

IRRIGATION SYSTEM

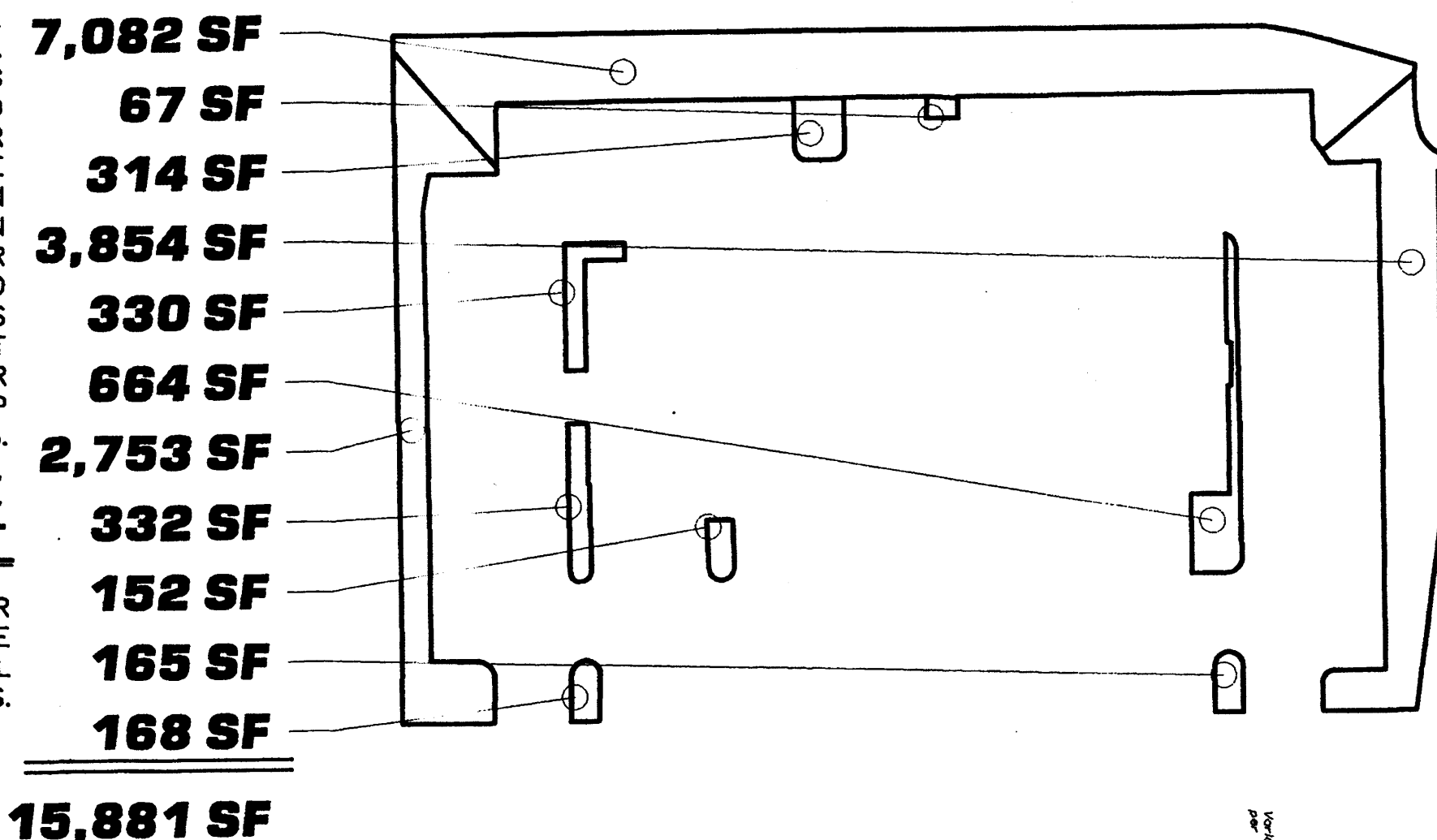
24VAC ELECTRIC SOLENOID ZONE VALVES CONTROL THE FLOW OF WATER TO EACH ZONE. THE VALVES RECEIVE SIGNALS FROM THE CONTROLLER VIA BURIED MULTI-STRAND LOW-VOLTAGE WIRE. SOME VALVES HAVE BEEN INSTALLED ATOP RISERS STANDING OUT OF THE GROUND WHILE OTHERS HAVE BEEN INSTALLED BELOW GROUND IN FIBERGLASS ENCLOSURES. THE CONTROLLER RUNS THE IRRIGATION SYSTEM AND IS MOUNTED INSIDE THE EXISTING BUILDING. A BACKFLOW PREVENTER HAS BEEN INSTALLED BETWEEN THE CITY CONNECTION AND THE IRRIGATION SYSTEM. POPUP GEAR-DRIVEN ROTORS ROTATE TO WATER LARGE LAWN AREAS. FIXED-ARC POPUP SPRAYS SPRAY A FIXED PATTERN TO WATER THE SMALL LAWN AREAS. GARDEN AREAS ARE WATERED WITH SHRUB SPRAYS AND EFFICIENT MICRO-SPRAYS WHICH ARE MOUNTED ON PERMANENT RISERS OR ATTACHED TO 1/4" TUBING. HEDGES ARE WATERED WITH DRIP EMITTERS.

