

GROSS BUILDING AREAS:	
EXISTING BUILDINGS:	
WEST ADMINISTRATION BUILDING	21,022.25 SQ FT
SUBTOTAL REMODELED FLOOR AREA	21,022.25 SQ FT
ADDITIONS:	
CENTRAL ADMINISTRATION WING	22,115.50 SQ FT
EAST ADMINISTRATIVE SUPPORT WING	8,317.65 SQ FT
TOTAL ADDITIONS	30,443.15 SQ FT
TOTAL GROSS BUILDING AREA	51,465.40 SQ FT

UBC CODE ANALYSIS:	
OCCUPANCY TYPE:	B OFFICE (EXISTING AND ADDITION) S-1 STORAGE (ADDITION)
EXISTING WEST BUILDING:	BASIC AREA: 12,000 SF CONST TYPE III-N
INCREASES:	2 SIDED 50% 3 SIDED 100%
TOTAL ALLOWABLE:	18,000 SF 36,000 SF
TOTAL ALLOWABLE AREA	54,000.0 SF
TOTAL ACTUAL AREA	51,900.4 SF

PARKING CALCULATIONS:	
OFFICE OCCUPANCY BUILDING:	
1 SPACE PER 200 SQ FT	48,071 SQ FT = 241 SPACES
STORAGE OCCUPANCY BUILDING:	
1 SPACE PER 2,000 SQ FT	3,375 SQ FT = 2 SPACES
TOTAL REQUIRED PARKING SPACES	243 SPACES
REQUIRED ACCESSIBLE SPACES (FOR 101-300 TOTAL REQ. SPACES)	= 8 SPACES
TOTAL PARKING SPACES PROVIDED	245 SPACES

BICYCLE CALCULATIONS:	
REQUIRED VEHICLE PARKING:	243 SPACES
REQUIRED BICYCLE PARKING:	13 SPACES
BICYCLE PARKING PROVIDED:	16 SPACES

SITE IMPROVEMENTS:

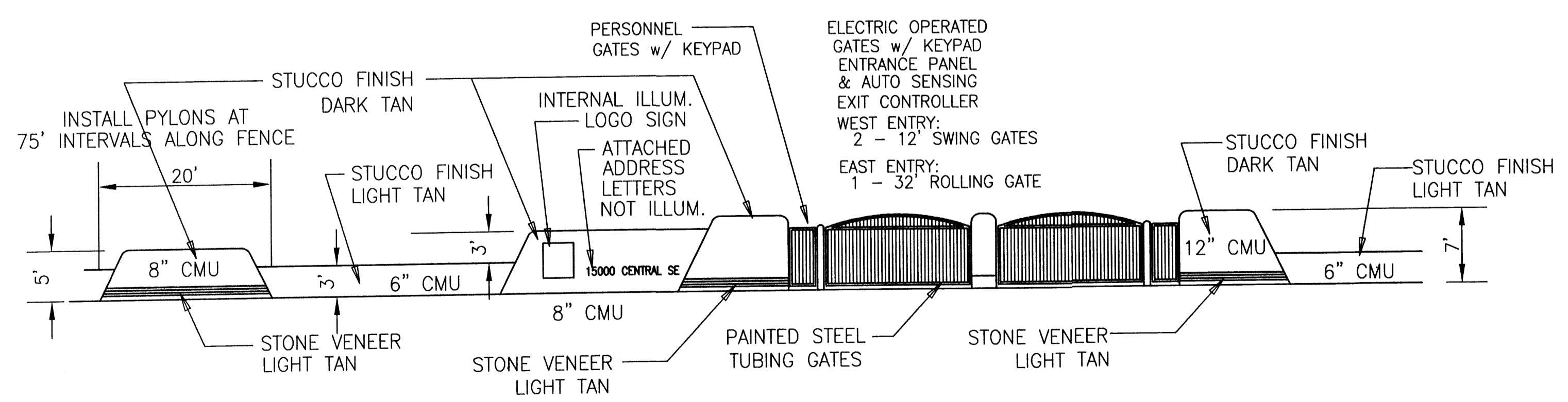
PARKING AREAS AND DRIVES:
ALL VEHICLE TRAFFIC WAYS AND PARKING AREAS SHALL BE ASPHALT PAVED. EDGES OF PAVING SHALL BE CONSTRAINED WITH 6" CONCRETE HEADER CURBS. SOIL ELEVATIONS SHALL BE 2" BELOW TOP OF CURBS TO CONTROL EROSION. PARKING AREAS WILL BE STRIPED WITH 4" WHITE PAINT LINES. SEE GRADING PLAN FOR SLOPES.

LANDSCAPING:
SEE LANDSCAPE PLAN FOR MATERIAL SPECIFICATIONS AND CALCULATIONS

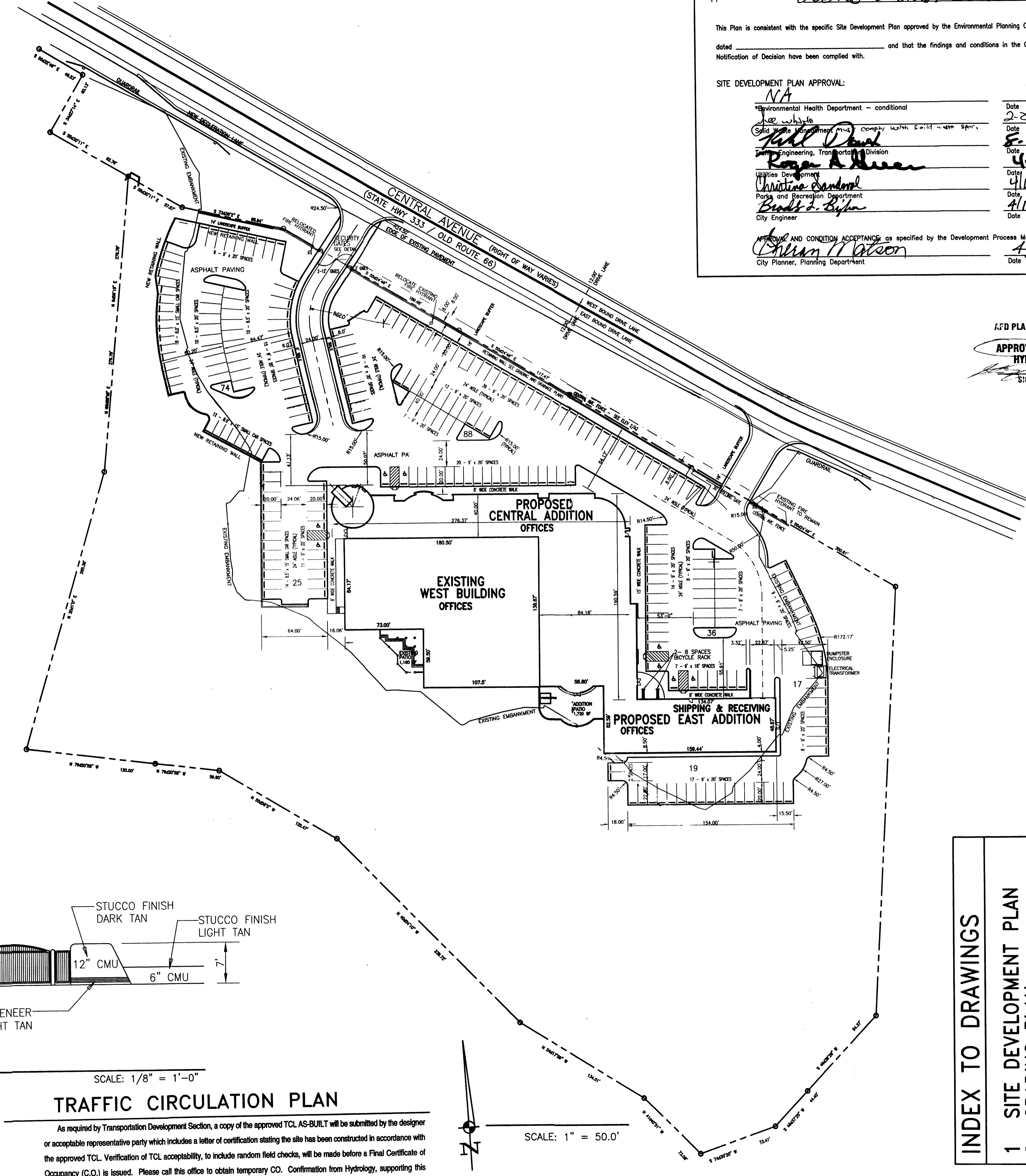
PATIOS:
2 EACH PROVIDED ALONG SOUTH FACE OF BUILDING
EXISTING BEING 1,180 SQ FT w/ LANDSCAPE AND SHADDE TRELLIS
NEW ADDITION PATIO IS 1,720 SQ FT w/ LANDSCAPED AND UMBRELLA SHADE

