

ARCHITECT

DRB
SUBMITTAL

ENGINEER

PROJECT

**Mesa Del Sol
Film Studio**
Albuquerque, New Mexico

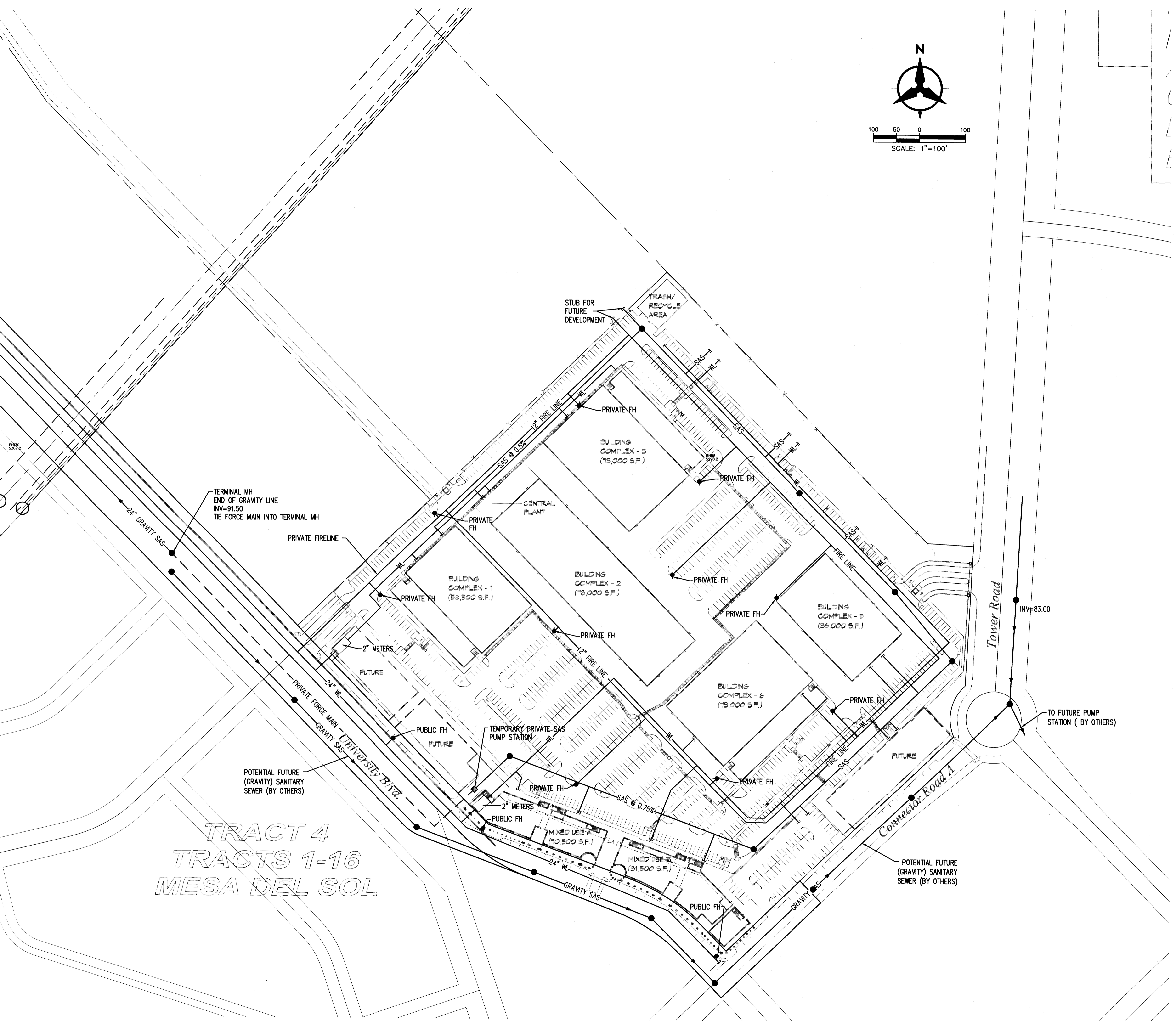
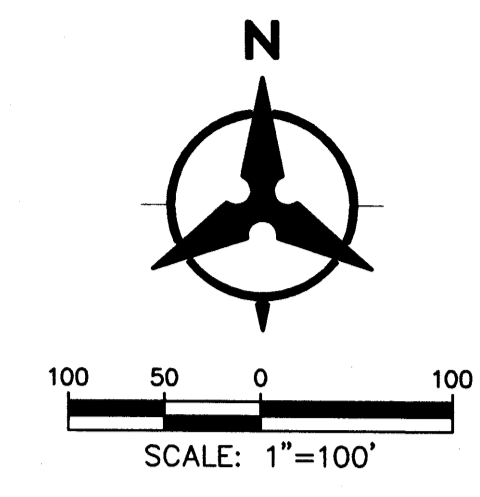
Revised

REVISIONS	DATE
△	06/14/06
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DRAWN BY	RMB
REVIEWED BY	JLM
DATE	06/06/06
PROJECT NO.	06028
DRAWING NAME	

**CONCEPTUAL
UTILITY PLAN**

SHEET NO.
09
OF



**TRACT 4
TRACTS 1-16
MESA DEL SOL**

NOTE: OFFSITE UTILITIES TO BE COMPLETED BY SEPERATE CONTRACT

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

KEYED NOTES

- VEHICLE INGRESS INTO STUDIO PROPERTY
- CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED
- PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
- TEMPORARY 14'-0" HIGH CHAIN-LINK SECURITY FENCE WITH CLOTHES FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
- WEST SECURITY WALL; RE: 3 & 4/SHEET 15.
- TYPICAL PARKING SPACE
- TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP; RE: 5/SHEET 02.
- FIRE HYDRANT LOCATION
- DECORATIVE FEATURE WALL; RE: 4/SHEET 16
- REFUSE AREA TO CONTAIN TRASH COMPACTOR AND RECYCLE CONTAINERS ALL REFUSE SHALL BE MOVED TO THIS LOCATION BY INTERNALLY STUDIO STAFF FOR WASTE MANAGEMENT PICK-UP.
- BIKE RACK; RE: SITE DATA FOR QUANTITY
- PARALLEL PARKING ALONG STREET
- REFUSE AREA FOR MIXED USE BUILDINGS TRASH PICK-UP BY WASTE MANAGEMENT.
- GUARD HOUSE AT GATED STUDIO ENTRANCE; RE: 1/SHEET 12 FOR TYP. ENTRANCE.
- FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
- FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE; BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
- CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH
- FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT WHEN TOWER ROAD IS CONSTRUCTED; RE: 9/SHEET 02
- TYPICAL LIGHT POLE; RE: 4/SHEET 02
- CONCRETE PEDESTRIAN PATH, 6'-0" WIDE UNLESS OTHERWISE NOTED.
- SOUTH SECURITY WALL; RE: 3 & 4/SHEET 16.
- 6' CONCRETE CURB TYPICAL.
- SECURED PEDESTRIAN ACCESS POINT
- SECURITY WALL @ GATE; RE: 1/SHEET 02
- SECURITY WALL @ GATE; RE: 2/SHEET 02
- MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
- PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
- TYPICAL BUILDING MOUNTED LIGHT FIXTURE; RE: ELEVATIONS FOR MOUNTING HEIGHT.
- FUTURE PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.

GENERAL NOTES

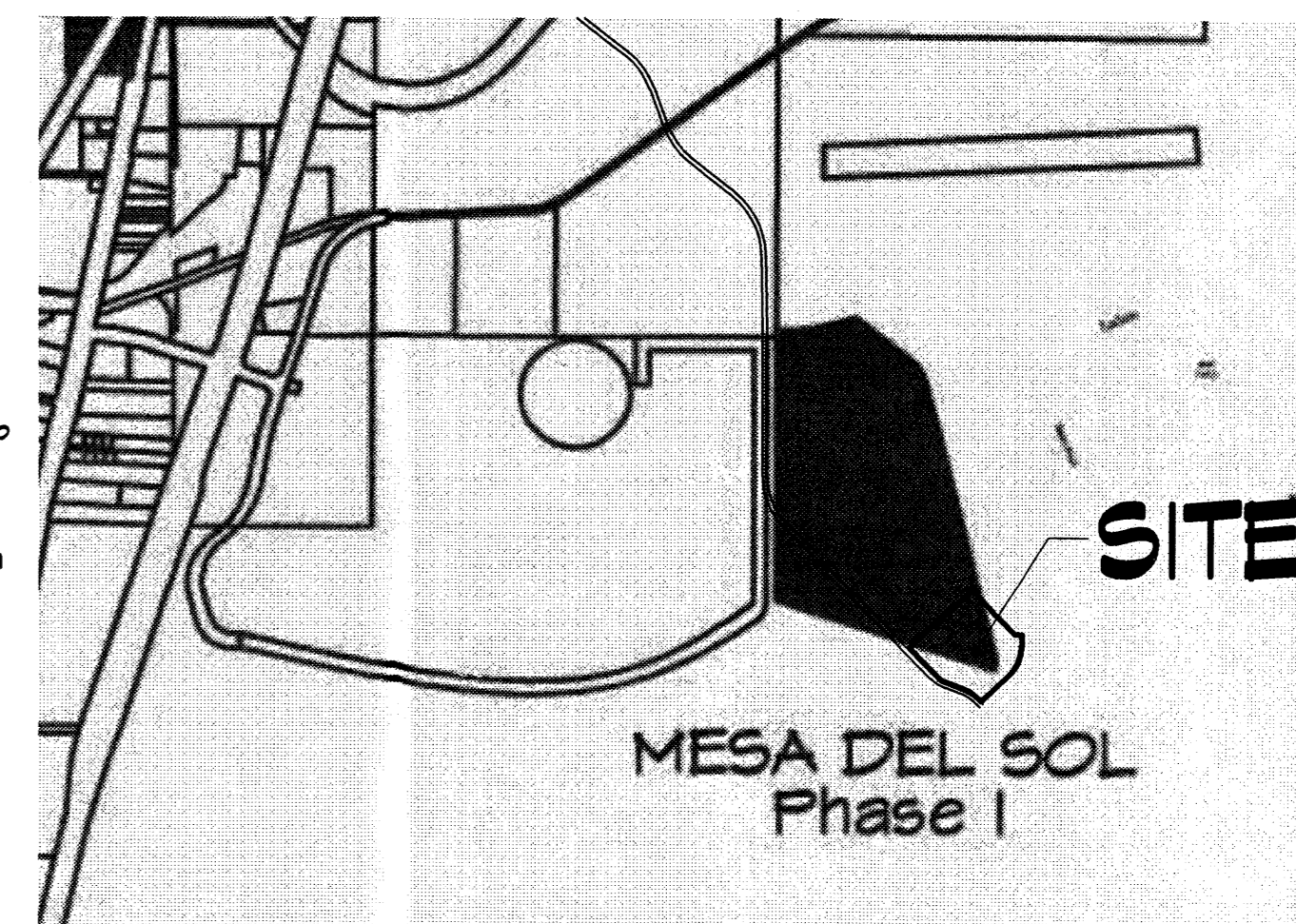
- PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
- WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
- SOLAR PANELS FOR PURPOSES OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR POWER GENERATION ARE PERMITTED AND ENCOURAGED.
- SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.
- CONNECTOR ROAD 'A' AND TOWER ROAD SHALL BE CONSTRUCTED IN A FUTURE PHASE. A PORTION OF CONNECTOR ROAD 'A' ADJACENT TO THE MIXED USE BUILDING 'B' AND THE PARKING BEHIND IT WILL BE THE ONLY PORTION OF THE ROAD TO BE CONSTRUCTED AT THIS TIME. PLEASE ALSO REFER TO KEYED NOTES #5 14 AND 30. ALSO PLEASE REFER TO CLOUDED AREA AT CONNECTOR ROAD 'A' AND TOWER ROAD.

LEGAL DESCRIPTION

A certain tract of land being a portion of the south one-half of Section 22, Township 4 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BE BEGINNING at the most northerly corner of the tract herein described, whence the City of Albuquerque survey monument "1-R16", having New Mexico State Plane Grid Coordinates for the Central Zone: X=1,852,719.520, Y=1,459,484.511, bears N87°55'44"E a distance of 1959.77 feet; thence, S45°31'36"E a distance of 682.74 feet; thence, S56°42'58"E a distance of 200.00 feet to the most easterly corner of the tract herein described; thence, S05°11'02"W a distance of 278.44 feet to a point of curvature; thence, 406.24 feet along the arc of a curve to the right, having a radius of 544.54 feet and a chord bearing S24°39'43"W a distance of 297.03 feet to a point of tangency; thence, S46°02'24"W a distance of 449.24 feet to the most southerly corner of the tract herein described; thence, N45°31'36"W a distance of 67.00 feet to a point of curvature; thence, 195.04 feet along the arc of a curve to the left, having a radius of 454.00 feet and a chord bearing N56°21'36"W a distance of 196.59 feet to a point of tangency; thence, N65°31'36"W a distance of 550.00 feet; thence, N45°31'36"W a distance of 602.05 feet to the most westerly corner of the tract herein described; thence, N45°02'24"E a distance of 1115.00 feet to the point and place of beginning.

This tract contains 27.4721 acres, more or less.



ARCHITECT
SDBP
**PRELIMINARY PLAN
APPROVED BY DRB
ON 6/14/06**

ENGINEER

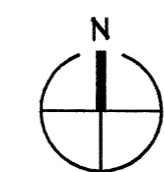
**DRB
SUBMITTAL**

PROJECT

**Mesa Del Sol
Film Studio**
Albuquerque, New Mexico

SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17
PRESENT ZONING: PLANNED COMMUNITY



VICINITY MAP

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	COA PARKING RATIO	PARKING REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	4
STAGE 2	18000	1/2000 SF	4
GROUND FLOOR OFFICE	11250	1/200 SF	56
SECOND FLOOR OFFICE	11250	1/300 SF	38
TOTAL	55500		112
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	35000	NONE	0
TOTAL	105000		0
BUILDING COMPLEX 3			
STAGE 1	24000	1/2000 SF	12
STAGE 2	24000	1/2000 SF	12
GROUND FLOOR OFFICE	12500	1/200 SF	63
SECOND FLOOR OFFICE	12500	1/300 SF	42
TOTAL	75000		124
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 5	18000	1/2000 SF	4
STAGE 6	18000	1/2000 SF	4
TOTAL	36000		8
BUILDING COMPLEX 6			
STAGE 3	24000	1/2000 SF	12
STAGE 4	24000	1/2000 SF	12
GROUND FLOOR OFFICE	12500	1/200 SF	63
SECOND FLOOR OFFICE	12500	1/300 SF	42
TOTAL	75000		124
MIXED USE A			
GROUND FLOOR RETAIL & OFFICE	21000	1/200 SF	105
SECOND FLOOR OFFICE	23000	1/300 SF	77
THIRD FLOOR OFFICE	20000	1/300 SF	67
FOURTH FLOOR BUNGALOWS	6500	2/DV (THREE UNITS)	6
TOTAL	70500		255
MIXED USE B			
GROUND FLOOR RETAIL & OFFICE	24000	1/200 SF	120
SECOND FLOOR OFFICE	27500	1/300 SF	92
THIRD FLOOR OFFICE	25500	1/300 SF	85
FOURTH FLOOR BUNGALOWS	6500	2/DV (THREE UNITS)	6
TOTAL	83500		283
SITE TOTAL	470500		940
PARKING REDUCTIONS			
25% FOR MIXED USE (EXCLUDING RETAIL: 140-225-175 715x0.25=176)			-176
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (225x0.5=112)			-112
TOTAL PARKING REQUIRED WITH REDUCTIONS			650
TOTAL PARKING PROVIDED ON-SITE			664
+ 1/2 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A			35
TOTAL PARKING PROVIDED			699
TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE		801 - 1000	20
TOTAL HANDICAP PARKING PROVIDED			20
BICYCLE PARKING REQUIRED		1/20 VEHICLE SPACES	45
BICYCLE PARKING PROVIDED			45
MOTORCYCLE PARKING REQUIRED			8
MOTORCYCLE PARKING PROVIDED			8
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)			278

06EPC-00466

PROJECT NUMBER: **1004818**

APPLICATION NUMBER:

Is an Infrastructure List Required? (X) Yes () No If yes, then a set of approved DRB 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

UTILITIES DIVISION DATE

PARKS AND RECREATION DEPARTMENT DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Michael Holton
SOLID WASTE MANAGEMENT DATE **6/6/06**

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed
prior to construction
APPROVED/DISAPPROVED
R.C. Sanchez 6.6.06
Signature & Date

REVISIONS

- 06/06/06 EPC conditions

DRAWN BY

REVIEWED BY

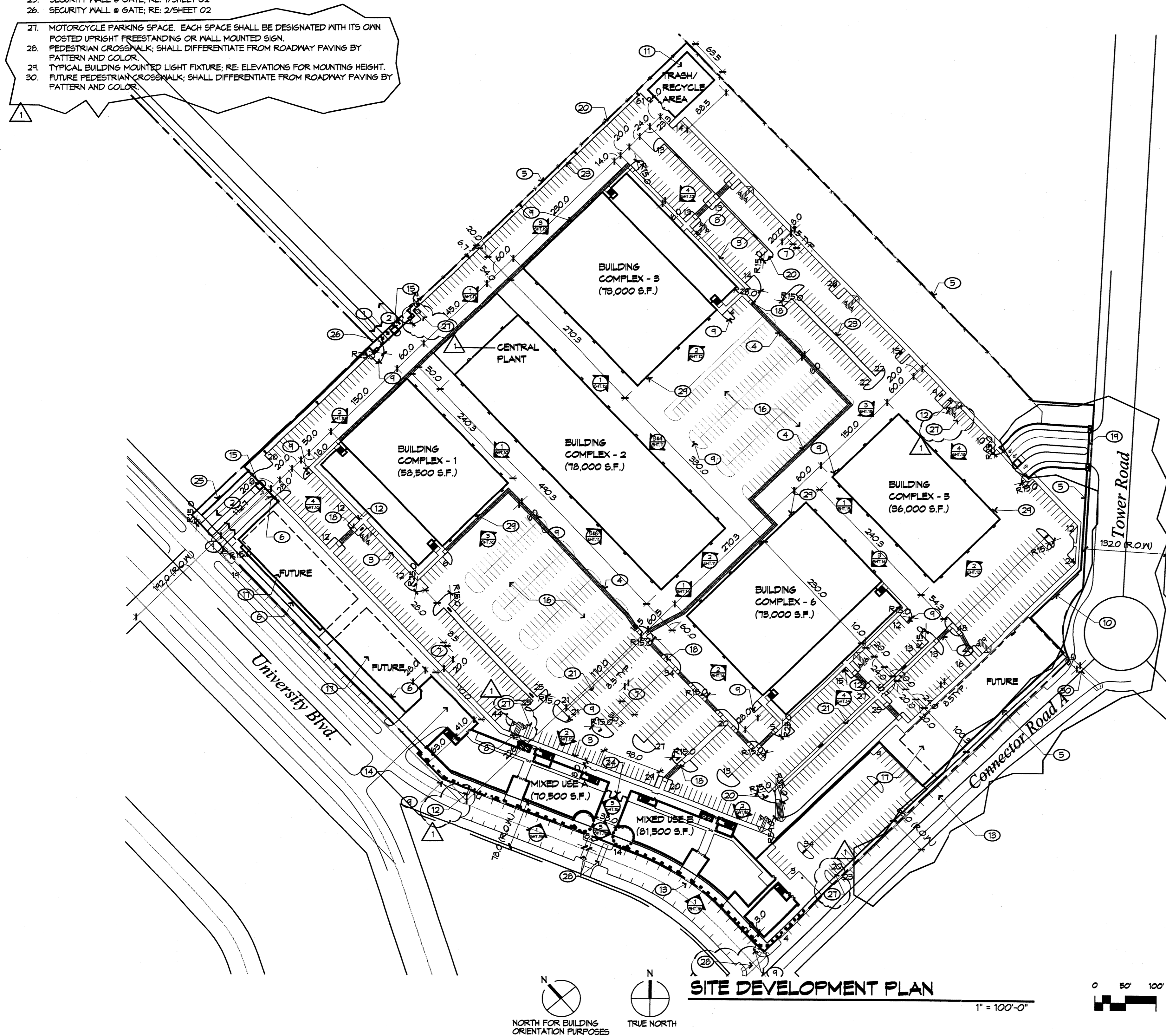
DATE **06/06/06**

PROJECT NO. **06023**

DRAWING NAME

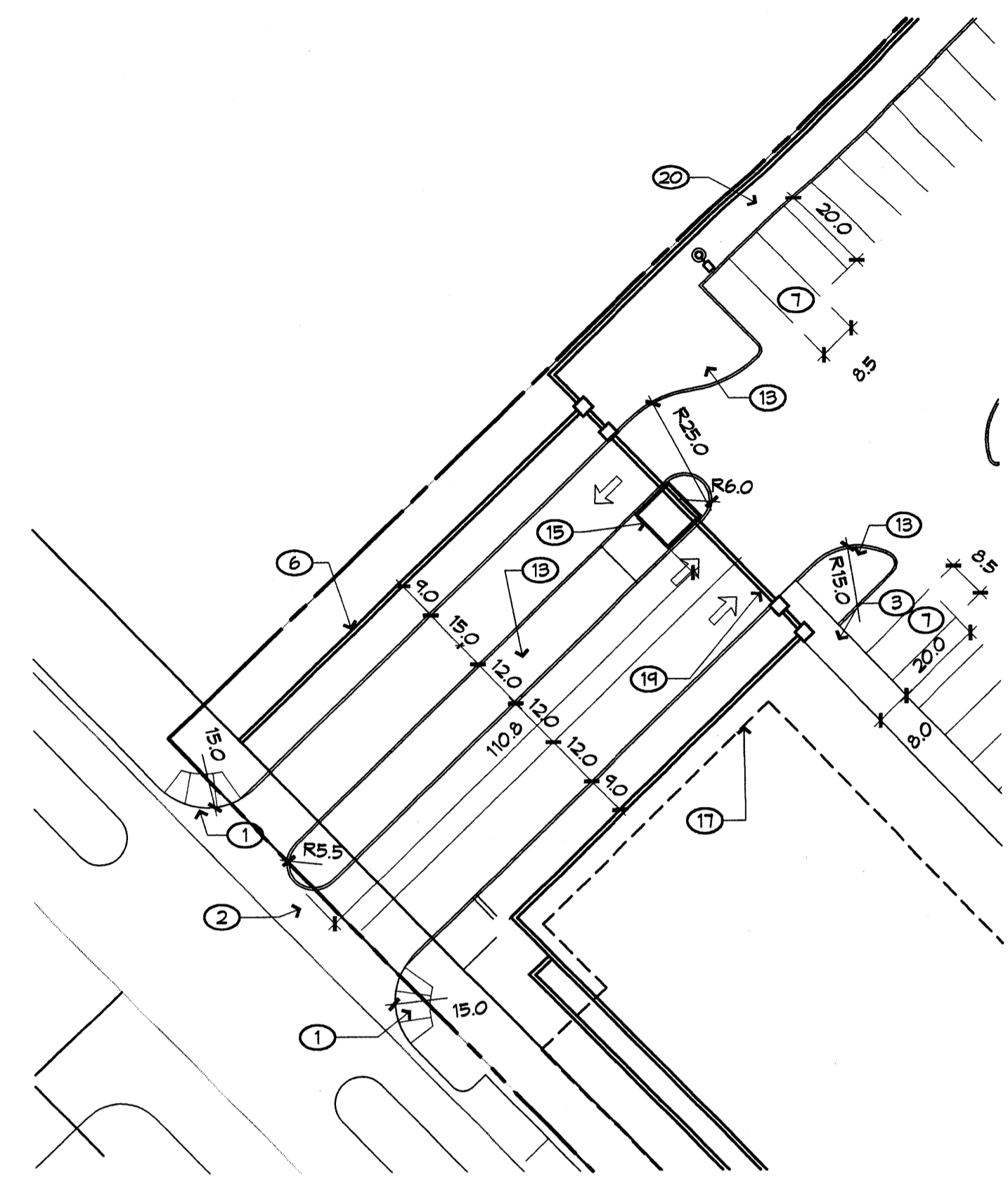
**SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT**

SHEET NO.

