

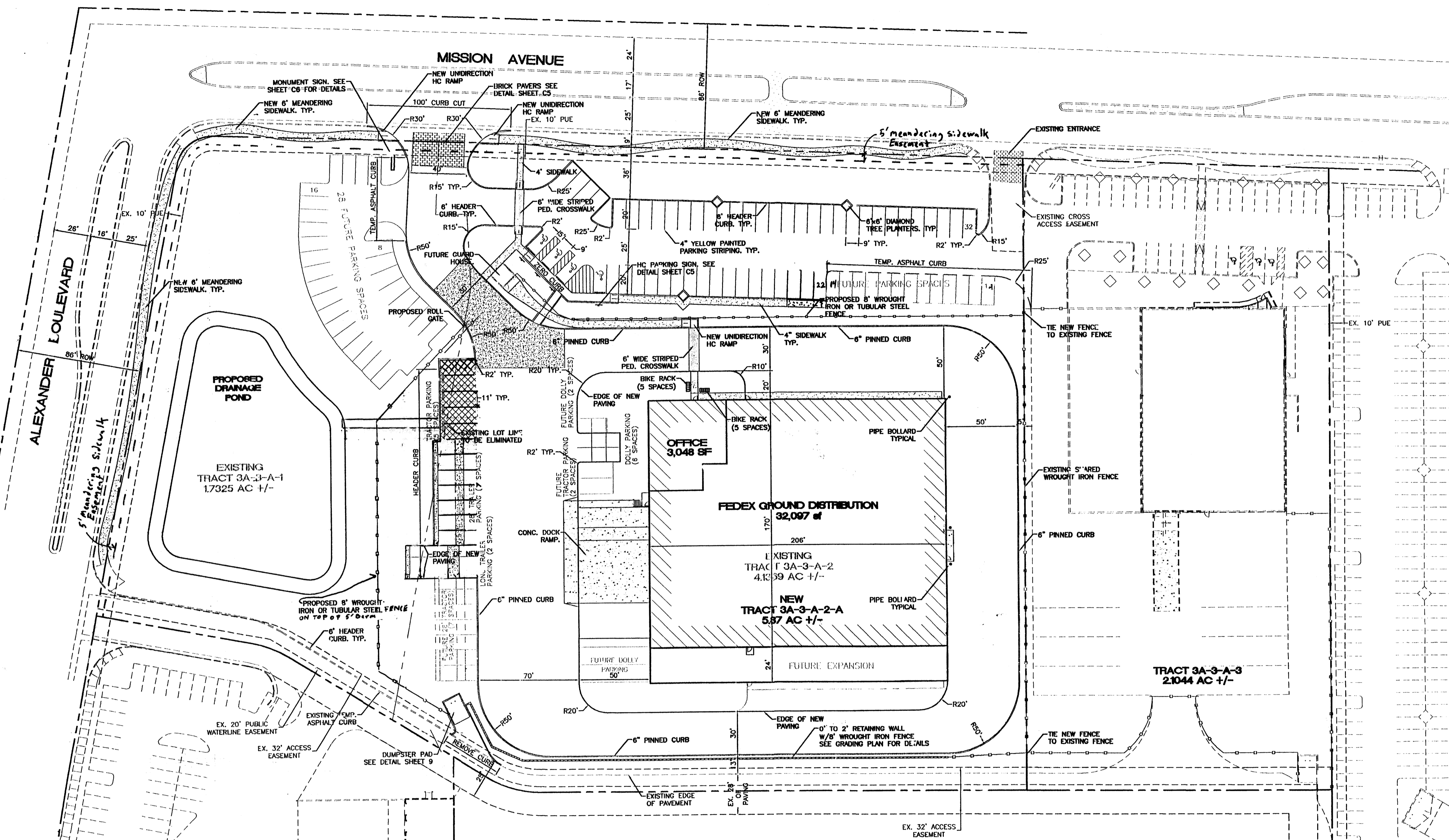
LEGAL DESCRIPTION:
TRACT 3A-3-A-1 AND TRACT 3A-3-A-2 OF THE NORTH RENAISSANCE CENTER

NOTES:

- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACT 3A-3-A-2-A 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 TRACT 3A-3-A-2-A 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 ORDINANCE 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 TRACT 3A-3-A-2-A 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
- 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 C3 FOR RETAINING WALL DETAILS.
- SEE SHEET C5 FOR REFUSE ENCLOSURE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- SEE SHEET C5 FOR HC RAMP DETAILS.
- SEE SHEET C5 FOR HC PARKING DETAILS.
- SEE SHEET C5 FOR PAVING DETAILS.

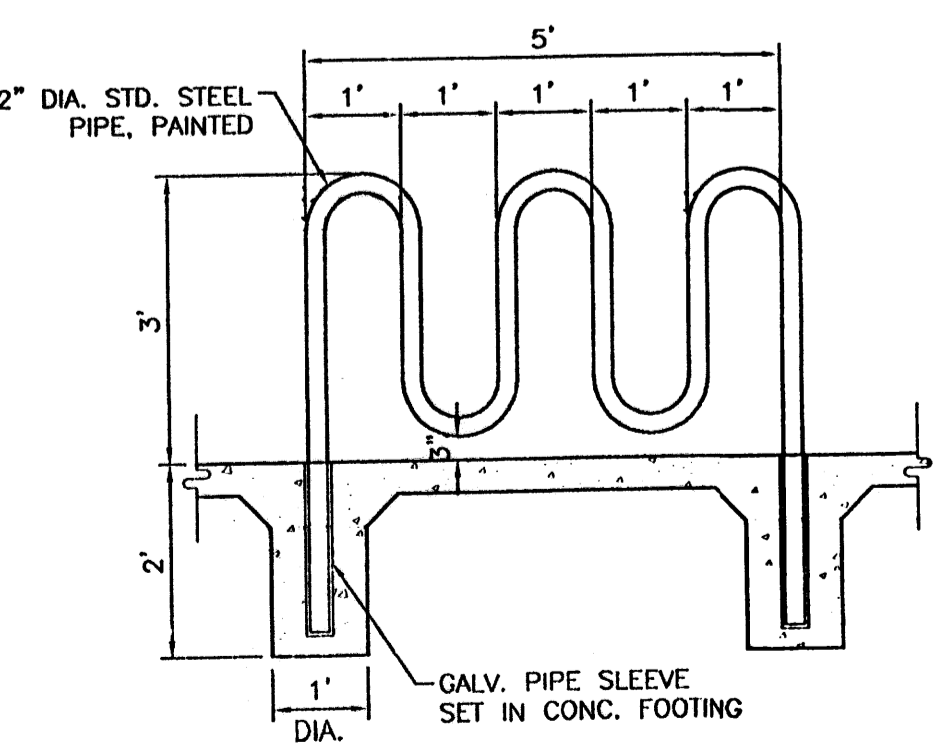
LEGEND

- BOUNDARY LINE
- - - EASEMENT
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TEMPORARY ASPHALT CURB
- PROPOSED SIDEWALK
- PROPOSED WROUGHT IRON FENCE
- PROPOSED CROSSWALK
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING
- PROPOSED CONCRETE PAVING



SITE DATA

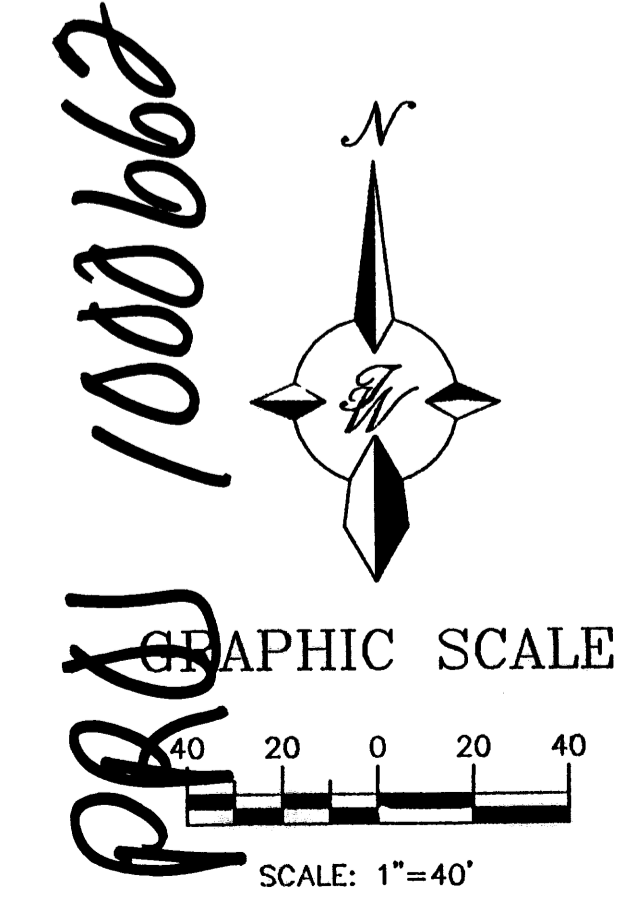
PROPOSED USAGE:	WAREHOUSE / OFFICE
TRACT	3A-3-A-2-A
LOT AREA:	5.87 AC
MAXIMUM FAR	0.25
MAX. BUILDING HEIGHT	36'
BUILDING AREA:	
WAREHOUSE	32,097 SF
OFFICE	3,048 SF
FUTURE EXPANSION	4,952 SF
TOTAL	40,097 SF
PARKING PROVIDED:	50 SPACES
FUTURE PARKING PROV.:	46 SPACES
TOTAL	96 SPACES
PARKING REQUIRED W/EXP.	31 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
	1 SPACES VAN ACCESSIBLE
BIKE SPACES REQUIRED:	10 SPACES
BIKE SPACES PROVIDED:	10 SPACES



BIKE RACK DETAIL
SCALE: 1/2"=1'

INDEX TO DRAWINGS

- SITE PLAN FOR BUILDING PERMIT
- LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN
- MASTER UTILITY PLAN
- DETAILS
- DETAILS
- ELEVATIONS
- ELEVATIONS
- ELEVATIONS



PROJECT NUMBER: 1000662

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

<i>Paul J. Dora</i>	5-22-02
Traffic Engineer, Transportation Division	Date
<i>William E. Cardenas</i>	5/22/02
Parks & General Services Department	Date
<i>David M. ...</i>	5/22/02
Public Works, Water Utilities Division	Date
<i>Bruce L. ...</i>	7/19/02
City Engineer, Engineering Division / AMAFCA	Date
<i>...</i>	5-22-02
Solid Waste	Date




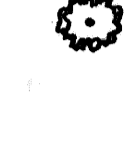





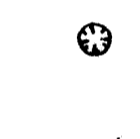






APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.





