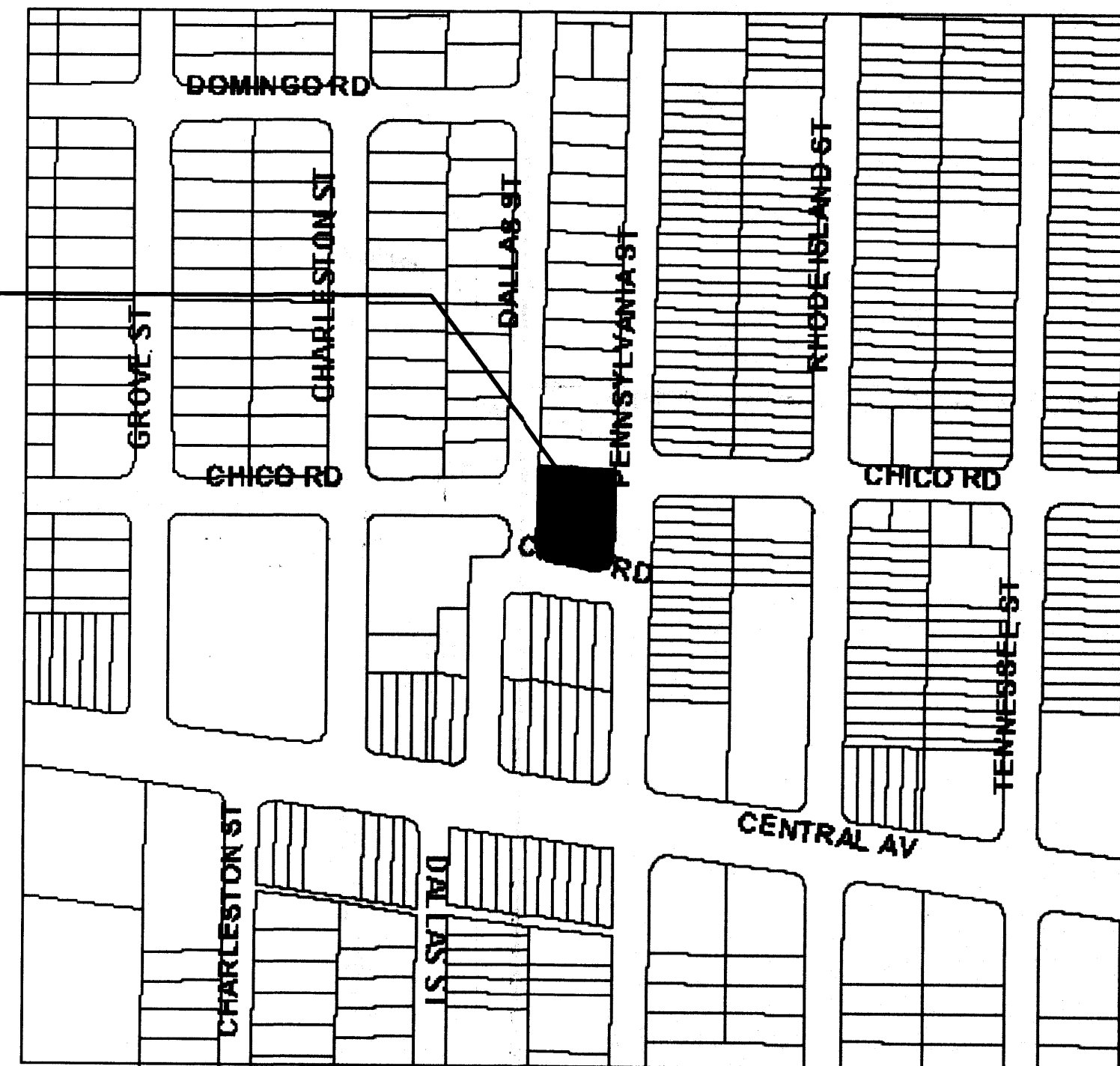


PROJECT LOCATION
129 PENNSYLVANIA NE



VICINITY MAP

PARKING CALCULATIONS:

REQUIRED FOR		
WAREHOUSE	3926 GSF / 2000 GSF	2 SPACES
WHOLESALE MARKET	3904 GSF / 1000 GSF	4 SPACES
ADA ACCESSIBLE (VANS INCLUDED)	1 TOTAL 1)	
ACTUAL PROVIDED:		13 SPACES

TRAFFIC CIRCULATION PLAN

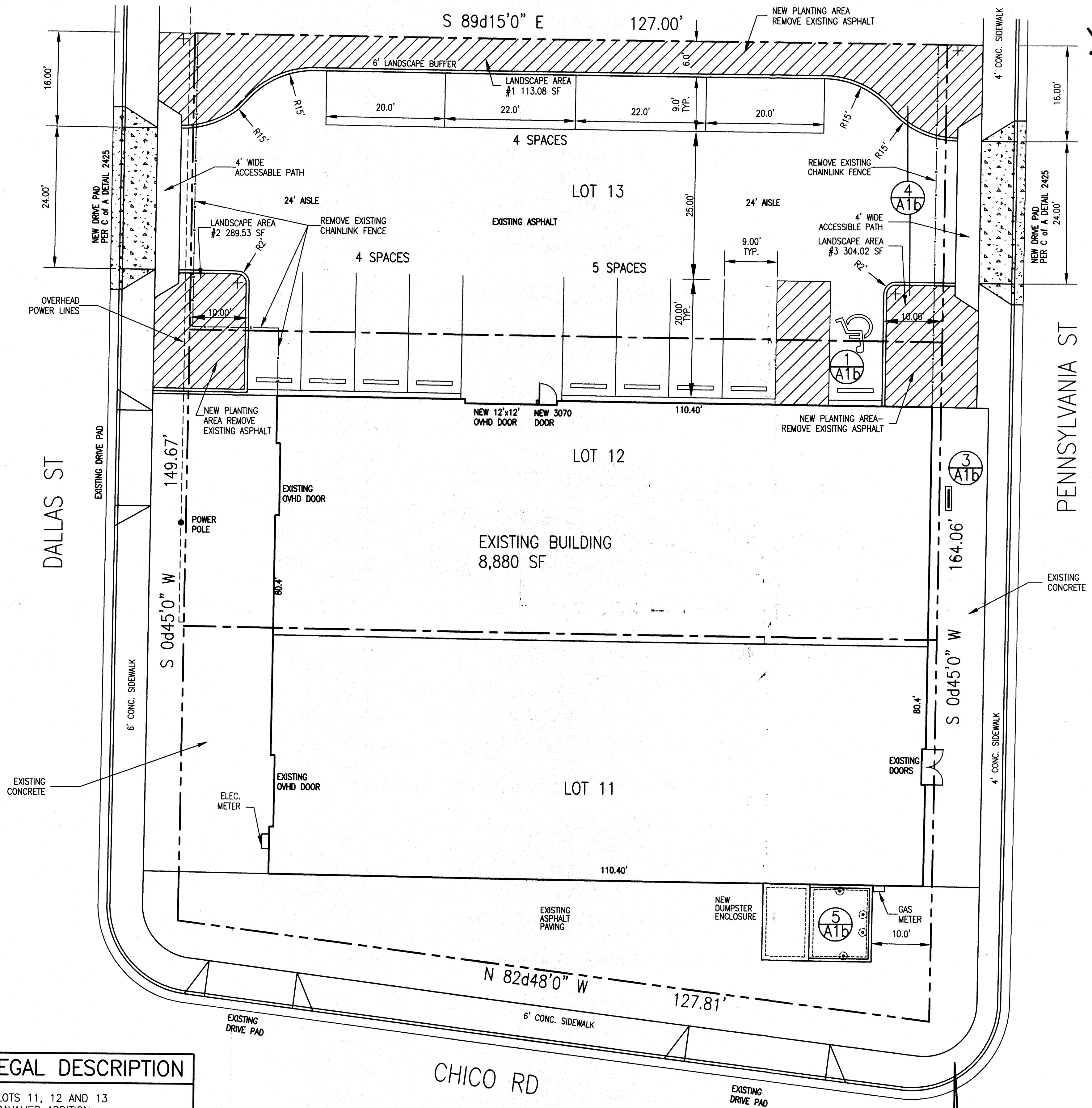
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LEGAL DESCRIPTION

