

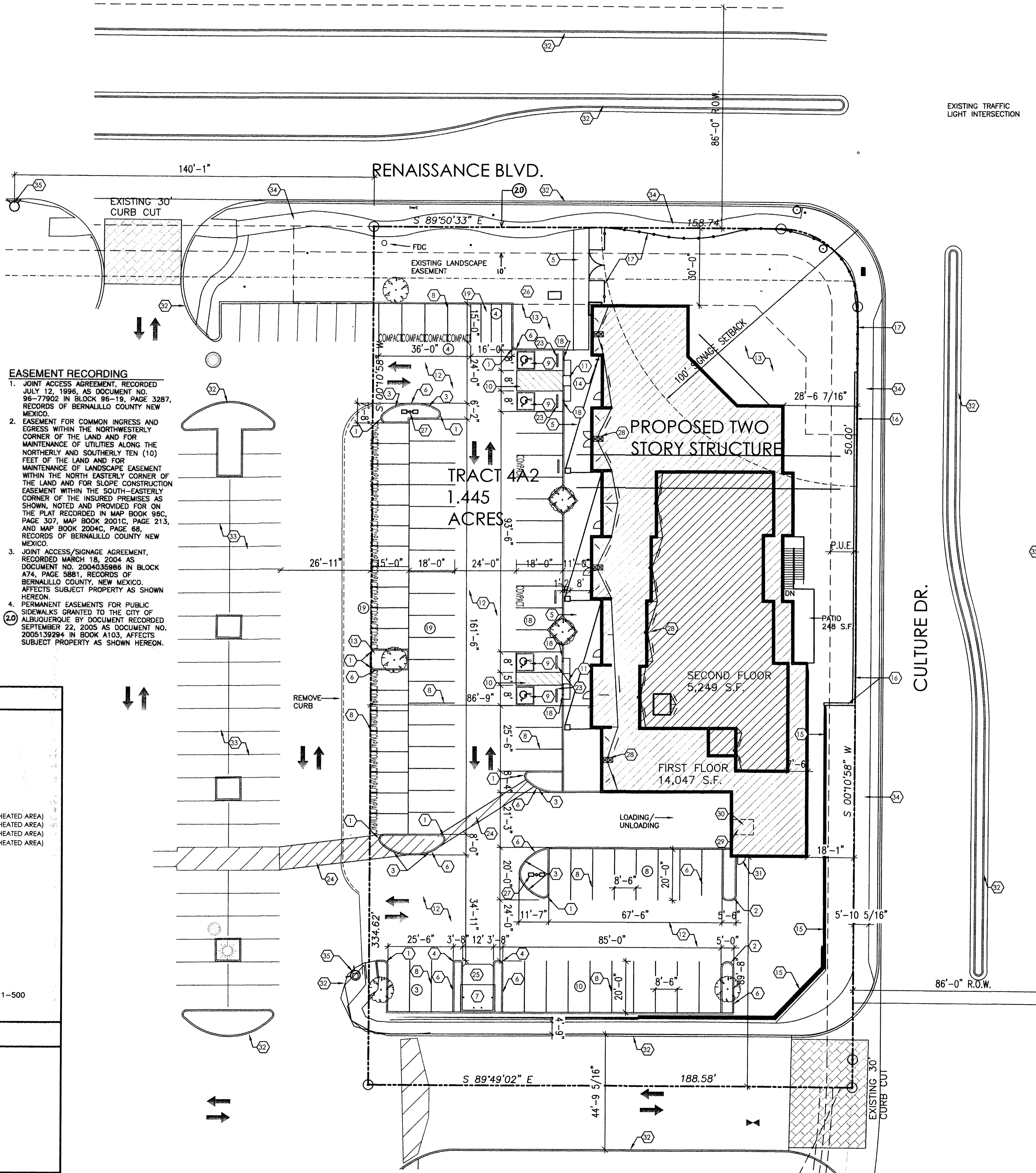
- EASEMENT RECORDING**
1. JOINT ACCESS AGREEMENT, RECORDED JULY 12, 1996, AS DOCUMENT NO. 96-77902 IN BLOCK 96-19, PAGE 3287, RECORDS OF BERNALILLO COUNTY NEW MEXICO.
 2. EASEMENT FOR COMMON INGRESS AND EGRESS WITHIN THE NORTHWESTERLY CORNER OF THE LAND AND FOR MAINTENANCE OF UTILITIES ALONG THE NORTHERLY AND SOUTHERLY TEN (10) FEET OF THE LAND AND FOR MAINTENANCE OF LANDSCAPE EASEMENT WITHIN THE NORTH EASTERLY CORNER OF THE LAND AND FOR SLOPE CONSTRUCTION EASEMENT WITHIN THE SOUTH-EASTERLY CORNER OF THE INSURED PREMISES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 96C, PAGE 307, MAP BOOK 2001C, PAGE 213, AND MAP BOOK 2004C, PAGE 66, RECORDS OF BERNALILLO COUNTY NEW MEXICO.
 3. JOINT ACCESS/SIGNAGE AGREEMENT, RECORDED MARCH 18, 2004 AS DOCUMENT NO. 2004035898 IN BLOCK A74, PAGE 5881, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
 4. PERMANENT EASEMENTS FOR PUBLIC SIDEWALKS GRANTED TO THE CITY OF ALBUQUERQUE BY DOCUMENT RECORDED SEPTEMBER 22, 2005 AS DOCUMENT NO. 2005139294 IN BOOK A103. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

INTERNATIONAL BUILDING CODE 2009

OCCUPANCY AND USE CLASSIFICATION:	B-SHOWROOM, OFFICE S2-STORAGE B-OFFICE FULLY SPRINKLED
TYPE OF CONSTRUCTION (TABLE 503):	2-B
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503):	3 STORY, 23,000 S.F. (B GROUP)
SECTION 903 AUTOMATIC SPRINKLER SYSTEM:	NOT REQUIRED FOR B GROUP
SECTION 907 FIRE ALARM AND DETECTION SYSTEM:	NOT REQUIRED FOR B GROUP
ACTUAL BUILDING AREA:	B, SHOWROOM (1ST FLOOR) = 11,299 S.F. (HEATED AREA) S2, WAREHOUSE (1ST FLOOR) = 2,748 S.F. (HEATED AREA) B, OFFICE (2ND FLOOR) = 5,249 S.F. (HEATED AREA) TOTAL BUILDING S.F. = 19,296 S.F. (HEATED AREA)
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601):	TYPE 2-B, NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602):	TYPE 2-B, NONE REQUIRED
ROOF LIVE LOAD	= 20 PSF (NON-REDUCABLE)
WIND LOAD	= 90 MPH
EXPOSURE	= C
SEISMIC ZONE	= 2B
TABLE 1004.1.1, FLOOR AREA PER OCCUPANT:	WHOLE SALE AREA (B GROUP): FIRST FLOOR 11,299 S.F./100 = 113 OCC. WAREHOUSE AREA (S2 GROUP): FIRST FLOOR 2,748 S.F./500 = 6 OCC. OFFICE AREA (B GROUP): SECOND FLOOR 5,249 S.F./100 = 53 OCC. TOTAL OCCUPANT LOAD: = 172 OCCUPANTS.
SECTION 1021 NUMBER OF EXITS AND CONTINUITY:	PER I.B.C. TABLE 1021.1 OCCUPANT LOAD OF 1-500 (2) EXITS REQUIRED PER STORY (10) EXITS PROVIDED

PARKING REQUIREMENTS

PARKING REQUIRED:	FIRST FLOOR WHOLE SALE AREA: 11,299 S.F./200 = 57 SPACES FIRST FLOOR WAREHOUSE AREA: 2,748 S.F./2000 = 2 SPACES SECOND FLOOR OFFICE AREA: 5,249 S.F./300 = 18 SPACES TOTAL PARKING SPACES: = 77 SPACES
H.C. SPACES REQUIRED:	51 TO 100 SPACES = 4 H.C. SPACES (1 VAN SPACE)
PARKING PROVIDED:	21-8'x20' PARKING SPACES 31-8'6"x18' PARKING SPACES 25-8'0"x15' PARKING SPACES 4-8'x18' H.C. PARKING SPACES 4-4'x15' MOTORCYCLE SPACES
TOTAL PARKING PROVIDED:	85



PROJECT NUMBER: 100118
APPLICATION NUMBER: 13 DRB-70545

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 DRG 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 Engineer, Transportation Division	Date
Allen Pota	06/19/13
Water Utility Development	Date
Carol S. Depont	6-19-13
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	6-11-13
DRB Chairperson, Planning Department	7-13-13

- KEYED NOTES**
1. 2'-0" RADIUS.
 2. 2'-6" RADIUS.
 3. 15'-0" RADIUS.
 4. 1'-0" RADIUS.
 5. CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
 6. 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET C-3 AND GRADING AND DRAINAGE PLAN.
 7. DUMPSTER LOCATION, REF: 6/C2 FOR DETAILS.
 8. 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
 9. HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
 10. HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
 11. HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
 12. ASPHALT PAVING.
 13. LANDSCAPING AREA, REF: LANDSCAPING PLANS.
 14. BIKE RACK, REF: C-3 FOR DETAIL.
 15. EXISTING RETAINING WALL W/ WROUGHT IRON FENCE TO REMAIN.
 16. NEW RETAINING WALL W/ WROUGHT IRON FENCE.
 17. NEW WROUGHT IRON FENCE, REF: SHEET C-2.
 18. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C-2 FOR DETAILS.
 19. MOTORCYCLE PARKING SIGNAGE PER CITY REQUIREMENTS.
 20. NOT USED.
 21. NOT USED.
 22. NOT USED.
 23. CONCRETE PARKING BUMPERS, TYP.
 24. PEDESTRIAN WALK-WAY.
 25. CONCRETE APRON, FOR DUMPSTER.
 26. PROPOSED LOCATION FOR ELECTRICAL TRANSFORMER.
 27. NEW SITE LIGHTS.
 28. ROOF DRAINS, TYPICAL.
 29. 10'x14' OVERHEAD DOOR AT GRADE.
 30. LIFT AT GRADE.
 31. MAN DOOR AT GRADE.
 32. EXISTING CURBS.
 33. EXISTING PARKING.
 34. EXISTING SIDEWALK.
 35. EXISTING FIRE HYDRANT.

REVISION DATE
05-22-2013
06-04-2013

AGIS
Albuquerque Geographic Information System

RBA
RURAL BUSINESS AND
PLANNING
DESIGN

1 SITE PLAN
1"=20'-0"

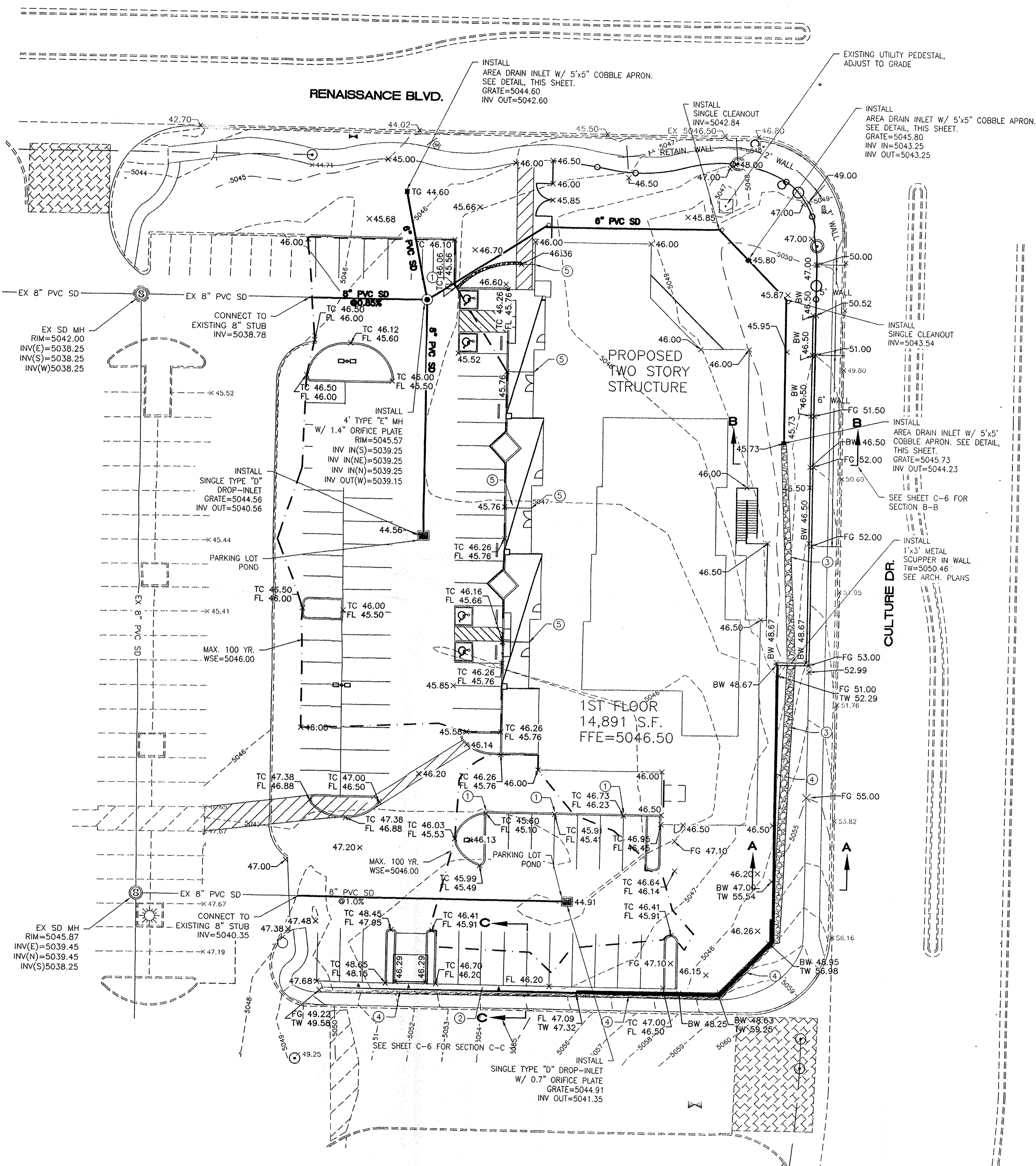
BAR SCALE
0 20 40
(IN FEET)

