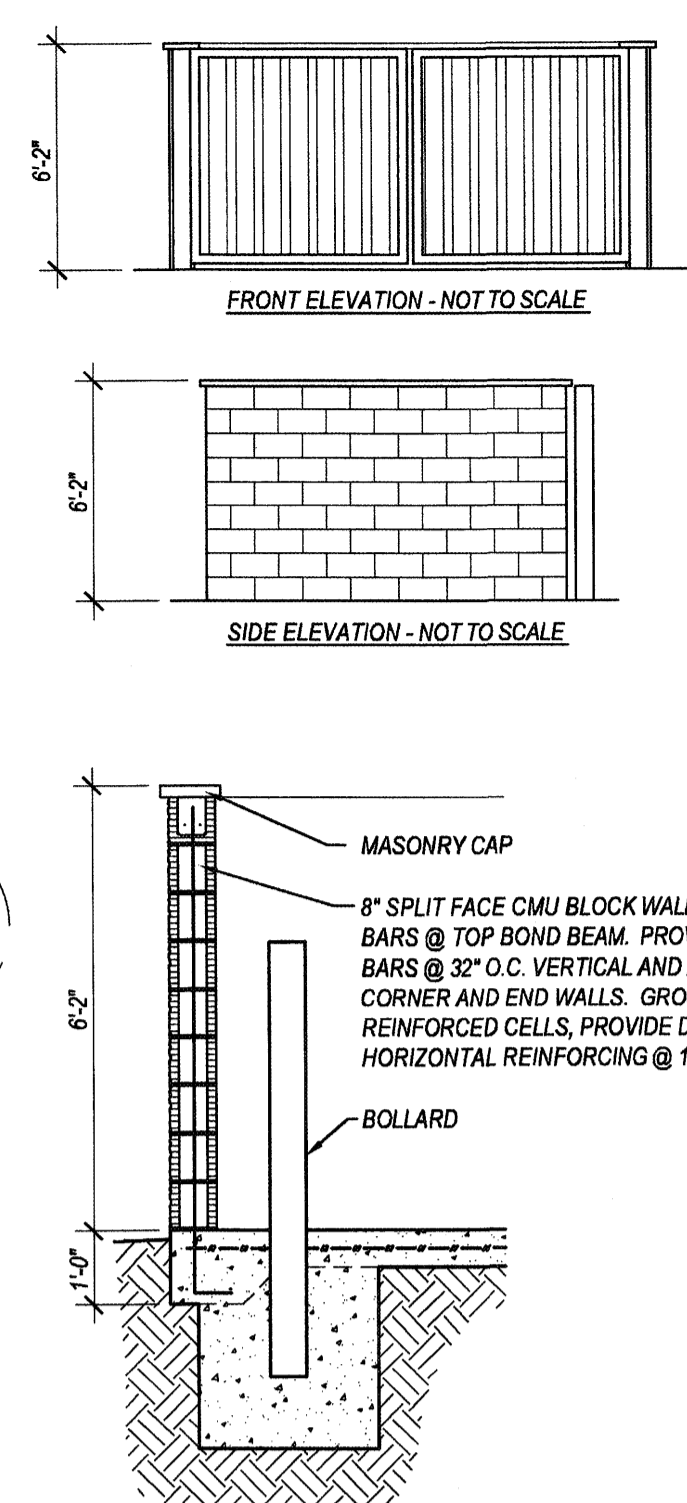


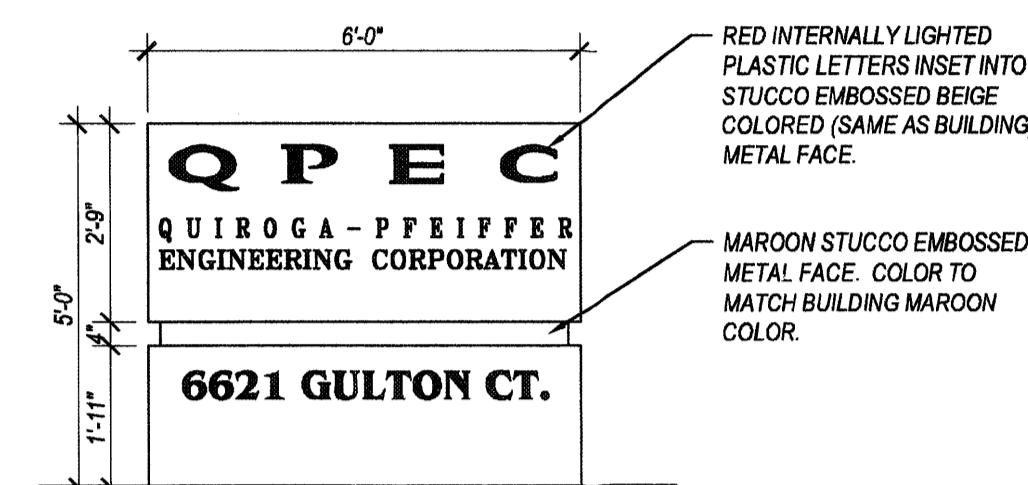
REFUSE ENCLOSURE DETAIL

SCALE: 3/8"=1'-0"



LIGHT POLE DETAIL

SCALE: 1/8"=1'-0"



MONUMENT SIGN ELEVATION

SCALE: 3/8"=1'-0"

CITY OF ALBUQUERQUE NOTES

- "THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN"
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION. FOR TEMPORARY C.O. WILL BE SCHEDULED.
- ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED. CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.

RADIUS LEGEND

1	=	1'-0" RADIUS	2	=	2'-0" RADIUS	3	=	3'-0" RADIUS
4	=	5'-0" RADIUS	5	=	10'-0" RADIUS	6	=	15'-0" RADIUS
7	=	20'-0" RADIUS	8	=	25'-0" RADIUS	9	=	30'-0" RADIUS
10	=	35'-0" RADIUS	11	=	39'-0" RADIUS	12	=	49'-0" RADIUS
13	=	50'-0" RADIUS	14	=	55'-0" RADIUS			

PARKING CALCULATIONS

4470 S.F. OFFICE BUILDING, 1 SPACE PER 200 S.F. = 23 SPACES REQUIRED WITH 1 ACCESSIBLE VAN SPACE REQUIRED

TOTAL SPACES PROVIDED = 22 STANDARD PARKING SPACES (INCLUDES 2 VAN ACCESSIBLE SPACES), AND 1 SMALL CAR SPACE.

