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2 of 10	The Summit Office Building Addition, Site Development Plan for Building Permit Amendment, dated 2/21/95, Case No. Z-95-39, Dekker/Perich (granted rezoning of former Morningside Street to SU-1 Office & granted additional building area of 60,560 s.f., with conditions of approval)
3 of 10	Site Development Plan for Subdivision, dated 8/15/96, Case No. Z-96-95, Dekker/Perich (granted rezoning of area east of former Morningside Street to SU-1 Office. Granted additional building area of 47,145 s.f., with conditions of approval)
4 of 10	Grading & Drainage Plan, sheet C-1, Chavez-Grieves
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9 of 10	Building Elevations (South & West), Dekker/Perich
10 of 10	Building Elevations (North & East), Dekker/Perich

Altura Office Building

Indian School Road • Albuquerque • New Mexico

November 4, 1997
revised November 12, 1997

BPLW
Professional Engineers, Inc.

2222
400
Albuquerque, New Mexico 87110
505-253-2222

49 West First Street
Suite 101
Mesa, Arizona 85201
(602) 827-2739

Engineering to Shape the Future

WOOD PARK
QUERQUE, NM

FF. DEV.

FACE; 137 GARAGE)

AIN ACCESSIBLE)

DED (INCL. 11 HC)
DED (INCL. 18 HC)

IS:

1 (12 HC)

5

2

7 (8 HC)

2

4 (12 HC)

S.F.)

EMAIN
E REMOVED

PAGE

LE LOCK-UPS WILL BE
EW OFFICE BUILDING)

STEEL POSTS & RAILS W/
D BLACK) BETWEEN CMU/

Z:96.95

REVISED FROM PREVIOUSLY APPROVED
DRB DATED 8.29.98

DRB-97-386

Richard Duran
TRAFFIC ENGINEER, TRANSPORTATION DIV. DATE **3-17-99**

Frank Pagan
CITY ENGINEER/INTECA DATE **9-29-98**

Roger A. Green
FUELWORKS, UTILITY DIV. DATE **9-29-98**

Edward D. Strong
PARKS & RECREATION DEPT. DATE **9-1-99**

Just S6
CITY PLANNING, PLANNING DIV. DATE **11/15/99**

REV.	DESCRIPTION	DATE

ENGINEER	ARCHITECT
----------	-----------

**SUMMIT
OFFICE
BUILDING**
ALBUQUERQUE, NM

PROJECT NO. **98039** DATE **3-17-99**

SITE DEVELOPMENT PLAN

DRAWING NO. **01.1**

Prior E.P.C. Actions

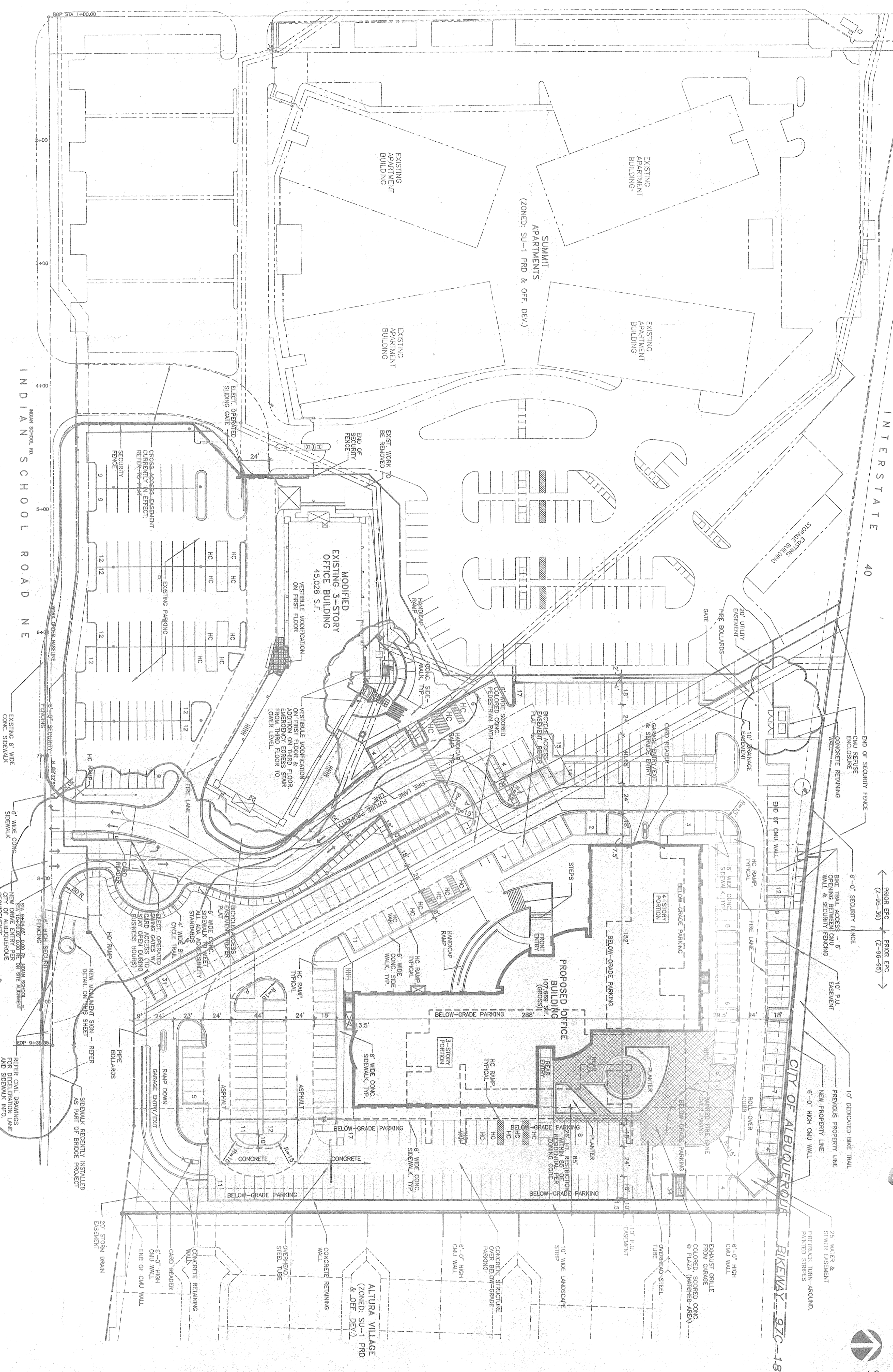
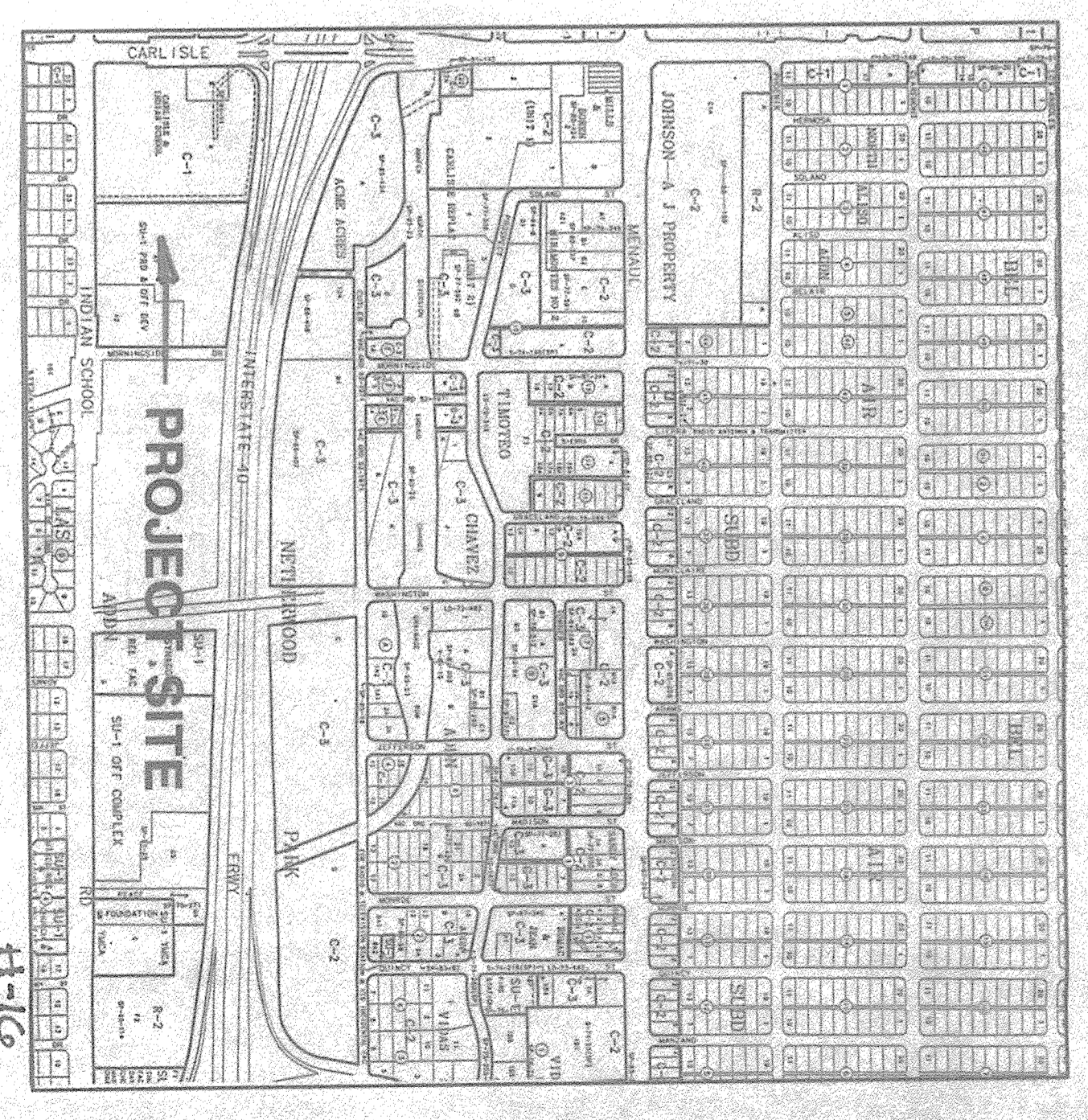
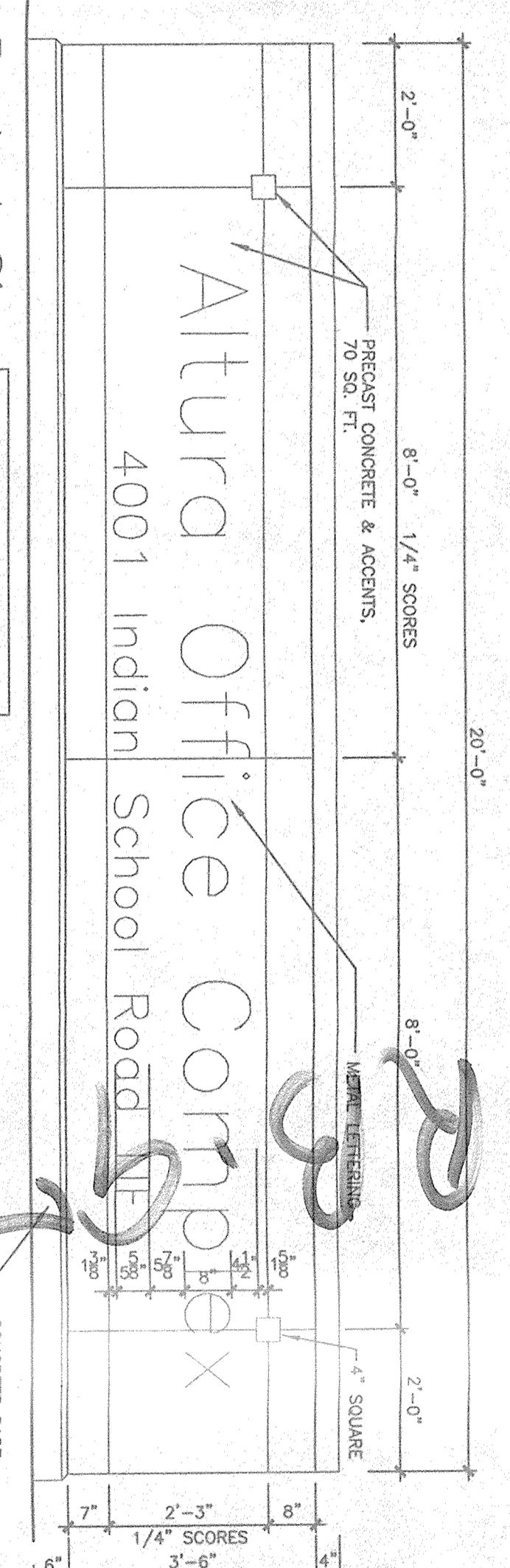
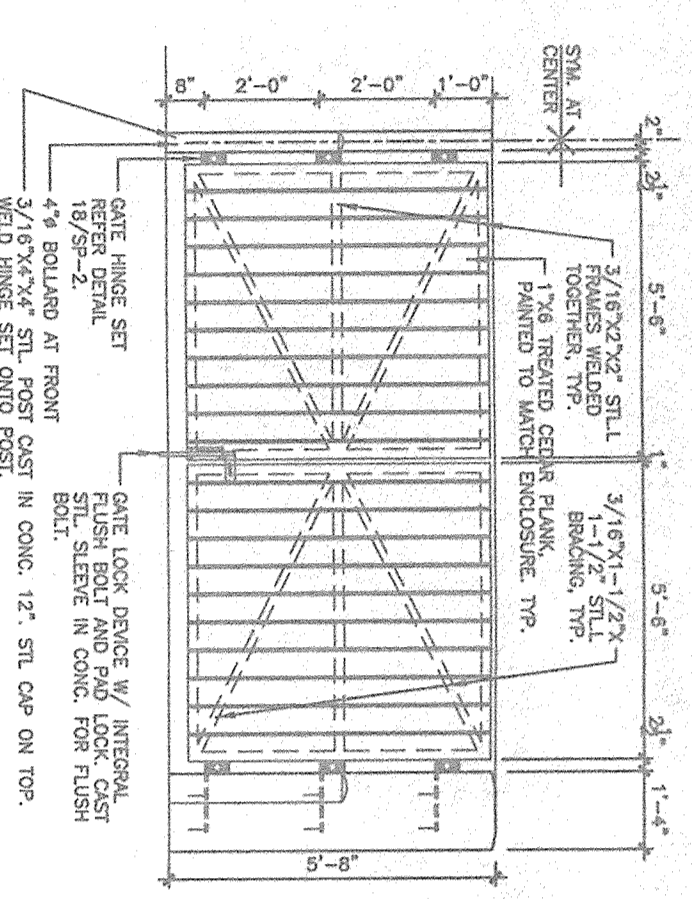
EPC CASE #2-95-238
 GRANTED REZONING OF FORMER MORNINGSIDES STREET TO SU-1 OFFICE & GRANTED ADDITIONAL APPROVAL

