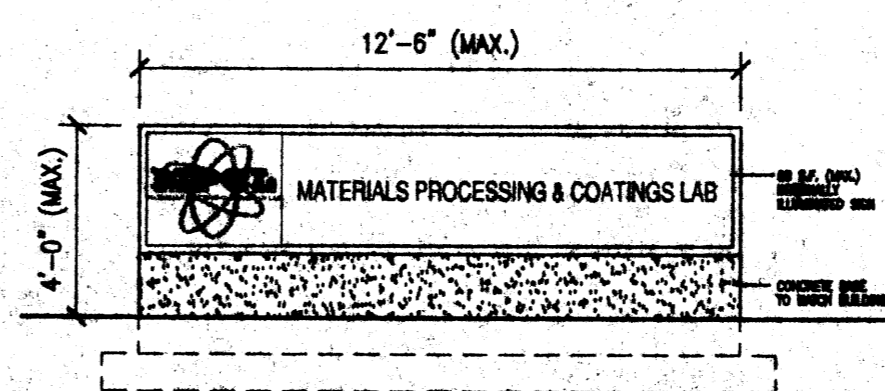
5 CI Stand up curb
1/2" = 1'-0"



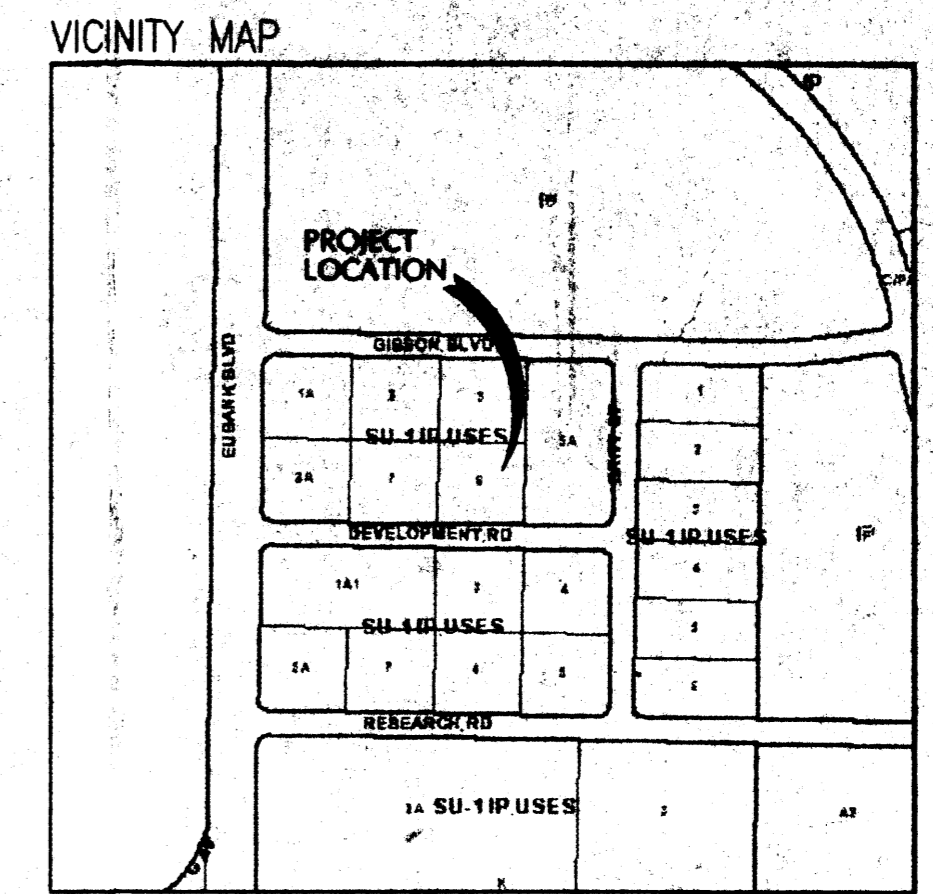
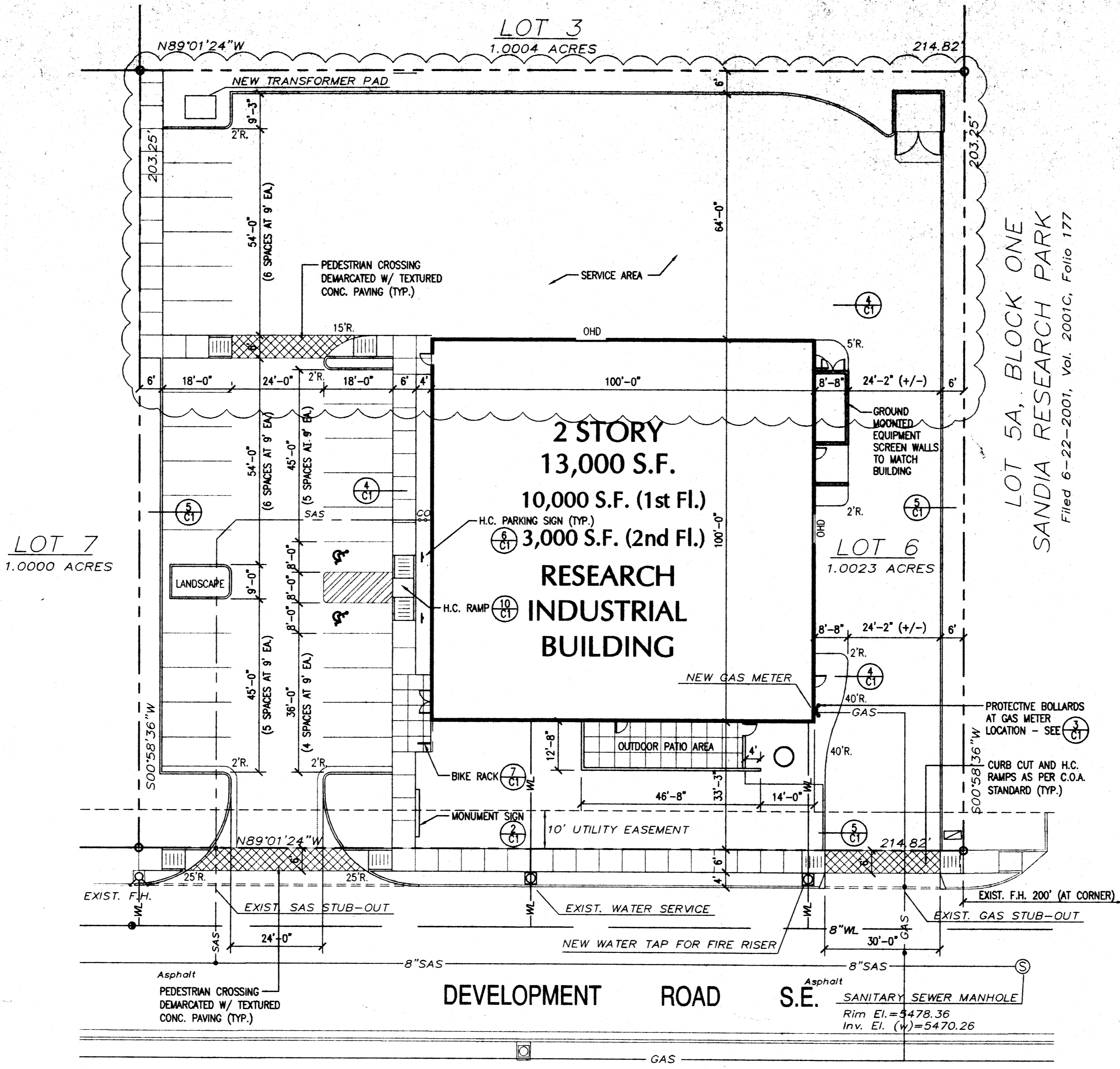
3 CI Bollard
1/2" = 1'-0"