DATE
05-07-2013

SHEET NUMBER
C-1

DreamStyle
SITE PLAN
ALBUQUERQUE, NM
PROJECT #1317

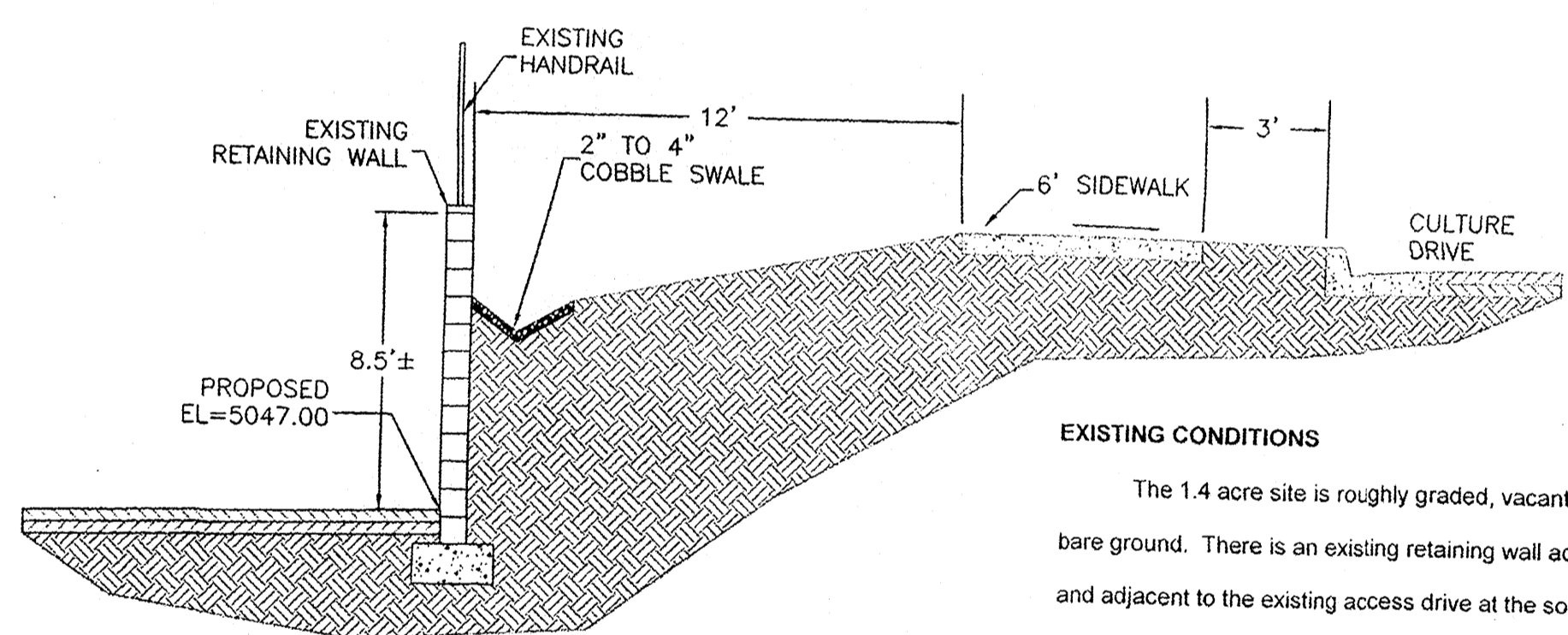
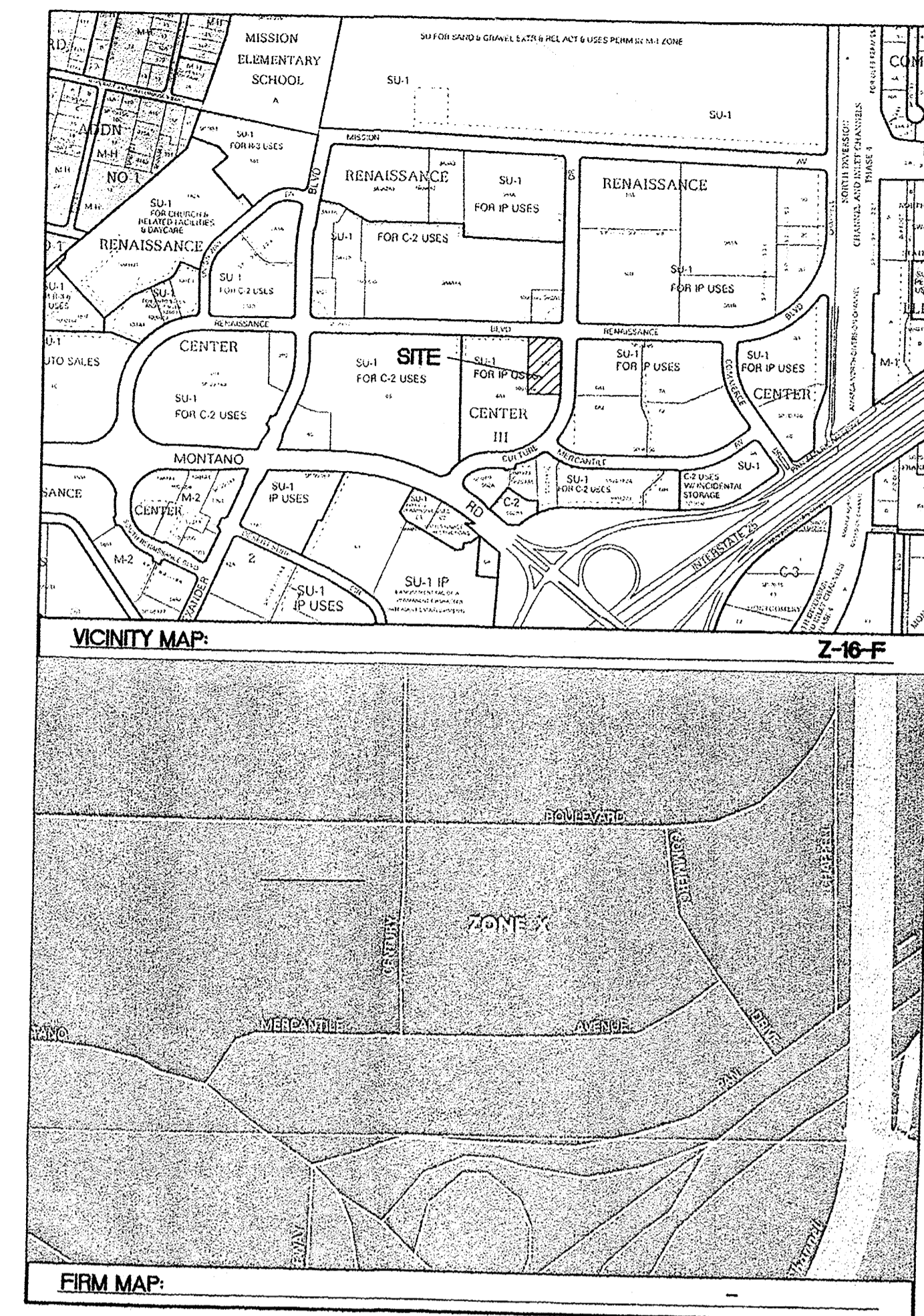
dreamstyle
Exceptional Home Products & Expert Installation



LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
---	CONTOUR MAJOR
---	CONTOUR MINOR
x 5048.25	SPOT ELEVATION
---	FLOW ARROW
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
x 5048.25	EXISTING SPOT ELEVATION
FL	FLOW LINE
TC	TOP OF CURB
FG	FINISHED GRADE
FLCC	FLOW LINE CURB CUT
BW	BOTTOM OF WALL
TW	TOP OF WALL

- ① 1' CURB CUT OPENING, SEE DETAIL, SHEET C-6.
- ② STABILIZED SLOPE, 25:1 MIN., 3:1 MAX.
- ③ COBBLE DRAINAGE SWALE, SEE DETAIL, SHEET C-6.
- ④ EXISTING 2' TO 10' RETAINING WALL.
- ⑤ ROOF DRAIN PIPE SEE ARCHITECTURAL PLANS.



SECTION A-A

EXISTING CONDITIONS

The 1.4 acre site is roughly graded, vacant, and undeveloped, with little vegetation and bare ground. There is an existing retaining wall adjacent to a portion of the east property line and adjacent to the existing access drive at the south end of the site. The existing retaining wall has heights ranging from approximately 2 ft to 10 ft. A portion of the north end of the site drains directly to Renaissance Blvd with a majority of the site draining to the existing shallow pond at the southeast corner of the lot. Finally, a portion of the site which makes up half of the access drive off of Culture Drive drains into the main parking area of Sportsman's Warehouse which is then conveyed to parking lot grated inlets with orifice plates and ultimately to the existing 54" storm drain in Renaissance Boulevard which conveys storm water to the Renaissance Detention Pond (west of Bob Turner Ford).

PROPOSED CONDITIONS

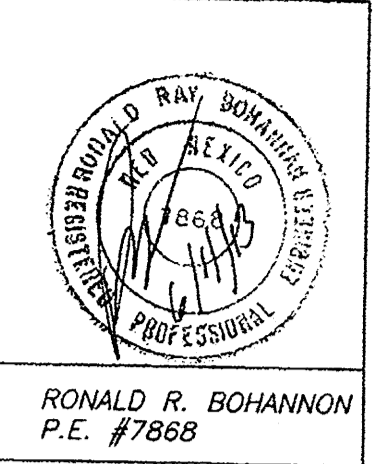
A two-story building with associated parking is proposed for this tract. Proposed grading will adhere to the overall design for the site within the original drainage Report for Sportsman's Warehouse and direct surface flows to onsite grated inlets with restricted discharge via orifice plates. New landscaping will be installed in the parking lot islands and around the building. A hydrology map and calculations for the proposed conditions are included in Appendix A of the complete report. The existing retaining wall will remain with an extension to the north end per the plans.

The buildings' finish floor elevation was set at 5046.50 (NAVD 88) which exceeds the height of the adjacent 100-year water elevation of the proposed parking lot ponds for the West Parking Lot Pond (Emergency Overflow = 5046.00) and South Parking Lot Pond (Emergency Overflow = 5045.98) and is also above the maximum water surface elevation for any of the onsite ponds for Sportsman's Warehouse (Pond 5 WSE = 5046.17). (Note: Elevations for the 2003 drainage report have been adjusted for the datum difference of +2.67 ft.)

- NOTES:**
- AS-BUILT ELEVATIONS OBTAINED FROM AS-BUILT SURVEY FOR TRACT 4A, NORTH RENAISSANCE CENTER (SPORTSMAN'S WAREHOUSE) CERTIFIED GRADING PLAN (CERT. DATED 9/16/04) AND ADJUSTED +2.67 FEET, BASED ON NEW DATUM.
 - REFER TO GEOTECHNICAL REPORT FOR SUBGRADE AND PAVING RECOMMENDATIONS AND ADDITIONAL DETAILS.

1 GRADING PLAN
1"=20'-0"

BAR SCALE
5' 0 10' 20'

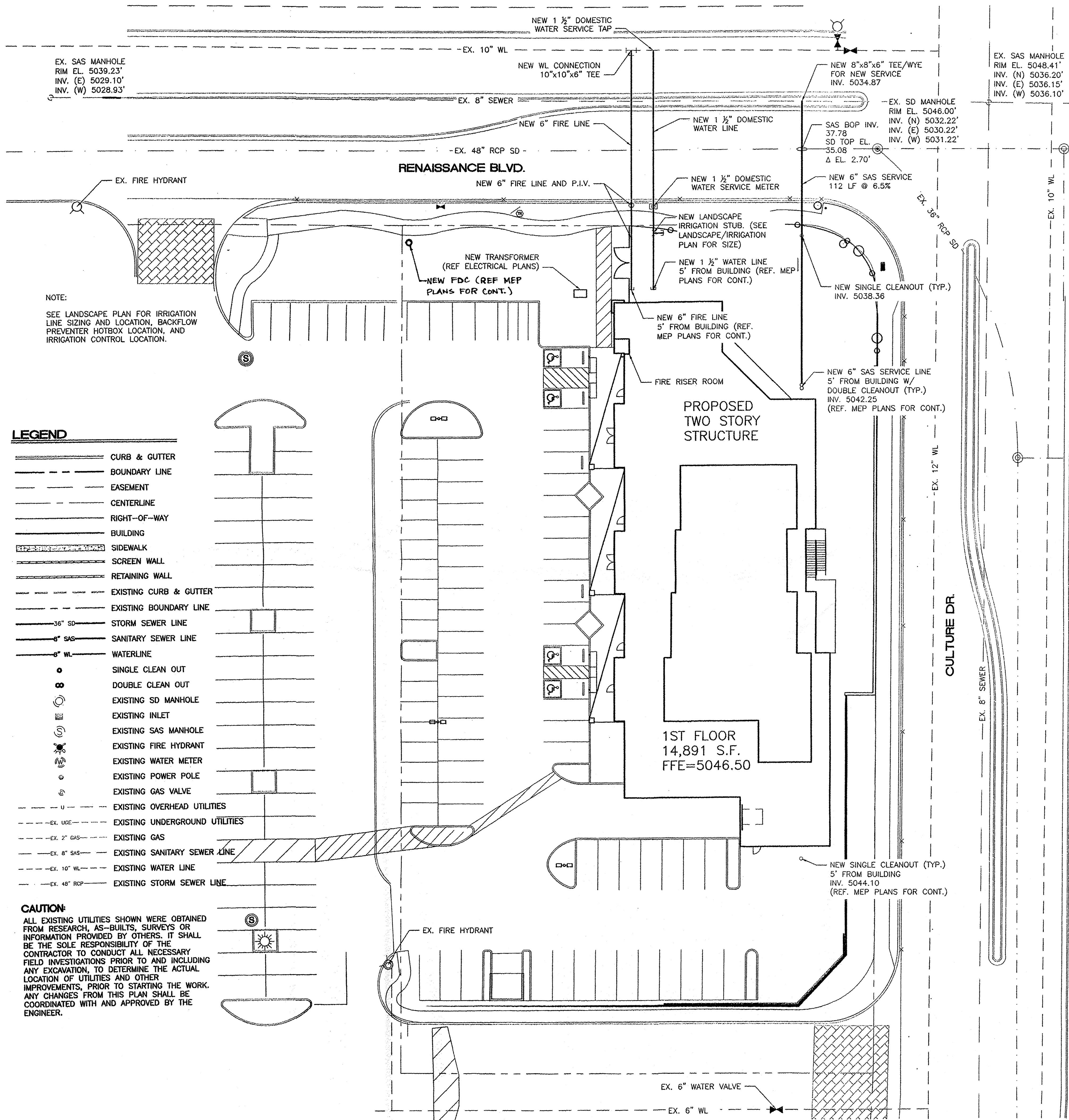


TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.terrawestllc.com

dreamstyle
Exceptional Home Products & Expert Installation

DreamStyle
GRADING PLAN
ALBUQUERQUE, NM
PROJECT #1317

REVISION DATE
DATE
05-07-2013
SHEET NUMBER
C-2



EX. SAS MANHOLE
RIM EL. 5039.23'
INV. (E) 5029.10'
INV. (W) 5028.93'

