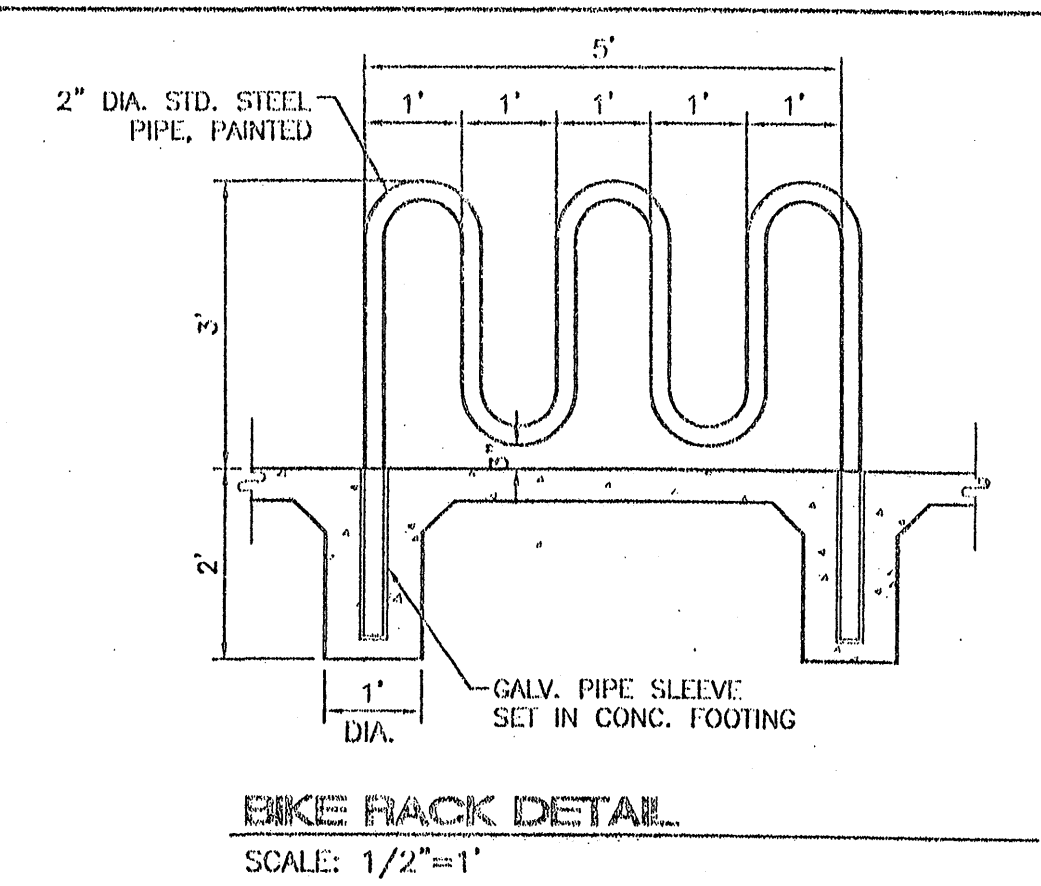
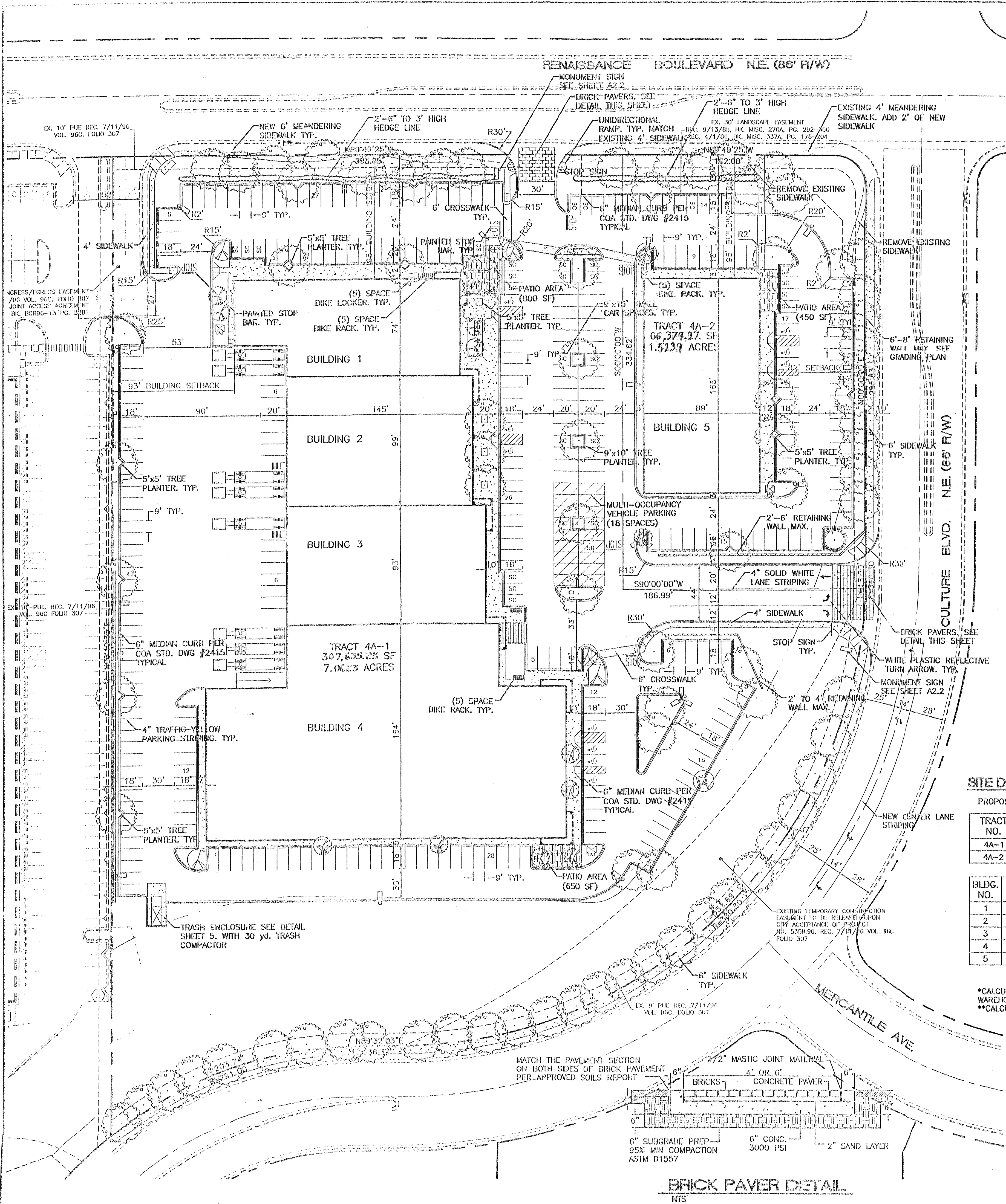




- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED PERIMETER WALL
 - PROPOSED RETAINING WALL
 - EXISTING RETAINING WALL
 - LOT LINES
 - BIKE RACK
 - PARKING LOT LIGHTS
 - TRANSFORMER

CASE NUMBER: - 01125-00000-001125-00000-001125

This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on January 1, 1998, and that the findings and conditions in the Official Notice of Decision have been complied with: **67C-01125-00000-00424**

DATE DEVELOPMENT PLAN: 6/06/01

TRAFFIC ENGINEER: Transportation Division, Date: 6/06/01

PLANNING ENGINEER: Parks and General Services Recreation, Date: 6/06/01

PUBLIC WORKS: Water Utilities Division, Date: 6/06/01

CITY ENGINEER: Engineering Division / AMAFCA, Date: 6/06/01

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

CITY PLANNER: Albuquerque / Planning Division, Date: 7/13/01

SOLID WASTE: PLNZ (10706) 4/96, Date: 4/96

SITE DATA

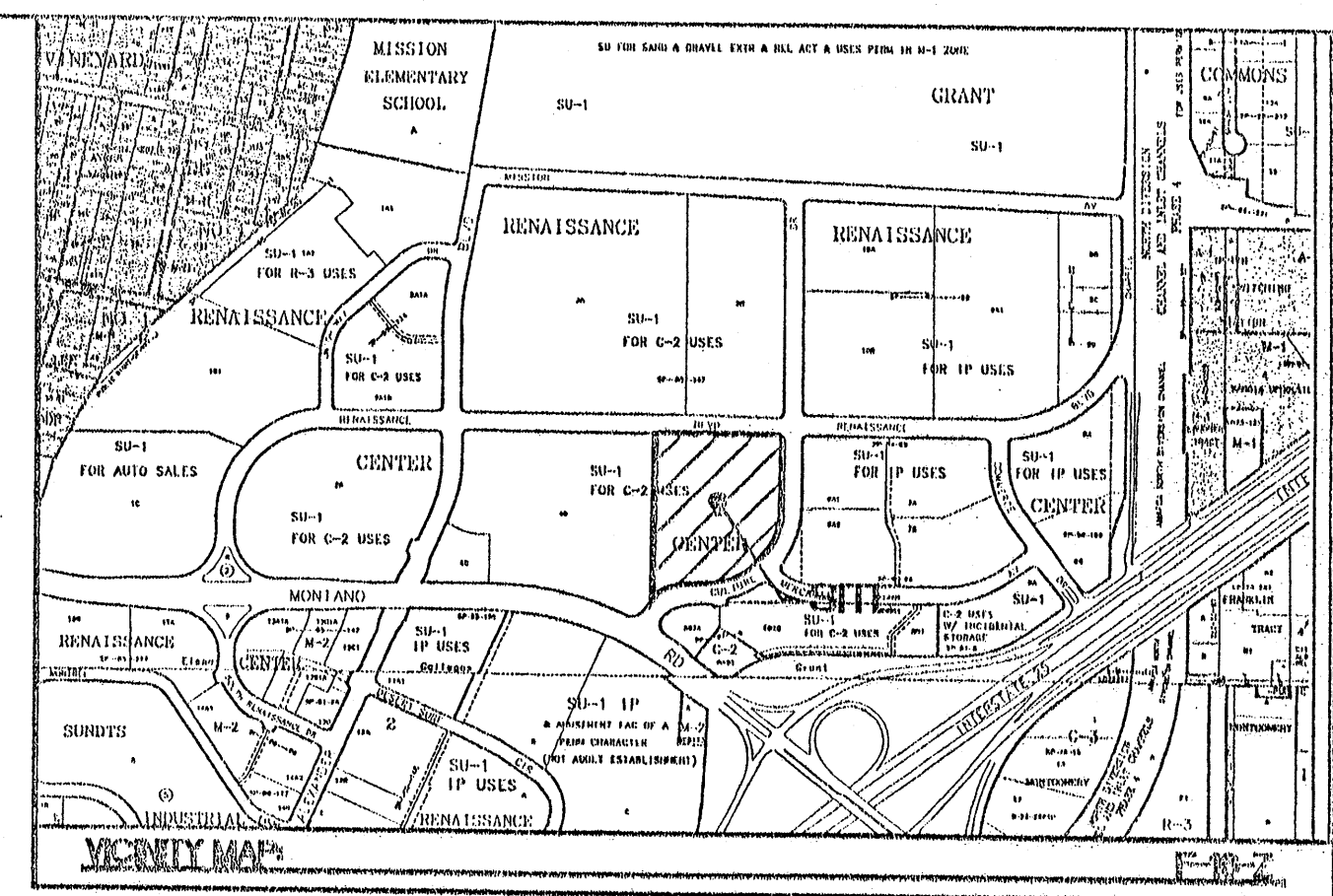
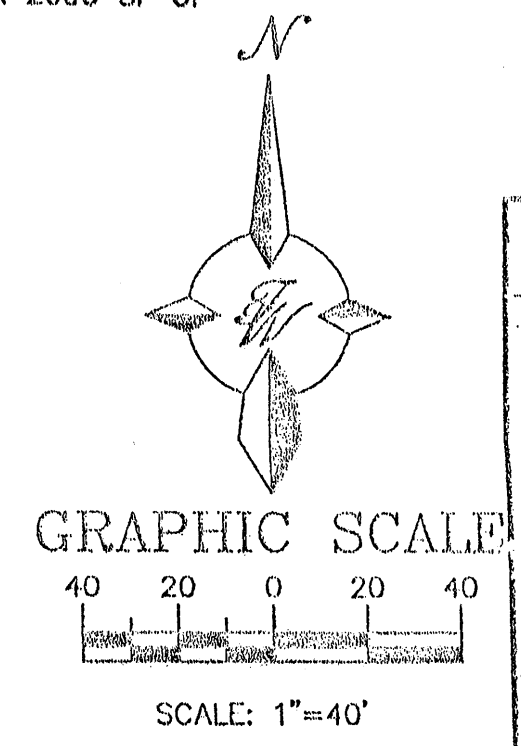
PROPOSED USE = SU-1 FOR IP USES

TRACT NO.	FLOOR AREA RATIO
4A-1	0.26
4A-2	0.23

BLDG. NO.	PROPOSED USAGE	BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	MAX. BLDG. HEIGHT	PARKING REQUIRED	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED	LOT ACREAGE
1	OFFICE/WAREHOUSE	4,800/7,200	12,000	36'	28*	278	8	8	14	15	7.1317
2	OFFICE/WAREHOUSE	5,256/8,636	14,392	36'	33*						
3	OFFICE/WAREHOUSE	5,256/8,636	14,392	36'	33*						
4	OFFICE/WAREHOUSE	16,000/24,000	40,282	36'	92*	354	12	12	18	20	8.5639
5	RETAIL	14,650	14,650	36'	73						
TOTAL			95,716		259						

*CALCULATED AT 1 SPACE PER 200 SF OF OFFICE AND 1 SPACE PER 2000 SF OF WAREHOUSE
**CALCULATED AT 1 SPACE PER 300 SF OF 2ND STORY OFFICE

- INDEX TO DRAWINGS**
- SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
 - LANDSCAPE PLAN
 - GRADING PLAN
 - MASTER UTILITY PLAN
 - DETAILS
A2.1 ELEVATIONS
A2.2 ELEVATIONS

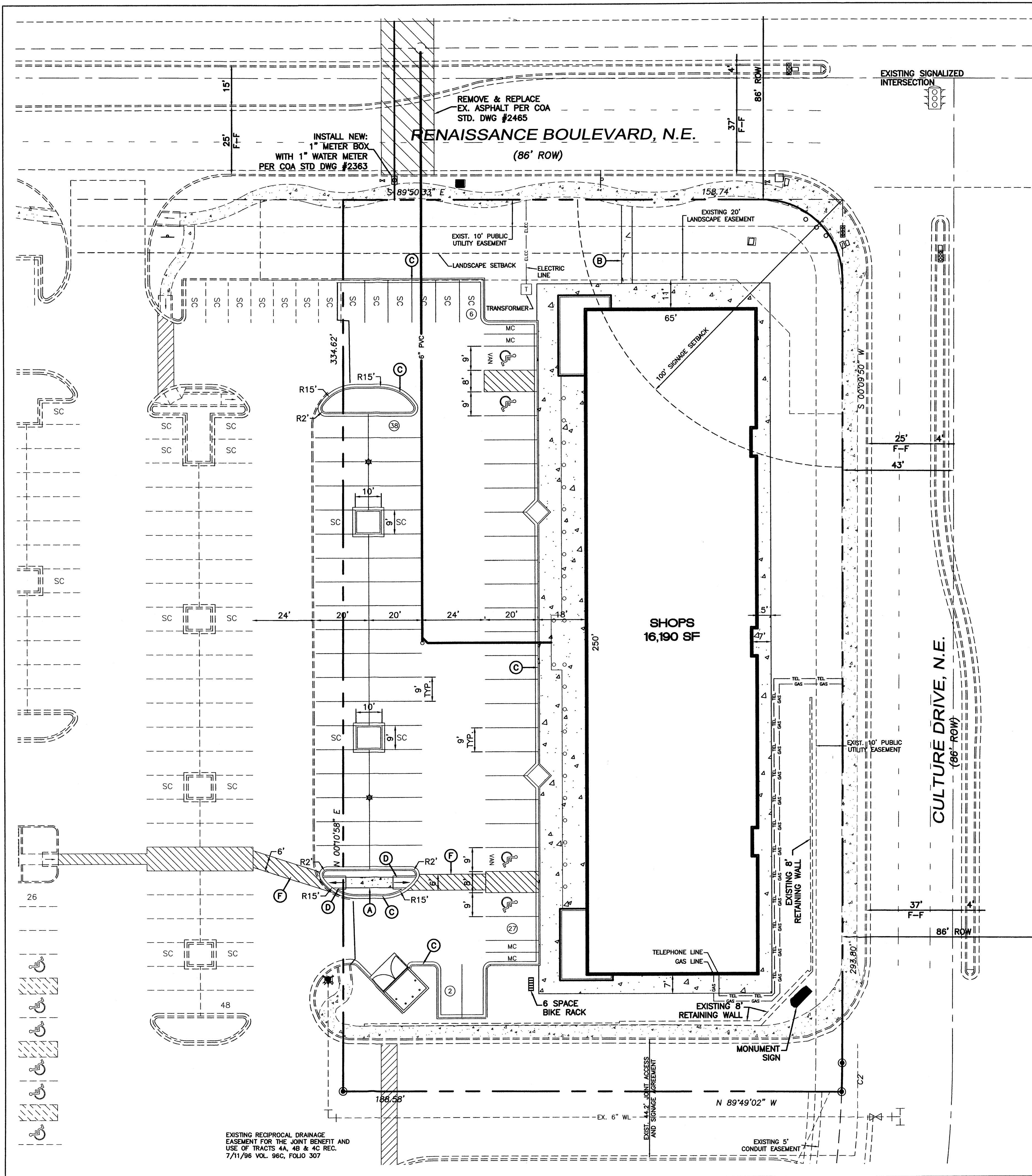


LEGAL DESCRIPTION:
TRACT 4A NORTH RENAISSANCE CENTER

- NOTES:**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 4A-1, AND 4A-2 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 THE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS 4A-1, AND 4A-2 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 4A-1, AND 4A-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. SEE DETAIL SHEET 5.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE
 - SEE SHEET 5 FOR SCREEN WALL DETAILS.
 - SEE SHEET 5 FOR RAISED CONCRETE CROSSWALK DETAILS.
 - SEE SHEET 5 FOR REFUSE ENCLOSURE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