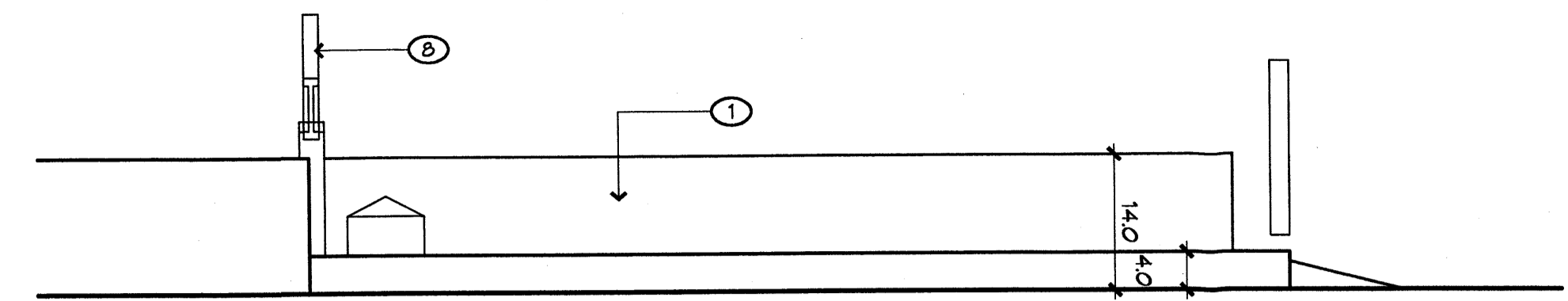


KEYED NOTES

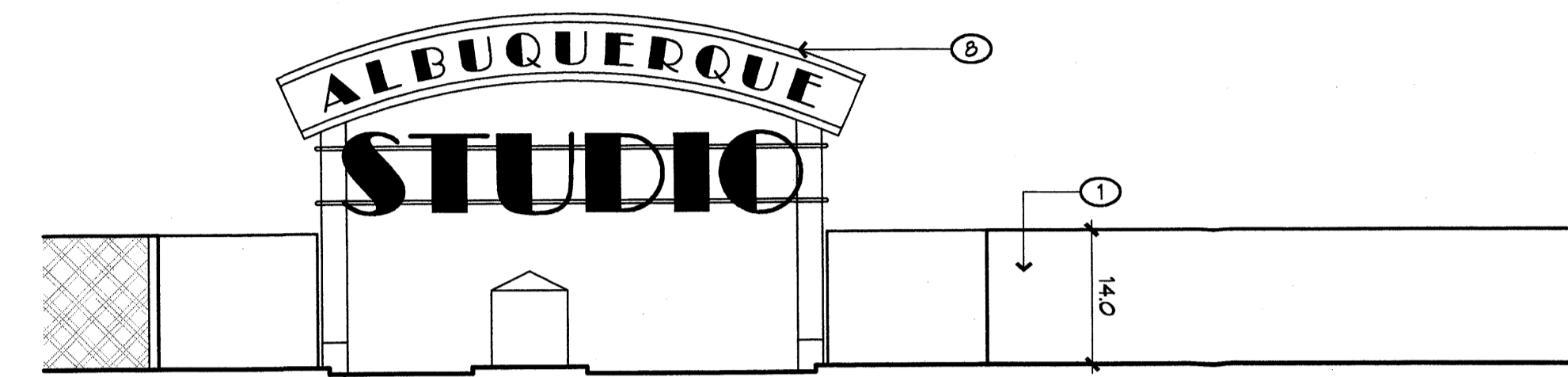
1. TYPICAL ACCESSIBILITY RAMP PER COA STANDARD DETAIL 2441.
2. TYPICAL CONCRETE DRIVEWAY PER COA STANDARD DETAIL 2425.
3. CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED.
4. PAINTED PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP.
5. TEMPORARY 14'-0" HIGH CHAIN-LINK SECURITY FENCE WITH CLOTHES FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM 3 YEARS.
6. SECURITY WALL; RE: 1/SHEET 02
7. TYPICAL PARKING SPACE
8. TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP; RE: 5/SHEET 02.
9. FIRE HYDRANT LOCATION
10. STEEL SIGNAGE, COLOR AND FONT TO BE DETERMINED WITH BRANDING
11. STUCCO WALL, COLOR 3
12. BIKE RACK; RE: SITE DATA FOR QUANTITY
13. LANDSCAPED AREA
14. CONCRETE PAVING TYP.
15. GUARD HOUSE AT GATED STUDIO ENTRANCE
16. FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
17. FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE; BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
18. CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH
19. ENTRY GATE; RE: 3/SHEET 15.
20. TYPICAL LIGHT POLE; RE: 4/SHEET 02.
21. CONCRETE PEDESTRIAN PATH, 8'-0" WIDE UNLESS OTHERWISE NOTED.
22. SOLID SECURITY WALL; RE: 3/SHEET 12.
23. 6" CONCRETE CURB TYPICAL
24. DESIGNATED AS COMPACT SPACE



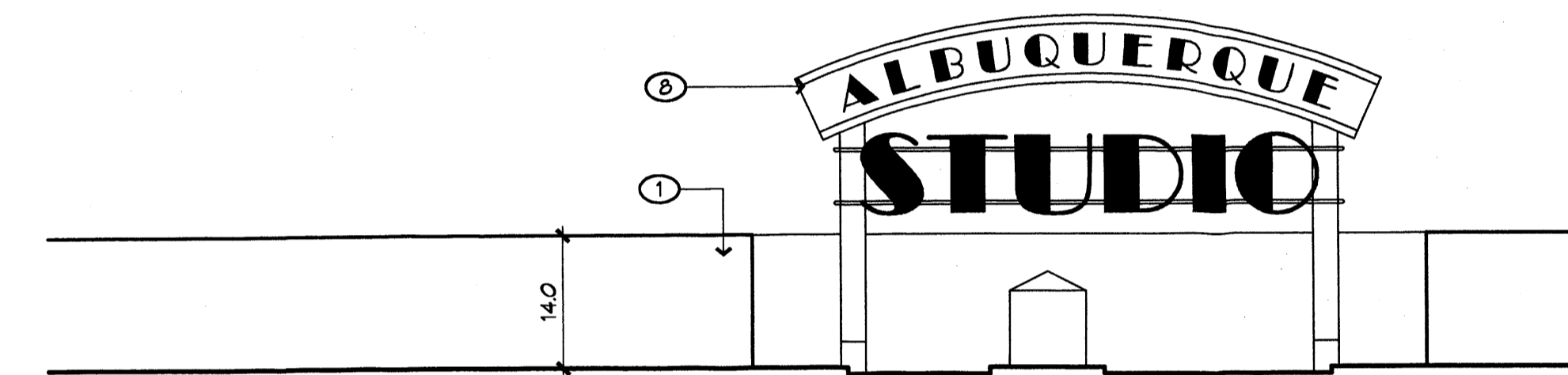
TYPICAL ENTRY GATE
1" = 30'-0"
TRUE NORTH



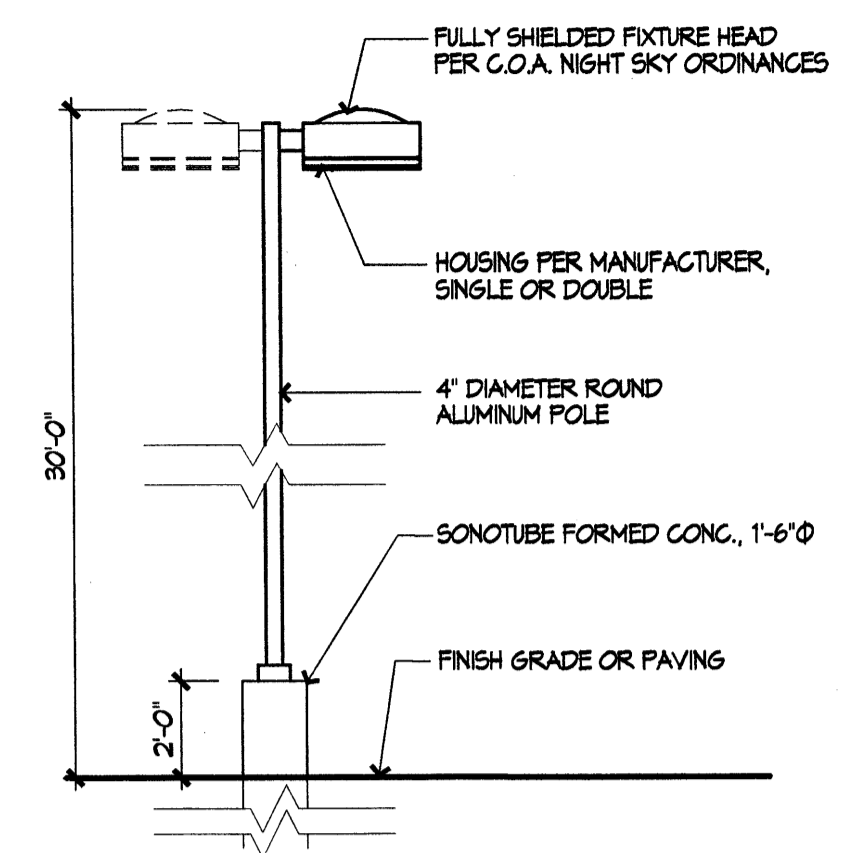
1 NORTHEAST ENTRY GATE
SEE SHEET 15 FOR KEYED NOTES
16" = 1'-0"



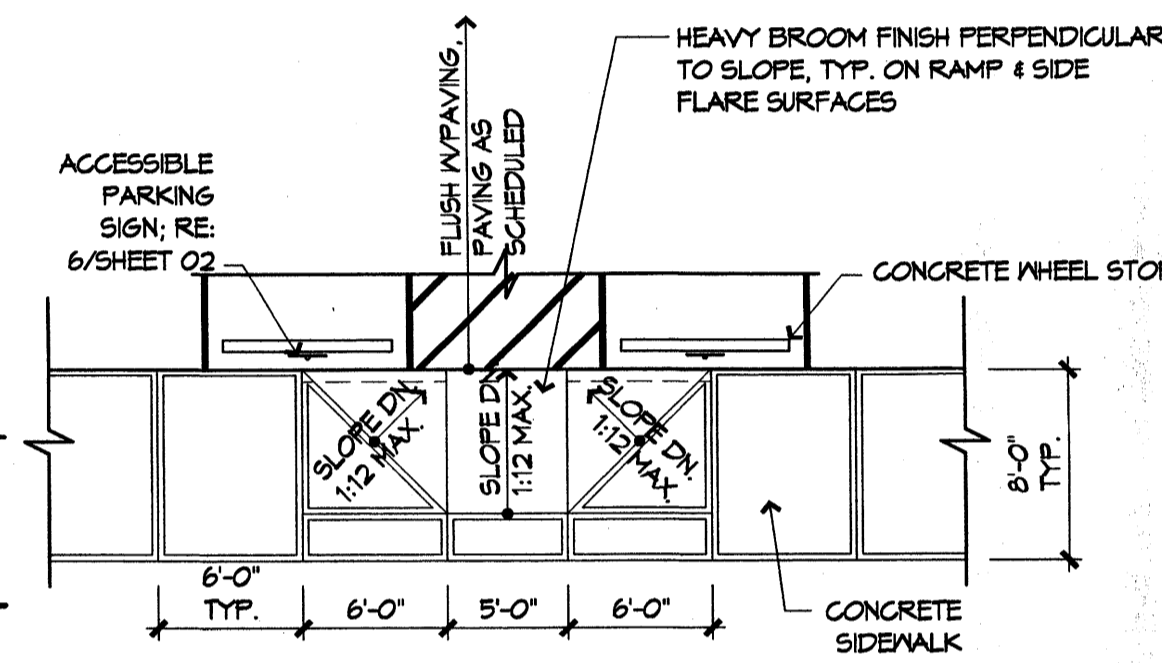
2 NORTHEAST ENTRY GATE
SEE SHEET 15 FOR KEYED NOTES
16" = 1'-0"



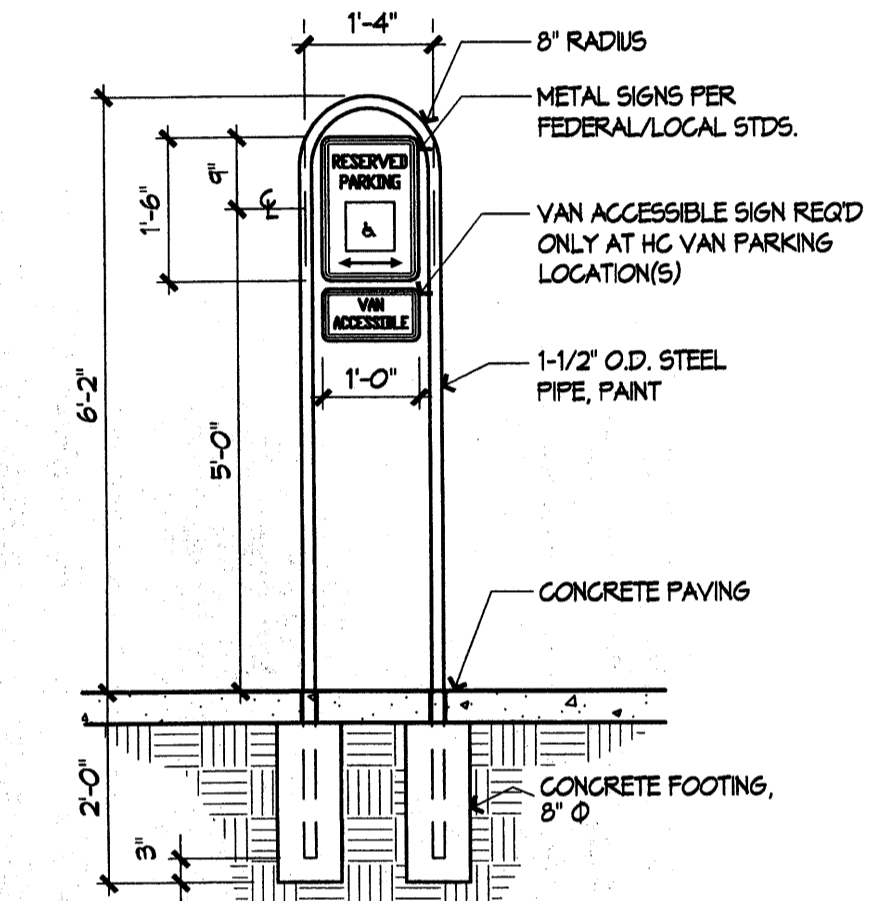
3 SOUTHEAST ENTRY GATE
SEE SHEET 15 FOR KEYED NOTES
16" = 1'-0"



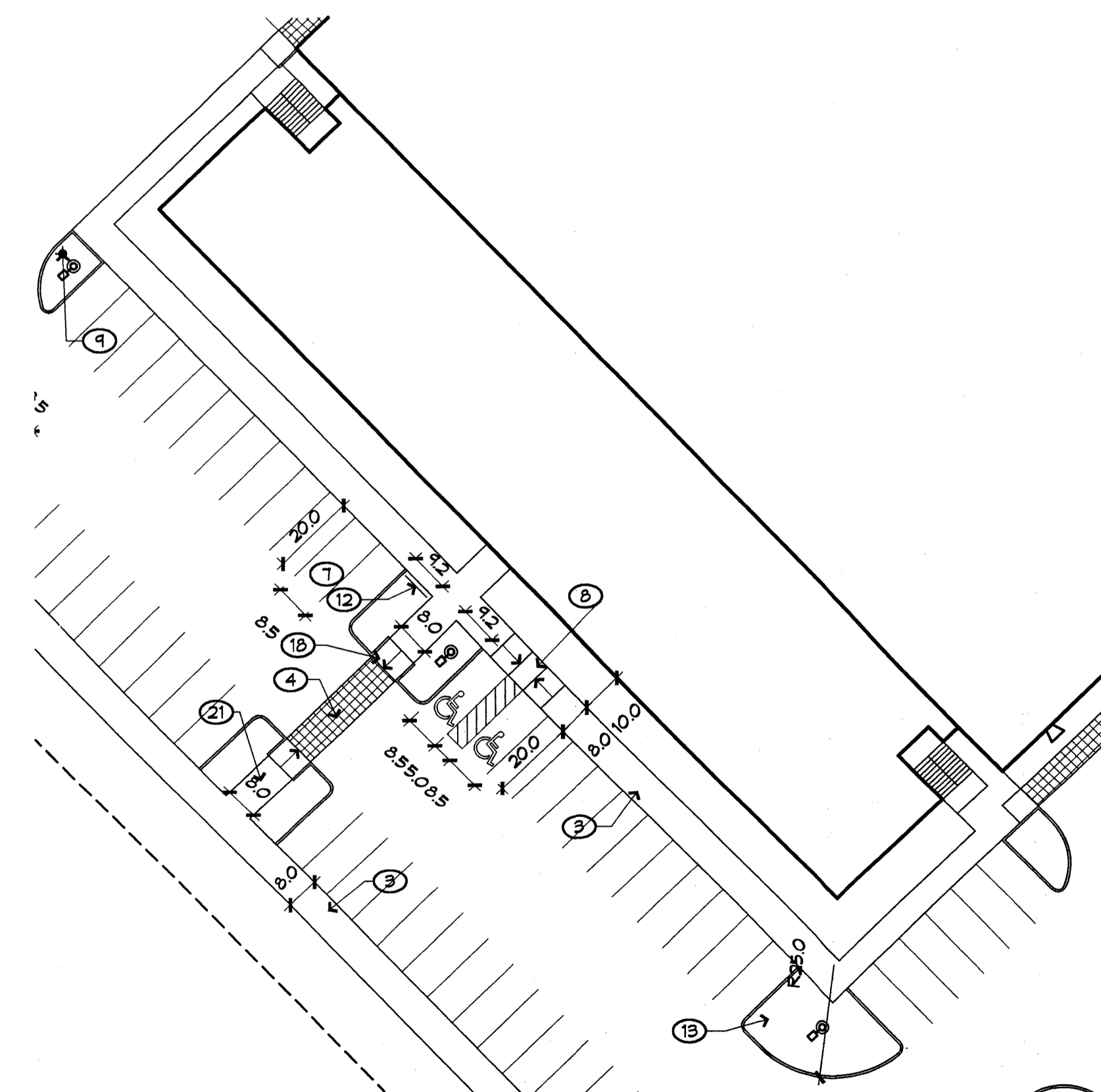
4 LIGHT POLE
1/4" = 1'-0"



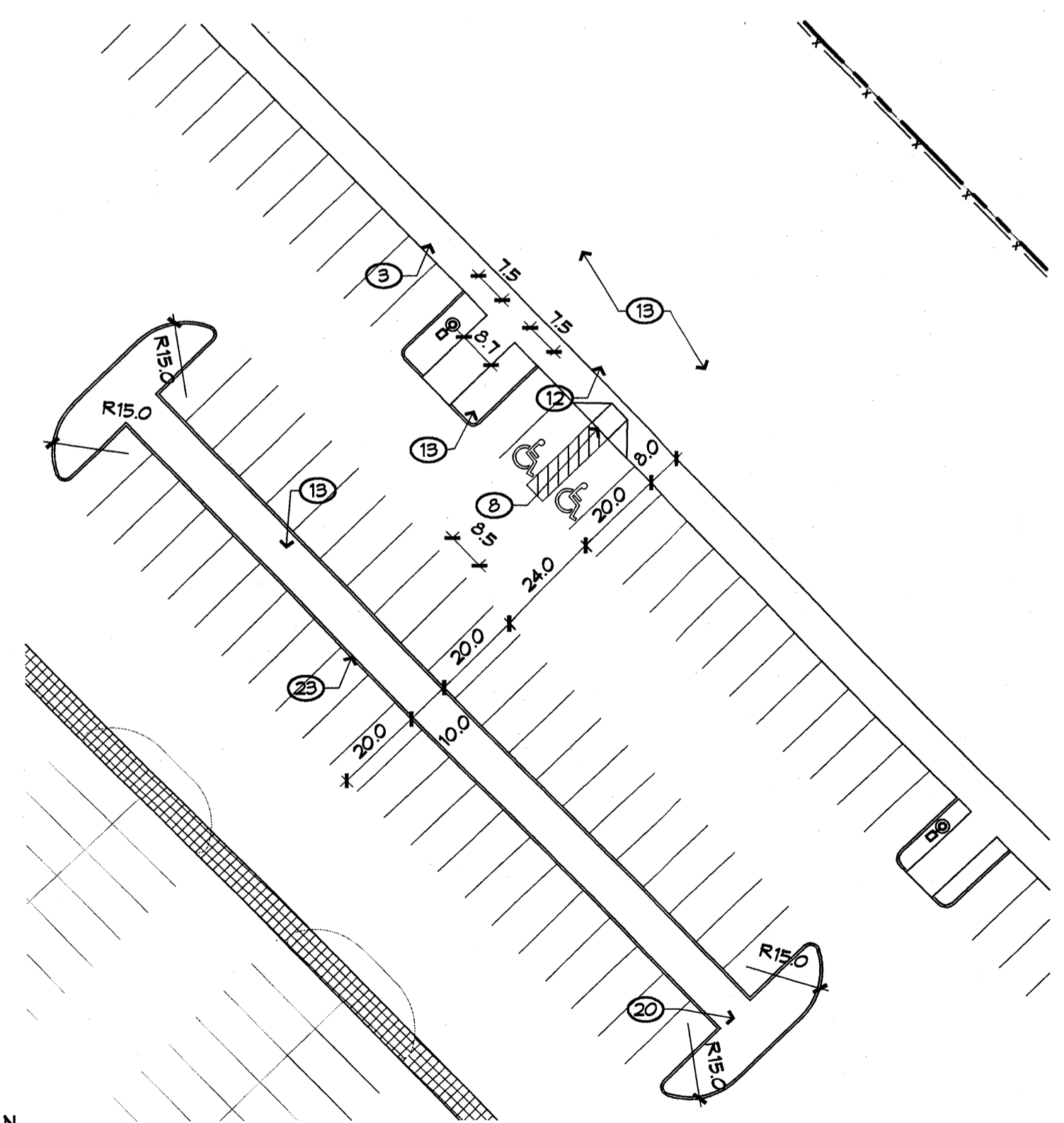
5 TYPICAL ACCESSIBLE PARKING
1/8" = 1'-0"



