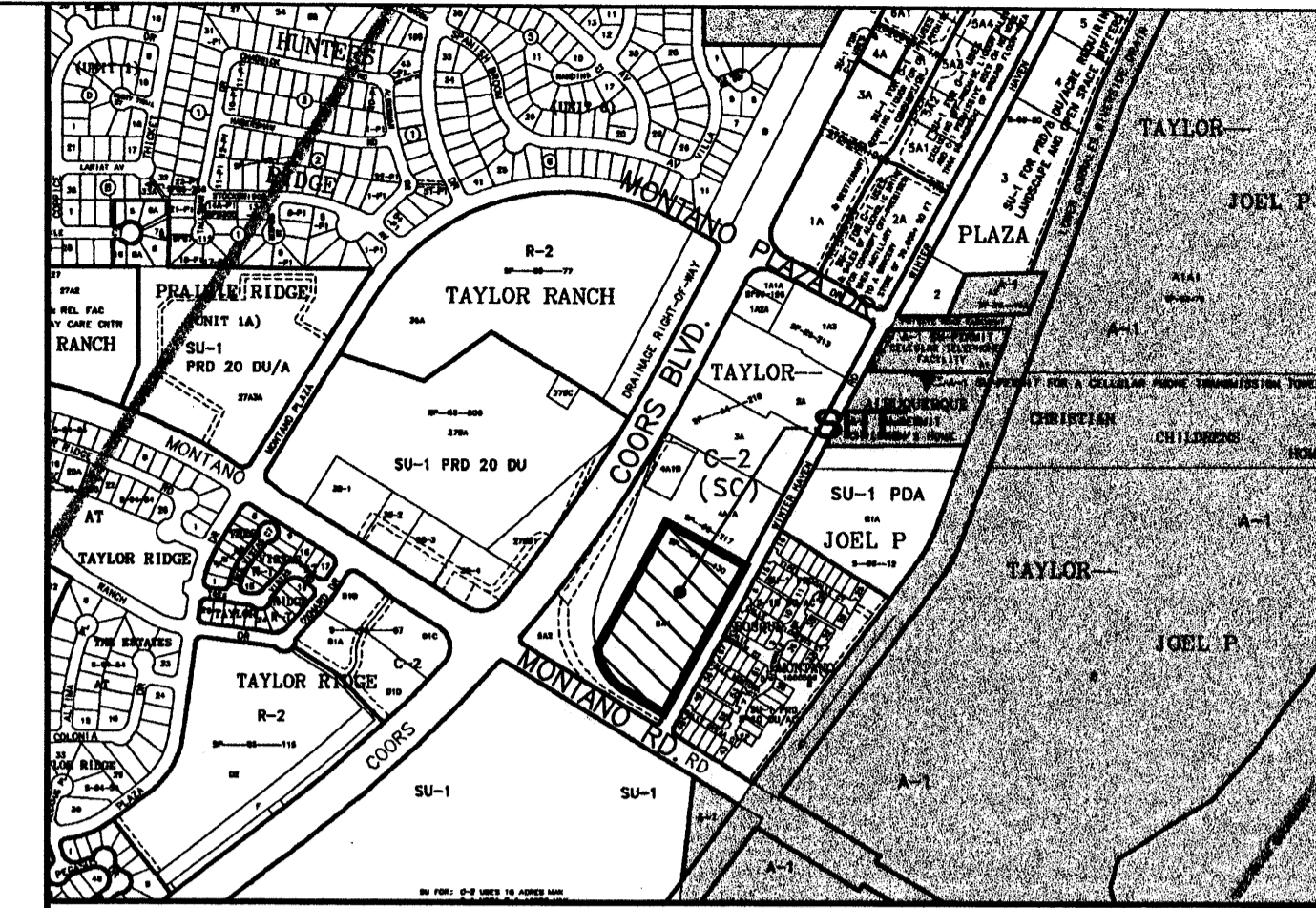
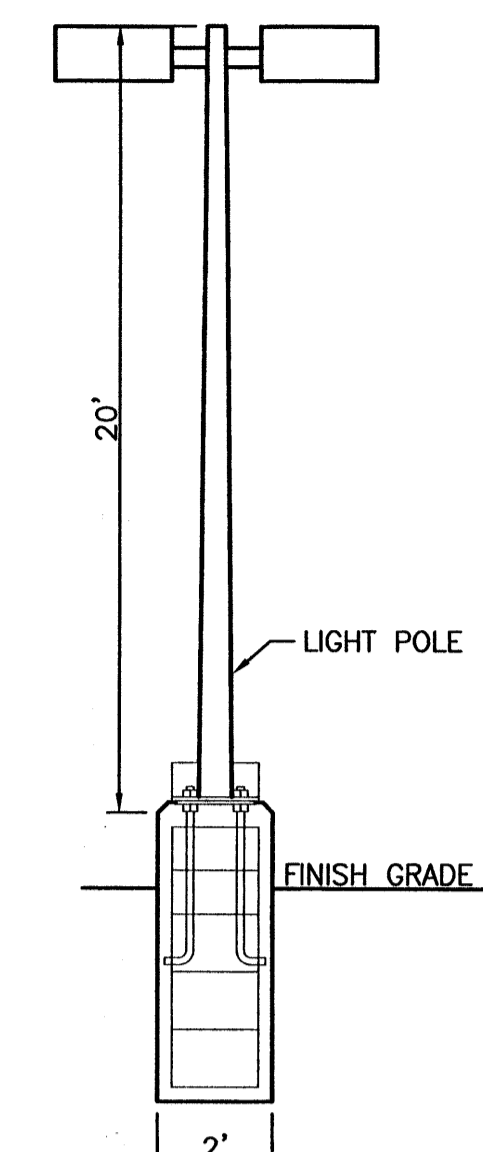


PARCEL 4-A1
LANDS OF JOEL P. TAYLOR
Filed- December 30, 1987 in Volume C24, Page 107
C2 (SC) ZONING



VICINITY MAP
E-12-7

LEGAL DESCRIPTION
PARCEL 5-A1, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



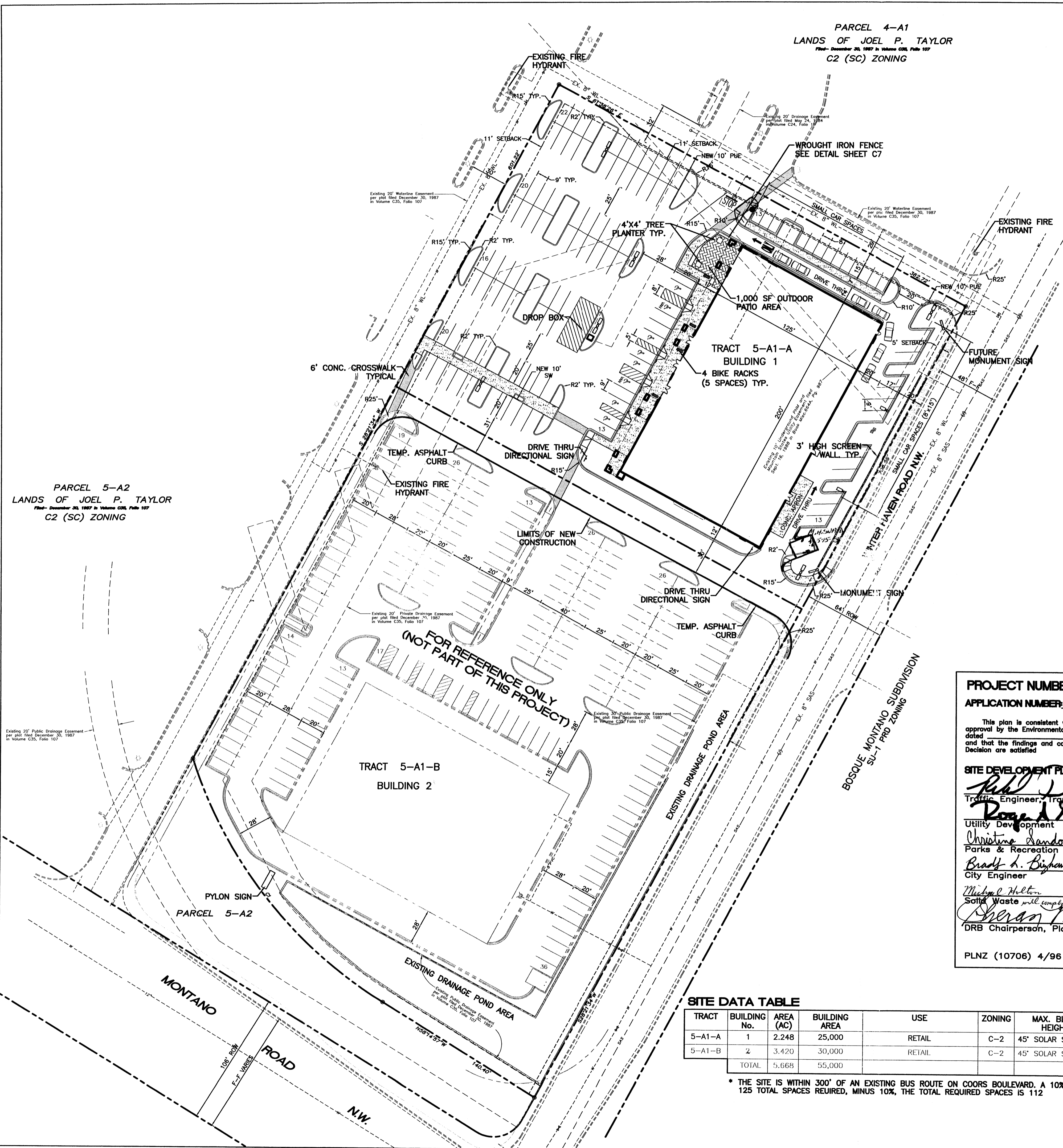
LIGHT POLE DETAIL
NTS

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - - - EXISTING CURB AND GUTTER
- ==== PROPOSED CURB
- ==== PROPOSED SCREEN WALL
- ==== PROPOSED SIDEWALK
- EXISTING BOUNDARY
- ==== PROPOSED CROSSWALK
- ==== PROPOSED BIKE RACK
- □ □ PROPOSED PARKING LOT LIGHTING

- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS 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 AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE MONTANO PLAZA MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
 - 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 ILLUMINATED SIGNAGE ON THE EAST FACADE OF TRACT 5-A1-A.
 - SEE SHEET C3 FOR 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.
 - THE SITE IS WITHIN 300' OF BUS ROUTE #90 ON COORS BOULEVARD.
 - MONTANO ROAD IS PROPOSED TO BE GRADE SEPARATED FROM WINTER HAVEN ROAD (NO ACCESS) IN THE FUTURE.
 - WHEN TRACT 5-A1-B IS CONSTRUCTED, SIDEWALKS WILL CONNECT TO TRACT 5-A1-A. ALSO STREET TREES ALONG MONTANO AND A PLANTING STRIPE WILL BE CONSTRUCTED.

PARCEL 5-A2
LANDS OF JOEL P. TAYLOR
Filed- December 30, 1987 in Volume C24, Page 107
C2 (SC) ZONING



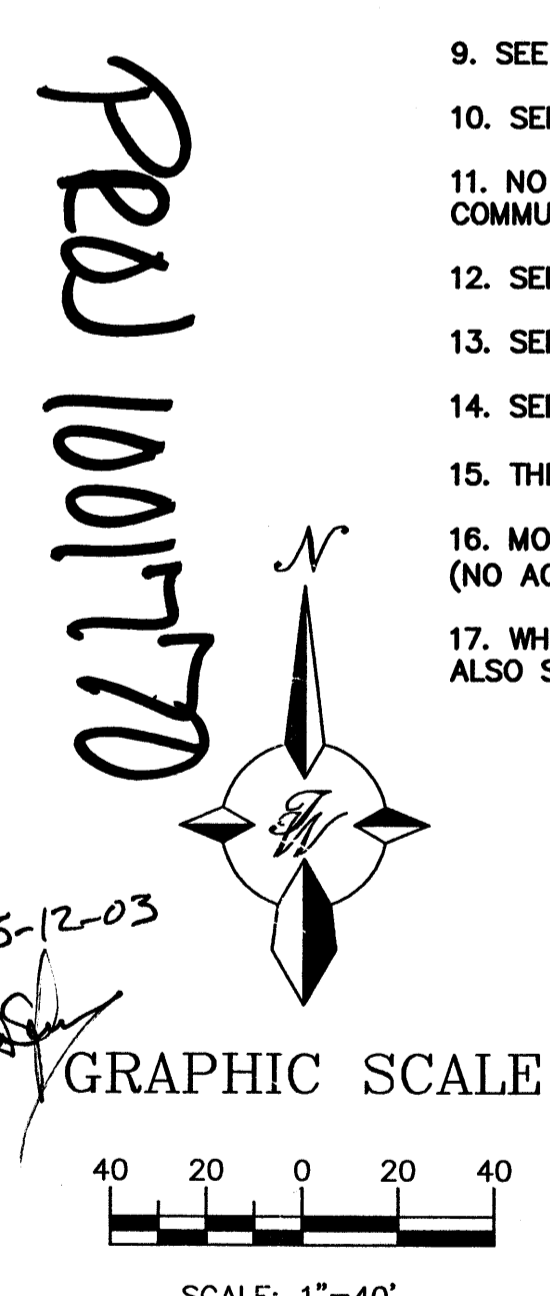
PROJECT NUMBER: 1001770
APPLICATION NUMBER: 02EPC-10937

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) dated [redacted] and that the findings and conditions in the Official Notice, Notification of Decision are satisfied.