Handwritten notes and signatures:
R.L. [Signature] 7-2-01

ENGINEER'S SEAL RONALD R. BOHANNON P.E. #7608	TRACT 4A NORTH RENAISSANCE CENTER	DRAWN BY: BDC
	SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT	DATE: 05/29/01
	TETRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2042SPS.DWG
	SHEET # 1	JOB # 200042

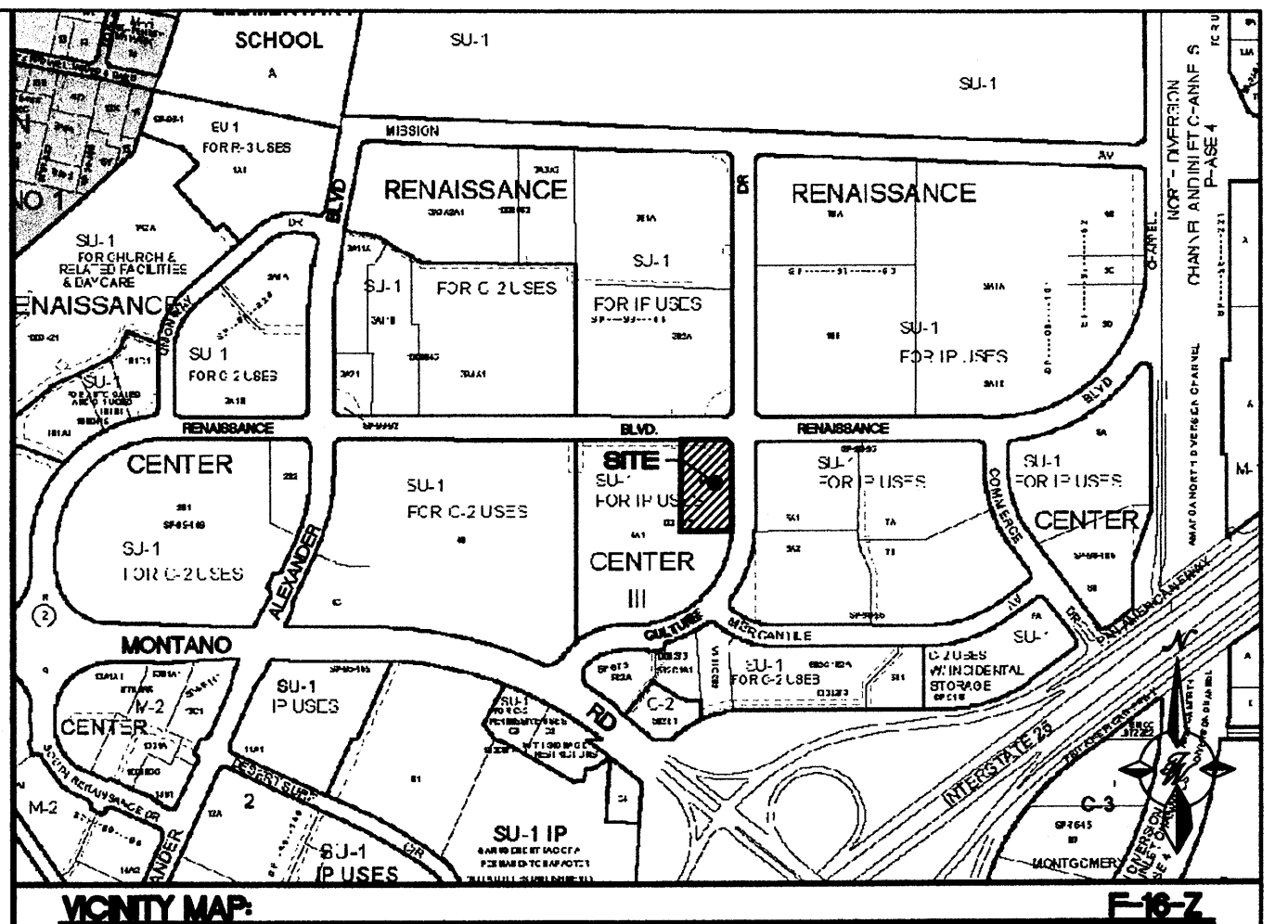
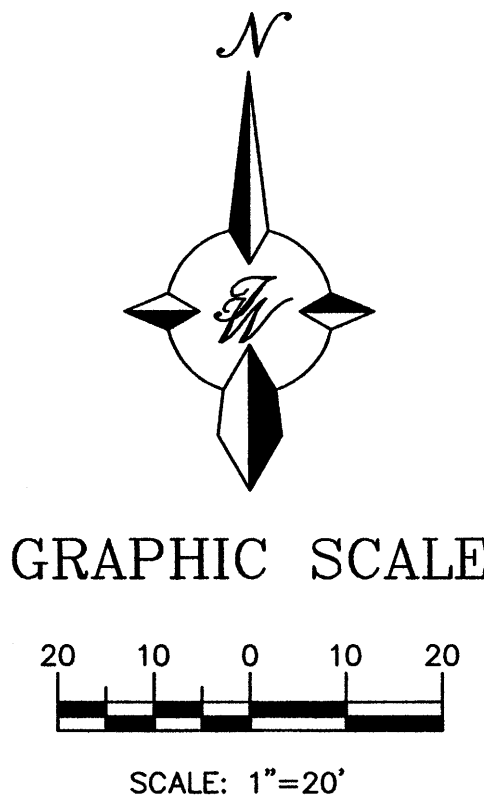


- LEGEND**
- PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - CENTERLINE
 - RIGHT-OF-WAY
 - LANE
 - STRIPING
 - PROPOSED PARKING LOT LIGHTING
 - PROPOSED BUILDING
 - PROPOSED PERIMETER WALL
 - PROPOSED RETAINING WALL
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING
 - PROPOSED BIKERACK

- KEYED NOTE:**
- (A) 4' SW PER COA STD DWG #2430
 - (B) 4' PEDESTRIAN ACCESS (MATERIAL TO BE CONCRETE)
 - (C) 6" STD CURB & GUTTER PER COA STD DWG #2415A
 - (D) UNI-DIRECTIONAL HC RAMP PER COA STD DWG #2441
 - (E) INSTALL 1 - MONUMENT SIGN (50 SQ.FT. MAX.); SEE ARCH DWG FOR DETAILS
 - (F) 6' WIDE PEDESTRIAN CROSSWALK

SITE DATA	
PROPOSED USAGE:	RETAIL SHOPS
LOT AREA:	62,992 SF (1.44 ACRE)
BUILDING AREA:	16,190 SF
PARKING PROVIDED:	73 SPACES
PARKING REQUIRED:	80 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
	2 SPACES VAN ACCESSIBLE
MOTORCYCLE SPACES PROVIDED:	4 SPACES
MOTORCYCLE SPACES REQUIRED:	3 SPACES
BIKE SPACES PROVIDED:	6 SPACES
BIKE SPACES REQUIRED:	4 SPACES

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. LANDSCAPING PLAN
 - C3. GRADING PLAN
 - C4. BUILDING ELEVATIONS
 - C5. DETAILS



- LEGAL DESCRIPTION:**
TRACT 4A2 RENAISSANCE CENTER III
- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS THESE TRACTS WAS GRANTED BY THE TRACT 4A SITE PLAN AND PLAT.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 - THERE SHALL BE NO 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.
 - SETBACKS: 20' FRONT YARD, 10' SIDE AND REAR YARD.
 - BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE IP ZONE OF THE COMPREHENSIVE CITY ZONING CODE.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

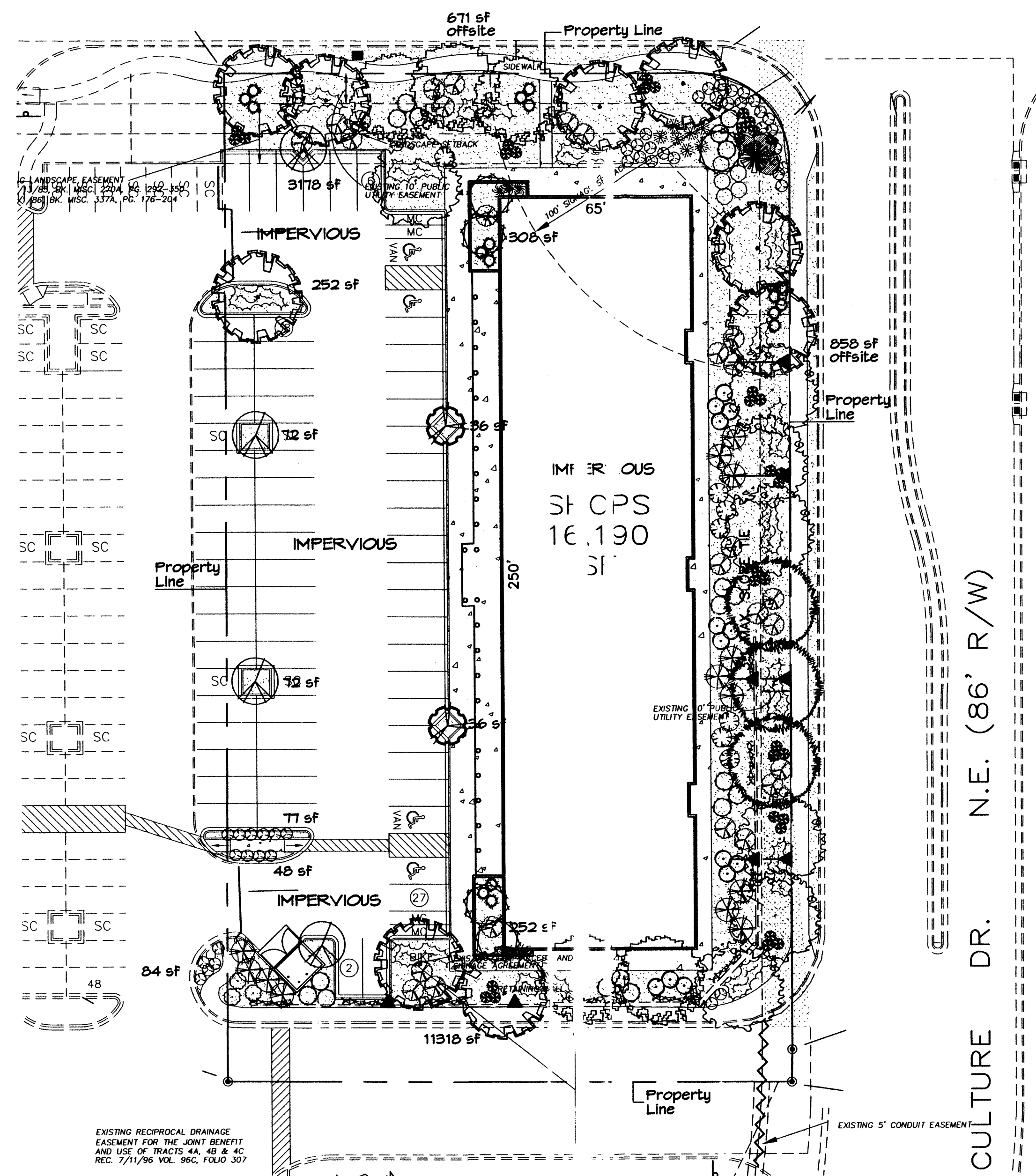
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

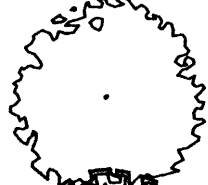
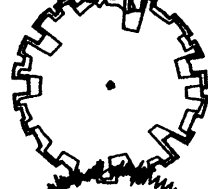
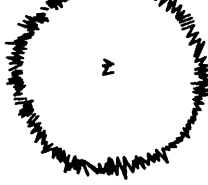
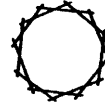
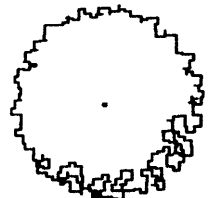
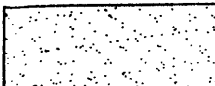
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

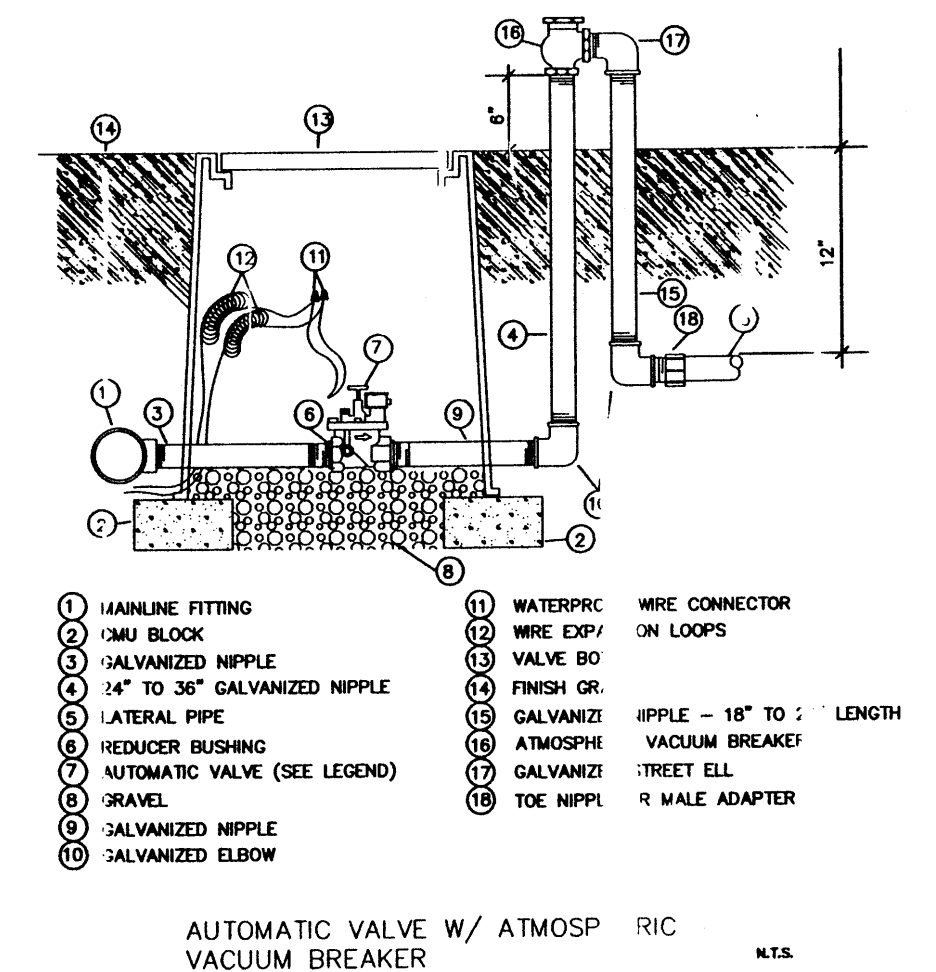
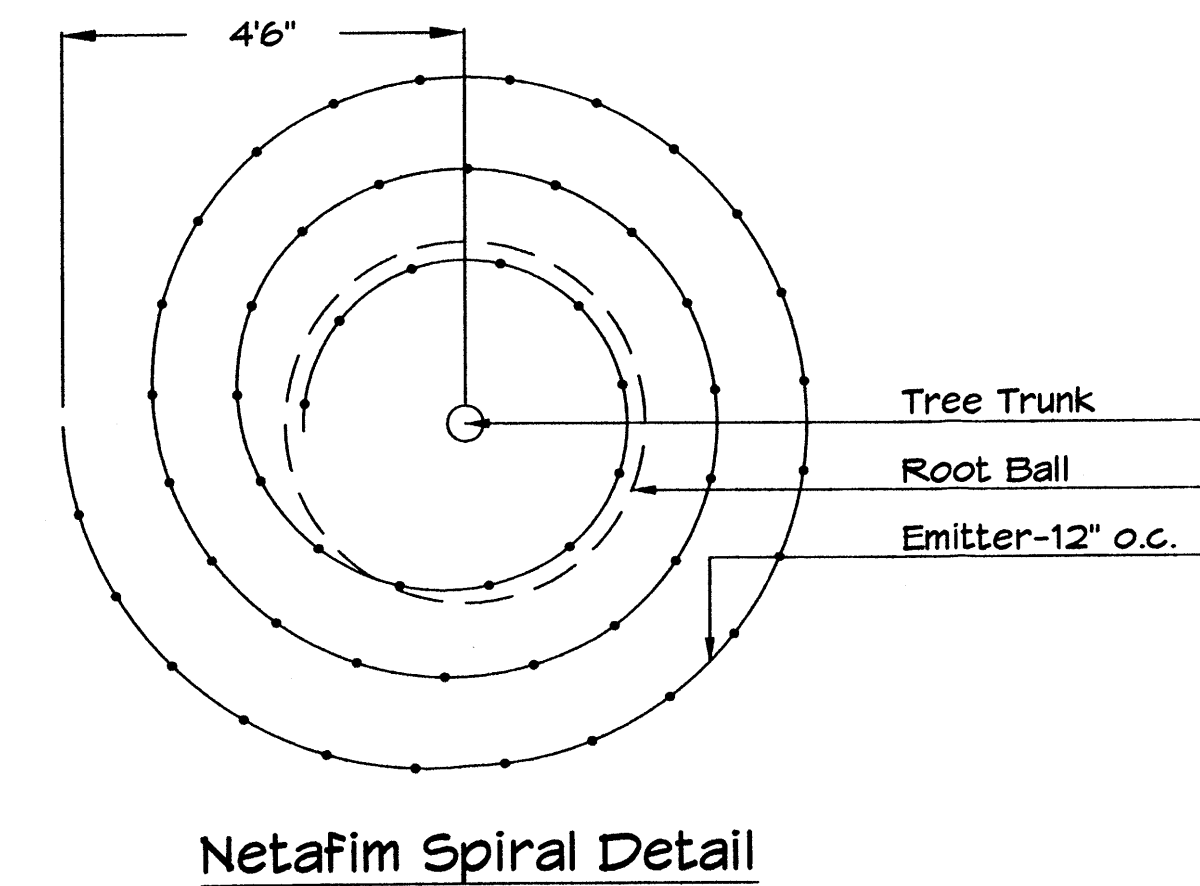
ENGINEER'S SEAL	STERLING DEVELOPMENT RENAISSANCE CENTER	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 4-18-07
		2713-SPB
		SHEET # C1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	JOB # 27013

