

- Keyed Notes**
- 1 6'-0" WIDE PATTERNED CONCRETE SIDEWALK - FLUSH W/ ASPHALT
 - 2 REFUSE CONTAINER PER DETAIL A
 - 3 3'-0" WIDE ACCESSIBLE CONCRETE RAMP - SLOPE 1:12 (TYP. OF 4)
 - 4 BIKE RACK ON CRUSHER FINES PER DETAIL B
 - 5 COMBINATION HVAC UNIT (TYP. OF 8)
 - 6 16'-3"x17'-0" COVERED PATIO AREA W/ CONCRETE TABLE AND BENCHES
 - 7 CONCRETE SIDEWALK
 - 8 PLANTER AT GRADE W/ RAISED SEAT - (TYP. OF 4)
 - 9 MONUMENT SIGN - PER DETAIL B, SHEET A-3
 - 10 5' WIDE ACCESSIBLE AISLE W/ 4" WIDE PAINTED STRIPING TYP.
 - 11 8' WIDE ACCESSIBLE AISLE W/ 4" WIDE PAINTED STRIPING TYP.
 - 12 500 WATT, WALL MOUNT SECURITY LIGHT W/ PHOTO CELL, TIME CONTROL, AND CUT OFF SHIELD (TO PREVENT OBSERVATION OF LIGHT SOURCE FROM OFF SITE) - TYP. OF 5
 - 13 ADA SIGNAGE PER DETAIL C
 - 14 PARAPET TO SCREEN VIEW OF ROOF TOP MECHANICAL EQUIPMENT

Project Description
NEW OFFICE BUILDING

Project Data

OWNER: EASTMOON PROPERTIES LLC
501 EUBANK SE., STE. 206
ALBUQUERQUE, NM
505.323.6140

ARCHITECT: BRISCOE ARCHITECTS, P.C.
4100 MENAUL BLVD. NE, STE. 2B
ALBUQUERQUE, N.M. 87110
PH. 262-1093 JOHN BRISCOE AIA

BUILDING ADDRESS: 10501 RESEARCH ROAD SE
ALBUQUERQUE, NM

ZONE ATLAS PAGE: M-21-Z
USAGE: OFFICES
CONSTRUCTION TYPE: V-N

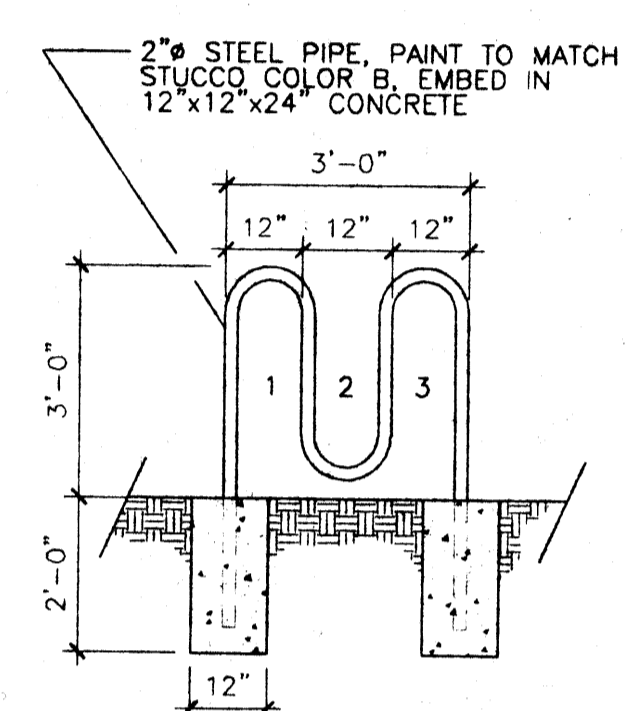
Area Calculations

LOT AREA 44,498 S.F. 1.02 ACRES
BUILDING AREA 12,861 S.F.

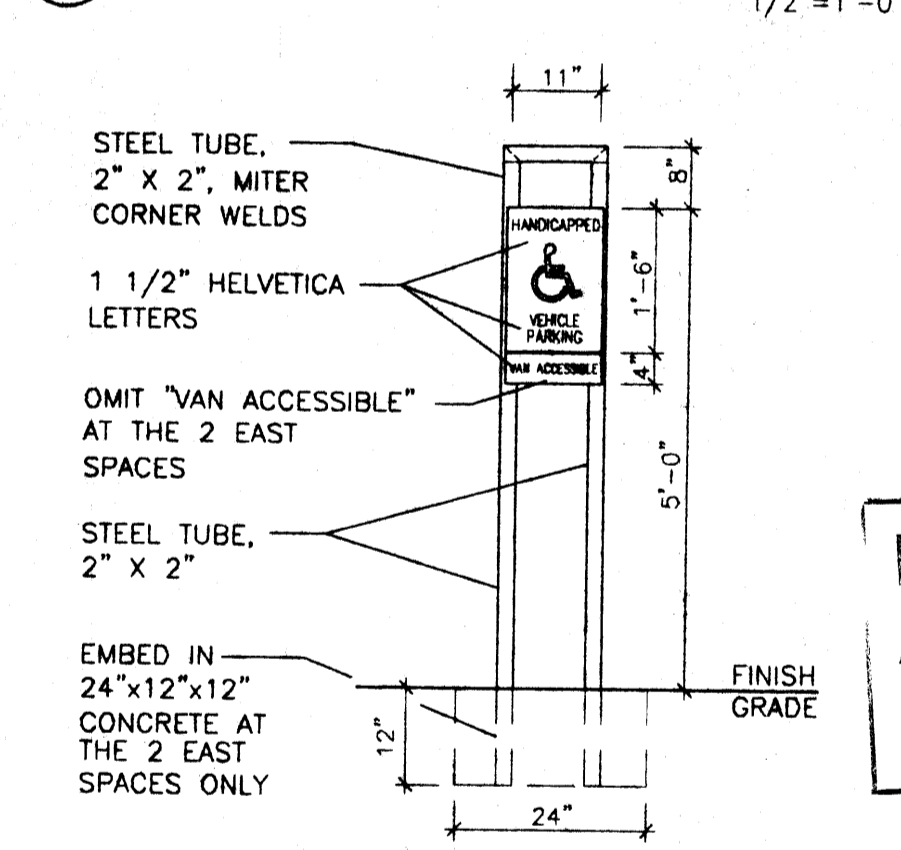
NET AREA = 31,637 S.F.
LANDSCAPING REQUIRED = 15% OF NET AREA
LANDSCAPING REQUIRED - 4,746 S.F.
LANDSCAPING SHOWN 11,015 S.F.