SITE DEVELOPMENT PLAN

<i>Robert J. Danks</i> Traffic Engineer, Transportation Division	5/27/03 Date
<i>Christine Sandoval</i> Parks & Recreation Department	5/7/03 Date
<i>Brady A. Bingham</i> City Engineer	5/7/03 Date
<i>Michael Helton</i> Solid Waste will comply with COA Specs	5-14-03 Date
<i>Sharon Matson</i> DRB Chairperson, Planning Department	5/28/03 Date

PLNZ (10706) 4/96



SITE DATA TABLE

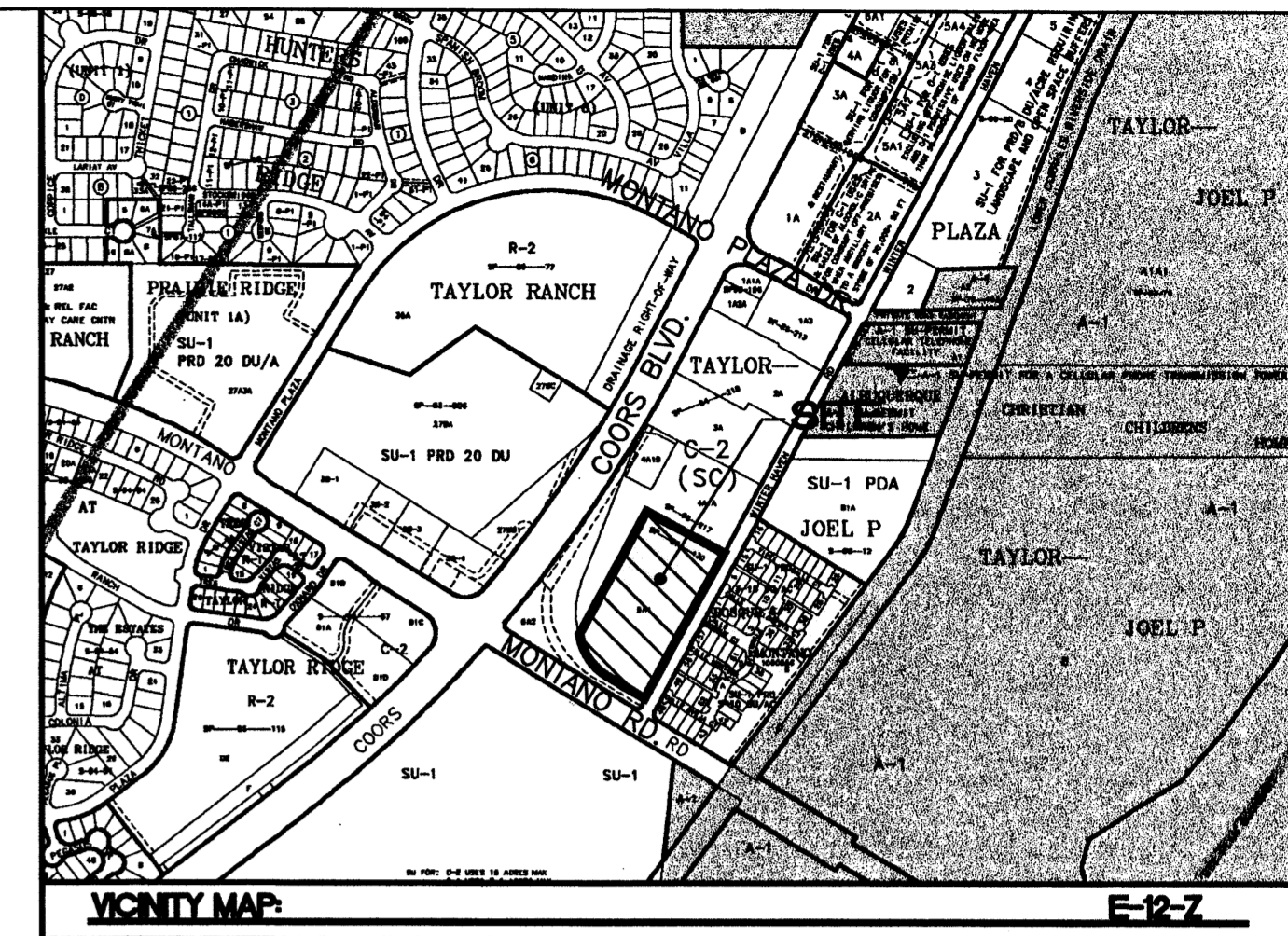
TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	SEAT. CAP.	PRKG. REQ.	PRKG. HC REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE RACKS REQ.
5-A1-A	1	2.248	25,000	RETAIL	C-2	45' SOLAR SETBACK	-	112*	117	8	8	2	4
5-A1-B	2	3.420	30,000	RETAIL	C-2	45' SOLAR SETBACK	-	150	190	8	8	2	4
TOTAL		5.668	55,000					262	307	16	16	4	8

* THE SITE IS WITHIN 300' OF AN EXISTING BUS ROUTE ON COORS BOULEVARD. A 10% BUS CREDIT IS ALLOWED. 125 TOTAL SPACES REQUIRED, MINUS 10%, THE TOTAL REQUIRED SPACES IS 112

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. SITE PLAN FOR BUILDING PERMIT
 - C3. LANDSCAPING PLAN
 - C4. GRADING AND DRAINAGE PLAN
 - C5. MASTER UTILITY PLAN
 - C6. ELEVATIONS
 - C7. DETAILS

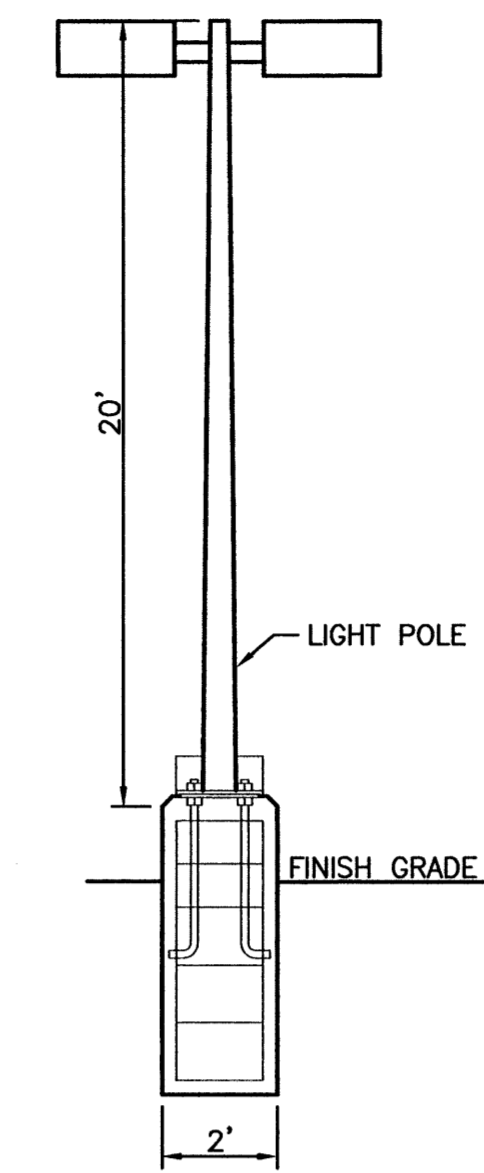
ENGINEER'S SEAL	<p>MONTANO PLAZA</p> <p>SITE PLAN FOR SUBDIVISION</p> <p>TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100</p>	DRAWN BY BDG
		DATE 05/06/03
<p>RONALD R. BOHANNAN P.E. #7868</p>	<p>SHEET #</p> <p>C1</p>	<p>2285SPS.DWG</p> <p>JOB # 220085</p>

PARCEL 4-A1
LANDS OF JOEL P. TAYLOR
Filed December 30, 1987 in Volume C35, Folio 107
C2 (SC) ZONING



LEGAL DESCRIPTION
PARCEL 5-A1, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

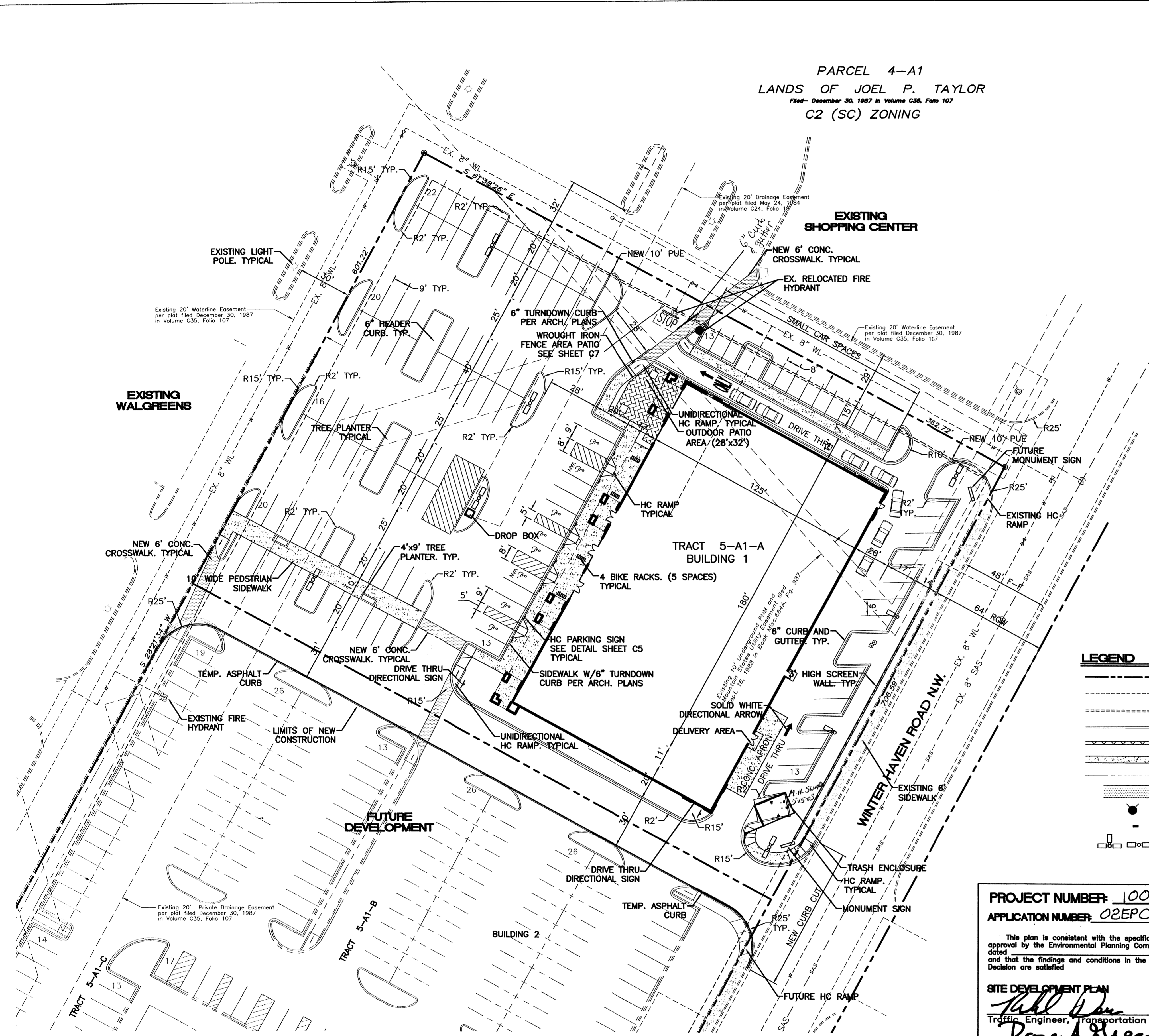
- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
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 - SEE SHEET C3 FOR WALL DETAILS.
 - SEE SHEET C5 FOR REFUSE ENCLOSURE.
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 - SEE SHEET C5 FOR PAVING DETAILS.
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LIGHT POLE DETAIL
NTS

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- PROPOSED CROSSWALK
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING



SITE DATA TABLE

TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	SEAT. CAP.	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE RACKS REQ.
5-A1-A	1	2.248	25,000	RETAIL	C-2	45' SOLAR SETBACK	-	112*	117	8	8	2	2	4

* THE SITE IS WITHIN 300' OF AN EXISTING BUS ROUTE ON COORS BOULEVARD. A 10% BUS CREDIT IS ALLOWED. 125 TOTAL SPACES REQUIRED, MINUS 10%, THE TOTAL REQUIRED SPACES IS 112

FIRE MARSHALL'S STAMP

PROJECT NUMBER: 1001770
APPLICATION NUMBER: 02EPC-01938

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) dated [] and that the findings and conditions in the Official Notice; Notification of Decision are satisfied.

