

- NOTES**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 5B2D, AND 5B2E IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS 5B2D, AND 5B2E THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE OR DRAINAGE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 45B2D, AND 5B2E IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. SEE DETAIL SHEET THIS SHEET.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE
 - SEE SHEET 7 FOR RAISED CONCRETE CROSSWALK DETAILS.
 - SEE SHEET 7 FOR REFUSE ENCLOSURE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

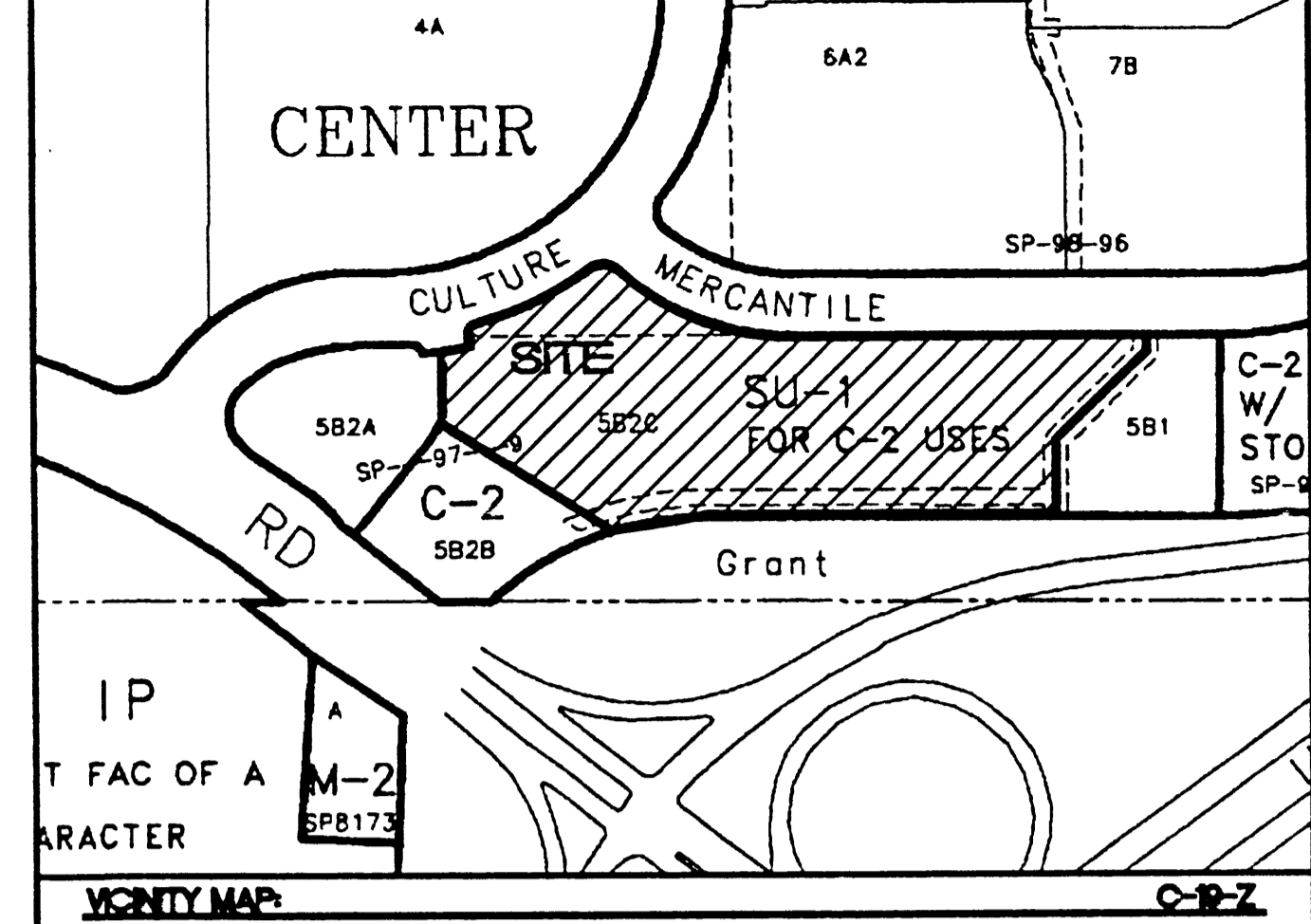
SITE DATA

PROPOSED USE = SU-1 FOR C-2 USES

TRACT NO.	LOT AREA	FLOOR AREA RATIO
5B2D	0.893 AC	0.11
5B2E	3.062 AC	0.20

BLDG. NO.	PROPOSED USAGE	BUILDING AREA (SF)	MAX. BLDG. HEIGHT	PARKING REQUIRED	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED
1	RESTAURANT	4,100	36'	51*	58	3	4	3	5
2	OFFICE	11,500	36'	136	190	8	8	10	20
3	OFFICE	15,200	36'	187	248	11	12	13	25
TOTAL				30,800	496	22	24	26	50

RESTAURANT REQUIRED PARKING = 1 SPACE PER 3 SEATS (SEATING CAPACITY = 152)



LEGAL DESCRIPTION
TRACT 5B2A, 5B2B, AND 5B2C NORTH RENAISSANCE CENTER

PREP: PROJ 1000269
 DATE: 9/6/01

LEGEND

---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	PROPOSED CONC. SIDEWALK
---	PROPOSED TRANSFORMER
---	PROPOSED PARKING LOT LINE
---	PROPOSED BIKE RACK
---	PATIO AREA
---	CONCRETE PAVING
---	SMALL CAR SPACES

CASE NUMBER Z-01420-00000-00022
 01420-00000-00023

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

<i>Richard J. Davis</i>	8/15/01
Traffic Engineer, Transportation Division	Date
<i>Adriana E. Cardenas</i>	8/15/01
Design and Development, EIP	Date
<i>Roger L. Khan</i>	8/15/01
Public Works, Water Utilities Division	Date
<i>Bridgette R. Bingham</i>	9/5/01
City Engineer, Engineering Division / AMAFCA	Date

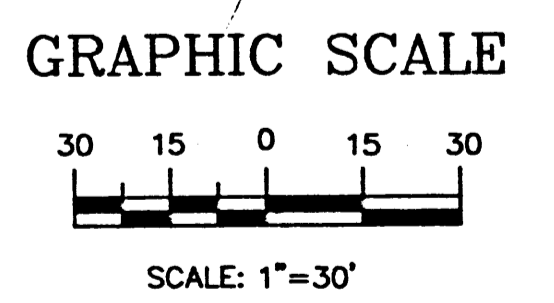
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

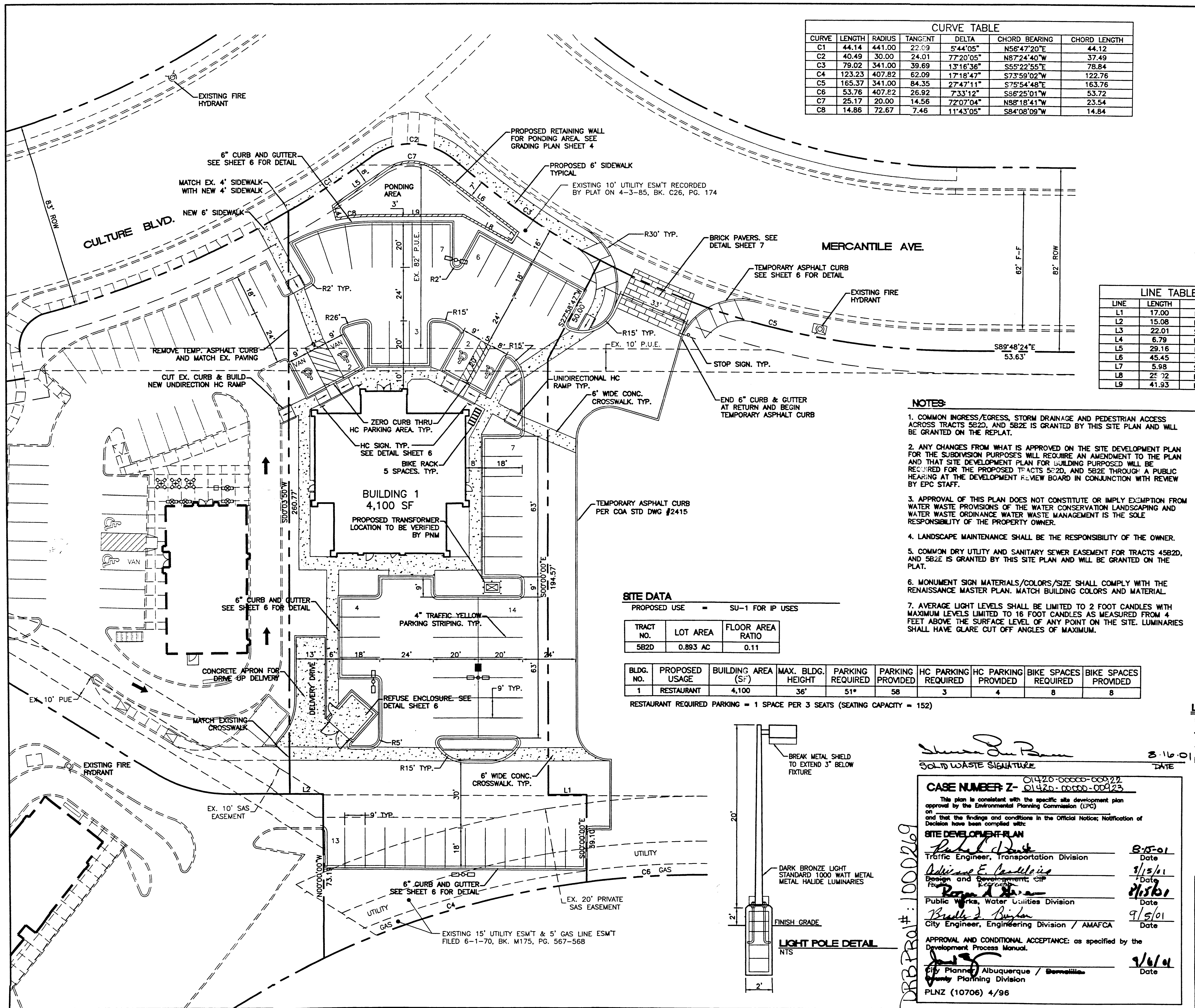
[Signature] 9/6/01
 City Planner, Albuquerque / Bernalillo
 City Planning Division

PLNZ (10706) 4/96

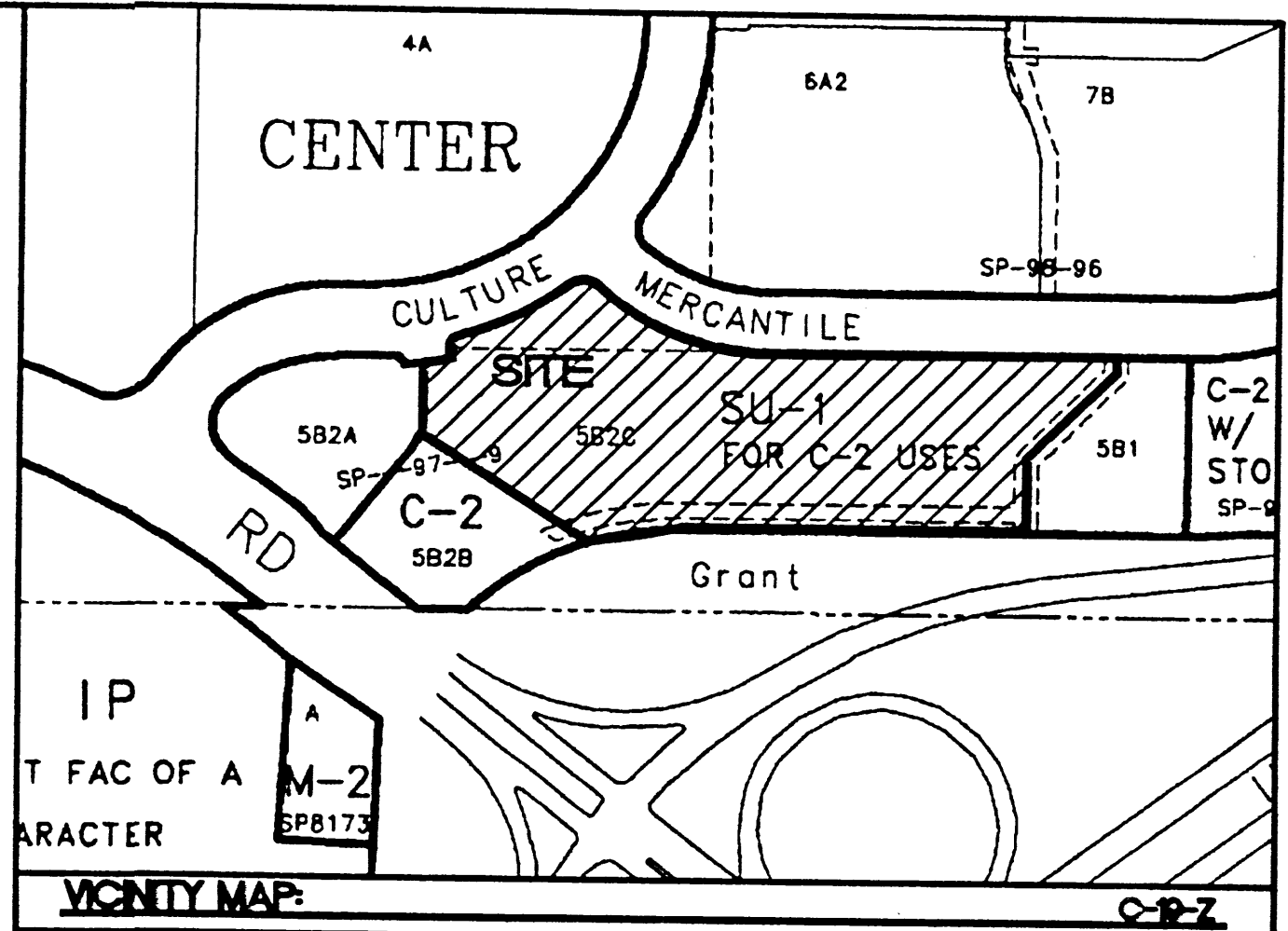
- INDEX TO DRAWINGS**
- SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
 - SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
 - LANDSCAPE PLAN
 - GRADING PLAN
 - OVERALL GRADING PLAN
 - MASTER UTILITY PLAN
 - DETAILS
 - ELEVATIONS
 - ELEVATIONS
 - SIGNAGE DETAILS
 - HORIZONTAL CONTROL PLAN

ENGINEER'S SEAL	TRACT 5 RENAISSANCE CENTER	DRAWN BY: BDC
	SITE PLAN FOR SUBDIVISION	DATE: 06/12/01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	20115SP.DWG
RONALD R. BOHANNON P.E. #7868		SHEET # 1
		JOB # 200115





CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH	
C1	44.14	441.00	22.09	5'44'05"	N56'47'20"E	44.12	
C2	40.49	30.00	24.01	7'20'05"	N87'24'40"W	37.49	
C3	79.02	341.00	39.69	13'16'36"	S55'22'55"E	78.84	
C4	123.23	407.82	62.09	17'18'47"	S73'59'02"W	122.76	
C5	165.37	341.00	84.35	27'47'11"	S75'54'48"E	163.76	
C6	53.76	407.82	26.92	7'33'12"	S66'25'01"W	53.72	
C7	25.17	20.00	14.56	7'20'04"	N88'18'41"W	23.54	
C8	14.86	72.67	7.46	11'43'05"	S84'08'09"W	14.84	



LEGAL DESCRIPTION:
TRACT 5B2C NORTH RENAISSANCE CENTER

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.00	N90'00'00"E
L2	15.08	N89'48'24"W
L3	22.01	S00'11'36"W
L4	6.79	N15'07'38"W
L5	29.16	N55'37'47"E
L6	45.45	S52'15'09"E
L7	5.98	S31'55'58"W
L8	25.72	N61'06'35"W
L9	41.93	N90'00'00"W

NOTES:

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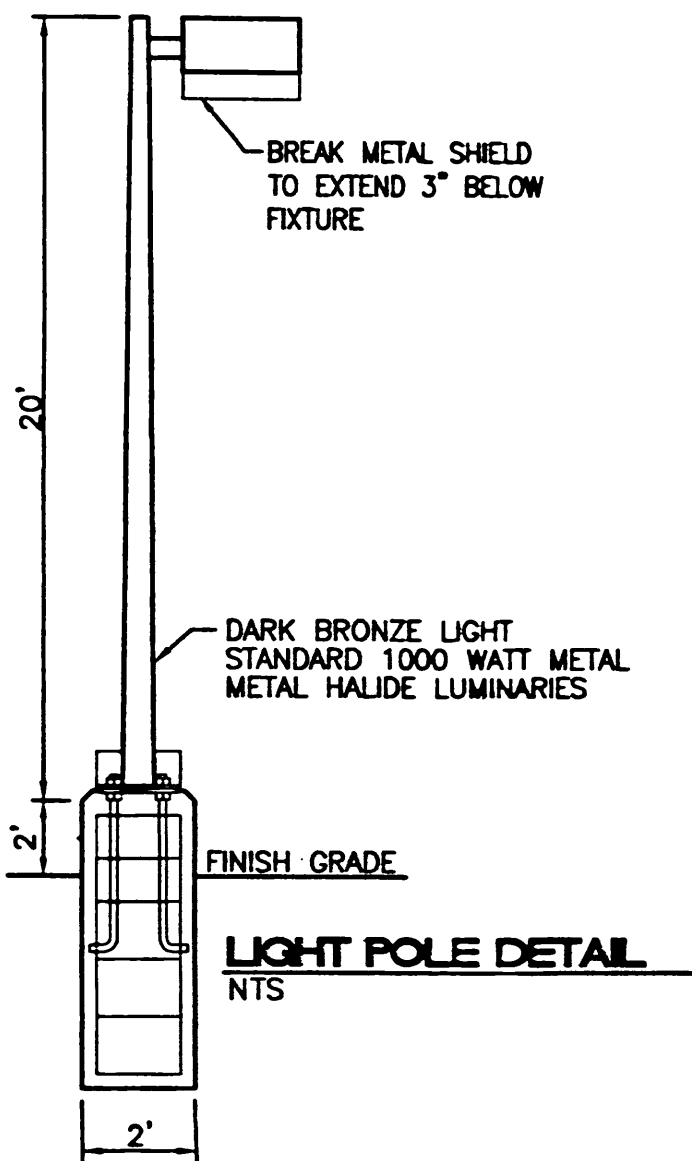
SITE DATA

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5B2D	0.893 AC	0.11

BLDG. NO.	PROPOSED USAGE	BUILDING AREA (SF)	MAX. BLDG. HEIGHT	PARKING REQUIRED	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED
1	RESTAURANT	4,100	36'	51*	58	3	4	8	8

RESTAURANT REQUIRED PARKING = 1 SPACE PER 3 SEATS (SEATING CAPACITY = 152)



Sharon D. Barr
SOLID WASTE SIGNATURE
3-16-01 DATE

CASE NUMBER Z- 01420-00000-00022
01420-00000-00023

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Richard D. ... Traffic Engineer, Transportation Division Date: 8/5/01
Adriana E. ... Design and Development, EIP Date: 3/15/01
... .. Public Works, Water Utilities Division Date: 8/15/01
Bradley D. ... City Engineer, Engineering Division / AMAFCA Date: 9/15/01

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
... .. City Planner, Albuquerque / ... Date: 9/6/01
 City Planning Division
 PLNZ (10706) 4/96

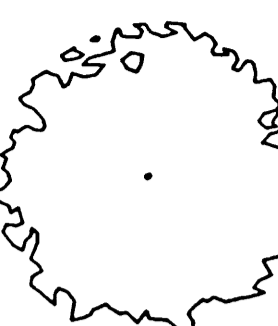












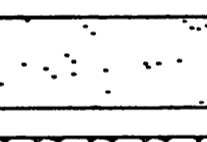



LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED CONC. SIDEWALK
- PROPOSED TRANSFORMER
- PROPOSED PARKING LOT LIGHT
- PROPOSED BIKE RACK
- PATIO AREA
- CONCRETE PAVING
- SMALL CAR SPACES

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ENGINEER'S SEAL 	TRACT 5 RENAISSANCE CENTER	DRAWN BY: BDG
	SITE PLAN FOR BUILDING PERMIT	DATE: 06/19/01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	20115SPB.DWG
		SHEET # 2
		JOB # 200115

PLANT LEGEND

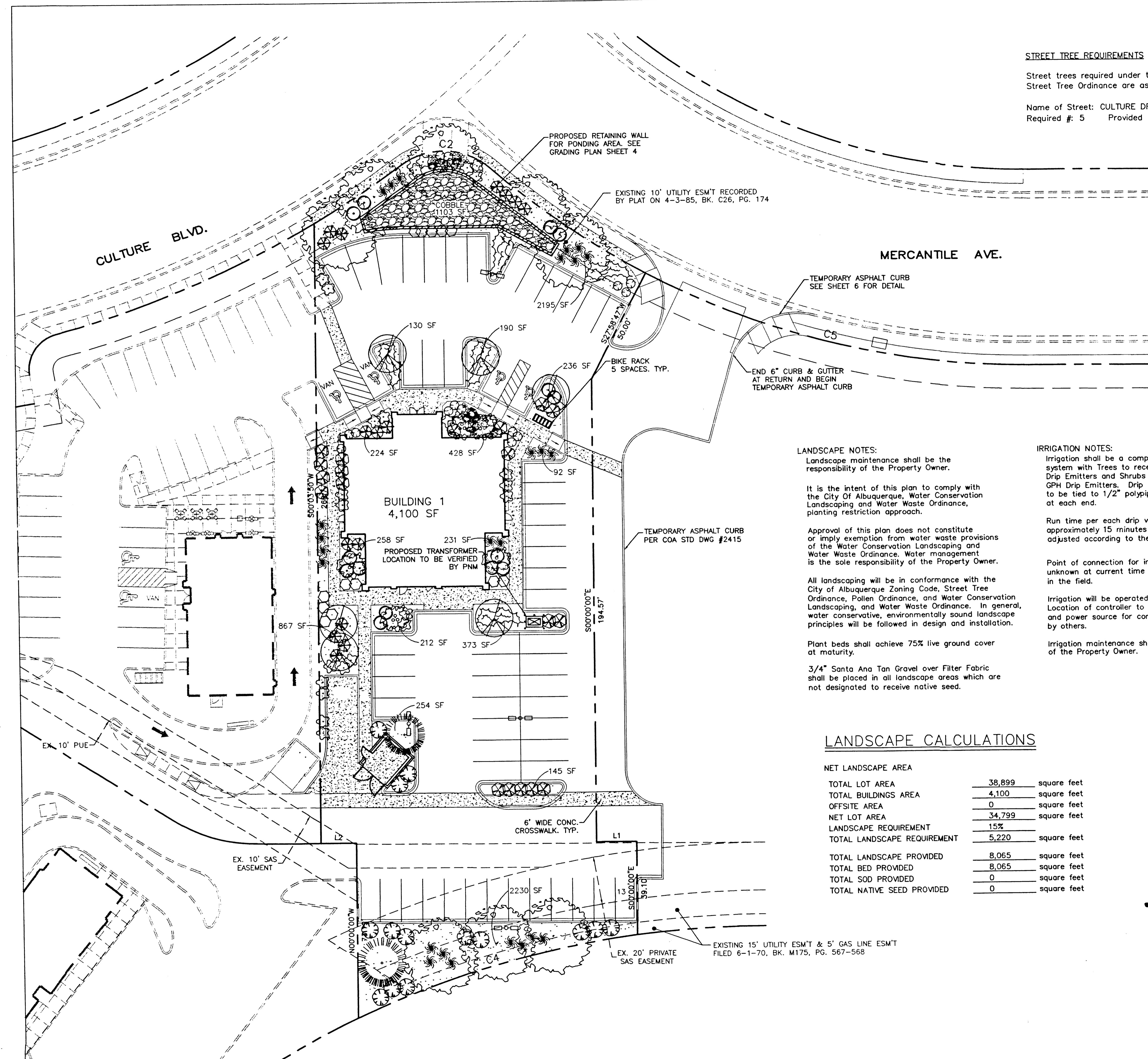
-  ASH (H) OR HONEY LOCUST (H) 8
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
-  PURPLE LEAF PLUM (M) 6
Prunus saracifera
1 1/2" Cal.
-  AUSTRIAN PINE (H) 2
Pinus nigra
6-8'
-  WASHINGTON HAWTHORN (H) 5
Crataegus phaenopyrum
15 Gal.
-  INDIAN HAWTHORN (M) 23
Raphiolepis indica
5 Gal.
-  RUSSIAN SAGE (M) 14
Perovskia atriplicifolia
5 Gal.
-  SILVERBERRY (M) 16
Elaeagnus pungens
5 Gal.
-  MAIDENGRASS (M) 25
Miscanthus sinensis
5 Gal.
-  POTENTILLA (M) 26
Potentilla fruticosa
1 Gal.
-  TAM JUNIPER (M) 15
Juniperus sabina
1 Gal.
-  BLUE MIST (M) 15
Caryopteris x claudensis
1 Gal.
-  CHAMISA (L) 14
Chrysothamnus nauseosus
1 Gal.
-  WILDFLOWER 14
1 Gal.
-  OVERSIZED GRAVEL & BOULDERS
-  3/4" SANTA ANA TAN GRAVEL WITH FILTER FABRIC
-  COBBLE
-  COMMERCIAL GRADE STEEL EDGING

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: CULTURE DR./MERCANTILE AVE. N.E.
Required #: 5 Provided #: 5



LANDSCAPE NOTES:

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 Water Waste 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.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH 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.