RENAISSANCE BOULEVARD N.E. (86' R/W)



PLANT LEGEND

TREES	
	HONEY LOCUST (M) 7 <i>Gleditsia triacanthos</i> 4" Cal.
	CHINESE PISTACHE (M) 9 <i>Pistachia chinensis</i> 4" Cal.
	SHUMARD OAK (M) 3 <i>Quercus shumardii</i> 4" Cal.
	FLOWERING PEAR (M+) 4 <i>Pyrus calleryana</i> 4" Cal.
	PURPLE-LEAF PLUM (M) 2 <i>Prunus spp.</i> 4" Cal.
	DESERT WILLOW (L) 5 <i>Chilopsis linearis</i> 15 Gal.
ACCENTS	
	PALM YUCCA (L) 1
SHRUBS	
	REDTIG TWIG DOGWOOD (M+) 18 <i>Cornus stolonifera</i> 5 Gal. 64sf
	FORSYTHIA (M) 5 <i>Forsythia intermedia</i> 5 Gal. 25sf
	RUSSIAN SAGE (M) 13 <i>Perovskia atriplicifolia</i> 5 Gal. 36sf
	SILVERBERRY (M) 13 <i>Elaeagnus pungens</i> 5 Gal. 100sf
	COMMON HACKBERRY (M) 5 <i>Celtis occidentalis</i> 4" Cal.
	DWARF MAHONIA (M) 7 <i>Mahonia aquifolium 'Compacta'</i> 5 Gal. 36sf
	NANDINA (M) 3 <i>Nandina domestica</i> 5 Gal. 25sf
	BARBERRY (M) 17 <i>Berberis spp.</i> 5 Gal. 4sf
	MAIDEN GRASS (M) 6 <i>Miscanthus sinensis</i> 5 Gal. 16sf
	CHAMISA (L) 7 <i>Chrysothamnus nauseosus</i> 5 Gal. 25sf
	HONEY SUCKLE (M) 27 <i>Lonicera sempervirens</i> 5 Gal. 144sf Unstaked-Groundcover
	REGAL MIST (M) 35 <i>Muhlenbergia capillaris</i> 5 Gal. 16sf
	WILDFLOWER 44 1 Gal. 4sf Does not count toward live ground coverage
	GREY LEAF COTONEASTER (M) 45 <i>Cotoneaster buxifolius</i> 5 Gal. 81sf Symbol indicates 3 plants
VINES	
	TRUMPET VINE (M) 9 <i>Campsis radicans</i> 5 Gal.
HARDSCAPES	
	OVERSIZED GRAVEL 4 3 BOULDERS
	SANTA FE BROWN GRAVEL WITH FILTER FABRIC MINIMUM 3" DEPTH



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	62992	square feet
TOTAL BUILDINGS AREA	16190	square feet
OFFSITE AREA (TO NORTH & EAST, LABELED AREAS OUTSIDE PROPERTY LINE)	1529	square feet
NET LOT AREA	45273	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	6791	square feet
TOTAL BED PROVIDED	15733	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	11800	square feet
TOTAL GROUND COVER PROVIDED	17804 (75%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0 (0%)	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 # 6 Provided # 6
Name of Street Culture Dr
Required # 14 Provided # 14

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 # 7 Provided # 7

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 to a minimum depth of 3" over Filter Fabric shall be placed in all previous 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.

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.

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE 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 DETAILS

GENERAL NOTES:

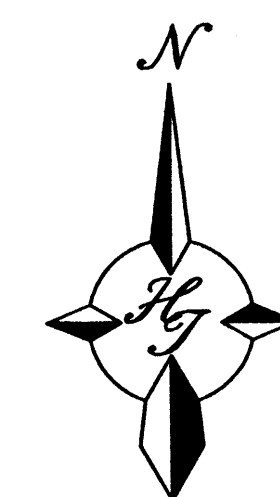
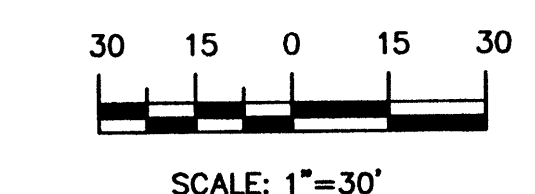
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAILS

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.

GRAPHIC SCALE



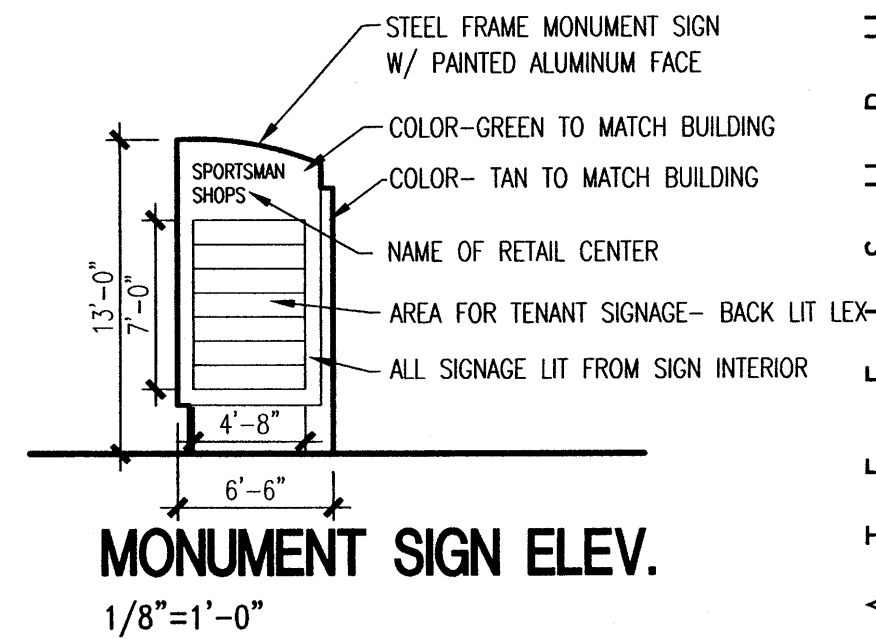
The Hilltop

LANDSCAPE ARCHITECTS & TRACTORS

Cont. Lic. #264
7909 Edith N.E.
Albuquerque, NM 87114
Ph. (505) 898-1990
Fax (505) 898-7377
cmj@hilltoplandscaping.com

All creative ideas contained herein are the property of The Hilltop Landscaping and are protected by copyright. This is a preliminary drawing and is not to be used for construction without the written consent of The Hilltop Landscaping.

	STERLING DEVELOPMENT RENAISSANCE CENTER	DRAWN BY AD
	LANDSCAPE PLAN	DATE -04-07
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	2713-SPB
		SHEET # L1



ARCHITECT SEAL



ENGINEER SEAL

PROJECT

NEW RETAIL CENTER
RENAISSANCE & CULTURE, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE MAY 28, 2007

NORTH SCALE

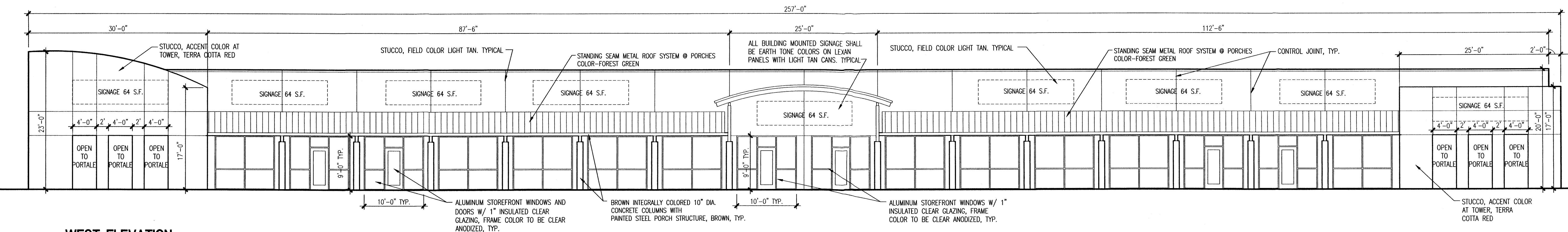
1/8"=1'-0"

DRAWING NAME

BUILDING
ELEVATIONS

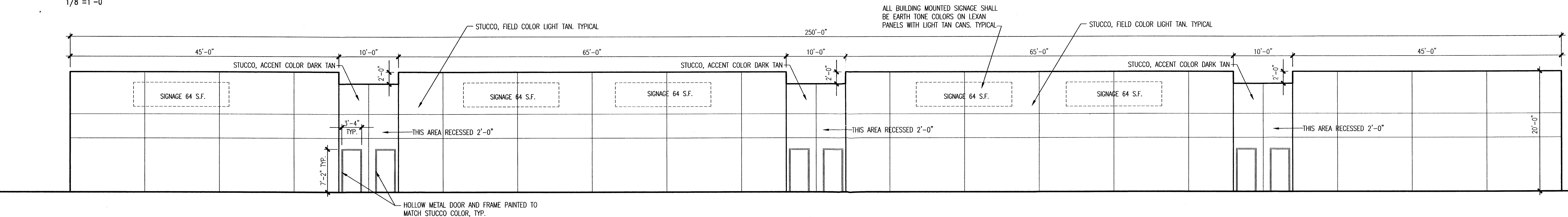
SHEET NUMBER

SDP-2



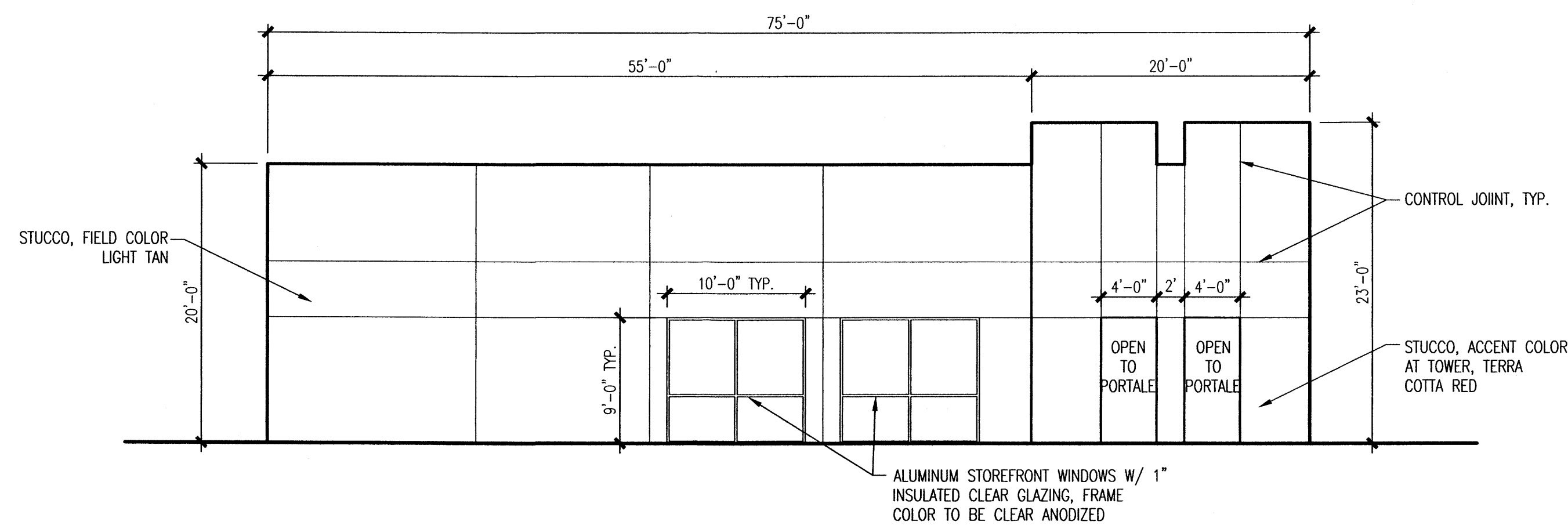
WEST ELEVATION

1/8"=1'-0"



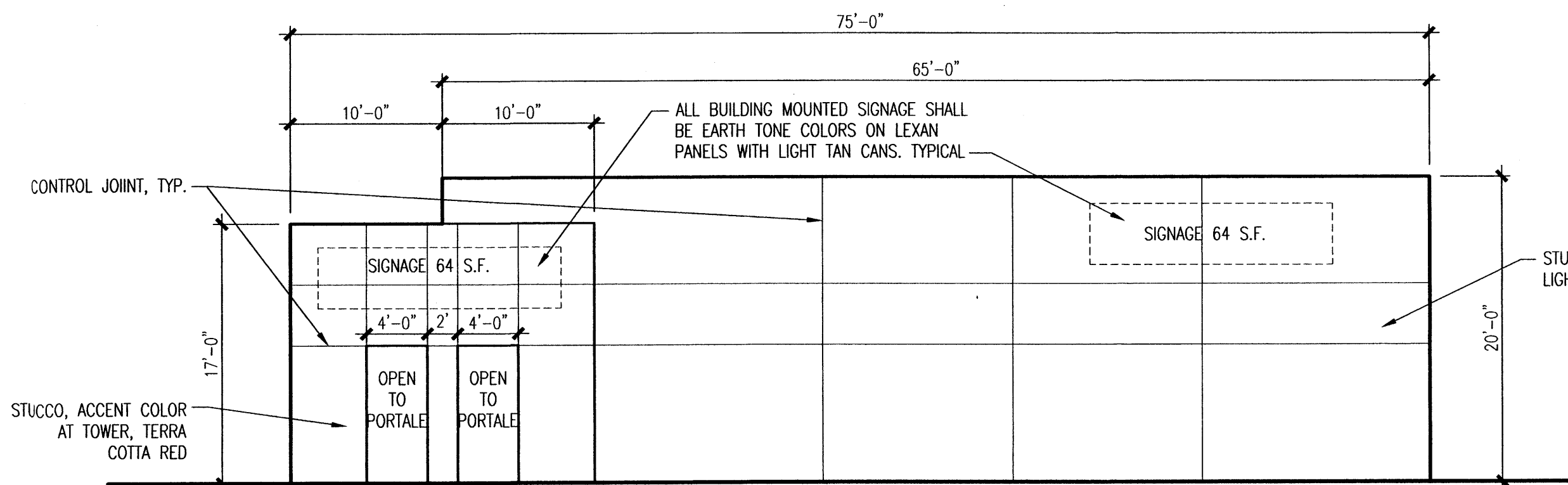
EAST ELEVATION

1/8"=1'-0"



