

LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- BENCH MARK
- PERMANENT STRIPING

- KEYED NOTE:**
- (A) 6' SW PER C.O.A. STD DWG #2430
 - (B) 6' PEDESTRIAN ACCESS (MATERIAL TO BE CONCRETE)
 - (C) 6" HEADER CURB PER C.O.A. STD DWG #2415
 - (D) HC RAMP PER C.O.A. STD DWG #2441
 - (E) INSTALL NEW WHEEL BUMPER (TYPICAL)
 - (F) UNI-DIRECTIONAL HC RAMP PER C.O.A. STD DWG #2441
 - (G) INSTALL 1 - MONUMENT SIGN (50 SQ.FT. MAX.); SEE ARCH DWG FOR DETAILS
 - (H) 6' BIKE LANE

- GENERAL 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 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.
 - 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 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' 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.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.355 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,759 SF	3,400 SF	15,586 SF
MAX FAR:	.33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	49 SPACES	17 SPACES	112 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	-	-	-	- SF
LANDSCAPE REQUIRED:	N/A	-	-	-	- SF
15% OF NET LOT AREA					

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)

PROJECT NUMBER: 1003364
APPLICATION NUMBER: 24-DRB-01406

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.

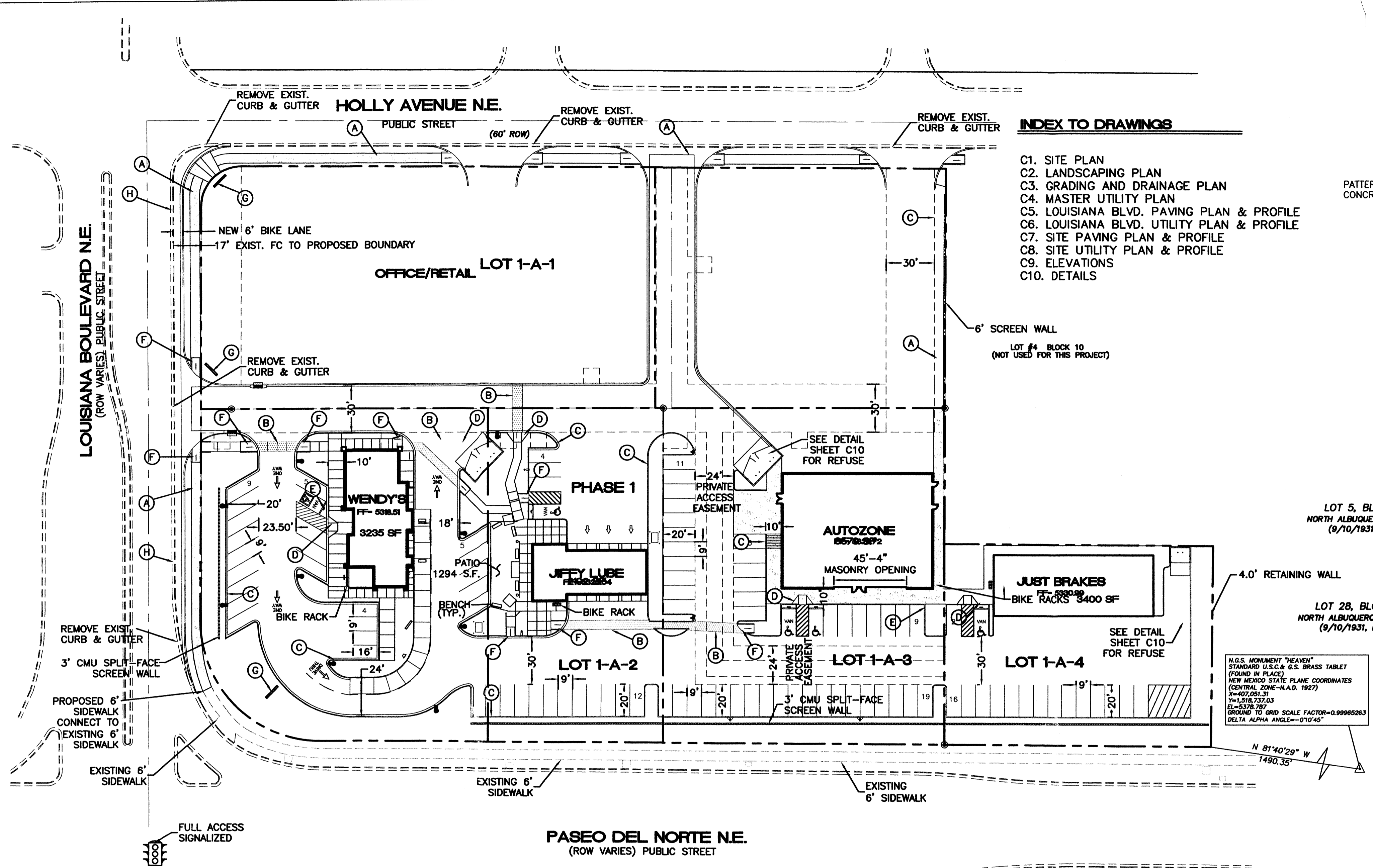
Is an Infrastructure List required? Yes () No. If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	Date 10/6/04
<i>[Signature]</i> Utilities Development	Date 10/6/04
<i>[Signature]</i> Parks & Recreation Department	Date 4/12/05
<i>[Signature]</i> City Engineer	Date N/A
* Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	Date 10/16/04
<i>[Signature]</i> DRB Chairperson, Planning Department	Date 12/16/03

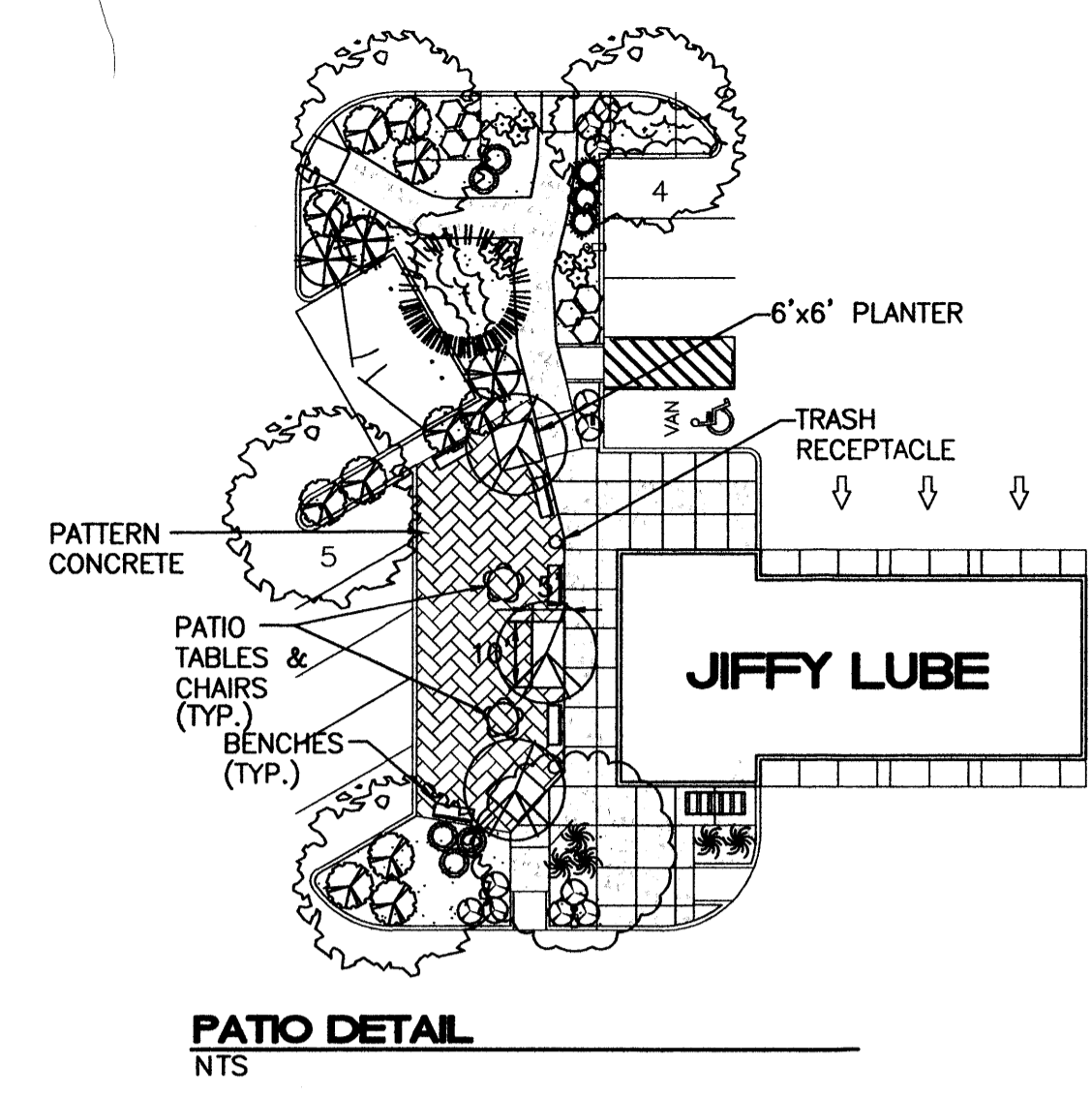
ENGINEER'S SEAL <i>[Signature]</i> RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO SITE PLAN FOR BUILDING PERMIT TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY AB DATE 09/14/04 02-2373SPE-9-14-04 SHEET # C2 JOB # 230073
---	---	--

PROJECT 1003364

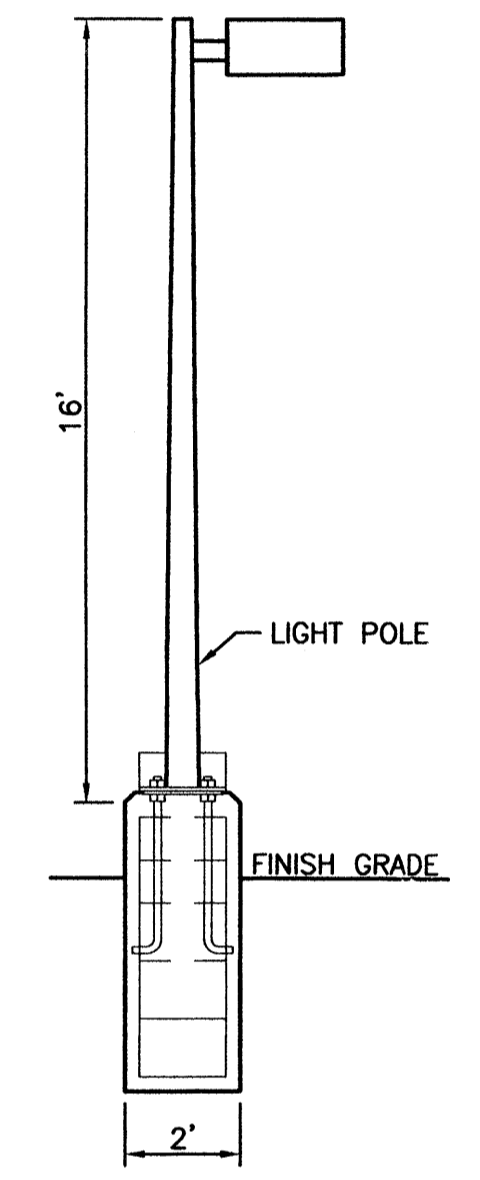


INDEX TO DRAWINGS

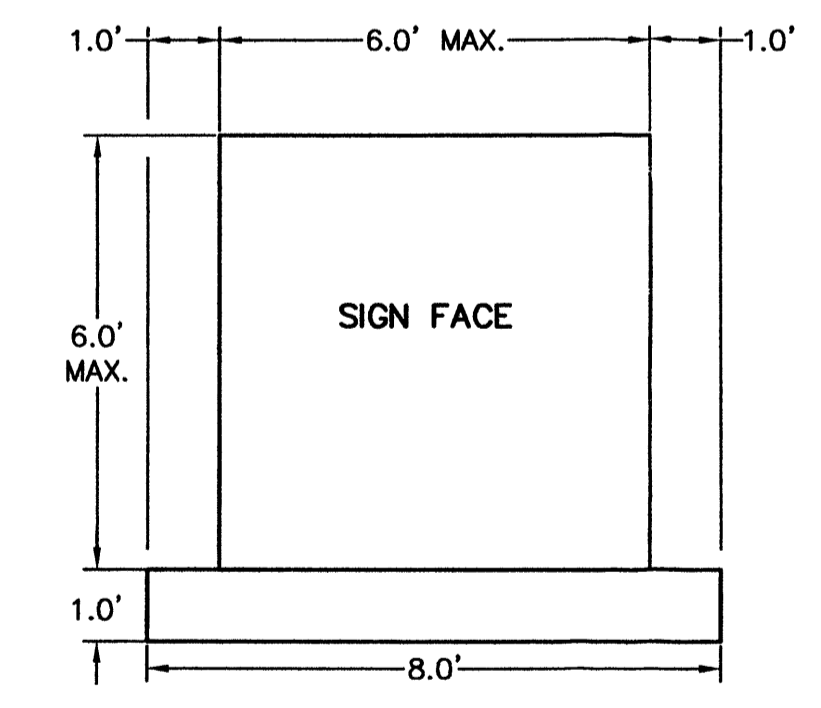
- C1. SITE PLAN
- C2. LANDSCAPING PLAN
- C3. GRADING AND DRAINAGE PLAN
- C4. MASTER UTILITY PLAN
- C5. LOUISIANA BLVD. PAVING PLAN & PROFILE
- C6. LOUISIANA BLVD. UTILITY PLAN & PROFILE
- C7. SITE PAVING PLAN & PROFILE
- C8. SITE UTILITY PLAN & PROFILE
- C9. ELEVATIONS
- C10. DETAILS



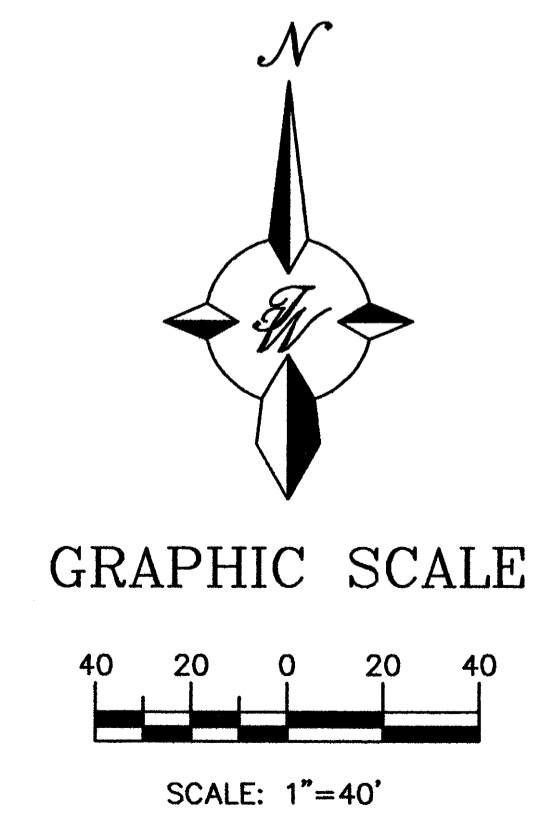
PATIO DETAIL
NTS



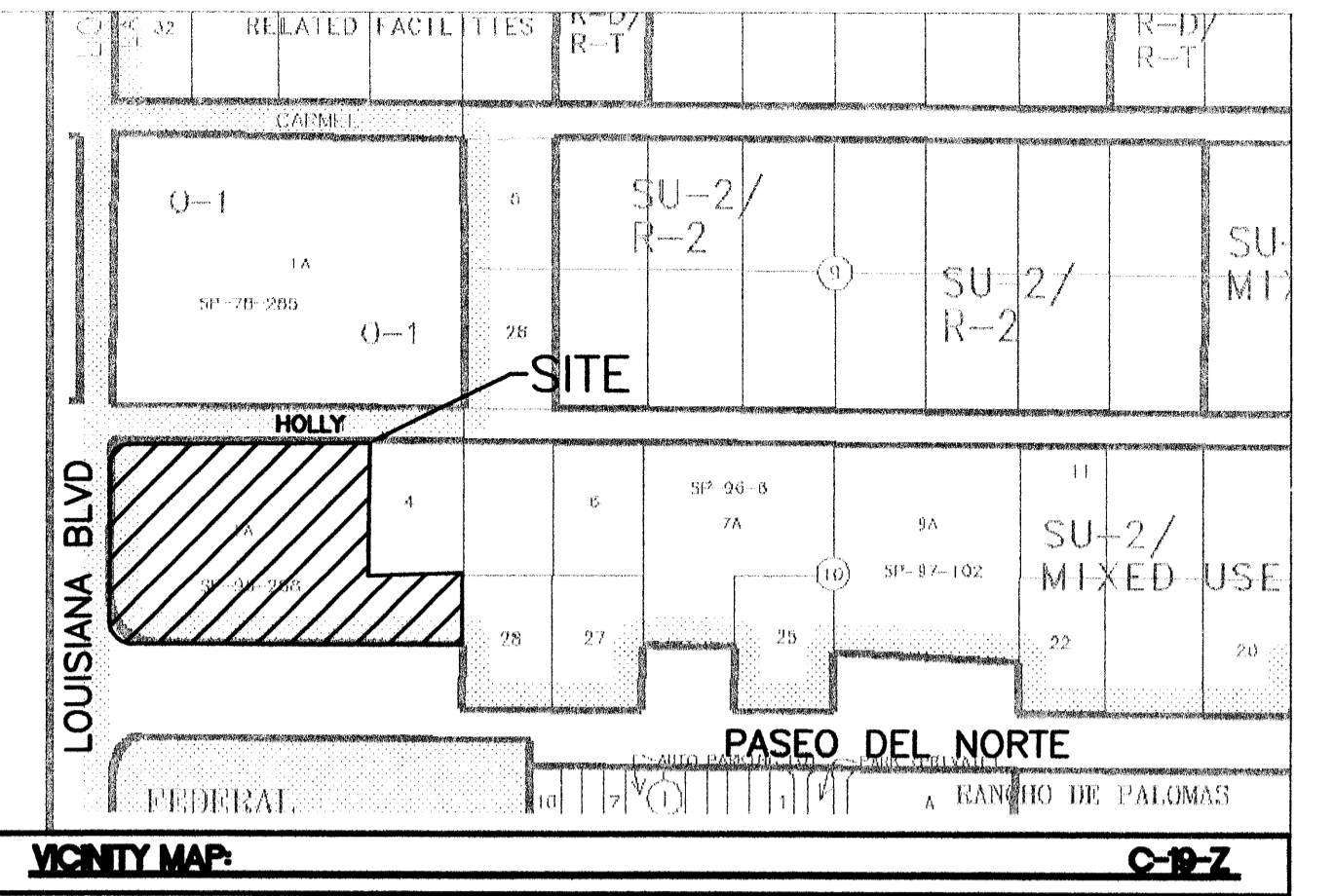
LIGHT POLE DETAIL
NTS



MONUMENT SIGN DETAIL
NTS



GRAPHIC SCALE
SCALE: 1"=40'



LEGAL DESCRIPTION
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

LEGEND

- CENTERLINE
- - - - - EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- - - - - EXISTING BOUNDARY LINE
- - - - - EASEMENT
- STRIPING
- PROPOSED BUILDING
- - - - - EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- BENCH MARK
- PERMANENT STRIPING

- KEYED NOTE:**
- (A) 6" SW PER C.O.A. STD DWG #2430
 - (B) 6" PEDESTRIAN ACCESS (MATERIAL TO BE CONCRETE)
 - (C) 6" HEADER CURB PER C.O.A. STD DWG #2415
 - (D) HC RAMP PER C.O.A. STD DWG #2441
 - (E) INSTALL NEW WHEEL BUMPER (TYPICAL)
 - (F) UNI-DIRECTIONAL HC RAMP PER C.O.A. STD DWG #2441
 - (G) INSTALL 1 - MONUMENT SIGN (50 SQ.FT. MAX.); SEE ARCH DWG FOR DETAILS
 - (H) 6" BIKE LANE