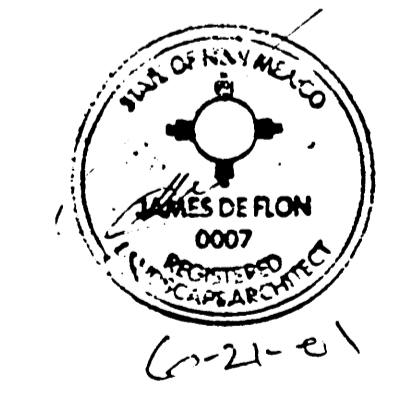
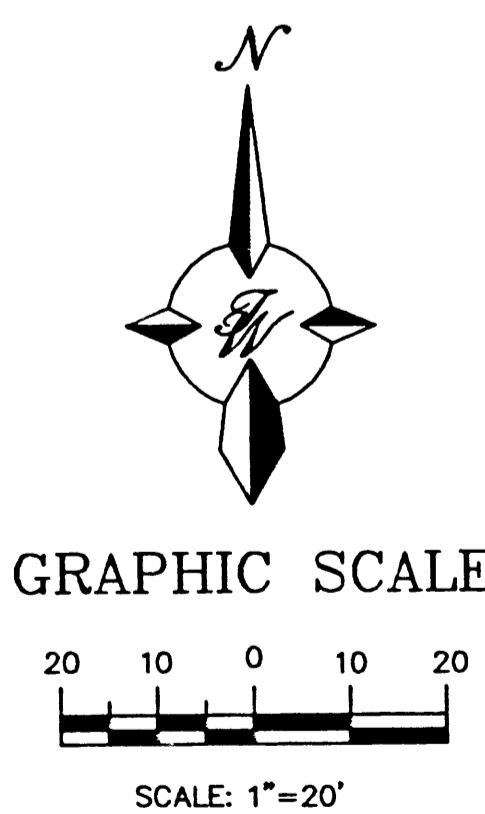
Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	38,899 square feet
TOTAL BUILDINGS AREA	4,100 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	34,799 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	5,220 square feet
TOTAL LANDSCAPE PROVIDED	8,065 square feet
TOTAL BED PROVIDED	8,065 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

LEGEND

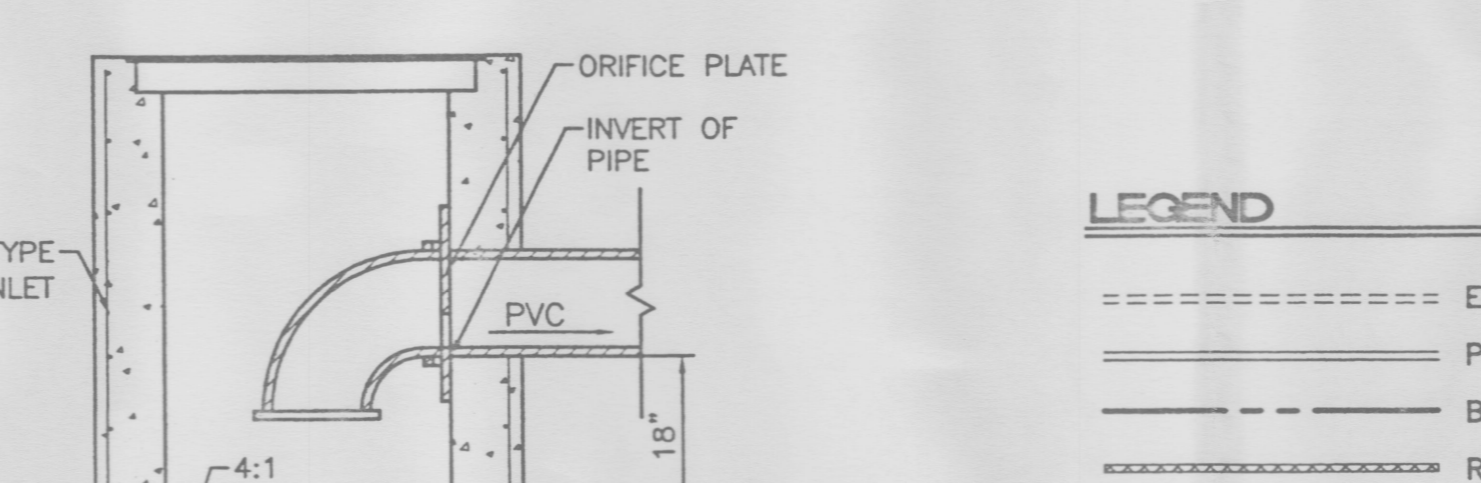
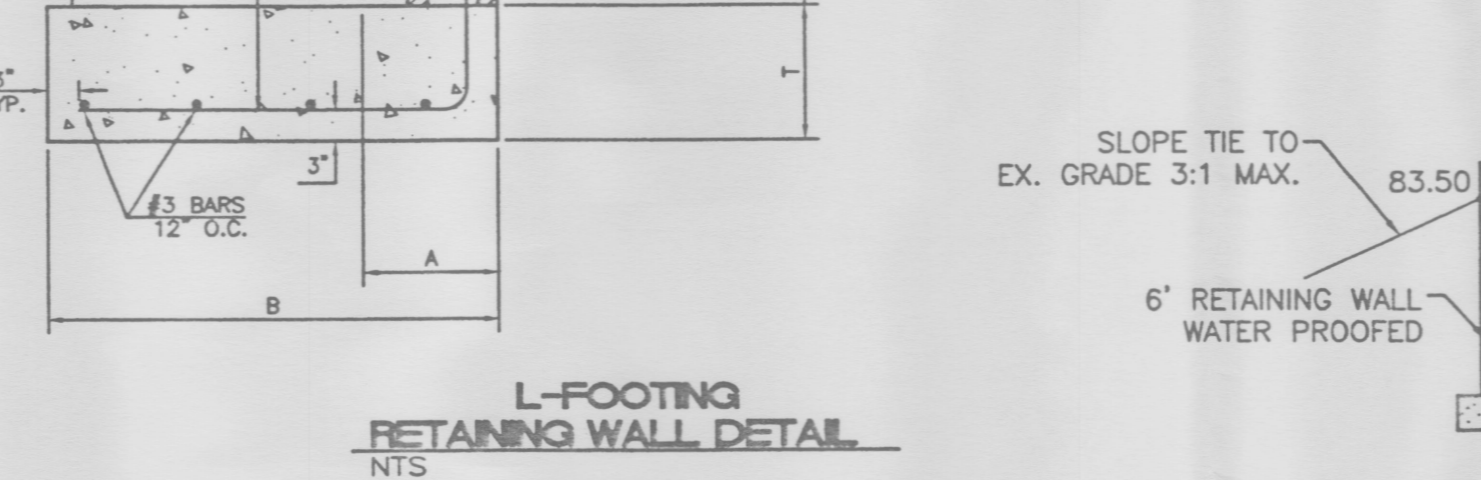
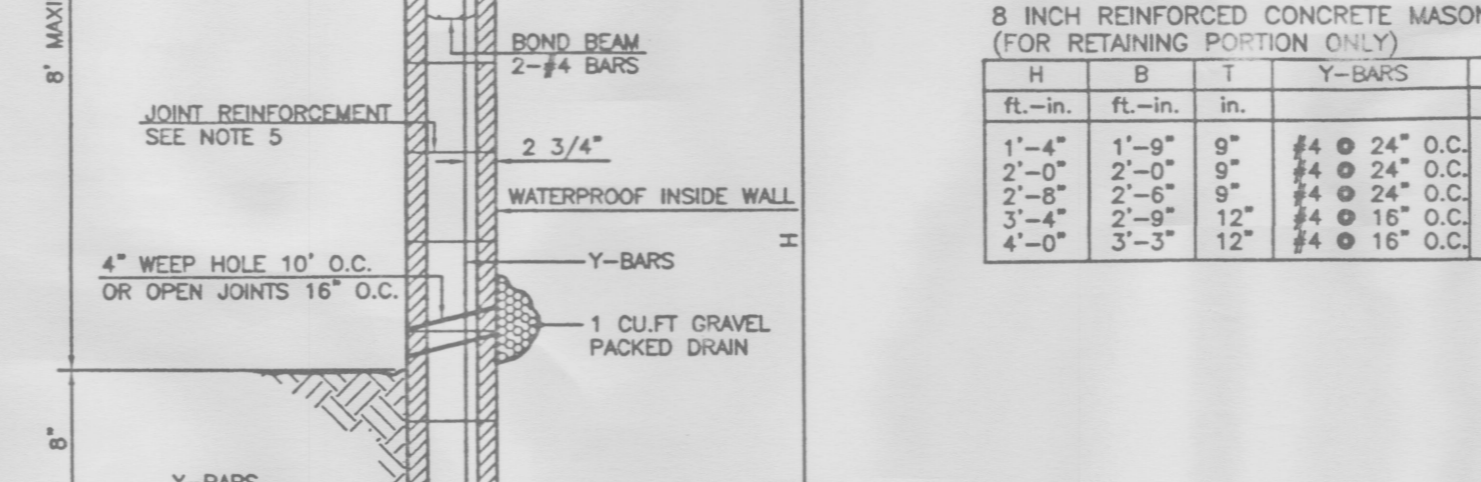
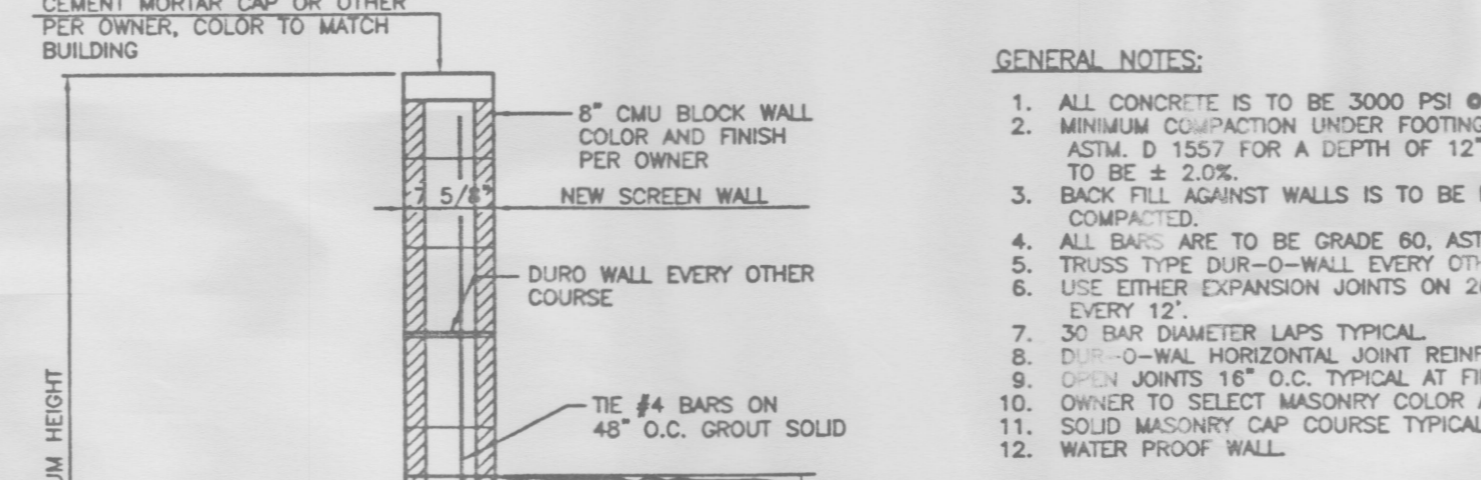
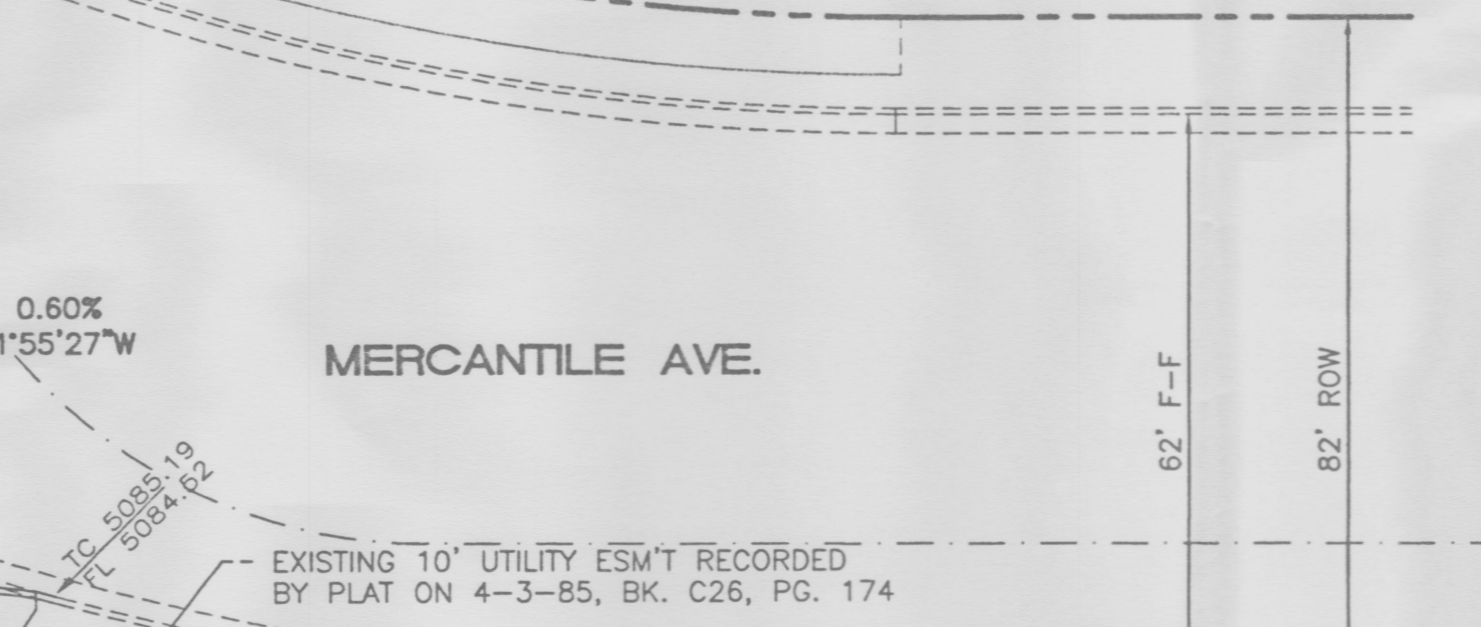
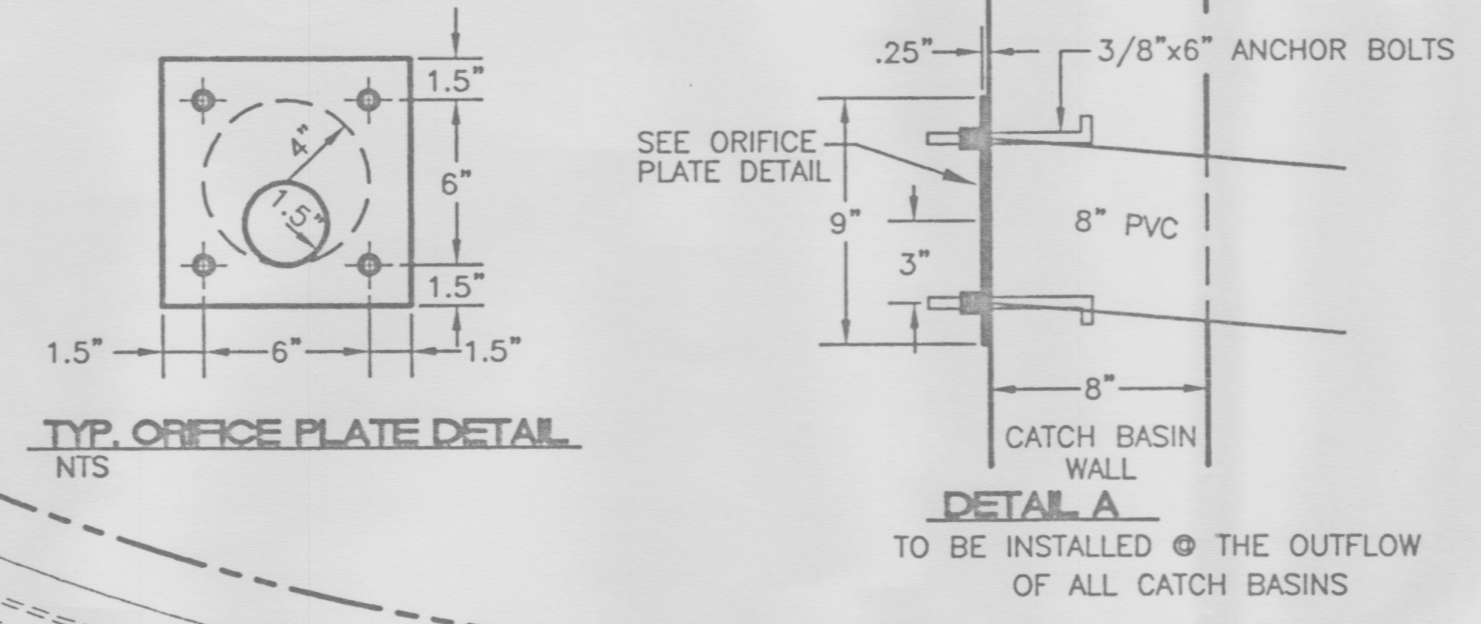
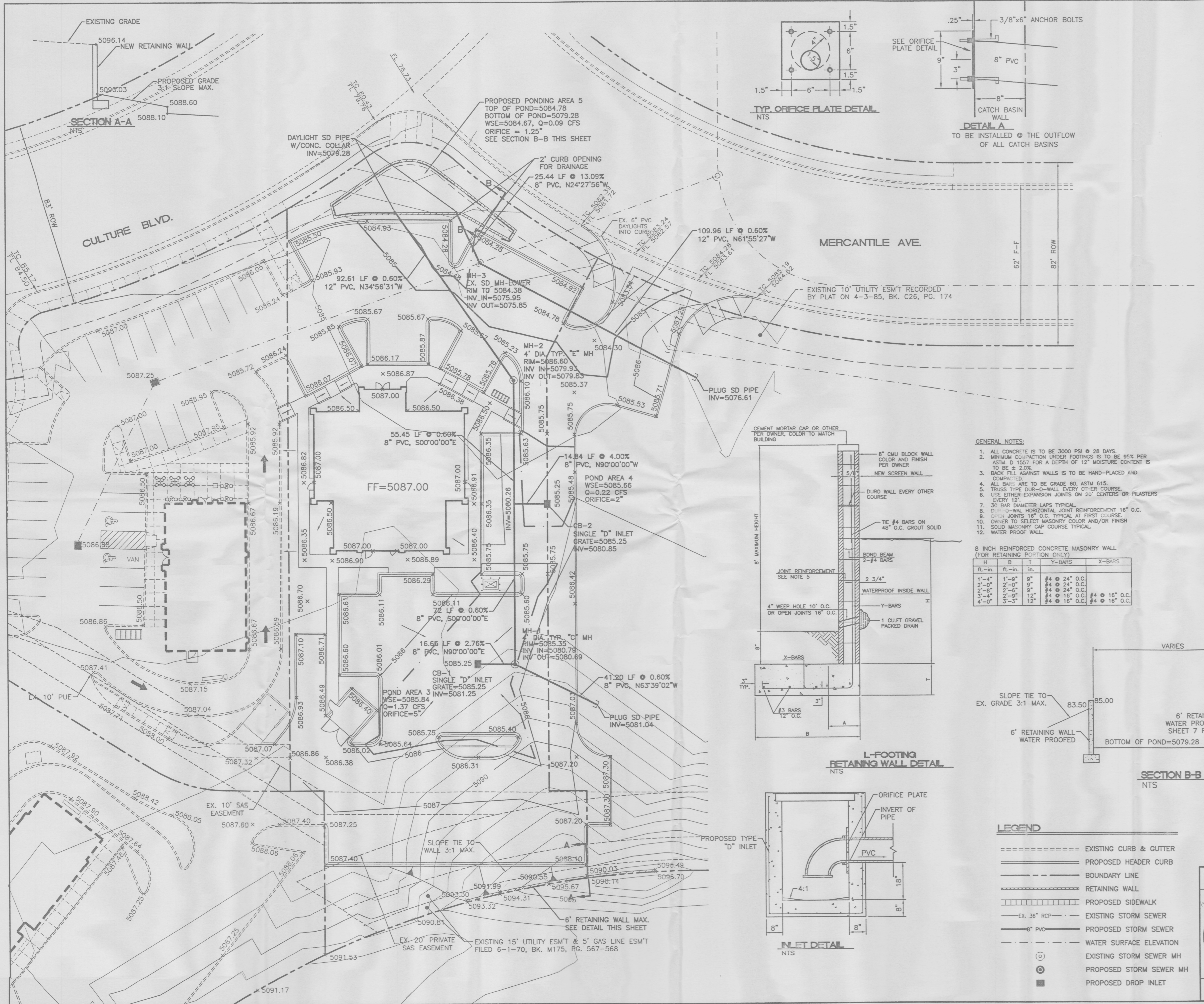
- ===== EXISTING CURB & GUTTER
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- PROPOSED PARKING LOT LIGHT
- ⊞ PROPOSED BIKE RACK
- ▨ PATIO AREA
- ▩ CONCRETE PAVING
- SC SMALL CAR SPACES