... 7/24/02
City Planner, Albuquerque / *...* Date

PLN (10706) 4/96

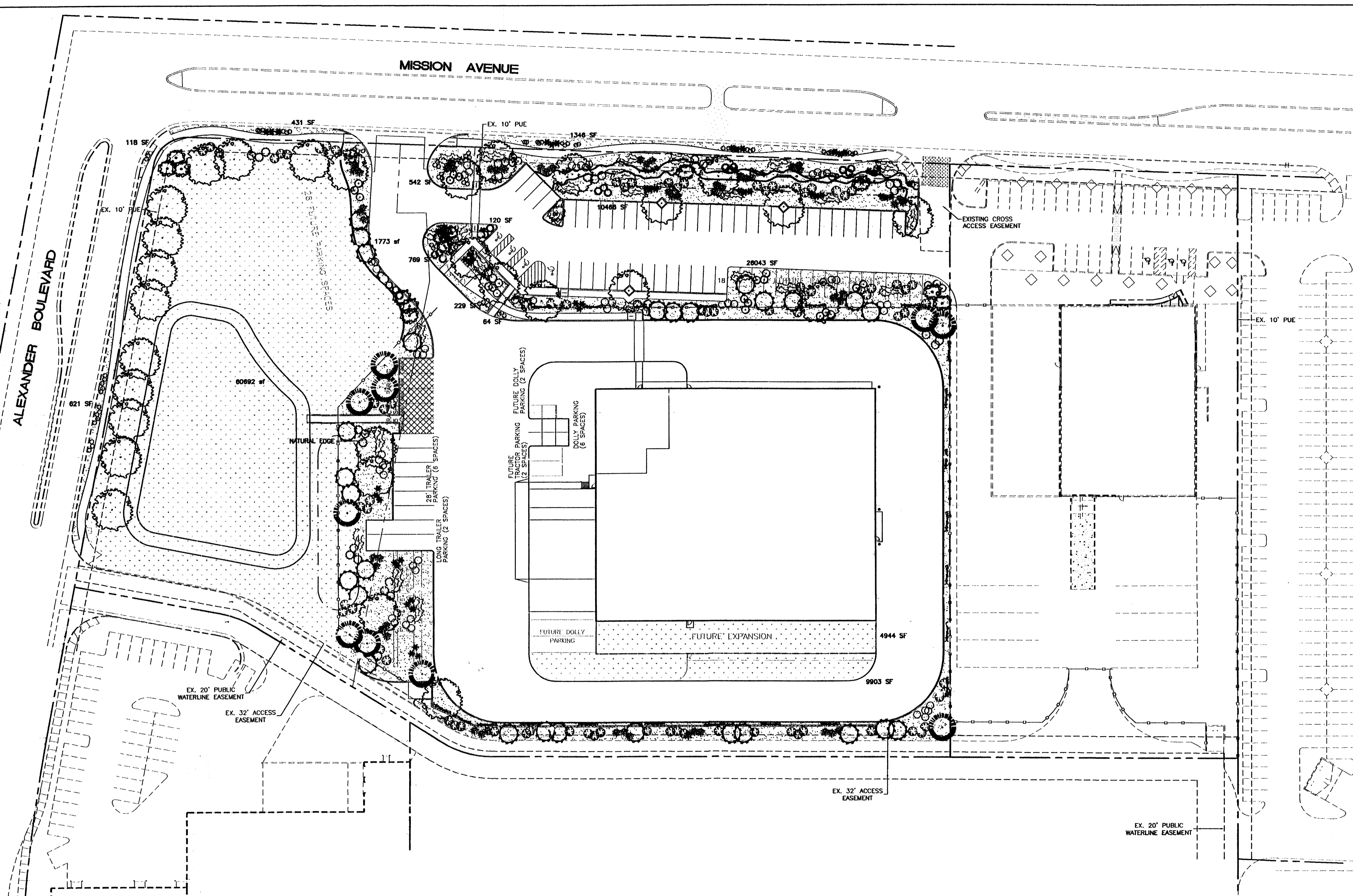
	TRACT 3A-3-A-2-A RENAISSANCE FEDEX GROUND	DRAWN BY BDG
	SITE PLAN FOR BUILDING PERMIT	DATE 04/25/02
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2225PB.DWG
		SHEET # C1
		JOB # 270025

PLANT LEGEND

-  SYCAMORE (H) OR HONEY LOCUST (H) 29
Platanus spp.
Gleditsia triacanthos
2" Gal.
-  AUSTRIAN PINE (H) 10
Pinus nigra
6-8"
-  WASHINGTON HAWTHORN (H) 3
Crataegus phaenopyrum
15 Gal.
-  NEW MEXICO OLIVE (M) 11
Forestiera neomexicana
15 Gal.
-  DESERT WILLOW (L) 28
Chilopsis linearis
5 Gal.
-  THREE-LEAF SUMAC (L) 33
Rhus trilobata
5 Gal. 36sf
-  RUSSIAN SAGE (M) 27
Perovskia atriplicifolia
5 Gal.
-  APACHE PLUME (L) 57
Fallugia paradoxa
5 Gal. 25sf
-  MAIDEN GRASS (M) 49
Miscanthus sinensis
5 Gal. 16sf
-  CHAMISA (L) 72
Chrysothamnus nauseosus
1 Gal. 25sf
-  GREY COTONEASTER (M) 54
Cotoneaster glaucophylla
5 Gal. 36sf
-  BLUE MIST (M) 20
Caryopteris x clanodensis
5 Gal. 36sf
-  TAM JUNIPER/HONEYSUCKLE (M) 81
Juniperus sibirica/Lonicera japonica
each symbol = 3-1 Gal. 225sf
-  HONEYSUCKLE (M) 44
Lonicera japonica
each symbol = 2-1 Gal. 150sf
-  AUTUMN SAGE/ POTENTILLA
POTENTILLA (M) 98
Salvia greggii/Potentilla fruticosa
Artemisia spp.
1 Gal. 4sf
-  OVERSIZED GRAVEL
& BOULDERS 19

-  SANTA FE BROWN CRUSHER FINES
WITH FILTER FABRIC
-  COMMERCIAL GRADE
STEEL EDGING
-  CRIMPED STRAW/ NATIVE SEED
-  SANTA FE BROWN GRAVEL
W/ FILTER FABRIC

LANDSCAPE ARCHITECT'S SEAL	TRACT 3A-3-A-2-A RENAISSANCE FEDERAL EXPRESS GROUND	DRAWN BY IRW
	LANDSCAPE PLAN	DATE 05/14/02
	 TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2
JAMES DEFLON #0007		JOB #



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.

Santa Fe Brown Crusher Fines 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.

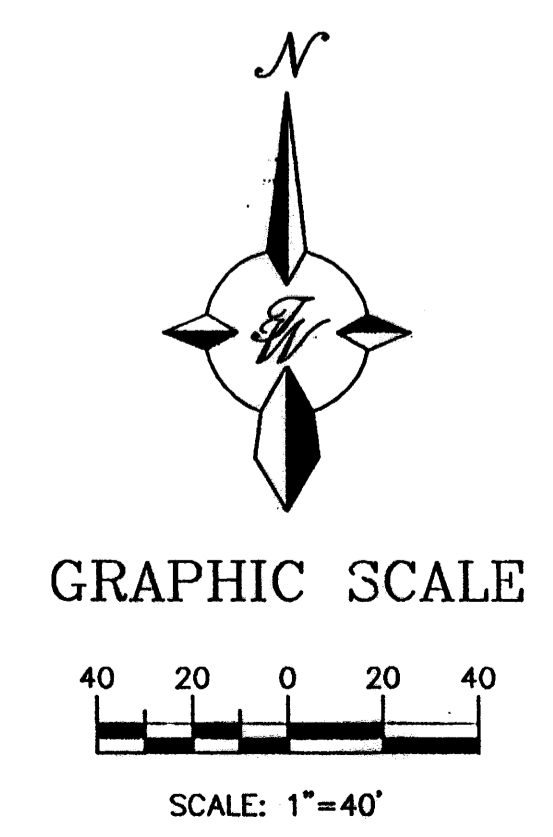
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

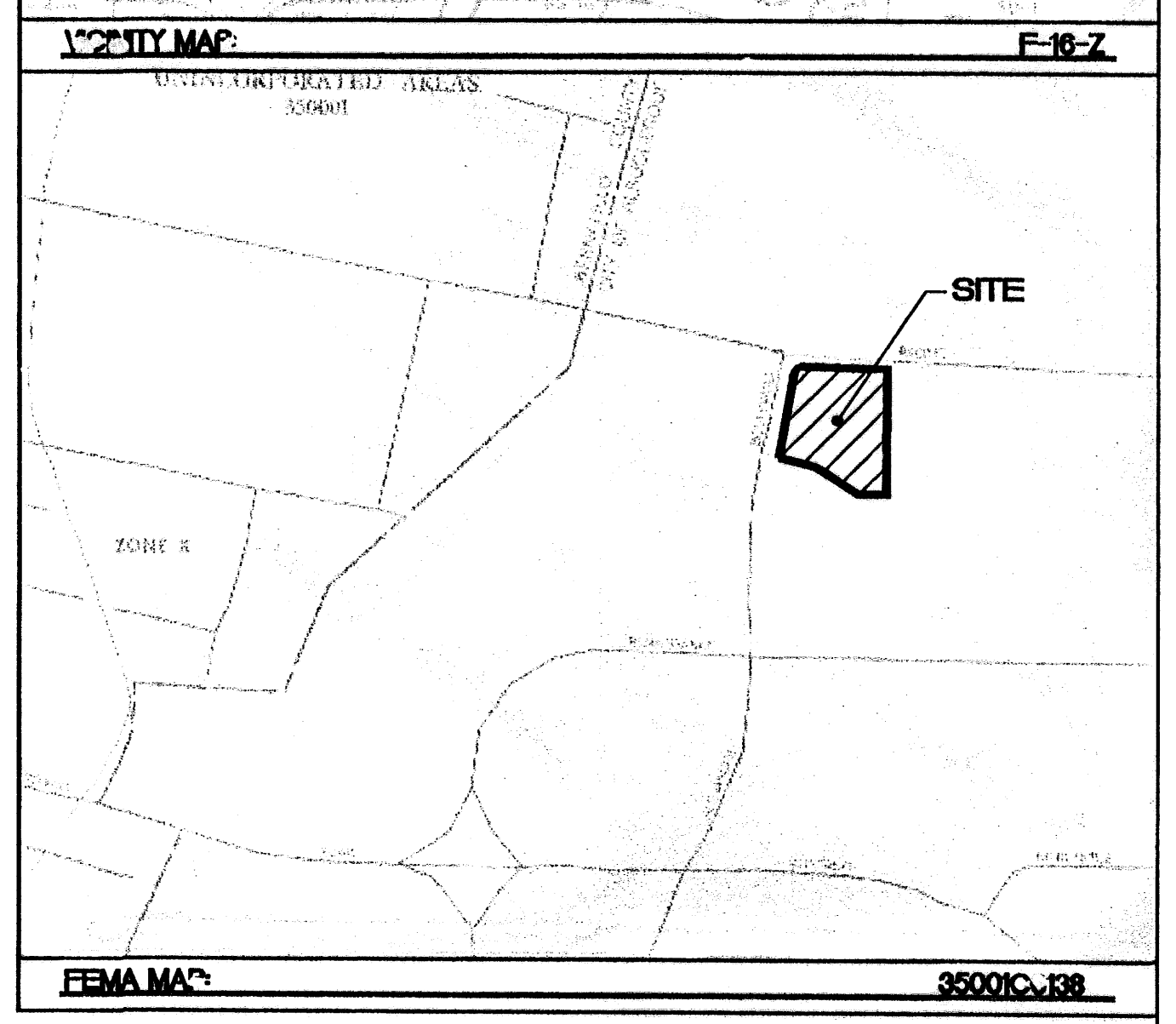
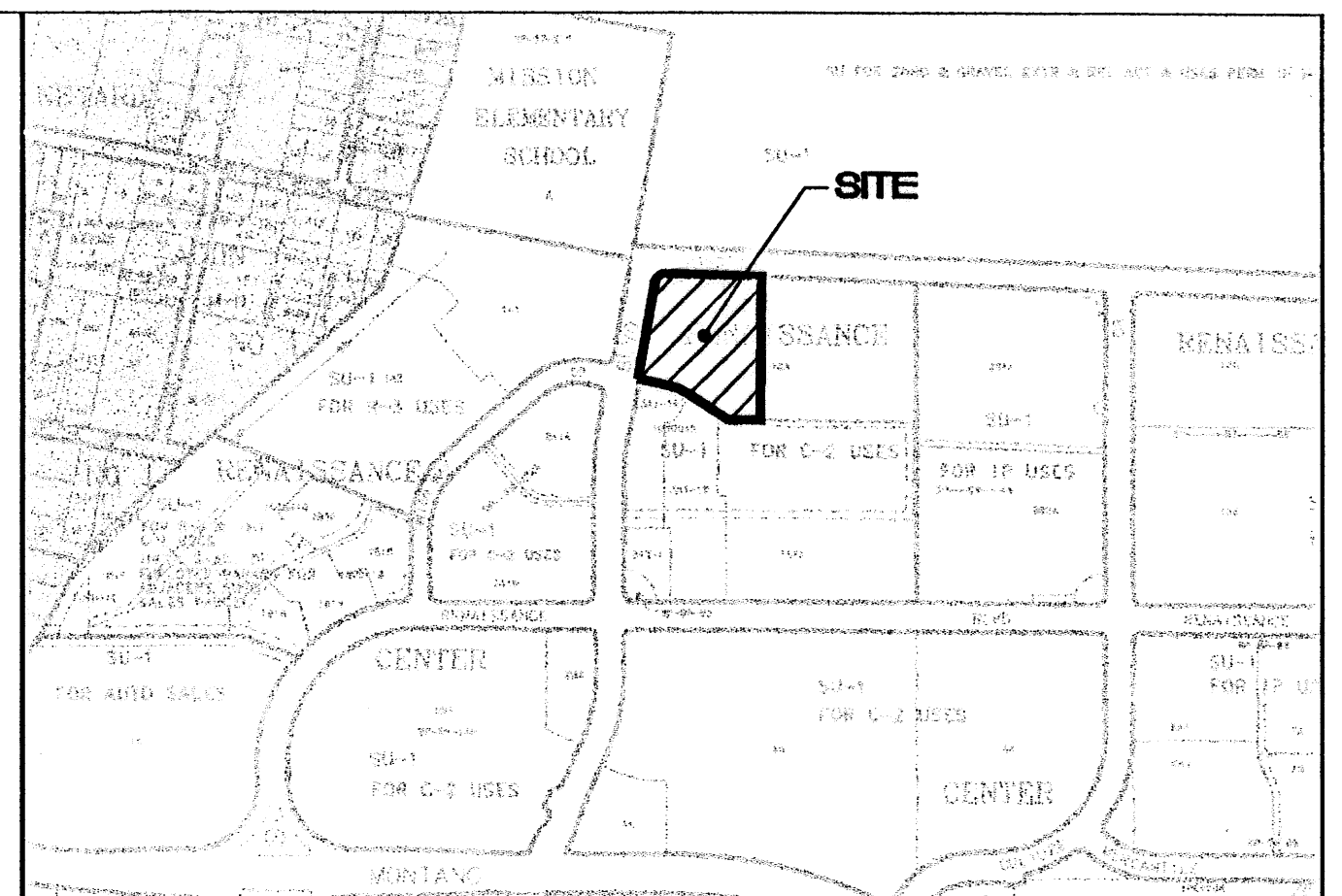
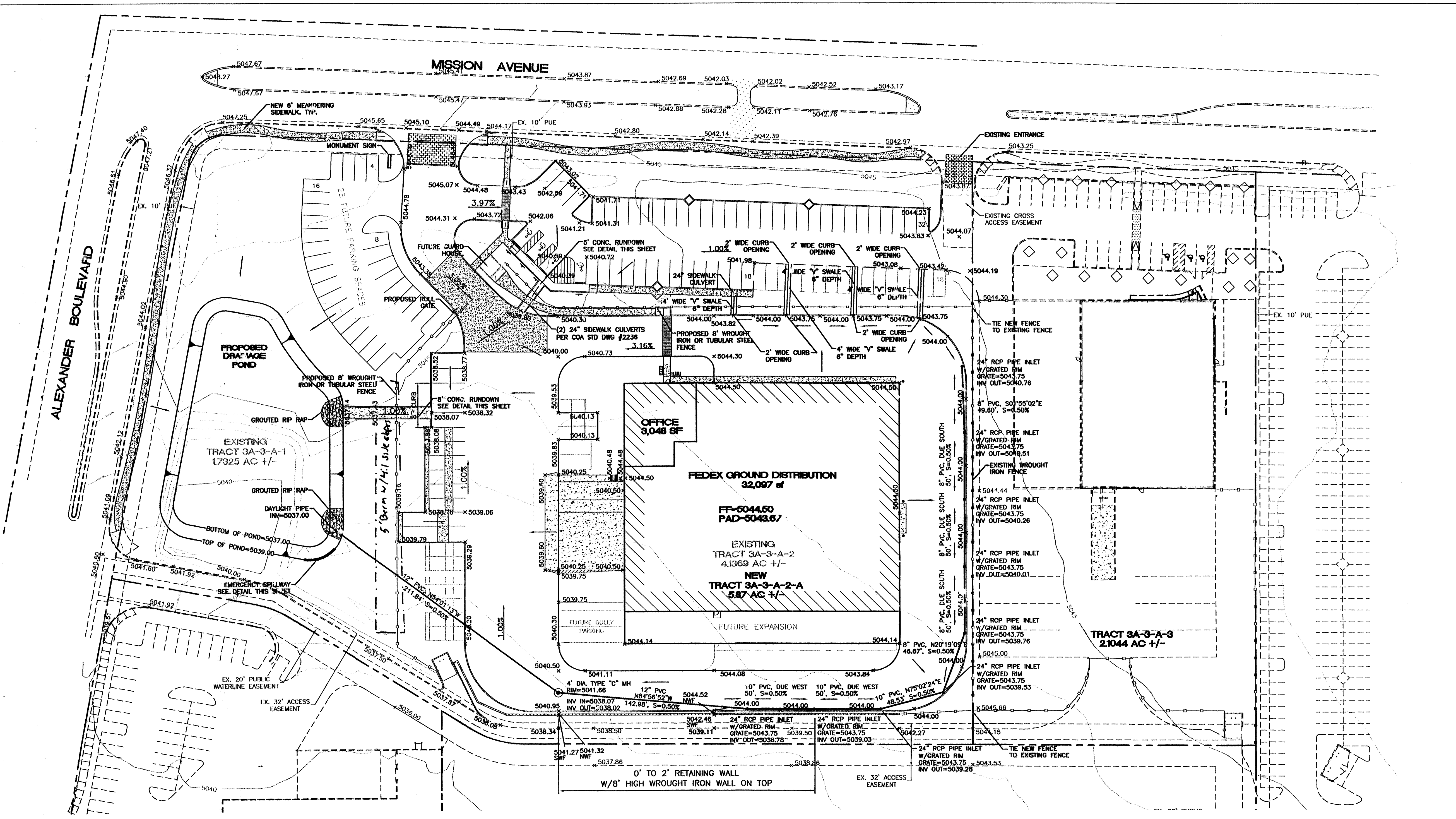
LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	255504	square feet
TOTAL BUILDINGS AREA	3514C	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	220359	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	33054	square feet
TOTAL LANDSCAPE PROVIDED	121914	square feet
TOTAL BED PROVIDED	46375	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	75539	square feet