SITE DATA TABLE					
	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.355 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,579 SF	3,400 SF	15,406 SF
MAX FAR:	.33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	43 SPACES	17 SPACES	106 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	-	-	-	- SF
LANDSCAPE REQUIRED:	N/A	-	-	-	- SF

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. 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.
3. 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.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. 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.
6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' 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.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

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 DRP 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:

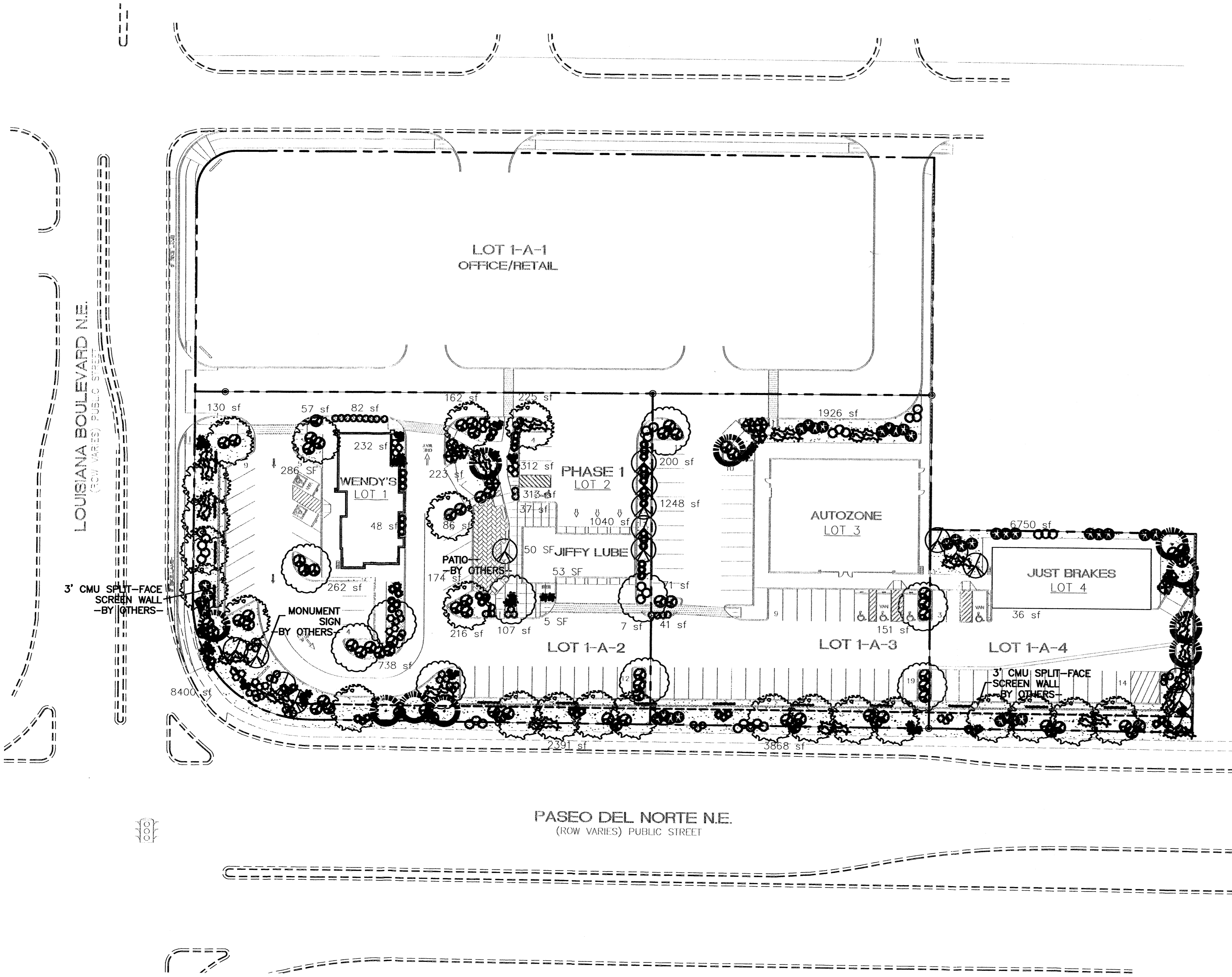
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary
12/16/03

ENGINEER'S SEAL	WENDY'S	DRAWN BY AB
	SITE PLAN FOR Solid WASTE	
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DATE 02-04-05 2373SPC-1-12-05x
		SHEET # 3 - 10
RONALD R. BOHANNAN P.E. #7868		JOB # 23073

PLANT LEGEND

-  ASH (H) OR HONEY LOCUST (H) 24
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
-  PURPLE ROBE LOCUST (M) 10
Robinia ambigua
2" Cal.
-  FLOWERING PEAR (H) 16
Pyrus calleryana
2" Cal.
-  AUSTRIAN PINE (H) 10
Pinus nigra
6"-8"
-  SILVERBERRY (M) 9
Elaeagnus pungens
5 Gal. 100sf
-  APACHE PLUME (L) 28
Fallugia paradoxa
5 Gal. 25sf
-  LANAS/ SCOTCH BROOM (M) 27
Cytisus scoparius/
Genista hispanica
5 Gal. 95F
-  GREYLEAF COTONEASTER 51
Cotoneaster buxifolius
5 Gal. 81SF
SYMBOL INDICATES 3 PLANTS
-  MAIDENGRASS (M) 23
Miscanthus sinensis
5 Gal. 16sf
-  ROSEMARY (M) 29
Rosmarinus officianalis
2 Gal. 36sf
-  POTENTILLA (M) 21
Potentilla fruticosa
2 Gal. 95F
-  AUTUMN SAGE (M) 24
Salvia greggii
2 Gal. 9sf
-  HONEYSUCKLE (M) 75
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
-  CHAMISA (L) 33
Chrysothamnus nauseosus
1 Gal. 25sf
-  WILDFLOWER 54
1 Gal. 4sf
-  TRUMPET VINE 13
Campsis radicans
1 Gal.
-  SANTA FE BROWN GRAVEL
WITH FILTER FABRIC



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

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

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

	LOT 1	LOT 2	LOT 3	LOT 4	
TOTAL LOT AREA	36144	22869	36698	20929	square feet
TOTAL BUILDINGS AREA	3205	2191	6779	3800	square feet
OFFSITE AREA	1050	552	885	849	square feet
NET LOT AREA	31889	20126	29034	16280	square feet
LANDSCAPE REQUIREMENT	15%	15%	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	4783	3019	4355	2442	square feet
TOTAL BED PROVIDED	11096	4714	7505	6786	square feet
GROUNDCOVER REQ.	75%	75%	75%	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	8322	3536	5629	5090	square feet
TOTAL GROUNDCOVER PROVIDED	8325	3650	5680	6177	square feet
TOTAL SOD PROVIDED	0	0	0	0	square feet
TOTAL NATIVE SEED PROVIDED	0	0	0	0	square feet
TOTAL LANDSCAPE PROVIDED	11096	4714	7505	6786	square feet

STREET TREE REQUIREMENTS

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

Louisiana Blvd.	Required 7	Provided 7
Paseo Del Norte	Required 20	Provided 20



GRAPHIC SCALE

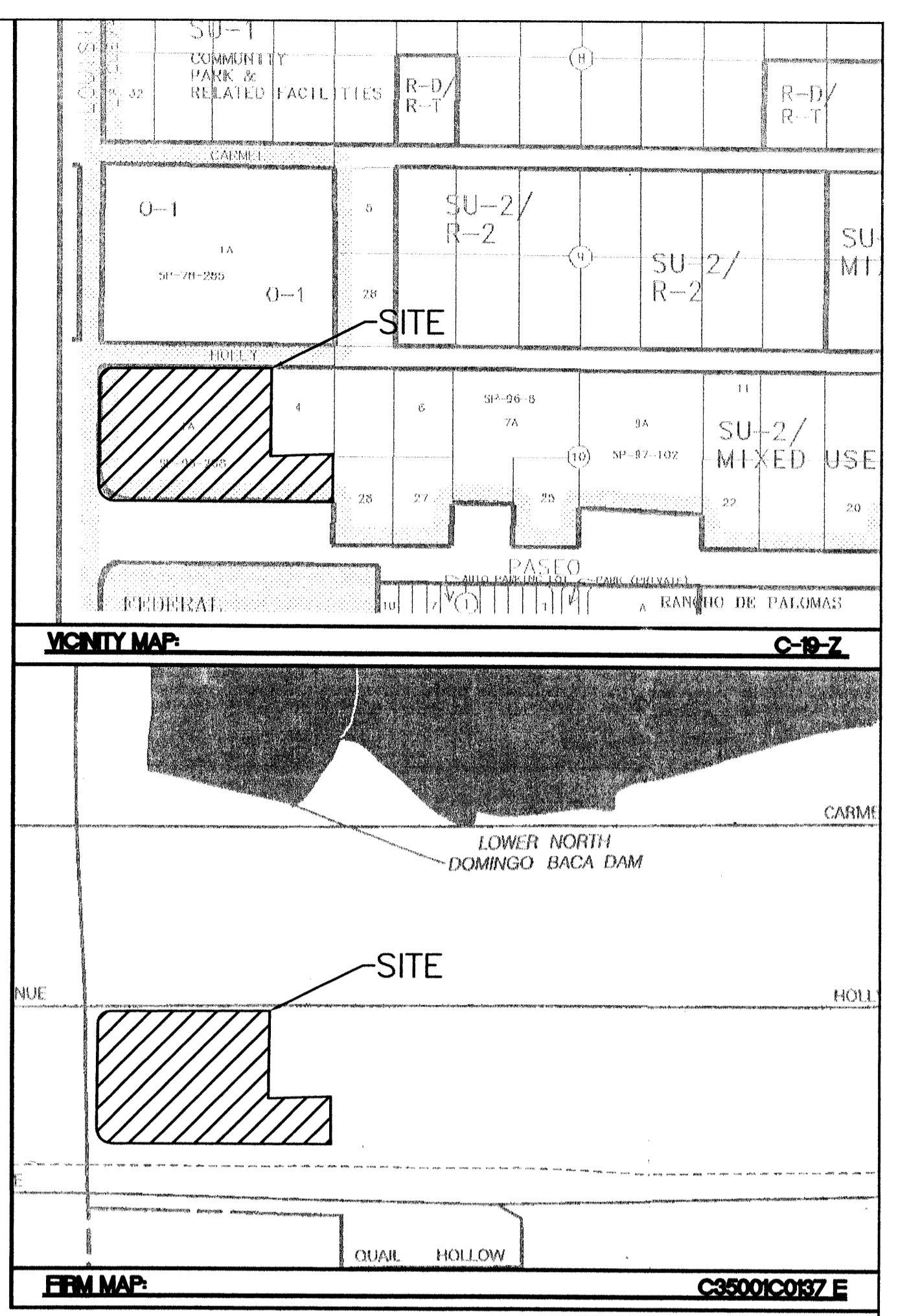
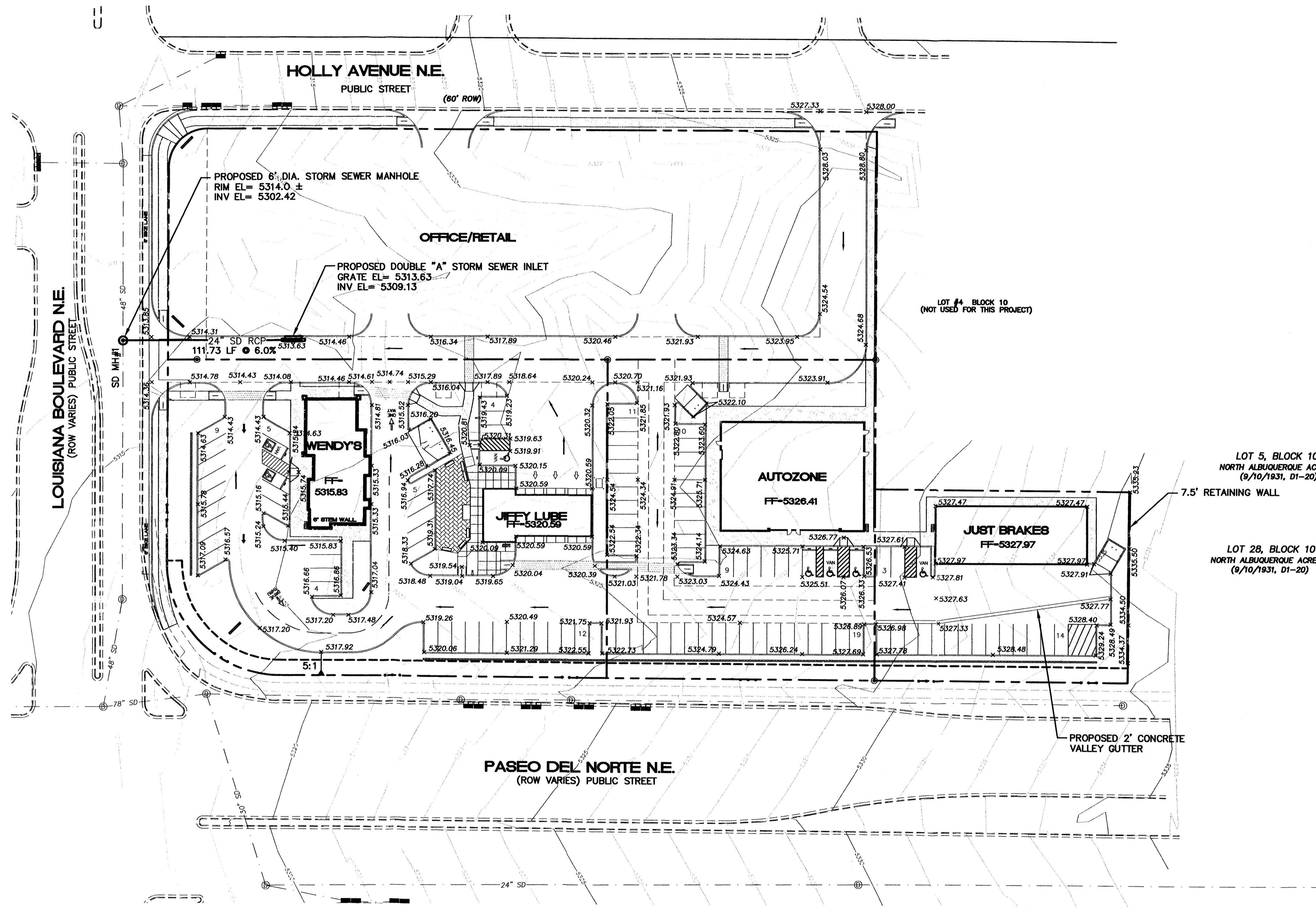


SCALE: 1"=40'

ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY SJ
	LANDSCAPE PLAN	DATE 3/29/04
		2373SPE-032304x
		SHEET # C3
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 230073
RONALD R. BOHANNAN P.E. #7868		

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmd@hilltoplandscaping.com
All creative ideas contained herein remain the property of The Hilltop Landscaping Architects and Contractors and are protected by copyright law. This is an original design and must not be reprinted or copied unless applicable fees have been paid in job order placed.



GENERAL NOTES:

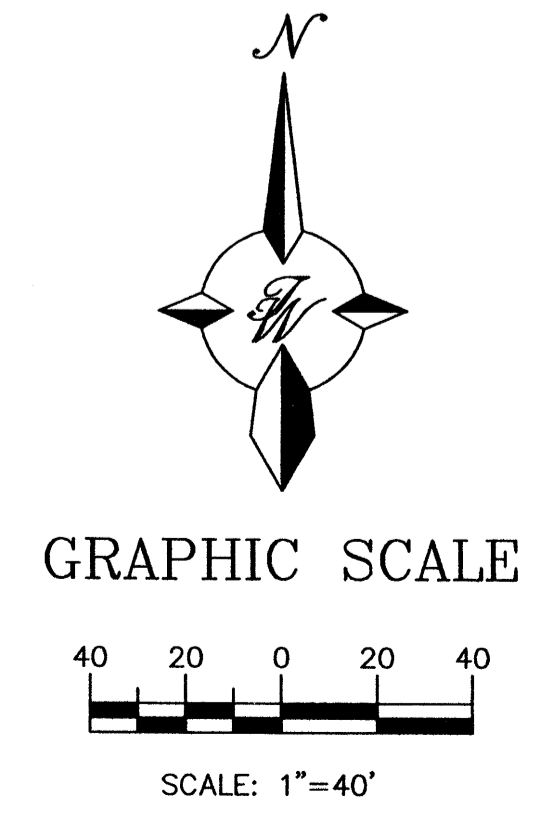
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