SITE DEVELOPMENT PLAN

John J. Green 5-07-03
Traffic Engineer, Transportation Division Date

Roger A. Green 5/7/03
Utility Development Date

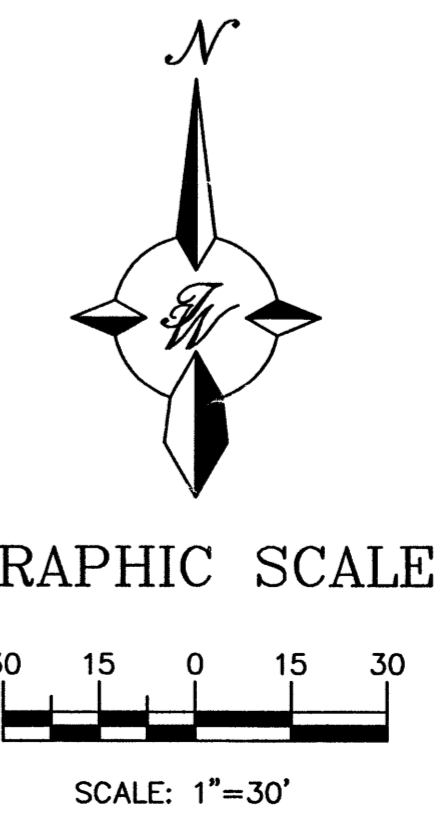
Christina Sandoval 5/7/03
Parks & Recreation, Department Date

Bruce J. Dwyer 5/7/03
City Engineer Date

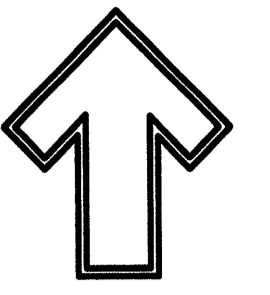
Michael Holter 5-15-03
Says waste will comply with own specs Date

Sharon Watson 5/22/03
DRB Chairperson, Planning Department Date

PLNZ (10706) 4/96



	MONTANO PLAZA	DRAWN BY BDG
	SITE PLAN FOR BUILDING PERMIT	DATE 05/06/03
	TERRA WEST, LLC	2285SP.DWG
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 220085



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

LANDSCAPE ARCHITECTS SEAL

JAMES DE FLON #0007

HASTINGS MONTANO PLAZA
LANDSCAPE PLAN

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, without obtaining the express written permission and consent of THE HILLTOP.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: CND
REVISION: 2
DATE: 5-6-03

SHEET #
L1 of L1

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.

SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 17
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- AUSTRIAN PINE (H) 2
Pinus nigra
6'-8'
- FLOWERING PEAR (H) 2
Pyrus calleryana
2" Cal.
- NEW MEXICO OLIVE (M) 1
Forestiera neomexicana
15 Gal.
- PALM YUCCA (L) 4
- PHOTINIA (L) 9
Photinia fraseri
5 Gal. 36sf
- MAIDENGRASS (M) 22
Miscanthus sinensis
5 Gal. 16sf
- INDIAN HAWTHORN (M) 23
Raphiolepis indica
5 Gal.
- ROSEMARY (M) 17
Rosmarinus officinalis
2 Gal. 36sf
- POTENTILLA (M) 12
Potentilla fruticosa
2 Gal.
- HONEYSUCKLE (M) 29
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- WILDFLOWER 32
1 Gal. 4sf
- BUFFALO JUNIPER/
GREYLEAF COTONEASTER 27
Juniperus sabina/
Cotoneaster buxifolius
5 Gal. 225sf
Symbol indicates 3 plants
- OVERSIZED GRAVEL
& 6 BOULDERS
- SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

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.

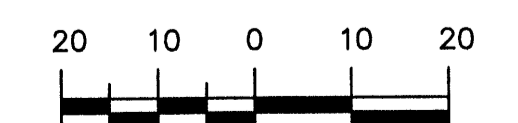
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

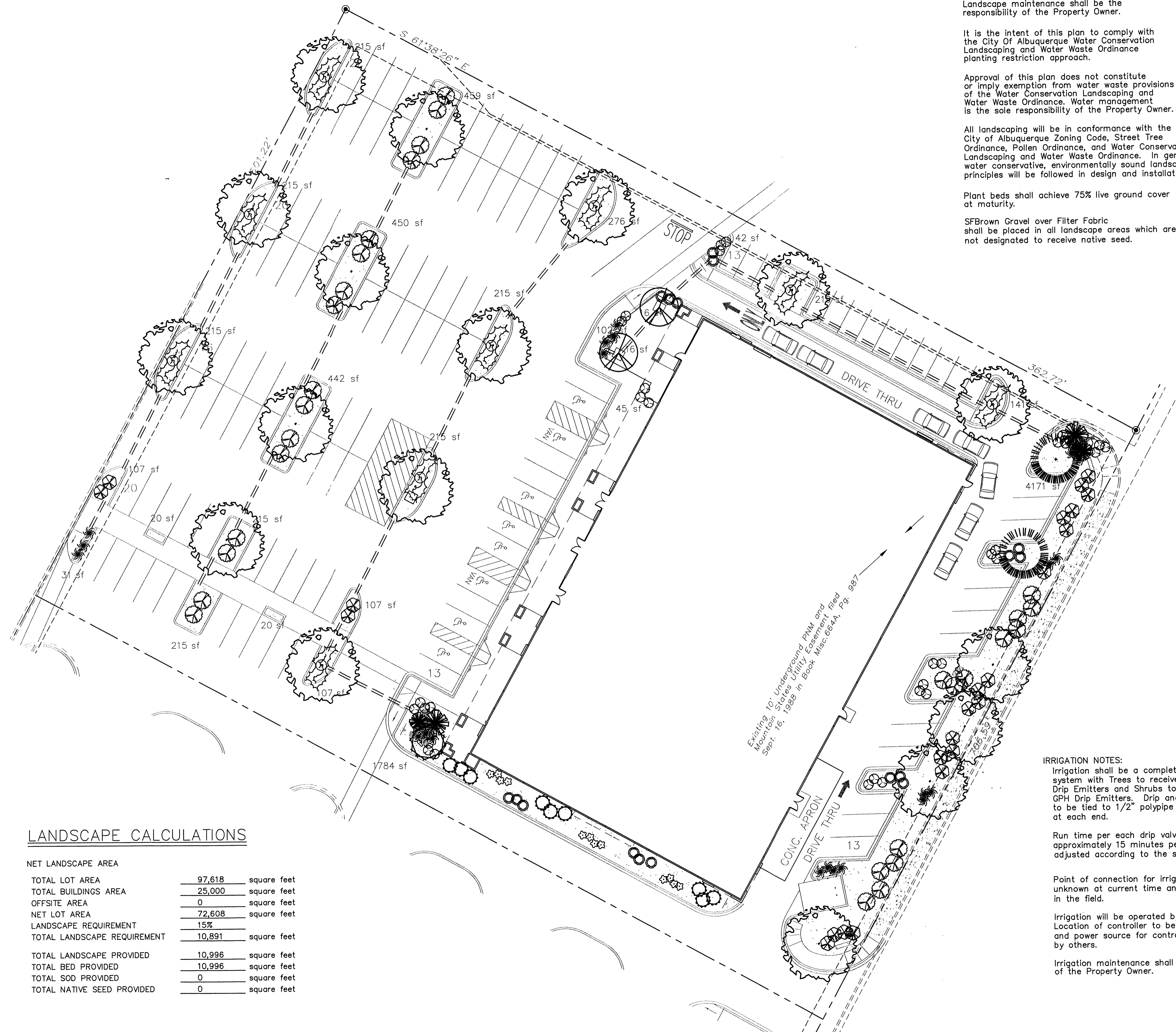
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

GRAPHIC SCALE



SCALE: 1"=20'