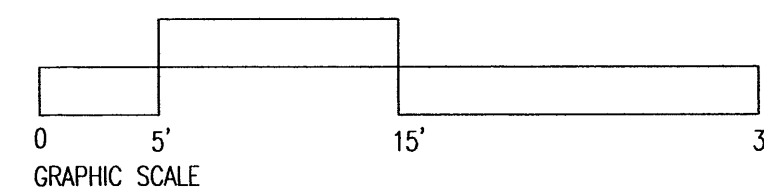
NORTH ELEVATION

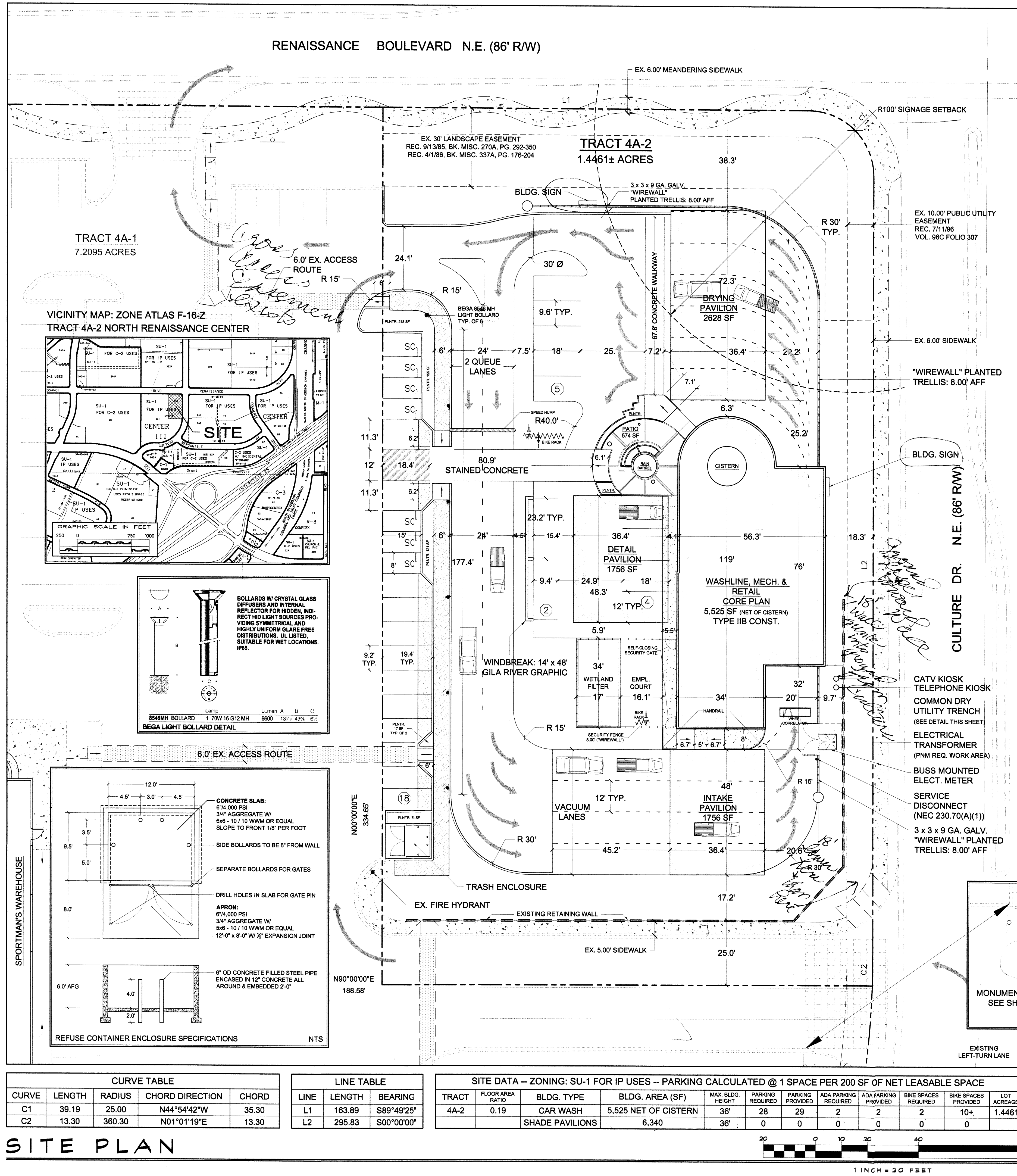
1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"





- ### GENERAL NOTES
- COMMON INGRESS/EGRESS, STORM DRAINAGE, AND PEDESTRIAN ACCESS ACROSS TRACTS 4A-1 AND 4A-2 IS GRANTED MOST RECENTLY BY THAT PLAT FILED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 2001, IN BOOK 2001 C-213.
 - ANY CHANGES FROM WHAT IS APPROVED ON THIS SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PROPOSED WILL BE REQUIRED FOR THE TRACT 4A-2 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 MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 4A-1 AND 4A-2 IS GRANTED BY THIS SITE PLAN AND PREVIOUS PLATS AND WILL BE GRANTED ON THE PLAT.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN.
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE MAXIMUM GLARE CUT-OFF ANGLES.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE.
 - SEE THIS SHEET FOR REFUSE ENCLOSURE.
 - SEE THIS SHEET FOR LIGHT BOLLARD DETAILS.
 - SEE THIS SHEET FOR BIKE RACK DETAILS.
 - NO FREESTANDING CELL TOWER OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

HELIX RACK - Specifications, Space Use, and Installation Instructions

Product Name
Dero Helix Rack. As manufactured by Dero Bike Racks

Bikes Parked per Unit: 6

Materials:
1.5" OD 11 Gauge CREW Tube

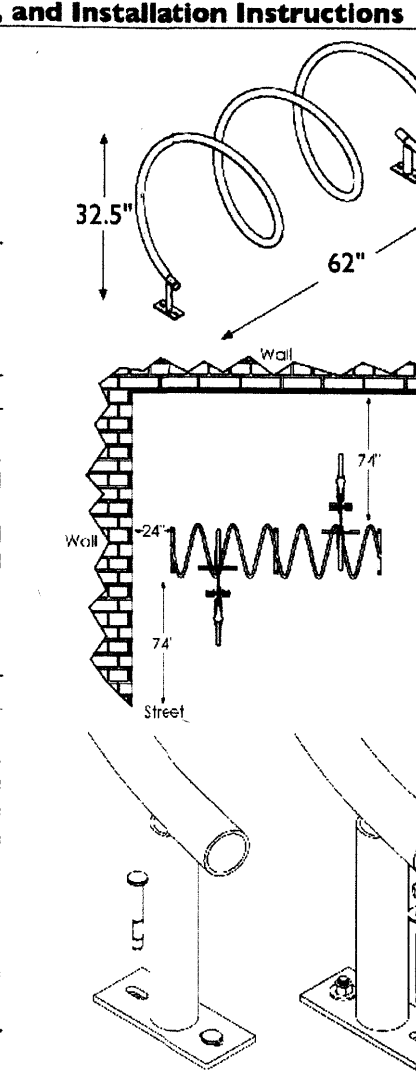
Finishes:
A hot dipped galvanized finish after fabrication is standard. Powder coat and stainless steel options are also available.

Installation Method
Flange mount - 4 anchors

SETBACKS
Wall Setbacks: A minimum of 74" should be left between the wall and the long side of the rack. If placing the Helix perpendicular to the wall 12"24" is the recommended setback.
Distance Between Racks: Helix ends can be placed together to look like a continuous spiral. Helices placed parallel to each other should allow for 13' between each rack, measured center to center.

INSTALLATION
Recommended Install Base Materials
Solid concrete is the best base material for installation. Ask your Dero Rack representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation
3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3' away from any cracks in the base material.



PROJECT NUMBER: _____

Application Number: _____

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 APPROVAL:

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

* Environmental Health, if necessary

- ### LEGEND
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPERTY LINE
 - EASEMENT
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - GRAVELPAVE
 - EXISTING RETAINING WALL
 - INTERNAL TRAFFIC LANES
 - AUTO TRAFFIC CIRCULATION
 - SIDEWALK RAMP PER COA DETAIL (DWG. 2441 SIMILAR)
 - PARKING SPACES PER AISLE
- ### SHEET INDEX
- SITE PLAN
 - LANDSCAPE PLAN
 - PRELIMINARY GRADING & DRAINAGE PLAN
 - PRELIMINARY GRADING & DRAINAGE PLAN: DETAILS
 - BUILDING & STRUCTURE ELEVATIONS
 - BUILDING & STRUCTURE ELEVATIONS: MATERIALS & DETAILS
 - CONCEPTUAL UTILITY PLAN

TIME & MOTION

ACTIVITY/STATION	#	AUTOS
QUEUE LANES	2	
VACUUM LANES	4	
QUEUE LANES CAPACITY		17
VACUUM LANES CAPACITY		8
AUTOS @ VACUUM		4
TOTAL AUTOS IN QUEUE		29
CONVEYOR SPEED	PER HR.	90
(MAX. CONVEYOR SPEED)	PER HR.	(120)
ORDER TAKEN PER AUTO	1.5 MIN.	
VACUUM TIME PER AUTO @ 90/HR.	2.67 MIN.	
(VACUUM TIME/AUTO: INDUSTRY)	1.28 MIN.	
TIME ON CONVEYOR	.87 MIN	
DRYING BAYS	12	
DRYING TIME PER AUTO @ 90/HR.	8 MIN.	
(DRYING TIME/AUTO: INDUSTRY)	4.34 MIN.)	
PORTING TIME PER AUTO	1.33 MIN.	
RETURN TO CUSTOMER	2 MIN.	
TOTAL TIME PER AUTO	16.17 MIN.	
ELAPSED TIME: NORMAL STAFFING	12.94 MIN.	
EFFICIENCY: 12 DRY BAYS	PER HR.	55.64
ELAPSED TIME: 125% STAFFING	10.35 MIN.	
EFFICIENCY: 12 DRY BAYS	PER HR.	69.57
AUTOS @ 100% STAFFING: 8 HRS.	PER DAY	445
AUTOS @ 125% STAFFING: 8 HRS.	PER DAY	557

TRAFFIC CAPTURE

DAILY TRAFFIC COUNT	%	AUTOS
40,000	0.72	288
50,000	0.72	360
40,000	0.90	360
50,000	0.90	450

CAPTURE RATE INDUSTRY AVG. WESTERN US: 0.69%

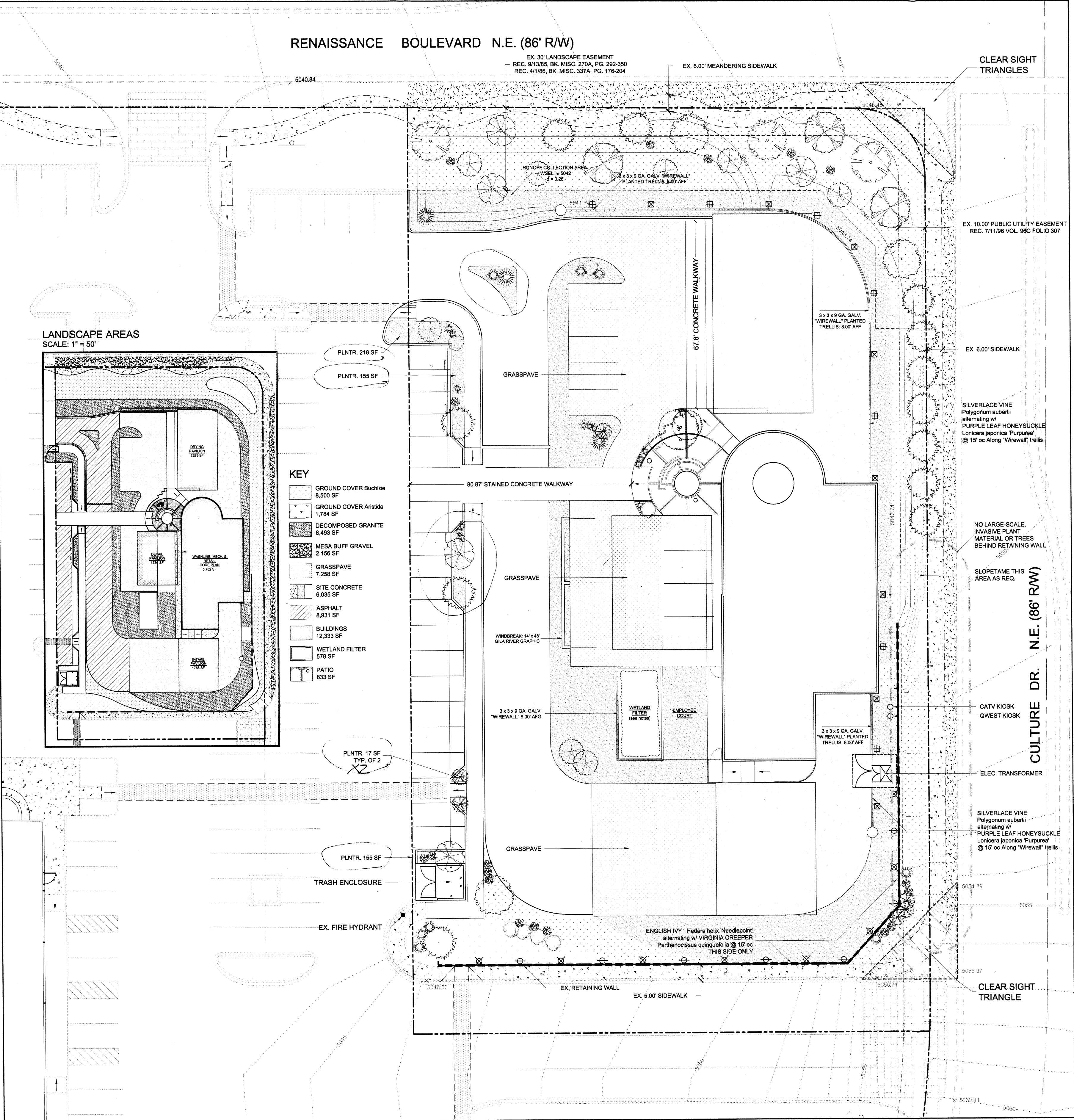
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ARCHITECTS
1735 ALISO DRIVE, N.E.
ALBUQUERQUE, N.M. 87110 505-266-6764

RAIN FACTORY™
4821 CULTURE DRIVE NE
ALBUQUERQUE, NEW MEXICO

DATE:
14 JULY, 2005

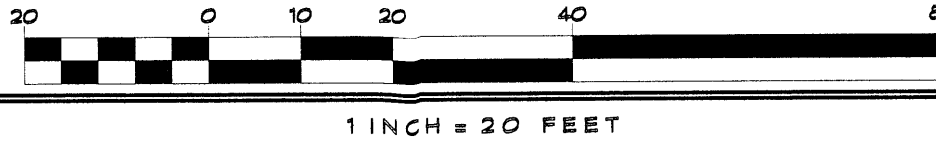
REVISIONS:

SHEET
1



LANDSCAPE CALCULATIONS							STREET TREE REQUIREMENTS			
LOT AREA	BLDG. AREA	OFFSITE AREA	NET LOT AREA	REQUIRED @ 15%	PROVIDED	TOTAL BED PROVIDED	GROUND COVER REQ. @ 75%	GROUND COVER PROVIDED	REQ: 492' FRONTAGE @ 1 PER 20'	PROVIDED
62,992 SF	12,333	0	50,662	7,599 SF	10,284 SF	10,284 SF	7,713 SF	10,284 SF	25 TREES	25 TREES

LANDSCAPE PLAN



GENERAL 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.
- DECOMPOSED GRANITE OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED. MESA BUFF GRAVEL OVER FILTER CLOTH SHALL BE SUBSTITUTED IN STREET-SIDE AREAS.