LEGEND

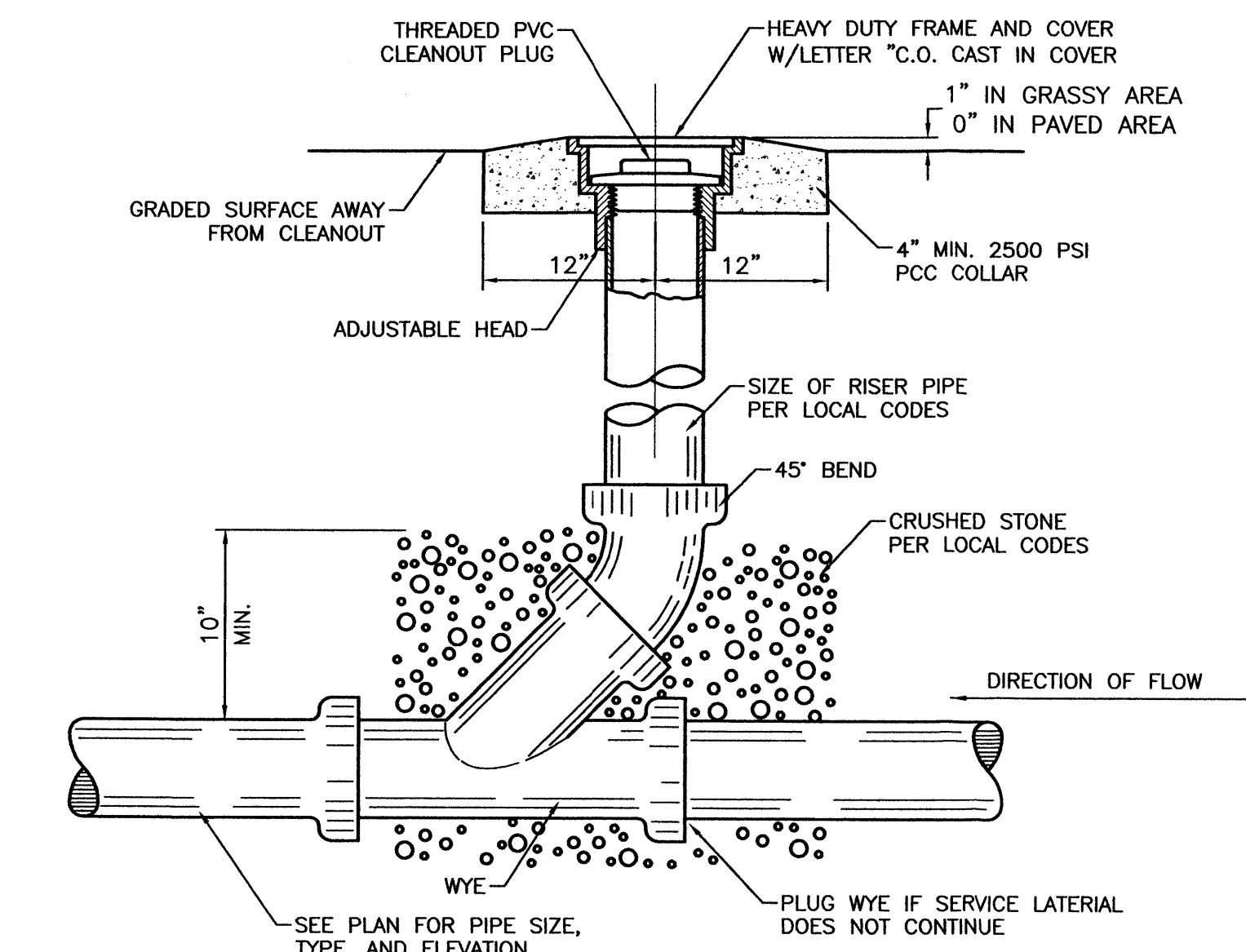
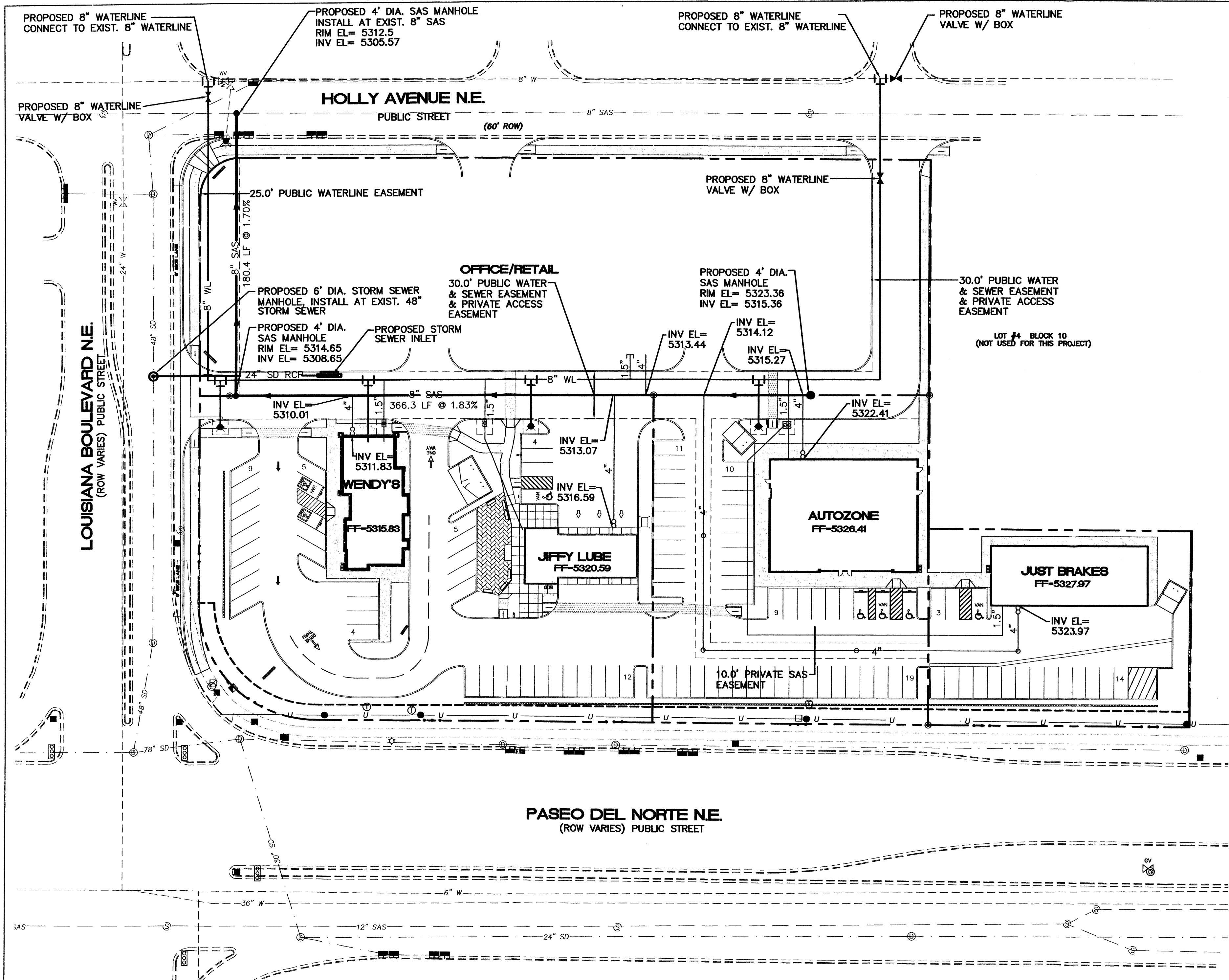
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER DOUBLE "A" INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	NEW CURB
	FLOW ARROW
	PROPOSED SPOT ELEVATION
	PROPOSED VALLEY GUTTER
	PERMANENT STRIPING

- 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

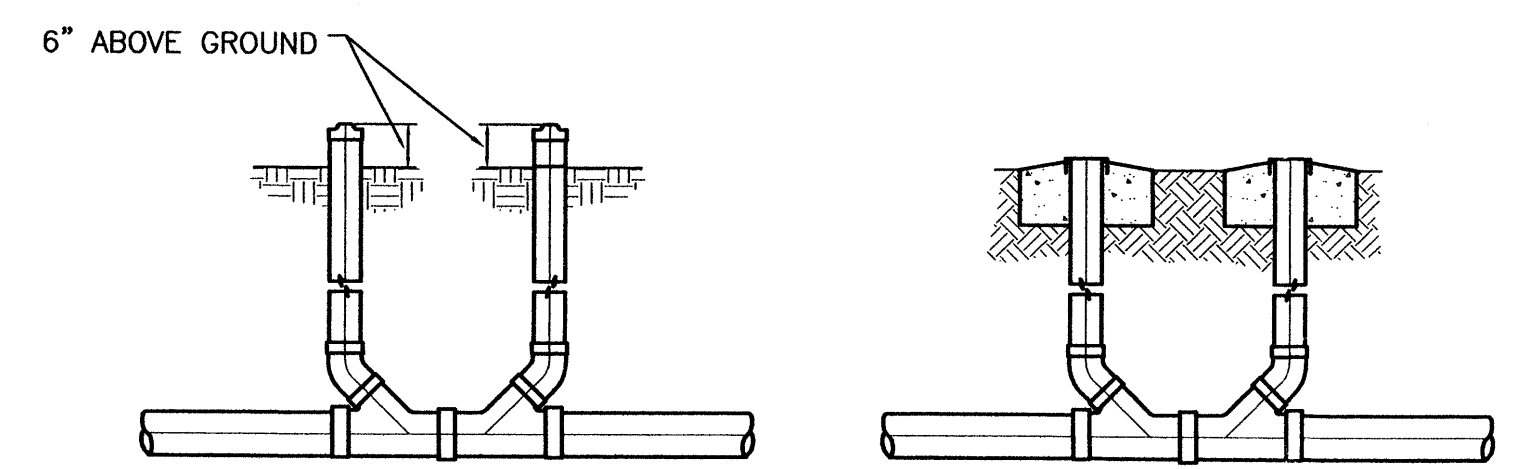
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ROUGH GRADING APPROVAL		ENGINEER'S SEAL	DRAWN BY AB
LOUISIANA/PASEO			DATE
			9/14/04
GRADING AND DRAINAGE PLAN		04_2373GRB-9-14-04	
TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET #	
		C4	
		JOB #	
		230073	



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

LEGEND

	GAS VALVE
	TRAFFIC SIGNAL BOX
	CONTROL VALVE BOX
	ANCHOR
	OVERHEAD UTILITY LINES
	ACCESS CONTROL LINE
	GAS MANHOLE
	UTILITY PEDESTAL
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	EXISTING POWER POLE
	EXISTING SAS MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED SAS CLEAN-OUT
	PROPOSED SAS DOUBLE CLEAN-OUT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED WATER LINE
	BOUNDARY LINE
	EASEMENT
	STREET LIGHTS
	PROPOSED VALLEY GUTTER
	PERMANENT STRIPING

NOTICE TO CONTRACTORS:

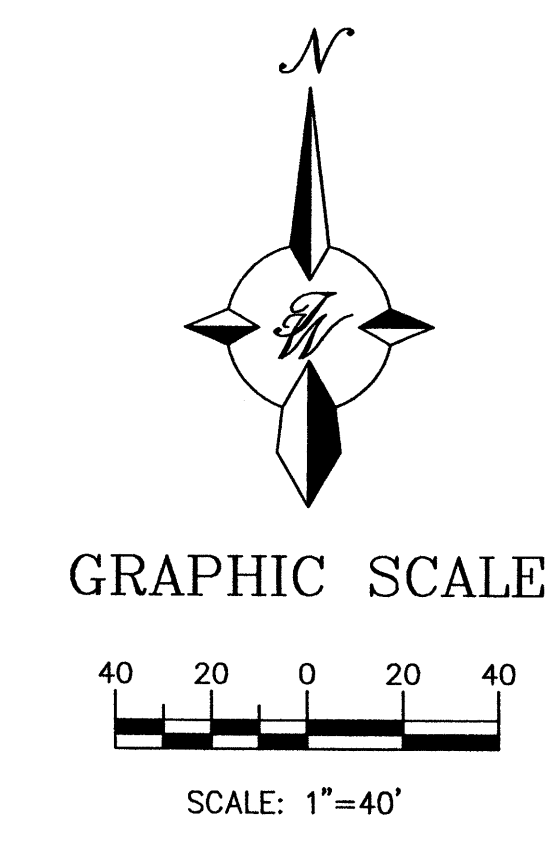
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765-1234, FOR LOCATION 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.

GENERAL NOTES:

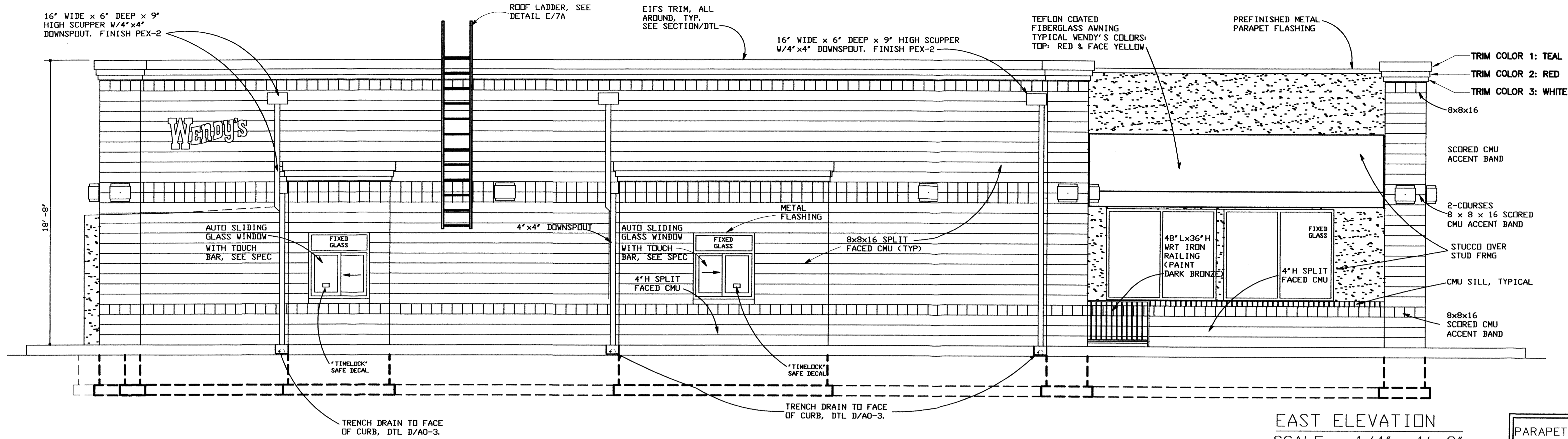
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS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

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.



	LOUISIANA/PASEO	DRAWN BY AB DATE 9/14/04 <small>05_2373MUE-9-14-04.dwg</small>
	MASTER UTILITY PLAN	SHEET # C5
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 230073

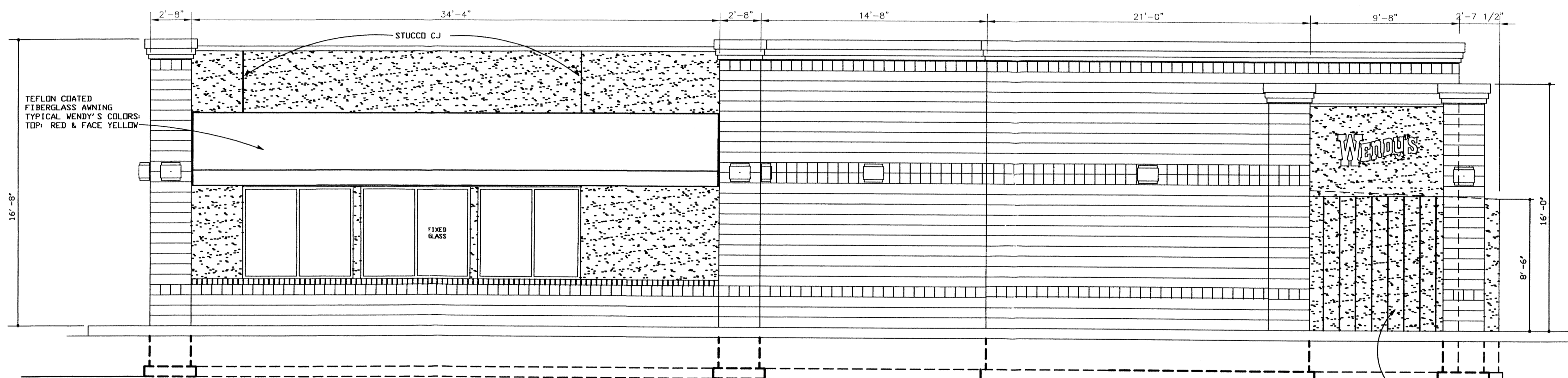
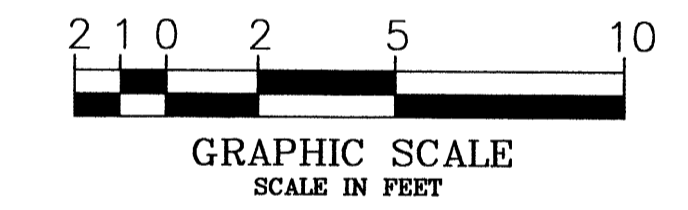


EAST ELEVATION
SCALE: 1/4" = 1'-0"

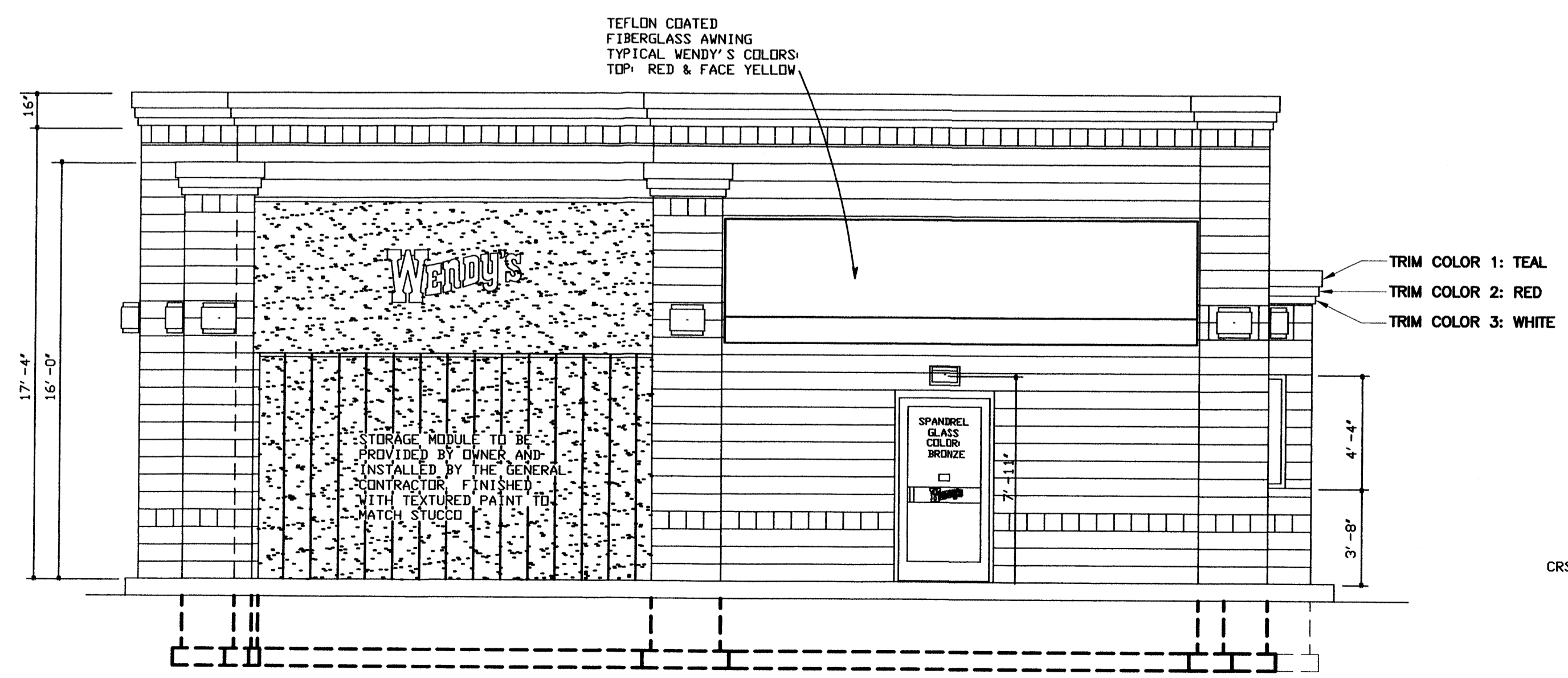
PARAPET SCREENING OF ROOF TOP MECHANICAL
THE TOPS OF ROOF TOP HVAC EQUIPMENT SHALL BE LESS THAN OR EQUAL TO THE TOP OF THE PARAPET PER THE LA CUEVA SECTOR DEVELOPMENT PLAN REGULATION 11R-3.

BUILDING COLOR
SPLIT FACED CONCRETE MASONRY SHALL BE INTEGRALLY COLORED "DESERT BEIGE" AS MANUFACTURED BY RINKER MATERIALS, ALBUQUERQUE. MORTAR COLOR SHALL MATCH THE CONCRETE MASONRY.
STUCCO COLOR SHALL BE INTEGRAL OR FINISHED WITH BOND PAINT COMPANY, 3201 CANDELARIA, ALBUQUERQUE, 505-888-3737, COLOR REFERENCE: WENDY'S TAN 1001
ALL COPINGS COLOR SHALL MATCH THE ADJOINING BUILDING COLOR.
ALUMINUM STOREFRONT WINDOW AND DOOR FRAMES SHALL BE DARK BRONZE ANODIZED FINISH.