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



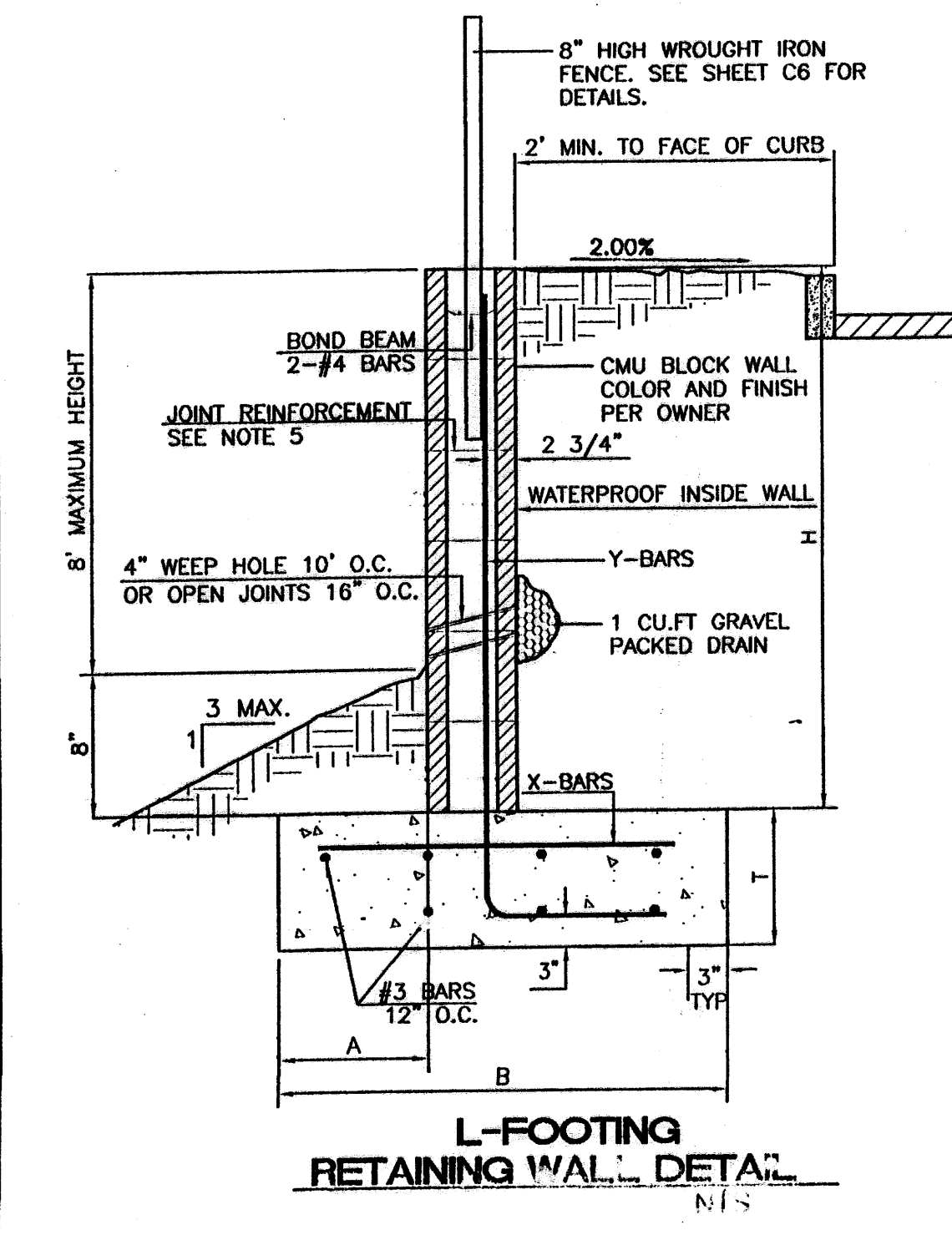
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LEGAL DESCRIPTION:
TRACT 3A-3-A-1 AND TRACT 3A-3-A-2 OF THE NORTH RENAISSANCE CENTER

LEGEND

	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED FENCE
	MAXIMUM WATER SURFACE ELEVATION
	NEW CURB
	EDGE OF NEW PAVING
	PROPOSED TEMPORARY ASPHALT CURB
	PROPOSED CONCRETE PAVING

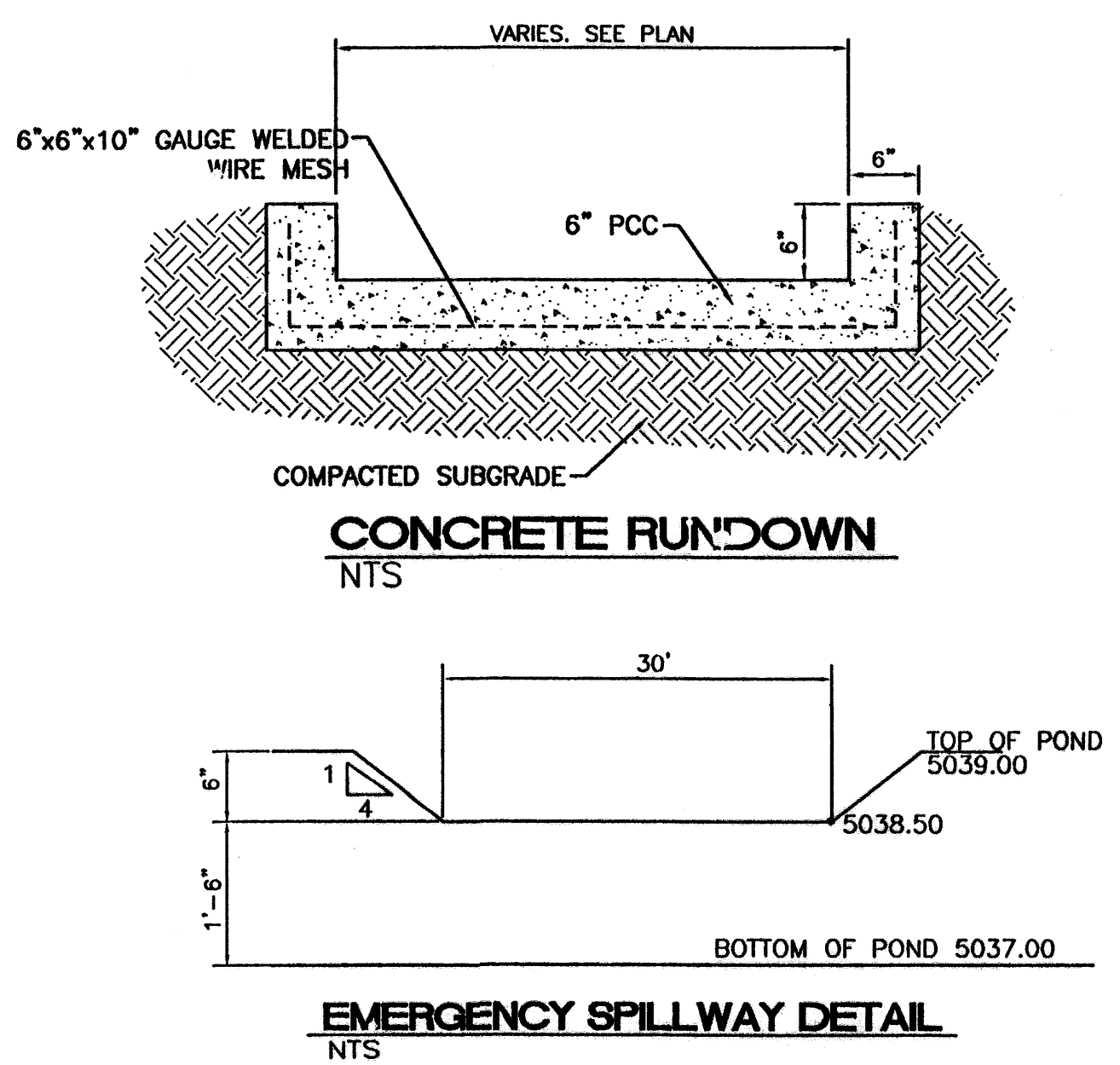


GENERAL NOTES:

