

ADS Office Complex

Tract 2-A-2-C, Black Ranch Subdivision

Albuquerque, New Mexico

PARKING DESIGN DATA:

PARKING CALCULATIONS:

BUILDING AREA & PARKING REGULATIONS (14-16-3-1-A):

FIRST FLOOR AREA = 7,000 SF
 SECOND FLOOR AREA = 6,600 SF
 NET LEASEABLE AREA = 13,600 SF

REQUIRED SPACES (Per City Zoning Code):

(1 PER 200 S.F. FIRST FLOOR) = 35 SPACES
 (1 PER 300 S.F. SECOND FLOOR) = 22 SPACES

PARKING REDUCTIONS:

WITHIN 300' OF TRANSIT ROUTE (10%) (#10 Stop Located on Coors Boulevard) = 6 SPACES

TOTAL REQUIRED SPACES = 50 SPACES

REQUIRED H.C. SPACES = 4 H.C. SPACES
 (2 VAN H.C. ACCESSIBLE SPACES)

EPC APPROVED SPACES = 50 SPACES

PROVIDED SPACES:

SPACES PROVIDED = 50 SPACES
 PROVIDED H.C. SPACES = 4 H.C. SPACES
 (2 VAN H.C. ACCESSIBLE SPACES)

MOTORCYCLE PARKING FACILITIES:

SPACES PROVIDED = 3 SPACES

BICYCLE PARKING FACILITIES (14-16-3-1-B):

(1 PER 20 PARKING SPACES) = 3 SPACES
 SPACES PROVIDED = 6 SPACES

Signage & Graphics

Signage for this development shall be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code. Where there is a conflict between these guidelines and the City Regulations, the more restrictive shall apply.

- Site Signage Standards**
- All signage shall comply with Section 14-16-3-5, General Sign Regulations of the Comprehensive City Zoning Code.
 - Free standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
 - No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
 - Signs shall not overhang into the public right-of-way or extend above the building roof line.
 - Off-premise signs and portable signs are prohibited.
 - Four Monument Signs shall be provided for the entire development.
 - Multi-tenant directory signs shall be provided at access / ingress locations as shown on the site plan. This sign shall be coordinated to have the same appearance (height, size, color, material, text height, style, etc.) at all locations.

- Guidelines**
- Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists.

- Building Mounted Signage Standards**
- The colors, materials, size of letters & lighting shall be specified for building mounted signs throughout the project prior to DRB approval.
 - Building-mounted signage shall identify the name and business of the occupant or of those offering the premises for sale or lease.
 - Building-mounted signs shall have a significant contrast between the background and the text in order to ensure readability.
 - No building-mounted sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.

Section 14-14-7 Prohibition on Private Restrictions on the Installation of Solar Collectors on Property within an Area for Which DRB Approval is Sought:

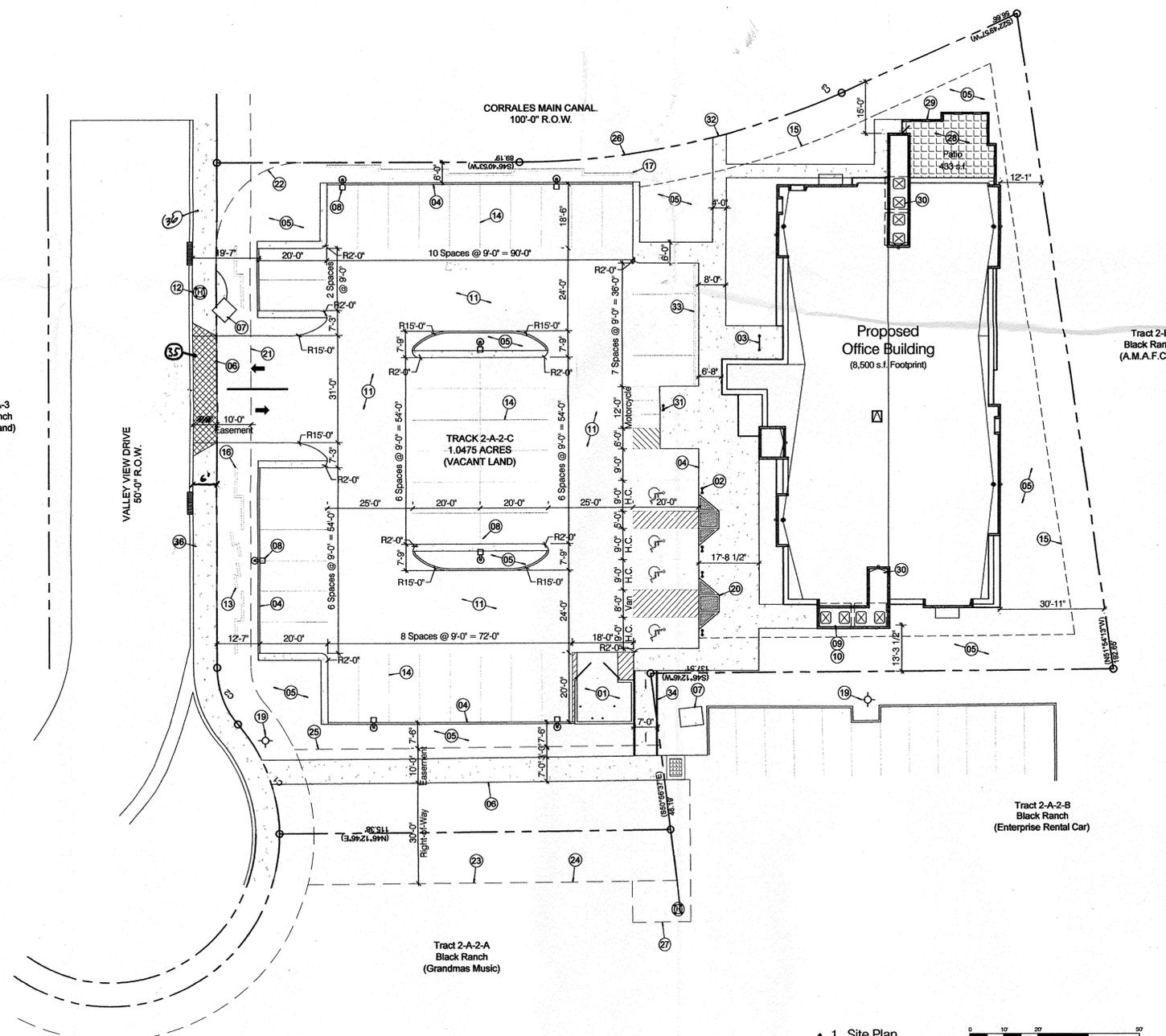
- Standards**
- No Property within the Area of Requested Final Action shall at any Time be Subject to a Deed Restriction, Covenant, or Binding Agreement Prohibiting Solar Collectors from Being Installed on Buildings or Erected on the Lots or Parcels within the Area of Proposed Plat. The Foregoing Requirement shall be a Condition to Approval of this Plat or Site Development Plan for Subdivision.

Site Plan General Notes:

- All Standard Parking Spaces Shall be 9'-0" W x 20'-0" D.
- All Handicap Parking Spaces Shall be 9'-0" W x 20'-0" D w/ Adjacent 6'-0" W Striped Access Aisle.
- All Spaces Shall have a Pole Sign & Handicap Symbol Pavement Markings.
- All Parking Spaces, Handicap Symbols, Drive Symbols & Cross Hatched Access Aisles Shall be Marked on Pavement with White Alkyd Stripping Paint, Typ.
- All Site Geometry Shall be Established in Field by a Licensed Surveyor Utilizing Architects Site Base & A GPS Based Survey Station.
- There is an Existing #10 Public Transportation Stop @ Located on Coors Boulevard Adjacent to the Neighboring Site.
- Provide Security Lighting at the Front of the Building & Patio per City Guidelines.

Site Plan Keyed Notes:

- Dumpster or 30' Compactor Enclosure w/ Recycle Area. See Detail on Sheet AS-02. CMU shall be Tan Field Color w/ Random Split Face Accents as Shown in Wall Elevations. Color & Style shall Match the CMU Patio Walls.
- Accessible Parking Sign. See Detail on Sheet AS-02.
- Bike Rack. See Detail on Sheet AS-02.
- Concrete Curb. Refer to Civil Sheets for Curb Type. See Details on Sheet AS-02.
- Planter Strip. Refer to Civil Sheets for Detail & Specifications.
- Concrete Sidewalk. (SEE STR-14-C)
- Existing Concrete Utilities Pad.
- Pole Mounted Site Lighting Fixture. Refer to Electrical Sheets for Details & Specifications.
- Electric Meter. Coordinate with Civil & Electrical Sheets.
- Gas Meter. Coordinate with Civil & Plumbing Sheets.
- Porous Asphalt or Permeable Concrete Paving for Automobile Traffic. Refer to Civil Sheets for Details & Specifications.
- Existing Fire Hydrant. INSTALL SIDEWALK PER CARB STANDARDS DETAIL # 2421
- Monument Sign Mounted to CMU Wall. Coordinate with Civil & Electrical Sheets. See Detail AS-02.
- White Alkyd Paint Stripping. Install per Governmental Traffic Standards.
- 10'-0" Building Setback per Design Guidelines.
- 2'-6" min. High CMU Screen Wall. See Detail Sheet AS-02.
- 3'-0" High CMU Screen Wall along East Property Line per Design Standards. See Detail Sheet AS-02. Provide in Accordance with City Zoning Regulations.
- On-Site Ponding, Refer to Civil Sheets for Details & Specifications.
- Existing Off-Site Street Light.
- Handicap Ramp. Install per ADA Requirements. See Detail Sheet AS-02.
- 10' Public Utility Easement per plat filed June 11, 2002 in Plat Book 2302C, page 204.
- Existing Ingress/Egress Easement granted to A.M.A.F.C.A. by plat filed April 30, 2003 Book 2003C, page 115. Maintenance of said easement to be the responsibility of A.M.A.F.C.A.
- Existing 30' Private Access Easement granted by plat filed June 24, 2003 in Volume 2003C, page 188 for the benefit of Tract 2-A-2-B. Said easement to be maintained by the owner of Tract 2-A-2-B.
- Existing 30' Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Volume 2003C, page 188.
- Existing 10' PNM & Qwest Easement per Document filed July 1, 2004 in Book A80, page 2340.
- Existing Encroachment License Agreement for Public Utility Construction within AMAFCA right of way for the Coors Paseo Del Norte Pond filed on May 21, 2003 in Book A56, pg. 5365.
- Existing Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Plat Book 2003C, page 188.
- Private Patio. Provide Integrally Colored Concrete (Tan Color) with Rock Salt Finish.
- 9'-0" High Patio Wall. See Sheet AS-02 for Details & Building Elevations for Finish & Material Selections.
- Mechanical Condensing Coils.
- Motorcycle Parking Sign. Provide Similar to H.C. Sign Detail on Sheet AS-02. Provide per City Standards.
- Canal Access: Provide 4'-0" Wide Opening in CMU Screening Wall.
- Parking Bumper.
- Accessible Ramp. See Site Plan Details Sheet. Install per ANSI Standards.
- PAVING NEW DRIVEWAY PER CARB STANDARDS DETAIL # 2425.
- PAVING NEW CONC. SIDEWALK PER CARB STANDARDS DETAIL # 2430.

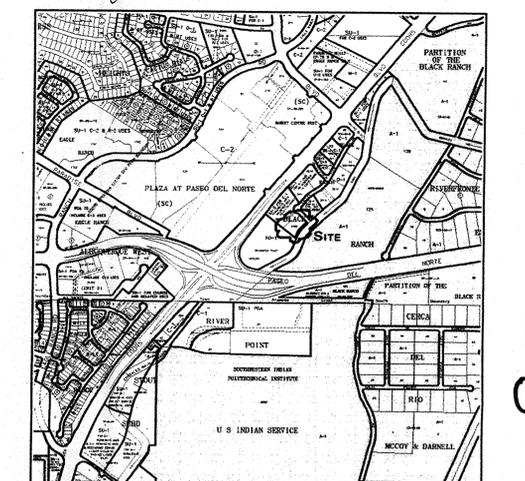


PROJECT NUMBER: 1001206
 Application Number: 07EPRC-00246

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 8/17/07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering/Transportation Division	Date	8-17-07
Water Utility Department	Date	N/A
Parks and Recreation Department	Date	8/15/07
City Engineer	Date	8/15/07
Environmental Health Department (conditional)	Date	N/A
Solid Waste Management	Date	8/1/07
DRB Chairperson, Planning Department	Date	8-17-07



DATE ISSUED: August, 2007
 PROJECT ID: ADS Office Complex

Architectural Site Plan

AS.01

dc STUDIO

ARCHITECT

DEVIN CANNADY

ARCHITECT STUDIO

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 ALBUQUERQUE NM 87108

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AFD PLANS CHECKING OFFICE

924-3611

APPROVED/DISAPPROVED

HYDRANT(S) ONLY

Signature: [Signature]

8-1-07

SIGNATURE & DATE

16,000 sq ft
 182 sq ft
 IIB Cost
 2 Hydrant Required

Project: ADS Office Complex

PROJECT TYPE: Office Building

Client: ADS Mortgage

ADDRESS: 3809 Adisco Drive NW, Suite A
 Albuquerque, NM 87120

TELEPHONE: 505.275.6600

Site Plan for Building Permit

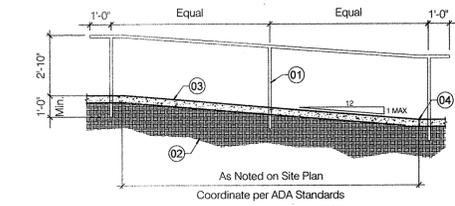
1001206
 07EPRC-00246

Architectural Site Plan

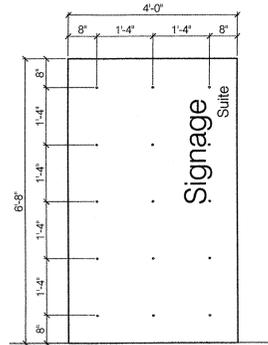
AS.01

E.P.C.

- Handicap Ramp Keyed Notes:
- [01] 1-1/2" Dia. Tubesteel Railing, Prime & Paint Building Accent Color.
 - [02] Compacted Subgrade. Refer to Geotechnical Report for Specifications.
 - [03] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
 - [04] 1/2" Expansion Joint.



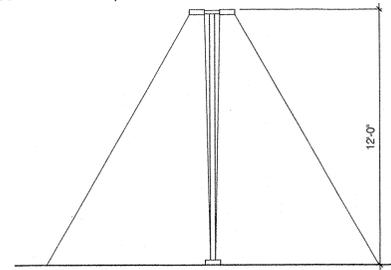
17 Handicap Ramp
Scale: 1/4"=1'-0" Typ. @ H.C. Ramp



16 Monument Sign Elevation
Scale: 1/2"=1'-0"

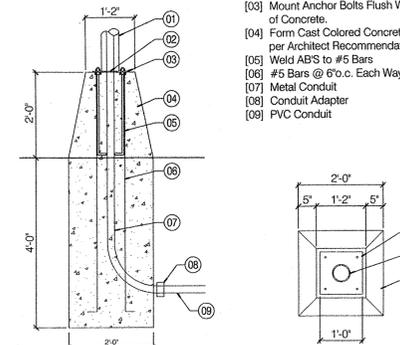
- Monument Sign General Notes:
- [01] Signage Shall Comply w/ City Standards & Zoning Code Ordinances.
 - [02] Coordinate Power Requirements to Monument Sign Location.
- Monument Sign Keyed Notes:
- [01] Exposed Concrete Panel. Provide Gray or Stained Sandblast Finish w/ Exposed Tie Holes.
 - [02] Vertical Raised Stainless Steel or Black Lettering to Provide Tenant Information.

AVERAGE ILLUMINATION:
1 FOOTCANDLE
(0.3 FOOTCANDLE MIN.)



