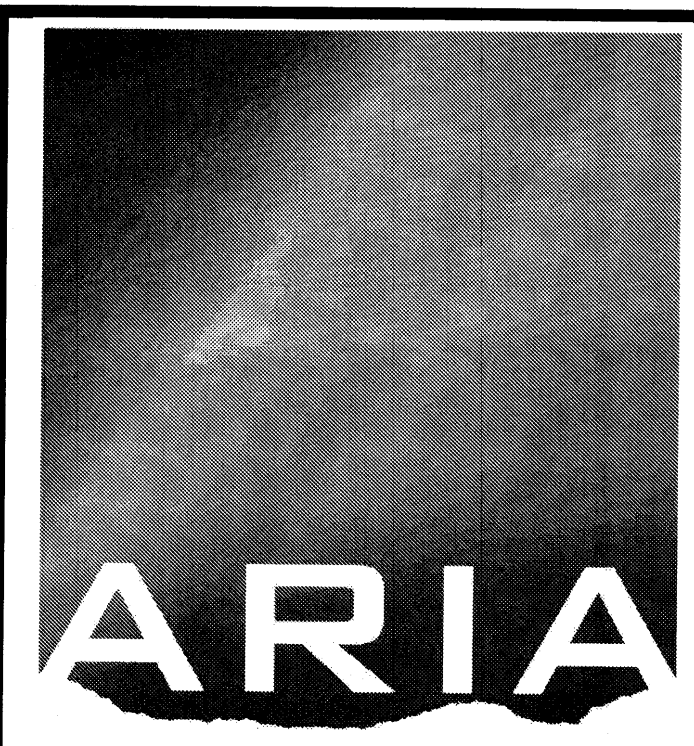


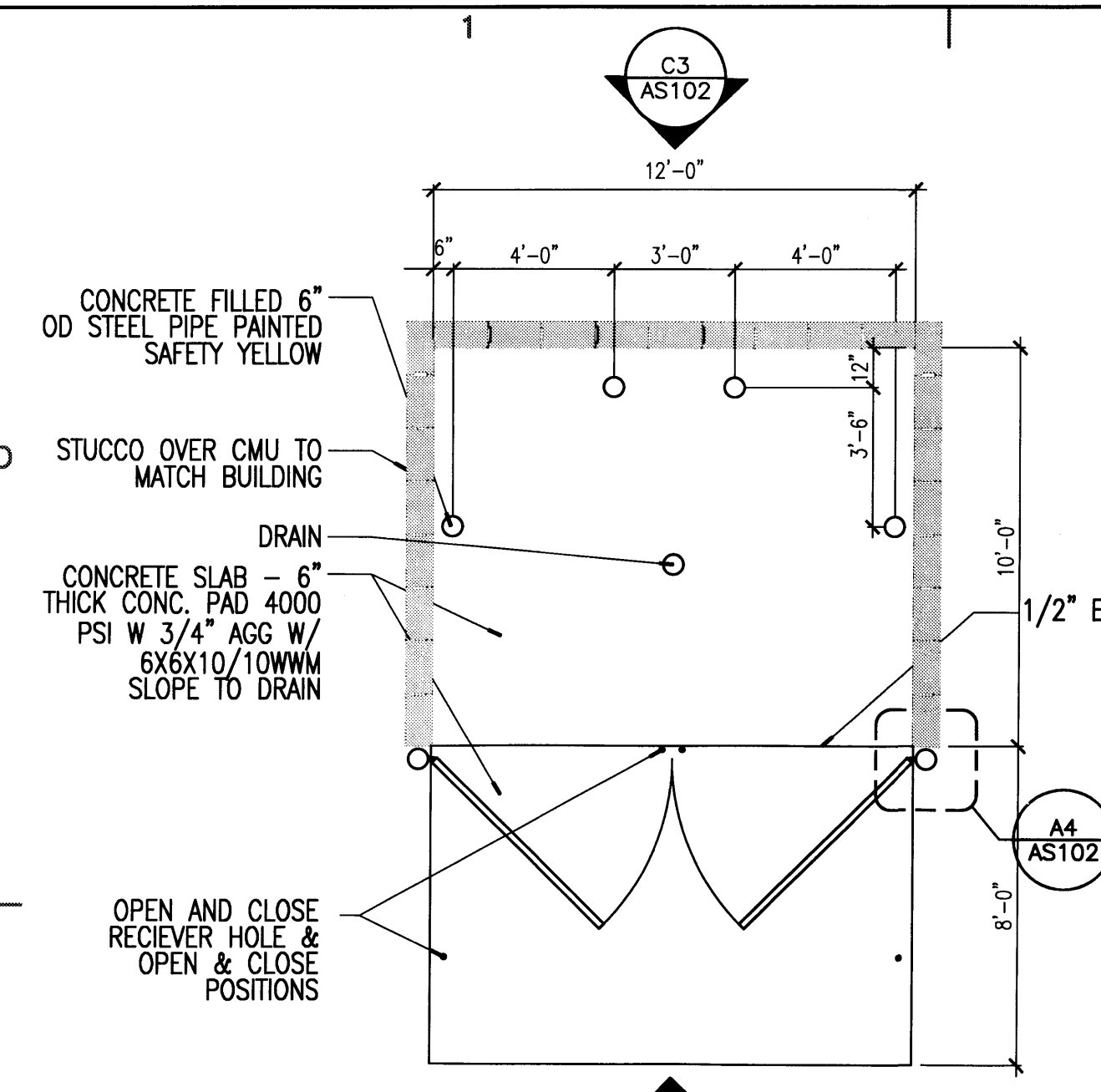
GENERAL NOTES

- 1.) ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- 2.) ALL EXTERIOR LIGHTING SHALL BE FULL CUT OFF AND EQUIPPED WITH AUTOMATIC TIMING DEVICES. LIGHTING SHALL MEET ALL LA CUEVA SECTOR DEVELOPMENT PLAN REQUIREMENTS.

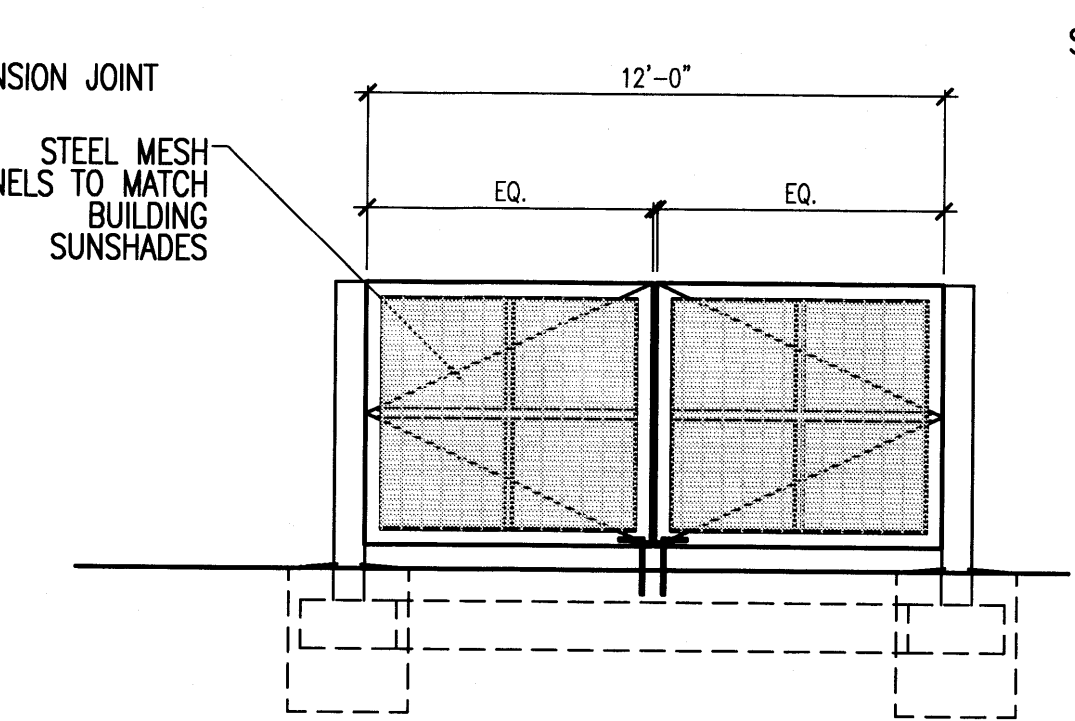


ARCHITECTURE
 3503 Central Avenue NE, Suite D
 Albuquerque, NM 87106
 505.506.2314 505.573.5583
 www.AriaArchitecture.com

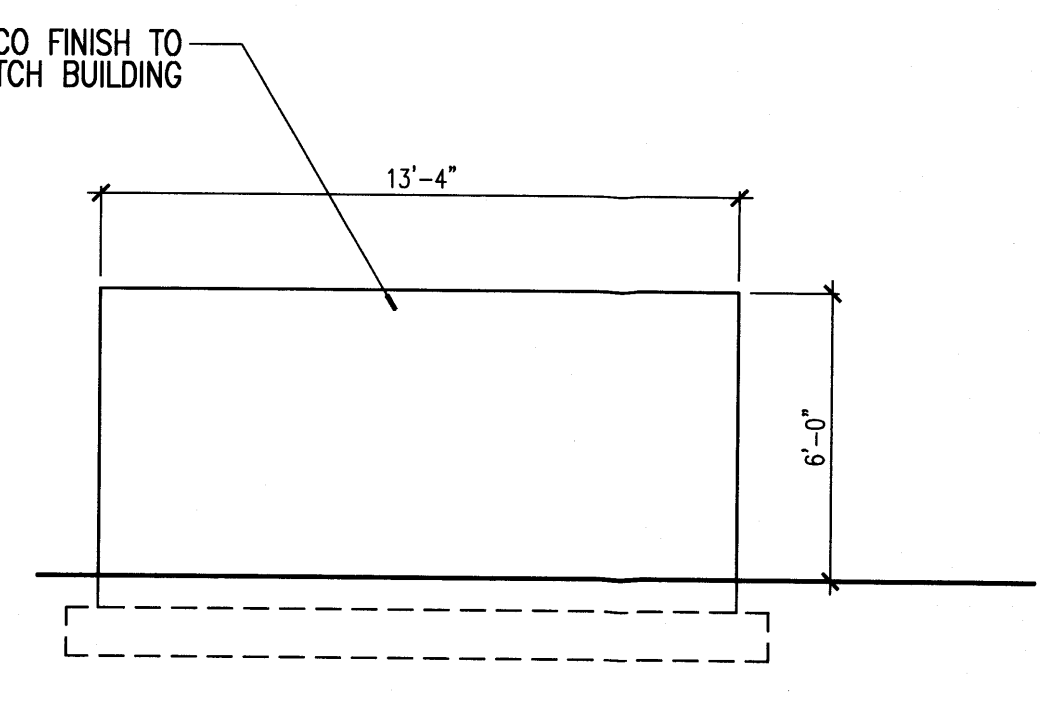
PEAK MOTION
 7424 HOLLY AVE NE
 ALBUQUERQUE, NM



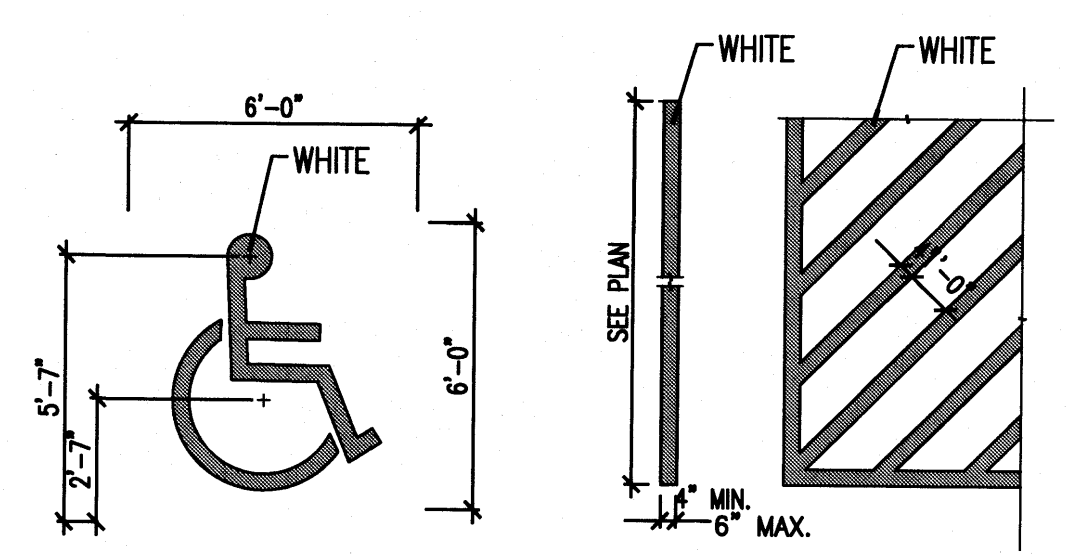
C1 DUMPSTER ENCLOSURE
 SCALE: 1/4" = 1'-0"



C2 DUMPSTER ENCLOSURE
 SCALE: 1/4" = 1'-0"