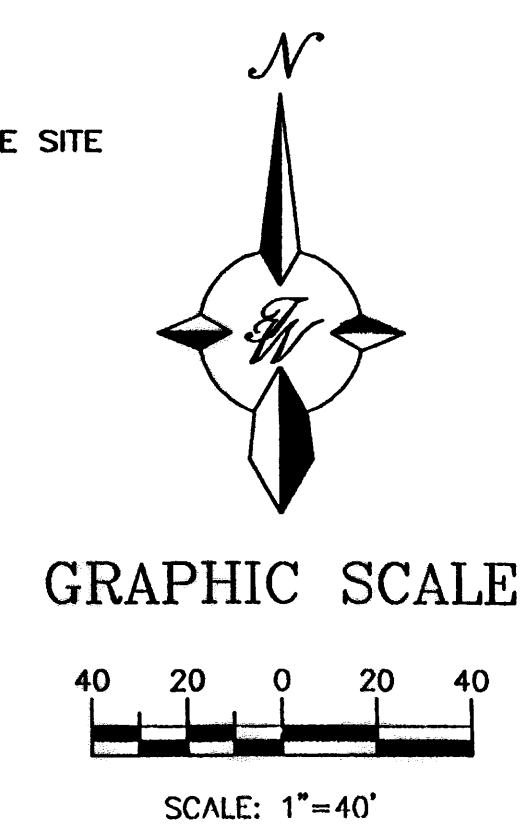
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BRMS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
- 30 BAR DIAMETER LAPS TYPICAL.
- DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
- OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
- OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
- SOLID MASONRY CAP COURSE TYPICAL.
- WATER PROOF WALL.

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

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-6"	2'-6"	9"	#4 @ 24" O.C.	
3'-0"	3'-0"	9"	#4 @ 24" O.C.	
4'-0"	3'-3"	12"	#4 @ 18" O.C.	#4 @ 16" O.C.
4'-6"	4'-0"	12"	#4 @ 18" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

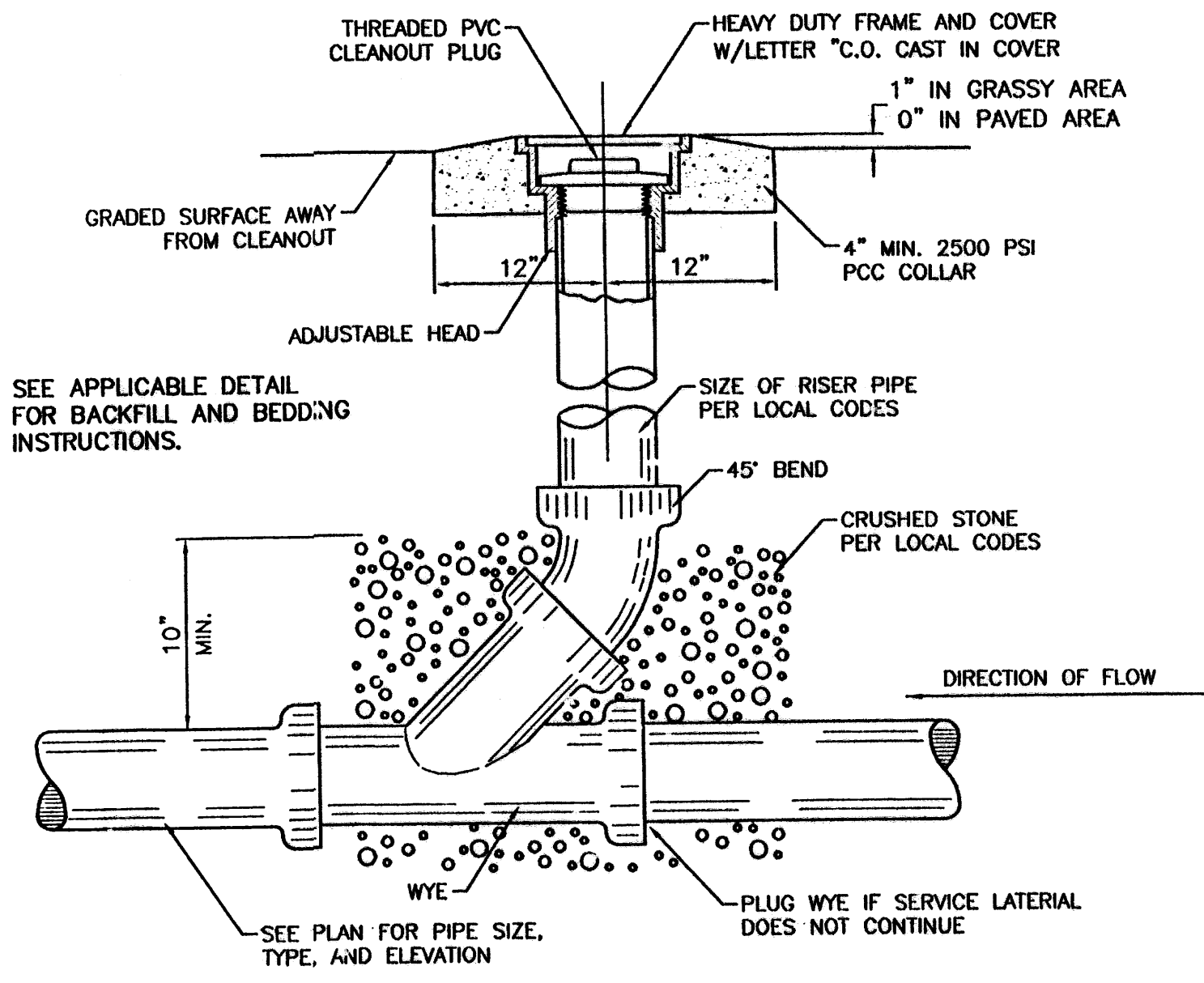
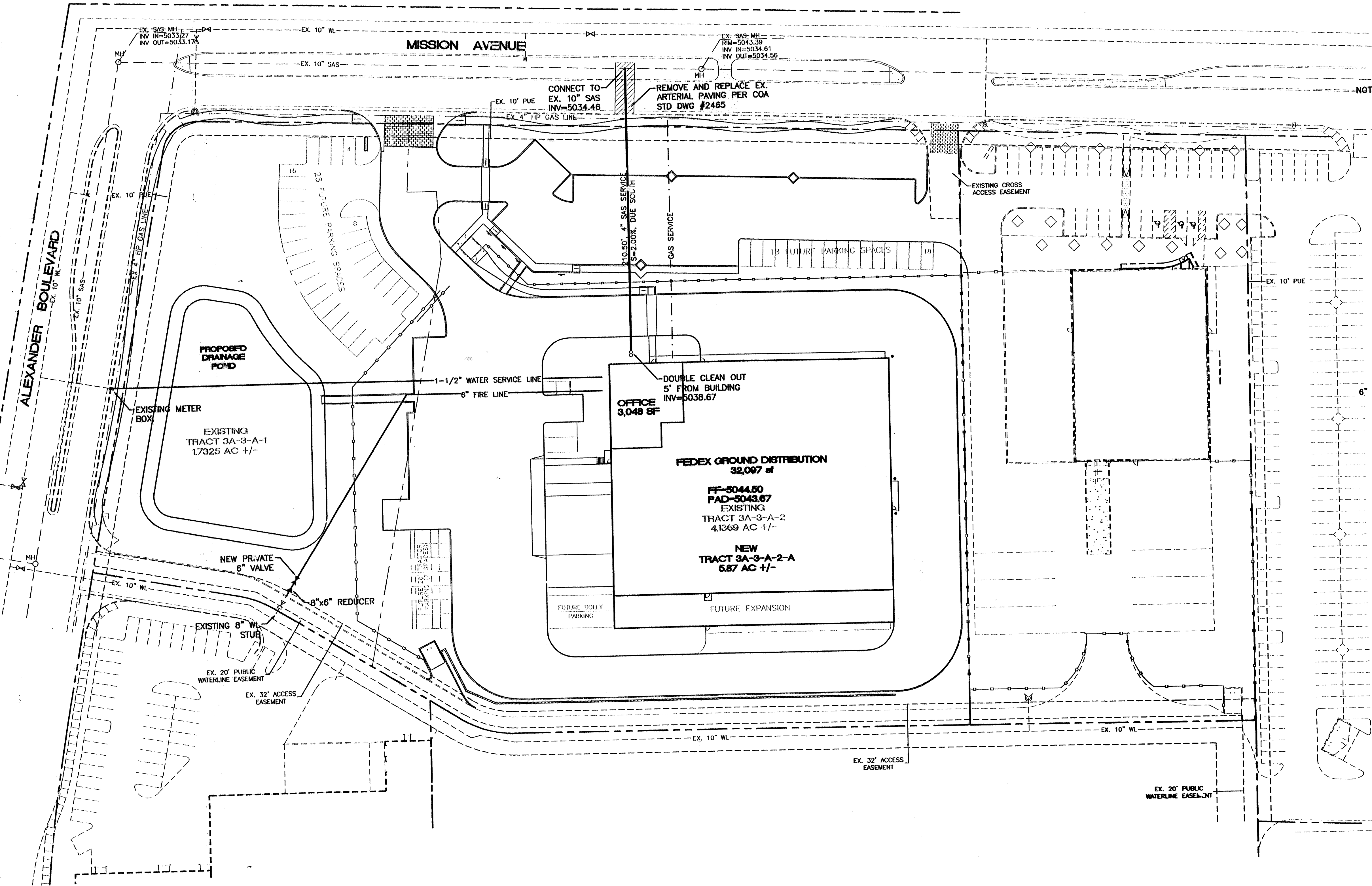


- EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
 - REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

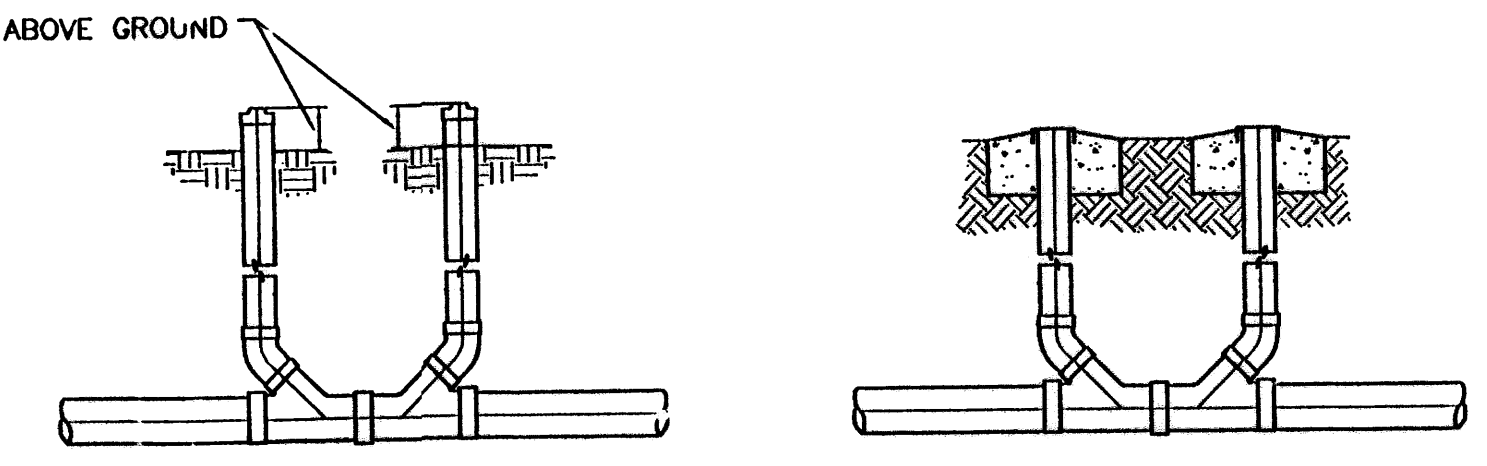


ROUGH GRADING APPROVAL

ENGINEER'S SEAL	TRACT 3A-3-A-2-A RENAISSANCE FEDEX GROUND	DRAWN BY BDG
	GRADING AND DRAINAGE PLAN	DATE 04/25/02
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2225GRC.DWG
RONALD R. BOHANNAN P.E. #7684		SHEET # C3
		JOB # 270025



