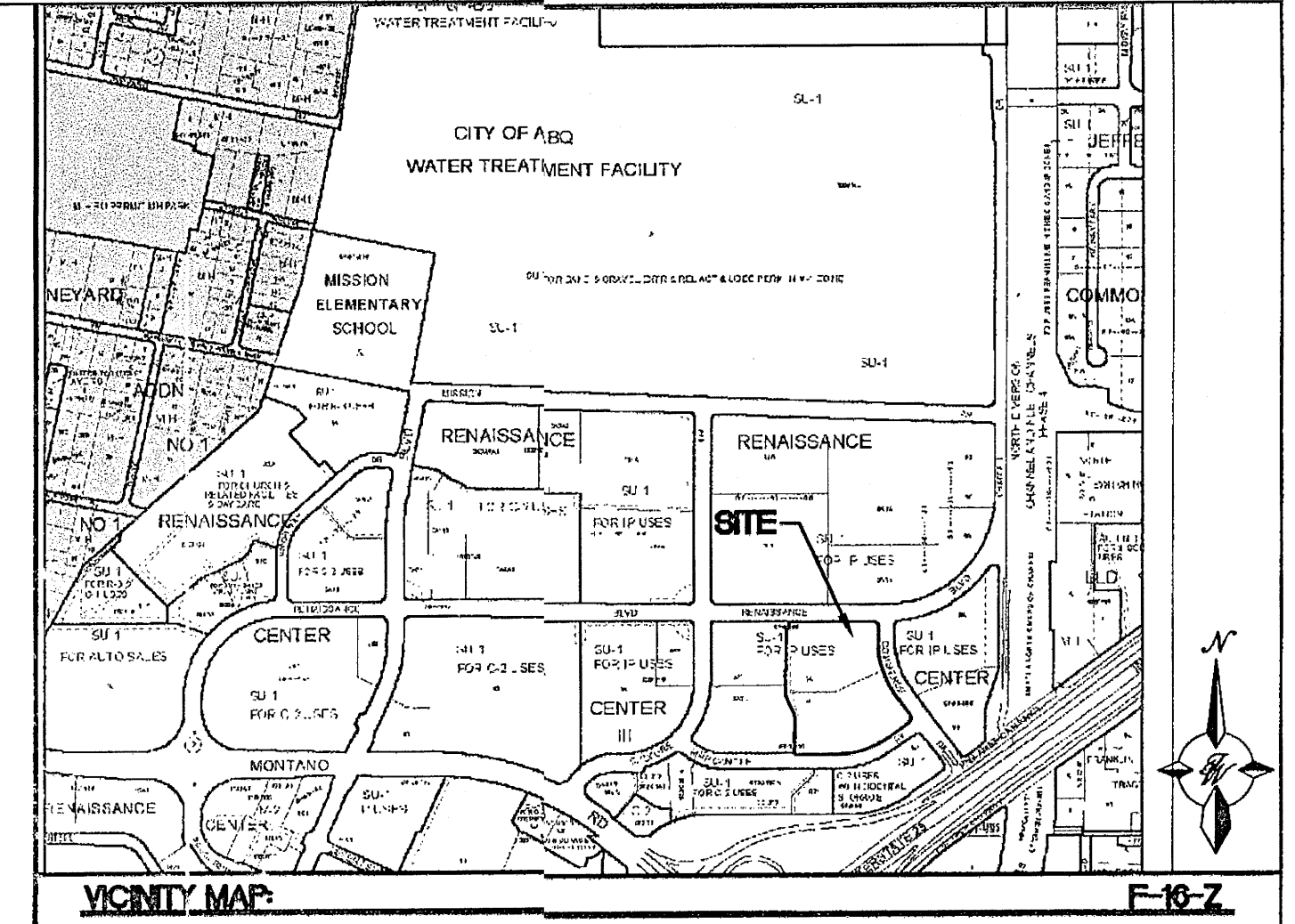


- 1.) EXISTING RECIPROCAL PARKING, INGRESS, EGRESS, ACCESS, UTILITY AND DRAINAGE EASMENT FOR THE JOINT BENEFIT AND USE OF TRACT 6-A-1, 6-A-2, 7-A AND 7-B OF RENAISSANCE CENTER. SAID EASMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. (FILED 05/15/98, BK-98C, PG-135)
- 2.) EXISTING PARKING EASEMENT OVER TRACT 7A FOR BENEFIT OF TRACT 7B PER DOC. # 2007041542, RECORDED 3/19/2007 BK-A134, PG-145B)



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:	43,058 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)

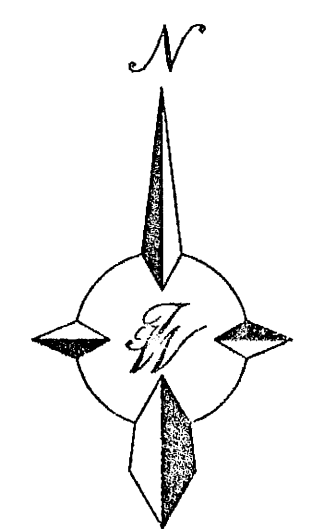
PROPOSED USAGE:	50% RETAIL & OFFICE/50% WAREHOUSE
LOT AREA:	161,913.23 SF (3.717 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	33,300 SF
PARKING/DRIVEWAY:	97,136 SF ±
LANDSCAPE AREA:	20346 SF ±
LANDSCAPING REQUIRED:	19292 SF ±
PARKING PROVIDED:	256 SPACES (24 COMPACT SPACES)
PARKING REQUIRED: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

TRACT 7B (PROPOSED)

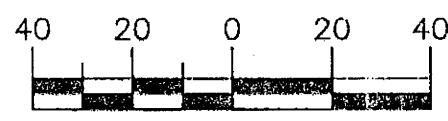
PROPOSED USAGE:	85% RETAIL & 15% WAREHOUSE
LOT AREA:	180,758.23 SF (4.150 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	53,200 SF
PARKING/DRIVEWAY:	69,508 SF ±
LANDSCAPE AREA:	56,714 SF ±
LANDSCAPING REQUIRED:	18,933 SF ±
PARKING PROVIDED:	317 SPACES (53 COMPACT SPACES)
PARKING REQUIRED:	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. DTA - 00387
add final parking spaces
approved
PLANNING DIRECTOR 7/13/07

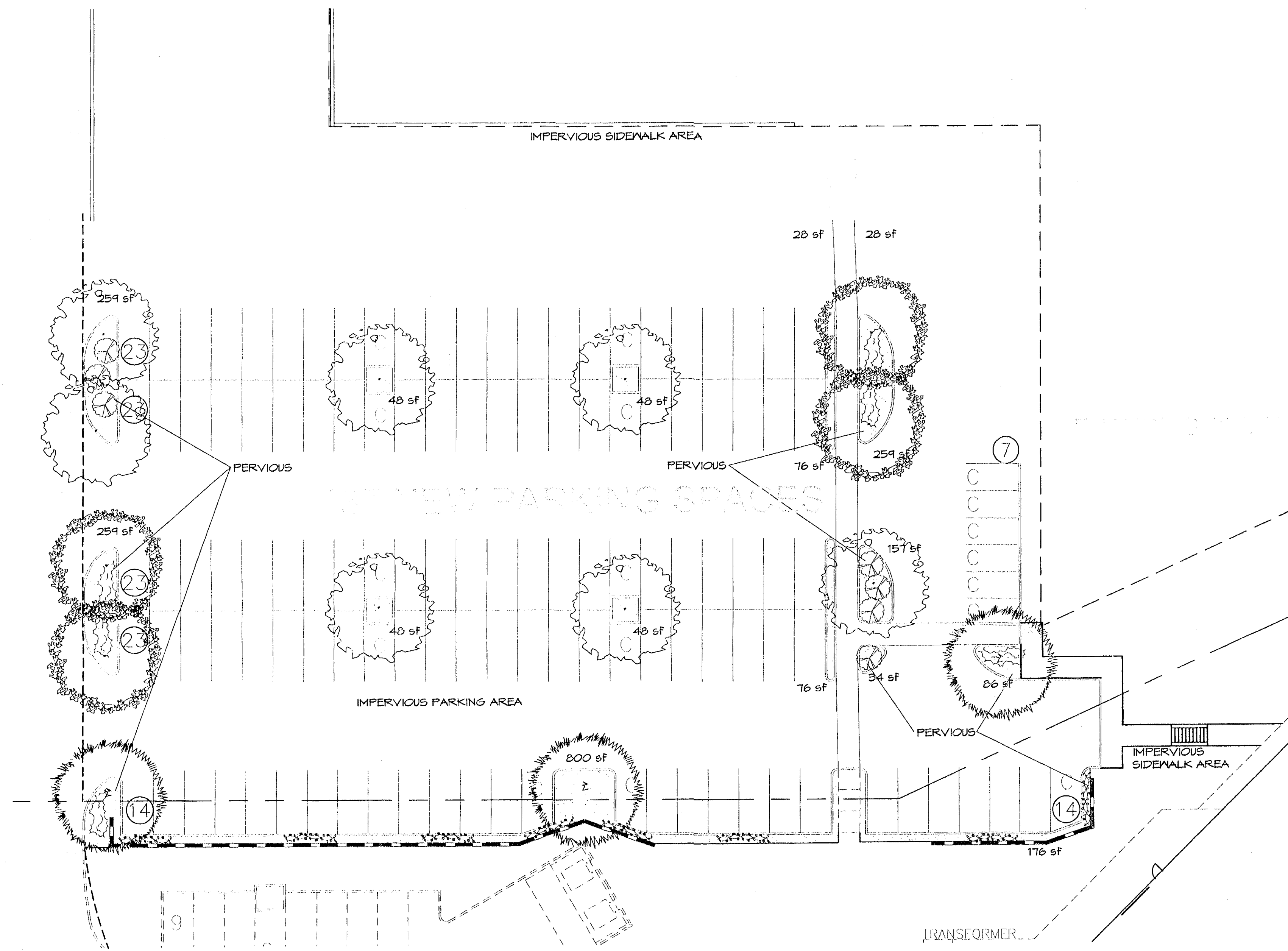


GRAPHIC SCALE



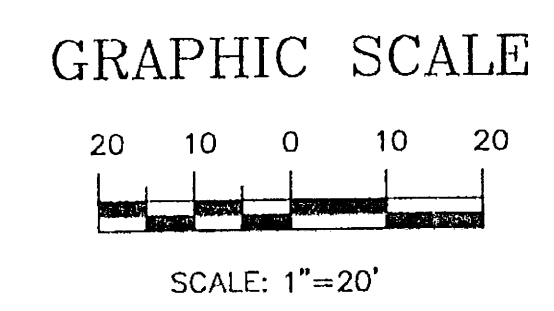
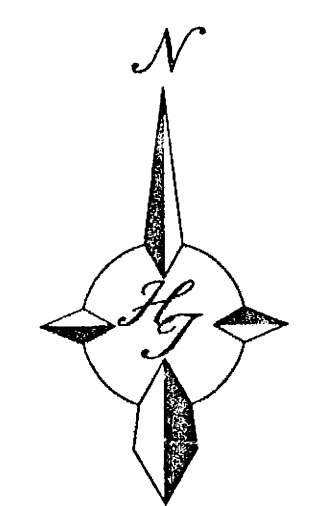
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	TRACTS 7A, 7B RENAISSANCE CENTER ADMINISTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT	DRAWN BY LPS DATE 3-20-07 2709-WALL P&P
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # 1 JOB # 27009

Z:\2007\2709-WALL-P&P\2709-WALL-P&P\2709-Plan-4-11-2007.dwg, Site Plan, 4/11/2007 8:28:10 AM



PLANT LEGEND

- CHINESE PISTACHE (M) 1
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



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
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Albuquerque, NM 87184
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cmj@hilltoplandscaping.com

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	NORTH RENAISSANCE FOR BUILDING 7A, 7B	DRAWN BY ADF
	LANDSCAPE PLAN	DATE 3-7-07
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	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	1872 (77%)	square feet
TOTAL LANDSCAPE PROVIDED	2430	square feet

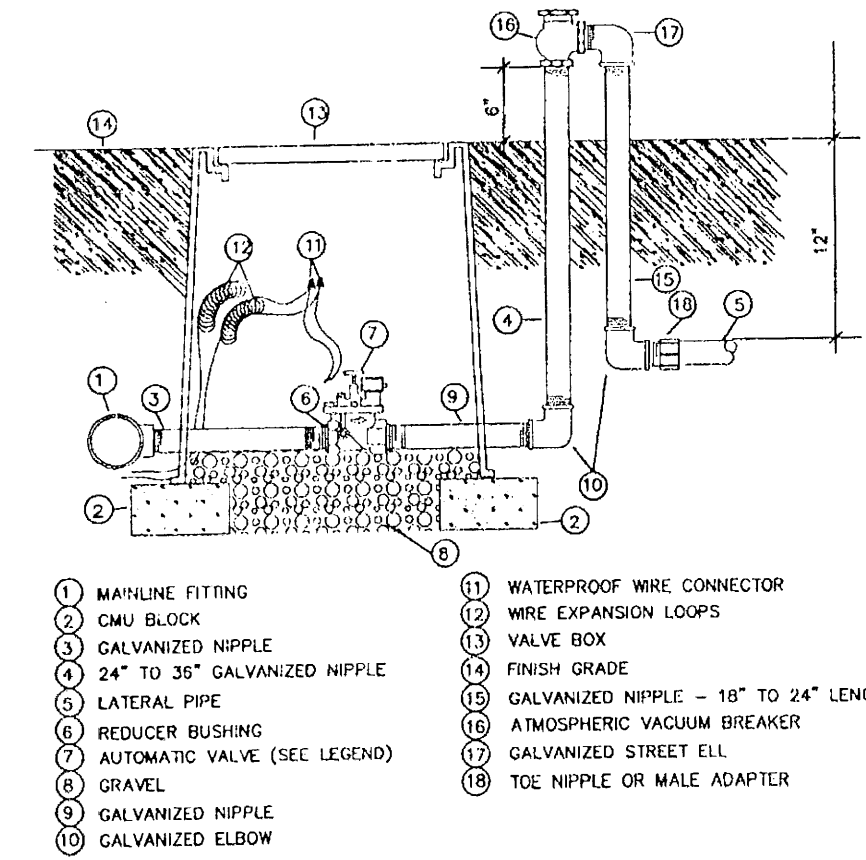
PARKING LOT TREE REQUIREMENTS

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

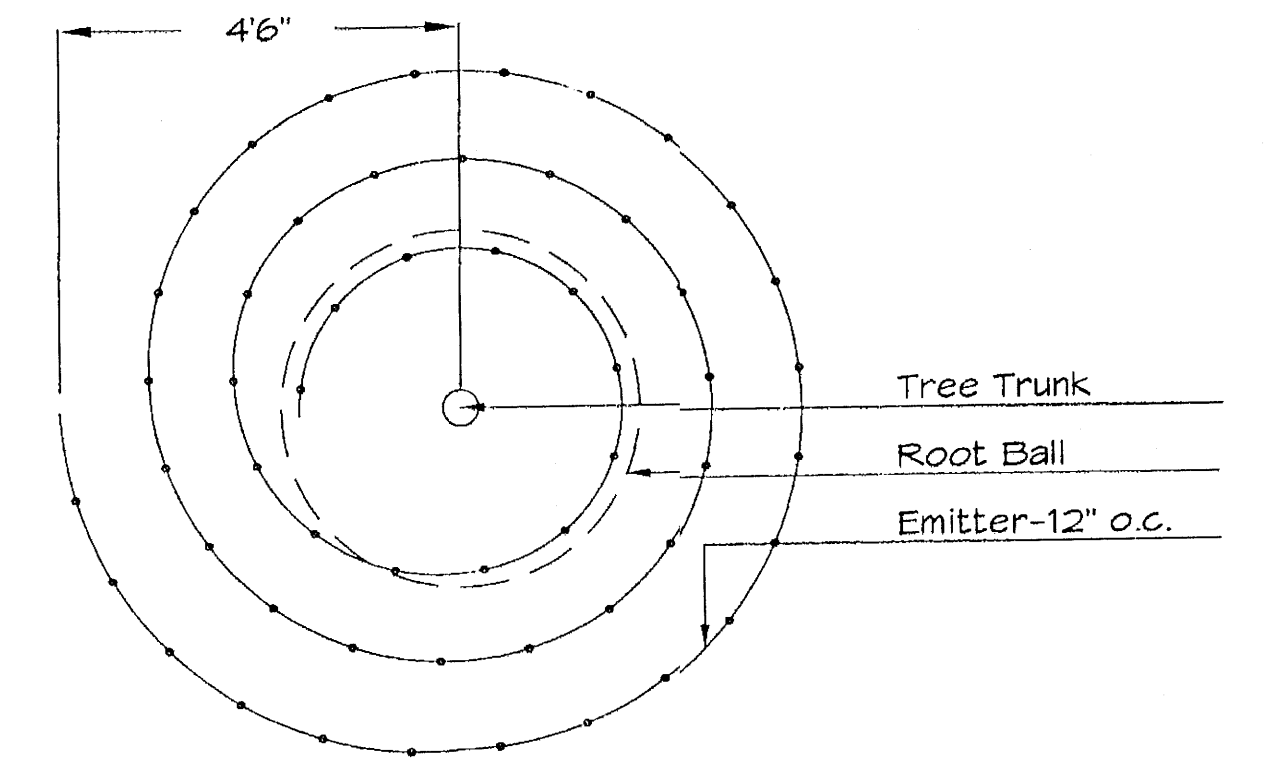
1 Shade tree per 10 spaces
Required # 14 Provided # 14

NOTE TO CLIENT:

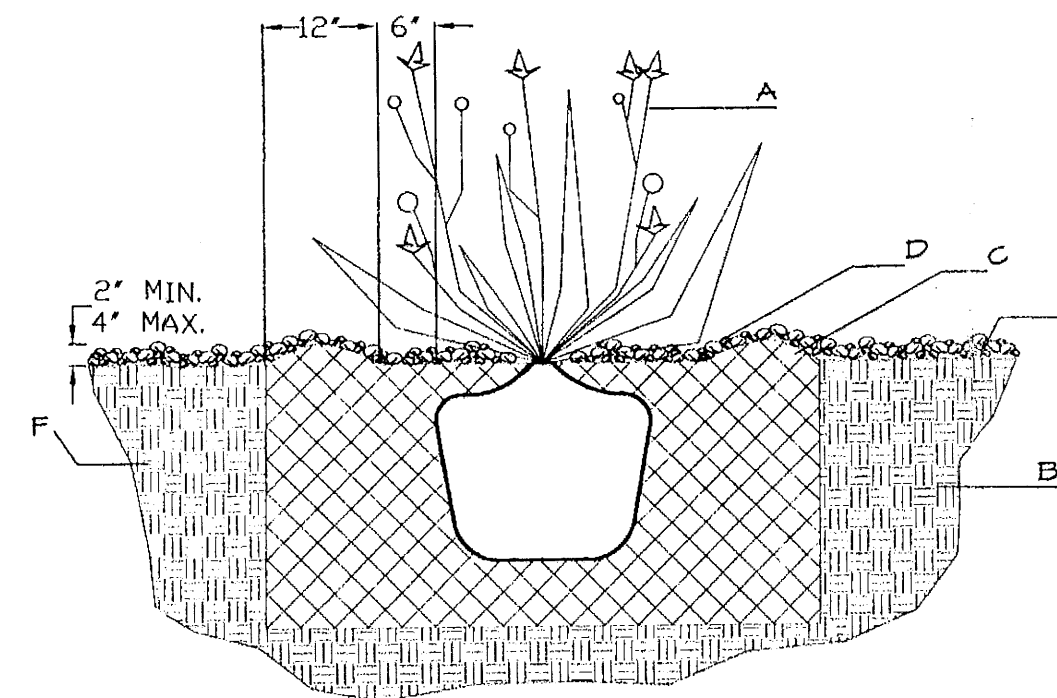
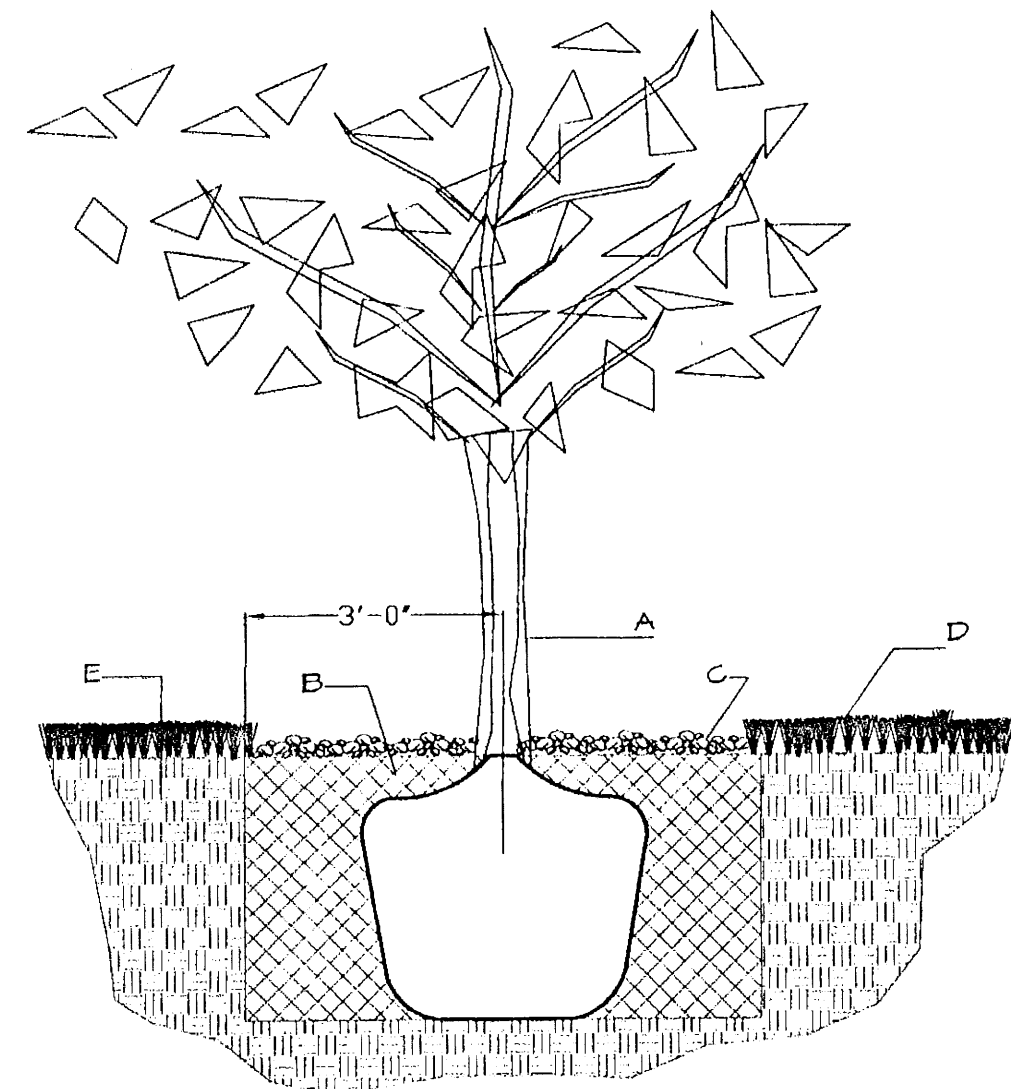
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4"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

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.