LOTS 11, 12 AND 13
CAVALIER ADDITION
ALBUQUERQUE, NM

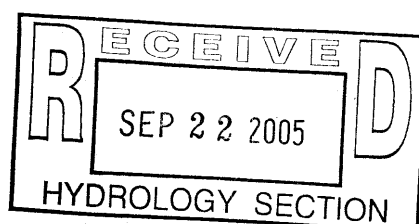
ZONING USE C-2
ZONE MAP K-19

19,924 SF
0.457 ACRES



1 A1 TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 10'-0"



A TENANT IMPROVEMENT FOR
PHILLIP WONG
129 PENNSYLVANIA NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION
LAYOUT

SHEET

A1
OF 03

FILE # 0539SITE
21 SEP 05

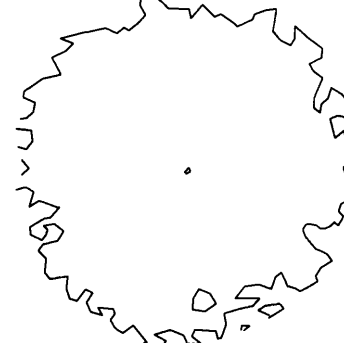
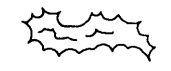
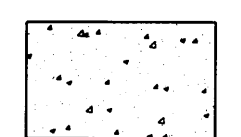
MASTERWORKS
ARCHITECTS, INC
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866



LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPED AREA:	
GROSS LOT AREA:	19924.0 SF
BUILDING FOOTPRINT:	8,800.0 GSF
NET LOT AREA:	11124.0 SF
	x 15 %
REQUIRED AREA:	1668.6 GSF
LANDSCAPE PROVIDED:	
PLANTING AREA 1 =	1113.08 SF
PLANTING AREA 2 =	289.53 SF
PLANTING AREA 3 =	304.00 SF
TOTAL PROVIDED	1,706.61 SF
HIGH WATER	0 SF
TURF PROVIDED	

PLANT MATERIALS:

	DECIDUOUS: RAYWOOD ASH (FRAXINUS OXYCARPA) 20' W TO 40' H 5 GA.,
	FOURWING SALTBUUSH (ATRIPLEX CANESCENS) 1 GAL., 15" - 2'-5" H x 3' W
	BROOM DALEA (PSOROTHAMNUS SCOPARIA) 1 GAL., 31"H
	BEARGRASS (NOLINA MICROCARPA) 1 GAL., 3' H TO 3' W
	"CORAL BEAUTY" BEARBERRY COTONEASTER (COTONEASTER DAMMERI) 1 GAL., 3"-6" H TO 6' W
	SANTA FE BROWN GRAVEL MULCH OVER FILTER FABRIC
NOTE: ALL LANDSCAPING AT MATURITY SHALL PROVIDE 75% LIVE COVERAGE OF PLANTING AREAS.	

LANDSCAPE NOTES:

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
ALL PLANT MATERIALS WHICH DO NOT SURVIVE SHALL BE REPLACED WITHIN 60 DAYS.
THE INSTALLED LANDSCAPING IS TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCES. THIS DESIGN IS BASED ON THE PLANTING RESTRICTIONS APPROACH. ALL PLANTS ARE LOW & MEDIUM WATER USE, AND SOD IS LESS THAN 20% OF THE TOTAL LANDSCAPED AREA.
LANDSCAPE INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF BUILDING OCCUPANCY.

IRRIGATION NOTES:

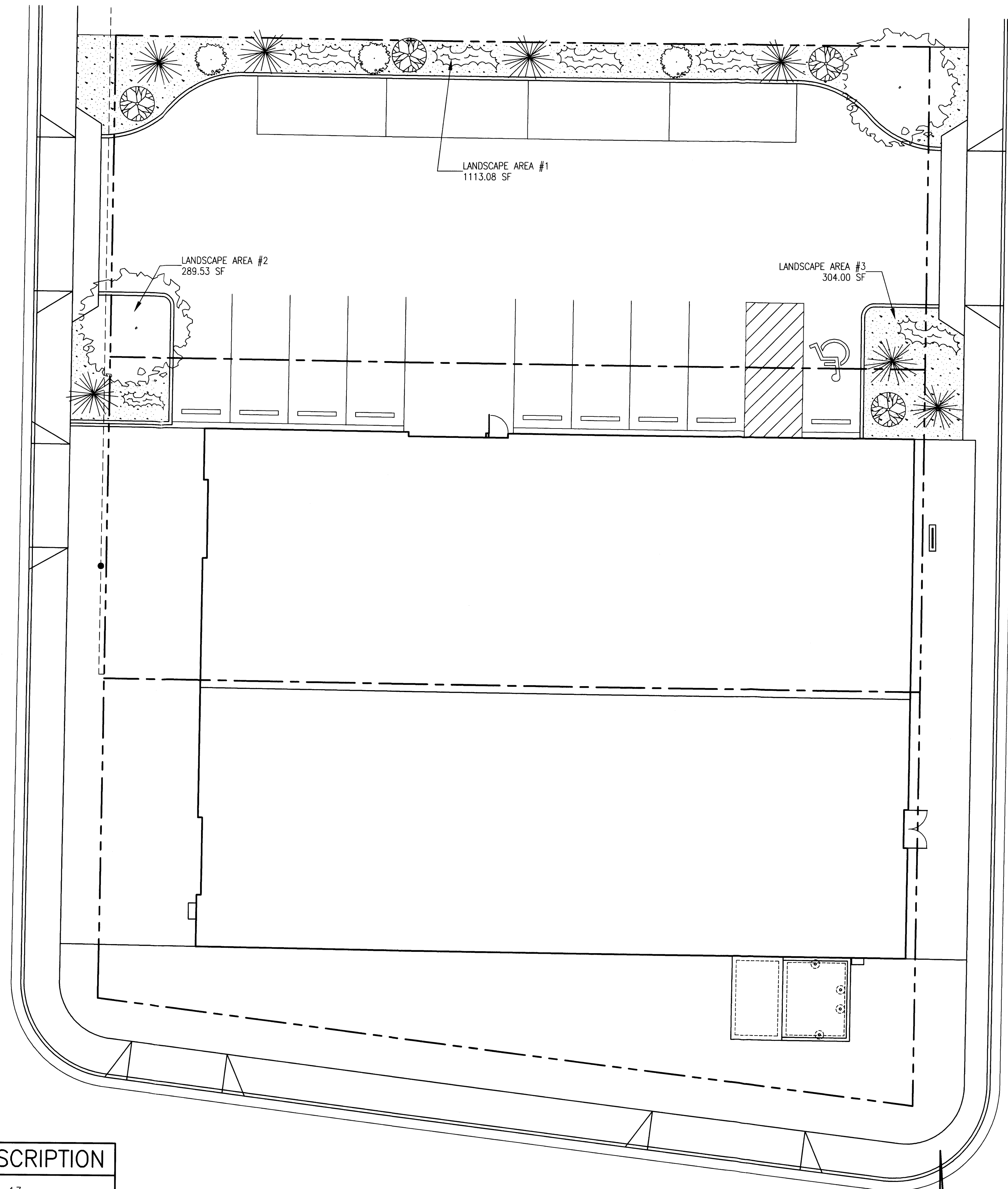
EXTEND AND REVISE EXISTING IRRIGATION SYSTEM AS NEEDED FOR NEW PLANTING AREAS.
IRRIGATION SYSTEM SHALL BE AN AUTOMATIC CONTROLLED WATERING SYSTEM. TEST EXISTING BACKFLOW VACUUM BREAKER AND CONTROL VALVES FOR PROPER OPERATION.
TREES & SHRUBS:
TO RECEIVE FIVE 1.0 GPM DRIP EMITTERS
SHRUBS TO RECEIVE ONE 1.0 GPM DRIP TYPE EMITTER
RUN TIME PER EMITTER TO BE APPROXIMATELY 15 MINUTES AS ADJUSTED FOR INDIVIDUAL PLANT REQUIREMENTS.

