

LEGAL DESCRIPTION:
 LOT 10-A, BLOCK 35, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY LANE
	STRIPING
	LIGHT POLE
	PROPOSED BUILDING
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING STRIPING
	PROPOSED CROSSWALK
	PROPOSED 5 SPACE BIKERACK
	PROPOSED FIRE HYDRANT

PROJECT NUMBER: 1004246
APPLICATION NUMBER: 07DRB-70093

Is an Infrastructure List required? () Yes (X) No If Yes, then a set of approved DRB 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 APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	8-8-07 Date
<i>[Signature]</i> Water Utility Development & Review	8/10/07 Date
<i>[Signature]</i> Christina Sandoval Parks & Recreation Department	8/8/07 Date
<i>[Signature]</i> Bradley J. Bingham City Engineer	8/8/07 Date
NA * Environmental Health Department (conditional)	Date
<i>[Signature]</i> Michael H. Helton Solid Waste Management	8/9/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	8/10/07 Date

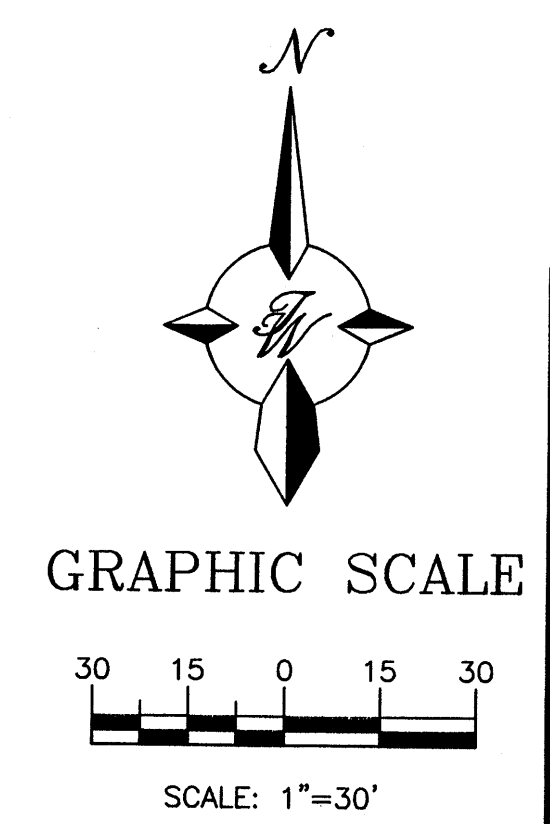
* Environmental Health, if necessary

- 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 BUILDING PERMIT WILL REQUIRE AN APPLICATION TO DRB TO AMEND THE PLAN.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY 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.
 - 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.
 - THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
 - DELIVERY TRUCKS SHALL NOT IDLE LONGER THEN 5 MINUTES WHILE ON SITE.

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

SITE DATA TABLE

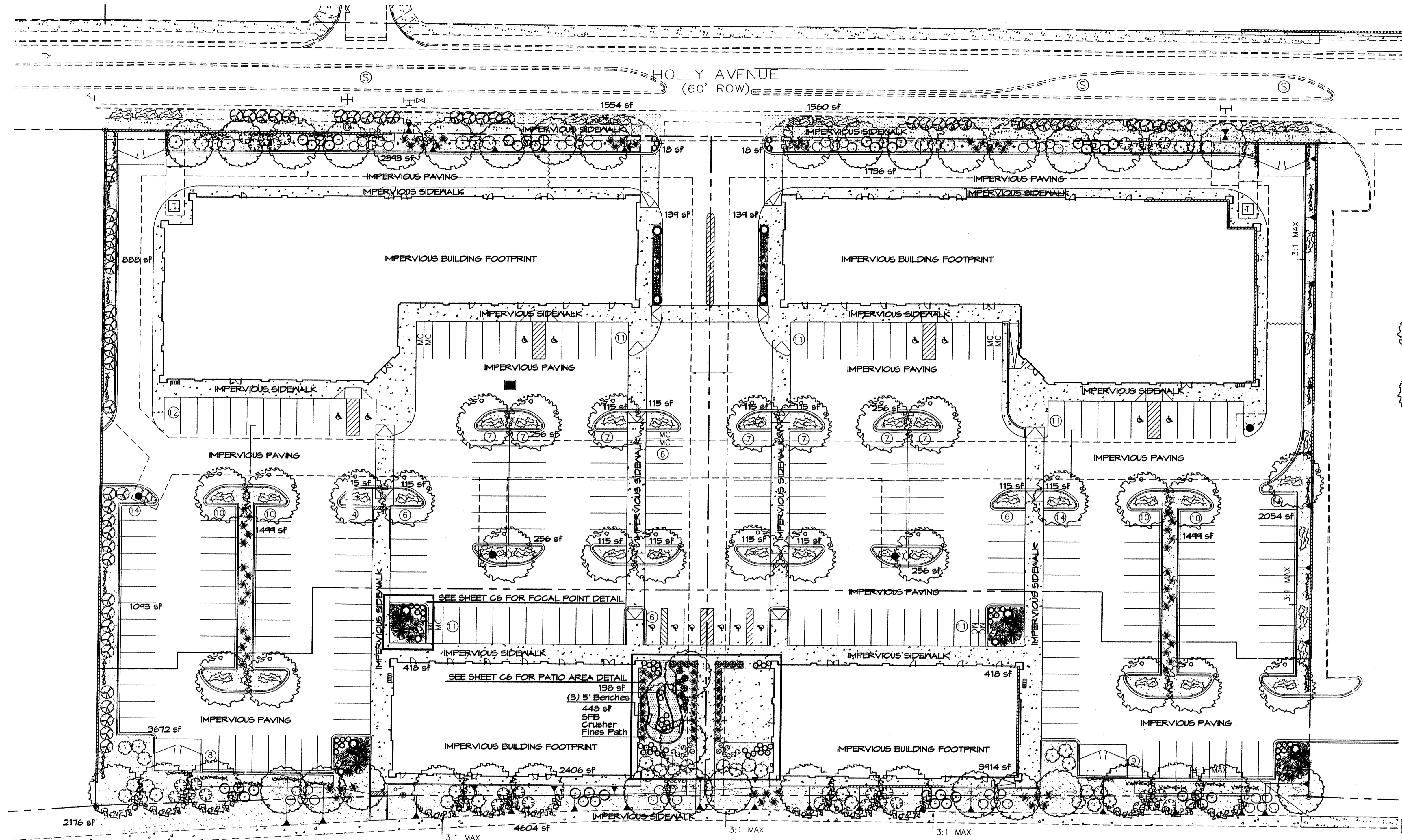
	LOT A	LOT B	LOT C	LOT D
TOTAL ACREAGE:	1.974 AC.	1.916 AC.	.765 AC.	.761 AC.
EXISTING ZONING:	SU2-IP	SU2-IP	SU2-IP	SU2-IP
PROPOSED ZONING:	SU2-IP	SU2-IP	SU2-IP	SU2-IP
FAR:	0.22	0.23	0.23	0.23
BUILDING SIZE:	19,280 SF	19,280 SF	7,876 SF	7,876 SF
PROPOSED USE:	RETAIL	RETAIL	RETAIL	RETAIL
MOTORCYCLE PARKING REQUIRED:	3	3	2	2
MOTORCYCLE PARKING PROVIDED:	4	2	2	2
TOTAL PARKING REQUIRED:	90	90	38	38
TOTAL PARKING PROVIDED:	92	88	40	40
HC REQUIRED:	4	4	3	3
HC PROVIDED:	4	4	3	3
BIKE SPACES REQUIRED:	5	5	2	2
BIKE SPACES PROVIDED:	5	5	5	5
BUILDING HEIGHT:	27.5'	27.5'	27.5'	27.5'



- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. SITE PLAN FOR BLDG. PERMIT
 - C3. LANDSCAPING PLAN
 - C4. LANDSCAPE DETAIL SHEET
 - C5. GRADING PLAN
 - C6. MASTER UTILITY PLAN
 - C7. BUILDING "A" ELEVATIONS
 - C8. BUILDING "B" ELEVATIONS
 - C9. BUILDING "C" ELEVATIONS
 - C10. BUILDING "D" ELEVATIONS
 - C11. DETAILS
 - C12. SIGNAGE DETAILS

 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL HOLLY PLAZA	DRAWN BY LPS
	SITE PLAN FOR SUBDIVISION TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87119 (505)858-3100	DATE 05/31/07 2561-SPSB
		SHEET # C1
		JOB # 25061

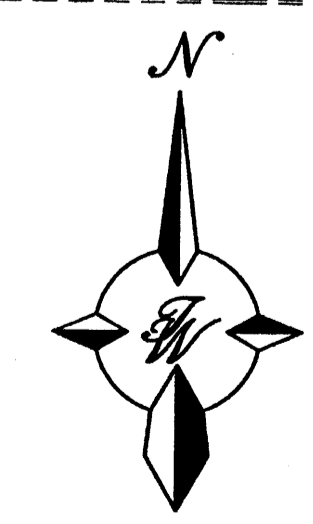
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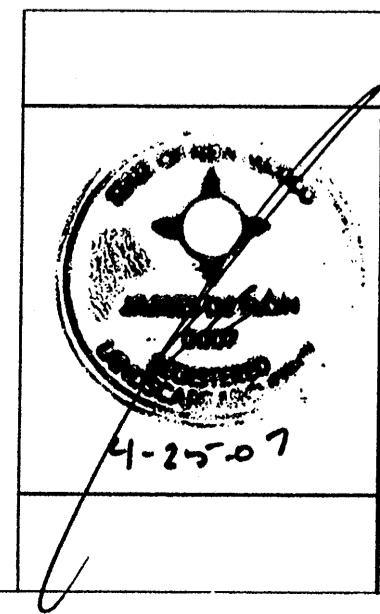
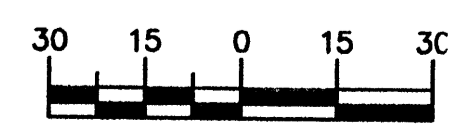
PLANT LEGEND

- CHINESE PISTACHE (M) 26
Pistacia chinensis
2" Cal.
- SHUMARD OAK (M) 12
Quercus shumardii
2" Cal.
- FALM YUCCA (L) 8
- OCOTILLO (L) 4
Fouquieria splendens
- SPANISH BROOM (M) 49
Genista hispanica
5 Gal. 100sf
- RUSSIAN SAGE (M) 40
Perovskia atriplicifolia
5 Gal. 36sf
- MAIDENGRASS (M) 10
Miscanthus sinensis
5 Gal. 16sf
- RED YUCCA (L) 12
Hesperaloe parviflora
5 Gal. 9sf
- APACHE PLUME (L) 40
Fallugia paradoxa
5 Gal. 25sf
- SCOTCH BROOM (M) 1
Cytisus scoparius
5 Gal. 16sf
- REGAL MIST (M) 21
Muhlenbergia capillaris
5 Gal. 9sf
- SANTA FE BROWN GRASS WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- SANTA FE BROWN GRASS WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- CHITALPA (M) 8
Chilopsis x Catalpa
2" Cal.
- CC MON HACKBERRY (L) 23
Celastrus occidentalis
2" Cal.
- MUGO PINE (M) 8
Pinus mugo
5 Gal. 9sf
- AGAVE (L) 12
Agave spp.
16 sf
- HONEYSUCKLE (M) 61
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-groundcover
- CHAMISA (L) 30
Chrysothamnus nauseosus
1 Gal. 3sf
- LAVENDE (M) 65
Lavandula angustifolia
1 Gal. 9sf
- THREADBASS (M) 32
Stipa tenuissima
1 Gal. 4 sf
- WILDFLOWER 16
1 Gal. 4 sf
- WINTER JASMINE (L+) 48
Jasminum nudiflorum
1 Gal. 1.4sf
and/or
- BANKS ROSE (M) 30
Rosa banksiae
1 Gal. 4.0sf
- TRUMPET VINE (M)
Campsis radicans
1 Gal. 4.0sf
- BENCH 5' LONG (3)
- OVERSIZED GRAVEL & BOULDERS (12)

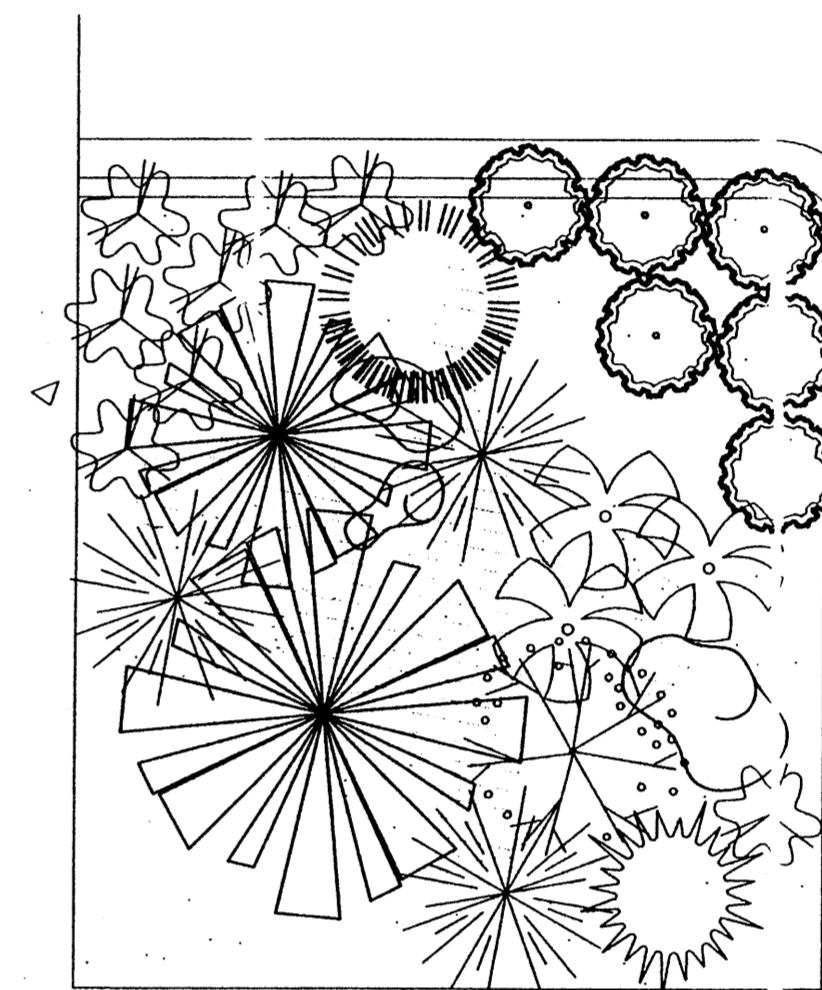
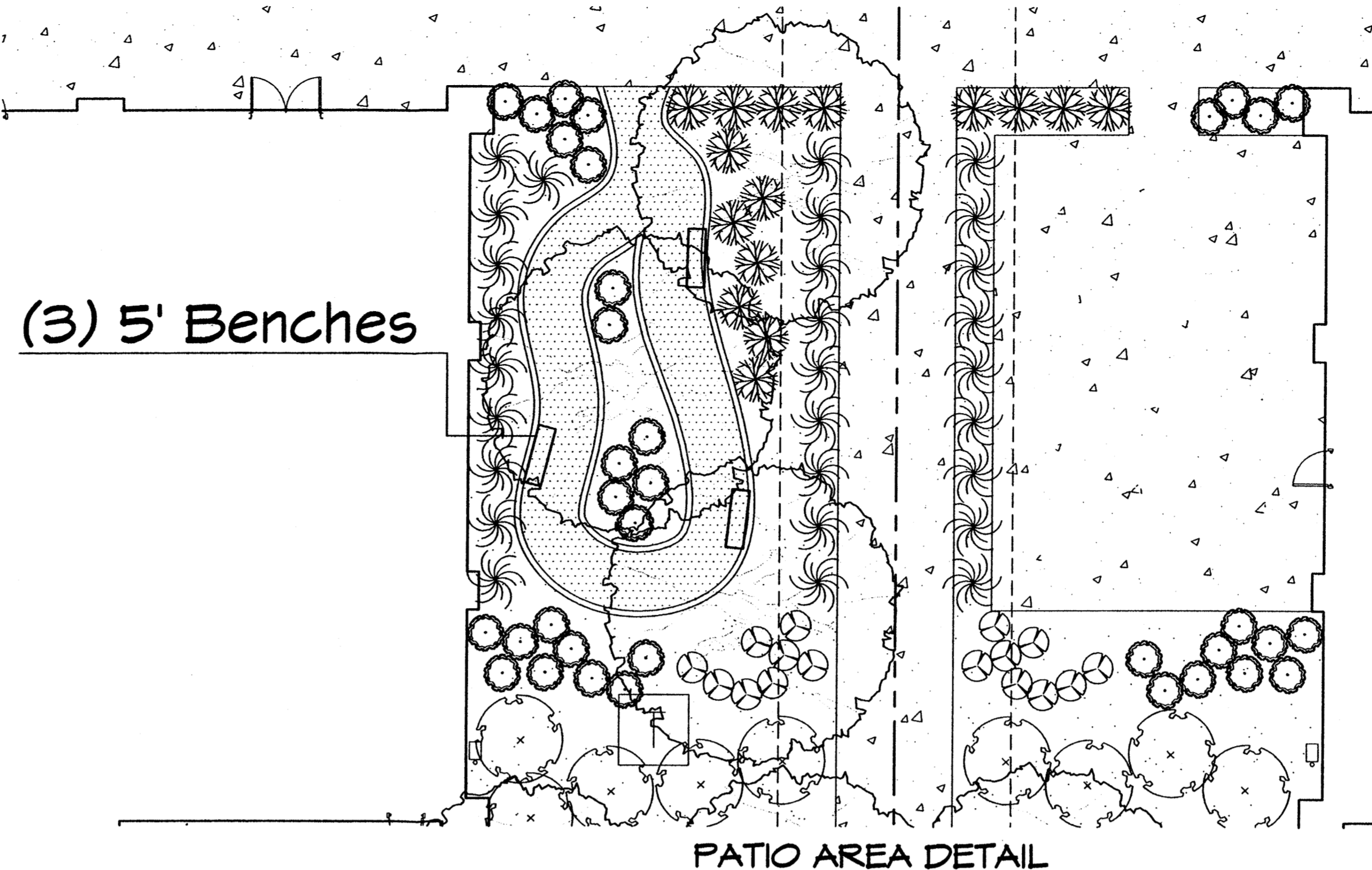
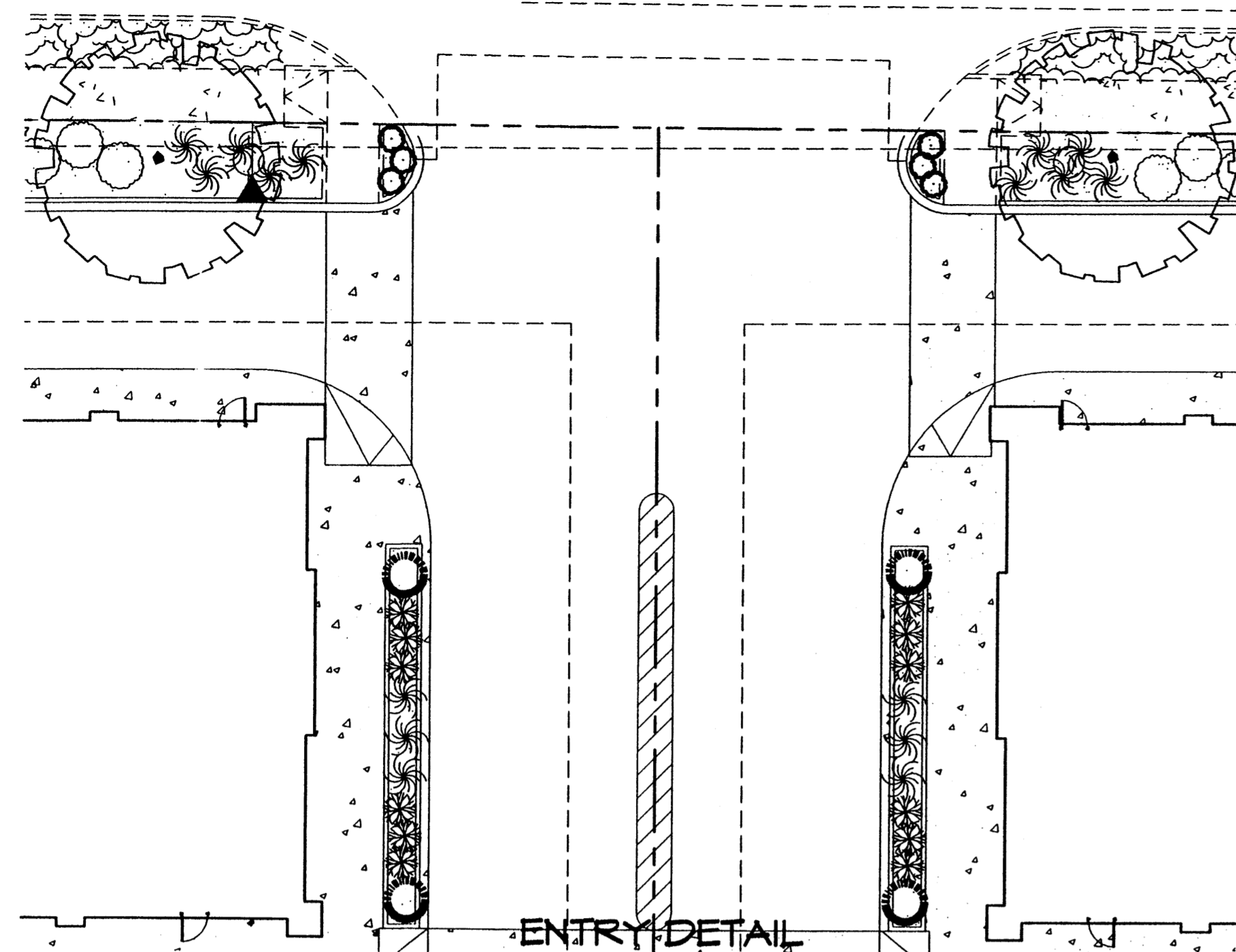
PASEO DEL NORTE
(ROW VARIES)



