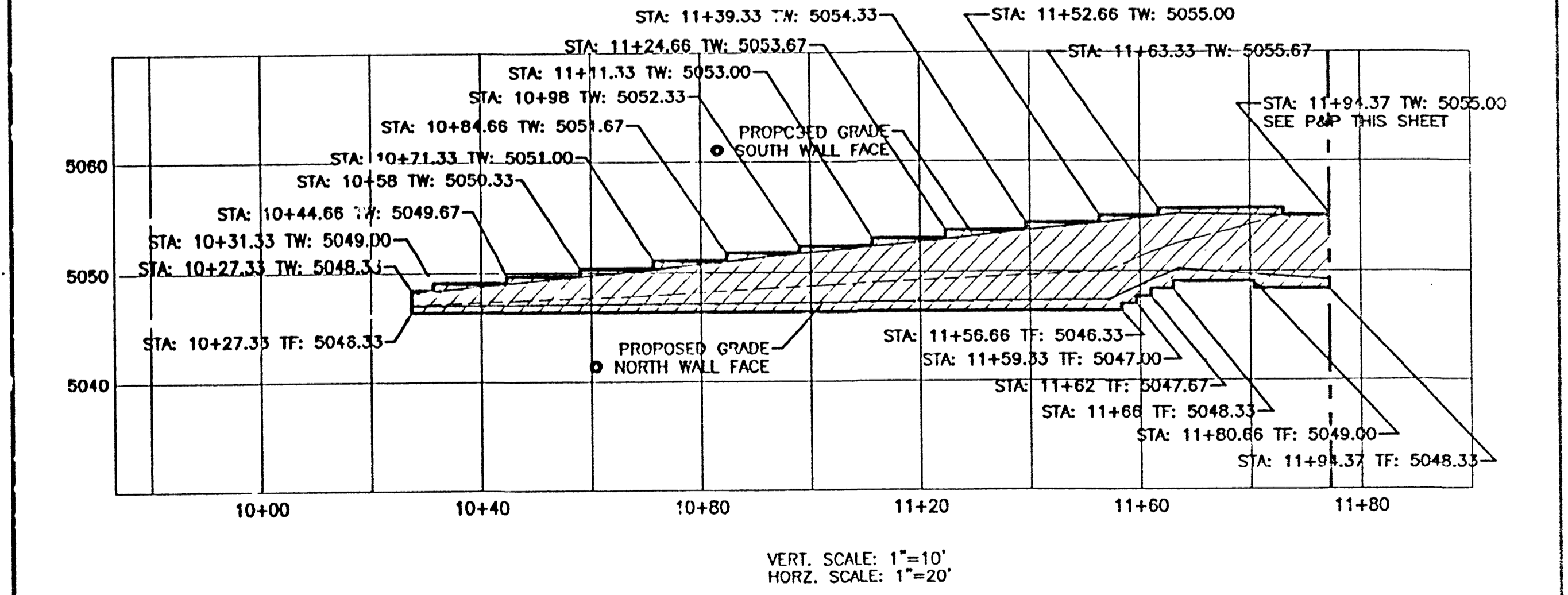
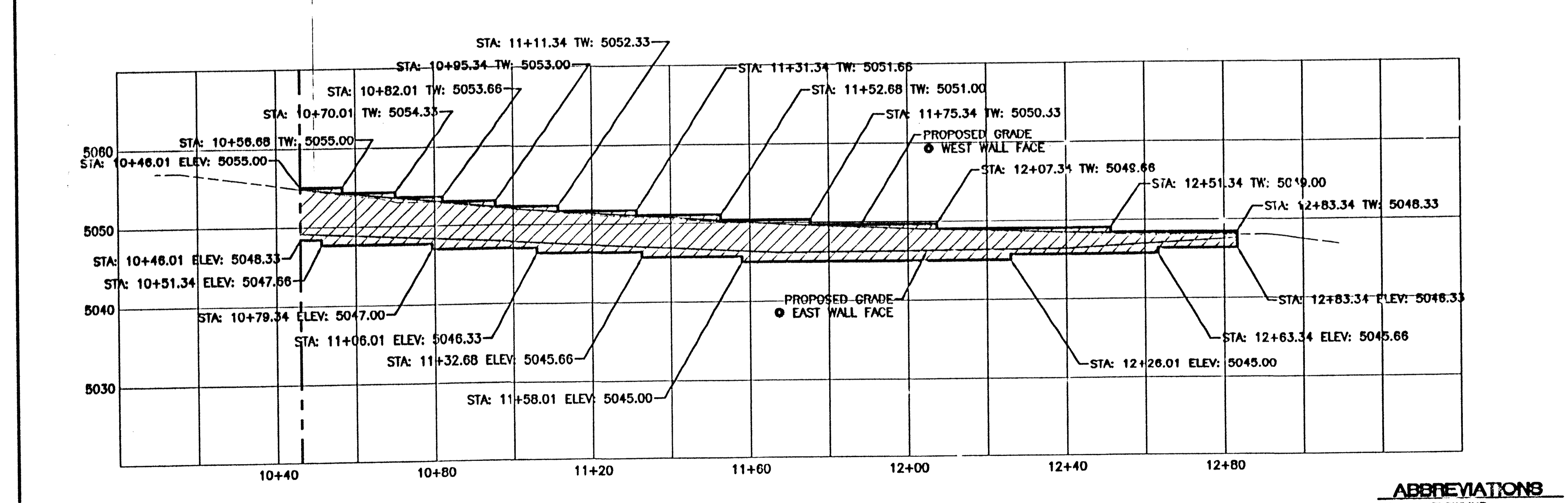
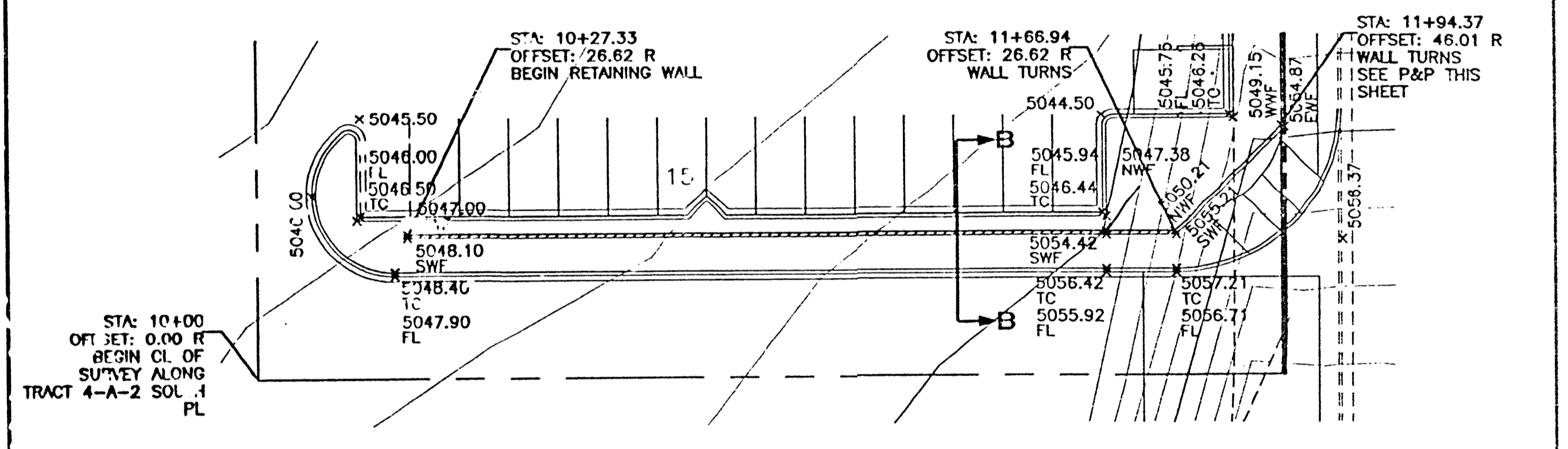
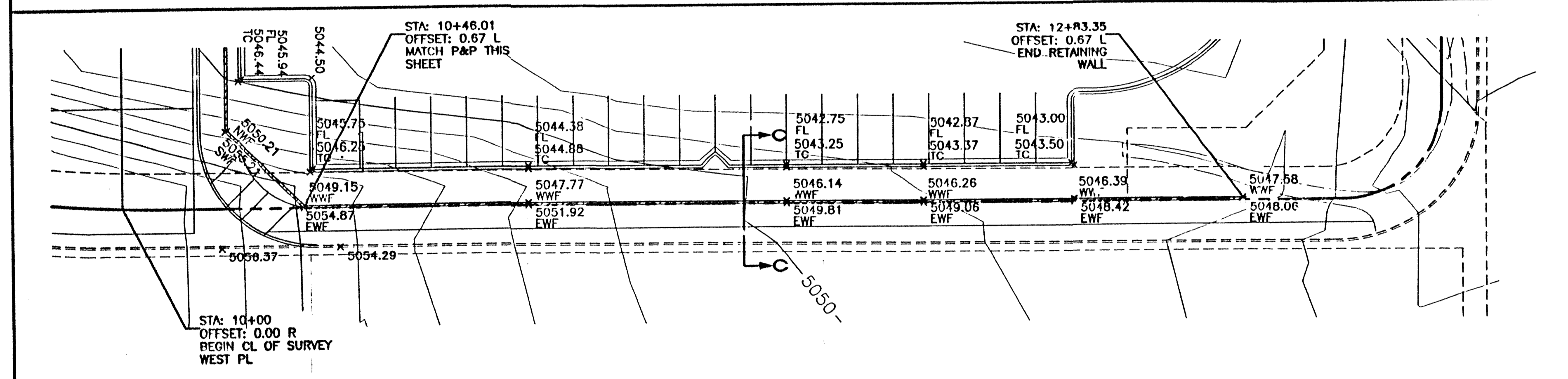
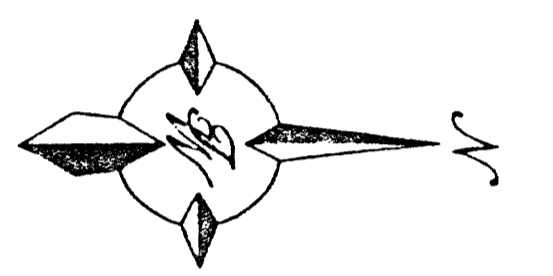
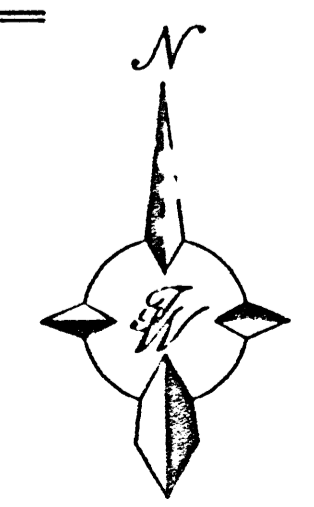


VERT. SCALE: 1"=10'
 HORZ. SCALE: 1"=20'



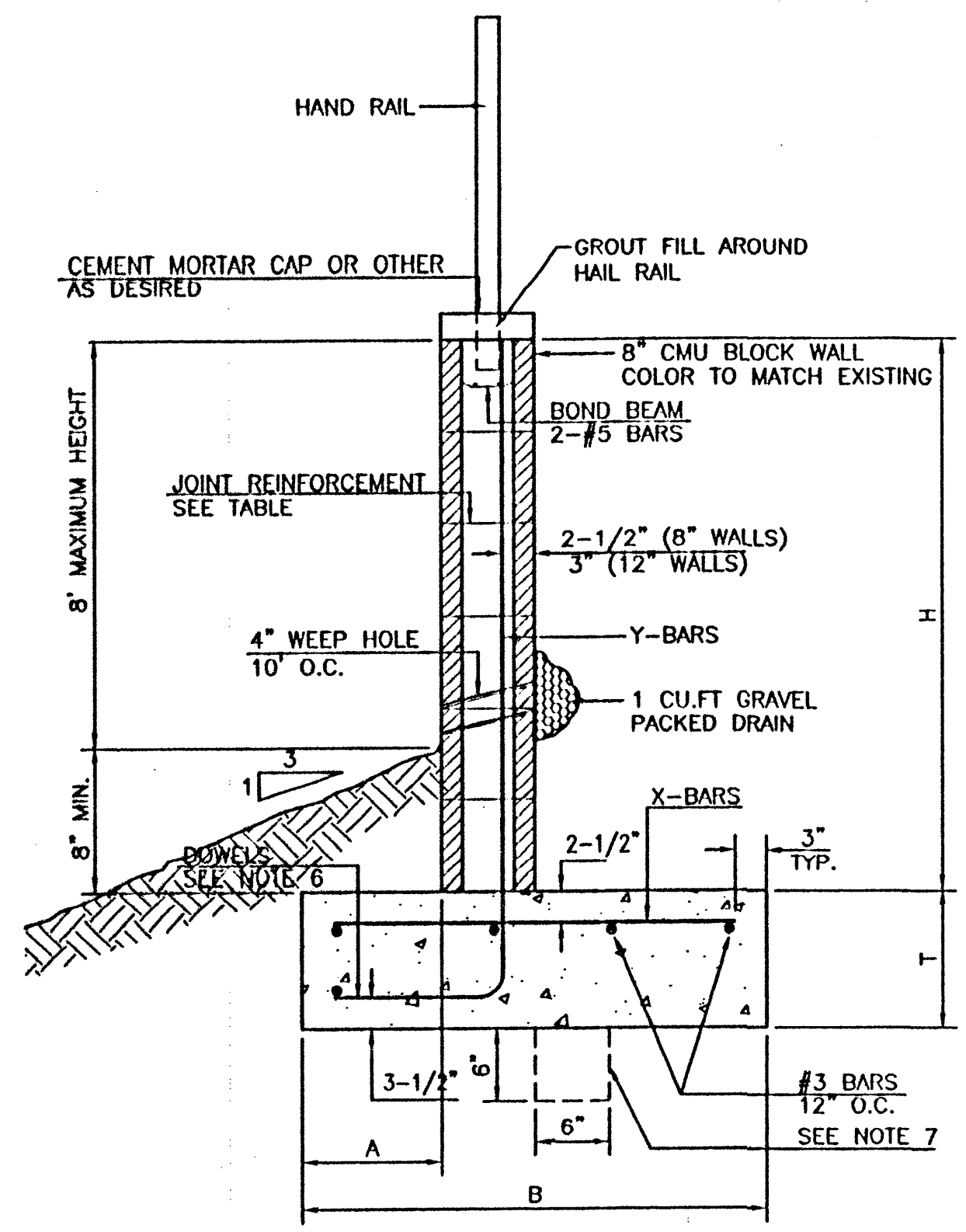
VERT. SCALE: 1"=10'
 HORZ. SCALE: 1"=20'

- LEGEND**
- EXISTING CURB & GUTTER
 - ===== PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING TRAIL
 - PROPOSED RETAINING WALL
 - PROPOSED SCREEN WALL
 - EXISTING ELEVATION
 - PROPOSED ELEVATION

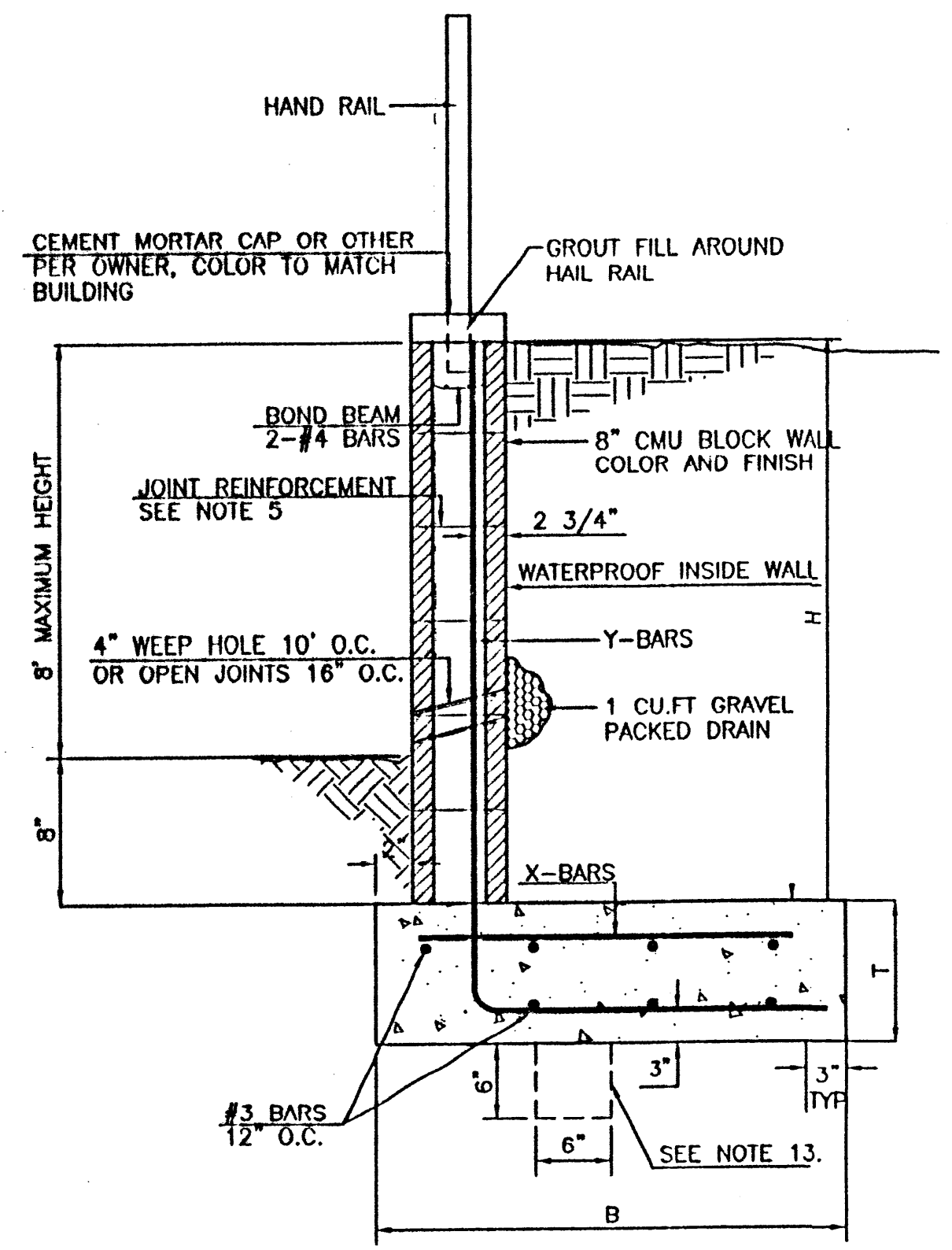


- ABBREVIATIONS**
- FL FLOWLINE
 - TC TOP OF CURB
 - EWF EAST FACE OF WALL
 - WFW WEST FACE OF WALL
 - SWF SOUTH FACE OF WALL
 - NWF NORTH FACE OF WALL
 - TW TOP OF WALL
 - TF TOP OF FOOTING

	TRACT 4A NORTH RENAISSANCE CENTER WALL DETAIL	DRAWN BY: BDG DATE: 06/06/01 WALL-DET.DWG
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3A JOB # 200042



RETAINING WALL DETAIL
NTS



L-FOOTING RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

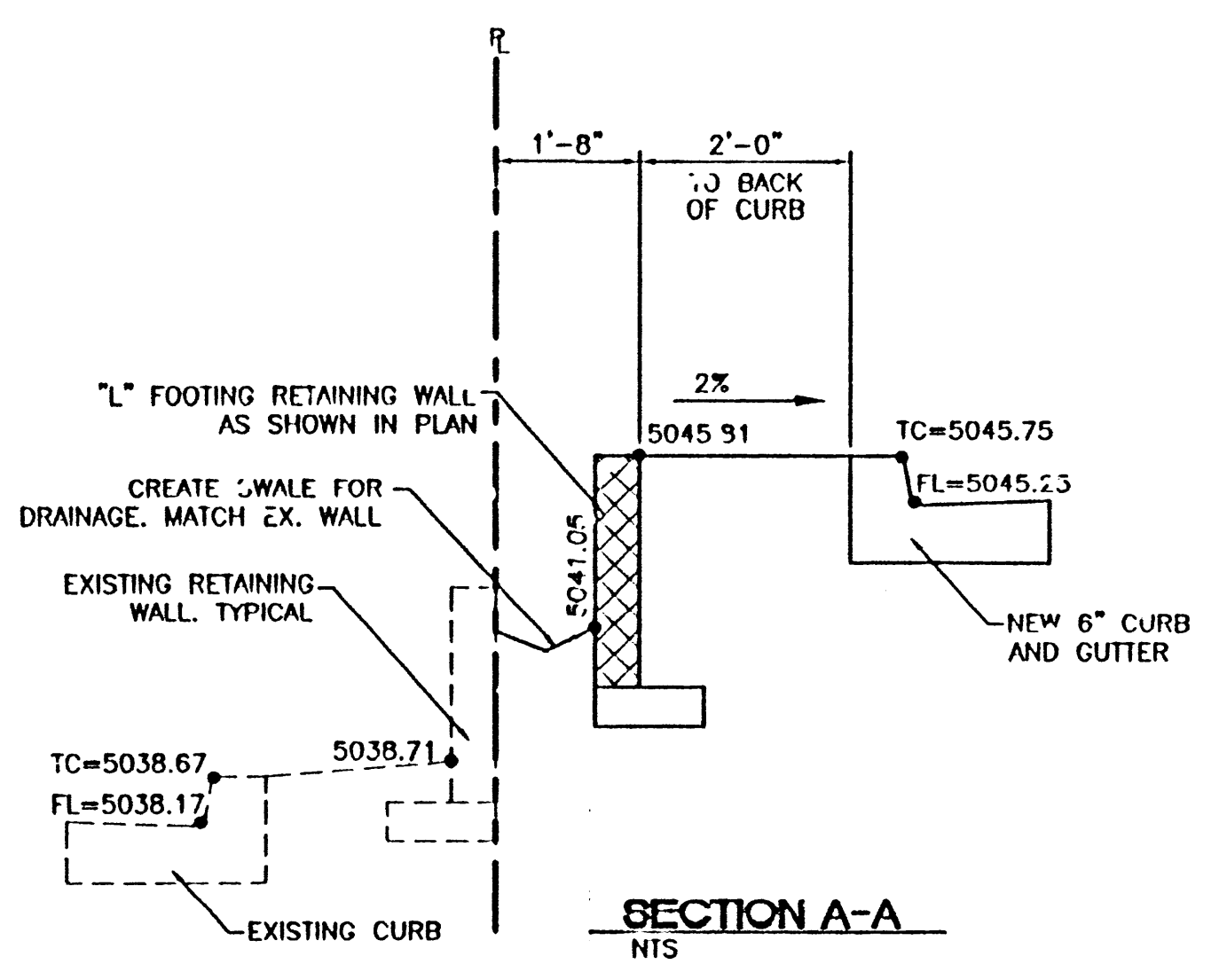
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @ 32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @ 32" O.C.	#3 @ 27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @ 32" O.C.	#3 @ 27"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

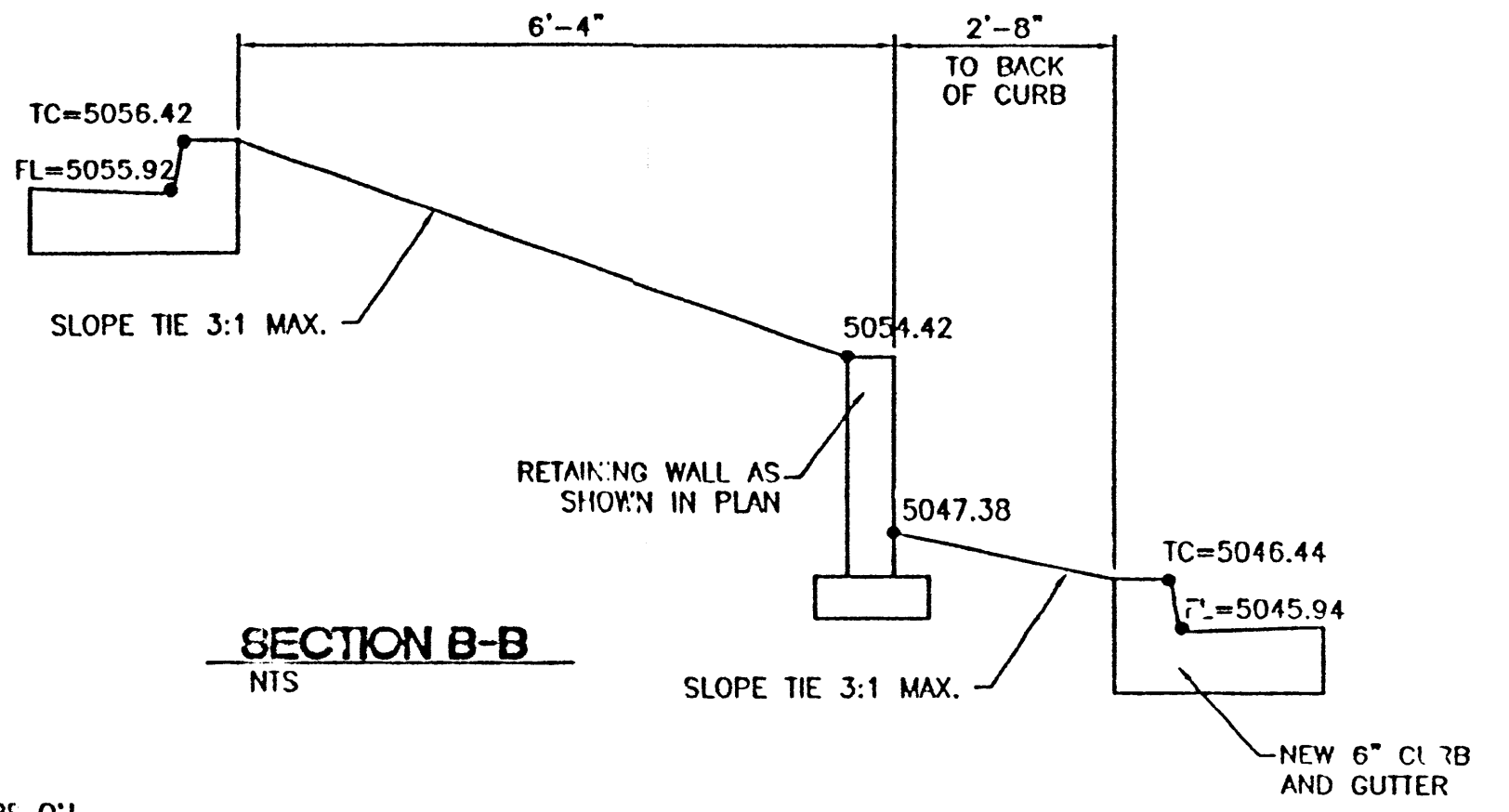
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @ 24" O.C.	#3 @ 25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @ 16" O.C.	#4 @ 30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @ 24" O.C.	#4 @ 27" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @ 16" O.C.	#5 @ 25" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#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:

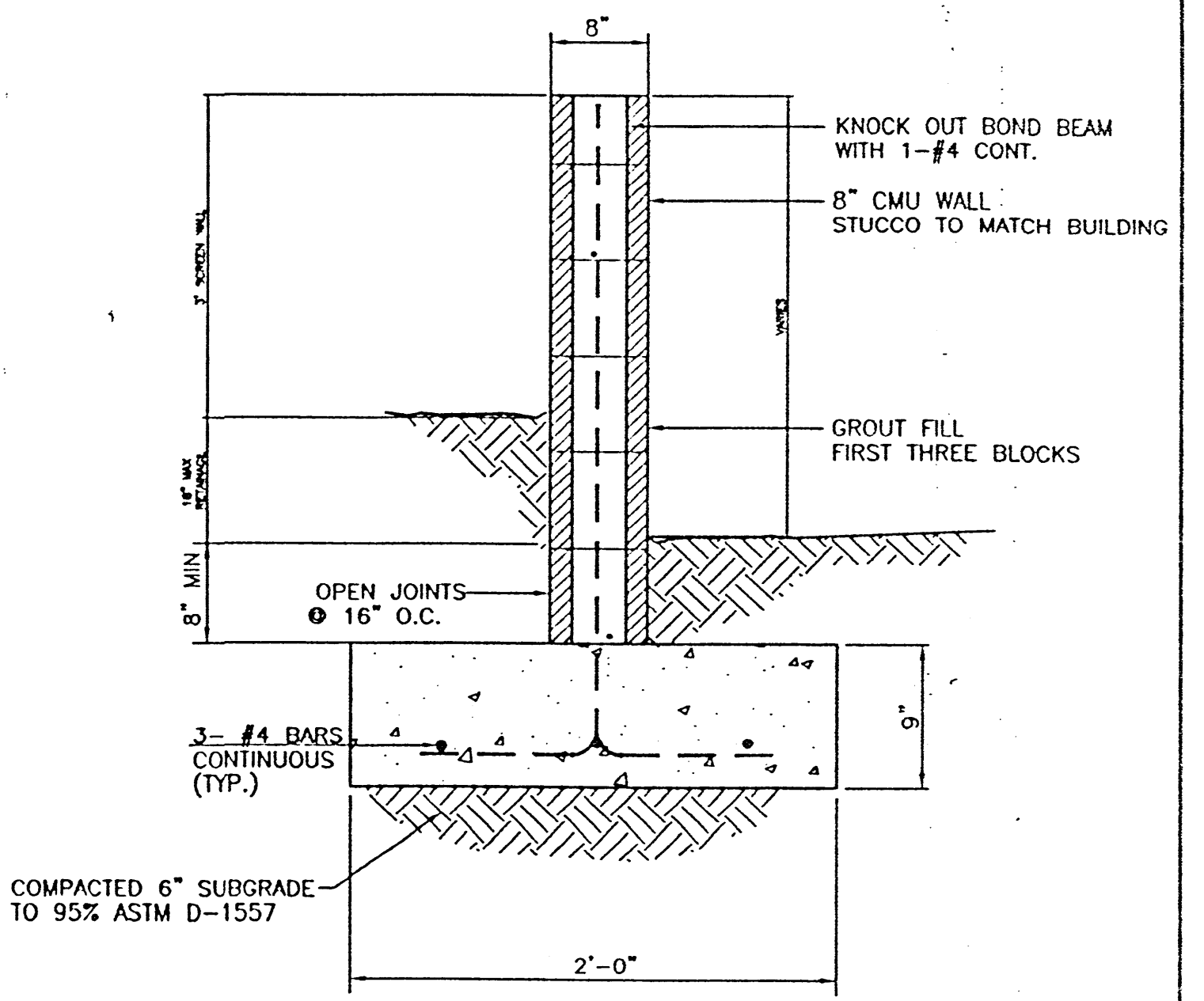
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. 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.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #4 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. #3 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
12. 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".



SECTION A-A
NTS



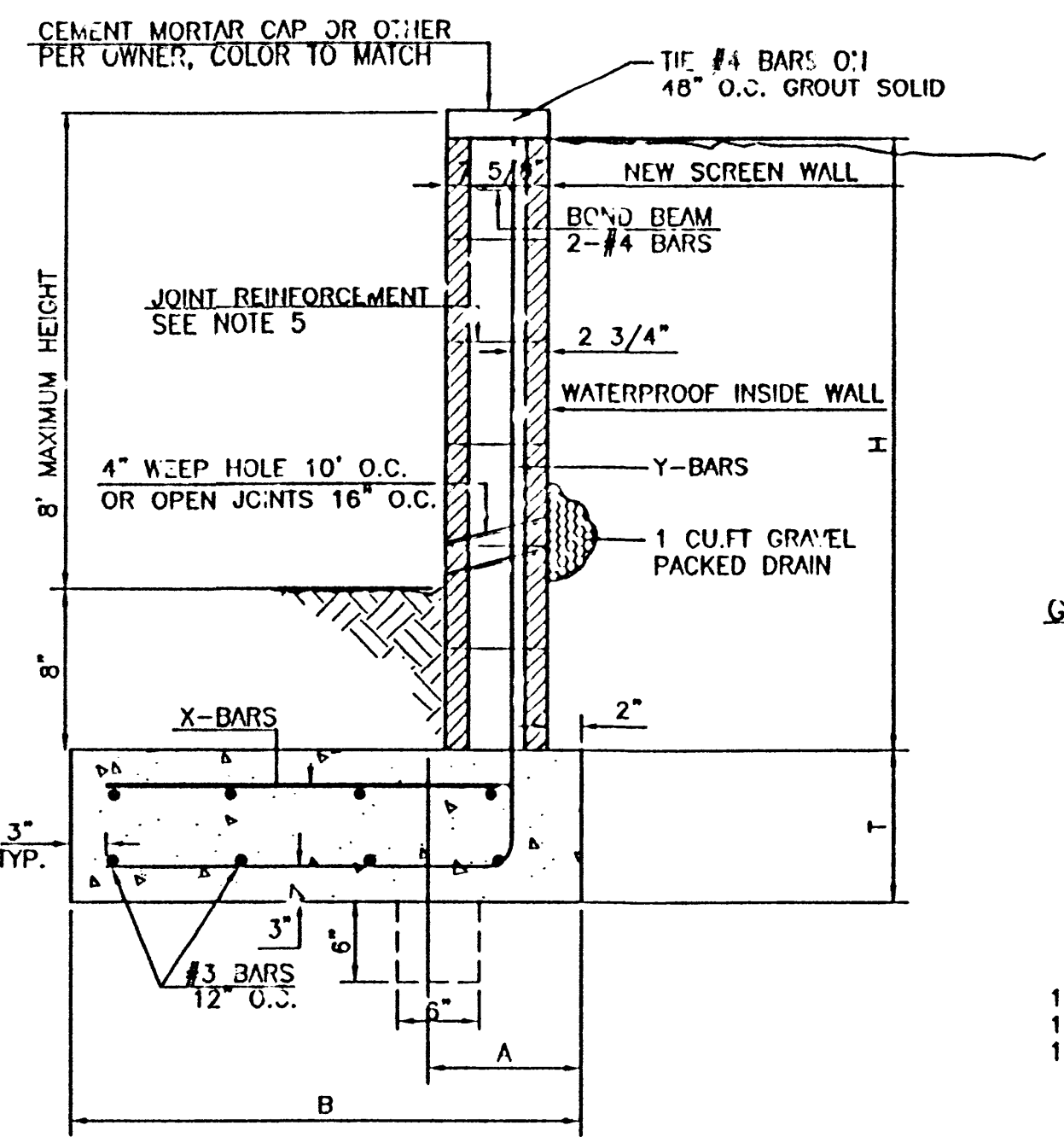
SECTION B-B
NTS



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. 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.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

SCREEN WALL SECTION
NTS



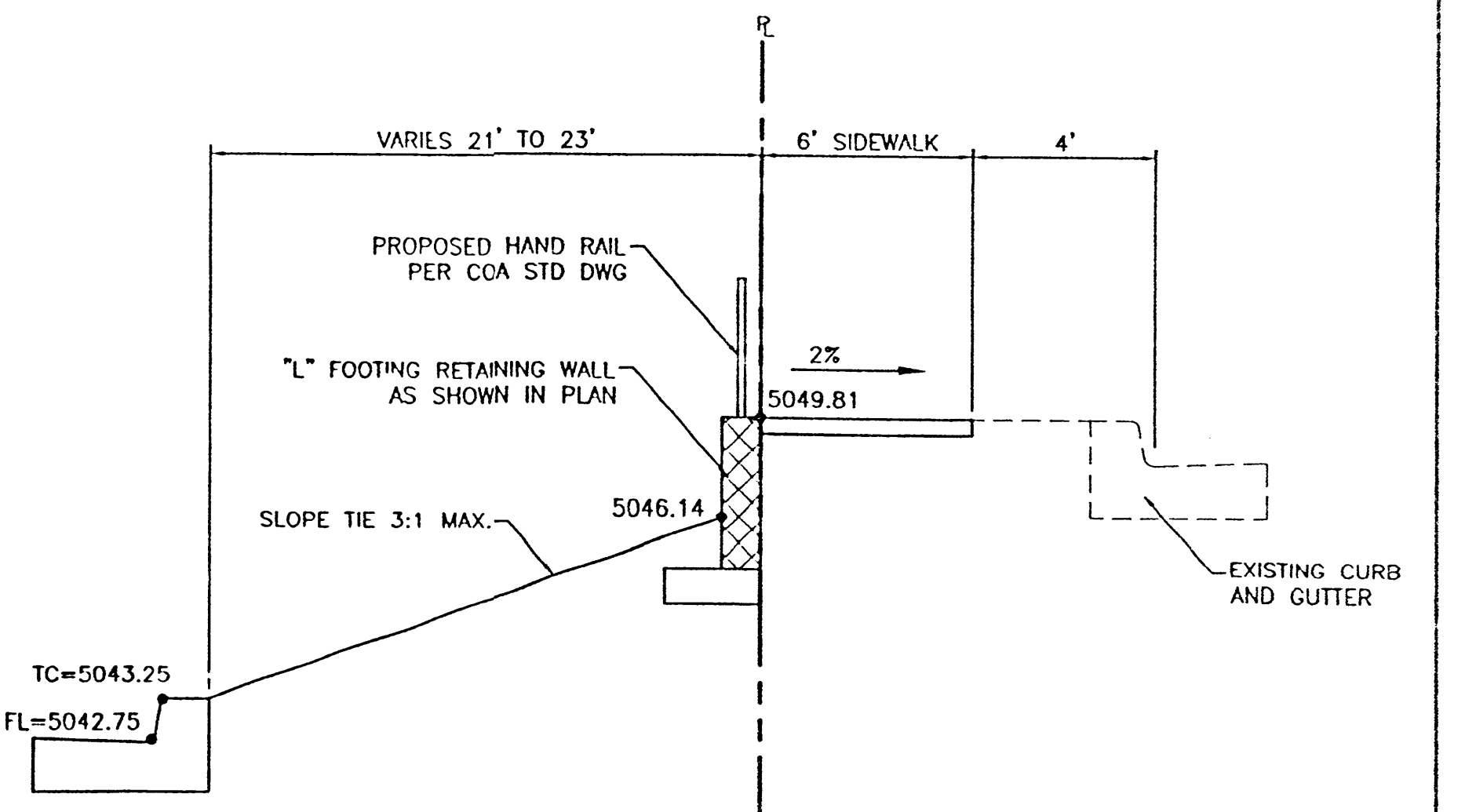
L-FOOTING RETAINING WALL DETAIL
NTS

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 PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
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"	#1 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#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.
4'-8"	4'-0"	12"	#4 @ 16" 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.



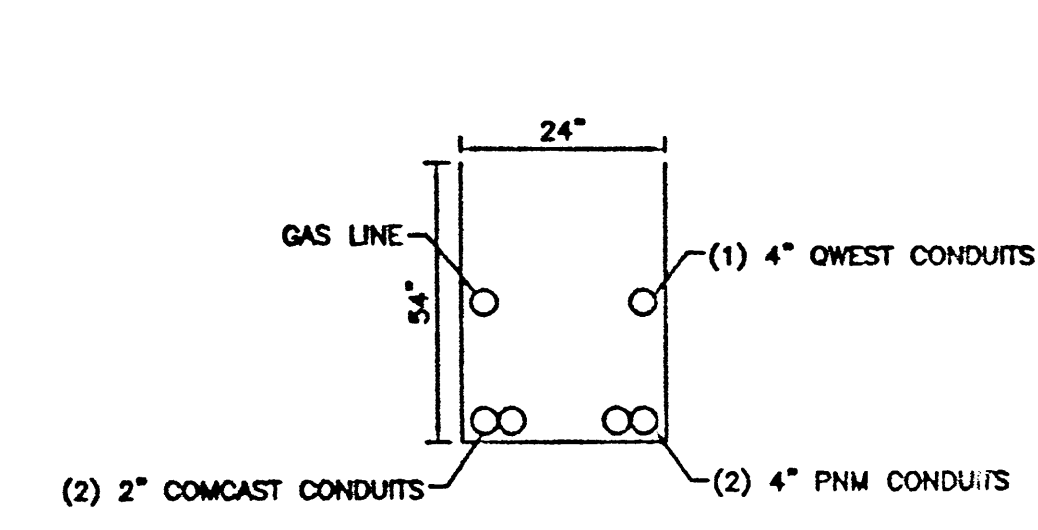
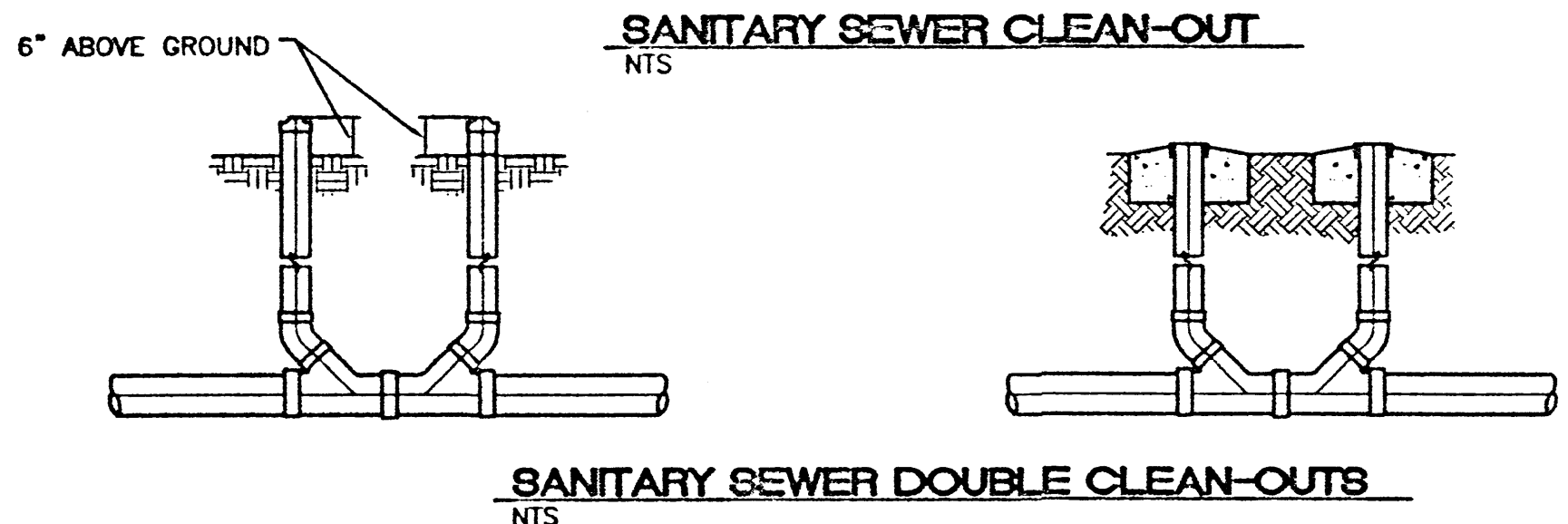
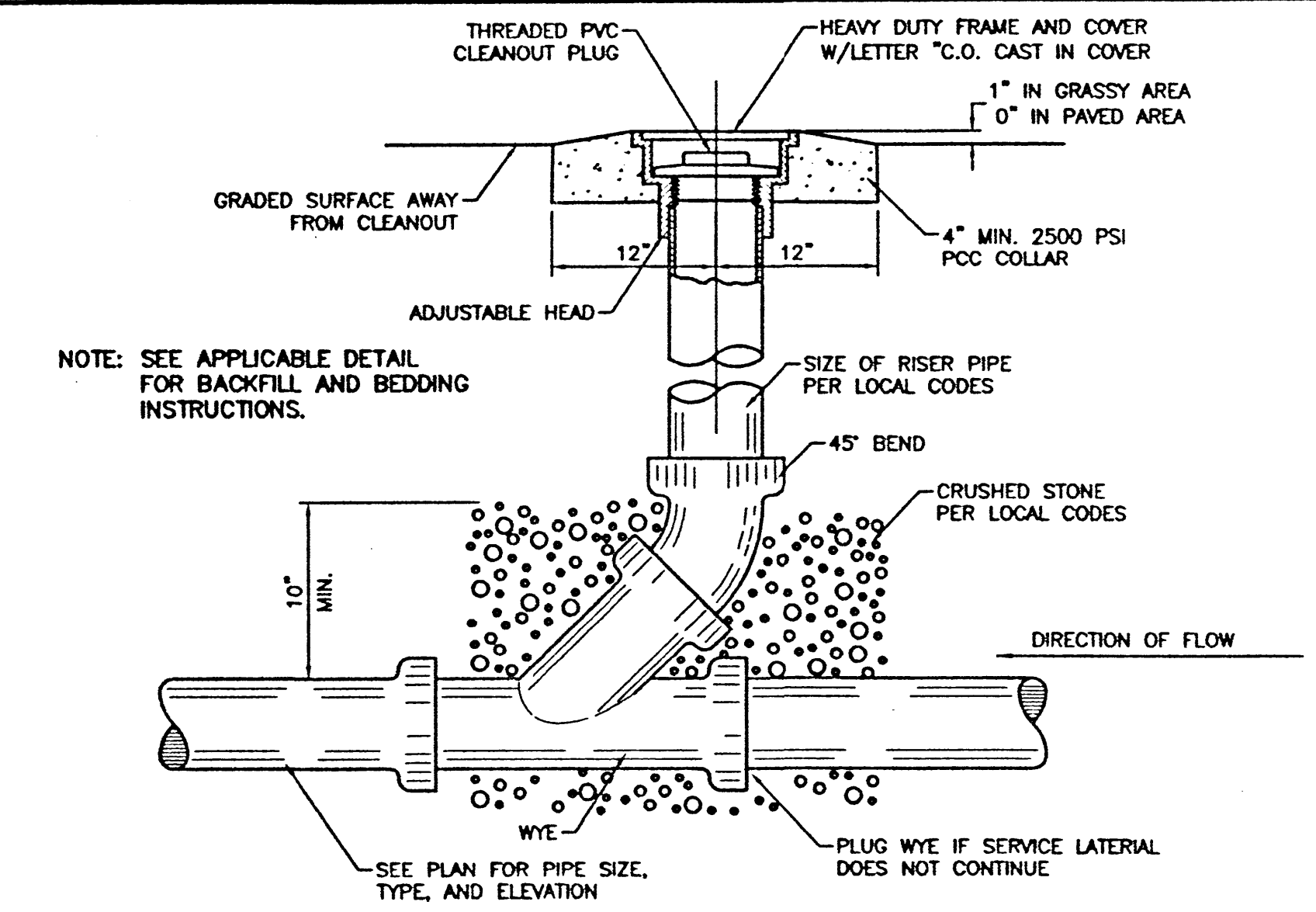
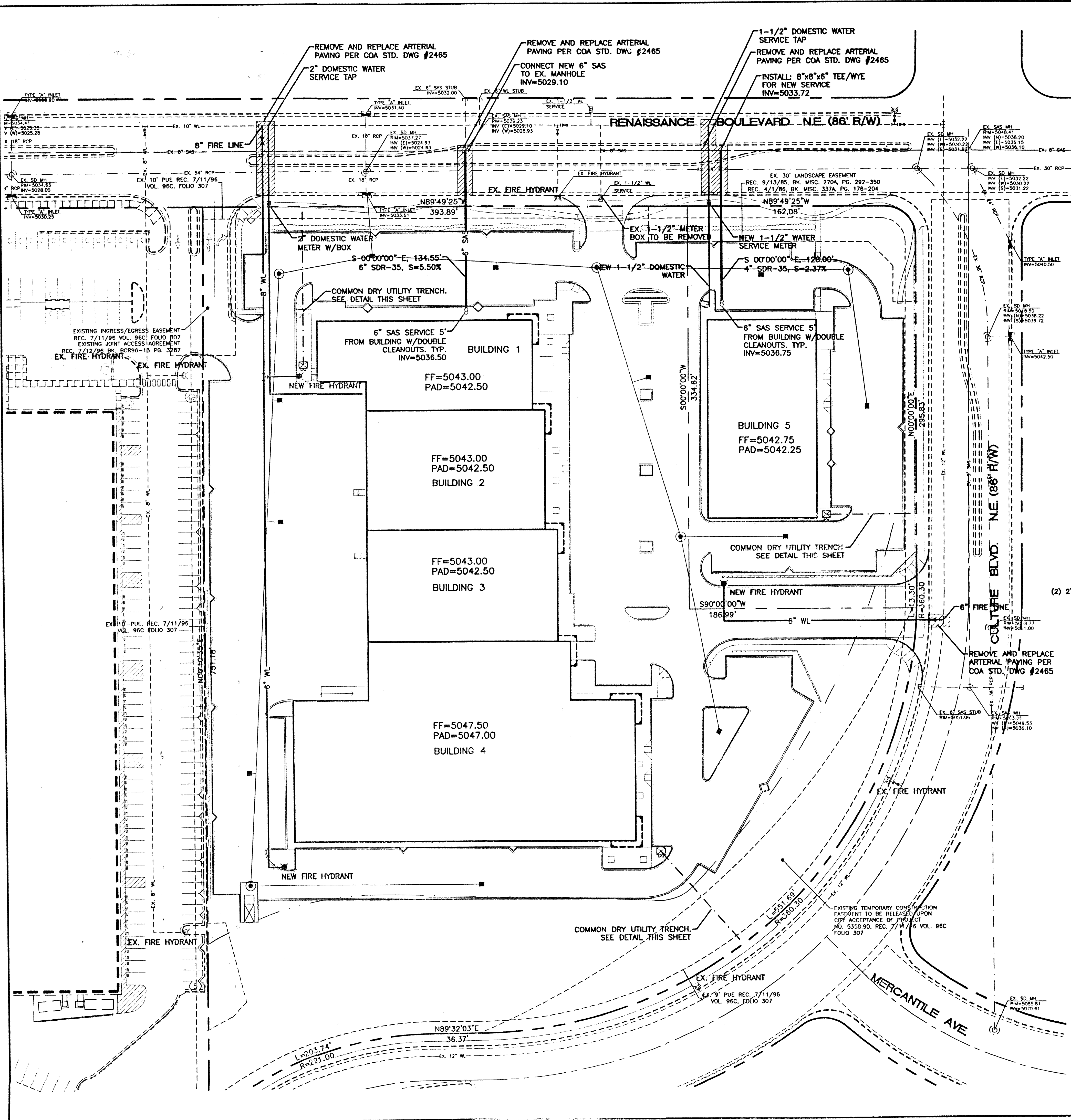
SECTION C-C

- 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 PILASTERS EVERY 12'.
 7. 30 BAR DIAMETER LAPS TYPICAL.
 8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
 9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
 10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
 11. SOLID MASONRY CAP COURSE TYPICAL.
 12. WATER PROOF WALL.
 13. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"

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.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#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.
4'-8"	4'-0"	12"	#4 @ 16" 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.

	TRACT 4A NORTH RENAISSANCE CENTER	DRAWN BY: BDG DATE: 06/06/01
	WALL DETAIL	WALL-DET.DWG
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3B
RONALD R. BOHANNAN P.E. #7868		JOB # 200042



UTILITY TRENCH DETAIL
NTS

GENERAL NOTES

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

CAUTION:

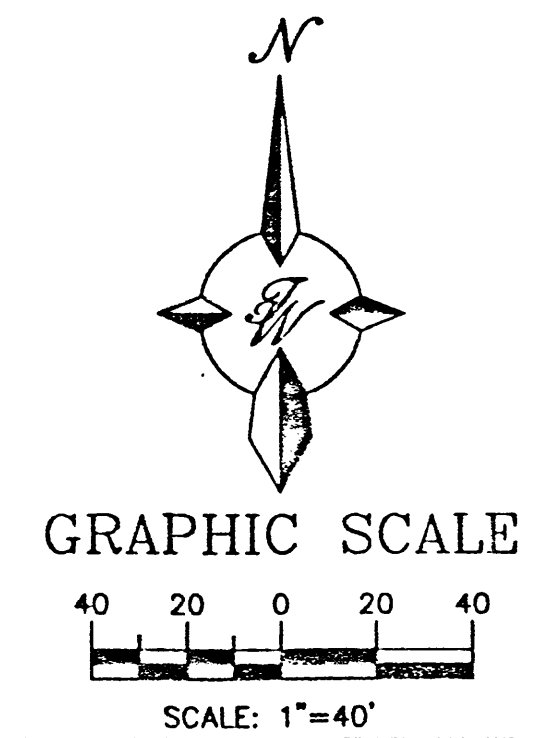
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

NOTICE TO CONTRACTORS

- 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.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

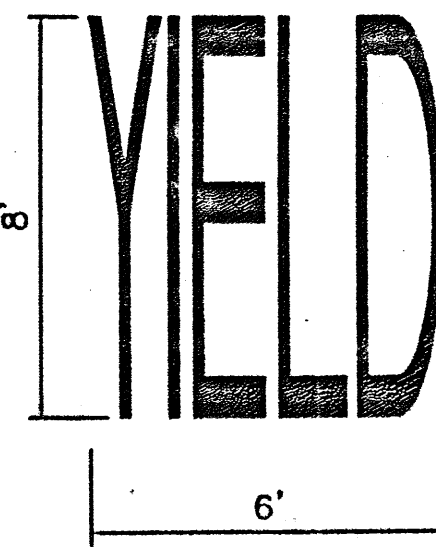
LEGEND

- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING METER
- ⊗ EXISTING VALVE W/BOX
- ⊗ EXISTING FIRE HYDRANT
- - - - - 6" SAS - - - - - EXISTING SANITARY SEWER LINE
- - - - - 12" WL - - - - - EXISTING WATER LINE
- - - - - 42" RW - - - - - EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- - - - - 4" SD - - - - - PROPOSED STORM SEWER LINE
- - - - - 6" SAS - - - - - PROPOSED SANITARY SEWER LINE
- - - - - 8" WL - - - - - PROPOSED WATERLINE
- - - - - BOUNDARY LINE
- - - - - EASEMENT



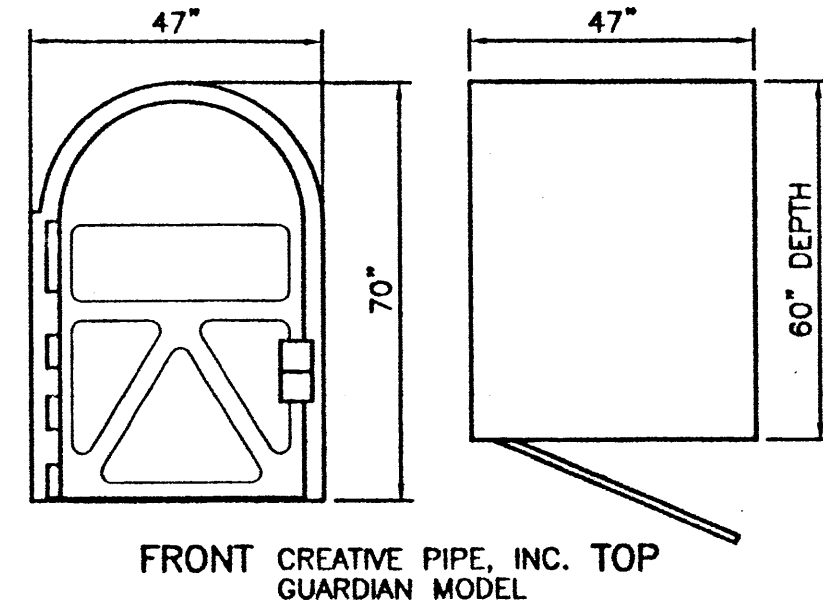
ENGINEER'S SEAL 	TRACT 4A NORTH RENAISSANCE CENTER	DRAWN BY BDG
	MASTER UTILITY PLAN	DATE 06/06/01
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2042MU1.DWG
		SHEET # 4
		JOB # 200042

NOTE:
1. 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.



YIELD MARKER

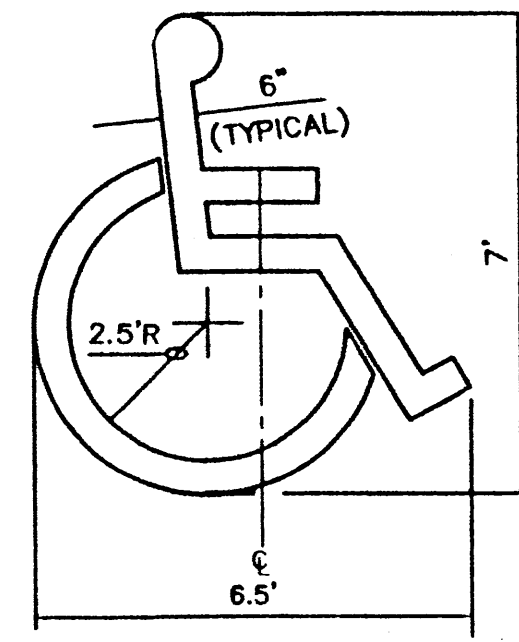
SCALE: NTS



FRONT CREATIVE PIPE, INC. TOP GUARDIAN MODEL

BIKE LOCKER DETAIL

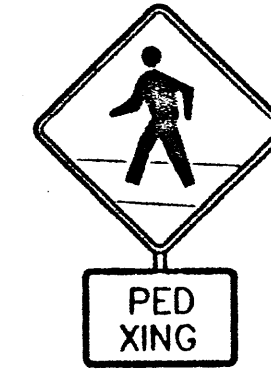
NTS



ACCESSIBLE PARKING SYMBOL

SCALE: NTS

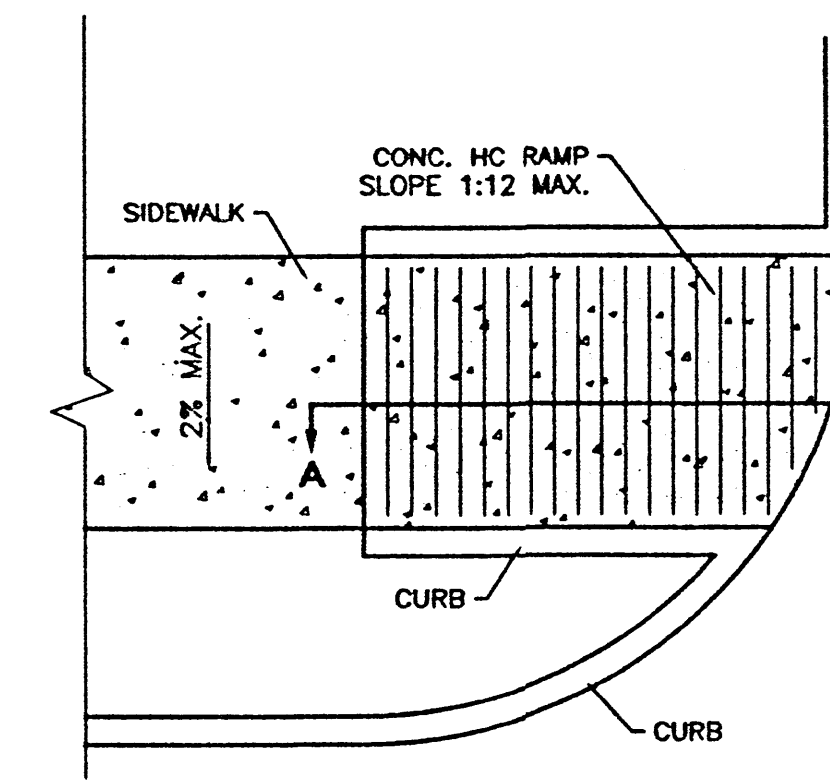
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



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

PEDESTRIAN CROSSING SIGN

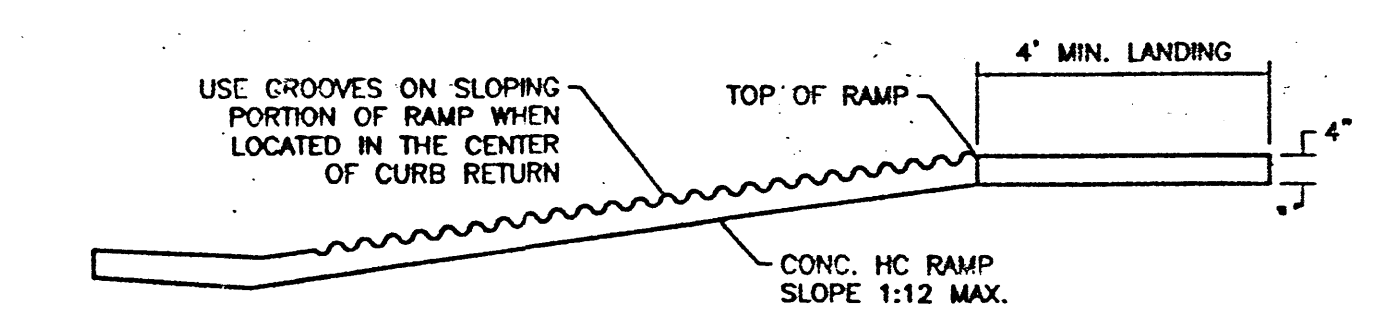
SCALE: NTS



PLAN

NOTES:

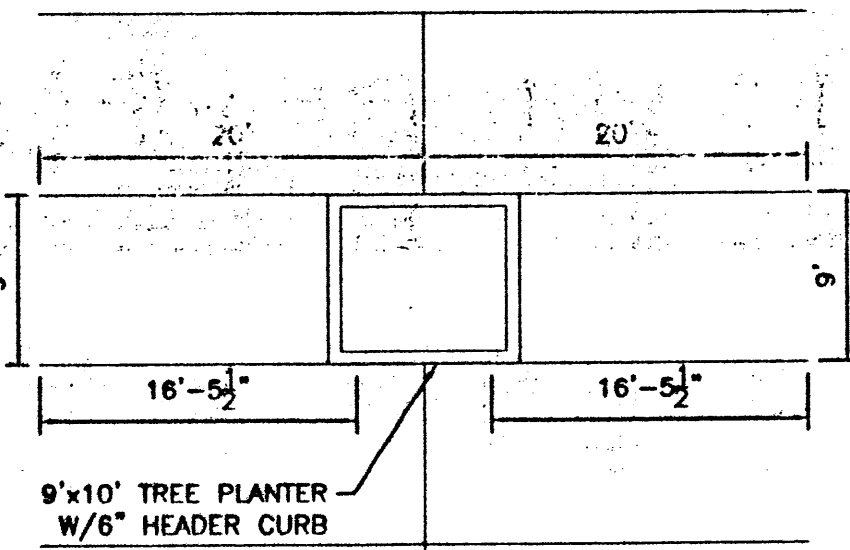
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE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



SECTION A-A

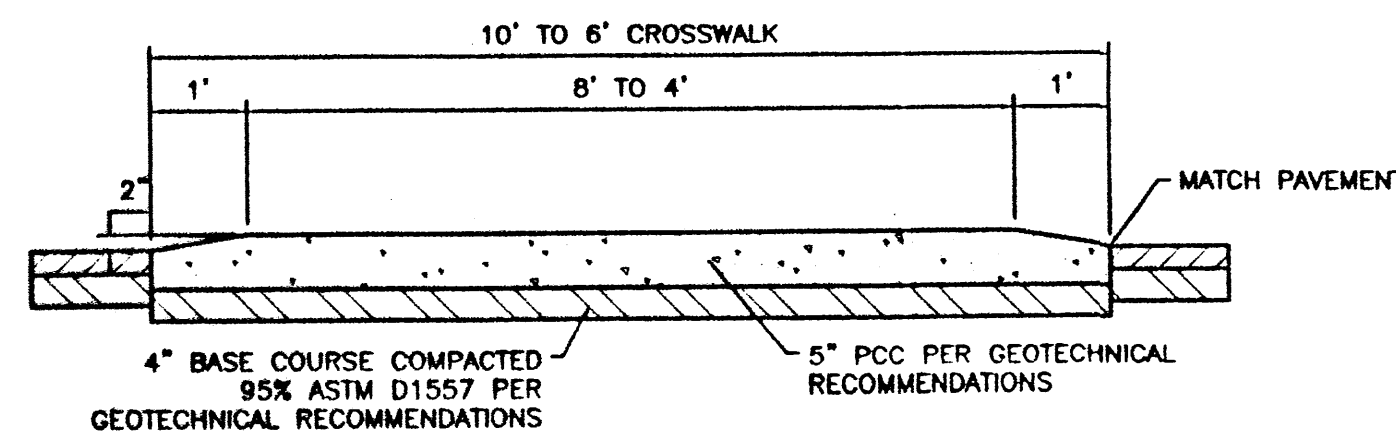
UNIDIRECTIONAL HC RAMP

SCALE: NTS



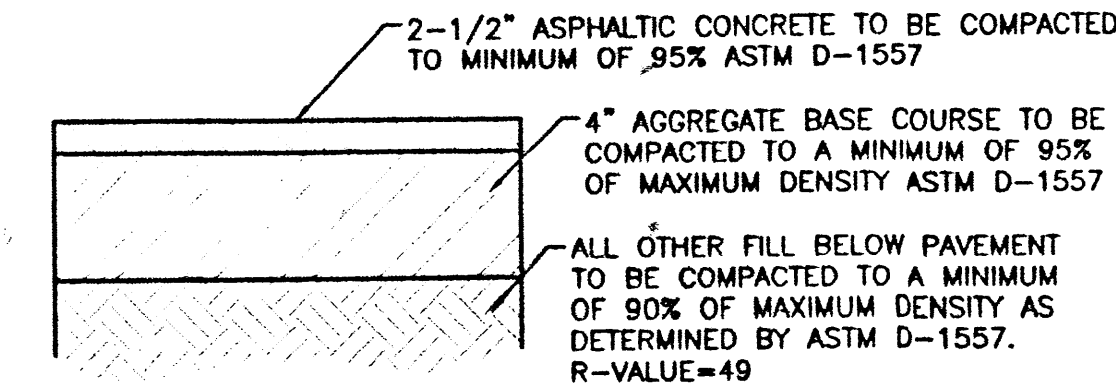
TREE PLANTER DETAIL

NTS



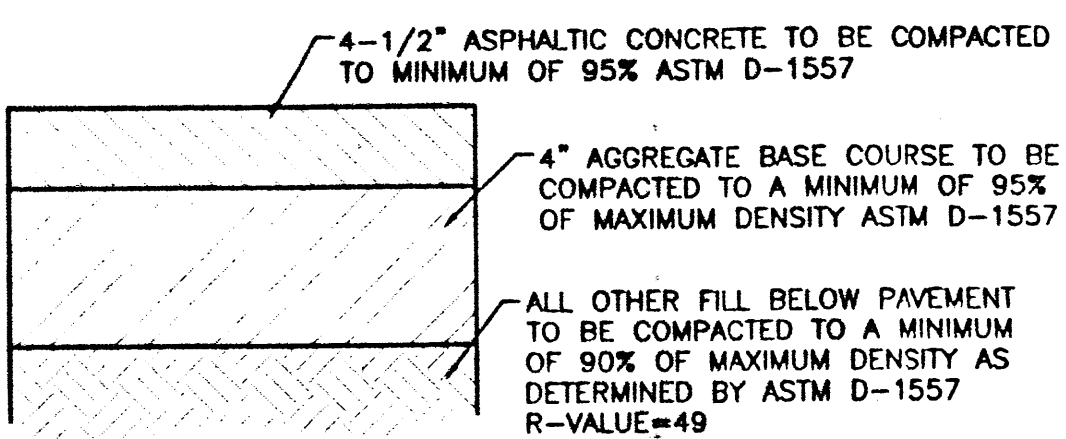
RAISED CROSSWALK

SCALE: 1/2"=1'



AUTOMOBILE PARKING TYPICAL PAVING SECTION

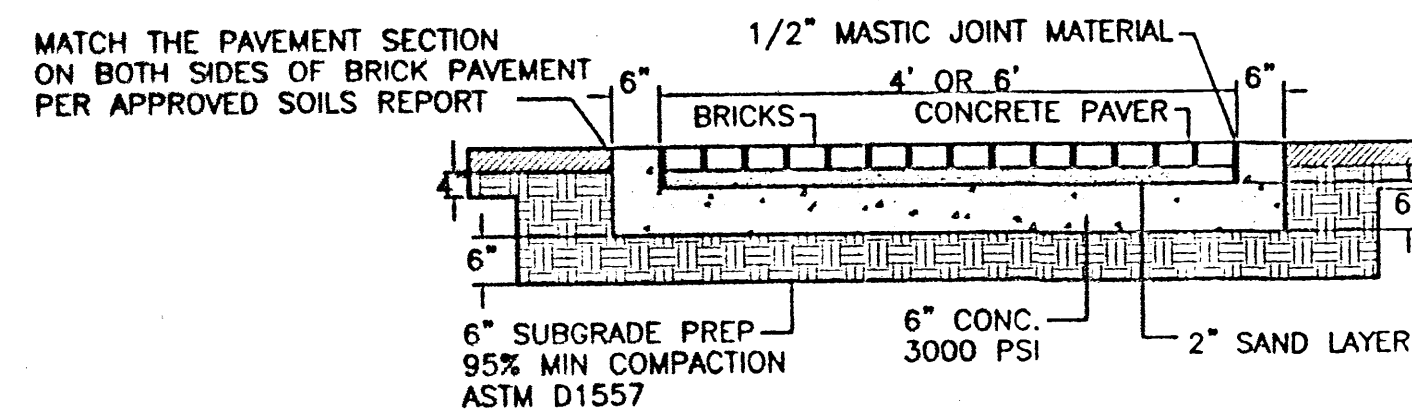
1" = 1' DESIGNATED BY



AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION

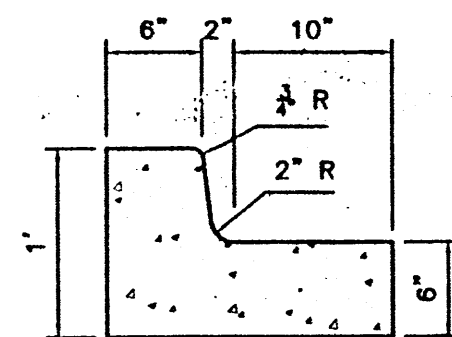
1" = 1' DESIGNATED BY

NOTE: REFER TO GEOTECHNICAL REPORTS FOR SPECIFICATIONS.



BRICK PAVER DETAIL

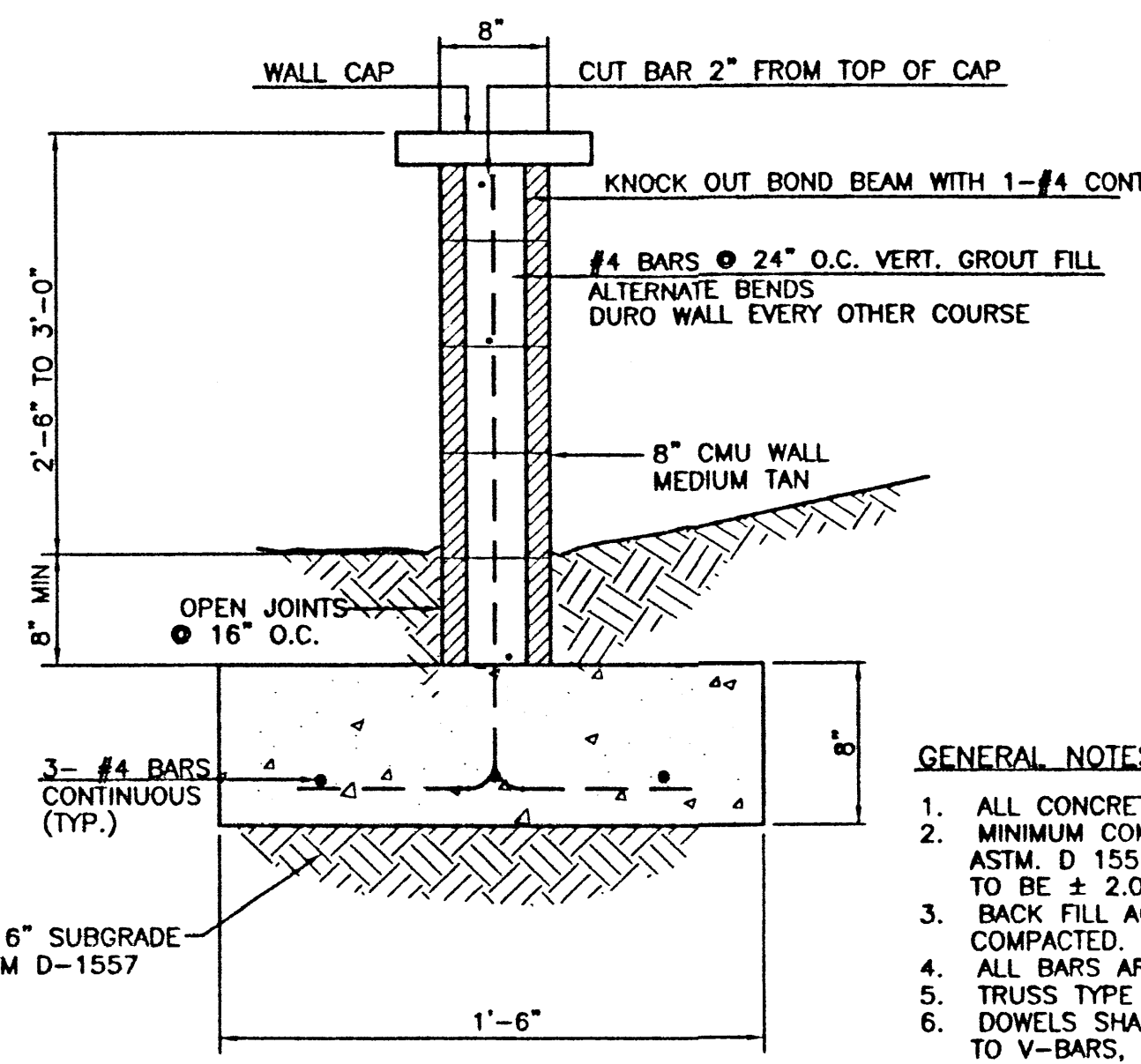
NTS



10 IN. CURB AND GUTTER

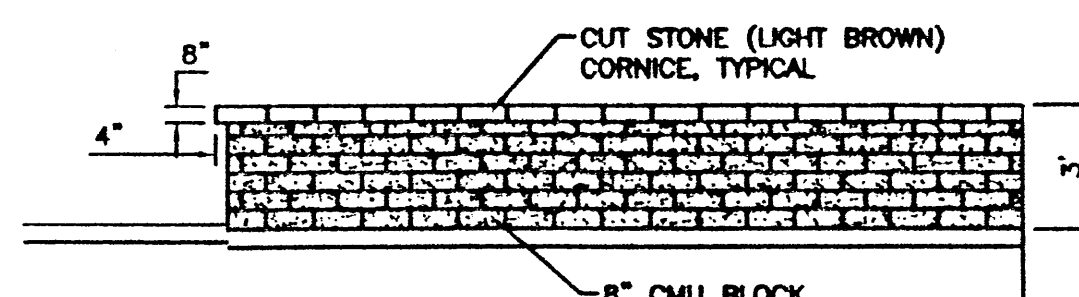
SCALE: 1"=1'

- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
 2. 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.
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



3" GARDEN WALL SECTION

NTS

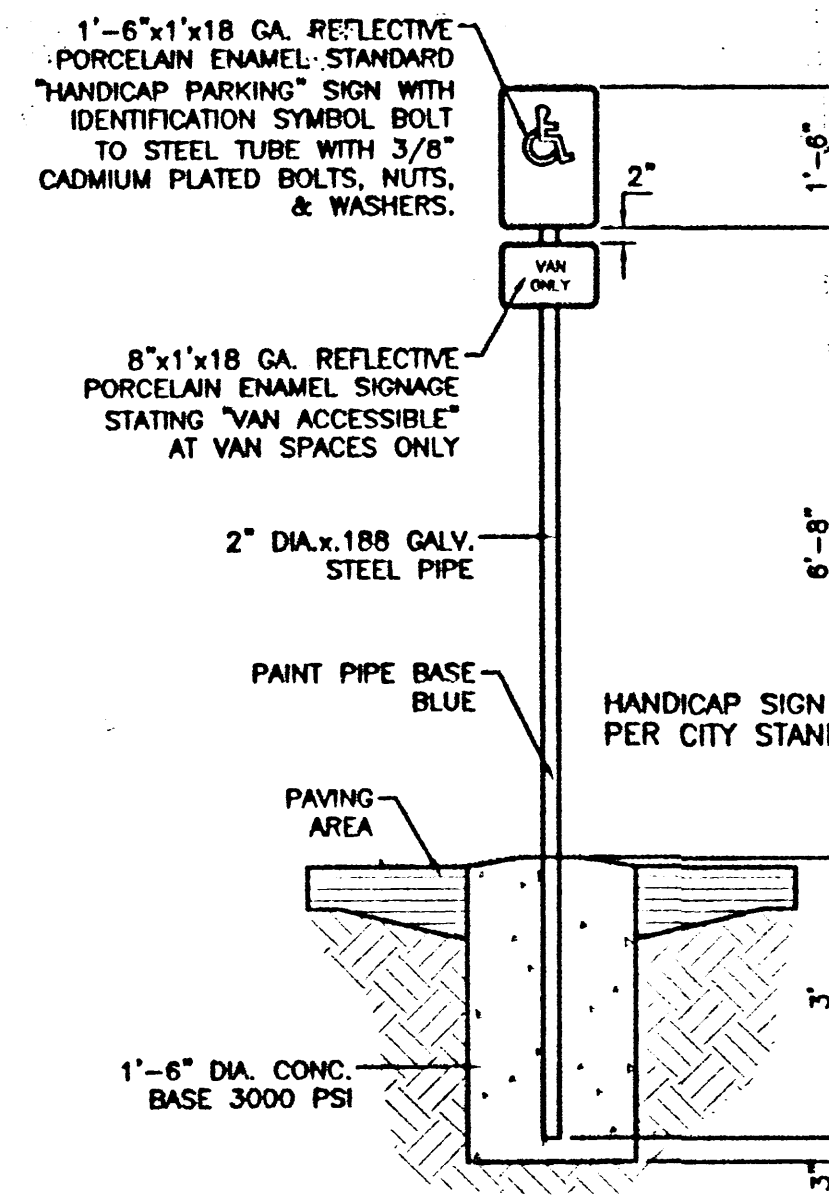


GARDEN WALL DETAIL (TYP.)

NTS

GENERAL NOTES:

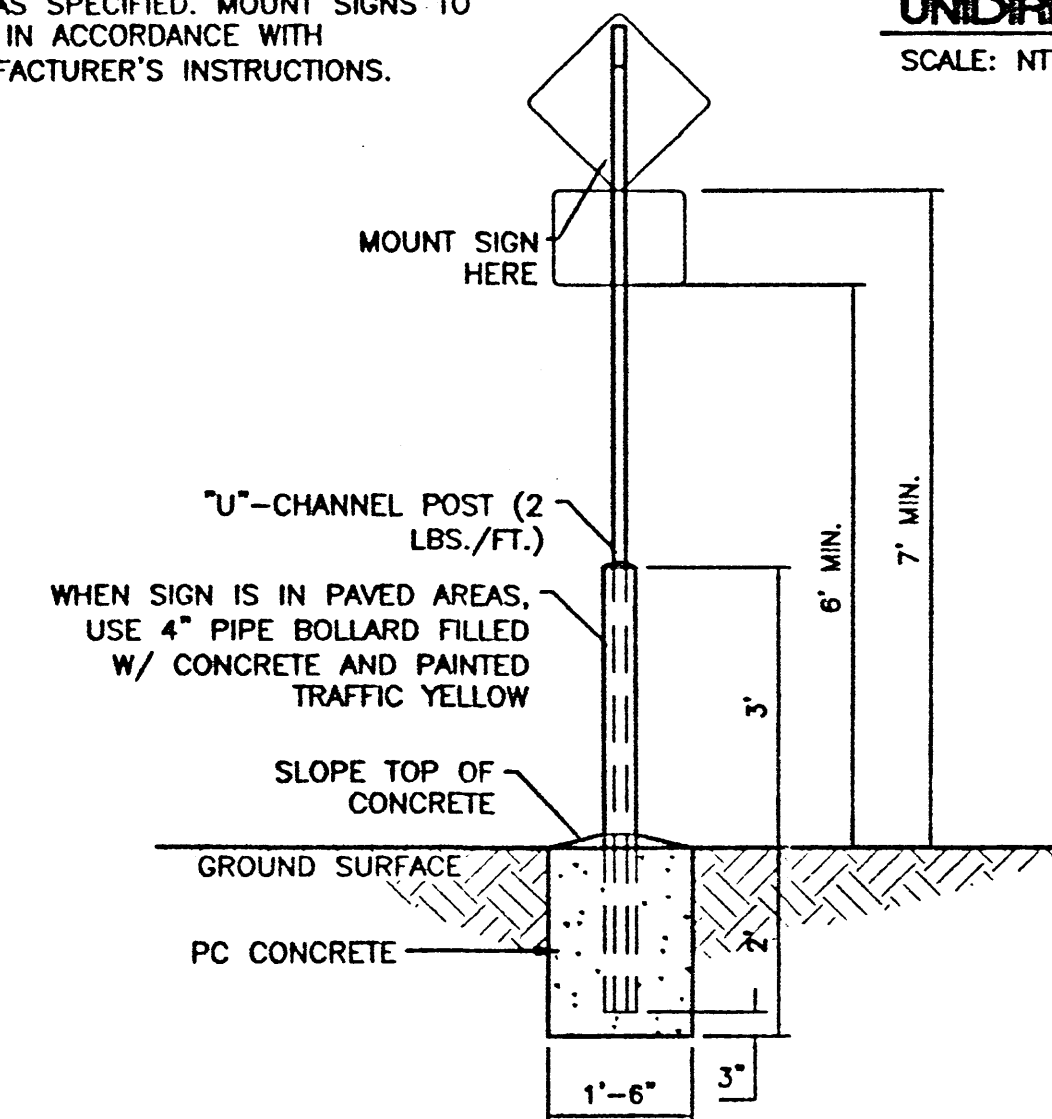
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. 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.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



HANDICAP SIGN

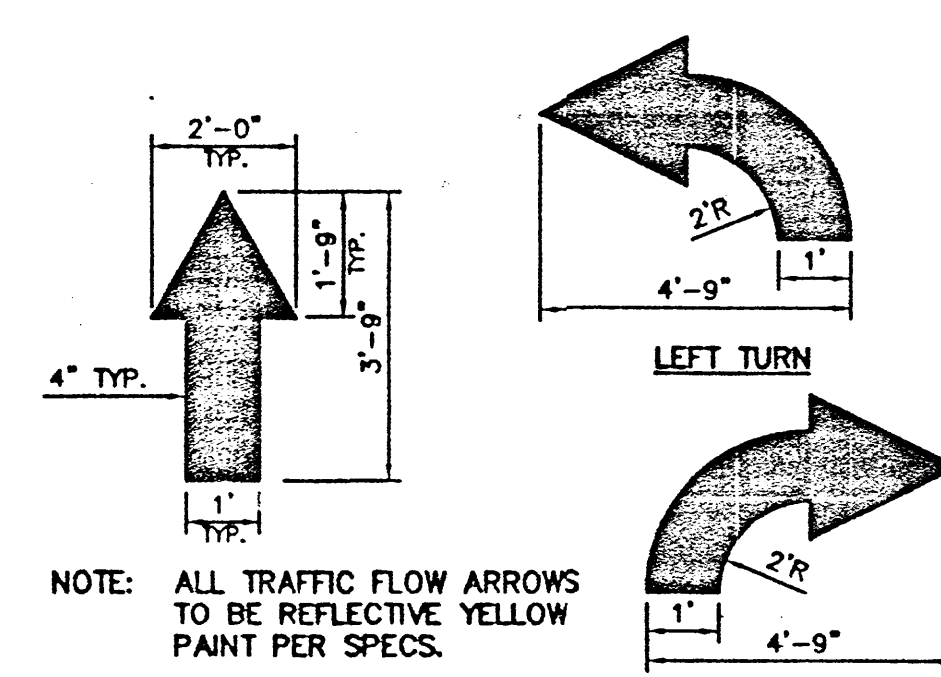
SCALE: 1/2"=1'

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.



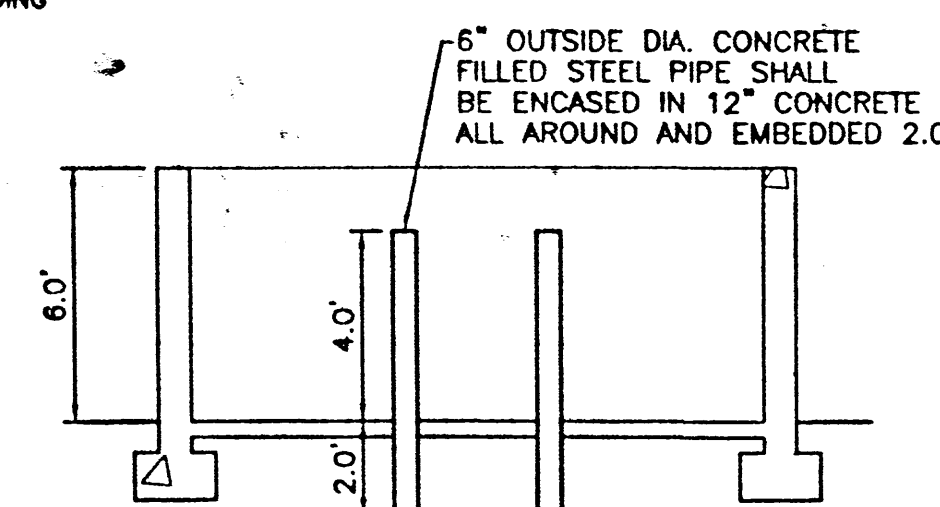
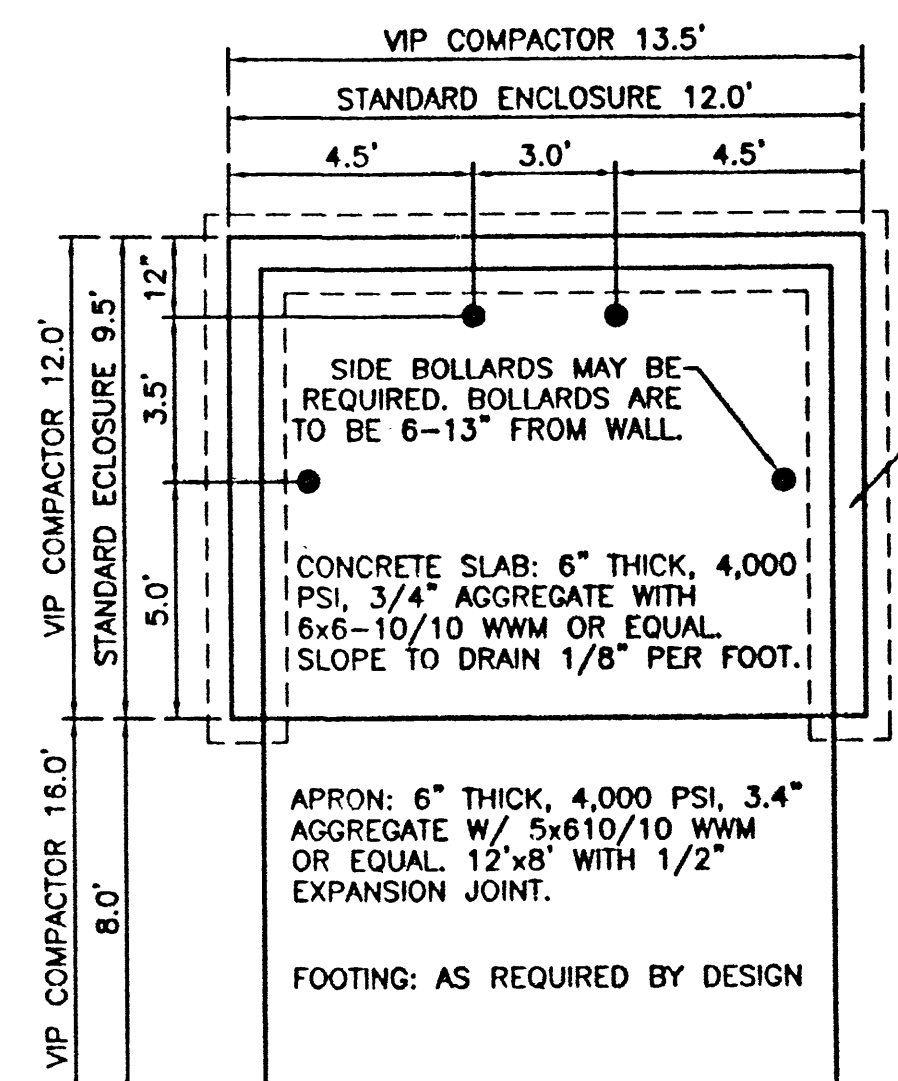
PEDESTRIAN SIGN BASE

SCALE: 1/2"=1'



DIRECTIONAL ARROWS

NTS



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

REVISIONS		REMARKS	BY
NO.	DATE		
<p>ENGINEER'S SEAL</p> <p>TRACT 4A NORTH RENAISSANCE CENTER</p> <p>DETAILS</p> <p>TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100</p>			
DRAWN BY: BDC		DATE: 05/29/01	
DETAILS.DWG		SHEET #	
RONALD R. BOHANNAN P.E. #7868		5	
		JOB # 990031	

GENERAL NOTES:

A. ALL EXTERIOR WALLS TO BE TILT-UP CONCRETE PANELS.

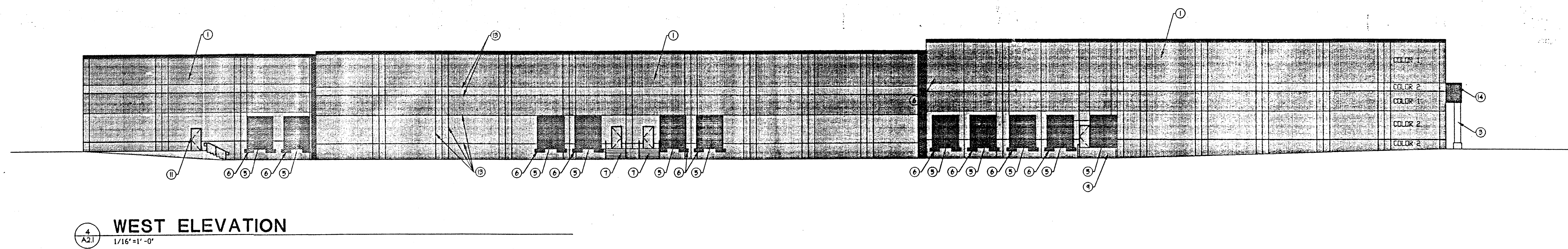
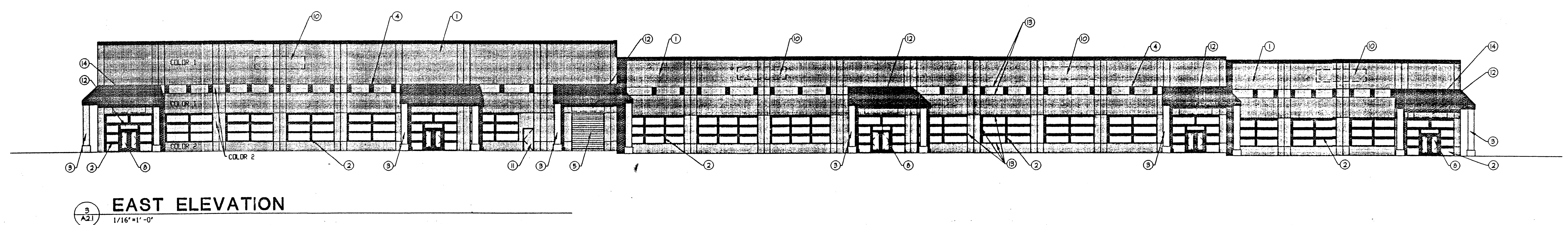
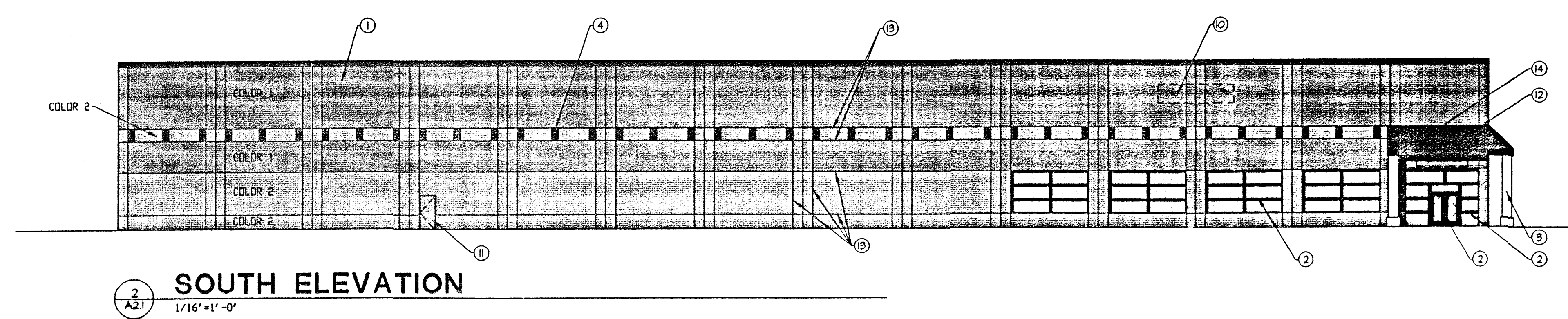
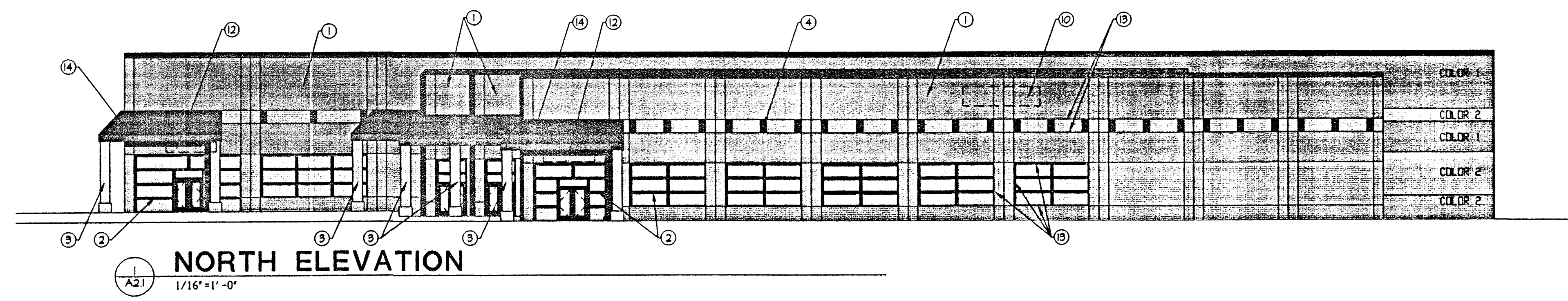
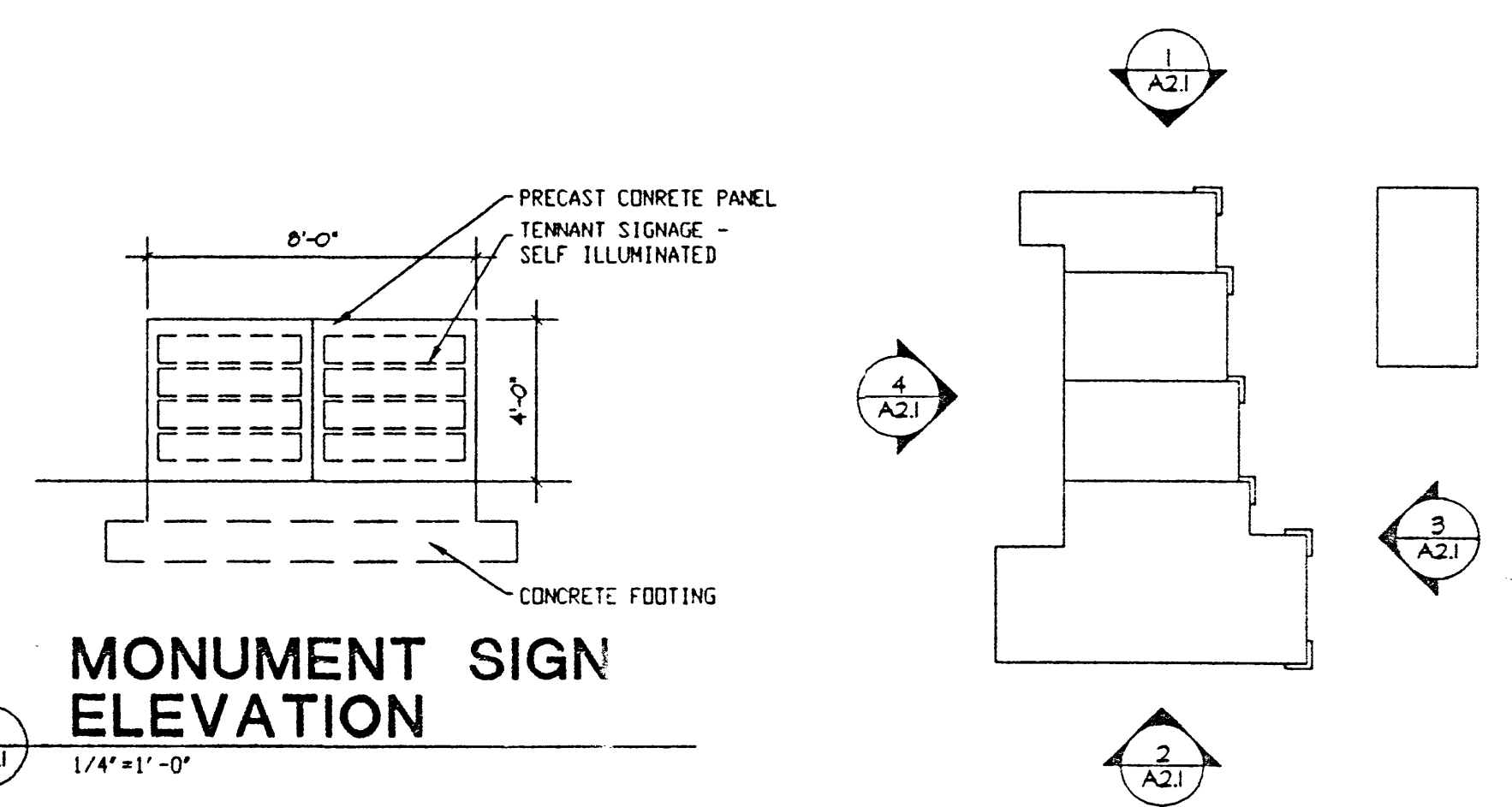
KEYED NOTES:

1. PRECAST CONCRETE WITH PAINTED FINISH. SEE ELEVATION FOR COLORS.
2. INSULATED ALUMINUM STOREFRONT GLAZING SYSTEM. COLOR 3
3. POURED IN PLACE CONCRETE COLUMN.
4. (8) 8"X8" TILE ACCENTS.
5. OVERHEAD COILING DOOR.
6. WALL MOUNTED RUBBER TRUCK BUMPER AND WEATHER SEAL.
7. METAL STAIR WITH STEEL TUBE HANDRAIL AND GUARDRAIL-PAINTE COLOR 3.
8. ALUMINUM ENTRANCE DOOR. COLOR 3.
9. POURED IN PLACE CONCRETE RAMP WITH STEEL TUBE RAIL AND CONCRETE CURB.
10. 4'-0" HIGH SIGN. SELF ILLUMINATED. TENANT PROVIDED.
11. HOLLOW METAL DOOR AND FRAME-PAINT.
12. 2'-0" HIGH SIGN. SELF ILLUMINATED. TENANT PROVIDED.
13. 3/4" CONTROL JOINT.
14. METAL ROOF SYSTEM.

COLOR LEGEND

- COLOR 1 'RUBEN'S FLESH' SW 1051 BY SHERWIN WILLIAMS. (BEIGE WITH A PLUM TINT)
- COLOR 2 'CROISSANT' SW 1114 BY SHERWIN WILLIAMS. (STANDARD BEIGE COLOR)
- COLOR 3 'KENYAN KOPPER' SW 1349 BY SHERWIN WILLIAMS. (COPPER COLOR)

KEY PLAN



ALBUQUERQUE
 525 SAN PEDRO NE, SUITE 1
 ALBUQUERQUE, NEW MEXICO 8
 (505) 255-6400
 FAX: (505) 255-6954

LAS CRUCES
 509 S. MAIN, STUDIO D
 LAS CRUCES, NEW MEXICO 88
 (505) 521-3757
 FAX: (505) 521-3830

TRACT 4A
 RENAISSANCE CENTER
 ALBUQUERQUE

REVISIONS	DATE	BY

DRAWN BY: SHELLEY
 DP
 JOB NUMBER: 0065
 DATE: 5/29/01
 SHEET NUMBER: 2