SHRUB PLANTING DETAIL NTS

TREE PLANTING DETAIL NTS



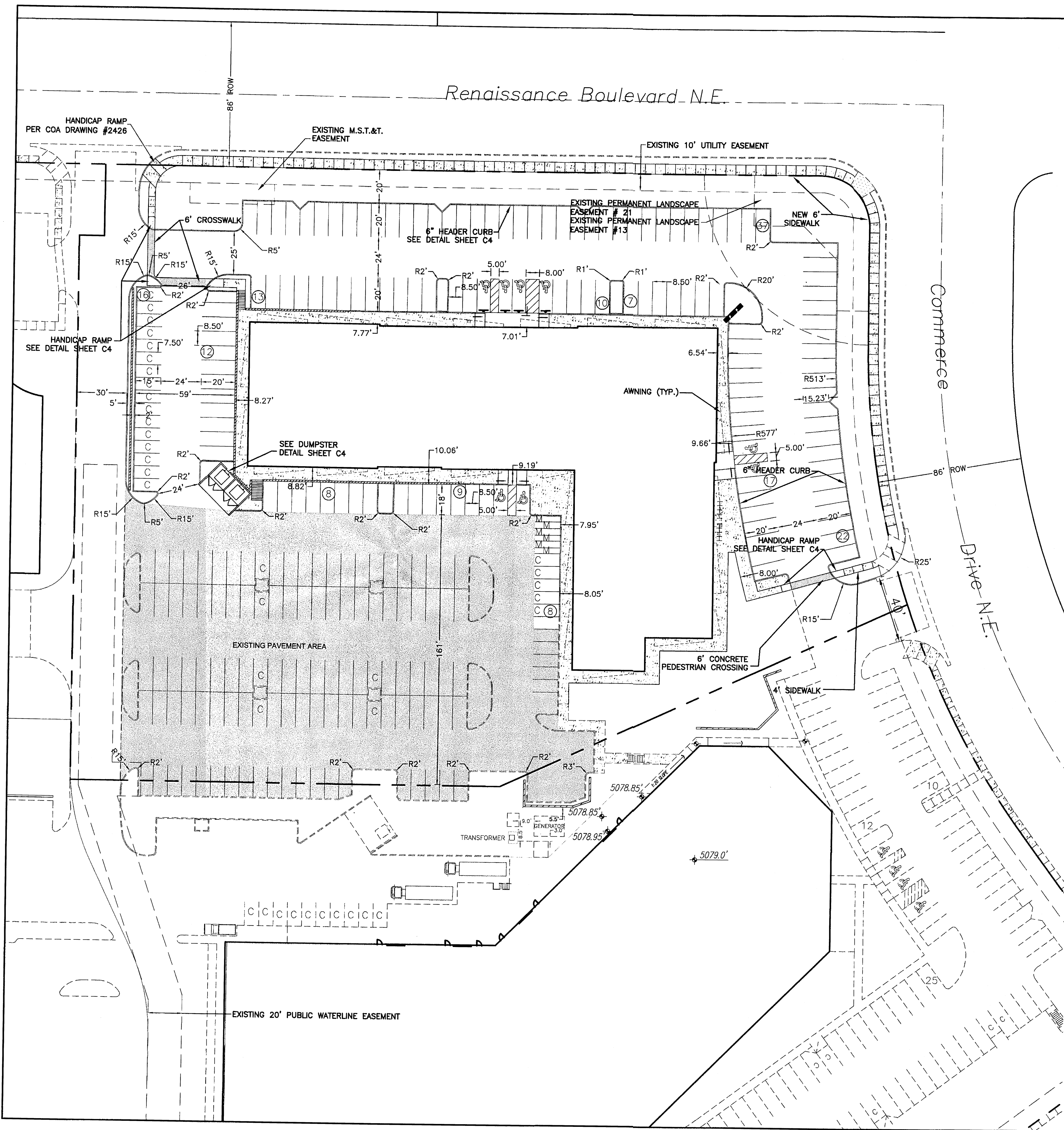
The Hilltop

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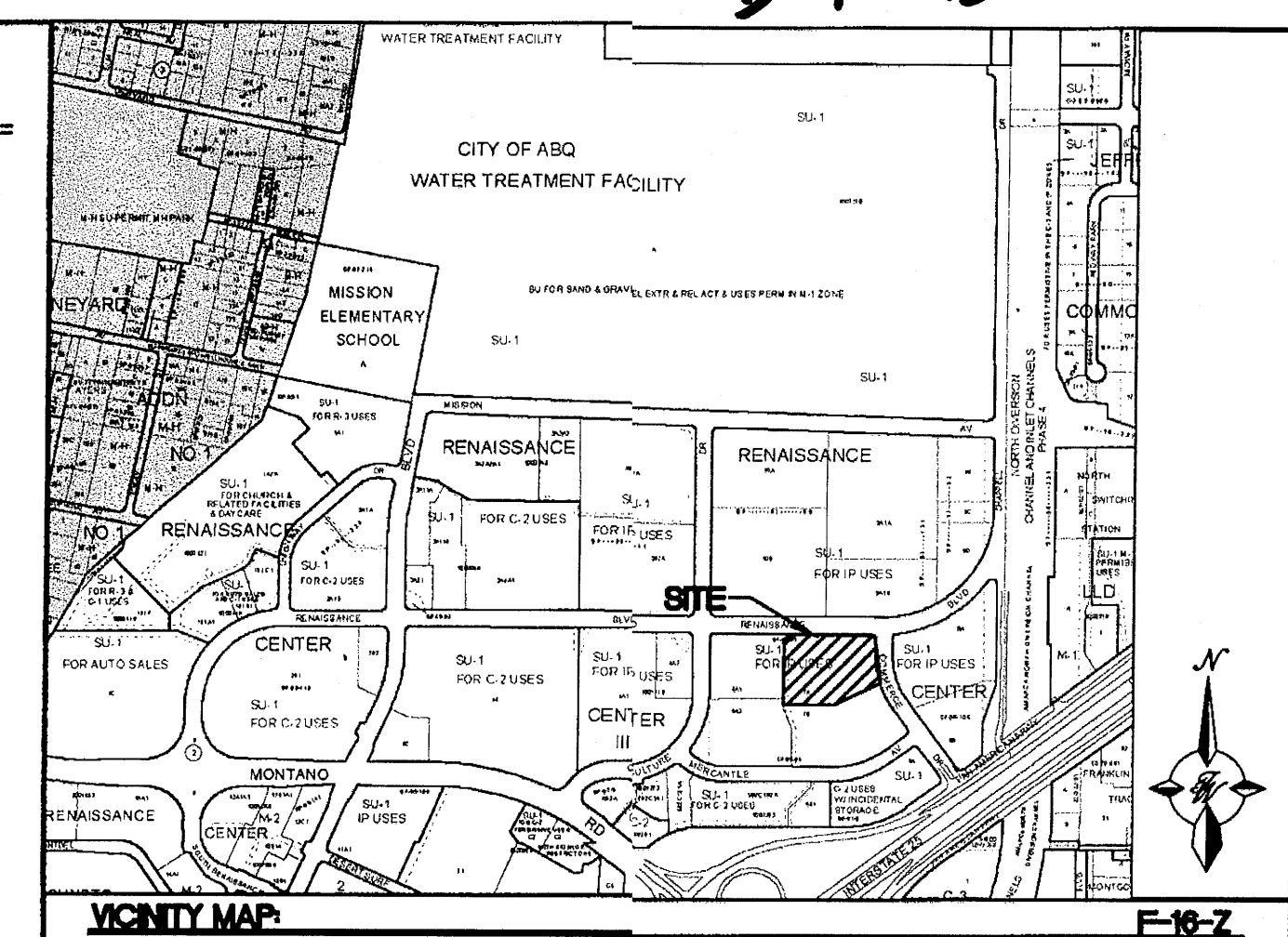
NORTH RENAISSANCE FOR BUILDING 7A, 7B	DRAWN BY ADF
	DATE 3-7-07
DETAILS AND NOTES	2709-GRB
	SHEET # L2
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	JOB # 27009

DRB



LEGEND

	PROPOSED CURB & GUTTER
	PROPOSED STRIPING
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
	PROPOSED CROSSWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	PROPOSED BIKE RACK



LEGAL DESCRIPTION
TRACT 7A RENAISSANCE CENTER

SITE DATA

PROPOSED USAGE:	OFFICE/ COMMERCIAL
LOT AREA:	162,032 SF (3.72 ACRE)
BUILDING AREA:	31763 SF
PARKING PROVIDED:	159 SPACES
PARKING REQUIRED:	159 SPACES
HC PARKING PROVIDED:	8 SPACES
HC PARKING REQUIRED:	8 SPACES
LANDSCAPE AREA PROVIDED:	20933 SF
LANDSCAPE REQUIRED:	19540 SF
MOTORCYCLE PARKING PROVIDED:	5 SPACES
MOTORCYCLE PARKING REQUIRED:	5 SPACES
BIKE PARKING PROVIDED:	10 SPACES
BIKE PARKING REQUIRED:	8 SPACES

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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.

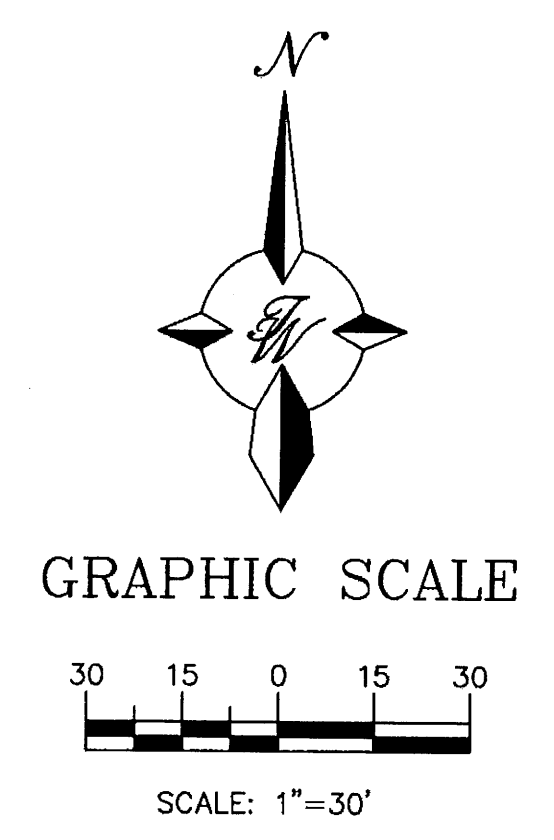
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

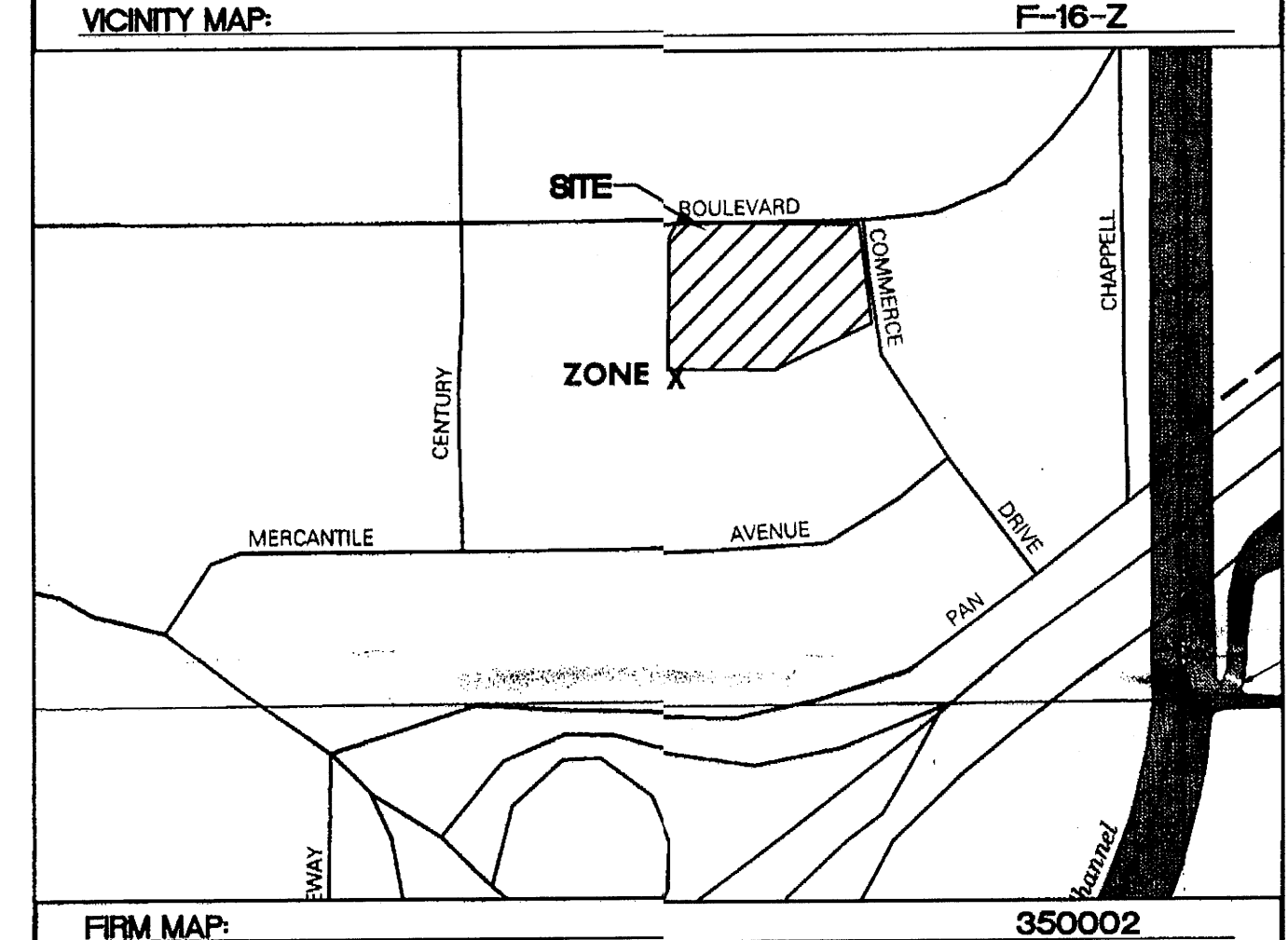
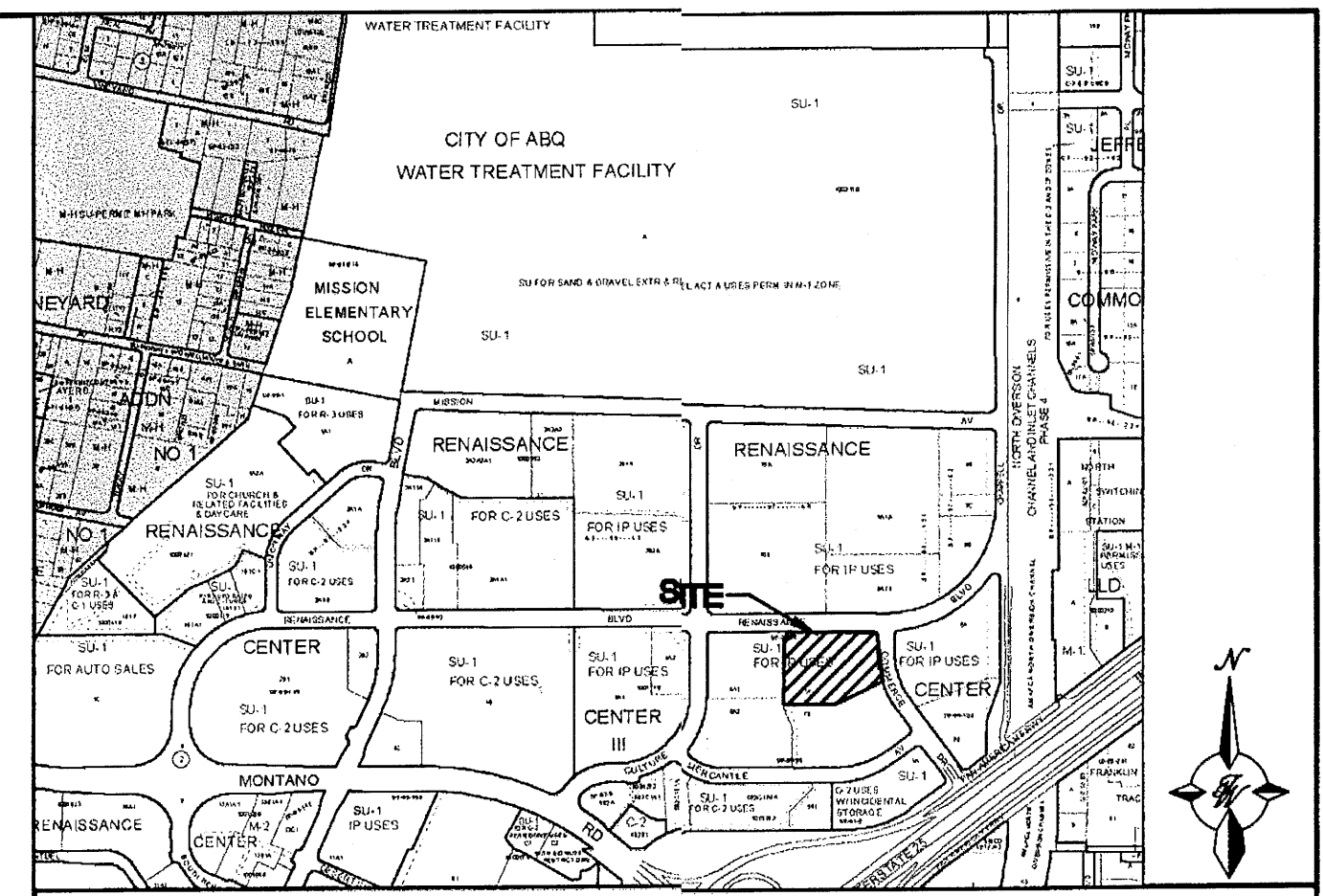
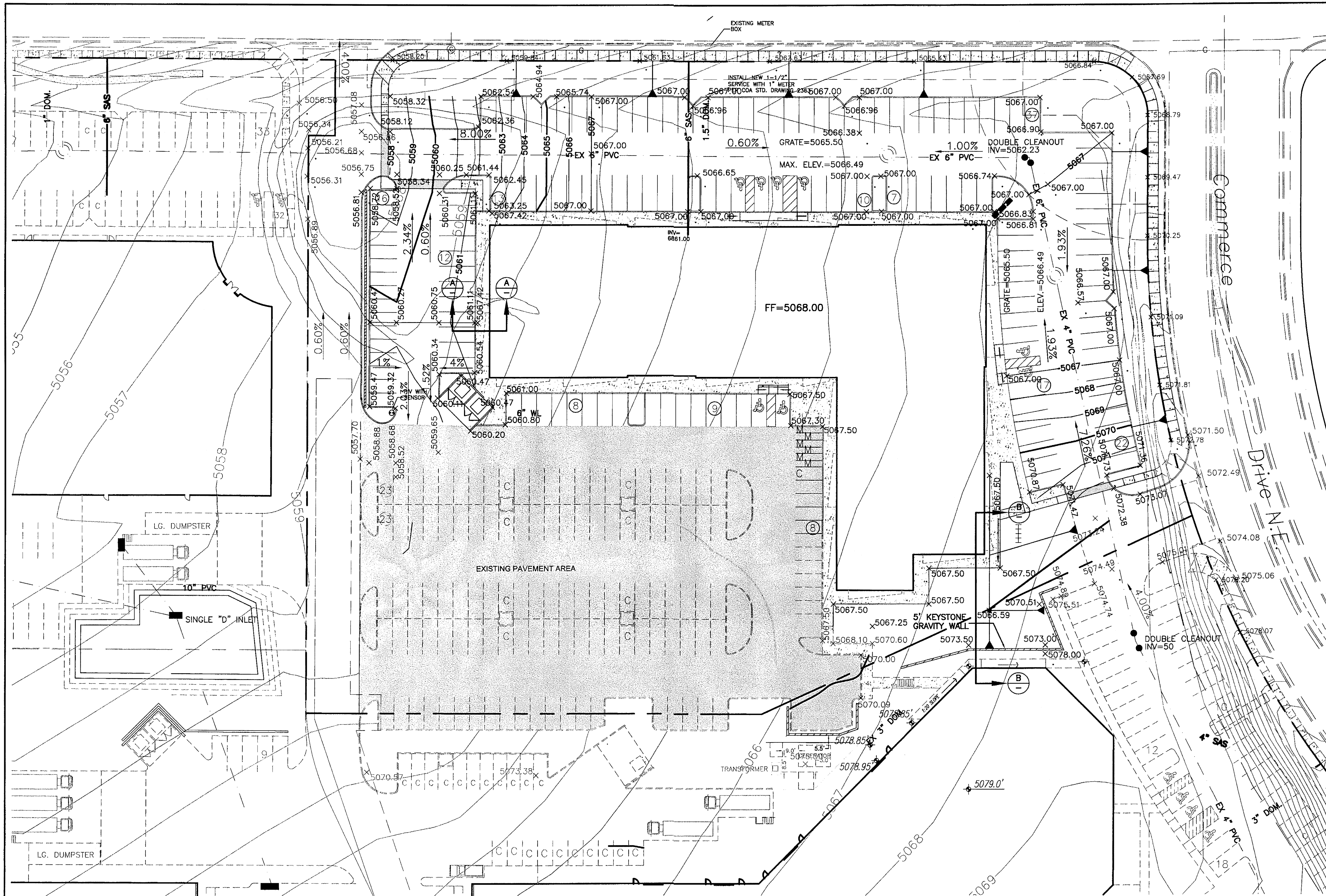
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING PLAN
 - C3. MASTER UTILITY PLAN
 - C4. DETAIL SHEET
 - L1. LANDSCAPE PLAN
 - L2. LANDSCAPE PLAN NOTES AND DETAILS
 - A1. ELEVATIONS