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

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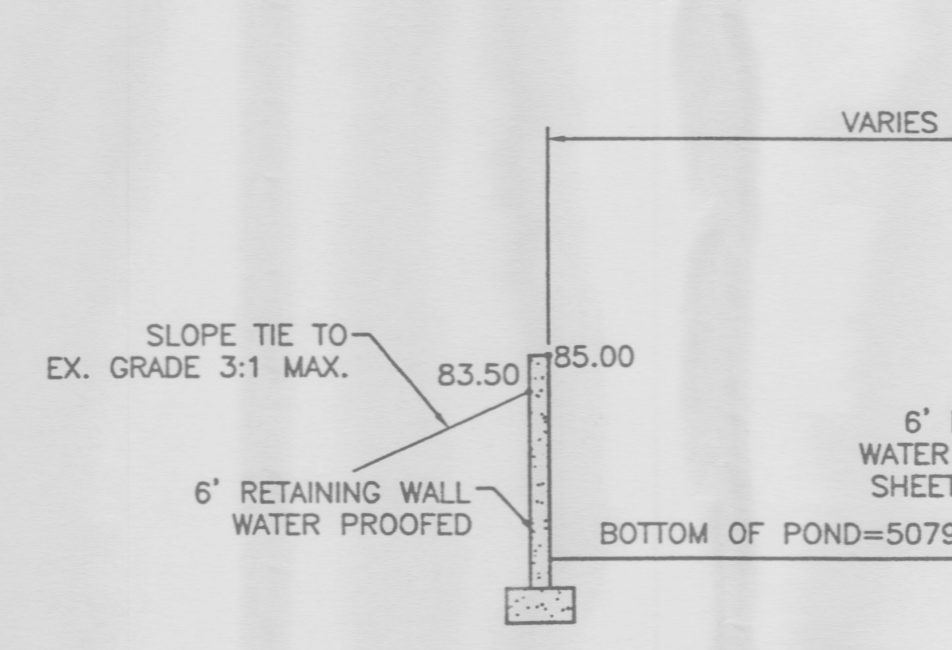
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 5 RENAISSANCE CENTER	DRAWN BY JLF
	LANDSCAPE PLAN FOR BUILDING PERMIT	DATE 06/21/01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2011SLSB.DWG
		SHEET # 3
		JOB # 200115



- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 12'.
 7. 30 BAR DIAMETER LAPS TYPICAL.
 8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
 9. DUR-O-WALL VERTICAL JOINT REINFORCEMENT 16" O.C.
 10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
 11. SOLID MASONRY CAP COURSE TYPICAL.
 12. WATER PROOF WALL.

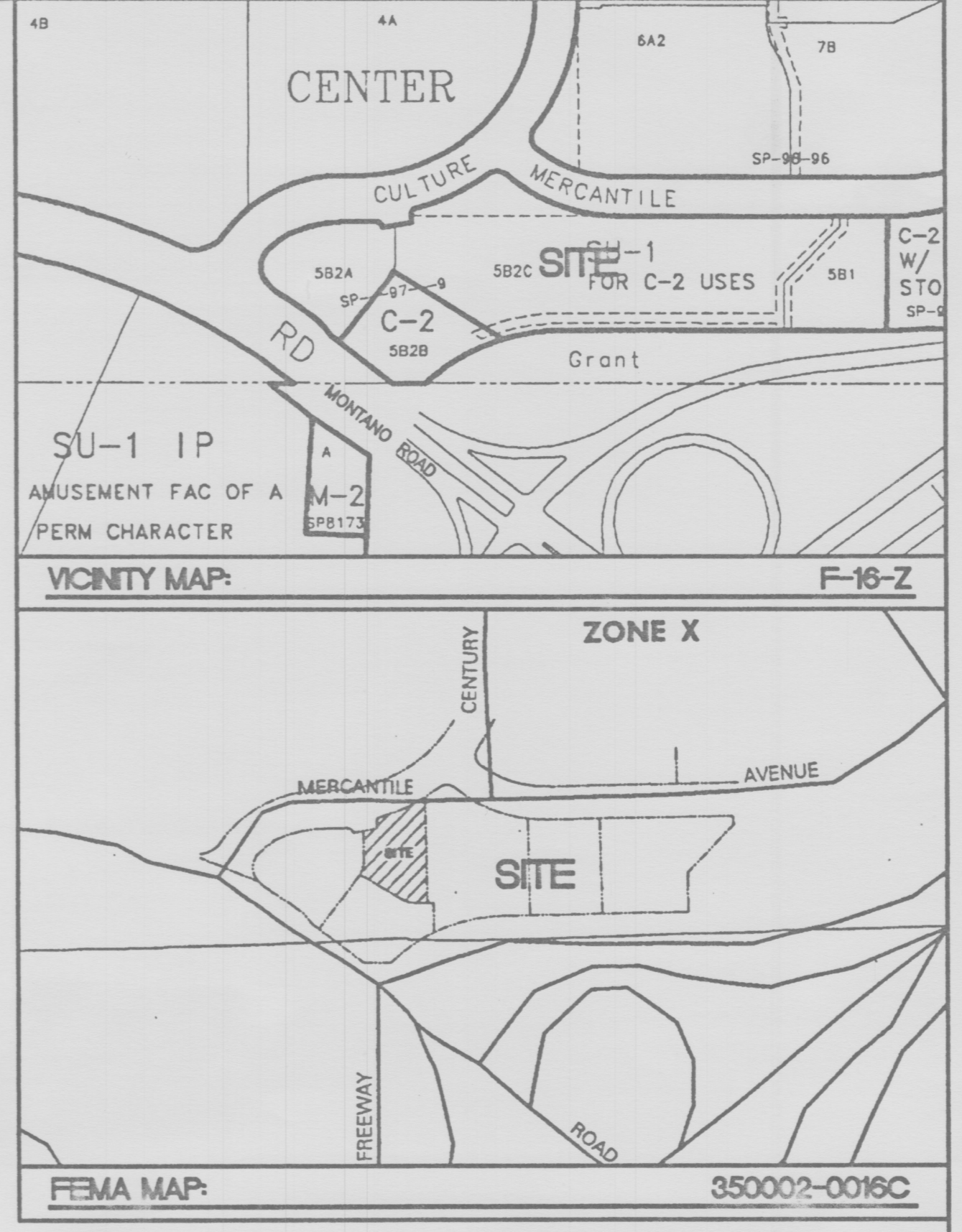
8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
1'-4"	1'-8"	8"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-6"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-4"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.



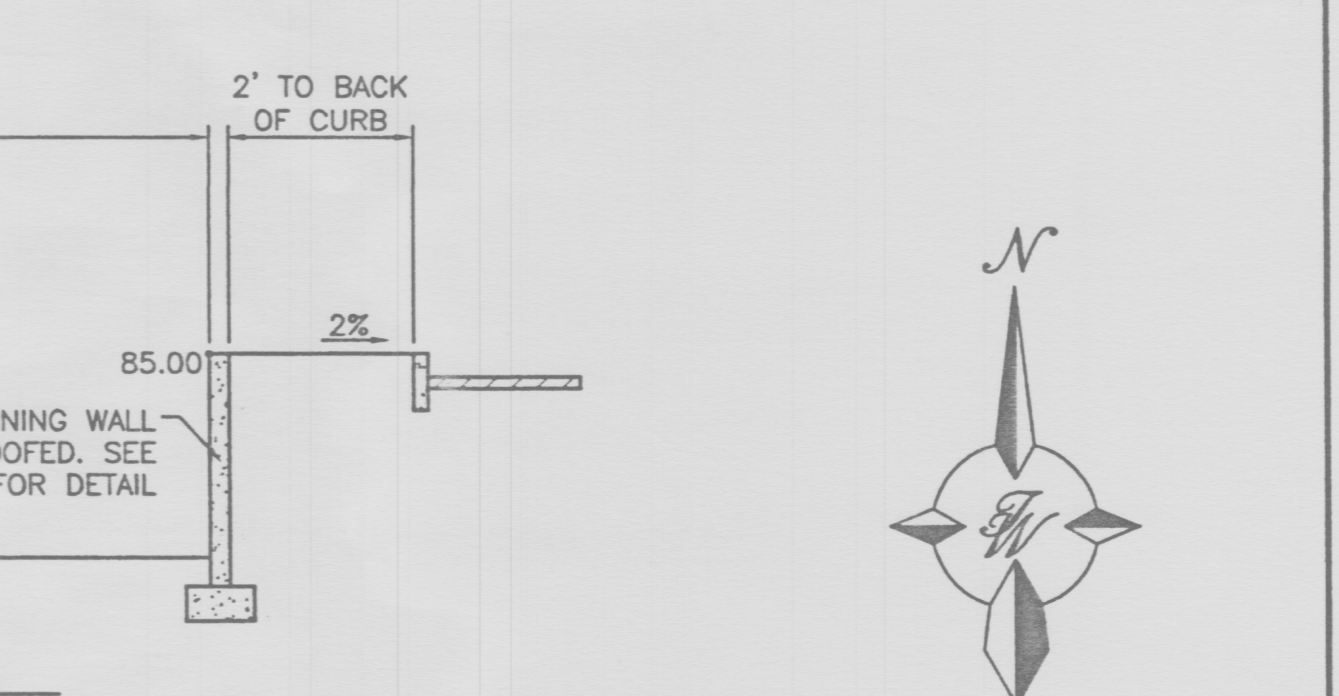
SECTION B-B
NTS

- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED HEADER CURB
 - BOUNDARY LINE
 - RETAINING WALL
 - PROPOSED SIDEWALK
 - EX. 36" RCP
 - EXISTING STORM SEWER
 - 8" PVC
 - PROPOSED STORM SEWER
 - WATER SURFACE ELEVATION
 - EXISTING STORM SEWER MH
 - PROPOSED STORM SEWER MH
 - PROPOSED DROP INLET



- TEMPORARY BENCHMARK**
STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM=5089.22
- ACS BENCHMARK**
ACS Z-F16; STANDARD ACS BRASS TABLE ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
Y=1504571.78
X=390820.06
ELEV.= 5062.02'

- GENERAL NOTES:**
1. CROSS DRAINAGE EASEMENT GRANTED BY PLAT FILED JANUARY 8, 1997, VOL. 97C, FOLIO 12.
 2. ALL WHEELCHAIR RAMPS TO BE BUILT PER COA STD DWG #2441.
 3. ALL 6" HEADER CURB AND GUTTER TO BE BUILT PER COA STD DWG #2415.
 4. ALL TEMPORARY ASPHALT CURB TO BE BUILT PER COA STD DWG #2415.
 5. BUILD TYPE "D" DROP INLET PER COA STD DWG #2206.
 6. ALL SPOT ELEVATIONS PRESENT FLOWLINE UNLESS OTHERWISE NOTED.

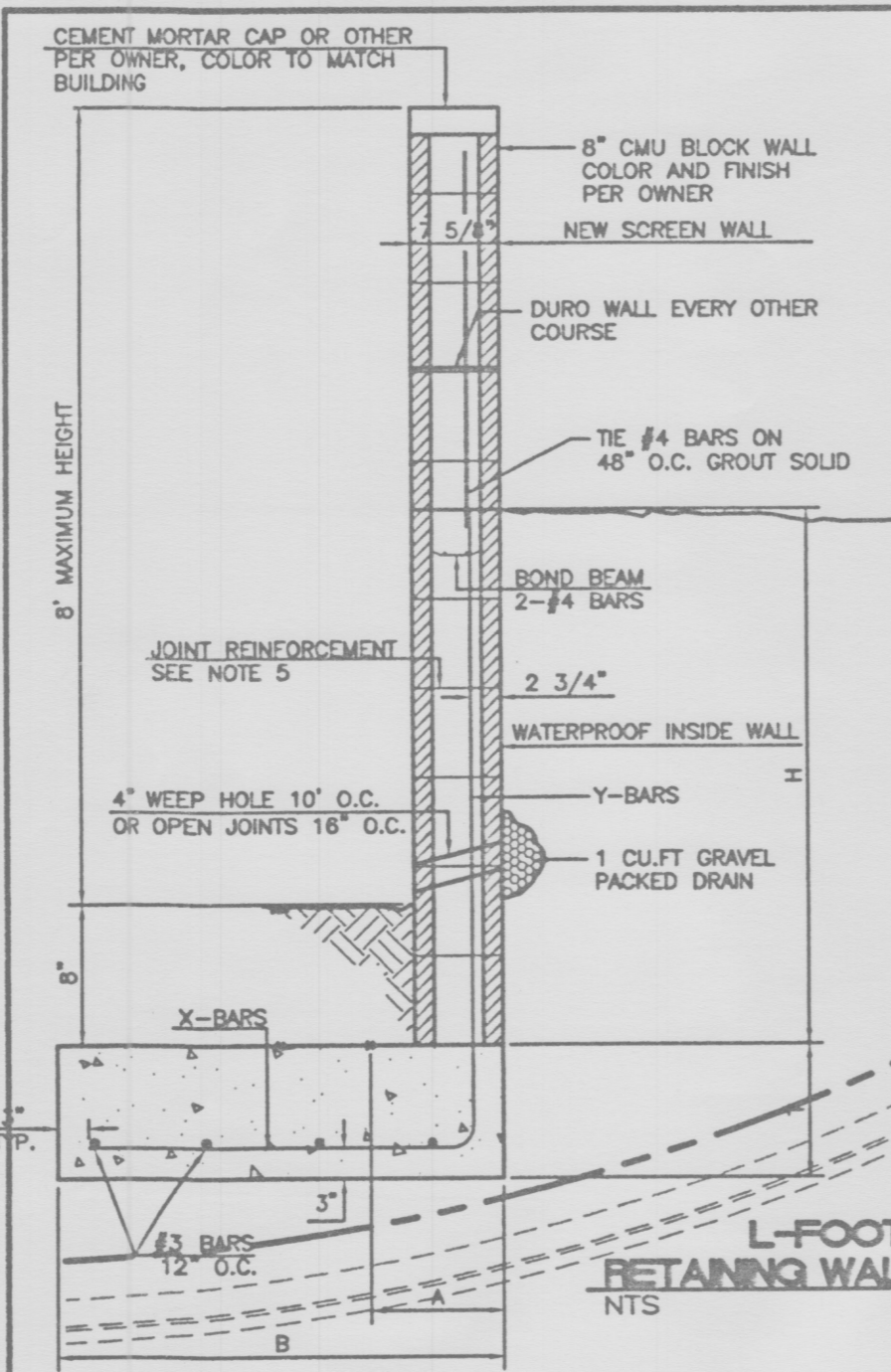


ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868

TRACT 5 RENAISSANCE CENTER
GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

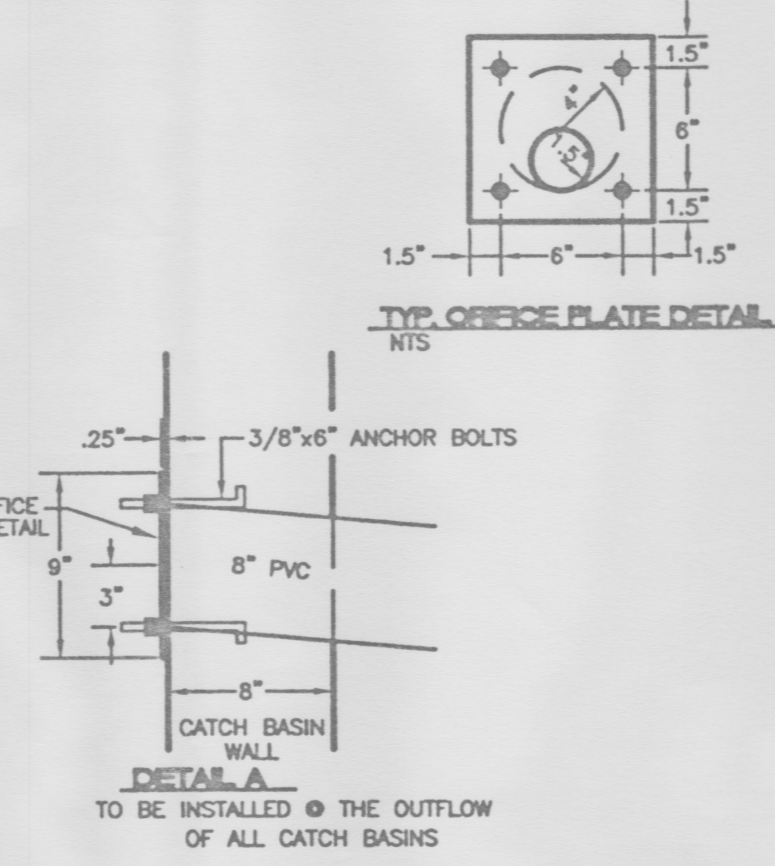
DRAWN BY BDG
DATE 06/25/01
20115GR.DWG
SHEET # 4
JOB # 200115



- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12\"/>
 - 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - 6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
 - 7. 30 BAR DIAMETER LAPS TYPICAL.
 - 8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16\"/>
 - 9. OPEN JOINTS 16\"/>
 - 10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
 - 11. SOLID MASONRY CAP COURSE TYPICAL.
 - 12. WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	#4 @ 24" O.C.
2'-0"	2'-0"	9"	#4 @ 24" O.C.	#4 @ 24" O.C.
2'-8"	2'-6"	9"	#4 @ 24" O.C.	#4 @ 24" O.C.
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.