EPC CASE #2-96-256
 GRANTED REZONING OF AREA EAST OF FORMER MORNINGSIDES STREET TO SU-1 OFFICE & GRANTED ADDITIONAL APPROVAL

Site Lighting

IN ADDITION TO LIGHTING REGULATIONS IN THE ZONING ORDINANCE, THE FOLLOWING SHALL APPLY:

1. ALL LIGHT FIXTURES SHALL BE SHIELDED TO PREVENT LIGHT SPILLAGE AND GLARE.
2. LIGHT FIXTURES FOR WALKWAYS AND PLAZAS WILL BE LOCATED AT LEAST 4 FEET ABOVE THE WALKWAY OR PLAZA SURFACE.
3. LIGHT FIXTURES FOR WALKWAYS AND PLAZAS WILL BE LOCATED AT LEAST 4 FEET ABOVE THE WALKWAY OR PLAZA SURFACE.
4. LIGHT FIXTURES SHALL BE LOCATED AT LEAST 4 FEET ABOVE THE WALKWAY OR PLAZA SURFACE.
5. LIGHT FIXTURES SHALL BE LOCATED AT LEAST 4 FEET ABOVE THE WALKWAY OR PLAZA SURFACE.
6. LIGHT FIXTURES SHALL BE LOCATED AT LEAST 4 FEET ABOVE THE WALKWAY OR PLAZA SURFACE.
7. LIGHT FIXTURES SHALL BE LOCATED AT LEAST 4 FEET ABOVE THE WALKWAY OR PLAZA SURFACE.



DRB-97-386

Site Vicinity Map
 N.T.S.

Proposed Site Plan
 1" = 40'-0"

Site Data

LEGAL DESCRIPTION: TRACT B, NETHERWOOD PARK ADDITION, ALBUQUERQUE, NM
 TOTAL LOT AREA: 4.8507 ACRES
 CURRENT SITE ZONING: SU-1 PBD & OFF. DEV.

Building Data:

NUMBER OF STORIES: 4
 GROSS BUILDING AREA: 107,669 SF
 NET LEASABLE AREA: 95,553 SF

Parking Data:

PROPOSED OFFICE BUILDING: 361
 TOTAL PARKING PROVIDED: 394 (287 SURFACE, 137 GARAGE)
 HANDICAP PARKING PROVIDED: 12 (INCL. 2 VAN ACCESSIBLE)

Parking Calculations:

PROPOSED OFFICE BUILDING:
 1ST FLOOR: 27,951 S.F./200 = 135
 2ND FLOOR: 26,149 S.F./200 = 131
 3RD FLOOR: 26,149 S.F./200 = 131
 4TH FLOOR: 12,877 S.F./200 = 64
 TOTAL REQUIRED: 361 (12 HO)

EXISTING APARTMENT BUILDINGS:
 1ST FLOOR: 10,530 S.F./200 = 53
 2ND FLOOR: 12,858 S.F./200 = 64
 3RD FLOOR: 12,858 S.F./200 = 64
 TOTAL REQUIRED: 137 (8 HO)

EXISTING APARTMENT COMPLEX:
 126 1BR/1BATH x 1.5 = 192
 66 2BR/2BATH x 2.0 = 132
 TOTAL REQUIRED: 324 (12 HO)

Symbols Legend

EXISTING CONSTRUCTION TO REMAIN
 NEW CONSTRUCTION
 EXISTING CONSTRUCTION TO BE REMOVED
 HANDICAPPED VAN PARKING SPACE
 FIRE HYDRANT
 BIKEWAY

Notes:

EXISTING CONSTRUCTION TO REMAIN
 NEW CONSTRUCTION
 EXISTING CONSTRUCTION TO BE REMOVED
 HANDICAPPED VAN PARKING SPACE
 FIRE HYDRANT
 BIKEWAY

BPLW Architects & Engineers, Inc.
 40 West First Street
 Albuquerque, New Mexico 87110
 (505) 881-2799

DRB-97-386

Z.96.95

Revised from Grantmaker Approved
 DRB DATED 8-28-98

DATE: 9-28-98
 DATE: 9-18-98
 DATE: 9-1-98

PROJECT NO. 98039
 DATE 3-17-99
 SITE DEVELOPMENT PLAN

Summit Office Building
 Albuquerque, NM

Site Legend

- NEW (ALL OBJECTS)
- EXISTING TO REMAIN (ALL OBJECTS)
- EXISTING TO BE REMOVED (ALL OBJECTS)
- PROPERTY LINE
- 15.75'
- NO HANDICAP PARKING
- NOV HANDICAP VAN PARKING
- X-C NO. OF COMPACT PARKING

Parking Calculations:

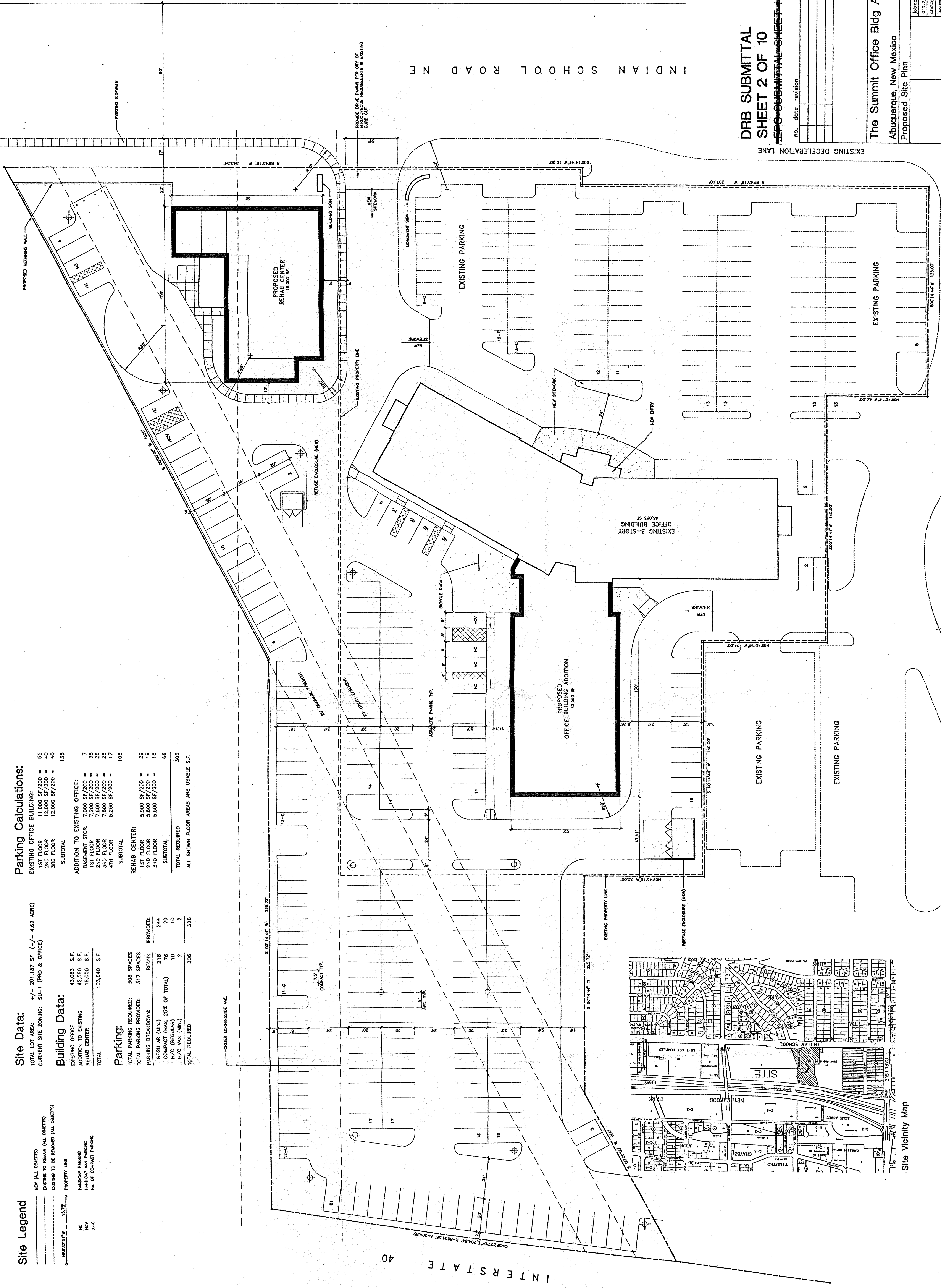
EXISTING OFFICE BUILDING:	
1ST FLOOR	11,000 SF/200 = 55
2ND FLOOR	12,000 SF/200 = 60
3RD FLOOR	12,000 SF/200 = 60
SUBTOTAL	135
ADDITION TO EXISTING OFFICE:	
BASEMENT STOR.	7,000 SF/200 = 35
1ST FLOOR	7,200 SF/200 = 36
2ND FLOOR	7,200 SF/200 = 36
3RD FLOOR	7,800 SF/200 = 39
4TH FLOOR	5,200 SF/200 = 26
SUBTOTAL	177
REHAB CENTER:	105
1ST FLOOR	5,900 SF/200 = 29
2ND FLOOR	5,800 SF/200 = 29
3RD FLOOR	5,500 SF/200 = 27
SUBTOTAL	85
TOTAL REQUIRED	306
ALL SHOWN FLOOR AREAS ARE USABLE S.F.	