LEGAL DESCRIPTION

LOTS 11, 12 AND 13
CAVALIER ADDITION
ALBUQUERQUE, NM

ZONING USE C-2
ZONE MAP K-19

19,924 SF
0.457 ACRES



1 LANDSCAPE PLAN
A1a

SCALE: 1" = 10'-0"

James Benjamin Clark III
21 SEP 05
ARCHITECT
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

MASTERWORKS
ARCHITECTS, INC
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

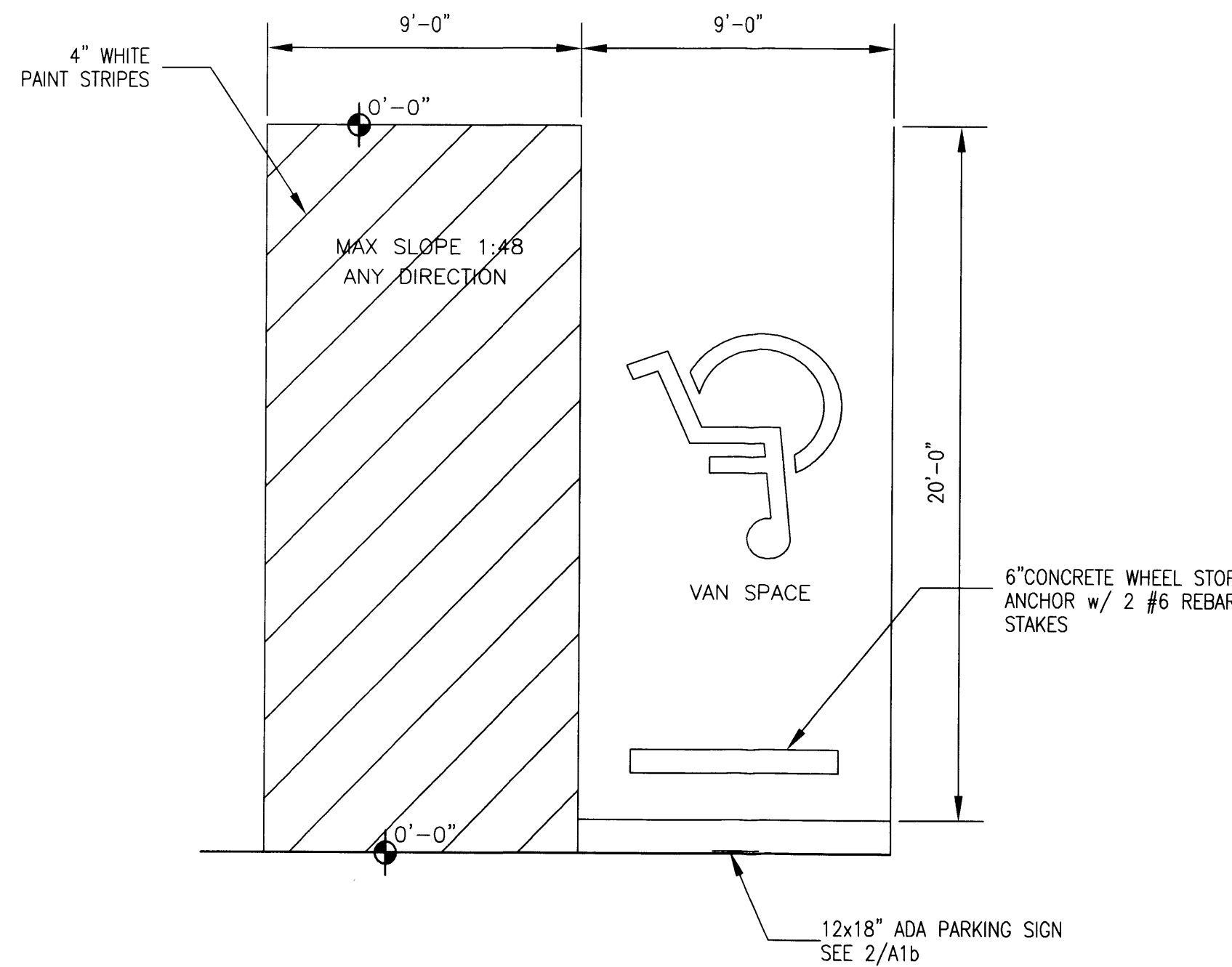
FILE # 0539SITE
21 SEP 05

A TENANT IMPROVEMENT FOR
PHILLIP WONG
129 PENNSYLVANIA NE
ALBUQUERQUE, NEW MEXICO

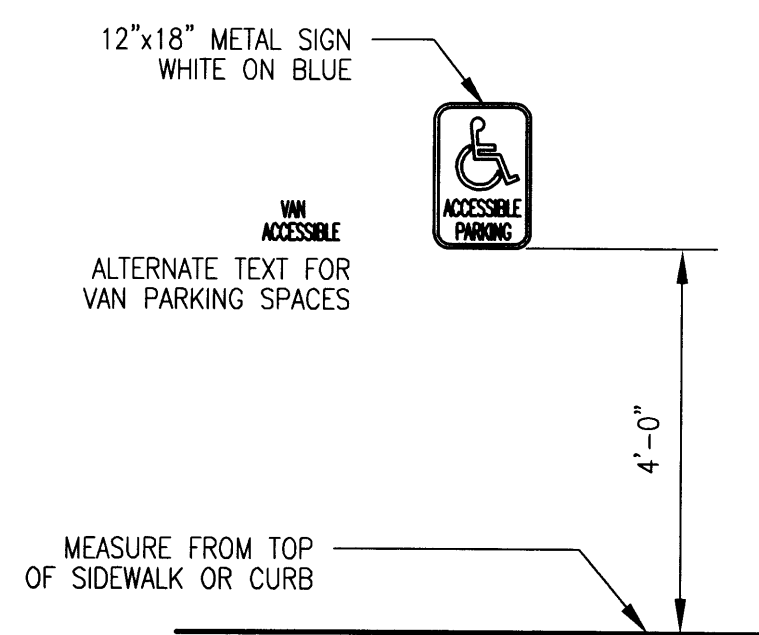
LANDSCAPE PLAN

SHEET

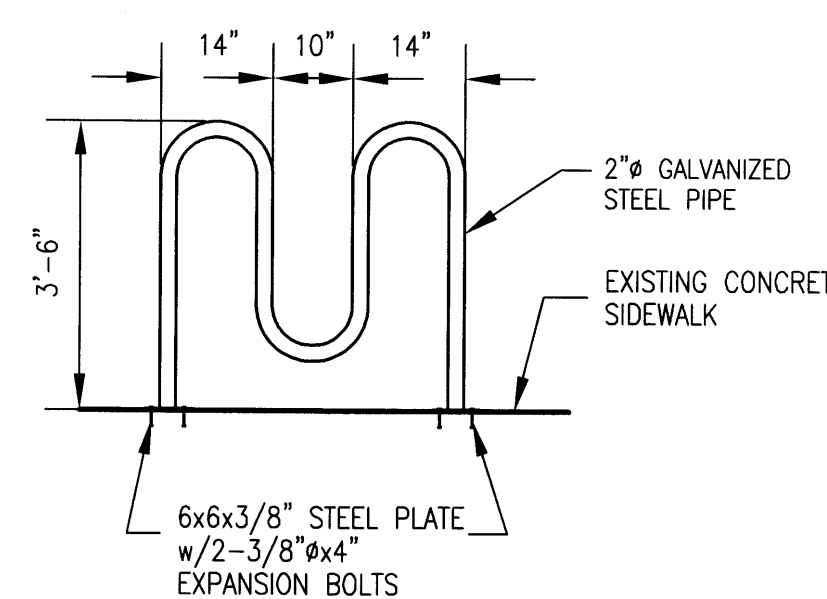