GRAPHIC SCALE



HOLLY PLAZA		DRAWN BY cj
LANDSCAPE PLAN		DATE 2/06/07
TERRA WEST, LLC 571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100		2561-LANDSCAPE
		SHEET # 2
		JOB #



STREET TREE REQUIREMENTS

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

HOLLY
Required 18 Provided 18

PASEO DEL NORTE
Required 22 Provided 22

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 @ 244 spaces
Required 25 Provided # 26

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.

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 Pervious 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.

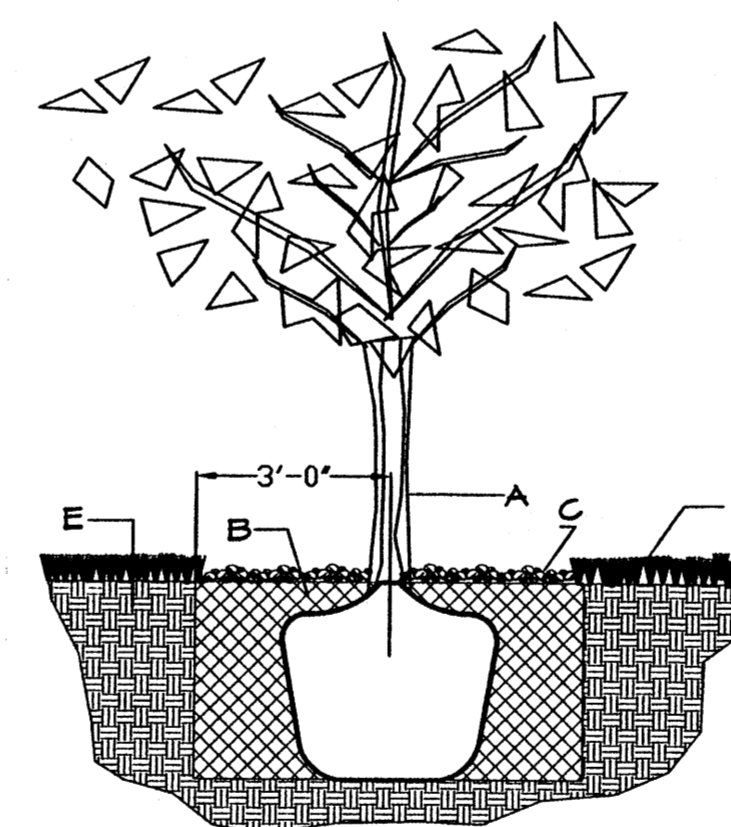
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	235045	square feet
TOTAL BUILDINGS AREA	54312	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	180733	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	27109	square feet
TOTAL BED PROVIDED	35188	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	26391	square feet
TOTAL GROUND COVER PROVIDED	26890 (76%)	square feet
TOTAL LANDSCAPE PROVIDED	35188 (19%)	square feet



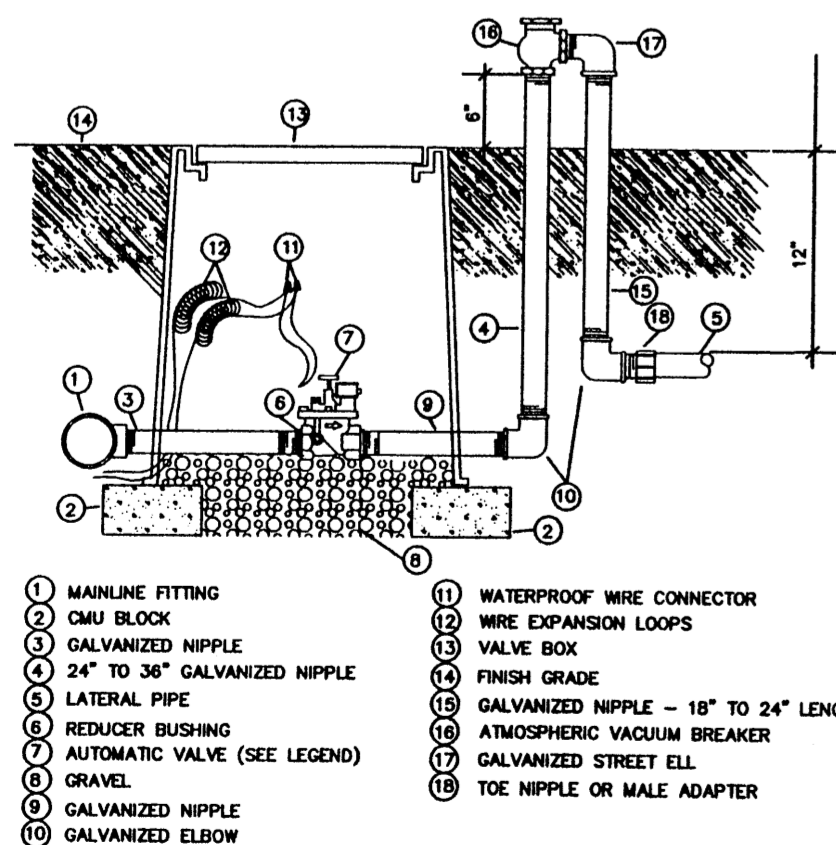
GENERAL NOTES:

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:

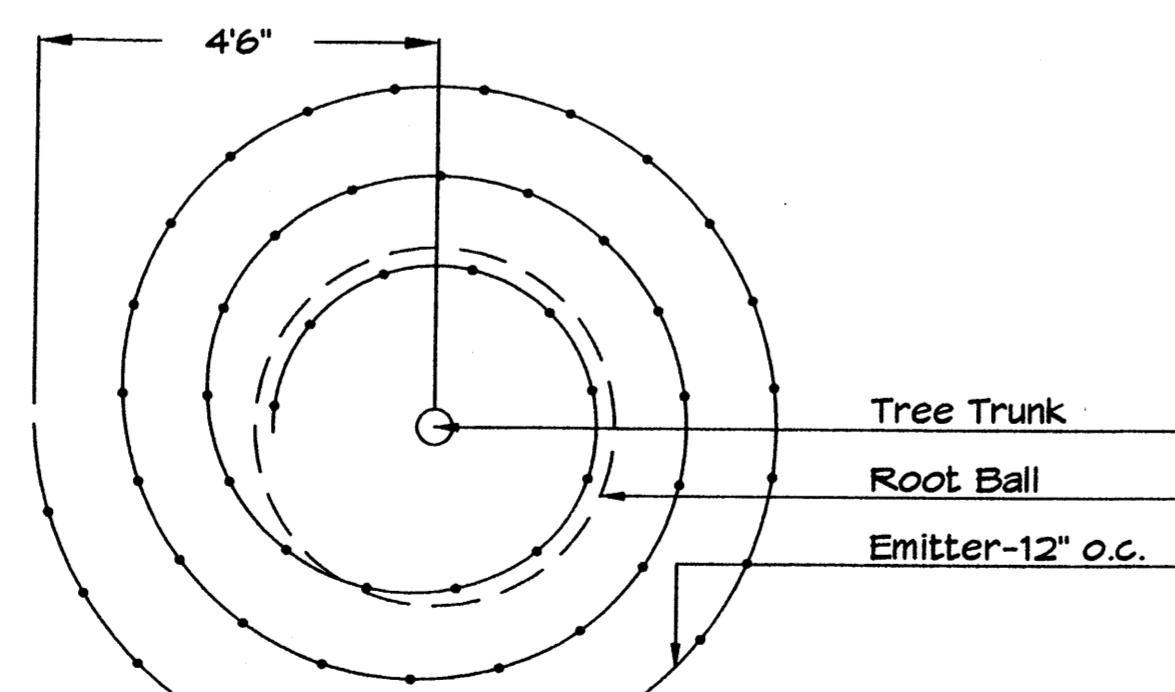
- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

TREE PLANTING DETAIL NTS



- 1 MAINLINE FITTING
- 2 CMU BLOCK
- 3 GALVANIZED NIPPLE
- 4 24" TO 36" GALVANIZED NIPPLE
- 5 LATERAL PIPE
- 6 REDUCER BUSHING
- 7 AUTOMATIC VALVE (SEE LEGEND)
- 8 GRAVEL
- 9 GALVANIZED NIPPLE
- 10 GALVANIZED ELBOW
- 11 WATERPROOF WIRE CONNECTOR
- 12 WIRE EXPANSION LOOPS
- 13 VALVE BOX
- 14 FINISH GRADE
- 15 GALVANIZED NIPPLE - 18" TO 24" LENGTH
- 16 ATMOSPHERIC VACUUM BREAKER
- 17 GALVANIZED STREET ELL
- 18 TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



Netafim Spiral Detail

GENERAL NOTES:

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

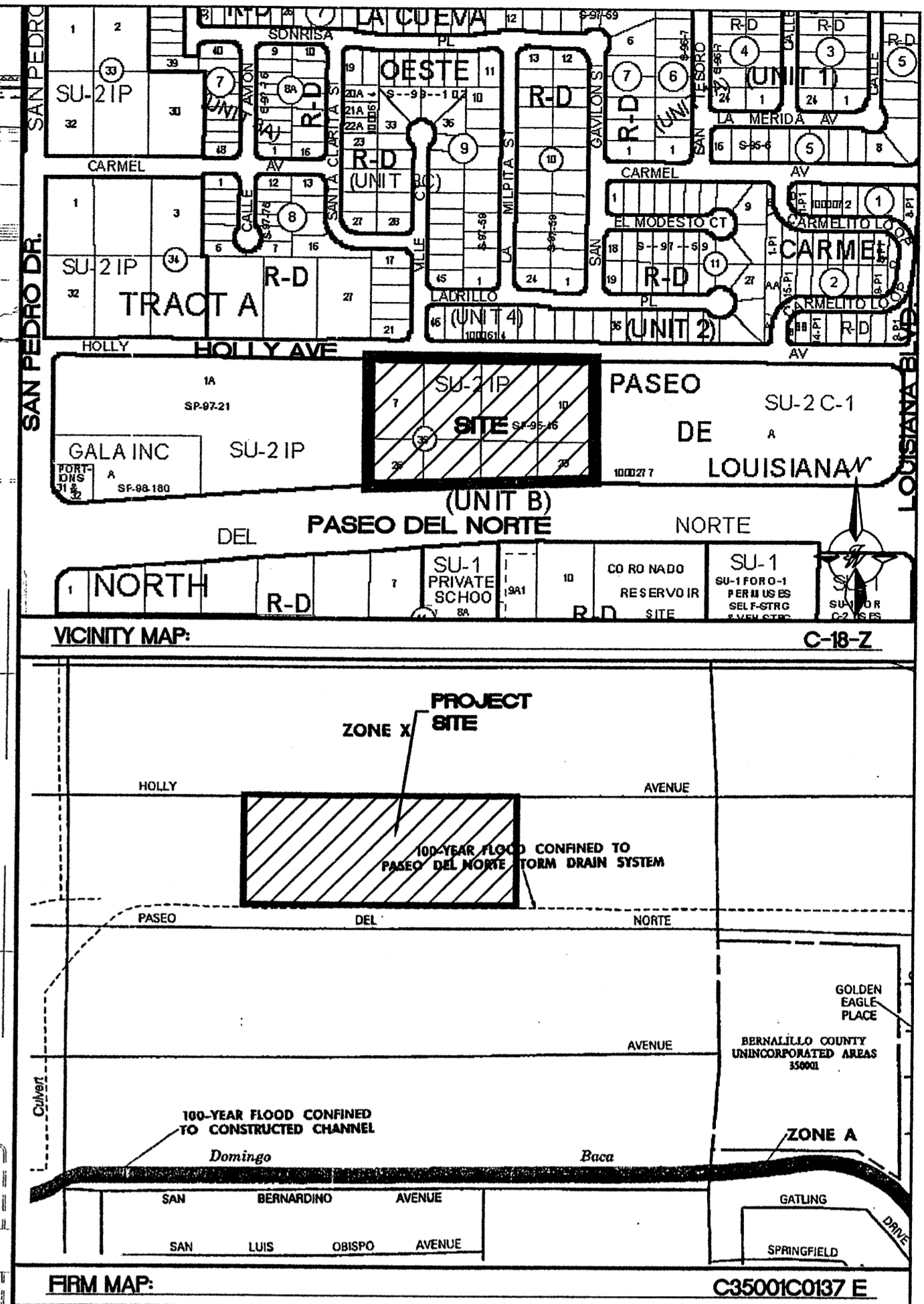
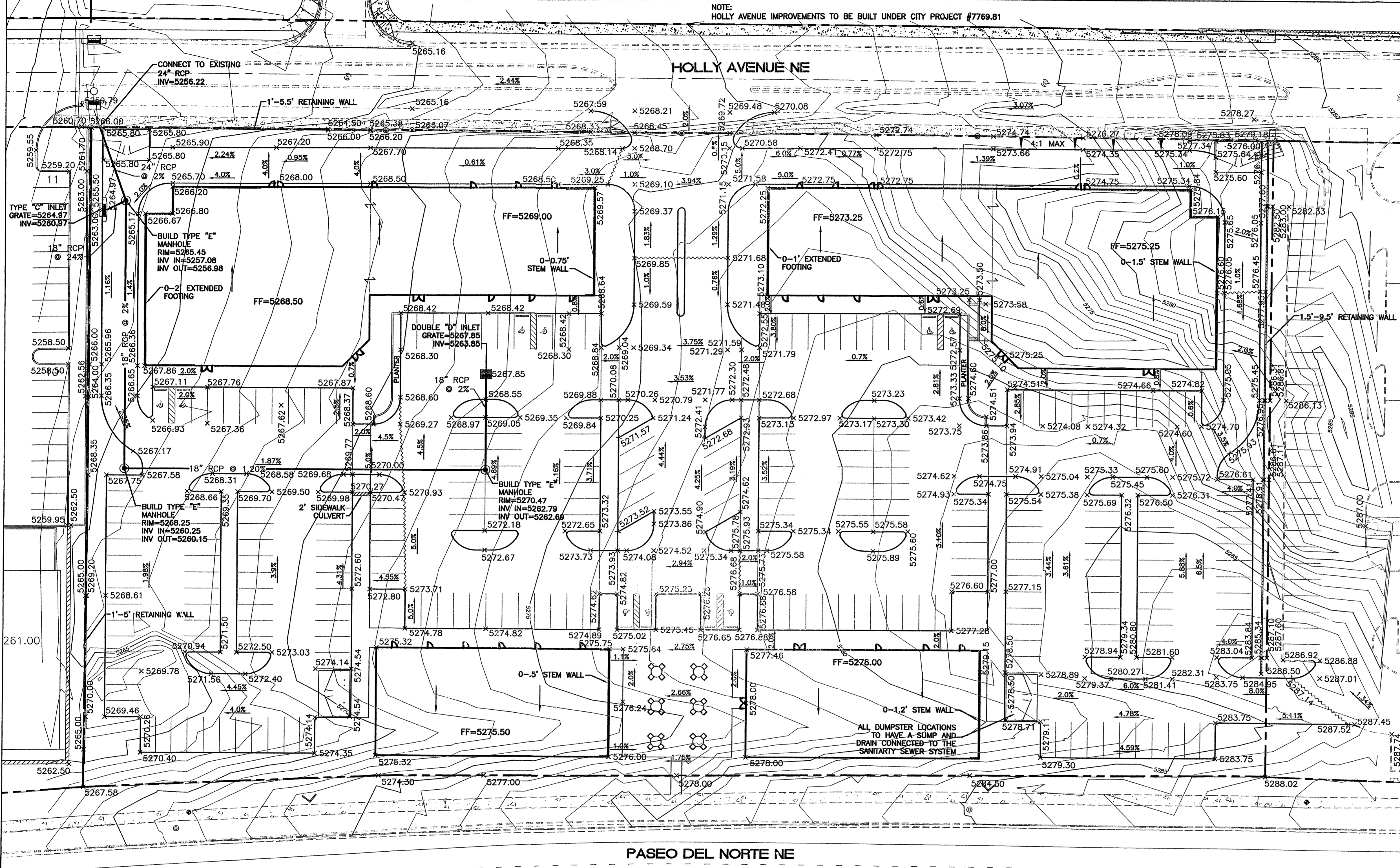
SHRUB PLANTING DETAIL NTS

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.