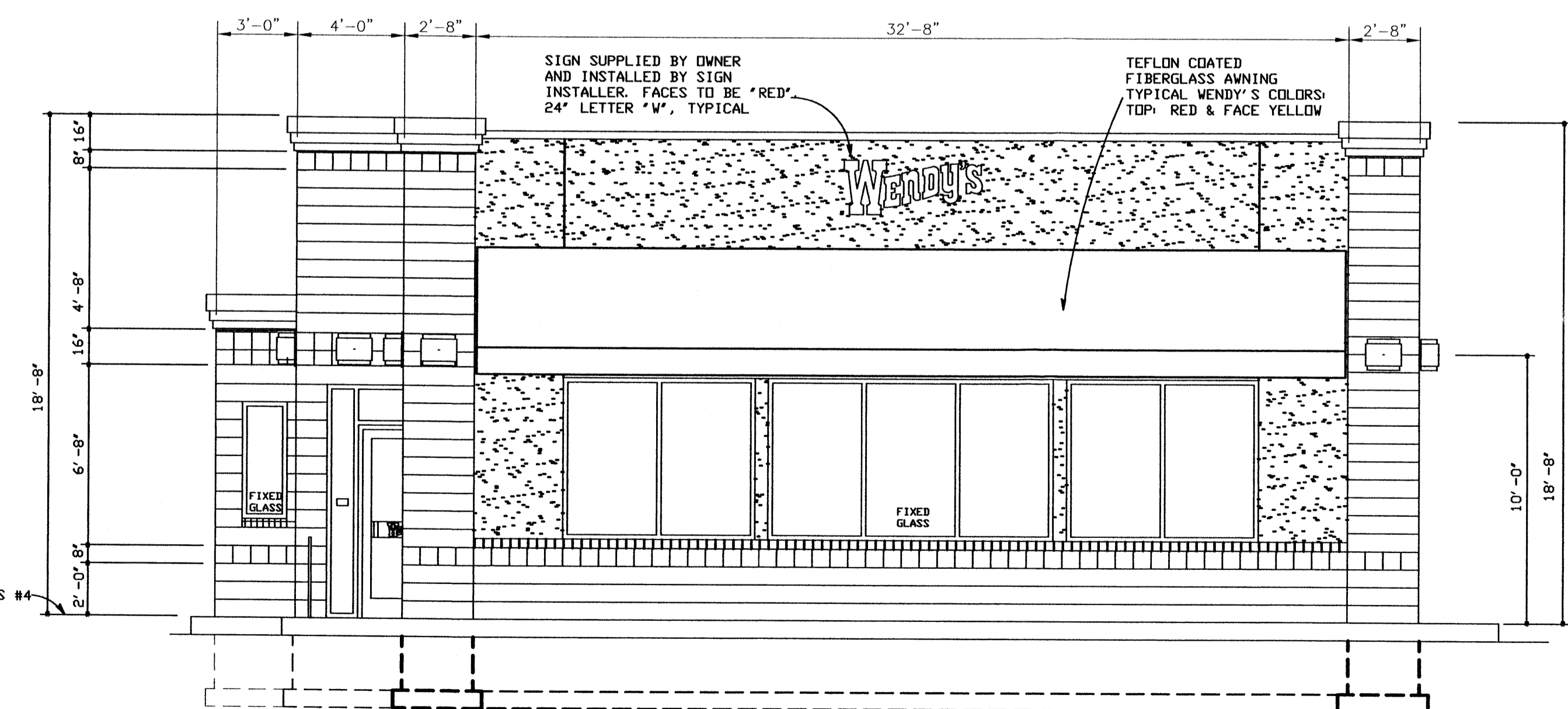
NOTE: ALL DIMENSIONS AND MATERIALS ON ALL SECTIONS ARE THE SAME UNLESS NOTED OTHERWISE.



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISIONS

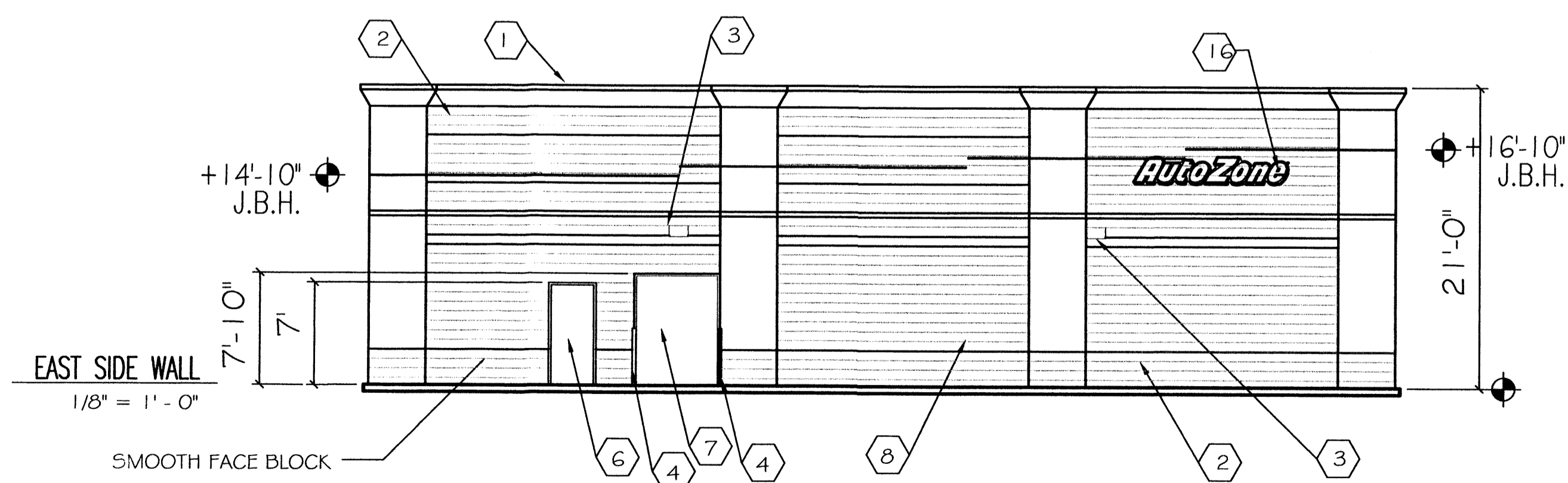
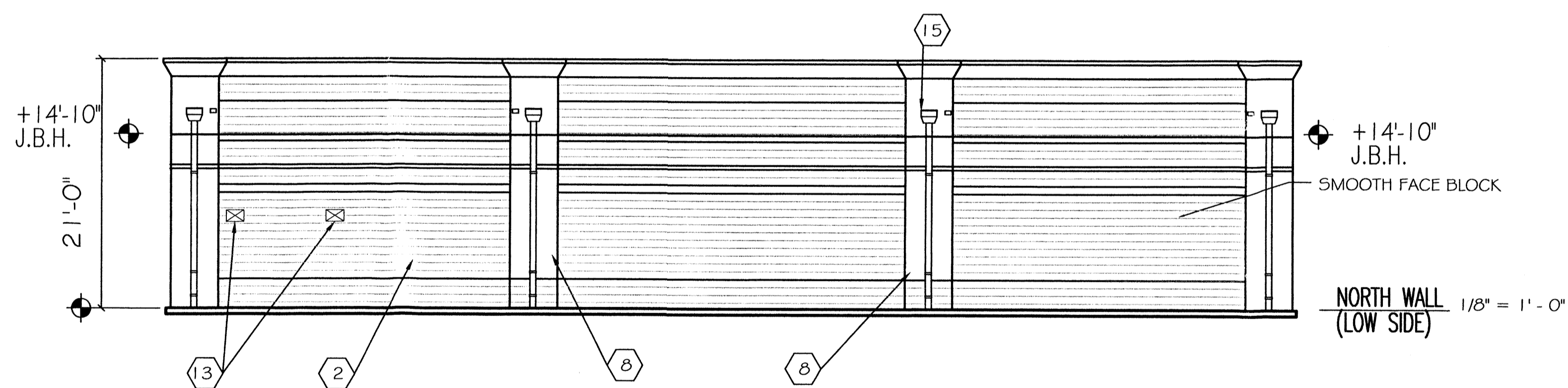
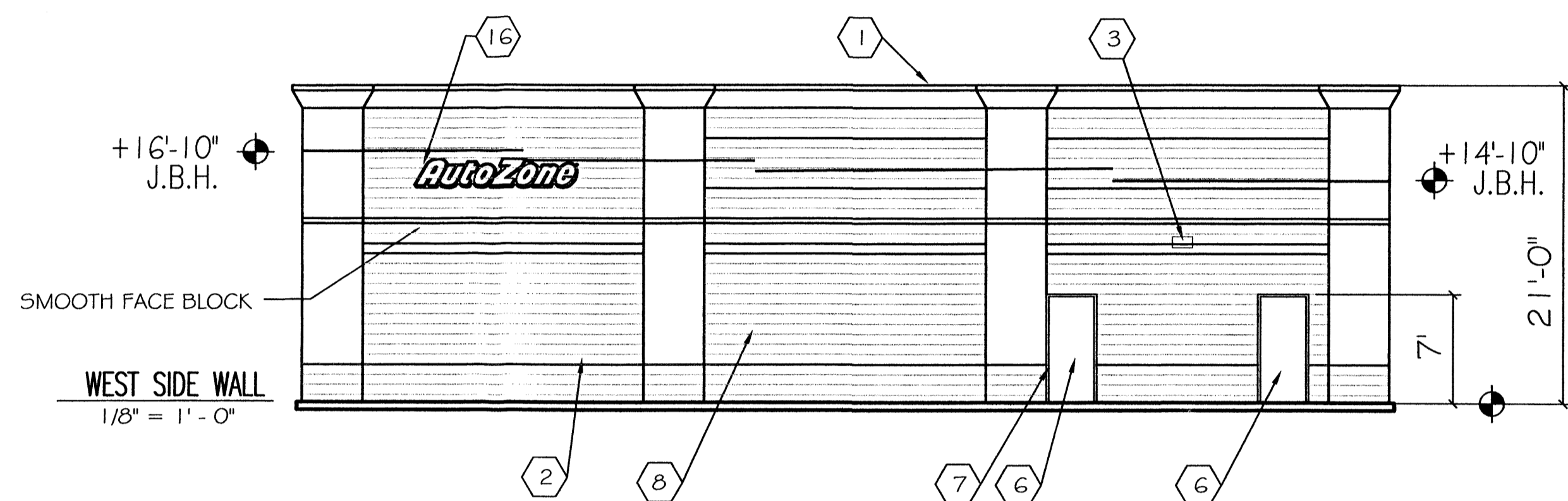
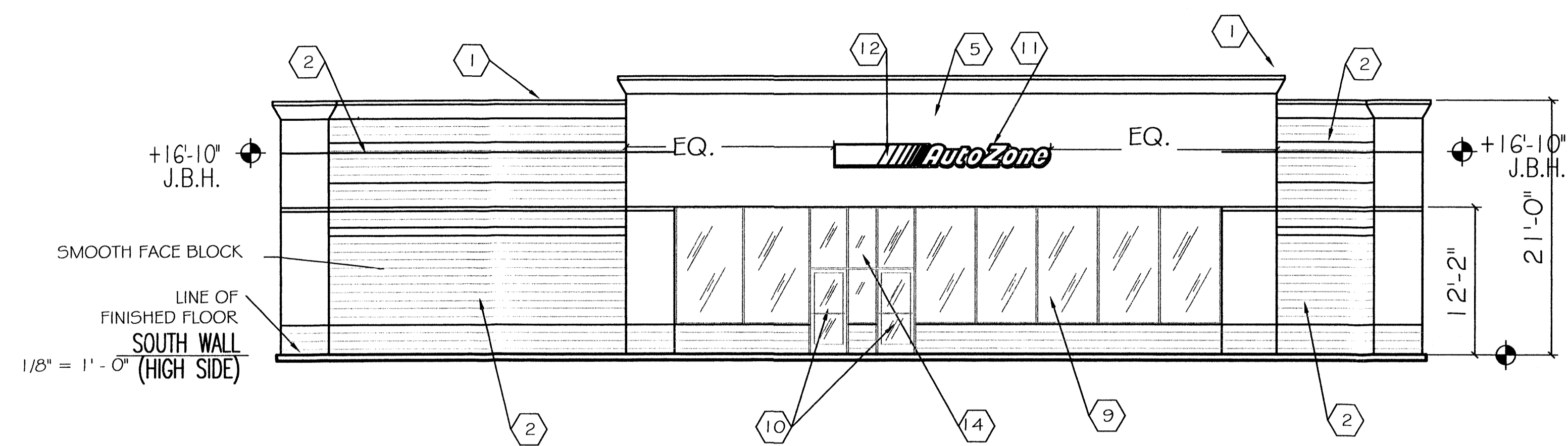
SCALE: SHOWN
Date: APRIL 2004

Wendy's
OLD FASHIONED HAMBURGERS
ONE CORNER PASEO DEL NORTE AND LOUISIANA
ALBUQUERQUE, NEW MEXICO

B.O.B. & B.B. ARCHITECTS
ALBUQUERQUE, NM 87108
TEL: (505) 261-9566
oktorche@earthlink.net



PLAN No. (REV #1)	E-2000
JOB No.	9904B
SHEET No.	C6



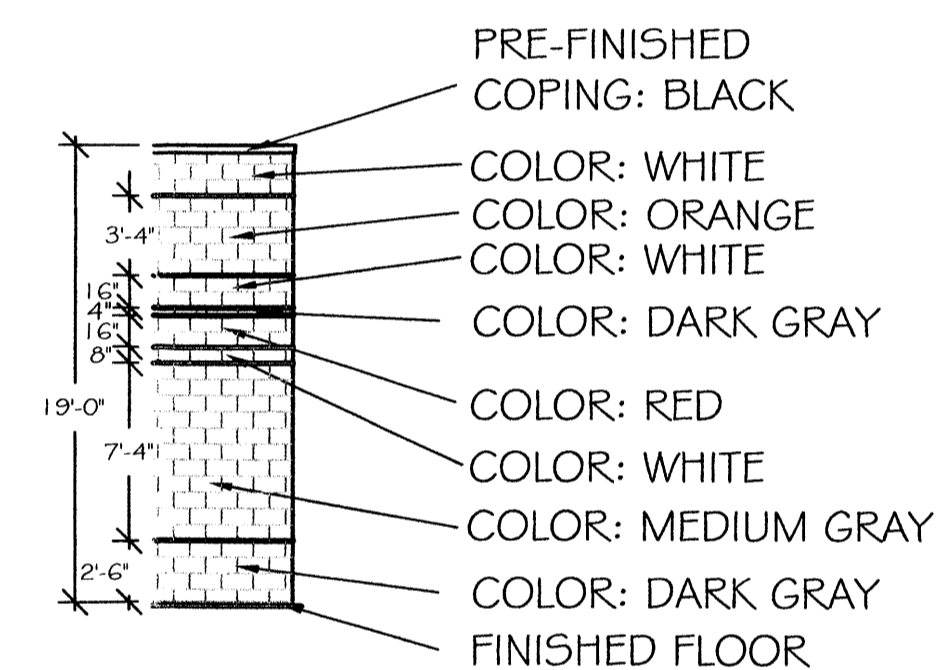
- 1 PREFINISHED ALUMINUM COPING COLOR: BLACK
- 2 CMU WALL SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD PAINT RED
- 5 INTEGRAL COLOR EXTERIOR INSULATED FINISH - WHITE
- 6 PAINT HOLLOW METAL DOOR(S) RED AND FRAMES BLACK PAINT SHALL BE LOW REFLECTIVE AND SHALL NOT CONTAIN FLECKS OF METAL
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLE FRAMES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 WALL SIGN - 24" HIGH LETTERS - RED FACES
- 12 WALL SIGN - 24" HIGH STRIPES - ORANGE FACES
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
- 16 WALL SIGN - 24" HIGH RED LETTERS

NO SCALE

AWN01AWU2

1 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE ORANGE STRIPE. PAINT ORANGE STRIPE TO WITHIN 2' OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN.



AWE0165w2

2 EXTERIOR WALL COLOR SCHEME

AutoZone, Inc.
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) 495-8424
FAX: (901) 495-8424

Prepared For: **AutoZone STORE DEVELOPMENT**
Store No. PASEO @ LOUISIANA
ALBUQUERQUE NM

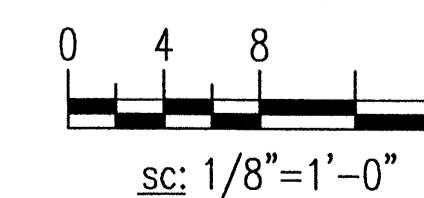
EXTERIOR ELEVATIONS

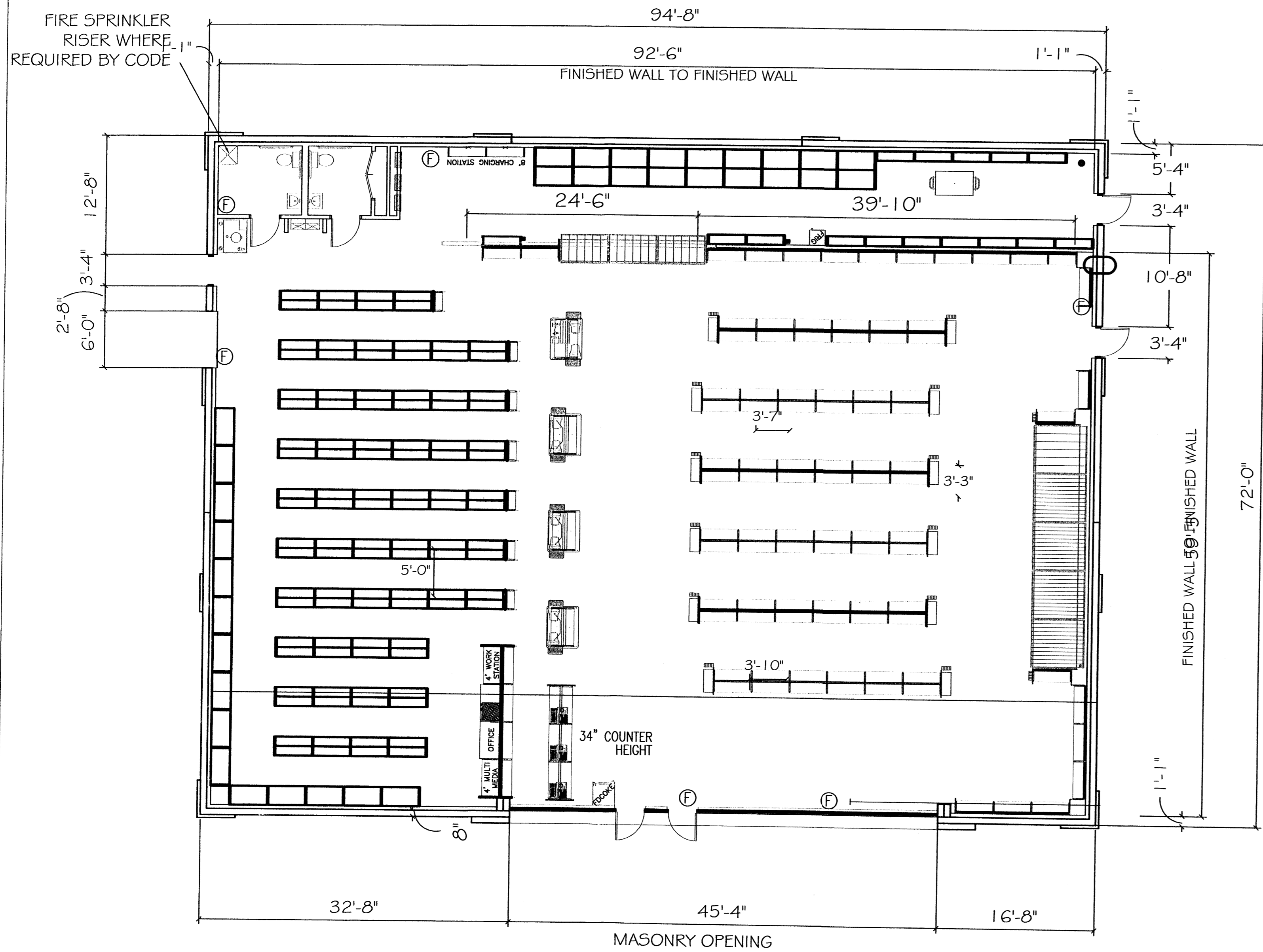
REVISIONS	DATE	DESCRIPTION
1.		
2.		
3.		
4.		