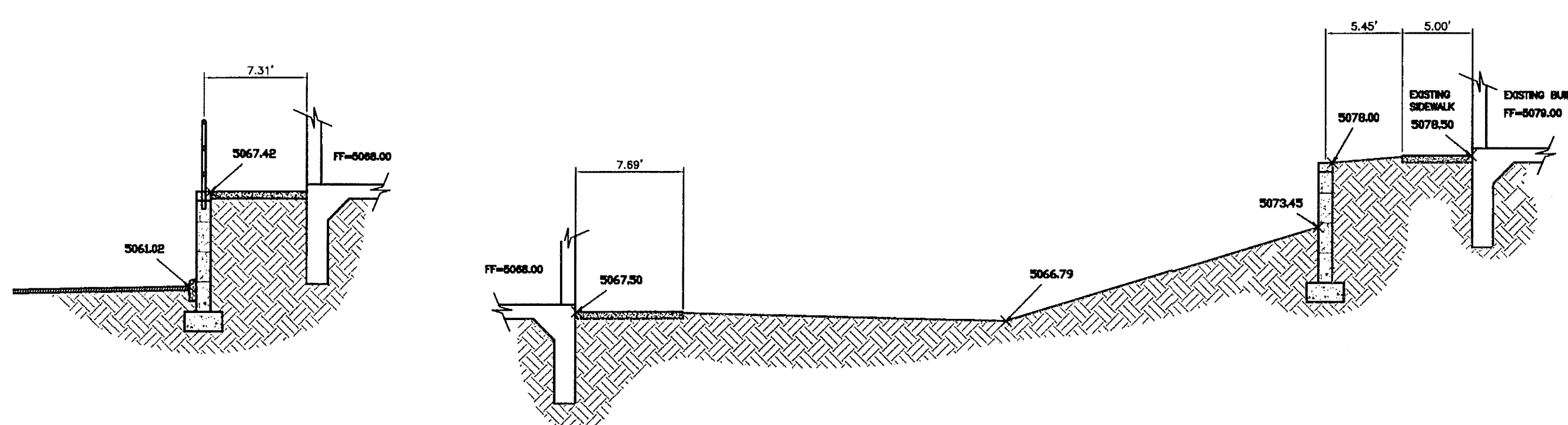


	<p>RENAISSANCE BUILDING 7A</p> <p>ADMINISTRATIVE AMENDMENT</p> <p>SITE PLAN FOR BUILDING PERMIT</p>	<p>DRAWN BY</p> <p>DFT</p> <p>DATE</p> <p>12-27-07</p>
	<p>TERRA WEST, LLC</p> <p>5571 MIDWAY PARK PLACE NE</p> <p>ALBUQUERQUE, NM 87109</p> <p>(505) 858-3100</p>	<p>PROJECT NO. 102-3115</p> <p>APPLICATION NO. 07-AA-10130</p> <p>DATE</p> <p>1/22/08</p>
<p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>SHEET #</p> <p>C1</p>	<p>27108-SPE_STD DRAWING</p> <p>JOB #</p> <p>27108</p>

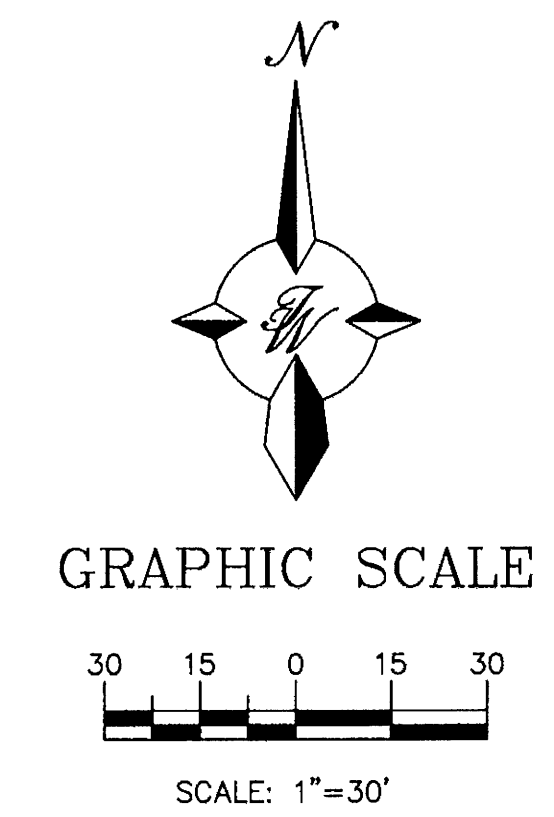


LEGEND

	CONSTRUCTING BOUNDARY
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED EASEMENT
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED CROSSWALK
	EXISTING SIDEWALK
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	EXISTING RETAINING WALL

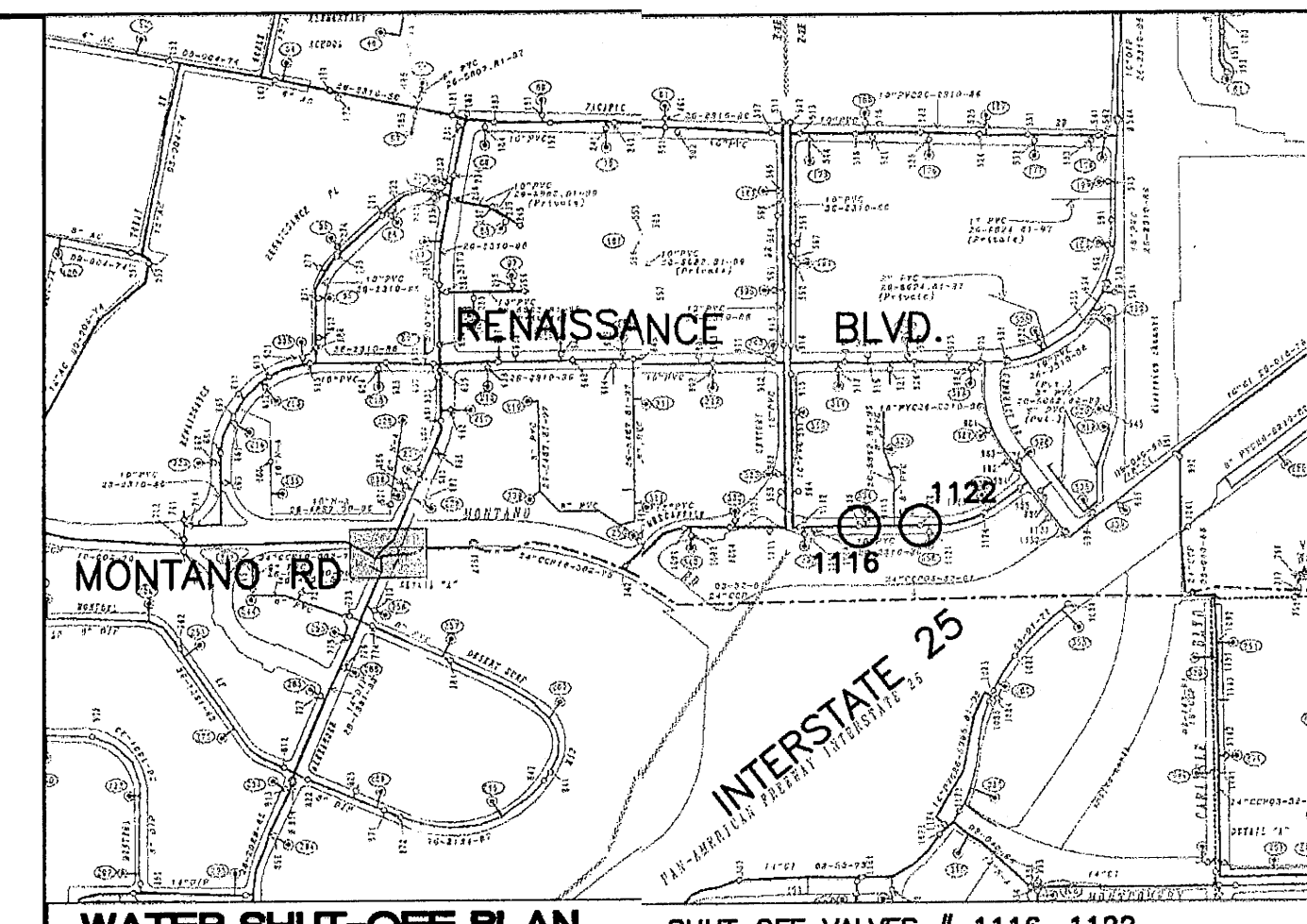
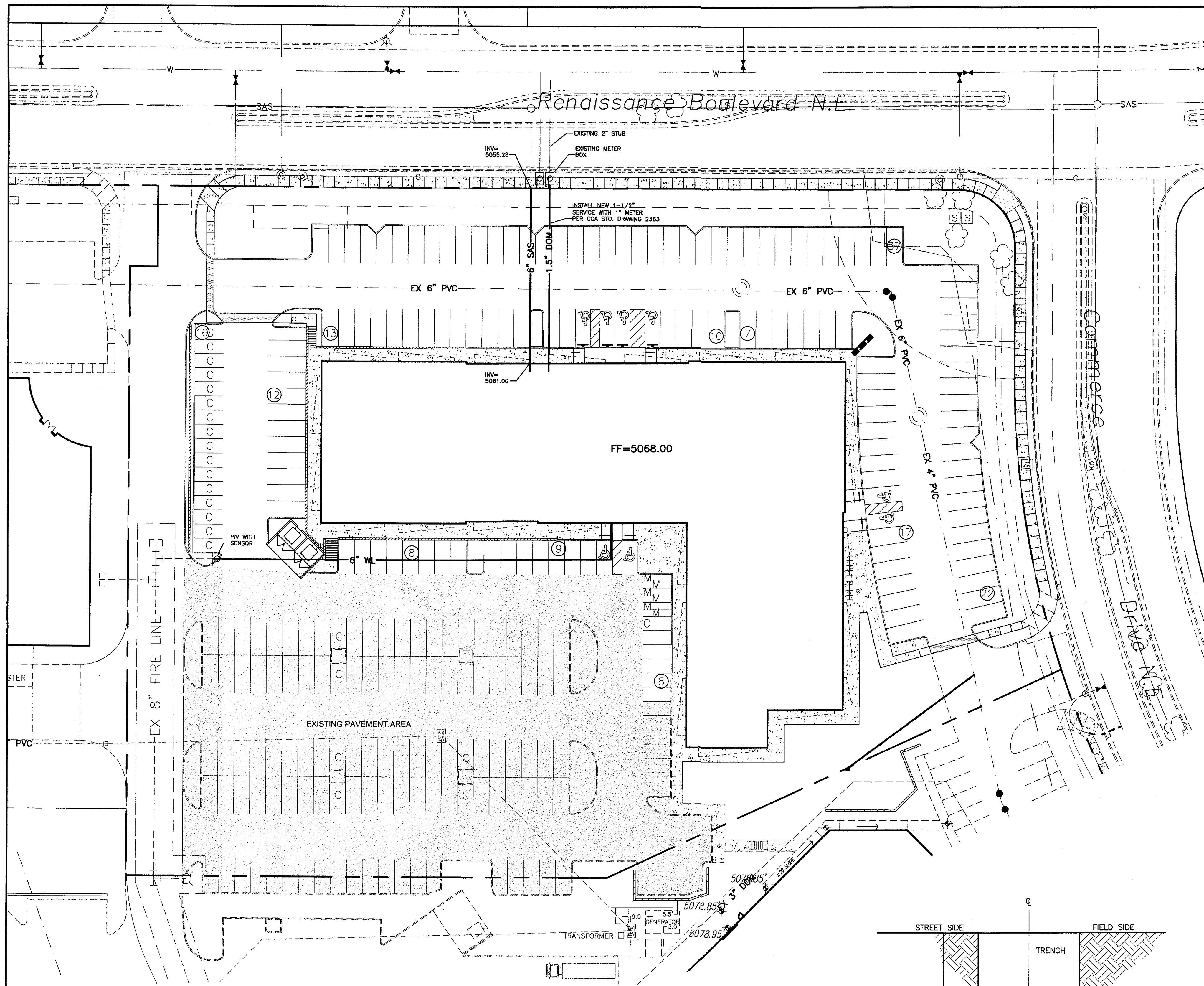


- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.



ROUGH GRADING APPROVAL _____ DATE _____

 RONALD R. BOHANNAN P.E. #7868	RENAISSANCE BUILDING 7A GRADING AND DRAINAGE PLAN	DRAWN BY DFT DATE 11-26-07 27108-GRE STD DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C2 JOB # 27108



WATER SHUT-OFF PLAN SHUT OFF VALVES # 1116, 1122

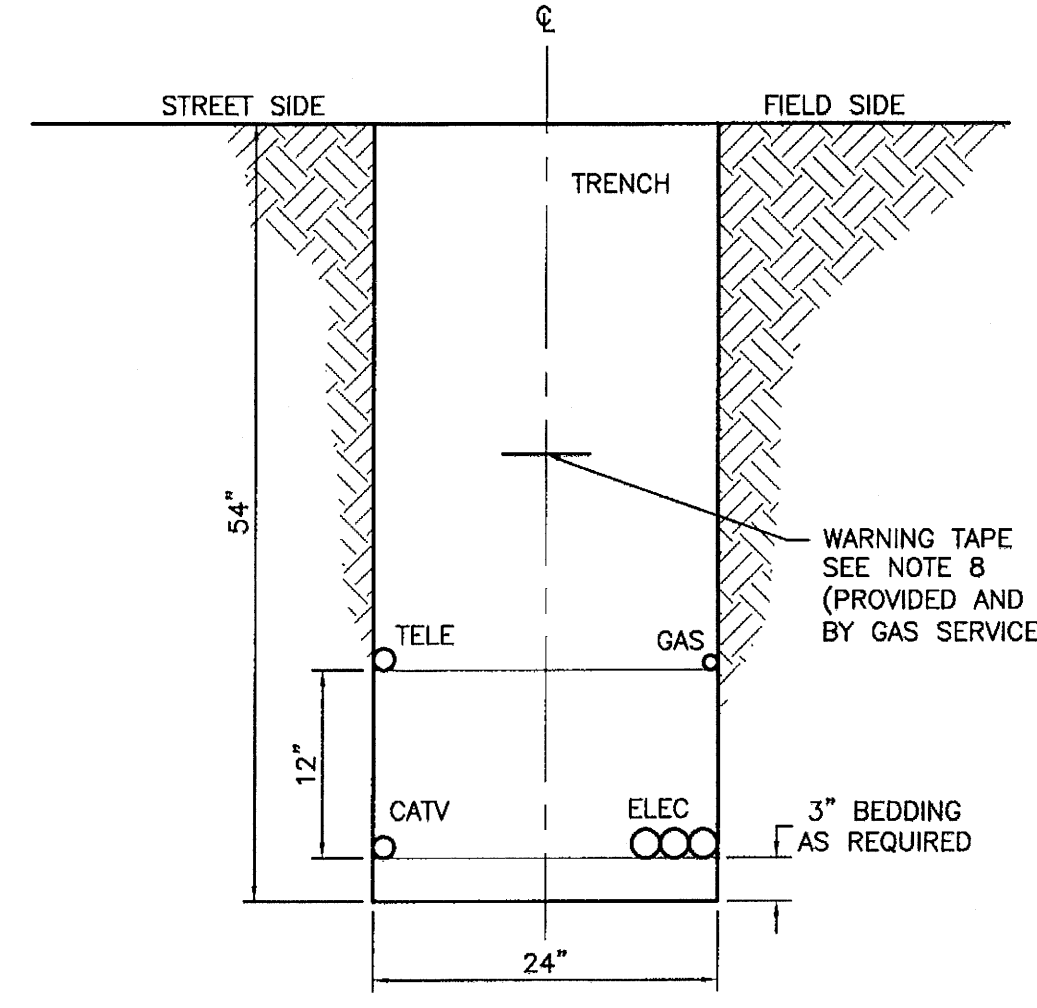
NOTES:

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

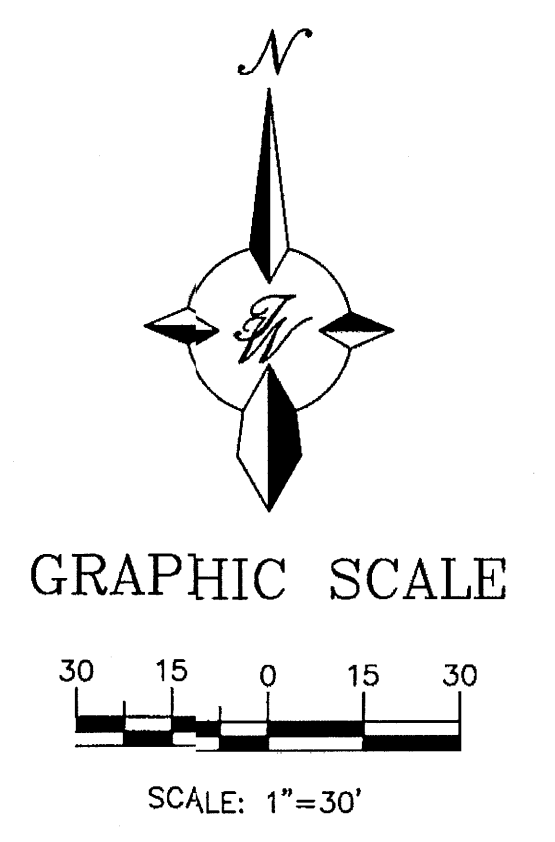
LEGEND

---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
⊙	EXISTING SD MANHOLE
⊙	EXISTING SAS MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊙	EXISTING POWER POLE
⊙	EXISTING GAS VALVE
---	EX. 2" GAS
---	EX. 8" SAS
---	EX. 10" WL
---	EX. 4" PVC
---	PROPOSED WATERLINE