	HOLLY PLAZA	DRAWN BY cj
	LANDSCAPE DETAIL SHEET	DATE 2/06/07
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2561-LANDSCAPE
		SHEET # (3)
		JOB #

NOTE:
HOLLY AVENUE IMPROVEMENTS TO BE BUILT UNDER CITY PROJECT #7769.81



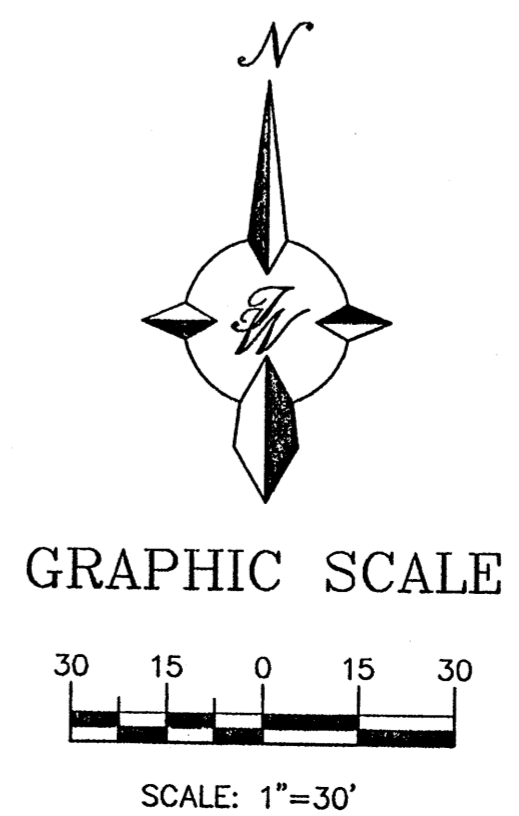
- LEGEND**
- ===== EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - - - - - EASEMENT
 - PROPOSED SCREEN WALL
 - PROPOSED RETAINING WALL
 - EXISTING SIDEWALK
 - 5011 EXISTING CONTOUR
 - 5010 EXISTING INDEX CONTOUR
 - x 5048.25 EXISTING SPOT ELEVATION
 - 5011 PROPOSED CONTOUR
 - 5010 PROPOSED INDEX CONTOUR
 - x 5048.25 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - BOUNDARY LINE

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1995.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

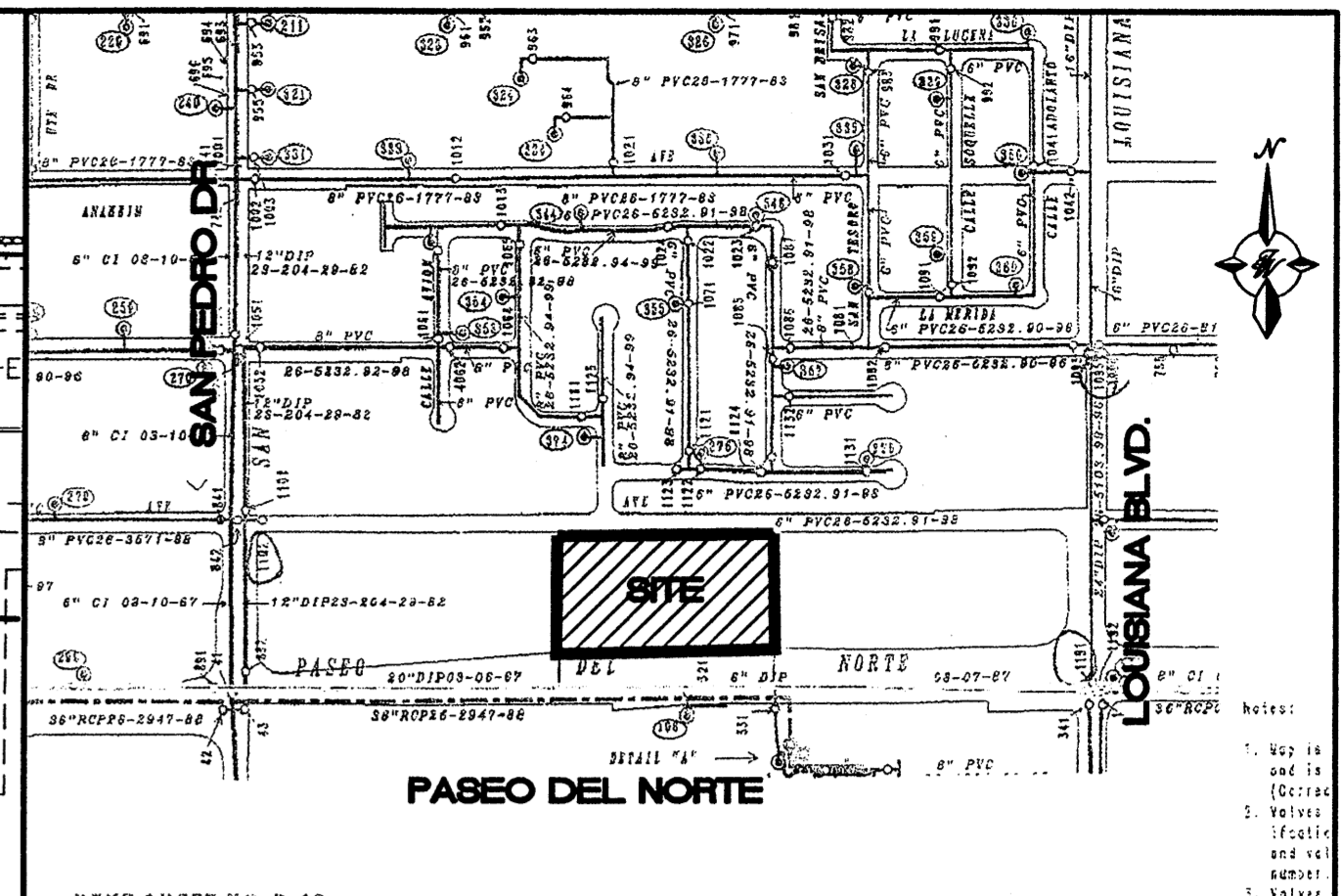
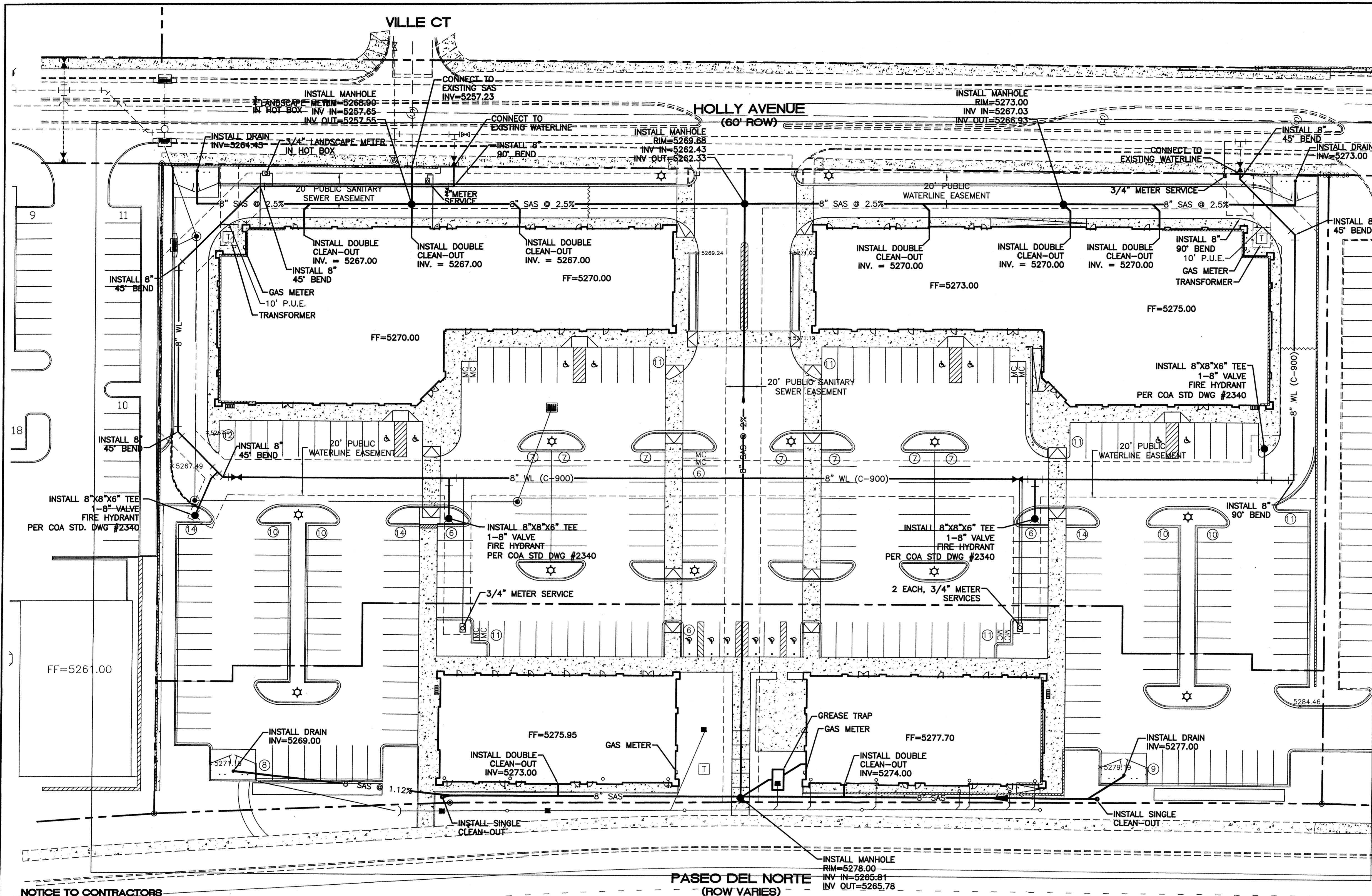
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 _____

APPROVAL	NAME	DATE
INSPECTOR		

	<p align="center">HOLLY PLAZA</p> <p align="center">GRADING AND DRAINAGE PLAN</p> <p align="center">TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100</p>	DRAWN BY AM
		DATE 11/22/06
	SHEET # 4	JOB # 25061



WATER SHUT OFF PLAN - SHUT OFF VALVES

- WATER SHUT OFF PLAN 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. SHUT OFF THE VALVES INDICATED IN THE ABOVE PLAN, TO BE DONE ONLY IN THE EVENT OF EMERGENCY. CONNECTION TO EXISTING WATER LINE TO BE PRESSURIZED.

GENERAL NOTES:

1. ALL 8" SANITARY SEWER PIPE TO BE SDR-35.
2. ALL 6" AND 8" WATERLINE PIPE TO BE C-900.
3. ALL SANITARY SEWER SERVICE PIPE TO BE 4" PVC.
4. ALL WATERLINE SERVICE PIPE TO MATCH DESIGNATED METER SIZE AND BE OF PVC MATERIAL.
5. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
6. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
7. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
8. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
9. ALL PIPE MATERIAL TO BE USED PER UPC.
10. ALL MANHOLES TO BE BUILT PER COA STD DWG # 2102
11. SEE SHEET C10 FOR DETAILS.

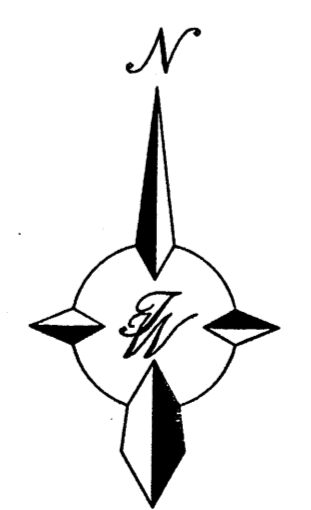
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- ☼ PROPOSED PARKING LOT LIGHT
- ⊙ EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- ⊙ EXISTING WATER METER
- EX. 10" WL --- EXISTING WATER LINE
- PROPOSED CLEAN OUT
- ∞ PROPOSED DOUBLE CLEAN OUT
- 8" SAS --- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- 8" WL --- PROPOSED WATERLINE

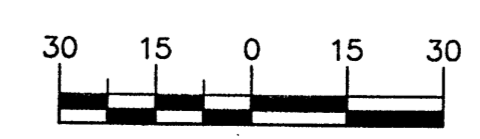
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. 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 INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OF DAMAGE OF UNDERGROUND FACILITIES.

11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER. IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITIES PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK, CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATING EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14, NMSA 1978, OR FABRICATE MARKINGS IN AN UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.



GRAPHIC SCALE



SCALE: 1"=30'

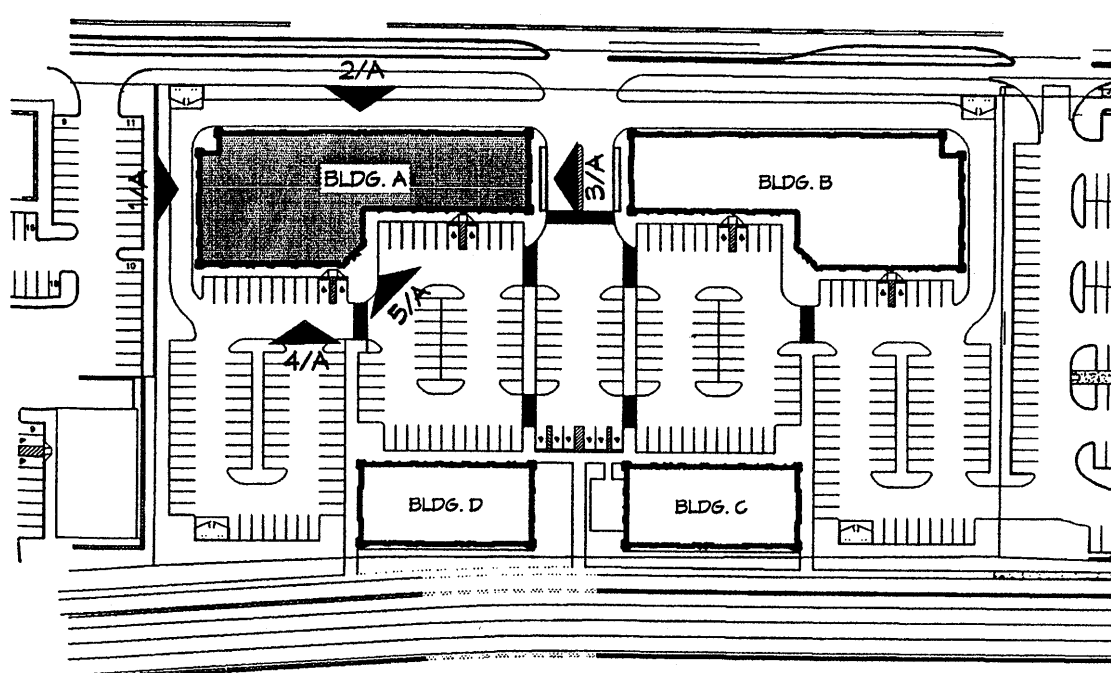
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	MASTER UTILITY PLAN		DATE 05-02-07
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100		SHEET # C5
RONALD R. BOHANNAN P.E. #7868		JOB # 25061	

GENERAL NOTES

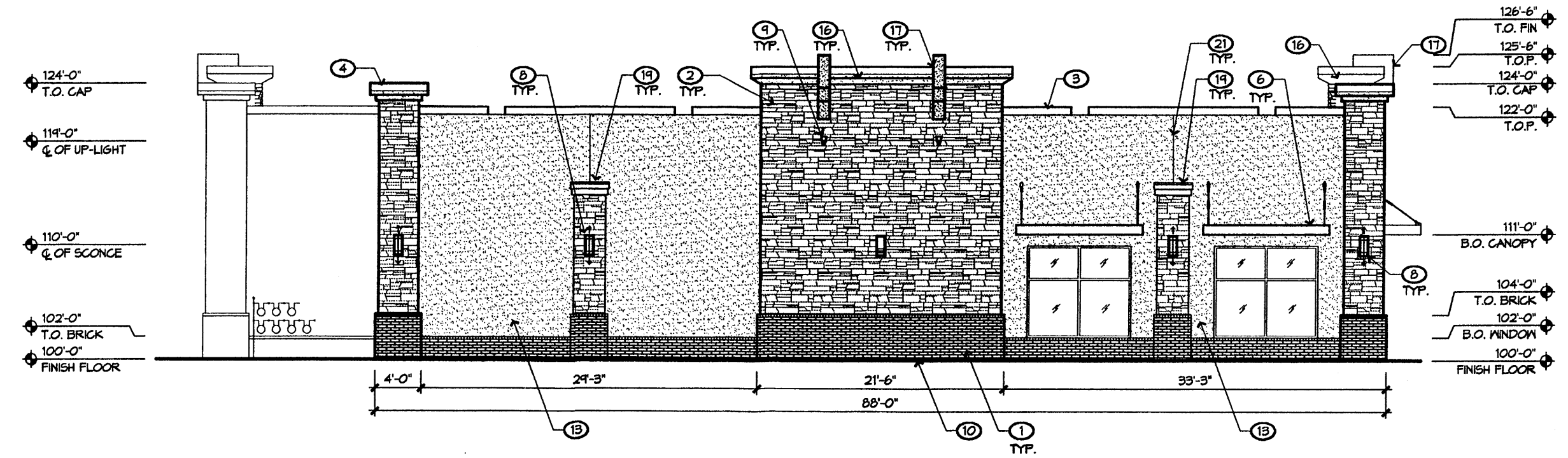
- BUILDING MOUNTED SIGNS SHALL NOT EXCEED THE ALLOWED SQUARE FOOTAGE AS SPECIFIED IN THE CITY OF ALBUQUERQUE ZONE CODE. ALL SIGNAGE TO COMPLY WITH LOCAL ORDINANCES.