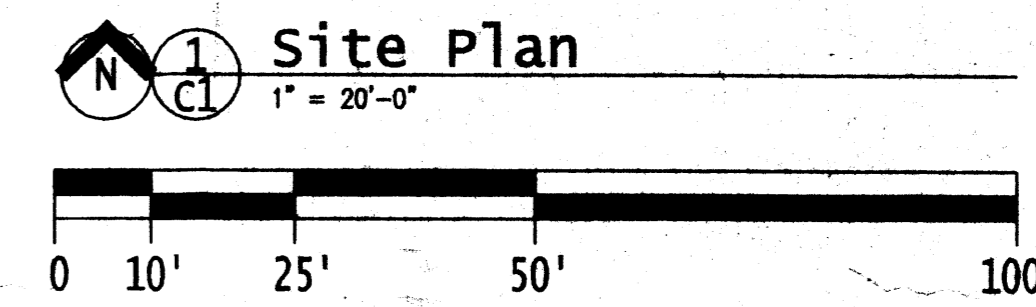
4 CI Turn-down walk
1/2" = 1'-0"



2 CI Monument sign
1/8" = 1'-0"
ELEVATION



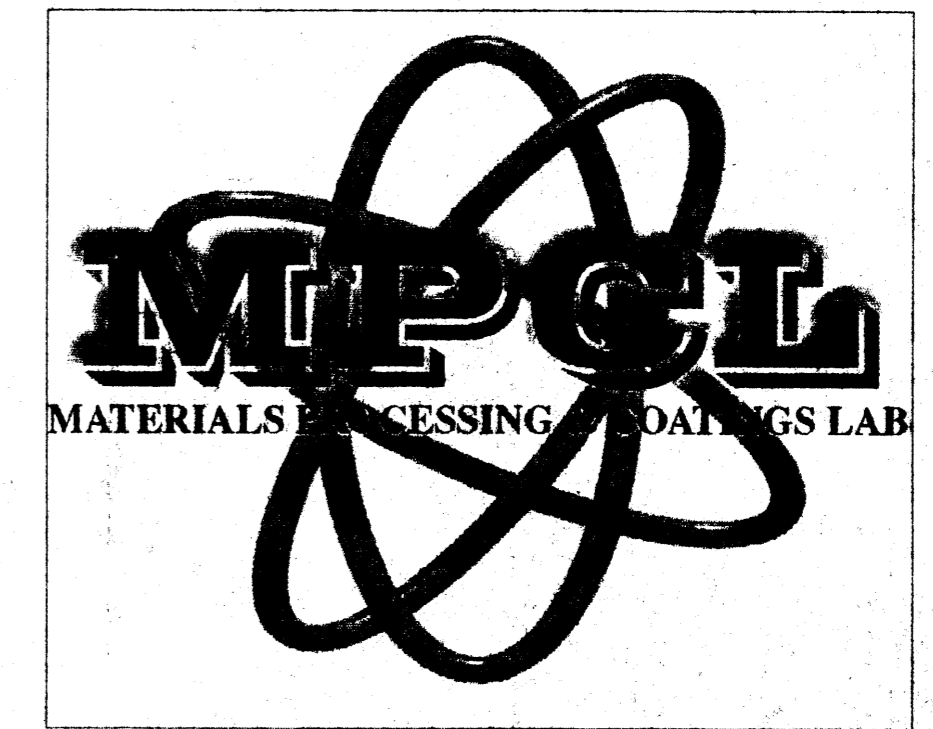
- GENERAL NOTES
- VERIFY UTILITY ROUTING & NEW CONNECTIONS W/ UTILITY PROVIDERS
 - CURBS DIMENSIONED TO FACE OF CURB U.N.O.
 - PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION.
 - DRIVE LANES & TRUCK DOCKING AREAS TO BE 3" ASPHALT PAVING OVER 6" COMPACTED BASE COURSE.
 - PARKING LOT AREA TO BE 2" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE.
 - VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS.
 - SITE LIGHTING PROVIDED ON BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES & R.O.W.'S
 - PEDESTRIAN CROSSINGS AT DRIVE ENTRANCES ARE TO BE 6' WIDE & DEMARCATED WITH TEXTURED CONCRETE PAVING.
 - SECURE BICYCLE PARKING AND PERSONAL LOCKERS TO BE PROVIDED IN BUILDING FOR EMPLOYEE USE.
 - NO CHAIN-LINK, CONCERTINA OR PLASTIC VINYL FENCING IS PERMITTED
 - THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET & SCREENED FROM GROUND LEVEL VIEW FROM THE PROPERTY LINES OF THIS PROJECT. ROOFTOP EQUIPMENT & OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE PREDOMINANT ROOF COLOR.
 - NO FREESTANDING CELL TOWERS OR ANTENNA ARE PERMITTED, ANY SUCH ANTENNA SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SITE SHALL COMPLY AND BE DESIGNED AS PER DPM STANDARDS.