50 TYPICAL PARKING SPACES
4 H.C. PARKING SPACES
54 TOTAL PARKING SPACES = 1 SPACE PER 238 SF

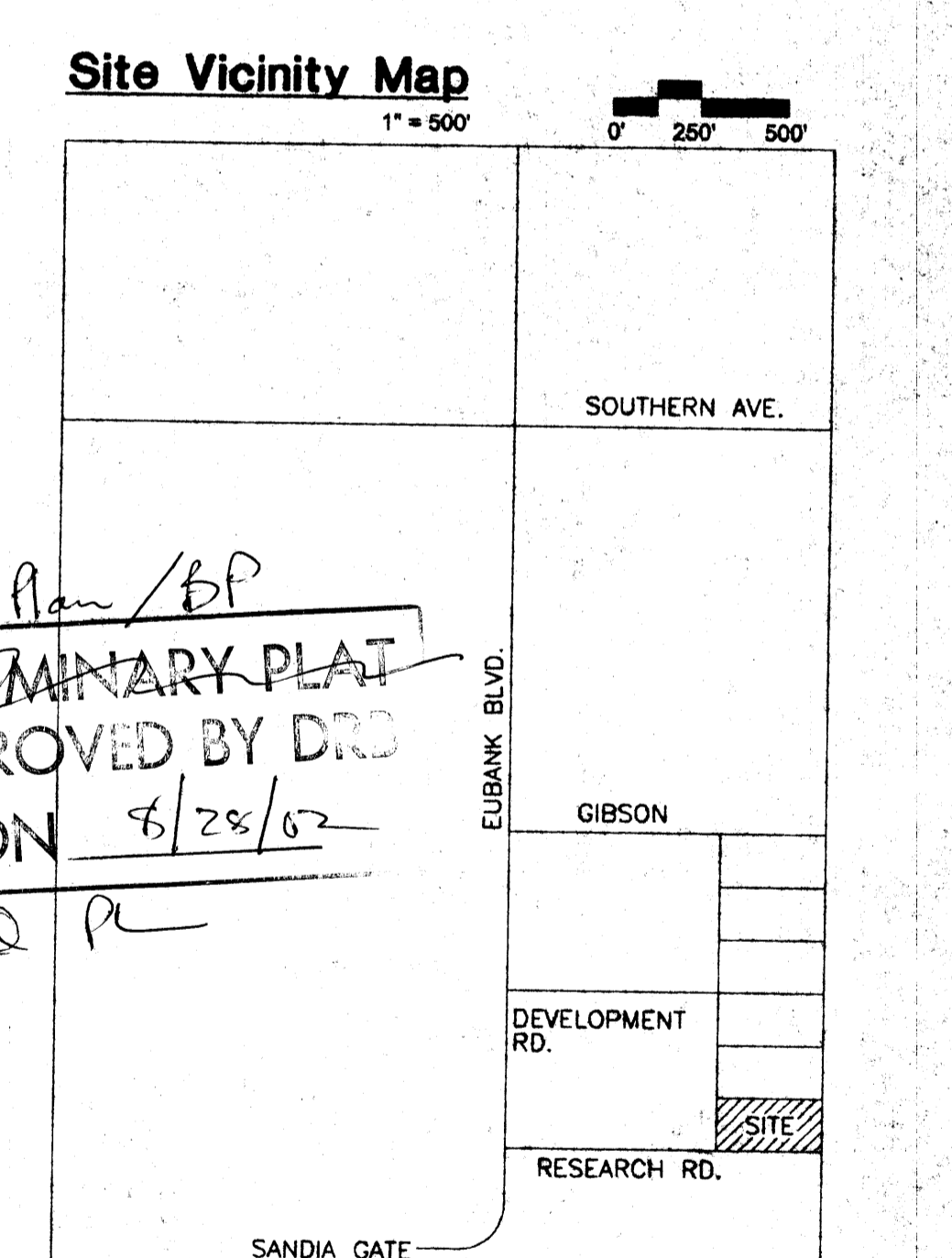
3 BICYCLE SPACES



B Elevation At Bike Rack
1/2" = 1'-0"



C Handicap/Van Accessible Signage
1/2" = 1'-0"



LEGAL DESCRIPTION: LOT 6, BLOCK 3, SANDIA RESEARCH PARK
ZONE ATLAS PAGE: M-21-Z

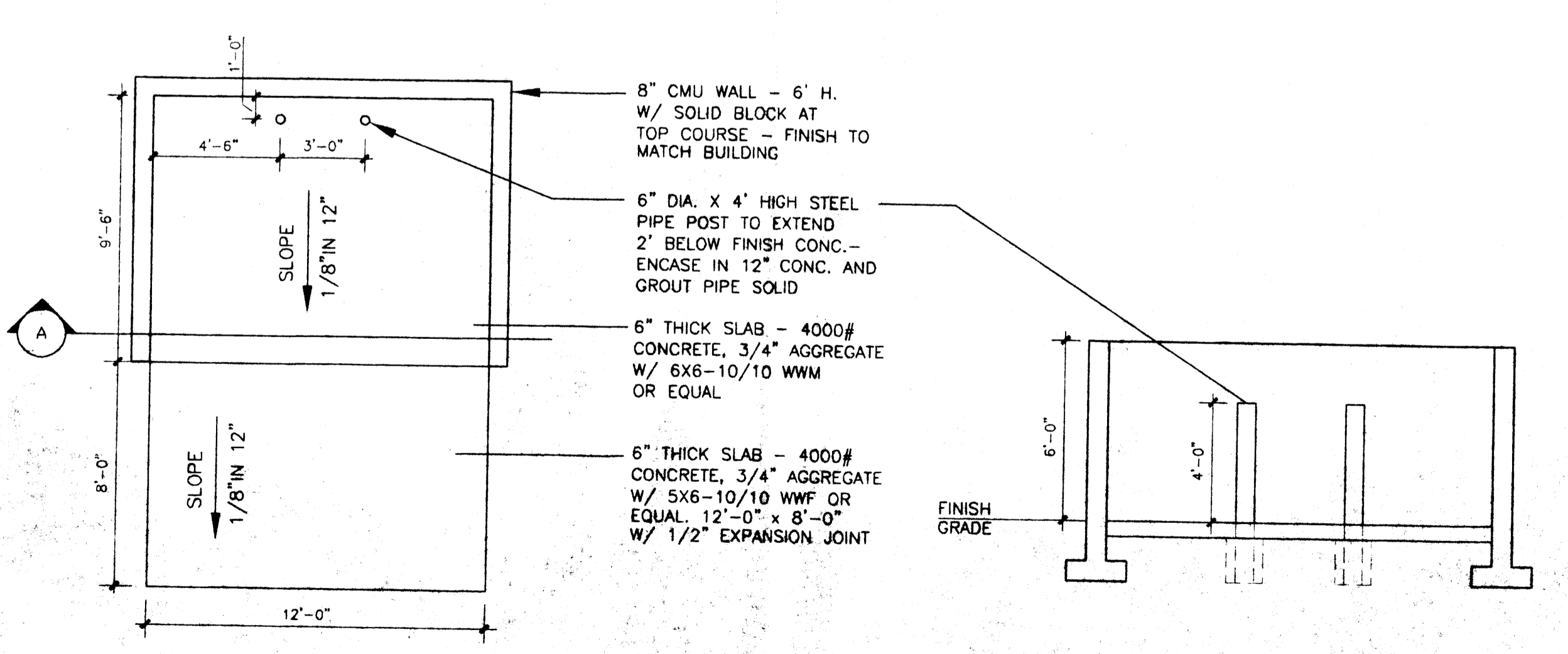
Site Plan

NOTE: GRADING AND LANDSCAPE PLANS ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE, PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION, SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.