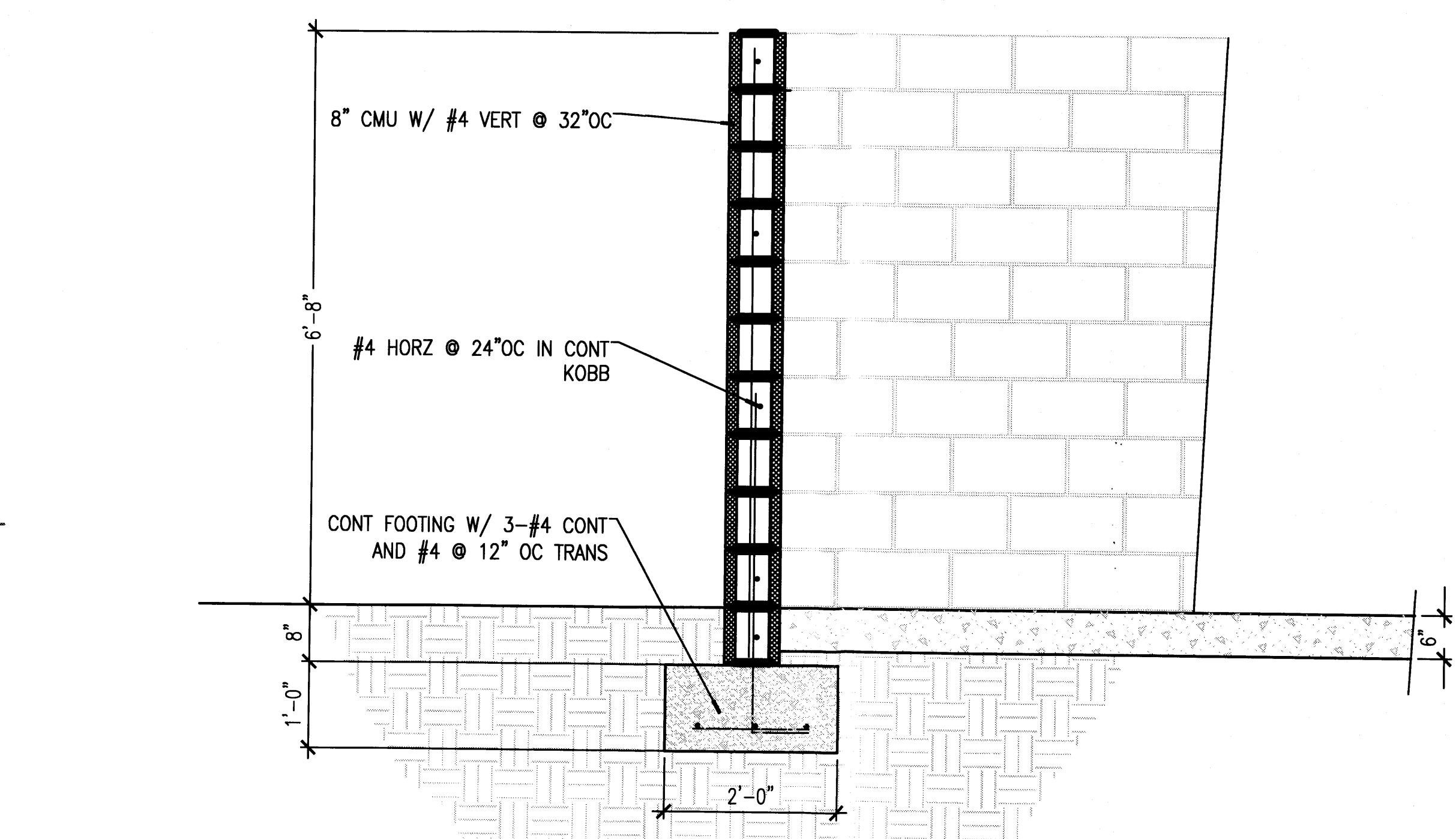


C3 DUMPSTER ENCLOSURE
 SCALE: 1/4" = 1'-0"

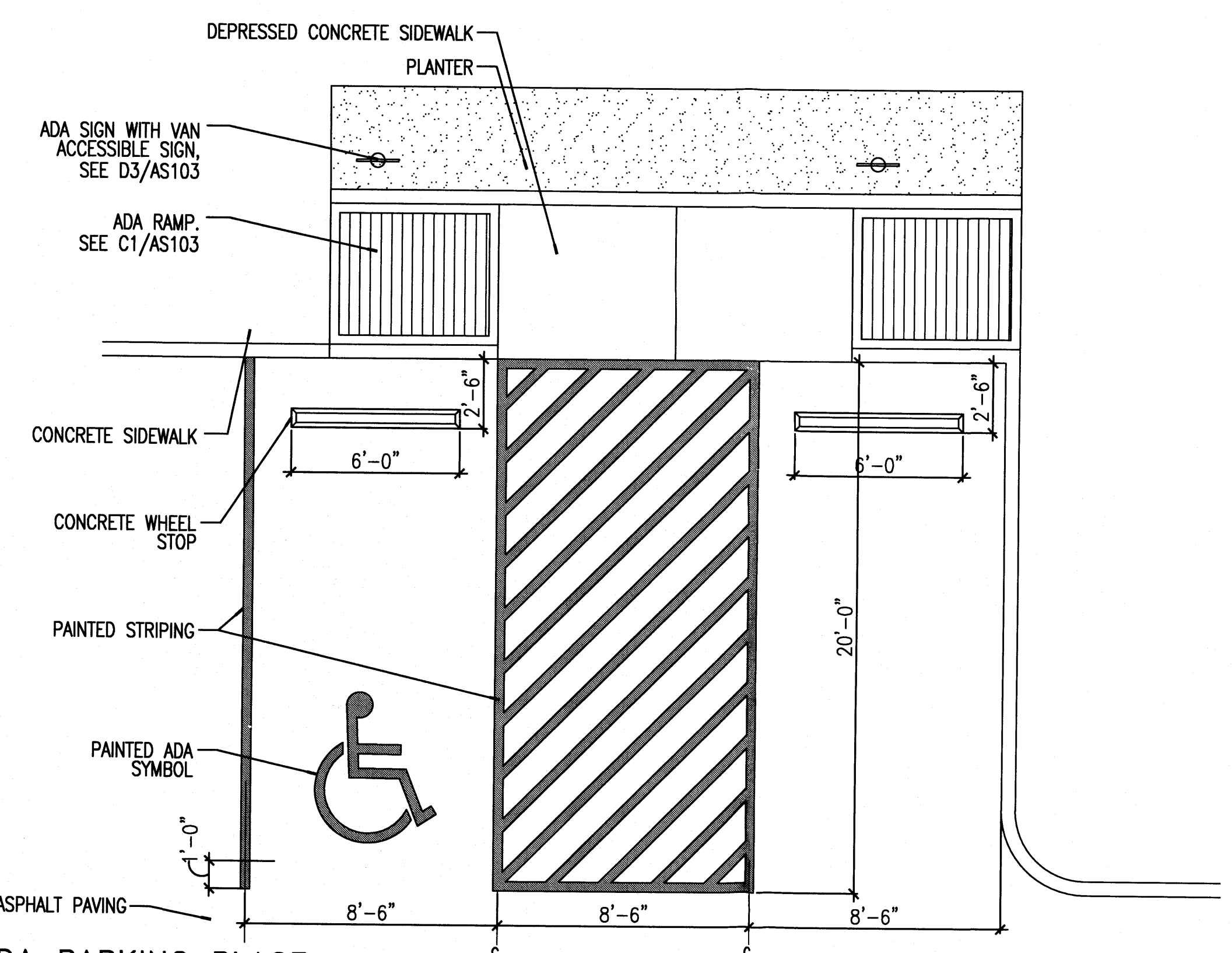


NOTE:
 USE NON-REFLECTIVE WHITE PAINT ON ASPHALT PAVEMENT. USE YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.

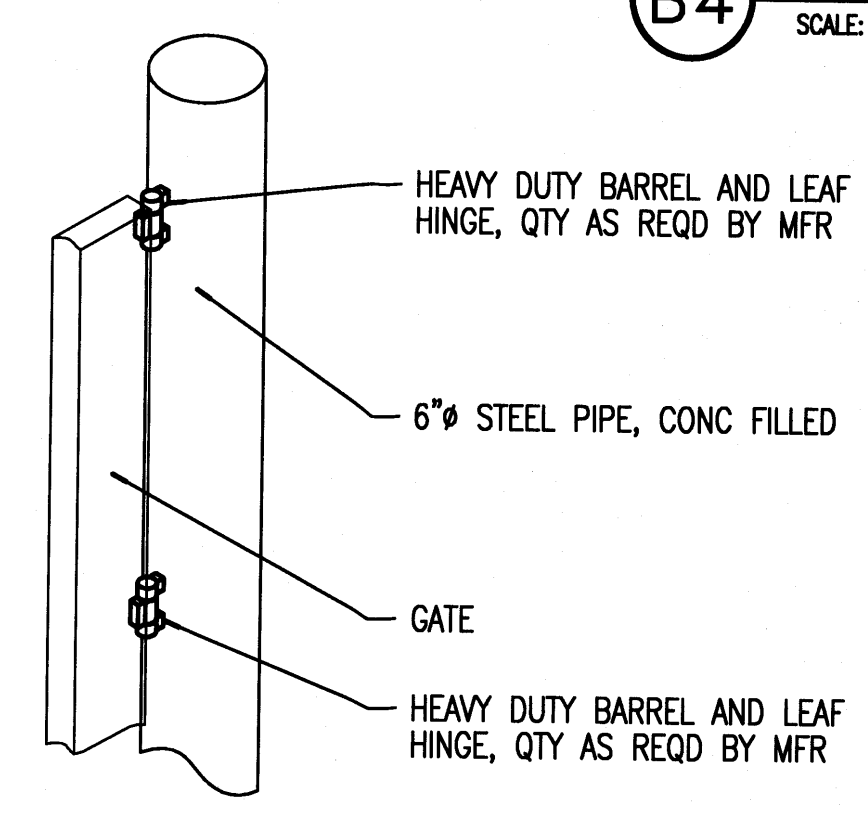
C4 PAVEMENT STRIPING
 SCALE: 1/4" = 1'-0"



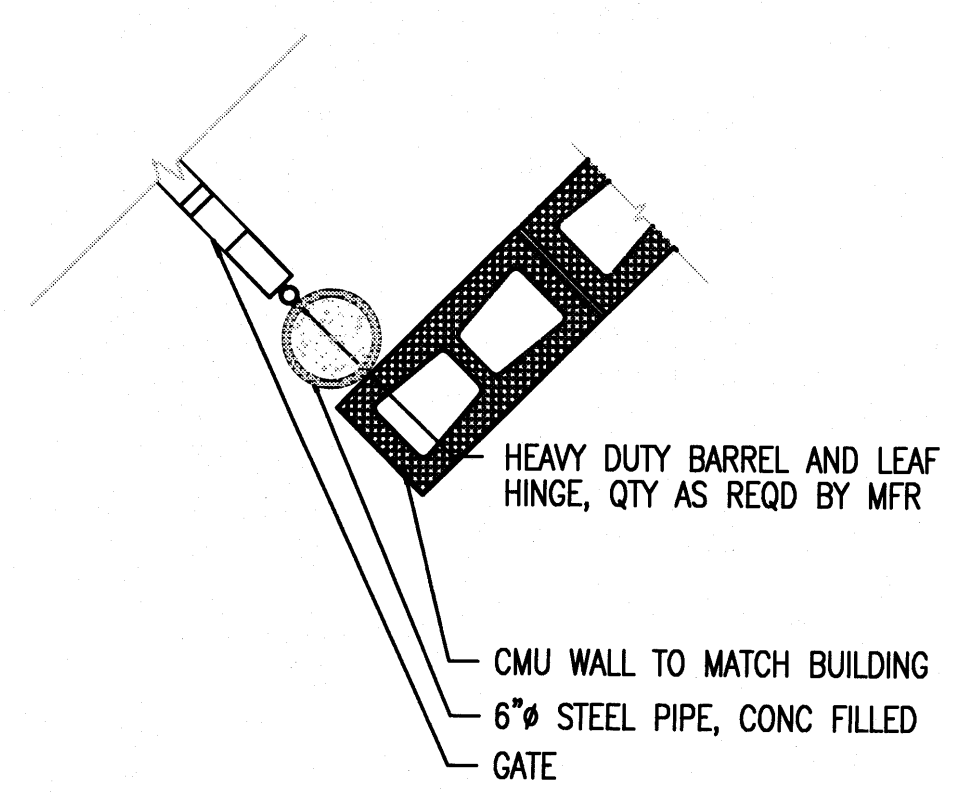
A1 REFUSE ENCLOSURE WALL SECTION
 3/4" = 1'-0"



B4 ADA PARKING PLACE
 SCALE: 1/4" = 1'-0"



A3 HINGE DETAIL
 1" = 1'-0"