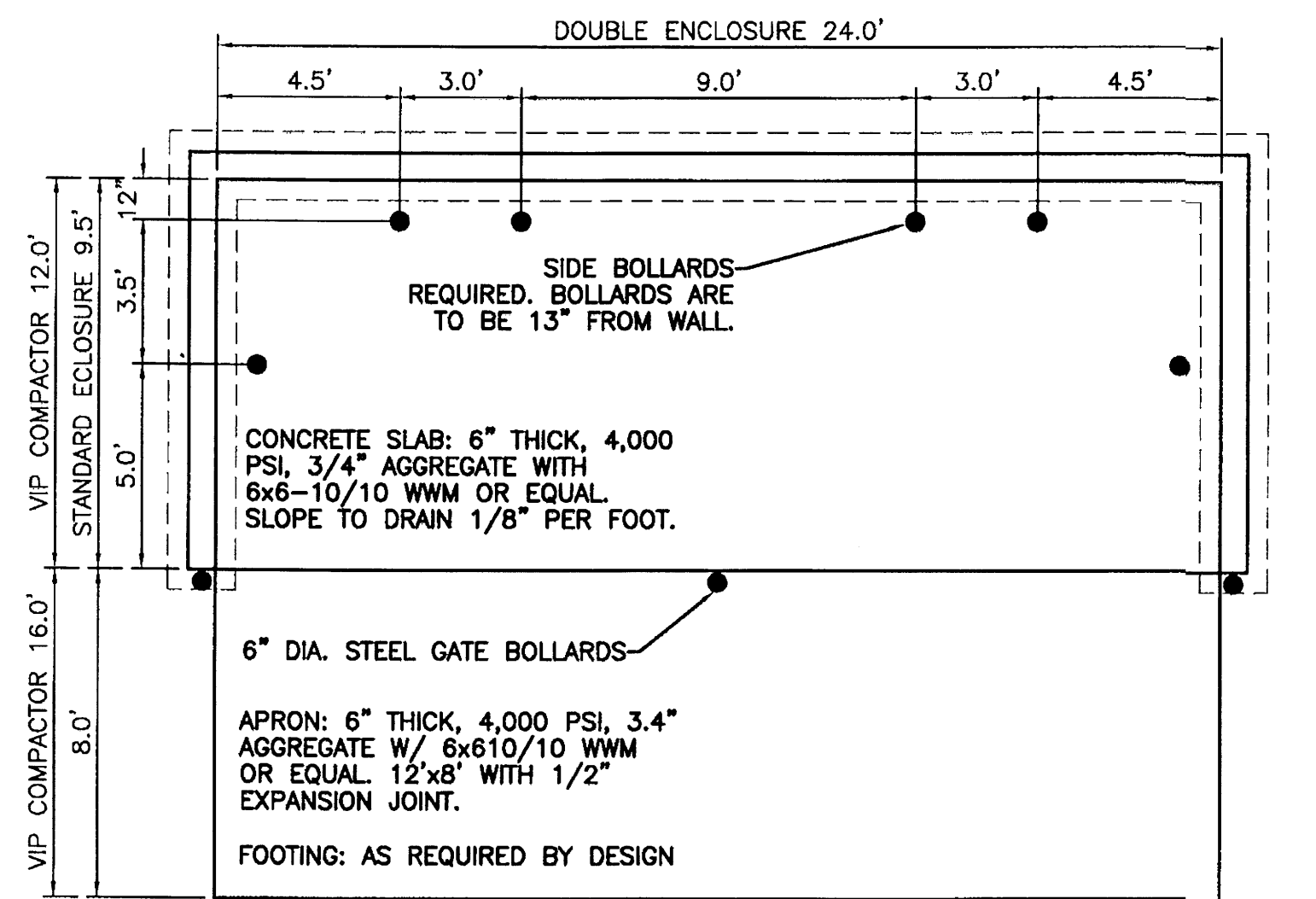
- GENERAL NOTES:**
1. ALL SANITARY SEWER SERVICE PIPE TO BE 6" PVC
 2. ALL WATERLINE SERVICE PIPE TO MATCH DESIGNATED METER SIZE AND BE OF PVC MATERIAL
 3. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED
 4. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS
 5. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS
 6. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG #2320
 7. ALL PIPE MATERIAL TO BE USED PER UPC



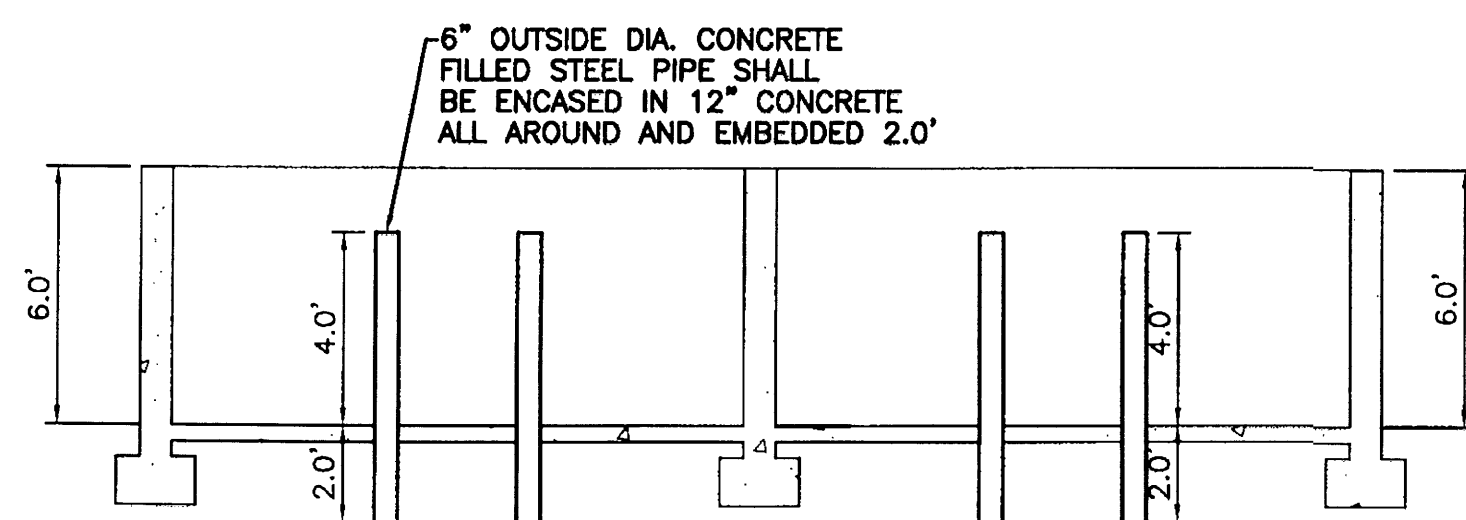
- GENERAL NOTES:**
1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS
 2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT. TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
 3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL REQUIREMENTS TYPE REQUIREMENTS, 3" BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
 4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLE SHALL BE AT LEAST 12"
 5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE
 6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES AND MAY BE INSTALLED EITHER ABOVE OR BELOW OTHER UTILITIES DEPENDING ON FREEZE DEPTH. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
 8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF TRENCH.



	RENAISSANCE BUILDING 7A MASTER UTILITY PLAN	DRAWN BY DFT DATE 12-27-07
		27108-MUE_STD DRAWING
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (905)858-3100	SHEET # C3 JOB # 27108

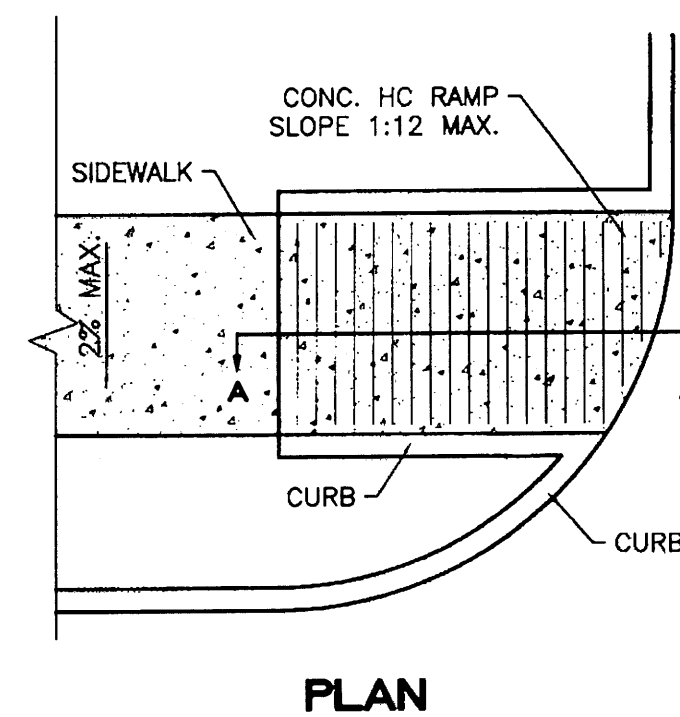


APRON REQUIRED IN FRONT OF EACH ENCLOSURE.
(6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)

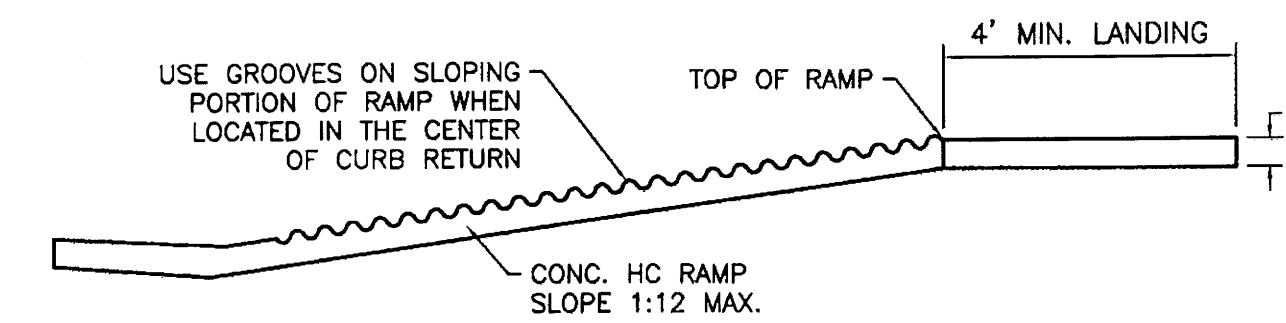


NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DOUBLE DUMPSTER ENCLOSURE DETAIL
NTS



PLAN



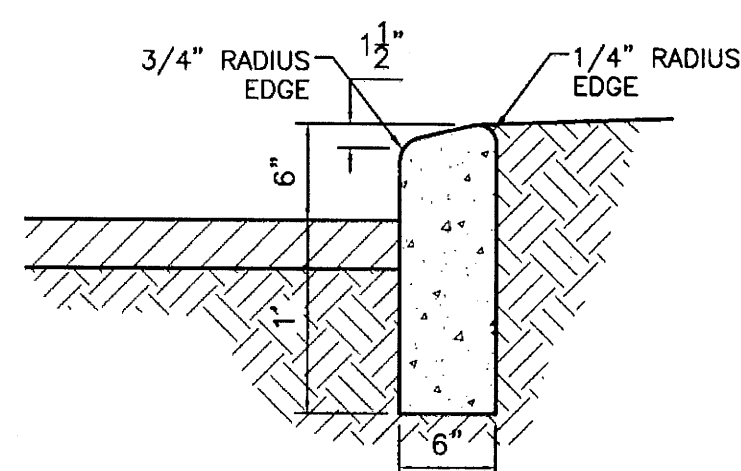
SECTION A-A

UNIDIRECTIONAL HC RAMP

SCALE: NTS

NOTES:

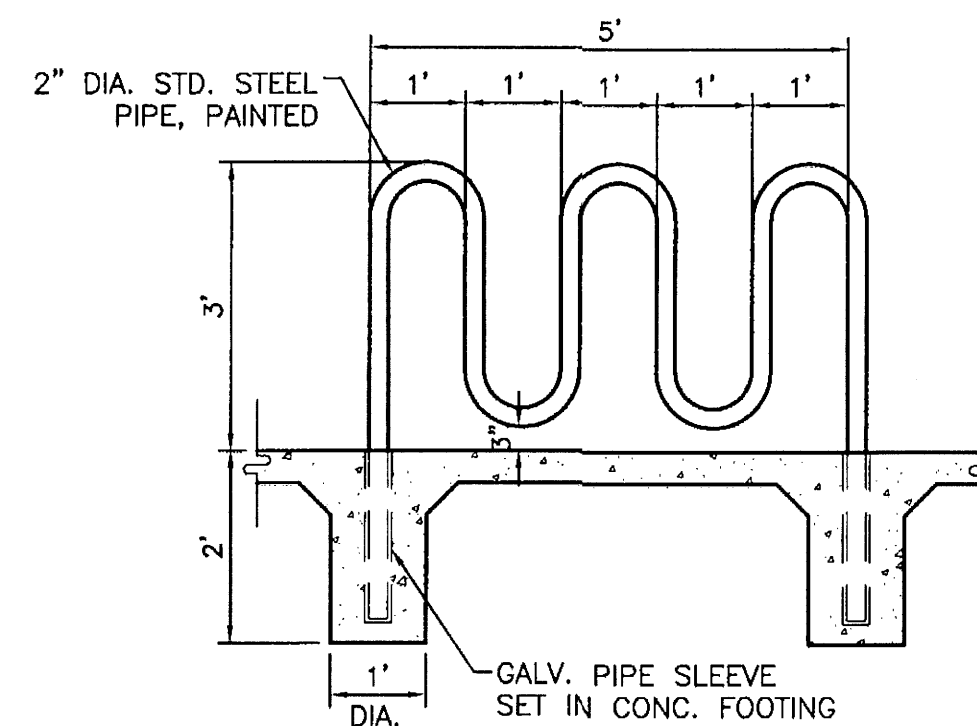
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE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



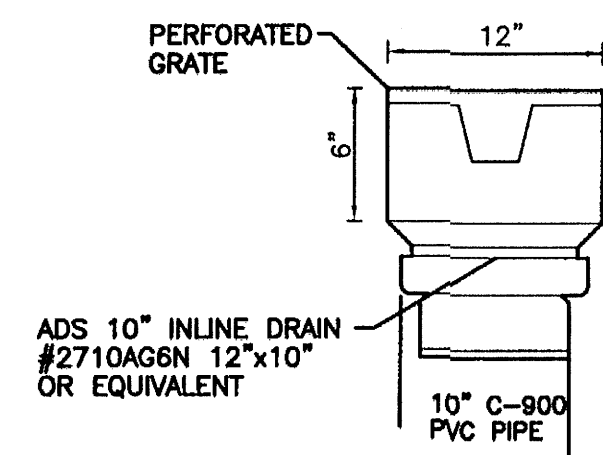
CURB GENERAL NOTES:

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 SAWED 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.

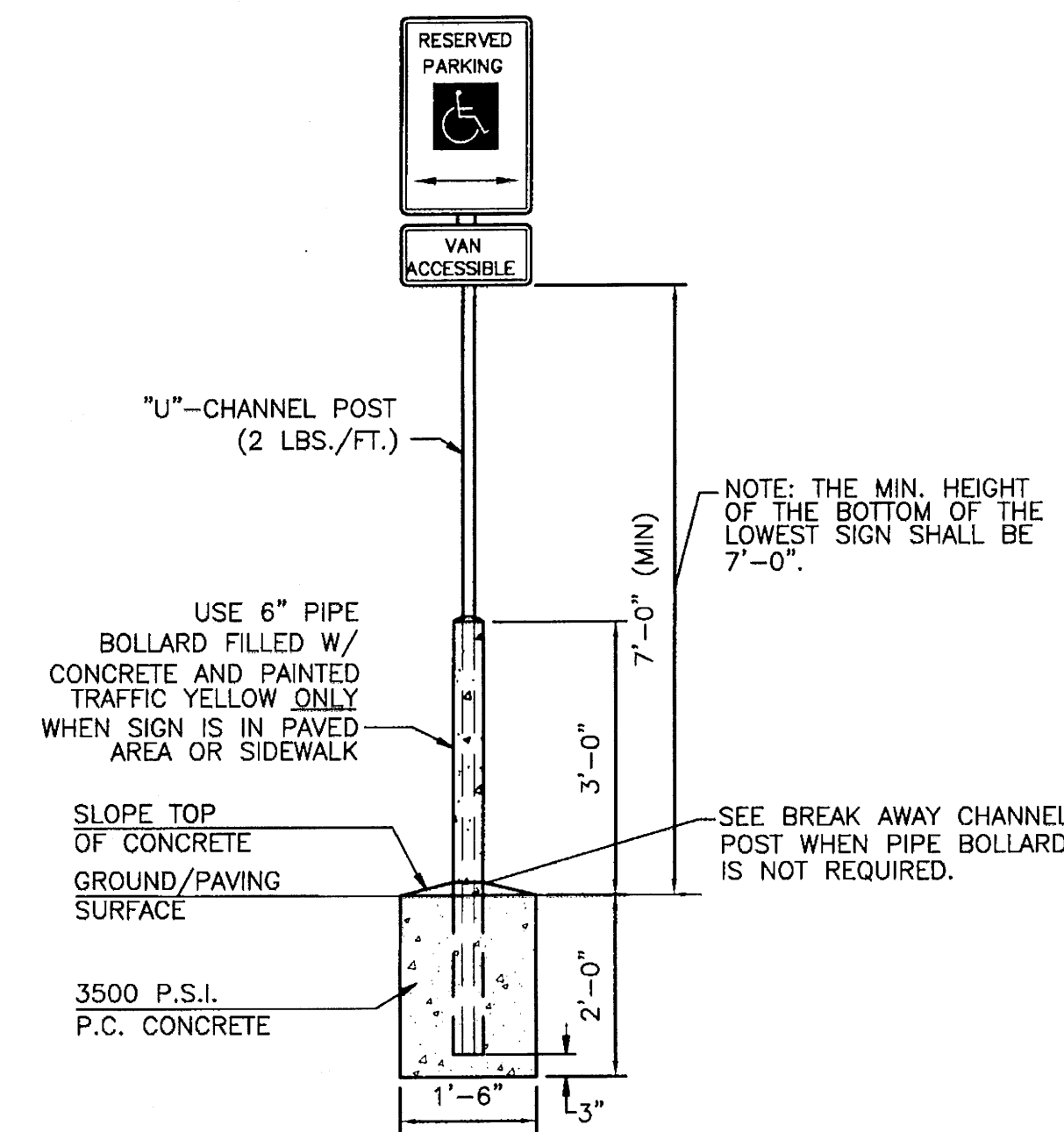
6" HEADER CURB DETAIL
1"=1"



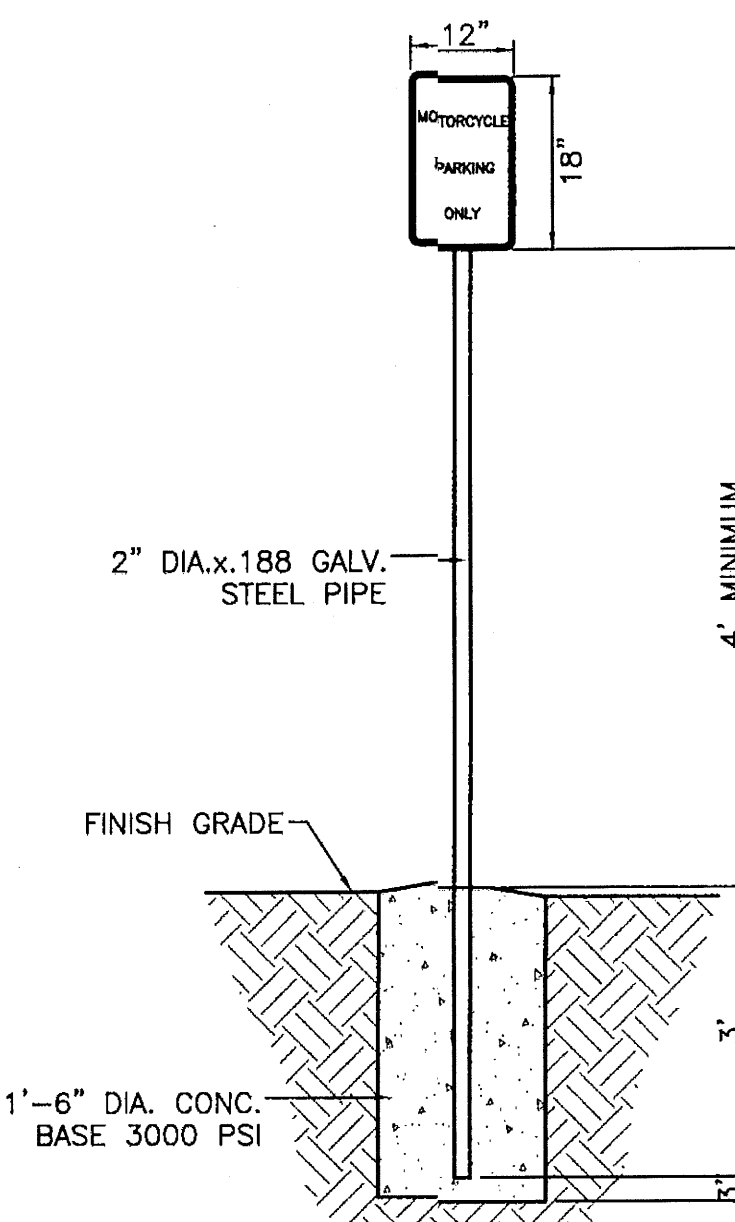
BIKE RACK DETAIL
SCALE: 1/2"=1'



LANDSCAPE DRAIN DETAIL
NTS



HANDICAP SIGN
NTS



MOTORCYCLE PARKING SIGN
NTS




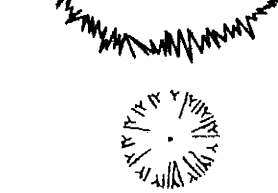
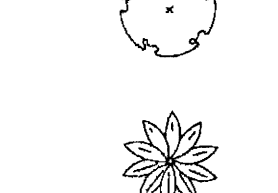
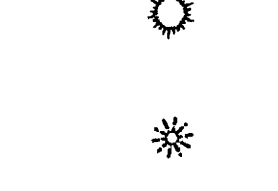
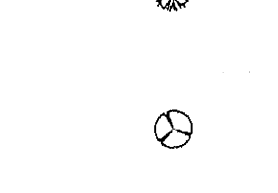
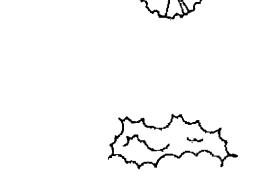
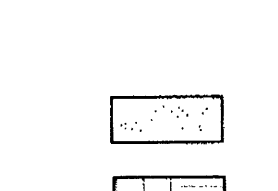


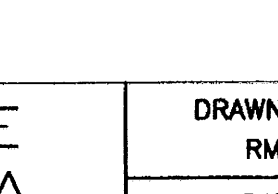
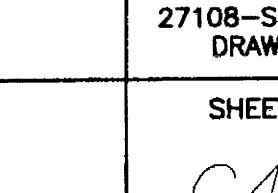
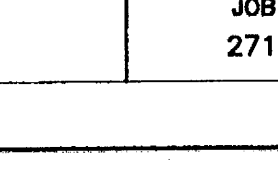

	RENAISSANCE BUILDING 7A	DRAWN BY DFT
	DETAIL SHEET	DATE 12-27-07
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	27108-DETAILS
		SHEET # C4
		JOB # 27108

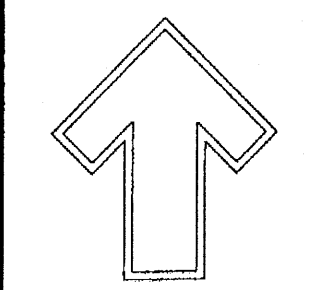
Renaissance Boulevard N.E.