BICYCLE SPACES REQUIRED = 1 PER 20 VEHICLE SPACES REQUIRED = 2 SPACES MINIMUM. 5 BICYCLE SPACES PROVIDED.

SITE PLAN KEYED NOTES:

- NEW TURNDOWN SIDEWALK TYPICAL.
- NEW HEADER CURB OR MEDIAN CURB (CONTRACTOR OPTION) TYPICAL UNLESS NOTED OTHERWISE.
- NEW BIKE RACK, 5 SPACES.
- FIRE LANE FOR FIRE DEPARTMENT ACCESS ONLY, TO BE PAINTED RED WITH WHITE 4" HIGH BLOCK LETTERS "FIRE LANE - NO PARKING" EVERY 20' L.F.
- ASPHALT PAVING.
- NEW BEIGE COLORED SPLIT FACE CMU REFUSE ENCLOSURE (COLOR TO MATCH BUILDING COLOR), SEE DETAIL THIS SHEET. SEE COA SOLID WASTE DEPARTMENT CONSTRUCTION REQUIREMENTS.
- NEW DRIVEPAD ENTRY PER COA STANDARD DETAIL #2425.
- NEW CURB RETURN ENTRY @ PRIVATE STREET.
- NEW CONCRETE PATIO, SLOPE AWAY FROM STRUCTURE 1/8" PER FOOT.
- VAN ACCESSIBLE HANDICAP PARKING SPACES WITH SIGNS CENTERED ON EACH STALL AS SHOWN. BOTTOM OF SIGNS SHALL BE AT LEAST 60" FROM FINISHED GRADE AND SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS WELL AS THE DESIGNATION "VAN ACCESSIBLE". SEE DETAIL #13 ON SHEET A4.1.
- RAMP UP FROM LANDING IN DIRECTION SHOWN AT 1:12 SLOPE MAXIMUM.
- NEW 8'-0" WIDE CITY SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING # 2430.
- NEW 6'-0" WIDE MINIMUM CONCRETE PEDESTRIAN CONNECTION. PROVIDE 12"X12" SCORE PATTERN AT DRIVEWAY CROSSING. CONCRETE TO BE FLUSH WITH ASPHALT.
- PROVIDE UNIDIRECTIONAL CURB ACCESS RAMP PER COA STANDARD DRAWING #2440. PROVIDE WITH TRUNCATED DOMES.
- FUTURE MONUMENT SIGN PER IP ZONING REQUIREMENTS. COLORS SHALL MATCH THE BUILDING. SEE DETAIL THIS SHEET.
- NEW PARKING LOT LIGHT POLE (TYPICAL OF 2). 20'-0" MAXIMUM HEIGHT FROM FINISH GRADE PER COA ZONING CODE 14-16-3-B. FIXTURE TO BE BRONZE FINISH AND SHALL HAVE FULL CUTOFF DISTRIBUTION AND FORWARD THROW REFLECTOR. LITHONIA AERIS AS2 OR EQUAL WITH 400W METAL HALIDE LAMP.
- TABLE AND CHAIRS WITH UMBRELLAS TYPICAL AT EXTERIOR PATIO.
- NEW 1" WATER LINE FROM BUILDING TO EXISTING METER LOCATION. INSTALL NEW 3/4" WATER METER.
- NEW 4" SEWER LINE FROM BUILDING TO EXISTING SEWER LINE IN PRIVATE DRIVE.
- SMALL CAR SPACE. PAINT THE WORDS "SMALL CAR ONLY" ON PAVEMENT.
- MOTORCYCLE PARKING SPACE 4'-6" WIDE BY 20'-0" DEEP. PAINT PAVEMENT AS SHOWN AND PROVIDE THE WORDS "MOTOR CYCLE PARKING ONLY" ON PAVEMENT. PROVIDE A SIGN CENTERED ON THE PARKING SPACE 12" WIDE BY 18" TALL. 5'-0" FROM FINISH GRADE TO THE BOTTOM OF THE SIGN THAT STATES "MOTORCYCLE PARKING ONLY". SIGN DETAILS SHALL BE SIMILAR TO HANDICAP SIGN DETAIL #13 ON SHEET A4.1.

GENERAL SITE NOTES

- COORDINATE WITH ALL UTILITY COMPANIES FOR EXACT REQUIREMENTS AND INSTALLATION DETAILS FOR, AND EXTEND ALL UTILITIES TO, THE PROJECT AS REQUIRED (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC.). VERIFY ALL SERVICES WITH OWNER PRIOR TO COMMENCING WORK.
- ALL SIDEWALKS TO BE 4" THICK MINIMUM, 4000 PSI CONCRETE, BROOM FINISH WITH 1/8" PER 1'-0" MAXIMUM CROSS SLOPE, OVER COMPACTED GRADE UNLESS NOTED OTHERWISE ON GRADING PLAN. PROVIDE EXPANSION JOINTS EVERY 4'-0" LINEAR FEET AND CONTROL JOINTS EVERY 20'-0" LINEAR FEET. TOOL EDGES WITH 1/4" Ø FINISHING TOOL. PROVIDE 6" WIDE X 12" DEEP TURN DOWN EDGE AT CURBS AND ADJACENT TO PAVING. REINFORCE TURNDOWNS WITH #4 BAR CONTINUOUS.
- ALL PAVING TO BE TYPE "C" PER C.O.A. STANDARD DRAWING #2400 AND ADDITIONALLY REFERENCED STANDARDS. PAVING IN DRIVE LANES TO BE 3" A.C. OVER 6" A.B.C. OVER 6" MINIMUM SUBGRADE PREPARATION. PAVING IN PARKING AREA CAN BE REDUCED TO 2" A.C. OVER 4" A.B.C. OVER 6" MINIMUM SUBGRADE PREPARATION.
- ALL STRIPING TO BE PER MASHD STANDARDS FOR TRAFFIC PAINT AND SHALL BE WHITE IN COLOR UNLESS NOTED OTHERWISE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED IN EACH ACCESSIBLE PARKING STALL.
- ALL HEADER CURBS, MEDIAN AND STANDARD CURB & GUTTERS TO BE CONSTRUCTED PER C.O.A. STANDARD DRAWINGS #2415A AND #2415B.
- DRIVEPAD ENTRANCES SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING #2425. DRIVEWAY ENTRANCES (CURB RETURNED) SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING #2426. ALLEY ENTRANCES SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING #2428.
- CONCRETE PARKING BUMPERS TO BE 7'-0" WIDE MINIMUM. SLOT BOTTOM AND REINFORCED WITH AT LEAST (2) #3 BARS TYPICAL. ANCHOR TO PAVING WITH (2) 18" LONG #6 DOWELS TYPICAL.
- RIBBON STYLE BICYCLE RACKS TO BE 3" LONG X 42" HIGH, 2" Ø PAINTED STEEL PIPE INSET INTO 10" Ø X 18" DEEP FOOTINGS. PROVIDE 3" MINIMUM CLEARANCE FROM STEEL TO SOIL.
- SITE LIGHTING SHALL BE ACCOMPLISHED BY BUILDING MOUNTED 100W METAL HALIDE FIXTURES ONLY.