SIGNAGE:
1 EACH LOGO AND STREET ADDRESS SHALL BE PLACED ON STUCCOED FENCE WALL AT WEST ENTRY GATES. SEE DETAIL THIS SHEET. SIGN SHALL BE INTERNALLY ILLUMINATED.
1 EACH LOGO SHALL BE PLACED ON BUILDING WALL ABOVE MAIN ENTRY DOORS. SEE EXTERIOR ELEVATIONS. SIGN CHARACTERS SHALL BE BACK LIT CHANNEL LETTERS

SITE LIGHTING:
PARKING AREAS SHALL HAVE 20' HIGH POLE MOUNTED AREA LIGHTING. LUMINAIRES SHALL BE DOWNLIGHT ONLY WITH CUTOFFS WHERE NEEDED TO PREVENT SPILLAGE OVER PERIMETER PROPERTY LINES. BUILDING LIGHTING SHALL BE CONCENTRATED AT THE ENTRANCES AND WILL BE LIMITED TO DOWNCAST LIGHTING FOR SAFETY AND SECURITY. ALL EXTERIOR LUMINAIRES SHALL BE CHOSEN TO MEET REQUIREMENTS FOR "DARK SKY" NIGHT ILLUMINATION.



2
A2 TYPICAL CENTRAL AVE FENCE & ENTRY GATES
EAST ENTRY GATE OF SIMILAR CONSTRUCTION



TRAFFIC CIRCULATION PLAN

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

Project Number: 1002331
Application Number: 03DRB-00265/03DRB-00863

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and that the findings and conditions in the Official Notice of Decision have been complied with.

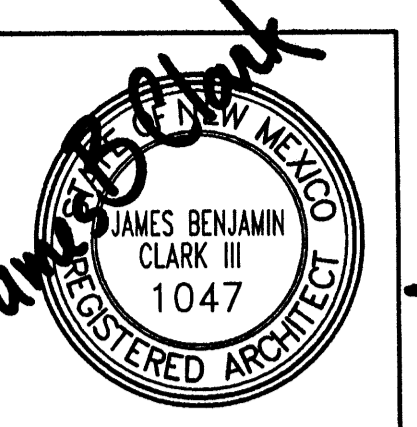
SITE DEVELOPMENT PLAN APPROVAL:

Environmental Health Department - conditional	Date: 2-20-03
Joe White	Date: 8-27-03
Public Works Management - comply with 5.01.1 - 5.01.4	Date: 4-16-03
Keith Dool	Date: 4/16/03
Engineering, Transportation Division	Date: 4/16/03
Roger A. Duen	Date: 4/16/03
Utilities Department	Date: 4/16/03
Christine Randall	Date: 4/16/03
Parks and Recreation Department	Date: 4/16/03
Bruce A. Sypa	Date: 4/16/03
City Engineer	Date: 4/16/03

APPROVAL AND CONDITION ACCEPTANCE as specified by the Development Process Manual
Chloris P. Wilson
City Planner, Planning Department