SITE DATA

LOCATION:	10421 DEVELOPMENT ROAD SE ALBUQUERQUE, NM
OWNER:	JEFF JESIONOWSKI - AMC DEVELOPMENT SVCS 400 GOLD SW - SUITE 750 ALBUQUERQUE, NM 87102
ARCHITECTS:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 6 - BLOCK 1 SANDIA RESEARCH PARK ALBUQUERQUE, NM
CURRENT ZONING:	SU-1 FOR IP
ZONE ATLAS PAGE:	M-21-Z
APPLICABLE CODE:	1997 UBC
CONSTRUCTION TYPE:	V-N FULLY-SPRINKLED
SEISMIC ZONE:	2B
TOTAL LOT AREA:	(1.0023 AC) 43,660 S.F.
BUILDING GROUND FLOOR AREA:	10,000 S.F.
WALLED PATIO AREA:	540 S.F.
NET LOT AREA:	33,120 S.F.
PAVED AREA:	26,198 S.F.
LANDSCAPE AREA:	6,922 S.F.
LANDSCAPE % NET LOT AREA:	20.9 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 3.78
OFFICE PARKING:	3,600 / 200 = 18 SPACES
INDUSTRIAL PARKING:	8,635 / 1000 = 8 SPACES
REQUIRED PARKING TOTAL:	27 SPACES
PARKING PROVIDED:	28 SPACES
REQUIRED H.C. PARKING:	2 SPACES
H.C. PARKING PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES

MPCL BUILDING
Sandia Research Park
Lot 6
Development Road SE
Albuquerque, NM



JLS ARCHITECTS
1600 RIO GRANDE NW ALBUQUERQUE NEW MEXICO 87104
505 246 0870
fax 505 246 0437

SIGNATURE BLOCK 02 EPC 00147

PROJECT NUMBER: 1001719

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 3/21/02

PLANNING DIRECTOR: [Signature] 5/1/02

APPROVED AS TO THE REQUIREMENTS: [Signature] 4-25-02

TRANSPORTATION DEVELOPMENT: Brady A. Bishop 4-17-02

CITY ENGINEER: [Signature] 4/26/02

DESIGN AND DEVELOPMENT, C.T.P.: Roger A. [Signature] 4-24-02

UTILITY DEVELOPMENT: [Signature] 4-19-02

SOLID WASTE: [Signature]

DRB SITE PLAN
PROJECT 1001719
02EPC 00147

REVISIONS:

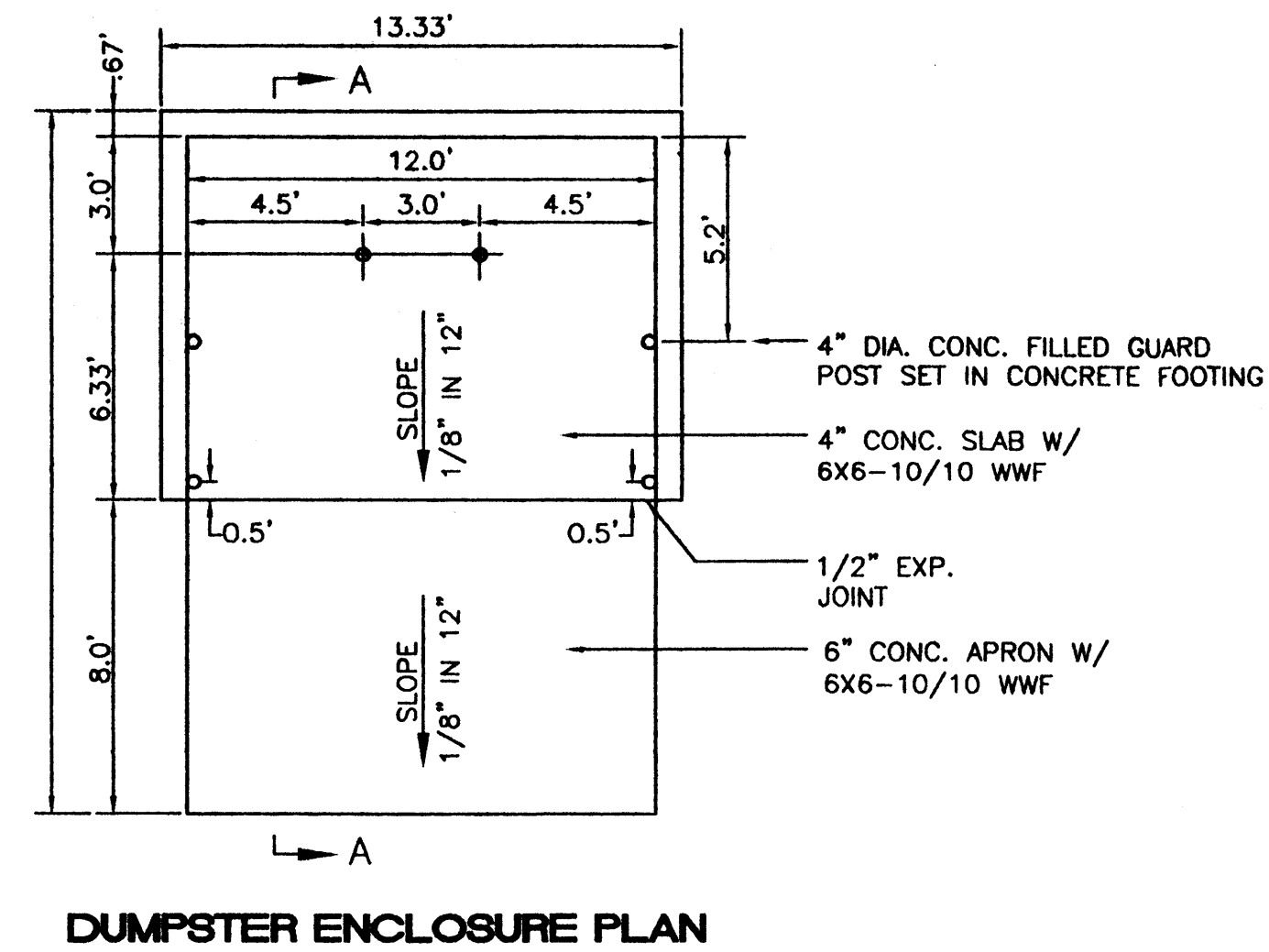
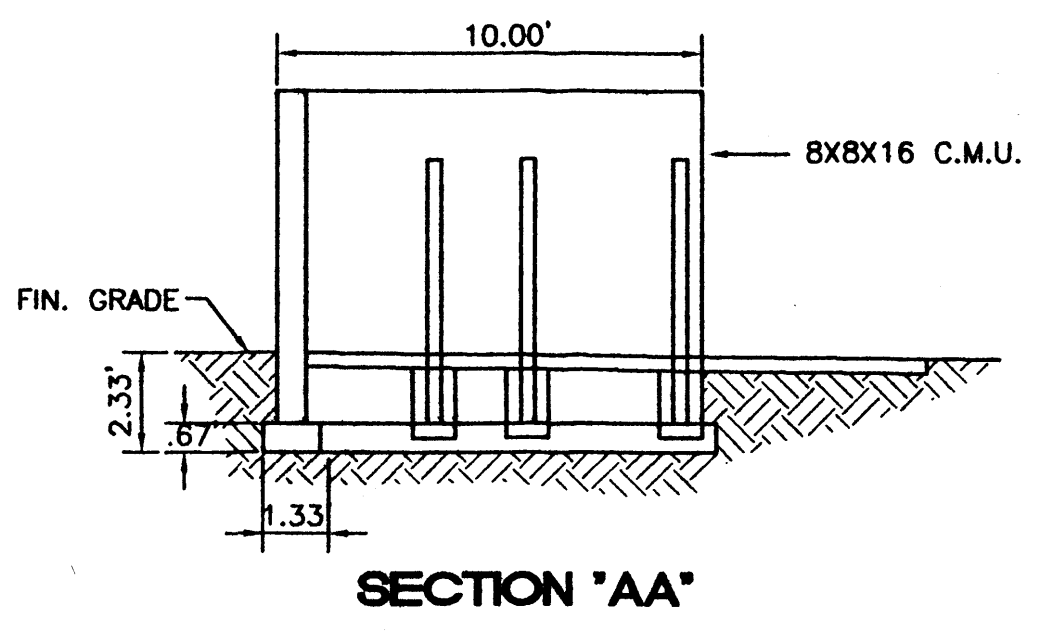
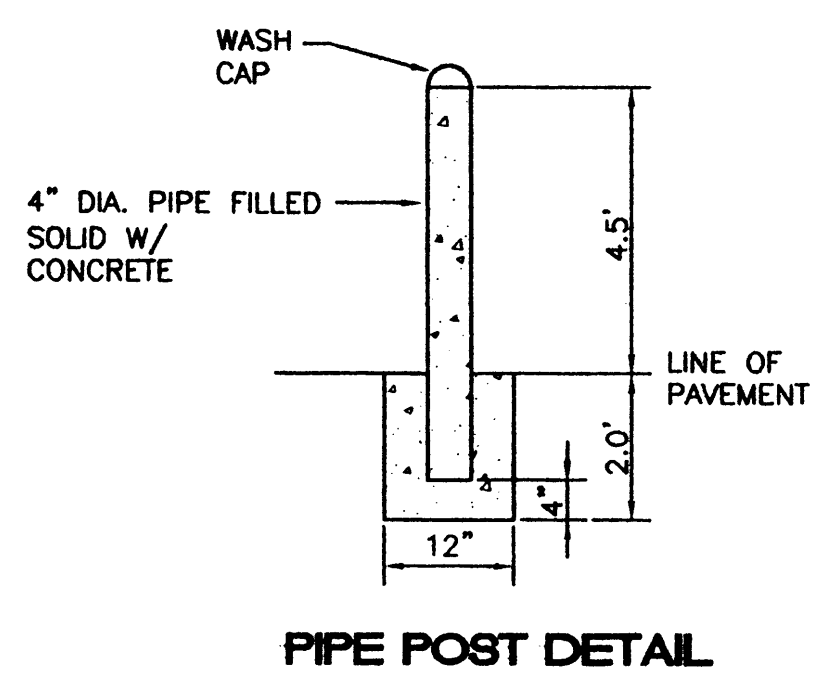
03-07-02	AS PER EPC COMMENTS
04-18-02	AS PER DRB COMMENTS