15 Site Lighting Elevation
Scale: 1/4"=1'-0"

- Light Pole Base Keyed Notes:
- [01] Light Pole - See Electrical.
 - [02] Light Pole Base Plate.
 - [03] Mount Anchor Bolts Flush With Top of Concrete.
 - [04] Form Cast Colored Concrete. Finish per Architect Recommendation.
 - [05] Weld ABS to #5 Bars
 - [06] #5 Bars @ 6" o.c. Each Way.
 - [07] Metal Conduit
 - [08] Conduit Adapter
 - [09] PVC Conduit



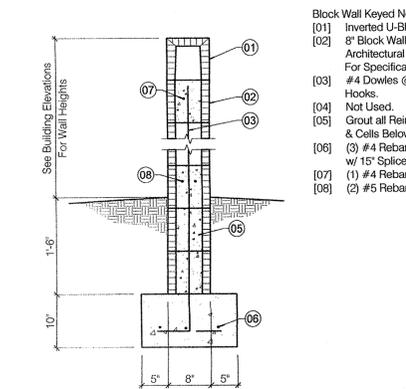
14 Light Pole Base
Scale: 1/2"=1'-0"

Site Details General Notes:

- Exterior Site Concrete -
- All Exterior Concrete shall have a Rock Salt Finish. Provide a Sample to the Architect for Approval before Commencing work.
- Concrete Masonry Unit Wall Construction -
- Materials, construction and quantity control of masonry shall be in accordance with International Building Code (IBC), Chapter 21.
 - All reinforcing steel shall be deformed bars conforming to ASTM A-615, Grade 60. Vertical reinforcement shall be placed in the center of the masonry cell, and shall be held in position at the top and bottom.
 - If a slab dowel does not line-up with a vertical core, it shall not be sloped more than one horizontal in six verticals (1:6).
 - Horizontal wall reinforcement shall be standard truss type DUR-O-WALL (or equivalent) at 16" o.c.
 - Hollow Load-bearing Concrete Masonry Units shall be normal weight conforming to ASTM C-90, with a minimum compressive strength of 1,300 PSI.
 - Mortar shall be type M or S, in accordance with ASTM C-270. Place all masonry in running bond with 3/8" mortar joints. Provide complete coverage face shell mortar bedding, horizontal and vertical.
 - Coarse grout shall conform to ASTM C-476, with a maximum aggregate size of 3/8", 8" to 10" slump, and a minimum compressive strength of 2,500 PSI at 28 days.
 - Prior to grouting, the grout space shall be clean, with no mortar projections greater the 1/2", mortar droppings or other foreign material. All cells shall be in vertical alignment, and shall solidly be filled with coarse grout as specified.
 - During placing, grout shall be consolidated with flexible cable vibrator. First grout pour shall be stopped a minimum of 1 - 1/2' below the top of the middle bond beam masonry.

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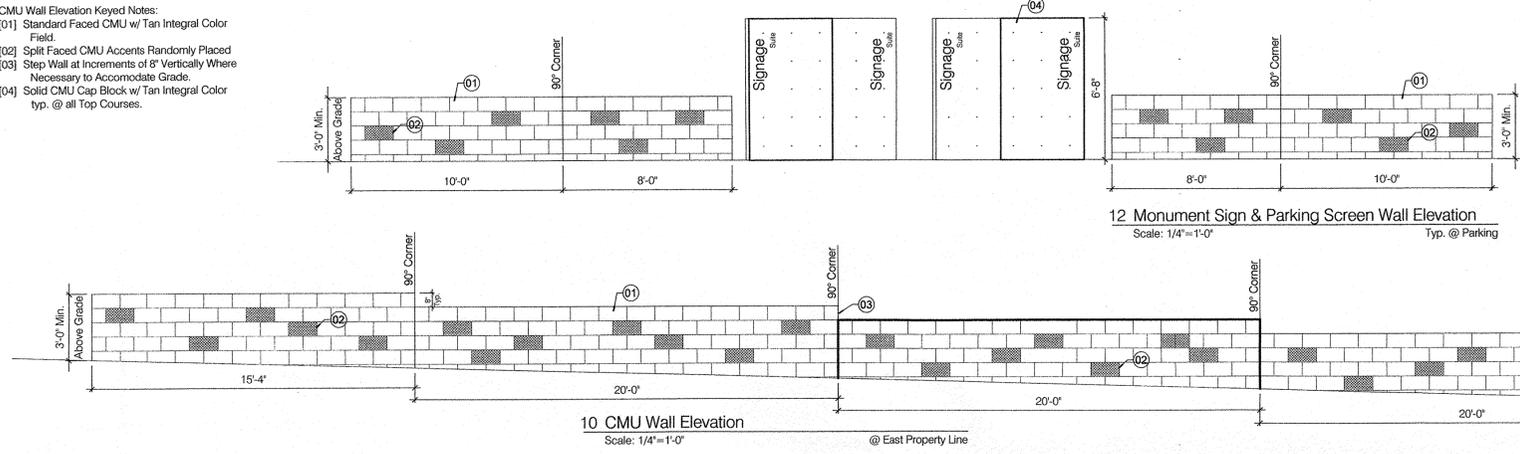
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13 Block Wall
Scale: 3/4"=1'-0" Freestanding

- Block Wall Keyed Notes:
- [01] Inverted U-Block.
 - [02] 8" Block Wall - Refer to Architectural Wall Types For Specifications.
 - [03] #4 Dowels @ 24" O.C. Alt. Hooks.
 - [04] Not Used
 - [05] Grout all Reinforced Cells & Cells Below Grade Solid.
 - [06] #4 Rebar Continuous w/ 15" Splice Min.
 - [07] (1) #4 Rebar Continuous.
 - [08] (2) #5 Rebar Continuous.

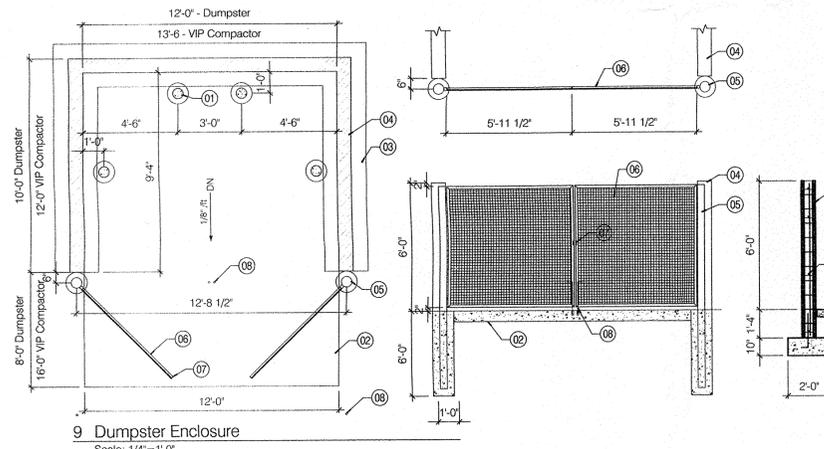
- CMU Wall Elevation Keyed Notes:
- [01] Standard Faced CMU w/ Tan Integral Color Field.
 - [02] Split Faced CMU Accents Randomly Placed
 - [03] Step Wall at Increments of 8" Vertically Where Necessary to Accommodate Grade.
 - [04] Solid CMU Cap Block w/ Tan Integral Color typ. @ All Top Courses.



10 CMU Wall Elevation
Scale: 1/4"=1'-0" @ East Property Line

12 Monument Sign & Parking Screen Wall Elevation
Scale: 1/4"=1'-0" Typ. @ Parking

11 CMU Wall Elevation
Scale: 1/4"=1'-0" Typical @ Site Walls

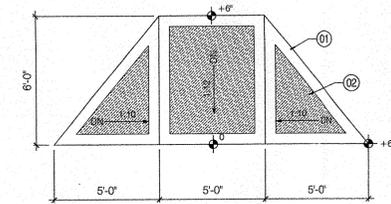


9 Dumpster Enclosure
Scale: 1/4"=1'-0"

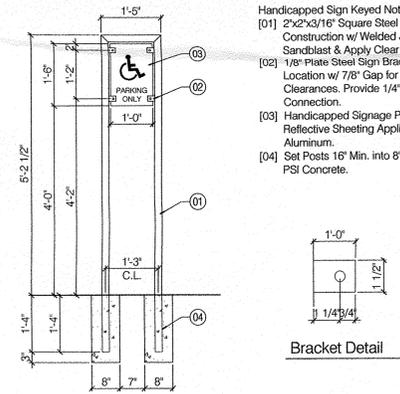
- Dumpster Enclosure Keyed Notes:
- [01] (2) 6" Diameter Steel Bollard Filled w/ Concrete and Set in 24" Deep x 6" Concrete Encasement.
 - [02] 6" Thick Concrete Apron. Provide 4,000 PSI Concrete (3/4" Aggregate) w/ W6x8 10/10 WWM. Provide 1/2" Expansion Joint @ Perimeter. Slope 1/8" per Foot Away from Enclosure.
 - [03] 16" Wide x 10" Deep Concrete Footing w/ (2) #4 Bar Cont. Bottom of Footing @ 18" Min. Below Fin Grade.
 - [04] 6" Tall Split Face CMU Wall. (Color Selection by Architect) Grout Cells Solid Below Grade. Typ.
 - [05] (2) 6" Dia. Tube Steel Posts w/ Cap set in 12" Dia. x 6" Deep Concrete Footing. Prime & Paint all Metal Components per Architect.
 - [06] Welded Wire Mesh Welded into 1-1/2"x1-1/2"x3/16" Steel Angle Frame w/ Beveled Corners. Weld to Tube Steel Posts. Prime & Paint all Metal Components per Architect Recommendation.
 - [07] Provide Plate Steel Padlock Catches and Pulls Welded to Frame.
 - [08] Provide Steel Post Ground Anchors Welded to Steel Frame @ Each Gate w/ Steel Sleeves Set in Concrete Pad.
 - [09] (1) #4 @ 32" o.c. Horiz. & Vert.
 - [10] Concrete Footing w/ (2) #4 Cont.

8 Handicap Ramp
Scale: 1/4"=1'-0"

- Handicapped Ramp Keyed Notes:
- [01] 4" Thick 3,000 PSI Concrete Slab on 6" Compacted Fill.
 - [02] Broom Finish.

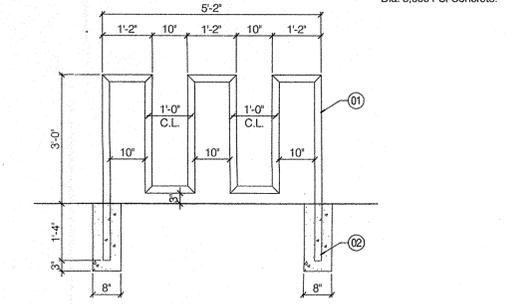


- Handicapped Sign Keyed Notes:
- [01] 2"x2"x3/16" Square Steel Tube Construction w/ Welded Joints, Sandblast & Apply Clear Finish.
 - [02] 1/8" Plate Steel Sign Brackets - 2 per Location w/ 7/8" Gap for Mounting Clearance. Provide 1/4" Thru-Bolt Connection.
 - [03] Handicapped Signage Placard. Reflective Sheeting Applied over .080 Aluminum.
 - [04] Set Posts 16" Min. into 8" Dia. 3,000 PSI Concrete.



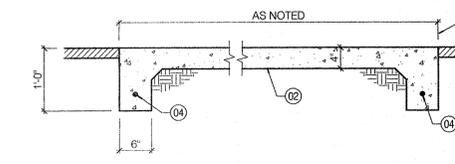
7 Handicap Parking Sign
Scale: 1/2"=1'-0"

- Bike Rack Keyed Notes:
- [01] 2"x2"x3/16" Square Steel Tube Construction w/ Welded Joints, Sandblast & Apply Clear Finish.
 - [02] Set Posts 16" Min. into 8" Dia. 3,000 PSI Concrete.



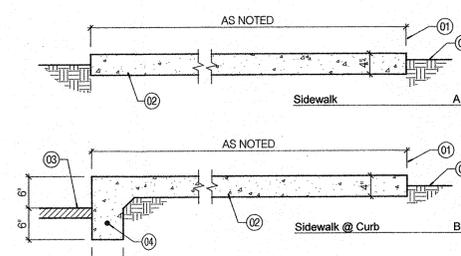
6 Bike Rack
Scale: 1/2"=1'-0"

- Crosswalk Keyed Notes:
- [01] Theoretical Face of Curb.
 - [02] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
 - [03] Asphalt Paving.
 - [04] #5 Rebar, Typ.



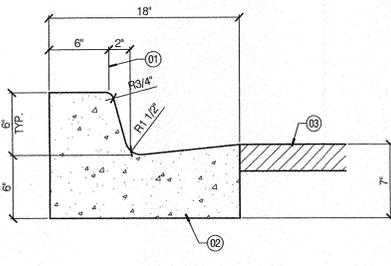
5 Cross-Walk Section
Scale: 3/4"=1'-0"

- Sidewalk Keyed Notes:
- [01] Theoretical Face of Curb.
 - [02] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
 - [03] Asphalt Paving.
 - [04] #5 Rebar, Typ.
 - [05] Finish Grade.



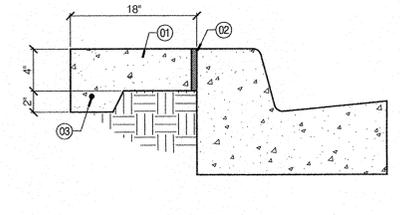
4 Sidewalk Section
Scale: 3/4"=1'-0"

- Curb & Gutter Keyed Notes:
- [01] Theoretical Face of Curb.
 - [02] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
 - [03] Asphalt Paving.



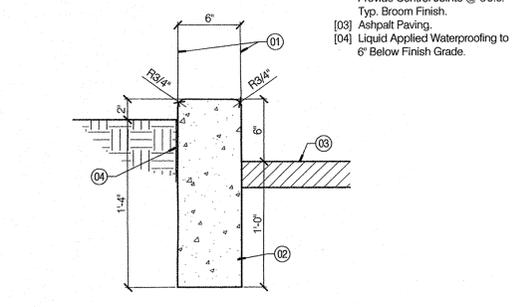
3 Curb & Gutter Section
Scale: 1-1/2"=1'-0"

- Planter Strip Keyed Notes:
- [01] 3000psi Concrete Pad w/ Turndown Edge.
 - [02] 1/2" Asphalt Impregnated Expansion Joint, Cont.
 - [03] #4 Rebar, Cont.



2 Concrete Planter Strip
Scale: 1-1/2"=1'-0"

- Standing Curb Keyed Notes:
- [01] Theoretical Face of Curb.
 - [02] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
 - [03] Asphalt Paving.
 - [04] Liquid Applied Waterproofing to 6" Below Finish Grade.



1 Standing Curb
Scale: 1-1/2"=1'-0"

Project
ADS Office Complex
PROJECT TYPE • Office Building

Client
ADS Mortgage
ADDRESS • 3809 Arisco Drive NW, Suite A
• Albuquerque, NM 87120
TELEPHONE • 505.275.6800

Site Plan for
Building Permit

DATE ISSUED • August, 2007
PROJECT ID • ADS Office Complex

SITE DETAILS

AS-02

Design-Build Documents:
 This Document is Intended for Design-Build. The General Contractor shall be Responsible for Verifying these Conditions and Making any Modifications Necessary to Conform to Codes & Ordinances. All Utilities shall be coordinated & Installed by Certified Professional Licensed Contractors. Coordinate Layout & Specifications with the Architect before beginning Installation.

