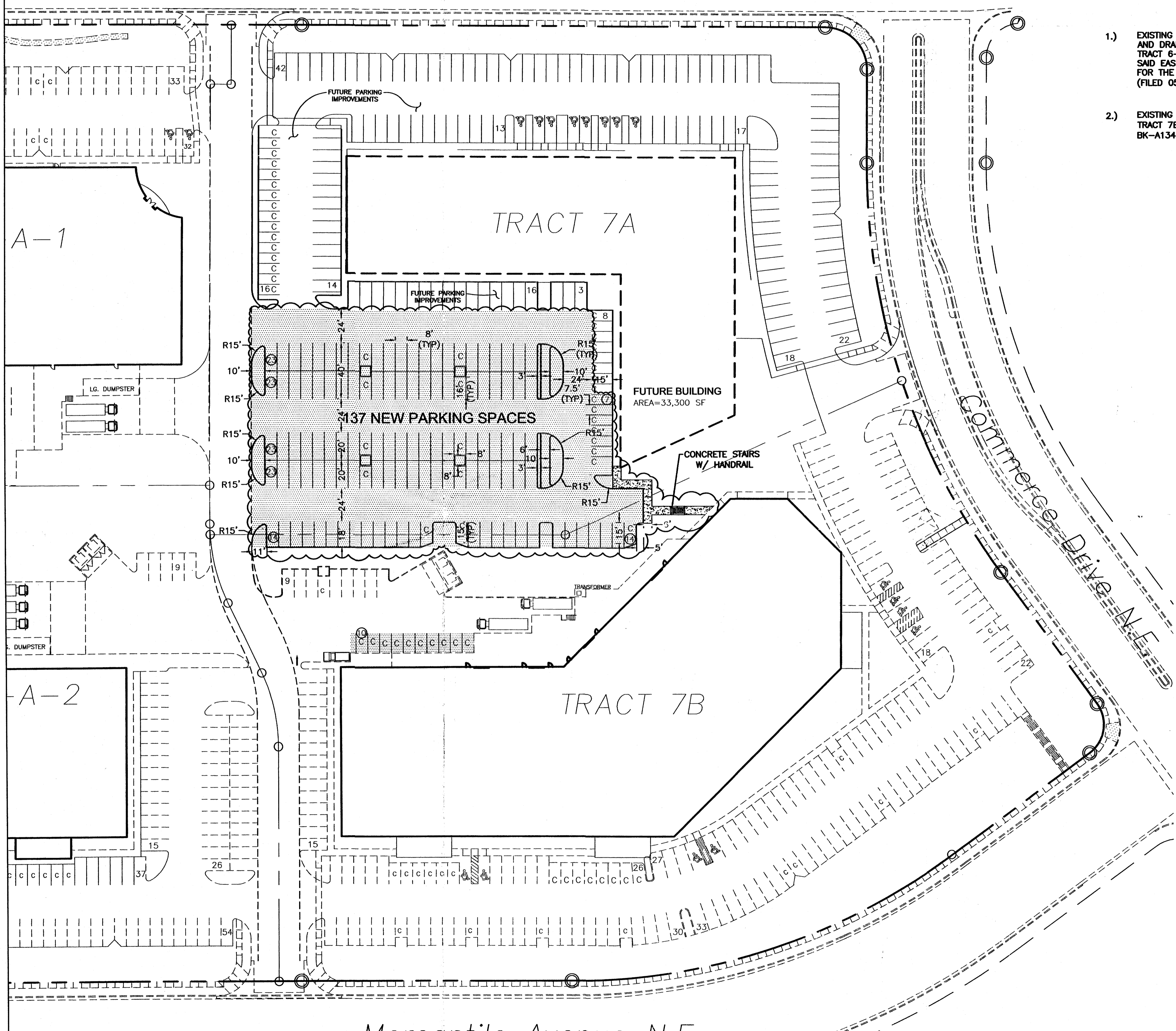
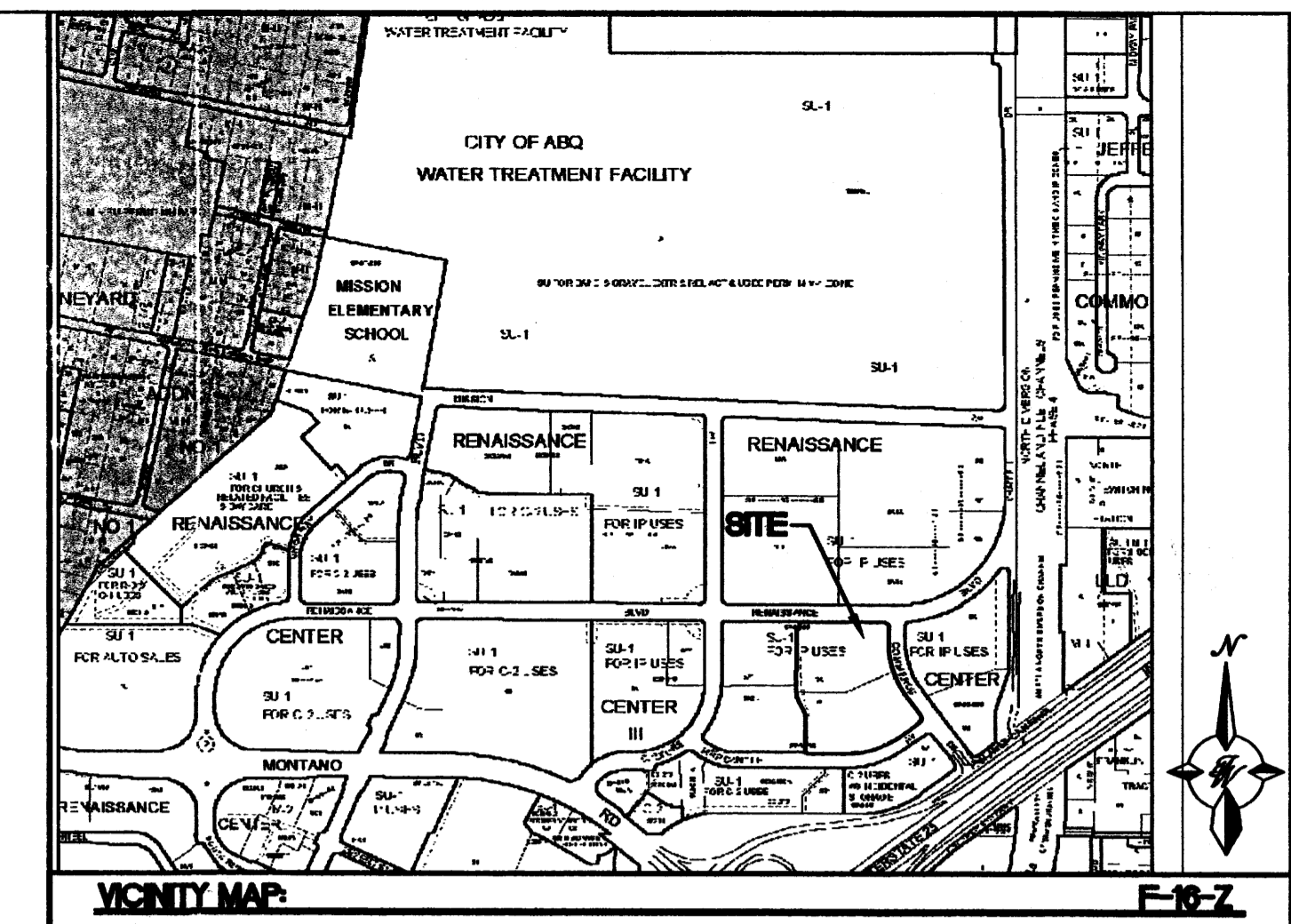


Renaissance Boulevard N.E.