A1a
OF 03



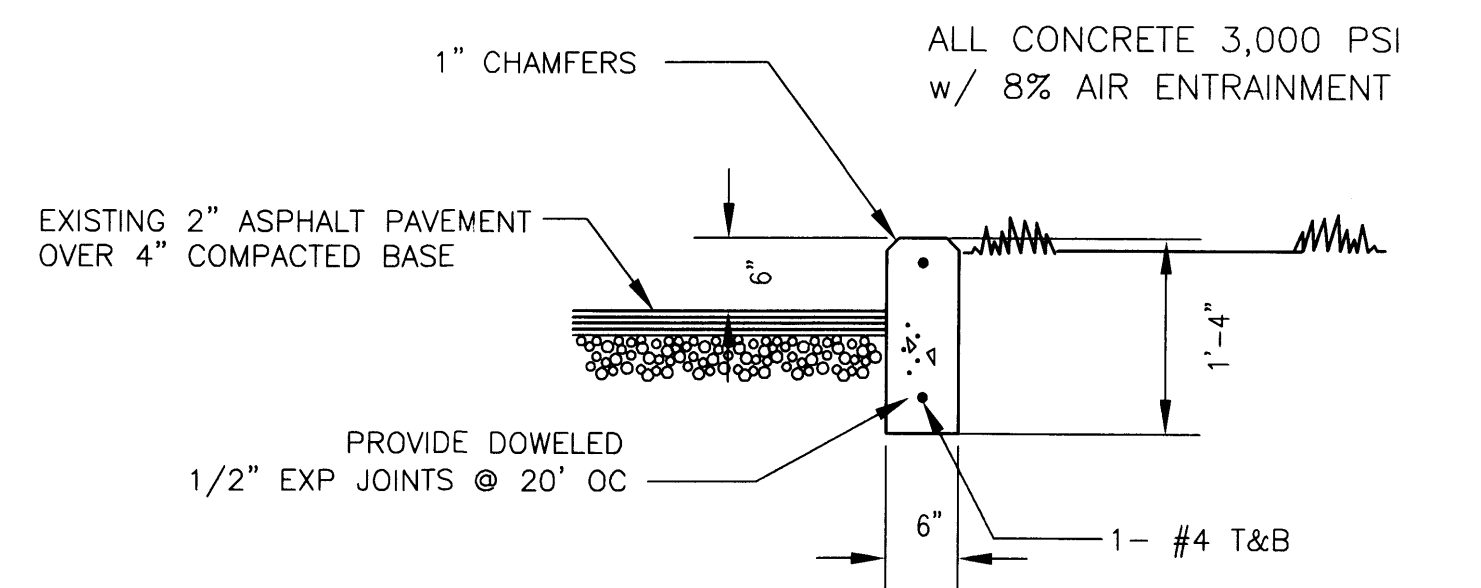
1 ACCESSIBLE PARKING SPACE
A1b SCALE: 1/2" = 1'-0"



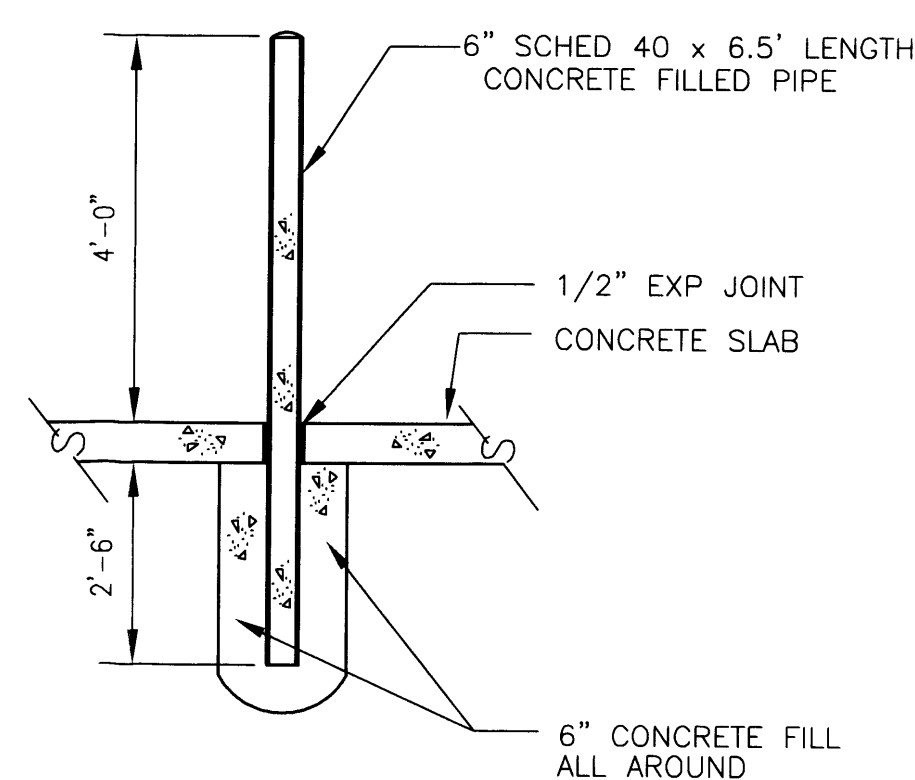
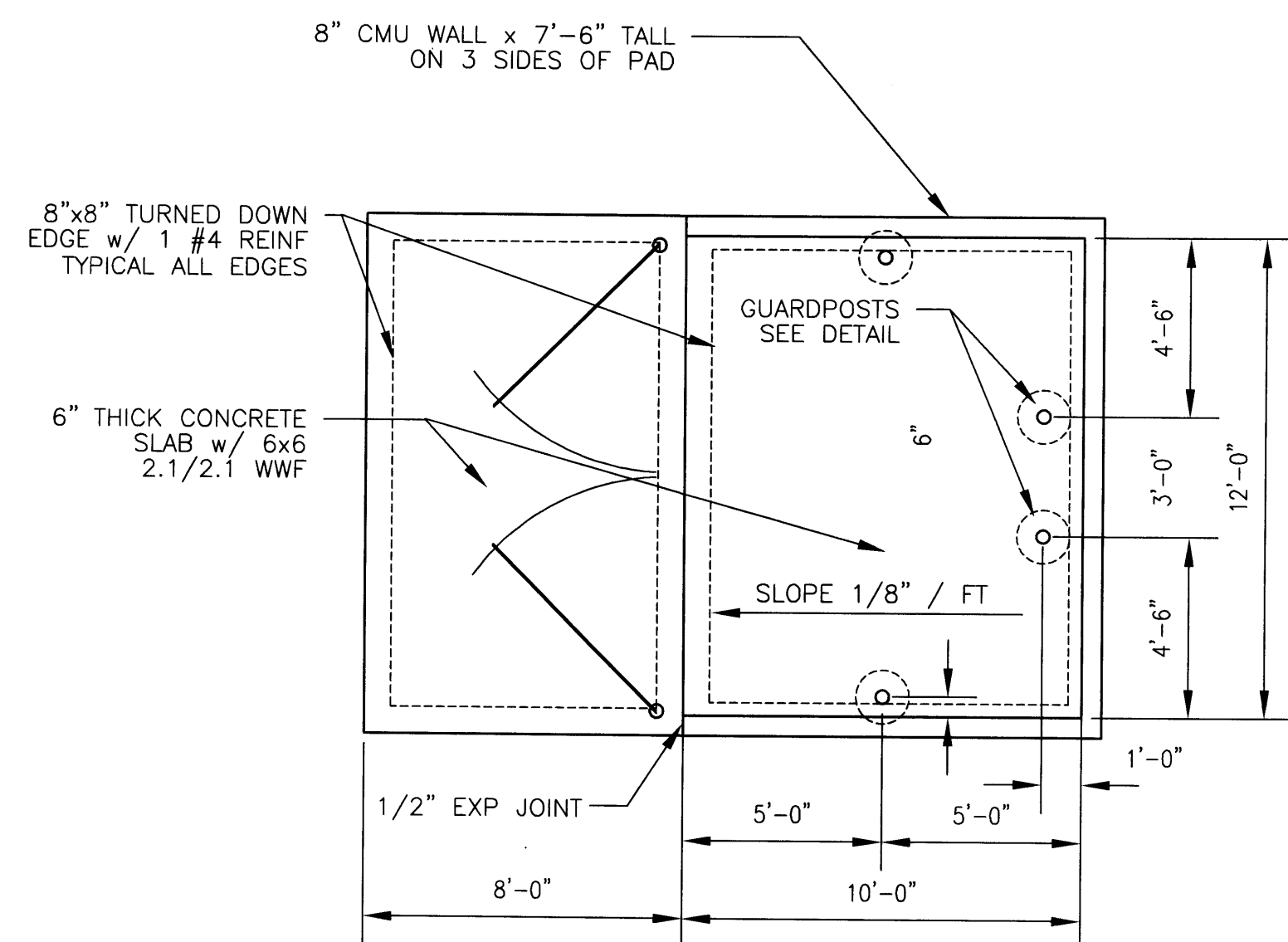
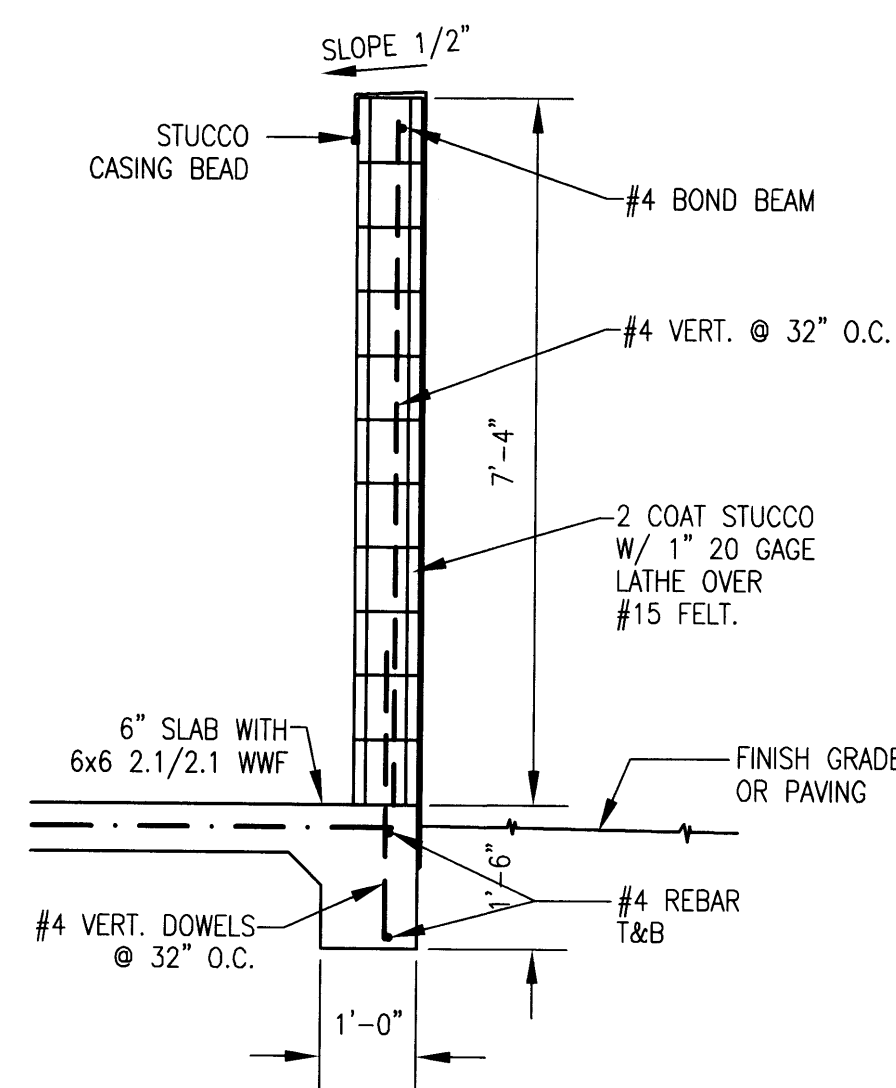
2 ADA PARKING SIGN
A1b SCALE: 1/2" = 1'-0"