PROJECT NUMBER: 1005257

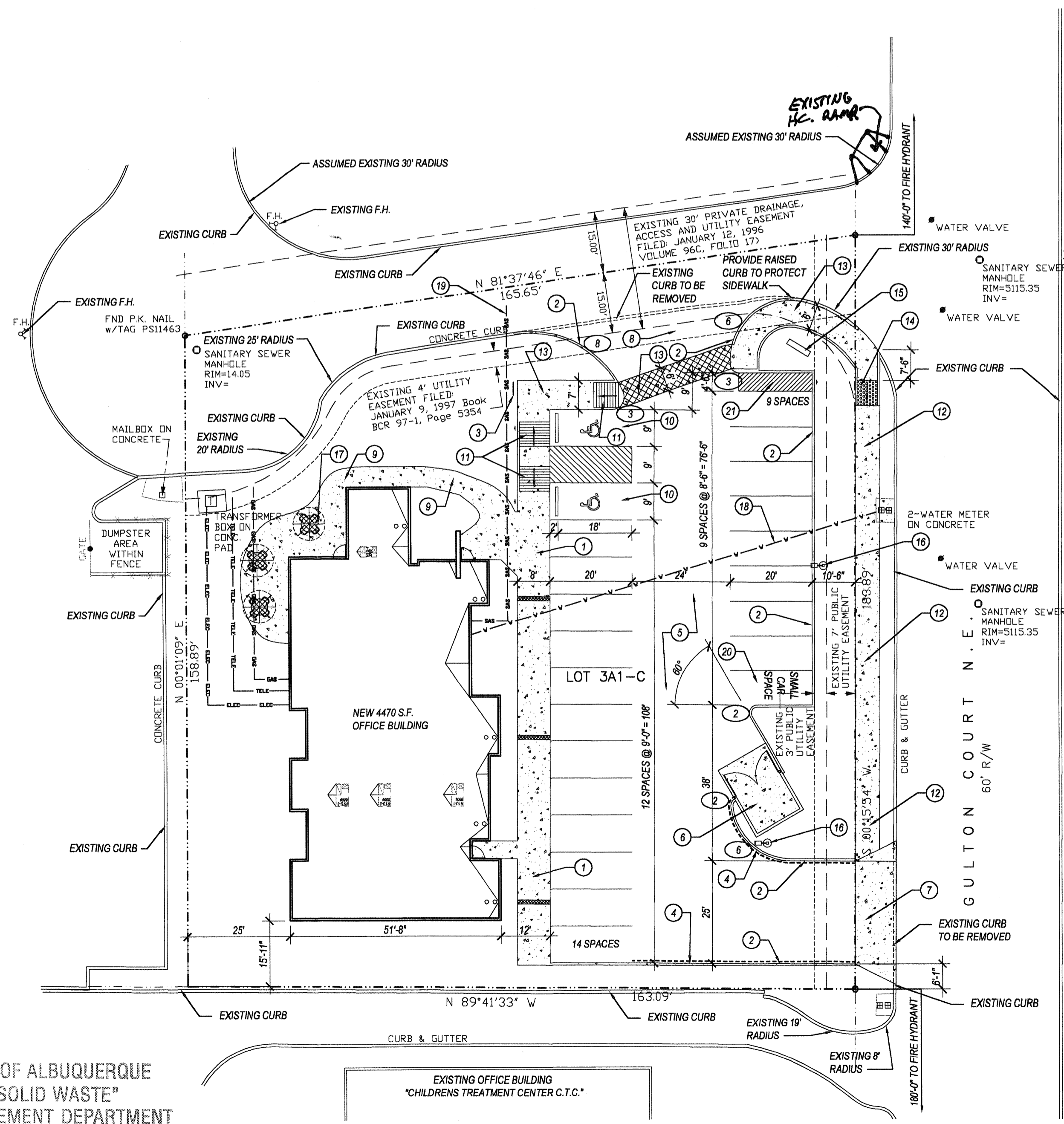
Application Number: CDRB-01638

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within the Public Right-of-way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