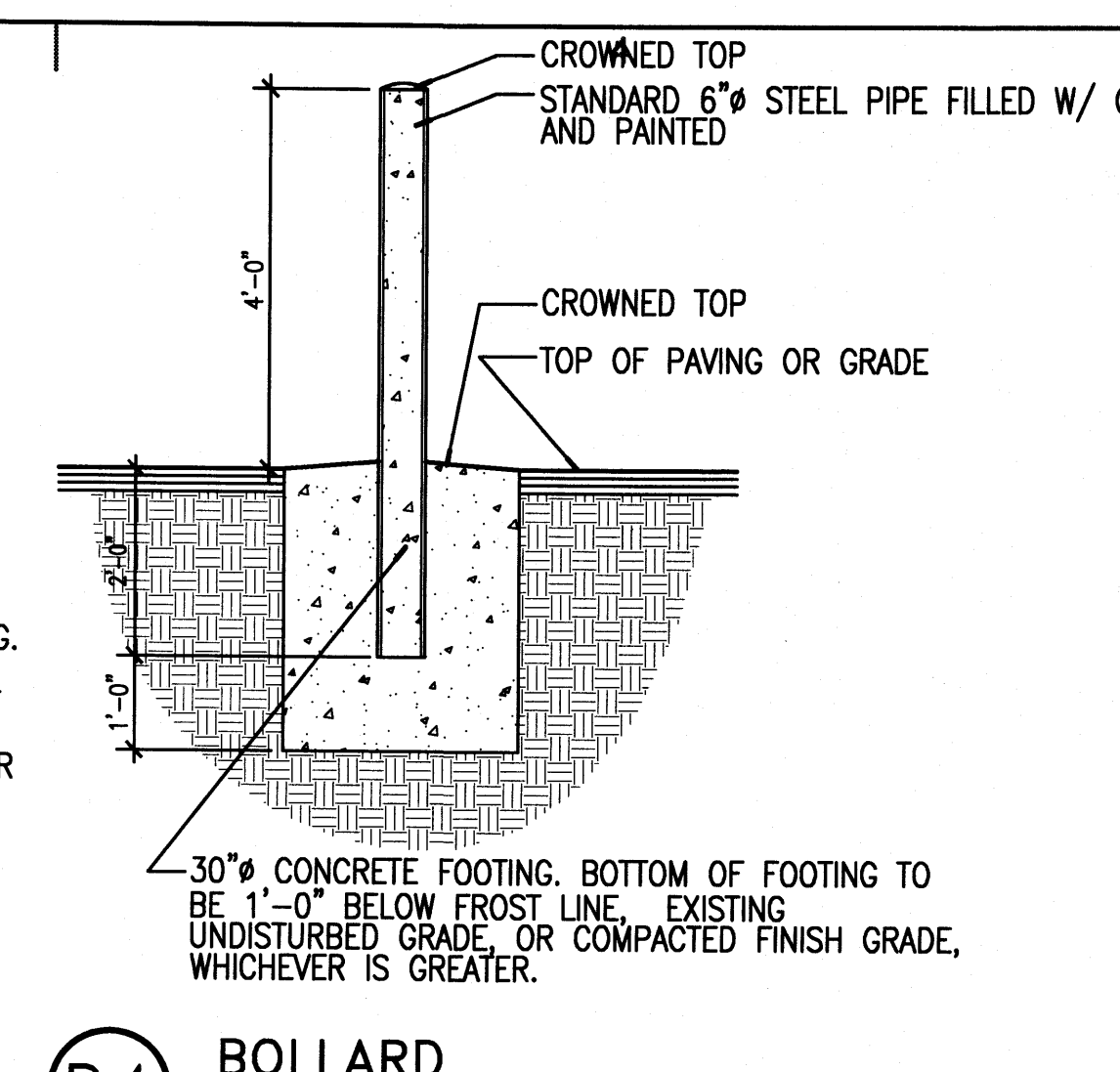
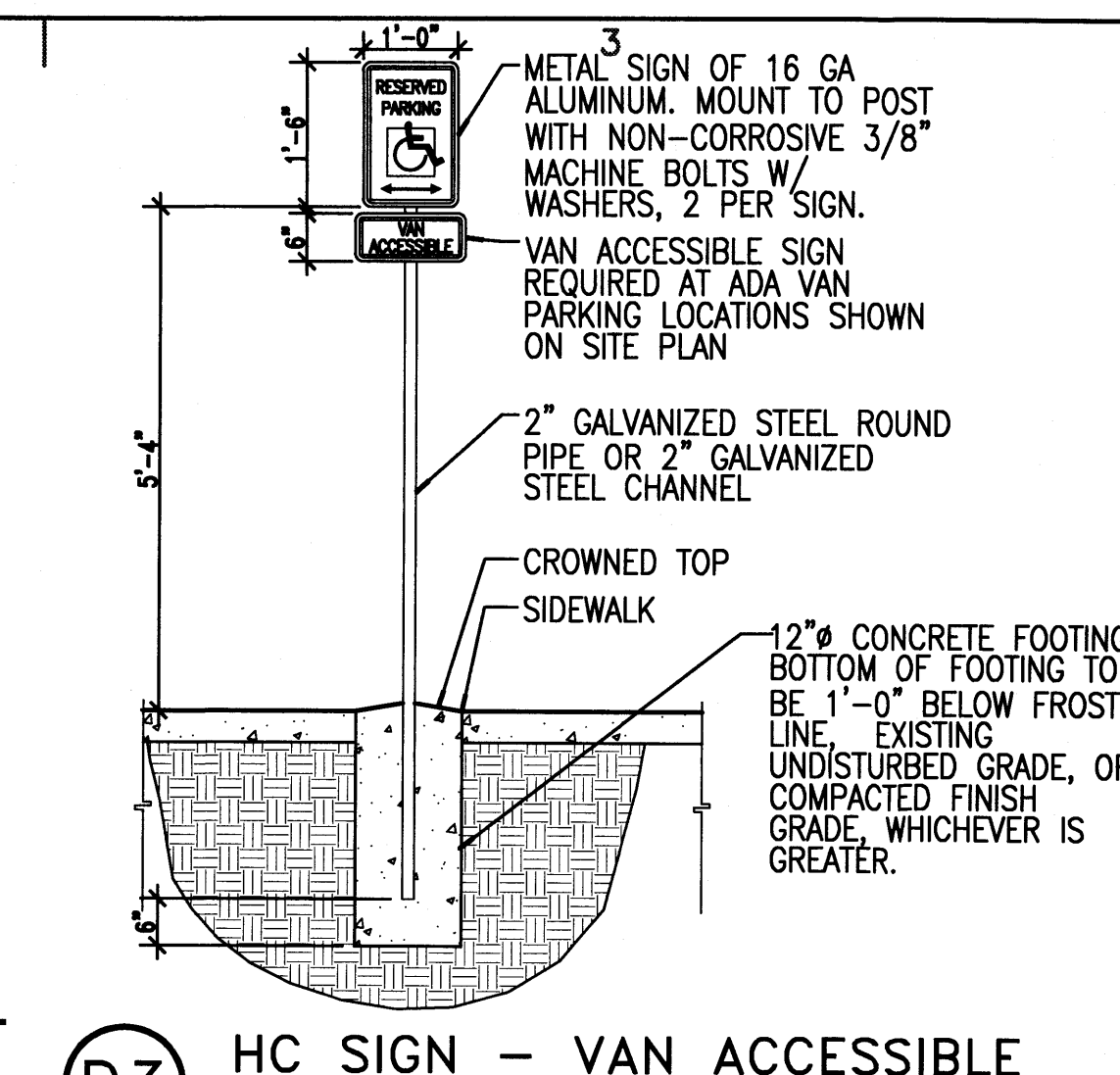
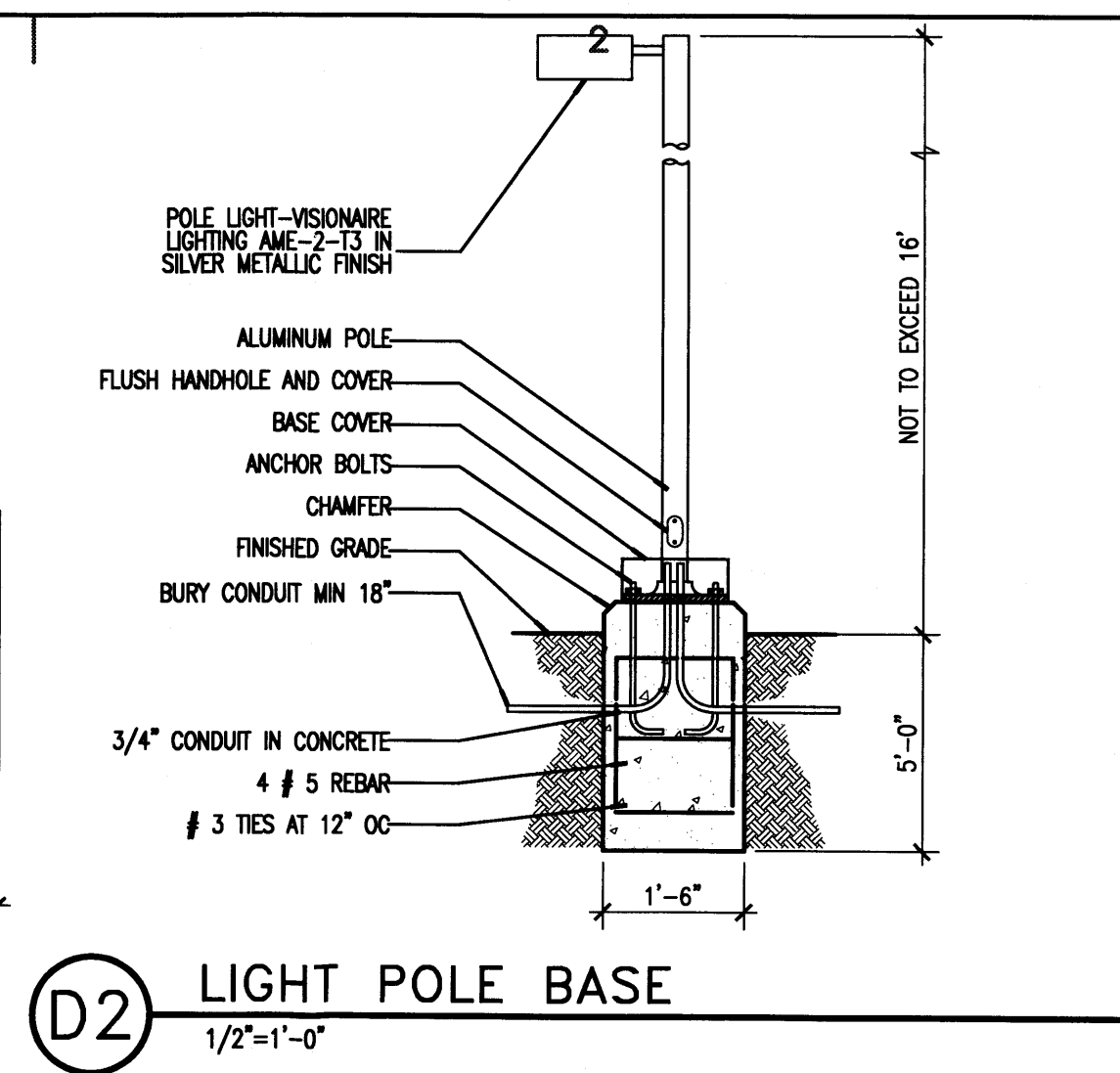
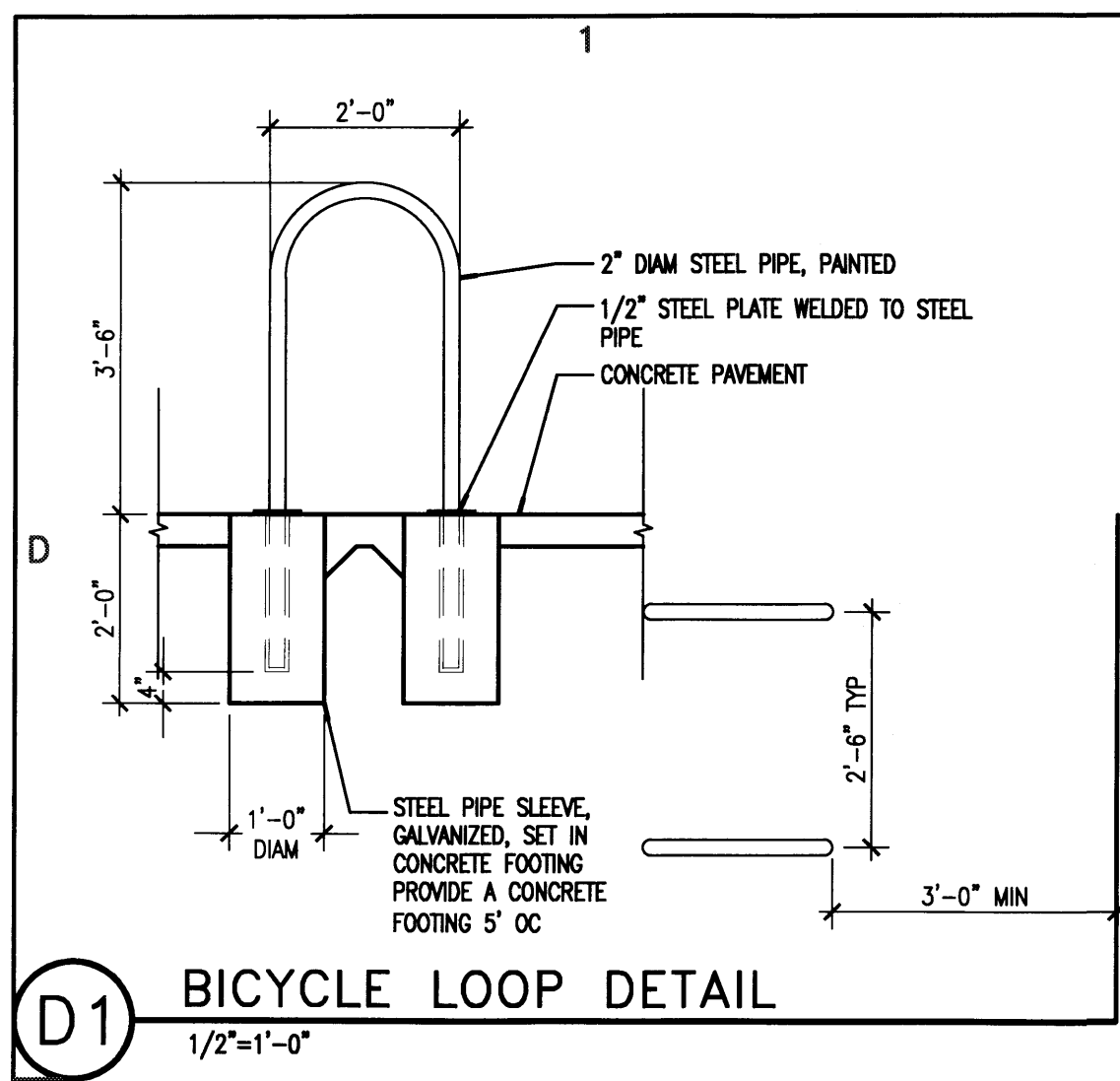


A4 HINGE DETAIL
 1" = 1'-0"

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	DRB	
PROJECT NO	1209	
CAD DWG FILE	1209-AS102.DWG	
DRAWN BY	DGP	
CHECKED BY	DGP	
DATE	9/21/12	