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

DATE
07-20-04
PROTOTYPE SIZE
65W2-LEFT

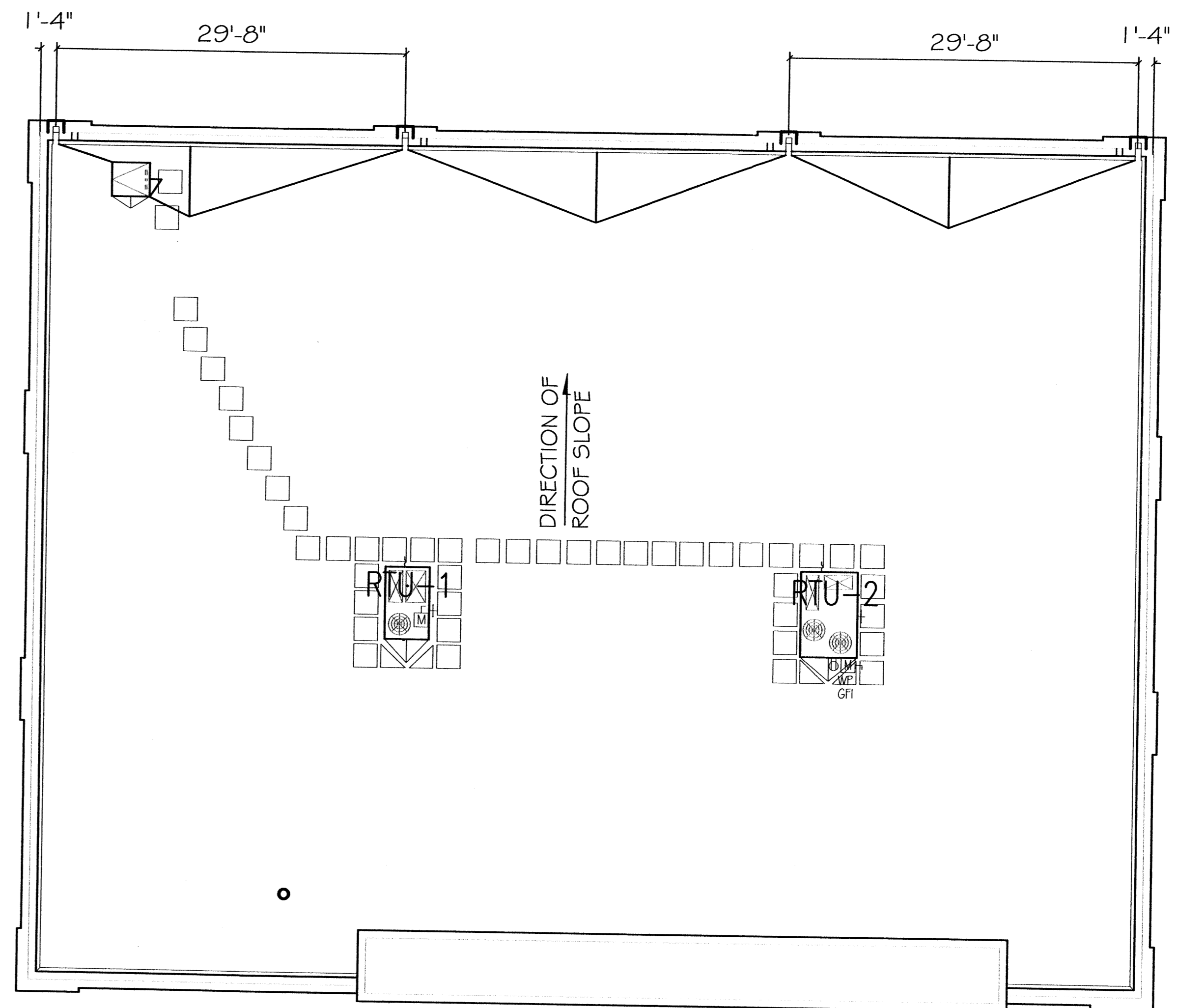
C8





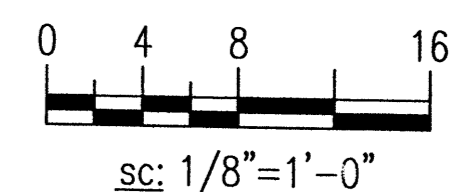
FLOOR PLAN

1/8" = 1' - 0"



ROOF PLAN

1/8" = 1' - 0"



AutoZone STORE DEVELOPMENT

AutoZone, Inc.
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) 495-8424
FAX: (901) 495-8424

Prepared For:
Store No. PASEO @ LOUISIANA
ALBUQUERQUE NM

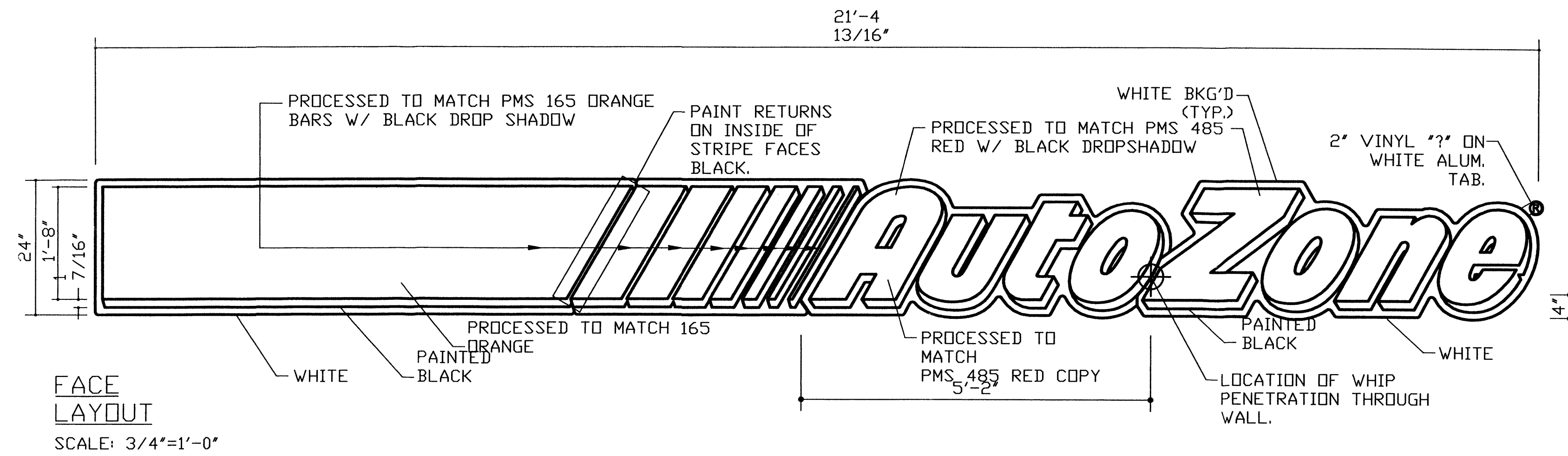
FLOOR PLAN / ROOF PLAN

REVISIONS
1.
2.
3.
4.

SCALE: AS NOTED

DATE
07-20-04
PROTOTYPE SIZE
65W2-LEFT

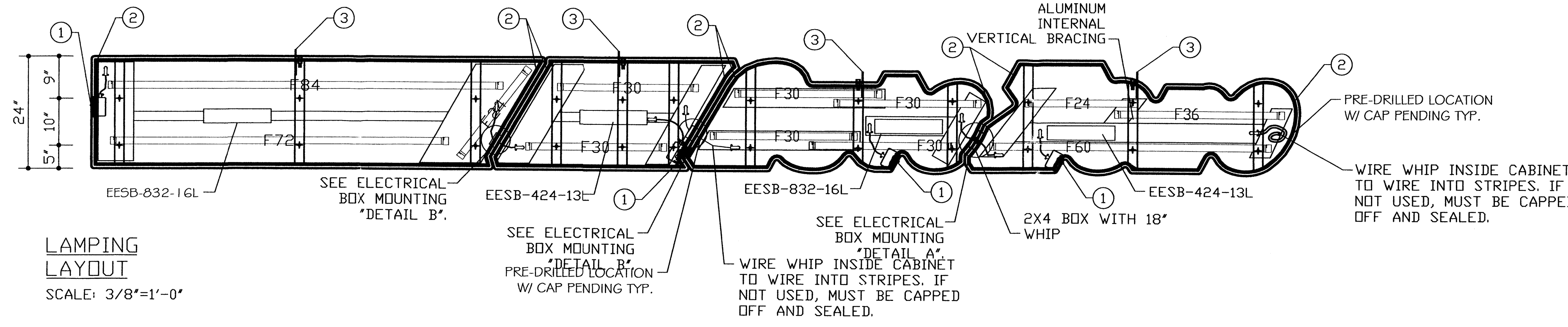
C9



FACE LAYOUT
SCALE: 3/4"=1'-0"

NOTE: ALL ELECTRICAL PENETRATIONS ARE TO BE ON SIDE OF CABINETS *ONLY*.

ALL SCREW FASTENERS FROM FACE TO FORMED BACK MUST BE AT TOP & BOTTOM.



LAMPING LAYOUT
SCALE: 3/8"=1'-0"

- *AUTO* CABINET (168 WATTS)**
(4) F30T12 D/HO FLUORESCENT LAMPS
(4) PAIR -TOMBSTONE SOCKETS
10' FT. OF 1' X 4' EXT. ALUM RACEWAY
(1) EESB-832-16L BALLAST 1.7 AMPS EA.
- *ZONE* CABINET (146 WATTS)**
(1) F60T12 D/HO FLUORESCENT LAMP
(1) F36T12 D/HO FLUORESCENT LAMP
(1) F24T12 D/HO FLUORESCENT LAMP
(3) PAIR -TOMBSTONE SOCKETS
10' FT. OF 1' X 4' EXT. ALUM RACEWAY
(1) EESB-424-13L BALLAST 1.1 AMPS EA.
- 1-7 BAR CABINET (88 WATTS)**
(2) F30T12 D/HO FLUORESCENT LAMPS
(2) PAIR -TOMBSTONE SOCKETS
5' FT. OF 1' X 4' EXT. ALUM RACEWAY
(1) EESB-424-13L BALLAST 1.1 AMPS EA.
- 8TH BAR CABINET (224 WATTS)**
(1) F84T12 D/HO FLUORESCENT LAMP
(1) F72T12 D/HO FLUORESCENT LAMP
(1) F24T12 D/HO FLUORESCENT LAMP
(3) PAIR -TOMBSTONE SOCKETS
12' FT. OF 1' X 4' EXT. ALUM RACEWAY
(1) EESB-832-16L BALLAST 1.7 AMPS EA.

- KEY NOTES:**
- VISIBLE DISCONNECT SWITCH EXACT LOCATION CONTINGENT UPON UL REQUIREMENTS.
 - 1" ALUM. VENT TYP.
 - PICKUP TYP.

COLORS:
CLOUD BACKS-----WHITE
FACE BACKGROUND-----WHITE
AUTOZONE-----PROCESSED TO MATCH PMS 485 RED
STRIPES-----PROCESSED TO MATCH PMS 165 ORANGE
DROP SHADOW-----PAINTED BLACK
"?"-----MATCH PMS 485 RED
SEE FACE DETAIL FOR CLARIFICATION.

WINDLOADS	PER SECTION	BOLT SIZE SPECS.
100 MPH	4	3/8" x 2 1/2" (MIN.) LAG BOLTS*
130 MPH	5	3/8" x 2 1/2" (MIN.) LAG BOLTS*
150 MPH	5	3/8" x 2 1/2" (MIN.) LAG BOLTS*

*NOTE: FOR CONCRETE BLOCK APPLICATIONS, USE NON-CORROSIVE EXPANDING SHIELDS. MIN. 2" EMBEDDED INTO STRUCTURAL BLOCKING PER SECTION.

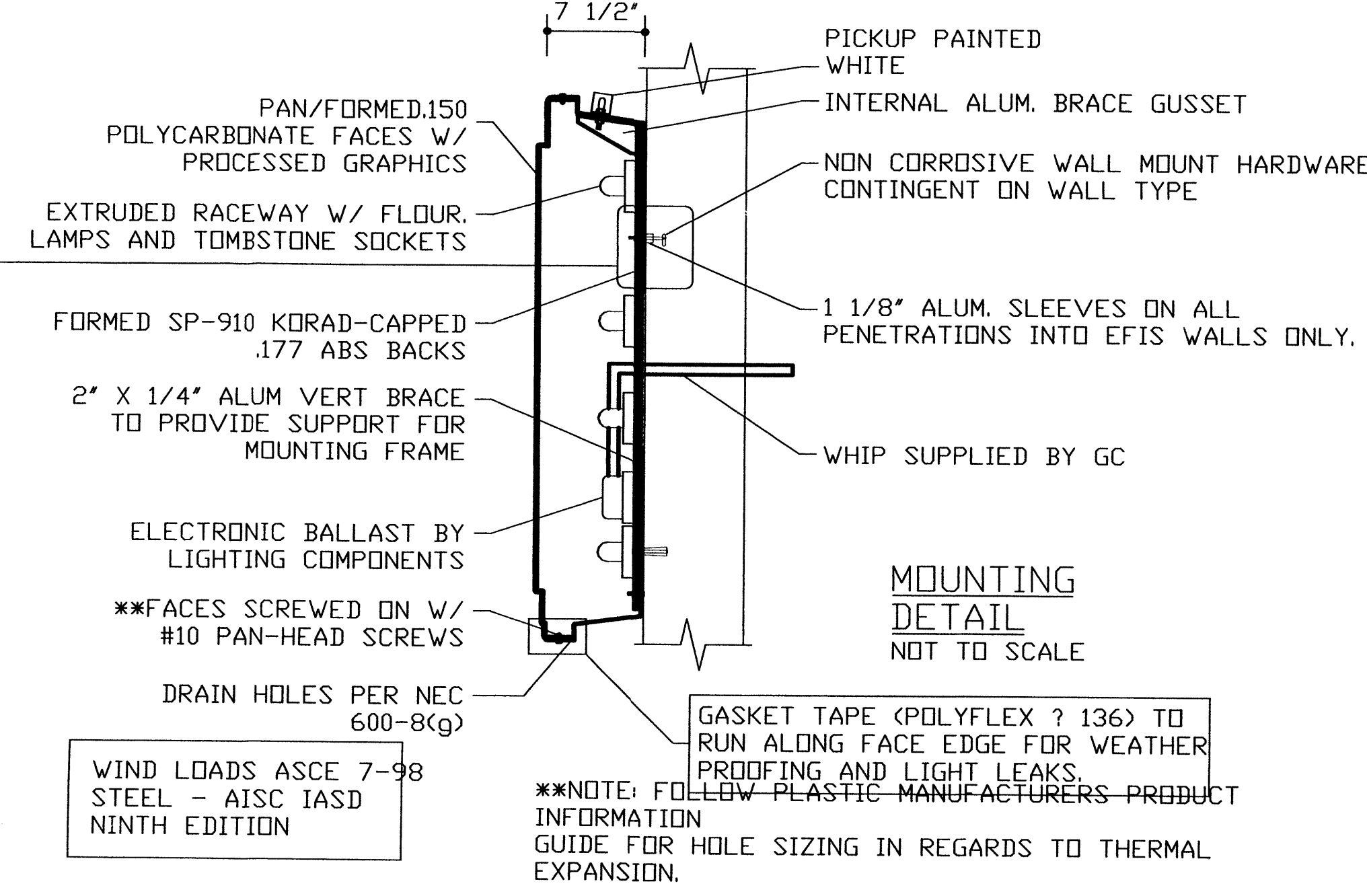
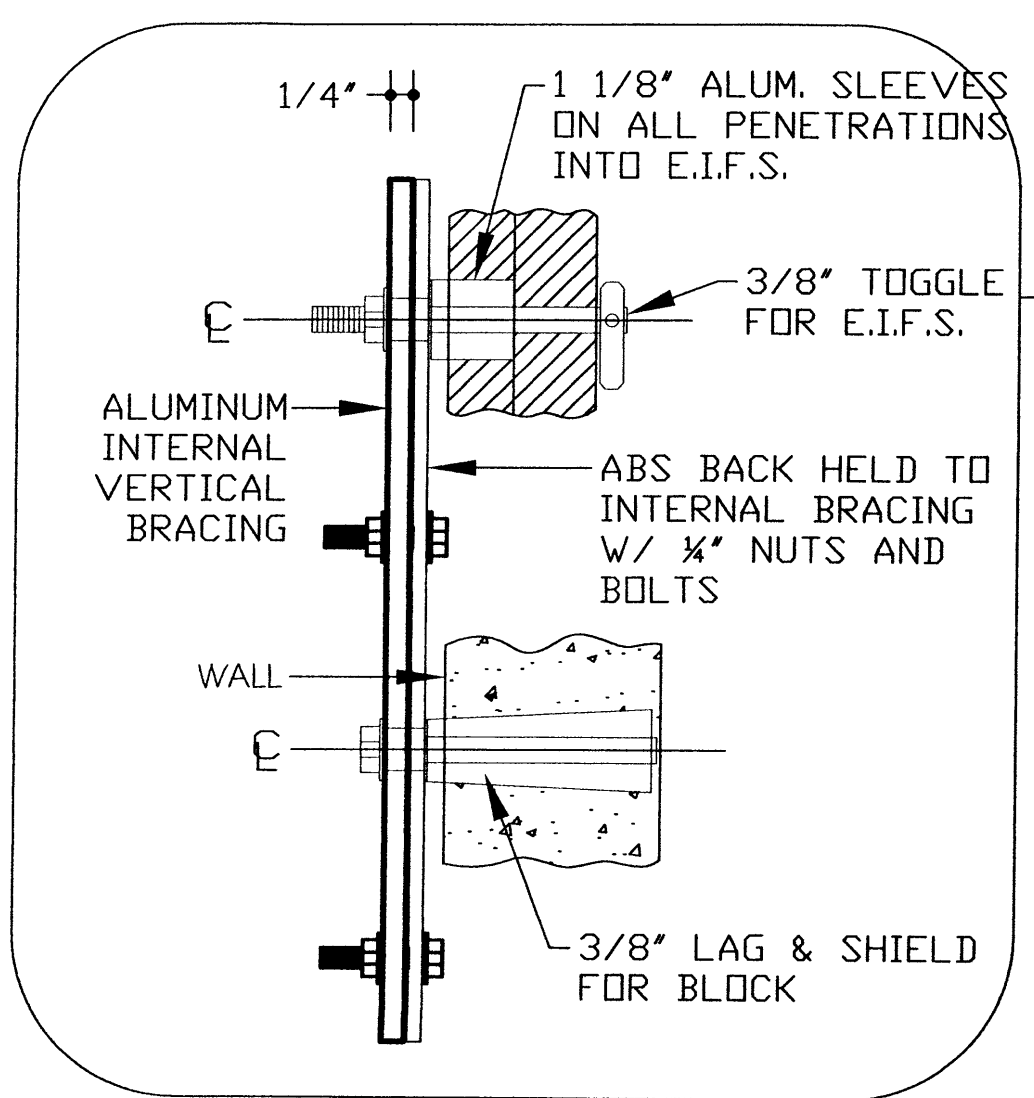
POLYFLEX ? 136 SINGLE COATED POLYETHYLENE TAPE

TECHNICAL PROPERTIES:
TOTAL THICKNESS (NOT INCLUDING LINER) 9.0 mils (0.229mm)
ADHESIVE THICKNESS SYNTHETIC RUBBER) 3.5 mils (0.089mm)