Site Data:

TOTAL LOT AREA: +/- 201,187 SF (+/- 4.62 ACRE)
 CURRENT SITE ZONING: SU-1 (PRO. & OFFICE)

Building Data:

EXISTING OFFICE	43,083 S.F.	TOTAL PARKING REQUIRED:	306 SPACES
ADDITION TO EXISTING	42,560 S.F.	TOTAL PARKING PROVIDED:	317 SPACES
REHAB CENTER	18,000 S.F.	PARKING BREAKDOWN:	RECID: 244
TOTAL	103,640 S.F.	REGULAR (MIN)	218
		COMPACT (MAX. 25% OF TOTAL)	78
		H/C (REGULAR)	10
		H/C VAN (MIN.)	2
		TOTAL REQUIRED	306



DRB SUBMITTAL SHEET 2 OF 10
 DRB SUBMITTAL SHEET OF 6

no.	date	revision

The Summit Office Bldg Addition
 Albuquerque, New Mexico
 Proposed Site Plan

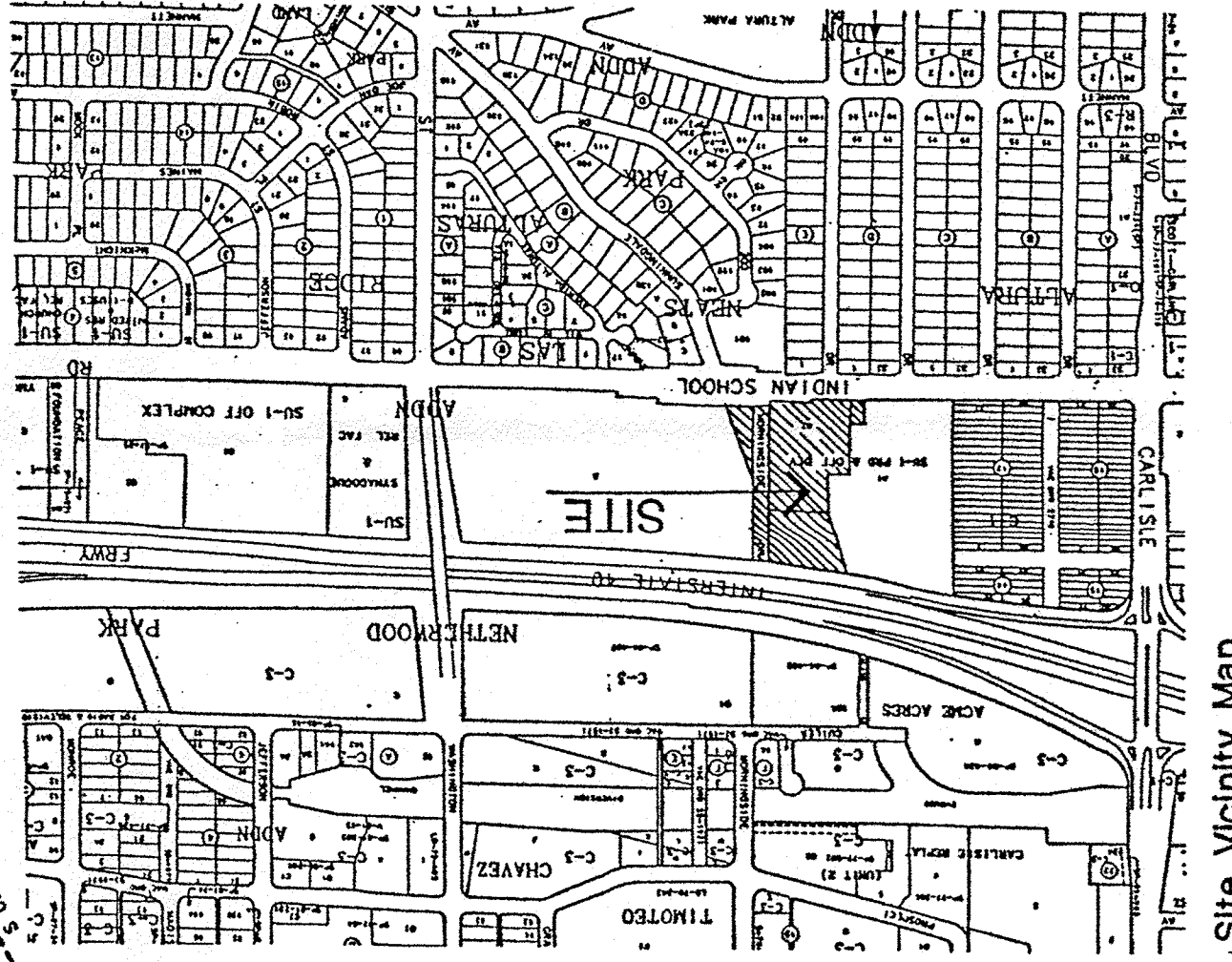
Prepared by: [Signature]
 Checked by: [Signature]
 Date: 9/20/11

Site Plan

Site Lighting shall not have an off-site luminance greater than 1000 footcandle.

Scale: 1" = 20'

North Arrow



INTERSTATE 40

(CORONADO FREEWAY)

Legal Description

TRACT A OF NETHERWOOD PARK ADDITION
TOTAL AREA - 12.12 ACRES
A PORTION OF MORNINGSIDE TO BE VACATED - 8500 SF

Land Use Concept and Zoning

- TRACT 1: SU-1 FOR 0-1 USES. THIS TRACT WILL BECOME PART OF THE OFFICE SITE ONCE IT IS VACATED.
- TRACT 2: SU-1 FOR 0-1 USES. THIS 3 ACRE SITE WILL PROVIDE EXPANSION FOR THE SUMMIT OFFICE BUILDING TO 45,000 SF OF OFFICE SPACE. THE TRACT WILL BE DEVELOPED WITH THE PROPERTY TO THE WEST AT A FUTURE DATE. THE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE PROPERTY ACCESS TO WEST, NOT ON INDIAN SCHOOL.
- THE SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES FOR THE SU-1 FOR 0-1 USES TRACT SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE FOR REVIEW AND APPROVAL. THE TRACT SHALL BE DEVELOPED WITH MECHANICALLY HEATED, SCREENED, FLAT ROOF WITH MECHANICALLY HEATED, SCREENED, SQUARE ENDS ON PRINCIPAL ELEVATIONS AND LIGHT BUFF COLOR EXTERIOR FINISH ON ALL OTHER ELEVATIONS.
- CLEAR REDUCED VENTILATION SHALL BE PROVIDED ALONG WITH CLEAR REDUCED VENTILATION SCREENS AND ENTRY CANOPIES.

TRACT 3: SU-1 FOR PRD FOR SINGLE FAMILY. THIS TRACT IS A 12.1 +/- ACRES SINGLE FAMILY DETACHED HOMES WITH PRIVATE YARDS ARE PERMITTED. A PRIVATE ROAD WITH GATED ENTRY IS PROVIDED.

Primary Entries and Periphery Amenities

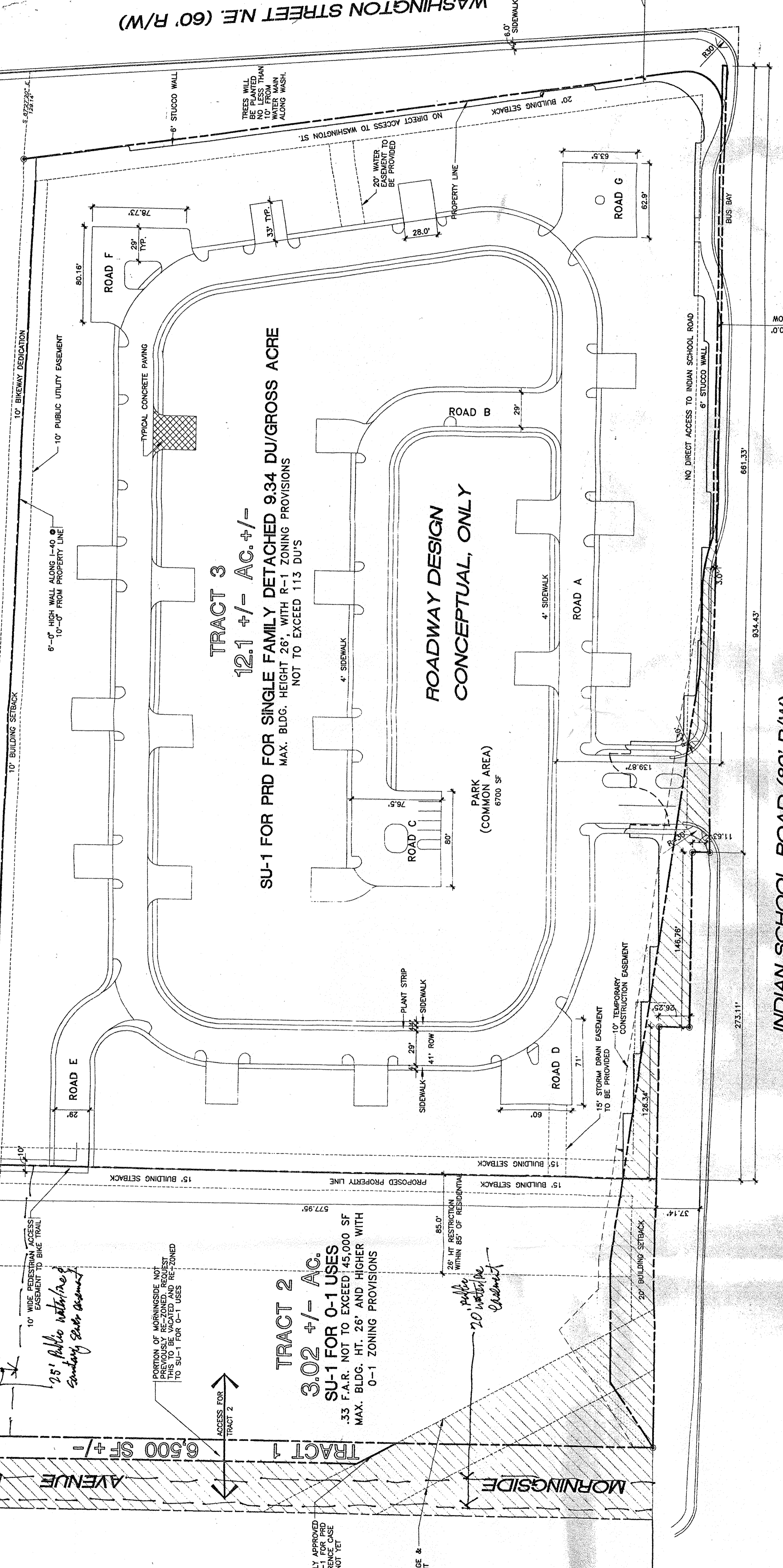
AMENITIES SUCH AS LANDSCAPING AND WALLS WILL BE OUTSIDE OF THE RIGHT-OF-WAYS OF INDIAN SCHOOL AND MAINTAINED BY THE DEVELOPER/OWNER. THE ENTRY TO TRACT 3 WILL BE GATED.

TIS Mitigation:

TRACT 2: BASED ON THE TIS PERFORMED AND DATED JUNE 5, 1996, THE DEVELOPER INFORMED AND DATED CONTRIBUTION \$1,158,388 PRIOR TO FINAL PLAT APPROVAL FOR BUILDING PERMIT APPROVED FOR THE CONSTRUCTION OF THE TRACT. THE TRACT SHALL BE DEVELOPED WITH MECHANICALLY HEATED, SCREENED, FLAT ROOF WITH MECHANICALLY HEATED, SCREENED, SQUARE ENDS ON PRINCIPAL ELEVATIONS AND LIGHT BUFF COLOR EXTERIOR FINISH ON ALL OTHER ELEVATIONS. THE INFRASTRUCTURE LIST AT THAT TIME. THIS NUMBER IS IN 1997 DOLLARS AND MAY NEED TO BE ADJUSTED FOR INFLATION. THIS NUMBER IS IN 1997 DOLLARS AND MAY NEED TO BE ADJUSTED FOR INFLATION. THIS NUMBER IS IN 1997 DOLLARS AND MAY NEED TO BE ADJUSTED FOR INFLATION. THIS NUMBER IS IN 1997 DOLLARS AND MAY NEED TO BE ADJUSTED FOR INFLATION.

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WASHINGTON STREET NE. (60' R/W)



TRACT 3
 12.1 +/- AC. +/-
 SU-1 FOR PRD FOR SINGLE FAMILY DETACHED 9.34 DU/GROSS ACRE
 MAX. BLDG. HEIGHT 26', WITH R-1 ZONING PROVISIONS
 NOT TO EXCEED 113 DUS

TRACT 2
 3.02 +/- AC.
 SU-1 FOR 0-1 USES
 .33 F.A.R. NOT TO EXCEED 45,000 SF
 MAX. BLDG. HT. 26' AND HIGHER WITH
 0-1 ZONING PROVISIONS

DRB SUBMITTAL SHEET 3 OF 10
 DRB 96-358

- CONCRETE AUTO COURT, NO PARKING ALLOWED IN THIS COURT.
- RIGHT-OF-WAY TO BE SOLD TO CITY
- TEMPORARY CONSTRUCTION EASEMENT

NO.	DATE	REVISION
1	8/15/96	PER EPC

dekker/perich & associates
 architects
 interior designers
 6500 American Parkway, NE Suite 675
 Albuquerque, New Mexico 87110
 505 888 3111 Fax 888 9050