EXISTING 10' UTILITY EASEMENT

Existing Cottonwoods

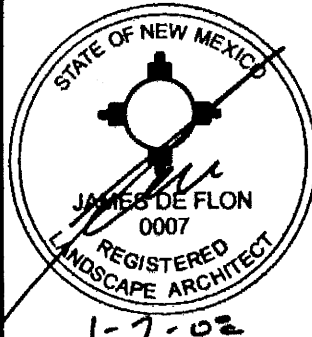
PLANT LEGEND

-  CHINESE PISTACHE (M) 16
Pistacia chinensis
2' Gal.
-  COMMON HACKBERRY (M) 12
Celtis occidentalis
2' Gal.
-  BUR OAK (M) 8
Quercus macrocarpa
2' Gal.
-  * WILLOWLEAF COTONEASTER (M) 35
Cotoneaster salicifolius
5 Gal. 100sf, 6' H x 10' W
-  BUTTERFLY BUSH (M) 24
Buddleia davidii
5 Gal. 100sf, 10' H x 10' W
-  MOCK ORANGE (M) 6
Philadelphus cultivars
5 Gal. 100sf, 10' H x 10' W
-  * SCOTCH BROOM (M) 32
Cytisus scoparius
5 Gal. 16sf, 4' H x 4' W
-  DEER GRASS (M) 16
Muhlenbergia rigens
1 Gal. 16sf, 4' H x 4' W
-  REGAL MIST (M) 37
Muhlenbergia capillaris
5 Gal. 9sf, 3' H x 3' W
-  WILDFLOWER 21
1 Gal. 4sf, size varies
-  HONEYSUCKLE (M) 30
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
-  WINTER JASMINE (L+) 11
Jasminum nudiflorum
1 Gal. 144sf
-  TRUMPET VINE (M) 6
Campsis radicans
1 Gal.
Unstaked-Groundcover
-  SANTA FE BROWN GRAVEL WITH FILTER FABRIC
-  EXISTING LANDSCAPING
- EXISTING COTTONWOOD



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Albuquerque, NM 87184
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Fax (505) 886-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

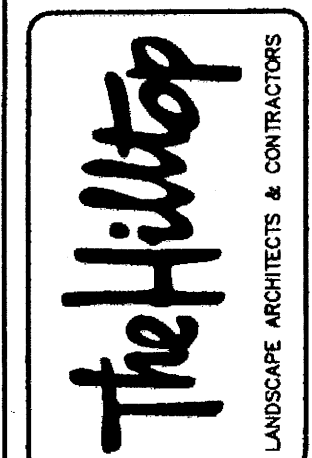


JAMES DE FLON #0007

RENAISSANCE BUILDING 7A
ALBUQUERQUE, NM

LANDSCAPE PLAN

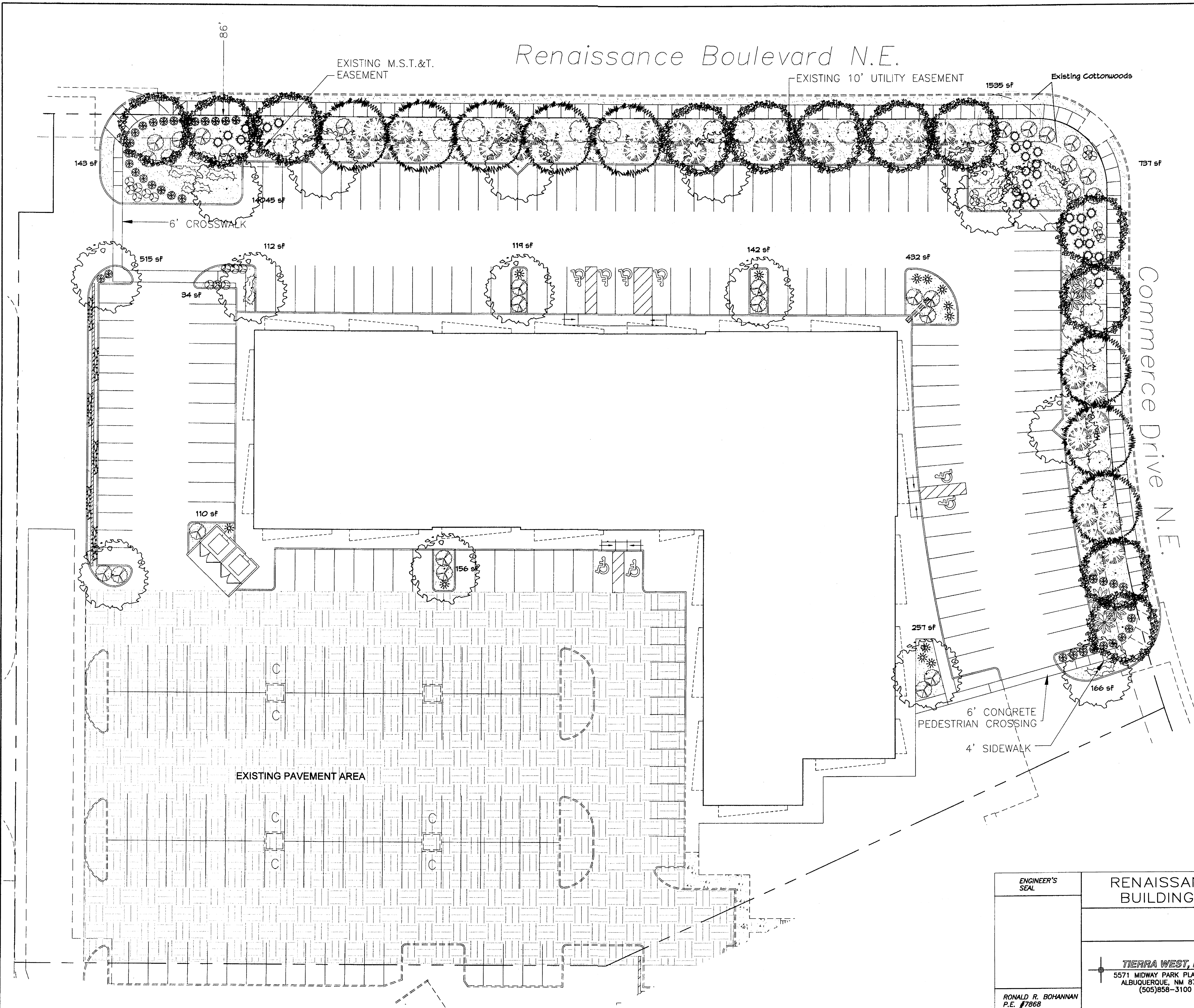
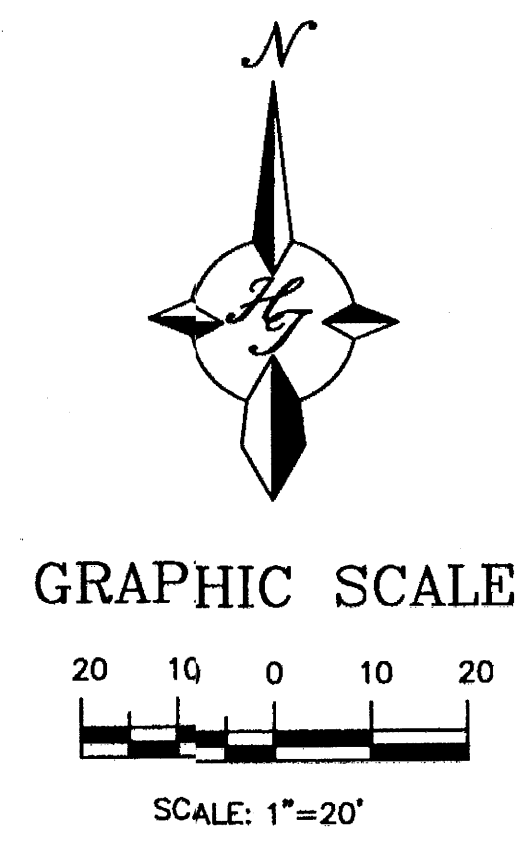
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and this as an original design and must not be re-used or copied unless applicable fees have been paid or job order placed.



DRAWN BY: rmm
REVISION # 1-7-08 rmm
DATE 12-10-07

SHEET # C4.1 of C4.2

ENGINEER'S SEAL	RENAISSANCE BUILDING 7A	DRAWN BY: RMM
		DATE: 12-10-07
		27108-SPE STD DRAWING
		SHEET # C4.1
		JOB # 27108
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	162032	square feet
TOTAL BUILDINGS AREA	31763	square feet
NET LOT AREA	130269	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	19540	square feet
TOTAL BED PROVIDED	18503	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	13877	square feet
TOTAL GROUND COVER PROVIDED	13877 (75%)	square feet
EXISTING LANDSCAPING	2430	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	20933 (16%)	square feet

STREET TREE REQUIREMENTS

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

Name of Street: Renaissance Blvd.
Required # 12 Provided # 12 + 2 existing trees

Name of Street: Commerce Dr.
Required # 8 Provided # 8

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 # 16 Provided # 16

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 NOTES:

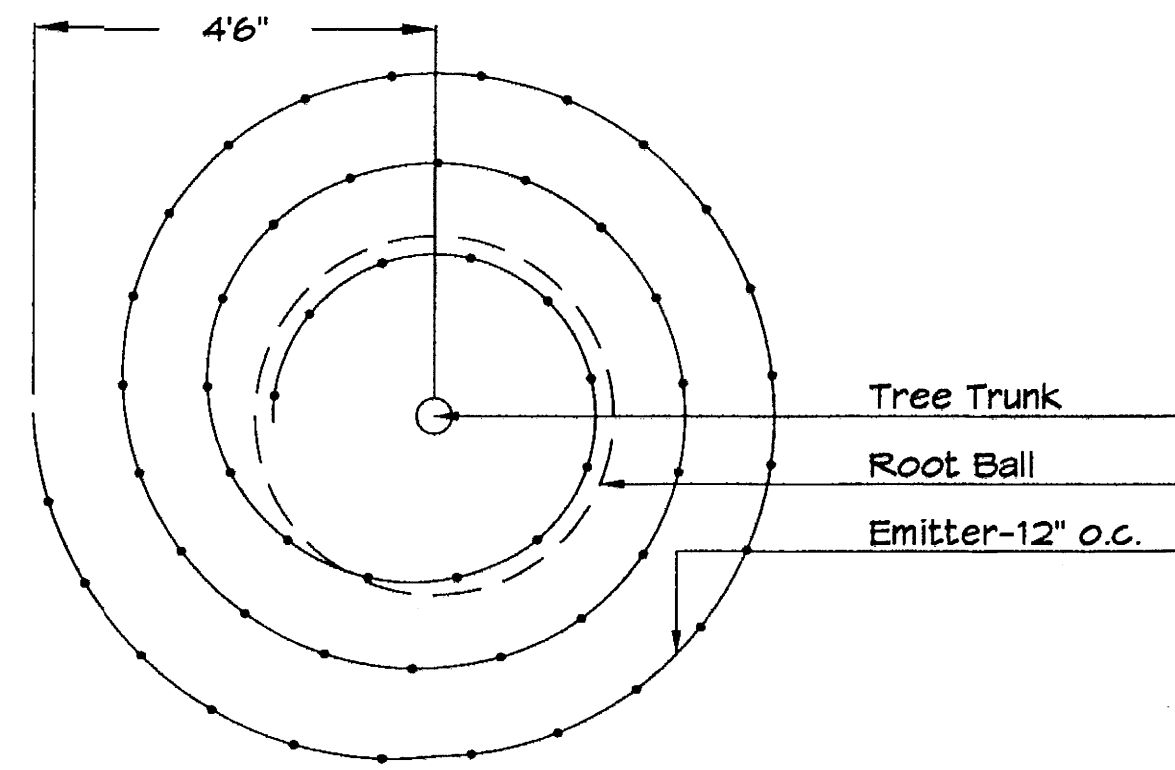
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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.

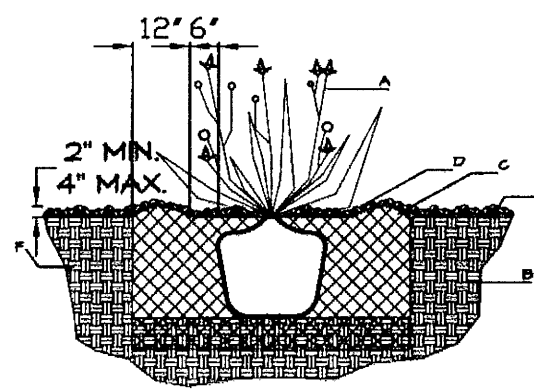
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound 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 to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.



Netafim Spiral Detail



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

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

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

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.

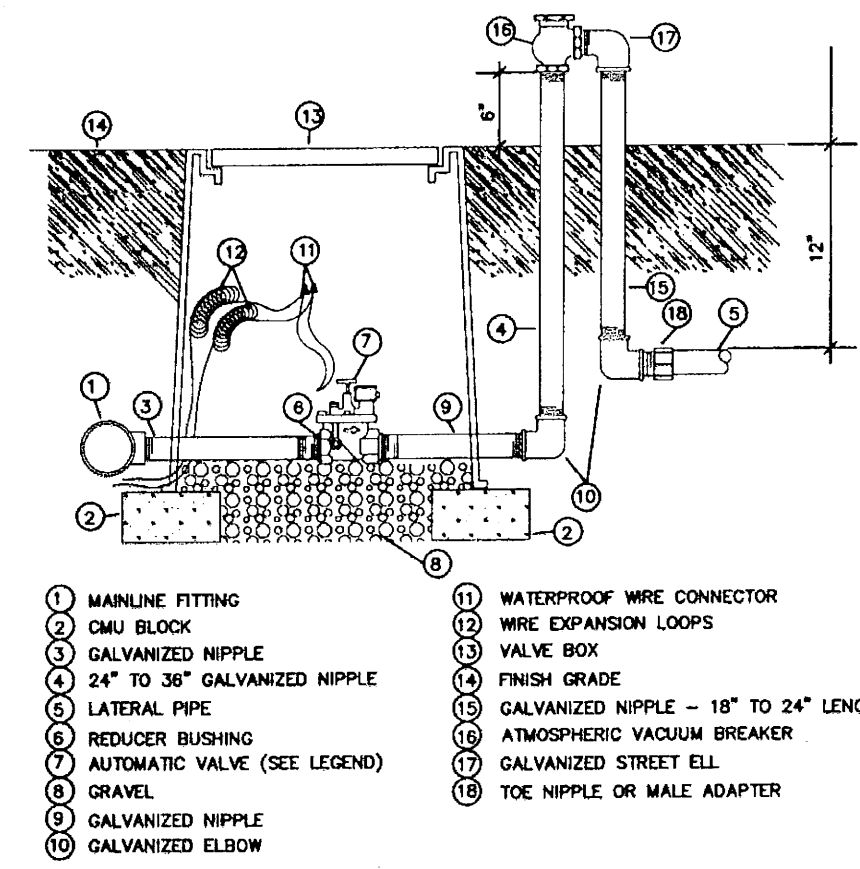
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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.

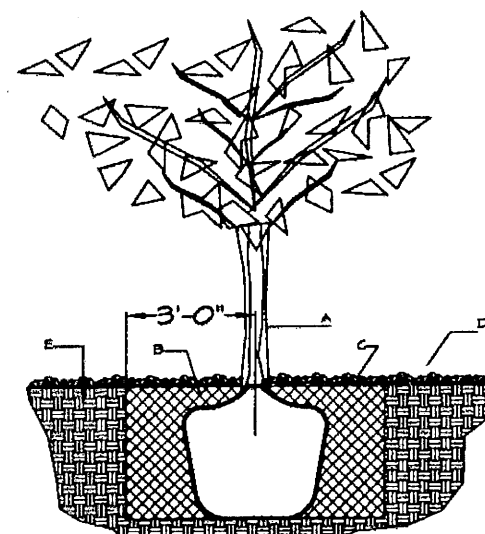
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



TREE PLANTING DETAIL

NTS

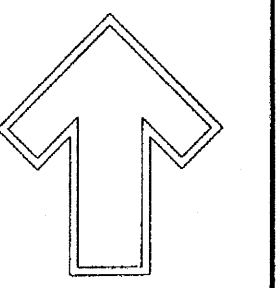
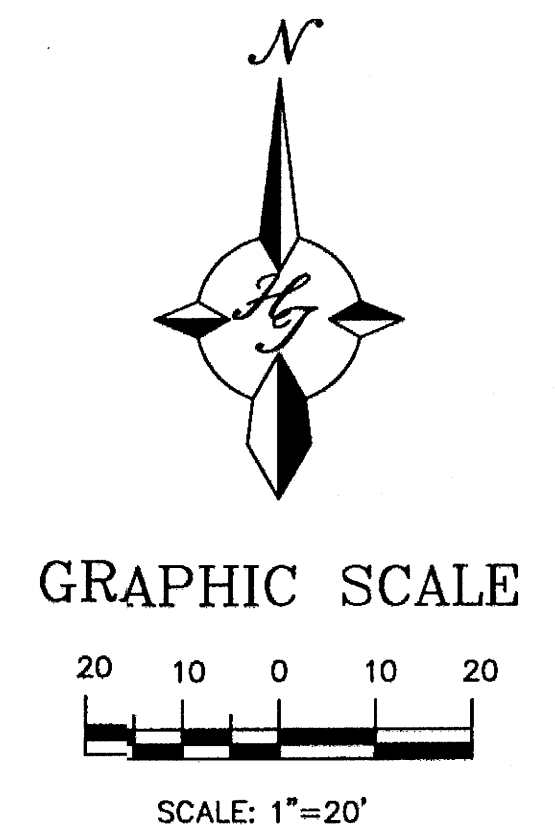
GENERAL NOTES:

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:

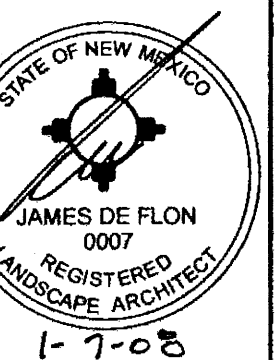
- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.