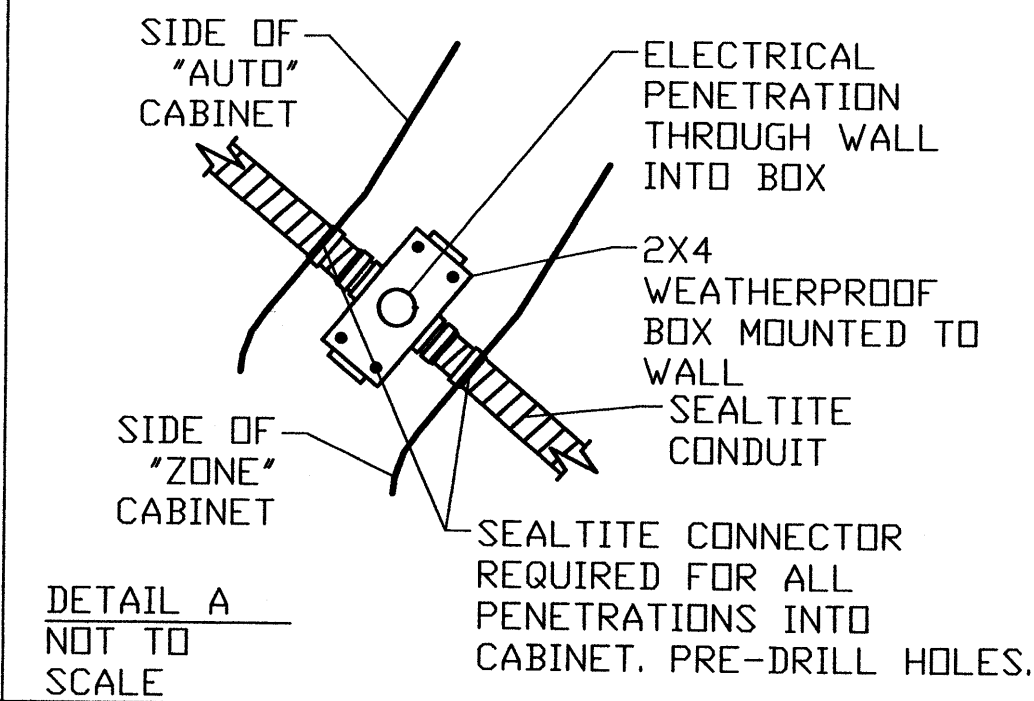
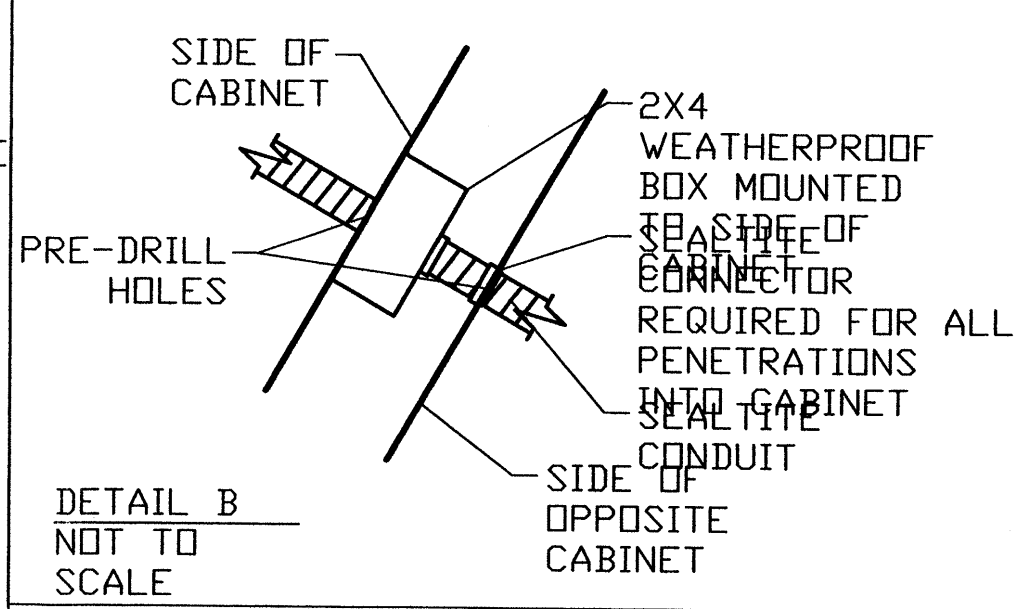
ADHESIVE TEST DATA:
PEEL ADHESION (PSTC 1 MOD.) 0Z./INCH (N/25mm)
INITIAL TO S.S. (20 MIN @ RT) 70

BACKING ADHESION (PSTC 1 MOD.)
INITIAL TO BACKING SUBSTRATE 35

TENSILE STRENGTH (ASTM D-3000) 22 96
ELONGATION (ASTM D-1000) %

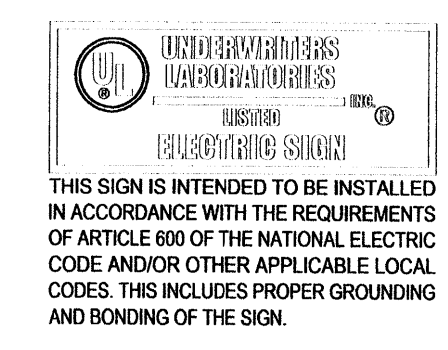


SQUARE FOOTAGES:
TOTAL: 42.80 SQ. FT. W/SQUARE BOX
TOTAL: 40.5970 SQ. FT. W/SECTION BOX



ELECTRONIC BALLASTS TOTAL

UNIT WEIGHTS:
8TH STRIPE--- 90 LBS
7-1 STRIPE--- 90 LBS
AUTO--- 90 LBS
ZONE--- 90 LBS



AutoZone, Inc.
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) 495-8424

Prepared For: AutoZone STORE DEVELOPMENT
Store No. 3408
PASEO DEL NORTE
ALBUQUERQUE NM 87111

24" CLOUD SIGN WITH STRIPES ON LEFT

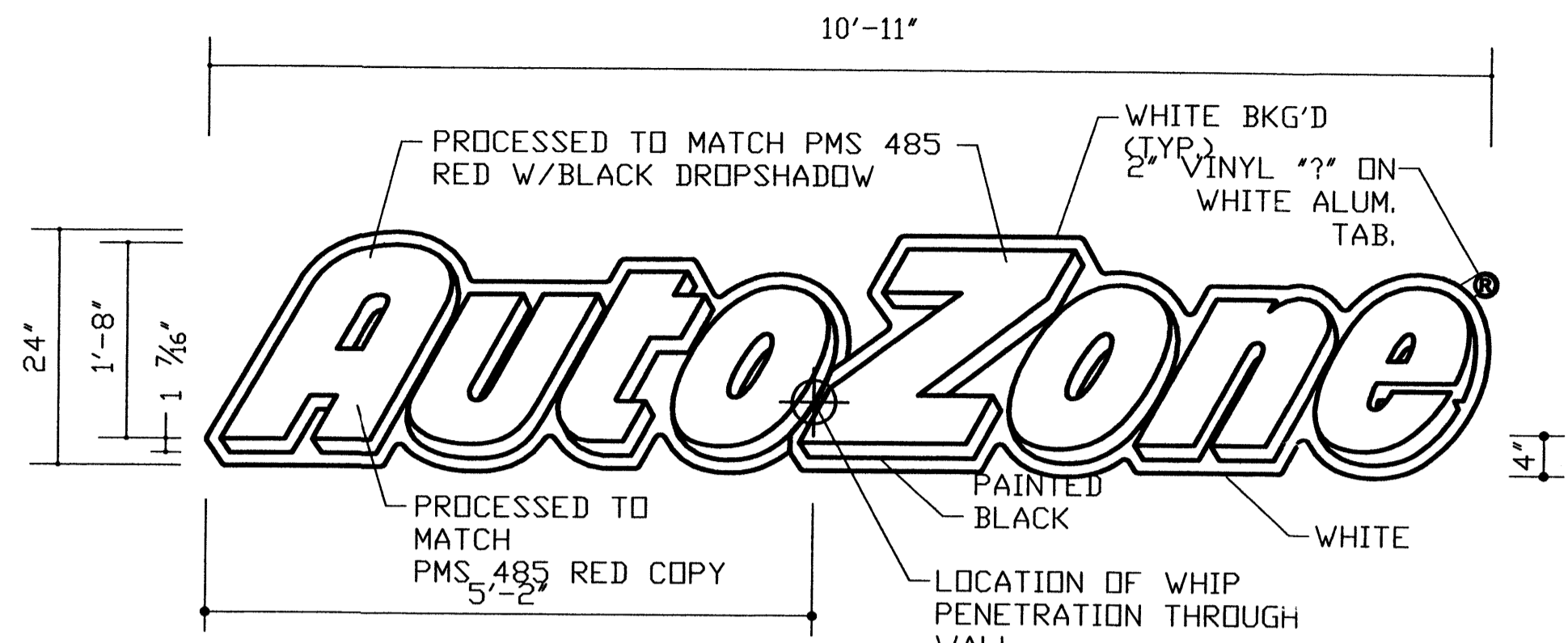
REVISIONS

1.	2.	3.	4.
----	----	----	----

SCALE: 3/4" = 1'-0"

09-02-04
PROTOTYPE SIZE
19

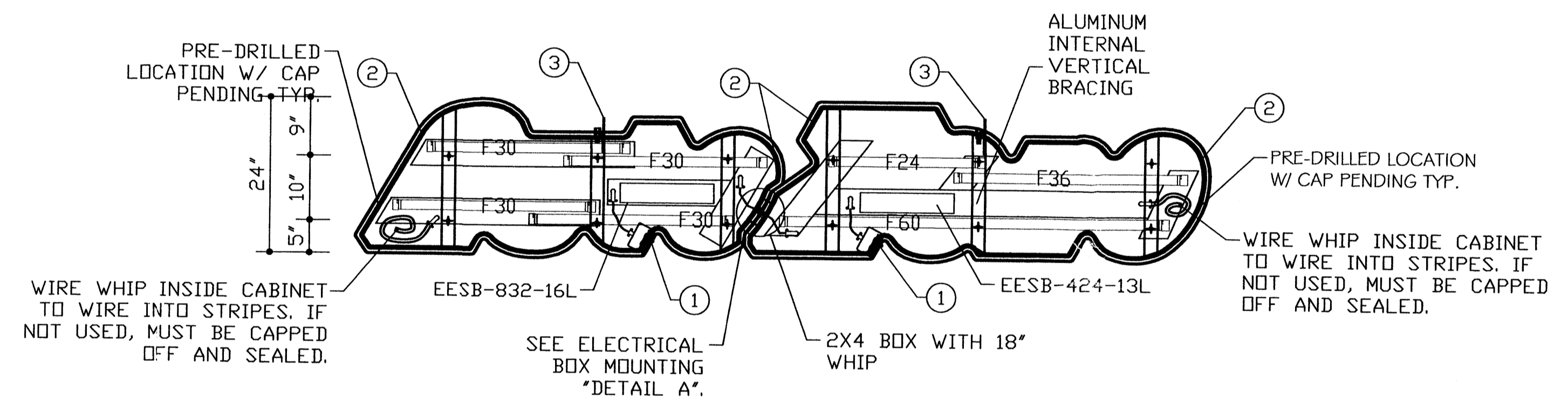
9.6
C10
100



FACE LAYOUT
SCALE: 3/4"=1'-0"

NOTE: ALL ELECTRICAL PENETRATIONS ARE TO BE ON SIDE OF CABINETS *ONLY*.

ALL SCREW FASTENERS FROM FACE TO FORMED BACK MUST BE AT TOP & BOTTOM.



LAMPING LAYOUT
SCALE: 3/4"=1'-0"

- *AUTO* CABINET (168 WATTS)**
 (4) F30T12 D/HO FLUORESCENT LAMPS
 (4) PAIR -TOMBSTONE SOCKETS
 10' FT. OF 1' X 4' EXT. ALUM RACEWAY
 (1) EESB-832-16L BALLAST 1.7 AMPS EA.
- *ZONE* CABINET (146 WATTS)**
 (1) F60T12 D/HO FLUORESCENT LAMP
 (1) F36T12 D/HO FLUORESCENT LAMP
 (1) F24T12 D/HO FLUORESCENT LAMP
 (3) PAIR -TOMBSTONE SOCKETS
 10' FT. OF 1' X 4' EXT. ALUM RACEWAY
 (1) EESB-424-13L BALLAST 1.1 AMPS EA.

AutoZone, Inc.
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: (901) 495-8424

Prepared For: **AutoZone STORE DEVELOPMENT**
 Store No. 3408
 PASEO DEL NORTE
 ALBUQUERQUE NM 87111

REVISIONS
 1.
 2.
 3.
 4.

SCALE: 3/4" = 1'-0"

24" CLOUD SIGN WITH NO STRIPES

- KEY NOTES:
- VISIBLE DISCONNECT SWITCH EXACT LOCATION CONTINGENT UPON UL REQUIREMENTS.
 - 1" ALUM. VENT TYP.
 - PICKUP TYP.

COLORS:
 CLOUD BACKS-----WHITE
 FACE BACKGROUND-----WHITE
 AUTOZONE-----PROCESSED TO MATCH PMS 485 RED
 STRIPES-----PROCESSED TO MATCH PMS 165 ORANGE
 DROP SHADOW-----PAINTED BLACK
 "?"-----MATCH PMS 485 RED

SEE FACE DETAIL FOR CLARIFICATION.

WINDLOADS	REPLICATIONS PER SECTION	BOLT SIZE SPECS.
100 MPH	4	3/8" x 2 1/2" (MIN.) LAG BOLTS*
130 MPH	5	3/8" x 2 1/2" (MIN.) LAG BOLTS*
150 MPH	5	3/8" x 2 1/2" (MIN.) LAG BOLTS*

*NOTE: FOR CONCRETE BLOCK APPLICATIONS, USE NON-CORROSIVE EXPANDING SHIELDS. MIN. 2" EMBEDDED INTO STRUCTURAL BLOCKING PER SECTION.

POLYFLEX ? 136 SINGLE COATED POLYETHYLENE TAPE

TECHNICAL PROPERTIES:
 TOTAL THICKNESS (NOT INCLUDING LINER) 9.0 mils (.229mm)
 ADHESIVE THICKNESS SYNTHETIC RUBBER 3.5 mils (.089mm)

ADHESIVE TEST DATA:
 PEEL ADHESION (PSTC 1 MOD.) 70 OZ./INCH (N/25mm)
 INITIAL TO S.S. (20 MIN @ RT)

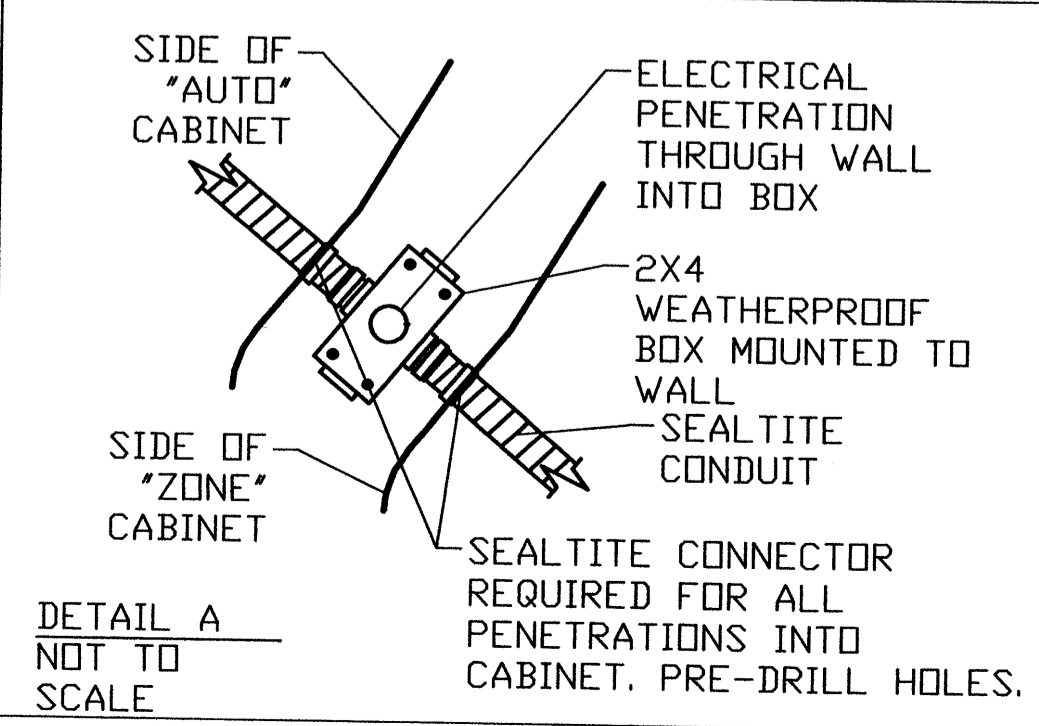
BACKING ADHESION (PSTC 1 MOD.)
 INITIAL TO BACKING SUBSTRATE 35

TENSILE STRENGTH (ASTM D-882) 22 INCH (N/25mm)
 ELONGATION (ASTM D-1000) 96 %

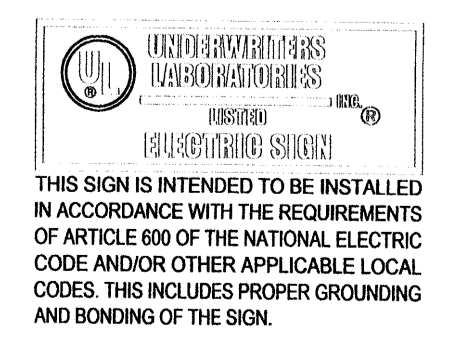
SQUARE FOOTAGES:
 TOTAL: 21.83 SQ. FT. W/SQUARE BOX
 TOTAL: 19.6479 SQ. FT. W/SECTION BOX

ELECTRONIC BALLASTS TOTAL

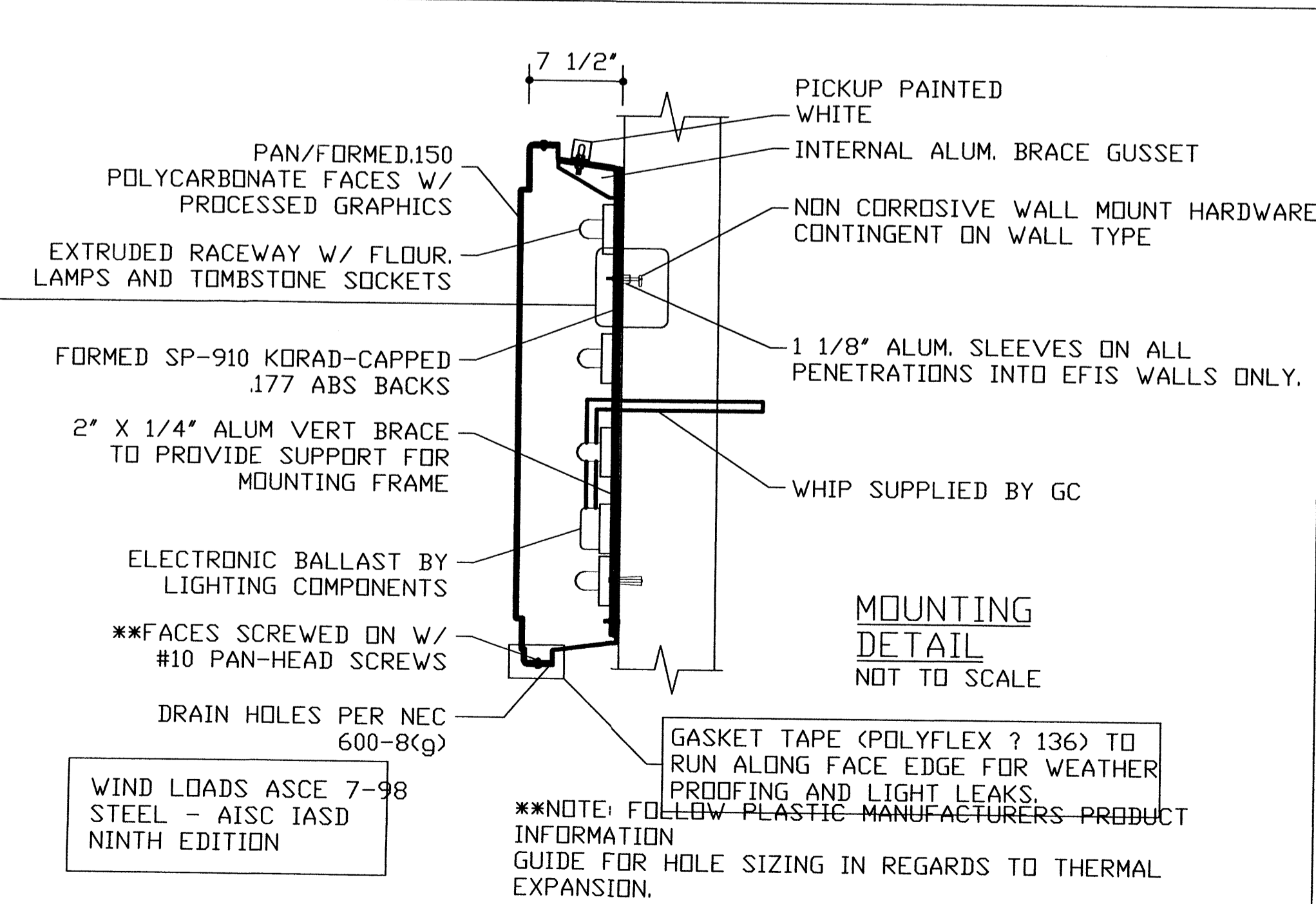
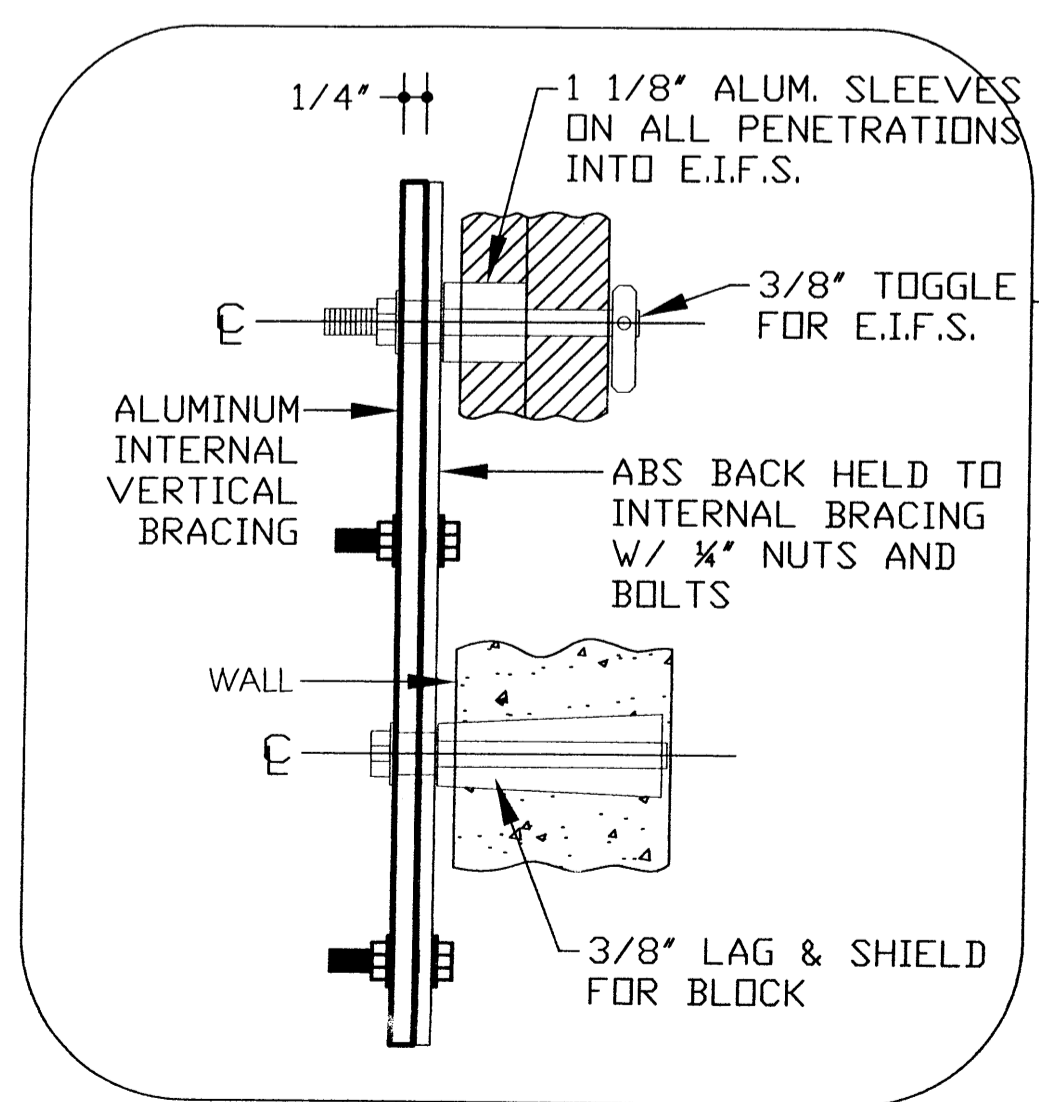
UNIT WEIGHTS:
 AUTO 90 LBS
 ZONE 90 LBS