Altura Village
 Indian School @ Washington
 Albuquerque, NM

Site Development Plan for Subdivision

Job no.:	96032
drawn by:	EGT
checked by:	TG
issued:	6/10/97

NOT FOR CONSTRUCTION

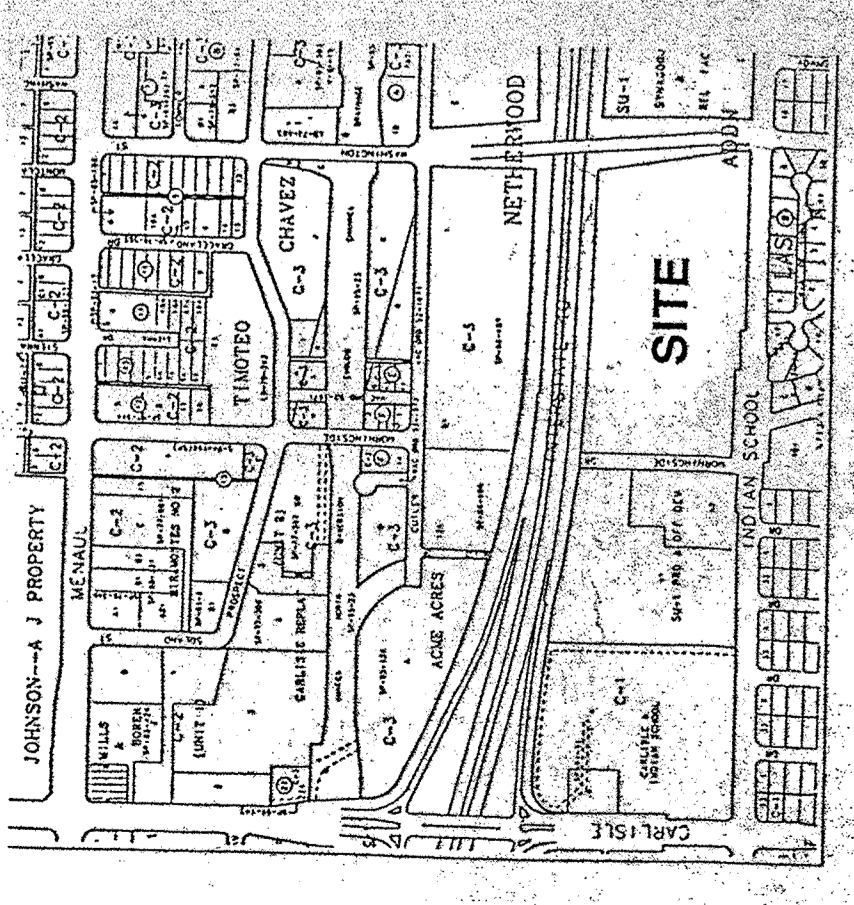
Michael R. [Signature]
 TRAFFIC ENGINEER/TRANSPORTATION DIVISION
 DATE: 6-17-97

Paul [Signature]
 CITY ENGINEER/AMPCA
 DATE: 6-30-97

John M. [Signature]
 PUBLIC WORKS, UTILITY DIVISION
 DATE: 6-11-97

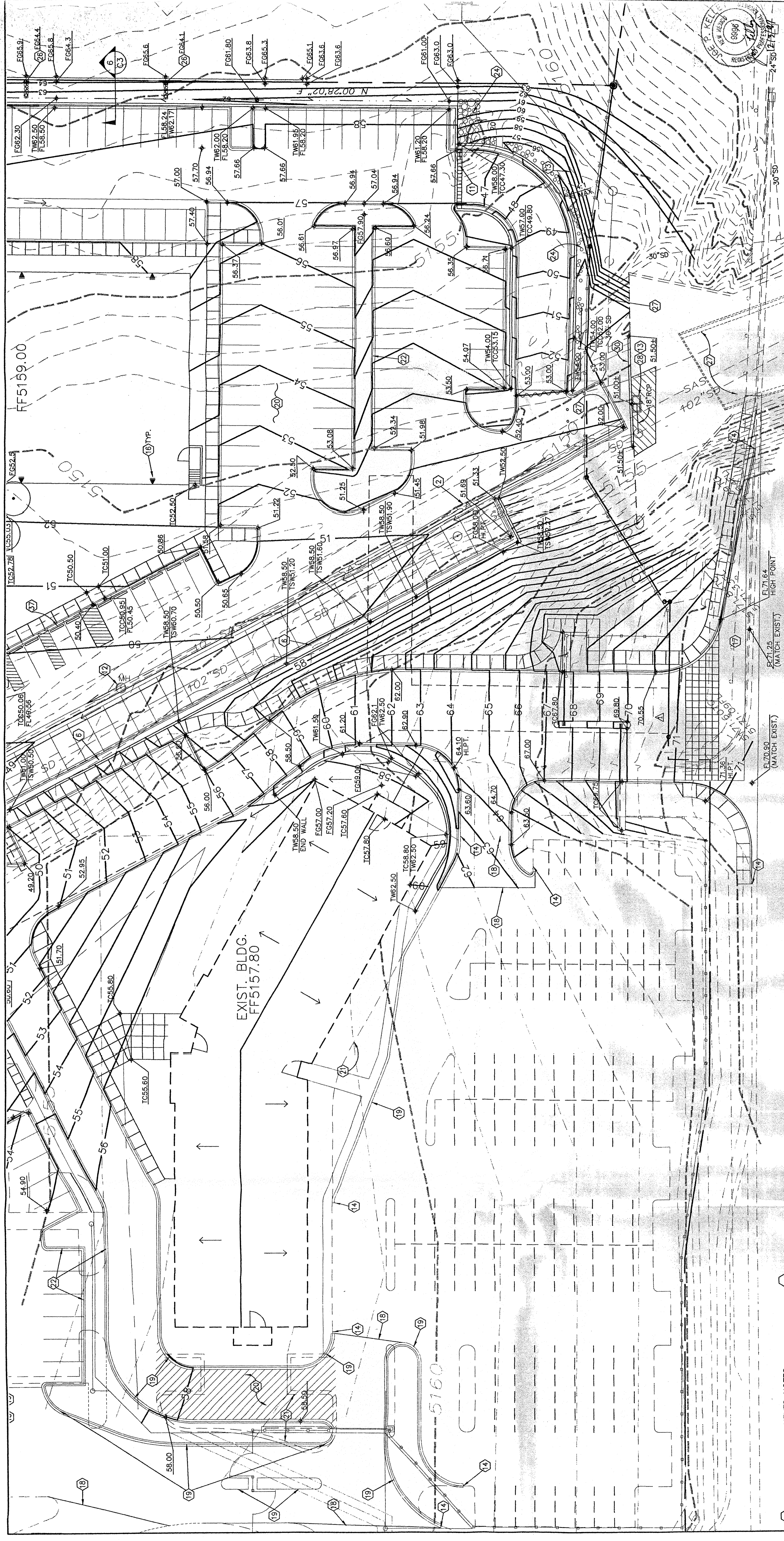
[Signature]
 PARKS AND RECREATION SERVICES DEPARTMENT
 DATE: 6-17-97

[Signature]
 CITY PLANNER, PLANNING DIVISION
 DATE: 7-3-97



Vicinity Map
N.T.S.

1 Site Development Plan for Subdivision
 1"=50'-0"



DRB SUBMITTAL SHEET 4 OF 10

REV	DATE	DESCRIPTION	CG	JK	APPROV
A	12/03/97	REVISED GRADE AT ENTRANCE			

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
8839 AFFERSON STREET N.E. ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-1000 • FAX (505) 344-9799

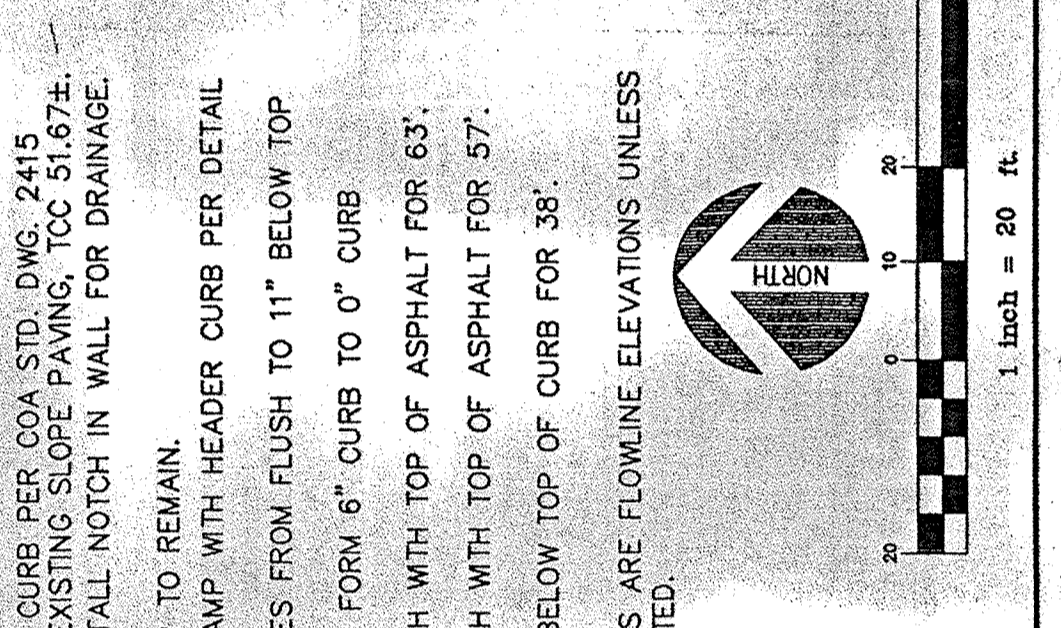
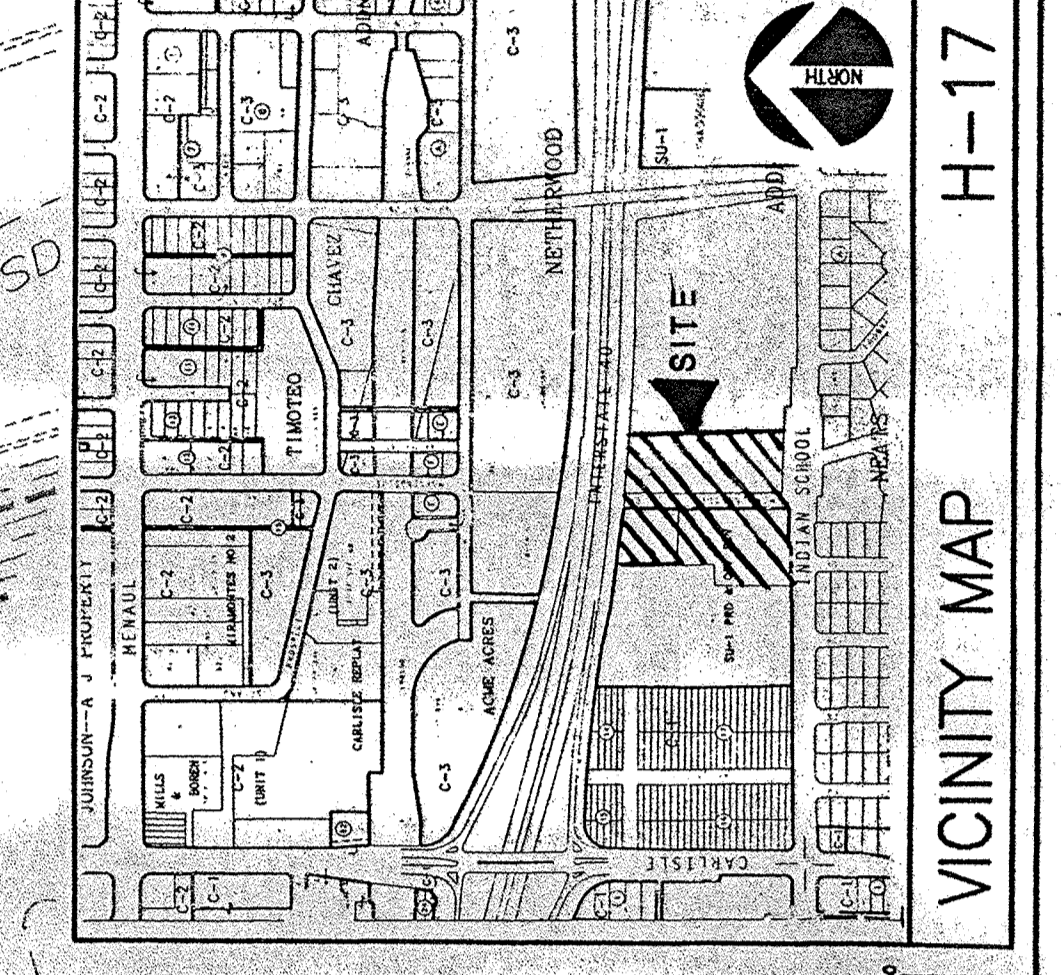
ALTURA OFFICE BUILDING
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN SOUTH

