

TRACT 7
7.1296 AC

COMMERCE DR.

PERM. LANDSCAPE
ESMT. No. 22
(MISC. 270A, 292-350)
PERM. LANDSCAPE
AREA No. 14
(MISC. 337A, 176-204)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	36.72	25.00	84°09'27"	22.57	N47°44'42"W	33.51
C2	38.00	25.00	87°05'30"	23.76	N10°46'57"W	34.45
C3	24.98	25.00	57°15'00"	13.64	N61°23'09"E	23.95

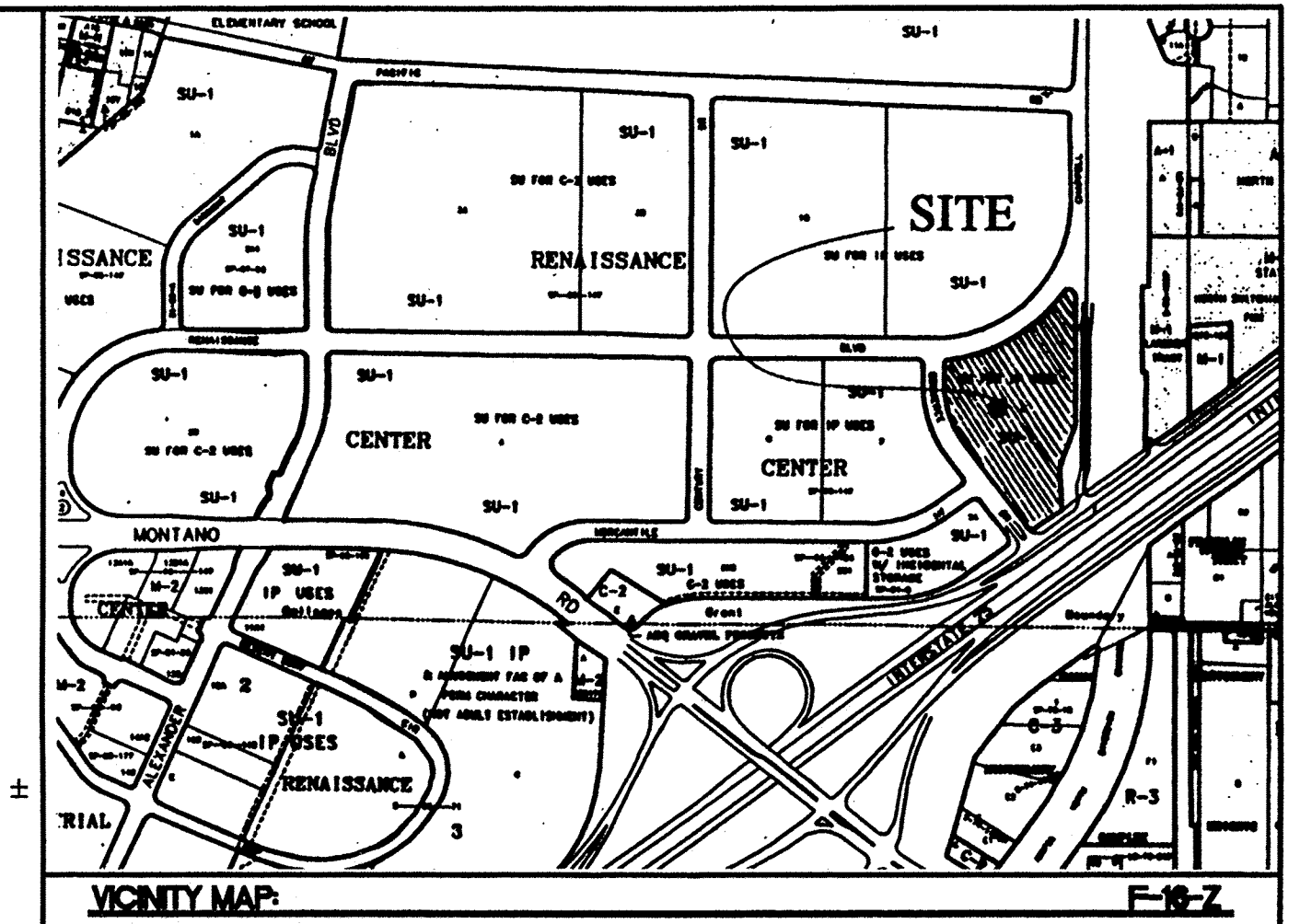
LINE TABLE		
LINE	LENGTH	BEARING
L1	2.52	S32°45'48"W

KEYED NOTES

1. ASPHALT PAVING
2. 6" HEADER CURB
3. PARKING STRIPING
4. 4' WIDE CONCRETE SIDEWALK
5. HANDICAPPED PARKING SIGN PER DETAIL THIS SHEET
6. HANDICAPPED RAMP. SEE THIS SHEET
7. BICYCLE RACK
8. REFUSE
9. EXISTING FIRE HYDRANT.
10. PAINTED CROSSWALK (TYPICAL).
11. 5' WIDE CONCRETE SIDEWALK
12. PROPOSED CMU BLOCK RETAINING WALL
13. BRICK PAVERS PER RENAISSANCE MASTER PLAN
14. MONUMENT SIGN
15. WC RAMP PER C.O.A. STD #2441
16. PROPOSED FIRE HYDRANT
17. LOADING DOCK
18. COMPACT PARKING SPACES

TRACT 8A

PROPOSED USAGE: 75% OFFICE / 25% WAREHOUSE
 LOT AREA: 212,028.41 SF (4.868 ACRE)
 BUILDING AREA:
 UNIT #1: 23,961 SF
 UNIT #2: 14,465 SF
 UNIT #3: 19,307 SF
 TOTAL: 57,737 SF
 BUILDING TYPE: II-V
 PARKING/DRIVEWAY: 115,786 SF ±
 LANDSCAPE AREA: 41,782 SF ±
 LANDSCAPING REQUIRED: 15% OF PAVING AREA = 17,368 SF ±
 PARKING PROVIDED: 237 SPACES (19 COMPACT SPACES)
 PARKING REQUIRED: 224 SPACES
 HC PARKING PROVIDED: 8 SPACES
 HC PARKING REQUIRED: 8 SPACES
 1 SPACES VAN ACCESSIBLE



LEGAL DESCRIPTION

TRACT 8 OF NORTH RENAISSANCE CENTER

CASE NUMBER: Z-

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:
SITE DEVELOPMENT PLAN FOR BUILD PERMIT FOR TRACT 8A ONLY
Kevin J. Cook 7-11-98
 Traffic Engineer, Transportation Division Date
David H. Jones 4-14-98
 Parks & General Services Department Date
Roger A. Dean 4-14-98
 Public Works, Water Utilities Division Date
Jack J. [Signature] 5-27-98
 City Engineer, Engineering Division / AMAFCA Date
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
[Signature] 5/27/98
 City Planner, Albuquerque / Bernalillo Date
 County Planning Division
 N/A
 Solid Waste
 PLNZ (10706) 4/96

