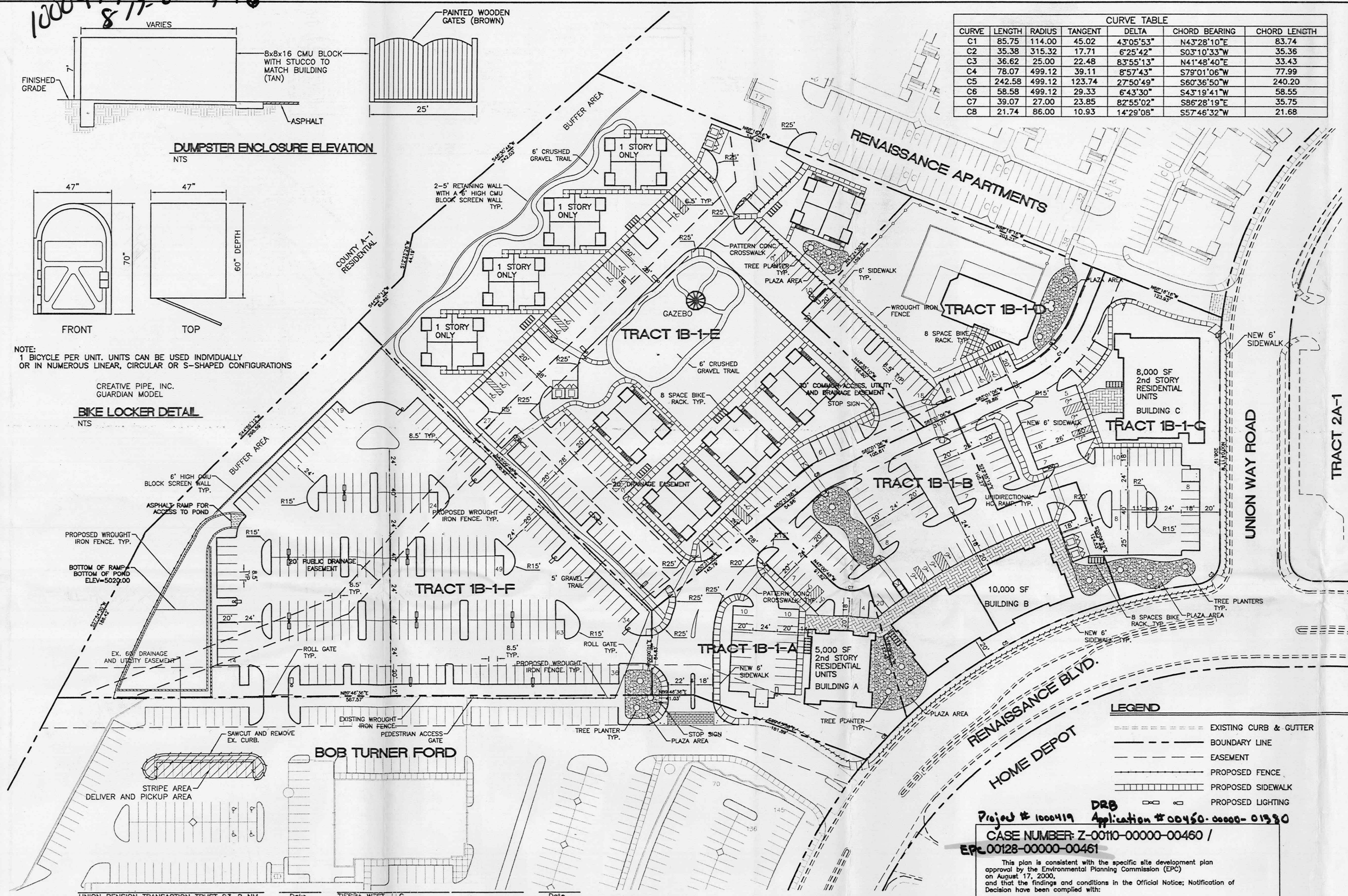
1000419
8/17-00 7-16

DUMPSTER ENCLOSURE ELEVATION
NTS

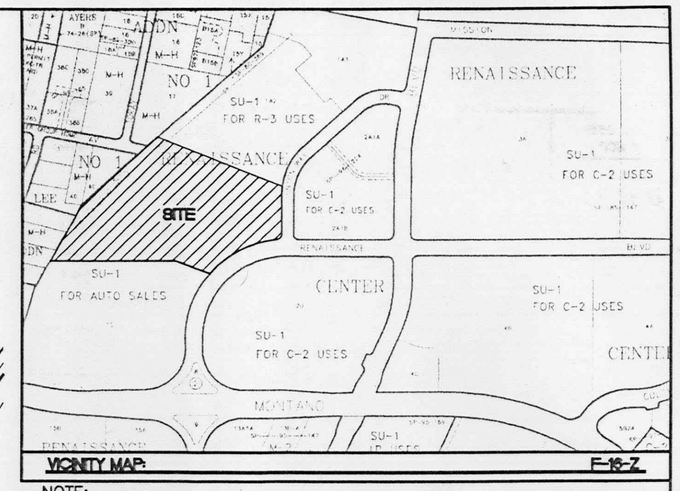
NOTE:
1 BICYCLE PER UNIT. UNITS CAN BE USED INDIVIDUALLY OR IN NUMEROUS LINEAR, CIRCULAR OR S-SHAPED CONFIGURATIONS

CREATIVE PIPE, INC.
GUARDIAN MODEL

BIKE LOCKER DETAIL
NTS



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	85.75	114.00	45.02	43°05'53"	N43°28'10"E	83.74
C2	35.38	315.32	17.71	6°25'42"	S03°10'33"W	35.36
C3	36.62	25.00	22.48	83°55'13"	N41°48'40"E	33.43
C4	78.07	499.12	39.11	8°57'43"	S79°01'06"W	77.99
C5	242.58	499.12	123.74	27°50'49"	S60°36'50"W	240.20
C6	58.58	499.12	29.33	6°43'30"	S43°19'41"W	58.55
C7	39.07	27.00	23.85	82°55'02"	S86°28'19"E	35.75
C8	21.74	86.00	10.93	14°29'08"	S57°46'32"W	21.68



VICINITY MAP: F-16-Z

NOTE:

1. FOR BUILDINGS WITH 50 EMPLOYEES OR MORE, A CONVENIENT SHOWER FACILITY SHALL BE AVAILABLE TO BICYCLISTS AND OTHER EMPLOYEES.
2. NO CHAIN-LINK, RAZOR WIRE OR PLASTIC VINYL FENCING IS PERMITTED.
3. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
4. CROSS PARKING AND ACCESS EASEMENTS SHALL BE PROVIDED BETWEEN INDIVIDUAL LOTS.
5. CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
6. ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS AND ADA STANDARDS.
7. NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED. BUILDINGS SHALL RELATE ARCHITECTURALLY AS INDICATED IN THE ELEVATIONS.
8. THE TOP OF ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY SOLID WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
9. OFF PREMISE SIGNS SHALL NOT BE PERMITTED ON THIS SITE.
10. NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE PERMITTED. AWNINGS AND CANOPIES SHALL BE INTEGRATED WITH BUILDING ARCHITECTURE.
11. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED, ANTENNA SHALL BE INTEGRATED WITH THE BUILDING ARCHITECTURE.
12. ATM'S SHOULD BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN.
13. LOADING DOCKS SHALL BE SCREENED BY WALLS AND COVERS THAT ARE ARCHITECTURALLY INTEGRATED WITH THE BUILDING.
14. THE REFUSE ENCLOSURES SHALL BE COMPATIBLE IN DESIGN, COLOR, AND MATERIAL WITH THE BUILDING ARCHITECTURE. THE GATES SHALL BE OPAQUE; CHAIN LINK GATES ARE NOT ALLOWED.