LANDSCAPE MAINTENANCE STATEMENT

THE OWNERS OF THIS PROPERTY ARE CURRENTLY UNDER CONTRACT WITH DESERT GARDENS LANDSCAPE MAINTENANCE COMPANY. DESERT GARDENS IS RESPONSIBLE MAINTAINING ALL IRRIGATION, PLANT HEALTH AND LAWN CUTTINGS.

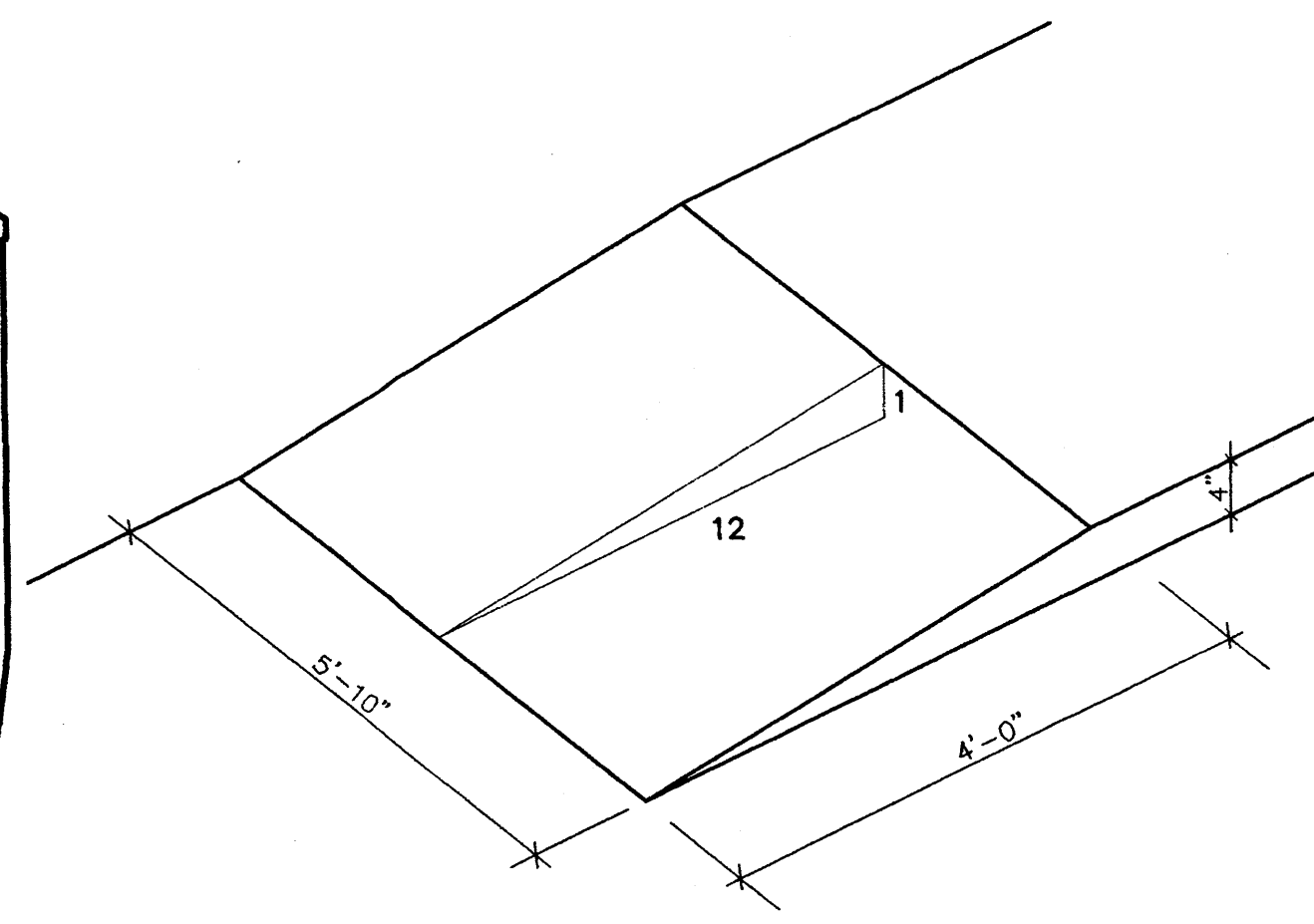
LANDSCAPE ISLAND AREAS

SCALE: 1"=50'



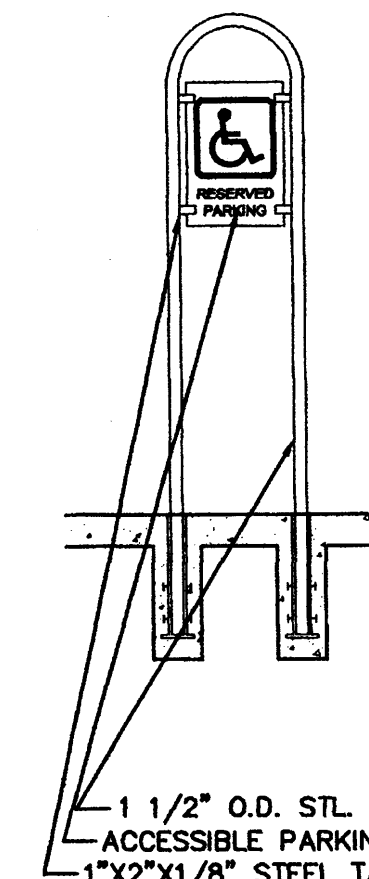
EXTERIOR HANDICAP RAMP

N.T.S.