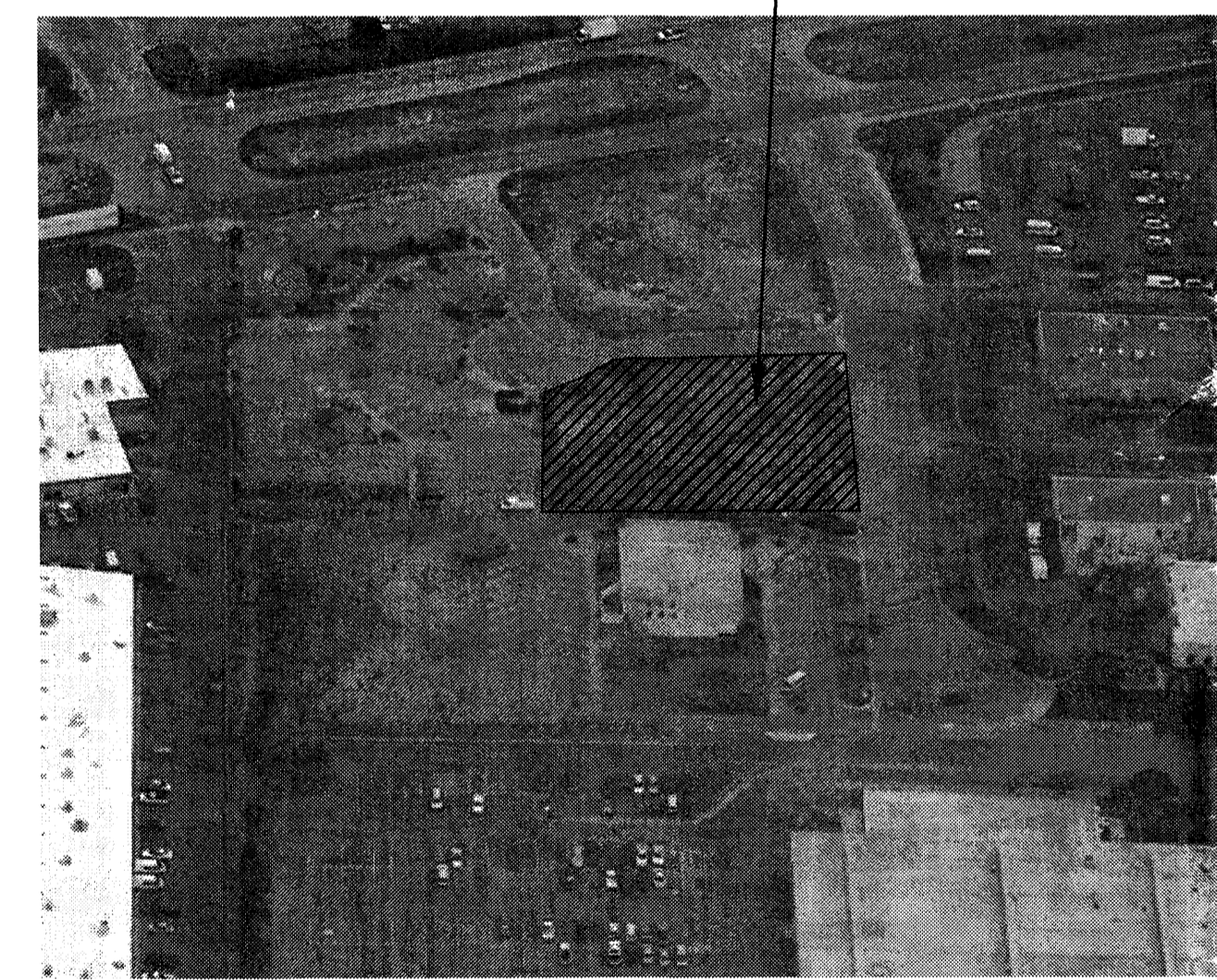
<i>[Signature]</i> Traffic Engineering, Transportation Division	12/12/06 Date
<i>[Signature]</i> Water Utility Department	12/13/06 Date
<i>[Signature]</i> Parks and Recreation Department	12-13-06 Date
<i>[Signature]</i> City Engineer	12/13/06 Date
<i>[Signature]</i> Environmental Health Department (conditional)	 Date
<i>[Signature]</i> Solid Waste Management	12/14/06 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	12/15/06 Date

* Environmental Health, if necessary.

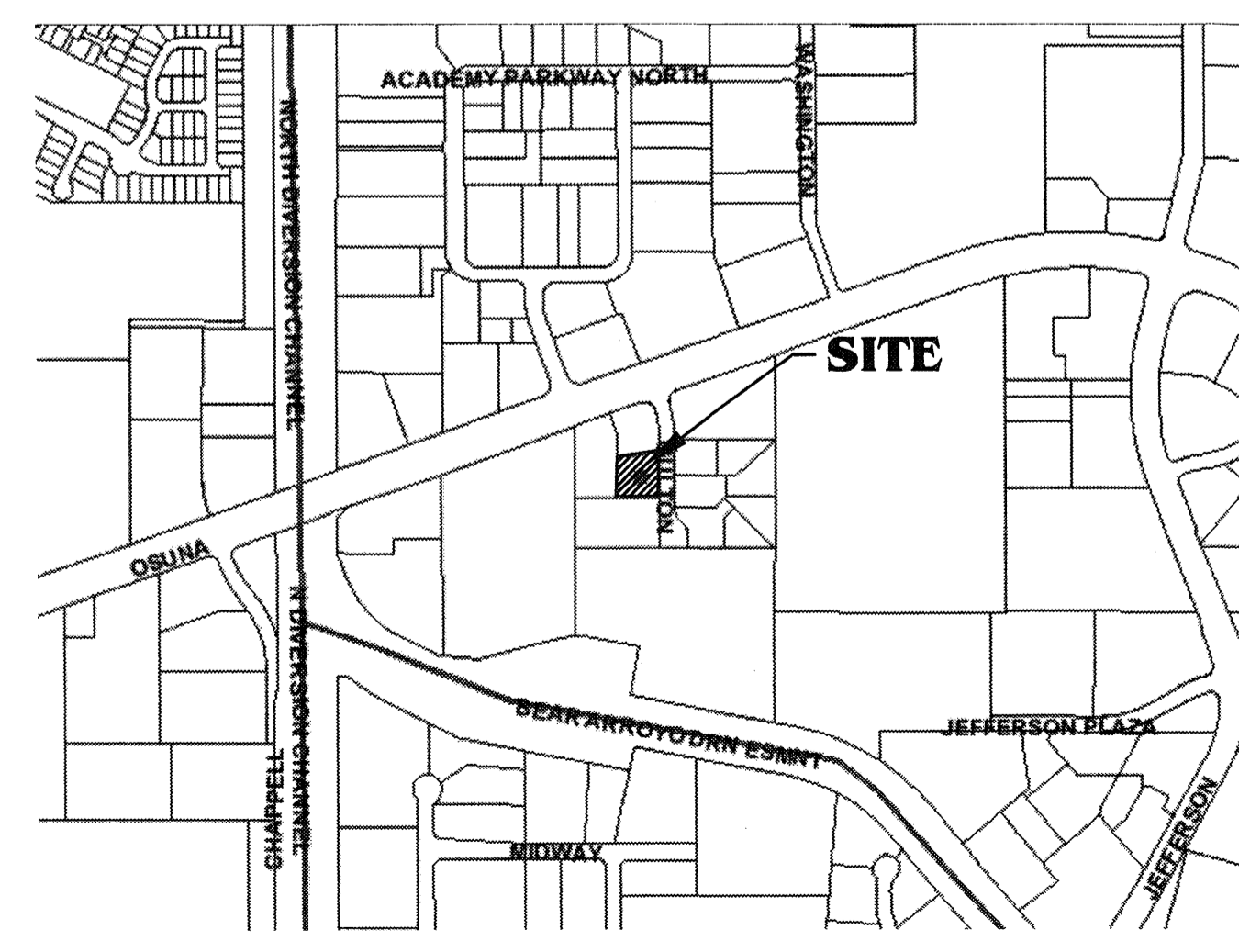


SITE PLAN

SCALE: 1"=20'-0"