- Legend**
- - - PROPERTY LINE
 - - - 15'-0" PNM EASEMENT
 - - - 6' MIN. LANDSCAPE BUFFER

General Notes

(CONDITIONS 4&5)
NO FREESTANDING CELL TOWERS OR ANTENNA ARE ALLOWED.
NO CHAIN-LINK, RAZOR WIRE (CONCERTINA), OR PLASTIC VINYL FENCING IS ALLOWED.



A Refuse Container Enclosure
N.T.S.

B Section At Refuse Container
N.T.S.

DRB Approval Signatures - Project 1001985

PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRANSPORTATION DEVELOPMENT	DATE
PARKS AND RECREATION DIRECTOR	DATE
SOLID WASTE DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

13 August 2002

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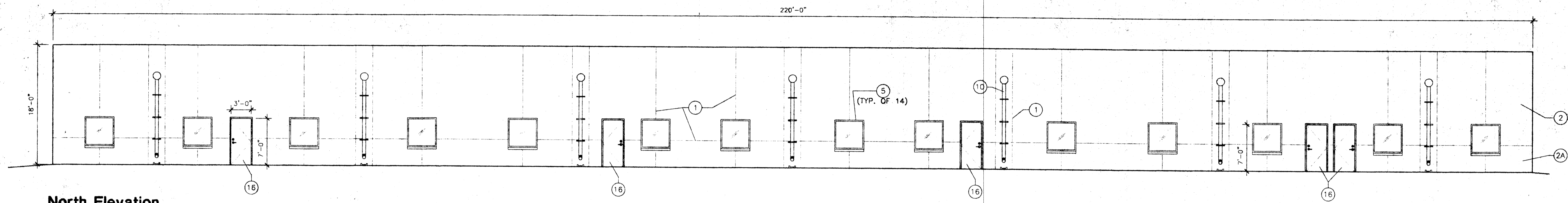
Briscoe Architects, P.C.
ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY

4100 MENAUL BLVD. NE, SUITE 2B
ALBUQUERQUE, NM 87110-6224
V: 505.262.0193 F: 505.881.9114 E: briscoe@men.5607

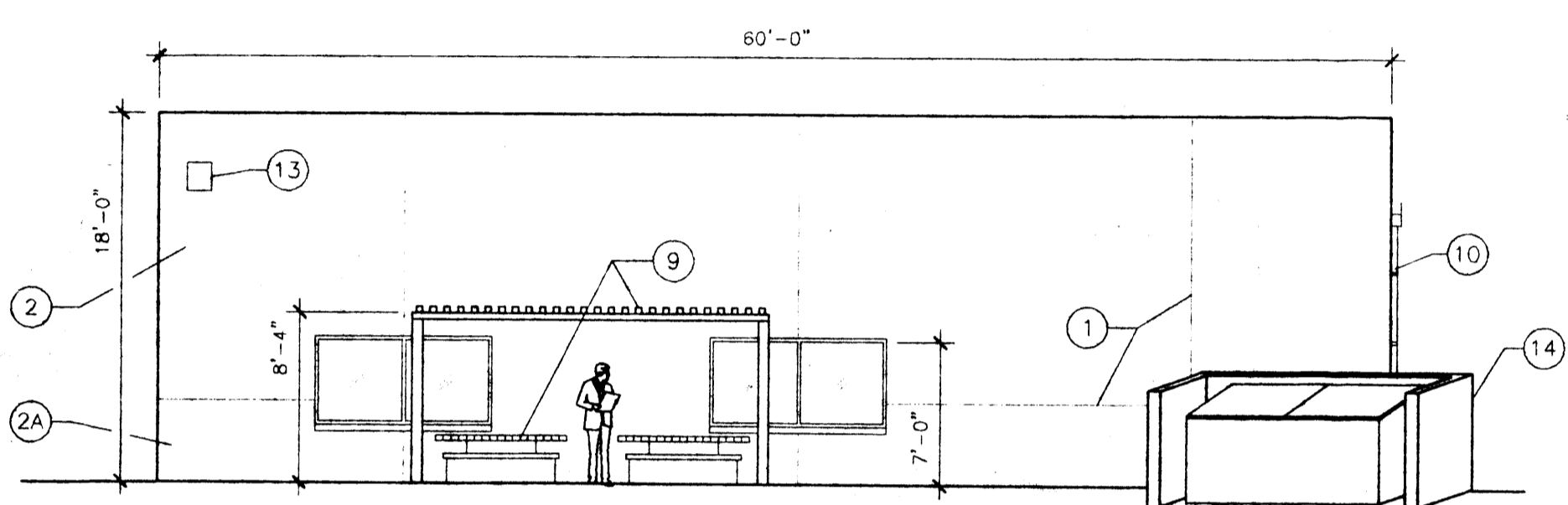
STATE OF NEW MEXICO
JOHN A. BRISCOE
NO. 2308
REGISTERED ARCHITECT

Eastmoon Properties LLC
10501 Research Rd. SE
Albuquerque, NM

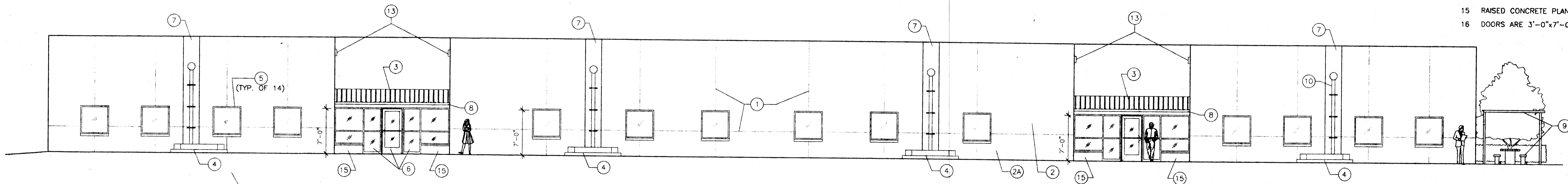
SHEET NO.
1



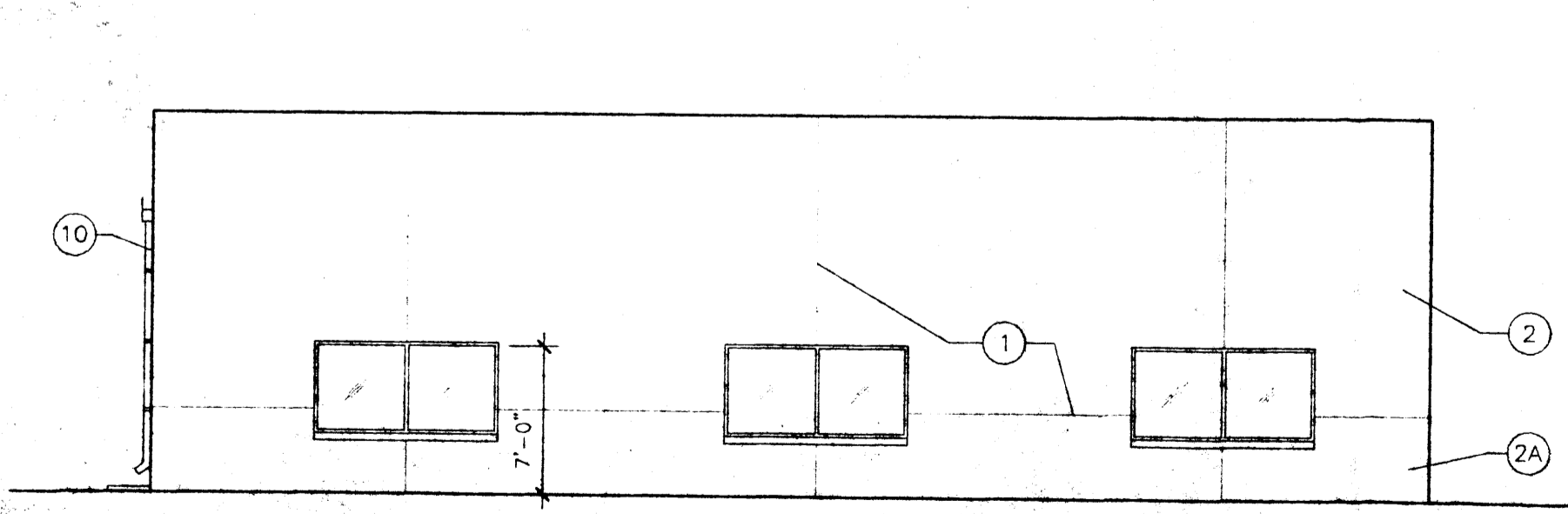
North Elevation



East Elevation



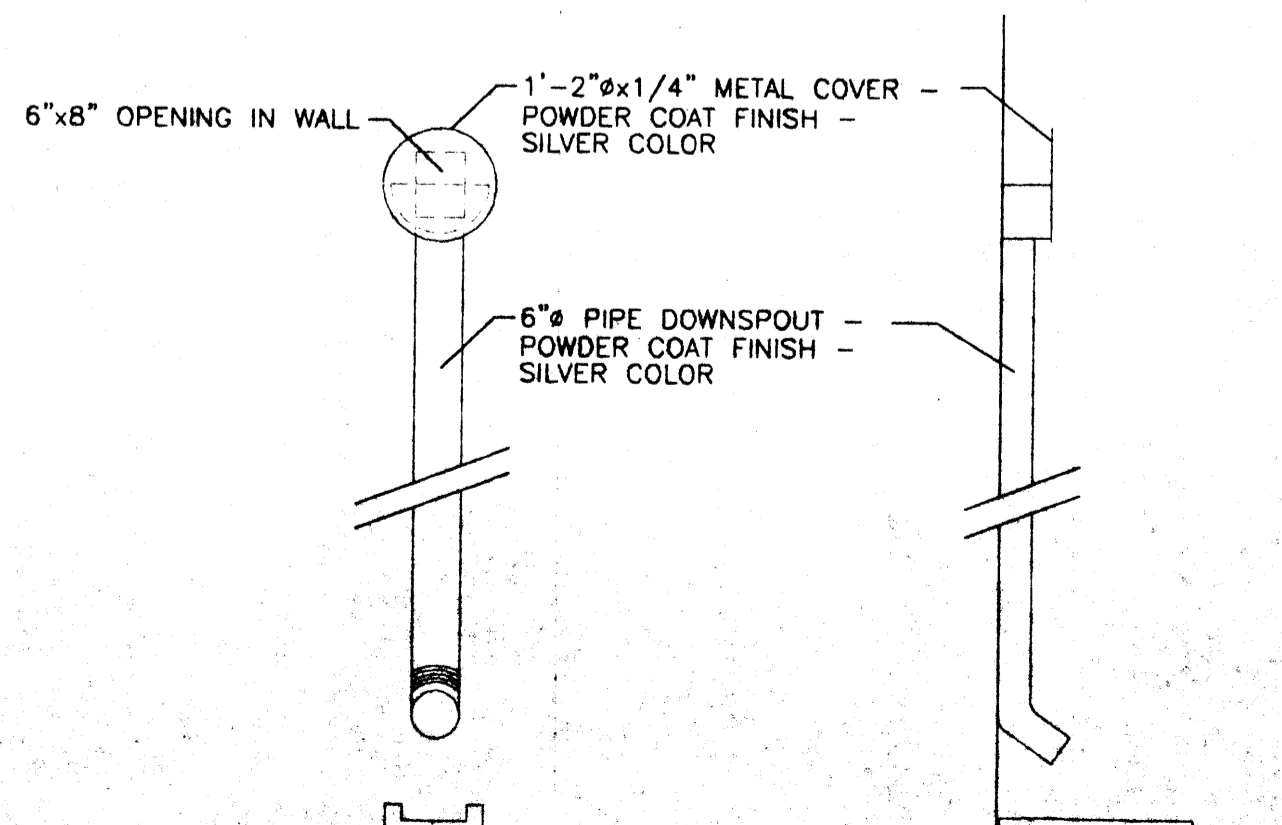
South Elevation



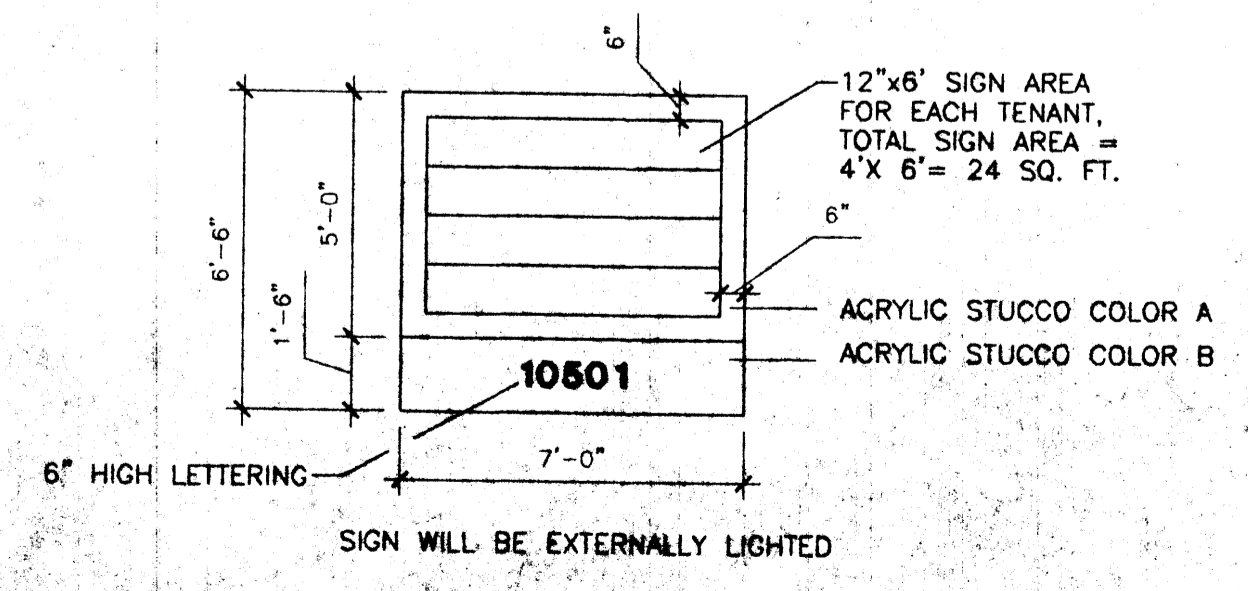
West Elevation

Keyed Notes

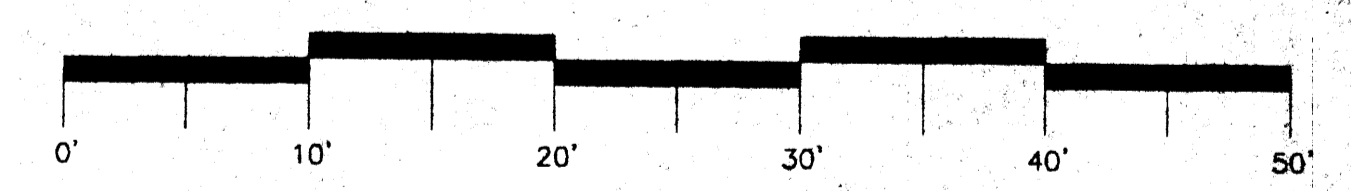
- 1 EXPANSION JOINT
- 2 ACRYLIC STUCCO - EL REY "AUTUMN BROWN" #26B-2T
- 2A ACRYLIC STUCCO - EL REY "DESERT SAND" #21C-1P
- 3 4' METAL PANEL AWNING W/ 4" GUTTER - SILVER COLOR