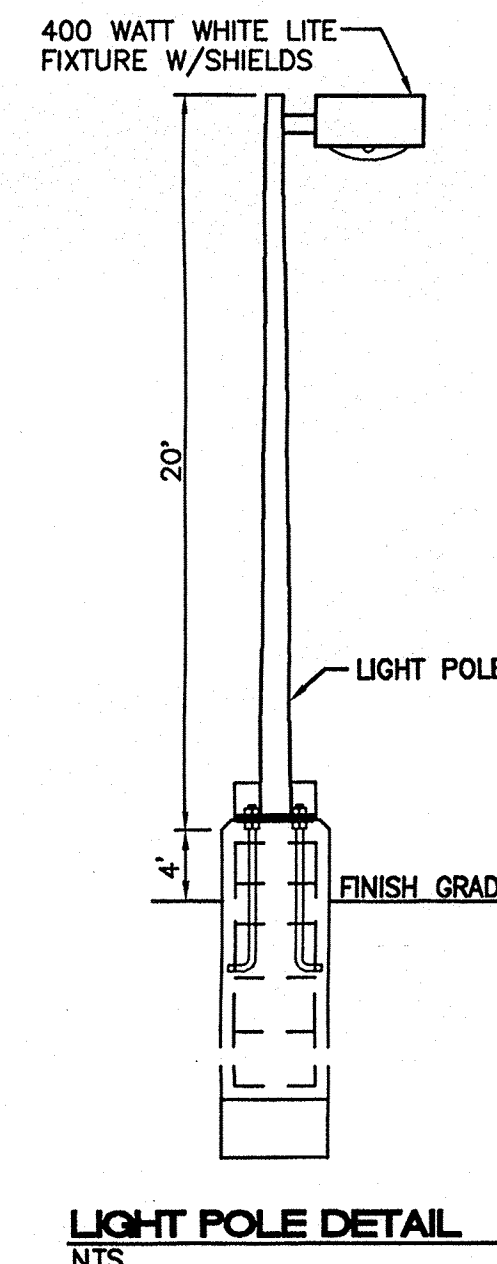
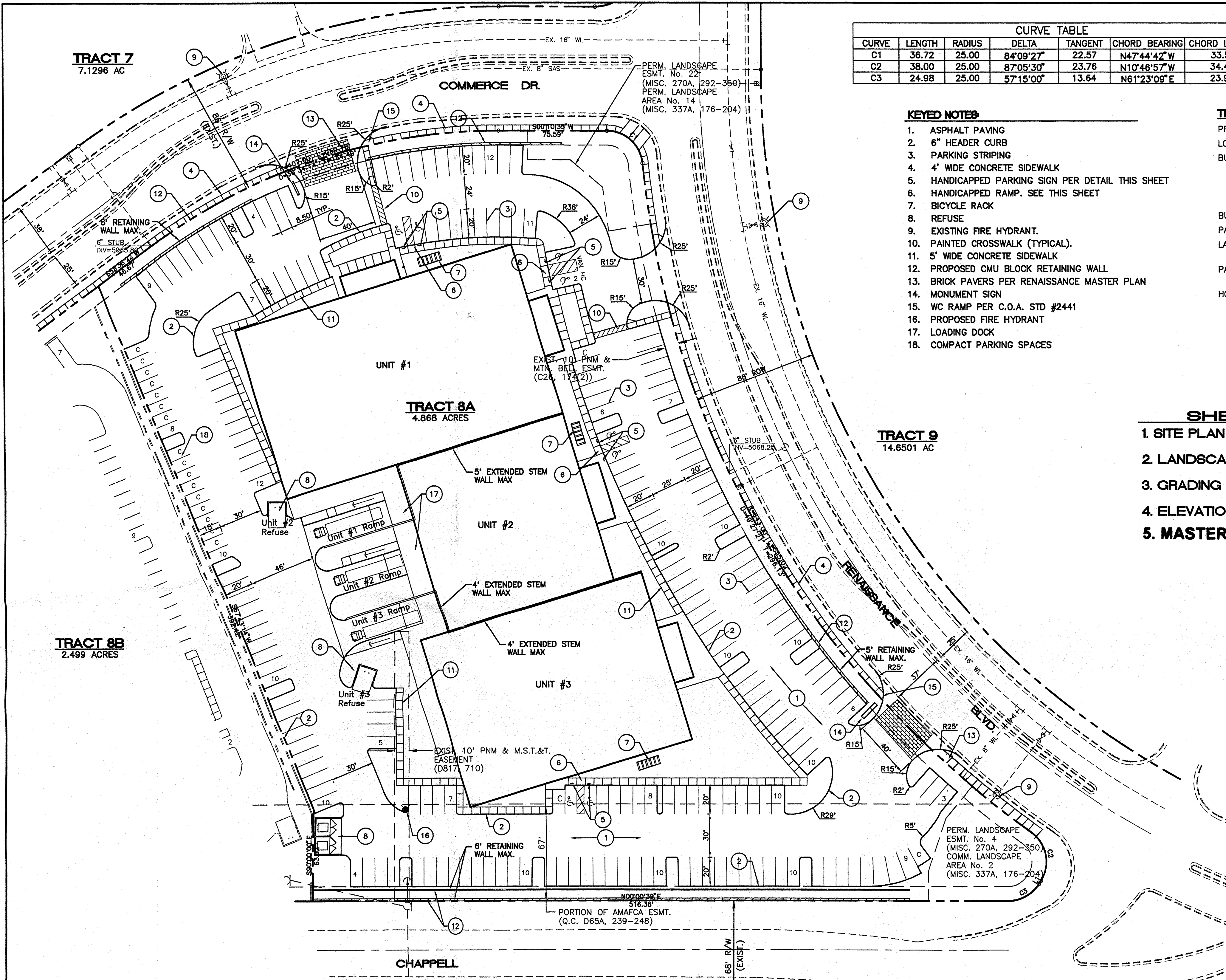
SHEET INDEX

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS
5. MASTER UTILITY PLAN

TRACT 9
14.6501 AC

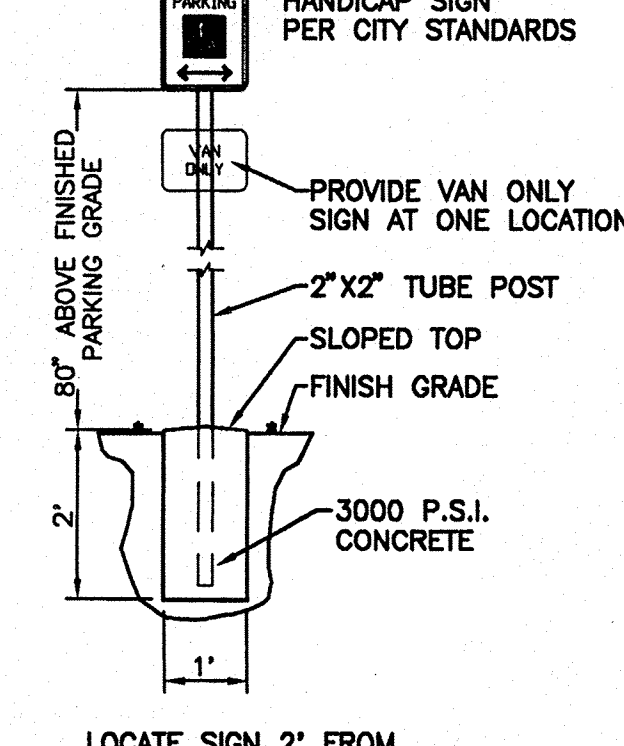
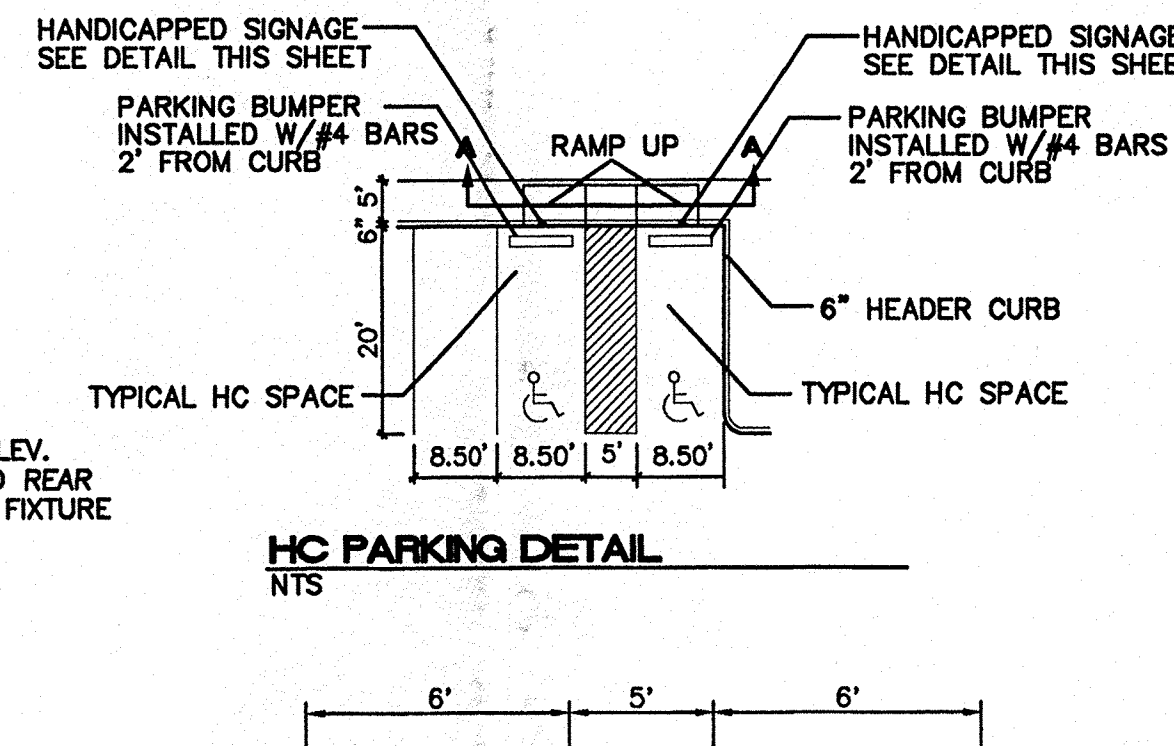
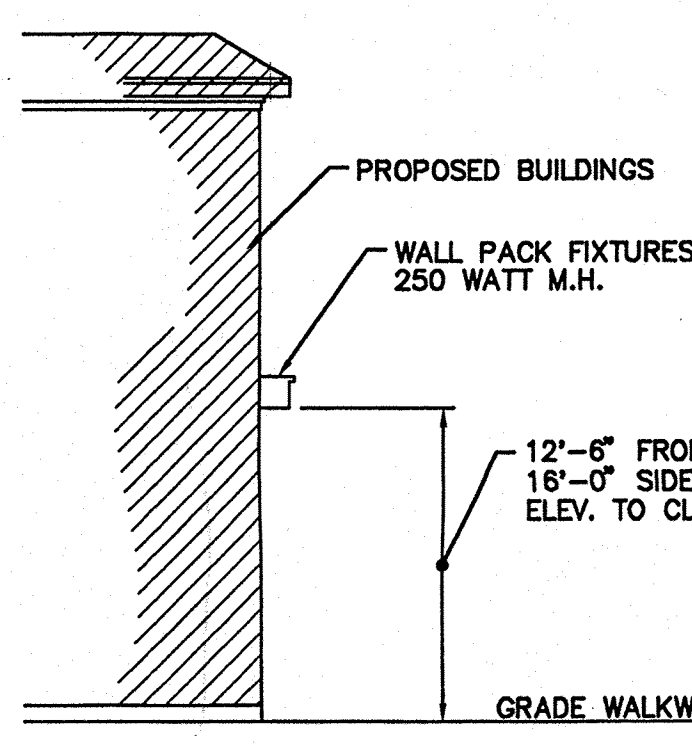
TRACT 8A
4.868 ACRES