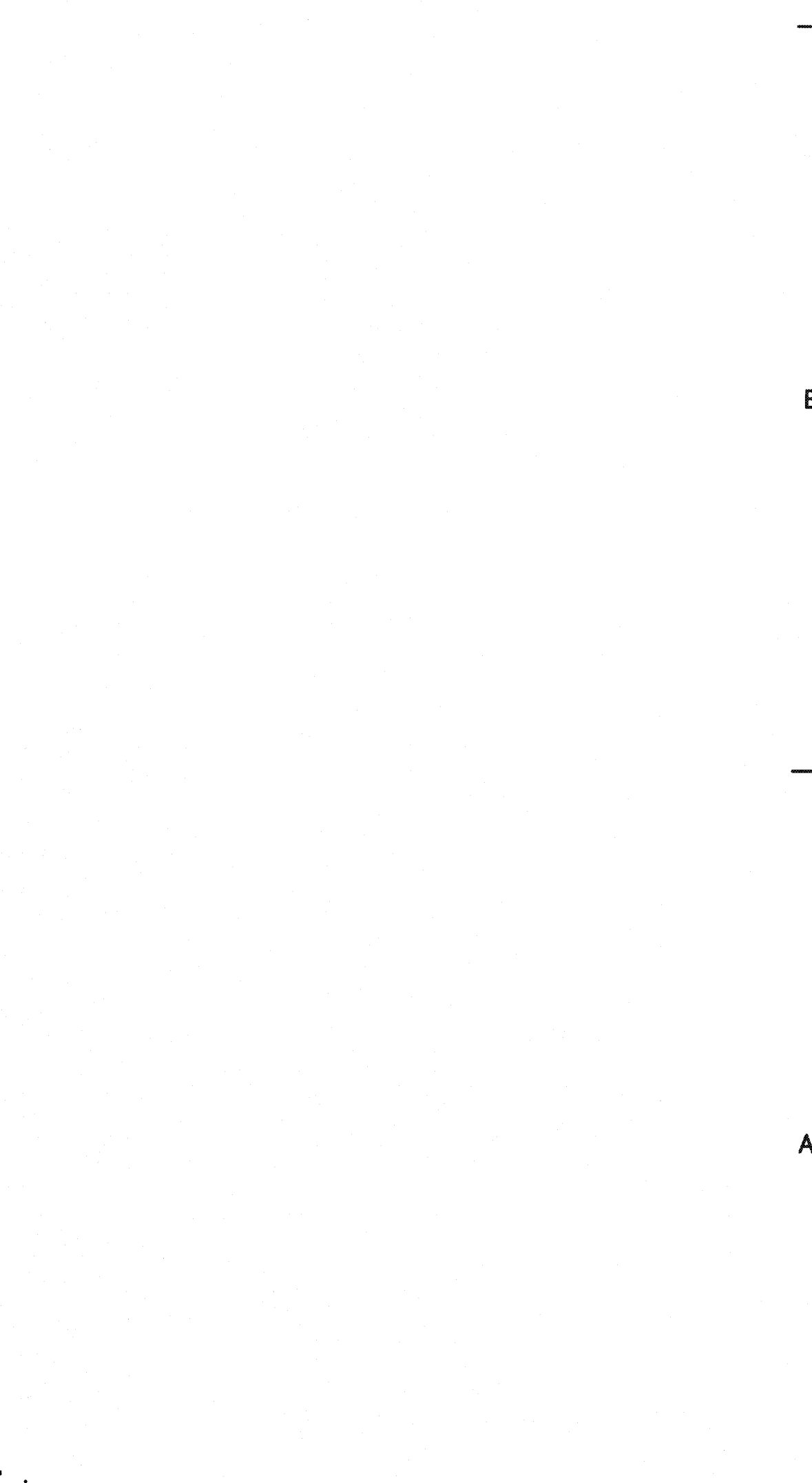
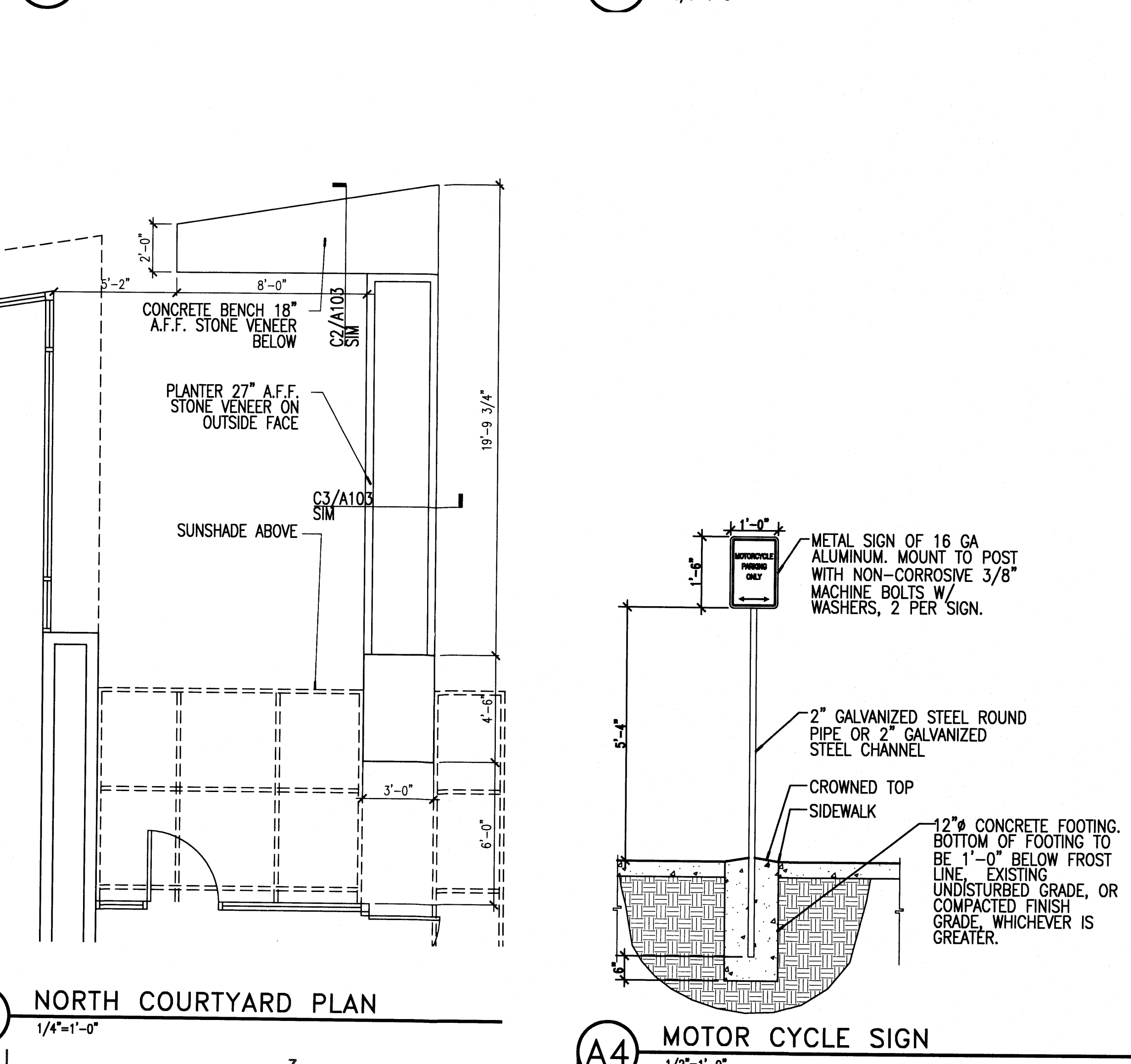
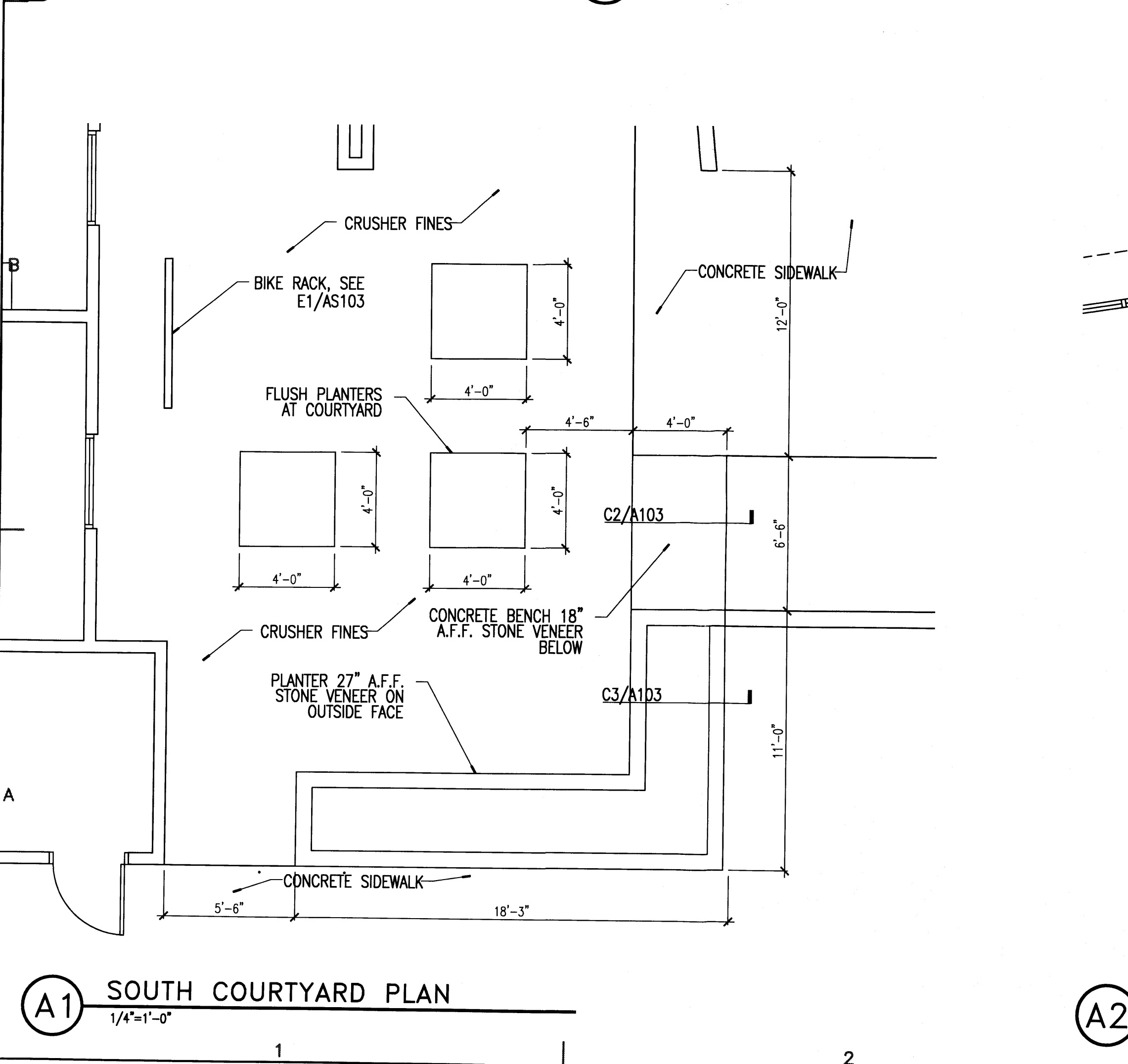
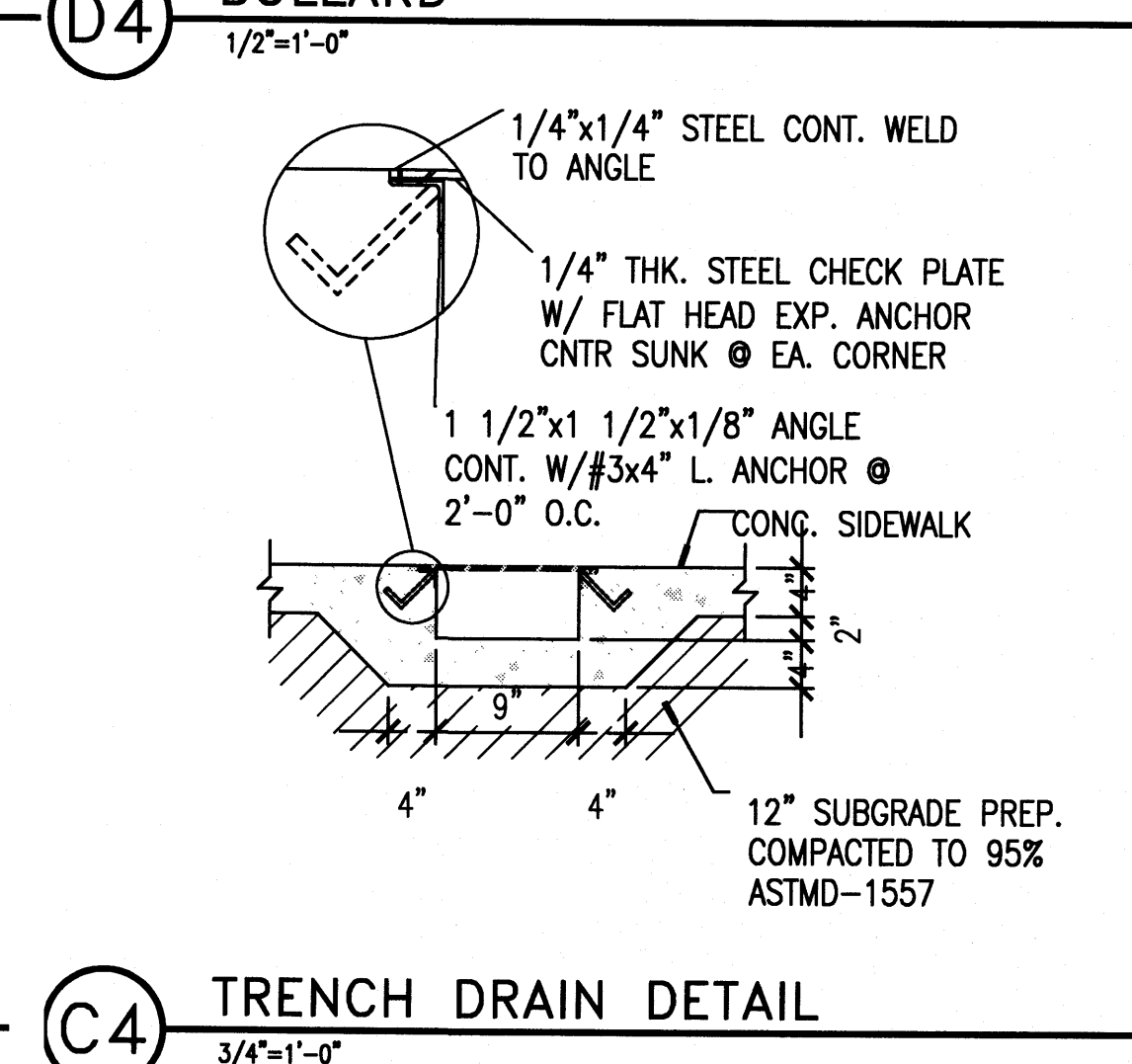
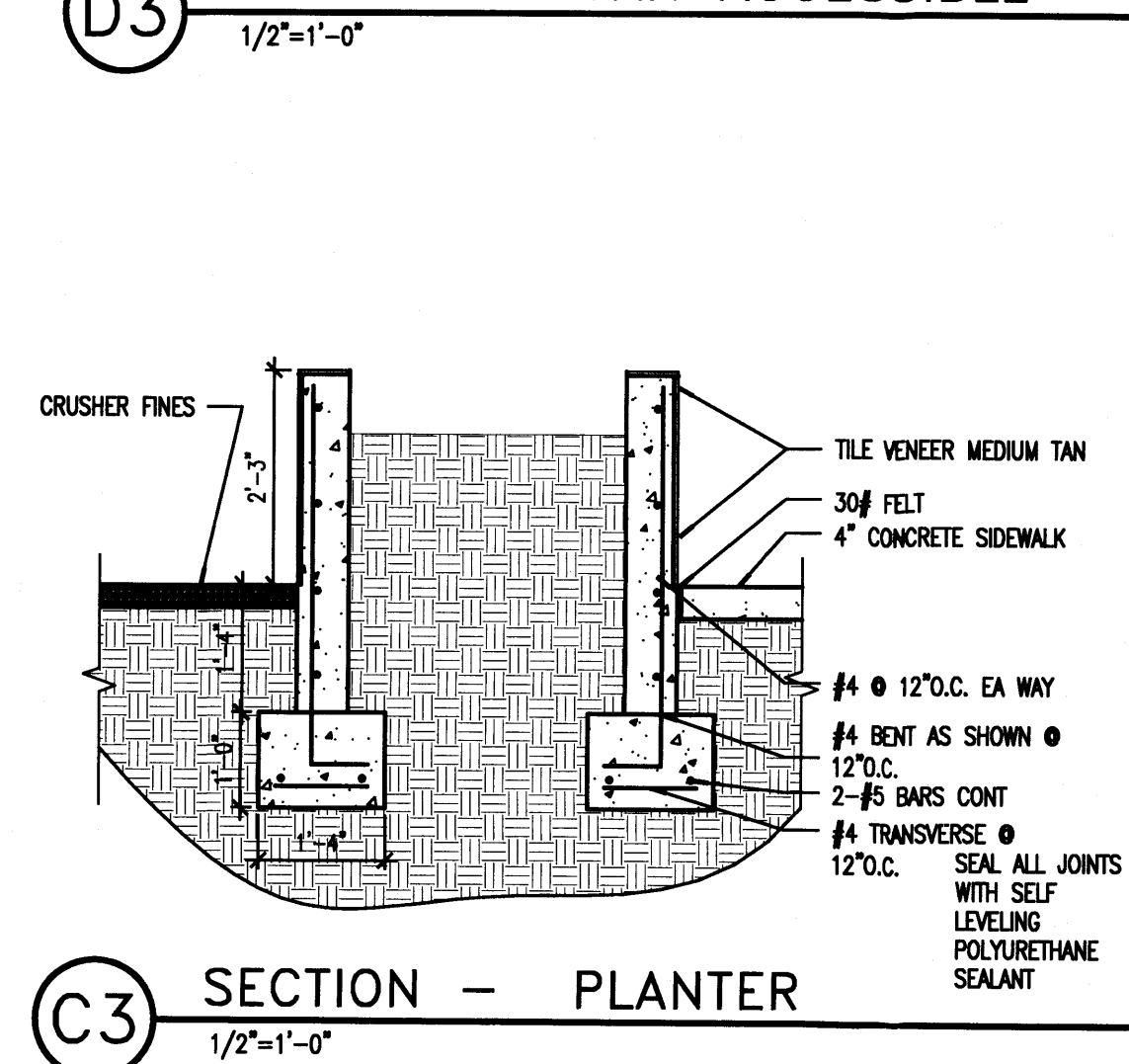
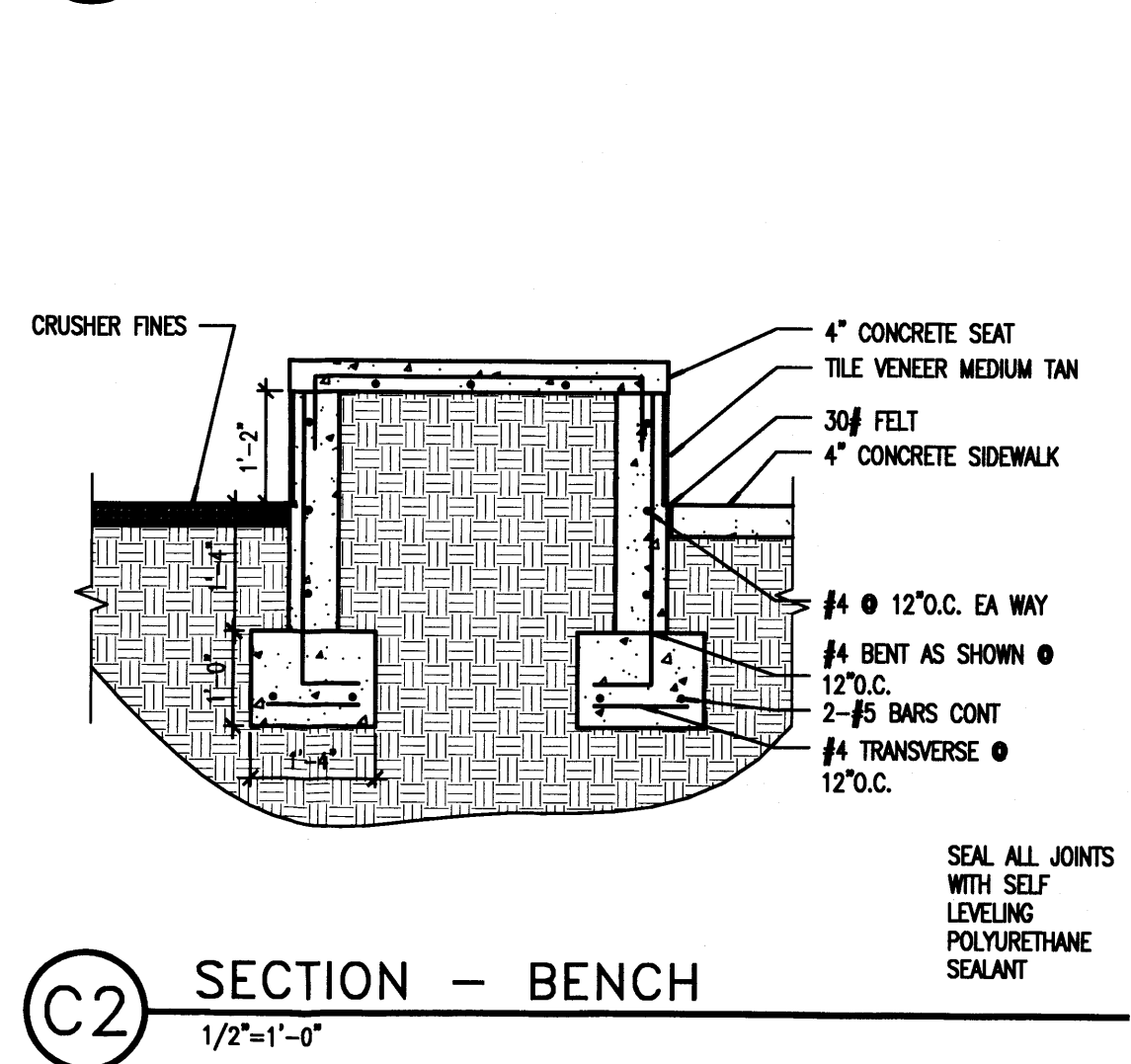
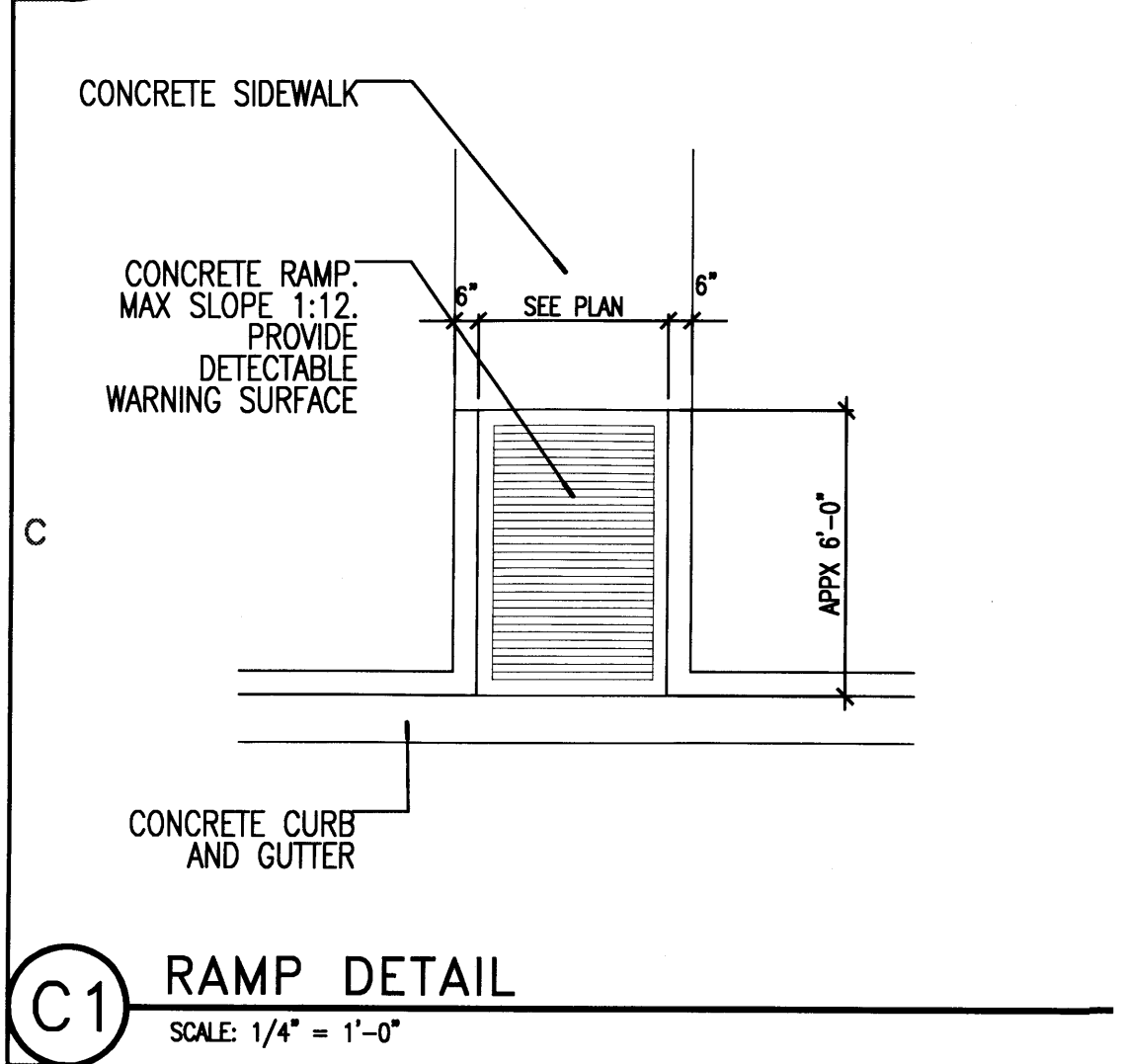
A SITE DETAILS