AERIAL MAP

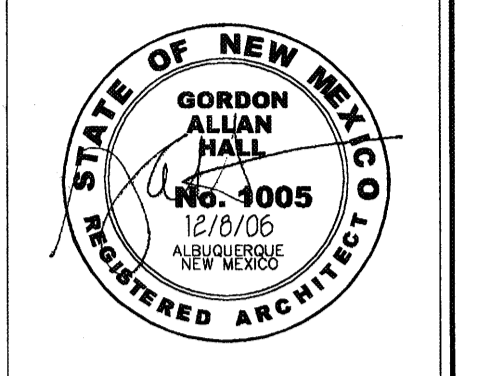


VICINITY MAP

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
12/11/06
SHEETS 1 OF 2

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 12/11/06

D2F
DESIGN 2 FUNCTION, LLC
P.O. BOX 93368
ALBUQUERQUE,
NEW MEXICO 87199-3368
design2function@msn.com
505-233-4481, 505-934-0474 MOB
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QPEC OFFICE BUILDING

6621 GULTON CT. NE
ALBUQUERQUE NM 87109

DRAWING ISSUE DATES:
11/06 PERMIT SET
11/16/06 DRB-SBP SUBMITTAL
12/06 PLANNING-REVISIONS

PROJECT MANAGER:
NICK PIKUL
DRAWN BY:
NAP
SHEET TITLE:
SITE PLAN FOR BUILDING PERMIT

C1.1
SHEET: 01 OF 02

PROJECT # 1005257

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
5	(Symbol)	<i>Crataegus phaenopyrum</i> Washington Hawthorn	2" B&B	Medium+
3	(Symbol)	<i>Forestiera neomexicana</i> New Mexico Olive	15-Gal	Medium
4	(Symbol)	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2" B&B	Medium +
2	(Symbol)	<i>Pinus nigra</i> Austrian Pine	5'-6"	Medium
3	(Symbol)	<i>Pistacia chinensis</i> Chinese Pistache	2" B&B	Medium +
Shrubs/Groundcovers				
10	(Symbol)	<i>Buddleia davidii</i> Butterfly Bush	5-Gal	Medium
12	(Symbol)	<i>Caryopteris clandonensis</i> Blue Mist	1-Gal	Medium
21	(Symbol)	<i>Cotoneaster parveyi</i> Clusterberry	5-Gal	Low +
10	(Symbol)	<i>Hesperaloe parviflora</i> Red Yucca	5-Gal	Low+
10	(Symbol)	<i>Potentilla fruticosa</i> Shrubby Cinquefoil	5-Gal	Medium+
6	(Symbol)	<i>Prunus besseyi</i> Western Sand Cherry	5-Gal	Medium
14	(Symbol)	<i>Rhapiolepis indica</i> India Hawthorn	5-Gal	Medium
13	(Symbol)	<i>Rosmarinus officinalis pro.</i> Creeping Rosemary	5-Gal	Low +
6	(Symbol)	<i>Thuja</i> Arborvitae	5-Gal	Low +
Ornamental Grasses				
9	(Symbol)	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5-Gal	Medium

SITE DATA

GROSS LOT AREA 28,014 SF
 LESS BUILDING(S) 4,460 SF
 NET LOT AREA 23,554 SF

REQUIRED LANDSCAPE 3,533 SF
 15% OF NET LOT AREA
 PROPOSED LANDSCAPE 9,550 SF
 PERCENT OF NET LOT AREA 40.1%

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET 10
 REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (23 SPACES/10) 2

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

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

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

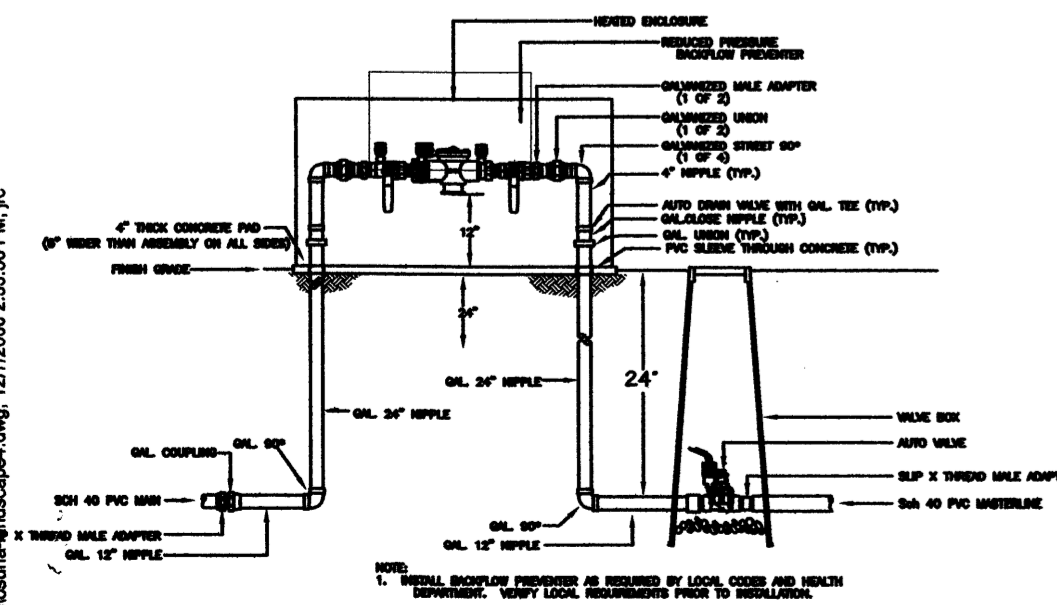
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA ANA TAN GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