- 4 PLANTER AT GRADE W/ RAISED 18" H. CONCRETE SEAT
- 5 FIXED WINDOW - 48" x 48" - INSUL. GL. IN ALUMINUM FRAME - CLEAR ANODIZED FINISH
- 6 STOREFRONT DOOR - 3'-0"x7'-0" TYP. - AND WINDOWS - 7'-3"x7'-0" TYP. - ALUMINUM FRAME W/ CLEAR ANODIZED FINISH
- 7 2"x30" RECESS
- 8 METAL TRELLIS - 1"x1" ON TOP OF 4"x4" BEAM
- 9 PATIO AREA W/ METAL TRELLIS - SILVER COLOR
- 10 SILVER POWDERCOATED METAL DOWNSPOUT PER DETAIL A W/ CONCRETE SPLASH BLOCK
- 11 NOT USED
- 12 NOT USED
- 13 500 WATT, WALL MOUNT SECURITY LIGHT W/ PHOTO CELL, TIME CONTROL, AND CUT OFF SHIELD (TO PREVENT OBSERVATION OF LIGHT SOURCE FROM OFF SITE) - TYP. OF 5
- 14 REFUSE CONTAINER ENCLOSURE PER DETAIL A, SHEET 1 - COLOR KEYED NOTE 2A
- 15 RAISED CONCRETE PLANTER W/ SEAT
- 16 DOORS ARE 3'-0"x7'-0" TYP.