NOTE:
FOR THE LAND USE AND SQUARE FOOTAGE SHOWN, THIS SITE PLAN DOES NOT MEET THE CITY'S THRESHOLD FOR REQUIRING A TRAFFIC IMPACT STUDY. ANY CHANGE IN LAND USE OR EXPANSION OF SQUARE FOOTAGE BEYOND THE AREAS INDICATED SHALL REQUIRE A TRAFFIC IMPACT STUDY ALONG WITH ANY OFFSITE TRANSPORTATION MITIGATION THAT MAY BE REQUIRED.

NOTICE OF OWNERSHIP:
THIS DOCUMENT SHALL REMAIN THE PROPERTY OF JLS ARCHITECTS, AND WAS PREPARED EXCLUSIVELY FOR AMC DEVELOPMENT SERVICES. ANY UNAUTHORIZED USE OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED.

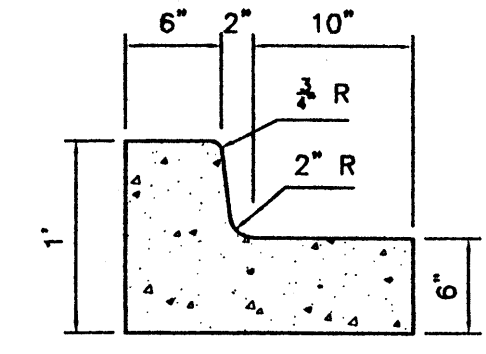
DATE: 03-07-02
SHEET: 1 of 4

1001719



EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE.



6 IN. CURB AND GUTTER
SCALE: 1"=1'

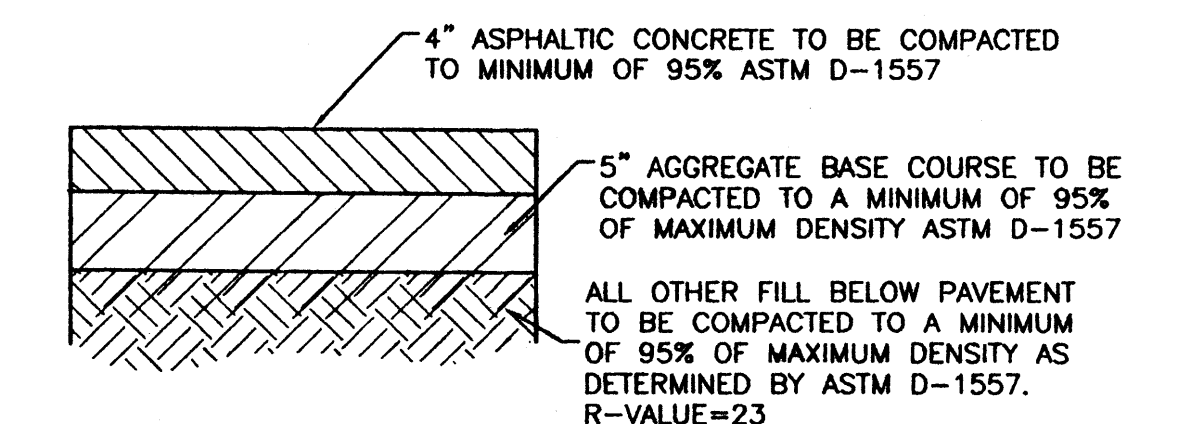
- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
 2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

LEGAL DESCRIPTION
LOT 6, BLOCK ONE, SANDIA RESEARCH PARK

DEVELOPED LAND TREATMENTS

BASIN	AREA	A	B	C	D	WEIGHTED "E" (100 YR)	WEIGHTED "E" (10 YR)	V100	V10	Q100	Q10
BASIN 1	.5879 AC-FT	0	.0588 AC-FT	.0588 AC-FT	.4703 AC-FT	2.10	1.2980	0.1033	0.0636	2.7166	1.7819
BASIN 2	.4144 AC-FT	0	.0373 AC-FT	.0414 AC-FT	.3357 AC-FT	2.12	1.3764	0.0732	0.0475	1.9250	1.2652