ACCESSIBLE PARKING SIGN

SCALE: 1/2"=1'-0"



PROJECT DATA

TOTAL LOT AREA	63,292 S.F. (1.45 ACRES)
TOTAL BUILDING FOOTPRINT	14,184 S.F.
TOTAL PAVING AREA	49,108 S.F. x 15% =
REQUIRED LANDSCAPED AREA	7,366 S.F.
TOTAL LANDSCAPED AREA	15,881 S.F. = 32% D.K.
LINEAR STREET FRONTAGE	196 FT
STREET TREES PROVIDED	5 TREES

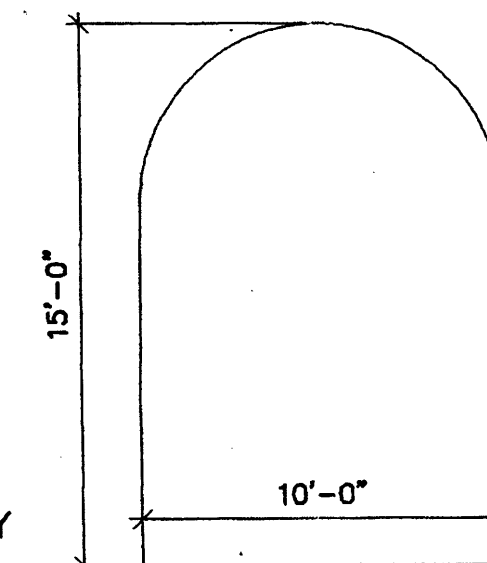
TOTAL HEATED SPACE	14,203 S.F.
SEATING CAPACITY	456 PATRONS

PARKING

BANQUET HALL	456 SEATS	+	4	=	114
OFFICE	1,792 SF	+	200	=	9

123	Initial Count
- 12	10% Transit Reduction
111	Required
102	Provided

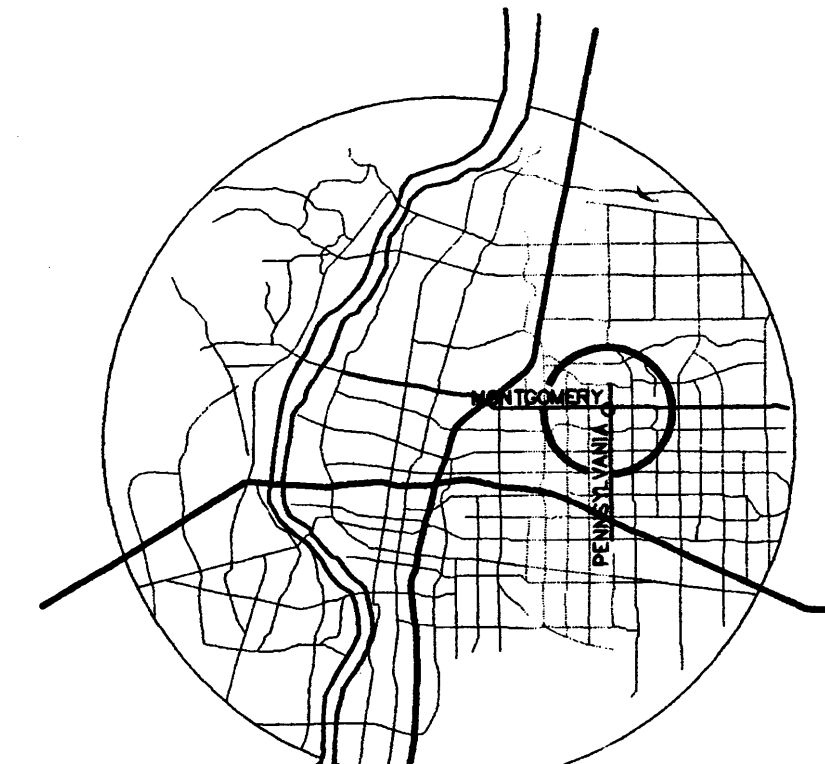
NOTE: EVENT CENTER AND ADJACENT OFFICE SHARE PARKING WITH ADJACENT PROPERTIES. THERE ARE 125 SPACES ADJACENT. THESE BUSINESSES DO NOT CONDUCT WORK AT THE SAME TIME AS THE EVENT CENTER.



MONUMENT SIGN

ZONING

SU-1 for Commercial Development, Office & Residential Developments & for Banquet Hall to include alcohol sales for on-premise consumption



VICINITY MAP

AS-101 N.T.S.