TRACT 8B
2.499 ACRES



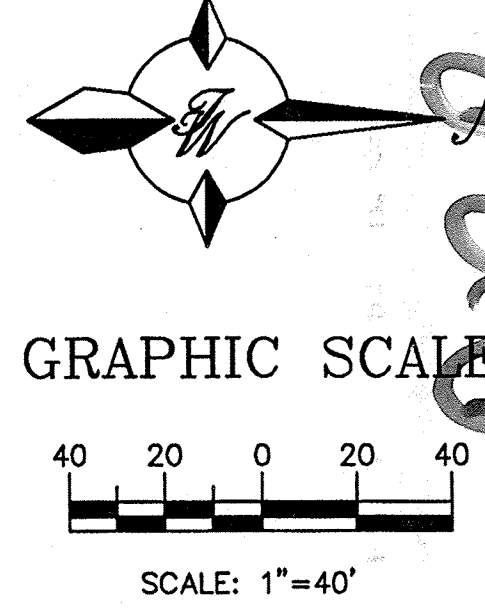
NOTES

1. SITE LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACT 8A THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.

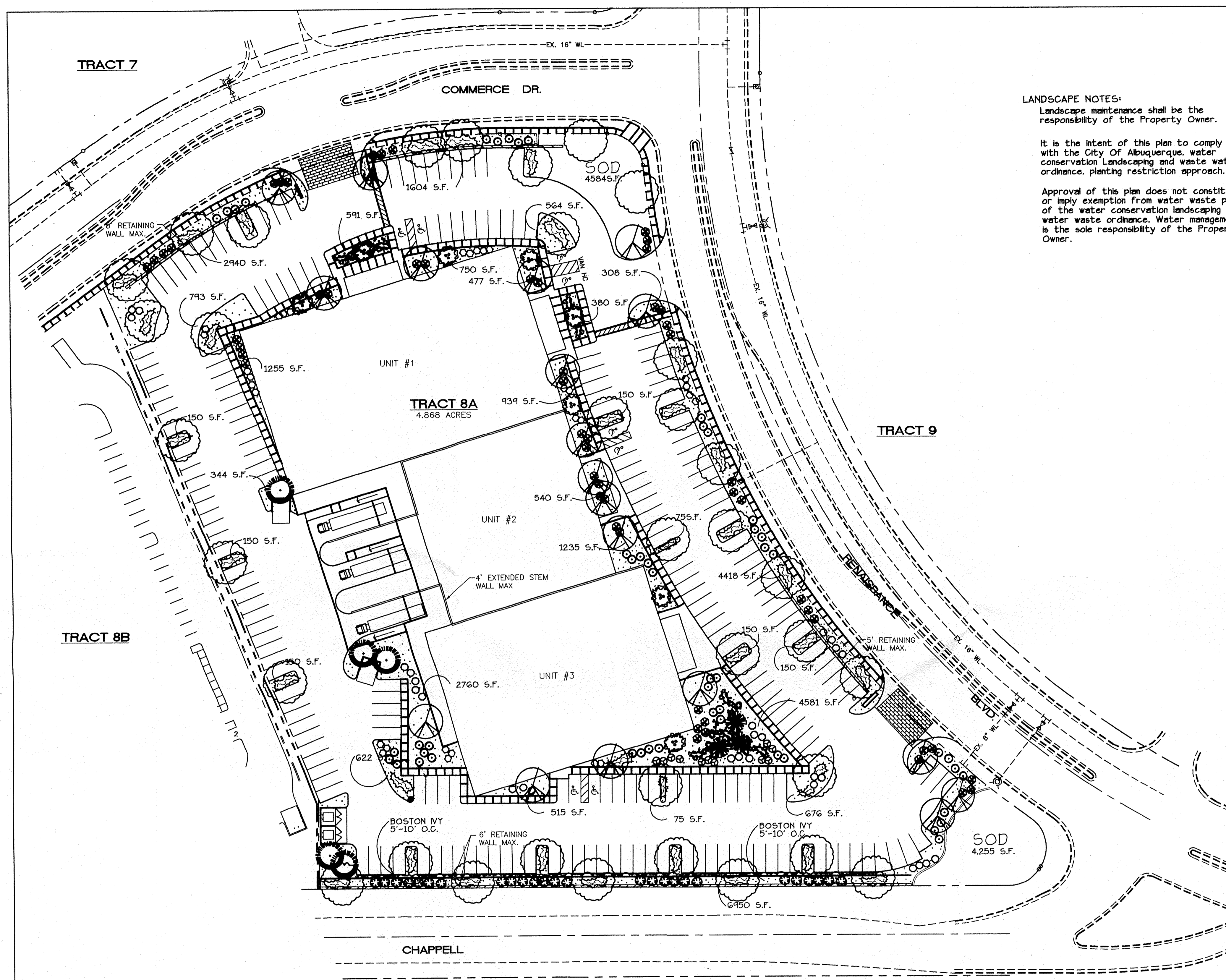


LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK



ARCHITECT	DATE
BUILD NEW MEXICO	DATE
GENERAL CONTRACTOR	DATE
TERRA WEST, LLC	DATE
OWNER	DATE
ENGINEER'S SEAL	DATE
TRACT 8A NORTH RENAISSANCE	DRAWN BY BDG
SITE PLAN FOR BUILDING PERMIT	DATE 2-11-98
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SITE.DWG
RONALD R. BOHANNAN P.E. #7868	SHEET # 1
	JOB # 980013



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 waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.

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

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

PLANT LEGEND	
	ASH/OAK OR HONEY LOCUST 36 Fraxinus pennsylvanica Gleditsia triacanthos 2 - 2 1/2' - 6"
	Flowering Pear: Purpleleaf Plum, Crabapple 19 15 GAL
	AUSTRIAN PINE 5 Pinus nigra 15 GAL
	Multi-trunk 8 Washington Hawthorn, Forestiera, Aspen
	PALM YUCCA (L) 3
	INDIAN HAWTHORN 58 5 gal Raphiolepis indica
	RUSSIAN SAGE 50 5 gal Perovskia atriplicifolia
	AUTUMN SAGE 30 5 gal Salvia greggii
	APACHE PLUME 25 5 gal Falgoutia paradoxa
	CHAMAISA 26 1 gal Chrysothamnus nauseosus
	WILDFLOWER 11 1 gal
	5-Gal BUFFALO JUNIPER (M) JUNIPERUS SABINA 105
	BOSTON IVY 63 1 GAL 5'-10" O.C.
	OVERSIZED GRAVEL 1050S.F. + BOULDERS 13
	SANTA ANA TAN WITH FILTER FAB
	SOD
	COMMERCIAL GRADE 104' STEEL EDGING

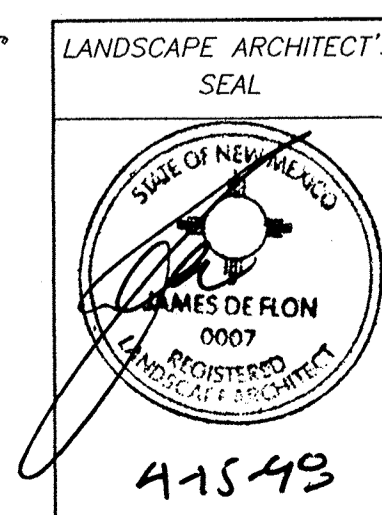
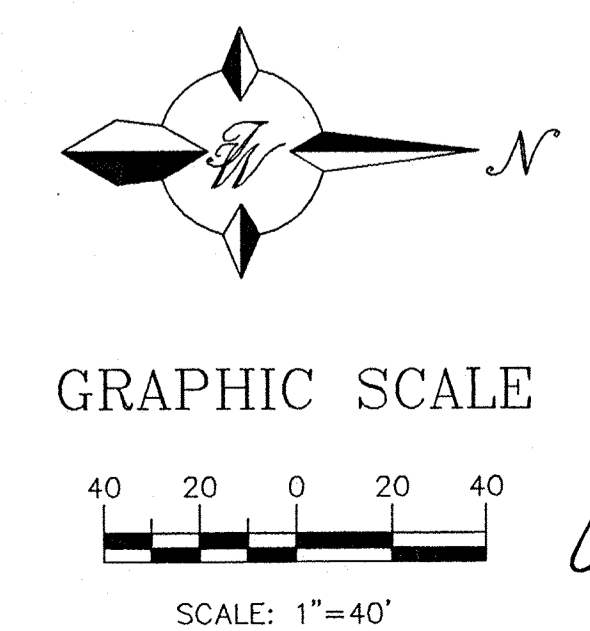
**TRACT 8A
 LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	
TOTAL LOT AREA	215,441 square feet
TOTAL BUILDINGS AREA	60,000 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	155,441 square feet
LANDSCAPE REQUIREMENT	.15 square feet
TOTAL LANDSCAPE REQUIREMENT	23,323 square feet
TOTAL LANDSCAPE PROVIDED	42,223 square feet
TOTAL BED PROVIDED	33,304 74% square feet
TOTAL SOD PROVIDED	8,839 21% square feet