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

LEGEND

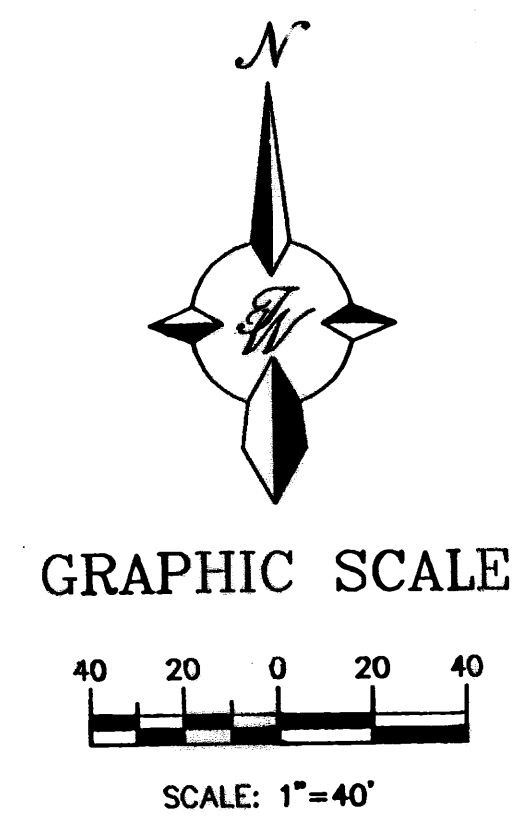
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	EXISTING 8" SAS
	EXISTING 16" WL
	EXISTING 42" SWS
	EXISTING CURB & GUTTER
	PROPOSED 8" SWS
	PROPOSED 6" SAS
	PROPOSED 8" WL
	BOUNDARY LINE
	EASEMENT

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER/OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. [Signature] 4-29-02
SIGNATURE & DATE

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.



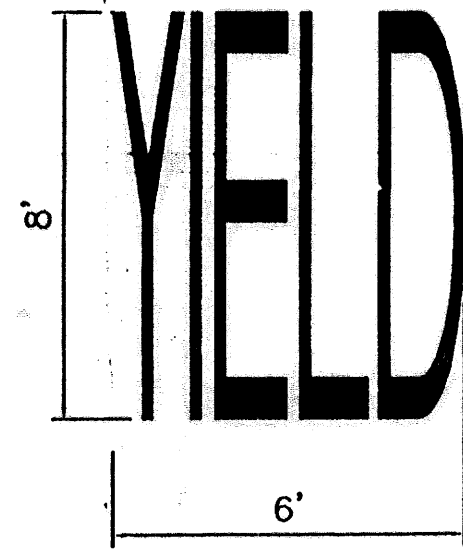
	TRACT 3A-3-A-2-A RENAISSANCE FEDEX GROUND	DRAWN BY BDG
	MASTER UTILITY PLAN	DATE 04/25/02
TIENNA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET #	2225MUA.DWG
	C4	JOB # 270025

NOTE:

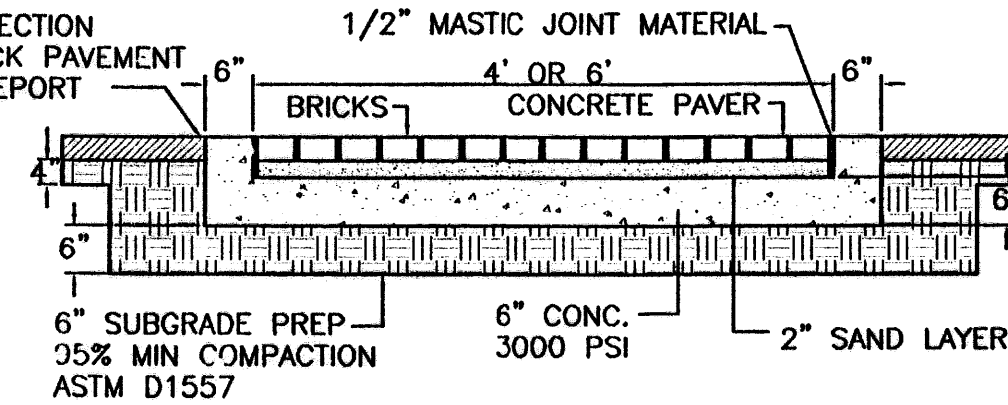
- WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
- THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

YIELD MARKER

SCALE: NTS

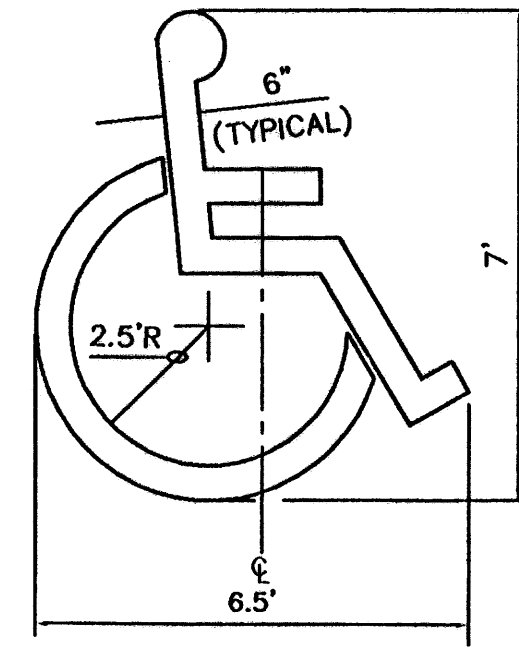


MATCH THE PAVEMENT SECTION ON BOTH SIDES OF BRICK PAVEMENT PER APPROVED SOILS REPORT



BRICK PAVER DETAIL

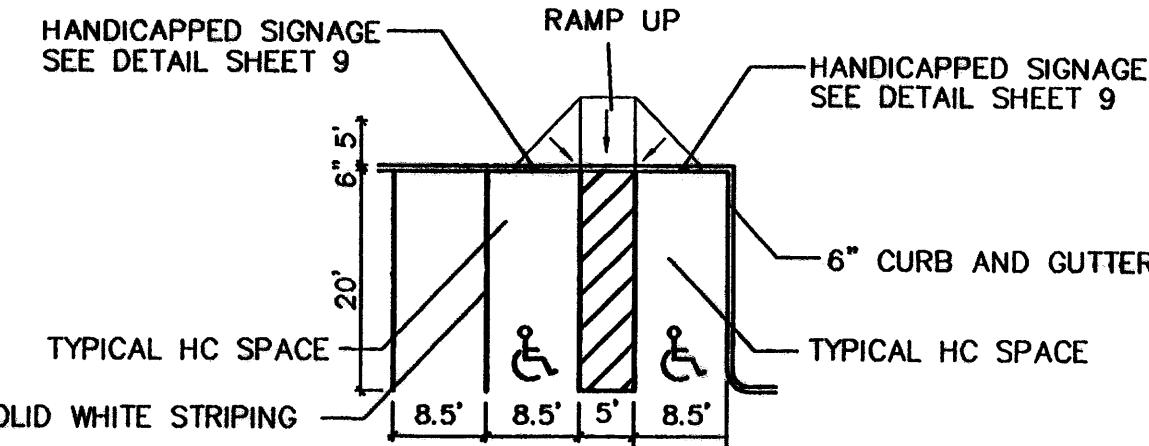
NTS



ACCESSIBLE PARKING SYMBOL

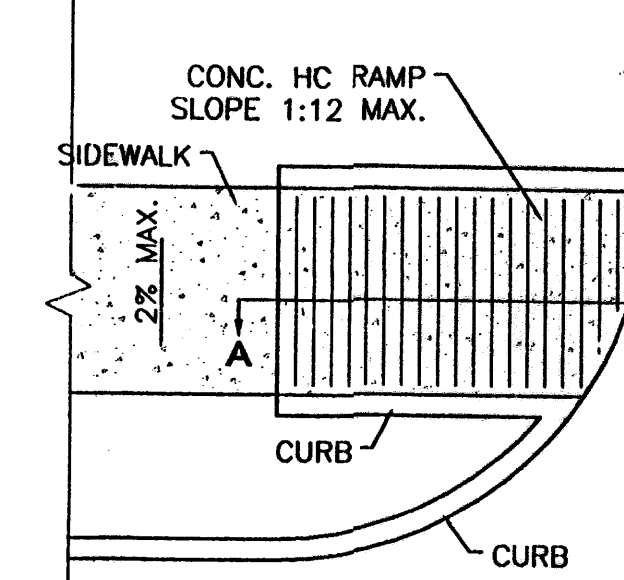
SCALE: NTS

LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



HC PARKING DETAIL

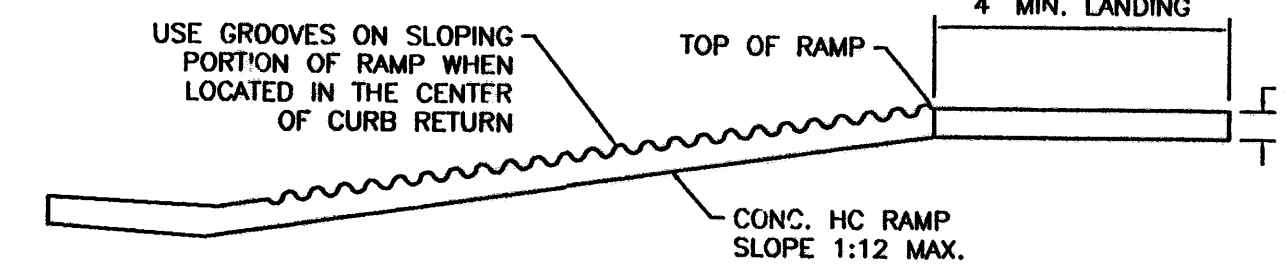
NTS



PLAN

NOTES:

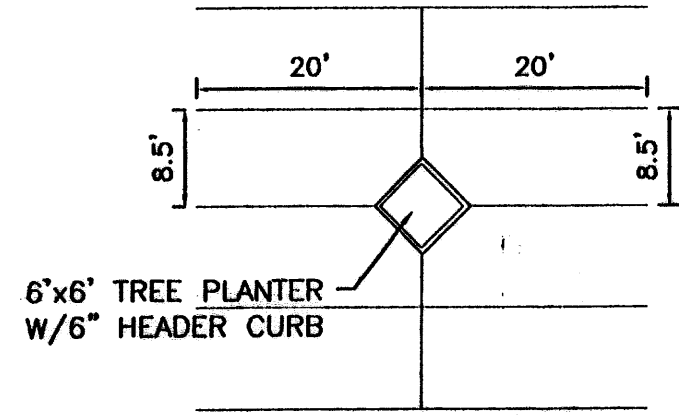
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
- THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
- RAMP SIDE SLOPE 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.