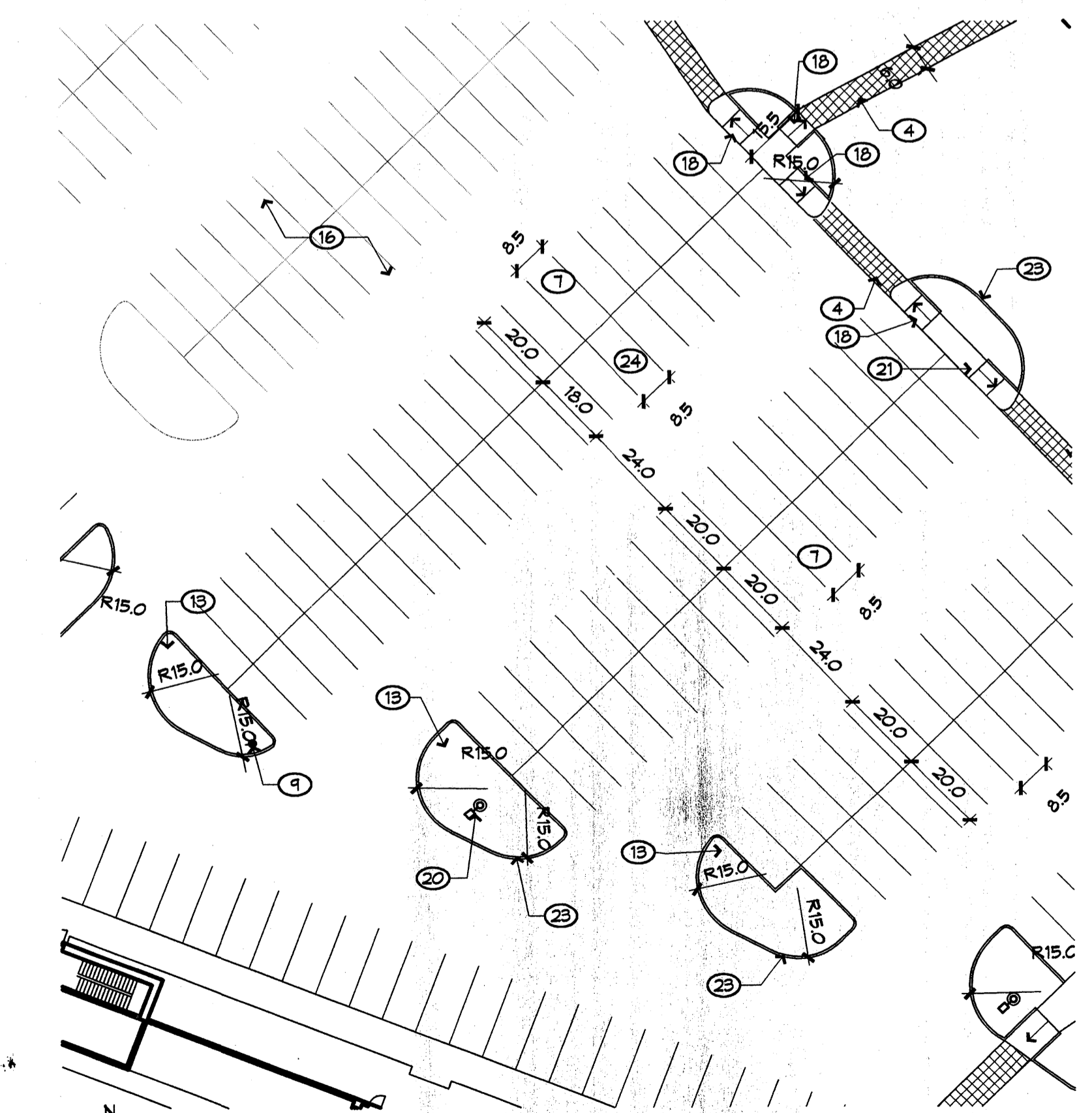
6 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



**TYPICAL BUILDING COMPLEX
(OFFICE/STAGE)**
1" = 30'-0"
TRUE NORTH



TYPICAL PARKING MEDIAN
1" = 30'-0"
TRUE NORTH



TYPICAL PARKING MEDIAN
1" = 30'-0"
TRUE NORTH

REVISIONS

△	06/06/06	EPC Conditions
△		
△		
△		

DRAWN BY

REVIEWED BY

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME

**ENLARGED
SITE PLANS**

PLANTING NOTES

1. LANDSCAPE DESCRIPTION
THE LANDSCAPE DESIGN UTILIZES HIGHLY VISIBLE AREAS OF NATIVE GRASSES TO REINFORCE THE SPECIAL LOCATION OF THE PROJECT - ON A HIGH DESERT GRASSLAND MESA. NATIVE SHRUBS, TREES AND ACCENTS ADD SEASONAL COLOR AND SCALE TO THE PROJECT, AND ESTABLISH WILDLIFE HABITAT.
2. EXISTING PLANT MATERIAL
THERE IS NO LARGE SIZE VEGETATION ON THE SITE. THE EXISTING VEGETATION IS COMPRISED OF GRASSES AND FORBS AND SOME SHRUBS AT LOW DENSITIES.
3. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
5. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.

6. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
7. LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH. COLOR: TAN OR BROWN.
8. IRRIGATION:
IRRIGATION SHALL BE PROVIDED TO ALL CONTAINER PLANTS AND POTENTIALLY TO SEEDING AREAS. THE IRRIGATION SYSTEM DESIGN SHALL BE FULLY AUTOMATED.
9. PASSIVE WATER HARVESTING:
PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORMWATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE.
10. WATER USE DESCRIPTION:
THE IRRIGATION SYSTEM DESIGN SHALL ACCOMMODATE NON-POTABLE WATER. PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES.
11. PONDING AREA IS LOCATED OFFSITE. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN.

KEYED NOTES

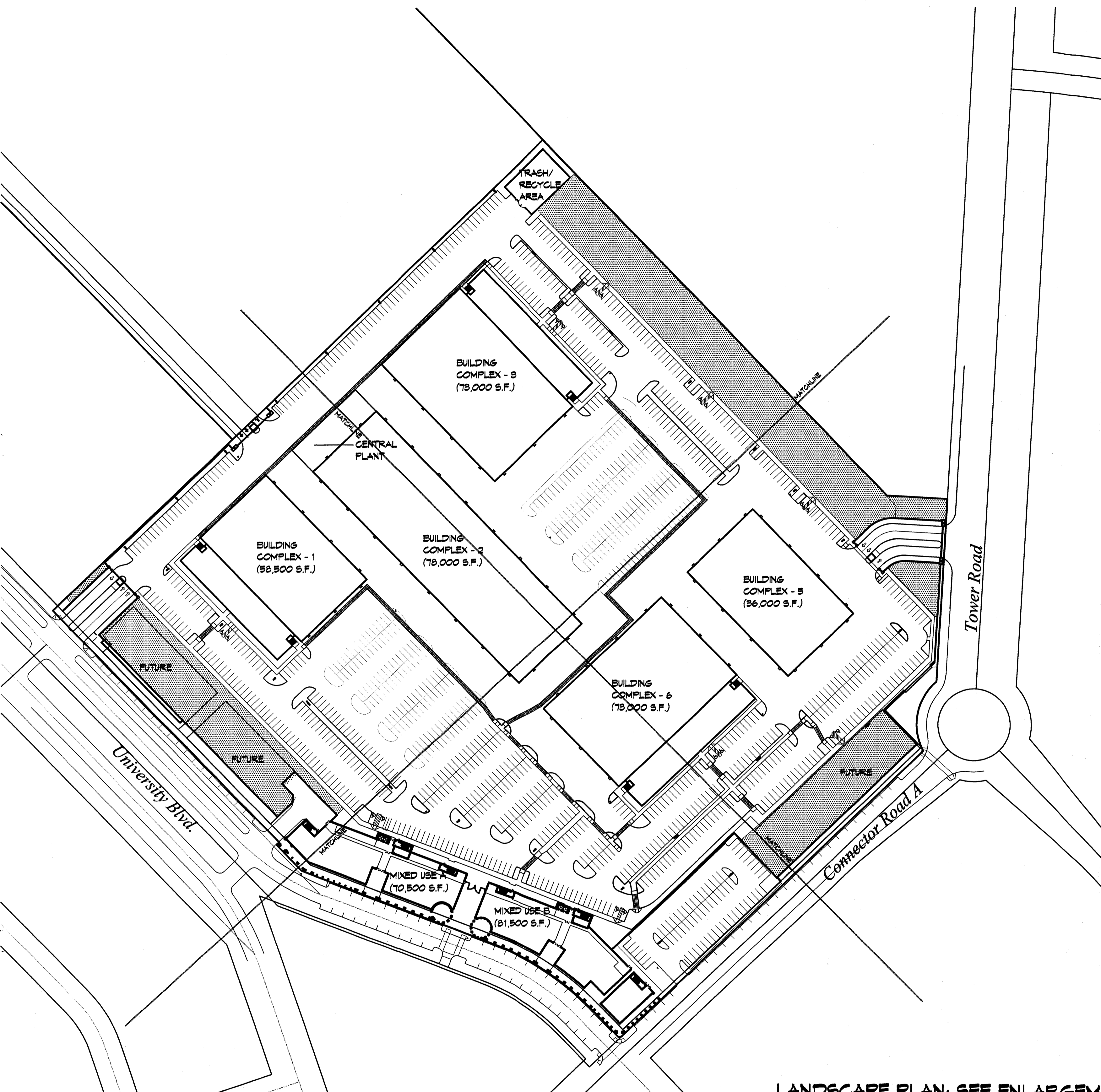
- ① SIDEWALK, CONCRETE
- ② PAVING, ASPHALT
- ③ SPECIAL PAVING
- ④ CURB
- ⑤ SCREEN WALL, SEE SITE PLAN
- ⑥ LANDSCAPE AREA
- ⑦ SITE LIGHTING, SEE SITE PLAN
- ⑧ PROPERTY LINE

LANDSCAPE CALCULATIONS

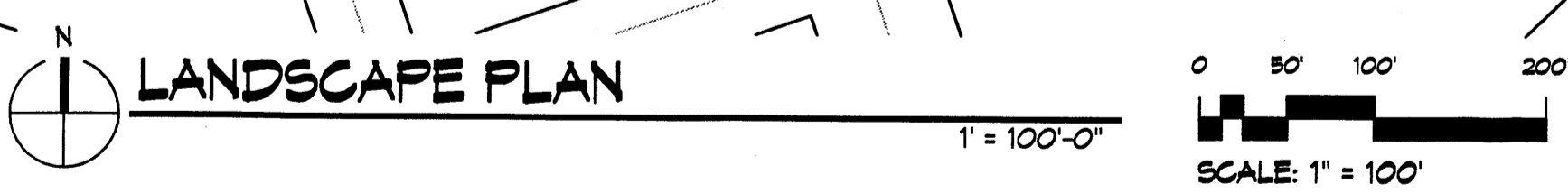
SITE AREA: 1,204,546 SF
BUILDING FOOTPRINTS TOTAL: 326,000 SF
NET SITE AREA: 878,546 SF
REQUIRED LANDSCAPE AREA: 131,784 SF
(15% OF NET LOT AREA)
PROVIDED LANDSCAPE AREA: 144,880 SF

PLANTING LEGEND

Trees							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	17	2"-Cal multi-trunk	Desert Willow	<i>Chilopsis linearis</i>	20.00	25.00	Low
	8	2"-Cal multi-trunk	Maverick Honey Mesquite	<i>Prosopis glandulosa 'Maverick'</i>	20.00	25.00	Low
	44	2"-Cal multi-trunk	Chitalpa	<i>Chitalpa X taskentensis</i>	25.00	30.00	Low
	22	8' High	Pinon	<i>Pinus edulis</i>	20.00	12.00	Medium
	29	12' High	Alghan Or Mondell Pine	<i>Pinus ularica</i>	50.00	20.00	Medium
	17	9' Cal	Chinese Pistache	<i>Pistacia chinensis</i>	35.00	30.00	Medium
	9	24"-Box multi-trunk	Chaste Tree	<i>Vitex agnus-castus</i>	25.00	20.00	Medium
	11	5' Cal.	Columnar English Oak	<i>Quercus robur 'Fastigiata'</i>	35.00	15.00	Medium
Shrub							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	40	5-Gal	Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>	10.00	8.00	Low
	566	1-Gal	Blue Mist Spirea	<i>Caryopteris X clandonensis</i>	5.00	5.00	Medium
	500	5-Gal	Deer Grass	<i>Muhlenbergia rigens</i>	3.00	4.00	Medium
	107	5-Gal	Black Dalea	<i>Dalea frutescens 'Sierra Nigra'</i>	3.00	4.00	Low
	444	1-Gal	Mormon Tea	<i>Ephedra nevadensis</i>	2.00	3.00	Low
	141	1-Gal	Threelobed Sumac	<i>Rhus trilobata</i>	6.00	8.00	Low
	251	1-Gal	Silver Sage	<i>Artemisia 'Fouls Castle'</i>	3.00	2.00	Medium
	54	15-Gal multi-trunk	Gambel Oak	<i>Quercus gambellii</i>	20.00	6.00	Medium
	293	1-Gal	Thompson Broom	<i>Baccharis x Stans</i>	2.00	6.00	Low
Ground Cover							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	616	1-Gal	Pinecups	<i>Callirhoe involucrata</i>	1.00	2.50	Low
	310	1-Gal	'Sierra Gold' Dalea	<i>Dalea capitata</i>	1.50	3.00	Low
	204	1-Gal	Angelita Daisy	<i>Hymenoxys acaulis</i>	1.50	2.00	Low
	244	1-Gal	Blue Flax	<i>Linum perenne 'Lewisii'</i>	1.50	1.50	Medium
	293	5-Gal	Rock Penstemon	<i>Penstemon baccharifolius 'Del Rio'</i>	2.00	2.00	Low
	16	1-Gal	Giant Sacaton	<i>Sporobolus unrightii</i>	4.00	5.00	Medium
Succulent							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
	74	5-Gal @ 8"x8"	Parry's Agave	<i>Agave parryi</i>	2.00	2.00	Low
	151	1-Gal @ 4"x4"	Beargrass	<i>Nolina erumpens</i>	4.00	5.00	Low
	54	5-Gal @ 4 PAD MIN	Purple Prickly Pear	<i>Opuntia macrocentra</i>	3.00	4.00	Low
Seeding/Amendments							
	SEED 138,150	Rate: 2lbs/1000SF	East Side Mix (Gurtis/Gurtis)	Re-vegetation seeding.			
	NO SYMBOL 100,000 SF	Rate: 2000lb/Acre	Soil Biology Amendment (Soil Secrets 303- Terra-Pro Commercial Protein Crumbles)	For use in all landscape and seed areas except for loading and future expansion areas. In landscape areas apply only over plant wells/pits. Assume application over approx. 60% of non-seeded landscape area.			
	NO SYMBOL 56,800 SF	Size: Crusher Fine	Crusher fine gravel mulch 2" depth, Color: Santa Fe Brown	For use in all landscape (except for seeding areas).			



LANDSCAPE PLAN: SEE ENLARGEMENTS



SEED 138,150 Rate: 2lbs/1000SF East Side Mix (Gurtis/Gurtis) Re-vegetation seeding.
NO SYMBOL 100,000 SF Rate: 2000lb/Acre Soil Biology Amendment (Soil Secrets 303- Terra-Pro Commercial Protein Crumbles) For use in all landscape and seed areas except for loading and future expansion areas. In landscape areas apply only over plant wells/pits. Assume application over approx. 60% of non-seeded landscape area.
NO SYMBOL 56,800 SF Size: Crusher Fine Crusher fine gravel mulch 2" depth, Color: Santa Fe Brown For use in all landscape (except for seeding areas).

KEYED NOTES

- ① SIDEWALK, CONCRETE
- ② PAVING, ASPHALT
- ③ SPECIAL PAVING
- ④ CURB
- ⑤ SCREEN WALL, SEE SITE PLAN
- ⑥ LANDSCAPE AREA
- ⑦ SITE LIGHTING, SEE SITE PLAN
- ⑧ PROPERTY LINE

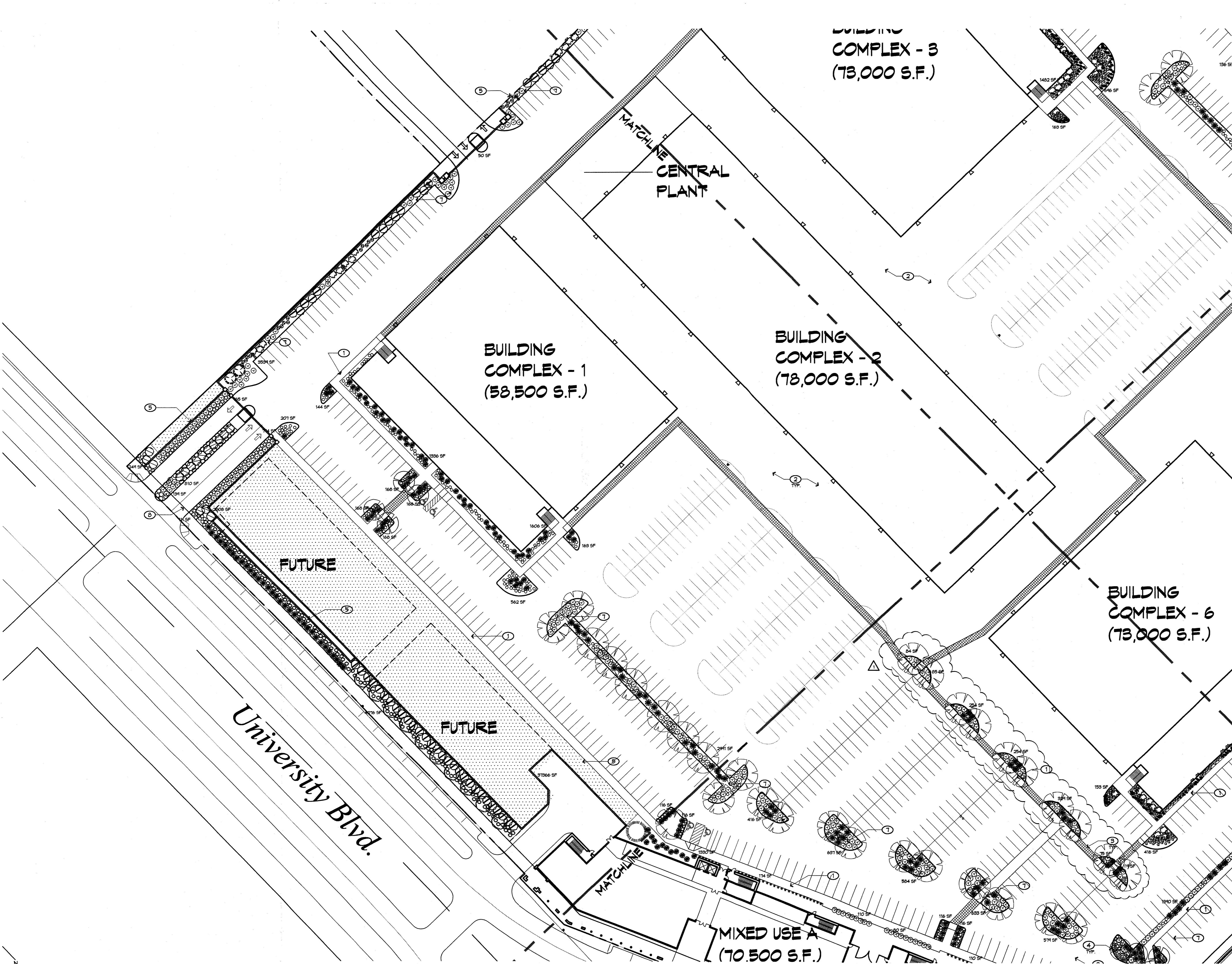
REVISIONS

- △ 06/06/06 EPC Conditions
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- △
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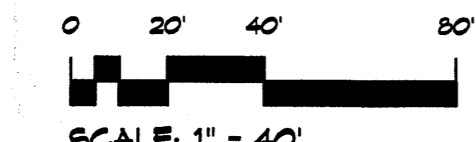
DRAWN BY: SZ
REVIEWED BY: MB
DATE: 06/06/06
PROJECT NO.: 06023
DRAWING NAME:

**LANDSCAPE PLAN
ENLARGEMENT #1**

SHEET NO.