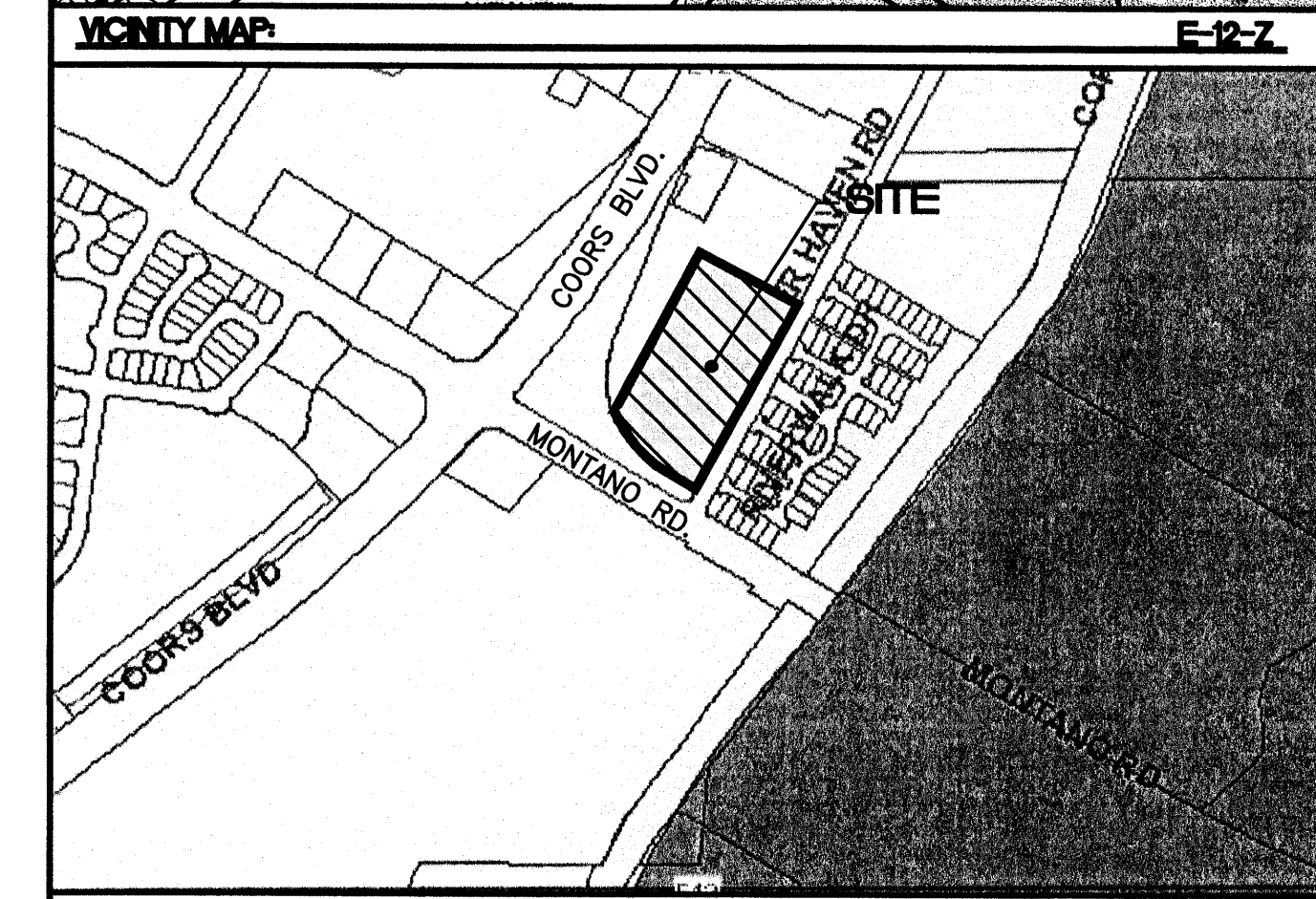
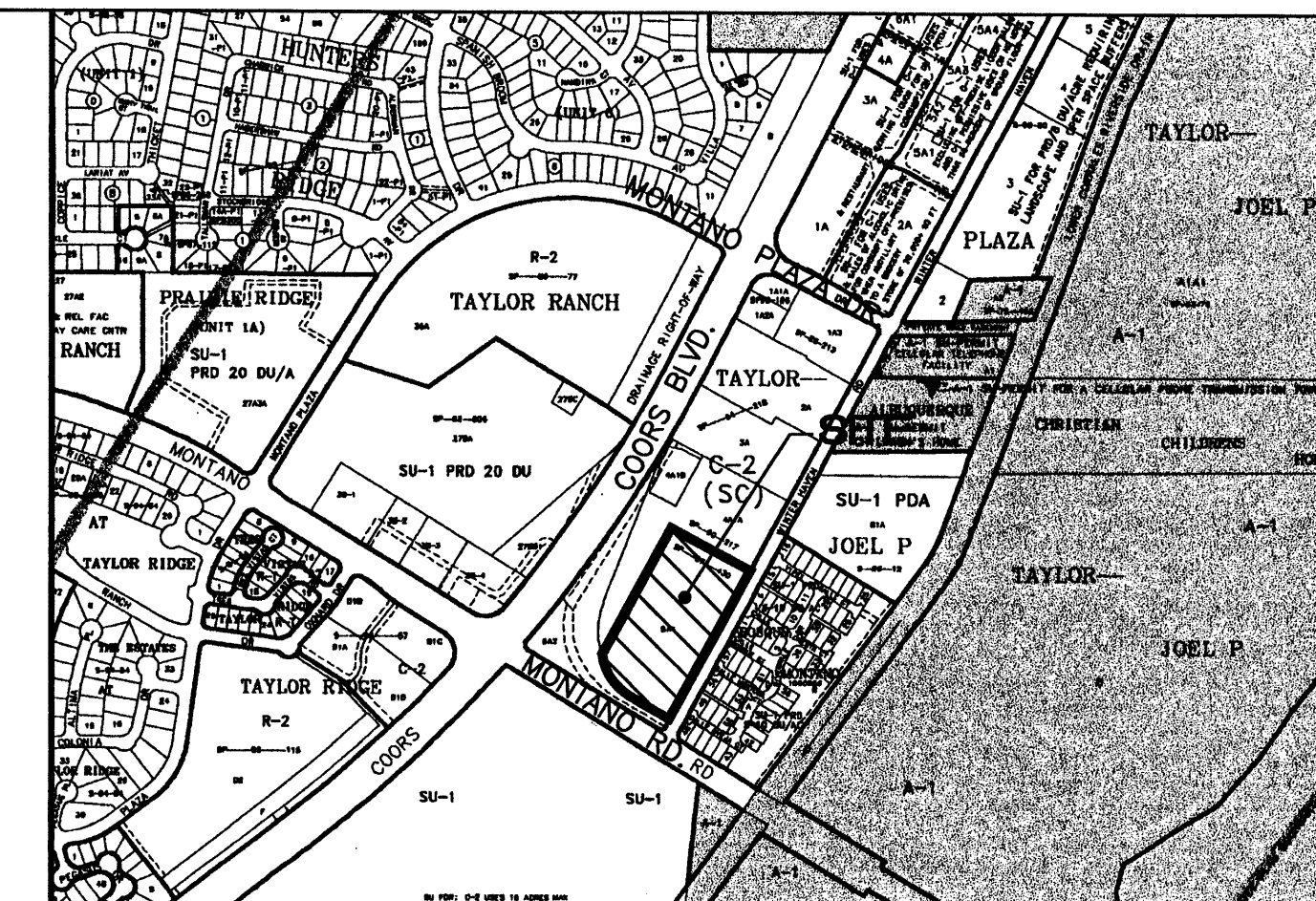
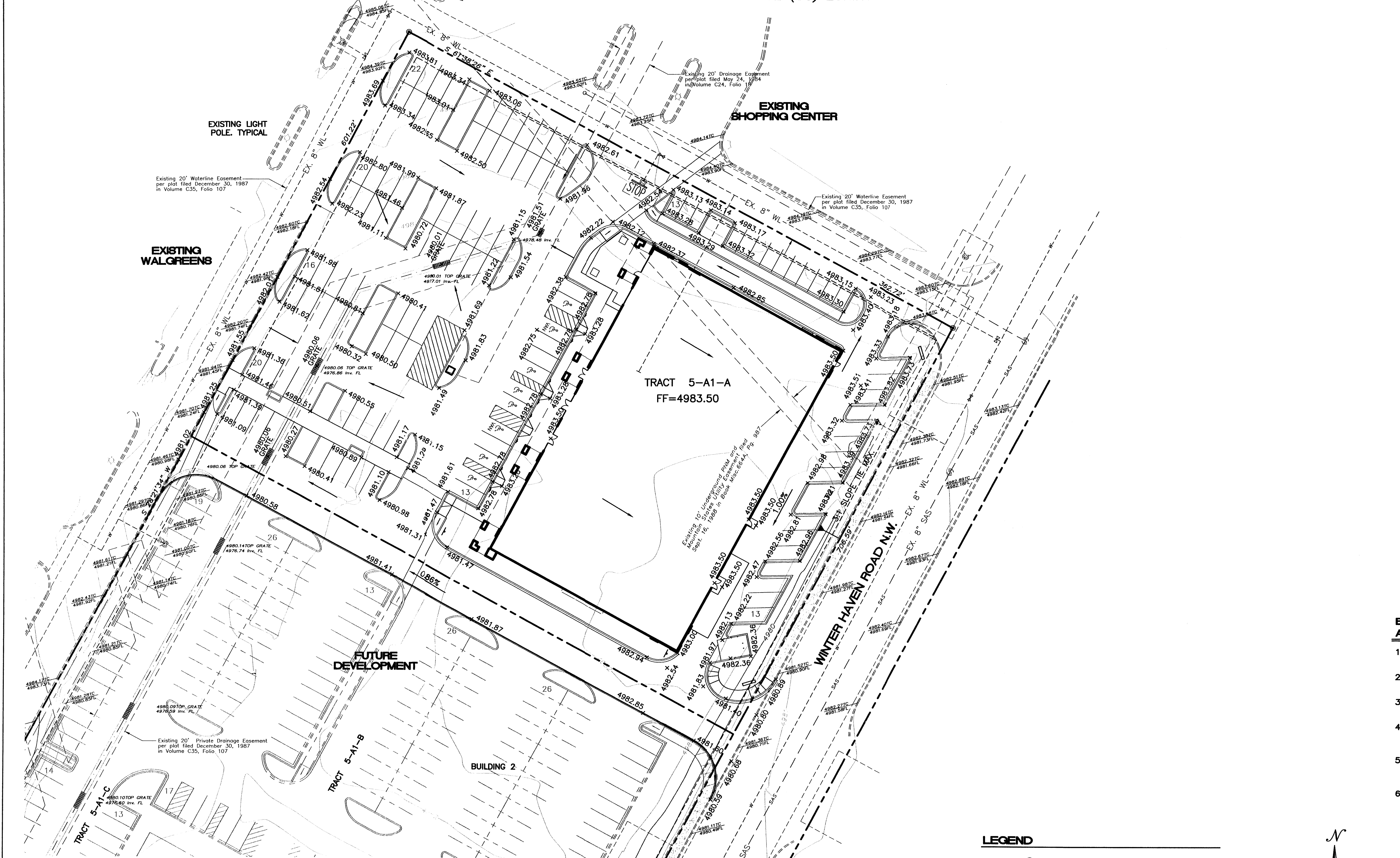


LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	97,618	square feet
TOTAL BUILDINGS AREA	25,000	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	72,608	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	10,891	square feet
TOTAL LANDSCAPE PROVIDED	10,996	square feet
TOTAL BED PROVIDED	10,996	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

Existing 10' underground PNM and Mountain States Utility Easement filed Sept. 16, 1998 in Book Misc. 604A, Pg. 987

PARCEL 4-A1
 LANDS OF JOEL P. TAYLOR
 Filed - December 30, 1987 in Volume C35, Folio 107
 C2 (SC) ZONING



LEGAL DESCRIPTION
 PARCEL 5-A1, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOTES
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

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

LEGEND

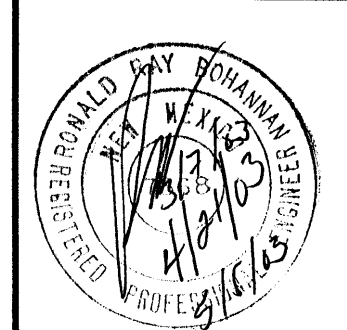
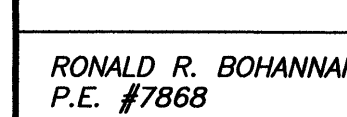
- ⊙ EXISTING STORM SEWER MANHOLE
- - - EX. 18" SD - - - EXISTING STORM SEWER LINE
- ⊙ PROPOSED STORM SEWER MANHOLE
- - - 18" SD - - - PROPOSED STORM SEWER LINE
- - - EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- - - EASEMENT
- - - PROPOSED SIDEWALK
- NEW CURB

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

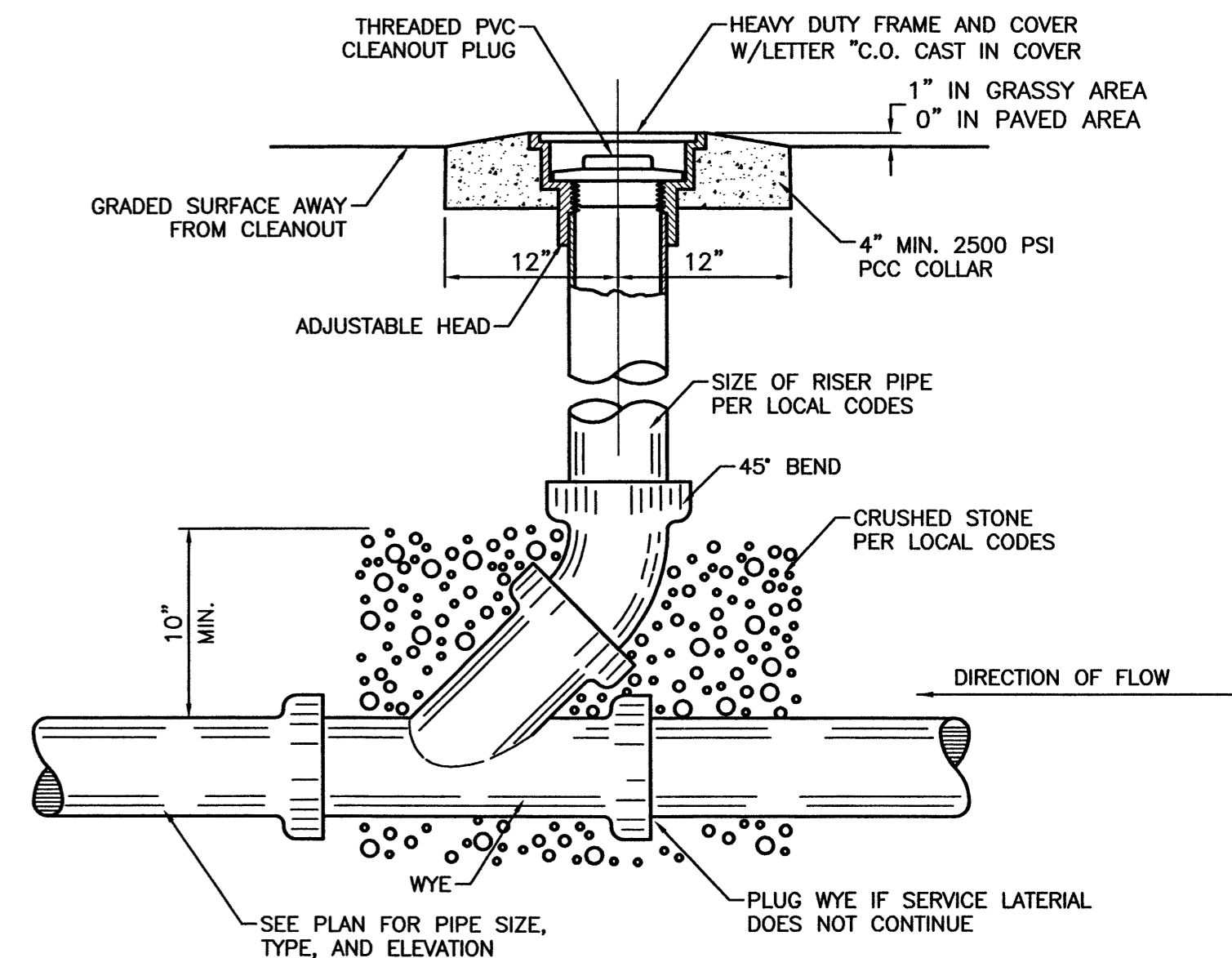
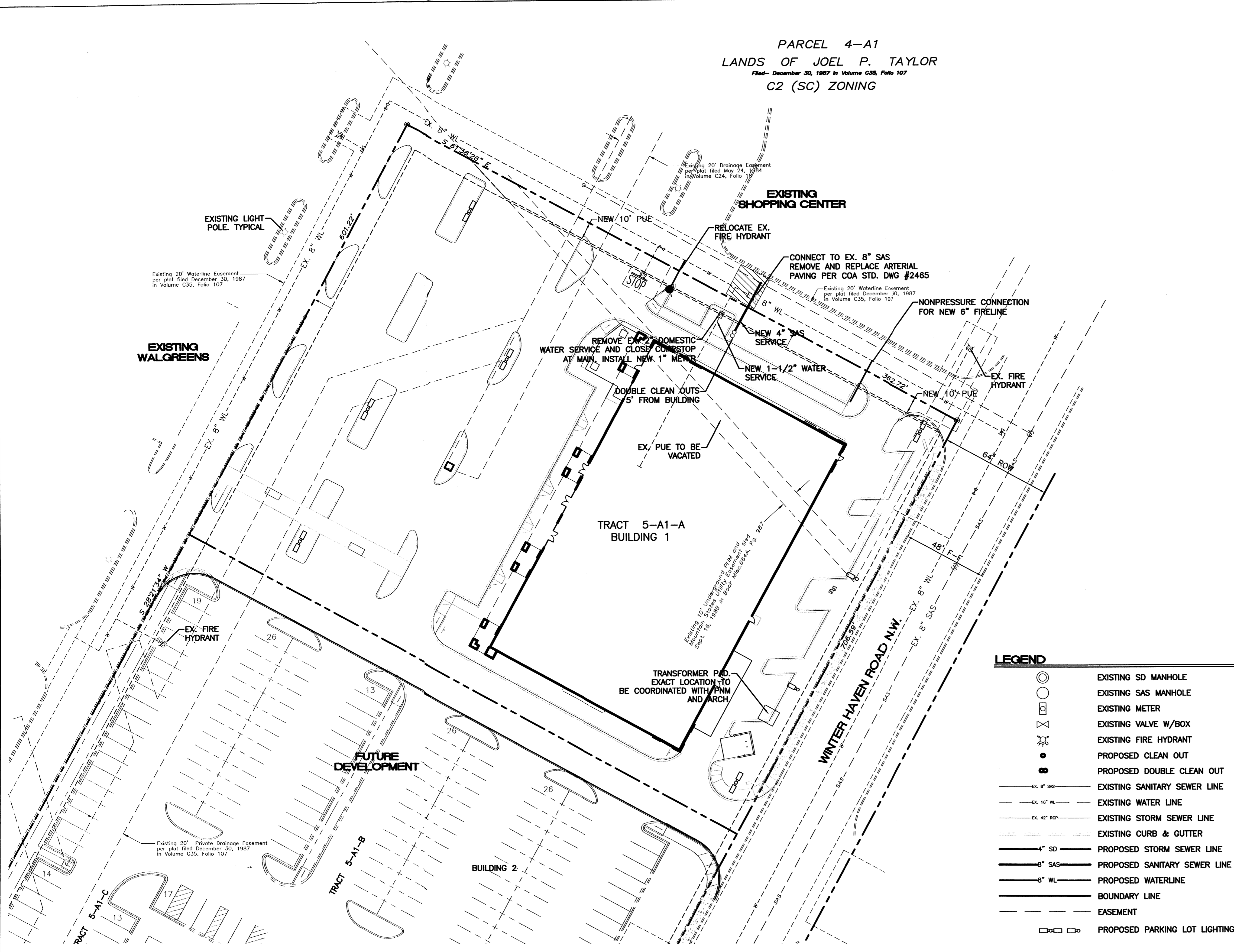
ROUGH GRADING APPROVAL