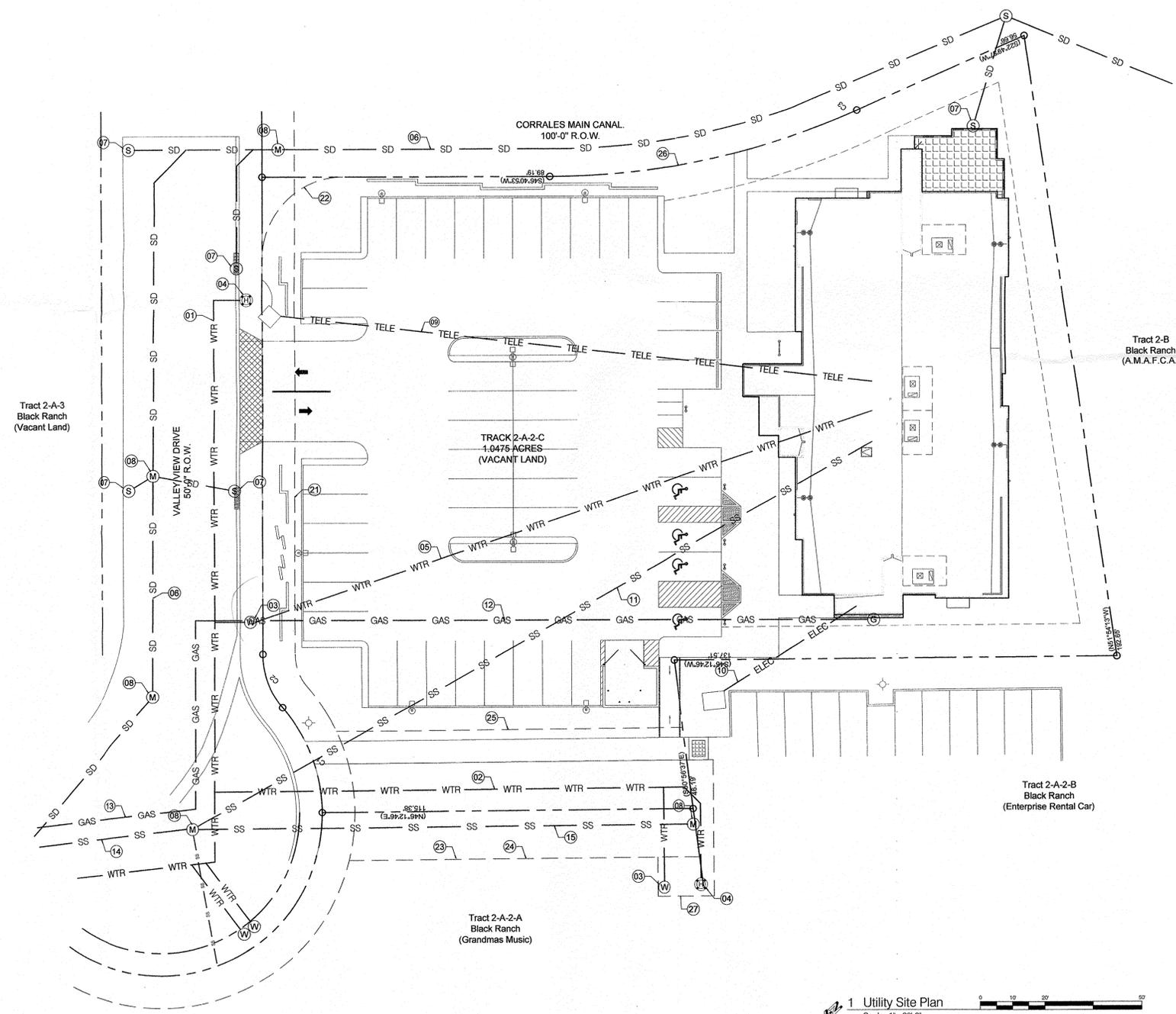
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- Utility Site Plan General Notes:
- [U.01] All Work Shall Be Completed In Full Compliance With The 2003 UPC, 2003 UMC, NFPA, and All Local Codes And Ordinances.
 - [U.02] Contractor Shall Be Responsible For The Complete Lay Out and Installation of The Plumbing Systems Including All Coordination With New and Existing Services Mechanical Equipment, Ductwork and Electrical Equipment.
 - [U.03] Contractor Shall Be Responsible For Final Coordination Of Outages With Both The Owner And Utility Companies, For Utility Connections.
 - [U.04] Contractor Shall Verify Inverts Before Beginning Installation.
 - [U.05] Waste Piping Shall Be PVC of Cast Iron Above And Below Floor, Per UPC Limitations, and City Code.
 - [U.06] All Water Piping Shall Be Type K Copper Above Floor. Piping Below Floor Shall Be Type L Soft Copper of Cross Linked Polyethylene Tubing Meeting ASTM F87-99a.
 - [U.07] Natural Gas Piping Shall Be Schedule 40 Black Steel Above Grade and Shall Be Either Protected SCH 40 Black Steel Wrapped or SDR-11 Polyethylene Below Grade.
 - [U.08] See Equipment Schedule For Equipment Types and Sizes. Minimum Bury Depth for Water is 4' & 2' for Gas.
 - [U.09] Route Piping as Nearly As Possible To Routes Indicated On Plans. Contractor is Free To Make Minor Changes In routing to Accommodate Conditions.
 - [U.10] Contractor Responsible For All Required Transitions, Offsets Minor Relocations, and All Associated Fittings.
 - [U.11] Contractor Shall Install A Complete Operating System, Including Refrigerant Piping, Equipment, Controls, and Condensate Drain to Approved Indirect Waste.
 - [U.12] Any Lines Encountered Which May Interfere With New Construction Shall Be Relocated If Active And Abandoned If Inactive, Notify Architect for Clarification.
 - [U.13] All Water Piping Located In Exterior Wall of the Building Shall Be Insulated With 1/2" Minimum Insulation.
 - [U.14] All Exposed Water Lines & P-Traps @ Handicapped Lavatories Shall Be Insulated.
 - [U.15] Contractor Shall Provide 12" Risers, Capped At Each Fixture For Shock Absorption or a Shock Absorber Unit for the Mechanical System.
 - [U.16] Provide Wall Clean Outs And Shut Off Valves At All Sinks and Wall Mounted Urinals.
 - [U.17] Provide Shut-Off Valves At Plumbing Rises.
 - [U.18] Provide Gas Cocks And Flexible Connections At Each Gas Outlet or Appliance.
 - [U.19] Mechanical and Plumbing Equipment Shall Be Installed Per Manufacturer's Recommendations.
 - [U.20] Sanitary Vent Terminations Shall Be A Minimum Distance Of 10' Horizontality of 3' Above any Building Opening of Air Intake.
 - [U.21] Contractor Shall Provide Access Panels of Appropriate Size For All Inaccessible Remote Equipment.
 - [U.22] Contractor Shall Not Modify Any Structural Members Such as Beams, Columns, Trusses, Etc.
 - [U.23] Coordinate w/ Architectural Sheets for Roof Drain Locations & Details.
 - [U.24] All Piping that Penetrates a Fire Rated Wall Shall Be Sealed With Approved Fire Stopping To Restore The Fire Rating and Make Weather Tight As Required.
 - [U.25] Flash & Terminate Roof Penetrations with Approved Weather Cap.
 - [U.26] Contractor Shall Make Required Connections To Equipment Furnished By Others.
 - [U.27] The Contractor Shall Include In His Bid The Costs of All Permits, Tests And Inspections, And Visit The Site Of Work Prior To Submitting Bid.

- Utility Plan Keyed Notes:
- [01] Existing 8" Water Line.
 - [02] Existing 6" Water Line.
 - [03] Existing Water Meter Valve.
 - [04] Existing Fire Hydrant.
 - [05] Route Water Line to Building Core.
 - [06] Existing Storm Drain Line.
 - [07] Existing Storm Drain Inlet Location.
 - [08] Existing Manhole.
 - [09] Route Tele / Data Line to Building Core.
 - [10] Power Line to Building.
 - [11] Route Sanitary Sewer Line to Building Core.
 - [12] Route Gas Line to Building Core.
 - [13] Existing Gas Line.
 - [14] Existing 8" Sanitary Sewer Line.
 - [15] Existing 6" Sanitary Sewer Line.

- Easement Keyed Notes:
- [21] Existing 10' Public Utility Easement per plat filed June 11, 2002 in Plat Book 2002C, page 204.
 - [22] Existing Ingress/Egress Easement granted to A.M.A.F.C.A. by plat filed April 30, 2003 Book 2003C, page 115. Maintenance of said easement to be the responsibility of A.M.A.F.C.A.
 - [23] Existing 30' Private Access Easement granted by plat filed June 24, 2003 in Volume 2003C, page 188 for the benefit of Tract 2-A-2-B. Said easement to be maintained by the owner of Tract 2-A-2-B.
 - [24] Existing 30' Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Volume 2003C, page 188.
 - [25] Existing 10' PNM & Qwest Easement per Document filed July 1, 2004 in Book A80, page 2340.
 - [26] Existing Encroachment License Agreement for Public Utility Construction within AMAFCA right of way for the Coors Paseo Del Norte Pond filed on May 21, 2003 in Book A56, pg. 5365.
 - [27] Existing Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Plat Book 2003C, page 188.

- Mechanical Legend:
- (W) Water Service Valve.
 - (W) Water Meter.
 - WTR --- Water Line.
 - SS --- Sanitary Sewer Line.
 - (G) Gas Meter.
 - GAS --- Gas Line.
 - TELE --- Telephone / Data Line.
 - ELEC --- Power Line.
 - (E) Electric Meter.
 - SD --- Storm Drain Line.
 - (S) Storm Drain Inlet.
 - (M) Manhole.



1 Utility Site Plan
 Scale: 1"=20'-0"

Project
ADS Office Complex
 PROJECT TYPE • Office Building

Client
ADS Mortgage
 ADDRESS • 3810 Alisoa Drive NW, Suite A
 • Albuquerque, NM 87120
 TELEPHONE • 505.275.6800

Site Plan for
 Building Permit

DATE ISSUED • August, 2007
 PROJECT ID • ADS Office Complex

Conceptual Site
 Utility Plan

- Building Elevations General Notes:**
- [A.1] All Dimensions are to be Field Verified and are Dimensioned From Top of Finish Floor. Coordinate Dimensions with Structural & Architectural Wall Sections.
 - [A.2] Do Not Scale Drawings! Notify Architect of any Required Dimensions that are not Shown on Plans. Contractor Assumes the Responsibility for Work Necessary to Modify Improvements that are Incorrectly Located.
 - [A.3] All Installation, Erection & Materials shall Conform to Applicable Codes & Municipal Regulations. General Contractor shall Notify the Architect of any Conflicts.
 - [A.4] All Dimensions, Clearances & Other Existing Conditions shall be Field Verified by the General Contractor & Subcontractors Prior to Commencing Work. The Architect shall be Notified in Writing of any Conditions that vary from the Construction Documents prior to Commencing Work.

- Building Elevations Keyed Notes:**
- [01] Stucco Field Color - White. Provide 3-Coat Acrylic Synthetic Stucco System as Specified by Manufacturer.
 - [02] White Laminated Metal Panel System. (Laminators Inc. or Equal) Provide Black Caulk Joints as Shown on Elevations.
 - [03] Curtainwall Glazing System. Provide 1" Insulated Tempered Low-E Glass w/ Grey or Green Tinting. Glazing Style & Color shall Match throughout all Exterior Glazing. Frame to be Clear Anodized or Black Anodized Finish.
 - [04] Storefront Glazing System. Provide 1" Insulated Tempered Low-E Glass w/ Grey or Green Tinting. Glazing Style & Color shall Match throughout all Exterior Glazing. Frame to be Clear Anodized or Black Anodized Finish.
 - [05] Steel Canopy. Provide Aluminum Fascia w/ Finish to Match Glazing Frame Finish.
 - [06] Overflow Drainage Scupper. Provide 18ga. Galvanized Steel Scupper. Install Adequate to Provide Weatherproof Seal.
 - [07] Building Mounted Signage - Provide Lettering in Stainless Steel Finish Raised off Building Facade by Minimum 2". Provide Flush Mounted J-Box for Electrical Connection.
 - [08] Patio Wall. Provide Natural Colored (Tan or Brown) Split Faced CMU w/ Expanded Metal Framed Inserts, Color to Match Window Mullions.

Building Mounted Signage Standards

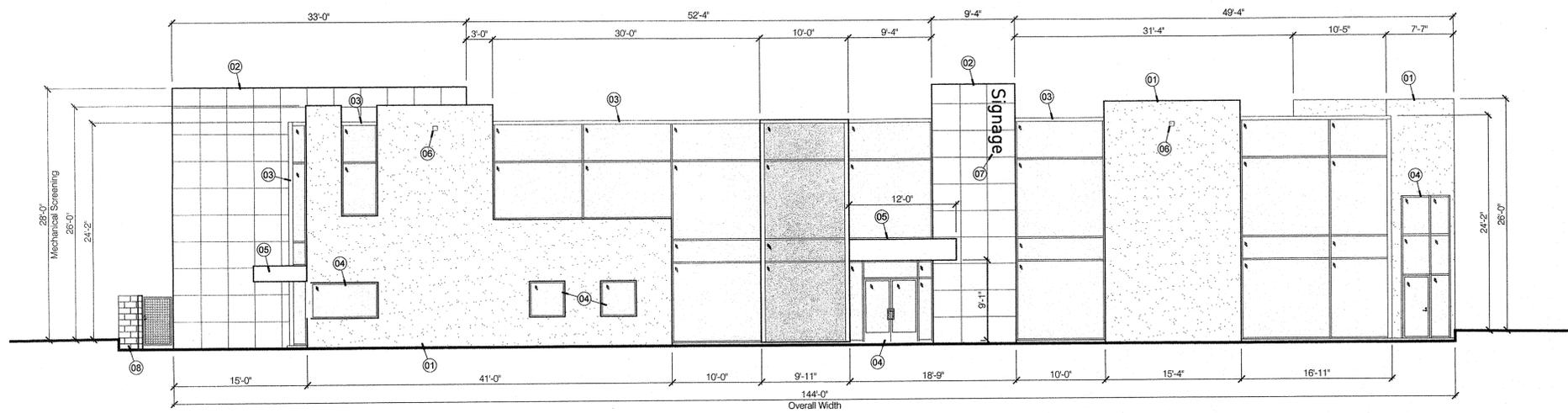
- The colors, materials, size of letters & lighting shall be specified for building mounted signs throughout the project prior to DRS approval.
- Building-mounted signage shall identify the name and business of the occupant or of those offering the premises for sale or lease.
- Building-mounted signs shall have a significant contrast between the background and the text in order to ensure readability.
- No building-mounted sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.

Building Mounted Signage Keyed Notes:

- [01] Chrome or Aluminum Freestanding Lettering.

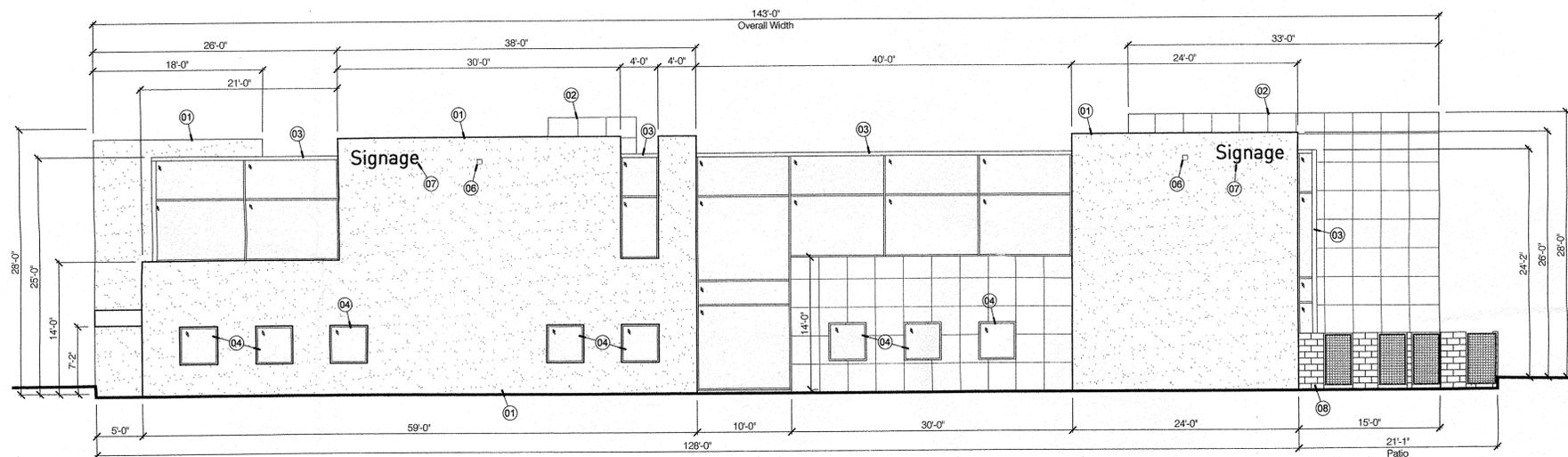
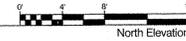