DESIGNED BY: J. KELLEY
DRAWN BY: W. TOWERS
REVIEWED BY: JK

SCALE: 1" = 20'
JOB NUMBER: S66-100-5197
DATE: 12/03/97

C1 of 4



- KEYED NOTES**
- INSTALL TYPE 00HUBLE 30" INLET PER COA STD DWG 2236 TO 46.50, INV. 45.47. SEE PLUMBING DWGS. FOR CONNECTION TO INTERNAL BUILDING DRAIN SYSTEM.
 - ADJUST MANHOLE RIM TO GRADE, ELEV. 49.50.
 - PUBLIC COA SD TO BE INSTALLED UNDER SEPARATE WORK ORDER DRAWING NUMBER EXIST. CURB AND GUTTER.
 - MATCH NEW CURB TO EXISTING ELEVATION.
 - NEATLY CUT AND REMOVE 1" OF EXISTING ASPHALT PAVEMENT. APPLY TACK COAT TO CUT EDGE.
 - ROOF DRAIN PER ARCHITECTURAL DRAWINGS. INSTALL SPLASHBLOCK, TYP.
 - INSTALL PUBLIC IMPROVEMENTS IN R.O.W. PER CITY WORK ORDER DOCUMENTS ONLY.
 - NEATLY CUT AND REMOVE EXIST. ASPHALT PAVEMENT. APPLY TACK COAT TO CUT EDGE.
 - INSTALL NEW TOE OF CURB AND GUTTER TO MATCH EXISTING PAVEMENT ELEVATION.
 - INSTALL ASPHALT PAVEMENT PER DETAIL 5/C3.
 - REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
 - INSTALL VALLEY GUTTER PER DETAIL 1/C3.
 - INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
 - INSTALL 24" CHANNEL PER DETAIL 2/C3.
 - INSTALL 4" SIDEWALK BETWEEN CURB AND WALL.
 - REMOVE 370 LF OF EXIST. ROW FENCE AND INSTALL 4" TENSAR 15' TEMPORARY FENCE IN HIGHWAY DEPARTMENT RIGHT OF WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING, AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BC-001-02.
 - BLOCK WALL PER ARCHITECTURAL DRAWINGS.
 - CONNECT 4" FROM MAIN TO 102'SD WITH WATERTIGHT CONNECTION.
 - INSTALL POLY DRAIN TRENCH DRAIN WITH HEAVY DUTY GALVANIZED STEEL GRATE (OR APPROVED EQUIVALENT) TO 46.50, INV. 45.47. SEE PLUMBING DWGS. FOR CONNECTION TO INTERNAL BUILDING DRAIN SYSTEM.
 - INSTALL 2" CUT-OFF WALL FLUSH WITH PAVEMENT PER COA STD DWG 2415.
 - INSTALL NENAH R-4016-A DRAIN AND GRATE. CONNECT TO 6" SD PIPE.
 - INSTALL (2) 18"x12" PRECAST SPLASH BLOCKS BENEATH WALL OPENING WITH 6" COBBLE, 6" THICK CURB IMPRESSION BLOCKS TO SWALE (APPROVED EQUIVALENT) FROM SPLASH BLOCKS TO SWALE.
 - CAST CONCRETE SLOPE PAVING AND STORM DRAIN PER COA PROJECT NO. 6597.90. INLET PER COA STD. DWG. 2205. TO 51.00 (MATCH EXISTING). INV. 47.00. CONNECT TO EXISTING SD WITH 18" RCP (II) PER DETAIL 3/C3.
 - NEATLY SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE CHANNEL AS NECESSARY TO INSTALL NEW STORM DRAIN IMPROVEMENTS. LEAVE 24" MIN. OF EXISTING REINFORCEMENT TO PROVIDE LAP. REPLACEMENT SECTION SHALL BE 6" RPC (4000 PSI) WITH #4 @ 12" O.C. TRANSVERSE AND #6 @ 12" O.C. LONGITUDINAL.
 - INSTALL 60 LF HEADER CURB PER COA STD. DWG. 2415 ADJACENT TO END OF EXISTING SLOPE PAVING, TOC 51.674.
 - PROVIDE 2" WIDE X 4" TALL NOTCH IN WALL FOR DRAINAGE.
 - WIRE-ENCLOSED RIPRAP TO REMAIN.
 - INSTALL WHEELCHAIR RAMP WITH HEADER CURB PER DETAIL 8/C3.
 - TOP OF SIDEWALK VARIES FROM FLUSH TO 11" BELOW TOP OF CURB IN 30'.
 - INSTALL 18" TRANSITION FORM 6" CURB TO 0" CURB HEIGHT.
 - TOP OF SIDEWALK FLUSH WITH TOP OF ASPHALT FOR 63'.
 - TOP OF SIDEWALK FLUSH WITH TOP OF ASPHALT FOR 57'.
 - TOP OF SIDEWALK 11" BELOW TOP OF CURB FOR 38'.
- NOTE: ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE INDICATED.
- BENCHMARK**
STANDARD NMSHC TABLET "1-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON NE. AND 1-40 AT THE SOUTHEAST CORNER OF THE BRIDGE.
- SURVEY**
EXISTING TOPOGRAPHY BASED ON ORIGINAL 1979 GRADING PLAN.

NO EQUIPMENT, MATERIALS, OR PERSONNEL ARE PERMITTED IN THE 1-40 RIGHT-OF-WAY, OUTSIDE FENCED AREAS.



DRB SUBMITTAL SHEET 5 OF 10

REV.	DATE	DESCRIPTION	DRAWN	APPROD

CHAVEZ • GRIEVES CONSULTING ENGINEERS, INC.
 5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87108
 PHONE (505) 344-0860 • FAX (505) 343-8759

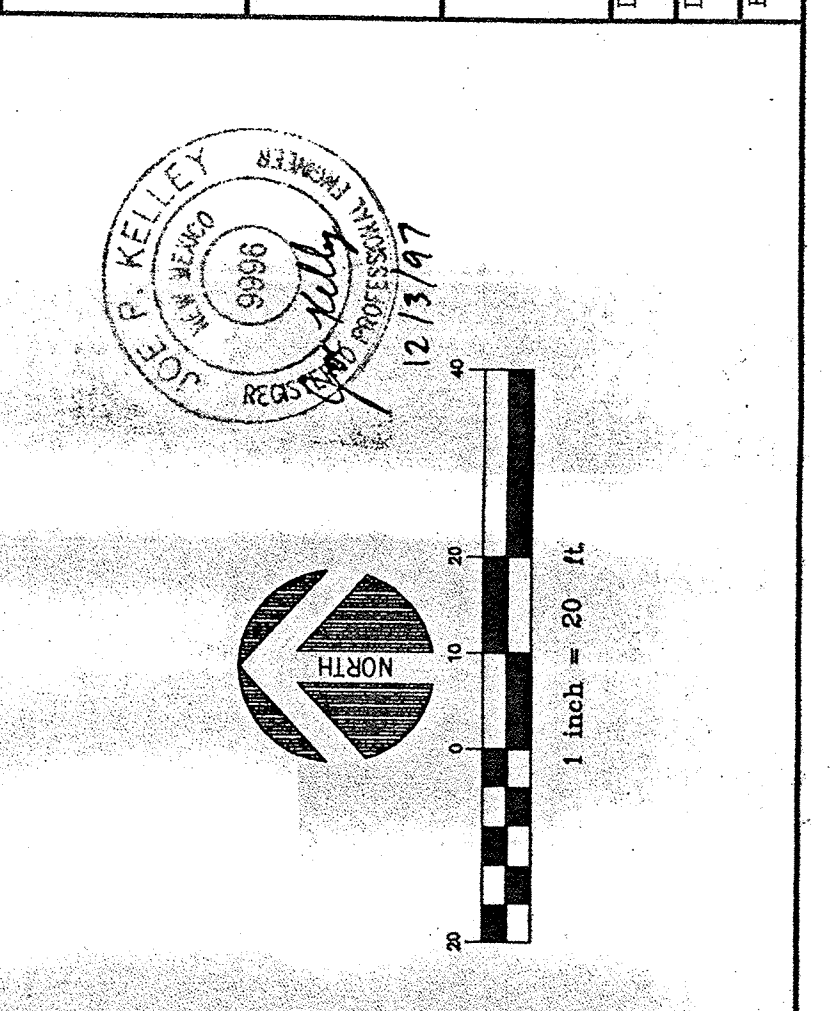
ALTURA OFFICE BUILDING
 ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN NORTH

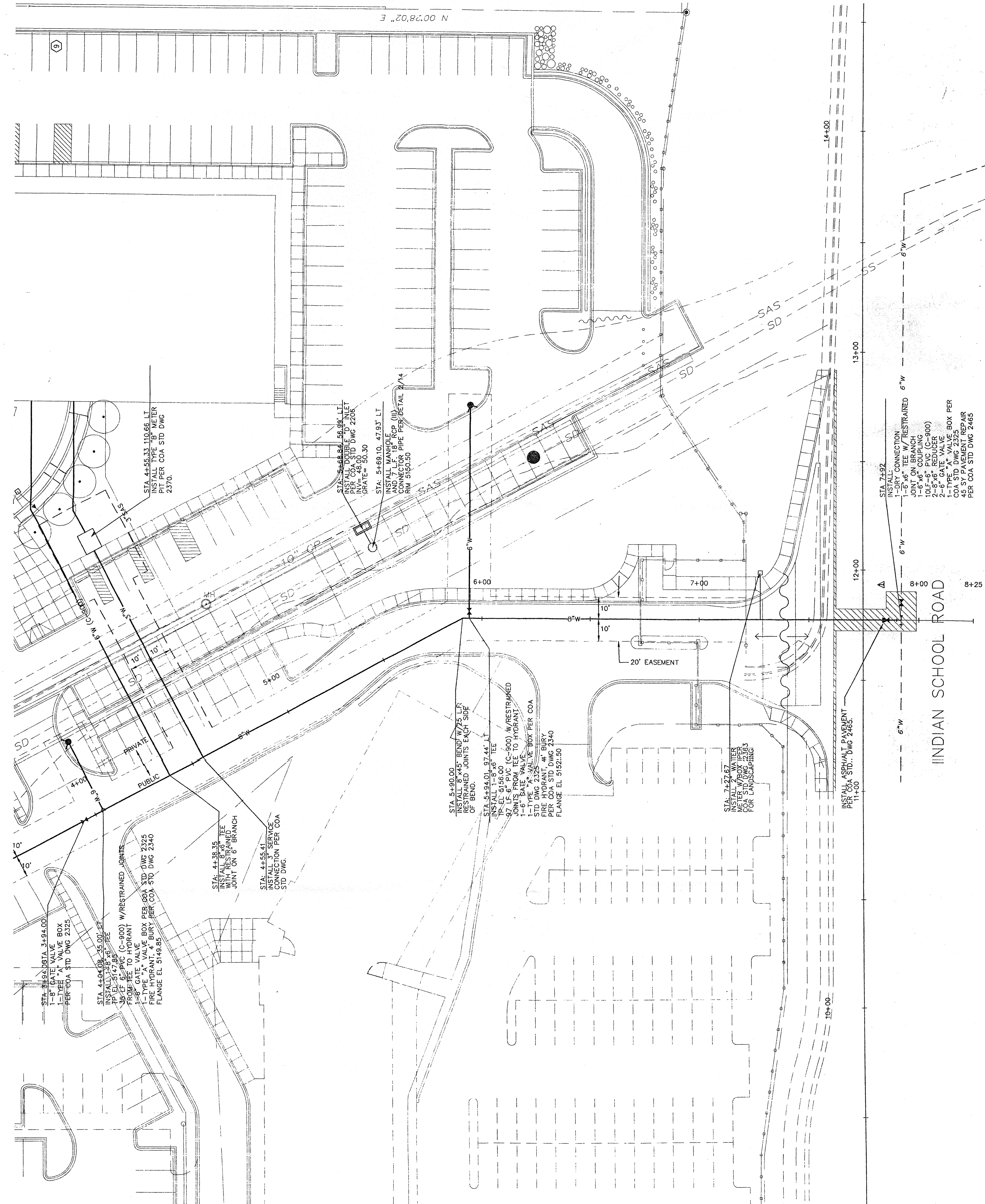
DESIGNED BY: J. KELLEY
 DRAWN BY: W. TOBERS
 REVIEWED BY: JK