AED PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

INDEX TO DRAWINGS	
1	SITE DEVELOPMENT PLAN
2	GRADING PLAN
3	UTILITY PLAN
4	LANDSCAPING PLAN
5	EXTERIOR ELEVATIONS



MASTERWORKS ARCHITECTS, INC
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ALBUQUERQUE, NM 87102-1806

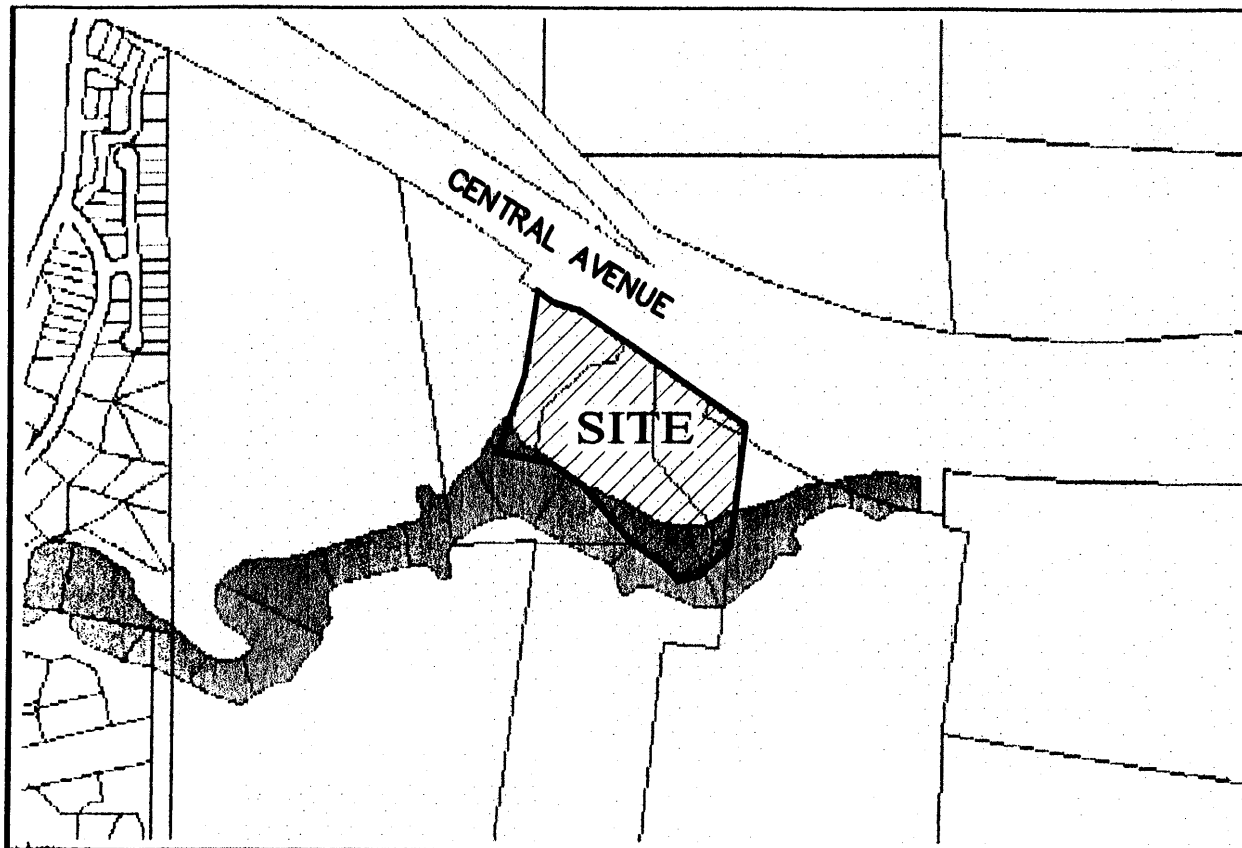
FILE 0271J SITE
18 FEB 03

ADDITION TO & RENOVATION OF
ASRT HEADQUARTERS