LEGEND

- MODESTO ASH 3
Fraxinus velutina
2" Cal.
- LONDON PLANE 3
Platanus acerifolia
2" Cal.
- DESERT WILLOW 5
Chilopsis linearis
2" Cal.
- GOLDEN RAIN TREE 3
Koelreuteria paniculata
2" Cal.
- ARIZONA SYCAMORE 1
Platanus wrightii (multi-trunk)
24" Box
- BRADFORD PEAR 12
Pyrus calleryana 'Bradford'
6" - 8"
- GINKGO 8
Ginkgo biloba
4" - 6"
- NEW MEXICO OLIVE 6
Forestiera neomexicana
3" - 5"
- RED OSIER DOGWOOD 18
Cornus stolonifera
2" - 3"
- WINTERFAT 14
Ceratoides lanata (Eurotea lanata)
1 Gal.
- BEAR GRASS 8
Nolina microcarpa
1 Gal.
- SOTOL 3
Dasylirion wheeleri
1 Gal.
- SEEPWILLOW 8
Baccharis sarothroides
1 Gal.
- ENGLISH IVY 8
Hedera helix 'Needlepoint'
1 Gal.
- VIRGINIA CREEPER 7
Parthenocissus quinquefolia
1 Gal.
- SILVERLACE VINE 8
Polygonum aubertii
1 Gal.
- PURPLE LEAF HONEYSUCKLE 7
Lonicera japonica 'Purpurea'
1 Gal.
- PURPLE THREEAWN 1,784 SF
Aristida longiseta (Aristida purpurea)
- BUFFALO GRASS 8,500 SF
Buchloe dactyloides
- 3/4" MESA BUFF GRAVEL
W/ FILTER FABRIC
- DECOMPOSED GRANITE
W/ FILTER FABRIC
- GRASSPAVE (SODDED) 7,258 SF
WATER SAVER® with RTF™
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK/GRAVELPAVE
- EXISTING RETAINING WALL
- GRAVELPAVE
- EXISTING CONTOURS
- PROPOSED CONTOURS

IRRIGATION:

- IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE 5 EACH 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE 2 EACH 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
- RUN TIME FOR EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED SEASONALLY.
- IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.
- IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

GRASSPAVE:

- PERVIOUS LOAD BEARING SURFACE
- STORMWATER POLLUTION FILTRATION AND TREATMENT
- AIRBORNE DUST CAPTURE AND RETENTION
- HEAT ENERGY REFLECTION REDUCTION

- SOD: USE 13 MM (0.5") THICK (SOIL THICKNESS) ROLLED SOD FROM A REPUTABLE LOCAL GROWER. SPECIES SHOULD BE WEAR RESISTANT, FREE FROM DISEASE, AND IN EXCELLENT CONDITION. SOD SHALL BE GROWN IN SAND OR SANDY LOAM SOILS ONLY, OR SUPPLIED FROM A RECOGNIZED "WASHED SOD" PROCESS. SOD GROWN IN SOILS OF CLAY, SILT, OR HIGH ORGANIC MATERIALS SUCH AS PEAT, WILL NOT BE ACCEPTED.
- HYDROGROW CONDITIONER: A DRY SYNTHETIC CRYSTAL MADE OF POLYACRYLAMIDE (<0.1%) POLYMER. THIS POLYMER IS NON-TOXIC AND NEUTRAL IN PH, AND WILL ABSORB 150 TO 350 TIMES ITS WEIGHT IN WATER FROM MOST TAP SOURCES. HYDROGROW IS A NON-IONIC FORM OF POLYMER WHICH ALLOWS ABSORPTION OF FERTILIZERS AND OTHER MINERALS WITHOUT DEGRADATION. ALTERNATIVE POLYMERS OF IONIC, OR ANIONIC, FORMS WILL NOT BE ALLOWED TO BE SUBSTITUTED.

HYDROGROW IS A MIXTURE OF SOIL POLYMER, ZEOPOL, ISOLITE, AND HUMATE SOIL CONDITIONERS. HYDROGROW POLYMER IS A SYNTHETIC CRYSTAL (POLYACRYLAMIDE) SOIL ADDITIVE WHICH ABSORBS WATER AND DISSOLVES NUTRIENTS. CRYSTALS ARE NON-TOXIC, PH NEUTRAL, AND VERY SLOW TO BIODEGRADE. HYDROGROW IS ANIONIC, AND IS NOT AFFECTED BY MINERALS AND SALTS IN SOILS OR WATER. CRYSTALS ARE "FINE" IN SIZE. DRY HYDROGROW EXPANDS AND SOFTENS INTO GELATIN SPONGES OF WATER AND NUTRIENTS, ABSORBING 150 TO 300 TIMES THEIR WEIGHT. PLANTS ROOTS WILL PENETRATE THE EXPANDED CRYSTALS AND REMOVE THE MOISTURE AND NUTRIENTS AS NEEDED, RESPONDING WITH RAPID GROWTH AND MORE HEALTHY VEGETATION. THE HUMATE COMPONENT PROVIDES HUMUS, FERTILIZER, MICRONUTRIENTS, AND STARTER BACTERIA FOR AN IDEAL GROWTH ENVIRONMENT FOR SOIL BACTERIA AND ENZYMES TO CONVERT NPK FERTILIZER ELEMENTS INTO FOOD FOR PLANTS.

- LESS FREQUENT IRRIGATION
- MORE MOISTURE RETAINED IN SANDY SOILS
- QUICK ESTABLISHMENT OF NEW PLANTS.

GRASSPAVE2 (SOD) - SPREAD 10 LBS PER 1000 SF OVER BASE BEFORE PLACING GRASSPAVE2 MATS.

SOD:

WATER SAVER® with RTF™ (Rhizomatous Tall Fescue) BY BARENBRUG

WATER SAVER® IS A SPECIAL BLEND OF DWARF TURF-TYPE TALL FESCUES. THE CULTIVARS HAVE BEEN CHOSEN BASED UPON COMPATIBILITY IN COLOR, TEXTURE, DISEASE RESISTANCE, MOVABILITY, GROWTH RATE AND OVERALL TURF PERFORMANCE IN NATIONAL TRIALS. RESEARCH HAS SHOWN THAT THE VARIETIES IN WATER SAVER WILL TOLERATE DROUGHT BECAUSE OF THEIR VAST ROOT SYSTEMS. A WATER SAVER LAWN WITHSTANDS A HIGH RATE OF TRAFFIC AND ABUSE AND DISPLAYS EXCELLENT TOLERANCE TO SHADE. WATER SAVER TURF-TYPE TALL FESCUE MAY BE USED ON ATHLETIC FIELDS, SCHOOL YARDS, HOME LAWNS, COMMERCIAL PROJECTS, ROADSIDE EROSION CONTROL, AND GOLF COURSE ROUGH AREAS.

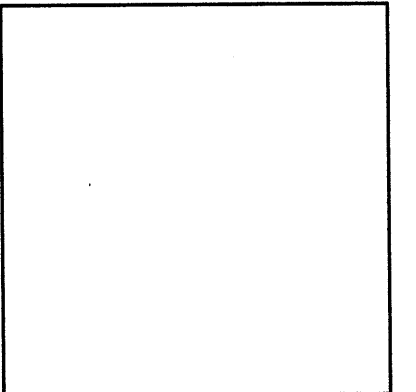
LOCALIZED HEAT ISLAND MITIGATION:

TEMPERATURES RECORDED AT 24" ABOVE EXISTING ASPHALT PAVING IMMEDIATELY WEST OF THE SITE WERE CONSISTENTLY 8°F TO 10°F HIGHER THAN AMBIENT AIR TEMP AND TEMPERATURES RECORDED AT ADJACENT GRASSY AREAS.

GRASSPAVE RESULTS IN INCREASED EMPLOYEE AND CUSTOMER COMFORT, AS MUCH AS A 15% REDUCTION IN ENERGY CONSUMPTION FOR COOLING, AND A REDUCTION OF LOCALIZED OZONE GENERATION AT A RATE (°F · O3) OF 1 : 2.

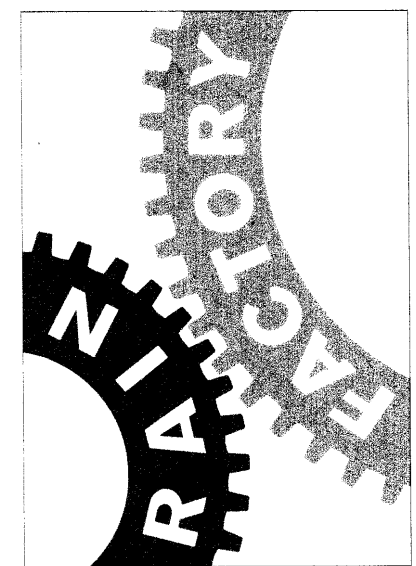
WETLAND FILTER:

- HARD-STEM AQUAPHYTES SELECTED FROM AMONG:
- BLUE FLAG IRIS *Iris versicolor*
 - HORSETAIL *Equisetum hyemale*
 - SOFT RUSH *Juncus effusus*
 - DWARF PAPYRUS *Cyperus papyrus*
 - THALIA *Thalia dealbata*
 - GRACEFUL CATTAIL *Typha laxmanii*
 - YELLOW FLAG IRIS *Iris pseudocorus*



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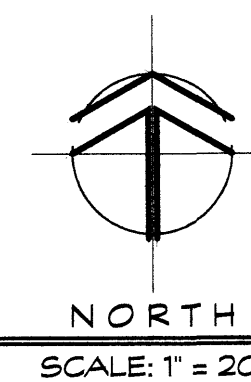
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DATE:
03 AUGUST, 2005

REVISIONS:

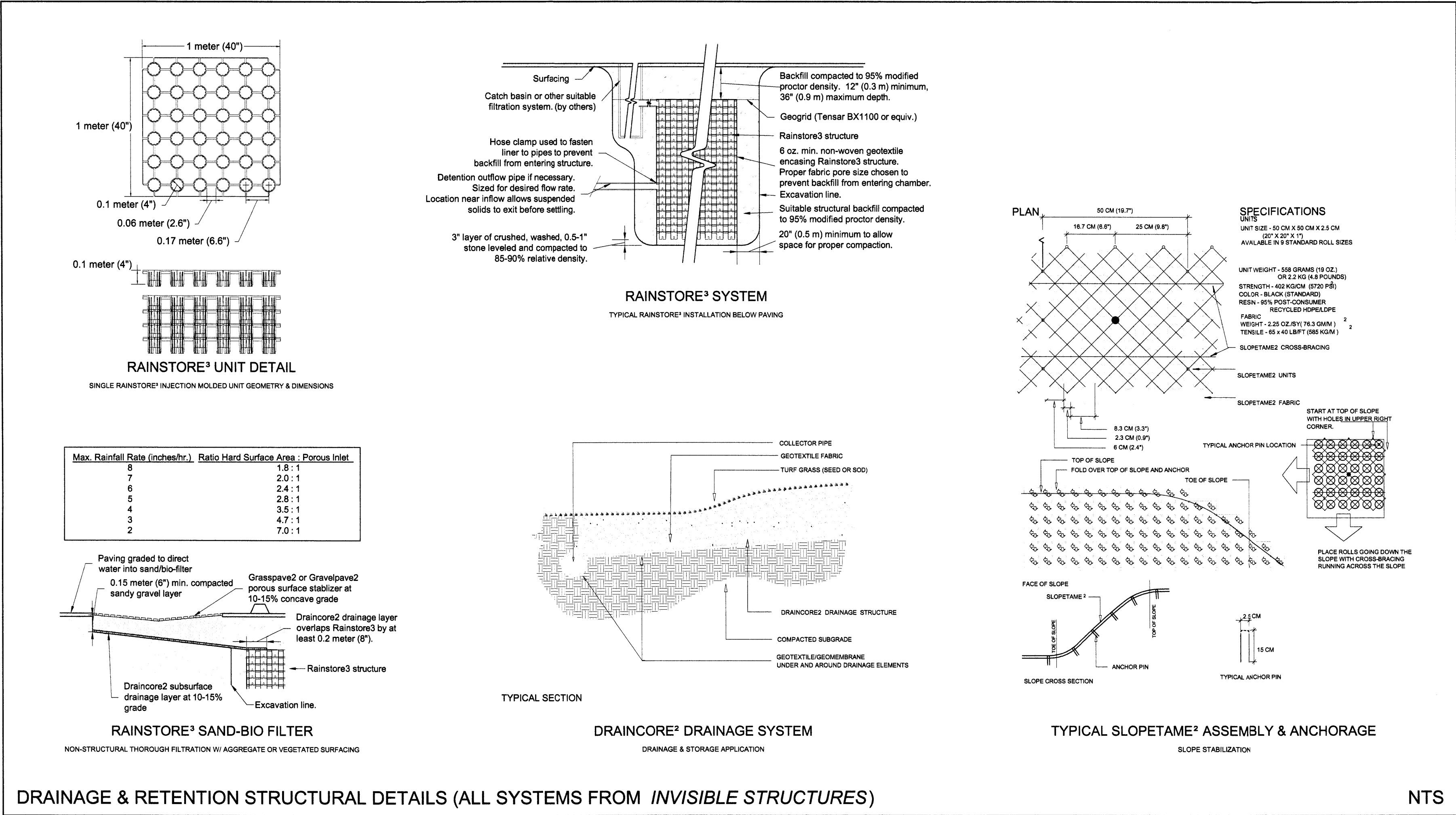
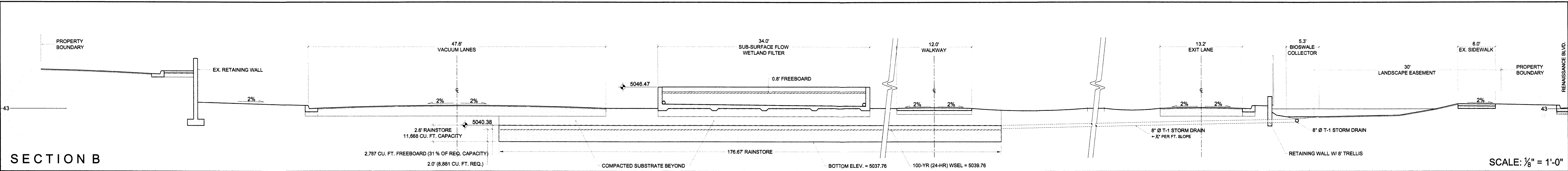
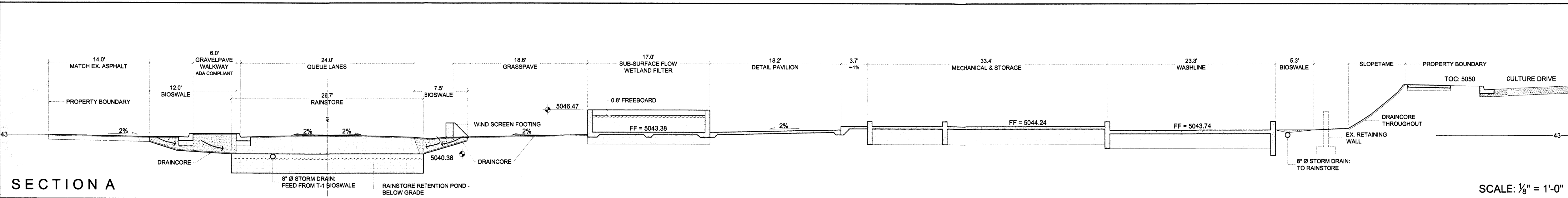
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	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPERTY LINE
	EASEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK/GRAVELPAVE
	EXISTING RETAINING WALL
	GRAVELPAVE
	GRASSPAVE
	ROOF AREA
	EXISTING CONTOURS
	PROPOSED CONTOURS
	RETENTION STRUCTURE
	BIOSWALE/RUNOFF COLLECTION
	GUTTER
	ROOF FLOW DIRECTION
	GROUND FLOW DIRECTION
	GUTTER FLOW DIRECTION
	WATER FLOW THROUGH PIPE