SECTION A-A

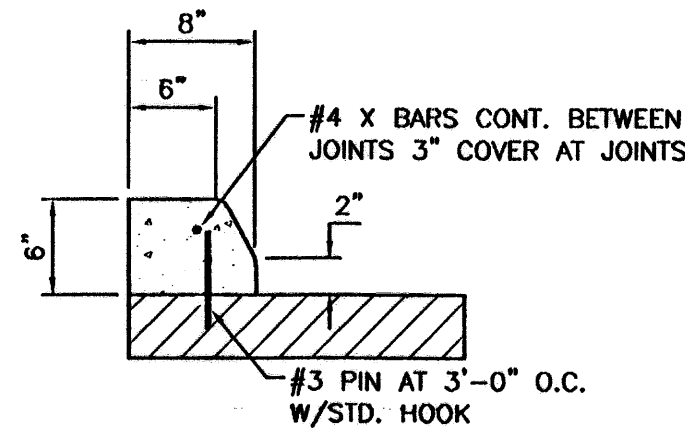
UNIDIRECTIONAL HC RAMP

SCALE: NTS



TREE PLANTER DETAIL

NTS

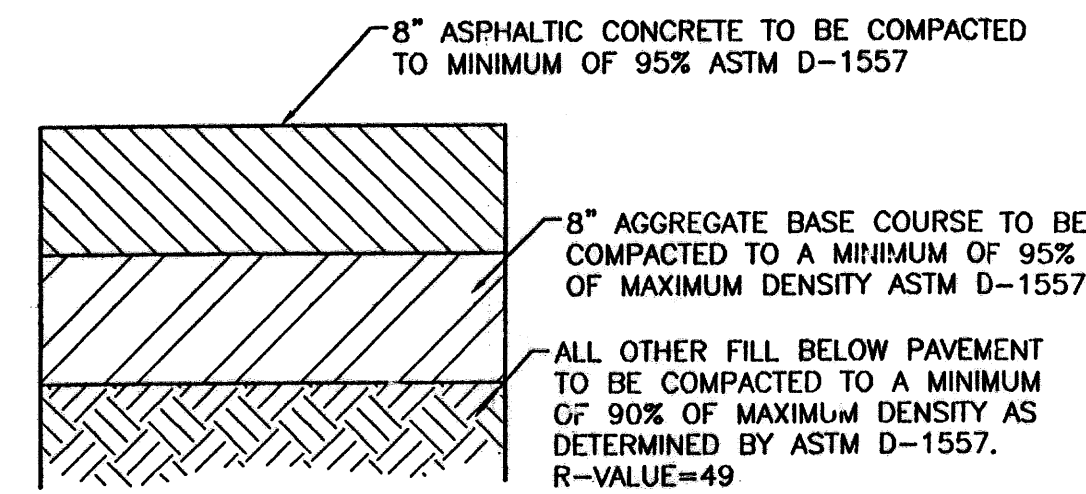


PINNED CUPS TYPE III

SCALE: 1"=1'

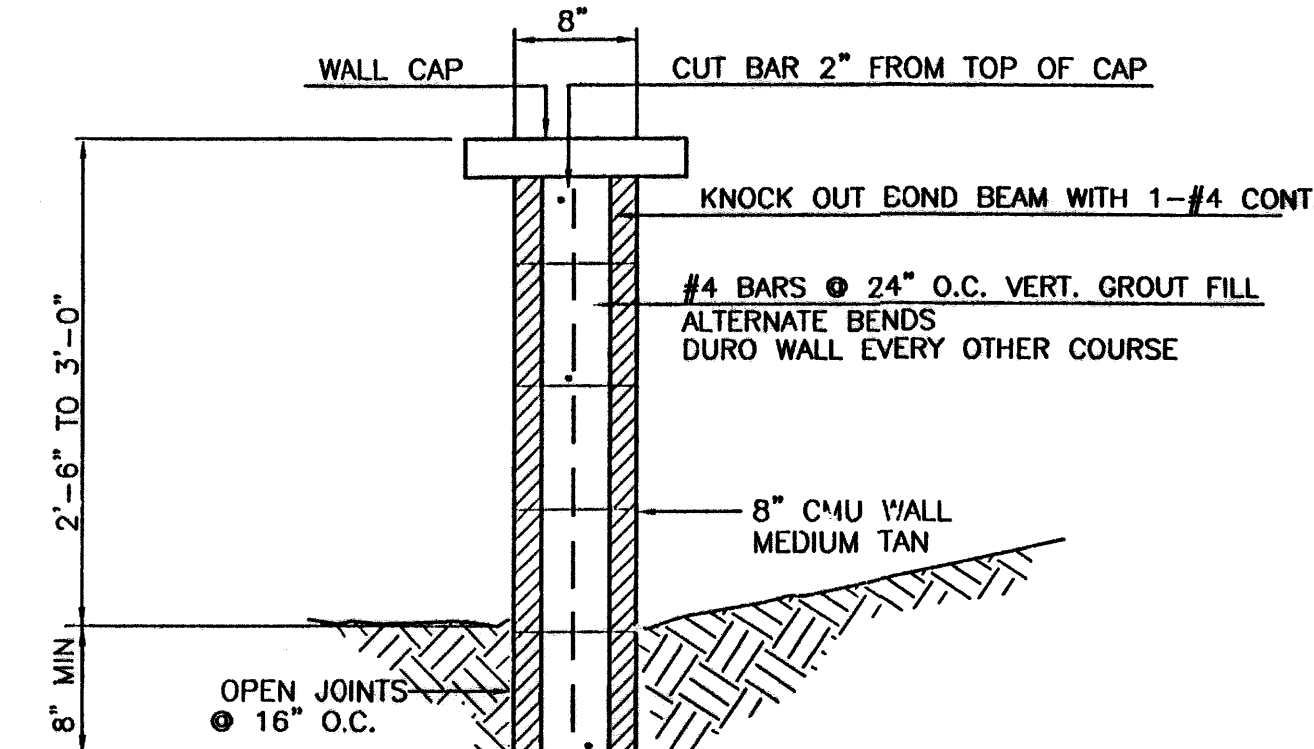
CURB GENERAL NOTES:

- 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 SAWS 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.



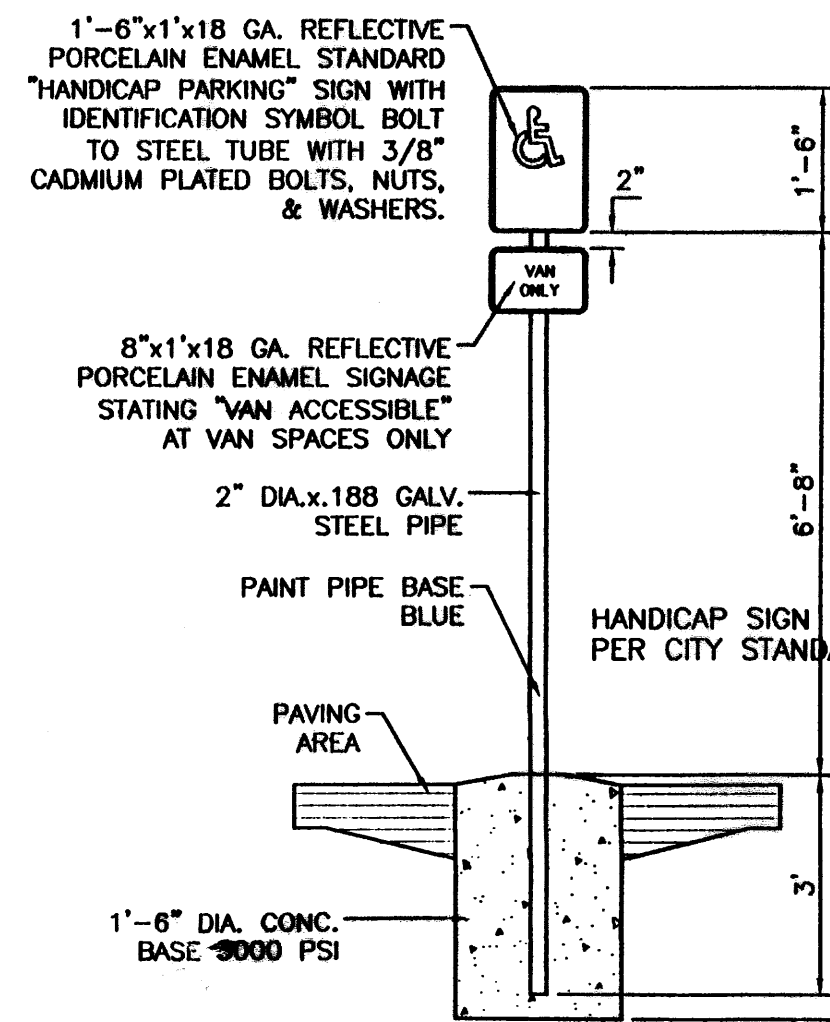
TYPICAL PAVING SECTION

1"=1'



3" GARDEN WALL SECTION

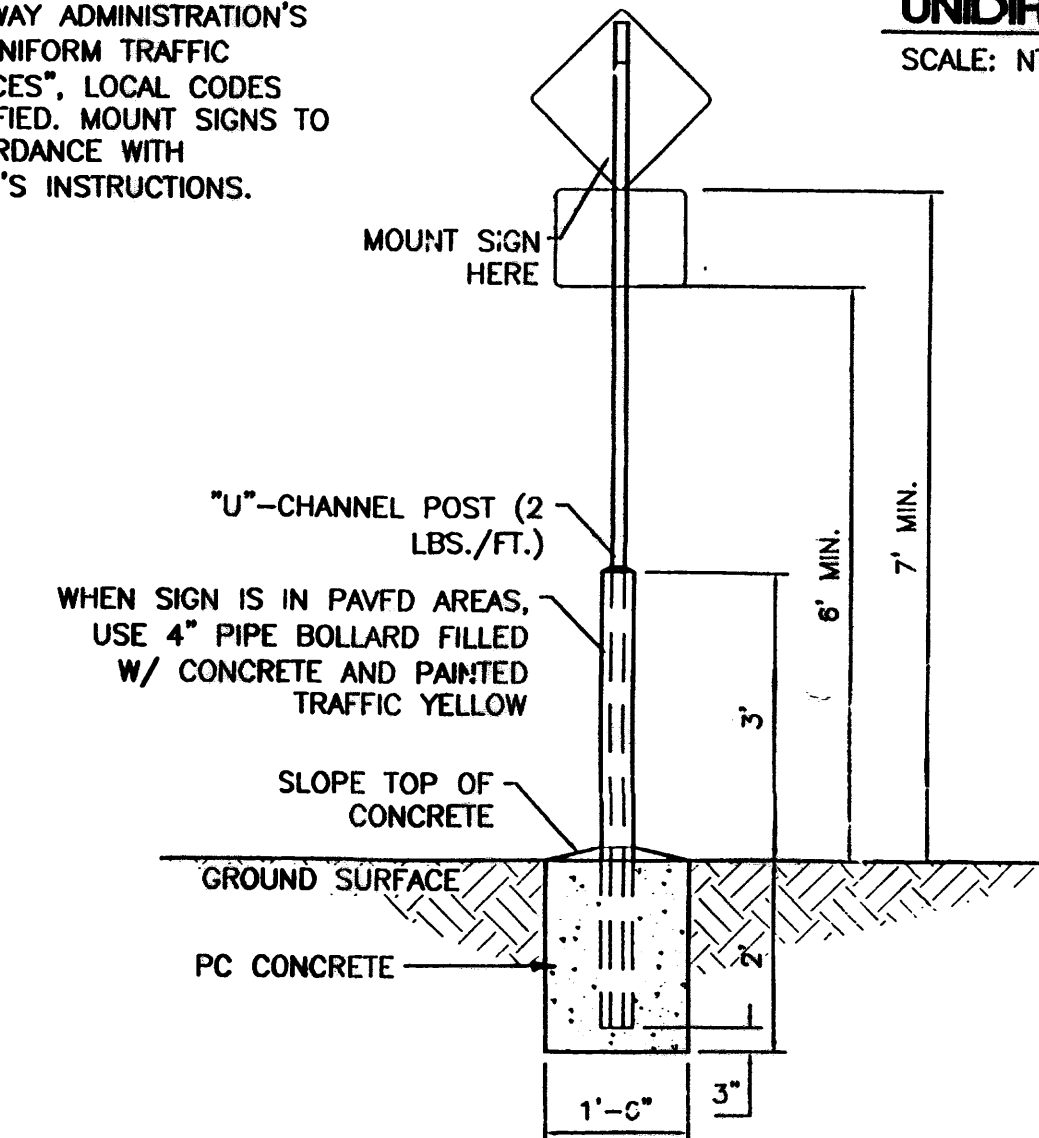
NTS



HANDICAP SIGN

SCALE: 1/2"=1'

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'

GENERAL NOTES:

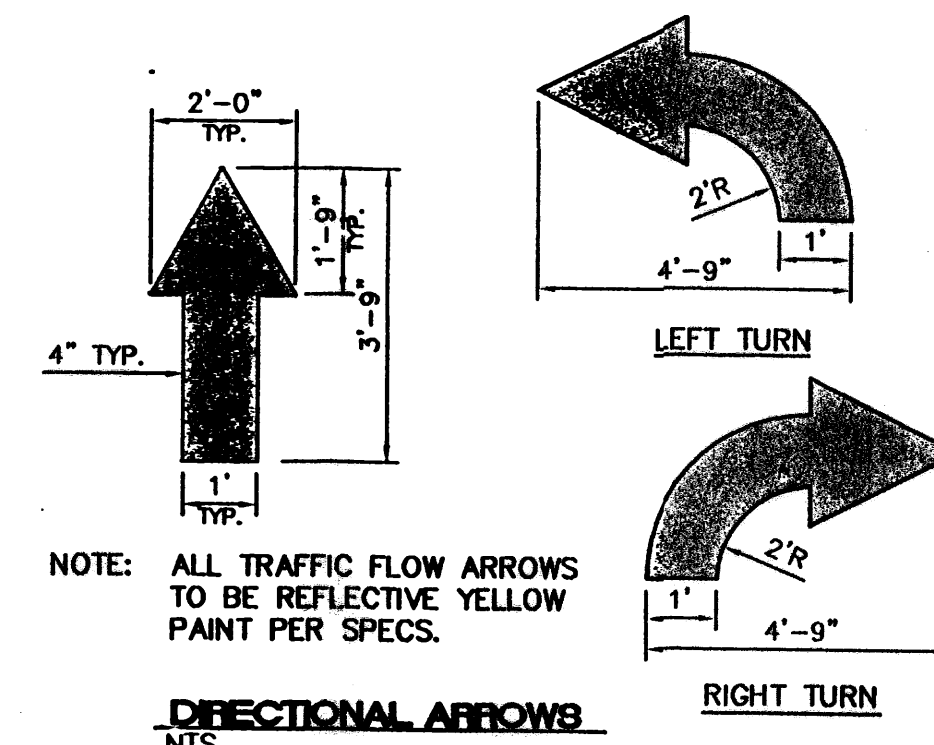
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



BLACK LEGEND ON YELLOW BACKGROUND (W1A-2) (W1A-2P)

PEDESTRIAN CROSSING SIGN

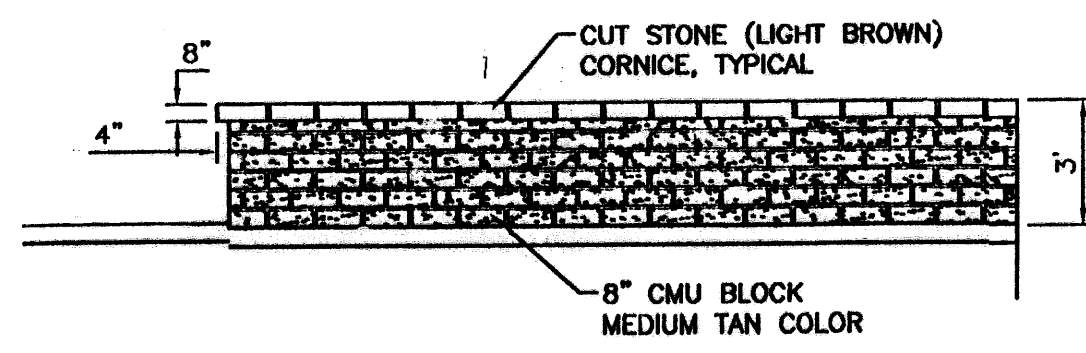
SCALE: NTS



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

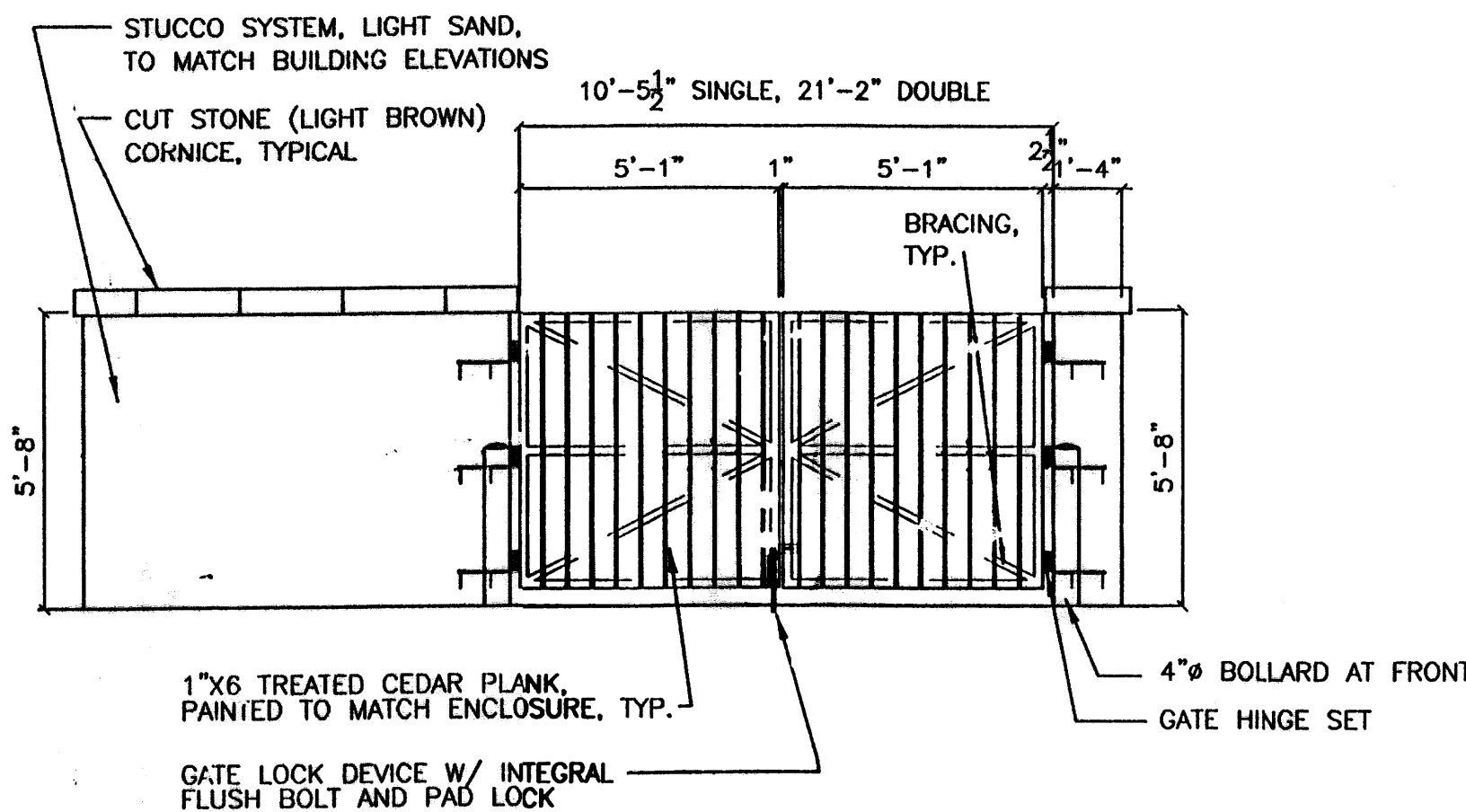
DIRECTIONAL ARROWS

NTS



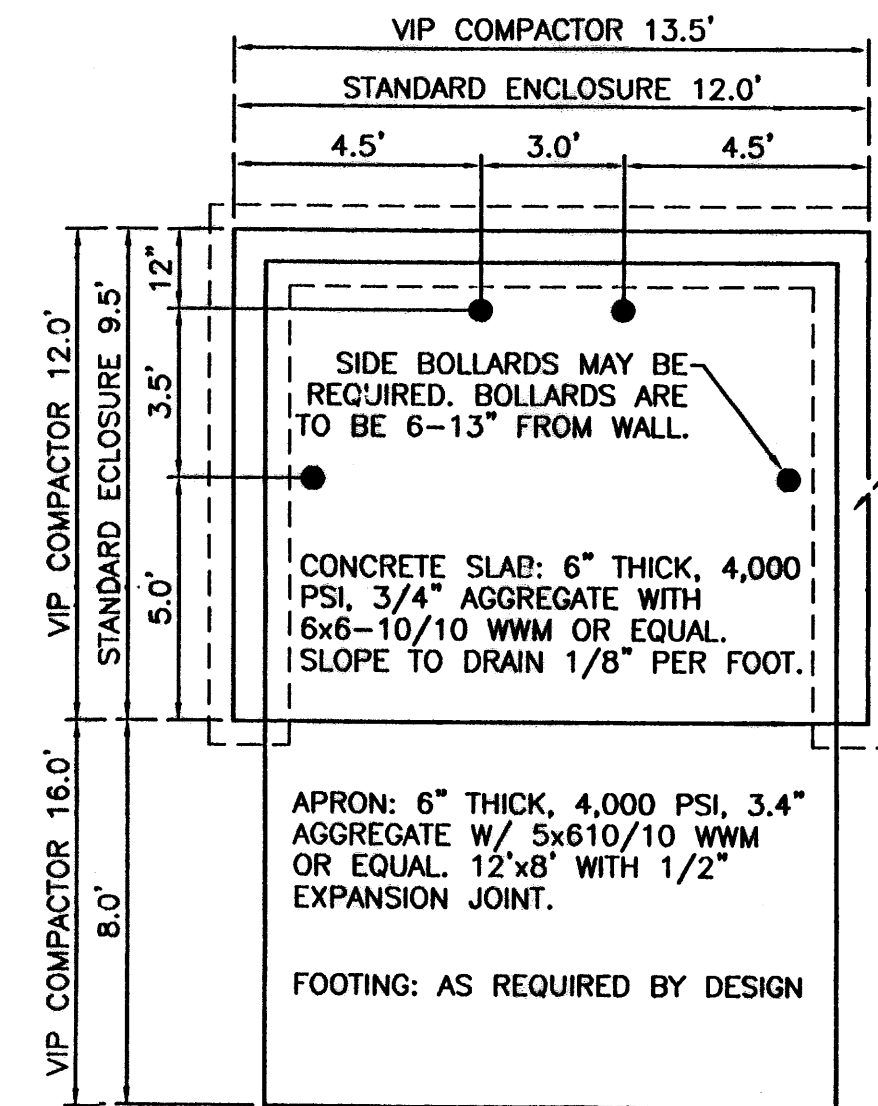
GARDEN WALL DETAIL (TYP.)

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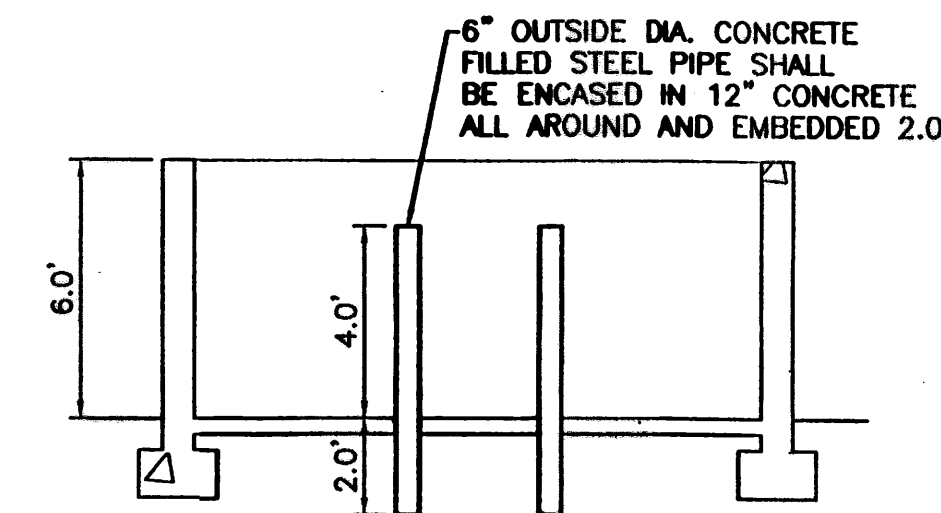


REFUSE ENCLOSURE ELEVATION

SCALE: 1"=10'



APRON REQUIRED IN FRONT OF EACH ENCLOSURE. (6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)