- EXISTING RECIPROCAL PARKING, INGRESS, EGRESS, ACCESS, UTILITY AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACT 6-A-1, 6-A-2, 7-A AND 7-B OF RENAISSANCE CENTER. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. (FILED 05/15/98, BK-98C, PG-135)
- EXISTING PARKING EASEMENT OVER TRACT 7A FOR BENEFIT OF TRACT 7B PER DOC. # 2007041542, RECORDED 3/19/2007 BK-A134, PG-1458)



LEGAL DESCRIPTION:
TRACT 7A AND 7B OF NORTH RENAISSANCE CENTER

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING CURB & GUTTER
	FUTURE BUILDING
	EXISTING BOUNDARY LINE
	PROPOSED SHARED PARKING

CASE NUMBER : DRB 98 -17

TRACT 7A (APPROVED)

PROPOSED USAGE:	50% RETAIL & OFFICE/50% WAREHOUSE
LOT AREA:	161,913.23 SF (3.717 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	44,000 SF
PARKING/DRIVEWAY:	68,014 SF ±
LANDSCAPE AREA:	45,056 SF ±
LANDSCAPING REQUIRED:	16,961 SF ±
PARKING PROVIDED:	174 SPACES (26 COMPACT SPACES)
PARKING REQUIRED:	121 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES 1 SPACES VAN ACCESSIBLE

TRACT 7B (EXISTING)

PROPOSED USAGE:	50% RETAIL & OFFICE/50% WAREHOUSE
LOT AREA:	180,758.23 SF (4.150 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	53,200 SF
PARKING/DRIVEWAY:	69,508 SF ±
LANDSCAPE AREA:	56,714 SF ±
LANDSCAPING REQUIRED:	18,933 SF ±
PARKING PROVIDED:	179 SPACES (25 COMPACT SPACES)
PARKING REQUIRED:	146 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES 1 SPACES VAN ACCESSIBLE

TRACT 7A (FUTURE)

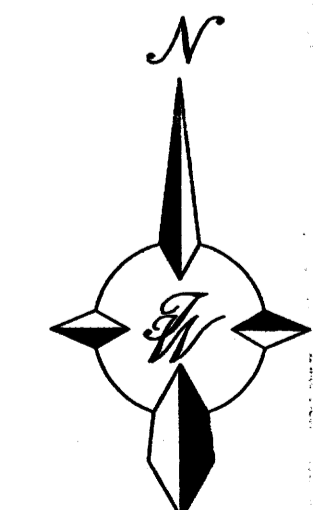
PROPOSED USAGE:	50% RETAIL & OFFICE/50% WAREHOUSE
LOT AREA:	161,913.23 SF (3.717 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	33,300 SF
PARKING/DRIVEWAY:	97,136 SF ±
LANDSCAPE AREA:	20346 SF ±
LANDSCAPING REQUIRED:	19292 SF ±
PARKING PROVIDED:	256 SPACES (24 COMPACT SPACES)
PARKING REQUIRED:	91 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	4 SPACES 1 SPACES VAN ACCESSIBLE

TRACT 7B (PROPOSED)

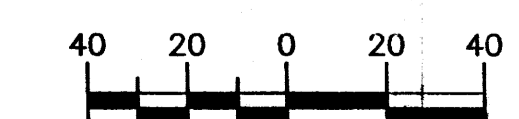
PROPOSED USAGE:	85% RETAIL & 15% WAREHOUSE
LOT AREA:	180,758.23 SF (4.150 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	53,200 SF
PARKING/DRIVEWAY:	69,508 SF ±
LANDSCAPE AREA:	56,714 SF ±
LANDSCAPING REQUIRED:	18,933 SF ±
PARKING PROVIDED:	317 SPACES (53 COMPACT SPACES)
PARKING REQUIRED:	230 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES 1 SPACES VAN ACCESSIBLE

GRADING AND DRAINAGE DETAILS

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 100-3145
APPLICATION NO. 27-AR-00-331
EXISTING PARKING SPACES
APPROVED
4/1/07



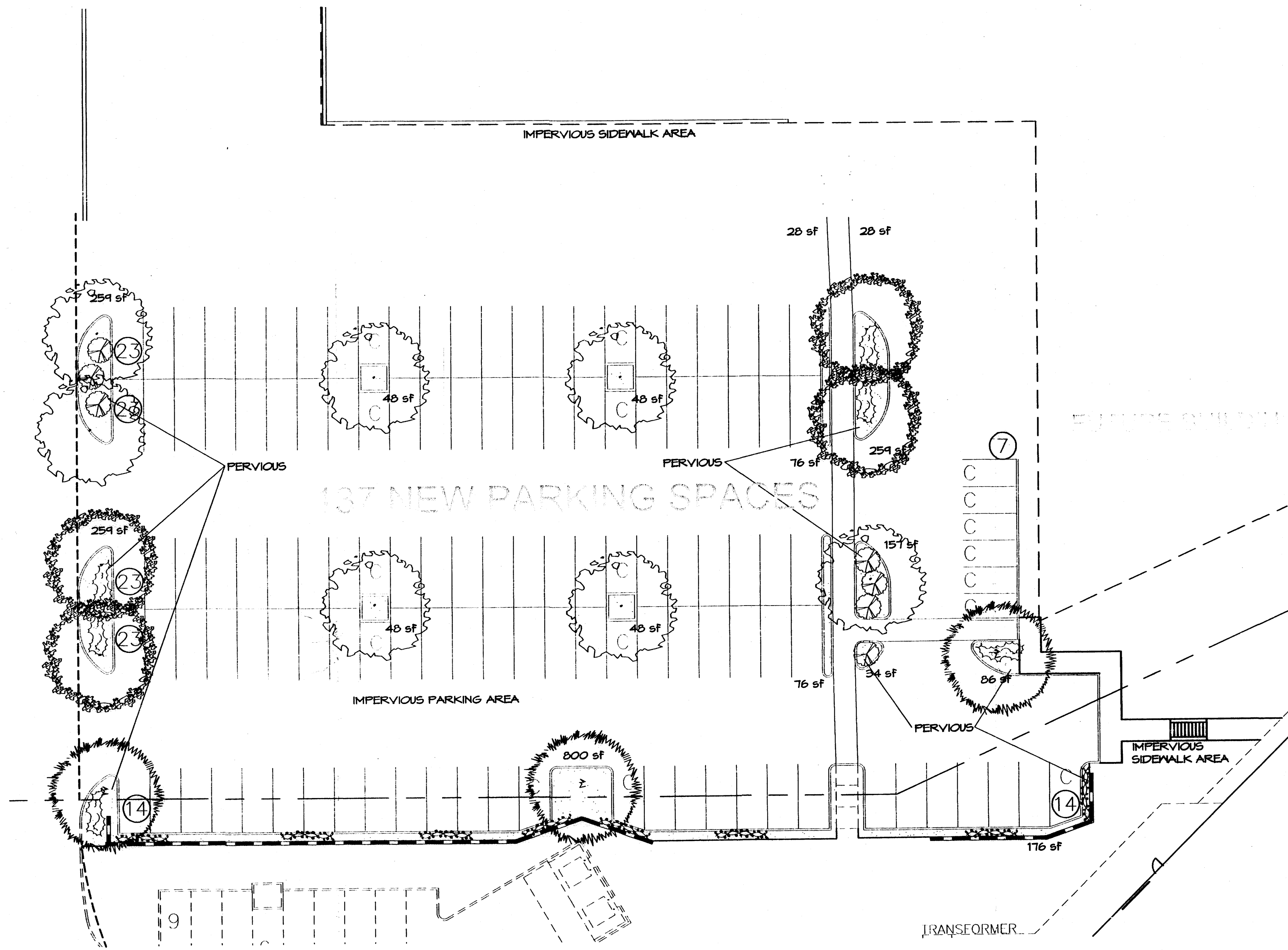
GRAPHIC SCALE



SCALE: 1"=40'

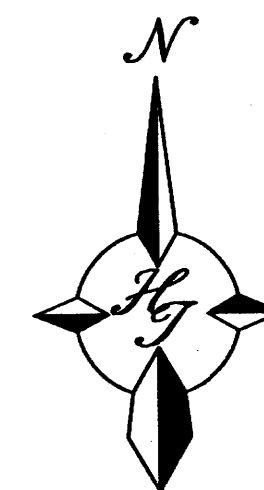
 RONALD R. BOHANNAN P.E. #7868	TRACTS 7A, 7B RENAISSANCE CENTER ADMINISTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT	DRAWN BY LPS DATE 3-20-07 2709-WALL P&P
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # 1 JOB # 27009

PROJECT 100-3145

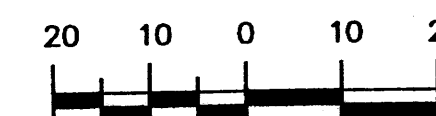


PLANT LEGEND

- CHINESE PISTACHE (M) 7
Pistacia chinensis
2" Cal.
- COMMON HACKBERRY (M) 4
Celtis occidentalis
2" Cal.
- SHUMARD OAK (M) 3
Quercus shumardii
2" Cal.
- HONEYSUCKLE (M) 7
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- WINTER JASMINE (L+) 6
Jasminum nudiflorum
1 Gal. 144sf
- TRUMPET VINE (M) 8
Campsis radicans
1 Gal. Unstaked-Groundcover
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- NATURAL EDGE



GRAPHIC SCALE



SCALE: 1"=20'



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

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	NORTH RENAISSANCE FOR BUILDING 7A, 7B	DRAWN BY ADF
	LANDSCAPE PLAN	DATE 3-7-07
		2709-GRB
		SHEET #
		L1
		JOB # 27009