LANDSCAPE PLAN ENLARGEMENT
1" = 40'-0"



ARCHITECT

ENGINEER

PROJECT

**Mesa Del Sol
Film Studio**
Albuquerque, New Mexico

REVISIONS

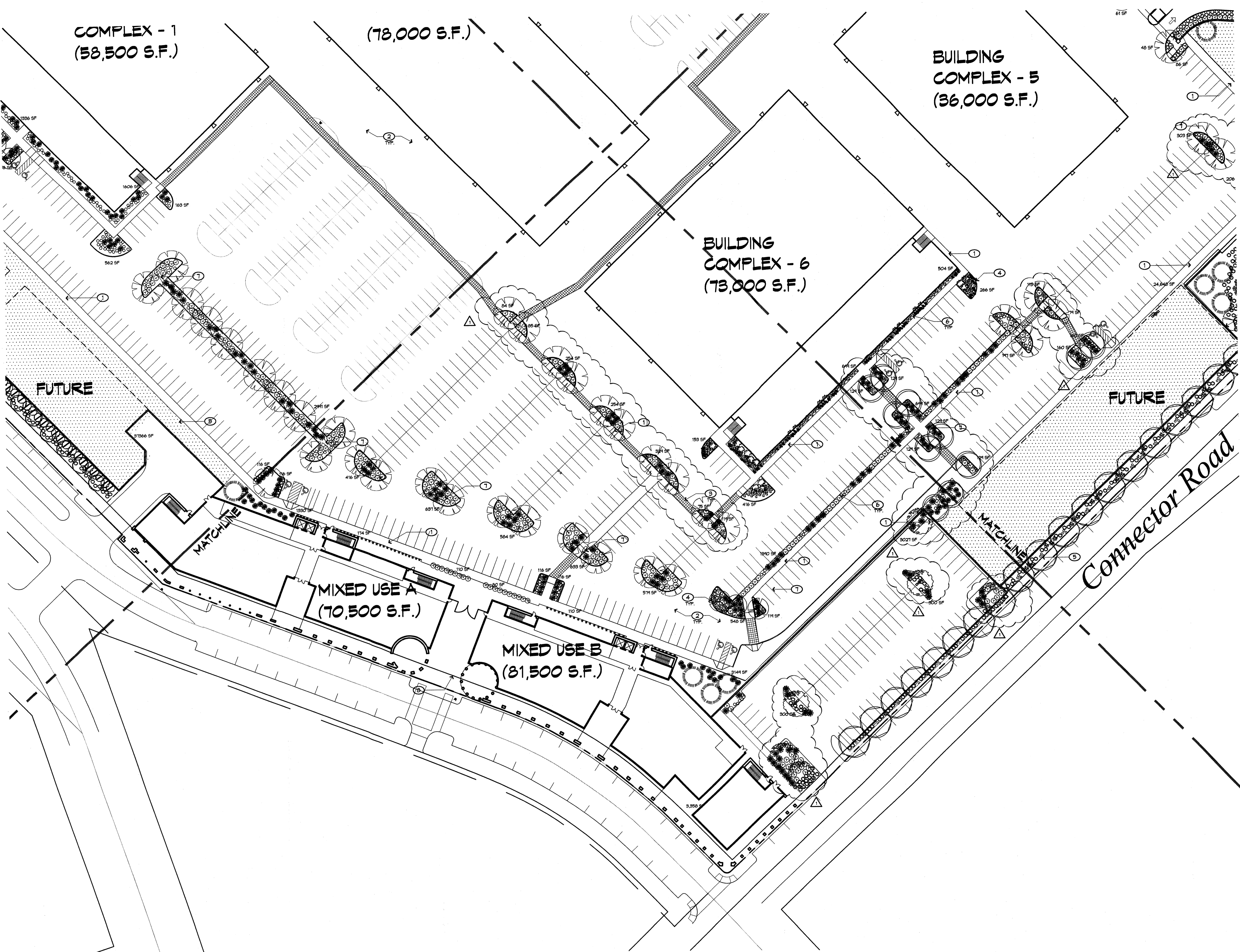
- ① 06/06/06 EPC Conditions
- △
- △
- △

DRAWN BY: SZ
REVIEWED BY: MB
DATE: 06/06/06
PROJECT NO.: 06023
DRAWING NAME:

LANDSCAPE PLAN
ENLARGEMENT #2

KEYED NOTES

- ① SIDEWALK, CONCRETE
- ② PAVING, ASPHALT
- ③ SPECIAL PAVING
- ④ CURB
- ⑤ SCREEN WALL, SEE SITE PLAN
- ⑥ LANDSCAPE AREA
- ⑦ SITE LIGHTING, SEE SITE PLAN
- ⑧ PROPERTY LINE



REVISIONS

- ▲ 06/06/06 EPC Conditions
- ▲
- ▲
- ▲

DRAWN BY	SZ
REVIEWED BY	MB
DATE	06/06/06
PROJECT NO.	06023
DRAWING NAME	

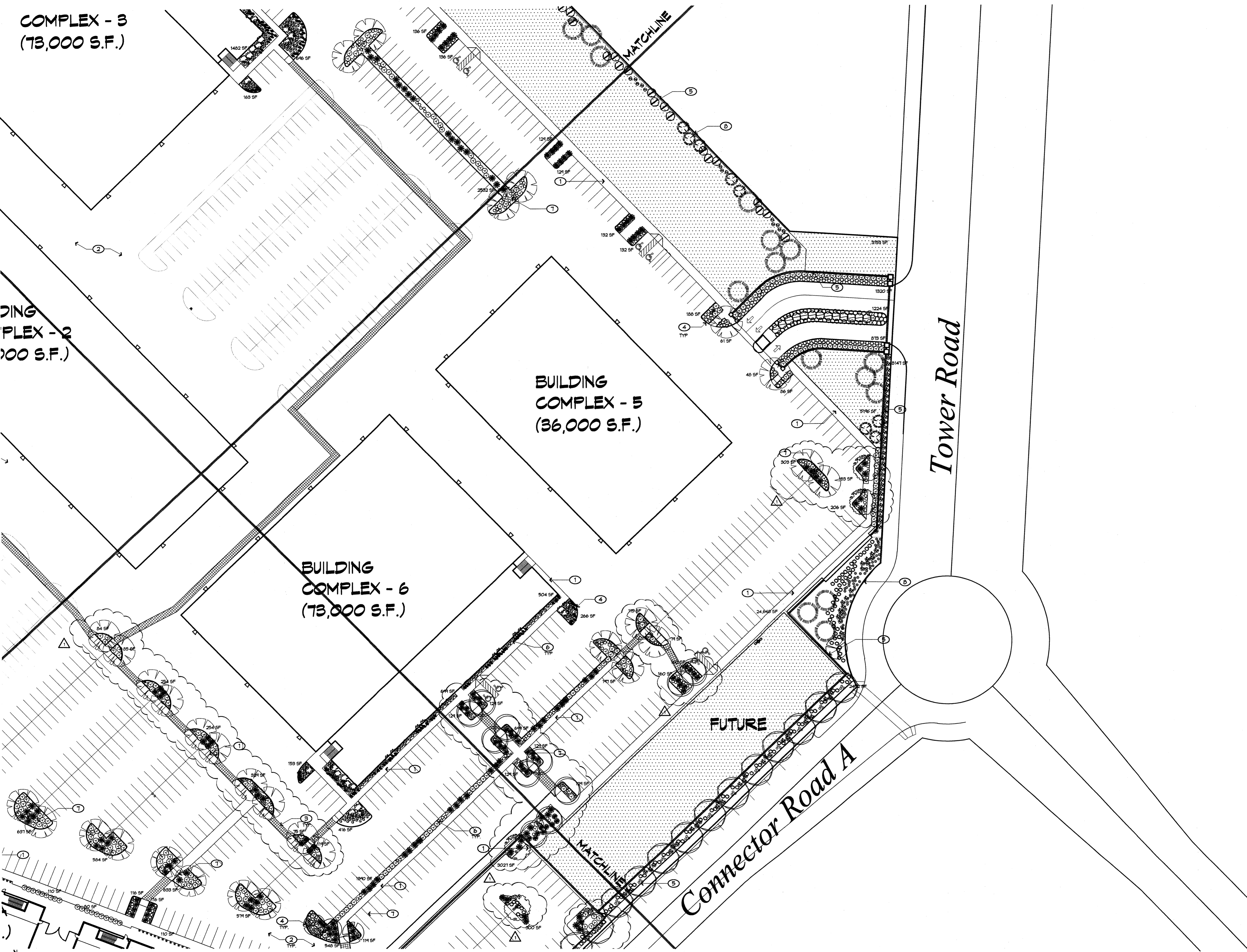
LANDSCAPE PLAN
ENLARGEMENT #3

SHEET NO.

06
OF

KEYED NOTES

- ① SIDEWALK, CONCRETE
- ② PAVING, ASPHALT
- ③ SPECIAL PAVING
- ④ CURB
- ⑤ SCREEN WALL, SEE SITE PLAN
- ⑥ LANDSCAPE AREA
- ⑦ SITE LIGHTING, SEE SITE PLAN
- ⑧ PROPERTY LINE



COMPLEX - 3
(73,000 S.F.)

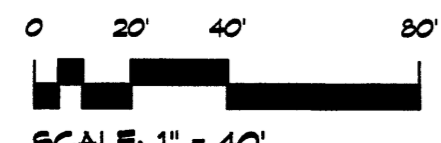
COMPLEX - 2
(73,000 S.F.)

BUILDING
COMPLEX - 5
(36,000 S.F.)

BUILDING
COMPLEX - 6
(73,000 S.F.)

LANDSCAPE PLAN ENLARGEMENT

1" = 40'-0"



Connector Road A

Tower Road

FUTURE

MATCHLINE

MATCHLINE

ARCHITECT

ENGINEER

PROJECT

**Mesa Del Sol
Film Studio**
Albuquerque, New Mexico

REVISIONS

- △ 06/06/06 EPC Conditions
- △
- △
- △

DRAWN BY	SZ
REVIEWED BY	MB
DATE	06/06/06
PROJECT NO.	06023
DRAWING NAME	

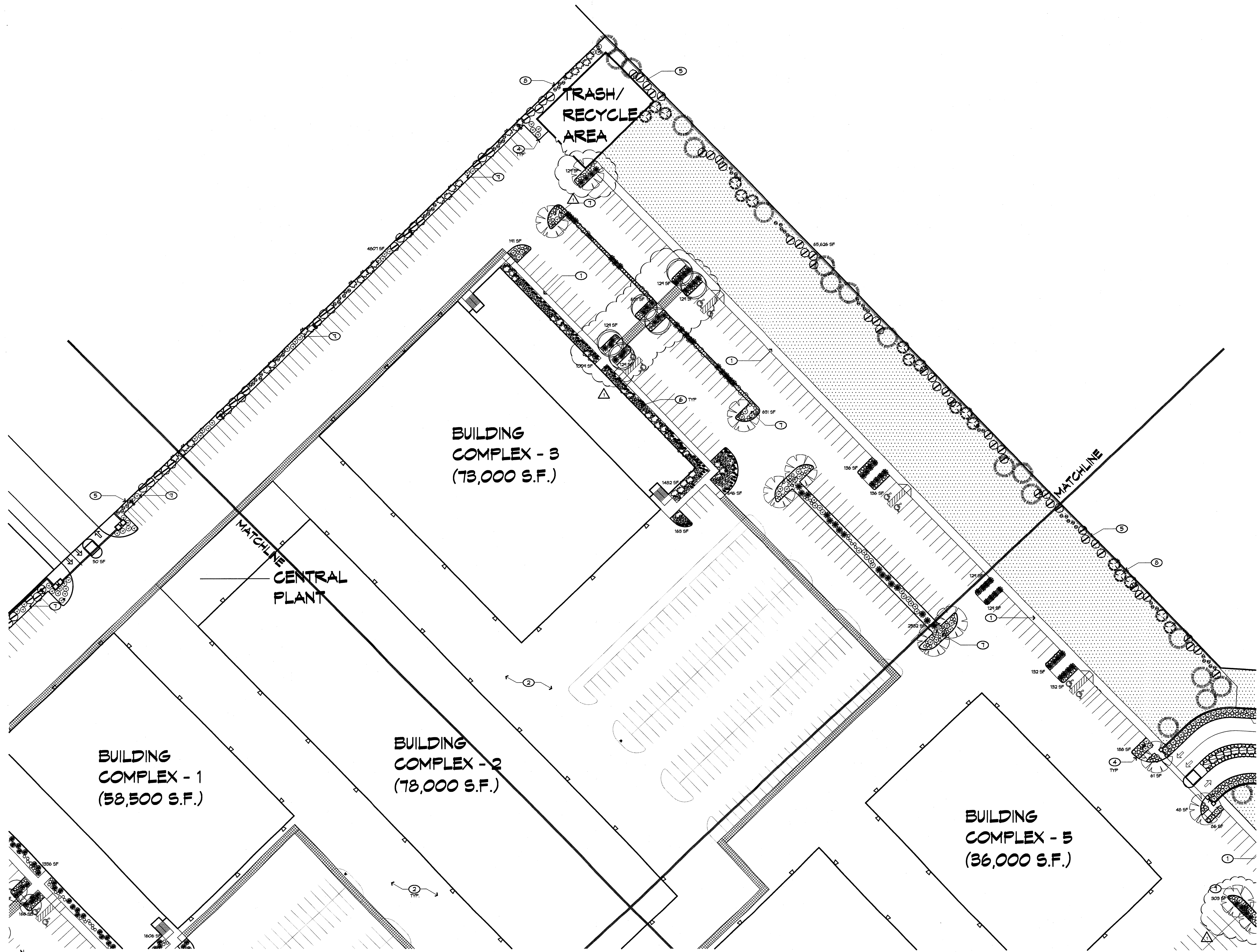
LANDSCAPE PLAN
ENLARGEMENT #4

SHEET NO.

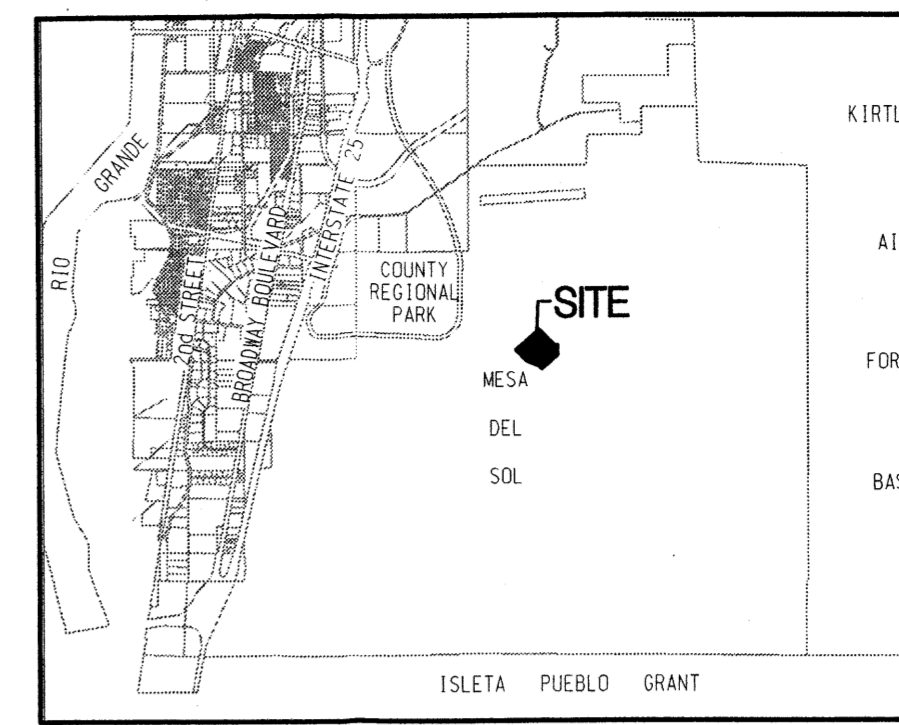
07
OF

KEYED NOTES

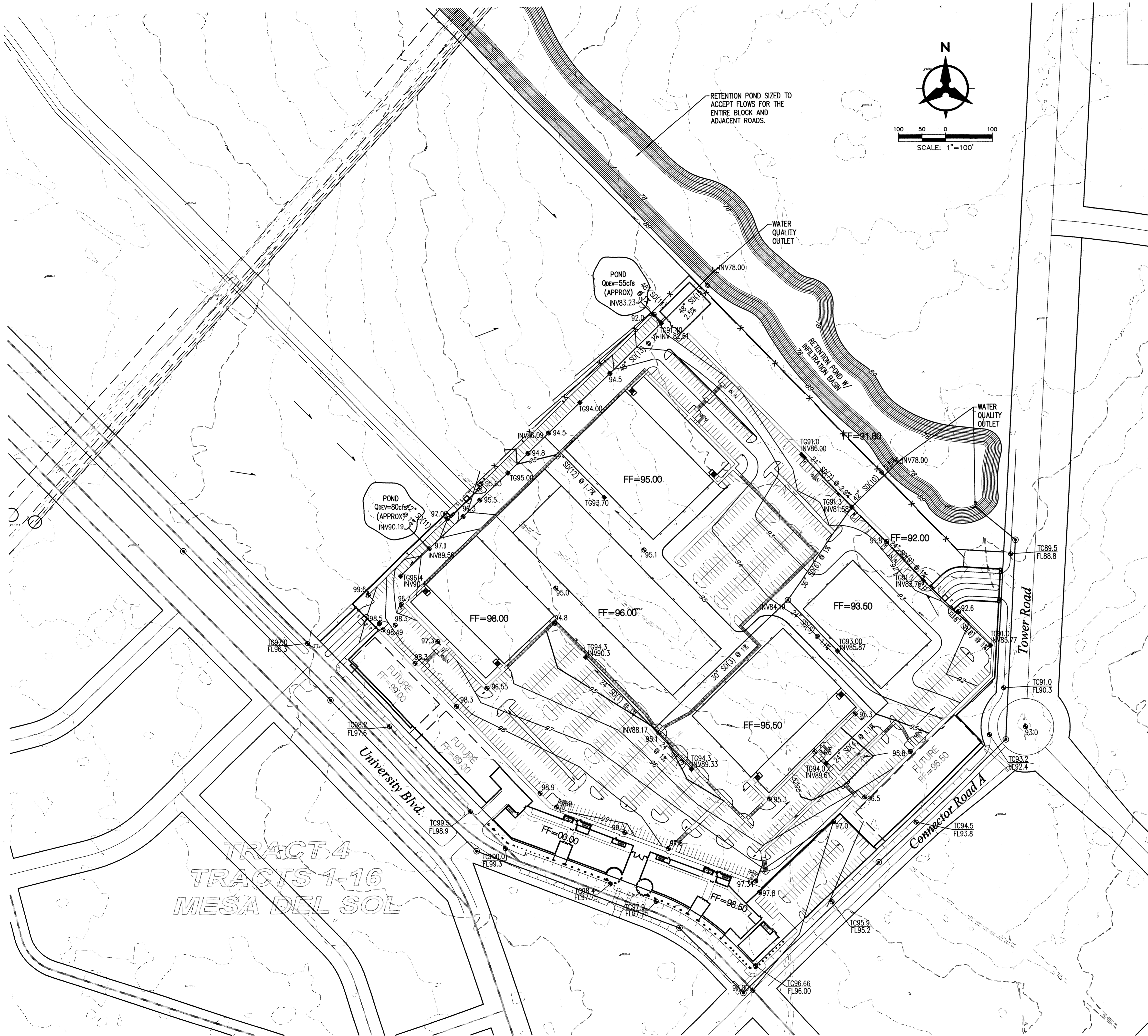
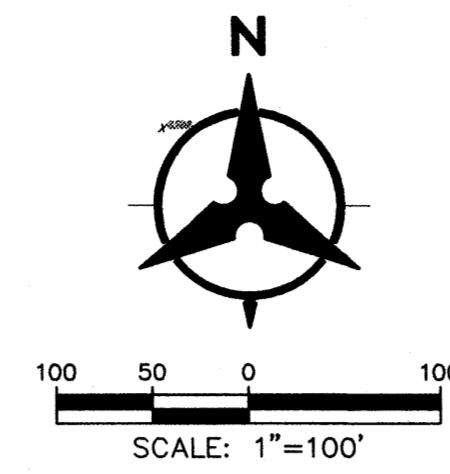
- ① SIDEWALK, CONCRETE
- ② PAVING, ASPHALT
- ③ SPECIAL PAVING
- ④ CURB
- ⑤ SCREEN WALL, SEE SITE PLAN
- ⑥ LANDSCAPE AREA
- ⑦ SITE LIGHTING, SEE SITE PLAN
- ⑧ PROPERTY LINE



LANDSCAPE PLAN ENLARGEMENT
1" = 40'-0"
SCALE: 1" = 40'



LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE



GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

NOTE: OFFSITE FLOWS UPSTREAM OF UNIVERSITY BLVD WILL BE RETAINED IN MASTER PLANNED DRAINAGE FACILITY (LOCATED WEST OF UNIVERSITY BLVD)

Bohannon & Huston
 Courtyard | 7600 Jefferson St. NE | Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

ARCHITECT

DRB
SUBMITTAL

ENGINEER

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS

- △
- △
- △
- △

DRAWN BY **RAB**
REVIEWED BY **JLM**
DATE **06/06/06**
PROJECT NO. **06025**
DRAWING NAME

NOTE: OFFSITE UTILITIES TO BE COMPLETED BY SEPERATE CONTRACT

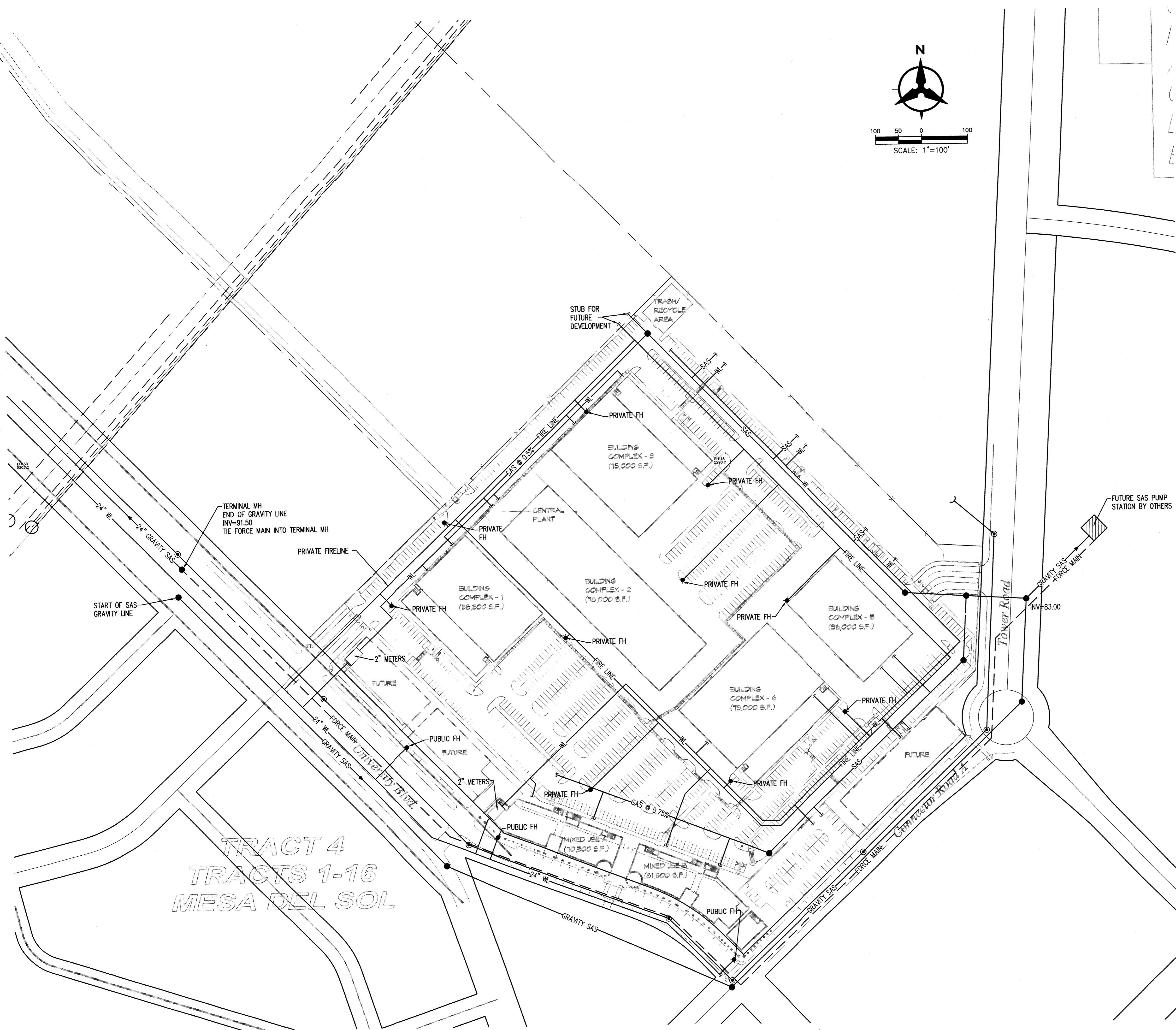
**CONCEPTUAL
UTILITY PLAN**

SHEET NO.