ZONE 3 P10year 1.7342 IN
P100year 2.60 IN



AUTOMOBILE PARKING TYPICAL PAVING SECTION

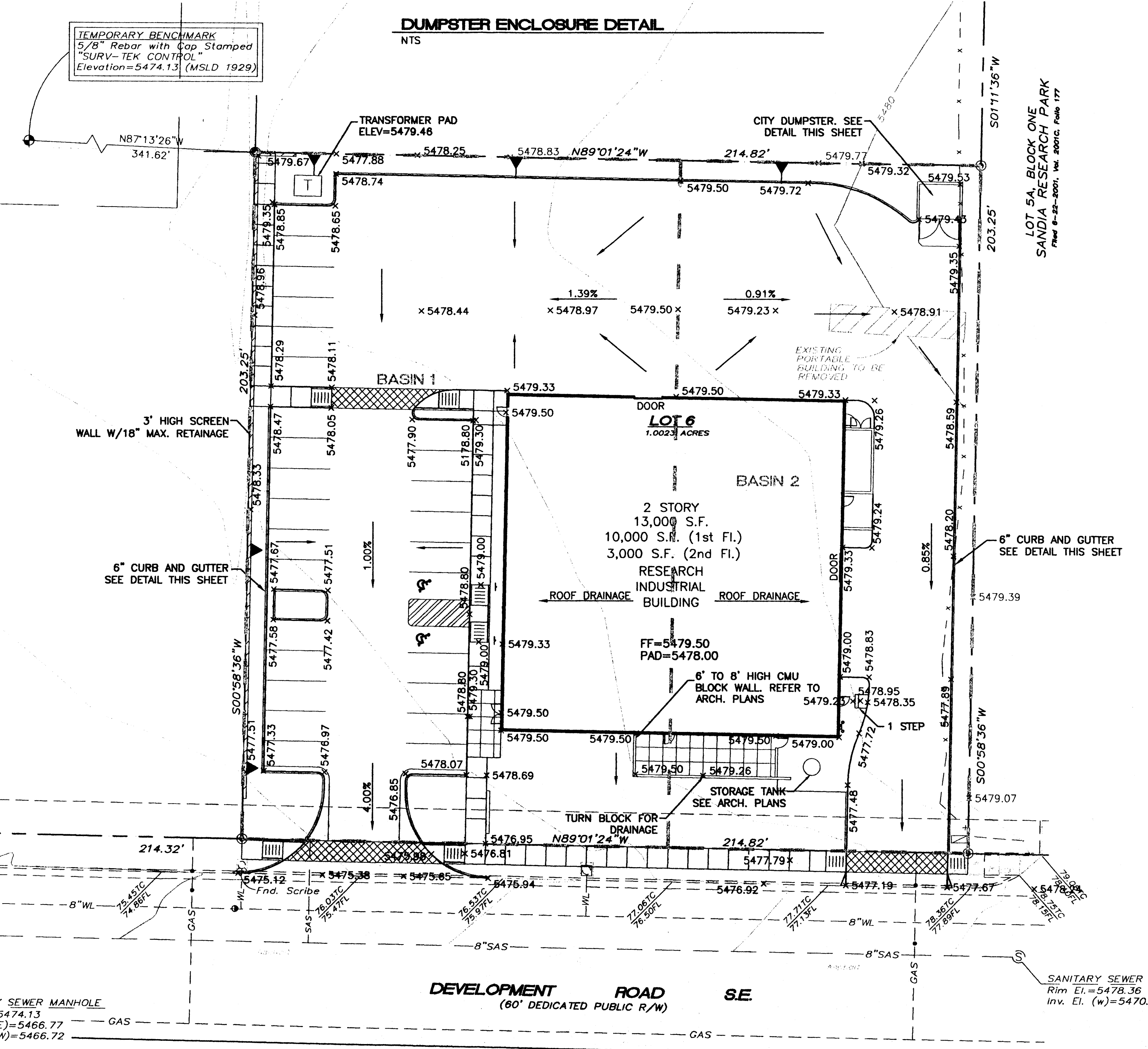
1" = 1' DESIGNATED BY []

LEGEND

- ⊙ EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER LINE
- ⊙ PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- ⊕ PROPOSED TRANSFORMER