DETAIL A NOT TO SCALE



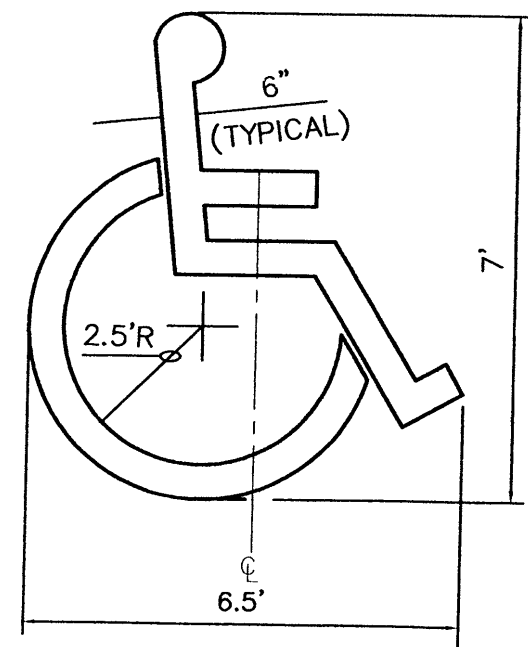
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



MOUNTING DETAIL NOT TO SCALE

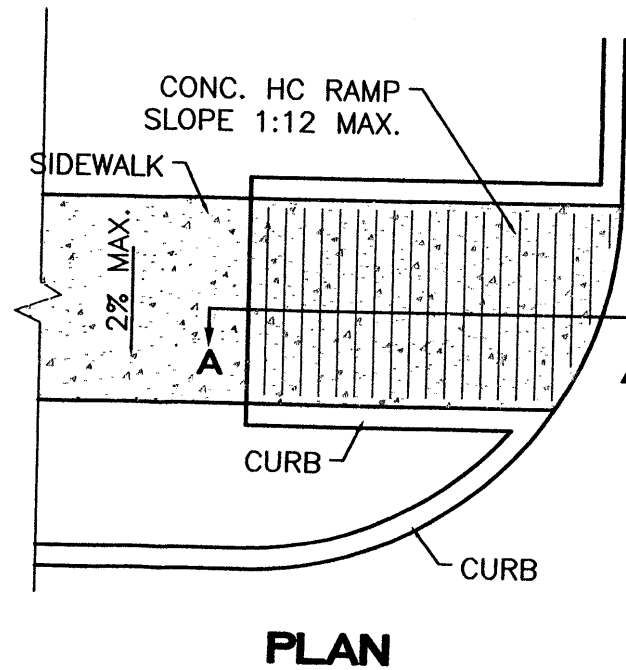
WIND LOADS ASCE 7-98
 STEEL - AISC IASD
 NINTH EDITION

**NOTE: FOLLOW INFORMATION GUIDE FOR HOLE SIZING IN REGARDS TO THERMAL EXPANSION.

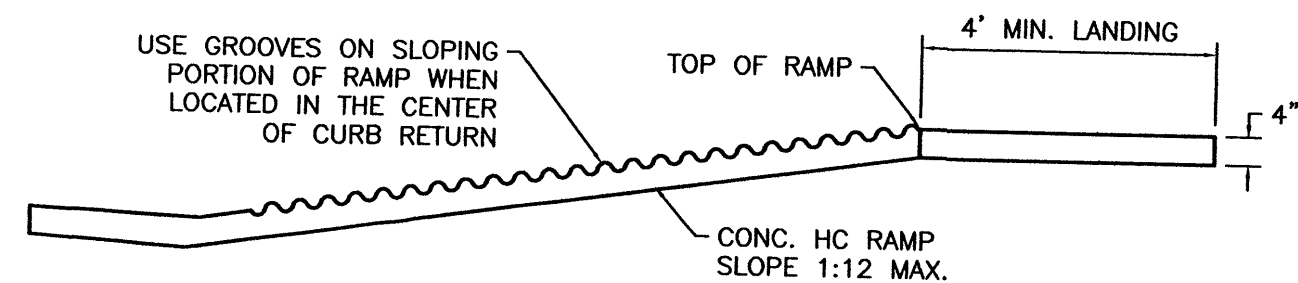


ACCESSIBLE PARKING SYMBOL

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



PLAN



SECTION A-A

UNIDIRECTIONAL HC RAMP

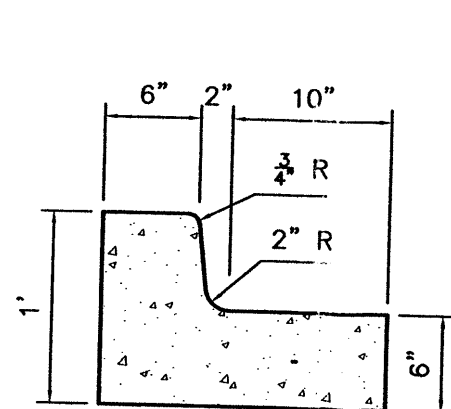
SCALE: NTS

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.

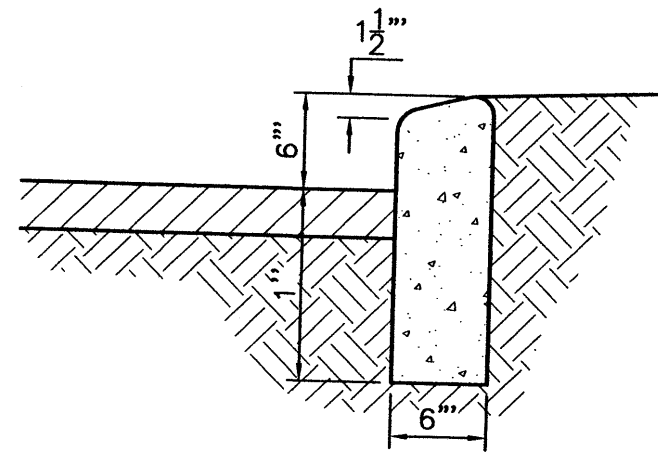
CURB GENERAL NOTES:

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.



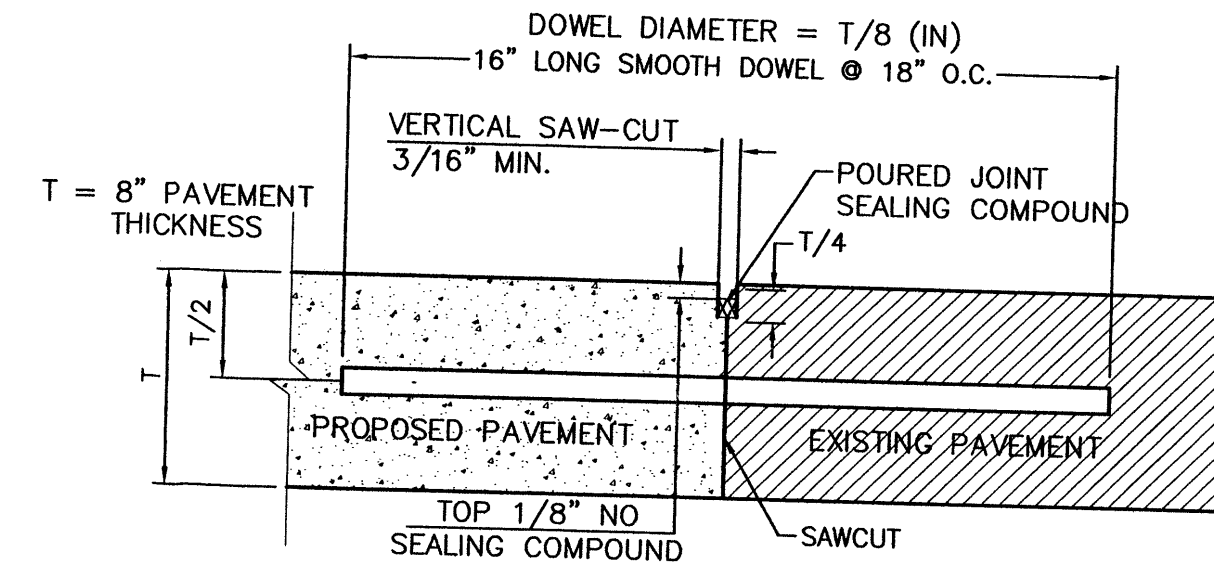
6 IN. CURB AND GUTTER

SCALE: 1"=1'



6\"/>

1"=1'

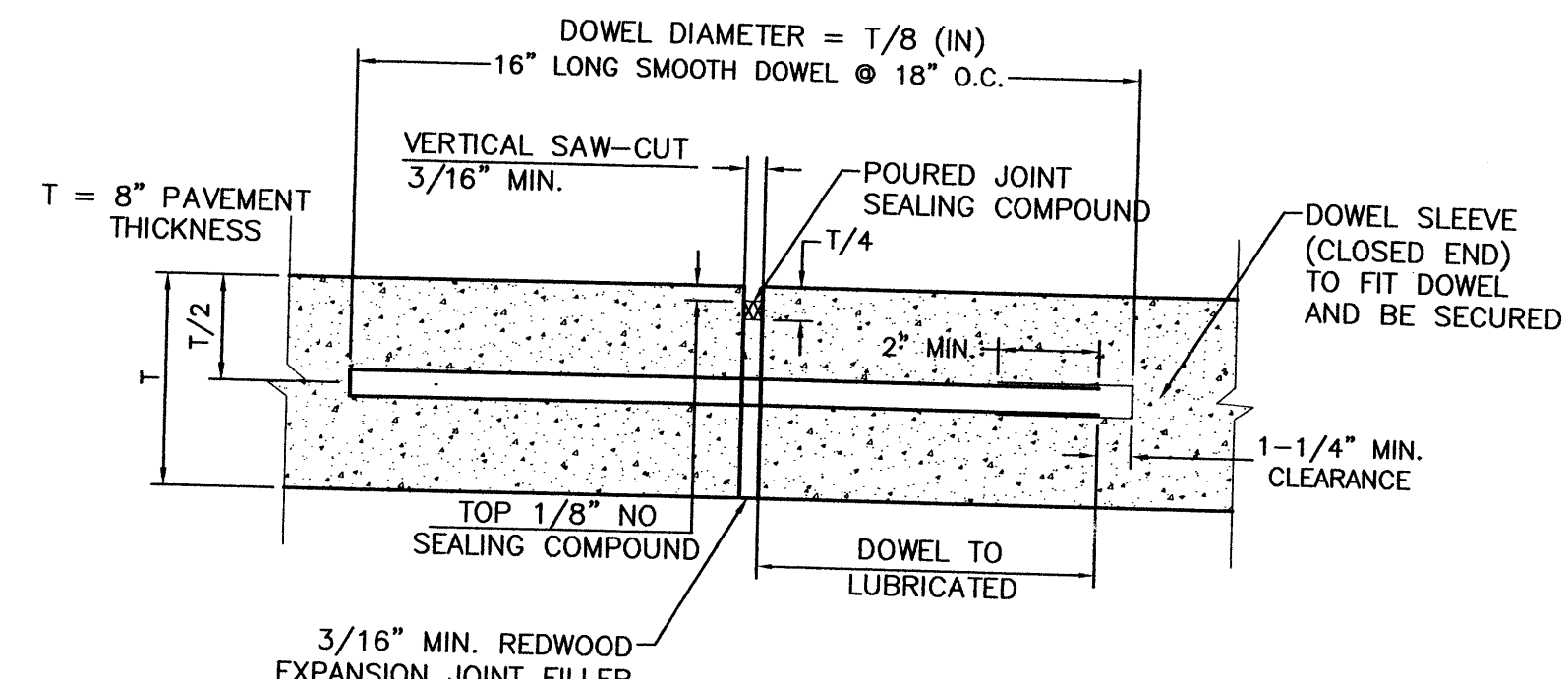


- NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

BUTT JOINT

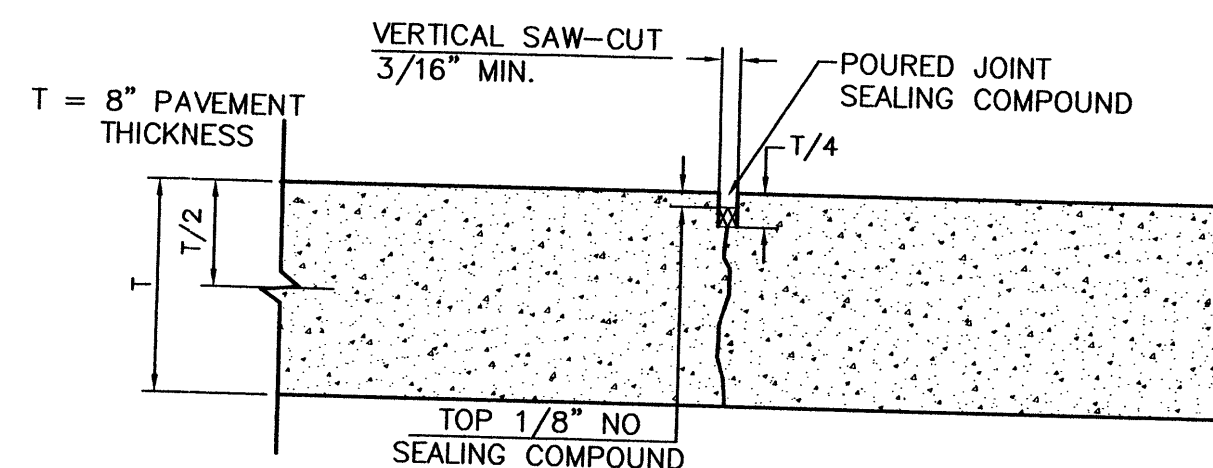
CONCRETE JOINT DETAILS

NTS

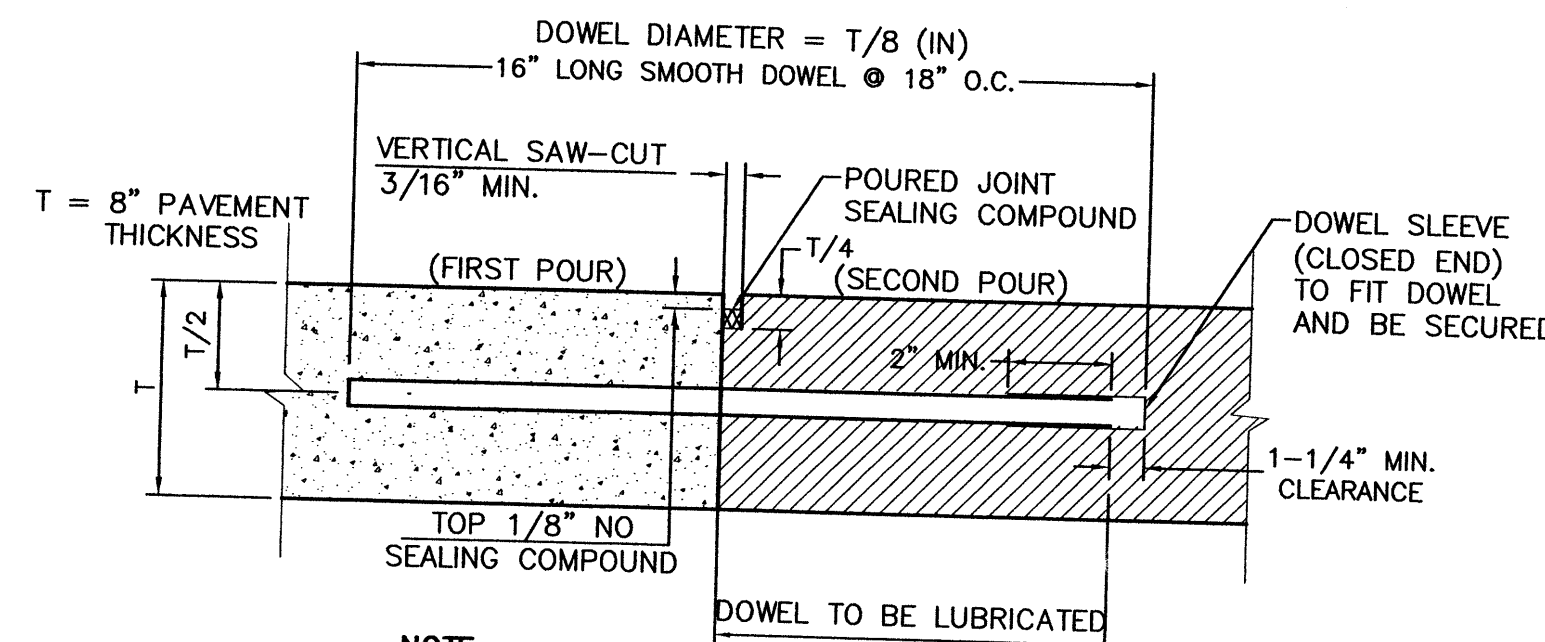


- NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT

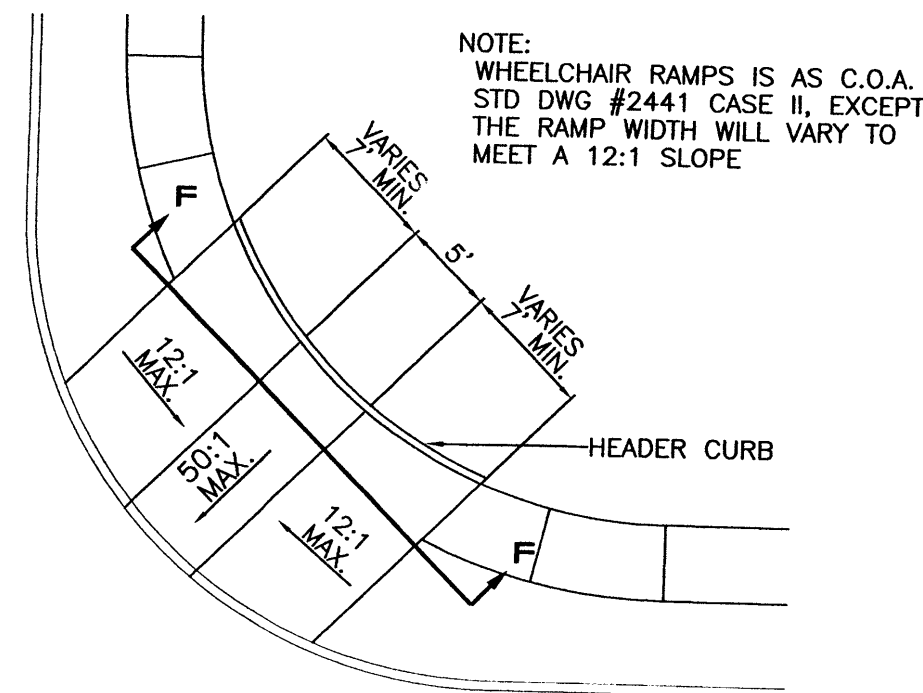


CONTRACTION JOINT



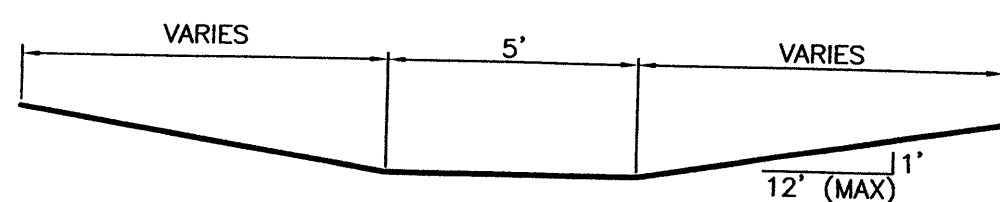
- NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT

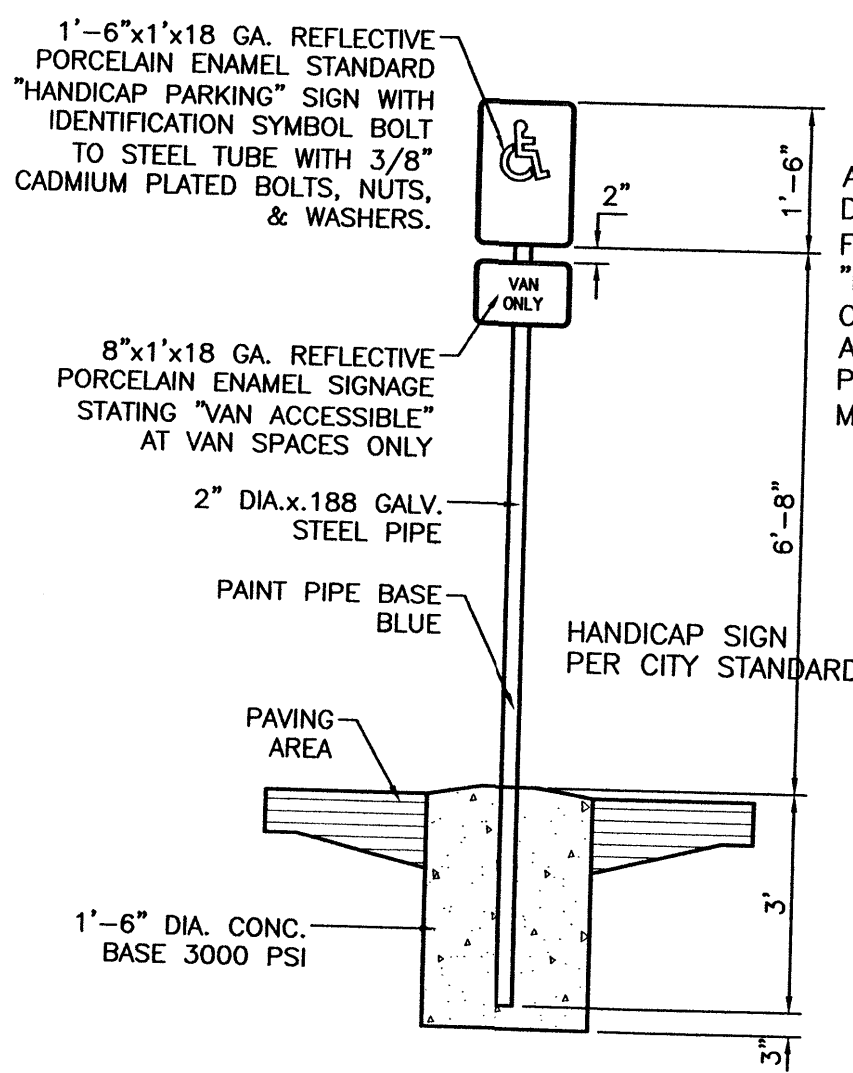


WHEELCHAIR RAMP W/ HEADER CURB DETAIL (TYP.)

SCALE: NTS



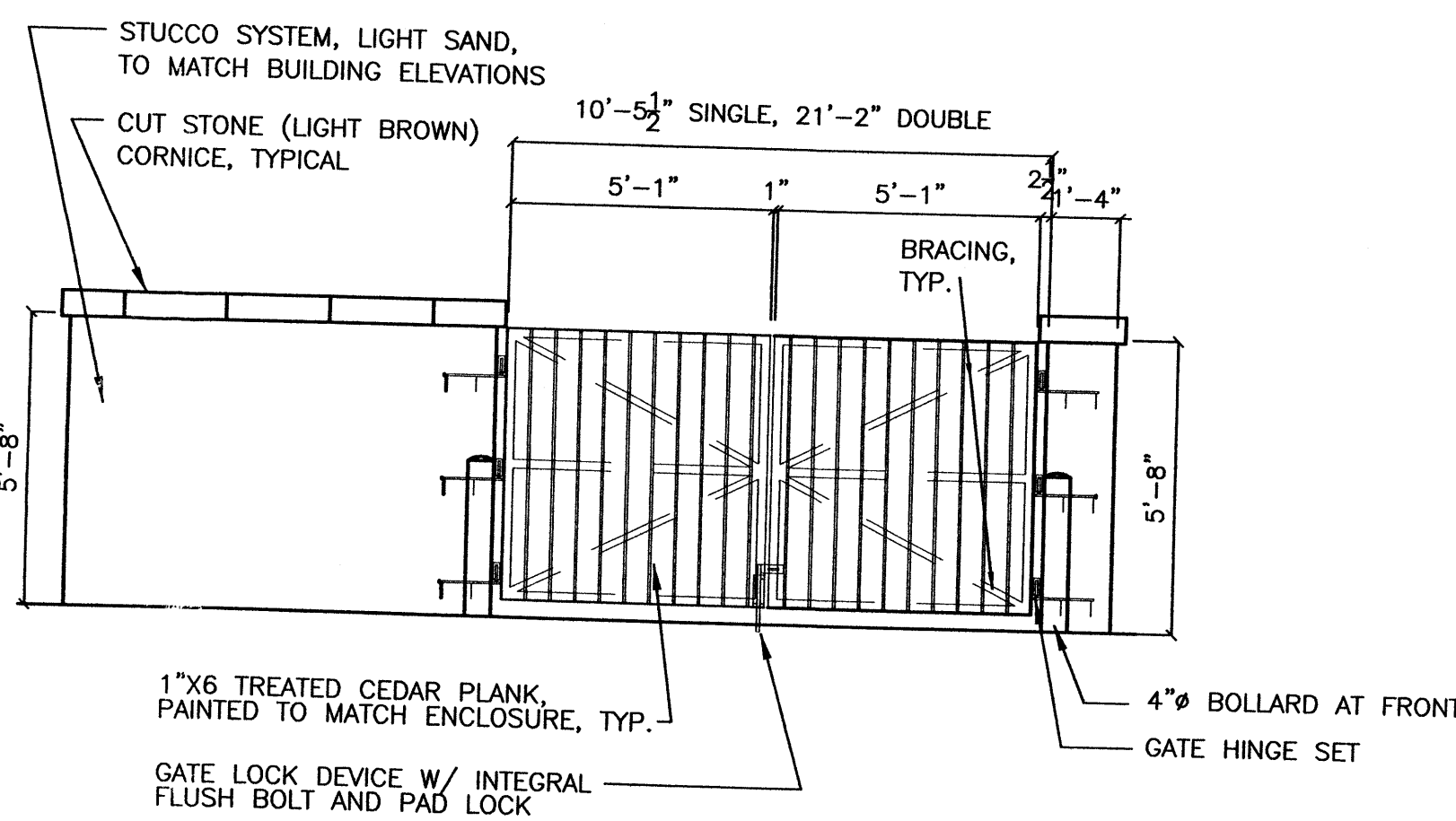
SECTION F-F



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.

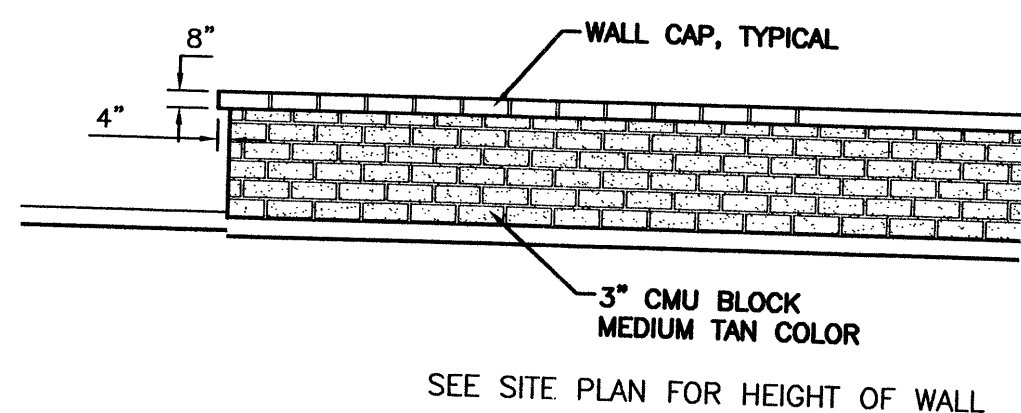


REFUSE ENCLOSURE ELEVATION

SCALE: 1"=10'

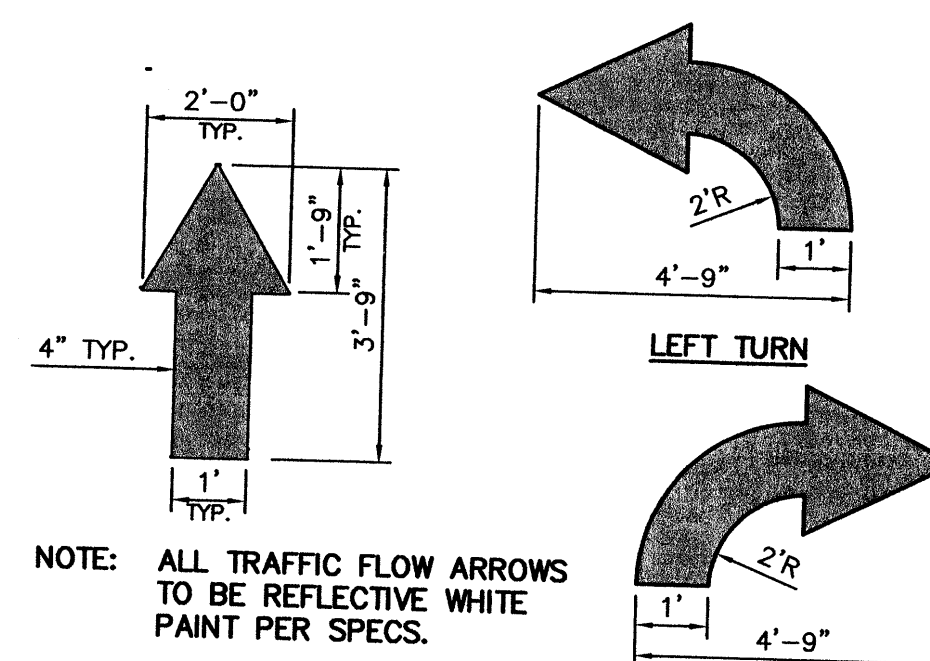
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



SCREEN WALL DETAIL (TYP.)

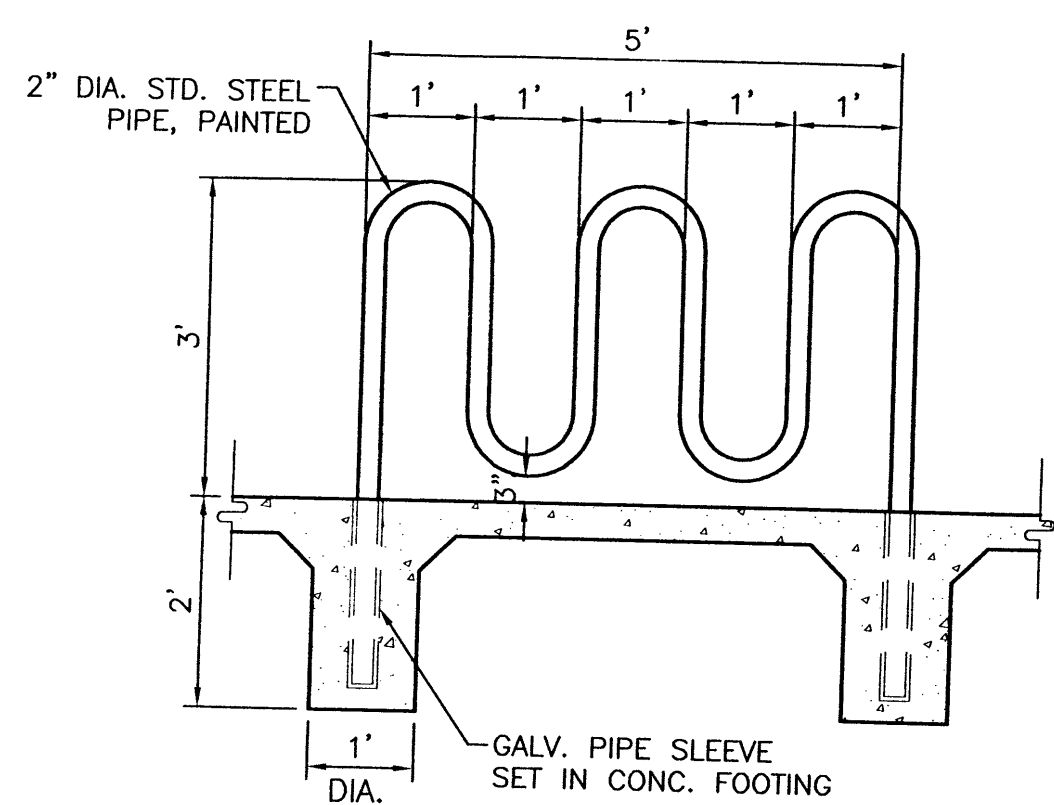
NTS



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

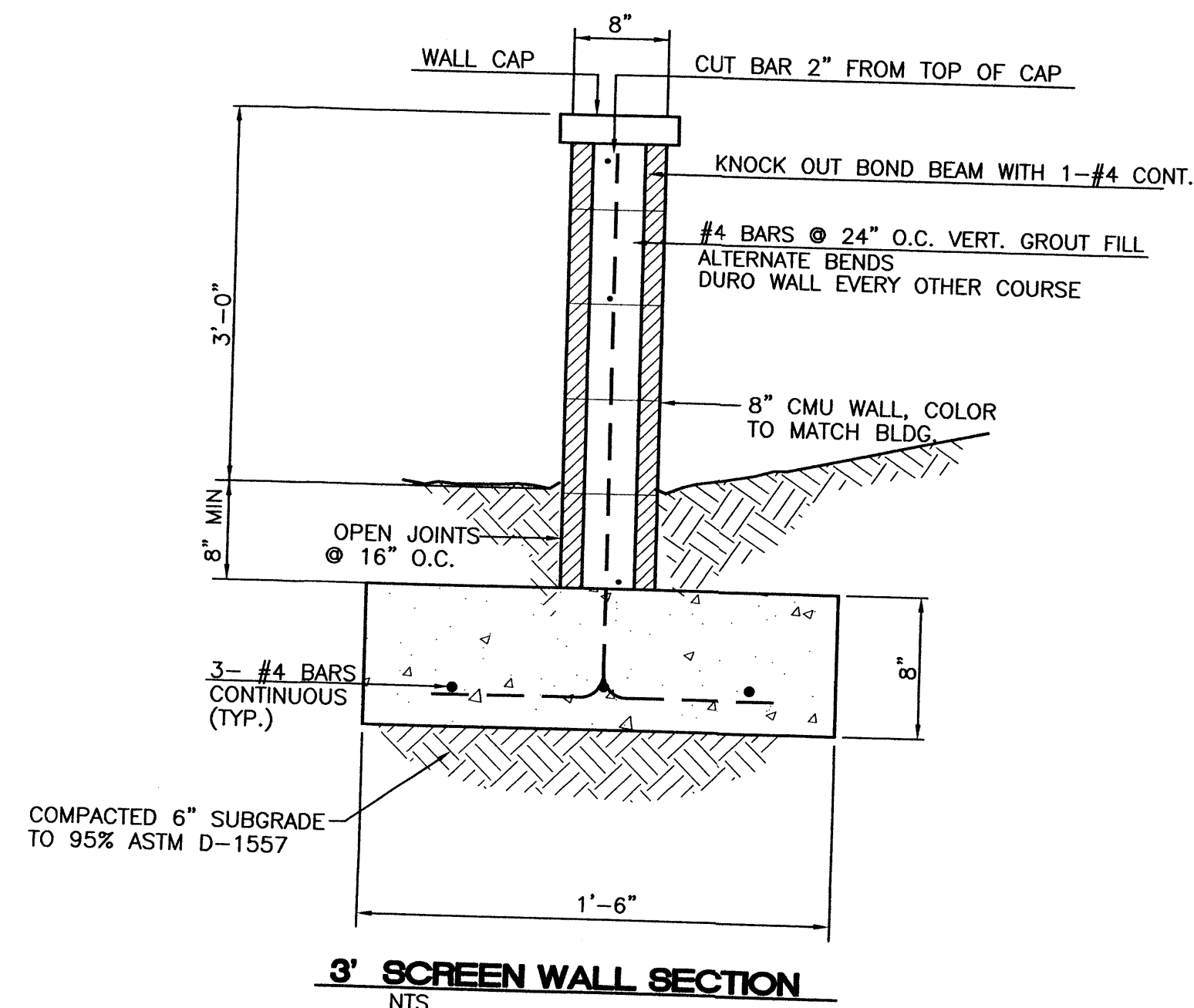
DIRECTIONAL ARROWS

NTS



BIKE RACK DETAIL

SCALE: 1/2"=1'



3' SCREEN WALL SECTION

NTS

ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY AB
	DETAILS	DATE 9/14/04
		12_2373DETAILS.DWG
		SHEET #
		C12
		JOB # 230073
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	