09

OF

Bohannon ▴ Huston
Court yard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
ENGINEERING ▴ SPATIAL DATA ▴ ADVANCED TECHNOLOGIES



REVISIONS

△	06/06/06	EPC Conditions
△		
△		
△		

DRAWN BY	
REVIEWED BY	
DATE	06/06/06
PROJECT NO.	06023
DRAWING NAME	

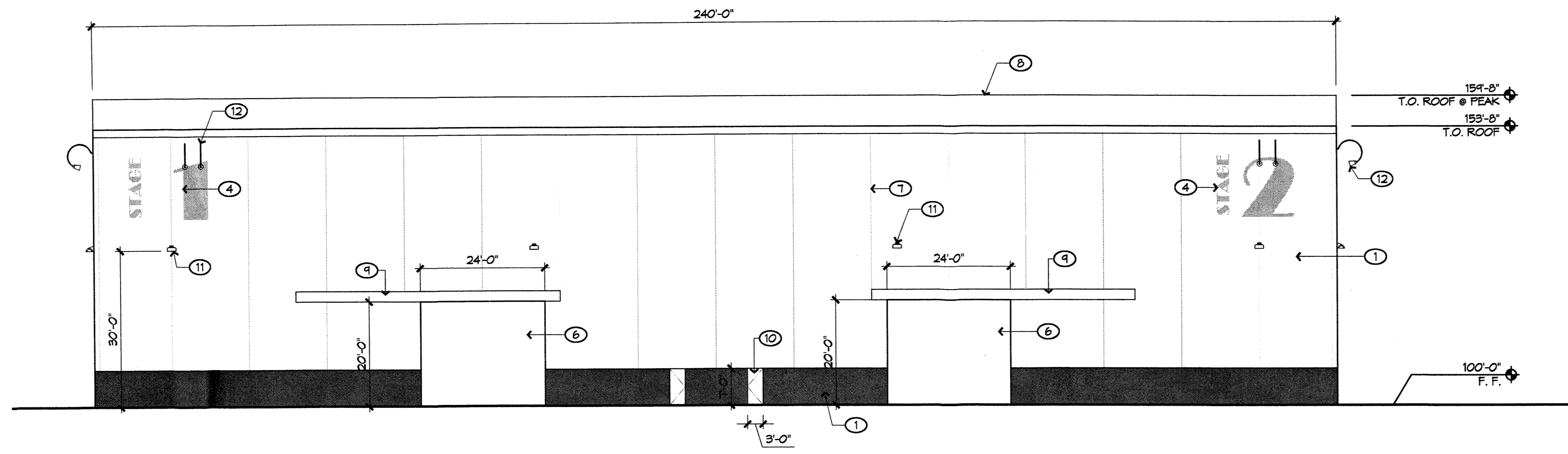
**ELEVATIONS-
BUILDING
COMPLEX - 1**

KEYED NOTES

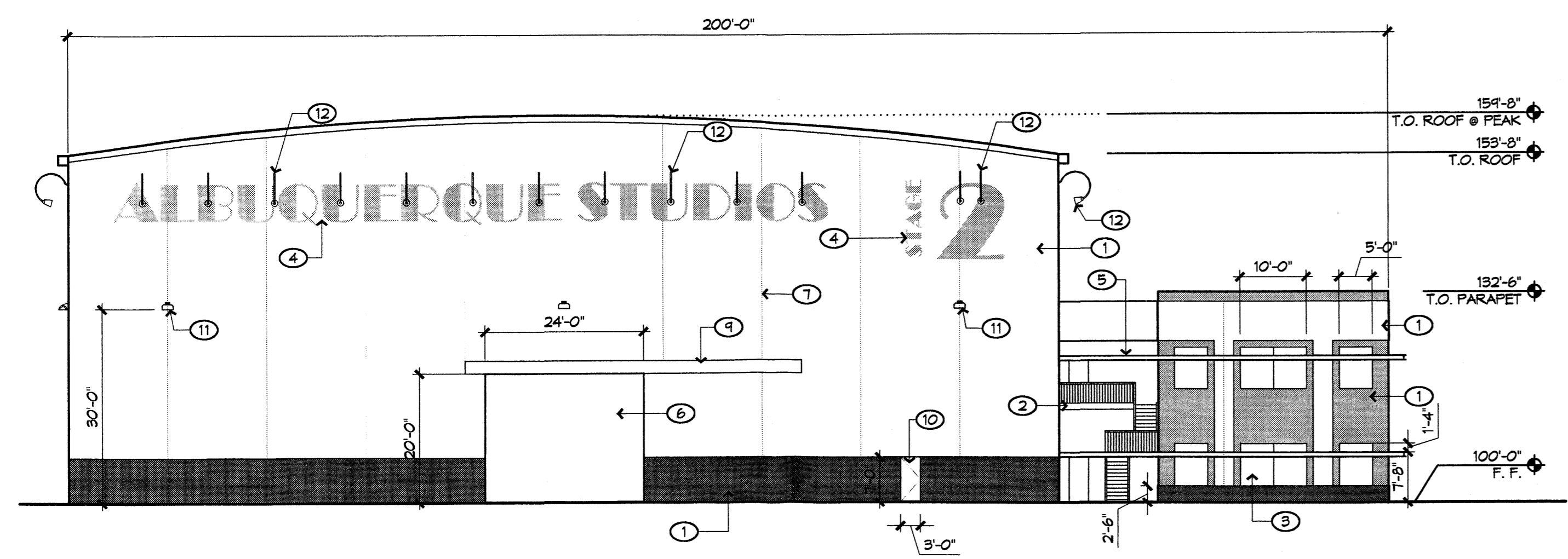
1. CONCRETE TILT-UP PANEL SYSTEM
2. STEEL STAIRS EXPOSED TO OUTSIDE
3. ALUMINUM STOREFRONT SYSTEM
4. PAINTED FACADE GRAPHICS
5. STEEL WINDOW AVING SYSTEM
6. STEEL SLIDING DOOR
7. CONCRETE PANEL JOINT TYP.
8. ROOF PEAK BEYOND
9. STEEL DOOR TRACK AND WEATHER GUARD
10. HOLLOW METAL DOOR AND FRAME
11. FACADE MOUNTED LIGHT FIXTURE, SHALL BE NIGHT SKY COMPLIANT
12. FACADE MOUNTED 'GOOSENECK' LIGHT FIXTURE, SHALL BE NIGHT SKY COMPLIANT

COLOR LEGEND

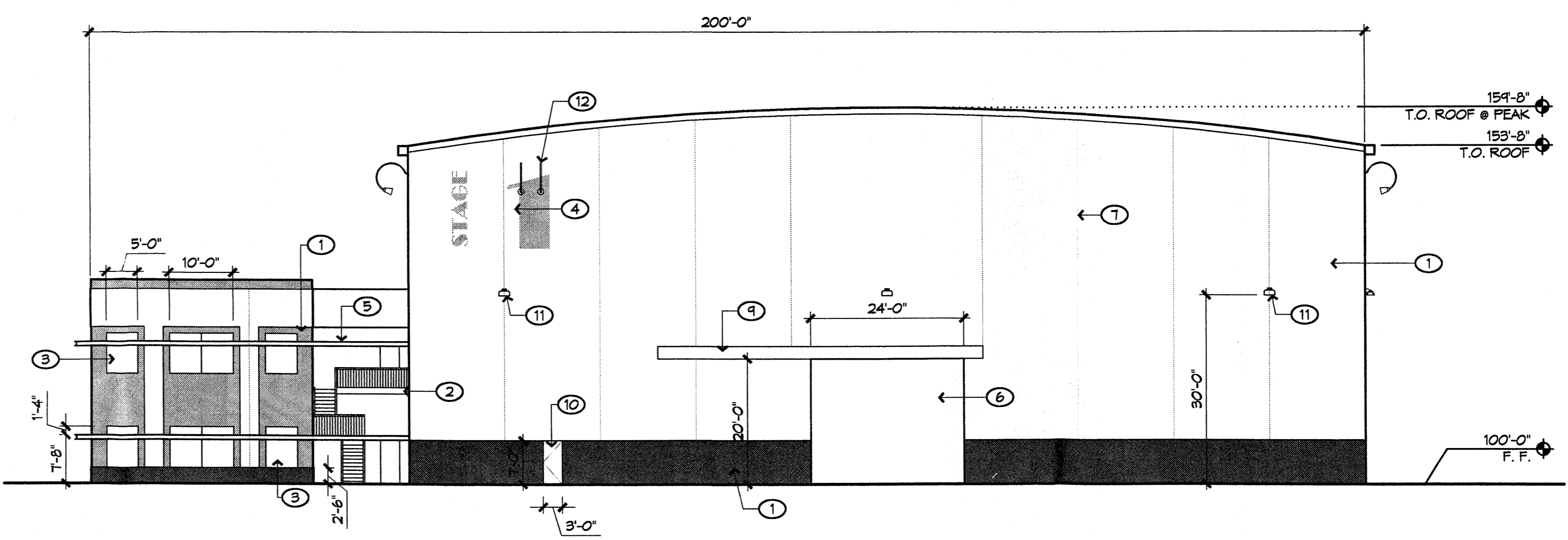
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	COLOR #3: DARK TAN
	COLOR #5: MEDIUM BROWN



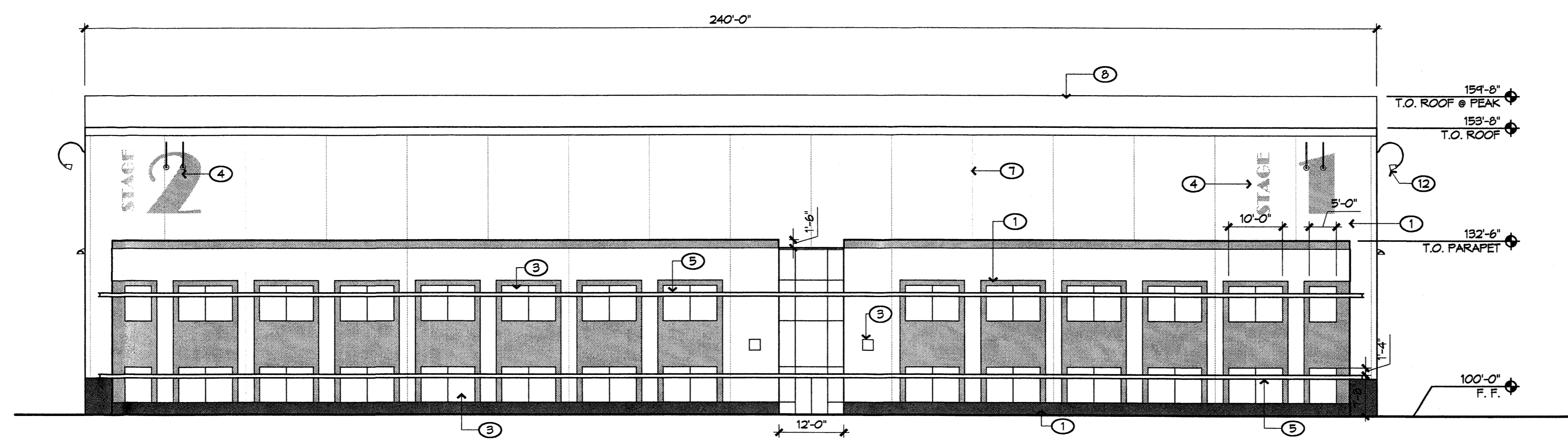
1 EAST ELEVATION



2 NORTH ELEVATION



3 SOUTH ELEVATION



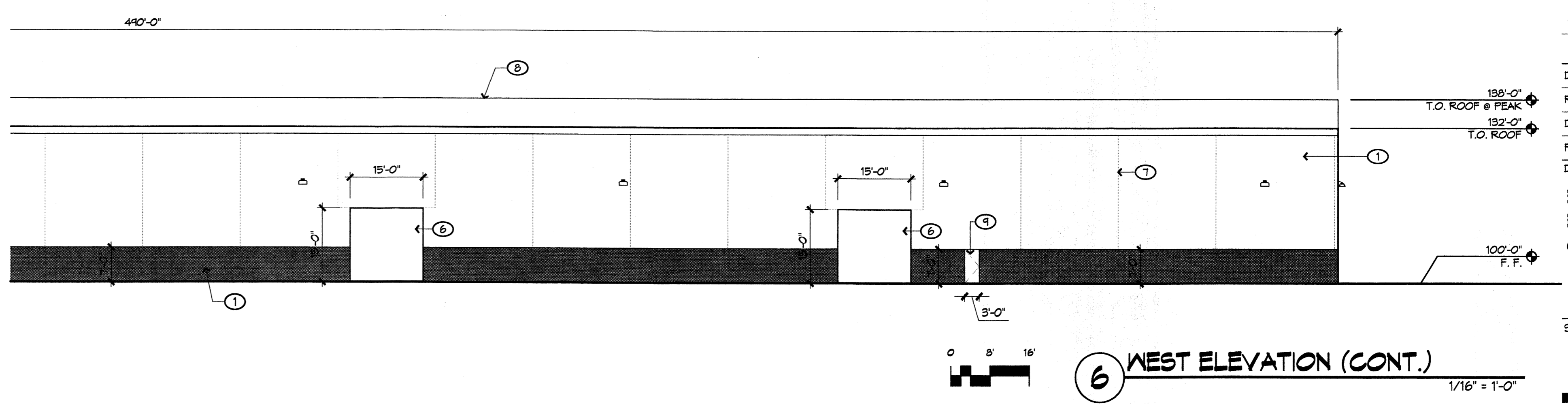
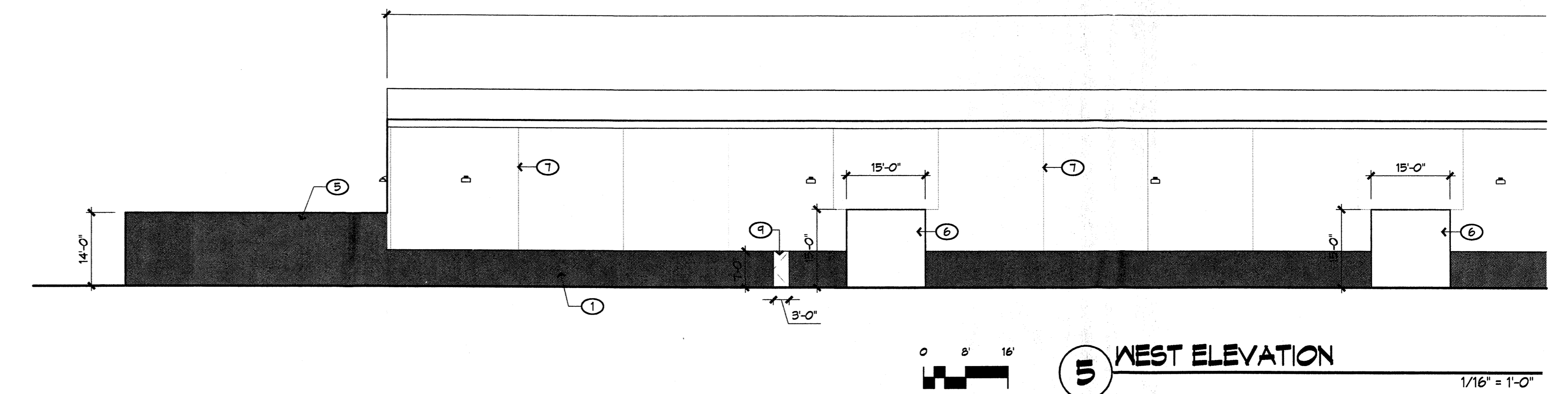
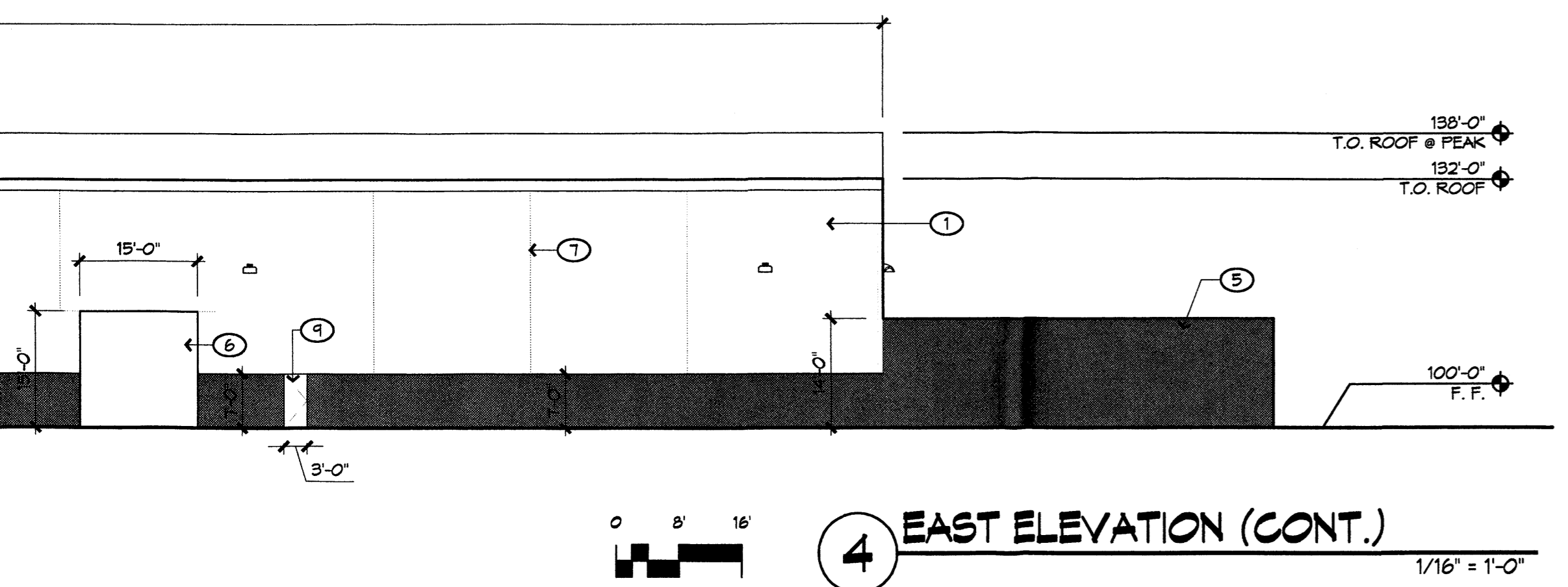
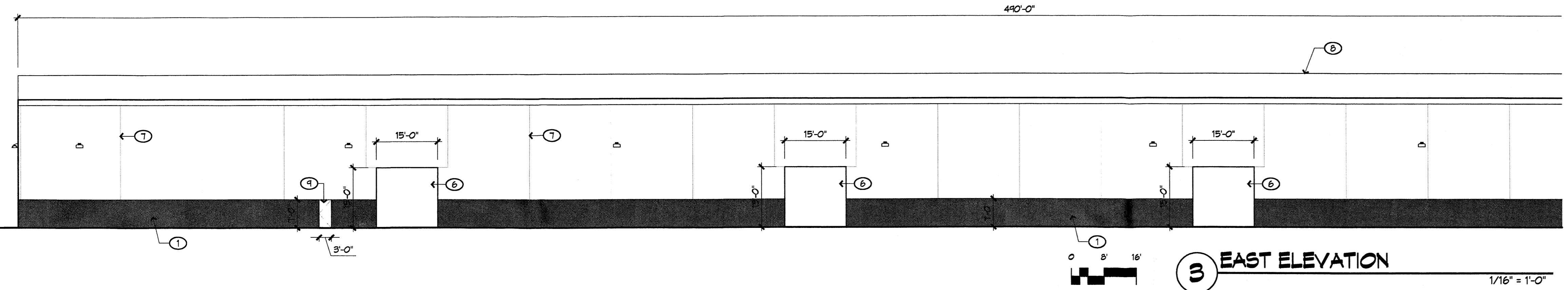
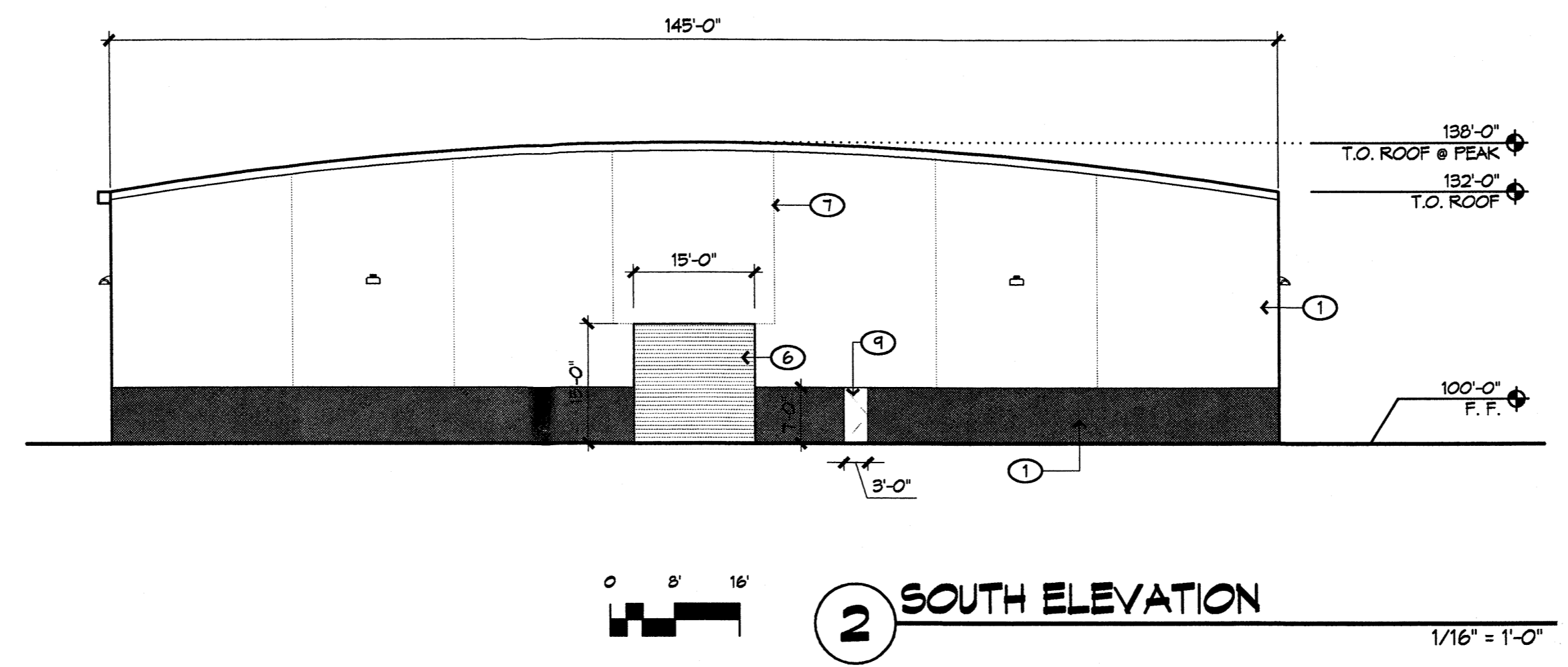
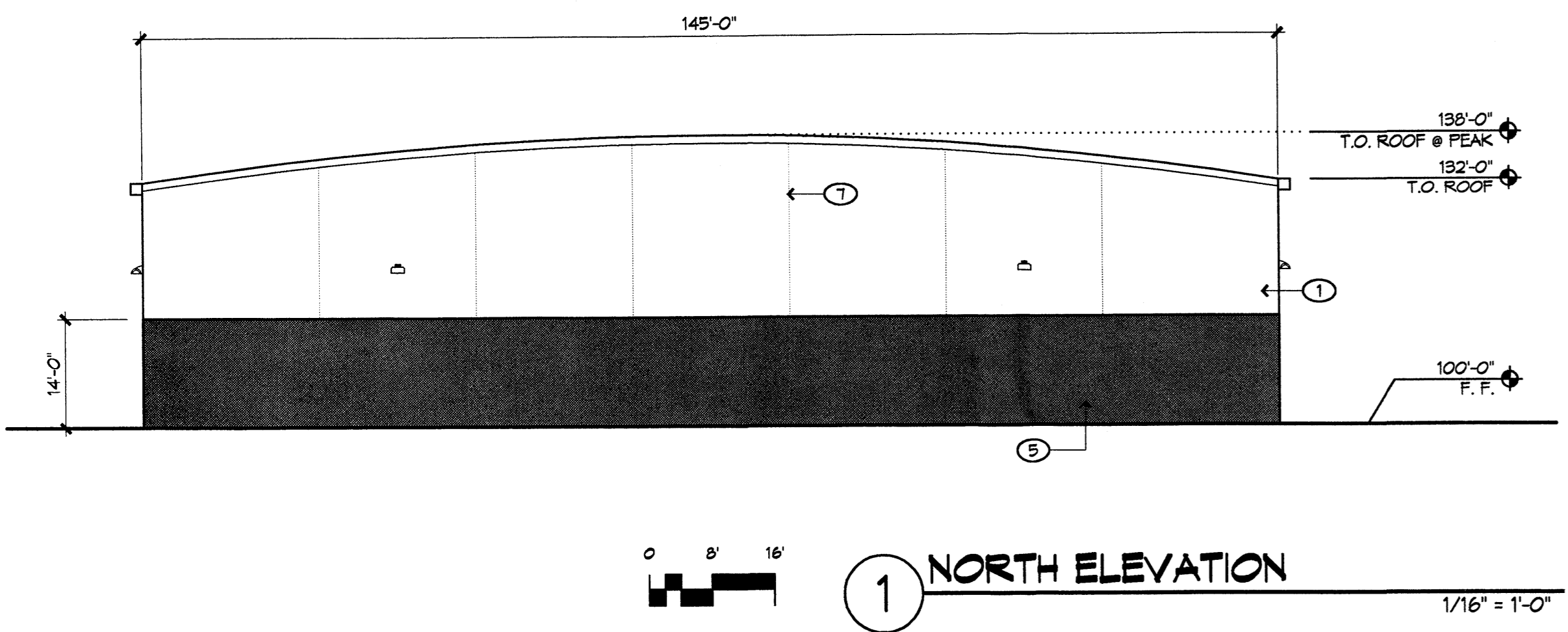
4 WEST ELEVATION