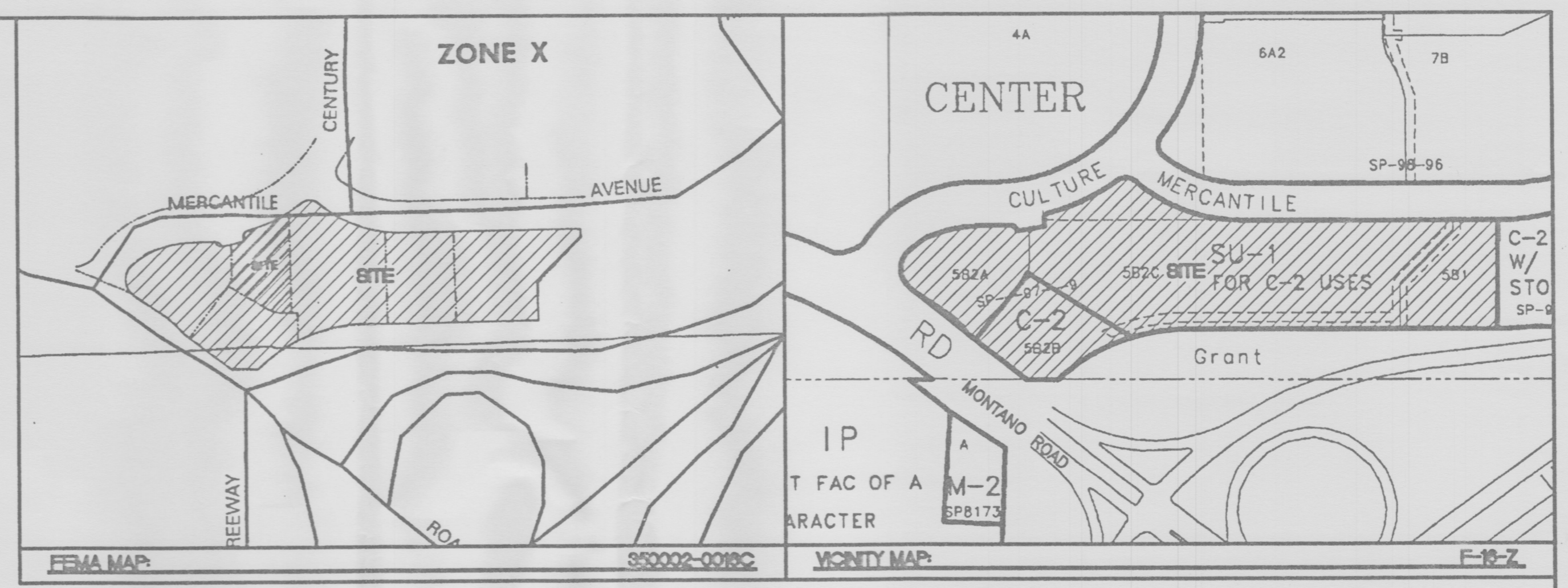


TEMPORARY BENCHMARK
STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM=5089.22

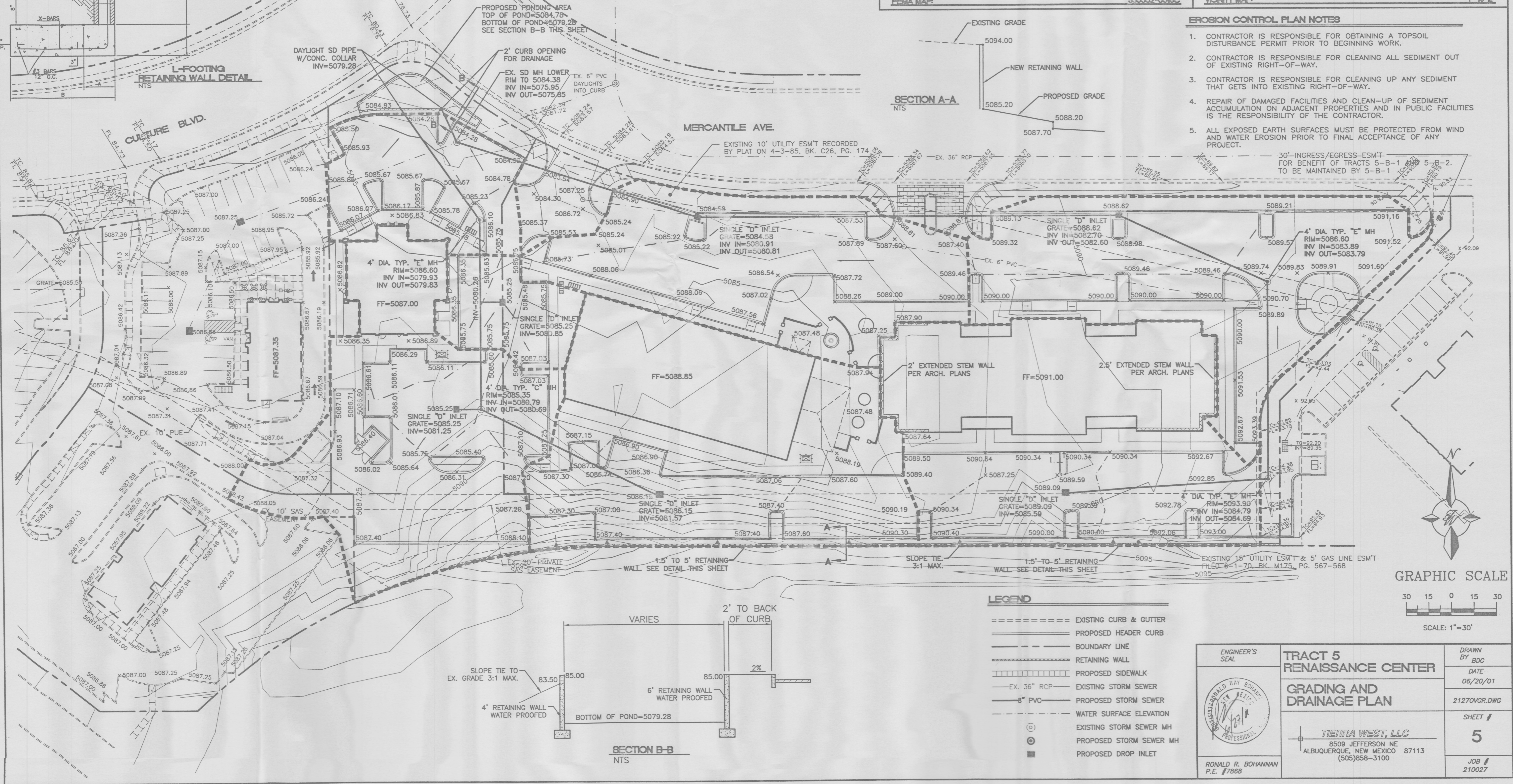
ACS BENCHMARK
ACS Z-F16; STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
Y=1504671.78
X=390920.03
ELEV.= 5062.02'

GENERAL NOTES:

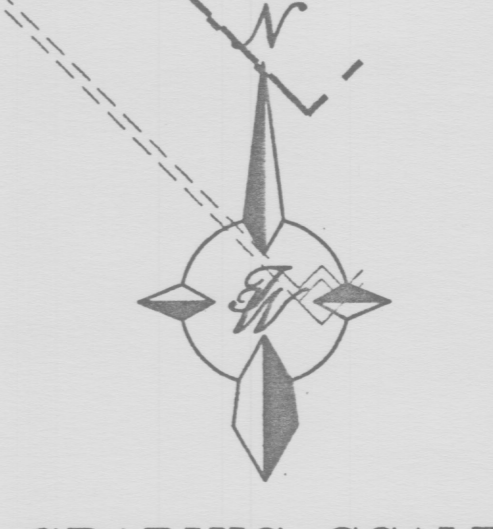
1. CROSS DRAINAGE EASEMENT GRANTED BY PLAT FILED JANUARY 8, 1997, VOL. 97C, FOLIO 12.
2. ALL WHEELCHAIR RAMPS TO BE BUILT PER COA STD DWG #2441.
3. ALL 6\"/>
- 4. ALL TEMPORARY ASPHALT CURBS TO BE BUILT PER COA STD DWG #2415.
- 5. BUILD TYPE "D" DROP INLET PER COA STD DWG #2206.
- 6. ALL SPOT ELEVATIONS PRESENT FLOWLINE UNLESS OTHERWISE NOTED.



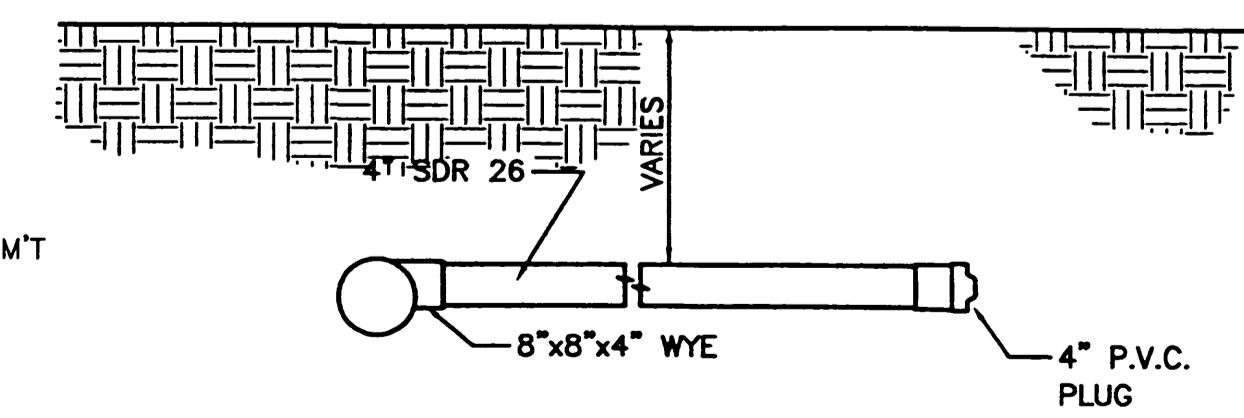
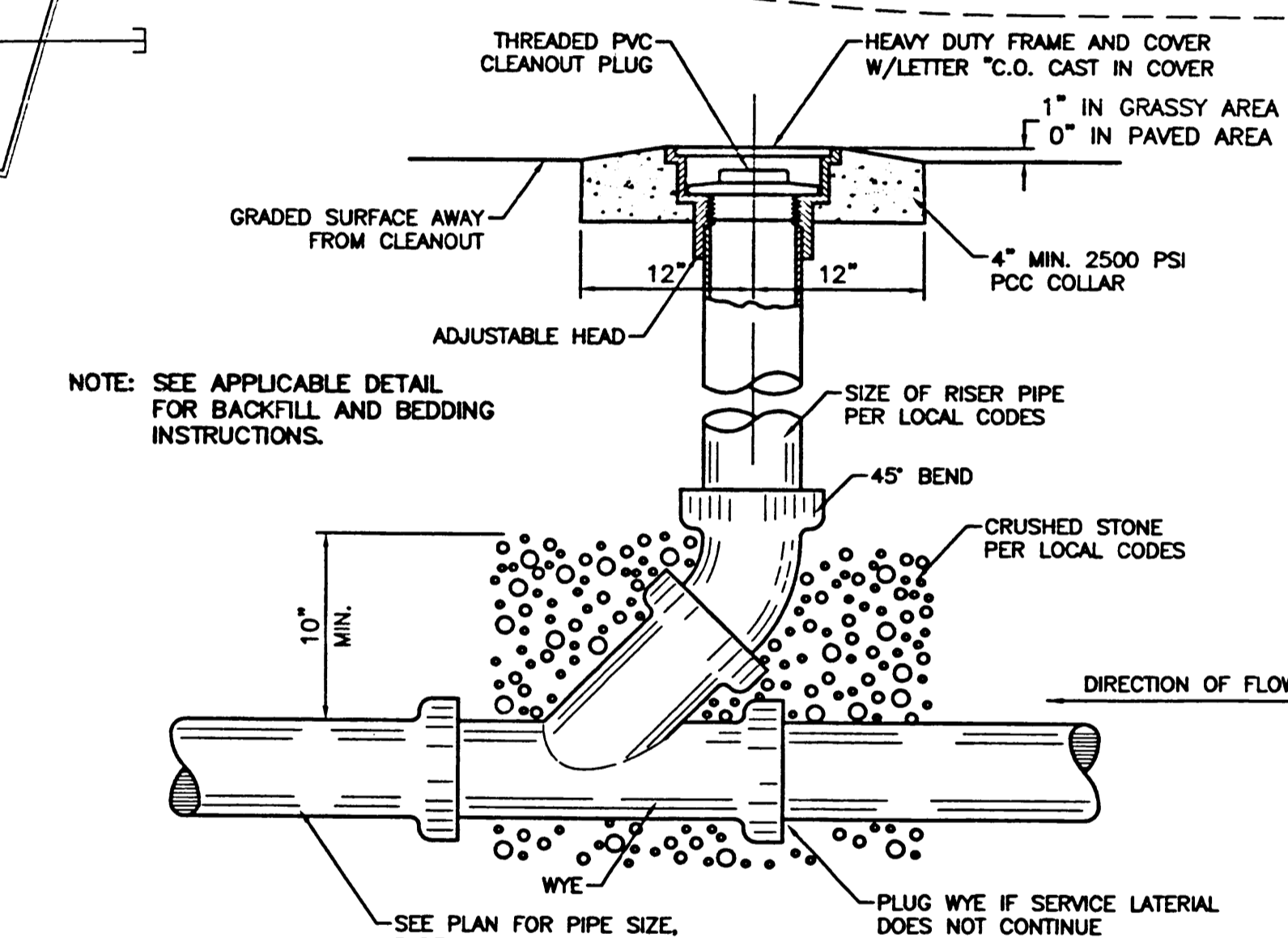
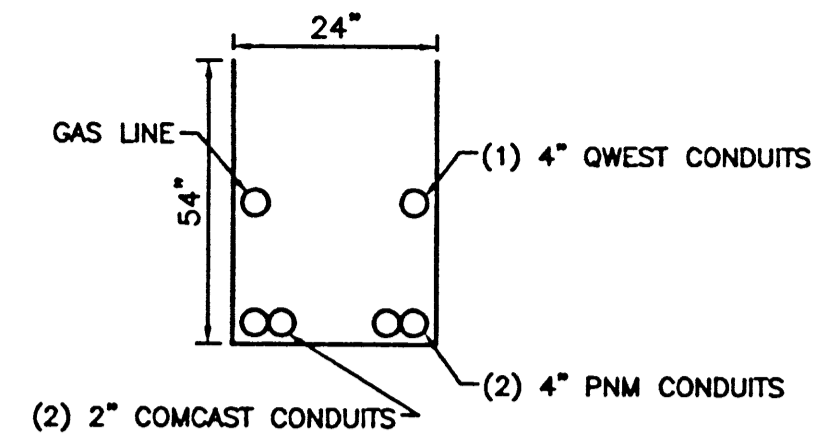
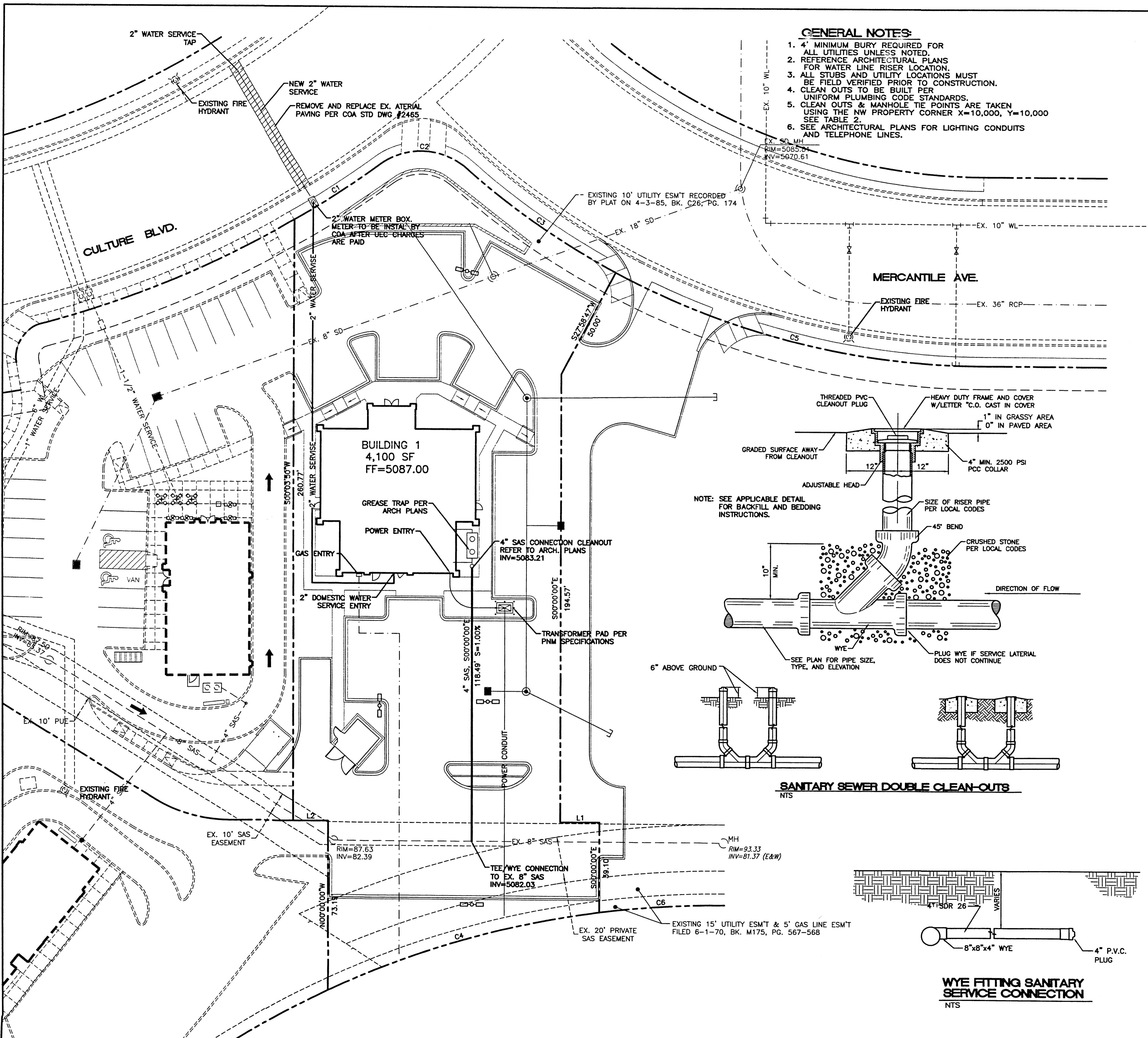
- EROSION CONTROL PLAN NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



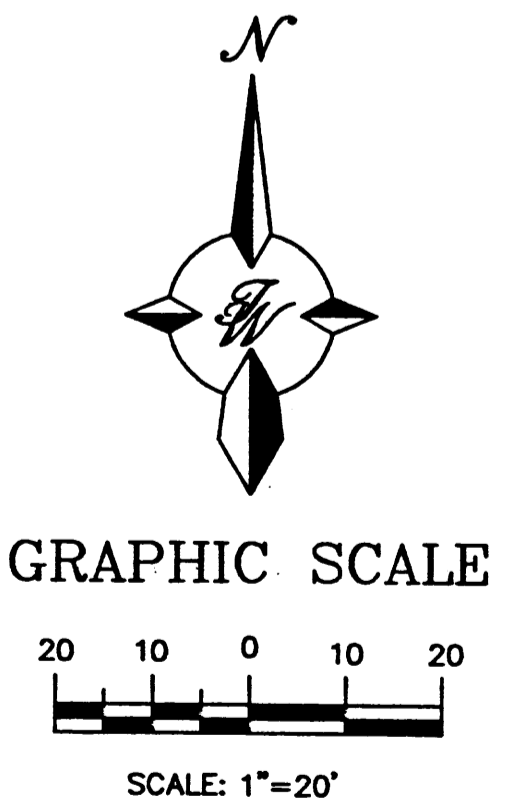
- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED HEADER CURB
 - BOUNDARY LINE
 - RETAINING WALL
 - PROPOSED SIDEWALK
 - EX. 36" RCP EXISTING STORM SEWER
 - 8" PVC PROPOSED STORM SEWER
 - WATER SURFACE ELEVATION
 - EXISTING STORM SEWER MH
 - PROPOSED STORM SEWER MH
 - PROPOSED DROP INLET



	TRACT 5 RENAISSANCE CENTER GRADING AND DRAINAGE PLAN	DRAWN BY: BDG DATE: 06/20/01 21270VGR.DWG
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5 JOB # 210027



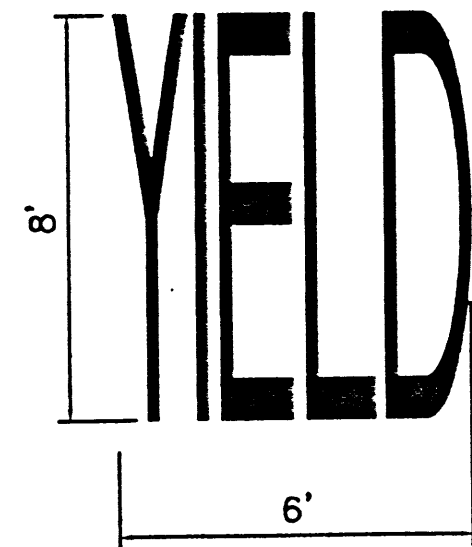
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



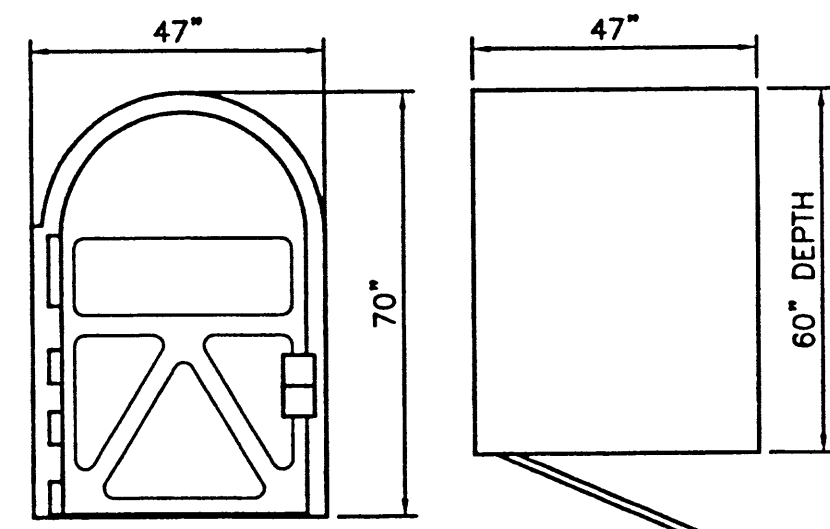
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 5 RENAISSANCE CENTER	DRAWN BY BDG
	MASTER UTILITY PLAN	DATE 06/14/01
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	20115MU.DWG	SHEET # 6
		JOB # 200115

NOTE:

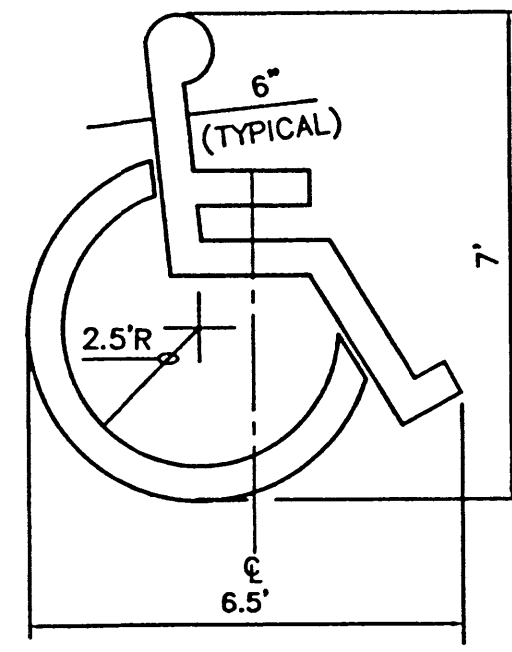
- WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
- THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.