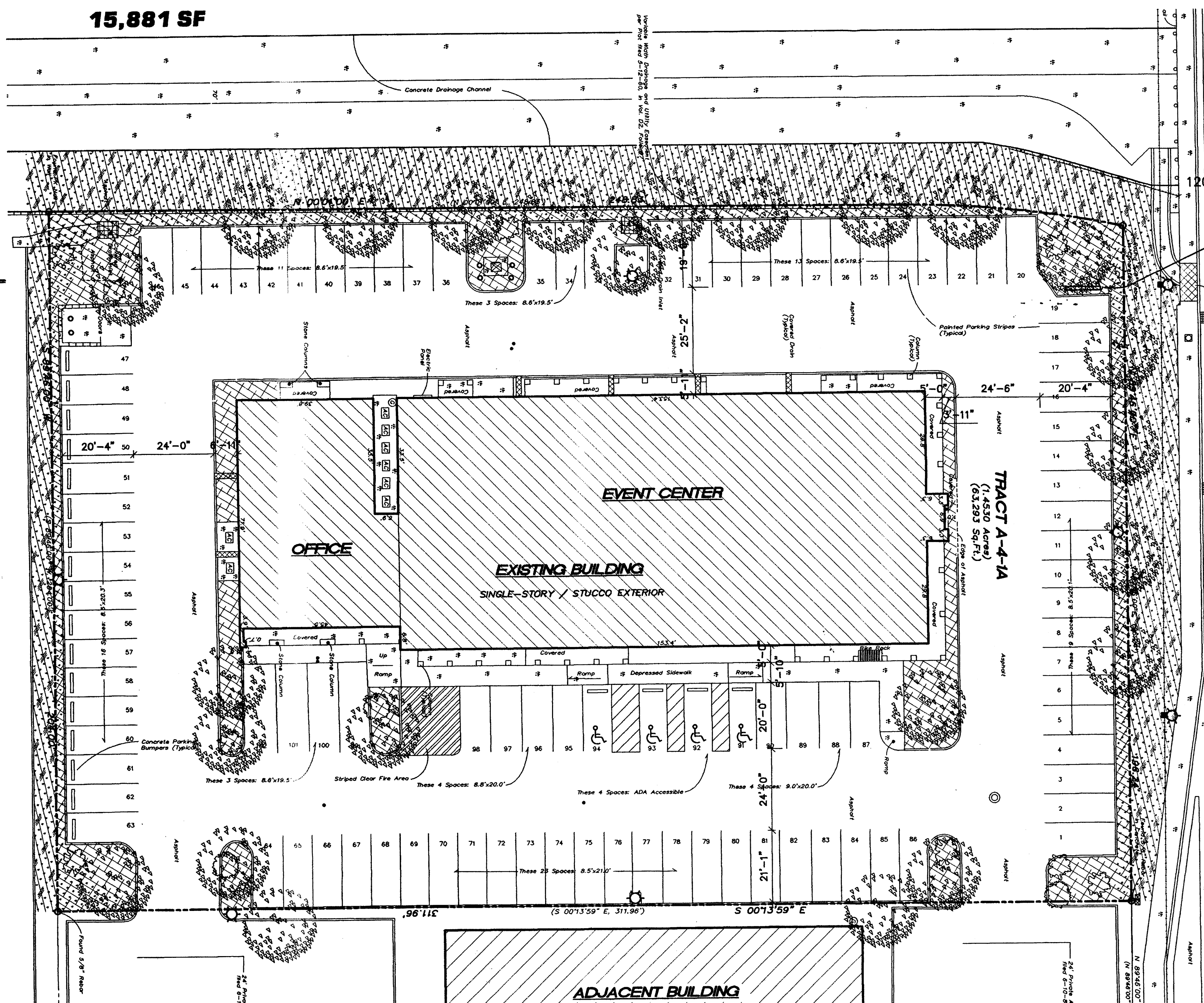
LEGEND

- Tree
- 28' Light Pole with "Shoe Box" cut-off Fixture
- Drain Inlet
- Man Hole
- Bollard
- Electric Transformer
- Clean Out
- Gas Meter
- Wire Fence
- Air Conditioning Unit
- Handicap Parking
- Water Meter
- Utility Pedestal
- Covered Drain

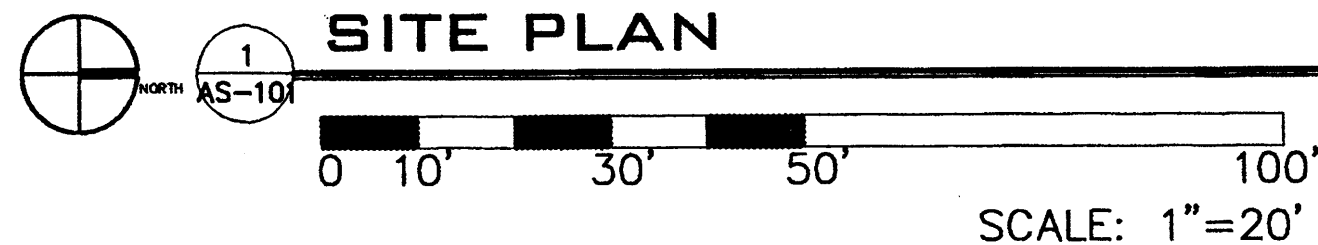
LANDSCAPING - AMENDED 2015

- Landscaped Area within Property Lines = 6,276 s.f. (= 13%)
- Landscaped Area maintained by building owners = 9,609 s.f.
- (5 EA.) 2~3" CAL. MODESTO ASH
- 5 GAL. 50% BLEND: CHAMISA AND FOURTH-WING SALTBRUSH
- 5 GAL. POTENTILLA