ENGINEER'S SEAL	MONTANO PLAZA	DRAWN BY BDC
		GRADING AND DRAINAGE PLAN
		TERRA WEST, LLC 8509 JEFFERSON NE 87113 ALBUQUERQUE, NEW MEXICO (505)858-3100
RONALD R. BOHANNAN P.E. #7868		SHEET # C4
		JOB # 220085

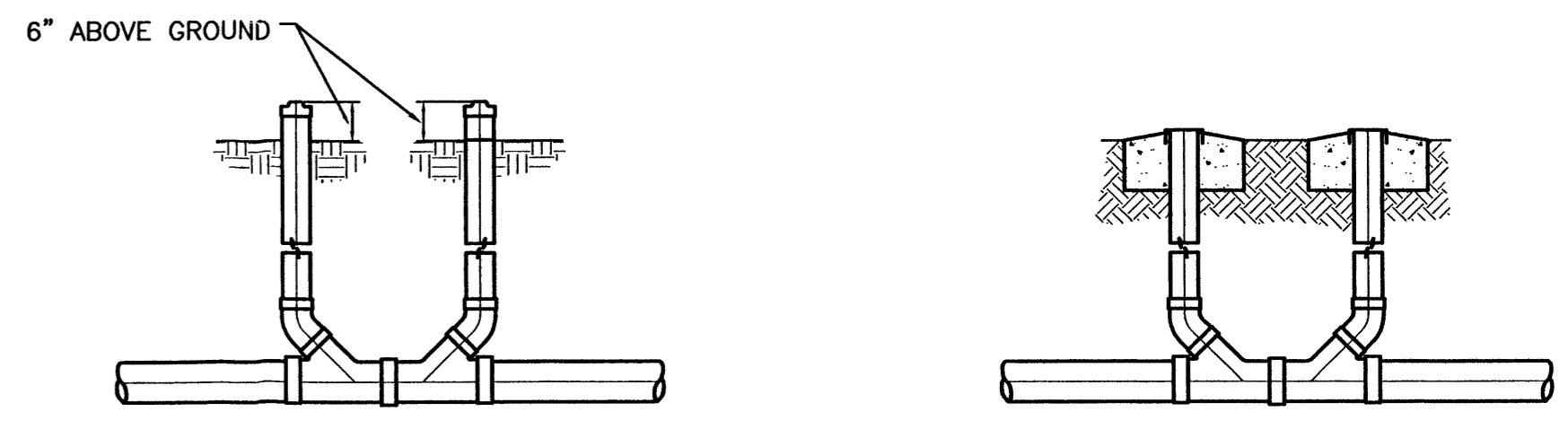
PARCEL 4-A1
LANDS OF JOEL P. TAYLOR
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C2 (SC) ZONING

NOTICE TO CONTRACTORS

1. 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 STANDARD SPECIFICATIONS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. 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.
4. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

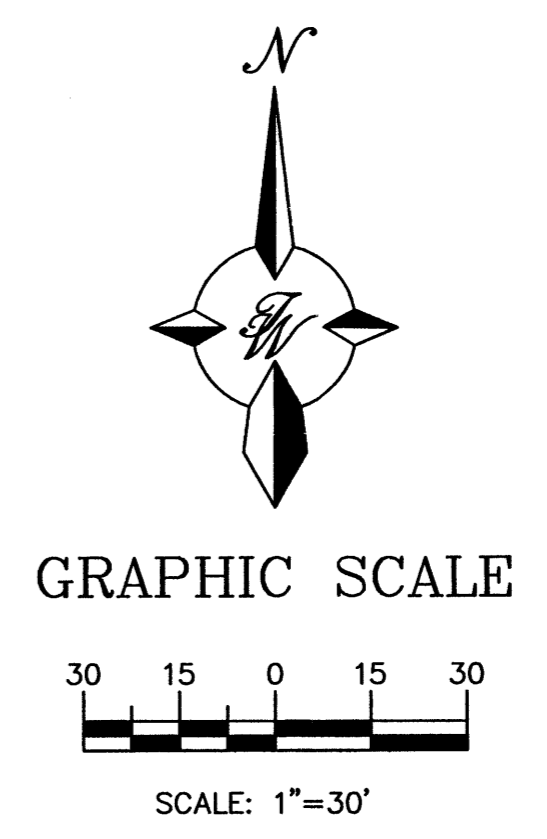
LEGEND

- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING METER
- ⊗ EXISTING VALVE W/BOX
- ⊗ EXISTING FIRE HYDRANT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. 16" WL — EXISTING WATER LINE
- EX. 42" RCP — EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- 4" SD — PROPOSED STORM SEWER LINE
- 8" SAS — PROPOSED SANITARY SEWER LINE
- 8" WL — PROPOSED WATERLINE
- BOUNDARY LINE
- EASEMENT
- □ □ PROPOSED PARKING LOT LIGHTING

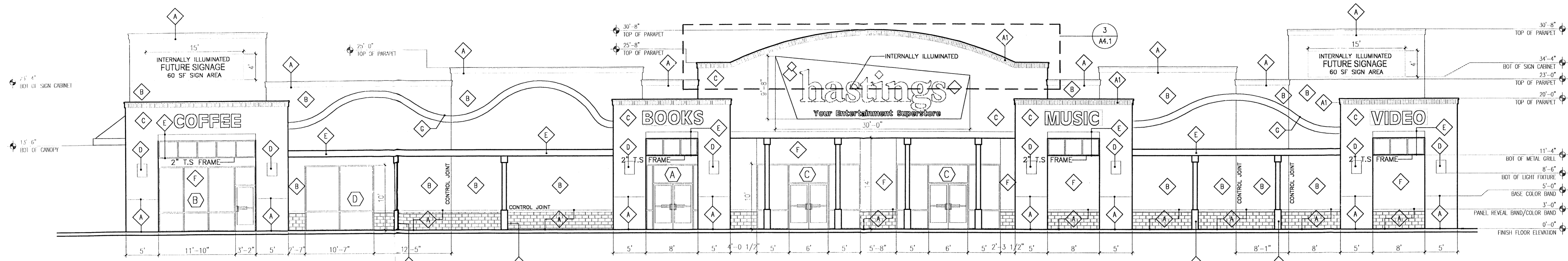
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

GENERAL NOTES:

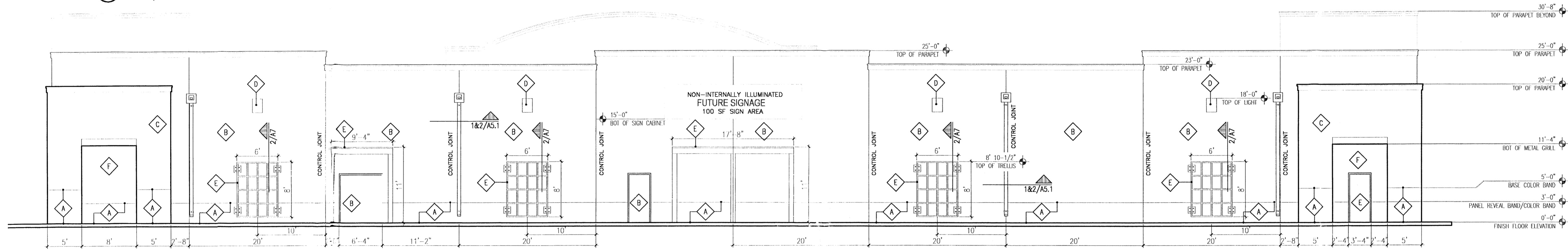
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.



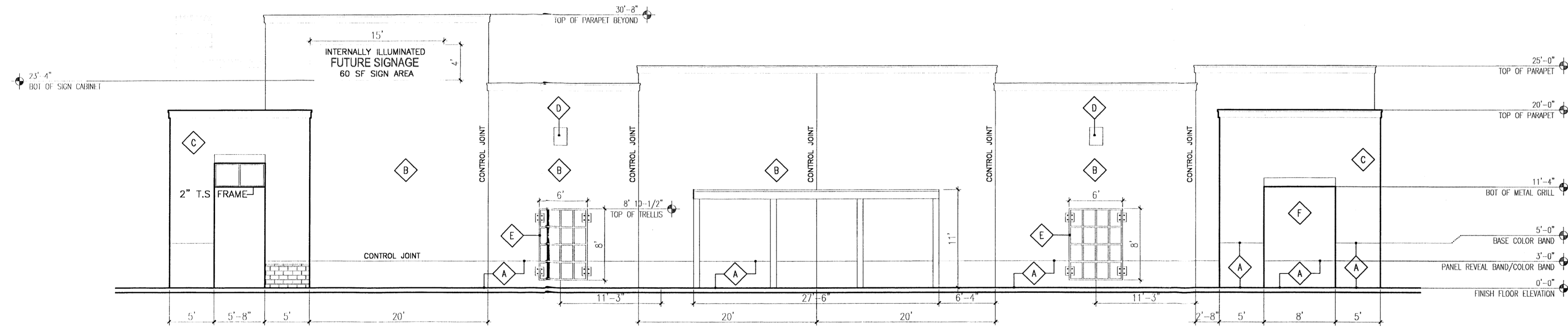
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	MONTANO PLAZA	DRAWN BY BDG
	MASTER UTILITY PLAN	DATE 05/06/03
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2285MU.DWG
		SHEET # C5
		JOB # 220085



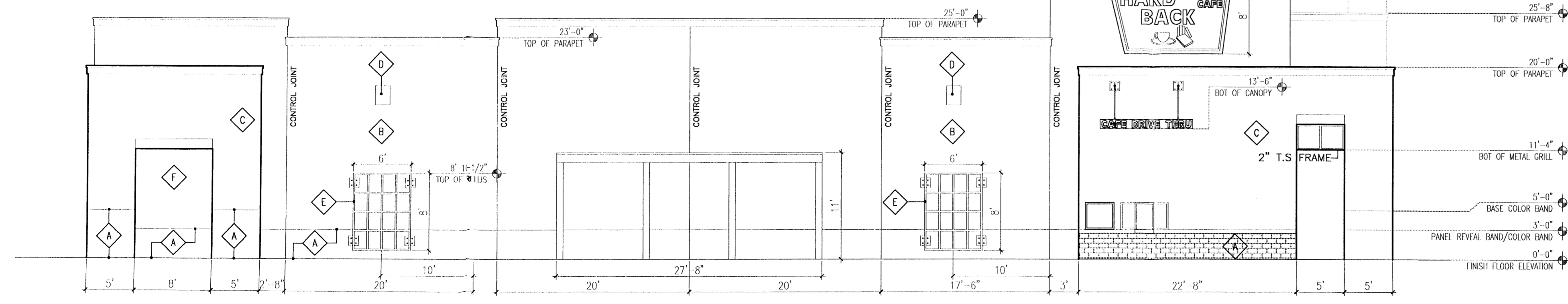
1 WEST ELEV.
Scale: 1/8"=1'-0"