YIELD MARKER
SCALE: NTS



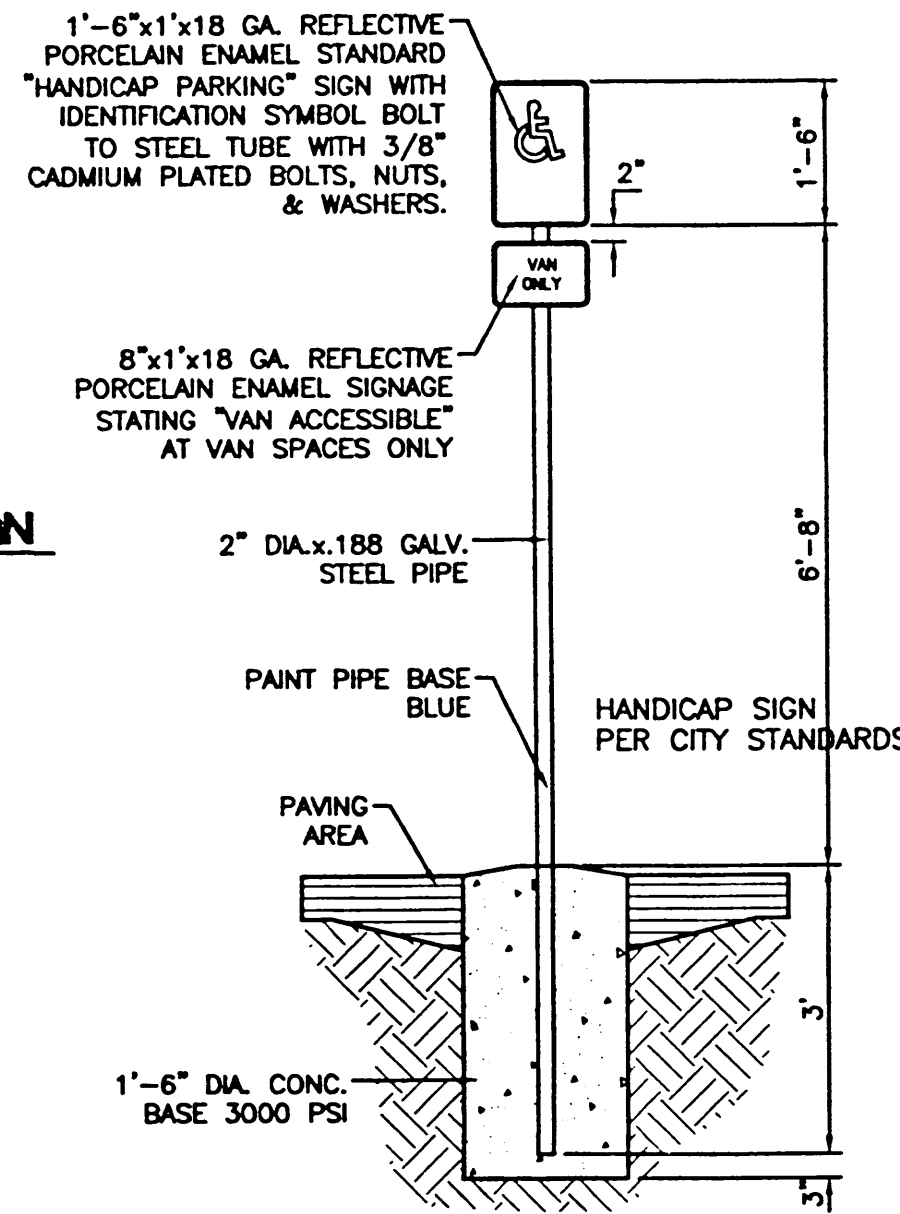
BIKE LOCKER DETAIL
NTS



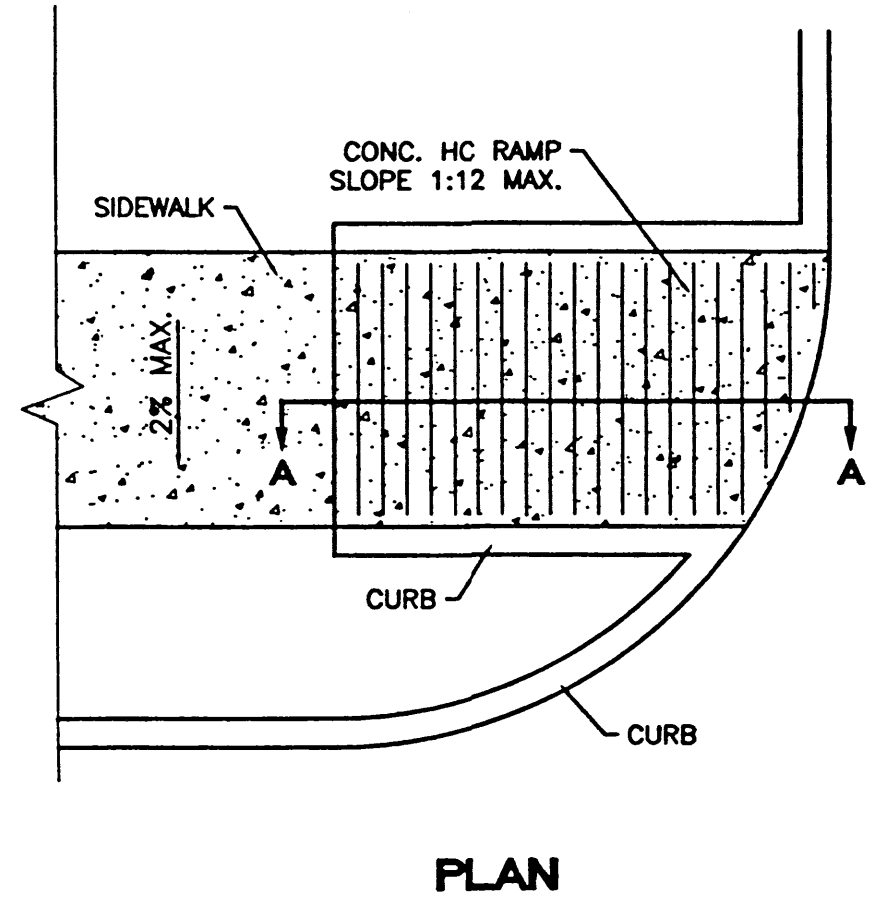
ACCESSIBLE PARKING SYMBOL
SCALE: NTS
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



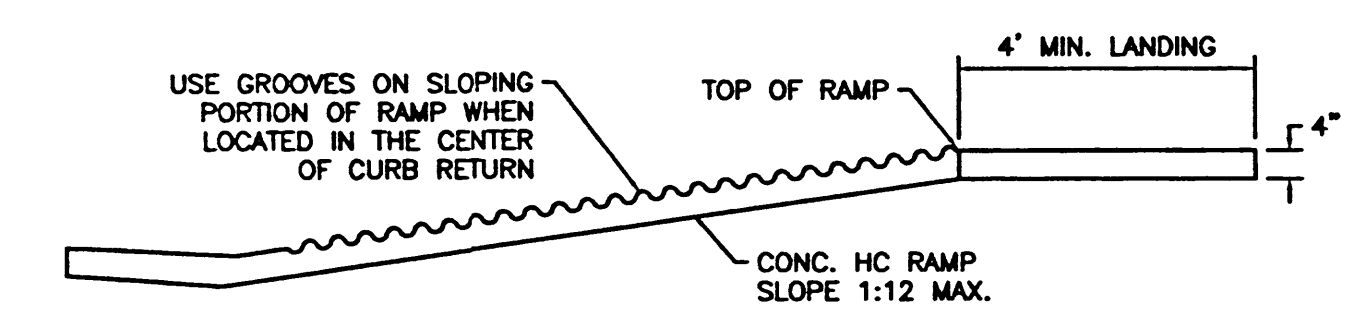
PEDESTRIAN CROSSING SIGN
SCALE: NTS
BLACK LEGEND ON YELLOW BACKGROUND (W11A-2) (W11A-2P)



HANDICAP SIGN
SCALE: 1/2"=1'

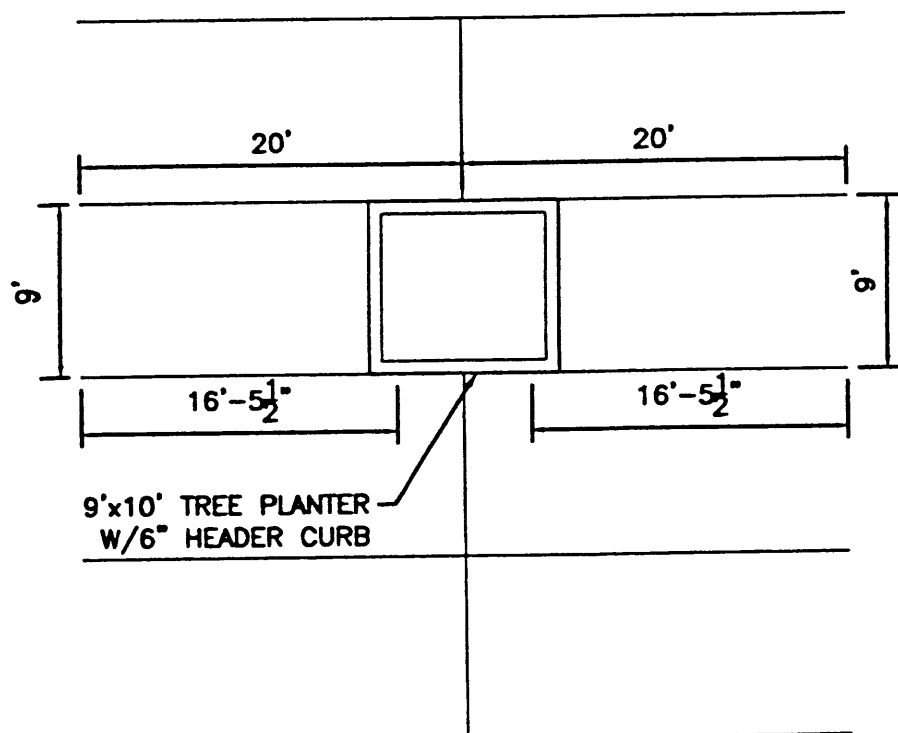


PLAN

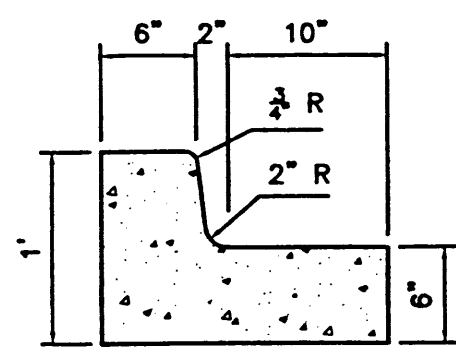


UNDIRECTIONAL HC RAMP
SCALE: NTS

- NOTES:**
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 - THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
 - THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" UP OF 45°.
 - RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
 - CONSTRUCT PER A.D.A. STANDARDS.



TREE PLANTER DETAIL
NTS



10 IN. CURB AND GUTTER
SCALE: 1"=1'

- CURB GENERAL NOTES:**
- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
 - PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
 - ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 - 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

8 INCH REINFORCED CONCRETE MASONRY WALL

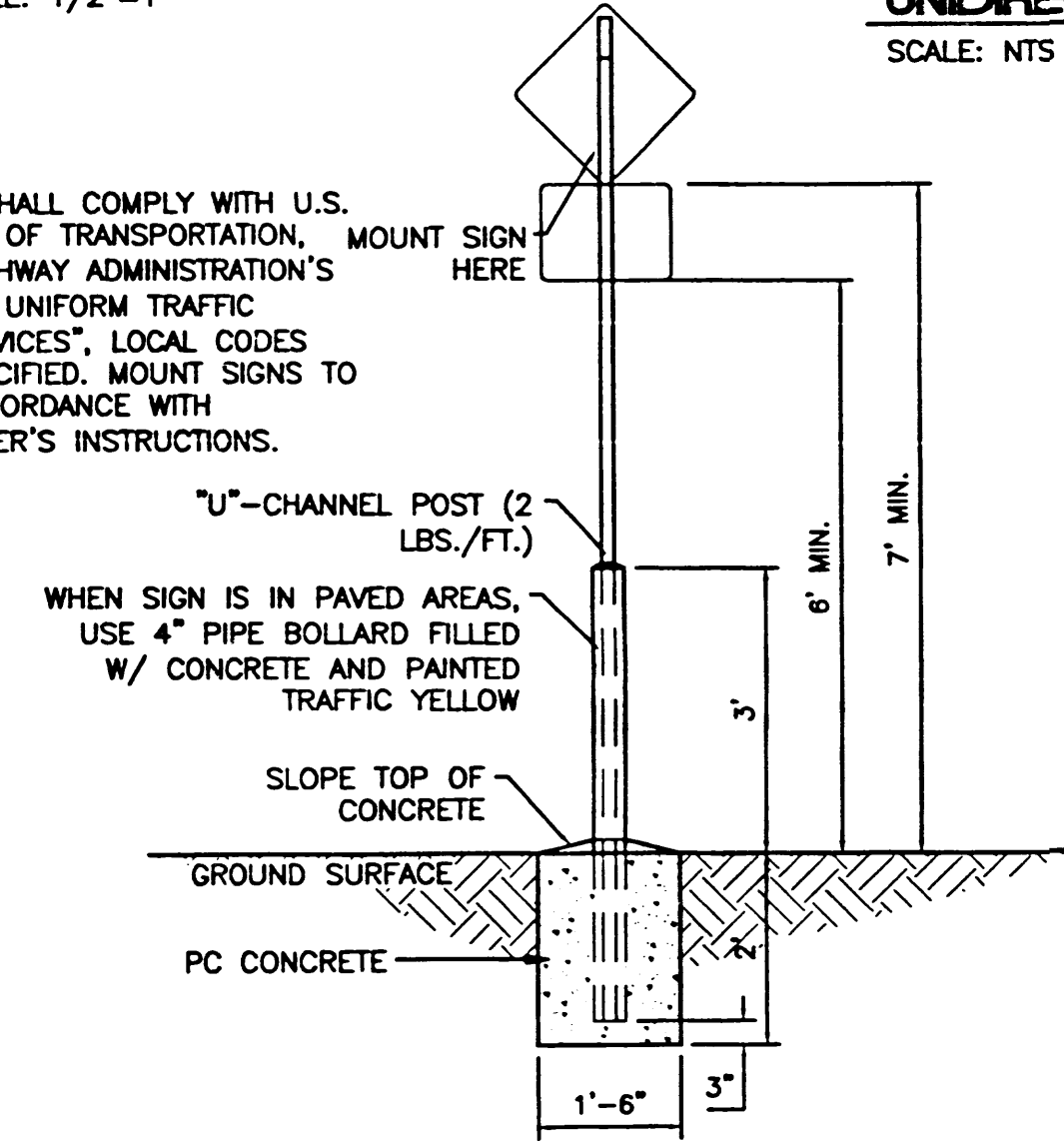
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

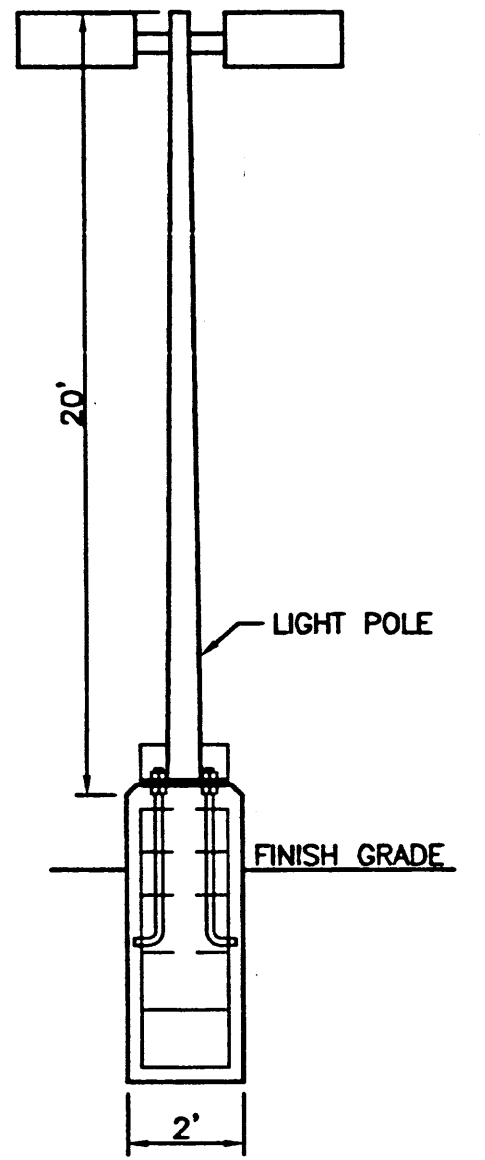
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
 - BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

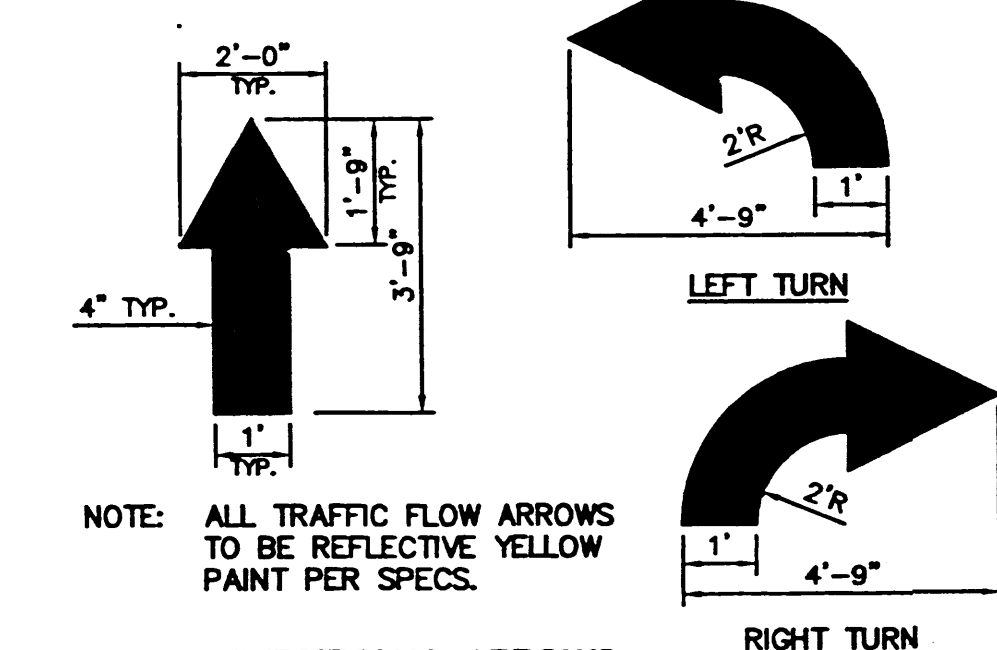
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



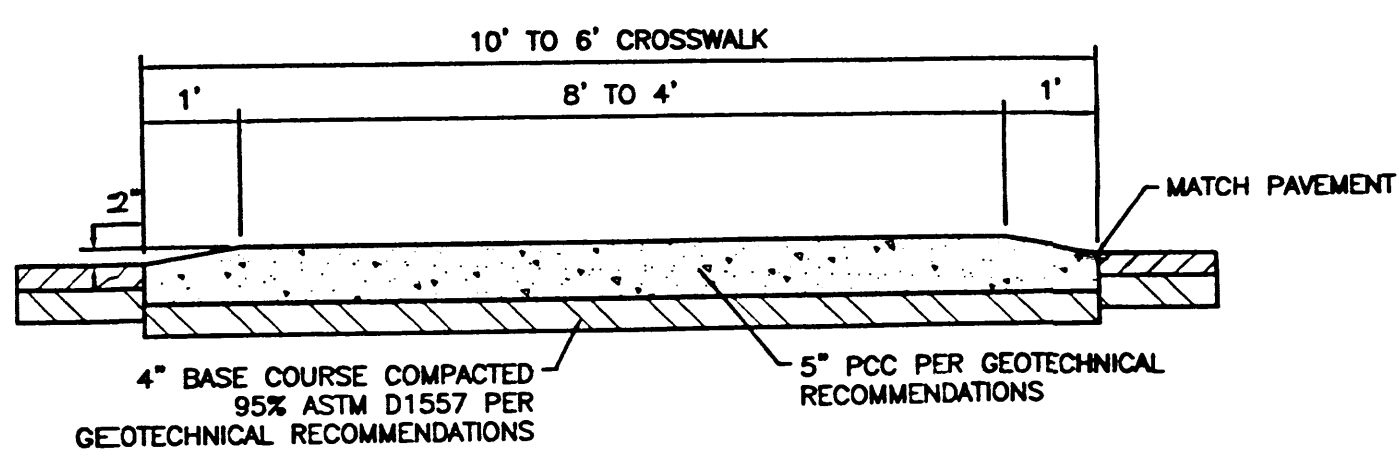
PEDESTRIAN SIGN BASE
SCALE: 1/2"=1'



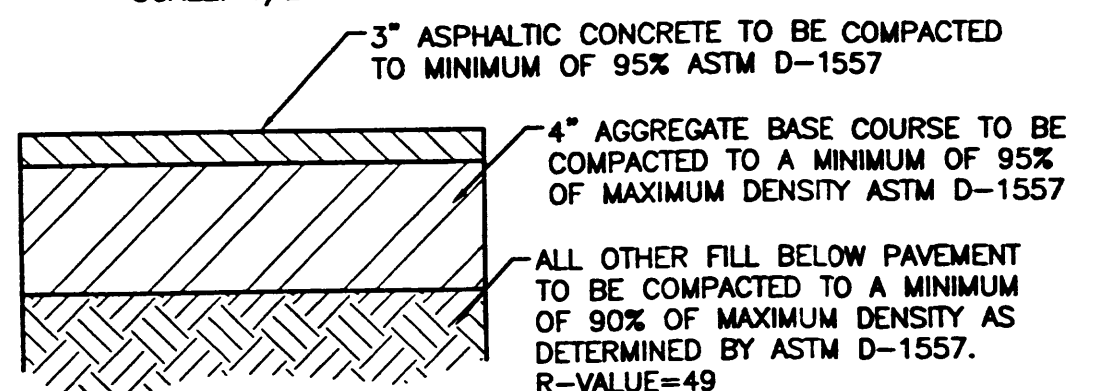
LIGHT POLE DETAIL
NTS



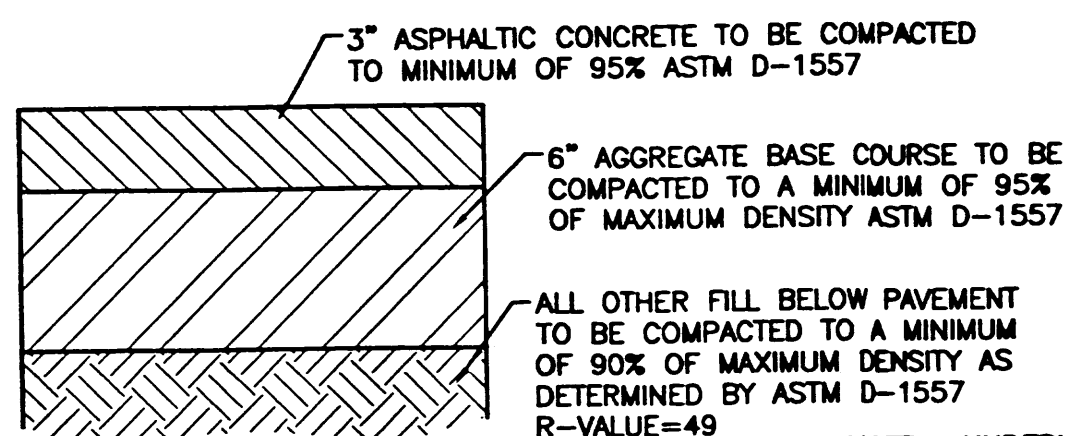
DIRECTIONAL ARROWS
NTS
NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.