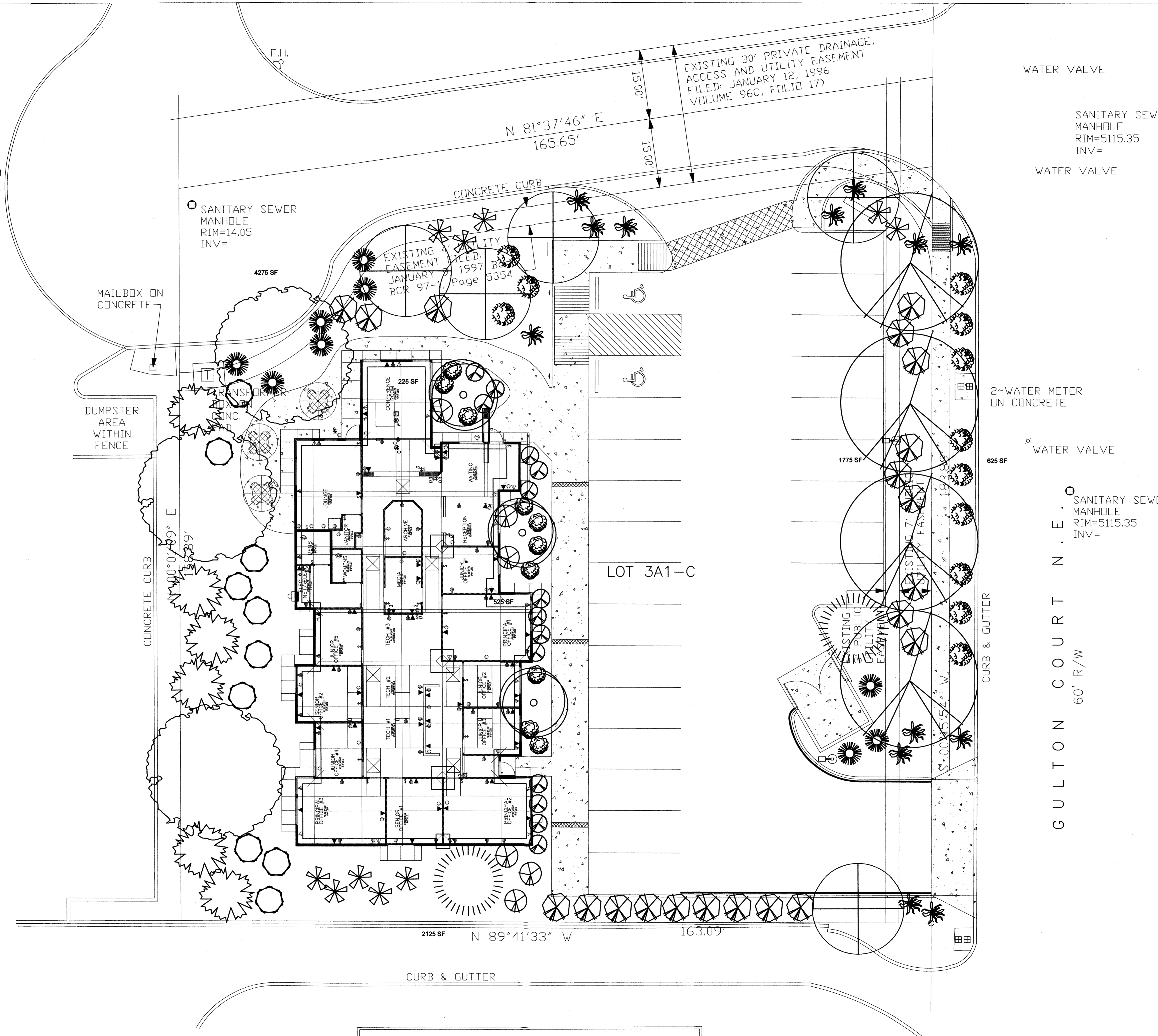
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

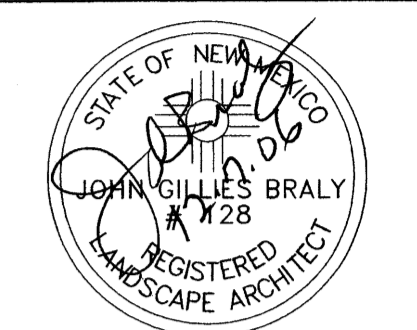
NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.



Mastervalue w/ RPBA

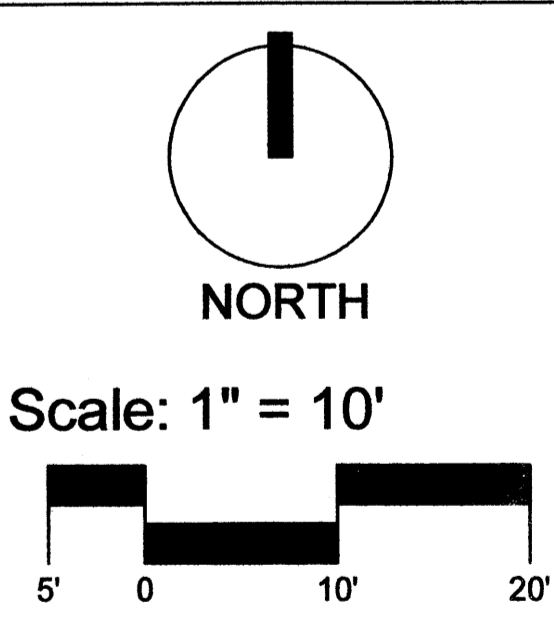


LANDSCAPE CONTRACTORS
 www.headsuplandscapes.com
 PO Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulic.com