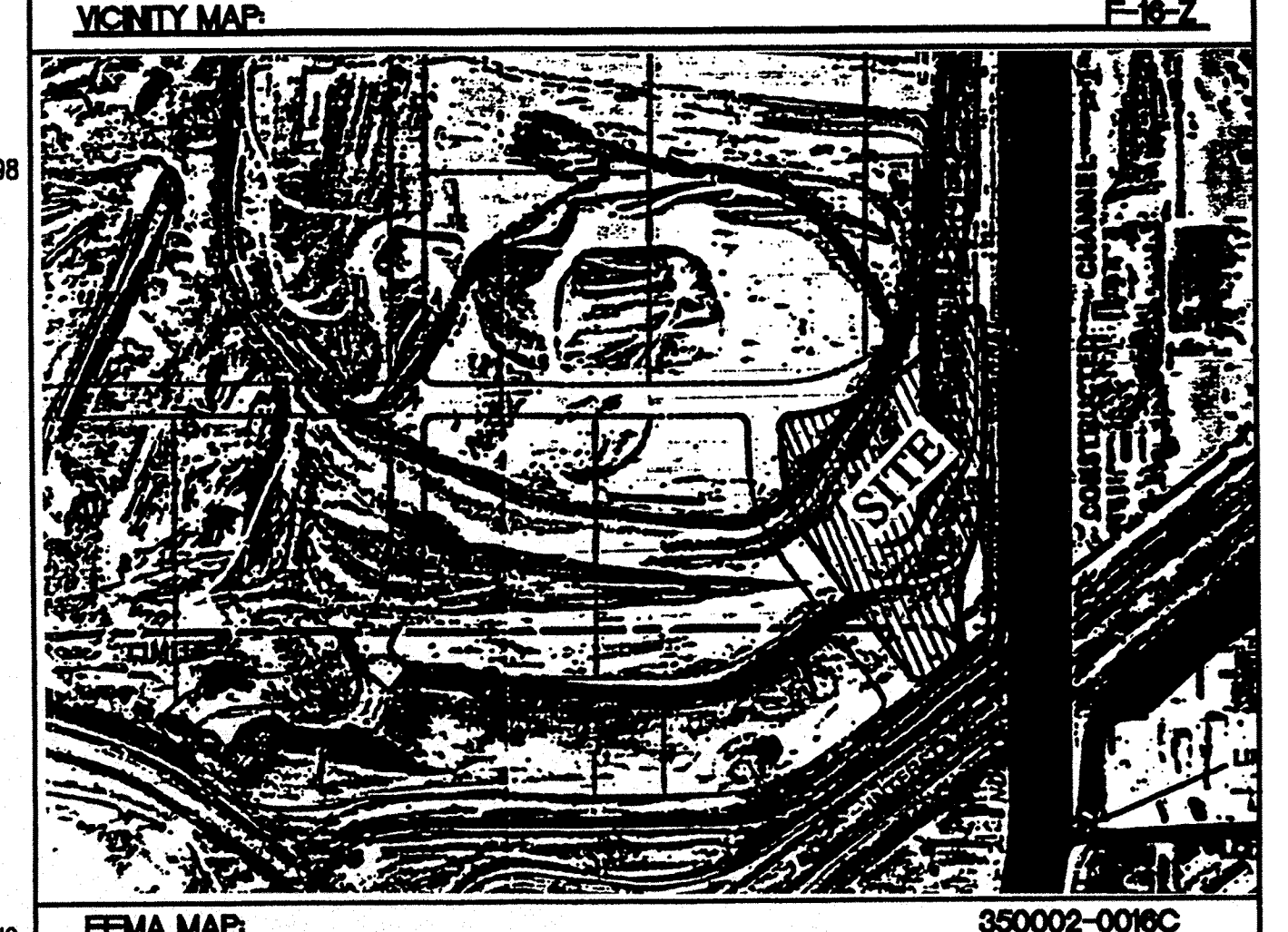
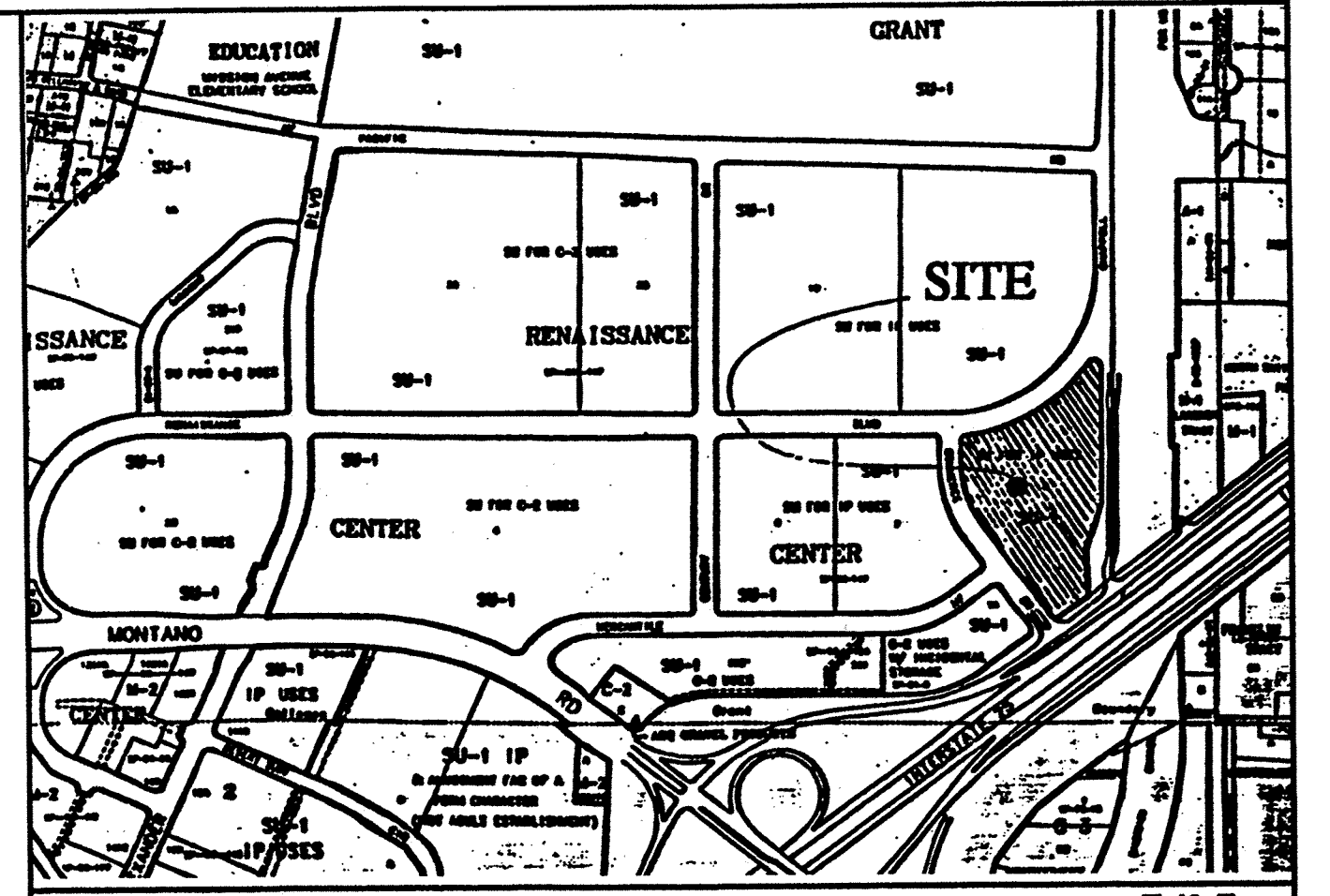
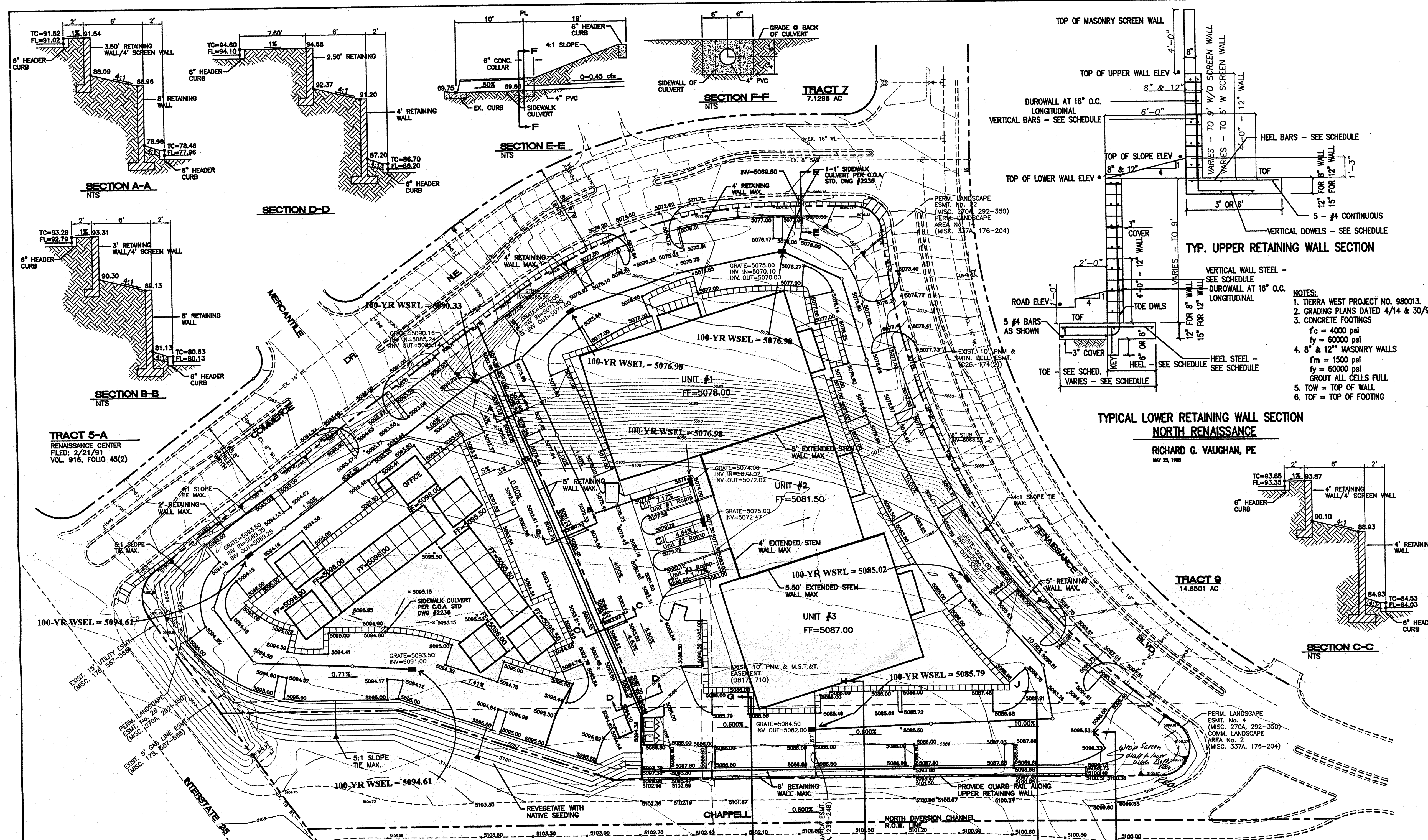
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The Hilltop