2 EAST ELEV.
Scale: 1/8"=1'-0"

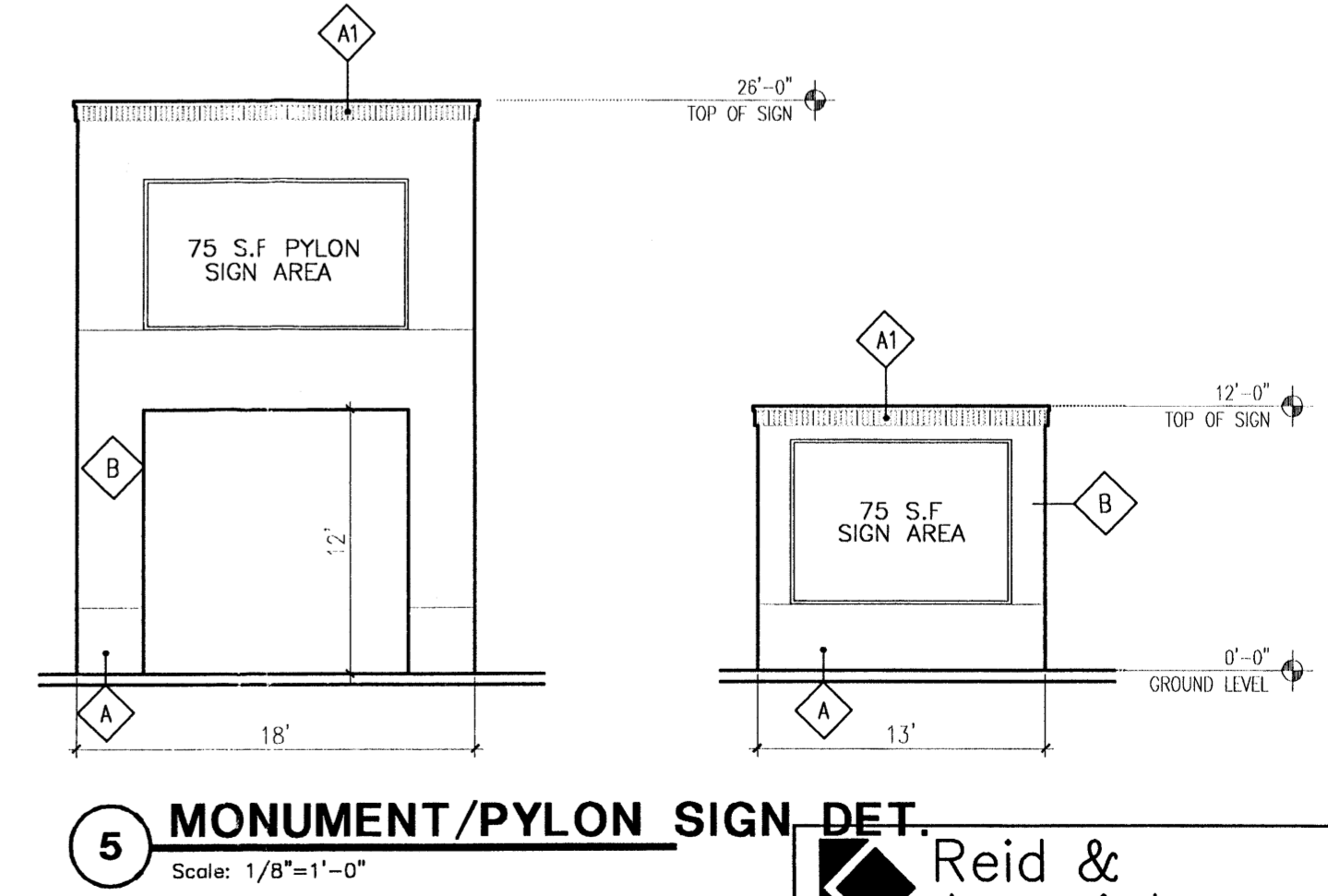


3 SOUTH ELEV.
Scale: 1/8"=1'-0"



4 NORTH ELEV.
Scale: 1/8"=1'-0"

Keyed Color / Material Schedule		
A	STUCCO BASE/BAND /CORNICE/ CMU SPLIT FACE BASE	ALLSPICE SW 2725
A1	CORNICE(BRICK)	COLOR TO MATCH ALLSPICE SW 2725
B	STUCCO	BASKET BEIGE SW6143
C	STUCCO	WOOL SKEIN SW6148
D	LIGHTING/WIN. MULLION DOWNSPOUTS	BRONZE ANODIZED FINISH
E	PORTAL BEAMS/COLUMNS DOORS	PURE WHITE SW 7005
F	STUCCO	PACER WHITE SW 6098
G	ILLUMINATED LIGHT STRIP BY TENANT SIGN CONTRACTOR	RED DOOR 2910



5 MONUMENT/PYLON SIGN DET.
Scale: 1/8"=1'-0"

Reid & Associates Inc.
Design Builders
8300 Riverside Plaza Lane
Suite 220
Albuquerque, NM 87120
(505) 891-2528

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

HASTINGS
COOPS AND MONTANO
ALBUQUERQUE, NEW MEXICO

PROJECT TITLE
HASTINGS
COOPS AND MONTANO
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
Stephen Durbin

JOB NO.
0255

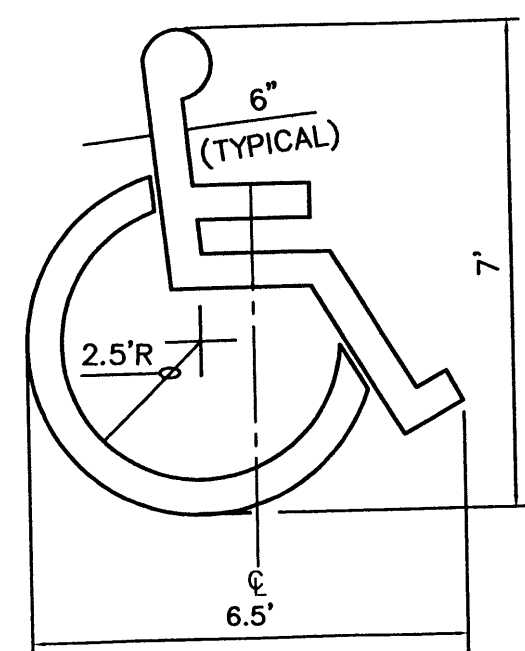
DRAWN BY
SD

SHEET TITLE
ELEVATIONS

DATE:
3/25/03

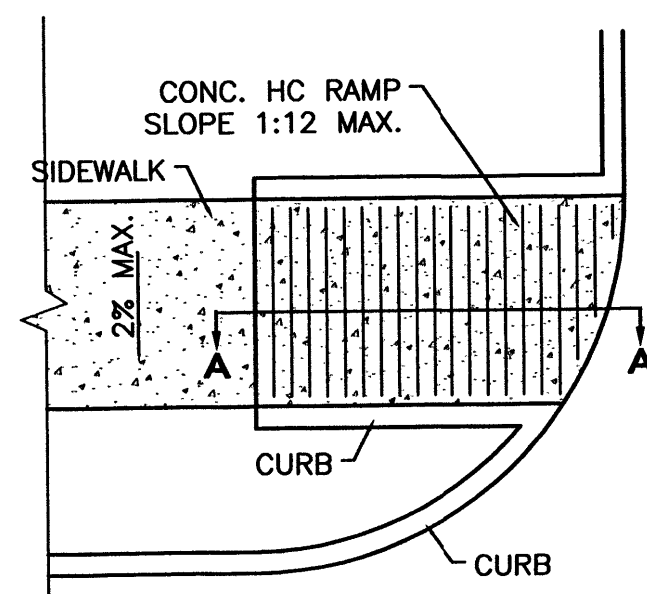
SCALE:
1/8"=1'-0"

sheet
A3



ACCESSIBLE PARKING SYMBOL

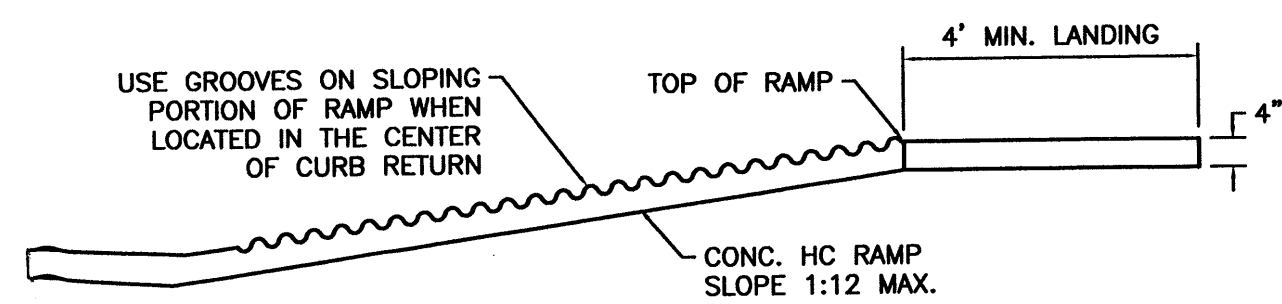
SCALE: NTS
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



PLAN

NOTES:

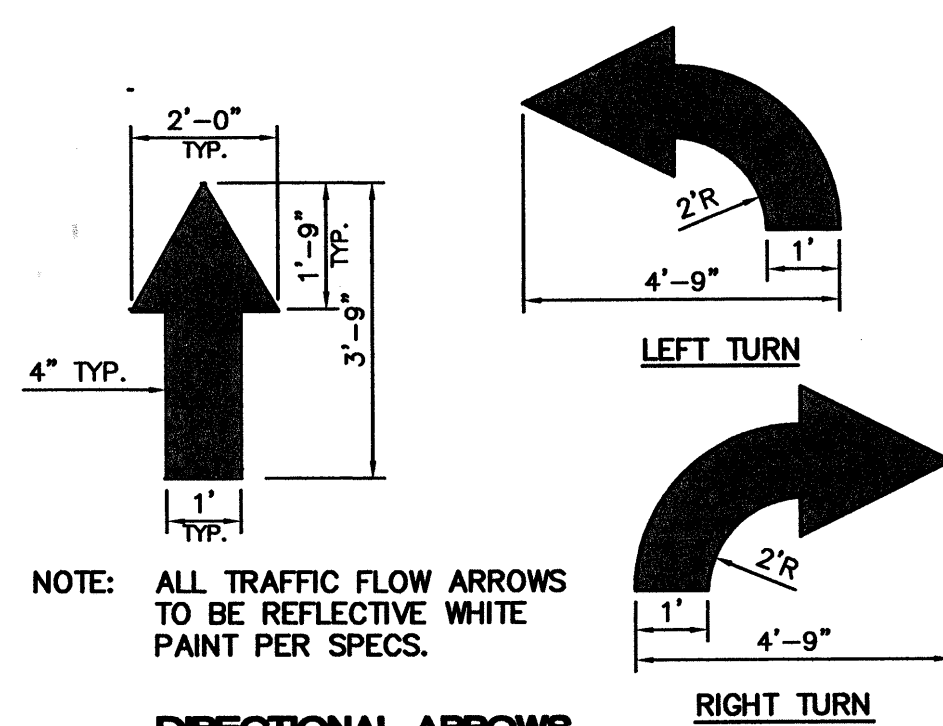
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE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

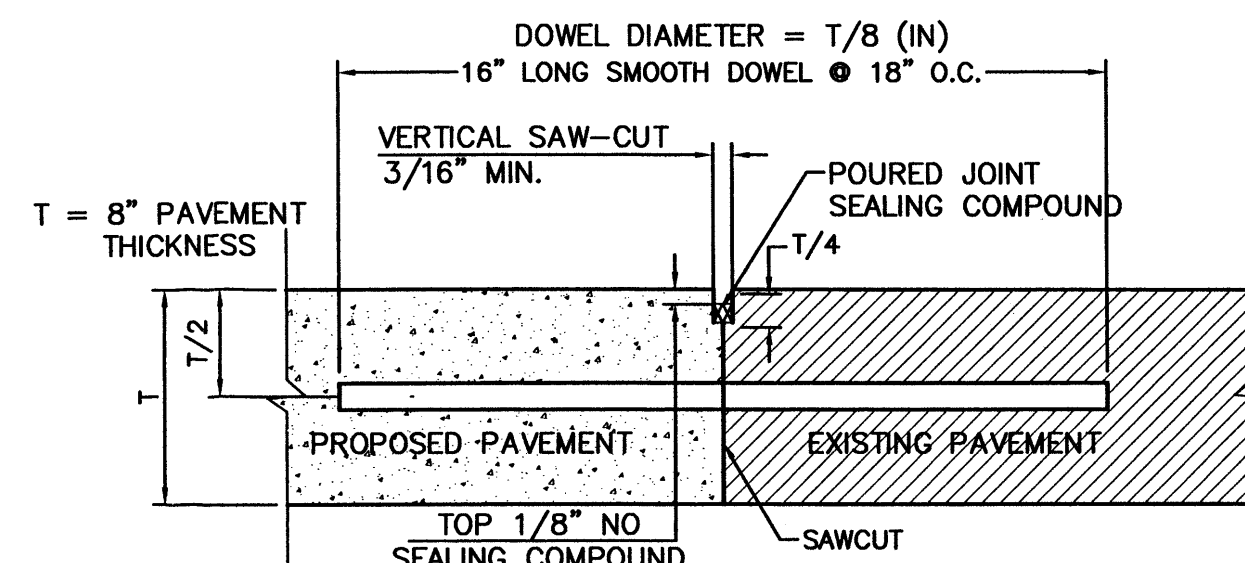
SCALE: NTS



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

DIRECTIONAL ARROWS

NTS



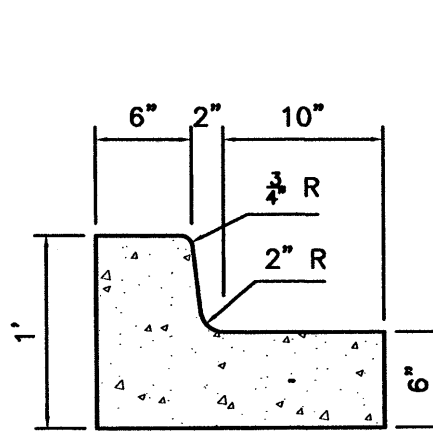
NOTE:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