Date: 9/28/06
 Revisions:
 11/1/06
 Drawn by: jc
 Reviewed by: ep

QPEC Office Building
 Albuquerque, New Mexico

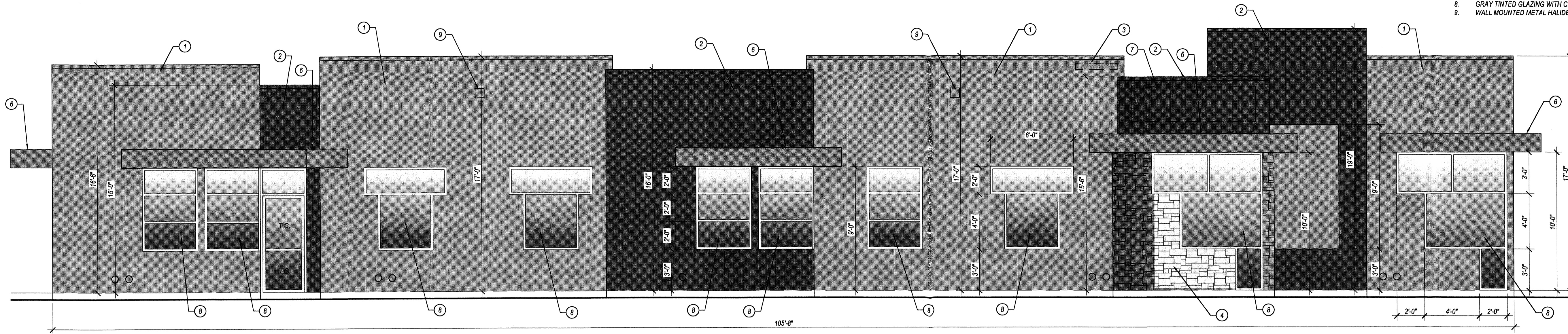


Sheet Title:
Landscape Plan

Sheet Number:
LS-01

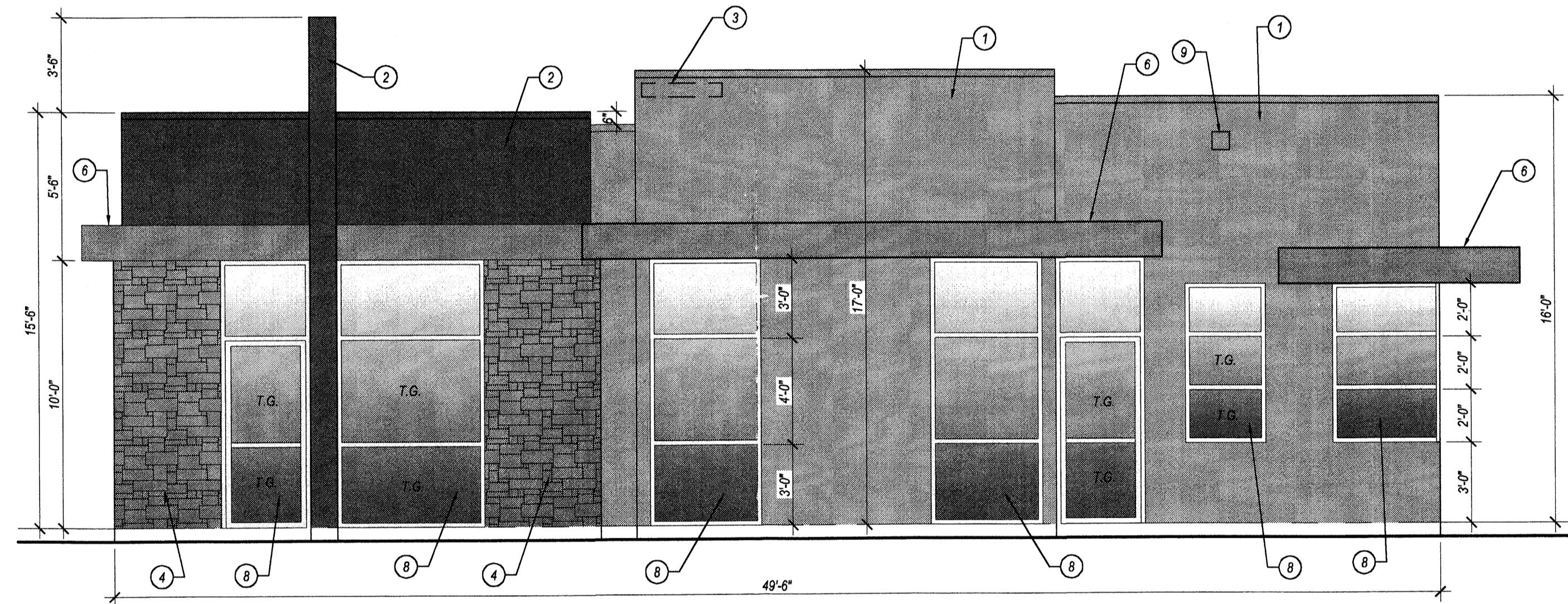
ELEVATION NOTES:

1. STUCCO SYSTEM, LIGHT BEIGE MAIN STUCCO COLOR. PROVIDE EXPANSION JOINTS @ 10'-0" O.C. EACH WAY. VERIFY FINAL LAYOUT WITH DESIGNER PRIOR TO INSTALLATION.
2. STUCCO SYSTEM, MAROON ACCENT COLOR.
3. PREMISE IDENTIFICATION SIGN, BLACK 1" HIGH LETTERS OR OTHER COLOR THAT CONTRASTS WITH THE BACKGROUND COLOR. PROVIDE IN 2 LOCATIONS AS SHOWN.
4. STONE VENEER, BEIGE/LIGHT BROWN AND LIGHT MAROON COLORS.
5. ELECTRICAL AND GAS METER LOCATIONS.
6. METAL CANOPY GRAY COLOR. SEE SECTIONS AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
7. 9X2 1/2" WALL MOUNTED SIGNAGE UNDER SEPARATE PERMIT PER THE REQUIREMENTS OF IP ZONING.
8. GRAY TINTED GLAZING WITH CLEAR ANODIZED ALUMINUM FRAMES TYPICAL.
9. WALL MOUNTED METAL HALIDE LIGHT FIXTURES, WHITE FACTORY FINISH. TYPICAL OF (4).