THE HILLTOP 4-15-98



LANDSCAPE ARCHITECT'S SEAL	TRACT 8A NORTH RENAISSANCE	DRAWN BY DAB
	SITE PLAN FOR BUILDING PERMIT	DATE 4-15-98
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SITE.DWG
		SHEET # 2
		JOB # 980013

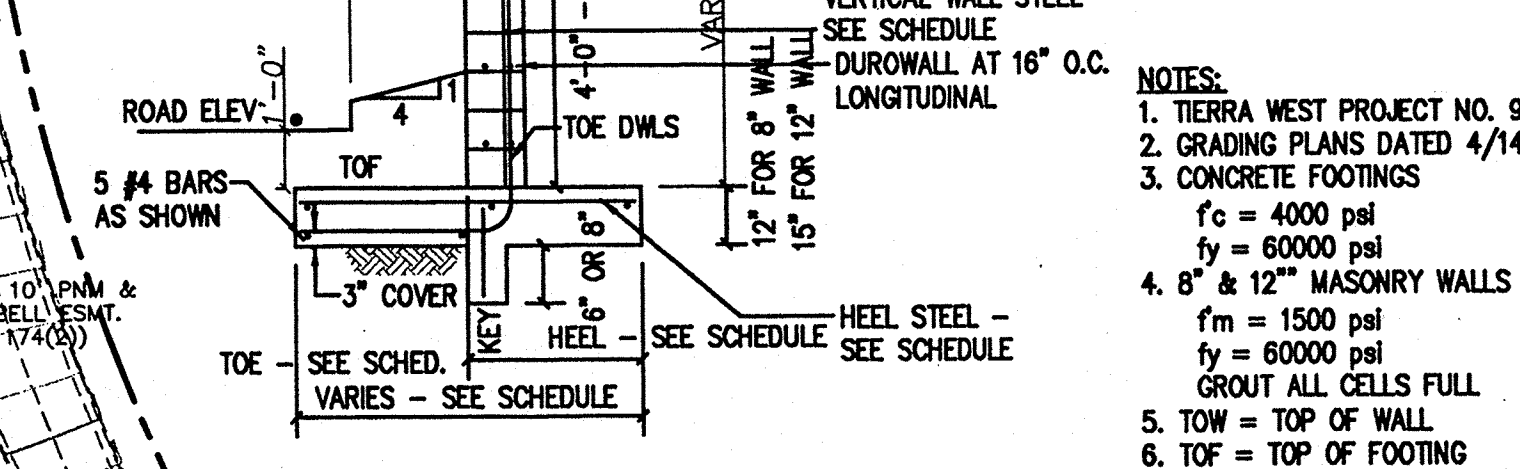
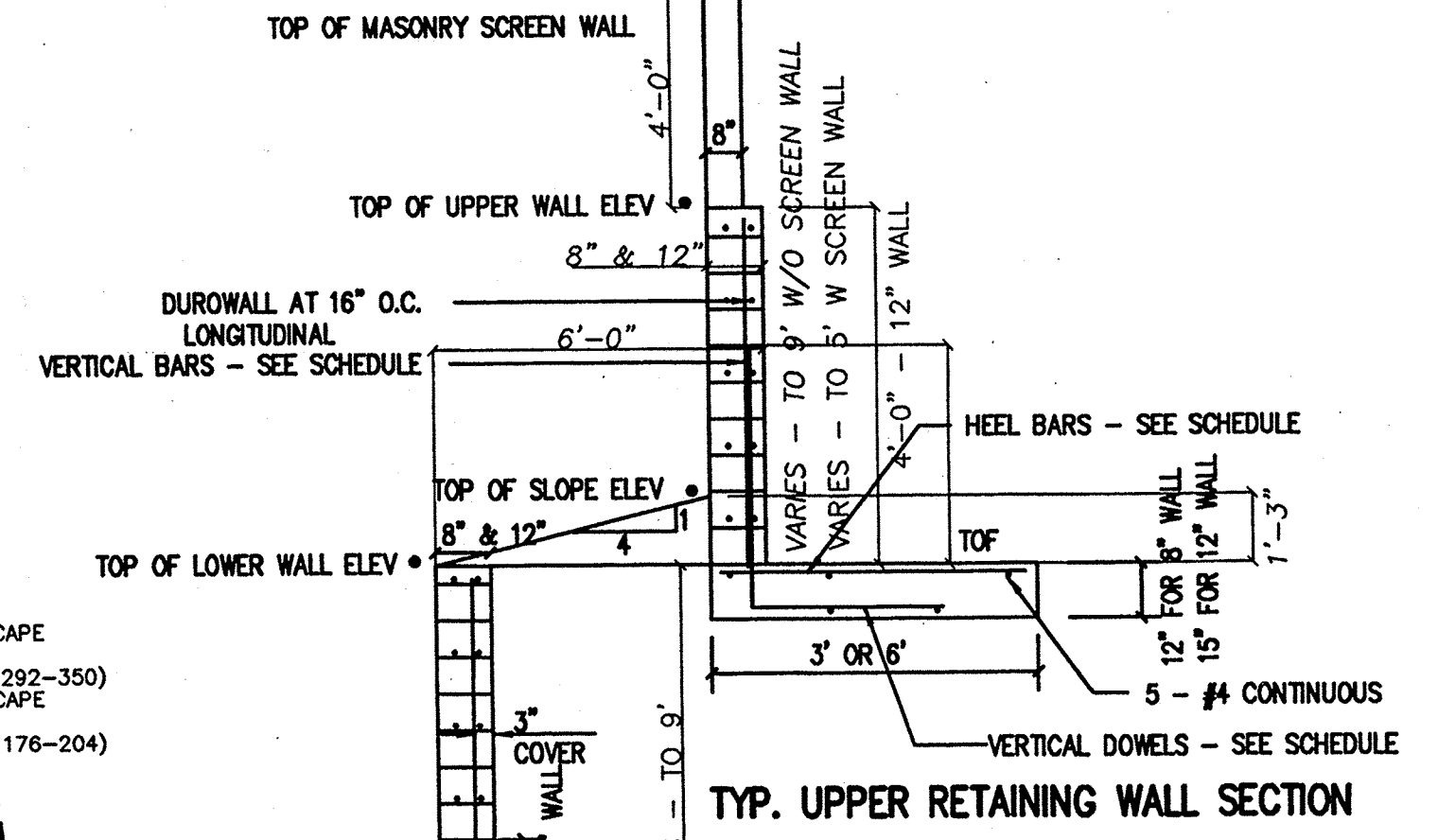


LEGAL DESCRIPTION:
TRACT 8 OF NORTH RENAISSANCE CENTER

NOTES:
1. ALL SPOT ELEVATION ARE AT FLOWLINE
2. ALL SLOPE TIES ARE 4:1 MAX. UNLESS OTHERWISE NOTED
3. SEE SHEET 4 FOR SECTIONS G THRU K.

LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CLEAN OUT
	PROPOSED STORM SEWER LINE
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK



NOTES:
1. TIERRA WEST PROJECT NO. 980013.
2. GRADING PLANS DATED 4/14 & 30/98
3. CONCRETE FOOTINGS
fc = 4000 psi
fy = 60000 psi
4. 8" & 12" MASONRY WALLS
fm = 1500 psi
fy = 60000 psi
GROUT ALL CELLS FULL
5. T.O.W = TOP OF WALL
6. T.O.F = TOP OF FOOTING

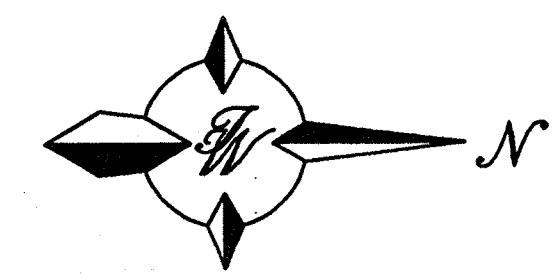
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

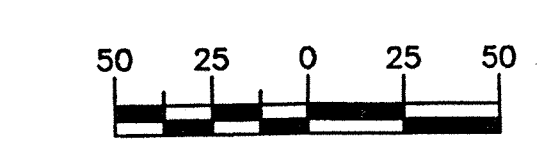
NOTICE TO CONTRACTORS

- 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.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		



GRAPHIC SCALE



SCALE: 1"=50'
60/980013/9813GR1.DWG/JDN/5-26-98

UPPER RETAINING WALL STEEL

TOW-TOF DISTANCE	WALL SIZE	TOE DIM.	HEEL DIM.	KEY	VERTICAL DWLS	HEEL BARS	WALL BARS	4' SCREEN WALL
GREATER THAN 6'	12" x 8"	0"	6"	NO	#9 @ 8" O.C. 3'-6" x 4'-9"	#5 @ 12" O.C.	#6 @ 32" O.C.	NO
3' to 6'	8"	0"	3"	NO	#6 @ 8" O.C. 2'-0" x 2'-9"	#4 @ 48" O.C.	#6 @ 48" O.C.	NO
LESS THAN 3'	8"	0"	3"	NO	#4 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars	NO
3' to 5'	8"	0"	3"	NO	#5 @ 8" O.C. 2'-0" x 3'-9"	#4 @ 48" O.C.	#5 @ 24" O.C.	#5 @ 48"
LESS THAN 3'	8"	0"	3"	NO	#5 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars	#5 @ 48"

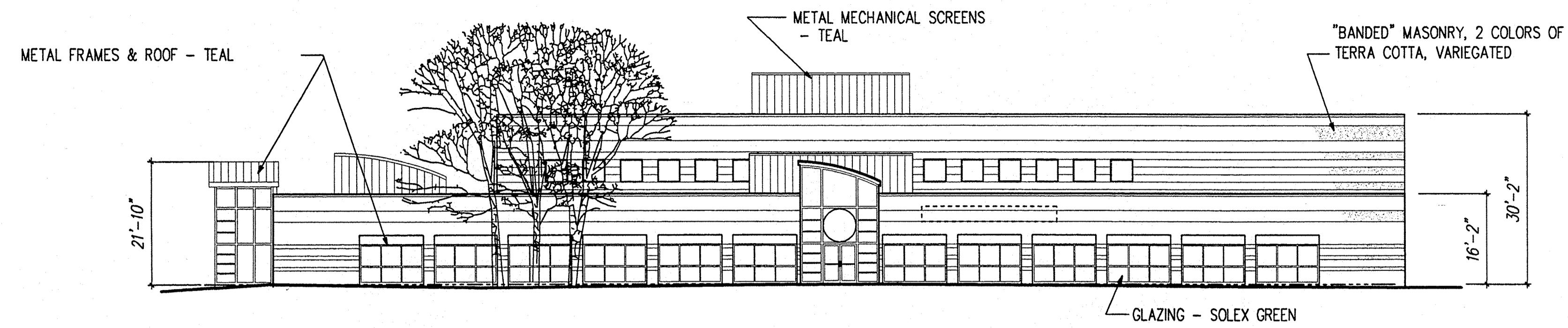
LOWER RETAINING WALL STEEL

TOW-TOF DISTANCE	WALL SIZE	TOE DIM.	HEEL DIM.	KEY	TOE DWLS	HEEL BARS	WALL BARS
GREATER THAN 6'	12" x 8"	2'	3'	8"x6"	#9 @ 8" O.C. 2'-6" x 4'-9"	#5 @ 12" O.C.	#5 @ 24" O.C.
3' to 6'	8"	8"	2'-4"	6"x6"	#8 @ 8" O.C. 1'-0" x 3'-9"	#4 @ 48" O.C.	#6 @ 48" O.C.
LESS THAN 3'	8"	8"	2'	NO	#4 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars

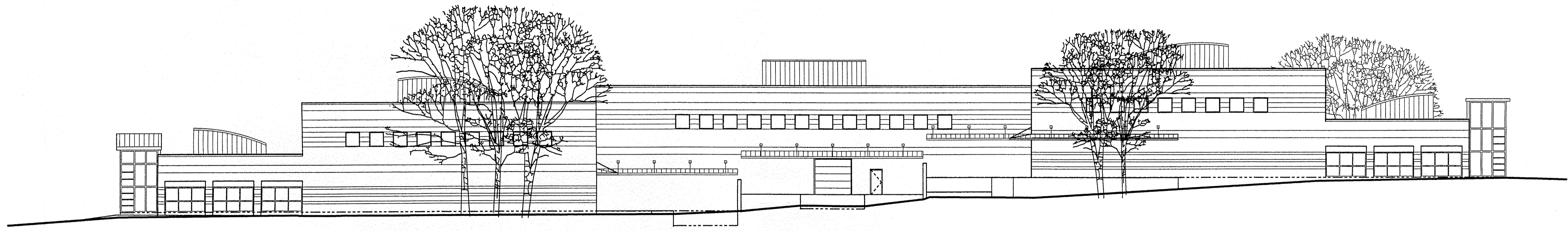
C.O.A. TRANSPORTATION DATE
John Kelly 5-26-98
MAFCA DATE

ROUGH GRADING APPROVAL DATE

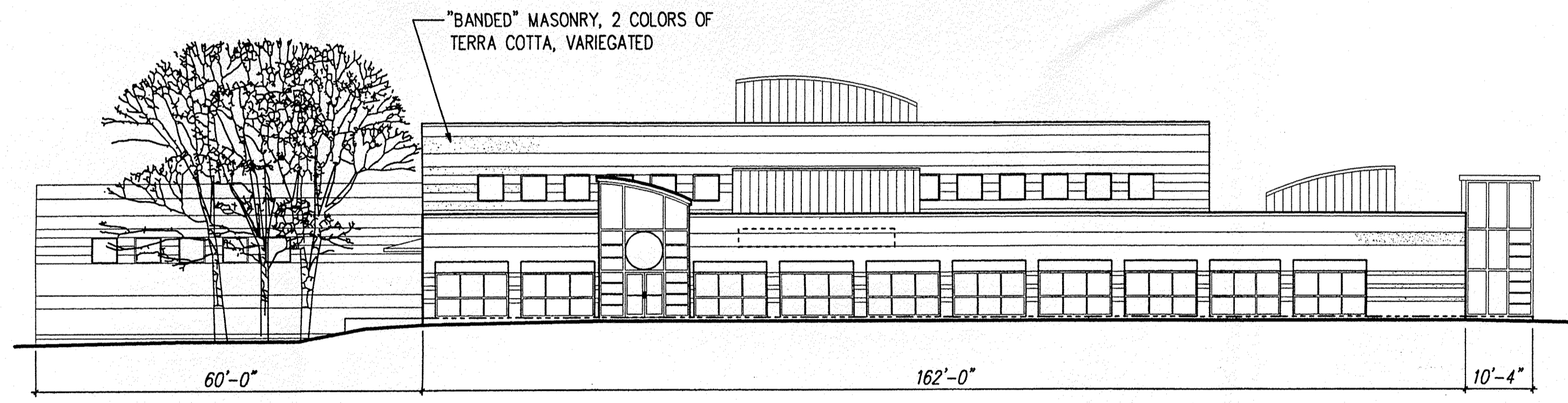
ENGINEER'S SEAL	TRACT 8 NORTH RENAISSANCE GRADING AND DRAINAGE PLAN	DRAWN BY BDG
		DATE 2-23-98
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		9813GR.DWG
		SHEET # 3
		JOB # 980013