BUTT JOINT

CONCRETE JOINT DETAILS

NTS



6 IN. CURB AND GUTTER

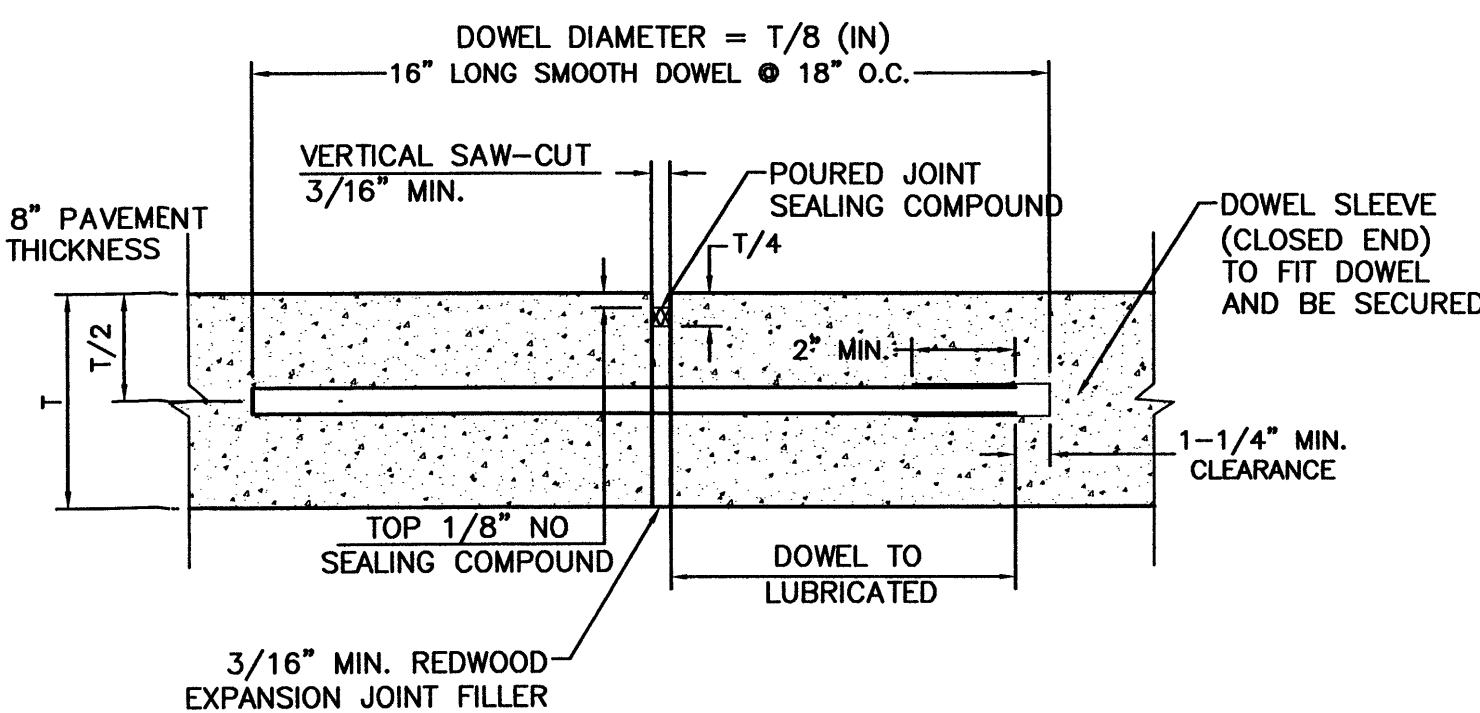
SCALE: 1"-1'

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.

6" HEADER CURB DETAIL

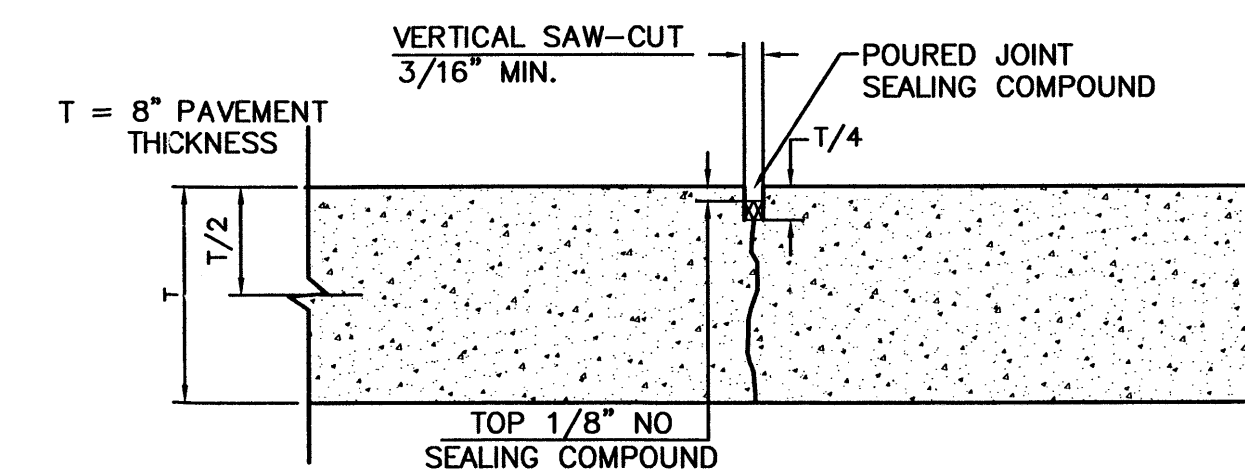
1"-1'



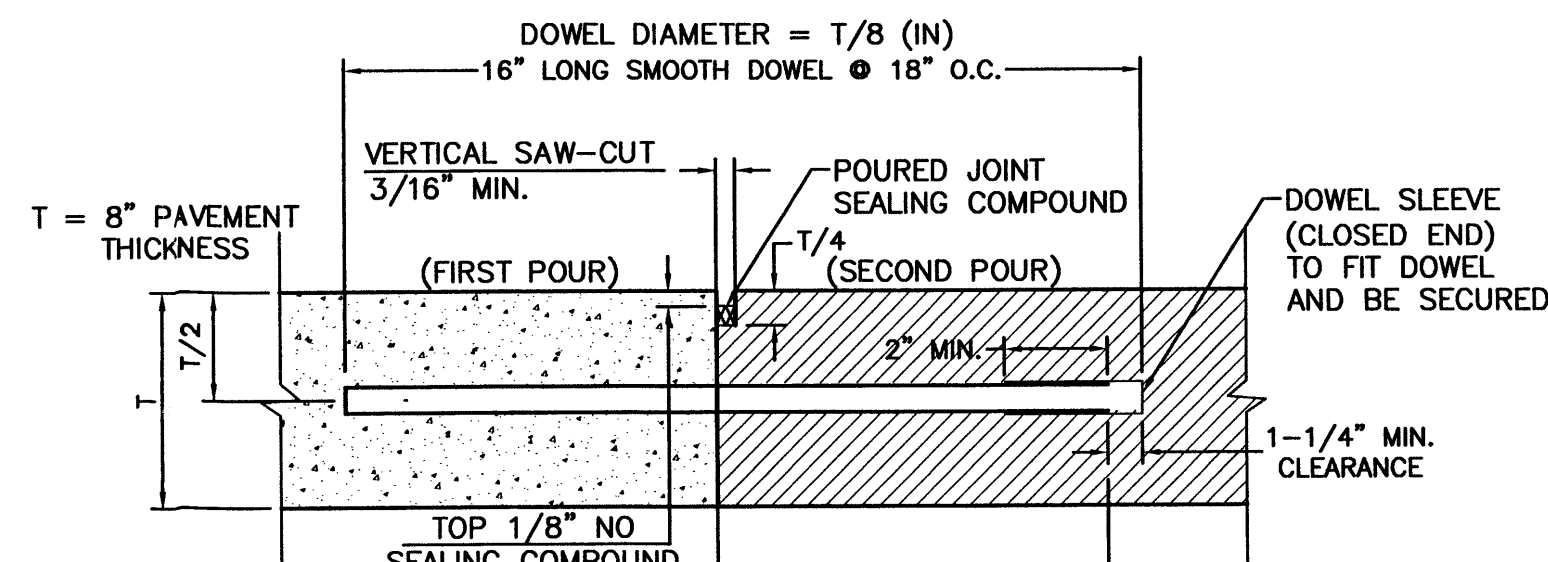
NOTE:

1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT



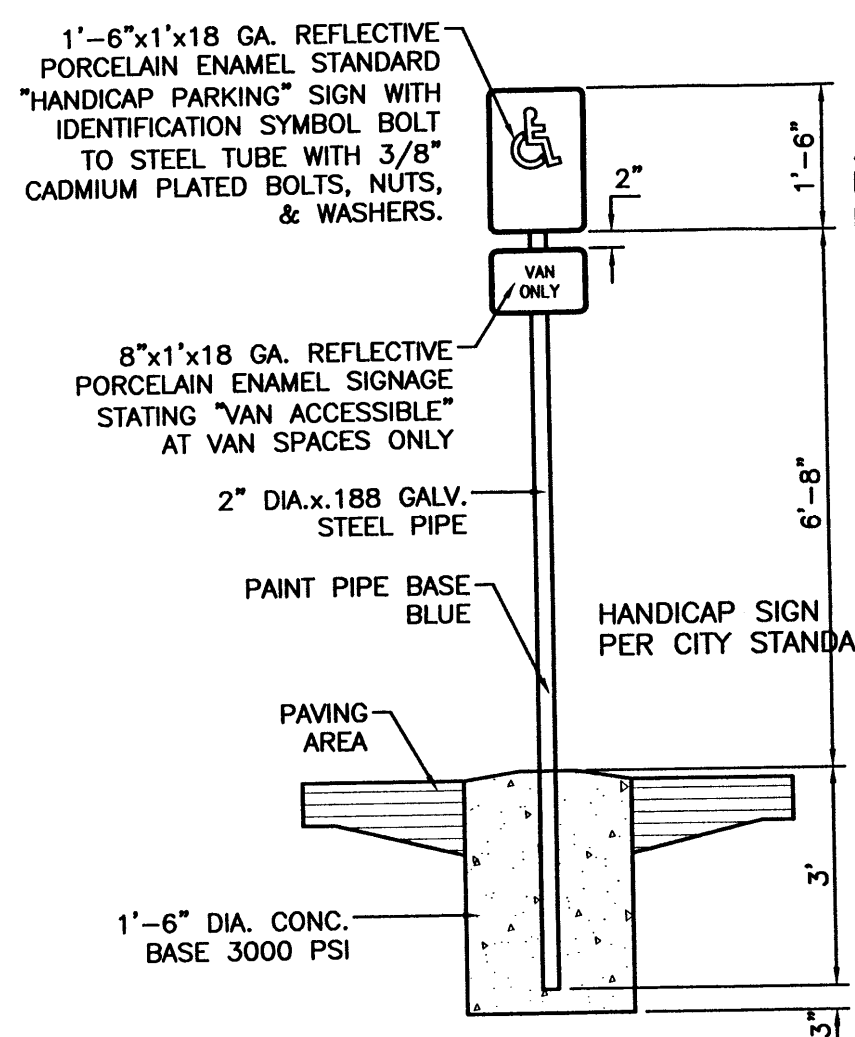
CONTRACTION JOINT



NOTE:

1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

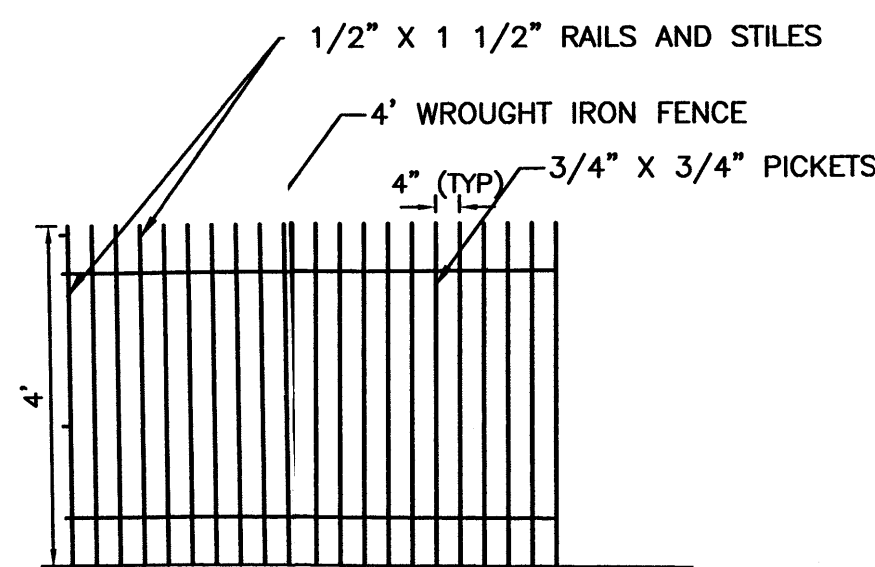
CONSTRUCTION JOINT



HANDICAP SIGN

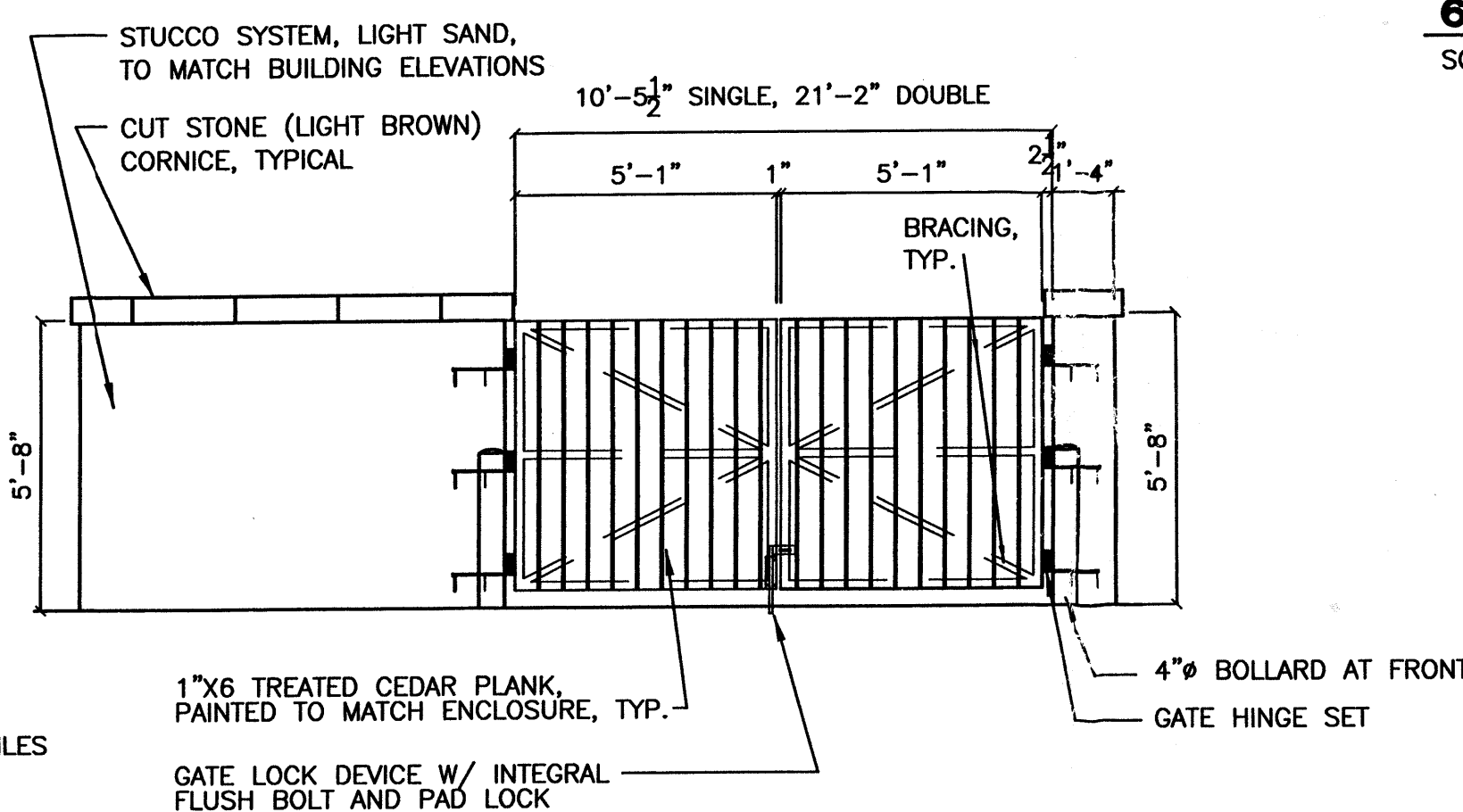
SCALE: 1/2"=1'

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.



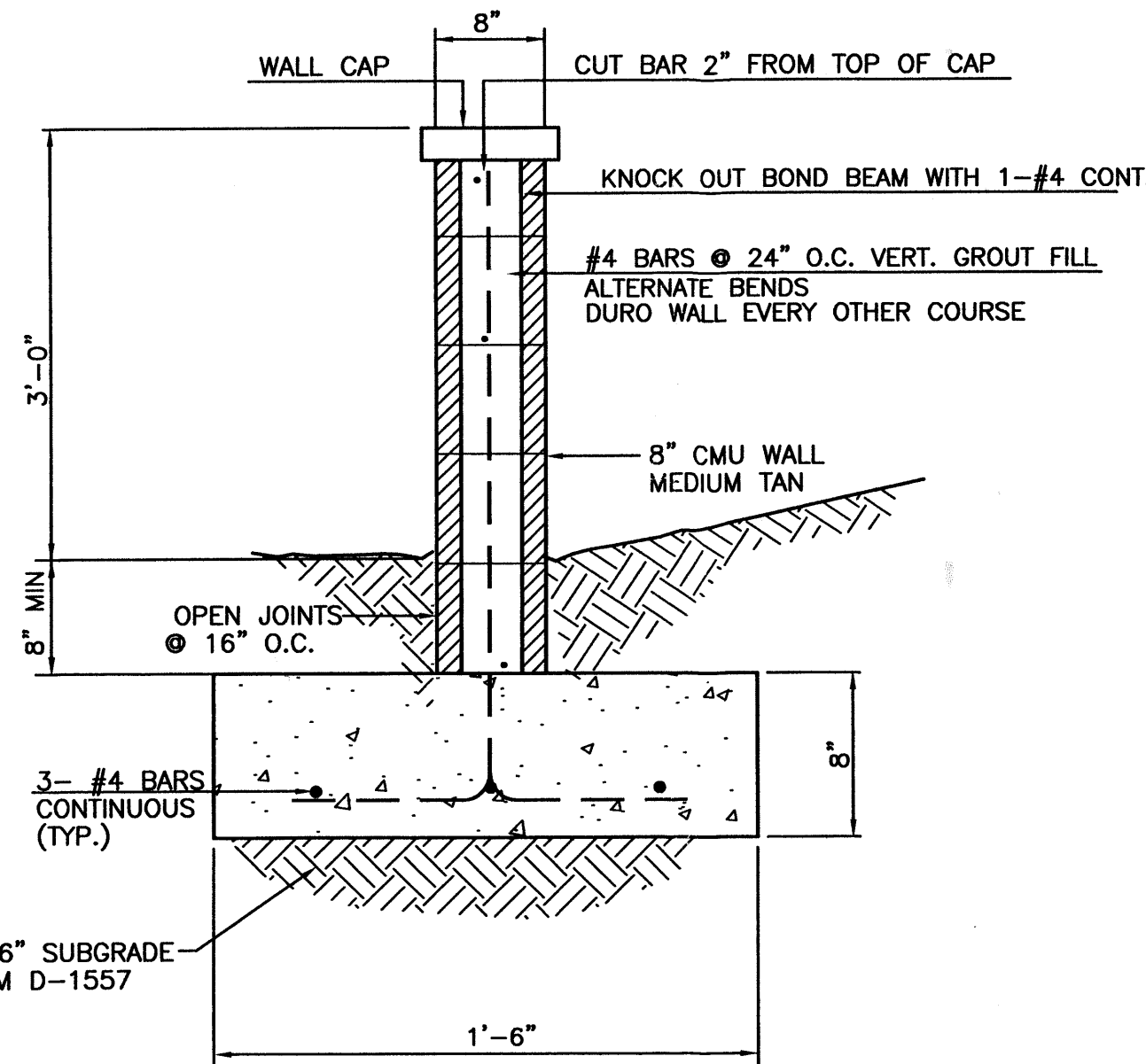
WROUGHT IRN FENCE DETAIL

NTS



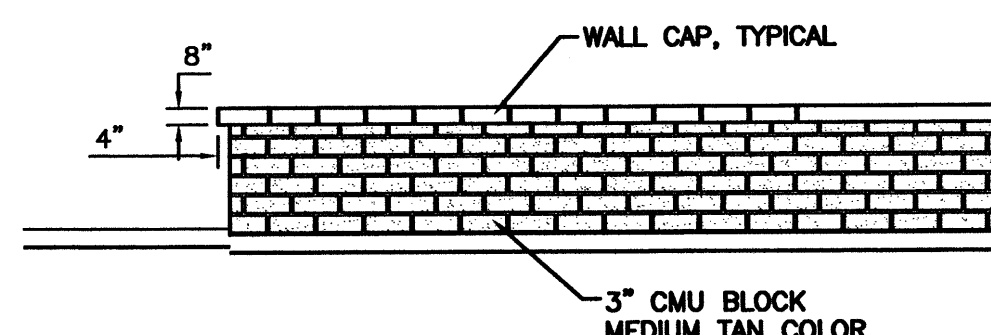
REFUSE ENCLOSURE ELEVATION

SCALE: 1"=10'



3' SCREEN WALL SECTION

NTS

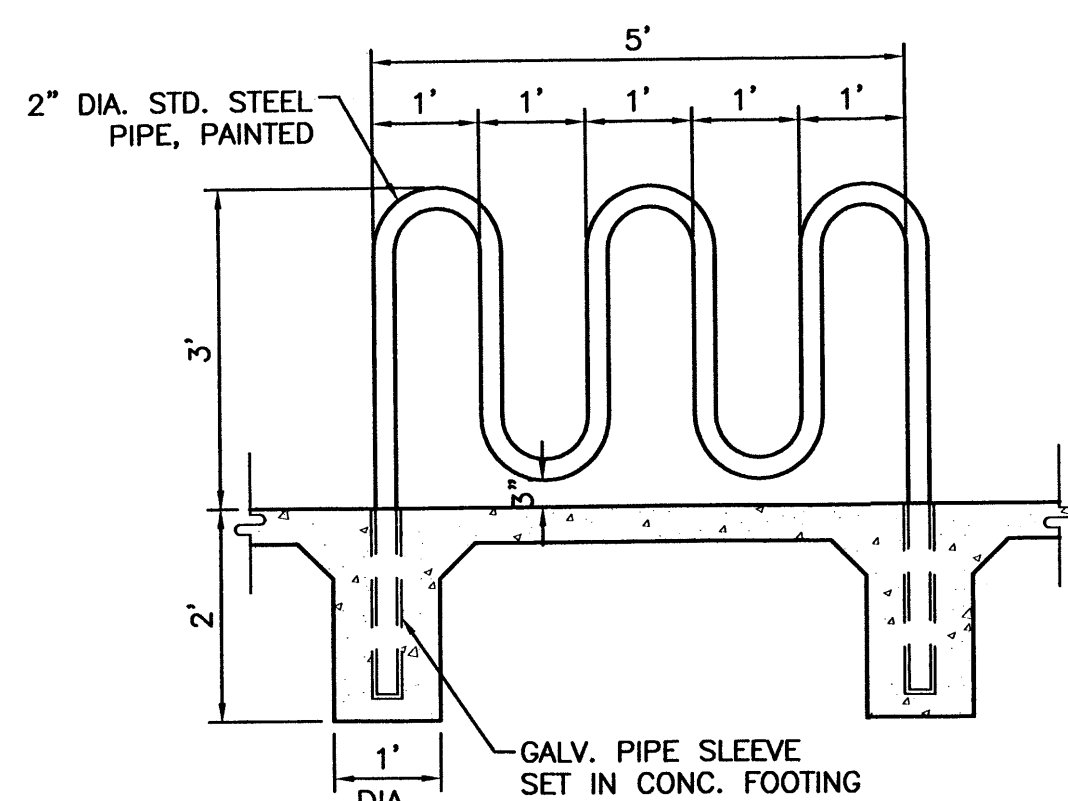


SCREEN WALL DETAIL (TYP.)

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'.



BIKE RACK DETAIL

SCALE: 1/2"=1'

ENGINEER'S SEAL 	MONTANO PLAZA	DRAWN BY
	DETAILS	DATE 11/19/02
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		DETAILS.DWG
		SHEET # C7
RONALD R. BOHANNAN P.E. #7868		JOB # 220093