1. LANDSCAPED AREAS GRAVEL ROCK
2. WESTERN LANDSCAPE AREA CONTAINS JUNIPER
3. SMALL GRASS SPECIES NORTH BARRIER



SITE PLAN



VARIATION AMENDMENT
 11-EMP. PROJECT # 1004763
 4042
 Change zoning description to include alcohol sales
 M. Moore 11/23/11
 APPROVED BY DATE

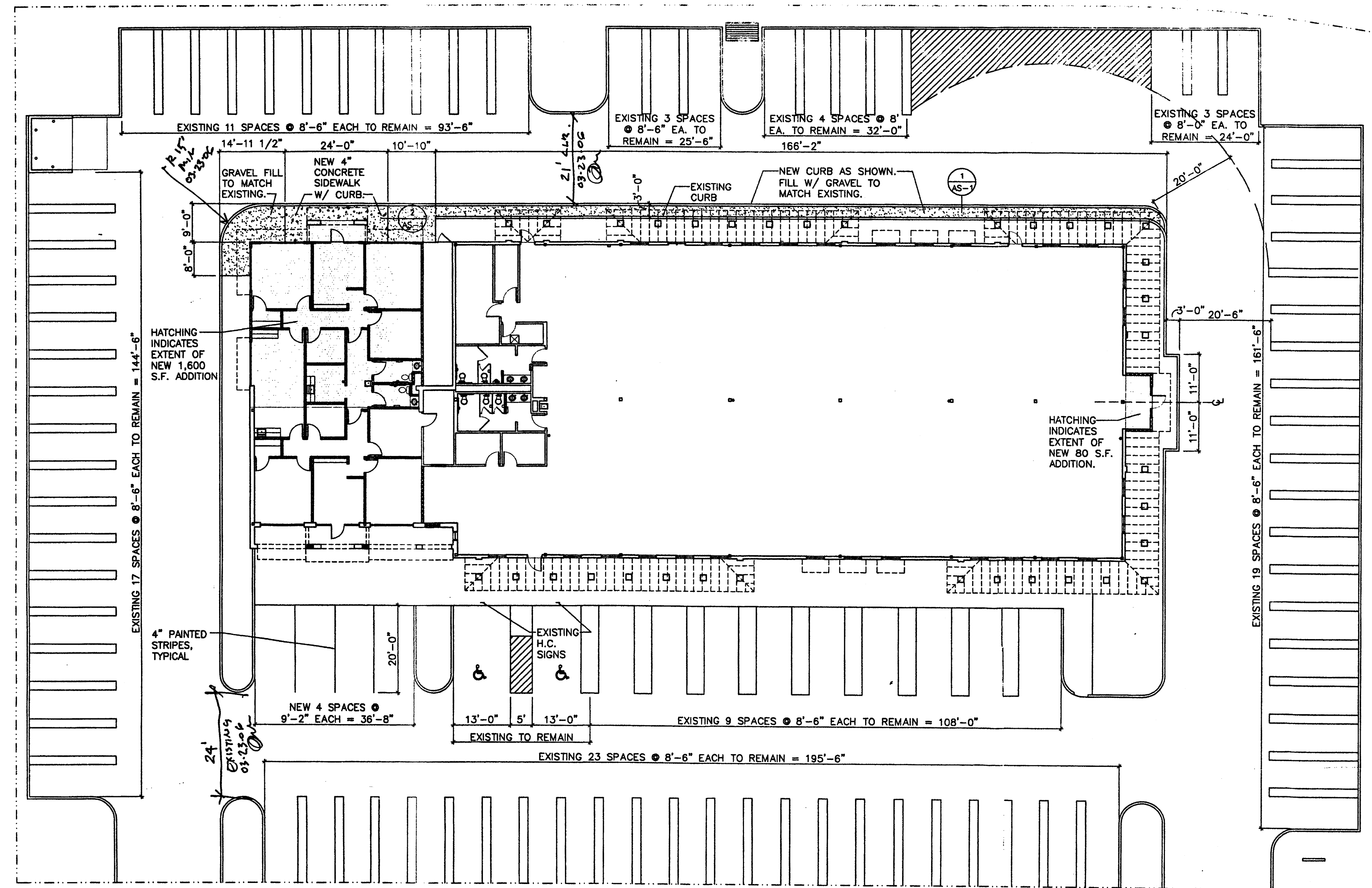
7500 Montgomery Blvd., NE
 Albuquerque, NM