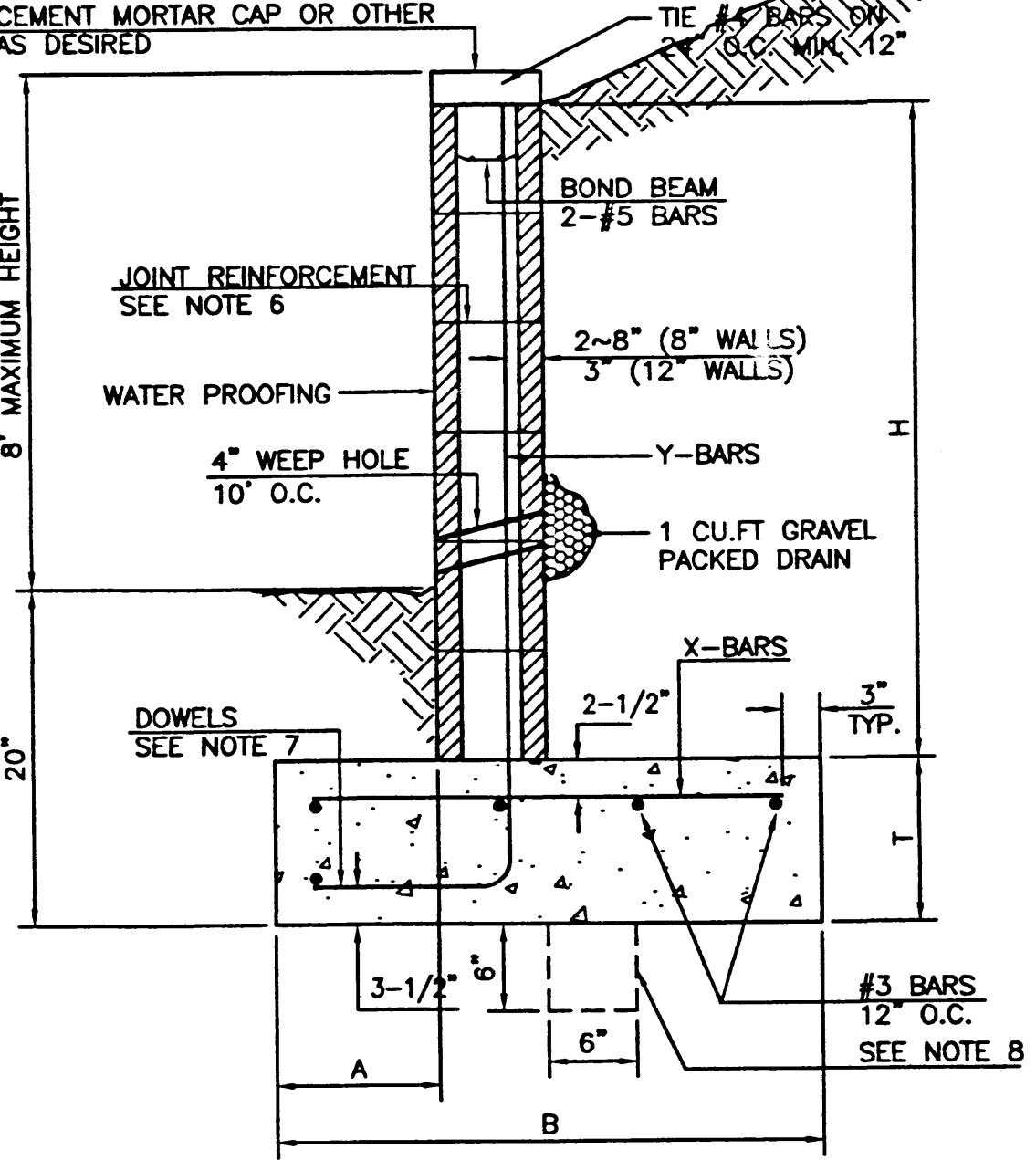
RAISED CROSSWALK
SCALE: 1/2"=1'



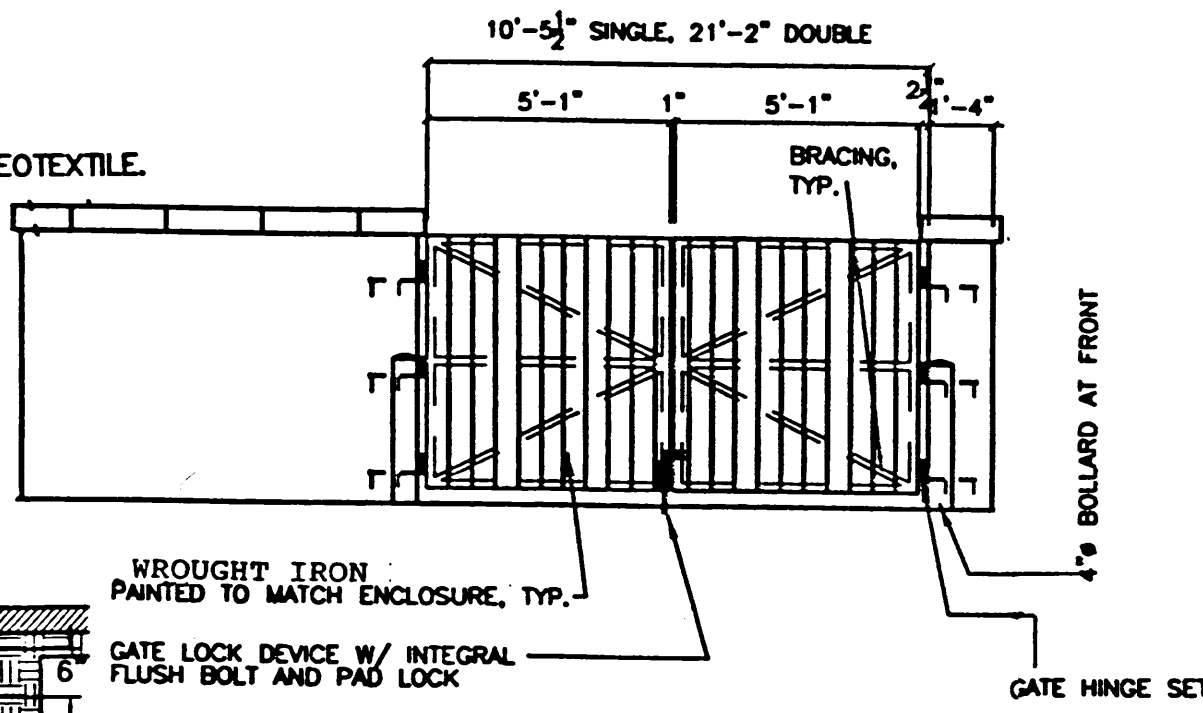
AUTOMOBILE PARKING TYPICAL PAVING SECTION
1" = 1' DESIGNATED BY



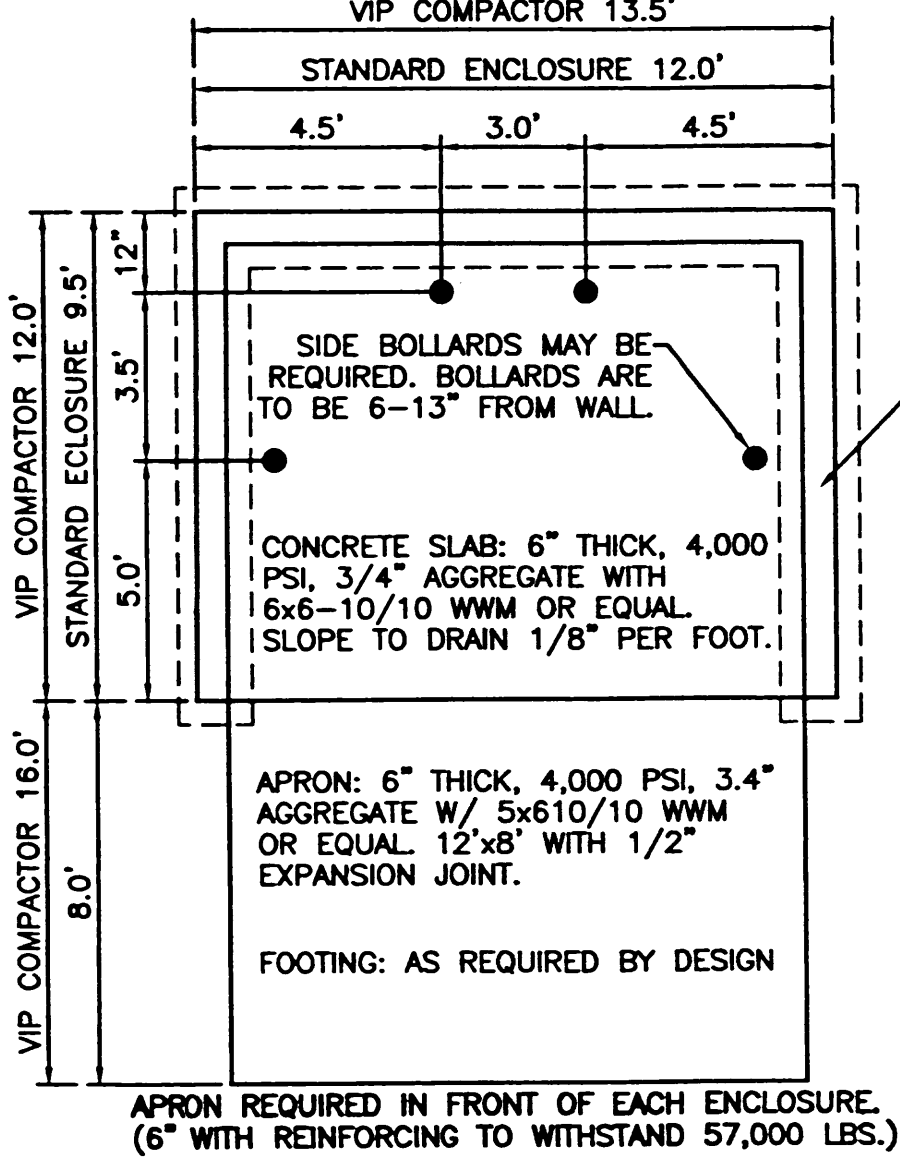
AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION
1" = 1' DESIGNATED BY



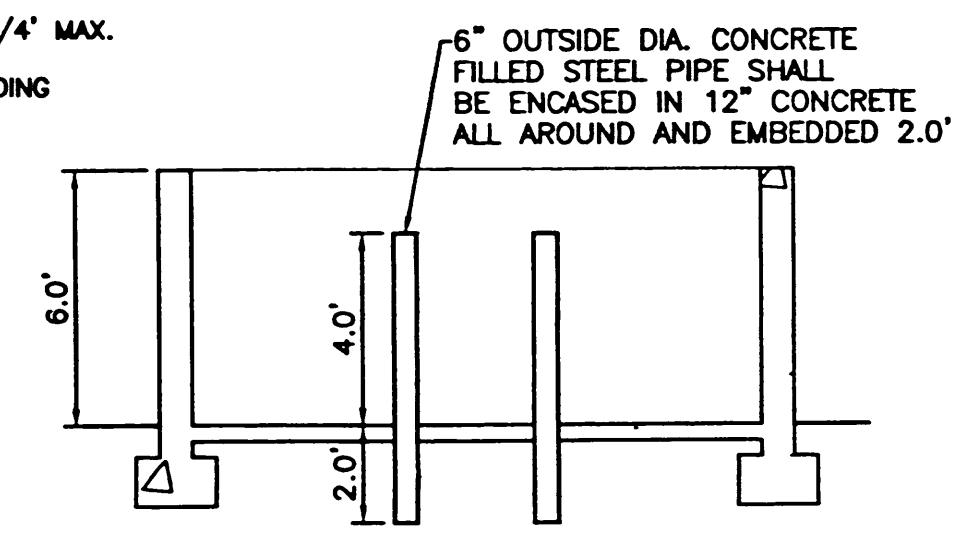
RETAINING WALL DETAIL
NTS



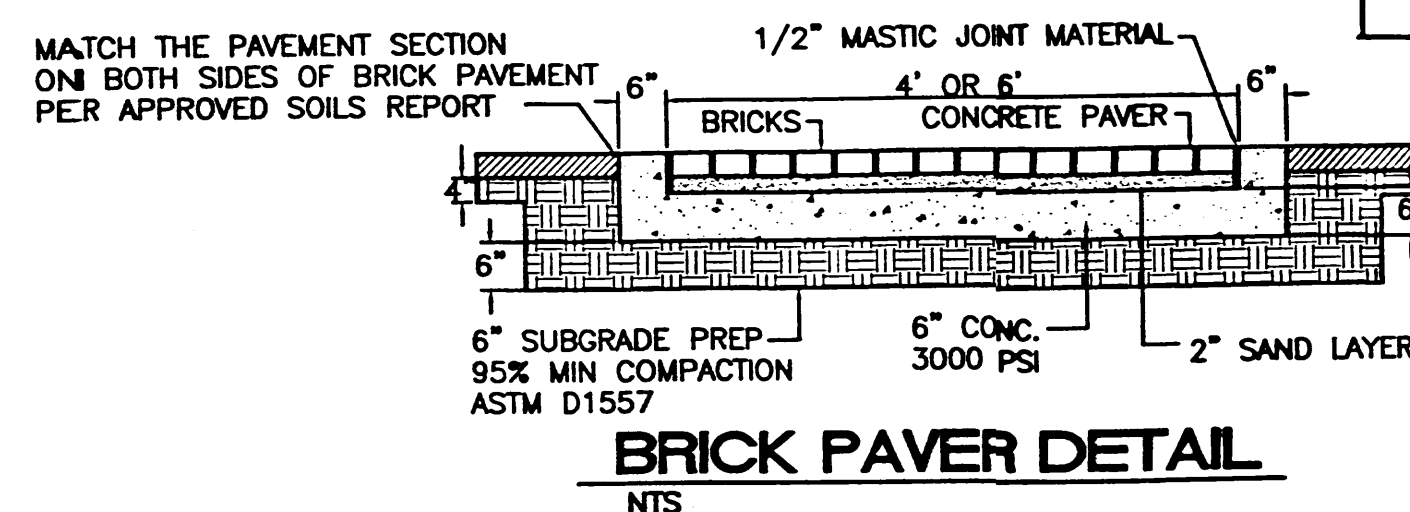
REFUSE ENCLOSURE
SCALE: 1"=10'



DUMPSTER ENCLOSURE DETAIL
NTS



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.



BRICK PAVER DETAIL
NTS

NO.	DATE	REVISIONS	BY

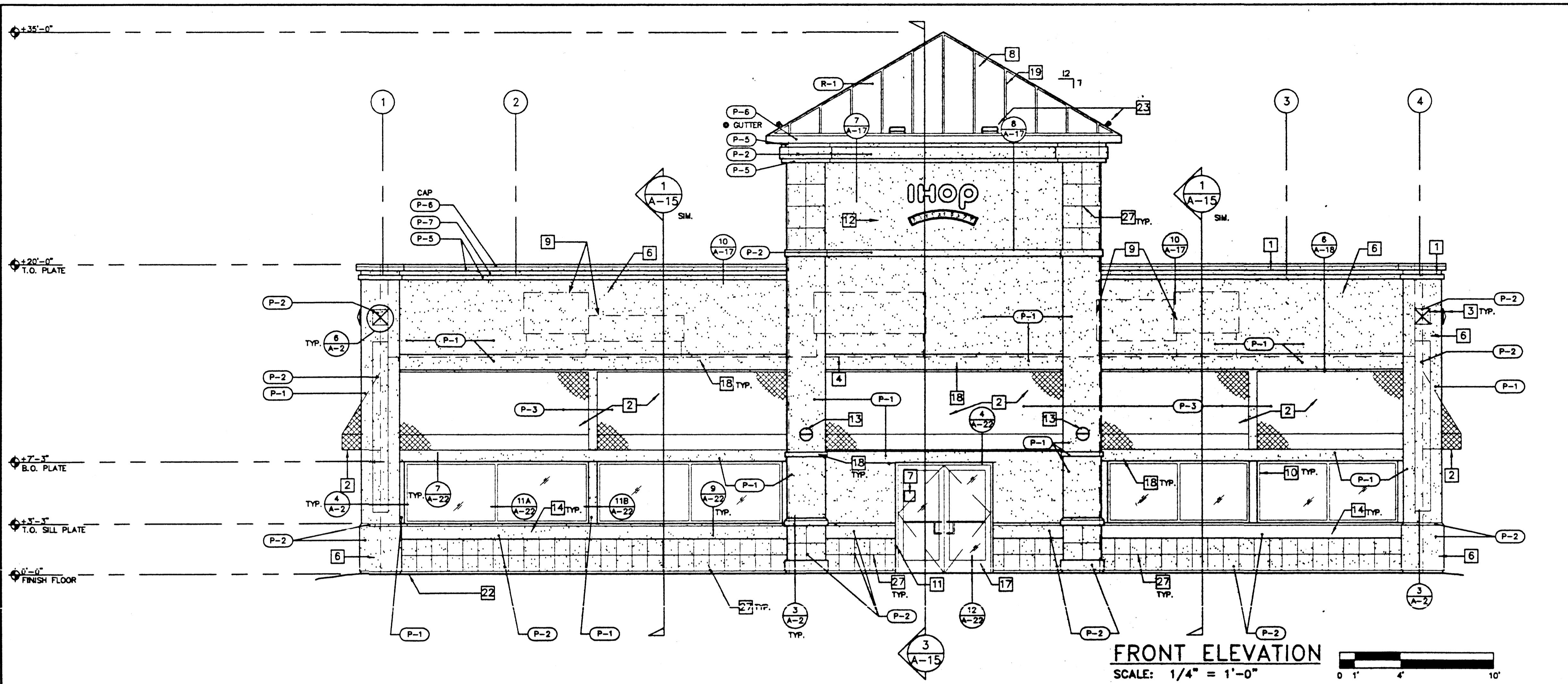
ENGINEER'S SEAL: RONALD R. BOHANNAN, P.E. #7868

TRACT 5 RENAISSANCE CENTER

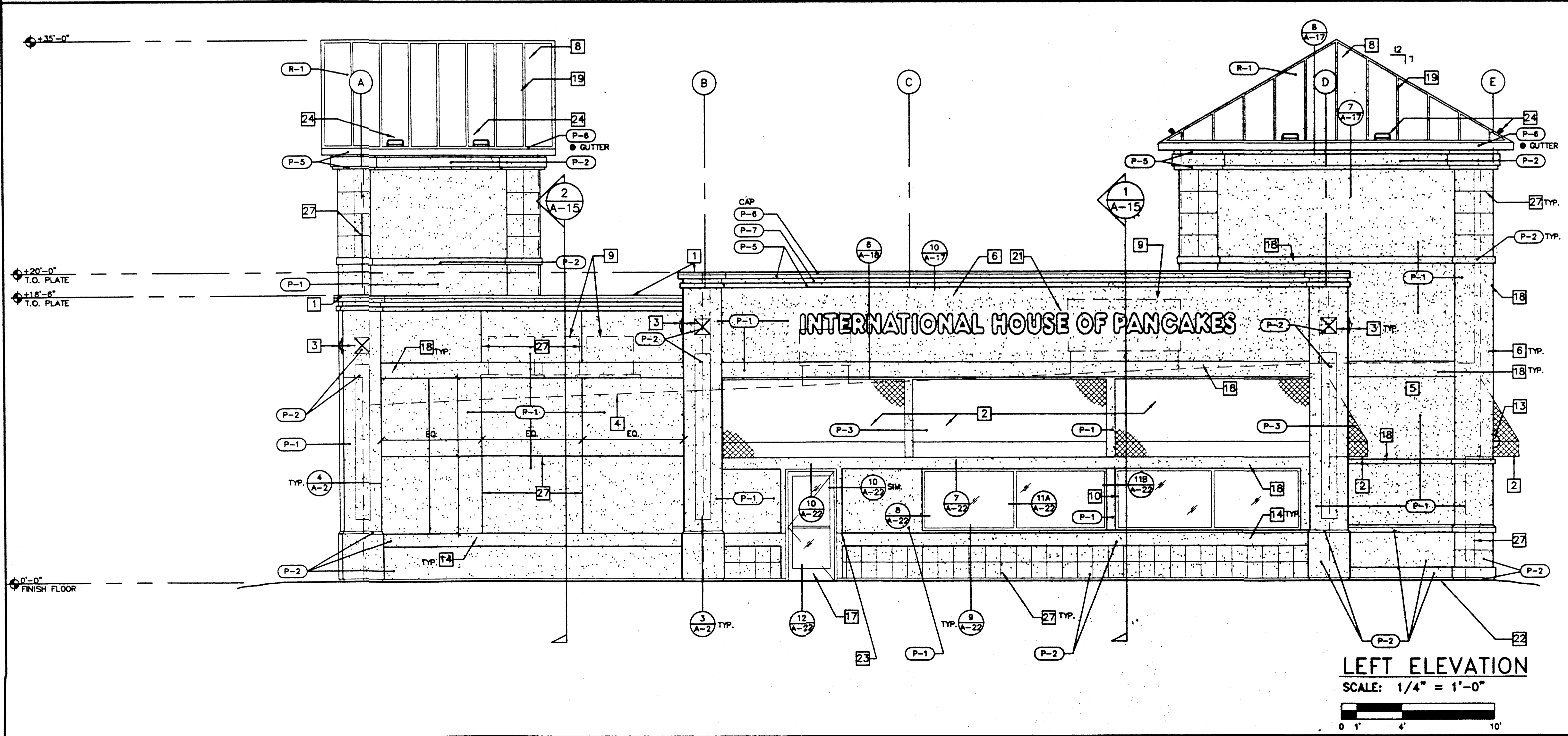
DETAILS

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: BDG
DATE: 06/14/01
DETAILS.DWG
SHEET # 7
JOB # 200115



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



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

SHEET NOTES

- 1 G.S.M. COPING AND TRIM FLASHING ASSEMBLY.
- 2 CANVAS AWNING.
- 3 PLASTER MEDALLION.
- 4 LINE OF ROOF DECK BEYOND.
- 5 DECK BELOW TOWER.
- 6 EXTERIOR CEMENT PLASTER, SAND FLOAT TEXTURED.
- 7 ACCESSIBILITY SIGN.
- 8 STANDING SEAM METAL ROOF, COLOR "R-1".
- 9 LINE OF ROOF TOP EQUIPMENT BEHIND PARAPET WALL.
- 10 DOUBLE GLAZED VINYL, COLOR: WHITE.
- 11 ALUMINUM STOREFRONT SYSTEM, COLOR: MATCH WINDOW COLOR FRAME.
- 12 SIGNAGE, UNDER A SEPARATE PERMIT.
- 13 WALL SCONCE LIGHT MOUNTED AT 9'-0" A.F.F. TO CENTER OF FIXTURE.
- 14 STUCCO OVER 2X10 TRIM.
- 15 CONTINUOUS ZINC WEEP SCREED.
- 16 NOT USED.
- 17 ALUMINUM STOREFRONT DOOR, COLOR TO MATCH WINDOW FRAME.
- 18 STUCCO OVER 2X TRIM.
- 19 METAL RIDGE/HIP FLASHING, MATCH ROOFING COLOR.
- 20 HD WALL PACK MOUNTED @ 9'-0" A.F.F..
- 21 SIGN UNDER A SEPARATE PERMIT, LOCATION OF "INTERNATIONAL HOUSE OF PANCAKES" SIGN WHERE OCCURS.
- 22 GRADE SHOWN HERE AS LEVEL BUT WILL ACTUALLY VARY BELOW THIS LINE AS SITE CONDITIONS REQUIRE. SEE SITE PLAN FOR ACTUAL GRADES.
- 23 ROOF LIGHTS.
- 24 NOT USED.
- 25 NOT USED.
- 26 NOT USED.
- 27 1/2" METAL LATH TRIM USED TO ACHIEVE SCORED "TILE LOOK".
- 28 NOT USED.