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

DUMPSTER ENCLOSURE DETAIL

NTS

LIGHT POLE DETAIL

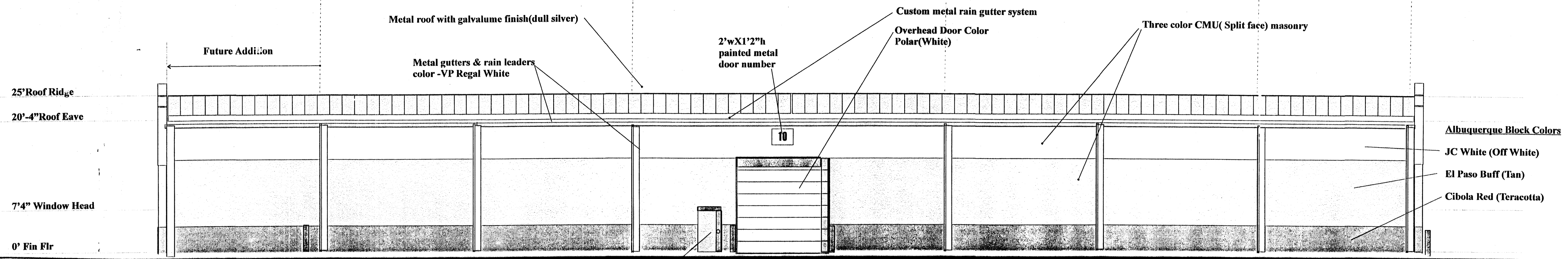
NTS

NO.	DATE	REMARKS	BY
REVISIONS			
TRACT 3A-3-A-2-A RENAISSANCE FEDEX GROUND			DRAWN BY
DETAILS			DATE 04/15/02
DETAILS			DETAILS.DWG
SHEET #			C5
JOB #			220025

ENGINEER'S SEAL

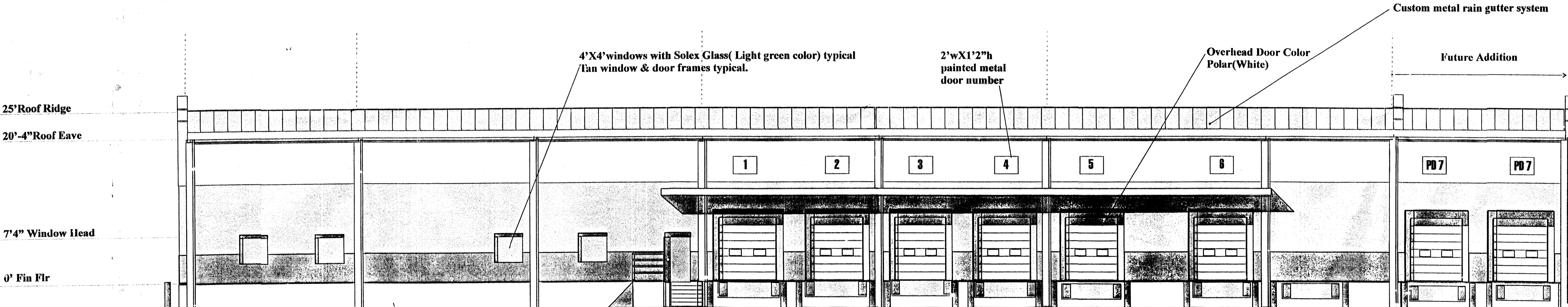
RONALD R. BCHANNAN
P.E. 77638

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



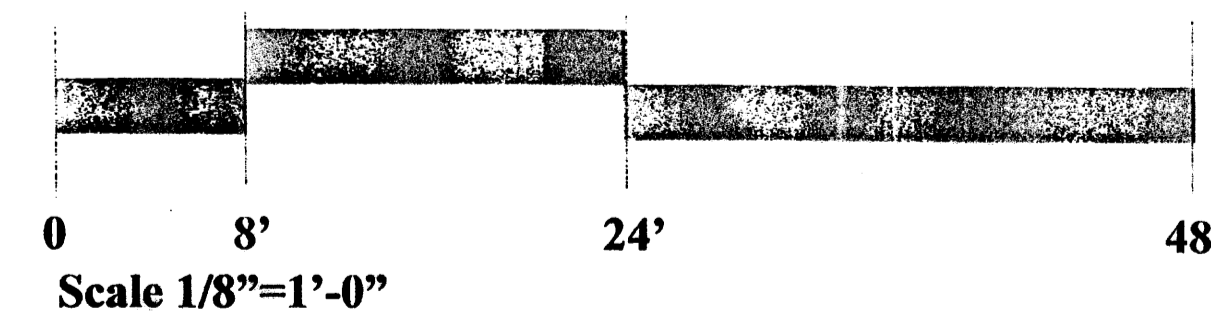
South

OHD frames, passage doors & frames painted to match tan masonry.



North

Cone stem wall. Natural concrete color



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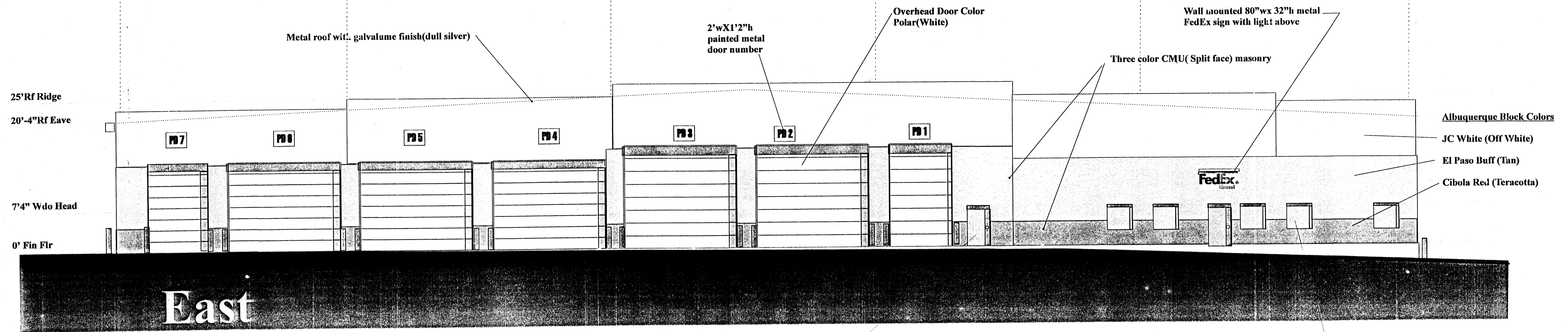
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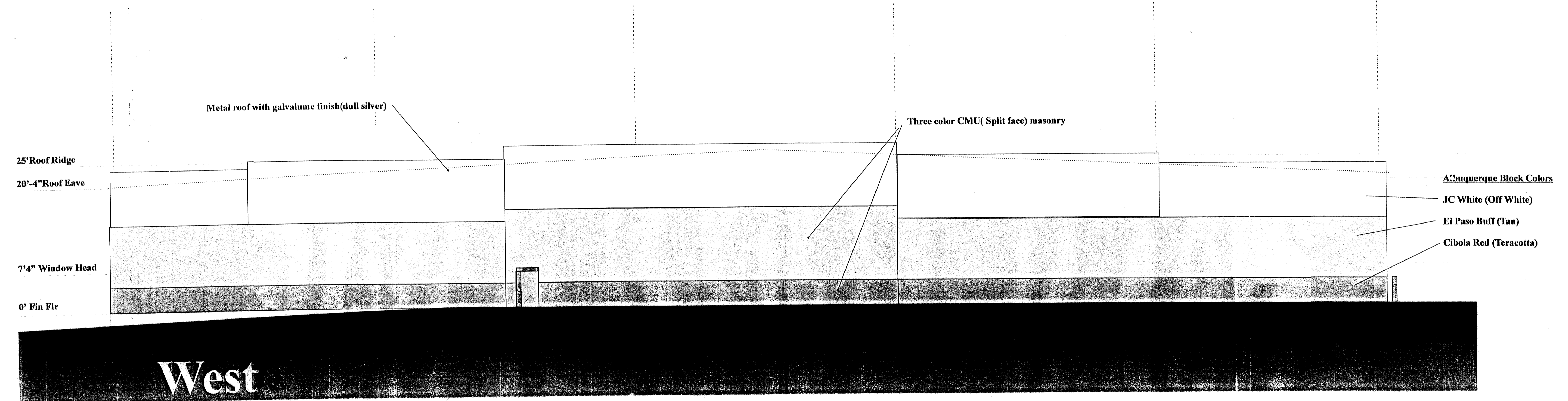
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East

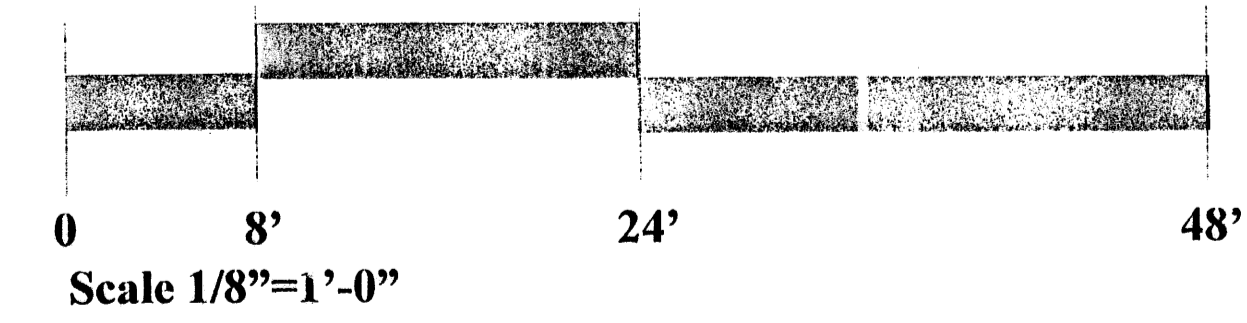
OHD frames, passage doors & frames painted to match tan masonry.

4'X4' windows with Solex Glass (Light green color) typical
Tan window & door frames typical.

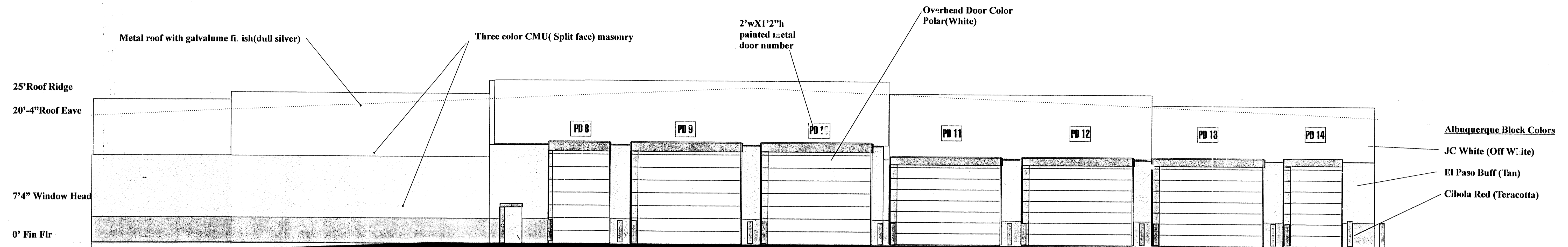


West

OHD frames, passage doors & frames painted to match tan masonry.

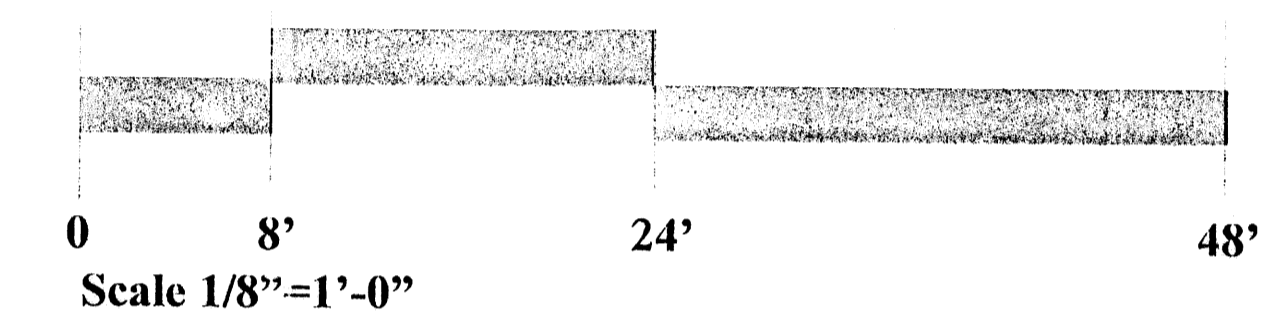


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West (Future Addition)

OHD frames, passage doors & frames painted to match tan masonry.



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