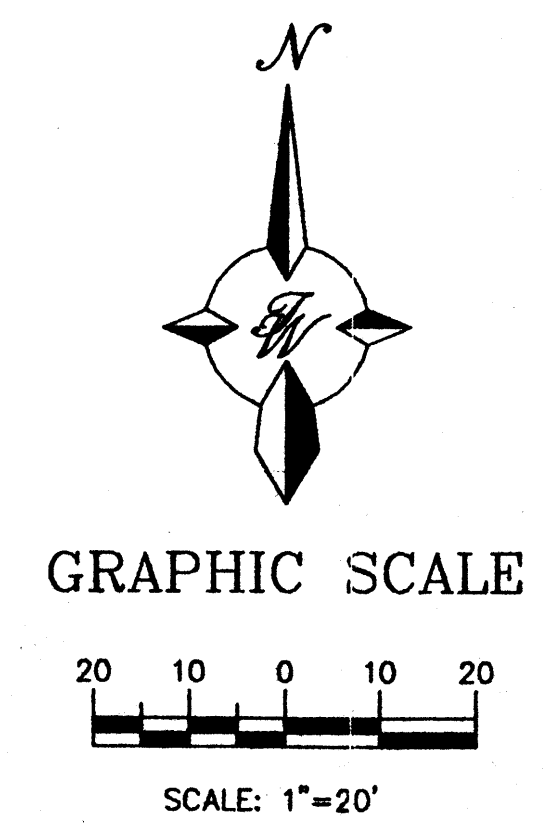
ROUGH GRADING APPROVAL

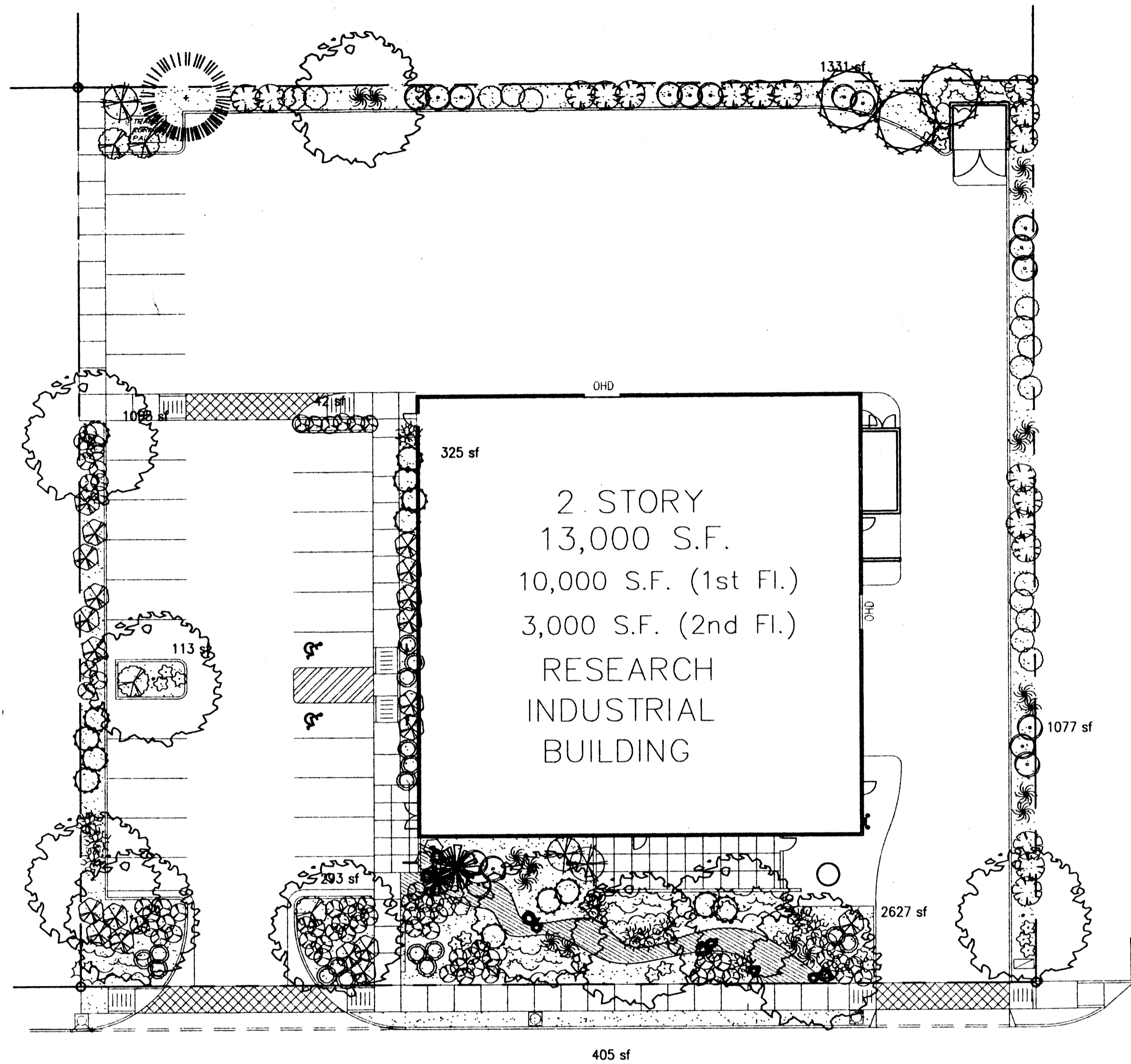
ENGINEER'S SEAL	SANDIA RESEARCH PARK	DRAWN BY BDG
	GRADING AND DRAINAGE PLAN	DATE 04/23/02
		2213GR3.DWG
		SHEET # C1
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 21098
RONALD R. BOHANNAN P.E. #7868		



SEWER MANHOLE
5474.13
C)=5466.77
W)=5466.72

SANITARY SEWER MANHOLE
Rim El.=5478.36
Inv. El. (w)=5470.26

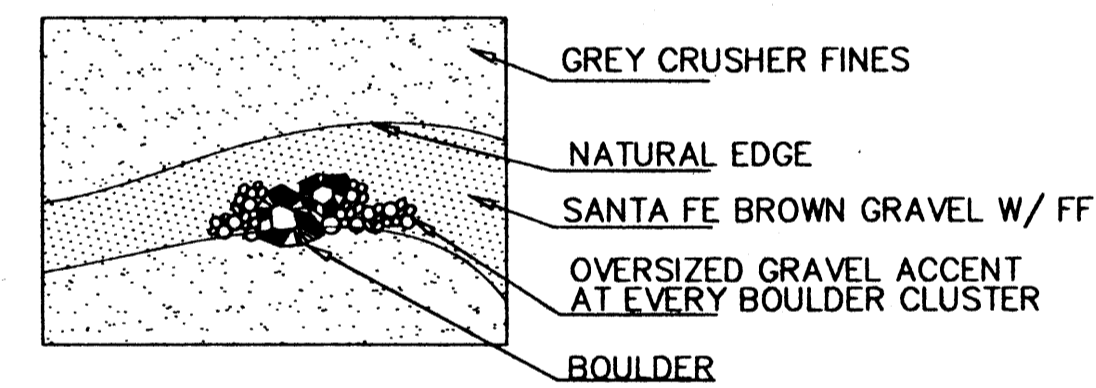




PLANT LEGEND

- ARIZONA ASH (M) 11
Fraxinus velutina
2" Gal.
- CHITALPA (L) 3
Chilopsis x Chitalpa
2" Gal.
- PALM YUCCA (L) 2
- THREE-LEAF SUMAC (L) 14
Rhus trilobata
5 Gal. 36sf
- MAIDENGRASS (M) 17
Miscanthus sinensis
5 Gal. 16sf
- INDIAN HAWTHORN (M) 20
Raphiolepis indica
5 Gal.
- RUSSIAN SAGE (M) 17
Perovskia atriplicifolia
5 Gal.
- HONEYSUCKLE (M) 4
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- AUTUMN SAGE (M) 6
Salvia greggii
1 Gal. 9sf
- GREY CRUSHER FINES
WITH FILTER FABRIC
- AUSTRIAN PINE (H) 1
Pinus nigra
8'
- SILVERBERRY (M) 3
Eleagnus pungens
5 Gal. 100sf
- APACHE PLUME (L) 15
Fallugia paradoxa
5 Gal. 25sf
- NANDINA (M) 11
Nandina domestica
5 Gal. 25sf
- ROSEMARY (M) 17
Rosmarinus officinalis
2 Gal. 36sf
- POTENTILLA (M) 16
Potentilla fruticosa
2 Gal.
- CHAMISA (L) 18
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 75
1 Gal. 4sf
- TAM JUNIPER (M) 15
Juniperus sabinia
5 Gal. 225sf
- SANTA FE BROWN GRAVEL
WITH OVERSIZED GRAVEL
ACCENT & BOULDERS
-SEE DETAIL-

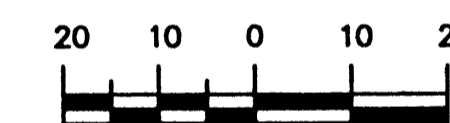
GRAVEL ACCENT DETAIL



Landscape Plan

1" = 20'-0"