15. MAJOR BUILDINGS SHALL HAVE DISPLAY WINDOWS THAT ARE MINIMUM OF 6X8 FEET AND BE PLACED ALONG THE FRONT ELEVATION AT MINIMUM INTERVAL OF 30 FEET.
16. BUILDING MOUNTED SIGNS SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS. NO ILLUMINATED PLASTIC PANEL SIGNS ARE ALLOWED EXCEPT LOGOS.
17. LIGHT FIXTURES SHALL BE A MAXIMUM OF 24 FEET HIGH AND A MAXIMUM OF 18 FEET HIGH WITHIN 300 FEET OF RESIDENTIAL USE OR ZONE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND PROPERTY LINE. ALL LIGHT FIXTURES SHALL BE FULL CUT OFF TYPE TO PREVENT FUGITIVE LIGHT; NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
18. BUILDING SIGNAGE SHALL NOT BE PERMITTED ON ANY ELEVATIONS ADJACENT TO OR FACING RESIDENTIAL USES.
19. ENVIRONMENT PLANNING COMMISSION APPROVAL OF SITE DEVELOPMENTS PLANS FOR BUILDING PERMIT IS REQUIRED.
20. OUTDOOR PATIO (THAT IS A MINIMUM OF 250-500 SF IN SIZE) WITH TABLES AND SEATING SHALL BE PROVIDED FOR EACH COMMERCIAL BUILDING. THE PATIO SHALL HAVE ADEQUATE SHADING PROVIDED BY TREES AND/OR A SHADE STRUCTURE THAT INTEGRATES WITH THE BUILDING STRUCTURE.
21. PEDESTRIAN CROSSING THAT ARE MINIMUM WIDTH OF 6 FEET WHICH ARE CLEARLY DEMARCATED WITH SLIGHTLY RAISED AND/OR TEXTURED PAVING SHALL BE PROVIDED WHERE PEDESTRIAN PATHS CROSS VEHICULAR ENTRANCES AND DRIVE AISLES. LOGICAL PEDESTRIAN ACCESS SHALL BE PROVIDED BETWEEN ALL SITE BUILDINGS AND ADJACENT STREETS.
22. A 10 FOOT WIDE LANDSCAPE BUFFER (WITH TREES AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING) AND A SOLID WALL, SIX FEET HIGH, ARE REQUIRED ALONG COMMERCIAL PROPERTY LINES WHICH ABUT RESIDENTIAL ZONES. TREES SHALL BE PLANTED AT A MINIMUM INTERVAL OF 25 FEET, A MIX OF EVERGREENS AND DECIDUOUS TREES SHALL BE USED IN THE BUFFER ZONE.
23. ALL COMMERCIAL BUILDINGS SHALL HAVE A MINIMUM TWENTY FOOT WIDE FRONT SIDEWALK, FROM FACE OF THE CURB TO FRONT OF THE BUILDING, WITH AN AWNING OR PORTAL OR SHADE TREES, PLANTED 25' ON CENTER IN 5'x5' PLANTERS AND A MINIMUM TEN FOOT WIDE CLEAR PATH. ALSO, A CONTINUOUS SIDEWALK, MINIMUM 6' WIDE, SHALL BE LOCATED AROUND THE BUILDING PERIMETER TO PROVIDE PEDESTRIAN CONNECTIONS BETWEEN PARKING ARES AND BUILDING ENTRANCES.
24. CRUSHED GRAVEL PATHWAYS MUST BE TREATED WITH AN HERBICIDE OR SOIL STERILIZATION TO REDUCE WEED GROWTH.