ENGINEER'S SEAL	RENAISSANCE BUILDING 7A	DRAWN BY	RMM
		DATE	12-10-07
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	27108-SPE STD DRAWING	SHEET #
			C4.2
		JOB #	27108



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LANDSCAPE ARCHITECT'S SEAL

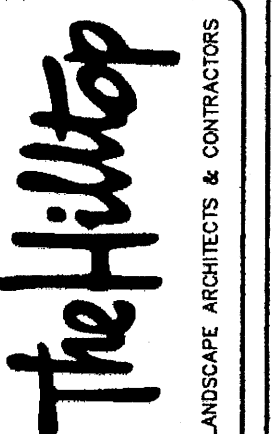


JAMES DE FLON #0007

RENAISSANCE BUILDING 7A
ALBUQUERQUE, NM

LANDSCAPE NOTES AND DETAILS

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REVISION # 1-7-08 rmm
DATE 12-10-07

SHEET # C4.2 of C4.2

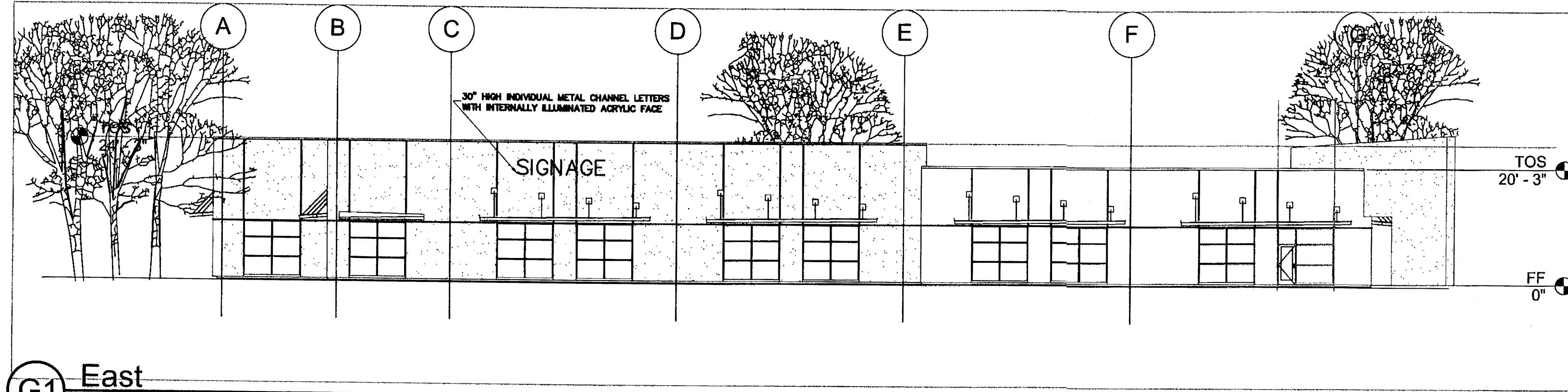


SMPC
ARCHITECTS

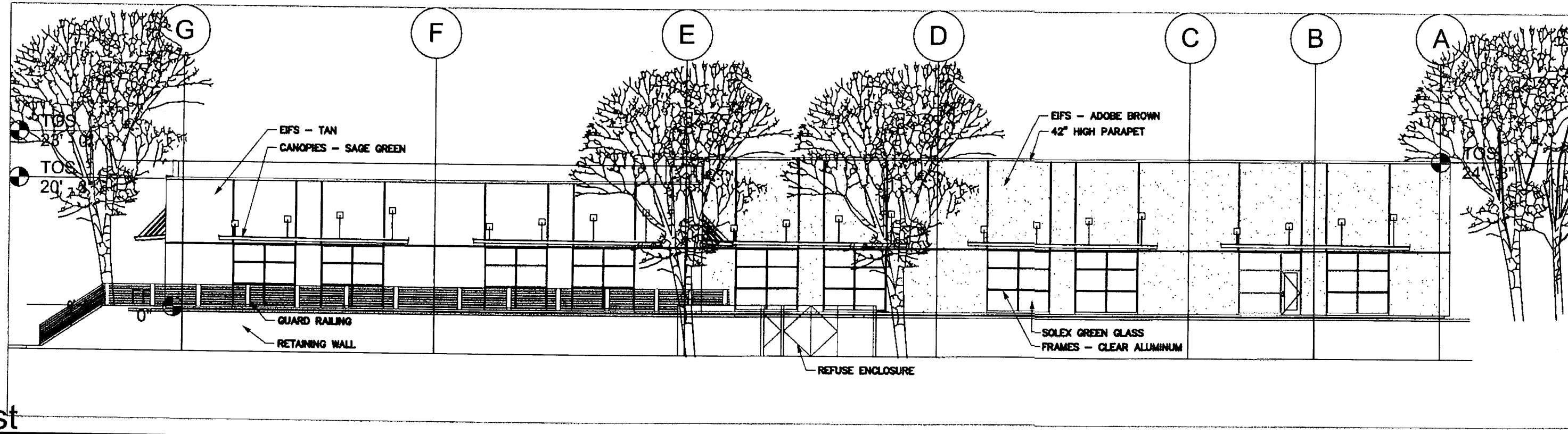
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE, ALBUQUERQUE, NEW MEXICO 87106
TELE (505) 255-8868 FAX (505) 255-8665

RENAISSANCE TRACT 7A

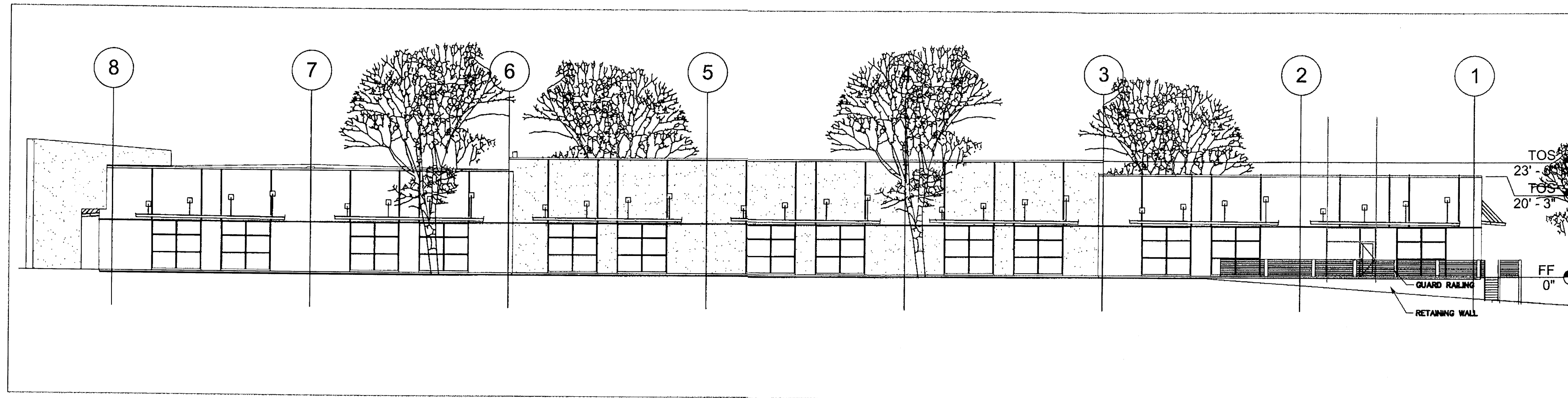
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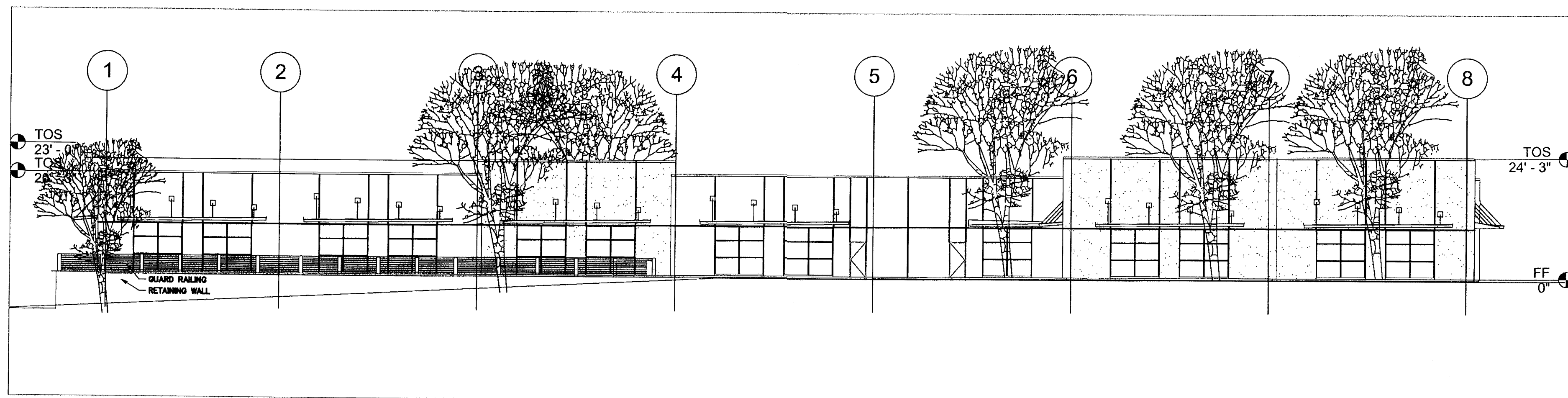
G1 East
1/16" = 1'-0"



E1 West
1/16" = 1'-0"



C1 North
1/16" = 1'-0"



A1 South
1/16" = 1'-0"

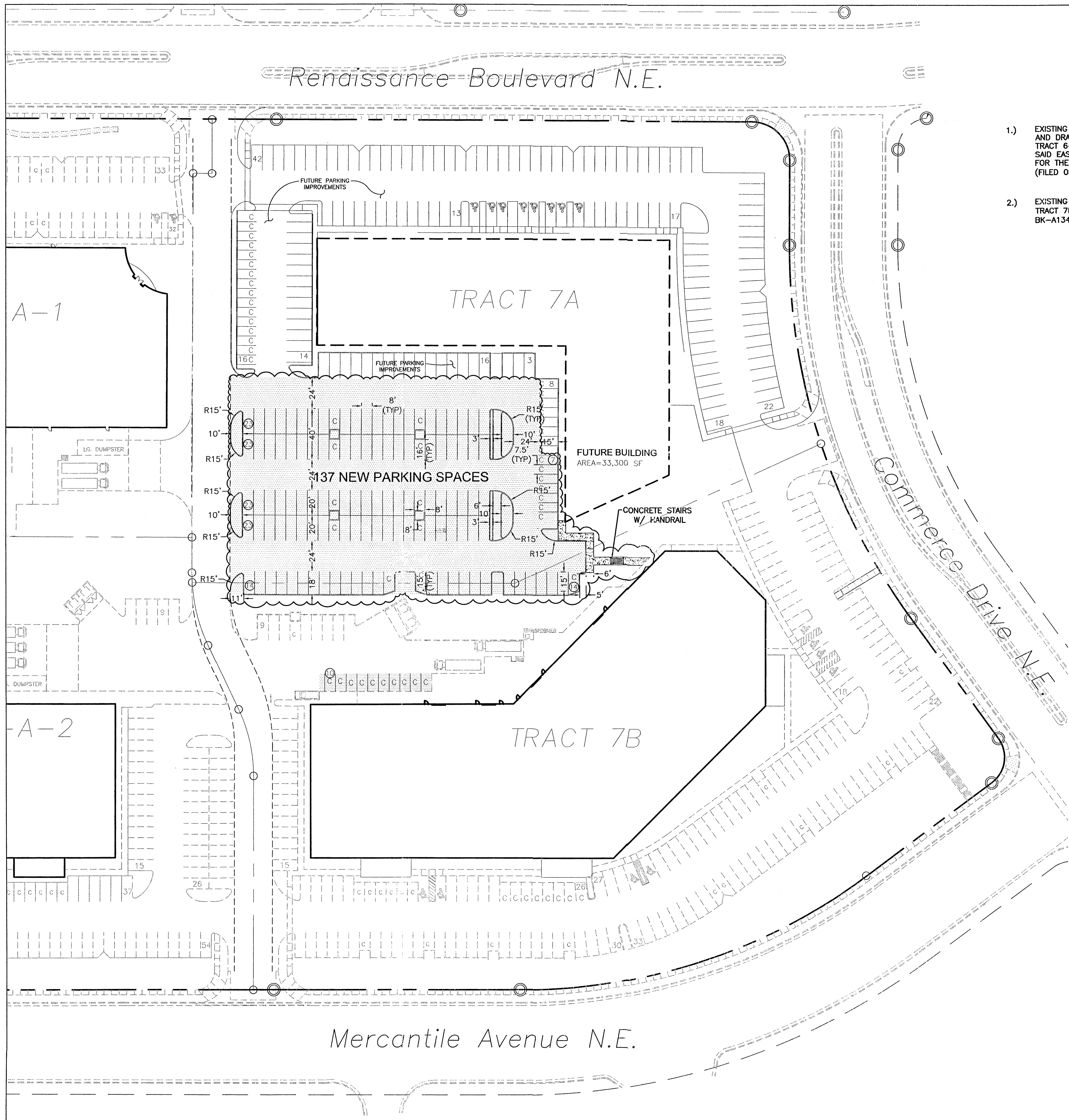
NO	DATE	DESCRIPTION

DATE: Issue Date
PROJECT #: Project Number
DRAWN BY: Author
CHK BY: Checker
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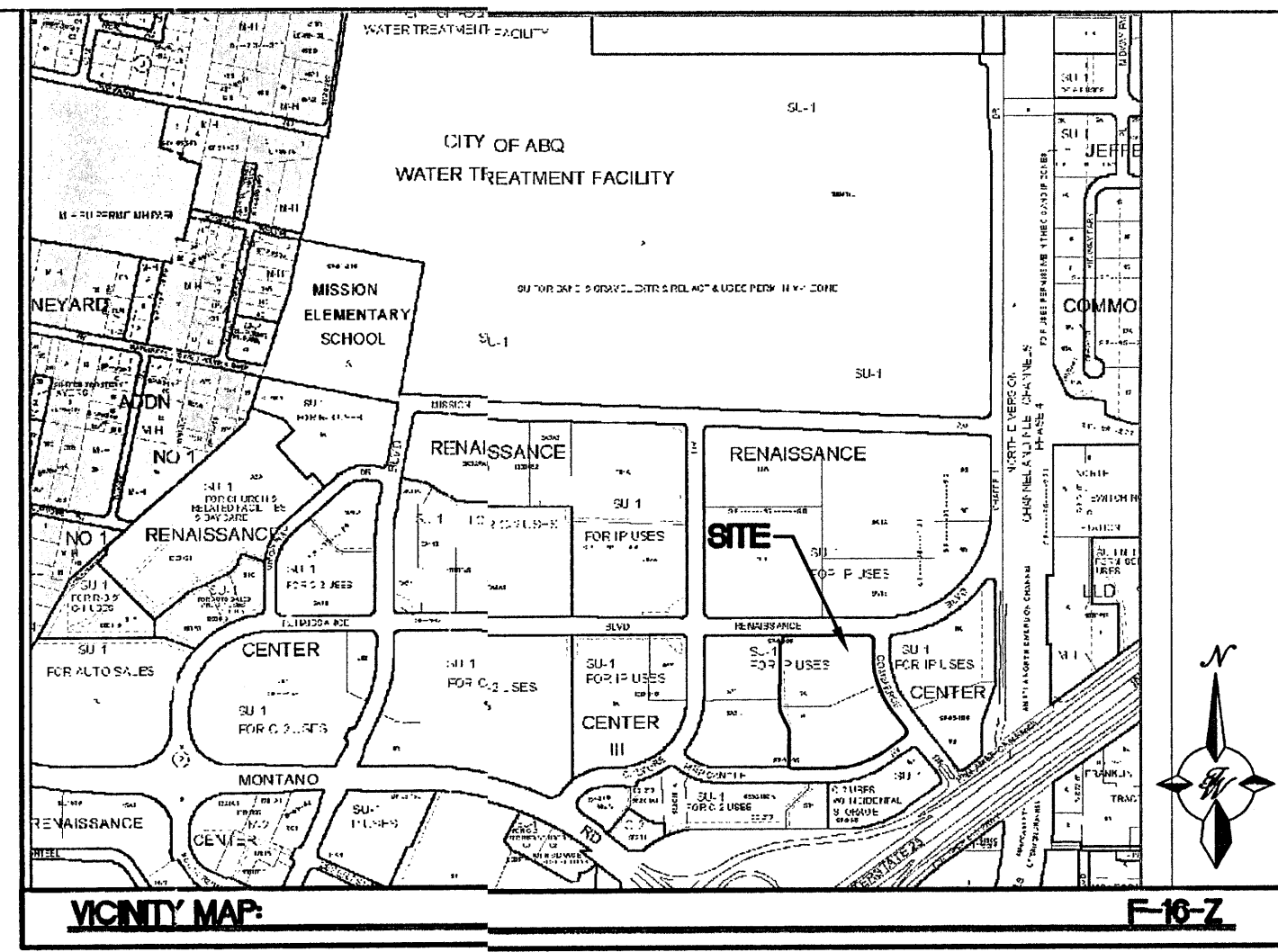
SHEET TITLE

EXTERIOR ELEVATIONS

A201
SHEET OF



- EXISTING RECIPROCAL PARKING, INGRESS, EGRESS, ACCESS, UTILITY AND DRAINAGE EASMENT FOR THE JOINT BENEFIT AND USE OF TRACT 6-A-1, 6-A-2, 7-A AND 7-B OF RENAISSANCE CENTER. SAID EASMENT 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-145B)



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)

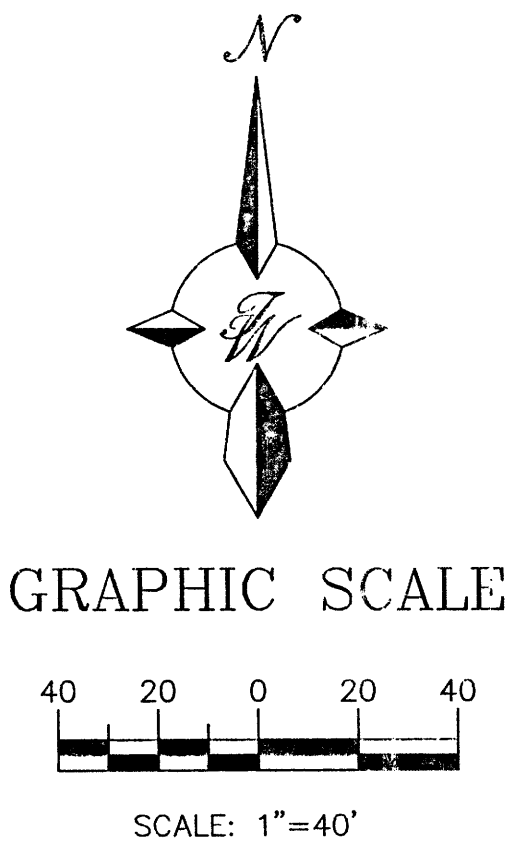
PROPOSED USAGE:	50% RETAIL & OFFICE/50% WAREHOUSE
LOT AREA:	161,913.23 SF (3.717 ACRES)
BUILDING TYPE:	V-N (SPRINKLED)
TOTAL BUILDING AREA:	33,300 SF
PARKING/DRIVEWAY:	97,136 SF ±
LANDSCAPE AREA:	20346 SF ±
LANDSCAPING REQUIRED:	19292 SF ±
PARKING PROVIDED:	256 SPACES (24 COMPACT SPACES)
PARKING REQUIRED: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

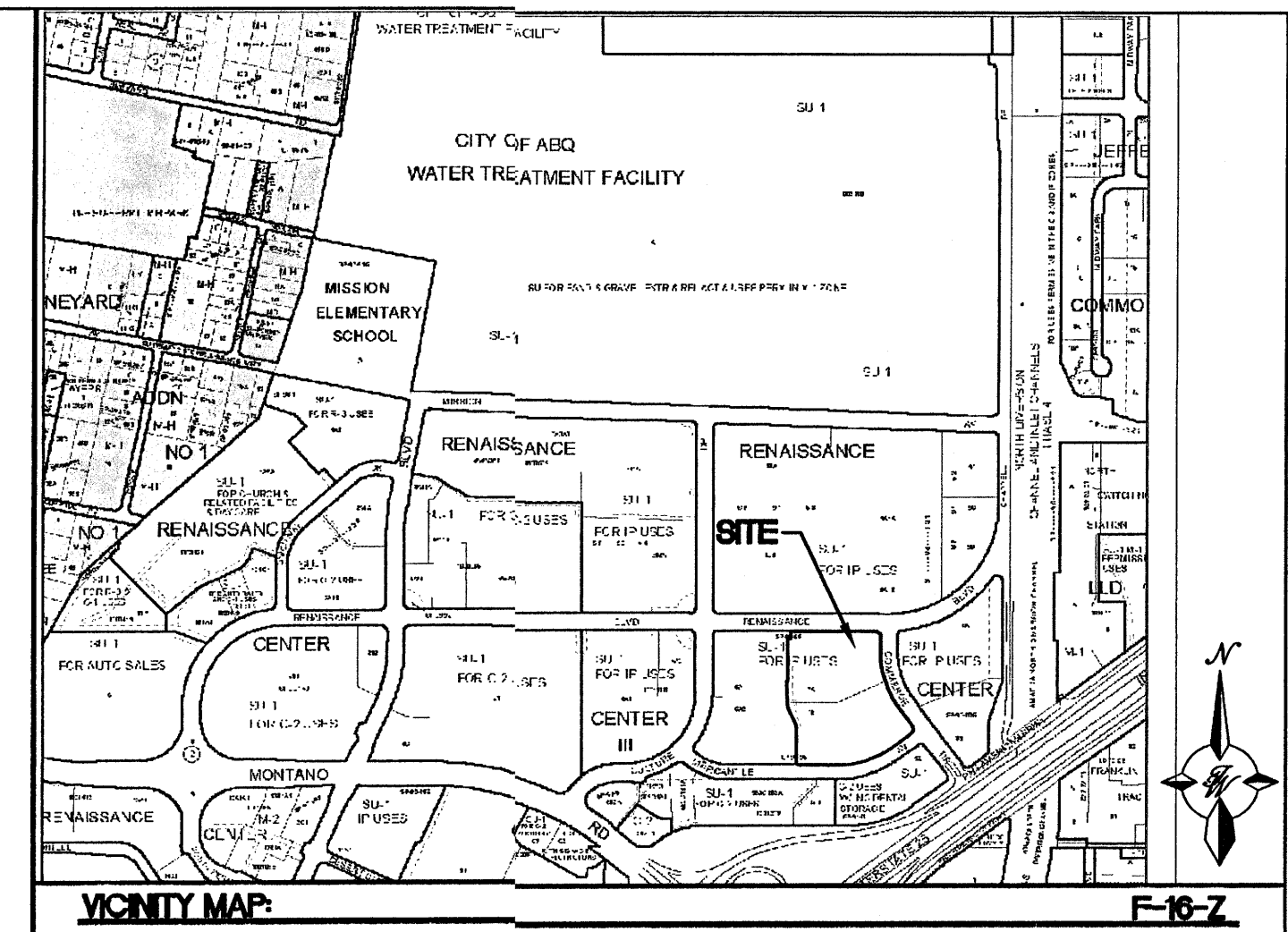
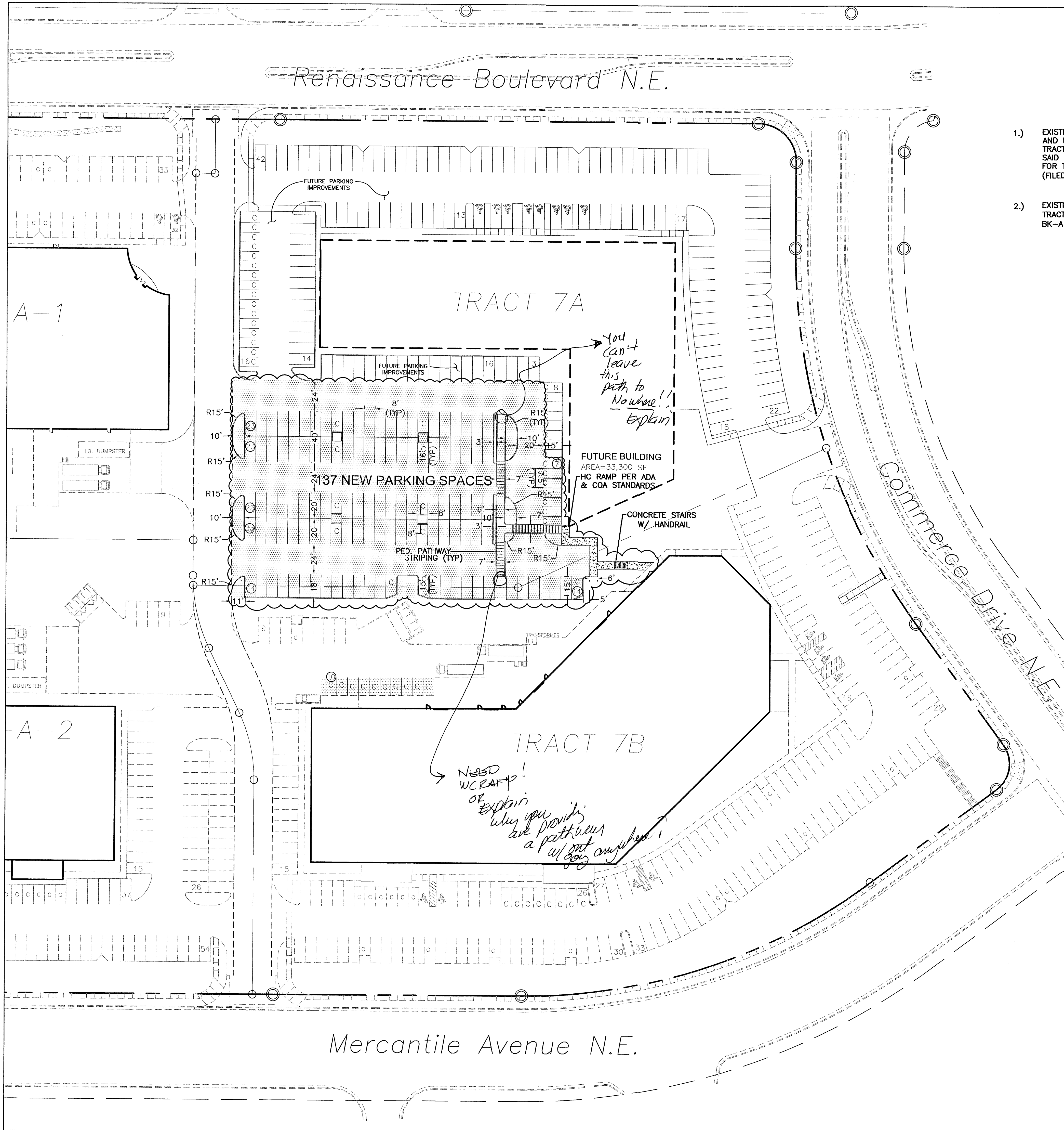
GRADING AND DRAINAGE DETAILS

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1003149
APPLICATION NO. 07A 00381
Additional parking spaces
approved
Date: 4/18/17
PLANNING DIRECTOR



	TRACTS 7A, 7B RENAISSANCE CENTER ADMINISTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT	DRAWN BY LPS DATE 3-20-07 2709-WALL P&P
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100

Z:\2007\27009\2709-P&P\Project\2709-Exhibits\2709-Exhibits-App.dwg, Site Plan, 4/11/2007 8:22:10 AM



- 1.) EXISTING RECIPROCAL PARKING, INGRESS, EGRESS, ACCESS, UTILITY AND DRAINAGE EASMENT FOR THE JOINT BENEFIT AND USE OF TRACT 6-A-1, 6-A-2, 7-A AND 7-B OF RENAISSANCE CENTER. SAID EASMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. (FILED 05/15/98, BK-98C, PG-135)
- 2.) 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 ±
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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 ±
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PARKING PROVIDED:	179 SPACES (25 COMPACT SPACES)
PARKING REQUIRED:	146 SPACES
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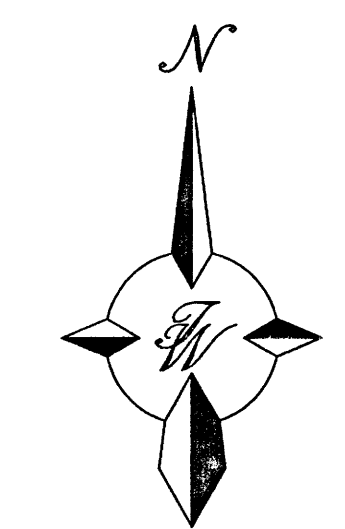
TRACT 7A (FUTURE)

PROPOSED USAGE:	50% RETAIL & OFFICE/50% WAREHOUSE
LOT AREA:	161,913.23 SF (3.717 ACRES)
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TRACT 7B (PROPOSED)

PROPOSED USAGE:	85% RETAIL & 15% WAREHOUSE
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GRADING AND DRAINAGE DETAILS
Transp 4/15/07

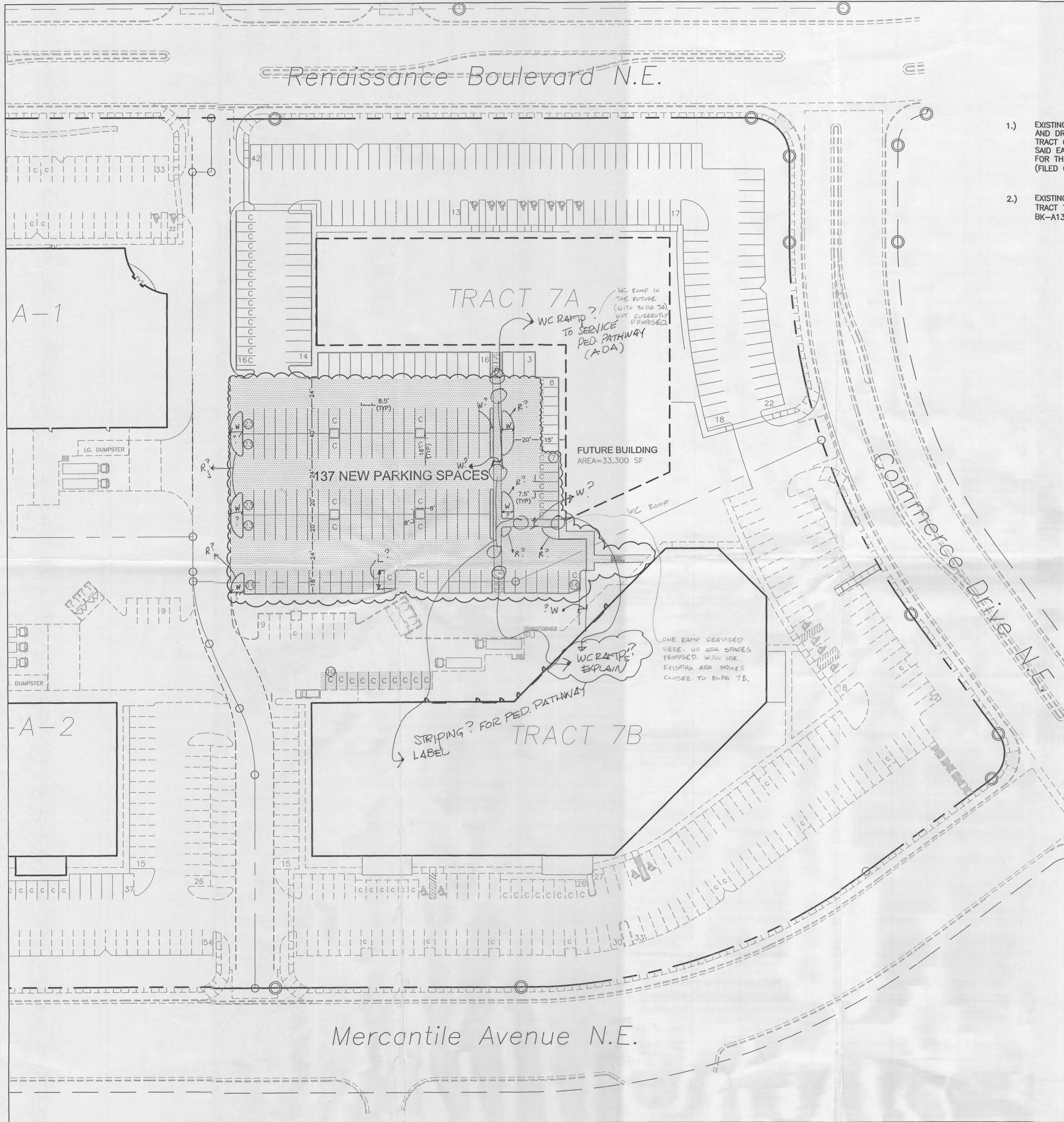


GRAPHIC SCALE

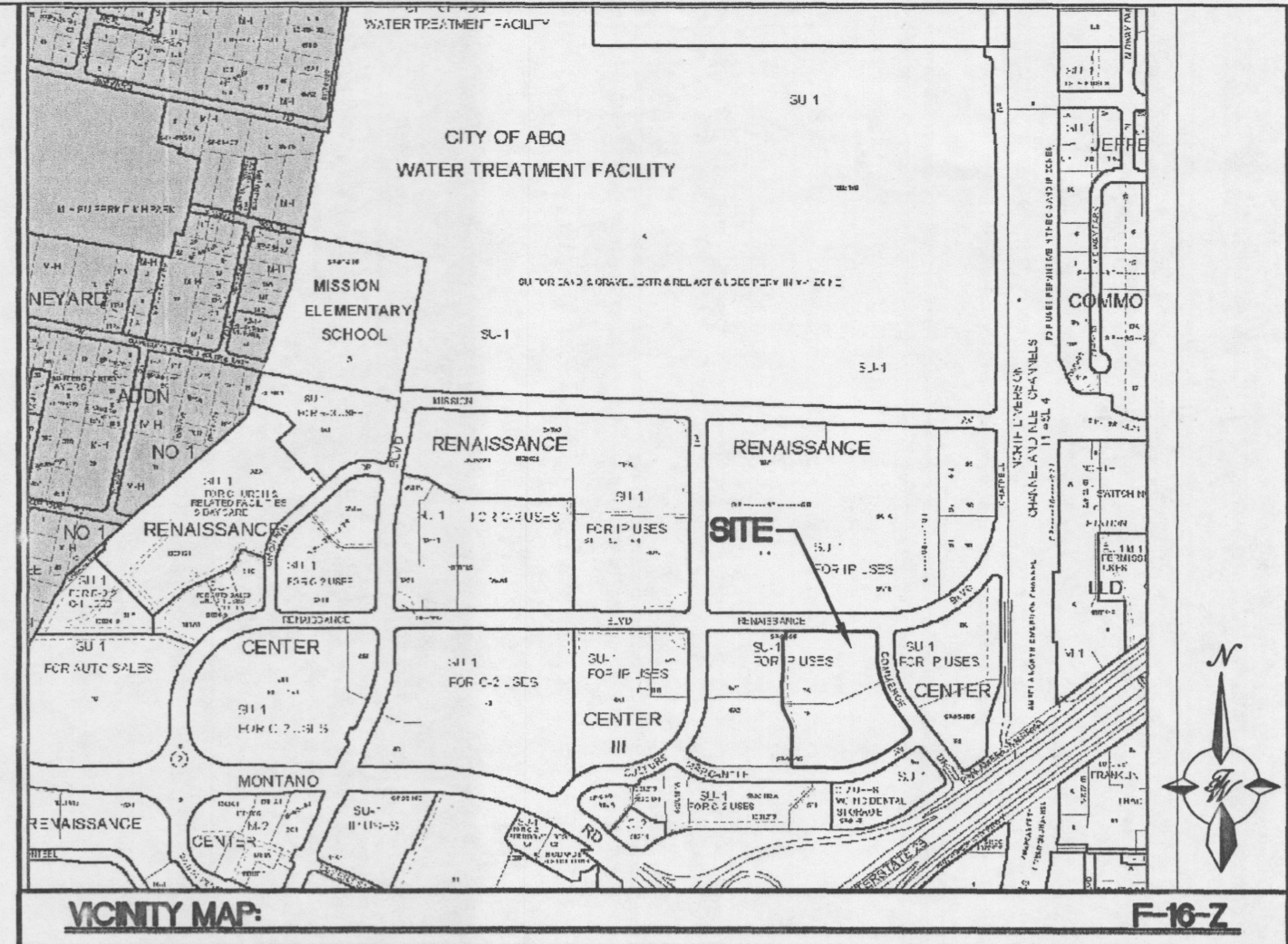


SCALE: 1"=40'

	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



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

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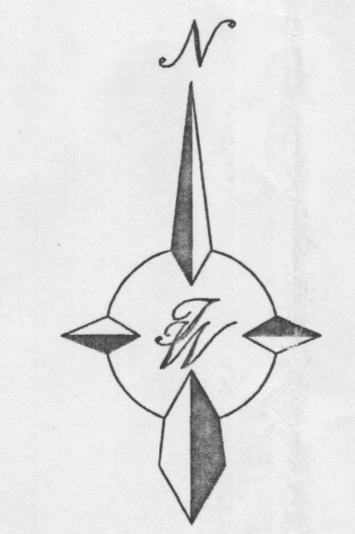
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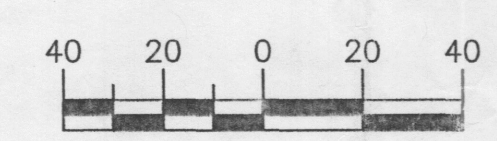
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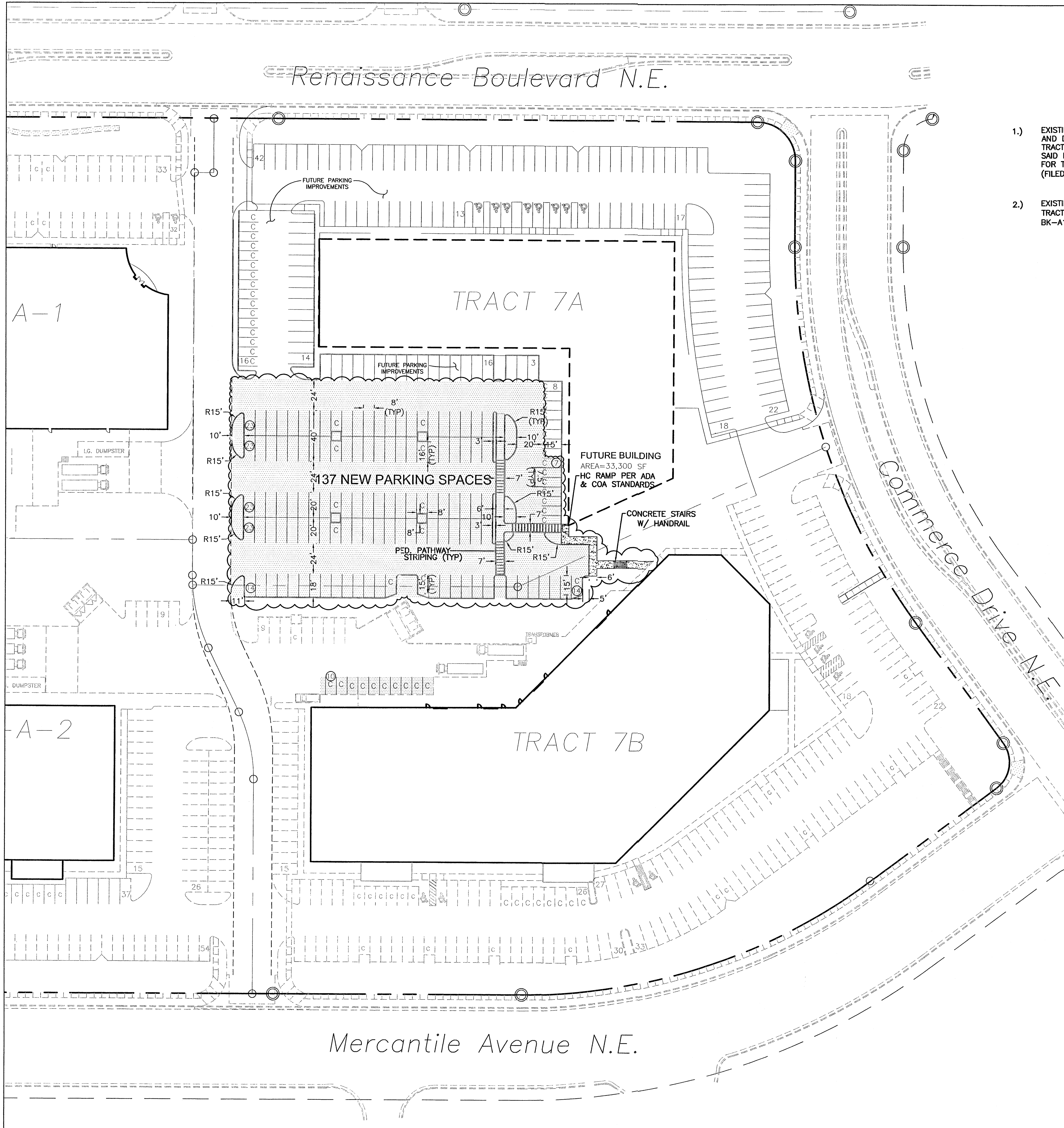