GRAPHIC SCALE



SCALE: 1"=20'

MPCL BUILDING
Sandia Research Park
Lot 6
Development Road SE
Albuquerque, NM



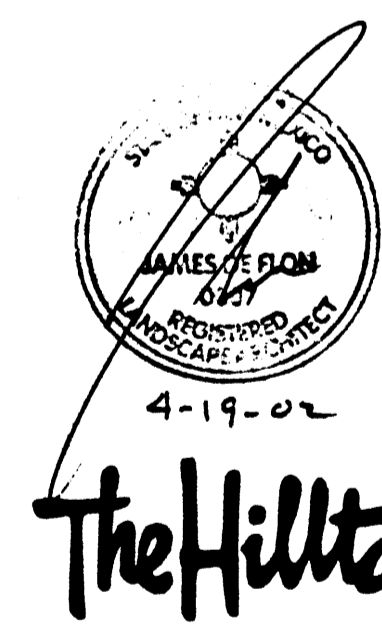
ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

LANDSCAPE PLAN

REVISIONS:

LANDSCAPE ARCHITECT:



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
i@hilltoplandscaping.com

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LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Grey Crusher Fines over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	43,621 square feet
TOTAL BUILDINGS AREA	14,813 square feet
OFFSITE AREA	340 square feet
NET LOT AREA	28,468 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	4,270 square feet
TOTAL LANDSCAPE PROVIDED	7,278 square feet
TOTAL BED PROVIDED	7,278 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

STREET TREE REQUIREMENTS

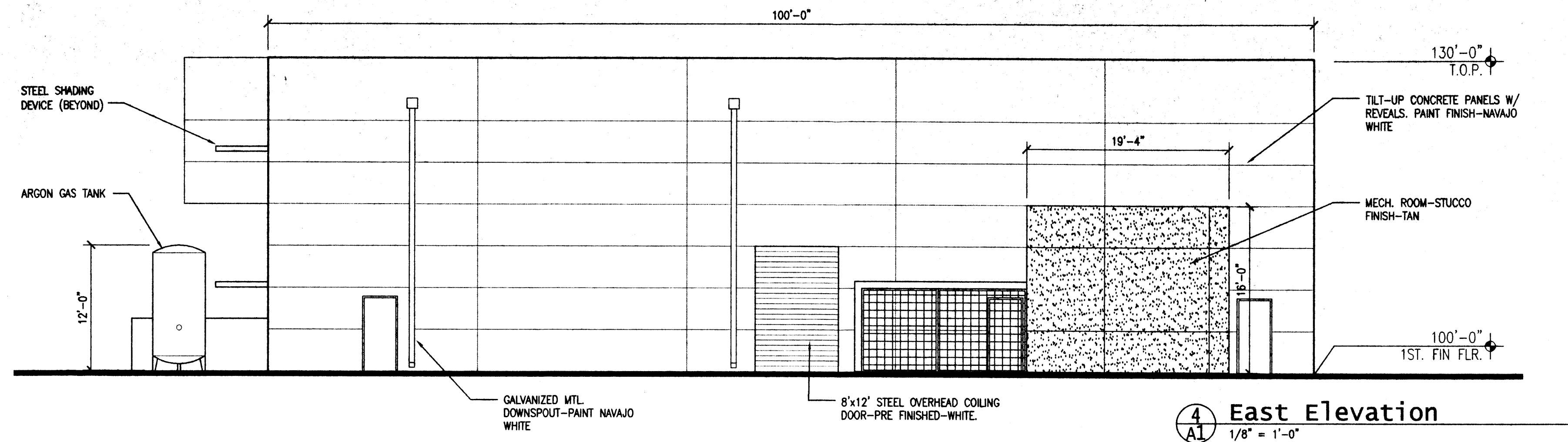
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

DEVELOPMENT ROAD	
Required 7	Provided 7

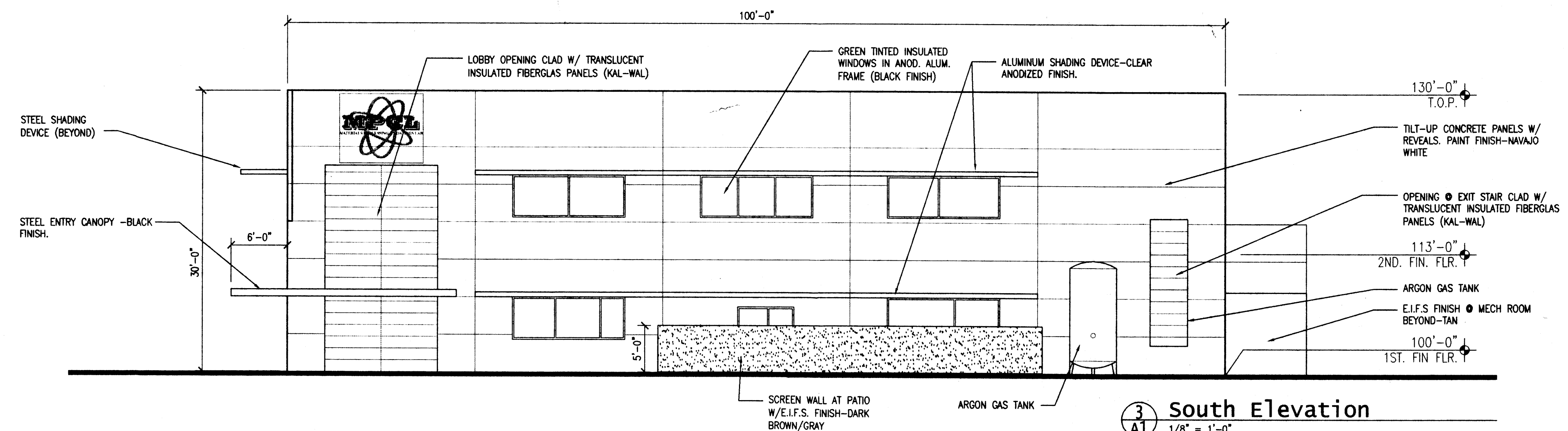
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