5 Building Mounted Signage
 Scale: 3/8"=1'-0" Freestanding Letters



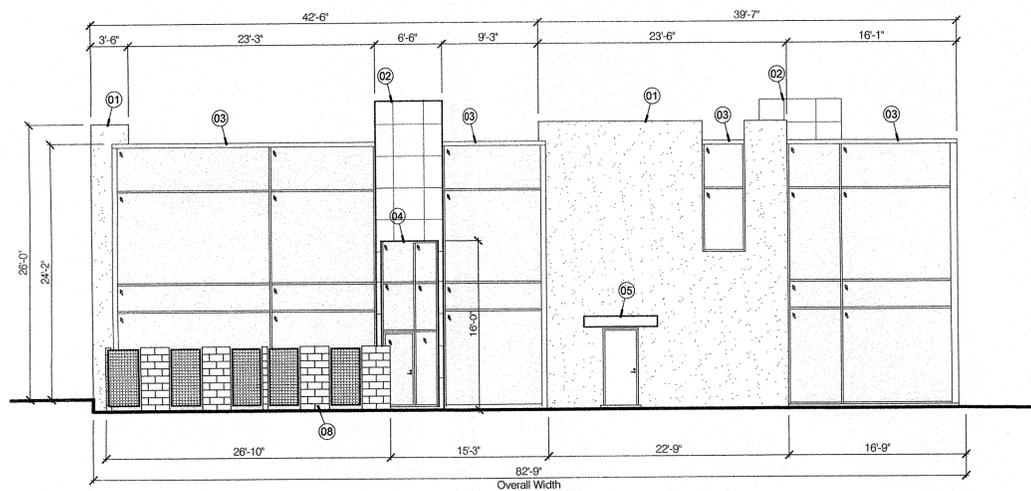
4 Building Elevation

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



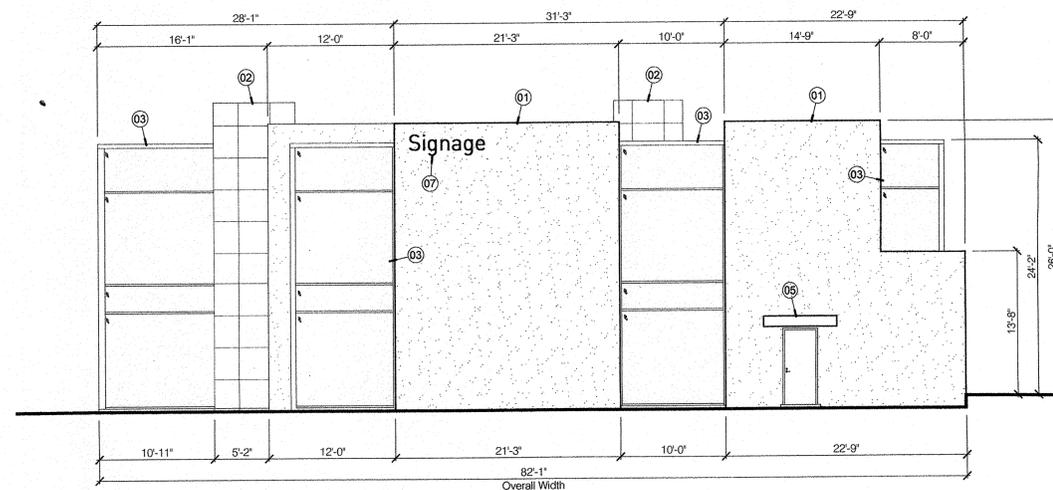
3 Building Elevation

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



2 Building Elevation

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



1 Building Elevation

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



Project
ADS Office Complex
 PROJECT TYPE • Office Building
 Client
ADS Mortgage
 ADDRESS • 3809 Ahricco Drive NW, Suite A
 • Albuquerque, NM 87120
 TELEPHONE • 505.275.6800

Site Plan for
 Building Permit

DATE ISSUED • August, 2007
 PROJECT ID • ADS Office Complex

Building Elevations

AS.04

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PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
Trees					
9	⊗	<i>Ptelea trifoliata</i> (D) Hoptree	15-Gal.	4' ht. x 2' spr. 10' ht. x 6' spr.	Medium
7	⊙	<i>Fraxinus americana</i> (D) Autumn Purple Ash	2" B&B	14' ht. x 6' spr. 40' ht. x 40' spr.	Medium+
7	⊗	<i>Tilia cordata</i> 'Greenspire' (D) Littleleaf Linden	2" B&B	16' ht. x 6' spr. 35' ht. x 30' spr.	Medium
3	⊗	<i>Pinus eldarica</i> (E) Afghan Pine	B&B	6' min ht. 30' ht. x 20' spr.	Medium
6	⊙	<i>Pinus flexilis</i> (E) Limber Pine	B&B	6' min. ht. 30' ht. x 15' spr.	Medium
7	⊗	<i>Sambucus neomexicana</i> (D) Mexican Elder	15 Gal.	6-8' ht. x 4' spr. 20' ht. x 20' spr.	Low
Shrubs/Groundcovers					
9	⊙	<i>Artemisia 'Powis Castle'</i> (E) Powis Castle Sage	1-Gal.	3'o.c. 3' ht. x 3' spr.	Low +
26	⊗	<i>Caryopteris clandonensis</i> (D) Blue Mist	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
15	⊗	<i>Berberis thunbergii</i> (E) Japanese Barberry	5-Gal.	4' o.c. 5' ht. x 5' spr.	Medium
10	⊗	<i>Cytisus s. 'Lena's Broom'</i> (E) Lena's Broom	1-Gal.	4' o.c. 4' ht. x 4' spr.	Low +
19	⊙	<i>Oenothera speciosa</i> (D) Mexican Evening Primrose	1-Gal.	4' o.c. 1' ht. x 4' spr.	Low +
7	⊗	<i>Phlomis fruticosa</i> (D) Jerusalem Sage	1-Gal.	5' o.c. 3' ht. x 4' spr.	Low
25	⊗	<i>Juniperus horiz. 'Blue Rug'</i> (E) Blue Rug Juniper (female)	5-Gal.	6' o.c. 2' ht. x 6' spr.	Low +
6	⊙	<i>Sedum 'Autumn Joy'</i> (E) Autumn Joy Sedum	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
26	⊗	<i>Centranthus ruber</i> (D) Red Valerian	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
12	⊙	<i>Mahonia aquif. 'Compacta'</i> (E) Compact Mahonia	1-Gal.	5' o.c. 3' ht. x 5' spr.	Medium
10	⊙	<i>Lavandula angust. 'Hidcote'</i> (E) English Lavender	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low +
7	⊙	<i>Buddleia davidii 'harhoensis'</i> (D) Dwarf Butterfly Bush	5-Gal.	4' o.c. 4' ht. x 4' spr.	Medium
32	⊙	<i>Rosmarinus officinalis</i> (E) Prostrate Rosemary	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
43	⊗	<i>Arctostaphylos uva-ursi</i> (E) Kinnikinnick	1-Gal.	3' o.c. 1' ht. x 3' spr.	Medium
Landscape Accents					
30	⊗	<i>Muhlenbergia cap.</i> (D) Regal Mist Muhly Grass	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
36	⊗	<i>Muhlenbergia rigens</i> (D) Deer Grass	1-Gal.	4' o.c. 3' ht. x 3' spr.	Low +
30	⊗	<i>Miscanthus sinensis</i> (D) Maiden Hair Grass	5-Gal.	4' o.c. 5' ht. x 4' spr.	Low
16	⊗	<i>Sporobolus heterolepis</i> (D) Prairie Dropseed	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
Landscape Accents					
16	⊗	Landscape Boulders (3' Typical Dimension)		(E) Evergreen (D) Deciduous	

GENERAL LANDSCAPE NOTES

MULCHES
 All shrub planting areas shall be top dressed with 1/8" Santa Fe Brown Rock Mulch and 2" - 4" Santa Ana Tan cobble (max. of 25% by area).

IRRIGATION SYSTEM
 Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub and groundcover plantings.

MAINTENANCE RESPONSIBILITY
 Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

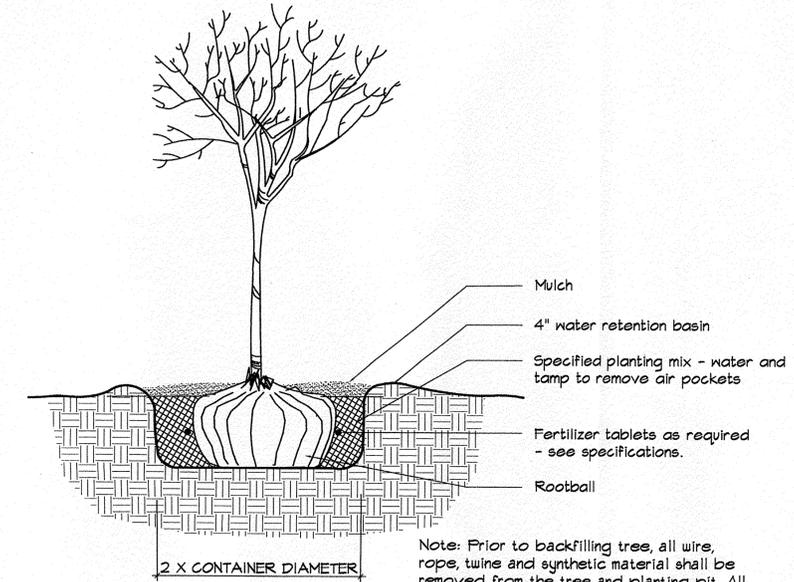
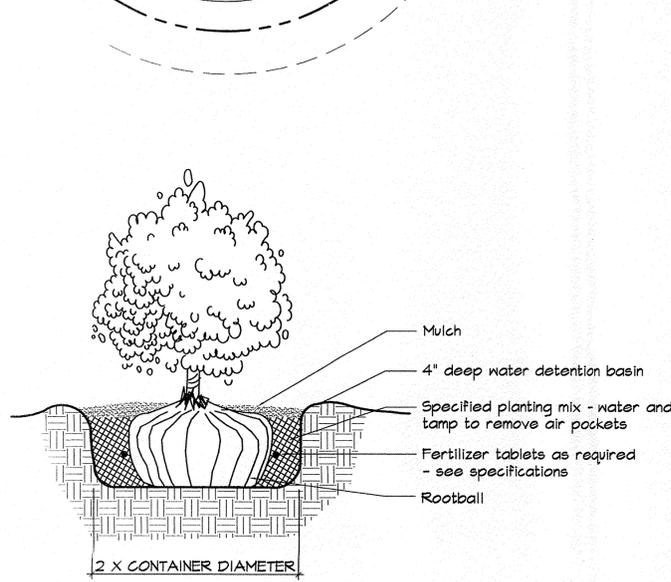
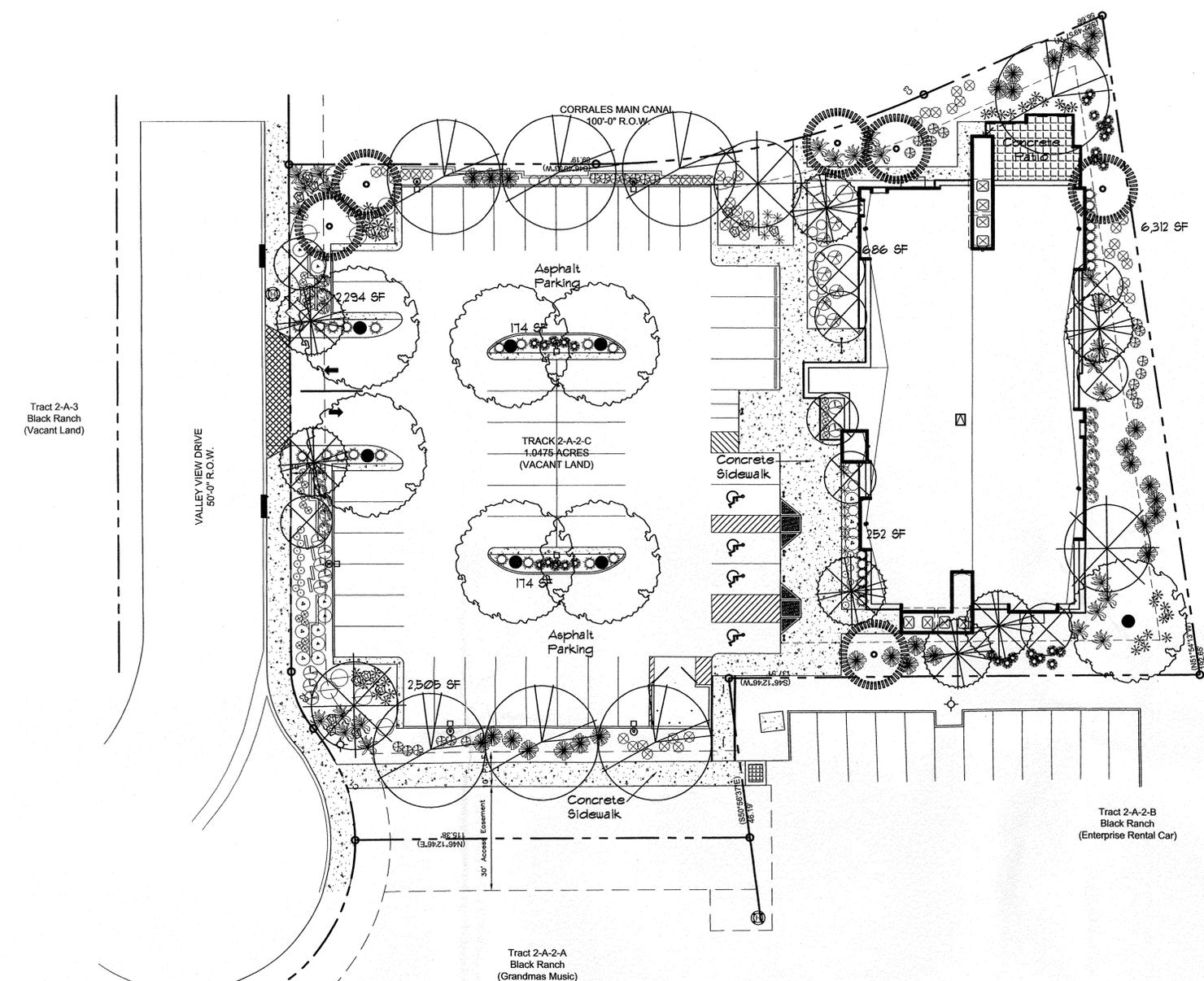
STATEMENT OF WATER WASTE
 Using the "planting restriction" approach within the Water Conservation Landscaping and Water Waste Ordinance, the Landscape Plan for the ADS Office Complex shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area. This landscape plan does not include any high water use turf.

LANDSCAPE COVERAGE
 This landscape Plan for the ADS Office Building illustrates a minimum of 80% coverage of the landscape area by living vegetative material.

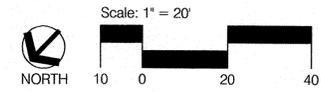
LANDSCAPE REQUIREMENTS
 Site Area: 1.05 acres 45,626 SF
 Building Footprint: 8,312 SF

Total Area: 37,254 SF
 Required Landscape: 15%

Landscape Area Required: 5,588 SF
 Landscape Area Provided: (33%) 12,391 SF



Note: Prior to backfilling tree, all wire, rope, twine and synthetic material shall be removed from the tree and planting pit. All burlap shall be cut away except from the bottom of the rootball.