COLOR LEGEND

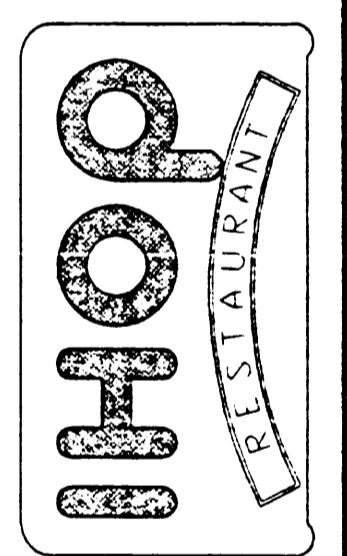
- (P-1) STUCCO 'BENJAMIN MOORE' #164 OFF-WHITE, FINISH SATIN.
- (P-2) STUCCO 'BENJAMIN MOORE' #1046 BEIGE, FINISH SATIN.
- (P-3) FABRIC AWNING, 'SUNRELLA' #0601 ARTIC BLUE.
- (P-4) NOT USED.
- (P-5) BENJAMIN MOORE #125 OFF-WHITE, FINISH SATIN.
- (P-6) BENJAMIN MOORE #011 BLUE (RED & CAP COLOR).
- (P-7) BENJAMIN MOORE #135 RED, FINISH SATIN.
- (R-1) STANDING ROOF METAL ROOFING KTYAR 300 VALSPARE #45A674 - IHOP BLUE.

Architect: **SCHUSS • CLARK**
AN ARCHITECTURAL CORPORATION

9474 Keamy Villa Road, Suite 215
San Diego, California 92128-4587
(619) 578-2850 FAX (619) 578-8348

Seal

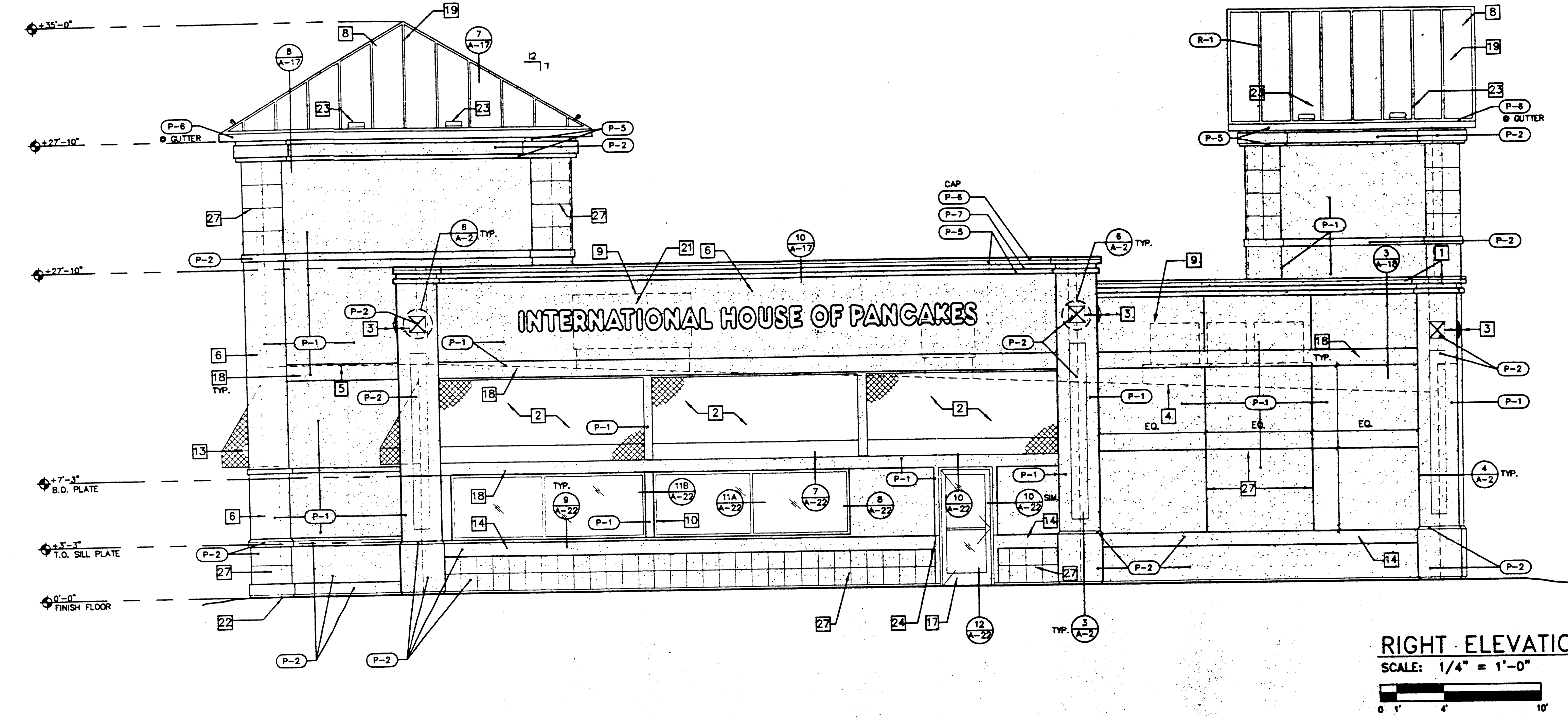
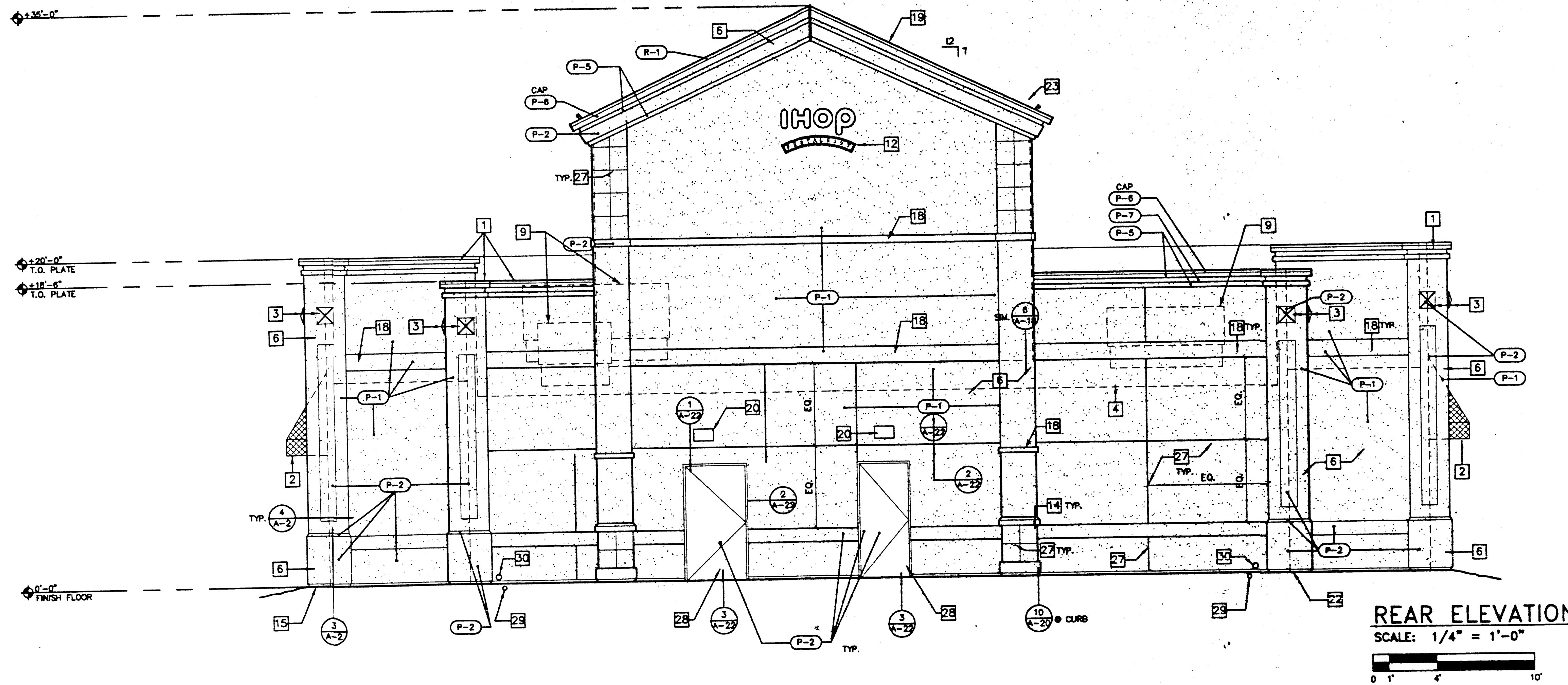
Revisions



MERCANTILE AVE & I-25
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS

Date: 06-30-00
Scale: AS NOTED
Drawn By: MJC
Checked By: MJC
Store Number:
Project Number: 00-320.72



SHEET NOTES

- 1 G.S.M. COPING AND TRIM FLASHING ASSEMBLY.
- 2 CANVAS AWNING.
- 3 PLASTER MEDALLION.
- 4 LINE OF ROOF DECK BEYOND.
- 5 DECK BELOW TOWER.
- 6 EXTERIOR CEMENT PLASTER. SAND FLOAT TEXTURED.
- 7 ACCESSIBILITY SIGN.
- 8 STANDING SEAM METAL ROOF. COLOR "R-1".
- 9 LINE OF ROOF TOP EQUIPMENT BEHIND PARAPET WALL.
- 10 DOUBLE GLAZED VINYL. COLOR: WHITE.
- 11 ALUMINUM STOREFRONT SYSTEM. COLOR: MATCH WINDOW COLOR FRAME.
- 12 SIGN, UNDER A SEPARATE PERMIT.
- 13 WALL SCONCE LIGHT MOUNTED AT 9'-0" A.F.F. TO CENTER OF FIXTURE.
- 14 STUCCO OVER 2X10 TRIM.
- 15 CONTINUOUS ZINC WEEP SCREED.
- 16 NOT USED.
- 17 ALUMINUM STOREFRONT DOOR. COLOR TO MATCH WINDOW FRAME.
- 18 STUCCO OVER 2X TRIM.
- 19 METAL RIDGE/HIP FLASHING. MATCH ROOFING COLOR.
- 20 HD WALL PACK MOUNTED @ 9'-0" A.F.F..
- 21 SIGN UNDER A SEPARATE PERMIT. LOCATION OF "INTERNATIONAL HOUSE OF PANCAKES" SIGN WHERE OCCURS.
- 22 GRADE SHOWN HERE AS LEVEL BUT WILL ACTUALLY VARY BELOW THIS LINE AS SITE CONDITIONS REQUIRE. SEE SITE PLAN FOR ACTUAL GRADES.
- 23 ROOF LIGHTS.
- 24 PAINT OF COLOR CHANGE.
- 25 NOT USED.
- 26 CENTRAL VACUUM SYSTEM EXHAUST WITH COVER.
- 27 1/2" METAL LATH TRIM USED TO ACHIEVE SCORED "TILE LOOK".
- 28 HOLLOW METAL DOOR.
- 29 ROOF DRAIN TO DAYLIGHT AT FACE OF CURB.
- 30 ROOF OVERFLOW DRAIN WITH SCREEN CAP.

COLOR LEGEND

- (P-1) STUCCO "BENJAMIN MOORE" #964 OFF-WHITE, FINISH SATIN.
- (P-2) STUCCO "BENJAMIN MOORE" #046 BEIGE, FINISH SATIN.
- (P-3) FABRIC AWNING, "SUNRELLA" #0601 ARTIC BLUE.
- (P-4) NOT USED.
- (P-5) BENJAMIN MOORE #125 OFF-WHITE, FINISH SATIN.
- (P-6) BENJAMIN MOORE #011 BLUE (RED & CAP COLOR).
- (P-7) BENJAMIN MOORE #015 RED, FINISH SATIN.
- (R-1) STANDING ROOF METAL ROOFING. KYNAR 500 VALSPARE #06A74 - IHOP BLUE.

SCHLUSS • CLARK
AN ARCHITECTURAL CORPORATION

Architect

Seal

Revisions

MERCANTILE AVE & I-25
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS

Date: 06-30-00

Scale: AS NOTED

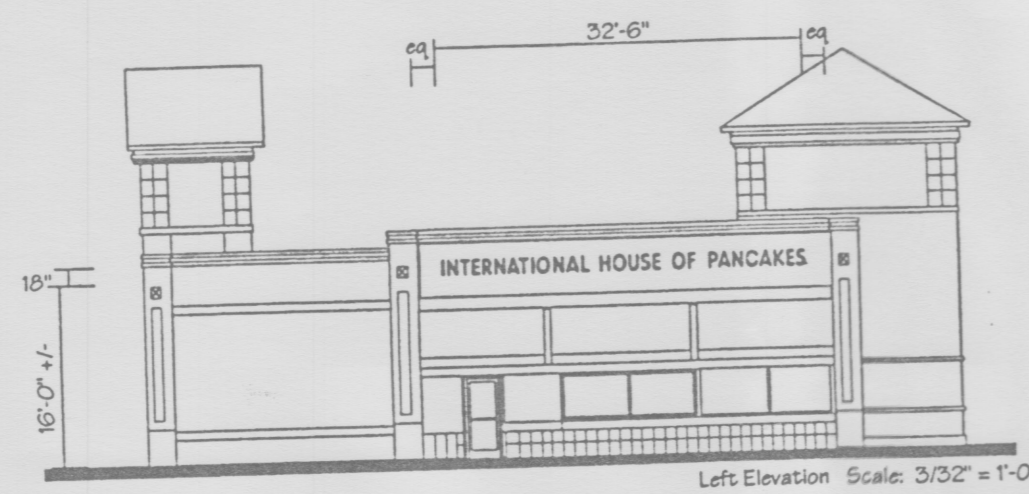
Drawn By: MJC | Checked By: MJC

Store Number:

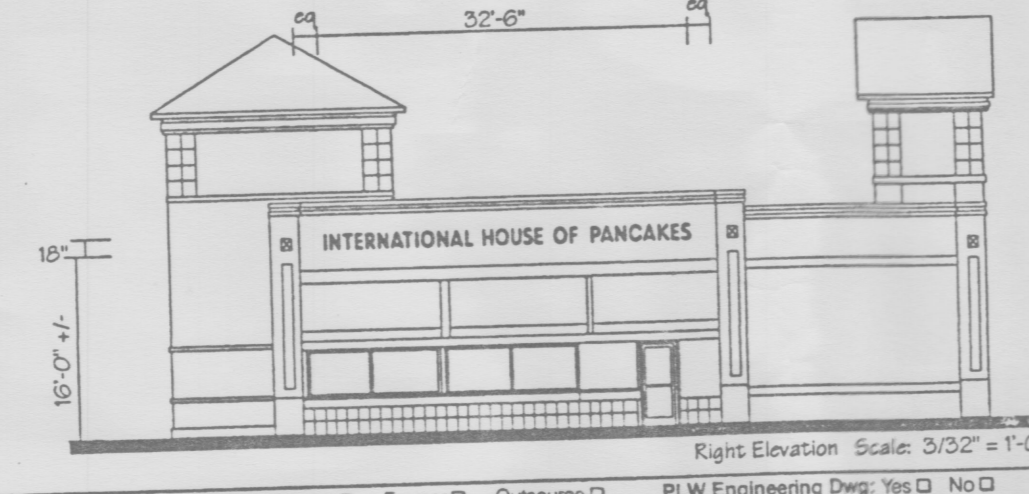
Project Number: 00-320.72

SHEET 9

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Left Elevation Scale: 3/32" = 1'-0"



Right Elevation Scale: 3/32" = 1'-0"

Production Setup: Neon <input type="checkbox"/> Vinyl <input type="checkbox"/> Router <input type="checkbox"/> Former <input type="checkbox"/> Outsource <input type="checkbox"/> PLW Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/> Knox Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/>	Project: IHOP #9791	City: Albuquerque, NM	Client: Romo	Designer: Ivey	Scale: 3/13/01	Production Approval to Site: <input type="checkbox"/>	Sheet: 1 of 6
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IHOP Sign Plan

Approved by: _____

Required Signature of Approver: _____

Date: _____

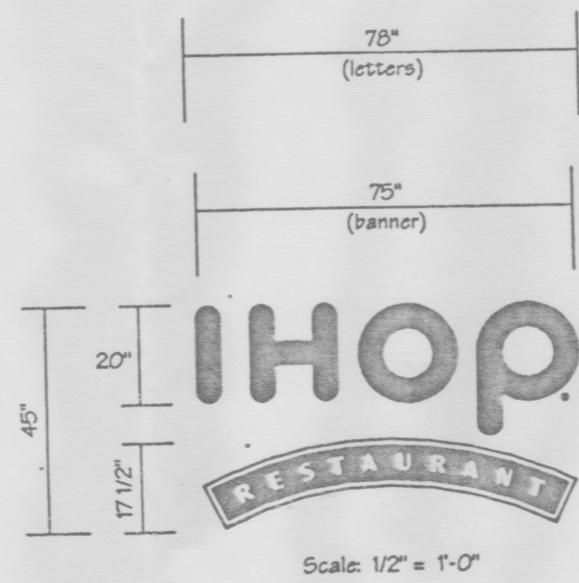
IHOP Letters:

Face:
3/16" White acrylic 7328 w/Red vinyl overlay, Red 3630-33 bkgd, White copy and border

Trim Cap:
T True Red Jewelite

Retains:
Fabricated .040 per-coat alum, 5" deep, White

Illumination:
15mm, 6500 White neon tubing w/remote GFI neon transformers UL 2161 compliant.



Quantity Required: (2) Two

Banner

Face:
3/16" White acrylic 7328 w/Red vinyl overlay, Red 3630-33 bkgd, White copy and border

Trim Cap:
T True Red Jewelite

Retains:
Fabricated .040 alum, 5" deep Per-coat Red

Illumination:
15mm, 6500 White neon remote GFI neon transformers UL 2161 compliant.

PN 11329400041

Production Setup: Neon <input type="checkbox"/> Vinyl <input type="checkbox"/> Router <input type="checkbox"/> Former <input type="checkbox"/> Outsource <input type="checkbox"/> PLW Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/> Knox Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/>	Project: IHOP #9791	City: Albuquerque, NM	Client: Romo	Designer: Ivey	Scale: 3/13/01	Production Approval to Site: <input type="checkbox"/>	Sheet: 3 of 6
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Plasti-Line, West
A Division of Plasti-Line, Inc.
1248 Street, Building 8, Fremont, California 94537
(909) 823-1239 Fax: (909) 823-2013

IHOP Sign Plan

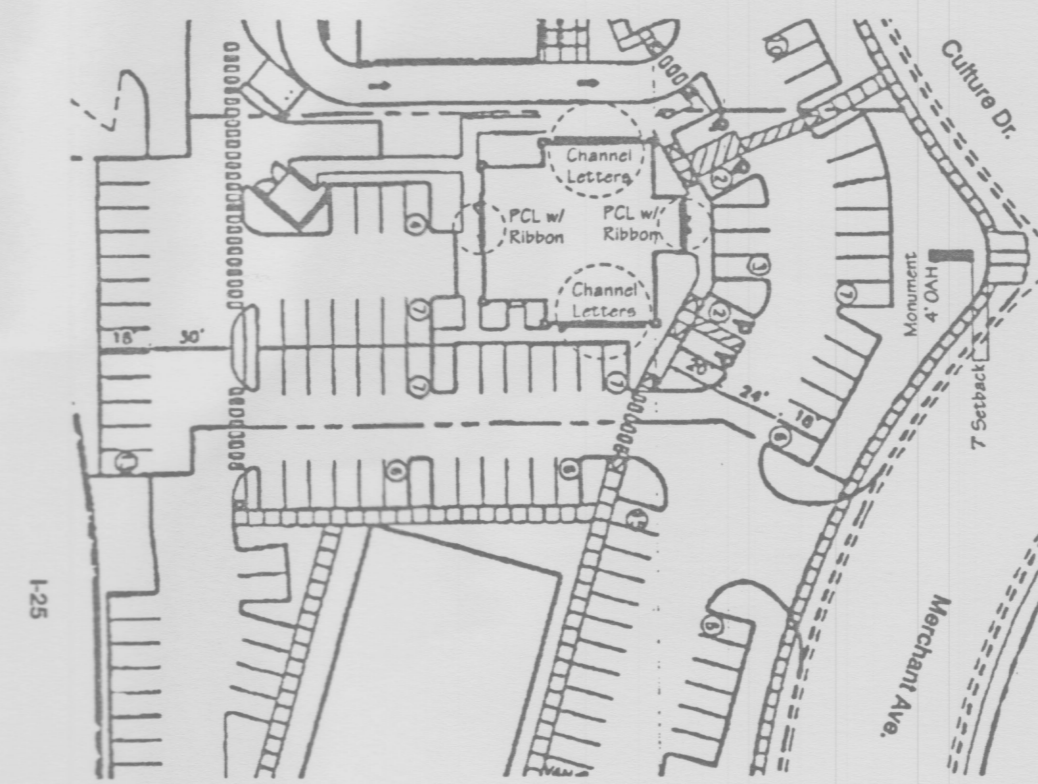
Approved by: _____

Required Signature of Approver: _____

Date: _____

Scope of Work
(2) Two Sets of PCL w/Ribbon
(2) Two Sets of Channel Letters
(1) One Custom Monument Sign

*Note: Per special use permit, only 1 wall sign is allowed per street frontage. IHOP has 3 frontages, however signs are arguable as to which elevation qualifies for street frontage. Therefore, 4 signs are shown, as all 4 elevations are equally visible from street frontages.