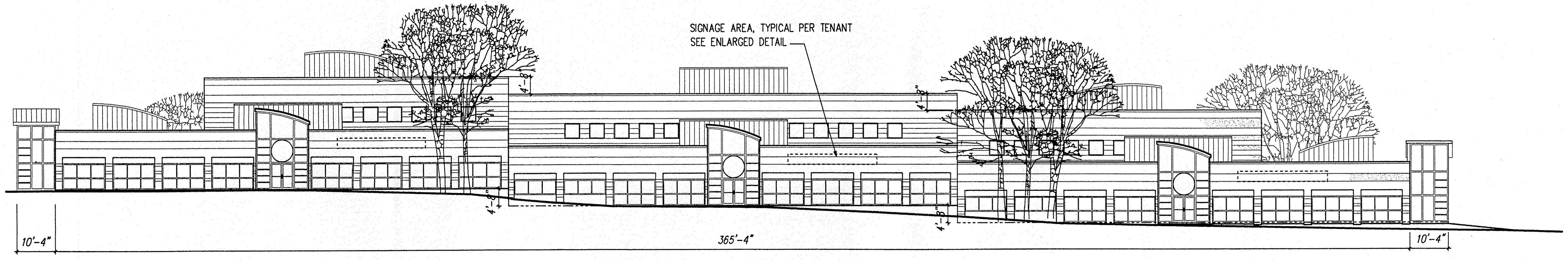
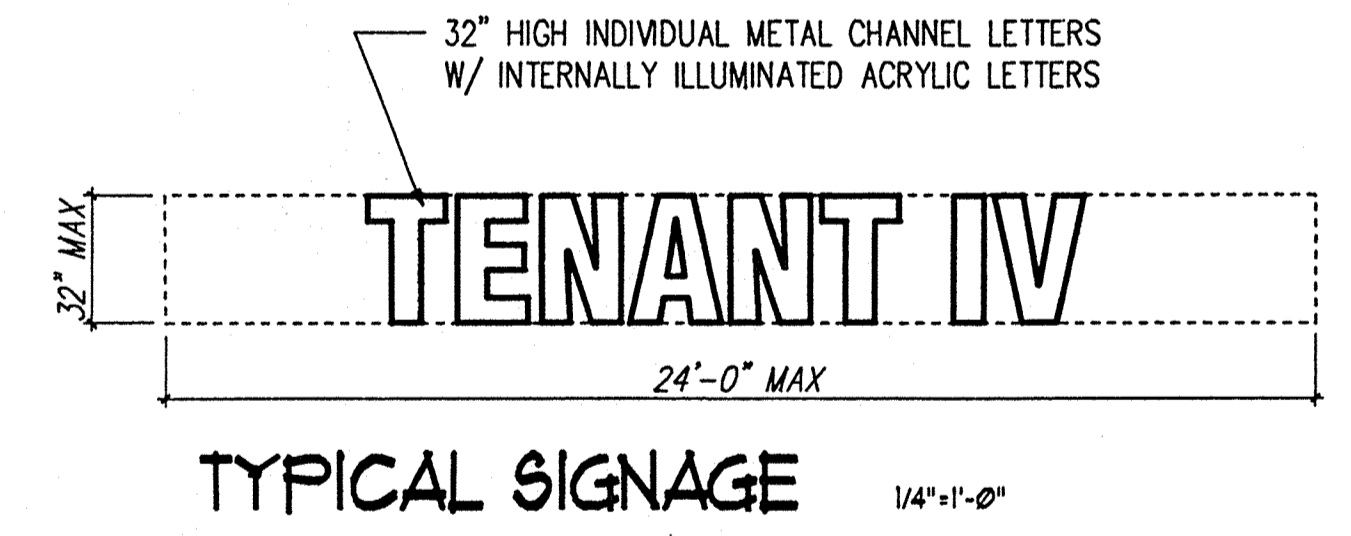
WEST ELEVATION 1/16"=1'-0"



SOUTH ELEVATION 1/16"=1'-0"



EAST ELEVATION 1/16"=1'-0"



NORTH ELEVATION 1/16"=1'-0"

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SMPC
ARCHITECTS

Renaissance Tract 8a

ELEVATIONS

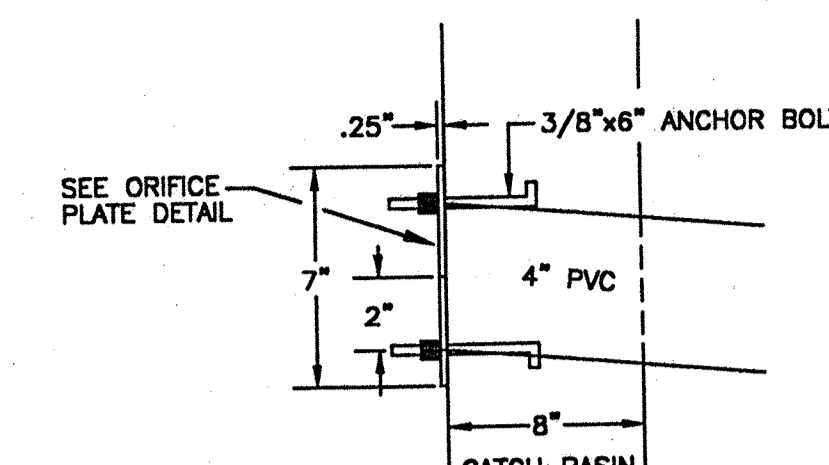
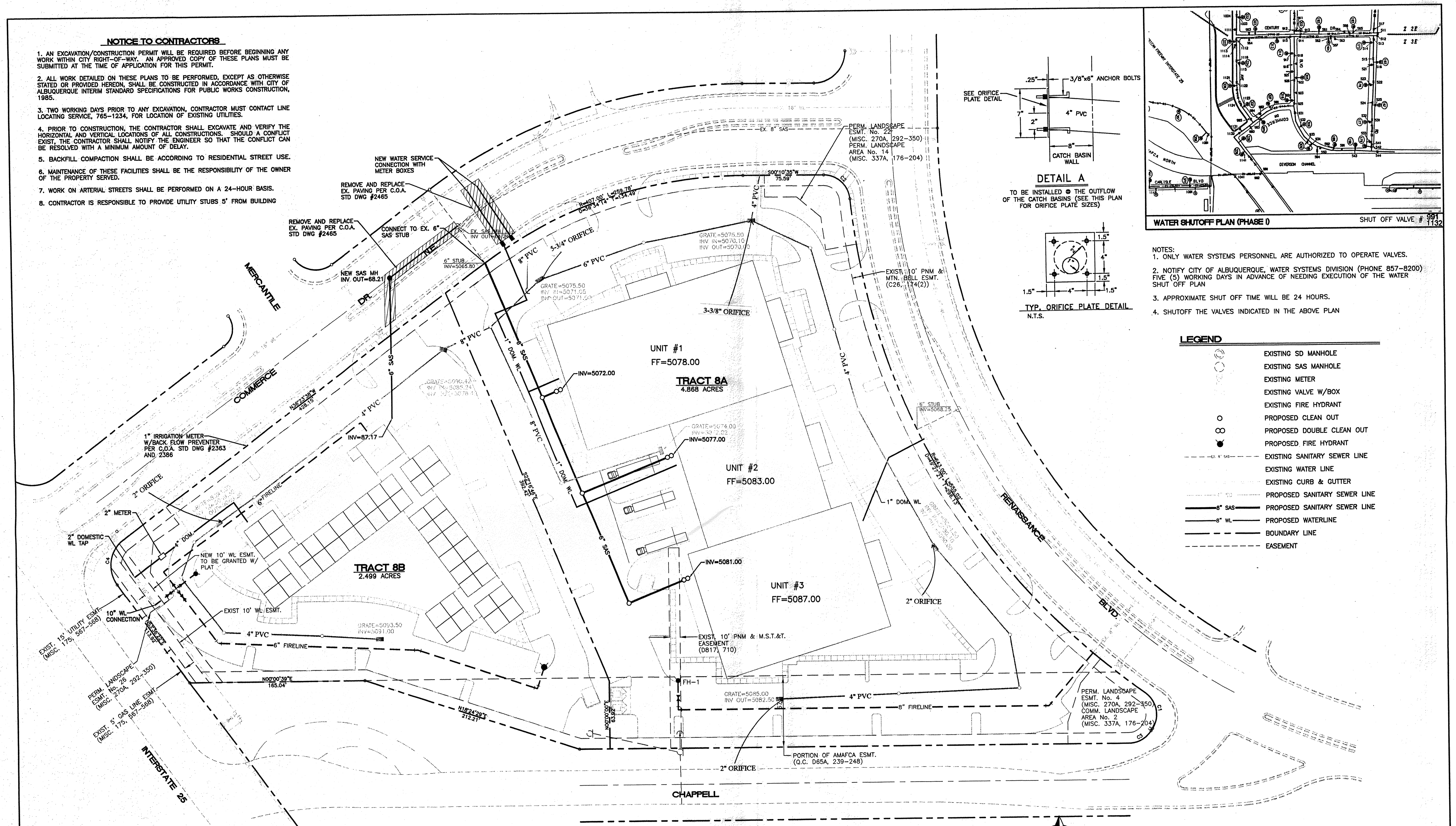
REV. #	DATE	PROJECT #
1	3/14/98	98008
		DWN BY: PHH
		CHK BY:
		DATE: 3/5/98
		4