3 BIKE RACK
A1b SCALE: 1/2" = 1'-0"



4 CONCRETE HEADER CURB DETAIL
A1b SCALE: 3/4" = 1'-0"



5 DUMPSTER ENCLOSURE PLAN
A1b

SCALE: 1/2" & 1/4" & 1/2" = 1'-0"

James Benjamin Clark III
21 SEP 05
REGISTERED ARCHITECT
STATE OF NEW MEXICO
1047

MASTERWORKS ARCHITECTS, INC
4200 WYOMING BLVD. NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

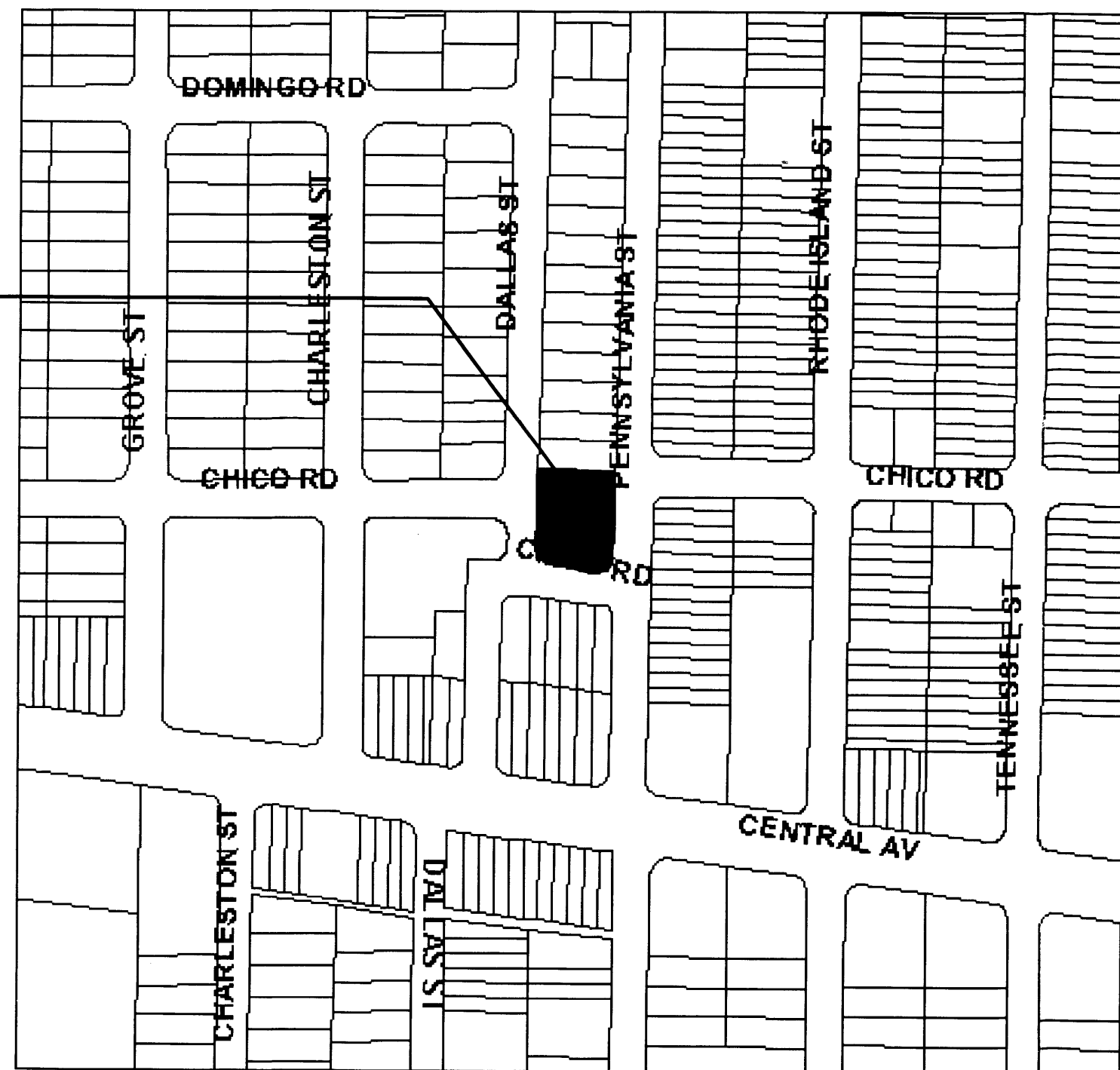
FILE # 0539SITE
21 SEP 05

A TENANT IMPROVEMENT FOR
PHILLIP WONG
129 PENNSYLVANIA NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION
DETAILS

SHEET
A1b
OF 03

PROJECT LOCATION
129 PENNSYLVANIA NE



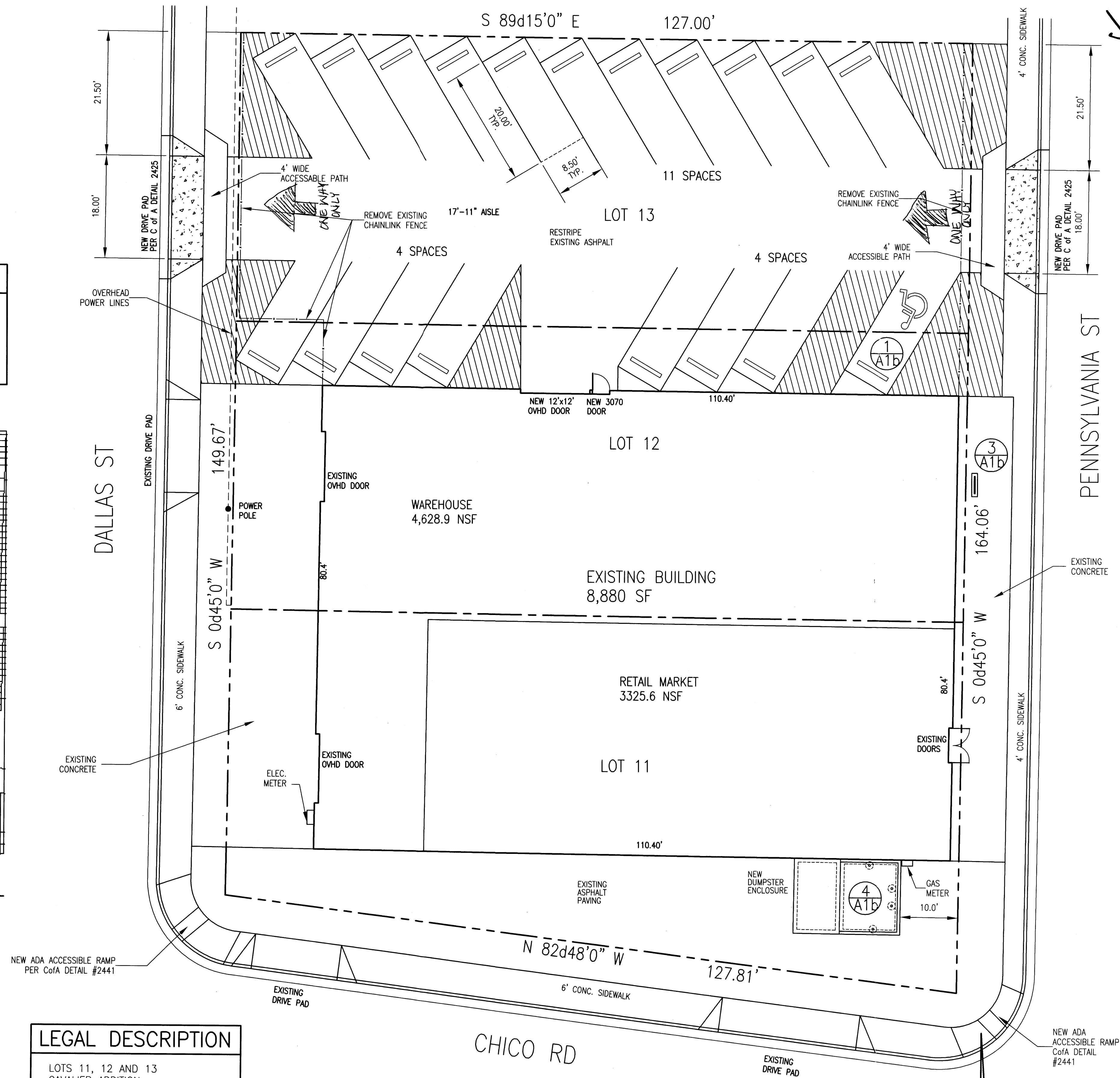
VICINITY MAP

PARKING CALCULATIONS:

REQUIRED FOR		
WAREHOUSE	4628.9 GSF / 2000 GSF	3 SPACES
RETAIL MARKET	3189.6 GSF / 200 GSF	16 SPACES
OFFICE	136.0 GSF / 200 GSF	1 SPACES
ADA ACCESSIBLE (VANS INCLUDED)		
1 TOTAL	1	
ACTUAL PROVIDED:		
19 SPACES		

TRAFFIC CIRCULATION PLAN

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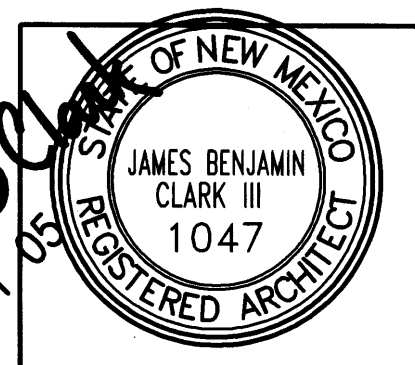
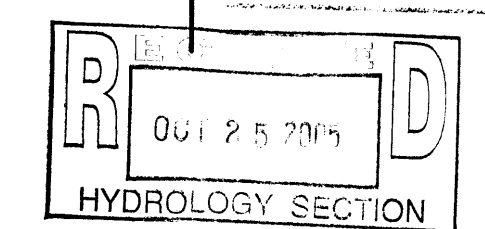
LOTS 11, 12 AND 13
CAVALIER ADDITION
ALBUQUERQUE, NM