KEYED NOTES

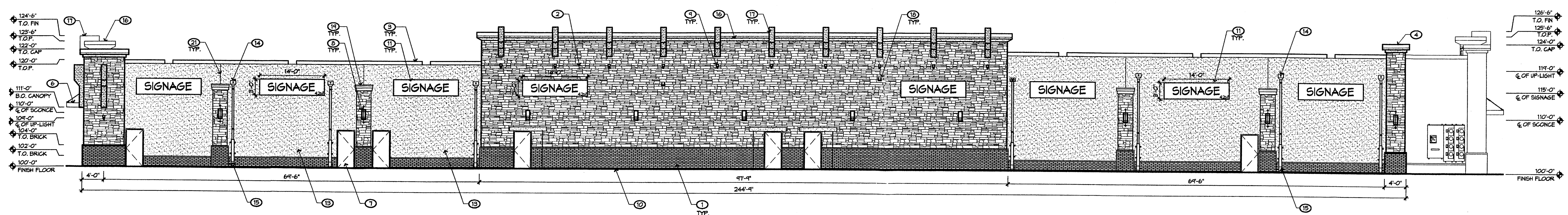
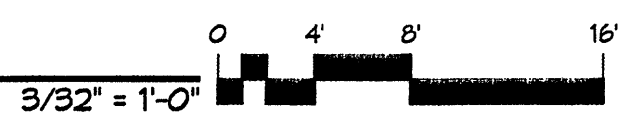
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- CONTROL JOINT



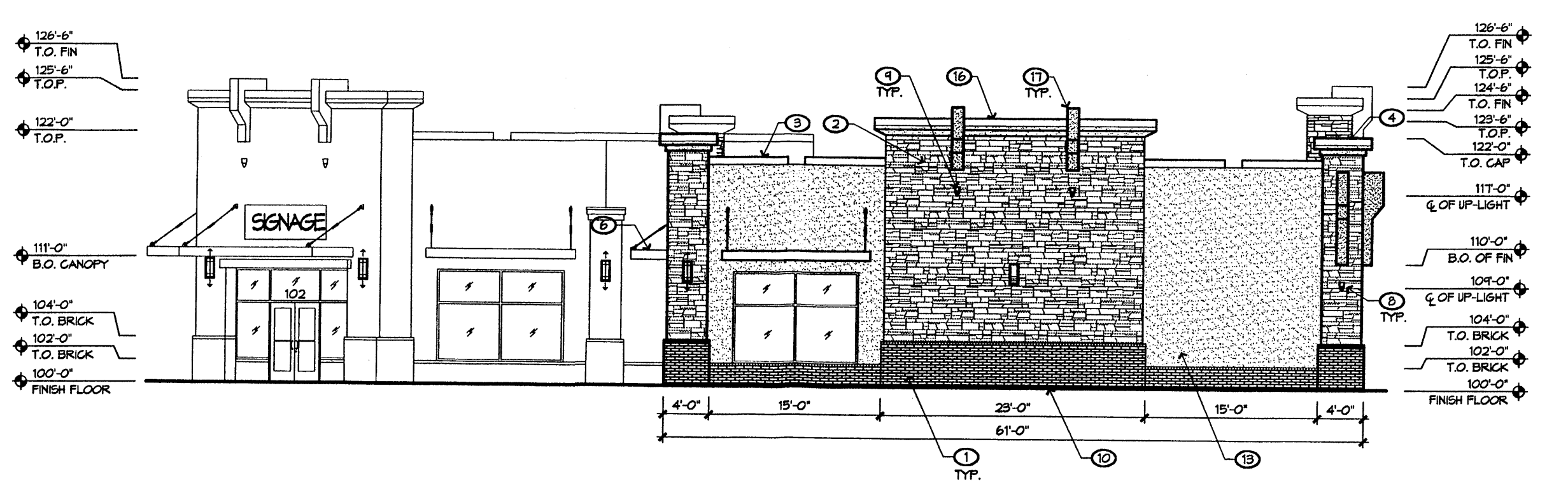
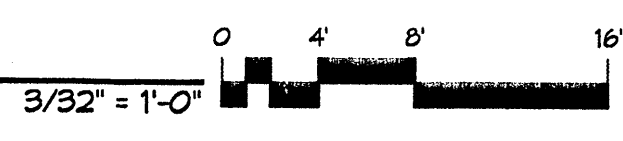
PLAN NORTH
KEY PLAN
N.T.S.



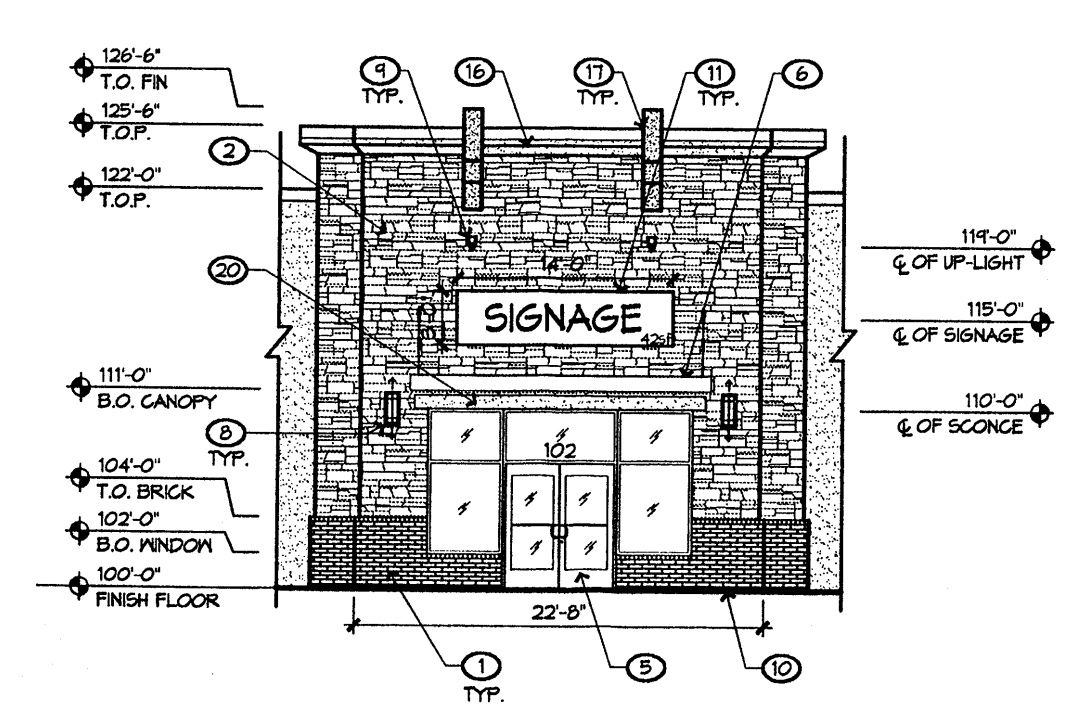
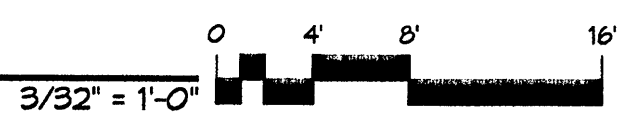
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LOOKING EAST



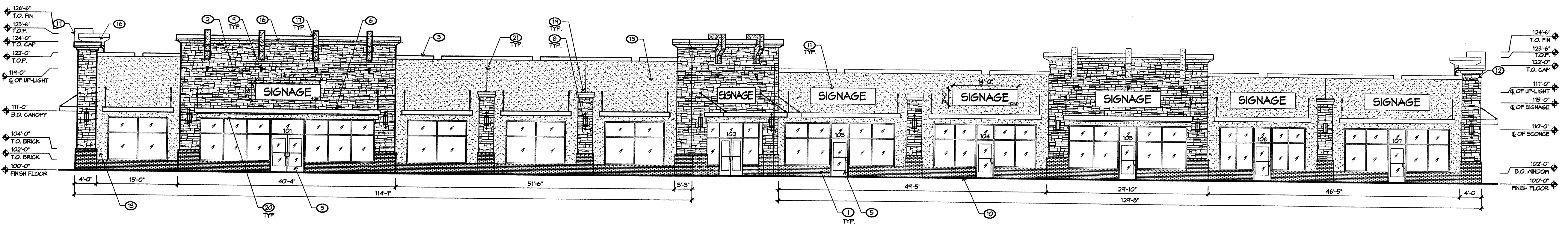
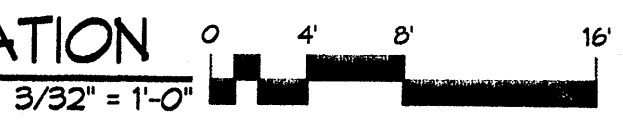
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LOOKING SOUTH



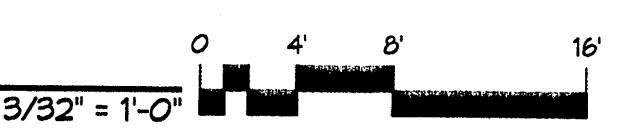
3 EAST ELEVATION
LOOKING WEST



5 SOUTHEAST ELEVATION
LOOKING NORTHWEST



4 SOUTH ELEVATION
LOOKING NORTH



ENGINEER

PROJECT

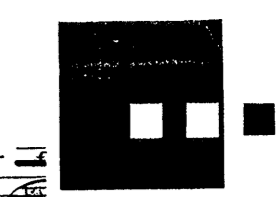
Shops @ Nuevo Paseo
Building "A,B,C and D"
Louisiana and Holly NE
Albuquerque, N.M. 87113

REVISIONS

DRAWN BY
REVIEWED BY
DATE
PROJECT NO. **06066**
DRAWING NAME

**BUILDING A
EXTERIOR
ELEVATIONS**

SHEET NO.



**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

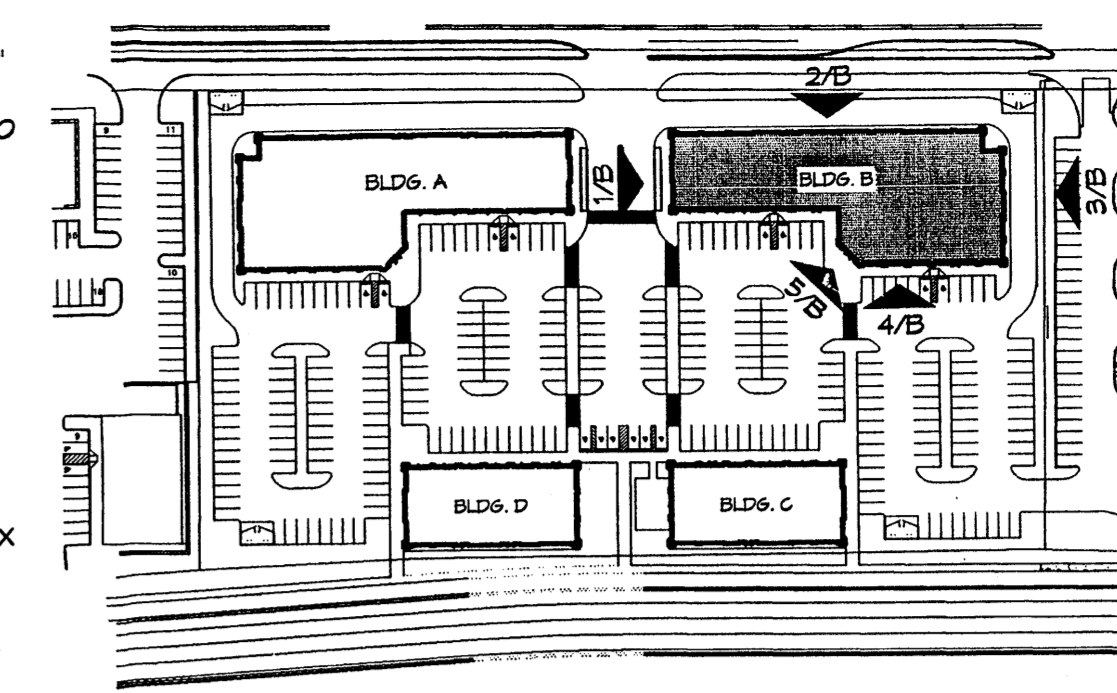
ARCHITECT

GENERAL NOTES

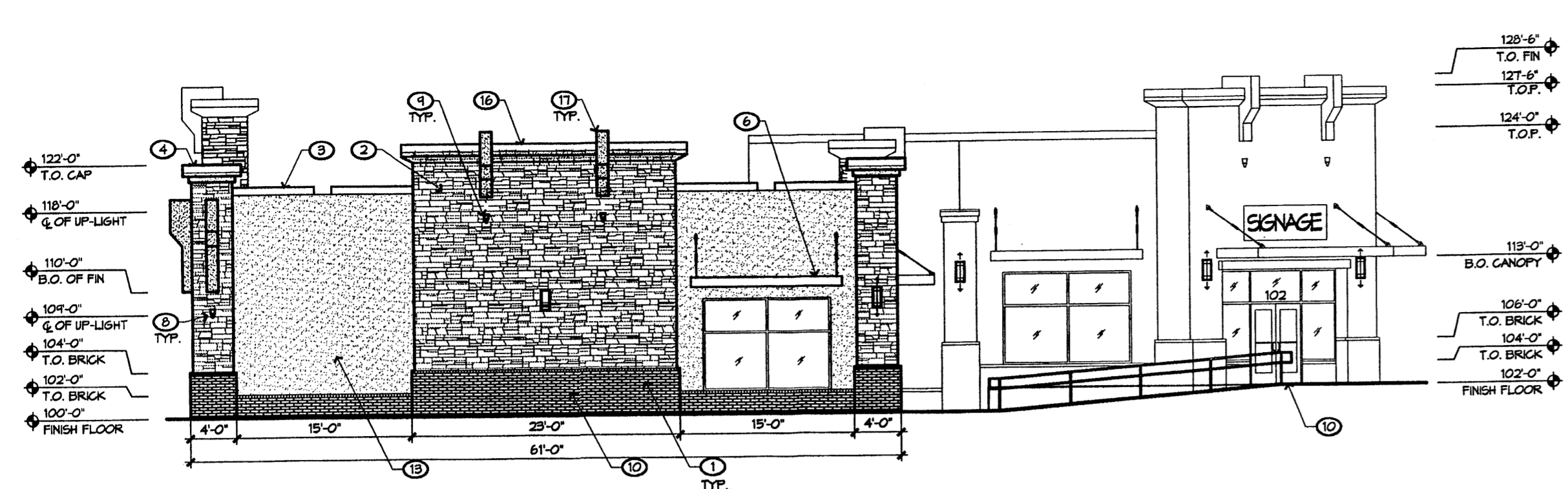
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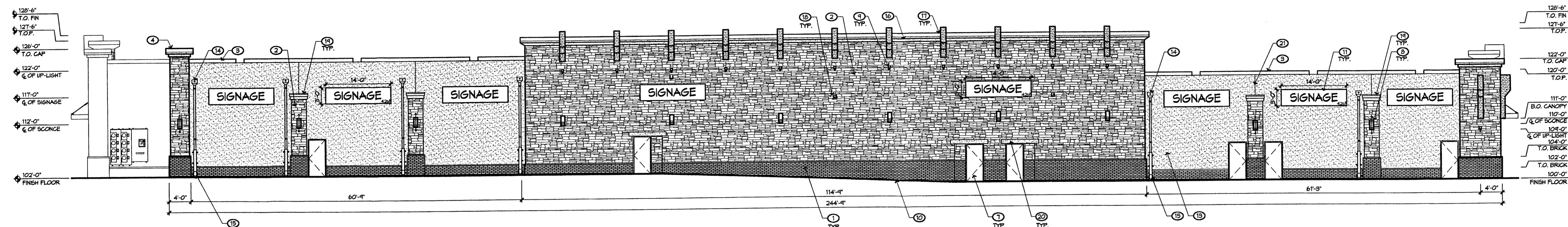
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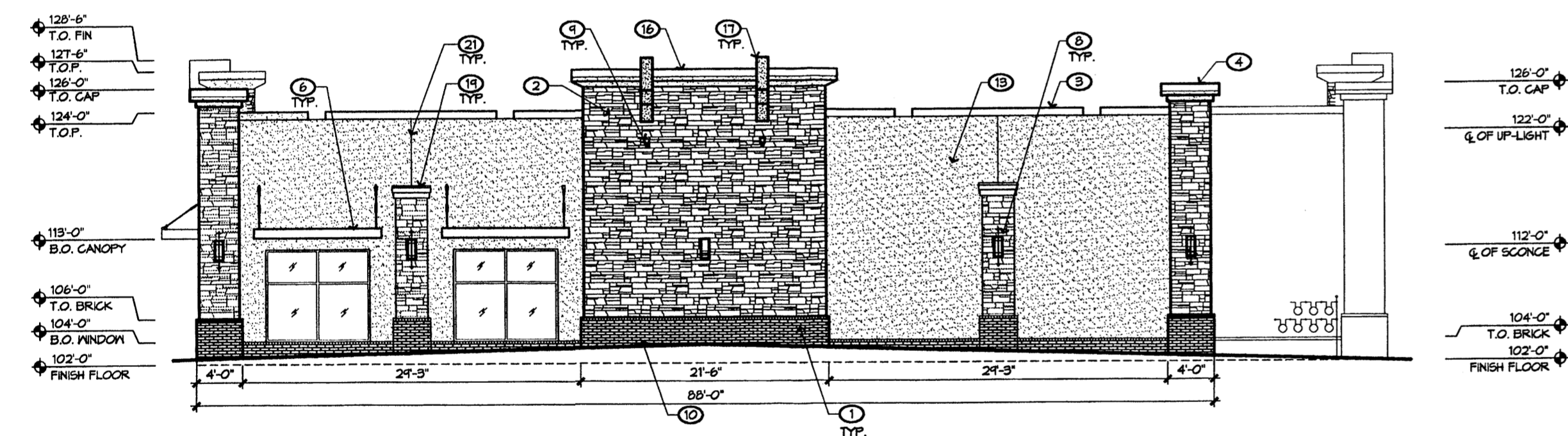
PLAN NORTH
KEY PLAN N.T.S.