KEYED NOTES

1. CONCRETE TILT-UP PANEL SYSTEM
2. STEEL STAIRS EXPOSED TO OUTSIDE
3. ALUMINUM STOREFRONT SYSTEM
4. PAINTED FACADE GRAPHICS
5. CMU MALL WITH STUCCO FINISH
6. STEEL ROLL-UP DOOR
7. CONCRETE PANEL JOINT TYP.
8. ROOF PEAK BEYOND
9. HOLLOW METAL DOOR AND FRAME
10. FACADE MOUNTED LIGHT FIXTURE, SHALL BE NIGHT SKY COMPLIANT.

COLOR LEGEND

	COLOR #1: CREAM
	COLOR #3: DARK TAN
	COLOR #5: MEDIUM BROWN



REVISIONS

▲	06/06/06 EPC Conditions
▲	
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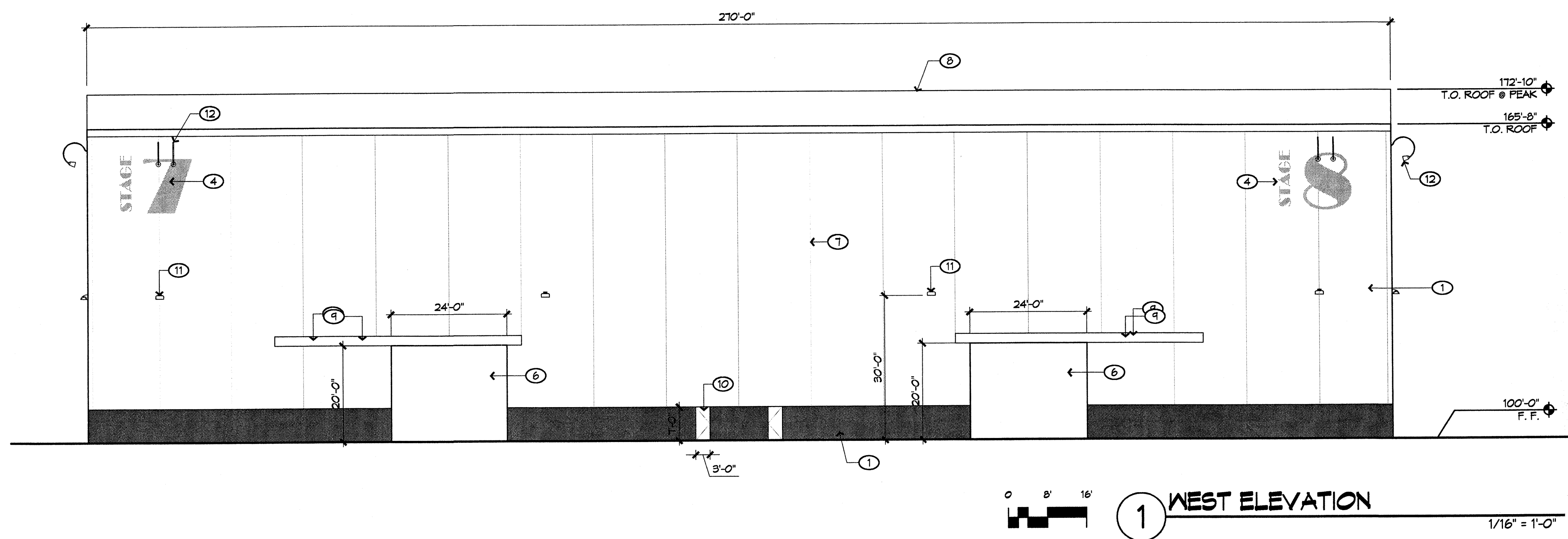
REVIEWED BY

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME

**ELEVATIONS-
BUILDING
COMPLEX - 2**

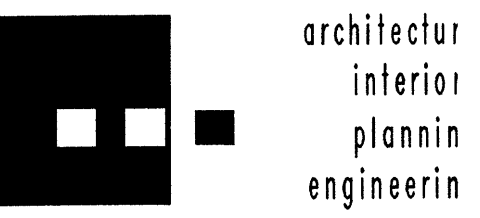


KEYED NOTES

1. CONCRETE TILT-UP PANEL SYSTEM
2. STEEL STAIRS EXPOSED TO OUTSIDE
3. ALUMINUM STOREFRONT SYSTEM
4. PAINTED FACADE GRAPHICS
5. STEEL WINDOW AWNING SYSTEM
6. STEEL SLIDING DOOR
7. CONCRETE PANEL JOINT TYP.
8. ROOF PEAK BEYOND
9. STEEL DOOR TRACK AND WEATHER GUARD
10. HOLLOW METAL DOOR AND FRAME
11. FACADE MOUNTED LIGHT FIXTURE; SHALL BE NIGHT SKY COMPLIANT
12. FACADE MOUNTED 'GOOSENECK' LIGHT FIXTURE; SHALL BE NIGHT SKY COMPLIANT

COLOR LEGEND

	COLOR #1: CREAM
	COLOR #3: DARK TAN
	COLOR #5: MEDIUM BROWN

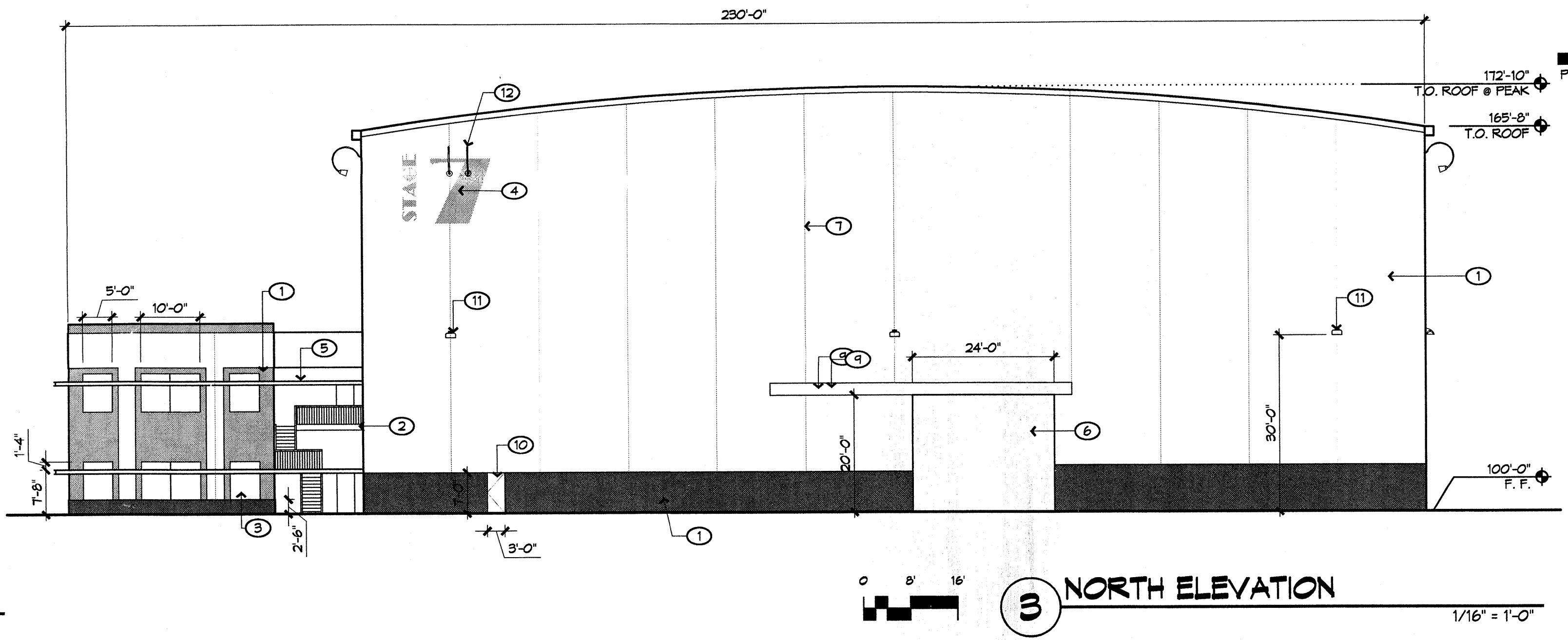
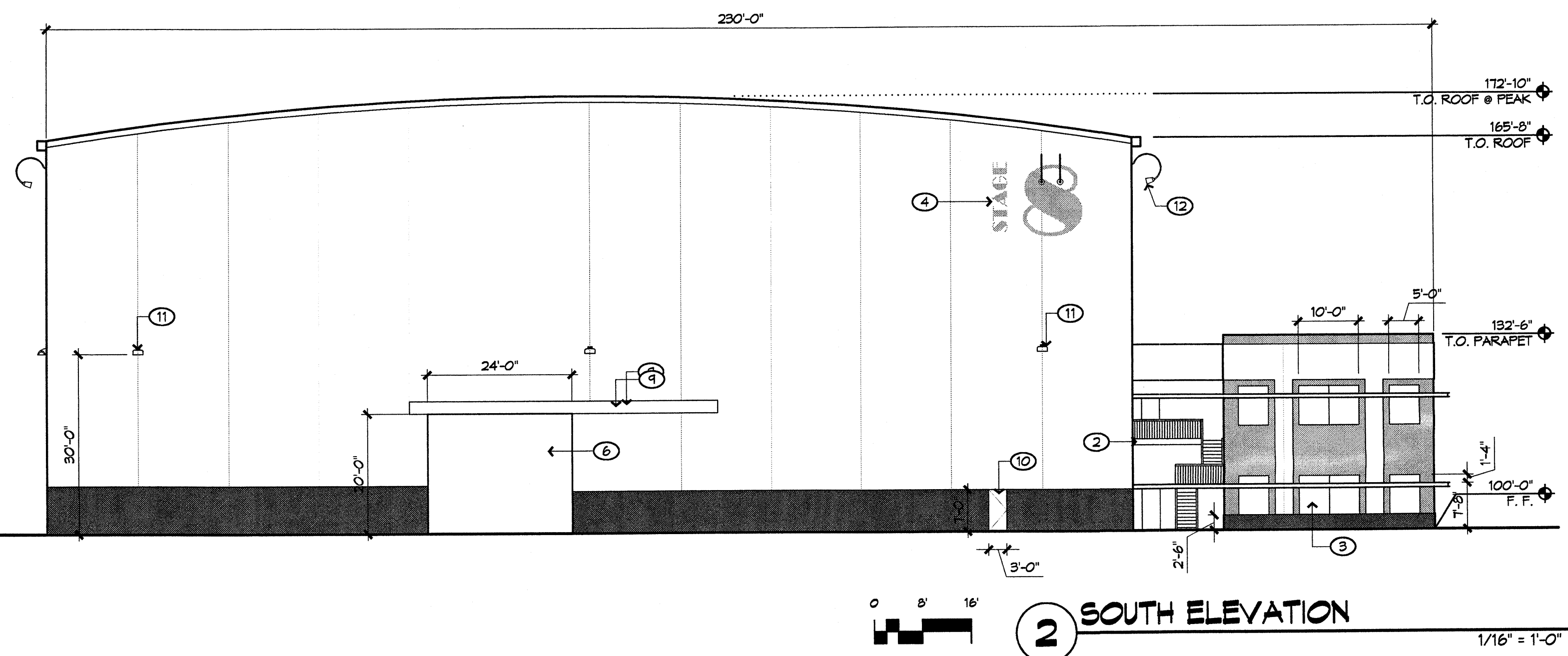


**Dekker
Perich
Sabatini**

6801 Jefferson NE
Suite 100
Albuquerque, NM 87101
505 761-9700
fax 761-4222
dps@dpsabq.com

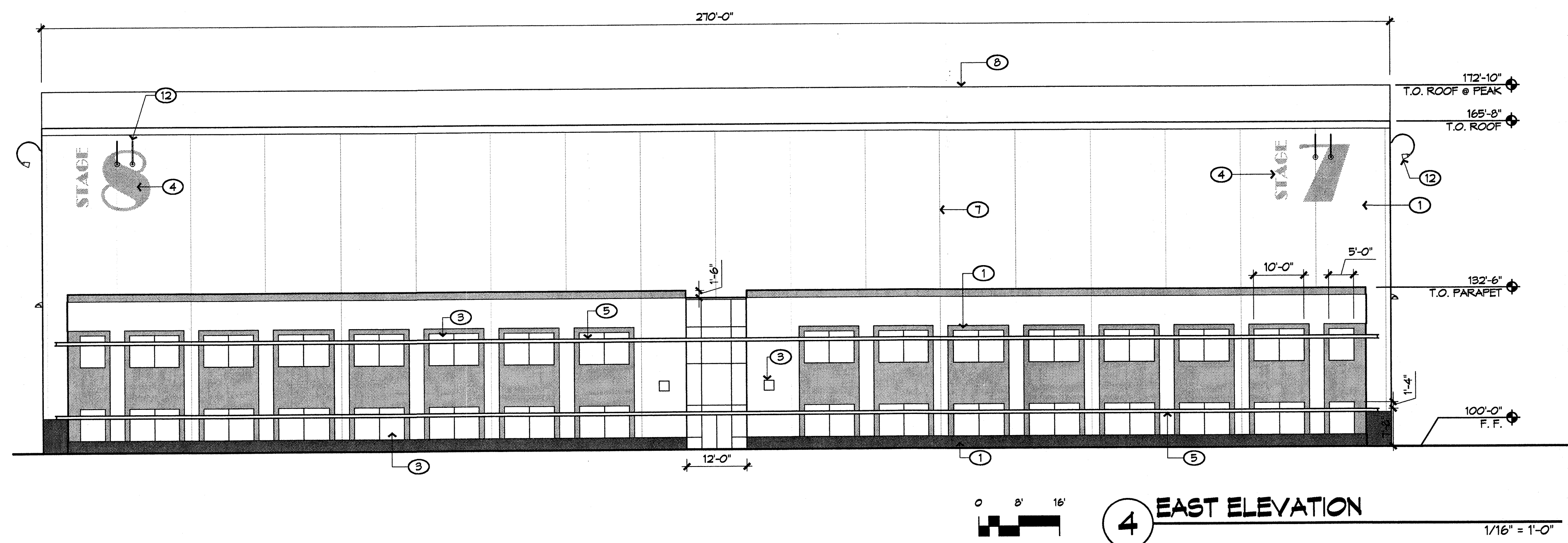
ARCHITECT

ENGINEER



PROJECT

**Mesa Del Sol
Film Studio**
Albuquerque, New Mexico



REVISIONS

△	06/06/06 EPC conditions
△	
△	
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DRAWN BY
REVIEWED BY
DATE 06/06/06
PROJECT NO. 0602E
DRAWING NAME

**ELEVATIONS-
BUILDING
COMPLEX - 3**

SHEET NO.

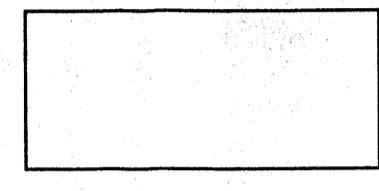
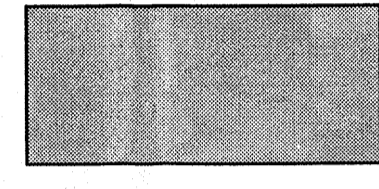
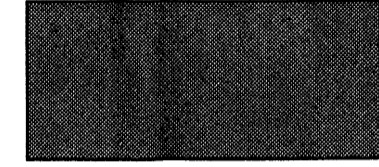
12
OF

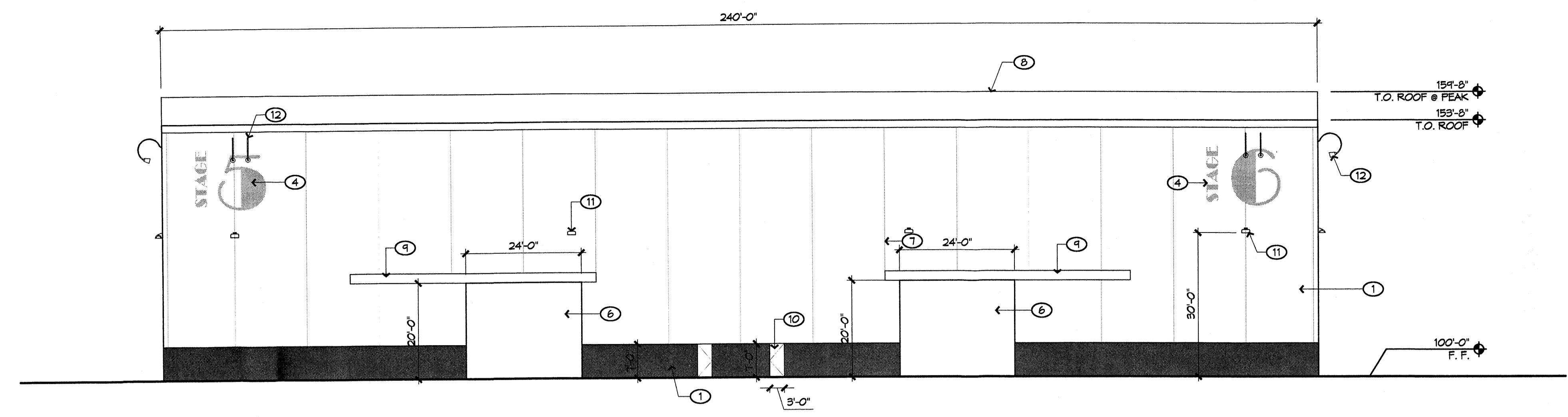
2002 Mesa Del Sol Film Studio Project - 06/06/06 - 0602E - 12 OF 12

KEYED NOTES

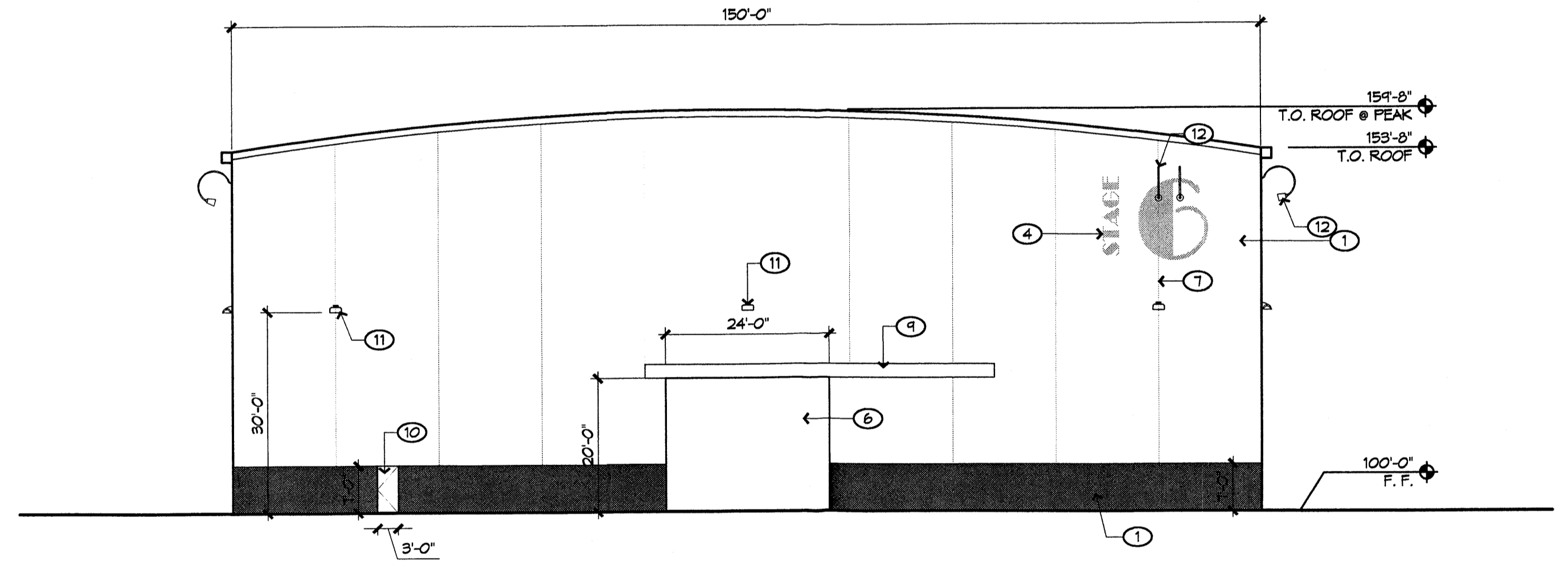
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2. STEEL STAIRS EXPOSED TO OUTSIDE
3. ALUMINUM STOREFRONT SYSTEM
4. PAINTED FACADE GRAPHICS
5. STEEL WINDOW AWNING SYSTEM
6. STEEL SLIDING DOOR
7. CONCRETE PANEL JOINT TYP.
8. ROOF PEAK BEYOND
9. STEEL DOOR TRACK AND WEATHER GUARD
10. HOLLOW METAL DOOR AND FRAME
11. FACADE MOUNTED LIGHT FIXTURE; SHALL BE NIGHT SKY COMPLIANT
12. FACADE MOUNTED 'GOOSENECK' LIGHT FIXTURE; SHALL BE NIGHT SKY COMPLIANT