REV. 2- 4/19/02 PER COA COMMENTS
REV. 1- 4/4/02 PER COA COMMENTS

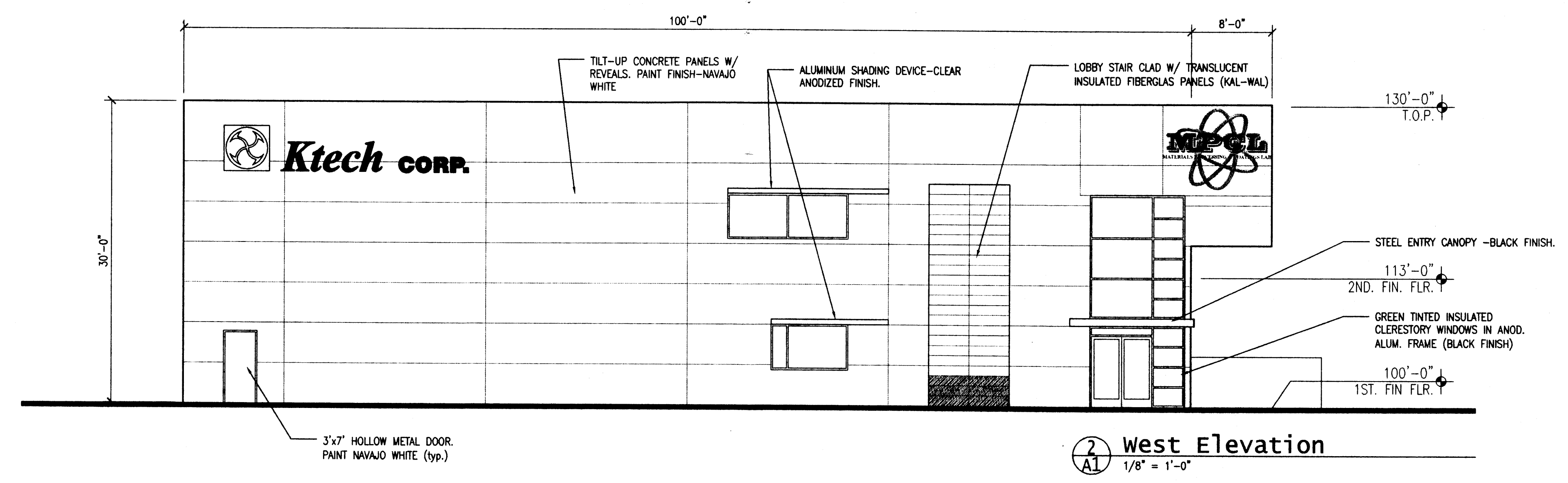
DATE: 01-31-02 SHEET: L1 of 1



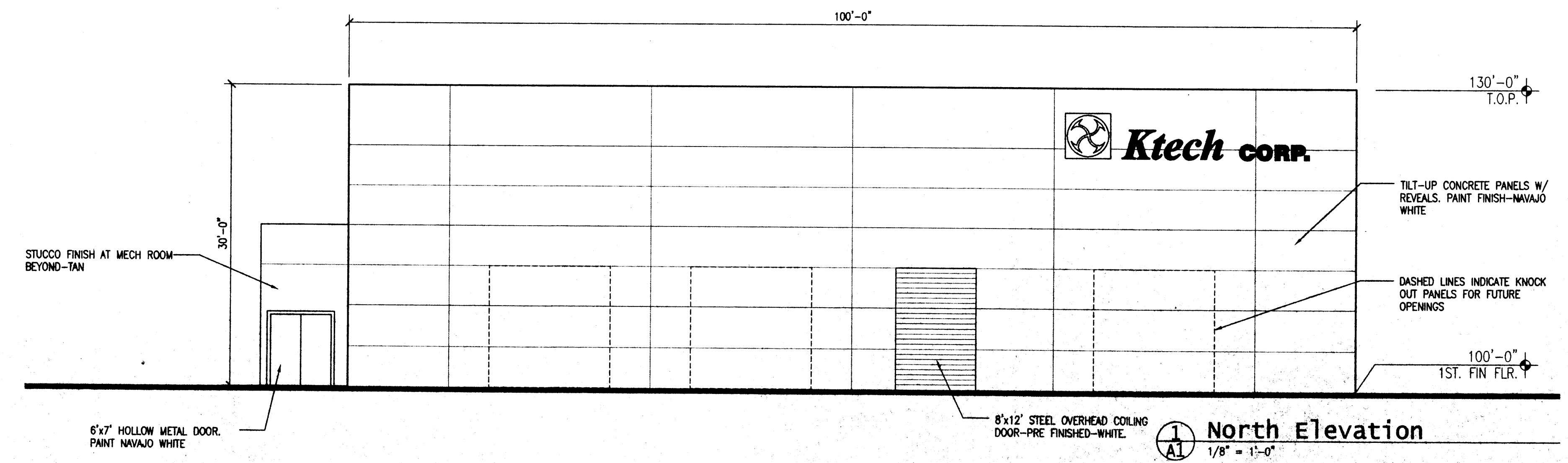
4 East Elevation
1/8" = 1'-0"



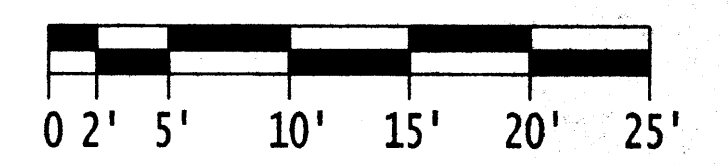
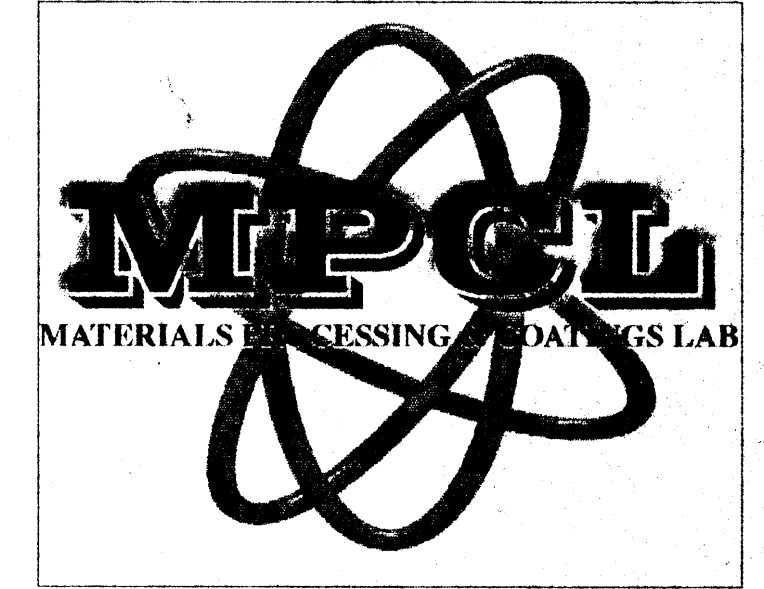
3 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"



Ktech CORP.
MPCL OPERATIONS
& MACHINE SHOP
Development Road SE
Albuquerque, NM



1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

DRB ELEVATIONS

REVISIONS

2-28-02	ELEVATIONS REVISED TO COORDINATE WITH KTECH BUILDING AT ADJOINING PROPERTY.
4-18-02	AS PER DRB COMMENTS

ARCHITECT

DATE
03-07-02

SHEET
4 of 4