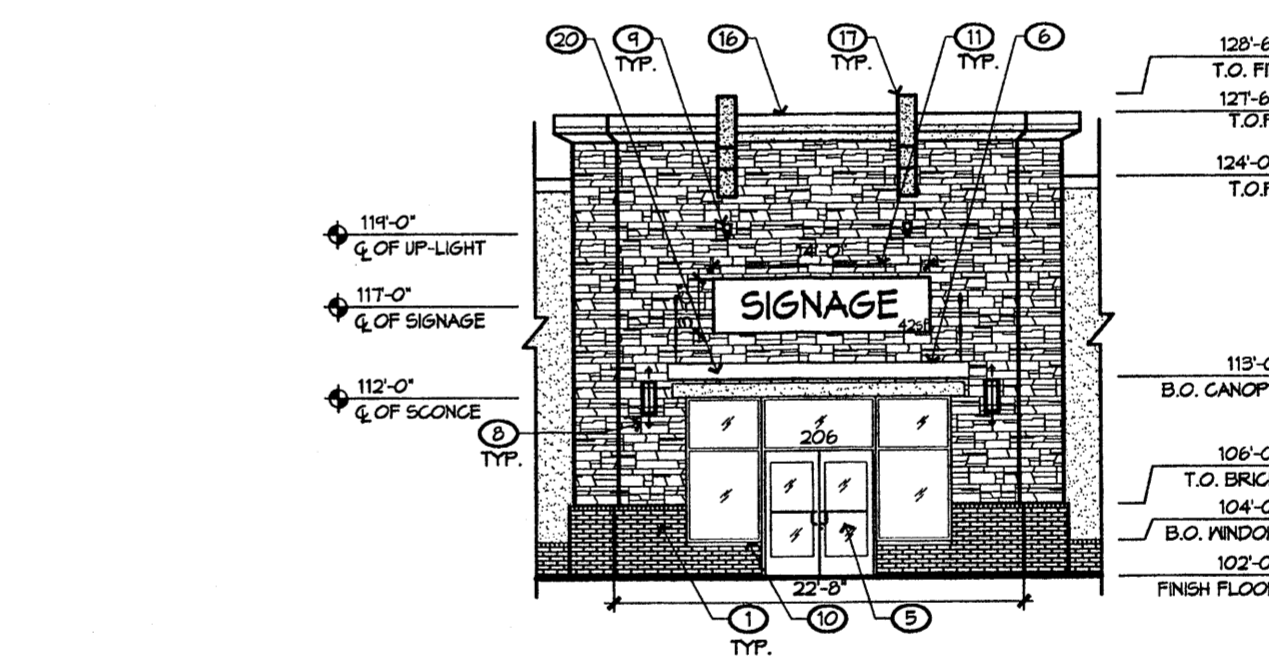
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LOOKING EAST



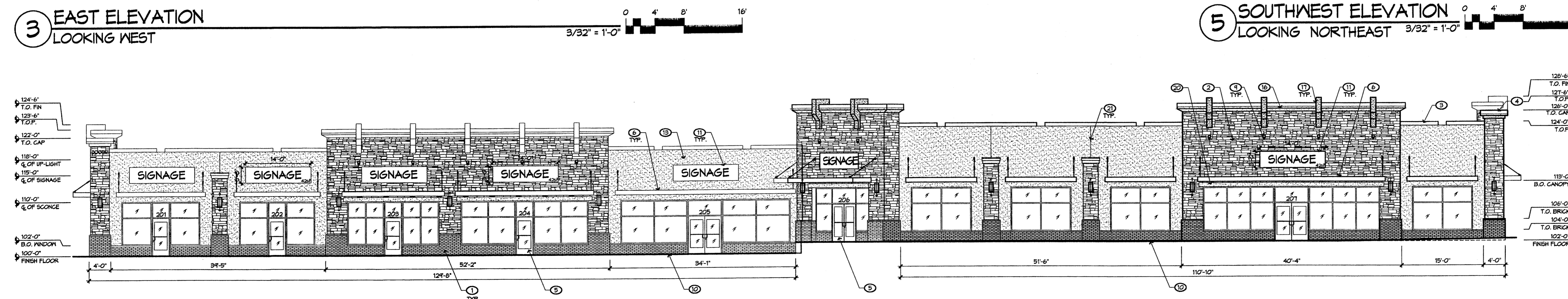
2 NORTH ELEVATION
LOOKING SOUTH



3 EAST ELEVATION
LOOKING WEST



5 SOUTHWEST ELEVATION
LOOKING NORTHEAST



4 SOUTH ELEVATION
LOOKING NORTH

ENGINEER

PROJECT

Shops @ Nuevo Paseo
Building "A, B, C and D"
Louisiana and Holly NE
Albuquerque, N.M. 87113

REVISIONS

- △
- △
- △
- △

DRAWN BY

REVIEWED BY

DATE

PROJECT NO. **06066**

DRAWING NAME

BUILDING B

EXTERIOR

ELEVATIONS

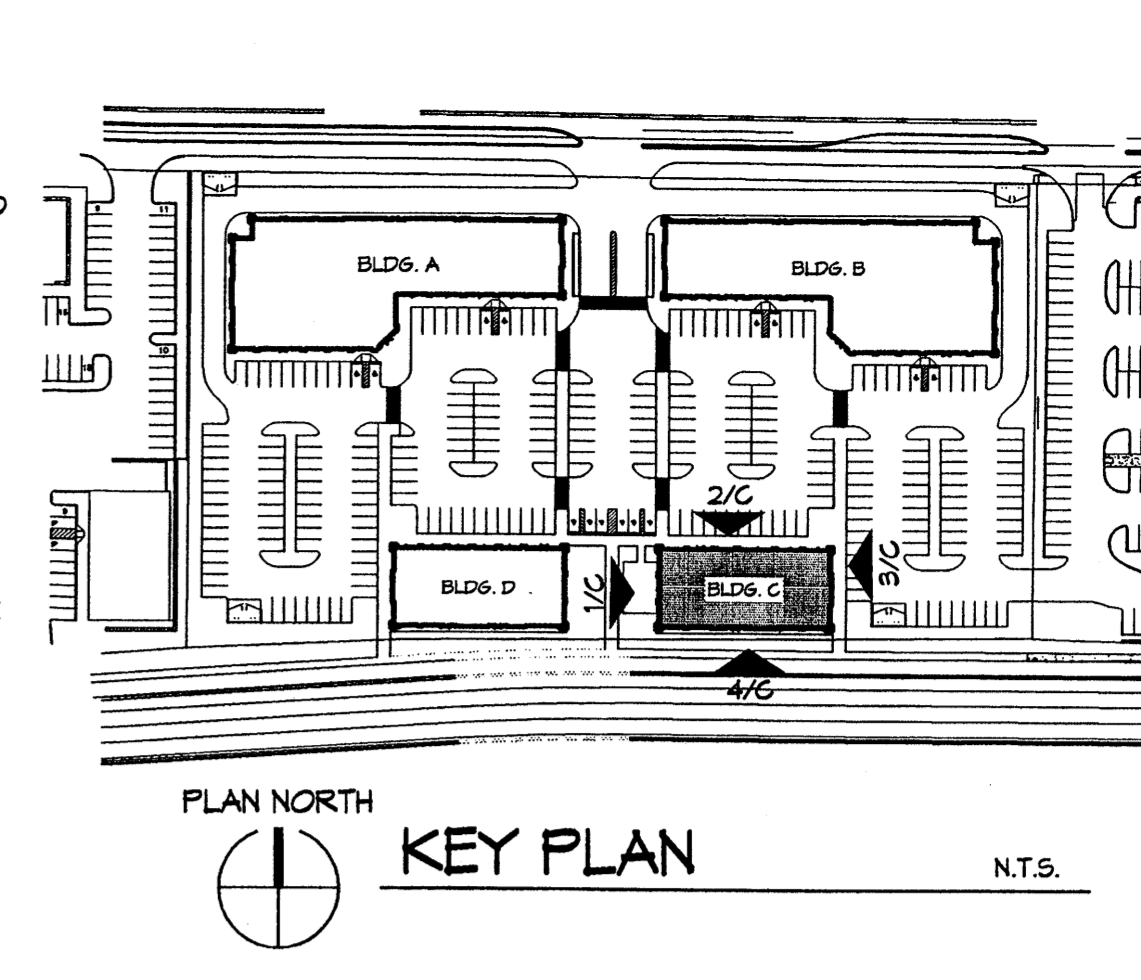
SHEET NO.

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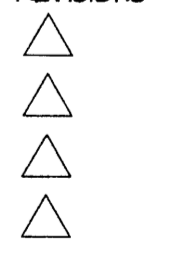