SCALE: 1" = 20'
 JOB NUMBER: 966-100-5197
 DATE: 12/03/97

2 of 4



22. INSTALL CURB AND GUTTER PER DETAIL 4/C3.
 23. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 24. INSTALL 2" CUT-OFF WALL FLUSH WITH PAVEMENT PER COA STD DWG 2415.
 25. INSTALL NEENAH R-4016-A DRAIN AND GRATE. CONNECT TO 6" SD PIPE.
 26. INSTALL (2) 18"x12" PRECAST SPLASH BLOCKS BENEATH WALL OPENING WITH 4" COBBLE, 6" THICK ON MRAFI 140NS FILTER FABRIC (OR APPROVED EQUIVALENT) FROM SPLASH BLOCKS TO SWALE.
 27. EXISTING CONCRETE SLOPE PAVING AND STORM DRAIN PER COA PROJECT NO. 4597.90.
 28. INSTALL TYPE DOUBLE C" INLET PER COA STD. DWG. 2205. TO 51.00. MATCH EXISTING. IN 4' O.C. CONNECT TO EXISTING SD WITH 18" RCP (11) PER DETAIL 3/C3.
 29. NEATLY SAW CUT AND REMOVE EXIST. ASPHALT. EXISTING CONCRETE IMPROVEMENTS LEAVE 24" MIN. OF EXISTING REINFORCEMENT (4000 PSI) WITH #4 @ 12" O.C. TRANSVERSE AND #6 @ 12" O.C. LONGITUDINAL.
 30. INSTALL 60 LF HEADER CURB PER COA STD. DWG. 2415 ADJACENT TO END OF EXISTING SLOPE PAVING. TCC 51.674. TMS2.90. IN 82.57.
 31. PROVIDE 2" WIDE X 4" TALL NOTCH IN WALL FOR DRAINAGE.
 32. WRE-ENCLOSED RIPRAP TO REMAIN.
 33. INSTALL WHEELCHAIR RAMP WITH HEADER CURB PER DETAIL 8/23.
 34. TOP OF SIDEWALK VARIES FROM FLUSH TO 11" BELOW TOP OF CURB IN 30'.
 35. INSTALL 18" TRANSITION FORM 6" CURB TO 0" CURB HEIGHT.
 36. TOP OF SIDEWALK FLUSH WITH TOP OF ASPHALT FOR 63'.
 37. TOP OF SIDEWALK FLUSH WITH TOP OF ASPHALT FOR 57'.
 38. TOP OF SIDEWALK 11" BELOW TOP OF CURB FOR 38'.
- NOTE: ALL SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE INDICATED.
11. INSTALL POLY DRAIN TRENCH DRAIN WITH HEAVY DUTY GALVANIZED STEEL GRATE (OR APPROVED EQUIVALENT) TO 46.50. INV. 45.47. SEE PLUMBING DWGS. FOR CONNECTION TO INTERNAL BUILDING DRAIN SYSTEM.
 12. ADJUST MANHOLE RIM TO GRADE. ELEV. 49.50.
 13. WORK ORDER DRAWING PLAN SET.
 14. NEATLY SAW CUT AND REMOVE EXIST. CURB AND GUTTER. MATCH NEW CURB TO EXISTING ELEVATION.
 15. APPLY TACK COAT TO CUT EDGE.
 16. ROOF DRAIN PER ARCHITECTURAL DRAWINGS. INSTALL SPLASHBLOCK. TYP.
 17. INSTALL PUBLIC IMPROVEMENTS IN R.O.W. PER CITY WORK ORDER DOCUMENTS. MATCH EXIST. ASPHALT PAVEMENT. APPLY COAT TO CUT EDGE.
 18. NEATLY CUT AND REMOVE EXIST. ASPHALT PAVEMENT. INSTALL NEW TOP OF CURB AND GUTTER TO MATCH EXISTING PAVEMENT ELEVATION.
 19. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
 20. INSTALL ASPHALT PAVEMENT PER DETAIL 5/C3.
 21. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
- 10'. SANITARY SEWER EASEMENT BY PLAT FILED 9-15-78 C13, PAGE 200.
 20' UNDERGROUND UTILITY EASEMENT AND SURFACE DRAINAGE EASEMENT BY PLAT FILED 9-15-78 C13, PAGE 200.
- KEYED NOTES
1. INSTALL TYPE DOUBLE C" INLET PER COA STD. DWG. 2205. MATCH EXISTING. IN 4' O.C. CONNECT TO EXISTING SD WITH 18" RCP (11) PER DETAIL 3/C3.
 2. INSTALL 4" VALLEY GUTTER PER DETAIL 1/C3.
 3. TEMPORARY TENSAR FENCE (SEE NOTE 7).
 4. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
 5. INSTALL 24" CHANNEL PER DETAIL 2/C3.
 6. INSTALL 4" SIDEWALK BETWEEN CURB AND WALL.
 7. REMOVE 370 LF OF EXIST. R.O.W. FENCE AND INSTALL 4" TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS AT 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT RIGHT OF WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION GRADING AND REINSTATEMENT SPECIFICATIONS (BCL-001-02).
 8. BLOCK WALL PER ARCHITECTURAL DRAWINGS.
 9. BLOCK WALL PER ALTURA VILLAGE PLANS.
 10. CONNECT 4" FROM MAIN TO 102"SD WITH WATERTIGHT CONNECTION.



N 00°28'02" E

STA 4+55.33 110.66 LT
INSTALL TYPE 'B' METER
PIT PER COA STD DWG
2370.

STA 5+68.89 56.98' LT.
INSTALL DOUBLE 'D' INLET
RPA COA STD DWG 2208
GRATE= 50.30

STA 5+69.10 47.93' LT.
INSTALL MANHOLE (M)
AND 18" RPA
AND 18" RPA PER
RIM 5150.50

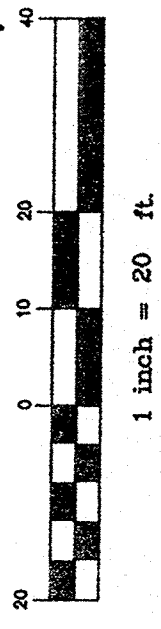
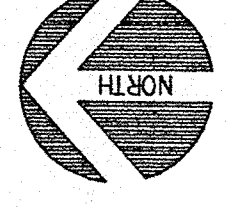
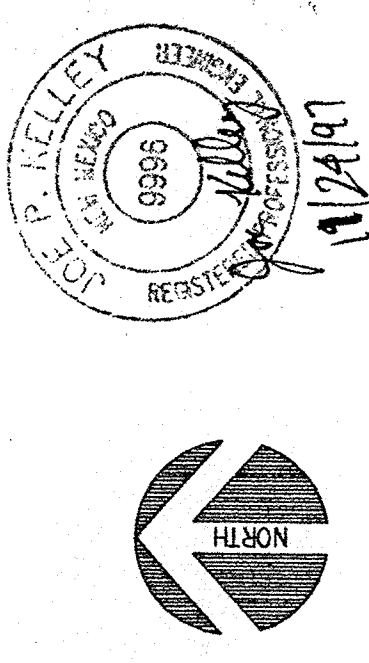
STA 5+00.00
INSTALL 90° BEND W/ 7.5 LF
RESTRAINED JOINTS EACH SIDE
OF BEND.

STA 5+94.01 97.44' LT
INSTALL 15" Ø 6" TEE
1-6" PVC (C-900) W/ RESTRAINED
JOINTS FROM TEE TO HYDRANT
1-6" SAE VALVE
1-TYPE 'A' VALVE BOX PER COA
STD DWG 2325
PER COA STD DWG 2340
FLANGE EL 5152.50

STA 7+27.87
INSTALL 6" WATER
METER W/ BOX PER
COA STD DWG 2363
FOR LANDSLIPPING

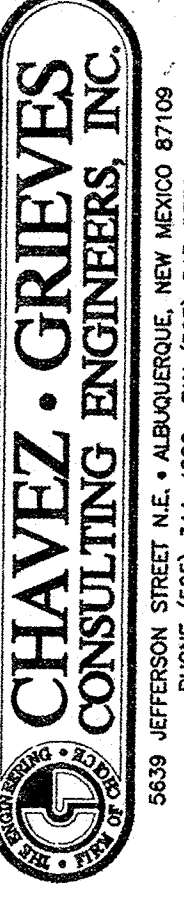
STA 7+92
INSTALL:
1- DRY CONNECTION
1- 6" x 6" TEE W/ RESTRAINED 6" W
JOINT ON BRANCH
1- 6" x 6" COUPLING
10LF-6" PVC (C-900)
2- 8" x 6" REDUCER
2- 6" x 6" VALVE BOX PER
COA STD DWG 2325
45 SY PAVEMENT REPAIR
PER COA STD DWG 2465

INSTALL ASPHALT PAVEMENT
PER COA STD. DWG 2465.



SUBMITTAL SHEET 6 OF 10

REV	DATE	DESCRIPTION	DRAWN	APPROV
Δ	11-24-97	VALVE ADDED AT INDIAN SCHOOL PER CG	JK	
	NOV.18.1997	DRB UTILITY COMMENT	CG	JK



ALTURA OFFICE BUILDING
ALBUQUERQUE, NEW MEXICO

UTILITY PLAN

DESIGNED BY:	J. KELLEY	SCALE:	1" = 20'
DRAWN BY:	W. TOWERS	JOB NUMBER:	566-100-5197
REVIEWED BY:	JK	DATE:	6/17/97

UT1

1 of 2

INDIAN SCHOOL ROAD

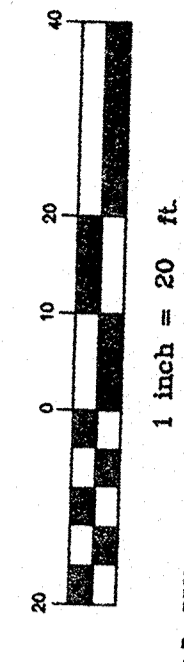
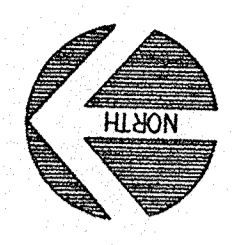
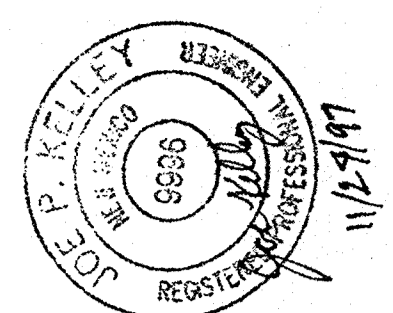
CHAVEZ • GRIEVES
 CONSULTING ENGINEERS, INC.
 5639 LEFFERSON STREET N.E., ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 344-0800 • FAX (505) 344-8759

ALтура OFFICE BUILDING
 ALBUQUERQUE, NEW MEXICO

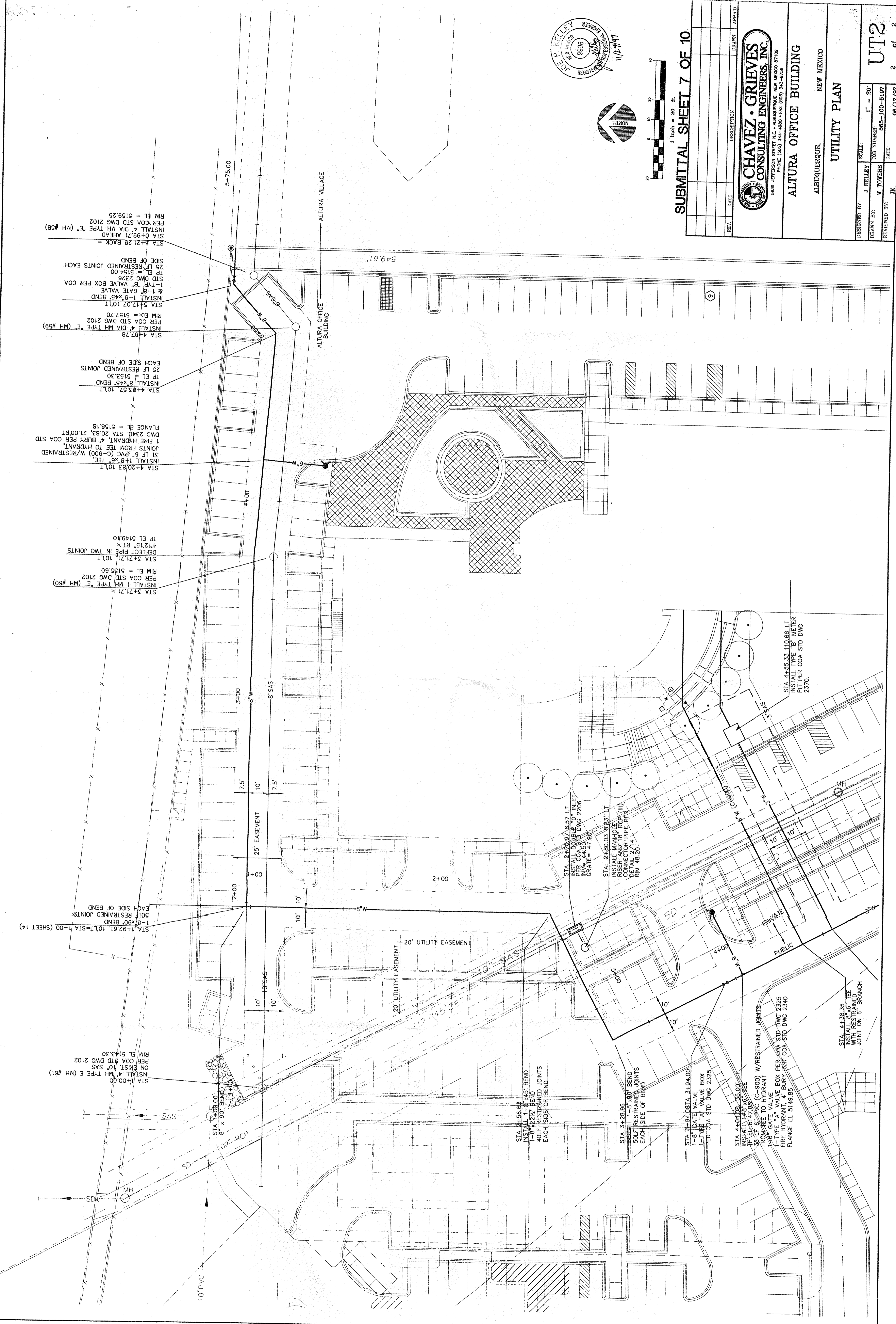
UTILITY PLAN

DESIGNED BY:	J KELLEY	SCALE:	1" = 20'
DRAWN BY:	W FLOWERS	JOB NUMBER:	566-100-5197
REVIEWED BY:	JK	DATE:	09/17/97

UT2
 2 of 2



SUBMITTAL SHEET 7 OF 10



STA 4+20.83 10" LT
 3" LF 6" PVC (C-900) W/RESTRAINED JOINTS FROM TEE TO HYDRANT.
 INSTALL 1-8" X 8" TEE.
 FLANGE EL. = 5158.18
 STA 4+83.57, 10" LT
 INSTALL 1-8" X 45' BEND
 TP EL. = 5153.30
 25 LF RESTRAINED JOINTS
 EACH SIDE OF BEND