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 Planning / Landscape Architecture
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 Albuquerque, NM 87102
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Project
ADS Office Complex
 • Office / Retail Center
 Client
ADS Mortgage
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DRB Submittal
 (Not For Construction)

DATE ISSUED • August 2, 2007
 PROJECT ID • ADS Office Complex

Landscape Plan

ADS Office Complex

Tract 2-A-2-C, Black Ranch Subdivision

Albuquerque, New Mexico

PARKING DESIGN DATA:

PARKING CALCULATIONS:

BUILDING AREA & PARKING REGULATIONS (14-16-3-1-A):

FIRST FLOOR AREA	= 7,400 SF
SECOND FLOOR AREA	= 7,200 SF
NET LEASEABLE AREA	= 14,600 SF

REQUIRED SPACES:

(1 PER 200 S.F. FIRST FLOOR)	= 37 SPACES
(1 PER 300 S.F. SECOND FLOOR)	= 24 SPACES
SPACES REQUIRED	= 61 SPACES
REQUIRED H.C. SPACES	= 4 H.C. SPACES
(2 VAN H.C. ACCESSIBLE SPACES)	

PARKING REDUCTIONS:

WITHIN 300' OF TRANSIT ROUTE (10%)	= 6 SPACES
(#10 Stop Located on Coors Boulevard)	
TOTAL REQUIRED SPACES	= 55 SPACES

PROVIDED SPACES:

SPACES PROVIDED	= 47 SPACES
PROVIDED H.C. SPACES	= 4 H.C. SPACES
(2 VAN H.C. ACCESSIBLE SPACES)	

MOTORCYCLE PARKING FACILITIES:

SPACES PROVIDED	= 3 SPACES
-----------------	------------

BICYCLE PARKING FACILITIES (14-16-3-1-B):

(1 PER 20 PARKING SPACES)	= 3 SPACES
SPACES PROVIDED	= 6 SPACES

- Site Plan General Notes:**
- [A] All Standard Parking Spaces Shall be 9'-0" W x 20'-0" D.
 - [B] All Handicap Parking Spaces Shall be 9'-0" W x 20'-0" D w/ Adjacent 8'-0" W Striped Access Aisle. All Spaces Shall have a Pole Sign & Handicap Symbol Pavement Markings.
 - [C] All Parking Spaces, Handicap Symbols, Drive Symbols & Cross Hatched Access Aisles Shall be Marked on Pavement with White Alkyd Stripping Paint, Typ.
 - [D] All Site Geometry Shall be Established in Field by a Licensed Surveyor Utilizing Architects Site Base & A GPS Based Survey Station.
 - [E] There is an Existing #10 Public Transportation Stop @ Located on Coors Boulevard Adjacent to the Neighboring Site.
- Site Plan Keyed Notes:**
- [01] Dumpster. See Detail on Sheet AS-02.
 - [02] Accessible Parking Sign. See Detail on Sheet AS-02.
 - [03] Bike Rack. See Detail on Sheet AS-02.
 - [04] Concrete Curb. Refer to Civil Sheets for Curb Type. See Details on Sheet AS-02.
 - [05] Planter Strip. Refer to Civil Sheets for Detail & Specifications.
 - [06] Concrete Sidewalk. Refer to Civil Sheets for Detail & Specifications.
 - [07] Existing Concrete Utilities Pict.
 - [08] Pole Mounted Site Lighting Fixture. Refer to Electrical Sheets for Details & Specifications.
 - [09] Electric Meter. Coordinate with Civil & Electrical Sheets.
 - [10] Gas Meter. Coordinate with Civil & Plumbing Sheets.
 - [11] Asphalt Paving for Automobile Traffic. Refer to Civil Sheets for Details & Specifications.
 - [12] Existing Fire Hydrant.
 - [13] Monument Sign Mounted to CMU Wall. Coordinate with Civil & Electrical Sheets. See Detail AS-02.
 - [14] White Alkyd Paint Stripping. Install per Governmental Traffic Standards.
 - [15] 10'-0" Building Setback per Design Guidelines.
 - [16] 2'-6" min. High CMU Screen Wall. See Detail Sheet AS-02.
 - [17] 4'-0" High CMU Screen Wall along East Property Line per Design Standards. See Detail Sheet AS-02.
 - [18] On-Site Ponding. Refer to Civil Sheets for Details & Specifications.
 - [19] Existing Off-Site Street Light.
 - [20] Handicap Ramp. Install per ADA Requirements. See Detail Sheet AS-02.
 - [21] 10' Public Utility Easement per plat filed June 11, 2002 in Plat Book 2002C, page 204.
 - [22] Existing Ingress/Egress Easement granted to A.M.A.F.C.A. by plat filed April 30, 2003 Book 2003C, page 115. Maintenance of said easement to be the responsibility of A.M.A.F.C.A.
 - [23] Existing 30' Private Access Easement granted by plat filed June 24, 2003 in Volume 2003C, page 180 for the benefit of Tract 2-A-2-B. Said easement to be maintained by the owner of Tract 2-A-2-B.
 - [24] Existing 30' Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Volume 2003C, page 188.
 - [25] Existing 10' PNM & West Easement per Document filed July 1, 2004 in Book A80, page 2340.
 - [26] Existing Encroachment License Agreement for Public Utility Construction within AMAFCA right of way for the Coors Paseo Del Norte Pond filed on May 21, 2003 in Book A56, pg. 5365.
 - [27] Existing Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Plat Book 2003C, page 188.
 - [28] Private Patio. Provide Integrally Colored Concrete (Tan Color) with Rock Salt Finish.
 - [29] 6'-0" High Patio Wall. See Sheet AS-02 for Details & Building Elevations for Finish & Material Selections.
 - [30] Provide Screening for Mechanical Units Similar to Building Colors.
 - [31] Motorcycle Parking Sign. Provide Similar to H.C. Sign Detail on Sheet AS-02. Provide per City Standards.

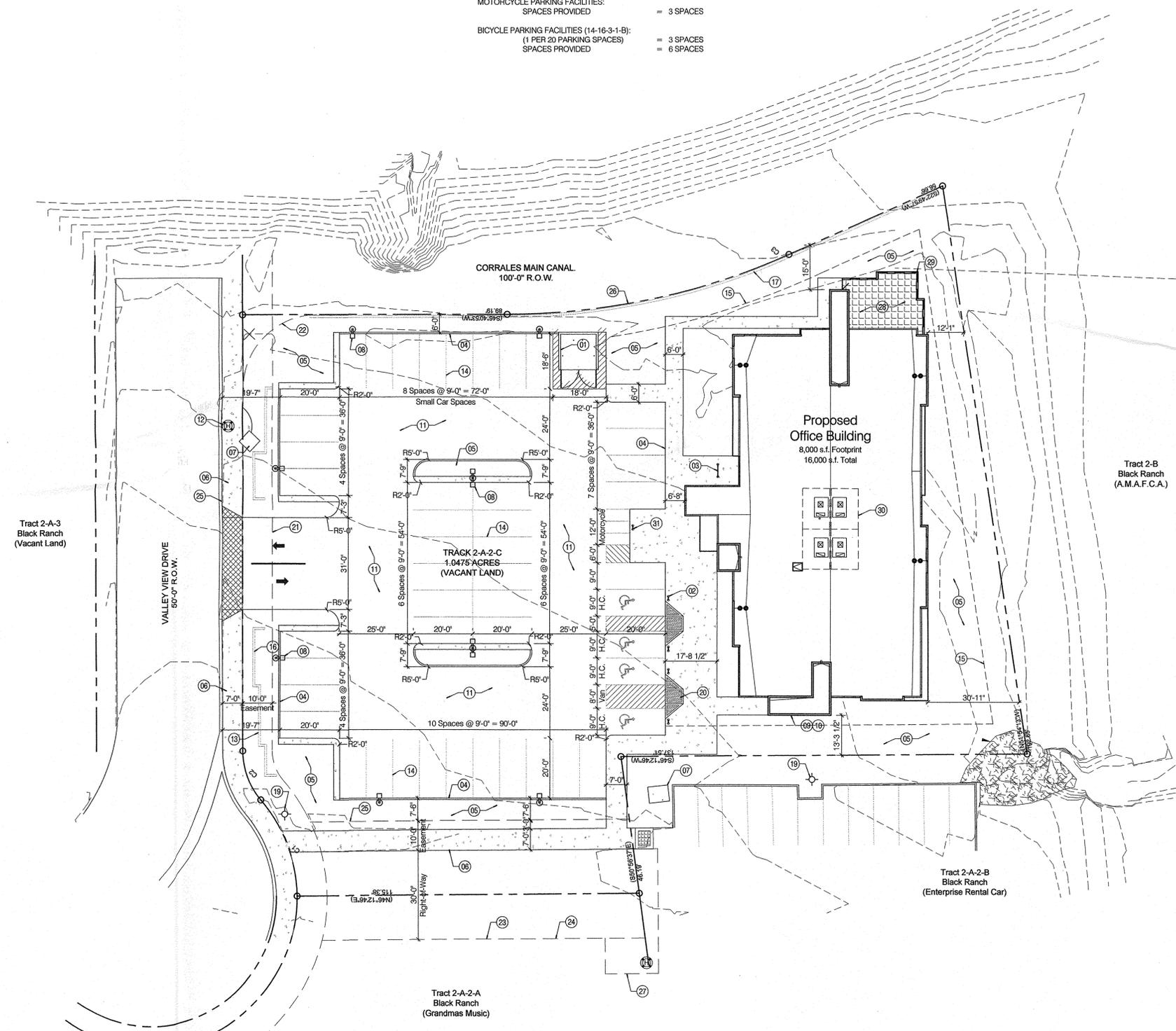
dc STUDIO

ARCHITECT
DEVIN CANNADY
ARCHITECT STUDIO

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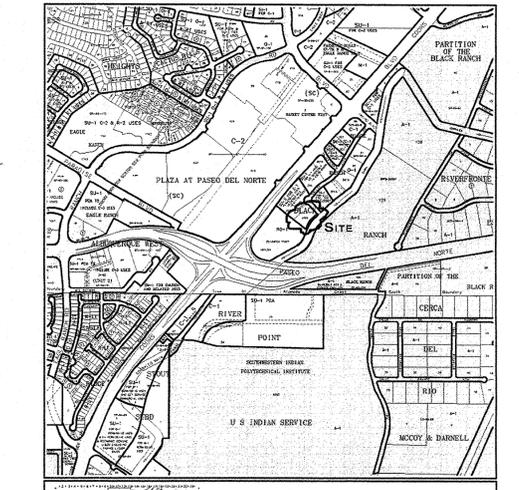
PROJECT NUMBER: _____
Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

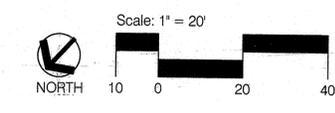


Project
ADS Office Complex
PROJECT TYPE • Office Building

Client
ADS Mortgage
ADDRESS • 3809 Alhisco Drive NW, Suite A
Albuquerque, NM 87120
TELEPHONE • 505.275.6800

Site Plan for Building Permit

DATE ISSUED • March 27th, 2007
PROJECT ID • ADS Office Complex



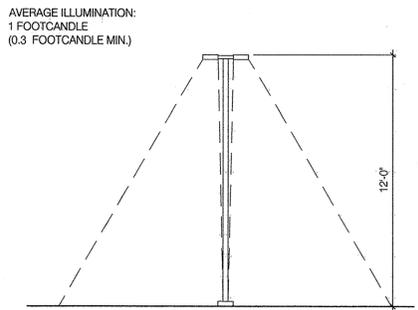
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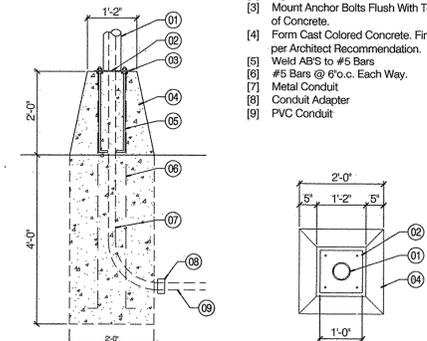
Zone Atlas Page
C-13-Z
Map Adopted through Amendment No. 200

Architectural Site Plan

AS.01



15 Site Lighting Elevation
Scale: 1/4"=1'-0"

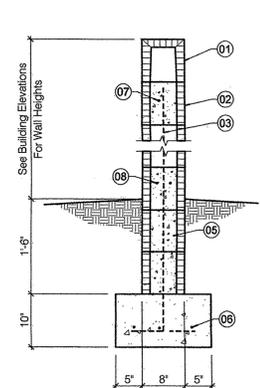


14 Light Pole Base
Scale: 1/2"=1'-0"

- Light Pole Base Keyed Notes:
- [1] Light Pole - See Electrical.
 - [2] Light Pole Base Plate.
 - [3] Mount Anchor Bolts Flush With Top of Concrete.
 - [4] Form Cast Colored Concrete. Finish per Architect Recommendation.
 - [5] Weld ABS to #5 Bars.
 - [6] #5 Bars @ 6" o.c. Each Way.
 - [7] Metal Conduit
 - [8] Conduit Adapter
 - [9] PVC Conduit

Site Details General Notes:

- Exterior Site Concrete-
- All Exterior Concrete shall have a Rock Salt Finish. Provide a Sample to the Architect for Approval before Commencing work.
- Concrete Masonry Unit Wall Construction -
- Materials, construction and quantity control of masonry shall be in accordance with International Building Code (IBC), Chapter 21.
 - All reinforcing steel shall be deformed bars conforming to ASTM A-615, Grade 60. Vertical reinforcement shall be placed in the center of the masonry cell, and shall be held in position at the top and bottom.
 - If a slab dowel does not line-up with a vertical core, it shall not be sloped more than one horizontal in six verticals (1:6).
 - Horizontal wall reinforcement shall be standard truss type DUR-O-WALL (or equivalent) at 16" o.c.
 - Hollow Load-bearing Concrete Masonry Units shall be normal weight conforming to ASTM C-90, with a minimum compressive strength of 1,900 PSI.
 - Mortar shall be Type M or S, in accordance with ASTM C-270. Place all masonry in running bond with 3/8" mortar joints. Provide complete coverage face shell mortar bedding, horizontal and vertical.
 - Coarse grout shall conform to ASTM C-476, with a maximum aggregate size of 3/8", 8" to 10" slump, and a minimum compressive strength of 2,500 PSI at 28 days.
 - Prior to grouting, the grout space shall be clean, with no mortar projections greater than 1/2", mortar droppings or other foreign material. All cells shall be in vertical alignment, and shall solidly be filled with coarse grout as specified.
 - During placing, grout shall be consolidated with flexible cable vibrator. First grout pour shall be stopped a minimum of 1 - 1/2" below the top of the middle bond beam masonry.

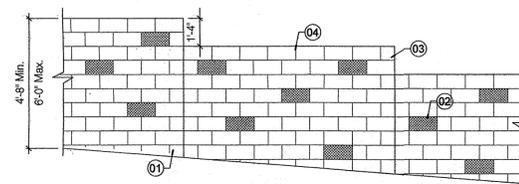


13 Block Wall
Scale: 1"=1'-0"

- Block Wall Keyed Notes:
- [01] Inverted U-Block.
 - [02] 8" Block Wall- Refer To Architectural Wall Types For Specifications.
 - [03] #4 Dowels @ 24" O.C. At Hooks.
 - [04] Not Used.
 - [05] Grout all Reinforced Cells & Cells Below Grade Solid.
 - [06] (3) #4 Rebar Continuous w/ 15' Splice Min.
 - [07] (1) #4 Rebar Continuous.
 - [08] (2) #5 Rebar Continuous.

CMU Wall Elevation Keyed Notes:

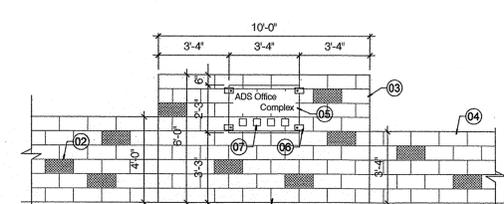
- [01] Standard Faced CMU w/ Tan Integral Color Field
- [02] Split Faced CMU Accents Randomly Placed
- [03] Step Wall at Increments of 1'-4" Vertically Where Necessary to Accommodate Grade.
- [04] Solid CMU Cap Block w/ Tan Integral Color typ. @ all Top Courses.



12 CMU Wall Elevation
Scale: 1/4"=1'-0"

CMU Wall Elevation Keyed Notes:

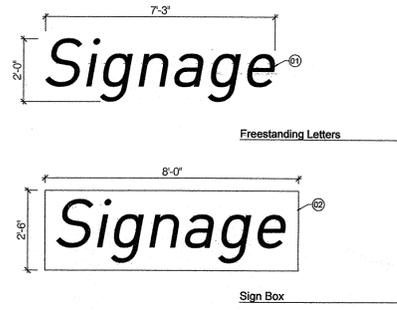
- [01] Standard Faced CMU w/ Tan Integral Color Field
- [02] Split Faced CMU Accents Randomly Placed
- [03] Step Wall at Increments of 1'-4" Vertically Where Necessary to Accommodate Grade.
- [04] Solid CMU Cap Block w/ Tan Integral Color typ. @ all Top Courses.
- [05] Painted Steel Plate Sign w/ Raised Plasma Cut Stainless Steel Letters - Backlight. Paint to Match Building Accent Colors.
- [06] 1/8" Plate Steel Sign Brackets - 2 per Location w/ Gap for Mounting Clearances. Provide 1/4" Thru-Bolt Connection.
- [07] Light Boxes. Provide Frosted Glass or Colored Acrylic - Backlight.