AS102



GENERAL NOTES

- 1.) ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- 2.) ALL EXTERIOR LIGHTING SHALL BE FULL CUT OFF AND EQUIPPED WITH AUTOMATIC TIMING DEVICES. LIGHTING SHALL MEET ALL LA CUEVA SECTOR DEVELOPMENT PLAN REQUIREMENTS.



ARIA

ARCHITECTURE

3503 Central Avenue NE, Suite D
Albuquerque, NM 87106
505.506.2314 505.573.5583
www.AriaArchitecture.com

PEAK MOTION

7424 HOLLY AVE NE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	DRB	
PROJECT NO	1209	
CAD DWG FILE	1209-AS102.DWG	
DRAWN BY	DGP	
CHECKED BY	DGP	
DATE	9/21/12	

SITE DETAILS

AS103

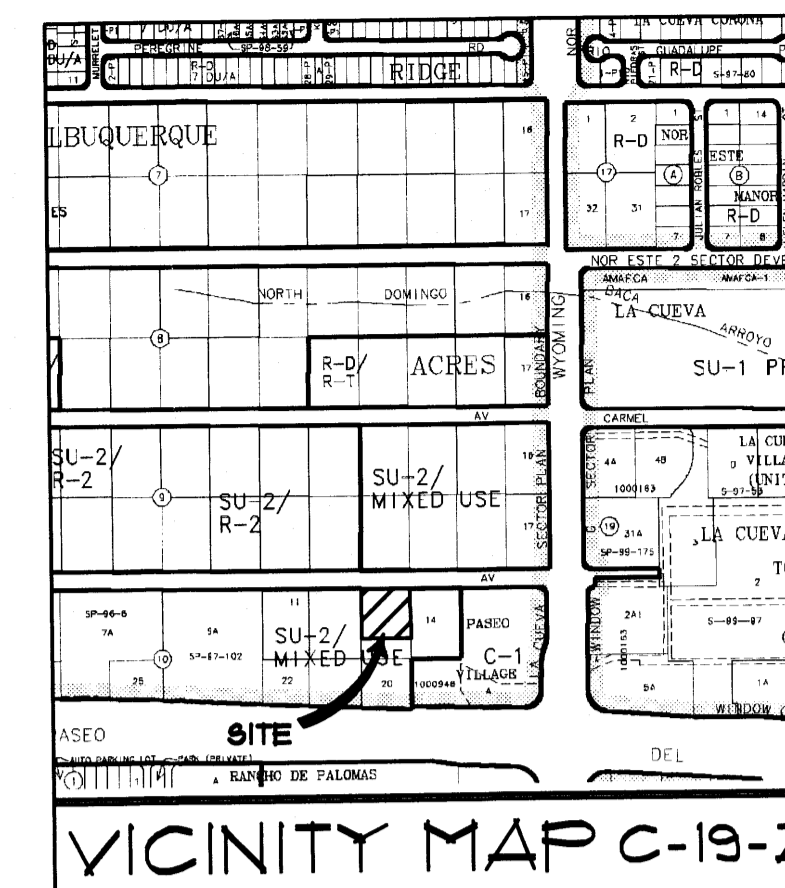
HOLLY AVENUE N.E.