STA 4+97.78
 INSTALL 4" DIA MH TYPE "E" (MH #59)
 PER COA STD DWG 2102
 RIM EL. = 5157.70
 STA 5+17.07 10" LT
 INSTALL 1-8" X 45' BEND
 & 1-8" GATE VALVE
 STD DWG 2326
 TP EL. = 5154.00
 25 LF RESTRAINED JOINTS EACH
 SIDE OF BEND

STA 5+21.28 BACK =
 INSTALL 4" DIA MH TYPE "E" (MH #58)
 PER COA STD DWG 2102
 RIM EL. = 5159.25

STA 1+92.61, 10" LT STA 1+00 (SHEET 14)
 1-8" X 90' BEND
 50 LF RESTRAINED JOINTS
 EACH SIDE OF BEND

STA 3+21.71 X
 INSTALL 1 MH TYPE "E" (MH #60)
 PER COA STD DWG 2102
 RIM EL. = 5155.60
 STA 3+21.71, 10" LT
 DEFLECT PIPE IN TWO JOINTS
 4' 12" RT X
 TP EL. 5149.10

STA 4+20.83 10" LT
 3" LF 6" PVC (C-900) W/RESTRAINED JOINTS FROM TEE TO HYDRANT.
 INSTALL 1-8" X 8" TEE.
 FLANGE EL. = 5158.18

STA 1+00.00
 INSTALL 4" MH TYPE E (MH #61)
 ON EXIST. 10" SAS
 PER COA STD DWG 2102
 RIM EL. 5143.30

STA 2+56.63
 INSTALL 1-8" X 45' BEND
 1-8" X 22 1/2' BEND
 40 LF RESTRAINED JOINTS
 EACH SIDE OF BEND

STA 3+28.96
 INSTALL 1-8" X 90' BEND
 50 LF RESTRAINED JOINTS
 EACH SIDE OF BEND

STA 4+04.08 35.00 FT
 INSTALL 1-8" X 6" TEE
 TP EL. 5147.85
 35 LF 6" PVC (C-900) W/RESTRAINED JOINTS
 FROM TEE TO HYDRANT
 1-8" GATE VALVE
 FIRE HYDRANT BURY PER COA STD DWG 2340
 FLANGE EL. 5149.85

STA 4+48.35
 INSTALL 8" X 6" TEE
 WITH RESTRAINED
 JOINT ON 6" BRANCH

STA 2+33.87 8.57 LT
 PER COA STD DWG 2200
 INVA. 44.50
 GRATE = 47.30

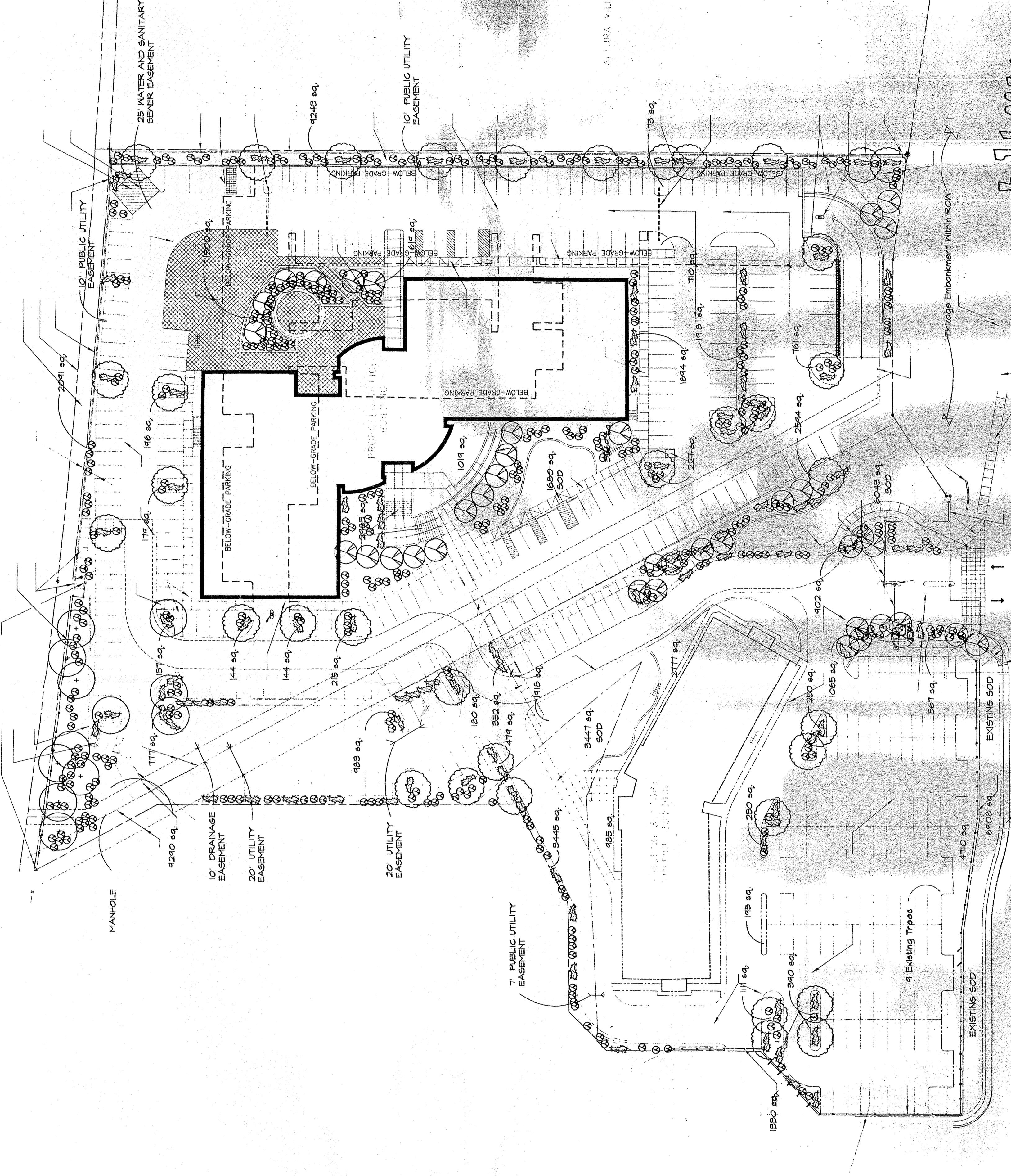
STA 2+80.03 8.83 LT
 INSTALL MANHOLE
 RISER AND 18" RCP (III)
 CONNECTOR PIPE PER
 DETAIL 2/14
 RIM 46.20

STA 4+55.33 110.66 LT
 INSTALL TYPE "B" METER
 PIT PER COA STD DWG
 2370.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	309,330.43	square feet
TOTAL LOT AREA	16,693	square feet
TOTAL BUILDINGS AREA	11,119	square feet
OFF SITE	204,272.43	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	31,290.86	square feet
TOTAL LANDSCAPE PROVIDED	10,150	39.55% square feet
EXISTING LANDSCAPE	2,219	8.3% square feet
LANDSCAPE PROVIDED	7,931	29.2% square feet
TOTAL SOD PROVIDED	10,078	37.6% square feet
TOTAL NEW SOD LAYIN PROVIDED	1,170	4.3% square feet
TOTAL SOD LAWN EXISTING	6,428	2.3% square feet

IRRIGATION NOTES:
 1. Use (5) 1.0 GPM Drip Emitters
 Strips to receive (1) 1.0 GPM Drip Emitters
 Drip and Bubbler systems to be
 tied to 1/2" poly pipe with flush
 caps at each end
 Run time per each drip valve will be
 approximately 15 minutes per
 day . to be adjusted according
 to the season.
 Point of connection for irrigation
 system is unknown at current time and
 will be coordinated in the field.
 Irrigation will be operated by automatic
 controller. Location of controller to be
 field determined and power source
 for controller to be provided by others.



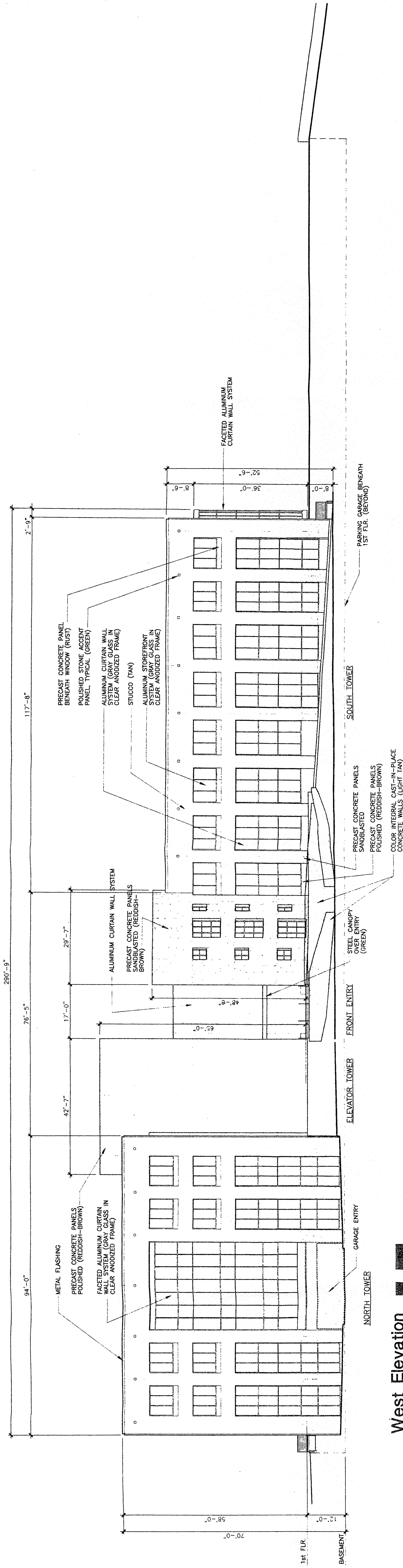
LANDSCAPE NOTES:
 All landscaping shall be watered by a
 complete underground irrigation system
 operated by automatic timer. Pop Up spray
 heads to sod lawn. Bubblers to trees and drip
 irrigation to shrub areas. Irrigation
 system maintenance shall be the responsibility
 of the Property Owner.
 Landscape maintenance shall be the
 responsibility of the Property Owner.
 It is the intent of this plan to comply
 with the City Of Albuquerque water
 conservation landscaping and waste water
 ordinance, planting restriction approach.
 Approval of this plan does not constitute
 or imply exemption from water waste provisions
 of the water conservation landscaping and
 water waste ordinance. Water management
 is the sole responsibility of the Property
 Owner.