A Detail Of Downspout

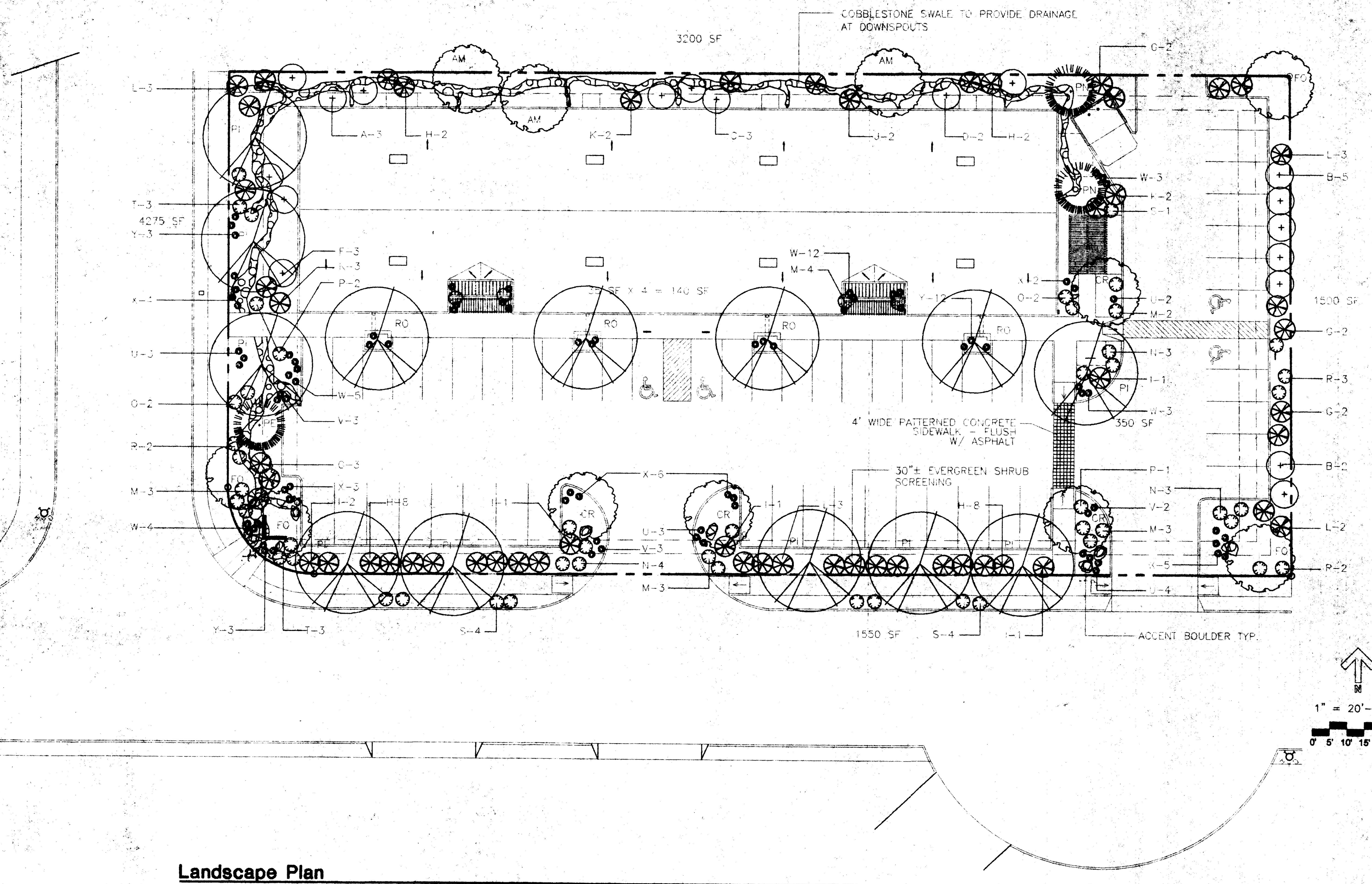


B Elevation At Monument Sign



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

<p>13 August 2002</p> <p>© 2002 Briscoe Architects, P.C.</p> <p>STATE OF NEW MEXICO</p> <p>JOHN A. BRISCOE</p> <p>REGISTERED ARCHITECT</p> <p>NO. 2308</p>	<p><i>Briscoe Architects, p.c.</i></p> <p>ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY</p> <p>4100 MENAVAL BLVD, NE SUITE 203 ALBUQUERQUE, NM 87119-2204</p> <p>V: 505.282.0183 F: 505.581.9114 E: briscoe@man.com</p>
<p>Eastmoon Properties LLC</p> <p>10501 Research Rd. SE</p> <p>Albuquerque, NM</p>	<p>SHEET NO.</p> <p>2</p>



Landscape Plan

NOTE: GRADING AND LANDSCAPE PLANS ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE. PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION. SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
SHADE TREE 2" CAL.			
RO	4	ROBINIA	PURPLE ROBE LOCUST
PI	9	PISTACIA	CHINESE PISTACHE
ORNAMENTAL TREE 15 GAL.			
CR	4	CRATAEGUS	HAWTHORN
AM	3	AMELANCHIER	SERVICEBERRY
FO	4	FORESTIERA	N. M. OLIVE
EVERGREEN TREE 8' HT - MIN.			
PN	2	PINUS NIGRA	AUSTRIAN PINE
PE	1	PINUS EDULIS	PINON PINE
LARGE SHRUB 1-5 GAL.			
A	3	PRUNUS BESSEYI	CAND CHERRY
B	7	ELADAGNUS	SILVEBERRY
C	3	NANDINA	NANDINA
D	2	MISCANTHUS	MAIDEN GRASS
E	0	FALLUGIA	APACHE PLUME
F	3	CERCOCARPUS	C.L. MTN. MAHOGANY
MEDIUM SHRUB 1-5 GAL.			
G	9	CARYOPTERIS	BLUE MIST
H	20	ROSMARINUS	APP ROSEMARY
I	6	RAPHIOLEPIS	INDIA HAWTHORN
J	2	RHUS TRILOBATA	3 LEAF SUMAC
K	7	POTENTILLA	CINQUEFOIL
L	11	COTONEASTER	GRAY COTONEASTER
SMALL SHRUB 1-5 GAL.			
M	15	LAVANDULA	LA VENDER
N	10	SALVIA GREGGII	CHERRY SAGE
O	4	HELICTOTRICHON	BLUE AVENA GRASS
P	3	PINUS MUGO	MUGHO PINE
R	7	RHUS	GRD LOW SUMAC
S	5	LONICERA	HONEYSUCKLE
T	6	ROSMARINUS	CREEPING ROSEMARY
PERENNIAL 1 GAL.			
U	12	SEDUM	AUTUMN JOY SEDUM
V	8	CENTRANTHUS	JUPITERS BEARD
W	26	PENSTEMON	ROCKY MTN. PENSTEMON
X	20	AGASTACHE	HYSSOP
Y	18	SALVIA	GARDEN SAGE

PLANTING RESTRICTIONS APPROACH

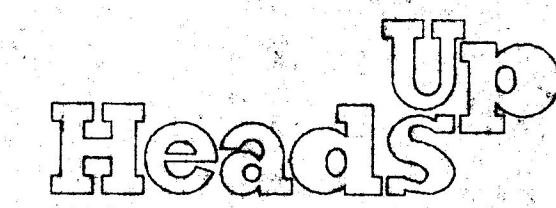
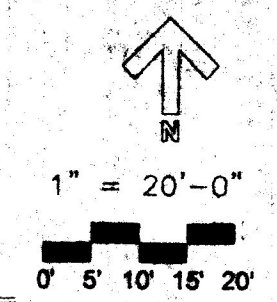
A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS.
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF.

NOTES

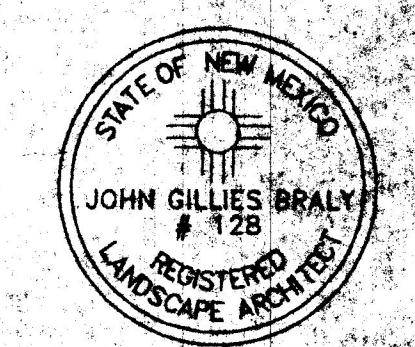
- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH ORGANIC MULCH AT 2"-3" DEPTH
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE 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 THEN 100' FROM A TREE.
- LANDSCAPE AREAS TO BE 4"-6" BELOW GRADE WITH CURB OPENINGS FOR WATER HARVESTING

SITE DATA

GROSS LOT AREA	44,300 SF
LESS BUILDING	13,100 SF
NET LOT AREA	31,200 SF
REQUIRED LANDSCAPE	4,680 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	11,015 SF
PERCENT OF NET LOT AREA	35%