LEGAL DESCRIPTION

LOT 20-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5276.235



ARIA

ARCHITECTURE

3503 Central Avenue NE, Suite D
Albuquerque, NM 87106
505.506.2314 505.573.5583
www.AriaArchitecture.com

KEYED NOTES

- 1 EXISTING ASPHALT PAVING TO REMAIN
- 2 NEW AC PAVING
- 3 NEW CONCRETE CURB AND GUTTER
- 4 NEW CONCRETE WALK
- 5 NEW 12" WIDE CONCRETE DRAINAGE TRENCH
- 6 SIDEWALK CULVERT PER C.O.A. STD. DRAWING 92236
- 7 SPLASH BLOCK

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5375----- EXISTING CONTOUR
- TB----- NEW CONTOUR
- X FL 76.91 EXISTING SPOT ELEVATION
- 1500 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- TU TOP OF WALL
- BU BOTTOM OF WALL
- FL FLOW LINE
- TG TOP OF GRATE
- NEW CONCRETE PAVING
- NEW AC PAVING
- ROOF DRAIN LOCATION
- SWALE

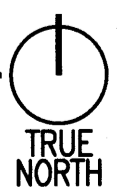
DESIGN NARRATIVE

THIS SITE IS 0.56 ACRES AND IS CURRENTLY UNIMPROVED. THE SITE WILL BE DEVELOPED FOR A RETAIL BUILDING AND PARKING. THE DEVELOPED SITE WILL BE GRADED TO DIRECT RUNOFF TO IMPROVED DOWNSTEAM STORM DRAIN FACILITIES IN HOLLY AVE. RUNOFF WILL BE DIRECTED NORTH AND WILL FLOW TO STREET IMPROVEMENTS IN HOLLY AVE. VIA THE PAVED DRIVE AND VIA A SIDEWALK CULVERT AND CONCRETE RUNDOWN. ROOF DRAINAGE WILL BE COLLECTED AT THE NORTH AND SOUTH SIDE OF THE RETAIL BUILDING VIA SCUPPERS AND DOWNSPOUTS DUMPING ON THE SURFACE PAVING OR SPLASH BLOCKS. NO SIGNIFICANT RUNOFF VOLUME WILL ENTER THIS SITE FROM THE EAST ADJACENT PROPERTY BUT THE NEW PAVING WILL MATCH EXISTING GRADES AT THE SOUTH PROPERTY LINE TO ACCEPT HISTORIC FLOW FROM THE SOUTH OF THE SUBJECT SITE AND CONVEY HISTORIC FLOW TO HOLLY AVE.

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 4 DESIGN STORM: (IN)		1r	6r	24r	4day	10day		
		2.23	2.90	3.65	4.10	5.95		
EXISTING CONDITIONS		F6	Q	Q	V6	V24	V4DAY	V10DAY
LAND TRIMINT	AREA (ACRE)	AREA %	(CF8/AC)	(CF8)	(CF)	(CF)	(CF)	(CF)
A	0.000	0%	0.00	2.20	0.00	0	0	0
B	0.425	75%	1.08	2.92	1.24	1.666	1.666	1.666
C	0.000	0%	1.46	3.73	0.00	0	0	0
D	0.143	25%	2.64	5.25	0.75	1.370	1.160	2.305
TOTALS	0.568	100%		1.99	3.031	3.426	3.971	4.620
PROPOSED CONDITIONS		F6	Q	Q	V6	V24	V4DAY	V10DAY
LAND TRIMINT	AREA (ACRE)	AREA %	(CF8/AC)	(CF8)	(CF)	(CF)	(CF)	(CF)
A	0.000	0%	0.00	2.20	0.00	0	0	0
B	0.105	18%	1.08	2.92	0.31	4.12	4.12	4.12
C	0.000	0%	1.46	3.73	0.00	0	0	0
D	0.463	82%	2.64	5.25	2.43	4.431	5.638	7.462
TOTALS	0.568	100%		2.74	4.843	6.103	7.874	9.575

A1 CONCEPTUAL GRADING and DRAINAGE PLAN
1"=10'



PEAK MOTION
7424 HOLLY AVE NE
ALBUQUERQUE, NM

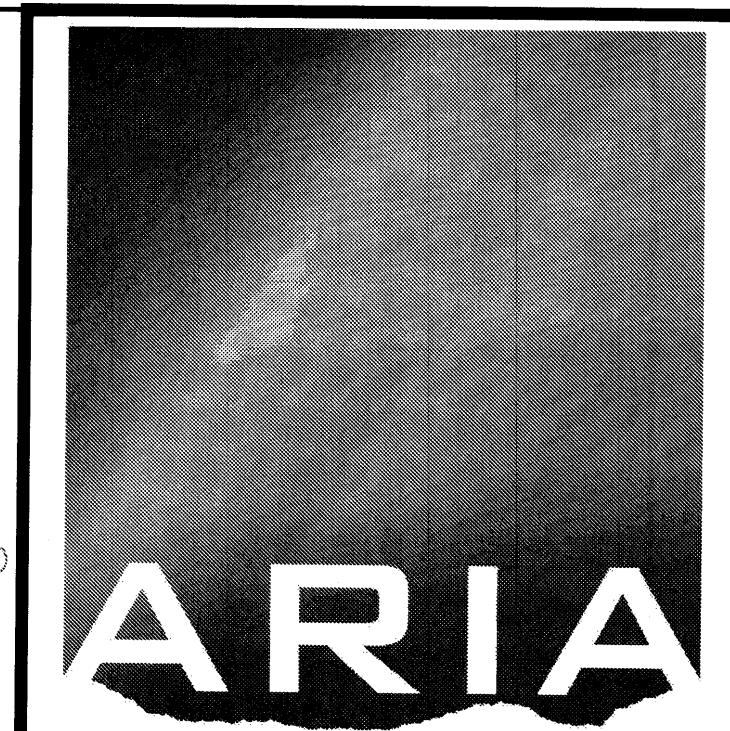
Walla Structural Engineering
Civil Engineering
5100 Indian School Road NE, Suite 210
Albuquerque, New Mexico
881-5008 • Facsimile 881-4025

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	REVISED DRB	
PROJECT NO	1209	
CAD DWG FILE	C101.DWG	
DRAWN BY	LEK	
CHECKED BY	MJW	
DATE	10/5/12	

CONCEPTUAL GRADING and DRAINAGE PLAN

C101

HOLLY AVENUE N.E.



ARCHITECTURE

3503 Central Avenue NE, Suite D
Albuquerque, NM 87106
505.506.2314 505.573.5583
www.AriaArchitecture.com

PEAK MOTION

7424 HOLLY AVE NE
ALBUQUERQUE, NM

Walla ENGINEERS LTD
Structural Engineering
Civil Engineering
8100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025

KEYED NOTES

- 1 EXISTING 8" SANITARY SEWER - PVC
- 2 4" SAS SERVICE CONNECTION AT BUILDING - COORDINATE INVERT ELEVATION WITH BUILDING MECHANICAL DESIGN
- 3 1" DOMESTIC WATER SERVICE CONNECTION
- 4 EXISTING MANHOLE
- 5 1" WATER METER IN STANDARD METER BOX PER C.O.A. STD. DRAWING 2362
- 6 4" SAS CONNECTION - INVERT EL. = 536.173 +/- (FIELD VERIFY)

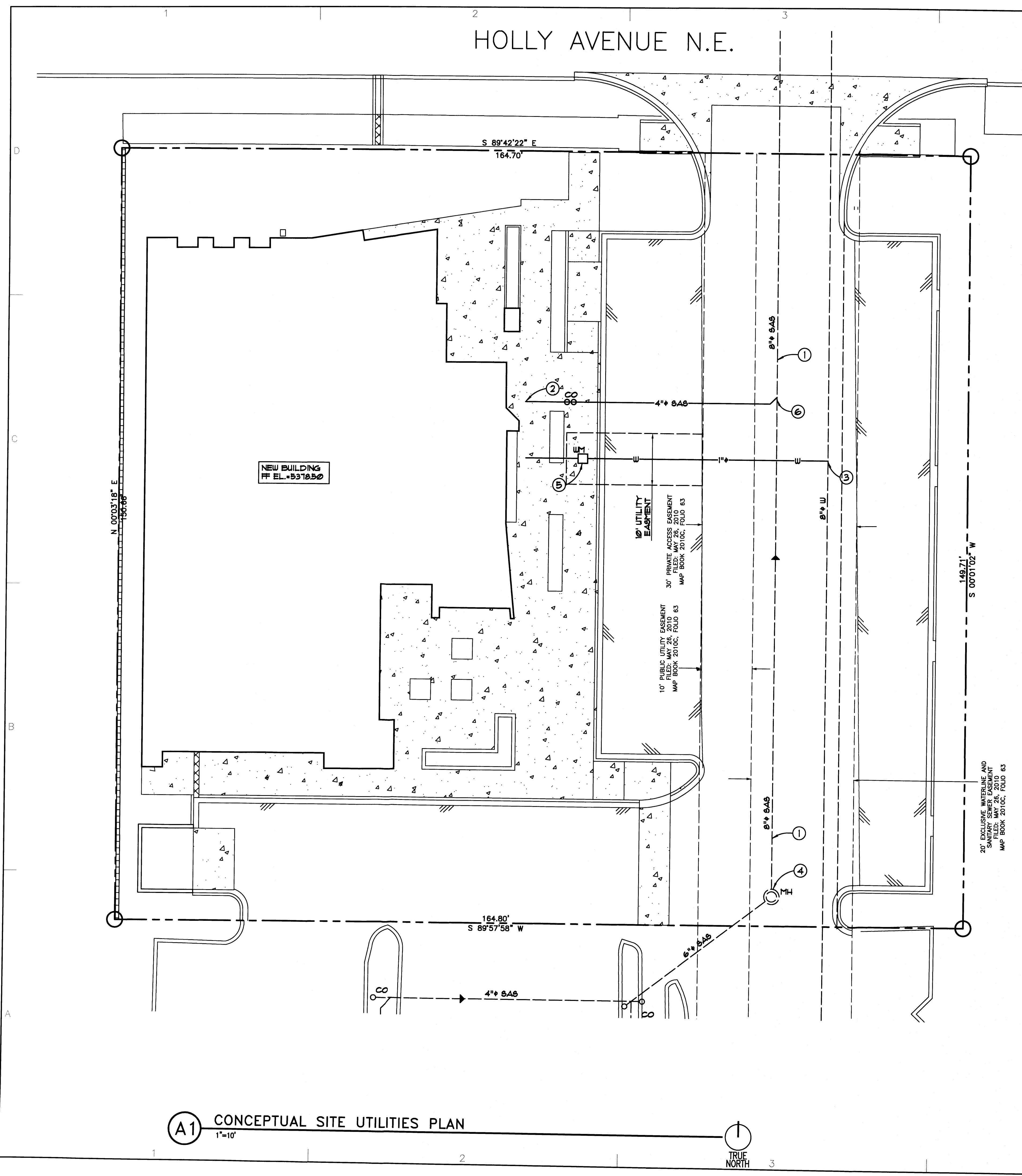
LEGEND

- SAS — SANITARY SEWER LINE
- W — WATER LINE
- WM — WATER METER
- — PROPERTY LINE
- CO — SEWER CLEAN OUT
- MH — MANHOLE

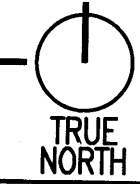
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	REVISED DRB	
PROJECT NO	1209	
CAD DWG FILE	C102.DWG	
DRAWN BY	LEK	
CHECKED BY	MJW	
DATE	10/5/12	

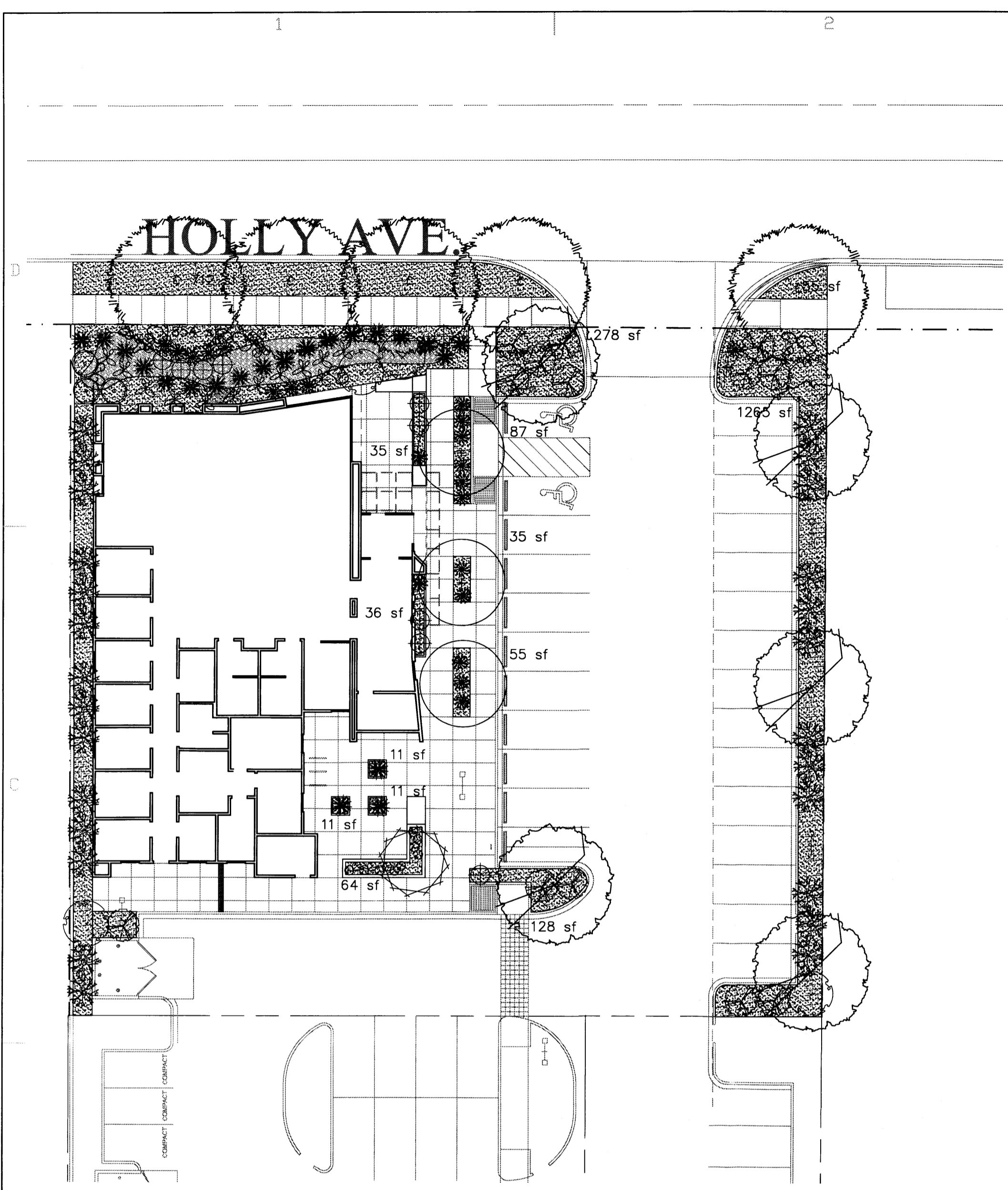
CONCEPTUAL SITE UTILITIES PLAN

C102



A1 CONCEPTUAL SITE UTILITIES PLAN
1"=10'





PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- * DENOTES EVERGREEN PLANT MATERIAL
- STREET SHADE TREES**
 - BUR OAK 5
Quercus macrocarpa
2" Cal., 12'-14" Inst./ 60' x 60' maturity
Water (M) Allergy (M) 0sf
- PARKING LOT SHADE TREE**
 - CHINESE PISTACHE 5
Pistacia chinensis
2" Cal., 10' Inst./40' x 30' maturity
Water (M) Allergy (L) 0sf
- ORNAMENTAL SHADE TREE**
 - EASTERN REDBUD 3
Cercis canadensis
2" Cal., 10' Inst./30' x 30' maturity
Water (M) Allergy (L) 0sf
- SHRUBS**
 - DESERT WILLOW 1
Chilopsis linearis
1 Gal., 4'-10' Inst./20' x 25' maturity
Water (L+) Allergy (L) 225sf
 - BUTTERFLY BUSH 5
Buddleia davidii
1 Gal., 12'-3' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
 - * RED YUCCA 21
Hesperaloe parviflora
1 Gal., 18'-3' Inst./3' x 4' maturity
Water (L+) Allergy (L) 16sf
 - * PRICKLY PEAR 12
Opuntia macrocentra
1 Gal., 12'-3' Inst./3' x 3' maturity
Water (L) Allergy (L) 9sf
 - * SPANISH BROOM 3
Genista hispanica
1 Gal., 2'-4' Inst./4' x 4' maturity
Water (M) Allergy (L) 16sf
 - POTENTILLA 10
Potentilla fruticosa
1 Gal., 6'-15" Inst./3' x 3' maturity
Water (M+) Allergy (L) 9sf
 - BLUE AVENA/OAT GRASS 22
Helictotrichon sempervirens
1 Gal., 3'-15" Inst./2' x 1' maturity
Water (M) Allergy (L) 1sf
 - WILDFLOWER 20
1 Gal., 3'-15" Inst./varies at maturity
Water (varies) Allergy (varies) 4sf
- GROUNDCOVERS**
 - * HONEYSUCKLE 13
Lonicera japonica 'Halliana'
1 Gal., 6'-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover
 - WINTER JASMINE 26
Jasminum nudiflorum
1 Gal., 6'-15" Inst./4' x 12' maturity
Water (L+) Allergy (L) 144sf
- HARDSCAPES**
 - OVERSIZED GRAVEL & 12 BOULDERS
 - 3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
 - COBBLESTONE WITH FILTER FABRIC TO A MINIMUM 4" DEPTH
 - * DENOTES EVERGREEN PLANT MATERIAL

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

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

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

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

3/4" Crushed Grey Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

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	24742	square feet
TOTAL BUILDINGS AREA	6011	square feet
NET LOT AREA	18731	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2809	square feet
TOTAL BED PROVIDED	5589	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4191	square feet
TOTAL GROUNDCOVER PROVIDED	4289 (76%)	square feet
TOTAL LANDSCAPE PROVIDED	5589 (29%)	square feet

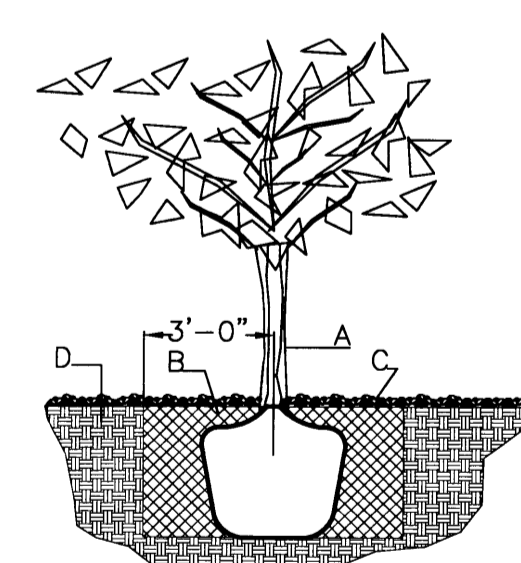
STREET TREE REQUIREMENTS - Minimum 2" Caliper
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Holly
Required # 5 Provided # 5

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

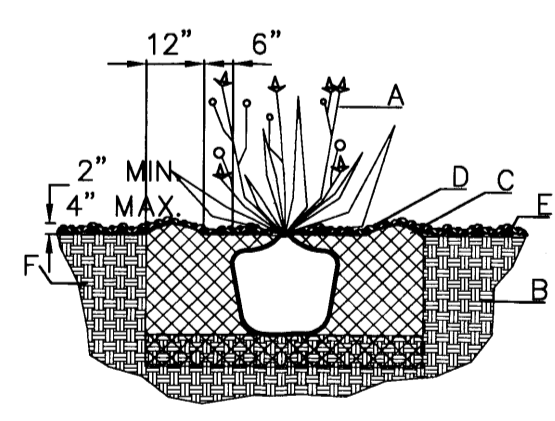
1 Shade tree per 10 spaces
Required # 3 Provided # 5 (Additional per COA)

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.



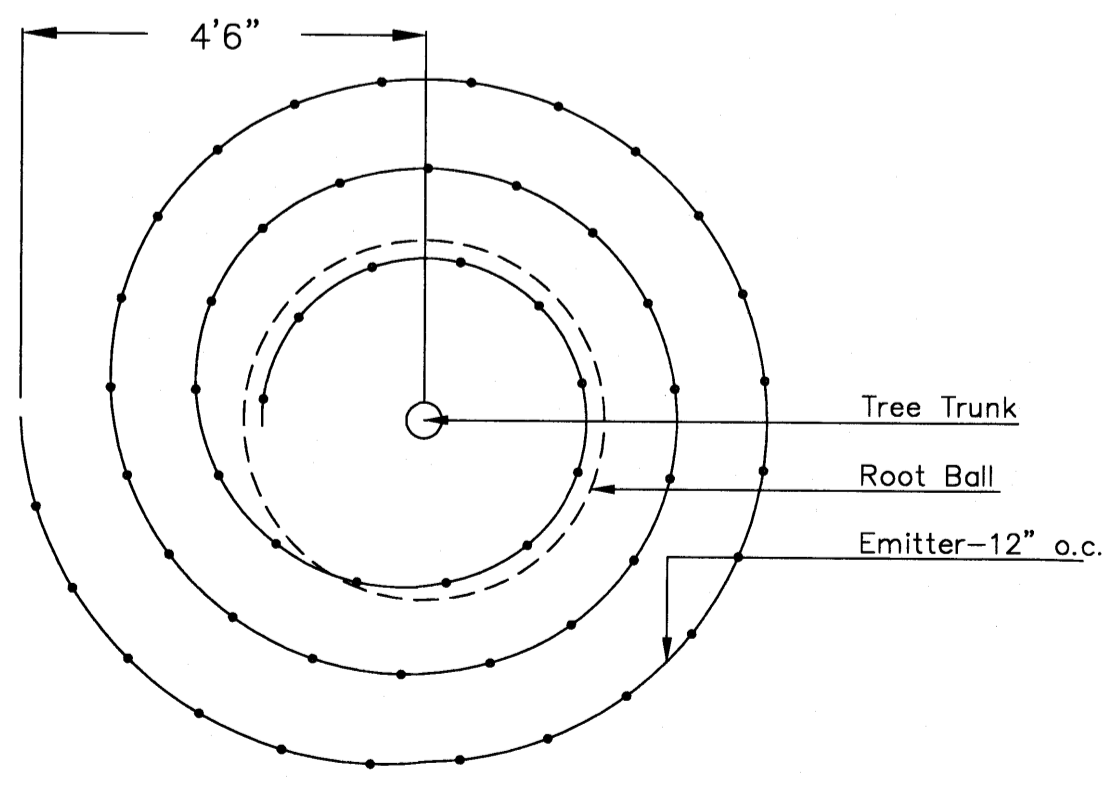
TREE PLANTING DETAIL

- NTS
GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOT COLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- TREE
 - BACKFILL WITH EXISTING SOIL.
 - 3" DEPTH OF GRAVEL MULCH.
 - UNDISTURBED SOIL.

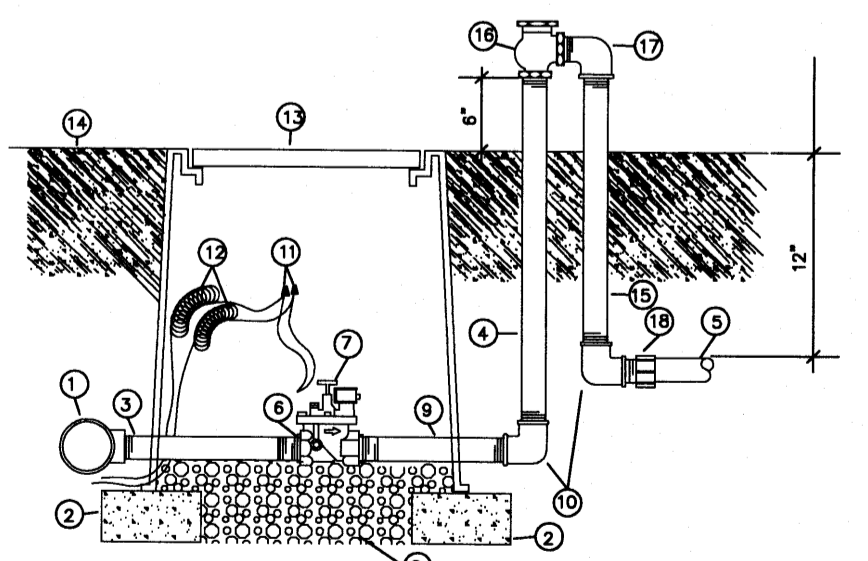


SHRUB PLANTING DETAIL

- NTS
GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- SHRUB.
 - BACKFILL WITH EXISTING SOIL.
 - EARTH BERM AROUND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTURBED SOIL.

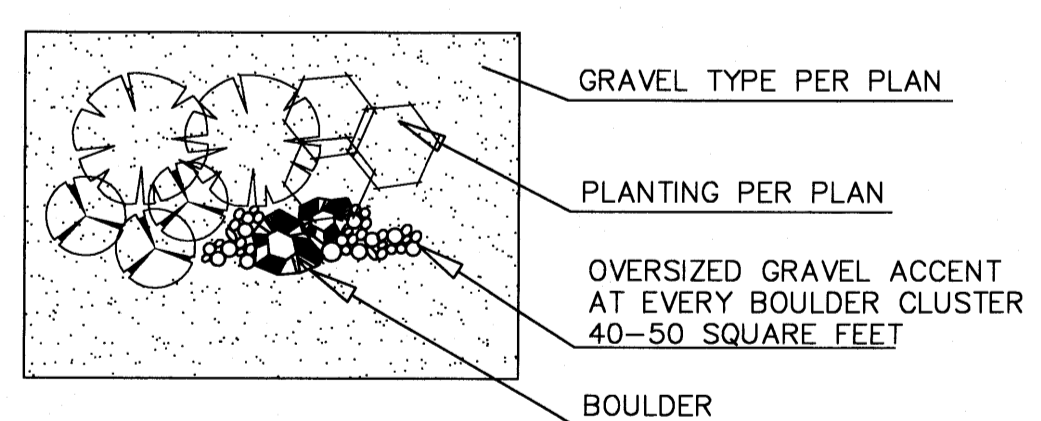


Netafim Spiral Detail

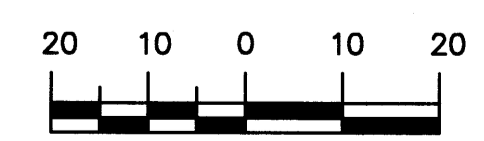


- ① MAINLINE FITTING
 - ② DMU BLOCK
 - ③ GALVANIZED NIPPLE
 - ④ 24" TO 36" GALVANIZED NIPPLE
 - ⑤ LATERAL PIPE
 - ⑥ REDUCER BUSHING
 - ⑦ AUTOMATIC VALVE (SEE LEGEND)
 - ⑧ GRAVEL
 - ⑨ GALVANIZED NIPPLE
 - ⑩ GALVANIZED ELBOW
 - ⑪ WATERPROOF WIRE CONNECTOR
 - ⑫ WIRE EXPANSION LOOPS
 - ⑬ VALVE BOX
 - ⑭ FINISH 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

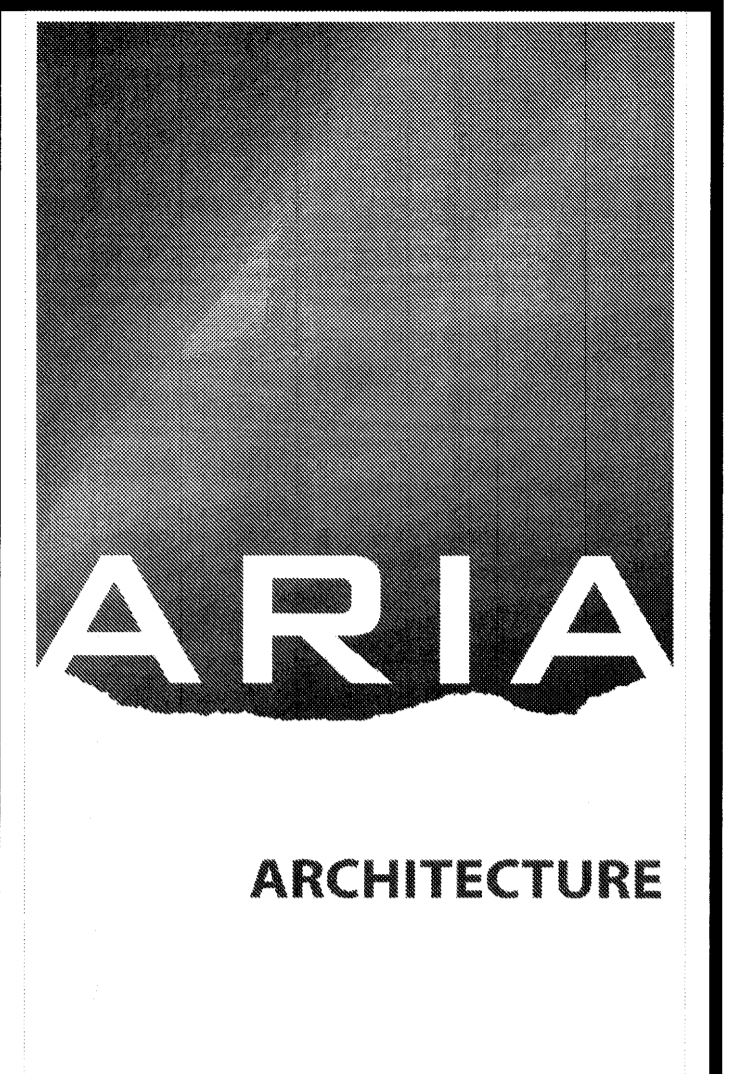
GRAVEL ACCENT DETAIL



GRAPHIC SCALE



SCALE: 1"=20'



PEAK MOTION
7424 HOLLY AVE NE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
5	9/17/12	comments/ new TB
4	8/20	-
3	7/25/12	-
2	7/24/12	-
1	7/23/12	-

REVISIONS

ISSUE	DRB
PROJECT NO	1209
CAD DWG FILE	
DRAWN BY	
CHECKED BY	
DATE	9/18/12

LANDSCAPE PLAN

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

All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.