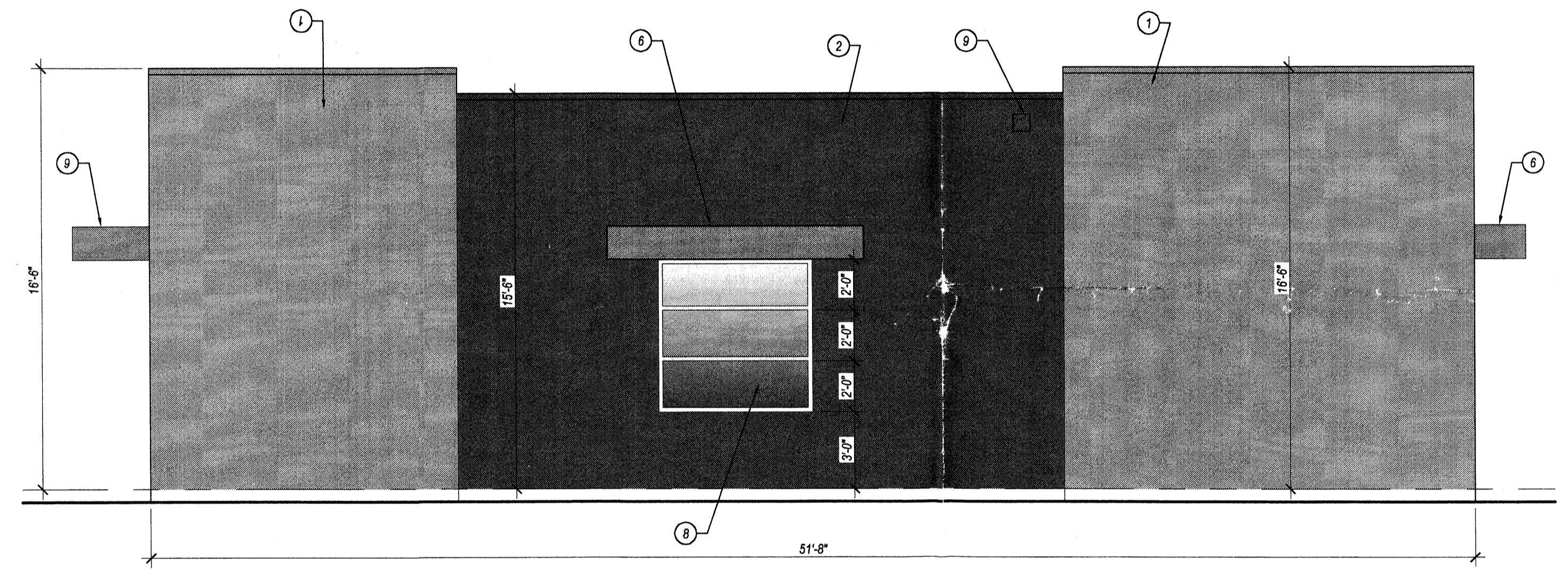
EAST ELEVATION

SCALE: 1/4"=1'-0"



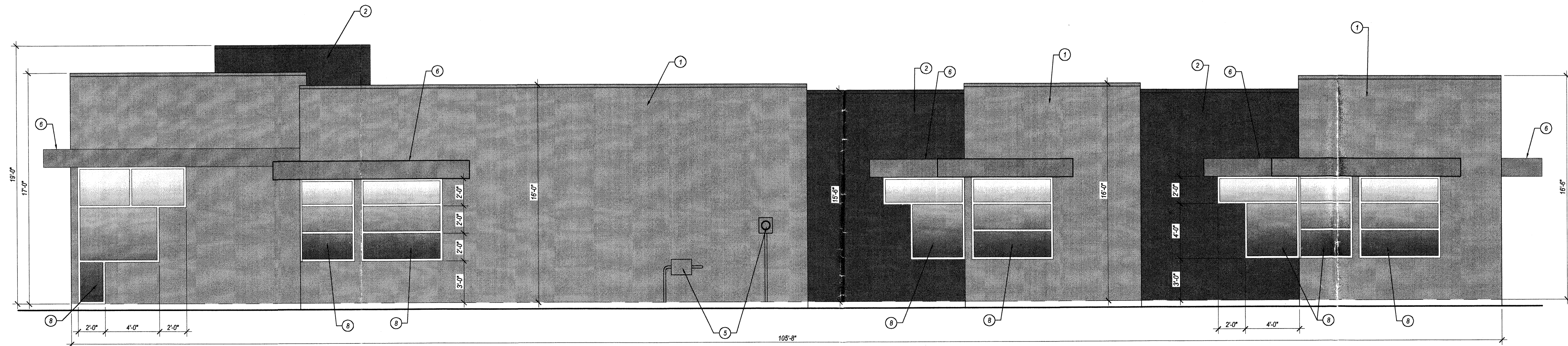
NORTH ELEVATION

SCALE: 1/4"=1'-0"



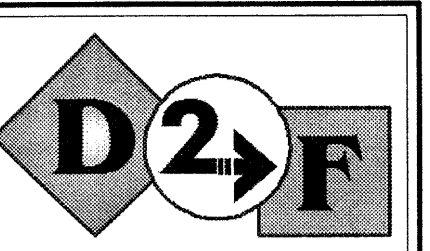
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

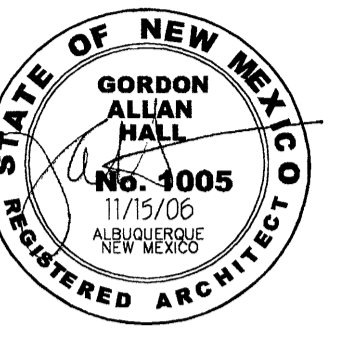


WEST ELEVATION

SCALE: 1/4"=1'-0"



DESIGN 2 FUNCTION, LLC
 P.O. BOX 93368
 ALBUQUERQUE
 NEW MEXICO 87199-3368
 design2function@msn.com
 505-823-6481, 505-834-0474 MOB
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 6621 GULTON CT. NE
 ALBUQUERQUE, NM 87109

DRAWING ISSUE DATES:
 11/3/06 PERMIT SET
 11/15/06 DRB-SBP SUBMITTAL

PROJECT MANAGER:
 NICK PIRKL

DRAWN BY:
 NAP

SHEET TITLE:
 EXTERIOR ELEVATIONS

A2.1
 SHEET: OF