15000 CENTRAL AVE. SE
ALBUQUERQUE, NEW MEXICO

SITE DEVELOPMENT PLAN
FOR SUBDIVISION
AND BUILDING PERMIT

SHEET
1
OF 5

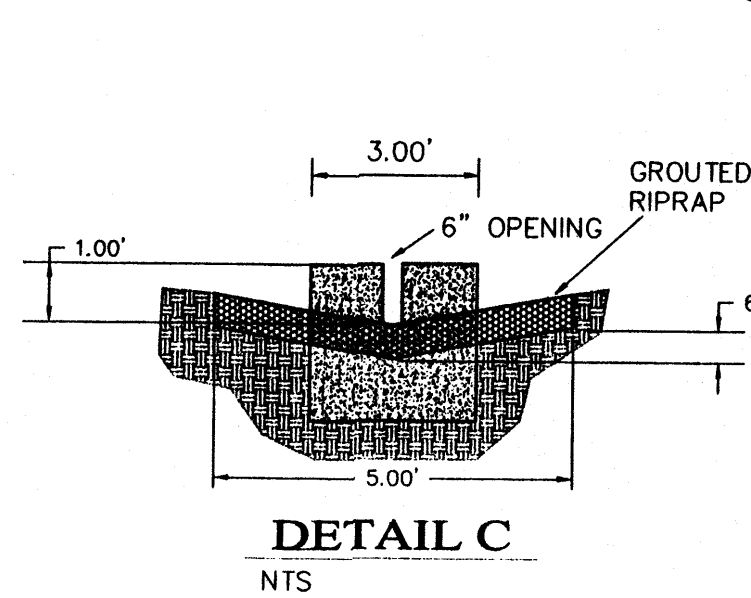
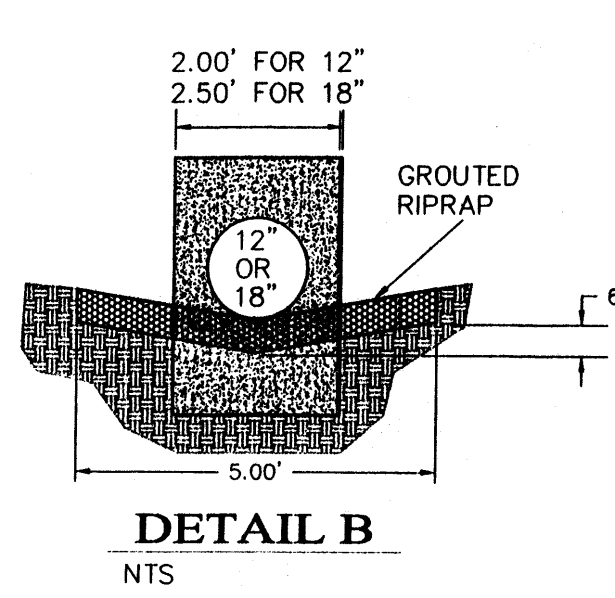
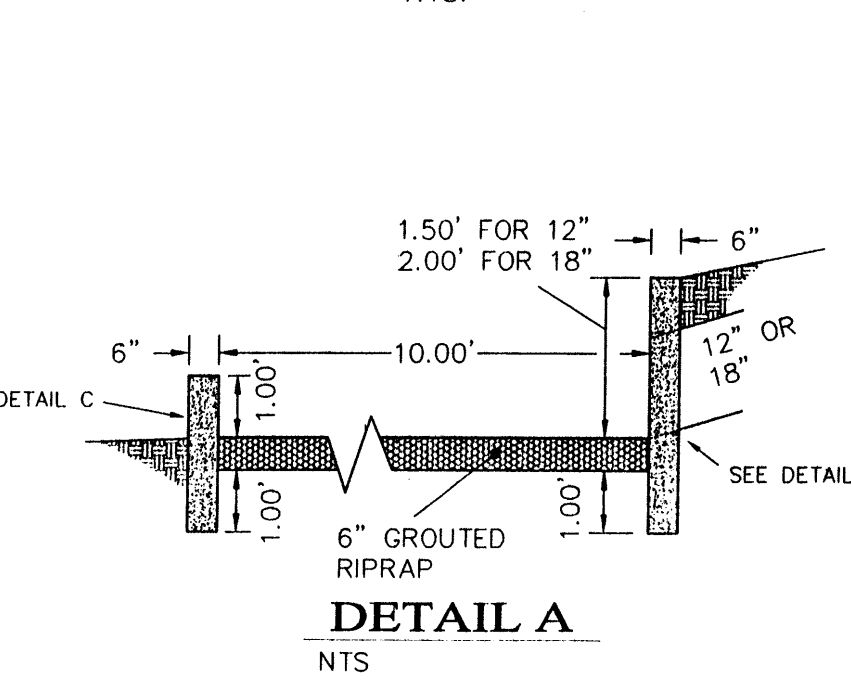
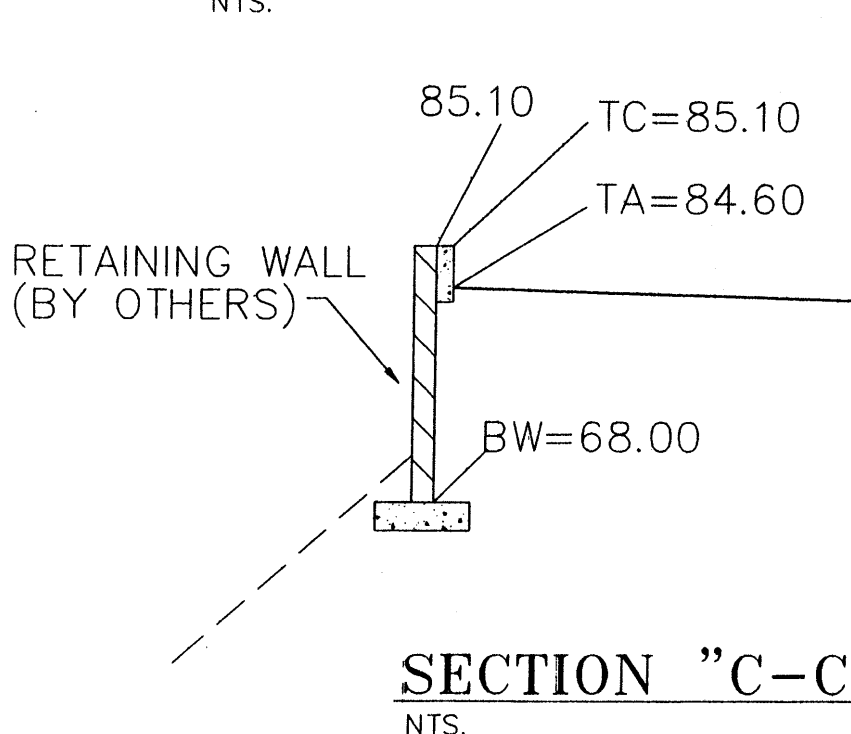
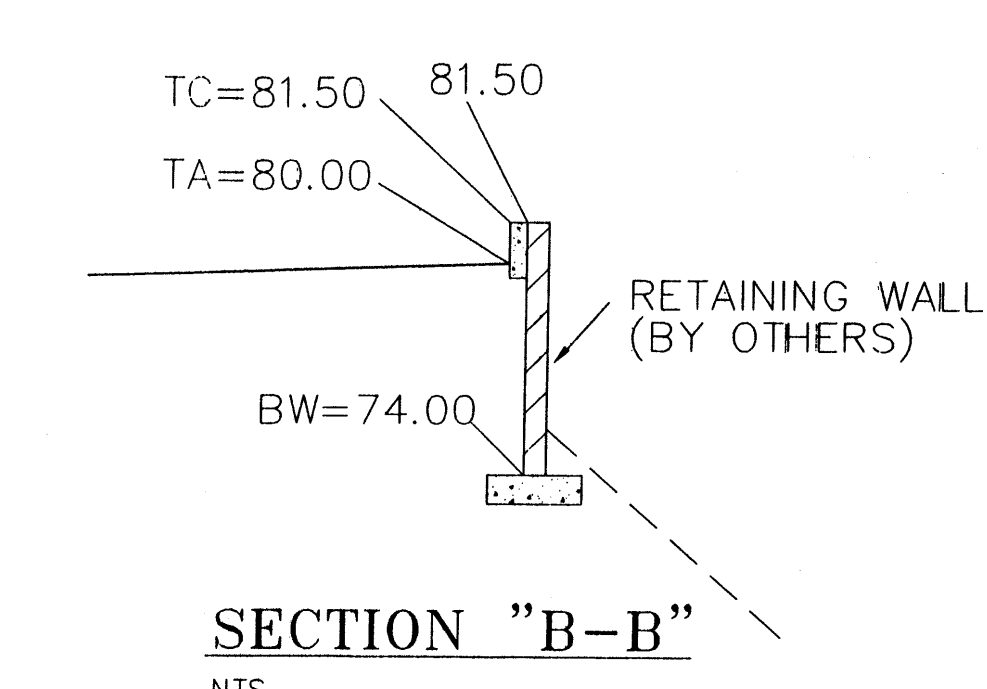
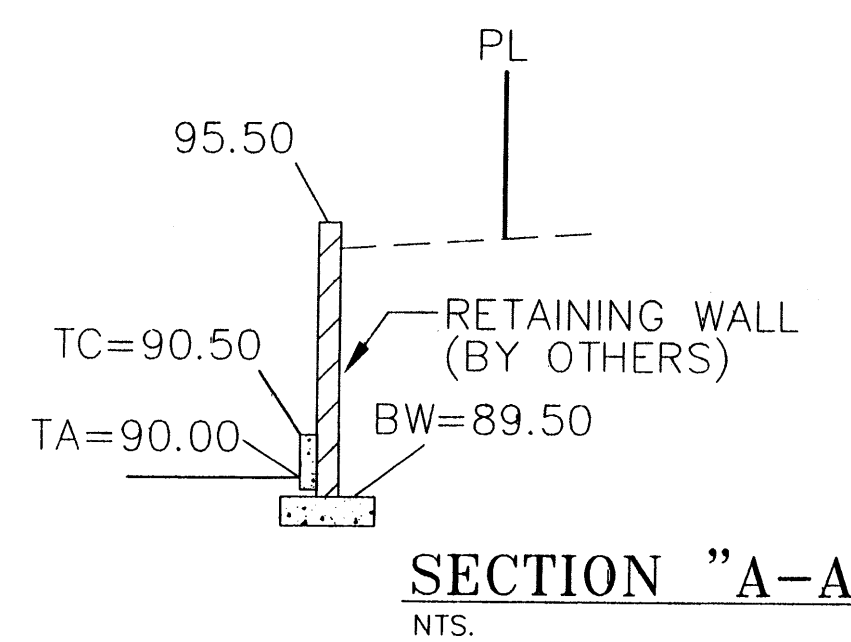
PROJECT 1002331