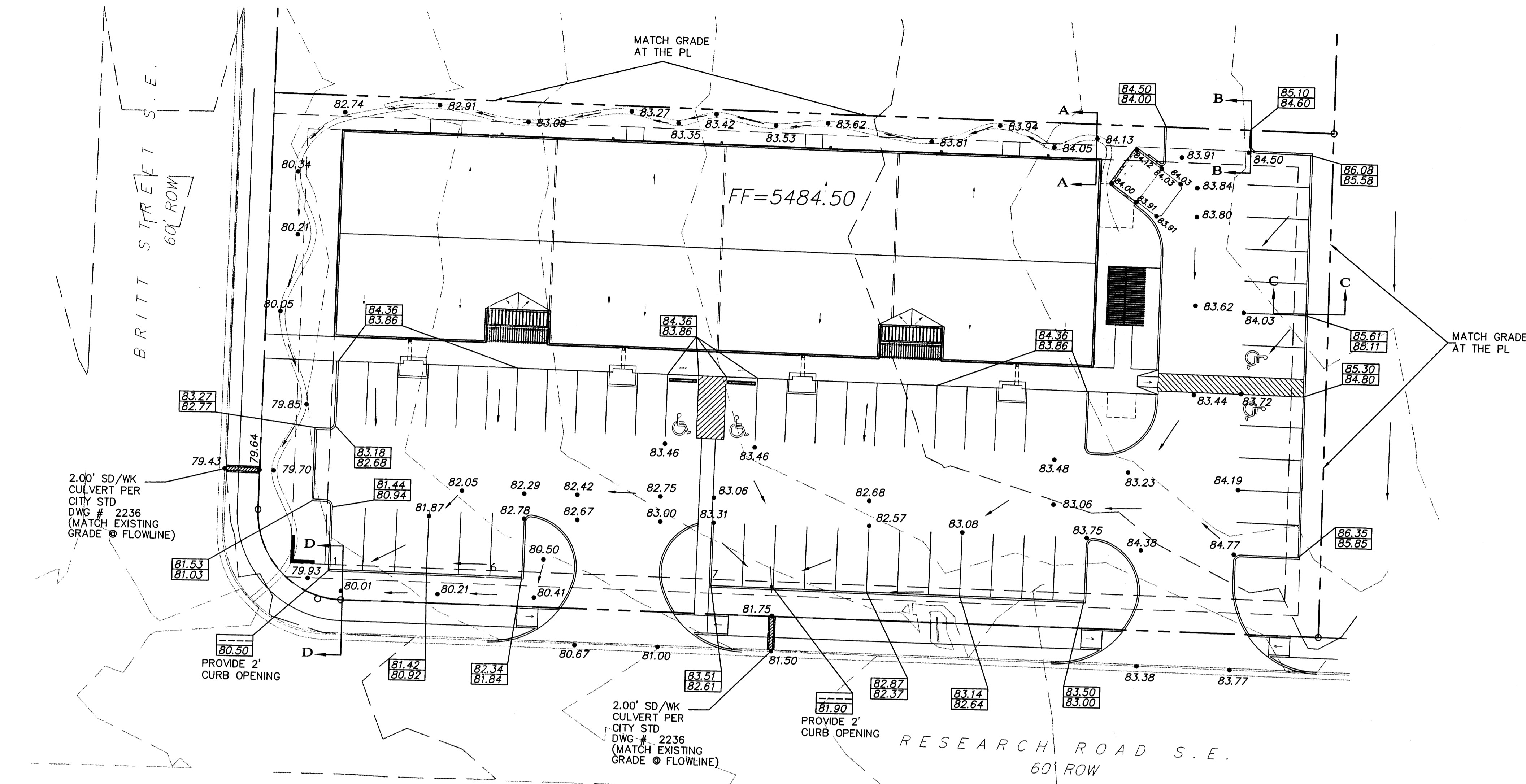
LANDSCAPE CONTRACTORS
 7525 SECOND ST. NW
 ALBUQUERQUE, NM
 (505) 895-9615
 LICENSE 18890
 www.headsuplandscape.com



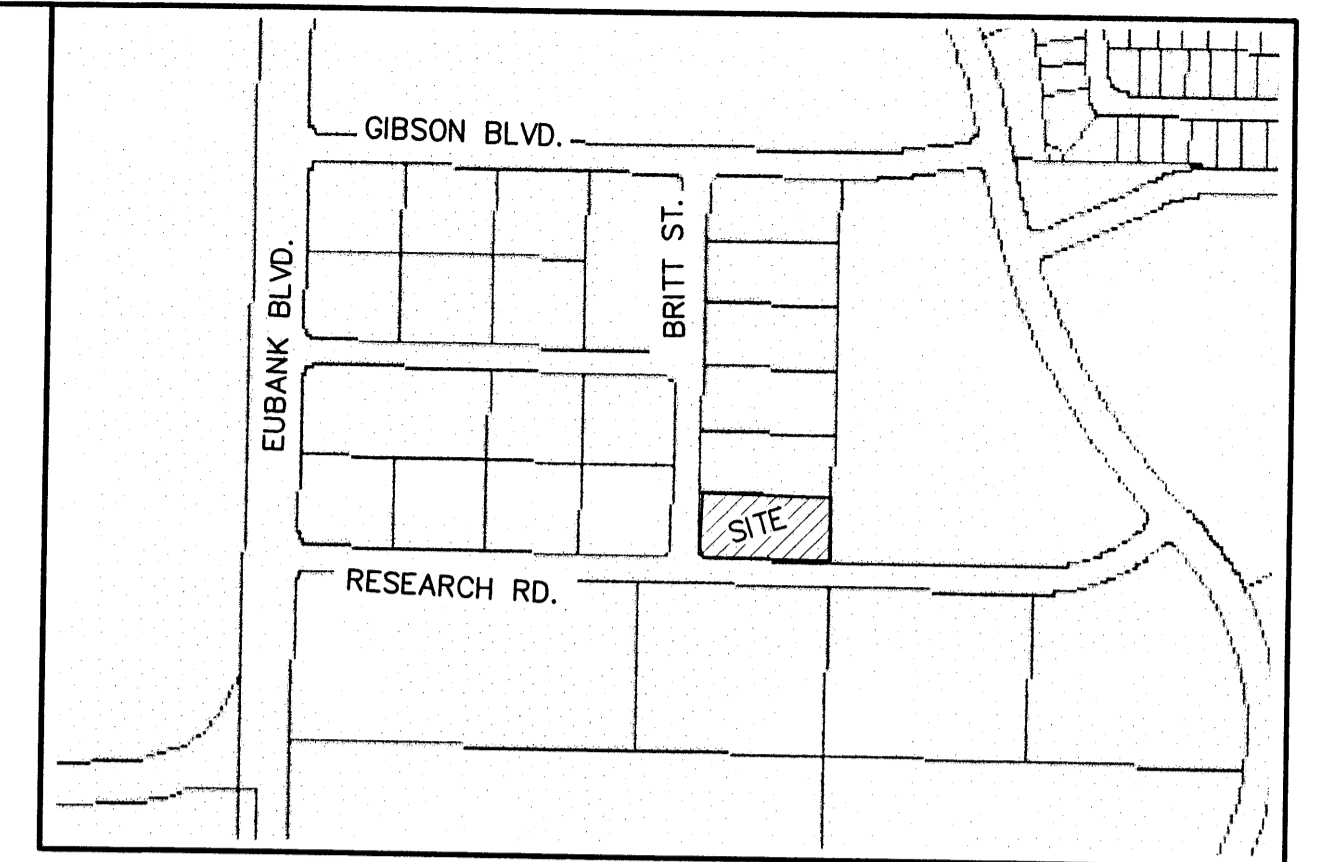
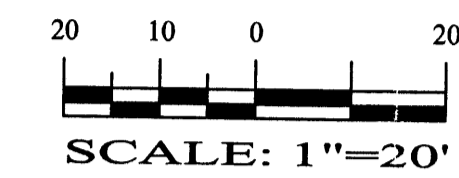
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