COLOR LEGEND

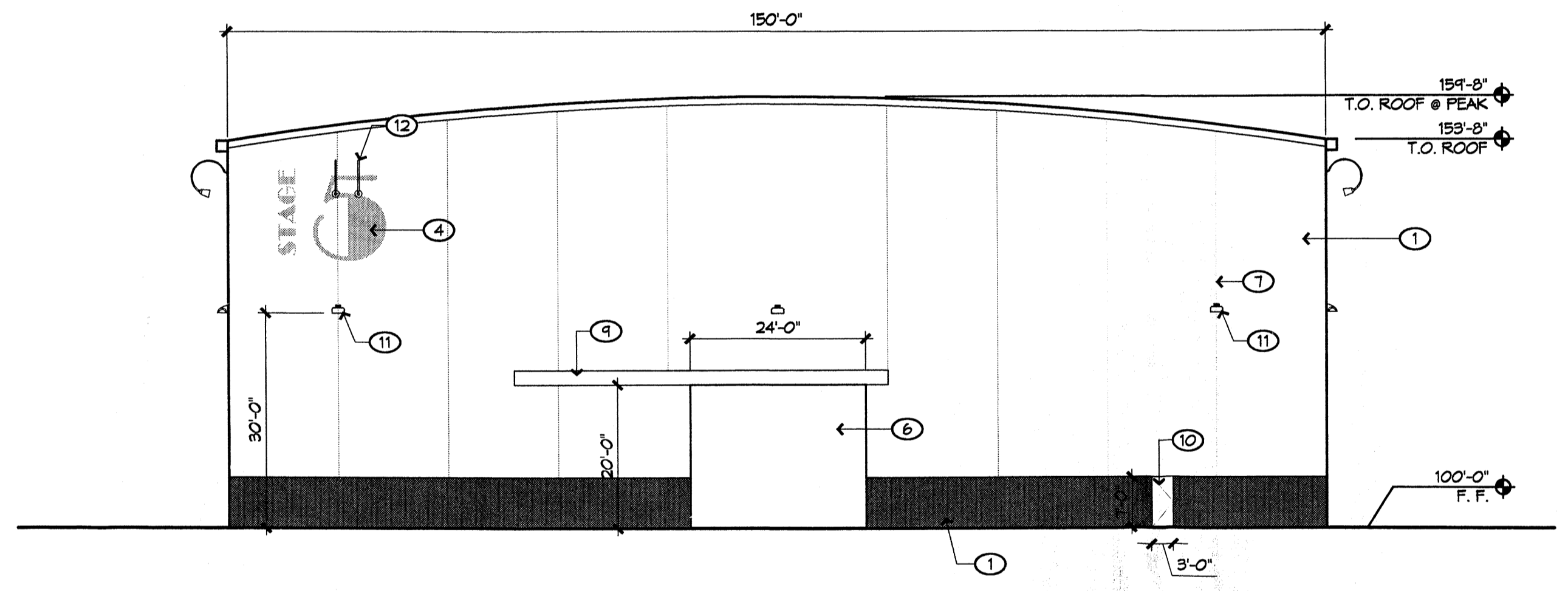
-  COLOR #1: CREAM
-  COLOR #3: DARK TAN
-  COLOR #5: MEDIUM BROWN



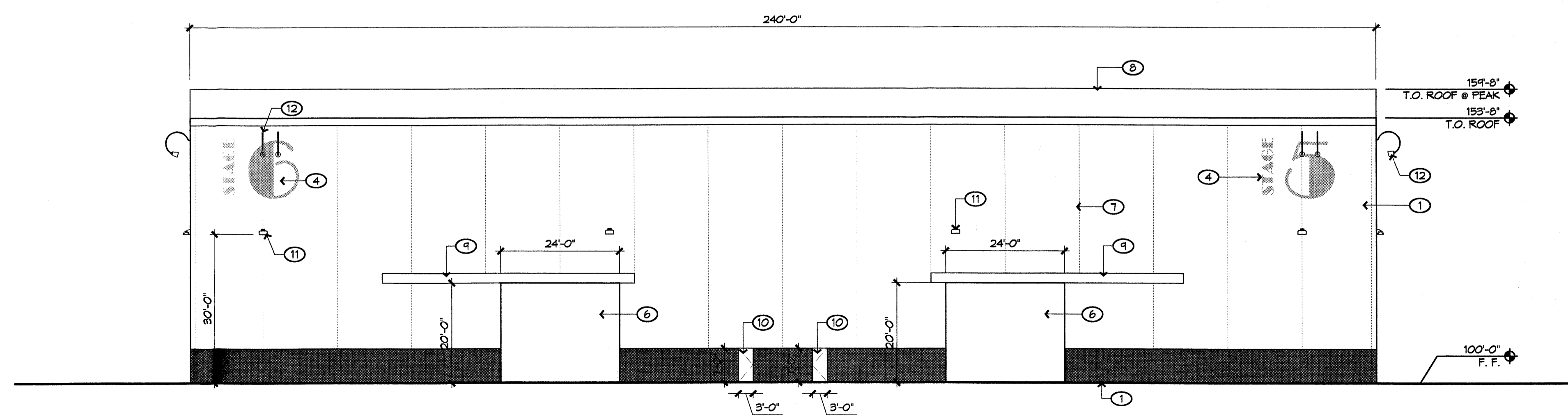
1 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

△	06/06/06	EPC Conditions
△		
△		
△		

DRAWN BY

REVIEWED BY

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME

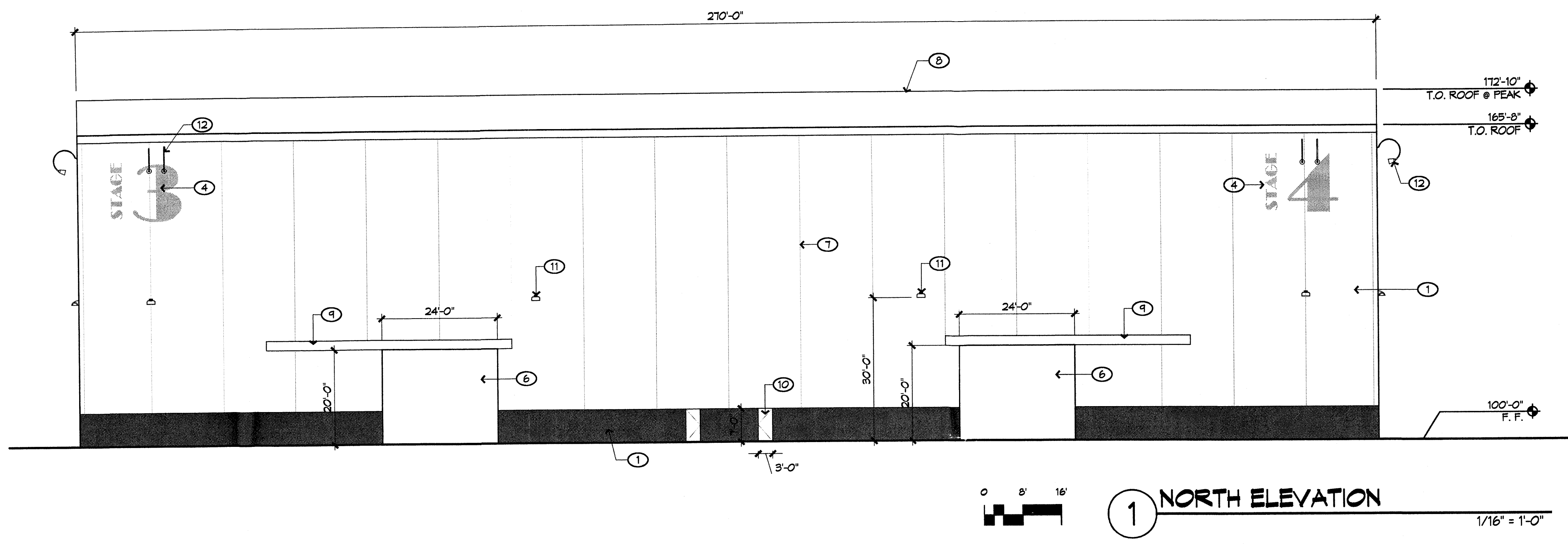
**ELEVATIONS-
BUILDING
COMPLEX - 5**

KEYED NOTES

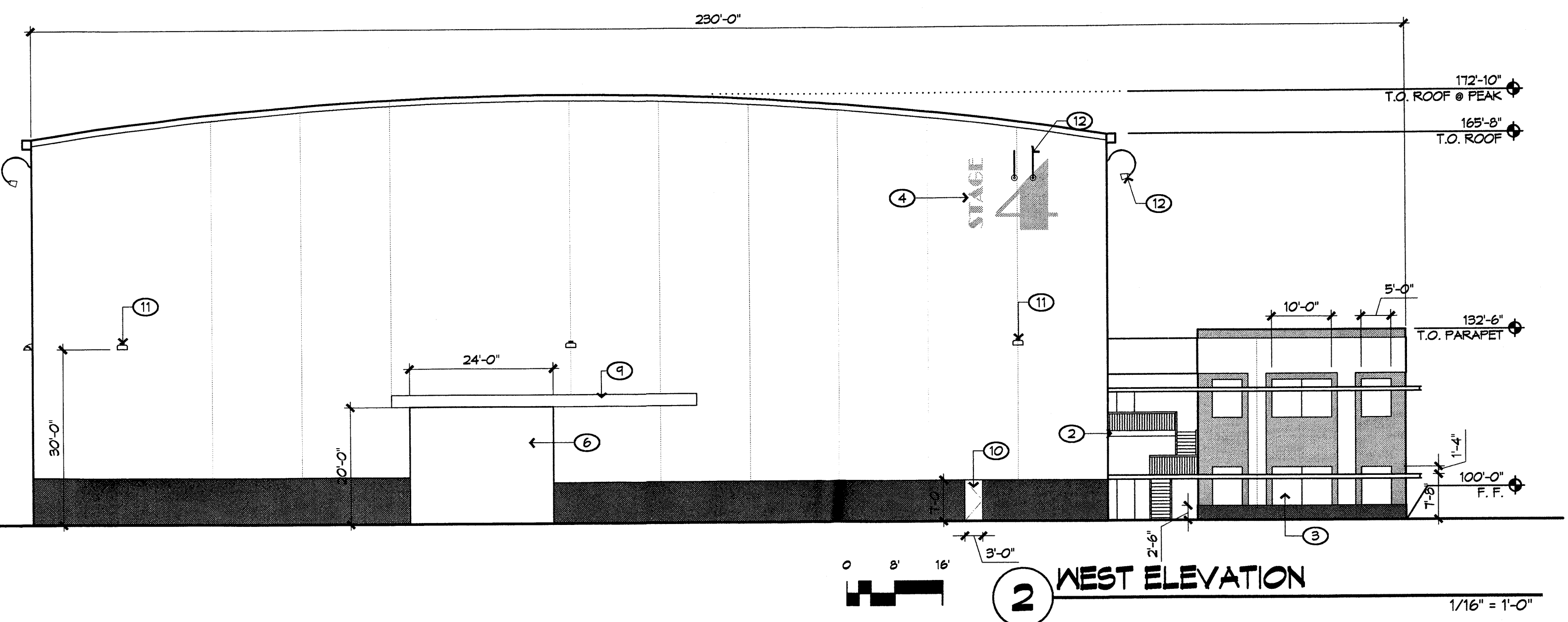
1. CONCRETE TILT-UP PANEL SYSTEM
2. STEEL STAIRS EXPOSED TO OUTSIDE
3. ALUMINUM STOREFRONT SYSTEM
4. PAINTED FACADE GRAPHICS
5. STEEL WINDOW ANNING SYSTEM
6. STEEL SLIDING DOOR
7. CONCRETE PANEL JOINT TYP.
8. ROOF PEAK BEYOND
9. STEEL DOOR TRACK AND WEATHER GUARD
10. HOLLOW METAL DOOR AND FRAME
11. FACADE MOUNTED LIGHT FIXTURE; SHALL BE NIGHT SKY COMPLIANT
12. FACADE MOUNTED "GOOSENECK" LIGHT FIXTURE; SHALL BE NIGHT SKY COMPLIANT

COLOR LEGEND

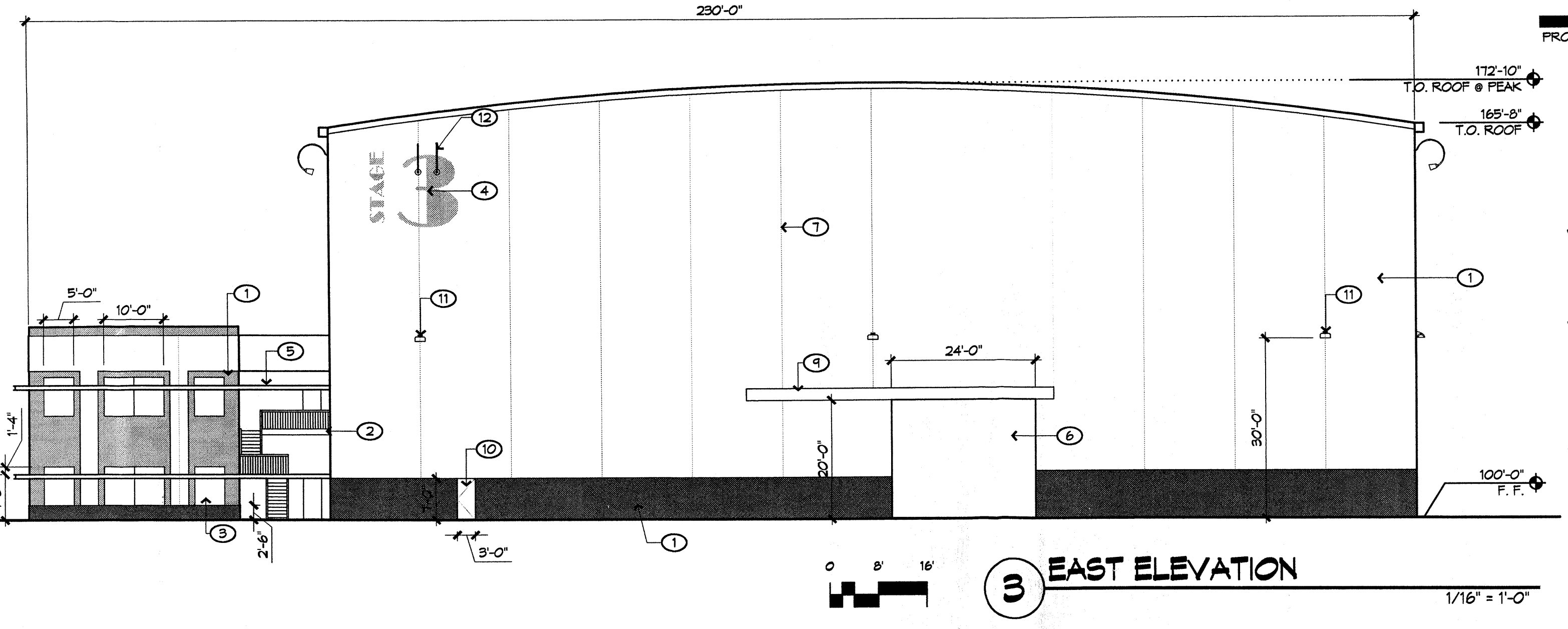
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	COLOR #3: DARK TAN
	COLOR #5: MEDIUM BROWN



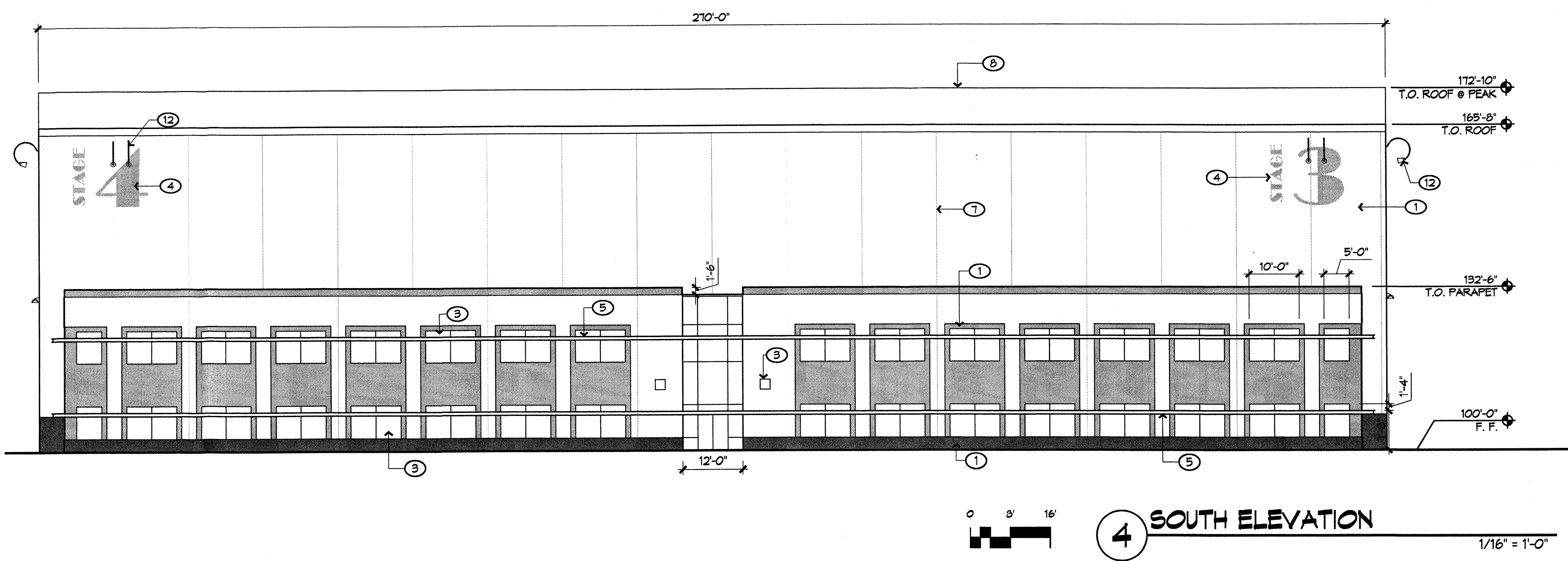
1 NORTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 SOUTH ELEVATION

REVISIONS

△	06/06/06 EPC Conditions
△	
△	
△	

DRAWN BY _____

REVIEWED BY _____

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME _____

**ELEVATIONS-
BUILDING
COMPLEX - 6**

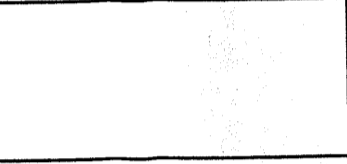

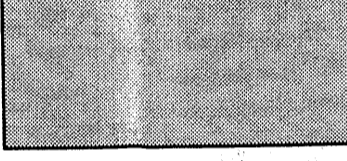
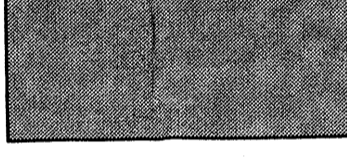



GENERAL NOTES

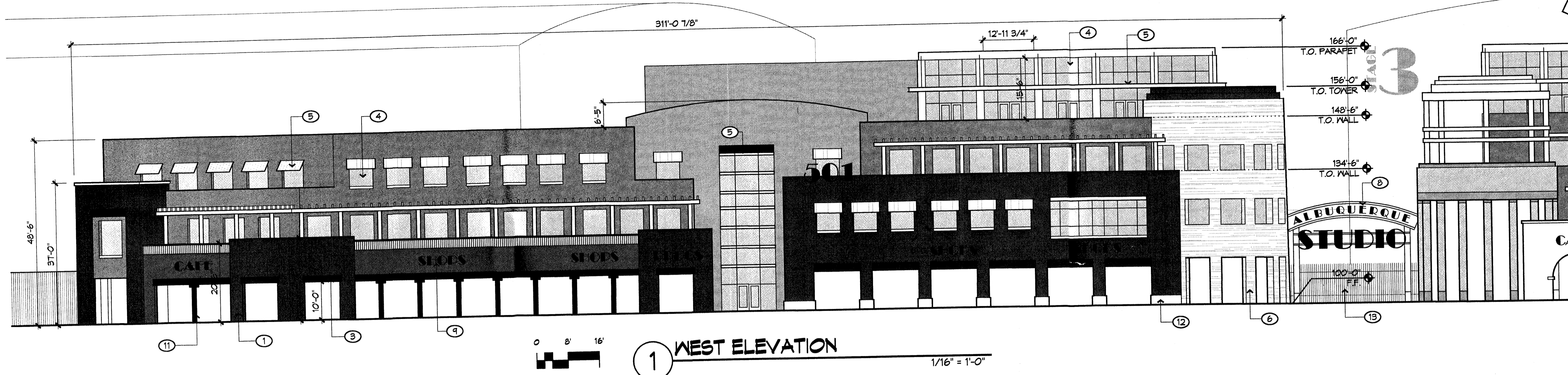
- A. ALL SIGNAGE SHALL BE INTERNALLY LIT FACADE MOUNTED. COLORS AND SIZE OF TENANT SIGNAGE SHALL BE REVIEWED BY ARCHITECT/PROPERTY OWNER PRIOR TO APPROVAL. ALL SIGNAGE SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND THE ALBUQUERQUE ZONING CODE.