FIRM MAP: 35001C0378 D & 086 D

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

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

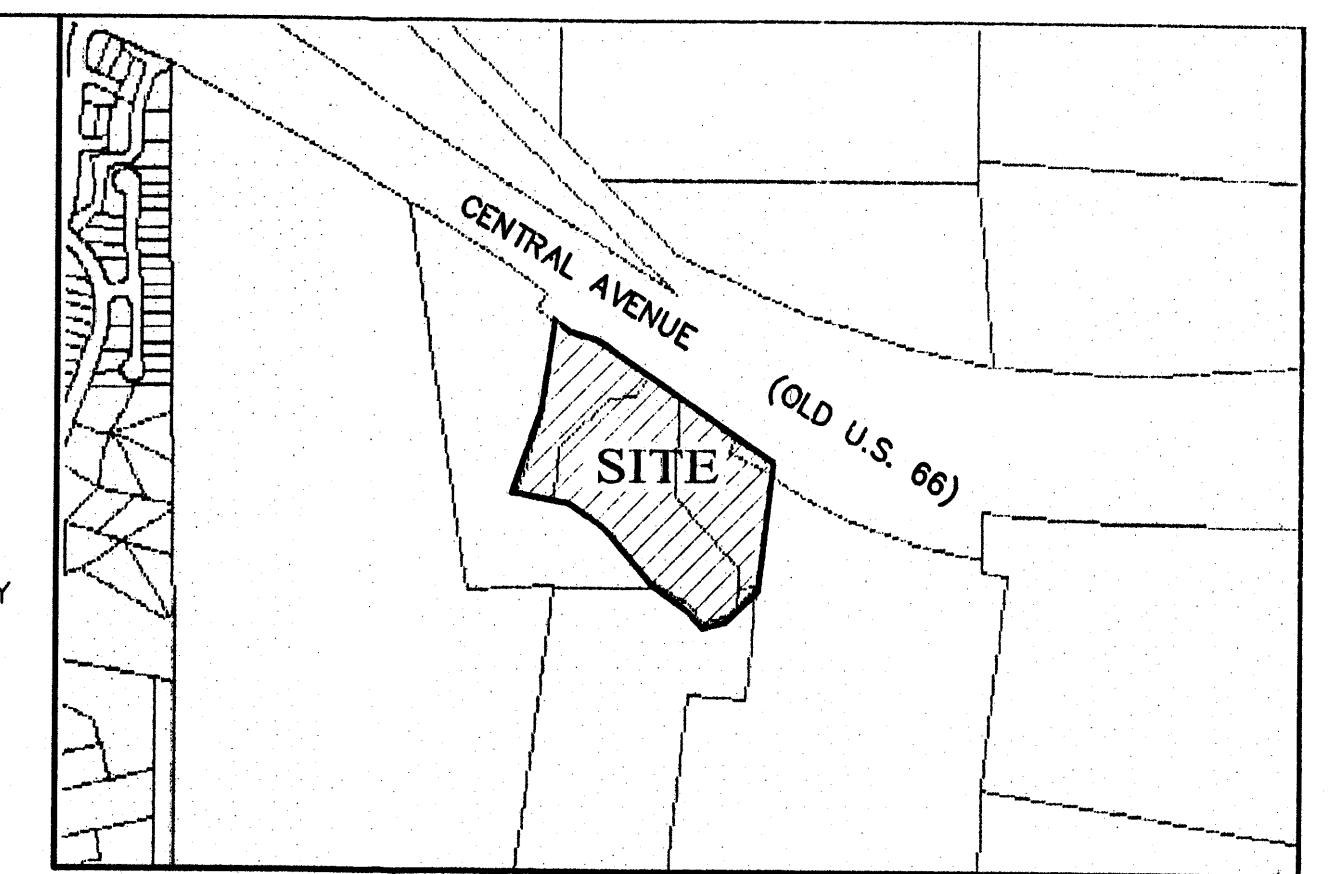


- GENERAL NOTES:**
- ADD 5600 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 - CONTOUR INTERVAL IS ONE (1) FOOT.
 - TOPOGRAPHY WAS PROVIDED BY THE OWNER.
 - UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY 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.
 - THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 - SLOPES ARE AT 4:1 MAXIMUM.

ROUGH GRADING APPROVAL _____ DATE _____

NOTICE TO CONTRACTORS

- 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 HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT 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 CONSTRUCTIONS. 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.



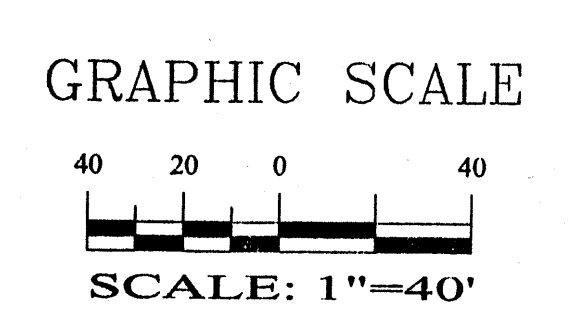
VICINITY MAP: L-23-Z

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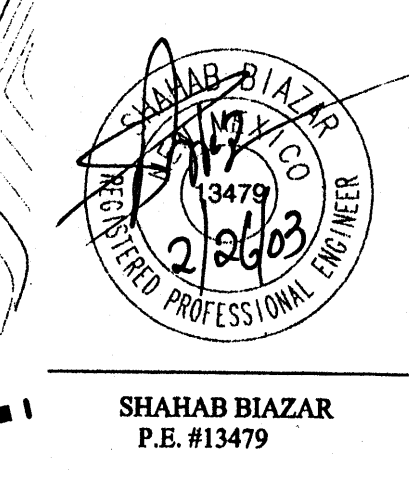
TRACTS A-1, A-2 AND A-3 CHANT PROPERTY ADDITION SECTION 26, T.10N., R.4E., N.M.P.M., COUNTY OF BERNALILLO, NEW MEXICO CONTAINING 9.406 ACRES MORE OR LESS

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- PROPOSED RETAINING WALL
- TOP OF CURB
- FLOW LINE
- PROPOSED SPOT ELEVATION
- TOP OF ASPHALT