08 August 2002	Briscoe Architects, P.C.
© 2002 Briscoe Architects, P.C.	ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY
STATE OF NEW MEXICO JOHN A. BRISCOE NO. 2308 REGISTERED ARCHITECT	4100 ARENAL BLVD. NE, SUITE 200 ALBUQUERQUE, NM 87110-8000 V: 505.282.0160 F: 505.891.9114 E: jbriscoe@briscoe.com
Eastmoon Properties LLC 10501 Research Rd. SE Albuquerque, NM	SHEET NO. 3

NOTE: GRADING AND LANDSCAPE PLAN ARE COORDINATED TO ALLOW MAXIMUM POTENTIAL WATER ABSORPTION ON SITE, PERIMETER PLANTING AREAS ARE RECESSED BELOW ADJACENT PAVED SURFACES TO FACILITATE RAINWATER COLLECTION, SCREENING OF PARKING AT STREET IS ACCOMPLISHED BY EVERGREEN SHRUBS.



GRAPHIC SCALE



VICINITY MAP: M-21-Z

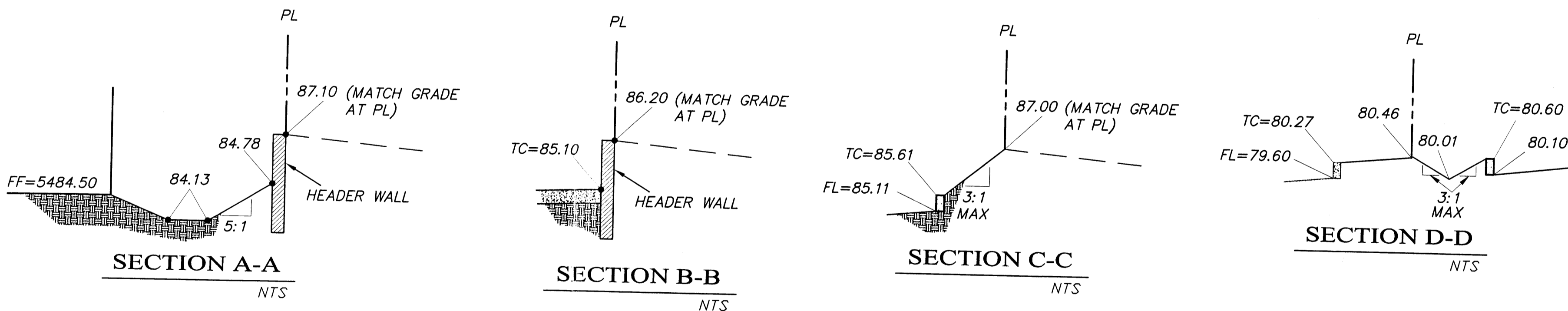
LEGAL DESCRIPTION:
LOT 6, BLOCK 3, SANDIA RESEARCH PARK

ADDRESS:
1420 BRITT ST. SW

ZONING:
SU-1 IP USES

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EX- 8" SAS
- EXISTING SANITARY SEWER LINE
- EX- 16" WL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER
- 5100- EXISTING CONTOUR (MAJOR)
- 5102- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- TC=84.50
FL=84.00 PROPOSED GRADE
- 84.50 PROPOSED SPOT ELEVATION
- * 5265.16 EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE
- 100YR-WSEL 100-YEAR WSEL (FROM HEC-RAS OUTPUT)
- 100YR-EGL EXISTING FENCE
- FEMA FEMA FLOODPLAIN LIMITS FROM FEMA MAP



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

ROUGH GRADING APPROVAL _____ DATE _____

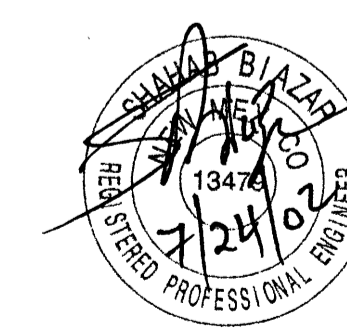
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

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 RUNOFF 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. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

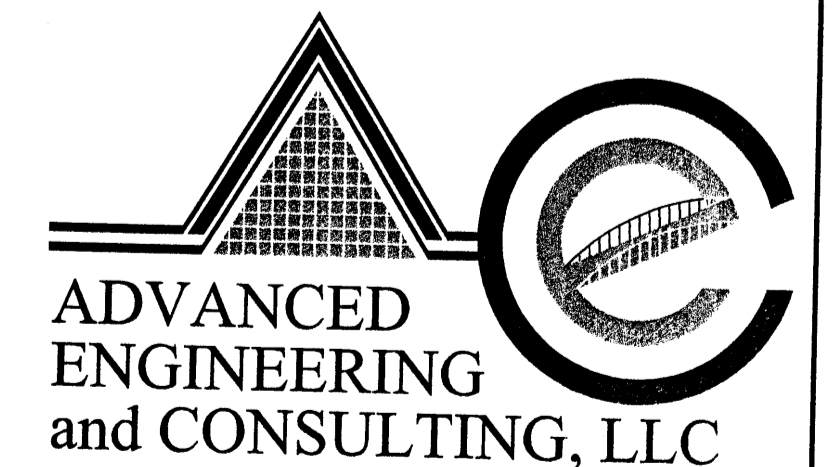
GENERAL NOTES:

1. ADD 5400 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5541.48 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 4:1 MAXIMUM.

APPROVALS	NAME	DATE
INSPECTOR		



SHAHAB BIAZAR
P.E. #13479



ADVANCED
ENGINEERING
and CONSULTING, LLC

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

EASTMOON PROPERTIES, LLC
CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200220-GR.DWG	SBB	05-30-2002	3 OF 4