SHEET

3

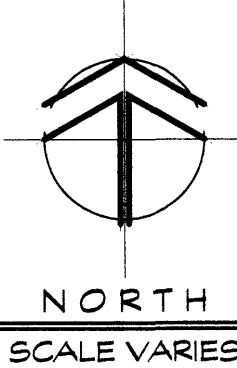


GENERAL NOTES

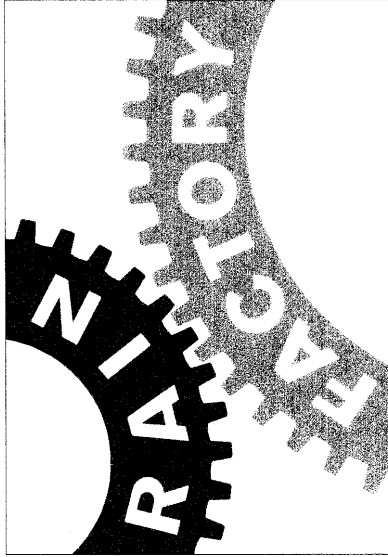
- ADA/WHEELCHAIR ACCESSIBILITY: GRAVELPAVE² HAS A STABLE, SLIP RESISTANT SURFACE, TESTED TO MEET ADA STANDARD.
- RAINSTORE³ STRUCTURE DESIGNED TO POTABLE QUALITY SPECIFICATIONS. RAINSTORE³ HAS BEEN LABORATORY AND FIELD TESTED TO H-20 LOADING (BRIDGE LOADING).
- GRASSPAVE² REQUIRES THE SAME DEPTH OF SUBBASE AS TWO INCHES OF ASPHALT. GRASSPAVE² HAS A POUNDS-PER-SQUARE-INCH (PSI) CAPACITY OF 5,720. GRASSPAVE² CAN SUPPORT ANY LOAD THAT IS LEGAL TO DRIVE ON THE STREET.
- SLOPETIME² UNITS: LIGHTWEIGHT INJECTION MOLDED PLASTIC UNITS 0.5x0.5x0.025 m (20"x20"x1" HIGH, 2.7 SQ. FT. EACH) WITH HOLLOW RINGS RISING FROM A STRONG OPEN GRID WITH A GEOTEXTILE "JUTE" TPE FABRIC HEAT BONDED TO THE BOTTOM OF THE GRID. UNITS MAY BE SHIPPED IN PREASSEMBLED 1 METER SQUARES, OR IN ROLLS MEASURING 0.5, 1.0, OR 2.0 METERS WIDE BY CUSTOM LENGTHS (CONTRACTOR TO COORDINATE UNIT MEASUREMENTS WITH MANUFACTURER). STANDARD COLOR IS BLACK. UNIT WEIGHT = 2.18 KG PER M2 (7.1 OZ/SF), VOLUME=8% SOLID.
- TOPSOIL FILL: SHALL CONSIST OF LOOSE FRIABLE LOAM REASONABLY FREE OF ADMIXTURES OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, BRUSH, WEEDS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO THE PROPER DEVELOPMENTAL OF VEGETATIVE GROWTH.
- ANCHORS: ANCHOR PINS SHALL BE EITHER HEAVY GAUGE (8 - 12) WIRE "U" SHAPED, OR 4" TO 8" LONG NAILS WITH "FENDER" TYPE WASHERS 5 X 25 MM OD (3/16" ID X 1), ALL GALVANIZED METAL OR SIMILAR COATING TO RESIST CORROSION.
- DRAINCORE² DRAINAGE CORE UNITS: LIGHTWEIGHT INJECTION-MOLDED PLASTIC UNITS, USUALLY SUPPLIED IN LARGE ROLL FORMAT 2M WIDE X 20M LONG (6.6 FT X 65 FT), WITH HOLLOW RINGS RISING FROM A STRONG OPEN GRID ALLOWING MAXIMUM WATER INFILTRATION AND CONVEYANCE. THE PLASTIC SHALL BE HDPE. GEOTEXTILE FABRICS AND GEOMEMBRANES SHALL BE SUPPLIED FROM RELIABLE AND PROVEN SOURCES, WITH KNOWN CHARACTERISTICS SUITABLE TO EACH SPECIFIC APPLICATION. THESE MATERIALS MAY BE USED TO UNDERLAY, OVERLAY, OR SURROUND THE DRAINCORE² PRODUCT, DEPENDING UPON SPECIFIC NEED.
- EVERDURE CALTITE IS AN INTEGRAL HYDROPHOBIC AND PORE-BLOCKING INGREDIENT (HPI) FOR INCLUSION IN STRUCTURAL CONCRETE. ITS PRESENCE REVERSES CAPILLARY "WICK" OR SUCKING ACTION AS WELL AS PROVIDING A PHYSICAL PORE-BLOCKING COMPONENT WHEN SUBJECTED TO HYDROSTATIC PRESSURE. A HIGH RANGE WATER REDUCING ADMIXTURE IS ALSO USED TO REDUCE THE WATER/CEMENT RATIO AS WELL AS OPTIMIZE WORKABILITY. THE RESULT IS NON-ABSORPTIVE AND MOISTURE-IMPERVIOUS, INHERENTLY DRY CONCRETE, PERMANENTLY PROTECTED FROM WATER INGRESS AND PROTECTED AGAINST SOLUBLE SALT AND ACID ATTACK. EVERDURE CALTITE HAS BEEN SHOWN TO BE HIGHLY EFFECTIVE, EVEN IN SOME OF THE WORLD'S MOST SEVERE ENVIRONMENTS. ITS RECORD OF MORE THAN 40 YEARS UNDER CONDITIONS OF EXTREME CHLORIDE AND SULPHATE EXPOSURE WITH NO SIGNIFICANT DETERIORATION IS UNIQUE. EVERDURE CALTITE EFFECTIVELY REPLACES THE NEED FOR COATINGS TO THE CONCRETE OR STEEL OR OTHER METHODS OF WATERPROOFING AND DURABILITY ENHANCEMENT.

LEGEND	
	CALTITE WATERPROOF CONCRETE
	COMPACTED SUBSTRATE
	EARTH
	WETLAND MEDIA 40% POROUS
	WETLAND WATER SURFACE / RAINSTORE 100-YR (24-HR) WSEL
	RAINSTORE STRUCTURE

PRELIMINARY GRADING PLAN
SECTIONS & DETAILS



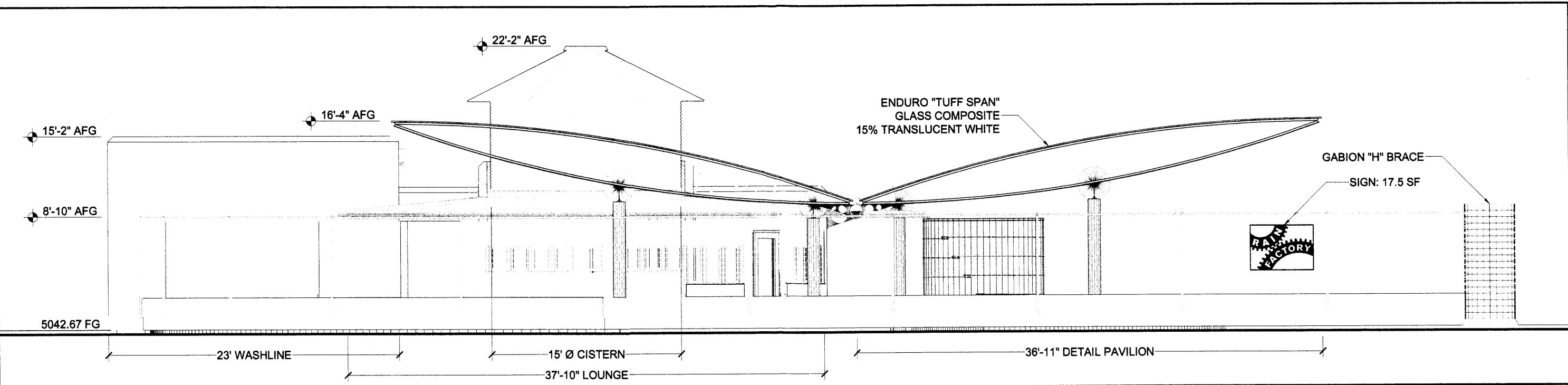
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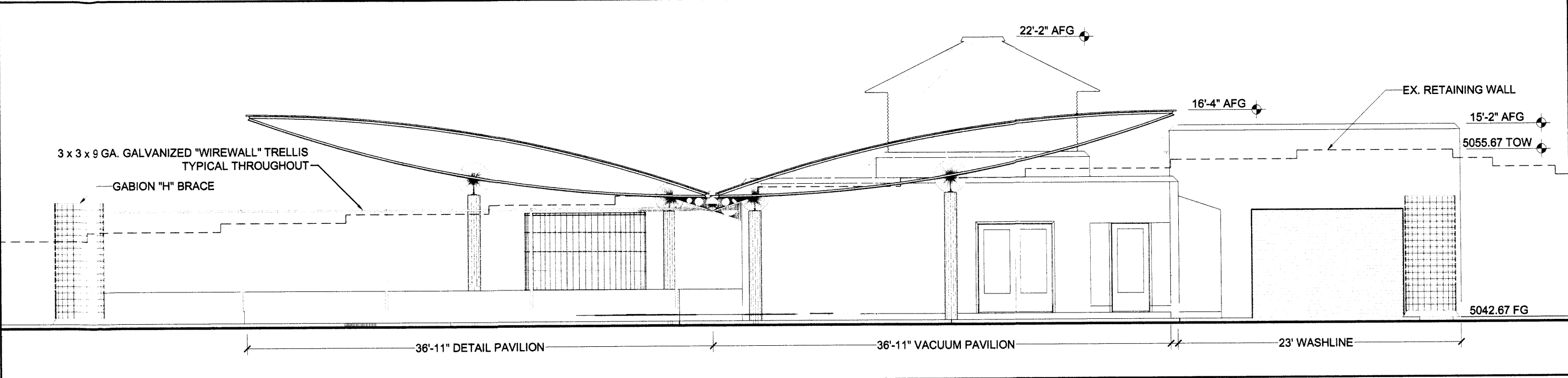
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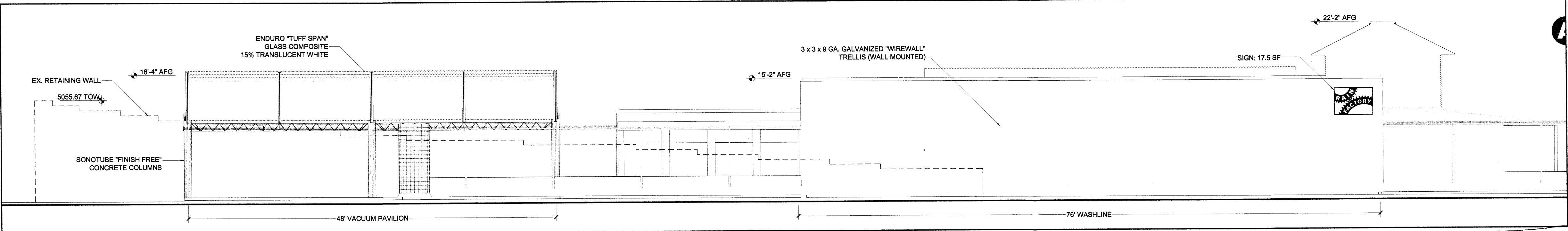
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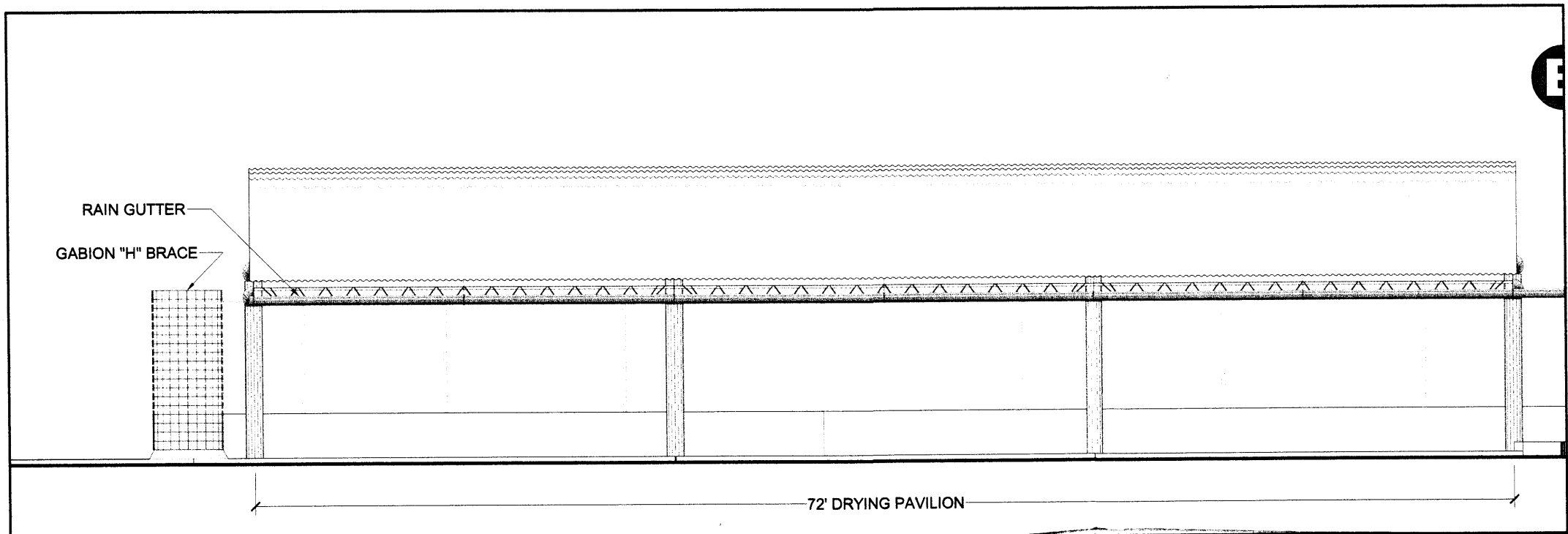
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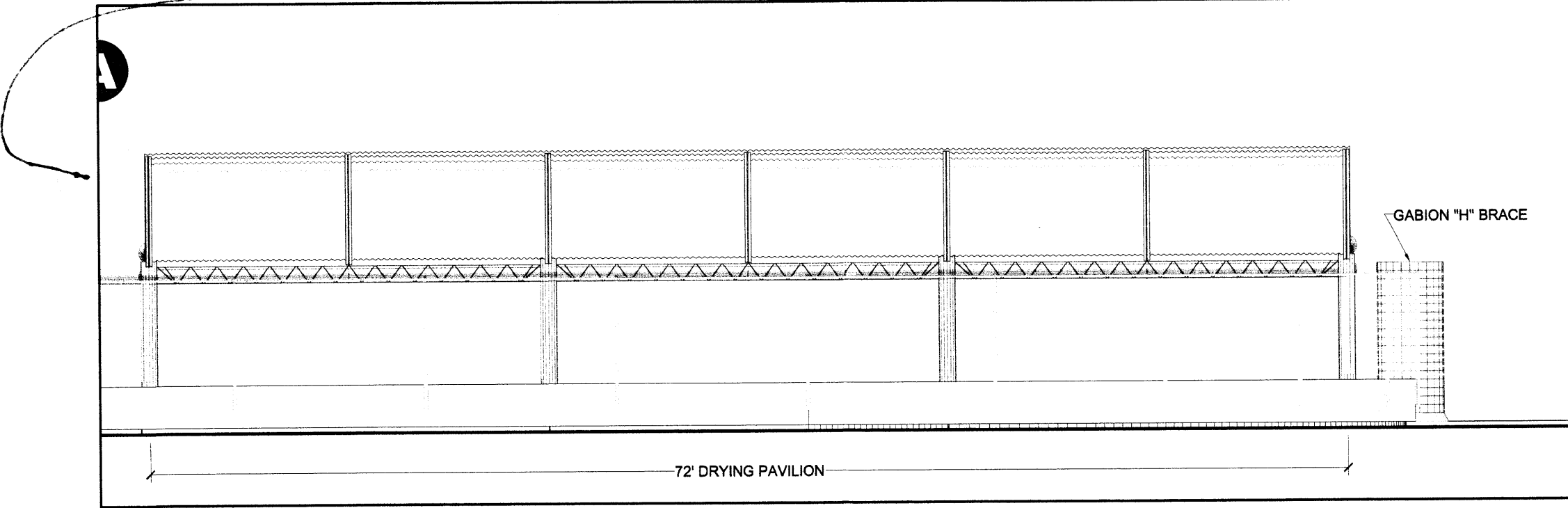
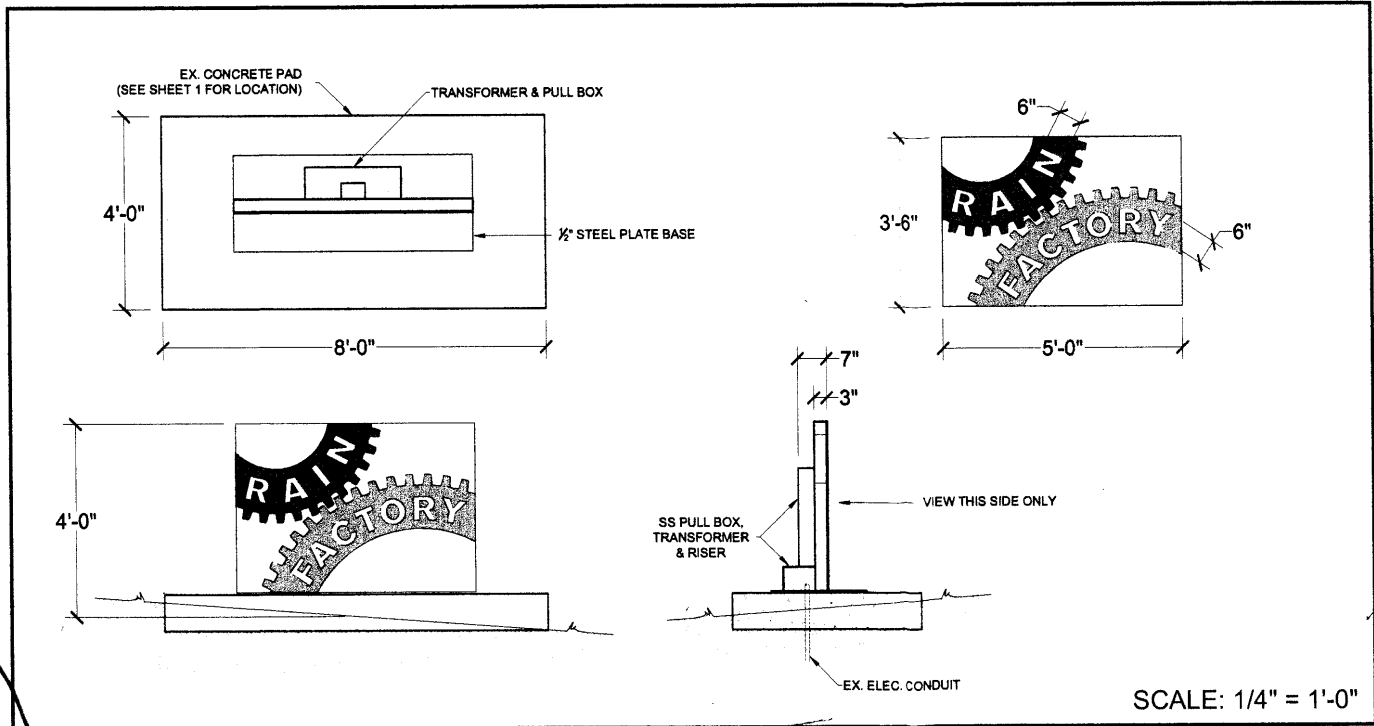