GRADING PLAN
SHEET
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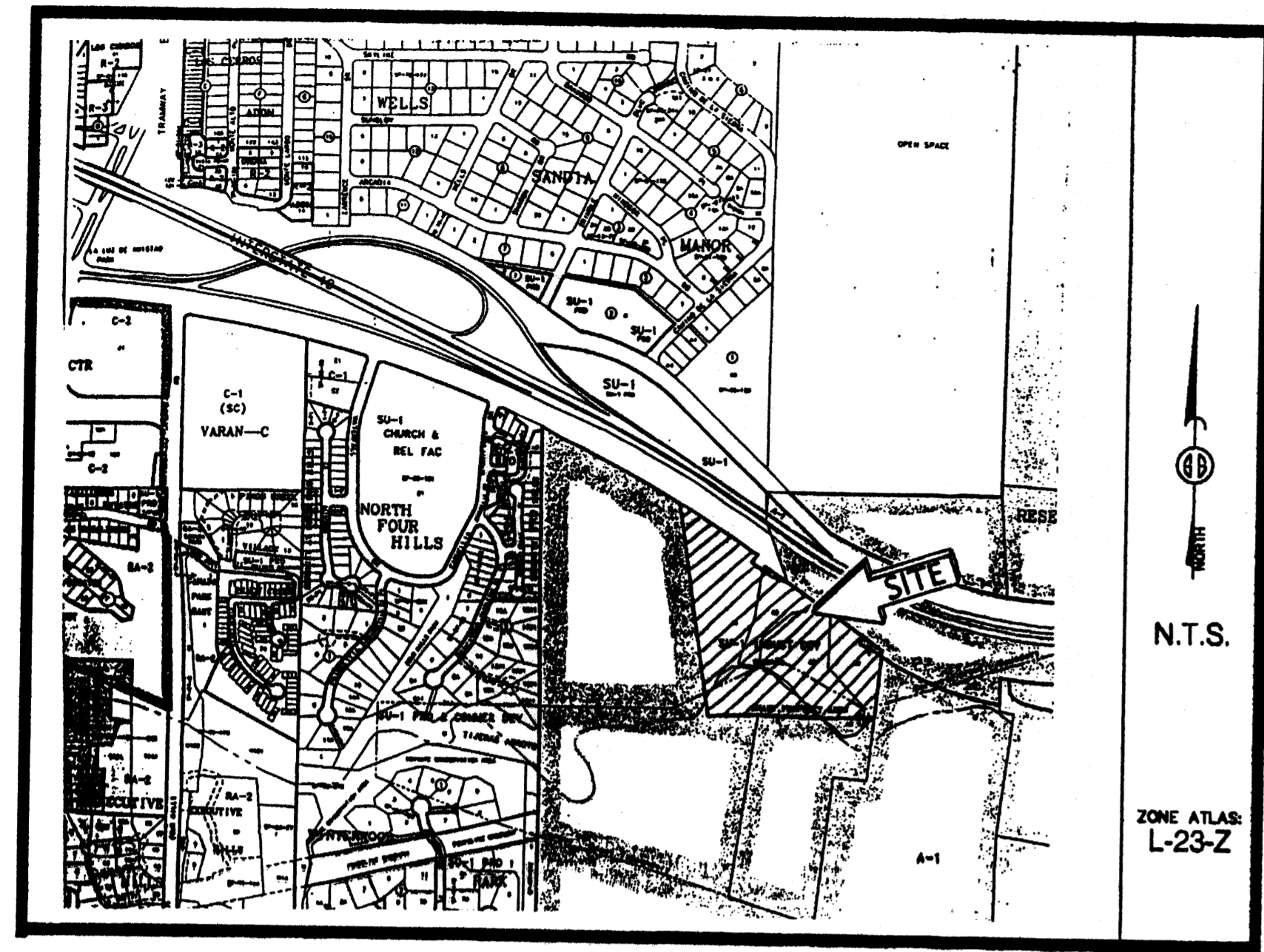
ADVANCED ENGINEERING and CONSULTING, LLC
10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-3570

ASRT HEADQUARTERS GRADING AND DRAINAGE PLAN

DRAWING: 200242GR.DWG	DRAWN BY: SBB	DATE: 11-05-2002
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7 APR TO PDS

LAST REVISION: 02-26-2003



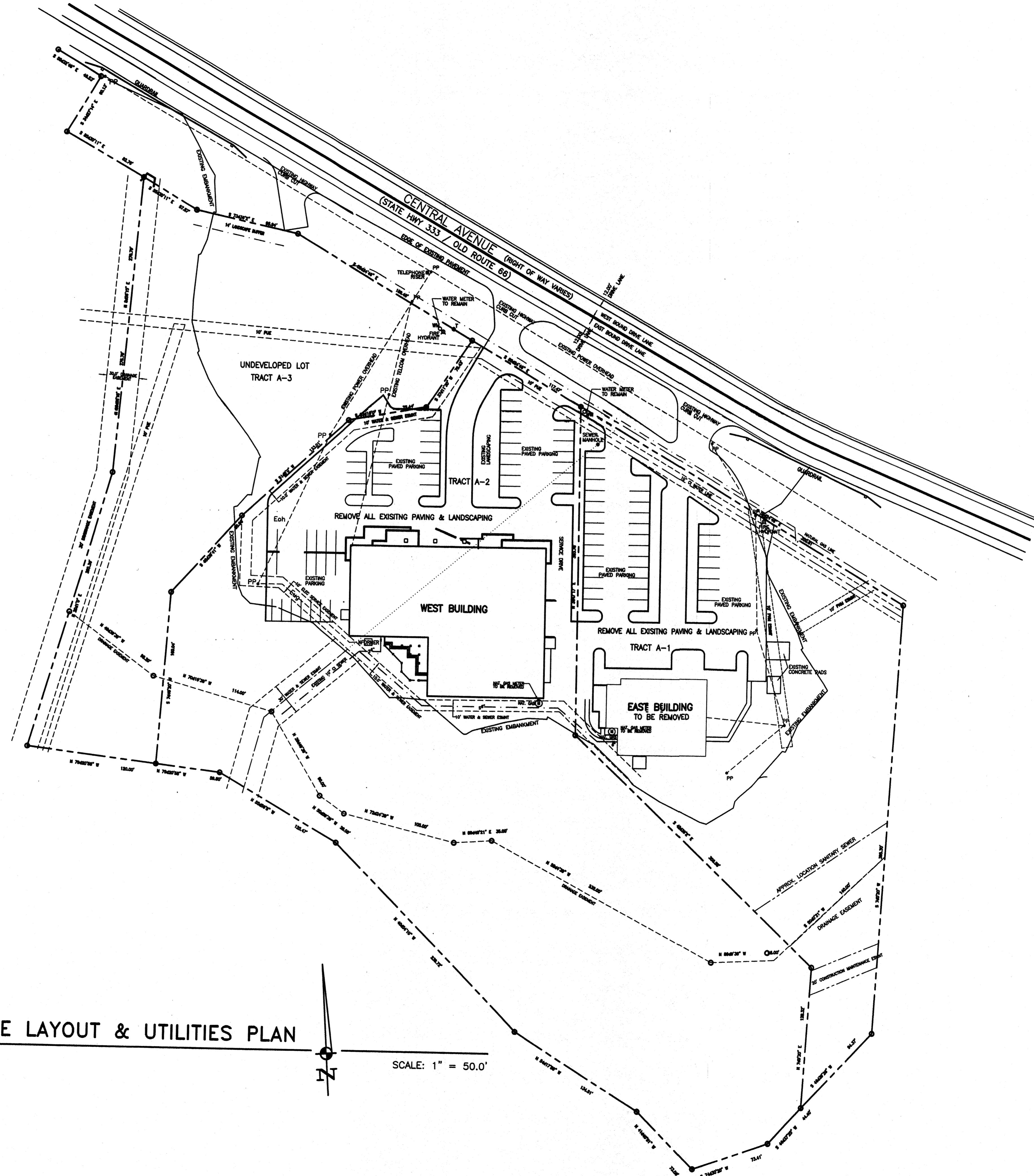
2 SITE LOCATION MAP
A1

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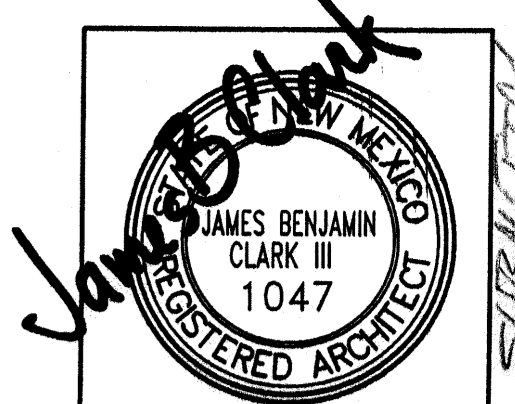
TRACTS A-1, A-2 AND A-3 CHANT PROPOERTY ADDITION
SECTION 26, T.10N., R.4E., N.M.P.M.
CITY OF ALBUQUERQUE
COUNTY OF BERNALILLO, NEW MEXICO