Production Setup: Neon <input type="checkbox"/> Vinyl <input type="checkbox"/> Router <input type="checkbox"/> Former <input type="checkbox"/> Outsource <input type="checkbox"/> PLW Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/> Knox Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/>	Project: IHOP #9791	City: Albuquerque, NM	Client: Romo	Designer: Ivey	Scale: 3/13/01	Production Approval to Site: <input type="checkbox"/>	Sheet: 6 of 6
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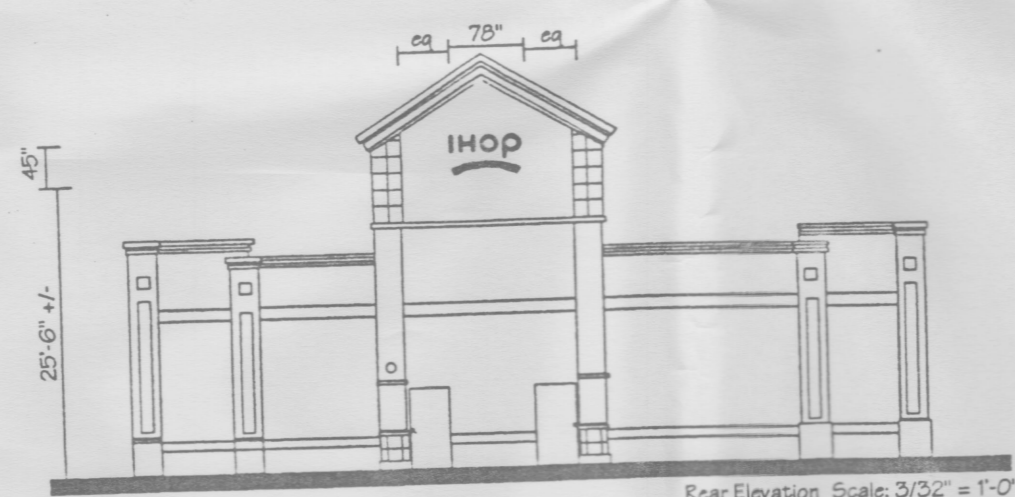
Plasti-Line, West
A Division of Plasti-Line, Inc.
1248 Street, Building 8, Fremont, California 94537
(909) 823-1239 Fax: (909) 823-2013

IHOP Sign Plan

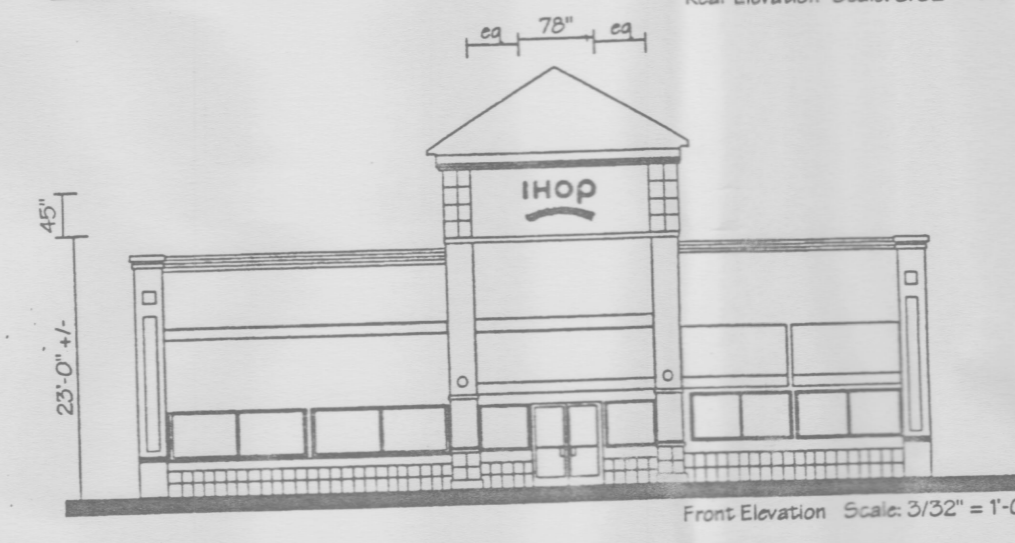
Approved by: _____

Required Signature of Approver: _____

Date: _____



Rear Elevation Scale: 3/32" = 1'-0"



Front Elevation Scale: 3/32" = 1'-0"

Production Setup: Neon <input type="checkbox"/> Vinyl <input type="checkbox"/> Router <input type="checkbox"/> Former <input type="checkbox"/> Outsource <input type="checkbox"/> PLW Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/> Knox Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/>	Project: IHOP #9791	City: Albuquerque, NM	Client: Romo	Designer: Ivey	Scale: 3/13/01	Production Approval to Site: <input type="checkbox"/>	Sheet: 2 of 6
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IHOP Sign Plan

Approved by: _____

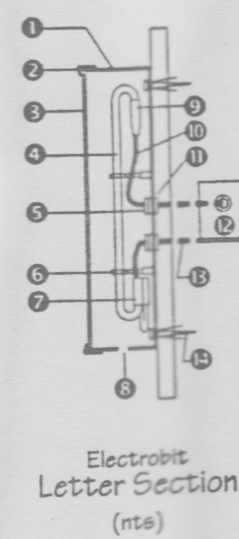
Required Signature of Approver: _____

Date: _____

INTERNATIONAL HOUSE OF PANCAKES

Scale: 3/16" = 1'-0"

White FCO acrylic grille with Red vinyl graphics 3630-33



- 1. Fab. alum. letter
- 2. Trim cap
- 3. Acrylic face
- 4. Neon tube
- 5. 1/2" Chan. nipple w/back ring
- 6. Glass stand
- 7. End cap over electrode
- 8. Drain hole
- 9. Short sleeve over electrode
- 10. GTO sleeve
- 11. 1/2" Flex connector
- 12. Neon transformer (remote)
- 13. Aluminum flx
- 14. Anchors as req'd

Internally Illuminated Pan Channel Letters:

Face:
Red acrylic 2793

Trim Cap:
T Red

Retains:
Fabricated aluminum, 5" deep Per-coat Red TM 2793

Illumination:
15mm, Clear Red neon, 30ma remote GFI neon transformers UL 2161 compliant.

Reproduction Mark:
White FCO acrylic grille w/Red vinyl graphics 3630-33

Quantity Req'd: (2) Two Sets

Standard Product
PN 11329400003

Production Setup: Neon <input type="checkbox"/> Vinyl <input type="checkbox"/> Router <input type="checkbox"/> Former <input type="checkbox"/> Outsource <input type="checkbox"/> PLW Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/> Knox Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/>	Project: IHOP #9791	City: Albuquerque, NM	Client: Romo	Designer: Ivey	Scale: 3/13/01	Production Approval to Site: <input type="checkbox"/>	Sheet: 4 of 6
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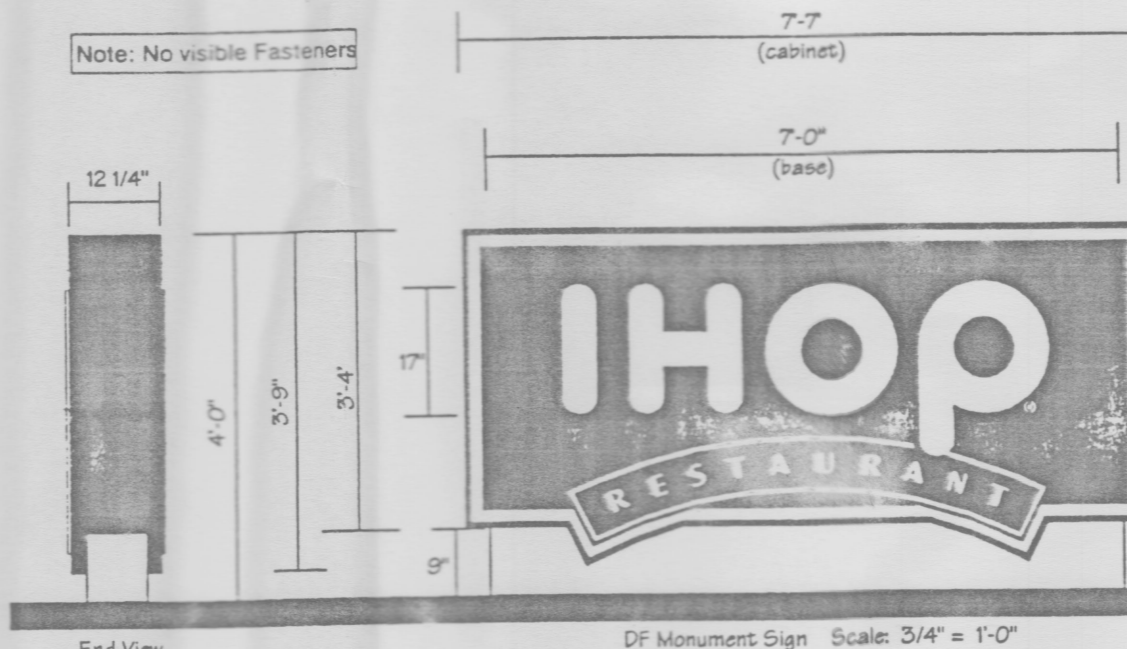
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1248 Street, Building 8, Fremont, California 94537
(909) 823-1239 Fax: (909) 823-2013

IHOP Sign Plan

Approved by: _____

Required Signature of Approver: _____

Date: _____



End View DF Monument Sign Scale: 3/4" = 1'-0"

DF Internally Illuminated Monument Sign

Cabinet:
Face aluminum, 12 1/4" deep, finished IHOP Blue Dupont Imron N5692H

Face:
Face Aluminum, rout out push thru 3/4" Clear acrylic w/ivory faces:

Blad:
Blue TM 3630-167 with White vinyl border 7725-10

IHOP:
White letters 3630-2D with Dark Blue drop shade 7725-37

Banner:
Red 3630-33 with White 3630-2D copy and inset border

Illumination:
HO Fluorescent lamps

Base:
Fabricated aluminum, ten-coat and paint BM 964.

Note: Reference PLE engineering drawing for embossment specifications.

Quantity Req'd: (1) One
Custom Monument

Production Setup: Neon <input type="checkbox"/> Vinyl <input type="checkbox"/> Router <input type="checkbox"/> Former <input type="checkbox"/> Outsource <input type="checkbox"/> PLW Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/> Knox Engineering Dwg: Yes <input type="checkbox"/> No <input type="checkbox"/>	Project: IHOP #9791	City: Albuquerque, NM	Client: Romo	Designer: Ivey	Scale: 3/13/01	Production Approval to Site: <input type="checkbox"/>	Sheet: 5 of 6
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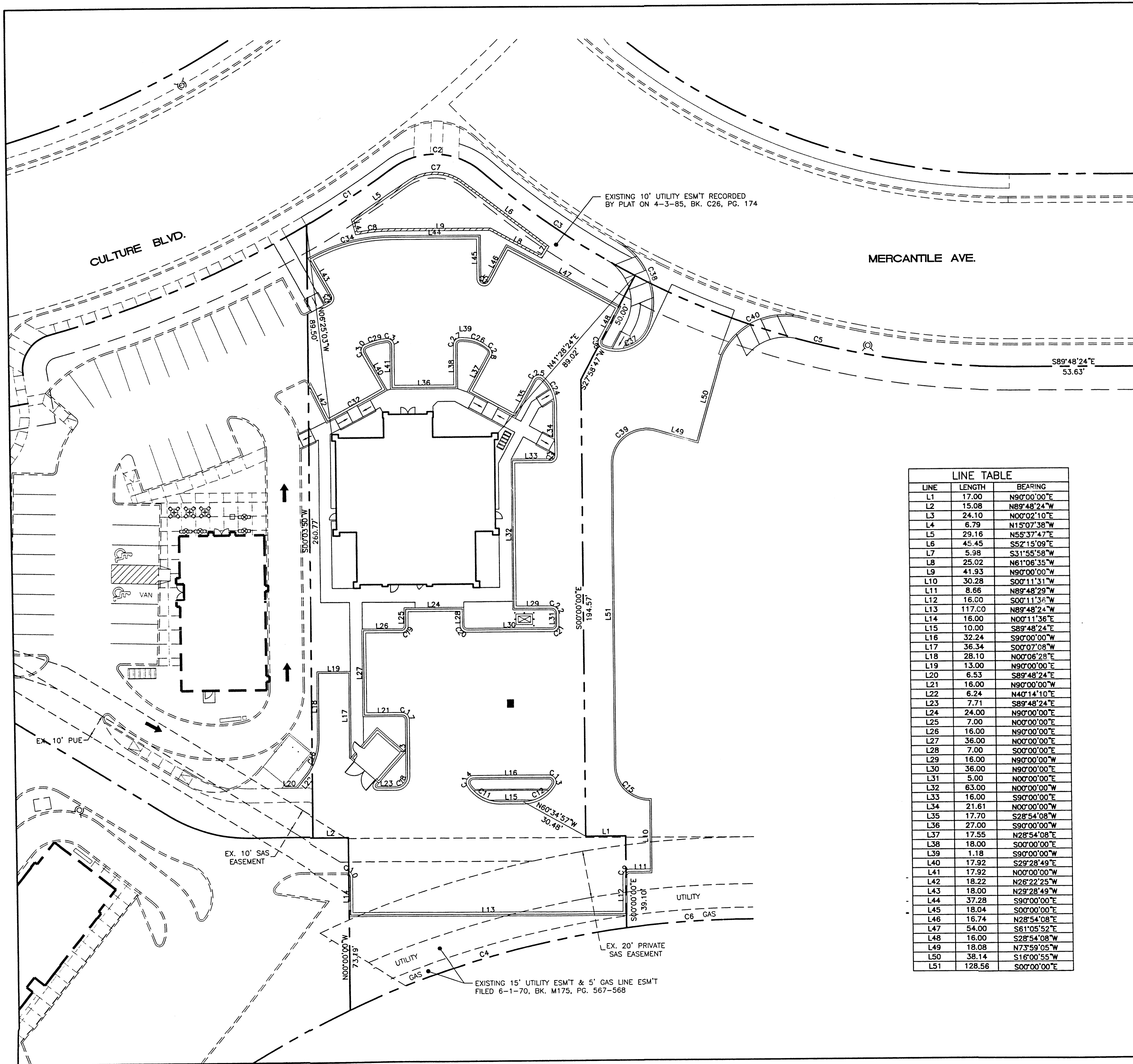
IHOP Sign Plan

Approved by: _____

Required Signature of Approver: _____

Date: _____

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN P.E. #7888</p>	<p>TRACT 5 RENAISSANCE CENTER</p>	<p>DRAWN BY: BDG</p> <p>DATE: 06/14/01</p>
	<p>SIGNAGE DETAILS</p>	<p>SHEET #</p> <p>9A</p>
<p>TERRA WEST, LLC</p> <p>8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100</p>	<p>JOB #</p> <p>200115</p>	



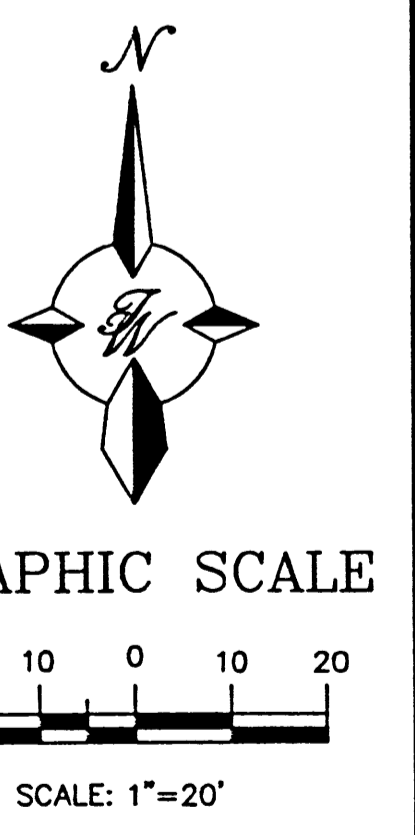
EXISTING 10' UTILITY ESM'T RECORDED BY PLAT ON 4-3-85, BK. C26, PG. 174

LINE TABLE

LINE	LENGTH	BEARING
L1	17.00	N90°00'00"E
L2	15.08	N89°48'24"W
L3	24.10	N00°02'10"E
L4	6.79	N15°07'38"W
L5	29.16	N55°37'47"E
L6	45.45	S52°15'09"E
L7	5.98	S31°55'58"W
L8	25.02	N61°06'35"W
L9	41.93	N90°00'00"W
L10	30.28	S00°11'31"W
L11	8.66	N89°48'29"W
L12	16.00	S00°11'36"W
L13	117.00	N89°48'24"W
L14	16.00	N00°11'36"E
L15	10.00	S89°48'24"E
L16	32.24	S90°00'00"W
L17	36.34	S00°07'08"W
L18	28.10	N00°08'28"E
L19	13.00	N90°00'00"E
L20	6.53	S89°48'24"E
L21	18.00	N90°00'00"W
L22	6.24	N40°14'10"E
L23	7.71	S89°48'24"E
L24	24.00	N90°00'00"E
L25	7.00	N00°00'00"E
L26	16.00	N90°00'00"E
L27	36.00	N00°00'00"E
L28	7.00	S00°00'00"E
L29	16.00	N90°00'00"W
L30	36.00	N90°00'00"E
L31	5.00	N00°00'00"E
L32	63.00	N00°00'00"W
L33	16.00	S90°00'00"E
L34	21.61	N00°00'00"W
L35	17.70	S28°54'08"W
L36	27.00	S90°00'00"W
L37	17.55	N28°54'08"E
L38	18.00	S00°00'00"E
L39	1.18	S90°00'00"W
L40	17.92	S29°28'49"E
L41	17.92	N00°00'00"W
L42	18.22	N26°22'25"W
L43	18.00	N29°28'49"W
L44	37.28	S90°00'00"E
L45	18.04	S00°00'00"E
L46	16.74	N28°54'08"E
L47	54.00	S61°05'52"E
L48	16.00	S28°54'08"W
L49	18.08	N73°59'05"W
L50	38.14	S16°00'55"W
L51	128.56	S00°00'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	44.14	441.00	22.09	5°44'05"	N56°47'20"E	44.12
C2	40.49	30.00	24.01	77°20'05"	N87°24'40"W	37.49
C3	79.02	341.00	39.69	13°16'36"	S55°22'55"E	78.84
C4	123.23	407.82	62.09	17°18'47"	S73°59'02"W	122.76
C5	165.37	341.00	84.35	27°47'11"	S75°54'48"E	163.76
C6	53.76	407.82	26.92	7°33'12"	S86°25'01"W	53.72
C7	25.17	20.00	14.56	72°07'04"	N88°18'41"W	23.54
C8	14.86	72.67	7.46	11°43'05"	S84°08'09"W	14.84
C9	3.14	2.00	2.00	89°59'55"	S45°11'34"W	2.83
C10	3.14	2.00	2.00	90°00'00"	N44°48'24"W	2.83
C11	15.32	15.00	8.40	58°30'35"	S60°33'07"E	14.66
C12	15.46	15.00	8.50	59°04'13"	N60°39'30"E	14.79
C13	4.23	2.00	3.54	121°07'23"	N29°26'18"W	3.48
C14	4.23	2.00	3.56	121°17'49"	S29°21'05"W	3.49
C15	23.51	15.00	14.95	89°47'26"	S44°53'43"E	21.17
C16	17.51	25.00	9.13	40°07'41"	N20°10'19"E	17.15
C17	3.14	2.00	2.00	90°00'00"	N45°00'00"W	2.83
C18	7.87	5.00	5.01	90°09'26"	N45°06'53"E	7.08
C19	3.14	2.00	2.00	90°00'00"	N45°00'00"E	2.83
C20	3.14	2.00	2.00	90°00'00"	S45°00'00"E	2.83
C21	3.14	2.00	2.00	90°00'00"	N45°00'00"E	2.83
C22	3.14	2.00	2.00	90°00'00"	N45°00'00"W	2.83
C23	3.14	2.00	2.00	90°00'00"	N45°00'00"E	2.83
C24	12.78	15.00	6.81	48°49'28"	N24°24'44"W	12.40
C25	3.57	2.00	2.48	102°16'24"	S80°02'20"W	3.11
C26	11.53	15.00	6.07	44°02'18"	N67°58'51"W	11.25
C27	3.14	2.00	2.00	90°00'00"	S45°00'00"W	2.83
C28	2.61	2.00	1.53	74°51'51"	N08°31'47"W	2.43
C29	9.03	26.00	4.56	19°54'16"	S75°15'08"W	8.99
C30	3.31	2.00	2.17	94°46'49"	S17°54'36"W	2.94
C31	3.31	2.00	2.17	94°47'44"	N47°23'52"W	2.94
C32	28.09	889.48	14.05	1°48'34"	N61°38'27"E	28.09
C33	3.15	2.00	2.01	90°14'34"	N15°38'28"E	2.83
C34	36.00	70.00	18.42	29°28'49"	S75°15'36"W	35.62
C35	5.27	2.00	7.76	151°05'52"	S75°32'56"E	3.87
C36	3.29	2.00	2.15	94°02'31"	S20°50'41"E	2.93
C37	25.88	15.00	17.52	98°51'18"	N62°39'48"E	22.79
C38	40.13	30.00	23.71	76°39'04"	N21°29'12"W	37.21
C39	27.75	15.00	19.91	106°00'55"	S53°00'27"W	23.96
C40	41.74	30.00	25.05	79°43'02"	S65°31'26"W	38.45



	TRACT 5 RENAISSANCE CENTER HORIZONTAL CONTROL PLAN	DRAWN BY: BDG DATE: 6/20/01 20115HC.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 10 JOB # 200115