ENGINEER

PROJECT

**Shops @ Nuevo Paseo
Building "A, B, C and D"**
Louisiana and Holly NE
Albuquerque, N.M. 87113

REVISIONS



DRAWN BY

REVIEWED BY

DATE

PROJECT NO. 06066

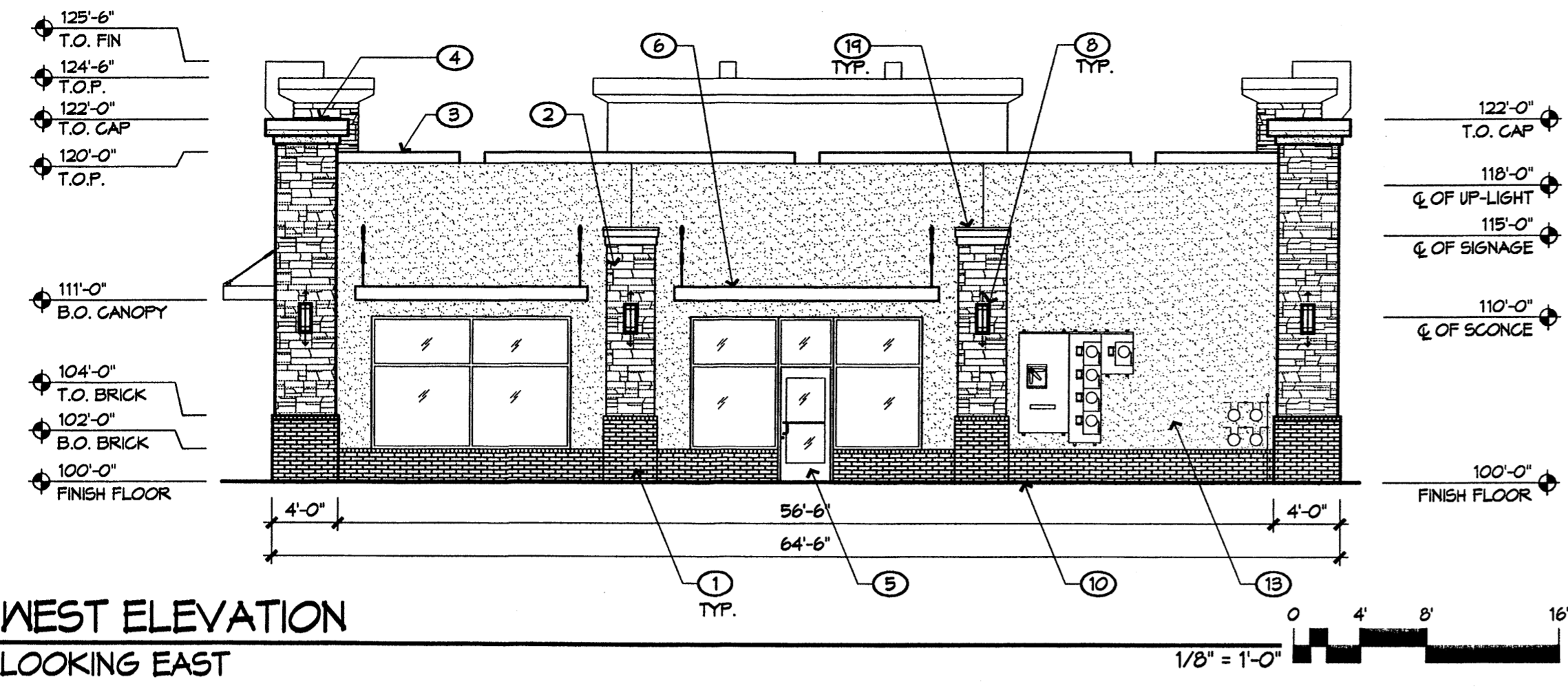
DRAWING NAME

BUILDING C

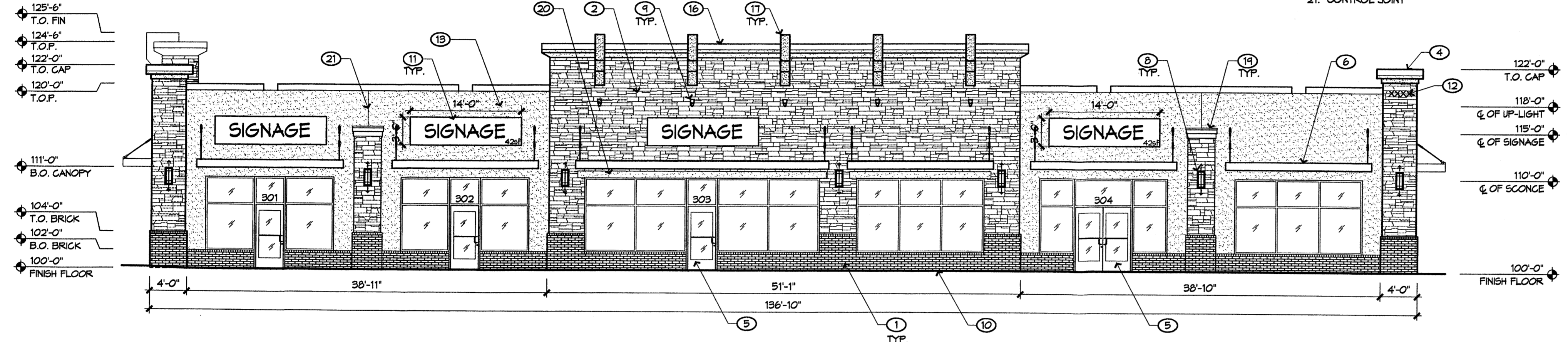
EXTERIOR

ELEVATIONS

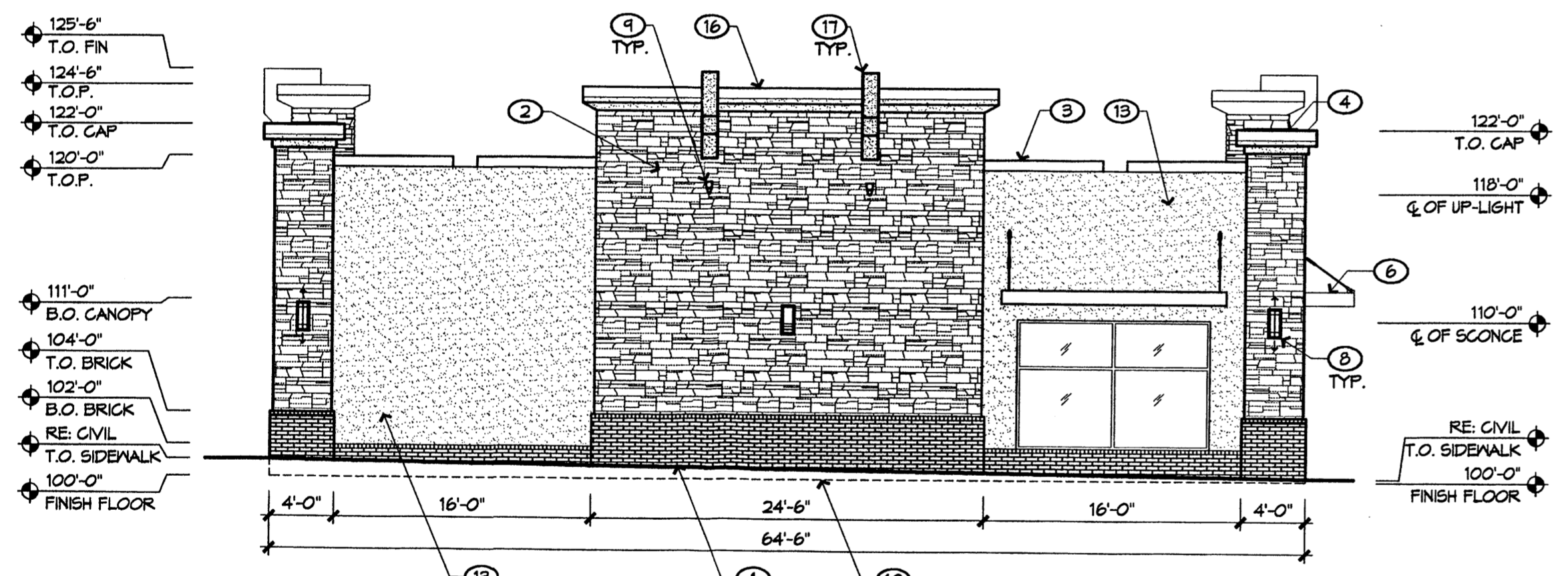
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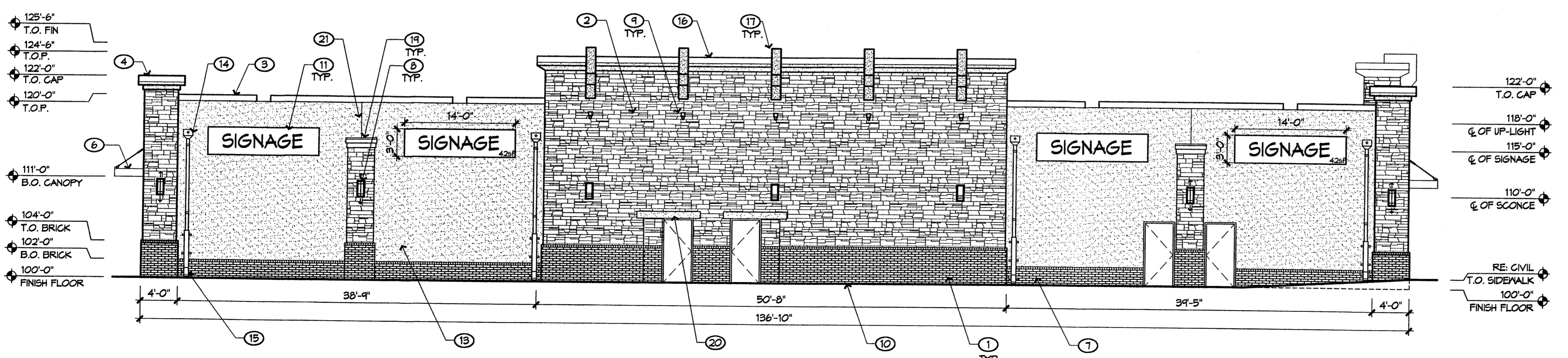
**1 WEST ELEVATION
LOOKING EAST**



**2 NORTH ELEVATION
LOOKING SOUTH**



**3 EAST ELEVATION
LOOKING WEST**



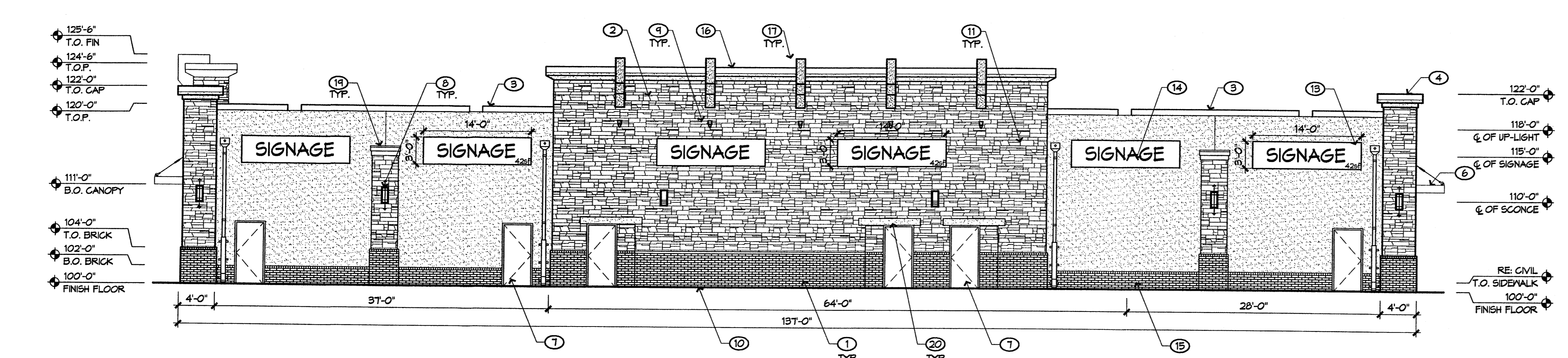
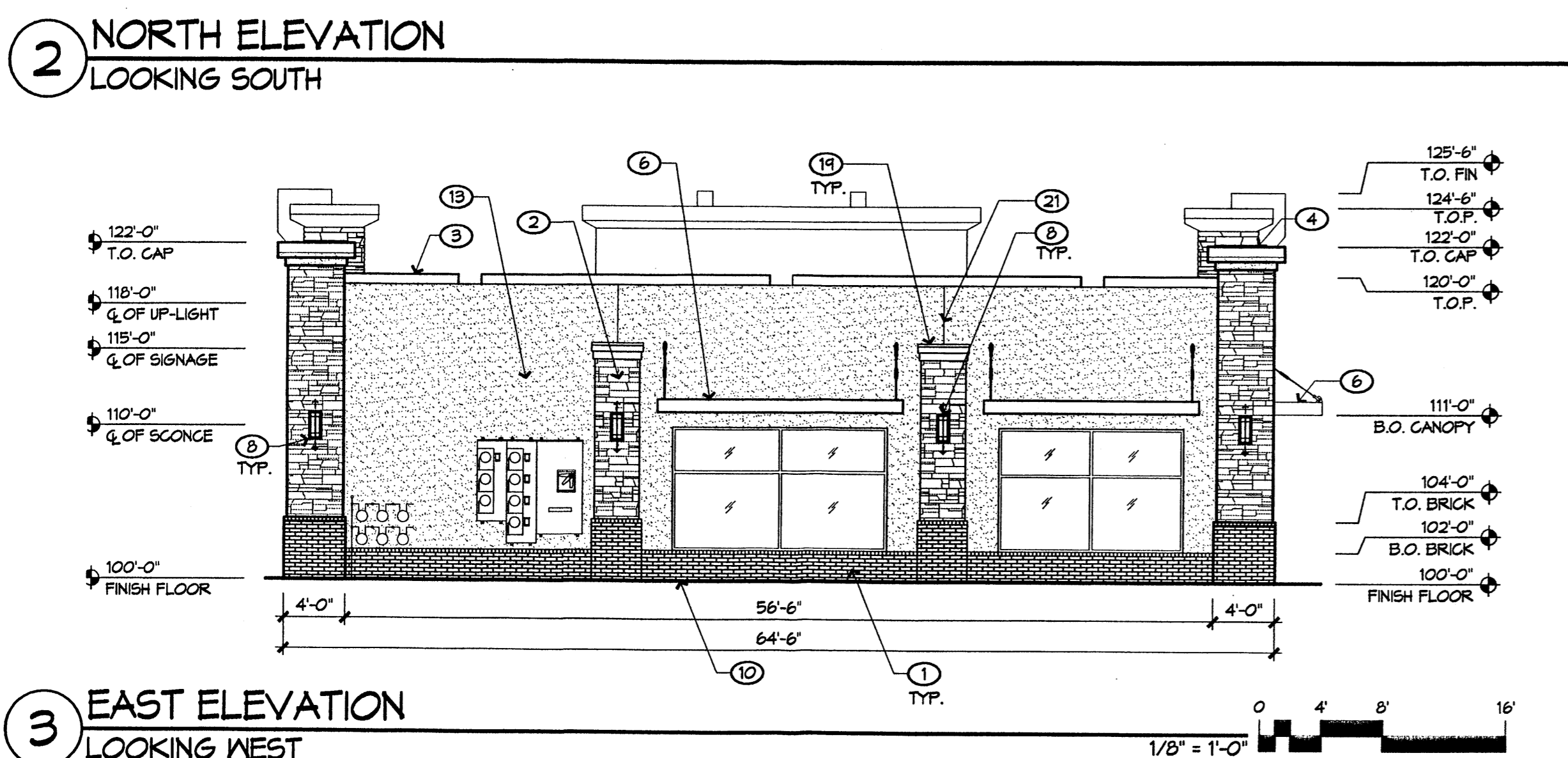
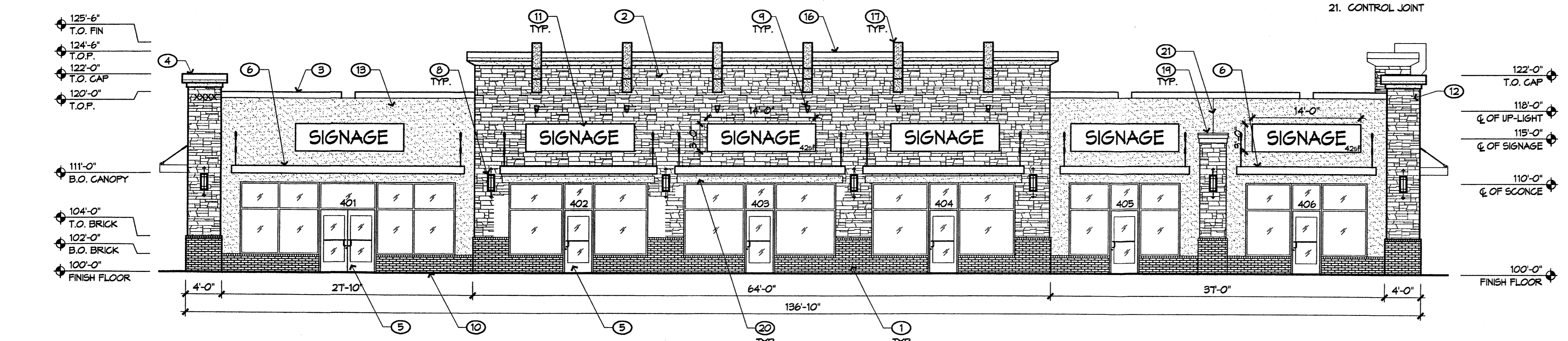
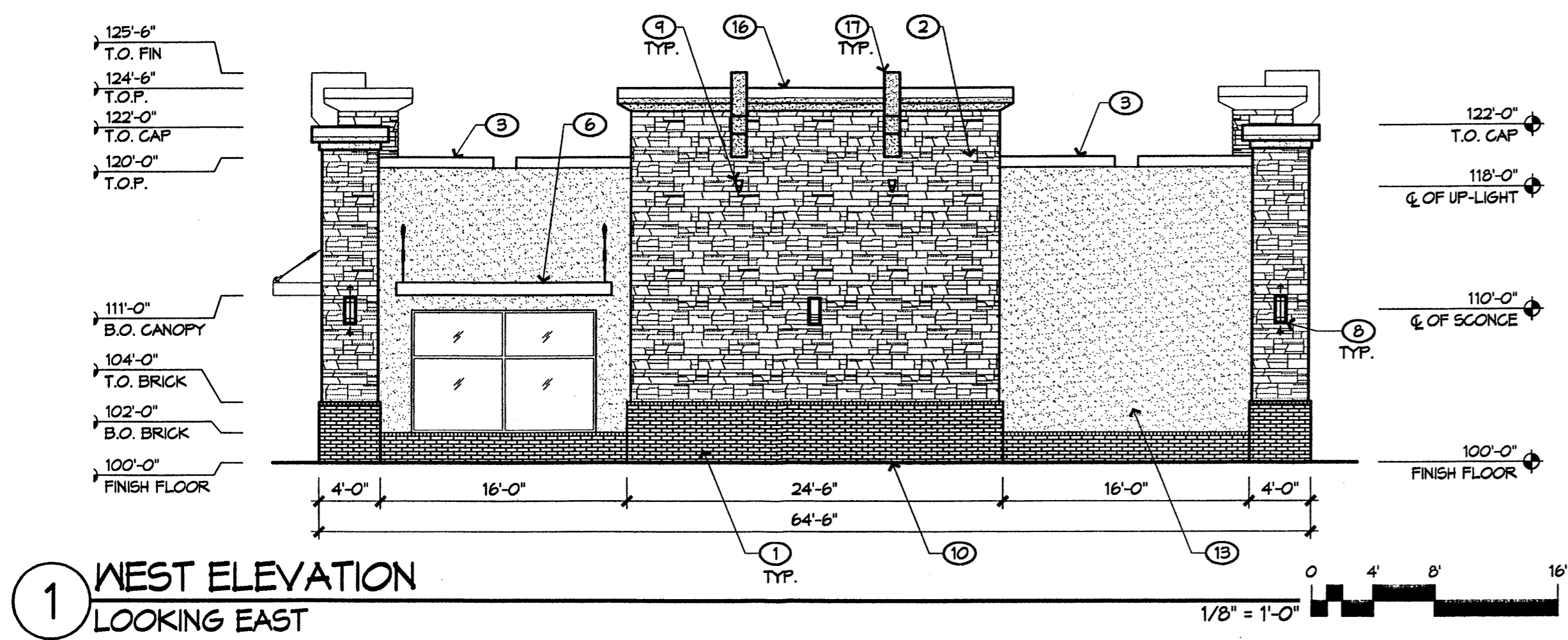
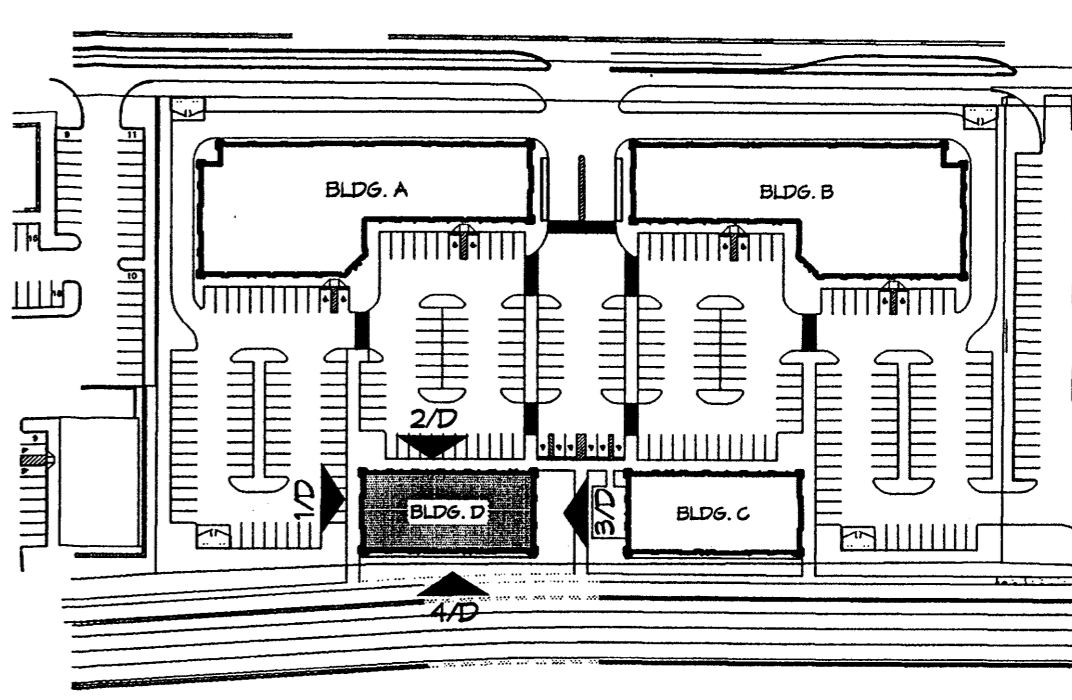
**4 SOUTH ELEVATION
LOOKING NORTH**

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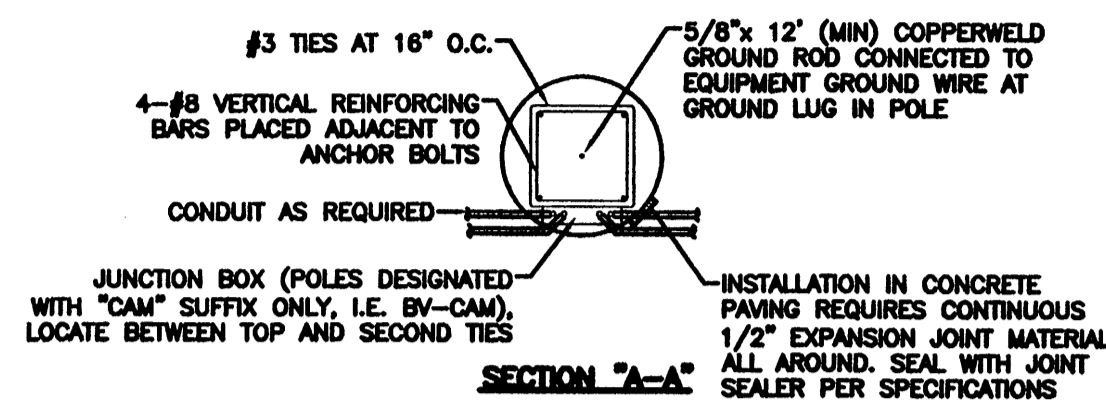
REVISIONS