13 Monument Sign & Parking Screen Wall Elevation
Scale: 1/4"=1'-0"

Building Mounted Signage Keyed Notes:

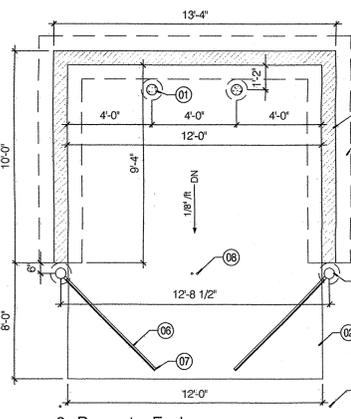
- [01] Chrome or Aluminum Freestanding Lettering
- [02] Internally Lit Fabricated Sign Box w/ Clear or White Lettering.



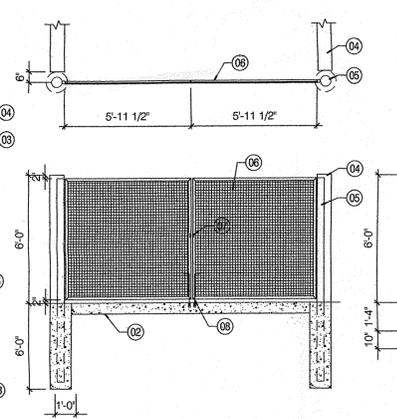
10 Building Mounted Signage
Scale: 1/2"=1'-0"

Signage & Graphics

- Signage for this development shall be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code. Where there is a conflict between these guidelines and the City Regulations, the more restrictive shall apply.
- Site Signage Standards
- All signage shall comply with Section 14-16-3-5, General Sign Regulations of the Comprehensive City Zoning Code.
 - Free standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
 - No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
 - Signs shall not overhang into the public right-of-way or extend above the building roof line.
 - Off-premise signs and portable signs are prohibited.
 - Four Monument Signs shall be provided for the entire development.
 - Multi-tenant directory signs shall be provided at access / ingress locations as shown on the site plan. This sign shall be coordinated to have the same appearance (height, size, color, material, text height, style, etc.) at all locations.
- Guidelines
- Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists.
- Building Mounted Signage Standards
- The colors, materials, size of letters & lighting shall be specified for building mounted signs throughout the project prior to DNB approval.
 - Building-mounted signage shall identify the name and business of the occupant or of those offering the premises for sale or lease.
 - Building-mounted signs shall have a significant contrast between the background and the text in order to ensure readability.
 - No building-mounted sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.



9 Dumpster Enclosure
Scale: 1/4"=1'-0"



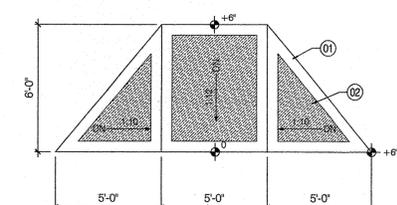
8 Handicap Ramp
Scale: 1/4"=1'-0"

Dumpster Enclosure Keyed Notes:

- [1] (2) 6" Diameter Steel Bollard Filled w/ Concrete and Set in 24" Deep x 6" Concrete Encasement.
- [2] 6" Thick Concrete Apron. Provide 4,000 PSI Concrete (3/4" Aggregate) w/ W6x6 10/10 WWM. Provide 1/2" Expansion Joint @ Perimeter. Slope 1/8" per Foot Away from Enclosure.
- [3] 16" Wide x 10" Deep Concrete Footing w/ (2) #4 Bar Cont. Bottom of Footing @ 18" Min. Below Fin Grade.
- [4] 6" Tall Split Face CMU Wall. (Color Selection by Architect) Grout Cells Solid Below Grade. Typ.
- [5] (2) 6" Dia. Tube Steel Posts w/ Cap set in 12" Dia. x 6" Deep Concrete Footing. Prime & Paint all Metal Components per Architect.
- [6] Welded Wire Mesh Welded into 1-1/2"x1-1/2"x1/8" Steel Angle Frame w/ Beveled Corners. Weld to Tube Steel Posts. Prime & Paint all Metal Components per Architect Recommendation.
- [7] Provide Plate Steel Padlock Catches and Pulls Welded to Frame.
- [8] Provide Steel Post Ground Anchors Welded to Steel Frame @ Each Gate w/ Steel Sleeves Set in Concrete Pad.
- [9] (1) #4 @ 32" o.c. Horiz. & Vert.
- [10] Concrete Footing w/ (2) #4 Cont.

Handicapped Ramp Keyed Notes:

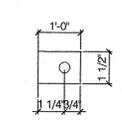
- [1] 4" Thick 3,000 PSI Concrete Slab on 6" Compacted Fill.
- [2] Broom Finish.



7 Handicap Parking Sign
Scale: 1/2"=1'-0"

Handicapped Sign Keyed Notes:

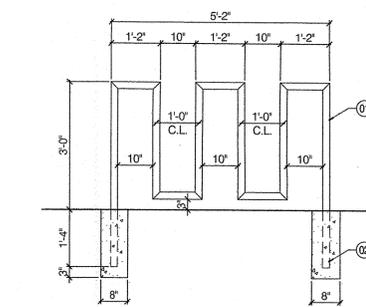
- [1] 2"x2"x1/8" Square Steel Tube Construction w/ Welded Joints. Sandblast & Apply Clear Finish.
- [2] 1/8" Plate Steel Sign Brackets - 2 per Location w/ 7/8" Gap for Mounting Clearances. Provide 1/4" Thru-Bolt Connection.
- [3] Handicapped Signage Placard. Reflective Sheeting Applied over .080 Aluminum.
- [4] Set Posts 16" Min. into 8" Dia. 3,000 PSI Concrete.



Bracket Detail

Bike Rack Keyed Notes:

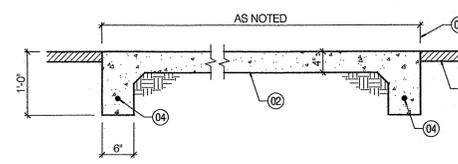
- [1] 2"x2"x3/16" Square Steel Tube Construction w/ Welded Joints. Sandblast & Apply Clear Finish.
- [2] Set Posts 16" Min. into 8" Dia. 3,000 PSI Concrete.



6 Bike Rack
Scale: 1/2"=1'-0"

Crosswalk Keyed Notes:

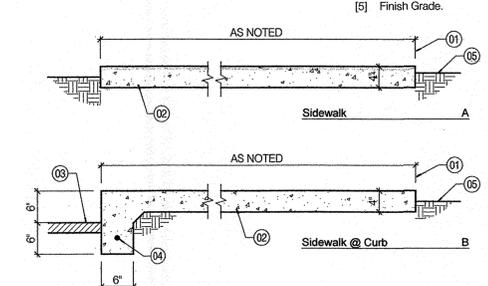
- [1] Theoretical Face of Curb.
- [2] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
- [3] Asphalt Paving.
- [4] #5 Rebar, Typ.



5 Cross-Walk Section
Scale: 3/4"=1'-0"

Sidewalk Keyed Notes:

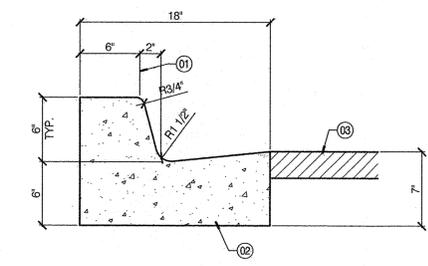
- [1] Theoretical Face of Curb.
- [2] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
- [3] Asphalt Paving.
- [4] #5 Rebar, Typ.
- [5] Finish Grade.



4 Sidewalk Section
Scale: 3/4"=1'-0"

Curb & Gutter Keyed Notes:

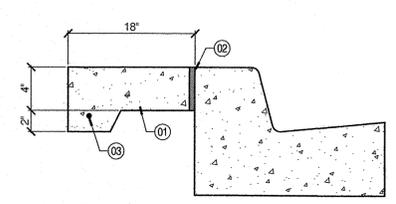
- [1] Theoretical Face of Curb.
- [2] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
- [3] Asphalt Paving.



3 Curb & Gutter Section
Scale: 1-1/2"=1'-0"

Planter Strip Keyed Notes:

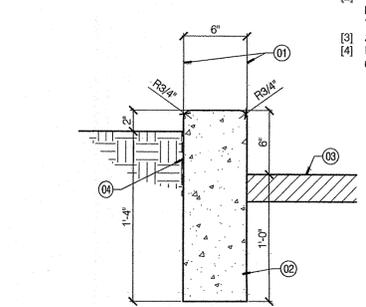
- [1] 3000psi Concrete Pad w/ Turndown Edge.
- [2] 1/2" Asphalt Impregnated Expansion Joint. Cont.
- [3] #4 Rebar, Cont.



2 Concrete Planter Strip
Scale: 1-1/2"=1'-0"

Standing Curb Keyed Notes:

- [1] Theoretical Face of Curb.
- [2] 3000psi Minimum Concrete. Provide Control Joints @ 60.c. Typ. Broom Finish.
- [3] Asphalt Paving.
- [4] Liquid Applied Waterproofing to 6" Below Finish Grade.



1 Standing Curb
Scale: 1-1/2"=1'-0"

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Project
ADS Office Complex
PROJECT TYPE • Office Building
Client
ADS Mortgage
ADDRESS • 3809 Arlissa Drive NW, Suite A
• Albuquerque, NM 87120
TELEPHONE • 505.275.6800

Site Plan for Building Permit

DATE ISSUED • March 27th, 2007
PROJECT ID • ADS Office Complex

SITE DETAILS

Design-Build Documents:
 This Document is Intended for Design-Build. The General Contractor shall be Responsible for Verifying these Conditions and Making any Modifications Necessary to Conform to Codes and Ordinances. All Utilities shall be coordinated & Installed by Certified Professional Licensed Contractors. Coordinate Layout & Specifications with the Architect before beginning Installation.

- Utility Site Plan General Notes:
- [U.01] All Work Shall Be Completed In Full Compliance With The 2003 UPC, 2003 UMC, NFPA, and All Local Codes And Ordinances.
 - [U.02] Contractor Shall Be Responsible For The Complete Lay Out and Installation of The Plumbing Systems Including All Coordination With New and Existing Services Mechanical Equipment, Ductwork and Electrical Equipment.
 - [U.03] Contractor Shall Be Responsible For Final Coordination Of Outages With Both The Owner And Utility Companies, For Utility Connections.
 - [U.04] Contractor Shall Verify Inverts Before Beginning Installation.
 - [U.05] Waste Piping Shall Be PVC of Cast Iron Above And Below Floor, Per UPC Limitations, and City Code.
 - [U.06] All Water Piping Shall Be Type K Copper Above Floor. Piping Below Floor Shall Be Type L Soft Copper of Cross Linked Polyethylene Tubing Meeting ASTM F87-99a.
 - [U.07] Natural Gas Piping Shall Be Schedule 40 Black Steel Above Grade and Shall Be Either Protected SCH 40 Black Steel Wrapped or SDR-11 Polyethylene Below Grade.
 - [U.08] See Equipment Schedule For Equipment Types and Sizes. Minimum Bury Depth for Water is 4' & 2' for Gas.
 - [U.09] Route Piping as Nearly As Possible To Routes Indicated On Plans. Contractor is Free To Make Minor Changes In routing to Accommodate Conditions. Contractor is Responsible For All Required Transitions, Offsets Minor Relocations, and All Associated Fittings.
 - [U.10] Contractor Shall Install A Complete Operating System, Including Refrigerant Piping, Equipment, Controls, and Condensate Drain to Approved Indirect Waste.
 - [U.11] Any Lines Encountered Which May Interfere With New Construction Shall Be Relocated If Active And Abandoned If Inactive, Notify Architect For Clarification.
 - [U.12] All Water Piping Located In Exterior Wall of the Building Shall Be Insulated With 1/2" Minimum Insulation.
 - [U.13] All Exposed Water Lines & P-Traps @ Handicapped Lavatories Shall Be Insulated.
 - [U.14] Contractor Shall Provide 12" Risers, Capped At Each Fixture For Shock Absorption or a Shock Absorber Unit for the Mechanical System.
 - [U.15] Provide Wall Clean Outs And Shut Off Valves At All Sinks and Wall Mounted Urinals.
 - [U.16] Provide Shut-Off Valves At Plumbing Risers.
 - [U.17] Provide Gas Cocks And Flexible Connections At Each Gas Outlet or Appliance.
 - [U.18] Mechanical and Plumbing Equipment Shall Be Installed Per Manufacturers Recommendations.
 - [U.19] Sanitary Vent Terminations Shall Be A Minimum Distance Of 10' Horizontally of 3' Above any Building Opening of Air Intake.
 - [U.20] Contractor Shall Provide Access Panels of Appropriate Size For All Inaccessible Remote Equipment.
 - [U.21] Contractor Shall Not Modify Any Structural Members Such as Beams, Columns, Trusses, Etc.
 - [U.22] Coordinate w/ Architectural Sheets for Roof Drain Locations & Details.
 - [U.23] All Piping that Penetrates a Fire Rated Wall Shall Be Sealed With Approved Fire Stopping To Restore The Fire Rating and Make Weather Tight As Required.
 - [U.24] Flash & Terminate Roof Penetrations with Approved Weather Cap.
 - [U.25] Contractor Shall Make Required Connections To Equipment Furnished By Others.
 - [U.26] The Contractor Shall Include In His Bid The Costs of All Permits, Tests And Inspections, And Visit The Site Of Work Prior To Submitting Bid.

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 DEVIN CANNADY
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 dcarchitectstudio.com

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- Utility Plan Keyed Notes:
- [01] Existing 8" Water Line.
 - [02] Existing 6" Water Line.
 - [03] Existing Water Meter Valve.
 - [04] Existing Fire Hydrant.
 - [05] Route Water Line to Building Core.
 - [06] Existing Storm Drain Line.
 - [07] Existing Storm Drain Inlet Location.
 - [08] Existing Manhole.
 - [09] Route Tele / Data Line to Building Core.
 - [10] Power Line to Building.
 - [11] Route Sanitary Sewer Line to Building Core.
 - [12] Route Gas Line to Building Core.
 - [13] Existing Gas Line.
 - [14] Existing 8" Sanitary Sewer Line.
 - [15] Existing 6" Sanitary Sewer Line.
- Easement Keyed Notes:
- [21] Existing 10' Public Utility Easement per plat filed June 11, 2002 in Plat Book 2002C, page 204.
 - [22] Existing Ingress/Egress Easement granted to A.M.A.F.C.A. by plat filed April 30, 2003 Book 2003C, page 115. Maintenance of said easement to be the responsibility of A.M.A.F.C.A.
 - [23] Existing 30' Private Access Easement granted by plat filed June 24, 2003 in Volume 2003C, page 188 for the benefit of Tract 2-A-2-B. Said easement to be maintained by the owner of Tract 2-A-2-B.
 - [24] Existing 30' Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Volume 2003C, page 188.
 - [25] Existing 10' PNM & Owest Easement per Document filed July 1, 2004 in Book A80, page 2340.
 - [26] Existing Encroachment License Agreement for Public Utility Construction within AMAFCA right of way for the Coors Paseo Del Norte Pond filed on May 21, 2003 in Book A56, pg. 5365.
 - [27] Existing Private Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by plat filed June 24, 2003 in Plat Book 2003C, page 188.

- Mechanical Legend:
- (W) Water Service Valve.
 - (M) Water Meter.
 - WTR — Water Line.
 - SS — Sanitary Sewer Line.
 - (G) Gas Meter.
 - GAS — Gas Line.
 - TELE — Telephone / Data Line.
 - ELEC — Power Line.
 - (E) Electric Meter.
 - SD — Storm Drain Line.
 - (S) Storm Drain Inlet.
 - (M) Manhole.