ZONING USE C-2
ZONE MAP K-19

19,924 SF
0.457 ACRES

1 A1 TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 10'-0"

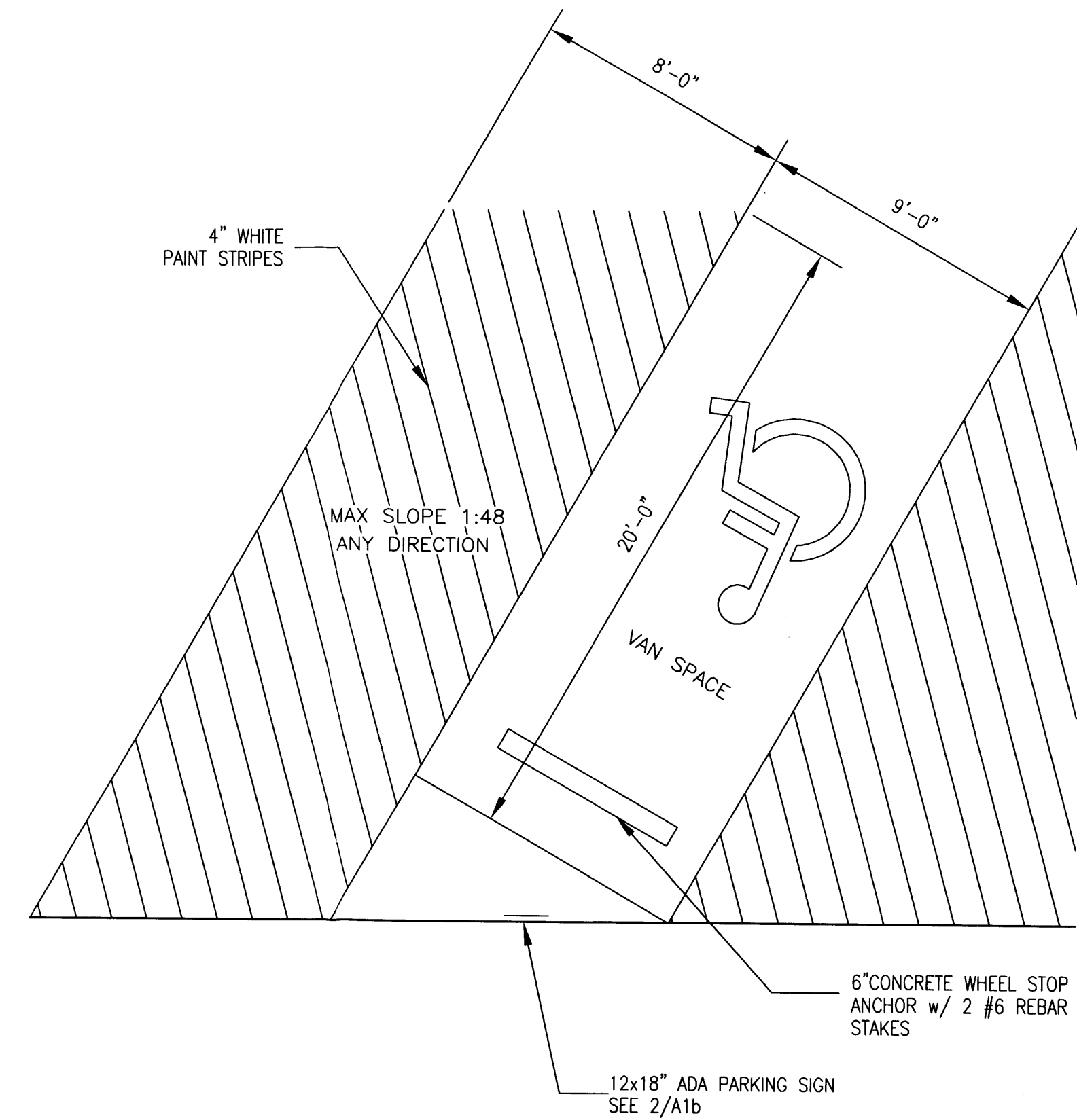


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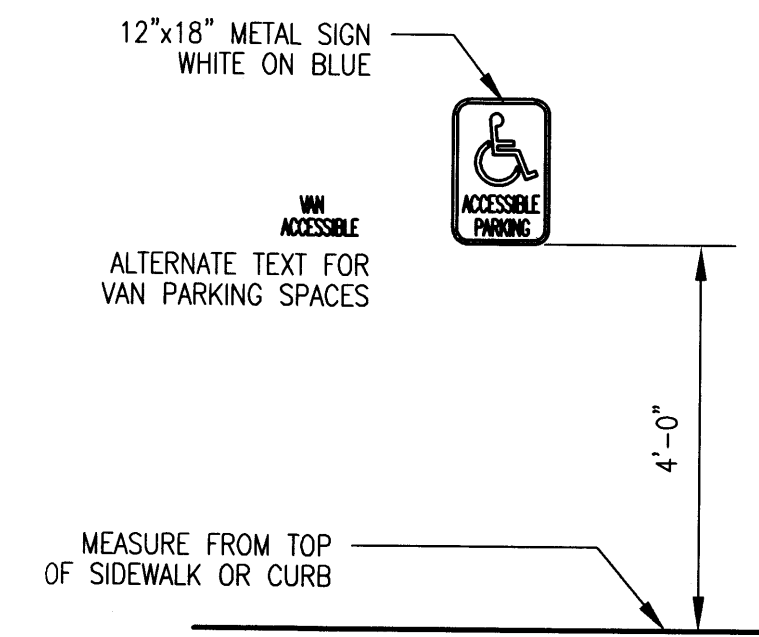
FILE # 0539SITEB
20 OCT 05

A TENANT IMPROVEMENT FOR
PHILLIP WONG
129 PENNSYLVANIA NE
ALBUQUERQUE, NEW MEXICO

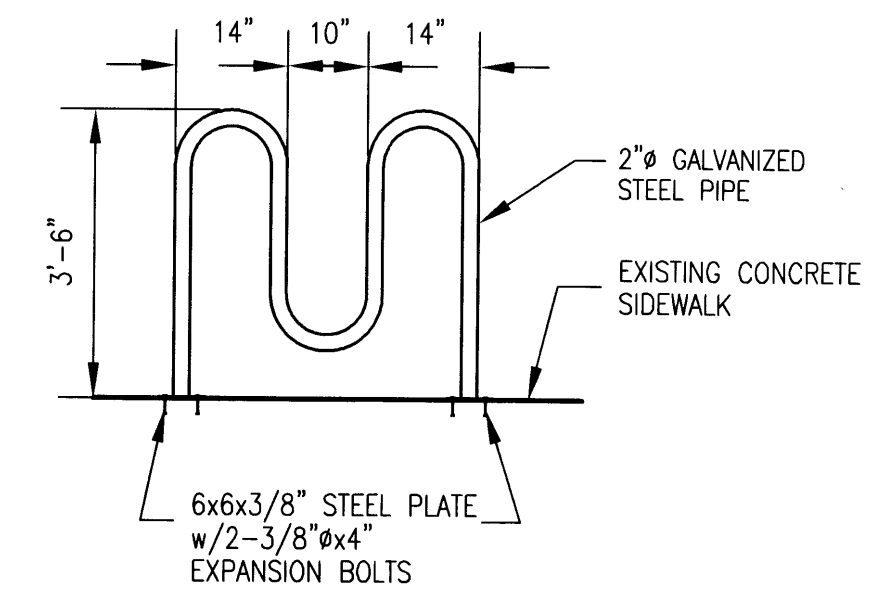
TRAFFIC CIRCULATION
LAYOUT



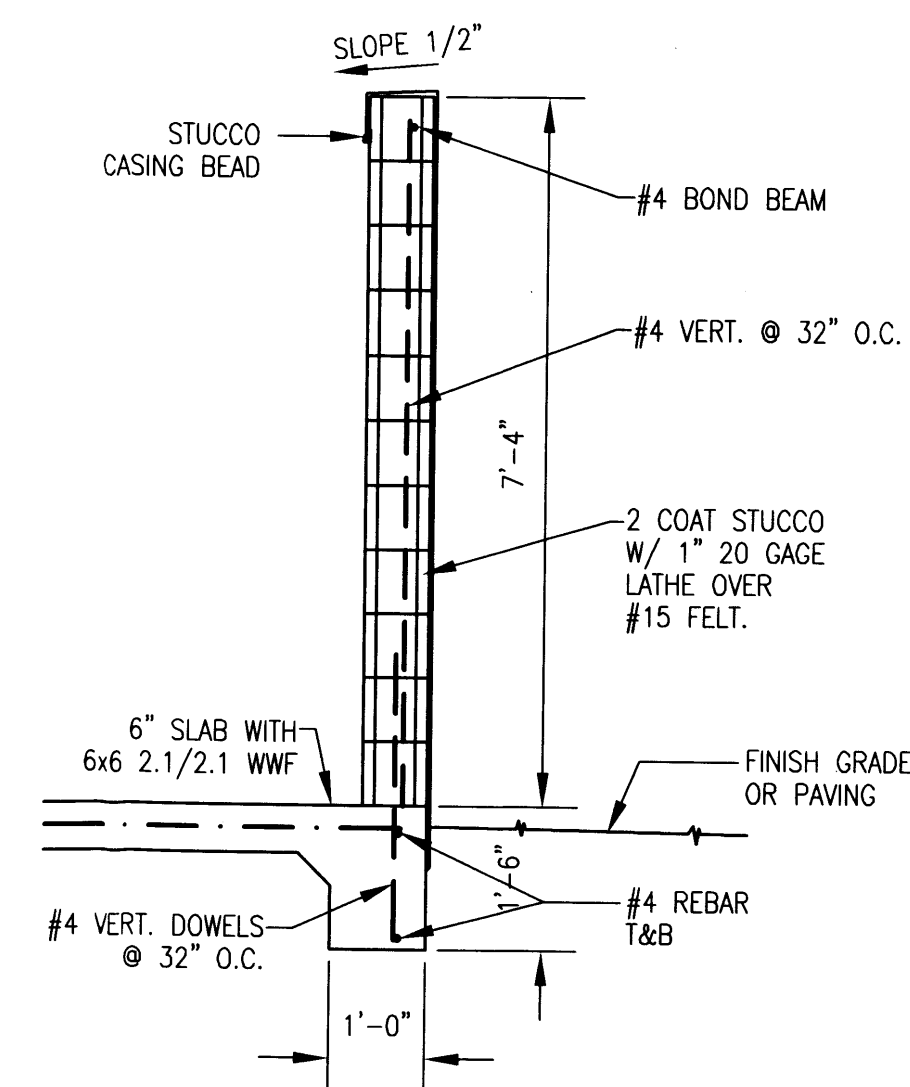
1 ACCESSIBLE PARKING SPACE
A1b SCALE: 1/4" = 1'-0"