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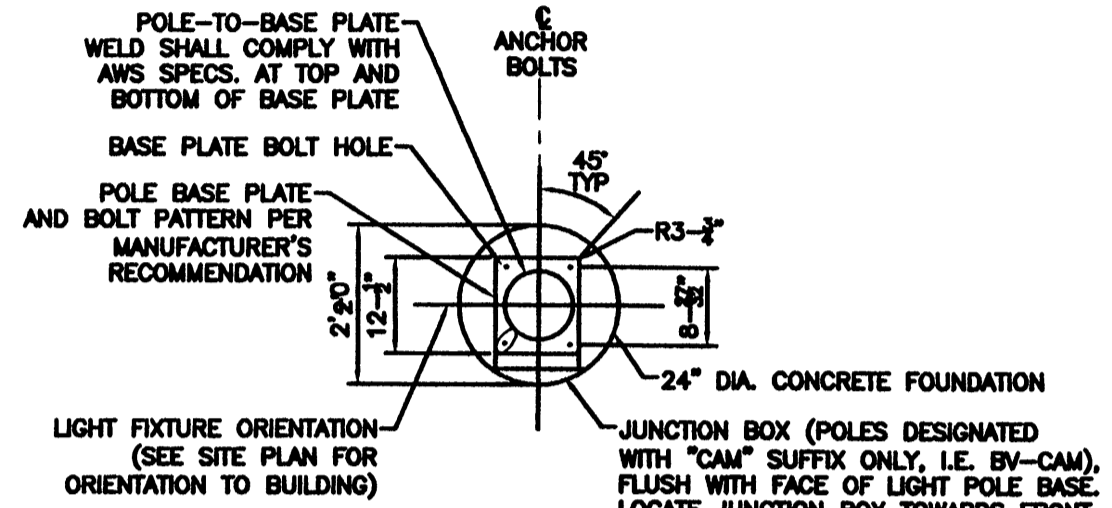
DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 06066
DRAWING NAME

BUILDING D
EXTERIOR
ELEVATIONS

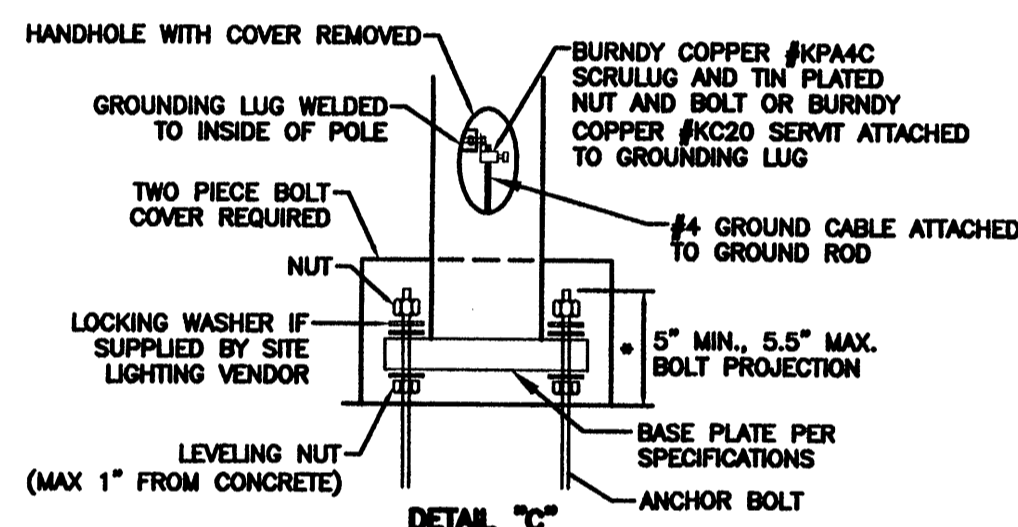
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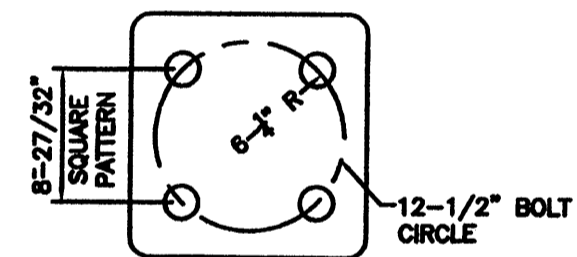
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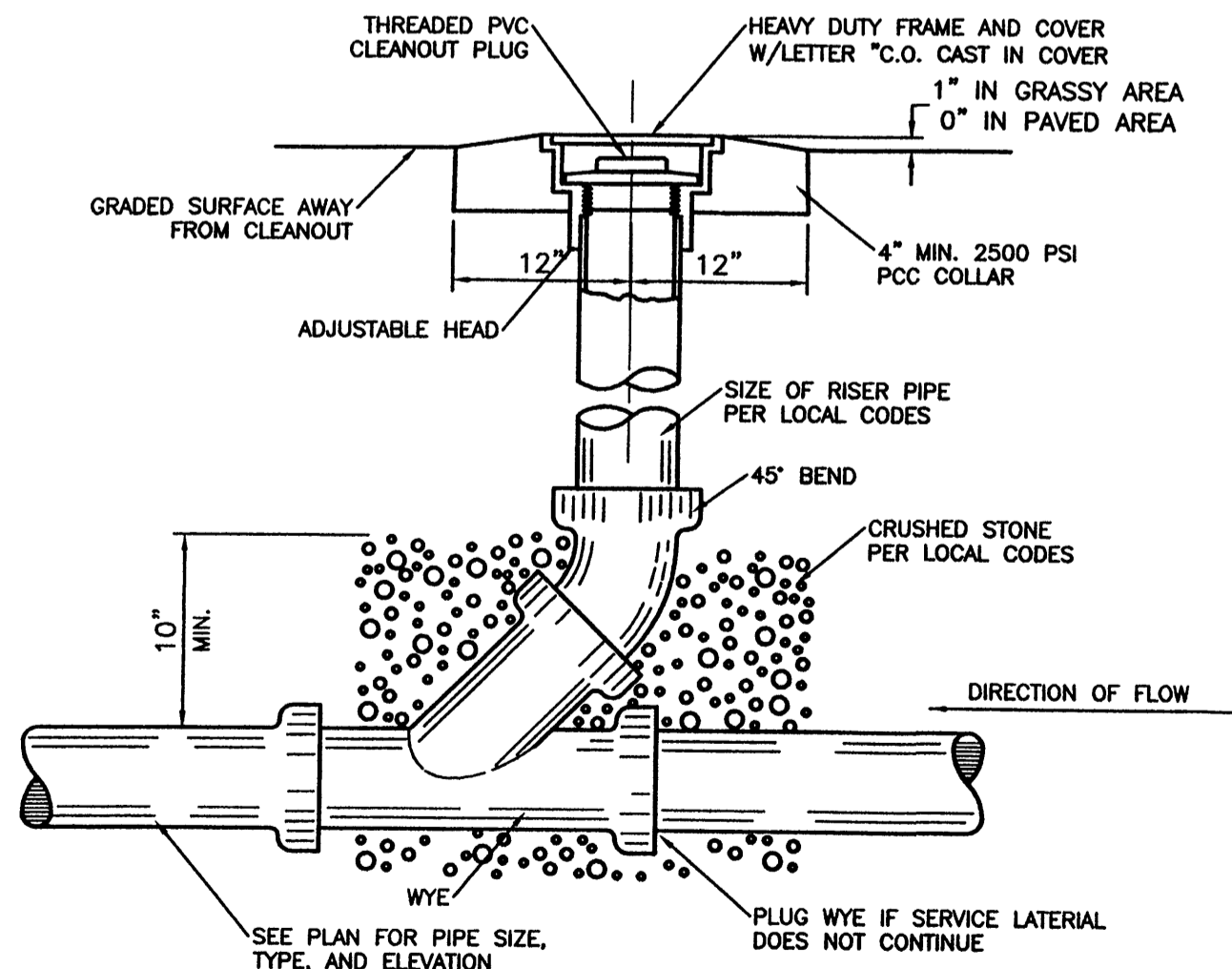
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DETAIL "C"

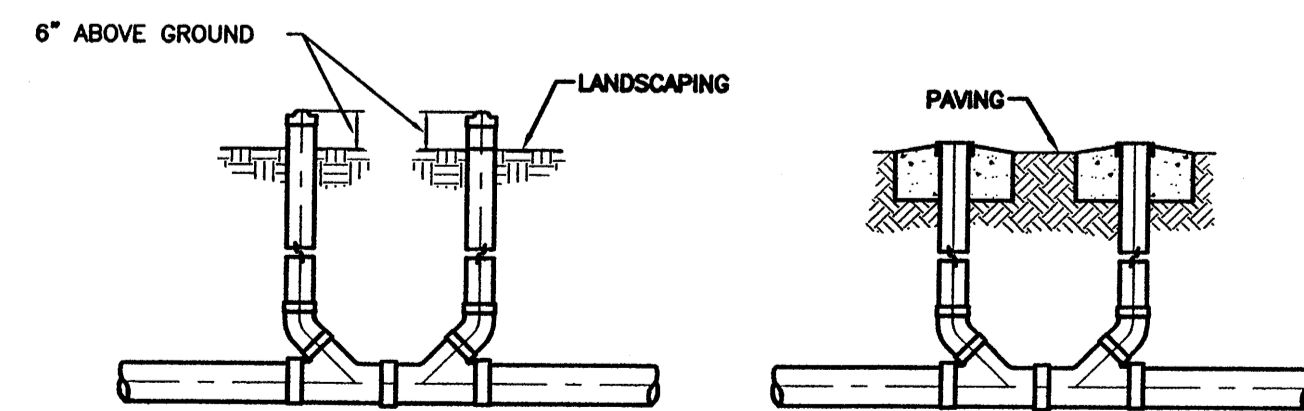


TYPICAL ANCHOR BOLT SPACING



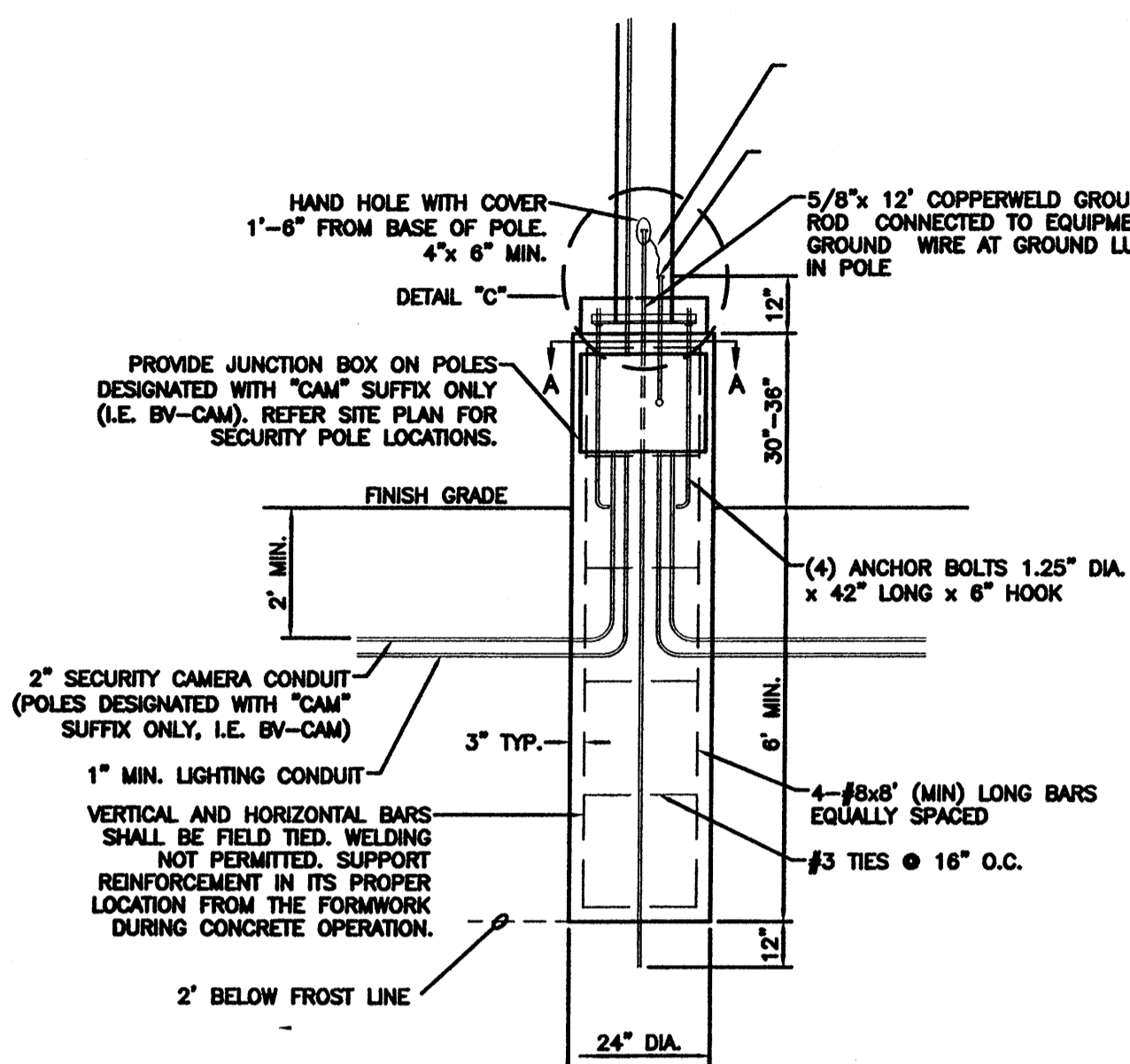
SANITARY SEWER CLEAN-OUT

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

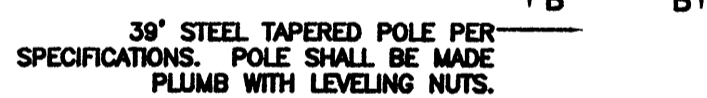
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TYPICAL LIGHTING POLE BASE DETAIL