LANDSCAPE CALCULATIONS

TOTAL BED PROVIDED	2430	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	1823	square feet
TOTAL GROUND COVER PROVIDED	1812 (71%)	square feet
TOTAL LANDSCAPE PROVIDED	2430	square feet

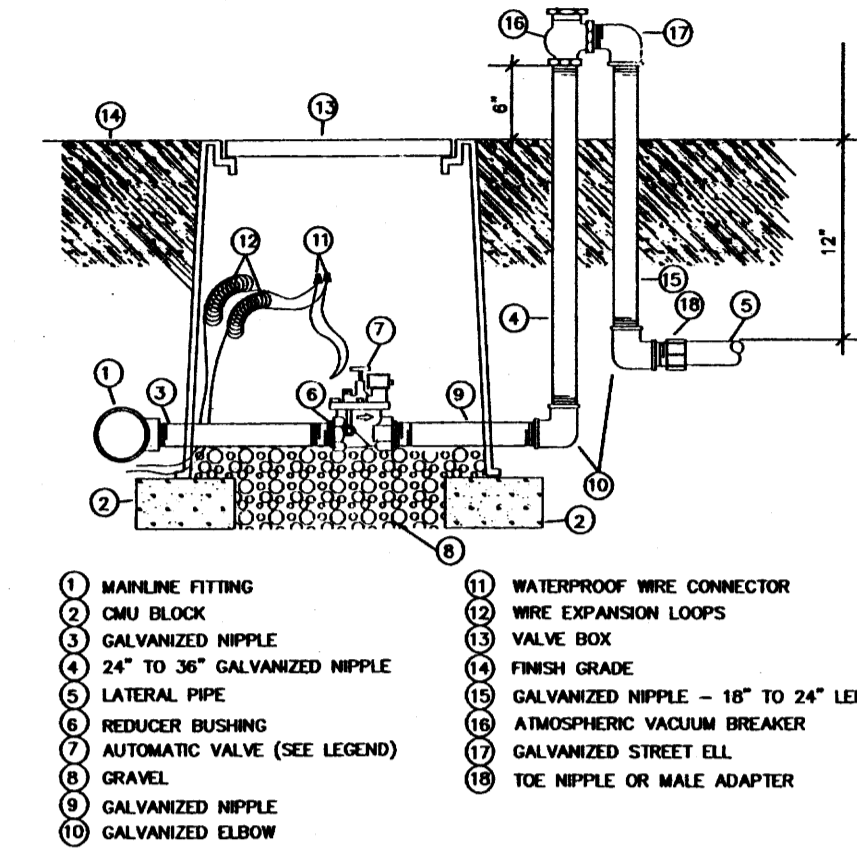
PARKING LOT TREE REQUIREMENTS

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

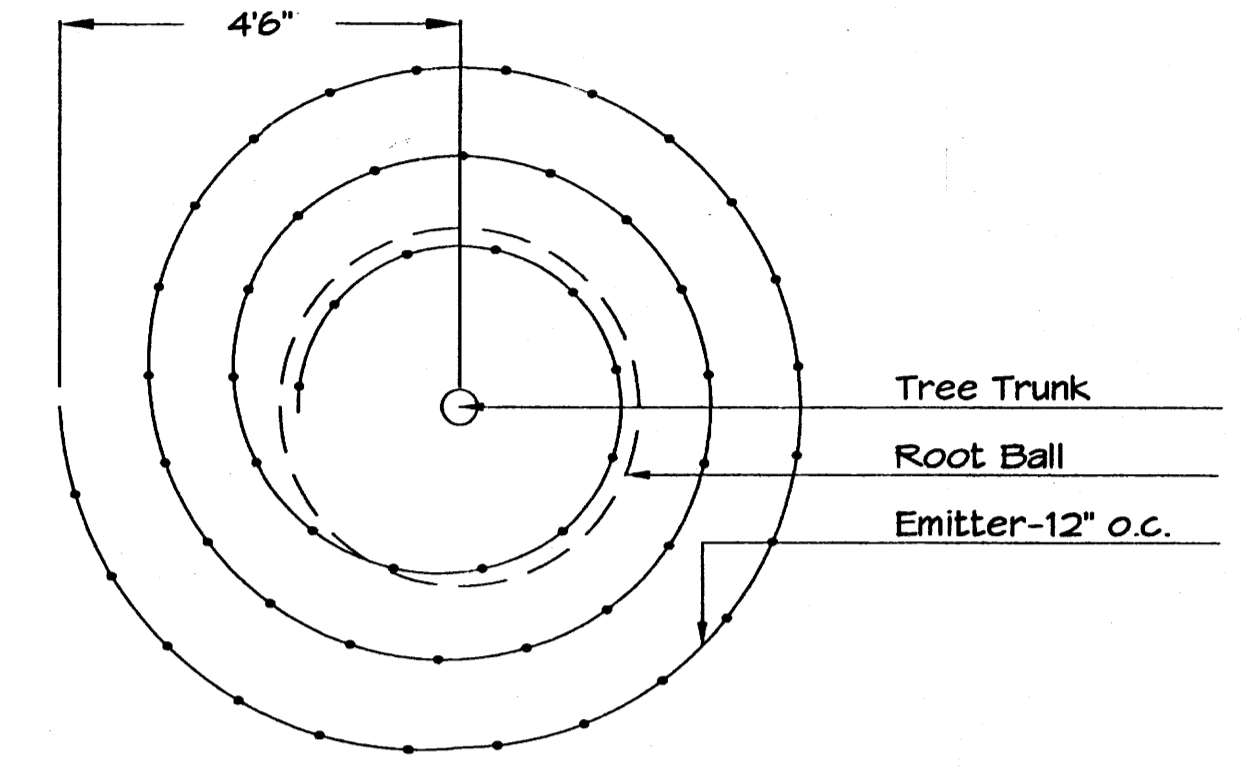
1 Shade tree per 10 spaces
Required # 14 Provided # 14

NOTE TO CLIENT:

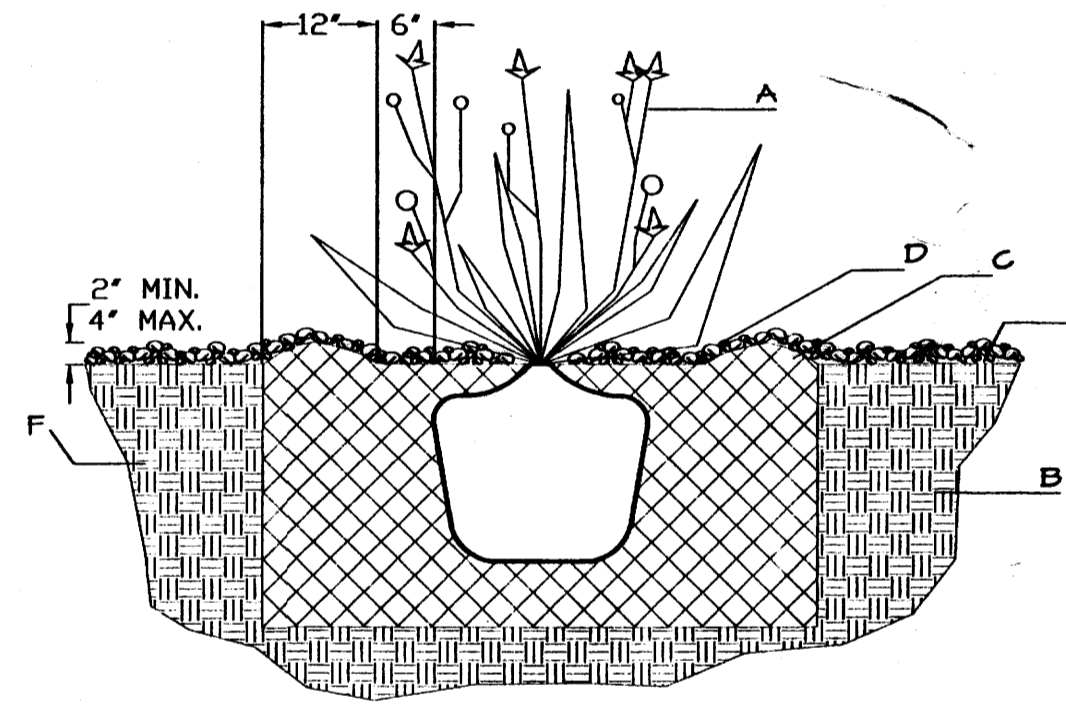
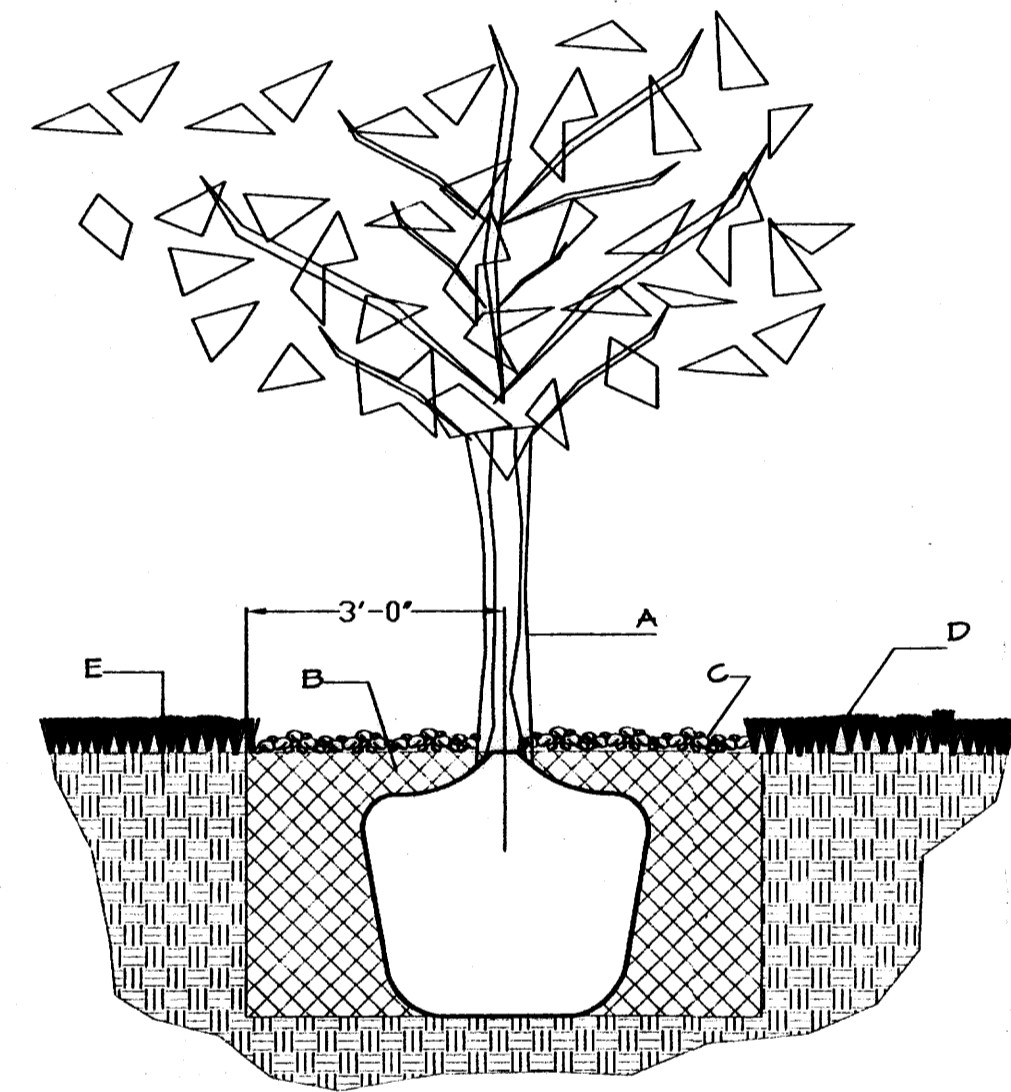
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" 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.



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



Netafim Spiral Detail



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 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.

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. 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.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

GENERAL NOTES:

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

SHRUB PLANTING DETAIL NTS

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

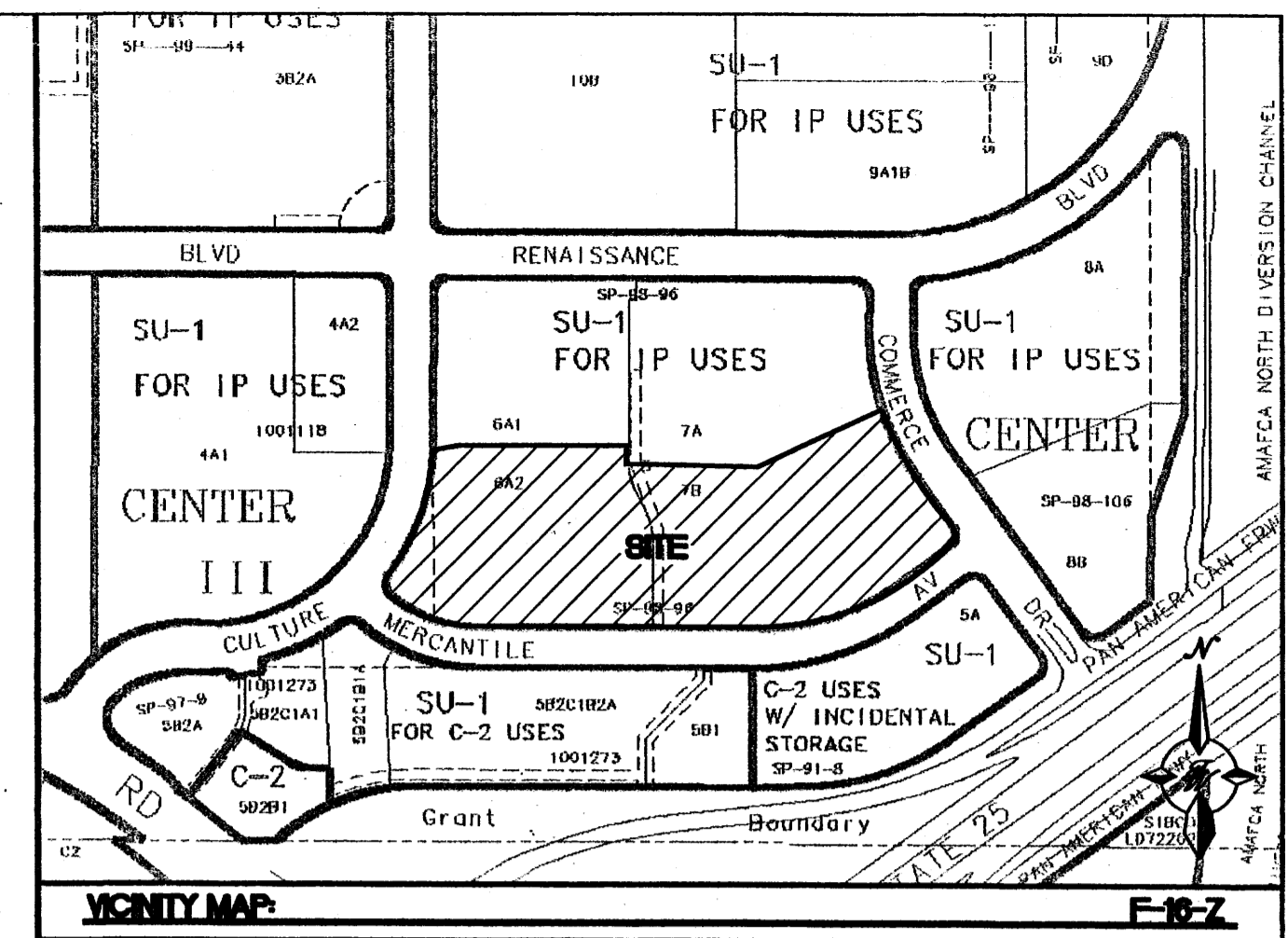
TREE PLANTING DETAIL NTS



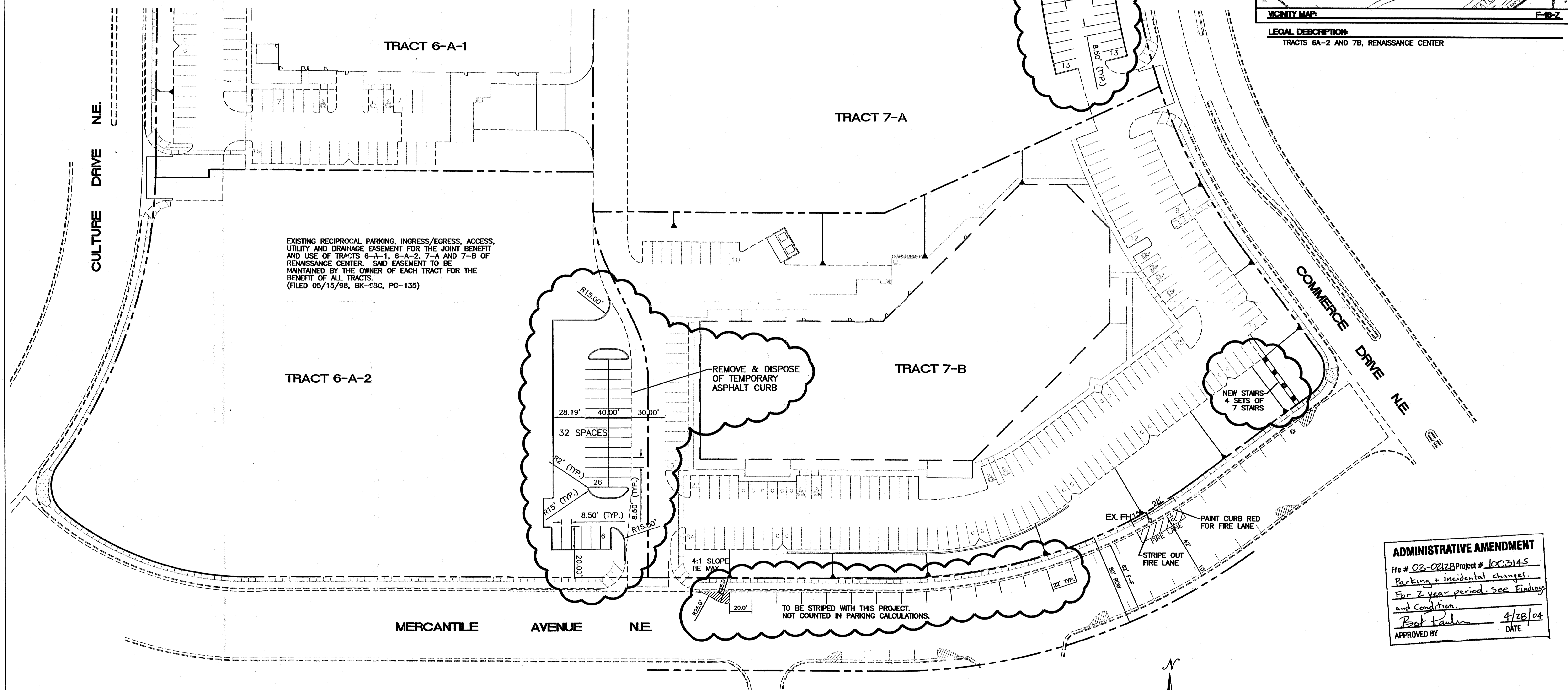
LANDSCAPE ARCHITECTS & CONTRACTORS
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cm@hilltoplandscaping.com

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	NORTH RENAISSANCE FOR BUILDING 7A, 7B	DRAWN BY ADF
	DETAILS AND NOTES	DATE 3-7-07
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2709-GRB
		SHEET #
		L2
		JOB # 27009



VICINITY MAP
LEGAL DESCRIPTION
 TRACTS 6A-2 AND 7B, RENAISSANCE CENTER



EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 6-A-1, 6-A-2, 7-A AND 7-B OF RENAISSANCE CENTER. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. (FILED 05/15/98, BK-59C, PG-135)

REMOVE & DISPOSE OF TEMPORARY ASPHALT CURB

NEW STAIRS
 4 SETS OF 7 STAIRS

TO BE STRIPED WITH THIS PROJECT. NOT COUNTED IN PARKING CALCULATIONS.

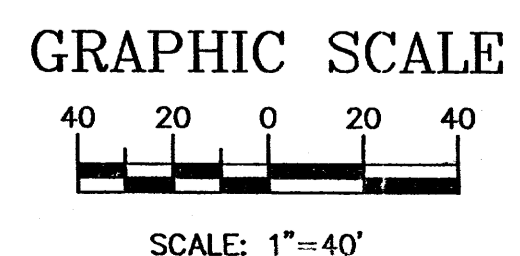
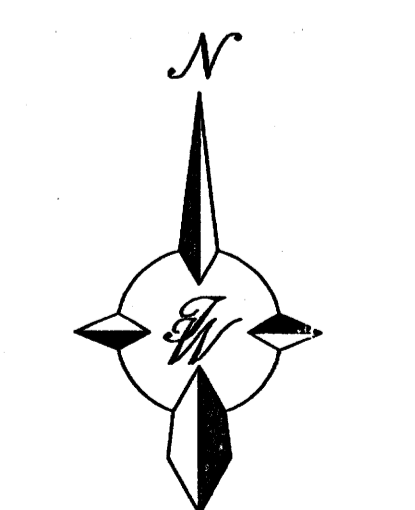
ADMINISTRATIVE AMENDMENT
 File # 03-02128 Project # 1003145
 Parking + incidental changes.
 For 2 year period. See Findings and Condition.
 Approved by: *Bob Parker* 4/28/04
 DATE

LEGEND

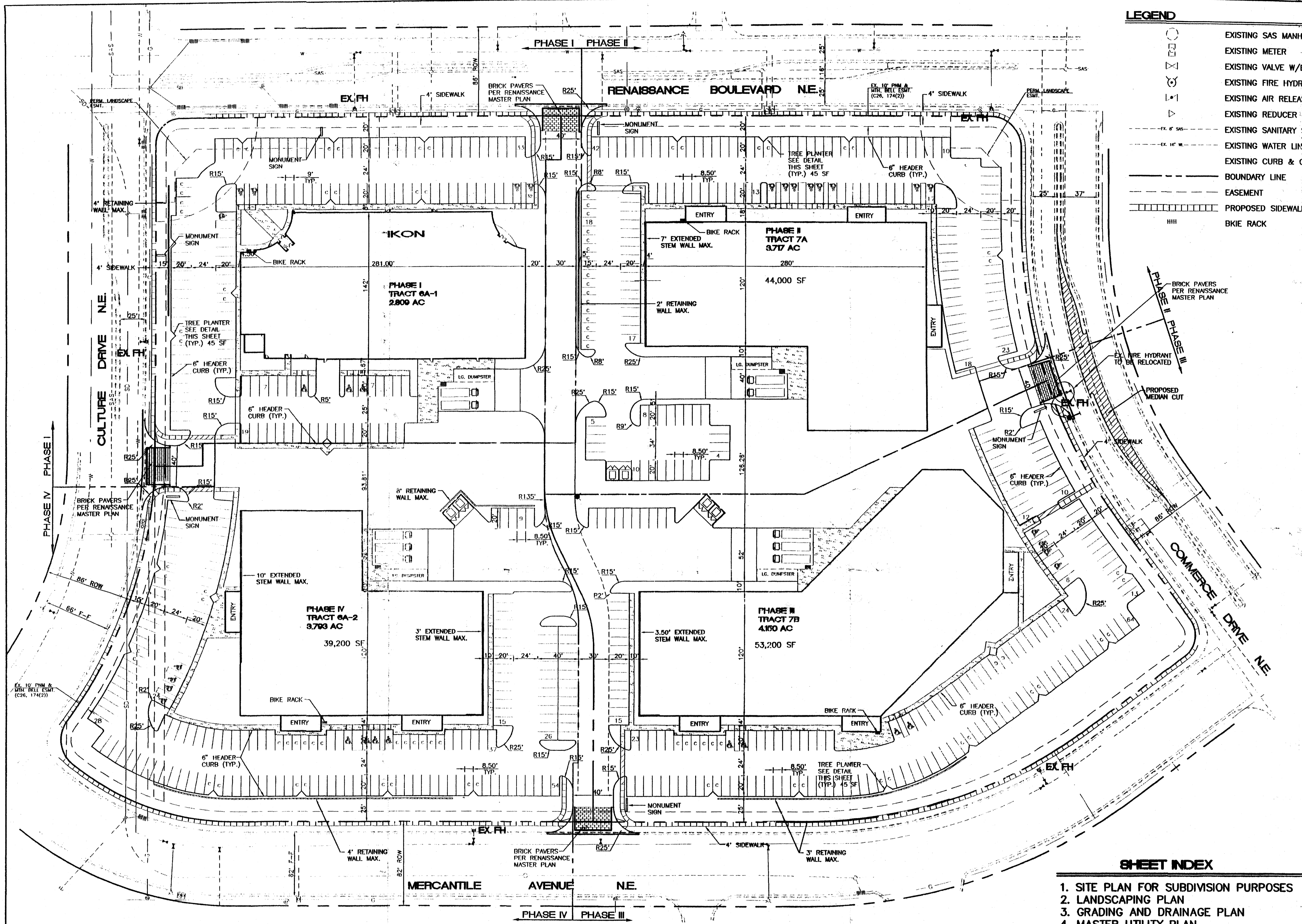
-----	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
=====	PROPOSED SIDEWALK
=====	EXISTING SIDEWALK