G. DONALD DUDLEY AIA
ARCHITECT
 SIMMS TOWER STUDIO 850
 400 GOLD AVENUE SW
 ALBUQUERQUE, NEW MEXICO
 8 7 1 0 2
 TEL 505.243.8100
 FAX 505.843.6820

STATE OF NEW MEXICO
 G. DONALD DUDLEY, JR.
 No. 3673
 10.20.2011
 REGISTERED ARCHITECT

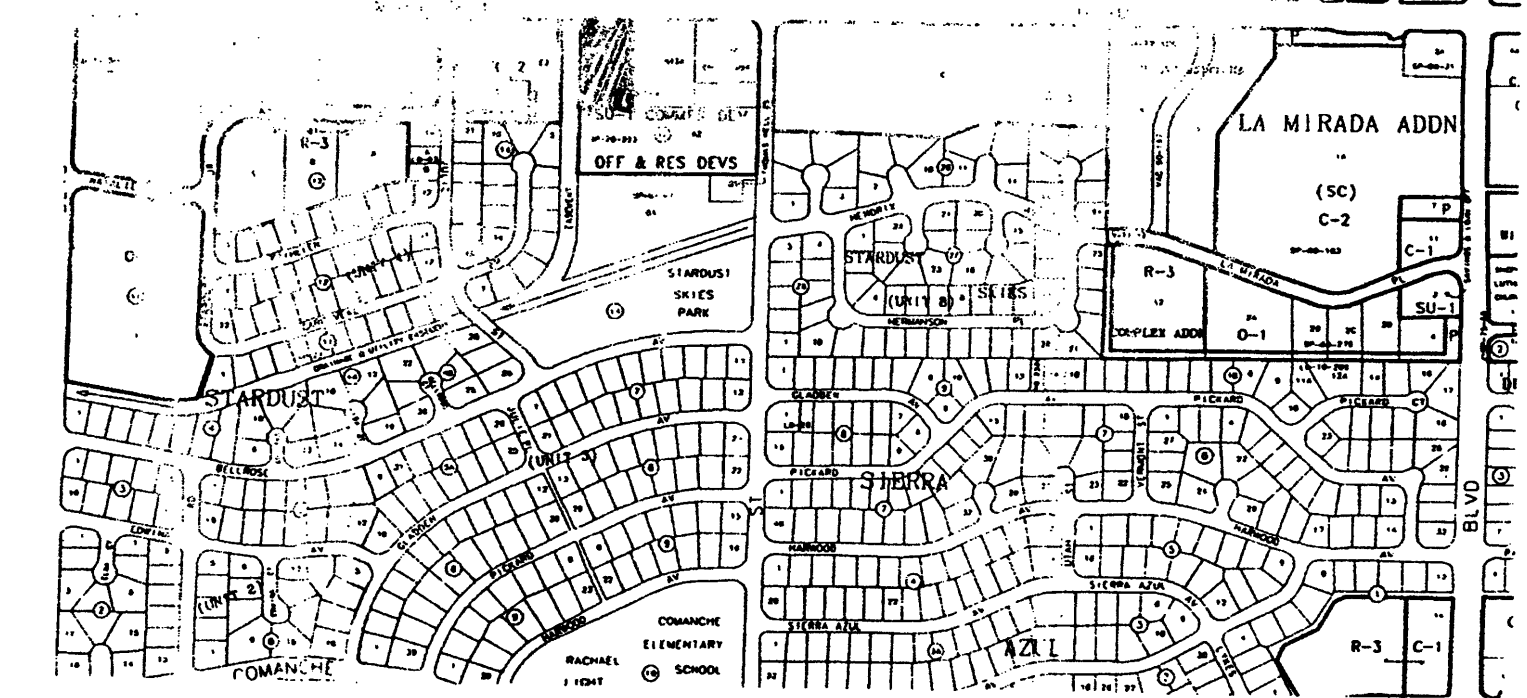
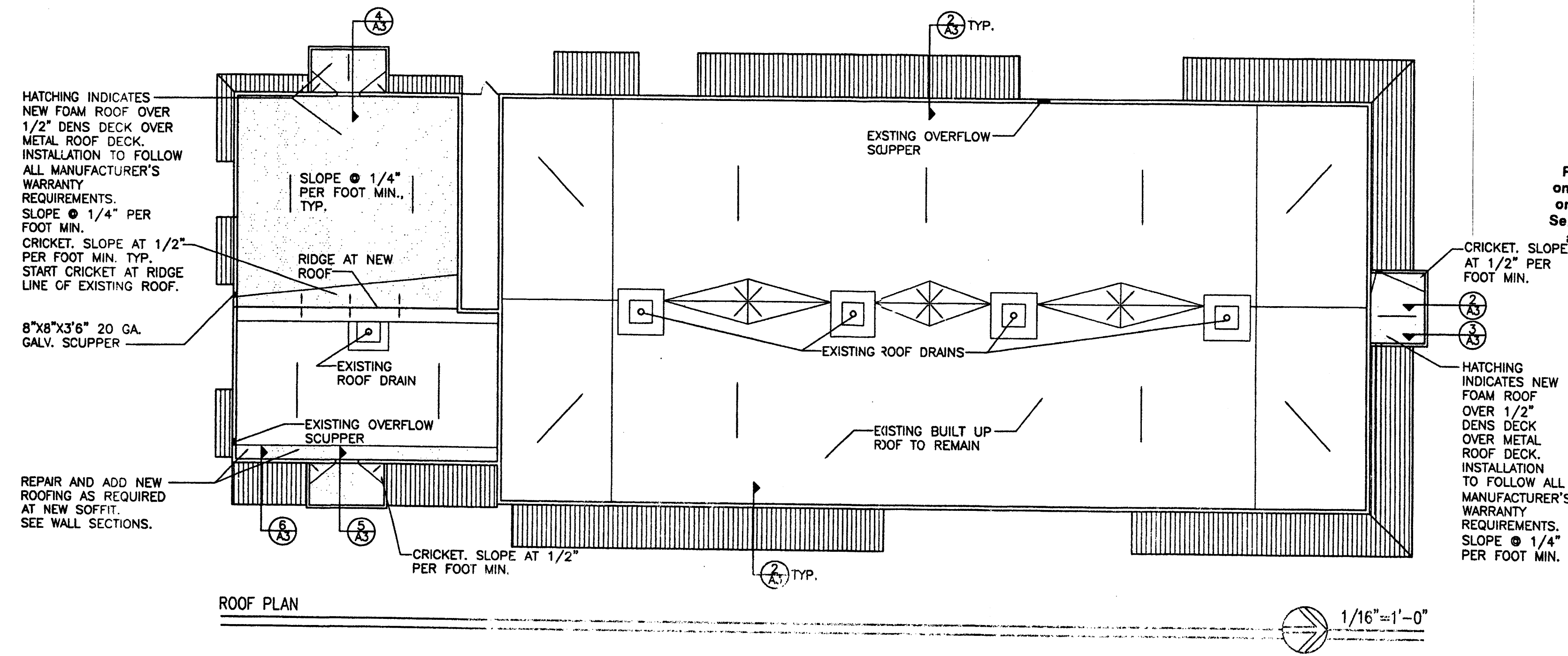
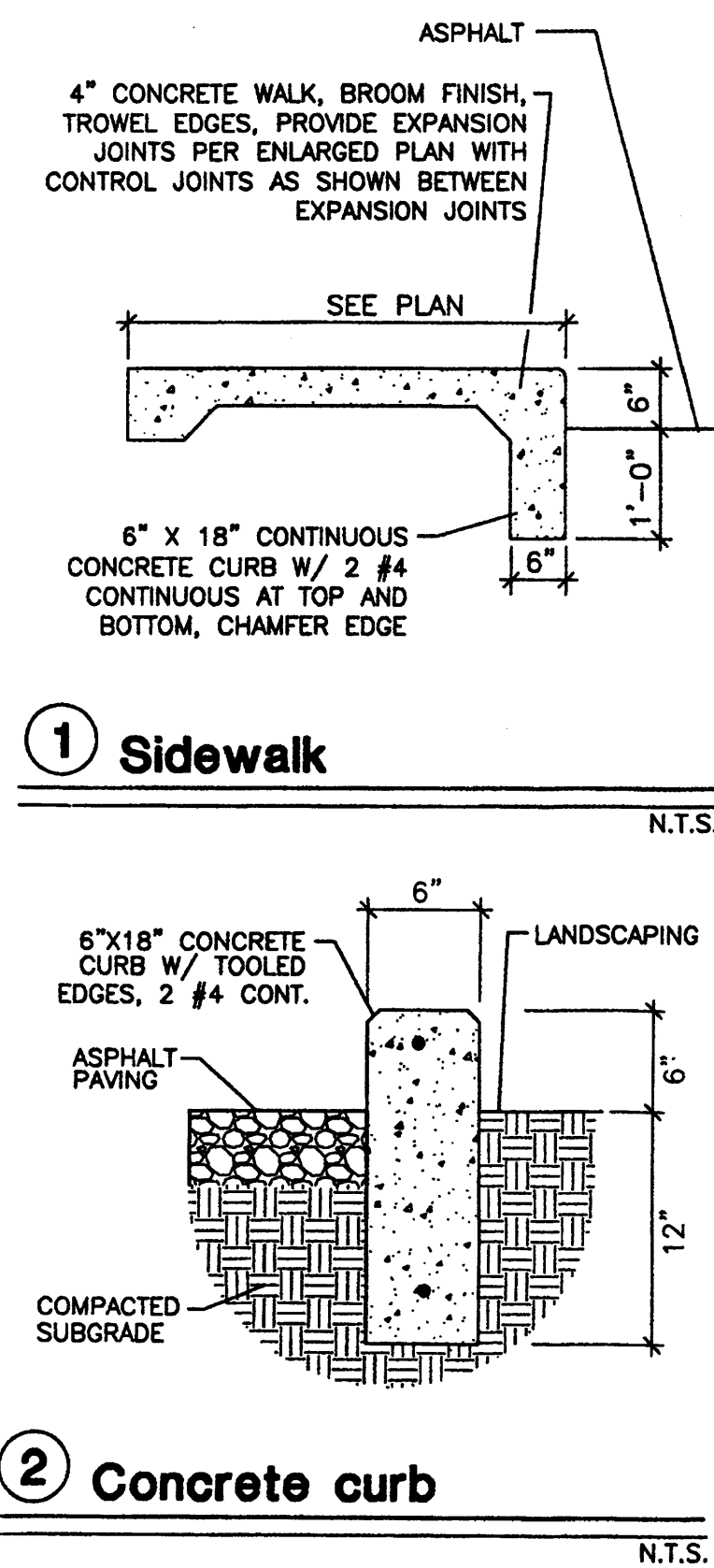
date: October 20, 2011
 drawn by: GDD