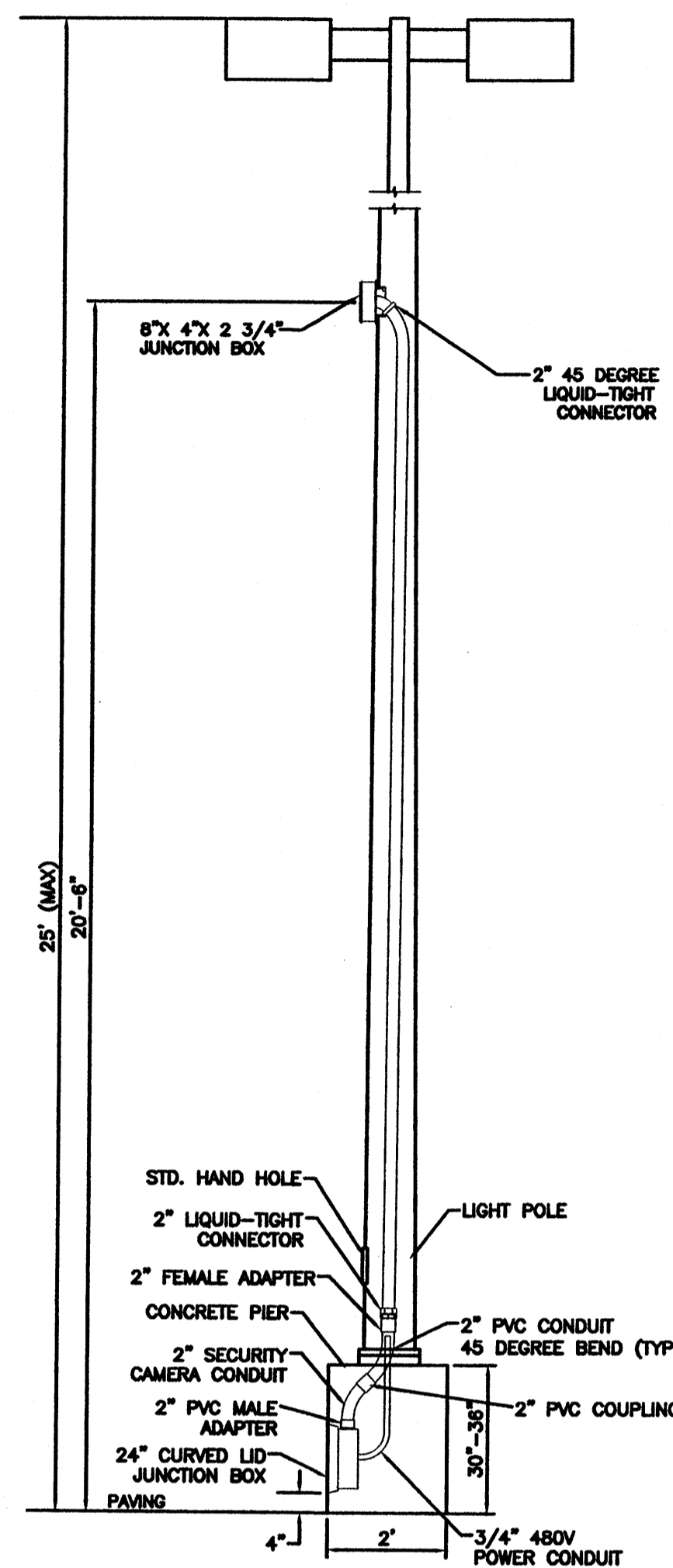
NTS

- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24\"/>



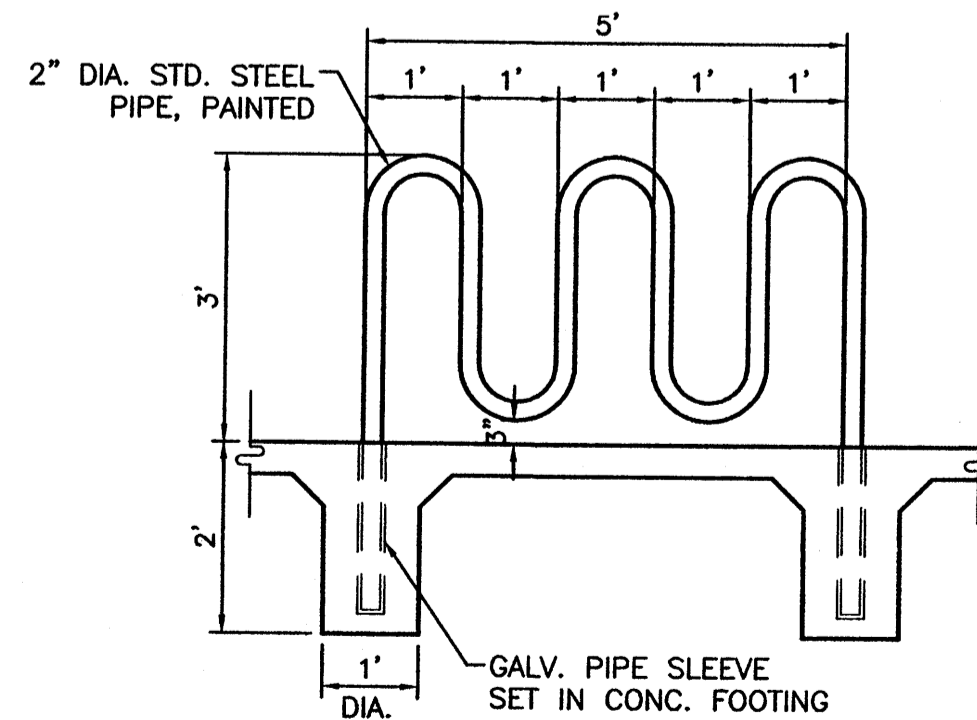
39\"/>

CONNECT ALL EQUIPMENT GROUND CONDUCTORS TO GROUNDING LUG IN POLE. TEMPORARY CAP ALL CONDUIT



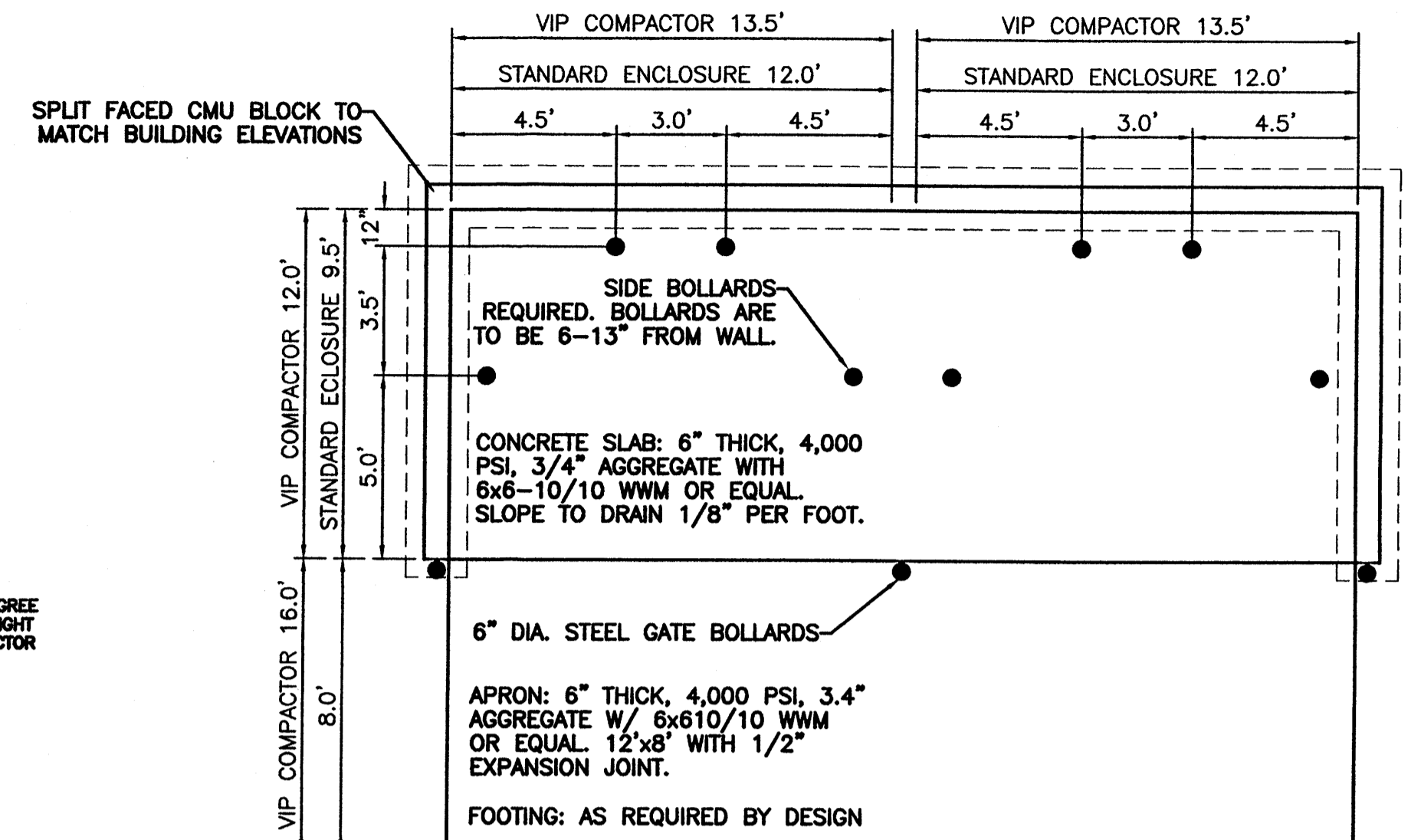
POLE MOUNTED CAMERA DETAIL

NOTE: ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.



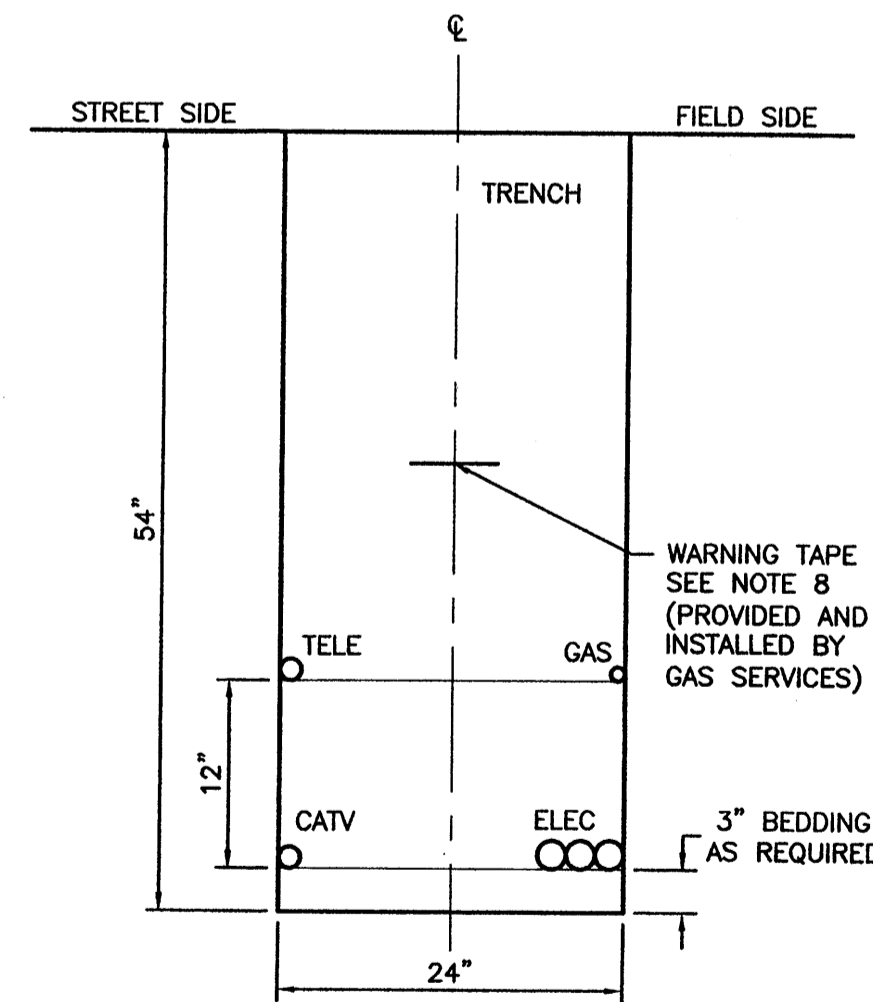
BIKE RACK DETAIL

SCALE: 1/2\"/>



DUMPSTER ENCLOSURE DETAIL

NTS

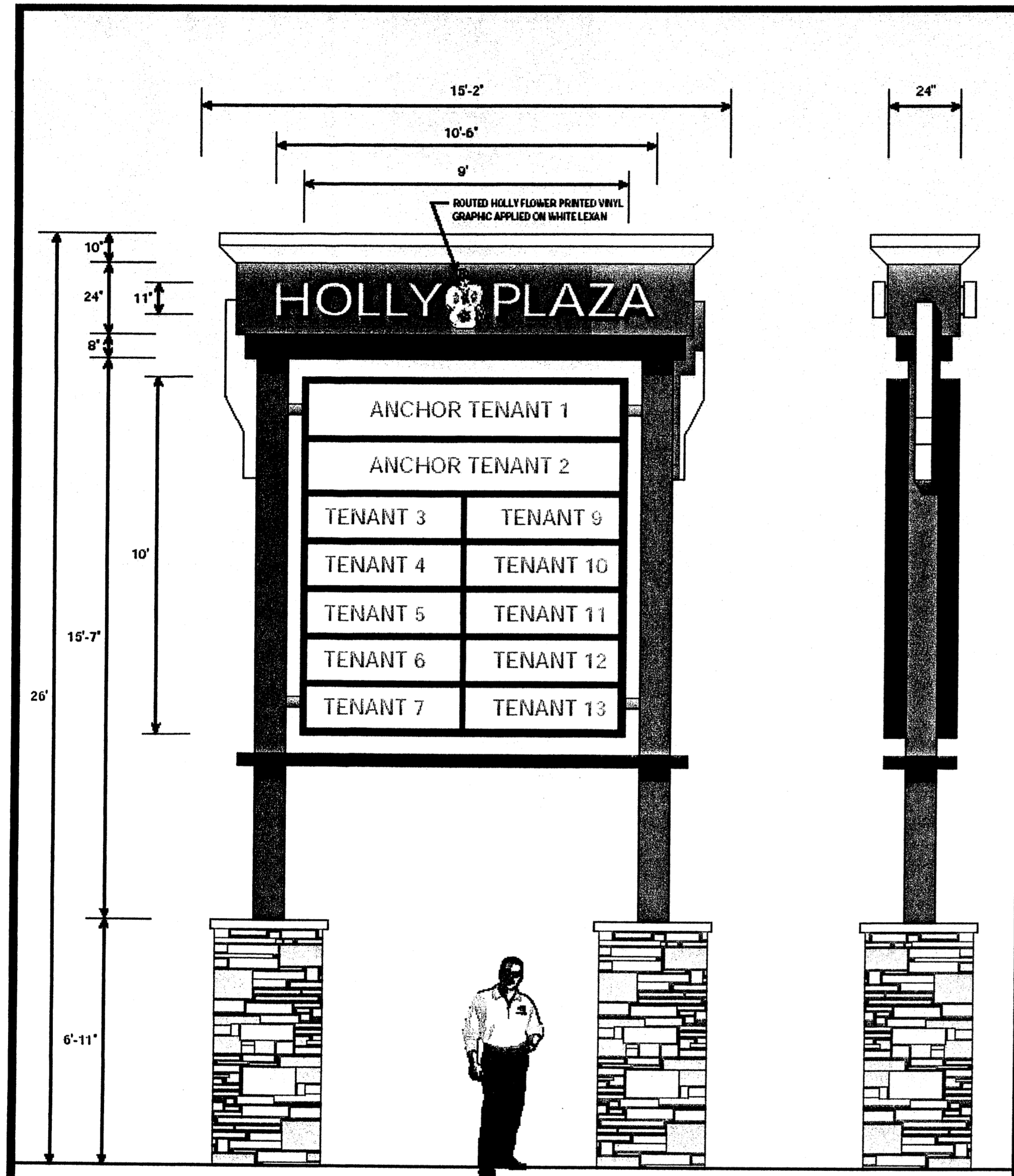


TYPICAL TRENCH DETAIL

NTS

- GENERAL NOTES:
- COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS
 - 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.
 - IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL REQUIREMENTS TYPE REQUIREMENTS, 3\"/>

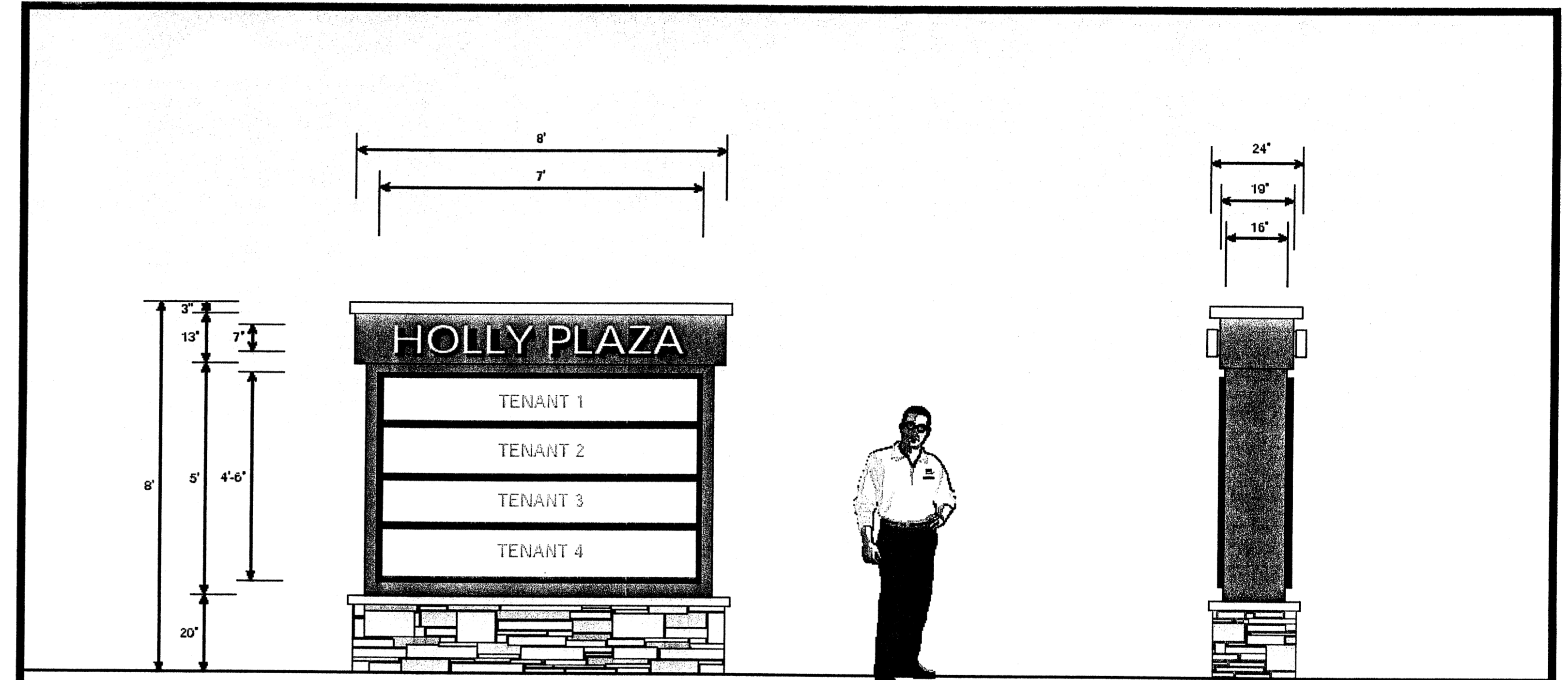
ENGINEER'S SEAL	HOLLY PLAZA	DRAWN BY LPS
	DETAILS	DATE 04/30/07
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2561-DETAILS
RONALD R. BOHANNAN P.E. #7868		SHEET # 10
		JOB # 25061



TOTAL SQUARE FEET: 100

PROPOSAL FOR NEW DOUBLE FACE FREE-STANDING DISPLAY

- "HOLLY PLAZA" - 4" DEEP REVERSE CHANNEL ALUMINUM LETTERS WITH A BRUSHED FINISH - SILHOUETTE ILLUMINATION WITH 15MM, 6500 WHITE NEON. LETTERS MOUNTED ON A TEXTURED ALUMINUM BACKGROUND.
- TENANT DISPLAY - .090 THK. ALUMINUM CABINET AND DIVIDER BARS TEXTURED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH D.H.O. FLUORESCENT LAMPS.
- MASONARY BASE BY OTHERS



NON ILLUMINATED DOUBLE FACE MONUMENT SIGN

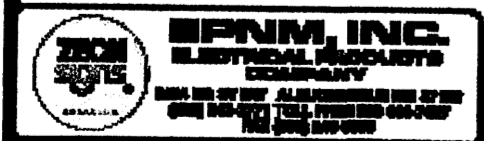
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- TENANT DISPLAY - ALUMINUM CABINET WITH PAINTED WHITE TENANT PANELS AND PAINTED DIVIDER LINES TO MATCH BUILDING. TENANT VINYL APPLIED FIRST SURFACE
- MASONARY BASE BY OTHERS



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PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

TITLE: HOLLY PLAZA	DATE: 05-21-07	APPROVED FOR PRESENTATION:
SCALE: 1/2" = 1'-0"	DRAWN BY: LPS	DATE: 05-21-07
DRAWN BY: STEVE TAFOYA	DATE: 05-21-07	APPROVED FOR PRESENTATION:
DESIGNED BY: R. GONZALES	DATE: 05-21-07	APPROVED FOR PRESENTATION:



EPNM, INC. 10000 N. ALBUQUERQUE BLVD. SUITE 100 ALBUQUERQUE, NM 87110-1000 (505) 261-1000

TITLE: HOLLY PLAZA - LOUISIANA & HOLLY N.E.	DATE: 05-21-07	APPROVED FOR PRESENTATION:
SCALE: 3/8" = 1'-0"	DRAWN BY: LPS	DATE: 05-21-07
DRAWN BY: STEVE TAFOYA	DATE: 05-21-07	APPROVED FOR PRESENTATION:
DESIGNED BY: R. GONZALES	DATE: 05-21-07	APPROVED FOR PRESENTATION:

ENGINEER'S SEAL	HOLLY PLAZA	DRAWN BY LPS
	SIGNAGE DETAILS	DATE 05-21-07
		2561-DETAILS
		SHEET # C11
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	JOB # 25061