SITE DATA

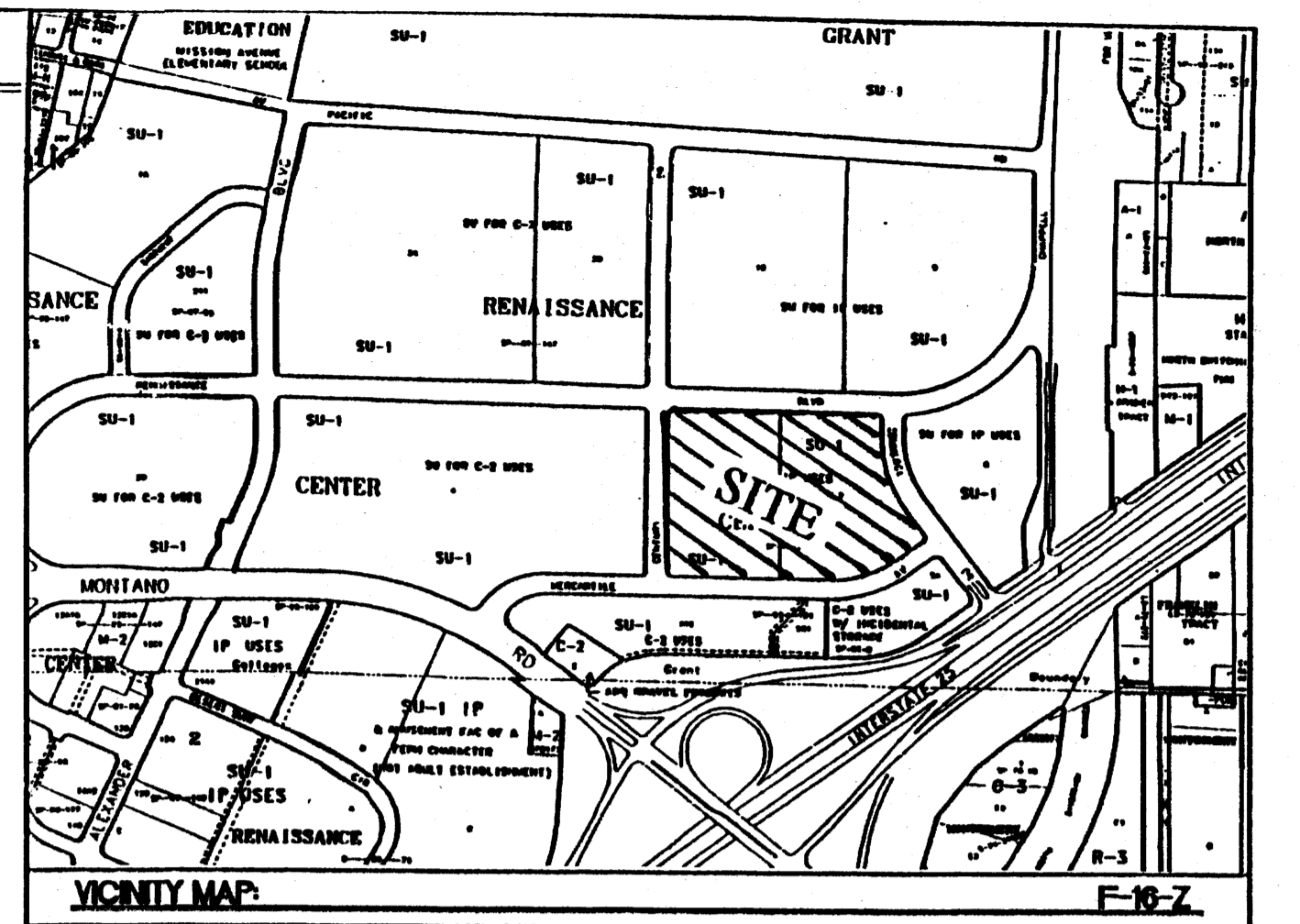
PROPOSED USAGE:	SU-1 IP (RETAIL/WAREHOUSE)
LOT AREA:	340,900 SF (7.826 ACRE)
BUILDING AREA:	53,200 SF (85% RETAIL/15% WAREHOUSE)
PARKING PROVIDED:	236 SPACES
PARKING REQUIRED:	230 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES
	1 SPACES VAN ACCESSIBLE



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACTS 6A-2 AND 7B RENAISSANCE CENTER	DRAWN BY: JDN DATE: 03-16-04
	ADMINISTRATIVE AMENDMENT	2363PARK-7-3-03
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # -	JOB # 230063



- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE
 - EXISTING REDUCER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - BIKE RACK



LEGAL DESCRIPTION
TRACT 6 AND 7 OF NORTH RENAISSANCE CENTER

- NOTES**
- SITE LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
 - COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 6A-1, 6A-2, 7A, AND 7B 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 6A-1, 6A-2, 7A, AND 7B THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - TRACTS 6A-2, AND 7A SITE DEVELOPMENT PLAN MUST BE APPROVED AT A DRB PUBLIC HEARING OWNER.
 - COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 6A-1, 6A-2, 7A, AND 7B IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.

CASE NUMBER: DRB 98-17

This plan is consistent with the specific site development plan approved by the Development Review Board (DRB) on February 1998, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

<i>[Signature]</i> Traffic Engineer / Transportation Division	2-17-98 Date
<i>[Signature]</i> Plans and Development, CIP	2-17-98 Date
<i>[Signature]</i> Public Works / Water Utilities Division	2-25-98 Date
<i>[Signature]</i> City Engineer / Engineering Division / AMAFCA	5-9-98 Date

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

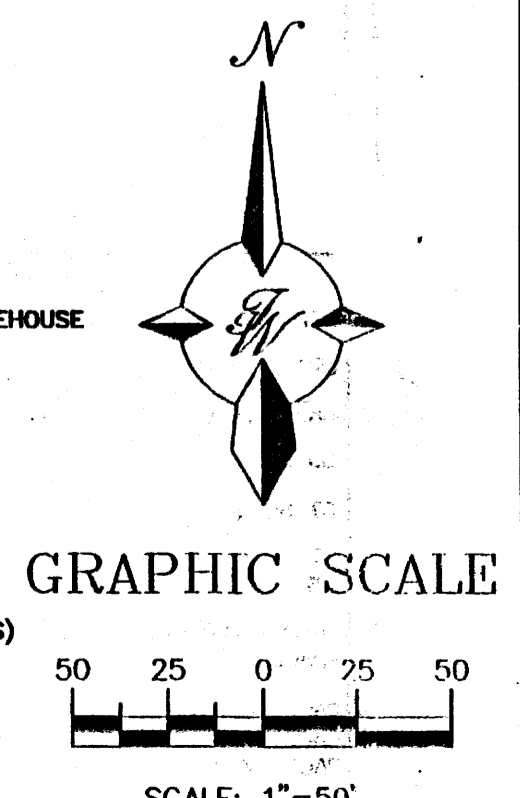
<i>[Signature]</i> City Planner, Albuquerque / Bernalillo County Planning Division	5/14/98 Date
<i>[Signature]</i> Solid Waste	2-23-98 Date

PLNZ (10706) 4/96

- SHEET INDEX**
- SITE PLAN FOR SUBDIVISION PURPOSES
 - LANDSCAPING PLAN
 - GRADING AND DRAINAGE PLAN
 - MASTER UTILITY PLAN
 - BUILDING ELEVATIONS
 - BUILDING ELEVATIONS

SITE DATA

TOTAL SITE	TRACT 6A-1	TRACT 6A-2	TRACT 7A	TRACT 7B
ZONING: SU-1 FOR IP USES	PROPOSED USAGE: 70% RETAIL & OFFICE / 30% WAREHOUSE	PROPOSED USAGE: 50% RETAIL & OFFICE / 50% WAREHOUSE	PROPOSED USAGE: 50% RETAIL & OFFICE / 50% WAREHOUSE	PROPOSED USAGE: 50% RETAIL & OFFICE / 50% WAREHOUSE
BUILDING TYPE: V-N (SPRINKLED)	BUILDING TYPE: V-N (SPRINKLED)	BUILDING TYPE: V-N (SPRINKLED)	BUILDING TYPE: V-N (SPRINKLED)	BUILDING TYPE: V-N (SPRINKLED)
LOT AREA: 830,243.79 SF (14.488 ACRES)	LOT AREA: 122,358.91 SF (2,809 ACRES)	LOT AREA: 185,213.42 SF (3,793 ACRES)	LOT AREA: 161,913.23 SF (3,717 ACRES)	LOT AREA: 180,758.23 SF (4,150 ACRES)
TOTAL BUILDING AREA: 174,050 SF	TOTAL BUILDING AREA: 36,850 SF	TOTAL BUILDING AREA: 39,200 SF	TOTAL BUILDING AREA: 44,000 SF	TOTAL BUILDING AREA: 53,200 SF
PARKING/DRIVEWAY: 272,394 SF ±	PARKING/DRIVEWAY: 62,557 SF ±	PARKING/DRIVEWAY: 72,315 SF ±	PARKING/DRIVEWAY: 68,014 SF ±	PARKING/DRIVEWAY: 69,508 SF ±
LANDSCAPE AREA: 183,798 SF ±	LANDSCAPE AREA: 23,207 SF ±	LANDSCAPE AREA: 58,821 SF ±	LANDSCAPE AREA: 45,058 SF ±	LANDSCAPE AREA: 56,714 SF ±
LANDSCAPING REQUIRED: 68,429 SF ±	LANDSCAPING REQUIRED: 12,885 SF ±	LANDSCAPING REQUIRED: 19,870 SF ±	LANDSCAPING REQUIRED: 18,981 SF ±	LANDSCAPING REQUIRED: 18,933 SF ±
PARKING PROVIDED: 672 SPACES (96 COMPACT SPACES)	PARKING PROVIDED: 143 SPACES (20 COMPACT SPACES)	PARKING PROVIDED: 189 SPACES (28 COMPACT SPACES)	PARKING PROVIDED: 174 SPACES (26 COMPACT SPACES)	PARKING PROVIDED: 166 SPACES (22 COMPACT SPACES)
PARKING REQUIRED: 507 SPACES	PARKING REQUIRED: 132 SPACES	PARKING REQUIRED: 108 SPACES	PARKING REQUIRED: 121 SPACES	PARKING REQUIRED: 146 SPACES
HC PARKING PROVIDED: 32 SPACES	HC PARKING PROVIDED: 8 SPACES	HC PARKING PROVIDED: 8 SPACES	HC PARKING PROVIDED: 8 SPACES	HC PARKING PROVIDED: 8 SPACES
HC PARKING REQUIRED: 32 SPACES	HC PARKING REQUIRED: 8 SPACES	HC PARKING REQUIRED: 8 SPACES	HC PARKING REQUIRED: 0 SPACES	HC PARKING REQUIRED: 8 SPACES
4 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE



ARCHITECT	DATE
BUILD NEW MEXICO	DATE
GENERAL CONTRACTOR	DATE
TIERRA WEST, LLC	DATE
OWNER	DATE
	DATE
	DATE
	DATE

ENGINEER'S SEAL

NORTH RENAISSANCE TRACT 6A AND 7

SITE PLAN FOR SUBDIVISION PURPOSES

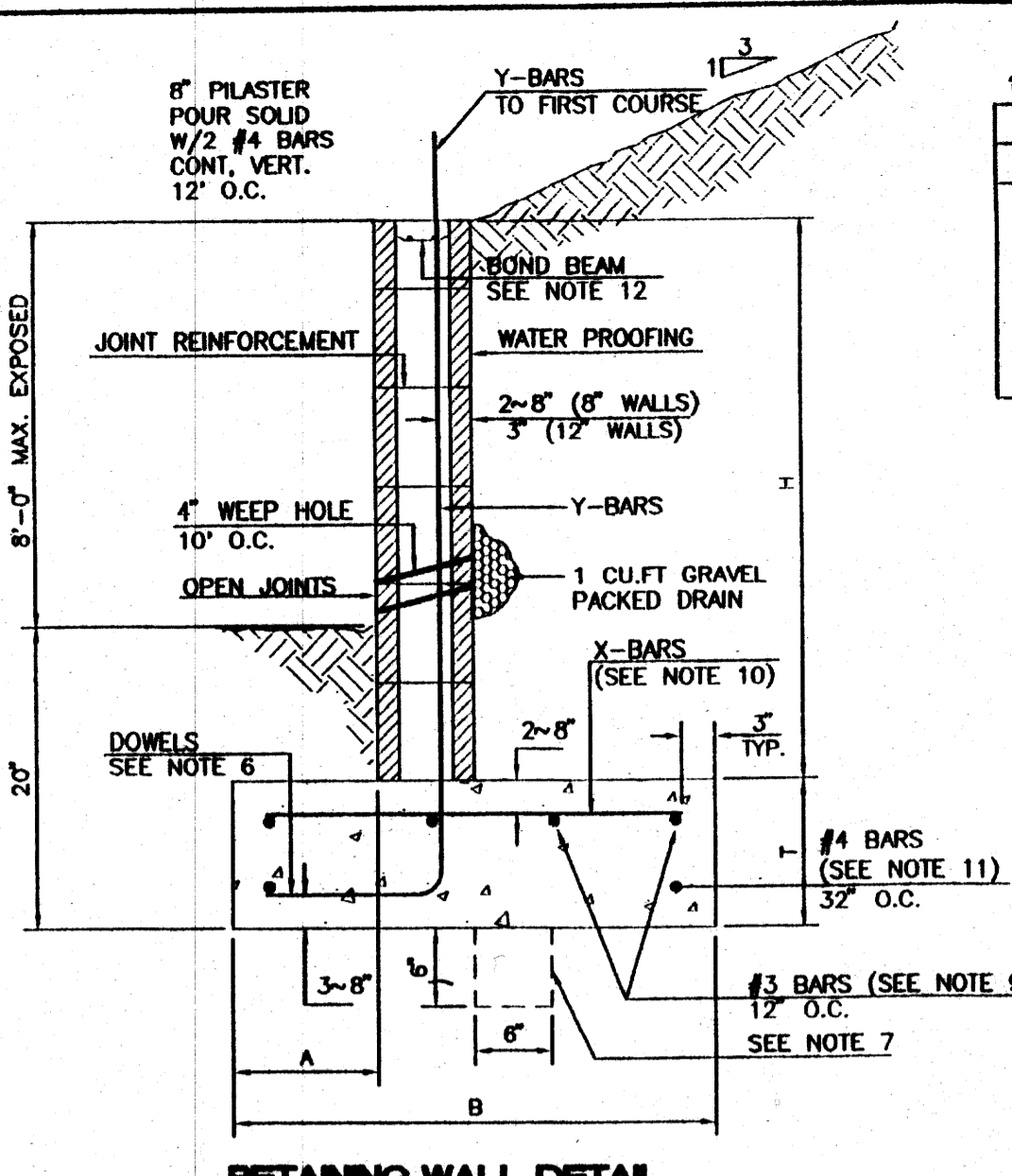
TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY: BDG
DATE: 01-06-97
97930VSP.DWG

SHEET #
1

JOB #
970093

RONALD R. BOHANNAN
P.E. #7868

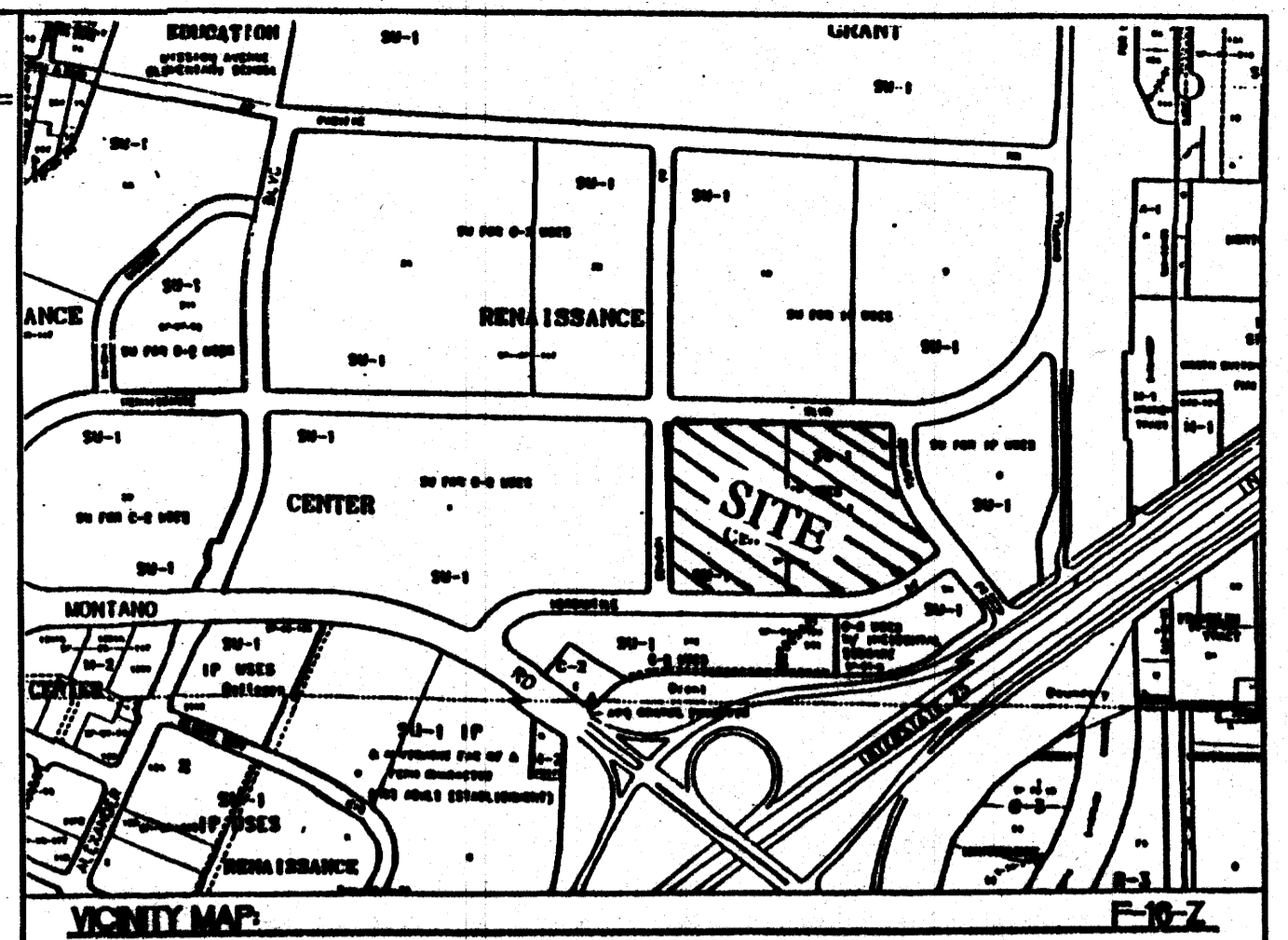


H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

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.	#3 @27" 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"	#4 @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.