- HONEY LOCUST(HX12)
Gleditsia triacanthos
2 - 2 1/2' - Cal
- ASH(HX43)
Fraxinus pennsylvanica
2 - 2 1/2' - Cal
- FLOWERING PEACH(HX43)
Prunus candelaria
2 - 2 1/2' - Cal
- 5 GAL SHRUBS(414)
PHOTINIA COTONEASTERAPHOLEPIS
ELONITUS, NANNINA, ELEAGNIS
BURNING BUSH, SPRENGERIAN SAGE,
AUTUMN SAGE
- 5-Gal BUFFALO JUNIPER(Y440)
5-Gal JUNIFERUS SABINAM(N)
- OVERSIZED GRAVEL
4 BOULDERS
SOD
GRAVEL W/FF

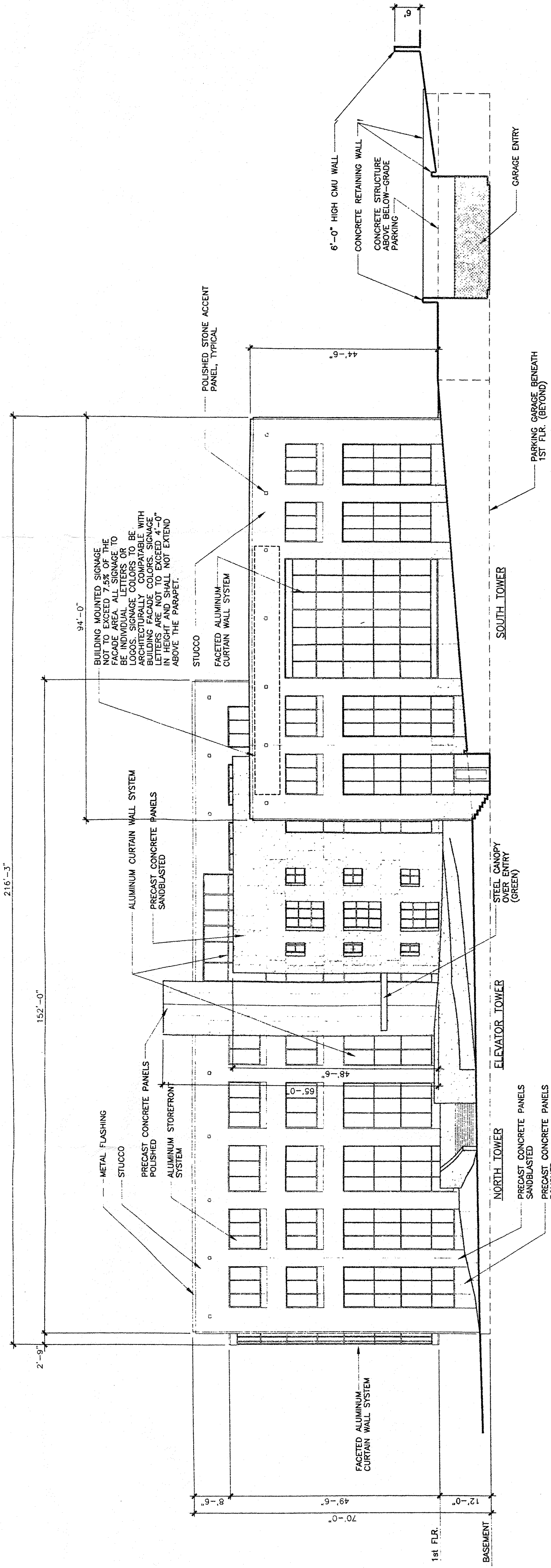
DRB SUBMITTAL SHEET 8 OF 10

1	11/17/97	ISSUE
2	12/12/97	CHANGE IN SITE PLAN & NOTES
REVISION		
6550 LARAMIE PARKWAY, N.E. SUITE 101 ALBUQUERQUE, NEW MEXICO 87113 ARCHITECTURE PLANNING INTERIORS 505-868-3111 FAX 505-868-3000		
Altura Office Building Indian School Road Albuquerque, New Mexico		
Landscape Plan		
94062	AJV	DD
		12/12/97
		L-1

The Hilltop



West Elevation
 1/16" = 1'-0"



South Elevation
 1/16" = 1'-0"

SUBMITTAL SHEET 9 OF 10

no. date revision

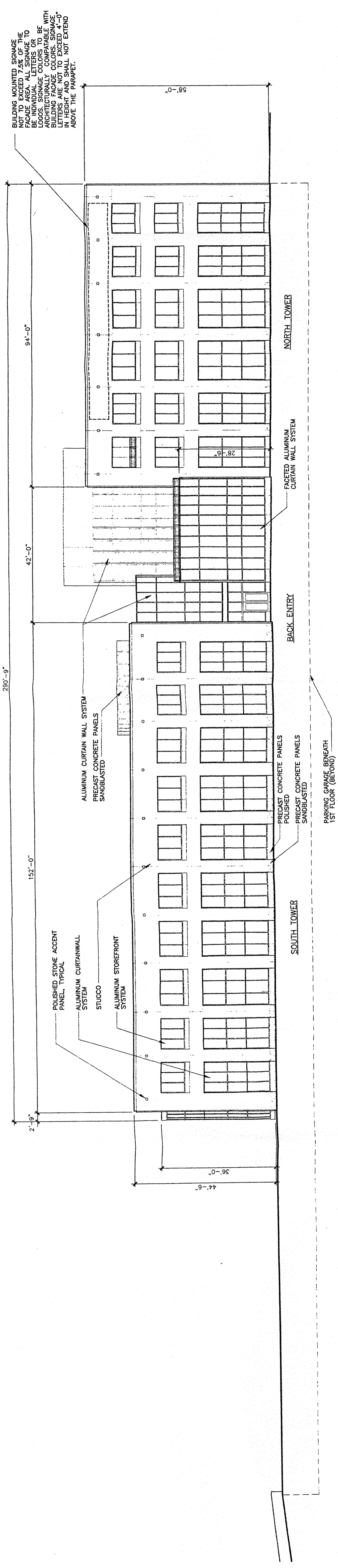
no.	date	revision

Dekker/Perich
 architecture interiors planning
 6801 Jefferson NE, Suite 100
 Albuquerque, New Mexico 87109
 505 781-9700 Fax 781-4222

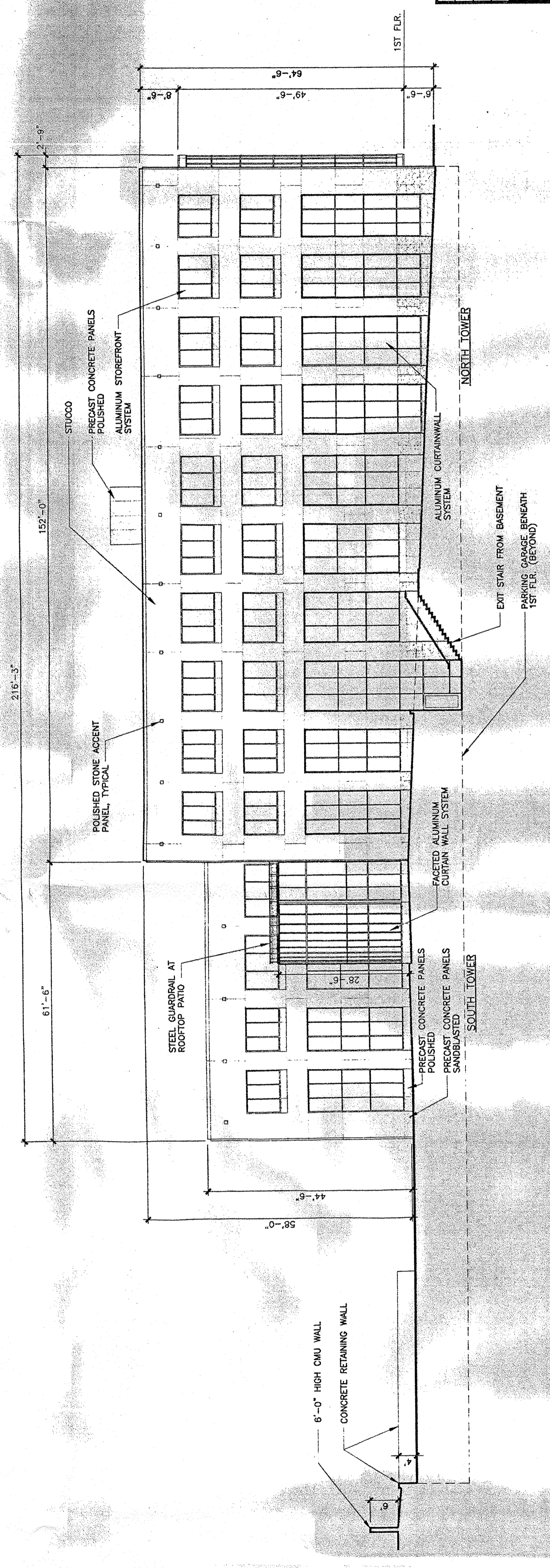
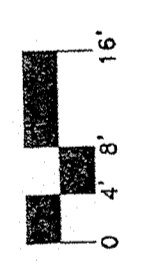
Altura Office Building
 Indian School
 Albuquerque, New Mexico
 South & West Building Elevations

Job no: 94062
 drn. by: DW/CRG
 ckd. by: TG
 issued: 8/28/97

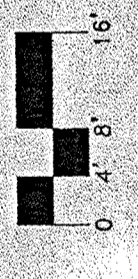
sheet of



East Elevation
 1/16" = 1'-0"



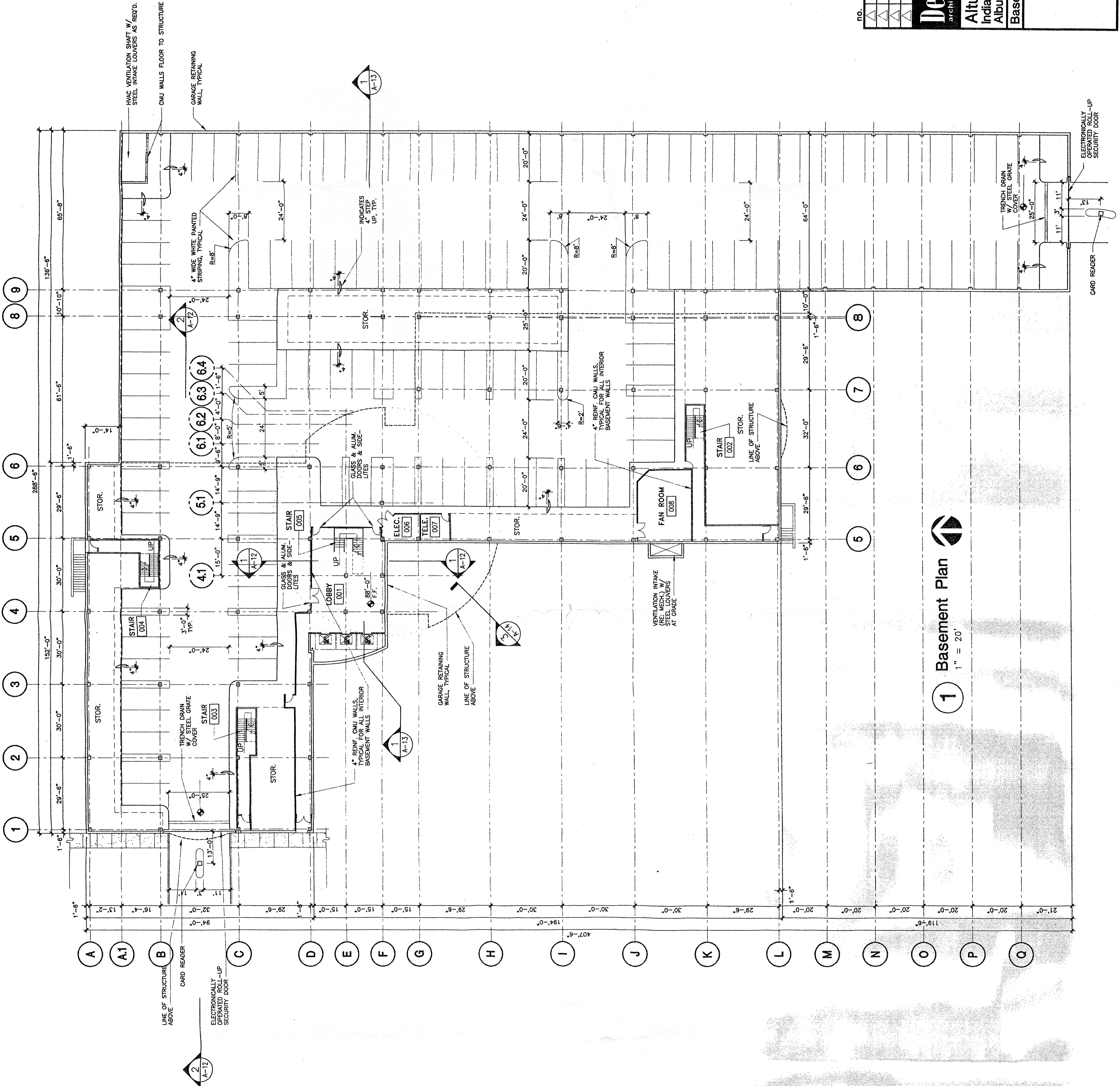
North Elevation
 1/16" = 1'-0"



SUBMITTAL SHEET 10 OF 10

no.	date	revision
1	12/5	SIGNAGE

Dekker/Perich architecture interiors planning 6801 Jefferson NE., Suite 100 Albuquerque, New Mexico 87109 505 761-9700 Fax 761-4222	
Altura Office Building Indian School Albuquerque, New Mexico North & East Building Elevations	
job no:	94062
dm. by:	DW/CRG
ckd. by:	TC
issued:	8/26/97
sheet	of



1 Basement Plan
1" = 20'

PRICING PACKAGE
NOT FOR CONSTRUCTION

no.	date	revision

Dekker/Perich
architecture interiors planning
6801 Jefferson NE, Suite 100
Albuquerque, New Mexico 87109
505.764.9700 Fax 761.4222

Altura Office Building
Indian School
Albuquerque, New Mexico
Basement Plan

job no:	94062	sheet	A-1
drn. by:	DW	of	
chkd. by:	TG		
issued:	7/31/97		

PRELIMINARY
NOT FOR CONSTRUCTION