TRACT A-1	2.460 ac	107,142.919 SF
TRACT A-2	4.951 ac	215,679.267 SF
TRACT A-3	1.995 ac	86,895.010 SF
TOTALS	9.406 ac	409,717.196 SF

ZONE ATLAS L-13-Z
CURRENT ZONING SU-1 / INDUSTRIAL DEVELOPMENT



1 EXISTING SITE LAYOUT & UTILITIES PLAN
A1



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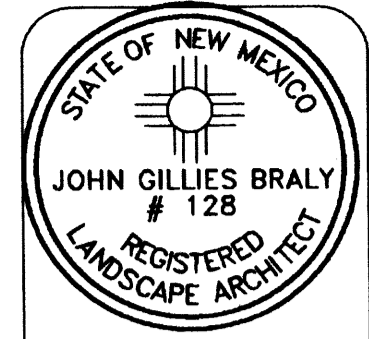
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18 FEB 03

ADDITION TO & RENOVATION OF
ASRT HEADQUARTERS
15000 CENTRAL AVE. SE
ALBUQUERQUE, NEW MEXICO

UTILITY PLAN

SHEET
3
OF 5

DDB ORIGINAL SUBMITTAL



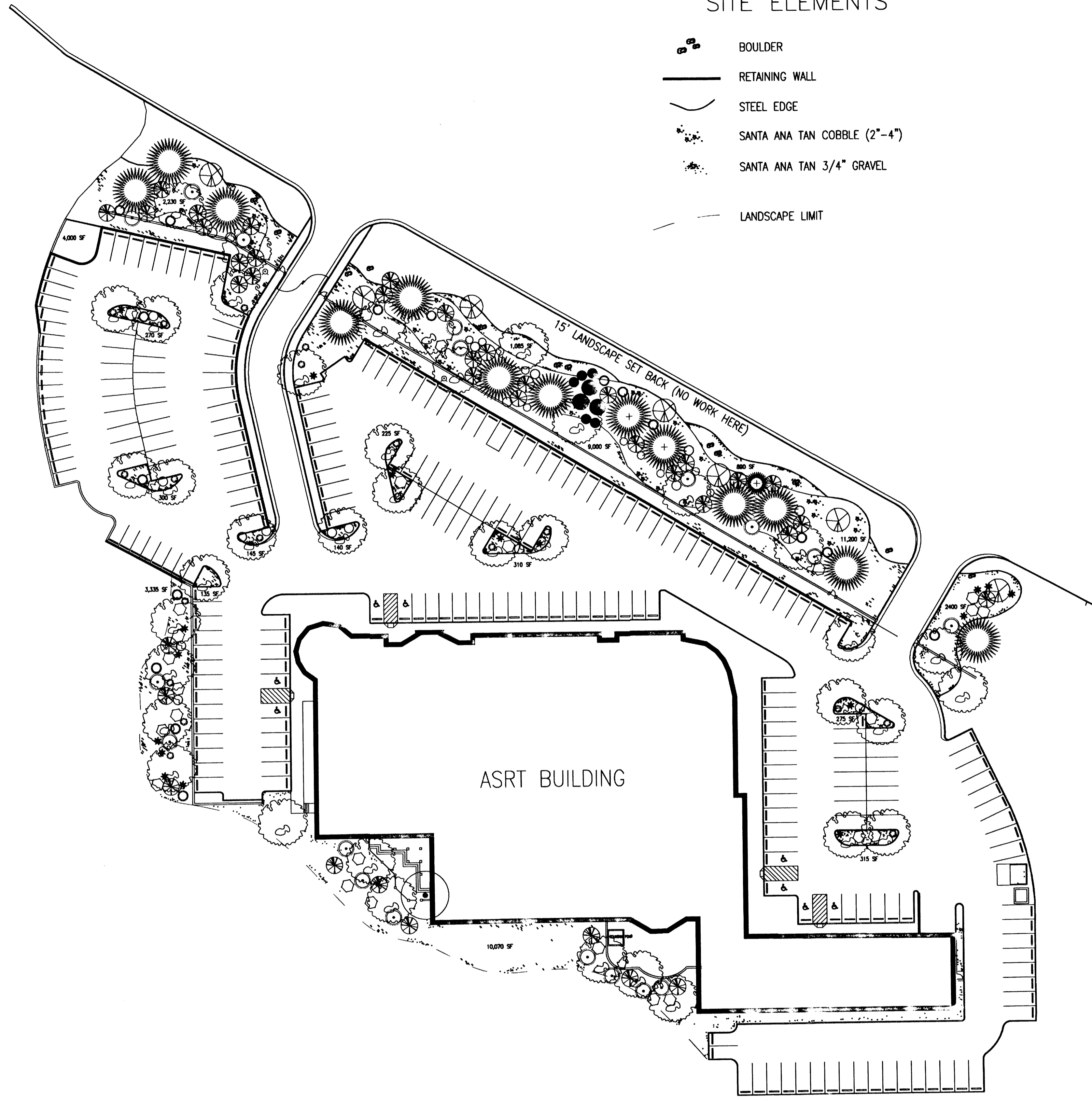
scale
1" = 40'-0"

date
02/04/03
revisions
03/05/03
03/26/03

Heads Up
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890

SITE ELEMENTS

- BOULDER
- RETAINING WALL
- STEEL EDGE
- SANTA ANA TAN COBBLE (2"-4")
- SANTA ANA TAN 3/4" GRAVEL
- LANDSCAPE LIMIT

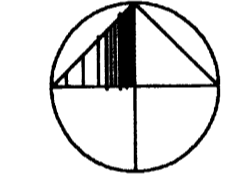


PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	---	EXISTING TREE	EXISTING TREE	---
	---	EXISTING EVERGREEN	EXISTING EVERGREEN	---
	---	EXISTING SHRUBS	EXISTING SHRUBS	---
	39	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST	2" CAL
	11	PINUS ELДАРICA	AFGHAN PINE	5' - 6' HEIGHT
	7	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	15 GAL
	37	ELAEGNUS PUNGENS	SILVER BERRY	5 GAL
	18	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GAL
	26	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL
	16	ARTEMISIA FILIFOLIA	SAND SAGE	1 GAL
	18	FALLUGIA PARADOXA	APACHE PLUME	1 GAL
	19	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIRAEA	1 GAL
	17	HESPERALOE PARVIFLORA	TEXAS RED YUCCA	1 GAL
	10	PRUNUS BESSEY	WESTERN SAND CHERRY	

SITE DATA

GROSS LOT AREA	237,150 SF
LESS BUILDING	50,780 SF
NET LOT AREA	186,370 SF
REQUIRED LANDSCAPE	27,955 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	44,350 SF
PERCENT OF LANDSCAPE AREA	24%



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

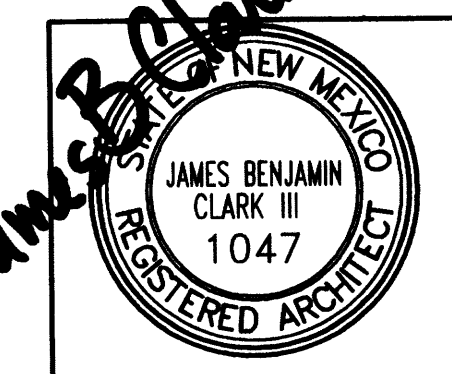
NOTES

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE PLANTING RESTRICTIONS APPROACH AND WATER WASTE ORDINANCE
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS NOT SPECIFIED ARE TO BE MULCHED WITH SANTA ANA TAN GRAVEL 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 THEN 100' FROM A TREE.