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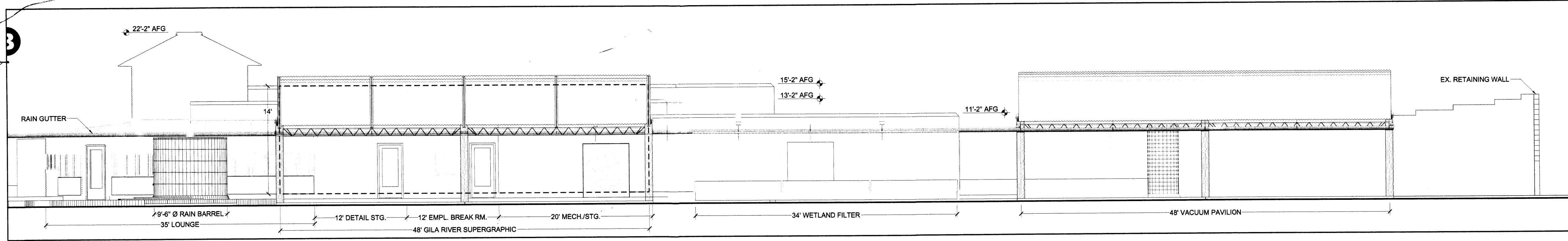
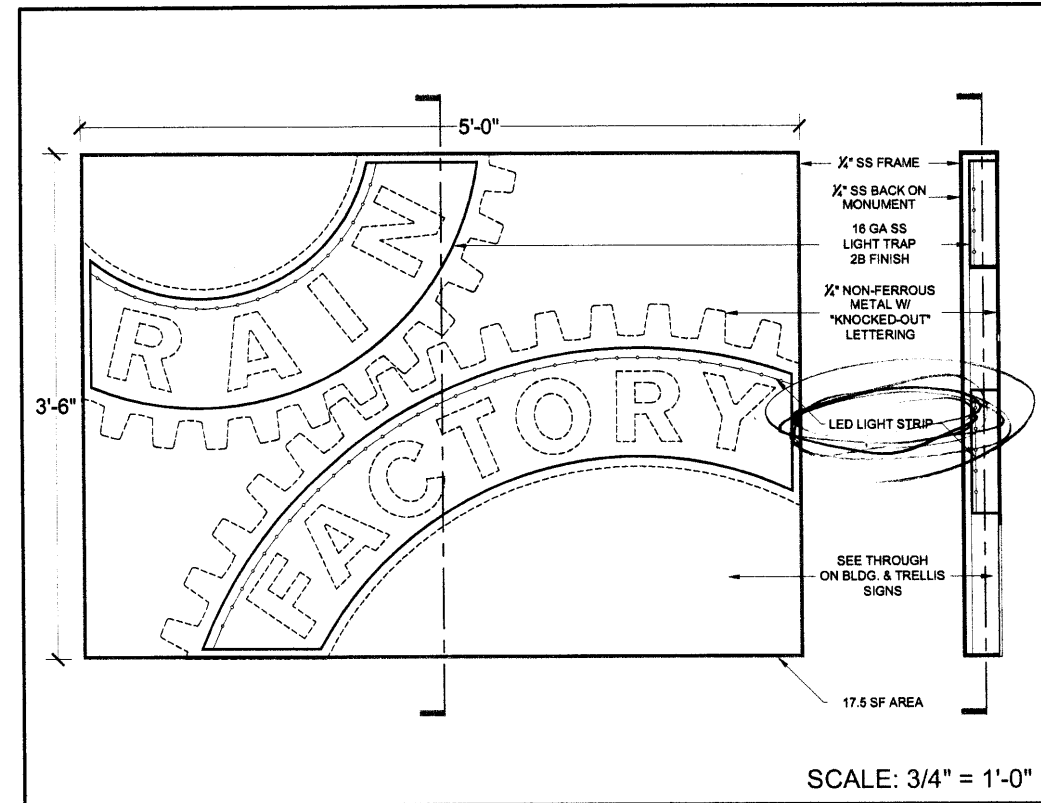


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SIGNS & MONUMENT



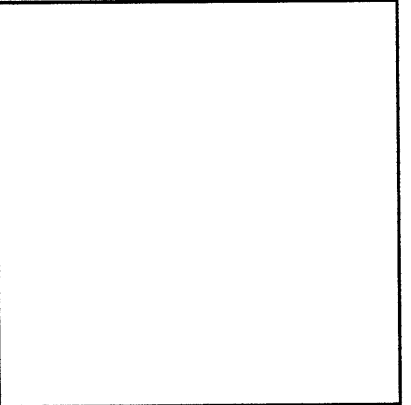
SIGNS & MONUMENT LIGHTING



BUILDING & STRUCTURE ELEVATIONS

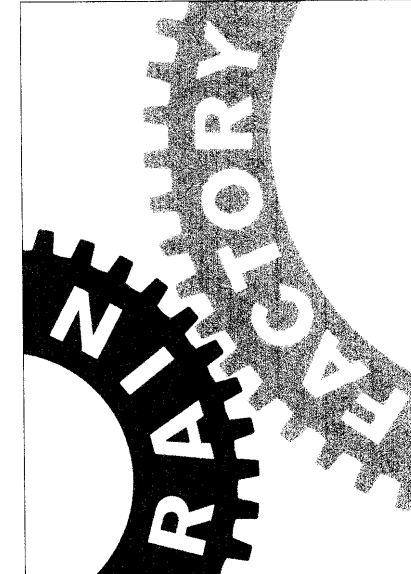


SCALE: 1/8" = 1'-0"



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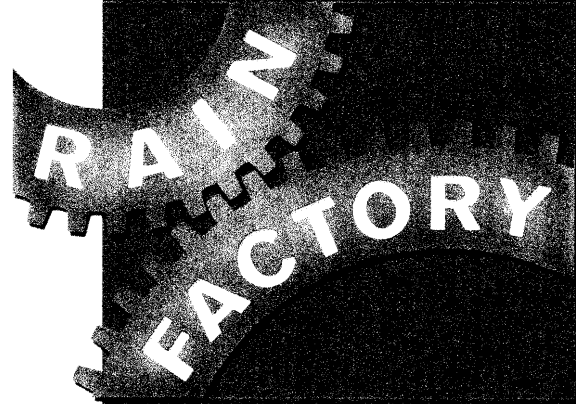


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26 JULY, 2005

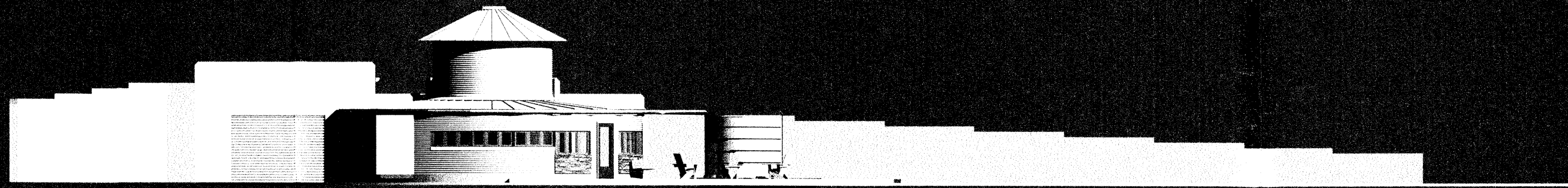
REVISIONS:

SHEET

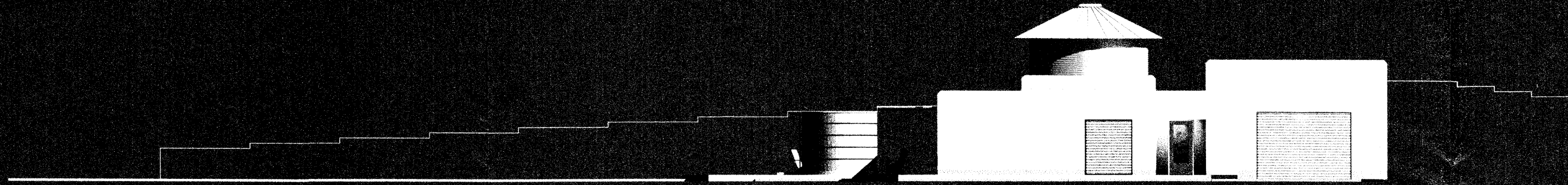
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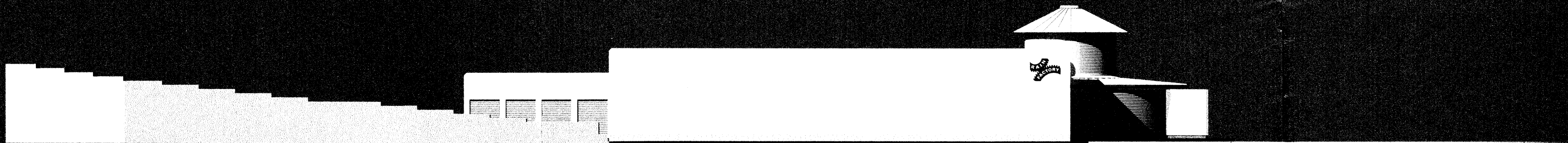
MATERIALS & COLORS



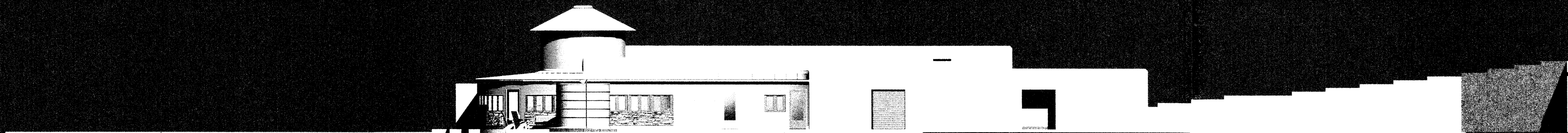
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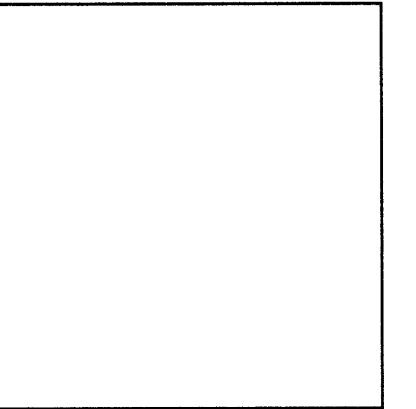
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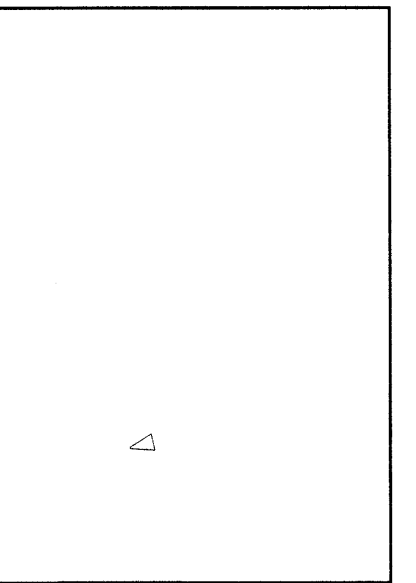
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1,770 s.f. (37.3%)	La Habra Santa Barbara Finish stucco: <i>Trabuco</i> X-278 (Base 200)
1,095 s.f. (23.3%)	La Habra Santa Barbara Finish stucco: <i>Clay</i> X-830 (Base 200)
498 s.f. (10.5%)	Windows & Doors
452 s.f. (9.5%)	Siding: 1 x 3 Corrugated Steel, bright galvanized
352 s.f. (7.4%)	La Habra Santa Barbara Finish stucco: <i>Mesa Verde</i> X-215 (Base 100)
306 s.f. (6.5%)	Cistern: 1 x 3 Corrugated Steel, bright galvanized
182 s.f. (3.8%)	American Fiber Cement <i>SlateScape Xtreme</i> : 33 Ochre
82 s.f. (1.7%)	Owens Corning Cultured Stone: <i>Autumn Pro-Fit Ledgestone</i> PF-8015

Window & Door Finishes		
Occupied space		
Auto related space		
Mechanical space		



RAIN FACTORY™
4821 CULTURE DRIVE NE
ALBUQUERQUE, NEW MEXICO

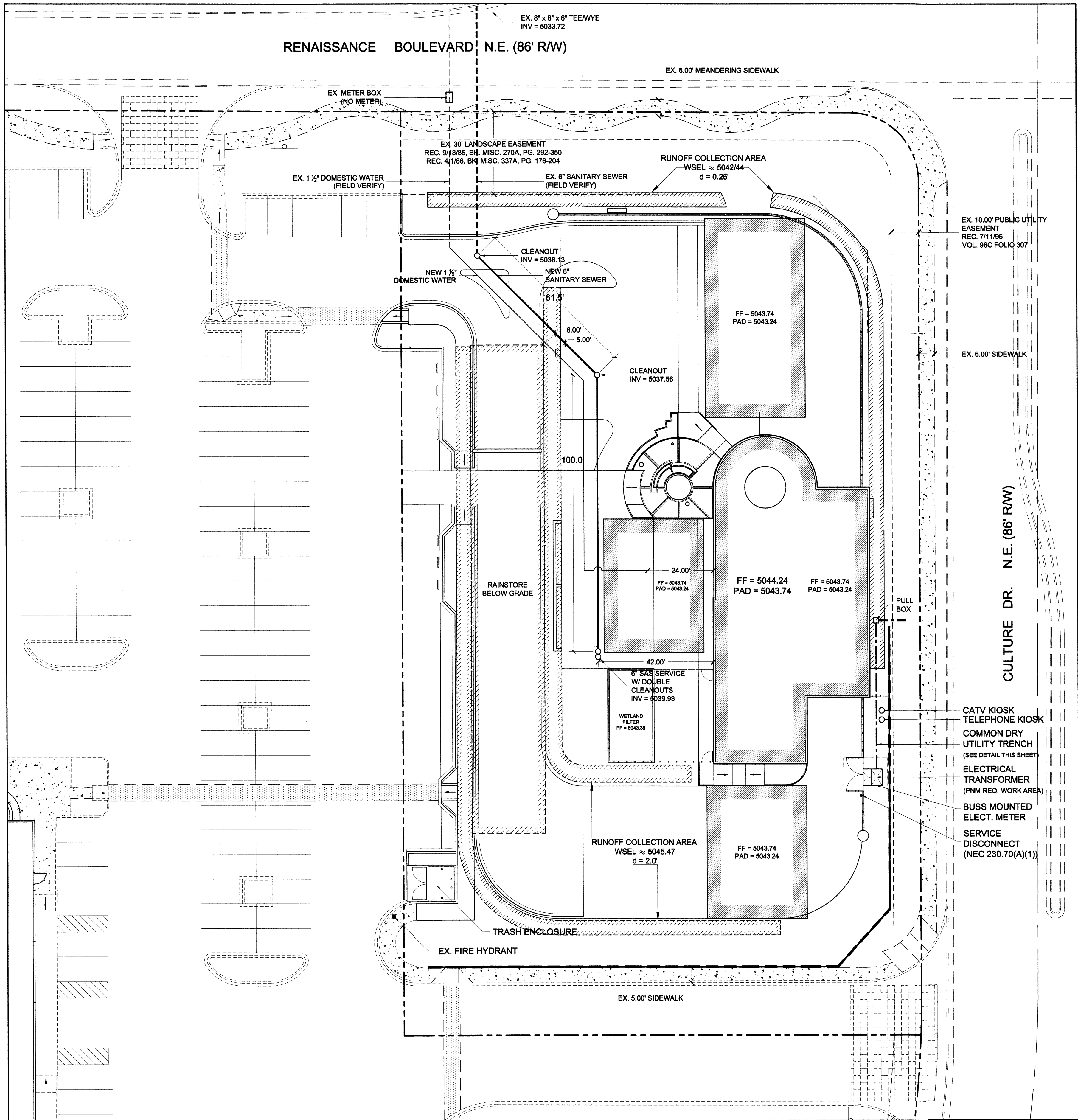


DATE:
26 JULY, 2005

REVISIONS:

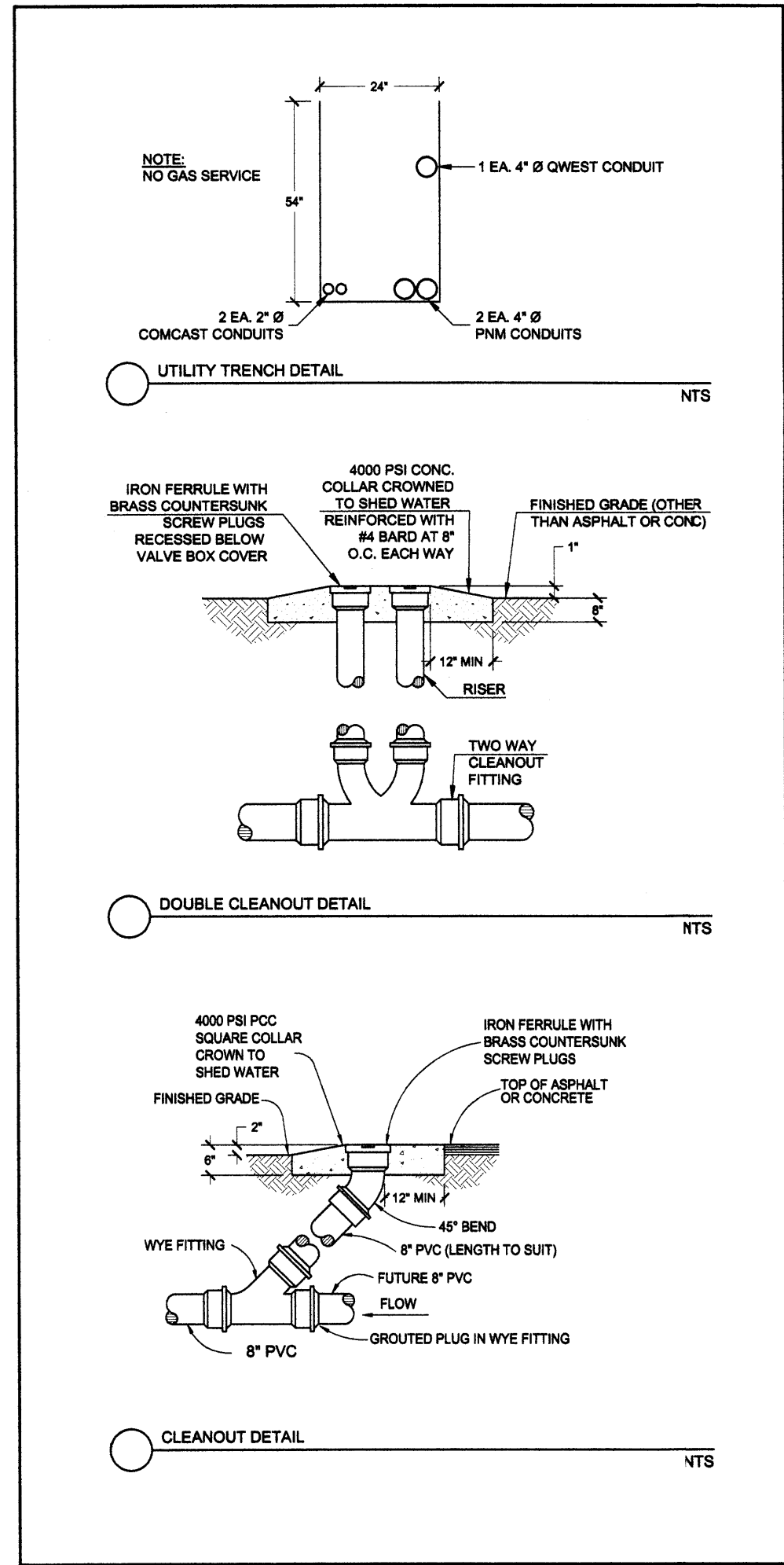
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4.1



GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR ALL WATERLINE RISER LOCATIONS.
3. CLEAN-OUTS ARE TO BE BUILT PER IPC 2003 CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2320.
5. ALL PIPE MATERIAL TO BE PER IPC 2003.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.



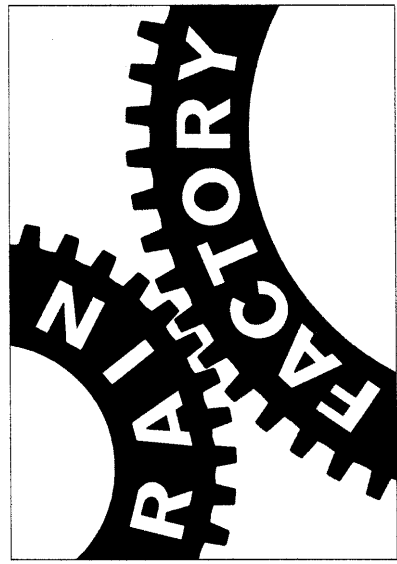
LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK/GRAVELPAVE
- EXISTING RETAINING WALL
- ROOF AREA
- RETENTION STRUCTURE
- BIOSWALE/RUNOFF COLLECTION
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED COMMON DRY UTIL. TRENCH
- EXISTING FIRE HYDRANT

CONCEPTUAL UTILITY PLAN



RAIN FACTORY™
4821 CULTURE DRIVE NE
ALBUQUERQUE, NEW MEXICO



DATE:
26 JULY, 2005

REVISIONS:

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5

WRIGHT AND HAMMER
ARCHITECTS
1735 ALISO DRIVE, N.E.
ALBUQUERQUE, N.M.
87110 505-266-6764

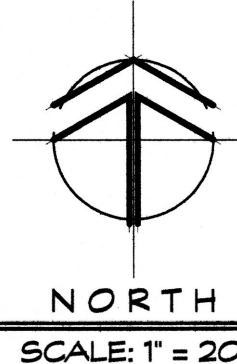
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LINE TABLE		
LINE	LENGTH	BEARING
L1	163.89	S89°49'25"
L2	295.83	S00°00'00"

SITE DATA -- ZONING: SU-1 FOR IP USES -- PARKING CALCULATED @ 1 SPACE PER 200 SF OF NET LEASABLE SPACE											
TRACT	FLOOR AREA RATIO	BLDG. TYPE	BLDG. AREA (SF)	MAX. HEIGHT (FEET)	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED	LOT ACRES
4A-2	0.19	CAR WASH	5,525 NET OF CISTERN	36'	28	29	2	2	2	10+	1.446
		SHADE PAVILIONS	6,340	36'	0	0	0	0	0	0	

20 0 10 20 40

1 INCH = 20 FEET



1. COMMON INGRESS/EGRESS, STORM DRAINAGE, AND PEDESTRIAN ACCESS ACROSS TRACTS 4A-1 AND 4A-2 IS GRANTED MOST RECENTLY BY THAT PLAT FILED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 2001, IN BOOK 2001 C-213.
2. ANY CHANGES FROM WHAT IS APPROVED ON THIS SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PROPOSED WILL BE REQUIRED FOR THE TRACT 4A-2 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 MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 4A-1 AND 4A-2 IS GRANTED BY THIS SITE PLAN AND PREVIOUS PLATS WILL BE GRANTED ON THE PLAT.
6. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN.
7. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE MAXIMUM GLARE CUT-OFF ANGLES.
8. 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.
9. LIGHT POLES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT-OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

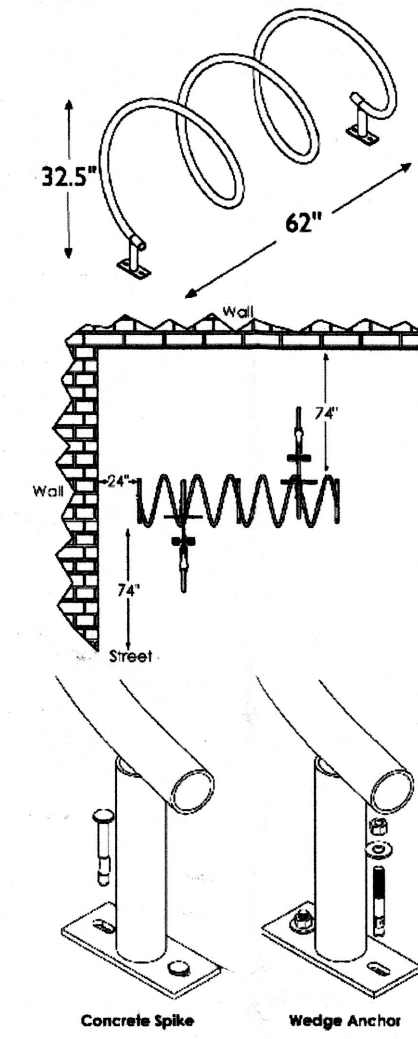
Product Name
Dero Helix Rack As manufactured by Dero Bike Racks

Bikes Parked per Unit: 6

Materials:
1.5" OD 11 Gauge CREW Tube

Finishes:
A hot dipped galvanized finish after fabrication is standard.
Powder coat and stainless steel options are also available.

Installation Method
Flange mount - 4 anchors



Application Number:

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 APPROVAL

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

* Environmental Health, if necessary.

	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPERTY LINE
	EASEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	GRAVELPAVE
	EXISTING RETAINING WALL
	INTERNAL TRAFFIC LANES
	AUTO TRAFFIC CIRCULATION
	SIDEWALK RAMP PER COA
	DETAIL (DWG. 2441 SIMILAR)
	PARKING SPACES PER AISLE

- 1 SITE PLAN
- 2 LANDSCAPE PLAN
- 3 PRELIMINARY GRADING & DRAINAGE
- 3.1 PRELIMINARY GRADING & DRAINAGE
- 4 BUILDING & STRUCTURE ELEVATIONS
- 4.1 BUILDING & STRUCTURE ELEVATIONS
- 5 CONCEPTUAL UTILITY PLAN

TIME & MOTION			
ACTIVITY/STATION	#	AUTO	
QUEUE LANES	2		
VACUUM LANES	4		
QUEUE LANES CAPACITY			17
VACUUM LANES CAPACITY			8
AUTOS @ VACUUM	4		
TOTAL AUTOS IN QUEUE			29
CONVEYOR SPEED	PER HR.		90
(MAX. CONVEYOR SPEED	PER HR.		120)
ORDER TAKEN PER AUTO	1.5 MIN.		
VACUUM TIME PER AUTO @ 90/HR.	2.67 MIN.		
(VACUUM TIME/AUTO: INDUSTRY	1.28 MIN.)		
TIME ON CONVEYOR	.67 MIN.		
DRYING BAYS	12		
DRYING TIME PER AUTO @ 90HR.	8 MIN.		
(DRYING TIME/AUTO: INDUSTRY	4.34 MIN.)		
PORTING TIME PER AUTO	1.33 MIN.		
RETURN TO CUSTOMER	2 MIN.		
TOTAL TIME PER AUTO	16.17 MIN.		
ELAPSED TIME: NORMAL STAFFING	12.94 MIN.		
EFFICIENCY: 12 DRY BAYS	PER HR.		55.64
ELAPSED TIME: 125% STAFFING	10.35 MIN.		
EFFICIENCY: 12 DRY BAYS	PER HR.		69.57
AUTOS @ 100% STAFFING: 8 HRS.	PER DAY		445
AUTOS @ 125% STAFFING: 8 HRS.	PER DAY		557

TRAFFIC CAPTURE			
DAILY TRAFFIC COUNT	%	AUTO	
40,000	0.72		288
50,000	0.72		360
40,000	0.90		360
50,000	0.90		450
CAPTURE RATE INDUSTRY AVG. WESTERN US:			0.69 %

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11 AUGUST, 2005

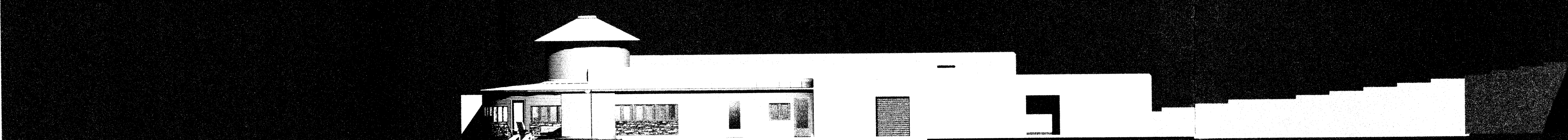
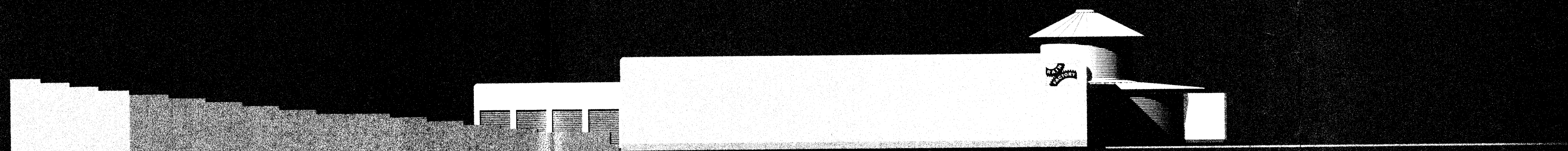
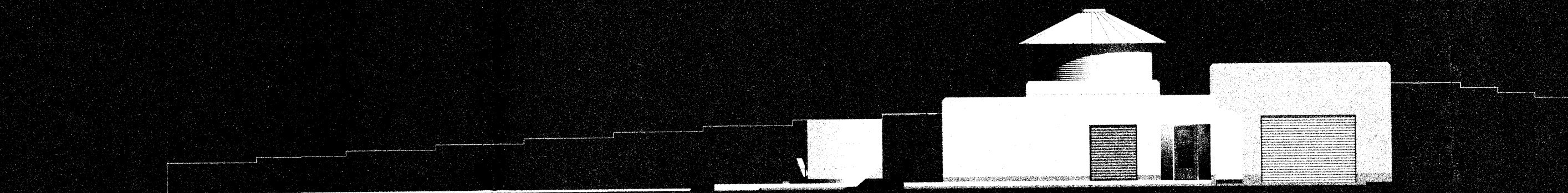
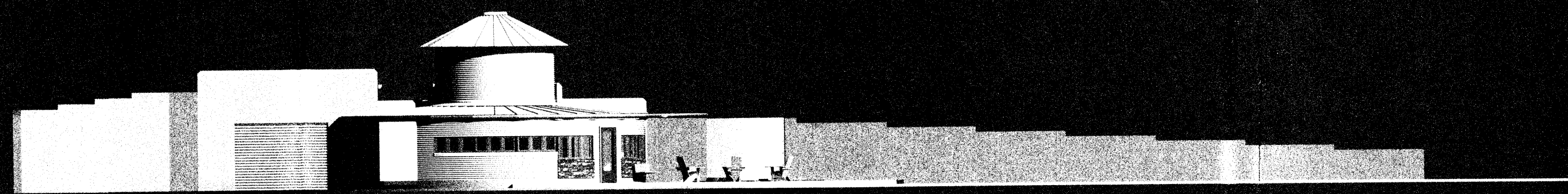
PRELIMINARY PLAT
APPROVED BY DR
ON _____ SHE

1

SITE PLAN FOR BUILDING PERMIT

RAIN
FACTORY

MATERIALS & COLORS



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Window & Door Finishes (All Windows & Doors Metal Clad)	Occupied space
	Auto related space
	Mechanical space
Roof Materials	
Parapet Roofs	Firestone Ultraply TPO Membrane Standard White (or equal)
Lounge & Cistern	24 Ga. Bright Galv. Standing Rib
Shade Pavilions	Enduro Tuff Span series FR 300 Corrugated: 15% light transmission

BUILDING & STRUCTURE ELEVATIONS

NTS

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4.1

WRIGHT AND HAMMER
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ALBUQUERQUE, N.M.
87110 505-266-6784