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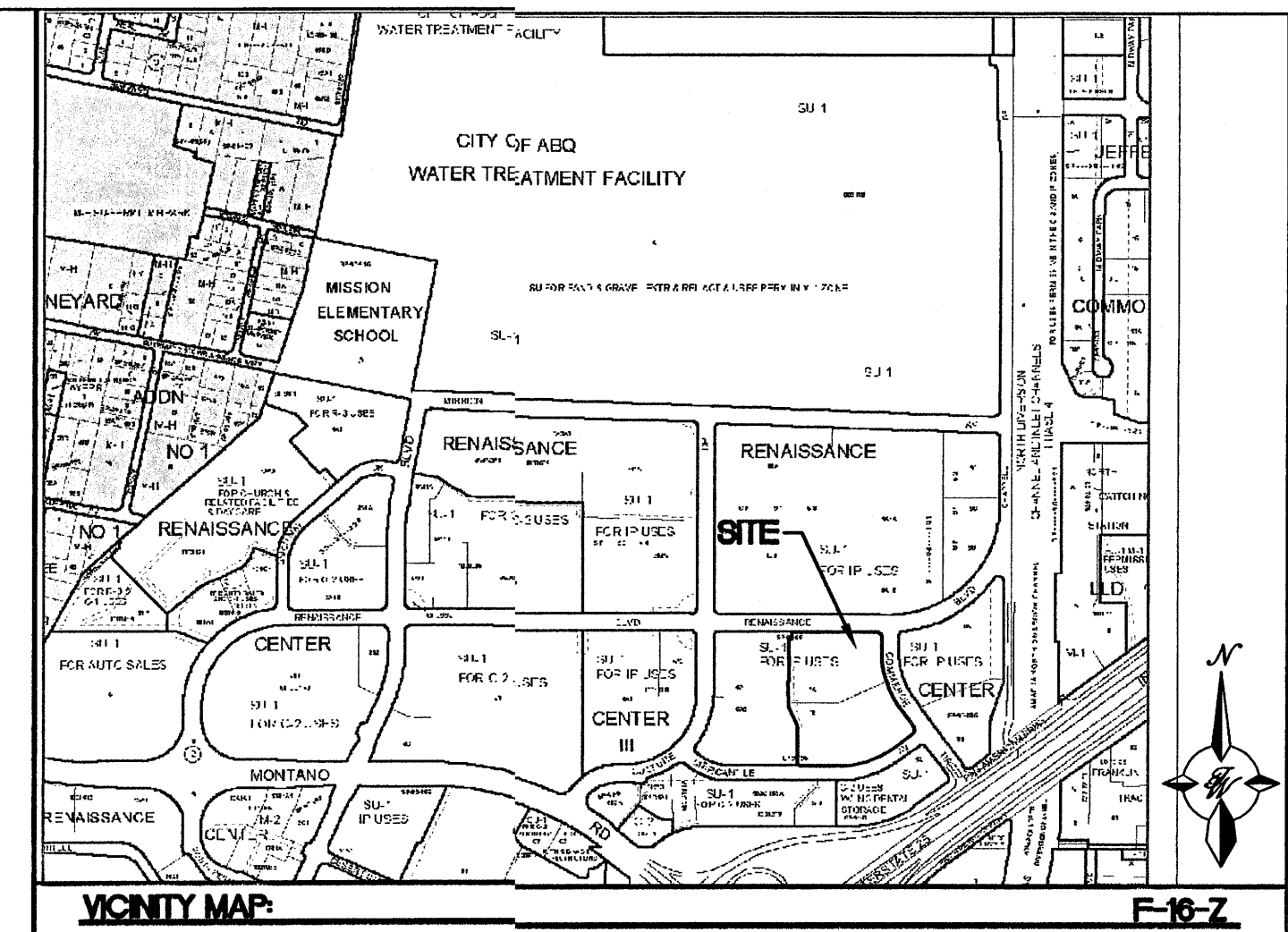
TRANS
03/27/07
NSF

FOR QUESTIONS,
PLEASE CALL
JOEL HESBINDER
858-3100

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



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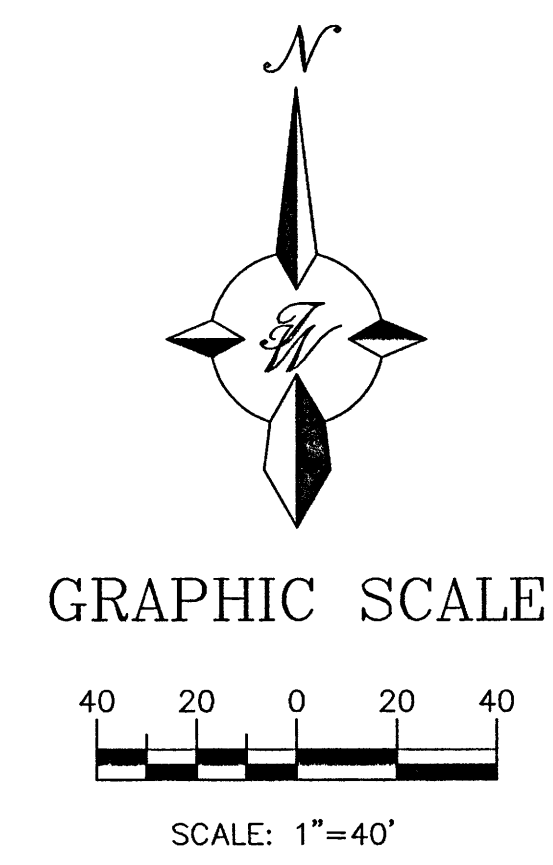
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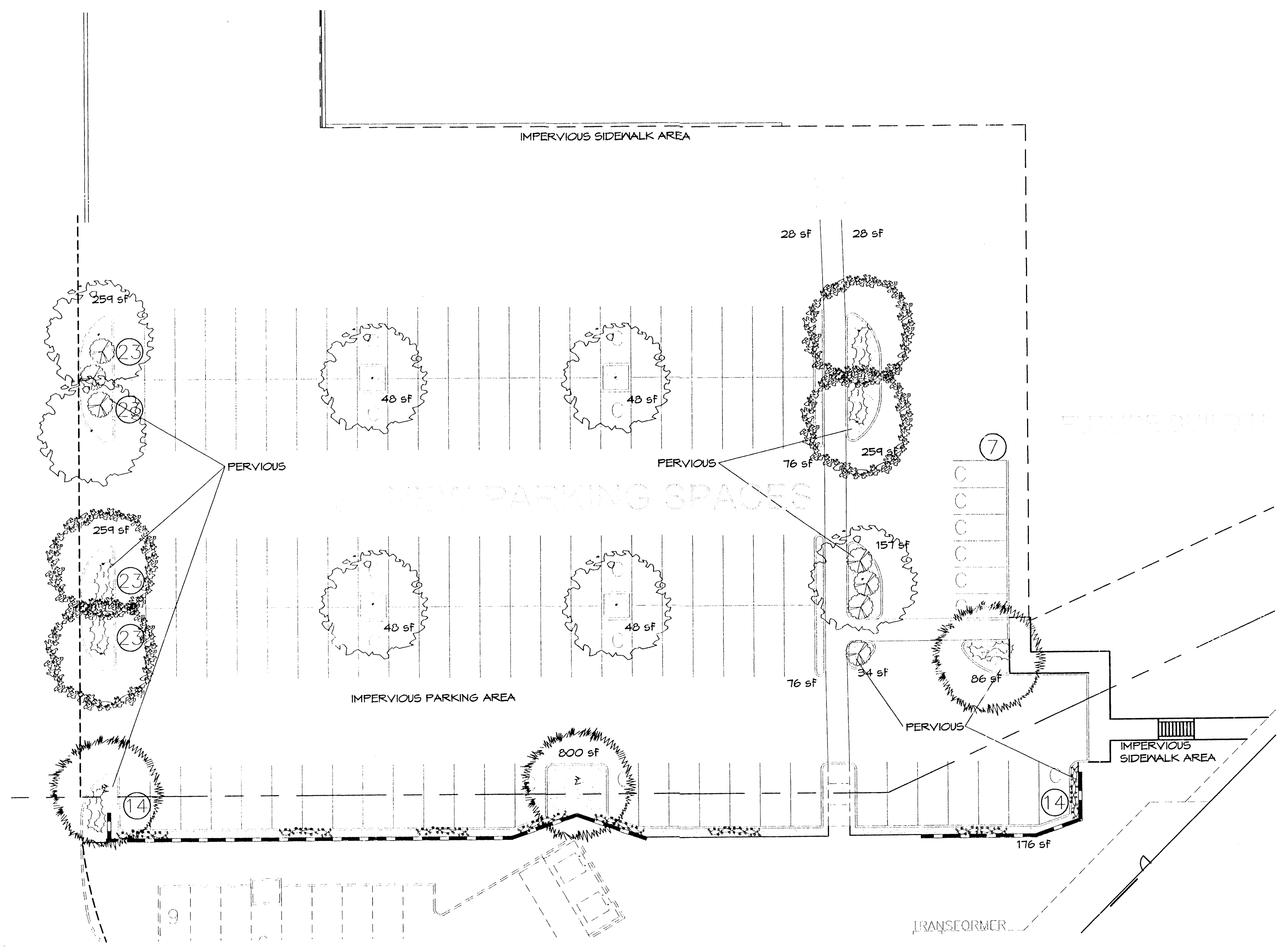
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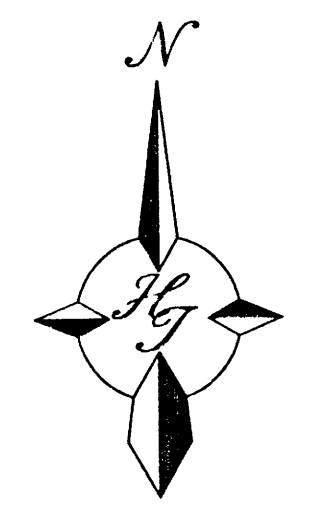
	<p>TRACTS 7A, 7B RENAISSANCE CENTER</p> <p>ADMINISTRATIVE AMENDMENT TO SITE PLAN FOR BUILDING PERMIT</p>	<p>DRAWN BY LPS</p> <p>DATE 3-20-07</p> <p>2709-WALL P&P</p>
	<p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100</p>	<p>SHEET # 1</p> <p>JOB # 27009</p>

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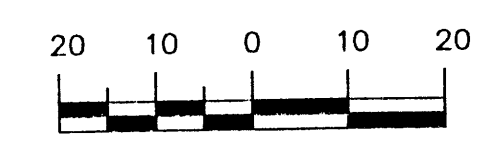


PLANT LEGEND

- CHINESE PISTACHE (M) 7
Pistacia chinensis
2' Gal.
- COMMON HACKBERRY (M) 4
Celtis occidentalis
2' Gal.
- SHUMARD OAK (M) 3
Quercus shumardii
2' Gal.
- 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. 144sf
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

	NORTH RENAISSANCE FOR BUILDING 7A, 7B	DRAWN BY ADF
	LANDSCAPE PLAN	DATE 3-7-07
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2709-GRB
		SHEET # L1
		JOB # 27009

LANDSCAPE CALCULATIONS

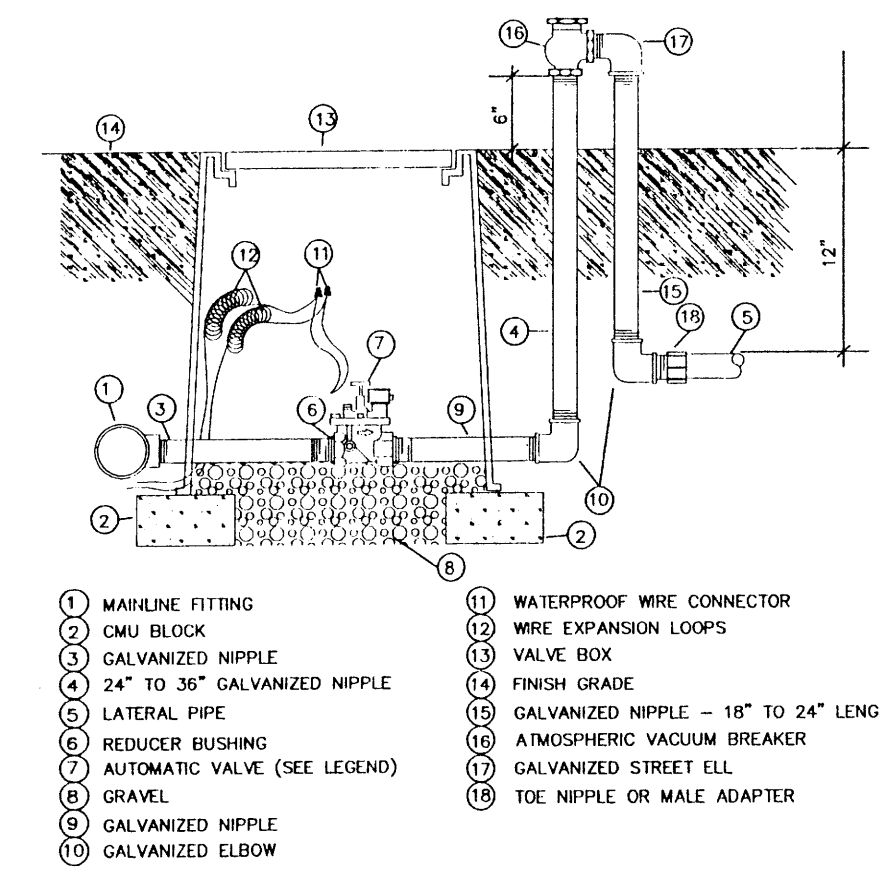
TOTAL BED PROVIDED	2430	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	1823	square feet
TOTAL GROUND COVER PROVIDED	1872 (77%)	square feet
TOTAL LANDSCAPE PROVIDED	2430	square feet

PARKING LOT TREE REQUIREMENTS

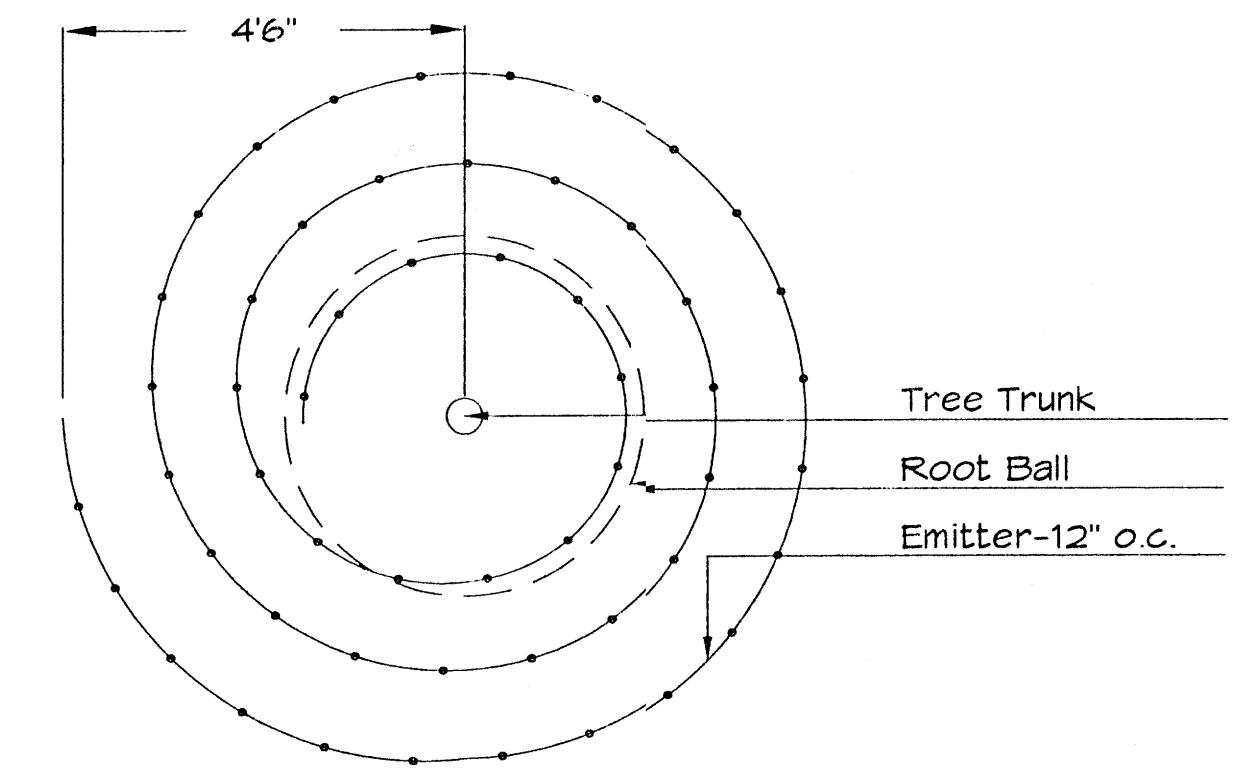
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

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

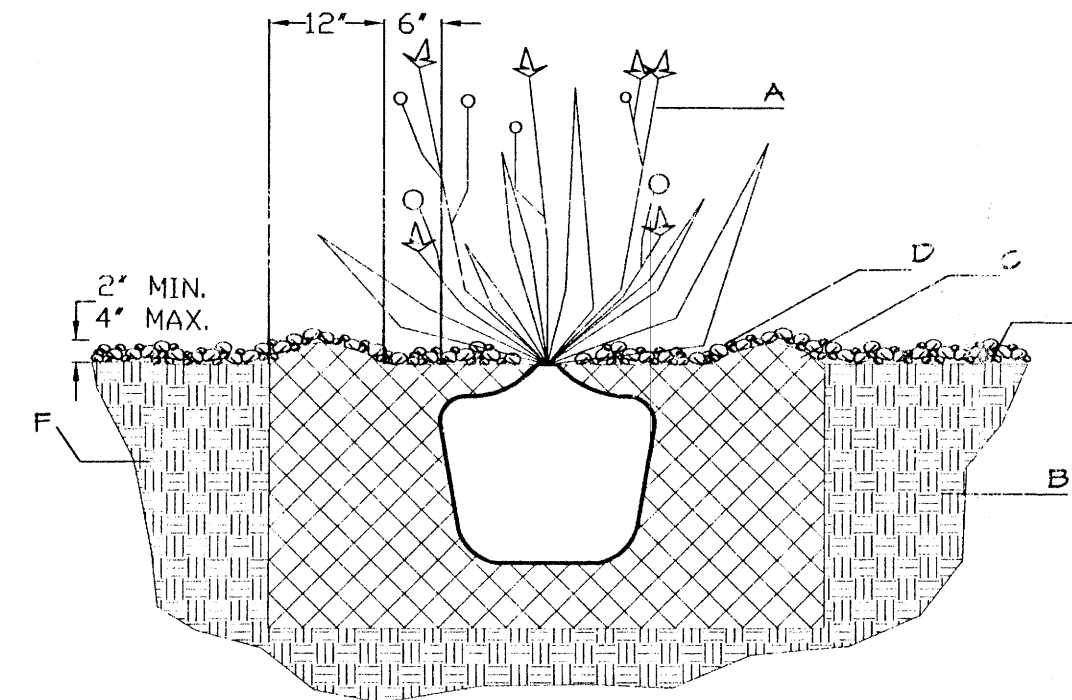
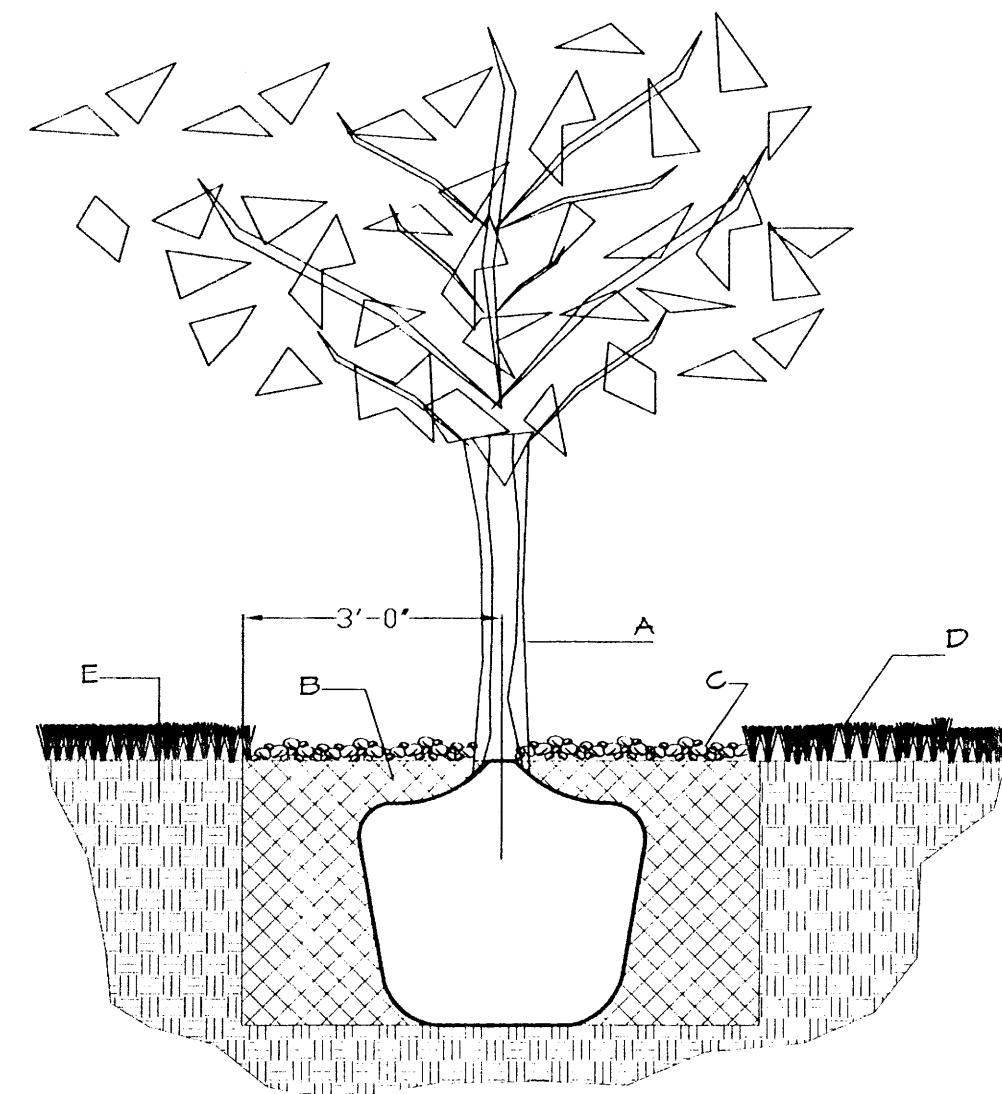
NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel 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 charge-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:

- 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.

GENERAL NOTES:

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

CONSTRUCTION NOTES:

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

SHRUB PLANTING DETAIL NTS

TREE PLANTING DETAIL NTS



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All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reworked or copied unless applicable fees have been paid or job order placed.

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