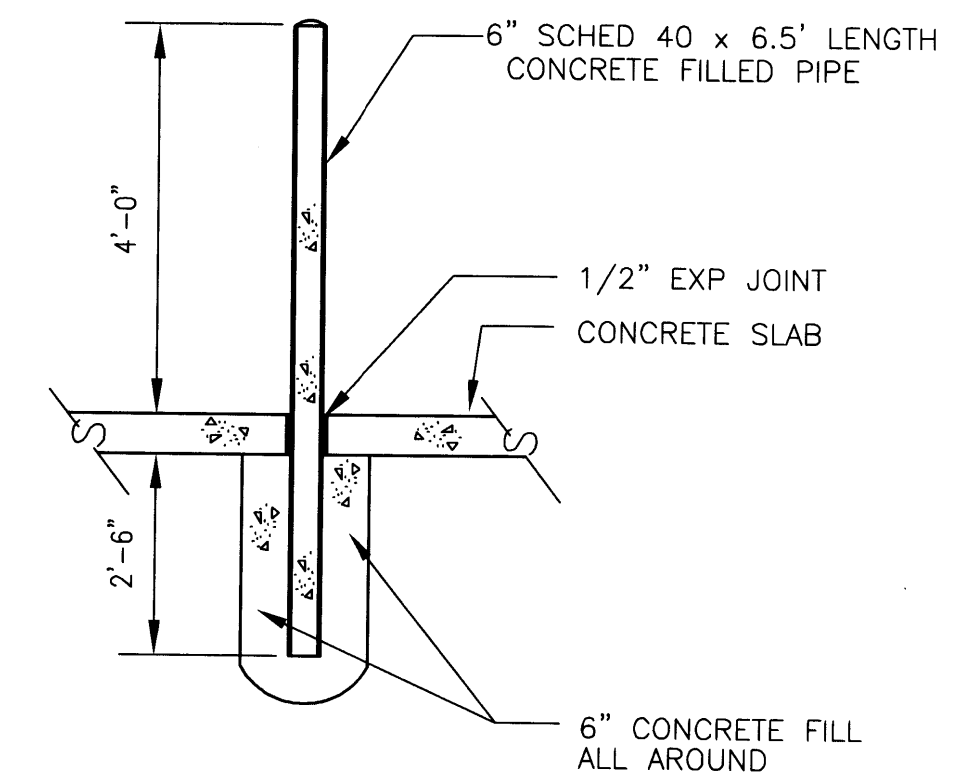
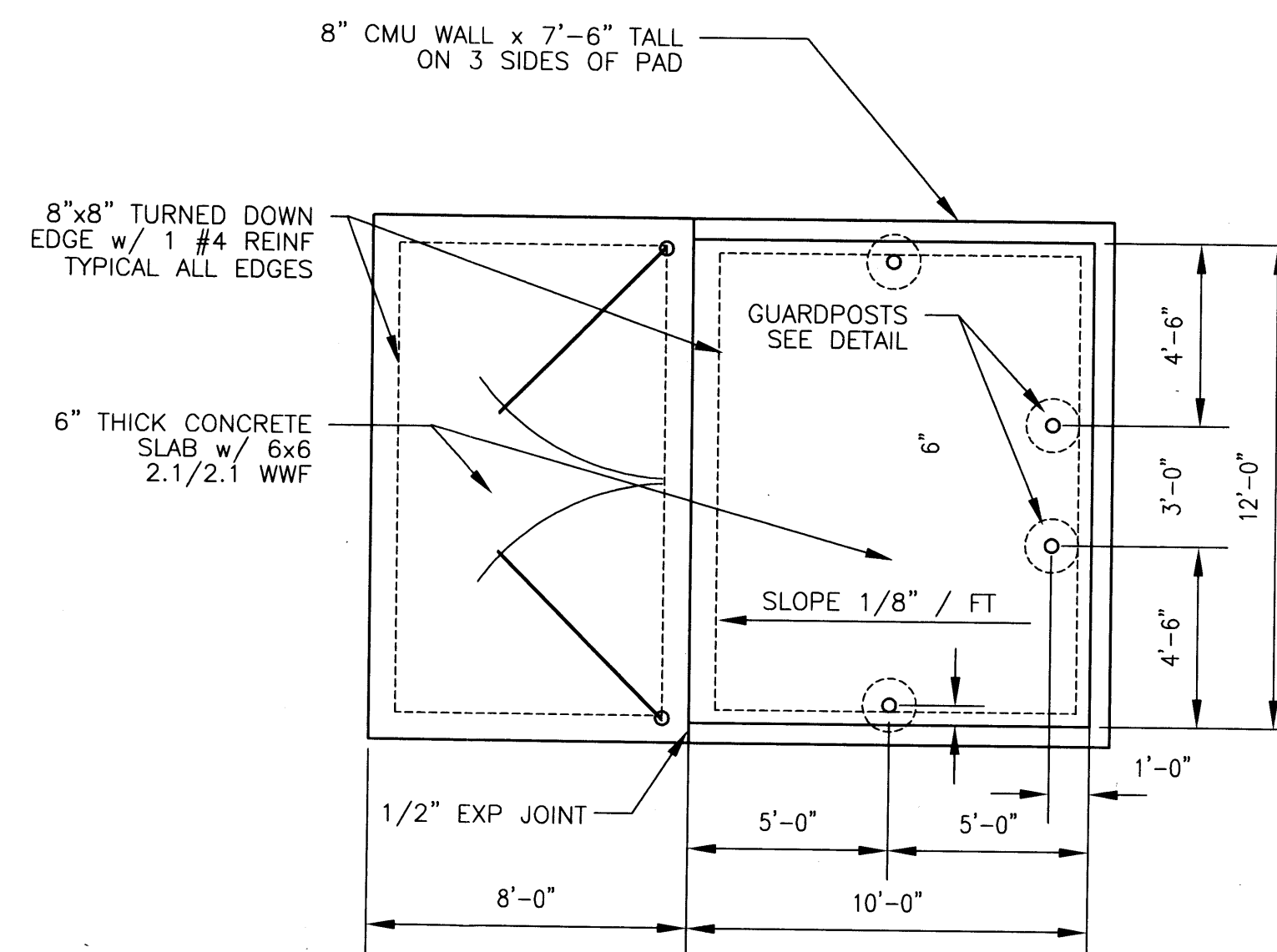
2 ADA PARKING SIGN
A1b SCALE: 1/2" = 1'-0"



3 BIKE RACK
A1b SCALE: 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE PLAN
A1b



SCALE: 1/2" & 1/4" & 1/2" = 1'-0"

James B. Clark
20 OCT 05
STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

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FILE # 0539SITEB
20 OCT 05

A TENANT IMPROVEMENT FOR
PHILLIP WONG
129 PENNSYLVANIA NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION
DETAILS

SHEET

A1b
OF 02