Project
ADS Office Complex
 PROJECT TYPE • Office Building

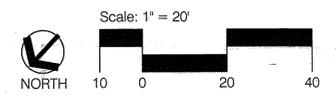
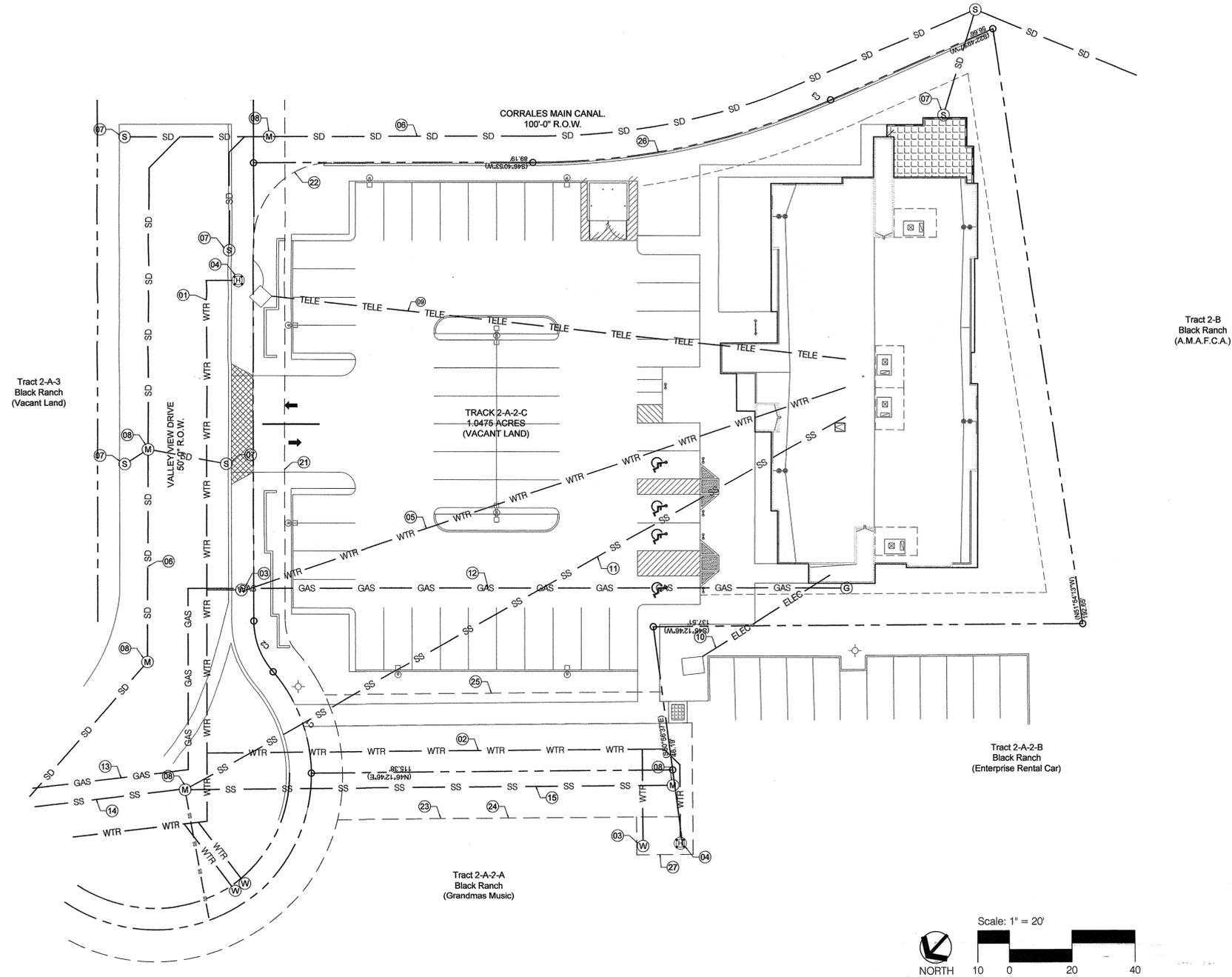
Client
ADS Mortgage
 ADDRESS • 3809 Arisco Drive NW, Suite A
 • Albuquerque, NM 87120
 TELEPHONE • 505.275.6800

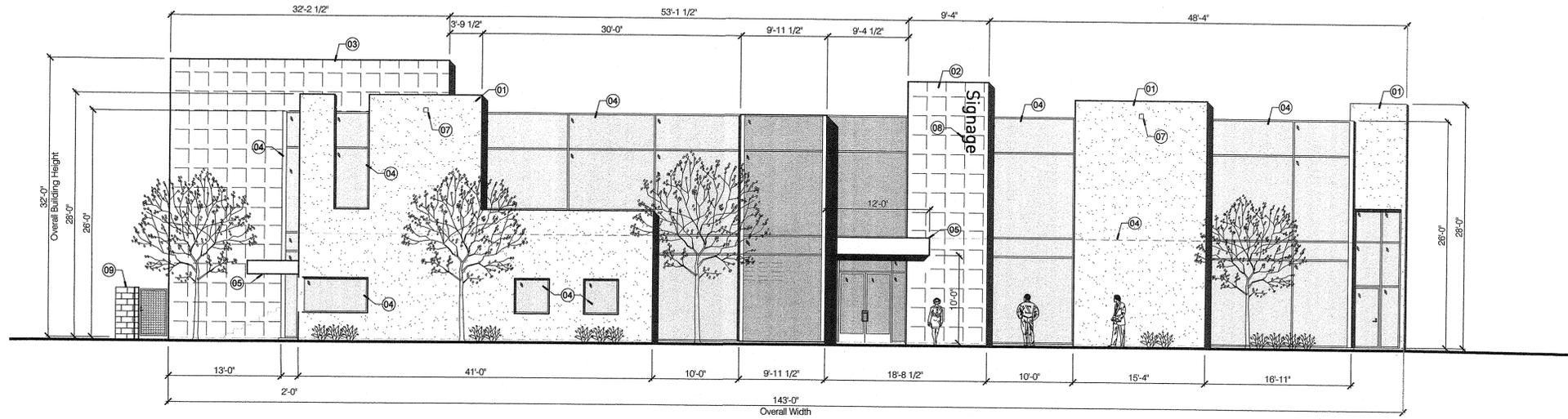
Site Plan for
 Building Permit

DATE ISSUED • March 27th, 2007
 PROJECT ID • ADS Office Complex

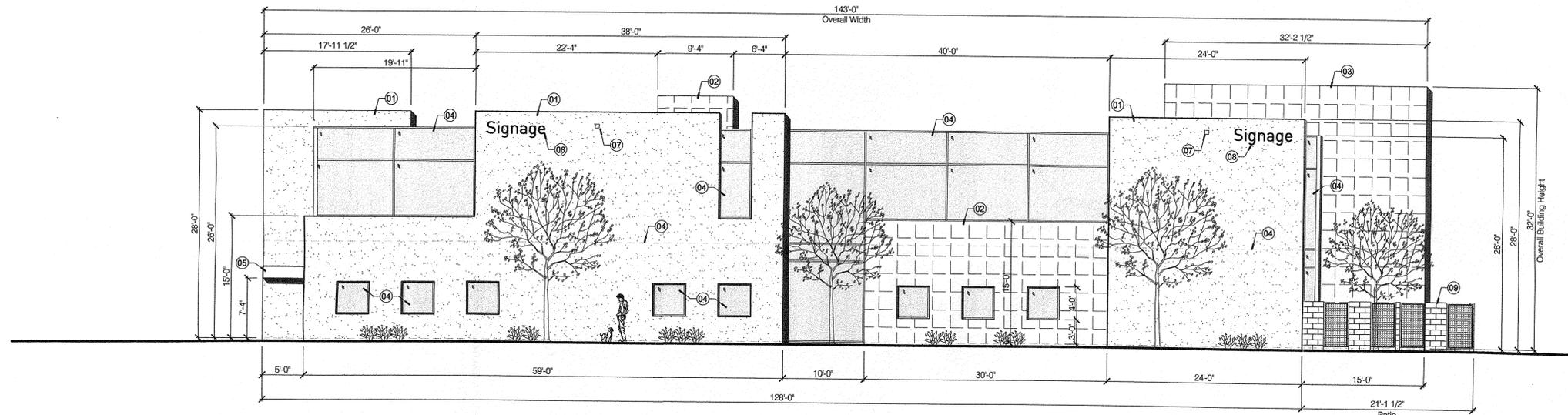
Conceptual Site
 Utility Plan

AS.03

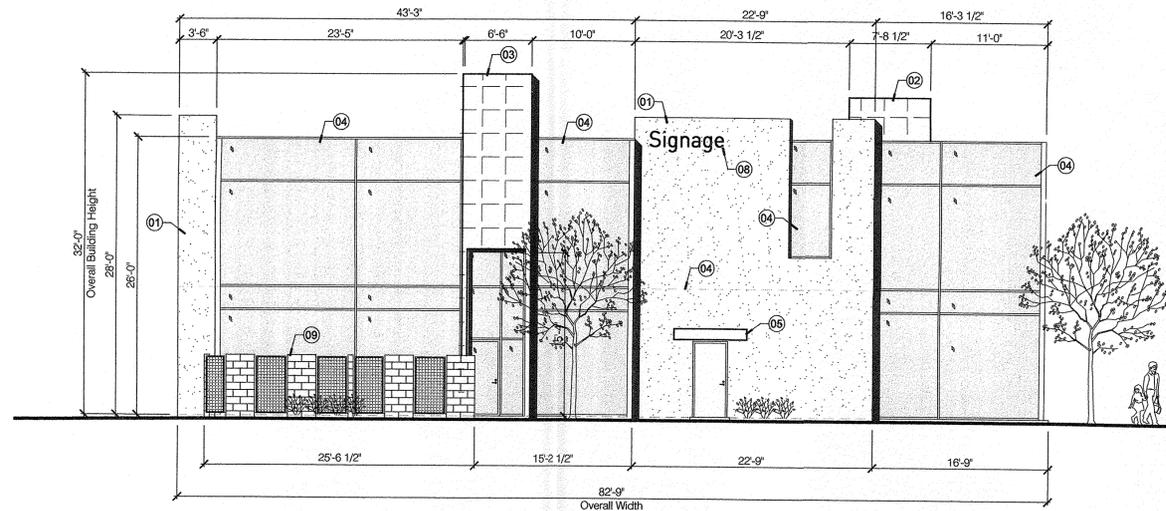




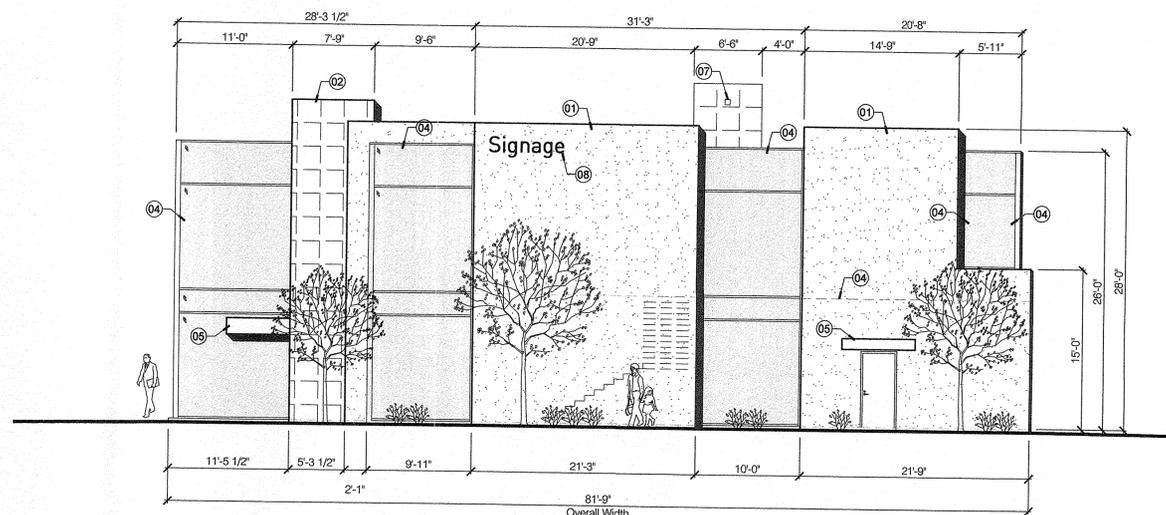
4 Building Elevation
Scale: 1/8"=1'-0"



3 Building Elevation
Scale: 1/8"=1'-0"



2 Building Elevation
Scale: 1/8"=1'-0"



1 Building Elevation
Scale: 1/8"=1'-0"



- Building Elevations General Notes:
- [A.1] All Dimensions are to be Field Verified and are Dimensioned From Top of Finish Floor. Coordinate Dimensions with Structural & Architectural Wall Sections. Do Not Scale Drawings! Notify Architect of any Required Dimensions that are not Shown on Plans. Contractor Assumes the Responsibility for Work Necessary to Modify Improvements that are Incorrectly Located.
 - [A.3] All Installation, Erection & Materials shall Conform to Applicable Codes & Municipal Regulations. General Contractor shall Notify the Architect of any Conflicts.
 - [A.4] All Dimensions, Clearances & Other Existing Conditions shall be Field Verified by the General Contractor & Subcontractors Prior to Commencing Work. The Architect shall be Notified in Writing of any Conditions that vary from the Construction Documents prior to Commencing Work.

- Building Elevations Keyed Notes:
- [01] Stucco Field Color - Light Tan.
 - [02] Tile Accent Wall #1 - Brazilian Green. Install 12"x12" Tiles with UngROUTed Joints.
 - [03] Tile Accent Wall #2 - Teracotta. Install 12"x12" Tiles with UngROUTed Joints.
 - [04] Storefront Glazing System within Structural Steel Framing. Provide 1" Insulated Tempered Low-E Glass w/ Grey or Green Tinting. Glazing Style & Color shall Match throughout all Exterior Glazing. Frame to be Clear Anodized or Black Anodized Finish.
 - [05] Steel Canopy. Finish to Match Glazing Frame Finish.
 - [06] Second Floor Finish Floor Elevation.
 - [07] Drainage Scupper. Provide 18ga. Galvanized Steel Scupper. Install Adequate to Provide Weatherproof Seal.
 - [08] Building Mounted Signage - Refer to Site Plan Details Sheet for Materials & Specifications. Provide Flush Mounted J-Box for Electrical Connection.
 - [09] CMU Patio Wall. Provide Natural Colored (Tan or Brown) Split Faced CMU w/ Expanded Metal Framed Inserts, color to Match Window Mullions.

Project
ADS Office Complex
 PROJECT TYPE • Office Building
 Client
ADS Mortgage
 ADDRESS • 3809 Alrisco Drive NW, Suite A
 • Albuquerque, NM 87120
 TELEPHONE • 505.275.6800