STATE OF NEW MEXICO
MICHAEL LIGON DICKSON
No. 1420
REGISTERED ARCHITECT

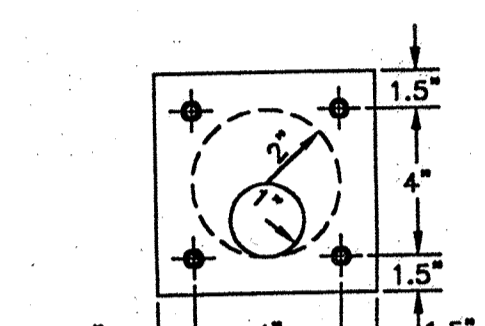
NAME: D. SERRANO-CARDONA DATE: MAR 05 1998 TIME: 8:20 AM PLOT SCALE: 1" = 16'-0"

NOTICE TO CONTRACTORS

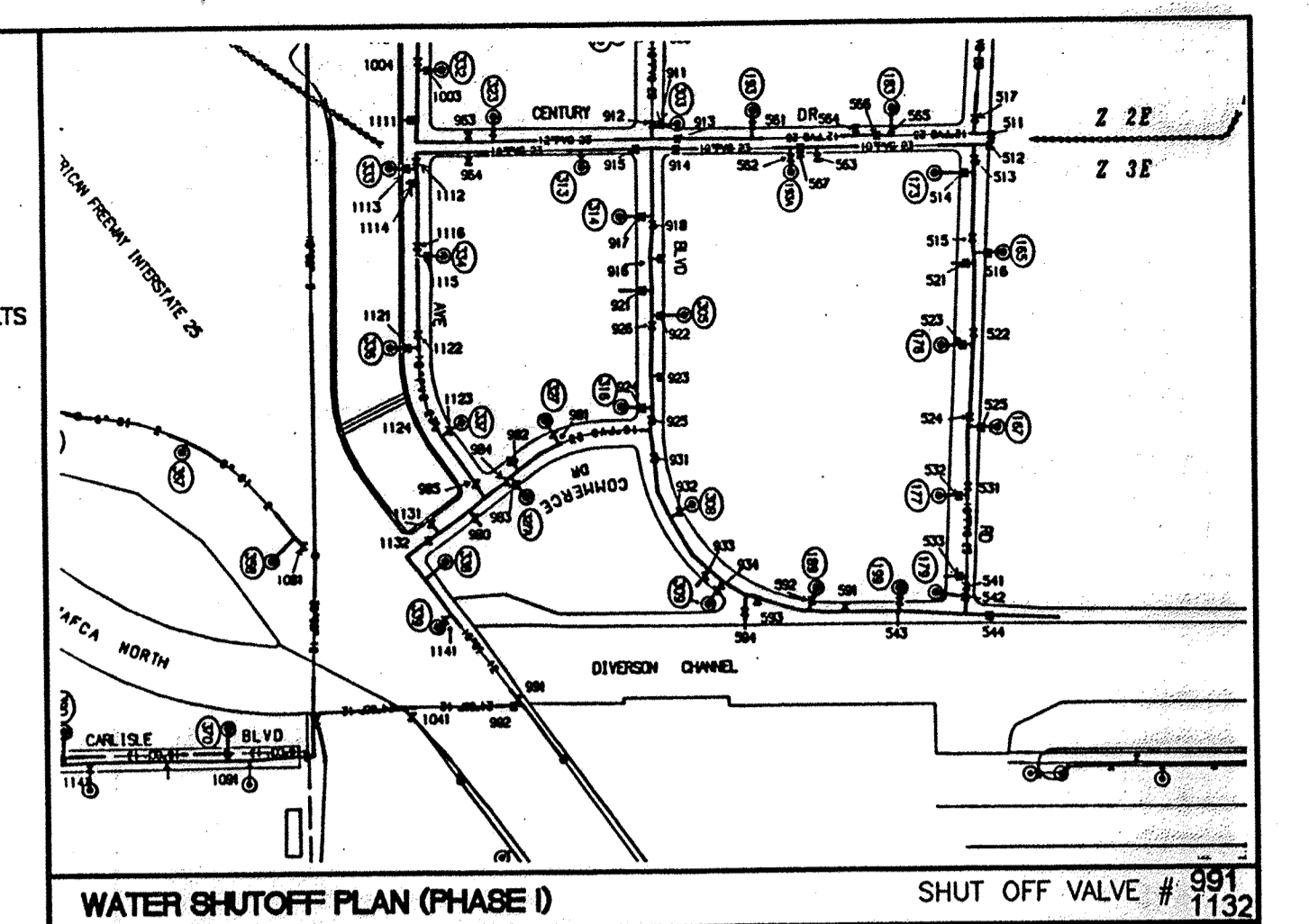
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL 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



DETAIL A
TO BE INSTALLED @ THE OUTFLOW OF THE CATCH BASINS (SEE THIS PLAN FOR ORIFICE PLATE SIZES)



TYP. ORIFICE PLATE DETAIL
N.T.S.



- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUTOFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

LEGEND

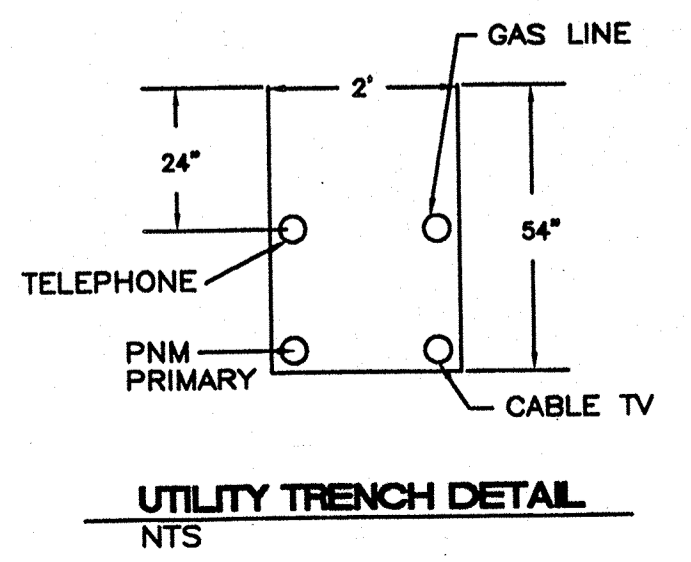
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	BOUNDARY LINE
	EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	2.52	N57°14'12"W

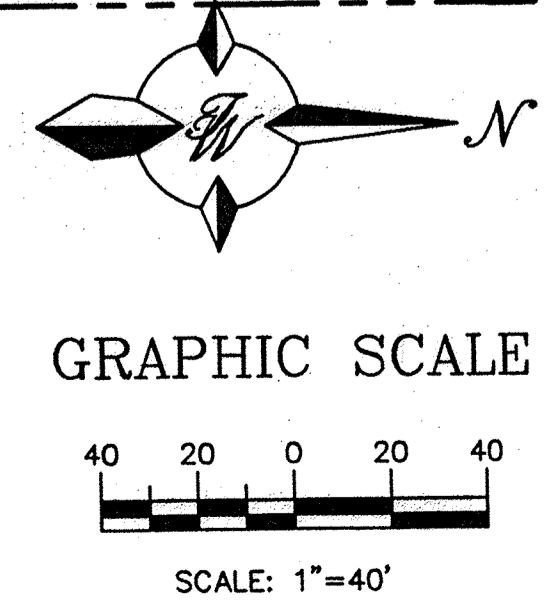
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	38.00	25.00	87°05'30"	23.76	N79°13'03"E	34.45
C2	36.72	25.00	84°09'27"	22.57	N42°15'18"E	33.51
C3	24.98	25.00	57°15'00"	13.64	S28°36'51"E	23.95
C4	47.12	30.00	89°59'33"	30.00	N81°23'51"W	42.42



- GENERAL NOTES**
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.
 6. ALL WATER LINES, DOMESTIC AND FIRELINES, ARE DUCTILE IRON.

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



 ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 8 NORTH RENAISSANCE	DRAWN BY BDG DATE 2-23-98
	MASTER UTILITY PLAN	9813MU.DWG SHEET # 5
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		JOB # 980013