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DWR-0-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'
 - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - #4 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
 - 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".

- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE
 - EXISTING REDUCER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK



LEGAL DESCRIPTION:
TRACT 6 AND 7 OF NORTH RENAISSANCE CENTER

SITE DATA

PROPOSED USAGE:	50% RETAIL / 50% WAREHOUSE
LOT AREA:	180,758.23 SF (4.150 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	53,200 SF
PARKING/DRIVEWAY:	69,508 SF ±
LANDSCAPE AREA:	56,714 SF ±
LANDSCAPING REQUIRED:	18,933 SF ±
PARKING PROVIDED:	166 SPACES (22 COMPACT SPACES)
PARKING REQUIRED:	146 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES
	1 SPACES VAN ACCESSIBLE

- KEYED NOTES:**
- ASPHALT PAVING
 - 6" HEADER CURB
 - PARKING STRIPING
 - 4' WIDE CONCRETE SIDEWALK
 - HANDICAPPED PARKING SIGN PER DETAIL THIS SHEET
 - HANDICAPPED RAMP. SEE THIS SHEET
 - BICYCLE RACK
 - TRASH COMPACTOR
 - EXISTING FIRE HYDRANT.
 - PAINTED CROSSWALK (TYPICAL).
 - TREE PLANTER 45 SF (TYPICAL).
 - 3 TRUCK DOCKING AREA
 - PROPOSED CMU BLOCK RETAINING WALL
 - BRICK PAVERS PER RENAISSANCE MASTER PLAN
 - MONUMENT SIGN SEE SHEET 5 OF THE IKON PLANS
 - 30' INGRESS/EGRESS EASEMENT GRANTED W/PLAT

CASE NUMBER: DRB 98-17

This plan is consistent with the specific site development plan approved by the Development Review Board (DRB) on February 19, 1998, and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

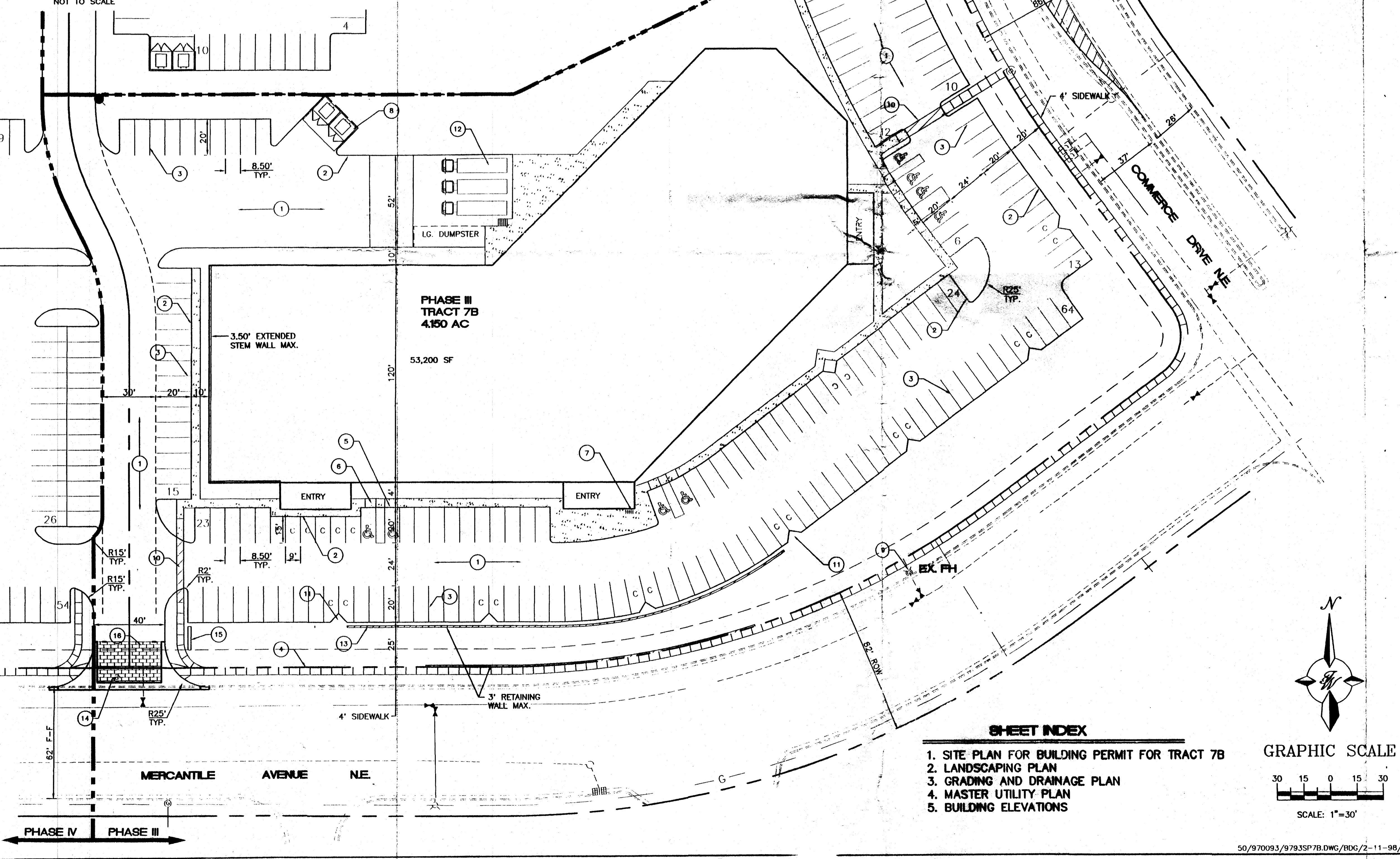
SITE DEVELOPMENT PLAN

<i>Michael J. ...</i>	2-17-98
Traffic Engineer, Transportation Division	Date
<i>Robert J. ...</i>	2-25-98
Design and Development, CIP	Date
<i>Robert J. ...</i>	2-25-98
Public Works, Water Utilities Division	Date
<i>Frank ...</i>	1-4-98
City Engineer, Engineering Division / AMAFCA	Date

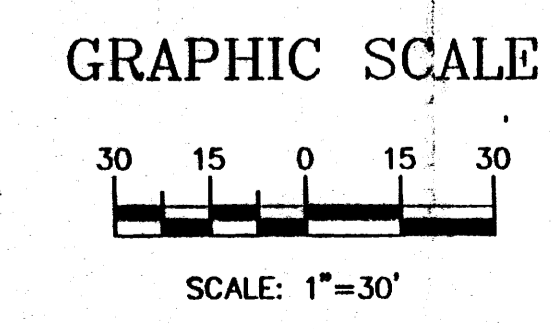
APPROVAL AND CONDITIONAL PERFORMANCE: as specified by the Development Process Manual

<i>Kevin L. ...</i>	5/11/98
City Planner, Albuquerque / Bernalillo	Date
County Planning Division	
<i>David ...</i>	2-23-98
Solid Waste	Date

PLNZ (10706) 4/96



- SHEET INDEX**
- SITE PLAN FOR BUILDING PERMIT FOR TRACT 7B
 - LANDSCAPING PLAN
 - GRADING AND DRAINAGE PLAN
 - MASTER UTILITY PLAN
 - BUILDING ELEVATIONS



	ENGINEER'S SEAL	NORTH RENAISSANCE TRACT 7B	DRAWN BY BDG
		SITE SPECIFIC PLAN FOR TRACT 7B BUILDING PERMIT	DATE 01-07-97
		TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 1
			JOB # 970093