LANDSCAPE PLAN

SHEET
4
OF 5

James P. Clark



MASTERWORKS ARCHITECTS, INC
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 ALBUQUERQUE, NM 87102-1806

FILE # 0271cARCH
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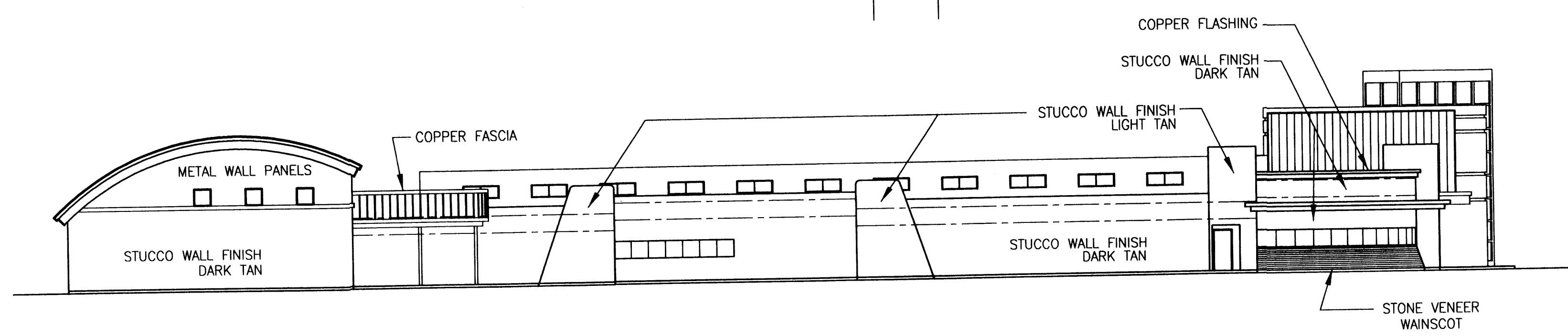
ADDITION & RENOVATION OF
ASRT HEADQUARTERS
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 ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS

SHEET

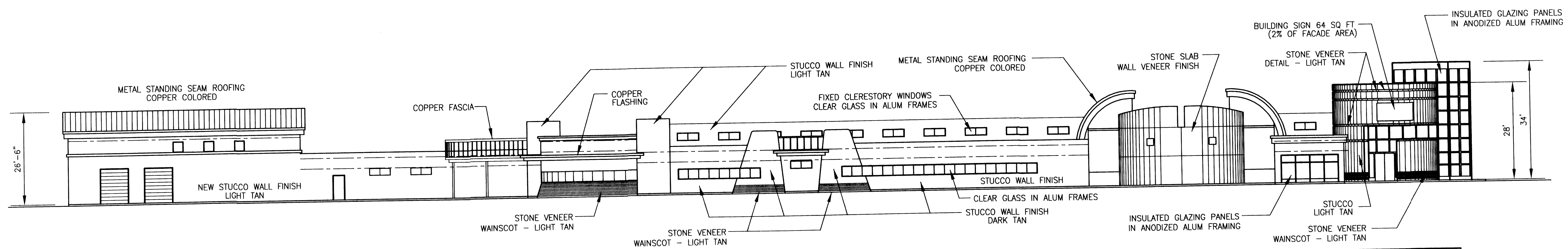
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OF 5



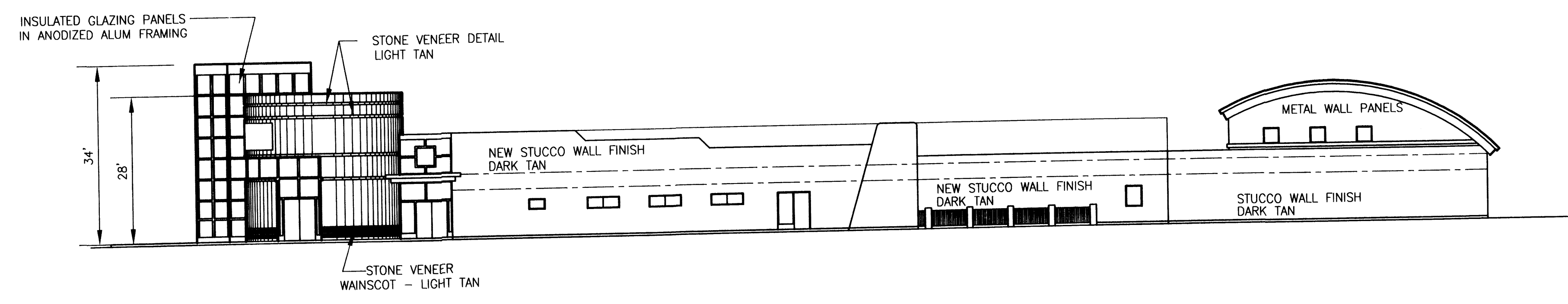
1 EAST ELEVATION

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



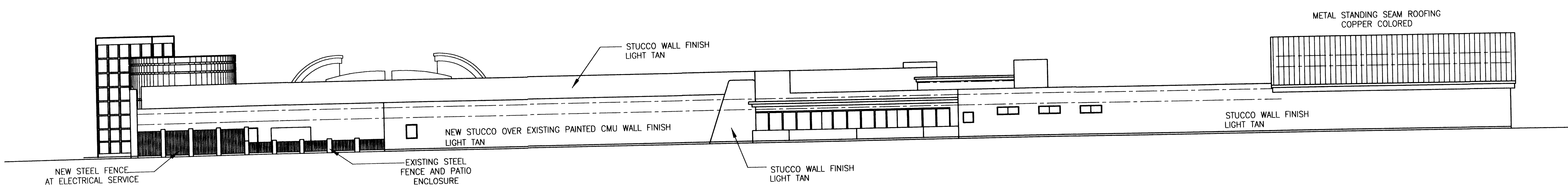
2 NORTH ELEVATION

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



3 WEST ELEVATION

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



4 SOUTH ELEVATION

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