L-1

SITE DATA

SITE AREA (LOT 13): 24,728sf - 0.57 ACRES
 SITE AREA (LOT 20): 61,345sf - 1.40 ACRES
 TOTAL SITE AREA (LOT 13 & 20): 86,073sf - 1.97 ACRES

KEYED NOTES

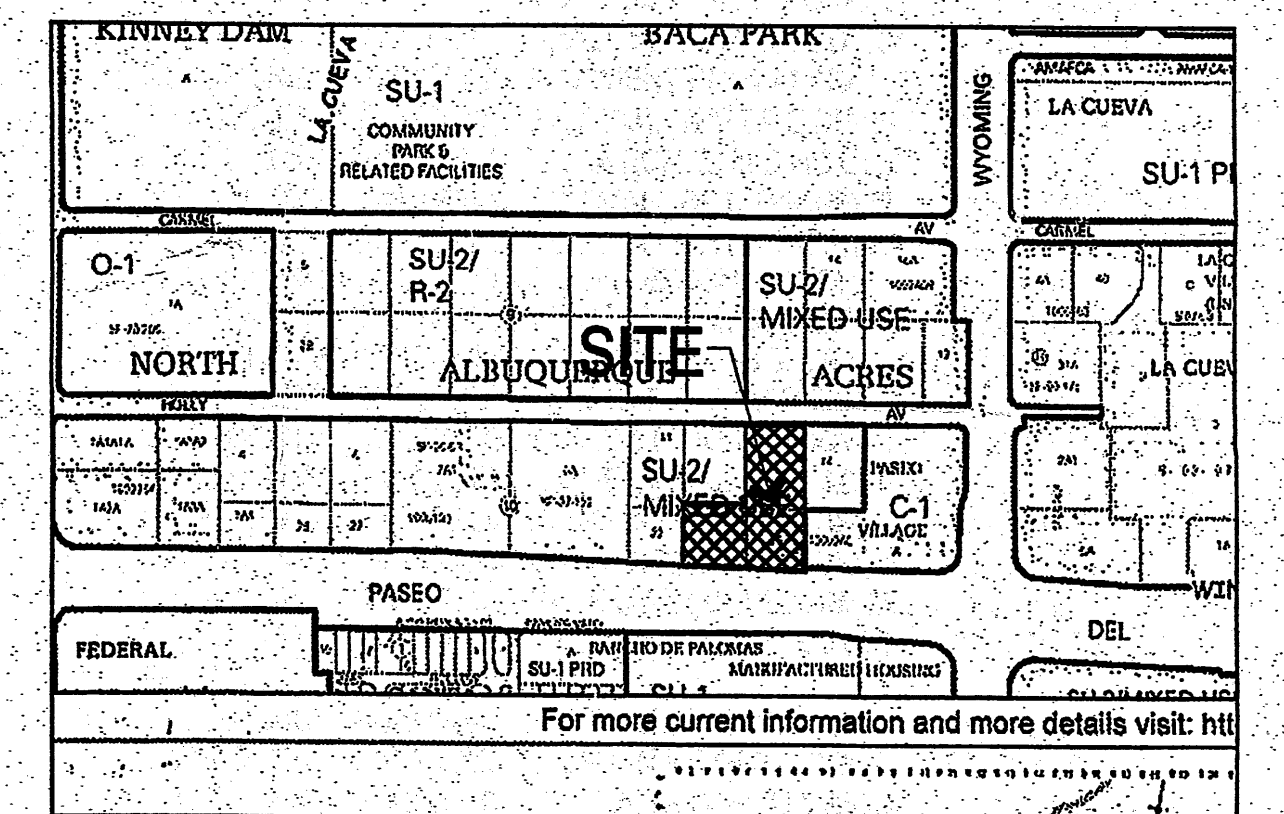
1. NEW PROPERTY LINE
2. EXISTING BUILDING
3. FUTURE VEHICULAR INGRESS/EGRESS
4. OLD PROPERTY LINE TO BE REMOVED
5. EXISTING 10 FT. PUE
6. FUTURE PEDESTRIAN ACCESS
7. PROPOSED MONUMENT SIGN LOCATION
8. BUILDING SETBACK LINE
9. NEW 10 FT. PRIVATE UTILITY EASEMENT
10. NEW 20 FT. PUBLIC UTILITY EASEMENT
11. PRIVATE ACCESS EASEMENT

LEGEND

- PROPERTY LINE
- BUILDING SETBACK/PUE
- PEDESTRIAN INGRESS/EGRESS
- VEHICULAR INGRESS/EGRESS
- OLD PROPERTY LINE

GENERAL NOTES

- A. REFER TO CONCEPTUAL UTILITY PLAN FOR PROPOSED AND EXISTING WATER, SEWER, AND STORM DRAINAGE.
- B. PLEASE REFER TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (#1008069, 09EPC-40063) FOR FURTHER INFORMATION ON ARCHITECTURAL BUILDING DESIGN STYLE AND SIGNAGE. BUILDING AND SIGNAGE HEIGHT, MASS, COLOR, MATERIALS, AND ARTICULATION CAN BE REFERENCED FROM BUILDING AND SIGNAGE ELEVATIONS. SIGNAGE FACE AREA AND LIGHTING INFORMATION CAN BE FOUND ADDITIONALLY IN THIS SUBMITTAL.
- C. THE REMAINDER OF LOT 13 SHALL BE DEVELOPED IN A FUTURE PHASE ACCORDING TO A SITE DEVELOPMENT PLAN APPROVED BY THE EPC PER THE LA CUEVA SDP (2000, REV. 2003). THE SITE DEVELOPMENT PLAN INCLUDING PEDESTRIAN CIRCULATION, BUILDING ORIENTATION, ARCHITECTURE AND SIGNAGE, SHALL BE DESIGNED TO COORDINATE WITH THE DEVELOPMENT OF LOT 20 TO FORM A COHESIVE RETAIL CENTER.
- D. SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.
- E. SITE PLAN SHALL COMPLY WITH THE SU-2, SU-2/MIXED USE ZONE AND COMMON DESIGN REGULATIONS (SECTIONS 5.4, 5.4.5, 5.4.6, LA CUEVA SECTOR DEVELOPMENT PLAN 2000, REVISED 2003).
- F. SIGNAGE: THE GOAL IS TO PROVIDE CONSISTENCY IN APPEARANCE AND QUALITY THAT COMPLIMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT. ALL BUILDING MOUNTED SIGNS SHALL COMPLY WITH SU-2/MIXED USE AND COMMON DESIGN REGULATIONS FOR SU-2 ZONED PROPERTIES IN THE LA CUEVA SECTOR DEVELOPMENT PLAN. ALL BUILDING MOUNTED SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
- G. THE MAXIMUM INDIVIDUAL LETTER SIZE OF ALL BUILDING MOUNTED SIGNAGE SHALL NOT EXCEED 2'-0" IN HEIGHT. LOGO DESIGN SIGNS SHALL COMPLY WITH 13R-9 OF THE LA CUEVA SDP. ALL SIGNS SHALL FOLLOW THE LA CUEVA SDP SIGNAGE REGULATIONS.
- H. IF A FREE STANDING SIGN ON LOT 20 IS APPROVED BY THE ZHE, THE TOTAL SIGN FACE OF BUILDING MOUNTED SIGNS ON LOT 20 SHALL NOT EXCEED 12.5% OF THE TOTAL FACADE AREA FOR THE SOUTHERN ELEVATIONS AND 10% OF THE TOTAL FACADE AREA FOR THE OTHER ELEVATIONS. THE TOTAL SIGN FACE AREA OF EACH TENANT'S BUILDING MOUNTED SIGNS SHALL NOT EXCEED 12.5% OF THE FACADE AREA OF EACH TENANT'S PREMISES FOR SOUTH ELEVATIONS AND 10% FOR OTHER ELEVATIONS.
- I. ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- J. IF A FREE STANDING SIGN ON LOT 20 IS APPROVED BY THE ZHE THAT INCLUDES ADVERTISING FOR TENANTS ON LOT 13, THE TOTAL SIGN FACE OF BUILDING MOUNTED SIGNS ON LOT 13 SHALL NOT EXCEED 10% OF THE TOTAL FACADE AREA.
- K. THE FREE STANDING SIGN SHOWN ON THE SITE DEVELOPMENT PLAN IS NOT ALLOWED UNLESS A VARIANCE IS OBTAINED FROM THE ZHE.



VICINITY MAP
zone atlas number C-19
1" = 500'

FORMER PROJECT NUMBER: 1003532

PROJECT NUMBER: 1008069

APPLICATION NUMBER: 09EPC-40064/10DRB-70027

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2009 and the findings and conditions in the official notification of decision are satisfied.

Is an Infrastructure List Required? (X) Yes () 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:

	02/17/10
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
	02/17/10
ABCWUA	DATE
	2/17/10
CHRISTINA SANDOVAL	DATE
	2/17/10
BRADLEY D. DWYER	DATE
SOLID WASTE MANAGEMENT	DATE
	2/17/10
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISIONS

	1/2/2010	EPC Conditions of Approval

DRAWN BY

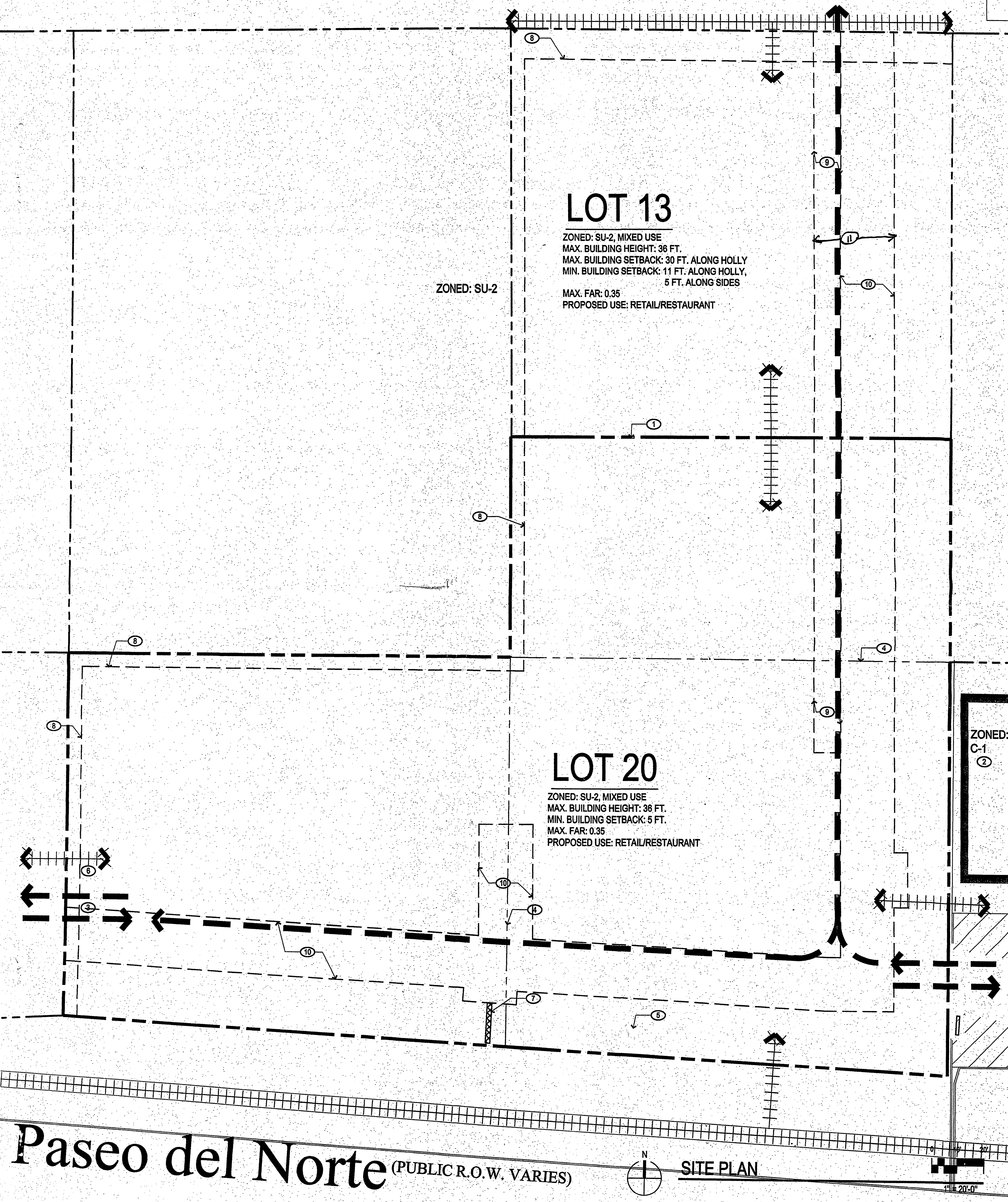
REVIEWED BY

DATE February 2, 2010

PROJECT NO. 09-0055

DRAWING NAME

SITE DEVELOPMENT PLAN FOR SUBDIVISION



Paseo del Norte (PUBLIC R.O.W. VARIES)

SITE PLAN

1" = 20'-0"