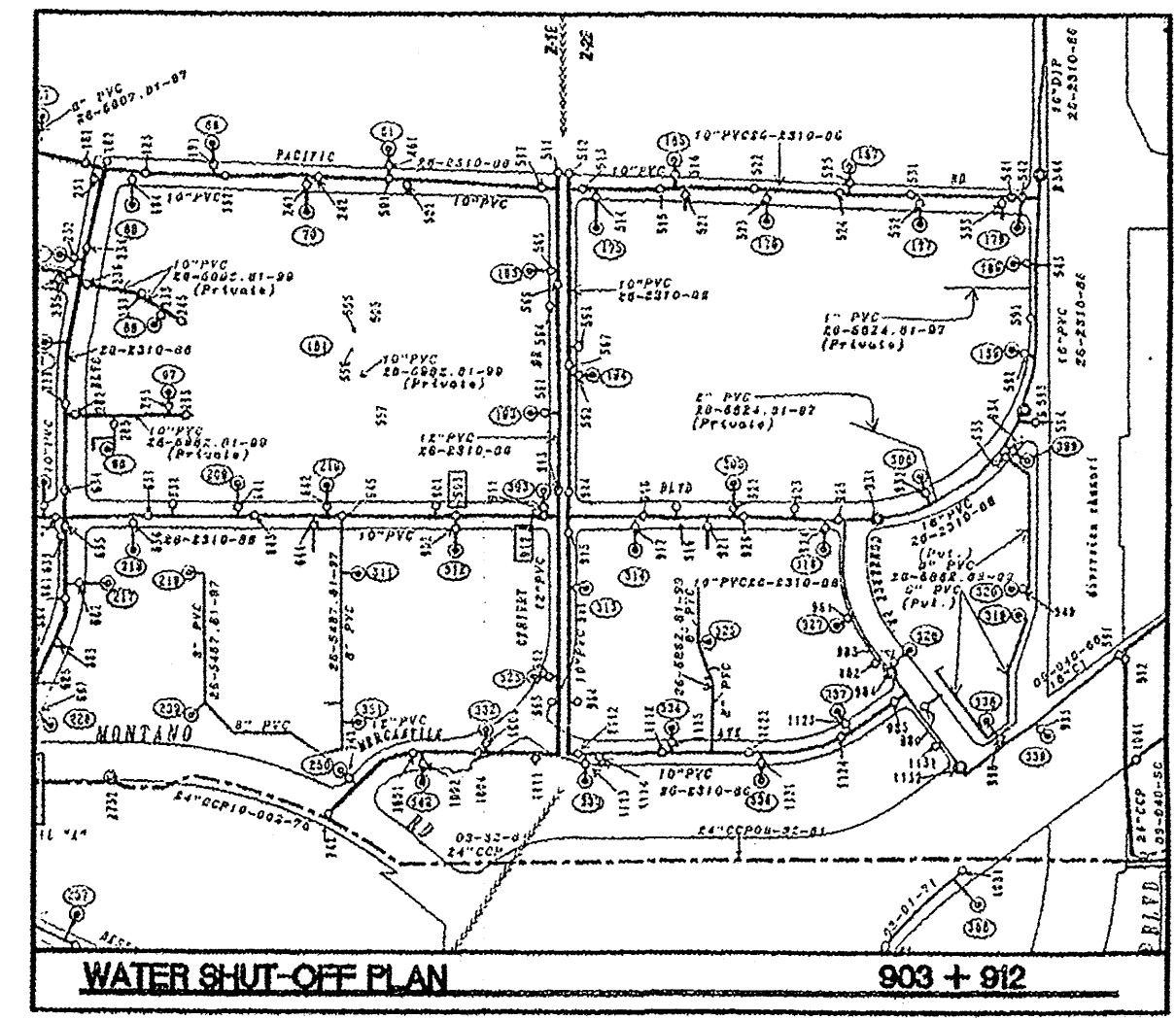
EX. SAS MANHOLE
RIM EL. 5048.41'
INV. (N) 5036.20'
INV. (E) 5036.15'
INV. (W) 5036.10'

NOTE:
SEE LANDSCAPE PLAN FOR IRRIGATION
LINE SIZING AND LOCATION, BACKFLOW
PREVENTER HOTBOX LOCATION, AND
IRRIGATION CONTROL LOCATION.

LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	36" SD STORM SEWER LINE
---	8" SAS SANITARY SEWER LINE
---	6" WL WATERLINE
○	SINGLE CLEAN OUT
⊙	DOUBLE CLEAN OUT
⊙	EXISTING SD MANHOLE
⊙	EXISTING INLET
⊙	EXISTING SAS MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊙	EXISTING POWER POLE
⊙	EXISTING GAS VALVE
---	EXISTING OVERHEAD UTILITIES
---	EX. UGE EXISTING UNDERGROUND UTILITIES
---	EX. 2" GAS EXISTING GAS
---	EX. 8" SAS EXISTING SANITARY SEWER LINE
---	EX. 10" WL EXISTING WATER LINE
---	EX. 48" RCP EXISTING STORM SEWER LINE

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED
FROM RESEARCH, AS-BUILTS, SURVEYS OR
INFORMATION PROVIDED BY OTHERS. IT SHALL
BE THE SOLE RESPONSIBILITY OF THE
CONTRACTOR TO CONDUCT ALL NECESSARY
FIELD INVESTIGATIONS PRIOR TO AND INCLUDING
ANY EXCAVATION, TO DETERMINE THE ACTUAL
LOCATION OF UTILITIES AND OTHER
IMPROVEMENTS, PRIOR TO STARTING THE WORK.
ANY CHANGES FROM THIS PLAN SHALL BE
COORDINATED WITH AND APPROVED BY THE
ENGINEER.



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, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL 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.

GENERAL NOTES:

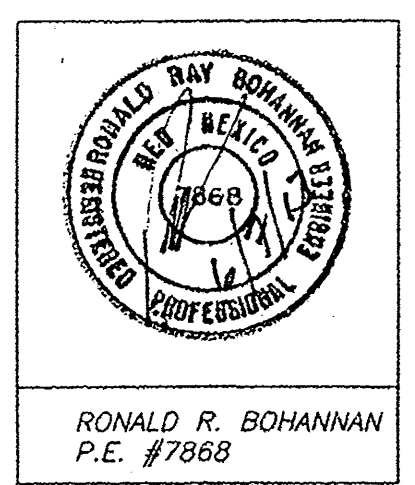
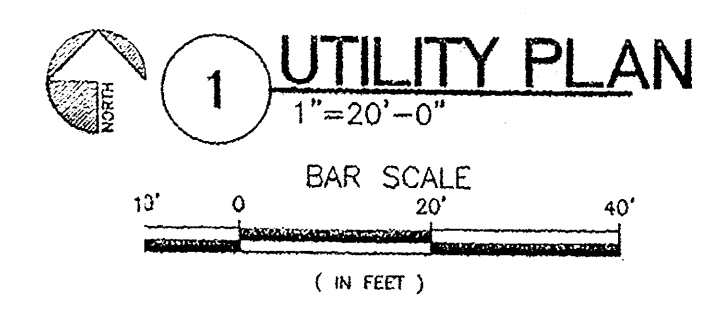
1. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. SEE ARCHITECTURAL/MEP PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
3. REFER TO LANDSCAPE/IRRIGATION PLANS FOR BACKFLOW PREVENTOR, HOTBOX, IRRIGATION CONTROL LOCATIONS AND DETAILS.

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE MEP PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL MANHOLES AND CLEANOUTS SHALL HAVE 8" THICK CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. PNM HAS NUMEROUS ELECTRIC FACILITIES NEAR THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER'S EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

NOTES:

1. ONLY ABCWUA WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/full/463/729/)
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.
5. IF REQUIRED, CONTRACTOR SHALL PREPARE AND SUBMIT A DETOUR PLAN FOR APPROVAL PRIOR TO BEGINNING WORK.

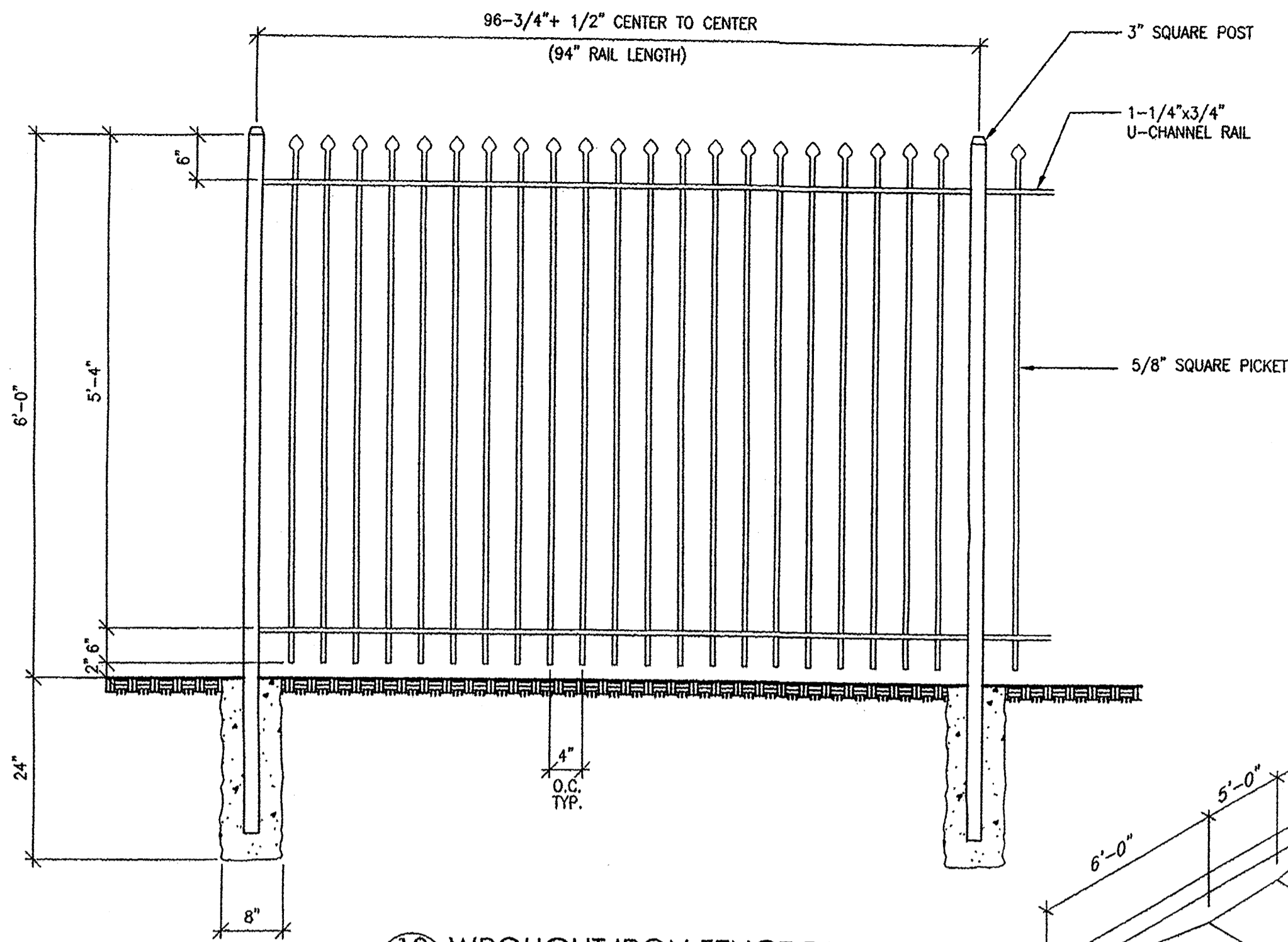


TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 855-3100
www.tierrowestllc.com

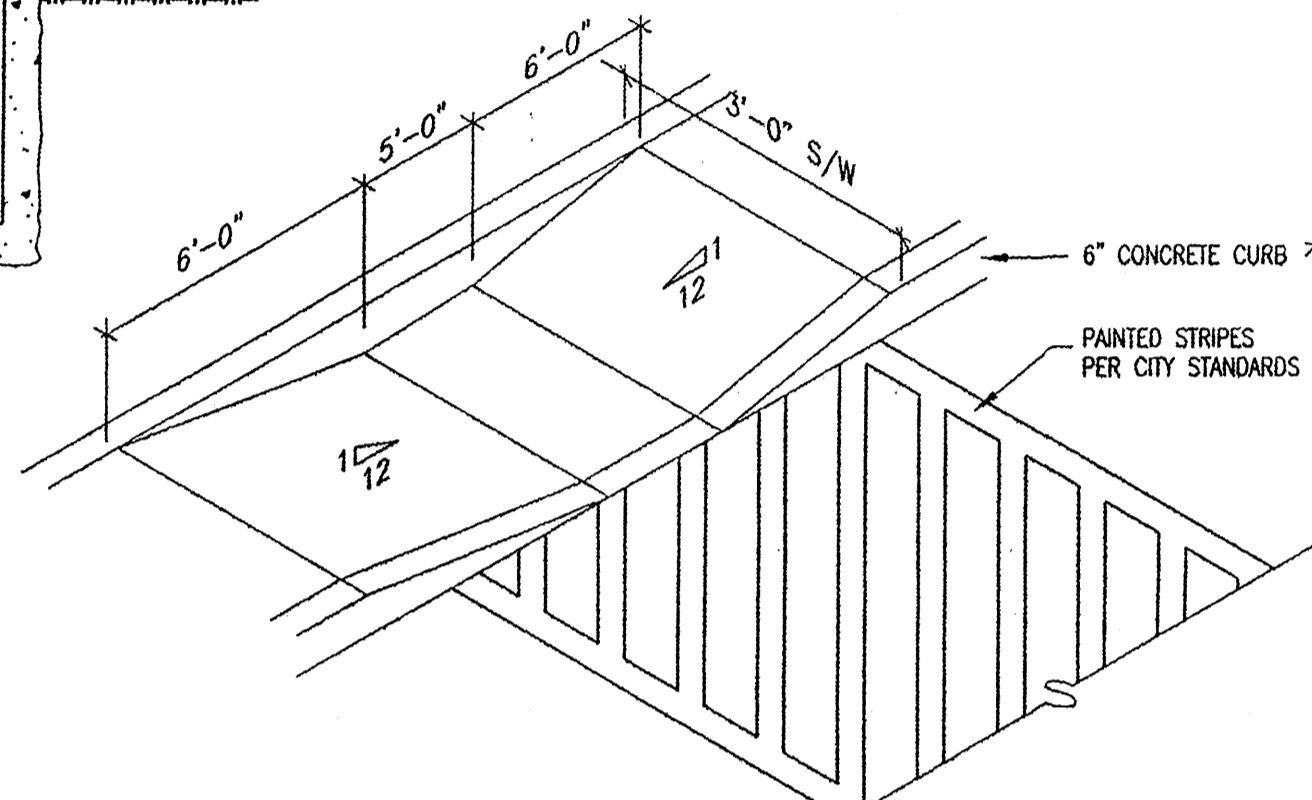
dreamstyle
Exceptional Home Products & Expert Installation

DreamStyle
MASTER UTILITY PLAN
ALBUQUERQUE, NM
PROJECT #137

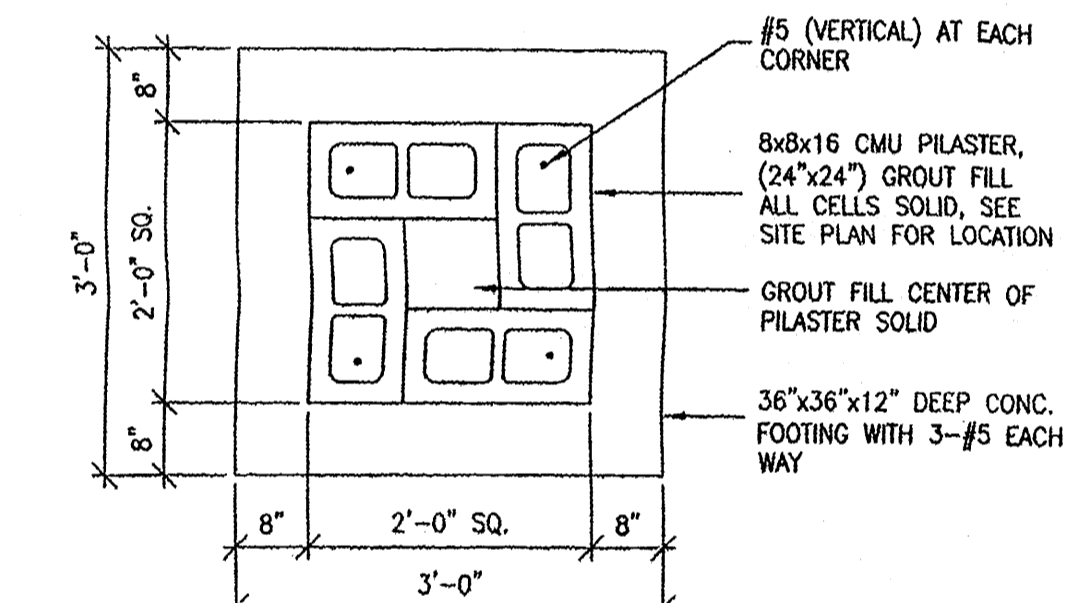
REVISION DATE
DATE
05-07-2013
SHEET NUMBER
C-3



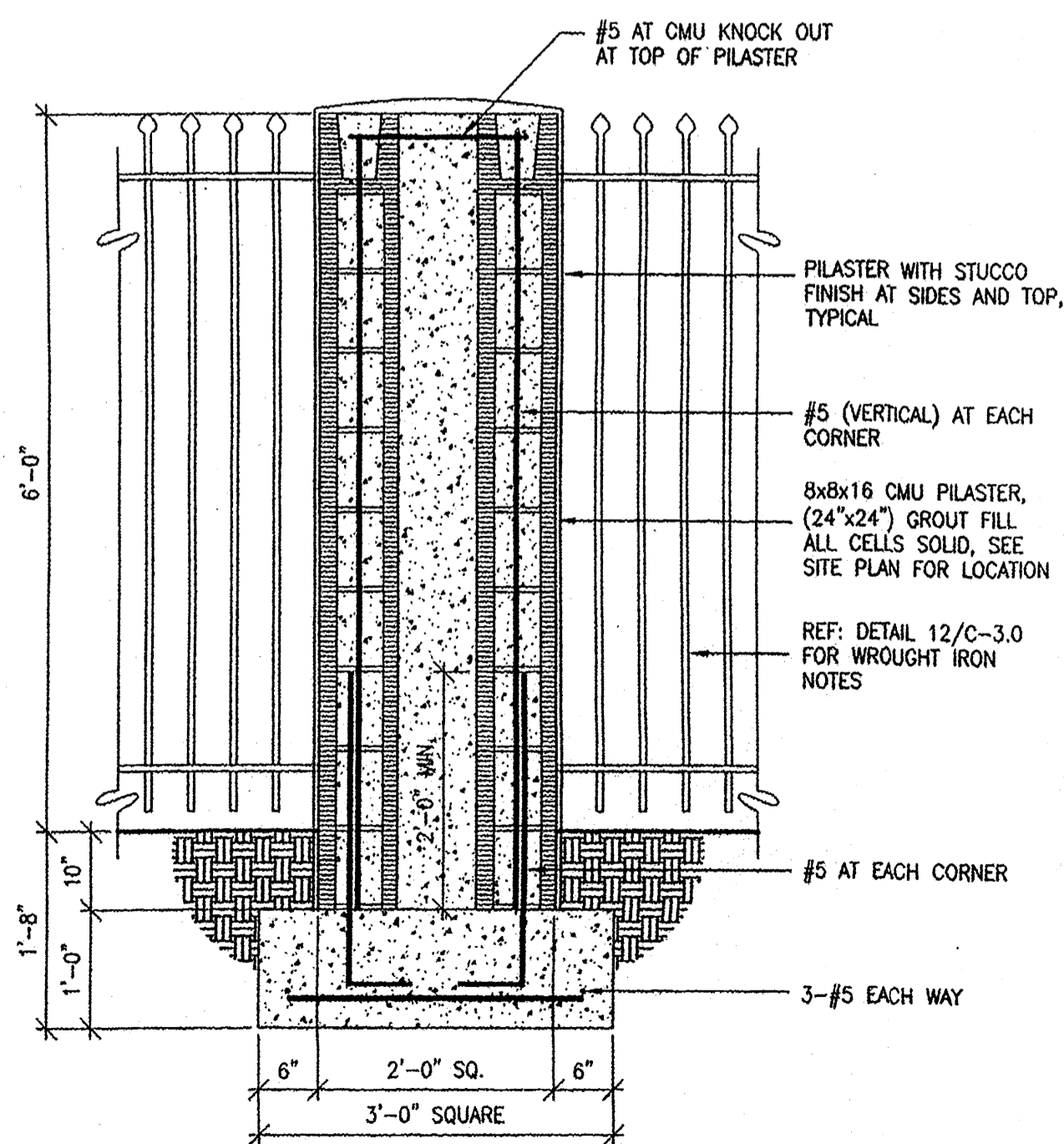
13 WROUGHT IRON FENCE DETAIL
 C2 3/4"=1'-0"



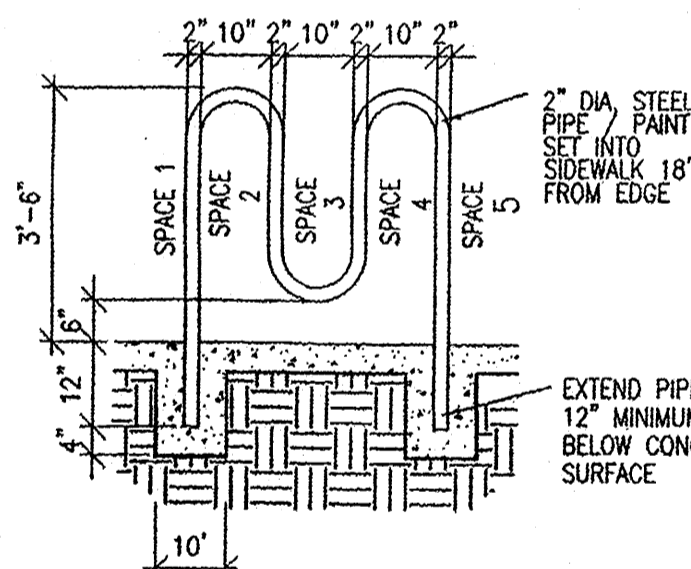
10 H.C. RAMP DETAIL
 C2 SCALE: N.T.S.



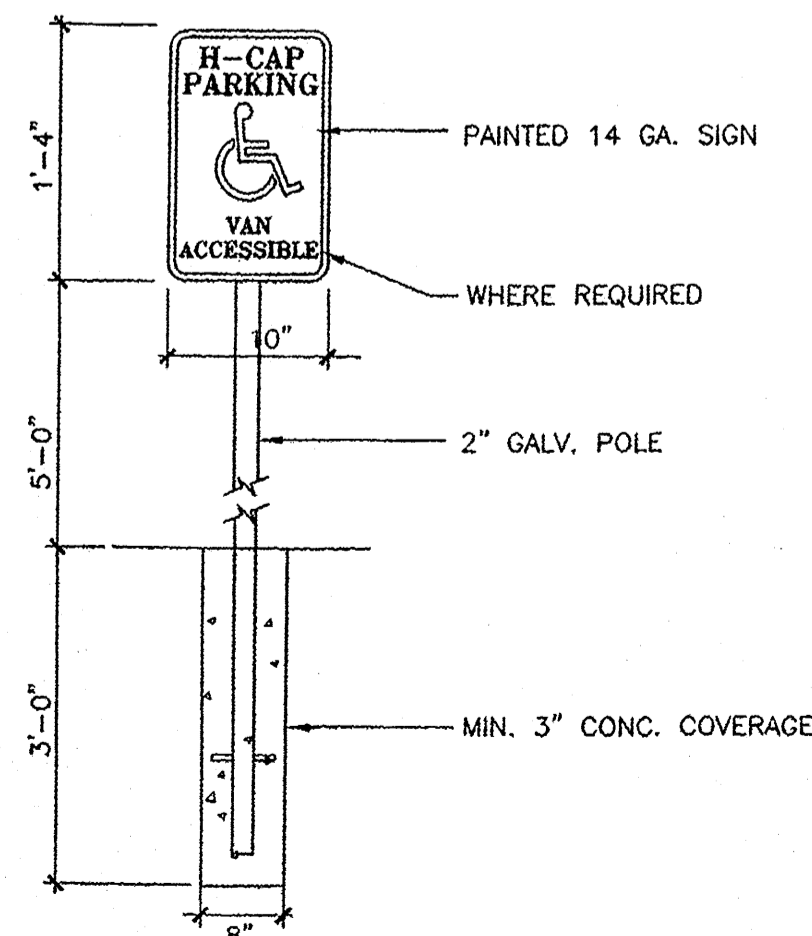
12A FOOTING PLAN VIEW
 C2 3/4"=1'-0"



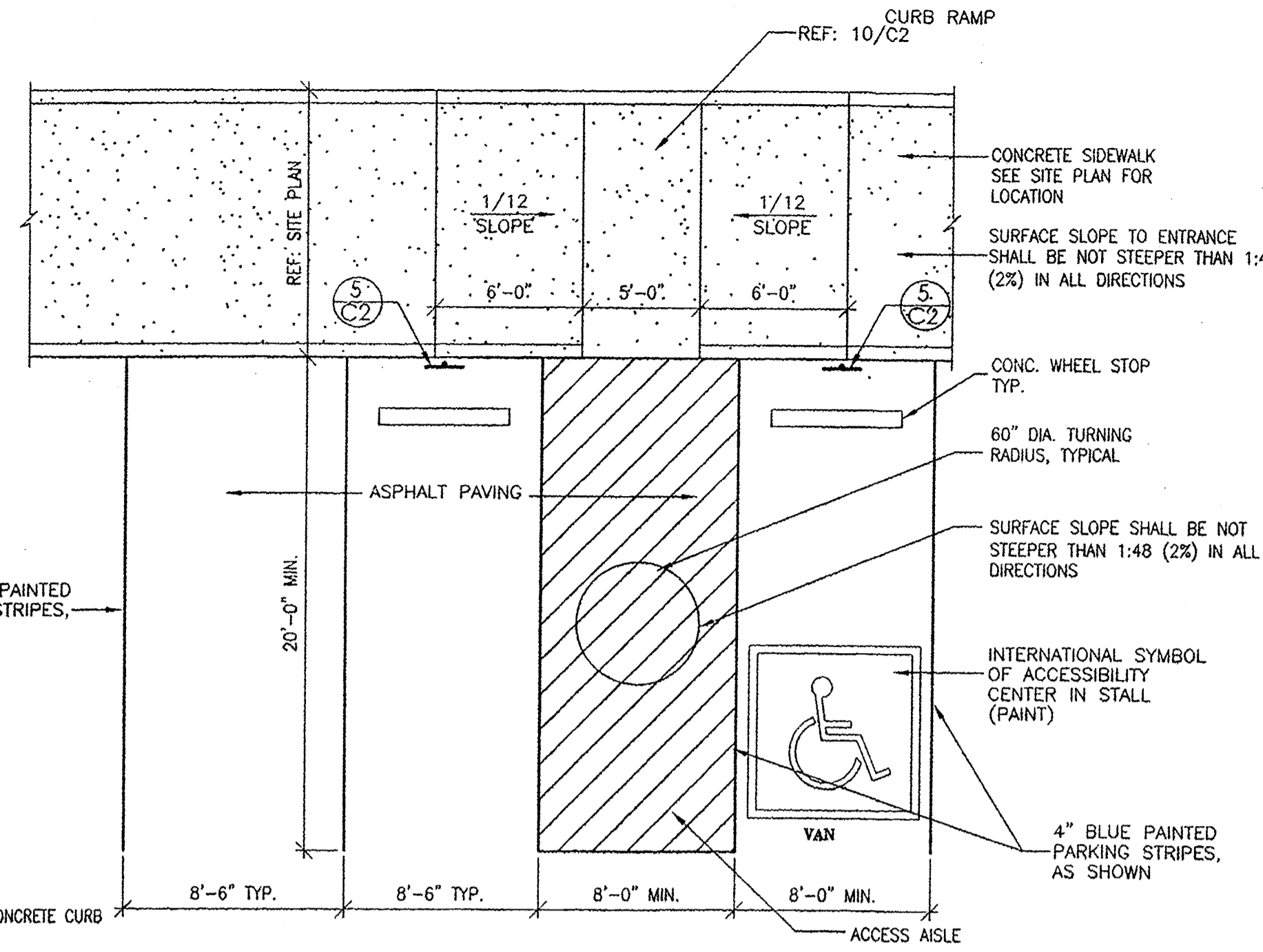
12 CMU PILASTER AT WROUGHT IRON FENCE
 C2 3/4"=1'-0"



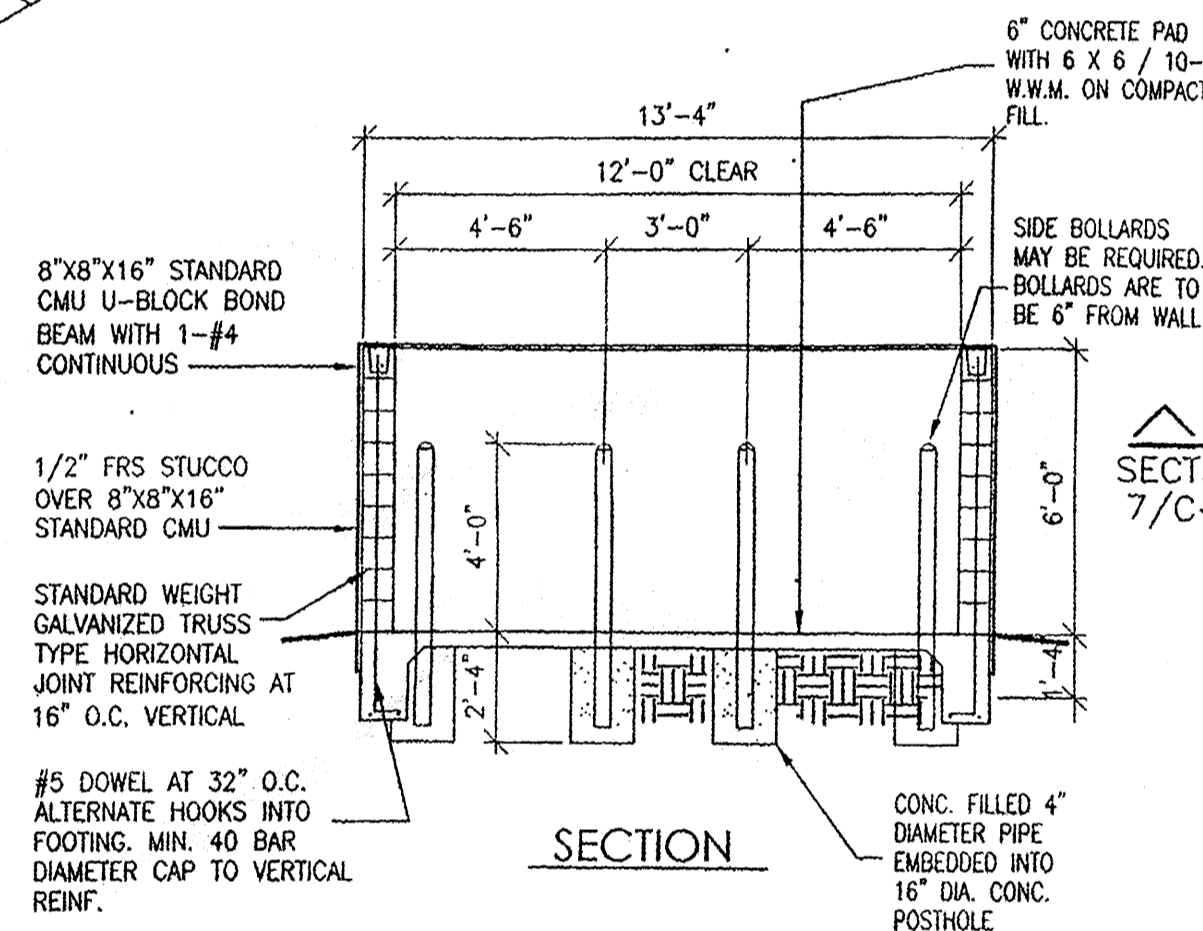
11 BICYCLE RACK
 C2 SCALE: N.T.S.



4 TYP. H.C. SIGN DETAIL
 C2 SCALE: 1"=1'-0"

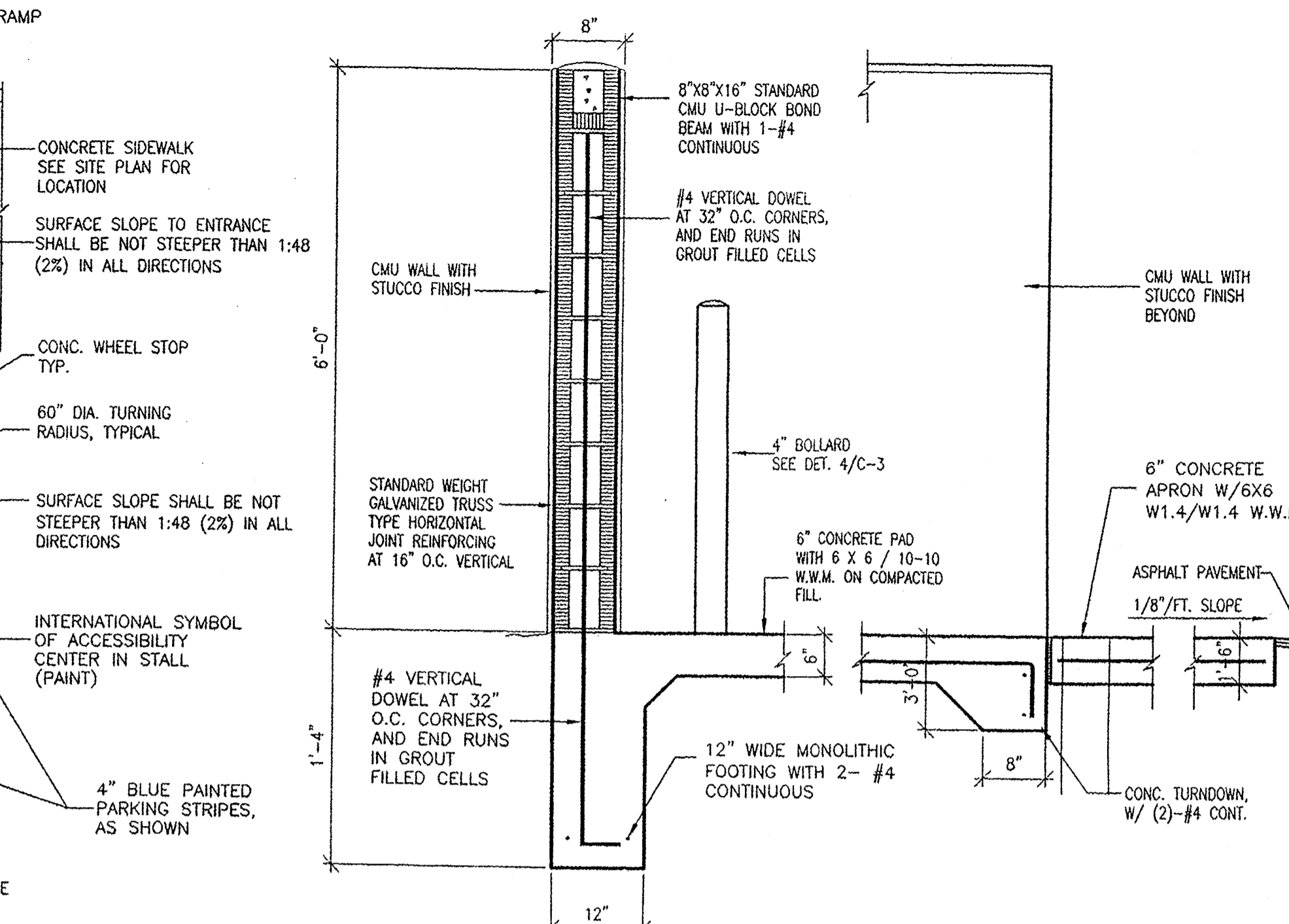
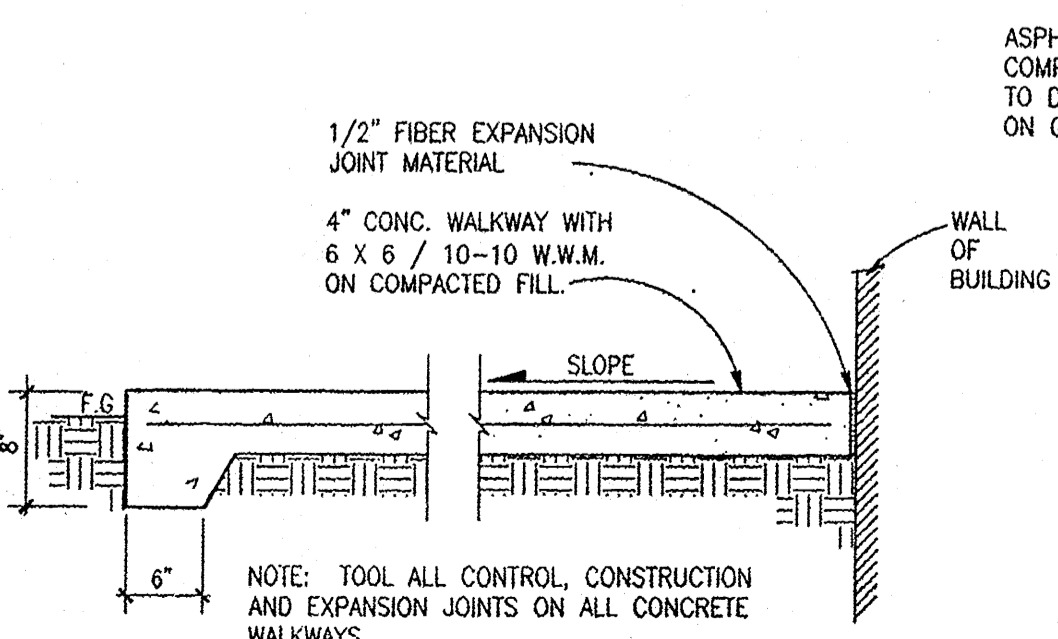


9 H.C. PARKING PLAN TYP.
 C2 NOT TO SCALE

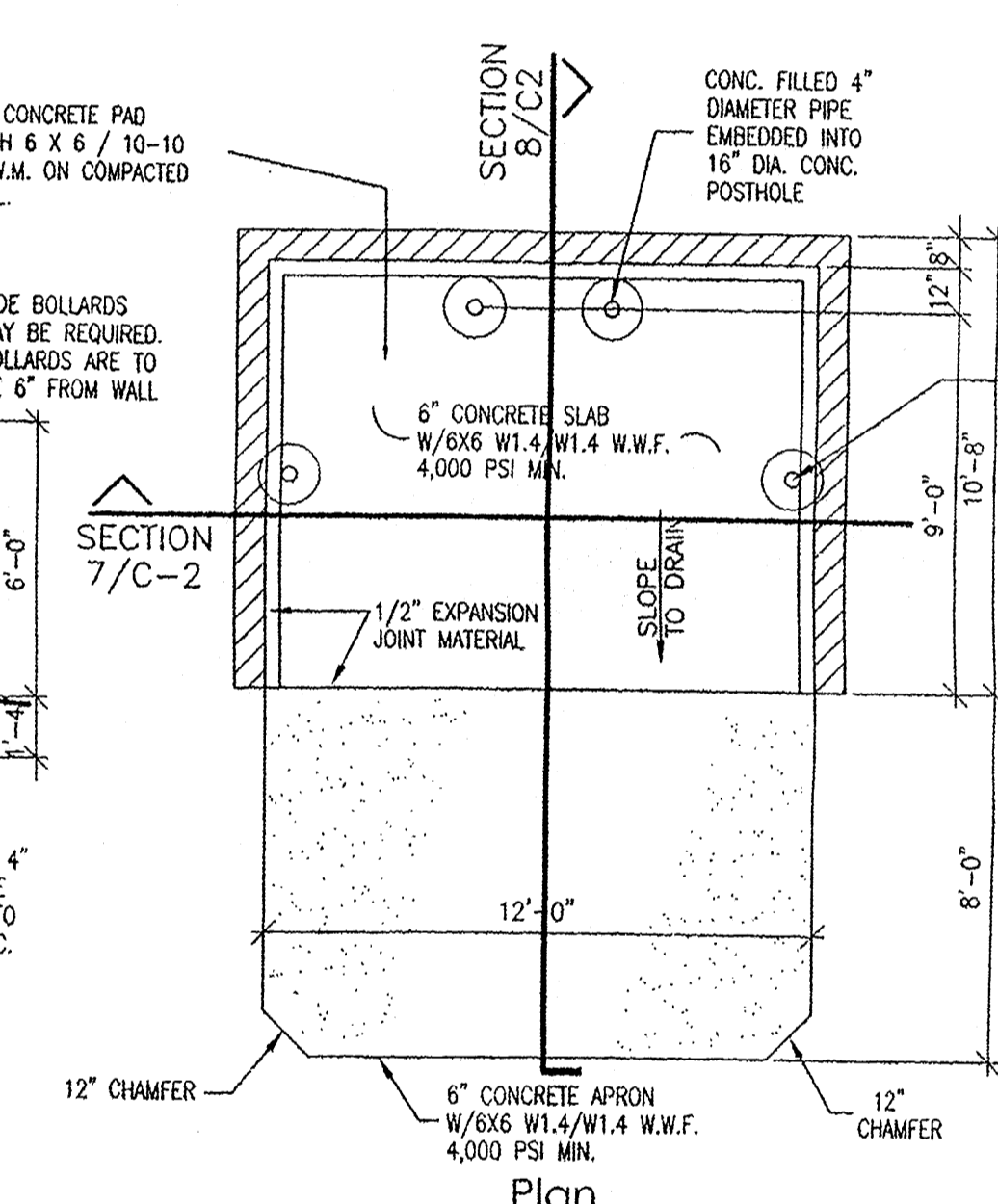


7 DUMPSTER ENCLOSER SECTION
 C2 NOT TO SCALE

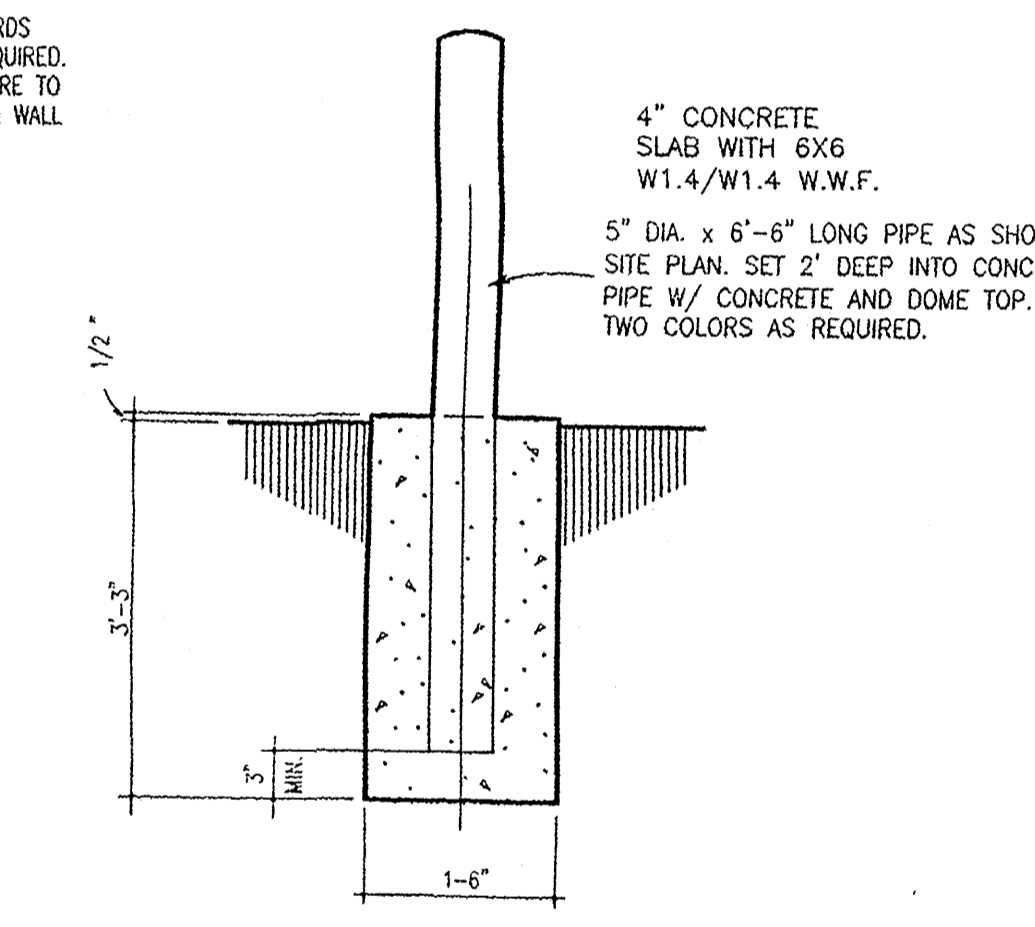
3 TYP. SIDEWALK DETAIL
 C2 SCALE: 1"=1'-0"



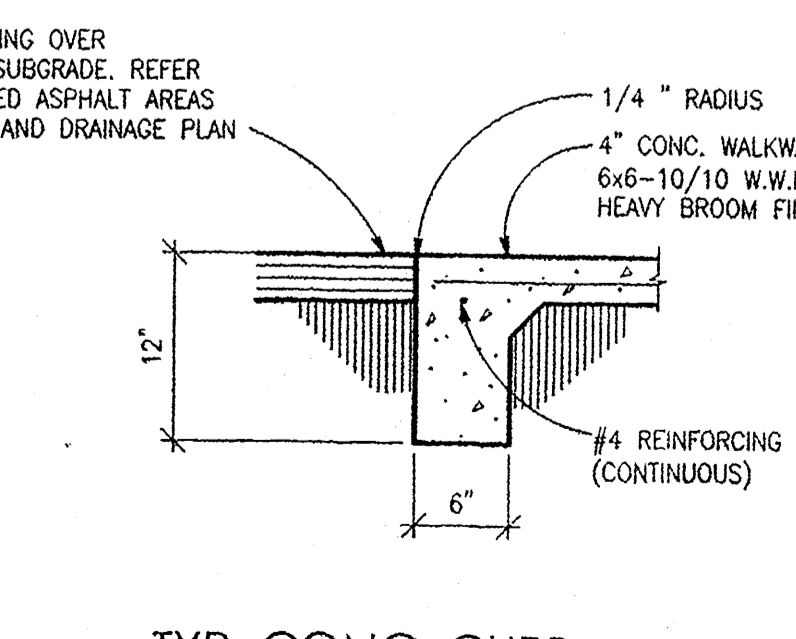
8 CMU WALL DETAIL AT DUMPSTER
 C2 SCALE 3/4"=1'-0"



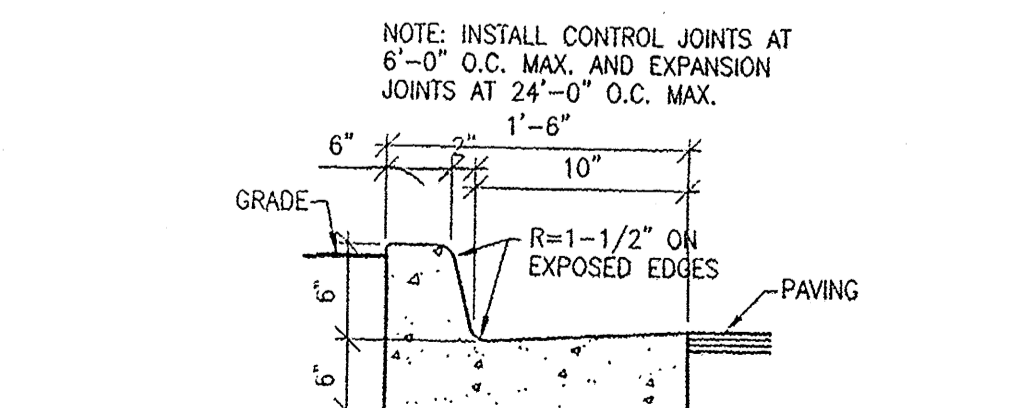
6 DUMPSTER ENCLOSER PLAN
 C2 NOT TO SCALE



5 TYP. BOLLARD FOOTING
 C2 SCALE: 3/4"=1'-0"



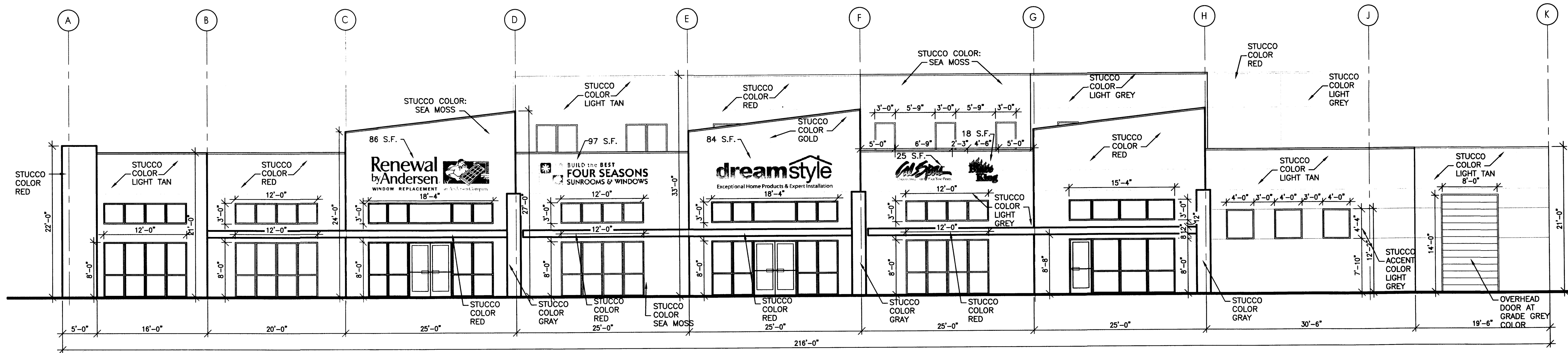
2 TYP. CONC. CURB AND SIDEWALK DETAIL
 C2 SCALE: 1"=1'-0"



1 CONCRETE CURB AND GUTTER
 C2 N.T.S.

DreamStyle
 SITE DETAILS
 ALBUQUERQUE, NM
 PROJECT #1317
 2:\CAD\0405-0-003 Projects\1317 Renewal by Anderson\1317 Drawings\DreamStyle Logo.rvt

REVISION DATE
DATE
05-07-2013
SHEET NUMBER
C-5

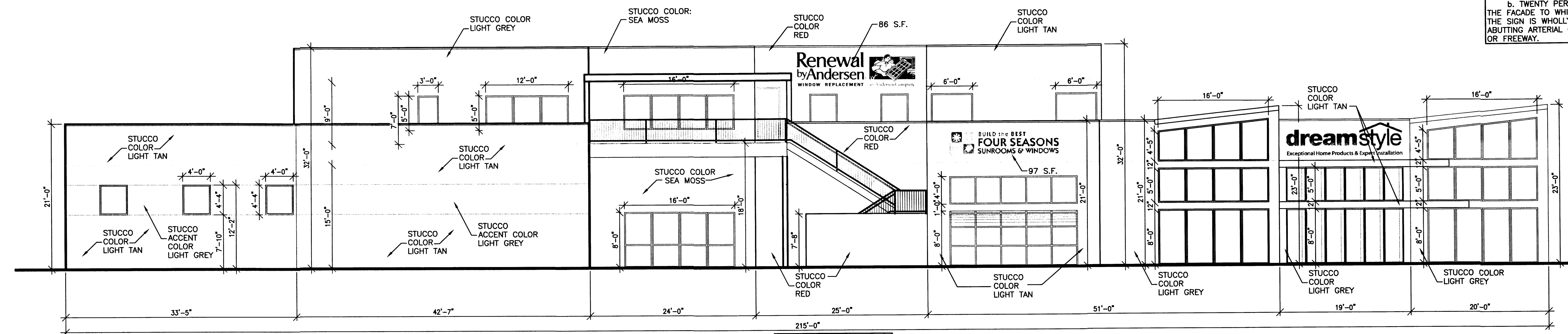


1 WEST BUILDING ELEVATION
1/8"=1'-0"

TOTAL BUILDING ELEVATION
SQUARE FOOT = 6,843 S.F.
TOTAL BUILDING SIGNAGE
SQUARE FOOT = 310 S.F.
WALL SIGN COVERAGE IS 4%

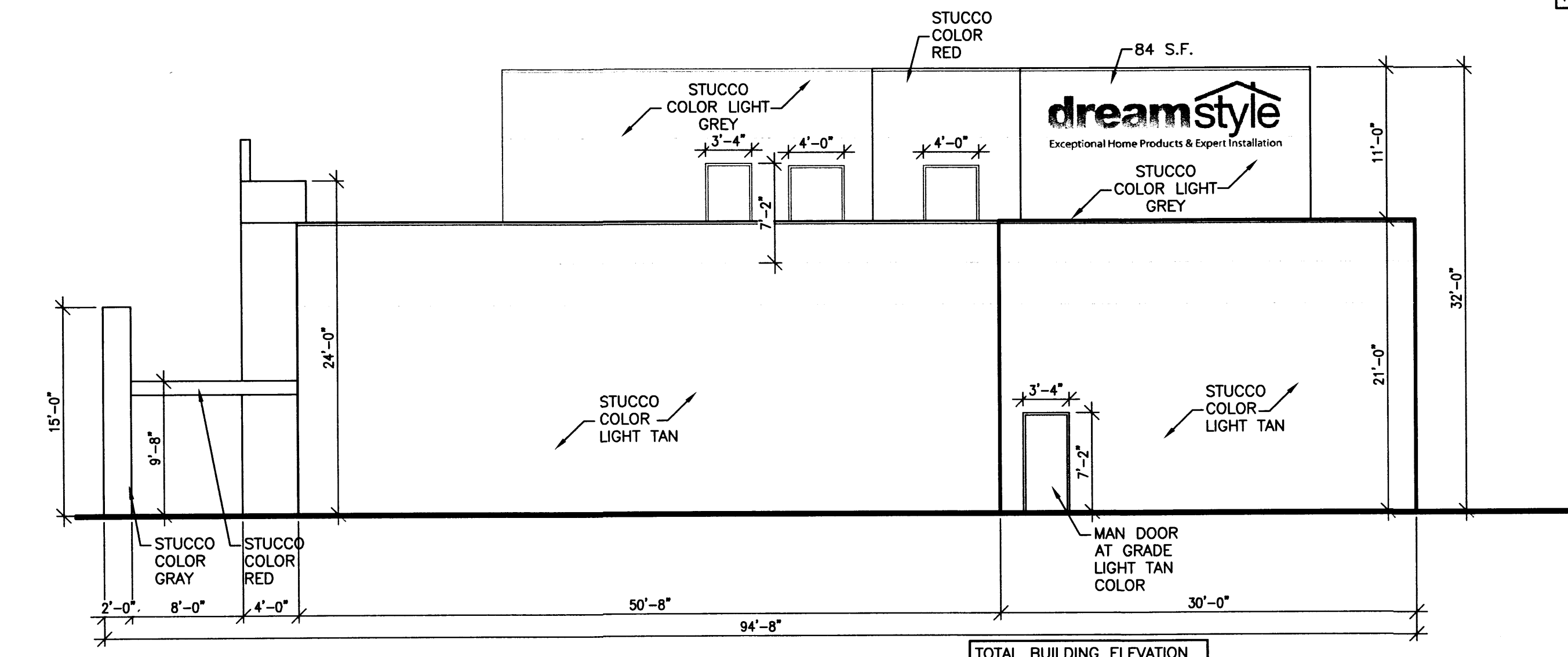
SECTION 14-16-2-19
IP INDUSTRIAL PARK ZONE
(25) SIGN, ON-PREMISES AS PROVIDED IN
14-14-3-5 OF THIS ZONING CODE, AND
FURTHER PROVIDED:
(c) SIZE
2. SIZE, BUILDING-MOUNTED SIGNS,
EXCEPT PROJECTING SIGNS, A
BUILDING-MOUNTED SIGN SHALL NOT
EXCEED THE FOLLOWING AREA:
b. TWENTY PERCENT OF THE AREA OF
THE FACADE TO WHICH IT IS APPLIED IF
THE SIGN IS WHOLLY VISIBLE FROM AN
ABUTTING ARTERIAL OR COLLECTOR STREET
OR FREEWAY.

- RENAISSANCE RULES AND REGULATIONS
BUILDING MOUNTED SIGNS:
1. BE COMPRISED OF LETTERS OR GRAPHIC ELEMENTS SHALL BE CONSTRUCTED OF SEPARATE PIECES OF INDIVIDUAL CONSTRUCTION. THE PERMITTED AREA OF THE SIGN SHALL BE DETERMINED BY THE OUTER DIMENSIONS OF THE AREA COVERED BY INDIVIDUAL LETTER ELEMENTS.
 2. FOR MULTI-TENANT/OWNER PREMISES USERS, IN RETAIL, OFFICE/SHOWROOM AND OFFICE, WAREHOUSE DEVELOPMENTS ONLY, BE AN AREA NO LARGER THAN SEVEN (7) PERCENT OF THE FACADE PLANE. INDIVIDUAL LETTERS OF GRAPHIC ELEMENTS SHALL NOT EXCEED TWENTY (20) INCHES IN HEIGHT FOR PREMISES NO GREATER THAN ONE STORY IN HEIGHT. FOR PREMISES GREATER THAN ONE STORY IN HEIGHT, ADDITIONAL LETTER OR GRAPHIC ELEMENT HEIGHT MAY BE PERMITTED BY WRITTEN APPROVAL OF THE BOARD.
 3. BE PARALLEL TO AND PROJECT NO GREATER THAN SIX (6) INCHES FROM THE BUILDING WALL UNLESS OTHERWISE APPROVED BY BOARD.
 4. BE OF DESIGN, COLOR AND MATERIAL COMPATIBLE WITH THE BUILDING. ALL LETTERING OR GRAPHIC ELEMENTS MOUNTED ON THE BUILDING SHALL BE OF THE SAME COLOR.



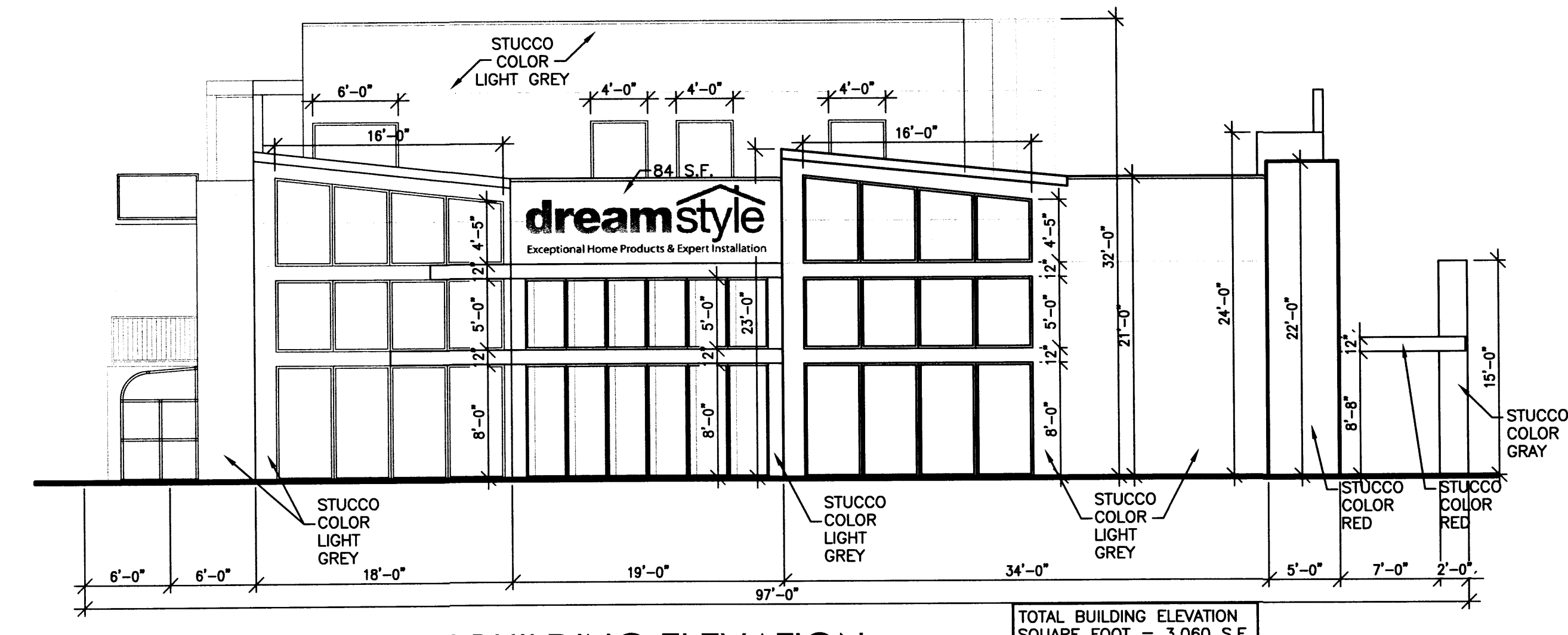
2 EAST BUILDING ELEVATION
1/8"=1'-0"

TOTAL BUILDING ELEVATION
SQUARE FOOT = 4,773 S.F.
TOTAL BUILDING SIGNAGE
SQUARE FOOT = 183 S.F.
WALL SIGN COVERAGE IS 3%



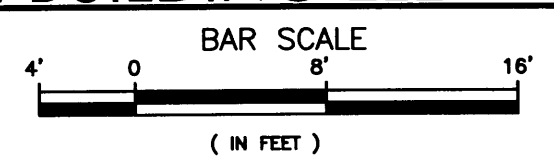
3 SOUTH BUILDING ELEVATION
1/8"=1'-0"

TOTAL BUILDING ELEVATION
SQUARE FOOT = 2,336 S.F.
TOTAL BUILDING SIGNAGE
SQUARE FOOT = 84 S.F.
WALL SIGN COVERAGE IS 3%



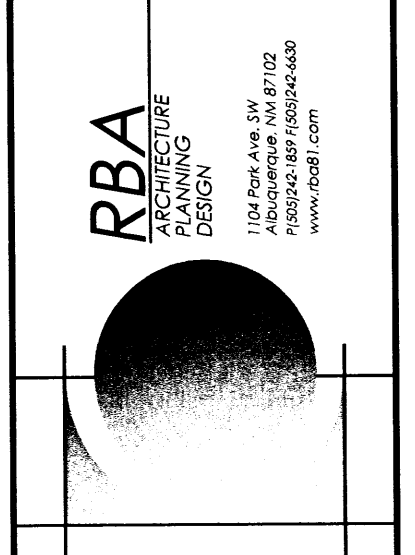
4 NORTH BUILDING ELEVATION
1/8"=1'-0"

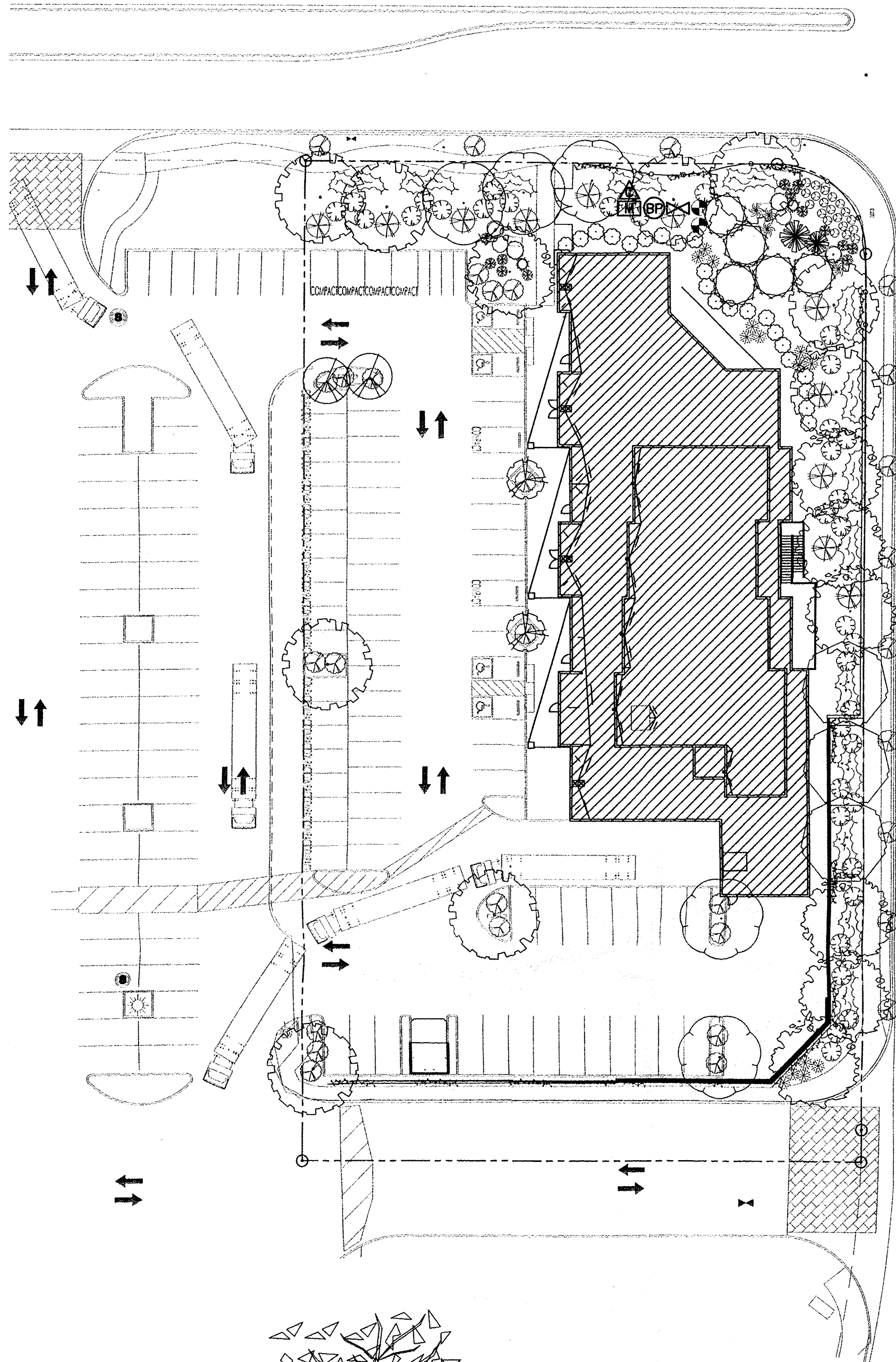
TOTAL BUILDING ELEVATION
SQUARE FOOT = 3,060 S.F.
TOTAL BUILDING SIGNAGE
SQUARE FOOT = 84 S.F.
WALL SIGN COVERAGE IS 2%



DreamStyle
 BUILDING ELEVATIONS
 ALBUQUERQUE, NM
 PROJECT #1317
 dreamstyle
 Exceptional Home Products & Expert Installation

REVISION DATE
DATE 08-07-13
SHEET NUMBER A-7.0





PLANT LEGEND

TREES

HONEY LOCUST (M) 7
Gleditsia triacanthos
4" Cal.

CHINESE PISTACHE (M) 9
Pistachia chinensis
4" Cal.

SHUMARD OAK (M) 3
Quercus shumardii
4" Cal.

FLOWERING PEAR (M+) 4
Pyrus calleryana
4" Cal.

PURPLE-LEAF PLUM (M) 2
Prunus spp.
4" Cal.

DESERT WILLOW (L) 5
Chilopsis linearis
15 Gal.

ACCENTS

PALM YUCCA (L) 2

SHRUBS

REDTWIG DOGWOOD (M+) 2
Cornus stolonifera
5 Gal. 64sf

FORSYTHIA (M) 2
Forsythia intermedia
5 Gal. 100sf

RUSSIAN SAGE (M) 2
Perovskia atriplicifolia
5 Gal. 36sf

* FARNEY COTONEASTER 11
Cotoneaster lacteus
5 Gal. 2'-4" inst./8" x 12" maturity
Water (M) Allergy (L) 144sf

COMMON HACKBERRY (M) 5
Celtis occidentalis
4" Cal.

DWARF MAHONIA (M) 14
Mahonia aquifolium 'Compacta'
5 Gal. 36sf

NANDINA (M) 22
Nandina domestica
5 Gal. 25sf

BARBERRY (M) 2
Berberis spp.
5 Gal. 4sf

MAIDENGRASS (M) 4
Miscanthus sinensis
5 Gal. 16sf

CHAMISA (L) 10
Chrysothamnus nauseosus
5 Gal. 25sf

HONEYSUCKLE (M) 31
Lonicera sempervirens
5 Gal. 144sf
Unstaked-Groundcover

REGAL MIST (M) 14
Muhlenbergia capillaris
5 Gal. 16sf

WILDFLOWER 20
1 Gal. 4sf
Does not count toward live ground coverage

GREYLEAF COTONEASTER (M) 24
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 2 plants

VINES

TRUMPET VINE (M) 9
Campsis radicans
5 Gal.

HARDSCAPES

SANTA FE BROWN GRAVEL WITH FILTER FABRIC MINIMUM 3" DEPTH

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, Follen 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 Gravel to a minimum depth of 3" over Filter Fabric shall be placed in all pervious landscape areas which are not designated to receive native seed.

STREET TREE REQUIREMENTS

Street trees required under the COA Street Tree Ordinance are as follows:

Name of Street	Renaissance Blvd
Required #	7
Provided #	7
Name of Street	Culture Dr
Required #	11
Provided #	11

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

Water and Power source shall be the responsibility of the Developer/Builder.

PARKING LOT TREE REQUIREMENTS

Shade trees required under the COA Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 8
Provided # 8

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

LANDSCAPE CALCULATIONS

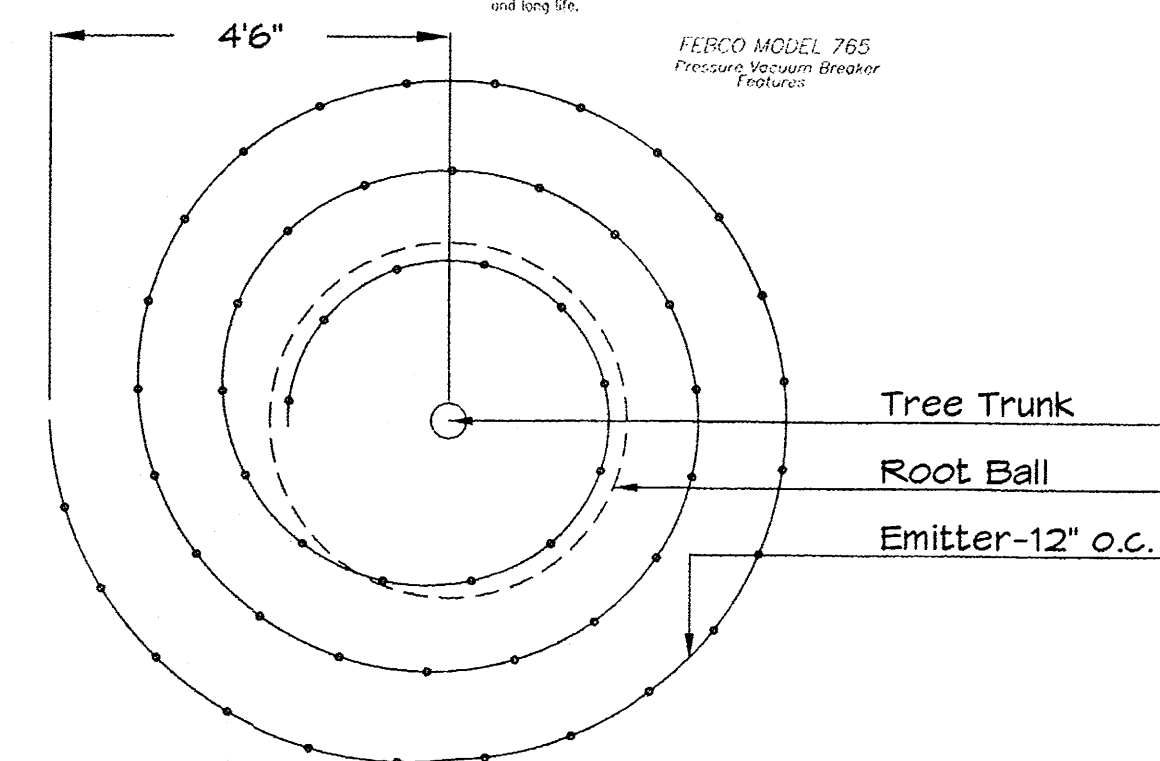
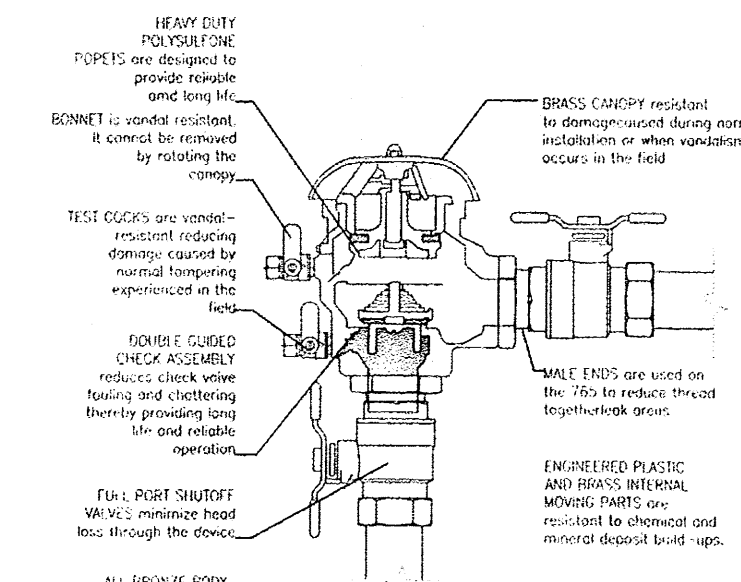
TOTAL LOT AREA	62944	square feet
TOTAL BUILDINGS AREA	15088	square feet
NET LOT AREA	47856	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	7178	square feet

TOTAL BED PROVIDED	13770	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	10327	square feet
TOTAL GROUND COVER PROVIDED	10605 (11%)	square feet

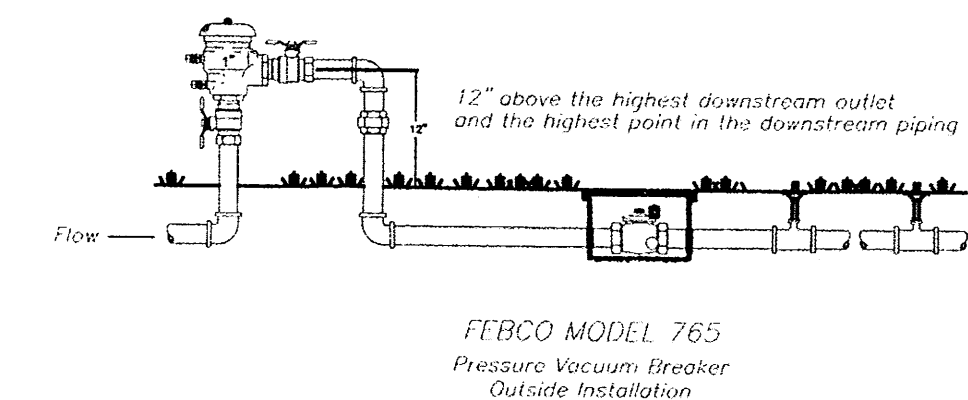
TOTAL SOD AREA (max. 20% of landscape required)	0 (0%)	square feet
TOTAL LANDSCAPE PROVIDED	13770 (28%)	square feet

IRRIGATION LEGEND

- ⊗ BACKFLOW PREVENTOR
- △ CONTROLLER
- ⊕ MASTER VALVE
- ⊖ P&A VALVE
- ⊞ WATER METER
- SLEEVE, 2X PIPE TO BE SLEEVED.



Netafim Spiral Detail



FERCO MODEL 765 Pressure Vacuum Breaker Outside Installation

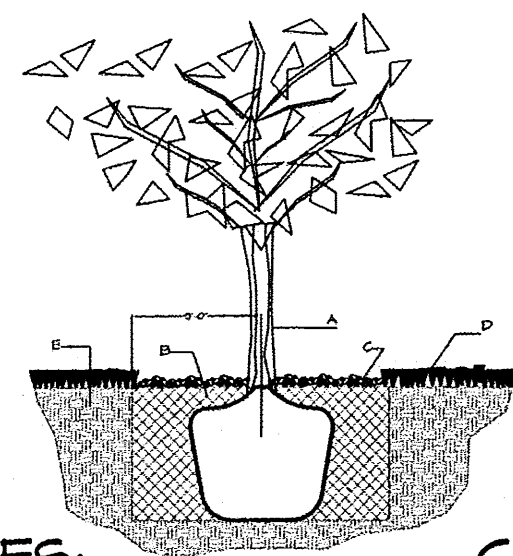
GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 4" DEPTH OF BARK MULCH.
- TURF AT FINISH GRADE.
- UNDISTURBED SOIL.

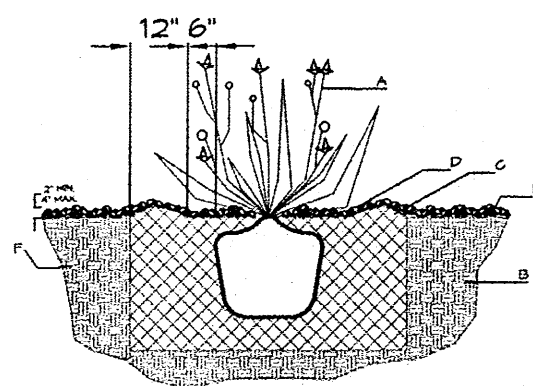
TREE PLANTING DETAILS



GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAILS



CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

dreamstyle
Exceptional Home Products & Expert Installation

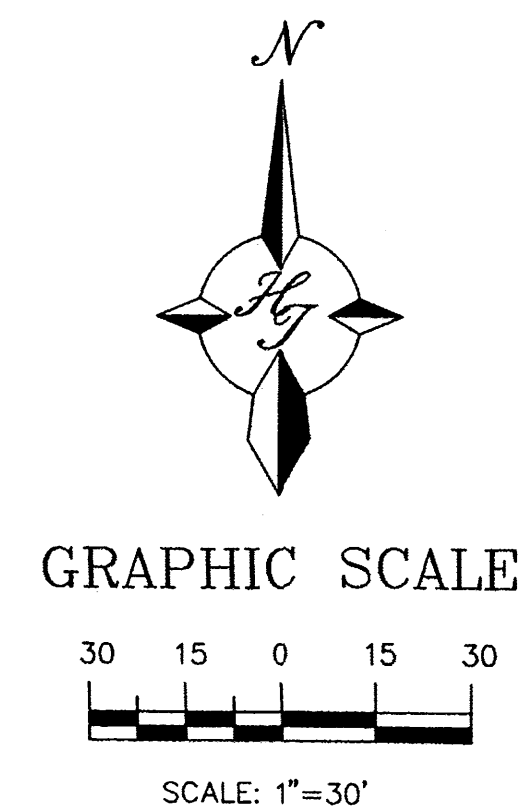
DreamStyle
LANDSCAPING PLAN
ALBUQUERQUE, NM
PROJECT #1317

REVISION DATE
1/6-7-13

RBA
LANDSCAPE ARCHITECTURE
DESIGN
1100 POPE AVENUE, SW
ALBUQUERQUE, NM 87102
www.rba.com

DATE
05-07-2013

SHEET NUMBER
L-1



GRAPHIC SCALE

SCALE: 1"=30'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com
All creative design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