Site Plan for
 Building Permit

DATE ISSUED • March 27th, 2007
 PROJECT ID • ADS Office Complex

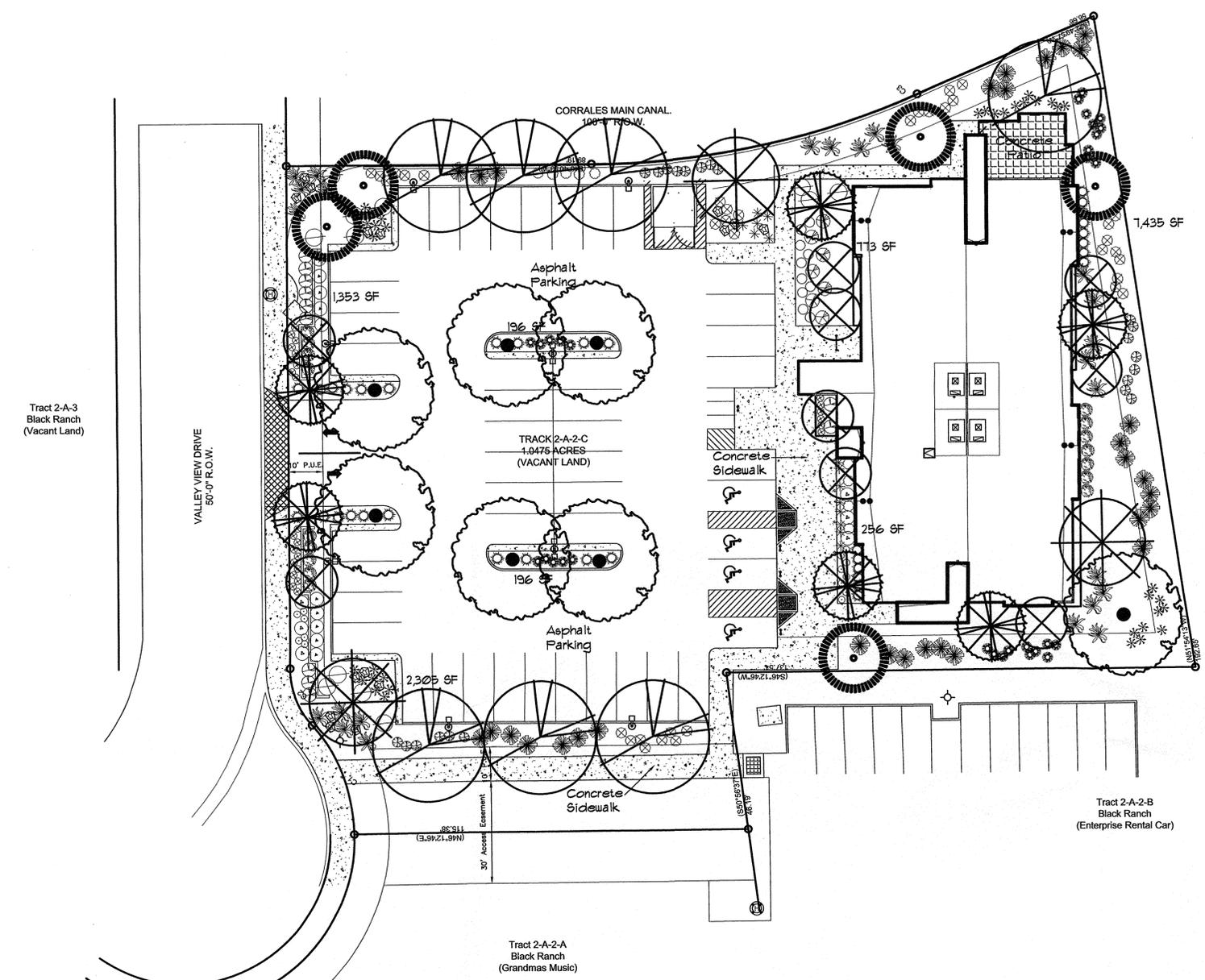
Building Elevations

AS.04

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PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
Trees					
4	⊗	<i>Ptelea trifoliata</i> Hoptree	15-Gal.	4' ht. x 2' spr. 10' ht. x 6' spr.	Medium
7	⊙	<i>Fraxinus americana</i> 'Aut. Purple' Autumn Purple Ash	2" B&B	14' ht. x 6' spr. 40' ht. x 40' spr.	Medium+
7	⊙	<i>Tilia cordata</i> 'Greenspire' Littleleaf Linden	2" B&B	16' ht. x 6' spr. 35' ht. x 30' spr.	Medium
3	⊗	<i>Pinus eldarica</i> Afghan Pine	B&B	6' min ht. 30' ht. x 20' spr.	Medium
5	⊙	<i>Pinus flexilis</i> Limber Pine	B&B	6' min. ht. 30' ht. x 15' spr.	Medium
6	⊗	<i>Sambucus neomexicana</i> Mexican Elder	15 Gal.	6-8' ht. x 4' spr. 20' ht. x 20' spr.	Low
Shrubs/Groundcovers					
4	⊙	<i>Artemisia</i> 'Fowis Castle' Fowis Castle Sage	1-Gal.	3'o.c. 3' ht. x 3' spr.	Low +
22	⊙	<i>Caryopteris clandonensis</i> Blue Mist	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
16	⊗	<i>Berberis thunbergii</i> Japanese Barberry	5-Gal.	4' o.c. 5' ht. x 5' spr.	Medium
13	⊙	<i>Cytisus scoparius</i> Scotch Broom	1-Gal.	4' o.c. 4' ht. x 4' spr.	Low +
14	⊙	<i>Oenothera speciosa</i> Mexican Evening Primrose	1-Gal.	4' o.c. 1' ht. x 4' spr.	Low +
7	⊗	<i>Phlomis fruticosa</i> Jerusalem Sage	1-Gal.	5' o.c. 3' ht. x 4' spr.	Low
25	⊗	<i>Juniperus horizontalis</i> 'Blue Rug' Blue Rug Juniper (female)	5-Gal.	6' o.c. 2' ht. x 6' spr.	Low +
6	⊙	<i>Sedum</i> 'Autumn Joy' Autumn Joy Sedum	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
26	⊗	<i>Centranthus ruber</i> Red Valerian	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
12	⊙	<i>Mahonia aquifolium</i> 'Compacta' Compact Mahonia	1-Gal.	5' o.c. 3' ht. x 5' spr.	Medium
10	⊙	<i>Lavandula angustifolia</i> 'Hidcote' English Lavender	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low +
10	⊙	<i>Buddleia davidii</i> 'nanhoensis' Dwarf Butterfly Bush	5-Gal.	4' o.c. 4' ht. x 4' spr.	Medium
34	⊙	<i>Rosmarinus officinalis</i> Prostrate Rosemary	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
36	⊗	<i>Arctostaphylos uva-ursi</i> Kinnikinnick	1-Gal.	3' o.c. 1' ht. x 3' spr.	Medium
Landscape Accents					
30	⊗	<i>Muhlenbergia cap.</i> 'Regal Mist' Muhly Grass	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
36	⊗	<i>Nassella tenuissima</i> Threadgrass	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
31	⊗	<i>Miscanthus sinensis</i> Maiden Hair Grass	5-Gal.	4' o.c. 5' ht. x 4' spr.	Low
16	⊗	<i>Sporobolus heterolepis</i> Prairie Dropseed	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
Landscape Accents					
16	⊗	Landscape Boulders (3' Typical Dimension)			



Tract 2-B
 Black Ranch
 (A.M.A.F.C.A.)

Tract 2-A-2-B
 Black Ranch
 (Enterprise Rental Car)

Tract 2-A-2-A
 Black Ranch
 (Grandmas Music)

GENERAL LANDSCAPE NOTES

MULCHES
 All shrub planting areas shall be top dressed with 1/8" Santa Fe Brown Rock Mulch and 2" - 4" Santa Ana Tan cobble (max. of 25% by area).

IRRIGATION SYSTEM
 Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate trees, shrub and groundcover plantings.

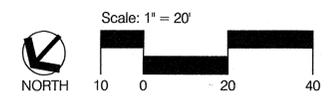
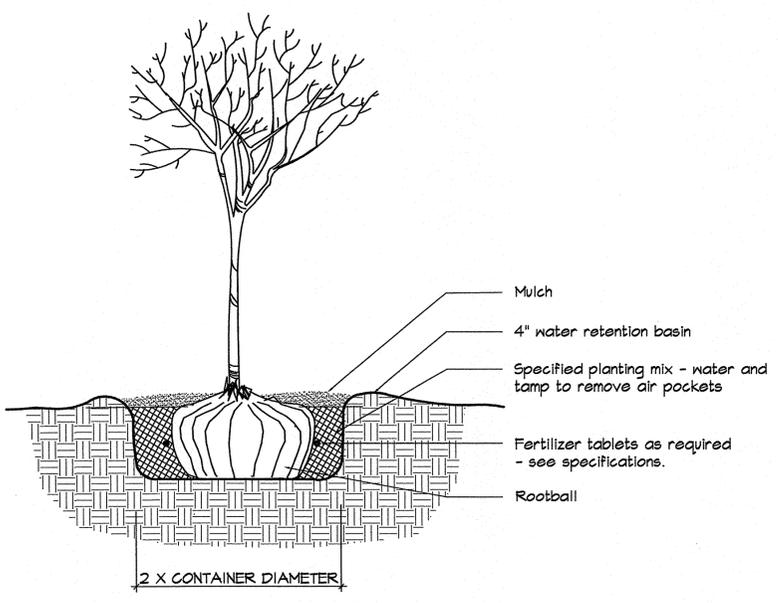
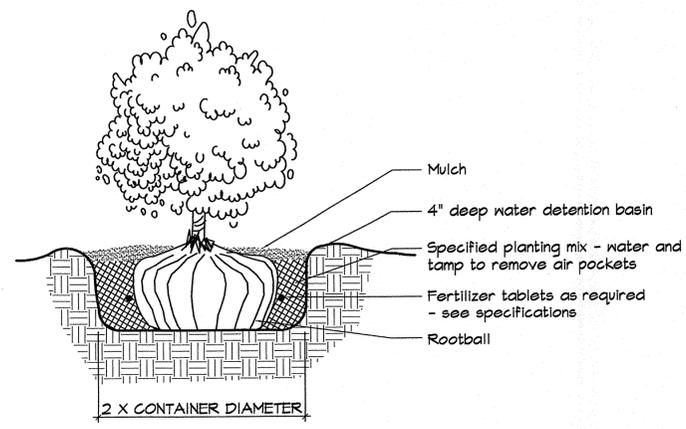
MAINTENANCE RESPONSIBILITY
 Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Owner.

STATEMENT OF WATER WASTE
 Using the "planting restriction" approach within the Water Conservation Landscaping and Water Waste Ordinance, the Landscape Plan for the ADS Office Complex shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area. This landscape plan does not include any high water use turf.

LANDSCAPE COVERAGE
 This landscape Plan for the ADS Office Building illustrates a minimum of 15% coverage of the landscape area by living vegetative material.

LANDSCAPE REQUIREMENTS
 Site Area: 1.05 acres 45,626 SF
 Building Footprint: 2,372 SF

Total Area: 37,254 SF
 Required Landscape: 15%
 Landscape Area Required: 5,588 SF
 Landscape Area Provided: (34%) 12,514 SF



CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

Project
ADS Office Complex
 • Office / Retail Center

Client
ADS Mortgage
 ADDRESS • 3800 Alameda Drive NW, Suite A
 • Albuquerque, NM 87120
 TELEPHONE • 505.275.6800

EPC Submittal
 (Not For Construction)

DATE ISSUED • March 1, 2007
 PROJECT ID • ADS Office Complex

Landscape Plan

LEGAL DESCRIPTION

Tract numbered Two-A-Two-C (2-A-2-C) of the Replat for Tracts 2-A-2-A, 2-A-2-B, and 2-A-2-C, BLACK RANCH, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2003 in Plat Book 2003C, folio 188.

PROJECT BENCHMARK

PROJECT BENCH MARK IS "11-C13" AN ALBUQUERQUE CONTROL STATION (A.C.S.) ALUMINUM CAP HAVING NAD 27 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATE VALUES OF X: 375,354.28' AND Y: 1,521,315.59' LOCATED APPROXIMATELY IN THE NORTHEAST QUADRANT ON THE PASEO DEL NORTE AND COORS OVERPASS. ELEVATION = 5029.172 US FEET (NGVD 1929)

TEMPORARY PROJECT BENCHMARK

TEMPORARY PROJECT BENCH MARK IS A TERRA LAND SURVEY ALUMINUM CAP STAMPED "CP 100". ELEVATION = 5006.36 US FEET (NGVD 1929)

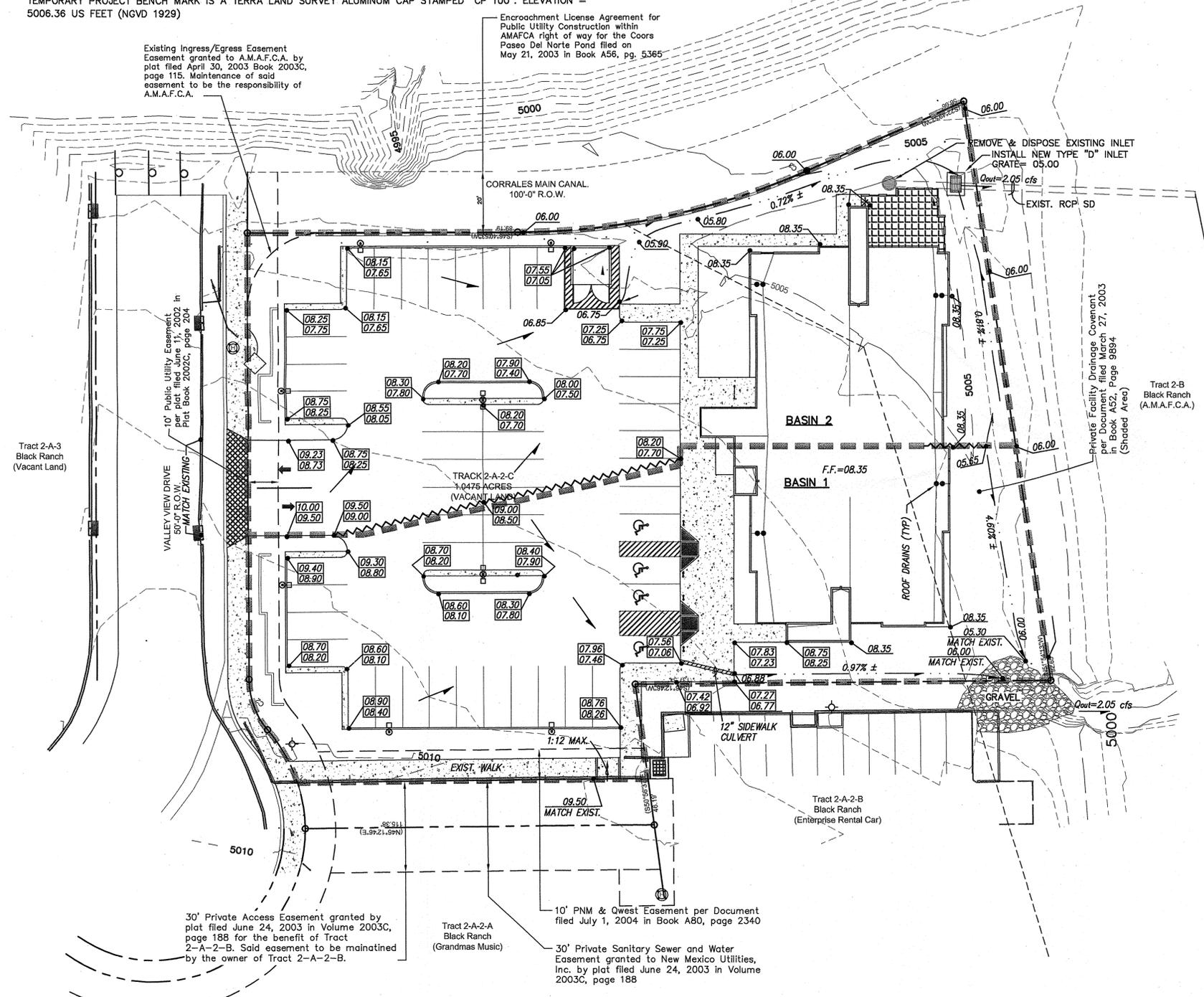
PROJECT DESCRIPTION

The proposed site area consists of approximately 1.0475 acres of property that is bounded by Valley View Drive on north, the Corrales Main Canal on east, an existing rental car facility on the west, and a detention pond on the south. The current legal description of the site is Tract 2-A-2-C of the replat for Tracts 2-A-2-A, 2-A-2-B, and 2-A-2-C, Black Ranch, City of Albuquerque, Bernalillo County, New Mexico. The existing on site topography slopes down across the site from NW to SW. The ground east of the site falls down steeply to the existing Corrales Main Canal and the ground south of the site falls down to the pond. Runoff for the current condition of the property is collected in a temporary onsite pond in the SE corner of the property where it fills and then is piped to a permanent AMAFCA ponding area south of the site. Other developed runoff from the surrounding property also drains into this permanent pond via streets and pipes. The proposed development plan for this project is to grade and drain the property in accordance with the approved Master Drainage Report. The on site developed runoff is designed to be collected in several onsite swales that will convey surface flows into the AMAFCA detention facility with the aid of the existing 36" RCP stubbed out the property. There will not be any work required outside of the boundaries of the site. There are also no offsite flows that enter the site since all of the surrounding properties appear to be fully developed.

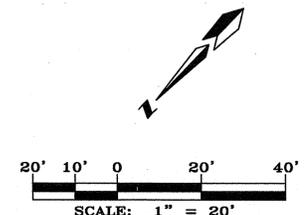
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- LEGEND**
- ☒ TRANSFORMER
 - FOUND C MONUMENT STAMPED L.S. 9750
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CONCRETE AREA
 - ▨ DROP INLET
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ LIGHT POLE
 - ⊙ CABLE PEDESTAL
 - WL — WATER LINE
 - SAS — SANITARY SEWER LINE
 - SD — STORM DRAIN LINE
 - ~ PROPOSED WATER BREAK
 - ▭ BASIN BOUNDARY
 - ⬆ PROPOSED SPOT ELEVATION
 - ▭ PROPOSED CONCRETE SIDEWALK
 - FLOW ARROW
 - PROPOSED SWALE
 - ▭ PROPOSED SIDEWALK CULVERT



John M. MacKenzie
 3/13/07

CONCEPTUAL GRADING PLAN

Project
ADS Office Complex
 • Office / Retail Center

Client
ADS Mortgage
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50% Construction Documents
 (Not For Construction)

DATE ISSUED • January, 2007
 PROJECT ID • ADS Office Complex