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED LIGHTING

UNION PENSION TRANSACTION TRUST 93-2 NM — Date — TIERRA WEST, LLC — Date

NORTH RENAISSANCE ASSOCIATION — Date — ARCHITECT — Date

BOB TURNER FORD — Date — CONTRACTOR — Date

SITE DATA TABLE									
TRACT	USAGE	AREA	BUILDING AREA	MAX. # OF UNITS	MAX F.A.R.	PARKING REQ.	PARKING PROVIDED	HC PARKING REQ.	HC PARKING PROVIDED
1B-1-D	DAY CARE CENTER	0.9049 AC	3,845 SF	–	0.25	20	26	2	2
1B-1-E	RETIREMENT HOMES	3.8755 AC	34,605 SF	90	–	90 (1/UNIT)	104	8	18
1B-1-A	RETAIL CENTER	0.8441 AC	5,000 SF	6	0.25	25	31	2	2
1B-1-B	RETAIL CENTER	1.1647 AC	10,000 SF	–	0.25	50	51	3	4
1B-1-C	RETAIL CENTER	1.1755 AC	8,000 SF	6	0.25	40	42	3	4
1B-1-F	PARKING LOT	2.9959 AC	N/A	–	0.25	238	238	N/A	N/A
TOTAL		10.9606 AC	61,450 SF	102		**463	492	18	30

* USES INCLUDING 3 ACRES OF EMPLOYEE PARKING CONTIGUOUS TO AND FOR THE ADJACENT AUTO SALES PARCEL
** A MAXIMUM PARKING REQUIREMENT OF = 502 SPACES (REQUIRED PARKING PLUS 10%)

INDEX TO DRAWINGS

1. SITE PLAN FOR SUBDIVISION
2. LANDSCAPING PLAN
3. GRADING AND DRAINAGE PLAN
4. MASTER UTILITY PLAN
5. MASTER STORM SEWER PLAN
6. PERMISSIVE USE GUIDELINES

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1"=50'

DRB Application # 00450-00000-01380
Project # 1000419

CASE NUMBER: Z-00110-00000-00460 /
EPC 00128-00000-00461

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on August 17, 2000, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — 11-20-00 Date
Parks & Recreation — 11/1/00 Date
Public Works, Water Utilities Division — 11/1/00 Date
City Engineer, Engineering Division / AMAFCA — 11/1/00 Date

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

Long Range Planning, Albuquerque / Bernalillo County Planning Division — 11/22/00 Date
PLNZ (10706) 4/96

SOLID WASTE — DATE

ENGINEER'S SEAL
RONALD R. BOHANNAN P.E. #7868

TRACT 1B
RENAISSANCE CENTER
SITE PLAN FOR SUBDIVISION

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BDG
DATE 10-26-00
99885P1.DWG
SHEET # 1 OF 6
JOB # 990088

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.

STREET TREE REQUIREMENTS

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

Name of Street: RENAISSANCE BLVD.
Required #: 14 Provided #: 14
Name of Street: UNION WAY RD.
Required #: 9 Provided #: 9

IRRIGATION NOTES:

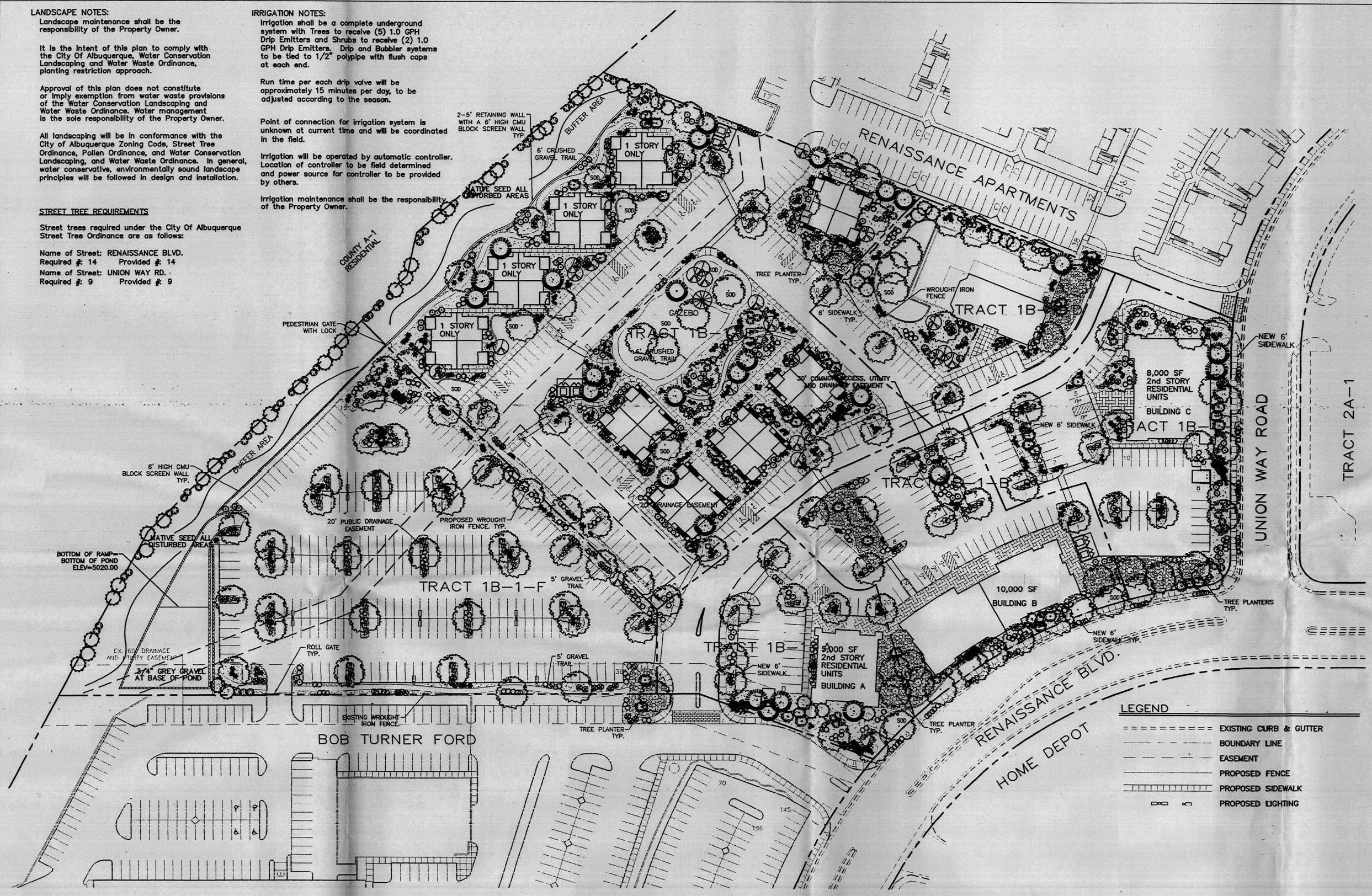
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

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.



LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED LIGHTING

PLANT LEGEND

- ASH(H) OR HONEY LOCUST (H) — Fraxinus pennsylvanica / Gleditsia triacanthos — 2" Cal
- FLOWERING PEAR (H) — Pyrus calleryana — 2" Cal
- AUSTRIAN PINE(H) — Pinus nigra — 6-8'
- WASHINGTON HAWTHORN (H) — Crataegus phaenopyrum — 15 gal
- NEW MEXICO OLIVE (M) — Forestiera neomexicana — 15 gal
- DESERT WILLOW (L) — Chilopsis linearis — 8'
- PALM YUCCA (L)
- INDIAN HAWTHORN (M) — Raphiolepis indica — 5 gal
- RUSSIAN SAGE (M) — Perovskia atriplicifolia — 5 gal
- MAIDEN GRASS (M) — Miscanthus sinensis — 5 gal
- AUTUMN SAGE (M) — Salvia greggii — 5 gal
- SILVERBERRY (M) — Eleagnus pungens — 5 gal
- WILDFLOWER — 1 gal
- CHAMISA (L) — Chrysothamnus nauseosus — 1 gal
- CLIMBING VINE (Bank's Rose, Boston Ivy, English Ivy) — 1 gal
- TAM JUNIPER (M) OR CORAL BEAUTY COTONEASTER (M) — JUNIPERUS SABINA OR COTONEASTER SPP. — 5 gal
- OVERSIZED GRAVEL & BOULDERS
- 3/4" GREY GRAVEL W/ FILTER FABRIC
- SOD
- COMMERCIAL GRADE STEEL EDGING

LANDSCAPE CALCULATIONS

	1B-1-D	1B-1-E	1B-1-B	1B-1-A	1B-1-C	1B-1-F	TOTAL SITE
TOTAL LOT AREA	39,417 SF	168,817 SF	50,734 SF	36,769 SF	51,205 SF	130,501 SF	477,444 SF
TOTAL BUILDINGS AREA	3,845 SF	34,605 SF	10,000 SF	5,000 SF	8,000 SF	N/A	61,450 SF
OFFSITE AREA	-	-	-	-	-	-	-
NET LOT AREA	35,572 SF	134,212 SF	40,734 SF	31,769 SF	43,205 SF	130,501 SF	415,994 SF
LANDSCAPE REQUIREMENT (.15)	5,336 SF	20,132 SF	6,110 SF	4,765 SF	6,481 SF	19,575 SF	62,399 SF
TOTAL LANDSCAPE PROVIDED	15,689 SF	71,285 SF	9,178 SF	8,992 SF	14,959 SF	42,549 SF	162,652 SF
TOTAL BED PROVIDED	12,181 SF	44,230 SF	7,278 SF	8,348 SF	14,959 SF	22,528 SF	109,524 SF
TOTAL SOD PROVIDED	3,508 SF	11,025 SF	1900 SF (20%)	644 SF	0	0	17,077 SF
TOTAL NATIVE SEED PROVIDED	0	16,030 SF	0	0	0	20,021 SF	36,051 SF

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1"=50'

JAMES DE FLON 0007 REGISTERED LANDSCAPE ARCHITECT
10-30-00

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

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THE HILLTOP

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

TRACT 1B
RENAISSANCE CNTR.

LANDSCAPE PLAN FOR SUBDIVISION

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BDG
DATE 10-30-00
9988SP1.DWG
SHEET # 2 OF 6
JOB # 990088

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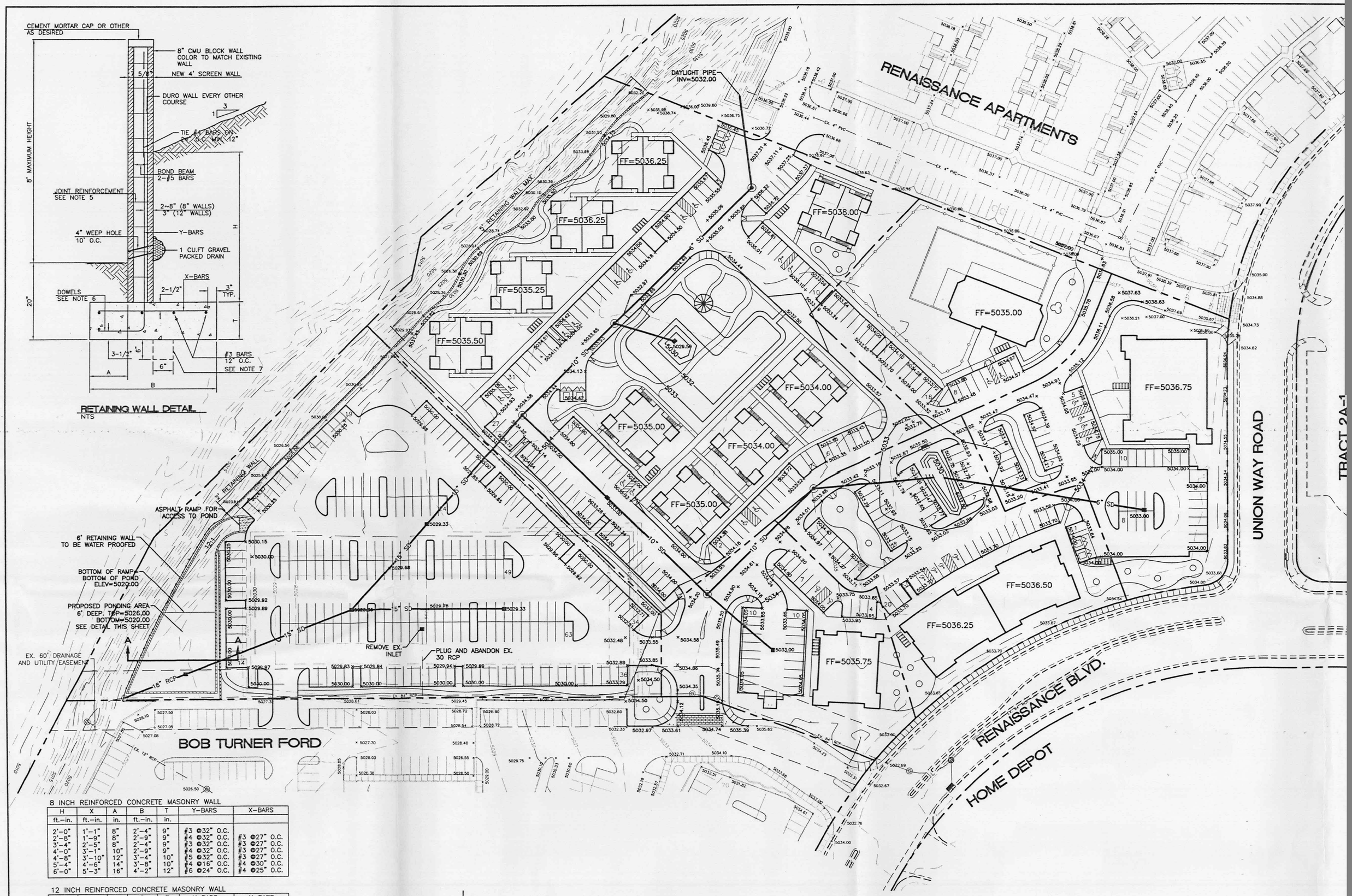


RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

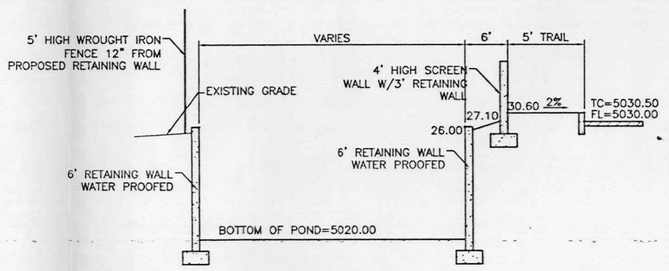
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

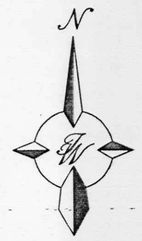
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
12. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



SECTION A-A
NTS

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'