KEYED NOTES

- 1. STUCCO FINISH, SEE COLOR LEGEND BELOW
- 2. PRECAST CONCRETE SILL, SEE COLOR LEGEND BELOW
- 3. PRECAST CONCRETE LINTEL, SEE COLOR LEGEND BELOW
- 4. ALUMINUM STOREFRONT, CLEAR ANODIZED
- 5. STEEL WINDOW AWNING SYSTEM, GALVANIZED
- 6. STACKED STONE VENEER, ANISAZI PATTERN
- 7. STEEL STRUCTURE EXPOSED, SEE COLOR LEGEND BELOW
- 8. STEEL SIGNAGE STRUCTURE, COLOR TO BE DETERMINED WITH BRANDING
- 9. SIGNAGE, LOCATION AND SIZE TO BE DETERMINED, SHALL MEET ZONING ORDINANCE
- 10. SCULPTURAL STEEL LETTERS, COLOR AND FONT TO BE DETERMINED WITH BRANDING
- 11. PRECAST CONCRETE POSTS AND BEAMS, SEE COLOR LEGEND BELOW
- 12. PRECAST CONCRETE MANSCOT, SEE COLOR LEGEND BELOW
- 13. WROUGHT IRON GATES

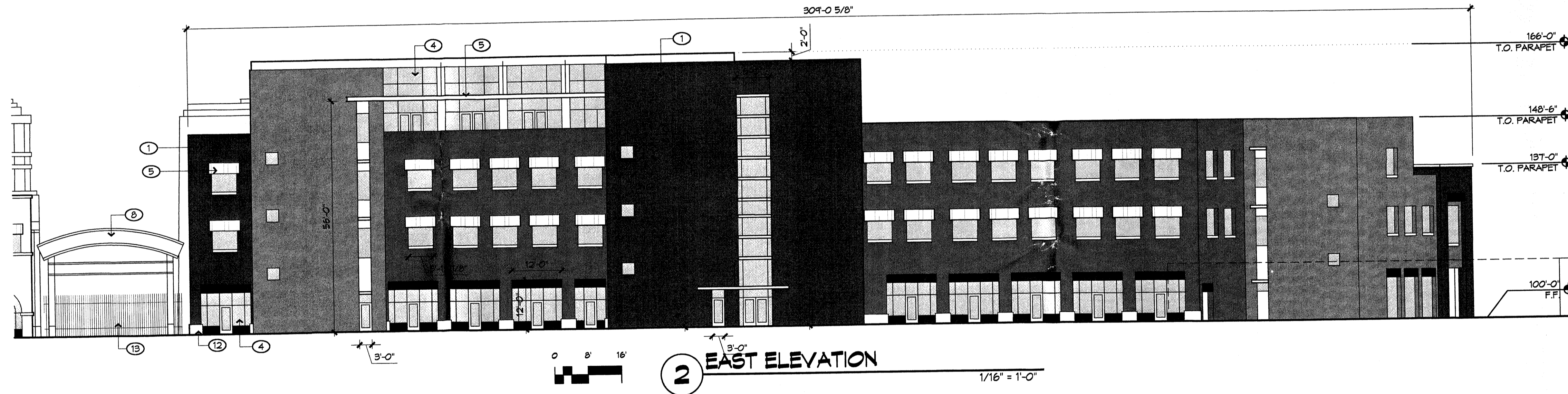
COLOR LEGEND

	COLOR #1: CREAM
	COLOR #2: TAN
	COLOR #3: DARK TAN
	COLOR #4: LIGHT BROWN
	COLOR #5: MEDIUM BROWN
	COLOR #6: REDISH BROWN
	COLOR #7: DARK BROWN



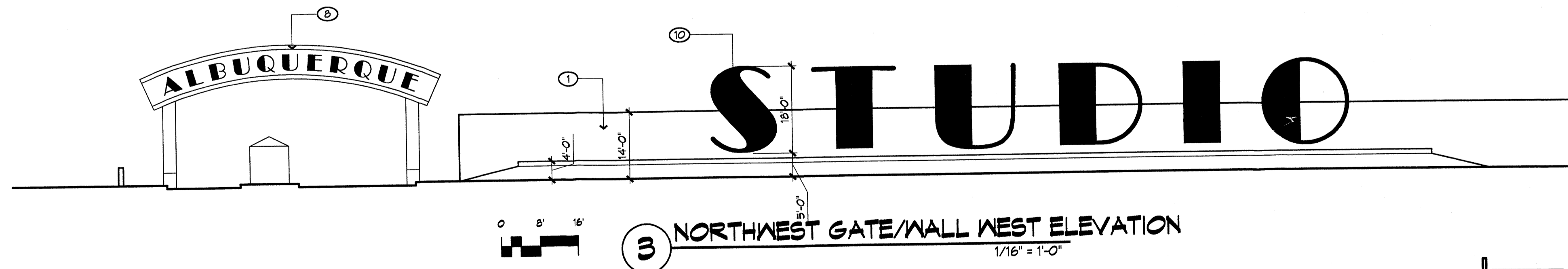
1 WEST ELEVATION

1/16" = 1'-0"



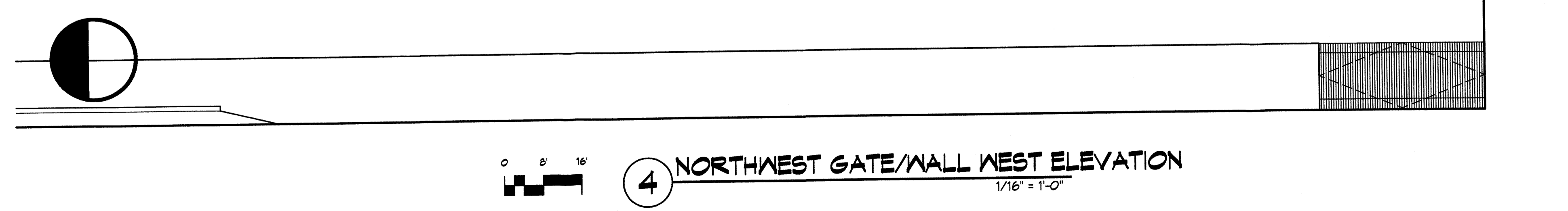
2 EAST ELEVATION

1/16" = 1'-0"



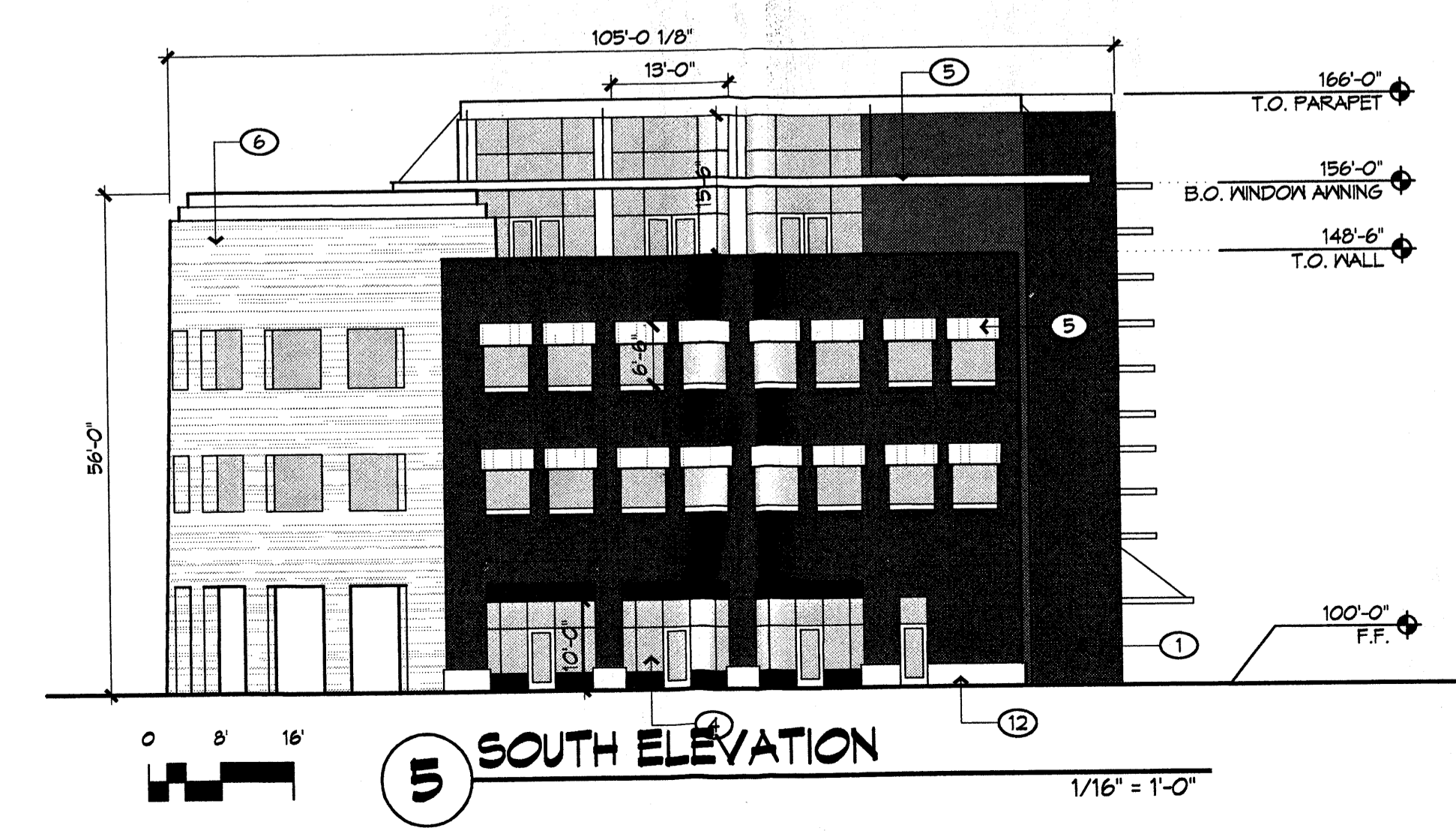
3 NORTHWEST GATE/WALL WEST ELEVATION

1/16" = 1'-0"



4 NORTHWEST GATE/WALL WEST ELEVATION

1/16" = 1'-0"



5 SOUTH ELEVATION

1/16" = 1'-0"

REVISIONS

△	06/06/06 EPC Conditions
△	
△	
△	

DRAWN BY

REVIEWED BY

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME

**ELEVATIONS-
MIXED-USE
BUILDING A**

SHEET NO.

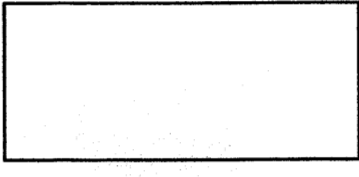

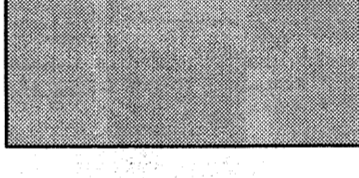
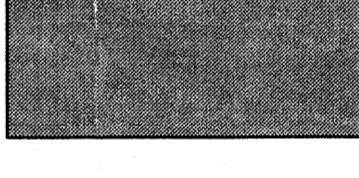
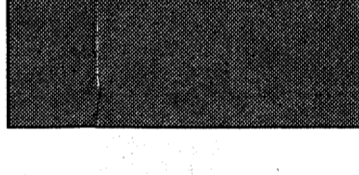


GENERAL NOTES

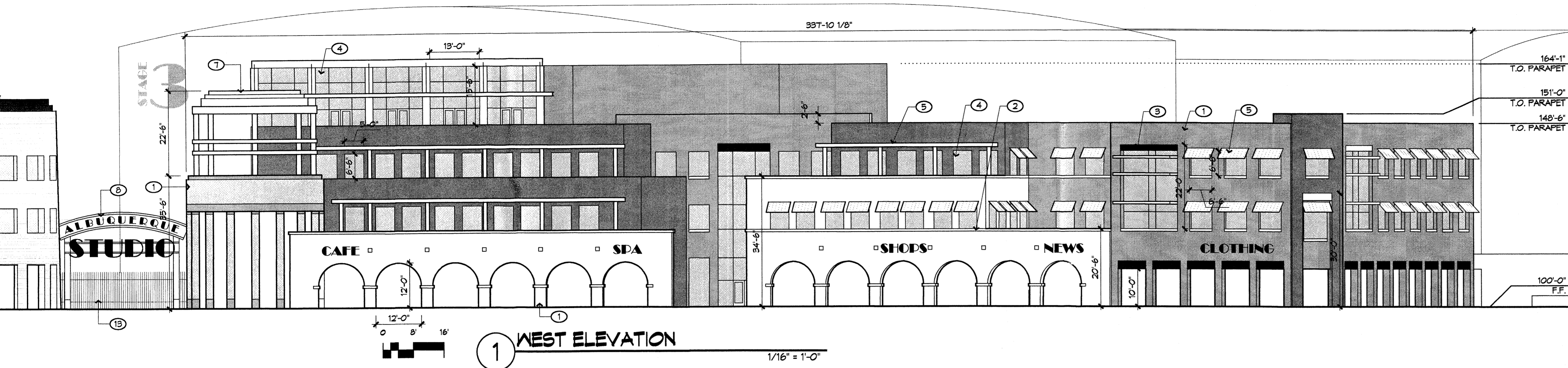
A. ALL SIGNAGE SHALL BE INTERNALLY LIT FACADE MOUNTED. COLORS AND SIZE OF TENANT SIGNAGE SHALL BE REVIEWED BY ARCHITECT/PROPERTY OWNER PRIOR TO APPROVAL. ALL SIGNAGE SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND THE ALBUQUERQUE ZONING CODE.

KEYED NOTES

1. STUCCO FINISH, SEE COLOR LEGEND BELOW
2. PRECAST CONCRETE SILL, SEE COLOR LEGEND BELOW
3. PRECAST CONCRETE LINTEL, SEE COLOR LEGEND BELOW
4. ALUMINUM STOREFRONT, CLEAR ANODIZED
5. STEEL WINDOW ANNING SYSTEM, GALVANIZED
6. STACKED STONE VENEER, ANISAZI PATTERN
7. STEEL STRUCTURE EXPOSED, SEE COLOR LEGEND BELOW
8. STEEL SIGNAGE STRUCTURE, COLOR TO BE DETERMINED WITH BRANDING
9. SIGNAGE, LOCATION AND SIZE TO BE DETERMINED, SHALL MEET ZONING ORDINANCE
10. SCULPTURAL STEEL LETTERS, COLOR AND FONT TO BE DETERMINED WITH BRANDING
11. PRECAST CONCRETE POSTS AND BEAMS, SEE COLOR LEGEND BELOW
12. PRECAST CONCRETE MAINSCOT, SEE COLOR LEGEND BELOW
13. WROUGHT IRON GATES

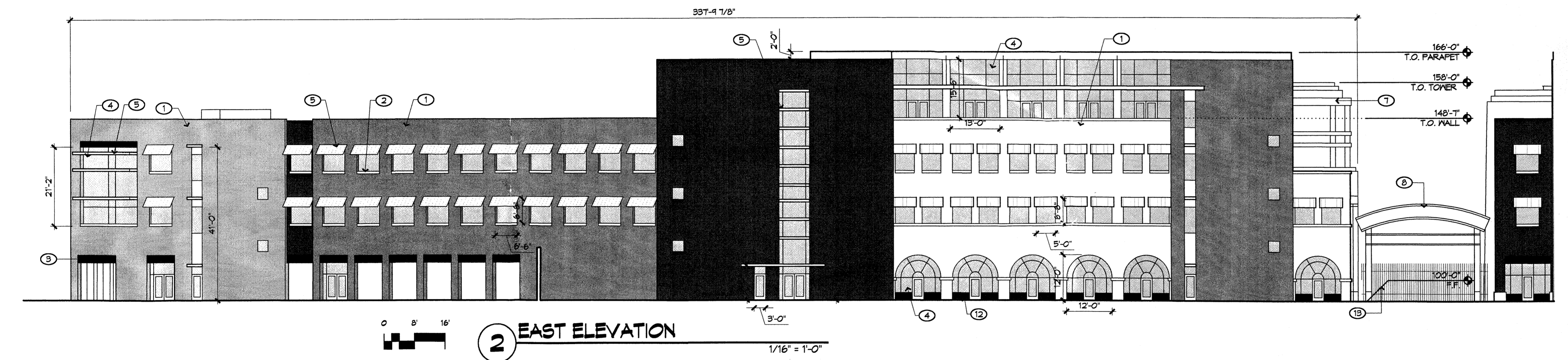
COLOR LEGEND

	COLOR #1: CREAM
	COLOR #2: TAN
	COLOR #3: DARK TAN
	COLOR #4: LIGHT BROWN
	COLOR #5: MEDIUM BROWN
	COLOR #6: REDISH BROWN
	COLOR #7: DARK BROWN



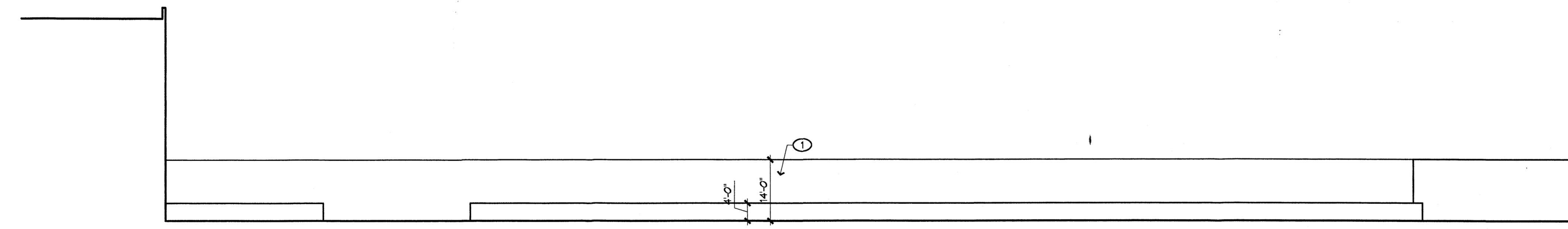
1 WEST ELEVATION

1/16" = 1'-0"



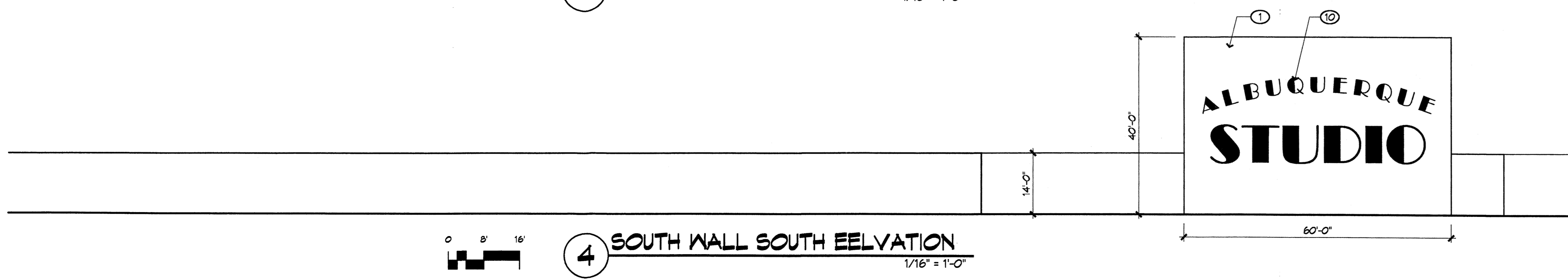
2 EAST ELEVATION

1/16" = 1'-0"



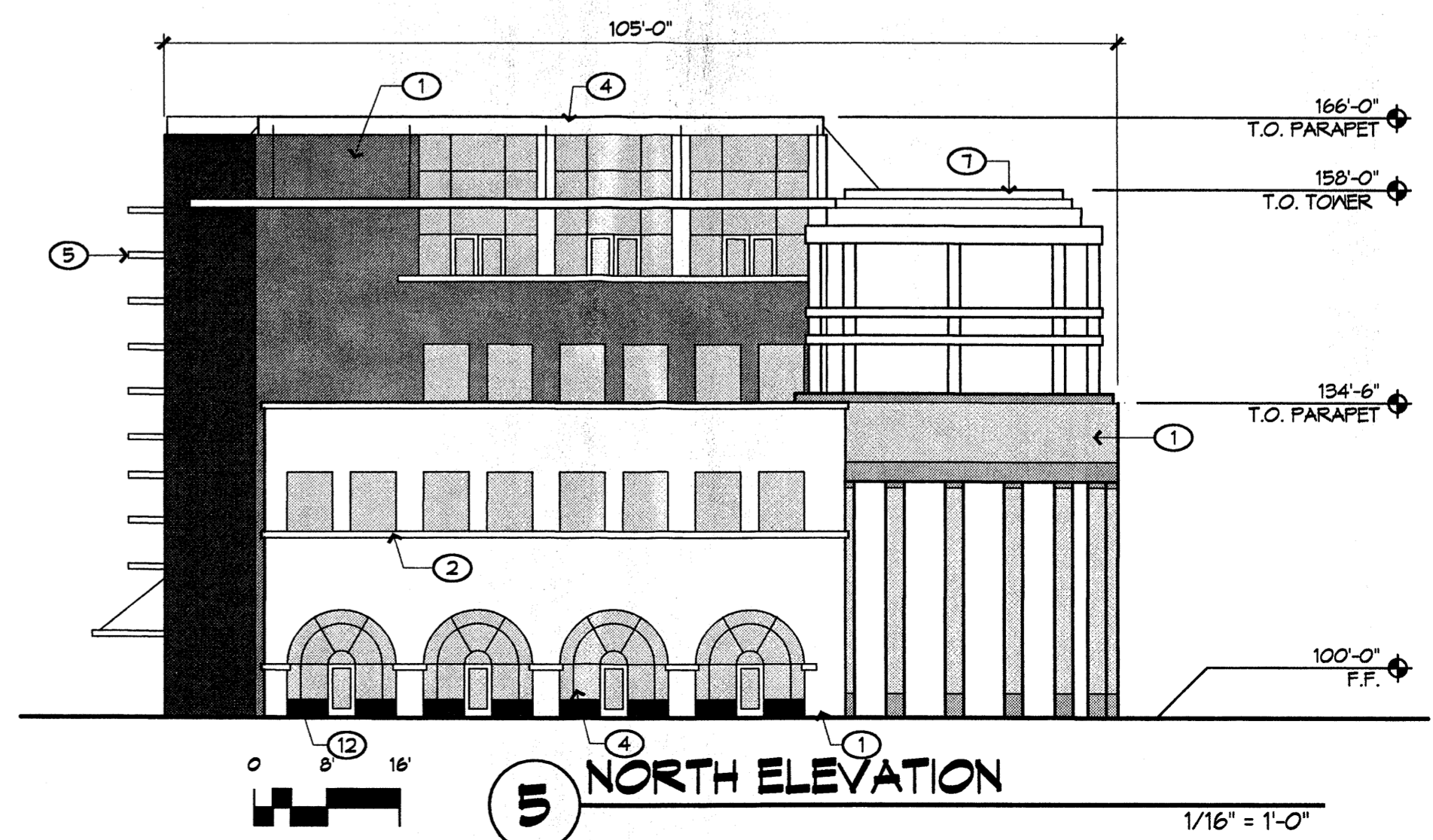
3 SOUTH WALL SOUTH ELEVATION

1/16" = 1'-0"



4 SOUTH WALL SOUTH ELEVATION

1/16" = 1'-0"



5 NORTH ELEVATION

1/16" = 1'-0"

REVISIONS

△	06/06/06 EPC Conditions
△	
△	
△	

DRAWN BY

REVIEWED BY

DATE 06/06/06

PROJECT NO. 06023

DRAWING NAME

**ELEVATIONS-
MIXED-USE
BUILDING B**

SHEET NO.