AS-101



SITE PLAN

1/16"=1'-0"



ZONE: ATLAS PAGE 19-Z ZONED: SU-1

LEGAL DESCRIPTION: TRACT A-FOUR-A (A-14A) IN BLOCK FIFTEEN (15) OF STARBUCK SKIES UNIT 4, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 10, 1985, IN VOLUME C27, FOLIO 94.

THE ABOVE DESCRIBED TRACT IS THE SAME AS DESCRIBED WITHIN THE LANDAMERICA ALBUQUERQUE TITLE COMMITMENT NO 6218000142 BEARING ON EFFECTIVE DATE OF JULY 6, 2005.

BUILDING ADDRESS:
750C MONTGOMERY BOULEVARD NE, 87110

SCOPE OF WORK
1,680 S.F. OFFICE ADDITION, VESTIBULE ADDITION, INTERIOR AND EXTERIOR RENOVATION TO EXISTING 12,523 S.F. BUILDING. ALL NEW WORK TO BE STEEL STUD FRAMING W/ STUCCO SYSTEM FINISH.

CODE INFORMATION

EXISTING BUILDING AREA:	12,523 S.F.
NEW VESTIBULE:	80 S.F.
PROPOSED OFFICE ADDITION:	1,600 S.F.
TOTAL AREA:	14,203 S.F.
BUILDING OCCUPANCY:	OCCUPANCY: B
CONSTRUCTION TYPE:	VB
MAX. ALLOWED:	9,000 S.F.
ALLOWABLE FRONTAGE INCREASE:	9,304 S.F.
	18,304 S.F.

14,203 < 18,304, SO OK

TOTAL OCCUPANTS:

OFFICE:	11,650/100 = 117
STORAGE:	270/500 = 1
TOTAL:	118 OCCUPANTS

- TOILET REQUIREMENTS:**
3 MALE AND 3 FEMALE REQUIRED
4 FEMALE PROVIDED, 3 MALE AND 1 URINAL PROVIDED
- LAVATORY REQUIREMENTS:**
3 MALE AND 3 FEMALE REQUIRED
3 FEMALE PROVIDED, 3 MALE PROVIDED
- PARKING REQUIREMENTS:**
1 PER 200 SQUARE FEET (LEASABLE)
14,203 SSF / 200 = 71 SPACES REQUIRED
95 EXISTING SPACES, SO OK

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE BUILDING CODES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S). IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND APPLICABLE CODES, OR WITHIN THE DRAWINGS THEMSELVES CONTACT ARCHITECT IMMEDIATELY.
 - VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - PRIME AND PAINT ALL NEW GYP. BOARD.
 - EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.
 - INTERIOR DIMENSIONS ARE TO INSIDE FACE OF FINISH.
 - EXTERIOR WALLS ARE 18 GA. 6" METAL STUD FRAMING @ 16" O.C.
 - INTERIOR FRAMING IS 3 5/8" @ 16" O.C.
 - ALL GYP. BOARD TO BE 5/8" THICK. PROVIDE WATER RESISTIVE GYP. BOARD AT ALL PLUMBING WALLS.
 - PROVIDE THE FOLLOWING INSULATION:
EXTERIOR WALLS: R=19 FIBERGLASS BATT.
CEILING/ ROOF: R=3
 - STUCCO SYSTEM - COORDINATE COLOR WITH OWNER.
 - TAPE, BED, PRIME, PAINT ALL NEW GYP. BOARD TO SMOOTH FINISH.
 - SEE SHT. A-2 FOR DOOR AND WINDOW SCHEDULES.
 - ALL NEW EXTERIOR DOORS TO BE SELF-CLOSING AND TIGHT FITTING.
 - ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ADMINISTRATIVE AMENDMENT
File #: 0644-0053 Project #: 1004763
1,680 sq.ft. bldg. addition
APPROVED BY: Russell B. Bates DATE: 3 Apr 2006

750C montgomery Blvd NE

Bob McCiney Architect AIA
Architectural Design
AS-1
9232 NE 1st Ave. NE
ALBUQUERQUE, NEW MEXICO
P. 505.261.1200 F. 266.8166 bobmacarch@mac.com

MONTGOMERY OFFICE BUILDING
7500 MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO