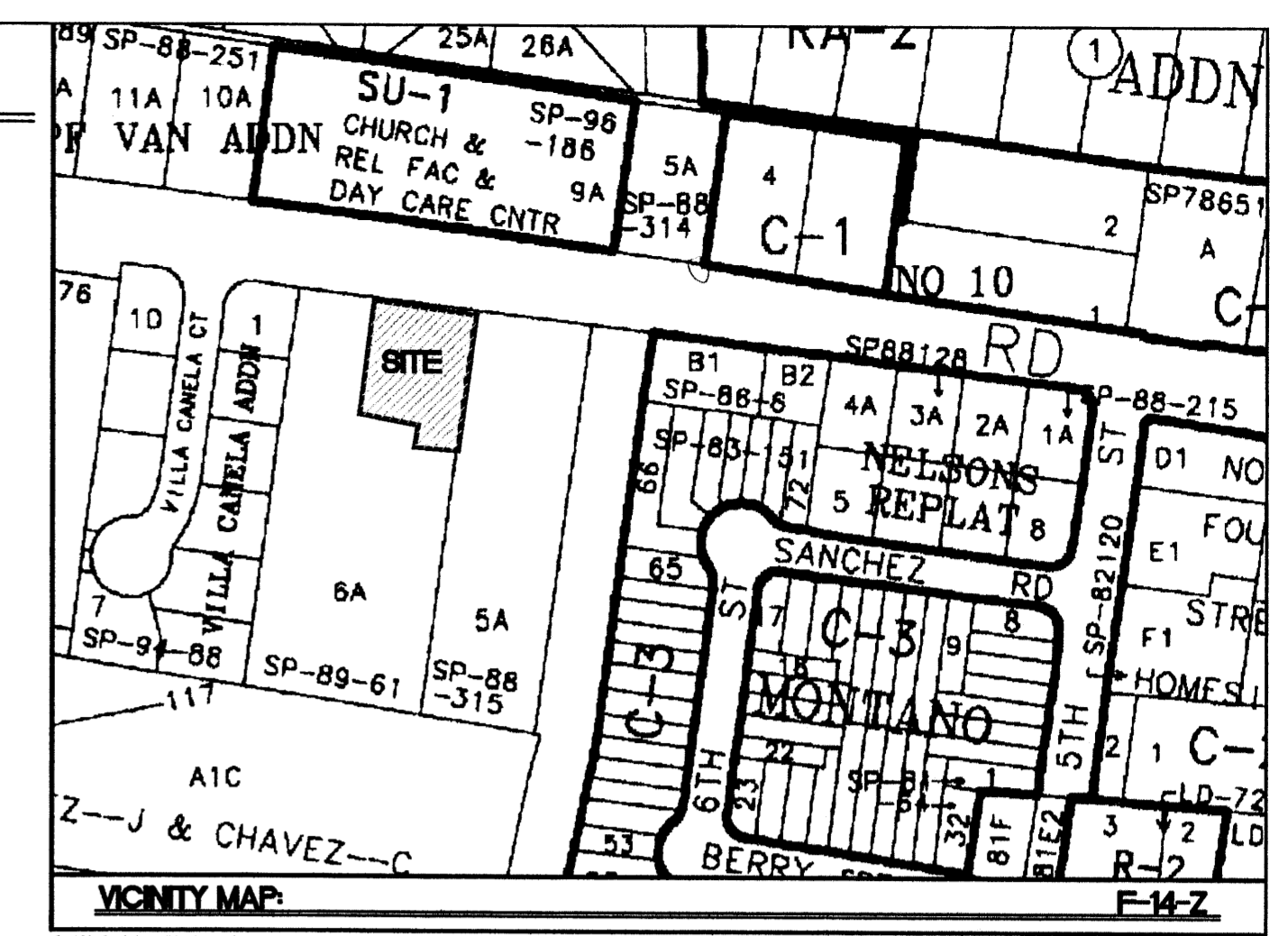


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	77.14	5686.58	0°46'38"	S82°09'33"E	77.14

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.38	S10°09'05"W
L2	59.48	S79°45'48"E
L3	21.78	N09°44'47"E
L4	45.94	S80°15'13"E
L5	151.25	S07°47'38"W
L6	22.32	N82°54'22"W

- SHEET INDEX**
1. SITE PLAN FOR BUILDING PERMIT
  2. LANDSCAPING PLANS
  3. GRADING AND DRAINAGE PLAN
  4. ELEVATIONS
  5. GARAGE ELEVATIONS
  - 5A. DETAIL SHEET



**LEGAL DESCRIPTION:**  
LOT 6-A-1, NORTH FOURTH STREET HOMESITES ADDITION

**SITE DATA**

PROPOSED USAGE:	BEAUTY SALON
EXISTING ZONING:	SU-1 FOR BEAUTY SALON
LOT AREA:	.3216 AC ± (14,011 SF)
EXISTING BUILDING AREA:	2343 SF ±
PROPOSED SALON AREA:	2000 SF ±
PROPOSED STORAGE AREA:	343 SF ±
EXISTING BUILDING FAR:	.17
PROPOSED BUILDING FAR:	.17
PARKING REQUIRED (2000 SF/200 SF):	10 SPACES
PARKING FOR STORAGE REQUIRED (343 SF/2000 SF):	1 SPACE
PARKING PROVIDED:	10 SPACES
HC PARKING PROVIDED:	1 SPACE
HC PARKING REQUIRED:	1 SPACE
BIKE SPACE PROVIDED:	1 SPACE (VAN ACCESSIBLE)
BIKE SPACE REQUIRED (1SPACE/20 CAR SPACES):	1 SPACES
LANDSCAPING PROVIDED (EXISTING):	3551 SF
LANDSCAPING PROVIDED (PROPOSED):	548 SF
TOTAL LANDSCAPING PROVIDED:	4115 SF

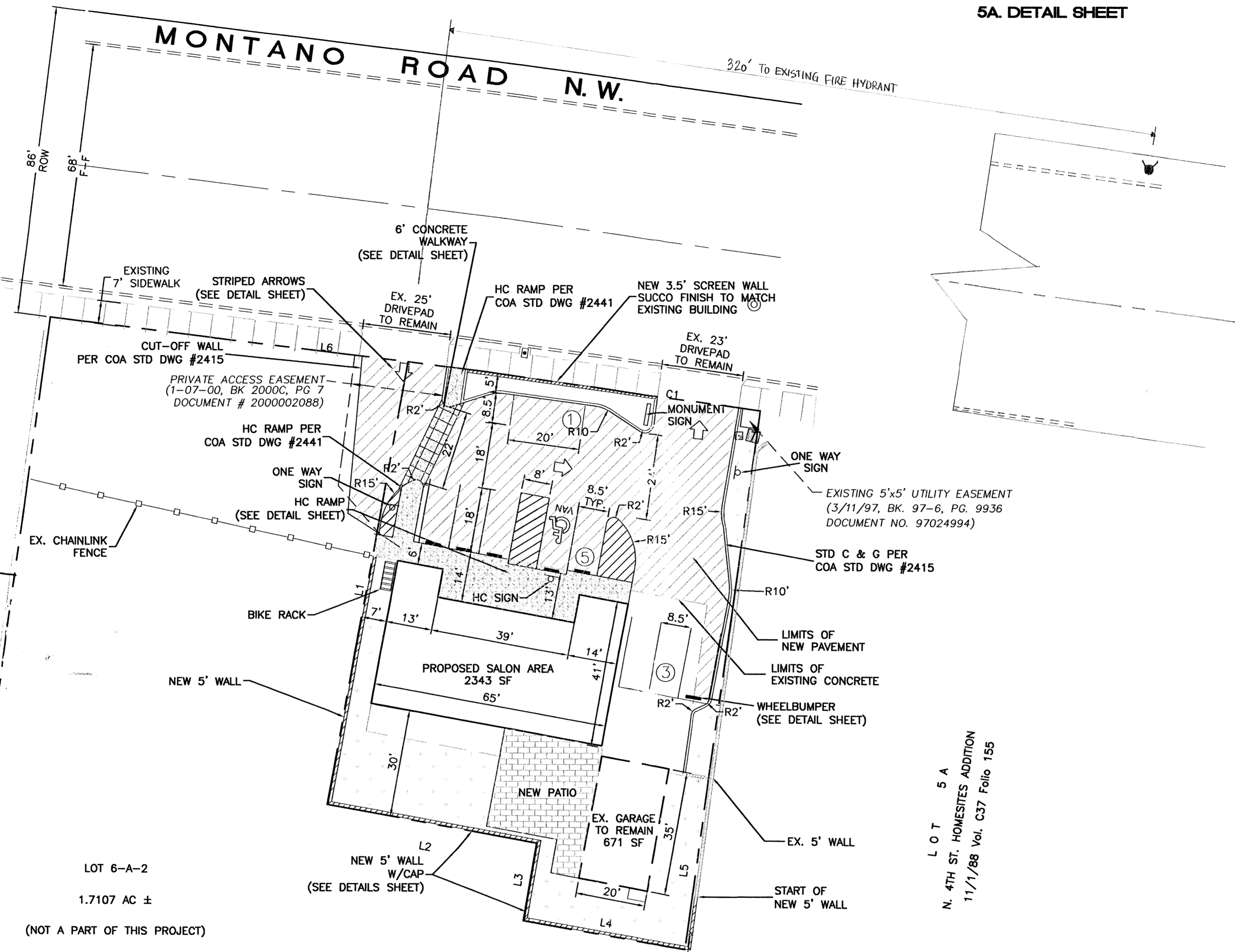
**GENERAL NOTES:**

1. 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.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. TRASH LOCATION AND PICKUP TO REMAIN CURB-SIDE.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
7. VINYL COATED, PLASTIC REFLECTIVE, TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
8. NEW ASPHALT PAVING WILL BE INSTALLED ON THE GRAVEL DRIVE, AND WILL MATCH THE APPROVED CROSS-ACCESS EASEMENT GRANTED BY THE EXISTING PLAT.
9. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE COA WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
10. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE COA ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING, AND WASTE WATER ORDINANCE. IN GENERAL, WATER CONSERVATION, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
11. SITE LIGHTING WILL REMAIN THE SAME. NO ADDITIONAL LIGHTNING WILL BE ADDED. CURRENT LIGHTING IS TWO PORCH LIGHTS ABOVE ENTRANCE TO STRUCTURE.
12. THE NEAREST FIRE HYDRANT TO THE SITE IS LOCATED 320' TO THE EAST WHICH MEETS THE REQUIREMENT.

**LEGEND**

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED SCREEN WALL
	EXISTING FENCE
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING SCREEN WALL
	EXISTING SANITARY SEWER LINE
	EXISTING WATERLINE
	EXISTING STORM DRAIN

PRJ 1001446



EPC 01128-01564

APPLICATION #: 02500-05-00162

**PROJECT NUMBER: 1001446**

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 11/11/02 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

<i>Ralph D. Dora</i>	2/13/02
Traffic Engineer, Transportation Division	Date
<i>Oliver E. Mendolia</i>	2/13/02
Parks & Geoparc Services Department	Date
<i>Roger A. Doremus</i>	2/13/02
Public Works, Water Utilities Division	Date
<i>Bradley D. Bingham</i>	3/6/02
City Engineer, Engineering Division / AMAFCA	Date
<i>Michael Holter</i>	2-6-02
Solid Waste	Date

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

*Janet*

City Planner, Albuquerque / *Donnell*

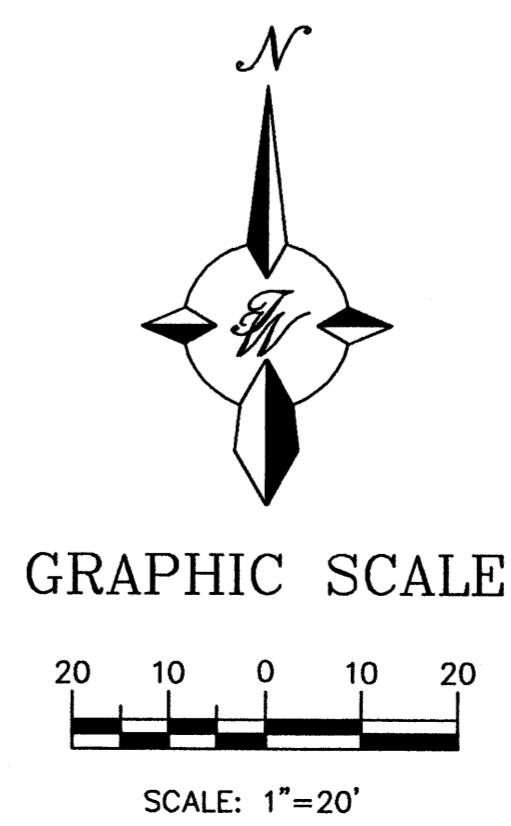
Planning Division

3/6/02

Date

PLNZ (10706) 4/96

ALBUQUERQUE OFFICE  
800-8011  
APPROVED & SCALED  
2-11-02  
DATE



ENGINEER'S SEAL 	700 MONTANO ROAD, NW	DRAWN BY BMP
	<b>SITE PLAN FOR BUILDING PERMIT</b>	DATE 01-25-02
TIERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		2156SP2.DWG
JOB # 21056		SHEET # 1 OF 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.

Santa Fe Brown 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.

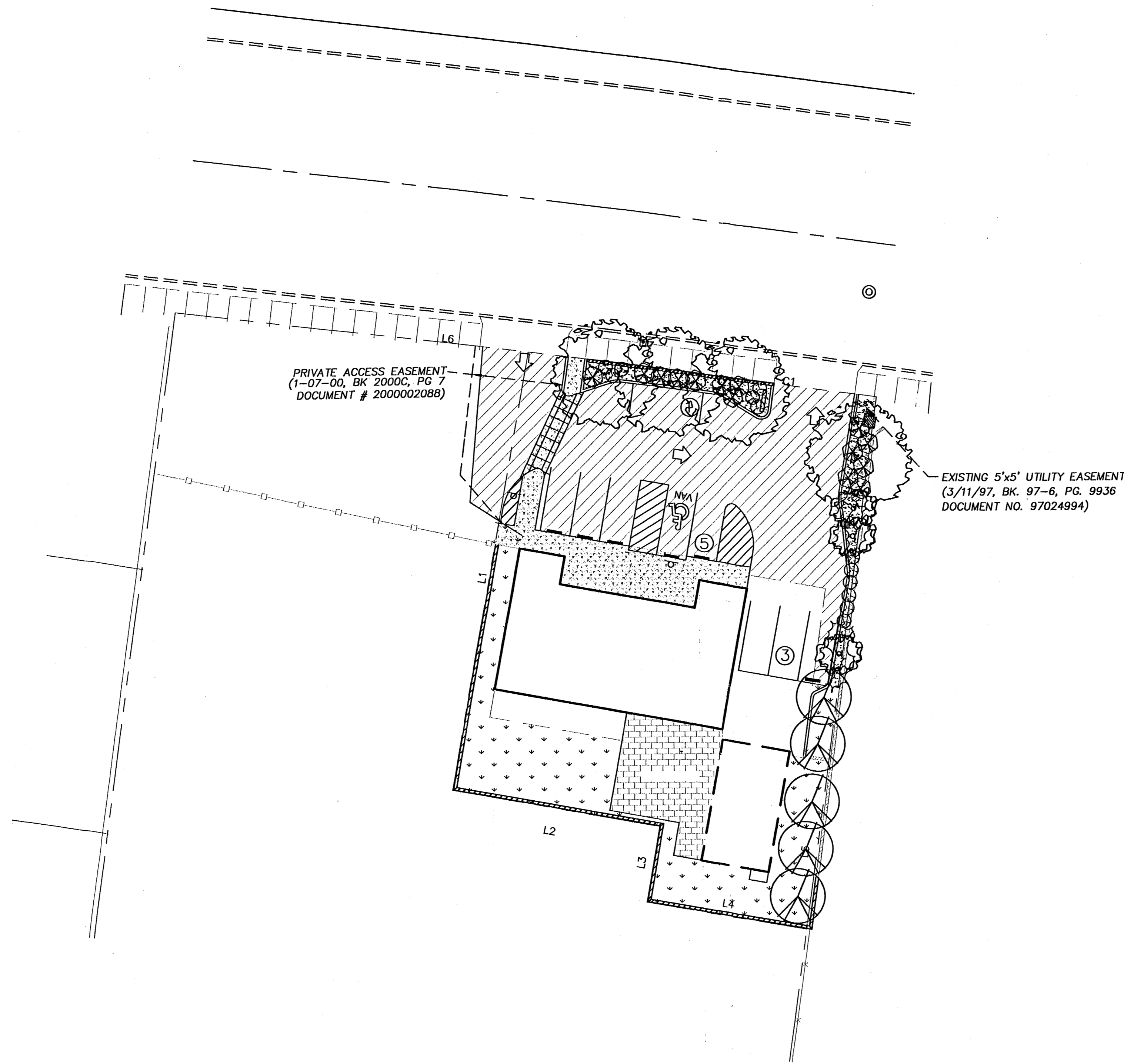
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

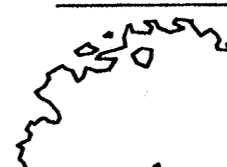


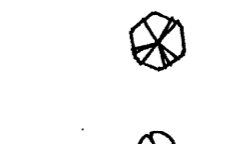

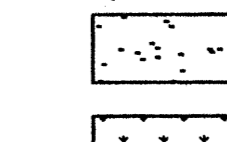
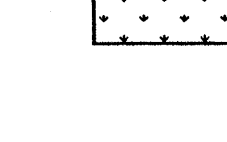

**STREET TREE REQUIREMENTS**

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

Montano Road  
Required 3      Provided 4

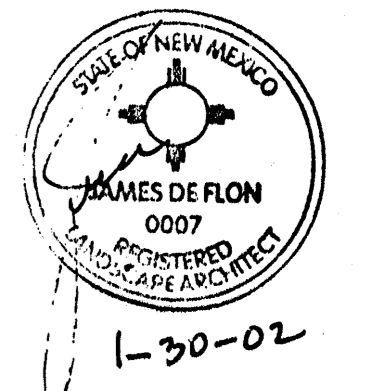


**PLANT LEGEND**

-  ASH (H) OR HONEY LOCUST (H)  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
-  PURPLE-LEAF PLUM (M)  
Prunus spp.  
1 1/2" Cal.
-  FLOWERING PEAR (H)  
Pyrus calleryana  
2" Cal.
-  INDIAN HAWTHORN (M)  
Raphiolepis indica  
5 Gal.
-  WILDFLOWER  
1 Gal. 4sf
-  TAM JUNIPER (M)  
Juniperus sabinia  
5 Gal. 225sf
-  SANTA FE BROWN GRAVEL WITH FILTER FABRIC
-  EXISTING LANDSCAPING TO REMAIN

**LANDSCAPE CALCULATIONS**

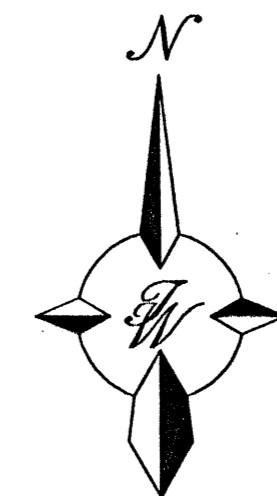
NET LANDSCAPE AREA	
TOTAL LOT AREA	14,013 square feet
TOTAL BUILDINGS AREA	3,014 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	10,999 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	1,649 square feet
TOTAL LANDSCAPE PROVIDED	3,248 square feet
NEW LANDSCAPE PROVIDED	548 square feet
EXISTING LANDSCAPE PROVIDED	2,700 square feet



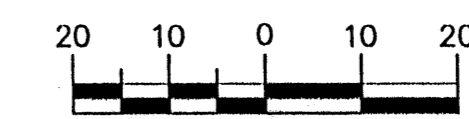
**The Hilltop**

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

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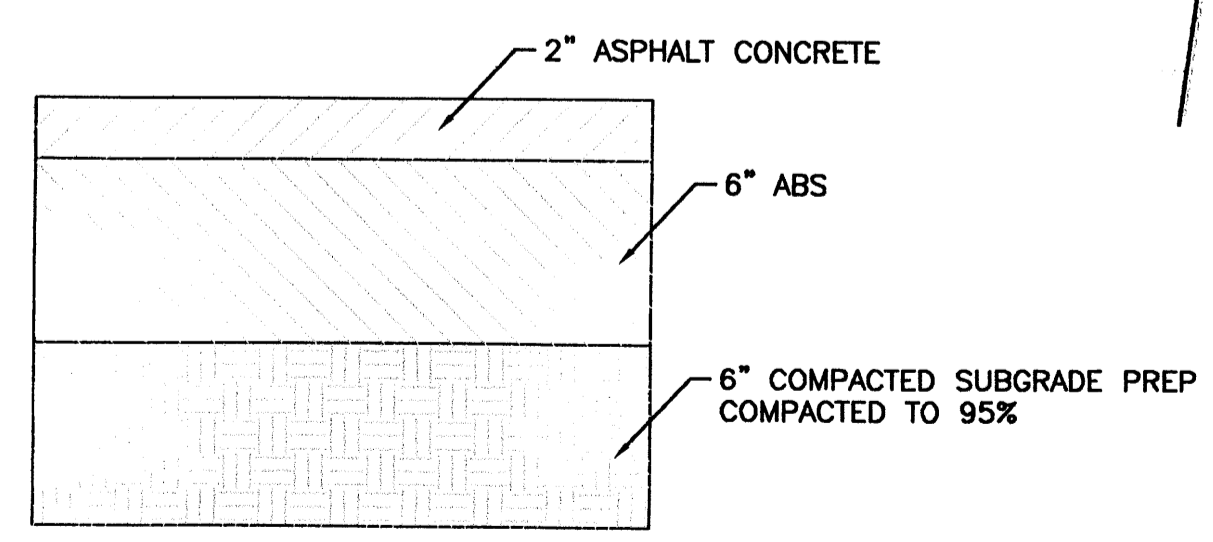
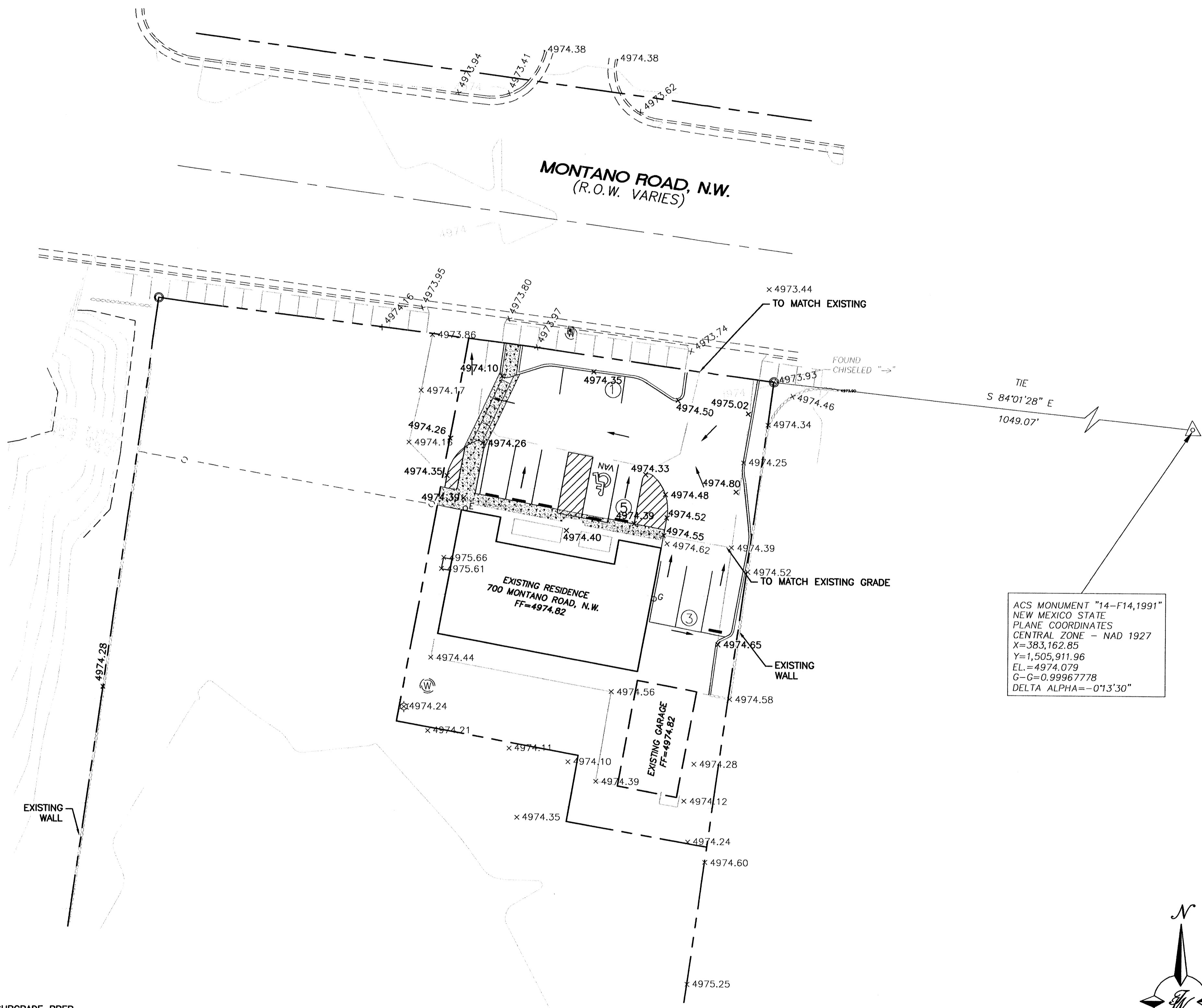
GRAPHIC SCALE



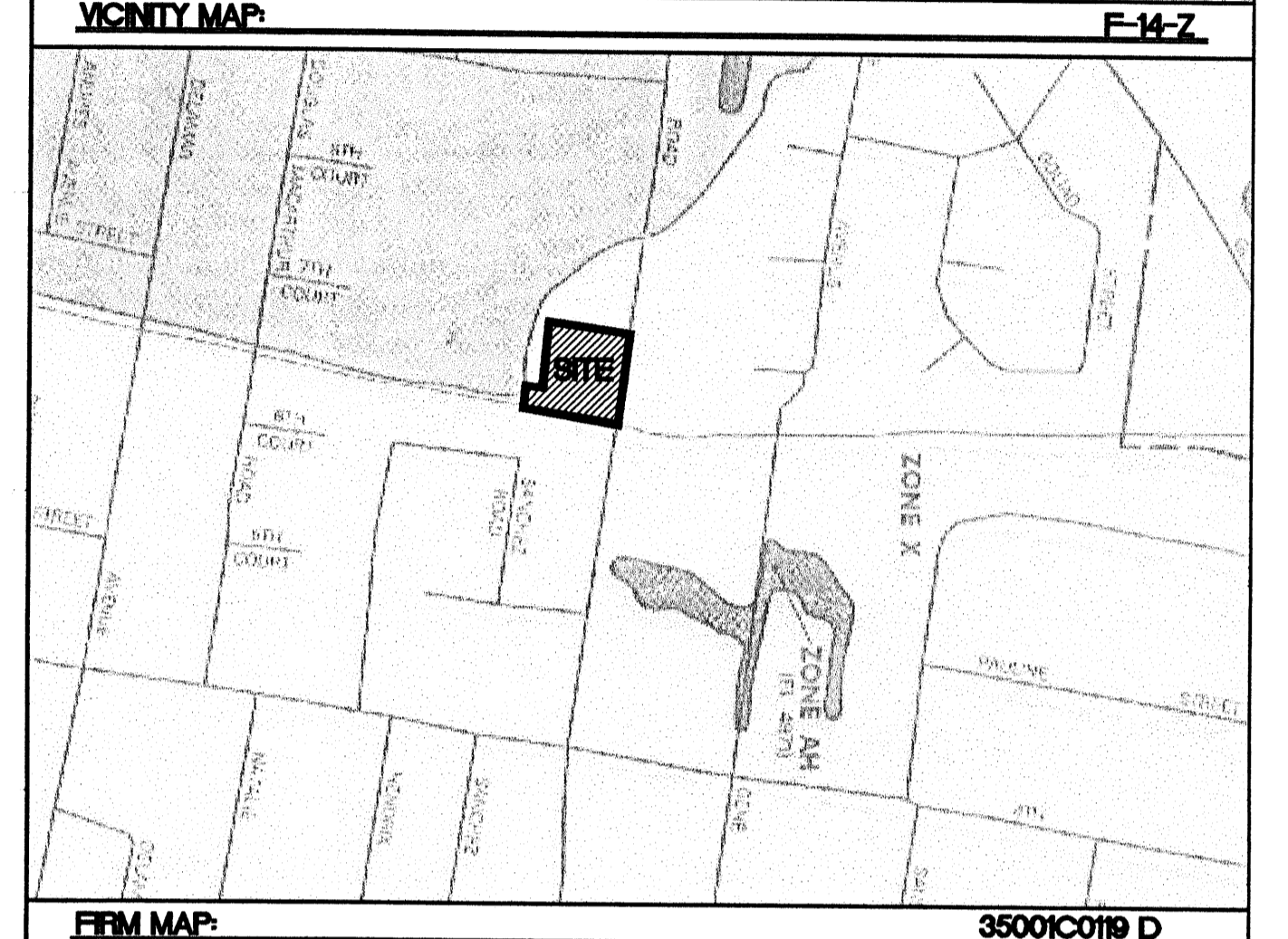
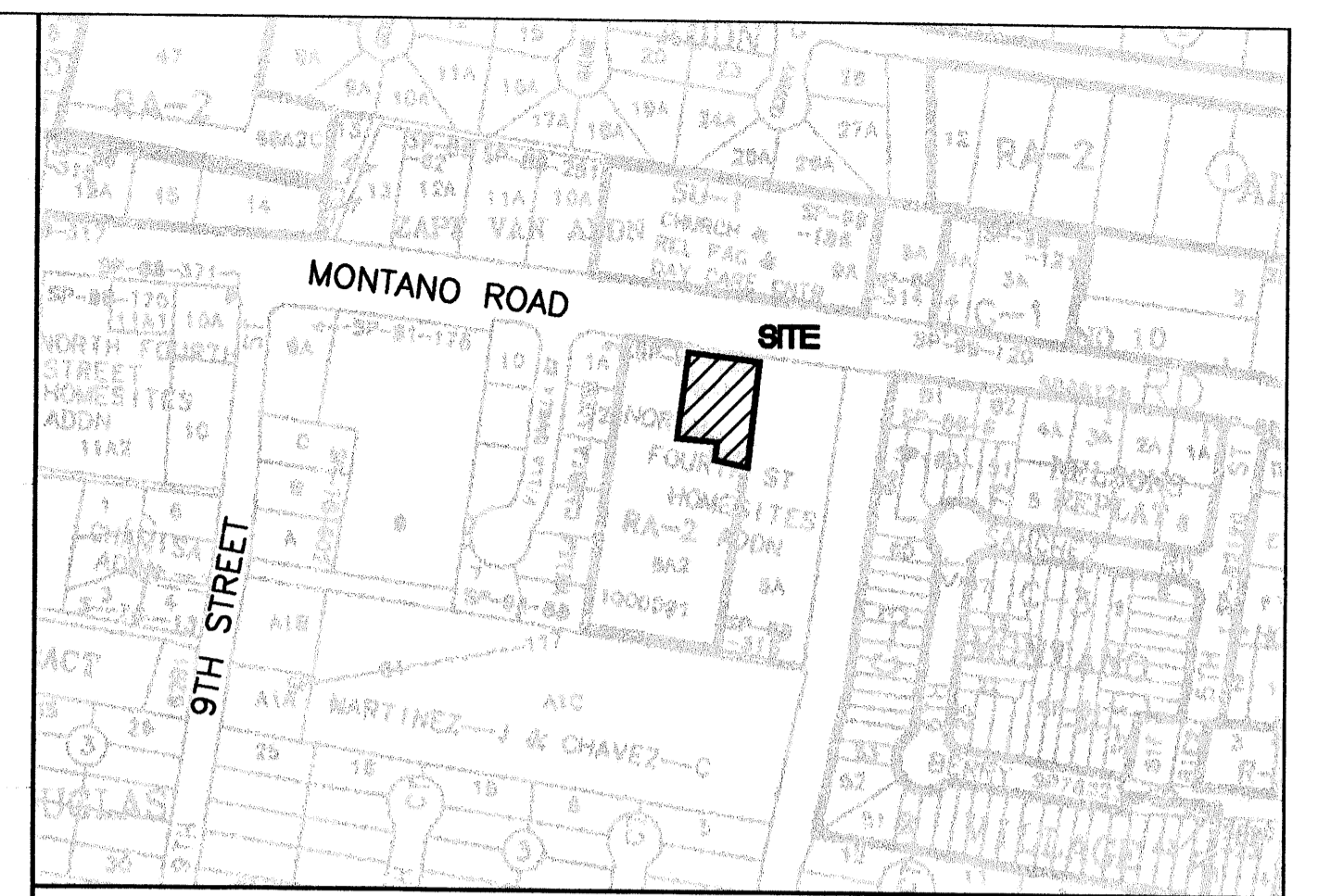
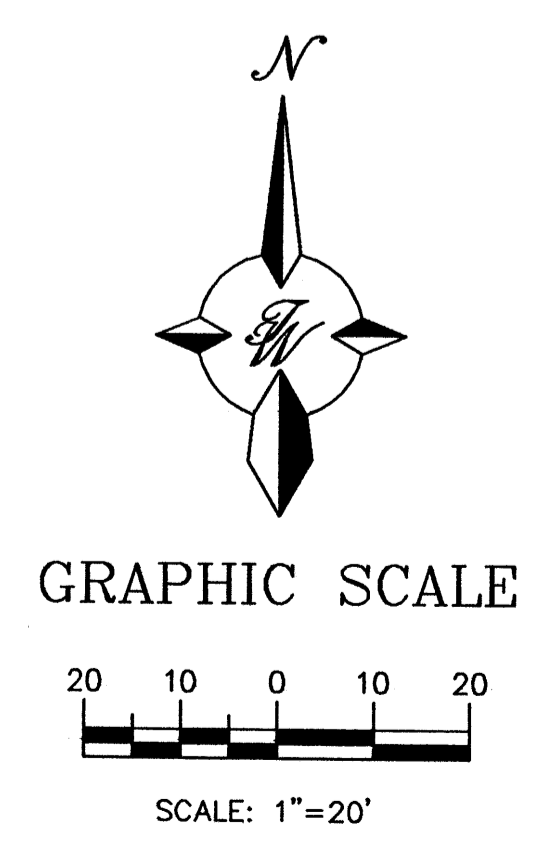
SCALE: 1"=20'

LANDSCAPE ARCHITECT SEAL	700 MONTANO ROAD,	DRAWN BY IRW
	LANDSCAPE PLAN FOR BUILDING PERMIT	DATE 01-25-02
JAMES DE FLON #0007	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 5
		JOB #





NTS



**LEGAL DESCRIPTION**  
LOT 6A, N. FOURTH STREET HOMESITE ADDITION

- NOTES**
1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
  2. THE SITE CURRENTLY DRAINS TO MONTANO ROW, WHERE THE FLOW IS COLLECTED BY COA 60" RCP STORM DRAIN. THIS STORM DRAIN COLLECTS THE FLOW AND DISCHARGES TO THE RIO GRANDE RIVER.
  3. THE FLOW FROM THE SITE IS HISTORIC AND THE PROPOSED CHANGES DO NOT INCREASE ANY RUNOFF FROM THIS SITE. (THE GRAVEL PAVEMENT IS IMPERVIOUS)

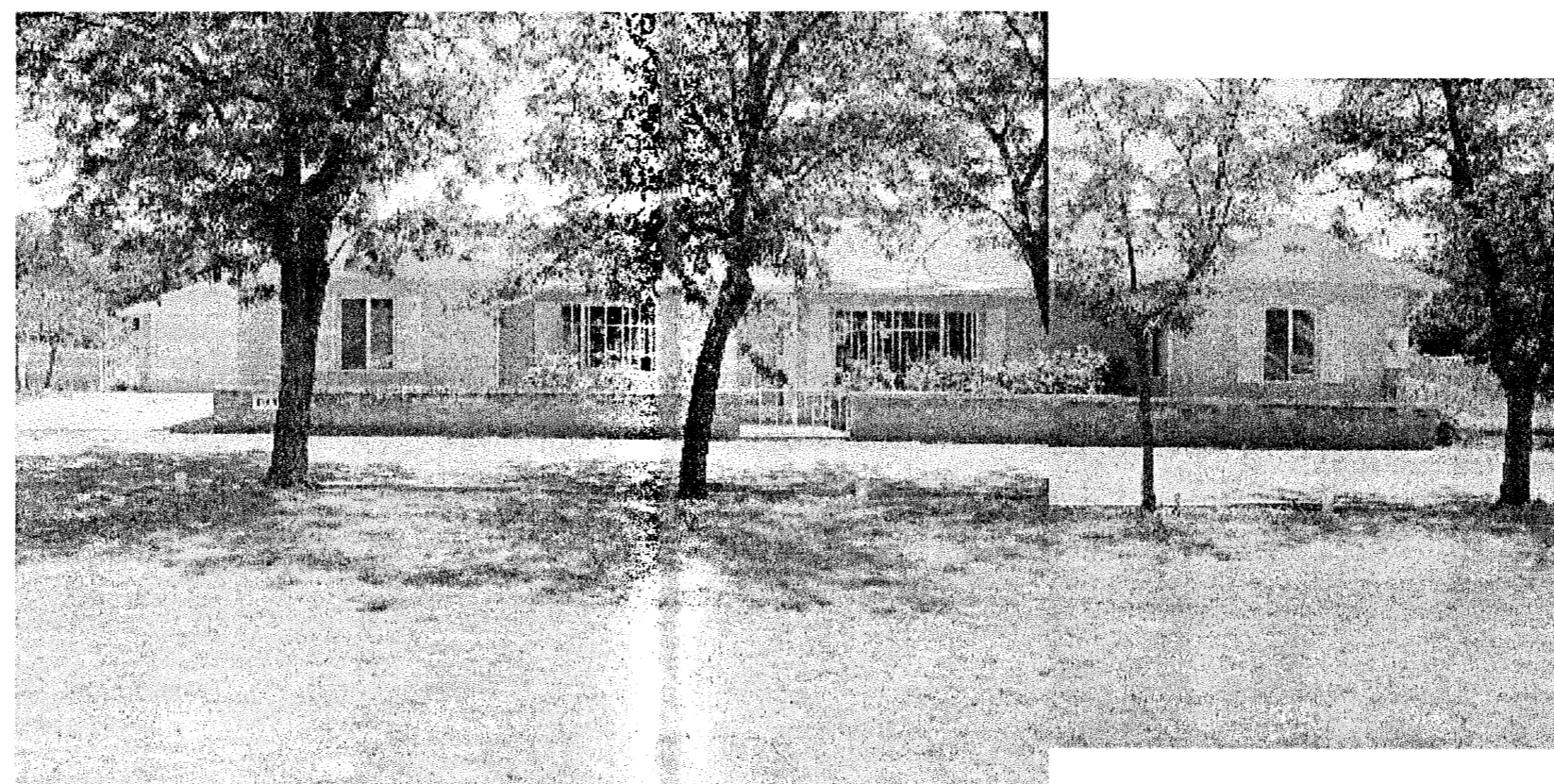
**LEGEND**

---	EX. 60" RCP	---	EXISTING STORM SEWER LINE
-x-x-x-x-x-x-x-x-		-x-x-x-x-x-x-x-x-	EXISTING FENCE
=====		=====	EXISTING CURB & GUTTER
=====		=====	PROPOSED CURB & GUTTER
---		---	BOUNDARY LINE
---		---	EASEMENT
-----		-----	PROPOSED SIDEWALK
-----		-----	EXISTING PERIMETER WALL
-----		-----	EXISTING CONTOUR
-----		-----	EXISTING INDEX CONTOUR
-----		-----	PROPOSED CONTOUR
-----		-----	PROPOSED INDEX CONTOUR
-----		-----	FLOW ARROW
-----		-----	SLOPE TIE
x 5048.25		x 5048.25	EXISTING SPOT ELEVATION
x 5048.25		x 5048.25	PROPOSED SPOT ELEVATION

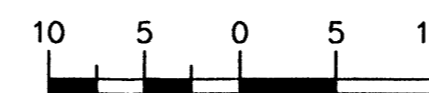
**ROUGH GRADING APPROVAL**

ENGINEER'S SEAL	<b>700 MONTANO ROAD, NW</b>	DRAWN BY BMP
	<b>GRADING AND DRAINAGE PLAN</b>	DATE
		02-19-02
	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2156GR.DWG
		SHEET #
		<b>1</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 21056





NORTH ELEVATION



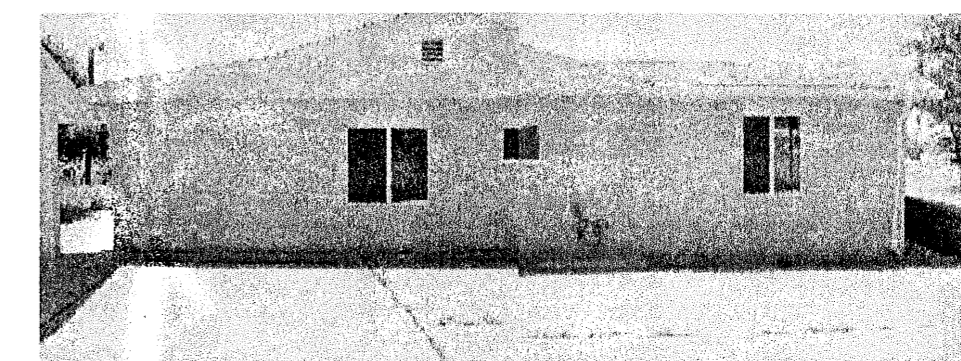
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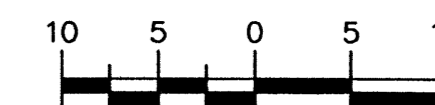
WEST ELEVATION



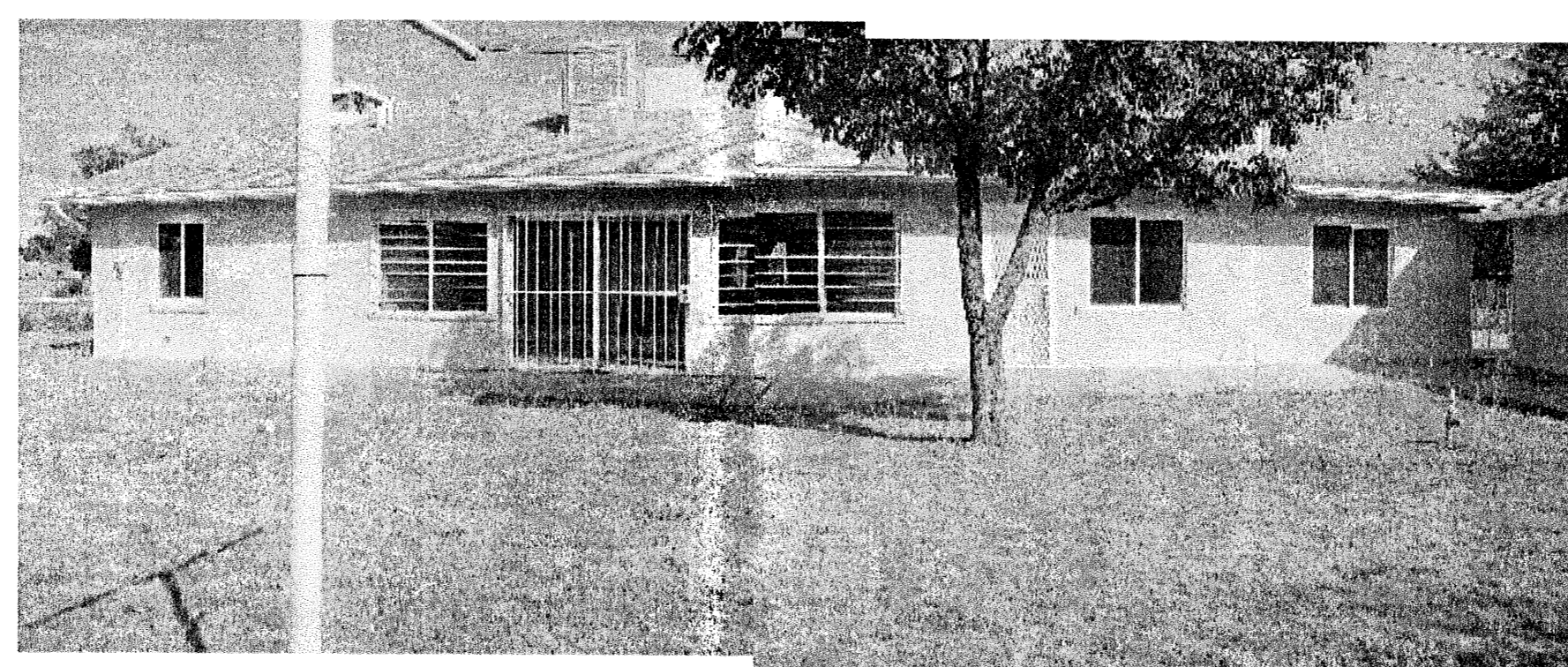
SCALE: 1"=10'



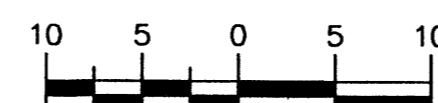
EAST ELEVATION





SCALE: 1"=10'



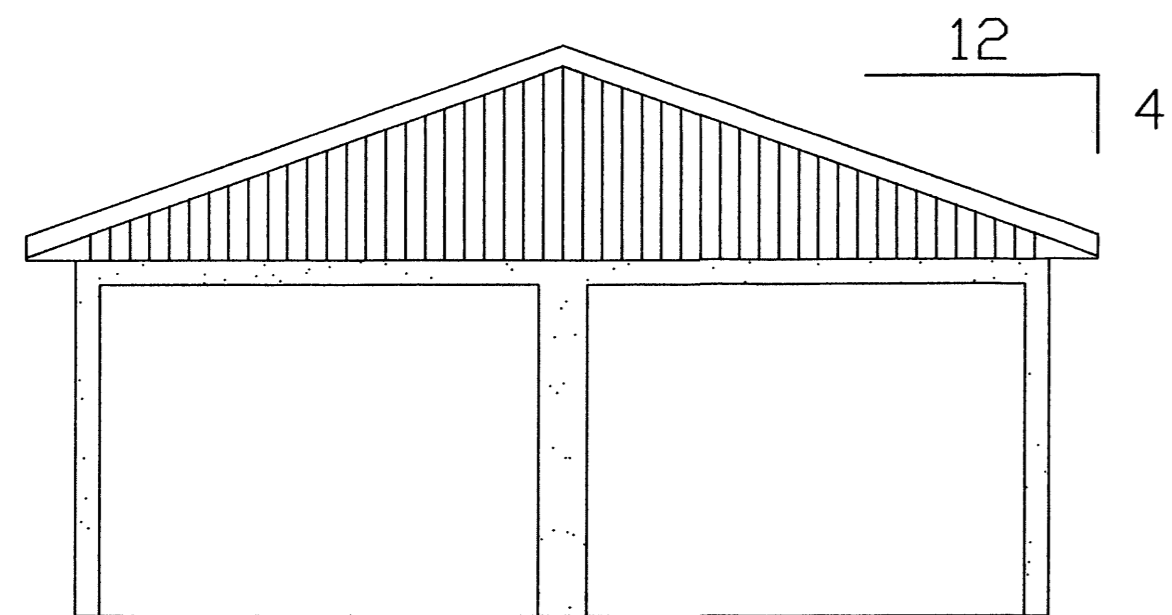
SOUTH ELEVATION



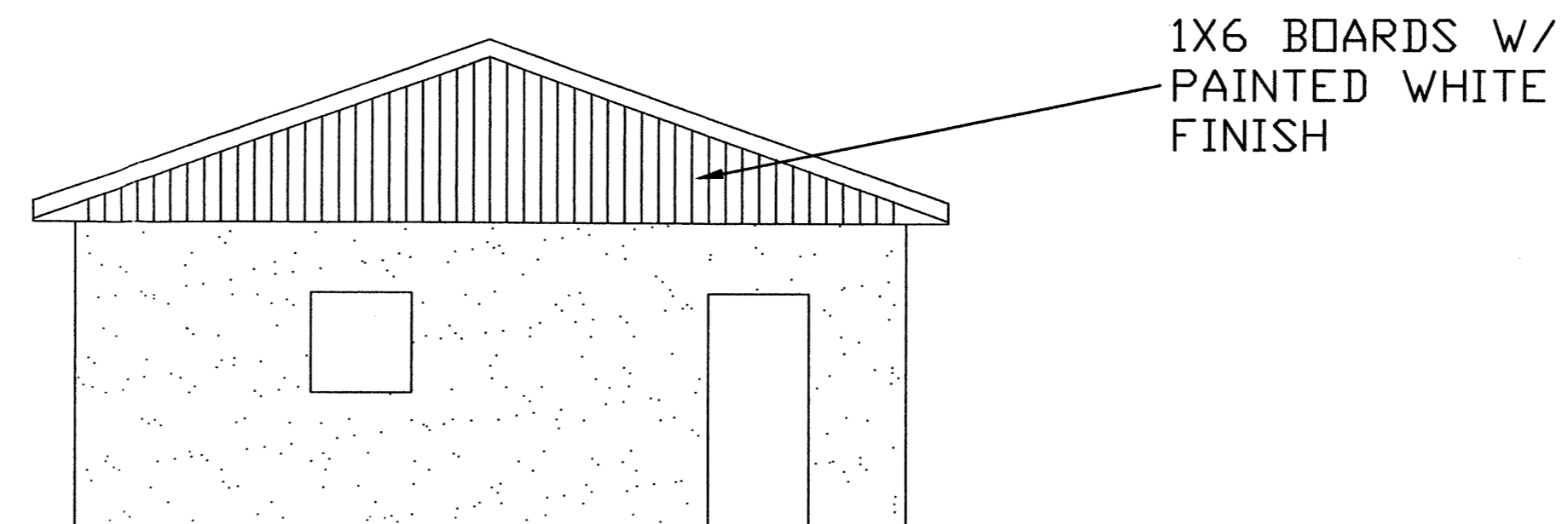
SCALE: 1"=10'

ENGINEER'S SEAL	700 MONTANO ROAD, NW	DRAWN BY BMP
	EXISTING ELEVATIONS	DATE 1-30-02
RONALD R. BOHANNAN P.E. #7868	 <b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2156ELEV.DWG
		SHEET # <b>4 OF 5</b>
		JOB # 21056

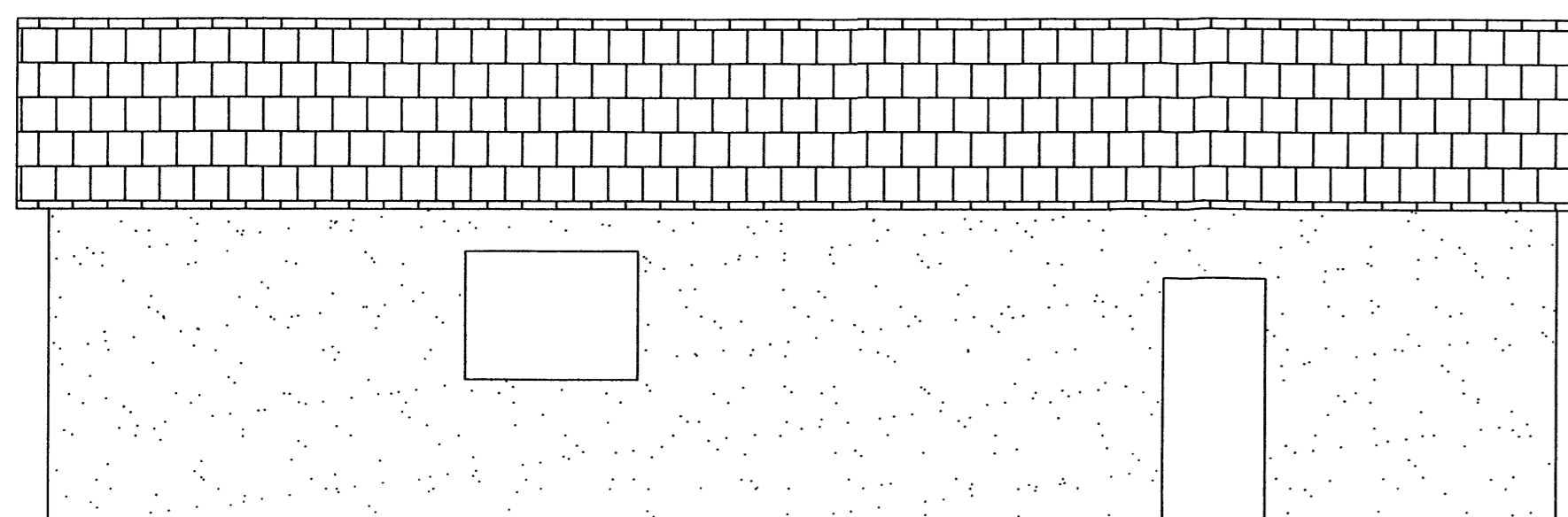




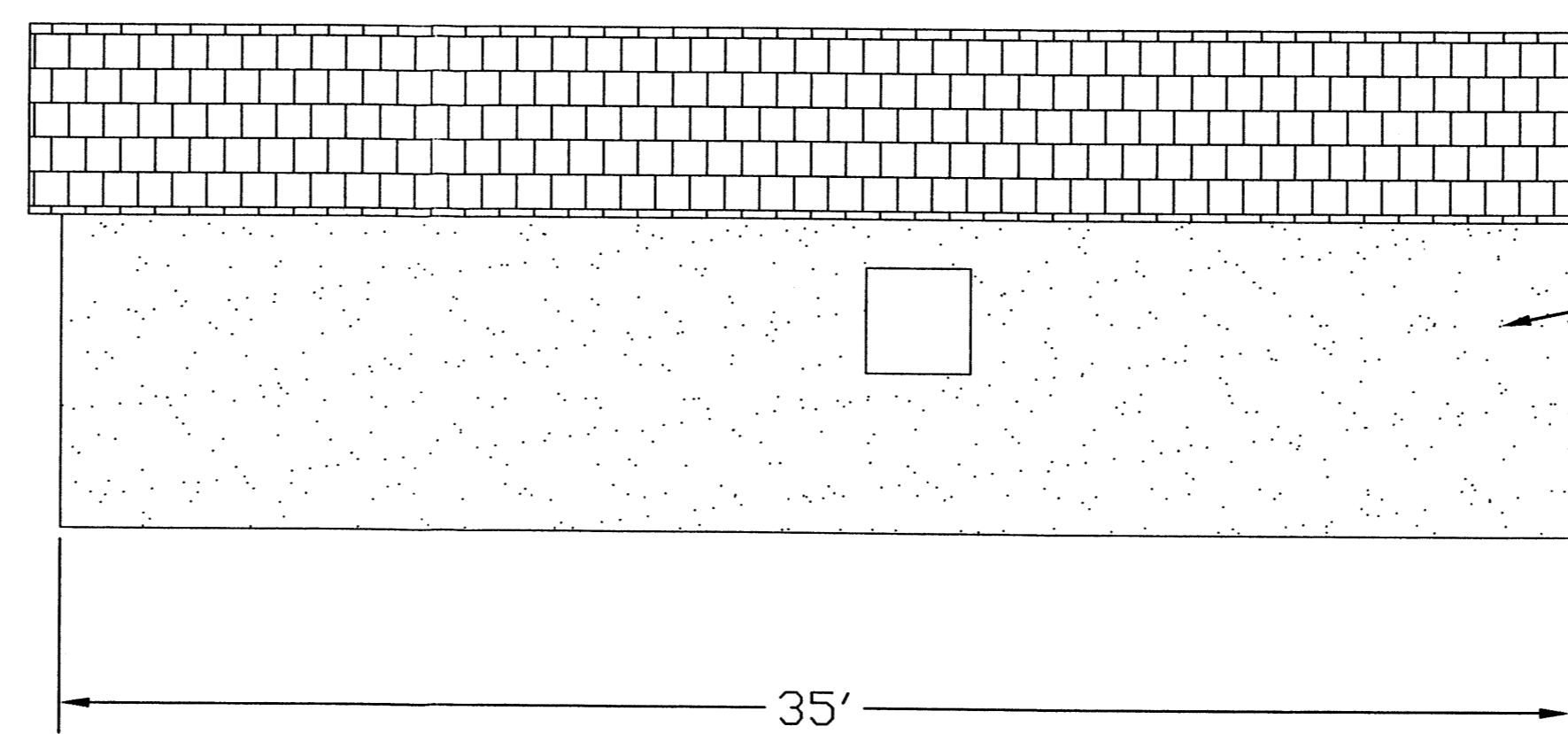
NORTH ELEVATION




SOUTH ELEVATION

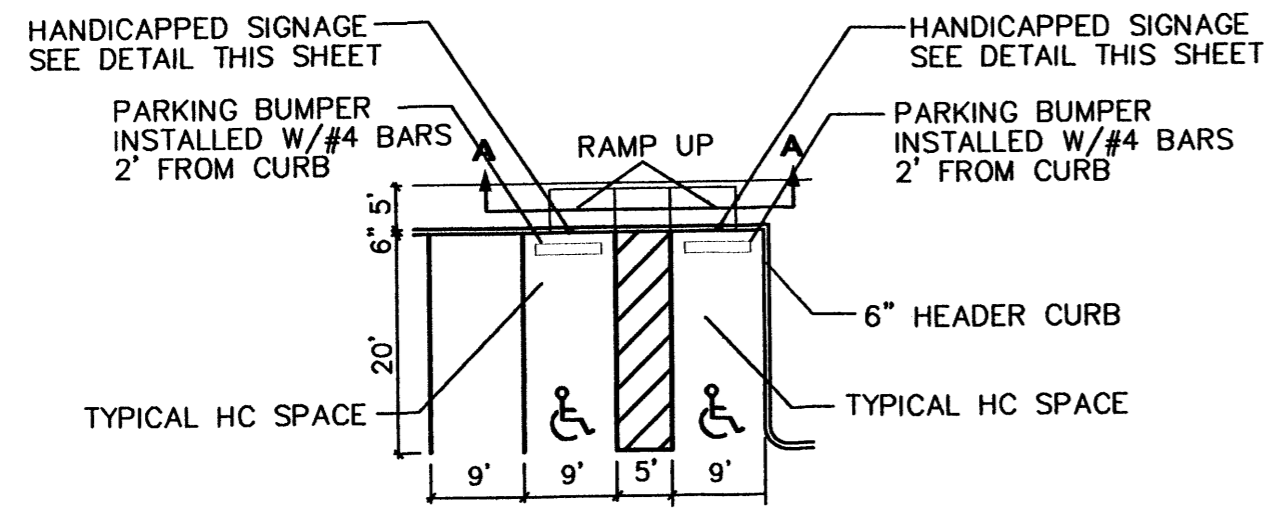


WEST ELEVATION

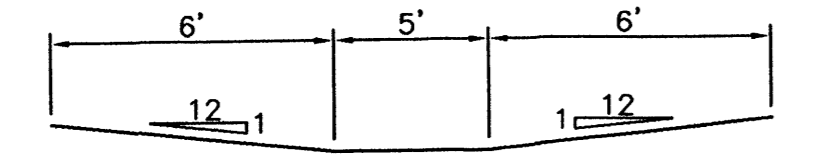


EAST ELEVATION

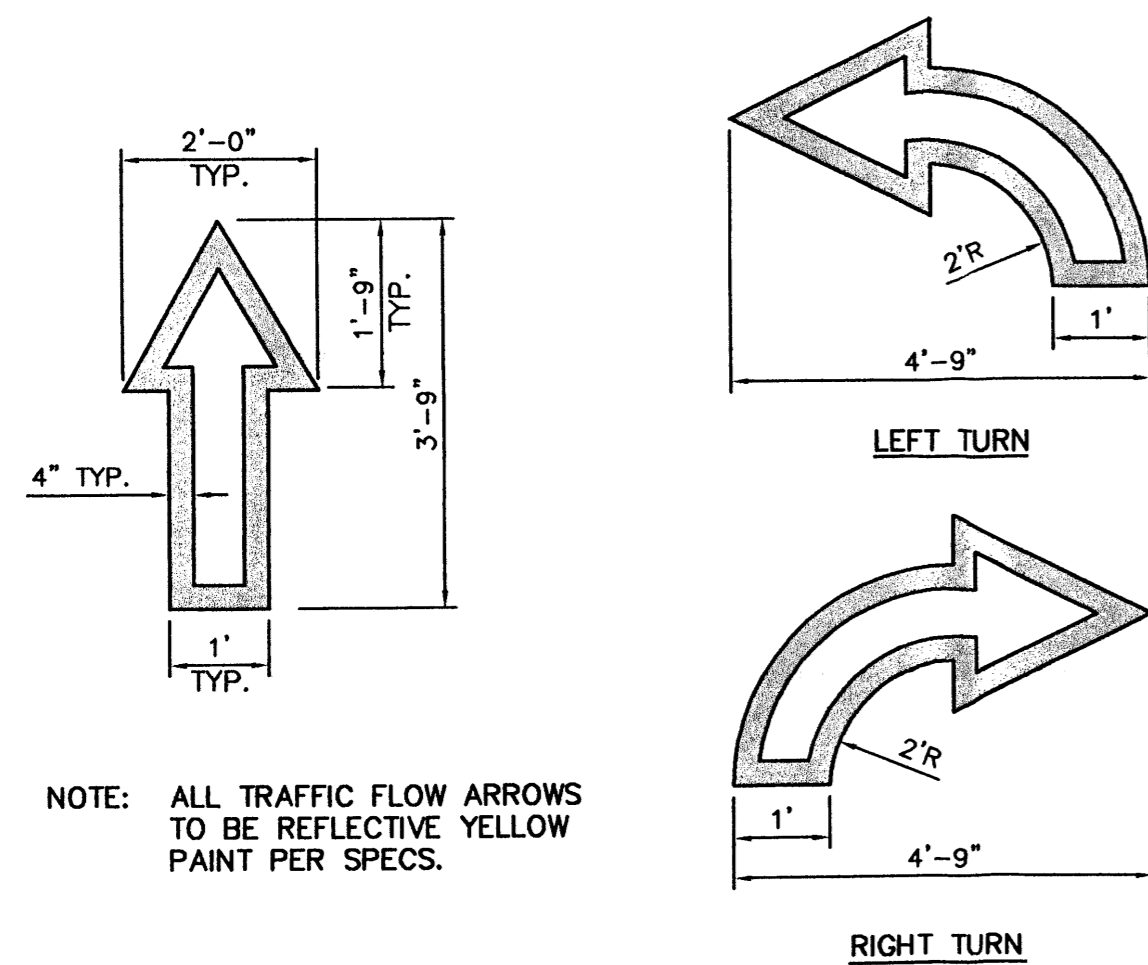
 <small>ENGINEER'S SEAL</small>	700 MONTANO RD	<small>DRAWN BY</small> BMP
	<b>GARAGE ELEVATIONS</b>	<small>DATE</small> 10/29/01
<small>TIERRA WEST, LLC</small> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		<small>2156GARELEV.DWG</small>
<small>RONALD R. BOHANNAN</small> <small>P.C. # 1968</small>	<small>SHEET #</small> <b>5 OF 5</b>	<small>JOB #</small> 21056



**HC PARKING DETAIL**  
NTS

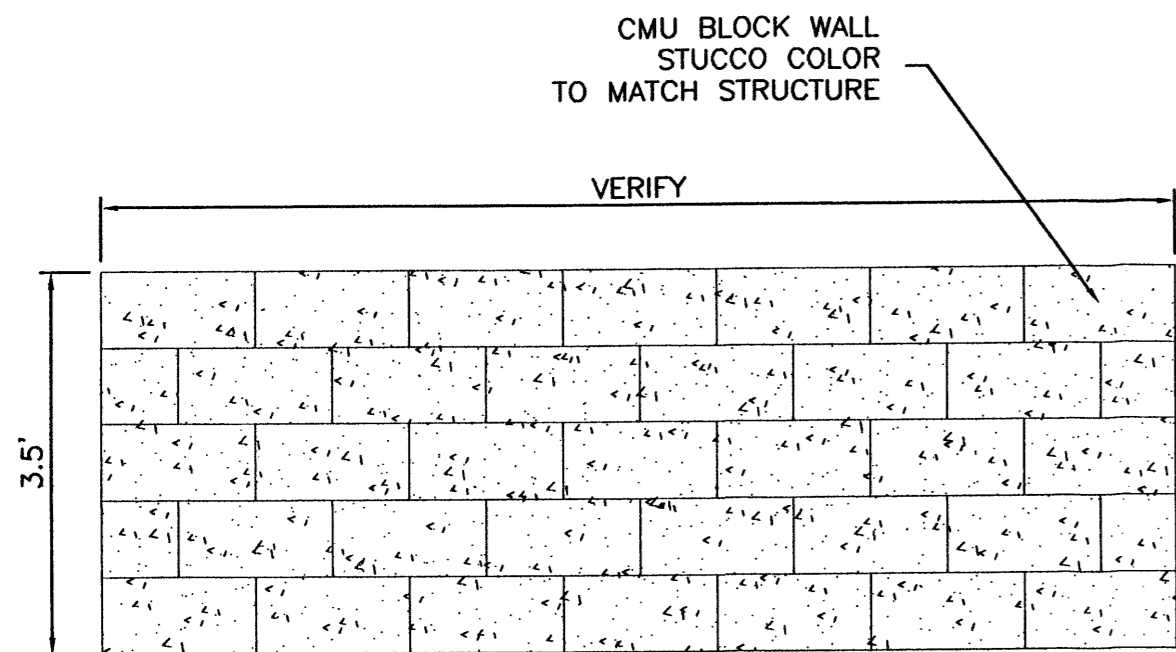


**HC PARKING DETAIL SECTION A-A**  
NTS

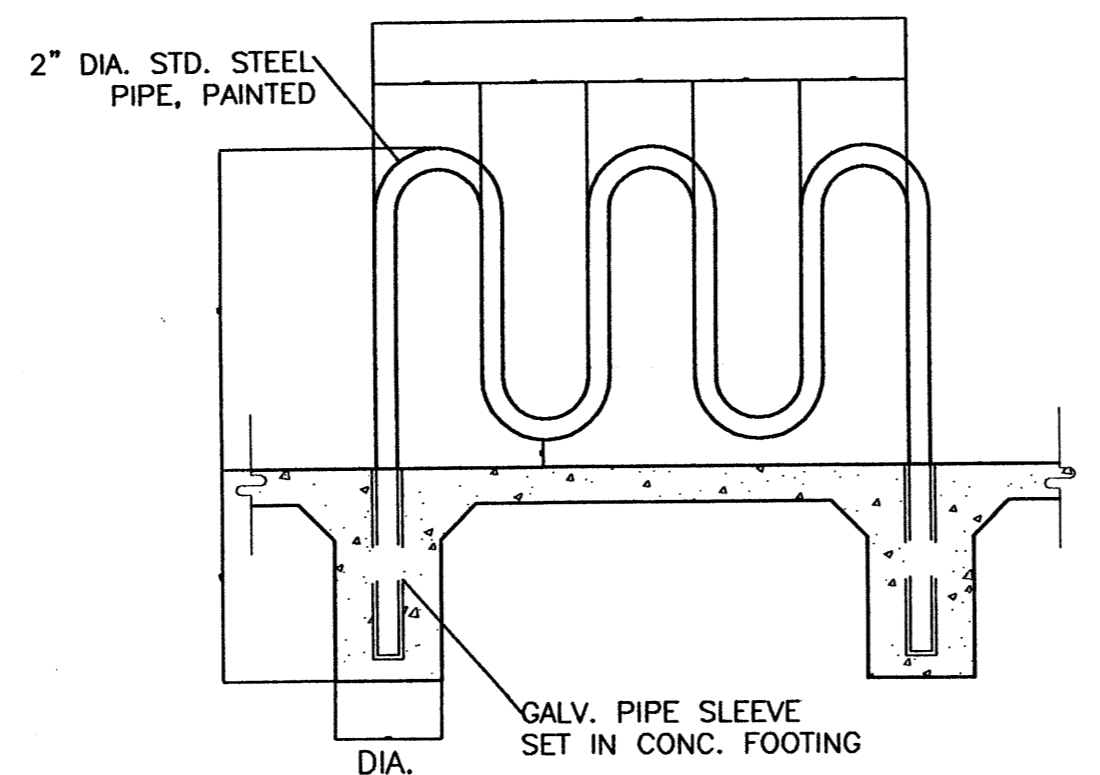


NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

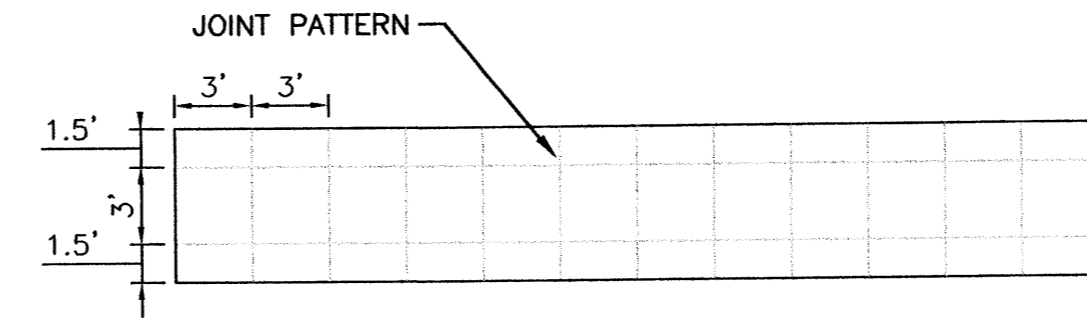
**TRAFFIC ARROW DETAIL**  
NTS



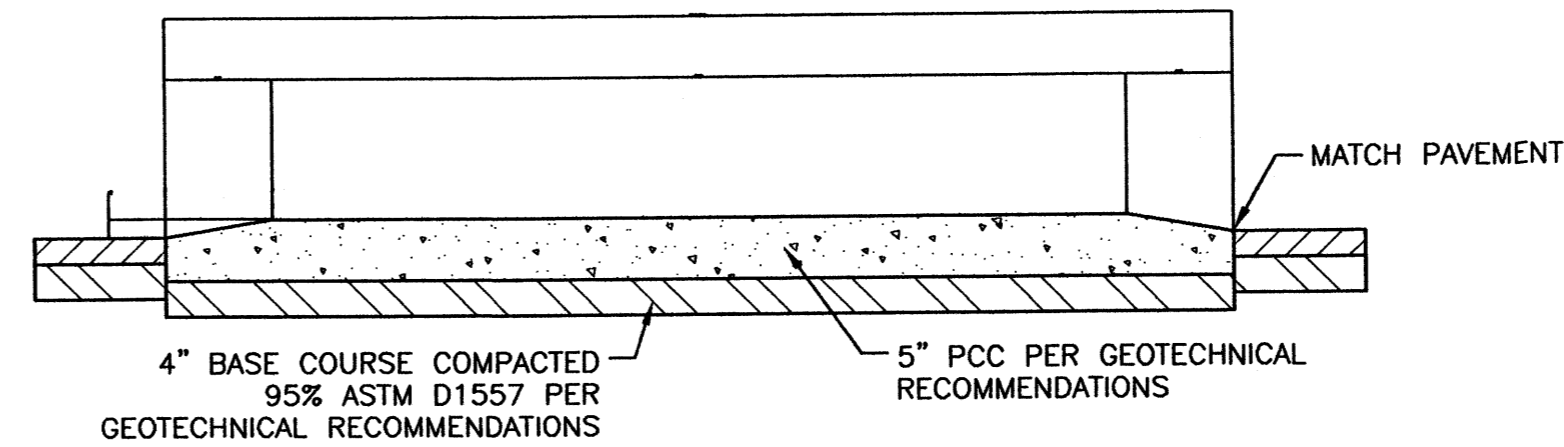
**3.5' SCREEN WALL**  
NTS



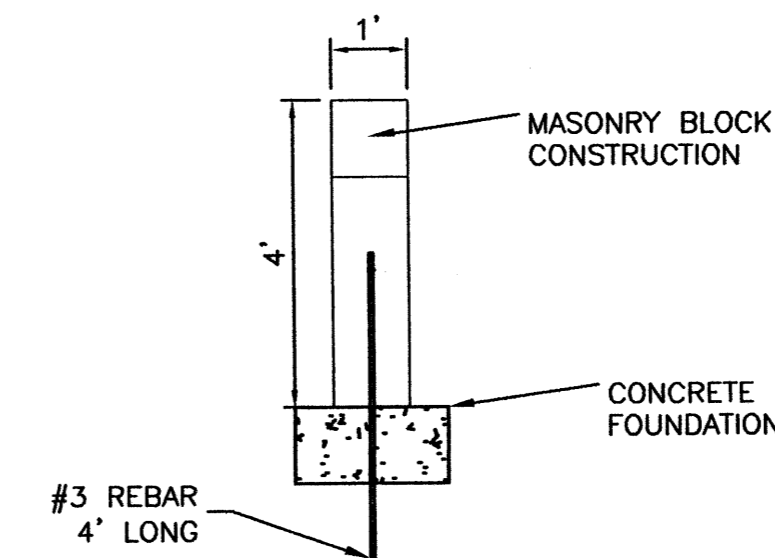
**31 BIKE RACK DETAIL**  
NTS



**TYP. PATTERN CONC. CROSSWALK DETAIL**  
N.T.S.

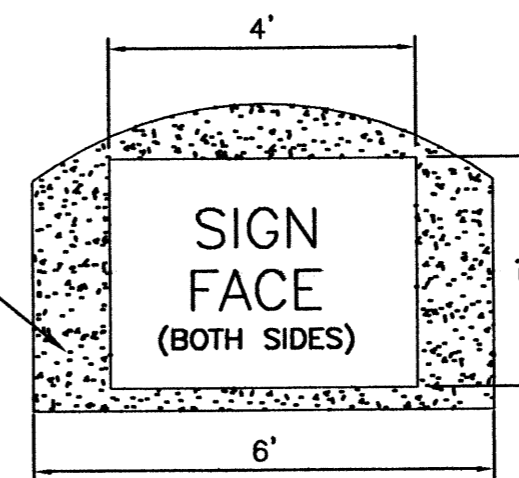


**RAISED CROSSWALK**  
NTS



MAX. SIGN FACE AREA OF 12 SF ON EACH SIDE INTERNALLY LIT/INDIVIDUAL CHANNEL LETTERS

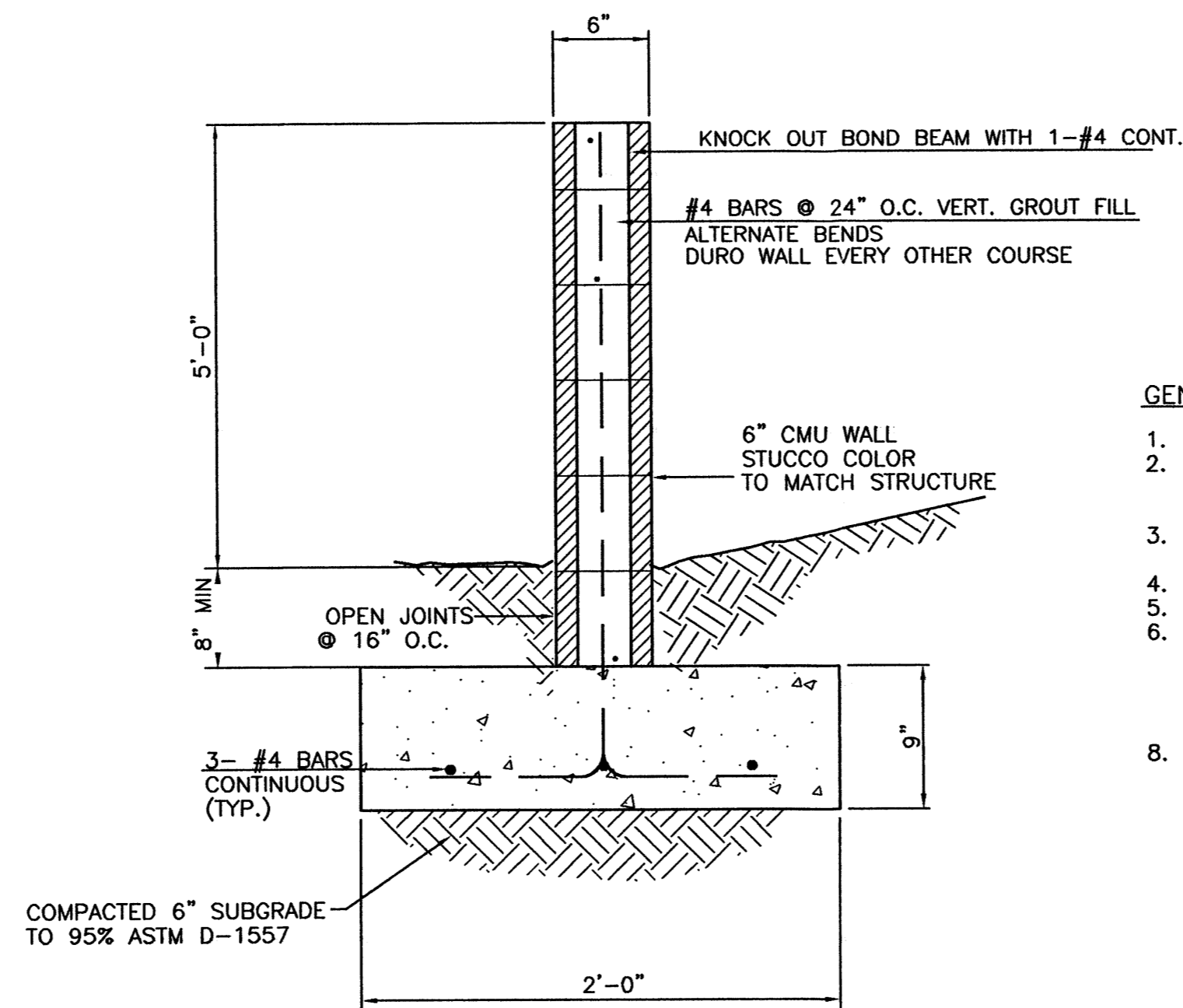
LIGHT BEIGE STUCCO FINISH TO MATCH STRUCTURE



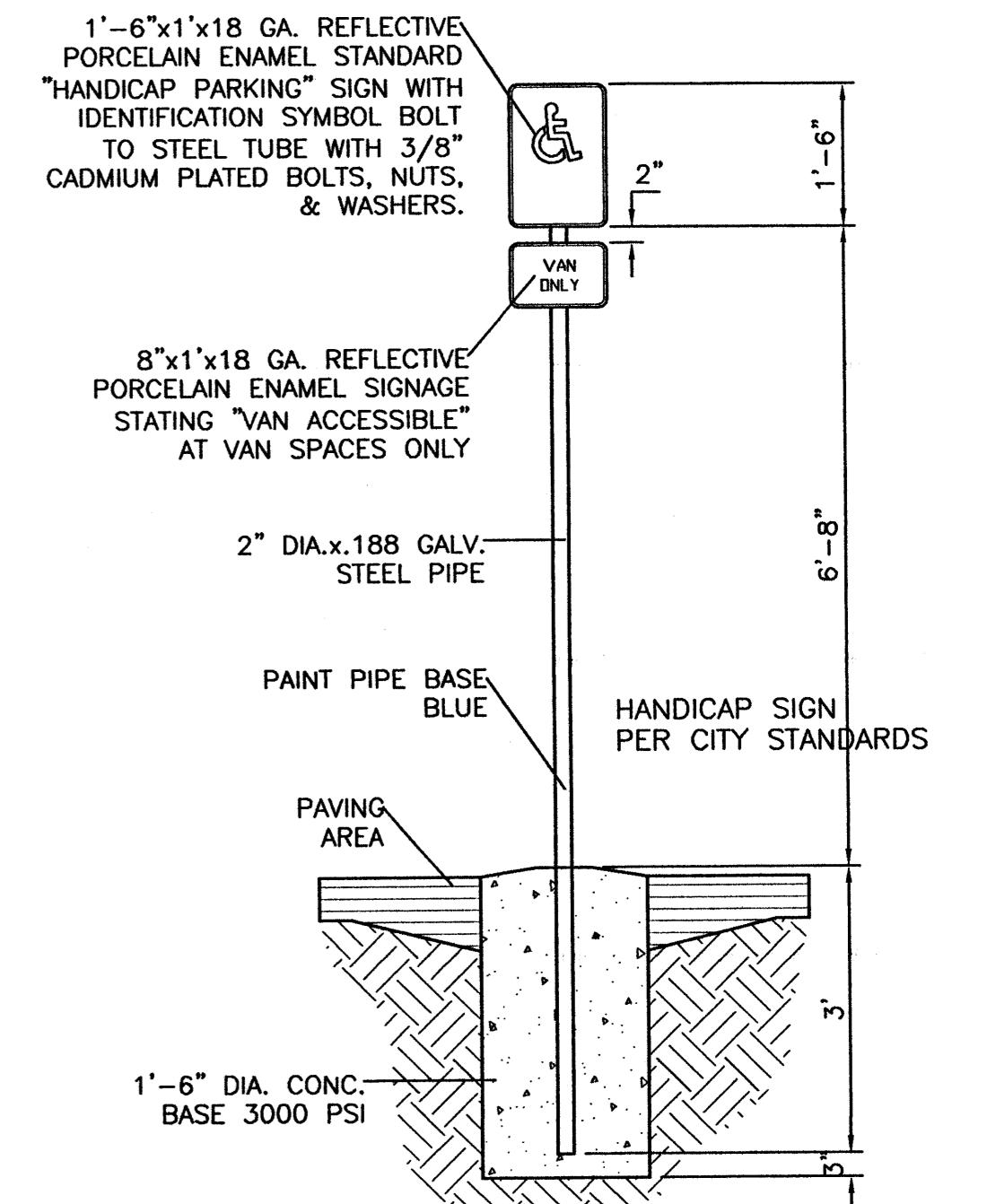
**MONUMENT SIGN**  
N.T.S.

**GENERAL NOTES:**

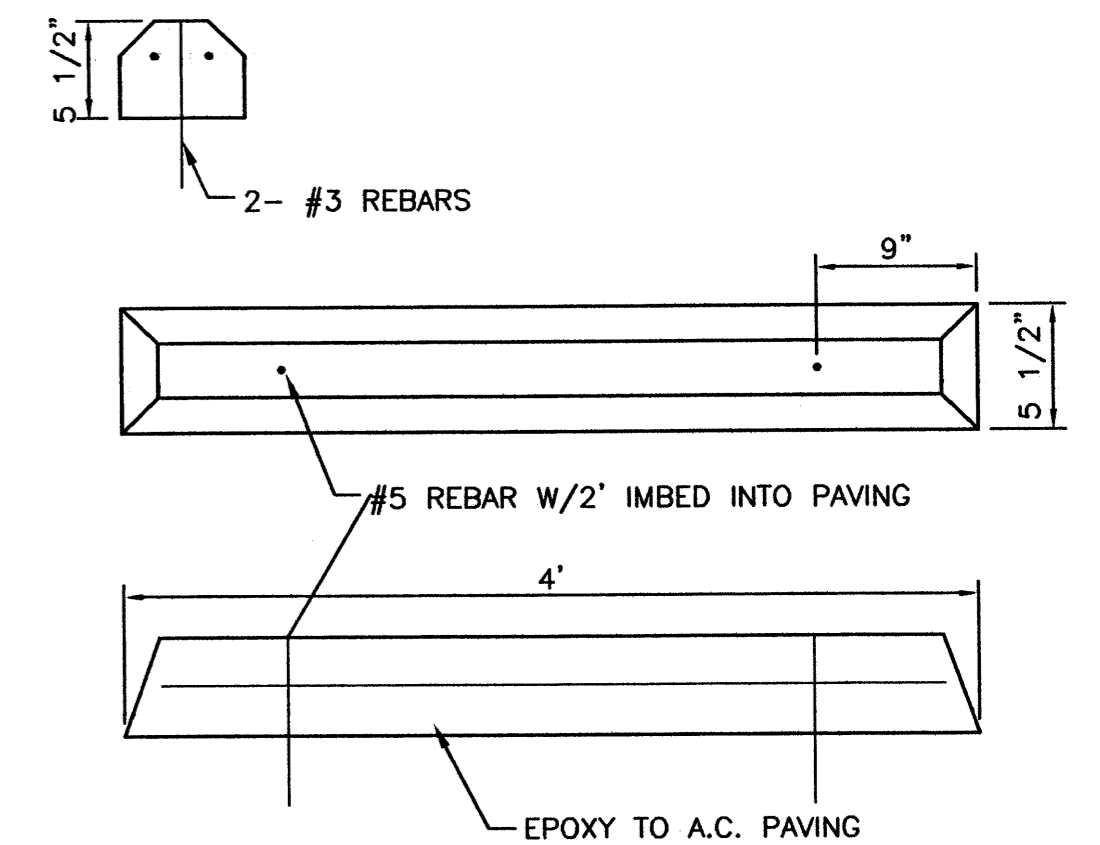
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER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



**5' PERIMETER WALL SECTION**  
NTS



**HANDICAP SIGN**  
NTS



**WHEEL BUMPER**  
NTS

	<b>700 MONTANO RD.</b>	DRAWN BY BMP
	<b>DETAIL SHEET</b>	DATE 01/07/02
	<b>TIERRA WEST, LLC</b>	2156.DWG
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>5A</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 21056